

HOUSTON PLANNING COMMISSION

AGENDA

MARCH 30, 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

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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

March 30, 2017

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

Call to Order

Director's Report

Approval of the March 16, 2017 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Travis Martin)
- b. Replats (Travis Martin)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe, Geoff Butler, Chad Miller)
- d. Subdivision Plats with Variance Requests (Christa Stoneham, Aracely Rodriguez, Chad Miller, Geoff Butler)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement
- g. Extension of Approvals (Carson Lucarelli)
- h. Name Changes (Carson Lucarelli)
- i. Certificates of Compliance (Carson Lucarelli)
- j. Administrative
- k. Development Plats with Variance Requests (Eric Pietsch)

II. Establish a public hearing date of April 27, 2017

- a. Briardale partial replat no 3
- b. Fondren Southwest Northfield Sec 7 partial replat no 1

III. Consideration of an Off-Street Parking Variance for a property located at 1835 N. Shepherd Drive – Cane Rosso Pizzeria (Heights) (Muxian Fang)

IV. Public Hearing and Consideration of a Special Minimum Lot Size Block application for the 700 Block of Bomar Street, north and south sides (MLS 645) (Abraham Zorrilla)

V. Excuse the absence of Commissioners Bryant, Porras Pirtle and Mooney

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)

March 16, 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 2:34 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Fernando Brave

Antoine Bryant

Absent

Lisa Clark

Arrived at 2:37 pm during item I

Algenita Davis

Left at 5:26 pm during item V

Mark A. Kilkenny

Left at 4:42 pm during item 125 & IV

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle

Absent

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Left at 5:01 pm during item 126

Zafar Tahir

Meera D Victor

Absent

Shaukat Zakaria

Absent

Mark Mooney for

Absent

The Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

Absent

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 MARCH 2, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 2, 2017 Planning Commission meeting minutes.

Motion: **Rifaat** Second: **Subinsky** Vote: **Carries** Abstaining: **Brave and Mares**

I. PRESENTATION OF THE 2016 PLANNING AND DEVELOPMENT DEPARTMENT'S ANNUAL REPORT

Report was given by Patrick Walsh, Director of the Planning and Development Department.

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

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

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

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

C PUBLIC HEARINGS

78 Briarcoft partial replat no 2 C3N Approve

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

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

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

79 Granlin Grove partial replat no 1 C3N Approve

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

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

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

80 Lakes at Avalon Village Sec 2 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: **Baldwin** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

81 Lindale Park Sec 5 partial replat no 1 C3N Deny

Staff recommendation: Deny the requested variance(s) and disapprove the plat.

Commission action: Denied the requested variance(s) and disapproved the plat.

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

Speaker: Senator Sylvia Garcia, Kevin Hoffman, Abby Harrison, Sylvia Cavazos, Elizabeth Payne, Reverend Bill Loucher, Cheryl Oliver Ramirez, Kathleen Guterrez, Gwyn Guidy, Martha Meyers, Rebecca Abarca, Mike Van Dusen, Bonnie Brown, Virginia Duke and Suzanne Powers – opposed; Dave Petersen, V. F. Bennett, Jamie Reyes, Sony Monreal, Natalie Garza and Cesar Cazares, applicant – supportive.

D VARIANCES

Commissioner Alleman recused herself.

82 Aldine ISD 9999 Veterans Memorial Drive Complex C2R Approve

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

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

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

Commissioner Alleman returned.

83 Dominion Christian Centre C2 Approve

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

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

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

84 Echo Vista C2 Approve

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

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

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

Commissioner Alleman recused herself.

85 Fuchs Tract GP GP 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: **Garza** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

Items 86, 87 and 88 were taken together at this time.

86 Harris County Improvement District C2 Approve

No 13 Lift Station No 1

87 Harris County Improvement District C2 Approve

No 13 Waste Water Treatment Plant No 1

88 Harris County Improvement District C2 Approve

No 13 Water Plant No 1

Staff recommendation: Grant the requested variance(s) and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the requested variance(s) and approved the plats subject to the CPC 101 form conditions.

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

89 Humble Commerce GP GP Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

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

90 Humble Commerce Sec 1 C2 Withdrawn

91 Marina Place C2 Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

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

Items 92 and 93 were taken together at this time.

92 Oakview Farms GP GP Approve
93 Oakview Farms Sec 1 C3P Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

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

94 Presidents Park A C2R Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

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

95 Rogers Corner C2 Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

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

96 Saint Arnoldville Extension C2R Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

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

Speakers: Mikalla Hodges, applicant and Brock Wagner, owner – supportive.

E SPECIAL EXCEPTIONS

97 Elyson Sec 16

C3P

Approve

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

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

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS NONE

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

G EXTENSIONS OF APPROVAL

98	Atascocita Trace Sec 6	EOA	Approve
99	Dowling Street Townhomes	EOA	Approve
100	Dowling Street Villas	EOA	Approve
101	Fall Creek North Public Storage	EOA	Approve
102	Houston ISD Booker T Washington High School	EOA	Approve
103	Katy Trails Sec 3	EOA	Approve
104	Northpointe Canyon Drive Street Dedication Sec 1	EOA	Approve
105	OReilly Auto Shepherd	EOA	Approve
106	Pinto Business Park Detention Pond 7	EOA	Approve
107	Precision Pro	EOA	Approve
108	Royal Brook at Kingwood Sec 10	EOA	Approve
109	South Lakes Houston EMS	EOA	Approve
110	Spring Creek Village	EOA	Approve
111	Spring Event Center	EOA	Approve
112	Valley Ranch Sec 7	EOA	Approve
113	Watercrest at Kingwood	EOA	Approve

H NAME CHANGES NONE

I CERTIFICATES OF COMPLIANCE

114	19680 Heather Lane	COC	Approve
115	20055 Ravenwood Drive	COC	Approve
116	19746 Dogwood Lane	COC	Approve
117	18455 Wisp Willow Way	COC	Approve
118	25180 Fawn Lane	COC	Approve
119	19712 Candlelight	COC	Approve
120	1828 Rankin Road	COC	Approve
121	1703 Atascocita Road	COC	Approve
122	21404 Loop 494e	COC	Approve

Staff recommendation: Approve staff's recommendation for items 98-122.

Commission action: Approved staff's recommendation for items 98-122.

Motion: **Sigler**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

123 3803 Charleston Street

DPV

Approve

Staff recommendation: Grant and approve the requested development plat variance(s) subject to the conditions listed.

Commission action: Granted and approved the requested development plat variance(s) subject to the conditions listed.

Motion: **Davis**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

124 825 Davidson Street

DPV

Defer

Staff recommendation: Defer the application for two weeks for further study and review.

Commission action: Deferred the application for two weeks for further study and review.

Motion: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Item 125 and IV were taken together at this time.

125 611 Hyde Park Boulevard

DPV

Approve

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 611 HYDE PARK BOULEVARD**

Staff recommendation: Grant and approve the requested development plat variance(s) and off street parking variance subject to the conditions listed.

Commission action: Granted and approved the requested development plat variance(s) and off street parking variance subject to the conditions listed excluding the #2 condition of removing the unpermitted wall construction on the property line along Hyde Park Blvd.

Motion: **Baldwin**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Jennifer Pool, applicant, Joseph Allen, owner, Craig Kennedy, Kenneth Long, John Hill, Mitch Narvojczye, Jonathan Kay, James Rourke, Carol Metzger and Jason Swarthout – supportive; Ryan Clark – undecided; Richard Smith Public Works and Engineering.

126 3815 Westheimer

DPV

Approve

Staff recommendation: Grant and approve the requested development plat variance(s) subject to the conditions listed.

Commission action: Granted and approved the requested development plat variance(s) subject to the conditions listed.

Motion: **Garza**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Chris Sutton, applicant – undecided.

III. ESTABLISH A PUBLIC HEARING DATE OF APRIL 13, 2017 FOR:

- a. Broadway Plaza
- b. Draco Spring Manufacturing Company
- c. Houston Heights partial replat no 18
- d. Promise Land replat no 18
- e. Westheimer Gardens Extension partial replat no 4
- f. Westhaven Estates Sec 2 partial replat no 7

Staff recommendation: Establish a public hearing date of April 13, 2017 for items III a-f.

Commission action: Established a public hearing date of April 13, 2017 for items III a-f.

Motion: **Davis**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Item IV was taken and acted on earlier in the meeting.

**V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 104 W. 12TH STREET**

Staff recommendation: Grant and approve the requested Off Street Parking variance(s) subject to the conditions listed.

Commission action: Granted and approved the requested Off Street Parking variance(s) subject to the conditions listed.

Motion: **Baldwin**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Lewis Strauss – opposed; Blake Kahancek, applicant - supportive.

**VI. CONSIDERATION OF A LANDSCAPE PLAN VARIANCE FOR A PROPERTY LOCATED
AT 6655 WILL CLAYTON PARKWAY**

Staff recommendation: Grant and approve the requested Landscape Plan variance(s) subject to the conditions listed.

Commission action: Granted and approved the requested Landscape Plan variance(s) subject to the conditions listed.

Motion: **Brave**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

VII. EXCUSE THE ABSENCE OF COMMISSIONER BRAVE

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

**VIII. PUBLIC COMMENT
NONE**

IX. ADJOURNMENT

There being no further business brought before the Commission, Martha L. Stein adjourned the meeting at 5:31 p.m.

Motion: **Clark**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Patrick Walsh, Secretary

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Aliana Sec 52	C3P	DEF1
2	Aliana Trace Drive and Reserves	C3F	
3	Angrejland	C2	
4	Bennport Plaza	C2	
5	Bridgeland Mason Road Street Dedication Sec 1	SP	
6	Bridgeland Mason Road Street Dedication Sec 3	SP	
7	Bridgeland Parkland Village Sec 17	C3P	
8	Bridgeland Parkland Village Sec 18	C3P	
9	Childrens Planet Daycare	C2	
10	Crosby Meadows	C2	
11	Cypress North Houston Reserve	C2	
12	Daybreak GP	GP	
13	Daybreak Sec 5	C3P	
14	Elyson Falls Drive Street Dedication Sec 3	C3F	
15	Fulton Station	C3F	
16	General Warehouse Systems	C3F	
17	Grand Oaks Sec 5	C3F	
18	Grand Oaks Sec 6	C3F	
19	Grand Vista Lakes Commercial Reserves	C3P	
20	Granlin Grove partial replat no 1	C3F	
21	Katy Manor Sec 6	C3P	
22	Katy Manor Sec 7	C3P	
23	Lakes at Avalon Village Sec 2 partial replat no 3	C3F	
24	Lakewood Court at Louetta	C2	
25	Las Cabras Office Warehouse Condominiums	C3F	
26	Lazy Acres	C3P	DEF2
27	Meandering Bend Drive Extension and Reserves	C3P	
28	Newer Heights Landing	C2	
29	Northgrove Parkway Street Dedication Sec 1	SP	
30	Porter Road Street Dedication Sec 3	C3F	
31	Rio Vista South	C2	
32	Saint Charles Grove	C2	
33	Silverglen North Sec 14	C3P	
34	Sunnyview Estates	C2	
35	Take 5 Westview	C2	
36	Telge Project LLC	C2	
37	Texas Wonder Lawn	C2	DEF1
38	Timbergrove Manor Sec 5 partial replat no 1	C3F	
39	TPS Business Park	C2	
40	Valley Ranch Town Center North	C3F	
41	Villages at Tour 18 Sec 3	C3P	DEF1
42	Wildwood at Oakcrest North Sec 21	C3F	

Item No.	Subdivision Plat Name	App Type	Deferral
B-Replats			
43	Altezza Crossings	C3R	
44	Bountiful Prairie	C2R	
45	Christian Community Service Center Branard Reserve replat no 1 and extension	C2R	
46	Colina Homes On La Branch Street	C2R	DEF1
47	Eixid South Development replat no 1	C2R	DEF1
48	El Porvenir Rodriguez	C2R	DEF1
49	Enclave at West 24th	C2R	
50	Felro Trail	C2R	
51	Fountainview Drive Apartments	C2R	
52	Garden Oaks Central Development	C2R	DEF2
53	Green Meadows partial replat no 1	C2R	
54	Harris County Emergency Services District no 16 Station 3	C3R	
55	Heights Allegiance Homes	C2R	DEF1
56	Highland Heights at Tuskegee Street	C2R	
57	Jireh Place	C2R	
58	Kern Heights	C2R	
59	Las Puentes	C2R	DEF1
60	Liberty Road Estates at Manor	C2R	DEF1
61	LIDL Cypress Store No US1260	C2R	
62	LIDL Katy Store No US 1219	C2R	
63	Lincoln City partial replat no 1	C2R	DEF1
64	Marlive Lane Grove	C2R	
65	Memorial Patio Homes	C2R	
66	Merrylands Sec 1	C3R	DEF1
67	Nance Vista	C2R	
68	North Houston Heights partial replat no 2	C2R	
69	Pat Express	C2R	
70	Prince Street Villas	C2R	
71	Regency Green Place	C2R	
72	Salgado Heights	C2R	DEF1
73	Satya Clay replat no 1 and Extension	C2R	
74	Shadyvilla Annex at Caywood	C2R	
75	Skyline at Bailey	C2R	
76	Terra Beth on Sylvester	C2R	
77	Townhomes at West Twenty Sixth Street	C2R	
78	Trails on Arlington Street	C2R	
79	UPS Ground Freight Cavalcade	C2R	
80	Urban Square	C2R	DEF1
81	Vireo Reserve	C2R	
82	West 17th Street Landing	C2R	
83	West 17th Street Terrace	C2R	
84	West 25th Street Casitas	C2R	DEF2

Item No.	Subdivision Plat Name	App	
		Type	Deferral

C-Public Hearings Requiring Notification

85	Allendale Townsite Sec A partial replat no 3	C3N	
86	Breckenridge Park Sec 2	C3N	
87	Craig Woods partial replat no 19	C3N	
88	Dissen Heights partial replat no 1	C3N	
89	Dissen Heights partial replat no 2	C3N	
90	Knoll Park Sec 2	C3N	
91	Neuen Manor partial replat no 5	C3N	
92	North Norhill partial replat no 2	C3N	
93	Spring Oaks replat no 1 partial replat no 3	C3N	

D-Variances

94	Audubon Place partial replat no 4	C2R	
95	Bogs Road Plant North Site	C2R	
96	Bridgeland Cy Fair ISD Mason Road Multi School Site	C2	
97	Eunice Villas	C2R	
98	Fuchs Tract GP	GP	DEF1
99	Gurwara Nanaksar Temple	C2R	
100	I 10 East at Freeport partial replat no 1	C2R	
101	Presidents Park B	C2R	
102	Presidents Park C	C2R	
103	Reserve at Yale	C2	
104	Rice Village Amherst	C2R	
105	Westheimer Kuester	C2R	

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

106	Birnam Woods Drive Street Dedication Sec 1	EOA	
107	Commons at Ella Forest	EOA	
108	Drexel Estate	EOA	
109	East Orem Drive Street Dedication Sec 1	EOA	
110	Galena Park ISD Green Valley Elementary	EOA	
111	Highgate Court	EOA	
112	Katy Manor Sec 5	EOA	
113	Newport Sec 8 partial replat no 2	EOA	

Platting Summary**Houston Planning Commission****PC Date: March 30, 2017**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
114	Pinto Business Park Detention Pond 8 and 9	EOA	
115	Sam Houston Parkway Street Dedication Sec 1	EOA	
116	Woodland Hills School Site	EOA	

H-Name Changes

None

I-Certification of Compliance

117	15915 Avenue C Drive	COC
118	1979 Live Oak	COC
119	24340 Kelly Street	COC
120	29731 East Irvin Road	COC
121	25146 Colette Street	COC
122	18674 Jay Court	COC
123	20780 Punkin Street	COC
124	22499 Grace Lane	COC

J-Administrative

None

K-Development Plats with Variance Requests

125	825 Davidson Street	DPV
126	1402 Story Street	DPV
127	3803 S. MacGregor Way	DPV

Off-Street Parking Variance

III	1835 N. Shepherd Drive	PV
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Platting Summary**Houston Planning Commission****PC Date: March 30, 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	Aliaana Sec 52 (DEF1)	2017-0348	C3P	Fort Bend	ETJ	566D	46.96	28.90	42	Aliaana Development Company	LJA Engineering, Inc.- (West Houston Office)
2	Aliaana Trace Drive and Reserves	2017-0429	C3F	Fort Bend	ETJ	526Z	24.85	23.04	0	Aliaana Development Company	LJA Engineering, Inc.- (West Houston Office)
3	Angrejland	2017-0488	C2	Harris	ETJ	444Z	1.57	1.53	0	Katy Promise Joint Venture, A Texas Joint Venture	EHRA
4	Bennport Plaza	2017-0477	C2	Harris	ETJ	299X	4.02	4.02	0	Survey 1, Inc	Survey 1, Inc.
5	Bridgeland Mason Road Street Dedication Sec 1	2017-0461	SP	Harris	ETJ	365V	6.77	0.00	0	Bridgeland Development, LP	BGE, Inc.
6	Bridgeland Mason Road Street Dedication Sec 3	2017-0462	SP	Harris	ETJ	365V	2.05	0.00	0	Bridgeland Development, LP	BGE, Inc.
7	Bridgeland Parkland Village Sec 17	2017-0463	C3P	Harris	ETJ	365V	21.39	6.48	78	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
8	Bridgeland Parkland Village Sec 18	2017-0467	C3P	Harris	ETJ	365V	10.82	1.76	39	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
9	Childrens Planet Daycare	2017-0365	C2	Harris	ETJ	447N	1.30	1.30	0	Children's Planet Daycare Inc	South Texas Surveying Associates, Inc.
10	Crosby Meadows	2017-0498	C2	Harris	ETJ	419M	4.85	4.85	0	LCJ Management, Inc.	The Interfield Group
11	Cypress North Houston Reserve	2017-0511	C2	Harris	ETJ	368R	7.10	7.00	0	Surv-Tex surveying Inc	Surv-Tex surveying Inc.
12	Daybreak GP	2017-0439	GP	Harris	City	574P	51.40	0.00	0	Camillo Properties, Ltd	LJA Engineering, Inc.- (West Houston Office)
13	Daybreak Sec 5	2017-0431	C3P	Harris	City	574K	18.37	4.56	100	Camillo Properties, Ltd	LJA Engineering, Inc.- (West Houston Office)
14	Elyson Falls Drive Street Dedication Sec 3	2017-0446	C3F	Harris	ETJ	405T	3.60	0.00	0	Nash FM 529, LLC	BGE, Inc.
15	Fulton Station	2017-0514	C3F	Harris	City	453U	3.42	0.47	39	Friendswood Development Company	Jones Carter - Woodlands Office
16	General Warehouse Systems	2017-0395	C3F	Harris	ETJ	325W	40.68	39.12	0	General Warehouse Systems, LLC	South Texas Surveying Associates, Inc.
17	Grand Oaks Sec 5	2017-0437	C3F	Harris	ETJ	447E	11.19	0.00	50	Woodmere Development Company	LJA Engineering, Inc.- (West Houston Office)
18	Grand Oaks Sec 6	2017-0438	C3F	Harris	ETJ	447E	16.98	4.85	56	Woodmere Development Company	LJA Engineering, Inc.- (West Houston Office)
19	Grand Vista Lakes Commercial Reserves	2017-0479	C3P	Fort Bend	ETJ	526H	9.60	9.54	0	DR Horton	BGE Kerry R. Gilbert Associates
20	Granlin Grove partial replat no 1	2017-0471	C3F	Harris	City	533D	0.65	0.63	0	Frenchys	Owens Management Systems, LLC
21	Katy Manor Sec 6	2017-0433	C3P	Harris	ETJ	444D	12.39	0.56	66	KB Home Lone Star, Inc.	LJA Engineering, Inc.- (West Houston Office)

Platting Summary**Houston Planning Commission****PC Date: March 30, 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
22	Katy Manor Sec 7	2017-0435	C3P	Harris	ETJ	444C	24.73	7.13	79	KB Home Lone Star, Inc.	LJA Engineering, Inc.- (West Houston Office)
23	Lakes at Avalon Village Sec 2 partial replat no 3	2017-0464	C3F	Harris	ETJ	290K	3.50	3.50	0	Stantec	Bury
24	Lakewood Court at Louetta	2017-0466	C2	Harris	ETJ	329S	1.00	1.00	0	Timmons Properties, LLC	Jones Carter - Woodlands Office
25	Las Cabras Office Warehouse Condominiums	2017-0441	C3F	Waller	ETJ	403W	6.26	5.82	0	RJS Consultants LLC	The Pinnell Group, LLC
26	Lazy Acres (DEF2)	2017-0263	C3P	Harris	ETJ	419S	20.26	0.00	3	Eric Gainer	Stewart Engineering
27	Meandering Bend Drive Extension and Reserves	2017-0493	C3P	Montgomery	ETJ	293L	7.25	6.95	0	Montgomery County MUD No. 119	Bretco LLC
28	Newer Heights Landing	2017-0492	C2	Harris	City	453T	0.25	0.01	6	Manco Associates, LC	RVi Planning + Landscape Architecture
29	Northgrove Parkway Street Dedication Sec 1	2017-0447	SP	Montgomery	ETJ	249K	2.49	0.00	0	Toll Brothers	Costello, Inc.
30	Porter Road Street Dedication Sec 3	2017-0445	C3F	Harris	ETJ	405S	1.51	0.00	0	Nash FM 529, LLC	BGE, Inc.
31	Rio Vista South	2017-0452	C2	Harris	City	452T	1.25	0.59	12	TITAN URBAN DEVELOPMENT	ICMC GROUP INC
32	Saint Charles Grove	2017-0497	C2	Harris	City	493V	0.29	0.04	7	Cygnus Builders	Total Surveyors, Inc.
33	Silverglen North Sec 14	2017-0481	C3P	Harris	ETJ	371D	14.07	0.85	61	DS Silverglen North, LLC	IDS Engineering Group
34	Sunnyview Estates	2017-0472	C2	Harris	ETJ	379Q	4.50	0.00	2	N/A	The Interfield Group
35	Take 5 Westview	2017-0465	C2	Harris	City	451W	0.33	0.33	0	Edry, Inc.	GBI Partners, LP
36	Telge Project LLC	2017-0468	C2	Harris	ETJ	287Z	4.26	4.26	0	Telge Project LLC	The Interfield Group
37	Texas Wonder Lawn (DEF1)	2017-0331	C2	Harris	ETJ	408X	5.00	5.00	0	Texas Wonder Lawn	Precision Land Surveying
38	Timbergrove Manor Sec 5 partial replat no 1	2017-0357	C3F	Harris	City	492C	0.47	0.00	2	Taylor Rose Consulting, LLC	The Interfield Group
39	TPS Business Park	2017-0450	C2	Harris	City/ ETJ	456K	21.67	21.67	0	TPS Houston	Stewart Engineering
40	Valley Ranch Town Center North	2017-0459	C3F	Montgomery	ETJ	256T	57.62	56.65	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
41	Villages at Tour 18 Sec 3 (DEF1)	2017-0217	C3P	Harris	ETJ	376C	14.45	1.30	50	KB Homes Lonestar, Inc.	EHRA
42	Wildwood at Oakcrest North Sec 21	2017-0444	C3F	Harris	ETJ	328A	25.40	1.62	64	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)

B-Replats

43	Altezza Crossings	2017-0344	C3R	Harris	City	490U	0.64	0.00	14	J/and/J or Boosting Inc.	Benchmark Engineering Corp.
44	Bountiful Prairie	2017-0480	C2R	Harris	ETJ	283E	35.24	0.00	8	KING'S LAND SURVEYING SOLUTIONS LLC	KING'S LAND SURVEYING SOLUTIONS, LLC

Platting Summary**Houston Planning Commission****PC Date: March 30, 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
45	Christian Community Service Center Branard Reserve replat no 1 and extension	2017-0476	C2R	Harris	City	492T	0.62	0.62	0	Christian Community Service Center	Total Surveyors, Inc.
46	Colina Homes On La Branch Street (DEF1)	2017-0382	C2R	Harris	City	493T	0.23	0.00	5	COLINA HOMES	ICMC GROUP INC
47	Eixid South Development replat no 1 (DEF1)	2017-0356	C2R	Harris	ETJ	408V	52.25	52.25	0	Keeling Law, LLC	Andrew Lonnie Sikes, Inc.
48	El Porvenir Rodriguez (DEF1)	2017-0235	C2R	Harris	ETJ	283J	9.76	9.76	0	AGS Consultants	AGS CONSULTANTS LLC
49	Enclave at West 24th	2017-0482	C2R	Harris	City	452U	0.24	0.00	6	Habitat Construction	Bates Development Consultants
50	Felro Trail	2017-0443	C2R	Fort Bend	ETJ	651C	19.46	4.39	14	Individuals	Texas Engineering And Mapping Company
51	Fountainview Drive Apartments	2017-0509	C2R	Harris	City	491P	5.30	5.30	0	Fountainview Drive Apartments Capital L.L.C.	Benchmark Engineering Corp.
52	Garden Oaks Central Development (DEF2)	2017-0337	C2R	Harris	City	452Q	3.21	3.21	0	Revive Development	CobbFendley
53	Green Meadows partial replat no 1	2017-0287	C2R	Harris	City	412X	0.40	0.40	0	TRUE PRAISE MISSIONARY BAPTIST CHURCH	Broussard Land Surveying, LLC
54	Harris County Emergency Services District no 16 Station 3	2017-0469	C3R	Harris	ETJ	329Q	5.61	5.22	0	HC Emergency Services District No 16	Hovis Surveying Company Inc.
55	Heights Allegiance Homes (DEF1)	2017-0374	C2R	Harris	City	452U	0.16	0.00	4	GSAAD BONNER	RSG Engineering
56	Highland Heights at Tuskegee Street	2017-0377	C2R	Harris	City	452B	2.32	0.00	15	Vistamont, Inc.	HRS and Associates, LLC
57	Jireh Place	2017-0460	C2R	Harris	City	453J	0.12	0.00	2	Hatteras Home	Bates Development Consultants
58	Kern Heights	2017-0485	C2R	Harris	City	453T	0.22	0.00	2	819 Kern Investments, LLC	The Interfield Group
59	Las Puentes (DEF1)	2017-0330	C2R	Harris	City	412Y	0.99	0.00	4	MARIA Q RODRIGUEZ	SEM SERVICES
60	Liberty Road Estates at Manor (DEF1)	2017-0372	C2R	Harris	City	455T	0.29	0.00	2	Javier Solis	MPC Development
61	LIDL Cypress Store No US1260	2017-0484	C2R	Harris	ETJ	407K	4.43	4.43	0	Stantec	Bury
62	LIDL Katy Store No US 1219	2017-0473	C2R	Harris	ETJ	485B	3.16	3.16	0	Stantec	Bury
63	Lincoln City partial replat no 1 (DEF1)	2017-0427	C2R	Harris	City	412T	0.34	0.00	1	Pro-Surv	PROSURV
64	Marlive Lane Grove	2017-0486	C2R	Harris	City	532S	0.43	0.00	11	Legion Builders, LLC	Total Surveyors, Inc.
65	Memorial Patio Homes	2017-0474	C2R	Harris	City	492H	0.58	0.00	10	Urban Living, LP	Total Surveyors, Inc.
66	Merrylands Sec 1 (DEF1)	2017-0355	C3R	Harris	ETJ	377G	50.27	18.30	171	academy development	Van De Wiele & Vogler, Inc.
67	Nance Vista	2017-0457	C2R	Harris	City	494J	0.11	0.00	3	6S VENTURES, LLC	replats.com

Platting Summary**Houston Planning Commission****PC Date: March 30, 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
68	North Houston Heights partial replat no 2	2017-0434	C2R	Harris	ETJ	414Q	0.19	0.00	1	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
69	Pat Express	2017-0453	C2R	Harris	City	453Y	0.61	0.61	0	ARDNAS, INC.	HRS and Associates, LLC
70	Prince Street Villas	2017-0515	C2R	Harris	City	452Y	0.14	0.00	2	Sandcastle Homes, Inc.	The Interfield Group
71	Regency Green Place	2017-0475	C2R	Harris	ETJ	369J	7.05	3.11	1	Survey 1, Inc	Survey 1, Inc.
72	Salgado Heights (DEF1)	2017-0255	C2R	Harris	ETJ	285W	2.00	0.00	1	Jorge Palms	Survey 1, Inc.
73	Satya Clay replat no 1 and Extension	2017-0448	C2R	Harris	ETJ	445H	4.47	4.47	0	99 CLAY PROJECT, LTD	BGE, Inc.
74	Shadyvilla Annex at Caywood	2017-0332	C2R	Harris	City	451X	0.26	0.00	4	AH Taghi	MPC Development
75	Skyline at Bailey	2017-0512	C2R	Harris	City	493P	0.11	0.00	3	Home Art Construction	Gruller Surveying
76	Terra Beth on Sylvester	2017-0366	C2R	Harris	City	453U	0.21	0.00	2	TERRA BETH, LLC	Terra Beth, LLC
77	Townhomes at West Twenty Sixth Street	2017-0478	C2R	Harris	City	452T	0.25	0.00	6	Joe's Construction LLC	PLS
78	Trails on Arlington Street	2017-0451	C2R	Harris	City	453N	0.15	0.00	2	Gm Building Solutions INC	ICMC GROUP INC
79	UPS Ground Freight Cavalcade	2017-0510	C2R	Harris	City	454S	24.32	24.32	0	DUNANWAY ASSOCIATES, L.P.	Miller Survey Group
80	Urban Square (DEF1)	2017-0370	C2R	Harris	City	492M	0.21	0.21	0	MEDRX COMPOUNDING	Melissa's platting service
81	Vireo Reserve	2017-0449	C2R	Harris	ETJ	456C	14.31	14.15	0	The Vireo Apartments, LP	BGE, Inc.
82	West 17th Street Landing	2017-0503	C2R	Harris	City	452Y	0.25	0.00	6	1602 Val St Development, LLC	Total Surveyors, Inc.
83	West 17th Street Terrace	2017-0500	C2R	Harris	City	452Y	0.25	0.00	6	Cygnus Builders	Total Surveyors, Inc.
84	West 25th Street Casitas (DEF2)	2017-0310	C2R	Harris	City	452U	0.25	0.00	6	EHT of Texas, LP	Tetra Surveys

C-Public Hearings Requiring Notification

85	Allendale Townsite Sec A partial replat no 3	2017-0297	C3N	Harris	City	535M	4.34	4.34	0	Flint Hills Resources Houston Chemical	Windrose
86	Breckenridge Park Sec 2	2017-0215	C3N	Harris	ETJ	293Y	15.75	2.63	70	Woodmere Development Company, Limited	Van De Wiele & Vogler, Inc.
87	Craig Woods partial replat no 19	2017-0328	C3N	Harris	City	451X	0.25	0.00	2	Avan Construction, Inc.,	Total Surveyors, Inc.
88	Dissen Heights partial replat no 1	2017-0174	C3N	Harris	City	494Y	0.16	0.00	2	East End Development	East End Development LLC
89	Dissen Heights partial replat no 2	2017-0171	C3N	Harris	City	494Y	0.14	0.00	2	East End Development	East End Development LLC
90	Knoll Park Sec 2	2017-0322	C3N	Harris	City	450U	3.53	0.86	44	Paul & Mun Ae Sim	Jones Carter - Woodlands Office

Platting Summary**Houston Planning Commission****PC Date: March 30, 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
91	Neuen Manor partial replat no 5	2017-0125	C3N	Harris	City	450T	1.82	1.79	0	Hollister2, LLC	Advance Surveying, Inc.
92	North Norhill partial replat no 2	2017-0204	C3N	Harris	City	453S	0.53	0.53	0	N. Main Realty	M2L Associates, Inc.
93	Spring Oaks replat no 1 partial replat no 3	2017-0148	C3N	Harris	City	450Z	0.17	0.00	1	McHugh Homes	McHugh Homes

D-Variances

94	Audubon Place partial replat no 4	2017-0440	C2R	Harris	City	492T	0.22	0.21	0	vin de garde, ltd.	Vernon G. Henry & Associates, Inc.
95	Bogs Road Plant North Site	2017-0487	C2R	Harris/ Montgometry	ETJ	249P	17.57	17.57	0	Aqua Texas, Inc.	Windrose
96	Bridgeland Cy Fair ISD Mason Road Multi School Site	2017-0432	C2	Harris	ETJ	365V	127.80	127.80	0	Bridgeland Development, LP	BGE, Inc.
97	Eunice Villas	2017-0470	C2R	Harris	City	493C	0.11	0.00	3	Consortium Operations LLC	Owens Management Systems, LLC
98	Fuchs Tract GP (DEF1)	2017-0409	GP	Harris	ETJ	291P	113.31	0.00	0	Klein ISD	American-Lupher Land Surveyors, Inc.
99	Gurwara Nanaksar Temple	2017-0499	C2R	Harris	ETJ	408R	4.72	4.72	0	Nanaksar Satsang Sabha	Owens Management Systems, LLC
100	I 10 East at Freeport partial replat no 1	2017-0495	C2R	Harris	ETJ	497K	6.81	6.81	0	RCI Holdings,	Windrose
101	Presidents Park B	2017-0506	C2R	Harris	City	374N	59.98	59.98	1	Prologis, L.P.	Half Associates, Inc.
102	Presidents Park C	2017-0513	C2R	Harris	City	374N	18.99	18.99	1	Prologis, L.P.	Half Associates, Inc.
103	Reserve at Yale	2017-0491	C2	Harris	City	453N	1.77	1.77	0	Yale/610 Associates	Windrose
104	Rice Village Amherst	2017-0458	C2R	Harris	City	532C	2.75	2.75	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
105	Westheimer Kuester	2017-0373	C2R	Harris	City	492V	0.43	0.42	0	Westheimer Road, LLC	Terra Surveying Company, Inc.

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

106	Birnam Woods Drive Street Dedication Sec 1	2016-0490	EOA	Montgometry	ETJ	293L	3.33	0.00	0	Discovery Spring Trails, LLC	Jones Carter - Woodlands Office
107	Commons at Ella Forest	2016-0469	EOA	Harris	City	452B	8.24	0.83	38	RNM Group, LLC	Karen Rose Engineering and Surveying
108	Drexel Estate	2016-0467	EOA	Harris	City	492N	0.45	0.00	1	Content Architecture	Karen Rose Engineering and Surveying

Platting Summary**Houston Planning Commission****PC Date: March 30, 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
109	East Orem Drive Street Dedication Sec 1	2016-0552	EOA	Harris	City	573K	3.07	0.00	0	GBF LIC 288, LTD.	AECOM
110	Galena Park ISD Green Valley Elementary	2016-0565	EOA	Harris	City/ETJ	497A	12.68	12.68	0	Brooks and Sparks, Inc.	West Belt Surveying, Inc.
111	Highgate Court	2016-0617	EOA	Harris	City	451T	7.32	0.75	76	John S. Beeson, Trustee	Jones Carter - Woodlands Office
112	Katy Manor Sec 5	2016-0547	EOA	Harris	ETJ	444D	19.44	2.56	85	KB Home Lone Star, Inc.	LJA Engineering, Inc. - (West Houston Office)
113	Newport Sec 8 partial replat no 2	2016-0548	EOA	Harris	ETJ	419F	10.79	10.79	0	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc. - (West Houston Office)
114	Pinto Business Park Detention Pond 8 and 9	2016-0395	EOA	Harris	ETJ	412B	47.47	47.47	0	Harris County MUD No 321	BGE, Inc.
115	Sam Houston Parkway Street Dedication Sec 1	2016-0539	EOA	Harris	ETJ	372T	0.05	0.00	0	HCMUD No 406	BGE, Inc.
116	Woodland Hills School Site	2016-0626	EOA	Harris	ETJ	376R	53.80	53.80	0	Humble Independent School District	VALUE TECHNOLOGIES, Surveying & Mapping

H-Name Changes

None

I-Certification of Compliance

117	15915 Avenue C Drive	17-1248	COC	Harris	ETJ	498C				Angel Gracia	Angel Gracia
118	1979 Live Oak	17-1249	COC	Montgomery	ETJ	257M				Ninfa Ramirez	Ninfa Ramirez
119	24340 Kelly St	17-1250	COC	Montgomery	ETJ	296M				Ignacio Hernaiz	Ignacio Hernaiz
120	29731 E, Irvin Road	17-1251	COC	Harris	ETJ	299J				James & Pamela Pennington	James & Pamela Pennington
121	25146 Colette Street	17-1252	COC	Montgomery	ETJ	296Q				Javier Alvarez Rivera & Maria del Carmen Gozales	Javier Alvarez Rivera & Maria del Carmen Gozales
122	18674 Jay Court	17-1253	COC	Montgomery	ETJ	295F				Hector Alfaro	Hector Alfaro
123	20780 Punkin Street	17-1254	COC	Montgomery	ETJ	256N				Maria Arvizu	Maria Arvizu
124	22499 Grace Lane	17-1255	COC	Montgomery	ETJ	256Q				Miguel Padron	Miguel Padron

J-Administrative

None

Platting Summary**Houston Planning Commission****PC Date: March 30, 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

125	825 Davidson Street	16117425 DPV	Harris	City	452C					James Denton	James Denton
126	1402 Story Street	16120687 DPV	Harris	City	451Y					Cody Coulter	Gracepoint Homes
127	3803 S. Macgregor Way	16057515 DPV	Harris	City	533H					Aplomb Development	JRP Company

Off-Street Parking Variance

III	1835 N. Shepherd	16121463 PV	Harris	City	452V					The Interfield Group	The Interfield Group
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Houston Planning Commission

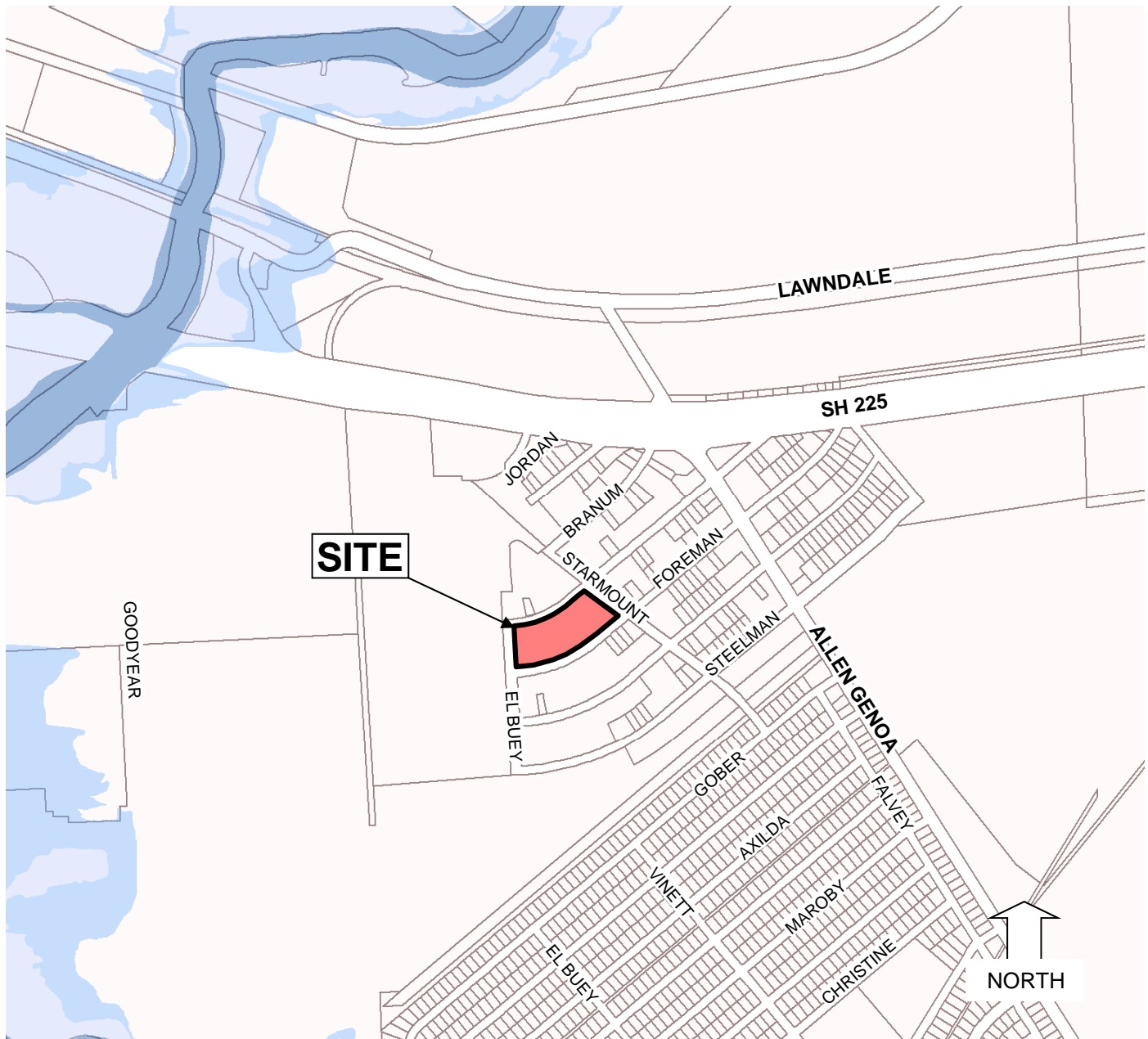
ITEM: 85

Planning and Development Department

Meeting Date: 3/30/2017

Subdivision Name: Allendale Townsite Sec A partial replat no 3

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

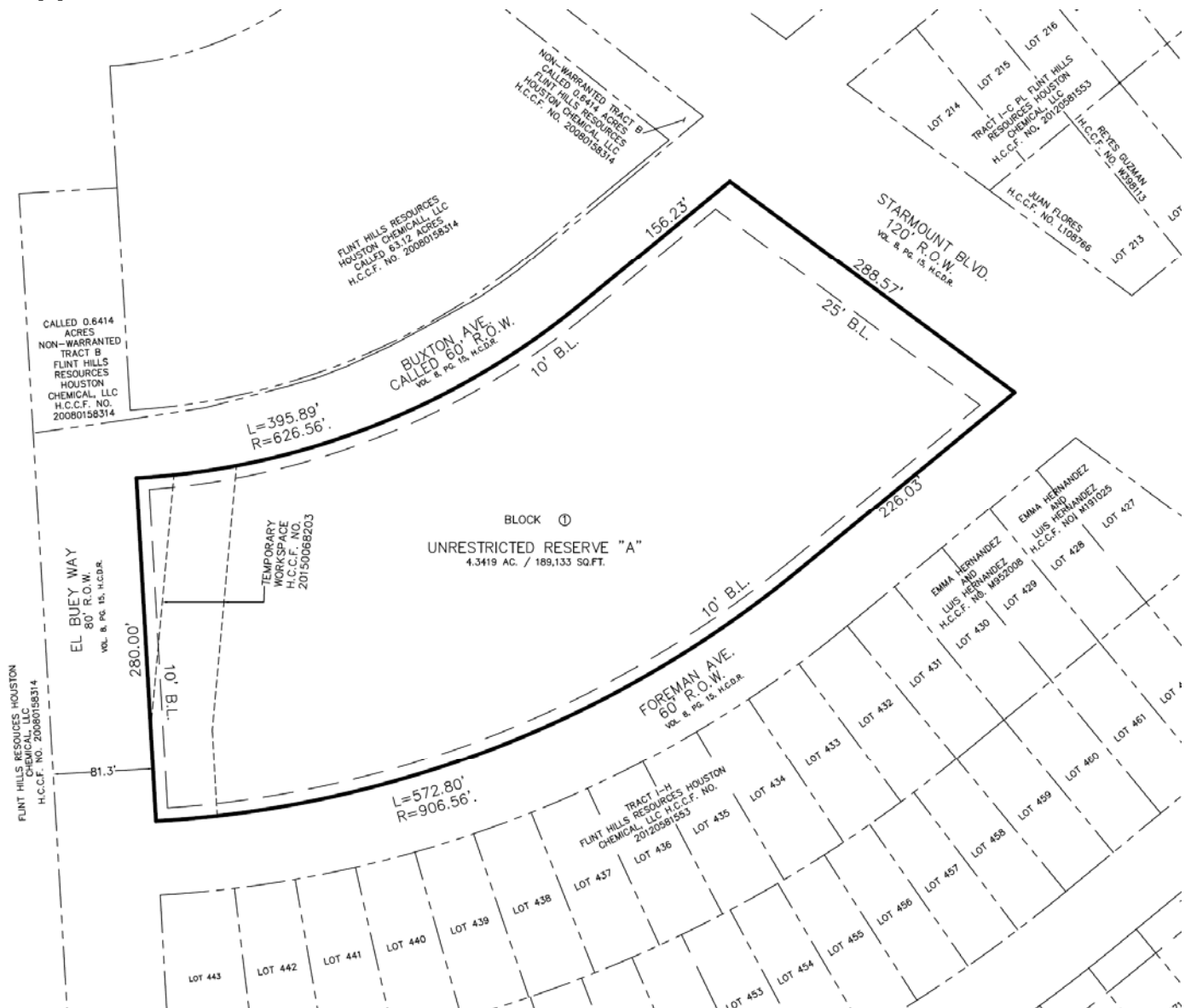
ITEM: 85

Planning and Development Department

Meeting Date: 3/30/2017

Subdivision Name: Allendale Townsite Sec A partial replat no 3

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 85

Planning and Development Department

Meeting Date: 3/30/2017

Subdivision Name: Allendale Townsite Sec A partial replat no 3

Applicant: Windrose



C – Public Hearings

Aerial

Houston Planning Commission

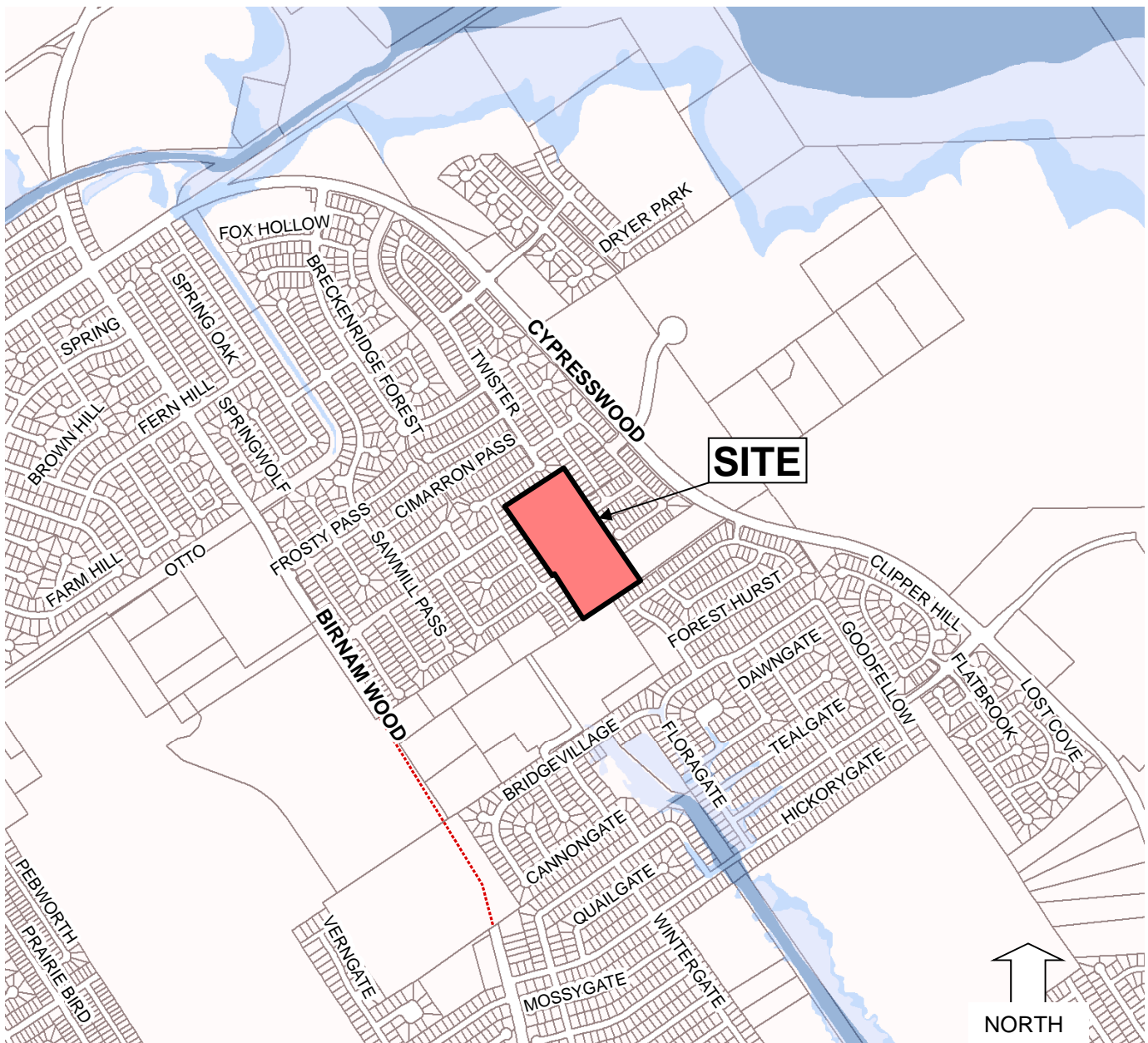
ITEM: 86

Planning and Development Department

Meeting Date: 3/30/2017

Subdivision Name: Breckenridge Park Sec 2

Applicant: Van De Wiele & Vogler, Inc.



C – Public Hearings with Variance

Site Location

Planning and Development Department

Meeting Date: 3/30/2017

Applicant: Van De Wiele & Vogler, Inc.



Subdivision

Houston Planning Commission

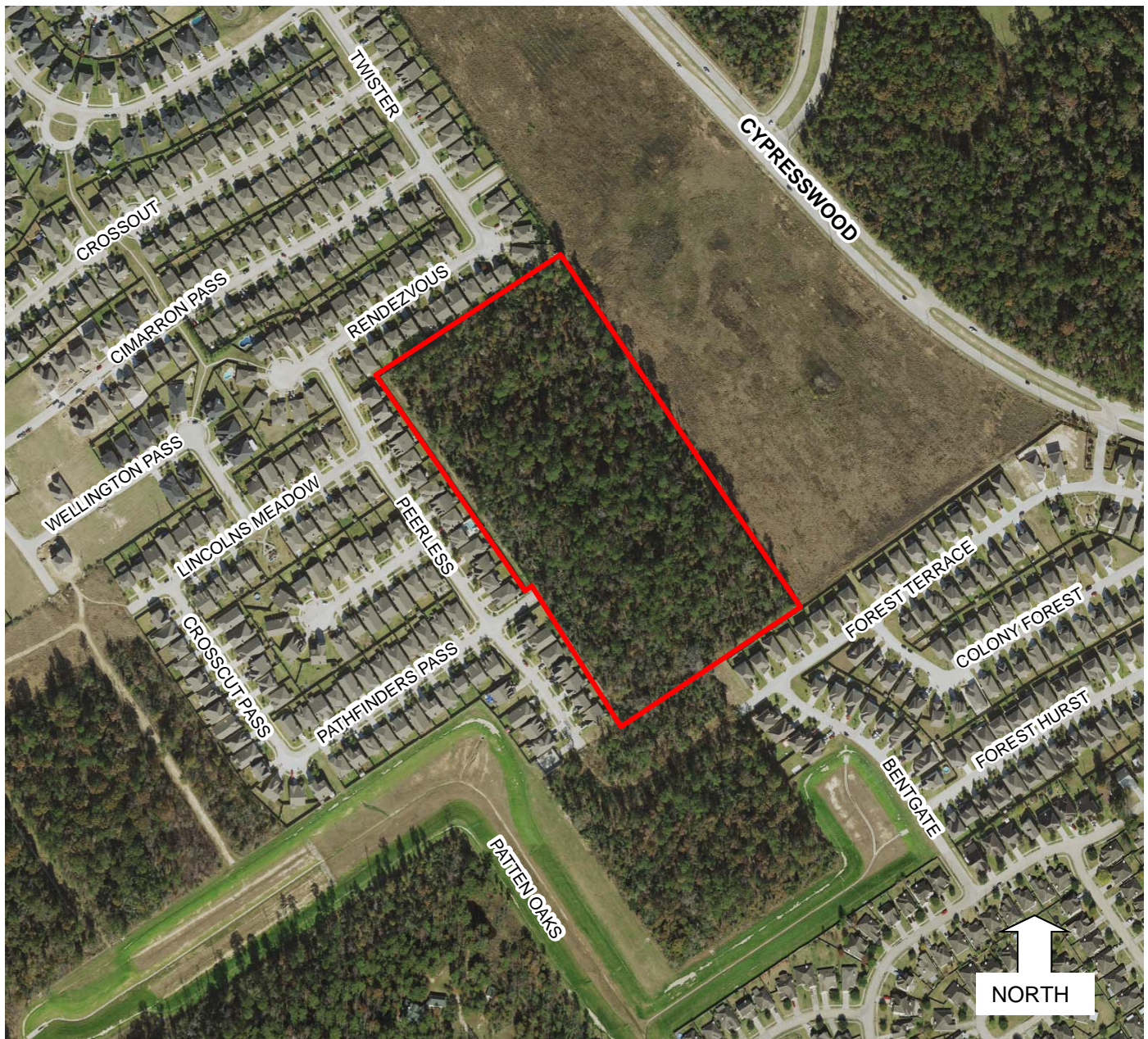
ITEM: 86

Planning and Development Department

Meeting Date: 3/30/2017

Subdivision Name: Breckenridge Park Sec 2

Applicant: Van De Wiele & Vogler, Inc.



C – Public Hearings with Variance

Aerial



Application Number: 2017-0215

Plat Name: Breckenridge Park Sec 2

Applicant: Van De Wiele & Vogler, Inc.

Date Submitted: 02/06/2017

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

Specific Variance is being sought and extent of variance:

Seeking a variance to allow a partial replat to use a unique subdivision name.

Chapter 42 Section: 42-41(1)(b)

Chapter 42 Reference:

Each preliminary or final plat, regardless of class, shall: (1) State the proposed name of a subdivision, which shall conform to the following requirements: (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

We are proposing to replat landscape and open space reserves in three different subdivisions; restricted landscape reserves "E" and "F" in Breckenridge Park Partial Replat No 1, restricted landscape reserve "B" in Breckenridge Park Partial Replat No 2 and restricted open space reserve "B" in Breckenridge Forest Sec 8; we are required to name the plat according to 42-41(1)(b); we are requesting that the subdivision be named Breckenridge Park Sec 2 which is consistent with what is reflected in the Breckenridge Park General Plan (BPGP). There are four sections being proposed in the BPGP; Breckenridge Park Partial Replat No 1, 2 & 3 and Breckenridge Park Sec 2. The other subdivision, Breckenridge Forest Sec 8, is less related to the current development of Breckenridge Park. We believe that Breckenridge Park Sec 2 is the most logical unique subdivision name and number sequence and it would reduce confusion when service providers are coordinating activities for the subdivisions.

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

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

The circumstances supporting the granting of the variance are not the result of hardship created or imposed by the applicant. We are only requesting a unique subdivision name for the purpose of naming the plat consistent with what is reflected in the Breckenridge Park General Plan. The granting of the variance will allow the subdivision to be named as intended when it was originally proposed

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

We believe the intent and general purpose of this chapter will be preserved and maintained. We are only requesting a unique subdivision name for the purpose of naming the plat consistent with what is reflected in the Breckenridge Park General Plan. The naming of the subdivision to Breckenridge Park Sec 2 retains the original subdivision name and use the next sequential section number, which makes tracking revisions to plats easier.

(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. We are only requesting a unique subdivision name for the purpose of naming the plat consistent with what is reflected in the Breckenridge Park General Plan.

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

Economic hardship is not the sole justification of the variance; we are only requesting a unique subdivision name for the purpose of naming the plat consistent with what is reflected in the Breckenridge Park General Plan. Despite the naming requirements governed by replats, we believe that naming the plat any other name would be in conflict with the Breckenridge Park General Plan and make it difficult to track revisions to existing plats, which is in conflict with the intended purpose of the regulation.



Application Number: 2017-0215

Plat Name: Breckenridge Park Sec 2

Applicant: Van De Wiele & Vogler, Inc.

Date Submitted: 02/06/2017

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

Specific Variance is being sought and extent of variance:

Seeking a variance to allow landscape reserves to be replatted into single family residential lots.

Chapter 42 Section: 42-193(c)(1)

Chapter 42 Reference:

(a) (a) The rules in this section govern partial replats of subdivisions 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 the purpose 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 a part of a recorded subdivision plat. (c) Property within a subdivision plat that contains lots restricted to single family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

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

We are proposing to replat landscape and open space reserves in three different subdivisions; restricted landscape reserves "E" and "F" in Breckenridge Park Partial Replat No 1, restricted landscape reserve "B" in Breckenridge Park Partial Replat No 2 and restricted open space reserve "B" in Breckenridge Forest Sec 8. The purpose is to create single family lots in the proposed subdivision of Breckenridge Park Sec 2. The reserves that we are proposing to replat in the three subdivisions were a part of the overall design to assure the proper drainage of the Breckenridge Park subdivisions as well as other adjacent subdivisions. The subdivisions of Breckenridge Park are nearing completion and the reserves which have swales that drain with the natural slope of the land are no longer required. Converting the reserves into single family residential lots in proposed Breckenridge Park Sec 2 would alleviate the need for maintenance of a drainage system that is no longer required. The conversion of 0.5159 acres of reserves will not have a significant impact on the landscape and open space provided in the subdivisions, Breckenridge Park Partial Replat No 1 has three landscape reserves with a total of 0.6019 acres. Breckenridge Park Partial Replat No 2 has one landscape reserve with a total of 0.388 acres and Breckenridge Forest Sec 8 has two open space reserves with a total of 0.162 acres for a grand total of 1.1519 acres of reserves remaining in the three subdivisions. In addition, we have provided a significant amount of reserves that are dedicated to drainage and detention in the subdivisions. To date, 5.0 acres of land has been restricted to detention in the four sections that are a part of the Breckenridge Park General Plan and more will be restricted to detention and drainage in the future sections of Breckenridge Park Partial Replat No 3 and proposed Breckenridge Park Sec 2.

(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;

When designing subdivisions, regulations require us to design drainage systems to prevent standing water and flooding, the use of the landscape and open space reserves were the solution to a design problem. We now are proposing to convert a drainage system that is no longer needed into single family residential lots.

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

The intent and general purpose will be preserved; the Breckenridge Park subdivisions of Breckenridge Park Partial Replat No 1, Breckenridge Park Partial Replat No 2 and the adjacent subdivision of Breckenridge Forest Sec 8 are now designed to drain into existing storm sewers within the subdivisions and eventually into an existing detention pond. As previously stated in the "Statement of Facts" there is adequate landscape and open space reserves being provided in the sections where we are proposing to replat the reserves that were formerly used for drainage.

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

The reserves will become single family lots and will remove landscape and open space reserves that are no longer required for drainage; it will prevent the possibility of there being standing water and possible health hazards, thereby protecting the public's health.

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

The landscape and open space reserves were used as a drainage system to comply with regulations and assure that the subdivisions were draining properly; the reserves are no longer needed and the replatting of the reserves to create single family residential lots would be warranted. While the regulations usually do not permit the replatting of landscape and open space restricted reserves to single family lots, we believe that we have fulfilled our obligation to assure that all the subdivisions in Breckenridge Park complies with all drainage regulations and have provided sufficient landscape and open space for the enjoyment of the residents.

Houston Planning Commission

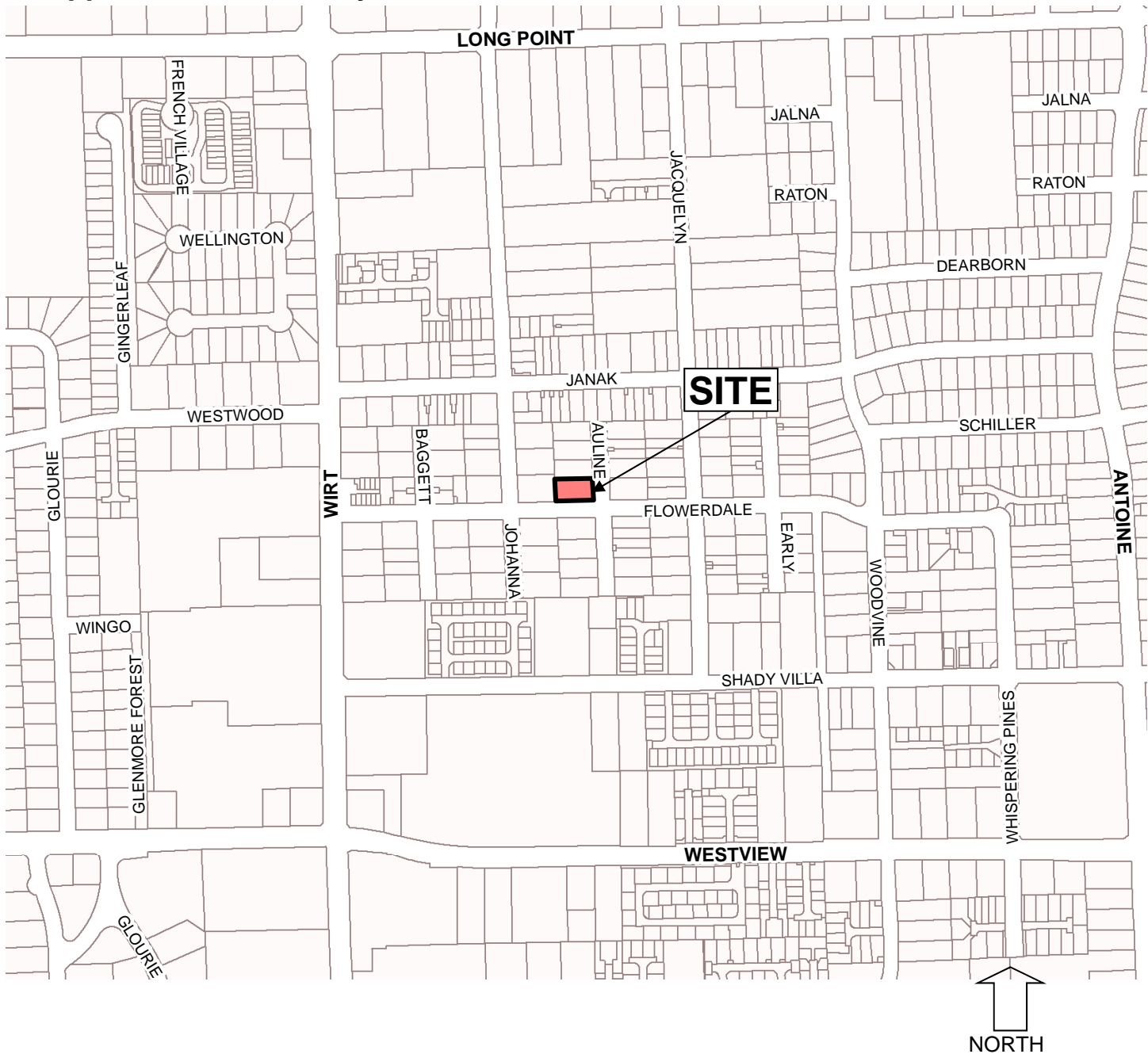
ITEM: 87

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Craig Woods partial replat no 19

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

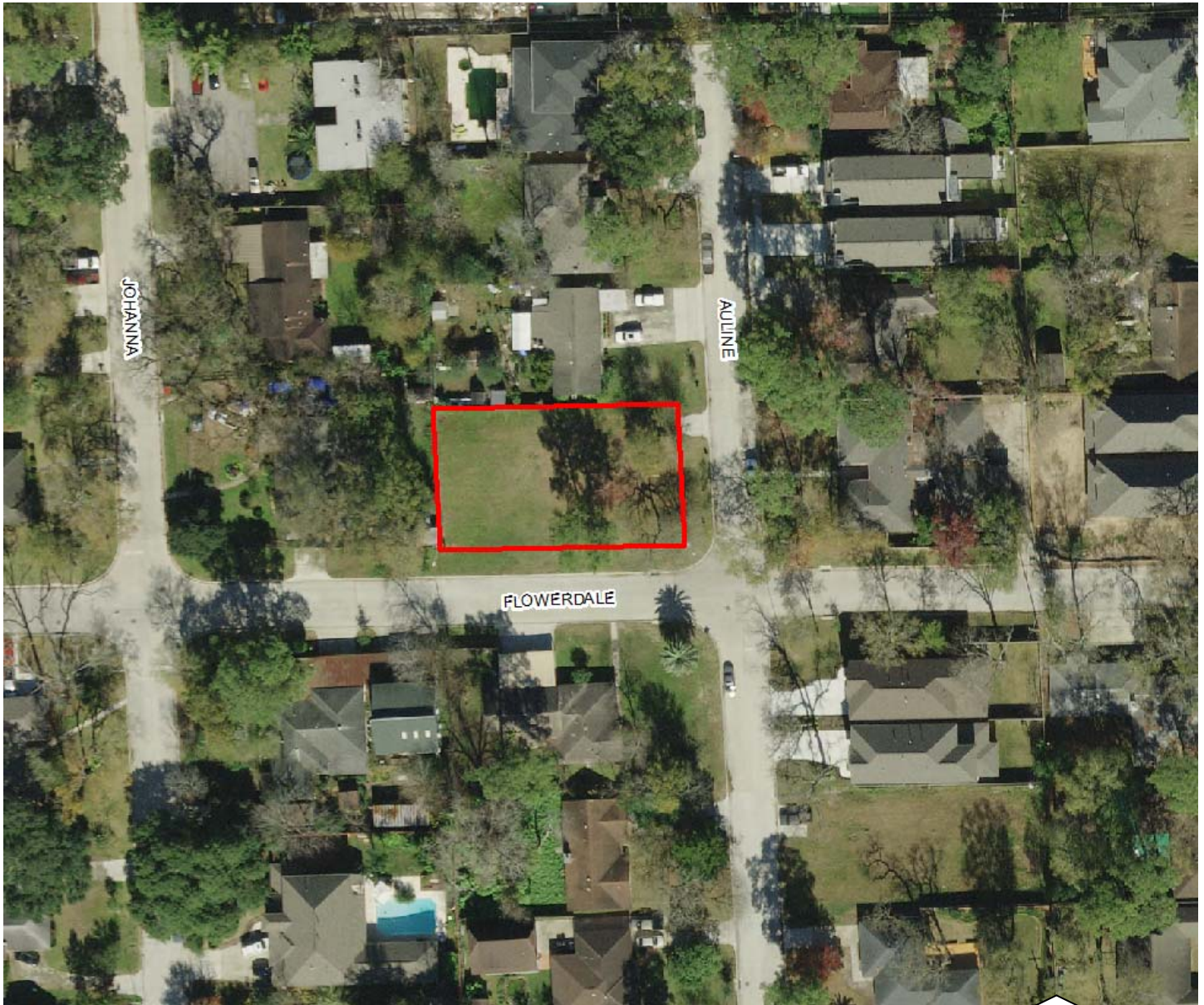
ITEM: 87

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Craig Woods partial replat no 19

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Dissen Heights partial replat no 1

Applicant: East End Development LLC



C – Public Hearings

Site Location

Houston Planning Commission

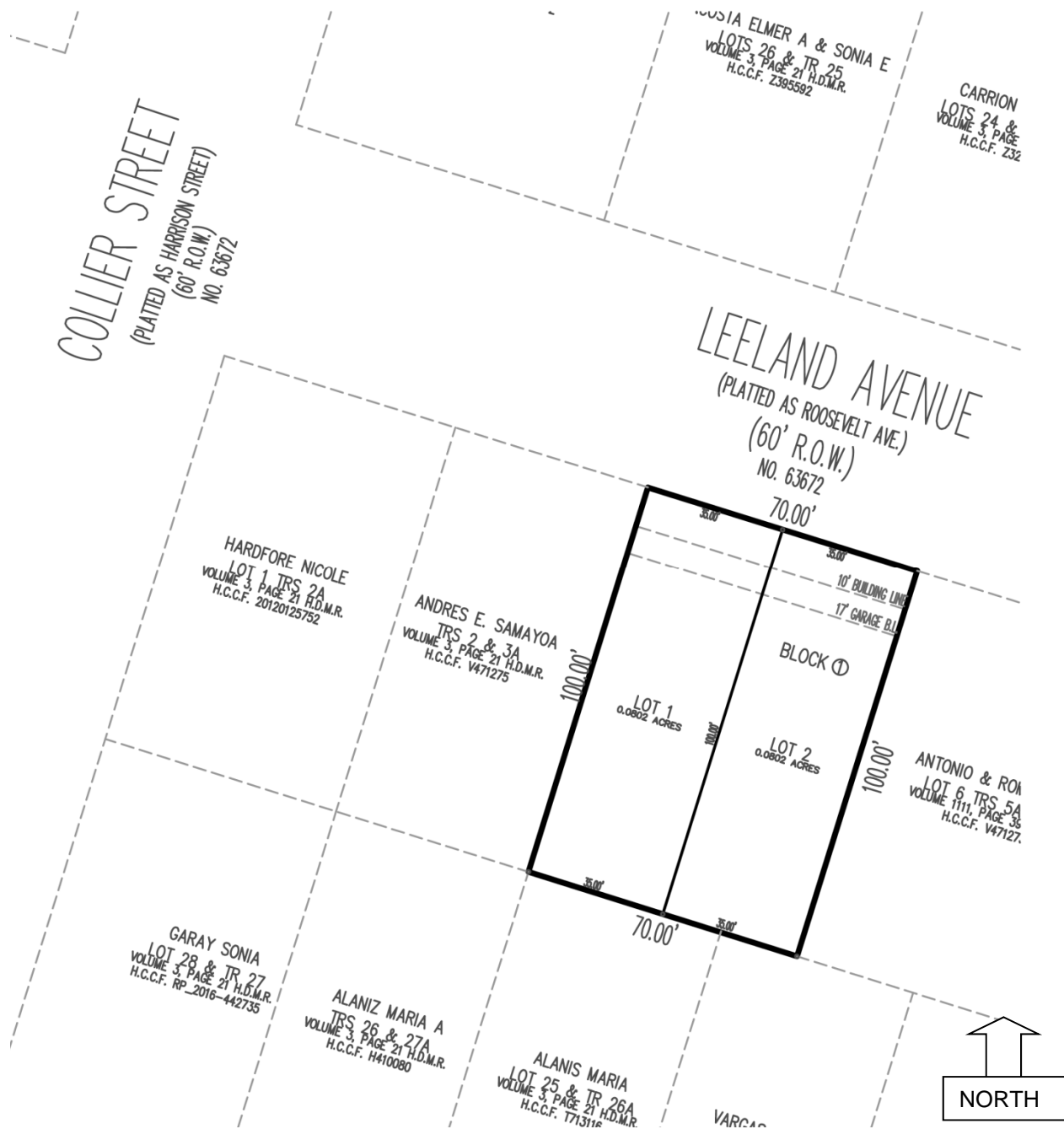
ITEM: 88

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Dissen Heights partial replat no 1

Applicant: East End Development LLC



C – Public Hearings

Subdivision

Houston Planning Commission

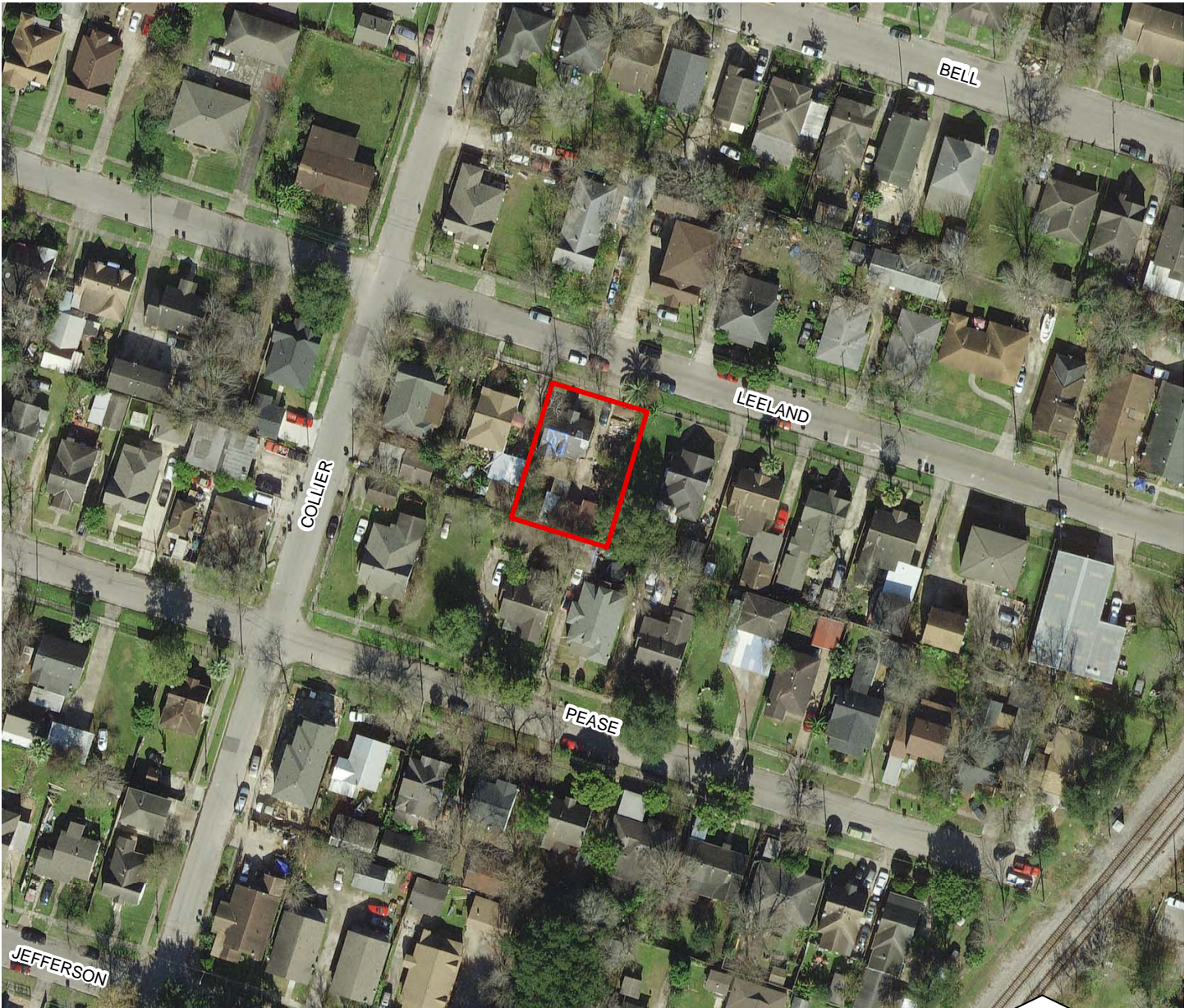
ITEM: 88

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Dissen Heights partial replat no 1

Applicant: East End Development LLC



NORTH

C – Public Hearings

Aerial

Houston Planning Commission

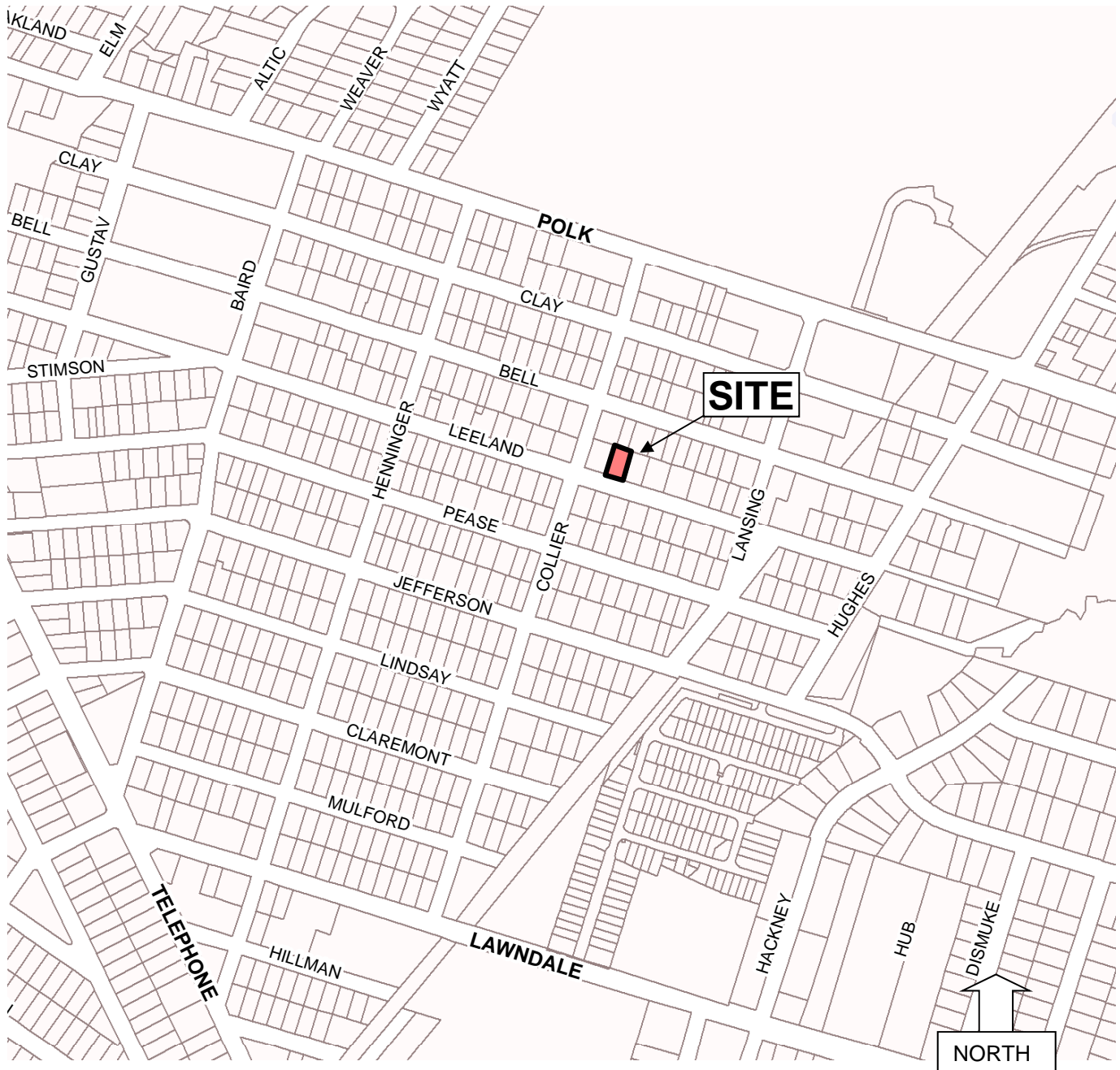
ITEM: 89

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Dissen Heights partial replat no 2

Applicant: East End Development LLC



C – Public Hearings

Site Location

Houston Planning Commission

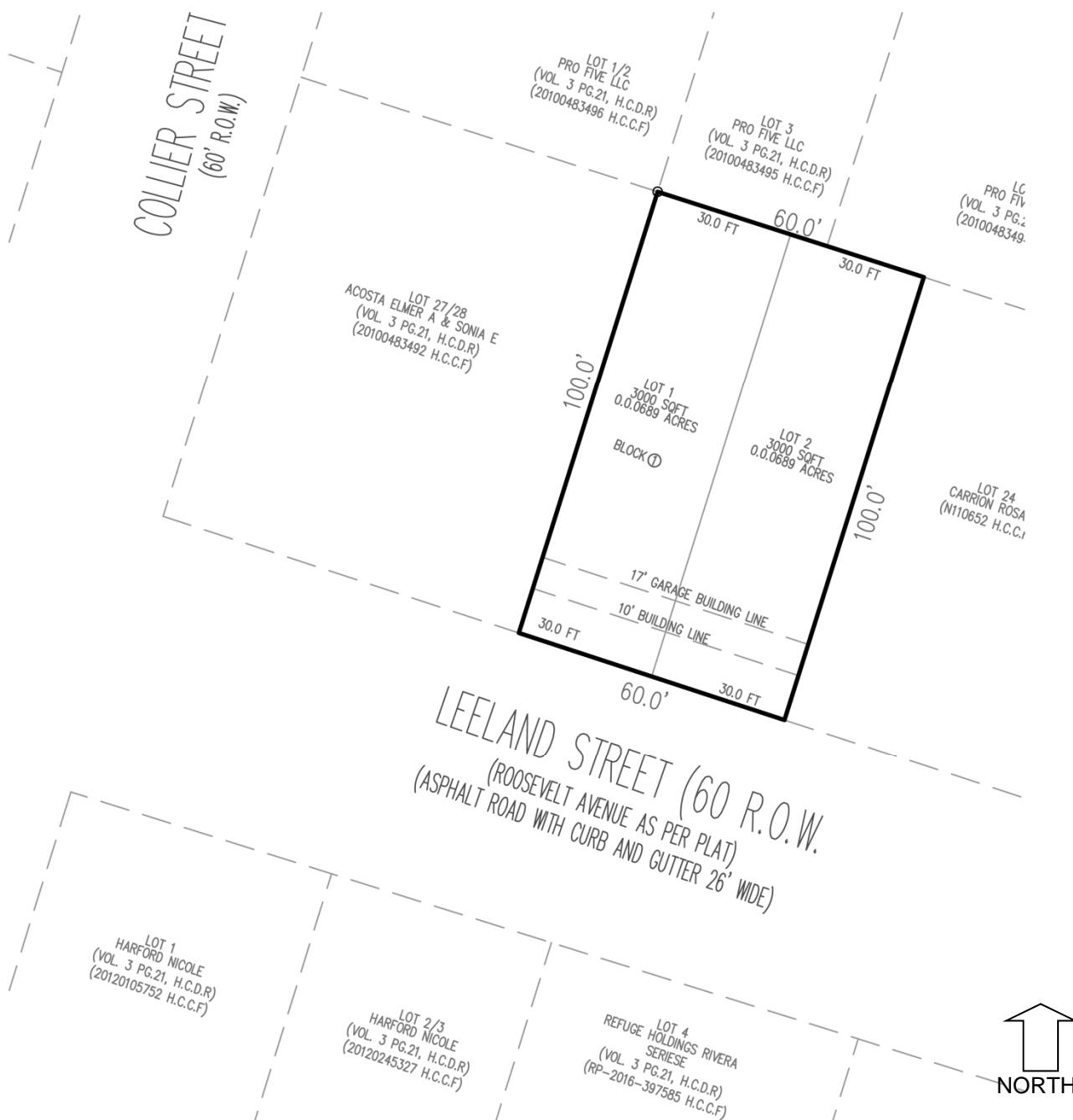
ITEM: 89

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Dissen Heights partial replat no 2

Applicant: East End Development LLC



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

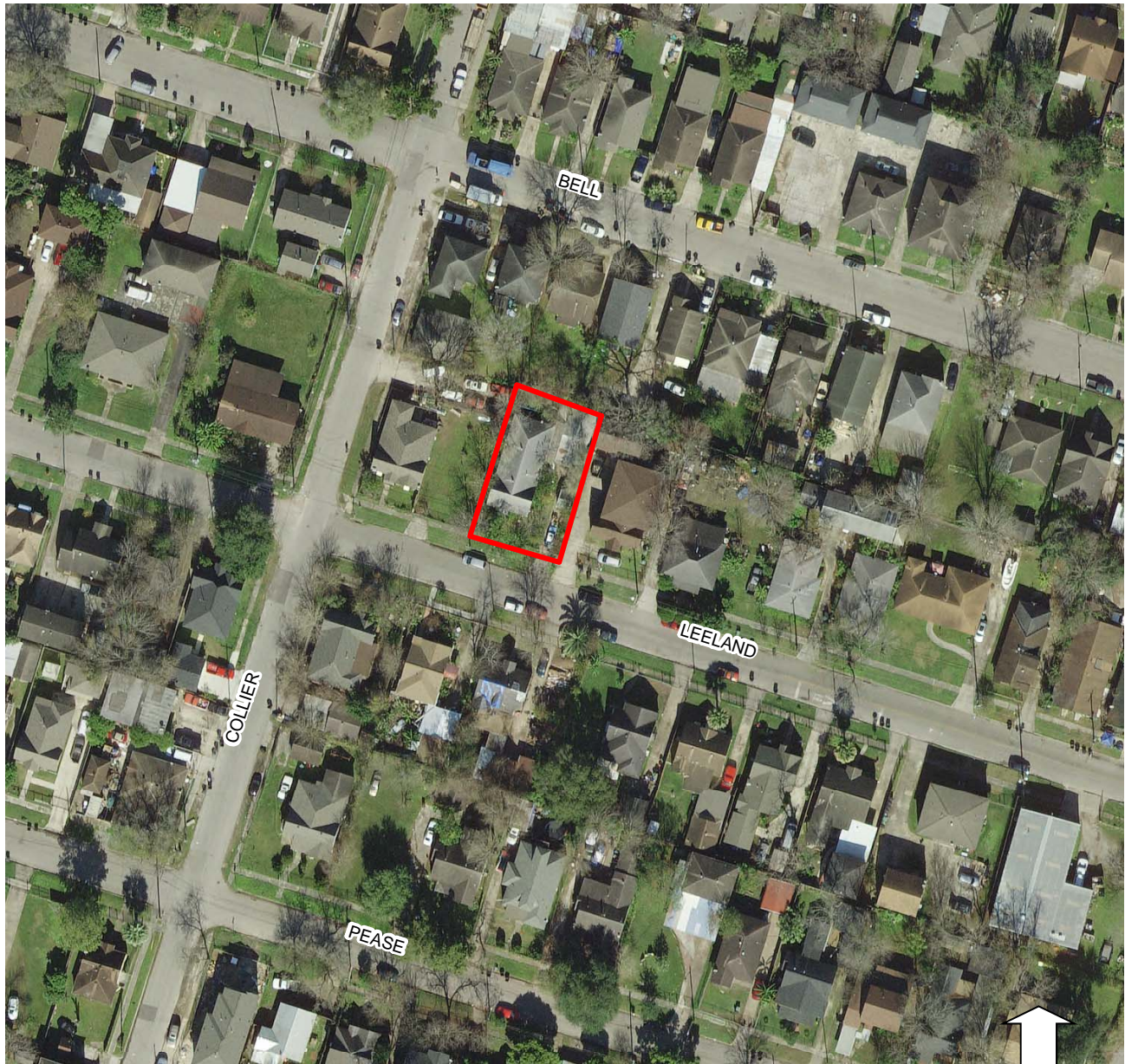
ITEM: 89

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Dissen Heights partial replat no 2

Applicant: East End Development LLC



NORTH

C – Public Hearings with Variance

Aerial

Houston Planning Commission

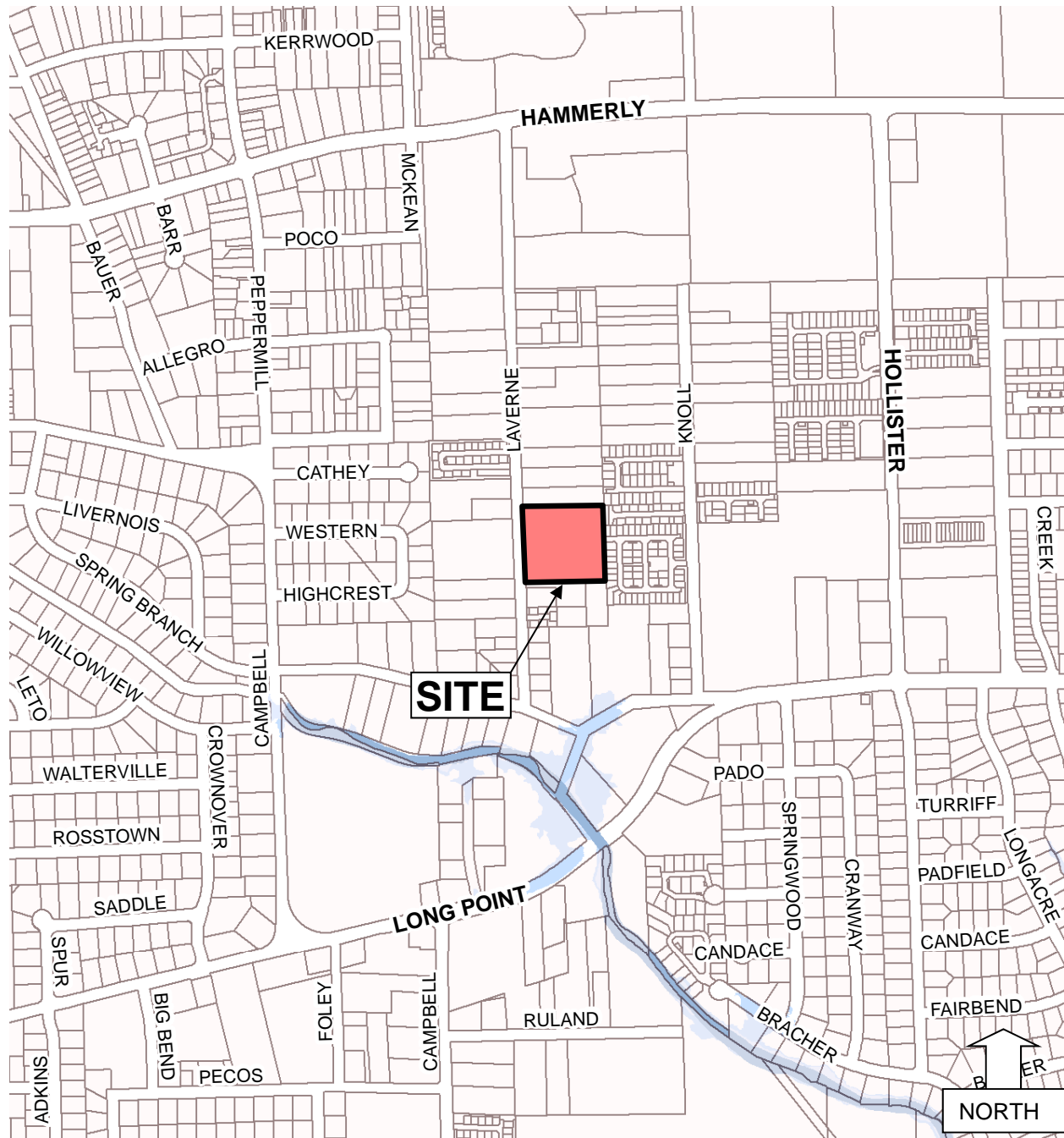
ITEM: 90

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Knoll Park Sec 2

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

ITEM: 90

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Knoll Park Sec 2

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Neuen Manor partial replat no 5

Applicant: Advance Surveying, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

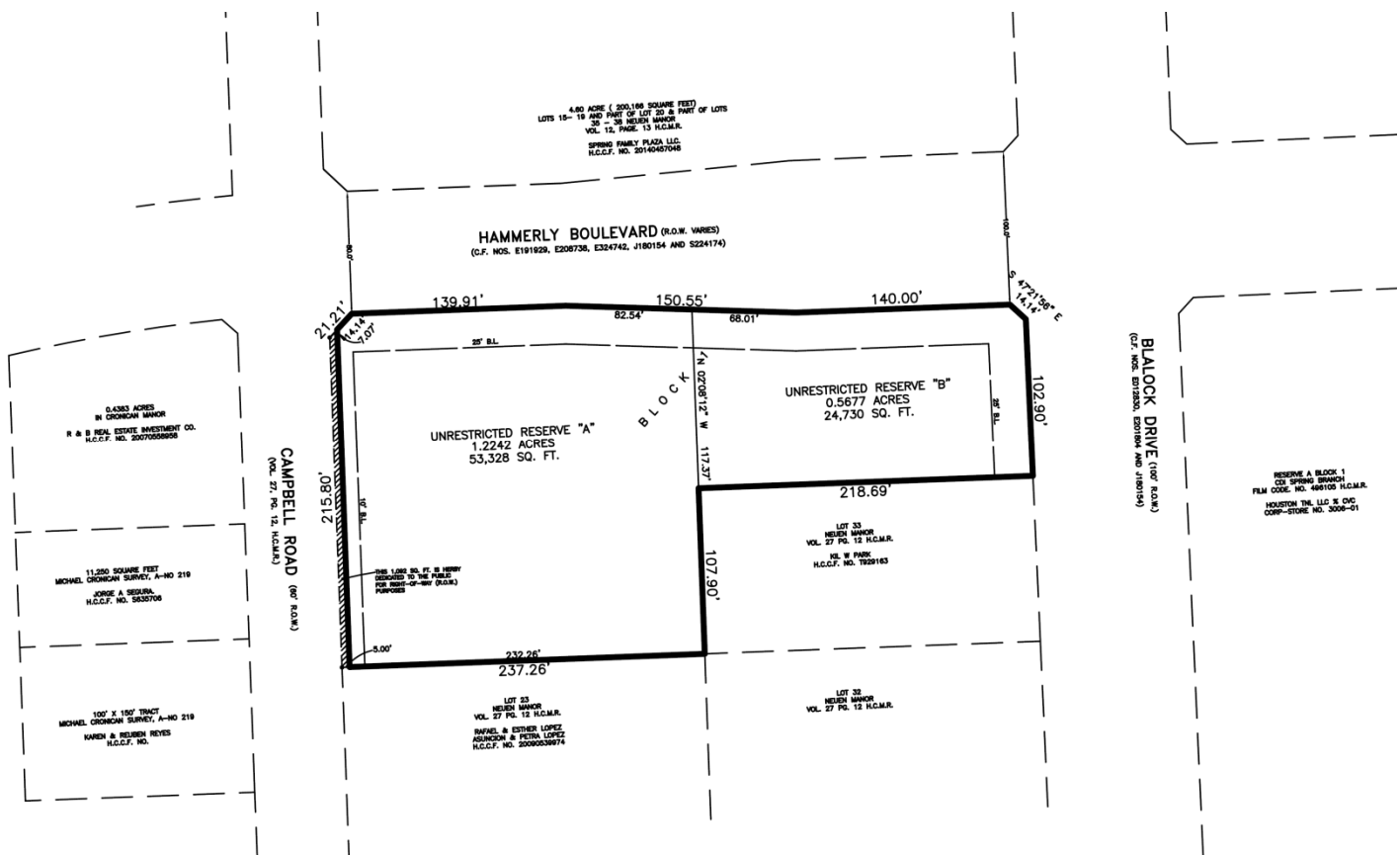
ITEM: 91

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Neuen Manor partial replat no 5

Applicant: Advance Surveying, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

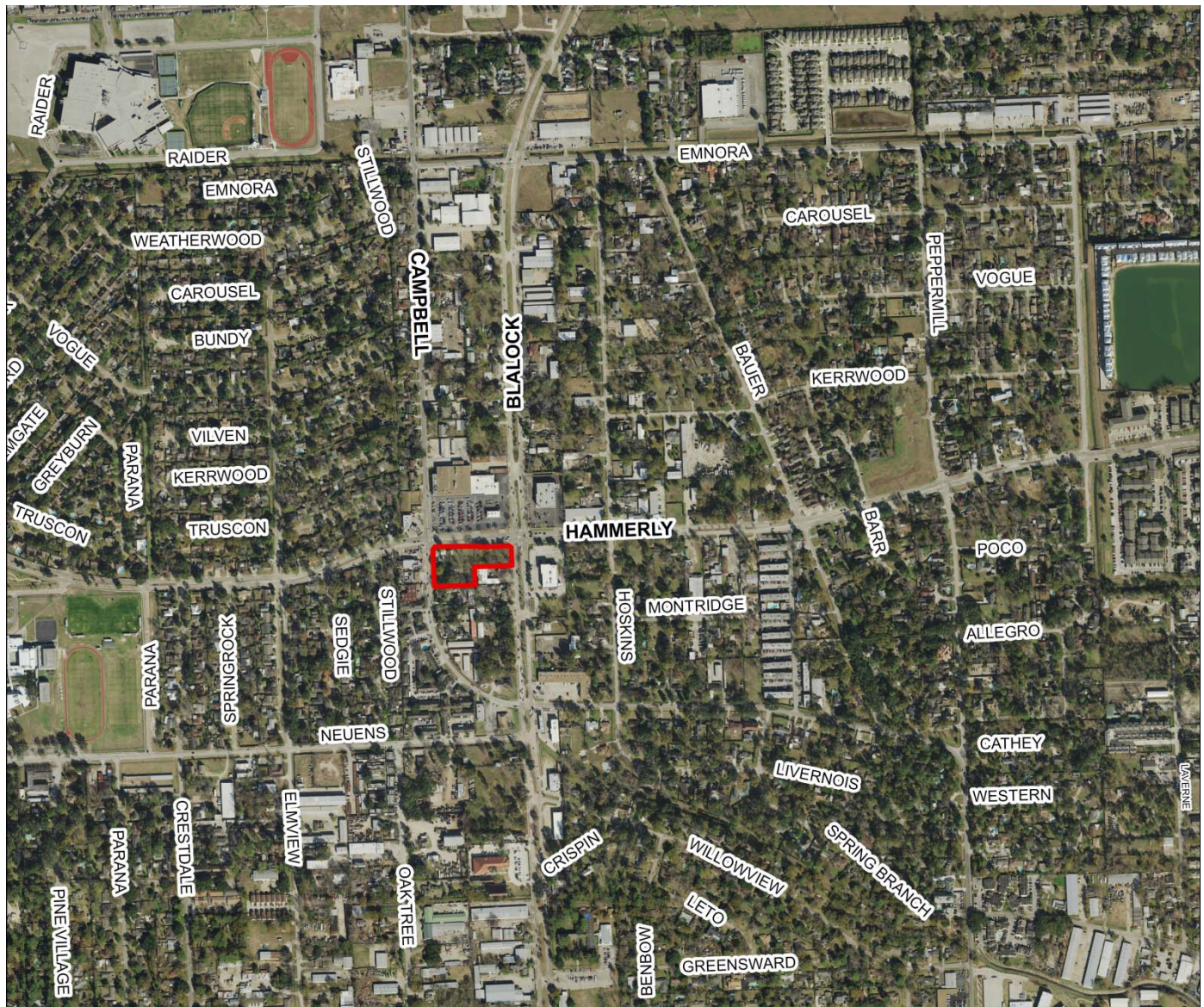
ITEM: 91

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Neuen Manor partial replat no 5

Applicant: Advance Surveying, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

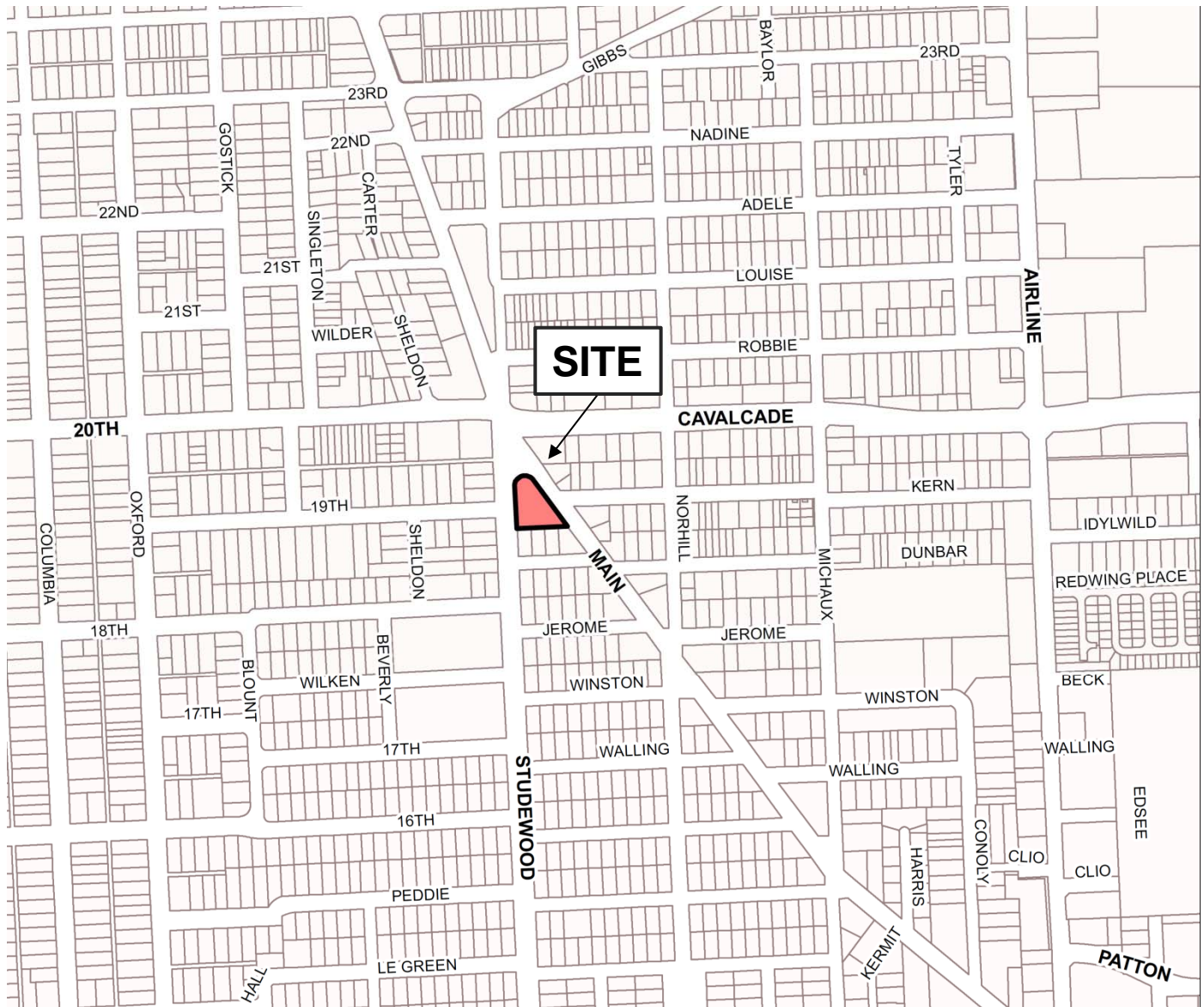
ITEM: 92

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: North Norhill partial replat no 2

Applicant: M2L Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

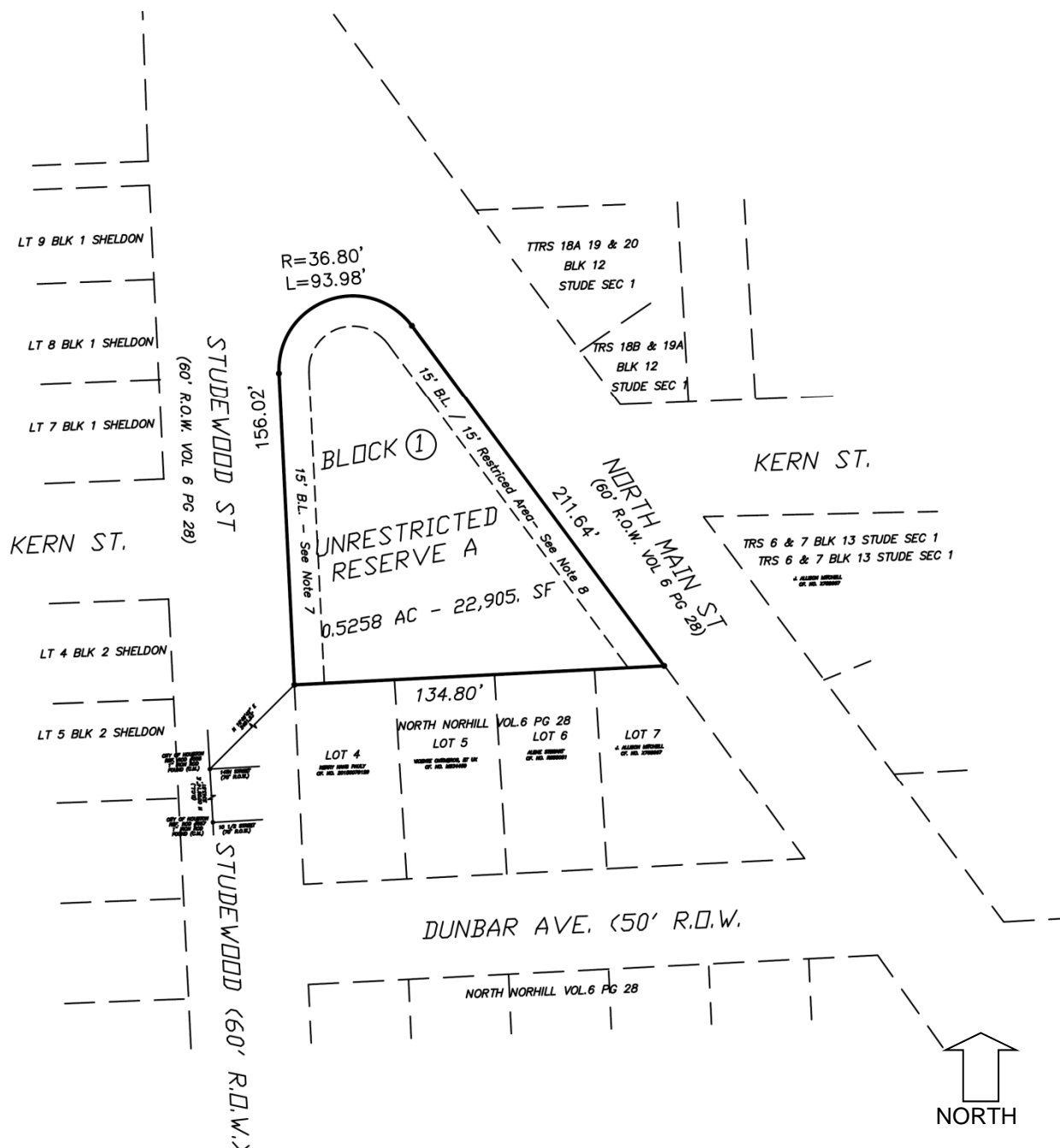
ITEM: 92

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: North Norhill partial replat no 2

Applicant: M2L Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

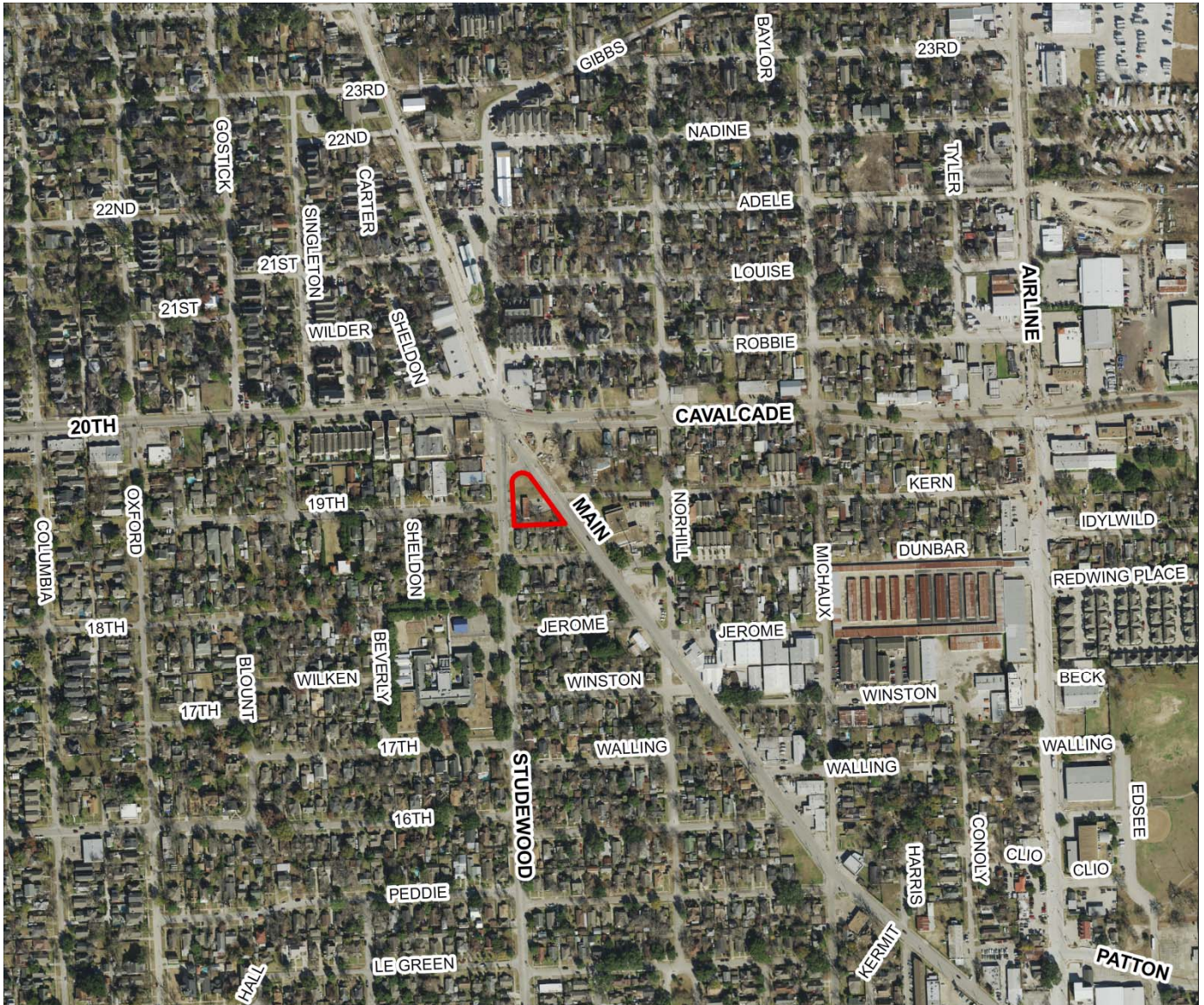
ITEM: 92

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: North Norhill partial replat no 2

Applicant: M2L Associates, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

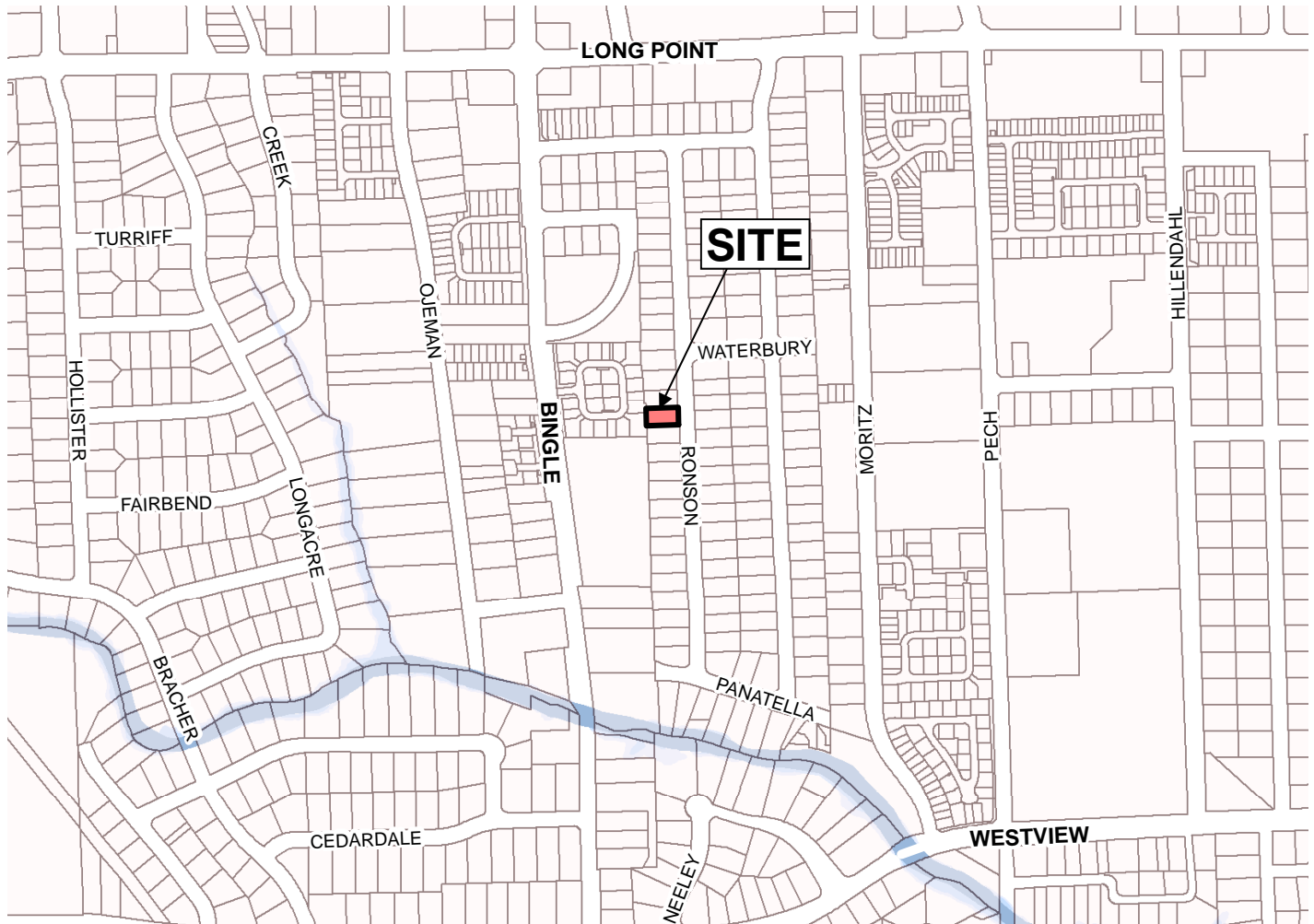
ITEM: 93

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Spring Oaks replat no 1 partial replat no 3

Applicant: McHugh Homes



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Spring Oaks replat no 1 partial replat no 3

Applicant: McHugh Homes



C – Public Hearings

Subdivision

Houston Planning Commission

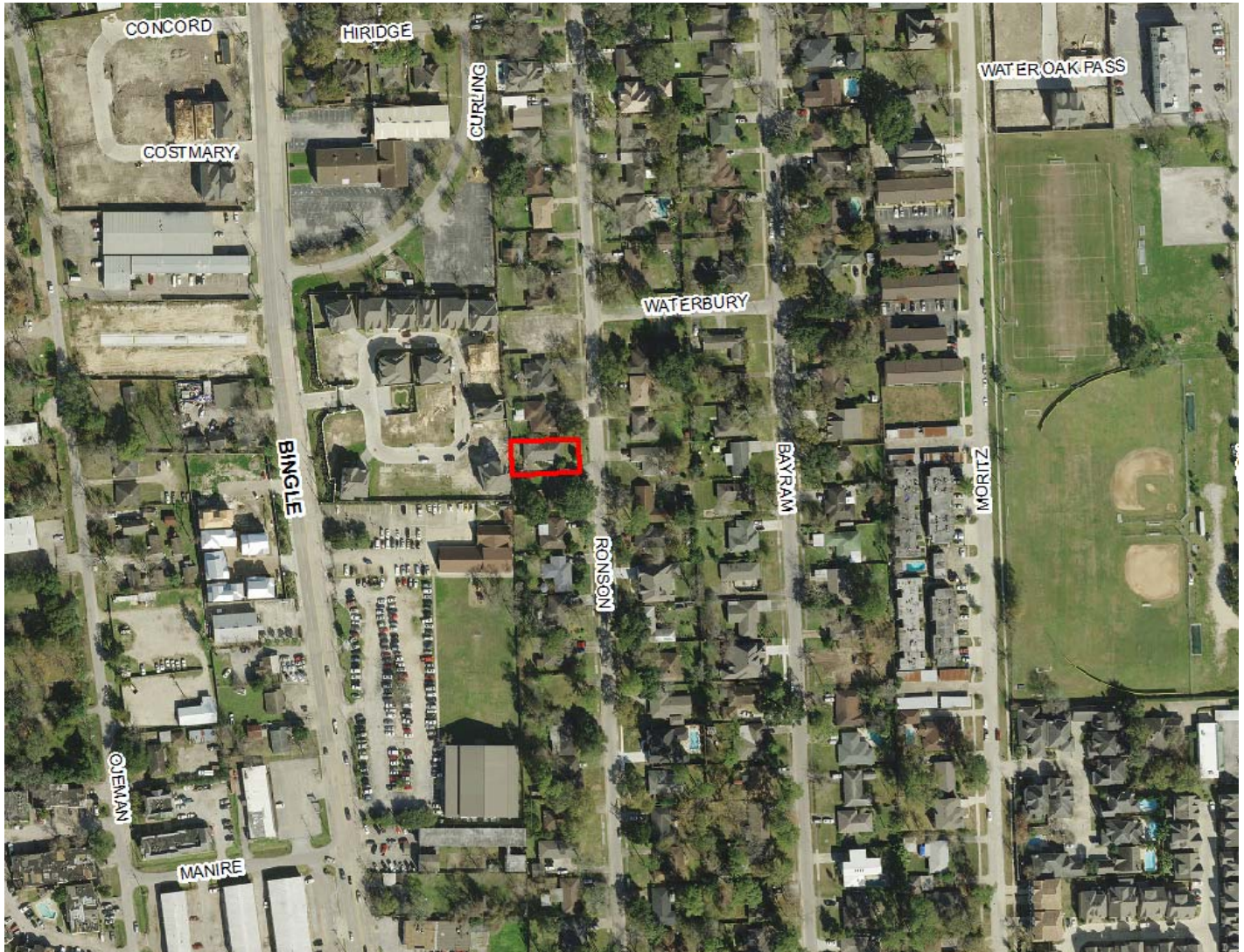
ITEM: 93

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Spring Oaks replat no 1 partial replat no 3

Applicant: McHugh Homes



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Audubon Place partial replat no 4

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

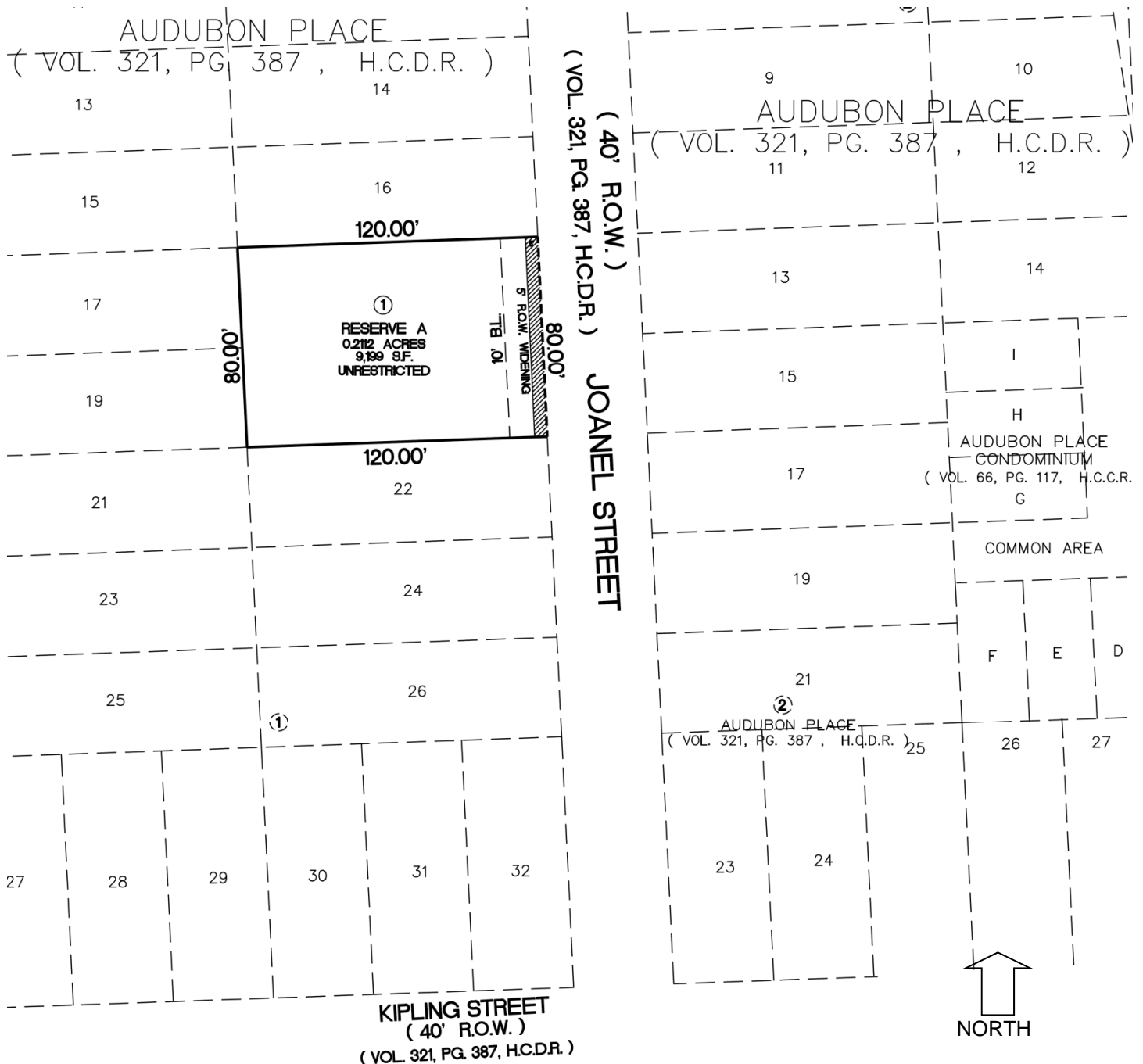
ITEM: 94

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Audubon Place partial replat no 4

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 03/30/2017

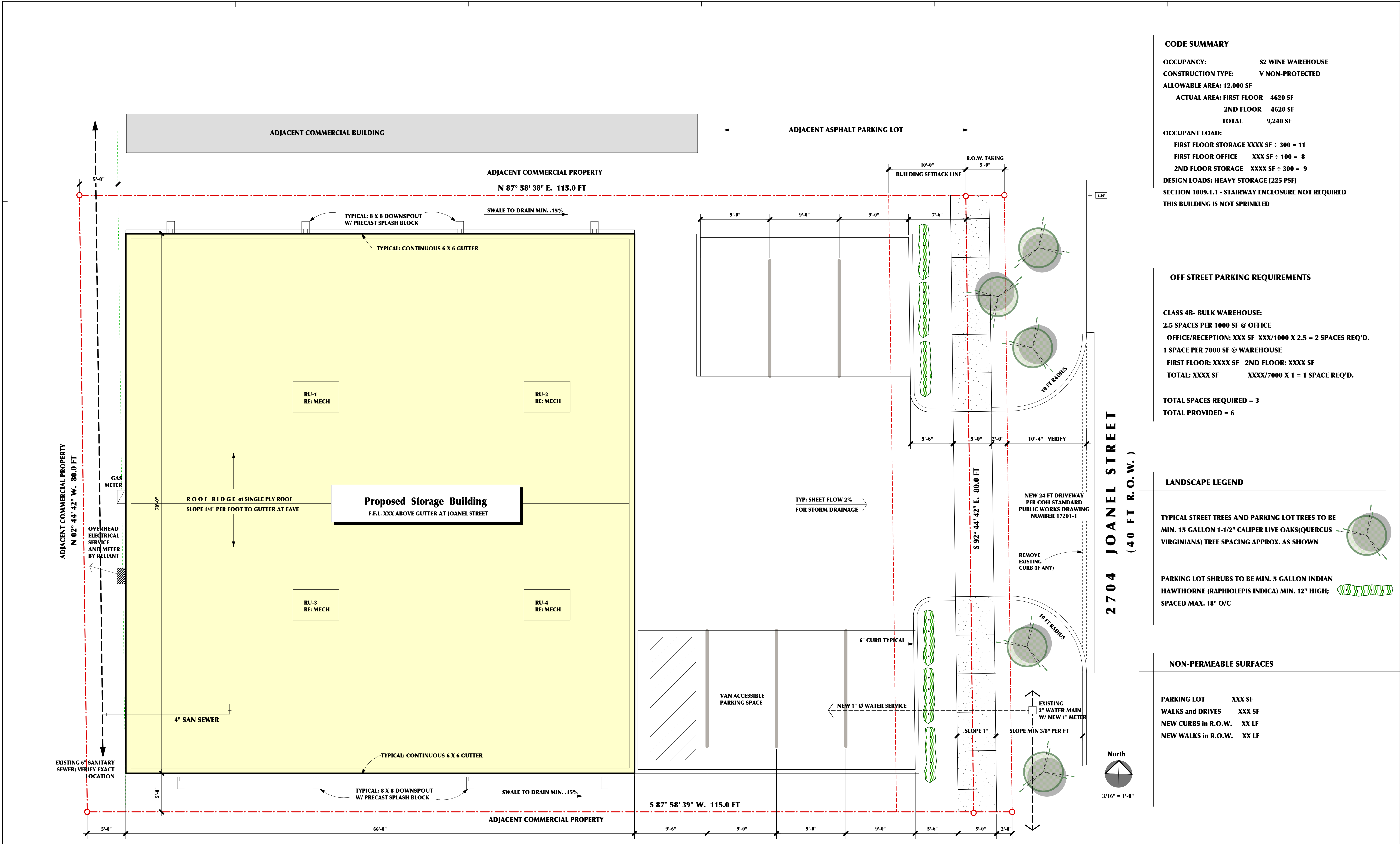
Subdivision Name: Audubon Place partial replat no 4

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



CODE SUMMARY

OCCUPANCY: S2 WINE WAREHOUSE
CONSTRUCTION TYPE: V NON-PROTECTED
ALLOWABLE AREA: 12,000 SF
ACTUAL AREA: FIRST FLOOR 4620 SF
2ND FLOOR 4620 SF
TOTAL 9,240 SF
OCCUPANT LOAD:
FIRST FLOOR STORAGE XXXX SF ÷ 300 = 11
FIRST FLOOR OFFICE XXX SF ÷ 100 = 8
2ND FLOOR STORAGE XXXX SF ÷ 300 = 9
DESIGN LOADS: HEAVY STORAGE [225 PSF]
SECTION 1009.1.1 - STAIRWAY ENCLOSURE NOT REQUIRED
THIS BUILDING IS NOT SPRINKLED

OFF STREET PARKING REQUIREMENTS

CLASS 4B- BULK WAREHOUSE:
2.5 SPACES PER 1000 SF @ OFFICE
OFFICE/RECEPTION: XXX SF XXX/1000 X 2.5 = 2 SPACES REQ'D.
1 SPACE PER 7000 SF @ WAREHOUSE
FIRST FLOOR: XXXX SF 2ND FLOOR: XXXX SF
TOTAL: XXXX SF XXXX/7000 X 1 = 1 SPACE REQ'D.
TOTAL SPACES REQUIRED = 3
TOTAL PROVIDED = 6

LANDSCAPE LEGEND

TYPICAL STREET TREES AND PARKING LOT TREES TO BE MIN. 15 GALLON 1-1/2" CALIPER LIVE OAKS(QUERCUS VIRGINIANA) TREE SPACING APPROX. AS SHOWN

PARKING LOT SHRUBS TO BE MIN. 5 GALLON INDIAN HAWTHORNE (RAPHIOLEPIS INDICA) MIN. 12" HIGH; SPACED MAX. 18" O/C

NON-PERMEABLE SURFACES

PARKING LOT XXX SF
WALKS and DRIVES XXX SF
NEW CURBS in R.O.W. XX LF
NEW WALKS in R.O.W. XX LF

PHIL
SCHAWÉ
ARCHITECT

1522 Glen Oaks
Houston, TX 77008
(713) 880-1518
schawe@aol.com

These Drawings, As Instruments Of Professional Service, Are To Be Used Solely For This Specific Project, And They, Electronic Copies Or Reproductions Thereof, Shall Remain The Property Of The Architect. Any Reproduction Or Reuse, In Whole Or In Part, Of The Ideas, Designs, And/Or Details Shown Herein Without The Express Written Consent Of The Architect Is Prohibited.

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31 AUG 2015 FOR REVIEW

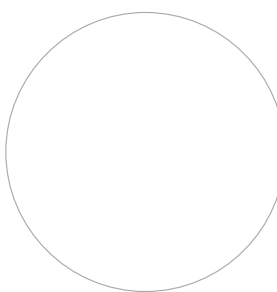
LEGAL DESCRIPTION:

BLOCK 1 UNRESTRICTED RESERVE 'A'
0.2204 ACRE (9,599 SF)
LOT 17 & 20, BLOCK 1, AUDUBON PLACE
VOLUME 321, PAGE 387, H.C.D.R.

Vin de Garde II

PERSONAL WINE CELLARS

2704 JOANEL • HOUSTON, TEXAS



A1.0

Site Plan



Application Number: 2017-0440

Plat Name: Audubon Place partial replat no 4

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 03/17/2017

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

Specific Variance is being sought and extent of variance:

To provide 5' of widening for Joanel rather than 10'.

Chapter 42 Section: 121, 122

Chapter 42 Reference:

Sec 42-121. Dedication of rights of way. (b)When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street. Sec. 42-122. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: (1) 50 feet if adjacent to exclusively single-family residential lots; or 2) 60 feet if adjacent to any other development.

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 Audubon Place subdivision was platted in 1914 with 40' wide street rights-of-way as was customary at the time... Today, more than 100 years later, much of the land is vacant or has low density uses. Audubon Place is not far west of Kirby, the western boundary of the Street Width Exception Area (42-123) and likely should have been included in that area since it shares many of the same characteristics. Joanel is the middle street of the three north/south streets created in Audubon Place. All three extend only from West Alabama to Westheimer, a distance of only 1120 feet. This short distance, and their short distance only 240' apart, limits the potential traffic volume and therefore the need for wide rights-rights-of way This property is to be used for storage and requires only 3 parking spaces although 6 are being provided. With so few vehicles being accommodated, there is no reasonable nexus to require 10' of widening for the street. Full city utilities as well as street paving already exist within the 40; of r.o.w... Other properties along Joanel have been given variances to widen only 5'. While these variances may not be precedents they are an indication that 10' of widening on each side will not be consistently achieved. The proposed 5' of widening will be consistent with the character of this small subdivision with limited street lengths, low traffic volumes, and narrow paving sections. It will provide adequate row without unduly reducing the buildable area of the small lots and shallow depths for non-residential uses.

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

The subdivision was platted 101 year ago with street widths adequate for those times. The subdivision today has low density non-residential uses The area is fully served with utilities and street paving widths are adequate for the limited amount of traffic in the area. The applicant is proposing a low density use and the widening proposed is consistent with the needs of that use...

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

The intent is to have adequate streets to serve as access for the adjacent property and any needed area circulation. Joanel exists only from West Alabama to Westheimer, a distance of approximately 1120'. Area circulation is provided by Edloe, Westheimer, Timmons, and West Alabama.

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

Because of the limited length of streets and the low density use, the variance will not affect the public health, safety or welfare.

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

The basis for the variance is the existing physical circumstances in the area and the low density use proposed...

Houston Planning Commission

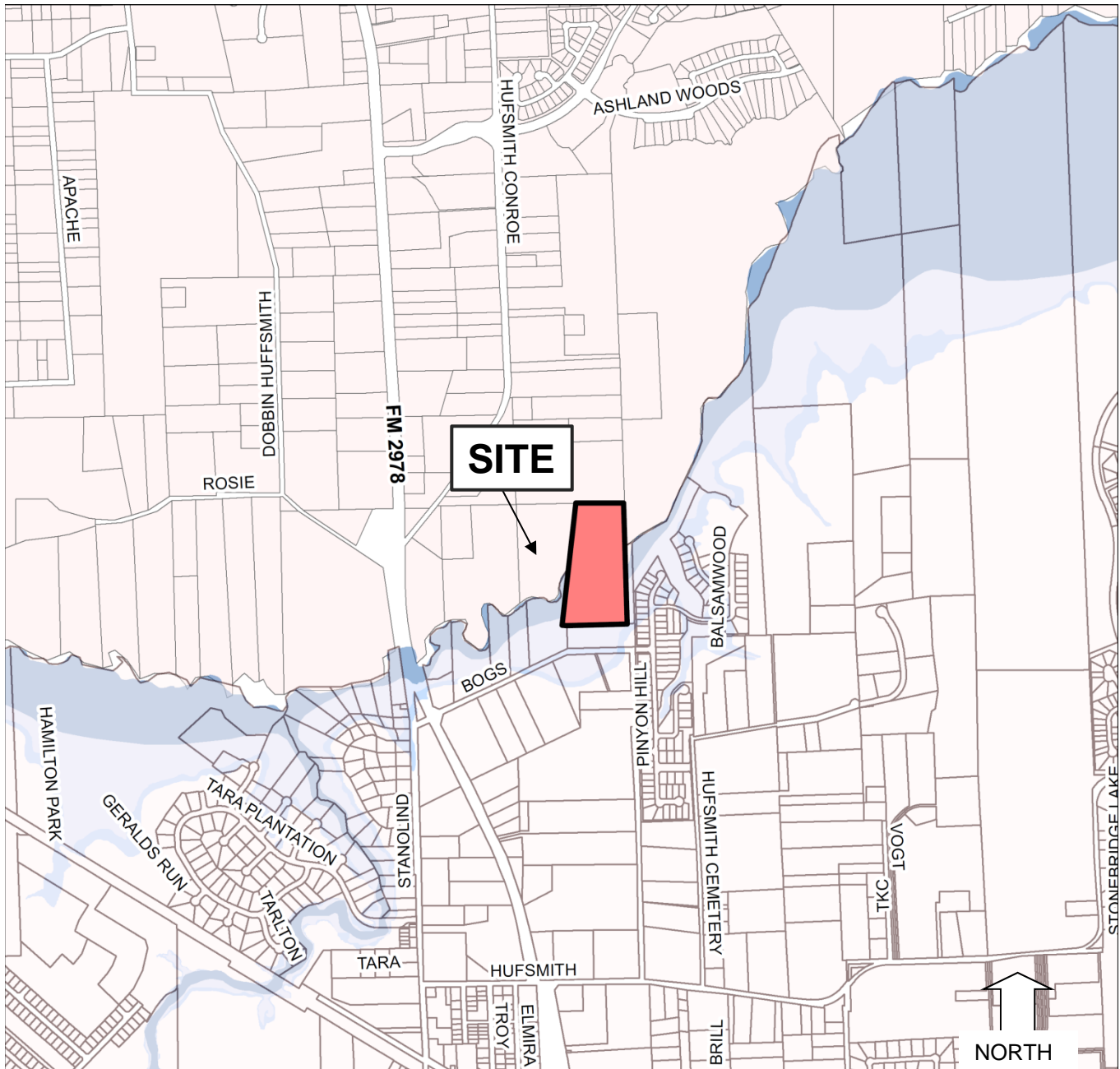
ITEM: 95

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Bogs Road Plant North Site

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

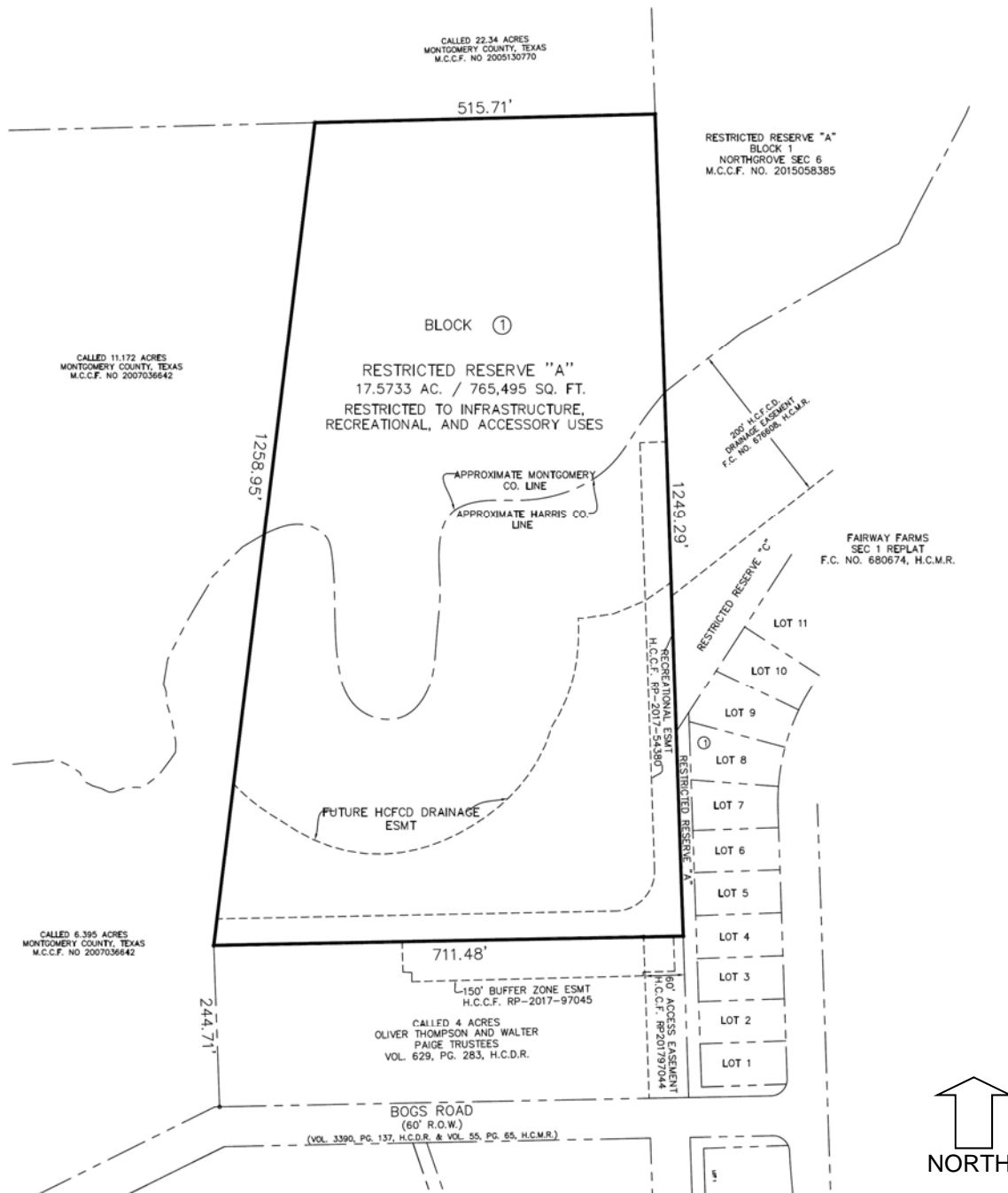
ITEM: 95

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Bogs Road Plant North Site

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

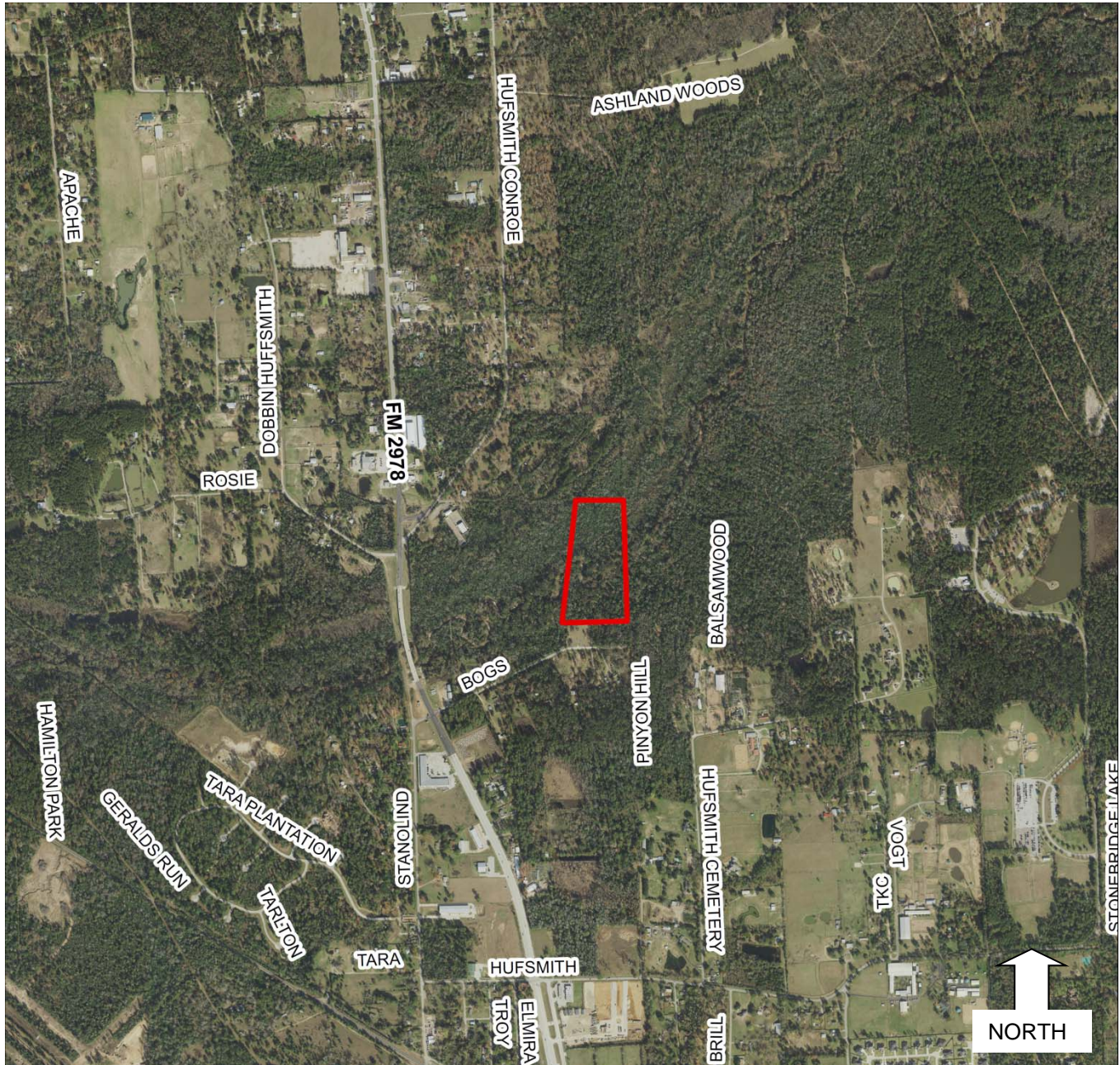
ITEM: 95

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Bogs Road Plant North Site

Applicant: Windrose



D – Variances

Aerial



Application Number: 2017-0487

Plat Name: Bogs Road Plant North Site

Applicant: Windrose

Date Submitted: 03/20/2017

(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: 42-190

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 Bogs 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. When the property was originally platted, its sole point of access was the aforementioned access easement. This 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;

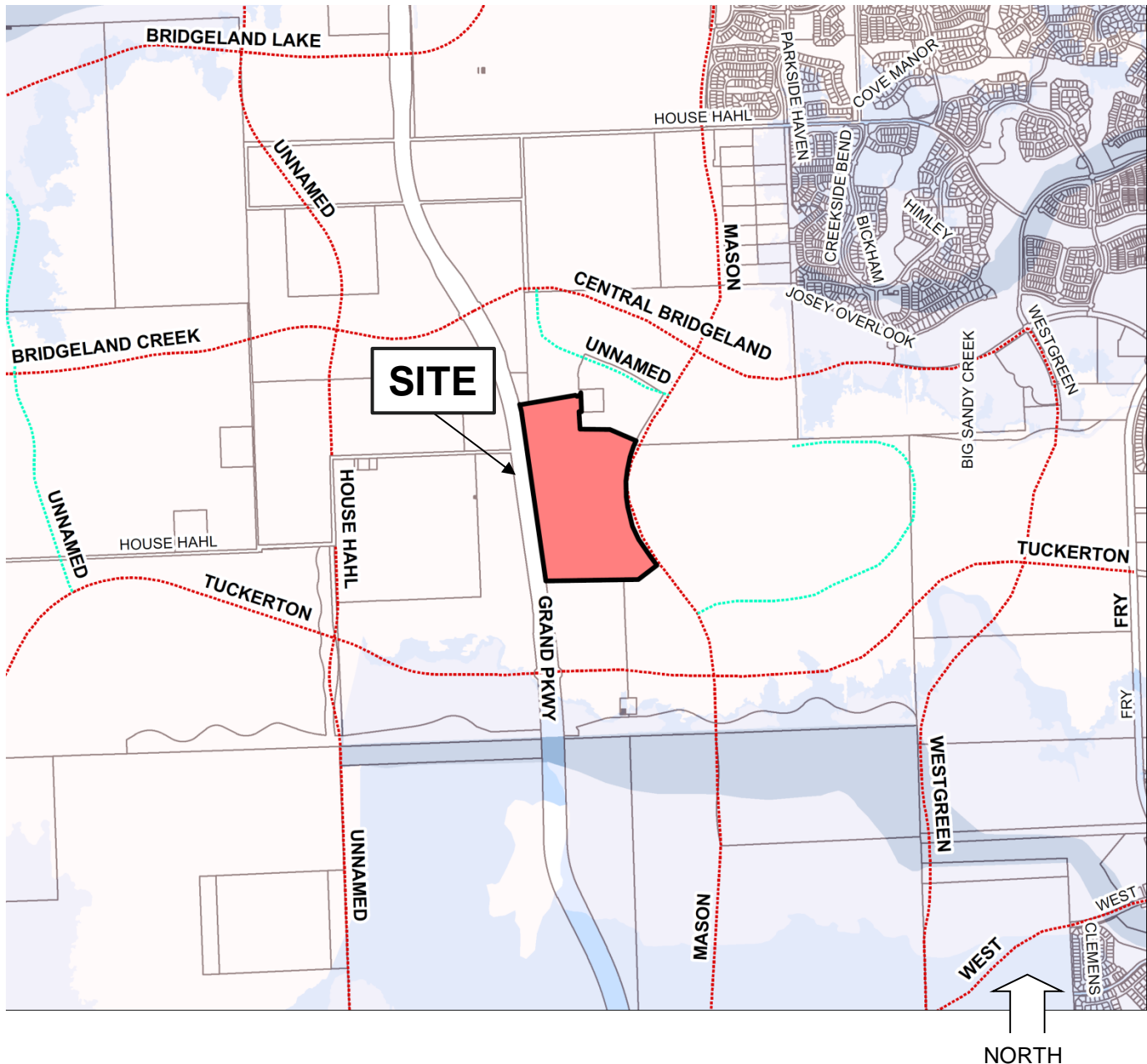
The proposed reserve layout will not be injurious to the public's health, safety or welfare as the property was initially platted in accordance with County regulations prior to 1997 and has functioned very well ever since. The existing access easement provides a safe, single-point of ingress and egress 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.

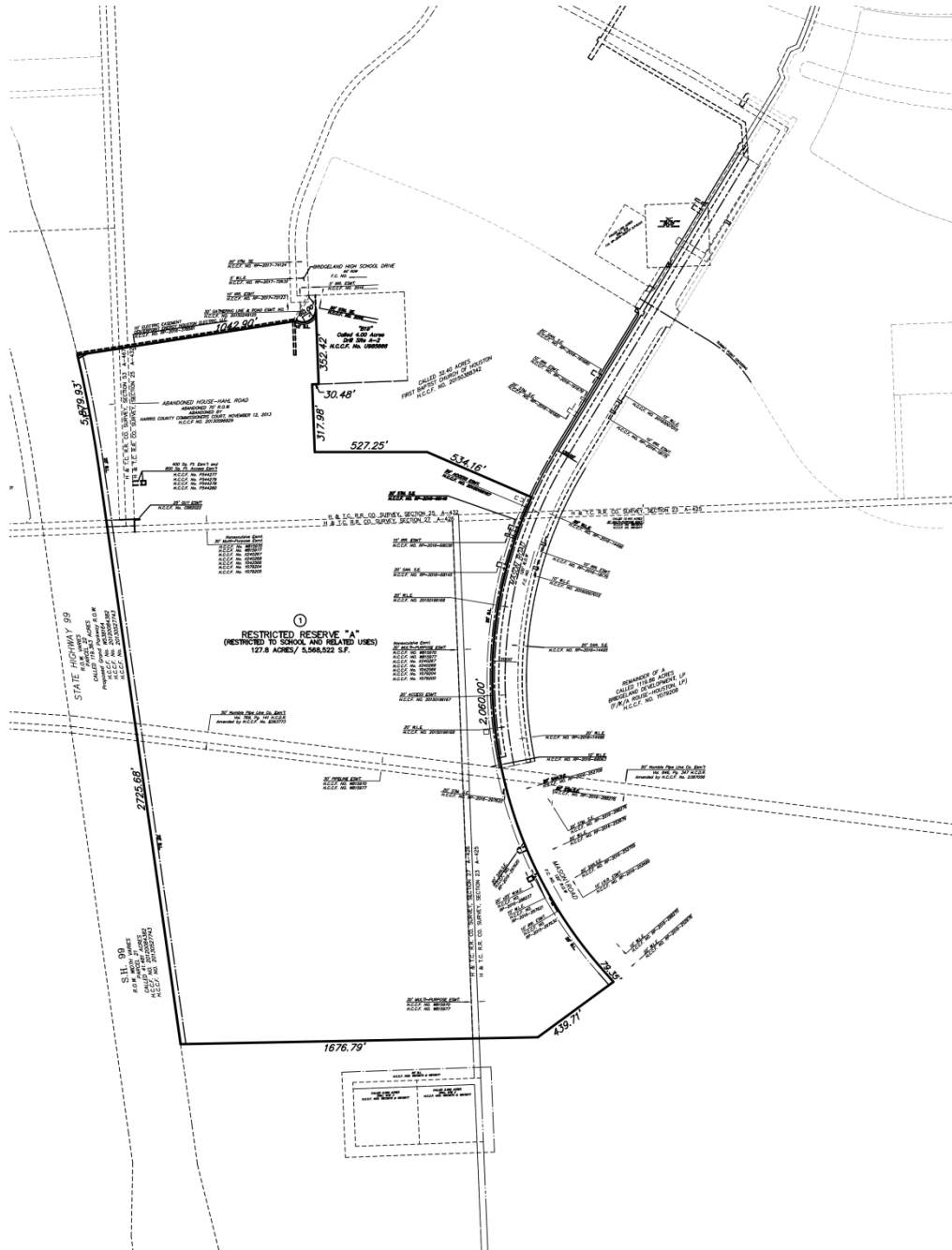
Subdivision Name: Bridgeland Cy Fair ISD Mason Road Multi School Site

Applicant: BGE, Inc.



Subdivision Name: Bridgeland Cy Fair ISD Mason Road Multi School Site

Applicant: BGE, Inc.



Houston Planning Commission

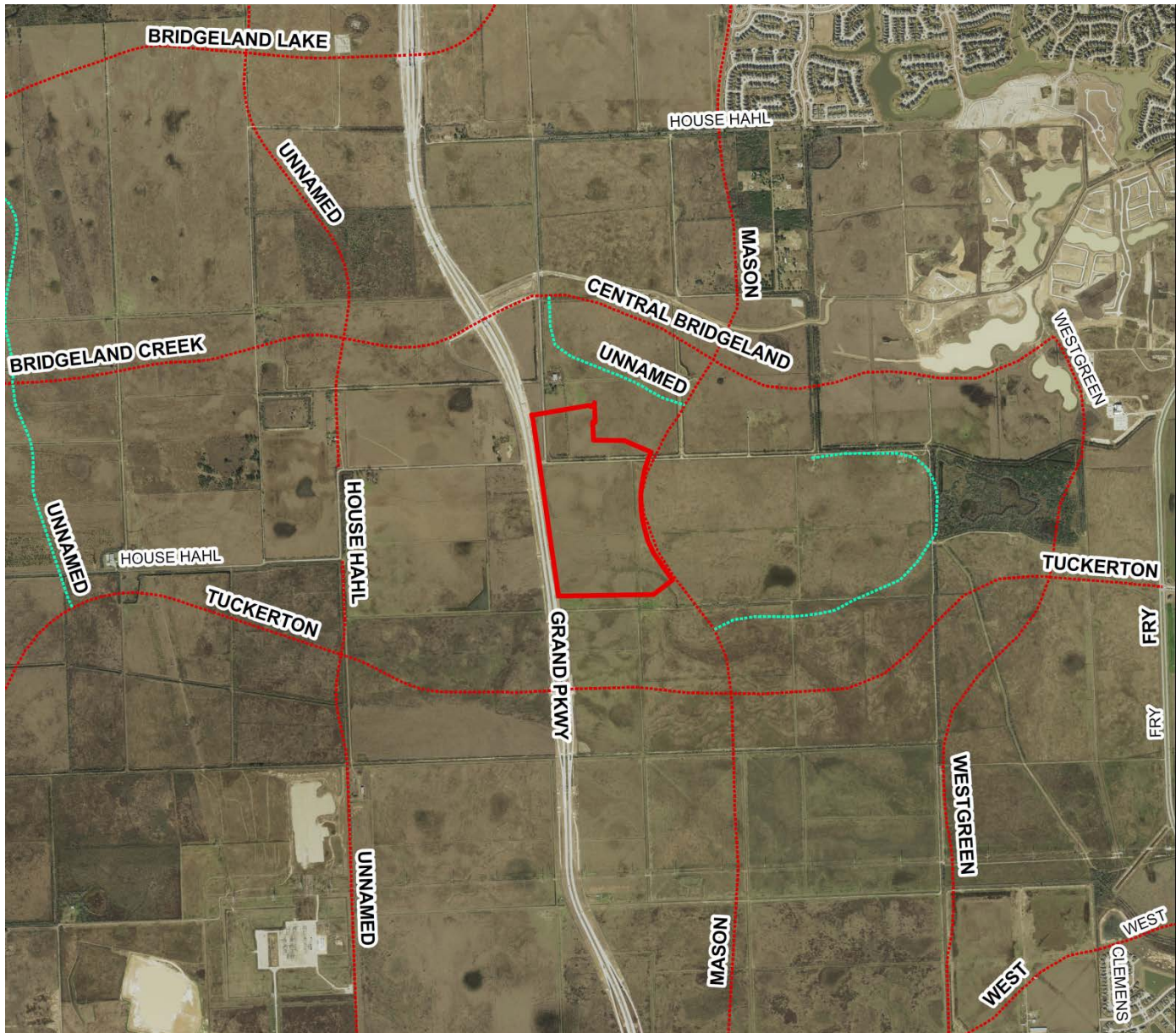
ITEM: 96

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Bridgeland Cy Fair ISD Mason Road Multi School Site

Applicant: BGE, Inc.



D – Variances

Aerial



Application Number: 2017-0432

Plat Name: Bridgeland Cy Fair ISD Mason Road Multi School Site

Applicant: BGE, Inc.

Date Submitted: 03/17/2017

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

Specific Variance is being sought and extent of variance:

To allow an intersection spacing length of \pm 5,700-feet along Mason Road between Summit Point Crossing and the proposed extension of Tuckerton Road.

Chapter 42 Section: 42-127

Chapter 42 Reference:

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

Statement of Facts

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

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

The subject 127.8 acre tract, a proposed multi-school campus, is located adjacent to and west of proposed Mason Road (please refer to Mason Road Street Dedication Sec 1), east of the Grand Parkway (S.H. 99), and between Bridgeland Creek Parkway and the proposed extension of Tuckerton Road as reflected on the latest approved general plan, Bridgeland Parkland Village. An east west connection to the Grand Parkway (S.H. 99) is not possible as access is denied to the Grand Parkway for the entire length of the subject tract. Please refer to the enclosed TxDOT parcel surveys reflecting the access denied notation.

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

The variance is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon TxDOT's access denied requirement along Grand Parkway (S.H. 99).

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

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The purpose of the Chapter is to create sufficient circulation and access for the surrounding areas. Sufficient circulation is to be provided by Mason Road, Summit Point Crossing, Bridgeland Creek Parkway, Tuckerton Road, and the Grand Parkway.

(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. Adequate circulation will be provided by Mason Road, Summit Point Crossing, Bridgeland Creek Parkway, Tuckerton Road, and the Grand Parkway.

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

Economic hardship is not the sole justification of the variance. The justification for the variance is access is denied to the Grand Parkway for the entire length of the tract.

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 3/30/2017

Subdivision Name: Eunice Villas

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

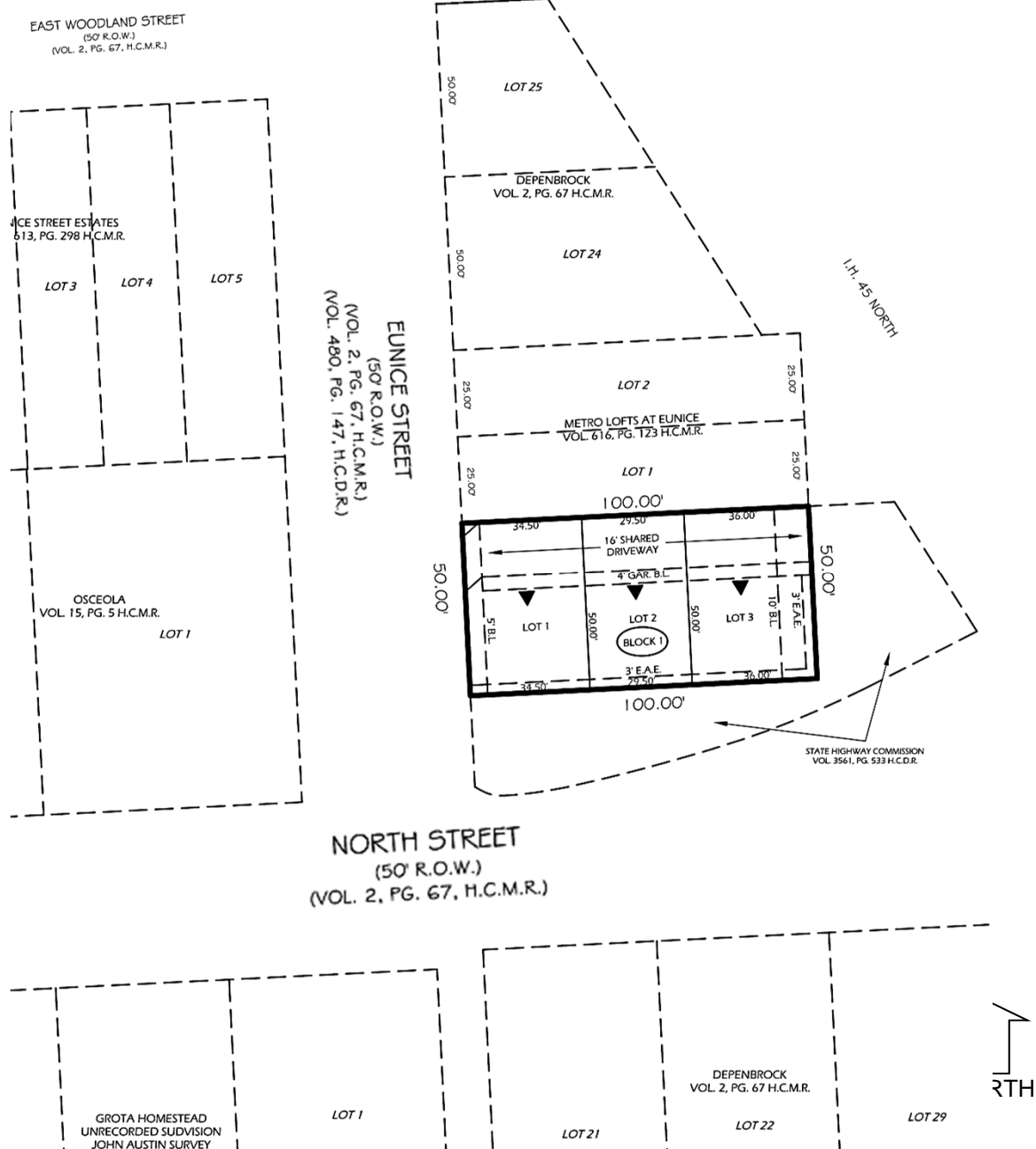
ITEM: 97

Planning and Development Department

Meeting Date: 3/30/2017

Subdivision Name: Eunice Villas

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

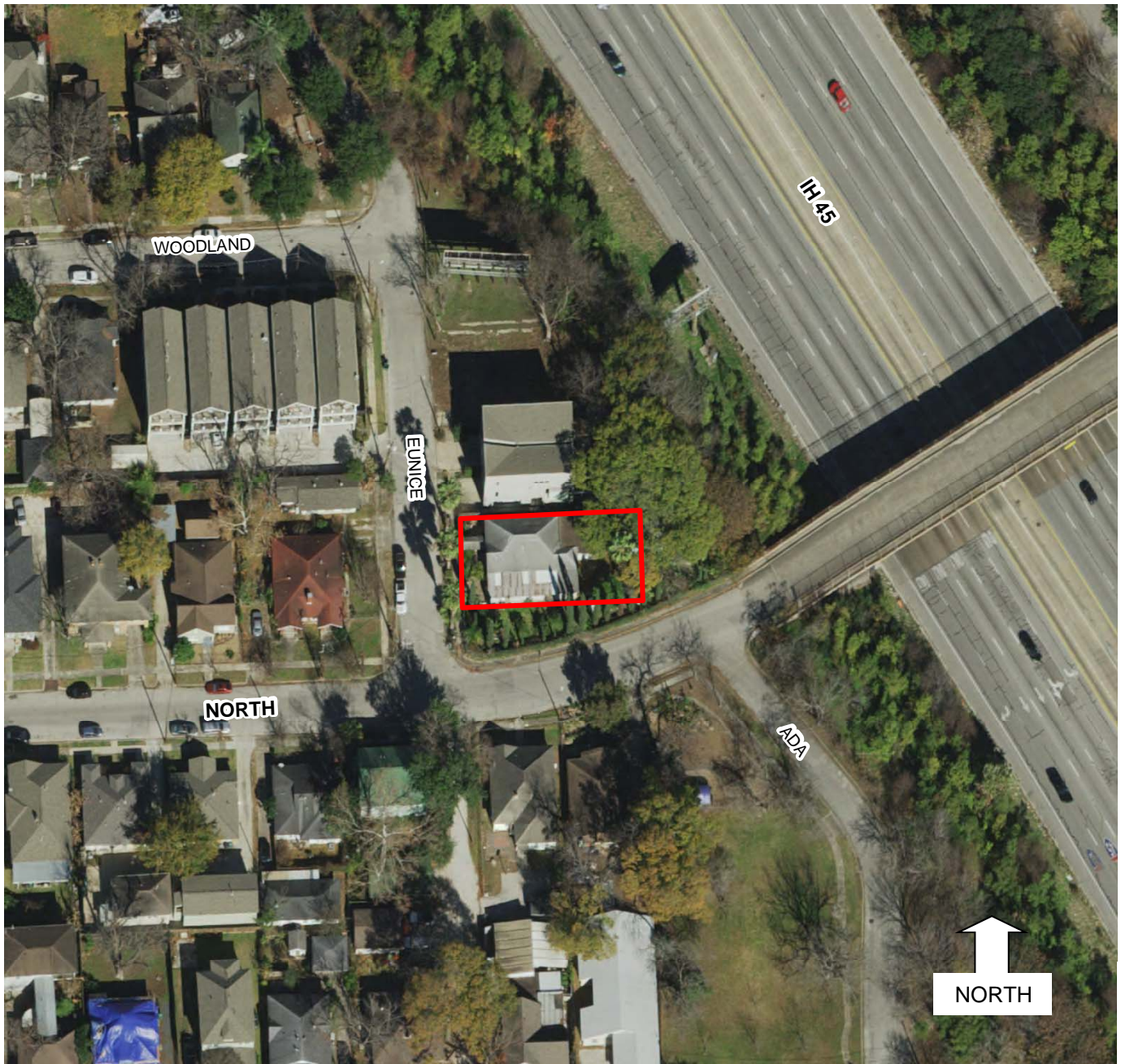
ITEM: 97

Planning and Development Department

Meeting Date: 3/30/2017

Subdivision Name: Eunice Villas

Applicant: Owens Management Systems, LLC



D – Variances

Aerial

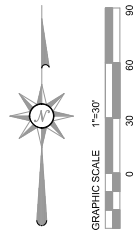
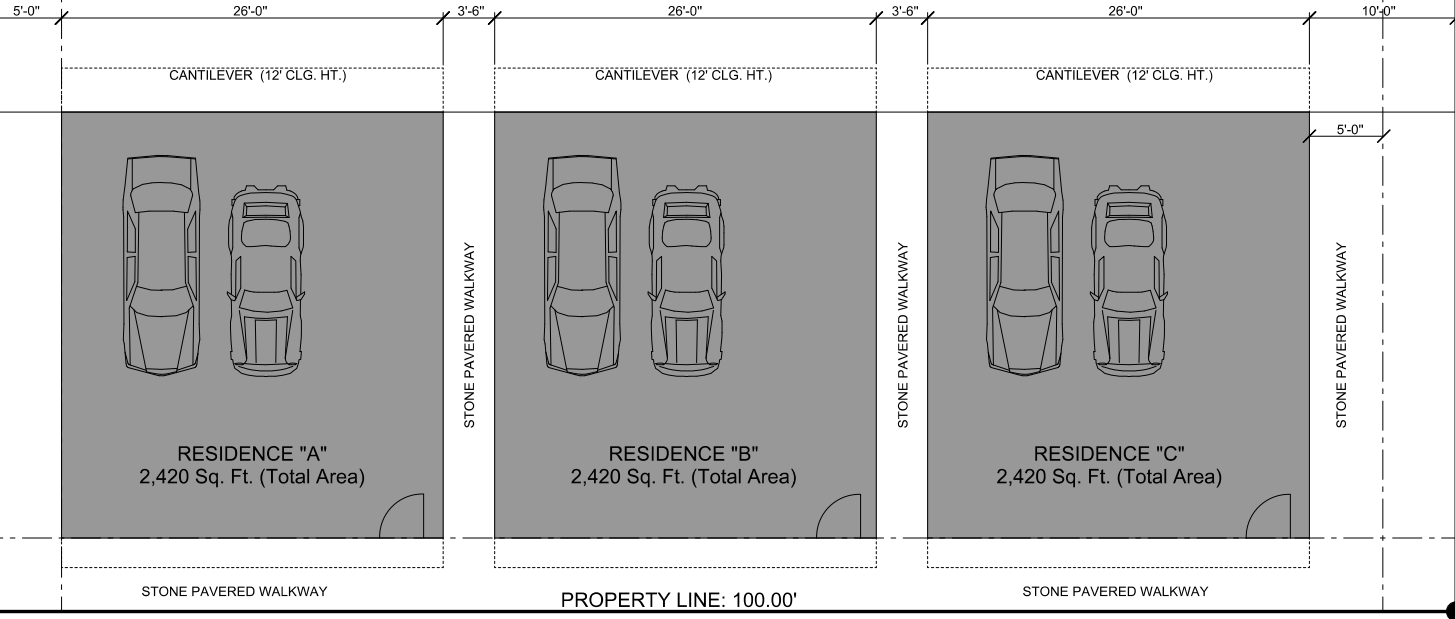
Eunice Street

Lot 14, Depenbrock Block, Harris County, Texas

PROPERTY LINE: 100.00'

16'-0" SHARED DRIVE

PROPERTY LINE: 50.00'



Lot 11
(PROPOSED GARDEN/ TERRACE)

North Street
(50' R.O.W.)

PROPOSED SITE PLAN
SCALE: N.T.S.



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ARCHITECTURE + ENGINEERING

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Email: lastrapecollection@yahoo.com

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Project: Eunice St.
Project Address: 3106 Eunice St, Houston, Tx., 77009

DATE:	2.28.2017
PROJECT #:	
CAD DRAWING FILE:	
DRAWN BY:	J.A.L.
CHECKED BY:	

SCALE: N.T.S.
REVISIONS:

Site Plan



Application Number: 2017-0470

Plat Name: Eunice Villas

Applicant: Owens Management Systems, LLC

Date Submitted: 03/20/2017

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

Specific Variance is being sought and extent of variance:

A variance is sought for a 10-foot building line for residential lot that backs onto a major thoroughfare.

Chapter 42 Section: 152

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. (b) A building line requirement of ten feet is authorized for that portion of a single-family residential lot that backs onto a major thoroughfare, provided that the subdivision plat contains a notation that: (1) The area 15 feet behind the building line along the major thoroughfare is restricted to use as a one-story, uninhabited garage; and (2) Vehicular access cannot be taken from the major thoroughfare.

Statement of Facts

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

Depenbrook Block subdivision was recorded in 1809 as one block with 20 lots. In 1985, per Volume 3561, Page 533 HCDR, State of Texas House Bill 179, all of lot 11 and part of lot 10, 4,075 sq. ft. was acquired for I-45. The residual undeveloped right-of-way is 36.2 feet from the subject lot rear property line to I-45 grade separation and approximately 25 feet from the east property line to North Street. Eunice Street is a platted 50' right-of-way with a 27.9 foot paved section, curb and gutter. The property is 25.8 feet from the corner of North Street and Eunice Street. North Street, west of Eunice, leads to the bridge over I-45. The owner proposes to construct 3 townhomes with a shared driveway.

(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 widening configuration along I-45 created the residual undeveloped right-of-way between the rear property line with a steep grade separation.

(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. Due to the steep grade separation, there is no vehicular access to I-45. Requiring a 25' bl along the rear property line will create an undue hardship since there is no access to the rear lot from I-45.

(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. Vehicular access is prohibited from I-45. There is an existing chain link fence along the residual undeveloped right-of-way.

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

Economic hardship is not the sole justification of the variance. The only point of access to the lot from Eunice Street.

Houston Planning Commission ITEM: 98

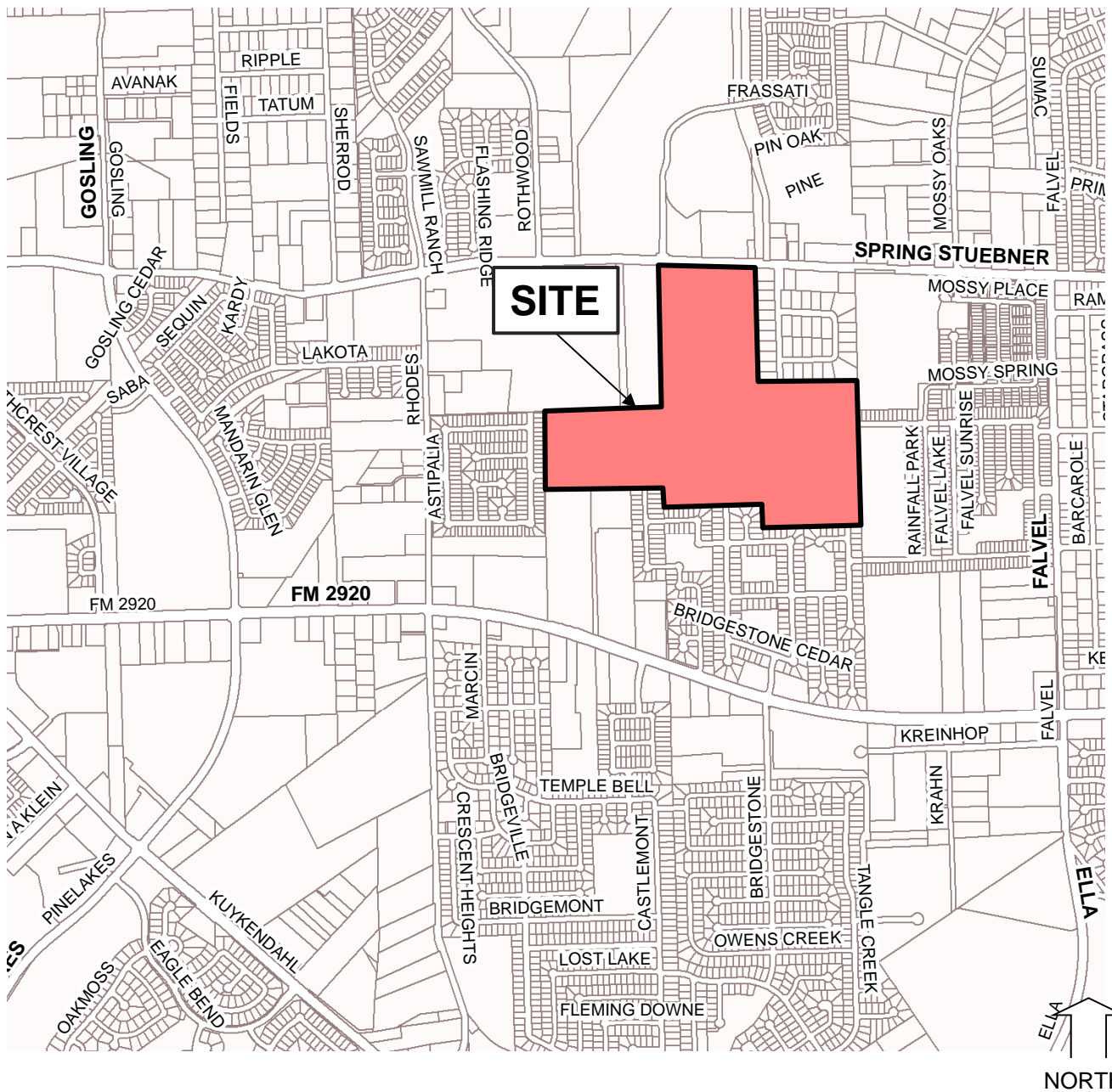
ITEM: 98

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Fuchs Tract GP (DEF 1)

Applicant: Bates American-Lupher Land Surveyors, Inc.



D – Variances

Site Location

Subdivision

Houston Planning Commission

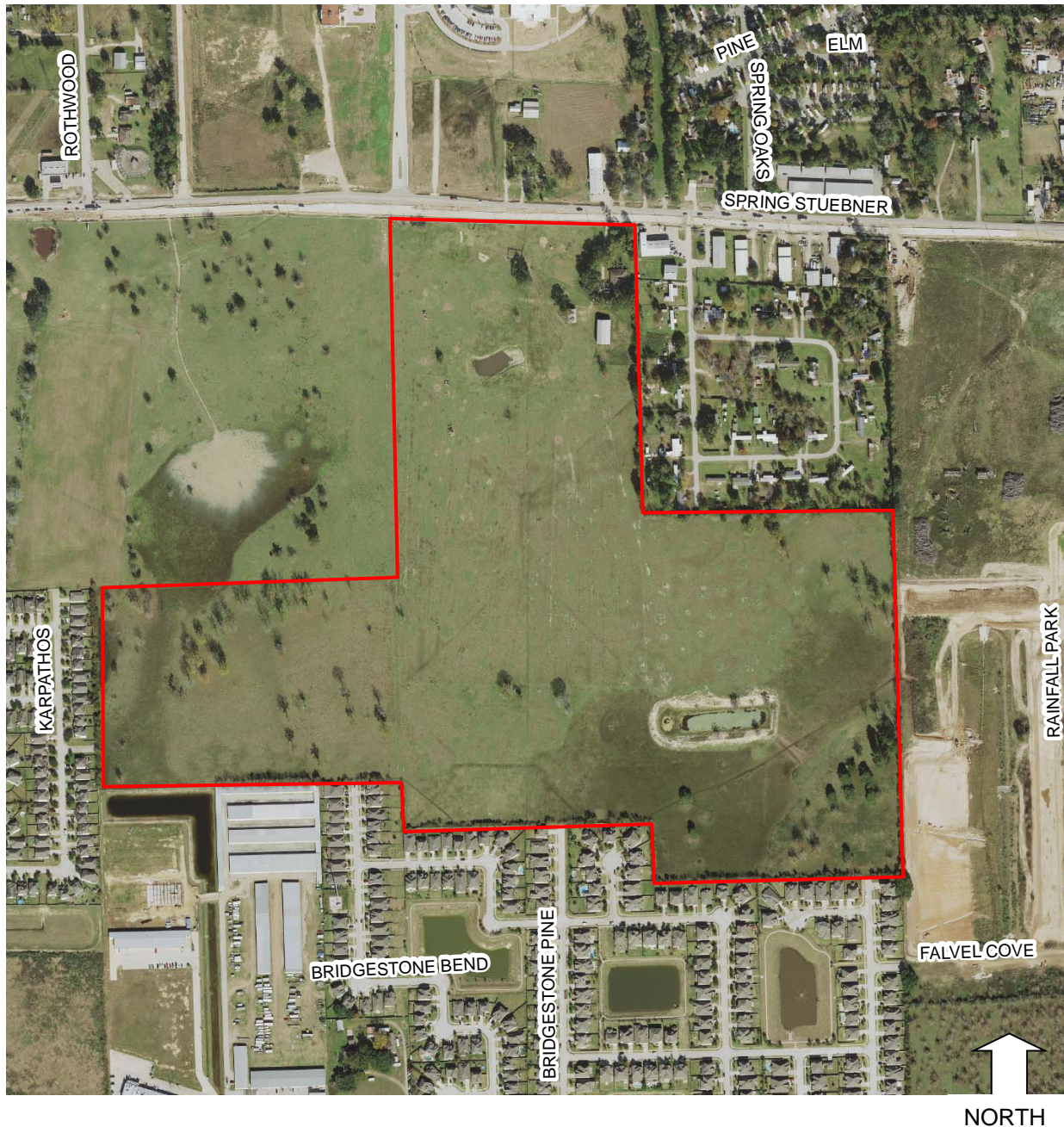
ITEM: 98

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Fuchs Tract GP (DEF 1)

Applicant: Bates American-Lupher Land Surveyors, Inc.



D – Variances

Aerial







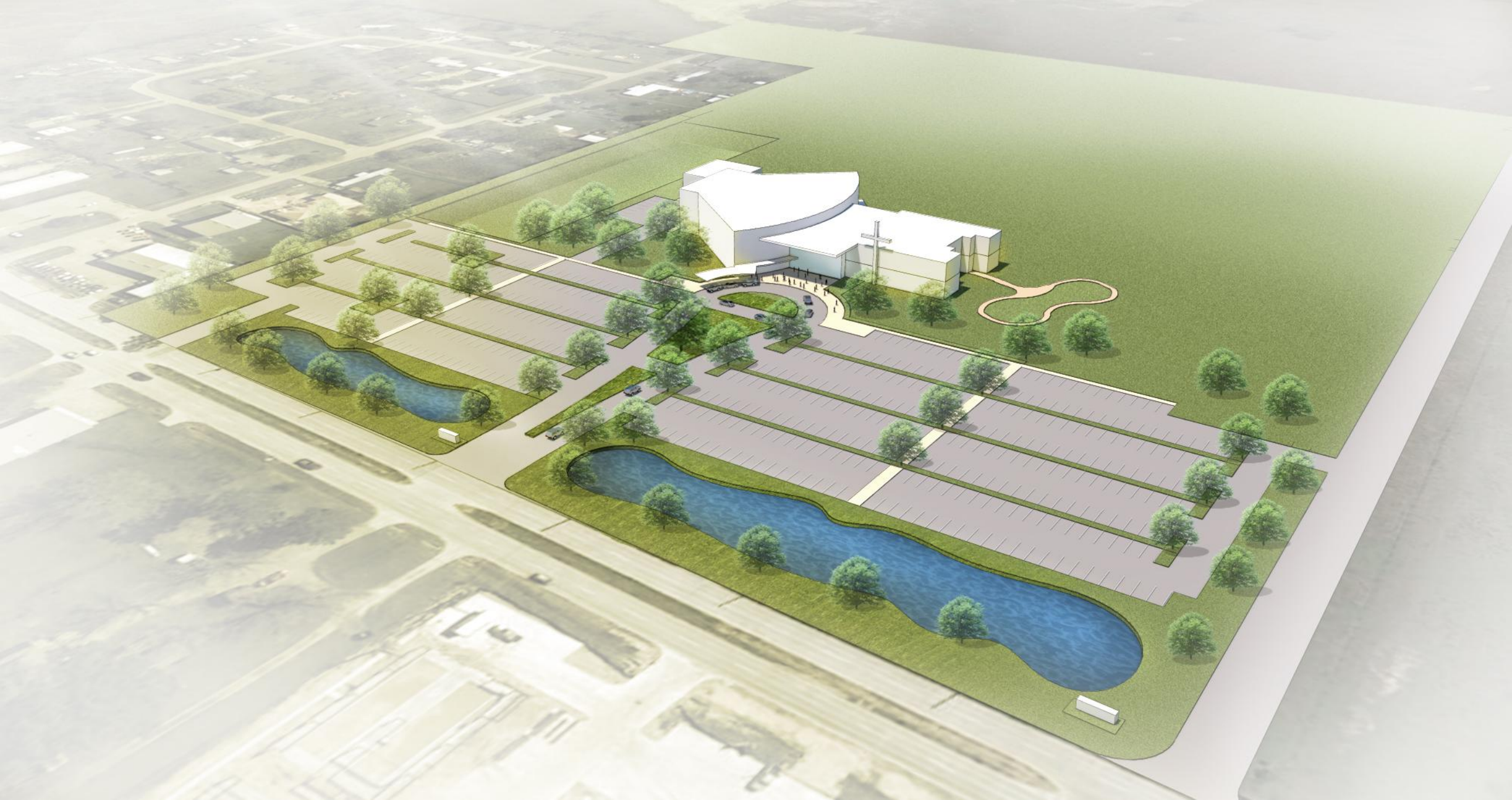
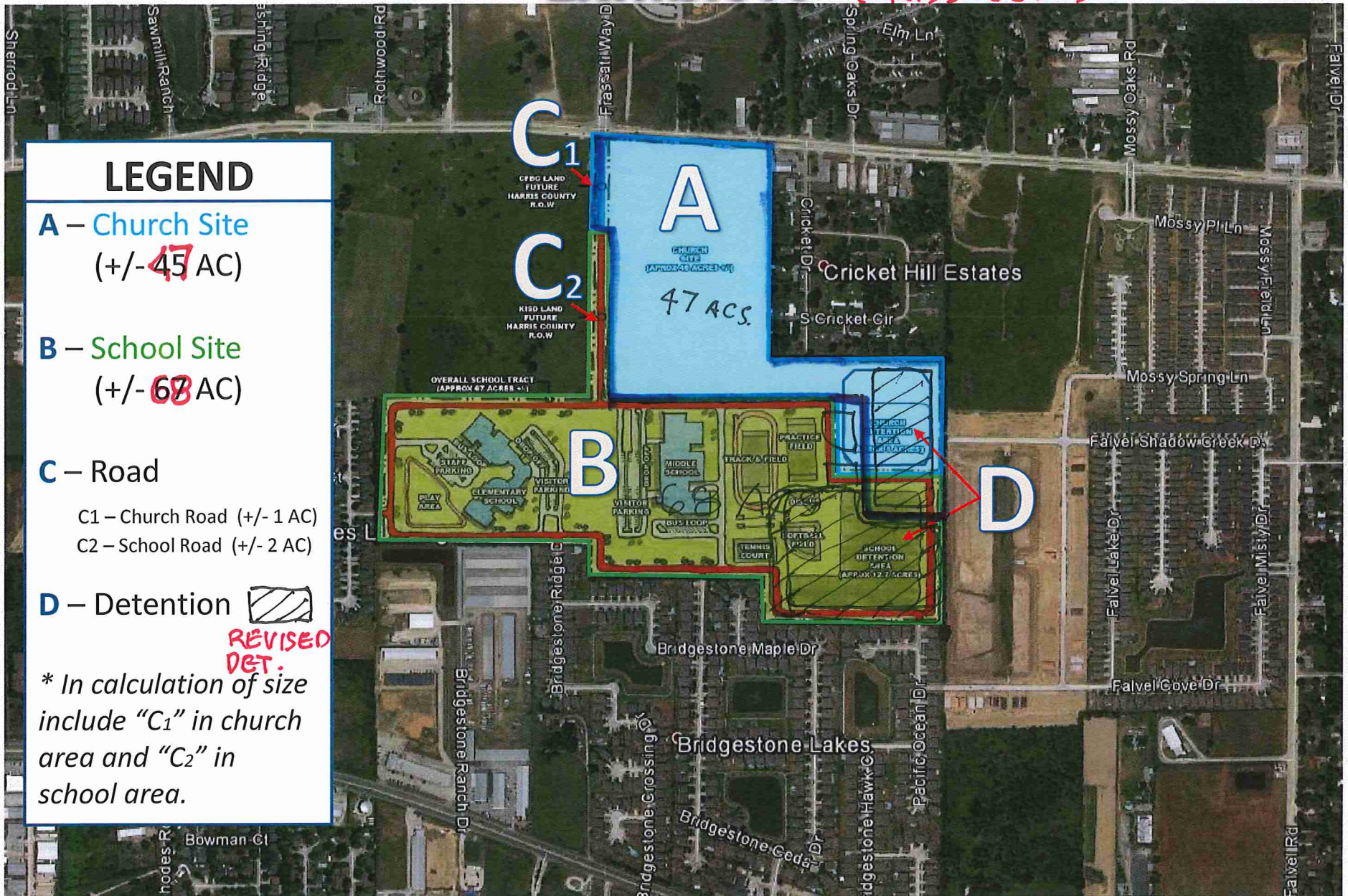


Exhibit A

REVISED TO REFLECT FINAL TRACT LIMITS FOR CPBC 47 AC & KISD 68 ACS. **PRK**



Fuchs Site - Spring Stuebner
Klein Independent School District

Conceptual Site Plan with Church Option A





Application Number: 2017-0409

Plat Name: Fuchs Tract GP

Applicant: American-Lupher Land Surveyors, Inc.

Date Submitted: 03/06/2017

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

Specific Variance is being sought and extent of variance:

To not provide an east-west street

Chapter 42 Section: 128

Chapter 42 Reference:

Section 42-128: Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Statement of Facts

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

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

Strict application of this requirement will create an impractical development which will be contrary to sound public policy. The owner is planning to dedicate future Port Aegean Drive and Frassati Way in an east-west direction over a portion of the subject property. Currently there exists a 50-foot wide pipeline easement in a north-south direction. Extending a county approved road across said pipeline would require extensive expenditures. The owner did not create the pipeline easement. Because of the existing pipeline the block length can be extended to 2,400-feet for an east-west street. The distance from Spring-Stuebner Road (east-west street) to Bridgestone Path Drive (east-west street) is approximately 2,600-feet. The east side of the property will be bounded by a detention pond for the development which would not provide a tie-in to the east side of the property for an east-west street. Lastly, the northern portion of the east line does not have a stub street.

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

Dedicating the local street is a requirement of Chapter 42 of the City of Houston Code of Ordinances. The existing pipeline and the detention ponds as required are not a hardship created by the owner. In addition, the owner is dedicating two east-west streets over a portion of the site to facilitate traffic circulation.

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

The surrounding tracts of land all have adequate access to their property from the existing streets. Police, fire, and other emergency personnel have access to these tracts of land as well. The majority of the motorist traffic in this area utilizes Spring-Stuebner Road. In addition, the owner is dedicating two east-west streets and a north-south street over a portion of the site to facilitate traffic circulation.

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

The health and safety of the public will not be compromised because adequate traffic circulation currently exists in the area. Fire, Police, and EMS services have access to the applicant's tract and all surrounding tracts via Spring-Stuebner Road and the three future streets as shown on the GP.

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

Economic hardship is not the reason for the variance request. The owner plans to dedicate three new roads as shown on the GP. The road pattern shown on the GP is the most practical design. The owner is not asking for no future roads and plans to dedicate the roads shown on the GP to help maintain traffic circulation.



Application Number: 2017-0409

Plat Name: Fuchs Tract GP

Applicant: American-Lupher Land Surveyors, Inc.

Date Submitted: 03/06/2017

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

Specific Variance is being sought and extent of variance:

The owner is requesting a variance from the requirement to no extend or provide a Cul-de-sac at Pacific Ocean Drive, Cricket Drive, and Falvel Shadow Creek Drive.

Chapter 42 Section: 134

Chapter 42 Reference:

Section 42-131: 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

Statement of Facts

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

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

Strict application of this requirement will create an impractical development which will be contrary to sound public policy. The owner is planning to dedicate future Port Aegean Drive and Frassati Way in an east-west direction over a portion of the subject property. Currently there exists a 50-foot wide pipeline easement in a north-south direction. Extending a county approved road across said pipeline would require extensive expenditures. The owner did not create the pipeline easement. Because of the existing pipeline the block length can be extended to 2,400-feet for an east-west street. The distance from Spring-Stuebner Road (east-west street) to Bridgestone Path Drive (east-west street) is approximately 2,600-feet. The owner is also dedicating future Frassati Way in a north-south direction. The owner is required to provide detention ponds on the subject tract. The ponds have been designed as shown on the GP and are adjacent to the south and east line of the subject tract. The detention ponds are 30-feet internal to the subject tract. There is not enough land to provide the cul-de-sac bulbs.

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

Dedicating the local street is a requirement of Chapter 42 of the City of Houston Code of Ordinances. The existing pipeline and the detention ponds as required are not a hardship created by the owner. In addition, the owner is dedicating two east-west streets over apportion of the site to facilitate traffic circulation. The required detention ponds is what created the hardship and was not imposed by the owner. These ponds are required as a condition of approval and development.

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

The surrounding tracts of land all have adequate access to their property from the existing streets. Police, fire, and other emergency personnel have access to these tracts of land as well. The majority of the motorist traffic in this area utilizes Spring-Stuebner Road. In addition, the owner is dedicating two east-west streets and a north-south street over a portion of the site to facilitate traffic circulation.

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

The health and safety of the public will not be compromised because adequate traffic circulation currently exists in the area. Fire, Police, and EMS services have access to the applicant's tract and all surrounding tracts via Spring-Stuebner Road and the three future streets as shown on the GP.

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

Economic hardship is not the reason for the variance request. The owner plans to dedicate three new roads as shown on the GP. The road pattern shown on the GP is the most practical design. The owner is not asking for no future roads and plans to dedicate the roads shown on the GP to help maintain traffic circulation. Lastly, the cul-de-sacs cannot be built because of the detention pond requirement.

Houston Planning Commission

ITEM: 99

Planning and Development Department

Meeting Date: 03/30/2017

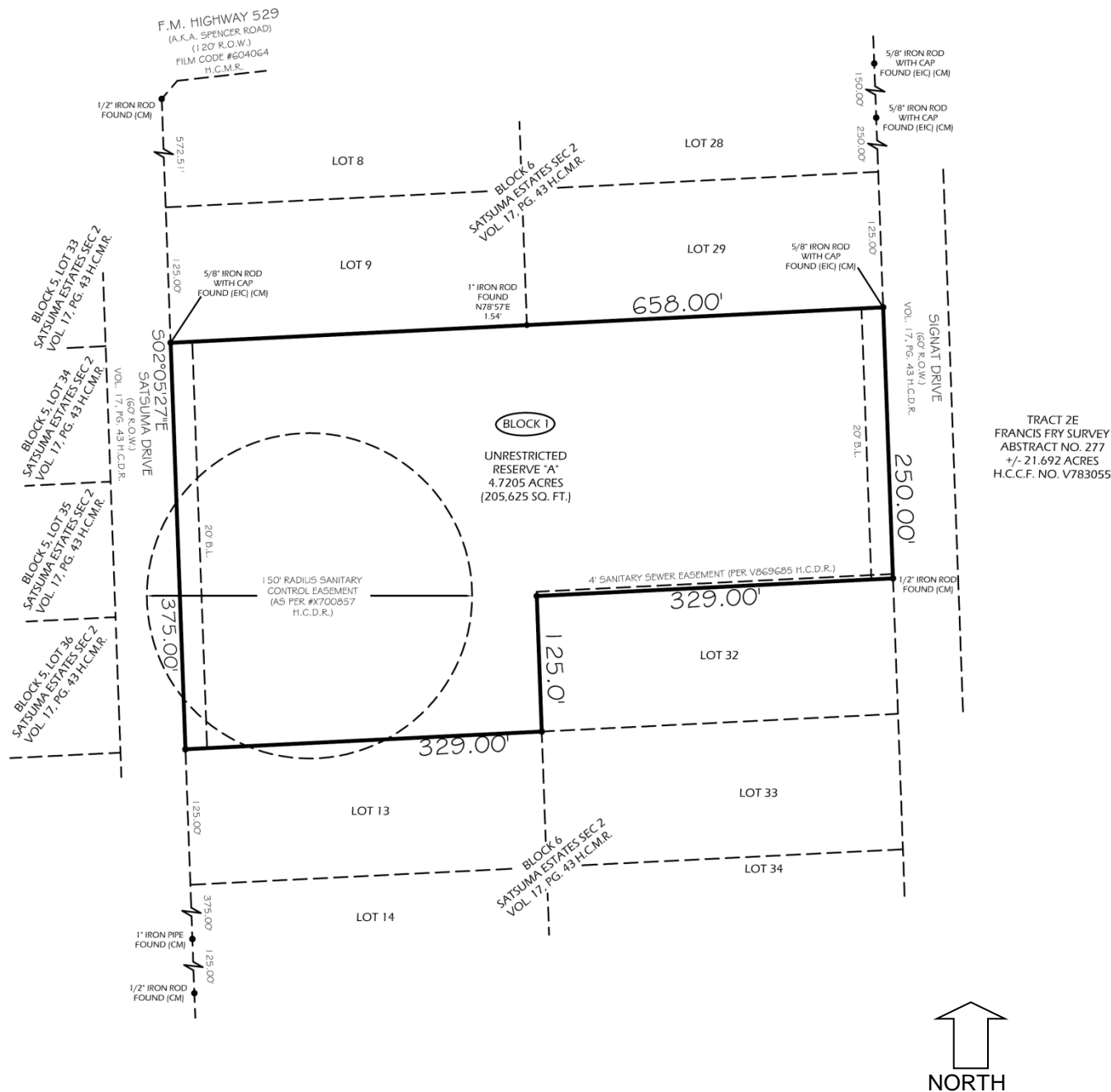
Subdivision Name: Gurwara Nanaksar Temple

Applicant: Owens Management Systems, LLC



Subdivision Name: Gurwara Nanaksar Temple

Applicant: Owens Management Systems, LLC



Houston Planning Commission

ITEM: 99

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Gurwara Nanaksar Temple

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



Application Number: 2017-0499

Plat Name: Gurwara Nanaksar Temple

Applicant: Owens Management Systems, LLC

Date Submitted: 03/20/2017

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

Specific Variance is being sought and extent of variance:

A variance is sought to to exceed 1400 feet by not providing an east/west street

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. - Intersections of local streets. (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or

Statement of Facts

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

The imposition of the terms, rules, conditions, policies and standards of the this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land. Satsuma Estates Sec 1 was platted in 1940 with 60' right-of-way. The block length per plat is 2540 feet. The area is suburban with mixed residential and commercial land use. The parcel on the west side of Signat is 21+ acre undeveloped land. The distance from the northern plat boundary to Spencer Road is 1075 feet. The distance from the to the southern plat boundary to Emmett Road is 1565 feet. The Gurdwara Nanaksar Temple(GNT) began acquiring the parcels in 1997 with most recent land acquisition in 2015. GNT is proposing to add an addition to the Temple which would cross lot lines.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The block length was established in the subdivision plat recorded in 1940 prior to Chapter 42. Included in the 4.7205 acre tract are several buildings used for religious purposes.

(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 subject property is located between Spencer Road and Emmett Road. An east/west ROW will not improve vehicle circulation.

(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 area is mixed use with lot and commercial reserve. The existing 60-foot right-of-way meets Chapter 42 requirements.

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

Economic hardship is not the sole justification of the variance. Requiring ROW dedication within the plat boundary is not a reasonable use of the land.

Houston Planning Commission

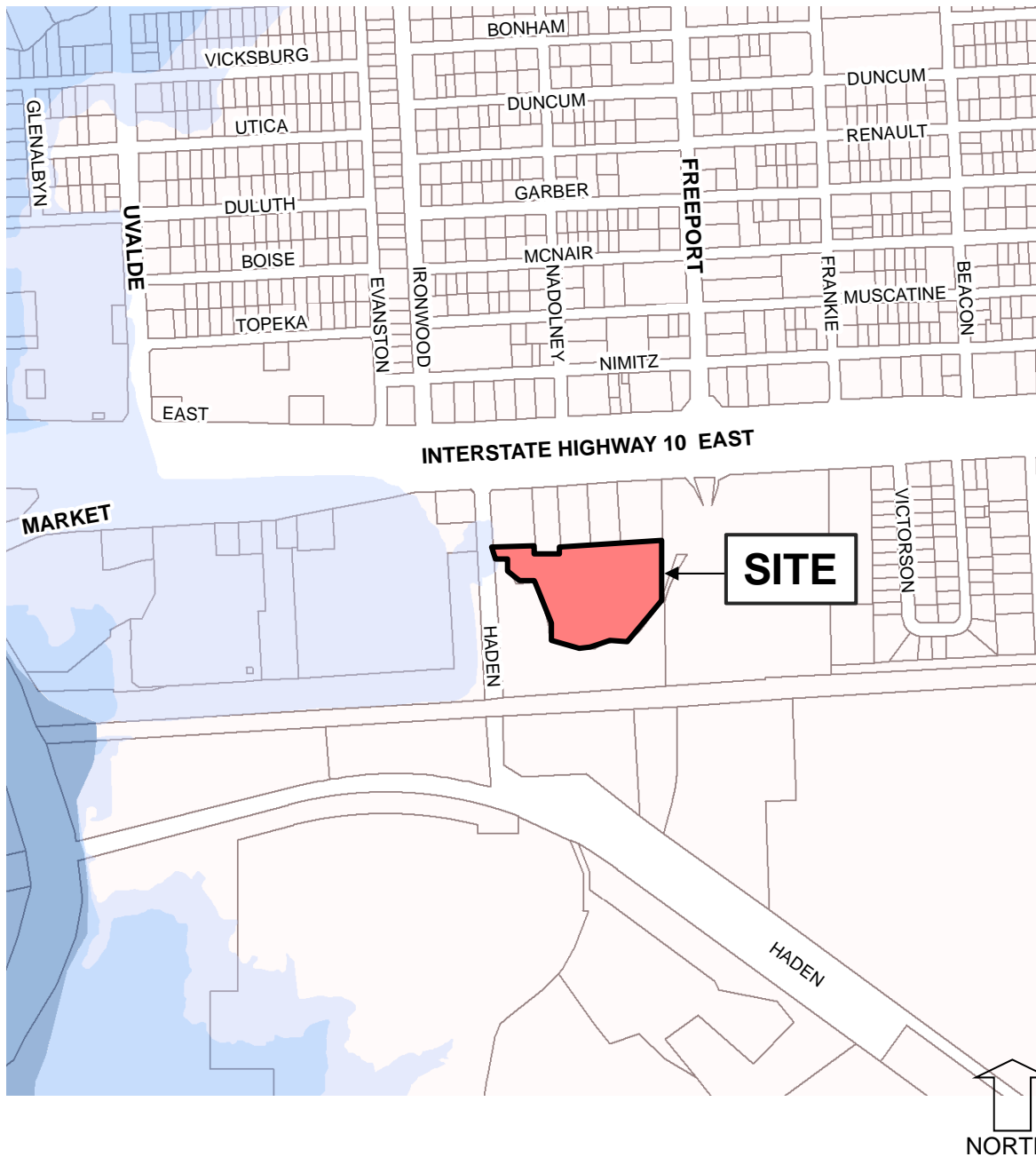
ITEM: 100

Planning and Development Department

Meeting Date: 3/30/2017

Subdivision Name: I 10 East at Freeport partial replat no 1

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

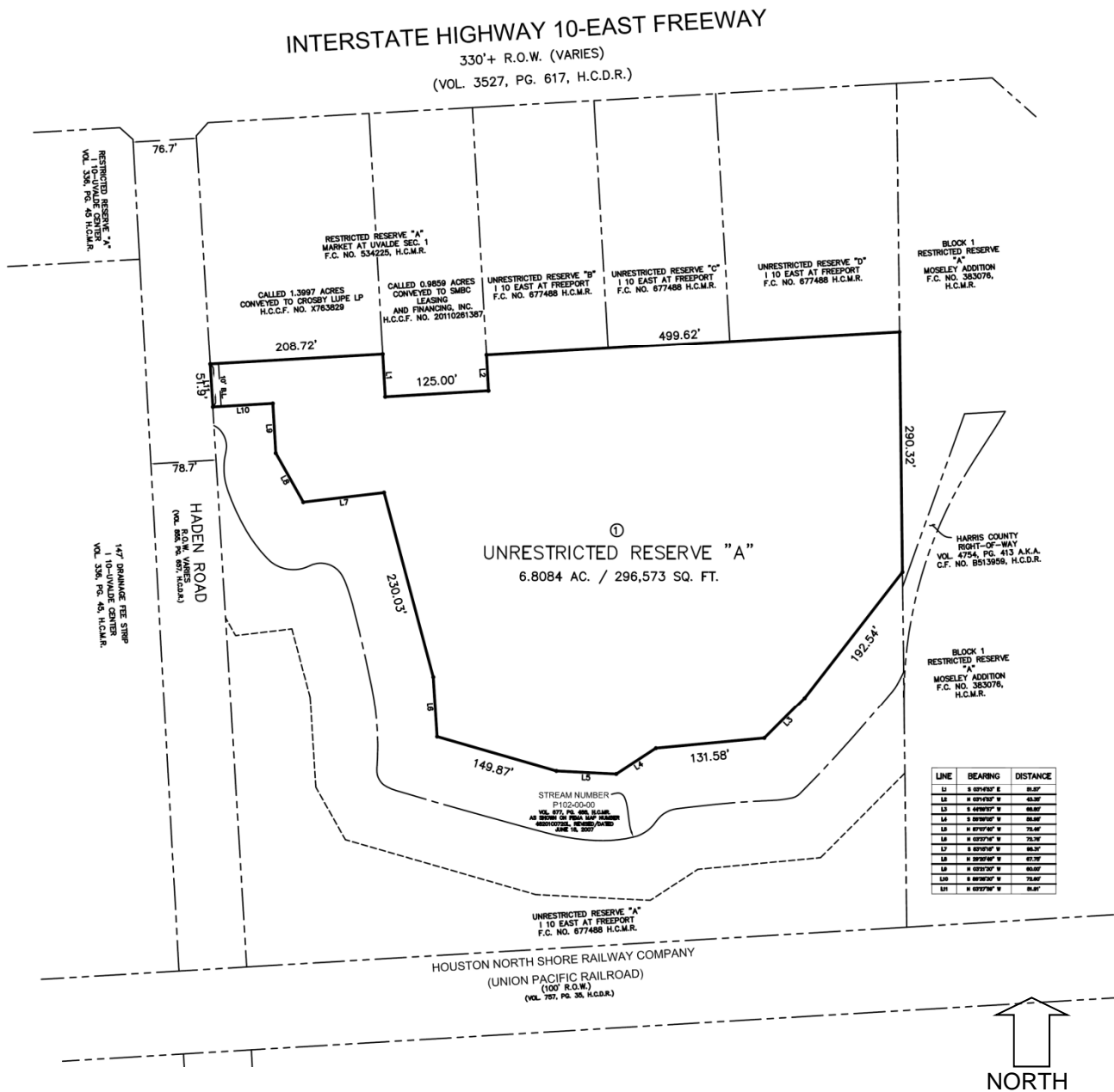
ITEM: 100

Planning and Development Department

Meeting Date: 3/30/2017

Subdivision Name: I 10 East at Freeport partial replat no 1

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 3/30/2017

Subdivision Name: I 10 East at Freeport partial replat no 1

Applicant: Windrose



D – Variances

Aerial

<div><div>powers brown archi ecture</div><div>2100 Travis St., Suite 501 Houston, Texas 77002 713.224.0456 713.224.0457 fax www.powersbrown.com</div></div>	
PROJECT TITLE	
<div>BOMBSHELLS 110 & HADEN ROAD 13732 EAST FRWY</div> <div>A PROJECT FOR RCI Holdings</div>	
FLOOD PLAIN NOTE:	
<p>THIS SUBJECT TRACT LIES IN UNSHADED & SHADED ZONE "X". (AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOOD AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48201C0720M, REVISED JANUARY 6, 2017. THE NEAREST AND HIGHEST MOST CURRENTLY KNOWN AND RELEVANT 1% ANNUAL CHANCE FLOOD ELEVATION APPEARS TO BE 18.0' (NAVD 1988, 2001 ADJUSTMENT)</p>	
GENERAL NOTES	
<div><div>W G A</div><div>WARD, GETZ & ASSOCIATES, LLP CONSULTING ENGINEERS TEXAS REGISTERED ENGINEERING FIRM F-9756 2500 Tanglewilde, Suite 120 Houston, Texas 77063 713.780.1900</div></div>	
	<div>DATE</div> <div>01-23-2017</div>
	<div>REVISION</div> <div>1ST PERMIT SUBMISSION</div>
PROJECT NO: 161191	
DRAWN BY: AJC/TAM	
CHECKED BY: JTM	
SHEET TITLE	
OVERALL LAYOUT	
SEAL	SHEET NUMBER
<div>INTERIM REVIEW ONLY <small>Document incomplete; not intended for regulatory approval, permit or construction.</small> J. TYLER MUNSON 122052 Professional Engineer 3/21/17</div>	C1.2



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2017-0495

Plat Name: I 10 East at Freeport partial replat no 1

Applicant: Windrose

Date Submitted: 03/20/2017

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

Specific Variance is being sought and extent of variance:

To not meet the minimum width of street or shared driveway along Haden Road.

Chapter 42 Section: 42-190

Chapter 42 Reference:

Sec. 42-190, Tracts for non-single-family use--Reserves, Paragraph (c), statesd, "Each reserve shall meet the following requirements for minimum size, the type of width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve."

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 9 acres located on the east side of Haden Road just south of the intersection with I 10 East Freeway. The subject property is an ideal site for commercial/industrial development (the intended use is a restaurant), being located near the intersection of Haden Road and I 10 East Freeway, providing the general area with excellent connectivity to the regional road network. The applicant is requesting a variance to not adhere to the minimum street or shared driveway frontage of 60 feet along Haden Road. The primary justifications for the variance are the unusual physical characteristics that affect the land, particularly the drainage easement adjacent to the southern boundary of the subject property. The site is bounded by commercial subdivisions to the north and east, and a 150-foot drainage easement to the south. The current frontage for the subject tract along Haden Road is 51 feet. Widening the frontage for this property is not feasible. The physical limitations prevent any widening of frontage along Haden Road.

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

Widening the frontage along Haden Road for the subject property is not possible due to the existing drainage easement located to the south.

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

Significant physical features limit the ability to extend any roadways; primarily the drainage easement to the south prohibits the applicant from widening the subject property. The subject property is part of a master planned commercial/retail/restaurant development at the corner of Haden and I10. All uses have dedicated cross-access with adjoining properties and the subject site will have direct access via a private drive to Haden Road.

(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's health, safety, or welfare as access to I10 and Haden Road is more than sufficient due to provide and planned cross-access easements. Further, the subject property will have direct access to Haden Road.

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

The conditions supporting the variance are the unique physical characteristics of the site. The Harris County drainage easement to the south of the subject tract strictly prohibits the applicant from widening the frontage along Haden Road.

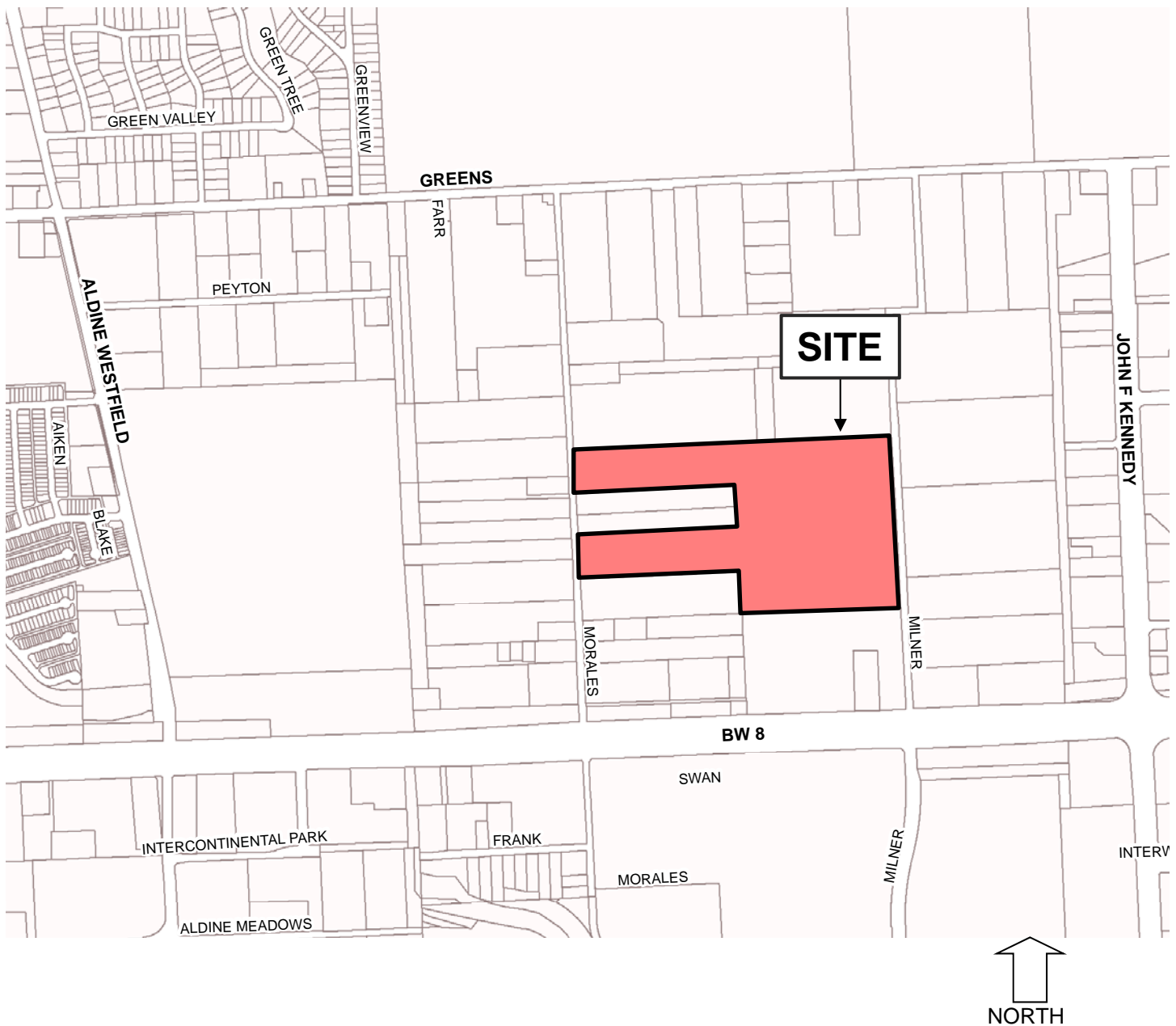
Houston Planning Commission ITEM: 101

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Presidents Park B

Applicant: Halff Associates, Inc



D – Variances

Site Location

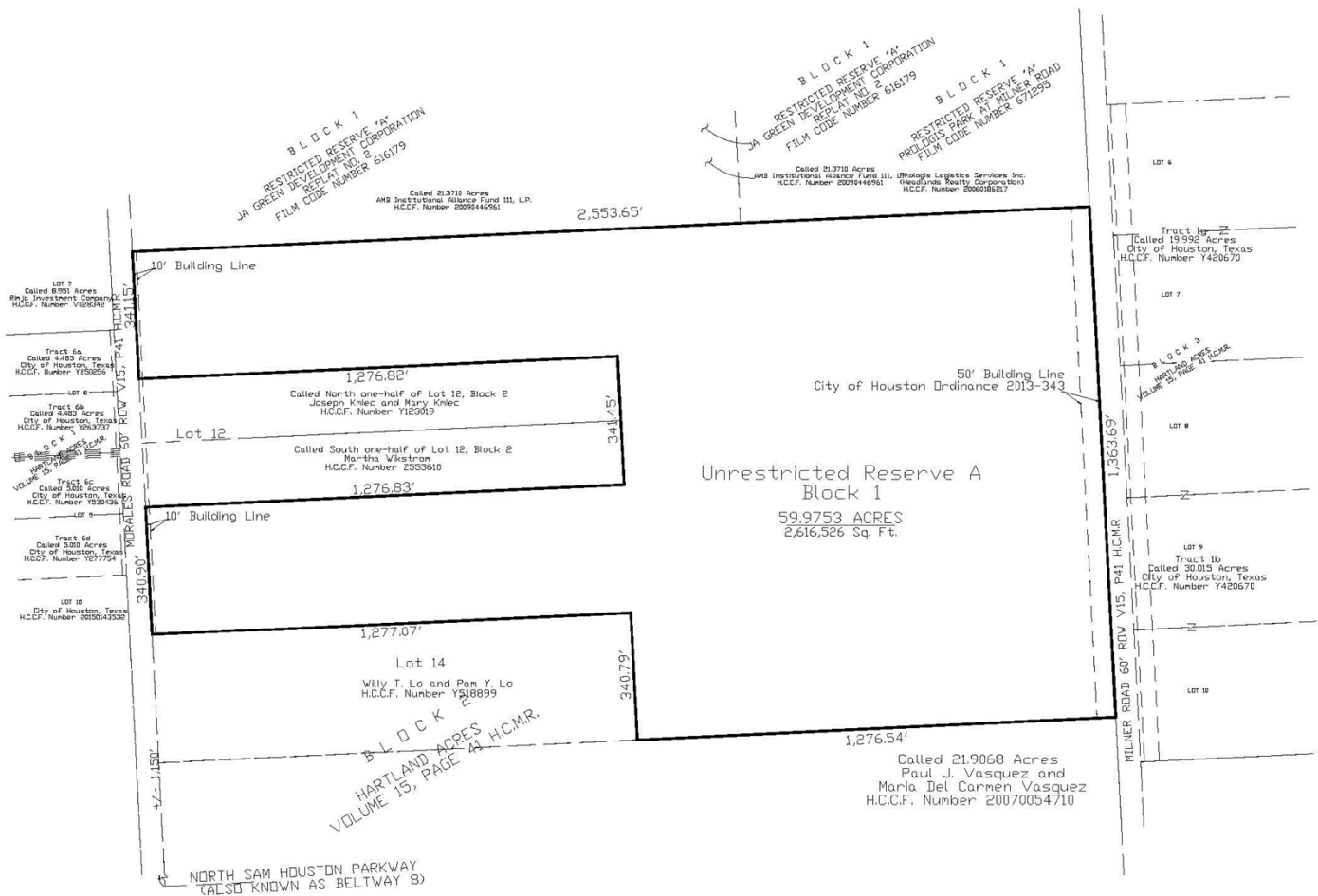
Houston Planning Commission ITEM: 101

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Presidents Park B

Applicant: Halff Associates, Inc



D – Variances

Subdivision

Houston Planning Commission ITEM: 101

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Presidents Park B

Applicant: Halff Associates, Inc



D – Variances

Aerial



Application Number: 2017-0506

Plat Name: Presidents Park B

Applicant: Halff Associates, Inc.

Date Submitted: 03/20/2017

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

Specific Variance is being sought and extent of variance:

To exceed the 1400' requirement by not providing an east/west street

Chapter 42 Section: 128

Chapter 42 Reference:

Section 42-128. – Intersection of local streets (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Statement of Facts

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

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

(1b) Strict application of Sections 42-127 and 42-128 would create an impractical development and contradict sound public policy by dedicating a street which benefits few stakeholders in the area and does not serve a practical need for public traffic circulation. A North-South and East-West street would bisect the property or split it into quarters and limit the feasibility for large building projects which match the size and function of existing local developments. The physical orientation of existing buildings located immediately North of the proposed Reserve prevent extension of a road North to Greens Rd. A pipeline corridor also exists immediately north of the proposed reserve. A CenterPoint Energy Transmission corridor, containing multiple pipelines, which parallels the North side of Sam Houston Tollway South of the proposed Reserve may exempt the property owners South in this column of ownership from dedicating a North-South local street in accordance with Sec. 42-130(a)(1, 2, 4) and 42-130(b)(5). An East-West street will not be provided by adjoining properties based on the exceptions in Section 42-130(a)(4) West of Morales Rd and 42-130(b)(4) East of Milner. The result is there can be no regional extension of streets that benefits the surrounding area. The proposed reserve's frontage along Morales Rd is unique since it wraps around other owners. An East-West street would render one these lots unbuildable if a road right-of-way splits the tract. The preliminary site plan would be hindered and buildable area would be significantly reduced since large commercial trucks require a large approach and turn radii to access loading areas. The preliminary site plan would allow for adequate access between Morales Rd and Milner Rd via private drives. Construction of a local street confined by the surroundings described above would be impractical and also create a hardship on the City to maintain a right-of-way and public utilities which serves few landowners or provide a practical benefit to the public.

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

The current configuration of developments in the vicinity prevent the ultimate construction of a completed street which would provide a practical benefit to the internal circulation of traffic of both current and future commercial sites since it could not be extended to connect Greens Rd and Sam Houston Tollway. There are no existing connections for a street underneath Sam Houston Tollway between Aldine Westfield and JFK Blvd. Bush Intercontinental Airport lies immediately North of Greens Road above the proposed reserve. As a result of these existing conditions there will be no future major or minor streets to provide additional regional circulation in the area. There has been extensive development in the immediate area and it does not appear; there has been any historical planning for a future street, no existing stub streets exist between Greens Rd and Sam Houston Tollway or Aldine Westfield Rd and JFK Blvd to be extended under Sec. 42-135 that are not already covered by Chapter 42 exceptions. A precedent that no further North-South or East-West streets will be dedicated in the vicinity has already been set by the Planning Commission. A subdivision plat of other

properties in Hartland Acres Subdivision was not required/enforced, no right-of-ways were dedicated, and no streets were constructed. The plat of J.A. Green Development Corporation north of the proposed Reserve was not required to dedicate either an East-West or a North-South street.

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

The mechanisms of Sections 42-120, 42-127 and 42-128 will be defended by not dedicating right-of-way although no street will be provided to extend North-South or East-West within this proposed Reserve. The approximate distance between existing Aldine Westfield Rd and JFK Blvd is 7,700 feet at the narrowest point and 2,500 feet between Morales Rd and Milner Rd. The distance between these streets is significant; however, the effective Major Thoroughfare and Freeway Plan does not provide for any additional street patterns between Greens Rd and Sam Houston Tollway or between Aldine Westfield Rd and JFK Blvd. The current plan only shows existing local streets within this block. There is little 'pass-through' traffic by the public in this area since there are no residential or retail developments in the area. This is in large part to the Airport restrictions in place that prevent these types of developments within the GBIA Tier 2. The properties in Hartland Acres Subdivision West of Milner Rd are all within the FEMA FIRM Zone "AE" which also creates a significant obstacle for development of any of the other surrounding tracts which have not been or may never be developed. A majority of local traffic on Morales Rd and Milner Rd is composed of large commercial trucks which service the existing commercial businesses in the immediate area. It appears the development immediately North of the proposed reserve maintains access between Morales Rd and Milner Rd through a direct route of interconnected private drives as shown on the attached aerial exhibit. An additional street which does not provide alternate entry and exit points from the local area would not benefit existing commercial traffic since they already have access across this column of their ownership.

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

The proposed Presidents Park B Subdivision will maintain existing/adequate traffic flow along Morales Rd and Milner Rd North to Greens Road or South to Sam Houston Tollway (North Belt). The scale of the developments in this area is so large that access for fire, police, and other emergency services will be maintained along Morales Rd and Milner Rd since there will not be a complex layout of development/buildings and drives that could not be reached in a timely manner by first responders or used for exits by employees. The simplicity of the preliminary site plan indicates accessibility to buildings and fire protection will be direct and unimpeded in the event of an emergency by providing private drive access between Milner Rd and Morales Rd.

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

This variance request is not based on a hardship created or imposed by the applicant but is a procedural request. This variance would conform to the existing provisions or Sec. 42-130 (Intersection Exceptions) which offers relief for properties with similar characteristics while maintaining the intent and general purposes of the planning standards described in Division 2 – Streets, the existing Major Thoroughfare and Freeway Plan, and historic City precedent.

Planning and Development Department

Meeting Date: 03/30/2017

Applicant: Halff Associates, Inc.



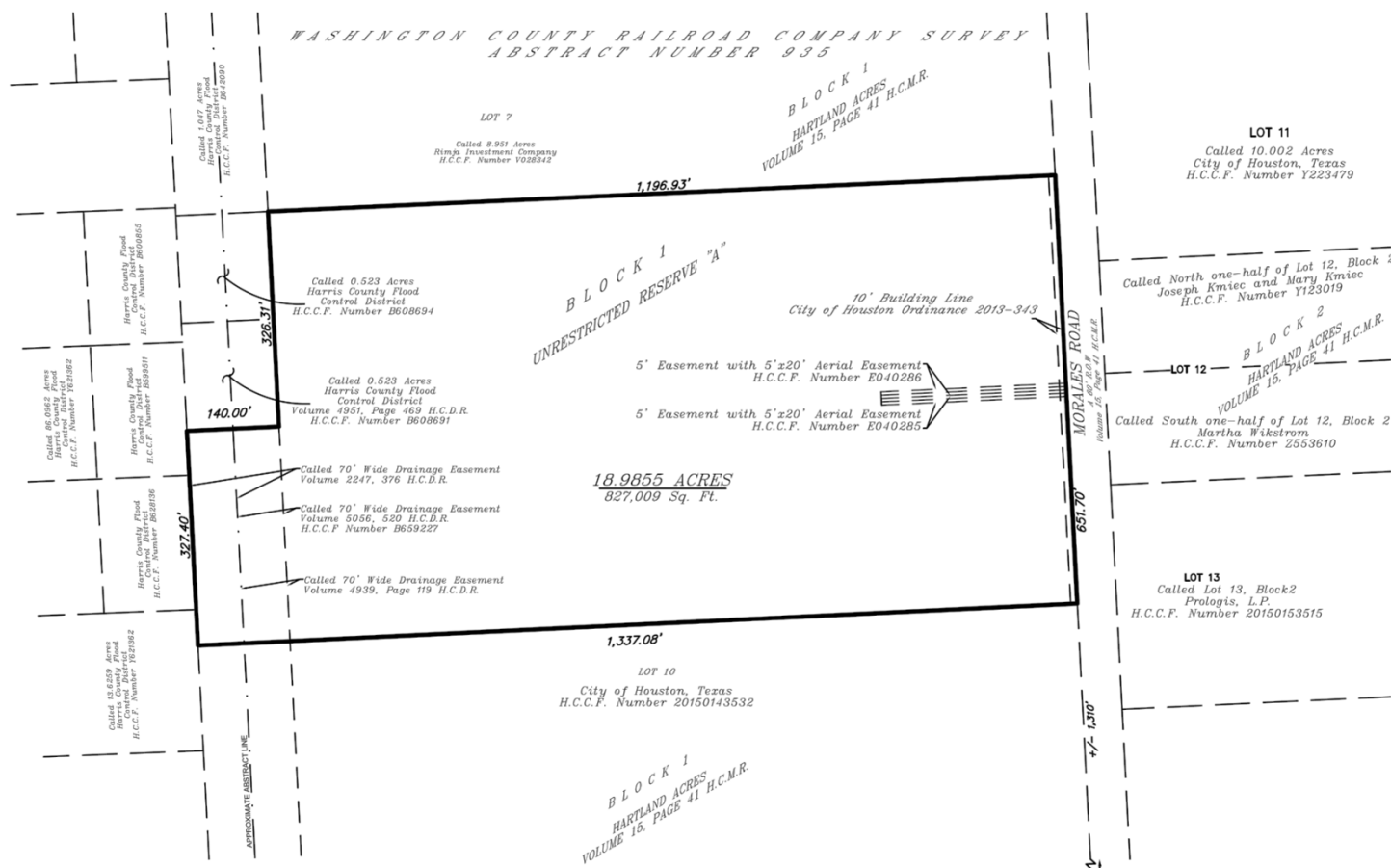
Planning and Development Department

ITEM: 102

Meeting Date: 03/30/2017

Subdivision Name: Presidents Park C

Applicant: Halff Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Presidents Park C

Applicant: Halff Associates, Inc.



D – Variances

Aerial



Application Number: 2017-0513

Plat Name: Presidents Park C

Applicant: Halff Associates, Inc.

Date Submitted: 03/20/2017

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

Specific Variance is being sought and extent of variance:

To exceed the 1400' requirement by not providing an east/west street

Chapter 42 Section: 128

Chapter 42 Reference:

Section 42-128. – Intersection of local streets (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Statement of Facts

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

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

(1b) Strict application of Sections 42-127 and 42-128 would create an impractical development and contradict sound public policy by dedicating a street which benefits few stakeholders in the area and does not serve a practical need for public traffic circulation. A North-South street would bisect the property and limit the feasibility for large building projects which match the size and function of existing local developments. The physical orientation of existing buildings located immediately North of the proposed Reserve prevent extension of a road North to Greens Rd. A CenterPoint Energy Transmission corridor, containing multiple pipelines, which parallels the North side of Sam Houston Tollway South of the proposed Reserve may exempt the property owners South in this column of ownership from dedicating a North-South local street in accordance with Sec. 42-130(a)(1, 2, 4) and 42-130(b)(5). A pipeline corridor also exists immediately north of the proposed reserve. An East-West collector street will not be provided in accordance with the Intersection Exceptions set forth in Sec. 42-130(a)(4) due to the existing 280-foot wide Harris County Flood Control Stream, Hoods Bayou, which runs the full length of the West line of this column of ownership. Construction of a local street confined by the surroundings described above would be impractical and create a hardship on the City to maintain a right-of-way and public utilities which serves few landowners or provide a practical benefit to the public.

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

The current configuration of developments in the vicinity prevent the ultimate construction of a completed street which would provide a practical benefit to the internal circulation of traffic of both current and future commercial sites since it could not be extended to connect Greens Rd and Sam Houston Tollway. There are no existing connections for a street underneath Sam Houston Tollway between Aldine Westfield and JFK Blvd. Bush Intercontinental Airport lies immediately North of Greens Road above the proposed reserve. As a result of these existing conditions there will be no future major or minor streets to provide additional regional circulation in the area. There has been development in the immediate area and it does not appear; there has been any historical planning for a future street, no existing stub streets exist between Greens Rd and Sam Houston Tollway to be extended under Sec. 42-135, and a precedent that no further North-South collectors will be dedicated/extended in the vicinity has already been set by the City. A subdivision plat of the properties immediately northeast of the proposed Reserve was not required/enforced, no right-of-way was dedicated, and no street was constructed. The plat of J.A. Green Development Corporation northeast of the proposed Reserve was not required to dedicate either an East-West or a North-South street. At the March 16, 2017 Planning Commission Meetings a similar variance was granted for Presidents Park A to not dedicate a North-South street within the Hartland Acres Subdivision.

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

The approximate distance between existing Aldine Westfield Rd and JFK Blvd is 7,700 feet at the narrowest point and 3,300 feet between Aldine Westfield Rd and Morales Rd. The mechanisms of Sections 42-120, 42-127 and 42-128 will be defended by not dedicating right-of-way although no street will be provided to extend North-South within this proposed Reserve. The distance between these streets is significant; however, the effective Major Thoroughfare and Freeway Plan does not provide for any additional street patterns between Greens Rd and Sam Houston Tollway or between Aldine Westfield Rd and JFK Blvd. The current plan only shows existing local streets within this block. There is little 'pass-through' traffic by the public in this area since there are no residential or retail developments in the area. This is in large part to the Airport restrictions in place that prevent these types of developments within the GBIA Tier 2. The properties in Hartland Acres Subdivision West of Milner Rd are all within the FEMA FIRM Zone "AE" which also creates a significant hurdle for development of any of the other surrounding tracts which have not been or may never be developed. A majority of local traffic on Morales Rd is composed of large commercial trucks which service the existing commercial businesses in the immediate area. An additional street which does not provide alternate entry and exit points from the local area would not benefit existing commercial traffic.

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

The proposed Presidents Park C Subdivision will maintain existing/adequate traffic flow along Morales Rd North to Greens Road or South to Sam Houston Tollway (North Belt). The scale of the developments in this area is so large that access for fire, police, and other emergency services will be maintained along Morales Rd since there will not be a complex layout of development/buildings and drives that could not be reached in a timely manner by first responders. The simplicity of the preliminary site plan indicates accessibility to buildings and fire protection will be direct and unimpeded in the event of an emergency.

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

This variance request is not based on a hardship created or imposed by the applicant but is a procedural request. This variance would conform to the existing provisions of Sec. 42-130 (Intersection Exceptions) which offers relief for properties with similar characteristics while maintaining the intent and general purposes of the planning standards described in Division 2 – Streets, the existing Major Thoroughfare and Freeway Plan, and historic City precedent

Houston Planning Commission

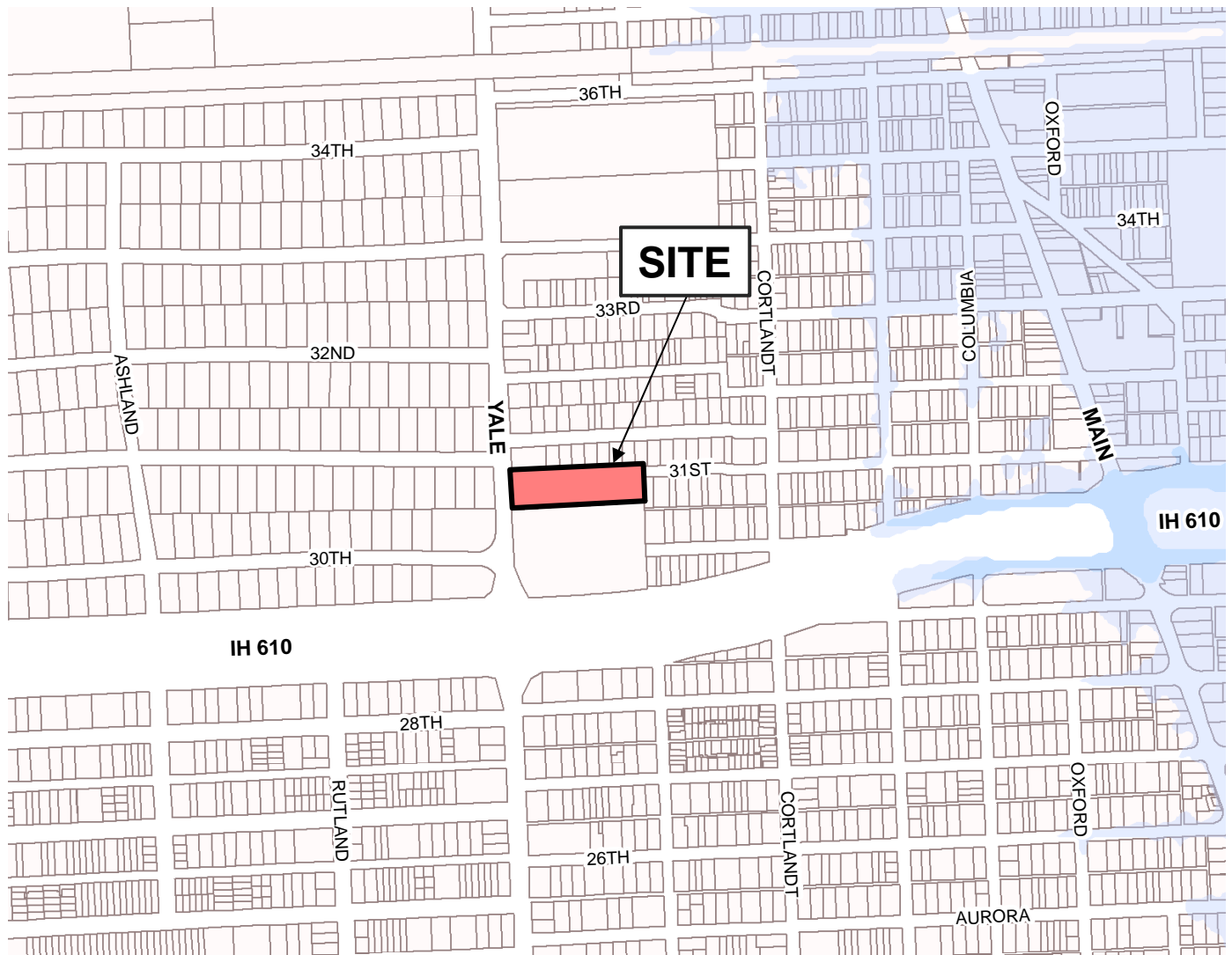
ITEM: 103

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Reserve at Yale

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

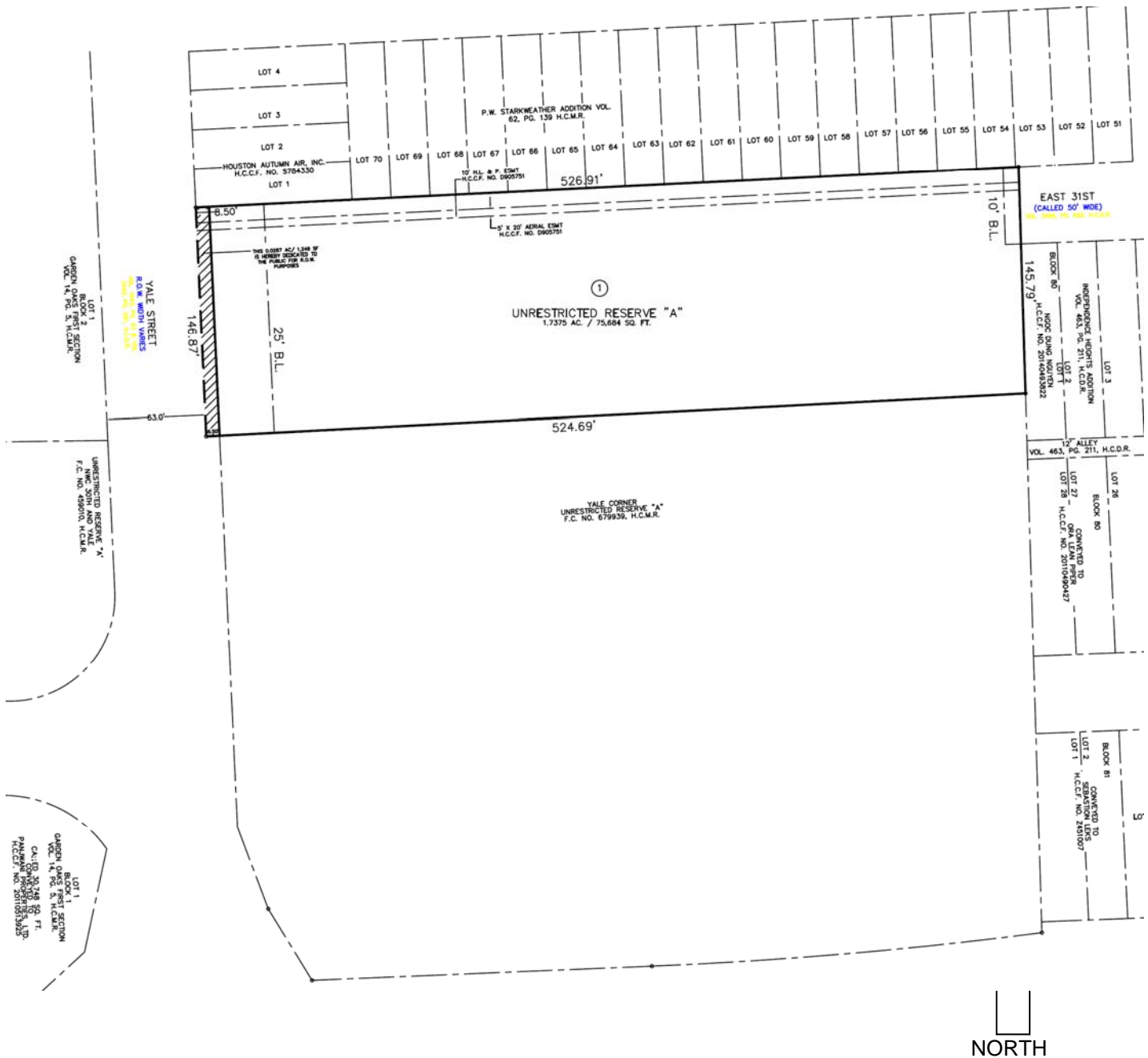
ITEM: 103

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Reserve at Yale

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Reserve at Yale

Applicant: Windrose



D – Variances

Aerial



Application Number: 2017-0491

Plat Name: Reserve at Yale

Applicant: Windrose

Date Submitted: 03/20/2017

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

Specific Variance is being sought and extent of variance:

To not extend or terminate with a cul-de-sac East 31st Street within the general plan area.

Chapter 42 Section: 42-134

Chapter 42 Reference:

Sec. 42-134, Street extension, Paragraph (a), Subparagraphs (3) and (5), state, "A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (3) The existing stub street is only one lot in depth; (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter."

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 1.766 acres located on the East side of Yale Street just north of the intersection with North Loop Freeway/610. The subject property is an ideal site for commercial/industrial development, being located off near the intersection of Yale Street and North Loop Freeway/610, providing the general area with excellent connectivity to the regional road network. The applicant is requesting a variance to not extend East 31st Street that dead-ends in to the eastern boundary of the plat. The primary justification for the variance is the incompatibility of the projected use with the adjacent residential neighborhood. Not only is the street extension unnecessary for traffic flow purposes, but the new connection would negatively affect the traffic patterns of the neighborhoods to the east. Cut-through traffic from the new commercial uses would certainly utilize E 31st Street as a feeder to N Main to the east and as a short-cut for the turnaround at Yale. Further pedestrian access to this location is also unwarranted, as the grocery store to the south will have pedestrian access as a condition of their variance approval not to extend E 30th Street.

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

This property has been developed as a commercial/retail use for quite some time, with E 31st Street terminating without a cul-de-sac along the eastern boundary. This configuration has been satisfactory for the commercial use as well as the adjacent single-family residential uses and religious institutions along E 31st Street. Extending E 31st Street to Yale Street would open the residential neighborhood to a completely new, unsafe and unwarranted traffic pattern. The circumstances supporting the variance are the need to prevent these incompatible uses from mixing.

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

Requiring the applicant to extend E 31st Street along the eastern boundary is contrary to the intent of Chapter 42. The proposed retail/commercial land use is incompatible with the existing residential neighborhood. Additionally, providing this unnecessary street extension would dramatically reduce the developable land and make the applicant's project unfeasible. The City would essentially be depriving the applicant of the ability to use their land as intended for an unnecessary and unsafe street extension. Further, the residential area has more than adequate east/west and north/south access to North Loop West/610 without any needed street extensions.

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

The granting of the variances will not be injurious to the public's health, safety, or welfare as the street network in the area. East 30th, 32nd, and East 31st to the West provide adequate vehicular and emergency access to the surrounding area. If the City allows or requires the street to be extended, it would be a very attractive option for customer and commercial traffic to use as a cut-through to N Main Street and other destinations to the east. Having this new traffic pattern cut-through the residential neighborhood, also the location for several religious uses, would be a dangerous and incompatible mixture of land uses.

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

The justification for the variance is that the subject land use is incompatible with the adjacent, single-family neighborhood. Extending the street through the applicant's site would not only make their development infeasible, but it would subject the neighborhood to an unwarranted and unsafe traffic pattern.

Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Rice Village Amherst

Applicant: Terra Surveying Company, Inc.



D – Variances

Site Location

Houston Planning Commission

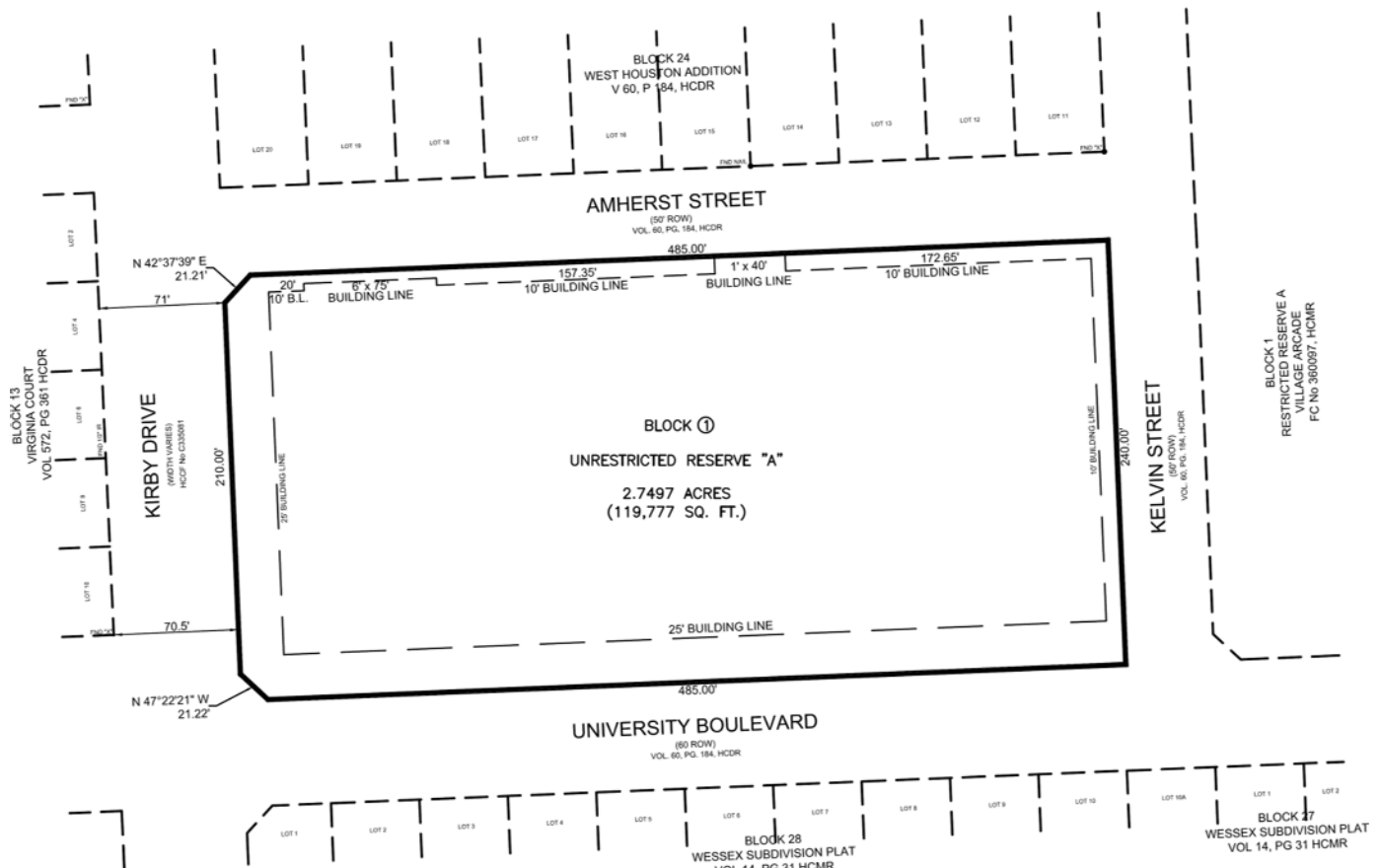
ITEM: 104

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Rice Village Amherst

Applicant: Terra Surveying Company, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 03/30/2017

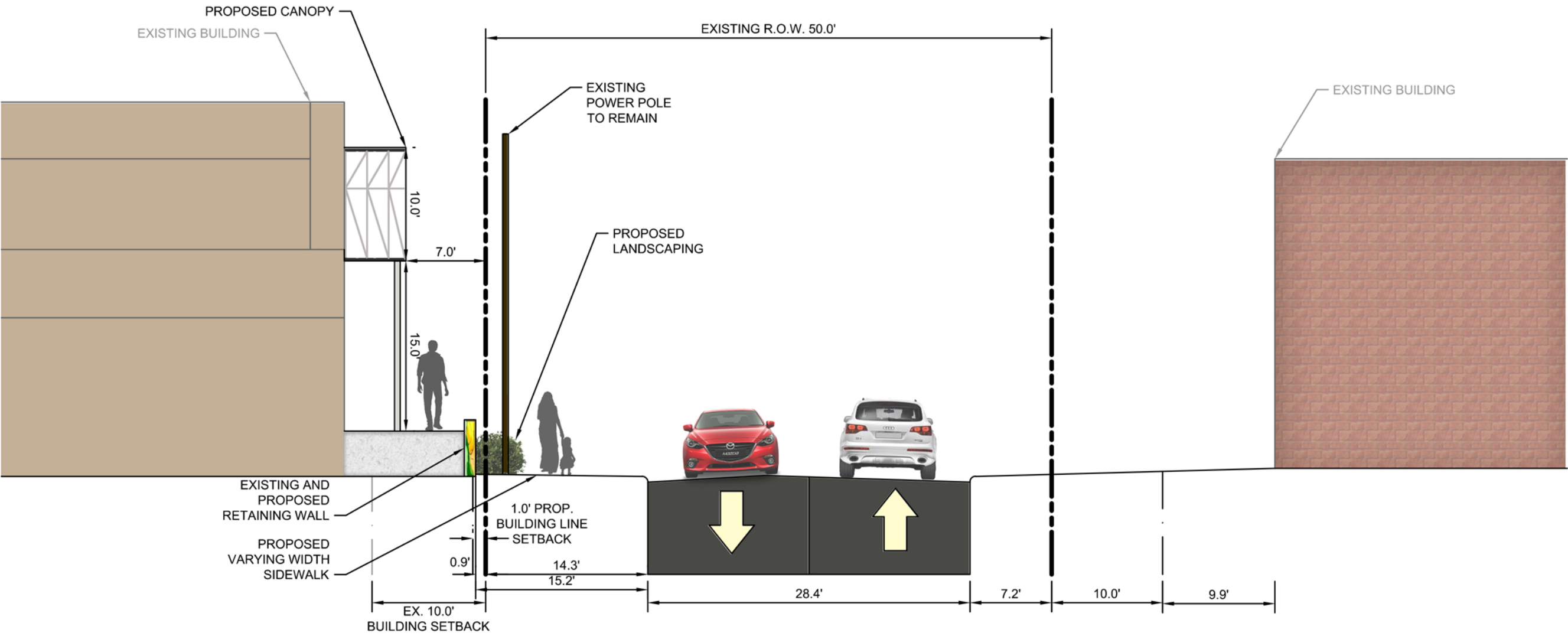
Subdivision Name: Rice Village Amherst

Applicant: Terra Surveying Company, Inc.

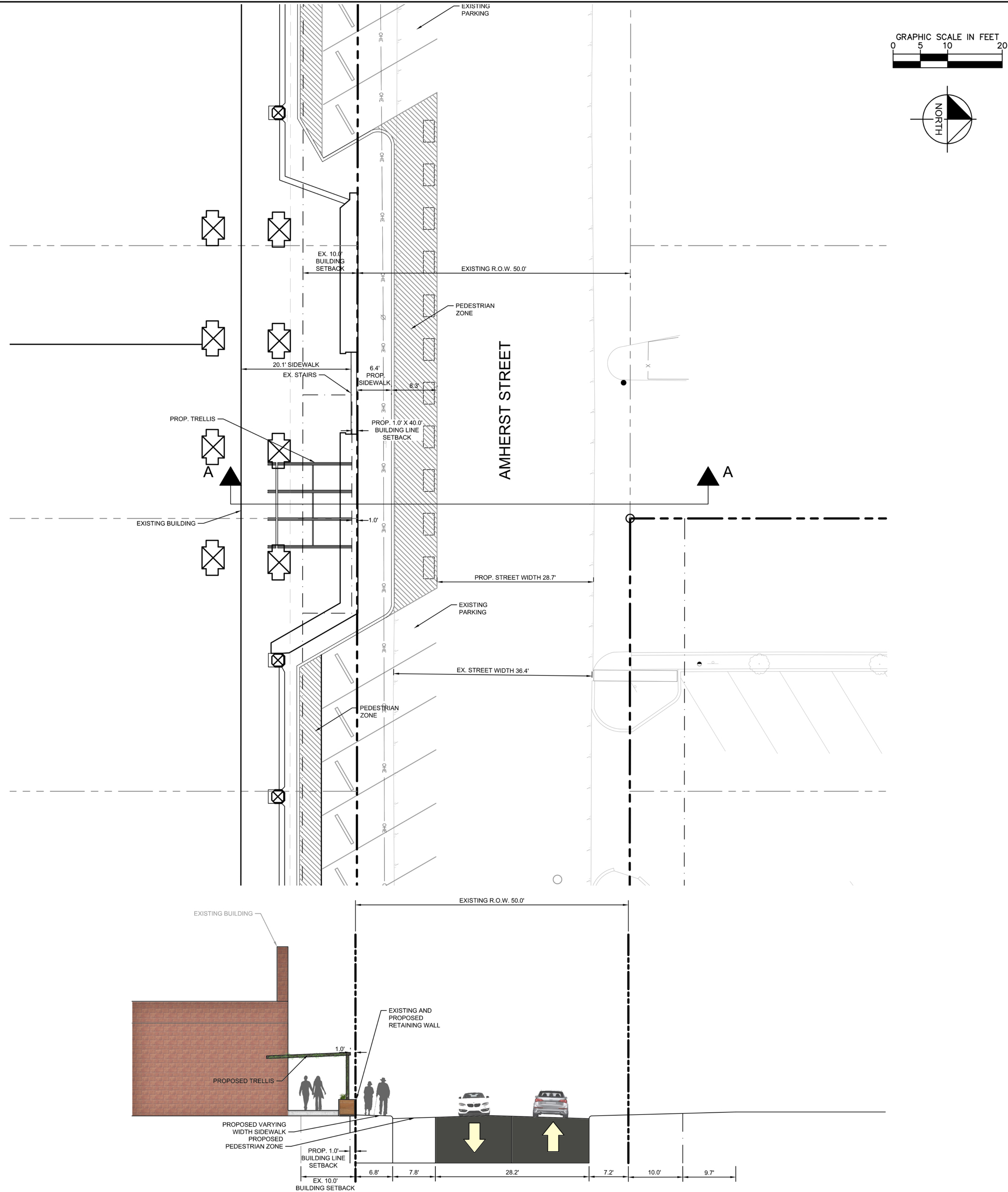


D – Variances

Aerial



RV-AMHERST STREET PREPARED FOR TRADEMARK PROPERTY COMPANY		HOUSTON TEXAS		RICE VILLAGE BUILDING LINE VARIANCE (SHEET 1 OF 3)		KHA PROJECT 061171066		KIMLEY»»Horn	
						DATE MARCH 2017		© 2015 KIMLEY-HORN AND ASSOCIATES, INC. 12012 WICKCHESTER LANE, SUITE 500, HOUSTON, TX 77079 PHONE: 281-597-9300 FAX: 281-597-8032 WWW.KIMLEY-HORN.COM	
						SCALE AS SHOWN			
						DESIGNED BY KLM			
						DRAWN BY KLM			
						CHECKED BY			
								No.	
								REVISIONS	
								DATE	
								BY	





Application Number: 2017-0458

Plat Name: Rice Village Amherst

Applicant: Terra Surveying Company, Inc.

Date Submitted: 03/19/2017

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

Specific Variance is being sought and extent of variance:

The property owner is requesting a 6-foot build line and a 1-foot build line in two locations along Amherst Street between Kirby Drive and Kelvin Drive. The 6-foot build line variance location is near the corner of Amherst Street and Kirby Drive and will support the proposed Shake Shack restaurant canopy. The proposed canopy will extend from the existing building and provided a covered area for customers to enjoy the restaurant and development. The 1-foot build line variance location is located near the mid-block of Amherst Street and will support a covered trellis for a future restaurant or similar use.

Chapter 42 Section: Sec. 42-150.

Chapter 42 Reference:

Building line requirement.

Statement of Facts

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

The current 10-ft build line does not allow the property owner to create covered pedestrian areas along Amherst Street to enhance the pedestrian and customers experience within the Rice Village development. The owner is proposing a trellis in the mid-block of Amherst that will extend from the existing building for a future restaurant or other similar use. This will allow pedestrians a shaded location to sit and enjoy the area outside during all seasons. The owner is also proposing a restaurant canopy at the corner of the building along Amherst Street near Kirby Drive for a new Shake Shack restaurant. This canopy will improve the customers experience at the restaurant and within the development by creating an open, friendly environment that invites pedestrians into the restaurant from the public realm.

(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 existing public sidewalk and public space on Amherst Street is limited by existing structures such as a bike rack and power pole. The existing sidewalk along Amherst is also not ADA compliant between Kirby Drive and Kelvin Drive. Part of this project will move the sidewalk into the roadway, narrow the roadway and create ADA compliant sidewalks. The project will also create a pedestrian friendly space and overall improve the public realm. Not allowing this project will cause the existing structures to remain in place which renders the public sidewalk impractical and not ADA compliant.

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

There are no hardships created or imposed by the applicant. There are pre-existing hardships on the public sidewalk and within the parkway.

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

The intent of this project is to create an enhanced pedestrian realm between the existing building and property line. This project will also support the proposed ADA compliant sidewalks along Amherst between Kelvin Drive and Kirby Drive. It is believed that this project falls within the intent and general purposes of chapter 42. This project will create enhanced, covered pedestrian areas. It will also take an unsafe public sidewalk and create a safe walking space for pedestrians.

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

The granting of this variance will take an unsafe, non-ADA compliant public sidewalk and create a safe walking space for pedestrians. This will not be injurious to public health, safety, or welfare.

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

The granting of this Variance is not based on an Economic hardship. The request is to improve the pedestrian access and mobility and to enhance the urban environment.

Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Westheimer Kuester

Applicant: Terra Surveying Company, Inc.



D – Variances

Site Location

Houston Planning Commission

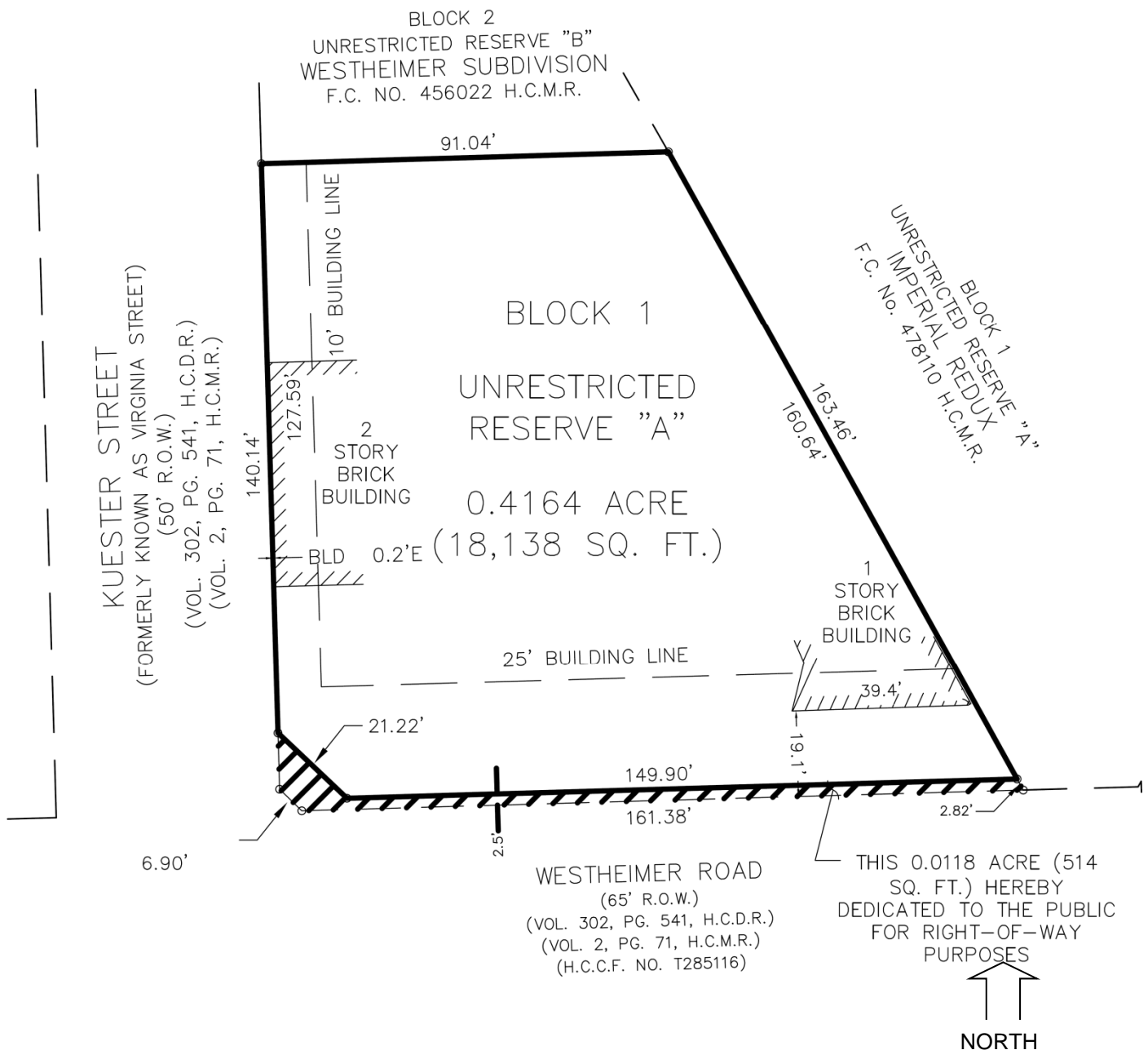
ITEM: 105

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Westheimer Kuester

Applicant: Terra Surveying Company, Inc



D – Variances

Subdivision

Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 03/30/2017

Subdivision Name: Westheimer Kuester

Applicant: Terra Surveying Company, Inc



NORTH

D – Variances

Aerial

TABLE OF CONTENTS

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BASEMENT PLAN	A103
ELEVATIONS	A201

1620 Westheimer Parking Calculations

Address	Building	Req'd	Notes
1620 Westheimer			
1st Floor Retail	4,250	17	4 spaces per 1000 s.f. of gross floor area. Proposed
1620 Westheimer			
2nd Floor Retail	4,250	17	4 spaces per 1000 s.f. of gross floor area. Proposed
1614 Westheimer Retail	2,569	10	4 spaces per 1000 s.f. of gross floor area. Existing
2531 Kuester Bar	4,319	60	14 spaces per 1000 s.f. of gross floor area. Existing

Shared Parking Analysis

Class Use	Parking Required	Weekday Midnight to 7AM	Weekday 7AM to 3PM	Weekday 3PM to 9PM	Weekday 9PM to Midnight	Weekend Midnight to 7AM	Weekend 7AM to 3PM	Weekend 3PM to 9PM	Weekend 9PM to Midnight
7 2531 Kuester Street Bar	60	0	15	45	45	0	24	48	60
8 1614 & 1620 Westheimer Road Retail (excluding shopping center)	44	2.2	22	33	4.4	2.2	44	33	4.4
Total	104	2.2	37	78	49.4	2.2	68	81	64.4

Put 1 if this qualifies as a historic building

Total Reduction	0	0
-----------------	---	---

PARKING SPACES REQUIRED: 81

ON SITE PARKING EXISTING: 25

OFF SITE PARKING (1634 WESTHEIMER): 62

Excess Parking Spaces: 9

TOTAL PARKING: 87

PROJECT INFO.

EXISTING AREA	
FIRST FLOOR	4250 SF
SECOND FLOOR	2200 SF
TOTAL	6450 SF
ADDITION	
SECOND FLOOR	2050 SF
NEW AREA	8500 SF
CONSTRUCTION TYPE V-B	
OCCUPANCY "M" RETAIL	

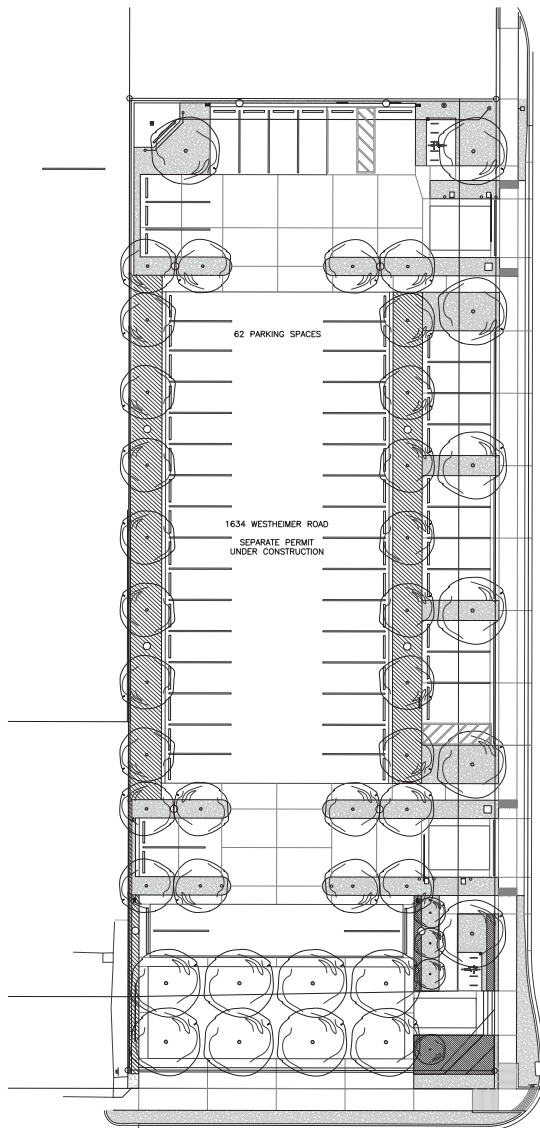
02/16/2017 ISSUE FOR VARIANCE REQUEST



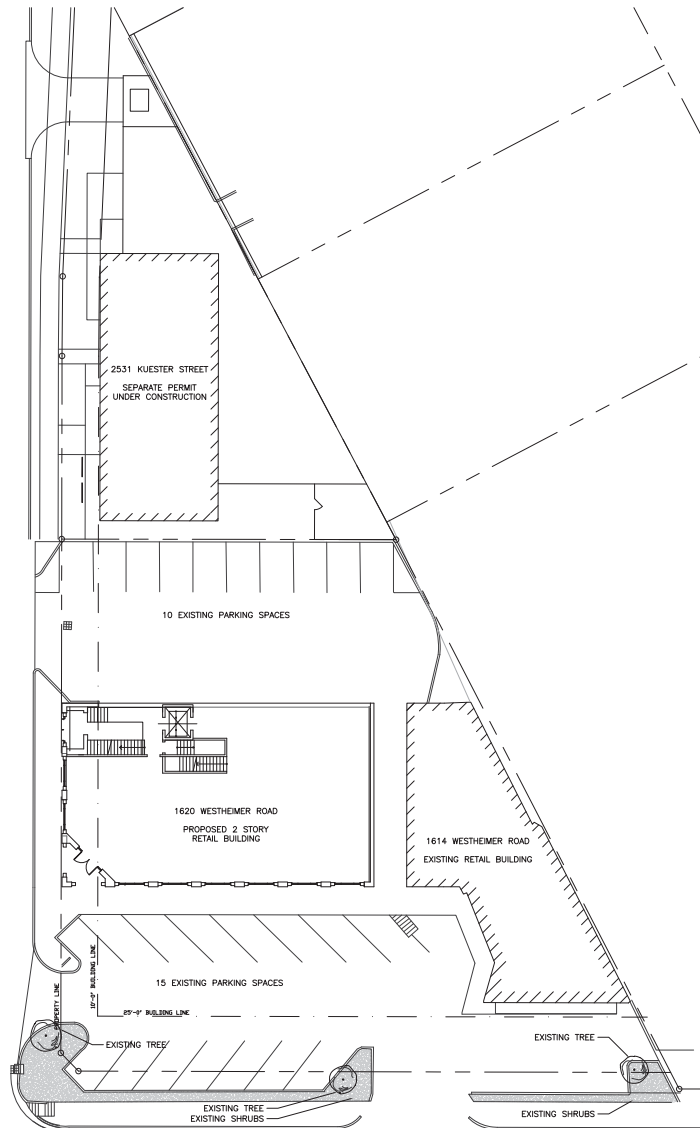
THIS DOCUMENT FOR REVIEW OF VARIANCE ONLY. NOT FOR CONSTRUCTION.

1620 WESTHEIMER ROAD HOUSTON, TEXAS		
DRAWING TITLE		
SITE PLAN		
DATE 02/17/2017	CURTIS & WINDHAM ARCHITECTS 2818 HOUSTON ROAD, SUITE 100 HOUSTON, TEXAS 77056 TEL: 713-865-0781 FAX: 713-865-0782	SCALE 1/8" = 1'-0" A-010 SHEET

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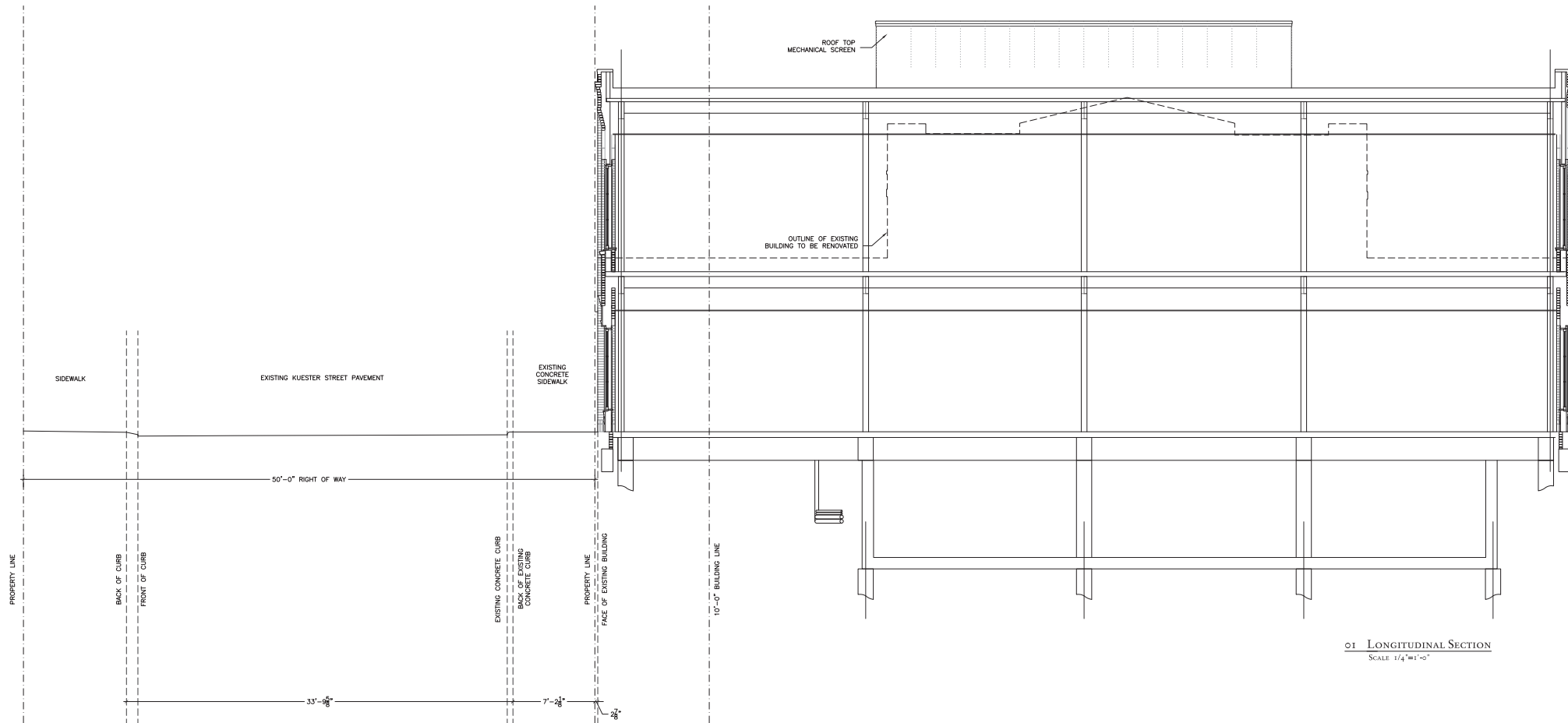


KUESTER STREET
50' R.O.W.



WESTHEIMER ROAD
65' R.O.W.





01 LONGITUDINAL SECTION
SCALE 1/4"=1'-0"



THIS DOCUMENT FOR REVIEW OF
VARIANCE ONLY. NOT FOR
CONSTRUCTION.

02/17/2017 ISSUE FOR VARIANCE

1620 WESTHEIMER ROAD
HOUSTON, TEXAS

DRAWING TITLE

BUILDING SECTIONS

DATE
02/17/2017

CURTIS & WINDHAM
INCORPORATED
2815 HONEYBEE BLVD. SUITE 100
HOUSTON, TEXAS 77058
TEL: 713.641.2751 FAX: 713.641.2752

SCALE
1/4"=1'-0"
A-301
SHEET

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Application Number: 2017-0373

Plat Name: Westheimer Kuester

Applicant: Terra Surveying Company, Inc.

Date Submitted: 03/04/2017

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

Specific Variance is being sought and extent of variance:

Seeking building line variance to allow construction of a second story addition across the 10 foot building line along the Kuester Street ROW. The new second floor addition would align with the perimeter of existing first floor structure below, at a 0' building line.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Building line requirements; Building line requirements along local streets.

Statement of Facts

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

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

Yes, not allowing a variance would restrict the position of public vertical circulation elements (stairs and/or elevator) away from existing public access facing Kuester St. R.O.W. Not allowing the variance will result in an impractical second floor development of the building disallowing practical public access to the retail space or any other potential future use.

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

Correct, the present first floor building footprint along the Kuester Street R.O.W. was created long before the present Planning Code ordinance was adopted. Conditions is "pre-existing".

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

Yes, we are not proposing any additional encroachment to what already exists. We are conforming to all other building requirements on all other portions of the property. The 15' visibility triangle at the Kuester and Westheimer Street intersection will be maintained. Present sidewalk configurations between street curb and face of building will remain in-place and unaltered.

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

Correct. Allowing this variance will not allow encroachment of the building beyond a point that does not already exist. A second floor addition along Kuester Street over the existing first floor will have no effect on the Westheimer and Kuester Street intersection visibility corridor. The Pedestrian access along both the R.O.W.'s will not be affected by this second floor addition.

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

Correct, the economic hardship is not the sole basis for variance request. We believe this variance will provide a more practical solution to the planned renovations and additions to the building along the Kuester R.O.W.



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Charles Smith	James Denton	832-951-8945	jdenton@con-services.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
825 Davidson St	16117425	77091	5261D	452C	B

HCAD ACCOUNT NUMBER(S):	0610050380011
PROPERTY LEGAL DESCRIPTION:	N 100ft of LT 11 Blk 38 Highland Heights Annex Sec 6
PROPERTY OWNER OF RECORD:	Charles Smith
ACREAGE (SQUARE FEET):	.149 Acres (6,510 sq ft)
WIDTH OF RIGHTS-OF-WAY:	40'
EXISTING PAVING SECTION(S):	17'
OFF-STREET PARKING REQUIREMENT:	1 space
OFF-STREET PARKING PROVIDED:	1 space
LANDSCAPING REQUIREMENTS:	3 trees, 30 shrubs
LANDSCAPING PROVIDED:	3 trees, 30 shrubs

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	None
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	2400 Sq Ft warehouse

PURPOSE OF VARIANCE REQUEST: Not to dedicate 10' of right of way to Davidson Street and to construct a commercial warehouse on 40' right of way instead of a 60' right of way.

CHAPTER 42 REFERENCE(S): Sec. 42-190. - Tracts for non-single-family use—Reserves. (c)

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The existing 40ft right of way is sufficient to meet the health, safety and welfare of the public even with the addition of the proposed storage warehouse. The 800 block of Davidson St. ends after 500ft in a dead end and has little traffic flow. The addition of the storage warehouse will not impact traffic flow in any significant way and the variance expansion of the right of Way requirement would necessitate the loss of handicapped parking and the significant redesign or loss of the storm water retention area and impervious surface.

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

- (1a) **The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;**
It would necessitate the loss of handicapped parking additionally; it would affect storm water retention. This would require significant redesign of the storm water retention system and site plan resulting in continued as well as lengthy delay in construction. Granting the variance would impact the other property owners in no noticeable way as the street is a 500ft dead end street and West Tidwell a major multilane divided thoroughfare is one block south of Davidson. We also own the property that is attached to the south and fronts West Tidwell providing direct access to West Tidwell from the property. This project will also bring much needed economic value to an area that has endured a continued economic downturn.
- (1b) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy; N/A**
- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**
The additional 10ft of R.O.W. is a hardship which the applicant has no control over. The additional 10ft of R.O.W. would significantly encroach on the property and as the street is a dead end there does not appear to be any need for the additional R.O.W. The value of the project is of direct benefit to the ad valorem value of the neighborhood. This has already been demonstrated by the completed, inspected and passed first

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

phase of the project which at the owner's expense expanded and improved the drainage ditch on Davidson St. furthermore, this property is in the middle of the block, resulting in a R.O.W. that would be of little value to the city.

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**
Access to the public and emergency services will not be affected in any way. There is currently adequate access for public work and emergency vehicles and as Davidson St dead ends additionally there does not appear to be any expectation of widening the street. The completed first phase of this project has improved both drainage and the maintenance of the street fronting 825 Davidson St to the benefit of the city and public.
- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
In no way will the project adversely affect the public's health safety or welfare. The storage facility will increase traffic flow what so ever and poses no health or safety concerns. The addition of the storm retention as planned will be of public benefit and the ad valorem value increase will also benefit the city and public at large. By granting the variance the project will provide the surrounding property owners an example of economic benefits resulting from property improvements.
- (5) **Economic hardship is not the sole justification of the variance;**
The loss of necessary parking and storm retention is the hardship that will result if the R.O.W. demands are enforced. The desire to bring storm retention improvements, ad valorem value improvements and new development to an under developed portion of the city is A major goal. There will be no noticeable negative impact to the city or public by the granting of this variance.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



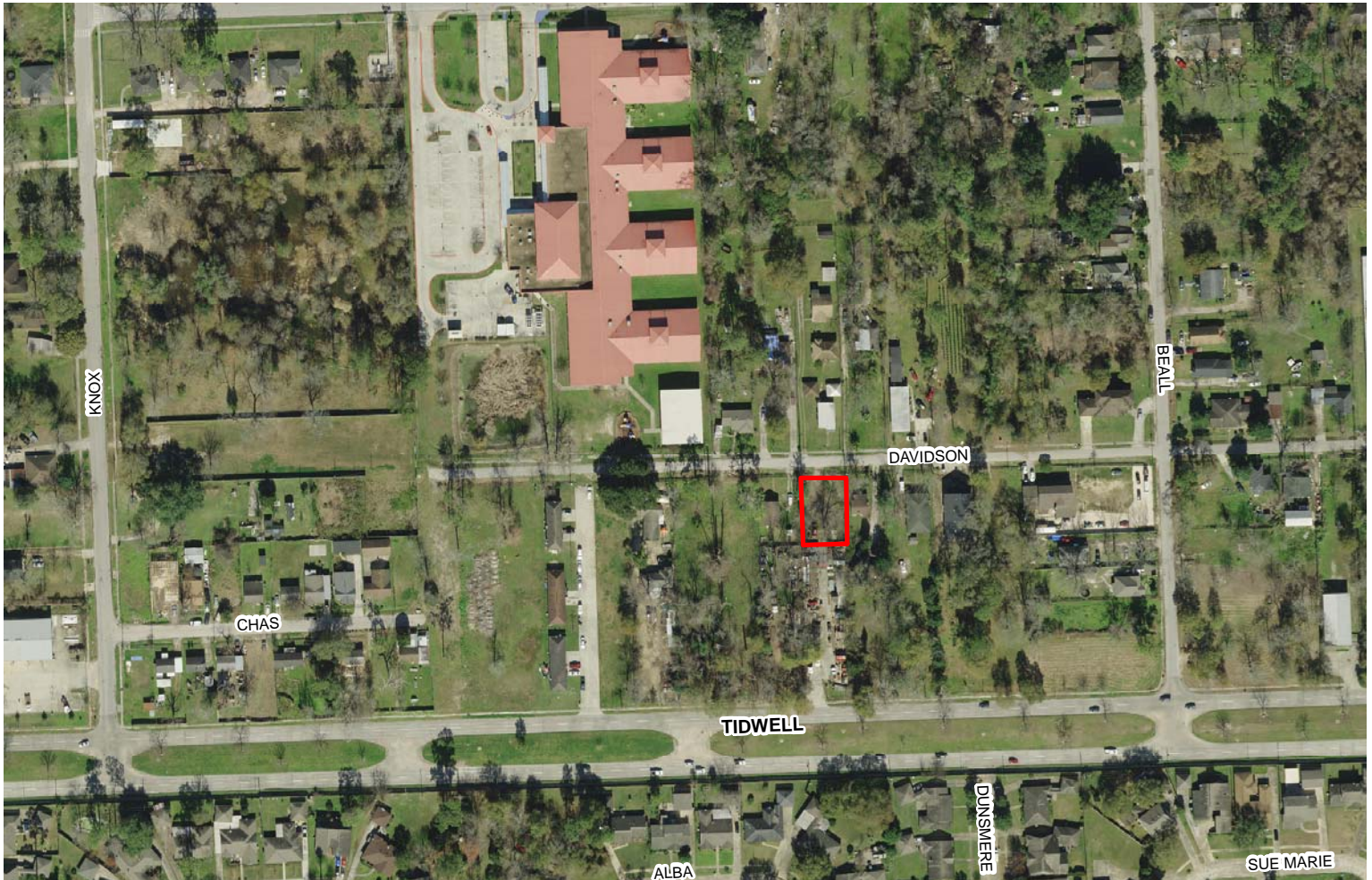
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 124

Meeting Date: 3/30/17

Houston Planning Commission

Aerial Map

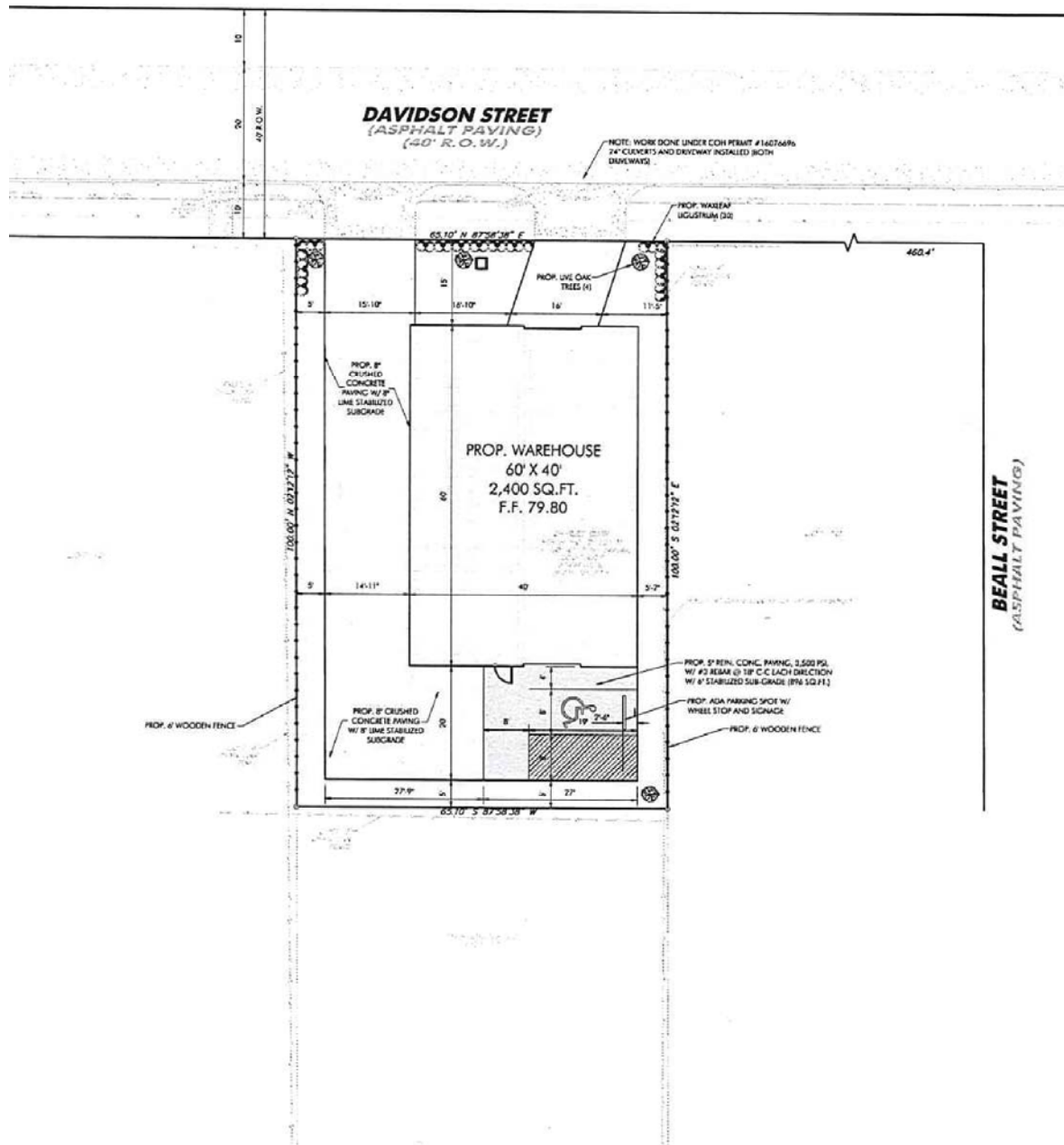


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



SITE PLAN / LANDSCAPE PLAN
SCALE: 1" = 10'

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 124

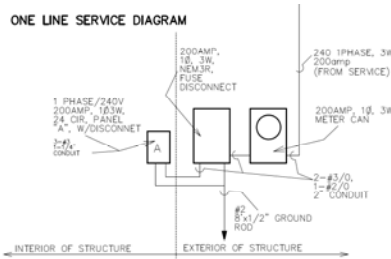
Meeting Date: 3/30/17

Elevation

FIXTURE SCHEDULE

- 1 EXTERIOR, EXIT LIGHT, 1/2" DIA. MOUNT
- 2 EXTERIOR, 40 WATT, 4'x4' FLOOR MOUNT, AT 8'-0" AFF
- 3 INTERIOR 100W, RECESS CAN
- 4 4'-8" BLUD FLOOR FIXTURE (TYP.) 40 WATT ENERGY MGR. (A-EA) AT 8'-0" FLOOR
- 5 SINGLE POLE, 120V, 20 AMP SWITCH AT 4'8" AFF, (1R) 1"
- 6 110 VOLT, 20 AMP, 1 PHASE, GFI OUTLET
- 7 240VOLT, 20 AMP, 1 PHASE, OUTLET
- 8 110 VOLT, 20 AMP, 1 PHASE
- 9 EXHAUST FAN

ONE LINE SERVICE DIAGRAM



PANEL DIAGRAM

NEW PANEL	DATE: 07/15/2016	MANF: 100 AMP	VOLTS: 120/240 V	PHASE: 1	WIRE: 2W	PANEL: 200 Amp, 10/3W, 24 CIR. PANEL A-1, W/DISCONNECT	LOCATION: N. 100' of Lot 11, BLDG 3B
WIRE	SIZE	LENGTH	WIRE	SIZE	LENGTH	WIRE	SIZE
1	10	14	10	14	14	10	14
2	10	14	10	14	14	10	14
3	10	14	10	14	14	10	14
4	10	14	10	14	14	10	14
5	10	14	10	14	14	10	14
6	10	14	10	14	14	10	14
7	10	14	10	14	14	10	14
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NOT USED

7 SAN SEWER RISER

4

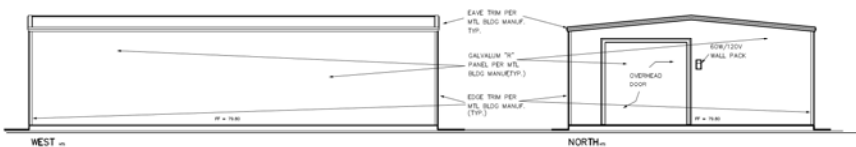
PANEL INFO

SEE SHEET E1 FOR ADDITIONAL INFORMATION

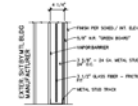
8 WATER SUPPLY RISER

6 EXTERIOR WALL-3

3

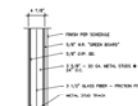
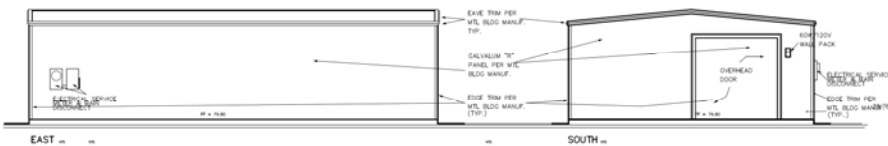


MTL BLDG BY METAL BLDG MANUFACTURE



INTERIOR WALL-2

2



BLDG ELEVATIONS 1:20

5 INTERIOR WALL-1

1

SMALL WAREHOUSE
825 DAVIDSON ST
HOUSTON, TEXAS 77094

DATE 08/25/2016
REV

S2

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Gracepoint Homes	Cody Coulter	281-203-6569	ccoulter@gracepointhomes.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1402 Story Street	16120687	77055	5158	451Y	A

HCAD ACCOUNT NUMBER(S):	0752190050018
PROPERTY LEGAL DESCRIPTION:	Lot 17 Block 5 Westview Terrace
PROPERTY OWNER OF RECORD:	Marco Villarreal
ACREAGE (SQUARE FEET):	11,469 square feet
WIDTH OF RIGHTS-OF-WAY:	Story Street (60 feet); Westview Drive (80 feet)
EXISTING PAVING SECTION(S):	Story Street (20 feet); Westview Drive (20 feet per direction)
OFF-STREET PARKING REQUIREMENT:	Two spaces
OFF-STREET PARKING PROVIDED:	Two spaces
LANDSCAPING REQUIREMENTS:	Two trees
LANDSCAPING PROVIDED:	Two trees

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Single-family; vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	1-story, single-family residence (3,456 Sq.Ft.)

PURPOSE OF VARIANCE REQUEST: To allow a 10' side building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Westview Drive.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): Owner wishes to construct a 1-story single family residence. The design of the 1-story residence is in accordance with the platted 25 foot building line in the front of the proposed residence facing/accessing the local street (Story Street). The residence does adhere to the platted 10 foot building line on the side of the property along Westview Drive. The owner was not aware of the 25 foot building line provision. The 1-story residence has been designed for everyday care of an elderly disabled parent living in the residence in mind. The variance request is to allow the currently platted 10-foot building line to remain so the 1-story residence can be constructed.

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

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

The imposition of the rules of this chapter would deprive the owner the opportunity of properly care for elderly disabled/handicapped parent. A 1-story residence would help with care and response to family member emergencies by residence to the needs of the handicapped parent residing in the home. Emergency response/notification time within residence could be critical during medical emergencies.

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

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

It was not made clear to the owner upon purchase of the property that any additional restrictions to the land use of the property existed beyond the currently platted building requirements. Strict application would create undue hardship as the land use restriction would alter the ability to build a one level single family home. This would adversely affect the critical response time to health emergencies and proper care of disabled/handicapped parent.

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

The intent of this chapter would be preserved by maintaining the only vehicle access to the residence from the local street (Story Street). The existing apron from Westview Drive would be removed stopping any access to the property from Westview Drive. The residence would adhere to the original platted buildings lines staying consistent with the other corner lots in the surrounding area/subdivision.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The granting of the variance would not be injurious to the public health, safety or welfare, as the 1-story single family residence would be in line with the current residences in the general area. Traffic studies published by the Spring Branch Development District have this area of Westview Drive listed as among the lowest traffic counts along the whole of Westview Drive. No direct access will be provided to Westview Drive to impede traffic. The residence will be built up substantially above the current road elevation and maintain the currently platted building line. This would create separation and a barrier between the road and the structure.

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

Economic hardship is not the sole justification of the variance, nor has it ever been, as the owner did not know of the additional restrictions at the beginning of the project. Yet they continue to push forward with the anticipated construction of their family home to take care of their current elderly disable/handicapped parent and plan their future family. They are hoping to make this their family home for many years to come and hope not to have to sell the property to make their family goals come through fruition.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 125

Meeting Date: 03/30/17

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 125

Meeting Date: 03/30/17

Houston Planning Commission

Aerial Map

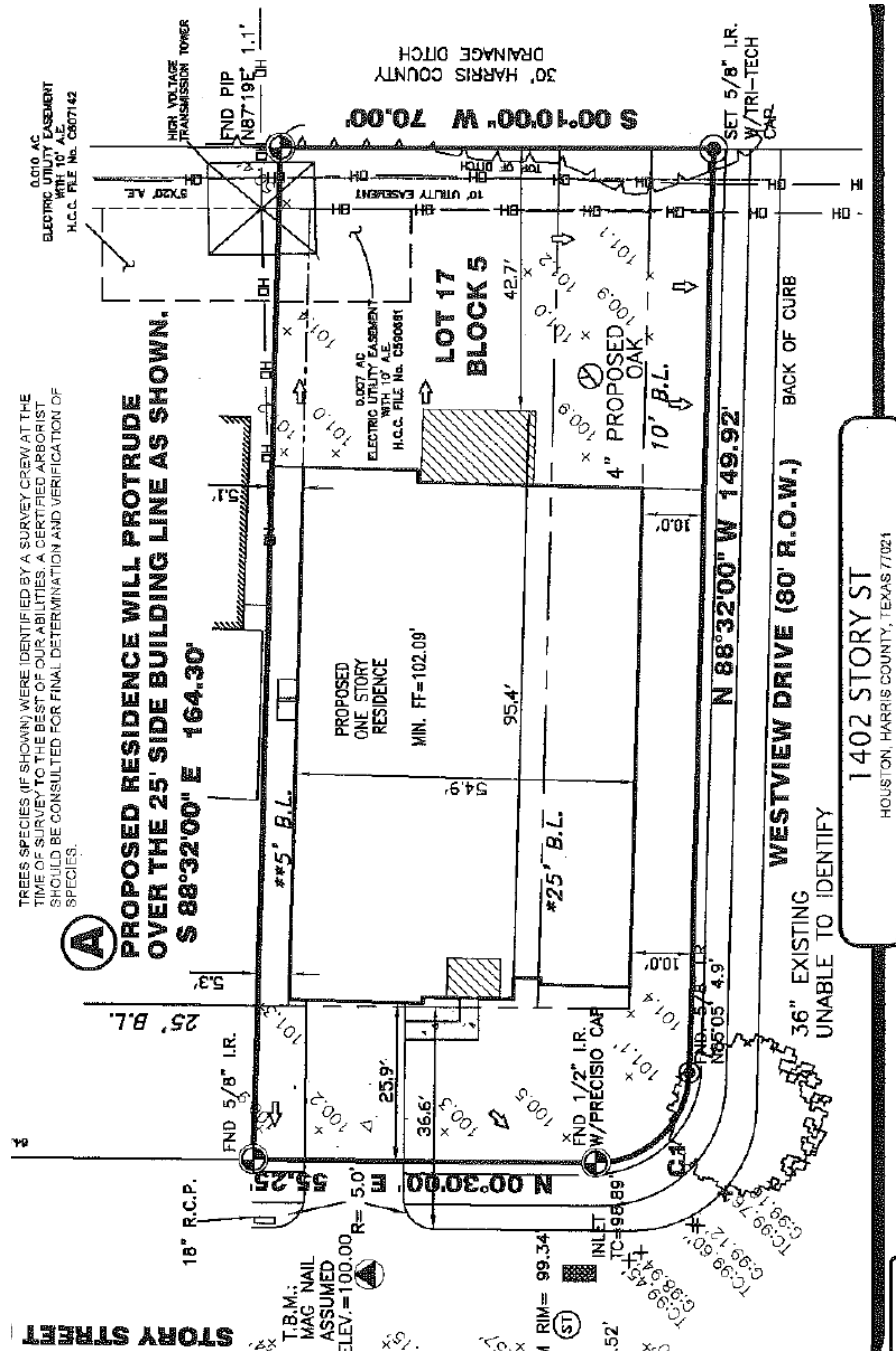


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

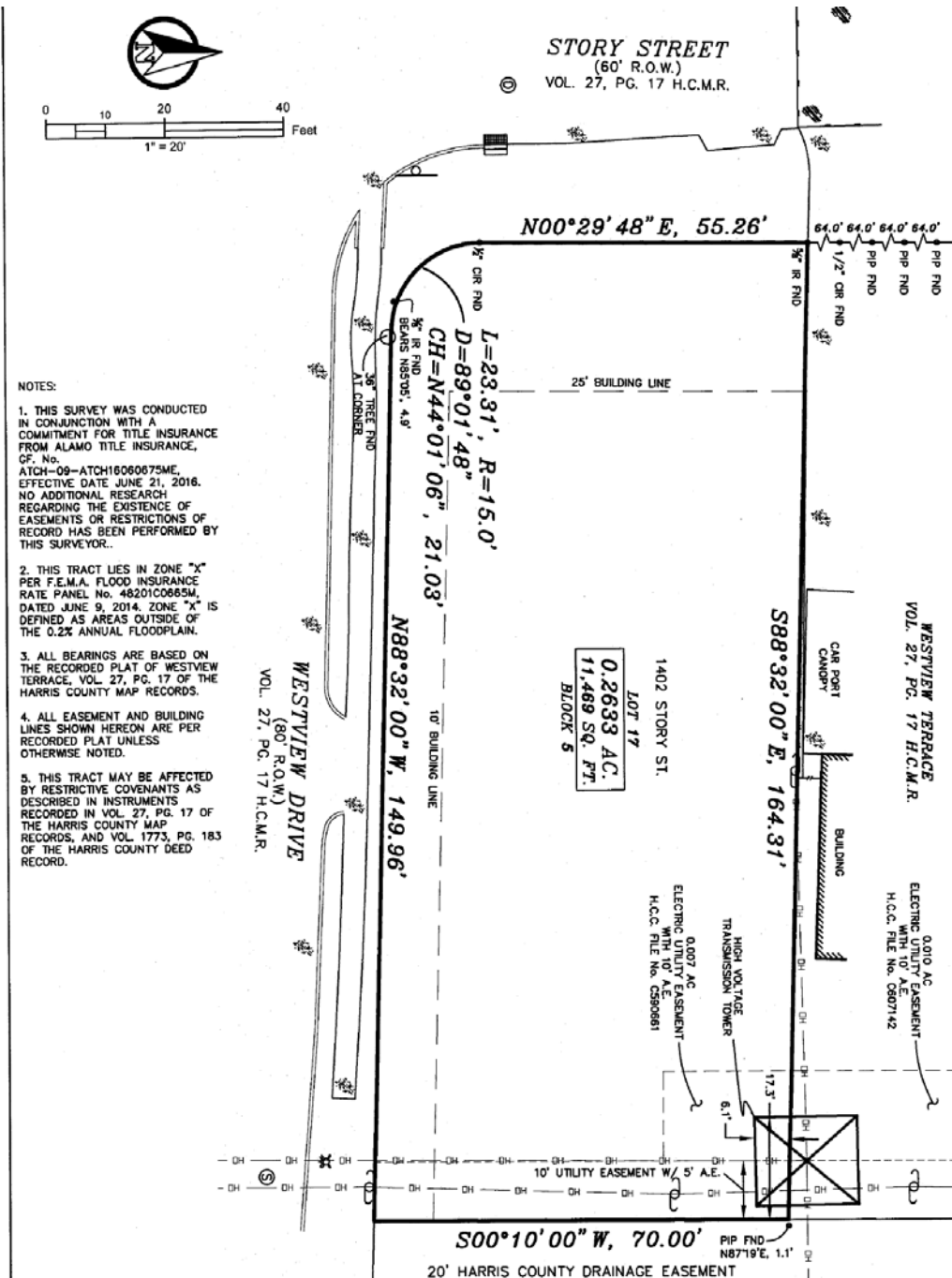


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

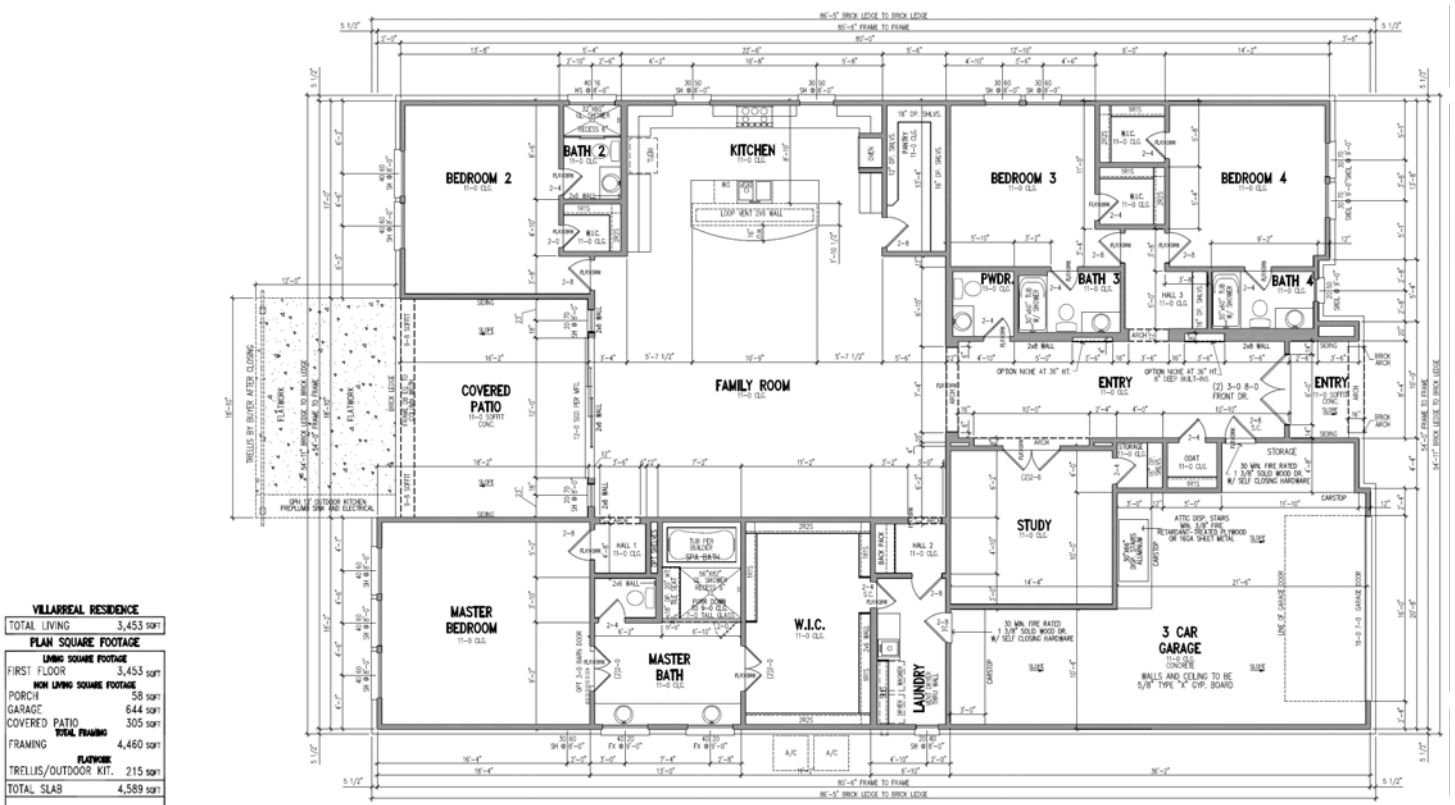


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Floor Plan

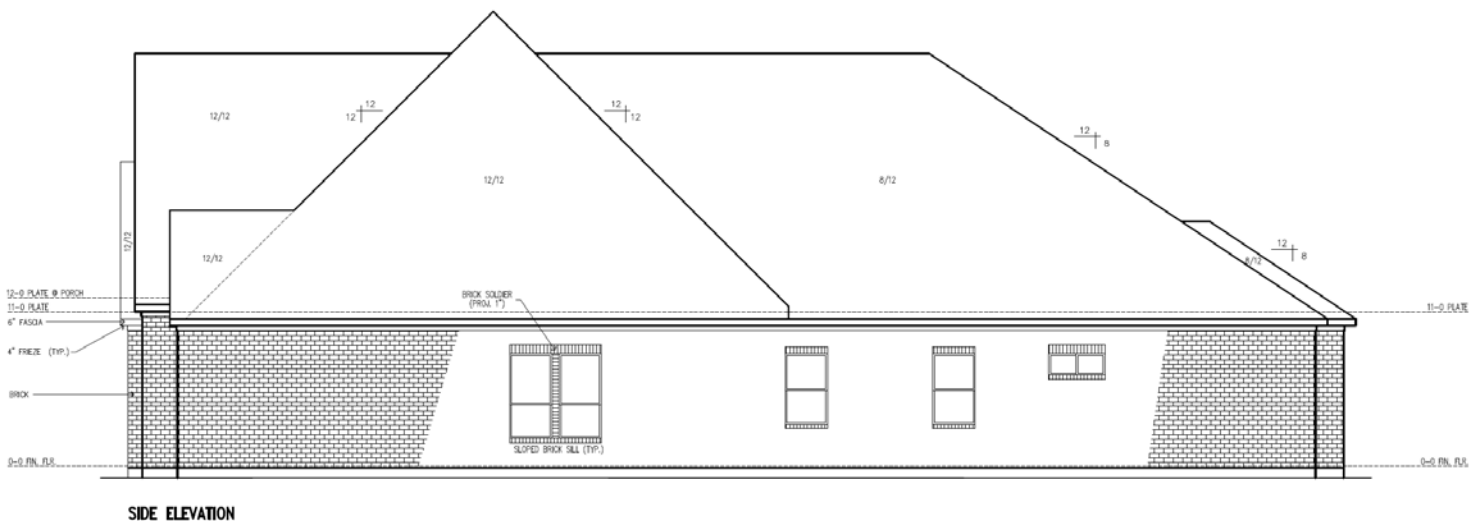
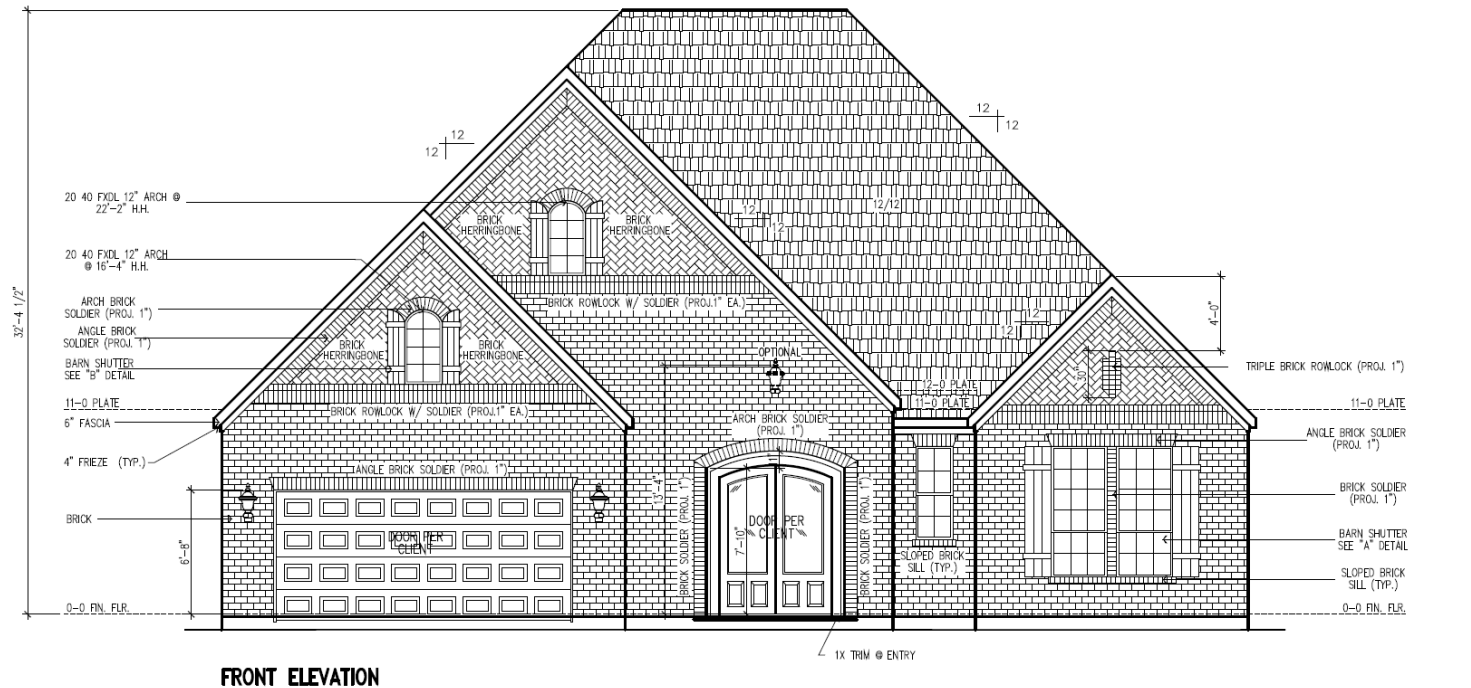


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
APLOMB DEVELOPMENT JRP COMPANY	MIKE ASHMORE JENIFER POOL	832-701-6851 832-594-8420	JRPCOM@AOL.COM		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3803 S MacGREGOR WAY	16057515	77021	5455C	533H	D

HCAD ACCOUNT NUMBER(S):	06011370600014
PROPERTY LEGAL DESCRIPTION:	TRACT A BLOCK 60 RIVERSIDE TERRACE SEC 12
PROPERTY OWNER OF RECORD:	APLOMB DEVELOPMENT LLC
ACREAGE (SQUARE FEET):	11,741
WIDTH OF RIGHTS-OF-WAY:	S MacGREGOR WAY 100'; SCOTT STREET 80'
EXISTING PAVING SECTION(S):	S MacGREGOR WAY 35'; SCOTT STREET 60'
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	VACANT
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	S.F.R. 5,225SQFT.

PURPOSE OF VARIANCE REQUEST: To allow direct vehicular access to a major thoroughfare (Scott Street).

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE (s): Sec. 42-188. - Lot access to streets.

(a) Each lot shall have access to a street that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

(b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless:

- (1) The lot is greater than one acre in size; and
- (2) (2) The subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfares.

APPLICANT'S STATEMENT OF FACTS

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

HCAD identifies this property as Tract A Block 60 Riverside Terrace Sec 12 Subdivision, a vacant property. The property is vacant and faces S MacGregor Way on the south, a major thoroughfare, and Scott Street on the west, a major thoroughfare, with no defined building line as well as no curb cut for a driveway.

Tract A Block 60 Riverside Terrace Sec 12 Subdivision is shown as commercial property per HCAD records. The site is on the north side of S MacGregor Way and the bayou and east of Scott Street. The site is 11,741 square feet and has been in this configuration since January 1984.

The proposed single family home will have building set back lines of 25' along S MacGregor Way and Scott Street as required by Charter 42 and a curb cut 26'-1" from corner, with a 2 story residence of 5,225 square feet.

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

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

This is a tract that has been classified as C2 commercial property, per HCAD.

Due to the configuration of the lot given a 25' building line on both S MacGregor Way and Scott Street, per Chapter 42, it makes it less practical for a driveway in any other configuration than access from Scott Street 26'-1" from corner. The owner would not reasonably build without a Scott Street curb cut and driveway.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

Providing a 25' building line per Sec. 42-157 along S MacGregor Way and Scott Street, not having a curb cut along Scott Street 26'-1" from the corner would create an undue hardship.

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

Since most of the buildings along and across Scott Street and take access from Scott Street and use of 25' building lines on both S MacGregor Way and Scott Street, per Chapter 42, the variance will in no way impose undue circumstances on the surrounding homes.

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Tract A Block 60 Riverside Terrace Sec 12 is an existing lot that allows limited options for development. The construction of a single family home complies with the intent and general purposes of this chapter and will be preserved by allowing sensible development and encouraging the uses that are already present in this neighborhood.

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

S MacGregor Way and Scott Street are both major thoroughfares and the granting of the variance on this corner lot will not be injurious to the public health, safety or welfare as there are other properties in the area with curb cuts and driveways accessing from Scott Street.

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

The existing condition and hardship of Tract A Block 60 Riverside Terrace Sec 12 subdivision is a vacant lot without building lines or a curb cut for the driveway for this single family home. The request for a curb cut on Scott Street for without the variance the lot will not be reasonably developable. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 126

Meeting Date: 03-30-2017

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
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ITEM: 126

Meeting Date: 03-30-2017

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Aerial Map



DEVELOPMENT PLAT VARIANCE



Meeting Date: 03-30-2017



Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE



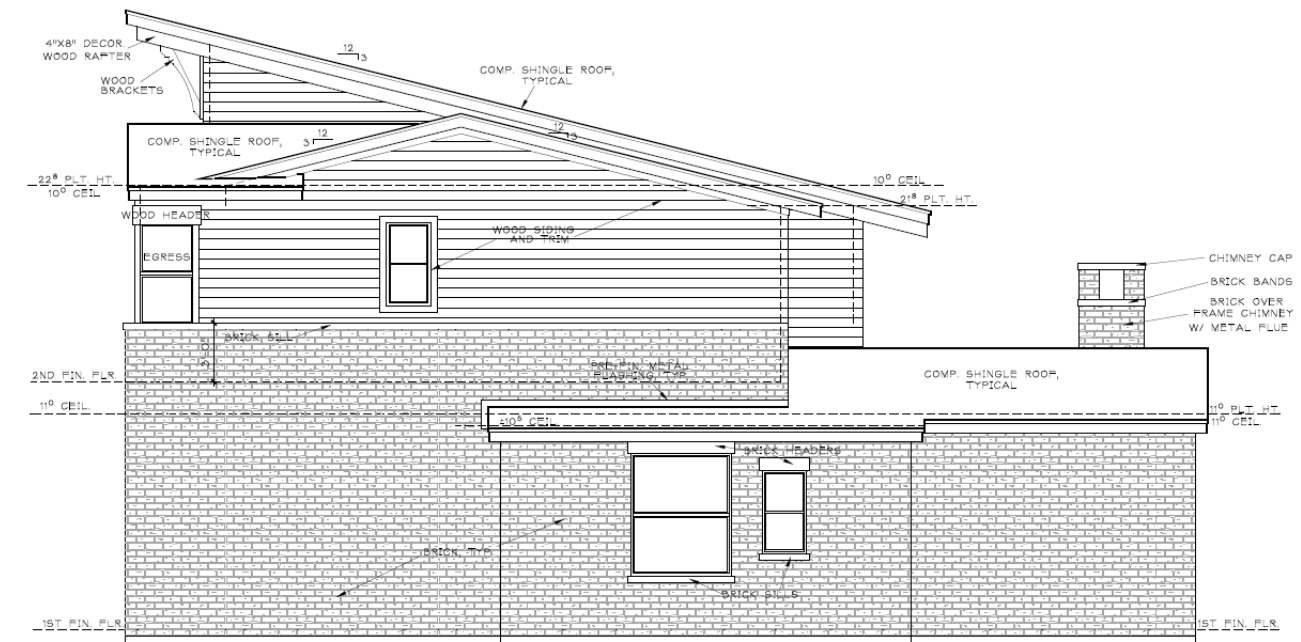
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Houston Planning Commission

ITEM: 126

Meeting Date: 03-30-2017

Building Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
The Interfield Group	Mary Villareal	713-780-0909	mvillareal@interfield.net

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1835 N. Shepherd Cane Rosso Pizzeria (Heights)	16121463	77008	5259	452V	C

HCAD ACCOUNT NUMBER(S):	1361500010001
PROPERTY LEGAL DESCRIPTION:	Unrestricted Reserve "A", Block 1 Shepherd at Nineteenth Business Park
PROPERTY OWNER OF RECORD:	Pecan Mill Realty
ACREAGE (SQUARE FEET):	1.0526-Acre (45,850 SF)
WIDTH OF RIGHTS-OF-WAY:	W 19 th (70') and N Shepherd (70')
EXISTING PAVING SECTION(S):	W 19 th (22') and N Shepherd (42')
OFF-STREET PARKING REQUIREMENT:	96 Spaces
OFF-STREET PARKING PROVIDED:	80 Spaces & 6 bicycle racks (24 bike spaces)
LANDSCAPING REQUIREMENTS:	Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	3,987 SF restaurant (remainder 2,249 empty shell retail)
PROPOSED STRUCTURE(S) [SQ. FT.]:	2,249 Addition to existing restaurant

PURPOSE OF VARIANCE REQUEST:	To allow 86 parking spaces with a 6% bicycle reduction for a restaurant expansion on a (strip center), in lieu of the ordinance required 96 parking spaces; resulting in a parking reduction of 10 parking spaces.
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OFF-STREET PARKING VARIANCE



Houston Planning Commission

CHAPTER 26 REFERENCE(S):

Off-Street Parking Requirements per Use: 26-492
Bicycle Parking Requirements/ Reduced Parking: 26-496; 26-497
Off-Site Parking: 26-499

APPLICANT STATEMENT OF FACTS

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

Cane Rosso Pizzeria Heights location proposes to expand into the 2,249 SF retail space available in the building, to better serve their customers. The expansion requires ten (10) additional parking spaces. A variance is being sought to allow expansion without providing additional parking.

APPLICANT'S STATEMENT OF FACTS:

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

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

Property is in the heart of one of Houston's fast developing areas. The property is located northeast of Houston Heights West Historic District, east of North Durham Drive, south of 19th Street, west of North Shepherd Drive and north of West 18th Street.

Project consists of renovating an existing retail space, to add 2,249 SF to existing restaurant. The classification change will require an additional ten (10) parking spaces to be provided. Property owner has looked into the possibility of obtaining a parking agreement from nearby owners, but owners of available locations were not receptive to a long term agreement, due to changing dynamics.

In order to make proposed site for the addition more pedestrian friendly, owner intends to close two (2) existing curb cuts along North Shepherd Drive, so as to reduce the number of directions vehicles are able to enter the site. Entrances will be limited to and from the alley and West 19th Street. The proposed restaurant improvements along North Shepherd Drive and West 19th include landscaping, 6' sidewalks along N. Shepherd Drive and West 19th Street, along restaurant location. In addition, owner will improve the alley along property's south property line that will make eleven (11) parking spaces available to the public.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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

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

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations:

- a. Proposed development will include a 6-foot side walk along North Shepherd and the portion of West 19th Street that abuts existing restaurant.
- b. Yards between right-of-way line and restaurant parking area will be landscaped, and will preserve and enhance the character of the block face.
- c. Alley area abutting subject property to the south will be improved to allow eleven (11) parking areas available to the public.
- d. Bike racks will be located on the site.

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

The parking provided will be sufficient to serve the use for which it is intended, and owner will improve the alley along property's south property line that will make eleven (1) parking areas available to the public

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

The granting of the variance will not be injurious to the public health, safety or welfare. Property does not impede traffic; on the contrary, closing two (2) access points for subject site will better distribute access that will enhance to public welfare, without any way compromising public health or safety.

- (6) **For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

N/A

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

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

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

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

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

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

OFF-STREET PARKING VARIANCE



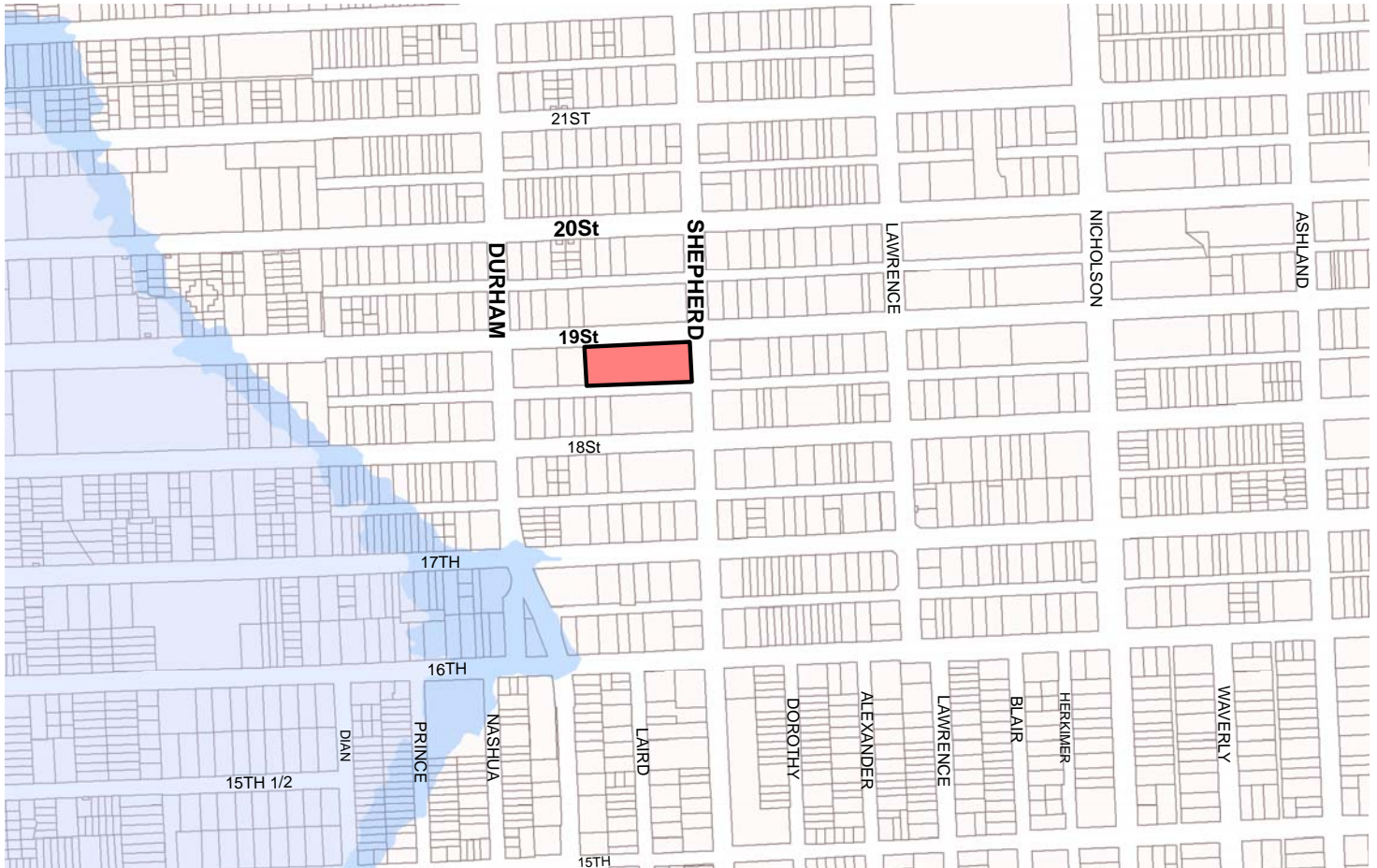
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Houston Planning Commission

ITEM: III

Meeting Date: 03/30/2017

LOCATION MAP



OFF-STREET PARKING VARIANCE



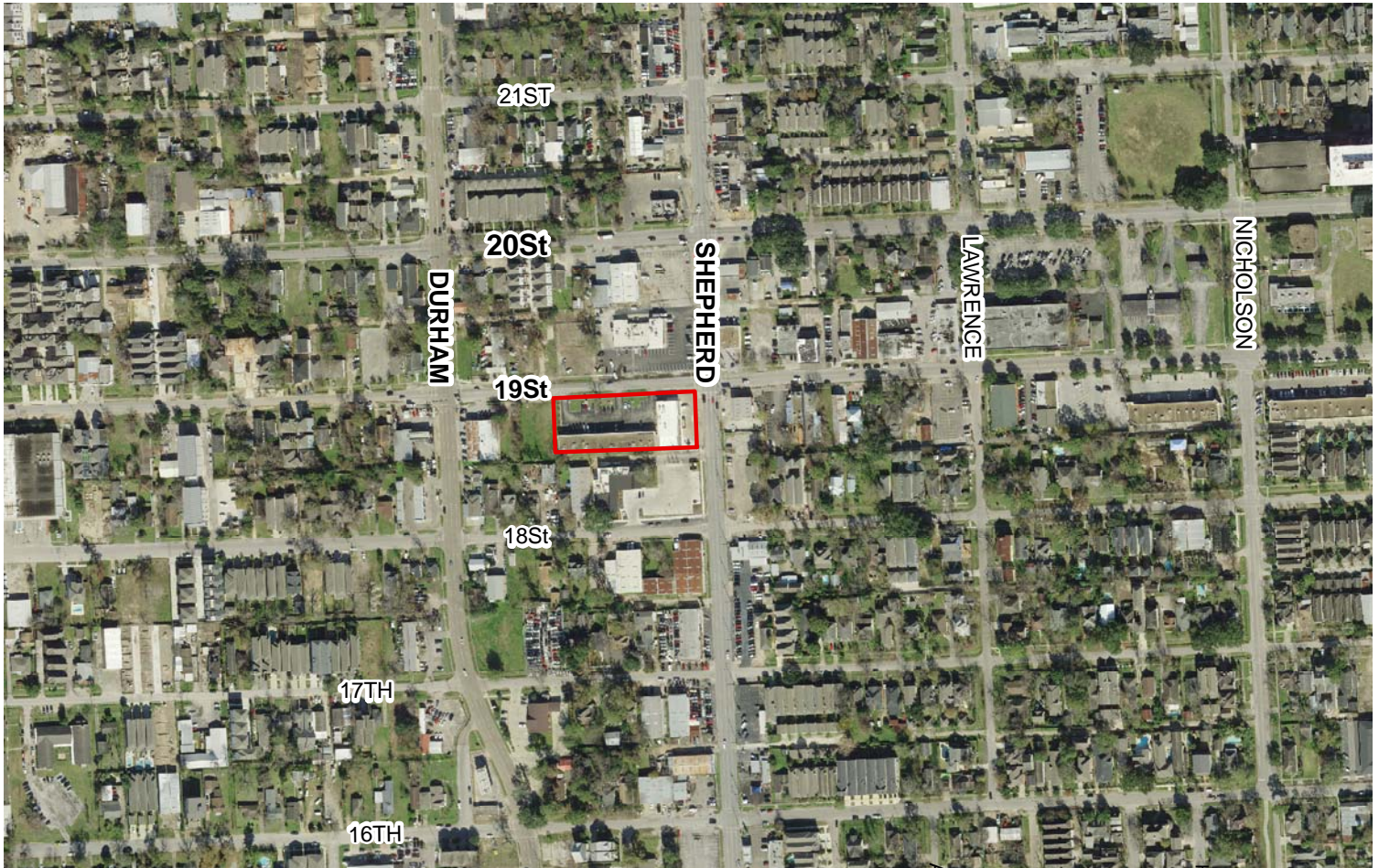
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ITEM: III

Meeting Date: 03/30/2017

Houston Planning Commission

AERIAL MAP

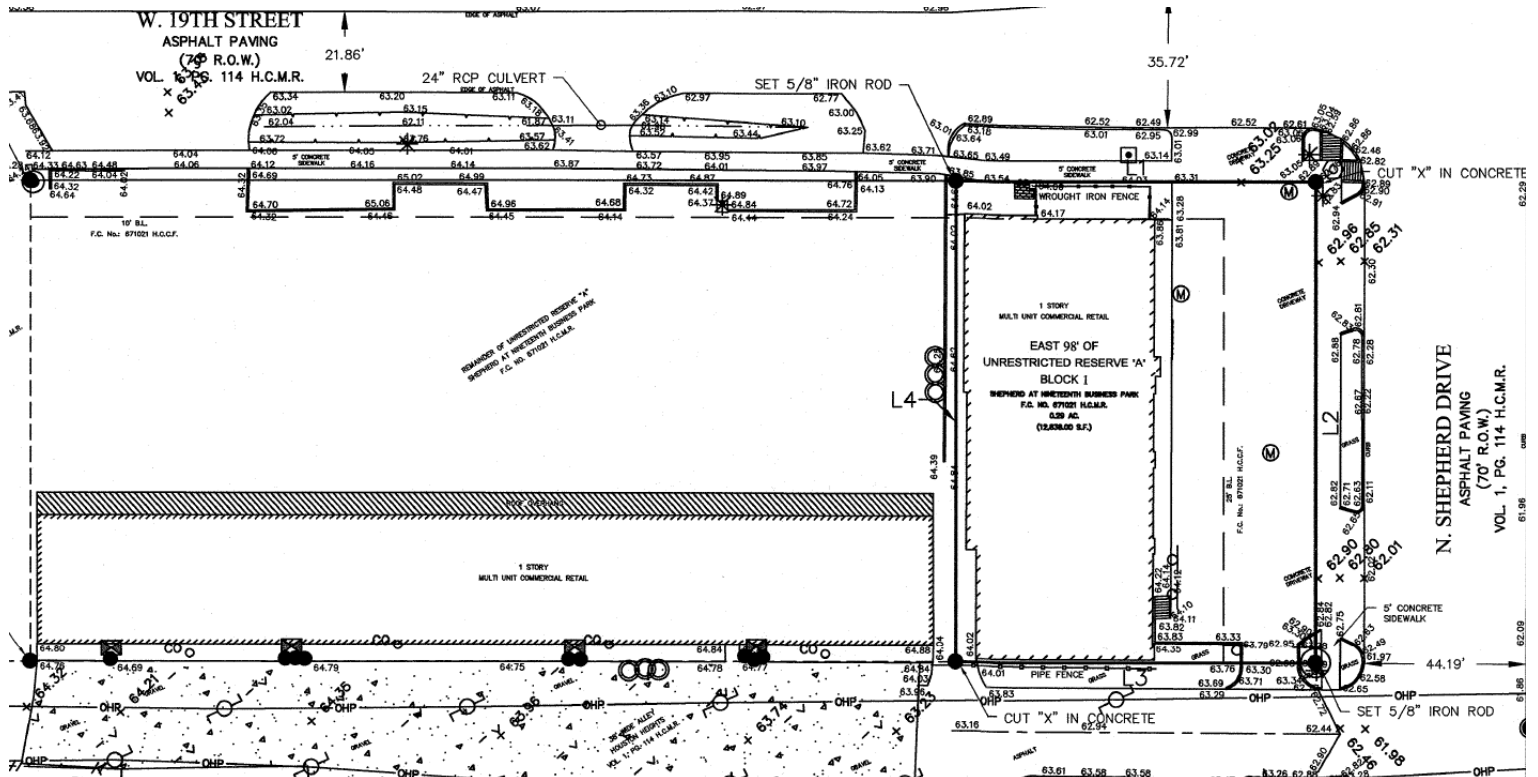


OFF-STREET PARKING VARIANCE



Houston Planning Commission

SURVEY



OFF-STREET PARKING VARIANCE

AGENDA: IV

SMLSB Application No. 645: 700 block of Bomar Street, north and south sides, between Crocker and Stanford Streets

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 700 block of Bomar Street, north and south sides, between Crocker and Stanford Streets. Analysis shows that a minimum lot size of 5,000 sf exists for the blockfaces. A petition was signed by the owners of 48% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

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

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

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

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

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

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

STAFF ANALYSIS:

The application includes eight (8) lots along the 700 block of Bomar Street, north and south sides, between Crocker and Stanford Streets.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*
The application comprises two blockfaces, the north and south sides of Bomar Street.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of seven (7) single-family residential properties (representing 100% of the total lots within the boundary area) and one (1) excluded lot.
- *The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained four (4) of eight (8) signatures of support from property owners in the proposed SMLSB (owning 48% of the total area). There was one protest.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 5,000 sf exists on five (5) lots in the blockfaces.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was platted in 1905. The houses originate from the 1910s and 1920s. The establishment of a 5,000 sf minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Five (5) out of eight (8) lots (representing 75% of the application area) are at least 5,000 square feet in size.

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

ATTACHMENTS:

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

SPECIAL MINIMUM LOT SIZE BLOCK

Application No.	645		
Date Received:	2/1/2017	Date Complete:	2/7/2017
Street(s) Name:	Bomar Street	Lot(s)	700 Block of Bomar Street
Cross Streets:	Crocker Street	and	Stanford Street
Side of street:	north and south		

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
703 (LT 4)	SFR		5,000
709 (LT 3)	SFR	Y	5,000
712 (TR 14A)	SFR	Y	5,000
713 (LT 2)	SFR	Y	5,000
700 (TR 14)	EXC		3,500
719 (LT 1)	SFR	Y	2,000
720 (TR 14B)	SFR		6,500
1814 (TR 13F)	SFR		3,400

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

Of **35,400** Square Feet in the Proposed Application Area **17,000** Square Feet are Owned by Property Owners Signing in Support of the Petition = **48%**

Single Family Calculation:

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

7	# developed or restricted to no more than two SFR Units	Of	Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	100%
			7	7	
0	# of Multifamily lots				
0	# of Commercial lots				
0	# of Vacant Lots				
7	Total				

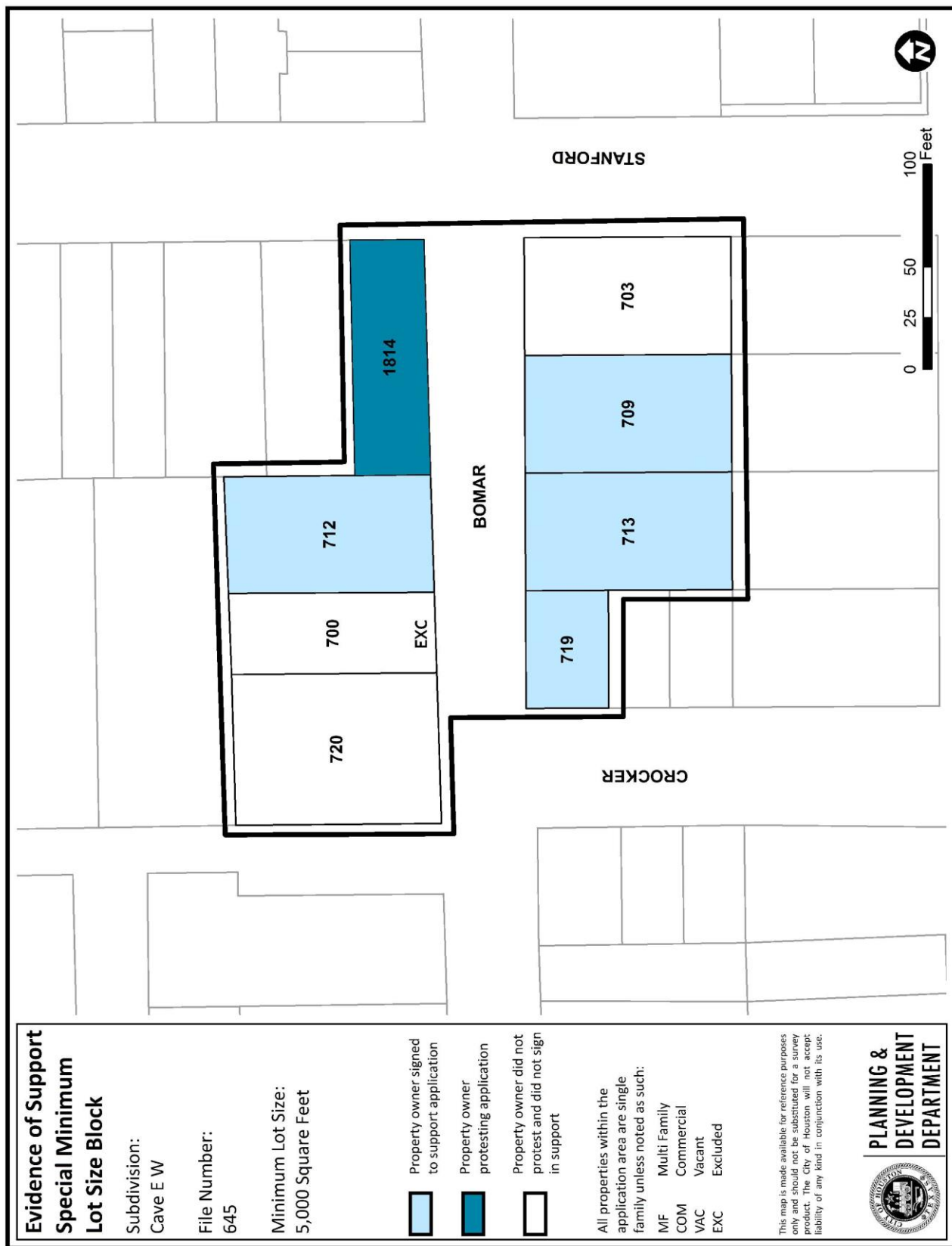
Minimum Lot Size Calculations:

Total # of lots **7** Total sq. ft. = **35,400** / # of lots = **5,057** average sq. ft.
 5,000 median sq. ft.

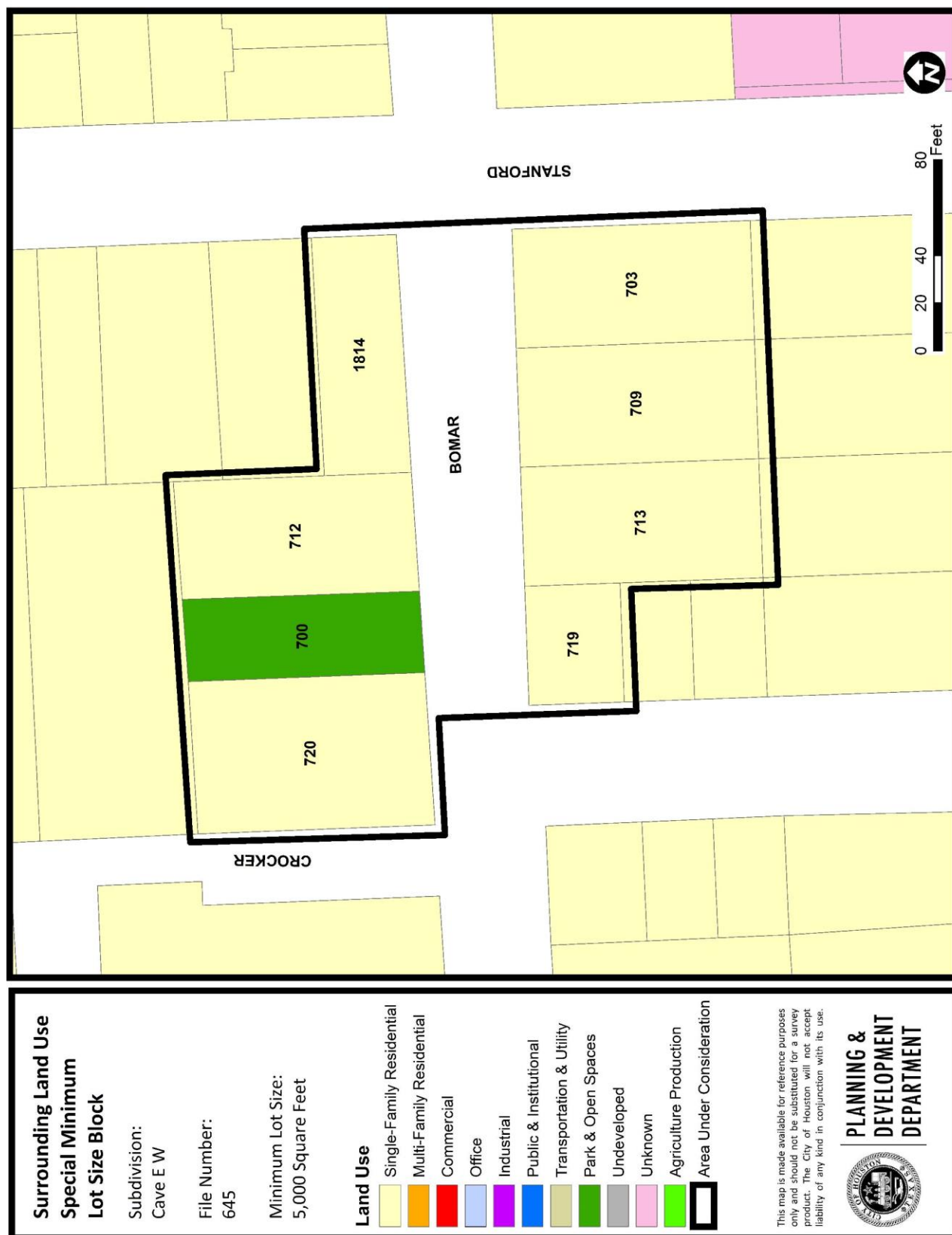
70 %

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	6,500	18.4%	18.4%
2	5,000	14.1%	32.5%
3	5,000	14.1%	46.6%
4	5,000	14.1%	60.7%
5	5,000	14.1%	74.9%
6	3,500	9.9%	84.7%
7	3,400	9.6%	94.4%
8	2,000	5.6%	100.0%

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







City of Houston

Special Minimum Lot Size Block

Planning Commission Staff Report
Planning and Development Department

Wendy Gaines
1970 Augusta Drive
Houston, Texas 77057

March 22, 2017

Abraham Zorrilla
Planner I
City of Houston Planning & Development Department,
Community Sustainability Division
611 Walker, 6th Floor,
Houston, Texas 77002

Dear Mr. Zorrilla,

Re: MLS 645 regarding Minimum lot size for the - 700 block of Bomar St
Property Address: 1814 Stanford Street, Houston, Texas 77006

I would like to file a formal protest against the application for establishment of a minimum lot size for the 700 block of Bomar.

Firstly, the person who has filed this application has a lot size of 2,000 square feet, with a town home complex having been built on a larger lot which was cut in 2 or 3. To apply with the goal of making everyone else abide by a 5,000 square foot minimum lot size is hypocritical if nothing else.

My lot size is 3,400 square feet, currently with a home and garage on the lot that was built around 1930. This is not my primary residence and is an investment rental property for me. Part of the value of my property is the possibility of selling it to a developer for redevelopment into townhomes. The approval of this application would prevent me from doing this. I believe that this is akin to zoning and given the propensity of already redeveloped properties in the area, restricting me from redeveloping my property is unconscionable.

I would like to register my strong objection to this and will attend the public hearing on this matter to voice my protest in person.

Sincerely,



Wendy Gaines

Special Minimum Lot Size Block Application

According to

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Please complete entire application form.

1. Location:

General Location:

North and south side of Bomar St. between Crocker St. and Stanford St.

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

TR 13F, T14, 14A AND TR 14B ABST 696 O SMITH; LOTS 2 THROUGH 4 BLK 5
Specific Legal Description CAVE E W. LOT 1 BLK 1 LISMAR ON CROCKER.

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

2. Contacts:

Primary

Applicant ELLEN YARRELL

Phone # 713-858-9505

Address 719 Bomar St

E-mail elleneayatt@houston.gov

City HOUSTON

State TX Zip 77006

Alternate

Applicant

Phone #

Address

E-mail

City

State Zip

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

File #

Key Map #

TIRZ

Lambert #

Super N'hood

Census Tract

City Council District

4. Submittal Requirements:

Please Check

Completed application form (this page)



Petition signed by the applicant (page 4)



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



Signed deed restriction statement (page 6)



Copy of deed restrictions, if applicable



Sample of Notification Sign (page 8)



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



Data showing the actual size of each lot



Planning Commission Staff Report
Planning and Development Department

