

HOUSTON PLANNING COMMISSION

AGENDA

JULY 13, 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 “Zaf” 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.
Karun Sreerama, 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

July 13, 2017

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

Call to Order

Director's Report

Approval of the June 22, 2017 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Carlos Espinoza)
- b. Replats (Carlos Espinoza)
- c. Replats requiring Public Hearings with Notification (Arica Bailey, Dorianne Powe, Devin Crittle, Carlos Espinoza, Geoff Butler)
- d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Suvidha Bandi)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Aracely Rodriguez, Arica Bailey, Geoff Buttler)
- g. Extension of Approvals (Carlos G. Espinoza y Sánchez)
- h. Name Changes (Carlos G. Espinoza y Sánchez)
- i. Certificates of Compliance (Carlos G. Espinoza y Sánchez)
- j. Administrative
- k. Development Plats with Variance Requests (Chad Miller, Aracely Rordriguez, Christa Stoneham, Eric Pietsch)

II. Establish a public hearing date of August 10, 2017

- a. Amended Plat of Almeda Place partial replat no 8
- b. Braeburn Gardens partial replat no 2
- c. Cottage Grove Lake partial replat no 1
- d. Greenway Addition Gulfgate Dodge partial replat no 1 and extension
- e. Lakewood Heights Sec 3 partial replat no 1
- f. Long Meadow partial replat no 2
- g. Oak Estates Addition partial replat no 2
- h. Raintree Village partial replat no 2
- i. Villas at Spring Shadows replat no 1

III. Establish a public hearing date of July 27, 2017 for a Super 8 Hotel/Motel application located at 7660 South Loop East (Devin Crittle)

IV. Consideration of a Hotel/Motel variance for a Equinox Hotel located at 2500 Westcreek Lane (Devin Crittle)

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)

June 22, 2017

Meeting held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

Call to Order

Chair Martha L. Stein called the meeting to order at 2:32 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Absent

Susan Alleman

Bill Baldwin

Fernando Brave

Arrived at 2:33 p.m. during Director's Report

Antoine Bryant

Arrived at 2:36 p.m. during Director's Report

Lisa Clark

Arrived at 2:35 p.m. during Director's Report

Algenita Davis

Arrived at 2:36 p.m. during Director's Report

Mark A. Kilkenny

Absent

Lydia Mares

Paul R. Nelson

Absent

Linda Porras-Pirtle

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Zafar Tahir

Meera D Victor

Shaukat Zakaria

Absent

Mark Mooney for

Left at 3:11 p.m. during item #97

The Honorable James Noack

Charles O. Dean for

Arrived at 2:54 p.m. during item #91

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

EXOFFICIO MEMBERS

Carol A. Lewis

Karun Sreerama P.E.

Dawn Ullrich

Carrin F. Patman

DIRECTOR'S REPORT

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

APPROVAL OF THE JUNE 8, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 8, 2017 Planning Commission meeting minutes.

Motion: **Rifaat**

Second: **Bryant**

Vote: **Carries**

Abstaining: **Clark**

I. PRESENTATION AND CONSIDERATION OF THE REMAINDER OF 2017 SUBMITTAL SCHEDULE FOR CHAPTER 26 PARKING VARIANCES AND SPECIAL PARKING AREA ITEMS

Staff recommendation: Approve staff's recommendation for item I.

Commission action: Approved staff's recommendation for item I.

Motion: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 83)

Items removed for separate consideration: **2, 43, 54, 74, 75, 76 and 79.**

Staff recommendation: Approve staff's recommendation for items **1 – 83** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 83** subject to the CPC 101 form conditions.

Motion: **Subinsky**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Alleman recused herself.

Staff recommendation: Approve staff's recommendation for item(s) **2, 43, 54, 75, 76 and 79** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for item(s) **2, 43, 54, 75, 76 and 79** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Alleman returned.

C PUBLIC HEARINGS

84	David Crockett Second Replat partial replat no 5	C3N	Withdrawn
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85	Gillespie Street Sec 2 replat no 4	C3N	Approve
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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: **Mares**

Vote: **Unanimous**

Abstaining: **None**

86	Landing at Nineteenth Amending Plat no 1 replat no 1 and extension	C3N	Approve
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Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

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

Motion: **Alleman**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

- 87 Miracle of Hope Sec 1 partial replat no 1 and extension C3N Defer**
 Staff recommendation: Defer the application for two weeks per the applicant's request.
 Commission action: Deferred the application for two weeks per the applicant's request.
 Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 88 Rivergrove Sec 5 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: **Anderson** Vote: **Unanimous** Abstaining: **None**
- 89 Rushwood Sec 6 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: **Anderson** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 90 West Court partial replat no 7 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: **Mares** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 91 and 92 were taken together at this time.

- 91 Cannonball Industrial Park East C2 Approve**
92 Cannonball Industrial Park West C2 Approve
 Staff recommendation: Grant the requested variance(s) and approve the plats subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance(s) and approved the plats subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 93 Chester Park C2R Approve**
 Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Davis** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 94 Development at Knoll C2R Approve**
 Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Alleman** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
 Speaker:

**95 Lakecrest Village Apartments
partial replat no 1**

C2R

Approve

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

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

Motion: **Davis**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Karen Cleveland – undecided.

E SPECIAL EXCEPTIONS

96 Bridges on Lake Houston Sec 9

C3P

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: **Sigler**

Second: **Anderson**

Vote: **Unanimous**

Abstaining: **None**

97 Lakewood Pines GP

GP

Approve

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

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

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

98 Marcello Lakes Sec 2

C3P

Approve

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

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

Motion: **Rifaat**

Second: **Anderson**

Vote: **Unanimous**

Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

99 Grand Mission Estates Sec 4

C3F

Approve

Staff recommendation: Grant the reconsideration of requirements with variance(s), and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the reconsideration of requirements with variance(s), and approved the plat subject to the CPC 101 form conditions.

Motion: **Dean**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

100 Grant Road PUD WWTP

C2

Approve

Staff recommendation: Grant the reconsideration of requirements with variance(s), and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the reconsideration of requirements with variance(s), and approved the plat subject to the CPC 101 form conditions.

Motion: **Anderson**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

101	Kuykendahl Place	EOA	Approve
102	Parkside Grand Parkway Reserve	EOA	Approve
103	Reserve on FM 2920	EOA	Approve
104	Rivergrove Sec 6	EOA	Approve
105	Tavola Day Care	EOA	Approve
106	Woodlands Wendtwoods Drive Street Dedication Sec 1	EOA	Approve

H NAME CHANGES

107	BAW Athletic Wear (prev. Baw Athletic Warehouse)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

108	16238 Pine Street	COC	Disapprove
109	26255 Peach Creek	COC	Approve
110	20370 Ravenwing Drive	COC	Approve
111	22558 Pinedale Lane	COC	Approve
112	14315 Beacons Trace Court	COC	Approve

Staff recommendation: Approve staff's recommendation for items 101-112.

Commission action: Approved staff's recommendation for items 101-112.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

113	4407 Cetti Street	DPV	Defer
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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: **Baldwin** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

114	112 Glenwood Drive	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.

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

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

III. ESTABLISH A PUBLIC HEARING DATE OF JULY 27, 2017 FOR:

- a. Clinton Park Addition partial replat no 1
- b. Harrington and Freeman Crossing
- c. Lakes at Creekside Sec 1 partial replat no 1
- d. Morgan Addition partial replat no 6
- e. Summit Place Addition partial replat no 2
- f. Tetracon Sec 1 partial replat no 1
- g. Westhaven Estates Sec 1 partial replat no 5

Staff recommendation: Establish a public hearing date of July 27, 2017 for items III a-g.

Commission action: Established a public hearing date of July 27, 2017 for items III a-g.

Motion: **Rifaat**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

IV. PUBLIC COMMENT

NONE

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:22 p.m.

Motion: **Mares**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Patrick Walsh, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Aliana Fairbairn Way Street Dedication	SP	
2	Aliana Fort Bend ISD Elementary no 51	C3F	
3	Avondale Addition partial replat no 2	C3F	
4	Bammel Business Park	C2	
5	Bauer Landing Sec 6	C3P	
6	Bayou Fifth Sec 2	C3F	
7	Briardale partial replat no 3	C3F	
8	Bridgeland Mason Road Street Dedication Sec 4	SP	
9	Bridgeland Parkland Village Commercial Sec 1	C2	
10	Bridgeland Parkland Village Sec 17	C3F	
11	Cinco Rose Commercial	C2	
12	City Park South Sec 5	C3F	
13	City Park South Sec 6	C3P	
14	City Terrace Parkland Estates	C3P	
15	Creeside Ranch Sec 6	C3F	
16	Creeside Ranch Sec 7	C3F	
17	Crockett Heights	C2	
18	Elyson Sec 15	C3F	
19	Five Forks Village NWC Reserves	C2	
20	Flores Estate	C3P	DEF1
21	Groves Sec 14	C3F	
22	Groves Sec 16	C3F	
23	Groves Sec 23	C3F	
24	Hacienda Gonzalez	C2	
25	HBS Warehouse Houston	C2	
26	Hidden Meadow Sec 10	C3P	DEF1
27	Hidden Meadow Sec 12	C3F	
28	Hyde Park Court Addition partial replat no 2	C3F	
29	Lakes of Bella Terra West Sec 1	C3F	
30	Lakes of Bella Terra West Sec 2	C3P	
31	Landing at Nineteenth Amending Plat no 1 replat no 1 and extension	C3F	
32	Money Pit	C2	
33	Nueces Park Place Sec 1 replat no 1	C3F	
34	PES Holding Business Park	C2	
35	Pinto Business Park Development at Ella	C2	
36	Plaza 290 Boulevard Estates	C3P	DEF1
37	Rivergrove Sec 5 partial replat no 1	C3F	
38	Roesner Center	C2	
39	Royal Brook at Kingwood Sec 8	C3F	
40	Royal Brook at Kingwood Sec 9	C3F	
41	Sambos	C2	
42	Shepherd Oaks partial replat no 1	C3F	

Platting Summary**Houston Planning Commission****PC Date: July 13, 2017**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Shops at Aliana	C2	
44	Silver Springs West Richey Road Street Dedication Sec 1	SP	
45	Skyline Lofts on Pease	C2	
46	Sparks Fabricators	C3P	
47	Sunset Ridge Sec 8	C3F	
48	Traces at Arboretum	C3P	
49	Viet Hoa Estates replat no 1	C3F	
50	Westgreen Commons	C2	
51	Westhaven Estates partial replat no 4	C3F	
52	Windrose Retail Center	C2	
53	Woodlands Creekside Park West Sec 43	C3F	
54	Wortham Center GP	GP	
55	Wortham Center Sec 1	C2	
56	Yarbrough	C3P	

B-Replats

57	Audubon Place partial replat no 5	C2R	
58	Boulder Refuge	C2R	
59	Breen Partners	C2R	
60	Bryan Refuge	C2R	
61	Clatyon Center	C2R	
62	Garcia Builder	C2R	
63	Heddens Estates	C2R	
64	Hope Farms	C2R	
65	Hyde Park Congregation of Jehovahs Witnesses	C2R	
66	La Querencia	C2R	
67	McKinney Manors	C2R	
68	Miranda Holdings Place	C2R	
69	Mosley Knoll	C2R	
70	Neno Farm Houses	C2R	DEF1
71	Nolda Place	C2R	
72	Northwest Green Business Park Sec 1 partial replat no 2	C2R	
73	Obsidian Heights	C2R	
74	Otero Estates	C2R	DEF1
75	Quinn Villas	C2R	
76	Rodriguez El Porvenir	C2R	
77	Rosedale Villas	C2R	
78	Standard Morgan Partners at Tavenor Lane	C2R	
79	Tan Duc replat no 1	C2R	
80	Time Maxx Plaza	C2R	
81	Urbanika Box Offices	C2R	DEF1
82	Villas at Mansfield	C2R	
83	Weber Place	C2R	
84	West 22nd Street Grove	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	West Montgomery Family Dollar	C2R	

C-Public Hearings Requiring Notification

86	Facundo plaza	C3N	
87	Hyde Park partial replat no 6	C3N	
88	Knoll Park replat no 1 partial replat no 1	C3N	
89	Lamar Terrace partial replat no 8	C3N	
90	Long Meadows partial replat no 1	C3N	
91	Melody Oaks partial replat no 19	C3N	
92	Miracle of Hope Sec 1 partial replat no 1 and extension	C3N	DEF1
93	Newport Sec 4 partial replat no 2	C3N	
94	Newport Sec 4 partial replat no 3	C3N	
95	North Norhill partial replat no 2	C3N	
96	Riverside Terrace Sec 1 partial replat no 4	C3N	
97	Spring Oaks Replat no 1 partial replat no 4	C3N	
98	Westview Landing Sec 1 partial replat no 1	C3N	

D-Variances

99	Logan Heights	C2	
100	Northpark Sec 1	C2	

E-Special Exceptions

None

F-Reconsideration of Requirements

101	Cottages on the Bayou	C2R	
102	Poundbury Sec 1	C3R	
103	Sheffield Green	C3R	

G-Extensions of Approval

104	AZ Global Business Solutions	EOA	
105	Bridgeland Cove Drainage Reserve	EOA	
106	Grand Vista North Pump Station	EOA	
107	Meandering Bend Drive Extension and Reserves	EOA	
108	Miramesa Sec 2	EOA	
109	Westpark Meadows Reserve	EOA	

H-Name Changes

None

Item		App	
No.	Subdivision Plat Name	Type	Deferral

I-Certification of Compliance

110	23700 Rouse Road	COC	
111	0 Darling Street	COC	
112	24107 Lilac Way.	COC	

K-Development Plats with Variance Requests

113	4407 Cetti Street	DPV	
114	1133 E 7th Street	DPV	
115	8451 Fuqua Street	DPV	
116	3917 Gano Street	DPV	
117	3835 Olympia Drive	DPV	
118	1018 Press Street	DPV	

Hotel/Motel Variance

IV	Consideration of a Hotel/Motel variance for Equinox Hotel located at 2500 Westcreek Lane	HMV	
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Platting Summary**Houston Planning Commission****PC Date: July 13, 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	Aliana Fairbairn Way Street Dedication	2017-1097	SP	Fort Bend	ETJ	566H	1.30	0.00	0	Aliana Development Company	LJA Engineering, Inc.- (West Houston Office)
2	Aliana Fort Bend ISD Elementary no 51	2017-1096	C3F	Fort Bend	ETJ	566H	17.96	17.95	0	Fort Bend Independent School District	LJA Engineering, Inc.- (West Houston Office)
3	Avondale Addition partial replat no 2	2017-1138	C3F	Harris	City	493T	0.38	0.36	0	Lower Westheimer Center LP	M2L Associates, Inc.
4	Bammel Business Park	2017-1167	C2	Harris	ETJ	332L	4.08	4.08	0	Prosperity Plaza, LP	Gruller Surveying
5	Bauer Landing Sec 6	2017-1171	C3P	Harris	ETJ	285L	18.77	0.54	81	LGI Homes-Texas, LLC	Pape-Dawson Engineers
6	Bayou Fifth Sec 2	2017-1154	C3F	Harris	City	494K	14.95	3.01	225	Jacobs Engineering Group Inc	Jacobs Engineering Group Inc.
7	Briardale partial replat no 3	2017-1115	C3F	Harris	City	491Q	0.49	0.00	2	Ann Witt	Texas Engineering And Mapping Company
8	Bridgeland Mason Road Street Dedication Sec 4	2017-1072	SP	Harris	ETJ	365Z	6.85	0.00	0	Bridgeland Development, LP A Maryland Limited Partnership	BGE, Inc.
9	Bridgeland Parkland Village Commercial Sec 1	2017-1075	C2	Harris	ETJ	365Z	5.00	5.00	0	Bridgeland Development, LP A Maryland Limited Partnership	BGE, Inc.
10	Bridgeland Parkland Village Sec 17	2017-1141	C3F	Harris	ETJ	365V	21.38	6.55	78	Bridgeland Development, LP	McKim & Creed, Inc.
11	Cinco Rose Commercial	2017-1002	C2	Fort Bend	ETJ	524K	6.48	6.48	0	1093CR, LLC	Windrose
12	City Park South Sec 5	2017-1070	C3F	Harris	City	573S	14.84	0.74	83	D.R. Horton - Texas, LTD	AECOM
13	City Park South Sec 6	2017-1071	C3P	Harris	City	573N	6.77	0.68	43	D.R. Horton - Texas, LTD	AECOM
14	City Terrace Parkland Estates	2017-1003	C3P	Harris	City	451D	2.56	0.38	13	Protech Group LLC	CAS Consultants, LLC
15	Creekside Ranch Sec 6	2017-1134	C3F	Fort Bend	ETJ	524T	15.00	2.12	48	RH OF TEXAS LIMITED PARTNERSHIP/AS HTON WOODS HOMES	Jones Carter - Woodlands Office
16	Creekside Ranch Sec 7	2017-1136	C3F	Fort Bend	ETJ	524T	17.67	0.54	82	RH OF TEXAS LIMITED PARTNERSHIP/AS HTON WOODS HOMES	Jones Carter - Woodlands Office
17	Crockett Heights	2017-1110	C2	Harris	City	493F	0.11	0.00	2	Hovas Development	Owens Management Systems, LLC
18	Elyson Sec 15	2017-1086	C3F	Harris	ETJ	405S	16.52	1.99	59	Nash FM 529, LLC a Delaware limited liability company	BGE, Inc.
19	Five Forks Village NWC Reserves	2017-1145	C2	Harris	ETJ	290K	5.59	5.50	0	Five Forks Village LLC	Hovis Surveying Company Inc.

Platting Summary**Houston Planning Commission****PC Date: July 13, 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
20	Flores Estate (DEF1)	2017-0999	C3P	Harris	ETJ	368R	6.64	0.00	1	ALS	ALS
21	Groves Sec 14	2017-1090	C3F	Harris	ETJ	377K	5.42	0.38	19	LH Groves, LLC, a Delaware limited liability company	BGE, Inc.
22	Groves Sec 16	2017-1085	C3F	Harris	ETJ	377K	9.11	0.34	40	LH Groves, LLC, a Delaware limited liability company	BGE, Inc.
23	Groves Sec 23	2017-1078	C3F	Harris	ETJ	377K	11.69	0.16	41	LH Groves, LLC, a Delaware limited liability company	BGE, Inc.
24	Hacienda Gonzalez	2017-1083	C2	Harris	ETJ	325A	3.00	0.00	2	N/A	E.I.C. Surveying Company
25	HBS Warehouse Houston	2017-1111	C2	Harris	City	493R	0.87	0.87	0	HBS Warehouse Houston	Owens Management Systems, LLC
26	Hidden Meadow Sec 10 (DEF1)	2017-1022	C3P	Harris	ETJ	417W	13.60	1.37	41	Century Land Holdings of Texas, LLC	McKim & Creed, Inc.
27	Hidden Meadow Sec 12	2017-1157	C3F	Harris	ETJ	417W	6.92	1.57	31	Century Land Holdings of Texas, LLC	McKim & Creed, Inc.
28	Hyde Park Court Addition partial replat no 2	2017-1092	C3F	Harris	City	492R	0.11	0.11	0	zirconia Ro Venture L.L.C.	ICMC GROUP INC
29	Lakes of Bella Terra West Sec 1	2017-1063	C3F	Fort Bend	ETJ	524M	28.61	7.24	101	LOB West, Inc	Benchmark Engineering Corporation
30	Lakes of Bella Terra West Sec 2	2017-1146	C3P	Fort Bend	ETJ	525J	14.56	3.09	63	LOB West, Inc. A Texas Corporation	Benchmark Engineering Corporation
31	Landing at Nineteenth Amending Plat no 1 replat no 1 and extension	2017-1165	C3F	Harris	City	452U	0.74	0.02	16	Drake Homes	The Interfield Group
32	Money Pit	2017-1118	C2	Harris	ETJ	299E	2.50	0.00	1	Cary Fulton	Owens Management Systems, LLC
33	Nueces Park Place Sec 1 replat no 1	2017-1139	C3F	Harris	ETJ	375W	33.07	33.07	0	Stantec	Bury
34	PES Holding Business Park	2017-1052	C2	Harris	ETJ	330C	1.23	1.23	0	ROBINSON SURVEYING INC	Robinson Surveying Inc.
35	Pinto Business Park Development at Ella	2017-1084	C2	Harris	ETJ	372X	31.25	31.25	0	North Tracts Industrial Ella Building 1	Windrose
36	Plaza 290 Boulevard Estates (DEF1)	2017-0967	C3P	Harris	ETJ	286W	3.00	0.00	3	jesus ortega	Replat Specialists
37	Rivergrove Sec 5 partial replat no 1	2017-1074	C3F	Harris	ETJ	337P	0.42	0.02	2	KB HOME LONE STAR INC a Texas corporation	BGE, Inc.
38	Roesner Center	2017-1166	C2	Harris	ETJ	485A	3.00	2.54	0	JCA Real Property Investments	Century Engineering, Inc
39	Royal Brook at Kingwood Sec 8	2017-1129	C3F	Montgomery	ETJ	297K	16.73	6.91	32	Friendswood Development Company	Jones Carter - Woodlands Office

Platting Summary**Houston Planning Commission****PC Date: July 13, 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
40	Royal Brook at Kingwood Sec 9	2017-1127	C3F	Montgomery	ETJ	297K	11.21	0.44	43	Friendswood Development Company	Jones Carter - Woodlands Office
41	Sambos	2017-1152	C2	Harris	ETJ	298G	1.38	0.00	1	Sambos	Bretco LLC
42	Shepherd Oaks partial replat no 1	2017-1107	C3F	Harris	City	452G	0.41	0.02	9	WILLIAM STOKES	RSG Engineering
43	Shops at Aliana	2017-1121	C2	Fort Bend	ETJ	566D	7.97	7.97	0	Shops at Aliana, LLC	LJA Engineering, Inc.- (West Houston Office)
44	Silver Springs West Richey Road Street Dedication Sec 1	2017-1098	SP	Harris	ETJ	371F	5.45	0.00	0	Odyssey Engineering Group	Arborleaf Engineering & Surveying, Inc.
45	Skyline Lofts on Pease	2017-1170	C2	Harris	City	493V	0.12	0.00	3	Lemark Homes, LLC	The Interfield Group
46	Sparks Fabricators	2017-1034	C3P	Harris	ETJ	324N	13.62	0.44	3	Survey 1, Inc	Survey 1, Inc.
47	Sunset Ridge Sec 8	2017-1155	C3F	Harris	ETJ	376V	24.29	0.58	121	SSR-185 Investments, LTD., a Texas Limited Liability Partnership	Benchmark Engineering Corporation
48	Traces at Arboretum	2017-1102	C3P	Fort Bend	ETJ	527Y	16.19	16.19	0	Waste Corporation of Texas	LJA Engineering, Inc.- (West Houston Office)
49	Viet Hoa Estates replat no 1	2017-1087	C3F	Harris	ETJ	368H	3.42	0.00	3	VN Builders	Ryan J Fuselier Land Surveying Services
50	Westgreen Commons	2017-1162	C2	Harris	ETJ	446W	1.64	1.64	0	DANG LA ARCHITECTURE	Advance Surveying, Inc.
51	Westhaven Estates partial replat no 4	2017-1135	C3F	Harris	City	491S	0.30	0.00	3	SSH Custom Homes	The Interfield Group
52	Windrose Retail Center	2017-1116	C2	Harris	ETJ	330C	2.60	2.60	0	Windrose Retail Center	Hovis Surveying Company Inc.
53	Woodlands Creekside Park West Sec 43	2017-1137	C3F	Harris	ETJ	249U	11.74	8.81	9	THE WOODLANDS LAND DEVELOPMENT COMPANY, LP	LJA Engineering, Inc.- (West Houston Office)
54	Wortham Center GP	2017-1028	GP	Harris	ETJ	368Z	25.09	0.00	0	Dynamic Engineering Consultants, PC	Gruller Surveying
55	Wortham Center Sec 1	2017-1030	C2	Harris	ETJ	368Z	2.02	2.02	0	Dynamic Engineering Consultants, PC	Gruller Surveying
56	Yarbrough	2017-1089	C3P	Montgomery	ETJ	295L	7.70	0.00	3	CPS Houston	Jeffrey Moon & Associates

B-Replats

57	Audubon Place partial replat no 5	2017-1094	C2R	Harris	City	492T	0.40	0.40	0	St Lukes Methodist Church Foundation	South Texas Surveying Associates, Inc.
58	Boulder Refuge	2017-1038	C2R	Harris	City	535G	0.11	0.00	2	East End Developers	MPC Development
59	Breen Partners	2017-1080	C2R	Harris	ETJ	411E	3.84	3.72	0	Breen Partners	The Pinnell Group, LLC
60	Bryan Refuge	2017-1113	C2R	Harris	City	494T	0.25	0.00	3	East End Developers	MPC Development
61	Clatyon Center	2017-1106	C2R	Harris	ETJ	527D	3.17	3.17	0	M LANZA	Century Engineering, Inc
62	Garcia Builder	2017-0979	C2R	Harris	ETJ	417R	4.38	4.38	0	Survtech Corporation	Survtech Corporation

Platting Summary**Houston Planning Commission****PC Date: July 13, 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
63	Heddens Estates	2017-1101	C2R	Harris	City	453V	0.23	0.00	2	augustina heddens	Hawkland Consultants Inc.
64	Hope Farms	2017-1059	C2R	Harris	City	573G	7.02	7.02	0	Clay Development	Gruller Surveying
65	Hyde Park Congregation of Jehovahs Witnesses	2017-1079	C2R	Harris	City	492V	0.47	0.47	0	Hyde Park Congregation of Jehovahs Witnesses	Civil Concepts, Inc.
66	La Querencia	2017-1073	C2R	Harris	City	453R	1.04	0.00	3	Adolph & Melinda Lopez	Andrew Lonnie Sikes, Inc.
67	McKinney Manors	2017-1150	C2R	Harris	City	494S	0.31	0.00	8	Lamar Builders	The Interfield Group
68	Miranda Holdings Place	2017-0965	C2R	Harris	City	374M	0.50	0.50	0	miranda holdings llc	Replat Specialists
69	Mosley Knoll	2017-1088	C2R	Harris	City	493Y	0.11	0.00	2	LTH Builders Fund I, LLC	Windrose
70	Neno Farm Houses (DEF1)	2017-1044	C2R	Harris	City	453Y	0.88	0.04	23	Topaz Ventures, LLC	PLS
71	Nolda Place	2017-1037	C2R	Harris	City	492G	0.37	0.37	0	Baker & Asssoicites	South Texas Surveying Associates, Inc.
72	Northwest Green Business Park Sec 1 partial replat no 2	2017-1130	C2R	Harris	ETJ	370V	2.00	2.00	0	Sbarcare Gestione, LLC	Windrose
73	Obsidian Heights	2017-1081	C2R	Harris	City	493A	0.30	0.30	0	Saites, LLC	The Pinnell Group, LLC
74	Otero Estates (DEF1)	2017-0997	C2R	Harris	ETJ	498B	1.50	0.00	1	PRIME TEXAS SURVEYS LLC	SEM SERVICES
75	Quinn Villas	2017-1109	C2R	Harris	City	453J	0.12	0.00	2	AGS Unlimited, LLC	Owens Management Systems, LLC
76	Rodriguez El Porvenir	2017-1148	C2R	Harris	ETJ	283J	10.01	0.00	2	AGS Consultants	AGS CONSULTANTS LLC
77	Rosedale Villas	2017-1128	C2R	Harris	City	493X	0.20	0.00	5	Hartford Homes, Inc.	The Interfield Group
78	Standard Morgan Partners at Tavenor Lane	2017-1100	C2R	Harris	City	575M	1.00	0.97	0	TERAN GROUP	Teran Group LLC
79	Tan Duc replat no 1	2017-1091	C2R	Fort Bend	City	528Y	9.41	9.41	0	Southway Holding LLC	South Texas Surveying Associates, Inc.
80	Time Maxx Plaza	2017-1076	C2R	Harris	ETJ	332X	7.63	7.62	0	Richey & Ella Properties, Inc.	E.I.C. Surveying Company
81	Urbanika Box Offices (DEF1)	2017-0926	C2R	Montgomery	ETJ	252N	0.53	0.53	0	4Site Land Surveying, PLLC	4Site Land Surveying
82	Villas at Mansfield	2017-1112	C2R	Harris	City	451D	1.95	1.95	0	Homero Rodriguez	Owens Management Systems, LLC
83	Weber Place	2017-1168	C2R	Harris	City	493F	0.12	0.00	3	1520 Weber Development	Bates Development Consultants
84	West 22nd Street Grove	2017-1131	C2R	Harris	City	452U	0.17	0.00	2	John Michael, LLC	Total Surveyors, Inc.
85	West Montgomery Family Dollar	2017-1164	C2R	Harris	City	412Y	1.08	1.02	0	3D DEVELOPMENT	Century Engineering, Inc

C-Public Hearings Requiring Notification

86	Facundo plaza	2017-0890	C3N	Harris	City	452Q	0.77	0.77	0	Facundo Home Builder	PROSURV
87	Hyde Park partial replat no 6	2017-0910	C3N	Harris	City	493N	0.46	0.45	0	Vernon Henry and Associates	Vernon G. Henry & Associates, Inc.

Platting Summary**Houston Planning Commission****PC Date: July 13, 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
88	Knoll Park replat no 1 partial replat no 1	2017-0960	C3N	Harris	City	450V	0.26	0.00	5	Lennar Homes of Texas and Construction, LTD.	Jones Carter - Woodlands Office
89	Lamar Terrace partial replat no 8	2017-0842	C3N	Harris	City	491T	0.27	0.00	4	Abed Alssalam Abuaia	ICMC GROUP INC
90	Long Meadows partial replat no 1	2017-0942	C3N	Harris	City	489H	0.46	0.00	2	CT Collection, LLC	Crestline Engineering
91	Melody Oaks partial replat no 19	2017-0952	C3N	Harris	City	451X	0.24	0.00	3	Uptown Houston Development, LLC	Total Surveyors, Inc.
92	Miracle of Hope Sec 1 partial replat no 1 and extension (DEF1)	2017-0779	C3N	Harris	City	493P	0.11	0.00	2	Paul Ocanas	Windrose
93	Newport Sec 4 partial replat no 2	2017-0879	C3N	Harris	ETJ	419A	3.33	2.88	3	Rampart Holding LLC	Windrose
94	Newport Sec 4 partial replat no 3	2017-0940	C3N	Harris	ETJ	419A	1.50	0.00	6	Rampart Holding LLC	Windrose
95	North Norhill partial replat no 2	2017-0969	C3N	Harris	City	453S	0.53	0.50	0	N M 5 Points LP	M2L Associates, Inc.
96	Riverside Terrace Sec 1 partial replat no 4	2017-0615	C3N	Harris	City	533B	0.17	0.00	3	NNE, Inc.	Gruller Surveying
97	Spring Oaks Replat no 1 partial replat no 4	2017-0836	C3N	Harris	City	450Z	0.23	0.00	1	McHugh Homes	McHugh Homes
98	Westview Landing Sec 1 partial replat no 1	2017-0912	C3N	Harris	ETJ	411H	0.60	0.03	4	KB Home Lone Star, Inc.	LJA Engineering, Inc.- (West Houston Office)

D-Variances

99	Logan Heights	2017-1068	C2	Harris	City	493B	0.12	0.00	1	Jason & Laura Logan	Karen Rose Engineering and Surveying
100	Northpark Sec 1	2017-1120	C2	Montgomery	ETJ	296S	2.88	2.88	0	Shree Hari Oum	Owens Management Systems, LLC

E-Special Exceptions

None

F-Reconsideration of Requirements

101	Cottages on the Bayou	2017-1169	C2R	Harris	City	493G	1.34	0.19	11	Claude Edwin Jinks	Windrose
102	Poundbury Sec 1	2017-1119	C3R	Harris	City	532Z	8.02	2.06	54	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
103	Sheffield Green	2017-1143	C3R	Harris	City	494J	10.38	3.18	150	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

G-Extensions of Approval

Platting Summary**Houston Planning Commission****PC Date: July 13, 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
104	AZ Global Business Solutions	2016-1170	EOA	Harris	ETJ	334V	9.93	9.93	0	AZ Global Business Solutions, LLC	HRS and Associates, LLC
105	Bridgeland Cove Drainage Reserve	2016-1339	EOA	Harris	ETJ	366J	24.25	0.00	0	Bridgeland Development, LP	BGE, Inc.
106	Grand Vista North Pump Station	2016-1272	EOA	Fort Bend	ETJ	526R	0.21	0.21	0	Taylor Morrison of Texas, Inc.	J.A. Costanza & Associates Engineering, Inc.
107	Meandering Bend Drive Extension and Reserves	2017-0679	EOA	Montgomery	ETJ	293L	7.26	6.95	0	Montgomery County MUD No. 119	Manhard Consulting
108	Miramasa Sec 2	2016-1259	EOA	Harris	ETJ	406D	11.34	0.81	41	MREC LT STERLING CANYON, LLC	Jones Carter - Woodlands Office
109	Westpark Meadows Reserve	2016-1144	EOA	Fort Bend	ETJ	525E	9.48	9.48	0	JLC Gaston, LLC., A Texas limited liability company	Benchmark Engineering Corporation

H-Name Changes

None

I-Certification of Compliance

110	23700 Rouse Road	17-1283	COC	Montgomery	ETJ	295H				Joe Spradling	Terry and Heather Barr
111	0 Darling Street	17-1284	COC	Harris	City	492C			1	Joshua Thomas	Texas Barbecue
112	24107 Lilac Way	17-1285	COC	Montgomery	ETJ	295F				Brenda Canizales / Jesus Espino	Brenda Canizales / Jesus Espino

K-Development Plats with Variance Requests

113	4407 Cetti Street	17041661	DPV	Harris	City	453Z				Briza Rodriguez	Briza Rodriguez
114	1133 E 7th Street	17064881	DPV	Harris	City	493A				Jeanie Choi	Jeanie Choi
115	8451 Fuqua Street	16123212	DPV	Harris	City	575U				Efrain Guajardo	Efrain Guajardo
116	3917 Gano Street	17045173	DPV	Harris	City	453Z				Chan & Mayad, LLC	Jland Consultants
117	3835 Olympia Drive	17049229	DPV	Harris	City	492N				Jan-Claire Phillips & Jerome J. Kendall	Vernon G. Henry & Associates
118	1018 Press Street	17055822	DPV	Harris	City	494F				JRP Company	Jenifer Pool

Platting Summary**Houston Planning Commission****PC Date: July 13, 2017**

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

Hotel/Motel Variance

IV	Equinox Hotel located at 2500 Westcreek Lane	HMV	Harris	City	491V					EQX River Oaks, LLC.	Vernon G. Henry and Associates
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Houston Planning Commission

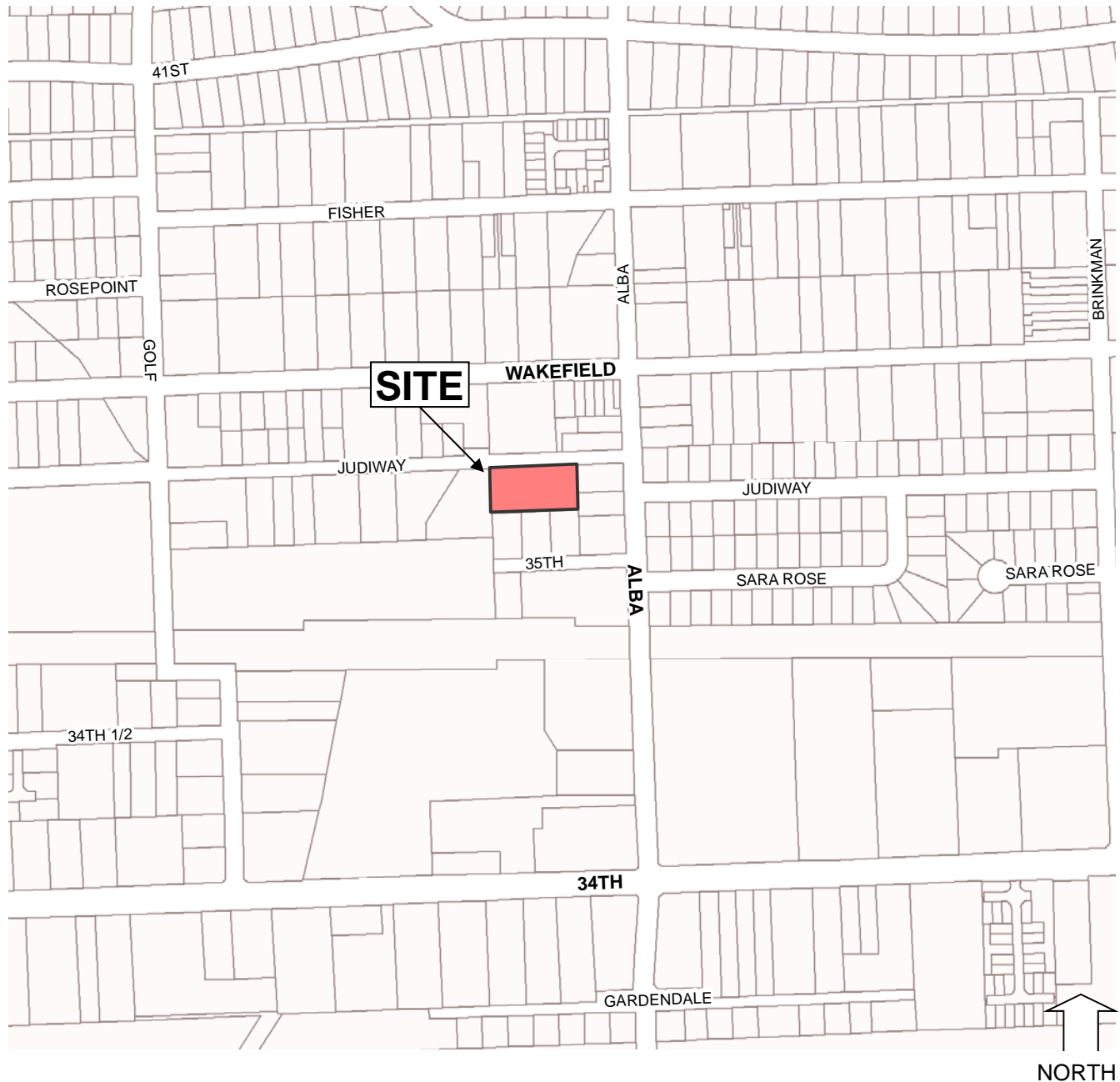
ITEM: 86

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Facundo plaza

Applicant: PROSURV



C – Public Hearing

Site Location

Houston Planning Commission

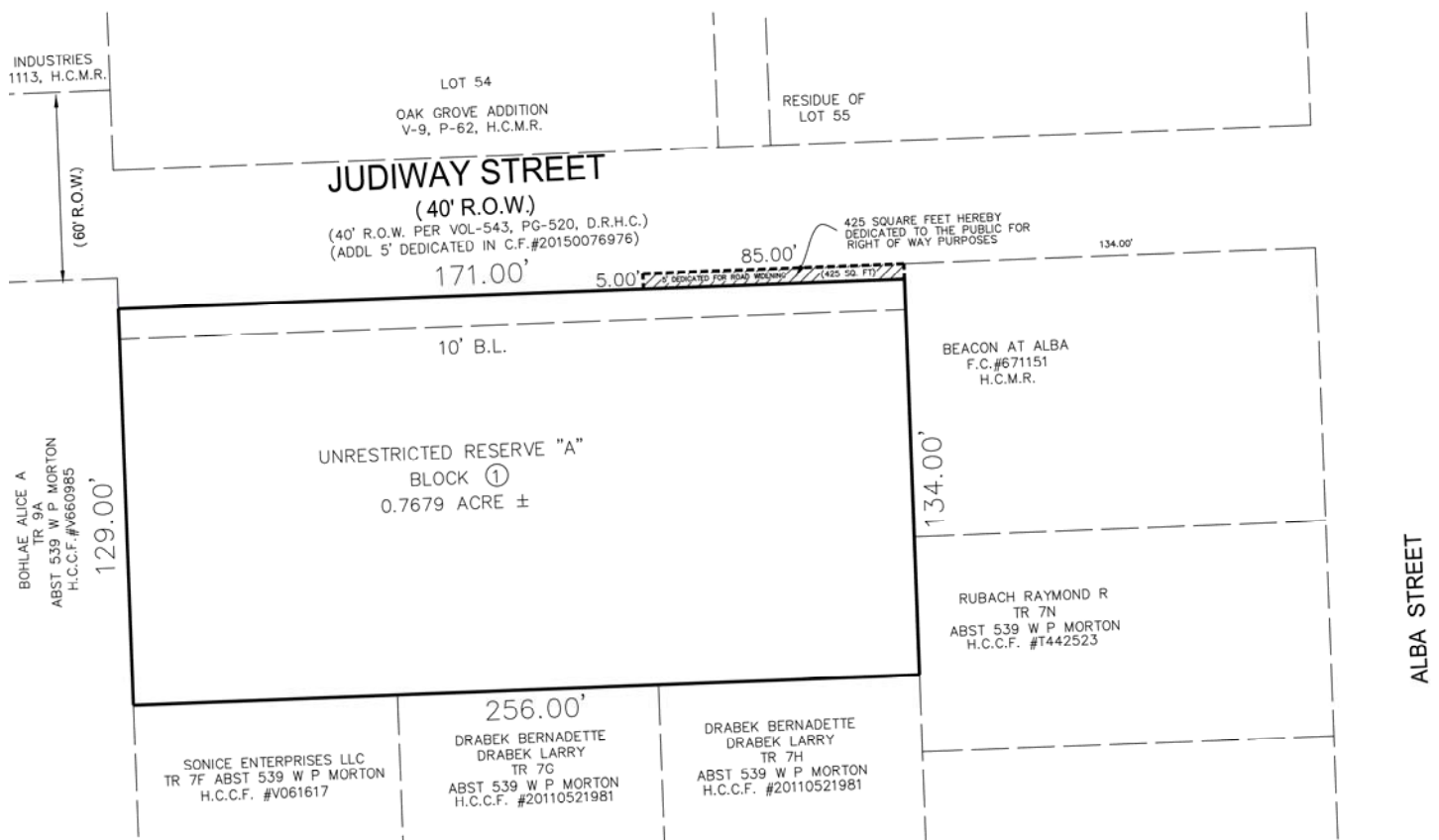
ITEM: 86

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Facundo plaza

Applicant: PROSURV



C – Public Hearing

Subdivision

Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Facundo plaza

Applicant: PROSURV



C – Public Hearing

Aerial

Houston Planning Commission

ITEM: 87

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Hyde Park partial replat no 6

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearing

Site Location

Houston Planning Commission

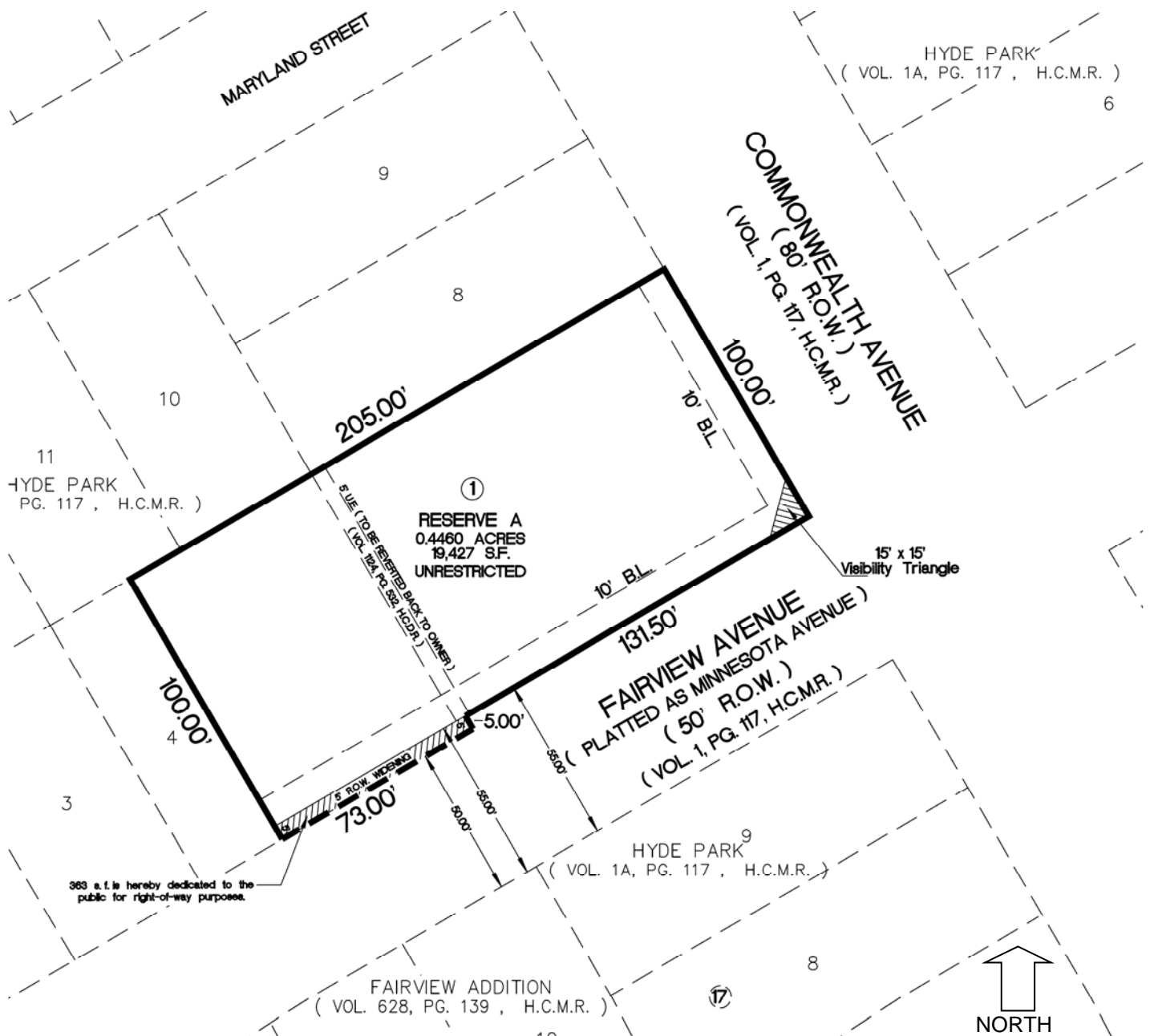
ITEM: 87

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Hyde Park partial replat no 6

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearing

Subdivision

Houston Planning Commission

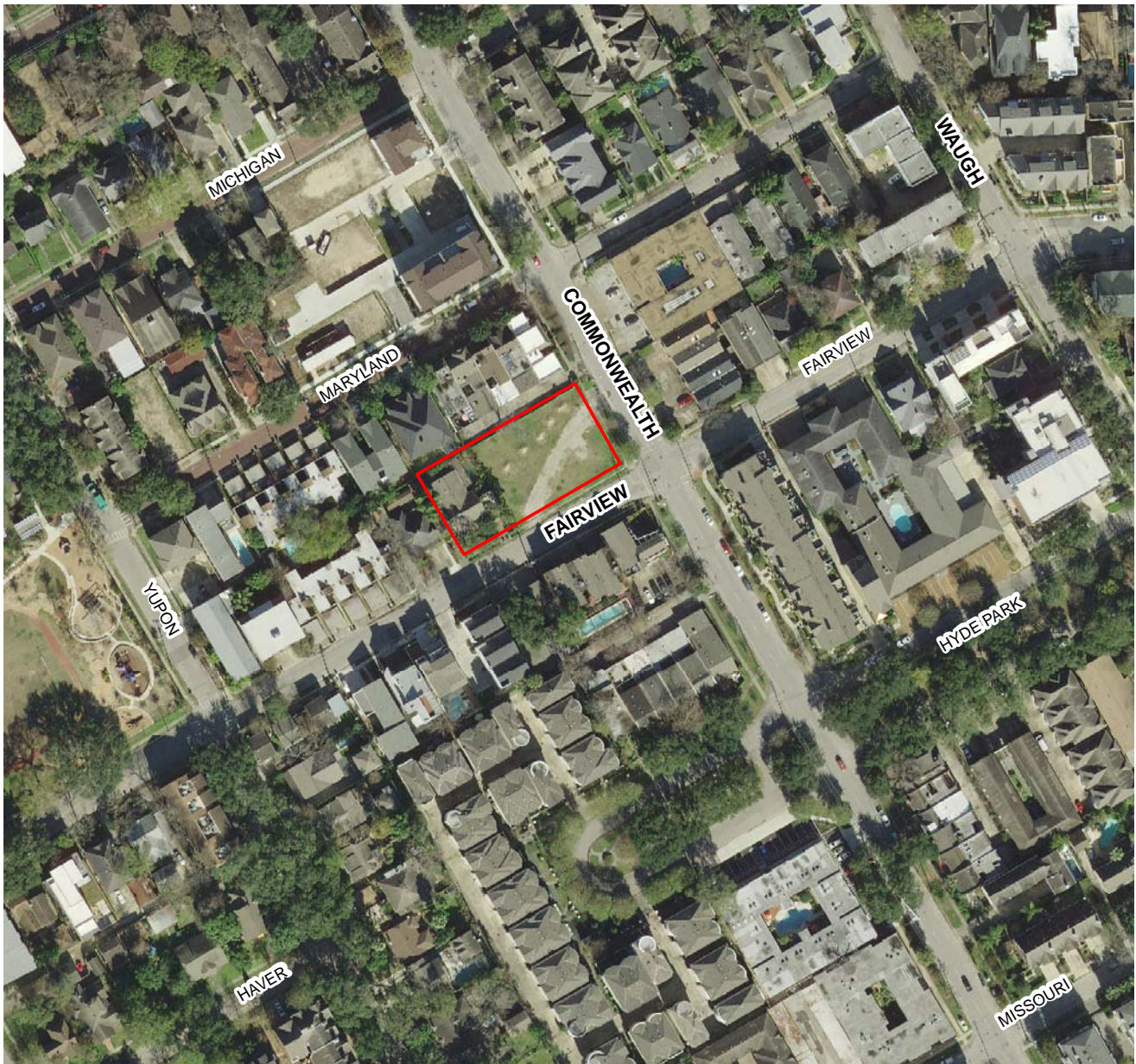
ITEM: 87

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Hyde Park partial replat no 6

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearing

Aerial

Houston Planning Commission

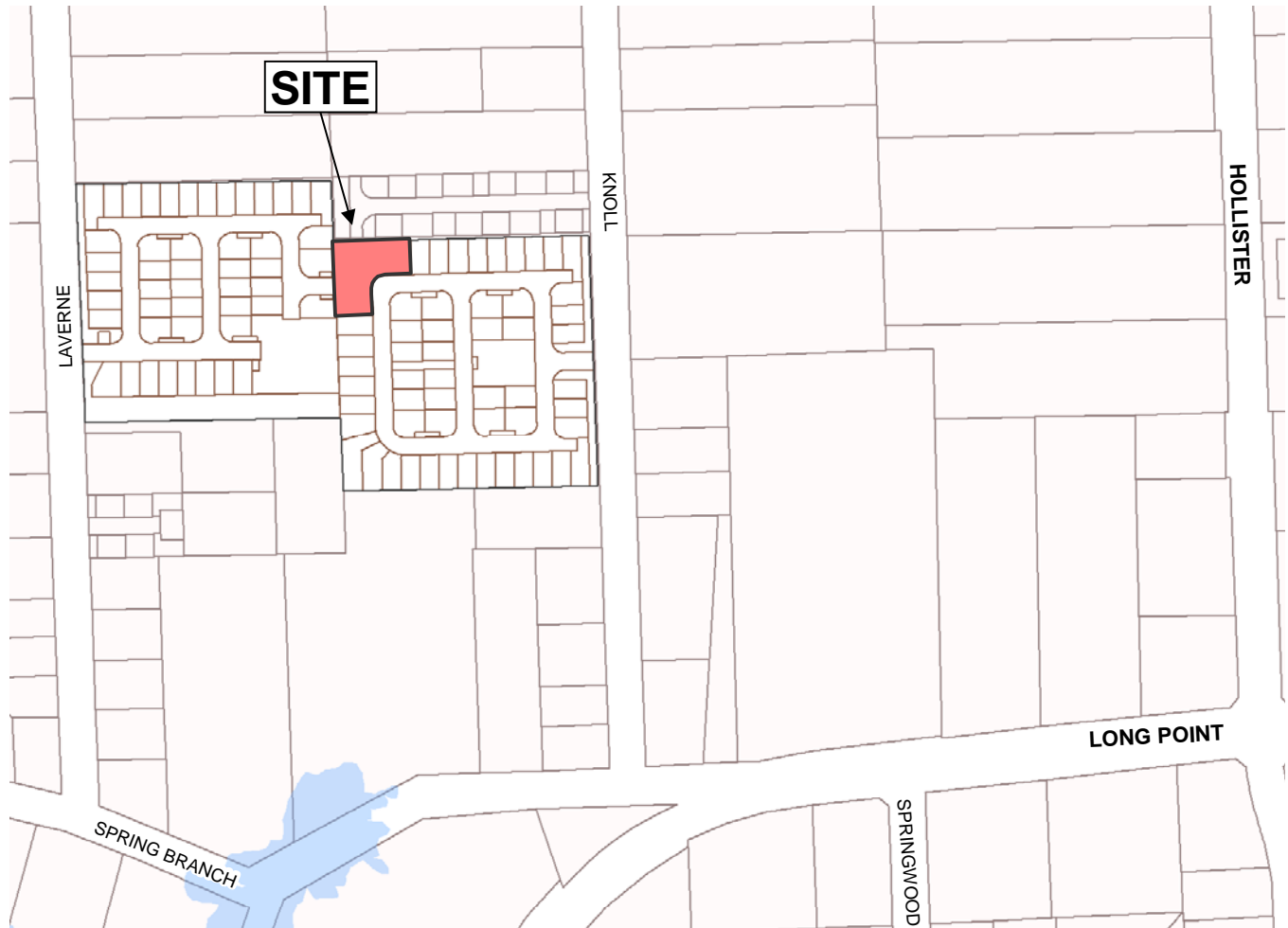
ITEM: 88

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Knoll Park replat no 1 partial replat no 1

Applicant: Jones|Carter



C – Public Hearing

Site Location

Houston Planning Commission

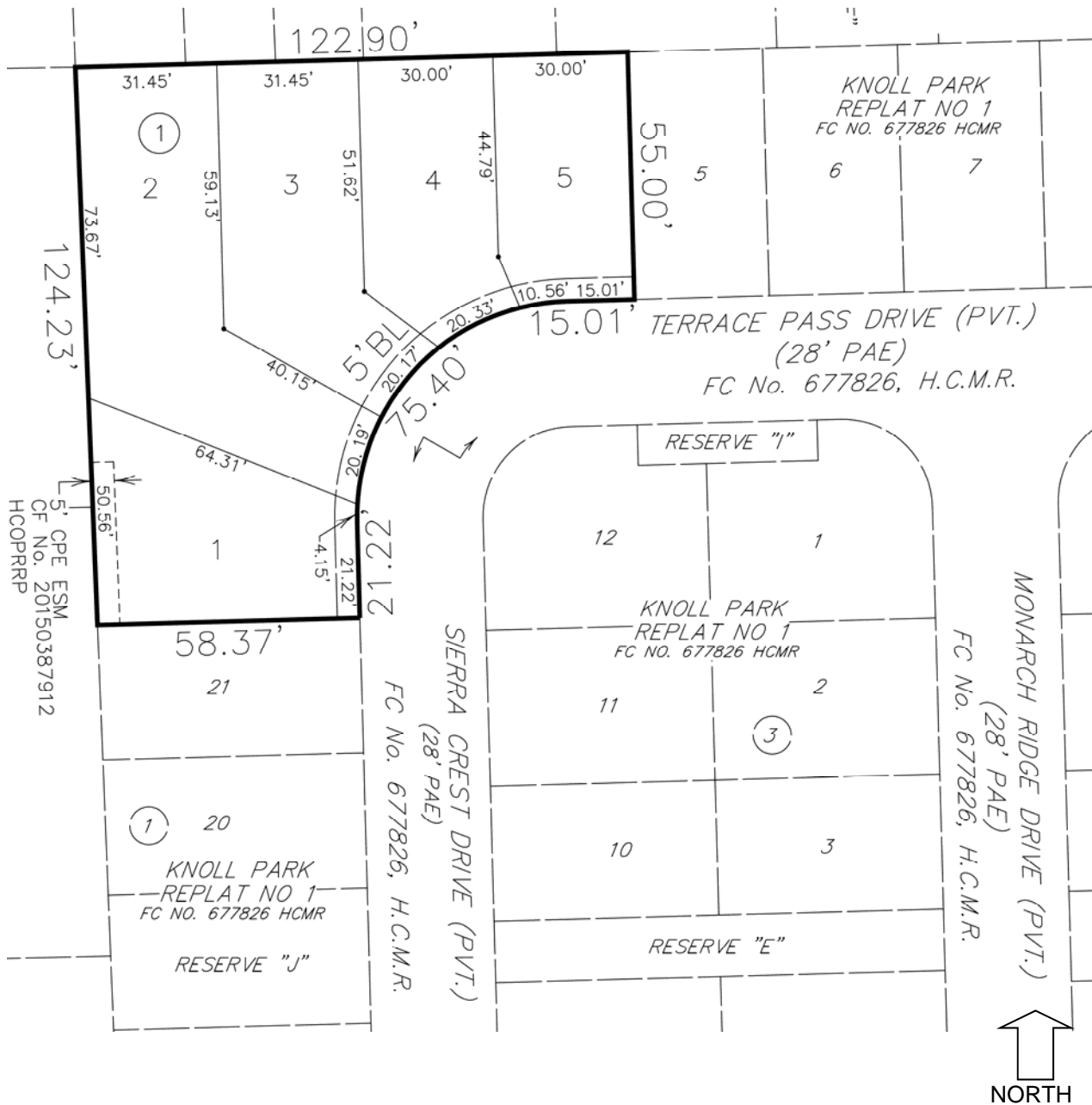
ITEM: 88

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Knoll Park replat no 1 partial replat no 1

Applicant: Jones|Carter



C – Public Hearing

Subdivision

Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Knoll Park replat no 1 partial replat no 1

Applicant: Jones|Carter



C – Public Hearing

Aerial

Houston Planning Commission

ITEM: 89

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Lamar Terrace partial replat no 8

Applicant: ICMC GROUP INC



C – Public Hearings

Site Location

Houston Planning Commission

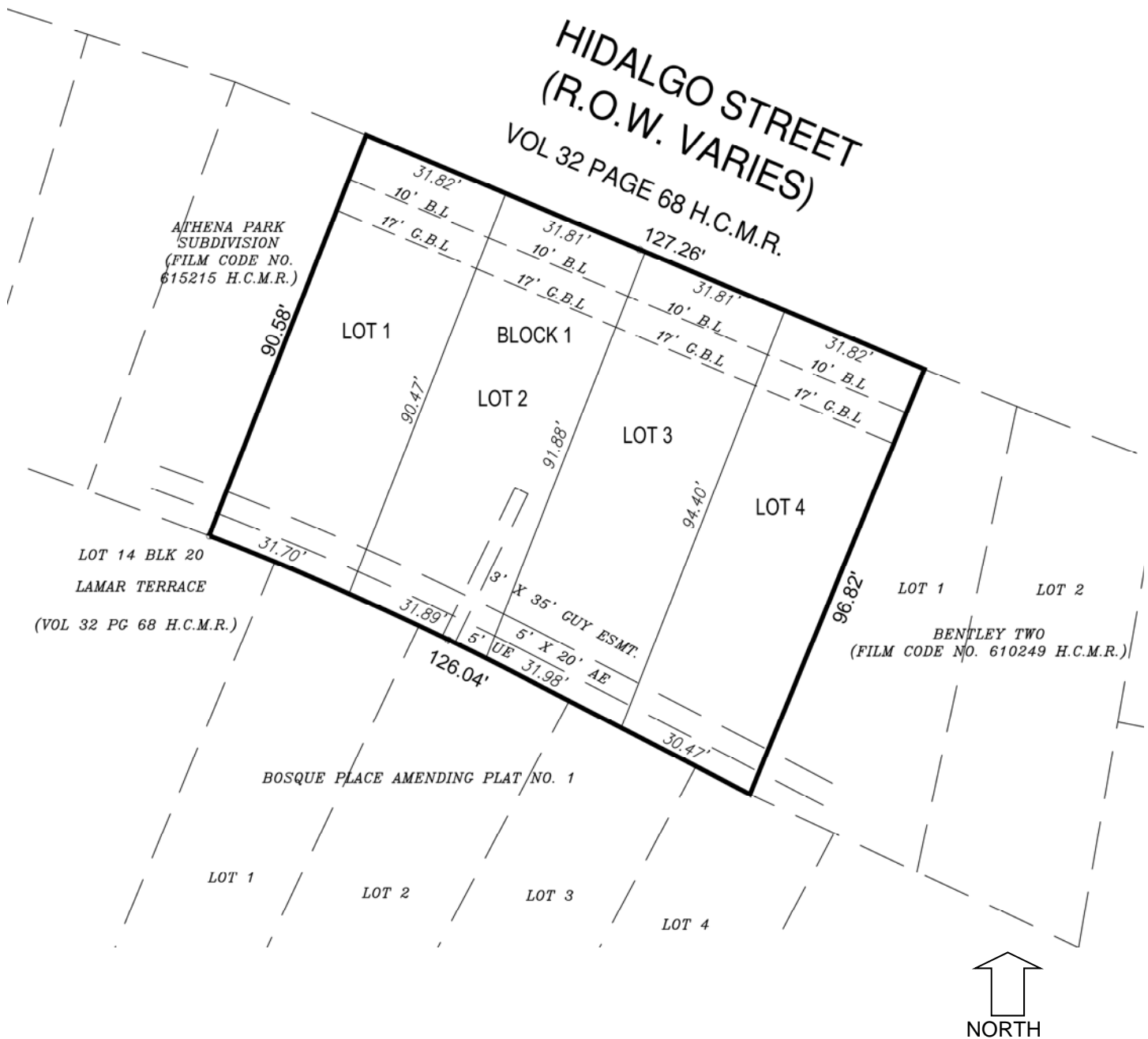
ITEM: 89

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Lamar Terrace partial replat no 8

Applicant: ICMC GROUP INC



C – Public Hearings

Subdivision

Houston Planning Commission

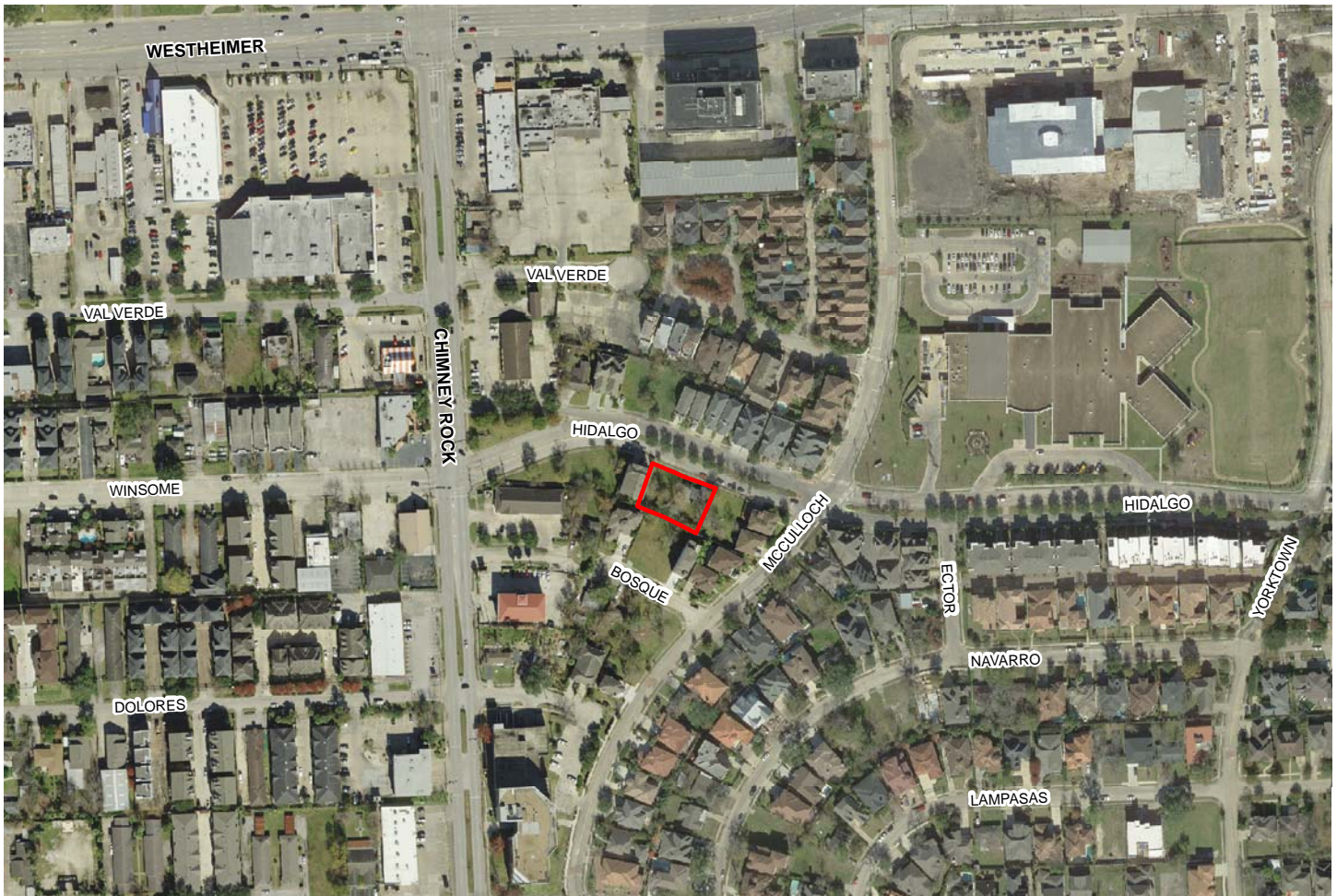
ITEM: 89

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Lamar Terrace partial replat no 8

Applicant: ICMC GROUP INC



C – Public Hearings

Aerial

Houston Planning Commission

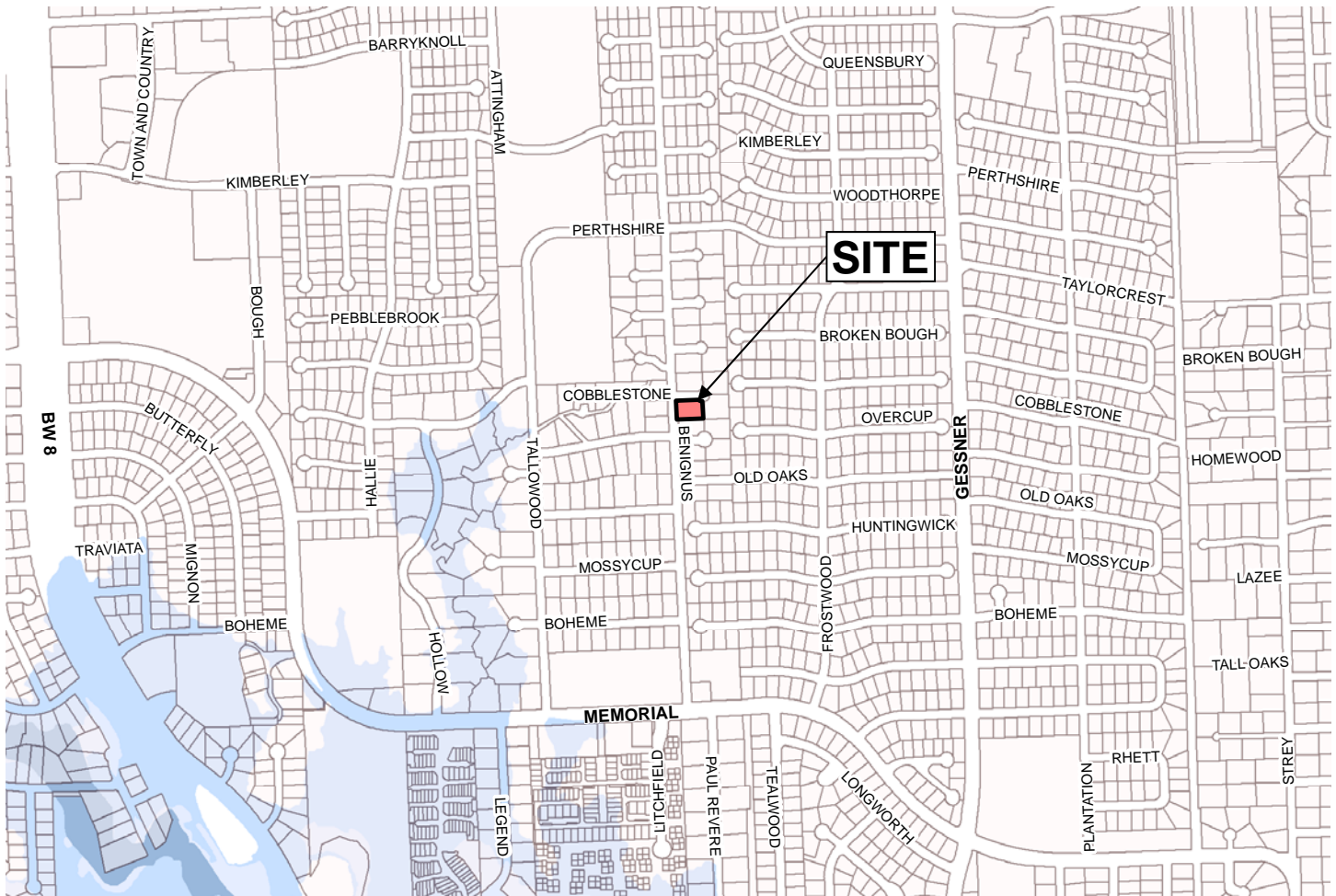
ITEM: 90

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Long Meadows partial replat no 1

Applicant: Crestline Engineering



C – Public Hearings

Site Location

Houston Planning Commission

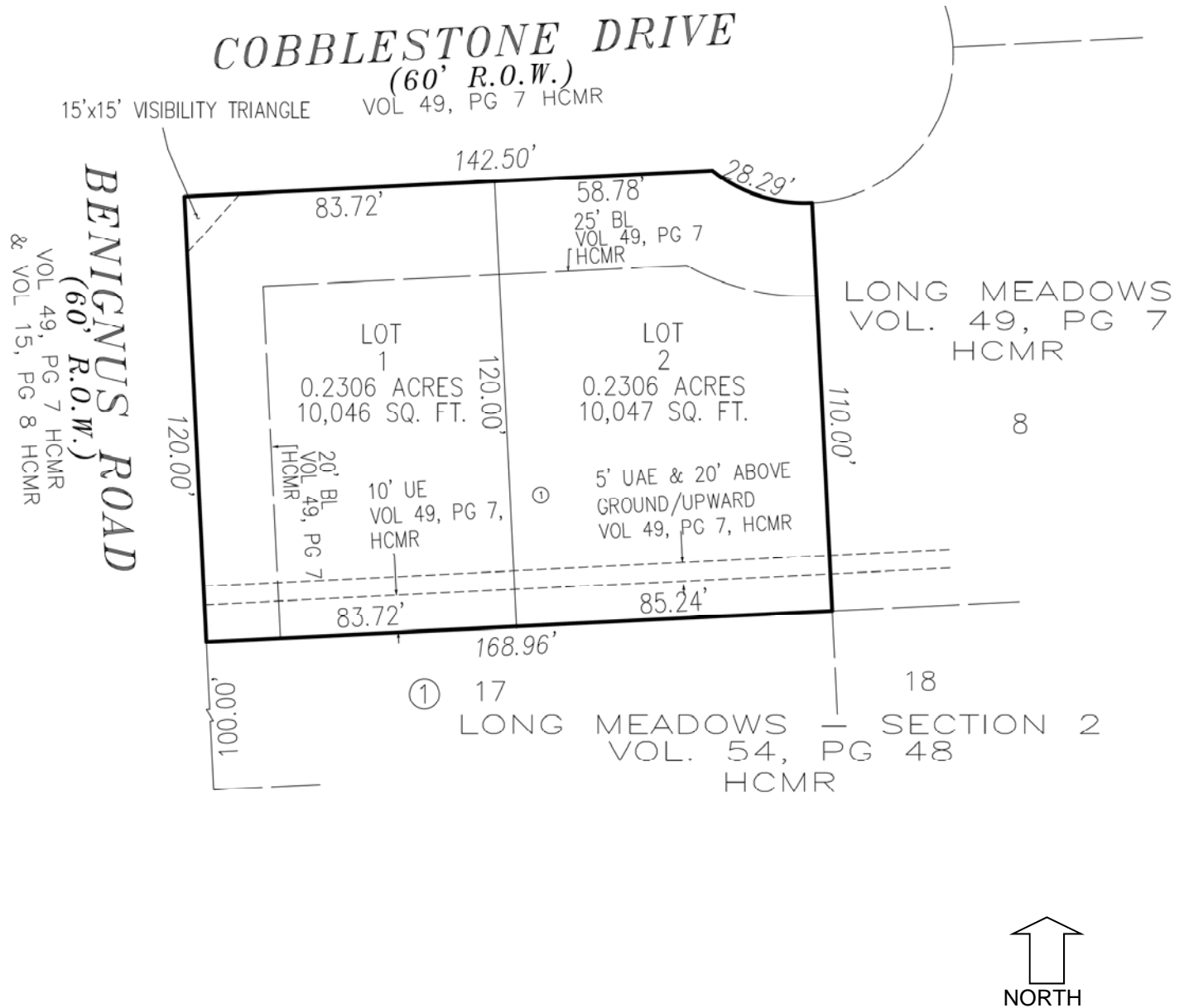
ITEM: 90

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Long Meadows partial replat no 1

Applicant: Crestline Engineering



C – Public Hearings

Subdivision

Houston Planning Commission

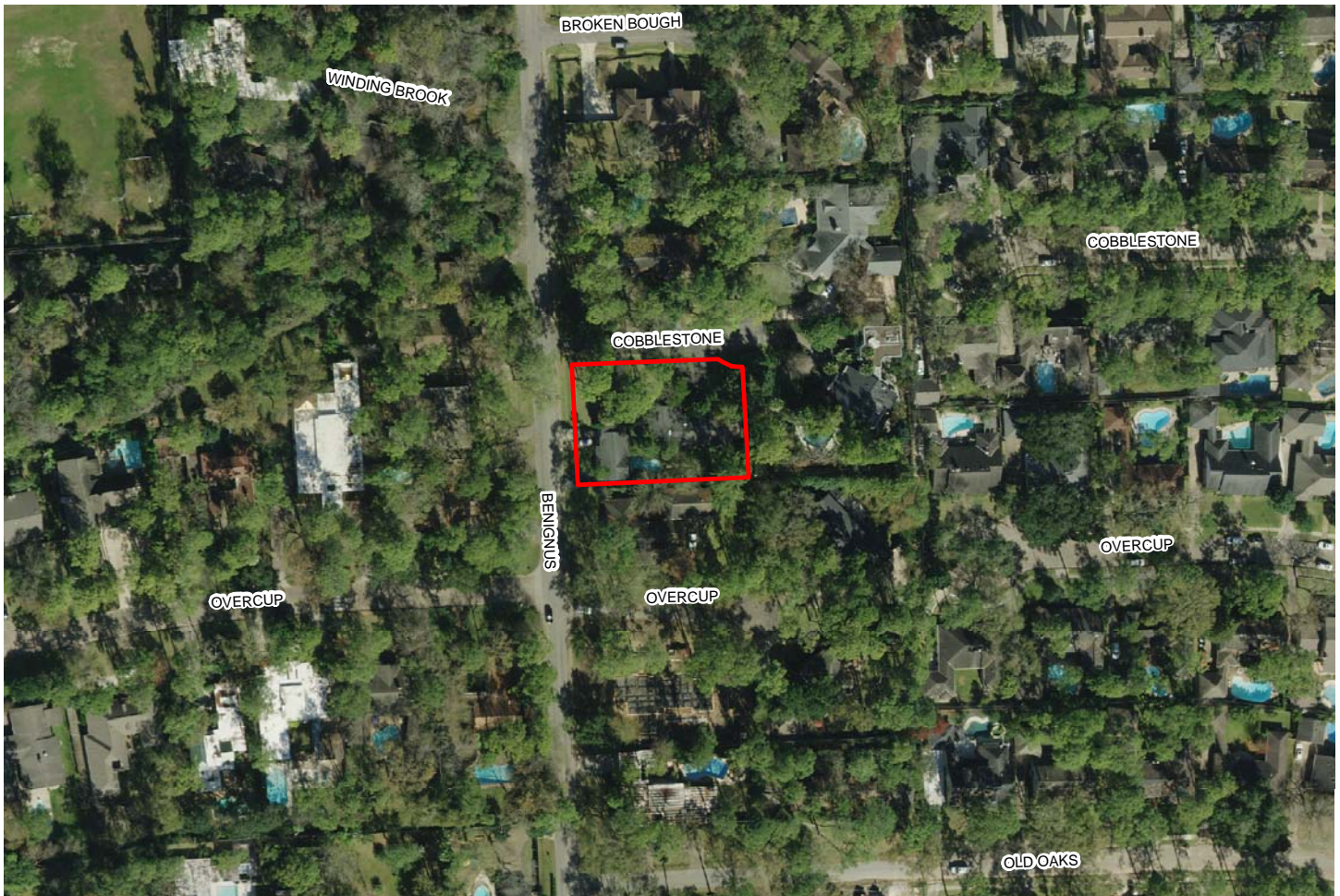
ITEM: 90

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Long Meadows partial replat no 1

Applicant: Crestline Engineering



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Melody Oaks partial replat no 19

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 91

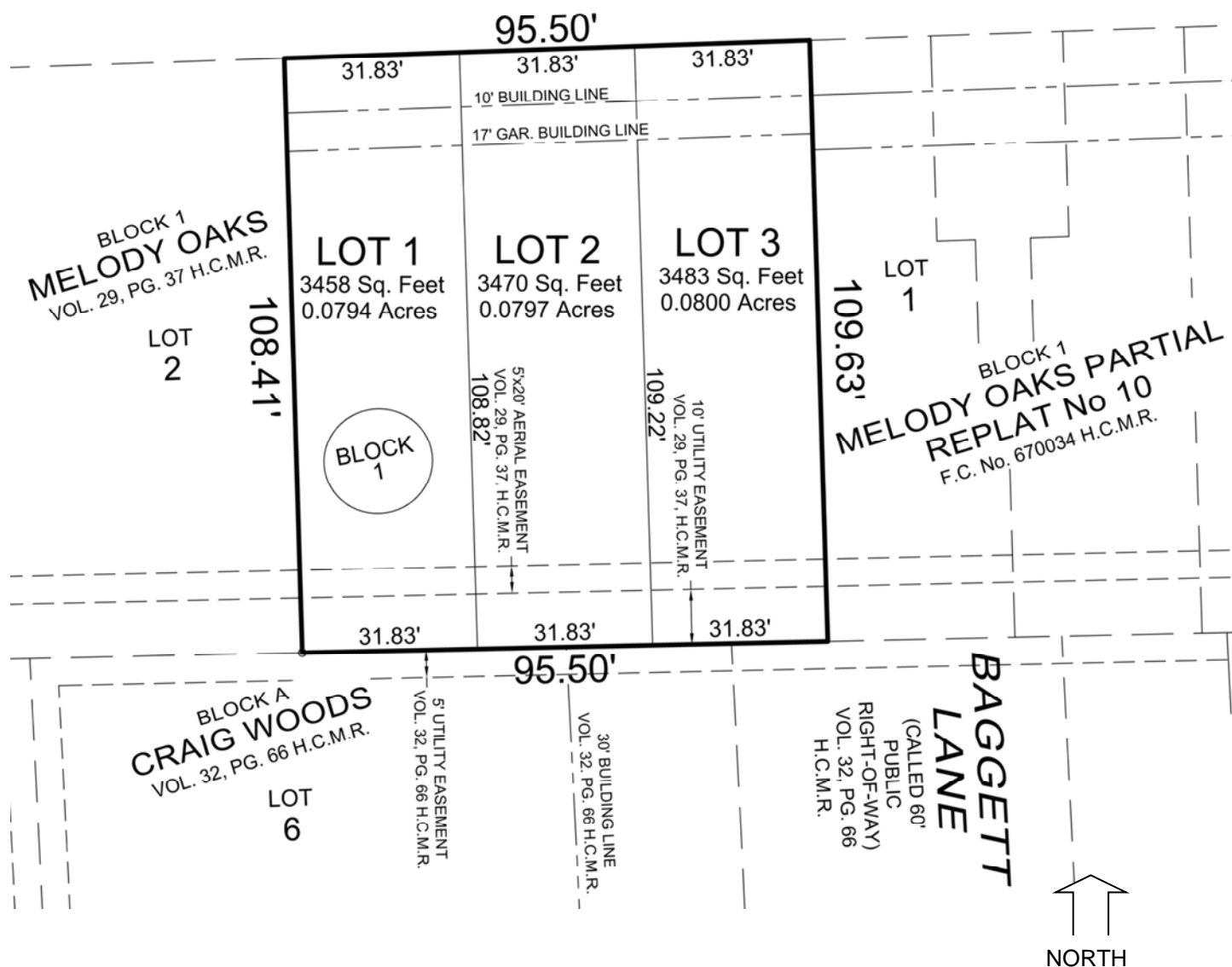
Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Melody Oaks partial replat no 19

Applicant: Total Surveyors, Inc.

JANAK DRIVE
(CALLED 60' PUBLIC RIGHT-OF-WAY)
VOL. 29, PG. 37 H.C.M.R.



C – Public Hearings

Subdivision

Houston Planning Commission

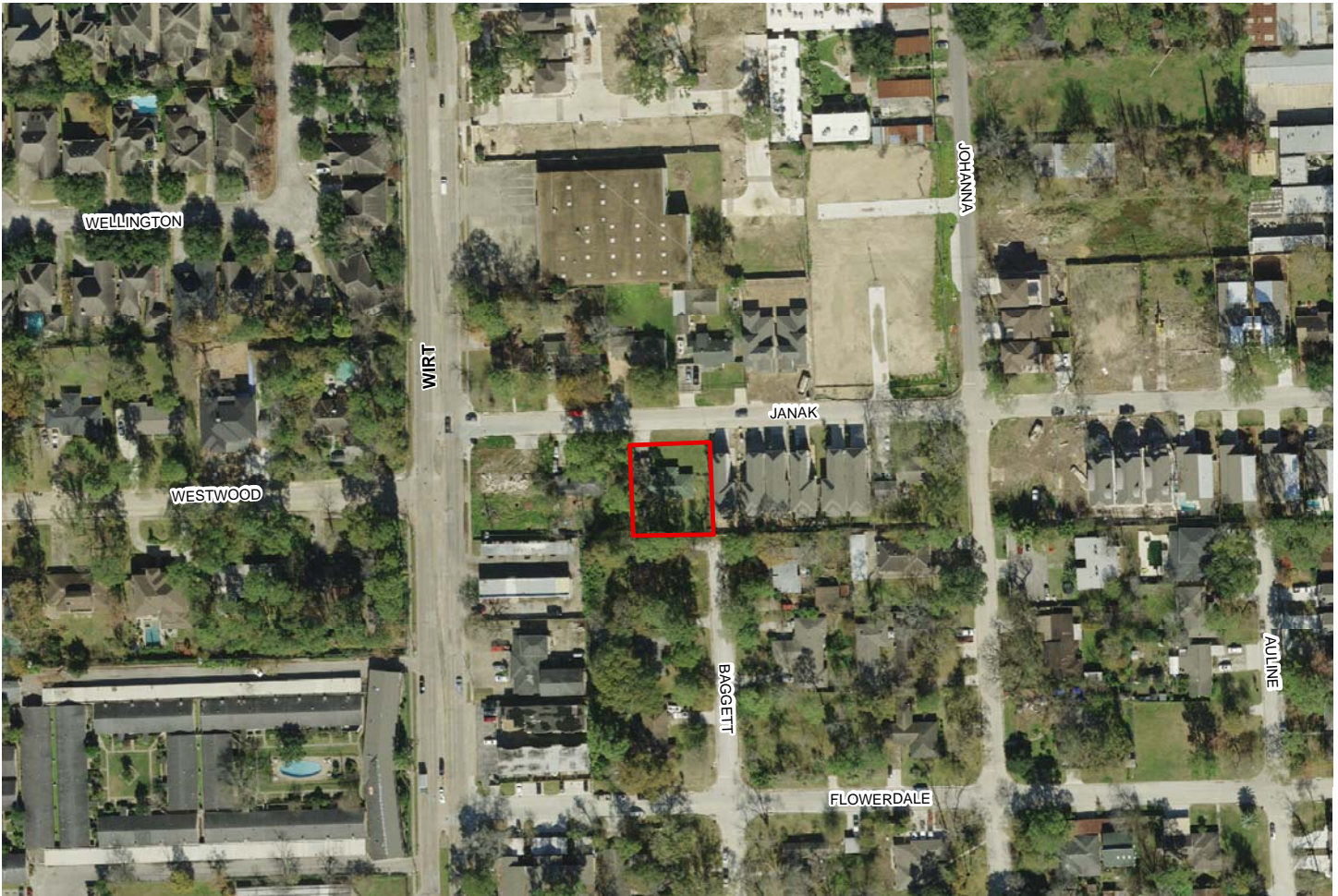
ITEM: 91

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Melody Oaks partial replat no 19

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

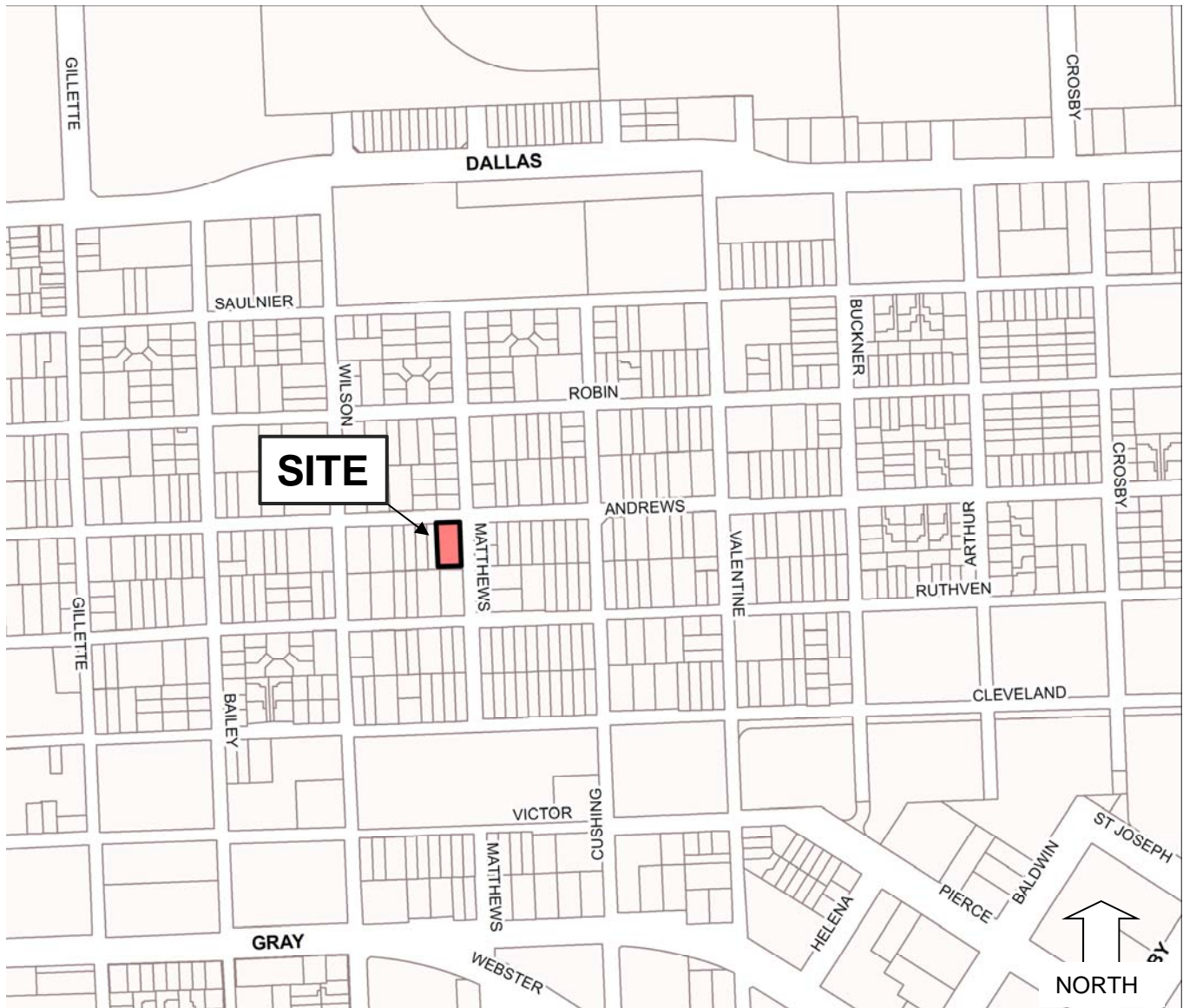
ITEM: 92

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Miracle of Hope Sec 1 partial replat no 1 and extension(DEF1)

Applicant: Windrose



C – Public Hearings with Variance

Site Location

Houston Planning Commission

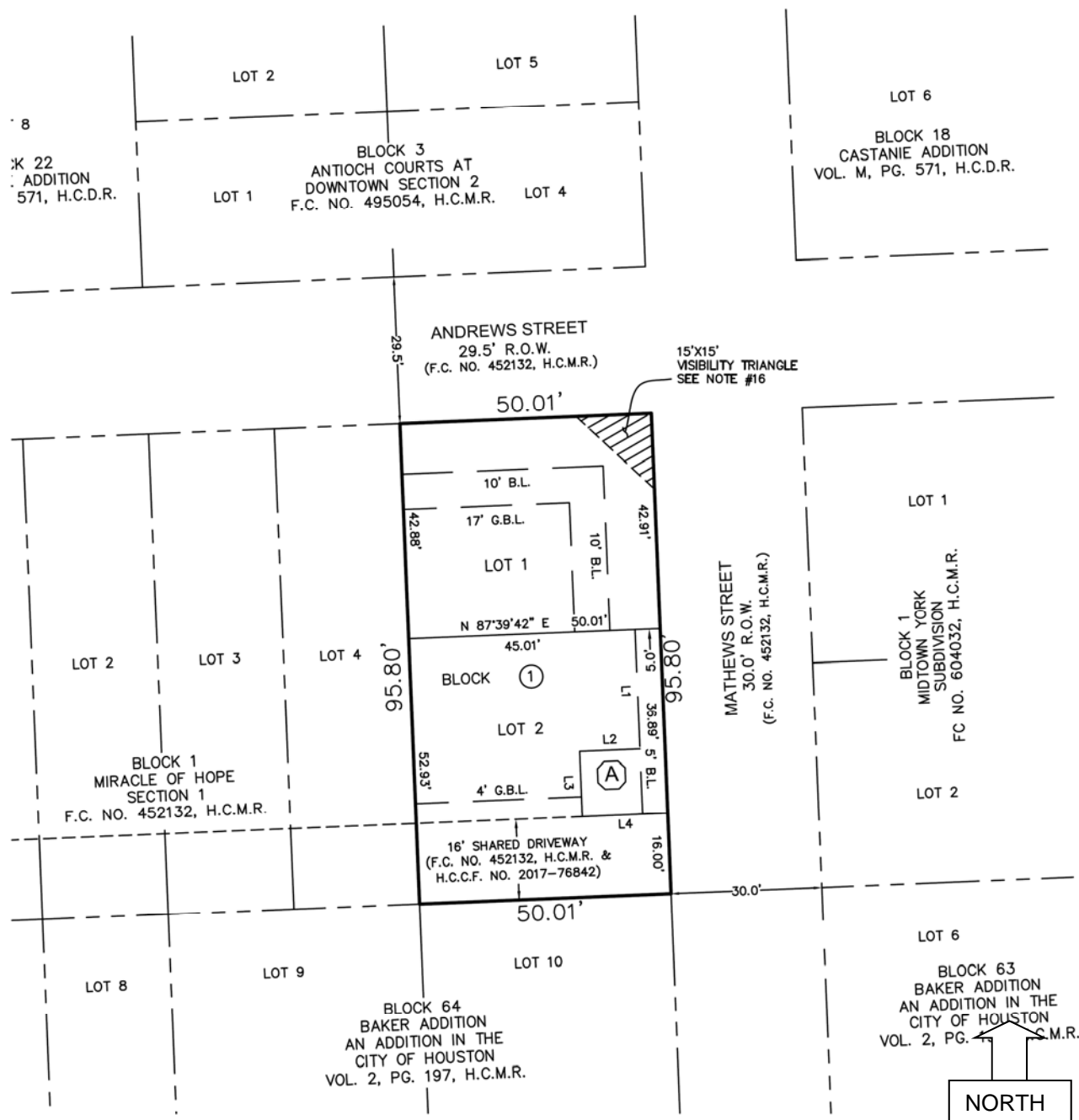
ITEM: 92

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Miracle of Hope Sec 1 partial replat no 1 and extension (DEF 1)

Applicant: Windrose



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

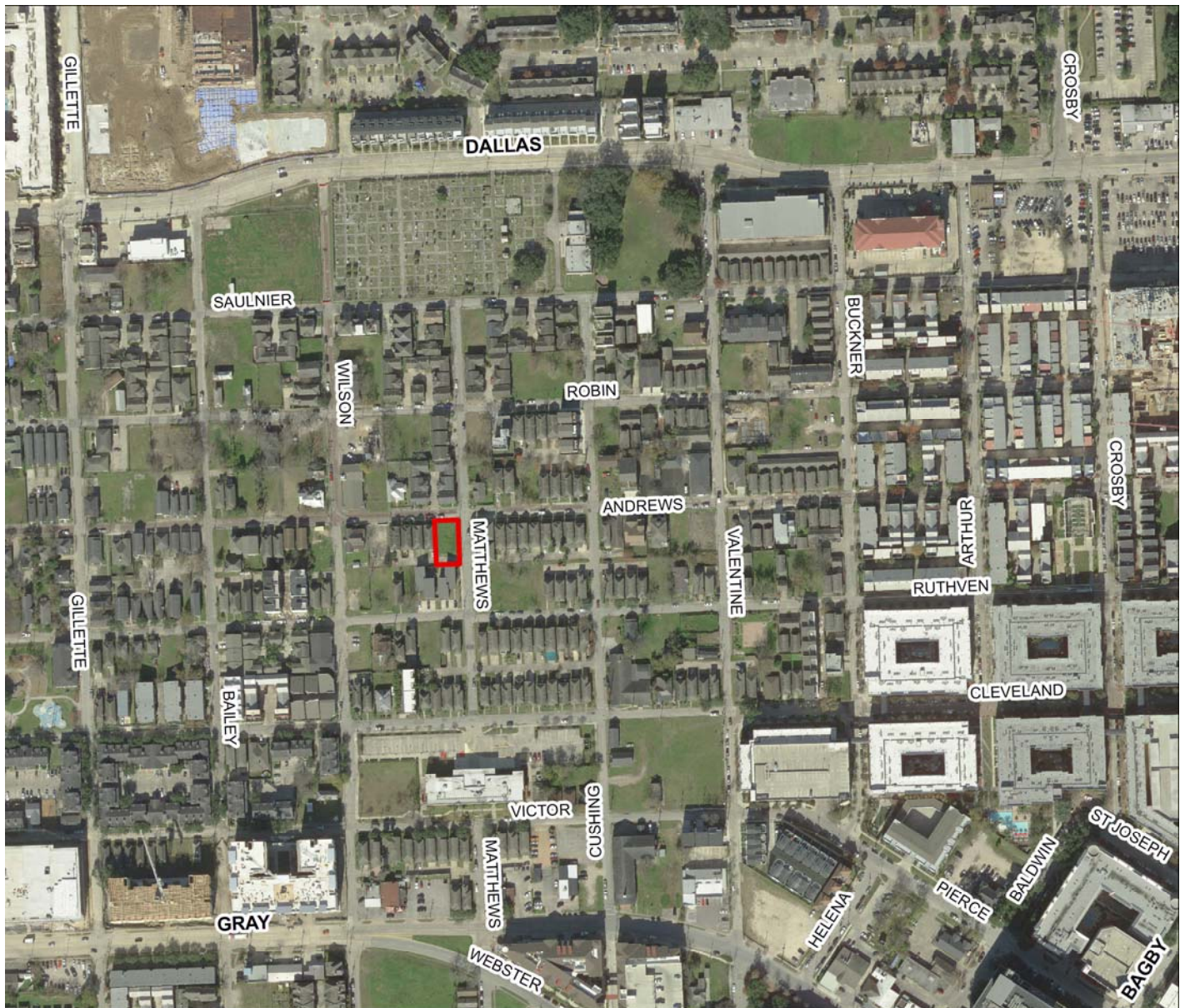
ITEM: 92

Planning and Development Department

Meeting Date: 07/13/2017

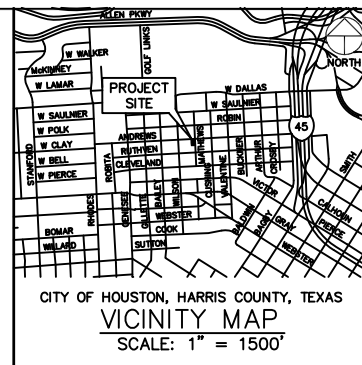
Subdivision Name: Miracle of Hope Sec 1 partial replat no 1 and extension(DEF1)

Applicant: Windrose

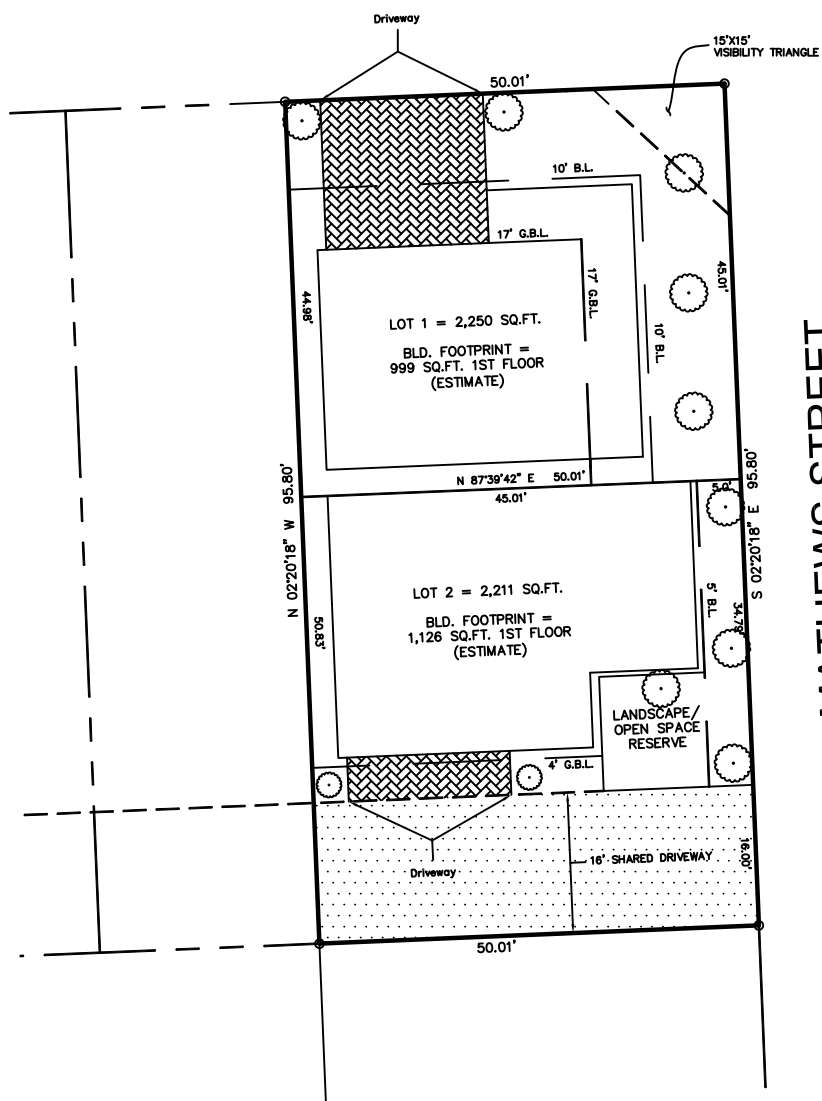


C – Public Hearings with Variance

Aerial



MATHEWS STREET



SITE PLAN
MIRACLE OF HOPE SEC 1
PARTIAL REPLAT NO 1
AND EXTENSION

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



Application Number: 2017-0779

Plat Name: Miracle of Hope Sec 1 partial replat no 1 and extension

Applicant: Windrose

Date Submitted: 05/01/2017

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

Specific Variance is being sought and extent of variance:

The applicant requests a variance to replat an open space reserve into residential lots.

Chapter 42 Section: 193

Chapter 42 Reference:

Sec. 42-193(c)(1)(4) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below. (4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

Statement of Facts

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

The subject property is 0.1100 acres located on the southwest corner of Andrews Street and Mathews Street. The proposed plat is a partial replat of MIRACLE OF HOPE SECTION 1, which was recorded in 2000. The original subdivision developer did not dedicate this open space reserve to meet Chapter 42 requirements, as the ability to reduce lot size was enabled through the use of the 60-percent lot coverage regulations. The current applicant, Mr. Paul Ocanas, purchased the open space reserve with the expressed intent of reconfiguring it in to adjacent single-family lots that he also purchased. The City's ordinance currently denies replatting of open space reserves into residential lots. However, as the open space reserve in question is not required to meet Chapter 42 requirements and is not prohibited from conversion into single-family lots by privately held deed restrictions, the variance is necessary and justified in order to preserve the applicant's right to reasonable use of the land. Currently neither of the proposed lots has been sold by Mr. Ocanas, so there is no expectation on the part of current property owners to maintain the open space reserve for any purpose other than a shared driveway. The shared drive portion of the subject tract is also owned by Mr. Ocanas. and the subject tract has previously been platted, but not occupied, nor have the proposed lots been sold. The subject tract is currently an unimproved lot, and future construction of the proposed single-family dwellings will comply with Chapter 42-193(c)(2)(1)(2) May be amended to permit single-family residential use of that property only if 1) The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or 2) The property abuts a major thoroughfare. In addition to the Public Hearing, legal notice in the Houston Chronicle, and mailed notification to property owners in the area, Mr. Ocanas will send certified letters to each of the homeowners that take access from the shared driveway requesting their acceptance and support of the proposed development. Mr. Ocanas plans on making every good faith effort to address any concerns held by local homeowners.

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

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

The circumstances supporting the granting of the variance are a result of a technicality in the ordinance that inappropriately restricts the ability of a property owner to replat open space reserves into single-family lots. The proposed development will abide by all other provisions of the City's Code of Ordinances.

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

The applicant's new subdivision will continue to adhere to 60% lot coverage model, which is the standing model used in the original development. Because the applicant's request is reasonable, compatible with surrounding development, and does not violate any separately filed deed restrictions, the proposed development will meet the intent of the City's Subdivision Regulations. The result of the subdivision and subsequent development and construction of this vacant corner lot will ultimately be to turn a weedy, unmaintained eyesore in an aesthetically appealing structure that will increase the values on the properties of the local homeowners. Mr. Ocanas plans on living in one of the proposed townhomes, so he is personally invested in this proposed development. He plans on converting approximately 400 square feet of the 1600 square foot open space reserve into a small park-like amenity, replete with trees and benches.

(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 as it will simply create 2 more single-family residential lots. The development will have no impact on the surrounding development's traffic patterns, access to emergency services, or access to the public right-of-way. Further, the new lots will completely adhere to the health, safety and welfare requirements of Chapter 42. If Mr. Ocanas is disallowed to develop this property, it will become very likely that this lot will never be improved, to the detriment of the neighborhood.

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

The highest and best use for the property is to subdivide the open space reserve area into residential lots. The existing open-space reserve is not required to meet the conditions of Chapter 42 and the current and adjacent property owners no longer wish to utilize and maintain this unnecessary open space reserve. The new townhomes will be compatible with and complimentary to the immediate area and the City of Houston as a whole. The conditions that prevent the applicant from constructing viable single-family dwellings in harmony with surrounding single-family dwellings are not self-imposed and can only be mitigated by granting the requested variance.

Houston Planning Commission

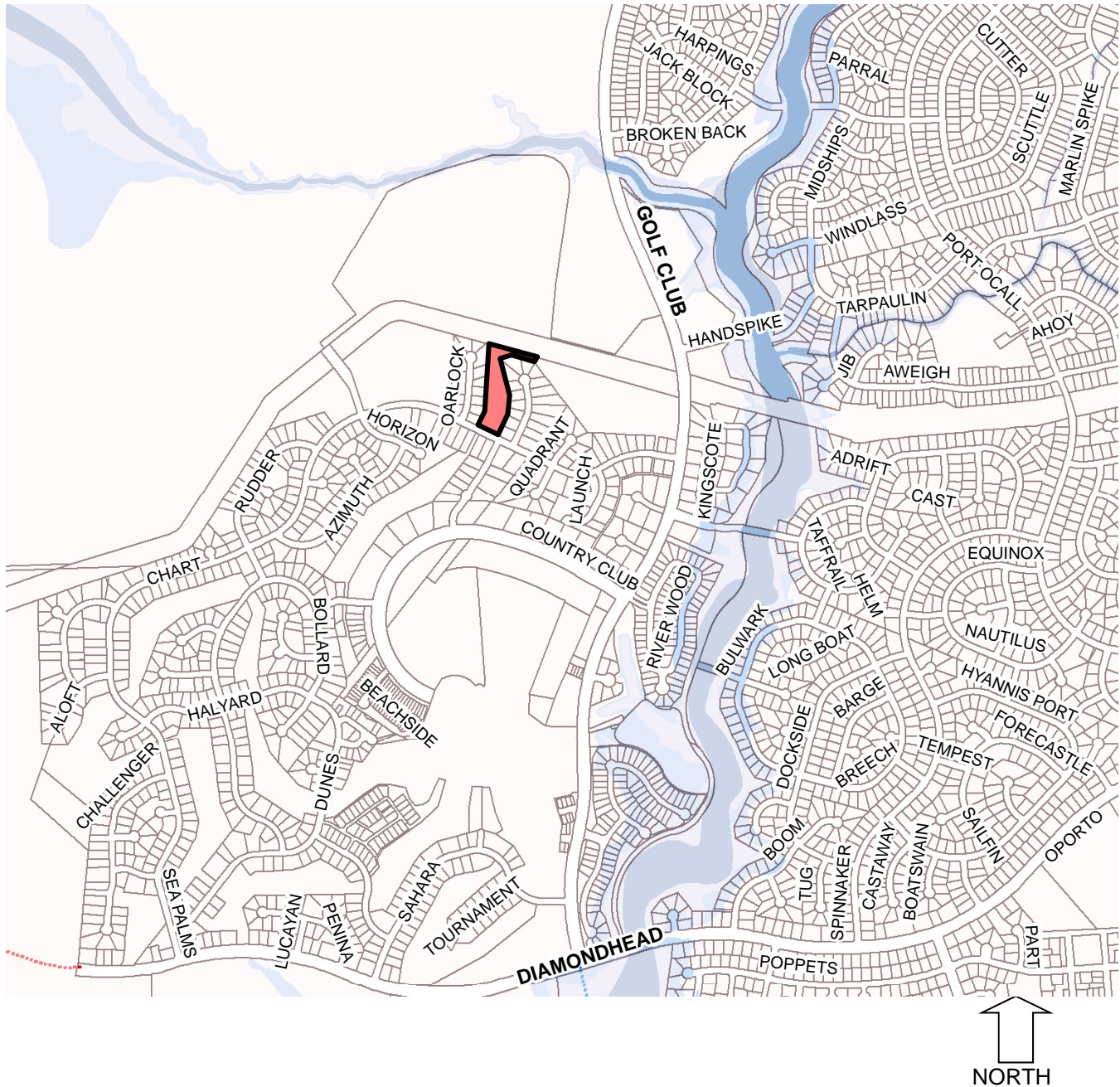
ITEM: 93

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Newport Sec 4 partial replat no 2

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

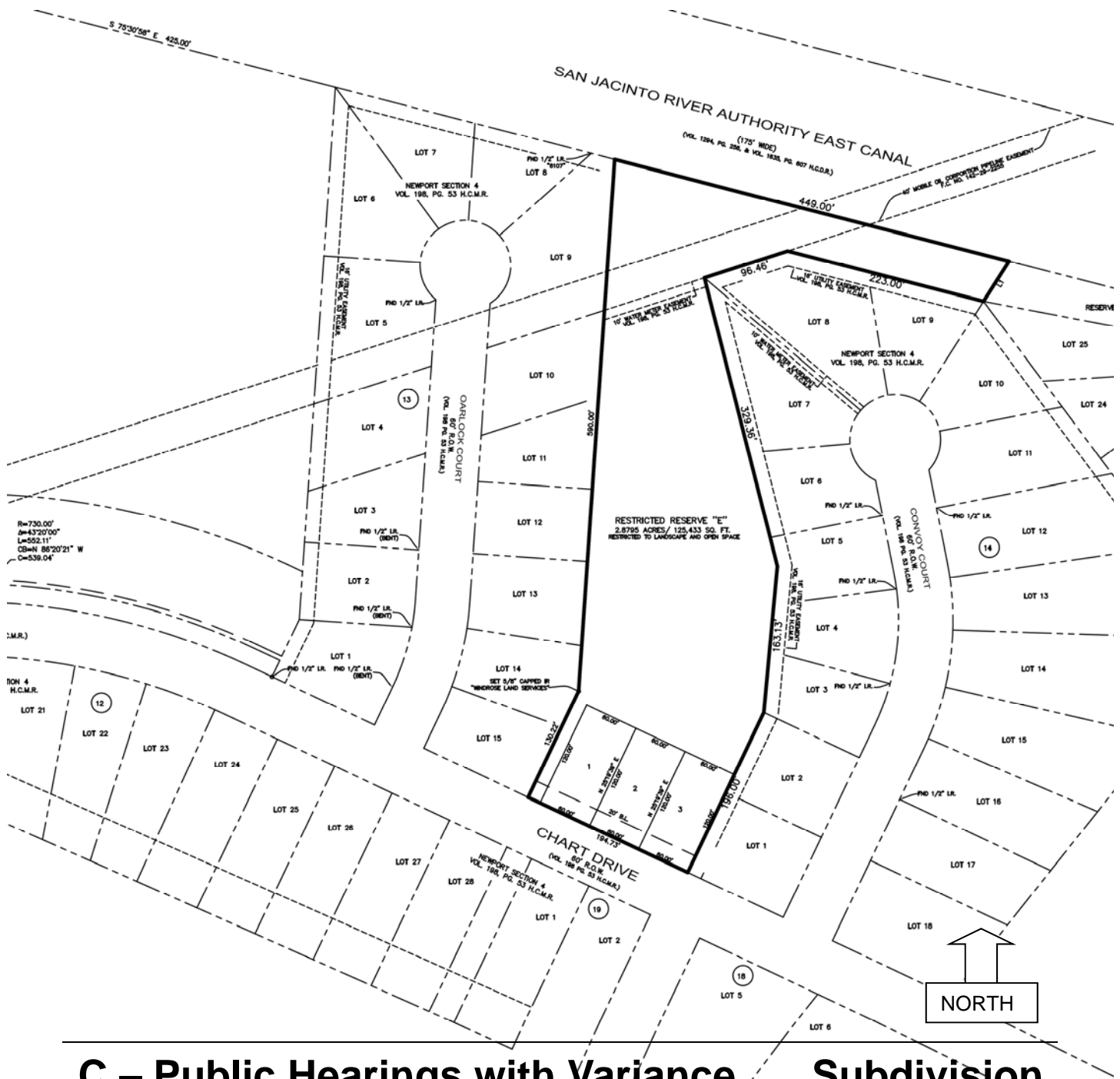
ITEM: 93

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Newport Sec 4 partial replat no 2

Applicant: Windrose



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

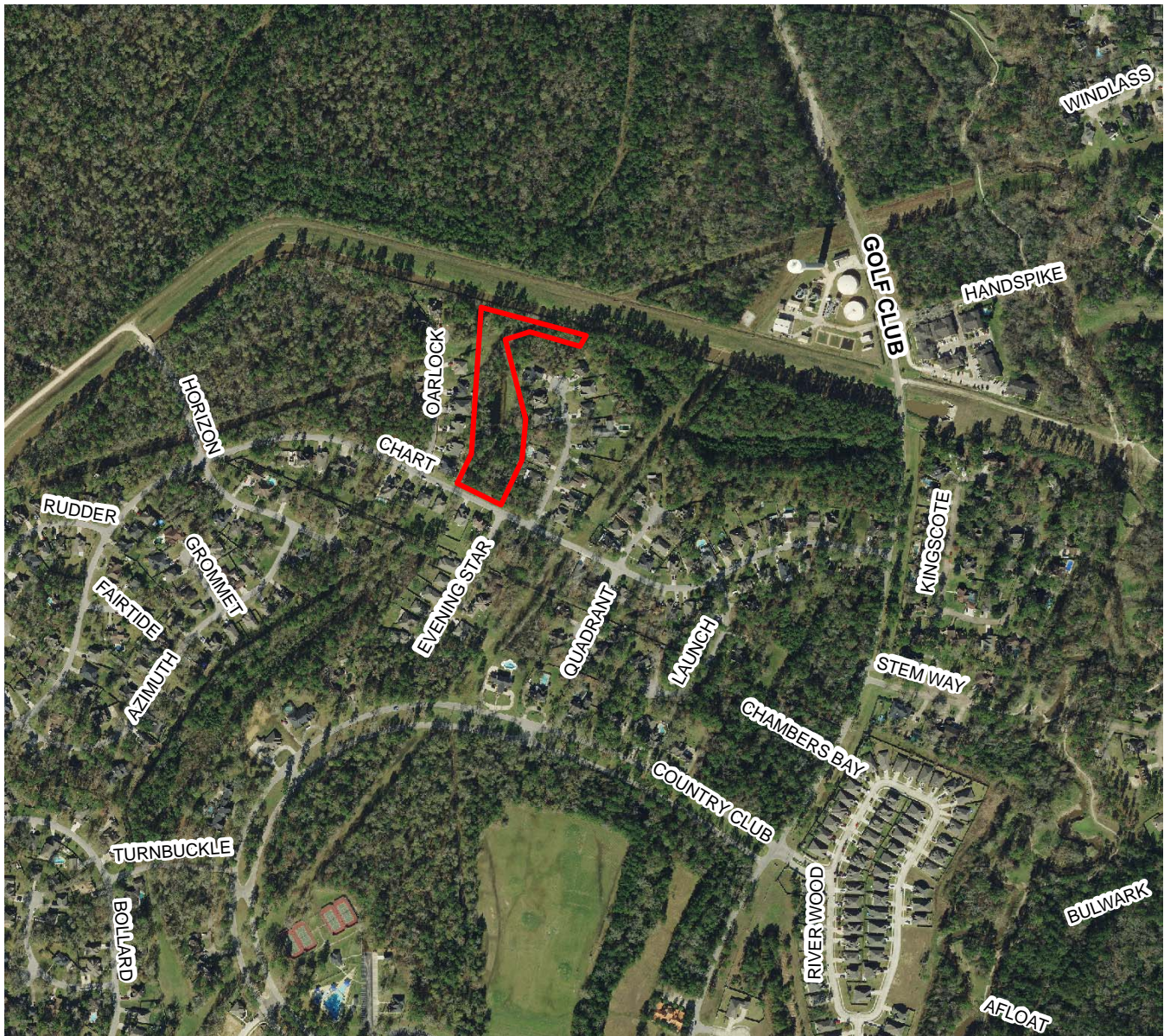
ITEM: 93

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Newport Sec 4 partial replat no 2

Applicant: Windrose



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 94

ITEM: 94

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Newport Sec 4 partial replat no 3

Applicant: Windrose



C – Public Hearings

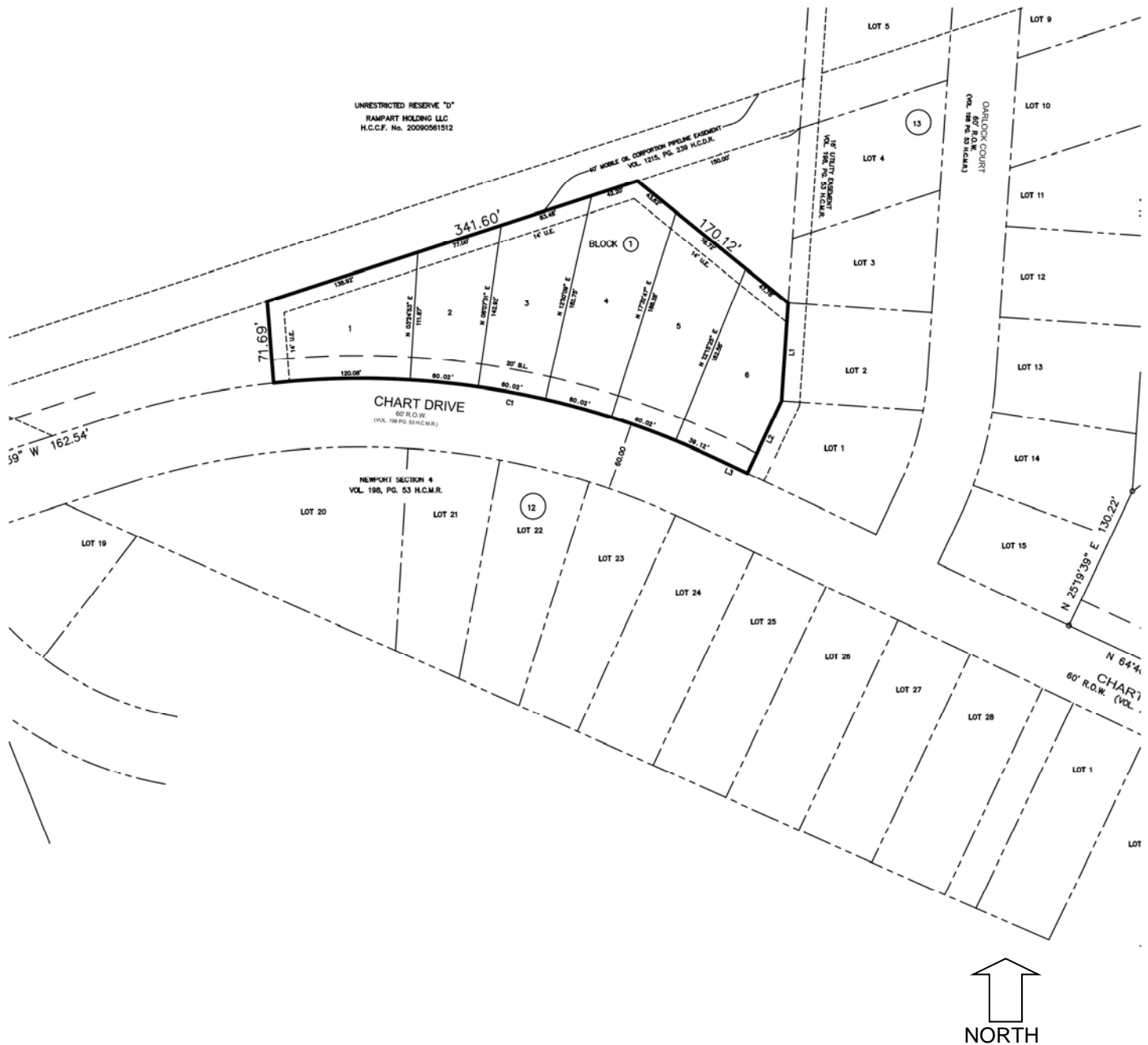
Site Location

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Newport Sec 4 partial replat no 3

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission

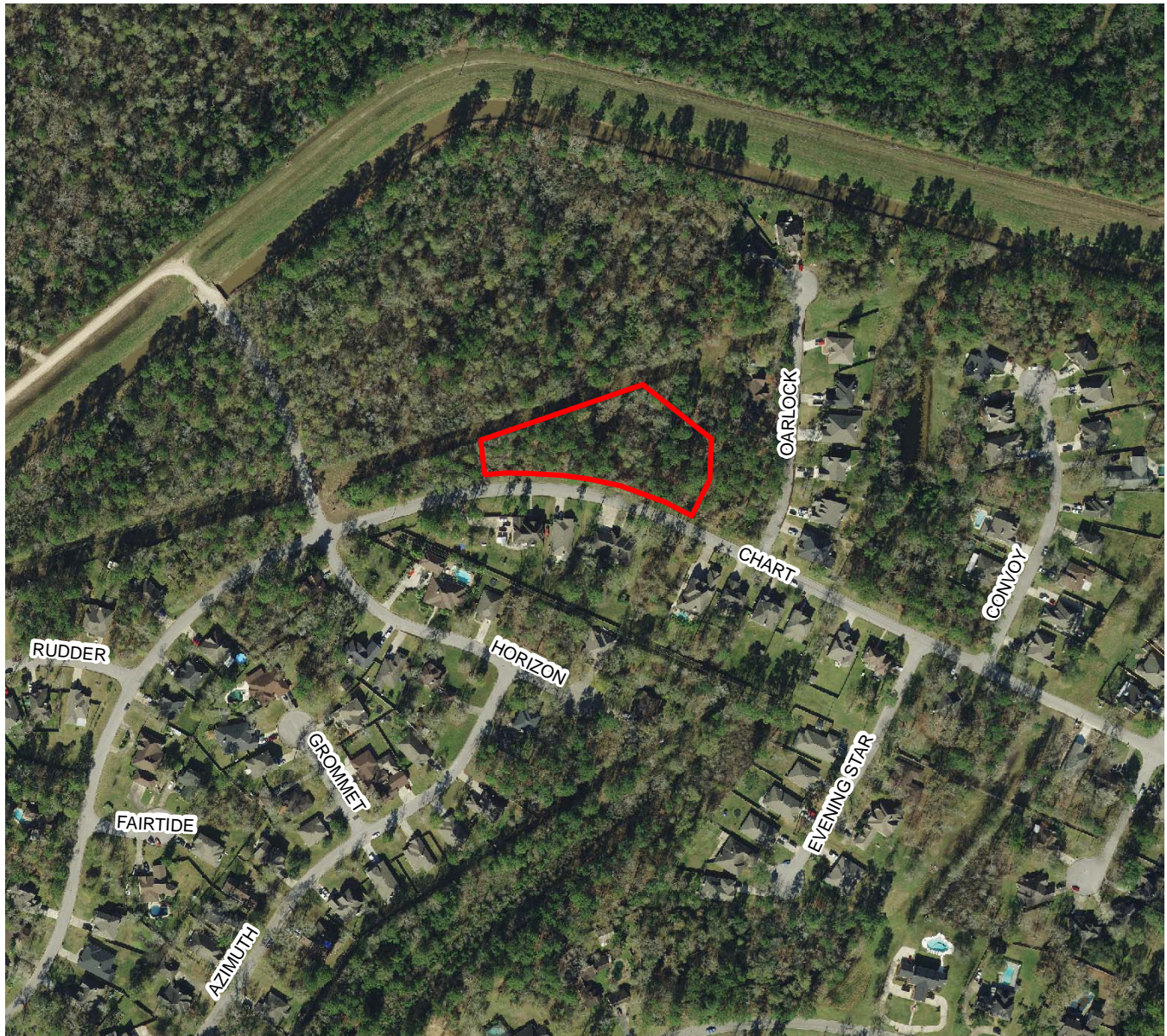
ITEM: 94

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Newport Sec 4 partial replat no 3

Applicant: Windrose



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: North Norhill partial replat no 2

Applicant: M2L Associates, Inc.



C – Public Hearings With Variance Site Location

Houston Planning Commission

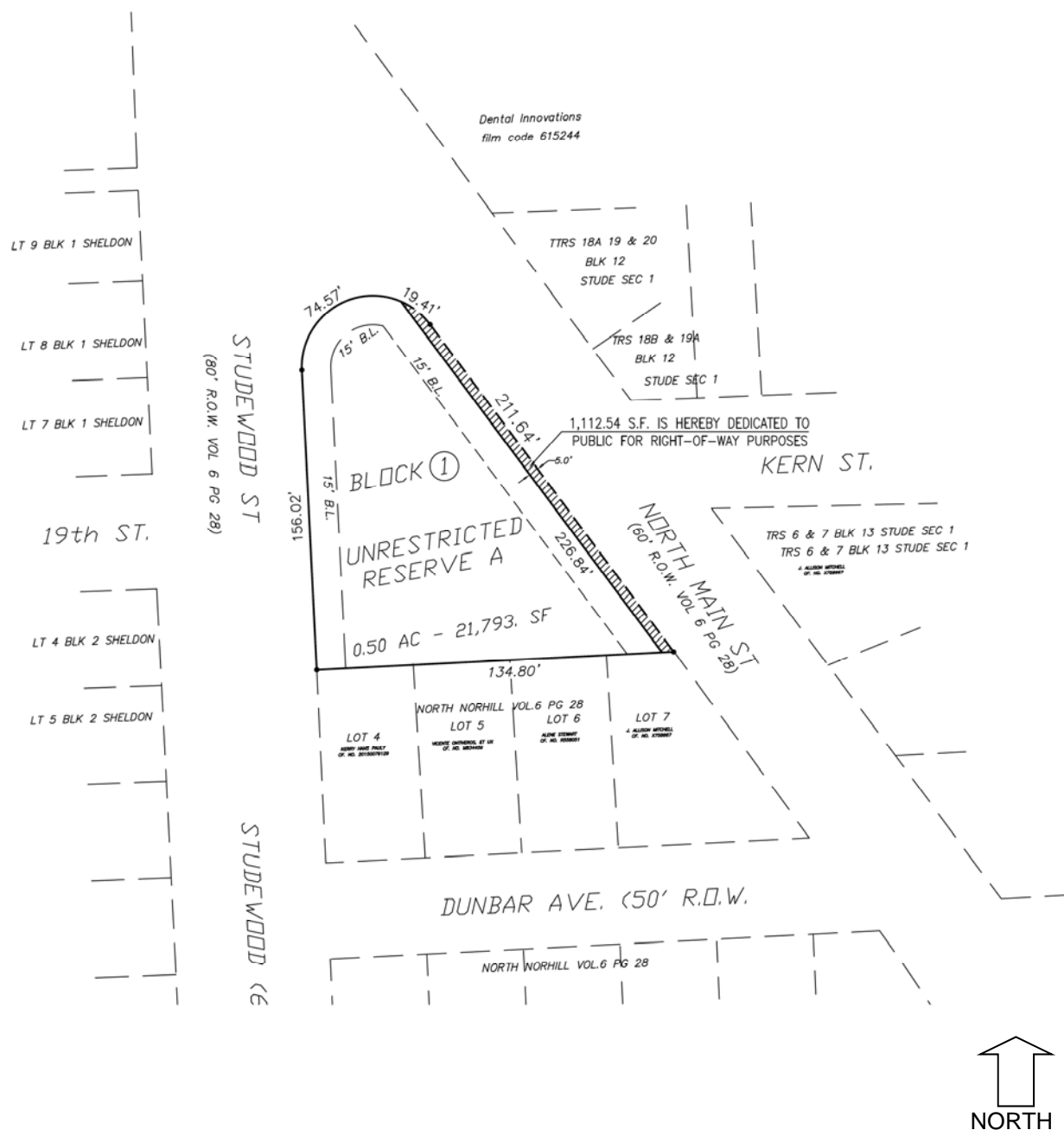
ITEM: 95

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: North Norhill partial replat no 2

Applicant: M2L Associates, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

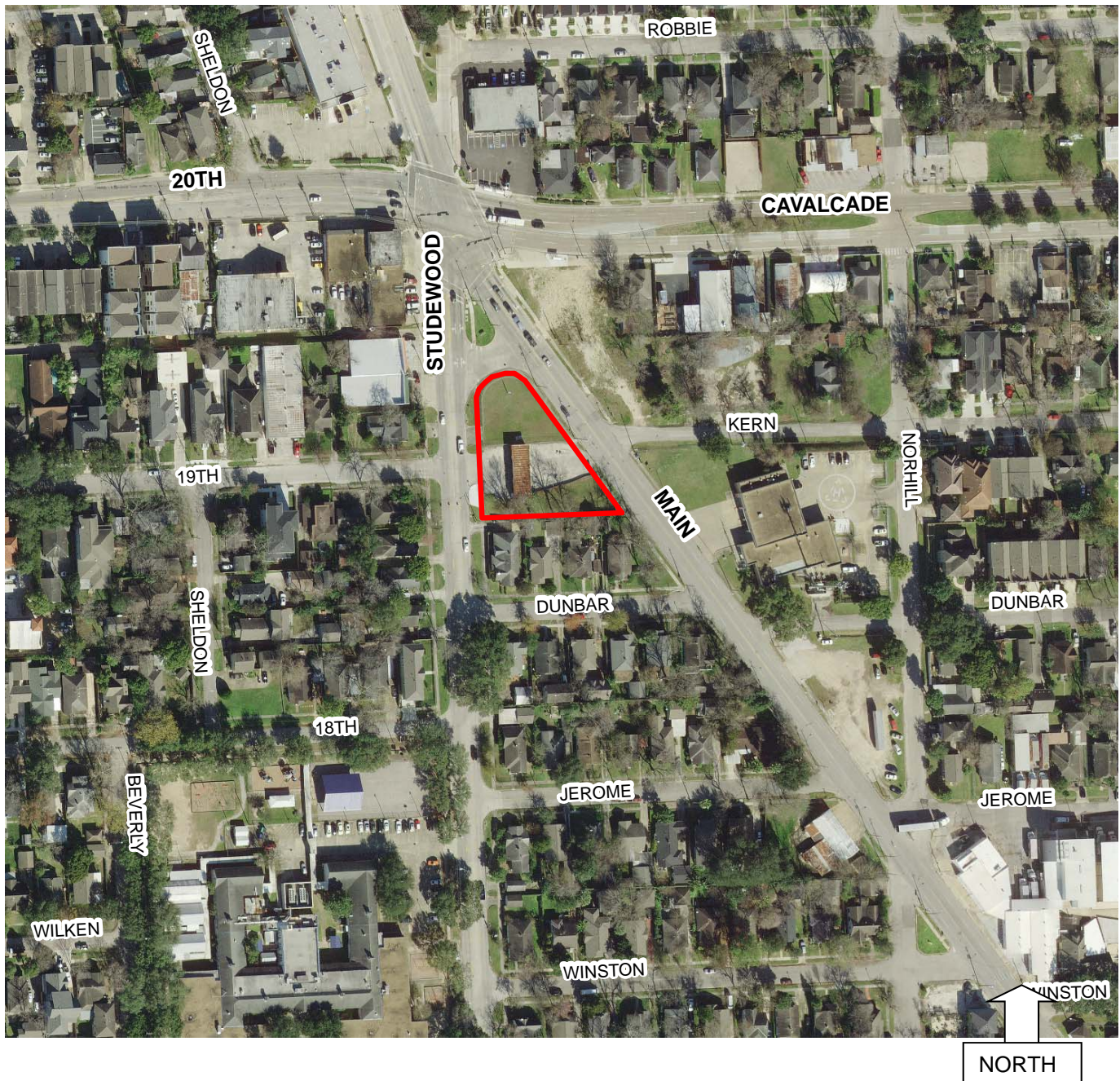
ITEM: 95

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: North Norhill partial replat no 2

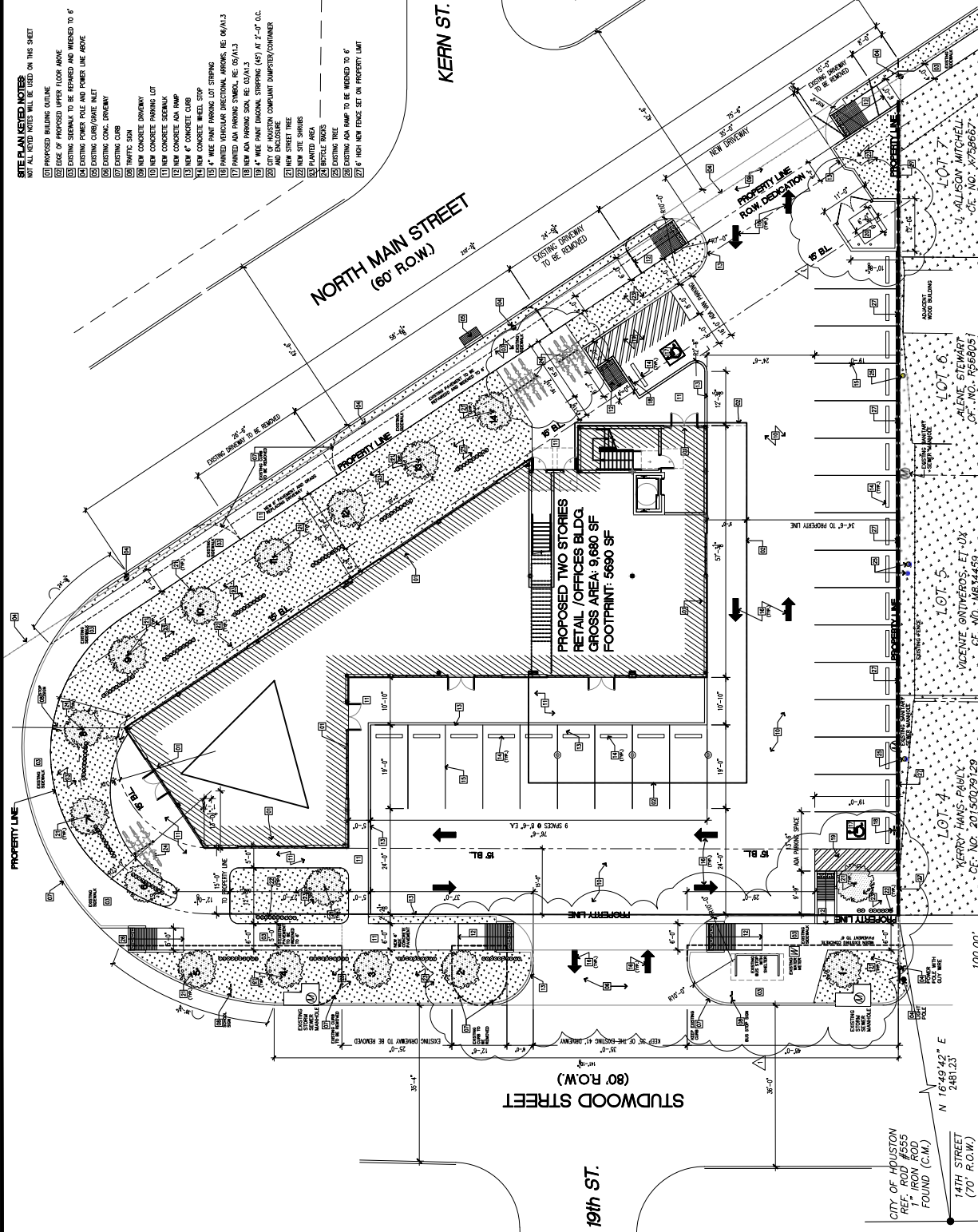
Applicant: M2L Associates, Inc.



C – Public Hearings with Variance

Aerial

A.001.0





PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2017-0969

Plat Name: North Norhill partial replat no 2

Applicant: M2L Associates, Inc.

Date Submitted: 05/30/2017

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

Specific Variance is being sought and extent of variance:

To provide 15 ft building line on N. Main (a major thoroughfare planned r.o.w width 70') and 15 ft building line on Studewood (a major thoroughfare planned r.o.w width 80') instead of 25 ft building line.

Chapter 42 Section: 152

Chapter 42 Reference:

Building line requirement along major thoroughfares

Statement of Facts

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

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

The proposed replat is to create one unrestricted reserve from lots 1, 2, and 3, Block 101 of the North Norhill Subdivision. The site is currently vacant but was previously a self service car wash. The configuration of this parcel is triangular with N. Main (a major thoroughfare planned r.o.w width 70') and Studewood (a major thoroughfare planned r.o.w. width 80') intersecting at the north corner of the property and it backs to residential. Studewood is currently an 80' r.o.w. but N. Main is only 60' r.o.w. therefore an additional 5 feet of right of way will be dedicated with this plat for N. Main. The 25' building line on this triangular shaped lot would push the retail building back on the site to the residential lots. The proposed 15' building lines allows for the retail to be farther to the north and provide a more urban walkable center for the neighborhood

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

Though the site is in an urban area on Major thoroughfares with planned right of way wide of 80 feet or less, the unique configuration of the triangular site bordered by two major thoroughfares creates the hardship on the site and limits the ability to provide the required parking outside the 15ft building line per performance standards. Both North Norhill District has reviewed and approved and HACH has issued a Certificate of Appropriateness (C.O.A) on the proposed site plan with 15ft building line on each right of way and parking to the back of the property and Studewood side of the property.

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

The general purpose of providing a neighborhood retail with more walkable frontage and opportunity for exterior seating is achieved with the 15' Building line proposed just as the City intended with 15 building line option on urban area on Major thoroughfares with planned right of way wide of 80 feet or less. Both North Norhill District and HACH have reviewed and approved the proposed site plan with 15ft building line on each right of way and parking to the back and Studewood side of the property. HACH has issued a Certificate of Appropriateness (C.O.A)

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

The proposed development will not be injurious to the public health, safety and welfare. The configuration and proposed building lines will not impede visibility. The visibility triangle at the intersection of Studewood and N. Main is met outside the boundary of this plat.

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

The existing configuration of this property and the intent to provide a neighborhood retail that provides allows for the retail to be farther to the north and provide a more urban walkable center for the neighborhood.

Houston Planning Commission ITEM: 96

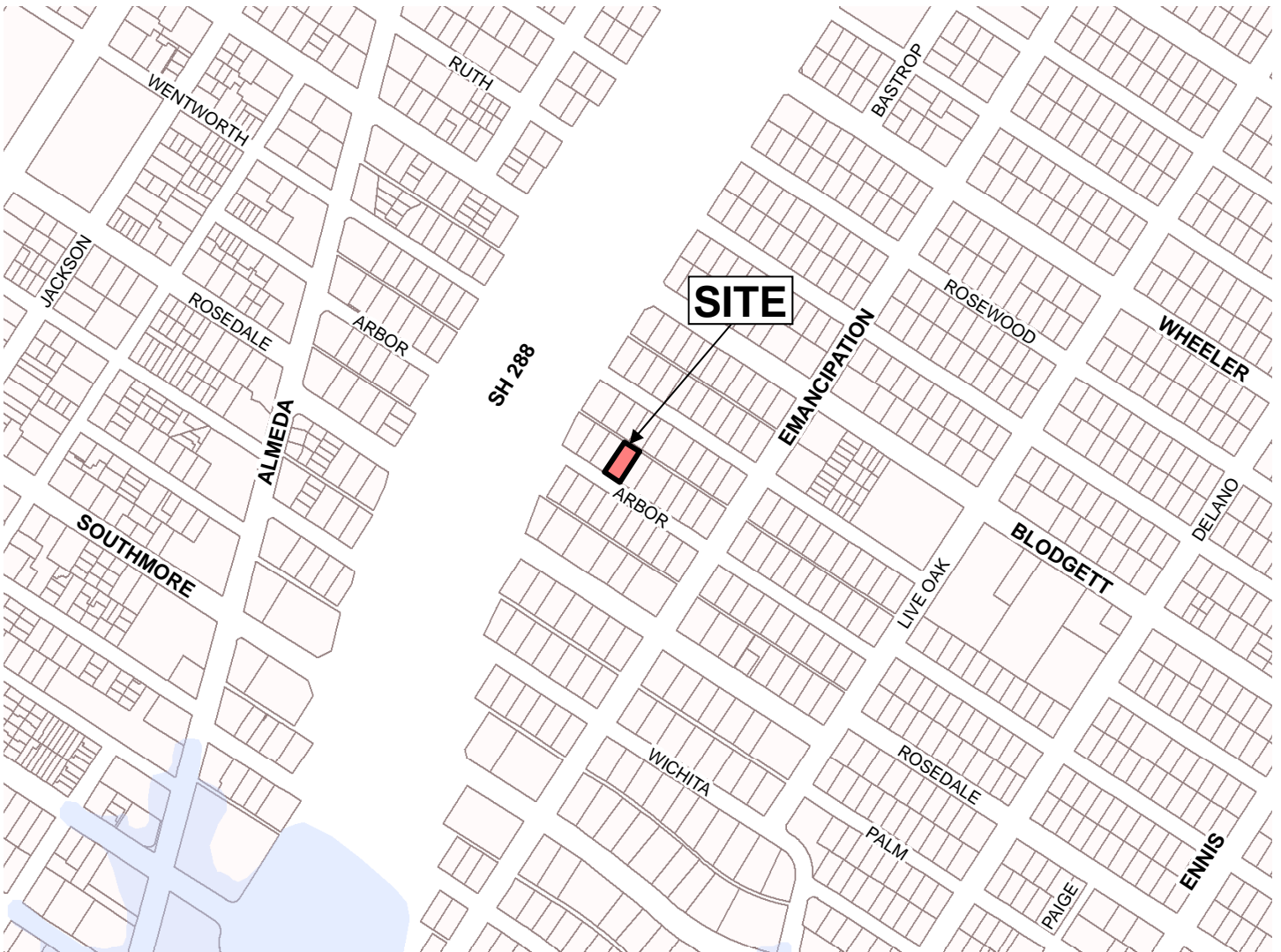
ITEM: 96

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Riverside Terrace Sec 1 partial replat no 4

Applicant: Gruller Surveying



C – Public Hearings

Site Location

Houston Planning Commission

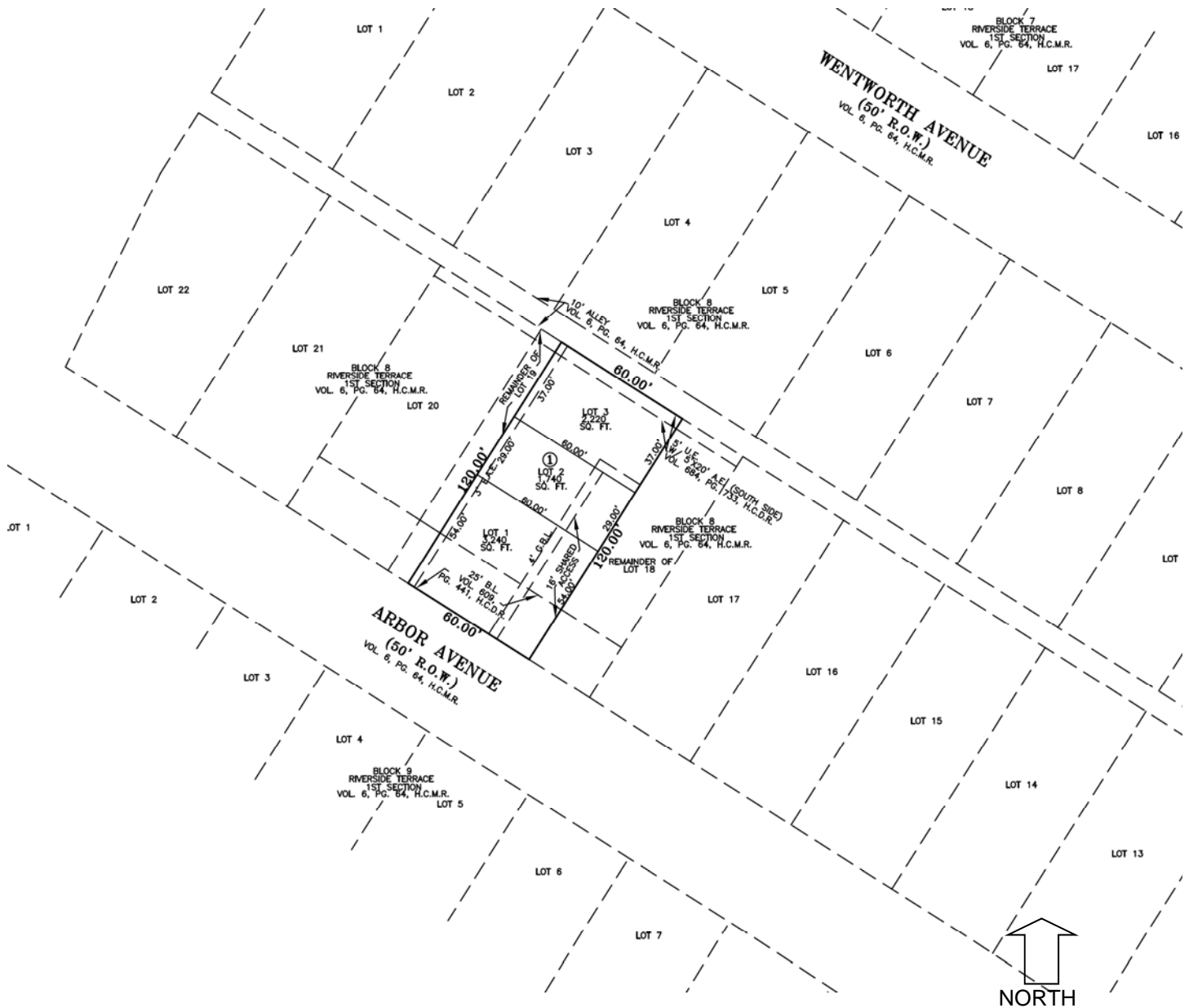
ITEM: 96

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Riverside Terrace Sec 1 partial replat no 4

Applicant: Gruller Surveying



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Riverside Terrace Sec 1 partial replat no 4

Applicant: Gruller Surveying



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Spring Oaks Replat no 1 partial replat no 4

Applicant: McHugh Homes



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

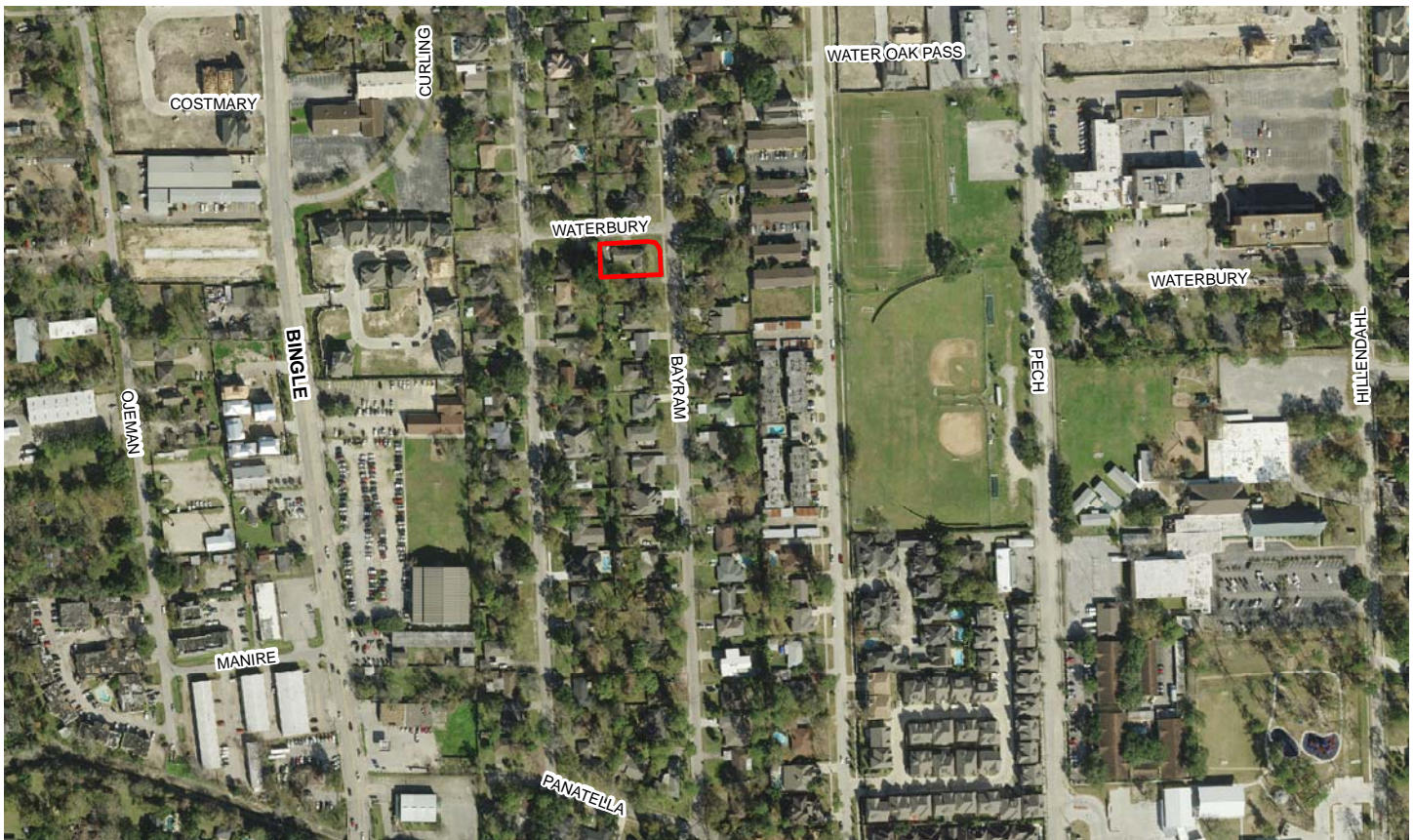
ITEM: 97

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Spring Oaks Replat no 1 partial replat no 4

Applicant: McHugh Homes



C – Public Hearings

Aerial

Houston Planning Commission

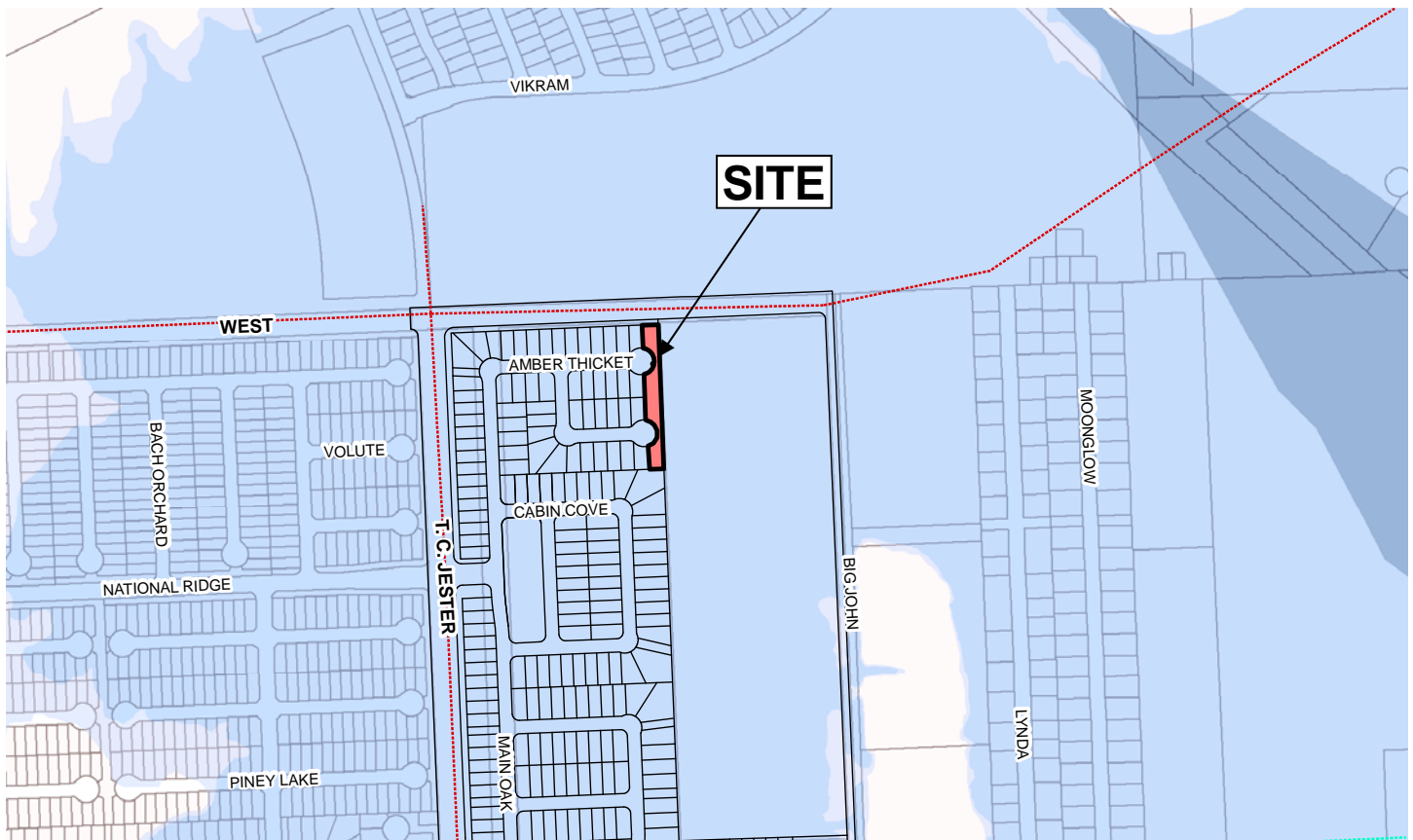
ITEM: 98

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Westview Landing Sec 1 partial replat no 1

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



C – Public Hearings

Site Location

Houston Planning Commission

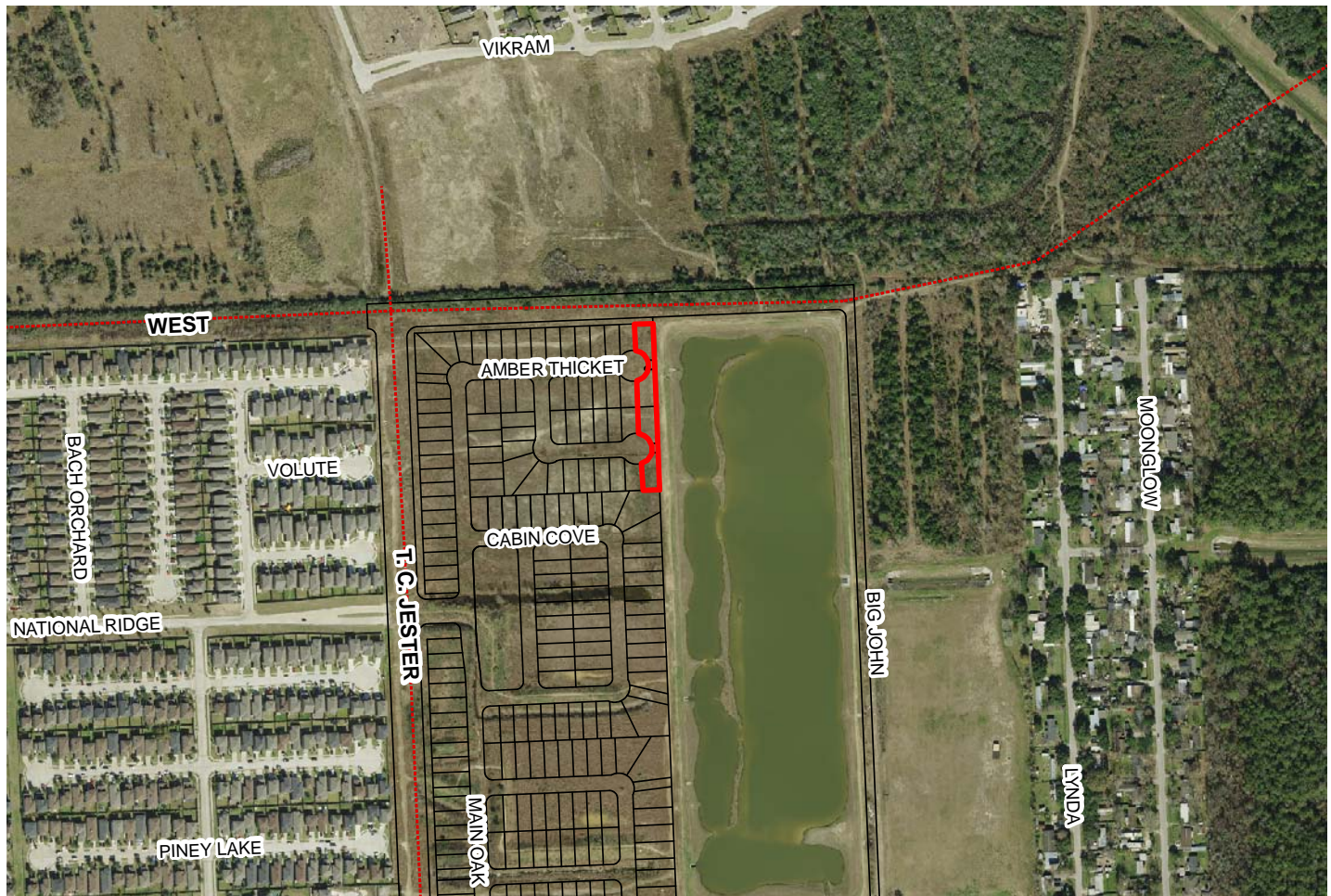
ITEM: 98

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Westview Landing Sec 1 partial replat no 1

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



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 99

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Logan Heights

Applicant: Karen Rose Engineering and Surveying



D – Variances

Site Location

Houston Planning Commission

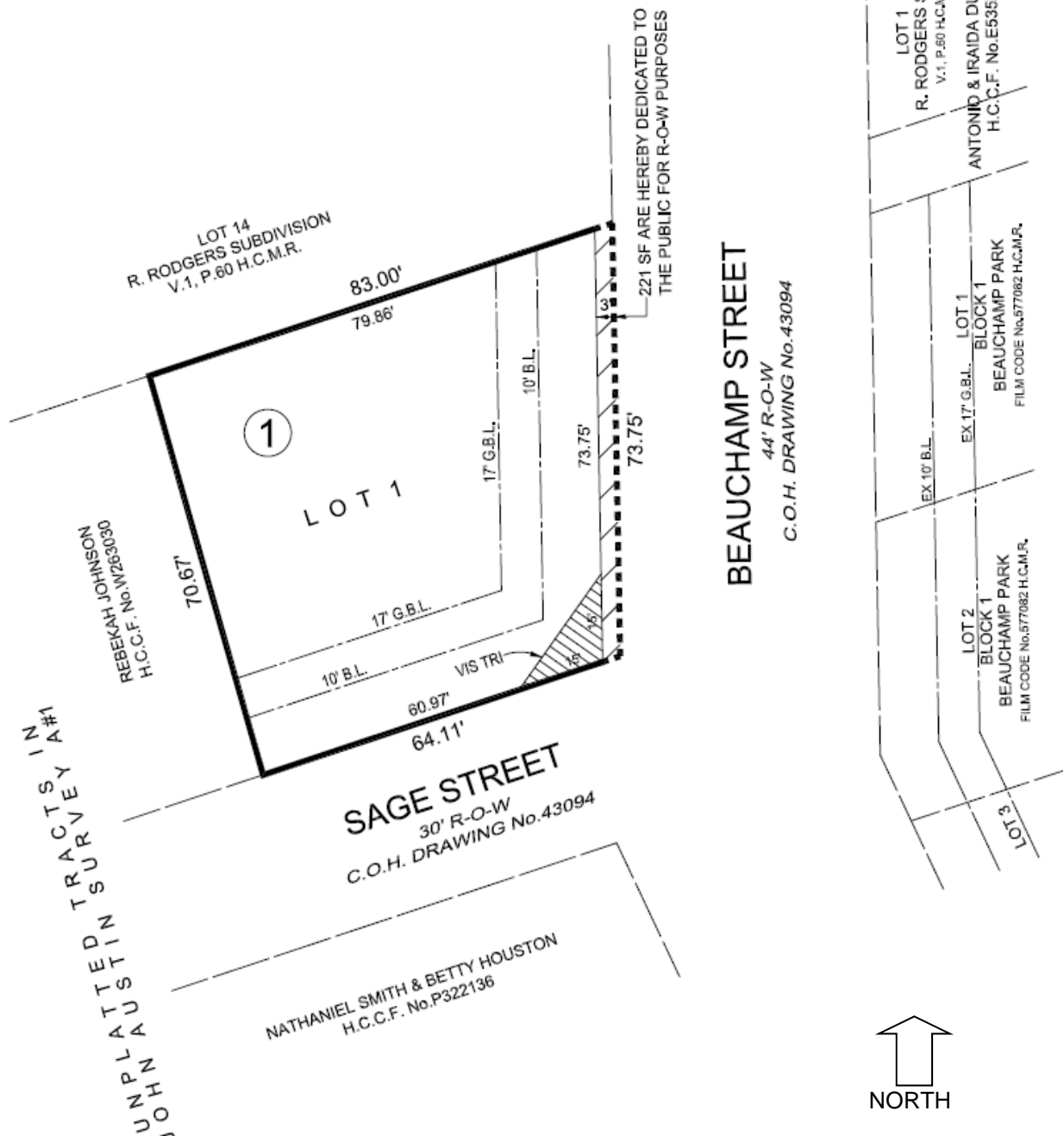
ITEM: 99

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Logan Heights

Applicant: Karen Rose Engineering and Surveying



D – Variances

Subdivision

Houston Planning Commission

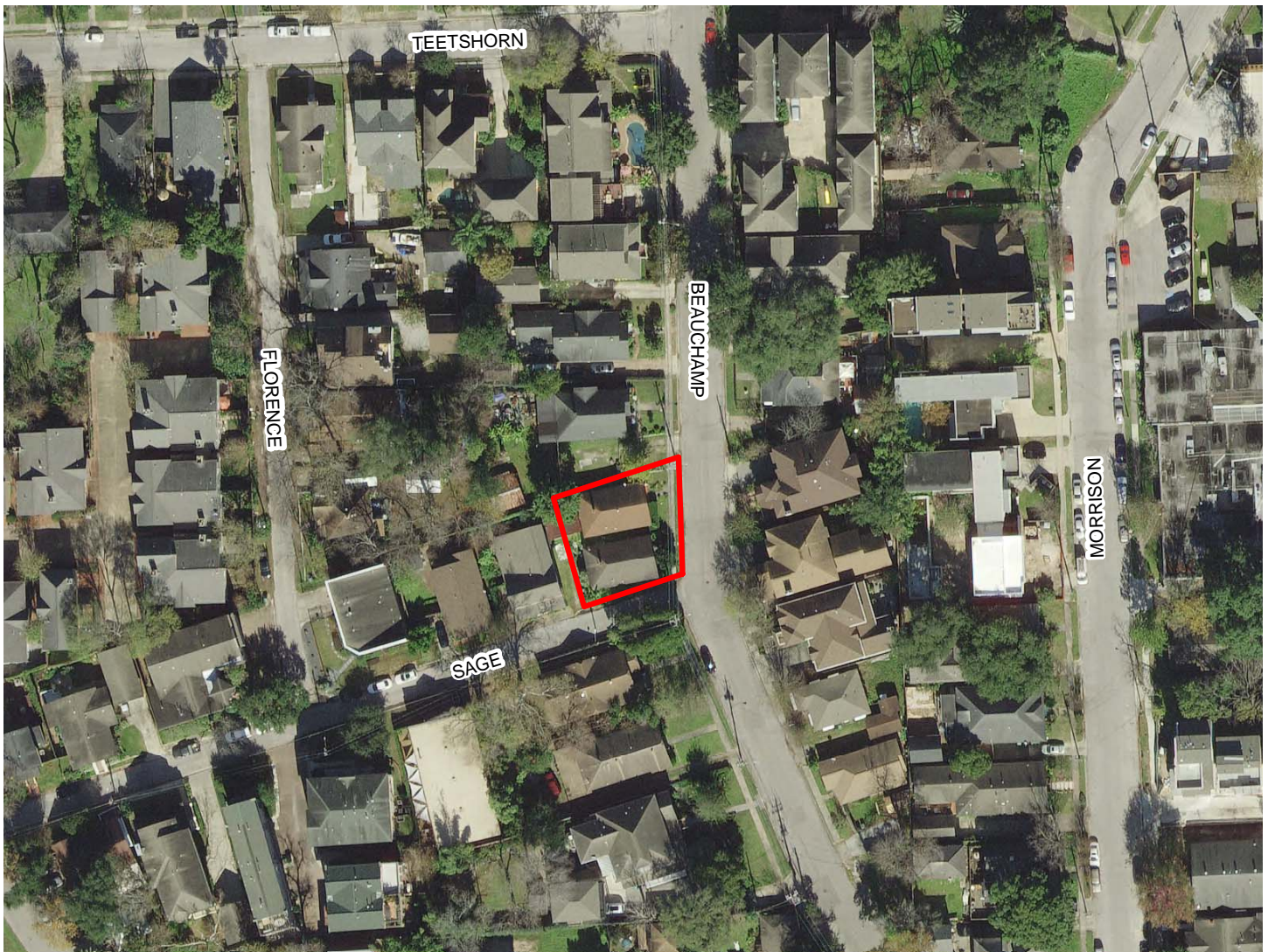
ITEM: 99

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Logan Heights

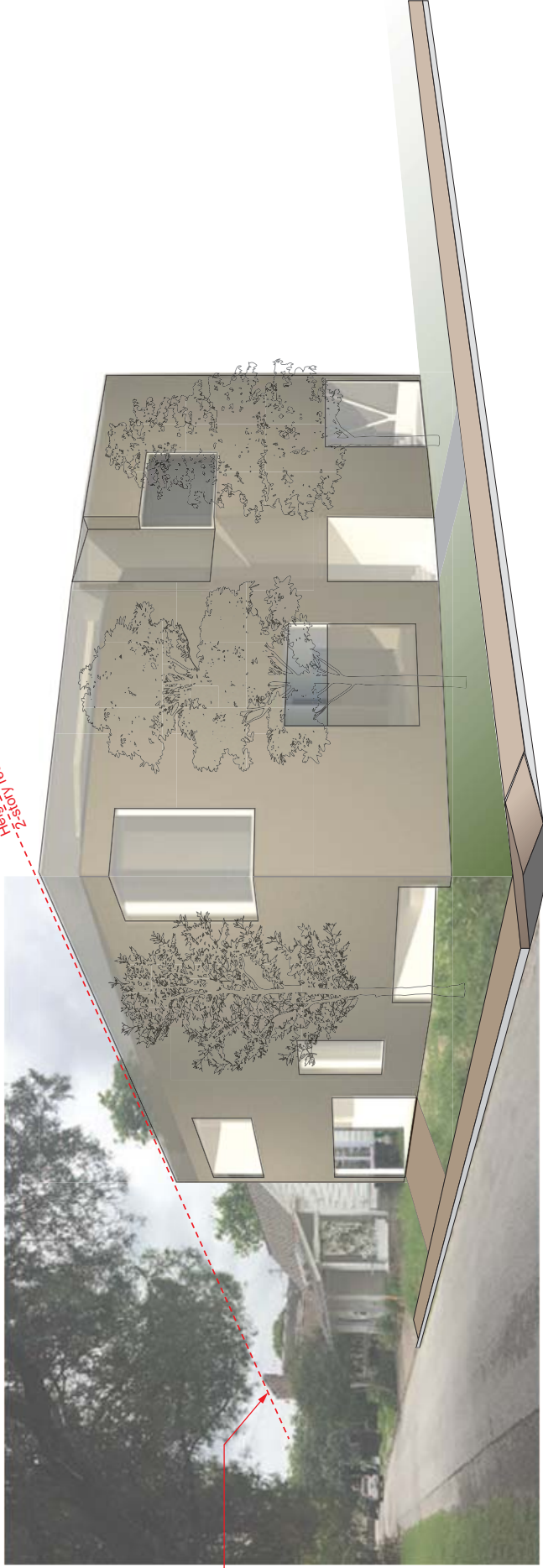
Applicant: Karen Rose Engineering and Surveying



D – Variances

Aerial





Existing 2-Story
Residence

Height will match the scale of surrounding
2-story residences



Application Number: 2017-1068

Plat Name: Logan Heights

Applicant: Karen Rose Engineering and Surveying

Date Submitted: 06/23/2017

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

Specific Variance is being sought and extent of variance:

We are seeking a variance not to have to dedicate half of the additional right-of-way required along Sage Street to change it from a 30-foot right-of-way to a 50-foot right-of-way street.

Chapter 42 Section: 122

Chapter 42 Reference:

Right-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of the Code: Local streets - (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 if adjacent to any other development.

Statement of Facts

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

The property is located on the corner of Beauchamp Street and Sage Street. The planned residence will front onto Beauchamp Street, where the lot will be in compliance with the 50 foot right-of-way by dedicating an additional 3 feet of right-of-way width. However, if the lot were to also comply with the 50 foot right-of-way on Sage Street, this will deprive the owner of the ability to build on a significant portion of their land, rendering the design for the residence unbuildable.

(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 property was originally (circa 1900) part of a large tract of land; all the subsequent properties that were developed out of that tract continue to adhere to the 30-foot right-of-way along Sage Street. This is the first property along Sage Street to be redeveloped under the current Chapter 42 minimum street width requirements. We are seeking a variance to plat our property consistent with all of the other neighboring properties along Sage Street. Sage Street is a minor local street; it is one block long, approximately 450 feet in length.

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

The intent and general purpose of the 50 foot right-of-way is to establish an area to widen the paving section, should the City of Houston need do so, based on changing circumstances. The right-of-way would allow the City to do so. The property is located on the corner of Beauchamp Street and Sage Street. The planned residence will front onto Beauchamp Street, where the right-of-way will be in compliance given the additional 3 feet being dedicated by this plat. Should Beauchamp Street need to be widened, the City would be able to do so. However, Sage Street is only 1 block long, with the majority of the existing residences located within what would be the 50-foot right-of-way; the only way to widen Sage Street would be to demolish most of the existing homes along this minor local street.

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

The variance being sought will allow the owner to have a residence that matches the right-of-way conditions that already exist along Sage Street. The owners will not be changing the character, safety, or scale of the existing street / neighborhood.

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

The owners are trying to match the precedent already set on Sage Street so as to not disturb the character of the existing neighborhood and not alter the existing scale of the street.

Houston Planning Commission

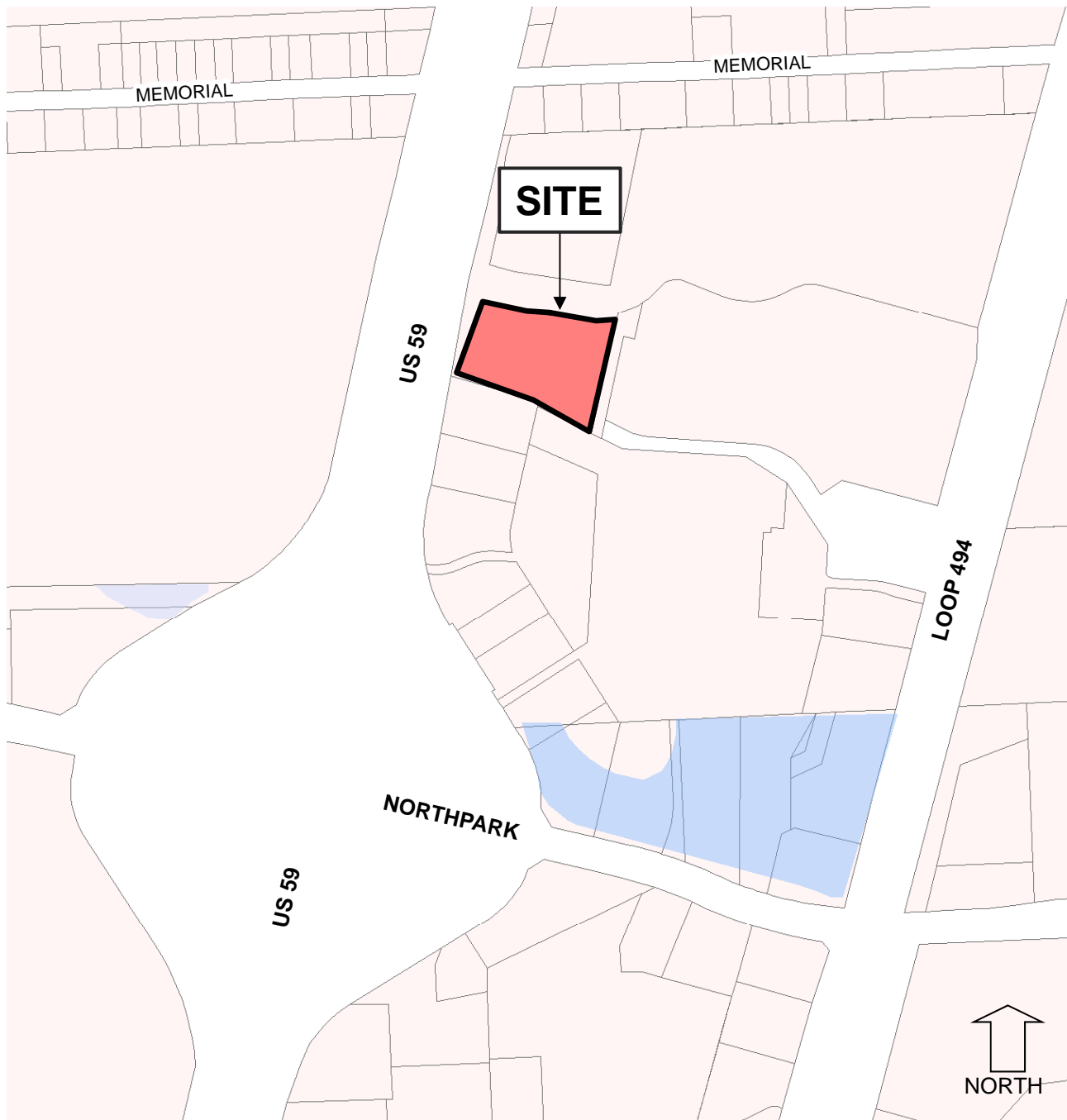
ITEM: 100

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Northpark Sec 1

Applicant: Owens Management Systems LLC



D – Variances

Site Location

Houston Planning Commission

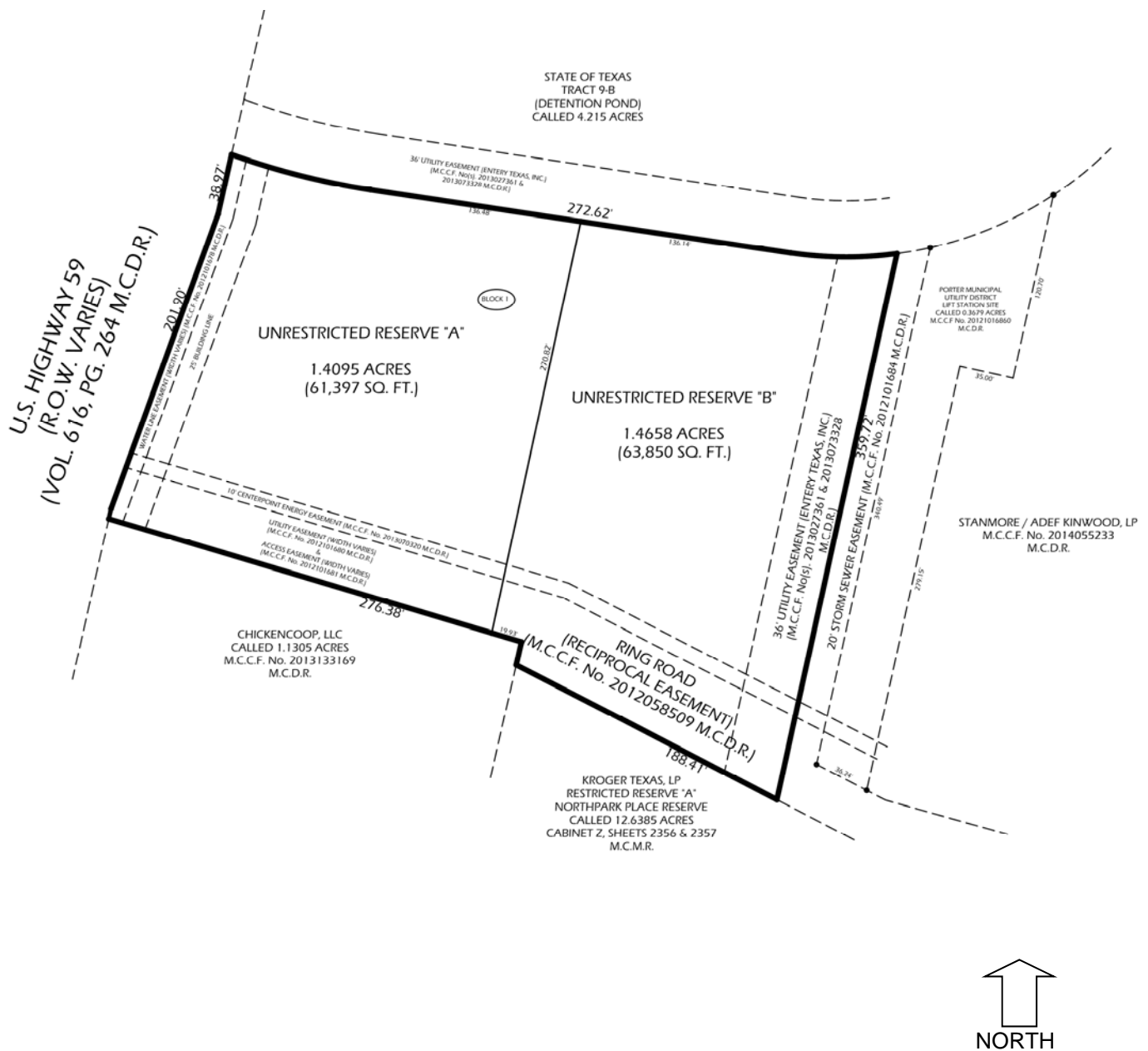
ITEM:100

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Northpark Sec 1

Applicant: Owens Management Systems LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM:100

Planning and Development Department

Meeting Date: 07/13/2017

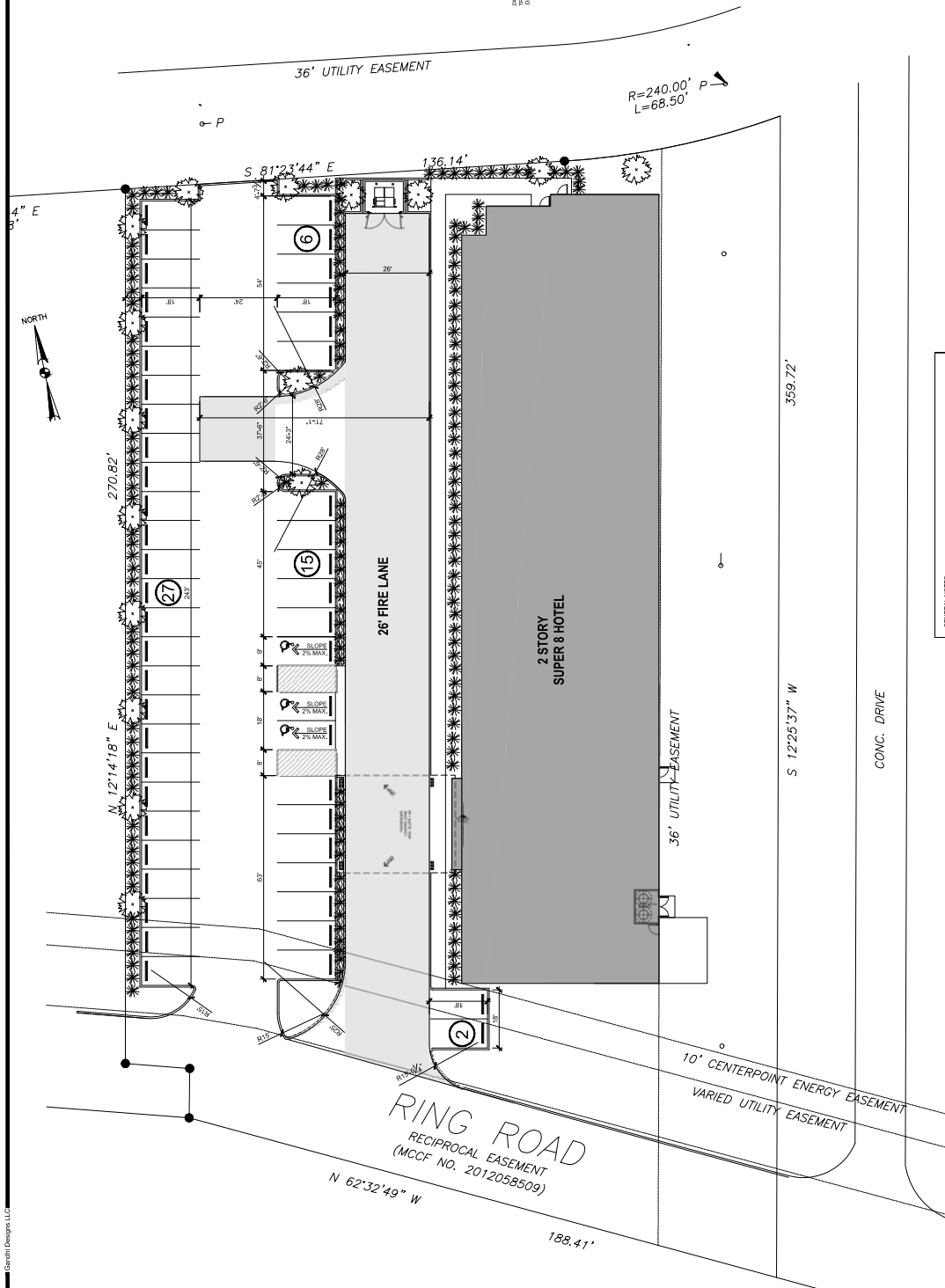
Subdivision Name: Northpark Sec 1

Applicant: Owens Management Systems LLC



D – Variances

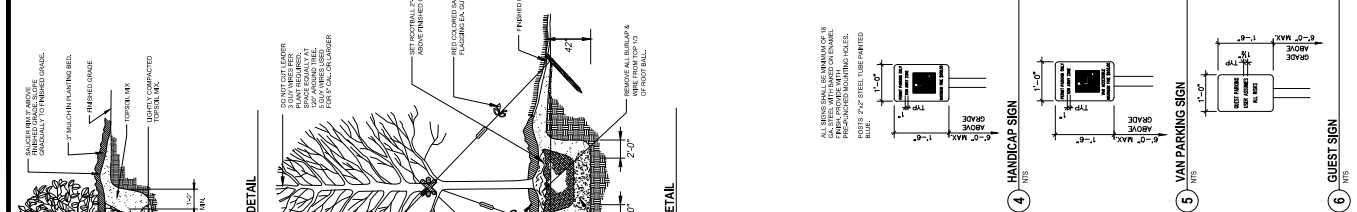
Aerial



1 FIRE LANE/ LANDSCAPE SITE PLAN
1/16" = 1'-0"

- [illegible]

AREA TABULATIONS	
LEVEL	AREA
LAND AREA	63,840 SQ. FT.
FIRST FLOOR PLAN	14,747 SQ. FT.
SECOND FLOOR PLAN	14,064 SQ. FT.
TOTAL	28,802 SQ. FT.
ENTRY CANOPY	1,115 SQ. FT.
TOTAL UNITS	40
TOTAL PARKING	40



Issues	1
	2
	3
	4
	5

**FOR REVIEW
ONLY
NOT FOR
CONSTRUCTION**

20170300
PROJECT NUMBER
DATE

SHEET TITLE	FIRE LANE LANDSCAPE PLAN	SHEET NUMBER	AC1.01
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PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2017-1120

Plat Name: Northpark Sec 1

Applicant: Owens Management Systems, LLC

Date Submitted: 06/26/2017

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

Specific Variance is being sought and extent of variance:

A variance is sought to allow Reserve B to not have any frontage along a public ROW rather than the required 60' and to take access from an easement rather than a public right-of-way.

Chapter 42 Section: 190

Chapter 42 Reference:

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

Statement of Facts

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

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

Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question. The proposed plat is the residual 2.8753 acres out of an 18 acres tract in the Mary Owens Survey, Abstract 405 in Montgomery County. The site is located north of US 59, dedicated under Volume 616, page 264 MCDR in April 1966 and & Northpark Drive. Ring Road, recorded under MCCFN 2012058509, is a private reciprocal road easement, providing east/west connectivity from Loop 494 to US 59. Reserve A - 1.925 acres, is owned by Henricks Interests, Randall Hendricks, Trustee. There are no plans for immediate development. Reserve A has sufficient frontage along US 59. Due to the recent conveyance of Reserve B to Shree Hari Oum LLC, Chapter 42 requires the 1.095 acre tract be included in the plat. Reserve B is 1.4658 acres. Owner proposed to build a Super 8 Motel.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The Reciprocal Easement Agreement and Declaration of Restrictions and Covenants was made among NEC Northpark, LLC, Kroger Texas, LP, GCCLE-Northpark II, LP and Randall A. Hendricks, Trustee. Ring Road currently provides access on the south for Krogers, 12.635 acres and a 21 building multi-family development (12.849 acres). The multi-family site also takes access from Loop 494.

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

The intent and general purposed of this chapter will be preserved and maintained. With Ring Road, the proposed Motel 8 will have access to US 59 and Loop 494 via Ring 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 public health, safety of welfare. Ring Road prove

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

Economic hardship is not the sole justification of the variance. Ring Road was created in the original master plan for The commercial development, designed in 2012 was designed with Ring Road to provide vehicular access.

Houston Planning Commission

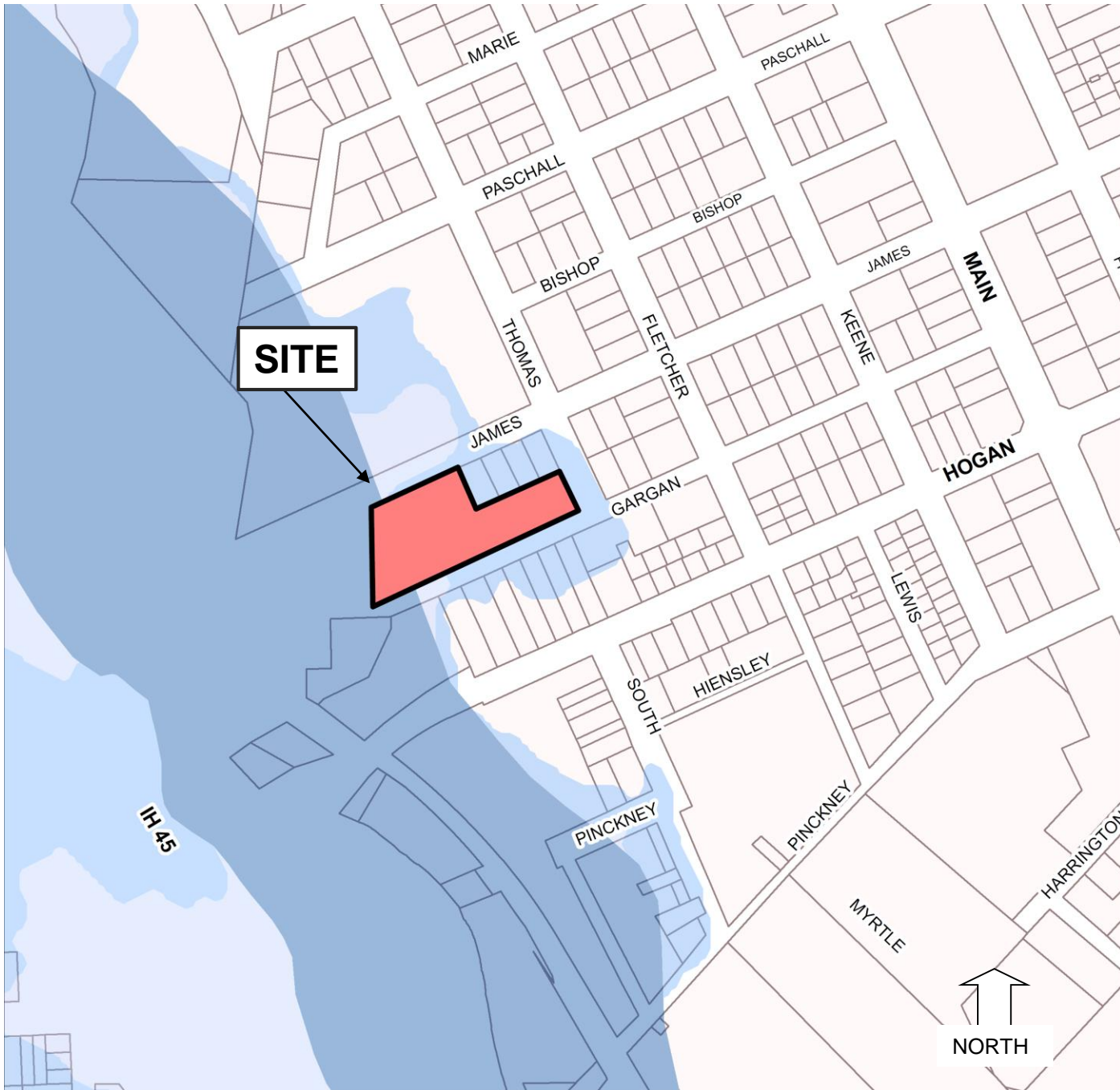
ITEM: 101

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Cottages on the Bayou

Applicant: Windrose

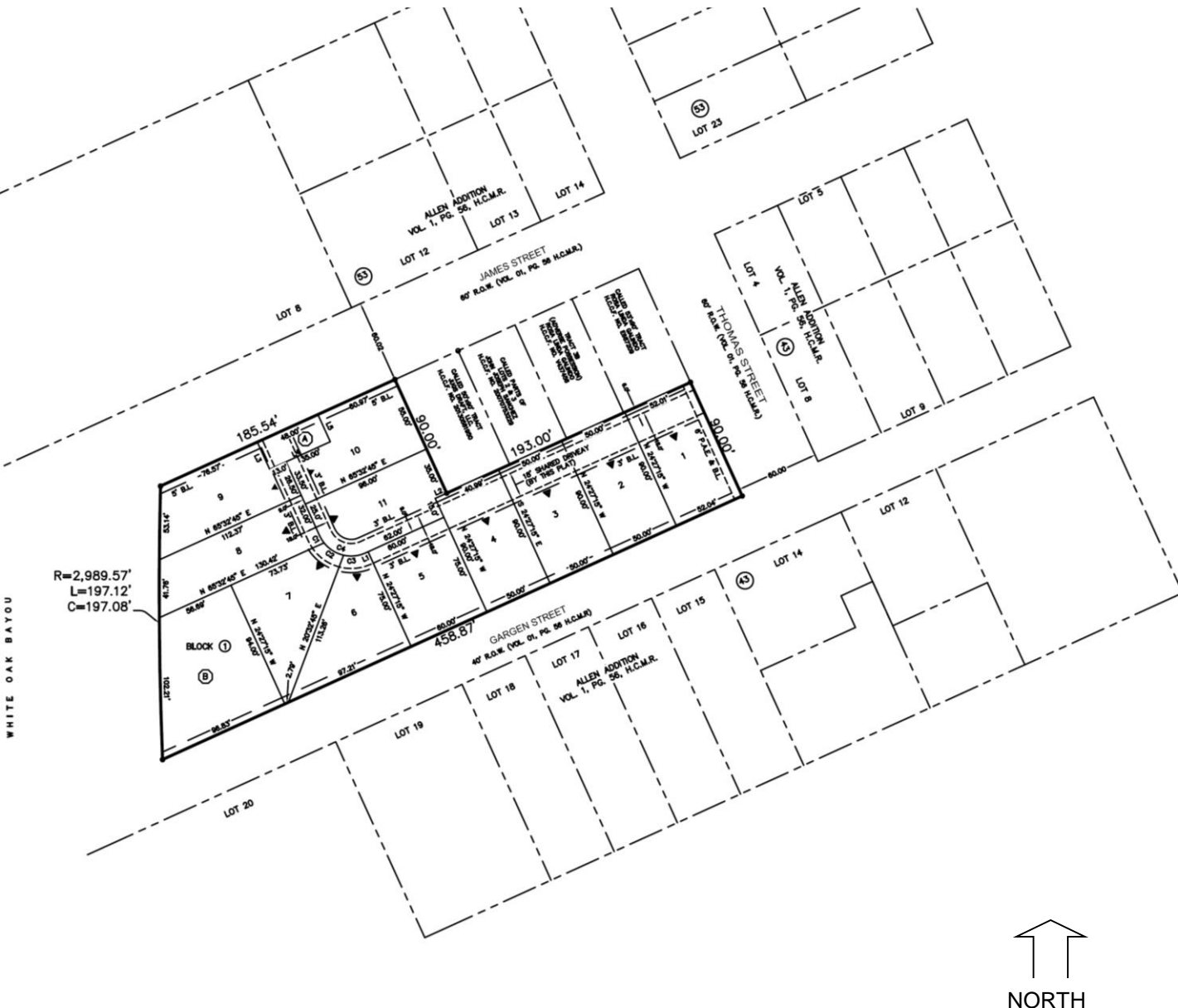


F – Reconsideration of Requirements

Site Location

Subdivision Name: Cottages on the Bayou

Applicant: Windrose



Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 07/13/2017

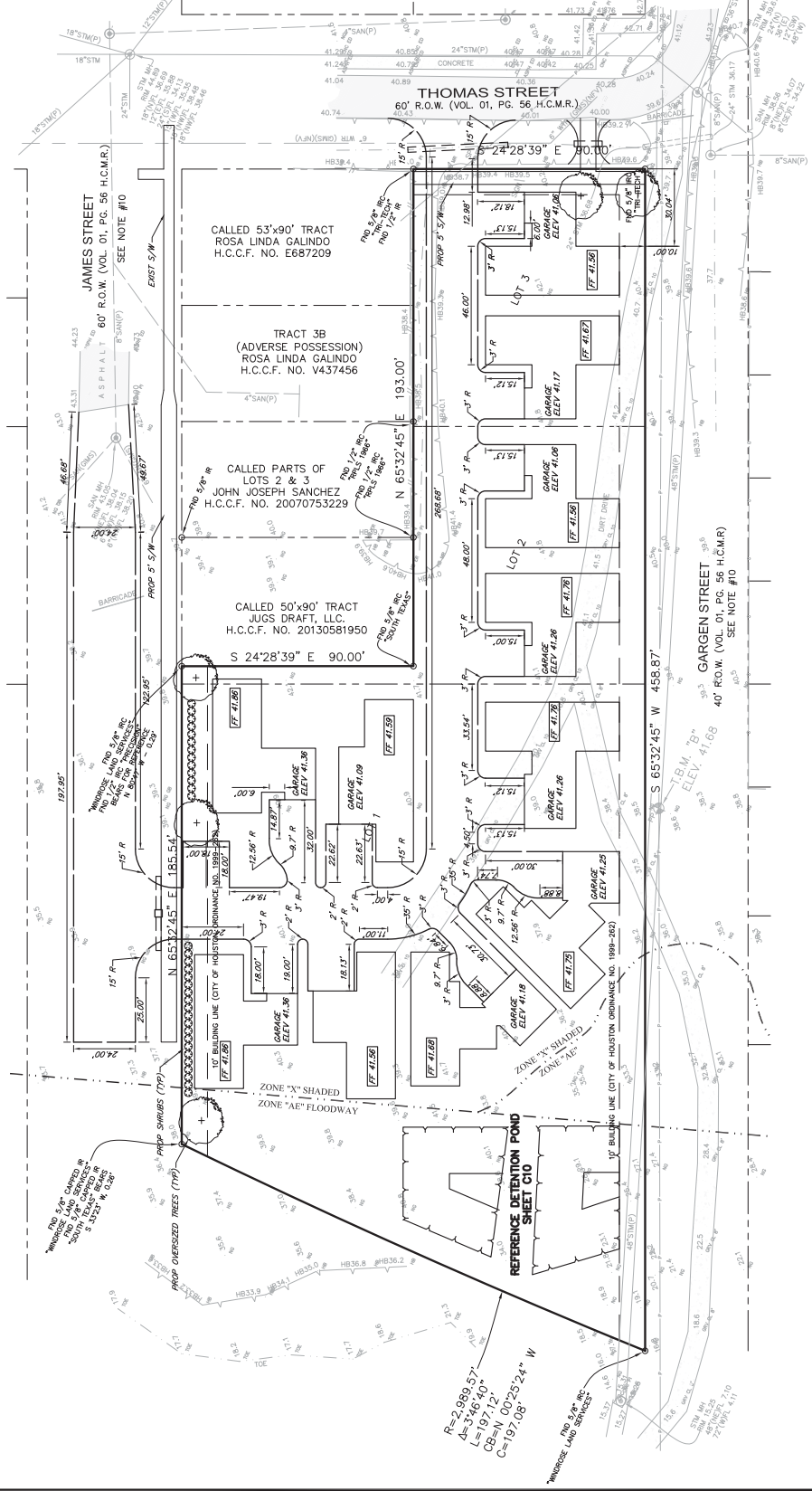
Subdivision Name: Cottages on the Bayou

Applicant: Windrose



F – Reconsideration of Requirements

Aerial



TEMP. BENCHMARK 'A'

TEMPORARY BENCHMARK 'A' IS THE PERMANENT ADJACENT TO
POUND POLE LOCATED ON THE NORTH SIDE OF JAMES STREET, AS
SHOWN HEREON.
ELEVATION = 46.87

TEMP. BENCHMARK 'B'

TEMPORARY BENCHMARK 'B' IS THE PERMANENT ADJACENT TO
POUND POLE LOCATED ON THE SOUTH SIDE OF SUBJECT TRACT, AS
SHOWN HEREON.
ELEVATION = 41.67

BENCHMARK

COORDINATE IN NO. 200005 OF THE HARRIS COUNTY FLOODING
REFERENCE MAPS BEING FROM THE INTERSECTION OF N. MAIN AND
E. 10TH ST. TO THE NEARBY ADJACENT TO THE BENCHMARK ON THE
EAST.
ELEVATION = 57.12 (NAD83, 2007 ADJUSTED)



G&G ENGINEERING AND CONSULTING, LLC
Professional Engineer-Health-Construction Management
3535 Belmont, Suite 100 Houston, TX 77024-1000
Tel: 281.374.1230
Fax: 281.374.1231
www.gandgconsulting.com

REV	DATE	DESCRIPTION

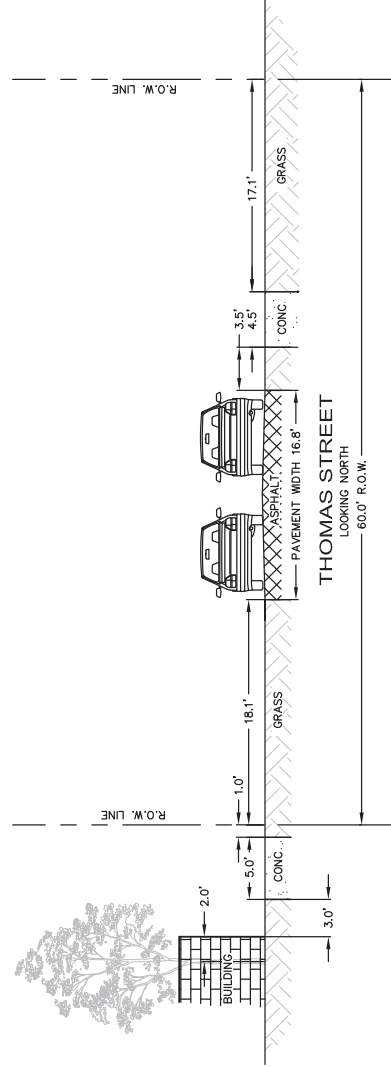
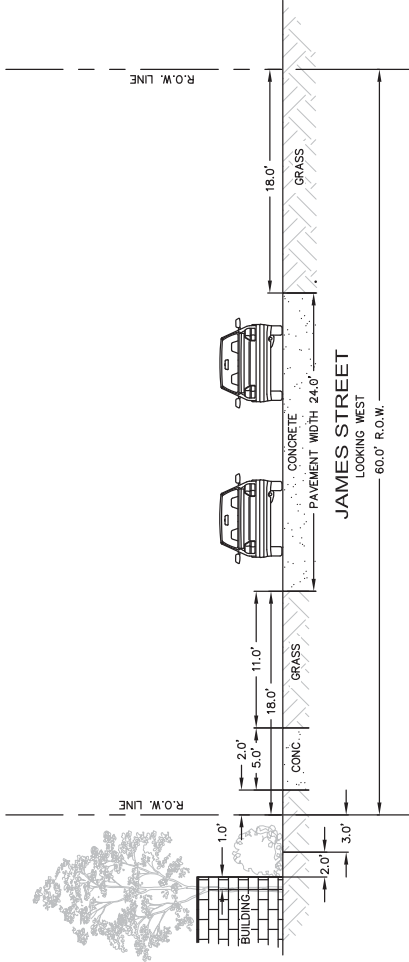
(11) RESIDENCES
1917 THOMAS STREET
HOUSTON, TEXAS 77009

**DIMENSIONED
SITE PLAN**

JOB NO.	1500-2021
DATE	MAY, 2017
DRAWN BY	SA
CHECKED BY	DOO
SHEET NO.	

**PRELIMINARY
NOT FOR
CONSTRUCTION**

C4



PROPOSED IMPROVEMENTS PROFILE EXHIBIT		
SCALE:	1" = 10'	DATE: 06/26/2017
DRAWN BY:	TMW	REV:
CHECKED BY:	-	REV:
JOB NO.	39403-PROFILE	REV:
SHEET 1 OF 1		REV:

WINDROSE

LAND SURVEYING & PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281

FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2017-1169
Plat Name: Cottages on the Bayou
Applicant: Windrose
Date Submitted: 06/26/2017

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

Specific requirement or condition being sought:

The applicant requests a variance to not require right-of-way widening/dedication on Gargan Street and to not require a visibility triangle at Gargan Street and Thomas Street.

Chapter 42 Section: 42-122; 161

Chapter 42 Reference:

Sec. 42-122-Right-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of the Code: Local streets - (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 if adjacent to any other development.

Sec. 42-161-Visibility Triangle. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

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

STATEMENT OF FACTS:

The subject property is a 1.336-acre tract located on the southwest corner of James Street and Thomas Street, east of White Oak Bayou. The proposed replat will create 11 single-family residential lots in accordance with the minimum lot size ordinance in effect for this area. Even with the minimum lot size restriction, this site is an ideal candidate for dense, urban infill development. The site is located within a quarter mile of the Interstate 45/10 intersection along White Oak Bayou, one of the principal recreation corridors serving the heart of the City. One of the unique physical characteristics affecting this site is the undeveloped right-of-way for Gargan Street that abuts the southern boundary of the plat. This 40-foot right-of-way was platted with the original Allen Addition in 1903 and has since been occupied by a high-powered electric transmission line assembly. Further and most importantly, the use of the right-of-way for a public street extension is no longer viable due to existing development conditions. Extending the street through our site is financially infeasible for the City because of the cost to elevate the extension over Interstate 45 and out of the special flood hazard area associated with the Bayou. If the City stopped the road extension short of a Bayou crossing, then a north-south connector from Gargan to James would sit directly in the food plain and would provide absolutely no benefit to traffic circulation. Extending this connector to the north is impossible because of the Thomas Street Health Center and extension to the south to Hogan Street is impossible due to existing residential buildings. Dedicating additional right-of-way for a street that will never be constructed is an undue hardship on the developer and is contrary to sound public policy. Given the occupation of the electrical transmission corridor, the lack of public benefit to extend a public street, and the fact that further dedication impedes the applicant's ability to reasonable use of the land, we respectfully request a variance to not provide additional right-of-way to widen Gargan Street. If the Commission chooses to grant the variance, it would be logical to waive the requirement to provide a visibility triangle at Gargan and Thomas. Given that there will never be a driving lane in Gargan Street, preservation of sight visibility is not an issue. The circumstances supporting this variance are directly related to the undeveloped right-of-way of Gargan Street. Because the right-of-way has no viable benefit as a public street given the occupation of the electrical transmission corridor, requiring additional right-of-way to facilitate the construction of a public street is an undue hardship caused by existing development

conditions and that is not self-imposed. The applicant's proposed subdivision provides access to their 11 single-family lots from a shared driveway and will meet or exceed all other Chapter 42 requirements outside of the items subject to the variance. The lot layout also meets the requirements of the minimum lot size ordinance that requires a minimum of 4,500 square feet per lot. The applicant is providing the required sidewalks along Thomas and James, including providing a pedestrian access easement along Thomas so the sidewalks can be constructed on private property. The sidewalk cannot be constructed in the right-of-way because of the existing bar ditch. The granting of the variance will not be injurious to the public health, safety, or welfare because the existing street network facilitates more than adequate traffic flow in the immediate area. Existing Gargan Street further to the west is highly impractical due to the construction costs associated with building in the floodplain and it would provide no additional connectivity because further extension to the north, south and west is blocked by existing development. To enhance their site, the applicant is extending the pavement and sidewalk along James Street to service the northern part of the development. These public improvements will provide adequate traffic flow for the new lots as well as improve access for existing lots which currently have no access to an improved public street. As a condition of the variance approval, the applicant is proposing to install additional, oversized street trees for the entire development. Further, the applicant will continue their new sidewalk to the east along James Street (outside of the platted area) to connect to the existing sidewalk to promote pedestrian access in the area. The highest and best use for this property is dense single-family development in accordance with the minimum lot size requirements. The requirement to widen Gargan Street is simply not warranted given the existing development conditions, it would be contrary to sound public policy, and it would have an unnecessary, negative impact on the applicant's use of the land.



Application Number: 2017-1169

Plat Name: Cottages on the Bayou

Applicant: Windrose

Date Submitted: 06/26/2017

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

Specific Variance is being sought and extent of variance:

The applicant requests a variance to not require right-of-way widening/dedication on Gargan Street and to not require a visibility triangle at Gargan Street and Thomas Street.

Chapter 42 Section: 122; 161

Chapter 42 Reference:

Sec. 42-121-Right-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of the Code: Local streets - (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 if adjacent to any other development.

Sec. 42-161-Visibility Triangle. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

Statement of Facts

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

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

The subject property is a 1.336-acre tract located on the southwest corner of James Street and Thomas Street, east of White Oak Bayou. The proposed replat will create 11 single-family residential lots in accordance with the minimum lot size ordinance in effect for this area. Even with the minimum lot size restriction, this site is an ideal candidate for dense, urban infill development. The site is located within a quarter mile of the Interstate 45/10 intersection along White Oak Bayou, one of the principal recreation corridors serving the heart of the City. One of the unique physical characteristics affecting this site is the undeveloped right-of-way for Gargan Street that abuts the southern boundary of the plat. This 40-foot right-of-way was platted with the original Allen Addition in 1903 and has since been occupied by a high-powered electric transmission line assembly. Further and most importantly, the use of the right-of-way for a public street extension is no longer viable due to existing development conditions. Extending the street through our site is financially infeasible for the City because of the cost to elevate the extension over Interstate 45 and out of the special flood hazard area associated with the Bayou. If the City stopped the road extension short of a Bayou crossing, then a north-south connector from Gargan to James would sit directly in the food plain and would provide absolutely no benefit to traffic circulation. Extending this connector to the north is impossible because of the Thomas Street Health Center and extension to the south to Hogan Street is impossible due to existing residential buildings. Dedicating additional right-of-way for a street that will never be constructed is an undue hardship on the developer and is contrary to sound public policy. Given the occupation of the electrical transmission corridor, the lack of public benefit to extend a public street, and the fact that further dedication impedes the applicant's ability to reasonable use of the land, we respectfully request a variance to not provide additional right-of-way to widen Gargan Street. If the Commission chooses to grant the variance, it would be logical to waive the requirement to provide a visibility triangle at Gargan and Thomas. Given that there will never be a driving lane in Gargan Street, preservation of sight visibility is not an issue.

(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 this variance are directly related to the undeveloped right-of-way of Gargan Street. Because the right-of-way has no viable benefit as a public street given the occupation of the electrical transmission corridor, requiring additional right-of-way to facilitate the construction of a public street is an undue hardship caused by existing development conditions and that is not self-imposed.

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

The applicant's proposed subdivision provides access to their 11 single-family lots from a shared driveway and will meet or exceed all other Chapter 42 requirements outside of the items subject to the variance. The lot layout also meets the requirements of the minimum lot size ordinance that requires a minimum of 4,500 square feet per lot. The applicant is providing the required sidewalks along Thomas and James, including providing a pedestrian access easement along Thomas so the sidewalks can be constructed on private property. The sidewalk cannot be constructed in the right-of-way because of the existing bar ditch.

(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 because the existing street network facilitates more than adequate traffic flow in the immediate area. Existing Gargan Street further to the west is highly impractical due to the construction costs associated with building in the floodplain and it would provide no additional connectivity because further extension to the north, south and west is blocked by existing development. To enhance their site, the applicant is extending the pavement and sidewalk along James Street to service the northern part of the development. These public improvements will provide adequate traffic flow for the new lots as well as improve access for existing lots which currently have no access to an improved public street. As a condition of the variance approval, the applicant is proposing to install additional, oversized street trees for the entire development. Further, the applicant will continue their new sidewalk to the east along James Street (outside of the platted area) to connect to the existing sidewalk to promote pedestrian access in the area.

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

The highest and best use for this property is dense single-family development in accordance with the minimum lot size requirements. The requirement to widen Gargan Street is simply not warranted given the existing development conditions, it would be contrary to sound public policy, and it would have an unnecessary, negative impact on the applicant's use of the land.

Houston Planning Commission

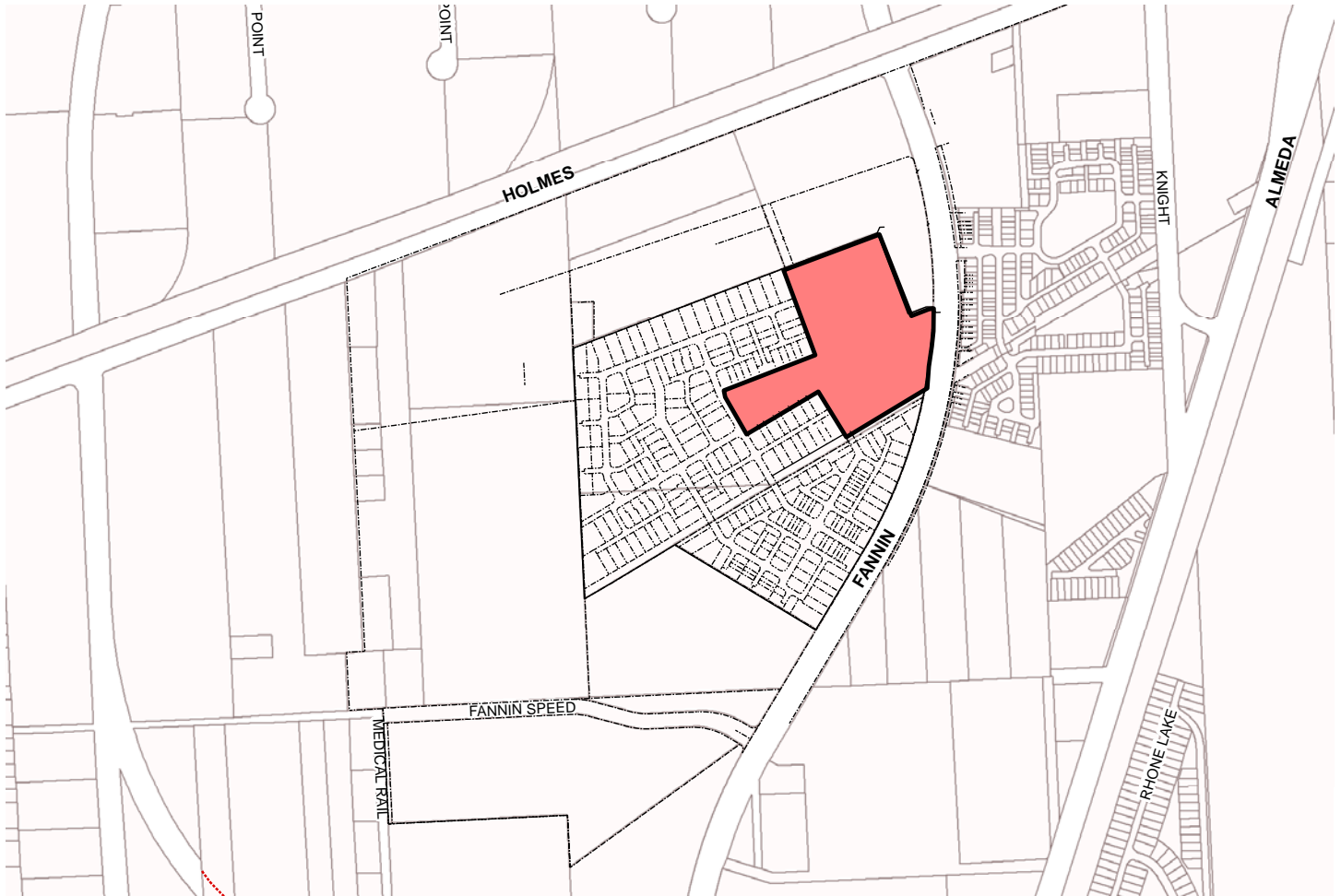
ITEM:102

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Poundbury Sec 1

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

ITEM:102

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Poundbury Sec 1

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Poundbury Sec 1

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



F- Reconsideration of Requirements

Aerial



Application Number: 2017-1119

Plat Name: Poundbury Sec 1

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

Date Submitted: 06/26/2017

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

Specific Variance is being sought and extent of variance:

To allow frontage and access from a private alley for lots 13 thru 14, Block 1; Lots 16 thru 19, Block 1; Lots 7 thru 10, Block 4, instead of a public ROW

Chapter 42 Section: 42-188

Chapter 42 Reference:

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

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 use of private alleyways to provide garage access to the rear of lots that front onto reserves is commonplace in the city. Public safety, health, and welfare is being maintained with the proposed subdivision as it has been with other similar developments. Circulation is adequate for the proposed development, as approved by the Commission through the general plan, and will not be improved by adding culs-de-sac or additional PAEs. Sec. 42-188 requires that each lot have access to a street or shared driveway that meet the requirements of Chapter 42 and the design manual wherein lots that take access from an alleyway must have frontage onto a street. This subdivision proposes lots to allow frontage and access from a private alley for lots 13 thru 14, Block 1; Lots 16 thru 19, Block 1; Lots 7 thru 10, Block 4, instead of a public ROW. This type of lot access to alleys is commonplace in the city of Houston, including subdivisions directly across from Fannin Street from this proposed subdivision (Fannin Station).

(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;

This subdivision is designed similarly to Fannin Station and Kolbe Farms, which contain lots in a similar configuration.

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

The intent of Chapter 42 is to promote the health, safety, morals, and general welfare of the city and the safe, orderly, and healthful development of the city. This proposed subdivision will provide adequate circulation, as approved by the commission with the general plan, and will have ample landscaping and compensating open space. An open-space amenities plan has been prepared with amenities that will promote the general welfare of the residents.

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

Other developments, including Kolbe Farms and Fannin Station, have similar configurations with lots taking access from alleyways whose frontage is onto COS reserves. Adequate circulation is provided and the health, safety, and welfare of the residences and of the city will be maintained as they have been in the other subdivisions.

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

The character of this subdivision will be one in which the community is enhanced by the amenities proposed by the developer.



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2017-1119
Plat Name: Poundbury Sec 1
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
Date Submitted: 06/26/2017

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

Specific requirement or condition being sought:

Sec. 42-188 requires that each lot have access to a street or shared driveway that meet the requirements of Chapter 42 and the design manual wherein lots that take access from an alleyway must have frontage onto a street. This subdivision proposes some lots which take access from a private alley with frontage onto a landscaping reserve. This type of lot access to alleys is a commonplace in the city of Houston, including subdivisions directly across from Fannin Street from this proposed subdivision (Fannin Station).

Chapter 42 Section: 188

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

See variance application.

Houston Planning Commission

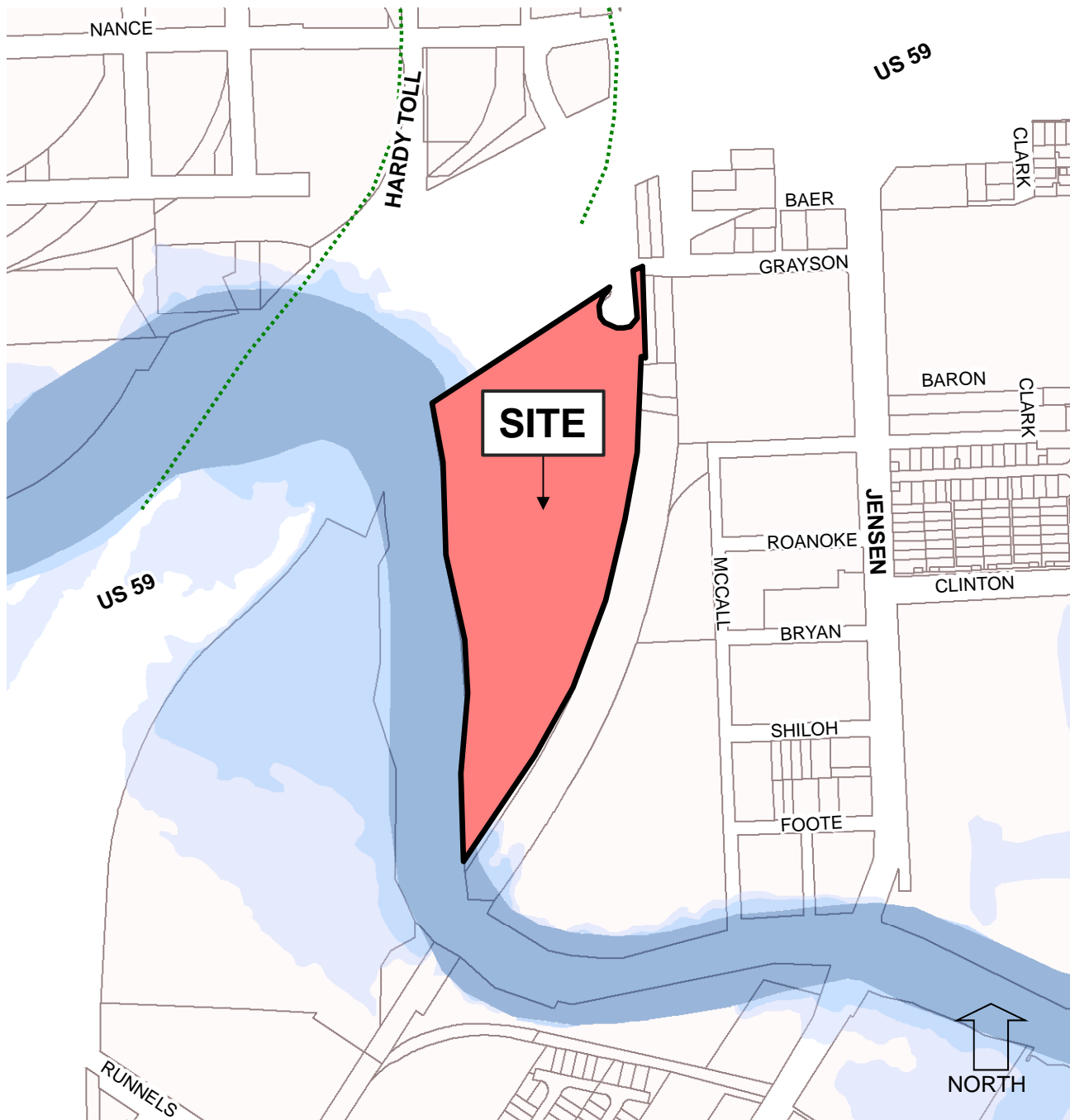
ITEM: 103

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Sheffield Green

Applicant: Tri-Tech Surveying and Engineering Co, LP



F – Reconsideration of Requirement Site Location

Houston Planning Commission

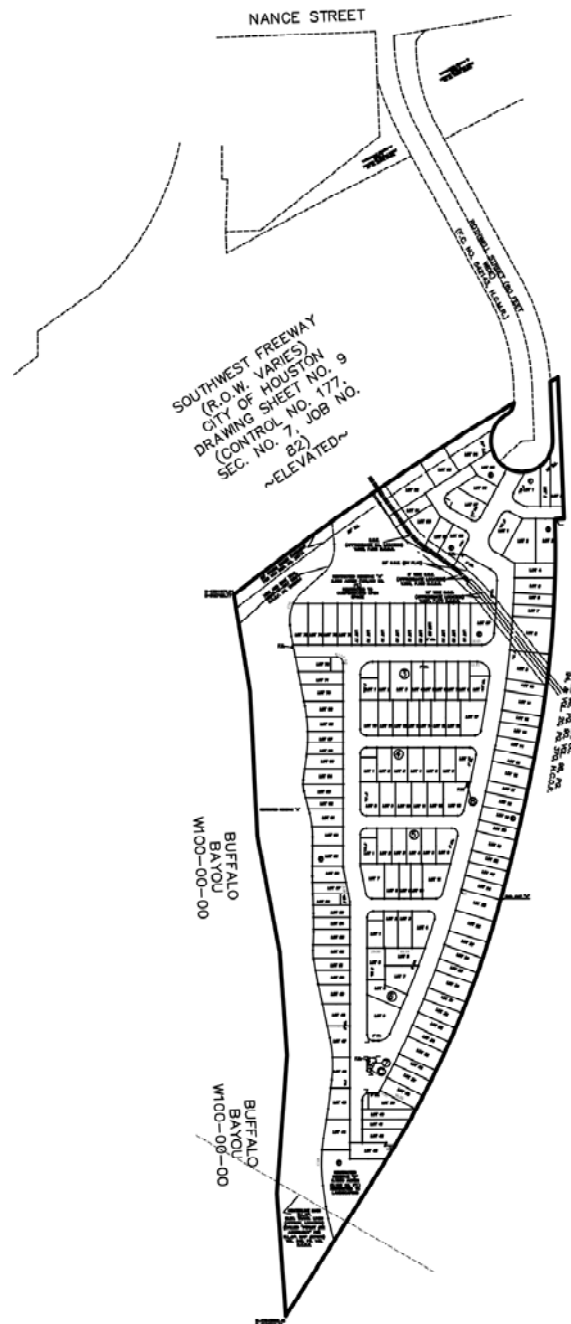
ITEM: 103

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Sheffield Green

Applicant: Tri-Tech Surveying and Engineering Co, LP



F – Reconsideration of Requirement Subdivision

Houston Planning Commission

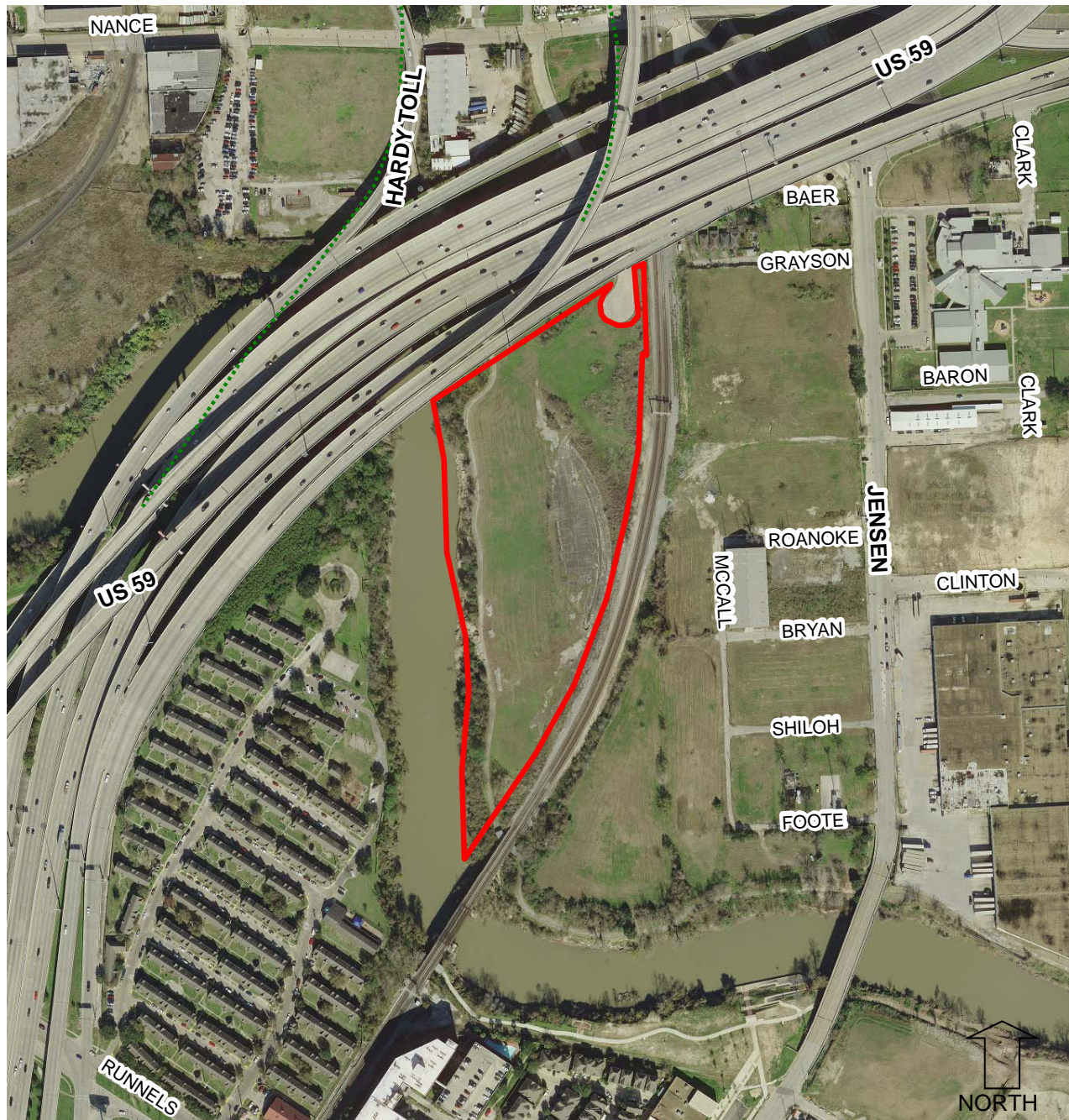
ITEM: 103

Planning and Development Department

Meeting Date: 07/13/2017

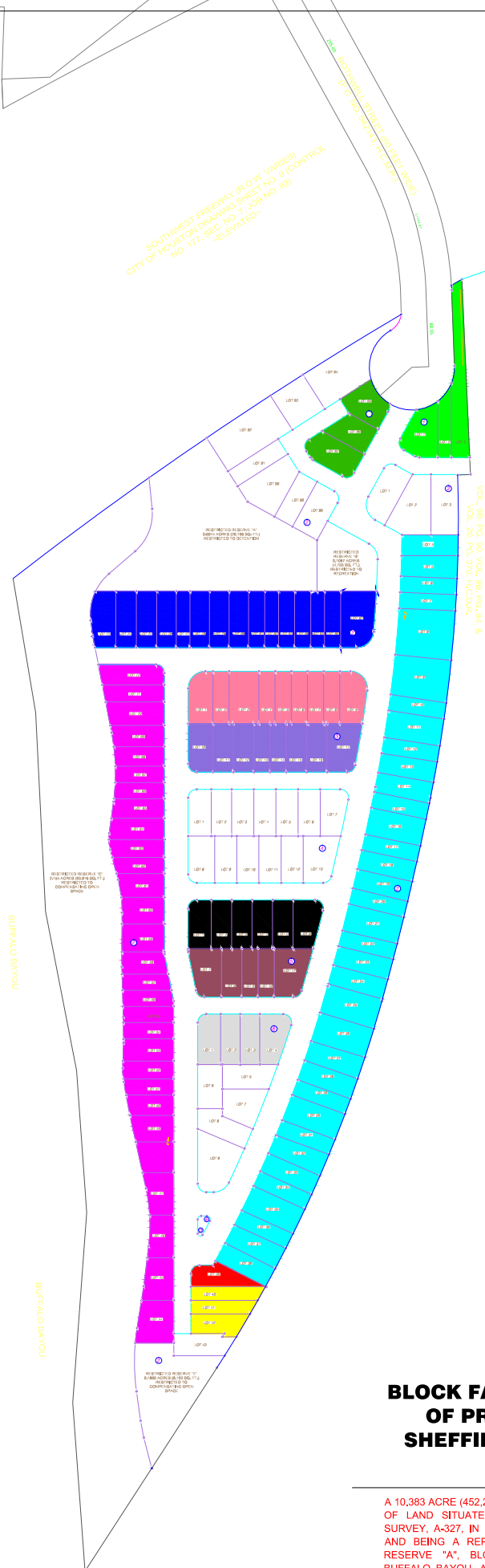
Subdivision Name: Sheffield Green

Applicant: Tri-Tech Surveying and Engineering Co, LP



F – Reconsideration of Requirement

Aerial



- = BLOCKFACE NO. 1 (LOTS 1-3, BLOCK 1)
- = BLOCKFACE NO. 2 (LOTS 4-39, BLOCK 2)
- = LOT 39, BLOCK 2 APPLIES TO BLOCKFACES 2 & 3
- = BLOCKFACE NO. 3 (LOTS 39-42, BLOCK 2)
- = BLOCKFACE NO. 4 (LOTS 44-72, BLOCK 2)
- = BLOCKFACE NO. 5 (LOTS 73-87, BLOCK 2)
- = BLOCKFACE NO.6 (LOTS 95-97, BLOCK 2)
- = BLOCKFACE NO. 7 (LOTS 1-9, BLOCK 3)
- = BLOCKFACE NO. 8 (LOTS 10-17 BLOCK 3)
- = BLOCKFACE NO. 9 (LOTS 1-6, BLOCK 5)
- = BLOCKFACE NO. 10 (LOTS 7-11, BLOCK 5)
- = BLOCKFACE NO. 11 (LOTS 1-4, BLOCK 6)

LOT SIZE AND LOT WIDTH AVERAGE TABLE
THIS TABLE IS PROVIDED TO SHOW EVIDENCE OF COMPLIANCE WITH SECTION 45.01 OF THE CITY OF HOUSTON'S CODE OF ORDINANCES. LOTS OVER 3000 SQ. FT. ARE CALCULATED AT 3000 SQ. FT. FOR THE PURPOSES OF THIS TABLE. LOTS OVER 30.0 FEET WIDE ARE CALCULATED AT 30.0 FEET FOR THE PURPOSES OF THIS TABLE.

BLOCKFACE #1				BLOCKFACE #5			
1	2,138 SQ. FT.	21.81		73	1,830 SQ. FT.	24.44	
2	1,194 SQ. FT.	16.00		74	1,584 SQ. FT.	24.00	
3	2,268 SQ. FT.	24.47		75	1,584 SQ. FT.	24.00	
AVERAGE:	2,200 SQ. FT.	19.76		76	1,518 SQ. FT.	23.00	
BLOCKFACE #2				BLOCKFACE #6			
4	1,617 SQ. FT.	24.51		77	1,056 SQ. FT.	16.00	
5	1,683 SQ. FT.	24.02		78	1,518 SQ. FT.	23.00	
6	1,254 SQ. FT.	19.00		79	1,518 SQ. FT.	23.00	
7	1,254 SQ. FT.	19.00		80	1,518 SQ. FT.	23.00	
8	3,716 SQ. FT.	54.48 (30.0)		81	1,254 SQ. FT.	19.00	
9	3,216 SQ. FT.	46.29 (30.0)		82	1,056 SQ. FT.	16.00	
10	1,254 SQ. FT.	19.00		83	1,254 SQ. FT.	19.00	
11	2,112 SQ. FT.	32.00 (30.0)		84	1,254 SQ. FT.	19.00	
12	1,254 SQ. FT.	19.00		85	1,056 SQ. FT.	16.00	
13	1,566 SQ. FT.	23.00		86	1,254 SQ. FT.	19.00	
14	1,589 SQ. FT.	23.21		87	2,545 SQ. FT.	18.63	
15	1,254 SQ. FT.	19.00		AVERAGE:	1,493 SQ. FT.	20.47	
16	2,112 SQ. FT.	32.00 (30.0)		BLOCKFACE #8			
17	1,254 SQ. FT.	19.00		95	1,828 SQ. FT.	20.00	
18	1,592 SQ. FT.	22.29		96	1,597 SQ. FT.	38.08 (30.0)	
19	1,548 SQ. FT.	22.20		97	2,156 SQ. FT.	18.50	
20	1,254 SQ. FT.	19.00		AVERAGE:	1,860 SQ. FT.	22.83	
21	2,112 SQ. FT.	32.00 (30.0)		BLOCKFACE #7			
22	1,254 SQ. FT.	19.00		1	1,697 SQ. FT.	28.00	
23	1,584 SQ. FT.	22.00		2	1,168 SQ. FT.	19.00	
24	1,548 SQ. FT.	22.00		3	2,152 SQ. FT.	35.00 (30.0)	
25	2,339 SQ. FT.	34.99 (30.0)		4	1,168 SQ. FT.	19.00	
26	2,310 SQ. FT.	34.89 (30.0)		5	1,168 SQ. FT.	19.00	
27	1,670 SQ. FT.	24.20		6	1,168 SQ. FT.	19.00	
28	1,620 SQ. FT.	24.01		7	1,168 SQ. FT.	19.00	
29	1,254 SQ. FT.	19.00		8	1,168 SQ. FT.	19.00	
30	2,113 SQ. FT.	32.01 (30.0)		9	1,780 SQ. FT.	32.15 (30.0)	
31	1,254 SQ. FT.	19.00		AVERAGE:	1,495 SQ. FT.	22.55	
32	1,654 SQ. FT.	23.20		BLOCKFACE #8			
33	1,582 SQ. FT.	23.61		10	1,631 SQ. FT.	19.00	
34	1,254 SQ. FT.	19.00		11	1,368 SQ. FT.	24.00	
35	2,113 SQ. FT.	32.01 (30.0)		12	1,368 SQ. FT.	24.00	
36	1,254 SQ. FT.	19.00		13	1,083 SQ. FT.	19.00	
37	1,687 SQ. FT.	24.00		14	1,083 SQ. FT.	19.00	
38	1,585 SQ. FT.	24.01		15	1,368 SQ. FT.	24.00	
39	1,593 SQ. FT.	21.83		16	1,368 SQ. FT.	24.00	
AVERAGE:	1,695 SQ. FT.	23.57		17	2,083 SQ. FT.	23.37	
BLOCKFACE #3				AVERAGE:	1,419 SQ. FT.	22.04	
39	1,593 SQ. FT.	21.83		BLOCKFACE #9			
40	1,329 SQ. FT.	16.00		1	1,517 SQ. FT.	27.00	
41	1,184 SQ. FT.	16.00		2	1,368 SQ. FT.	24.00	
42	1,503 SQ. FT.	23.00		3	1,368 SQ. FT.	24.00	
43	1,689 SQ. FT.	20.00		4	1,368 SQ. FT.	24.00	
AVERAGE:	1,461 SQ. FT.	19.36		5	1,368 SQ. FT.	24.00	
BLOCKFACE #4				6	1,737 SQ. FT.	23.75	
44	2,096 SQ. FT.	30.00 (30.0)		AVERAGE:	1,454 SQ. FT.	24.45	
45	1,719 SQ. FT.	50.00 (30.0)		BLOCKFACE #10			
46	1,443 SQ. FT.	50.00 (30.0)		7	1,928 SQ. FT.	20.20	
47	1,388 SQ. FT.	50.00 (30.0)		8	1,368 SQ. FT.	24.00	
48	1,465 SQ. FT.	36.00 (30.0)		9	1,083 SQ. FT.	19.00	
49	1,490 SQ. FT.	31.00 (30.0)		10	1,083 SQ. FT.	19.00	
50	1,280 SQ. FT.	24.00		11	2,155 SQ. FT.	22.50	
51	1,096 SQ. FT.	19.00		AVERAGE:	1,523 SQ. FT.	20.94	
52	1,297 SQ. FT.	21.20		BLOCKFACE #11			
53	1,543 SQ. FT.	26.00		1	1,571 SQ. FT.	27.00	
54	1,124 SQ. FT.	19.00		2	1,357 SQ. FT.	23.00	
55	1,129 SQ. FT.	19.00		3	1,357 SQ. FT.	23.00	
56	1,123 SQ. FT.	19.00		4	1,808 SQ. FT.	27.32	
57	1,065 SQ. FT.	19.38		AVERAGE:	1,523 SQ. FT.	25.08	
58	1,354 SQ. FT.	23.69		BLOCKFACE #11			
59	1,645 SQ. FT.	33.00 (30.0)		1	1,571 SQ. FT.	27.00	
60	1,546 SQ. FT.	31.00 (30.0)		2	1,357 SQ. FT.	23.00	
61	1,487 SQ. FT.	28.00		3	1,357 SQ. FT.	23.00	
62	1,117 SQ. FT.	19.00		4	1,808 SQ. FT.	27.32	
63	1,338 SQ. FT.	21.20		AVERAGE:	1,523 SQ. FT.	25.08	
64	1,602 SQ. FT.	25.00		BLOCKFACE #11			
65	1,400 SQ. FT.	22.20		1	1,571 SQ. FT.	27.00	
66	1,110 SQ. FT.	19.00		2	1,357 SQ. FT.	23.00	
67	1,094 SQ. FT.	19.00		3	1,357 SQ. FT.	23.00	
68	1,342 SQ. FT.	23.20		4	1,808 SQ. FT.	27.32	
69	1,535 SQ. FT.	25.20		AVERAGE:	1,523 SQ. FT.	25.08	
70	1,625 SQ. FT.	27.50		BLOCKFACE #11			
71	1,418 SQ. FT.	20.00		1	1,571 SQ. FT.	27.00	
72	1,784 SQ. FT.	24.00		2	1,357 SQ. FT.	23.00	
AVERAGE:	1,414 SQ. FT.	24.26		3	1,357 SQ. FT.	23.00	
				4	1,808 SQ. FT.	27.32	

BLOCK FACE EXHIBIT OF PROPOSED SHEFFIELD GREEN

A 10.383 ACRE (452,288 SQUARE FEET) TRACT OF LAND SITUATED IN THE S.M. HARRIS SURVEY, A-327, IN HARRIS COUNTY, TEXAS, AND BEING A REPLAT OF UNRESTRICTED RESERVE "A", BLOCK 1, RESERVES ON BUFFALO BAYOU, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN UNDER FILM CODE NO. 542143, OF THE MAP RECORDS OF HARRIS COUNTY

SCALE: 1"= 60' DATE: MAY, 2017



Application Number: 2017-1143

Plat Name: Sheffield green

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

Date Submitted: 06/26/2017

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

Specific Variance is being sought and extent of variance:

Request a variance to allow 38 of the 150 proposed lots to take sole access from a 20' private alley, without direct access to a public street or PAE, as required in Chapter 42-188.

Chapter 42 Section: 188

Chapter 42 Reference:

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

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

Sec. 42-188 requires that each lot have access to a street or shared driveway that meet the requirements of Chapter 42 and the design manual. This subdivision proposes some lots to take access from a private alley for lots Lot 44, Block 2; Lots 73 thru 75, Block 2; Lots 40 thru 43, Block 2; Lots 89 thru 91, Block 2; Lot 3, Block 2; Lots 11 thru 16, Block 3; Lots 2 thru 6, Block 4; Lots 9 thru 12, Block 4; Lots 2 thru 5, Block 5; Lots 8 thru 10, Block 5; and Lots 2 & 3, Block 6 instead of a public ROW. This type of lot access to alleys is a commonplace in the city of Houston, including subdivisions directly across from Fannin Street from this proposed subdivision (Fannin Station). The use of private alleyways to provide garage access to the rear of lots that front onto reserves is commonplace in the city. Public safety, health, and welfare is being maintained with the proposed subdivision as it has been with other similar developments. Circulation is adequate for the proposed development, as approved by the Commission through the general plan, and will not be improved by adding culs-de-sac or additional PAEs.

(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;

This subdivision is designed similarly to Fannin Station and Kolbe Farms, which contain lots in a similar configuration.

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

The intent of Chapter 42 is to promote the health, safety, morals, and general welfare of the city and the safe, orderly, and healthful development of the city. This proposed subdivision will provide adequate circulation, as approved by the commission with the general plan, and will have ample landscaping and compensating open space. An open-space amenities plan has been prepared with amenities that will promote the general welfare of the residents.

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

Other developments, including Kolbe Farms and Fannin Station, have similar configurations with lots taking access from alleyways whose frontage is onto COS reserves. Adequate circulation is provided and the health, safety, and welfare of the residences and of the city will be maintained as they have been in the other subdivisions.

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

The character of this subdivision will be one in which the community is enhanced by the amenities proposed by the developer.



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2017-1143
Plat Name: Sheffield green
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
Date Submitted: 06/26/2017

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

Specific requirement or condition being sought:

Request a variance to allow 38 of the 150 proposed lots to take sole access from a 20' private alley, without direct access to a public street or PAE, as required in Chapter 42-188.

Chapter 42 Section: 188

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

Sec. 42-188 requires that each lot have access to a street or shared driveway that meet the requirements of Chapter 42 and the design manual wherein lots that take access from an alleyway must have frontage onto a street. This subdivision proposes some lots which take access from a private alley with frontage onto a landscaping reserve. This type of lot access to alleys is a commonplace in the city of Houston, including subdivisions directly across from Fannin Street from this proposed subdivision (Fannin Station).

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/13/17

ITEM: 110

Applicant: JOE SPRADLING

Contact Person: TERRY AND HEATHER BARR

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1283	77365	5672	295-H	ETJ
SOUTH OF: FM 1314 EAST OF: SORTERS					

ADDRESS: 23700 Rouse Road

ACREAGE: 2.4248

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND CONTAINING 2.4248 ACRES BEING ALL OF LOT 146 AND THE EAST HALF OF LOT 145 OF THE C.H. ROUSE SUBDIVISION (FOURTH ADDITION) RECORDED IN VOLUME 5, PAGE 165 OF THE MONTGOMERY COUNTY DEED RECORDS IN THE ELLA B. WALKER SURVEY, AND THE F.M. NOBLE SURVEY, ABSTRACT NOS. 702 AND 669 IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: MOBILE HOME

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/13/17

ITEM: 111

Applicant: JOSHUA THOMAS

Contact Person: JOSHUA THOMAS

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1284	77007	5258	492-C	City
NORTH OF: IH-10 EAST OF: TJ JESTER					

ADDRESS: 0 Darling Street

ACREAGE:

LEGAL DESCRIPTION:

BEING THE EAST 10.5 FEET OF LOT SEVEN HUNDRED SIXTY-SEVEN (767) OF COTTAGE GROVE ADDITION, AND ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 22 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/13/17

ITEM: 112

Applicant: BRENDA CANIZALES / JESUS ESPINO

Contact Person: BRENDA CANIZALES

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1285	77365	5572	295-F	ETJ
NORTH OF: FM 1314 WEST OF: SORTERS ROAD					

ADDRESS: 24107 Lilac Way.

ACREAGE:

LEGAL DESCRIPTION:

LOT TWO HUNDRED NINETY-NINE (299), SECTION ONE (1) OF SUMMER HILLS, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN CABINET C ON SHEET 118, PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: MOBILE HOME

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



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		
	Briza Rodriguez	281-628-3114	br85v17@netzero.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4407 Cetti Street	17041661	77009	5459	453Z	H
HCAD ACCOUNT NUMBER(S):	0211820640013				
PROPERTY LEGAL DESCRIPTION:	Tracts 13 & 14A Block 64 Irvington				
PROPERTY OWNER OF RECORD:	Briza Rodriguez				
ACREAGE (SQUARE FEET):	6,820 square feet				
WIDTH OF RIGHTS-OF-WAY:	Cetti Street (60 feet)				
EXISTING PAVING SECTION(S):	Cetti Street (20 feet)				
OFF-STREET PARKING REQUIREMENT:	2 cars				
OFF-STREET PARKING PROVIDED:	Meets requirement				
LANDSCAPING REQUIREMENTS:	N/A				
LANDSCAPING PROVIDED:	Complies				
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	1-story Single-Family Residence (1,840 Sq.Ft.)				
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Carport				

PURPOSE OF VARIANCE REQUEST: To allow a single-family carport to be built at the 4.9' building line in lieu of the ordinance-required 20' building line.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): My spouse and I have been employed as public servants for over 14 years. Due to current events against law enforcement officers and their property we decided to build a carport to secure all our vehicles including our patrol vehicle. We built a carport to protect our vehicles from vandalism. The existing carport was in much need of repair and did not provide coverage against stray bullets which we have had in the past.

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@houston.tx.gov.

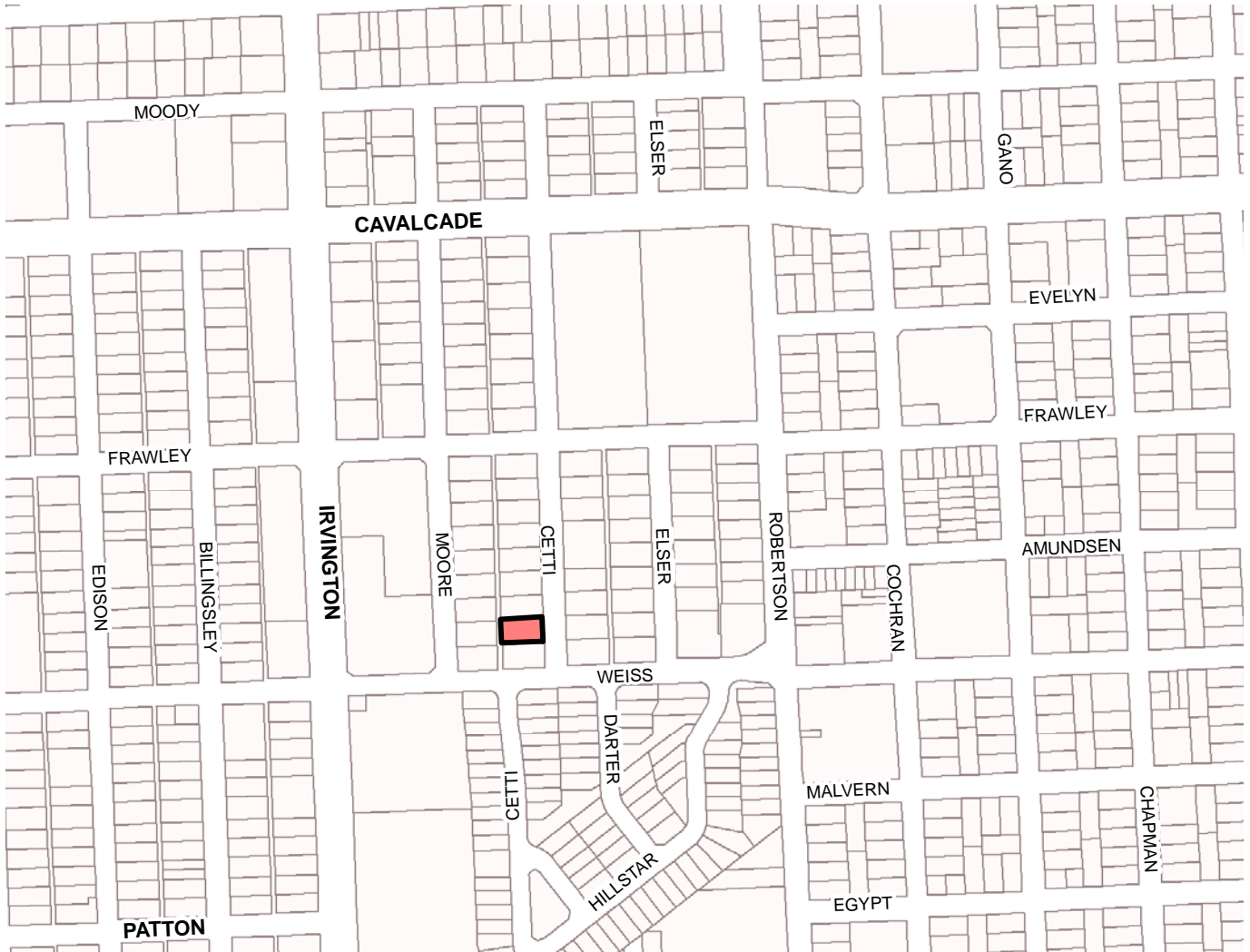
- (1a) **The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
Our proposed carport would adequately add coverage to our personal and Harris County vehicles. The old existing carport was not able to do so.
- (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;**
Due to the nature of our employment and having a Harris County owned vehicle that is parked on our property we want to provide as much protection and coverage as possible.
- (3) **The intent and general purposes of this chapter will be preserved and maintained;**
The proposed structure will not cause any interference with the pavement of the street or the visibility. The structure is shorter in distance compared to most new structures in the subdivision.
- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
We are taking all the necessary precautions to protect our neighbor's public health, safety and welfare by constructing a firewall.
- (5) **Economic hardship is not the sole justification of the variance.**
Economic hardship is not the sole justification of the variance however this being our first project we tried to cut down on expenses by building the carport ourselves. Haven taken more time than expected from work for this project has left me with little time. The longer that this process is delayed the longer our vehicles will be exposed. Thank you for your time and consideration.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



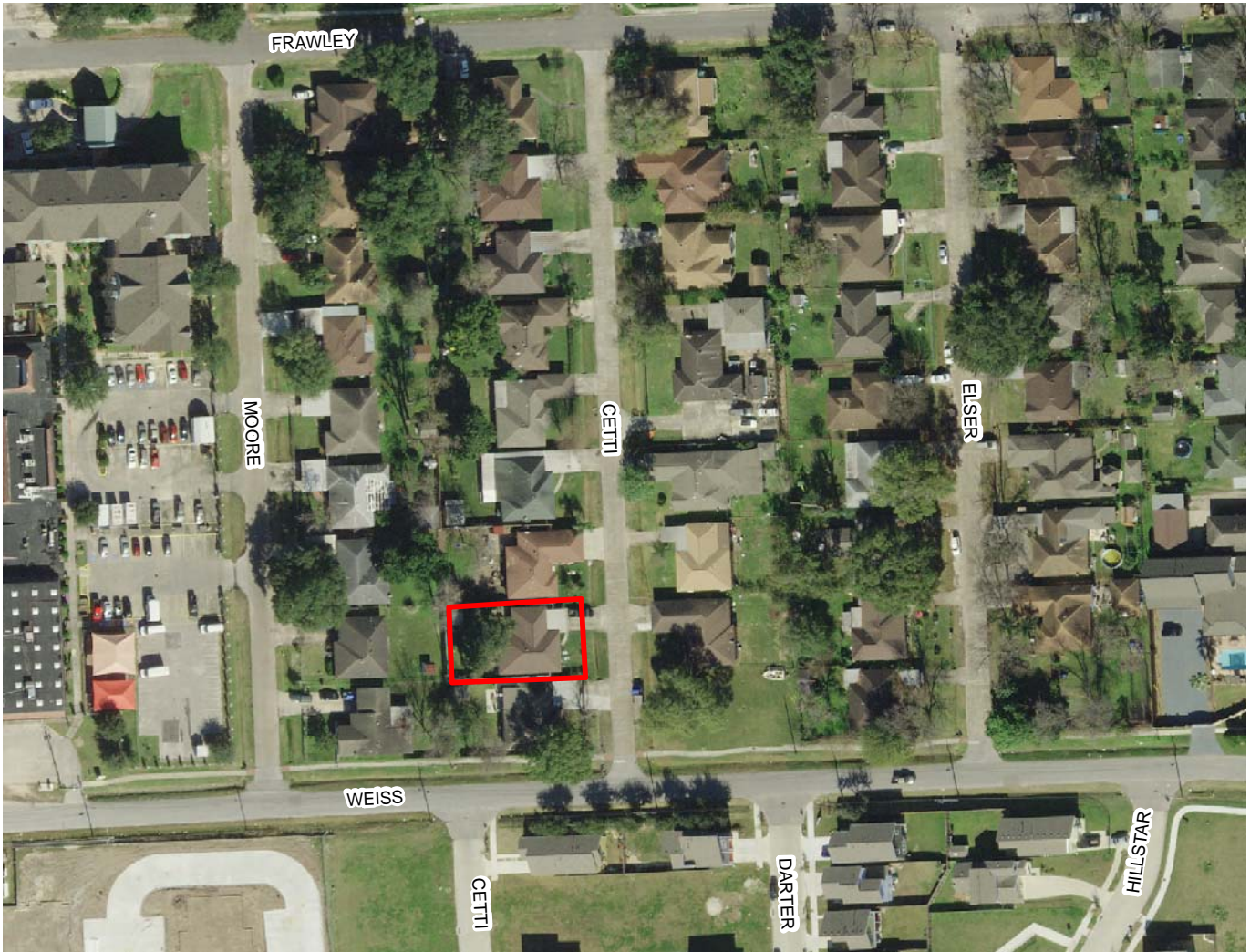
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 113

Meeting Date: 7/13/2017

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



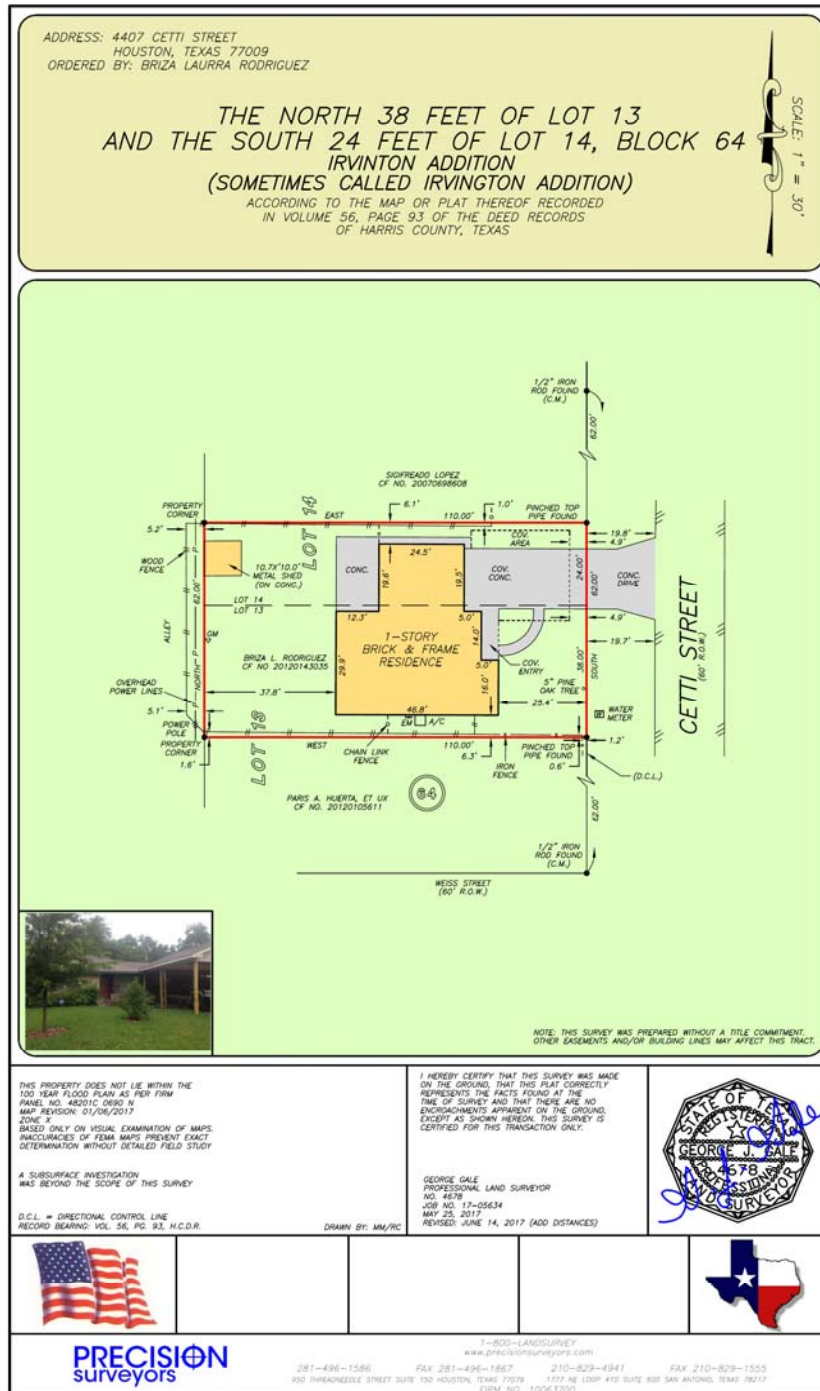
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 113

Meeting Date: 7/13/2017

Survey

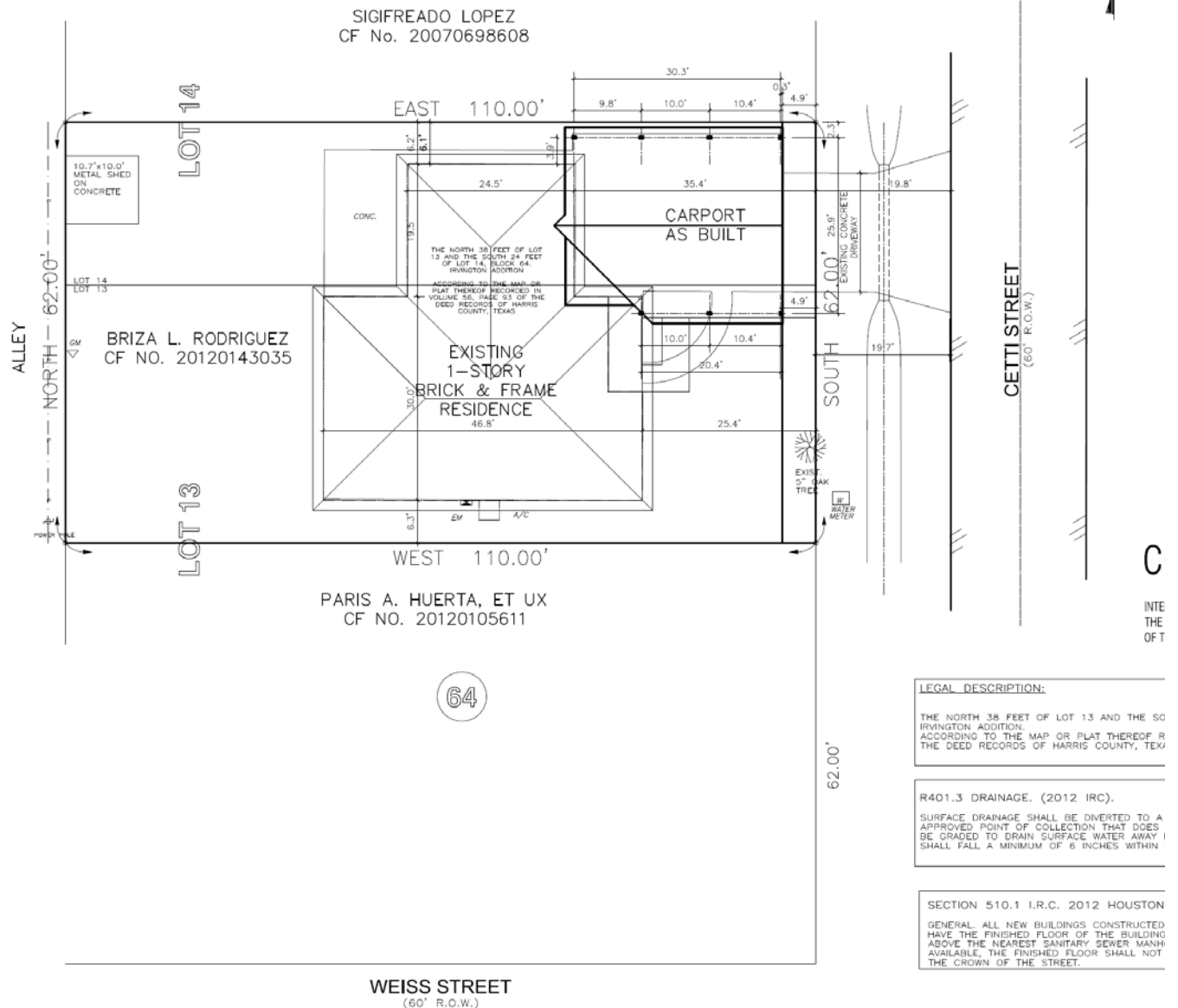


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

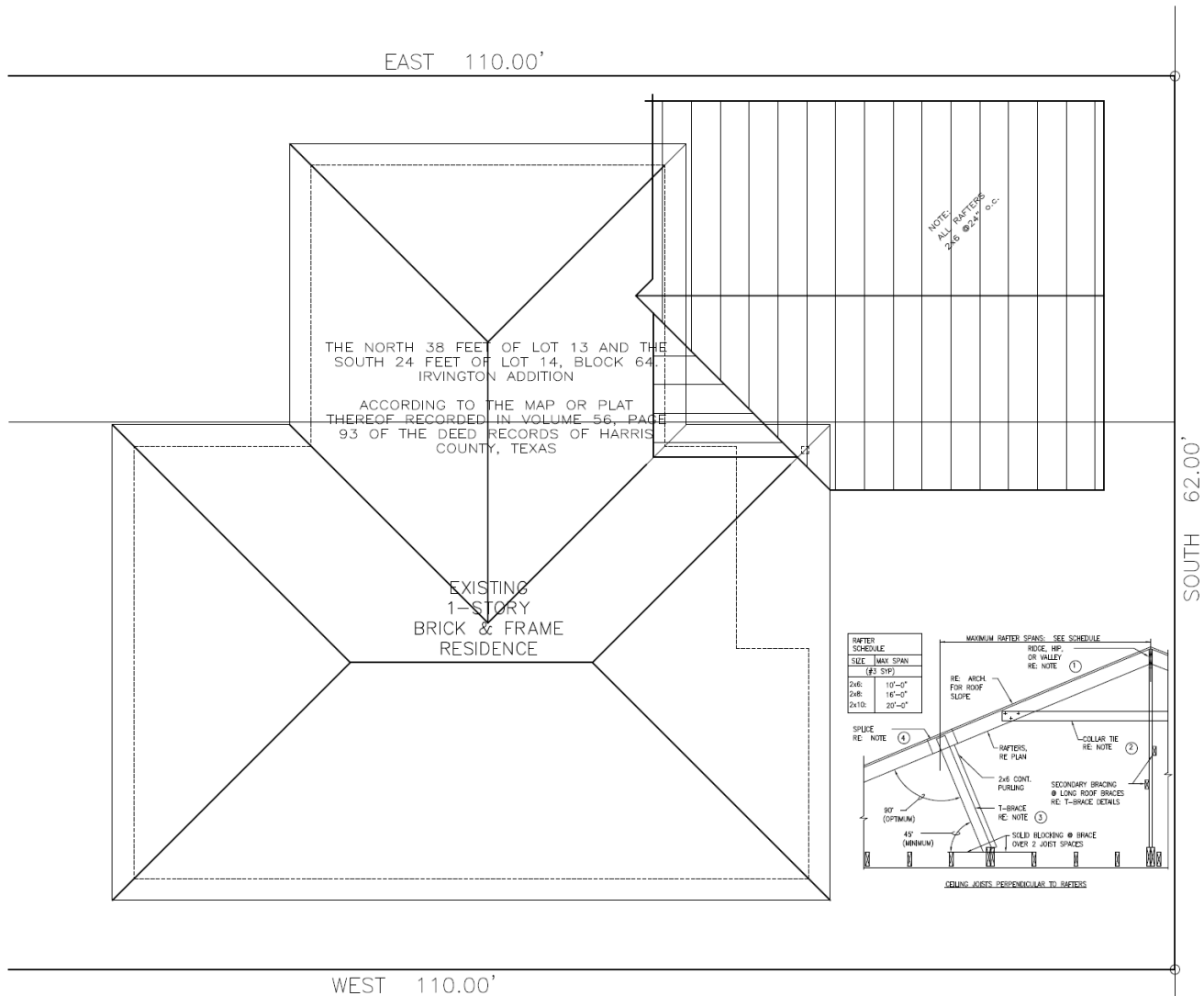


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Additional Rendering



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		
	Jeanie Choi	832-721-3833	jeanie_choi2323@hotmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1133 East 7 th Street	17064881	77009	5358B	493A	H
HCAD ACCOUNT NUMBER(S):		0620710000010			
PROPERTY LEGAL DESCRIPTION:		Lot 10 Blk 20 Norhill			
PROPERTY OWNER OF RECORD:		Coker, Christopher & Choi, Jeanie			
ACREAGE (SQUARE FEET):		.2032 (8850 sq ft)			
WIDTH OF RIGHTS-OF-WAY:		Studewood 80'; East 7 th Street 70'			
EXISTING PAVING SECTION(S):		Studewood 38'; East 7 th Street 30'			
OFF-STREET PARKING REQUIREMENT:		2			
OFF-STREET PARKING PROVIDED:		2			
LANDSCAPING REQUIREMENTS:		2 Trees			
LANDSCAPING PROVIDED:		Complies			
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:		1717 sq ft			
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:		4330 sq ft			

PURPOSE OF VARIANCE REQUEST: Requesting a reduced building line of 20' in lieu of the ordinance required 25' building line along Studewood for the main residence and to allow an awning to overhang the 20' BL by 60"

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The variance request pertains to the 25' setback along Studewood. By ordinance, the setback along Studewood is 25' and we are requesting a variance to the current recorded deed restrictions of 20' with a 5' roof overhang. This property located on the corner of Studewood and E. 7th Street has a setback by ordinance of 25 ft along Studewood and a setback by deed restriction of 20 ft along E. 7th Street. These setbacks create a limitation on the use of the property. At the time of purchase in June 2015 and when contracting with Heights architecture firm McIntyre + Robinowitz in August 2015 to construct a new single family residence at the site, the setback along Studewood as was stated in the original survey and deed restrictions was confirmed to be 20 ft. It was with this understanding that we proceeded to design a home following in good faith the setbacks as documented in the professional survey and published Norhill Addition deed restrictions.

Given the rich architectural history of the Woodland Heights and acknowledging the new construction throughout the neighborhood, we selected the firm of McIntyre+Robinowitz in part due to their ability to design and build multiple homes in the neighborhood bridging timeless design elements while still in keeping with the tenants of the deed restrictions. During the design process, following the direction of the original survey obtained at the time of purchase in 2015 and the current deed restrictions, the 20 ft setback along Studewood was incorporated into the design. A second professional survey obtained in May 2017 also failed to uncover the 25 ft setback by ordinance along Studewood.

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

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

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

The existing properties along Studewood are consistently set at the 20 ft setback along Studewood, as was originally platted and as is stated in the current published deed restrictions. We believe that in keeping with the original characteristics of the existing homes along Studewood, the aesthetic of the alignment of homes set at 20 ft along Studewood should be maintained preserving the original neighborhood characteristics.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The hardship was created by the ordinance not being reflected either in two recent professional surveys obtained of the property, one at the time of purchase in 2015 and the other during the final phase of design/construction documentation in May 2017, or by the current published deed restrictions.

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

The variance being requested is in keeping with the original platted setback. A recent variance request for a new addition to the property at 1132 Highland Street along Studewood was filed for a very similar circumstance and approved by the Houston Planning Commission in Aug 2012 to adhere to the 20 ft setback along Studewood in keeping with the prevailing neighborhood condition.

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

No impact on public health, safety or welfare will result from granting this variance. On the contrary, granting of the variance will be in keeping with the prevailing neighborhood condition and intent of the deed restrictions.

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

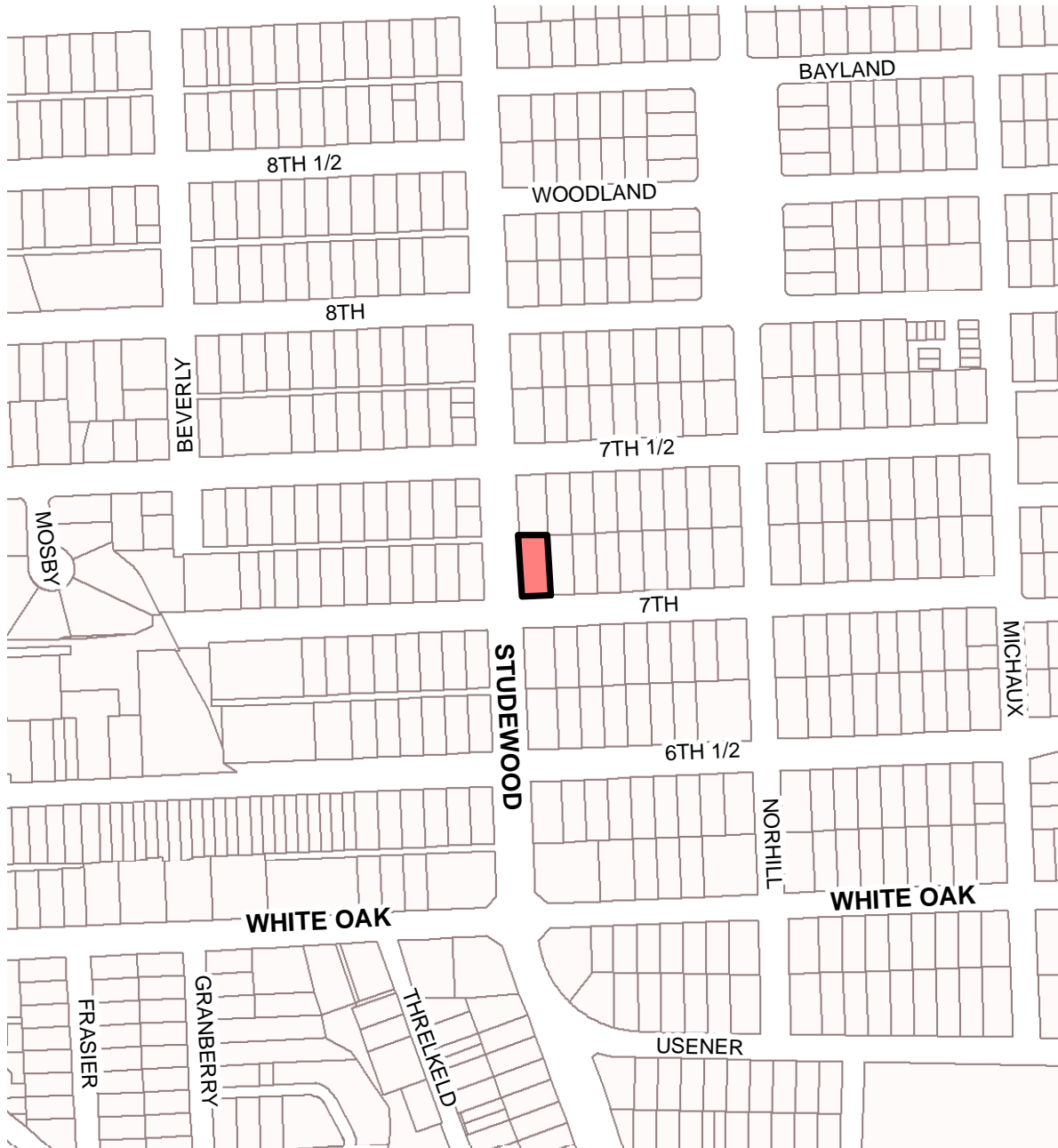
The current design of the new home was crafted to reference architectural elements of the Woodland Heights whilst adhering to the setbacks published in the deed restrictions and two recent professional surveys. The prevailing neighborhood condition along Studewood of both historic homes and recent additions to historic homes (i.e., 1132 Highland Street in 2012), follows a 20 ft setback along Studewood. In order to maintain the look and feel of the neighborhood as exemplified by homes along Studewood north of White Oak Drive, we believe it would be sound public policy to grant this variance.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



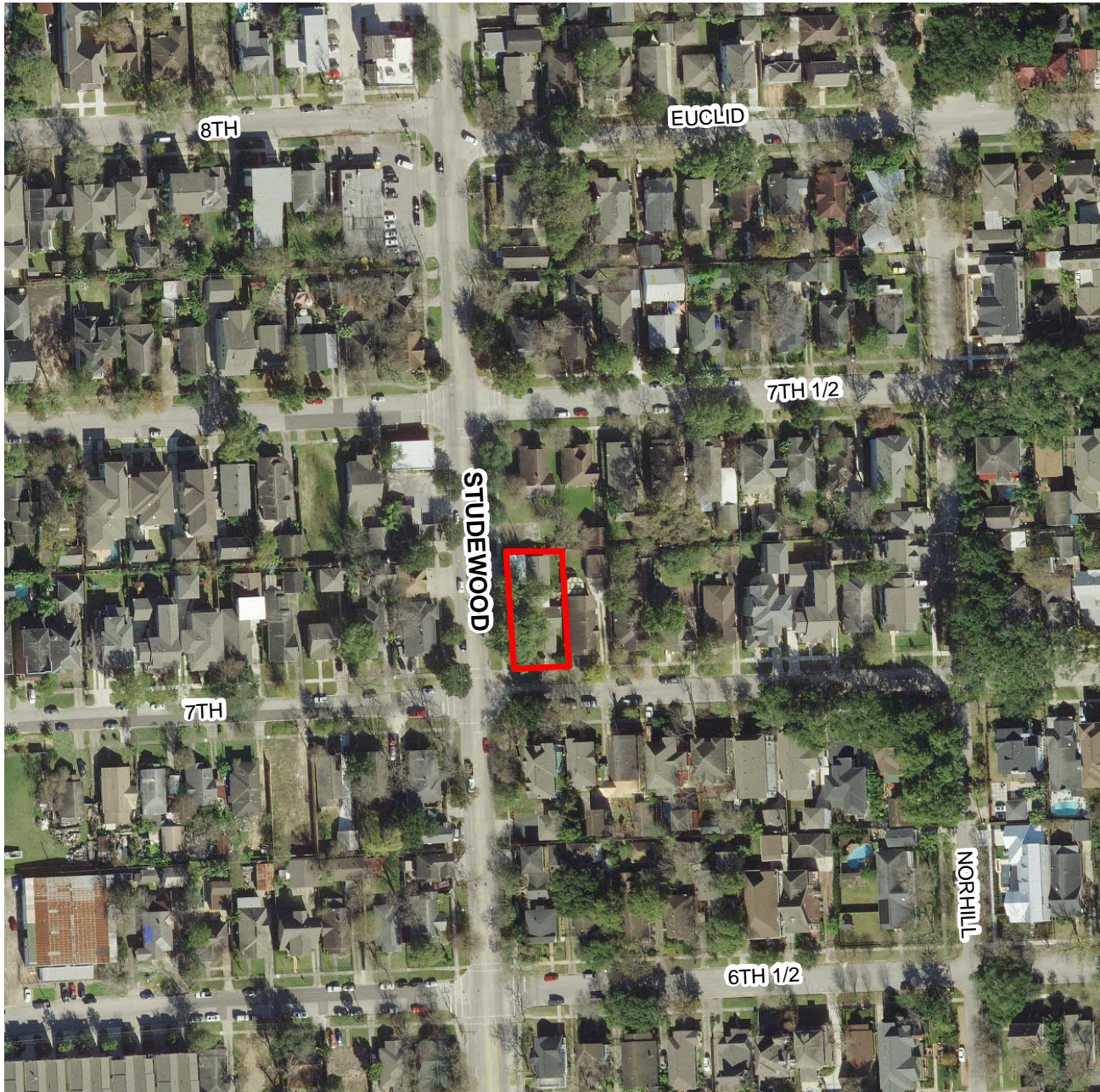
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 114

Meeting Date: 7/13/17

Houston Planning Commission

Aerial Map

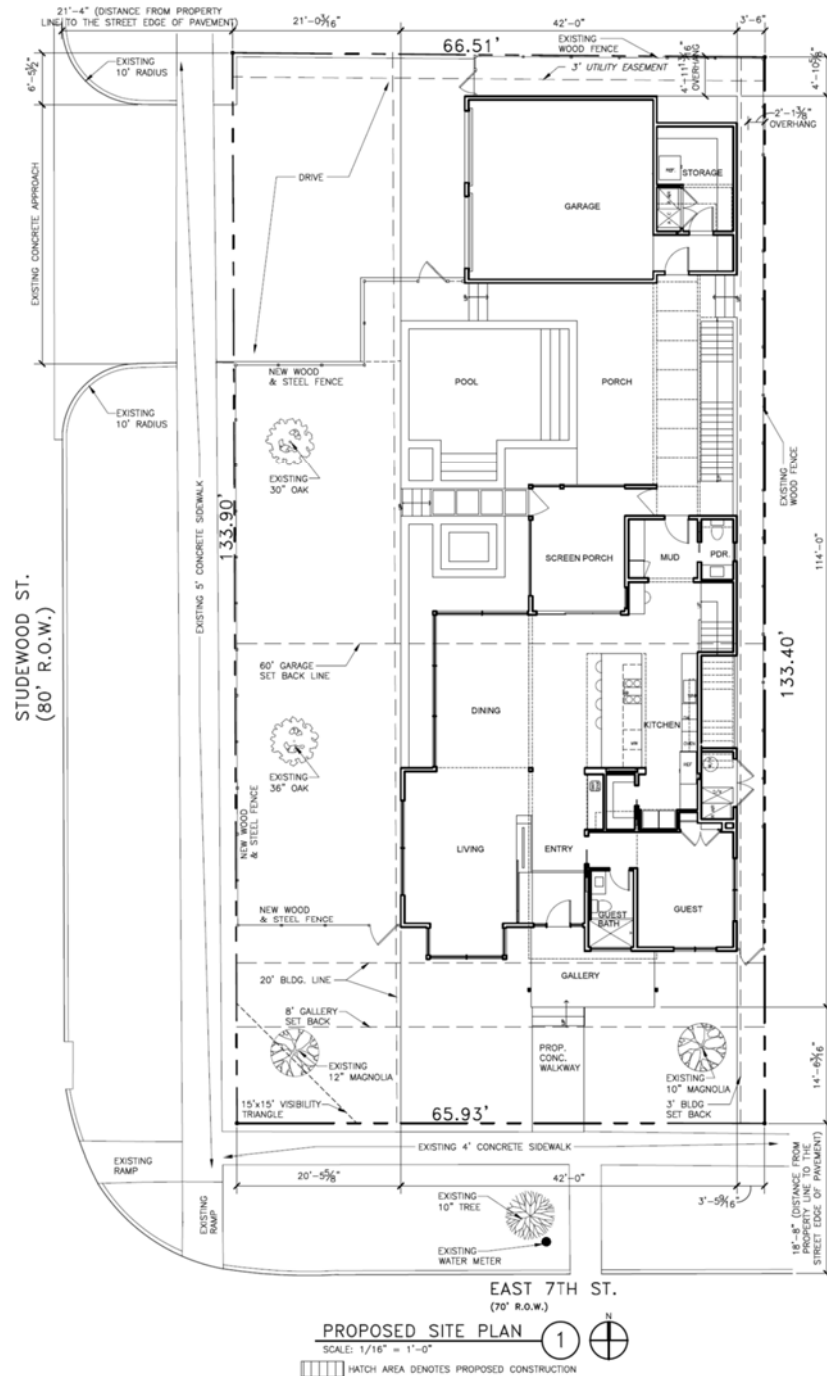


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

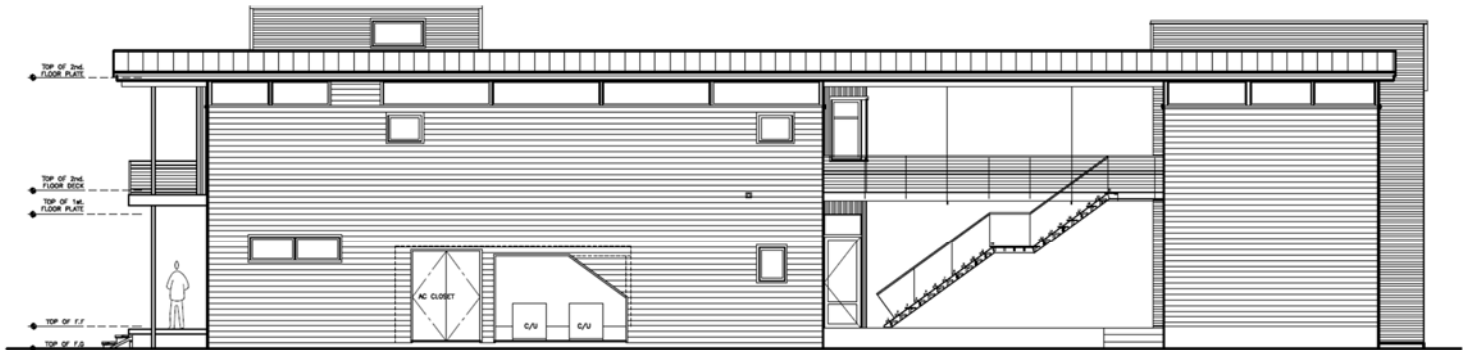


DEVELOPMENT PLAT VARIANCE



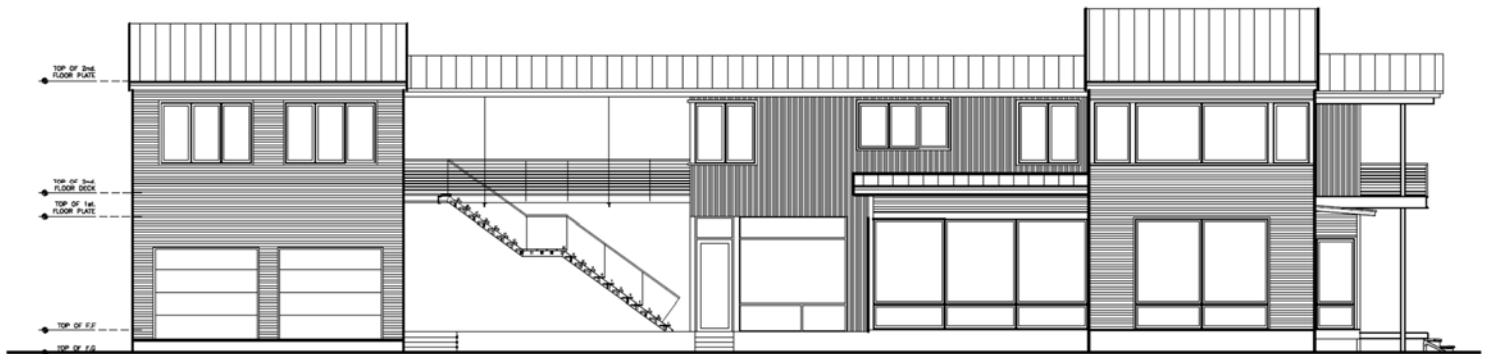
Houston Planning Commission

Renderings



EAST ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

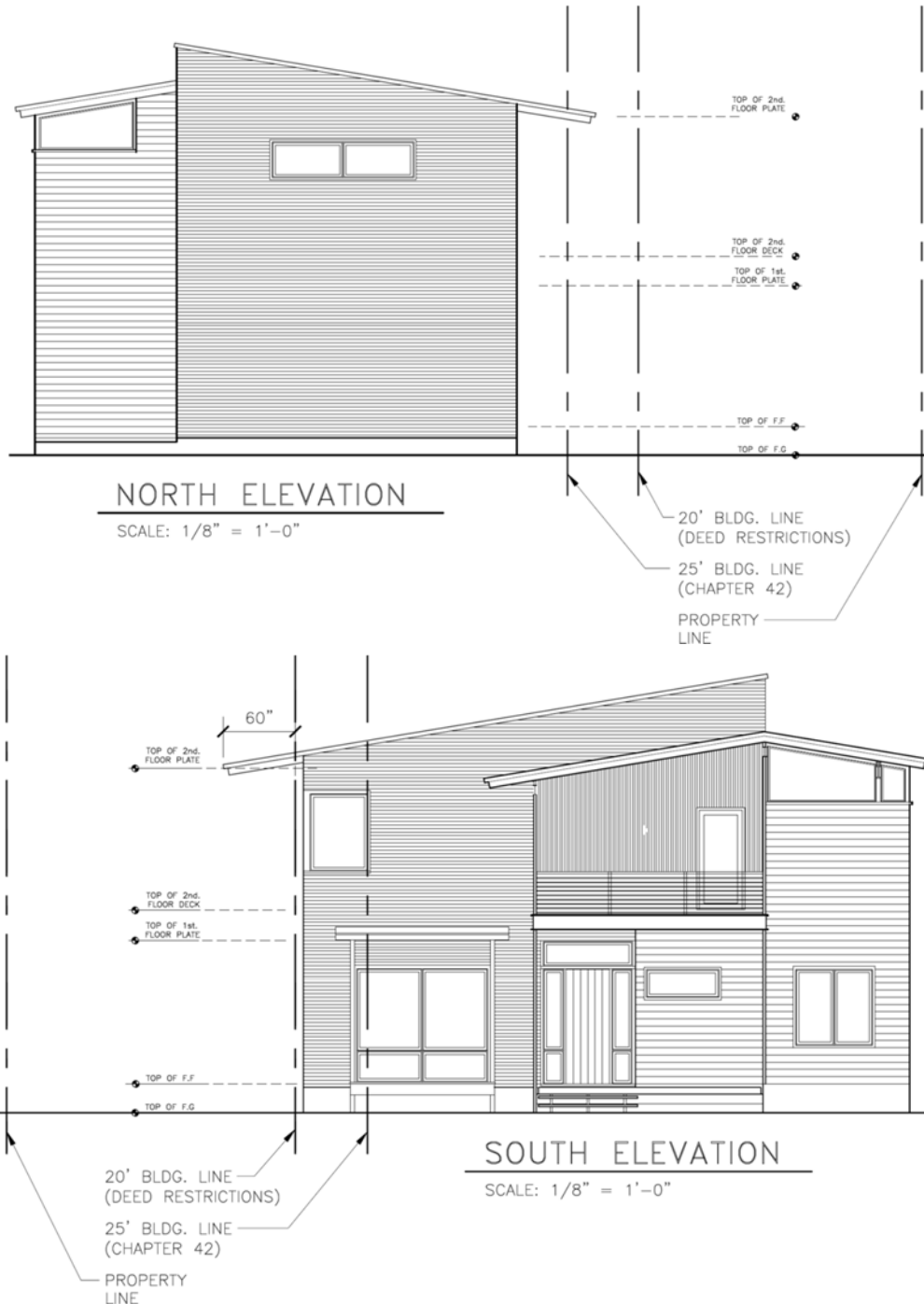
SCALE: 1/16" = 1'-0"

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Renderings Cont.



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
	Efrain Guajardo	832-866-0471	elidachantal@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
8451 Fuqua Street	16123212	77075	5651	575U	D

HCAD ACCOUNT NUMBER(S):	0772790040063
PROPERTY LEGAL DESCRIPTION:	Tracts 12K & 12L Block D Houston Skyscraper Shadows 1
PROPERTY OWNER OF RECORD:	Efrain Guajardo
ACREAGE (SQUARE FEET):	21,027 square feet
WIDTH OF RIGHTS-OF-WAY:	Fuqua Street (100 feet); Monroe Street (100 feet)
EXISTING PAVING SECTION(S):	Fuqua Street (25 feet); Monroe Street (35 feet)
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Single-family Residential (3,061 Sq.Ft.)

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Covered Parking and Gazebo

PURPOSE OF VARIANCE REQUEST: To allow a 12.2' building line for a new residential addition in lieu of the 25' ordinance building line along a major thoroughfare, Monroe 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 feet 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): We decided to build a porch/carport because we had no covered area in the back of our property. We don't have a garage and it is a disadvantage for us when it rains and or is too sunny outside, especially with the kids. We went ahead and built a covered parking area (carport) at a 12.2' building line, not being aware of ordinance change. We thought that since the house was platted that way that we were staying within the rules. The space for the carport does not occupy a large area of the 25' building line, it does not interfere with our access in and out of our residence, since we have a circular drive way, and it does not harm anyone nor place anyone in a disadvantage. We simply need a covered place to park, a covered area for the kids and we mean no harm. We understand the building line rules changed, but when we purchased the property it was intended to be our permanent home since it was in a quiet dead end street. Now Monroe has turned to more than just a residential area and we are just trying to enjoy our property for what we purchased it.

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 nature of the existing residential building is that it has no garage or covered parking area. We added a covered parking area to existing driveway.
- (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 variance being sought by the applicant for the construction of the covered parking and gazebo is in order to use this area to compensate for the non-existing garage/covered parking. There is a neighborhood street with esplanade at this location. There is an existing mechanical gate and circular turn around driveway where the carport was added.
- (3) The intent and general purposes of this chapter will be preserved and maintained;**
Specific variance is being sought for the construction of a covered parking area/carport and gazebo/porch within the building line restrictions.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
Granting such a variance will not adversely affect any maintenance or operations or be detrimental to the public welfare of the major thorough fare. There is an existing mechanical gate that allows for entry and exit to the driveway. The existing driveway is circular and allows enough room for the cars to turn around before exiting the driveway so they don't have to exit in reverse. The existing driveway where the carport was built does not block the sidewalk and does not adversely affect anyone.
- (5) **Economic hardship is not the sole justification of the variance.**
The variance being sought for the construction of a covered parking area/carport and gazebo/porch is very important to the applicant as there is no garage or covered parking space which becomes a necessity during rain and or/sun.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 115

Meeting Date: 7/13/2017

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



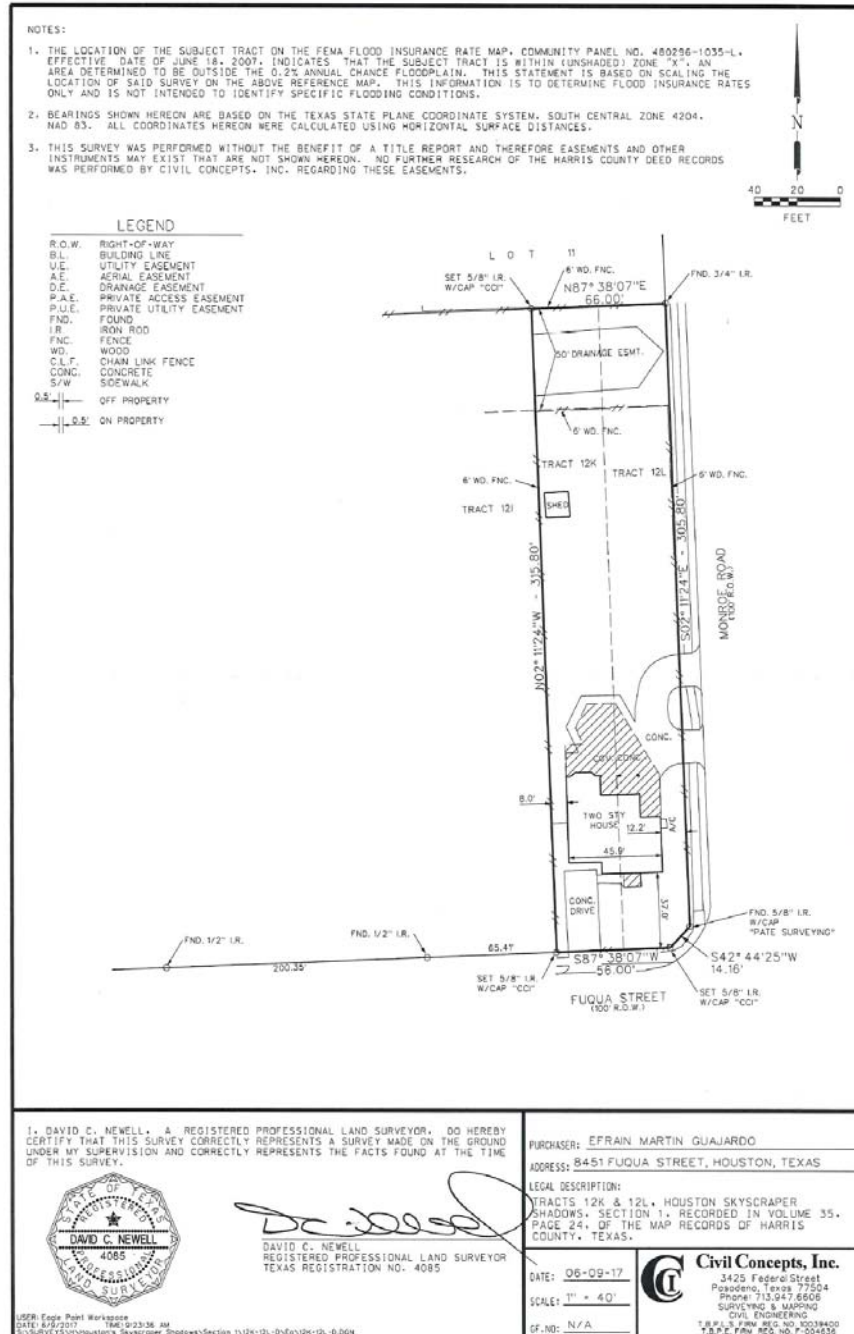
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 115

Meeting Date: 7/13/2017

Survey



DEVELOPMENT PLAT VARIANCE



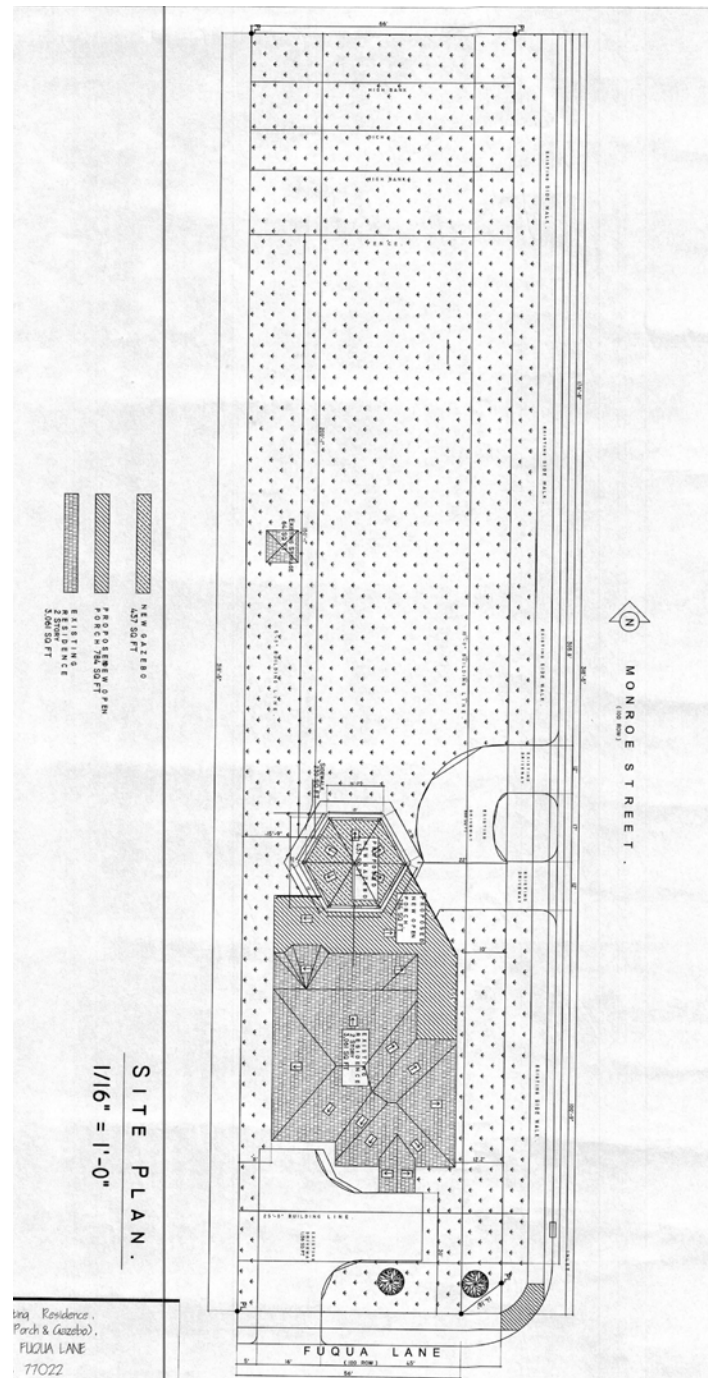
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 115

Meeting Date: 7/13/2017

Houston Planning Commission

Site Plan

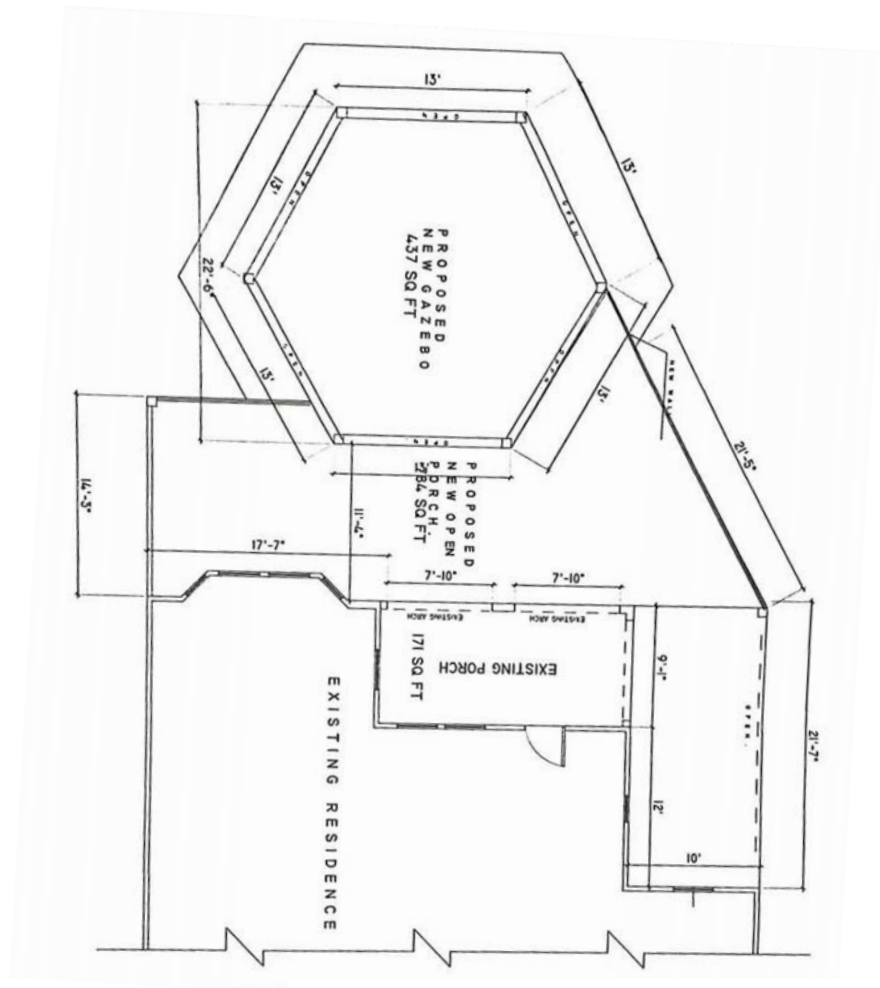


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Floor Plan



Fuqua Street

Monroe Road

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
JLandConsultants	Jesse Givens	281-310-1260	jesse.landconsultants@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3917 Gano Street	17045173	77009	5459	453Z	H

HCAD ACCOUNT NUMBER(S):	0310690000006
PROPERTY LEGAL DESCRIPTION:	Lot 6 Block 69 Ryon Addition
PROPERTY OWNER OF RECORD:	Chan & Mayad, LLC
ACREAGE (SQUARE FEET):	5,000 square feet
WIDTH OF RIGHTS-OF-WAY:	Gano Street (60 feet); Erin Street (60 feet)
EXISTING PAVING SECTION(S):	Gano Street (27 feet); Erin Street (40 feet)
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING REQUIREMENTS:	2 trees
LANDSCAPING PROVIDED:	2 trees

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Single-family (1,020 square feet)

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single-family (1,364 square feet)

PURPOSE OF VARIANCE REQUEST: To allow a reduced building line of 5' along Erin Street in lieu of the ordinance-required 10' building line along a local street.

CHAPTER 42 REFERENCE(S): 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.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The variance request to allow a reduced building line of 5' along Erin Street and 10' along Gano Street is based on the facts as follows:

- 1) Ryon Addition was a deed record plat recorded without building line setback requirements prior to the current ordinance requirements for building setbacks.
- 2) The home was constructed in 1940 at a distance of 5' from Erin St. and 19.5 to 19.6' from Gano St.
- 3) During those 77 years, an already mature oak continued to grow into what is now a 48" caliper oak tree immediately to the rear of the structure, severely limiting where within the site additional habitable space could be placed.
- 4) The addition to the structure represents a 8' x 6' area at the rear of the home that increased the amount of facade that sits 5' back along Erin St. from approximately 29' to 37'.
- 5) The addition of a front porch represents an area roughly 8' x 12' that extends to the proposed 10' building line area. The portion of the building that sits 19.5' to 19.6' from Gano St. remains the same distance from the ROW.

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 undue hardship by depriving the applicant of the reasonable use of the land. There has been a house at this location since 1940 that has sat at 5' from Erin Street and just over 19.5' from Gano Street. During those 77 years, an oak tree continued to grow into what is now a 48" caliper tree immediately to the rear of the property. It would have been impractical to move the home backward or to build around the tree while still maintaining adequate off-street parking.

In effort to repair the structure on the site and bring it out of functional obsolescence, the property owner inadvertently initiated remodeling of the structure beyond the scope of the repair permit he purchased. Immediately upon realizing there was a potential issue, the property owner contacted the permitting office to get their opinion regarding the work on the property.

Undue hardship would result from any requirement that would cause the owner to have to move the structure back farther from the property line or to remove the portions of repair/remodel that inadvertently were undertaken. The owner would be deprived of reasonable use of the land.

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

Until the current property owner began working on the subject site, the home has been located in the same configurations since 1940. The existing 48" oak tree severely limits any amount of building to the rear of the structure. The owner's decision to enclose the northwest corner of the building was only logical to him because it squared off that corner of the building without further encroaching into the driveway or the area needed to preserve and maintain the significant oak tree. Although he was unaware of the building line requirement at the time, the owner did not create the hardship. The hardship was created by the existing conditions on the site.

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

The intent and general purposes of this chapter will be maintained because the proposed development plat essentially adheres to the existing setbacks that have been in place for the existing structure since 1940, with minor adjustments. Furthermore, this chapter has long been applied to respect the development pattern within a given neighborhood. The proposed structure fits into the neighborhood in scale and style. Had the owner desired to replat the lot, he could have placed a shared driveway project on the property that would be subject to 5' building lines without need for variance request.

Instead, the owner embarked upon remodeling the existing structure in a manner that is more closely in line with the character of the neighborhood aesthetic. Should the Planning Commission grant this variance request, the general intent and purpose of this chapter would be maintained.

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

The granting of the variance will not be injurious to the public health, safety or welfare. In fact, should the Planning Commission grant this variance request, the preservation of existing trees would contribute to ameliorating green space and air quality concerns. Furthermore, public safety would be maintained at present levels or better. Erin is a street that is wide enough for the urban neighborhood feel of on-street parking in addition to off-street parking, sidewalks, and green canopy. Both Erin and Gano Streets provide excessive distance from the property line to the back of curb, enhancing public health, safety, and welfare.

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

Economic hardship is not the sole justification of the variance. Hardship created by existing conditions such as the 48" oak tree, other mature trees, sensitivity to scale of development, and neighborhood aesthetics are important considerations that also justify granting this variance request.

DEVELOPMENT PLAT VARIANCE



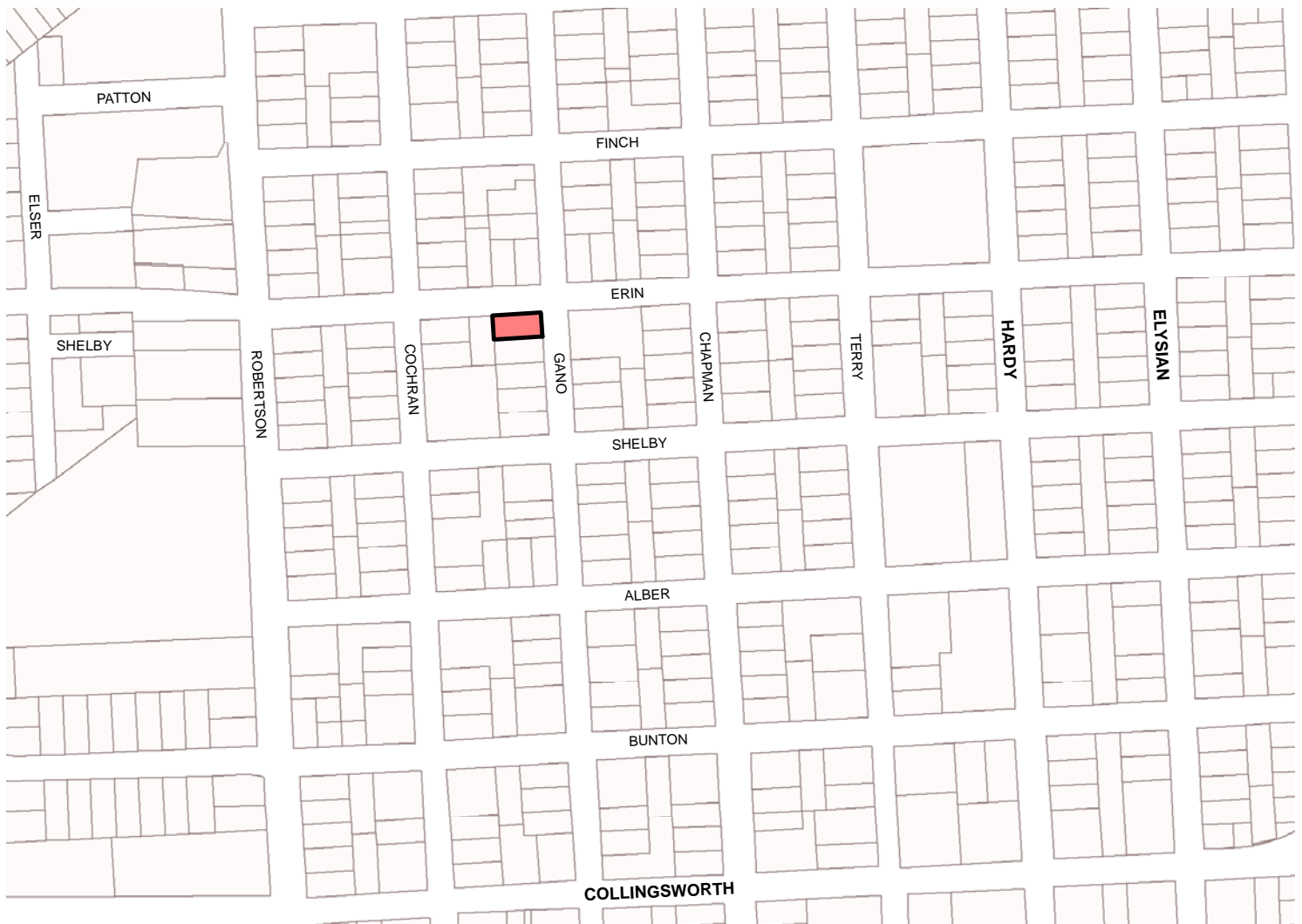
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 116

Meeting Date: 7/13/2017

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



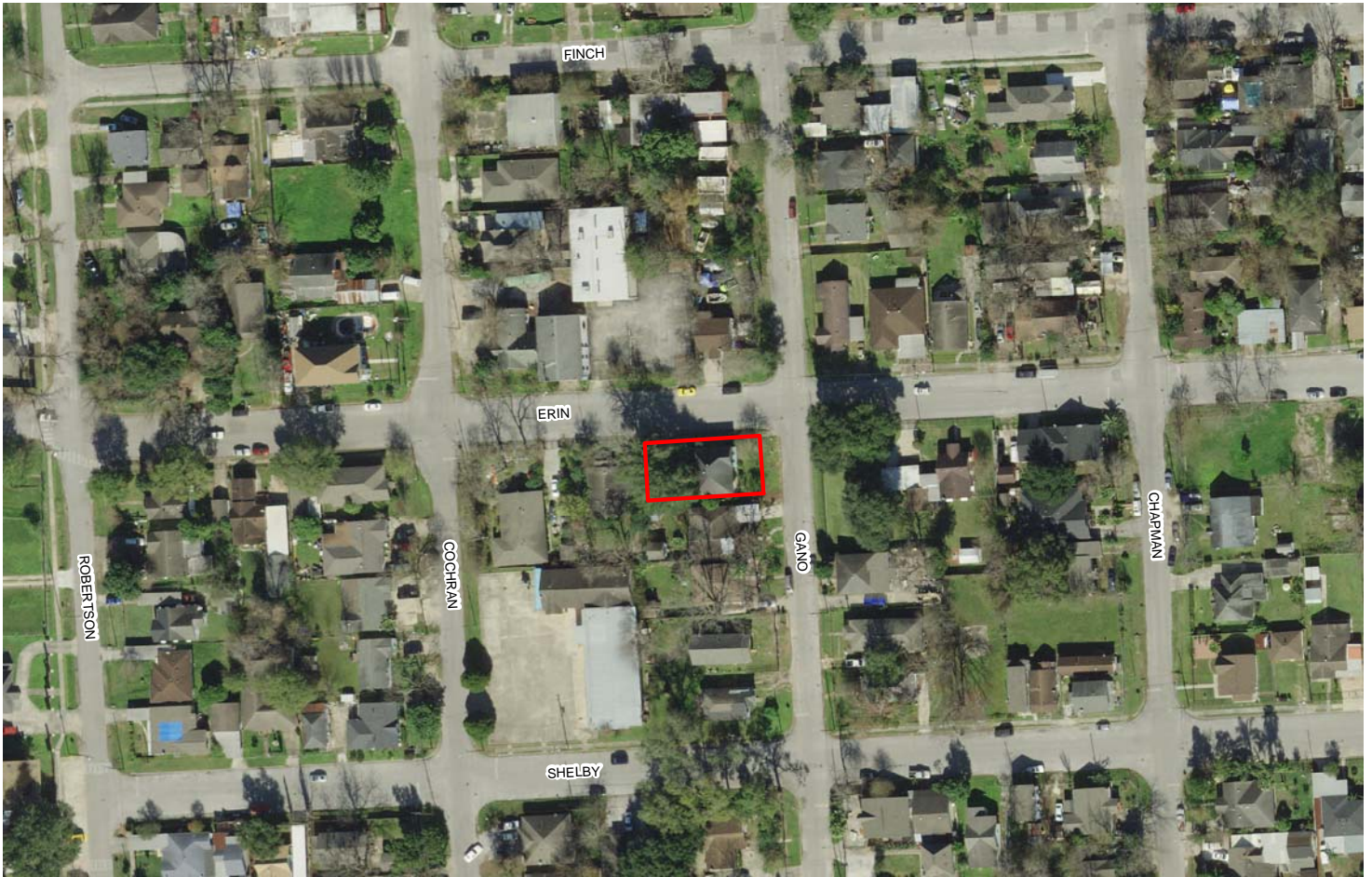
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 116

Meeting Date: 7/13/2017

Houston Planning Commission

Aerial Map

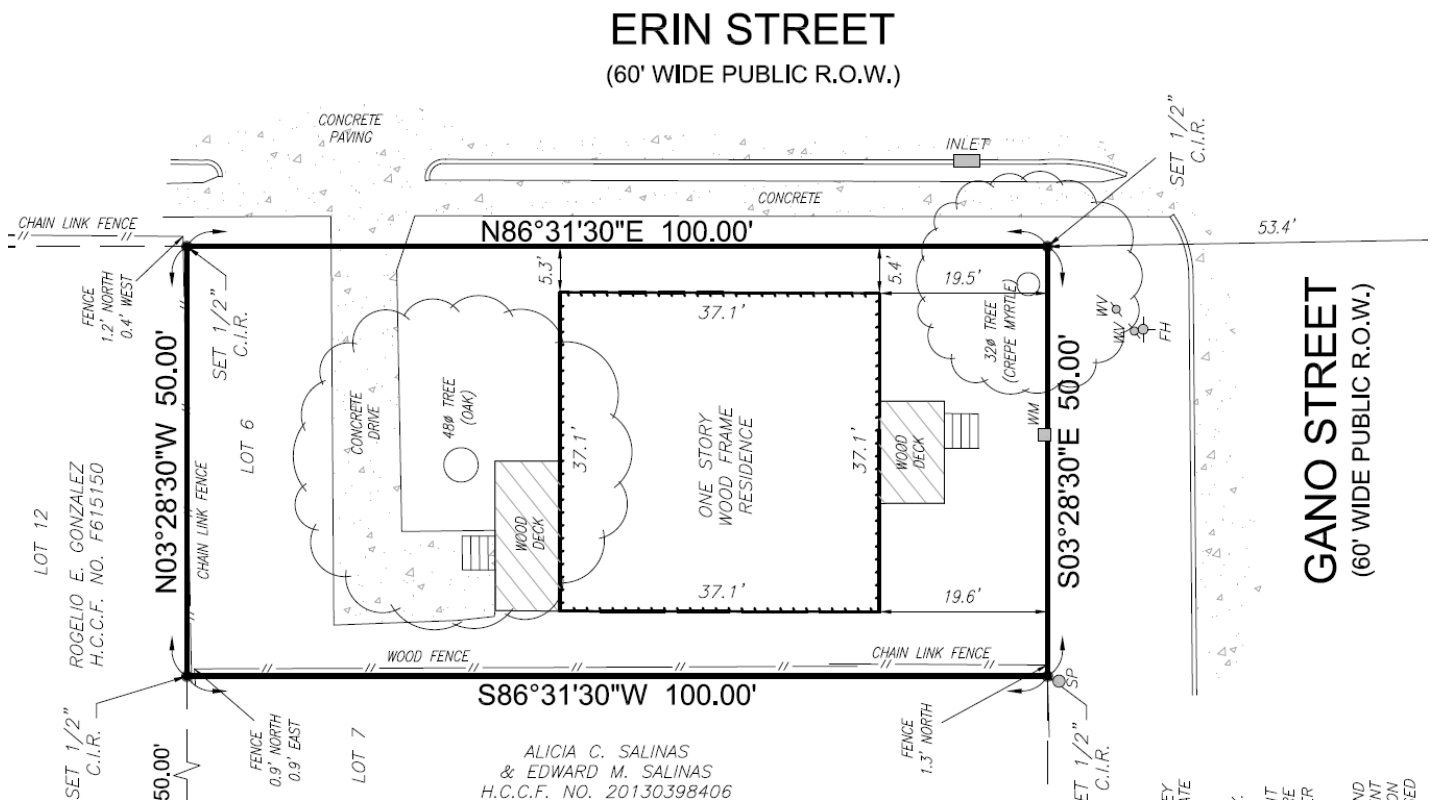


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE



Meeting Date: 7/13/2017

ERIN STREET

(60' WIDE PUBLIC R.O.W.)

Engineering & Construction, Inc.
STATE LICENSE NO. 1-10000
 EXPIRATION: 12/31/2024
 LICENSED PROFESSIONAL ENGINEER
 10101 101ST AVE

GANO STREET
(60' WIDE PUBLIC R.O.W.)

THE GANO RESIDENCE
 PROPOSED SINGLE STORY RESIDENCE
 3917 GANO STREET
 HOUSTON, TEXAS 77009

LEGAL DESCRIPTION: RYON, LOT 6, BLOCK 69

LEGAL DESCRIPTION: RYON, LOT 6, BLOCK 69

PROPOSED SITE PLAN

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

LEGAL DESCRIPTION: RYON, LOT 6, BLOCK 69

PROPOSED SITE PLAN

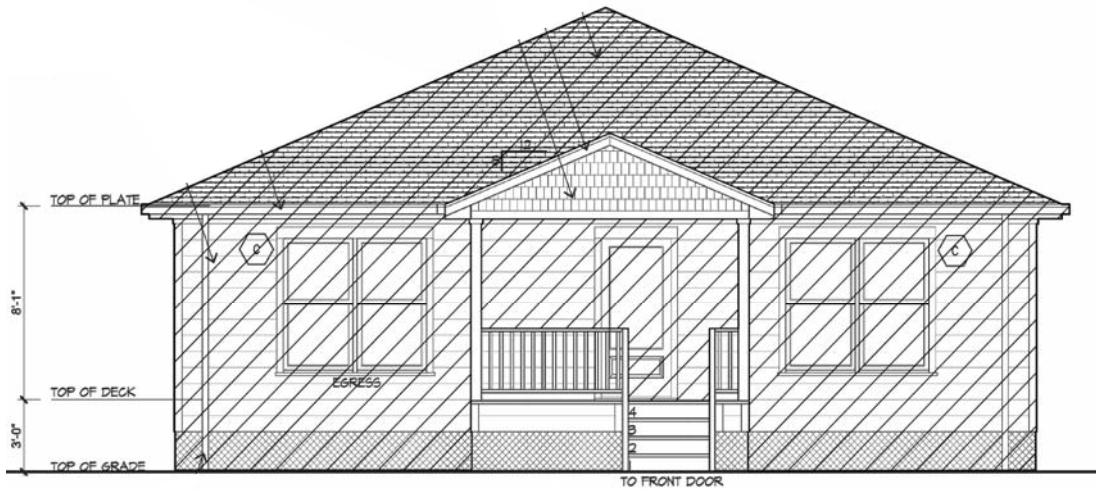
SCALE: 3/16" = 1'-0"

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

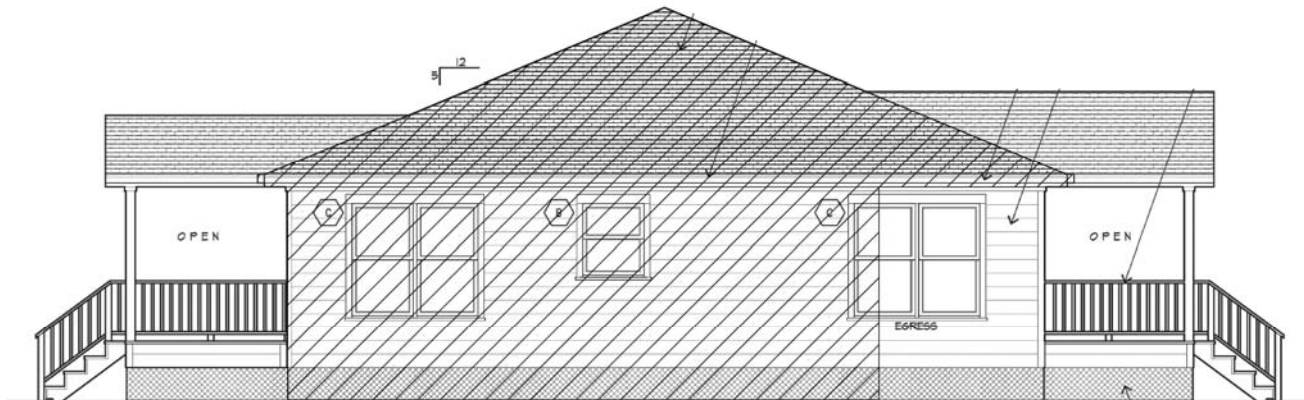
Elevations



A3

PROPOSED EAST ELEVATION

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



A5

PROPOSED NORTH ELEVATION

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



AREA OF EXISTING ELEVATION

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Vernon G. Henry & Assoc.	Mary Lou Henry, F.A.I.C.P.	713-627-8666	marylou.henry@vhaplanning.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3835 Olympia Drive	17049229	77019	5256	492N	G

HCAD ACCOUNT NUMBER(S):	0601640810007
PROPERTY LEGAL DESCRIPTION:	Lot 7 Block 81 River Oaks Sec. 11
PROPERTY OWNER OF RECORD:	Jan-Claire Phillips & Jerome J. Kendall
ACREAGE (SQUARE FEET):	9,596 square feet (0.22 acres)
WIDTH OF RIGHTS-OF-WAY:	Olympia Drive (60 feet); San Felipe Road (60 feet)
EXISTING PAVING SECTION(S):	Olympia Drive (24 feet); San Felipe Road (44 feet)
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING REQUIREMENTS:	2 trees
LANDSCAPING PROVIDED:	2 trees

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Single-family (4,498 square feet)

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single-family (3,783 square feet)

PURPOSE OF VARIANCE REQUEST: To allow a reduced rear building line of 10' along San Felipe Road in lieu of the ordinance-required 25' for a designated major thoroughfare.

CHAPTER 42 REFERENCE(S): 42-152 Building line requirement along major thoroughfares.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The proposed house will replace the original house built in a section of River Oaks which was platted prior to the passage of Chapter 42 in 1982. No setback line was shown on the plat against San Felipe, which now has a 25' setback established in Chapter 42. The original driveway connects to San Felipe, which is now an increasingly busy major thoroughfare. Other homes in the area have been allowed to reduce the setback from 25' to 10' in return for reorienting driveways to the parallel streets rather than to San Felipe, thus increasing safety for both homeowners and the general public. The new driveway will connect to Olympia Street.

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

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

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

This section of River Oaks was platted before San Felipe was designated as a Major Thoroughfare and long before a 25' setback was established by ordinance in 1982. San Felipe was treated as if it was a wide alley, with all the homes backing to it and their garages taking access from it. The front doors of the houses faced the public streets parallel to San Felipe. San Felipe was extended many miles to the west over several decades and the traffic volume greatly increased. It became more and more of a problem to enter and leave the garages. As homes were remodeled or new homes replaced originals, driveways were built to the parallel streets and the garages reoriented. The garages, however, remained setback from the parallel streets to maintain neighborhood character. Many other homes along this section of San Felipe have been allowed to setback 10' if they do not take garage access from San Felipe.

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

San Felipe was designated as a Major Thoroughfare and a 25' setback established by ordinance long after the subdivision was developed.

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

Preservation of neighborhood character is one of the purposes of the chapter.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

Public safety will be enhanced by having the new garage take access from Olympia rather than San Felipe.

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

The existing physical conditions are the justification for the variance.

DEVELOPMENT PLAT VARIANCE



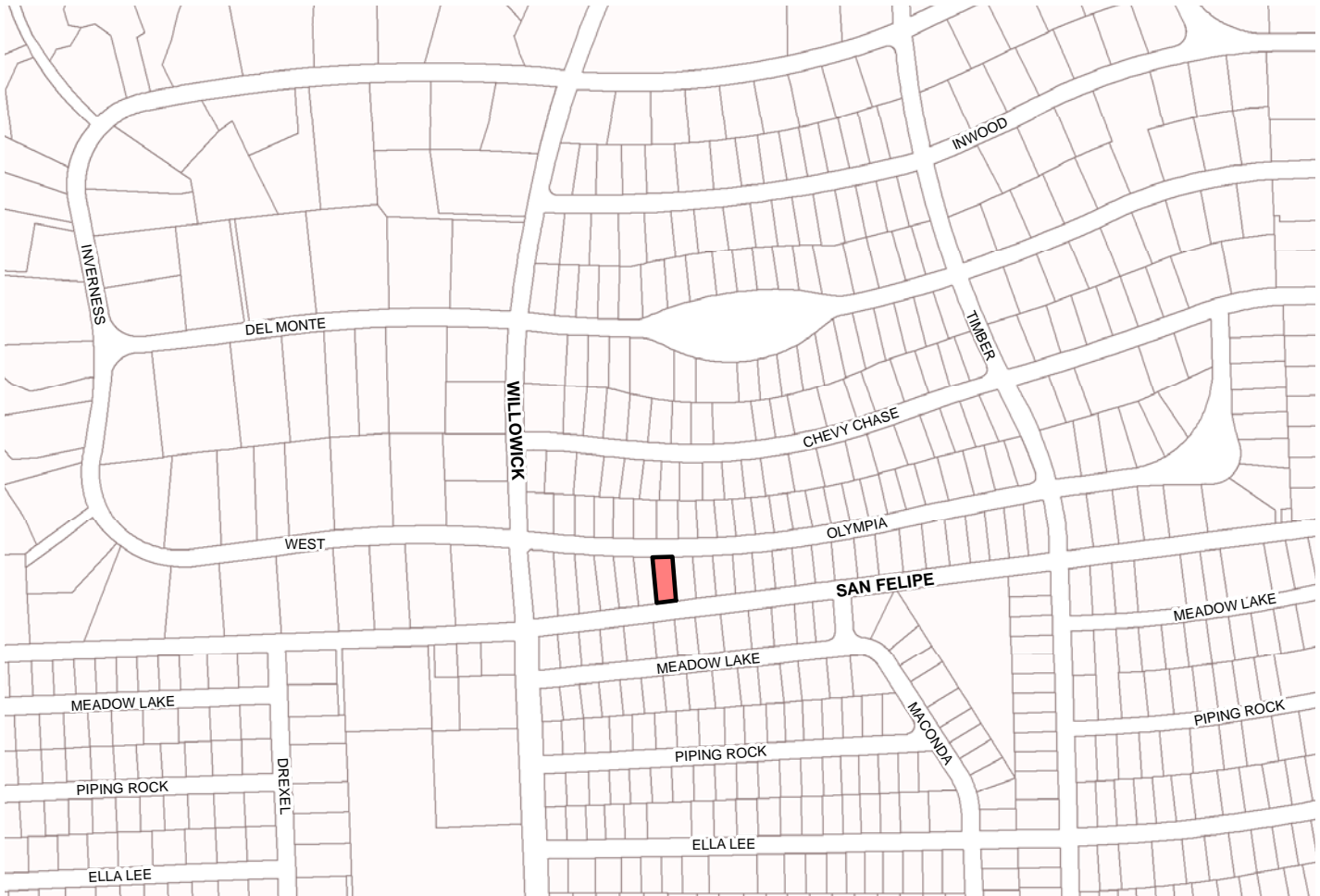
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 117

Meeting Date: 7/13/17

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



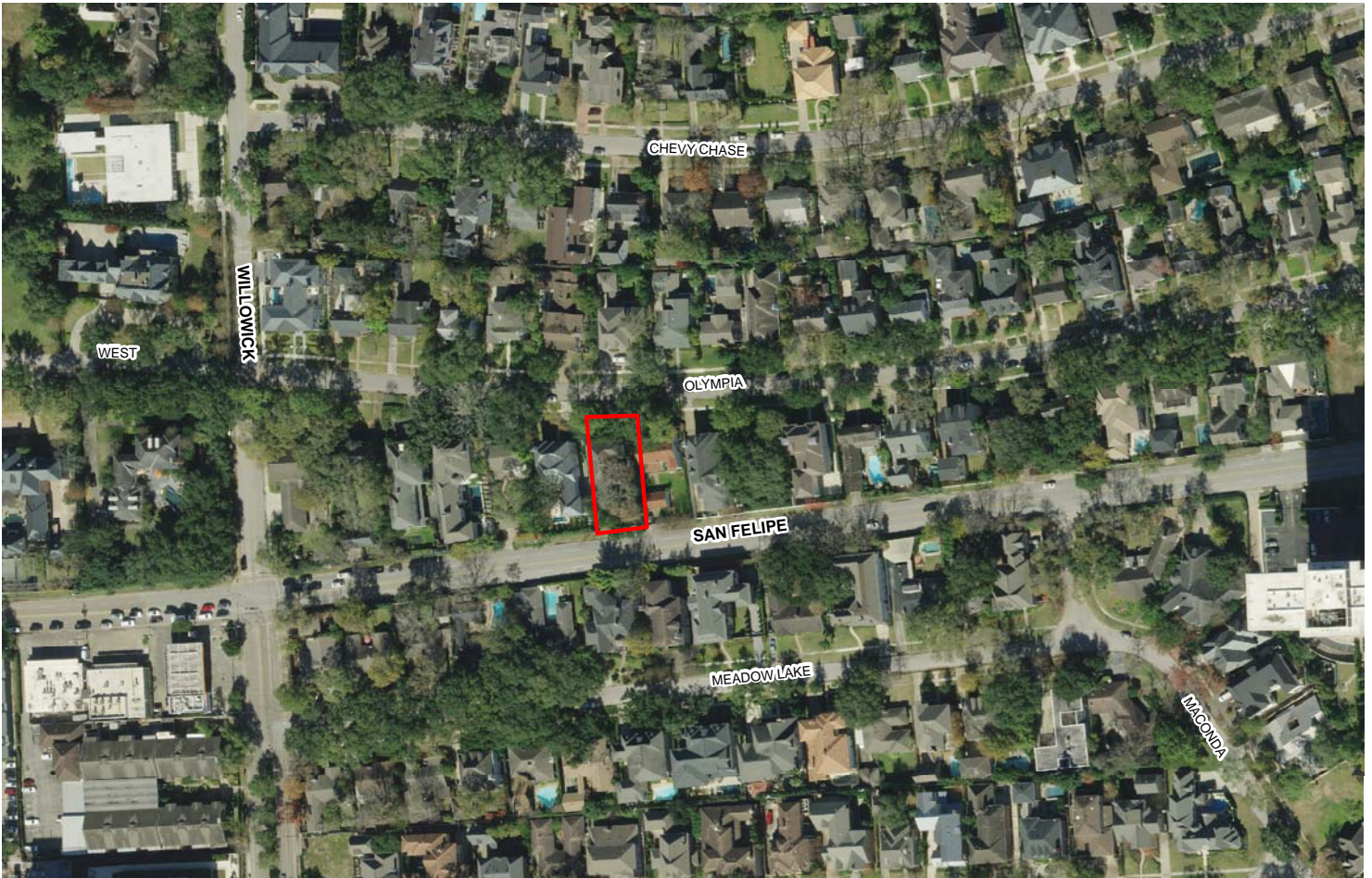
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 117

Meeting Date: 7/13/17

Houston Planning Commission

Aerial Map

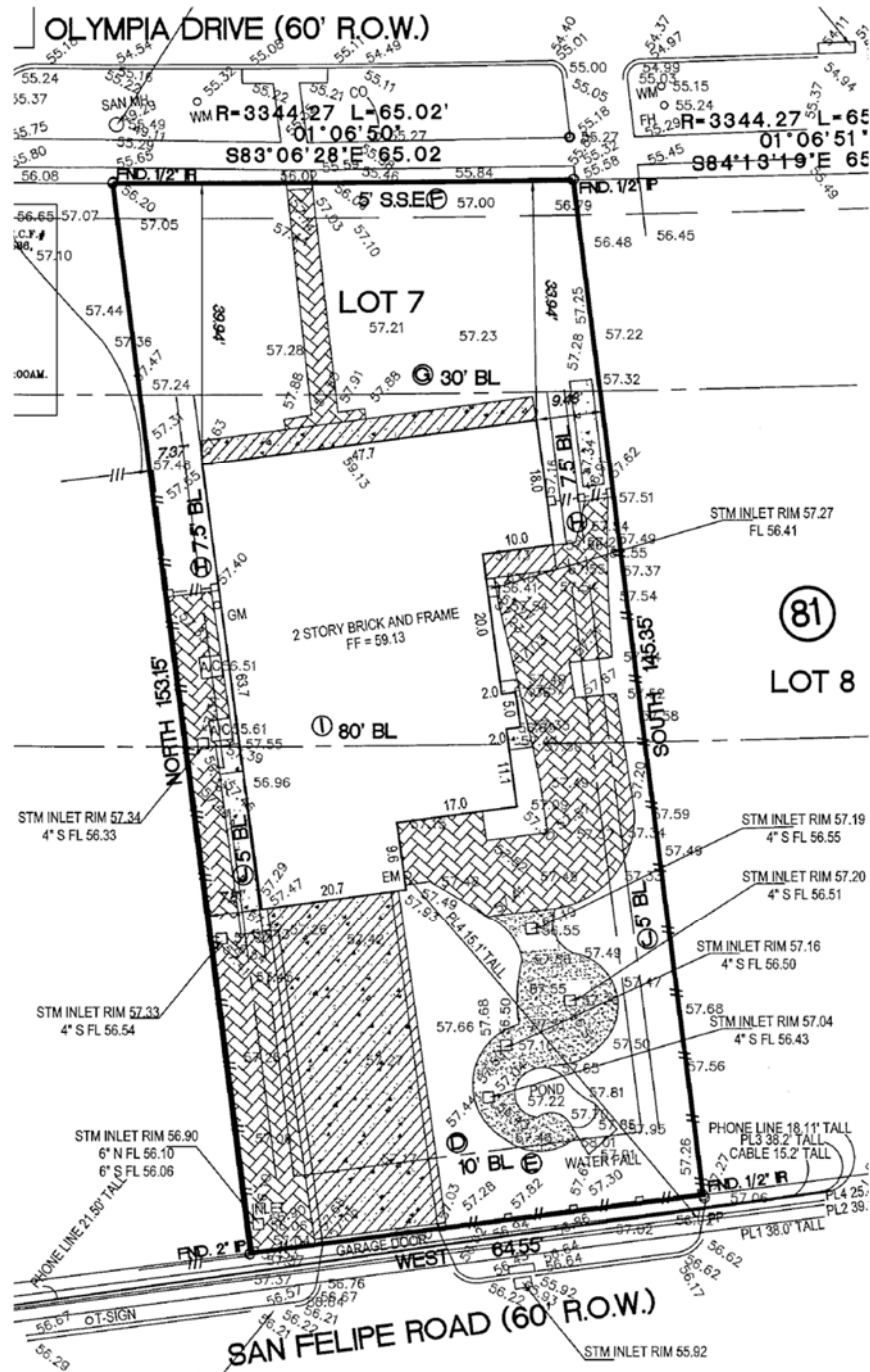


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

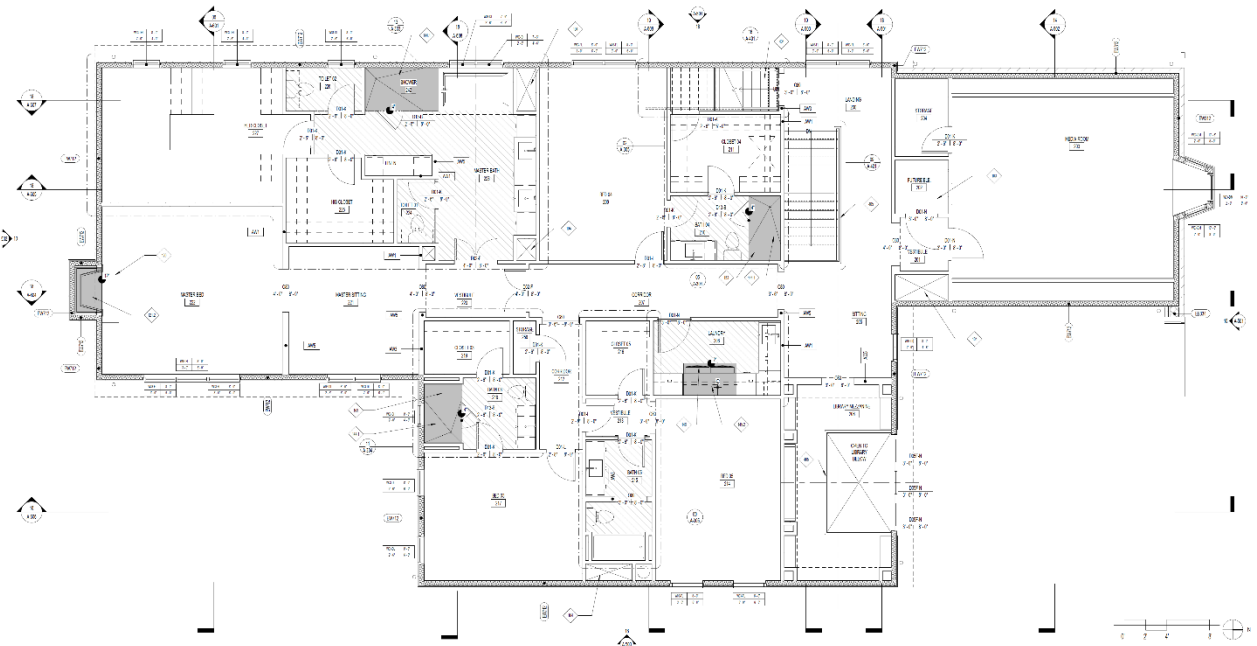
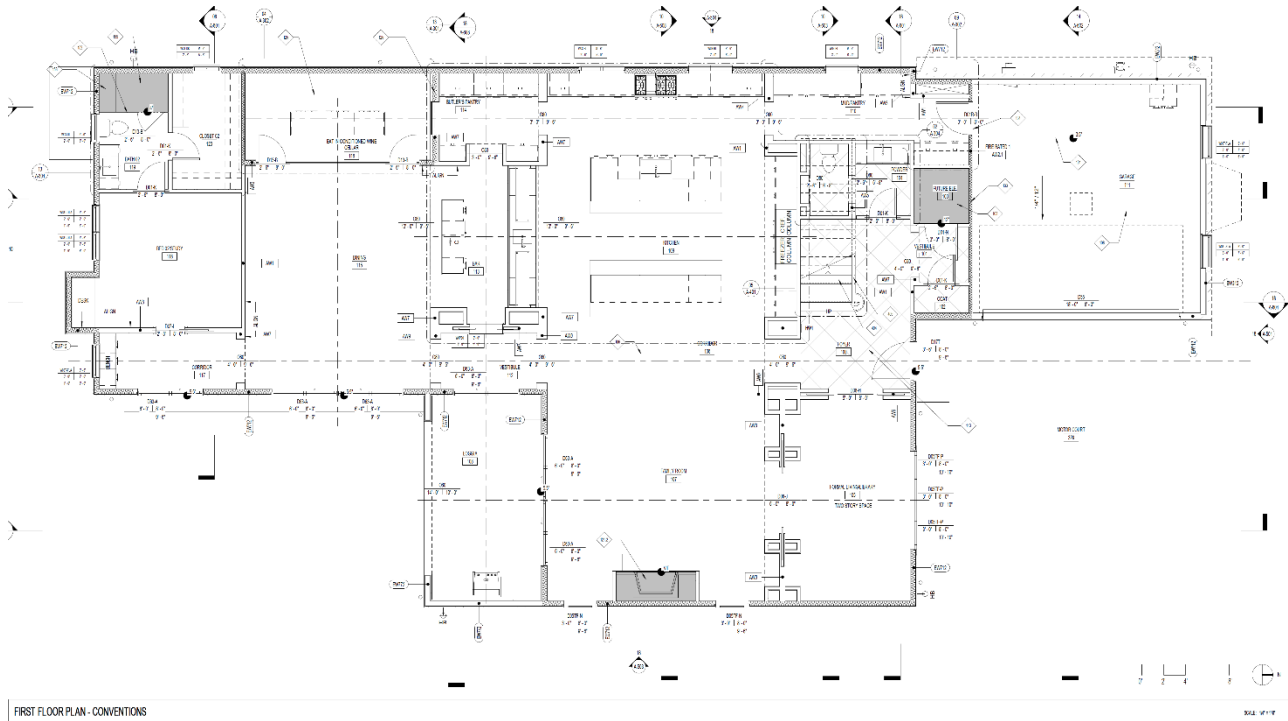


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Floor Plans



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP COMPANY	FORD WATERS JENIFER POOL	713-918-9477 832-594-8420	JRPCOM@AOL.COM		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1018 PRESS STREET	17055822	77020	5258D	494F	B

HCAD ACCOUNT NUMBER(S): 0402550000016
PROPERTY LEGAL DESCRIPTION: TRACT 16 ROBERTS 4 ACRES
PROPERTY OWNER OF RECORD: FORD & HALLARY WATERS
ACREAGE (SQUARE FEET): 5,000 SF.
WIDTH OF RIGHTS-OF-WAY: PRESS STREET 20'; IH-10 250'
EXISTING PAVING SECTION(S): PRESS STREET 00'; IH-10 200'
OFF-STREET PARKING REQUIREMENT: 2
OFF-STREET PARKING PROVIDED: 2
LANDSCAPING REQUIREMENTS: Complies
LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: VACANT

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: New S.F.R. 2,550 SF.

PURPOSE OF VARIANCE REQUEST:

1). To allow 3' building line for a new single family residence, instead of the required 25' building line along a major thoroughfare (IH-10.) and 2). Not to dedicate 15' of right of way to Press Street and to construct a single-family residence on a 20' right of way instead of a 50' right of way.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

Section 42-122: The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code:

Local streets: (1) 50 feet if adjacent to exclusively single-family residential lots.

APPLICANT'S STATEMENT OF FACTS

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

HCAD identifies property as Tract 16 Roberts 4 Acres, Abst. 32 Harris & Wilson located at 1018 Press Street. Property currently vacant with no building line per original survey. This is a less developed area and some of the houses that abut IH-10 are built using less than the 25' building line. Most fences along IH-10 are solid fencing; built on a zero-lot line and greater than 8' in height.

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

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

This is a tract that has functioned as a residential lot for many years and is currently vacant. Requiring a 25' building line for the IH-10 portion of the property would create an undue hardship in that the lot is only 50' wide on Press Street and this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably build using the larger building lines.

- (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;**

Requiring a 25' building line per Sec. 42-152 (a) along IH-10 which has no building line per survey, the property would create an undue hardship.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

(42-152) the property was originally sized with no building line setback along IH-10; Press Street and Railroad tracks. The imposition of 25' building setback is an unreasonable hardship imposed on this property by Chapter 42.

The lot is 50.0' wide and 100' deep, should the 25' BL on IH-10, the buildable area of the lot is limited, at most, to 20.0' x 100'; this creates an unreasonable hardship.

The circumstance supporting the granting of the variance is not the result of a hardship created or imposed by applicant.

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. A Tract 16 Roberts 4 Acres, Abst. 32 Harris & Wilson is an existing lot that does not allow any options for development other than single family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the uses that are already present in this neighborhood.

Our structure will have a 3' setback line along IH-10 and the 8' fence on zero lot line adheres to the general condition of the existing fences along IH-10.

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

Press Street is a local street that serves no major artery in the area. The granting of the variance will not be injurious to the public health, safety or welfare as there are other properties in the area with the north side of the properties along IH-10; Press Street; and railroad tracks that are generally the same size.

(42-152) The new structure's location itself poses no jeopardy to public safety using the 3' setback BL along IH-10 and railroad tracks; with a 10' building set back along Press Street; and with an 8' solid fence along IH-10 and railroad tracks.

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

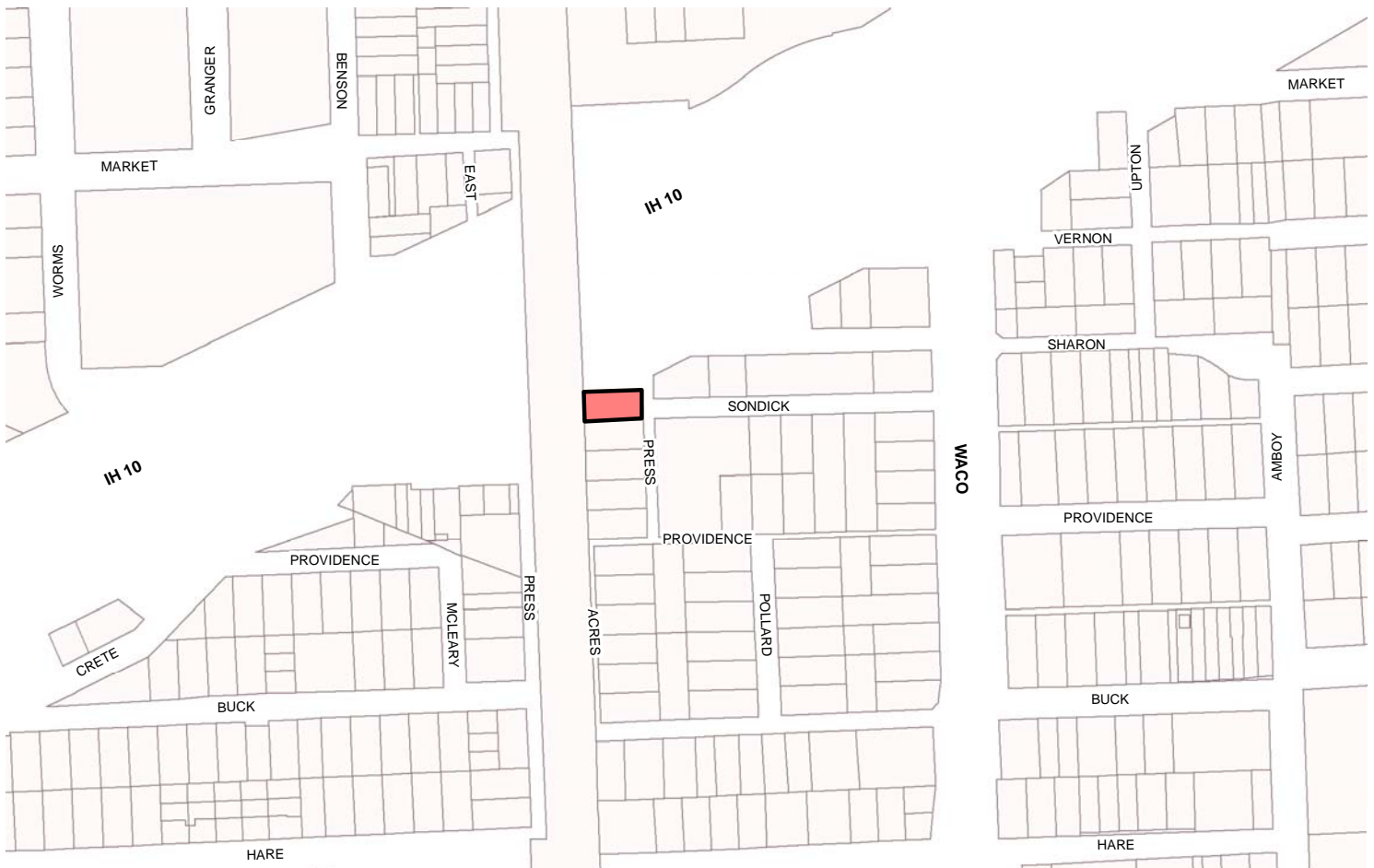
The hardship is that Lot Tract 16 Roberts 4 Acres, Abst. 32 Harris & Wilson is an existing lot for a single-family home. The request, to not provide a 25' building line along IH-10, a major thoroughfare, per Sec. 42-152 (a) will allow reasonable development and will conform to other houses with similar lot conditions along Press Street with their north boundary facing IH-10. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 118

Meeting Date: 7/13/2017

Houston Planning Commission

Aerial Map

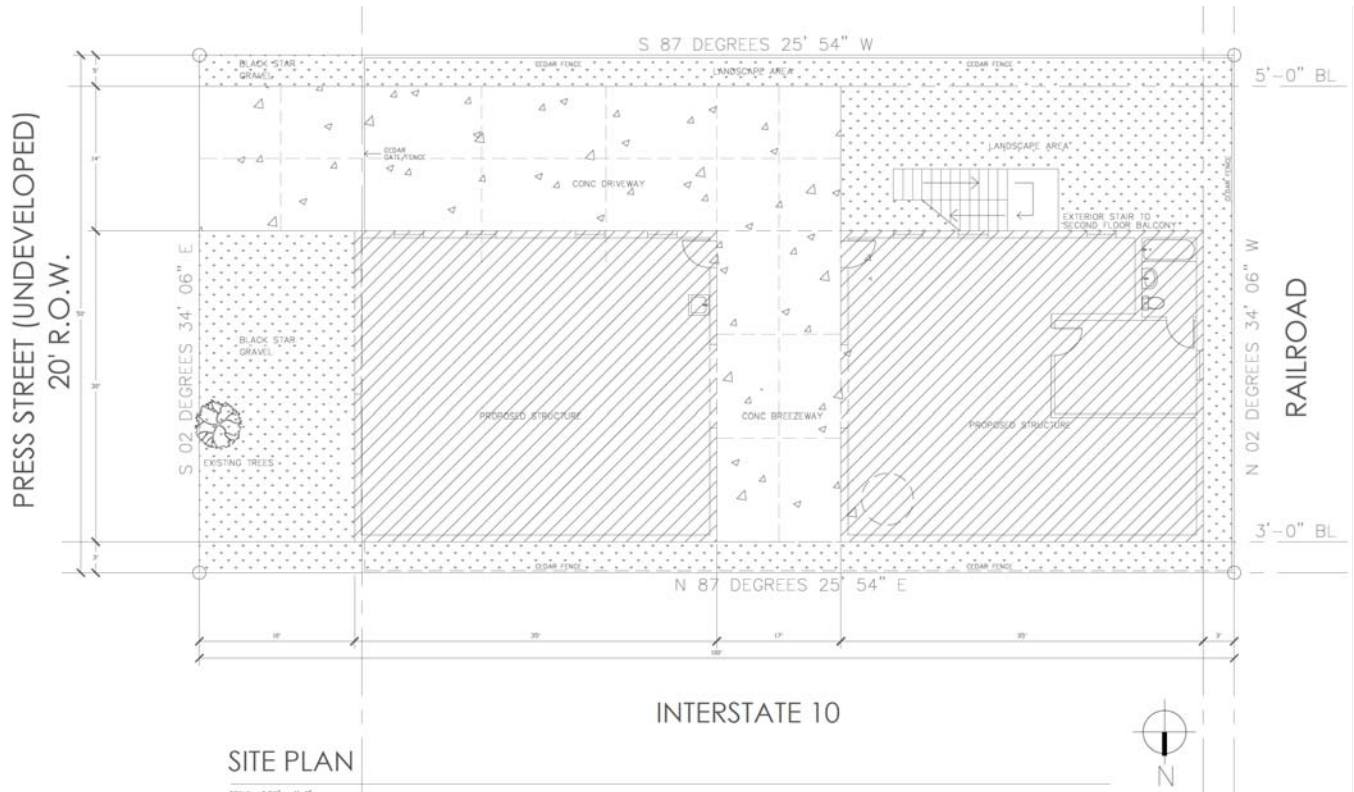


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

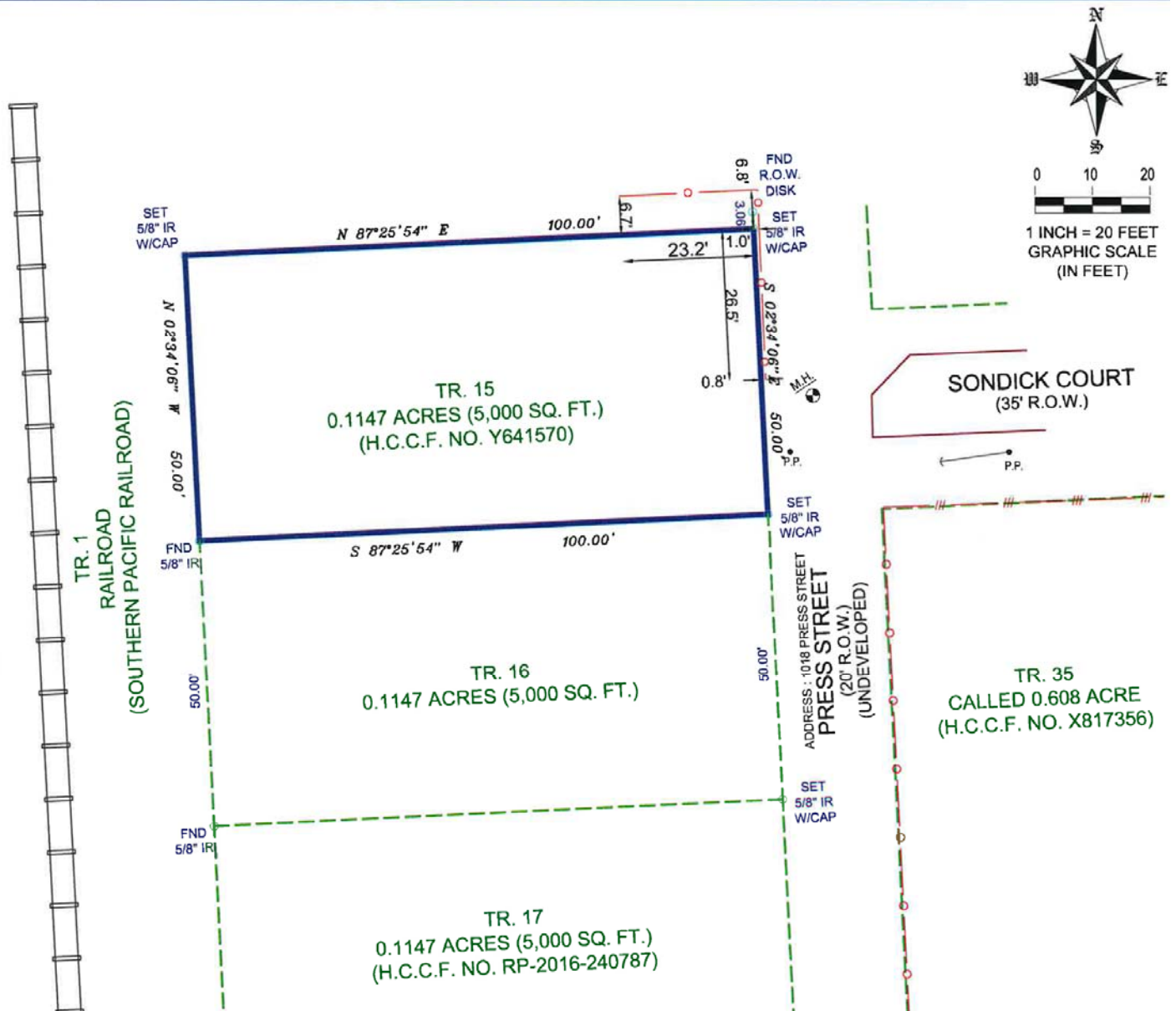


Houston Planning Commission

ITEM: 118

Meeting Date: 7/13/2017

Survey



DEVELOPMENT PLAT VARIANCE

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: IV

MEETING DATE: 07/13/2017

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ETJ
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NORTH OF: Westheimer
SOUTH OF: Westcliff Drive

EAST OF: West Loop
WEST OF: Westcreek Lane

77030 5355 532M City

APPLICANT: Vernon G. Henry and Associates

ADDRESS: 2500 Westcreek Lane

EXISTING USE: VACANT

PROPOSED USE: HOTEL-MOTEL

HOTEL / MOTEL APPLICATION DATE: 7-13-17

DIRECTOR DECISION: Disapprove

BASIS OF DECISION:

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

LAND USE CALCULATIONS: N/A

NON-RESIDENTIAL: N/A

PRIMARY ENTRANCE LOCATION: WESTCREEK LANE

PURPOSE OF REQUEST:

28-202(a)(1)(c)- The hotel is proposed to take access Westcreek Lane rather than Westheimer, major thoroughfare

28-202(a)(1)(c)- The hotel will take access from Westcreek Lane, which is a residential street.

BASIS OF REQUEST:

The site is located within the Uptown Major Activity Center and is in the westernmost part of the recent redevelopment called the River Oaks District. The site will be surrounding by hotels, multifamily and mix uses

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Westcreek lane between Westheimer and San felipe is in the River Oaks Districts with other high rise multi use developments, along with other existing hotels. This proposal will not be out of character with the surrounding developments and will in enhance the area.

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: JULY 13, 2017

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM: IV

MEETING DATE: 07/13/2017

HOTEL/MOTEL VARIANCE FORM

Building Permit Number: N/A

Applicant: Vernon G. Henry and Associates

Phone: 713-627-8666

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

Zip Code: 77056

Site Address: 2500 Westcreek Ln., Houston, TX 77027

Date Disapproved:

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

28-202(a)(1)(c)- The hotel is proposed to take access Westcreek Lane rather than Westheimer, major thoroughfare

28-202(a)(1)(c)- The hotel will take access from Westcreek Lane, which is a residential street.

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

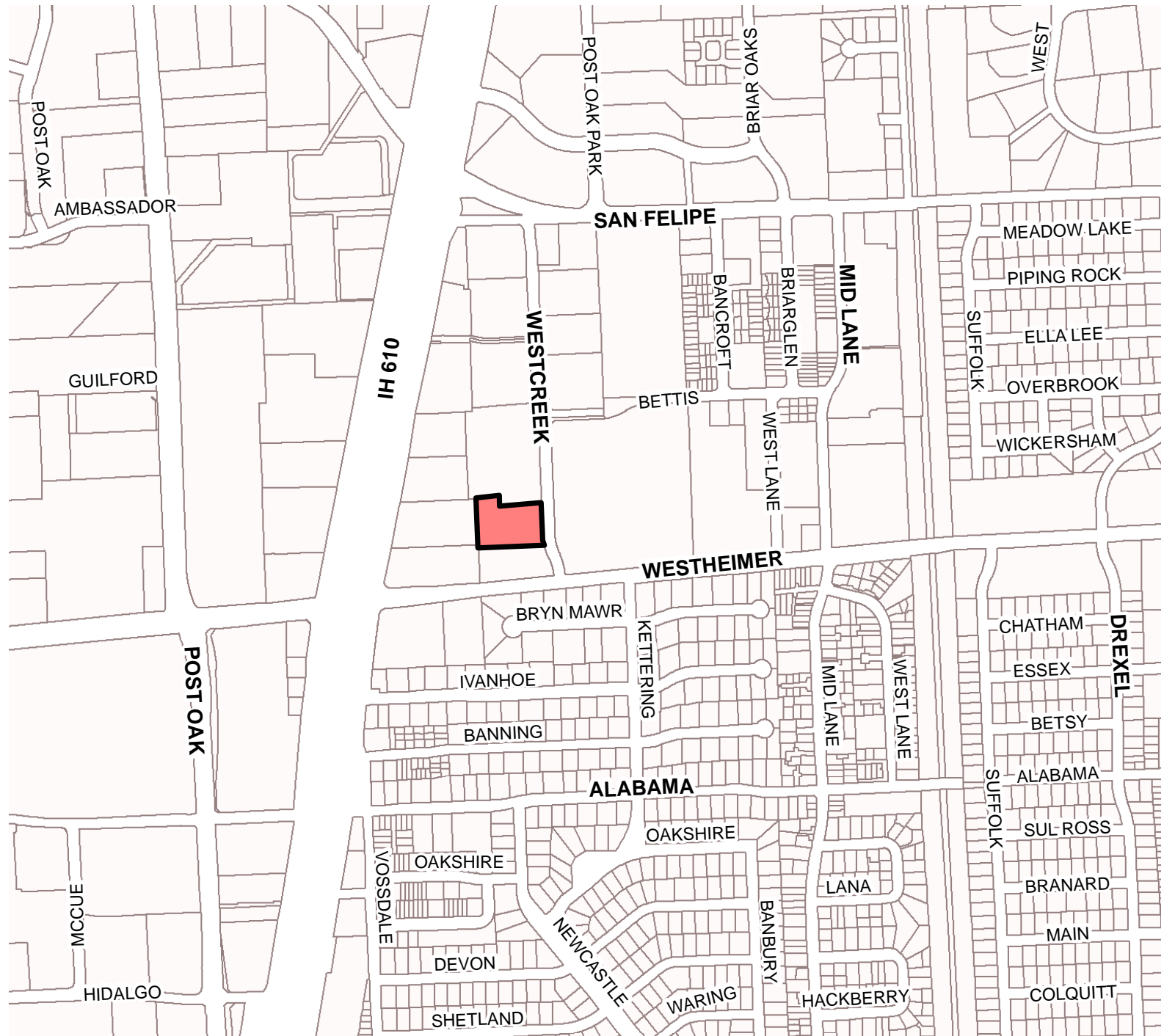
This hotel will be mixed-use with the ground floor having a bar/restaurant component. The upper floors will have hotel rooms as well as apartments. There will be 200 hotel rooms and 70 apartment units. In recent years, this area has been evolving into an area for high-density mixed-use development. Westcreek only exists between San Felipe and Westheimer. On the east side of Westcreek stretching north to Bettis Drive, is a mixed-use development called the River Oaks District. Farther north, on the east side, are two multifamily developments called the Skyhouse and The Wilshire. The Wilshire is still under construction. On the west side of Westcreek, there are two older multifamily projects. Since this is within the Uptown Major Activity Center and the area character has transitioned to high-density mixed-use, this.

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: JULY 13, 2017

MEETING DATE: 07/13/2017



PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: JULY 13, 2017

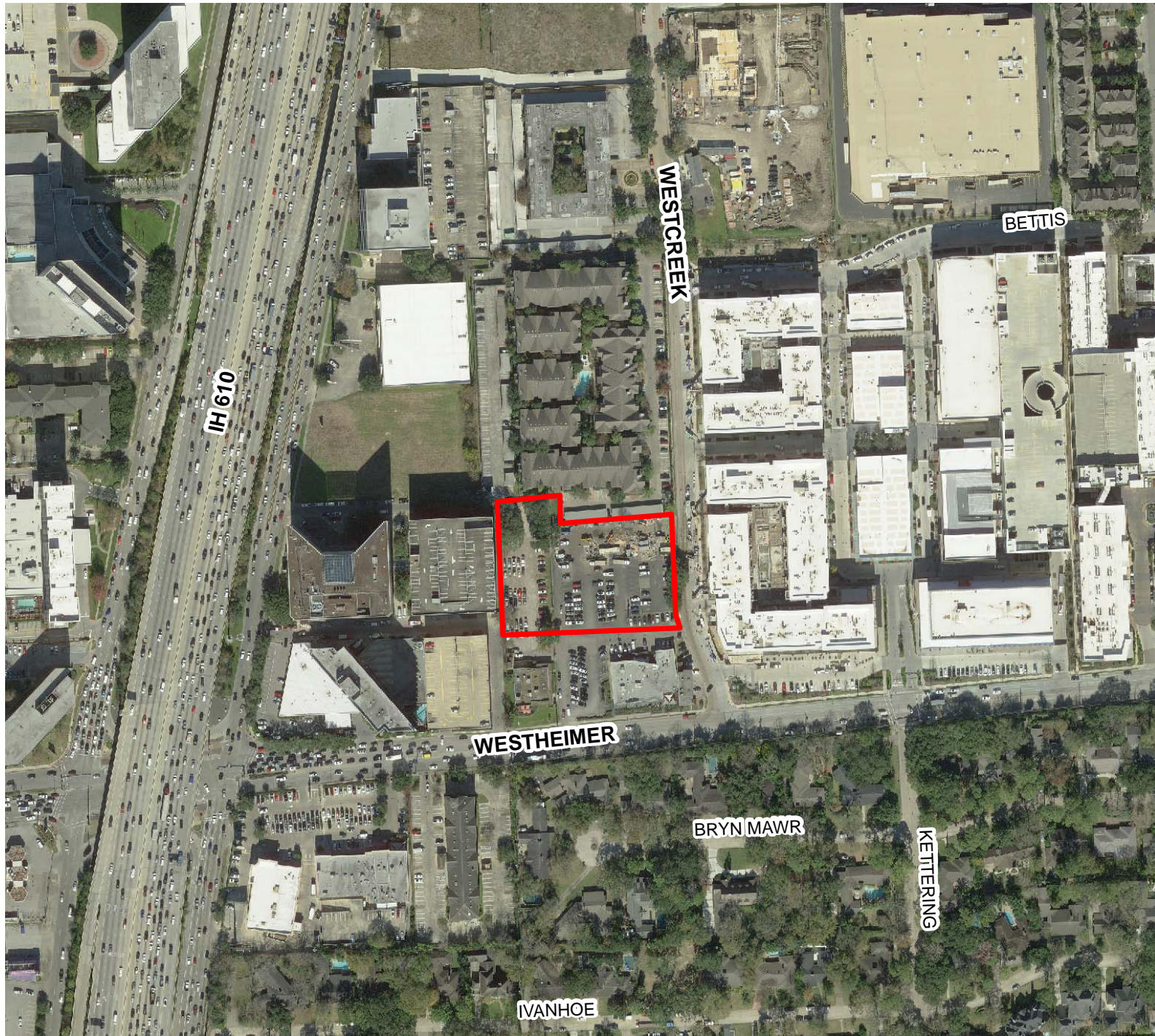
HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM: IV

MEETING DATE: 07/13/2017



PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: JULY 13, 2017

HOUSTON PLANNING COMMISSION

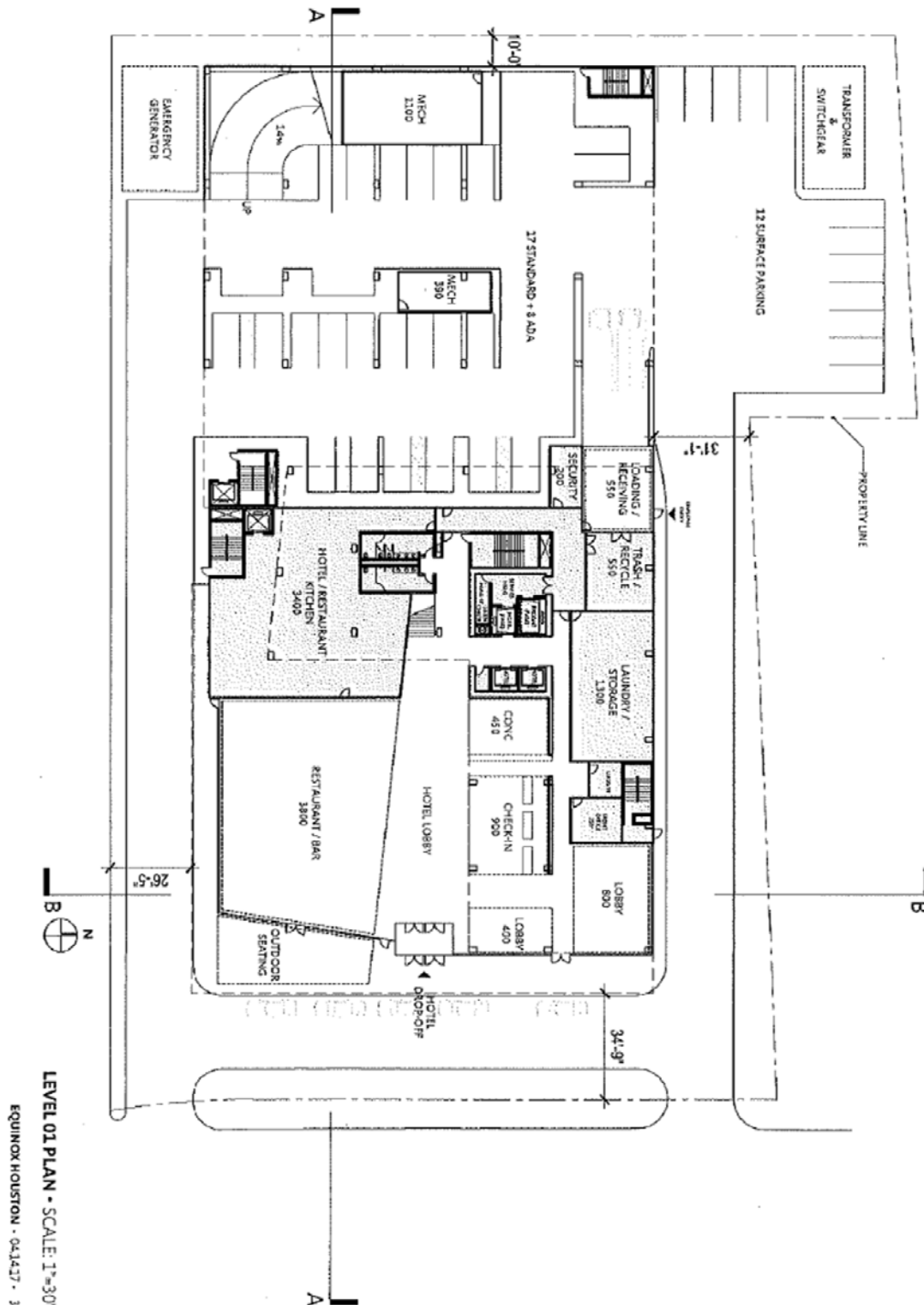
HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: IV

MEETING DATE: 07/13/2017



PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: JULY 13, 2017

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT

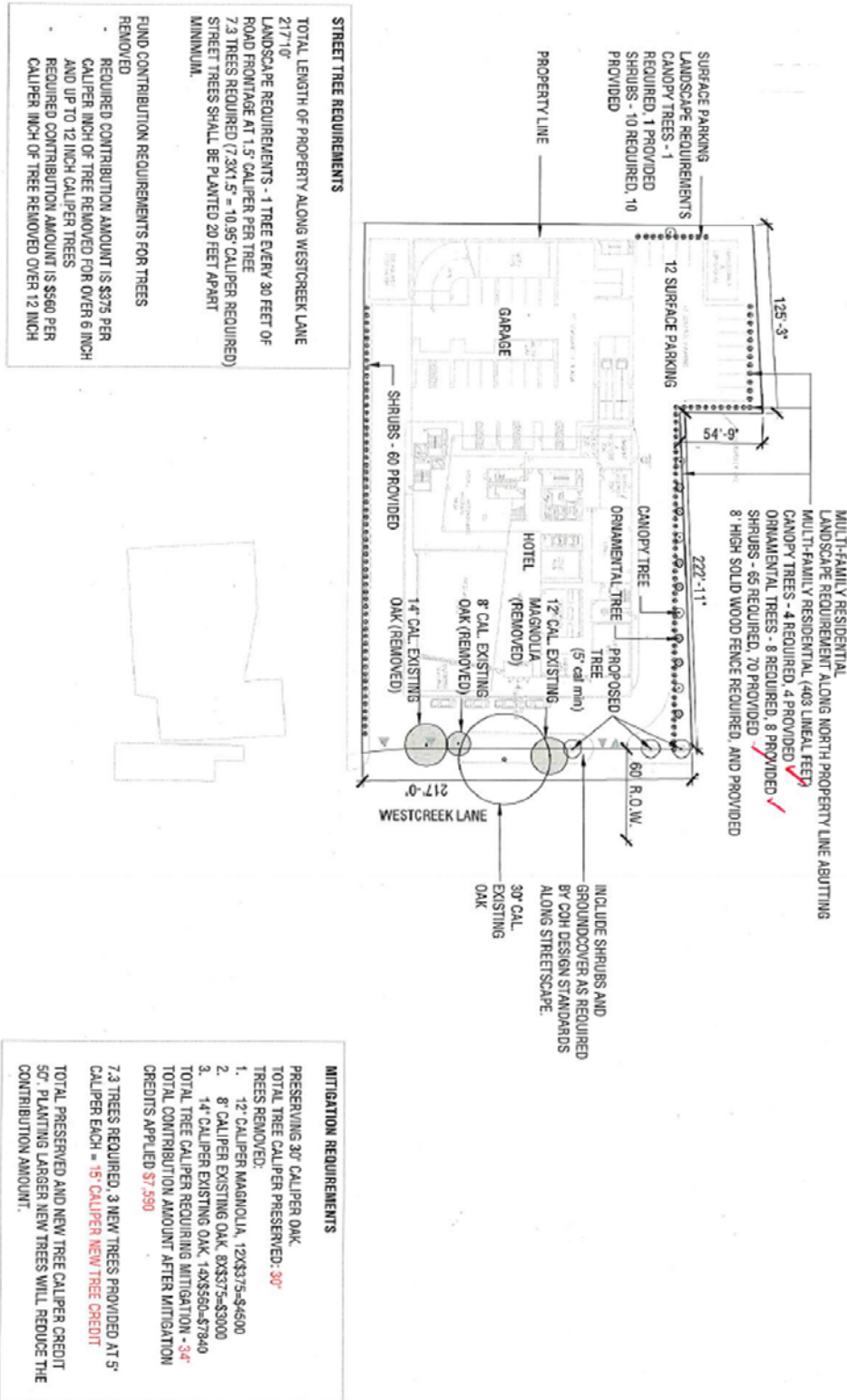


PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: IV

MEETING DATE: 07/13/2017

OJB
THE OFFICE OF
JAMES BURNETT
LANDSCAPE ARCHITECTURE



PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED DATE: JULY 13, 2017

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM: IV

MEETING DATE: 07/13/2017

HOTEL / MOTEL APPLICATION FORM

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

Staff will complete shaded items.

1. HOTEL / MOTEL NAME: Equinox

2. HOTEL / MOTEL ADDRESS: 2500 Westcreek Lane

3. PROJECT INFO:

File no.:	Survey: William White	Abstract no.: 836
Lambert:	Census Tract:	School Dist.: HISD
Key Map: 491V	Zip Code: 77027	City Council Dist.: G
County: Harris		Super Neighborhood.: Afton/River oaks
		Project number :

4. GEOGRAPHIC:

North of: Westheimer

East of: West Loop

South of: Westcliff Drive

West of: Westcreek Lane

5. PROJECT DATA:

Total acreage: 1.9138 acres

Total no. of rooms: 214

Total no. of suites:

6. CONTACTS:

Owner: EQX River Oaks LLC

Address: 60 Columbus Circle

City: New York

Phone: 6465822201

State: New York

Fax:

Zip: 10023

Applicant: Vernon G. Henry & Associates

Address: 3050 Post Oak Blvd. Suite 450

City: Houston

Phone: 713.627.8666

State: Texas

Fax:

Zip: 77056

7. SUBMITTAL REQUIREMENTS

Completed Application form

One copy complete building permit drawings (including survey or plat)

Title information

Land use parcel map

Copy of the application for building permit with project number

Filing fee (\$324.66 & \$27.95) nonrefundable service fee payable to "City of Houston")

One copy of the site plan

Landscape Analysis form

Off-street Parking Calculation form

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Applicant Signature

Date

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: JULY 13, 2017