

HOUSTON PLANNING COMMISSION

AGENDA

APRIL 27, 2017



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

PLANNING COMMISSION MEMBERS



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

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

ALTERNATE MEMBERS

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

EX- OFFICIO MEMBERS

Carol Lewis, Ph.D.
Dale A. Rudick, P.E.
Dawn Ullrich
Carrin F. Patman

SECRETARY

Patrick Walsh, P.E.

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

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

The Departments website is:
www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

Speakers Sign In Form

Instructions:

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

Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Speakers Sign In Form

Instructions:

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Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Houston Planning Commission

AGENDA

April 27, 2017

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

Call to Order

Director's Report

Approval of the April 13, 2017 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

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

II. Establish a public hearing date of May 25, 2017

- a. Avondale partial replat no 2
- b. Freeman Crossing replat no 1
- c. Shepherd Oaks partial replat no 1
- d. Jaquelyn Meadows replat no 1
- e. Martin partial replat no 2
- f. Shops at Spring Forest
- g. Shadyvilla Addition no 1 partial replat no 3

III. Consideration of a Hotel/Motel variance for Blossom Hotel and Suites located at 7118 Bertner Avenue (Arica Bailey)

IV. Excuse the absences of Commissioner Kilkenny

V. Public Comment

VI. Adjournment

Minutes of the Houston Planning Commission

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

April 13, 2017

Meeting held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

Call to Order

Vice Chair, M. Sonny Garza called the meeting to order at 2:45 p.m. with a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza	
Susan Alleman	Absent
Bill Baldwin	
Fernando Brave	
Antoine Bryant	
Lisa Clark	
Algenita Davis	Absent
Mark A. Kilkenny	Absent
Lydia Mares	
Paul R. Nelson	Absent
Linda Porras-Pirtle	
Shafik Rifaat	
Megan R. Sigler	
Eileen Subinsky	Absent
Zafar Tahir	
Meera D Victor	
Shaukat Zakaria	
Mark Mooney for	Absent
The Honorable James Noack	
Charles O. Dean for	
The Honorable Robert E. Herbert	
Raymond Anderson for	
The Honorable Ed Emmet	

EXOFFICIO MEMBERS

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

DIRECTOR'S REPORT

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

APPROVAL OF THE MARCH 30, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 30, 2017 Planning Commission meeting minutes.

Motion: **Bryant**

Second: **Rifaat**

Vote: **Carries**

Abstaining: **Clark**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 89)

Items removed for separate consideration: **31**

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

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

Motion: **Clark**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Clark recused herself.

Staff recommendation: Approve staff's recommendation for item **31** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for item **31** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Clark returned.

C PUBLIC HEARINGS

90 Broadway Plaza

C3N

Defer

Staff recommendation: Defer the applications for two weeks per Chapter 42 Planning Standards.

Commission action: Deferred the applications for two weeks per Chapter 42 Planning Standards.

Motion: **Mares**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

91 Dissen Heights 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: **Rifaat**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

92 Dissen Heights 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: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

93 Draco Spring Manufacturing Company

C3N

Defer

Staff recommendation: Defer the applications for two weeks per the applicant's request.

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

Motion: **Bryant**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

94 Houston Heights partial replat no 18 C3N Defer
Staff recommendation: Defer the applications for two weeks per the applicant's request.
Commission action: Deferred the applications for two weeks per the applicant's request.
Motion: **Baldwin** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

95 Promise Land replat no 1 C3N Defer
Staff recommendation: Defer the applications for two weeks per Chapter 42 Planning Standards.
Commission action: Deferred the applications for two weeks per Chapter 42 Planning Standards.
Motion: **Sigler** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

96 Westhaven Estates Sec 2 C3N Approve
partial replat no 7
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
Speaker: Deb Elm – opposed/undecided.

97 Westheimer Gardens Extension C3N Defer
partial replat no 4
Staff recommendation: Defer the applications for two weeks per the applicant's request.
Commission action: Deferred the applications for two weeks per the applicant's request.
Motion: **Rifaat** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

98 Eunice Villas C2R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Zakaria** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Kay Donahue and Larry Wilkerson –opposed; Joyce Owens, representing owner - supportive.

Motion made by Brave, seconded Bryant to take item 99 later in the meeting.

100 Gosling Office Park C2 Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

101 I 10 East at Freeport partial replat no 1 C2R Defer
Staff recommendation: Defer the application for two weeks per the request of the Harris County Flood Control District.
Commission action: Deferred the application for two weeks per the request of the Harris County Flood Control District.
Motion: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

102 Irise Park H C2 Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

103 Paradise Park RV Community C2 Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

104 Presidents Park B C2R Withdrawn

105 Rice Village Amherst C2R 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: **Rifaat** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commission returned and acted on item 99.

99 Fuchs Tract GP GP Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speakers: Trigg Luper, applicant, Fred Mathis, Harris County and Dustin Qualls, owner representative - supportive.

**E SPECIAL EXCEPTIONS
NONE**

**F RECONSIDERATION OF REQUIREMENTS
NONE**

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

G EXTENSIONS OF APPROVAL

106 Aldine ISD Homestead	EOA	Approve
107 Bosch Hall	EOA	Approve
108 Cypresswood Green Plaza	EOA	Approve
109 Greens Mart	EOA	Approve
110 Haynes Road Business Park	EOA	Approve
111 HISD Northside High School	EOA	Approve
112 Stages Repertory Theatre	EOA	Approve
113 Union Park Sec 1	EOA	Approve
114 Union Park Sec 2	EOA	Approve

115	Union Park Sec 3	EOA	Approve
116	Wolf Trot Properties	EOA	Approve

H NAME CHANGES

117	Ecclesia at Kingwood (prev. Solea Kingwood)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

118	4910 Allen Genoa	COC	Approve
119	10922 Shady Lane	COC	Approve
120	21418 Dunn Road	COC	Approve
121	26944 Coachlight	COC	Approve

Staff recommendation: Approve staff's recommendation for items 106-121

Commission action: Approved staff's recommendation for items 106-121

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

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE**

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 11, 2017 FOR:

- a. Castle Court Views replat no 1
- b. El Dorado Clear Lake City Sec 2 partial replat no 1
- c. Hickory Enclave partial replat no 1 and extension
- d. Pine Forest Addition partial replat no 1
- e. Viet Hoa Estates replat no 1
- f. Westhaven Estates Sec 2 partial replat no 8

Staff recommendation: Establish a public hearing date of May 11, 2017 for items II a-f.

Commission action: Established a public hearing date of May 11, 2017 for items II a-f.

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

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 13719 WHITE HEATHER DRIVE – HISD MADISON HIGH SCHOOL**

Staff recommendation: Defer the application four weeks to give the applicant time to submit revised information.

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

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

**IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK
APPLICATION FOR THE 1300 BLOCK OF SHEARN STREET, NORTH AND SOUTH SIDES (MLS
641)**

Staff recommendation: Grant the consideration of a Special Minimum Lot Size Block Application (MLS 641) for the 1300 Block of Shearn Street, north and south sides, and forward to City Council.

Commission action: Granted the consideration of a Special Minimum Lot Size Block Application (MLS 641) for the 1300 Block of Shearn Street, north and south sides, and forwarded to City Council.

Motion: **N** Second: **B** Vote: **Unanimous** Abstaining: **None**

Speakers: Chuck Hansen – opposed; Jody Wilding, applicant - supportive.

V. EXCUSE THE ABSENCE OF COMMISSIONER ZAKARIA

Commissioner Zakaria was present therefore, no Commission action was required.

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair, M. Sonny Garza adjourned the meeting at 3:59 p.m.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

M. Sonny Garza, Vice Chair

Patrick Walsh, Secretary

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Accurate Reserve	C2	DEF1
2	Allegro at Harmony Sec 3	C3F	
3	Alliance Memory Care	C2	
4	Azalea District Sec 4	C3F	
5	Azalea District Sec 5	C3F	
6	Balmoral Sec 3	C3P	
7	Barker Cypress Express	C2	
8	Baybrook Center GP	GP	
9	Bayou Oaks at West Orem Sec 5	C3F	
10	Bayou Oaks at West Orem Sec 6	C3F	
11	Bayou Oaks at West Orem Sec 7	C3F	
12	Bridgeland Parkland Village Sec 20	C3P	
13	Buzzy Bee Atascocita	C2	
14	Commons Waterway Sec 6	C3F	
15	Comunidad de Amor	C2	DEF1
16	Craig Woods partial replat no 19	C3F	
17	Daybreak Sec 5	C3F	
18	Domain at Oakwood GP	GP	
19	Five Forks Village LLC	C2	DEF1
20	General Warehouse Systems	C3F	DEF2
21	Genesse West Drew Crossing replat no 1	C3F	
22	Grand Vista Lakes Sec 1	C3F	
23	Huffman Business Park	C2	
24	Katy Hockley Warehouse	C2	DEF1
25	Lakewood Pines Sec 8	C3P	
26	Lakewood Pines Sec 9	C3P	
27	Meandering Bend Drive Extension and Reserves	C3F	
28	Medistar Hoyt Bejjani GP	GP	
29	Medistar Hoyt Bejjani Sec 1	C2	DEF2
30	Merrylands Sec 1	C3F	
31	Morton Creek Ranch Sec 19	C3P	
32	Morton Creek Ranch Sec 20	C3P	
33	Northwest Park Colony Sec 3	C3F	
34	Ralston Road Street Dedication Sec 2	SP	DEF1
35	Riverway Estates Sec 1 partial replat no 4	C3F	
36	Shack	C2	
37	Sheldon ISD High School GP	GP	DEF1
38	Silver Ranch Sec 16	C3P	DEF1
39	Spring Oaks replat no 1 partial replat no 3	C3F	
40	Steinhagen Estates	C2	
41	Towne Lake Sec 44	C3F	
42	Towne Lake Sec 47	C3F	

Platting Summary**Houston Planning Commission****PC Date: April 27, 2017**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Westfield Ranch Sec 2	C3P	
44	Westfield Ranch Sec 3	C3P	
45	Wildwood at Northpointe Sec 26	C3F	
46	Winfield Lakes North Sec 4	C3F	
47	Woodland Pines Sec 10	C3F	

B-Replats

48	Allston Street Grove	C2R	
49	Antoine Corner	C2R	DEF1
50	Baca Estate	C2R	
51	Baybrook Life Time Fitness	C2R	DEF1
52	Bayou City Fellowship Brittmoore	C2R	
53	Braeswood Landing	C2R	
54	Broadstone Nicholson	C3R	
55	Cedarpost Park	C3R	
56	City View Garden Homes	C2R	
57	Colina Homes on West 25th Street	C2R	
58	Colina Park on Petty Street	C2R	
59	Coretta Refuge	C2R	
60	Crosby Town Square	C2R	
61	Darul Uloom Texas Inc	C2R	
62	David Square	C2R	
63	Dhanani Development	C2R	
64	Dickson Street Townhomes	C2R	
65	Eastex Stores Inc	C2R	
66	Easthaven Place	C2R	
67	Elysian Street Villas	C2R	
68	Epsom Downs Place partial replat no 1	C2R	DEF1
69	Fellowship Missionary Baptist Church	C2R	
70	Garden Homes on Detering	C2R	
71	Harris County Emergency Services District no 16 Station 3	C3R	DEF2
72	Hugh Road Crossing	C2R	
73	ISE Global LLC Square	C2R	
74	L5 Business Advisors LLC	C2R	
75	Lamar Court	C2R	
76	Main Street Reserve	C2R	
77	Meadow Oaks	C2R	
78	Merced Acres	C2R	
79	Mohawk Plaza	C2R	DEF1
80	Park Street Oaks	C2R	
81	Reinerman Park	C2R	
82	Reserve at Fuqua	C2R	
83	Reserve at Greenhouse replat and extension	C2R	
84	RSI FM 1314	C2R	

Platting Summary**Houston Planning Commission****PC Date: April 27, 2017**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Sauer partial replat no 1	C2R	
86	Silverdale Estates	C2R	
87	Spanish United Pentecostal Church Fallbrook	C2R	
88	Tannahill Transfer	C2R	
89	Upland Square	C3R	

C-Public Hearings Requiring Notification

90	Briardale partial replat no 3	C3N	
91	Draco Spring Manufacturing Company	C3N	DEF1
92	Fondren Southwest Northfield Sec 7 partial replat no 1	C3N	
93	Houston Heights partial replat no 18	C3N	DEF1
94	Park Place Sec 2 partial replat no 1	C3N	DEF1
95	Promise Land replat no 1	C3N	DEF1
96	Westheimer Gardens Extension partial replat no 4	C3N	DEF1

D-Variances

97	I 10 East at Freeport partial replat no 1	C2R	DEF2
98	Lyons Redev Thirtythird Venture	C2R	
99	Rice Village Amherst	C2R	DEF2
100	Tavola GP	GP	
101	Tavola Sec 32	C3P	

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

102	Azutami Place	EOA	
103	Crestmont Heights East	EOA	
104	Crestmont Heights West	EOA	
105	Hampton Inn at Karissa Court	EOA	
106	Humble ISD Groves School	EOA	
107	Meadows at Cypress Creek replat no 1	EOA	
108	Springwood at Aliana	EOA	

H-Name Changes

None

Item		App	
No.	Subdivision Plat Name	Type	Deferral

I-Certification of Compliance

109	26859 Peach Creek Drive	COC	
110	24463 Linda Lane	COC	
111	317 West 1st Street	COC	
112	15817 Lorenzo Street	COC	

J-Administrative

None

K-Development Plats with Variance Requests

113	515 Fargo Street	DPV	
114	202 N York Street	DPV	
115	5667 Terwilliger Way	DPV	
116	9 Waverly Court	DPV	

Hotel/Motel Variance

III	Blossom Hotel and Suites located at 7118 Bertner Avenue	HMV	
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Platting Summary**Houston Planning Commission****PC Date: April 27, 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	Accurate Reserve (DEF1)	2017-0573	C2	Harris	ETJ	405Z	5.14	5.14	0	PB & J Investments, LLC	IDS Engineering Group
2	Allegro at Harmony Sec 3	2017-0699	C3F	Montgomery	ETJ	293L	33.13	1.96	124	Figure Four Partners, Ltd.	Manhard Consulting
3	Alliance Memory Care	2017-0632	C2	Harris	City	450K	0.54	0.54	0	CIVE	Owens Management Systems, LLC
4	Azalea District Sec 4	2017-0652	C3F	Montgomery	ETJ	296A	5.17	0.00	29	Sig-Valley Ranch, Ltd.	Hovis Surveying Company Inc.
5	Azalea District Sec 5	2017-0655	C3F	Montgomery	ETJ	296A	7.79	0.00	34	Sig-Valley Ranch, Ltd.	Hovis Surveying Company Inc.
6	Balmoral Sec 3	2017-0665	C3P	Harris	ETJ	377S	29.81	1.46	140	Balmoral LT, LLC	Jones Carter - Woodlands Office
7	Barker Cypress Express	2017-0631	C2	Harris	ETJ	407X	1.21	1.20	0	ANA DEVELOPMENT INC	TKYL & Associates
8	Baybrook Center GP	2017-0666	GP	Harris	City/ETJ	617V	29.40	0.00	0	Southbrook Corporation	Jones Carter - Woodlands Office
9	Bayou Oaks at West Orem Sec 5	2017-0672	C3F	Harris	City	572Q	6.23	0.26	35	Almeda/Orem 100,LTD.	IDS Engineering Group
10	Bayou Oaks at West Orem Sec 6	2017-0678	C3F	Harris	City	572Q	9.17	1.49	46	Almeda/Orem 100,LTD.	IDS Engineering Group
11	Bayou Oaks at West Orem Sec 7	2017-0680	C3F	Harris	City	572Q	2.51	0.23	15	Almeda/Orem 100,LTD.	IDS Engineering Group
12	Bridgeland Parkland Village Sec 20	2017-0676	C3P	Harris	ETJ	366S	19.78	2.93	24	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
13	Buzzy Bee Atascocita	2017-0556	C2	Harris	ETJ	376F	1.03	0.98	0	RN Real Estate, LLC	Hovis Surveying Company Inc.
14	Commons Waterway Sec 6	2017-0483	C3F	Harris	City	298S	11.74	0.89	45	The Commons of Lake Houston, Ltd	Texas Engineering And Mapping Company
15	Comunidad de Amor (DEF1)	2017-0516	C2	Harris	ETJ	528F	1.88	1.88	0	Iglesia Cristiana Evangelica Cnud de amor	SEM SERVICES
16	Craig Woods partial replat no 19	2017-0674	C3F	Harris	City	451X	0.25	0.00	2	Avan Construction, Inc.,	Total Surveyors, Inc.
17	Daybreak Sec 5	2017-0612	C3F	Harris	City	574K	18.37	5.65	100	Camillo Properties, Ltd	LJA Engineering, Inc.- (West Houston Office)
18	Domain at Oakwood GP	2017-0682	GP	Harris	City	490Y	9.20	0.00	0	Pulte Homes of Texas, LP	Jones Carter - Woodlands Office
19	Five Forks Village LLC (DEF1)	2017-0572	C2	Harris	ETJ	290K	8.15	8.15	0	Five Forks Village LLC	Hovis Surveying Company Inc.
20	General Warehouse Systems (DEF2)	2017-0395	C3F	Harris	ETJ	325W	40.68	39.12	0	General Warehouse Systems, LLC	South Texas Surveying Associates, Inc.
21	Genesse West Drew Crossing replat no 1	2017-0684	C3F	Harris	City	493P	0.23	0.00	6	RZ Enterprises USA, Inc.	Total Surveyors, Inc.
22	Grand Vista Lakes Sec 1	2017-0649	C3F	Fort Bend	ETJ	526H	25.18	23.13	0	DR Horton	Jones Carter
23	Huffman Business Park	2017-0623	C2	Harris	ETJ	339B	13.38	13.38	0	S. OLIVER & ASSOCIATES, LLC	HANS CONSULTING COMPANY
24	Katy Hockley Warehouse (DEF1)	2017-0593	C2	Harris	ETJ	444G	4.34	4.05	0	David Boggess Architects	Windrose

Platting Summary**Houston Planning Commission****PC Date: April 27, 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
25	Lakewood Pines Sec 8	2017-0694	C3P	Harris	ETJ	377P	9.50	2.40	30	KB Home	BGE Kerry R. Gilbert Associates
26	Lakewood Pines Sec 9	2017-0696	C3P	Harris	ETJ	377T	12.80	0.20	61	KB Home	BGE Kerry R. Gilbert Associates
27	Meandering Bend Drive Extension and Reserves	2017-0679	C3F	Montgomery	ETJ	293L	7.26	6.95	0	Montgomery County MUD No. 119	Manhard Consulting
28	Medistar Hoyt Bejjani GP	2017-0645	GP	Harris	ETJ	444Z	13.62	0.00	0	Katy Promise Joint Venture	EHRA
29	Medistar Hoyt Bejjani Sec 1 (DEF2)	2017-0488	C2	Harris	ETJ	444Z	1.57	1.53	0	Katy Promise Joint Venture, A Texas Joint Venture	EHRA
30	Merrylands Sec 1	2017-0662	C3F	Harris	ETJ	377G	50.27	18.30	171	academy development	Van De Wiele & Vogler, Inc.
31	Morton Creek Ranch Sec 19	2017-0685	C3P	Harris	ETJ	445P	13.88	1.62	50	Woodmere Development Co., LTD.	R.G. Miller Engineers
32	Morton Creek Ranch Sec 20	2017-0686	C3P	Harris	ETJ	445N	8.83	1.16	30	Woodmere Development Co., LTD.	R.G. Miller Engineers
33	Northwest Park Colony Sec 3	2017-0651	C3F	Harris	ETJ	411A	7.08	0.22	40	2004 NW Park Development, Inc	EHRA
34	Ralston Road Street Dedication Sec 2 (DEF1)	2017-0588	SP	Harris	ETJ	376T	1.97	0.00	0	Land Tejas	Pape-Dawson Engineers
35	Riverway Estates Sec 1 partial replat no 4	2017-0504	C3F	Fort Bend	ETJ	568B	0.19	0.00	2	aga rehman	Replat Specialists
36	Shack	2017-0669	C2	Harris	ETJ	330D	5.86	5.86	0	The Shack Klein Land, LLC	Jones Carter
37	Sheldon ISD High School GP (DEF1)	2017-0533	GP	Harris	ETJ	416V	365.80	0.00	0	Sheldon ISD	Pacheco Koch Consulting Engineers, Inc.
38	Silver Ranch Sec 16 (DEF1)	2017-0591	C3P	Fort Bend	ETJ	484N	10.70	1.15	71	David Weekley	BGE Kerry R. Gilbert Associates
39	Spring Oaks replat no 1 partial replat no 3	2017-0647	C3F	Harris	City	450Z	0.17	0.00	1	McHugh Homes	McHugh Homes
40	Steinhagen Estates	2017-0695	C2	Harris	ETJ	327L	9.00	0.00	4	Scott Kozara	Town and Country Surveyors
41	Towne Lake Sec 44	2017-0653	C3F	Harris	ETJ	407A	9.12	1.20	93	CC Lakeway Shores, L.P.	EHRA
42	Towne Lake Sec 47	2017-0656	C3F	Harris	ETJ	367S	11.35	0.63	27	CW SCOA West, L.P.	EHRA
43	Westfield Ranch Sec 2	2017-0620	C3P	Harris	ETJ	446F	6.83	0.39	32	Woodmere Development Co., LTD	AECOM
44	Westfield Ranch Sec 3	2017-0621	C3P	Harris	ETJ	446F	11.10	0.71	53	Woodmere Development Co., LTD	AECOM
45	Wildwood at Northpointe Sec 26	2017-0609	C3F	Harris	ETJ	328F	4.58	1.20	0	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)
46	Winfield Lakes North Sec 4	2017-0608	C3F	Fort Bend	ETJ	610V	8.84	0.78	47	Woodmere Development Company	LJA Engineering, Inc.- (West Houston Office)

Platting Summary**Houston Planning Commission****PC Date: April 27, 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
47	Woodland Pines Sec 10	2017-0646	C3F	Harris	ETJ	376E	19.76	0.55	106	DS Woodland Pines, LLC	EHRA

B-Replats

48	Allston Street Grove	2017-0659	C2R	Harris	City	492D	0.15	0.00	2	RPK Custom Homes, LLC	Total Surveyors, Inc.
49	Antoine Corner (DEF1)	2017-0502	C2R	Harris	ETJ	411K	0.96	0.96	1	JAI JAWAN JAI KISSAN, INC.	ASV Consulting Group, Inc.
50	Baca Estate	2017-0548	C2R	Harris	City	576W	0.46	0.00	1	The Jean McKinley Company, Inc.	Jean McKinley Company
51	Baybrook Life Time Fitness (DEF1)	2017-0507	C2R	Harris	City/ ETJ	617V	15.31	15.31	0	Southbrook Corporation	Jones Carter - Woodlands Office
52	Bayou City Fellowship Brittmoore	2017-0607	C2R	Harris	City	449Y	8.03	8.03	0	BAYOU CITY FELLOWSHIP	The Pinnell Group, LLC
53	Braeswood Landing	2017-0639	C2R	Harris	City	532N	0.60	0.04	12	Hudjack Homes, LLC	Richard Grothues Designs
54	Broadstone Nicholson	2017-0664	C3R	Harris	City	452V	1.81	1.81	0	Broadstone Nicholson Property Owner	Terra Associates, Inc.
55	Cedarpost Park	2017-0614	C3R	Harris	City	450X	2.28	0.39	32	City Choice Homes L.L.C.	ICMC GROUP INC
56	City View Garden Homes	2017-0661	C2R	Harris	City	492L	0.12	0.00	2	Sandcastle Homes, Inc.	The Interfield Group
57	Colina Homes on West 25th Street	2017-0681	C2R	Harris	City	452T	0.25	0.00	6	COLINA HOMES	ICMC GROUP INC
58	Colina Park on Petty Street	2017-0677	C2R	Harris	City	492B	0.37	0.00	9	COLINA HOMES	ICMC GROUP INC
59	Coretta Refuge	2017-0526	C2R	Harris	City	494K	0.11	0.00	2	East End Development	East End Development LLC
60	Crosby Town Square	2017-0641	C2R	Harris	ETJ	419G	2.76	2.76	0	STM & Associate	Hovis Surveying Company Inc.
61	Darul Uloom Texas Inc	2017-0553	C2R	Fort Bend	ETJ	567C	7.60	7.60	0	Dar Ul Uloom Texas	South Texas Surveying Associates, Inc.
62	David Square	2017-0660	C2R	Harris	City	532V	0.24	0.00	6	City Choice Homes L.L.C.	ICMC GROUP INC
63	Dhanani Development	2017-0611	C2R	Harris	City	493Z	1.78	1.78	0	Global New Millennium Partners	Windrose
64	Dickson Street Townhomes	2017-0671	C2R	Harris	City	492M	0.11	0.00	2	Tim Nielsen	Field Data Srvce, Inc
65	Eastex Stores Inc	2017-0658	C2R	Harris	City	454K	0.93	0.93	0	Eastex Stores, Inc.	Hovis Surveying Company Inc.
66	Easthaven Place	2017-0635	C2R	Harris	City	575H	0.23	0.00	4	Abdelrazeh Radwen	Owens Management Systems, LLC
67	Elysian Street Villas	2017-0637	C2R	Harris	City	493D	0.17	0.00	2	Nava Construction	PLS
68	Epsom Downs Place partial replat no 1 (DEF1)	2017-0544	C2R	Harris	City	454A	0.45	0.45	0	Indios Taqueria & Seafood	South Texas Surveying Associates, Inc.
69	Fellowship Missionary Baptist Church	2017-0567	C2R	Harris	City	533Y	0.59	0.59	0	The Porter Drafting Co	The Porter Drafting Co.
70	Garden Homes on Detering	2017-0657	C2R	Harris	City	492L	0.18	0.00	3	Sandcastle Homes, Inc.	The Interfield Group

Platting Summary**Houston Planning Commission****PC Date: April 27, 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
71	Harris County Emergency Services District no 16 Station 3 (DEF2)	2017-0469	C3R	Harris	ETJ	329Q	5.61	5.22	0	HC Emergency Services District No 16	Hovis Surveying Company Inc.
72	Hugh Road Crossing	2017-0638	C2R	Harris	ETJ	372J	3.82	3.82	0	Resilient Design Group	PLS
73	ISE Global LLC Square	2017-0644	C2R	Harris	City	453P	0.11	0.00	2	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
74	L5 Business Advisors LLC	2017-0642	C2R	Harris	ETJ	406U	7.17	7.17	0	L5 Business Advisors LLC	Hovis Surveying Company Inc.
75	Lamar Court	2017-0569	C2R	Harris	City	494S	0.52	0.00	13	Live Oak Block	HOU Homes Inc.
76	Main Street Reserve	2017-0691	C2R	Harris	City	453X	0.01	0.01	0	Individual	TKE Development Services, Ltd.
77	Meadow Oaks	2017-0670	C2R	Harris	City	494J	0.11	0.00	3	Cygnus Builders	Total Surveyors, Inc.
78	Merced Acres	2017-0628	C2R	Harris	City	452Z	0.30	0.30	0	Manriquez Holdings, LLC	Karen Rose Engineering and Surveying
79	Mohawk Plaza (DEF1)	2017-0600	C2R	Harris	City	414V	1.47	1.47	0	Surv-Tex Surveying Inc	Surv-Tex surveying Inc.
80	Park Street Oaks	2017-0663	C2R	Harris	City	492R	0.12	0.00	2	On Point Custom Homes	Total Surveyors, Inc.
81	Reinerman Park	2017-0640	C2R	Harris	City	492L	0.23	0.00	4	Roc Homes	Bates Development Consultants
82	Reserve at Fuqua	2017-0650	C2R	Harris	ETJ	573T	2.32	2.32	0	Riley and Laura Francisco	Windrose
83	Reserve at Greenhouse replat and extension	2017-0648	C2R	Harris	ETJ	446H	4.78	4.78	0	Elite Fireworks, LLC	Hovis Surveying Company Inc.
84	RSI FM 1314	2017-0700	C2R	Montgomery	ETJ	296E	1.45	1.45	0	RSI Dev Porter LLC	J.A. Costanza & Associates Engineering, Inc.
85	Sauer partial replat no 1	2017-0625	C2R	Harris	City	451Q	1.63	1.63	0	Florentin Gonzalez	South Texas Surveying Associates, Inc.
86	Silverdale Estates	2017-0636	C2R	Harris	City	453Y	0.11	0.00	2	Elysian Builders, LLC	Owens Management Systems, LLC
87	Spanish United Pentecostal Church Fallbrook	2017-0668	C2R	Harris	ETJ	370Z	0.77	0.77	0	TOM PEREZ	Field Data Srvce, Inc
88	Tannahill Transfer	2017-0626	C2R	Harris	City	532Y	7.84	7.84	0	Earthcon Consultants, Inc.	AGS CONSULTANTS LLC
89	Upland Square	2017-0610	C3R	Harris	City	449X	5.01	1.37	67	BLACKLINE ENGINEERING, LLC	Windrose

C-Public Hearings Requiring Notification

90	Briardale partial replat no 3	2017-0423	C3N	Harris	City	491Q	0.49	0.00	2	Individual	Texas Engineering And Mapping Company
91	Draco Spring Manufacturing Company (DEF1)	2017-0291	C3N	Harris	City	534R	4.82	4.82	0	DRACO SPRING MANUFACTURING COMPANY	Boundary One, LLC
92	Fondren Southwest Northfield Sec 7 partial replat no 1	2017-0442	C3N	Harris	City	570C	4.18	0.00	11	Vernon G Henry and Associates	Vernon G. Henry & Associates, Inc.
93	Houston Heights partial replat no 18 (DEF1)	2017-0333	C3N	Harris	City	453W	0.13	0.00	1	N/A	The Interfield Group

Platting Summary**Houston Planning Commission****PC Date: April 27, 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
94	Park Place Sec 2 partial replat no 1 (DEF1)	2017-0362	C3N	Harris	City	535P	0.62	0.62	0	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
95	Promise Land replat no 1 (DEF1)	2017-0298	C3N	Harris	ETJ	285N	3.21	0.00	2	KING'S LAND SURVEYING SOLUTIONS LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
96	Westheimer Gardens Extension partial replat no 4 (DEF1)	2017-0400	C3N	Harris	City	491T	0.49	0.00	11	Carnegie Homes	Total Surveyors, Inc.

D-Variances

97	I 10 East at Freeport partial replat no 1 (DEF2)	2017-0495	C2R	Harris	ETJ	497K	6.81	6.81	0	RCI Holdings,	Windrose
98	Lyons Redev Thirtythird Venture	2017-0559	C2R	Harris	City	494F	0.13	0.00	2	South by Northwest, LP	Karen Rose Engineering and Surveying
99	Rice Village Amherst (DEF2)	2017-0458	C2R	Harris	City	532C	2.75	2.75	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
100	Tavola GP	2017-0667	GP	Montgomery	ETJ	257E	1043.91	0.00	0	Friendswood Development Company	RVi Planning + Landscape Architecture
101	Tavola Sec 32	2017-0643	C3P	Montgomery	ETJ	257E	23.75	1.61	67	Friendswood Development Company	RVi Planning + Landscape Architecture

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

102	Azutami Place	2016-0690	EOA	Harris	ETJ	411M	0.20	0.20	0	Jenny Reyes	Replat Specialists
103	Crestmont Heights East	2016-0646	EOA	Harris	City	574J	2.20	2.20	0	West Crestmont Houston USA LLC	BGE, Inc.
104	Crestmont Heights West	2016-0644	EOA	Harris	City	574J	8.26	8.26	0	West Crestmont Houston USA LLC	BGE, Inc.
105	Hampton Inn at Karissa Court	2016-0742	EOA	Harris	ETJ	457Q	2.29	2.29	0	Krishna Karissa LLC	Hovis Surveying Company Inc.
106	Humble ISD Groves School	2016-0486	EOA	Harris	ETJ	377N	44.23	44.23	0	Humble ISD	Jones Carter - Woodlands Office
107	Meadows at Cypress Creek replat no 1	2016-0642	EOA	Harris	ETJ	368K	21.81	21.81	0	Nantucket Housing, LLC	BGE, Inc.
108	Springwood at Aliana	2016-0738	EOA	Fort Bend	ETJ	526Y	40.00	39.20	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.

Platting Summary**Houston Planning Commission****PC Date: April 27, 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

H-Name Changes

None

I-Certification of Compliance

109	26859 Peach Creek Drive	17-1260	COC	Montgomery	ETJ	258J				Veronica Martinez	Carlos Parra
110	24463 Linda Lane	17-1261	COC	Montgomery	ETJ	296L				JRaul Carbajal	Maria Anguiano
111	317 W 1st Street	17-1262	COC	Harris	ETJ	419G				Odon Reyes	Odon Reyes
112	15817 Lorenzo Street	17-1263	COC	Harris	ETJ	498G				Bulmaro Calderon	Bulmaro Calderon

J-Administrative

None

K-Development Plats with Variance Requests

113	515 Fargo Street	17033490 DPV	Harris	City	493N					Richard Hudson	Richard Hudson
114	202 N York Street	17012153 DPV	Harris	City	494N					Alex Shafaii	Alex Shafaii
115	5667 Terwilliger Way	17004030 DPV	Harris	City	491P					Dustin Tucker	Modern Homes Texas, LLC
116	9 Waverly Court	17038031 DPV	Harris	City	493W					Heather Kyle	Dillon Kyle Architects

Hotel/Motel Variance

III	Blossom Hotel and Suites located at 7118 Bertner Ave	HMV	Harris	City	532M					Zhejiang Blossom Tourism Group Houston, LLC	Vernon G. Henry and Associates
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Houston Planning Commission

ITEM: 90

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Briardale partial replat no 3

Applicant: Texas Engineering And Mapping Company



C – Public Hearings

Site Location

Houston Planning Commission

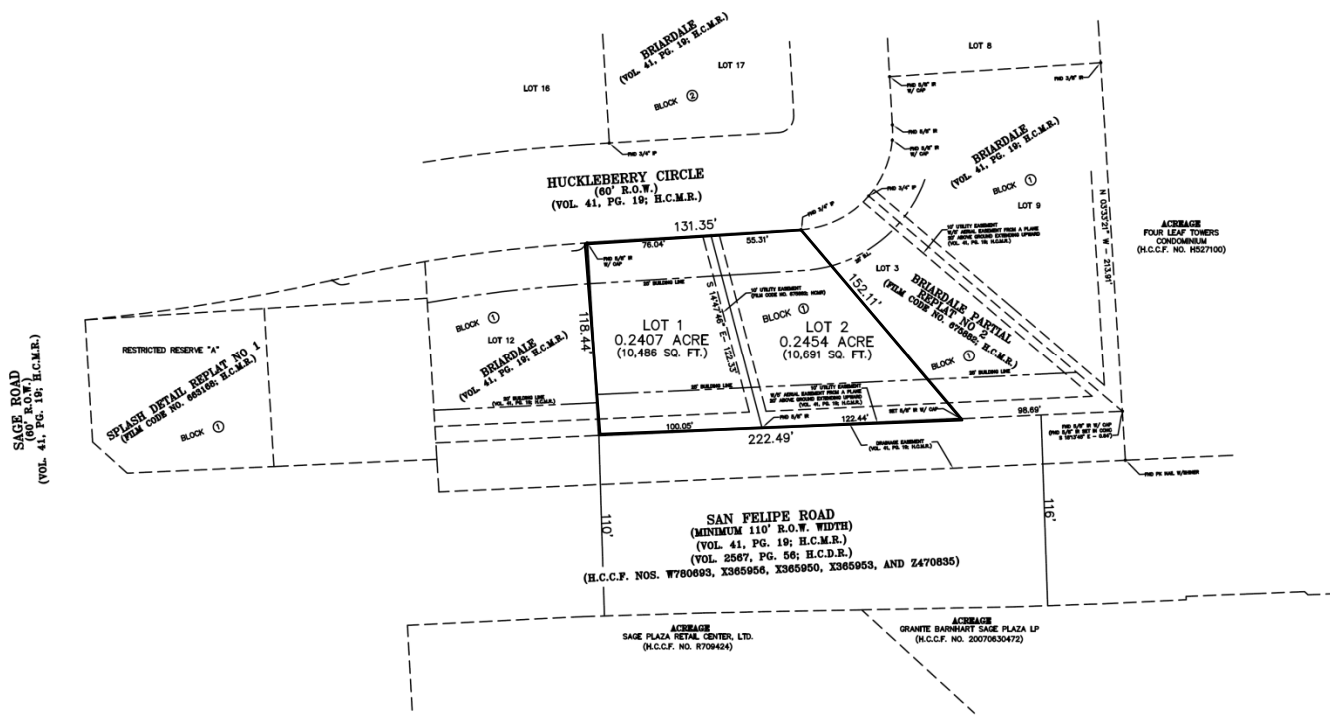
ITEM: 90

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Briardale partial replat no 3

Applicant: Texas Engineering And Mapping Company



C – Public Hearings

Subdivision

Houston Planning Commission

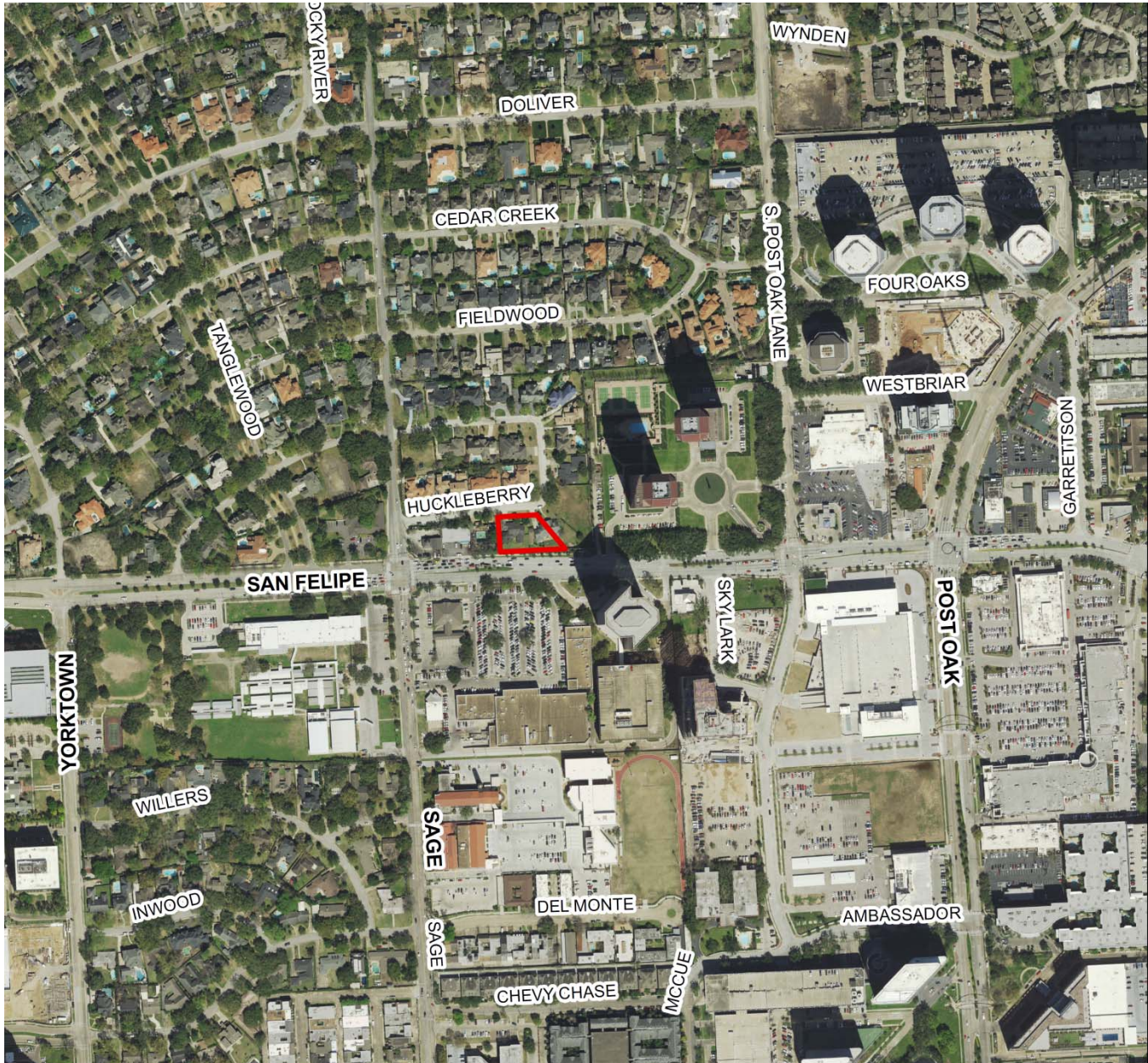
ITEM: 90

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Briardale partial replat no 3

Applicant: Texas Engineering And Mapping Company



NORTH

C – Public Hearings

Aerial

Houston Planning Commission

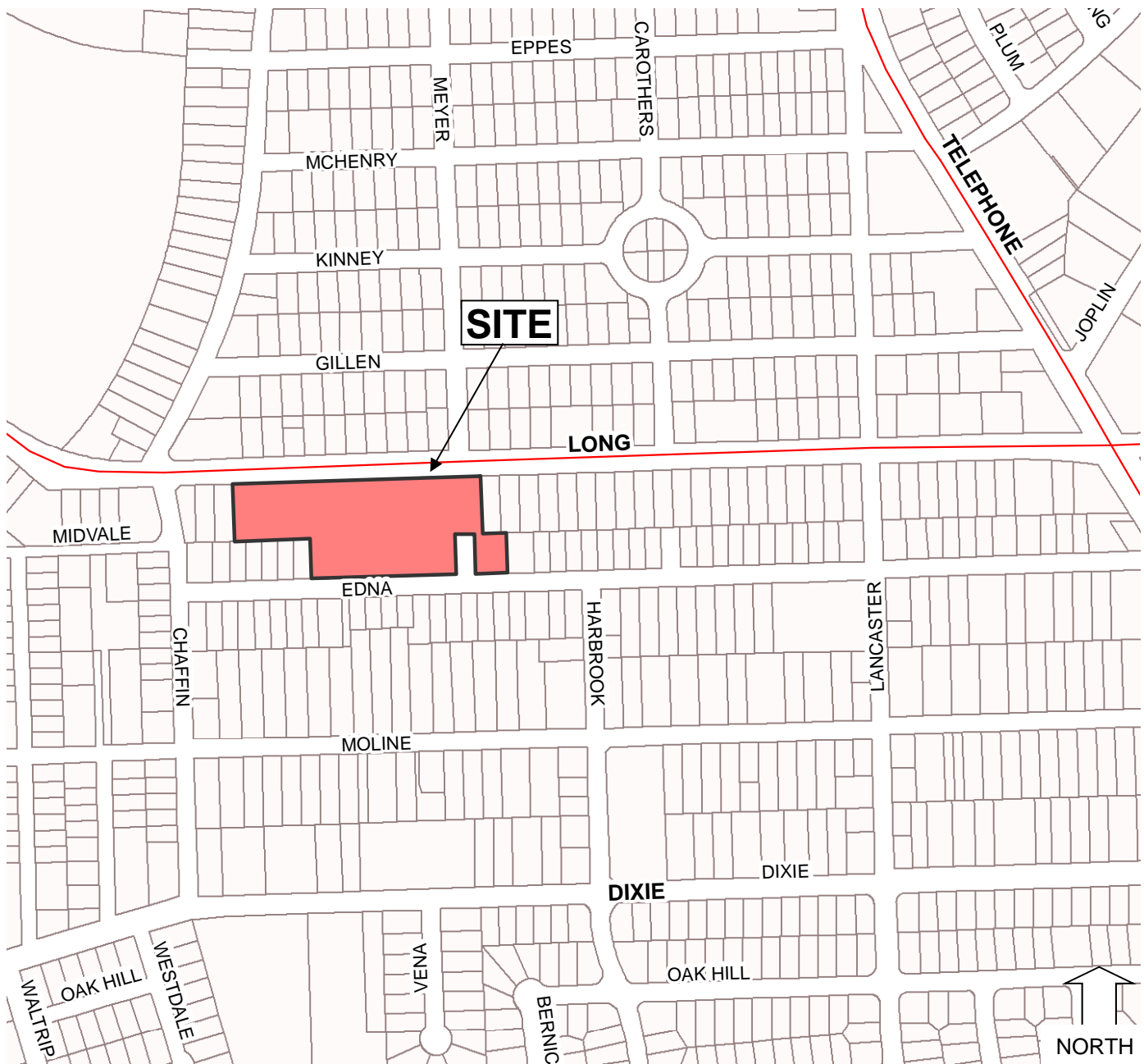
ITEM: 91

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Draco Spring Manufacturing Company (DEF1)

Applicant: Boundary One, LLC



C – Public Hearings with Variance Site Location

Houston Planning Commission

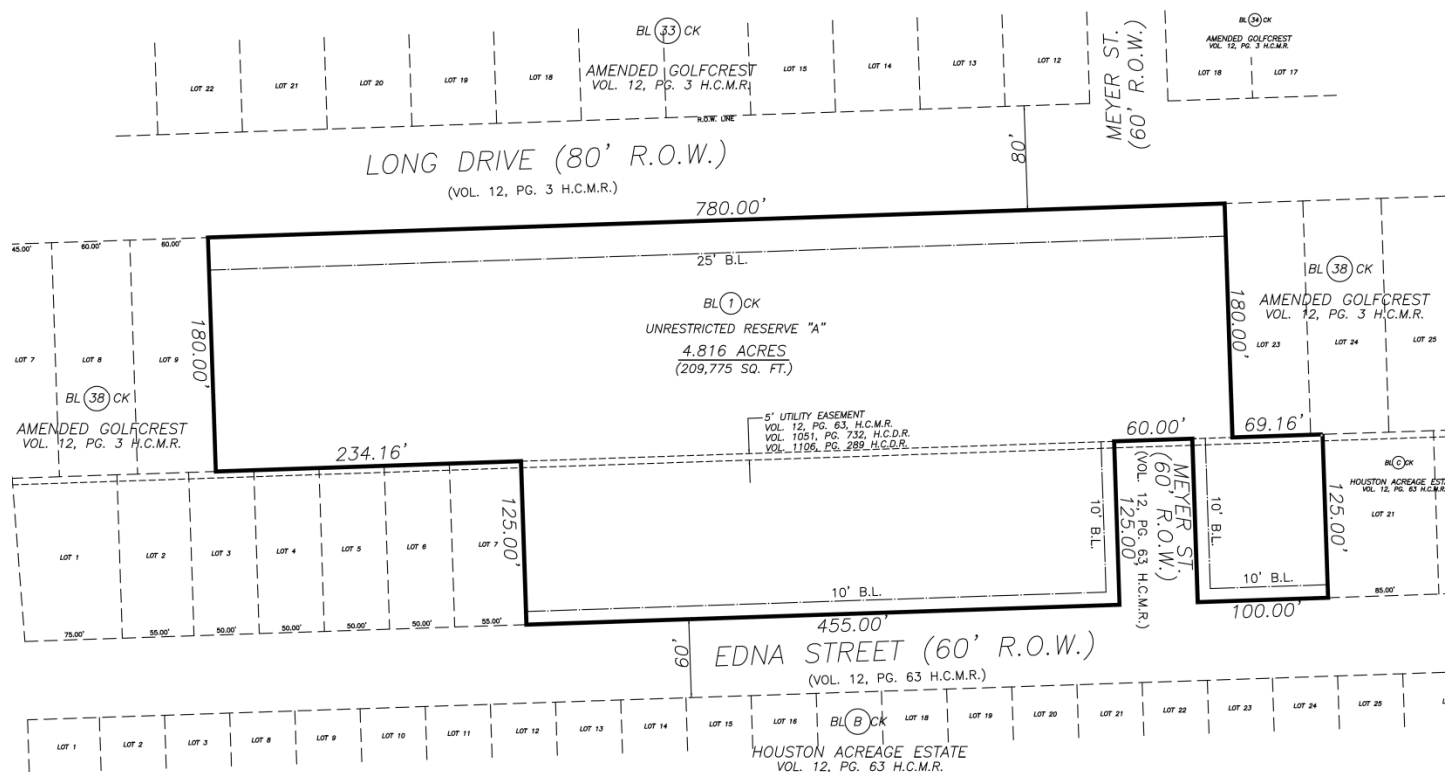
ITEM: 91

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Draco Spring Manufacturing Company (DEF1)

Applicant: Boundary One, LLC



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Draco Spring Manufacturing Company (DEF1)

Applicant: Boundary One, LLC

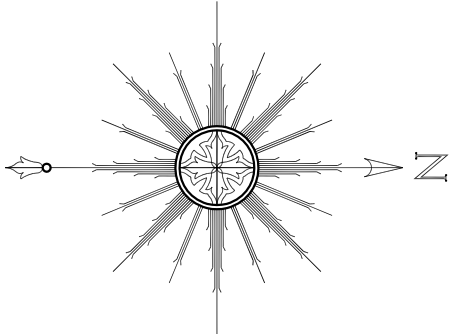
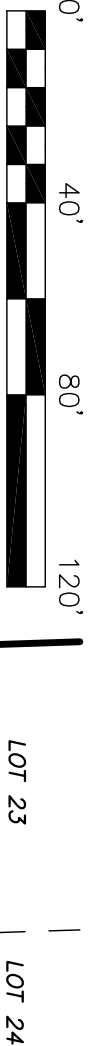


C – Public Hearings with Variance

Aerial

5' UTILITY EASEMENT
VOL. 12, PG. 63, H.C.M.R.
VOL. 1051, PG. 732, H.C.D.R.
VOL. 1106, PG. 289 H.C.D.R.

4.816 ACRES
(209,775 SQ. FT.)



NOTE: ALL FENCING
ALONG EDNA ST. TO
BE REMOVED AND
PLACED ON THE
R.O.W. LINE

HOUSTON ACREAGE ESTATE
VOL. 12, PG. 63 H.C.M.R.

BL(B)CK

- ABBREVIATIONS:
- | | |
|--------------|-----------------------------|
| B.L. | BUILDING LINE |
| BOL | BOLLARD |
| CLF | CHAIN LINK FENCE |
| COV'D | COVERED |
| FNC | FENCE |
| GA | GUY ANCHOR |
| GI | GRATE INLET |
| GP | GATEPOST |
| H.C.C.F. | HARRIS COUNTY CLERK'S FILE |
| H.C.D.R. | HARRIS COUNTY DEED RECORDS |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS |
| LT | LIGHT |
| RCP | REINFORCED CONCRETE PIPE |
| RIGHT-OF-WAY | RIGHT-OF-WAY |
| R.O.W. | RECORD INFORMATION/LOCATION |
| (R) | SANITARY |
| SAN | STORM |
| STM | STREETLIGHT |
| SL | SIDEWALK |
| S/W | UNDERGROUND CABLE |
| UC | UTILITY EASEMENT |
| U.E. | WOOD FENCE |
| WDF | WROUGHT IRON FENCE |
| WIF | |

A VARIANCE EXHIBIT
LANDSCAPING AND SIDEWALK PLAN
FOR A PROPOSED REPLAT TITLED
DRACO SPRING AND
MANUFACTURING COMPANY

boundary
one
Professional Surveyors

T.B.P.L.S. Firm No. 10084800
150 W. Stindorfer Ave, Suite 304, Friendswood, TX 77546
Office (281) 646-3131 Fax (281) 648-3737

PREPARED FOR:
DORIANNE POWE, SENIOR PLANNER
CITY OF HOUSTON PLANNING
611 WALKER ST., 6TH FLOOR
HOUSTON, TX 77002
(832) 393-6600

DRAWN BY: AS/CVO	SCALE: 1" = 40'	KEY MAP: 534-R
REVIEWED BY: CVO	DATE: 04/21/17	PROJECT NO: 1973-1401
APPROVED BY: CVO	FIELD BOOK: LL	SHEET 1 OF 1



Application Number: 2017-0291

Plat Name: Draco Spring Manufacturing Company

Applicant: Boundary One, LLC

Date Submitted: 02/20/2017

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

Specific Variance is being sought and extent of variance:

Variance being sought to not extend or terminate Meyer Street into a cul-de-sac.

Chapter 42 Section: 42-134

Chapter 42 Reference:

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.

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 extension of Meyer Street would require the demolition of the existing 1 story metal building.

(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 extension of Meyer Street would require the demolition of the existing 1 story metal building.

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

The owners of the property do not desire to create a cul-de-sac as there is not a public need for the creation of said cul-de-sac. There is only 180 feet of land between Long Drive and the northerly terminus of Meyer Street.

(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 as the existing stub street is a local street and not designated as a collector or major thoroughfare.

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

The public health, safety or welfare will not be injured as the stub street isn't being used by anyone other than the owners of the property.

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

There does not presently exist any economic hardship keeping the stub street in it's current condition and not extending or terminating said street into a cul-de-sac.



Application Number: 2017-0291

Plat Name: Draco Spring Manufacturing Company

Applicant: Boundary One, LLC

Date Submitted: 02/20/2017

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

Specific Variance is being sought and extent of variance:

Variance being sought to allow a subdivision to have a unique subdivision name.

Chapter 42 Section: 42-41(b)

Chapter 42 Reference:

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

(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 straddles 2 different subdivisions. Strict application of Chapter 42-41(1)b would create a naming convention that is not congruent with the 45 year history of the company and its public perception within the surrounding neighborhood.

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

he owners of the property did not propose or impose the name of the plat upon the applicant or the city.

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

he intent and general purposes of this chapter will be preserved and maintained as the plat straddles 2 subdivisions and is unique in that regard. The framers of Chapter 42-41(1)b did not anticipate such an unusual situation.

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

The public health, safety or welfare will not be injured as the plat will be named what the surrounding residents of the neighborhood would expect it to be.

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

There does not presently exist any economic hardship should the strict naming convention of Chapter 42-41(1)b be strictly enforced.



Application Number: 2017-0291

Plat Name: Draco Spring Manufacturing Company

Applicant: Boundary One, LLC

Date Submitted: 02/20/2017

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

Specific Variance is being sought and extent of variance:

Requesting a Dual Building Line along Edna Street to allow existing awning to remain in place and keep in compliance with EPA regulations.

Chapter 42 Section: 150(a)

Chapter 42 Reference:

Section 42-150 Building Line Requirement (a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time."

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

Draco Spring added onto the existing awning, built 12 years ago, in 2016. Draco utilizes the awning to facilitate the transfer of materials between 12 buildings and to store finished products. Draco's current capacity is approximately 100,000 square feet and is currently operating at 98% capacity. Draco has no alternate means of storage. This new awning was added to protect these products from the effects of weathering and in order to comply with the EPA guidelines included in the document EPA-832-R-92-006 "Storm Water Management for Industrial Activities-Developing Pollution Prevention Plans and Best Management Practices". Draco requests that the awning stay in place to prevent rust generated from our products, stored in the multiple steel baskets, from creating runoff into the public street and drainage system. Without these awnings, this portion of our property is not usable.

(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 awning in question is attached to a building that was constructed in 1978. The first part of the awning was built in 2005 and then completed to its current state in 2016. The awning was constructed to comply with the aforesaid EPA regulations and to safeguard the public from the rust debris and runoff created from wind and rain.

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

The awning is attached to a building that does not encroach over the 10' B.L. The awning is simply an overhang and provides cover for materials and is cosmetically appealing from the street.

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

The granting of the variance will allow Draco to continue to comply with the aforesaid EPA regulations by preventing debris runoff. It will also allow Draco to be cosmetically appealing from the street and sidewalk.

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

Draco Spring is requesting this variance to continue to comply with EPA-832-R-92-006 and be cosmetically appealing from the street.

Houston Planning Commission

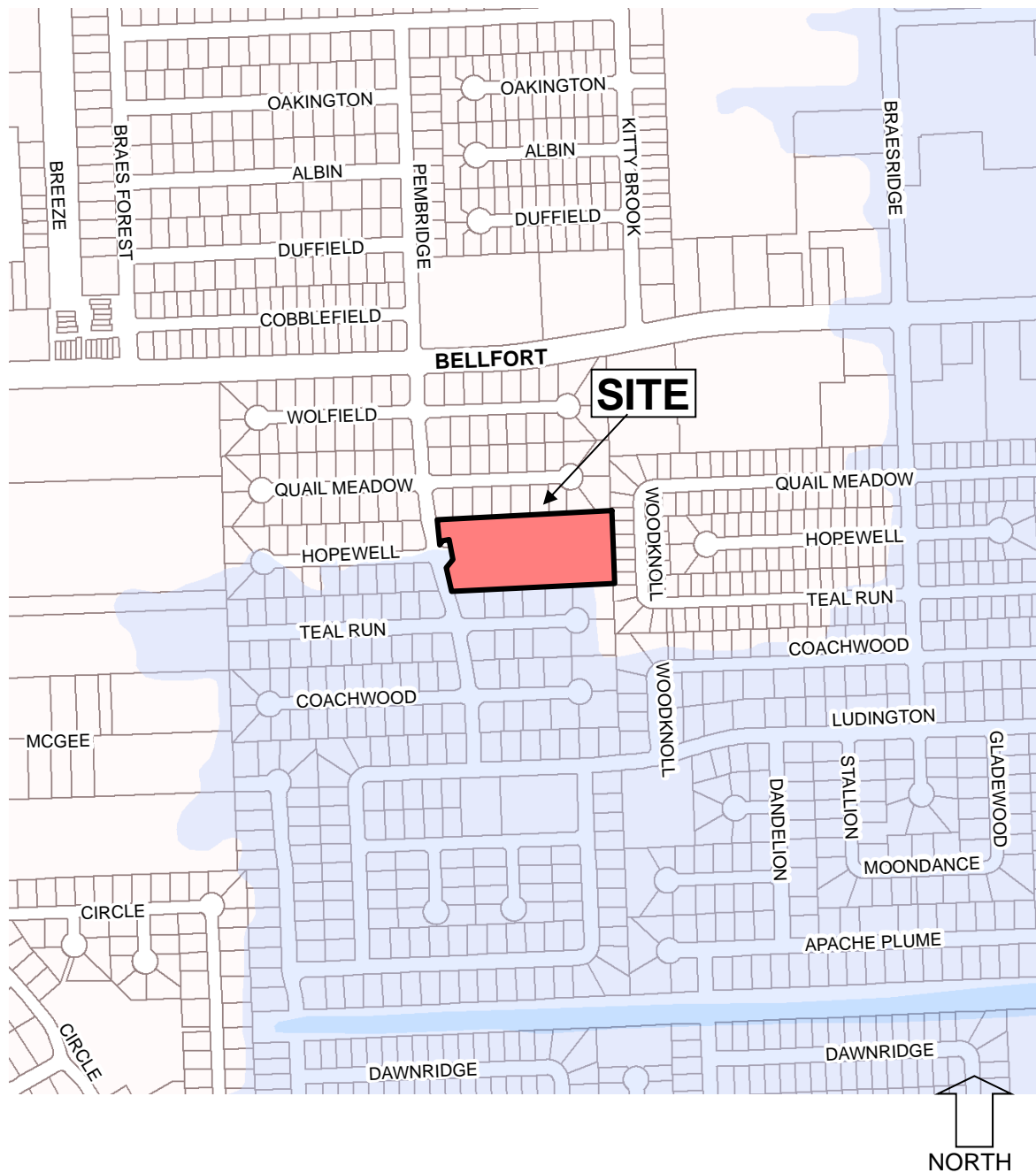
ITEM: 92

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Fondren Southwest Northfield Sec 7 partial replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

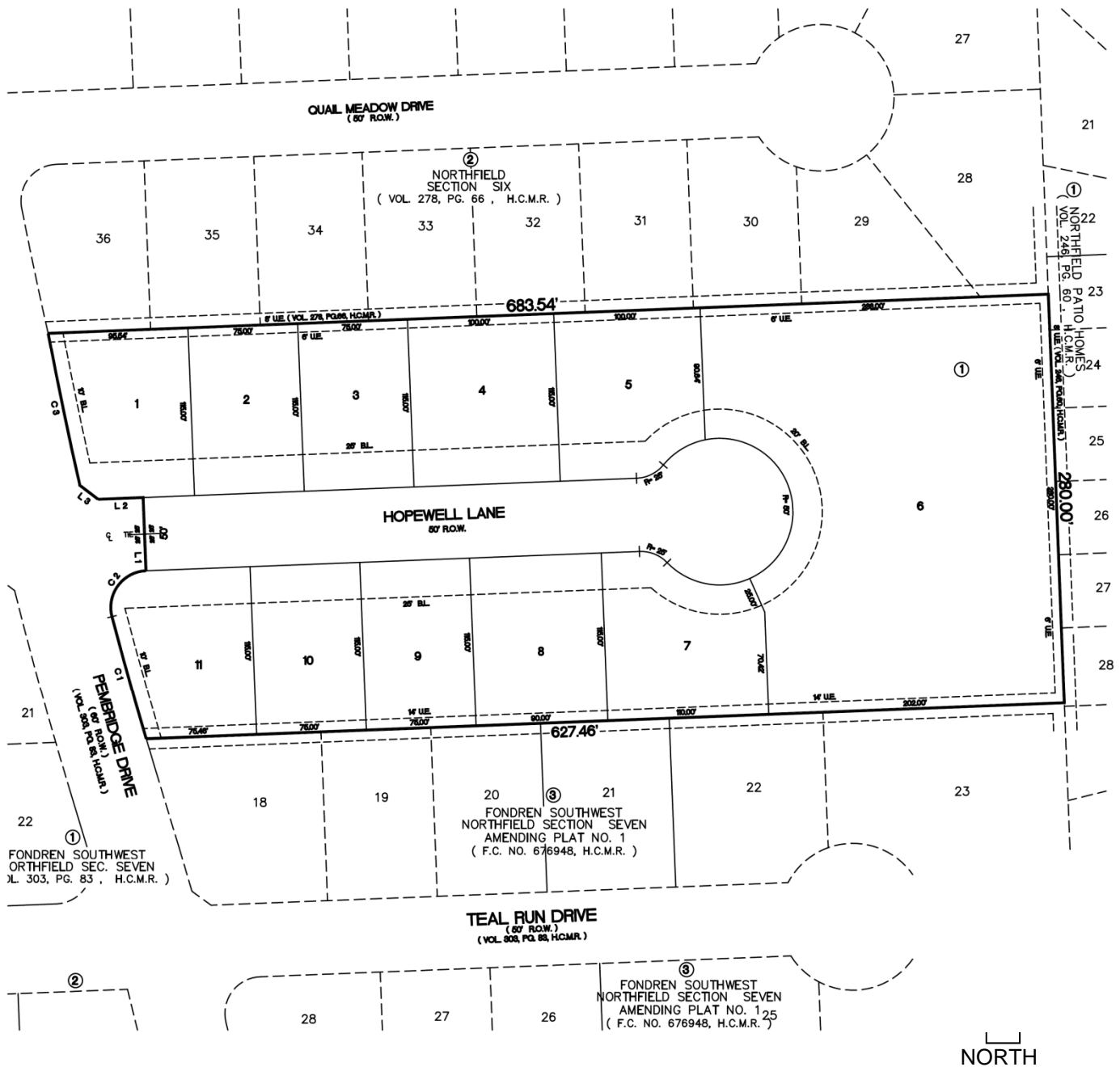
ITEM: 92

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Fondren Southwest Northfield Sec 7 partial replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

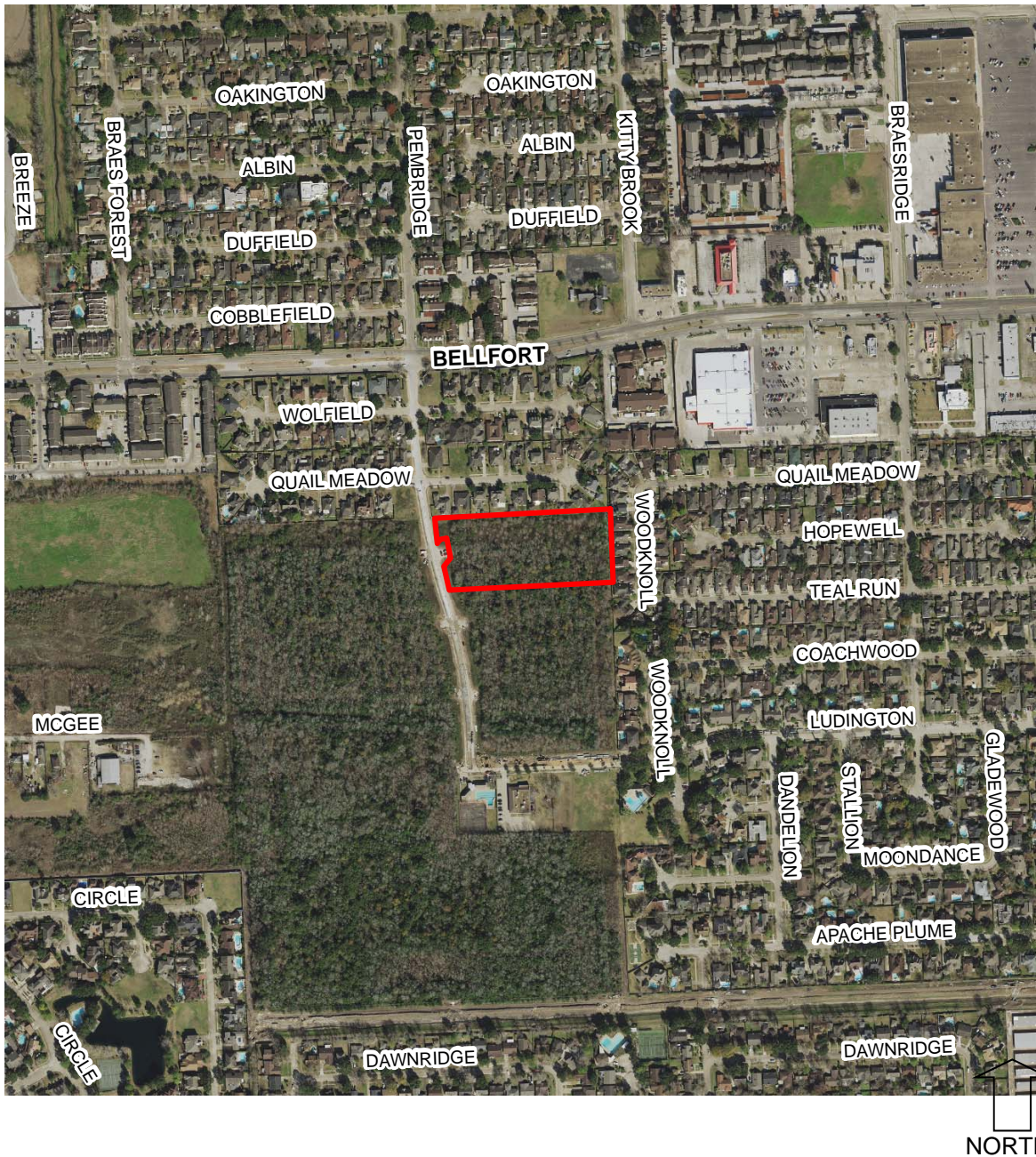
ITEM: 92

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Fondren Southwest Northfield Sec 7 partial replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Houston Heights partial replat no 18 (DEF1)

Applicant: The Interfield Group



C – Public Hearings with Variance Site Location

Houston Planning Commission

ITEM: 93

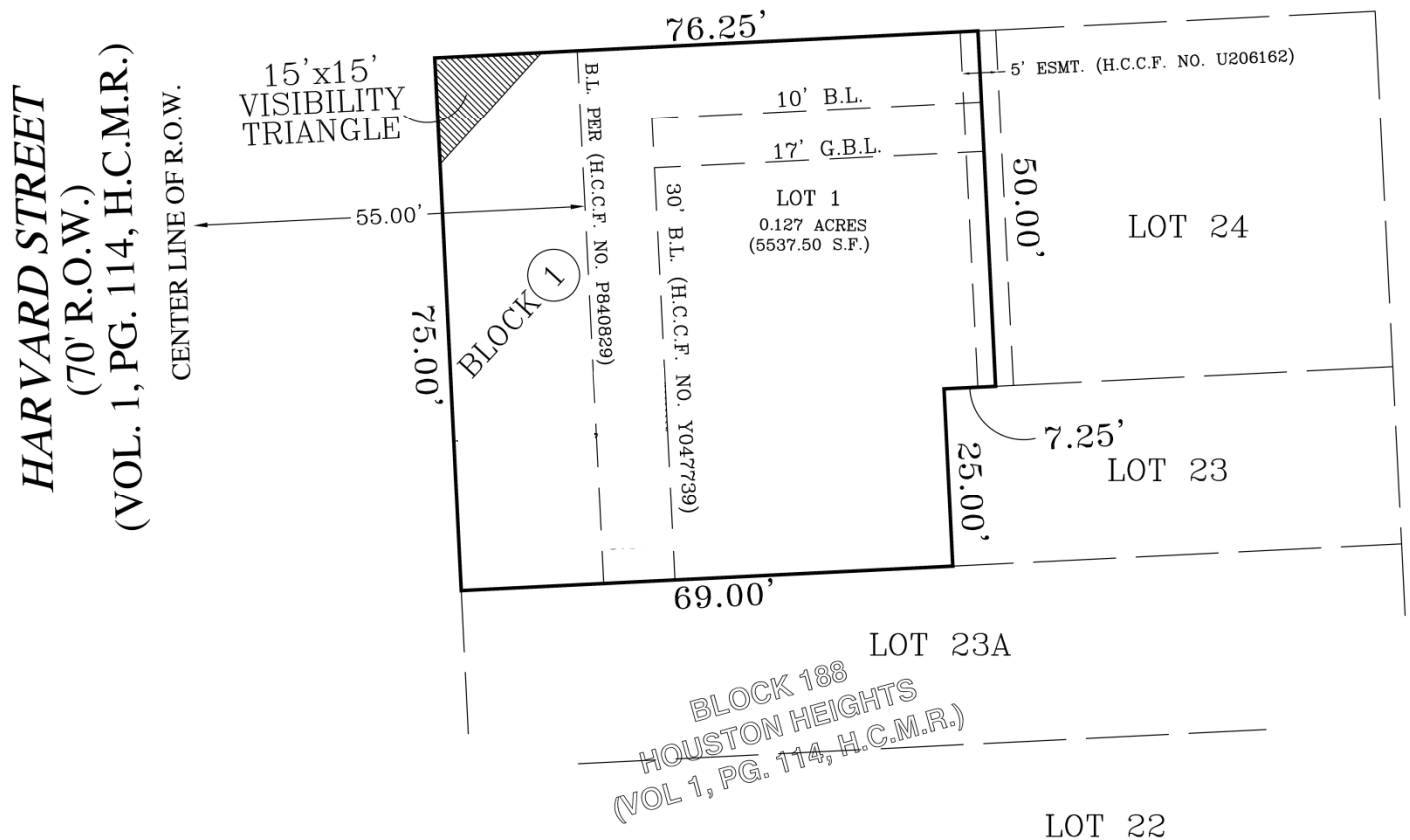
Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Houston Heights partial replat no 18 (DEF1)

Applicant: The Interfield Group

EAST 13TH STREET
(70' R.O.W.)
(VOL. 1, PG. 114, H.C.M.R.)



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 04/27/2017

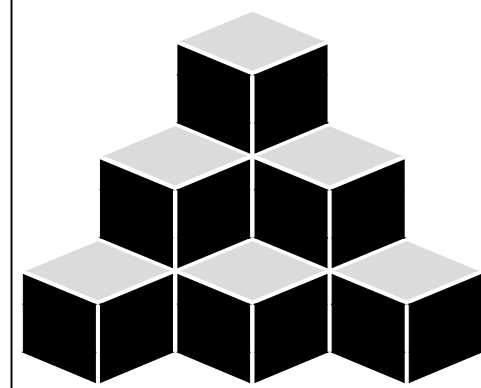
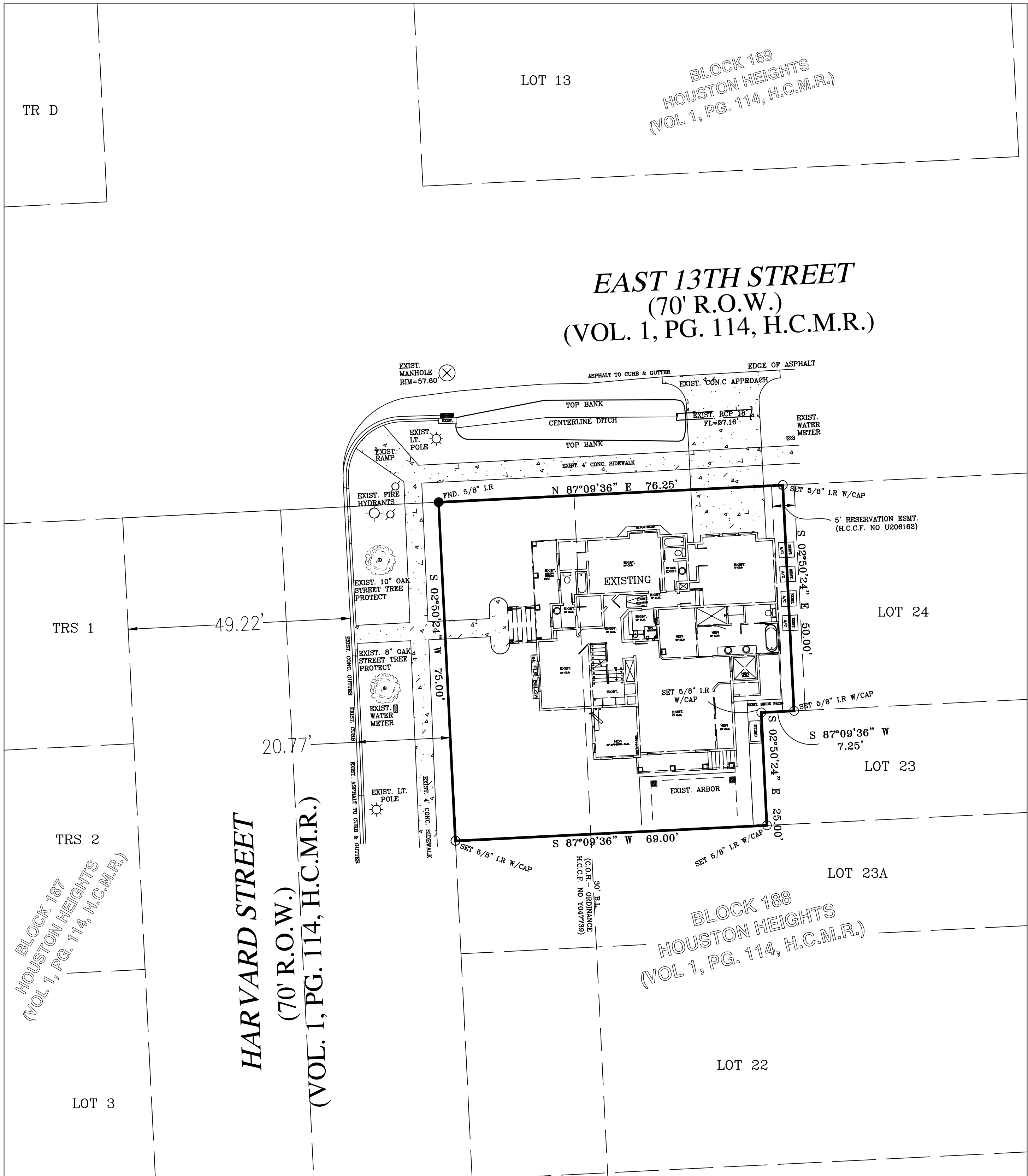
Subdivision Name: Houston Heights partial replat no 18 (DEF1)

Applicant: The Interfield Group



C – Public Hearings with Variance

Aerial



The
INTERFIELD
Group engineering | architecture
401 STUDEWOOD, SUITE 300 TEL. (713) 780-0909
HOUSTON, TEXAS 77007 TX. REG. NO. F-5811
WWW.INTERFIELD.NET

TITLE

PAVEMENT SECTION

PROJECT

1248 HARVARD STREET

DATE: FEBRUARY, 2017

JOB #: 17017.00

SHEET NO.

DRAWN BY: LG

PP1

CHECKED BY: MLV



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2017-0333

Plat Name: Houston Heights partial replat no 18

Applicant: The Interfield Group

Date Submitted: 02/20/2017

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

Specific Variance is being sought and extent of variance:

To allow a single family residential lot to be less than the Special Minimum Lot Size of 6600 SF.

Chapter 42 Section: 42-197

Chapter 42 Reference:

The city council may designate a special minimum lot size block or a special minimum lot size area within the city to preserve the lot size character of a single- family residential neighborhood that does not have a minimum lot size established by deed restrictions. A minimum lot size requirement established pursuant to this division shall prevail over any lesser minimum lot size established by this article. The department shall maintain a list of current special minimum lot size blocks and special minimum lot size areas on its website.

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;

Houston Heights Partial Replat No 18 is located east of Harvard Street, west of Cortlandt Street, south of 13th Street and north of 12th Street, in the Houston Heights East Historic District. Subject tract is located along a block face having a Special Minimum Lot Size of 6600 SF, filed under Ordinance No. 2005-0719. Please consider the following: • All lots listed in the application are subject to deed restrictions filed in 1984, at the time Special Minimum Lot Size application was submitted. The 5537.50 SF lot being created will not violate separately filed deed restrictions, which allows one residence for every 2500 SF of contiguous land property owned. • According to City of Houston Planning Development Regulations-Minimum Lot Size, if a lot is already smaller than the special minimum lot size, owner will not be penalized. Existing structures may remain and can be replaced at any time without special permission. New structures that conform to the platting and building codes may be constructed without special permission. • Existing residence was built in 1999. Owner purchased a portion of Lot 24 on March 3, 2005, and later purchased a portion of Lot 23 on July 27, 2005. The Lot 23 portion is only 1725 SF. Deed restrictions only allow a residence for every 2500 SF, and along with a 30' minimum building line requirement, this tract is unbuildable. • Allowing two (2) lot portions to be combined will increase the overall area that will bring the total square footage closer to the required minimum lot size and eliminate the unbuildable matter of the portion of Lot 23.

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

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

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will include a 5-foot side walk along Harvard Street b. Yards between right-of-way line and residence will be landscaped, and will preserve and enhance the historical character of the block face.

(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. Instead, it will allow subject tract to have a square footage closer to the required minimum lot size, without in any way compromising public health or safety.

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

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

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Park Place Sec 2 partial replat no 1 (DEF1)

Applicant: Advance Surveying, Inc



C – Public Hearings

Site Location

Houston Planning Commission

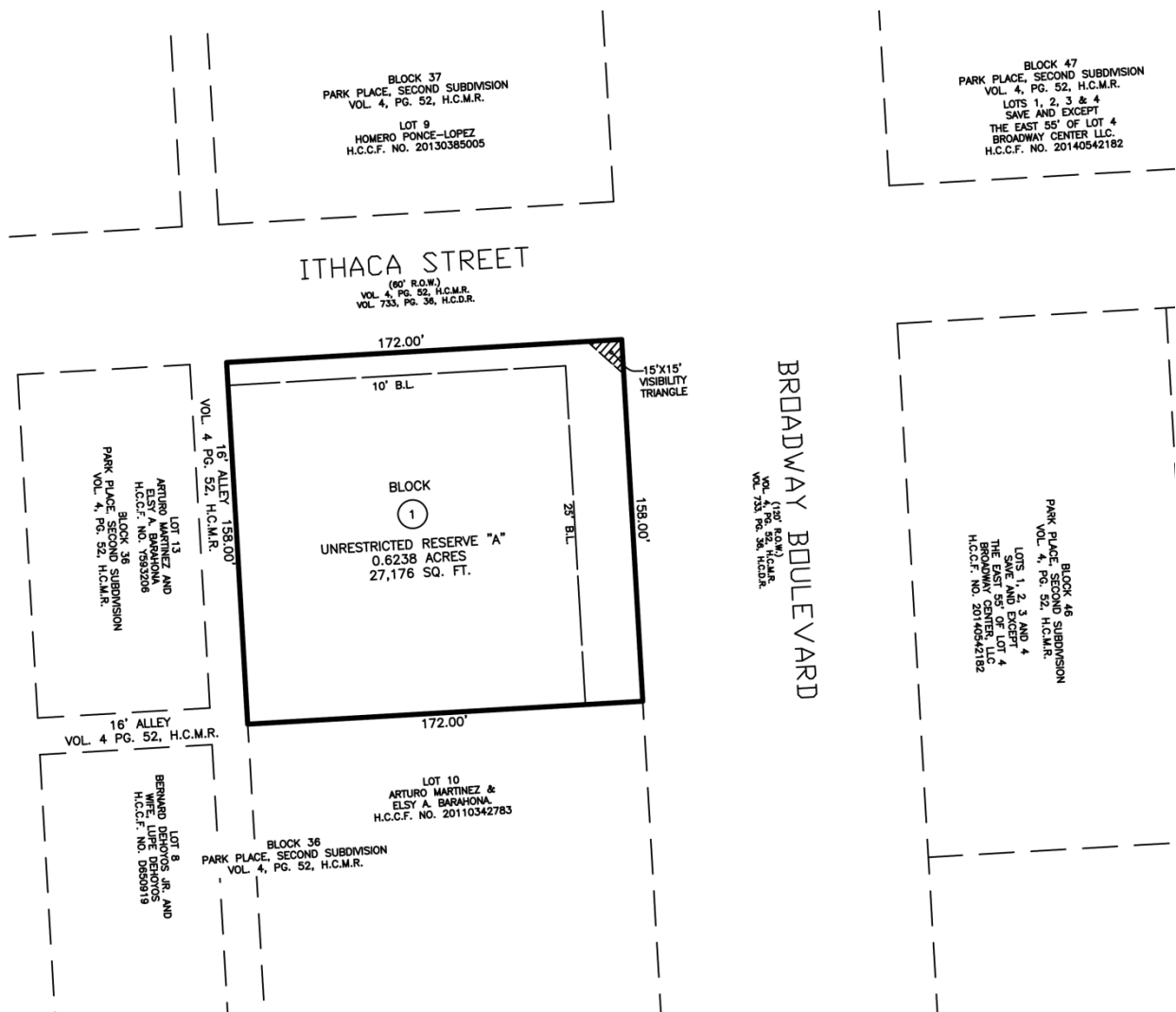
ITEM: 94

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Park Place Sec 2 partial replat no 1 (DEF1)

Applicant: Advance Surveying, Inc



C – Public Hearings

Subdivision

Houston Planning Commission

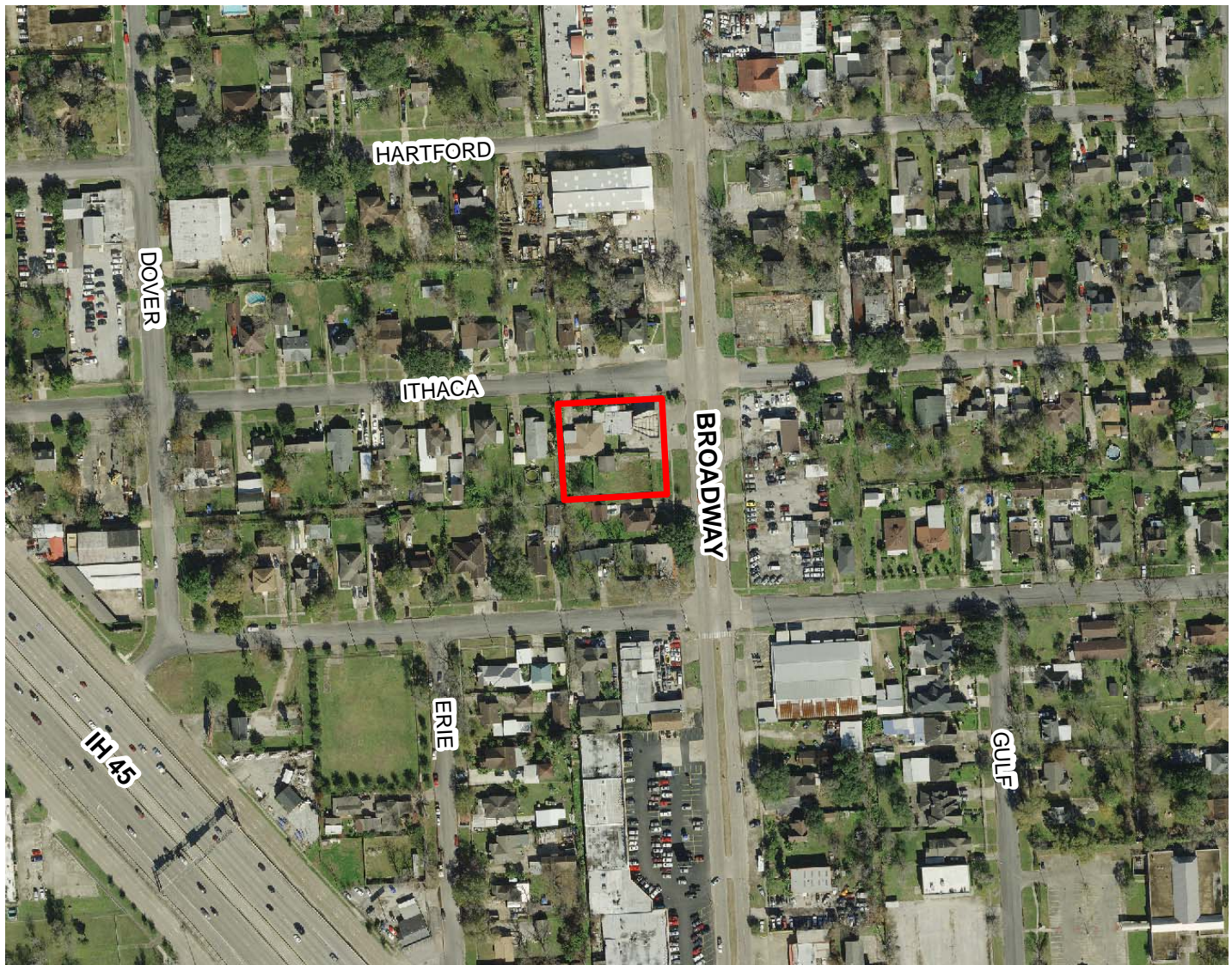
ITEM: 94

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Park Place Sec 2 partial replat no 1 (DEF1)

Applicant: Advance Surveying, Inc



C – Public Hearings

Aerial

Houston Planning Commission

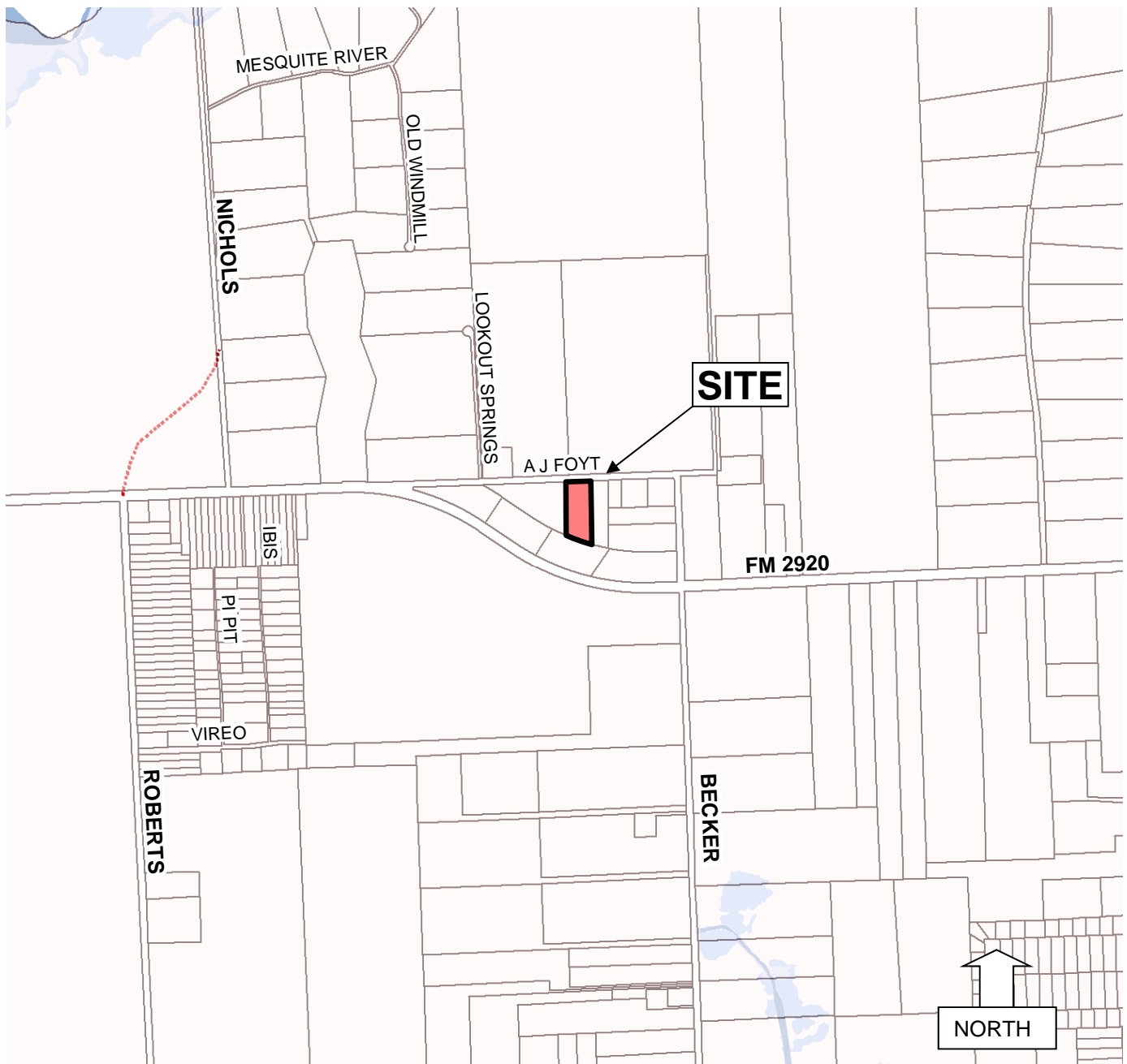
ITEM: 95

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Promise Land replat no 1 (DEF1)

Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC



C – Public Hearings

Site Location

Houston Planning Commission

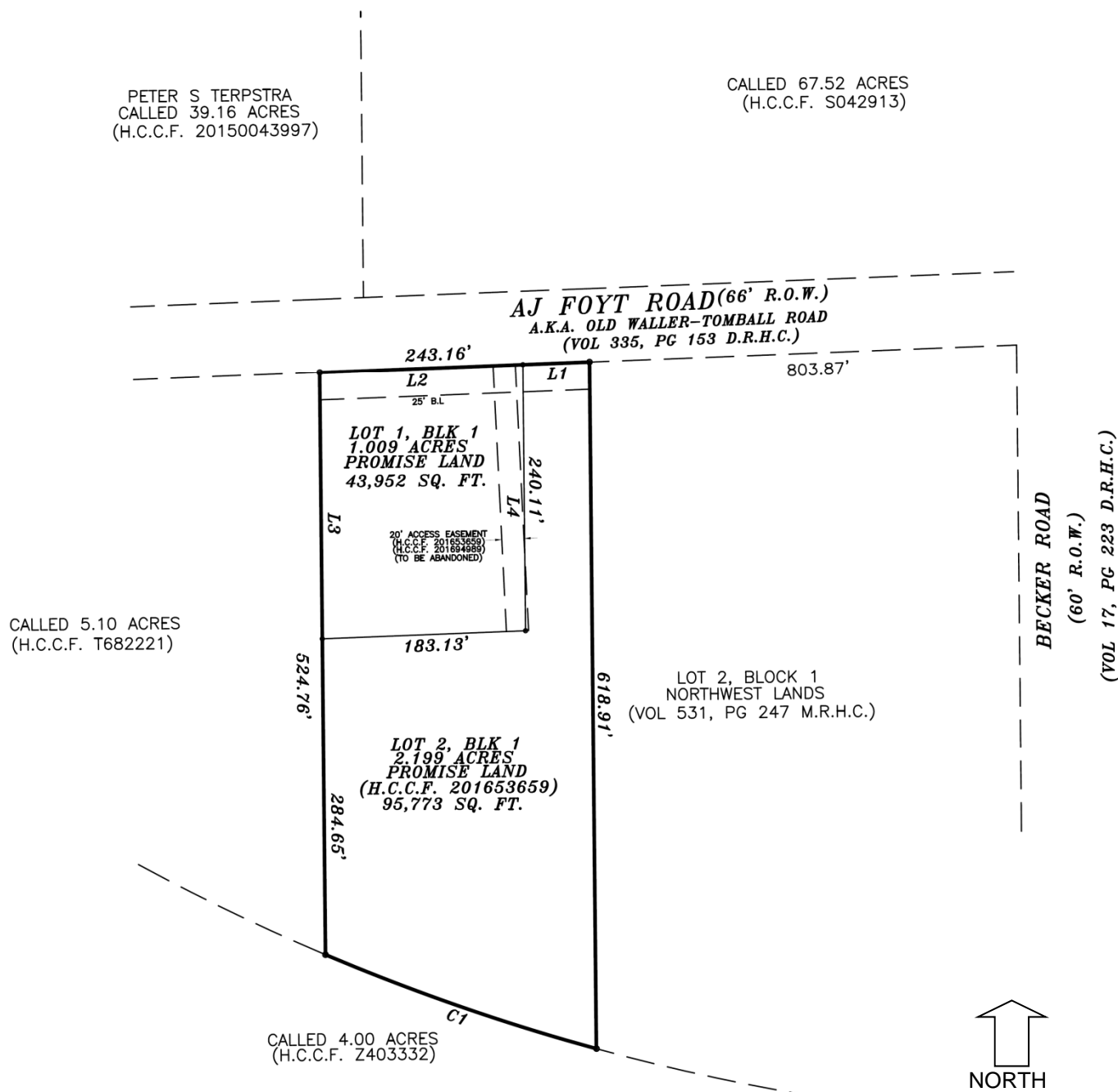
ITEM: 95

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Promise Land replat no 1 (DEF1)

Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Promise Land replat no 1 (DEF1)

Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC



C – Public Hearings

Aerial

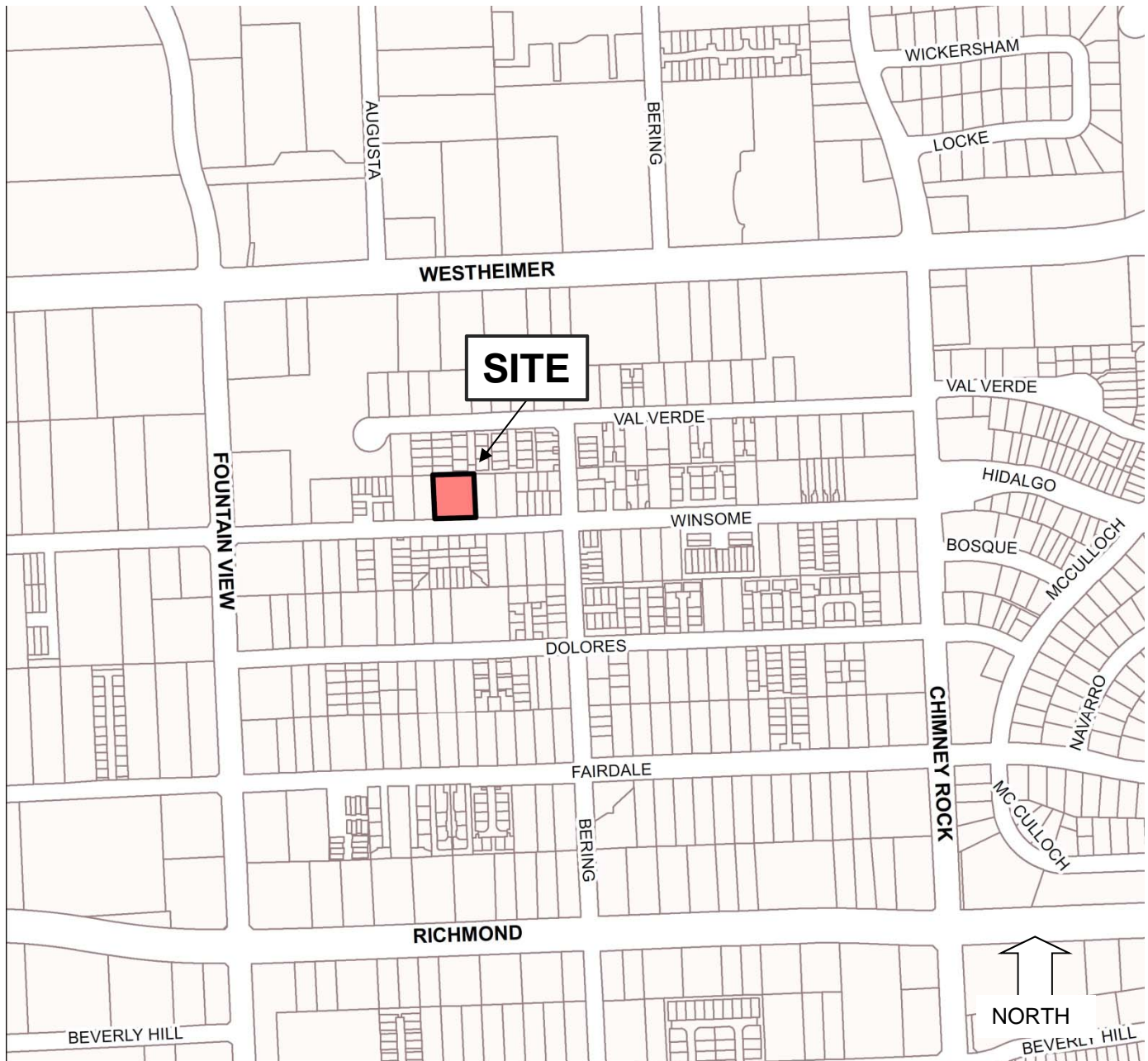
Houston Planning Commission

ITEM: 96

Planning and Development Department Meeting Date: 04/27/2017

Subdivision Name: Westheimer Gardens Extension partial replat no 4 (DEF1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

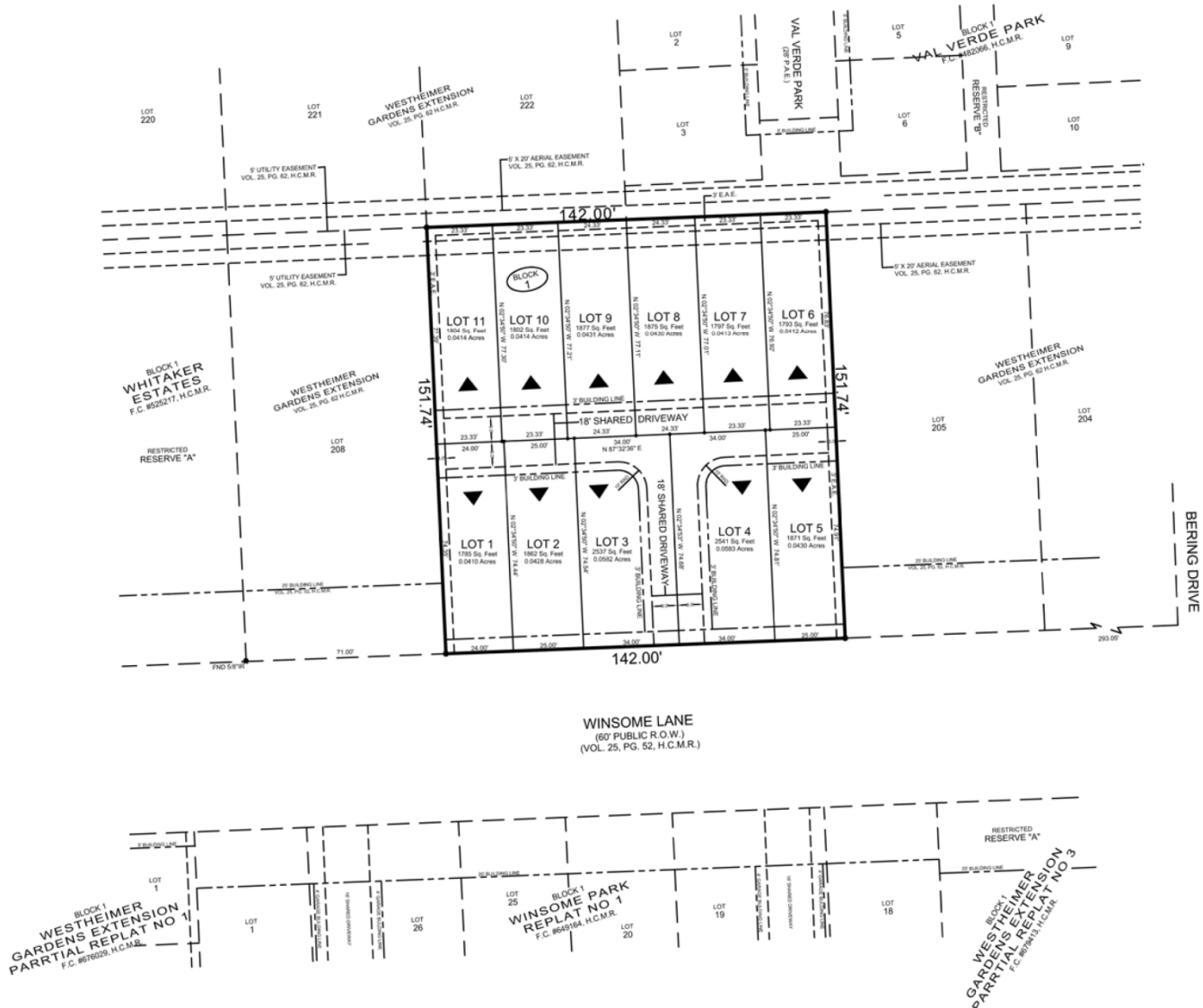
ITEM: 96

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Westheimer Gardens Extension partial replat no 4 (DEF1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

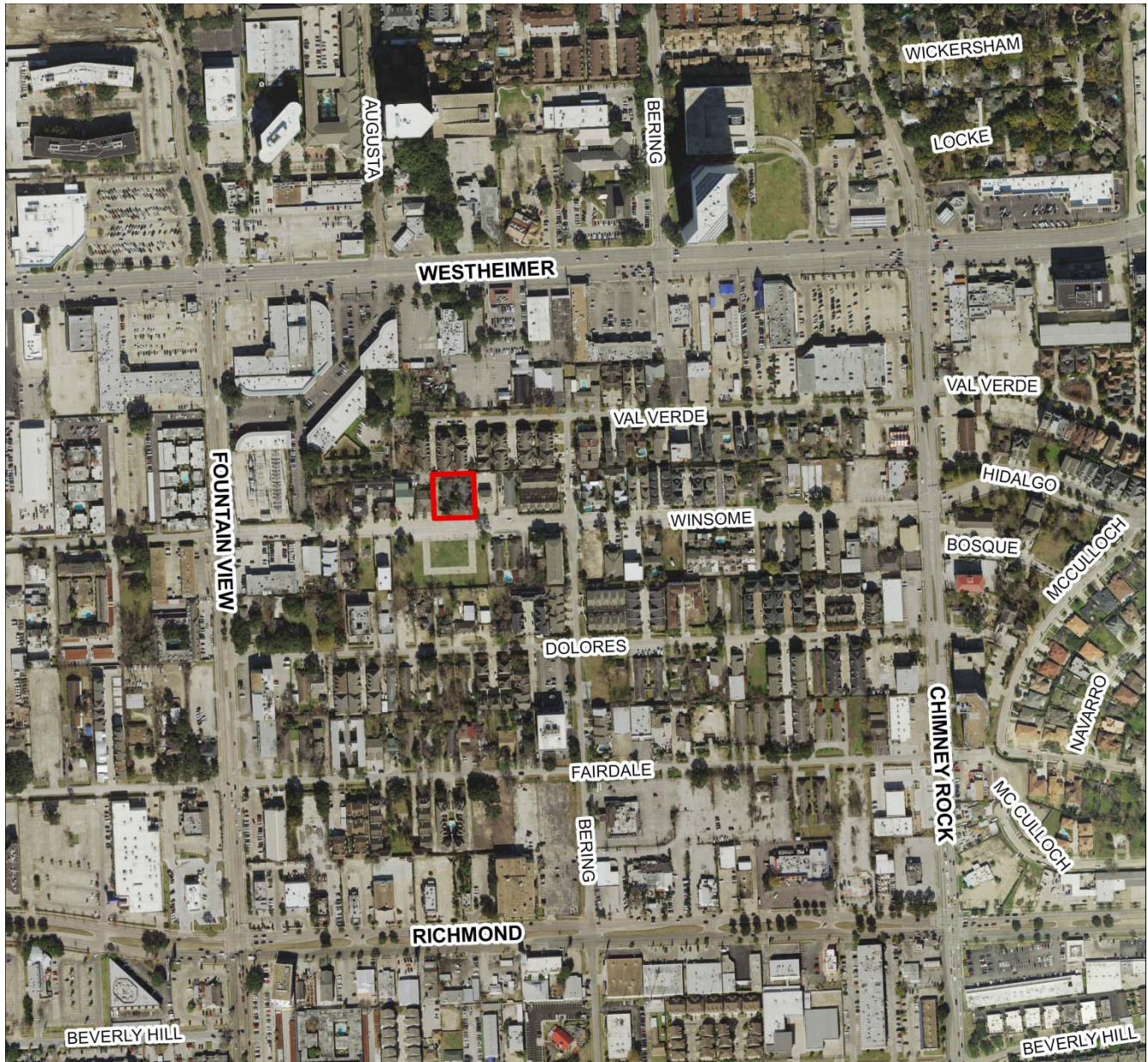
ITEM: 96

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Westheimer Gardens Extension partial replat no 4 (DEF1)

Applicant: Total Surveyors, Inc.



NORTH

C – Public Hearings

Aerial

Houston Planning Commission

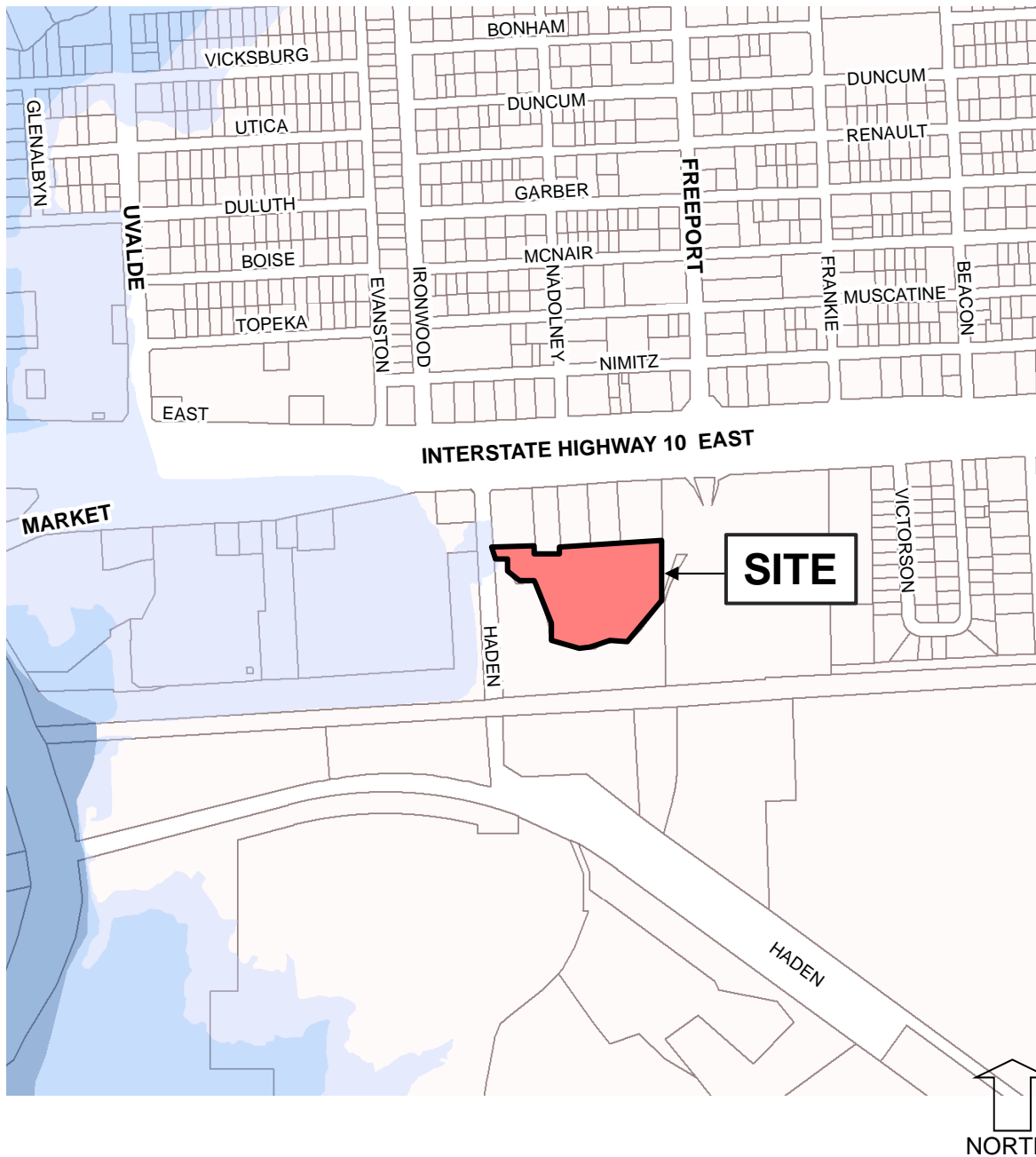
ITEM: 97

Planning and Development Department

Meeting Date: 4/27/2017

Subdivision Name: I 10 East at Freeport partial replat no 1 (DEF 2)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

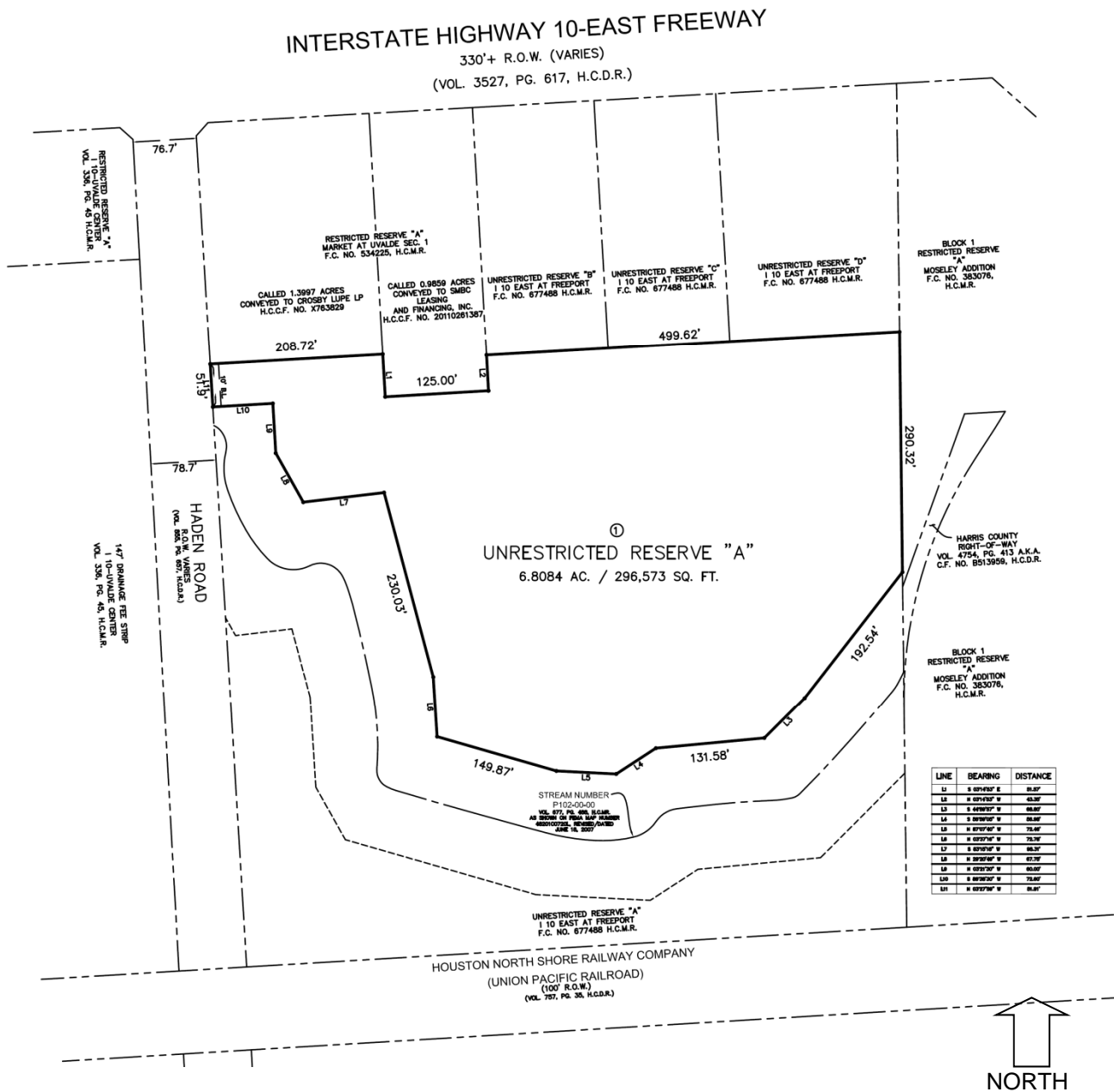
ITEM: 97

Planning and Development Department

Meeting Date: 4/27/2017

Subdivision Name: I 10 East at Freeport partial replat no 1 (DEF 2)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 4/27/2017

Subdivision Name: I 10 East at Freeport partial replat no 1 (DEF 2)

Applicant: Windrose



D – Variances

Aerial



**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 amount of street frontage for a reserve 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

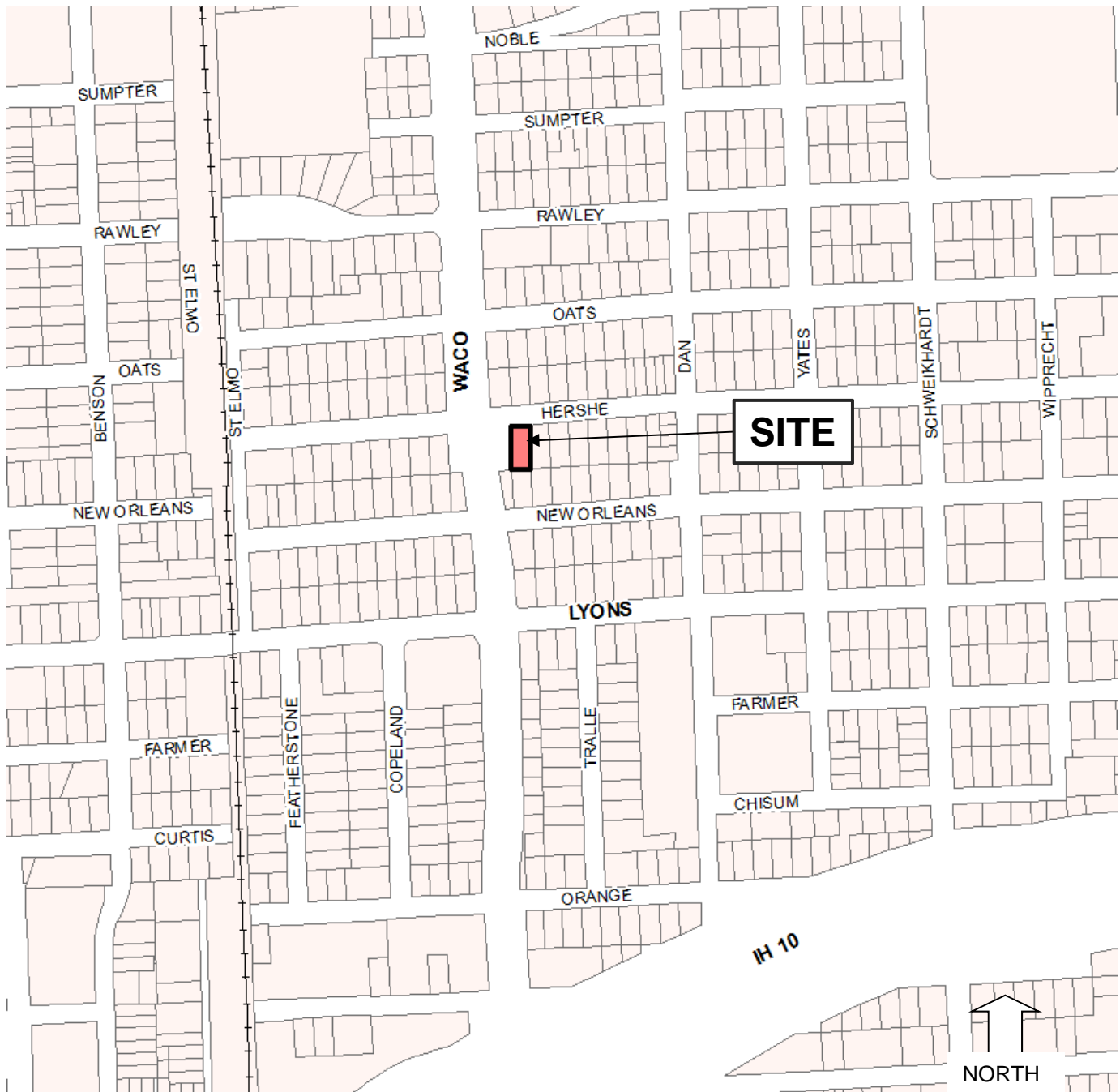
ITEM: 98

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Lyons Redev Thirtythird Venture

Applicant: Karen Rose Engineering and Surveying



D – Variances

Site Location

Houston Planning Commission

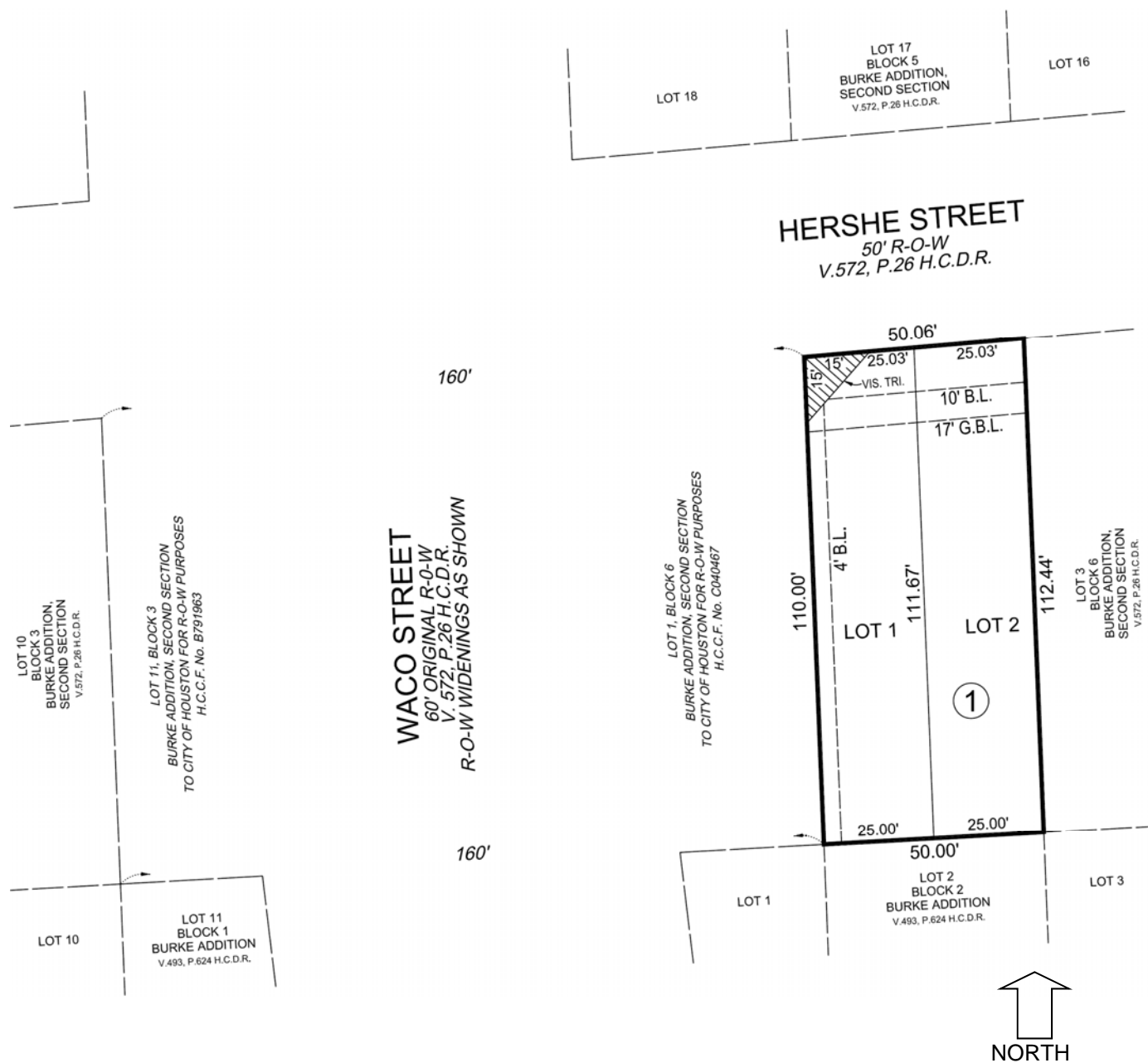
ITEM: 98

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Lyons Redev Thirtythird Venture

Applicant: Karen Rose Engineering and Surveying



D – Variances

Subdivision

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 04/27/2017

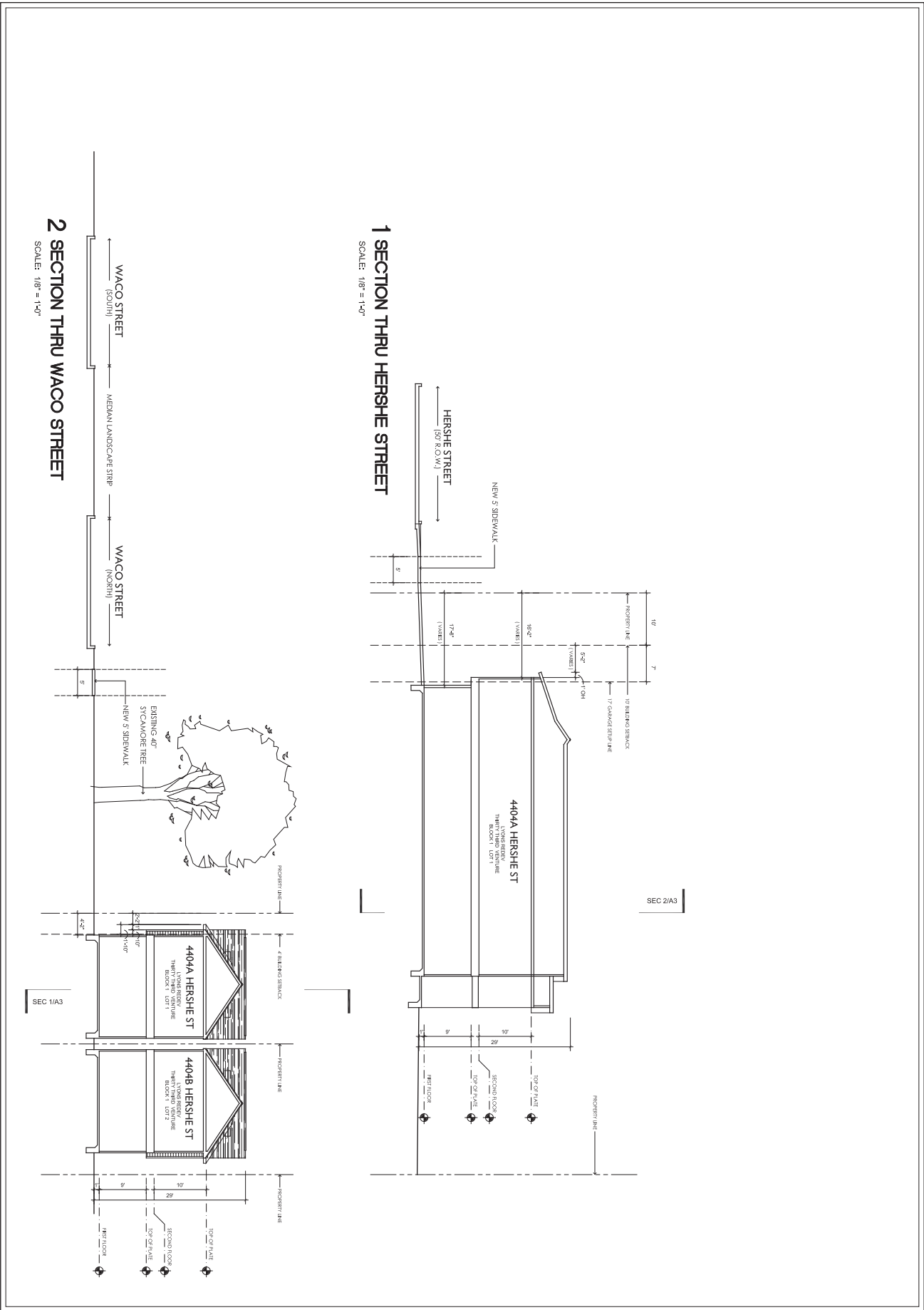
Subdivision Name: Lyons Redev Thirtythird Venture

Applicant: Karen Rose Engineering and Surveying



D – Variances

Aerial

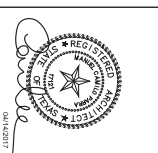




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FAX: 713.942.2318
email: info@parradesigngroup.com

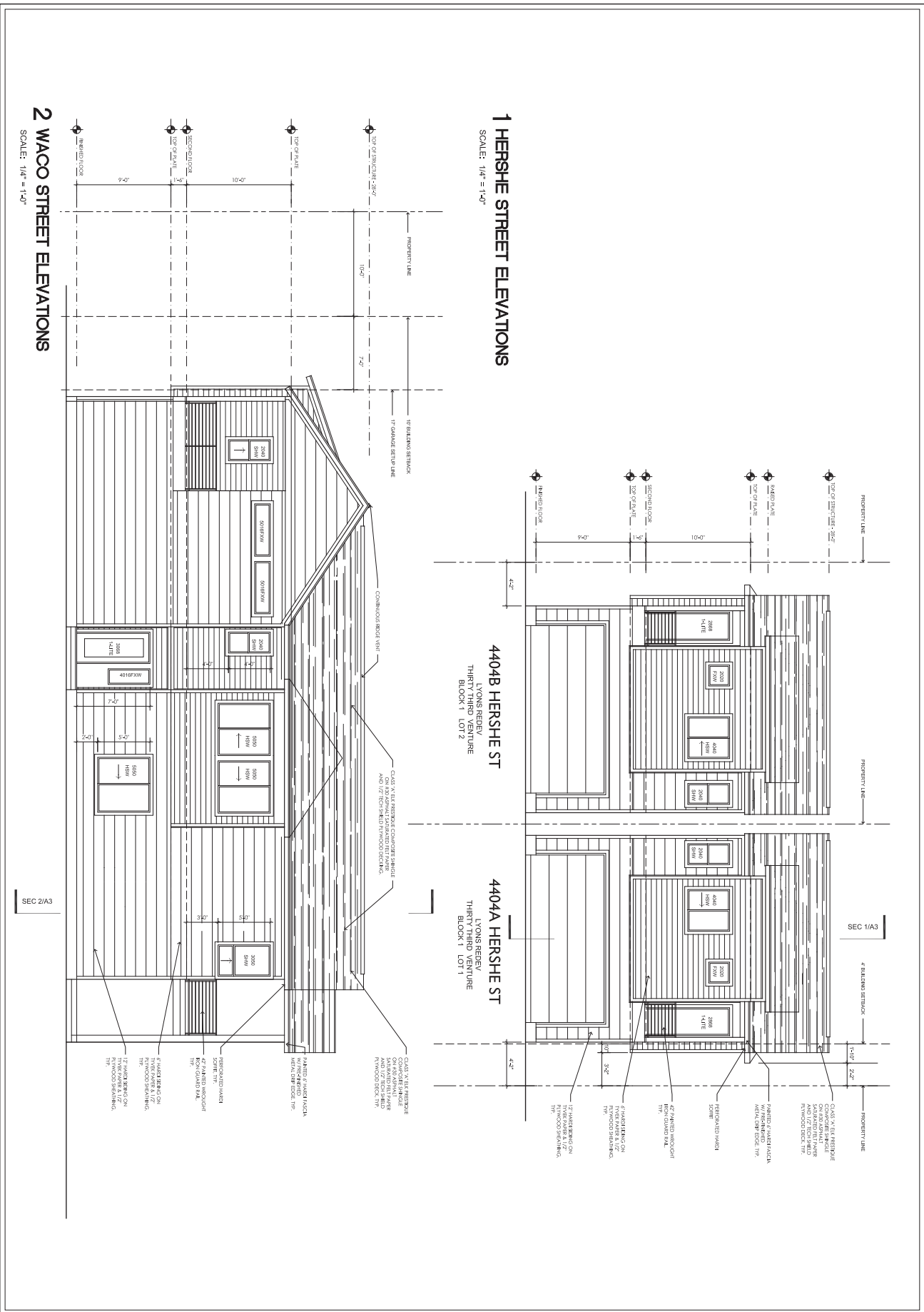
ISSUE REVISIONS

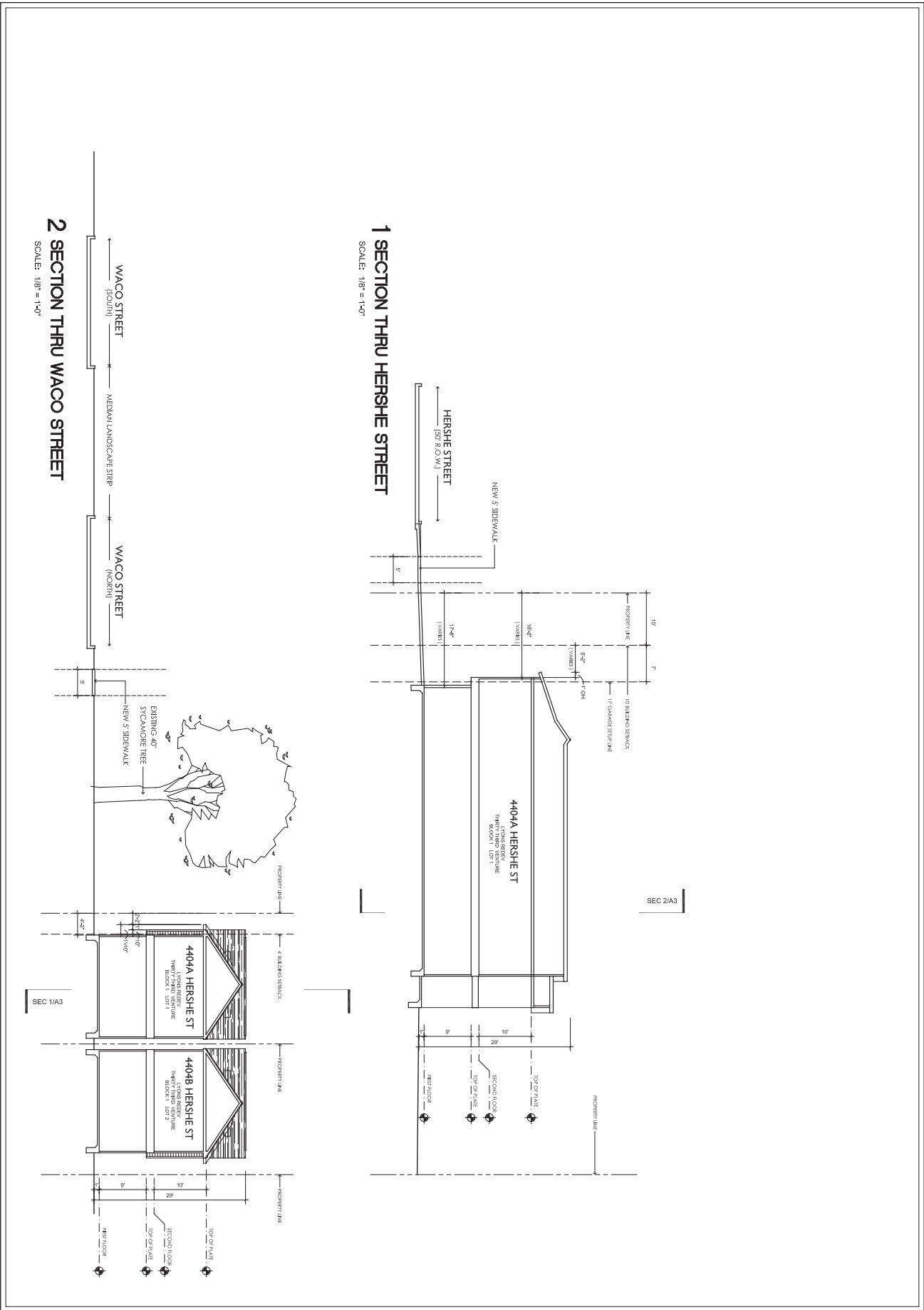
NO.	DATE	DESCRIPTION
1	04/16/2017	ISSUED FOR PERMITS



LYONS REDEV THIRTY THIRD VENTURE
4404A & B HERSHE
HOUSTON, TEXAS 77020

PROJECT # 1037019 - VENTURE
DATE: APRIL 2017
DRAWN TO: ENGINEER: GP
SHEET NO. **A2**
EXTERIOR ELEVATIONS
© 2017 PARRA DESIGN GROUP, LTD.







Application Number: 2017-0559

Plat Name: Lyons Redev Thirtythird Venture

Applicant: Karen Rose Engineering and Surveying

Date Submitted: 03/31/2017

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

Specific Variance is being sought and extent of variance:

A variance is being requested to allow a 4-foot building setback with a 8-inch second story and a 20-inch roof overhang encroachment along Waco Street, which is a major thoroughfare. The original right-of-way width for Waco Street in this area was 60 feet by the plat of Burke Addition, Second Section dated 1924. Waco Street has been on the Major Thoroughfare Plan since 1942 but it was not until the early 1960's that the City of Houston began to acquire the necessary parcels to widen the right-of-way and paving to major thoroughfare standards. A look at the Harris County Appraisal District parcel map for Waco Street between IH 10 and Liberty Road indicates that the configuration of the purchase of parcels for this widening was somewhat erratic in nature. In some stretches such as between Orange Street and Lyons Avenue the City of Houston acquired whatever portion of a lot it took to maintain a consistent right-of-way width. However, adjacent to this tract the City of Houston acquired the entire lot on both sides of Waco Street. Moreover, the street paving and sidewalks are not centered in the right-of-way, but are skewed to the far side of the right-of-way, away from this tract. As can be seen on the Existing Conditions Survey, there is between 45.2 feet and 54.7 feet between the right-of-way for this tract of land and the back of the curb in Waco Street. This well exceeds the 34 feet (9' + 25') typical on a major thorough between the back of the curb and the building setback line. Waco Street is already paved to major thoroughfare standards for both lane width and sidewalks.

Chapter 42 Section: 42-152

Chapter 42 Reference:

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

Statement of Facts

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

(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 City of Houston chose to purchase more right-of-way than was necessary for this stretch of Waco Street, probably in order to be able to make a reverse curve in the pavement section, moving it farther to the west. This has left an inordinately long distance between the right-of-way for this lot and the actual paving and sidewalk as can be seen on the Existing Conditions Survey. This tract is still in the original lot configuration from the plat of Burke Addition, Second Section, which is 50 feet wide. The required 25-foot building setback applied to this tract from the Waco Street right-of-way would render half of the tract unbuildable. On the other hand the distance from the paving in Waco Street and any new structure at the 25-foot setback would be so great as not be perceived as such.

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

The purchase by the City of Houston of the extra right-of-way width for Waco Street adjacent to the tract and the construction of the paving and sidewalks skewed to the far side of that right-of-way created the circumstances supporting this variance request.

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

The distance from the paving in Waco Street to the 4-foot building line along the Waco Street right-of-way at this tract will exceed the combination of the building setback for a major thoroughfare called for in Chapter 42 plus the distance

from the right-of-way line to the pavement called for in the City of Houston Department of Public Works and Engineering Infrastructure Design Manual..

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

The distance from moving traffic in Waco Street to any structure built at the 4-foot building line along the Waco Street will exceed the typically required distance. Ample room for the sidewalk is maintained. New 5-foot wide sidewalks will replace the existing sidewalks along both Waco Street and Hershe Street.

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

Given the current configuration of the right-of-way for Waco Street and the location of the full pavement and sidewalk section within that right-of-way at this tract, new construction at a 4-foot building setback will exceed the requirements of both Chapter 42 and the Infrastructure Design Manual.

Houston Planning Commission

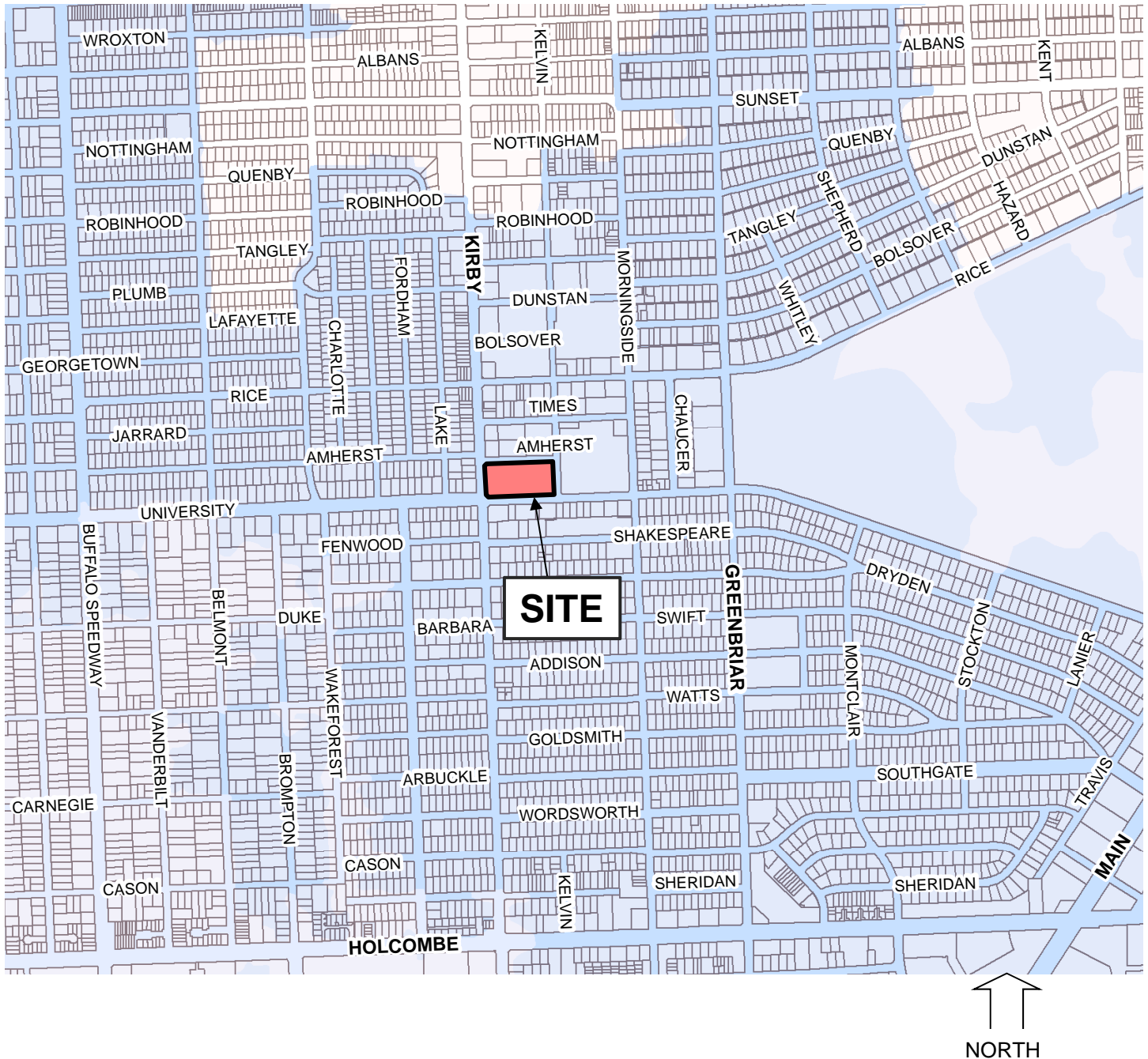
ITEM: 99

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Rice Village Amherst (DEF 2)

Applicant: Terra Surveying Company, Inc.



D – Variances

Site Location

Houston Planning Commission

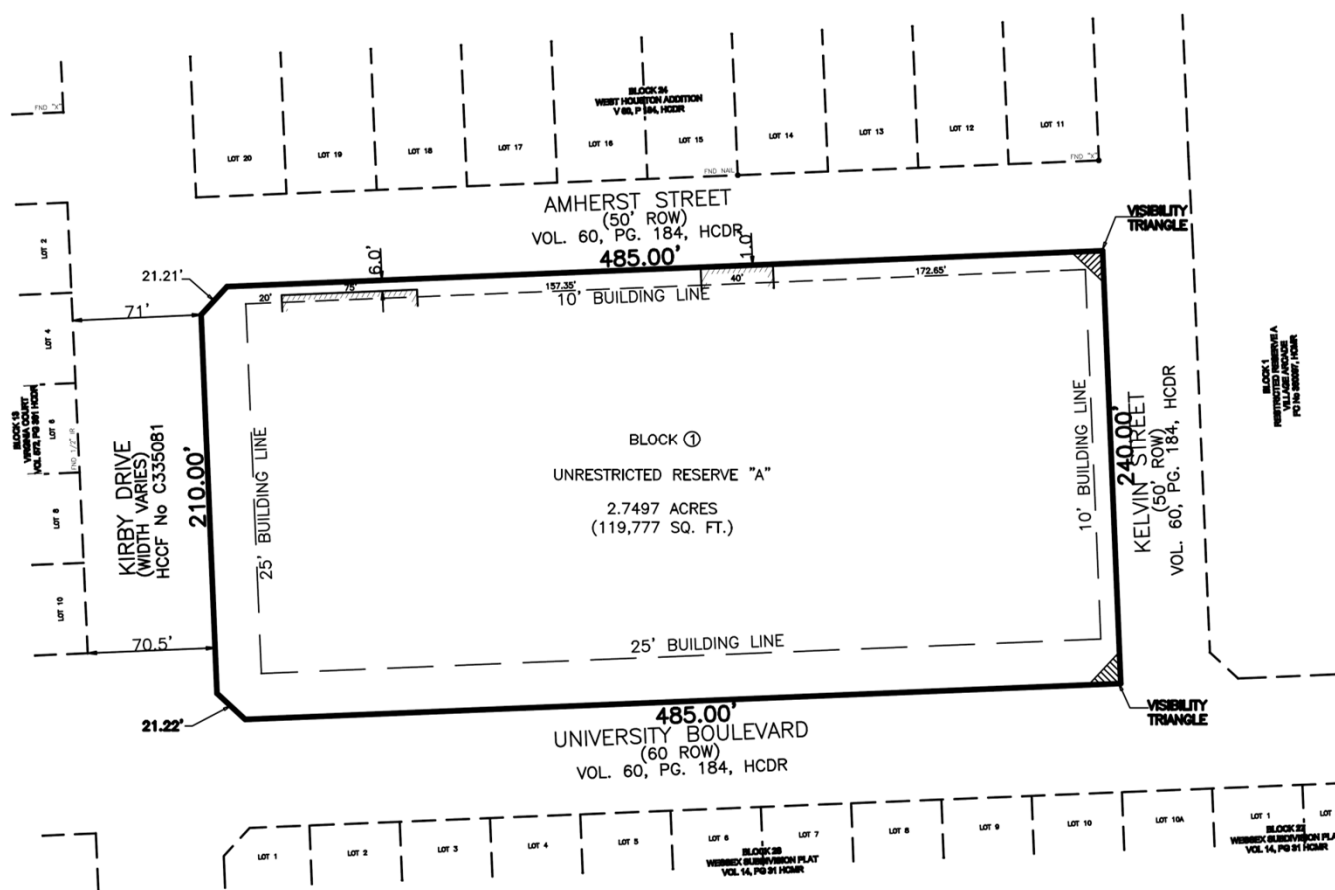
ITEM: 99

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Rice Village Amherst (DEF 2)

Applicant: Terra Surveying Company, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 99

Planning and Development Department

Meeting Date: 04/27/2017

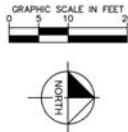
Subdivision Name: Rice Village Amherst (DEF 2)

Applicant: Terra Surveying Company, Inc.



D – Variances

Aerial



Kimley»»Horn

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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:

To not dedicate ROW to Kirby Drive

Chapter 42 Section: 121

Chapter 42 Reference:

The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law.

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 taking of additional 3.5-ft of ROW along Kirby Drive places existing parking areas partially into the public ROW by approximately 2.0-ft. This parking area is not being reconstructed or remodeled and contains existing private parking meters. A parking easement would be required for the portion of the proposed ROW where the existing parking is located. This negates the intent of the additional ROW request and renders it ineffective. The parking in this area is needed for the shopping center to meet City of Houston Parking requirements. Removal of the existing parking in the future would result in a hardship created by the ROW request.

(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 taking of additional 3.5-ft of ROW along Kirby Drive places existing parking areas partially into the public ROW by approximately 2.0-ft. This parking area is not being reconstructed or remodeled and contains existing private parking meters. A parking easement would be required for the portion of the proposed ROW where the existing parking is located. This negates the intent of the additional ROW request and renders it ineffective. The parking in this area is needed for the shopping center to meet City of Houston Parking requirements. Removal of the existing parking in the future would result in a hardship created by the ROW request. On the west side of Kirby are residential homesites, facing Kirby Drive and gaining access from Kirby Drive. There is currently a five (5) lane section of paving, 2 lanes for north traffic, 2 lanes for south traffic, and a center turn lane. Additional right-of-way will not provide enough space for an additional lane and provide sidewalks.

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

The intent of this chapter will be preserved and maintained; north and south traffic mobility preserved and maintained, as well as pedestrian traffic preserved and maintained by the existing sidewalks.

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

Granting this variance will not be injurious to the public health, safety or welfare. The existing and adequate mobility for general traffic, pedestrian traffic and mobility for emergency vehicle will maintain the public health, safety and welfare.

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

The request of this Variance is not based on Economic hardship, but the existing conditions of residential lots on the west side of Kirby Drive and the needed and required parking of the commercial tract on the east side of Kirby Drive.



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

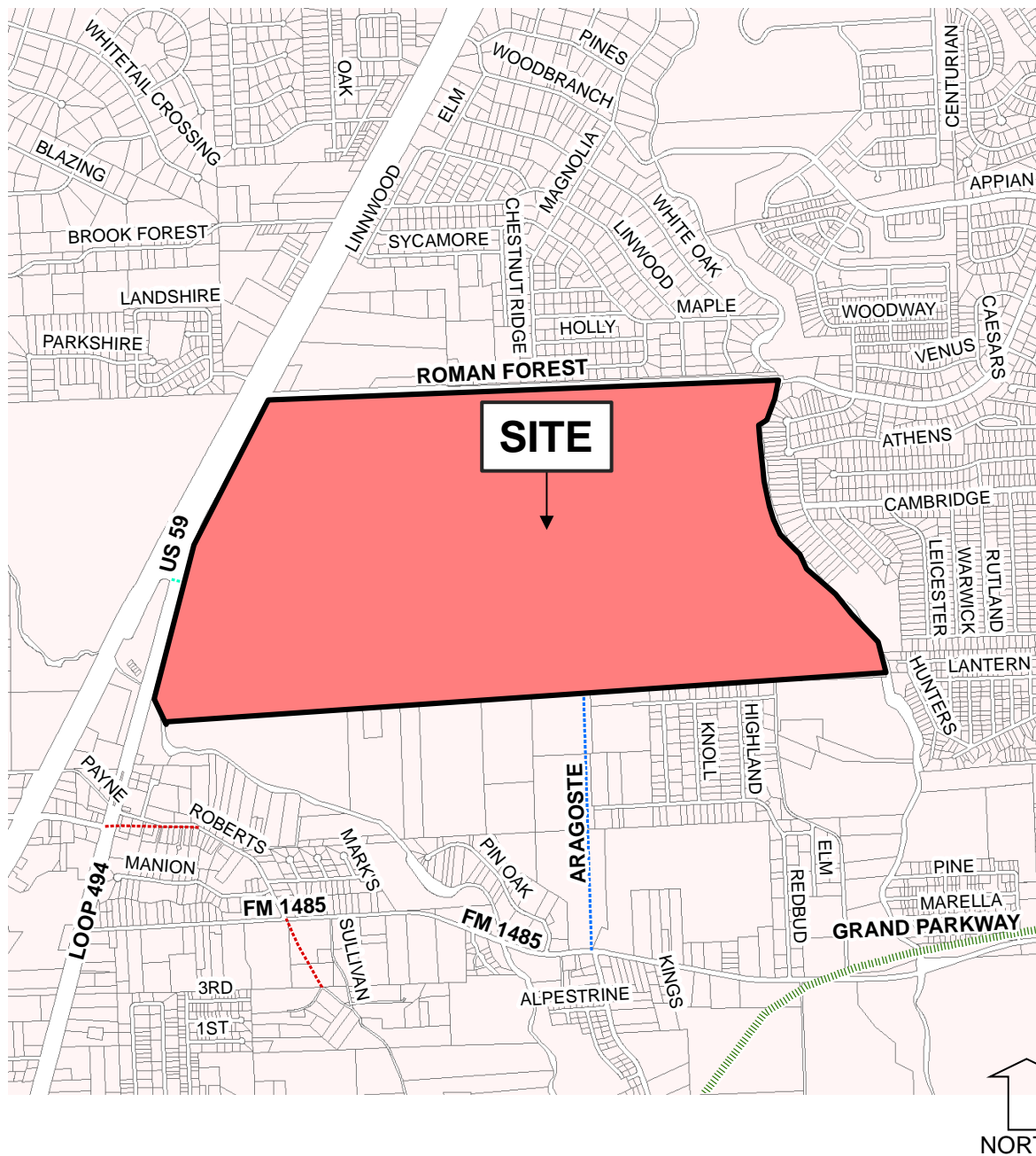
ITEM: 100

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Tavola GP

Applicant: RVi Planning and Landscape Architecture



D – Variances

Site Location

Subdivision

Houston Planning Commission

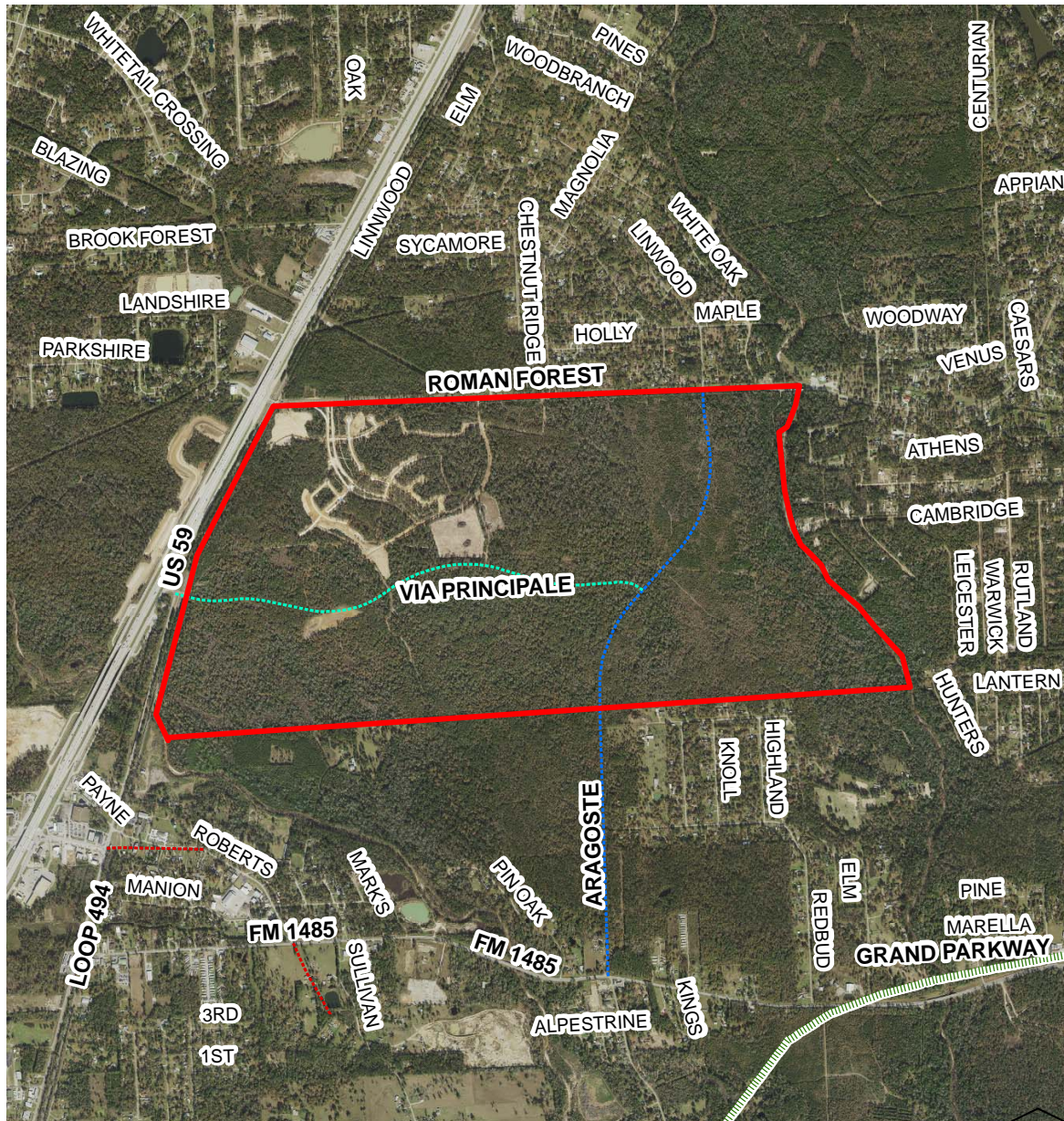
ITEM: 100

Planning and Development Department

Meeting Date: 04/27/2017

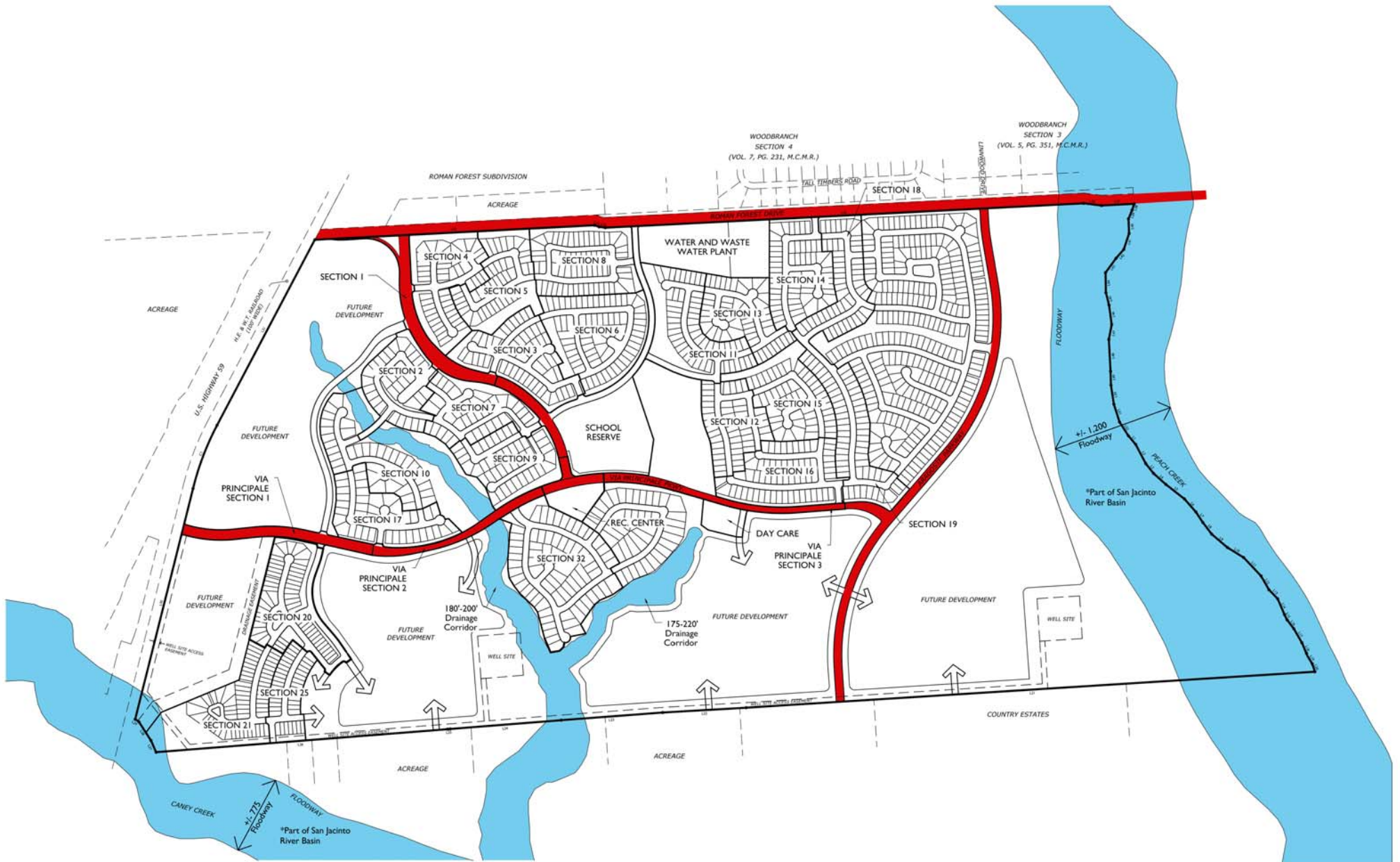
Subdivision Name: Tavola GP

Applicant: RVi Planning and Landscape Architecture



D – Variances

Aerial



TAVOLA

DATE: APRIL 2017

SCALE: 1" = 400'
0 200 400 800





PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2017-0667

Plat Name: Tavola GP

Applicant: RVi Planning + Landscape Architecture

Date Submitted: 04/17/2017

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

Specific Variance is being sought and extent of variance:

To allow intersection spacing of approximately 4,720 feet along the eastern boundary of the property and internal intersection spacing of approximately 1,890 feet on the peninsula bound by two branches of the drainage corridor between Via Principale Parkway and the southern boundary of the property.

Chapter 42 Section: 128

Chapter 42 Reference:

Intersections of 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;

The subject property is bounded on the east by Peach Creek. Peach Creek is part of the San Jacinto River basin and at this location has a floodway that is approximately 1,200 feet in width. Chapter 42 does not require local streets to cross major creeks or bayous provided that they are in a recorded easement with a width of greater than 300 feet. Peach Creek is not located within a recorded easement at this location, but is a significant natural feature. A crossing is provided at Roman Forest Drive, a major thoroughfare located immediately north of the subject property. Requiring an additional local street at this location is impractical and inconsistent with the intent of Chapter 42. Within the property, there are two existing tributaries of Caney Creek, also a significant part of the San Jacinto river basin. These tributaries create a "fork" within the property and flow to the south where they meet Caney Creek. These existing drainage ways are very deep by Houston standards and play an important role in the drainage of the area. When the project was originally designed, Via Principale Parkway, which is designated as a minor collector street and runs east-west through the tract, was intentionally located centrally within the project and designed in a way to minimize crossings of these two existing tributaries. The community of Tavola enjoys excellent circulation as it is bounded by U.S. Highway 59 to the west and Roman Forest to the north. Also, it was designed with three internal collector streets: Aragoste Parkway, a major collector, Via Principale, a minor collector, and Tavola Drive, a local collector. This collector street system provides more than adequate circulation for the community and surrounding area. Requiring additional crossings of the existing creeks would be impractical and would have no significant 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 circumstances supporting the granting of the variance are based on the unique physical characteristics that affect the subject property.

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

The proposed street pattern provides for adequate circulation in the area while respecting significant natural features. Therefore, the granting of the variances is consistent with the intent and general purposes of the ordinance.

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

The proposed street pattern provides for adequate circulation in the area for residents as well as police, fire and emergency vehicles, and therefore will not be injurious to the public health, safety or general welfare.

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

The circumstances supporting the granting of the variances are based on the unique physical characteristics that affect the subject property.

Houston Planning Commission

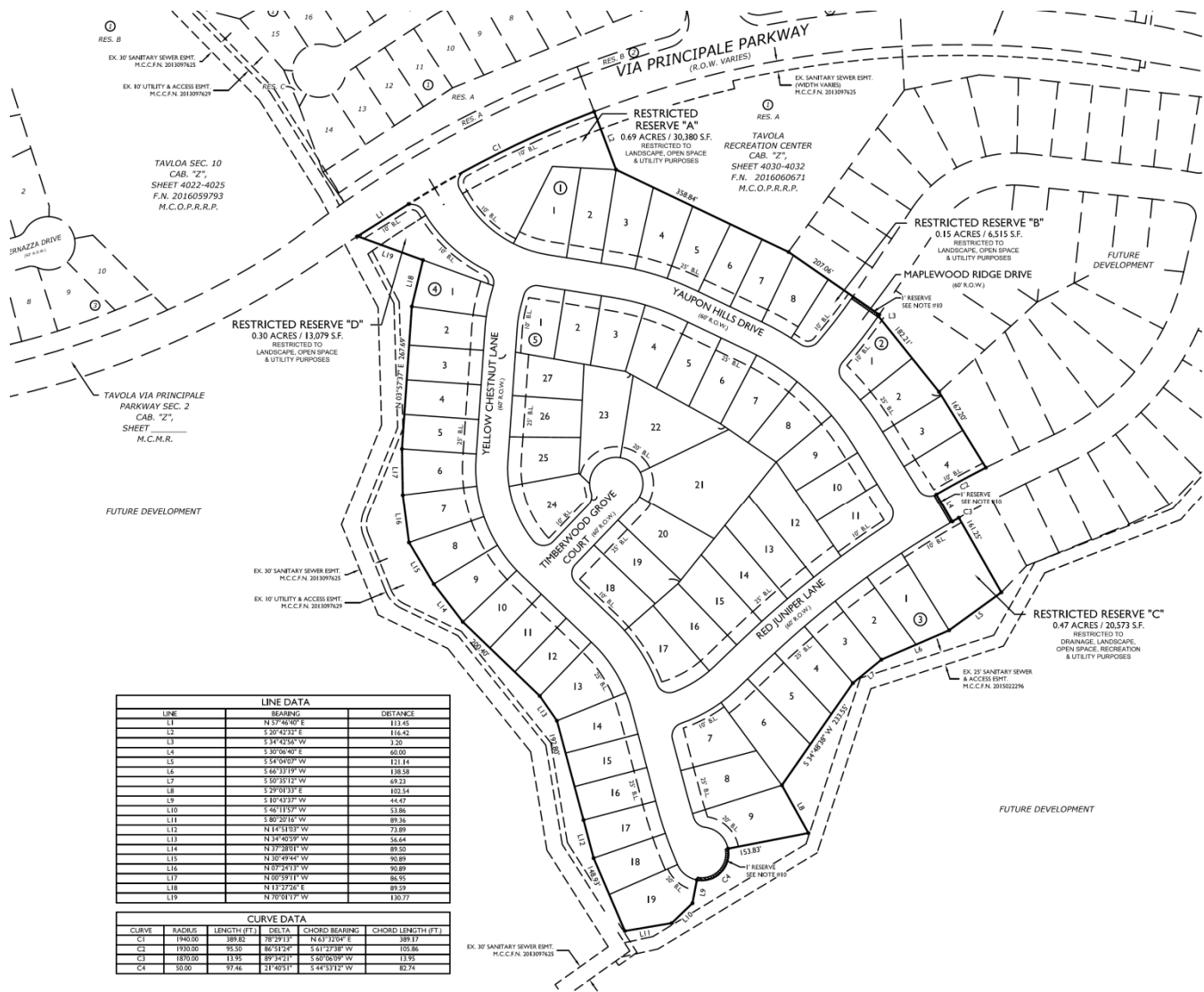
ITEM: 101

Planning and Development Department

Meeting Date: 04/27/2017

Subdivision Name: Tavola Sec 32

Applicant: RVi Planning and Landscape Architecture



D – Variances

Subdivision



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		
Richard Hudson	Richard Hudson	713-524-2746	rhudson515@comcast.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
515 Fargo St	17033490	77006	5357D	493N	C

HCAD ACCOUNT NUMBER(S):	0140580000011
PROPERTY LEGAL DESCRIPTION:	TRS 7A & 8A BLK 6 Fairview
PROPERTY OWNER OF RECORD:	Richard Hudson & Perry Jackson
ACREAGE (SQUARE FEET):	4830 SF
WIDTH OF RIGHTS-OF-WAY:	Fargo St: 50' R.O.W.; Hopkins St: 50' R.O.W.
EXISTING PAVING SECTION(S):	Fargo St: 20' R.O.W.; Hopkins St: 24' R.O.W.
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 2 Story Frame House (2002 sq ft) frame garage (520 sf) carport (200 sf)

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Replace existing garage and carport with a 480 sf garage (24'X 20') with living area above also 24'X20' and 18'8" X 9' carport with 18'8" deck above.

PURPOSE OF VARIANCE REQUEST: To allow a 3' building line for a new detached garage with a dwelling unit above, and a 1 car carport with deck above.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): Applicant /owner is asking for a variance for a garage with living space above and carport to maximize development of the lot which contains a 1906 restored house.

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 terms, rules, conditions, policies, and standards of this chapter would create an undue hardship by depriving the owner/applicant of the reasonable use of the land as demonstrated by other single family detached houses of similar vintage in the neighborhood and neighboring areas. The house on the lot currently maintains the original roofline, original siding, windows, and doors, large porches and overall architectural style dating to 1906. In order to maintain neighboring continuity especially in regard to other "original" houses of the Historic East Montrose (originally Fairview) neighborhood, a garage with living space and a carport would be a reasonable and expected addition. The proposed structure will be where the current carport is now. The house originally had a two story carriage house that was torn down and replaced with the current garage in the 1960's. It would also remove three cars from 2 very crowded streets with limited parking. There are currently more than 27 restaurants and 11 bars within five blocks of our house. Since we only have one parking place under the carport, we have to park one car in the street. With the number of neighborhood businesses it is often necessary for us (and our guests) to park several blocks away. A 10' set back would allow cars to park in front of the garage blocking the sidewalk. A 10' set back would not give us enough yard for the exercise pool recommended by our doctors.

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;

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

Further: the applicants/owners have developed chronic health issues and will seek other facilities on the same property which said facilities could be made impossible or impractical to be constructed due to insufficient open space. The applicants/owners new structures will not result in pedestrian or vehicular traffic changes to the streetscape. Additionally, allowing a three foot set back on Hopkins Street help to maintain the prohibition from inadvertent parking which can block the sidewalk. Whereas, if a greater setback, such as 10 feet was required, that 10' space would more often result in illegal parking or parking by vehicles too large to fit into that 10 foot space. If any of our neighbors with the 10 foot garage set back park in the drive way they get a ticket for blocking the sidewalk. As it is now our garage is so far back from the street that people don't see it and end up parking in front of our driveway. We then have to have the car towed to get in or out.

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

The owners/applicants have been restoring the Victorian home since 1999 trying to maintain as much original character as possible. There is actually a lot of foot traffic in the neighborhood with friends and neighbors walking to various restaurants. Additionally, allowing a 3 foot set back on Hopkins Street helps to maintain the prohibition from inadvertent parking which can block the sidewalk. Whereas, if a greater setback, such as 10 feet, was required that 10' space would more often result in illegal parking or parking by vehicles too large to legally fit into that 10 foot space.

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

In conclusion, granting of this variance shall not be injurious to the public health, safety, or welfare as the positioning of the proposed structure does not change in any significant way the manner in which vehicles access the property via Hopkins Street. In fact, the granting of this variance will be an improvement to the current situation since it will remove three cars from the congested parking situations on Fargo Street and Hopkins Street.

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

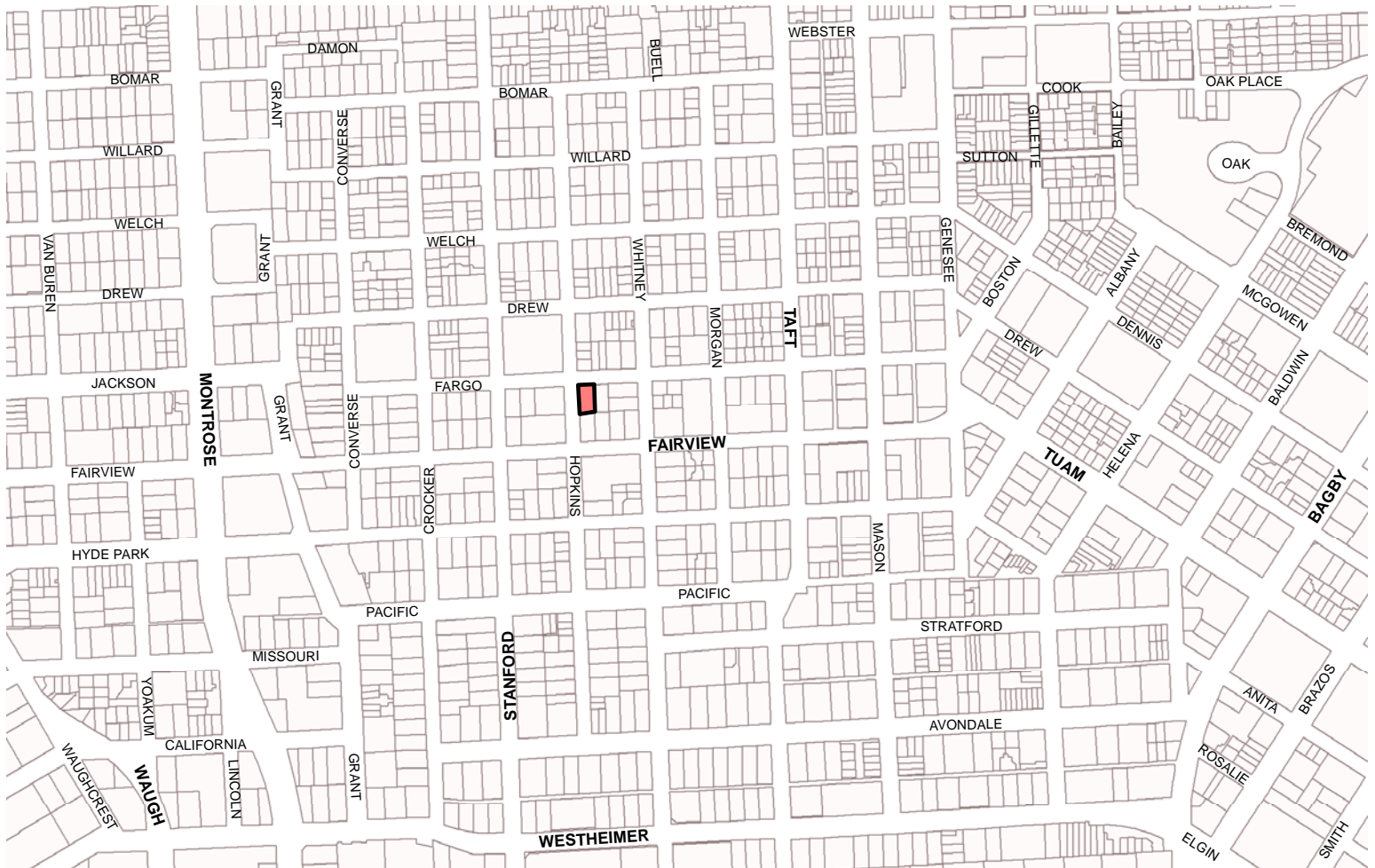
Economic hardship is not the sole justification in asking for this variance. Applicants/owners are seeking to maximize the reasonable use of the land.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



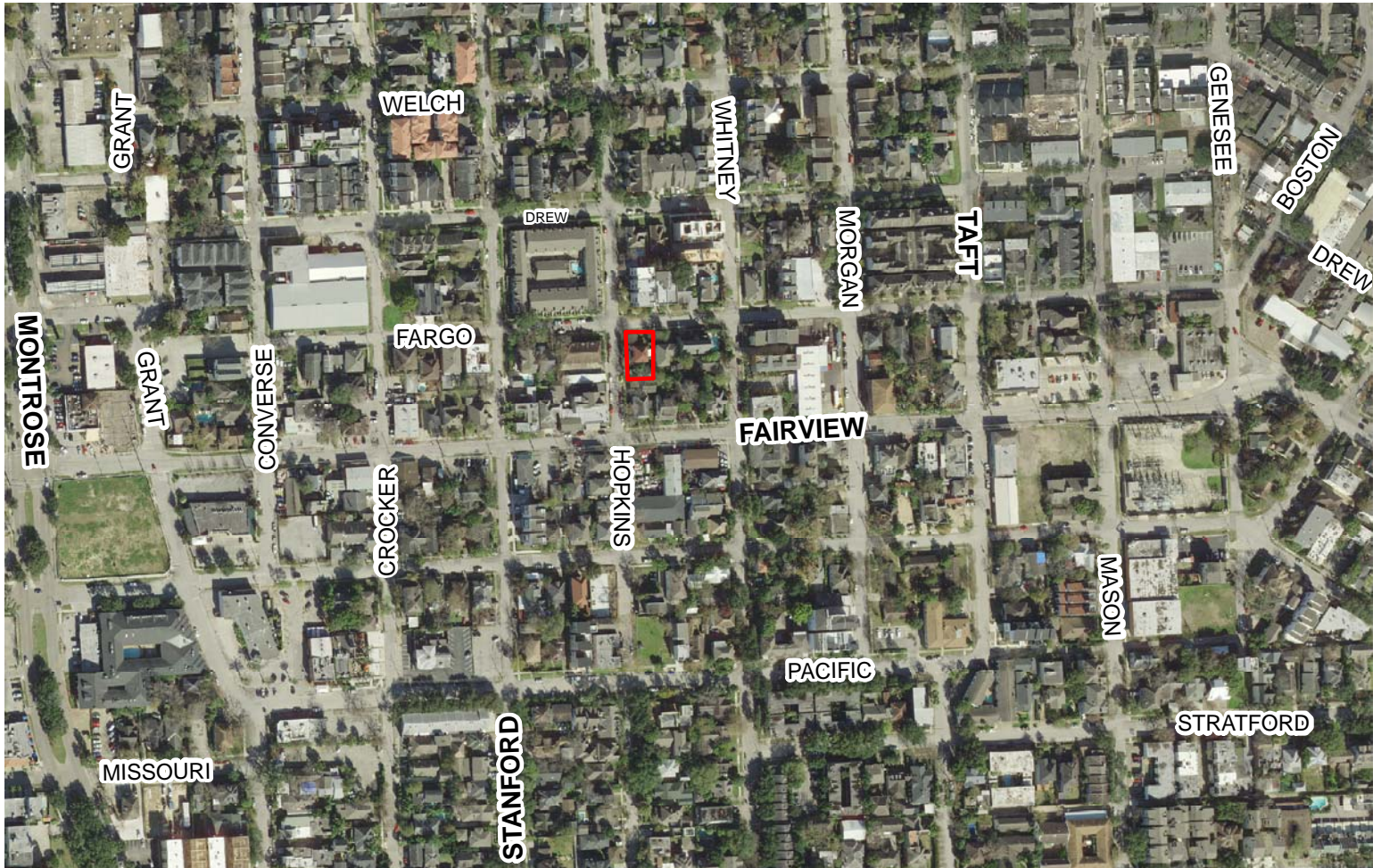
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 113

Meeting Date: 04/27/2017

Houston Planning Commission

Aerial Map

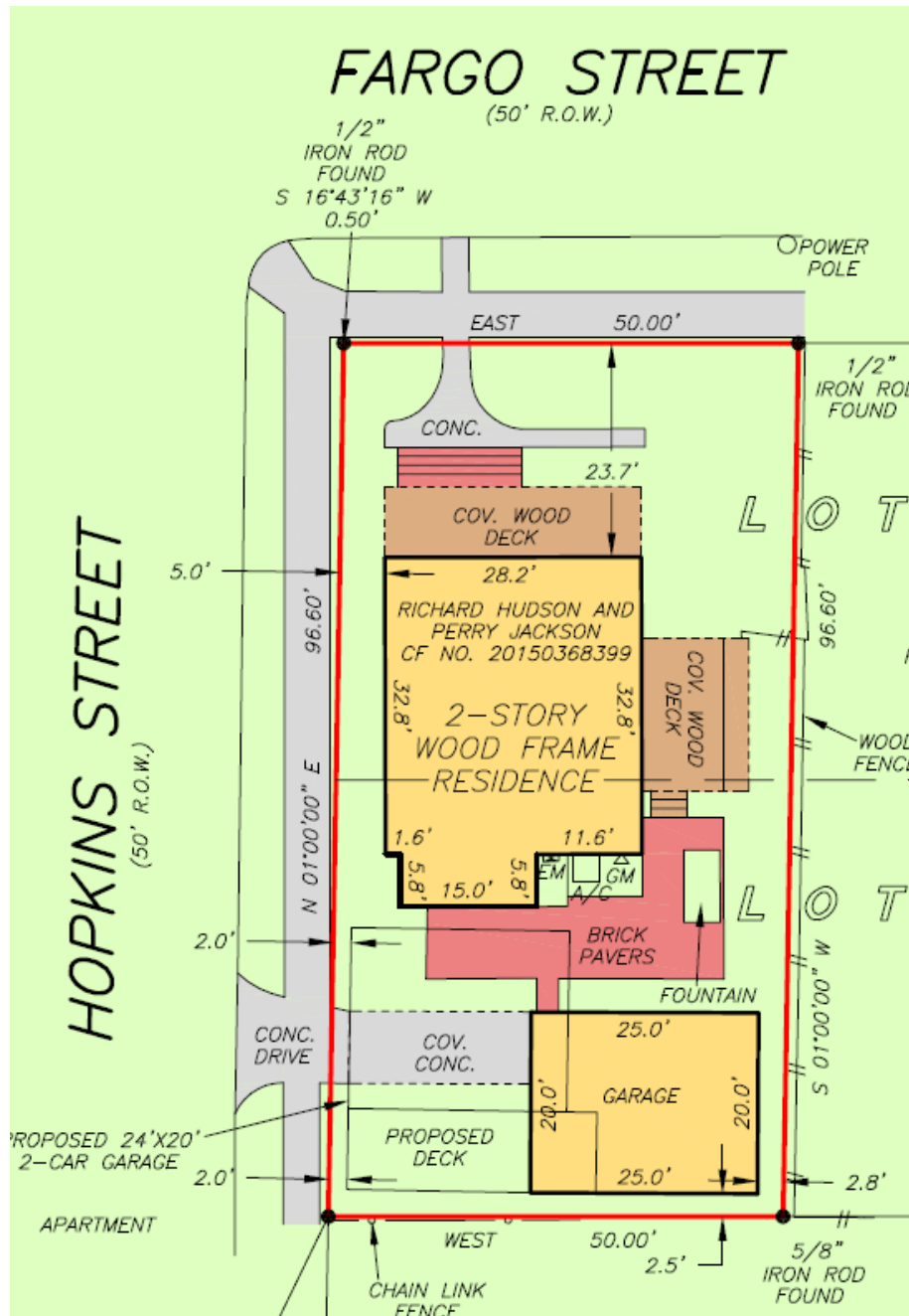


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

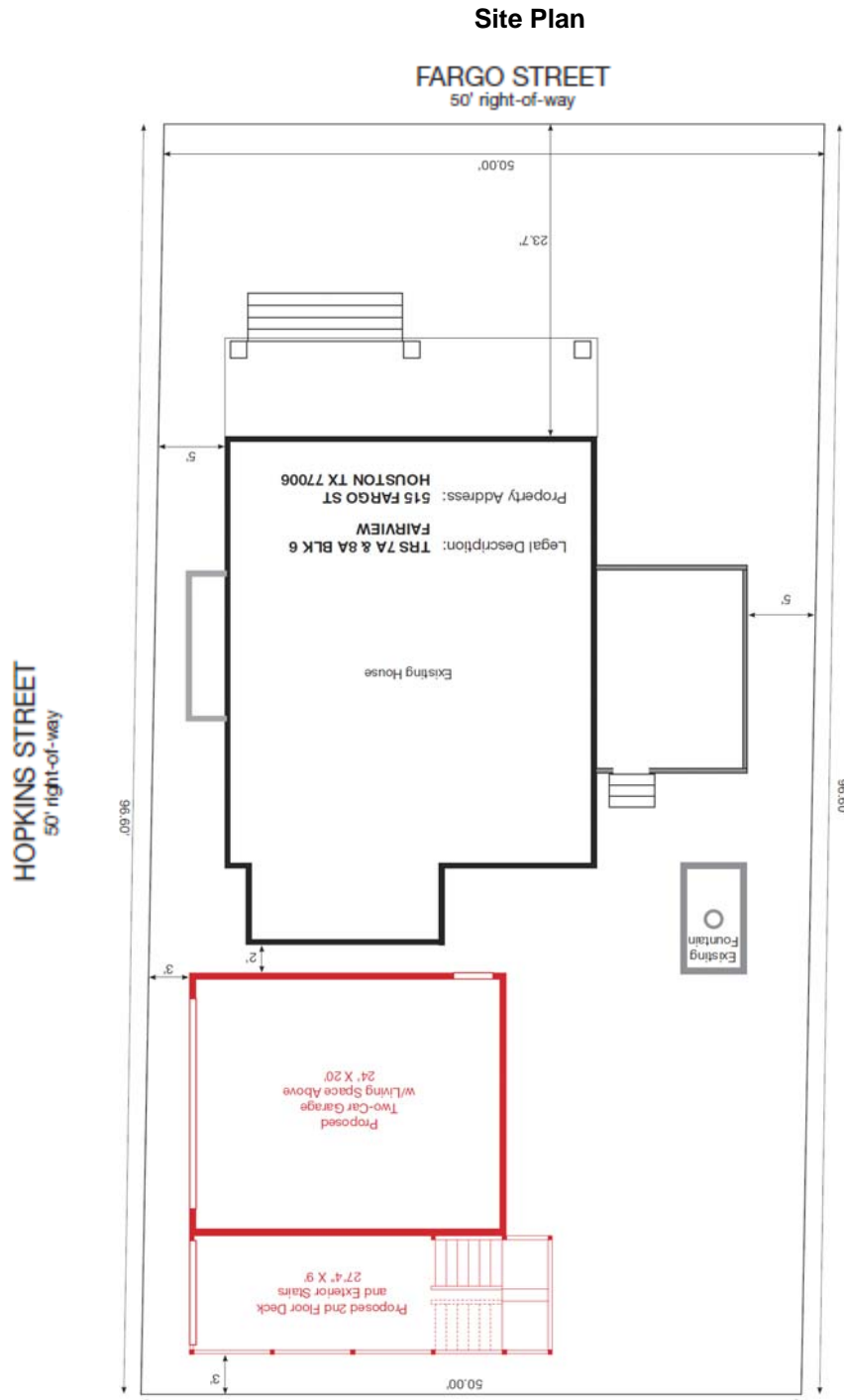
Survey



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



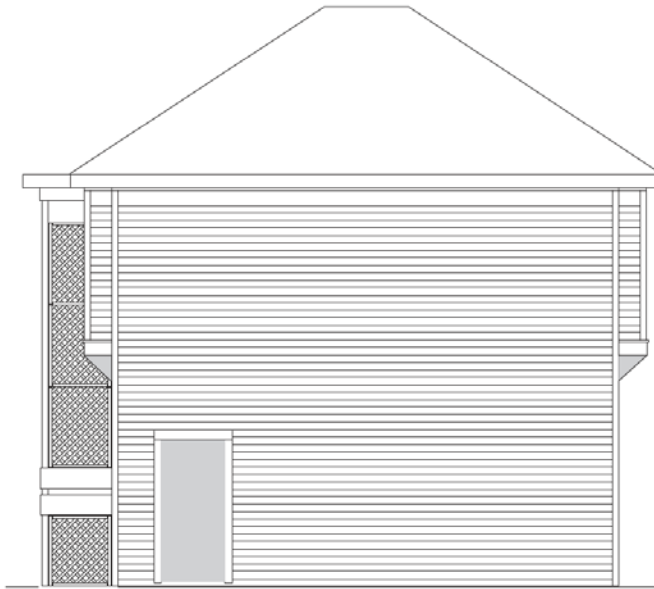
DEVELOPMENT PLAT VARIANCE



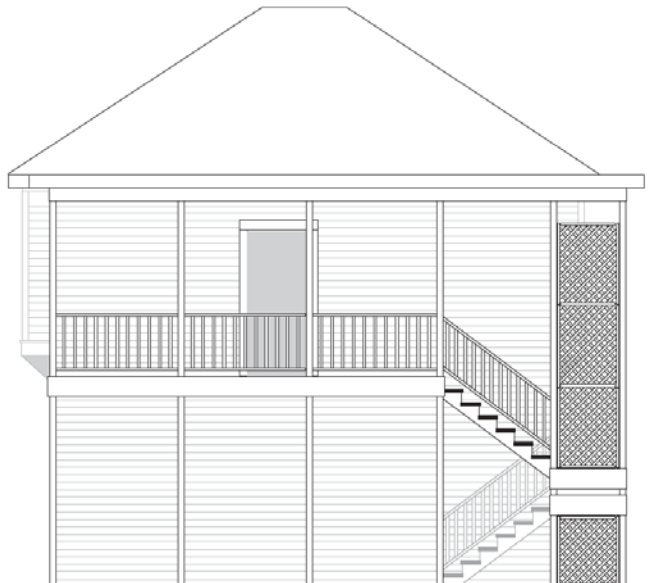
Houston Planning Commission

Elevations Cont.

North Elevation



South Elevation



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
	Alex Shafaii	281-898-5885	alexshafaii@yahoo.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
202 N York	17012153	77003		494N	
<hr/>					
HCAD ACCOUNT NUMBER(S):		0162140000009			
PROPERTY LEGAL DESCRIPTION:		TR 6A BLK 8 HERMAN & LEAGUE			
PROPERTY OWNER OF RECORD:		RAJ SHAFALII			
ACREAGE (SQUARE FEET):		0.07553 (3,290)			
WIDTH OF RIGHTS-OF-WAY:		N York Street (80 feet); Saltus Street (60 feet)			
EXISTING PAVING SECTION(S):		N York Street (43 feet) - Saltus Street (27 feet)			
OFF-STREET PARKING REQUIREMENT:		2			
OFF-STREET PARKING PROVIDED:		2			
LANDSCAPING REQUIREMENTS:		1 tree			
LANDSCAPING PROVIDED:		1 tree			

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: None/Vacant lot.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Residential Home/1535 Sq. Ft.

PURPOSE OF VARIANCE REQUEST: To allow a 10' building line in lieu of the ordinance-required 25' building line for a new single family residence along a major thoroughfare, N.York street

CHAPTER 42 REFERENCE(S): 42-152(a)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):

This property is a single lot located on corner of N York Street & Saltus. This lot is already very small 35' x 94'. It is not a re-plat. Instead it is a development variance. As a homeowner, I had no idea that I have a lot with a 25' building line setback by city ordinance. We are trying to put a small house on this property. We are hit with building lines from both directions. 25' building line set back really jeopardizes our ability to put the house on this property.

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**

When the subdivision was developed, N York was not considered as a major thorough-fare and is not shown on original subdivision plat. Multiple single family houses up & down the street including a block north of Runnels are right on 10' right of way. There is a commercial building across the street are right on 10' right of way. The area has a brand new sidewalk in front of our property which is newly constructed.

- (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;**

This lot was created very narrow a long time ago. Imposing a 25' building line limits, set by ordinance, drastically reduces the build able area.

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

The distance from our property line to the back of curb is 18'. Granting 10' building set back will make our proposed structure still about 28' from the back of curb where the traffic is passing by on N York. The side street, Saltus meets 10' setback ordinance requirement.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
N York is a one way street and is very lightly travelled for a major thorough-fare. Additionally, we are NOT taking access from N York. Also based on the distance from back of curb to property line which is about 15' and then adding a 10' setback, will not impose any safety issues. We are still set back in a reasonable amount of distance from backup curb on N York.
- (5) **Economic hardship is not the sole justification of the variance.**
This is a narrow and long lot. In order to create parking spaces for our vehicles and to avoid getting access from N York, the house design had to be pushed forward toward N York. This lot is too small for a commercial building and in order to develop it for a house that is going to be taxed, we are asking for a 10' building line to be able to reasonably develop this lot.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 114

Meeting Date: 4/27/17

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



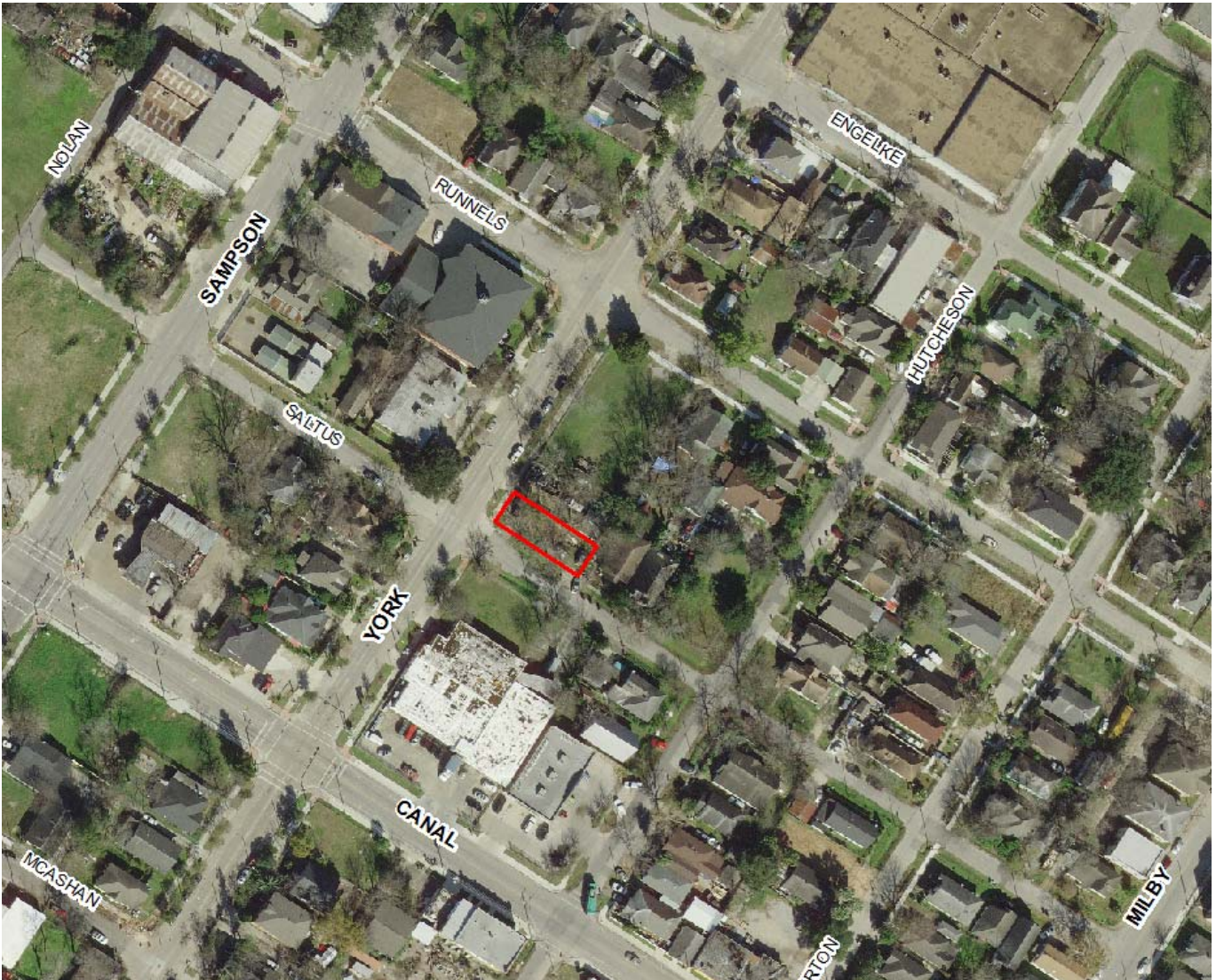
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 114

Meeting Date: 4/27/17

Houston Planning Commission

Aerial Map

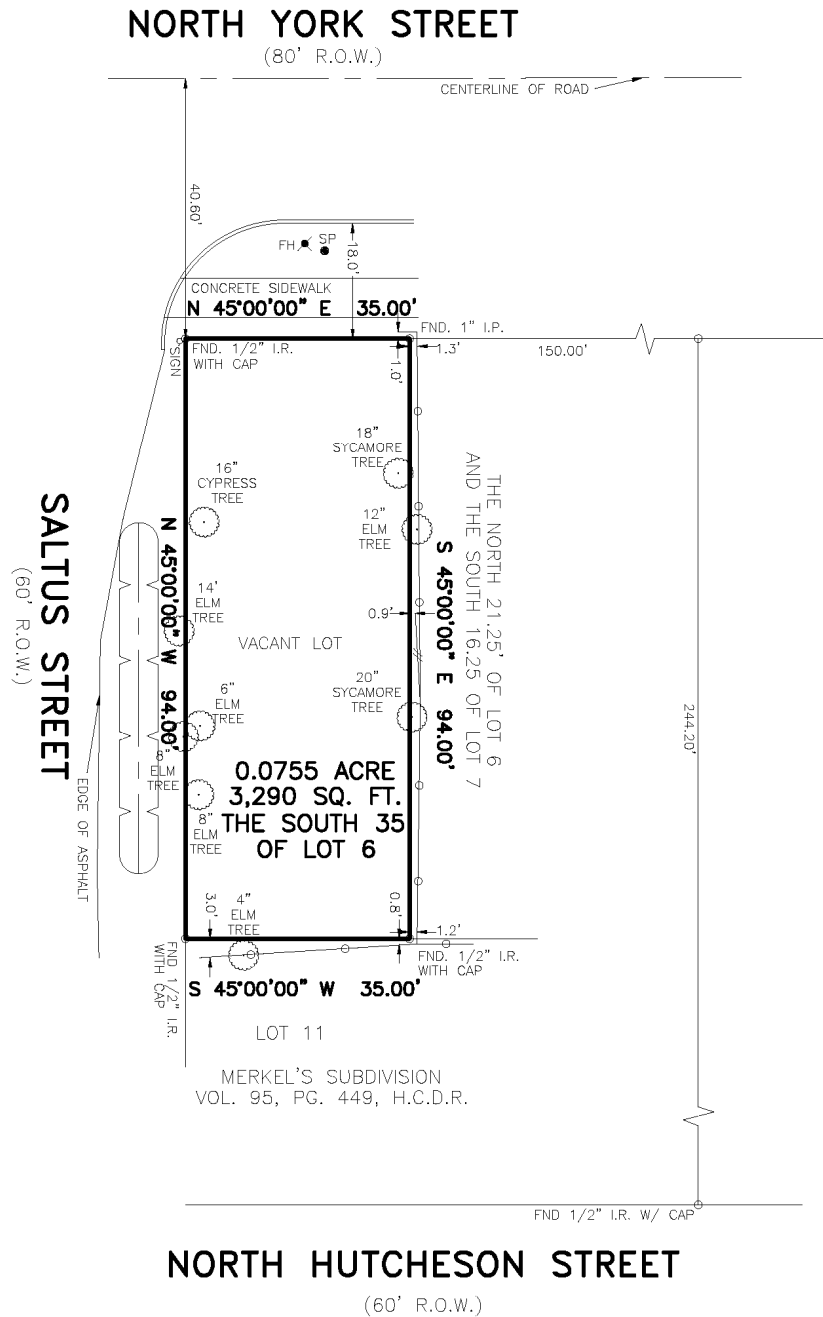


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

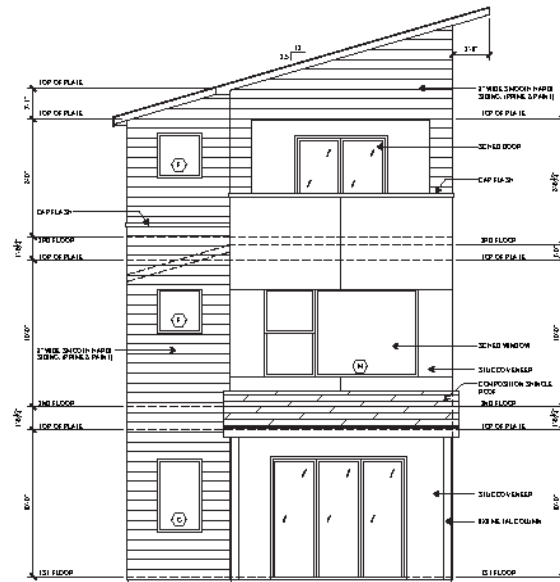
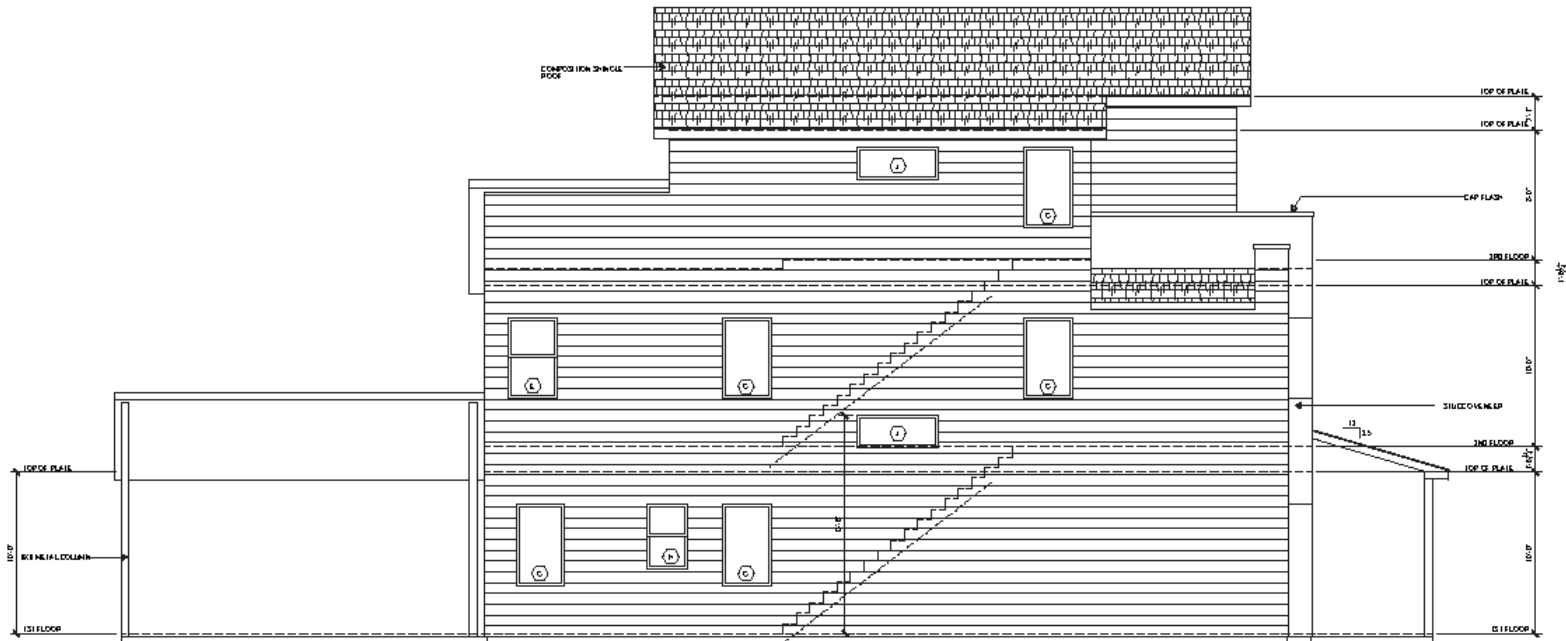


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



1 FRONT ELEVATION
1/4" = 1'-0"

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Modern Homes Texas, LLC	Dustin Tucker	(281) 815-0279	dustin@wyndspire.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5667 Terwilliger Way	17004030	77056	5156 & 5157	491P	G

HCAD ACCOUNT NUMBER(S):	0780090120001
PROPERTY LEGAL DESCRIPTION:	Lot 1, Block 12, Briarcroft
PROPERTY OWNER OF RECORD:	Juan A Esponda
ACREAGE (SQUARE FEET):	0.40 AC (17,282 SF)
WIDTH OF RIGHTS-OF-WAY:	Chimney Rock Road = 80 feet Terwilliger Way = 60 feet
EXISTING PAVING SECTION(S):	Chimney Rock Road = 44 feet Terwilliger Way = 24 feet
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Single family, 3,522 SF
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Single family, 5,596 SF

PURPOSE OF VARIANCE REQUEST: To allow a 16 foot building line, instead of the 25 foot building line along the Major Thoroughfare, Chimney Rock Road.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S): Ch. 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.

APPLICANT'S STATEMENT OF FACTS

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

Briarcroft subdivision was platted in 1951 before Chapter 42 was in existence. Side building lines were established at 10 feet and front building lines were established at 30 feet throughout the Briarcroft subdivision. See Volume 36, Pages 68 through 70 of the Harris County Map Records.

When Chimney Rock Road was classified as a major thoroughfare, Chapter 42-150 required all building lines along a major thoroughfare to be 25 feet regardless of whether it is a front, rear, or side building line versus the previous 10 feet side building line. Chapter 42-150 allows for a 10 foot building line along Terwilliger Drive but Briarcroft deed restrictions require a 30 foot building line. With a 30 foot front building line and a 25 foot side building line it leaves only 54 percent of the property developable depriving the owner of reasonable use of his property as shown in Exhibit A.

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**

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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;**

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

The hardship is imposed by the roadway classification of Chimney Rock Road and the deed restriction of Briarcroft which deprives the applicant reasonable use of his property.

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

The intent and general purpose of Chapter 42 will be preserved and maintained. On any other residential area, front building lines are typically 25 feet and side building lines are typically 10 feet. Chimney Rock Road is at its required width per the Major Thoroughfare Freeway Plan and there are no plans to widen Chimney Rock Road in the near future. There will be ample space between the back of curb and the proposed single family house.

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

The existing condition will remain the same. There is 31' – 6" between the back of curb and the proposed garage. There is 15' – 6" between the back of curb and the property line. There are ± 75 additional single family properties that either side or back to Chimney Rock Road between Buffalo Bayou and Westheimer Parkway as shown in Exhibit B. Granting the variance will maintain the appearance and existing condition of the Briarcroft/Tanglewood subdivisions along Chimney Rock Road.

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

Economic hardship is not the justification of the variance. The owner is being deprived of almost half of his property (46 percent) as shown in Exhibit A.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 115

Meeting Date: 04/27/2017

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



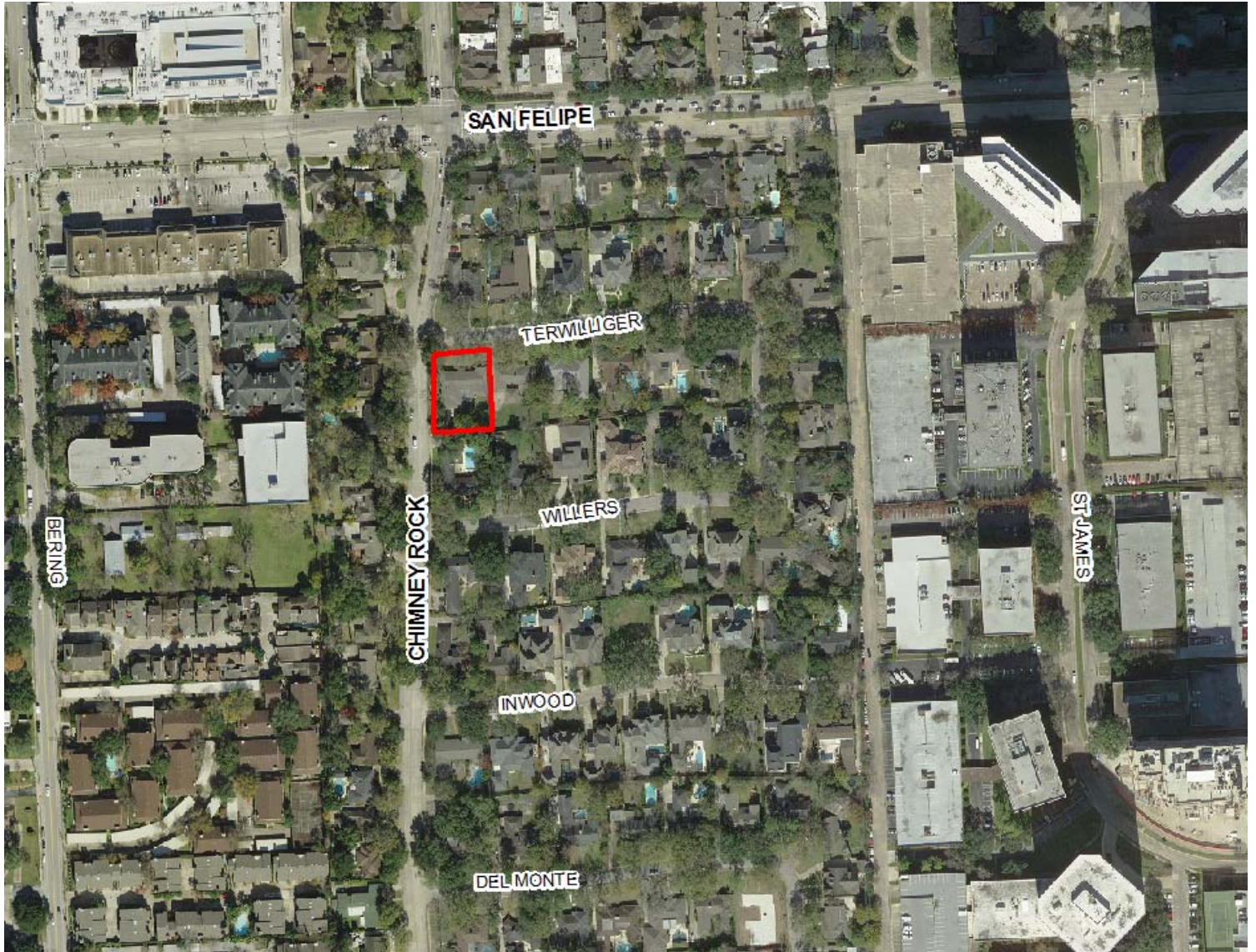
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 115

Meeting Date: 04/27/2017

Houston Planning Commission

Aerial Map

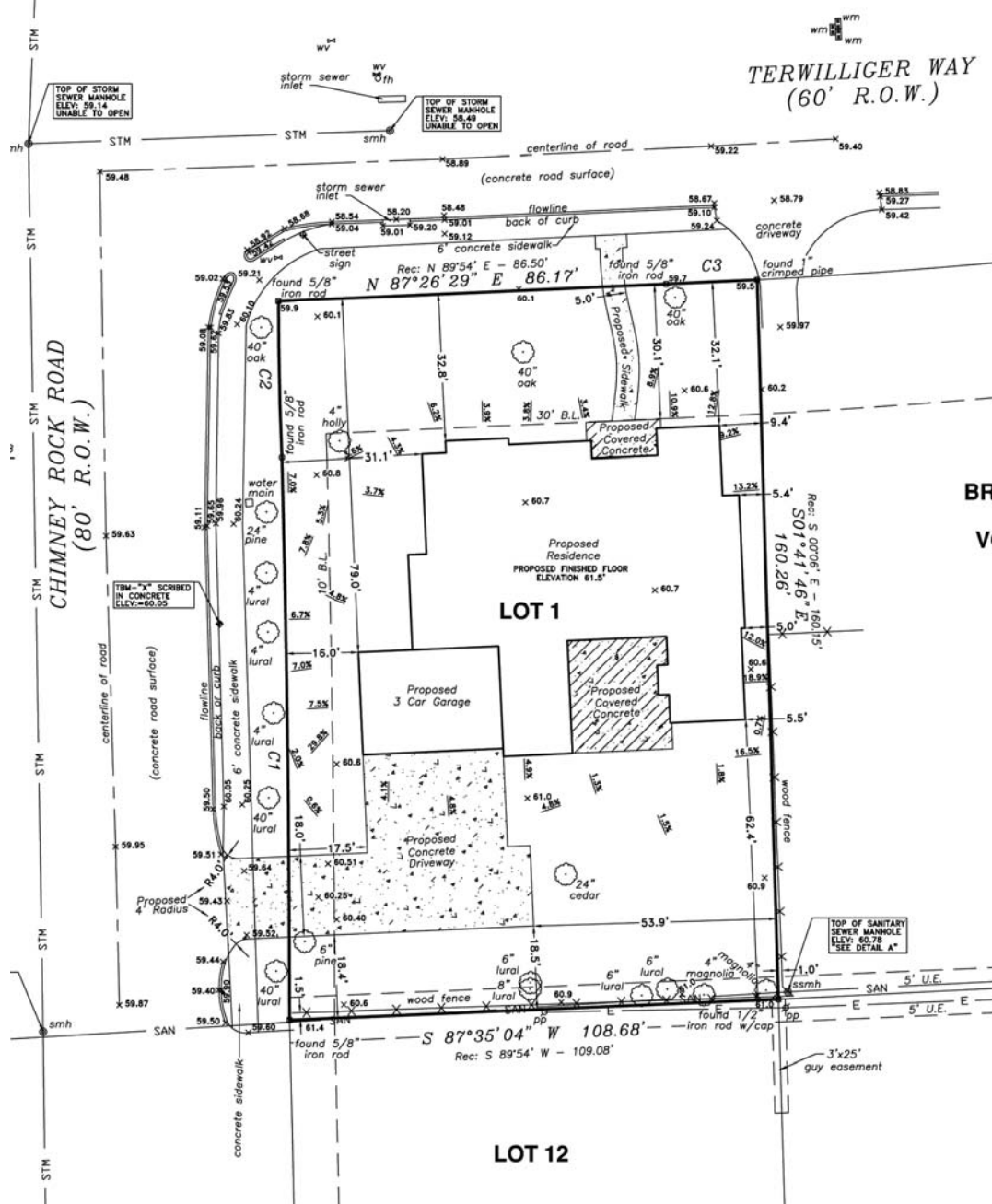


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE



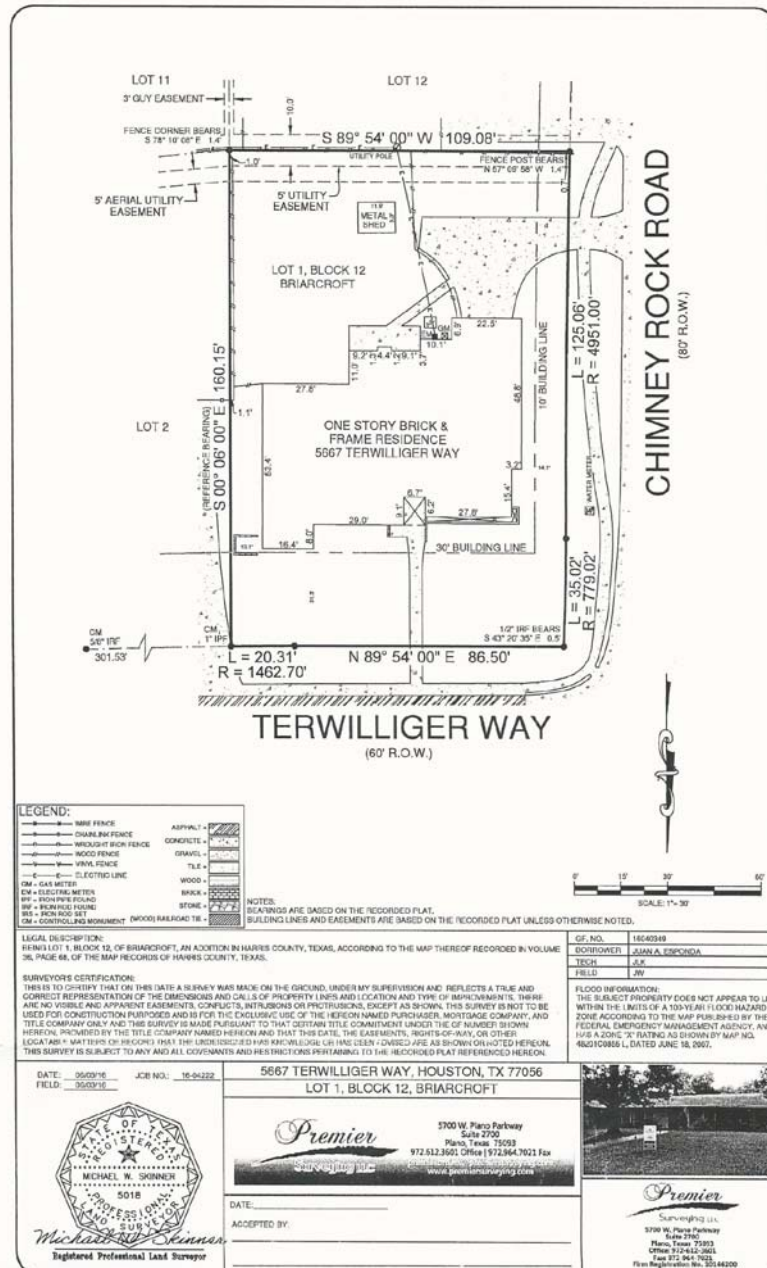
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 115

Meeting Date: 04/27/2017

Survey



DEVELOPMENT PLAT VARIANCE

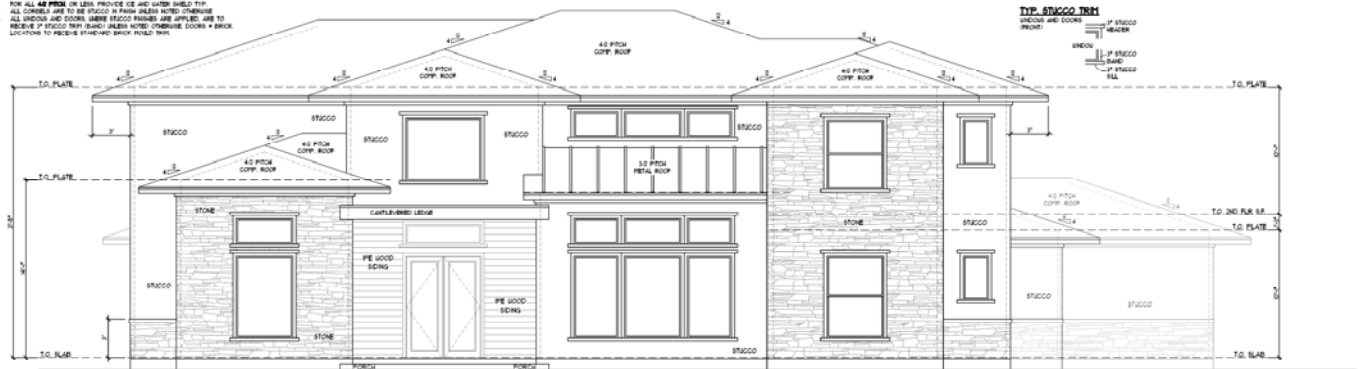


Houston Planning Commission

Elevations

ELEVATION GENERAL NOTES

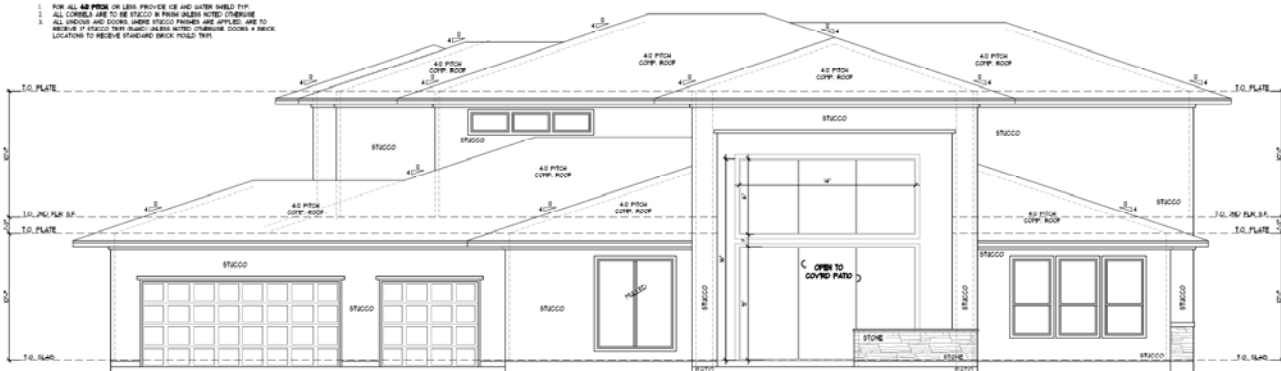
1. FOR ALL 48 PITCH ON LEAK PROVIDE ICE AND WATER SHIELD TYP.
2. ALL CORNERS ARE TO BE STUCCO IN FINISH UNLESS NOTED OTHERWISE.
3. ALL WINDOWS AND DOORS, UNLESS STUCCO FINISHED ARE APPLIED ARE TO BE STUCCO WITH STUCCO FINISH UNLESS NOTED OTHERWISE. COORD. A BRICK LOCATIONS TO PREPARE STANDARD BRICK TYPED WALL.



FRONT ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION GENERAL NOTES

1. FOR ALL 48 PITCH ON LEAK PROVIDE ICE AND WATER SHIELD TYP.
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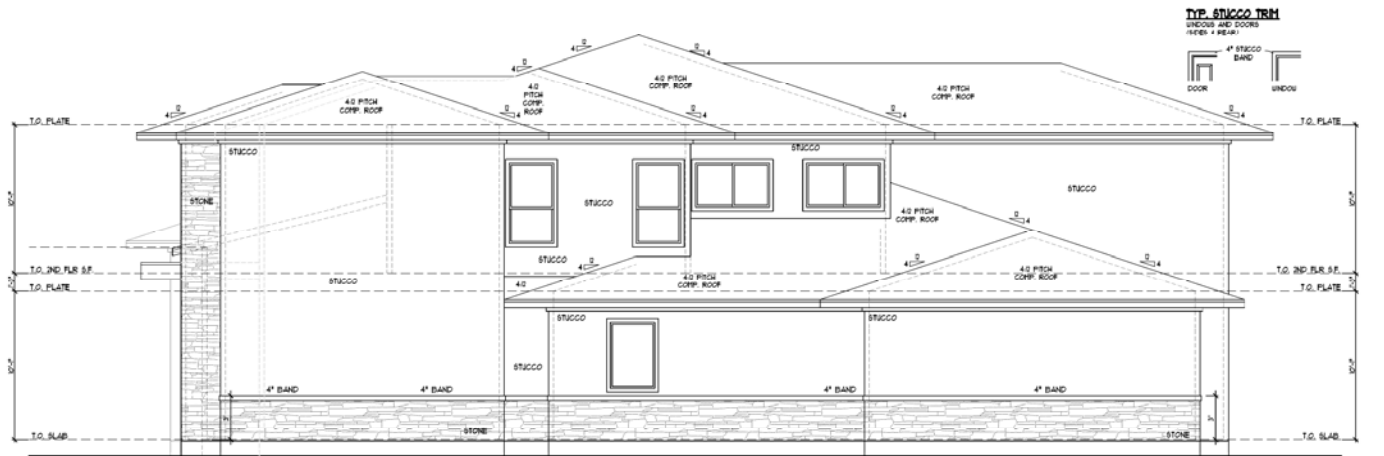
REAR ELEVATION
SCALE: 1/4"=1'-0"

DEVELOPMENT PLAT VARIANCE

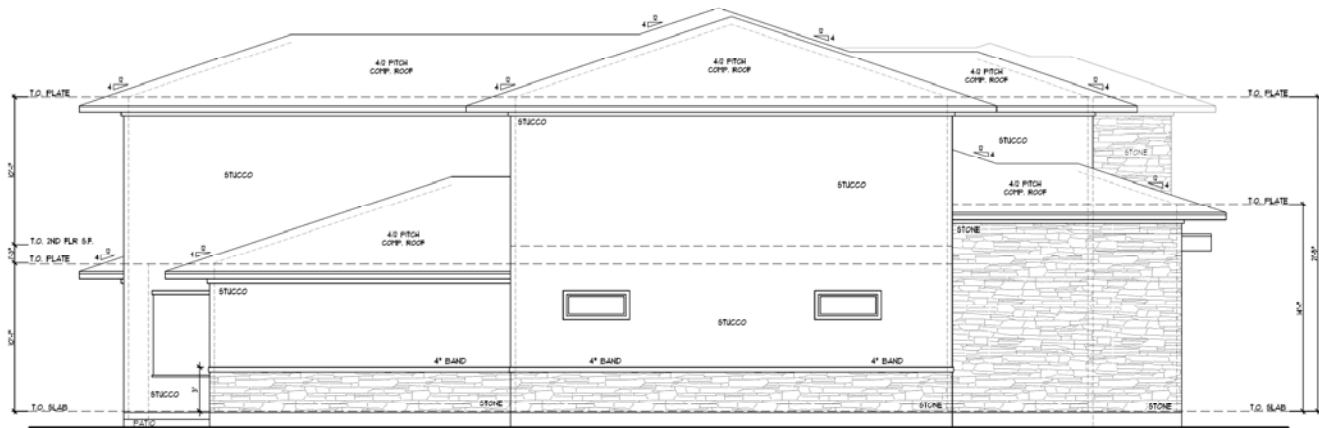


Houston Planning Commission

Elevation Cont.



RIGHT ELEVATION
SCALE: 1/4"=1'-0"



LEFT ELEVATION
SCALE: 1/4"=1'-0"

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		
Dillon Kyle Architects	Heather Kyle	713-520-8792	heather@dkarc.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
9 Waverly Ct	17038031	77005	5356C	493W	C

HCAD ACCOUNT NUMBER(S):	0523010000007
PROPERTY LEGAL DESCRIPTION:	TRS 7B & 9B WAVERLY COURT
PROPERTY OWNER OF RECORD:	MICHAEL W. DALE
ACREAGE (SQUARE FEET):	7,875 SF
WIDTH OF RIGHTS-OF-WAY:	WAVERLY CT: 40' R.O.W.; MT. VERNON ST: 40' R.O.W.
EXISTING PAVING SECTION(S):	WAVERLY CT: 18'; MT. VERNON ST: 18'
OFF-STREET PARKING REQUIREMENT:	2 spaces (Section 26-492)
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	2 new trees to be planted (Section 33-110.5.a)
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Single-family Residence, 2,852 SF (to be demolished)

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single-family Residence, 4,514 SF (Air Conditioned) + 875 SF (Garage & Porches)

PURPOSE OF VARIANCE REQUEST: The purpose of the variance request is to allow a 10' garage building line along Mt. Vernon Street (on the west side of the property). Chapter 42 requires a 20' building line for a garage or carport facing the street.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

APPLICANT'S STATEMENT OF FACTS

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

We are requesting a variance for the garage door setback line to be decreased from 20' to 10' feet (a variance of 10') on the west side of the property, fronting Mt. Vernon Street. The primary hardship for this property is the dual frontage of the lot. Additionally, the existing paved width of Mt. Vernon Street is considerably narrower than its right-of-way: the distance from the existing back of curb to the face of the proposed garage is 22'-1".

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 property at 9 Waverly fronts on two streets: Waverly Court and Mt. Vernon Street. As a result of this dual frontage, the lot is subject to the 20' building setback on two sides. The requirement that the garage doors be located 20' back from two property lines (not just one) creates an undue hardship not imposed on other properties in Chapter 42.

A side-loaded garage would avoid the 20' garage door setback, but the incorporation of a side-loaded garage into the proposed improvements is undesirable because it is a radical departure from the historic context of the neighborhood. The deed restrictions of Waverly Court require the "line of the main walls" of the house to be located 27' from the Waverly Court property line; a side-loaded garage accessed from Waverly Court would force the massing of a residence to be pushed closer to Waverly Court, disrupting the scale of the streetscape and violating the deed restrictions.

Additionally, other properties in this block of Waverly Court have existing garages that are accessed from Mt. Vernon Street and were previously granted a similar variance as this request.

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

The existence of two street frontages and two 20' garage door setbacks is not a hardship created or imposed by the applicant: it is a physical characteristic of the site and its context.

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

The intent of the 20' garage door setback is to prevent cars parked in front of the garage doors from blocking the sidewalk between a residence or other constructed improvements and the public right-of-way. There are two reasons why granting this variance will allow the general purposes of Chapter 42 to be preserved and maintained: (1) there is no sidewalk along Mt. Vernon Street; and (2) because the subject property has its front door on Waverly Court, guests will be able to park on Waverly Court.

Additionally, the existing paving section of Mt. Vernon Street is considerably narrower than the right-of-way. As a result, the distance from the existing back of curb to the proposed face of the garage is 22'-1". From a performance standpoint, the distance to the public street from the garage exceeds the ordinance-required distance.

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

The granting of the requested variance will not be injurious to the public health, safety, or welfare because the guest parking will occur on Waverly Court, without blocking pedestrian traffic between the street curb and the proposed improvements.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

Economic hardship is not the sole justification for the requested variance. The variance is requested in order to maintain the scale and proportion of the existing neighborhood and its significant character. Many of the existing houses on Waverly, including the existing residence at 9 Waverly (to be demolished), have access to the garage from either Mt. Vernon Street (for houses on the west side of Waverly Court) or from Yoakum Street (for houses on the east side of Waverly Court). The garages of all the houses on Waverly are significantly closer to their rear property lines than 20'. If the new residence at 9 Waverly is designed with a garage setback from Mt. Vernon Street of 20', it will require the massing of the residence to be larger and bulkier as viewed from Waverly Court.

Furthermore, Mt. Vernon Street is a historic street with a very unique character. This street defines the eastern perimeter of the Shadow Lawn historic district. No houses front onto Mt. Vernon Street: only garages are accessed from this street. The existing garage doors are either directly on the property line or not more than 10' from the property line. Mt. Vernon was originally developed as a service alley, as were the parallel streets of Yoakum and Bayard to the east. This "alley" is a valuable piece of the historic neighborhood's fabric: its unique charm is specifically the result of the fact that no houses face it and that the garages are very close to the Mt. Vernon right-of-way.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 116

Meeting Date: 04-27-2017

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



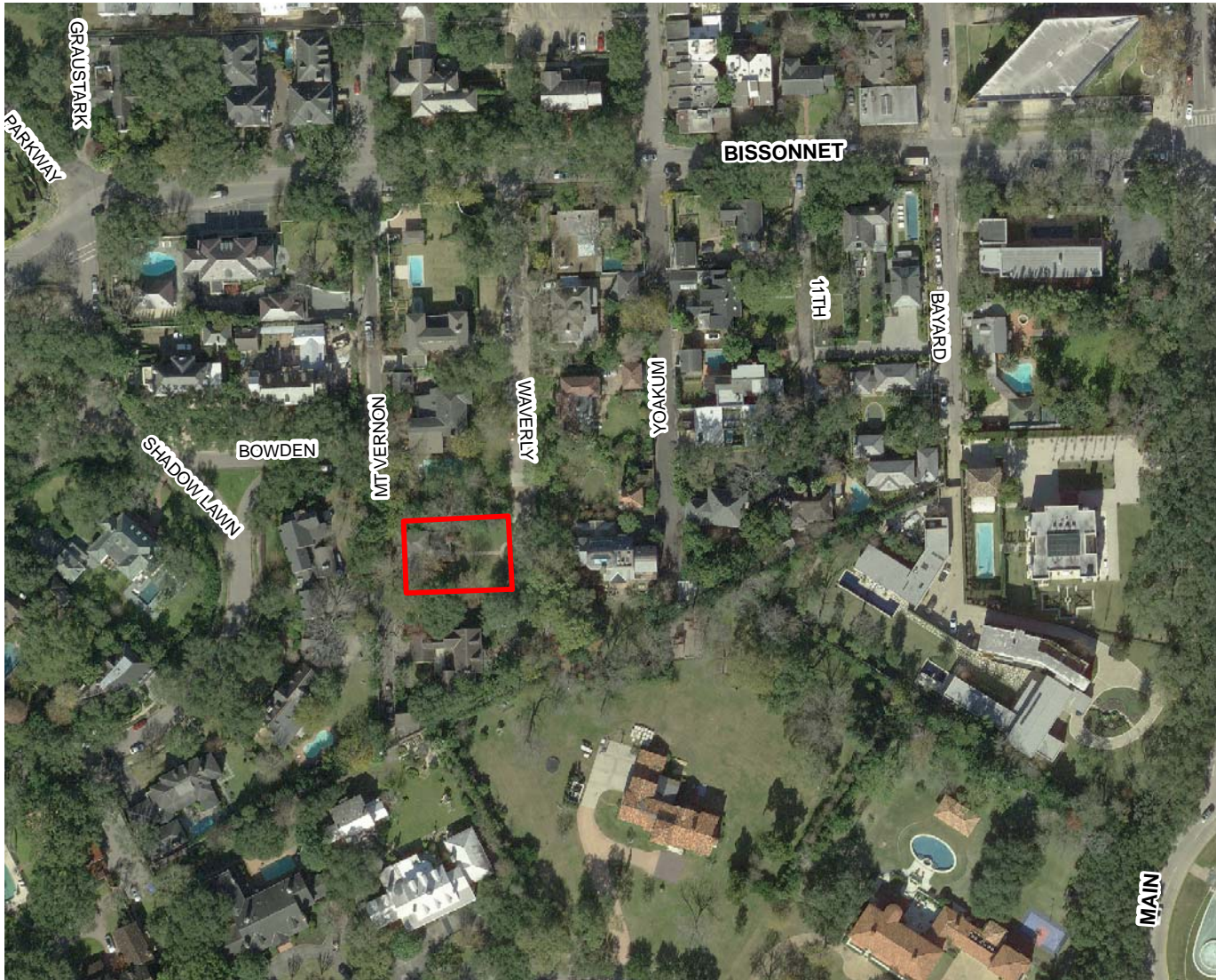
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 116

Meeting Date: 04-27-2017

Houston Planning Commission

Aerial Map

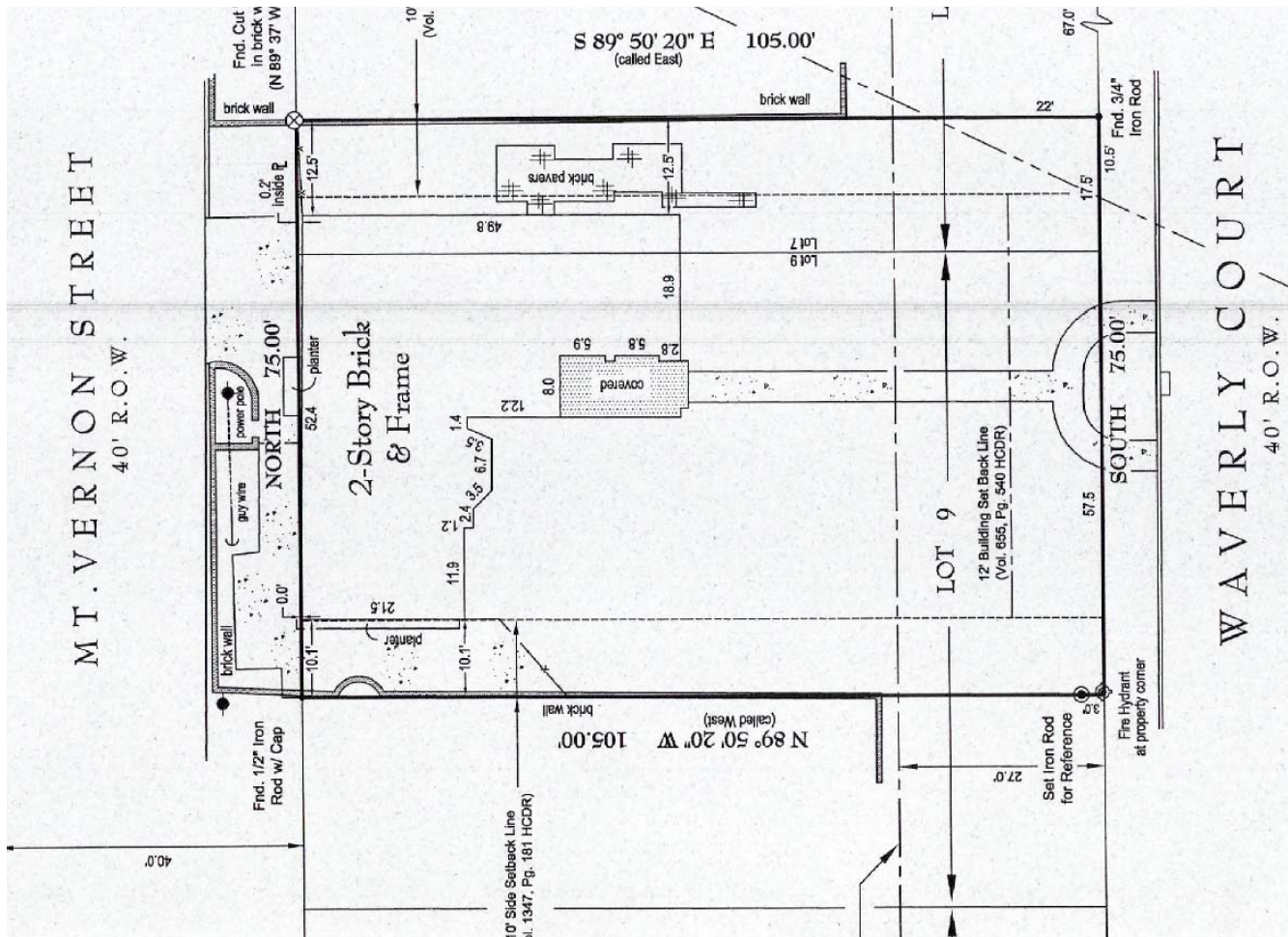


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations

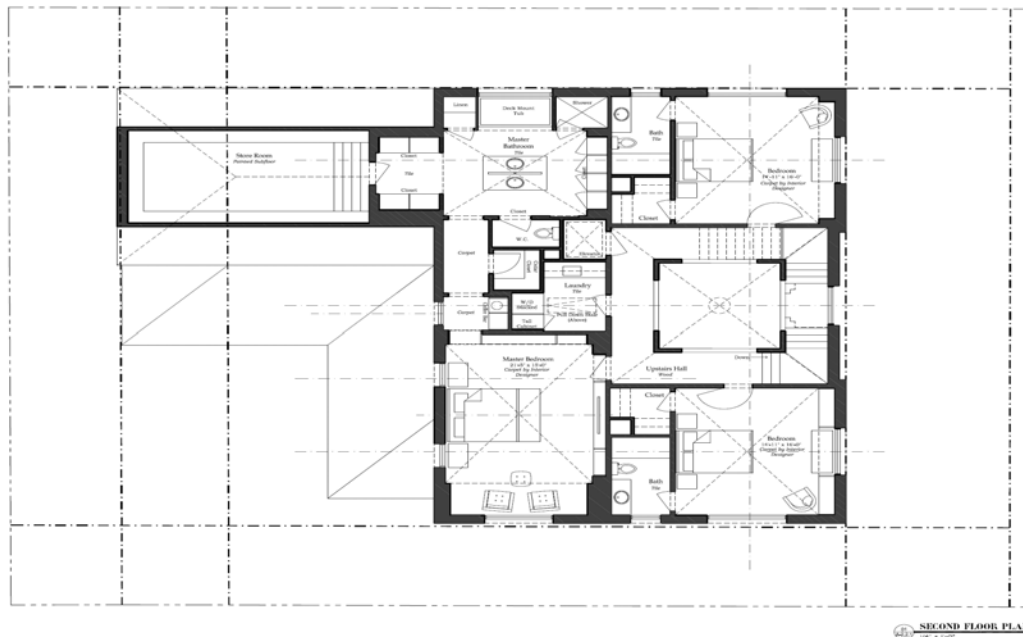
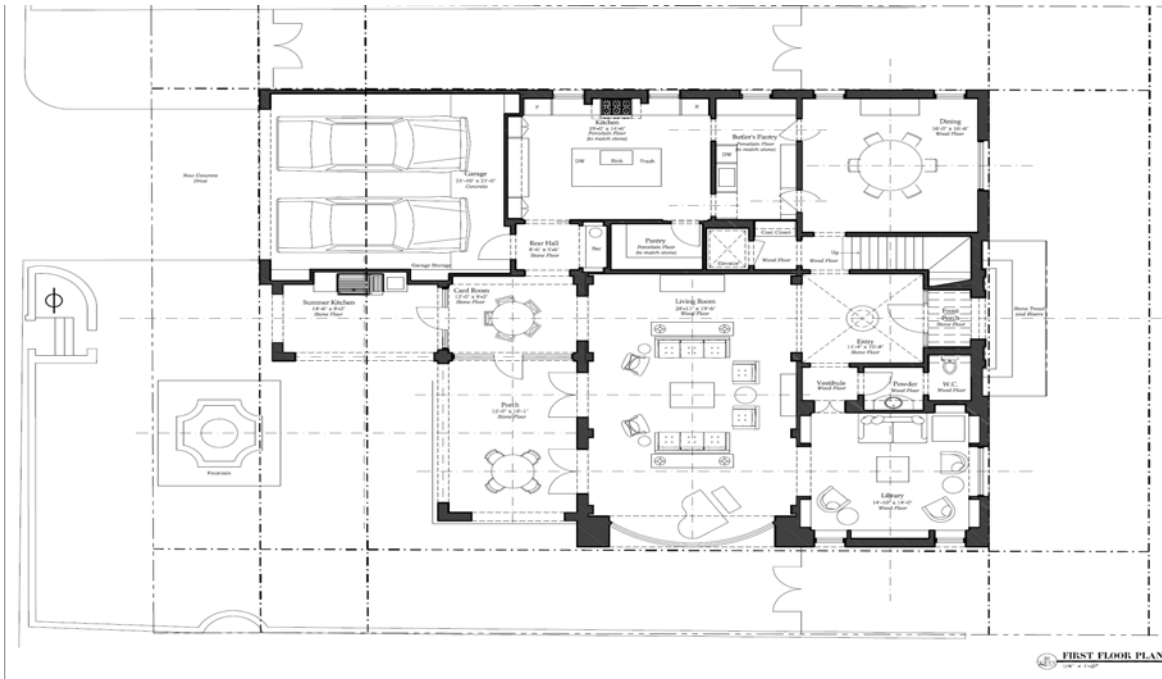


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Floor plans



DEVELOPMENT PLAT VARIANCE

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: III

MEETING DATE: 04/27/2017

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ ETJ
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NORTH OF: St. Agnes St
SOUTH OF: Lehall St

EAST OF: Fannin St
WEST OF: Bertner Ave

77030 5355 532M City

APPLICANT: Vernon G. Henry and Associates

ADDRESS: 7118 Bertner Ave

EXISTING USE: VACANT

PROPOSED USE: HOTEL-MOTEL

HOTEL / MOTEL APPLICATION DATE: 4-13-17

DIRECTOR DECISION: Disapprove

BASIS OF DECISION:

FAILED TO COMPLY WITH SECTION 28-202(A)(1,3)

LAND USE CALCULATIONS: RESIDENTIAL: 36%

NON-RESIDENTIAL: 64%

PRIMARY ENTRANCE LOCATION: Bertner Ave

PURPOSE OF REQUEST:

28-202(1)- A hotel must be situated on and take primary access from a major thoroughfare

28-202(3)- A hotel abutting a development of single family or residential in character must provide a landscape buffer as listed in a-e

BASIS OF REQUEST:

Bertner Avenue is a four lane designated major collector.

The recorded and built townhomes have not been sold currently to individuals and will likely be converted to office space.

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: APRIL 27, 2017

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM: III

MEETING DATE: 04/27/2017

HOTEL/MOTEL VARIANCE FORM

Building Permit Number: 16101920

Applicant: Vernon G. Henry and Associates

Phone: 713-627-8666

Address: 3050 Post Oak Blvd. Ste. 450, Houston, TX

Zip Code: 77056

Site Address: 7118 Bertner Ave., Houston, TX 77030

Date Disapproved: 12/20/16

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

28-202 (a)(1)(a) This hotel will take primary access off of Bertner Avenue rather than a major thoroughfare.

28-202 (a)(3)(a) Hotel building(s) set back at least 10 feet from the property line abutting any other tract that is in whole or in part residential in character. The variance requested is to reduce the required setback to 3 feet.

28-202 (a)(3) Planting requirements in a buffer strip include canopy trees, ornamental trees, and shrubs

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

This location is within the Medical Center Major Activity Center and is surrounded by a variety of medically-oriented facilities. Although Bertner Avenue is not a designated Major Thoroughfare, it is a designated Major Collector that crosses Brays Bayou directly North of the property, as well as a vital link in the transportation network in the Medical Center area. A hotel in this location is appropriate and will not adversely affect residential uses. The Blossom chain is well-known among the Chinese, who are visiting Houston medical facilities in increasing numbers. They will be reassured by a brand with which they are familiar.

A 3 foot setback is proposed for the southern property line adjacent to the rent townhouses. If the 3' were increased to the required 10', the aisles and parking spaces would be compacted, therefore difficult for many people to maneuver. The wall of the enclosed parking garage will be constructed of solid masonry, and will not allow any lighting or noise issues for the townhome residents. In order to compensate for the reduced setback, a green screen will be added to the masonry wall adjacent to the townhomes. The 3' space will be too narrow to allow the trees and shrubs required in a 10' buffer area. With the 8' wood fence along the perimeter blocking the view, the shrubs would not be visible anyway and only trees taller than the fence could be seen. The green screen will cover the garage wall with a curtain of green.

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: APRIL 27, 2017

HOUSTON PLANNING COMMISSION

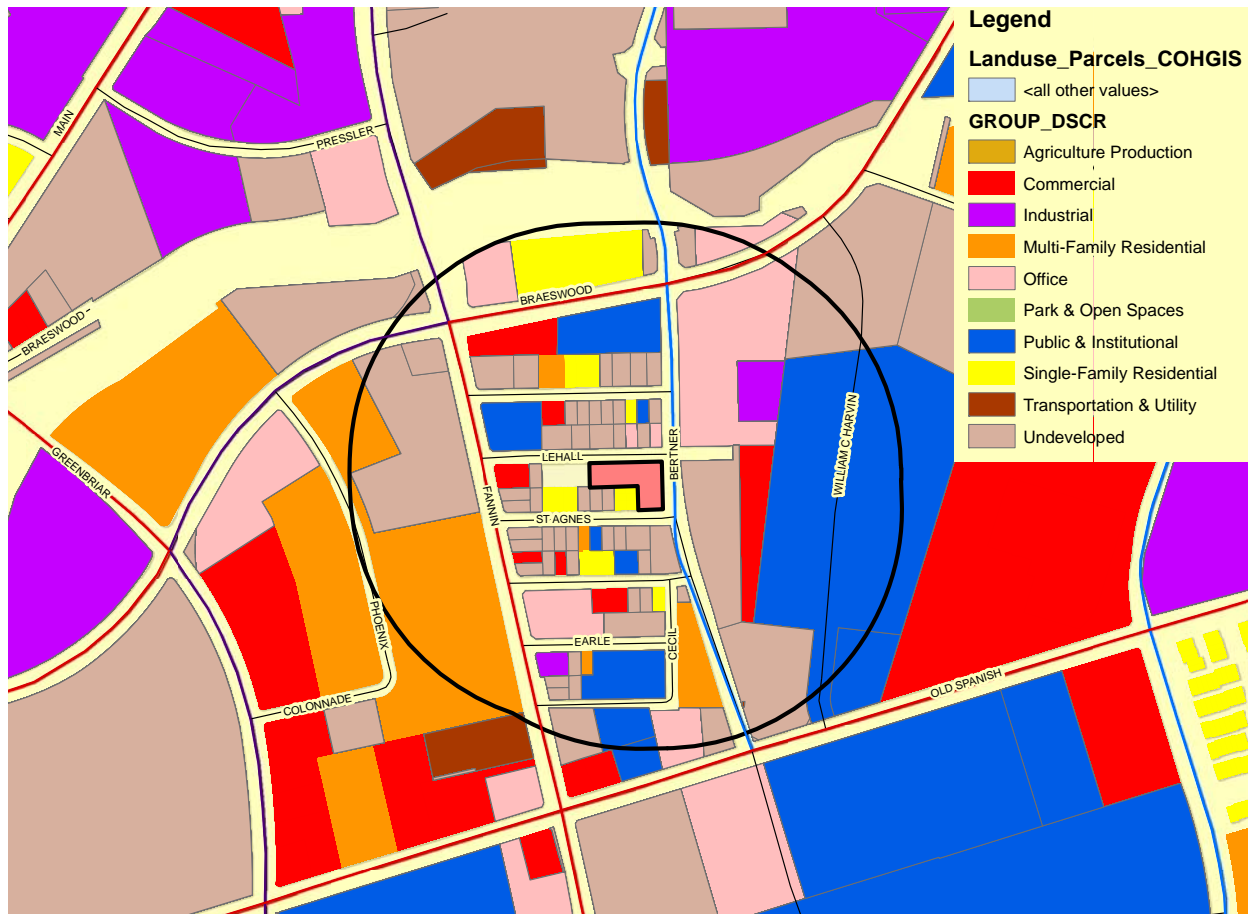
HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: III

MEETING DATE: 04/27/2017



PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: APRIL 27, 2017

HOUSTON PLANNING COMMISSION

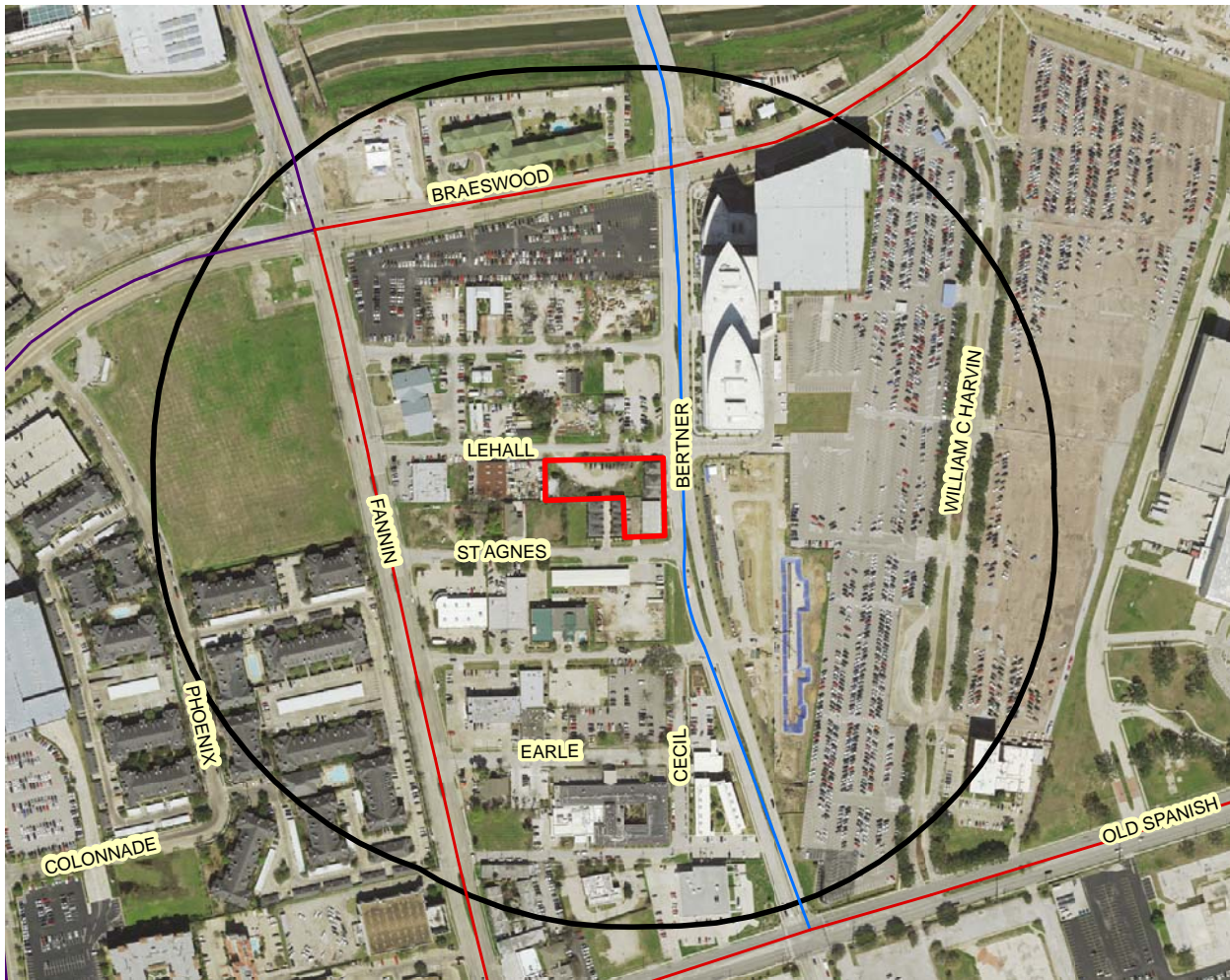
HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: III

MEETING DATE: 04/27/2017



PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: APRIL 27, 2017

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: III

MEETING DATE: 04/27/2017

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION PLANNING & DEVELOPMENT DEPARTMENT

HOTEL / MOTEL APPLICATION FORM

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

☐ Staff will complete shaded items.

1. HOTEL / MOTEL NAME: Blossom Hotel and Suites
2. HOTEL / MOTEL ADDRESS: 7118 Bertner Avenue

3. PROJECT INFO.: File no.: _____ Survey: P.W. Rose Abstract no.: 625
Lambert: _____ Census Tract: _____ School Dist.: HISD
Key Map: 532M Zip Code: 77030 City Council Dist.: D
County: Harris Super Neighborhood: Medical Center Area
Project number: _____

4. GEOGRAPHIC:

North of: St. Agnes St. East of: Fannin St.
South of: Lehall St. West of: Bertner Ave.

5. PROJECT DATA:

Total acreage: 0.9183 acres Total no. of rooms: 267
Total no. of suites: _____

6. CONTACTS:

Owner: Zhejiang Blossom Tourism Group Houston, LLC
Address: 46 Big Trail Phone: _____ Fax: _____
City: Missouri City State: Texas Zip: 77459

Applicant: Vernon G. Henry and Associates
Address: 3050 South Post Oak Blvd. Suite 450 Phone: 713-627-8666 Fax: _____
City: Houston State: Texas Zip: 77056

Stephanie.hamilton@VHAplanning.com

7. SUBMITTAL REQUIREMENTS

	HM
Completed Application form	<input checked="" type="checkbox"/>
One copy complete building permit drawings (including survey or plat)	<input checked="" type="checkbox"/>
Title information	<input checked="" type="checkbox"/>
Land use parcel map	<input type="checkbox"/> N/A
Copy of the application for building permit with project number	<input checked="" type="checkbox"/>
Filing fee (\$324.66 & \$27.95) non refundable service fee payable to "City of Houston")	<input checked="" type="checkbox"/>
One copy of the site plan	<input checked="" type="checkbox"/>
Landscape Analysis form	<input checked="" type="checkbox"/>
Off-street Parking Calculation form	<input checked="" type="checkbox"/>

Stephanie Hamilton *Mary Lenamy* 4/3/17
Applicant Signature Date

Hot_mot

02/28/17

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: APRIL 27, 2017



AGENDA ITEM: III

MEETING DATE: 04/27/2017

LANDSCAPE PLAN

DATE: 10/15/2023

PROJECT: BLOSSOM HOTEL

LOCATION: HOUSTON, TEXAS

DESIGNED BY: MITCHELL CARLSON STONING

ARCHITECTURE PLANNING INTERIORS

PROJECT NO: 23010100

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

LANDSCAPE PLAN

DATE: 10/15/2023

PROJECT: BLOSSOM HOTEL

LOCATION: HOUSTON, TEXAS

DESIGNED BY: MITCHELL CARLSON STONING

ARCHITECTURE PLANNING INTERIORS

PROJECT NO: 23010100

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

LANDSCAPE PLAN

DATE: 10/15/2023

PROJECT: BLOSSOM HOTEL

LOCATION: HOUSTON, TEXAS

DESIGNED BY: MITCHELL CARLSON STONING

ARCHITECTURE PLANNING INTERIORS

PROJECT NO: 23010100

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

LANDSCAPE PLAN

DATE: 10/15/2023

PROJECT: BLOSSOM HOTEL

LOCATION: HOUSTON, TEXAS

DESIGNED BY: MITCHELL CARLSON STONING

ARCHITECTURE PLANNING INTERIORS

PROJECT NO: 23010100

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

LANDSCAPE PLAN

DATE: 10/15/2023

PROJECT: BLOSSOM HOTEL

LOCATION: HOUSTON, TEXAS

DESIGNED BY: MITCHELL CARLSON STONING

ARCHITECTURE PLANNING INTERIORS

PROJECT NO: 23010100

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

LANDSCAPE PLAN

DATE: 10/15/2023

PROJECT: BLOSSOM HOTEL

LOCATION: HOUSTON, TEXAS

DESIGNED BY: MITCHELL CARLSON STONING

ARCHITECTURE PLANNING INTERIORS

PROJECT NO: 23010100

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

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: APRIL 27, 2017

HOUSTON PLANNING COMMISSION

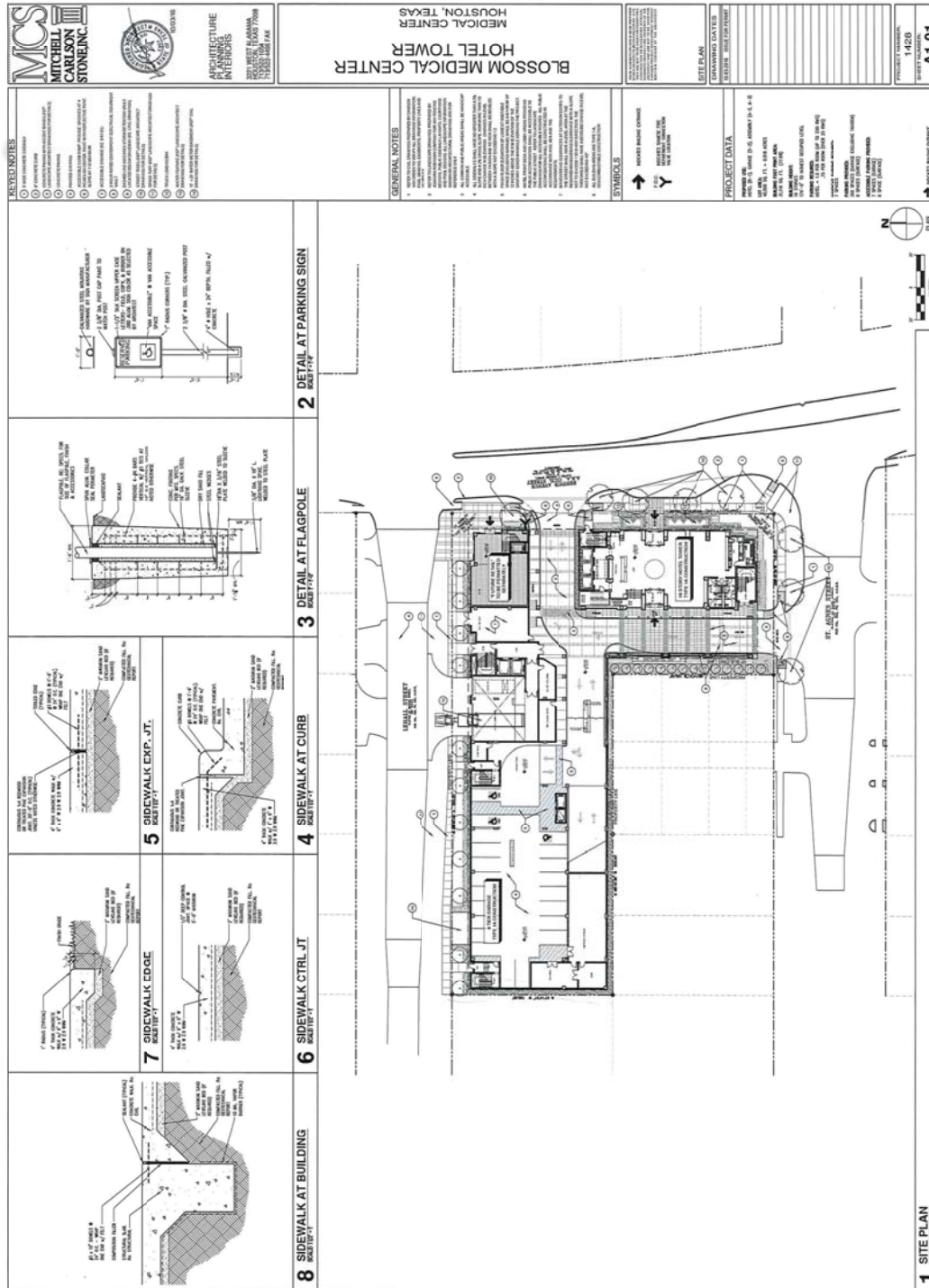
HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: III

MEETING DATE: 04/27/2017



1428 WEST LOOP BLVD, HOUSTON, TEXAS 77057

PLANNI

DECISION: