

# HOUSTON PLANNING COMMISSION

## AGENDA

AUGUST 10, 2017



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

# PLANNING COMMISSION MEMBERS



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

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](http://www.houstonplanning.com)

E-mail us at:  
Planning and Development  
[Dylan.Osborne@houstontx.gov](mailto:Dylan.Osborne@houstontx.gov)

Plat Tracker Home Page:  
[www.HoustonPlatTracker.org](http://www.HoustonPlatTracker.org)



## PLANNING & DEVELOPMENT DEPARTMENT

www.HoustonPlanning.com or (832) 393-6600

# SPEAKER GUIDELINES

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners take action according to established standards; see rules or policies for details. Staff is available to help orient you on meeting procedures. **For the City's I SPEAK language line, including traducción en Español, call (832) 393-3000.**

Submit a SPEAKER FORM to be recognized as a speaker. Turn in the completed, legible form to the staff near the front desk, normally before the item is called for consideration. Organized groups may submit forms in a desired speaker sequence to staff. However, the Chair may take items out of order.

One recognized speaker at the podium at a time. As your name is called, move to the podium to speak, or announce from your seat if you wish to decline. Any handouts can be provided to staff near the podium, for distribution while you begin speaking. Speakers may speak only one time per item, including if the item is deferred. Speaker's time cannot be allocated to another person. Speaker's times are normally 1-2 minutes or as otherwise identified.

At the podium, state your name for the record. Ideally, also state your position on the item, and then deliver your comments. A bell is rung if the allowed speaking time is exceeded. There may also be questions for you, from the Chair or recognized Commissioners, before you return to your seat. No audible expressions from the audience, including no applause, boos, or verbal outbursts.

Speakers with general comments can sign up to speak during the public comment section of the agenda. Turn in visitor badges at the building's check stations at departure. THANK YOU.

...

**Commission or Group:**

## SPEAKER SIGN IN FORM

DATE: \_\_\_\_\_

AGENDA ITEM NUMBER \_\_\_\_\_

AGENDA ITEM NAME \_\_\_\_\_

YOUR NAME (Speaker) \_\_\_\_\_

Telephone or email (Optional) \_\_\_\_\_

Do you have handouts or items to be distributed during your comments? \_\_\_\_\_ (Check if Yes)

Your position or comments: ☐ **Applicant** ☐ **Supportive** ☐ **Opposed** ☐ **Undecided**

# **Houston Planning Commission**

## **AGENDA**

**August 10, 2017**

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

### **Call to Order**

### **Director's Report**

### **Approval of the July 27, 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 (Dorianne Powe Phlegm, Suvidha Bandi, Devin Crittelle, Chad Miller, Geoff Butler, Carlos Espinoza.)
- d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Arica Bailey, Carson Lucarelli, Chad Miller, Homero Guajardo, Muxian Fang)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Aracely Rodriguez, Chad Miller, 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 (Eric Pietsch)

#### **II. Establish a public hearing date of September 14, 2017**

- a. Brundage Woods replat no 1
- b. Clayton Sec 1 partial replat no 1
- c. Craig Woods partial replat no 20
- d. Melody Oaks partial replat no 20
- e. Shadyvilla Addition no 2 partial replat no 5

#### **III. Public Hearing and Consideration of a Hotel/Motel variance for Super 8 Hotel located at 7660 South Loop East (Devin Crittelle)**

#### **IV. Consideration of a Hotel/Motel variance for Americas Best Value Inn Hotel located at 55 Sorters McClellan Road (Devin Crittelle)**

#### **V. Public Hearing and Consideration of a Special Minimum Lot Size Block application for the 5200 Block of Sue Marie Lane, east and west sides (MLSA 661) (Annette Mitchell)**

#### **VI. Excuse the absences of Commissioners Brave, Mooney and Victor**

#### **VII. Public Comment**

#### **VIII. Adjournment**

## **Minutes of the Houston Planning Commission**

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

**July 27, 2017**

Meeting held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

### **Call to Order**

Chair Martha L. Stein called the meeting to order at 2:31 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Bill Baldwin

Fernando Brave

Absent

Antoine Bryant

Arrived at 2:37 during item I

Lisa Clark

Algenita Davis

Arrived at 2:48 p.m. during item #110

Mark A. Kilkenny

Left at 3:54 p.m. during item V

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle

Absent

Shafik Rifaat

Absent

Megan R. Sigler

Eileen Subinsky

Absent

Zafar Tahir

Meera D. Victor

Absent

Mark Mooney for

Absent

The Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

Arrived at 2:32 p.m. during approval of minutes

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 JULY 13, 2017 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the July 13, 2017 Planning Commission meeting minutes.

Motion: **Sigler**      Second: **Mares**      Vote: **Carries**      Abstaining: **Alleman and Clark**

### **I. PRESENTATION AND CONSIDERATION OF THE SEMI-ANNUAL REPORT ON WATER AND WASTEWATER IMPACT FEES (ANN MARIE SHERIDAN)**

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

Commission action: Accepted recommendation per staff report, and forwarded to City Council.

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

### **II. PRESENTATION AND CONSIDERATION OF THE SEMI-ANNUAL REPORT ON DRAINAGE IMPACT FEES (ANN MARIE SHERIDAN)**

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

Commission action: Accepted recommendation per staff report, and forwarded to City Council.

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

### **III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 105)**

Items removed for separate consideration: **39, 52 and 59**.

Staff recommendation: Approve staff's recommendation for items **1 – 105** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 105** subject to the CPC 101 form conditions.

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

**Commissioners Alleman, Clark and Sigler recused themselves.**

Staff recommendation: Approve staff's recommendation for items **39, 52 and 59** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **39, 52 and 59** subject to the CPC 101 form conditions.

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

**Commissioners Alleman, Clark and Sigler returned.**

## **C PUBLIC HEARINGS**

### **106 Clinton Park Addition 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: **Alleman**      Second: **Mares**      Vote: **Unanimous**      Abstaining: **None**

Speaker: Pastor Samuel Daniels – supportive.

### **107 Harrington and Freeman Crossing      C3N      Approve**

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

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

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

Speaker: Vincent A. Marquez – supportive.

- 108 Lakes at Creekside Sec 1 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**
- 109 Melody Oaks partial replat no 19 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 110 Morgan Addition partial replat no 6 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: **Garza** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 111 Newport Sec 4 partial replat no 2 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Anderson** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 112 Newport Sec 4 partial replat no 3 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Anderson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 113 Summit Place Addition partial replat no 2 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 114 Tetracon Sec 1 partial replat no 1 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 115 Westhaven Estates Sec 1 partial replat no 5 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Garza** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 116 Westview Landing Sec 1 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: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**117 Clarkson Court** **C3P** **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: **Bryant** Vote: **Unanimous** Abstaining: **None**

**118 Five Sac Self Storage Addition** **C2** **Approve**  
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**119 Gosling Commercial Reserve** **C2** **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: **Bryant** Vote: **Unanimous** Abstaining: **None**

**Items 120, 121 and 122 were taken together at this time.**

**120 Harvest Green GP** **GP** **Approve**  
**121 Harvest Green Sec 18** **C3P** **Approve**  
**122 Harvest Green Sec 19** **C3P** **Approve**  
Staff recommendation: Grant the requested variance(s) and special exception(s), and approve the plats subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance(s) and special exception(s), and approved the plats subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Dean** Vote: **Unanimous** Abstaining: **None**

**123 HCMUD 406 Detention Pond no 3** **C2** **Approve**  
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Mares** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**124 Holocaust Museum Houston** **C2R** **Defer**  
Staff recommendation: Defer the application for two weeks to allow applicant time to submit revised information.  
Commission action: Deferred the application for two weeks to allow applicant time to submit revised information.  
Motion: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**125 Main Midtown 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: **Baldwin** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

**126 Miranda Trucking C2R Defer**  
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.  
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.  
Motion: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**127 Old Town Spring Business Park Reserve C3P 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: **Anderson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**128 Park Place River Oaks 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: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**  
Speakers: Mary Lou Henry, applicant, Mickey Alman, owner and Carlo M. Dinunzio – supportive; David Brenner, Peggy Brenner, Gary Dominy, Dan Fleckman, Dr. Gordon Heier, and Joseph E. Williams - opposed

**129 Rankin Hardy Tract C2 Approve**  
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Kilkenny** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

## **E SPECIAL EXCEPTIONS**

**130 Atascocita Springs Sec 1 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(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Sigler** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

## **F RECONSIDERATION OF REQUIREMENTS**

**131 Martinez Bella Vista C2 Defer**  
Staff recommendation: Defer the application for two weeks, for further study and review.  
Commission action: Deferred the application for two weeks, for further study and review.  
Motion: **Kilkenny** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**132 Old Greenhouse Road Business Park 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: **Mares** Vote: **Unanimous** Abstaining: **None**



**133 Parker Hoge****C1****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****134 Steinhagen Estates****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: **Bryant**Vote: **Unanimous**Abstaining: **None**

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

**G EXTENSIONS OF APPROVAL****135 Cypress Trail Plaza Sec 1****EOA****Approve****136 Hampton Creek Sec 8****EOA****Approve****137 Harris County Municipal Utility****District No 171 Water Well No 2****EOA****Approve****138 HISD Eastwood Academy replat no 1****EOA****Approve****139 Rigid Business Park Sec 2****EOA****Approve****140 Satyanarayana Temple Sec 1****EOA****Approve****141 Terraces at Blue Bell Village Sec 1****EOA****Approve****H NAME CHANGES****142 Briarmont GP****(prev. Domain at Oakwood GP)****NC****Approve****143 Briarmont Sec 1****(prev. Domain at Oakwood Sec 1)****NC****Approve****144 HBS Warehouses Texas****(prev. HBS Warehouse Houston)****NC****Approve****I CERTIFICATES OF COMPLIANCE****145 22629 Cox Road****COC****Approve****146 21280 South Street****COC****Approve****147 703 Tobe Street****COC****Approve****148 21725 E Knox Drive****COC****Approve****149 27292 Saddle Rock Lane****COC****Approve****150 20773 Stevens Street****COC****Approve**

Staff recommendation: Approve staff's recommendation for items 135-150.

Commission action: Approved staff's recommendation for items 135-150.

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

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**151 2324 Bissonnet Street DPV Approve**

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

**152 5262 Jason Street DPV Approve**

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**

**IV. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 24, 2017 FOR:**

- a. Avondale partial replat no 3
- b. Avondale partial replat no 4
- c. Benders Landing Estates Sec 4 partial replat no 2
- d. Bicycle Bungalows replat no 1
- e. Binglewood Sec 2 partial replat no 1
- f. Broadmoor partial replat no 3
- g. Facundo Plaza
- h. Houston Acreage Estates partial replat no 1
- i. Longwoods partial replat no 2
- j. Neuen Manor partial replat no 7
- k. Newport Sec 4 partial replat no 4
- l. Spring Forest Sec 2 partial replat no 2
- m. Spring Forest Sec 2 partial replat no 3

Staff recommendation: Establish a public hearing date of August 24, 2017 for items IV a-m.

Commission action: Established a public hearing date of August 24, 2017 for items IV a-m.

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

**V. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR SUPER 8 HOTEL LOCATED AT 7660 SOUTH LOOP EAST**

Public Hearing was open and closed.

Staff recommendation: Grant the Hotel/Motel variance(s), and approve the development plat subject to the conditions listed.

Commission action: Deferred the application for two weeks to give staff time to verify the documents submitted by the owner of the church.

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

Speakers: Ankit Saroliya, applicant – supportive; Janeffer Casarez, Nicole Flakes, Terry Gobert, Jessica Lopez - opposed; Richard Smith, Managing Engineer, Public Works and Engineering.

**VI. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR AMERICAS BEST VALUE INN  
HOTEL LOCATED AT 55 SORTERS MCCLELLAN ROAD**

Staff recommendation: Defer the application per the applicant's request.

Commission action: Deferred the application per the applicant's request.

Motion: **Baldwin**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

**VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA  
APPLICATION FOR THE DENVER ANNEX SUBDIVISION (MLSA 646)**

Staff recommendation: Approve the Special Minimum Lot Size Area application for the Denver Annex Subdivision, MLSA 646, and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Area application for the Denver Annex Subdivision, MLSA 646, and forwarded to City Council.

Motion: **Baldwin**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**VIII. EXCUSE THE ABSENCES OF COMMISSIONER ALLEMAN AND CLARK**

Commissioners Alleman and Clark were present, therefore no Commission action was required.

**IX. PUBLIC COMMENT  
NONE**

**X. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:23 p.m.

Motion: **Alleman**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

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**Martha L. Stein, Chair**

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**Patrick Walsh, Secretary**

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Aliana Fairbairn Way Street Dedication Sec 1	SP	
2	Aliana Sec 52	C3F	
3	Balmoral Sec 7	C3F	
4	Barkat Sec 1	C2	
5	Bauer Landing Sec 5	C3P	
6	Berkeley Knoll Circle Street Dedication Sec 3	SP	
7	Binz Villas	C2	
8	Bridgeland Parkland Village Sec 18	C3F	
9	City Park South Sec 6	C3F	
10	Collinsfield Eastex	C3P	
11	Dellrose Sec 5	C3P	
12	Driscoll at River Oaks GP	GP	
13	East Mount Houston Road Crossing	C2	
14	Elyson Falls Drive Street Dedication Sec 4	C3P	DEF1
15	Enclave at Valley Oaks	C3F	
16	Flores Estate	C3F	
17	Ford Road Family Dollar	C2	
18	Freeman Ranch Sec 1	C3F	
19	Freeman Ranch Sec 2	C3F	
20	FSR Services	C2	
21	Greensbrook Place GP	GP	DEF1
22	Greensbrook Place Sec 6	C3P	DEF1
23	Harmony Village Sec 3	C3P	
24	Harmony Village Sec 4	C3P	
25	Harrington and Freeman Crossing	C3F	
26	Harris County Clay Road Facility at Bear Creek	C2	
27	Henderson Court	C2	
28	Hopepointe Woodlands Bibles Churches The Woodlands	C2	
29	Houston Faith Church	C2	
30	Houston Intercontinental Trade Center East Sec 1	C3P	
31	Jasmine Heights Sec 9	C3P	
32	Jasmine Heights Sec 10	C3P	
33	Lake House Sec 2	C3F	
34	Lakes at Creekside Sec 1 partial replat no 1	C3F	
35	Long Meadows partial replat no 1	C3F	
36	Lozano Square	C2	
37	Mediterranean Forest	C3F	DEF1
38	Miramesa Sec 7	C3P	
39	Neuen Manor partial replat no 6	C3F	
40	Newport Sec 4 partial replat no 2	C3F	
41	Newport Sec 4 partial replat no 3	C3F	
42	Northgrove Sec 7	C3F	

**Platting Summary****Houston Planning Commission****PC Date: August 10, 2017**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Patel Farris Green Road Development	C2	
44	Peek Road in Elyson Street Dedication Sec 1	SP	
45	Poundbury Sec 1	C3F	DEF1
46	Providence Place Estates	C3F	DEF1
47	Rancho Verde North Detention Reserve	C2	DEF1
48	Rancho Verde Sec 11	C3P	DEF1
49	Rosehill Reserve Sec 7	C3P	
50	Spring Oaks replat no 1 partial replat no 4	C3F	
51	Spring Valley Creek	C3P	DEF1
52	Tavola Sec 21	C3F	
53	Terraces at Arboretum	C3F	
54	Tuckerton Road Street Dedication Sec 1	SP	
55	Uvalde Business Park	C2	DEF1
56	Westgreen Developments Sec 1	C2	
57	Westhaven Estates Sec 1 partial replat no 5	C3F	
58	Wildwood at Northpointe Sec 25	C3F	
59	Woodridge Forest GP	GP	
60	Woodridge Forest Sec 10	C3F	
61	Woodridge Forest Sec 19	C3P	

**B-Replats**

62	Adele Estates	C2R	
63	American Fortune	C3R	DEF1
64	Bayou Grove	C2R	DEF1
65	Bellaire Senior Living Center	C2R	
66	Bellfort Square	C2R	
67	Braden Villas	C2R	
68	Charro Plaza	C2R	
69	Chestnut Enclave	C2R	DEF1
70	Green Space Legacy	C2R	
71	Greenbeck Boulevard Street Dedication Sec 1	SP	
72	Harris County MUD No 504 Drainage Reserve no 1	C2R	
73	Highland Heights Landing	C3R	
74	Independent Mods	C2R	DEF1
75	Landons Run on Diamond Street	C2R	
76	Memorial Patio homes	C2R	
77	Metland	C2R	
78	Mozark Hyde Park	C2R	
79	Neuen Estates	C2R	
80	Plainview Addition partial replat no 4	C2R	DEF1
81	Reserve on Plainfield	C2R	
82	Shepnett Center	C2R	DEF1
83	St Maron Place	C2R	
84	Sundale Plaza	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	THV Commercial on Beltway 8	C2R	
86	Townhomes at Lou Ellen	C2R	DEF1
87	Unique Estate	C3R	DEF1
88	Wallisville Pass	C2R	

**C-Public Hearings Requiring Notification**

89	Amended Plat of Almeda Place partial replat no 8	C3N	
90	Braeburn Gardens partial replat no 2	C3N	
91	Cottage Grove Lake partial replat no 1	C3N	
92	Greenway Addition Gulfgate Dodge replat no 1 and extension	C3N	
93	Lakewood Heights Sec 3 partial replat no 1	C3N	
94	Long Meadows partial replat no 2	C3N	
95	Morgan Addition partial replat no 6	C3N	DEF1
96	Oak Estates partial replat no 2	C3N	
97	Raintree Village Sec 1 partial replat no 2	C3N	
98	Villas at Spring Shadows replat no 1	C3N	

**D-Variances**

99	Christ the Redeemer Catholic Church Sec 2 replat no 1	C2R	
100	Clarkson Court	C3P	DEF1
101	Driscoll at River Oaks Sec 1	C2	
102	Elon	C2R	
103	Gosling Commercial Reserve	C2	DEF1
104	Greens at Brentford replat no 1	C2R	
105	Harris County WCID No 110 Waste Water Treatment Plant no 1	C2	
106	Holocaust Museum Houston	C2R	DEF1
107	Miranda Trucking	C2	DEF1
108	Northpark	C2	
109	Old Town Spring Business Park Reserve	C3P	DEF1
110	Silver Ranch Sec 16	C3P	
111	Telge Road Park	C2	

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

112	Henneke Estates	C2	
113	Martinez Bella Vista	C2R	DEF1
114	Mason McAlister Place	C2	

Item		App	
No.	Subdivision Plat Name	Type	Deferral

**G-Extensions of Approval**

115	Life Family Cypress Campus	EOA	
116	Newport Southwest Sec 1	EOA	
117	Tranquility Plaza	EOA	

**H-Name Changes**

118	Crossing at the Commons of Lake Houston Parkland (prev. Commons Waterway Parkland)	NC	
119	Crossing at the Commons of Lake Houston Sec 1 (prev. Commons Waterway Sec 6)	NC	

**I-Certification of Compliance**

120	24640 Wayne Road	COC	
121	5611 South Rice Avenue	COC	

**J-Administrative**

None

**K-Development Plats with Variance Requests**

122	13518 Pinerock Lane	DPV	
123	2348 Southgate Blvd.	DPV	

**Hotel/Motel Variances**

III	Super 8 Hotel located at 7660 South Loop East	HMV	
IV	Americas Best Value Inn Hotel located at 55 Sorters McClellan Road	HMV	

**Platting Summary****Houston Planning Commission****PC Date: August 10, 2017**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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**A-Consent**

1	Aliana Fairbairn Way Street Dedication Sec 1	2017-1395	SP	Fort Bend	ETJ	566H	1.19	0.00	0	Aliana Development	LJA Engineering, Inc. - (West Houston Office)
2	Aliana Sec 52	2017-1401	C3F	Fort Bend	ETJ	566D	47.08	28.51	42	Aliana Development	LJA Engineering, Inc. - (West Houston Office)
3	Balmoral Sec 7	2017-1376	C3F	Harris	ETJ	376R	26.24	2.22	102	Balmoral LT, LLC	Jones Carter - Woodlands Office
4	Barkat Sec 1	2017-1334	C2	Harris	ETJ	444R	2.02	2.00	0	Kolu Business Inc.	South Texas Surveying Associates, Inc.
5	Bauer Landing Sec 5	2017-1408	C3P	Harris	ETJ	285L	119.69	85.50	182	LGI Homes - Texas, LLC	Pape-Dawson Engineers
6	Berkeley Knoll Circle Street Dedication Sec 3	2017-1396	SP	Fort Bend	ETJ	525V	1.76	0.00	0	LM Land Holdings, LP	Costello, Inc.
7	Binz Villas	2017-1362	C2	Harris	City	533B	0.37	0.37	0	1820 BINZ L.P	M2L Associates, Inc.
8	Bridgeland Parkland Village Sec 18	2017-1409	C3F	Harris	ETJ	365V	10.83	1.59	39	Bridgeland Development, LP	McKim & Creed, Inc.
9	City Park South Sec 6	2017-1313	C3F	Harris	City	573N	6.77	0.68	43	D.R. Horton - Texas, LTD	AECOM
10	Collinsfield Eastex	2017-1204	C3P	Harris	City	454S	6.62	6.29	0	BUSTER & COGDELL BUILDERS, LLC.	Atkinson Engineers
11	Dellrose Sec 5	2017-1124	C3P	Harris	ETJ	325K	15.10	0.61	79	Cypress 600 Development Partners LP	BGE Kerry R. Gilbert Associates
12	Driscoll at River Oaks GP	2017-1318	GP	Harris	City	492R	8.25	0.00	0	WEINGARTEN REALTY INVESTORS	BGE, Inc.
13	East Mount Houston Road Crossing	2017-1307	C2	Harris	ETJ	414L	15.57	15.57	0	Caliber Capital, LLC	M2L Associates, Inc.
14	Elyson Falls Drive Street Dedication Sec 4 (DEF1)	2017-1192	C3P	Harris	ETJ	405U	4.85	0.00	0	Nash FM 529, LLC	BGE, Inc.
15	Enclave at Valley Oaks	2017-1317	C3F	Harris	City	450Z	2.76	0.10	30	CND-Ojeman, LLC	Crestline Engineering
16	Flores Estate	2017-1380	C3F	Harris	ETJ	368R	6.64	0.00	1	ALS	ALS
17	Ford Road Family Dollar	2017-1329	C2	Montgomery	ETJ	297J	1.27	1.19	0	G2K DEVELOPMENT PARTNERS	Century Engineering, Inc
18	Freeman Ranch Sec 1	2017-1319	C3F	Waller	ETJ	403P	55.53	31.04	122	LGI Homes-Texas, LLC	Pape-Dawson Engineers
19	Freeman Ranch Sec 2	2017-1321	C3F	Waller	ETJ	403P	20.79	2.75	88	LGI Homes-Texas, LLC	Pape-Dawson Engineers
20	FSR Services	2017-1357	C2	Harris	City	375P	3.07	3.07	0	FSR Services	HRS and Associates, LLC
21	Greensbrook Place GP (DEF1)	2017-1240	GP	Harris	ETJ	416L	109.97	0.00	0	Woodmere Development Co., LTD.	IDS Engineering Group
22	Greensbrook Place Sec 6 (DEF1)	2017-1241	C3P	Harris	ETJ	416L	22.37	13.26	49	Woodmere Development Co., LTD.	IDS Engineering Group
23	Harmony Village Sec 3	2017-1387	C3P	Montgomery	ETJ	293L	17.08	3.28	46	D.R. Horton-Texas, Ltd.	Jones Carter - Woodlands Office



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24	Harmony Village Sec 4	2017-1392	C3P	Montgomery	ETJ	293L	17.80	1.57	61	D.R. Horton-Texas, Ltd.	Jones Carter - Woodlands Office
25	Harrington and Freeman Crossing	2017-1354	C3F	Harris	City	493H	0.52	0.00	10	Metro Living	PLS
26	Harris County Clay Road Facility at Bear Creek	2017-1416	C2	Harris	ETJ	447E	5.31	5.31	0	County of Harris	Harris Engineer 1
27	Henderson Court	2017-1397	C2	Harris	City	493K	0.23	0.00	3	Kellet Peak Investments, LLC	Richard Grothues Designs
28	Hopepointe Woodlands Bibles Churches The Woodlands	2017-1345	C2	Montgomery	ETJ	251K	8.37	8.37	0	The Woodlands Anglican Mission Inc.	Town and Country Surveyors
29	Houston Faith Church	2017-1315	C2	Harris	ETJ	448D	17.56	17.56	0	Houston faith Church	E.I.C. Surveying Company
30	Houston Intercontinental Trade Center East Sec 1	2017-1378	C3P	Harris	City	335W	46.21	43.18	0	Houston Intl Trade Center Partners	EHRA
31	Jasmine Heights Sec 9	2017-1406	C3P	Harris	ETJ	406T	46.18	16.08	149	D.R. Horton-Texas, Ltd.	Van De Wiele & Vogler, Inc.
32	Jasmine Heights Sec 10	2017-1410	C3P	Harris	ETJ	406S	43.05	0.89	219	D.R. Horton-Texas, Ltd.	Van De Wiele & Vogler, Inc.
33	Lake House Sec 2	2017-1356	C3F	Waller	ETJ	444E	102.19	35.12	183	Trendmaker Homes, Inc.	E.I.C. Surveying Company
34	Lakes at Creekside Sec 1 partial replat no 1	2017-1388	C3F	Harris	ETJ	249V	0.50	0.00	0	LAKES AT CREEKSIDE, LLC	LJA Engineering, Inc.- (West Houston Office)
35	Long Meadows partial replat no 1	2017-1314	C3F	Harris	City	489H	0.46	0.00	2	CT Collection, LLC	Crestline Engineering
36	Lozano Square	2017-1108	C2	Harris	City	297P	0.93	0.93	0	Individual	Bowden Land Services
37	Mediterranean Forest (DEF1)	2017-1281	C3F	Harris	City	528R	8.88	1.73	70	American Citihome Group, Inc	Owens Management Systems, LLC
38	Miramesa Sec 7	2017-1382	C3P	Harris	ETJ	406C	15.12	0.10	79	MREC LT STERLING CANYON, LLC	Jones Carter - Woodlands Office
39	Neuen Manor partial replat no 6	2017-1179	C3F	Harris	City	450Q	0.92	0.02	14	Olympic Real Estate Investments	The Interfield Group
40	Newport Sec 4 partial replat no 2	2017-1365	C3F	Harris	ETJ	419A	3.33	2.88	3	Rampart Holdings LLC	Windrose
41	Newport Sec 4 partial replat no 3	2017-1366	C3F	Harris	ETJ	419A	1.50	0.00	6	Rampart Holdings LLC	Windrose
42	Northgrove Sec 7	2017-1348	C3F	Montgomery	ETJ	249K	28.91	7.06	71	Toll Brothers	Costello, Inc.
43	Patel Farris Green Road Development	2017-1361	C2	Montgomery	ETJ	296F	1.87	1.87	0	Preeminent Hotels	Doshi Engineering & Surveying Company
44	Peek Road in Elyson Street Dedication Sec 1	2017-1323	SP	Harris	ETJ	405U	8.26	0.00	0	Nash FM 529, LLC	BGE, Inc.
45	Poundbury Sec 1 (DEF1)	2017-1232	C3F	Harris	City	532Z	8.02	2.06	54	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
46	Providence Place Estates (DEF1)	2017-1276	C3F	Harris	ETJ	332N	10.57	2.58	60	Fisher Arnold	AGS CONSULTANTS LLC
47	Rancho Verde North Detention Reserve (DEF1)	2017-1180	C2	Harris	ETJ	458S	7.56	7.56	0	Sunlake Limited	Huitt-Zollars, Inc.

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48	Rancho Verde Sec 11 (DEF1)	2017-1178	C3P	Harris	ETJ	458W	15.02	0.55	96	D.R. Horton-Texas, LTD	Huitt-Zollars, Inc.
49	Rosehill Reserve Sec 7	2017-1099	C3P	Harris	ETJ	286Q	8.71	1.49	25	Rosehill Reserve	LJA Engineering, Inc.- (West Houston Office)
50	Spring Oaks replat no 1 partial replat no 4	2017-1327	C3F	Harris	City	450Z	0.23	0.00	1	McHugh Homes	McHugh Homes
51	Spring Valley Creek (DEF1)	2017-1187	C3P	Harris	City	450Z	3.12	0.56	27	RPDC, INC.	MOMENTUM ENGINEERING
52	Tavola Sec 21	2017-1381	C3F	Montgomery	ETJ	256M	15.05	3.99	60	Friendswood Development Company	LJA Engineering, Inc.- (West Houston Office)
53	Terraces at Arboretum	2017-1330	C3F	Fort Bend	ETJ	527Y	16.19	16.19	0	Waste Corporation of Texas, L.P.	LJA Engineering, Inc.- (West Houston Office)
54	Tuckerton Road Street Dedication Sec 1	2017-1246	SP	Harris	ETJ	366T	4.64	0.00	0	Bridgeland Development, LP	BGE, Inc.
55	Uvalde Business Park (DEF1)	2017-1253	C2	Harris	ETJ	457T	4.34	4.34	0	CEI	Gruller Surveying
56	Westgreen Developments Sec 1	2017-1367	C2	Harris	ETJ	406N	5.97	5.97	0	Christian Bach Investments, LLC	Windrose
57	Westhaven Estates Sec 1 partial replat no 5	2017-1370	C3F	Harris	City	491S	0.30	0.00	4	RG Custom Homes	Owens Management Systems, LLC
58	Wildwood at Northpointe Sec 25	2017-1371	C3F	Harris	ETJ	328F	11.94	1.28	38	Friendswood Development Company	LJA Engineering, Inc.- (West Houston Office)
59	Woodridge Forest GP	2017-1393	GP	Montgomery	ETJ	296U	330.64	0.00	0	WR Forest, LLC	LJA Engineering, Inc.- (West Houston Office)
60	Woodridge Forest Sec 10	2017-1377	C3F	Montgomery	ETJ	296T	10.49	3.66	29	WR Forest, LLC	LJA Engineering, Inc.- (West Houston Office)
61	Woodridge Forest Sec 19	2017-1385	C3P	Montgomery	ETJ	296T	4.68	0.61	27	WR Forest, LLC	LJA Engineering, Inc.- (West Houston Office)

**B-Replats**

62	Adele Estates	2017-1372	C2R	Harris	City	453T	0.11	0.00	2	LTH Builders Fund LLC	Owens Management Systems, LLC
63	American Fortune (DEF1)	2017-1236	C3R	Harris	ETJ	528F	6.95	2.72	54	SUNNING L CUBE GROUP, LLC	HRS and Associates, LLC
64	Bayou Grove (DEF1)	2017-1156	C2R	Harris	City	452Y	0.25	0.00	6	PRIME TEXAS SURVEYS LLC	SEM SERVICES
65	Bellaire Senior Living Center	2017-1411	C2R	Harris	City	528H	5.74	5.74	0	STOA International Architects	GBI Partners, LP
66	Bellfort Square	2017-1331	C2R	Harris	City	570C	0.69	0.69	0	HAZA FOODS LLC	MOMENTUM ENGINEERING
67	Braden Villas	2017-1283	C2R	Harris	City	454M	1.10	1.10	0	Ben Adams	Owens Management Systems, LLC
68	Charro Plaza	2017-1095	C2R	Harris	City	455P	2.00	2.00	0	CHARRO BUILDING MATERIALS	Texan Land Consultants
69	Chestnut Enclave (DEF1)	2017-1132	C2R	Harris	City	493H	0.54	0.00	14	BB RESIDENTIAL GROUP, INC	Bates Development Consultants
70	Green Space Legacy	2017-1394	C2R	Harris	City	489C	2.14	2.14	0	PRIME TEXAS SURVEYS LLC	SEM SERVICES

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71	Greenbeck Boulevard Street Dedication Sec 1	2017-1325	SP	Harris	ETJ	377K	0.47	0.00	0	LH Groves, LLC	BGE, Inc.
72	Harris County MUD No 504 Drainage Reserve no 1	2017-1326	C2R	Harris	ETJ	377K	0.37	0.37	0	LH Groves, LLC	BGE, Inc.
73	Highland Heights Landing	2017-1379	C3R	Harris	City	412X	1.90	0.30	32	Mesken Development	Total Surveyors, Inc.
74	Independent Mods (DEF1)	2017-1205	C2R	Harris	City	453N	0.13	0.00	2	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
75	Landons Run on Diamond Street	2017-1358	C2R	Harris	City	451H	0.21	0.00	1	Rob Ryan Construction	Melissa's platting service
76	Memorial Patio homes	2017-1407	C2R	Harris	City	492H	0.58	0.02	12	Cityside Homes, LLC	Total Surveyors, Inc.
77	Metland	2017-1328	C2R	Montgomery	ETJ	296M	0.92	0.92	0	Survey 1, Inc	Survey 1, Inc.
78	Mozark Hyde Park	2017-1332	C2R	Harris	City	493N	0.13	0.13	0	V. V. Mozark Land, LLC	Karen Rose Engineering and Surveying
79	Neuen Estates	2017-1374	C2R	Harris	City	450T	0.23	0.00	3	Dajag Investments, LLC	Owens Management Systems, LLC
80	Plainview Addition partial replat no 4 (DEF1)	2017-1206	C2R	Harris	City	492V	0.34	0.34	0	Vibrant Holdings	Windrose
81	Reserve on Plainfield	2017-1398	C2R	Harris	City	529V	5.28	5.28	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
82	Shepnett Center (DEF1)	2017-1284	C2R	Harris	City	492H	1.48	1.48	0	ShepNett Holdings, LLC	Windrose
83	St Maron Place	2017-1412	C2R	Harris	City	453J	0.11	0.00	2	St Maron Properties	Bates Development Consultants
84	Sundale Plaza	2017-1344	C2R	Harris	ETJ	371Y	1.00	0.00	1	Ben Souvanna	South Texas Surveying Associates, Inc.
85	THV Commercial on Beltway 8	2017-1268	C2R	Harris	City	574W	7.98	7.55	0	THV EQUIPMENT HOLDINGS USA	tejas surveying, inc
86	Townhomes at Lou Ellen (DEF1)	2017-1248	C2R	Harris	City	452P	0.48	0.01	12	REH HOME DEVELOPER INC	PLS
87	Unique Estate (DEF1)	2017-1260	C3R	Harris	City	571J	3.19	1.10	42	Alvarado Group, LLC	Owens Management Systems, LLC
88	Wallisville Pass	2017-1324	C2R	Harris	ETJ	457U	3.00	3.00	0	Tri-Tech Engineering, LP	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**C-Public Hearings Requiring Notification**

89	Amended Plat of Alameda Place partial replat no 8	2017-1067	C3N	Harris	City	493X	0.12	0.00	2	Noble Mortgage and Investments, LLC	Windrose
90	Braeburn Gardens partial replat no 2	2017-0977	C3N	Harris	City	569D	1.20	1.20	0	Ace Consulting Engineers, Inc.	Gruller Surveying
91	Cottage Grove Lake partial replat no 1	2017-1066	C3N	Harris	City	492B	4.55	0.03	100	Fendway Development	Windrose
92	Greenway Addition Gulfgate Dodge replat no 1 and extension	2017-1163	C3N	Harris	City	535J	1.23	1.23	0	Wycoff Development	PROSURV
93	Lakewood Heights Sec 3 partial replat no 1	2017-1103	C3N	Harris	City	338R	0.83	0.83	0	N/A	E.I.C. Surveying Company

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94	Long Meadows partial replat no 2	2017-1069	C3N	Harris	City	489H	0.46	0.00	2	N/A	The Interfield Group
95	Morgan Addition partial replat no 6 (DEF1)	2017-1049	C3N	Harris	City	492V	0.14	0.00	2	Five Star Management	Tetra Surveys
96	Oak Estates partial replat no 2	2017-1147	C3N	Harris	City	492S	0.50	0.00	1	Carnegie Homes	Total Surveyors, Inc.
97	Raintree Village Sec 1 partial replat no 2	2017-0998	C3N	Harris	ETJ	446S	0.09	0.01	1	Champions Real Estate Group	Surv-Tex surveying Inc.
98	Villas at Spring Shadows replat no 1	2017-1159	C3N	Harris	City	450J	4.06	1.09	40	KB Home	RVi Planning + Landscape Architecture

**D-Variances**

99	Christ the Redeemer Catholic Church Sec 2 replat no 1	2017-1360	C2R	Harris	ETJ	368P	20.88	20.88	0	Christ the Redeemer	Bowden Land Services
100	Clarkson Court (DEF1)	2017-1207	C3P	Harris	City	451Z	0.64	0.01	13	Clarkson LP	Vernon G. Henry & Associates, Inc.
101	Driscoll at River Oaks Sec 1	2017-1320	C2	Harris	City	492R	3.55	3.55	0	WEINGARTEN REALTY INVESTORS	BGE, Inc.
102	Elon	2017-1233	C2R	Harris	City	532D	0.16	0.16	0	Laurelhouse Studio	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
103	Gosling Commercial Reserve (DEF1)	2017-1257	C2	Harris	ETJ	250Z	2.69	2.69	0	Ricegrass Developments, Inc	Jones Carter - Woodlands Office
104	Greens at Brentford replat no 1	2017-1369	C2R	Fort Bend	ETJ	527P	8.99	8.99	0	Greens at Brentford LP	BGE, Inc.
105	Harris County WCID No 110 Waste Water Treatment Plant no 1	2017-1415	C2	Harris	ETJ	332F	6.02	6.02	0	HCWCID No. 110	Hovis Surveying Company Inc.
106	Holocaust Museum Houston (DEF1)	2017-1133	C2R	Harris	City	533A	3.32	3.31	0	Holocaust Museum Houston	Weisser Engineering Company
107	Miranda Trucking (DEF1)	2017-1161	C2	Harris	City	456T	2.51	2.51	0	Miranda Trucking	Gruller Surveying
108	Northpark	2017-1364	C2	Montgomery	ETJ	296T	1.53	1.53	0	1656 Northpark LLC	Stewart Engineering
109	Old Town Spring Business Park Reserve (DEF1)	2017-1306	C3P	Harris	ETJ	292L	21.93	21.58	0	Giddy Up Development, LLC	Windrose
110	Silver Ranch Sec 16	2017-1400	C3P	Fort Bend	ETJ	484N	10.70	1.10	62	David Weekley Homes	BGE Kerry R. Gilbert Associates
111	Telge Road Park	2017-1267	C2	Harris	ETJ	327M	12.10	12.10	0	TNRG Development	Gruller Surveying

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

112	Henneke Estates	2017-1351	C2	Fort Bend	ETJ	484Q	3.00	0.00	2	PRO-SURV	PROSURV
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113	Martinez Bella Vista (DEF1)	2017-1105	C2R	Harris	ETJ	572T	4.55	4.55	0	MTZ BELLA VISTA	BM DESIGN LLC
114	Mason McAlister Place	2017-1413	C2	Harris	ETJ	445H	8.50	8.50	0	MCI GRAND PARKWAY, LTD	Jones Carter - Woodlands Office

**G-Extensions of Approval**

115	Life Family Cypress Campus	2016-1421	EOA	Harris	ETJ	327M	3.00	2.92	0	Cy Tabernacle United Pentecostal Church	E.I.C. Surveying Company
116	Newport Southwest Sec 1	2016-1470	EOA	Harris	ETJ	419E	27.40	9.53	73	Friendswood Development Company	BGE Kerry R. Gilbert Associates
117	Tranquility Plaza	2016-1611	EOA	Harris	ETJ	329L	3.58	3.58	0	N/A	E.I.C. Surveying Company

**H-Name Changes**

118	Crossing at the Commons of Lake Houston Parkland (prev. Commons Waterway Parkland)	2017-1013	NC	Harris	City	298S	7.79	7.44	0	Dannenbaum	Texas Engineering And Mapping Company
119	Crossing at the Commons of Lake Houston Sec 1 (prev. Commons Waterway Sec 6)	2017-0483	NC	Harris	City	298S	11.74	0.89	45	The Commons of Lake Houston, Ltd	Texas Engineering And Mapping Company

**I-Certification of Compliance**

120	24640 Wayne Road	17-1292	COC	Montgomery	ETJ	296L				Eagle Park Investments	Eagle Park Investments
121	5611 South Rice Avenue	17-1293	COC	Harris	City	531C				Texas Engineering; Mapping CO	Texas Engineering; Mapping CO

**J-Administrative**

None

**K-Development Plats with Variance Requests**

122	13518 Pinerock Lane	17057219	DPV	Harris	City	489B				Houston Permit Service	Houston Permit Service
123	2348 Southgate Blvd.	17064245	DPV	Harris	City	532G				Houston Permit Service	Houston Permit Service

**Hotel/Motel Variances**

III	Super 8 Hotel located at 7600 South Loop East		HMV	Harris	City	532M				610 VAMDEV INC	610 VAMDEV INC
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**Platting Summary****Houston Planning Commission****PC Date: August 10, 2017**

Item		App No.	App Type	Location			Plat Data			Customer	
No.	Subdivision Plat Name			Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
IV	Americas Best Value Inn located at 55 Sorters McClellan Road		HMV	Harris	City	335H				Guru Deva Datta, LLC	Guru Deva Datta, LLC



# Houston Planning Commission

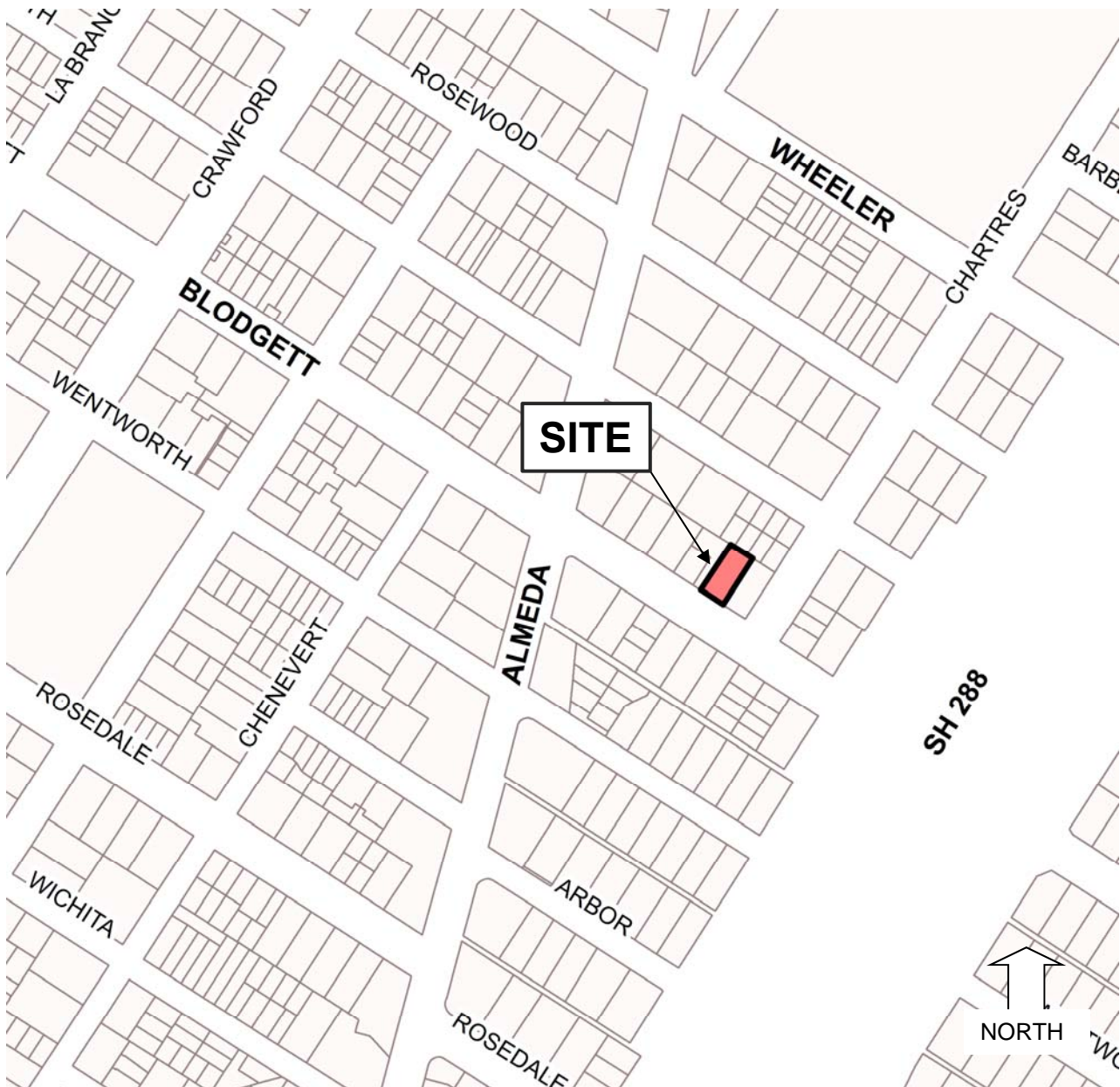
**ITEM: 89**

Planning and Development Department

Meeting Date: 08/10/2017

**Subdivision Name: Amended Plat of Almeda Place partial replat no 8**

**Applicant: Windrose**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

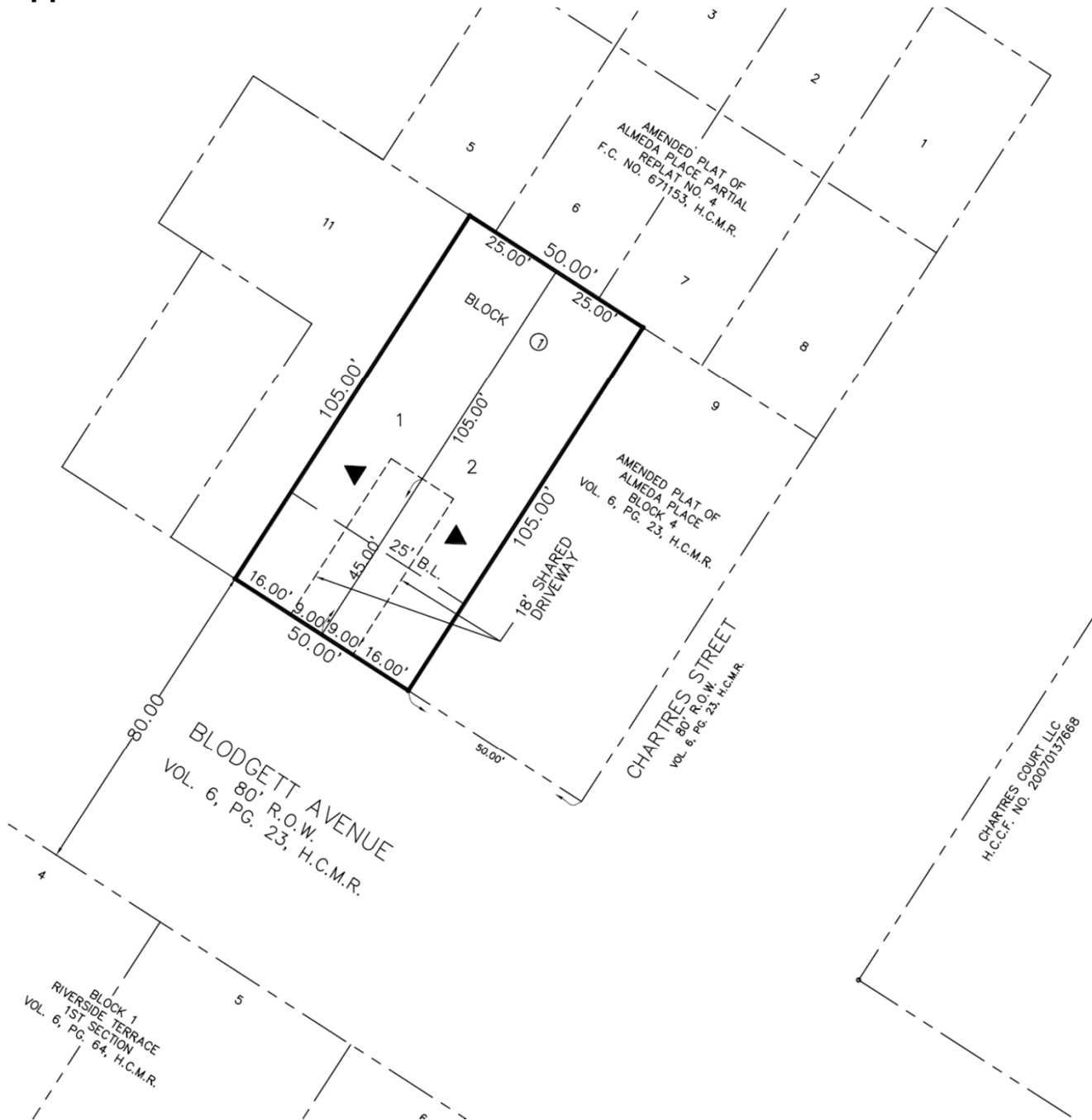
ITEM: 89

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Amended Plat of Almeda Place partial replat no 8

Applicant: Windrose



C – Public Hearings

Subdivision



# Houston Planning Commission

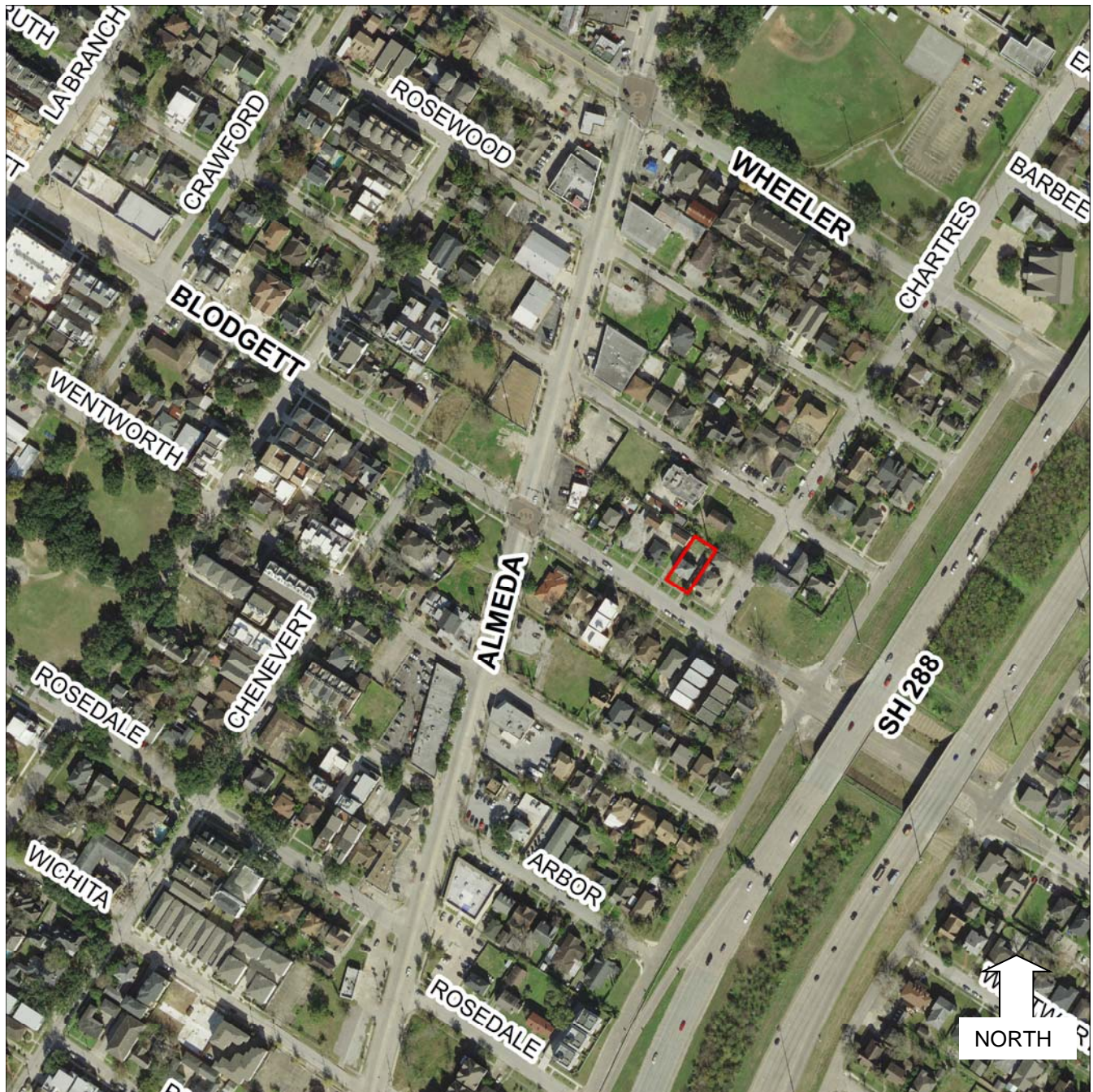
**ITEM: 89**

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Amended Plat of Almeda Place partial replat no 8

Applicant: Windrose



**C – Public Hearings**

**Aerial**



# Houston Planning Commission

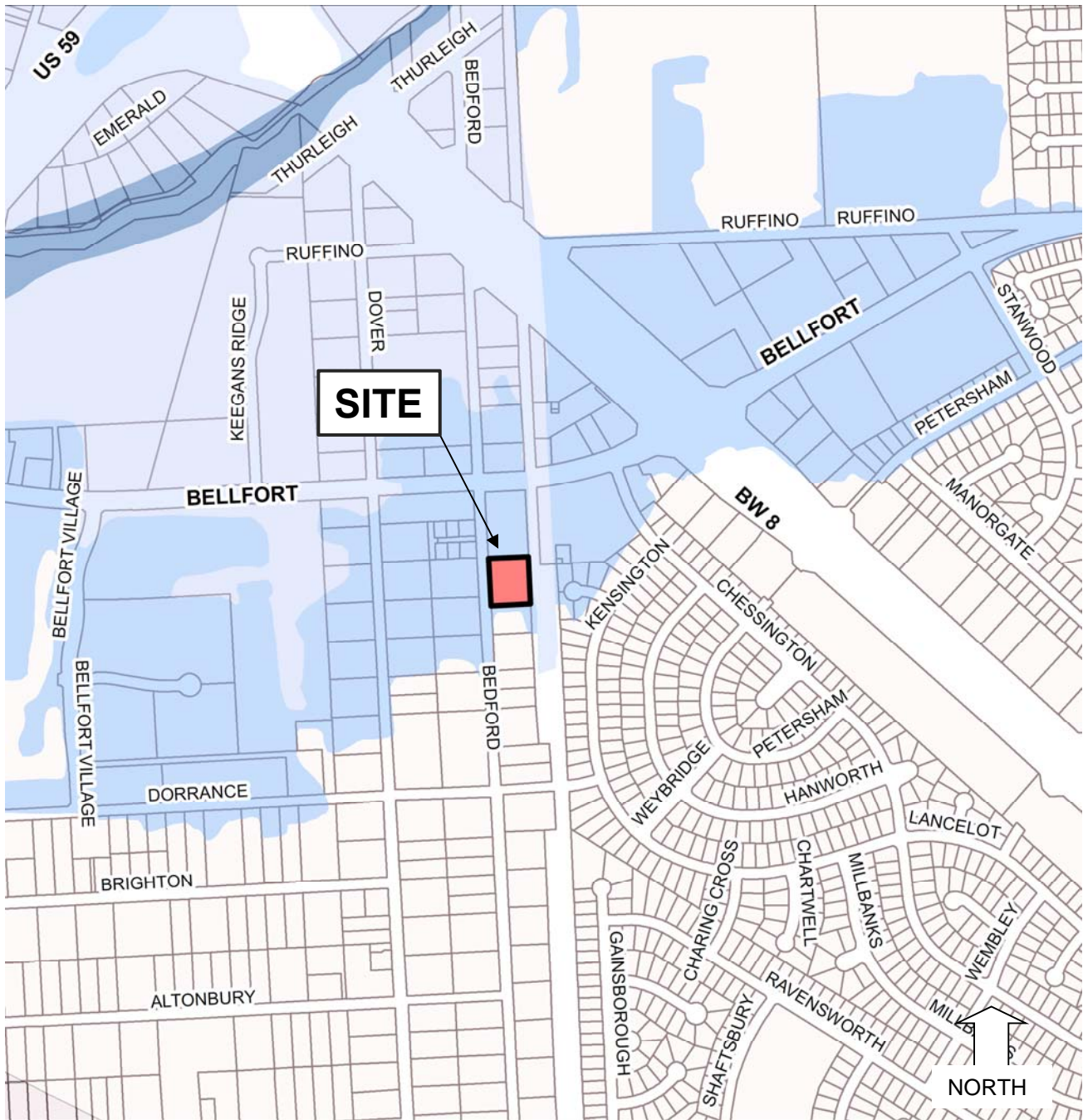
**ITEM: 90**

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Braeburn Gardens partial replat no 2

Applicant: Gruller Surveying



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

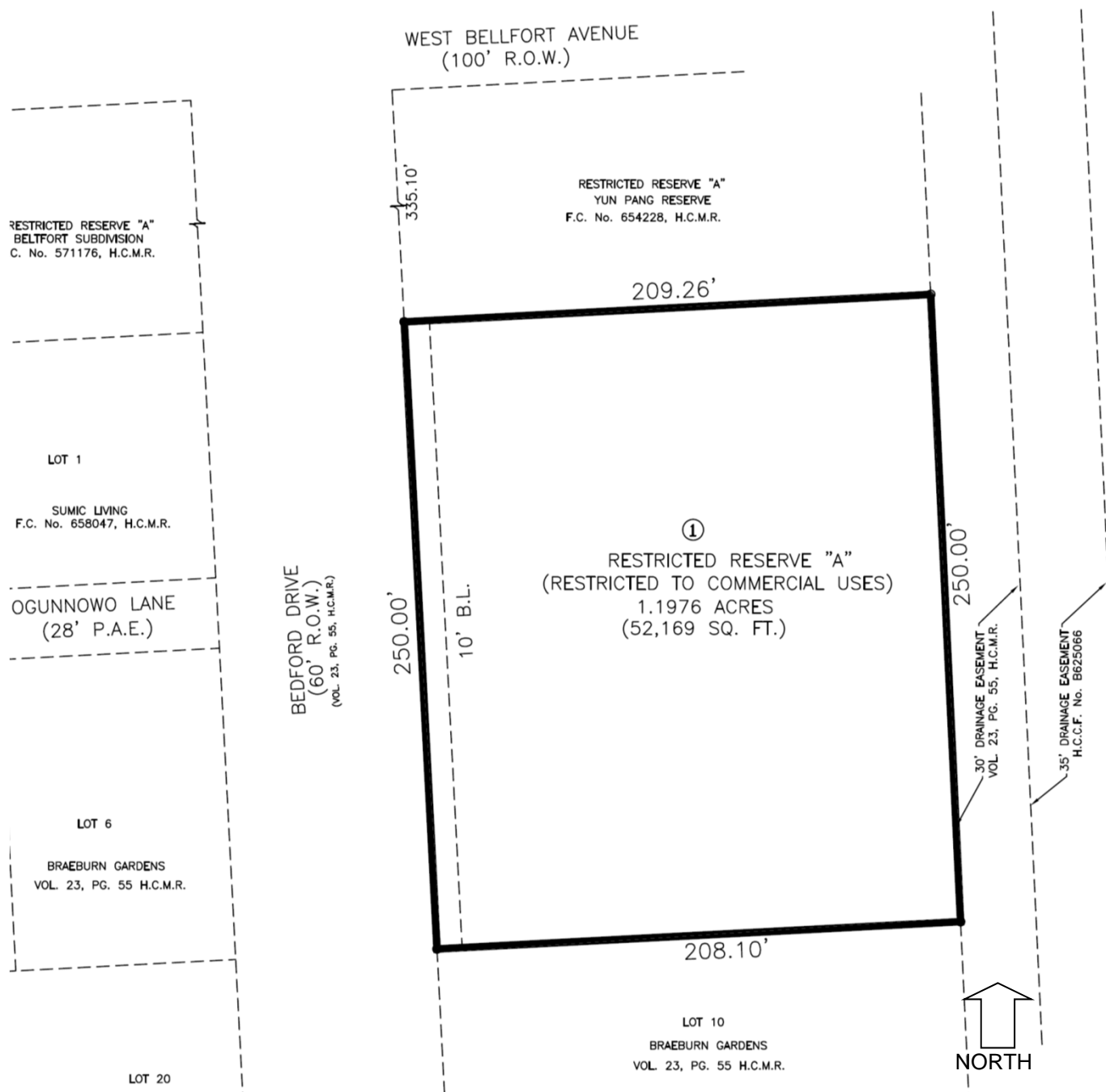
ITEM: 90

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Braeburn Gardens partial replat no 2

Applicant: Gruller Surveying



C – Public Hearings

Subdivision



# Houston Planning Commission

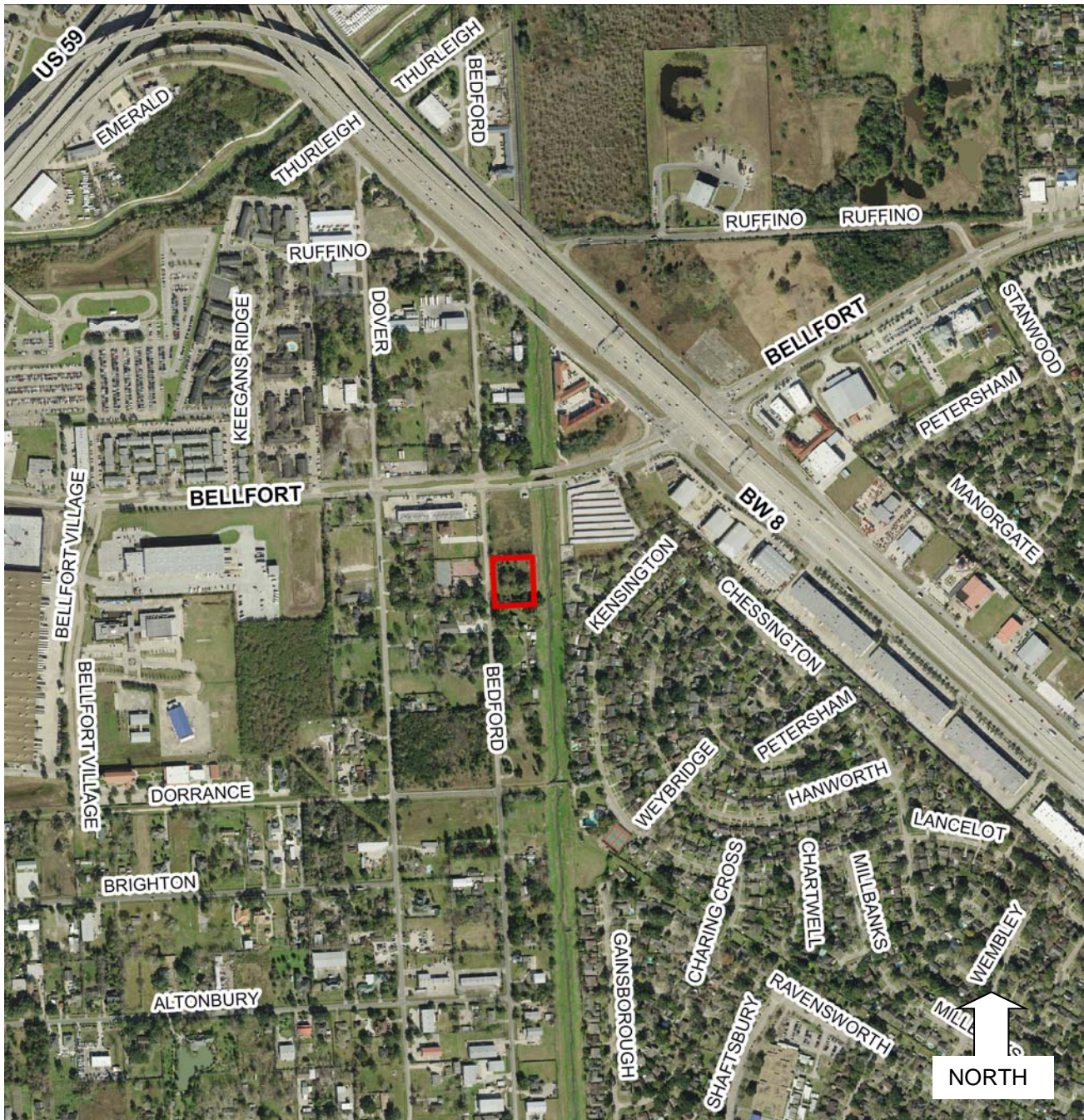
ITEM: 90

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Braeburn Gardens partial replat no 2

Applicant: Gruller Surveying



C – Public Hearings

Aerial

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# Houston Planning Commission

## ITEM: 91

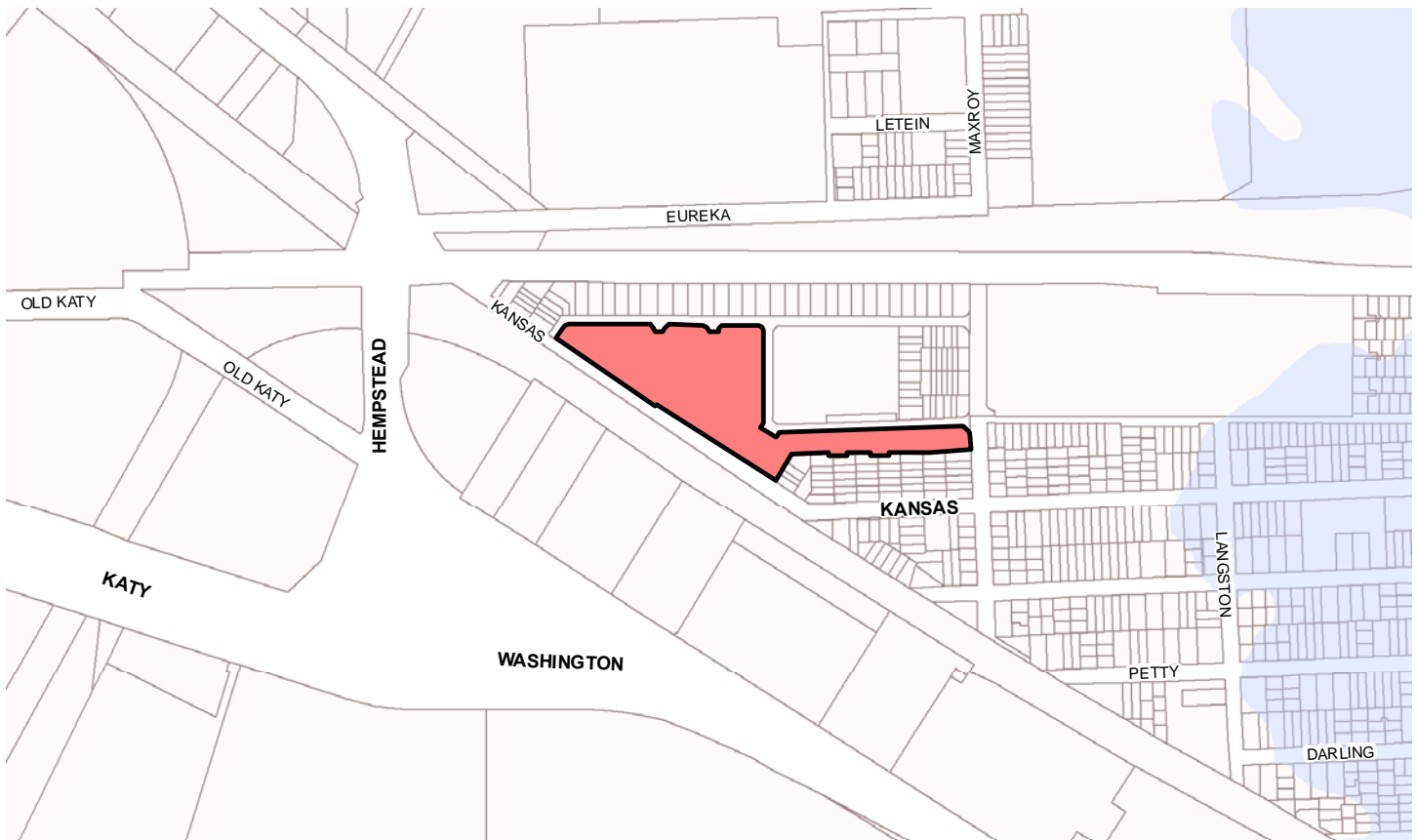
Planning and Development Department

Meeting Date: 08/10/2017

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**Subdivision Name: Cottage Grove Lake partial replat no 1**

**Applicant: Windrose**



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**C – Public Hearings with Variance**

**Site Location**

---



# Houston Planning Commission

## ITEM: 91

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Cottage Grove Lake partial replat no 1

Applicant: Windrose



C – Public Hearings with Variance

Subdivision

---

# Houston Planning Commission

## ITEM: 91

Planning and Development Department

Meeting Date: 08/10/2017

---

Subdivision Name: Cottage Grove Lake partial replat no 1

Applicant: Windrose



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**C – Public Hearings with Variance**

**Aerial**

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## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2017-1066

**Plat Name:** Cottage Grove Lake partial replat no 1

**Applicant:** Windrose

**Date Submitted:** 06/12/2017

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

**Specific Variance is being sought and extent of variance:**

The applicant requests a variance to replat parking reserves, landscape reserves, and open space reserves into residential lots.

**Chapter 42 Section: 193**

**Chapter 42 Reference:**

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: c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

### Statement of Facts

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

The subject property is 4.5521 acres located on the north side of Kansas Street. The proposed plat is a partial replat of Cottage Grove Lake, which was recorded in 2016. The client has expressed intent to remove the landscape reserves to replace them with more single-family lots that will meet the Chapter 42 requirement for minimum lot size. The reserves in question are not required to meet Chapter 42 requirements and are not prohibited from conversion into single-family lots by privately held deed restrictions. The variance is necessary and justified to preserve the applicant's right to reasonable use of the land. The lots within the proposed configuration have not currently not been sold, and therefore does not pose a risk to the client to adhere to the parking reserves.

**(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 parking reserves, landscape reserves, and 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.

**(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 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.



**(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 landscape 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 reserve. The single-family lots will be compatible with the immediate area and the City of Houston.

# Houston Planning Commission

**ITEM: 92**

Planning and Development Department

Meeting Date: 08/10/2017

**Subdivision Name: Greenway Addition Gulfgate Dodge replat no 1 and extension**

**Applicant: PROSURV**



**C – Public Hearings with Variance**

**Site Location**

# Houston Planning Commission

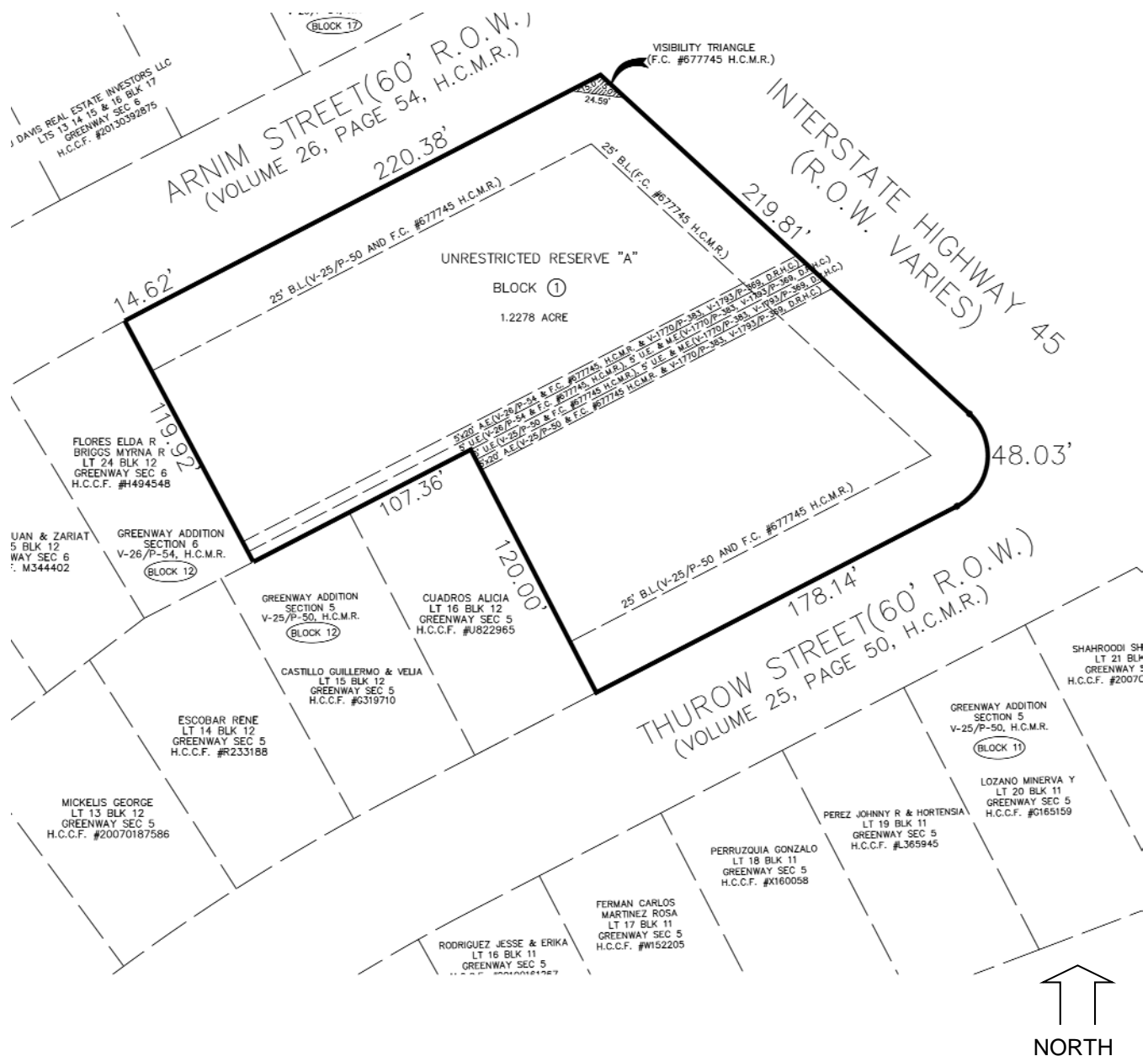
## ITEM: 92

Planning and Development Department

Meeting Date: 08/10/2017

**Subdivision Name: Greenway Addition Gulfgate Dodge replat no 1 and extension**

**Applicant: PROSURV**



**C – Public Hearings with Variance**

**Subdivision**

# Houston Planning Commission

**ITEM: 92**

Planning and Development Department

Meeting Date: 08/10/2017

**Subdivision Name: Greenway Addition Gulfgate Dodge replat no 1 and extension**

**Applicant: PROSURV**



**C – Public Hearings with Variance**

**Aerial**





**Application Number:** 2017-1163

**Plat Name:** Greenway Addition Gulfgate Dodge replat no 1 and extension

**Applicant:** PROSURV

**Date Submitted:** 06/26/2017

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

**Specific Variance is being sought and extent of variance:**

To allow a partial replat of a subdivision with separately filed deed restrictions to use a unique subdivision name, instead of the required use of the preceding plat's name.

**Chapter 42 Section: 41**

**Chapter 42 Reference:**

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

### **Statement of Facts**

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

This proposed section is a Replat of Greenway Addition Gulfgate Dodge and Greenway Addition Sec 6. Chapter 42-41 (1) b. specifically states that replats be named using the same name as the original subdivision plat followed by the words "partial replat no. X" and numbered sequentially. However, this portion of the ordinance does not specifically provide for the ability to name a subdivision replat when the replat encompasses two previously platted sections. The problem lies with the inability to name this replat using the subdivision name "Greenway Addition Gulfgate Dodge partial replat no 1 and Greenway Addition Sec 6 partial replat no 1", which is a correct description, but the word "and" is not specifically referenced in Chapter 42-41. Therefore, this naming convention is not allowed.

**(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;**

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. This portion of Chapter 42 was amended in 2013 with the intent of preventing applicants from using subdivision names on replats which differed from the original subdivision name. We understand that clear notifications to current neighbors is the intent, and we intend that clear notification will be preserved by keeping the original subdivision name at the beginning of the proposed name.

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

Yes. Naming this replat "Greenway Addition Gulfgate Dodge Partial Replat No 1 and Extension" retains the original subdivision name at the beginning. Property since the variance request has to do with a plat naming requirement within Chapter 42.

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

No, the variance will not be injurious to the public health, safety or welfare. Public health, safety and welfare are not negatively impacted by granting this variance since the variance request has to do with a plat naming requirement within Chapter 42.

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

No, economic hardship is not the sole justification of the variance. The hardship for this application is that the boundaries of the replat span two previously platted sections. Naming the rep/at with an appropriate description referencing both plats is not allowed without this variance request being granted. Thank you.

# Houston Planning Commission

**ITEM: 93**

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Lakewood Heights Sec 3 partial replat no 1

Applicant: E.I.C. Surveying Company



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

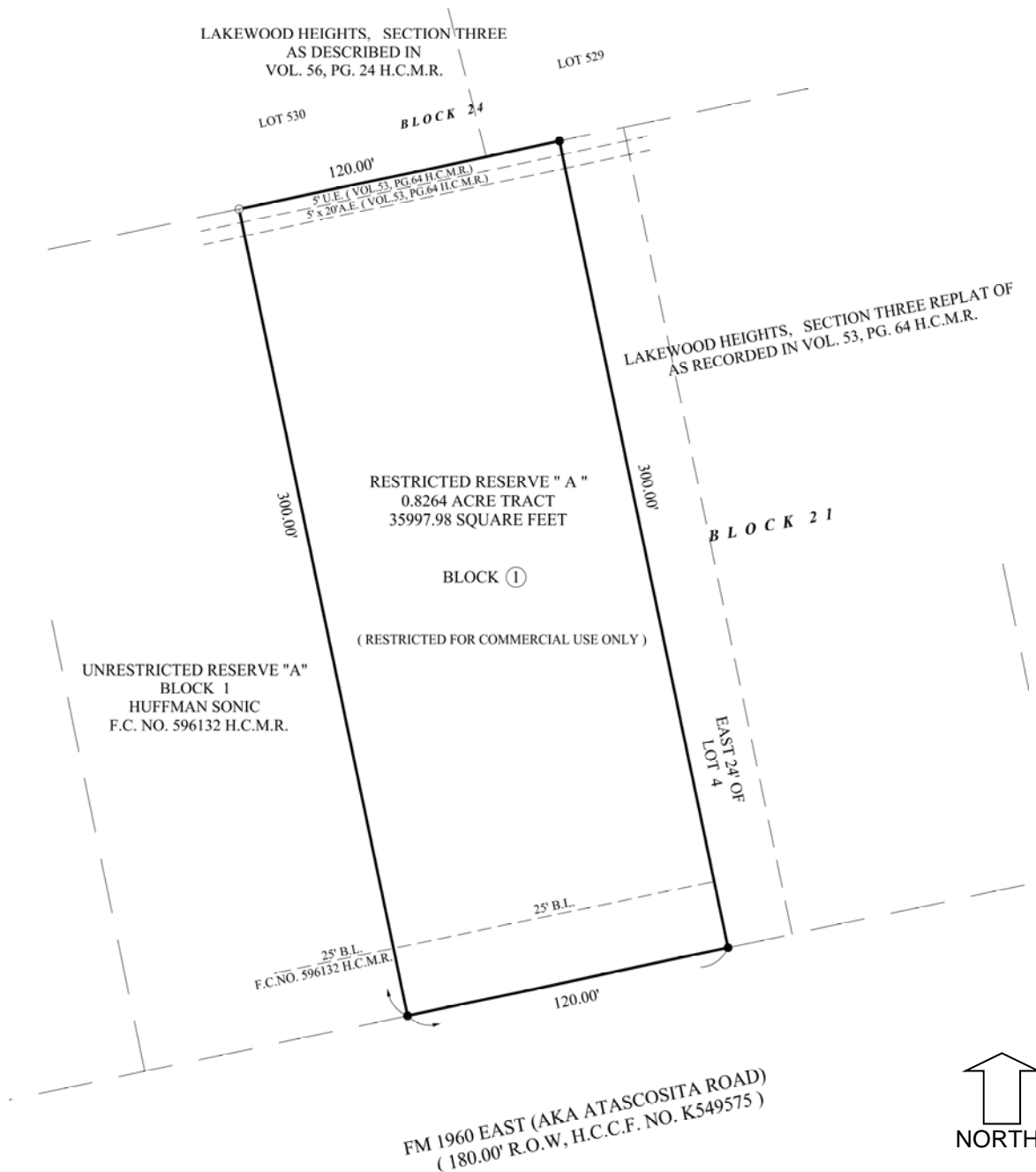
ITEM: 93

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Lakewood Heights Sec 3 partial replat no 1

Applicant: E.I.C. Surveying Company



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 93

Planning and Development Department

Meeting Date: 08/10/2017

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Subdivision Name: Lakewood Heights Sec 3 partial replat no 1

Applicant: E.I.C. Surveying Company



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

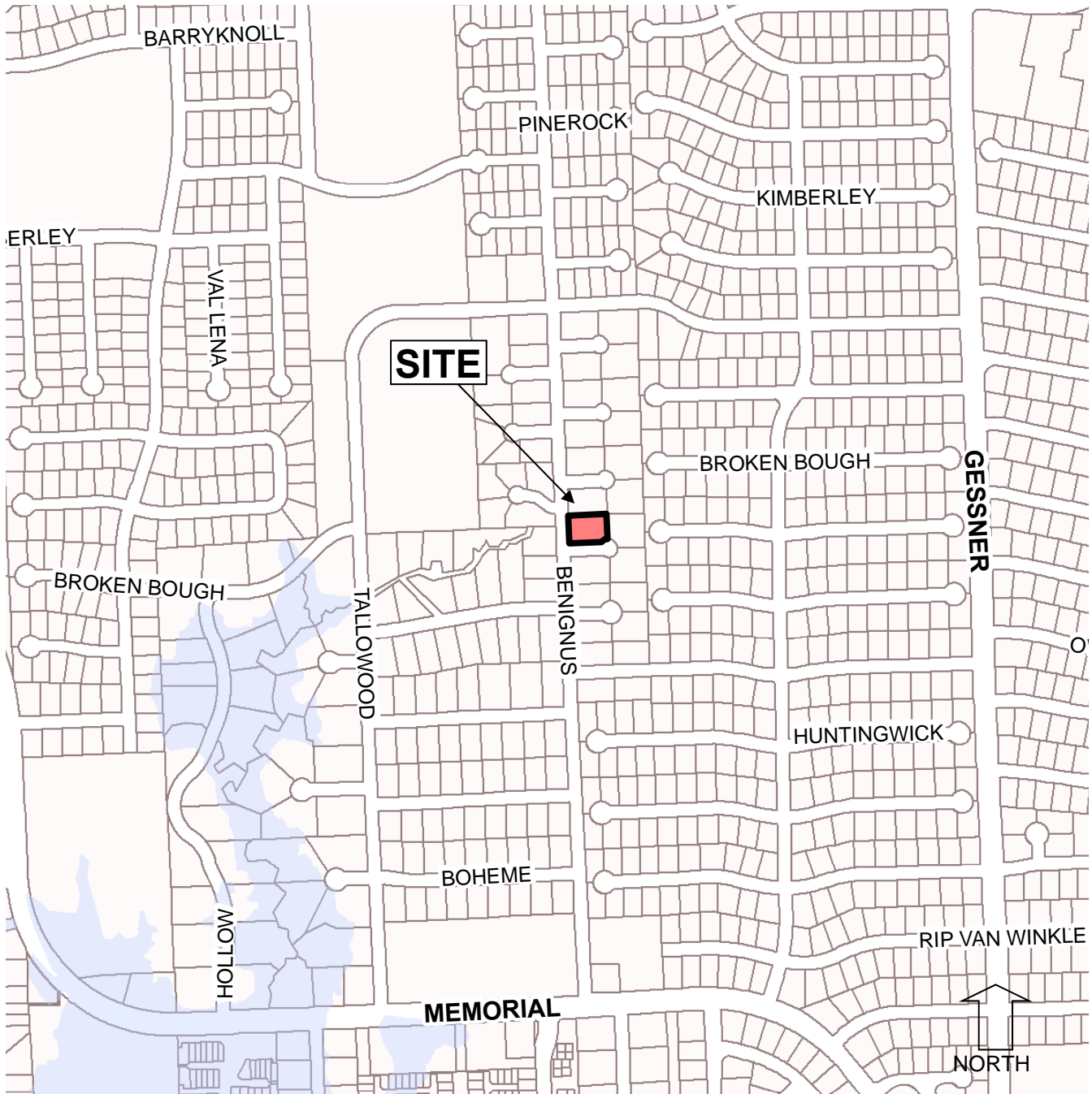
**ITEM: 94**

Planning and Development Department

Meeting Date: 08/10/2017

**Subdivision Name: Long Meadows partial replat no 2**

**Applicant: The Interfield Group**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

## ITEM: 94

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Long Meadows partial replat no 2

Applicant: The Interfield Group



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 94

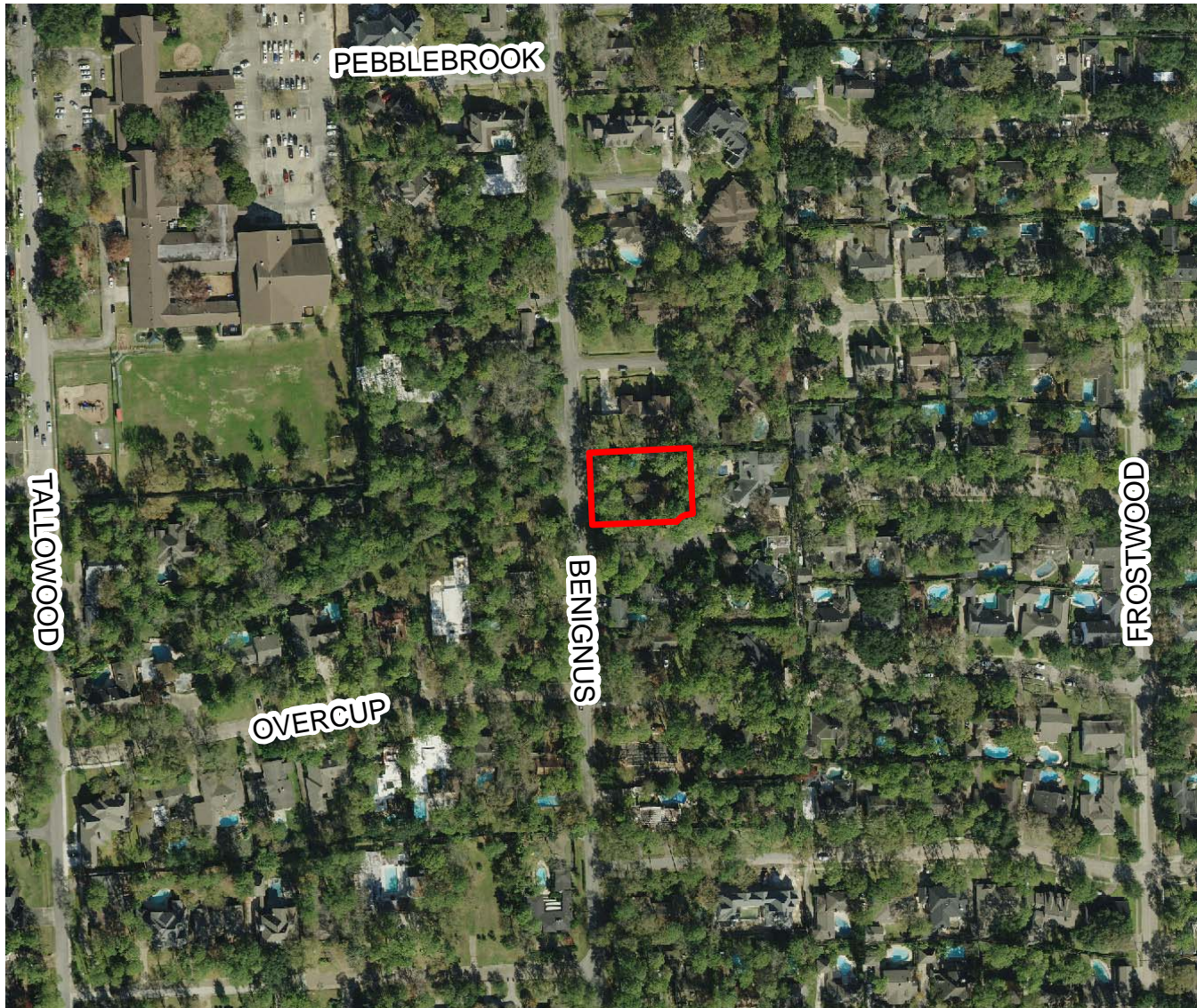
Planning and Development Department

Meeting Date: 08/10/2017

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Subdivision Name: Long Meadows partial replat no 2

Applicant: The Interfield Group



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

**ITEM: 95**

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Morgan Addition partial replat no 6 (DEF1)

Applicant: Tetra Surveys



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

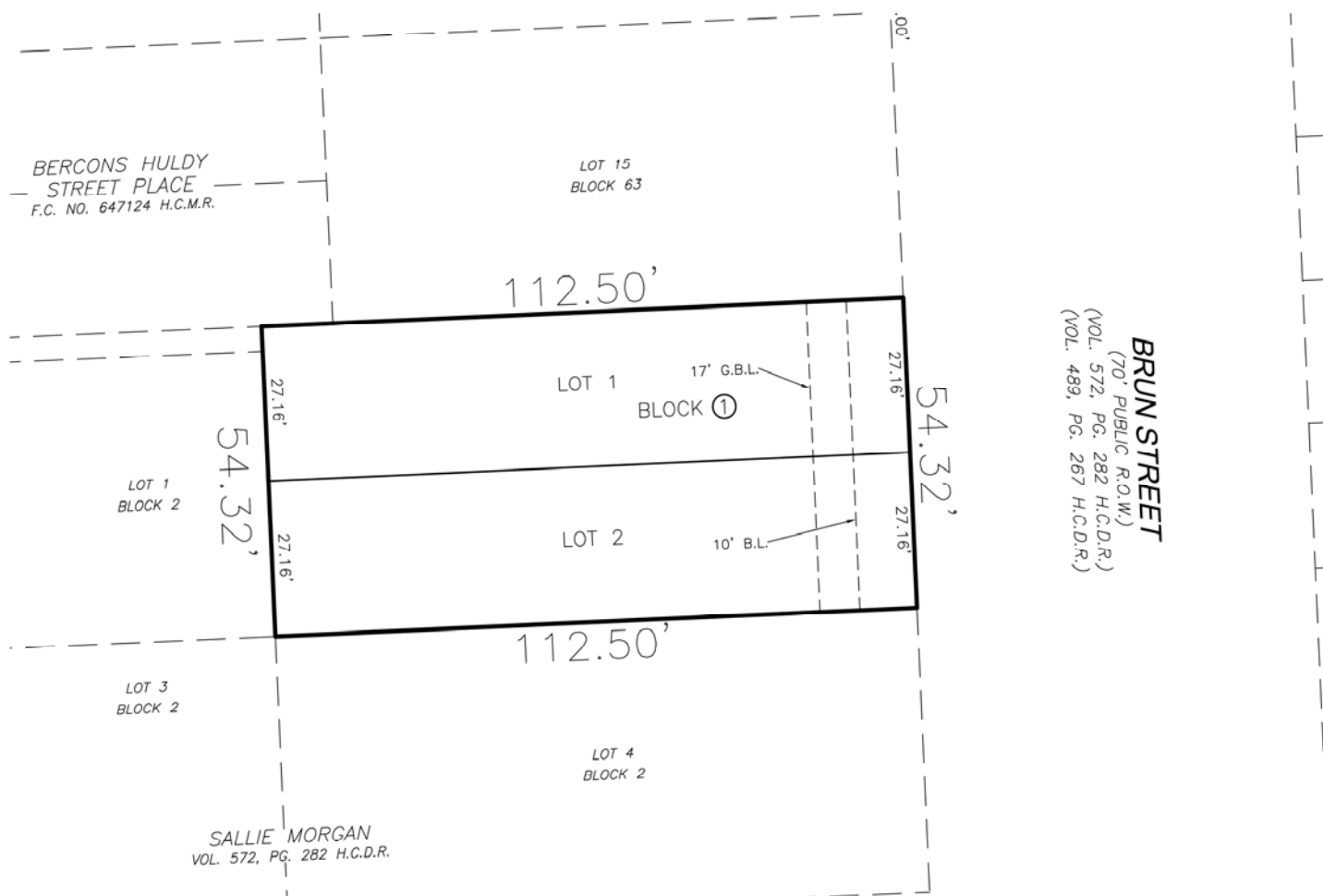
ITEM: 95

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Morgan Addition partial replat no 6 (DEF1)

Applicant: Tetra Surveys



C – Public Hearings

Subdivision

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# Houston Planning Commission

**ITEM: 95**

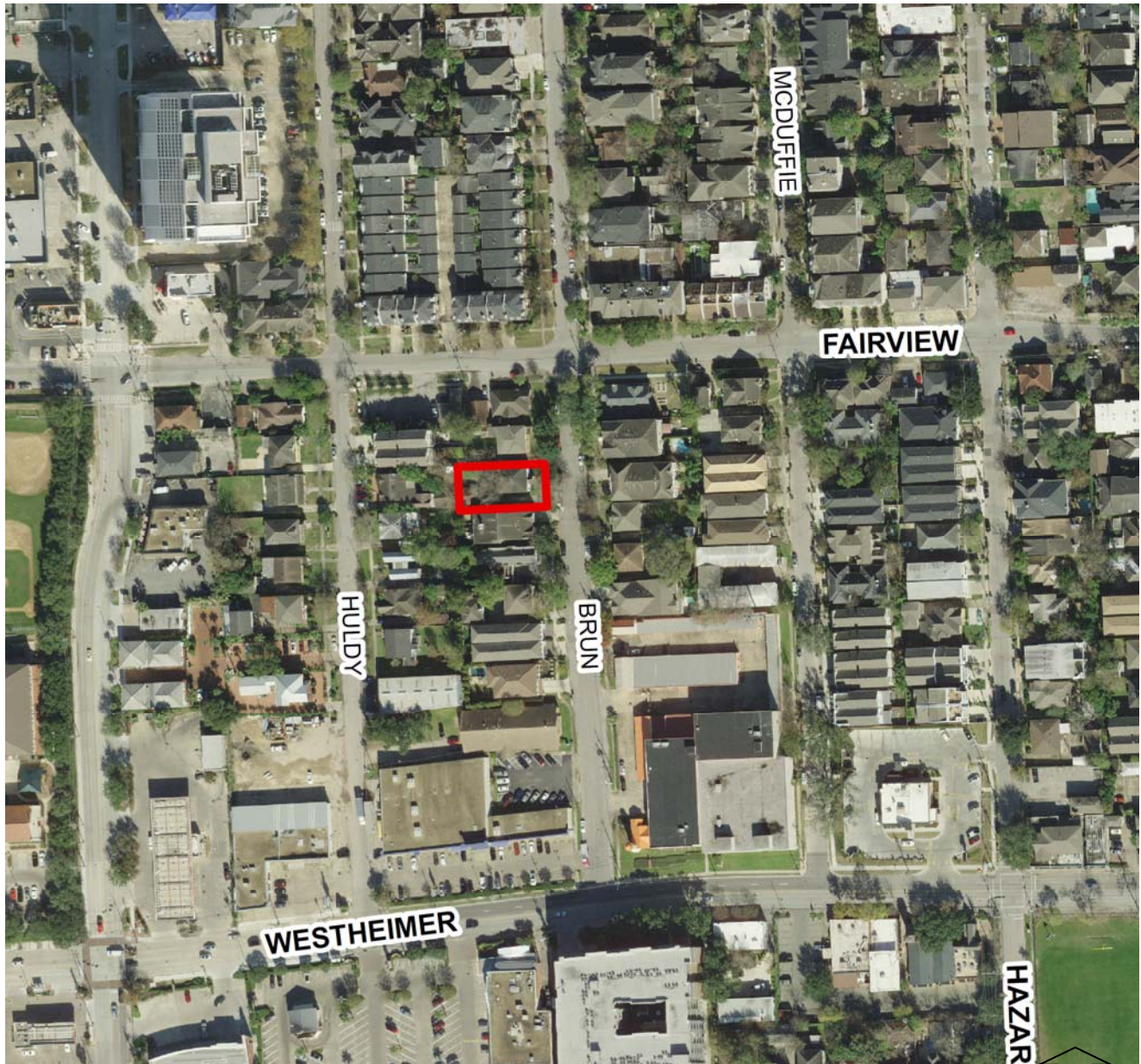
Planning and Development Department

Meeting Date: 08/10/2017

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**Subdivision Name: Morgan Addition partial replat no 6 (DEF1)**

**Applicant: Tetra Surveys**



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

**ITEM: 96**

Planning and Development Department

Meeting Date: 08/10/2017

**Subdivision Name: Oak Estates partial replat no 2**

**Applicant: Total Surveyors, Inc.**



**C – Public Hearings**

**Site Location**



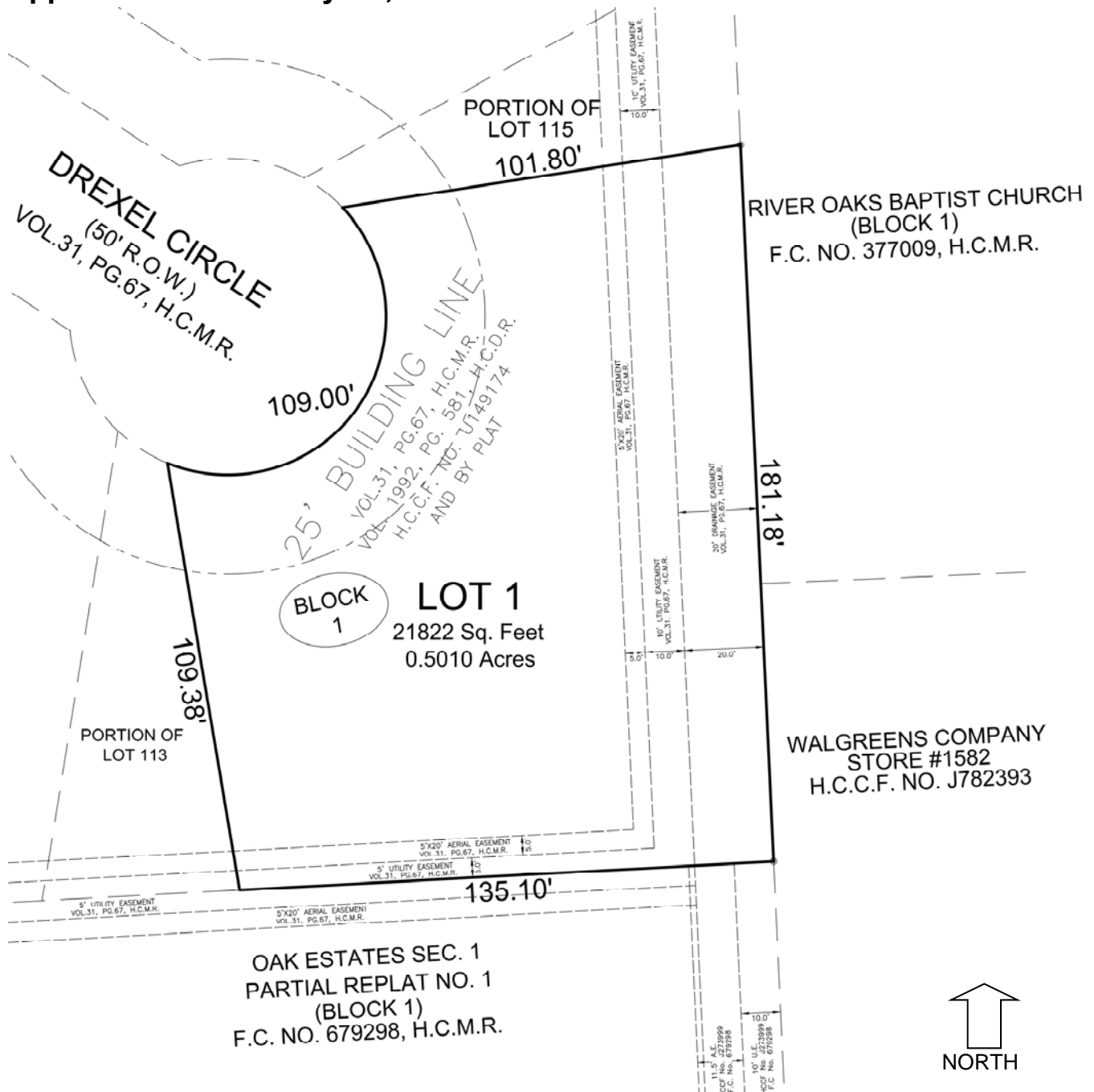
**ITEM: 96**

## Planning and Development Department

**Meeting Date: 08/10/2017**

**Subdivision Name: Oak Estates partial replat no 2**

**Applicant: Total Surveyors, Inc.**



## C – Public Hearings

## Subdivision

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# Houston Planning Commission

## ITEM: 96

Planning and Development Department

Meeting Date: 08/10/2017

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Subdivision Name: Oak Estates partial replat no 2

Applicant: Total Surveyors, Inc.



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

**ITEM: 97**

Planning and Development Department

Meeting Date: 08/10/2017

**Subdivision Name: Raintree Village Sec 1 partial replat no 2**

**Applicant: Surv-Tex surveying Inc.**



**C – Public Hearings**

**Site Location**





# Houston Planning Commission

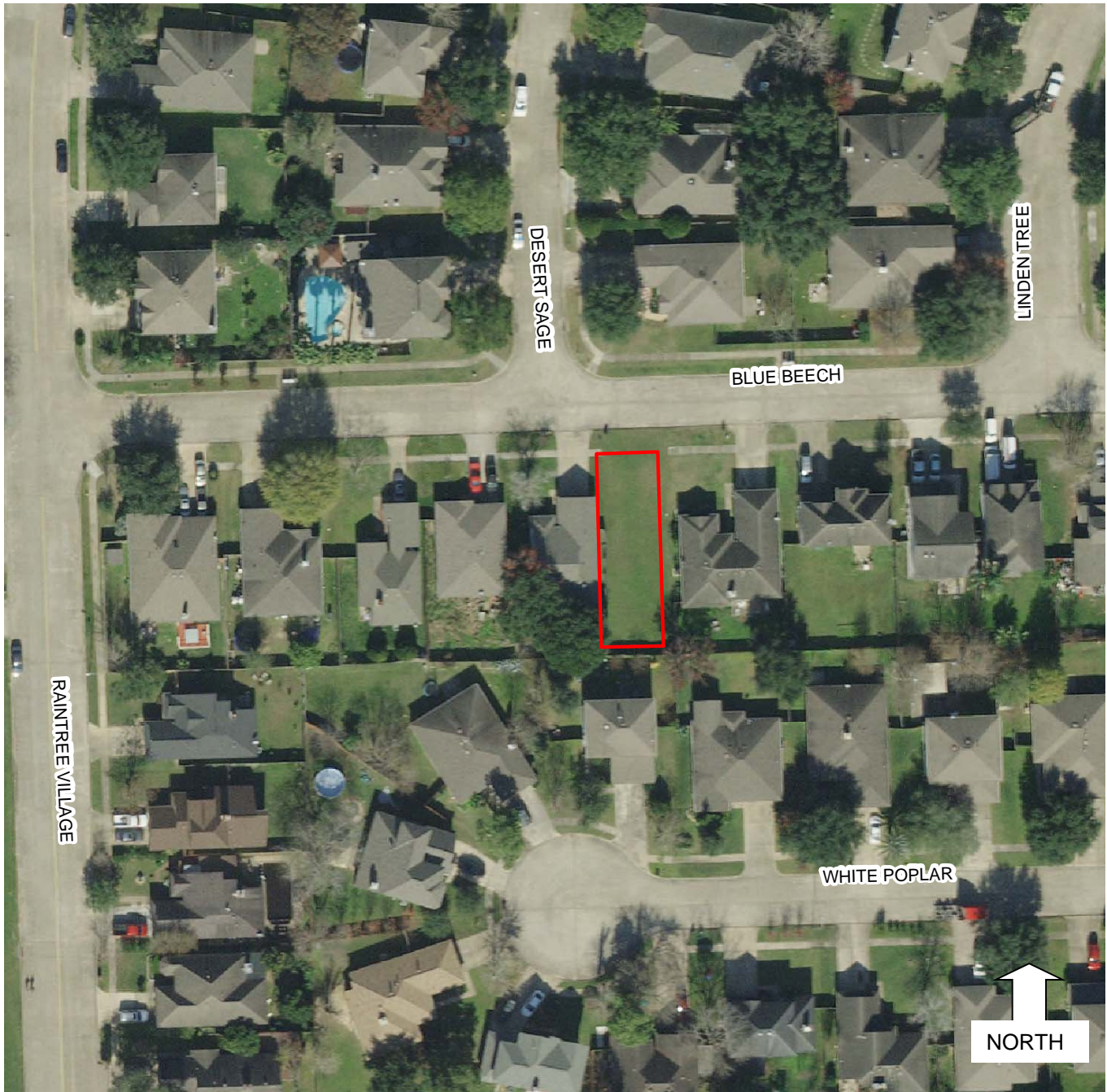
**ITEM: 97**

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Raintree Village Sec 1 partial replat no 2

Applicant: Surv-Tex surveying Inc.



**C – Public Hearings**

**Aerial**

# Houston Planning Commission

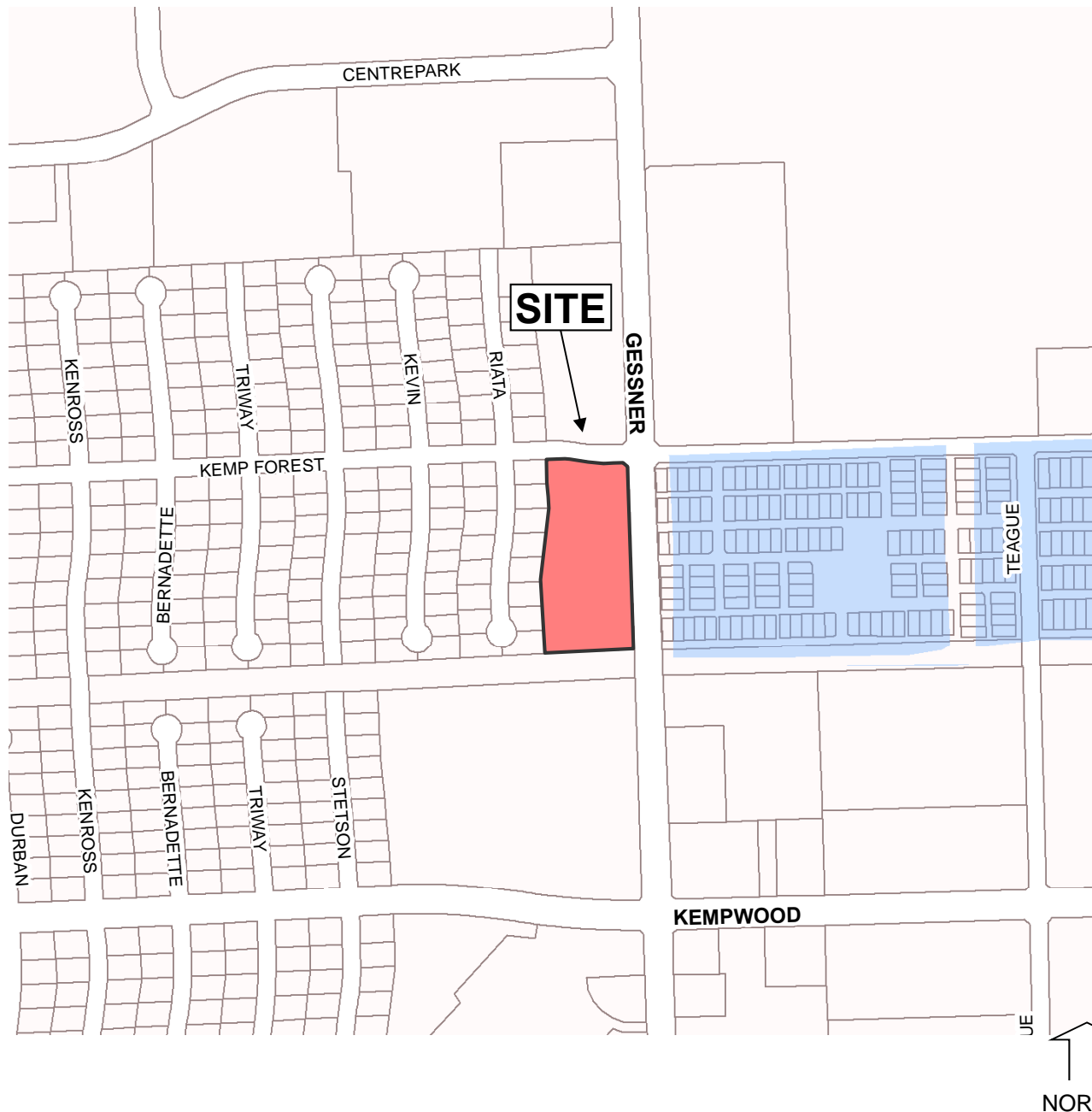
**ITEM: 98**

Planning and Development Department

Meeting Date: 08/10/2017

**Subdivision Name: Villas at Spring Shadows replat no 1**

**Applicant: RVi Planning + Landscape Architecture**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

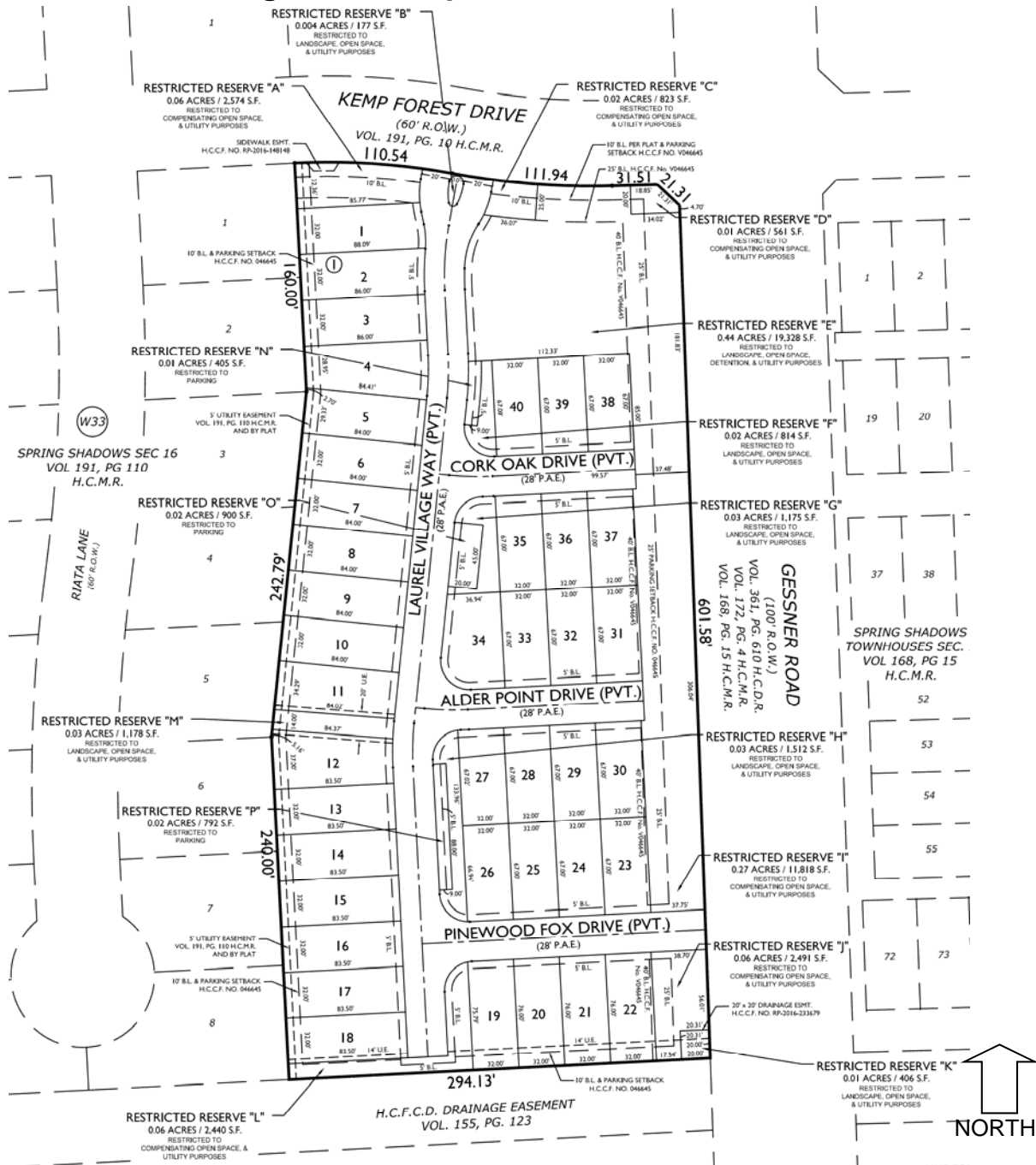
# ITEM: 98

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Villas at Spring Shadows replat no 1

Applicant: RVi Planning + Landscape Architecture



## C – Public Hearings

## Subdivision



# Houston Planning Commission

**ITEM: 98**

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Villas at Spring Shadows replat no 1

Applicant: RVi Planning + Landscape Architecture



**C – Public Hearings**

**Aerial**



# Houston Planning Commission

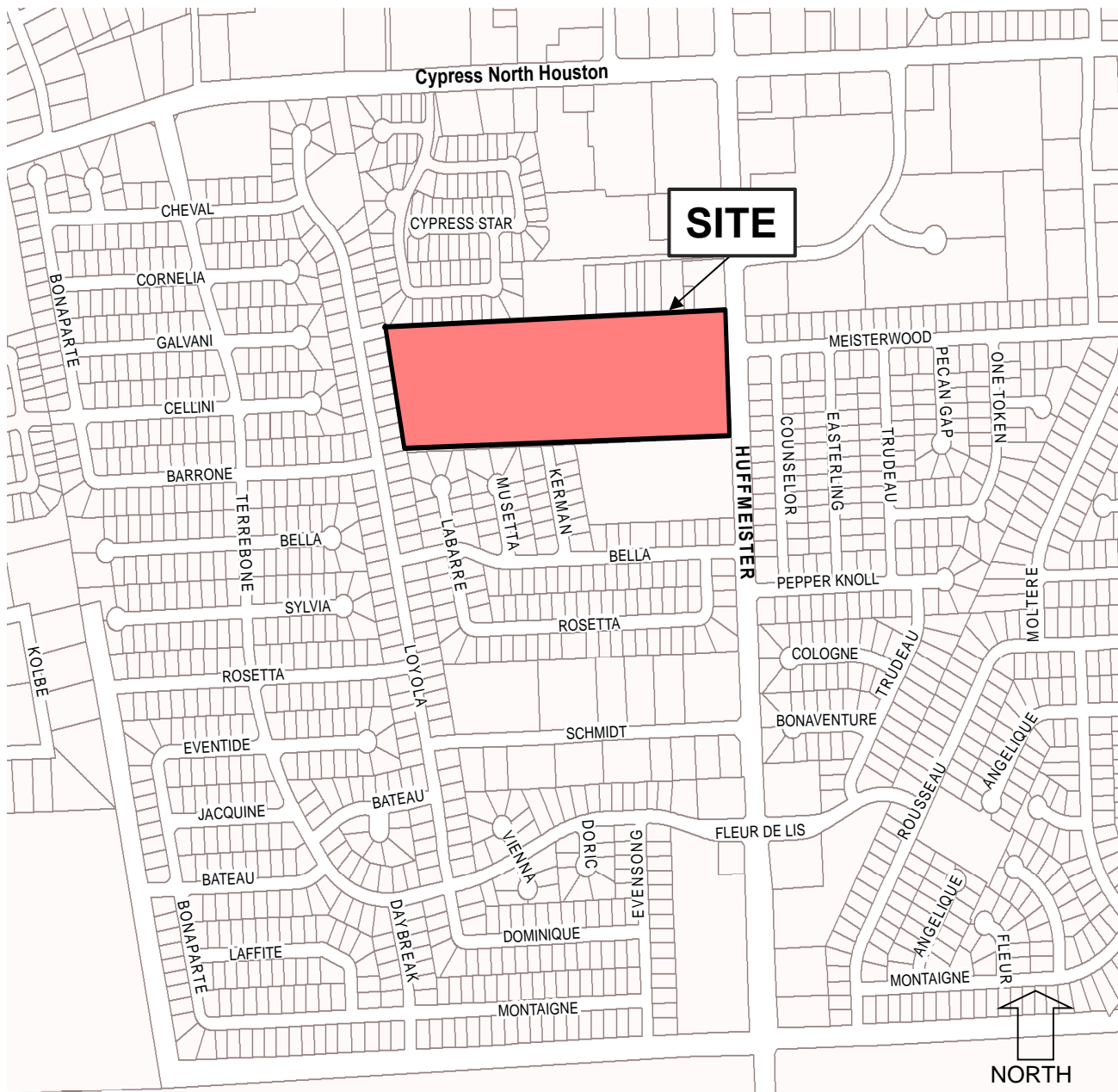
**ITEM: 99**

Planning and Development Department

Meeting Date: 08/10/2017

**Subdivision Name: Christ the Redeemer Catholic Church Sec 2 replat no 1**

**Applicant: Bowden Land Services**



**D – Variances**

**Site Location**

# Houston Planning Commission

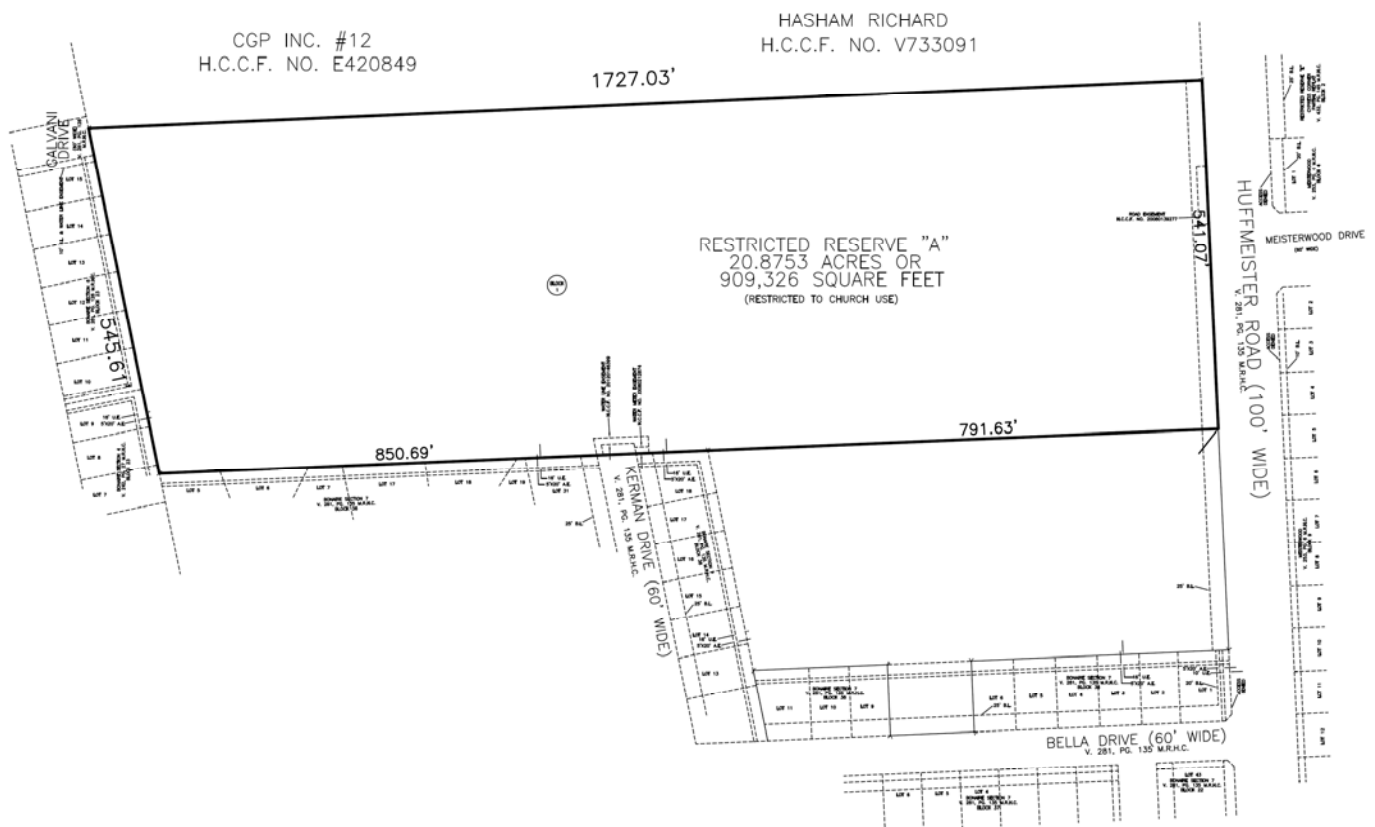
ITEM: 99

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Christ the Redeemer Catholic Church Sec 2 replat no 1

Applicant: Bowden Land Services



D – Variances

Subdivision



# Houston Planning Commission

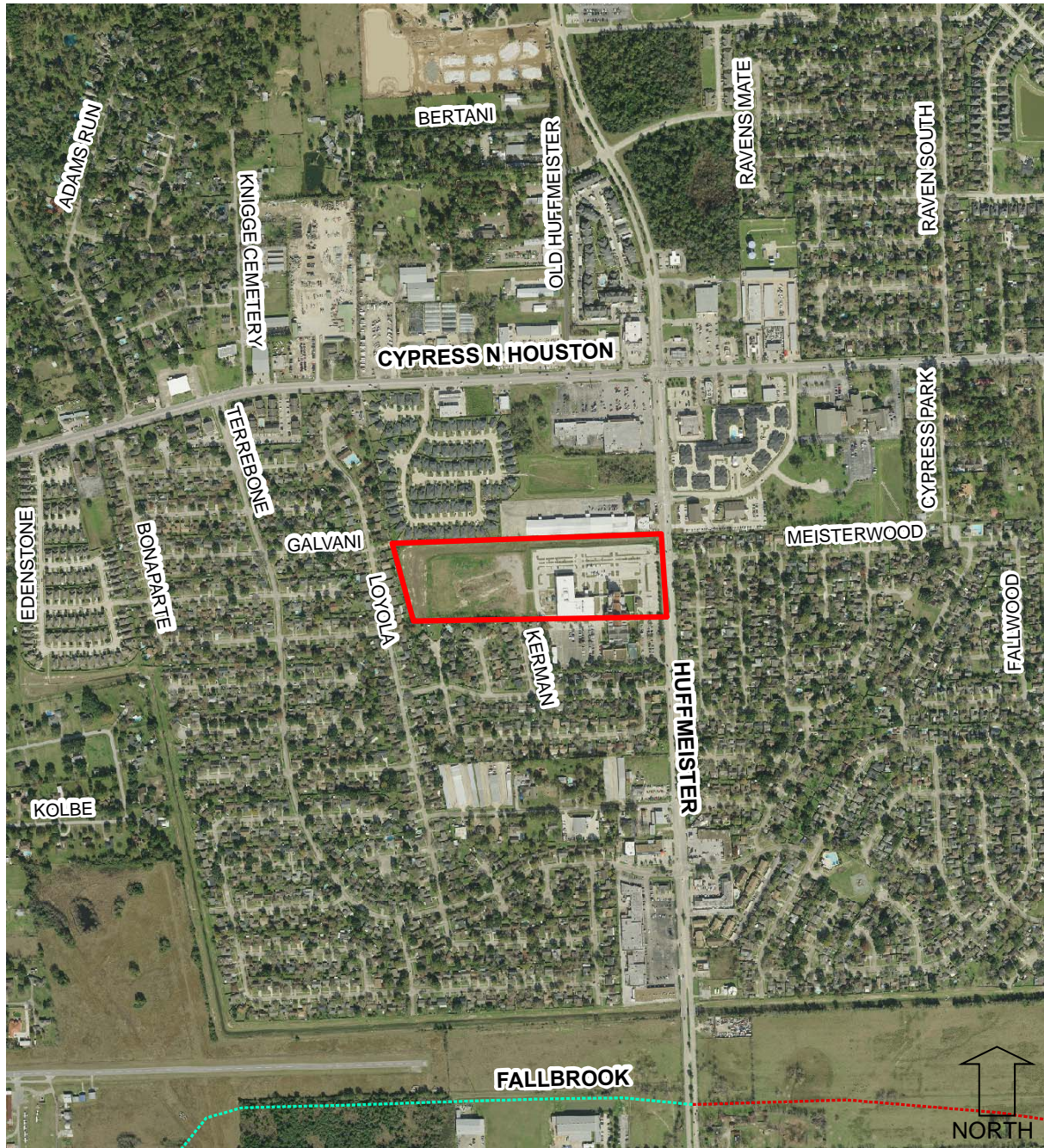
ITEM: 99

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Christ the Redeemer Catholic Church Sec 2 replat no 1

Applicant: Bowden Land Services



D – Variances

Aerial



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2017-1360

**Plat Name:** Christ the Redeemer Catholic Church Sec 2 replat no 1

**Applicant:** Bowden Land Services

**Date Submitted:** 07/30/2017

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

**Specific Variance is being sought and extent of variance:**

Applicant requests a variance to not extend Kerman Drive through the subject tract. Kerman Drive has been terminated with a cul de sac within the subject tract, but the applicant is proposing to abandon this street, which will revert the ROW to a stub street south of the plat boundary.

**Chapter 42 Section:** 42-134

**Chapter 42 Reference:**

42-134 Street Extensions: A public street that terminates at the boundary of a plat approved by the commission without a means for a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

### Statement of Facts

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

NA

**(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;**

Subject property is located within the City of Houston ETJ Harris County along the west ROW of Huffmeister Rd south of Cypress N Houston RD. In 2008 the previous plat was recorded in Film Code Number 625117 as Christ the Redeemer Catholic Community Subdivision Section 2. At that time the previous plat dedicated a cul-de-sac for the existing stub street Kerman Dr per chapter 42 standards, however this property lies within the ETJ and is NOT a requirement per Harris County Regulations. The development strongly protested the cul-de-sac dedication during the platting process in 2008 but did not have site plans available at that time to effectively argue the land use. However, in 2008 Harris County Commissioner's Court approved a variance NOT to build the cul-de-sac at this location. The Church feels the cul-de-sac will create a hardship in the design of the new phase of development that extends the school and activity center. Please refer to renderings and site plans provided. In 2017 the request to abandon the ROW was made during permitting, however the request has to be approved through the replatting process. We have reached out to the Platting Department with Harris County and have received a letter of support for our request not to dedicate the land for the purpose of the cul-de-sac. Please refer to the letter from Harris County. The applicant will provide a 10' building line along Kerman Dr. as required per Chapter 42. We have reached out to CenterPoint for approval for the street closure for utilities and expects full support and approval from the ROW Department. Since Harris County does not require the cul-de-sac and is in support of our request at this time we respectfully request permission not dedicate the cul-de-sac and be allowed to proceed with permitting the school and activity center as proposed. The church is an asset to the community and we feel the request is reasonable and just. Please approve today.

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

The applicant has not created the hardship or imposed the hardship. The church opposed the dedication of the cul-de-sac since 2008. The church agreed with the dedication of the cul-de-sac previously in order to proceed with the plat approval at that time knowing this issue would have to be addressed in the future when the permitting the development of this phase.

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



The intent and general purpose will be preserved and maintained by granting this variance because the church does not plan to take access from the stub street or cul-de-sac and traffic will not be negatively affected.

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

Granting this variance will not be injurious to the public health, safety or welfare of the community. The cul-de-sac is not developed and the request NOT to construct the cul-de-sac was approved in 2008. This will not negatively affect the traffic flow or intersection spacing in this area.

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

The hardship of not dedicating the cul-de-sac is NOT financially motivated. The church was granted permission not to construct the paving in 2008. Financially the proposed development and the cost of processing the request is higher than allowing the cul-de-sac to remain dedicated by plat.

# Houston Planning Commission

**ITEM: 100**

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Clarkson Court (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



**D – Variances**

**Site Location**



# Houston Planning Commission

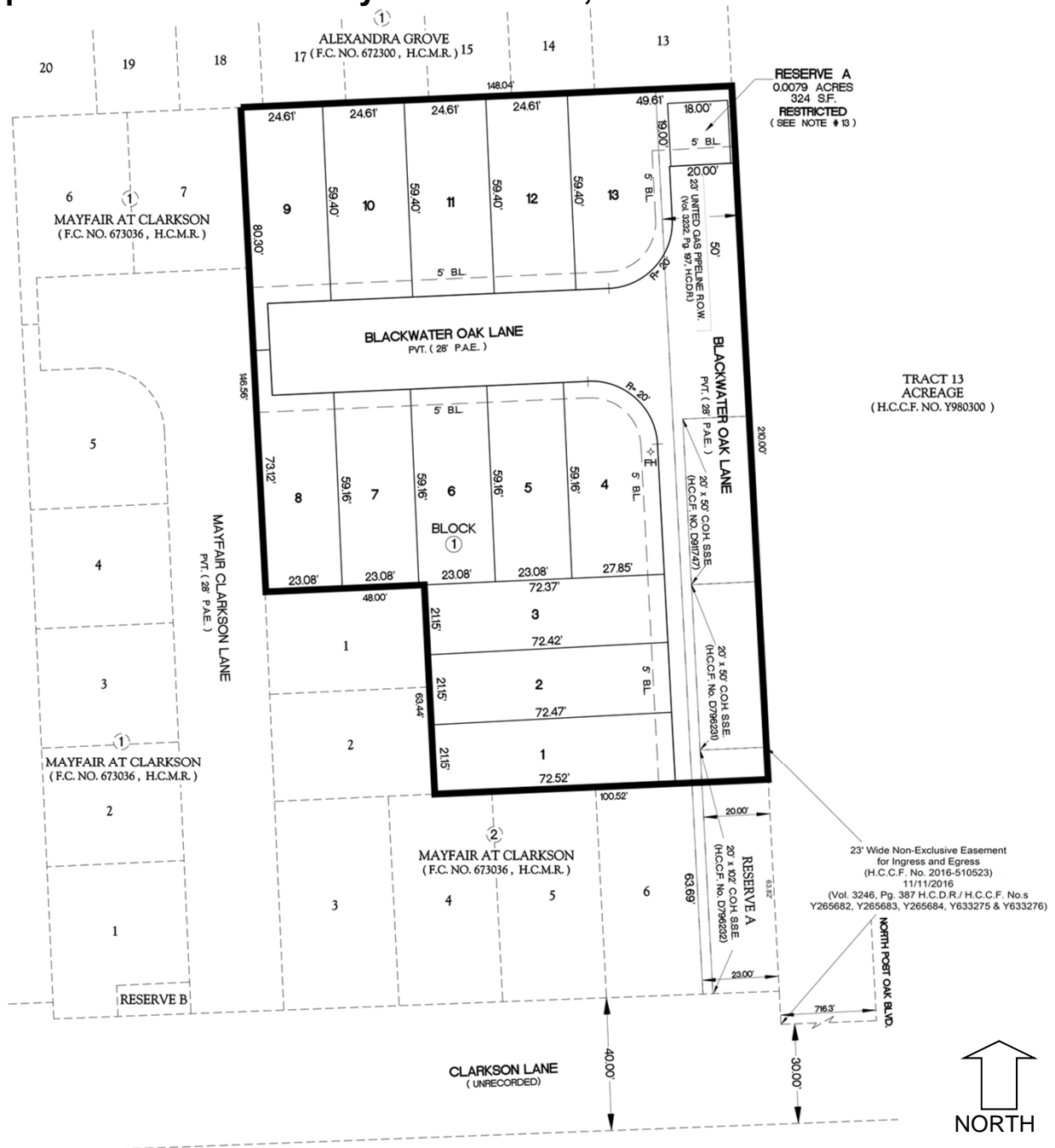
## ITEM: 100

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Clarkson Court (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 100

Planning and Development Department

Meeting Date: 08/10/2017

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Subdivision Name: Clarkson Court (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



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### D – Variances

### Aerial

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**Application Number:** 2017-1207

**Plat Name:** Clarkson Court

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 07/14/2017

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

**Specific Variance is being sought and extent of variance:**

To allow a 28' p.a.e. to take access from an access easement rather than a public street

**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

### Statement of Facts

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

n/a

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

This property is surrounded by subdivisions which were platted without making any provision for a public street to extend to this property. Its sole access is from a 23' wide access easement in a reserve in the adjacent residential subdivision. This reserve is only 23' in width. That width would be sufficient for a shared driveway; however, a shared driveway cannot be used because this distance from the public street to the units in the isolated tract is greater than 200'. The proposed single family townhomes on this tract are similar in character to the homes planned or under construction on the adjacent subdivision. The only portion of the p.a.e. that will be less than 28' in width is the 63' closest to the public street.

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

This property was isolated with only an easement for access when the adjacent tract was sold and platted All lots in both subdivisions will have adequate access and circulation.

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

All lots will have adequate access.

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

Public safety will be maintained because the citation system will vary only slightly from the standard.

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

The existing physical conditions are the justification for the variance.

# Houston Planning Commission

**ITEM:101**

Planning and Development Department

Meeting Date: 08/10/2017

**Subdivision Name: Driscoll at River Oaks Sec 1**

**Applicant: BGE, Inc.**



**D –Variances**

**Site Location**

# Houston Planning Commission

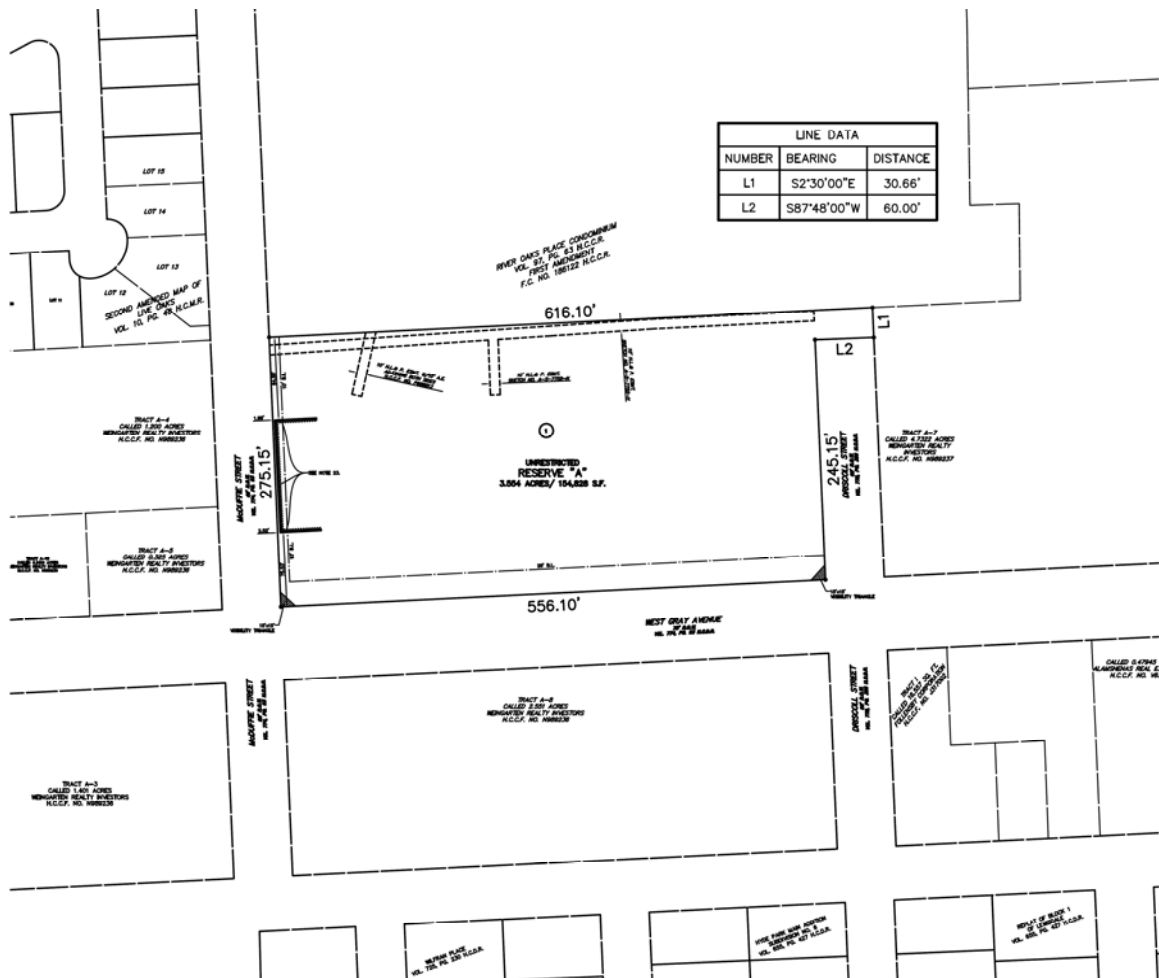
## ITEM:101

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Driscoll at River Oaks Sec 1

Applicant: BGE, Inc.



D –Variances

Subdivision



# Houston Planning Commission

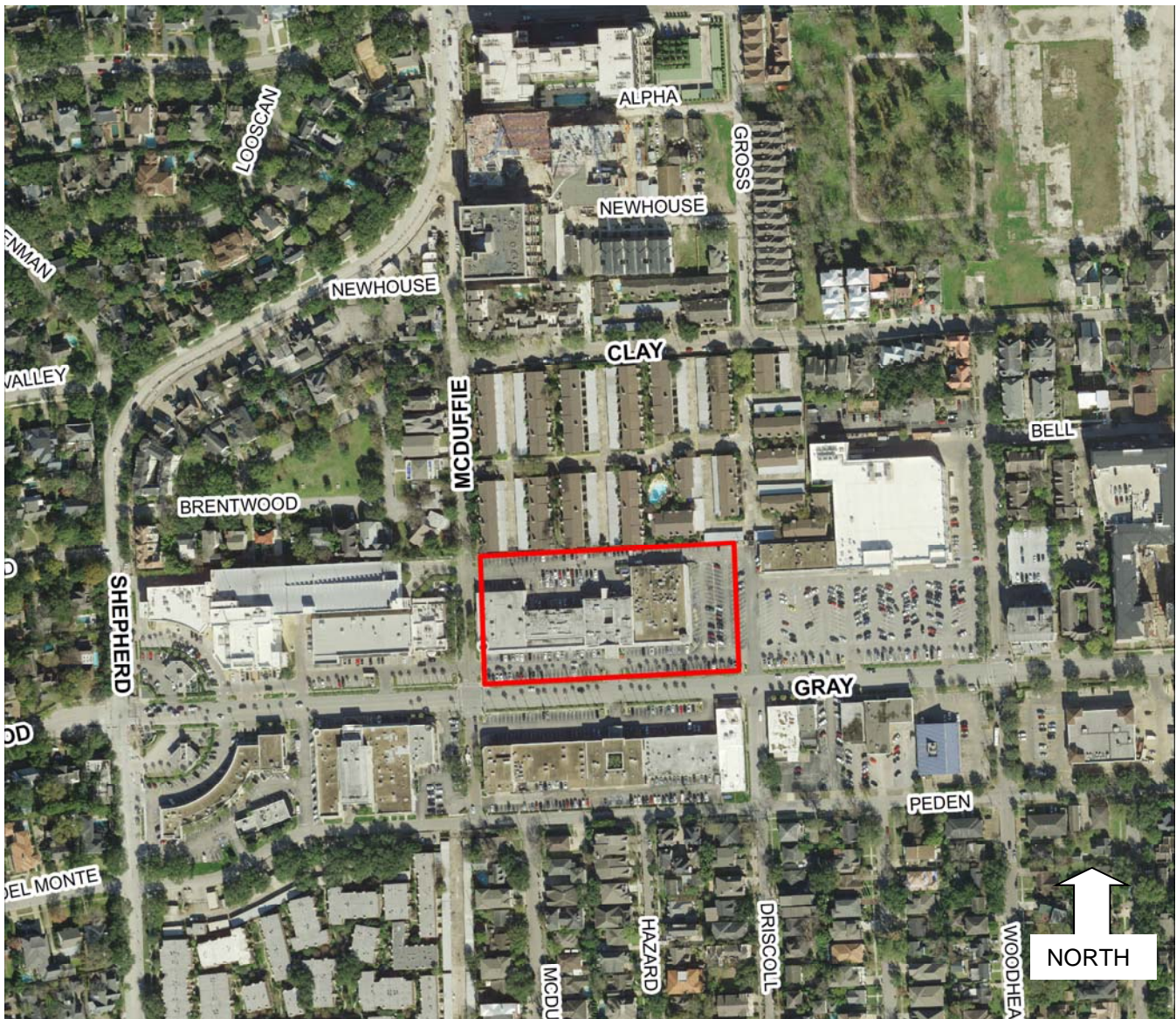
ITEM:101

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Driscoll at River Oaks Sec 1

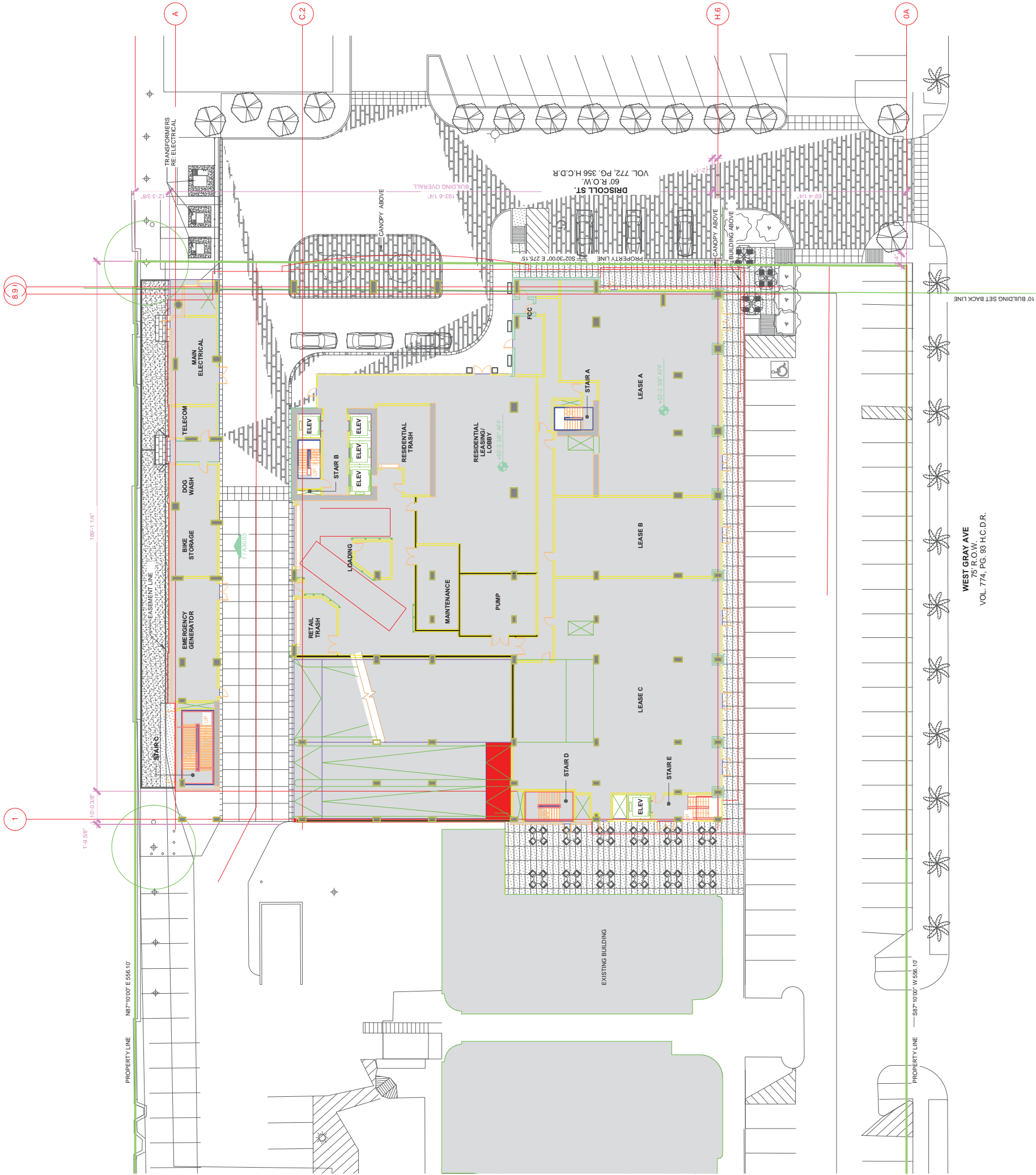
Applicant: BGE, Inc.



D –Variances

Aerial





WEST GRAY AVE  
75' R.O.W.  
VOL. 774, PG. 93 H.C.D.R.





# THE DRISCOLL

SCHEMATIC DESIGN - May 15 ,2017

SOUTHEAST PERSPECTIVE

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THE  
HANOVER  
COMPANY

WEINGARTEN  
REALTY







# THE DRISCOLL

SCHEMATIC DESIGN - May 15, 2017

WEST PERSPECTIVE

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# THE DRISCOLL

SCHEMATIC DESIGN - May 15 ,2017

SOUTHEAST BUILDING APPROACH

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REALTY**







# THE DRISCOLL

SCHEMATIC DESIGN - May 15 ,2017

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# THE DRISCOLL

SCHEMATIC DESIGN - May 15 ,2017

SOUTHWEST PERSPECTIVE

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# THE DRISCOLL

SCHEMATIC DESIGN - May 15, 2017

ELEVATIONS

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# THE DRISCOLL

SCHEMATIC DESIGN - May 15 ,2017

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SCHEMATIC DESIGN - May 15 ,2017

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**WEINGARTEN  
REALTY**







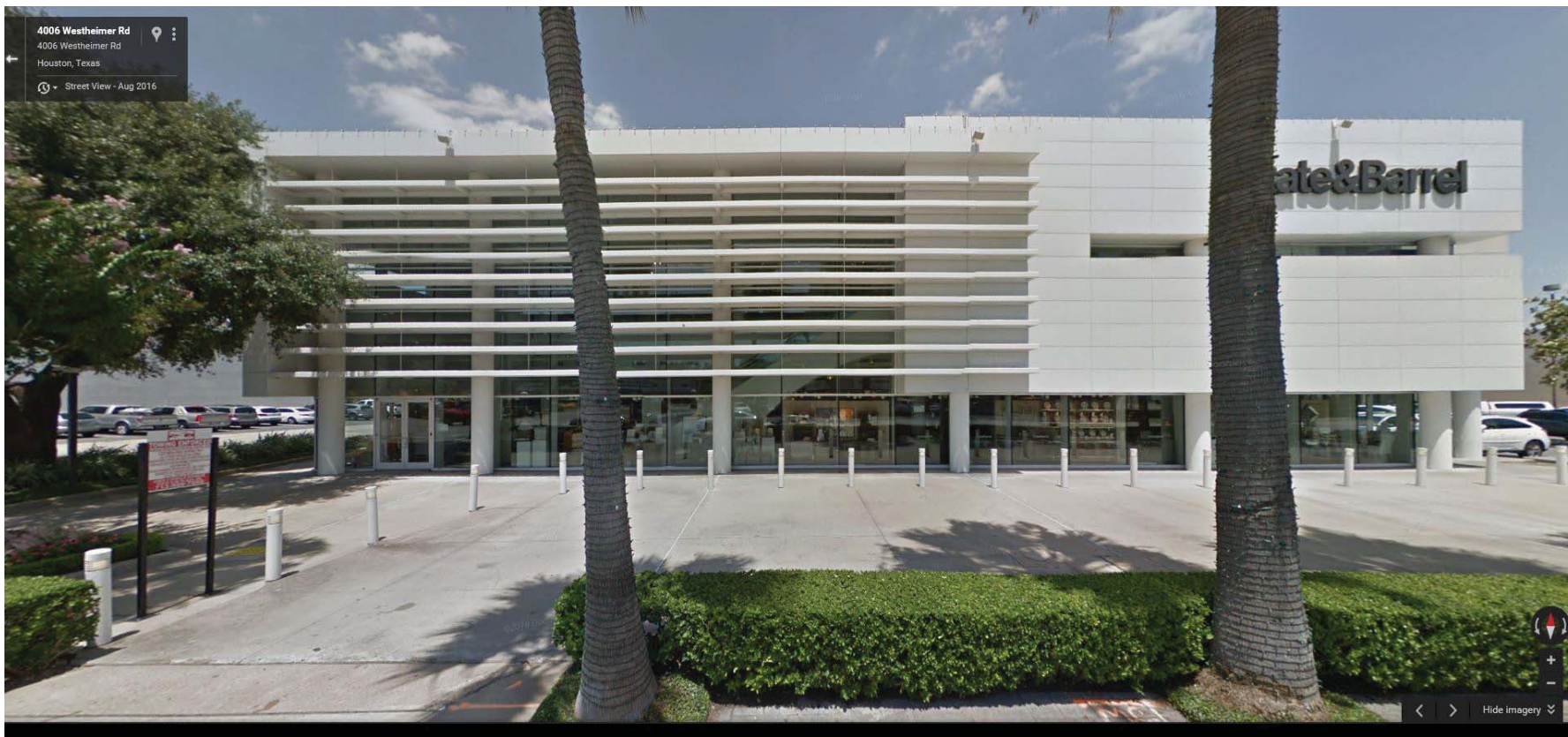
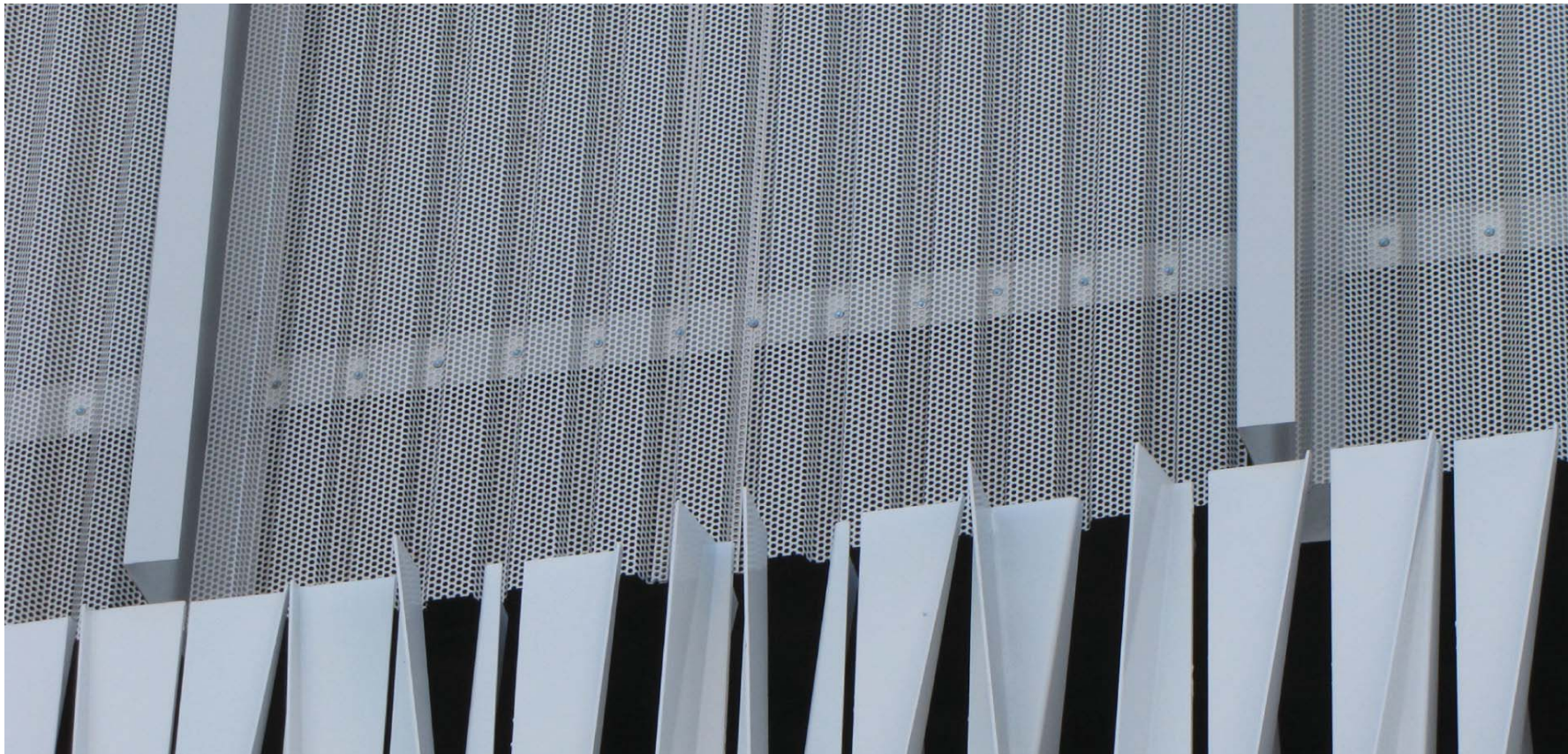
# THE DRISCOLL

SCHEMATIC DESIGN - May 15 ,2017

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# THE DRISCOLL

SCHEMATIC DESIGN - May 15 ,2017

## PRECEDENT IMAGES

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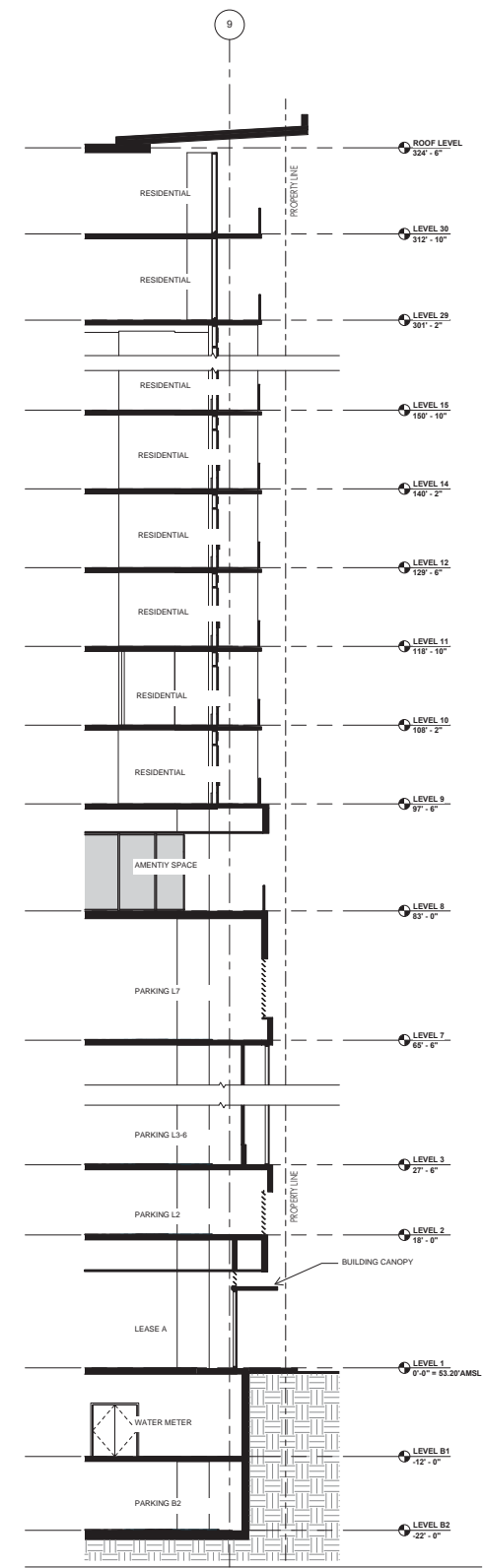
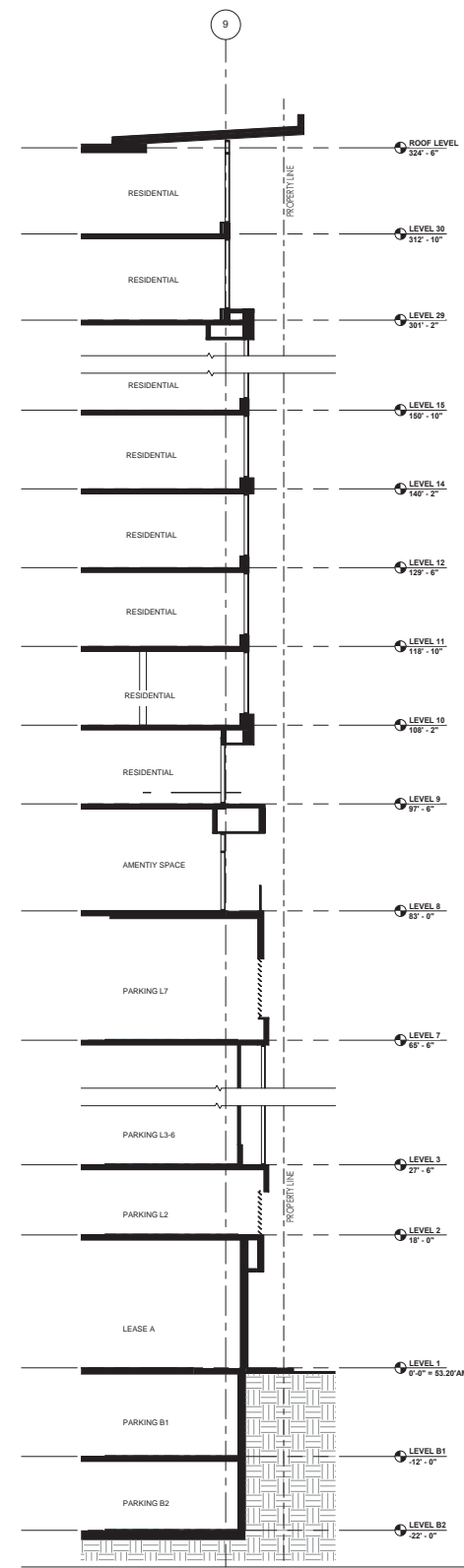
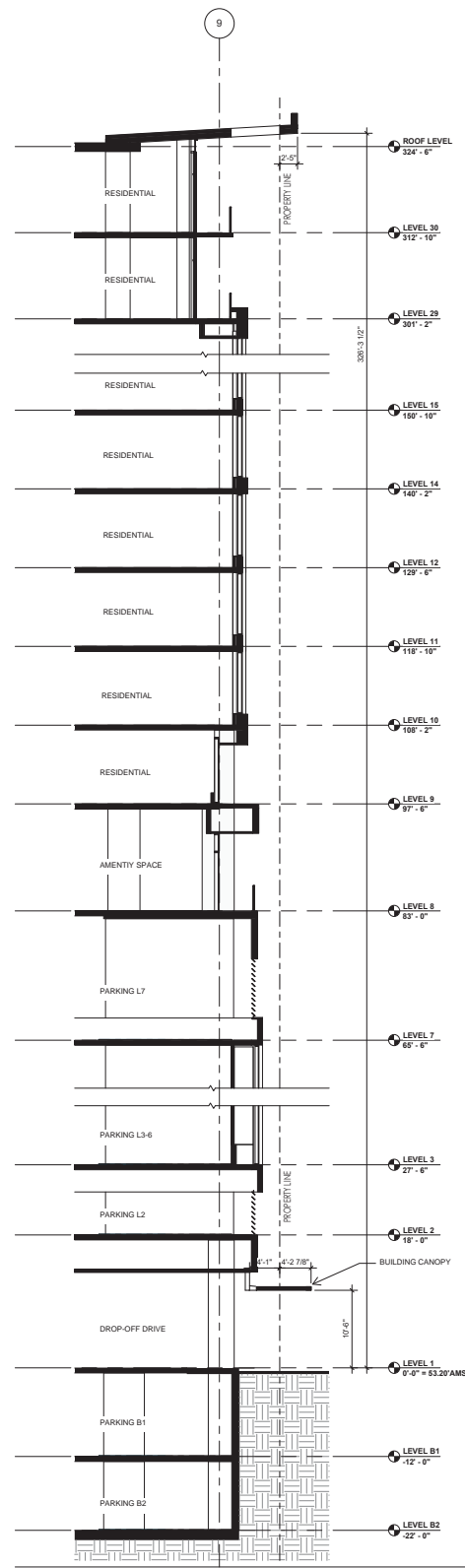
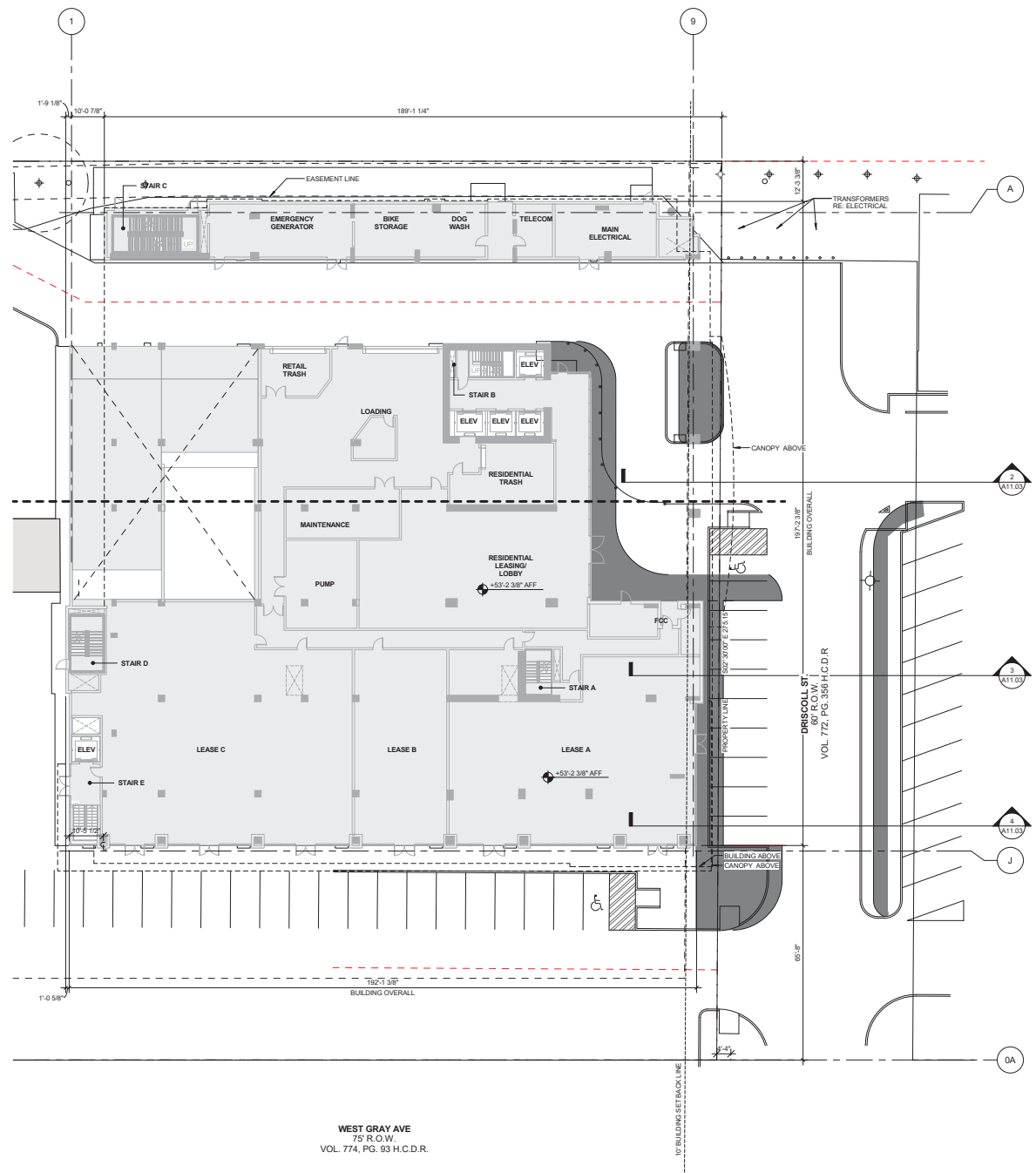


THE  
HANOVER  
COMPANY

WEINGARTEN  
REALTY



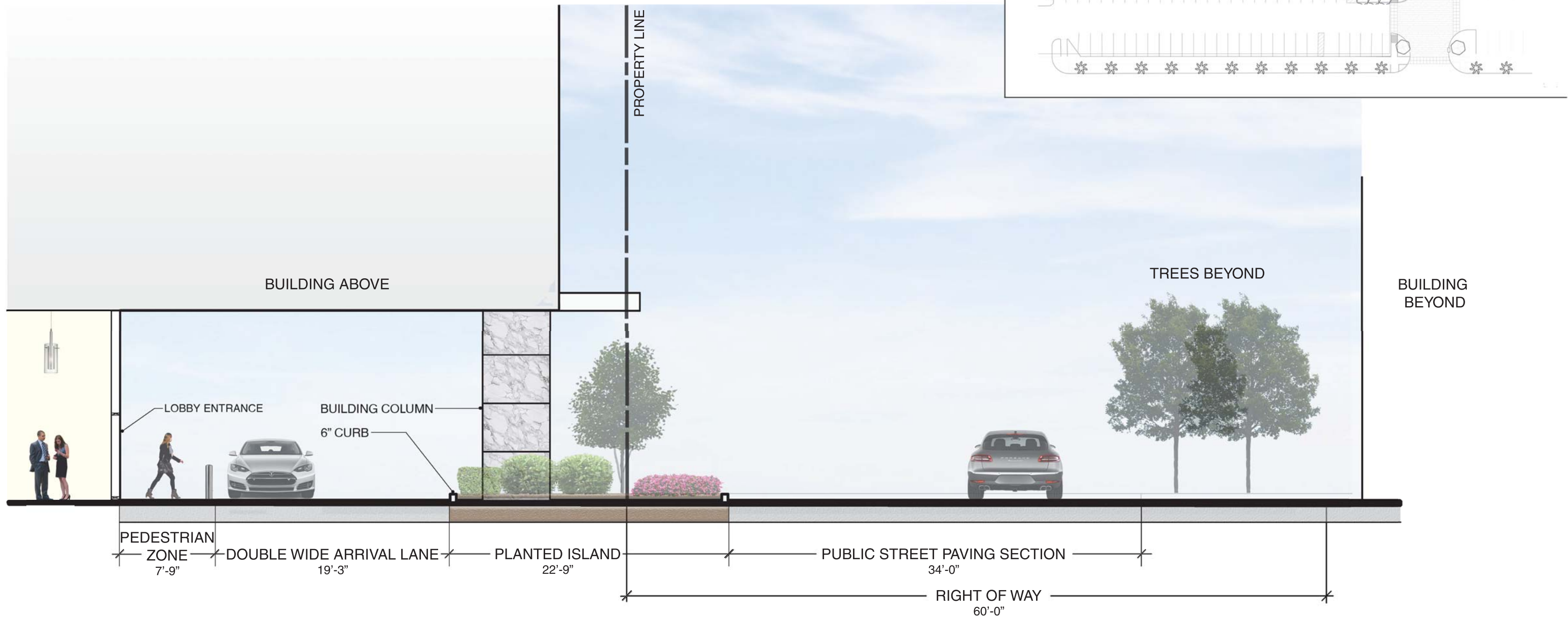




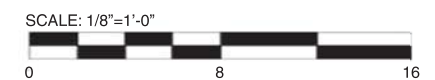
2 SECTION AT DROP-OFF DRIVE

3 SECTION AT BUILDING SIDEWALK

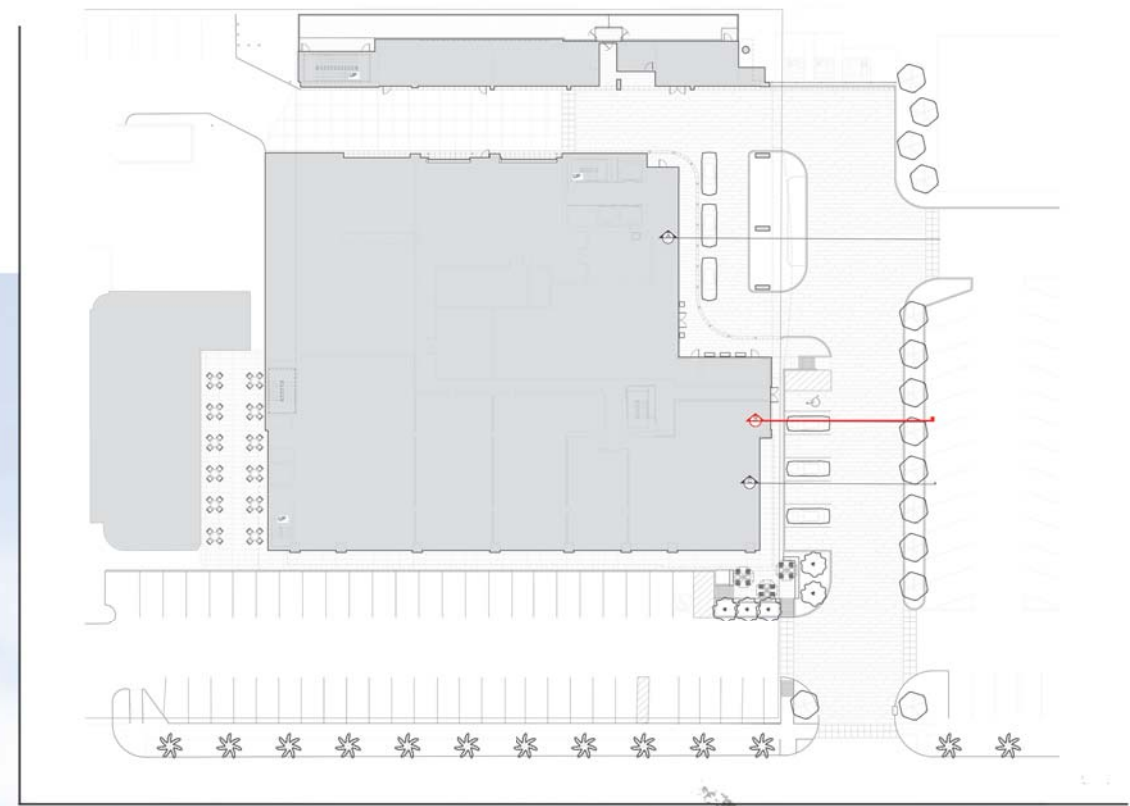
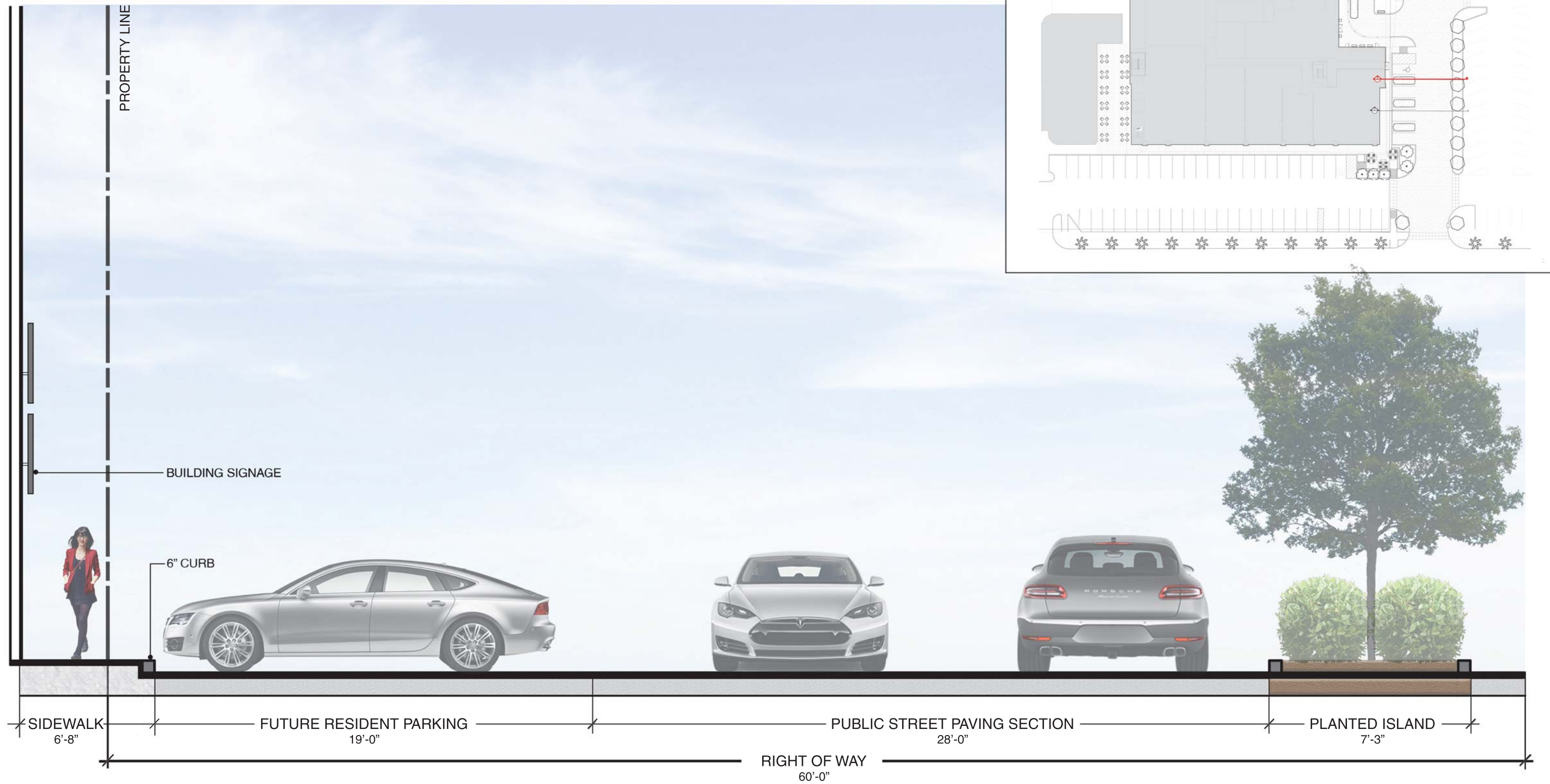
4 SECTION AT LEVEL 1 STOREFRONT



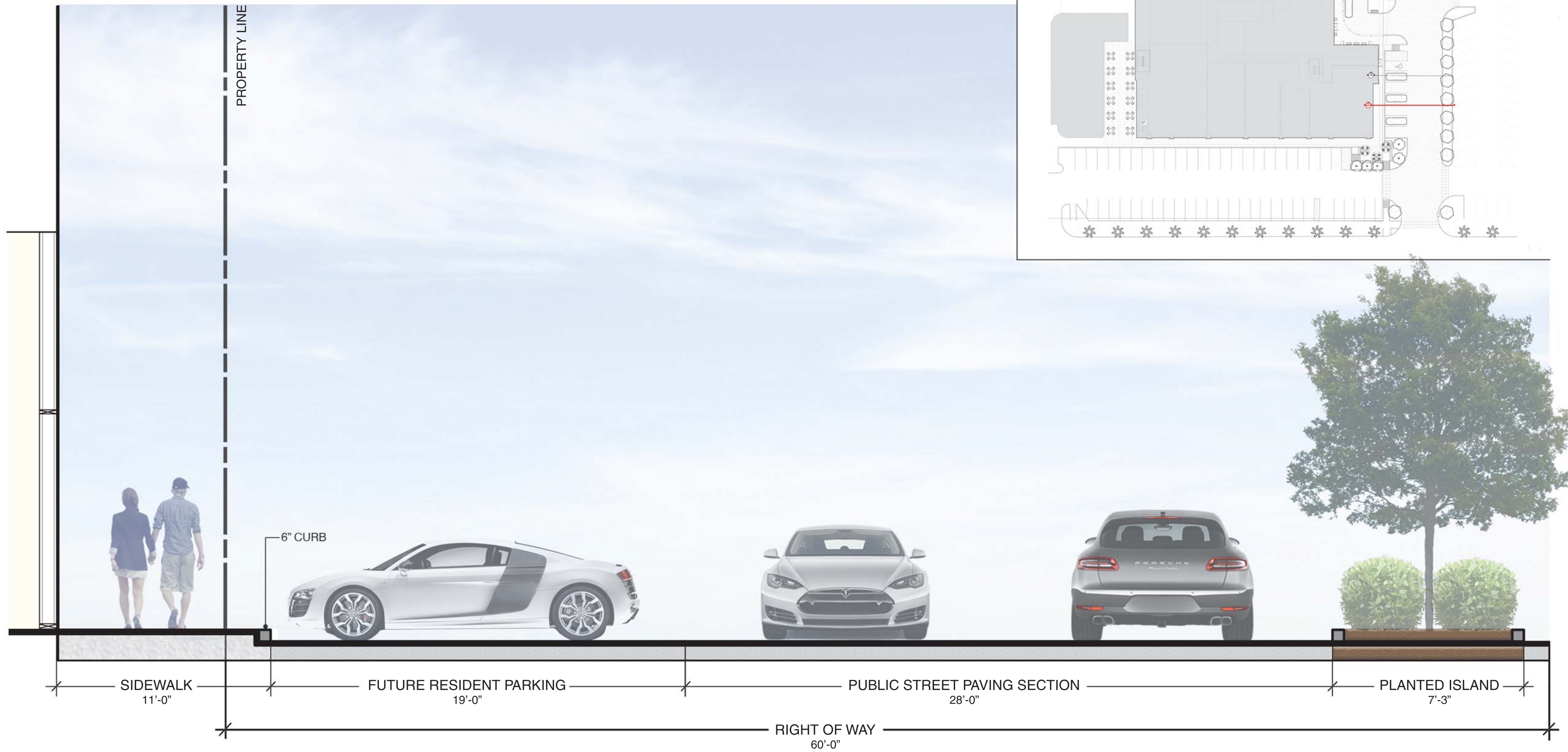
**THE DRISCOLL AT RIVER OAKS : SECTION "A"**







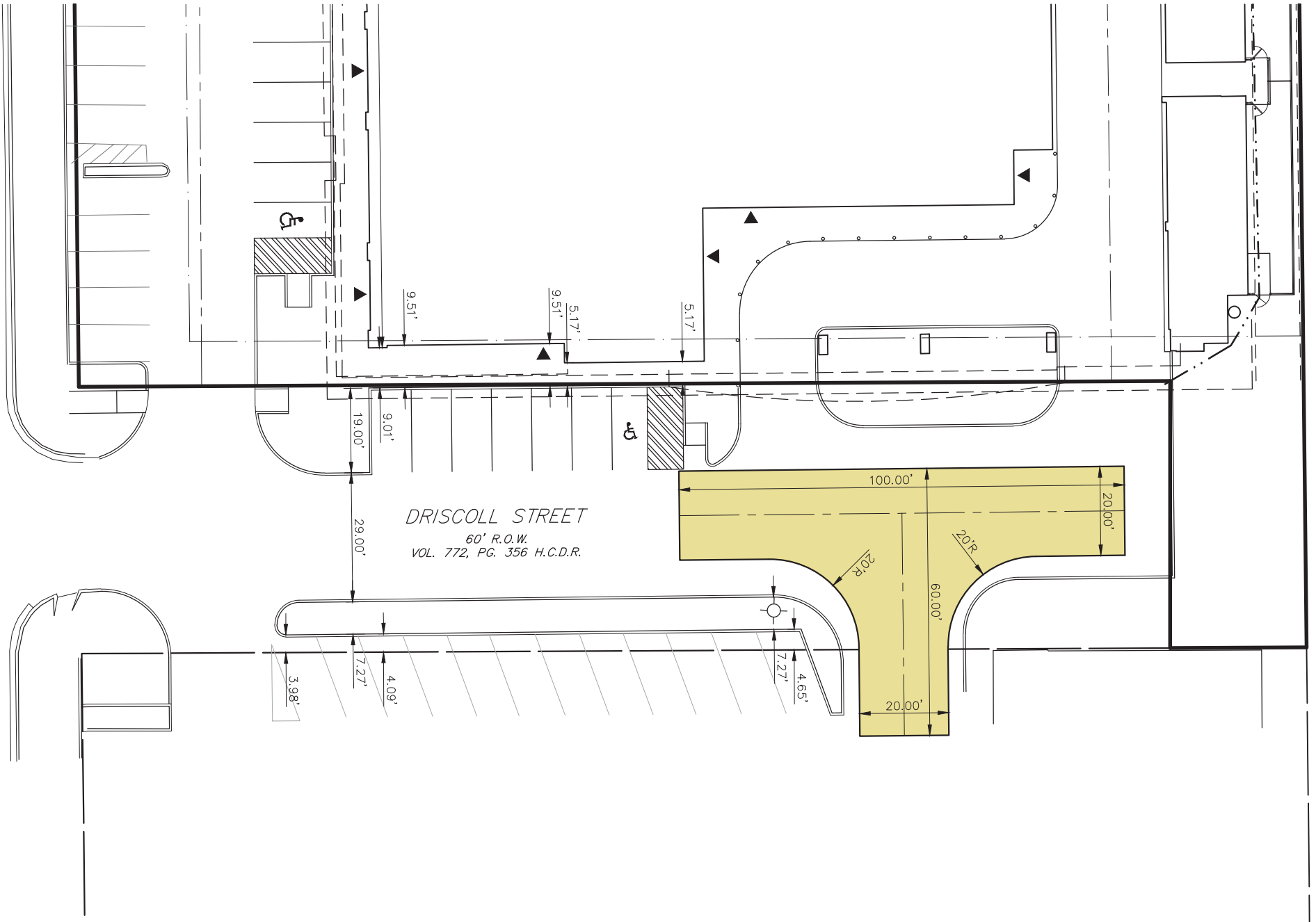
**THE DRISCOLL AT RIVER OAKS : SECTION "B"**



THE DRISCOLL AT RIVER OAKS : SECTION "C"



DRISCOLL STREET  
60' R.O.W.  
VOL. 772, PG. 356 H.C.D.R.







**Application Number:** 2017-1320

**Plat Name:** Driscoll at River Oaks Sec 1

**Applicant:** BGE, Inc.

**Date Submitted:** 07/28/2017

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

**Specific Variance is being sought and extent of variance:**

To allow a zero foot setback along the west side of Driscoll Street north of W. Gray Street.

**Chapter 42 Section:** 150

**Chapter 42 Reference:**

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

### Statement of Facts

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

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

Strict application of the 10-foot setback along Driscoll Street would create an impractical development due to the existence of unusual physical characteristics. The subject site is a  $\pm$  3.5 acre tract bound by McDuffie Street on the west, W. Gray Street on the south, and Driscoll Street on the east. The long standing retail and restaurant shopping center is undergoing a partial redevelopment on the eastern portion nearest Driscoll Street to create a new mixed use development including residential units. Driscoll Street, north of W. Gray, was conveyed to the City of Houston in April of 1927 and at one time Driscoll Street provided a north/south connection between W. Gray Street and W. Clay Street. However, in November of 1977 the City of Houston City Council approved the partial abandonment of Driscoll Street leaving an approximate 275-foot dead-end street north of W. Gray Street. Today, the portion of Driscoll Street within the limits of the subject tract functions as an asphalt parking lot and drive aisle and has been in this same configuration for the past 60 plus years serving the long standing commercial uses. The proposed redevelopment contemplates transforming Driscoll Street, north of W. Gray, into an aesthetically pleasing pedestrian realm and "entrance drive" to serve the commercial and residential uses. Although legally a public street, Driscoll Street will continue to be a non-through public street and will function as a drive aisle and pedestrian way for patrons and residents. The minimum paving width will be 28-feet (face-of-curb to face-of-curb) and will also provide an ingress/egress point for emergency vehicles. Variable width sidewalks ranging from 6'-2" to 10'-6" will be implemented along the west side of Driscoll Street. The covered sidewalks near the retail and commercial uses will be a minimum of 10'-6" in width and will narrow to 6'-2" in width as residents leave the commercial area and enter the residential realm of the project. The face of the building will be a minimum of 6'-2" from the back of curb along the west side of Driscoll Street; however, a zero-foot setback is requested as overhangs for architectural elements and the roof structure at  $\pm$  326'-3 1/2" above grade are proposed to encroach the right-of-way of Driscoll Street. In addition, a cantilevered canopy is proposed  $\pm$  10'-6" over the pedestrian sidewalk.

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

The circumstances supporting the granting of the variance are based upon the long standing physical characteristics surrounding Driscoll Street that have existed for 60 plus years. Driscoll Street within the limits of the subject tract functions as an asphalt parking lot and drive aisle and has for the past 60 plus years serving the long standing

commercial uses. Further, the City of Houston City Council abandoned a portion of Driscoll Street in November of 1977 creating a ± 275-foot dead end street north of W. Gray.

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

The intent and general purposes of this chapter will be preserved and maintained; the subject street will continue to function as it has for the past 60 plus years with an enhanced pedestrian experience. Pedestrian safety will be enhanced by the proposed improvements to Driscoll Street including clear delineation and separation of the pedestrian realm versus the vehicular travel way.

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

The partial redevelopment of the site will enhance the public health, safety, and welfare by creating a pedestrian realm separate from the travel way of Driscoll Street. Today, the area functions as one large asphalt parking lot with pedestrians and vehicles intermingled. The improvements will provide a clear access route for patrons, residents, and/or emergency vehicles.

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

Economic hardship is not the justification of the variance; the proposed improvements within and near Driscoll Street will only enhance the resident and patron experience and will allow better access to and from the proposed development.

# Houston Planning Commission

**ITEM:102**

Planning and Development Department

Meeting Date: 08/10/2017

**Subdivision Name: Elon**

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



**D –Variances**

**Site Location**



# Houston Planning Commission

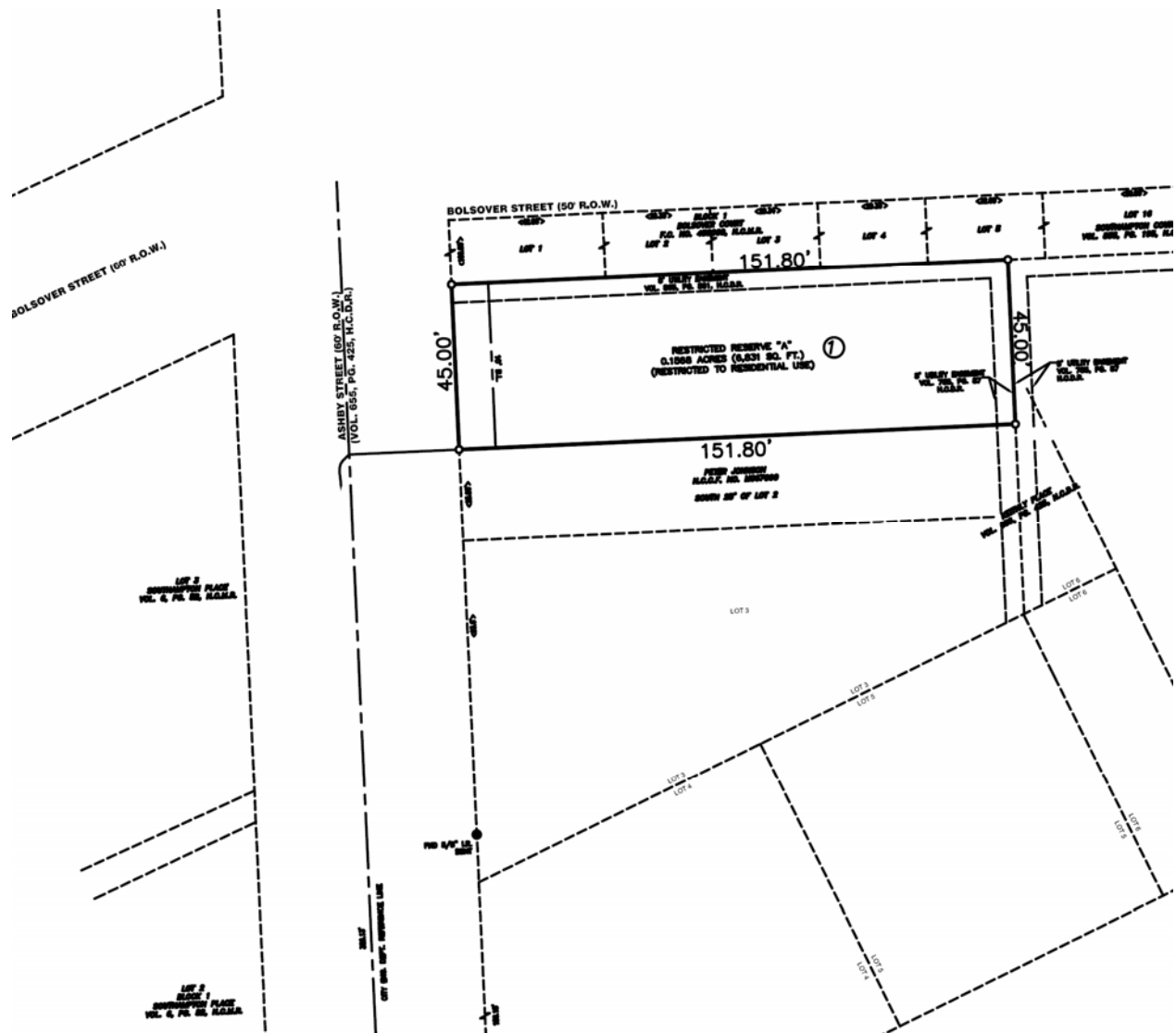
## ITEM:102

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Elon

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



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM:102

Planning and Development Department

Meeting Date: 08/10/2017

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Subdivision Name: Elon

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



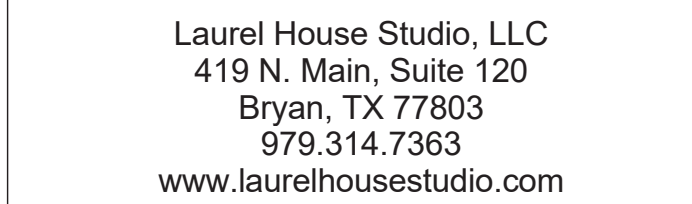
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**D –Variances**

**Aerial**

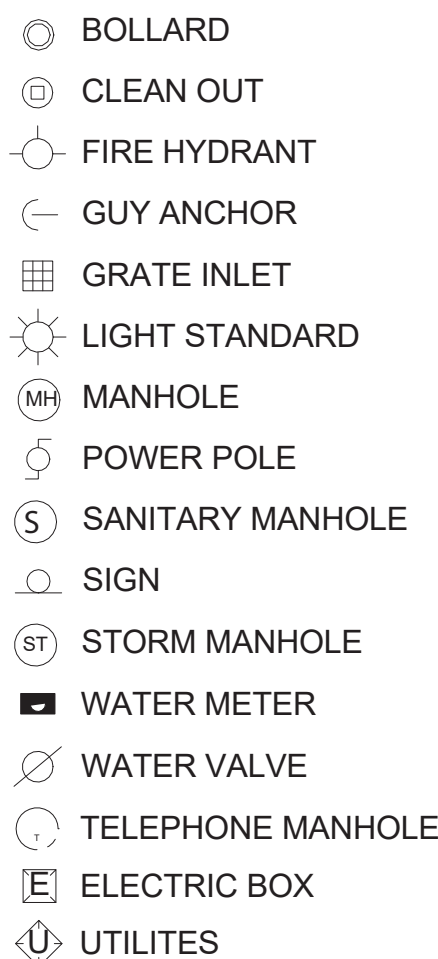
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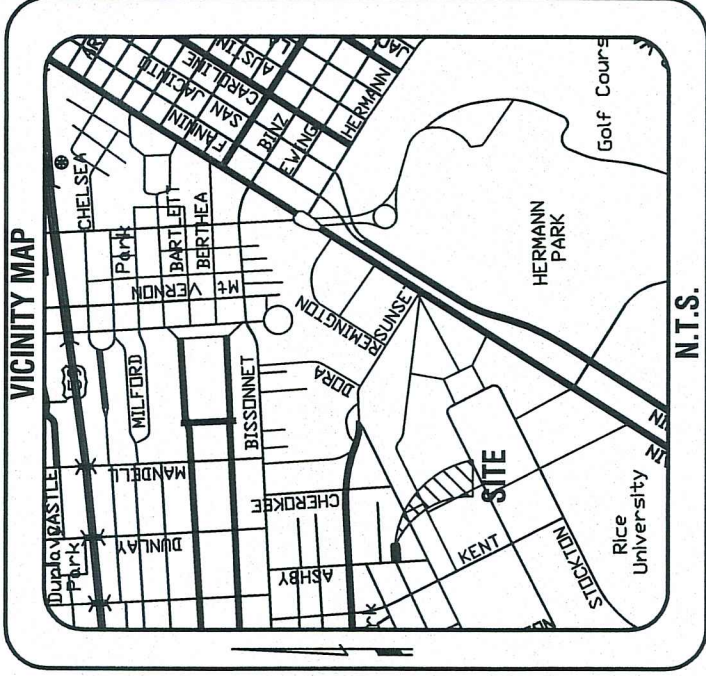
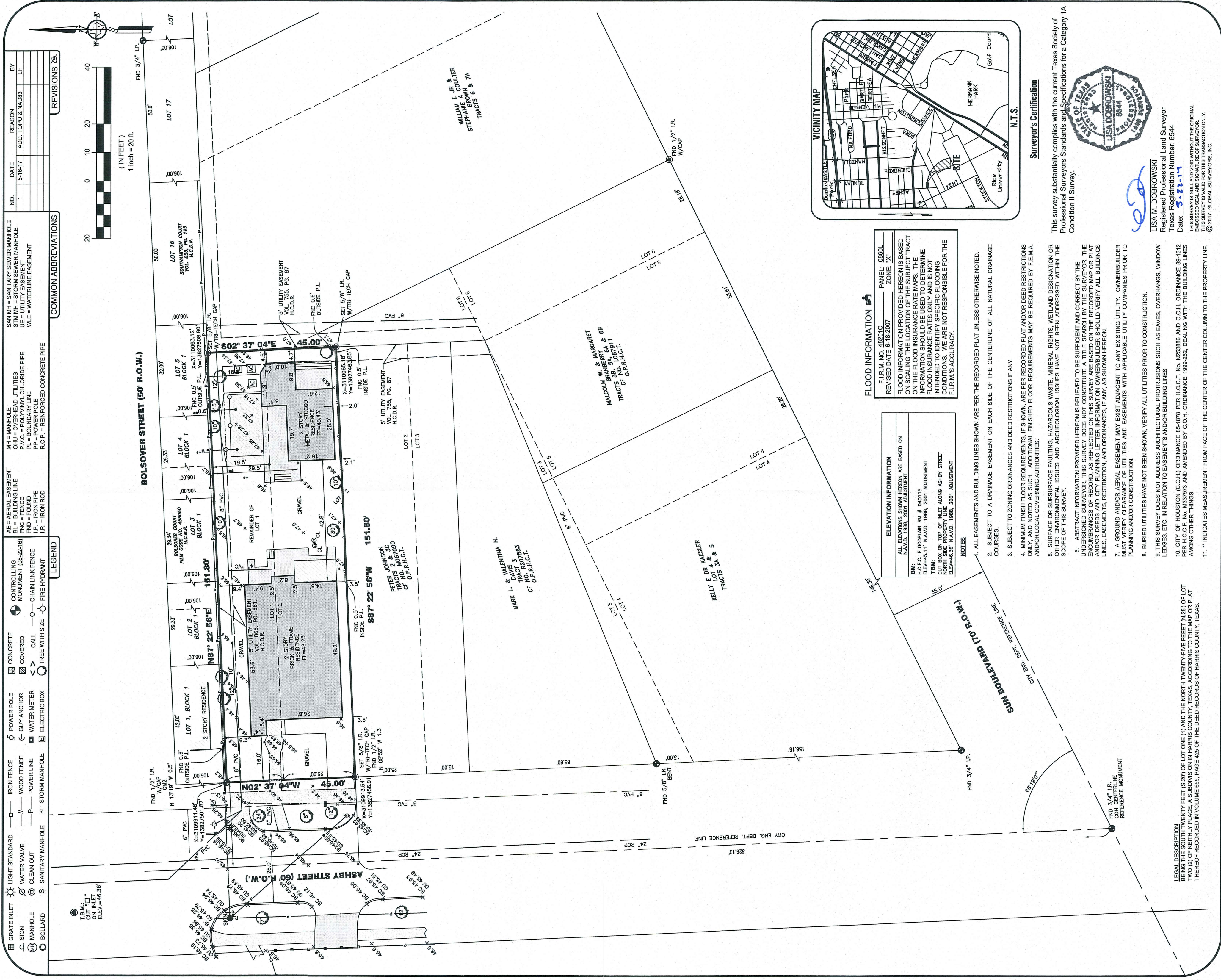
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Project number	16-R-060
Date	10/03/2016
Drawn by	R. J. ...
Checked by	R. J. ...

Scale	1" = 10'-0"
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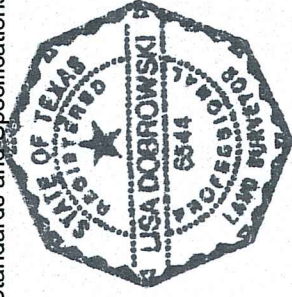






Surveyor's Certification

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.



LISA M. DOBROWSKI  
Registered Professional Land Surveyor  
Texas Registration Number: 6544

Date: 5-22-11  
THIS SURVEY IS NULL AND VOID WITHOUT THE ORIGINAL EMBOSSED SEAL AND SIGNATURE OF SURVEYOR. THIS SURVEY IS FOR INFORMATION ONLY.  
© 2011, GLOBAL SURVEYORS, INC.

FLOOD INFORMATION

F.I.R.M. NO. 48201C PANEL: 0860L  
REVISED DATE 6-12-2007 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

ELEVATION INFORMATION

ALL ELEVATIONS SHOWN HEREON ARE BASED ON:  
B.M.: NAD 83, 1985, 2001 ADJUSTMENT  
H.C.C.F. FLOODPLAIN RM # 040115  
ELEV=45.11' N.A.V.D. 1988, 2001 ADJUSTMENT  
T.B.M.:  
CUT BOX ON TOP OF INLET ALONG ASHBY STREET  
HIGH SIDE PROPERTY LINE  
ELEV=45.25' N.A.V.D. 1988, 2001 ADJUSTMENT

NOTES

- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
- SUBJECT TO ZONING ORDINANCES AND DEED RESTRICTIONS IF ANY.
- MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.
- SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
- ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS AND CITY PLANNING LETTER INFORMATION OWNER/BUILDER SHOULD VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTION, AND ORDINANCES, IF ANY, AS SHOWN HEREON.
- A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
- BURIED UTILITIES HAVE NOT BEEN SHOWN. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
- THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.
- CITY OF HOUSTON (C.O.H.) ORDINANCE 88-1878 PER H.C.C.F. No. 0253886 AND C.O.H. ORDINANCE 88-1312 PER H.C.C.F. No. M337573 AND AMENDED BY C.O.H. ORDINANCE 1999-262, DEALING WITH THE BUILDING LINES AMONG OTHER THINGS.
- \*\* INDICATES MEASUREMENT FROM FACE OF THE CENTER COLUMN TO THE PROPERTY LINE.

LEGAL DESCRIPTION  
BEING THE SOUTH TWENTY FEET (S.20') OF LOT ONE (1) AND THE NORTH TWENTY-FIVE FEET (N.25') OF LOT TWO (2) OF KEITHLY PLACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 685, PAGE 425 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

**Global Surveyors, Inc.**  
An affiliate of Tri-Tech Surveying Company, L.P.

WWW.SURVEYINGCOMPANY.COM  
10401 Westoffice Drive Phone: (713) 667-0800  
Houston, Texas 77042 Fax: (713) 667-5848  
FIRM Registration No. 10115912

**5501 ASHBY STREET**

HOUSTON, HARRIS COUNTY, TEXAS 77005

**BOUNDARY & TOPOGRAPHIC SURVEY**

PROPERTY INFORMATION  
LOT: SEE LEGAL DESCRIPTION  
SUBDIVISION: KEITHLY PLACE  
RECORDING: VOL. 685, PG. 425  
BORROWER: DEED RECORDS HARRIS COUNTY, TEXAS  
TITLE COMPANY: INTEGRITY TITLE  
JOB NO.: 1728191A  
GF. EFFECTIVE DATE: MAY 01, 2017  
SURVEYED FOR: LAURELHOUSE STUDIO

DRAWING INFORMATION  
JOB NO.: 8800-16  
CALCULATED BY: ANDREESON  
DRAWN BY: ANDREESON  
SCALE: 1"=20'  
BEARING BASE: NAD 83 TX STATE PLANE  
FIELD CREW: G2010/CLO/CLB  
PEN TABLE: 08-22-16  
DATE: 08-22-16  
COSO VER: ACAD CSD 2015





**Application Number:** 2017-1233

**Plat Name:** Elon

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

**Date Submitted:** 07/16/2017

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

**Specific Variance is being sought and extent of variance:**

Sec. 42-190 states that reserves restricted to "all other" must have 60 feet of street frontage. This subdivision proposes a reserve restricted to residential use with 45 feet of street frontage. This tract has had this configuration (45 feet of frontage) since 1989. Current plans propose to enhance the character of the site by demolishing the front structure, due to structural issues, and to expand the rear structure.

**Chapter 42 Section:** 190

**Chapter 42 Reference:**

Sec. 42-190. - Tracts for non-single-family use—Reserves.

### Statement of Facts

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

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

This tract currently has 45 feet of frontage and has had less than 60 feet of frontage since 1931. There is no feasible way to acquire additional frontage in this area.

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

This tract is currently comprised of a portion of two lots. In 1931 the south 20 feet of Lot 1 and the adjoining north 30 feet of Lot 2 (50 feet total) were conveyed by deed (Volume 864, Page 348). In 1989, the south five feet of the north 30 feet of Lot 2 was conveyed by deed (HCCF No. M067090) leaving this tract with its current 45 feet of frontage. Deed restrictions permit the current and proposed use and in order to obtain a building permit for the proposed changes to the structures (demolishing the front building and expanding the rear building), the permitting center requires a replat to change from lots to a reserve.

**(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 development will provide additional parking spaces and will provide a wider entrance and driveway. This will significantly improve access, safety, and the general aesthetics of the site and the neighborhood.

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

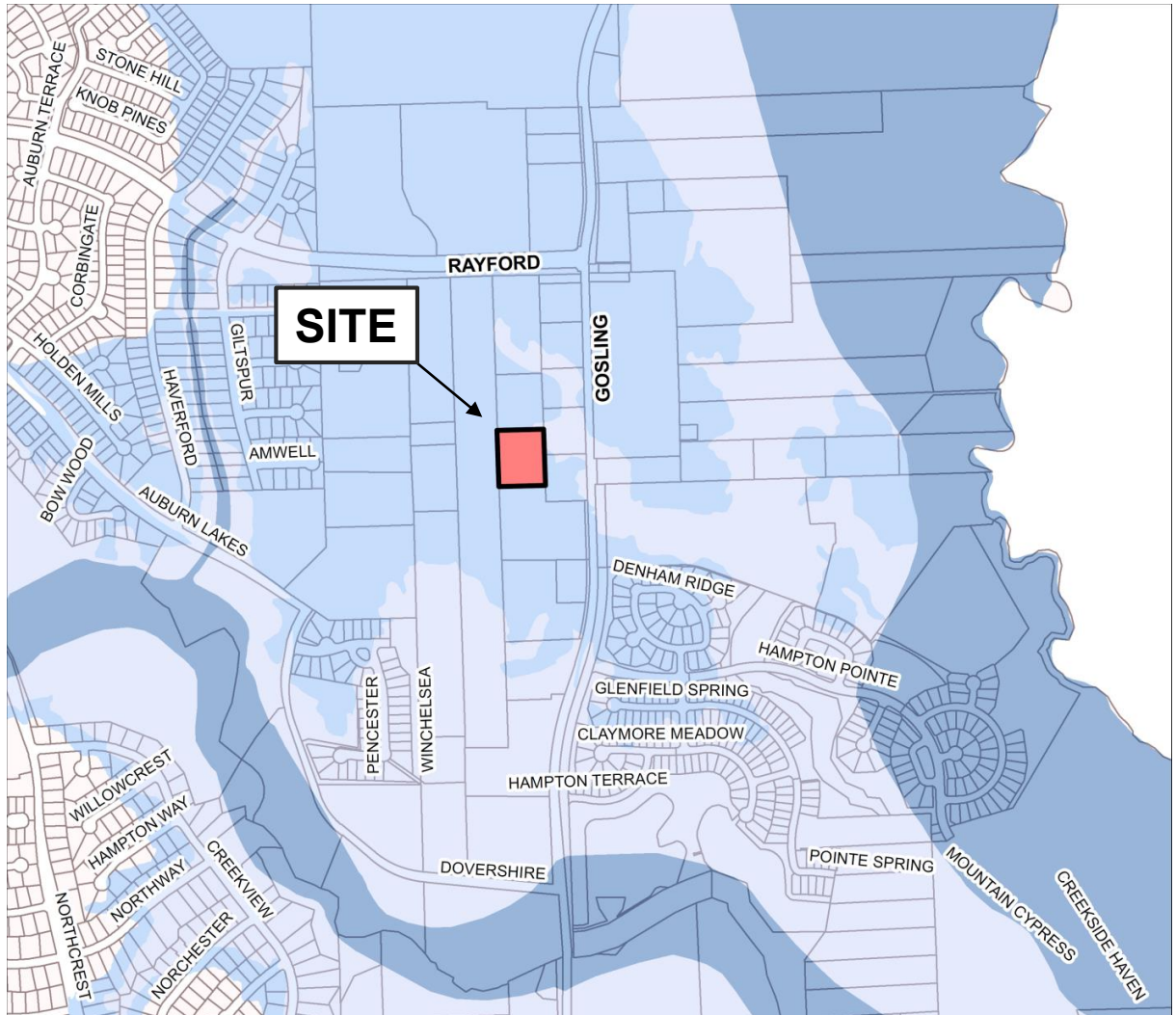
The tract has been in its current configuration for several decades and has been used for multi-family use for as long. Widening the entrance and providing additional parking spaces will ensure that public health, safety, and welfare are being improved with this subdivision and proposed development.

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

Improvements to the site require that a replat be performed and the variance is required due to current development regulations. Acquiring additional frontage is not feasible in this area.

Subdivision Name: Gosling Commercial Reserve (DEF1)

Applicant: Jones|Carter - Woodlands Office





# Houston Planning Commission

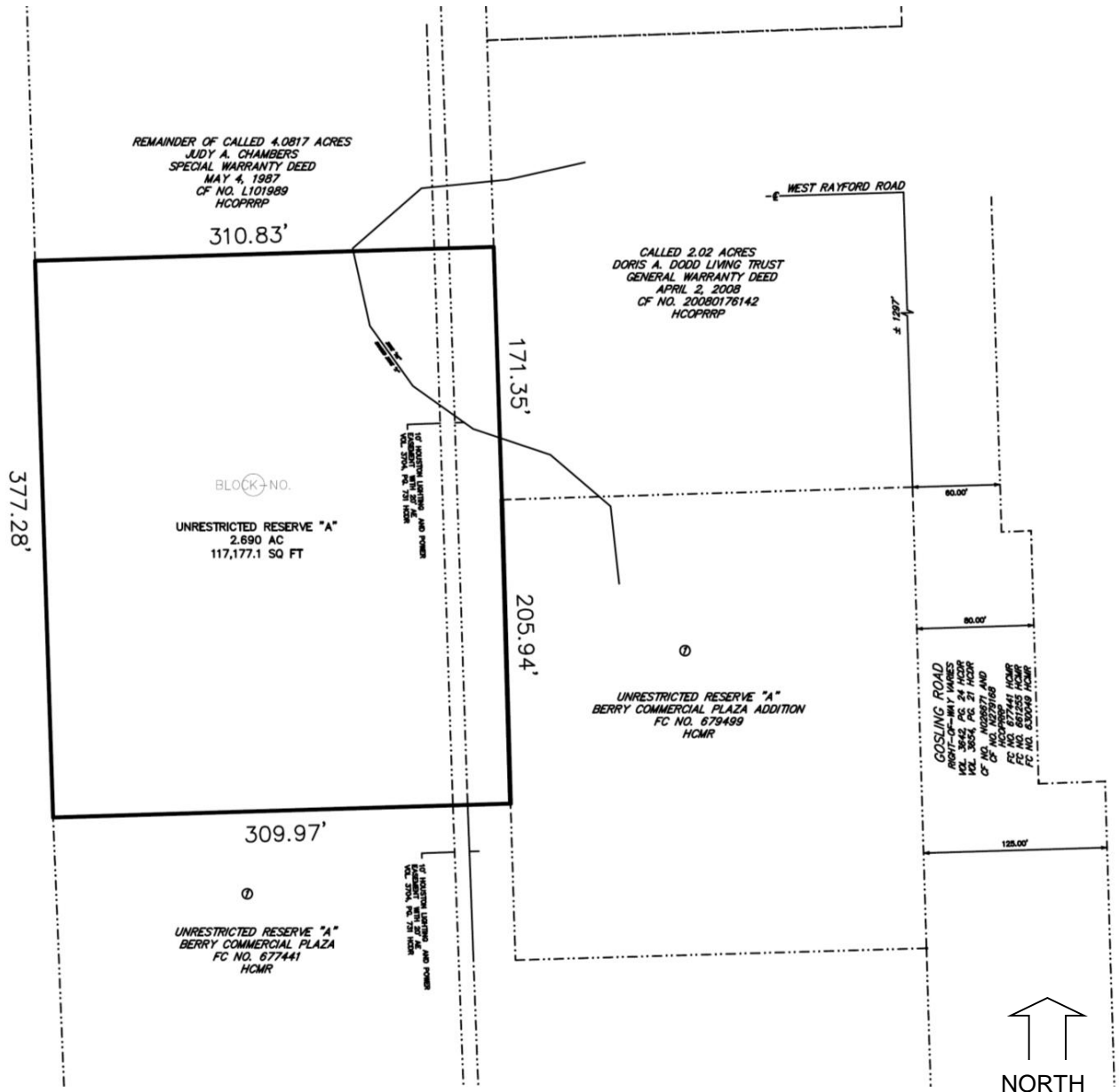
## ITEM: 103

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Gosling Commercial Reserve (DEF1)

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision

# Houston Planning Commission

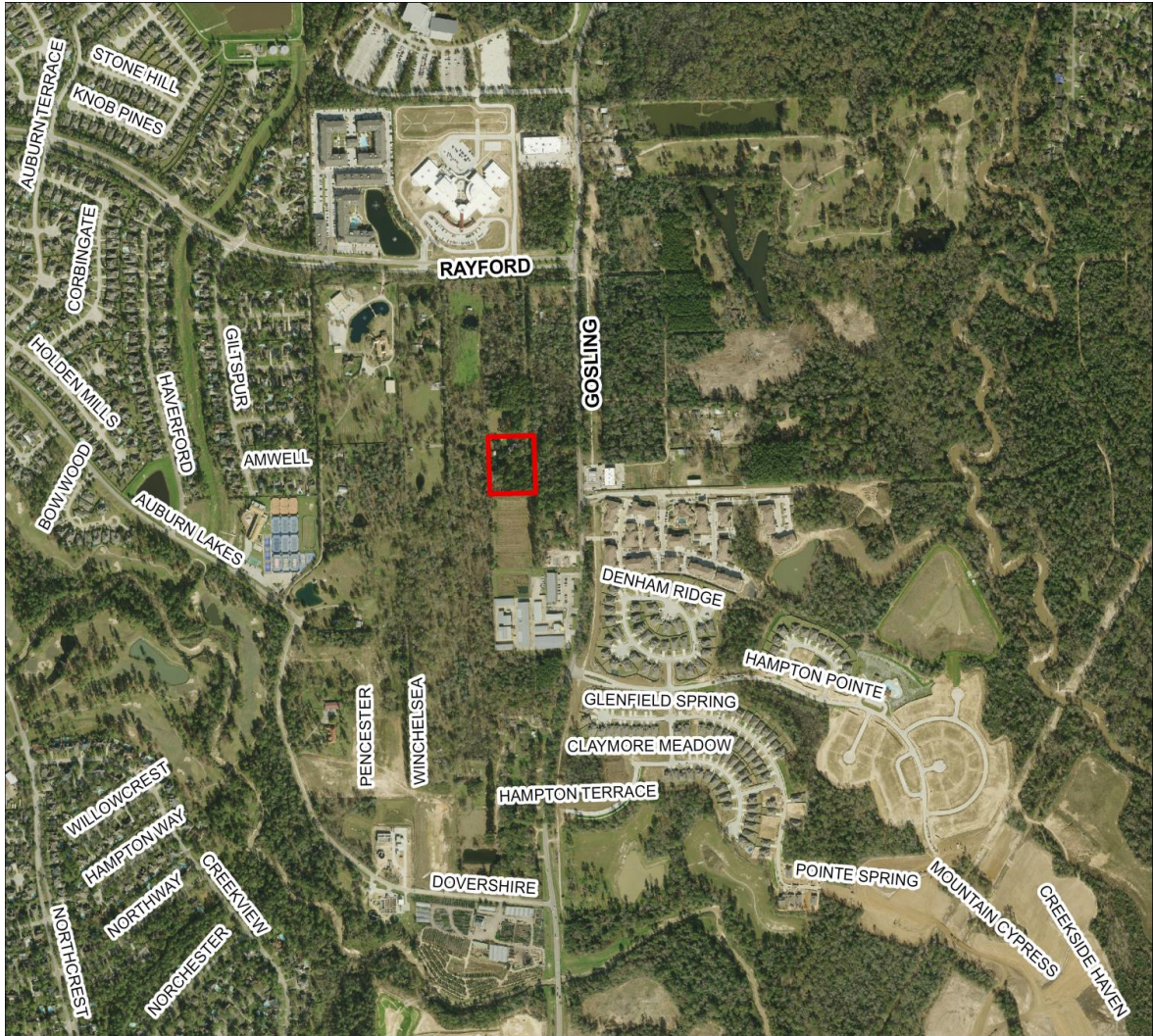
ITEM: 103

Planning and Development Department

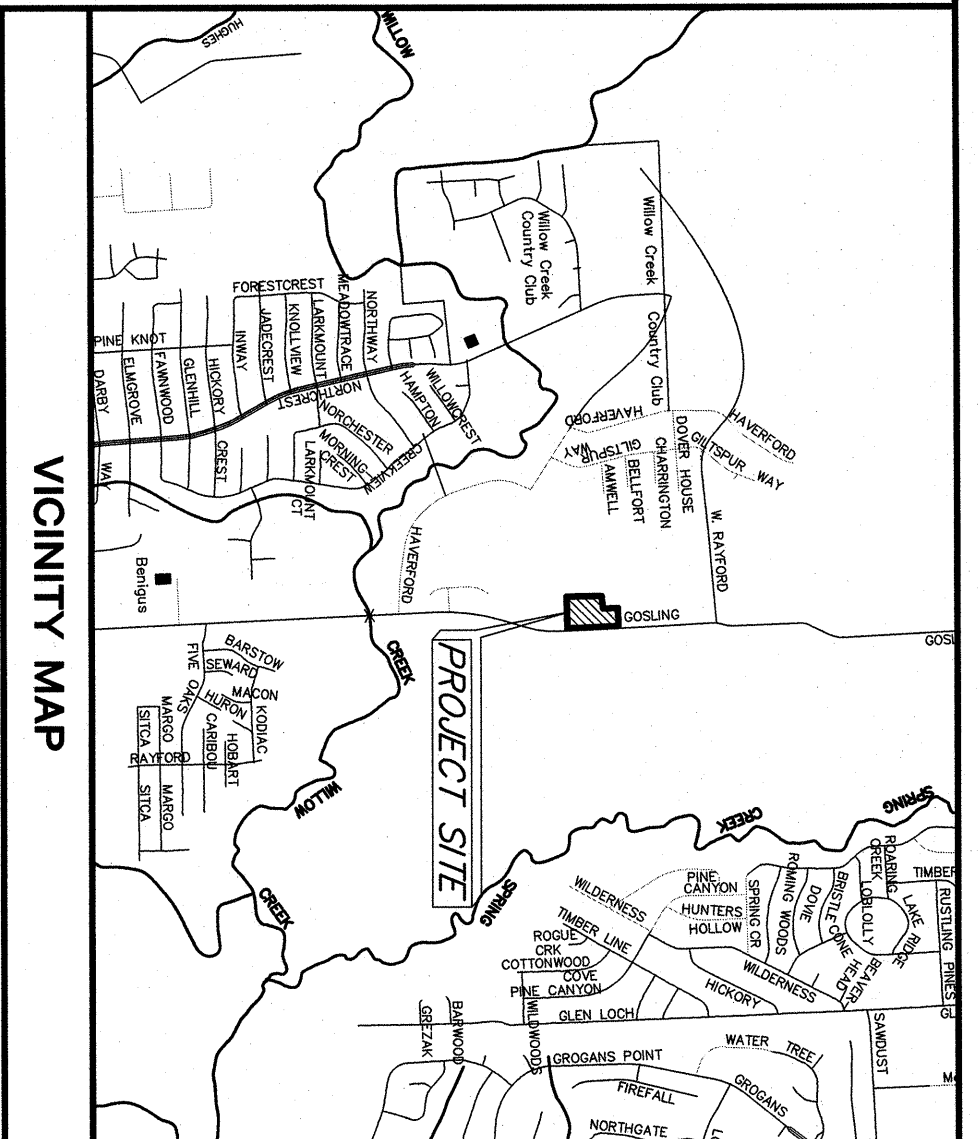
Meeting Date: 08/10/2017

Subdivision Name: Gosling Commercial Reserve (DEF1)

Applicant: Jones|Carter - Woodlands Office







**BENCHMARK**  
TEMPORARY BENCHMARK A BEING A SQUARE CUT ON THE SOUTHEAST CORNER OF A "X" LOCATED NEAR THE SOUTHEAST CORNER OF GOSLING ROAD AND WILLOW CREEK WITH A PUBLISHED ELEVATION OF 113.48 FEET, NAVD 88, 2001 ADJUSTMENT.

**100-YR FLOOD**  
ACCORDING TO MAP NO. 482010230M OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, DATED OCTOBER 18, 2013, THE 100-YEAR FLOOD ELEVATION FOR THE PROJECT SITE IS DETERMINED TO BE 123.81 FEET, NAVD 88, 2001 ADJUSTMENT. THE 1% ANNUAL CHANCE FLOOD ELEVATION (100-YEAR FLOOD) AS AREAS OF THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR FLOOD) ARE SHOWN IN SHADING. THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR FLOOD) AREAS ARE SHOWN IN SHADING. THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR FLOOD) AREAS ARE SHOWN IN SHADING. THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR FLOOD) AREAS ARE SHOWN IN SHADING.

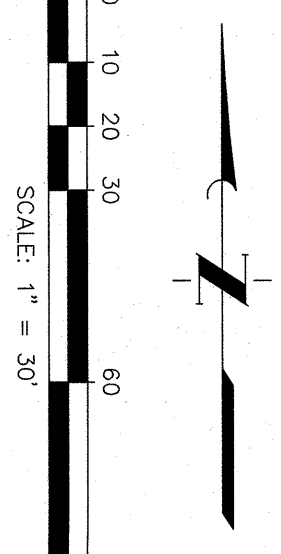
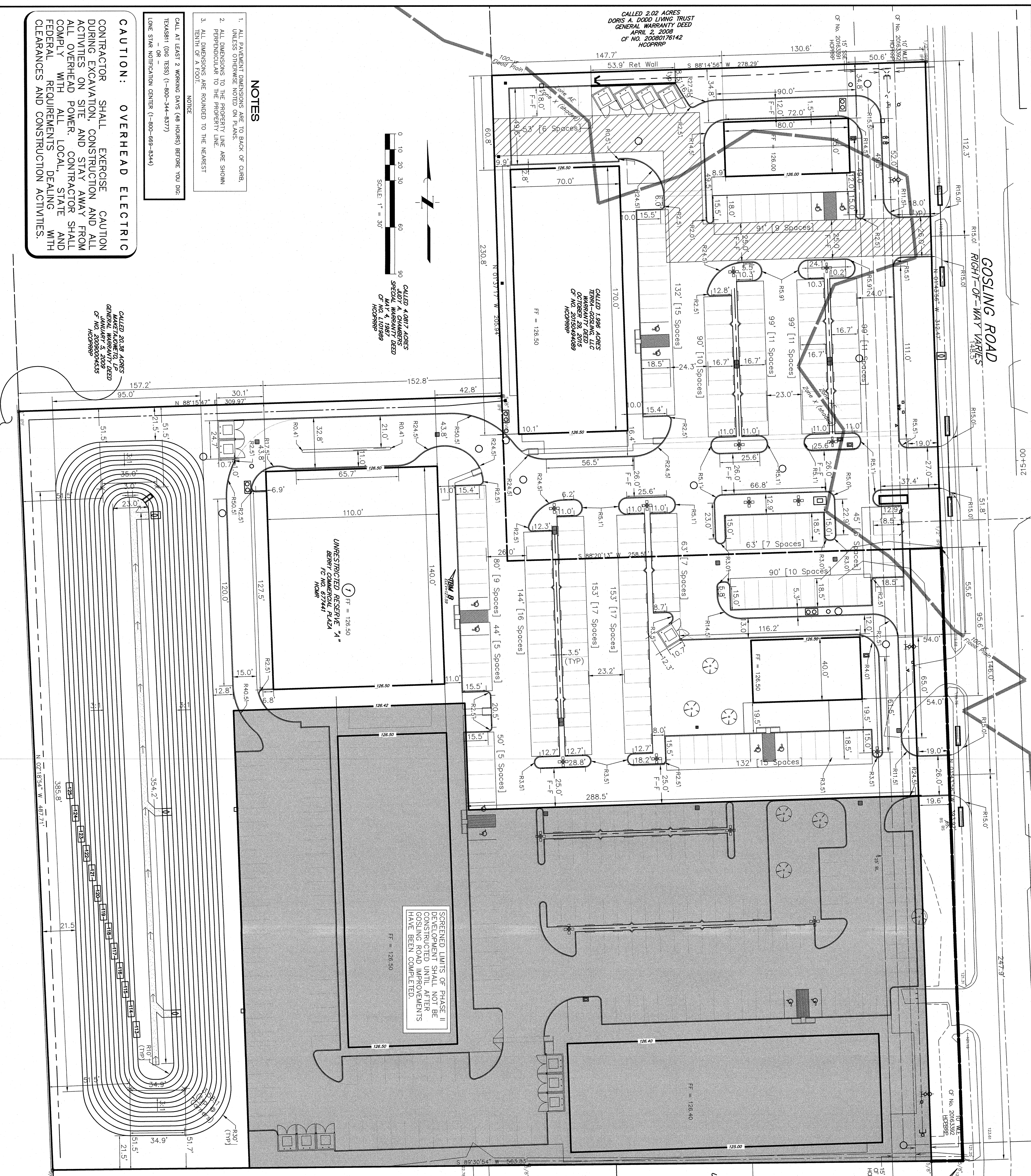
BASE FLOOD ELEV. = 122'

UNRESTRICTED RESERVE "A"  
GOSLING CENTER  
TO HIGHWAY

UNRESTRICTED RESERVE "B"  
GOSLING CENTER  
TO HIGHWAY

SCREENED LIMITS OF PHASE II DEVELOPMENT SHALL NOT BE CONSTRUCTED UNTIL AFTER GOSLING ROAD IMPROVEMENTS HAVE BEEN COMPLETED.

UNRESTRICTED RESERVE "A"  
BERRY COMMERCIAL PLAZA  
FC NO. 671441



SCALE: 1" = 30'

NOTES

1. ALL PAYMENT DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED ON PLANS.
2. ALL DIMENSIONS TO THE PROPERTY LINE ARE SHOWN PERPENDICULAR TO THE PROPERTY LINE.
3. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH OF A FOOT.

NOTICE

CALL AT LEAST 2 WORKING DAYS (48 HOURS) BEFORE YOU DIG, REASERT (OR IES) (1-800-344-8377) LONE STAR NOTIFICATION CENTER (1-800-669-8344)

**CAUTION: OVERHEAD ELECTRIC**  
CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CALL 20.28 ACRES  
GENERAL WARRANTY DEED  
JANUARY 5, 2008  
OF NO. 409892

CALL 4.8972 ACRES  
GENERAL WARRANTY DEED  
MAY 4, 1989  
OF NO. 171059  
HC0899P

CALL 1.996 ACRES  
GENERAL WARRANTY DEED  
OCTOBER 23, 2015  
OF NO. 2015049089  
HC0899P

CALL 2.02 ACRES  
DORIS A. DODD LIVING TRUST  
GENERAL WARRANTY DEED  
APRIL 1, 2008  
OF NO. 20080176142  
HC0899P

GOSLING ROAD OFFICE-RETAIL HARRIS, TEXAS PAYING, WATER, SANITARY & DRAINAGE FACILITIES SITE DIMENSION PLAN	
<b>JONES CARTER</b> Texas Board of Professional Engineers, Registration No. F-433 8701 New Trails Drive, Suite 200, The Woodlands, Texas 77381 281.355.0039	
SCALE: 1"=30' H	DGN. BY: JTS
DATE: JUNE 2017	DWN. BY: JTS
JOB NO. 13464-0023-00	DWG. NO. _____
SUBMITTED: _____	SURV. BY: _____
F.B. NO. _____	
SHEET NO. C 100	
OF 16	

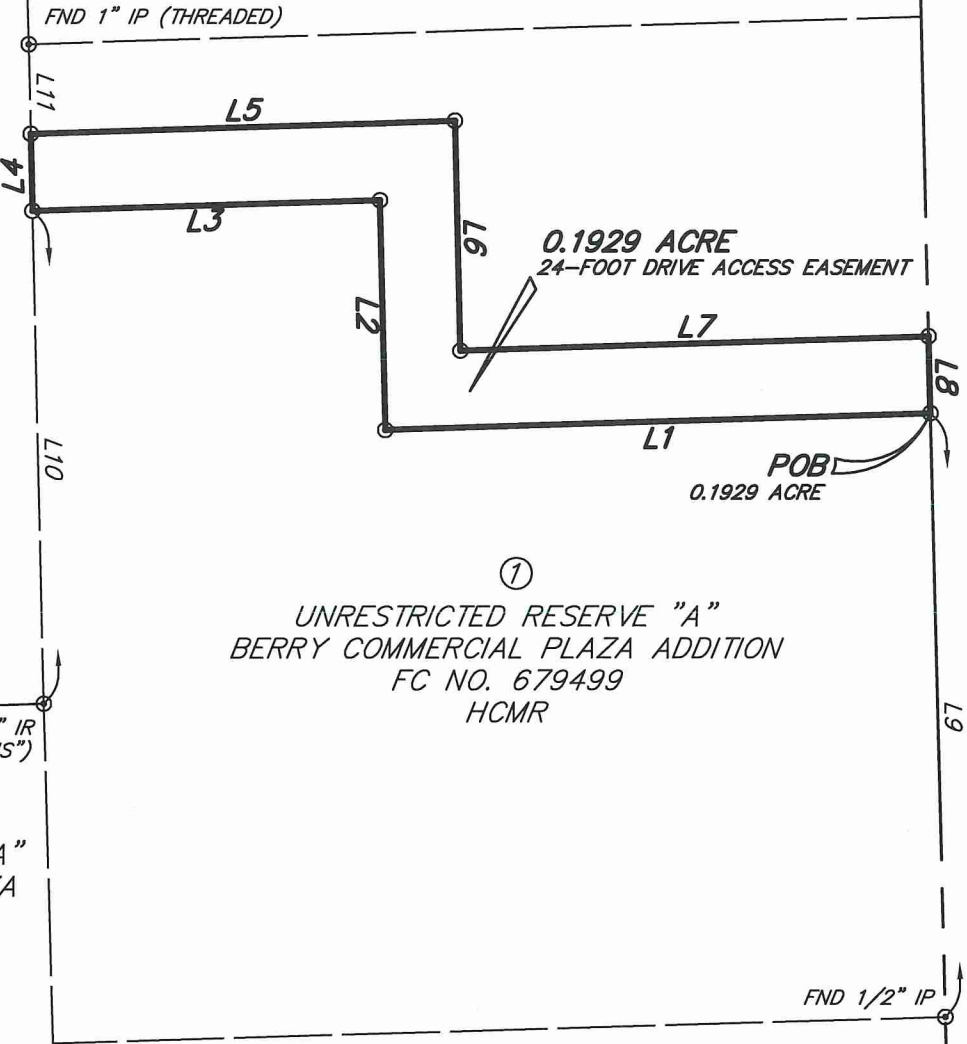


LEGEND

CF No.	CLERK'S FILE NUMBER
FND	FOUND
FC No.	FILM CODE NUMBER
HCMR	HARRIS COUNTY MAP RECORDS
HCOPRRP	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
IP	IRON PIPE
IR	IRON ROD
POB	POINT OF BEGINNING

CALLLED 2.690 ACRES  
RICEGRASS DEVELOPMENTS, LLC  
SPECIAL WARRANTY DEED  
MAY 9, 2017  
CF NO. RP-2017-202824  
HCOPRRP

CALLLED 2.02 ACRES  
DORIS A. DODD LIVING TRUST  
GENERAL WARRANTY DEED  
APRIL 2, 2008  
CF NO. 20080176142  
HCOPRRP



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED WITH THIS EXHIBIT.



R.B.T.  
7/6/17



NORTH  
SCALE: 1" = 60'

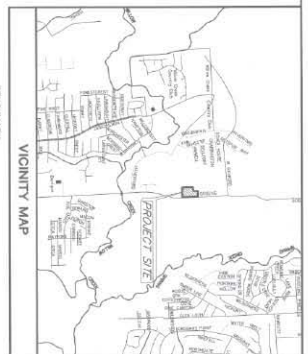
EXHIBIT  
OF  
24-FOOT DRIVE ACCESS  
EASEMENT  
BEING  
0.1929 ACRE  
OUT OF THE  
LEVI GOSLING SURVEY, A-280  
HARRIS COUNTY, TEXAS  
JULY 2017



COTTON SURVEYING DIVISION

Texas Board of Professional Land Surveying Registration No. 10046100  
1575 Sawdust Road, Suite 400 • The Woodlands, TX 77380 • 281.363.4039

LINE	BEARING	DISTANCE
L1	S 88°16'04" W	170.00'
L2	N 01°43'56" W	71.74'
L3	S 88°16'04" W	108.39'
L4	N 01°37'17" W	24.00'
L5	N 88°16'04" E	132.34'
L6	S 01°43'56" E	71.74'
L7	N 88°16'04" E	146.00'
L8	S 01°43'56" E	24.00'
L9	S 01°43'56" E	188.68'
L10	S 01°37'17" E	153.98'
L11	N 01°37'17" W	27.96'



VICINITY MAP

REMARKS:  
EXISTING SHOW HEREIN ARE BASED ON LAMAR COUNTY FLOODING  
MAP AND WERE CHECKED WITH A FINISHED ELEVATION OF 13.48 FEET  
DATE: 08/20/2008

100-YEAR FLOOD  
MANAGEMENT DISTRICT'S FLOOD INSURANCE RATE MAP FOR LAMAR  
COUNTY, MISSOURI, IS SHOWN WITH 2006-2008 AS A BASIS  
FOR THE FLOODING. THE FLOODING IS BASED ON THE 100-YEAR  
FLOODING. THE FLOODING IS BASED ON THE 100-YEAR FLOODING  
AND THE FLOODING IS BASED ON THE 100-YEAR FLOODING.

100-YEAR FLOOD  
MANAGEMENT DISTRICT'S FLOOD INSURANCE RATE MAP FOR LAMAR  
COUNTY, MISSOURI, IS SHOWN WITH 2006-2008 AS A BASIS  
FOR THE FLOODING. THE FLOODING IS BASED ON THE 100-YEAR  
FLOODING. THE FLOODING IS BASED ON THE 100-YEAR FLOODING  
AND THE FLOODING IS BASED ON THE 100-YEAR FLOODING.

BASE FLOOD ELEV. = 13.48

NO.	DATE	REVISION	BY
1	08/20/2008	ISSUED	JP

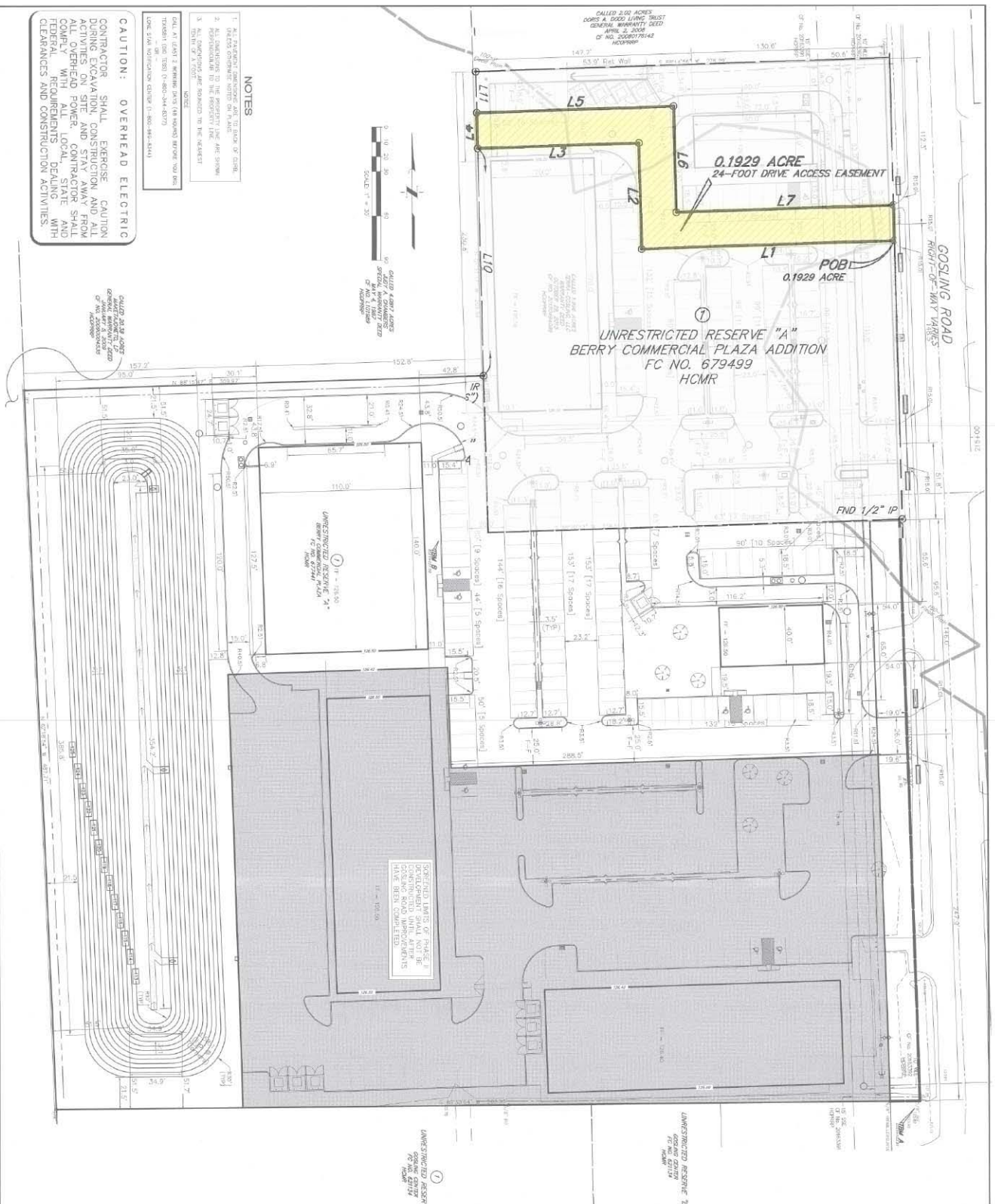
GOSLING ROAD OFFICE-RETAIL  
PAVING, WATER, SANITARY & DRAINAGE  
SITE DIMENSION PLAN

JONES CARTER  
1000 N. 10TH ST. SUITE 200, LAMAR, MISSOURI 64501  
TEL: 417-533-1111 FAX: 417-533-1112  
WWW.JONES-CARTER.COM

SCALE: 1"=30'-0"  
DATE: 08/20/2008  
DRAWN BY: JPM  
CHECKED BY: JPM  
DATE: 08/20/2008  
F.A. NO.



C 100



NOTES

1. ALL EXISTING DIMENSIONS ARE TO FACE OF CURB.
2. ALL DIMENSIONS TO THE PROPERTY LINE ARE SHOWN.
3. ALL DIMENSIONS ARE SHOWN TO THE NEAREST FOOT.

DATE: 08/20/2008  
DRAWN BY: JPM  
CHECKED BY: JPM  
DATE: 08/20/2008  
F.A. NO.

CAUTION: OVERHEAD ELECTRIC  
CONTRACTOR SHALL EXERCISE CAUTION  
DURING EXCAVATION, CONSTRUCTION AND ALL  
ACTIVITIES ON SITE AND STAY AWAY FROM  
ALL OVERHEAD POWER. CONTRACTOR SHALL  
COMPLY WITH ALL LOCAL, STATE AND  
FEDERAL REQUIREMENTS REGARDING  
CLEARANCES AND CONSTRUCTION ACTIVITIES.

CAUTION: 24-FOOT  
DRIVE ACCESS EASEMENT  
OF 100-FOOT  
WIDE





**Application Number:** 2017-1257

**Plat Name:** Gosling Commercial Reserve

**Applicant:** Jones|Carter - Woodlands Office

**Date Submitted:** 07/17/2017

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

**Specific Variance is being sought and extent of variance:**

To allow proposed reserve to have access and frontage via a 24' access easement instead of a public street.

**Chapter 42 Section: 42-190. (c)**

**Chapter 42 Reference:**

(c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve TYPE OF RESERVE - Unrestricted reserve MINIMUM SIZE - 5,000 sq. ft. TYPE OF STREET OR SHARED DRIVEWAY - public street MINIMUM STREET OR SHARED DRIVEWAY WIDTH - 60 feet (50 feet in a street width exception area) MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE - 60 feet

### **Statement of Facts**

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

**(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 site is part of a larger, 'internal' parcel which never had access to Gosling Road. Access to the parent tract was via an access easement from W. Rayford Road to the north. Recorded plats to the east and south are under separate ownership, and have approved plans which do not allow for public street access to the site. Therefore, requiring this site to have public street access is impractical. Since future development of this site will complement that of the adjacent property, the proposed 24' access easement will allow for access to a public street and function similarly to reciprocal access easements in larger retail/commercial developments.

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

The subject site is part of a larger parcel which never had access to Gosling Road. Recorded plats to the east and south are under separate ownership, and have approved plans which do not allow for public street access to the site. Since future development of this site will complement that of the adjacent property, the proposed 24' access easement will allow for access to a public street and function similarly to reciprocal access easements in larger retail/commercial developments.

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

The subject site was part of a larger tract which never had public street access or frontage to Gosling Road. Approved plans for the recorded plats to the east and south, do not allow for a 60' window through which this site can have access to Gosling Road, as required by the ordinance. However, since future development of this site will complement that of the adjacent property, the proposed 24' access easement will preserve the intent and general purpose of the chapter.

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

Granting of the variance will not be injurious to public health, safety and welfare. The subject site is part of a larger parcel which never had access to Gosling Road, but will be developed for commercial/non-residential use, similar to the adjacent properties to the east and south. Therefore, the proposed easement will provide access from Gosling Road, and function similarly to reciprocal access easements in larger retail/commercial developments.



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

Justification for the variance is based on existing physical conditions affecting the site. The subject site is part of a larger parcel which never had access to Gosling Road. Recorded plats to the east and south are under separate ownership, and have approved plans which do not allow for public street access to the site. Access to this site is being proposed via a 24' access easement as shown on the attached exhibit.

## Site Location

# Houston Planning Commission

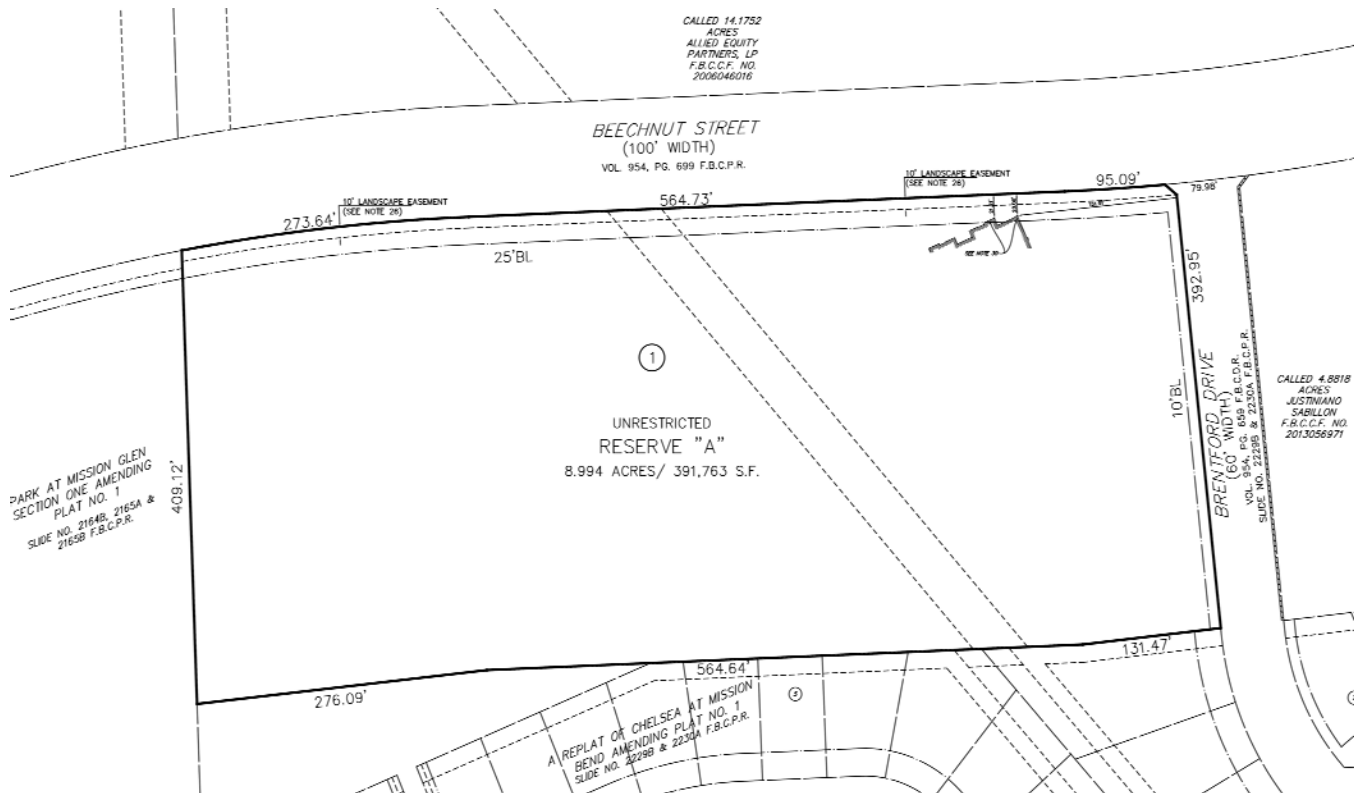
## ITEM: 104

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Greens at Brentford replat no 1

Applicant: BGE, Inc



D – Variances

Subdivision



# Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Greens at Brentford replat no 1

Applicant: BGE, Inc.



D – Variances

Aerial



PROJECT BENCHMARK FLOODPLAIN RM NO. 040460 -  
BRASS DISK STAMPED "RM 040460" TO REACH THE  
BENCHMARK FROM THE INTERSECTION OF BEECHNUT  
STREET AND F.M. 1464, TRAVEL NORTH APPROXIMATELY  
0.25 MILE TO CULVERT. MONUMENT IS LOCATED ON THE  
EAST SIDE OF F.M. 1464 LOCATED ON THE NORTH END  
OF A HEADWALL.

ELEVATION=93.64 FEET NAVD 1988 (2001 ADJUSTMENT)

TEMPORARY BENCHMARK "B-12-1".

BOX CUT ON TOP OF CURB ON THE NORTH SIDE OF  
BEECHNUT STREET, LOCATED AT THE PROJECTED  
CENTERLINE OF BRENTFORD DRIVE.

ELEVATION=91.66 FEET NAVD 1988 (2001 ADJUSTMENT)

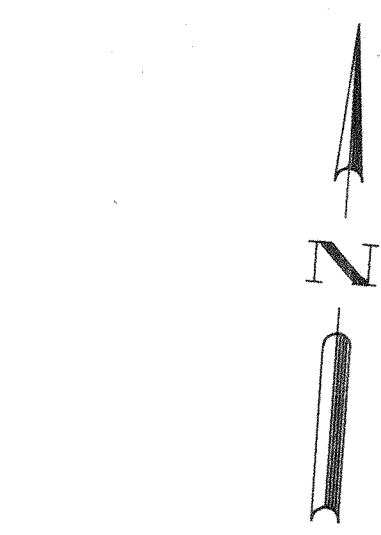
TEMPORARY BENCHMARK "B-19-1".

BOX CUT ON TOP OF CURB ON THE NORTH SIDE OF  
BEECHNUT STREET, LOCATED ON THE WEST SIDE OF  
DRIVEWAY TO GAS PIPELINE STATION.

ELEVATION=92.97 FEET NAVD 1988 (2001 ADJUSTMENT)

FLOOD ZONE:

The property lies in unshaded Zone "X" (areas  
determined to be outside the 0.2% annual chance  
floodplain), as delineated on the Flood Insurance Rate  
Map For Harris County, Texas and Incorporated Areas,  
Map Numbers 4815700135L and 4815700145L, both  
revised April 2, 2014. Boundaries shown hereon are  
approximate and are not depicted as a result of an on  
the ground survey.



CONSTRUCTION NOTES:

- 1 ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK  
OF CURB UNLESS OTHERWISE NOTED.

LEGEND

- PROPOSED FIRE HYDRANT ---+---  
EXISTING FIRE HYDRANT ---+---  
BUILDING ENTRANCE ---+---

CURVE DATA				
NUMBER	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	1950.00'	80°22'25"	S 83°38'48" W	273.42'
C2	2050.00'	23°27'27"	N 86°20'16" E	95.08'
C3	30.50'	37°55'21"	N 25°03'41" W	13.32'
C4	17.50'	72°58'36"	N 80°30'40" W	20.81'
C5	32.50'	17°44'53"	S 75°01'33" W	10.03'
C6	32.00'	44°48'48"	N 68°33'31" E	2.69'
C7	100.00'	32°33'08"	N 40°17'02" W	56.61'
C8	22.50'	74°33'58"	S 85°59'28" W	27.26'
C9	32.50'	22°16'20"	S 59°49'45" W	12.55'
C10	22.00'	32°01'51"	S 22°08'09" E	12.14'
C11	22.00'	32°01'51"	S 22°08'09" E	12.14'
C12	32.50'	17°44'48"	S 75°01'33" W	10.03'
C13	32.50'	17°27'56"	S 57°25'33" W	9.87'
C14	22.50'	35°12'53"	N 23°41'59" W	13.61'
C15	20.00'	18°11'42"	S 3°00'19" E	6.32'
C16	20.00'	18°11'42"	S 3°00'19" E	6.32'
C17	32.50'	90°00'52"	S 86°17'59" E	45.97'
C18	32.50'	8°00'19"	S 37°17'24" E	4.54'
C19	20.00'	50°59'48"	N 23°23'22" E	17.22'
C20	32.50'	38°14'42"	N 60°14'05" W	21.29'

CURVE DATA				
NUMBER	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C21	20.00'	38°14'42"	N 29°45'55" E	13.10'
C22	20.00'	50°59'48"	S 23°23'22" W	17.22'
C23	32.50'	12°58'34"	N 65°50'43" W	7.34'
C24	1935.34'	6°33'10"	S 84°23'25" W	221.22'
C25	22.50'	83°29'04"	S 39°22'18" W	23.86'
C26	32.50'	43°02'57"	S 19°09'14" E	23.86'
C27	32.50'	43°02'57"	S 19°09'14" E	23.86'
C28	32.00'	27°42'26"	S 16°19'09" E	15.32'
C29	70.00'	29°29'04"	S 12°16'36" W	35.91'
C30	70.00'	29°29'04"	S 12°16'36" W	35.91'
C31	32.50'	34°41'15"	S 14°44'44" W	19.13'
C32	32.50'	35°06'59"	S 14°18'31" E	19.61'
C33	32.50'	42°54'59"	N 66°25'58" E	23.78'
C34	20.50'	28°08'51"	N 16°06'36" W	9.97'
C35	22.50'	62°01'04"	N 28°58'19" E	23.18'
C36	32.00'	15°00'22"	S 52°26'40" W	8.36'
C37	32.00'	90°00'00"	S 75°01'09" W	45.25'
C38	32.50'	90°09'42"	S 75°06'00" E	46.03'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S50°37'09" E	14.26'
L2	S41°18'25" E	22.50'
L3	S48°53'16" W	11.29'
L4	S31°52'01" W	19.13'
L5	S30°01'09" E	12.64'
L6	S6°05'32" E	17.22'
L7	S6°05'32" E	10.50'

ONE-CALL NOTIFICATION SYSTEM  
CALL BEFORE YOU DIG!!!  
(713) 223-4567 (In Houston)  
(New Statewide Number Outside Houston)  
1-800-545-6005

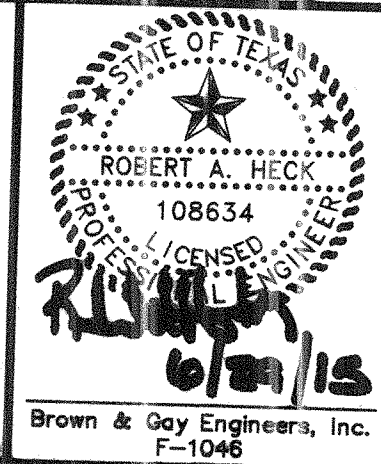
FORT BEND COUNTY ENGINEERING DEPARTMENT  
APPROVAL IS IMPLIED FOR IMPROVEMENTS WITHIN  
FORT BEND COUNTY RIGHTS-OF-WAY ONLY.  
UTILITY LINES APPROVED AS TO LOCATION ONLY.  
AUTHORIZATION IS VALID FOR ONE YEAR ONLY.

APPROVED: *Rick J. Stank, P.E.*  
FOR DEVELOPMENT COORDINATOR  
DATE: 11/12/15

REV. NO.	DATE	DESCRIPTION	P.E. APPR.
3			
2			
1			



Brown & Gay Engineers, Inc.  
10777 Westheimer, Suite 400  
Houston, TX 77042  
Tel: 281-558-8700 • www.browngay.com  
TSP# Registration No. F-1046



MISSION BEND M.U.D. 01

GREENS AT BRENTFORD  
APARTMENTS

DIMENSION CONTROL  
PLAN

JOB NUMBER: KILDAY (X) 2982-00  
SUBMITTED: BROWN & GAY ENGINEERS, INC. DESIGNED BY: R.H.  
SCALE: 1"=40' DRAWN BY: A.A.R.  
DATE: MAY, 2015 SHEET NO. C4 OF 21 SHEETS  
SURVEY BY: BROWN & GAY ENGINEERS, INC. CITY DWG. NO.  
F.B. NO.





**Application Number:** 2017-1369

**Plat Name:** Greens at Brentford replat no 1

**Applicant:** BGE, Inc.

**Date Submitted:** 07/31/2017

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

**Specific Variance is being sought and extent of variance:**

To allow a dual building line for an existing building that encroaches the 25-foot building line along Beechnut Street.

**Chapter 42 Section: 150**

**Chapter 42 Reference:**

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

### **Statement of Facts**

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

**(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 site is an 8.994 acre tract bound by Beechnut Street on the north and Brentford Drive on the east. The site is platted as an unrestricted reserve per the plat, Greens at Brentford, recorded at Plat No. 20150177, F.B.C.P.R. The tract was developed in 2015 as a "garden style" multi-family development. Strict application would make the project infeasible due to an error created by the consultants for the development of the multi-family site. The 25-foot building line adjacent to Beechnut Street is being encroached by 4.4 feet by one of the multi-family buildings. The building is located 20.6 feet from the property line and 30.6 feet from the pavement within Beechnut Street. The encroaching building is  $\pm 3$  feet higher than the back of curb in Beechnut Street. The plat, Greens at Brentford, was recorded July 7, 2015. The civil engineering plans depicting the encroachment were signed by the engineer June, 2015 and approved by Fort Bend County July, 2015. The plans were revised and approved by Fort Bend County in November, 2015 and December, 2015; the encroachment was depicted on the revised plans as well. The error was discovered in July of 2017 through the preparation of an as-built survey. In addition, Fort Bend County granted a variance for no sidewalk along the west side of Brentford Drive due to the existence of mature oak trees. Today, the multi-family residential development is fully occupied.

**(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 the result of an error created by the consultants for the development of the multi-family 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 preserved and maintained; Beechnut Street will continue to function as a major thoroughfare. Any future development within the site will adhere to the 25-foot building line.

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

Granting of the variance will not be injurious to the public health, safety or welfare as the building encroaching into the 25-foot building line is located 30.6 feet from the pavement within Beechnut Street with wrought iron fencing and  $\pm 3$  feet



grade change from the curb to the building inhibiting vehicles from entering the site. Visibility along Beechnut Street is not affected by the encroachment.

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

Economic hardship is not the justification of the variance; the justification of the variance is to formerly create a dual building line for the subject building correcting an error created by the consultant team for the development of the multi-family site.

# Houston Planning Commission

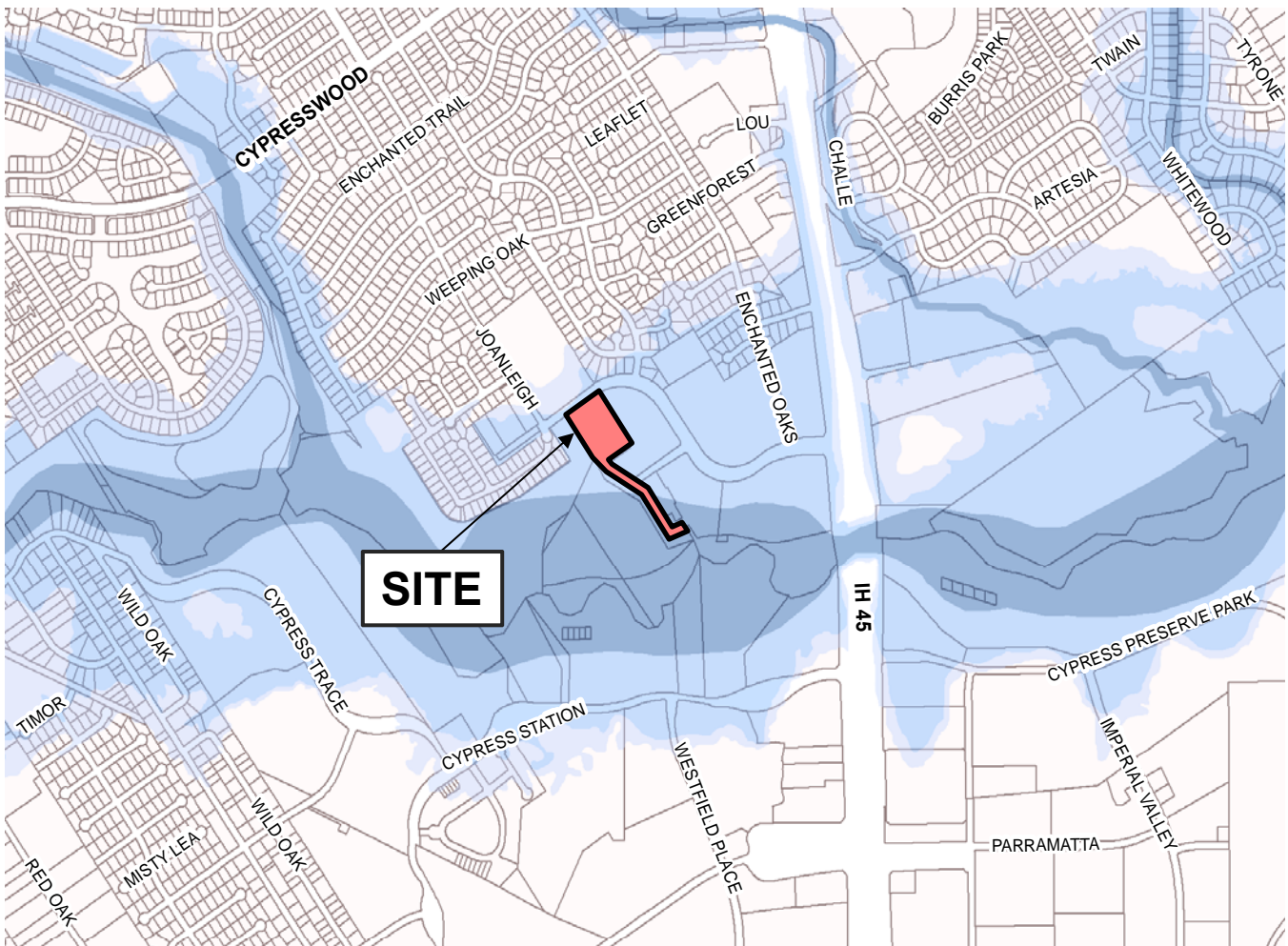
**ITEM: 105**

Planning and Development Department

Meeting Date: 08/10/2017

**Subdivision Name: Harris County WCID no 110 Waste Water Treatment Plant no 1**

**Applicant: Hovis Surveying Company Inc.**



**D – Variances**

**Site Location**



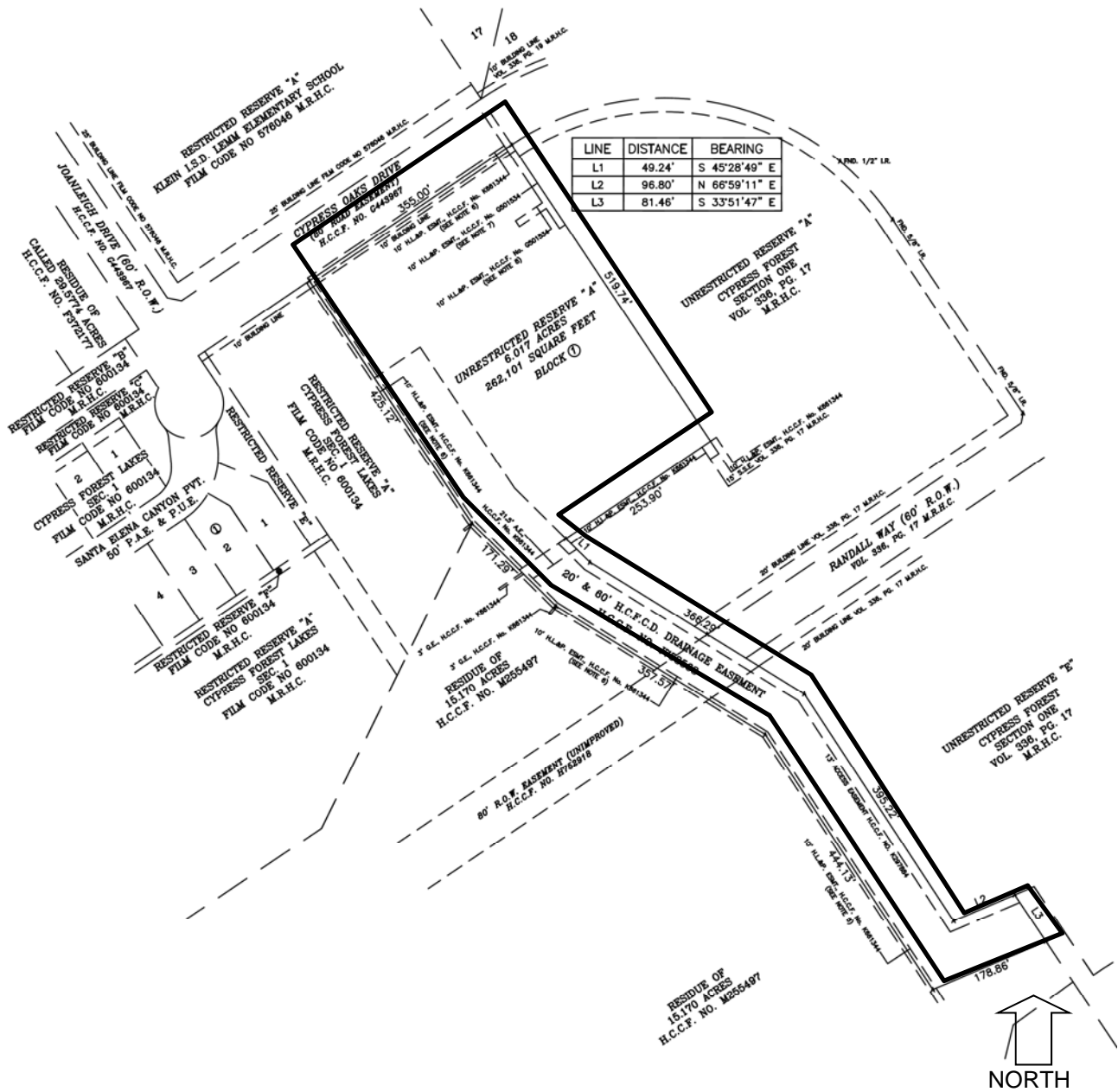
**ITEM: 105**

## Planning and Development Department

**Meeting Date: 08/10/2017**

**Subdivision Name: Harris County WCID no 110 Waste Water Treatment Plant no 1**

**Applicant: Hovis Surveying Company Inc.**



## D – Variances

## Subdivision

---

# Houston Planning Commission

# ITEM: 105

Planning and Development Department

Meeting Date: 08/10/2017

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Subdivision Name: Harris County WCID no 110 Waste Water Treatment Plant no 1

Applicant: Hovis Surveying Company Inc.



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**D – Variances**

**Aerial**

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9L 7L  
Realized Professional Learning Survey

**7.** This survey was performed without the benefit of a current title report. Therefore, all easements and other interests in land which may have been granted may not be shown herein.

**8.** Bearing observations taken on Texas State Plane Coordinate System of 1983, derived from CORS after NAD83 and ZN411.

**9.** Surveyor did not extract tract.

**10.** ( ) Indicates deed or plat slot.

**11.** Based on geophysical plotting this tract lies within a "100 year flood area" as defined by the Federal Flood Insurance Program Act, as amended, and the Federal Insurance Policy and Reinsurance Corporation, Federal Emergency Management Agency, Texas Division, 6001 West Loop South, Suite 600, Houston, Texas October 16, 2013. The detailed studies become available only upon request or consultation with the local offices.

**12.** Utility easements exist on an unconsolidated wellhead easement 11 feet & broader than one & more 10 feet wide. The lateral easement extends 10 feet to the centerline on both sides of said easement (S.U.C.T., No. 008134).

**13.** Utility easements exist on an unconsolidated wellhead easement 11 feet & broader than one & more 10 feet wide. The lateral easement extends 10 feet to the centerline on both sides of said easement (S.U.C.T., No. 008134).

**14.** Utility easements exist on an unconsolidated wellhead easement 10 feet wide from a zone 10 feet above the ground surface, located adjacent to the road and the centerline of said easement (S.U.C.T., No. 008134).

**15.** Utility easements exist on an unconsolidated wellhead easement 10 feet wide from a zone 10 feet above the ground surface, located adjacent to the road and the centerline of said easement (S.U.C.T., No. 008134).



**Application Number:** 2017-1415

**Plat Name:** Harris County WCID no 110 Waste Water Treatment Plant no 1

**Applicant:** Hovis Surveying Company Inc.

**Date Submitted:** 07/31/2017

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

**Specific Variance is being sought and extent of variance:**

To not extend or terminate with a cul-de-sac Randal Way.

**Chapter 42 Section:** 135

**Chapter 42 Reference:**

Street Extension (a) a public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property.

### **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 end of existing Randal Way is below the base flood elevation which means the street is already inundated. There is no way to extend the existing paving without creating additional flooding issues. The tract to the west of the HCFCD easement is in the 100year flood area and will be developed as a detention pond and the tract already has access by the existing 80' access easement recorded under HCCF No H752918. The tract to the west also has access to Cypress Oaks Drive as shown on map of Cypress Forest Lakes Sec. 1 recorded under Film Code 600134 MRHC.

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

The circumstances of supporting the granting of the variance are not the result of a hardship created or imposed by the applicant because the tracts were in this configuration and have been developed prior to the platting of this tract. The extension of Randal Way through this development would just terminate at the Western boundary line with no connection to the west and not increasing circulation in this area since it will have no further connection to the West. It will also have to cross an 80ft HCFCD Easement.

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

The intent and general purposes of this chapter will be preserved and maintained because there is adequate circulation in this area provided by the current street grid. This development will not take access to Randal Way and will place the required screening fence at the end of Randal Way. It is clearly evident that the existing street does not extend any further to the West. The extension of Randal Way with no connection to the West does not create circulation. In addition, this development will not be creating a significant impact on the circulation in this area. It will not be a facility that is open to the general public.

**(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 current street pattern provides adequate circulation in this area at this time. The Harris County WCID no 110 WWTP is a secure facility and the extension of Randal Way or creating a cul-de-sac will not improve the circulation and will make the flooding in the area worse.

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



Economic hardship is not the sole justification of the variance because this Waste Water Treatment Plant will be a secure facility and not creating a significant impact on the overall circulation of this area. There is not a connection for an East-West Street to the West of the HCFCD 80' easement. The current major thoroughfares that surround this development provide for overall circulation within this area.

# Houston Planning Commission

**ITEM: 106**

Planning and Development Department

Meeting Date: 08/10/2017

**Subdivision Name: Holocaust Museum Houston (DEF 1)**

**Applicant: Weisser Engineering Company**



**D – Variances**

**Site Location**



## Subdivision

# Houston Planning Commission

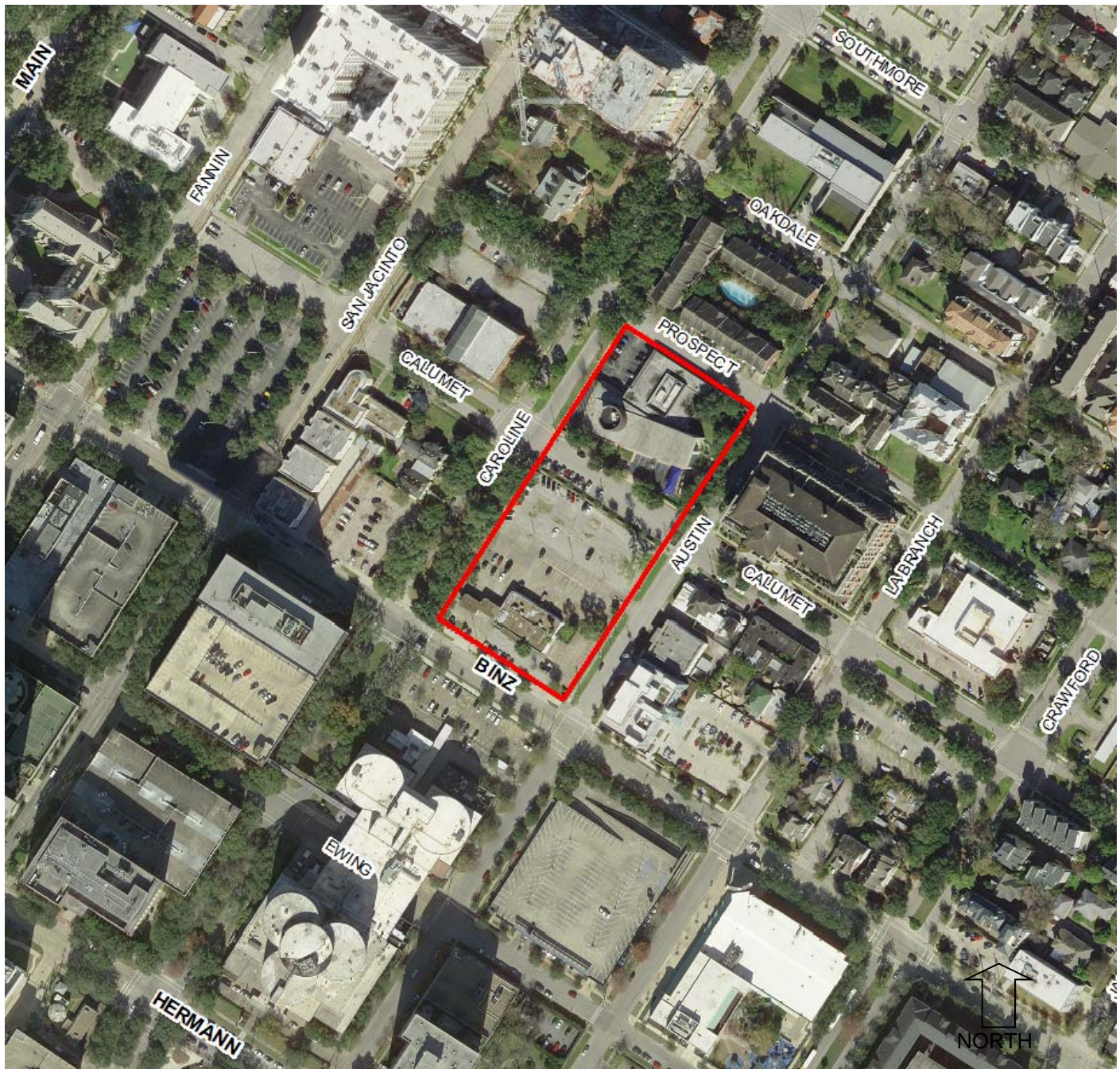
**ITEM: 106**

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Holocaust Museum Houston (DEF 1)

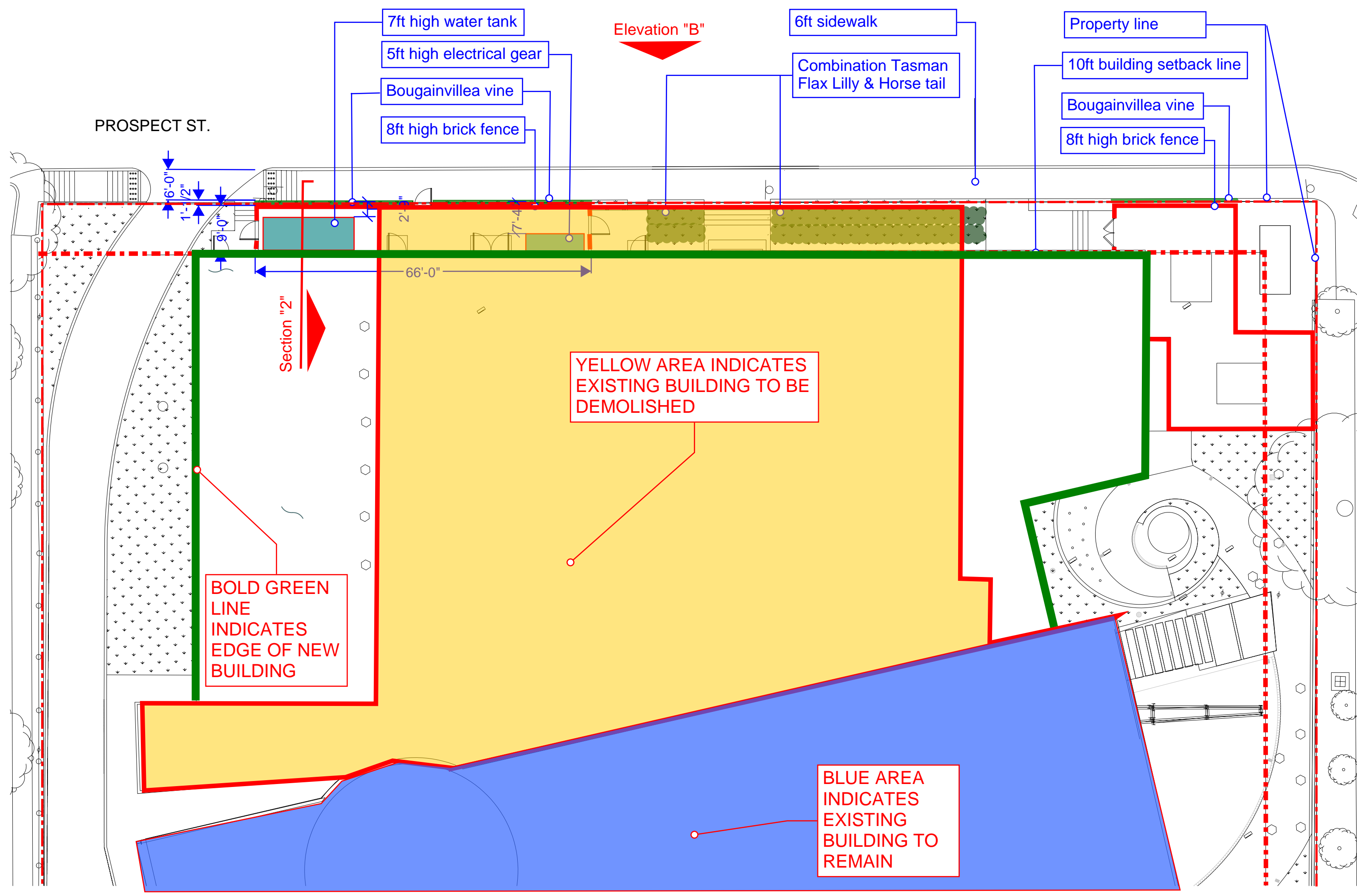
Applicant: Weisser Engineering Company



**D – Variances**

**Aerial**





PROSPECT ST.

Elevation "B"

6ft sidewalk

Property line

10ft building setback line

Bougainvillea vine

8ft high brick fence

Combination Tasman  
Flax Lilly & Horse tail

7ft high water tank

5ft high electrical gear

Bougainvillea vine

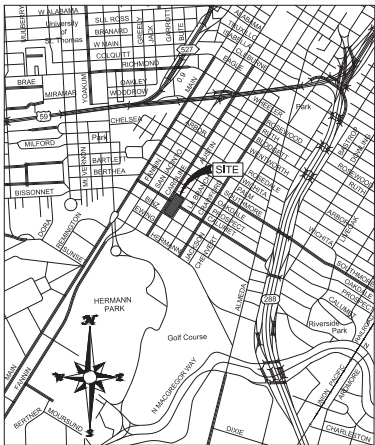
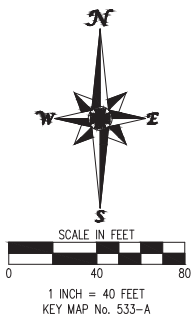
8ft high brick fence

Section "2"

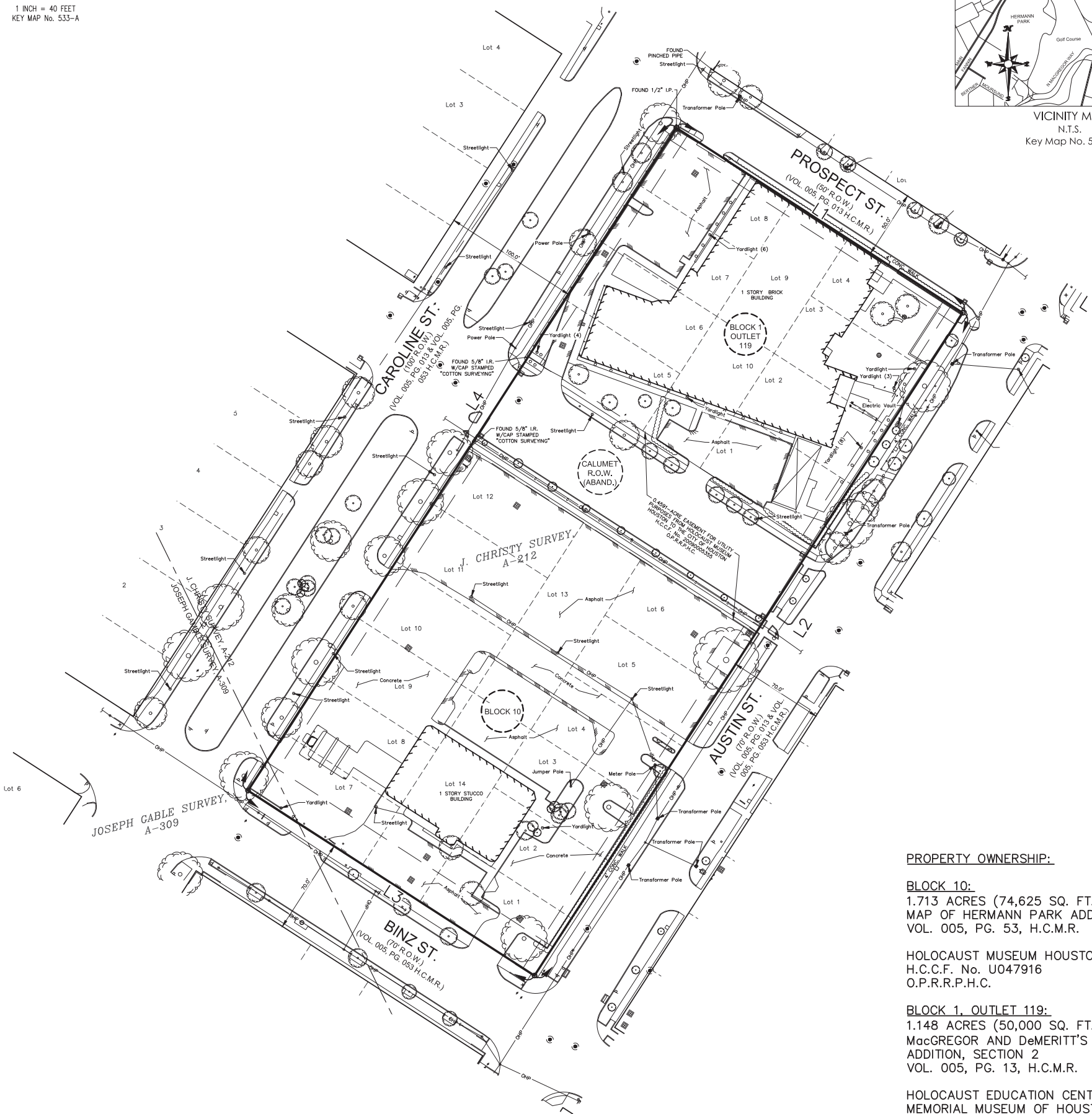
YELLOW AREA INDICATES  
EXISTING BUILDING TO BE  
DEMOLISHED

BOLD GREEN  
LINE  
INDICATES  
EDGE OF NEW  
BUILDING

BLUE AREA  
INDICATES  
EXISTING  
BUILDING TO  
REMAIN



VICINITY MAP  
N.T.S.  
Key Map No. 533-A



**PROPERTY OWNERSHIP:**

**BLOCK 10:**  
1.713 ACRES (74,625 SQ. FT.)  
MAP OF HERMANN PARK ADDITION  
VOL. 005, PG. 53, H.C.M.R.

HOLOCAUST MUSEUM HOUSTON  
H.C.C.F. No. U047916  
O.P.R.R.P.H.C.

**BLOCK 1, OUTLET 119:**  
1.148 ACRES (50,000 SQ. FT.)  
MacGREGOR AND DeMERITT'S SOUTHMORE  
ADDITION, SECTION 2  
VOL. 005, PG. 13, H.C.M.R.

HOLOCAUST EDUCATION CENTER AND  
MEMORIAL MUSEUM OF HOUSTON  
H.C.C.F. NO. N771630 & N771631  
F.C. No'S. 105-50-1396 & 105-50-1398  
O.P.R.R.P.H.C.

**CALUMET R.O.W.:**  
0.4591 ACRE (20,000 SQ. FT.)  
HOLOCAUST MUSEUM HOUSTON  
CITY OF HOUSTON ORDINANCE No. 2008-1224  
H.C.C.F. No. RP-2017-148747  
O.P.R.R.P.H.C.

I, WALTER P. SASS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON NOVEMBER 09, 2016. THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEY STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY.



WALTER P. SASS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
STATE OF TEXAS, No. 4410

**SYMBOLS**

- AIR CONDITIONER
- AERIAL MARKER
- "B" INLET
- "C" INLET
- "C1" INLET
- "C2" INLET
- "C20" INLET
- CABLE PEDESTAL
- CIRCLE GRATE INLET
- "D" INLET
- "E" INLET
- ELECTRIC JUNCTION BOX
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- UNDERGROUND TRANSFORMER
- FIRE HYDRANT
- GAS METER
- GUY ANCHOR
- LIGHT STANDARD
- MAILBOX
- MANHOLE
- METER POLE
- PIPELINE VENT
- PIPELINE MARKER
- POWER POLE
- SAMPLE WELL
- SHRUB
- SIGN
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TEMPORARY BENCHMARK
- TONE MARK
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TRANSFORMER POLE
- VALVE
- WATER METER

**ABBREVIATIONS**

- P.N.C. — FENCE
- P.N.D. — FOUND
- H.C.C.F. — HARRIS COUNTY CLERK'S FILE
- H.C.M.R. — HARRIS COUNTY MAP RECORDS
- I.P. — IRON PIPE
- I.R. — IRON ROD
- N.F.I.F. — NOT FOUND IN FIELD
- No. — NUMBER
- O.P.R.R.P.H.C. — OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
- P.T.P. — PINCHED TOP PIPE
- P.V.C. — POLYVINYL CHLORIDE PIPE
- R.C.P. — REINFORCED CONCRETE PIPE
- R.O.W. — RIGHT-OF-WAY
- SQ. FT. — SQUARE FOOT/FEET
- S.W.B.T. — SOUTHWESTERN BELL TELEPHONE
- TYP. — TYPICAL
- VOL., PG. — VOLUME, PAGE
- C.M. — CONTROL MONUMENT
- H.C.D.R. — HARRIS COUNTY DEED RECORDS

NOTE:  
SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRATERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS, BUT OUTSIDE OF ANOTHER MUNICIPALITY). IT IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS OF CITY OF HOUSTON ORD. No. 85-1878, PERTAINING TO, AMONG OTHER THINGS, THE PLATTING AND RE-PLATTING OF REAL PROPERTY AND TO THE ESTABLISHMENT OF BUILDING LINES. A CERTIFIED COPY OF SAID ORDINANCE WAS FILED FOR RECORD ON AUGUST 01, 1991, UNDER HARRIS COUNTY CLERK'S FILE No. N253886, AND AMENDED BY THE CITY OF HOUSTON UNDER ORD. No. 99-262.

**BASIS OF BEARINGS:**  
TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204 (NAD 83) (2001 Adj.) THE COORDINATES SHOWN HEREON GRID COORDINATES AND MAY BE MULTIPLYING BY THE SCALE FACTOR OF 1.00012753. ALL DISTANCES ARE SURFACE.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, FIRM MAP No. 48201C060L, WHICH BEARS AN EFFECTIVE DATE OF JUNE 18, 2007, AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**LINE TABLE**

Line #	Length	Direction
L1	250.00'	S57° 08' 01"E
L2	578.50'	S32° 51' 59"W
L3	250.00'	N57° 08' 01"W
L4	578.50'	N32° 51' 59"E

**WEISSER Engineering Co.**  
19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579-7300  
www.weissereng.com  
T.S.P.E.R. # 68 T.B.P.L.S. # 00518-00

EXISTING CONDITIONS SURVEY  
OF THE HOLOCAUST MUSEUM AND  
EDUCATION CENTER PROPERTY, BEING  
3.320 ACRES (144,625 SQ. FT.), SITUATED  
IN THE J. CHRISTY SURVEY, A-212 AND  
THE JOSEPH GAMBLE SURVEY, A-309,  
HARRIS COUNTY, TEXAS

© Copyright 2016 Weisser Engineering Company, Inc.

DRAWN BY:	D.G.	CALCULATED BY:	J.H.	SCALE:	1" = 40'
F.B. No.:	3292	CHECKED BY:	J.M.	SHEET	01 OF 01
CREW CHIEF:	E.W.	DATE:	11/20/2016	JOB No.:	EH827



- CLIENT
- HOLOCAUST MUSEUM HOUSTON  
20 YEARS OF HOPE
- HOLOCAUST MUSEUM  
HOUSTON  
5401 Caroline Street  
Houston, TX 77004  
T Phone  
F Fax
- ARCHITECT
- PGAL
- 3131 BRIARPARK DR.  
SUITE 200  
HOUSTON, TX 77042  
T 713 622 1444  
F 713 968 9333  
TBPE REG No. F-2742  
www.pgall.com
- CONSULTANT

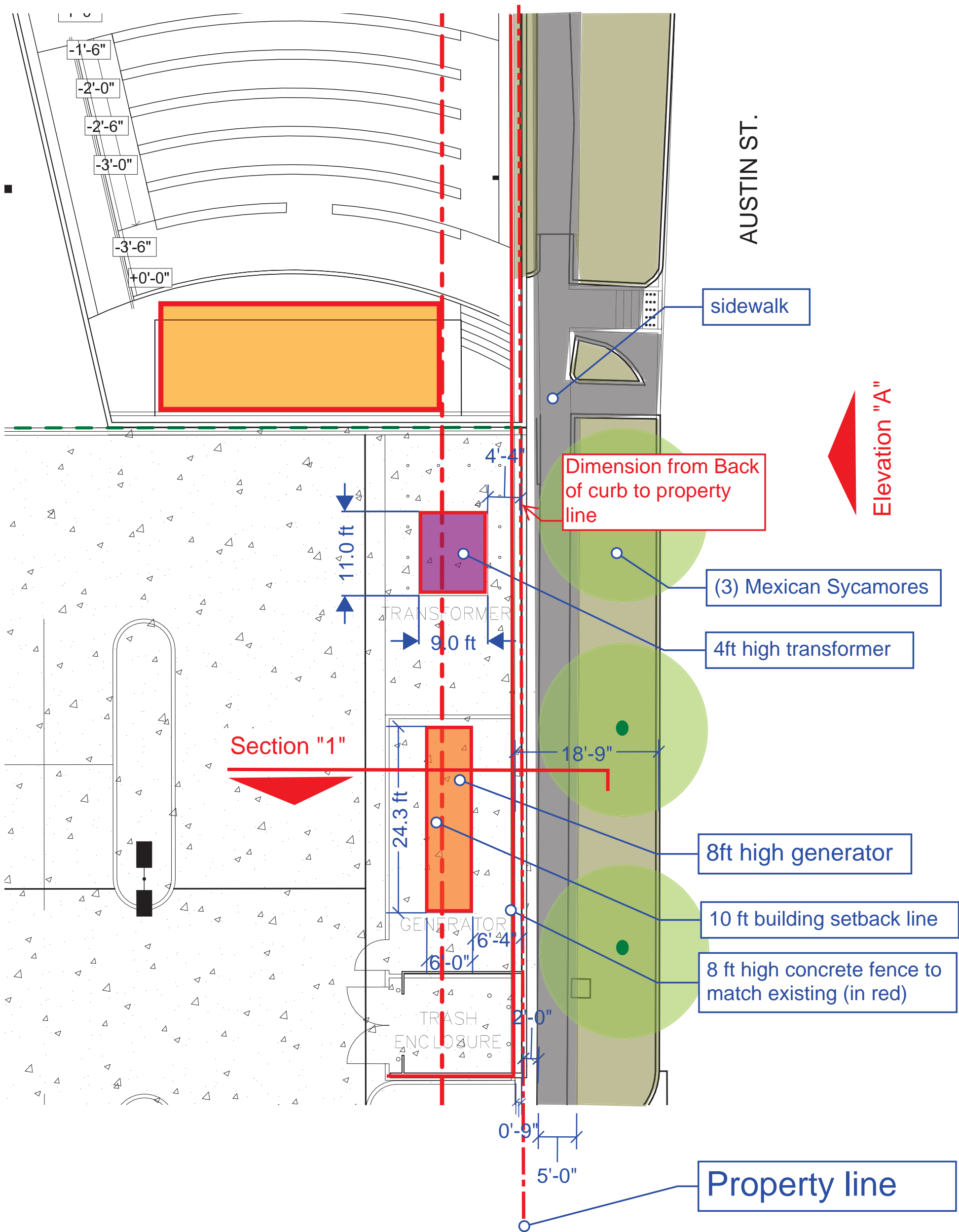
CONSULTANT

**DOCUMENT STAGE**  
50% CD 06/26/2017

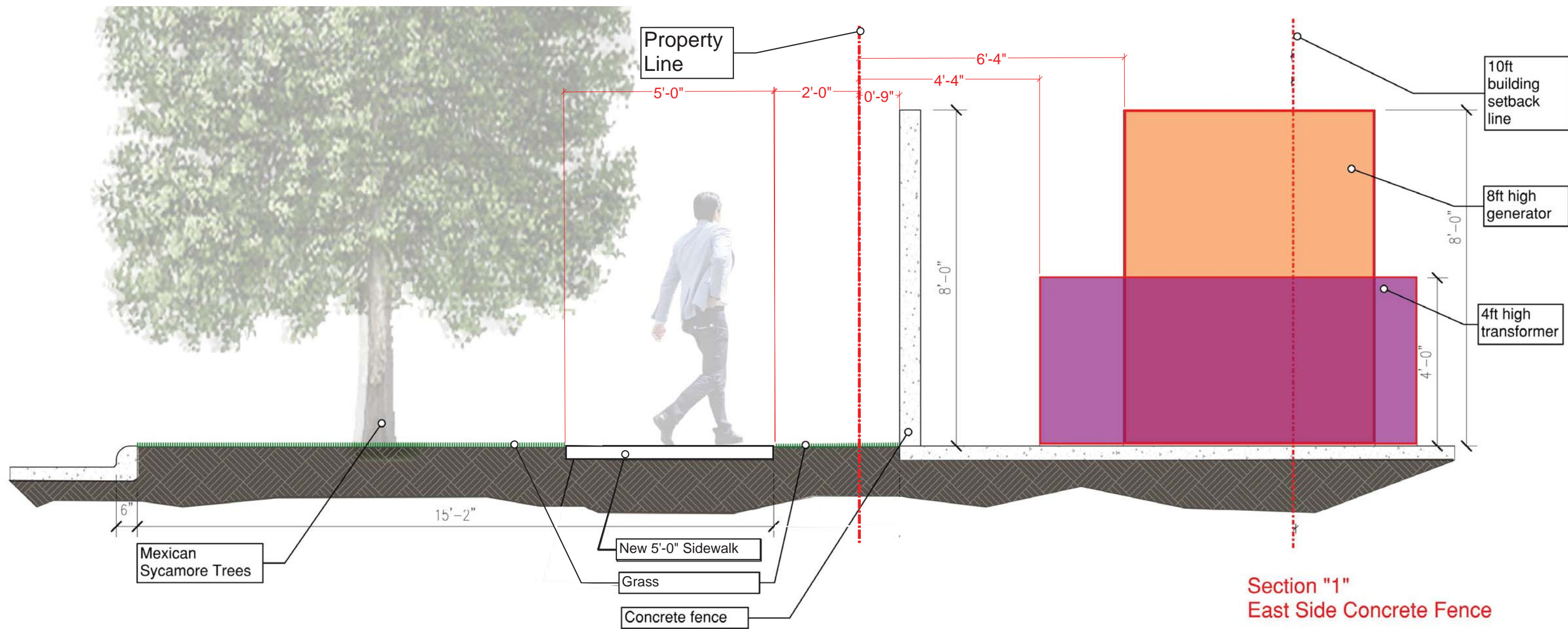
## KEY PLAN

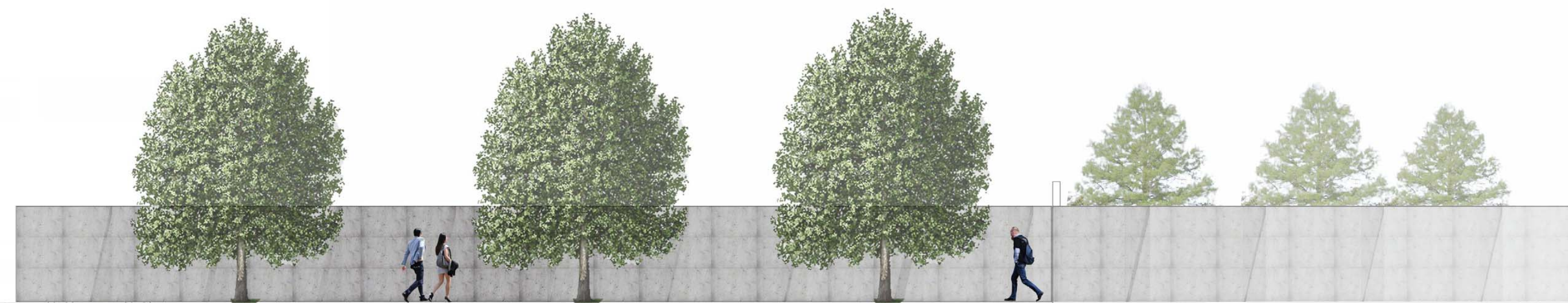
SHEET NUMBER \_\_\_\_\_





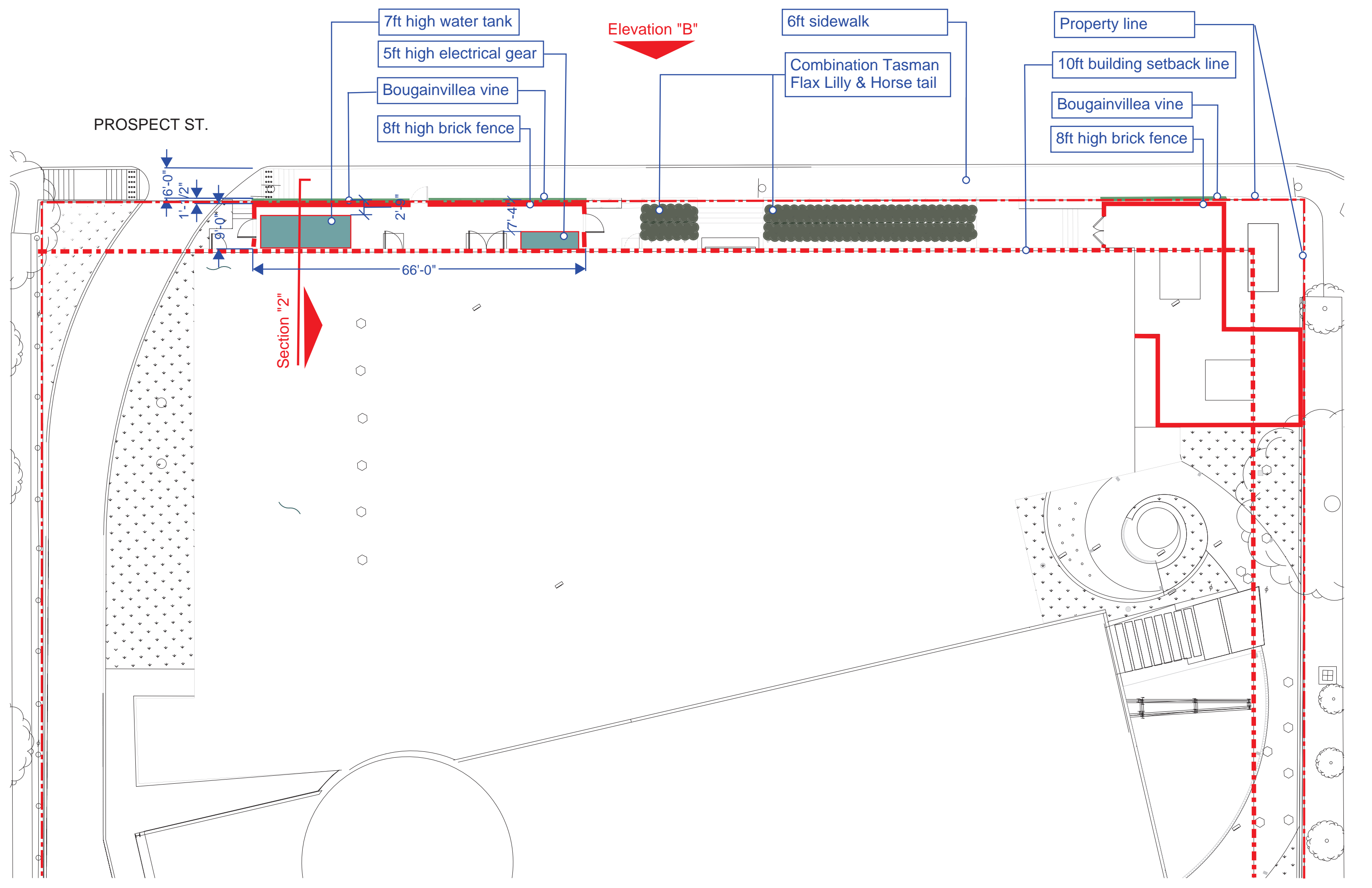


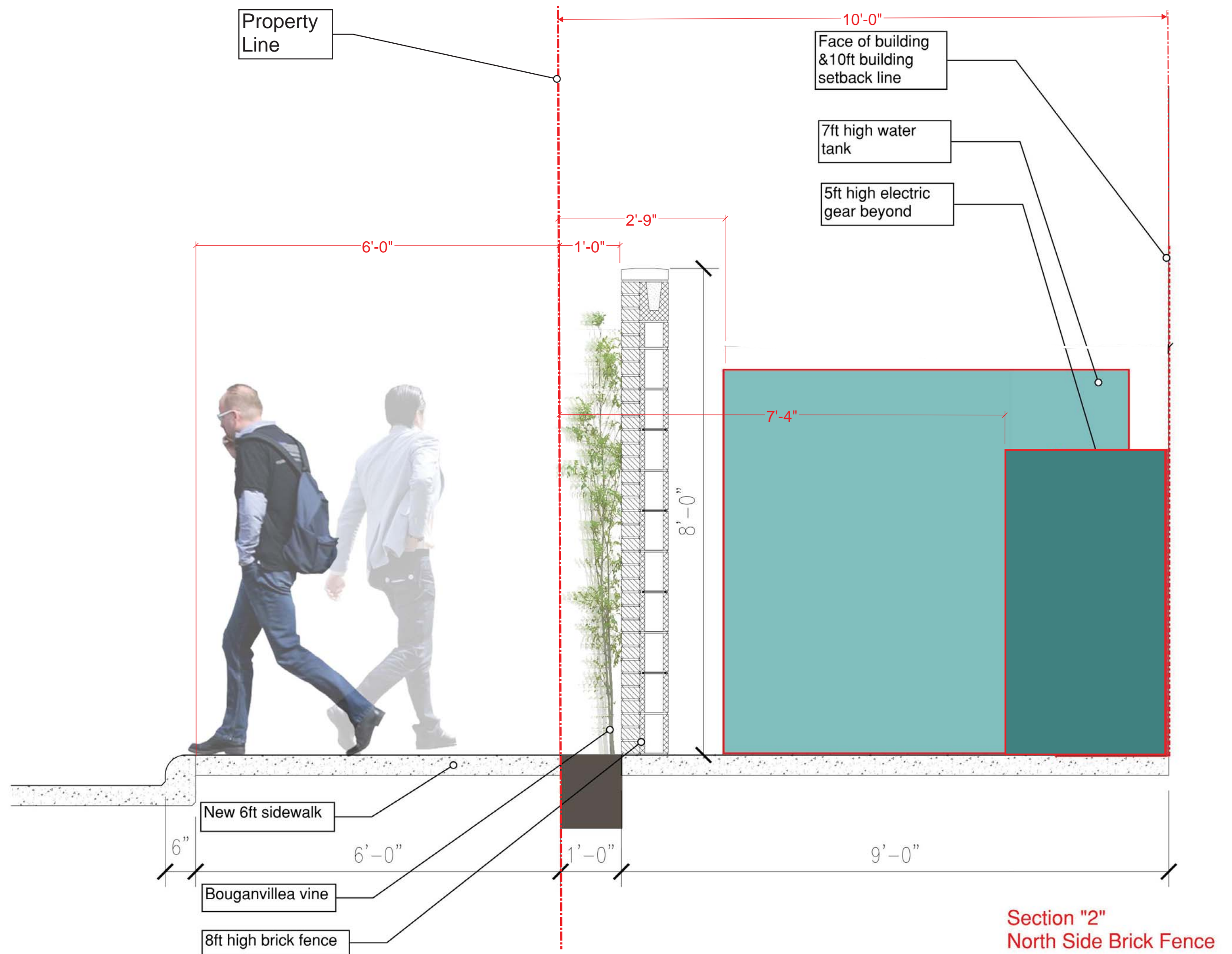




Elevation "A"  
**EAST SITE ELEVATION**  
1/4" = 1'-0"











Elevation "B"  
**NORTH SITE ELEVATION**  
1/4" = 1'-0"



**Application Number:** 2017-1133

**Plat Name:** Holocaust Museum Houston

**Applicant:** Weisser Engineering Company

**Date Submitted:** 06/26/2017

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

**Specific Variance is being sought and extent of variance:**

Variance being sought to reduce the building line from ten (10') feet to four-foot four-inches (4'4") for eleven (11') feet long at the transformer in Section 1 (per site plan), and for six-foot four inches (6'4") for twenty-four and three tenths feet (24.3') long at the generator also in Section 1 (per site plan) along Austin Street – a local street. Also, a variance is being sought to reduce the building line from ten (10') to two-foot nine-inches (2'9") for eighteen (18') feet long at the water tank in Section 2 (per site plan), and seven-foot four-inches (7'4") for thirteen (13') feet long at the electrical switch gear in Section 2 (per site plan) along Prospect Street – a local street.

**Chapter 42 Section: 155**

**Chapter 42 Reference:**

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

### **Statement of Facts**

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

The Houston Holocaust Museum was constructed in the mid 1990's. The properties were platted in the early 1900's with the Map of Hermann Park Addition and the MacGregor and DeMeritt's Southmore Addition, Section 2. The applicant is proposing to refurbish and renovate the existing Museum complex by modernizing the life safety equipment and by increasing the quality and experience of the museum. The goal of the project is to encourage and engage history enthusiasts near and far to connect in a more comfortable and inviting environment. A variance is requested to allow vital building equipment to be placed in the building line with an 8 foot enclosure covered in a decorative ivy. The equipment's proposed location is determined by the current building infrastructure. The purpose of the enclosure will be used to prevent tampering while creating an aesthetically pleasing view from the exterior of the property. The potential relocation of the equipment from the current proposed locations would create unnecessary redesign of the entire interior of the current infrastructure. The location of the generator and transformer along Austin street is due in part because of the current CenterPoint electrical utilities (i.e. transformer pole, service pole). The proposed placement is to facilitate safety for the ingress and egress of the parking area by the patrons of the museum. The enclosure that surrounds them will be of uniform composition that matches the current 8' wall that runs down Austin Street.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant. The northeast wall of the museum will be relocated to comply with the 10' building set back line. While, the original building abided by the ordinance at the time of construction, updating to the present City of Houston requirements will result in the original building's infrastructure to reside in the building line. In doing so, vital infrastructure will necessitate equipment to reside at its proposed location within the building line. The proposed equipment locations with their enclosures is such that it is in the City's, Museums and the public's best interest and safety.

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



The general intent and purpose of the City regulations is to preserve the health, safety and general welfare of the public while ensuring that development occurs in an orderly and compatible fashion, therefore the intent would be maintained. The addition of a six (6') foot walkway along Prospect Street and subsequent landscaping and wall ivy will enhance the walkability to pedestrians and provide for an aesthetically pleasing view, as opposed to the previous layout of only a 4' walk with minimal number of bushes. However, the end result of an enhanced pedestrian walkway along Prospect and Austin Streets will provide a safer pedestrian environment preserving the intent of Chapter 42.

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

Granting the variance will not be injurious to the public health, safety or welfare. In fact, the improvements will increase the safety and welfare of the public and surrounding community.

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

Economic hardship is not the sole justification of the variance. By granting the variance, the City will recognize the unique challenges that the applicant faces in modernizing the property, and the modernization will improve the quality of the museum, public, and surrounding community.

# Houston Planning Commission

**ITEM: 107**

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Miranda Trucking (DEF 1)

Applicant: Gruller Surveying



**D – Variances**

**Site Location**

## Subdivision



---

# Houston Planning Commission

## ITEM: 107

Planning and Development Department

Meeting Date: 08/10/2017

---

Subdivision Name: Miranda Trucking (DEF 1)

Applicant: Gruller Surveying



---

**D – Variances**

**Aerial**

---



**Application Number:** 2017-1161

**Plat Name:** Miranda Trucking

**Applicant:** Gruller Surveying

**Date Submitted:** 06/26/2017

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

**Specific Variance is being sought and extent of variance:**

To exceed North/South intersection spacing by not providing an east/west street

**Chapter 42 Section:** 42-127

**Chapter 42 Reference:**

Intersections of major thoroughfares. (a) A Major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 1,400 feet.

### **Statement of Facts**

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

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

The Rights-of-Way adjacent to the property (Shadrack Street) current provides access to the South R.O.W. (Wallisville Road). The site north of our parcel is utilizing Shadrack as well to access wallisville. There is only one other company to the north of our parcel that would not require the additional access as it would just lead to another R.O.W. that has the same characteristics of Shadrack.

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

All tracts of land have access to and from Wallisville Road via Shadrack therefore would not require additional access. Not granting the variance will leave the site very hard to develop for commercial development. it is too narrow to dedicate R.O.W. and still develop.

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

The intent of this chapter is to insure access over block length, this will be preserved due to the fact that if R.O.W. is dedicated, east/west it ultimately would lead to existing residential houses. The proposed R.O.W. would eliminate any plans of commercial development. The sites to the west of us have adequate access via Colvin Street.

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

This block has had the same R.O.W.'s for 70+ years, granting the variance would maintain the same access that has been in place for that time period and not cause any additional problems or safety concerns.

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

Dedicating R.O.W. through the site will be redundant, as the site is very easily accessible through Shadrack (dedicated R.O.W.), the site has adequate access from a dedicated R.O.W. in its current configuration. At this time, and times past, there is very little traffic through this area, keeping the current configuration would not be a strain on vehicular travel.



# Houston Planning Commission

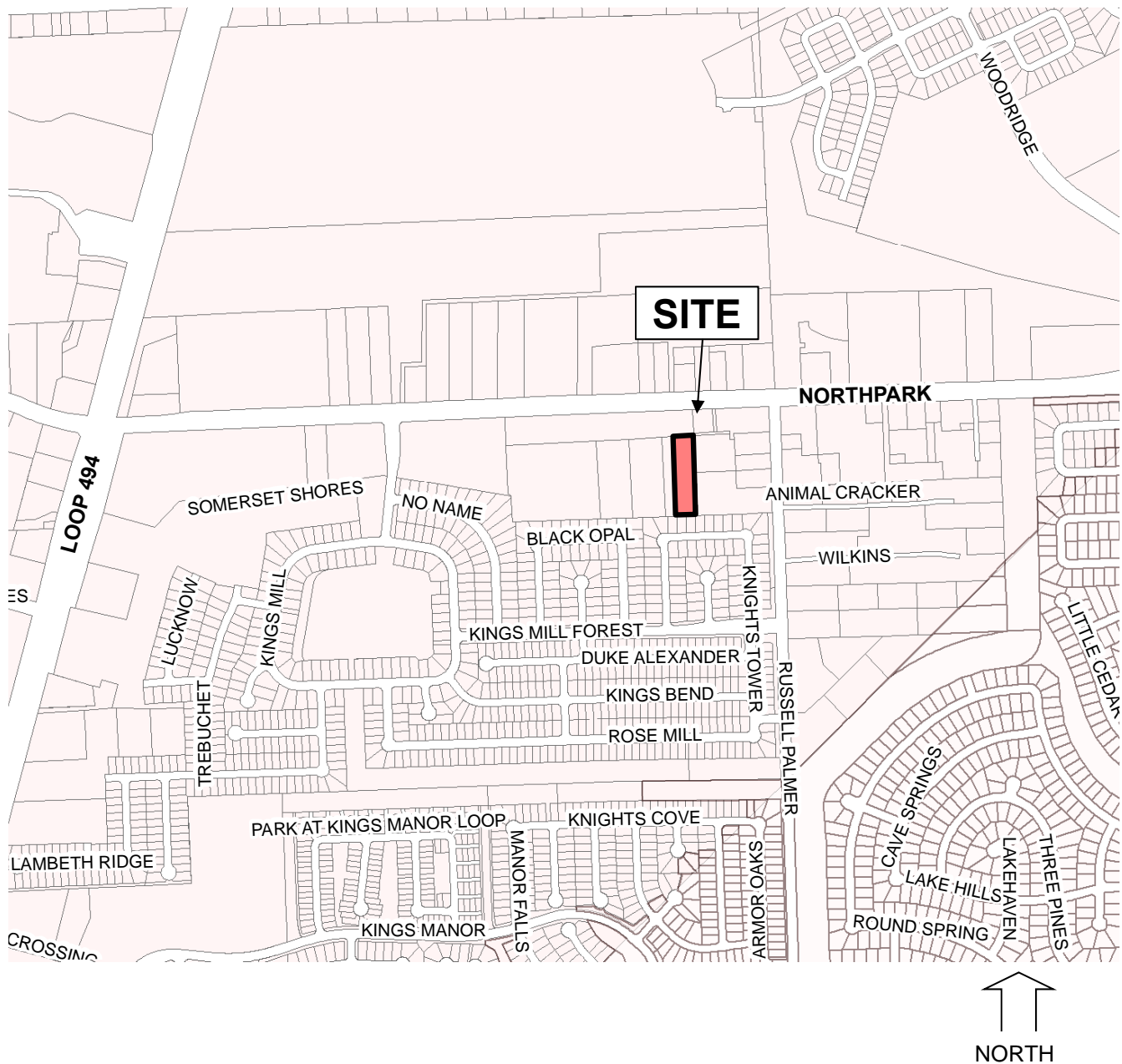
**ITEM: 108**

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Northpark

Applicant: Stewart Engineering



**D –Variances**

**Site Location**



# Houston Planning Commission

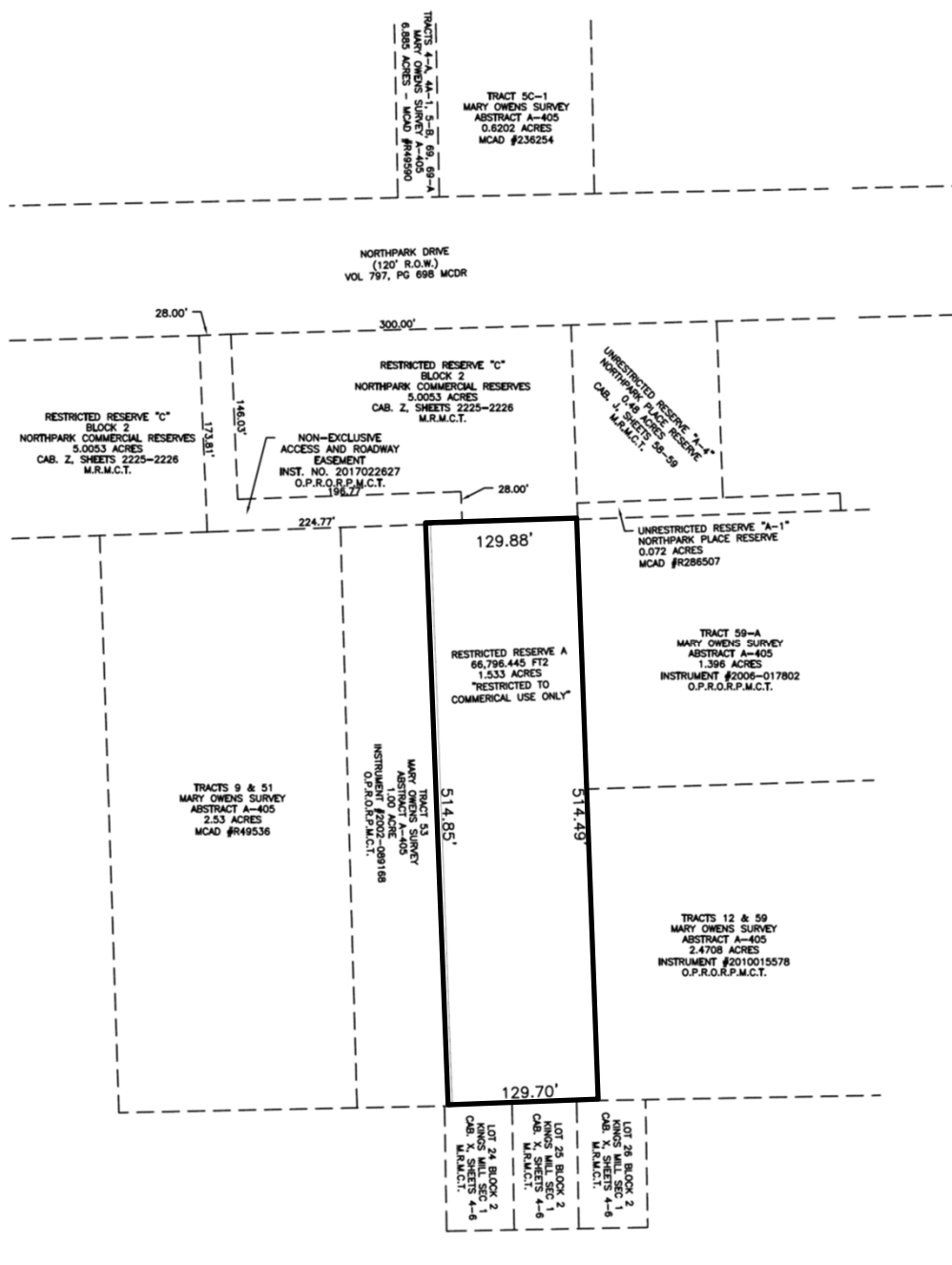
## ITEM: 108

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Northpark

Applicant: Stewart Engineering



D - Variances

Subdivision

# Houston Planning Commission

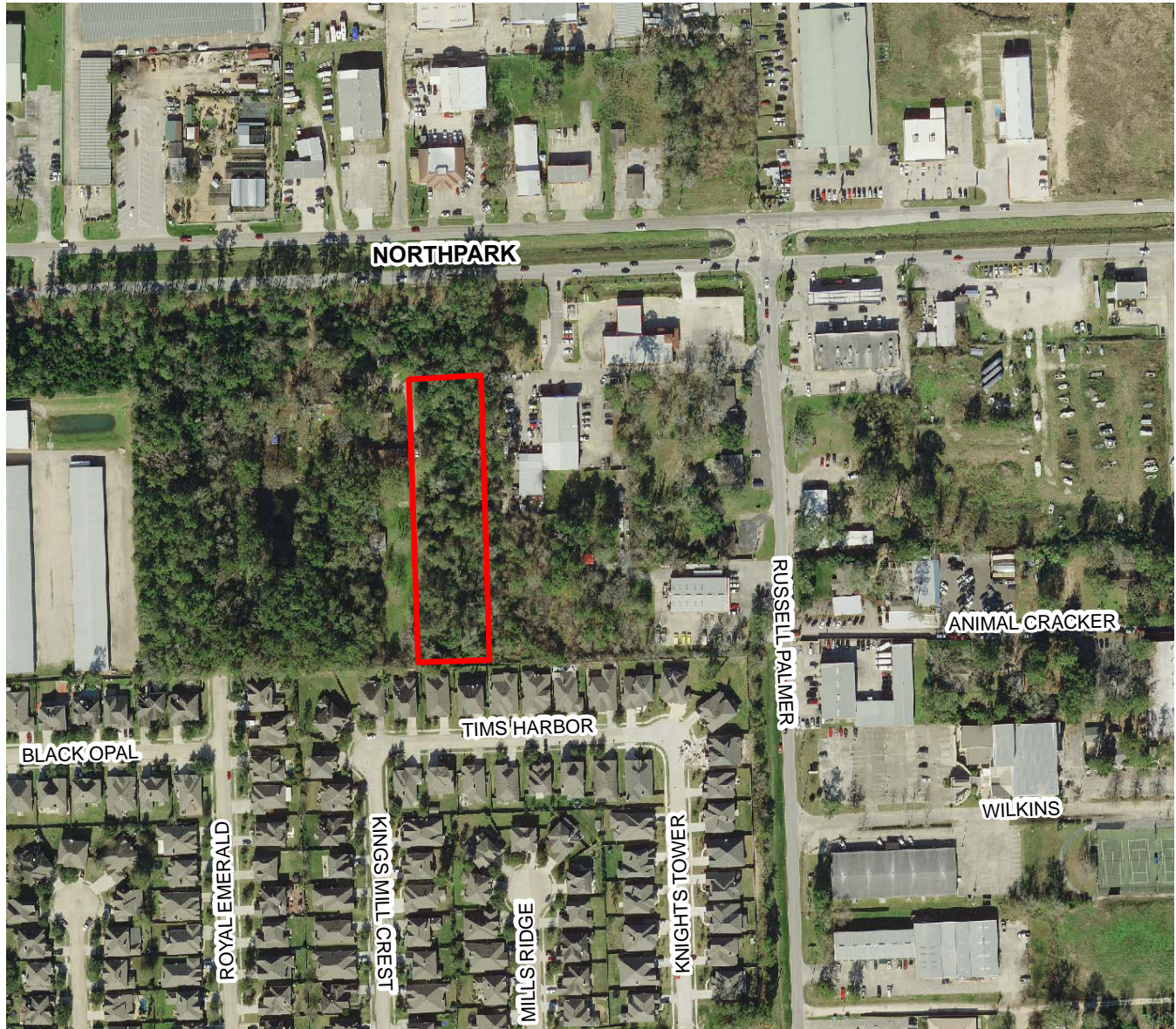
**ITEM: 108**

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Northpark

Applicant: Stewart Engineering



**D –Variances**

**Aerial**









**Application Number:** 2017-1364

**Plat Name:** Northpark

**Applicant:** Stewart Engineering

**Date Submitted:** 07/31/2017

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

**Specific Variance is being sought and extent of variance:**

Not to have 60' of frontage along a local street for a commercial reserve

**Chapter 42 Section: 190**

**Chapter 42 Reference:**

Sec. 42-190. - Tracts for non-single-family use—Reserves. (a) A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:

### **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;**

Vehicle access to the property is only achievable via a 28' wide non exclusive access easement. Strict application of the terms of chapter 42-190 would make development infeasible due to insufficient road frontage for the type of development proposed.

**(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 location of the property in question, and its configuration in relation to surrounding properties and roadways, there is insufficient road frontage. The applicant has no control over this fact.

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

The intent and general purposes of chapter 42 will be preserved and maintained and all other conditions of section 42-190 will be strictly adhered to.

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

The granting of this variance will not have any negative consequences on public health, safety, or welfare. We are simply requesting that the existing method of vehicular access to the property be allowed to continue.

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

Greater than economic hardship to the owner/developer is the fact that the geographical location of this property and its lack of road frontage make it unsuitable for development of many kinds. This property cannot be used to its full potential without some resolution to the road frontage issue.

# Houston Planning Commission

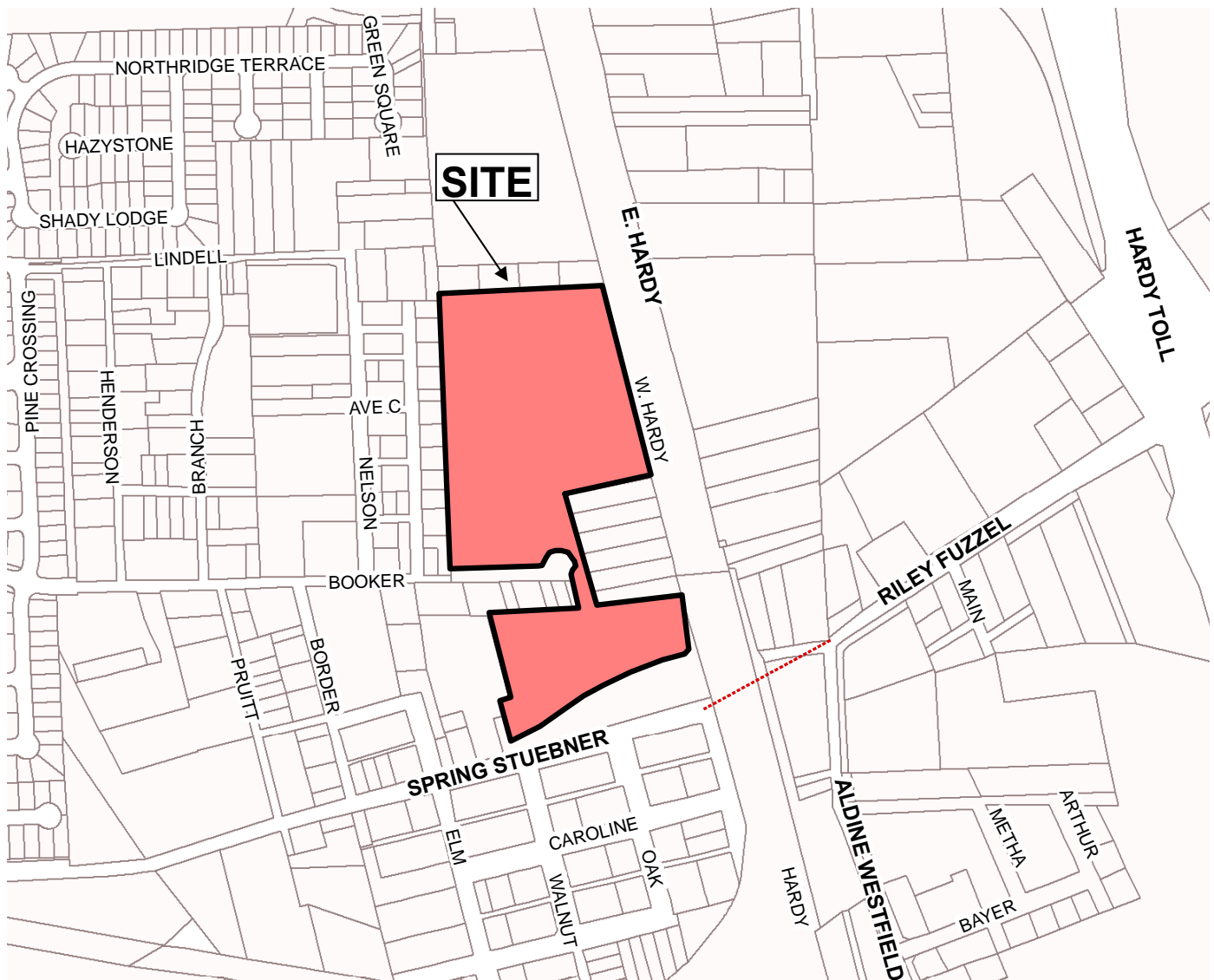
ITEM: 109

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Old Town Spring Business Park Reserve (DEF 1)

Applicant: Windrose



D – Variances

Site Location

# Houston Planning Commission

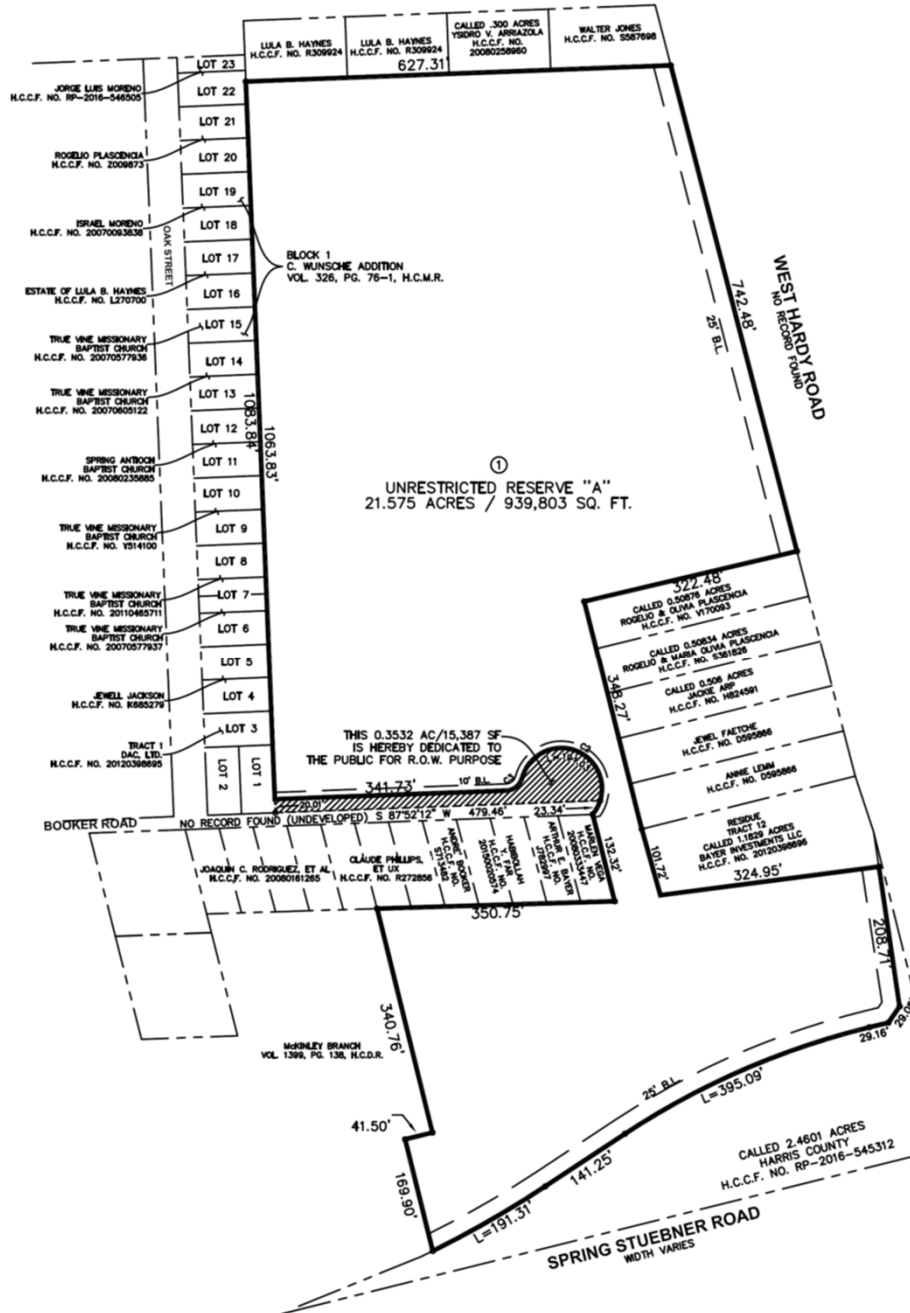
## ITEM: 109

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Old Town Spring Business Park Reserve (DEF 1)

Applicant: Windrose



D – Variances

Subdivision



# Houston Planning Commission

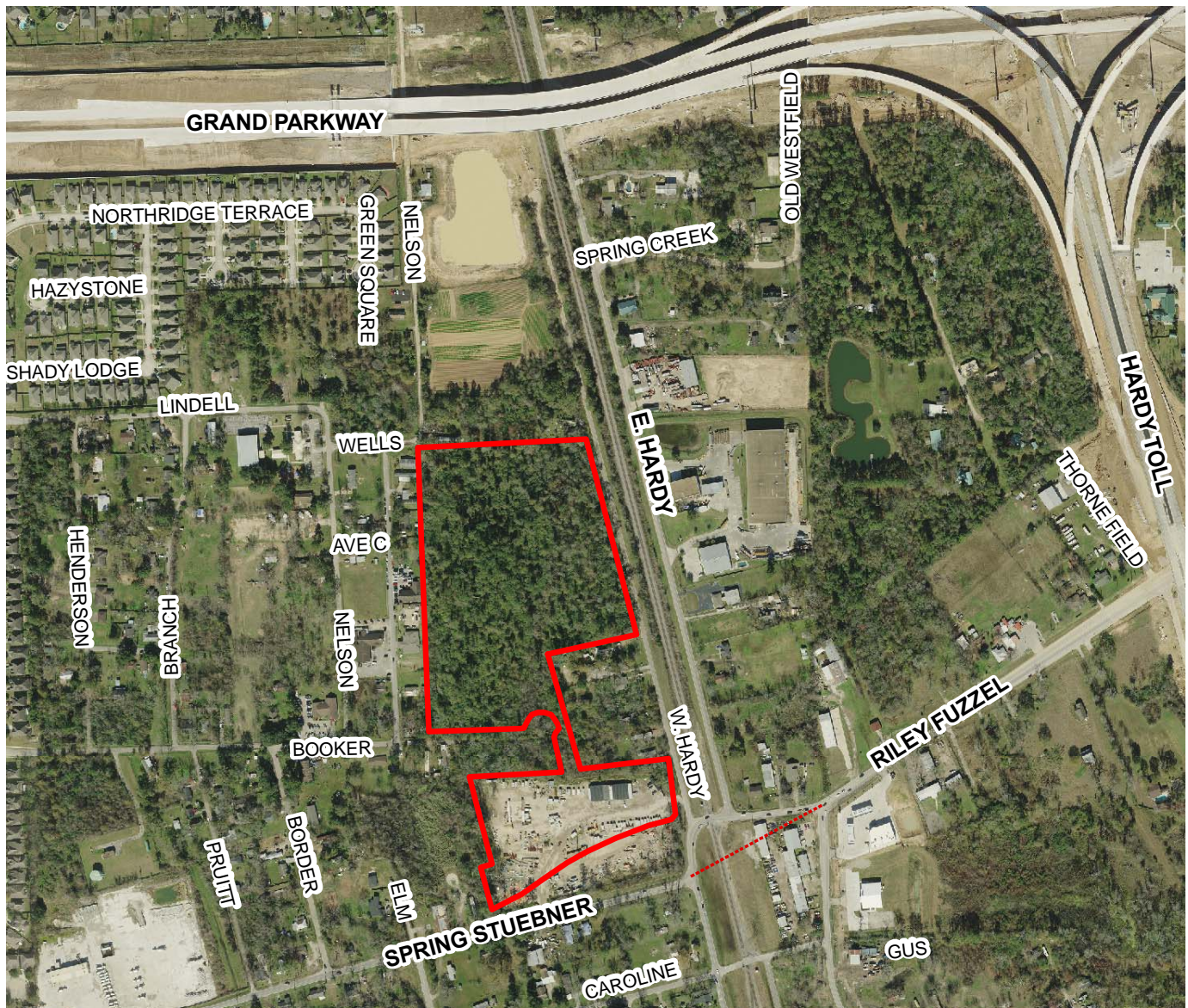
ITEM: 109

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Old Town Spring Business Park Reserve (DEF 1)

Applicant: Windrose



D – Variances

Aerial



**Application Number:** 2017-1306

**Plat Name:** Old Town Spring Business Park Reserve

**Applicant:** Windrose

**Date Submitted:** 07/17/2017

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

**Specific Variance is being sought and extent of variance:**

To not extend Booker Road but instead terminate with a cul-de-sac.

**Chapter 42 Section:** 42-134

**Chapter 42 Reference:**

A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

### **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 21.575 acres located on the West side of West Hardy Road just north of the intersection with Spring Steubner Road. The subject property is an ideal site for commercial development, being located off near the intersection of Spring Steubner Road and West Hardy Road, providing the general area with excellent connectivity to the regional road network. The applicant is requesting a variance to not extend Booker Street. Booker Street is a 20-foot wide prescriptive right-of-way that is improved up to the western edge of the subject site and continues through to the eastern edge of the site as an unimproved right-of-way. The applicant is proposing to dedicate 20-feet of right-of-way on the plat, construct the street, and provide for a cul-de-sac turnaround. The street cannot be extended further to the east because of existing residential development. The variance will document the release of a portion of the undeveloped, prescriptive right-of-way between the turnaround and the eastern edge of the property. This small portion is no longer needed given that the developer is constructing a turnaround.

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

This property will be developed as a commercial/retail/industrial use for and the applicant is proposing to provide a cul-de-sac on Booker Street in exchange for not extending through the property. Booker Street is an undeveloped, prescriptive right-of-way and terminating at the eastern boundary is not in the best interests of the public. Further, providing a turnaround at the current terminus on the eastern boundary is not possible given that the developer does not own that property. Extending Booker through to West Hardy is also impossible due to existing residential development. The circumstances supporting the variance are the unusual physical characteristics associated with the prescriptive right-of-way and surrounding lands.

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

Requiring the applicant to extend Booker Street beyond the eastern boundary is contrary to the intent of Chapter 42. Existing development precludes the extension and the additional cut-through to Hardy Road would not significantly improve traffic mobility in the area. The retention of the undeveloped, prescriptive right-of-way would also interfere with



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

The granting of the variances will not be injurious to the public's health, safety, or welfare as the street network in the area is more than adequate to provide safe and effective traffic movement to the various north/south and east/west thoroughfares. Further, extending Booker Street to Hardy Road (if the existing residential development to the east was acquired by the County) would likely interfere with the realignment and redesign of the Spring Stuebner Road, Goedecke Road and Riley Ruzzell Road intersections. This interchange is primed for redesign to ensure that traffic can move seamlessly from Spring Stuebner Road to the Hardy Toll Road. In order for that to occur, the redesigned intersection would likely be shifted to the north in direct conflict with the theoretical intersection of Booker Road and W Hardy Road.

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

The justification for the variance is the fact that extension from the current location is not viable because of existing land uses. Extending the street to W. Hardy Road is not needed for traffic circulation. Further, the extension would not be in the public's best interests because the ultimate intersection would likely conflict with future improvements along W. Hardy when Spring Stuebner and Riley Fuzzel are realigned. Granting the variance would recognize the unique conditions affecting the site while enabling the developer to realize the highest and best use of their land.



# Houston Planning Commission

**ITEM: 110**

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Silver Ranch Sec 16

Applicant: BGE|Kerry R. Gilbert Associates



**D – Variances**

**Site Location**

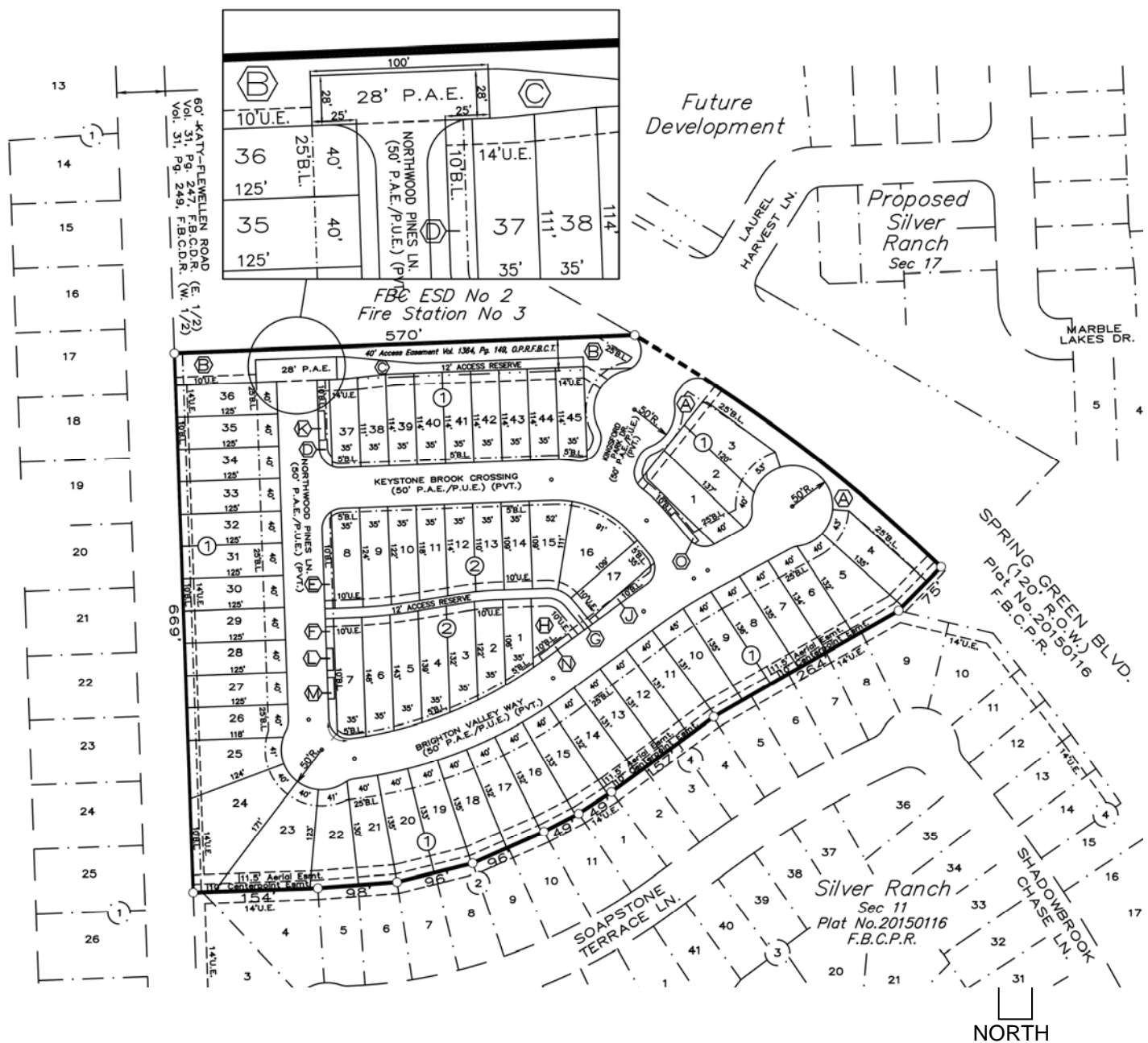
## Planning and Development Department

**ITEM: 110**

**Meeting Date: 08/10/2017**

**Subdivision Name: Silver Ranch Sec 16**

**Applicant: BGE|Kerry R. Gilbert Associates**



## D – Variances

## Subdivision

# Houston Planning Commission

**ITEM: 110**

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Silver Ranch Sec 16

Applicant: BGE|Kerry R. Gilbert Associates



**D – Variances**

**Aerial**





All rights Reserved

All rights Reserved

All rights Reserved

All rights Reserved

All rights Reserved

All rights Reserved



**Application Number:** 2017-1400

**Plat Name:** Silver Ranch Sec 16

**Applicant:** BGE|Kerry R. Gilbert Associates

**Date Submitted:** 07/31/2017

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

**Specific Variance is being sought and extent of variance:**

To terminate a 50'-wide Type 1 PAE with a T-type/"hammerhead" turnaround instead of a cul-de-sac.

**Chapter 42 Section:** 131

**Chapter 42 Reference:**

Sec. 42-131. Culs-de-sac. ... (b) A cul-de-sac shall comply with the applicable terminus design as specified in the design manual.

### **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;**

Silver Ranch is a ±180-acre single-family residential community located far west of central Houston near the City of Katy, south of I-10 outside the Grand Parkway. The development is bisected by major thoroughfare Spring Green Boulevard, which runs southeast/northwest through the community. The Cinco Ranch Northwest community is located directly to the west, across existing Katy-Flewellen Road. The major thoroughfare Roesner Road forms the southern boundary of the overall development. To the north and east is an unnamed, unplatted subdivision created by metes-and-bounds in 1970. Most of Silver Ranch has already been completed, with only a few sections not yet platted. The subject site, Section 16, is near the northwest corner of the community, immediately south of the fire station and the future Spring Green Blvd / Crossover Rd roundabout. The proposed section is a gated private street subdivision with a compact, pedestrian-friendly design containing both standard single-family homes, and townhomes with rear-access alleys, to create a pleasant walking environment along the residential streets. The requested variance is to allow Northwood Pines Lane, a 50'-wide private street (Type I PAE), to terminate with a T-type/"hammerhead" turnaround instead of a cul-de-sac. A Type I PAE is normally required to terminate with a cul-de-sac, while the T-type turnaround is a standard option for 28'-wide Type II PAEs. The T-type turnaround provides sufficient room for a fire truck to maneuver and turn around, without creating an enormous gap of paving next to the proposed townhome lots. This will contribute to the walkable environment of the private gated community. The T-type turnaround also allows for a more practical design, in order to achieve the highest and best use of the land in the case of sites with limited area and tight constraints, such as in the proposed section.

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

The granting of the variance is meant to achieve the highest and best use of the land by employing the most practical and efficient design, while not causing any detrimental impact to the public health, safety, or welfare.

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

The proposed turnaround is allowed by ordinance where the efficient use of the land merits the most compact design possible. Emergency vehicles, up to and including fire trucks, will be able to turn around at the end of the street, therefore achieving the intent and general purposes of this chapter.

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

The T-type/"hammerhead" turnaround will provide sufficient turnaround space for all traffic including emergency services, and therefore will not be injurious to the public health, safety, or welfare.

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

The practical and efficient use of the land, without compromising the public health, safety, or welfare, is the justification for the variance.





**Application Number:** 2017-1400

**Plat Name:** Silver Ranch Sec 16

**Applicant:** BGE|Kerry R. Gilbert Associates

**Date Submitted:** 07/31/2017

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

**Specific Variance is being sought and extent of variance:**

To allow a 5' front building line for single-family lots fronting on a private street (50'-wide Type I PAE) and taking vehicular access from a private alley at the rear – instead of on a public street and public alley, respectively.

**Chapter 42 Section: 156**

**Chapter 42 Reference:**

Sec. 42-156. - Collector and local streets—Single-family residential. ... (d) When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley, then no front building setback line shall be required, except for corner lots as provided herein.

### **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;**

Silver Ranch is a ±180-acre single-family residential community located far west of central Houston near the City of Katy, south of I-10 outside the Grand Parkway. The development is bisected by major thoroughfare Spring Green Boulevard, which runs southeast/northwest through the community. The Cinco Ranch Northwest community is located directly to the west, across existing Katy-Flewellen Road. The major thoroughfare Roesner Road forms the southern boundary of the overall development. To the north and east is an unnamed, unplatted subdivision created by metes-and-bounds in 1970. Most of Silver Ranch has already been completed, with only a few sections not yet platted. The subject site, Section 16, is near the northwest corner of the community, immediately south of the fire station and the future Spring Green Blvd / Crossover Rd roundabout. The proposed section is a gated private street subdivision with a compact, pedestrian-friendly design containing both standard single-family homes, and townhomes with rear-access alleys, to create a pleasant walking environment along the residential streets. The requested variance is to allow 26 of the proposed 62 lots to have a 5' front building line. The lots with the reduced building line will take vehicular access from a private alley in the rear of the lots. Chapter 42-156(d) allows for this same design on public streets and public alleys. The only difference is that the subject plat proposes private streets and private alleys. This meets the intent of the ordinance regarding the front building line for lots with alley access.

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

Chapter 42 does not address the possibility of alley-access lots on private streets, which is not a circumstance created by the applicant. The granting of the variance is meant to achieve the same design already allowed by ordinance for public streets.

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

The proposed design achieves the same result that would be allowed by ordinance on a public street, and will therefore preserve and maintain the intent and general purposes of this chapter.

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

The proposed design allows both private vehicular access and emergency access to all lots, and the reduced building line is greater than what is required by ordinance for the same design on public streets, therefore the granting of the variance will not be injurious to the public health, safety, or welfare.

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

The allowance for private alleys not being mentioned in the ordinance is the justification of the variance.



**Application Number:** 2017-1400

**Plat Name:** Silver Ranch Sec 16

**Applicant:** BGE|Kerry R. Gilbert Associates

**Date Submitted:** 07/31/2017

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

**Specific Variance is being sought and extent of variance:**

To allow alleys at the back of the lots to be platted as reserves, and therefore to allow reserves that do not meet the minimum standards for "all other" categories of restricted reserves not specified by the ordinance.

**Chapter 42 Section: 190**

**Chapter 42 Reference:**

(c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve: Restricted reserve -- All Min. Size: 5,000 sqft Street Type: public street Min. Width: 60 feet Min. Frontage: 60 feet

## Statement of Facts

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

Silver Ranch is a ±180-acre single-family residential community located far west of central Houston near the City of Katy, south of I-10 outside the Grand Parkway. The development is bisected by major thoroughfare Spring Green Boulevard, which runs southeast/northwest through the community. The Cinco Ranch Northwest community is located directly to the west, across existing Katy-Flewellen Road. The major thoroughfare Roesner Road forms the southern boundary of the overall development. To the north and east is an unnamed, unplatted subdivision created by metes-and-bounds in 1970. The subject site, Section 16, proposes a gated private street subdivision with a compact, pedestrian-friendly design containing both standard single-family homes, and free-standing townhomes with rear-access alleys, to create a pleasant walking environment along the residential streets. The rear-access alleys will be privately owned and maintained by the community association, and therefore, per Fort Bend County standards, these alleys must be contained in reserves restricted to "Private Access Alley and Utilities", as shown on the subject plat. However, this condition is contrary to Chapter 42 standards for reserves. Alleys are not one of the standard reserve types listed in Section 42-190, and therefore they fall under the "other" category, which requires the reserve to be a minimum 5,000 sqft and to have 60' of frontage on a 60'-wide public street. These standards are completely impractical for the creation of private alleys. The requested variance is to allow reserves restricted to "Private Access Alley and Utilities" to not meet the standards for "other" restricted reserves (being less than 5,000sqft and having frontage less than 60' on a PAE that is less than 60' wide), and to therefore meet Fort Bend County private alley standards by providing private alleys within restricted reserves.

**(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 standards of the City of Houston and Fort Bend County are such that private alleys cannot be created while meeting the standards of both jurisdictions, which is not a hardship created or imposed by the applicant.

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

The proposed design allows for the creation of private alleys meeting the standards of Fort Bend County and which will appear on the ground in the same configuration as standard public alleys, and will therefore preserve and maintain the intent and general purposes of this chapter.



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

The proposed design allows both private vehicular access and emergency access to all lots, and the alleys will be maintained by the community association to provide a safe means of ingress and egress, and therefore the granting of the variance will not be injurious to the public health, safety, or welfare.

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

The conflict between different regulations regarding private alleys is the justification of the variance.

# Houston Planning Commission

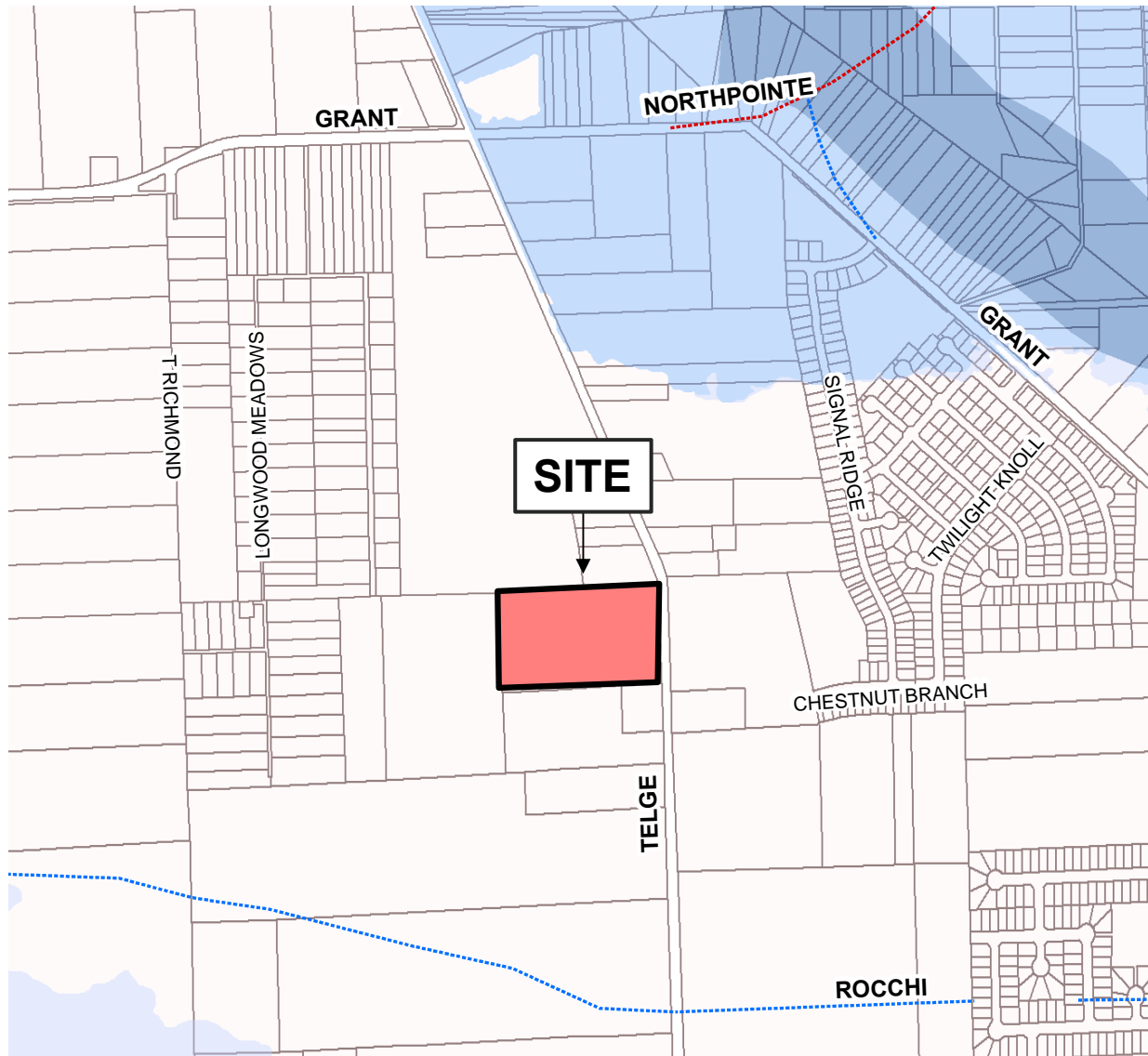
ITEM: 111

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Telge Road Park

Applicant: Gruller Surveying



D – Variances

Site Location

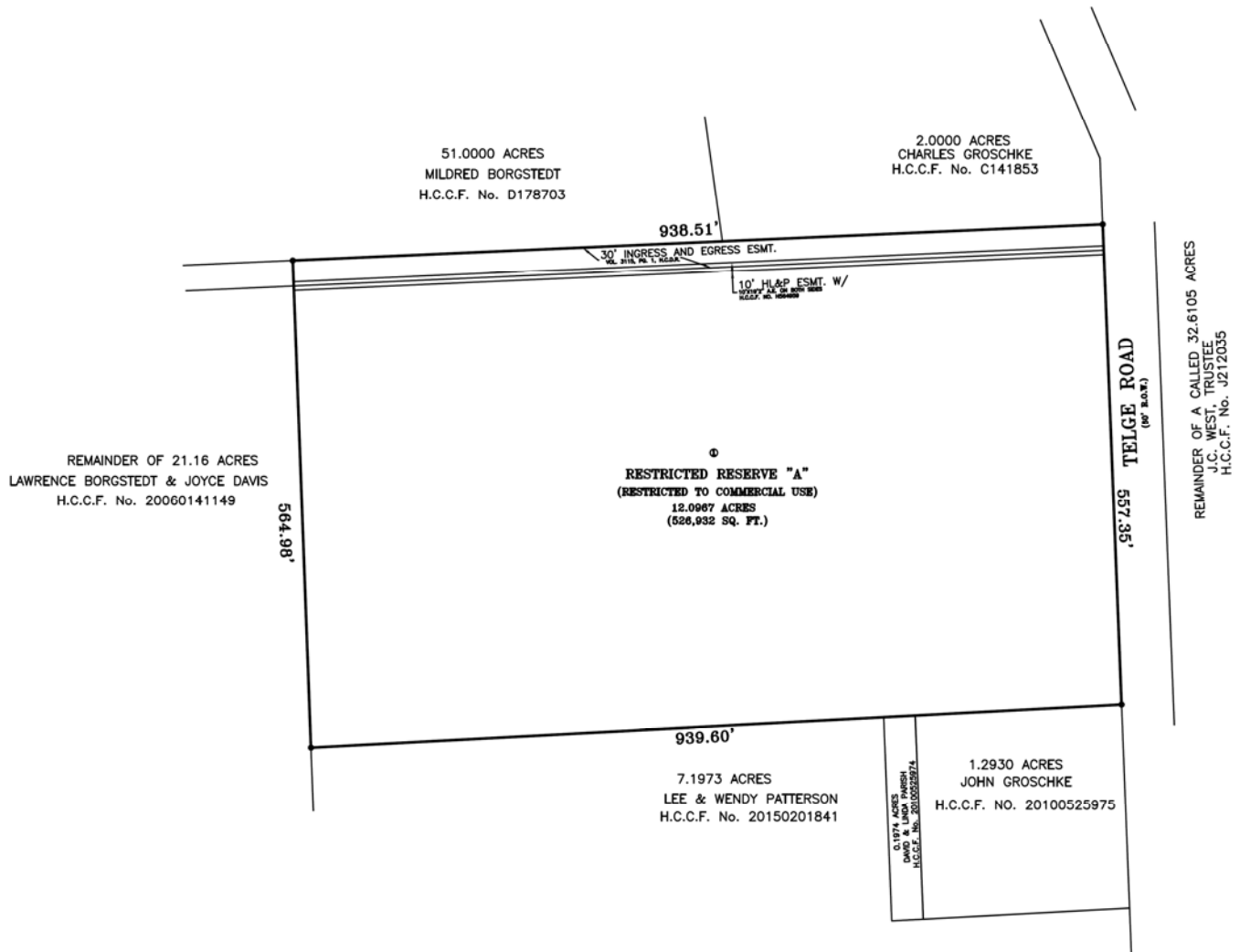
# Houston Planning Commission ITEM: 111

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Telge Road Park

Applicant: Gruller Surveying



D – Variances

Subdivision



# Houston Planning Commission

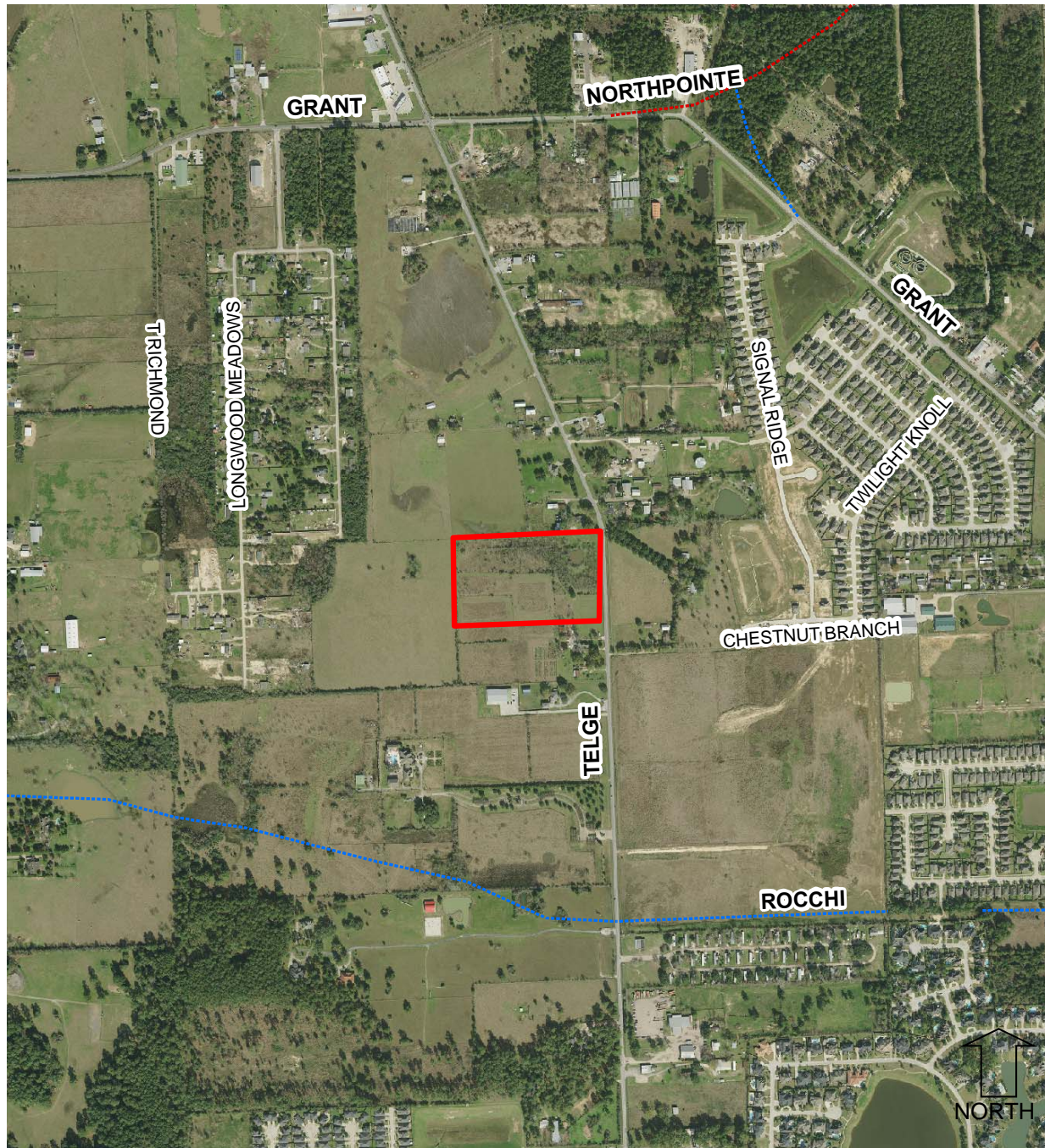
ITEM: 111

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Telge Road Park

Applicant: Gruller Surveying



D – Variances

Aerial



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**VARIANCE  
Request Information Form**

**Application Number:** 2017-1267

**Plat Name:** Telge Road Park

**Applicant:** Gruller Surveying

**Date Submitted:** 07/17/2017

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

**Specific Variance is being sought and extent of variance:**

The applicant requests a variance to exceed the 2600' intersection spacing requirement along Telge Road by not creating an east to west street through the tract. The applicant also requests a variance to exceed the 1400' intersection spacing requirement for local streets by not creating a north to south street through the tract.

**Chapter 42 Section:** 42-127/128

**Chapter 42 Reference:**

42-127: A major thoroughfare shall intersect with a public local street, a collector street, or another major thoroughfare at least every 2600 feet. 42-128(1) Each local street shall intersect with a street that meets the requirements of subsection B at least every 1400 feet.

**Statement of Facts**

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

NA

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

Strict application of this chapter would leave the parcel split into two pieces; leaving the land useless after 60' of R.O.W. and the 10' B.L. that is to be dedicated as well. dedication of a R.O.W. east/west would not be feasible as it would not hit a dedicated R.O.W. until almost a mile. and that R.O.W. is a dead end to a cemetery with residential use only.

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

No hardship will be created, all tracts of land have access, therefore would not require additional access, dedication a R.O.W. west would ultimately lead into existing residential houses the site has sufficient access via Telge Road. Granting the variance will leave the site undevelopable for the proposed commercial development

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

The intent of this chapter is to insure access over block lengths, this will be preserved due to the fact that if R.O.W. is dedicated, east/west it would lead into a residential subdivision which has a private access easement. The site has adequate access via Telge Road and there are many private drives north and south on Telge Road that provide adequate access to the adjoining sites.

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

Granting the variance will not be injurious as it will keep it the same configuration as it has been since at least 1944.

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

No, the sole justification of this variance is to keep the land in a configuration that is developable.



# Houston Planning Commission

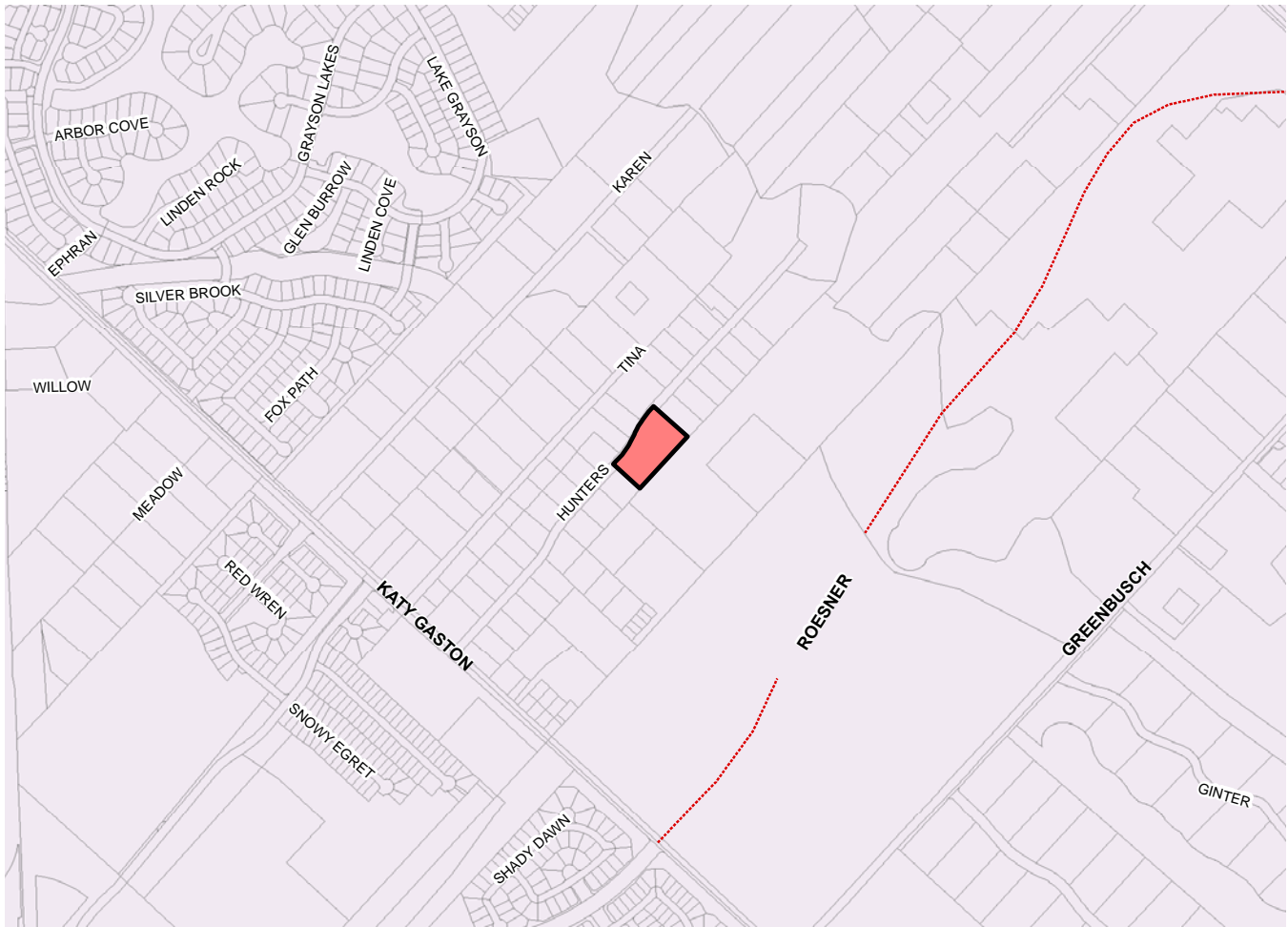
**ITEM: 112**

Planning and Development Department

Meeting Date: 08/10/2017

**Subdivision Name: Henneke Estates**

**Applicant: PROSURV**



**F- Reconsideration of Requirements**

**Site Location**



# Houston Planning Commission

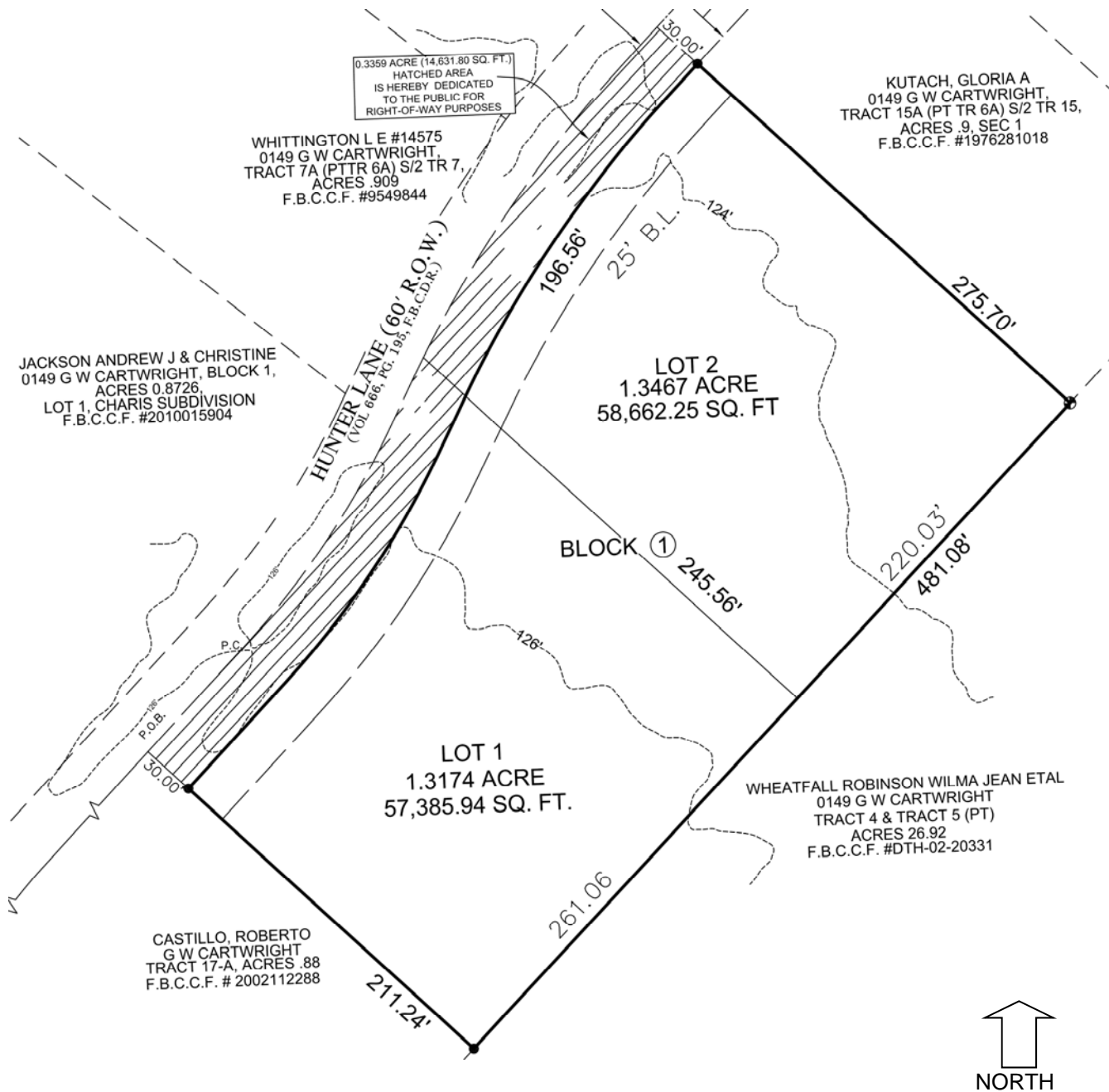
## ITEM: 112

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Henneke Estates

Applicant: PROSURV



F- Reconsideration of Requirements

Subdivision

# Houston Planning Commission

**ITEM: 112**

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Henneke Estates

Applicant: PROSURV



**F- Reconsideration of Requirements**

**Aerial**



PLANNING &  
DEVELOPMENT  
DEPARTMENT

RECONSIDERATION OF REQUIREMENT  
Request Information Form

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Application No: 2017-1351  
Plat Name: Henneke Estates  
Applicant: PROSURV  
Date Submitted: 07/28/2017

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

**Specific requirement or condition being sought:**

A variance is being sought to not be required to extend a street through the subject property.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet.

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:**

A variance is being sought to not be required to extend a street through the subject property. See Variance Form.





**Application Number:** 2017-1351

**Plat Name:** Henneke Estates

**Applicant:** PROSURV

**Date Submitted:** 07/28/2017

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

**Specific Variance is being sought and extent of variance:**

A variance is being sought to not be required to extend a street through the subject property in a North/South direction.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet.

### **Statement of Facts**

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

The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; The subject property is a 3.00 acre tract of land located in Fort Bend County, Katy, Texas. The property is also located in a City of Houston ETJ area. This is a very rural area consisting primarily of acreage tracts of land. The property is located approximately 1,600 feet Easterly of the intersection of Gaston Road on Hunter Lane. If a collector street were required to go through this property it would disrupt the as built current development and occupation in this rural area of Fort Bend County where the development and construction is all acreage lots. If the applicant were required to dedicate a road right of way in a North/South direction intersecting Hunter Lane, this would also go through the middle of several acreage home sites that have current homes built on them. The granting of the variance of this requirement will keep the properties in the current configuration and harmony with the surrounding lands.

**(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;**

No, the application for a variance is not due to a hardship created by the applicant. By granting the variance, this will allow the property owner to use the full amount of land they originally purchased. This would not disrupt the current typical land use and surrounding adjoining lands by adding a collector street though existing structures of tracts of land adjoining the property.

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

Yes, the area of Fort bend County is not a high traffic and density area where a collector street would benefit traffic flow.

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

No, the variance will not be injurious to the public. The property owner is platting the subject property into one reserve and not multiple lots. The development proposed should not increase traffic or density in the area which would necessitate a collector street

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

No, economic hardship is not the sole justification of the variance. By allowing the variance to be granted of not adding a collector street this will allow the subject property and adjoining already improved tracts to not be impacted.

# Houston Planning Commission

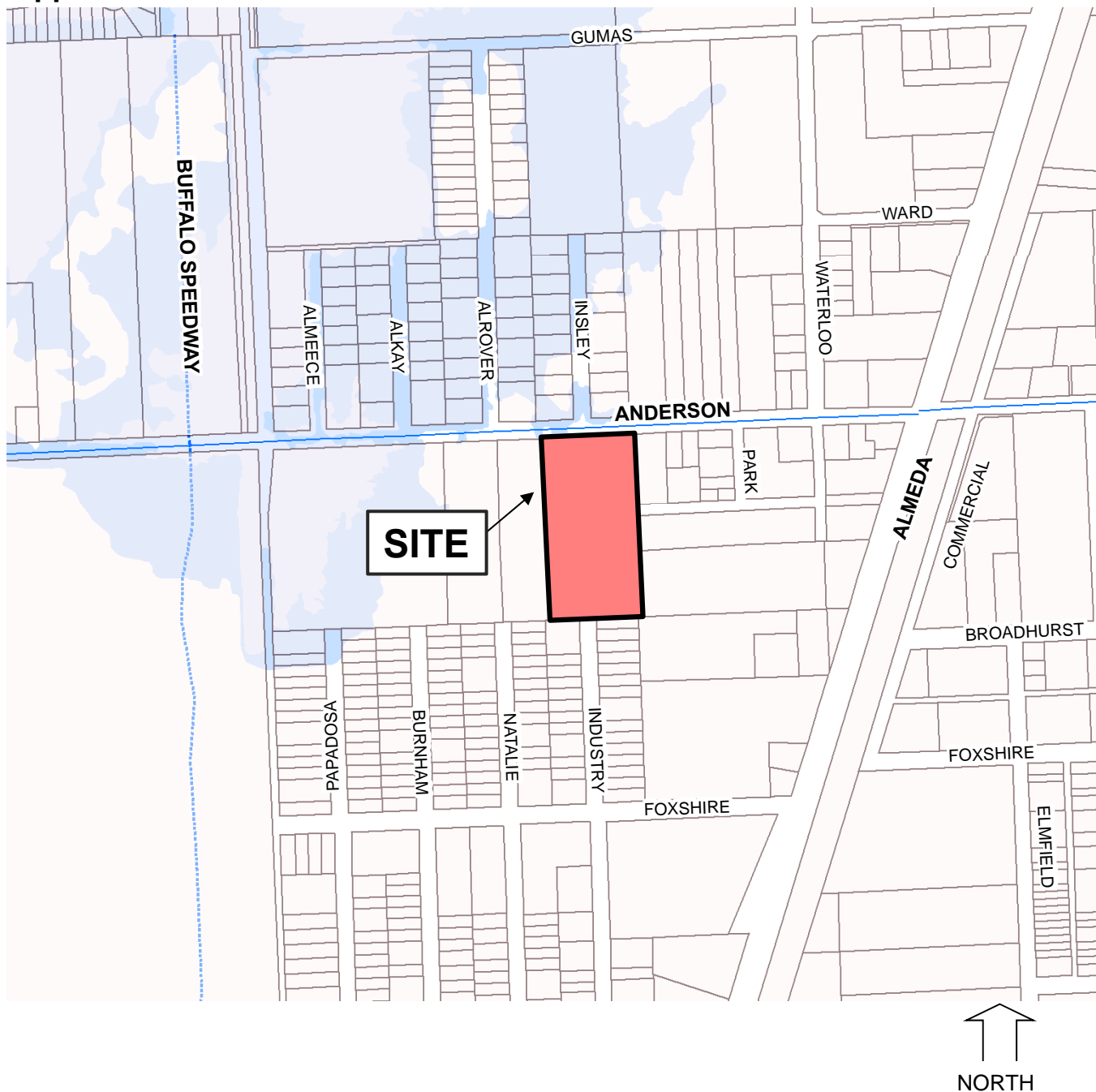
**ITEM: 113**

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Martinez Bella Vista (DEF 1)

Applicant: BM DESIGN LLC



**F- Reconsideration of Requirements**

**Site Location**

**ITEM: 113**

**Meeting Date: 08/10/2017**

**Applicant: BM DESIGN LLC**



## Subdivision



# Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Martinez Bella Vista (DEF 1)

Applicant: BM DESIGN LLC



F- Reconsideration of Requirements

Aerial



## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2017-1105  
**Plat Name:** Martinez Bella Vista  
**Applicant:** BM DESIGN LLC  
**Date Submitted:** 06/23/2017

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

**Specific requirement or condition being sought:**

Requesting to not extend or terminate two stub streets - Industry Street and Cedar Street

**Chapter 42 Section:** 134

**Chapter 42 Reference:**

Address stub streets per 42-134

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:**

This plat requires the variance for the stub streets - Industry Street and Cedar Street





**Application Number:** 2017-1105

**Plat Name:** Martinez Bella Vista

**Applicant:** BM DESIGN LLC

**Date Submitted:** 06/23/2017

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

**Specific Variance is being sought and extent of variance:**

Requesting to not extend or terminate two stub streets - Industry Street and Cedar Street

**Chapter 42 Section:** 134

**Chapter 42 Reference:**

Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted

### **Statement of Facts**

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

The proposed Replat is 4.545 acres of land out of lot 22, Fruitland Subdivision, in the Water survey, A-872, in the Harris County, Texas. It is located at 3311 Anderson Road, Houston, TX 77053 in the City of Houston Extra Territory Jurisdiction. We will developed 26 units mobile home park and two (2) 3500 SF office/warehouse buildings. The complete project will be comply with Harris County Public Infrastructure and Engineering Department rule and regulations. This property will be completely fence with 7'-0" wood fence. We started this project at January, 2017 and submitted to the Harris County for site development permit. Since this land was part of Lot 22, County required the Replat and part of the Replat process City of Houston and Harris County required the Variance. The total projects in under hold due to the complete the Variance. The water and sewer of this project provide by the City of Houston. We paid the impact fee and submit to the City for OCL approval. Plan is under review. City of Houston Project No. 17008909.

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

This property will be completely fence with 7'-0" wood fence. Our proposed development design doesn't create the impossibility of the public safety. Proposed development will have private road w/ fire truck turn around with the drainage amenities. Proposed development has 26 mobile home park which will be gated community. Also has proposed 23,500 SF office warehouse. (see attach Site Plan). The Industry Street which south of our project has existing mobile home development. The road has an intersection of W Foxshire lane almost 600 Feet. The fire truck can back up from the intersection and serve the public safety. The Insley Street which north of our project has existing several old houses. The road is dead end almost 600 Feet. Neighborhood has enough clearance for the fire truck turn around. The Cedar Street which is east of our project is private Mobile Home park which also has the turnaround for the public safety.

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

This property will be completely fence with 7'-0" wood fence. The owner will have a private road for the Mobile home Park and not intend or in future will require the road to connect. The proposed design will be prevent the unwanted traffic flow through the proposed development and it will create the safer environment. Our design have 50 Feet fire truck turnaround end of the private road.

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

We will maintain and preserved the safer environment for the public. And our goal to purpose to create an affordable homes and commercial businesses. Our design also provide the fire hydrant on the property which will be more convenience for Harris County Fire Marshall requirement. Commercial project will have Fire Lane which will eliminate the



unnecessary and unorganized parking on the property. The proposed mobile home park also will be fire lane and our design development provides the separate parking for the each mobile home tenant. There will be no parking on the street.

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

This property will be completely fence with 7'-0" wood fence. The granting of this variance will be implement the public health, safety or welfare because our design cut down the unnecessary traffic through the mobile park. We will have gated community with automatic gate, therefore, any unwanted public will be separate from the commercial business development. Gate will have a Knox Box which will be comply with the Harris County Fire Marshall.

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

Economic hardship is not the justification of the variance. The proposed development mobile home park road will be private and design will be comply with Harris County engineering department. Owner has its own private road and will never intend, extend or ask to connect the private road (Cedar Street and Industry Street) for the Commercial development. This property boundary will be 7'-0" wood fence .

# Houston Planning Commission

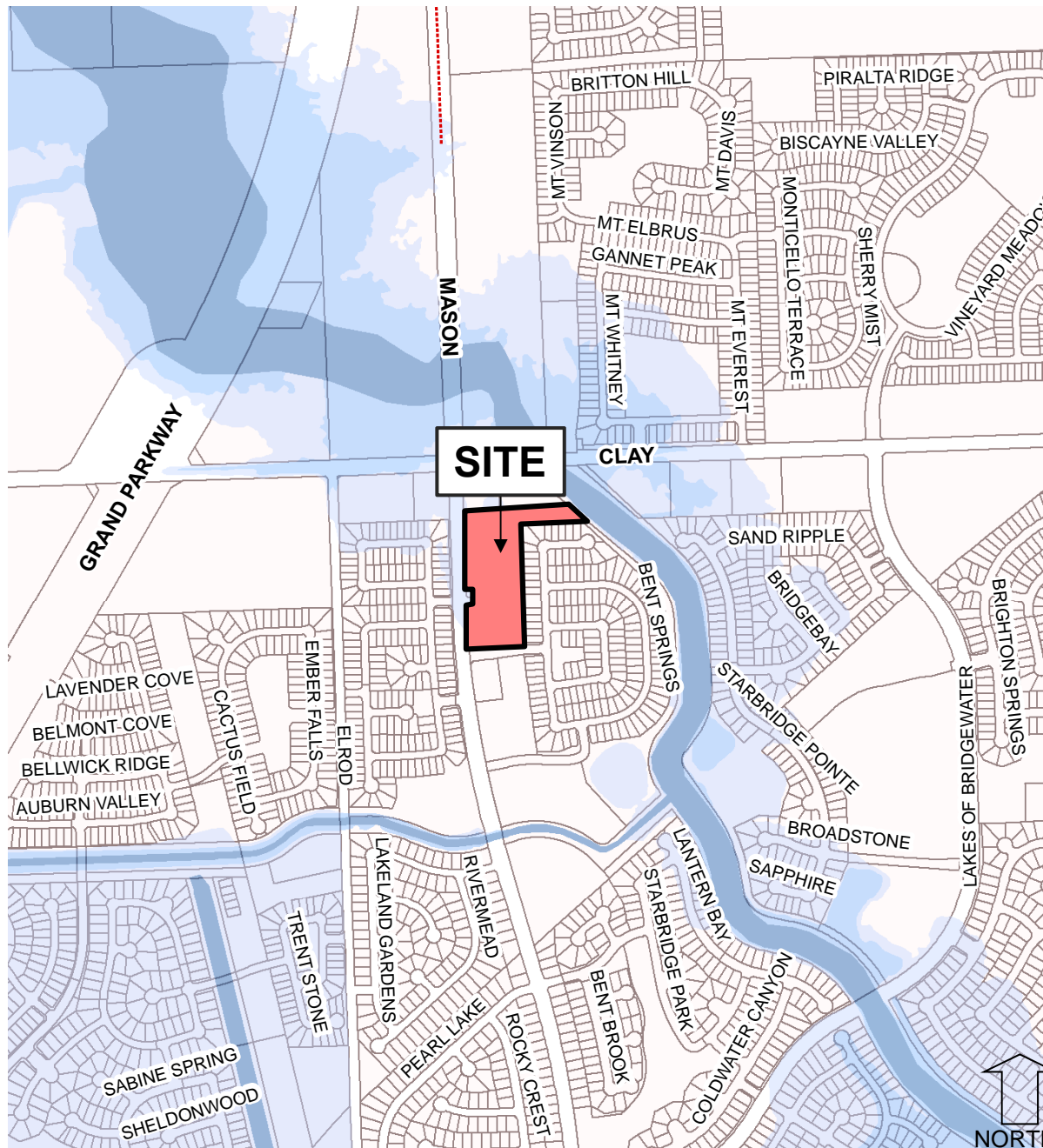
ITEM: 114

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Mason McAlister Place

Applicant: Jones|Carter - Woodlands Office



**F – Reconsideration of Requirements Site Location**

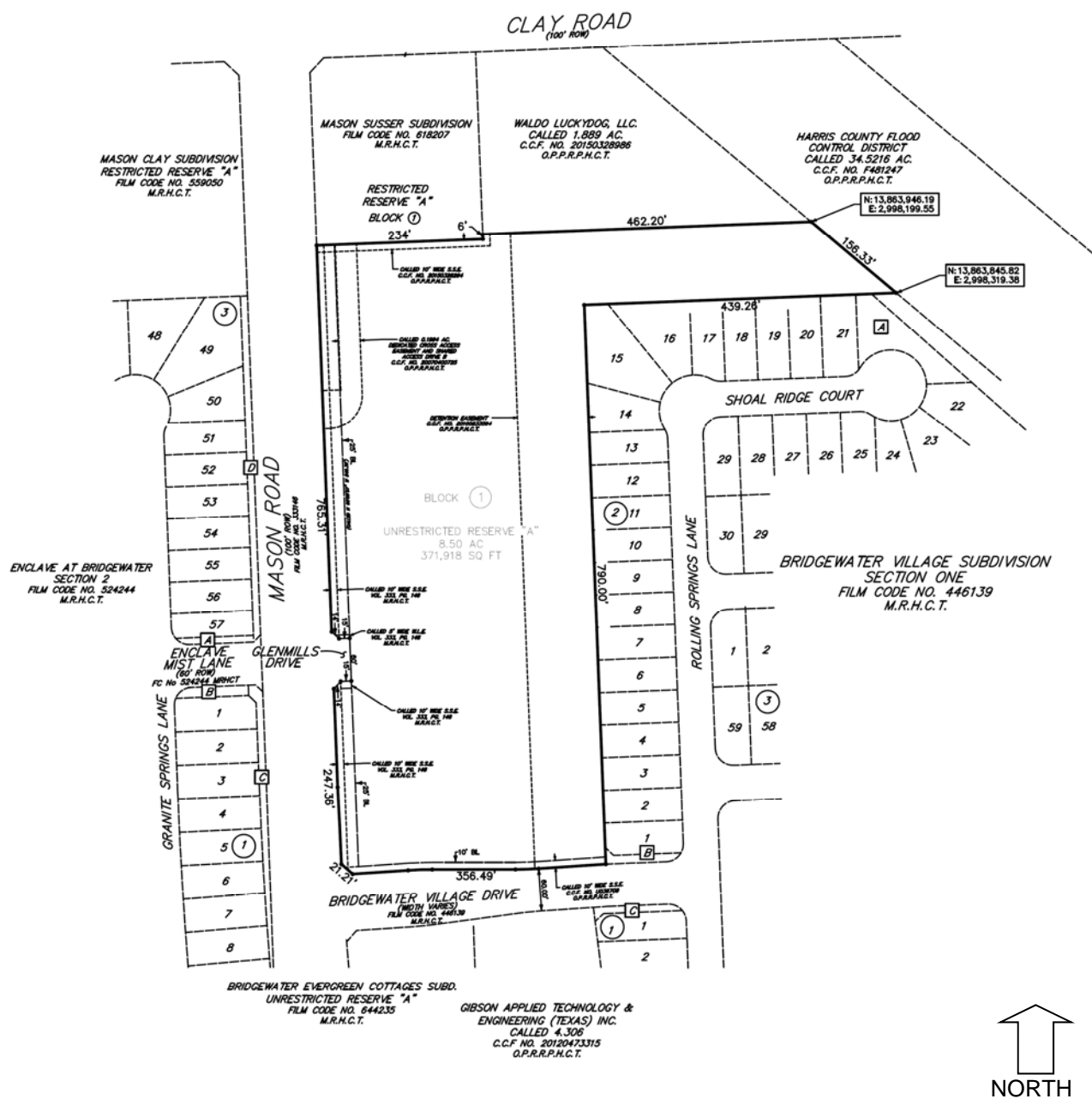
# Houston Planning Commission ITEM: 114

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Mason McAlister Place

Applicant: Jones|Carter - Woodlands Office



## F – Reconsideration of Requirements Subdivision



# Houston Planning Commission

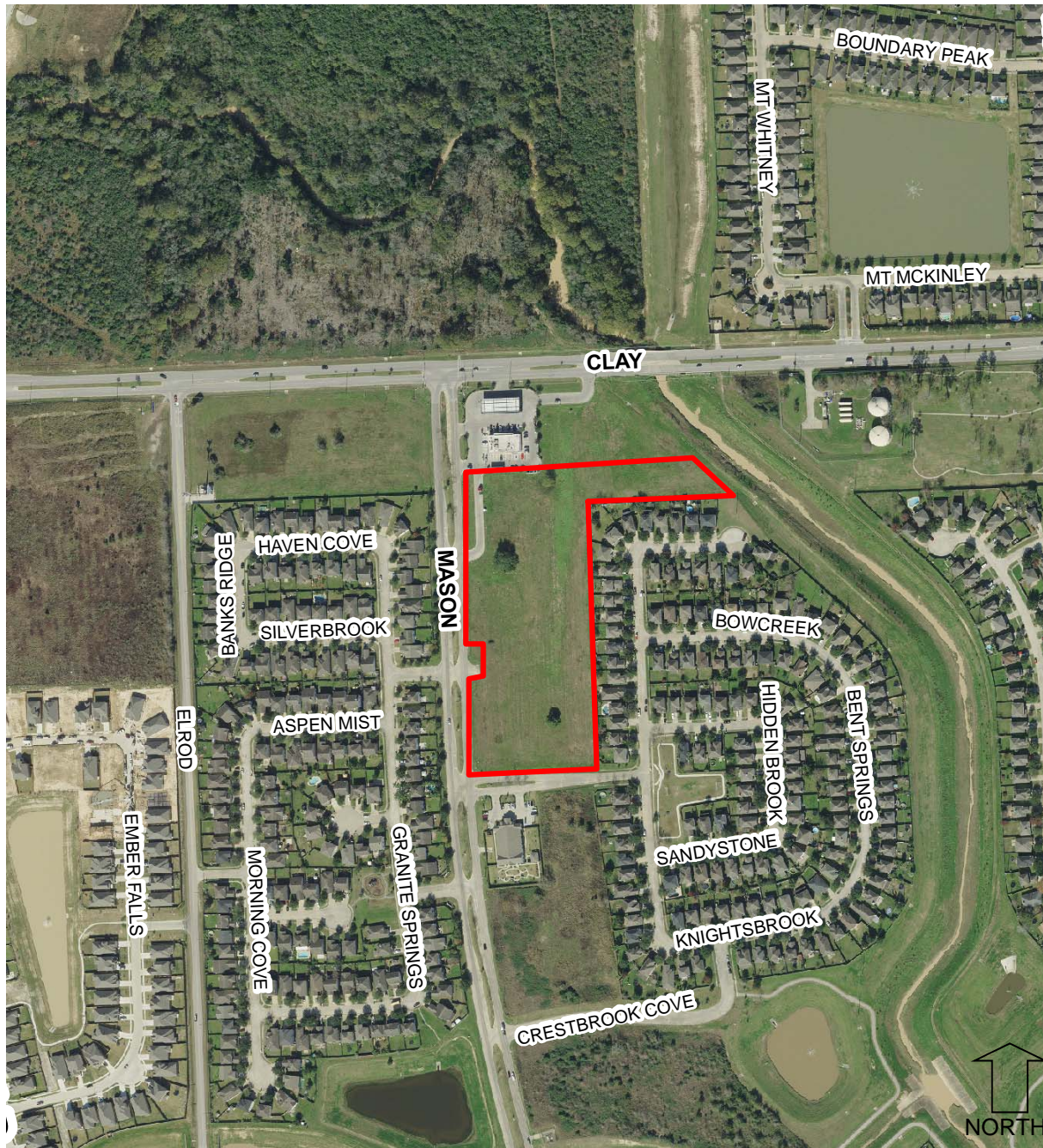
ITEM: 114

Planning and Development Department

Meeting Date: 08/10/2017

Subdivision Name: Mason McAlister Place

Applicant: Jones|Carter - Woodlands Office



F – Reconsideration of Requirements

Aerial



## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2017-1413  
**Plat Name:** Mason McAlister Place  
**Applicant:** Jones|Carter - Woodlands Office  
**Date Submitted:** 07/31/2017

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

**Specific requirement or condition being sought:**

Not to extend or provide a vehicular turn around for Glenmills Drive

**Chapter 42 Section:** 134(a)

**Chapter 42 Reference:**

(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless:

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 tract is 8.50 acres of land located along Mason Road approximately 260' south of Clay Road. The site is surrounded by existing commercial development to the north, the Bridgewater Village Subdivision to the east, Bridgewater Village Drive to the south, and Mason Road to the west. In 1985, the portion of Mason road adjacent to the site was platted with several street stub street "turn-outs". One of the stub streets, "Glenmills Drive", terminates approximately mid-block at the subject tract. Glenmills Drive has never been accepted by Harris County for maintenance nor has it been entered into the County's Road Log. As such, the developer is still responsible for maintenance of the stub street and its related paving and utilities. Subsequent to the platting of Mason Road, the Bridgewater Village Subdivision was developed directly to the east of the subject tract. The subdivision provided one street extension to Mason Road via Bridgewater Village Drive which establishes the southern boundary of the site. As a result, there is no possible location for an extension of Glenmills Drive to the east. Furthermore, a detention pond was permitted and constructed along the eastern perimeter of the site which creates another physical barrier that prevents the extension of Glenmills. The street is not needed for block length as it is located only 820' south of Clay Road on Mason Road, both designated major thoroughfares on the City's Thoroughfare Plan. Given the size and configuration of the site, any future development will certainly be a mix of commercial and retail uses. The dedication of a cul-de-sac on site would take up approximately 36% of the developable depth of a portion of the tract and would prevent it from being developed to its highest and best use. Due to all these factors, the developer wishes to keep the stub street in place instead of abandoning it and utilize the existing pavement and utilities to serve the private development as the stub as never been accepted for maintenance or entered into the County's Road Log.





## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2017-1413

**Plat Name:** Mason McAlister Place

**Applicant:** Jones|Carter - Woodlands Office

**Date Submitted:** 07/31/2017

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

**Specific Variance is being sought and extent of variance:**

Not to extend or provide a vehicular turn around for Glenmills Drive

**Chapter 42 Section:** 134(a)

**Chapter 42 Reference:**

Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless:

### 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 tract is 8.50 acres of land located along Mason Road approximately 260' south of Clay Road. The site is surrounded by existing commercial development to the north, the Bridgewater Village Subdivision to the east, Bridgewater Village Drive to the south, and Mason Road to the west. In 1985, the portion of Mason road adjacent to the site was platted with several street stub street "turn-outs". One of the stub streets, "Glenmills Drive", terminates approximately mid-block at the subject tract. Glenmills Drive has never been accepted by Harris County for maintenance nor has it been entered into the County's Road Log. As such, the developer is still responsible for maintenance of the stub street and its related paving and utilities. Subsequent to the platting of Mason Road, the Bridgewater Village Subdivision was developed directly to the east of the subject tract. The subdivision provided one street extension to Mason Road via Bridgewater Village Drive which establishes the southern boundary of the site. As a result, there is no possible location for an extension of Glenmills Drive to the east. Furthermore, a detention pond was permitted and constructed along the eastern perimeter of the site which creates another physical barrier that prevents the extension of Glenmills. The street is not needed for block length as it is located only 820' south of Clay Road on Mason Road, both designated major thoroughfares on the City's Thoroughfare Plan. Given the size and configuration of the site, any future development will certainly be a mix of commercial and retail uses. The dedication of a cul-de-sac on site would take up approximately 36% of the developable depth of a portion of the tract and would prevent it from being developed to its highest and best use. Due to all these factors, the developer wishes to keep the stub street in place instead of abandoning it and utilize the existing pavement and utilities to serve the private development as the stub as never been accepted for maintenance or entered into the County's Road Log.

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

When Mason Road was platted in 1985, there was limited information on how the adjacent properties would be developed. When Bridgewater Village was constructed to the east of the site without a stub-street that would align with the future extension of Glenmills Drive, the extension of the street was no longer feasible.

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

The intent and general purposes of this chapter will be preserved and maintained as the existing traffic circulation in the area provides sufficient access and connections to adjacent properties. A street extension or cul-de-sac will not improve traffic circulation in the area.



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

Granting the requested variance would not be injurious to public health safety and welfare as the extension of the public street or creation of a cul-de-sac will not improve nor inhibit traffic in the surrounding area. Traffic circulation in the overall area is addressed by the existing adjacent street pattern.

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

Justification for the variance is based on the existing physical conditions and development affecting the site. The combination of the existing subdivision and detention pond to the east prevent any connections. Traffic circulation in the overall area is addressed by the existing major thoroughfare street pattern and surrounding local streets

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 08/10/17

**ITEM: 120**

**Applicant:** EAGLE PARK INVESTMENTS

**Contact Person:** DONNIE CLICK

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1292	77365	5771	296-L	ETJ
NORTH OF: NORTH PARK EAST OF: LOOP 494					

**ADDRESS:** 24640 Wayne Road

**ACREAGE:**

**LEGAL DESCRIPTION:**

THE EAST ONE HUNDRED FEET (100') OF LOT TWENTY-SEVEN (27), BLOCK FOUR (4), SECTION THREE (3), TIMBERLANE ACRES, SUBDIVISION OUT OF THE N.S. SCHNITZ SURVEY A-699 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 291 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** BUSINESS

## 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:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 08/10/17

**ITEM: 121**

**Applicant:** TEXAS ENGINEERING; MAPPING CO

**Contact Person:** SCOTTY SCHMID

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	<b>17-1293</b>	77081	5155	531-C	ETJ
<b>SOUTH OF: WEST PARK EAST OF: RICE AVENUE</b>					

**ADDRESS:** 5611 South Rice Avenue

**ACREAGE:** 3.00

**LEGAL DESCRIPTION:**

A 3.0011 ACRE TRACT OF LAND IN THE JAMES BLESSING SURVEY, ABSTRACT NO. 162, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, SAID 3.0011 ACRE TRACT BEING THE SAME TRACT OF LAND CONVEYED TO FARREN FAMILY HOLDINGS, L.P. AS RECORD IN HARRIS COUNTY CLERK'S FILE NO. T607202 AND BEING A PORTION OF LOT 5, BLOCK 13, WESTMORELAND FARMS, AMENDED FIRST SUBDIVISION, ACCORDING TO THE MAP AND PLAT RECORDED IN VOLUME 3, PAGE 60 OF THE HARRIS COUNTY MAP RECORDS.

**PURPOSE OF REQUEST:** BUSINESS

## 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:**

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# CERTIFICATE OF COMPLIANCE

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## 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](mailto: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](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Houston Permit Service	Jacob Buckwalter	832-272-8423	Jacobhps@yahoo.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
13518 Pinerock Lane	17057219	77079	4858	489B	G

HCAD ACCOUNT NUMBER(S):	0981060000015
PROPERTY LEGAL DESCRIPTION:	Lot 15 Block 6 Wilchester Section 3
PROPERTY OWNER OF RECORD:	Kyle Valentine
ACREAGE (SQUARE FEET):	9,266 square feet
WIDTH OF RIGHTS-OF-WAY:	Glenchester Drive (60 feet), Pinerock Lane (60 feet)
EXISTING PAVING SECTION(S):	Glenchester Drive (25 feet), Pinerock Lane (25 feet)
OFF-STREET PARKING REQUIREMENT:	Meets requirement
OFF-STREET PARKING PROVIDED:	Meets requirement
LANDSCAPING REQUIREMENTS:	2 trees
LANDSCAPING PROVIDED:	2 trees

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	N/A
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	1,859 Square foot garage with storage above, with outdoor living.

**PURPOSE OF VARIANCE REQUEST:** To allow a single-family garage to be built at the 10' building line in lieu of the ordinance-required 20 foot building line.

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

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

This variance request is to cross amended build lines in an attempt to maximize lot use & buildable area. Lot 15 Block 6 of Wilchester Sec. 3 is a corner home at Glenchester Drive and Pinerock Lane. There is an existing SFR on this property which has a garage fronting Glenchester Drive and is currently at 10' off the property line. This garage and home is to be removed and replaced with a new 2-story garage. The city has implemented a new city ordinance GBL of 17'. This creates a new build line that is affecting the ability to utilize the lot. The original plat from 1964 has no garage build line on the Glenchester Drive side. There are many residences on Glenchester Drive that have their garages 10' or less off the property line. If we were to follow the city ordinance of 17' for this replacement garage we would have no buildable area for a yard, nor would it give the same appeal as the rest of the street. Please grant us this variance request.

We require a variance due to the garage build line changing by City Ordinance, and request that the build line be maintained by the original plat of 1964.

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*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](mailto:planning.variances@houstontx.gov).*

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

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

Requirements of this chapter make this project infeasible due to an offsetting garage build line narrowing the lot even more. The 17' GBL on Glenchester Drive makes the construction infeasible. With this variance, the owners can maintain the esthetics of the community and continue the positive growth happening in the area. This is a positive for the entire city, local community and immediate neighborhood. The build lines are imperative to continuity and maintaining property values in the area.

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

The circumstances are not a result of a hardship created by the applicant. The build lines have been changed by the City of Houston since the original platting of this subdivision. The lot being on the corner combined with the changes in the City of Houston's build lines in the area narrow the lot hindering construction and has created the need for this variance application.

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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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- (3) **The intent and general purposes of this chapter will be preserved and maintained;**  
Yes, the intent and general purposes of this chapter will be maintained. This variance request is that the garage build line on Glenchester Drive be reduced from 17' to 10' for the new construction and replacement of a 2-story garage with outdoor living.
- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**  
This variance will not be injurious to the public health, safety or welfare. The variance will only affect the property owned by the applicant for the construction of a new single-family residence.
- (5) **Economic hardship is not the sole justification of the variance.**  
Economic hardship is not the sole justification of this variance request. The variance is requested to provide continuity in the neighborhood and maintain property values. Maintaining the esthetics of the community is a high priority as this property is in a highly visible area.

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# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Location Map



# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

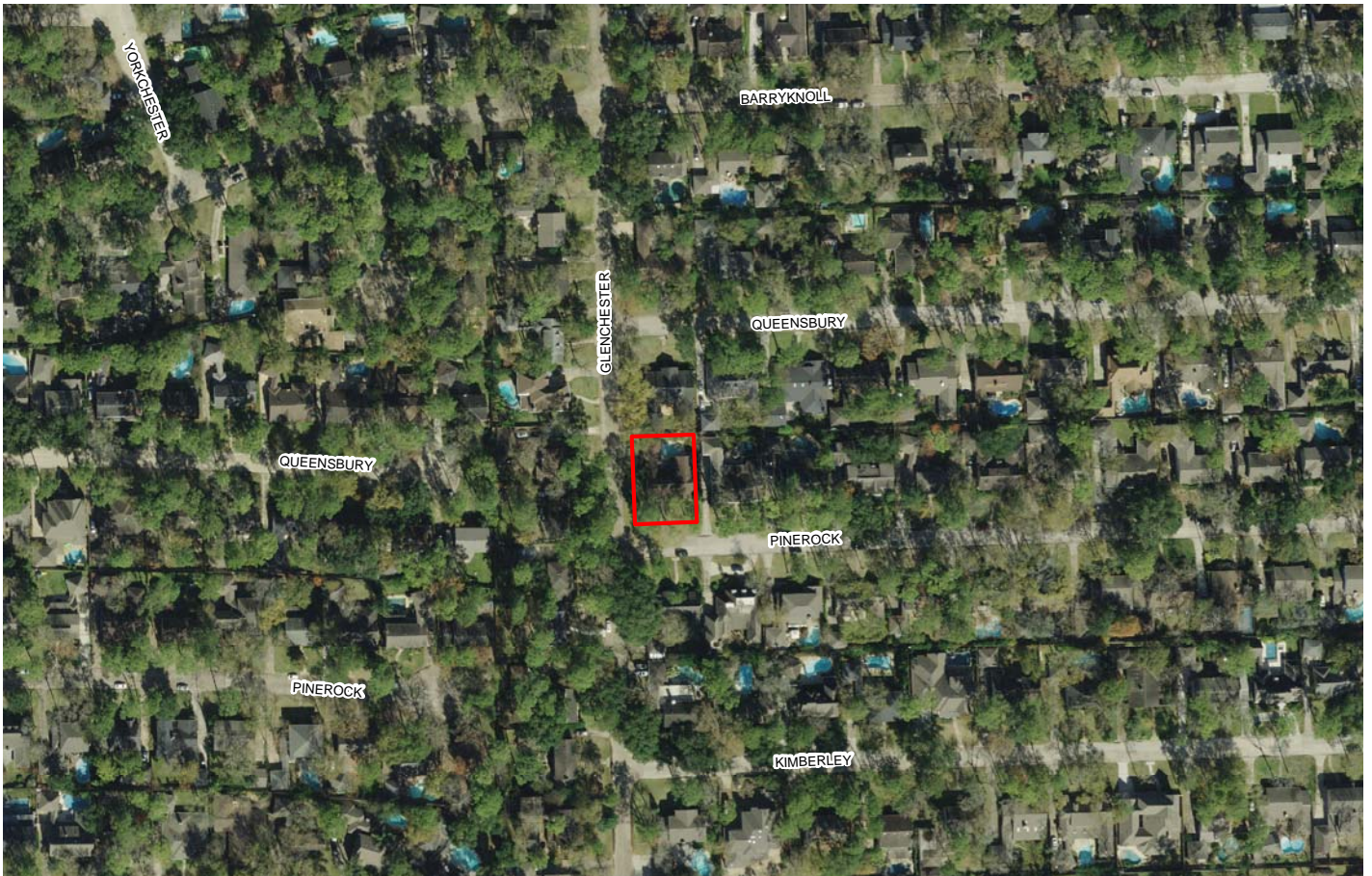
**ITEM: 122**

Meeting Date: 8/10/2017

## Houston Planning Commission

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Aerial Map



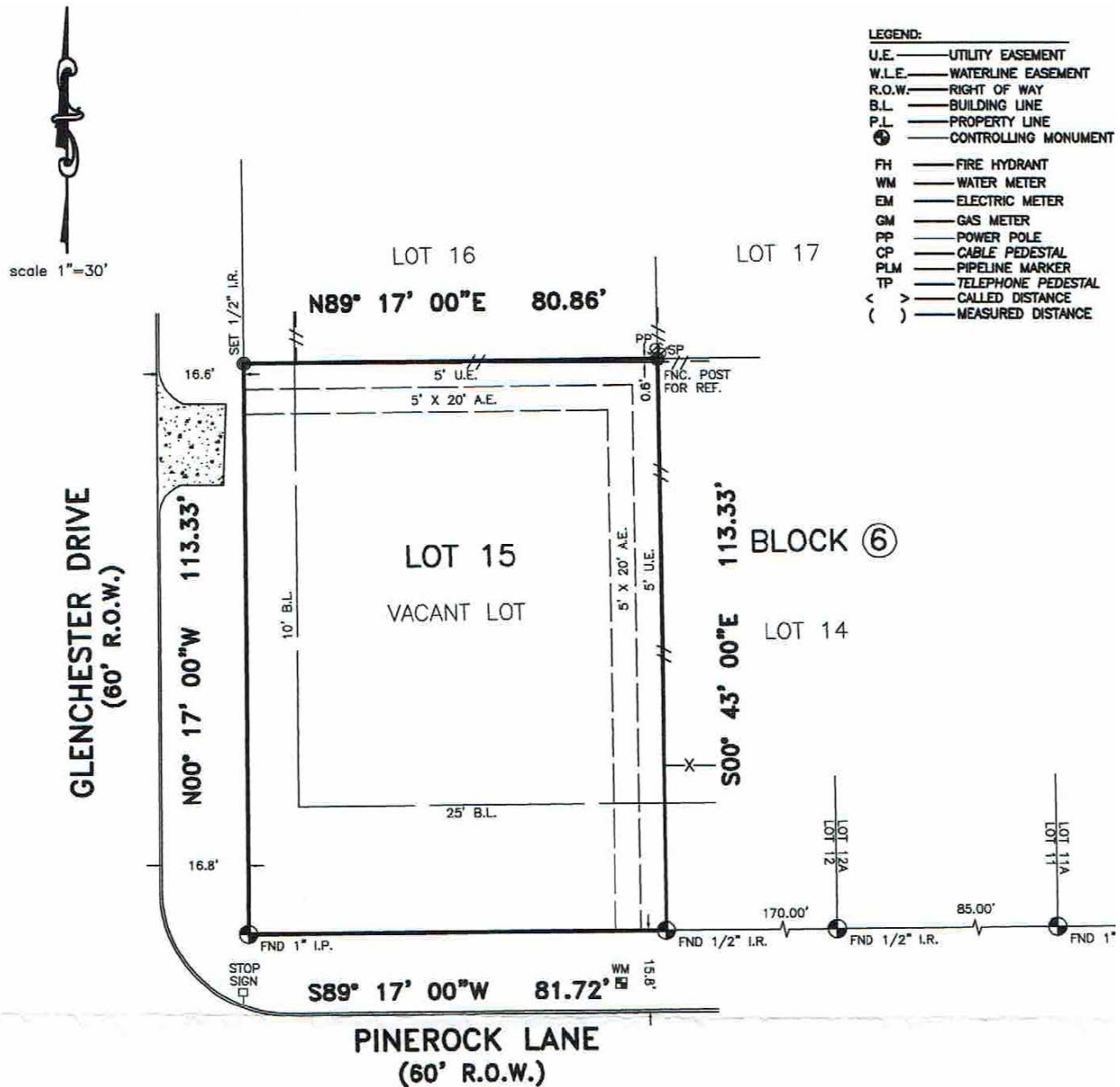
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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Survey



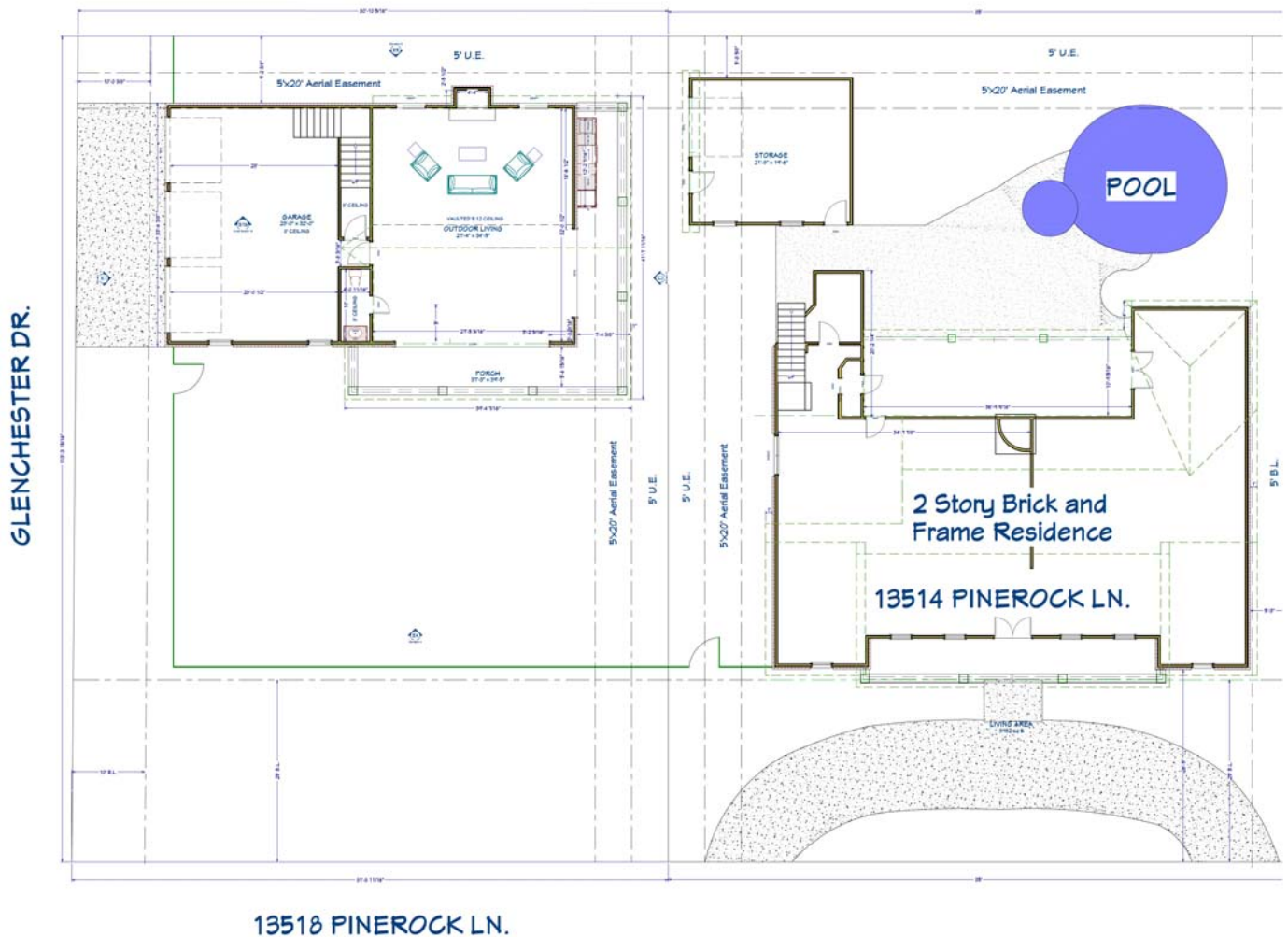
## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Site Plan



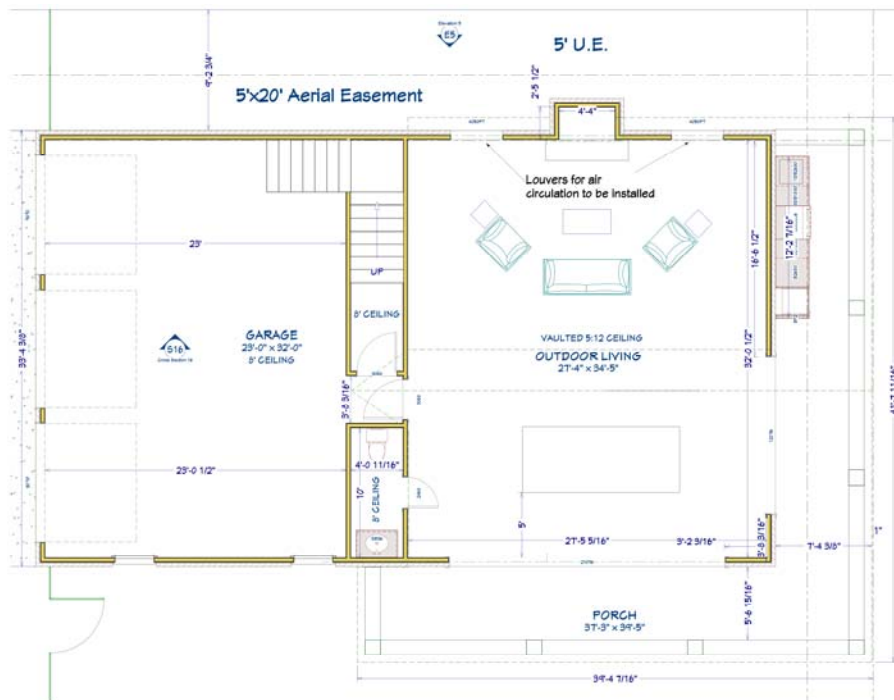
# DEVELOPMENT PLAT VARIANCE



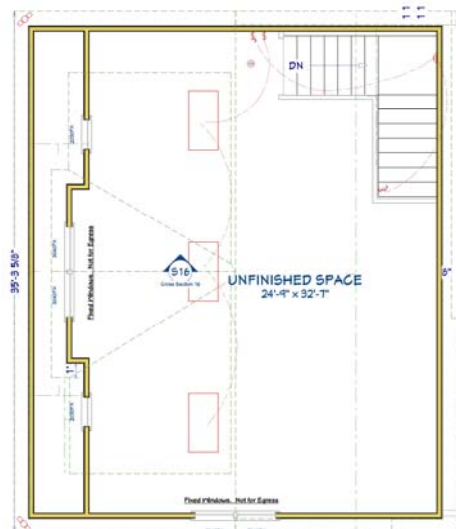
## Houston Planning Commission

### Floor Plans

First Floor



Second Floor



# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 122**

Meeting Date: 8/10/2017

## Houston Planning Commission

### Elevations



West Exterior Elevation



South Exterior Elevation  
1/4" Scale

## 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](mailto: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](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Houston Permit Service	Jacob Buckwalter	832-272-8423	Jacobhps@yahoo.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2348 Southgate Blvd.	17064245	77030	5255	532G	C

**HCAD ACCOUNT NUMBER(S):** 0600440050012  
**PROPERTY LEGAL DESCRIPTION:** Tract 12 Block 5 Windermere  
**PROPERTY OWNER OF RECORD:** Lucy Haslam  
**ACREAGE (SQUARE FEET):** 5,720 square feet  
**WIDTH OF RIGHTS-OF-WAY:** Morningside Drive (60 feet), Southgate Boulevard (60 feet)  
**EXISTING PAVING SECTION(S):** Morningside Drive (30 feet), Southgate Boulevard (25 feet)  
**OFF-STREET PARKING REQUIREMENT:** Complies  
**OFF-STREET PARKING PROVIDED:** Complies  
**LANDSCAPING REQUIREMENTS:** Complies  
**LANDSCAPING PROVIDED:** Complies

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** 2,980 square foot single-family residence  
**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** Add 1,748 square feet to existing 2,980 square foot single-family Residence

**PURPOSE OF VARIANCE REQUEST:** To allow a 9'-1 1/4" building line for a residential addition along Morningside Drive, rather than the required 20' building line.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

### APPLICANT'S STATEMENT OF FACTS

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

This variance request is to cross amended build lines in an attempt to maximize lot use & buildable area. Tract 12, Block 5 of Windmere is a corner home at Southgate Blvd. and Morningside Dr. There is an existing garage on this property that is fronting Morningside Dr. This garage is to be removed and replaced with a new 2 story garage. The city has implemented a new city ordinance GBL of 17'. This creates a new build line that is affecting the ability to utilize the lot. The original plat from 1926 has no build line on the Morningside Drive side. There are many residences on Morningside Drive that have their garages 10' or less off the property line. If we were to follow the city ordinance of 17' for this replacement garage we would have no buildable area for a yard, nor would it give the same appeal as the rest of the street. Please grant us this variance request.

We require a variance due to the garage build line changing by City Ordinance, and request that the build line be maintained by the original plat of 1926.

*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](mailto:planning.variances@houstontx.gov).*

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

Requirements of this chapter make this project infeasible due to an offsetting garage build line narrowing the lot even more. The 17' GBL on Morningside Dr. makes the construction infeasible. With this variance, the owners can maintain the esthetics of the community and continue the positive growth happening in the area. This is a positive for the entire city, local community and immediate neighborhood. The build lines are imperative to continuity and maintaining property values in the area.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

The circumstances are not a result of a hardship created by the applicant. The build lines have been changed by the City of Houston since the original platting of this subdivision. The lot being on the corner combined with the changes in the City of Houston's build lines in the area narrow the lot hindering construction and has created the need for this variance application.

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

Yes, the intent and general purposes of this chapter will be maintained. This Variance request is that the garage build line on Morningside Dr. be reduced from 17' to 9'-2" for the New Construction and replacement of an attached 2 story garage.

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

This Variance will not be injurious to the public health, safety or welfare. The variance will only affect the property owned by the applicant for the construction of a new Single-Family Residence.

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

Economic hardship is not the sole justification of this variance request. The variance is requested to provide continuity in the neighborhood and maintain property values. Maintaining the esthetics of the community is a high priority as this property is in a highly visible area.

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## DEVELOPMENT PLAT VARIANCE





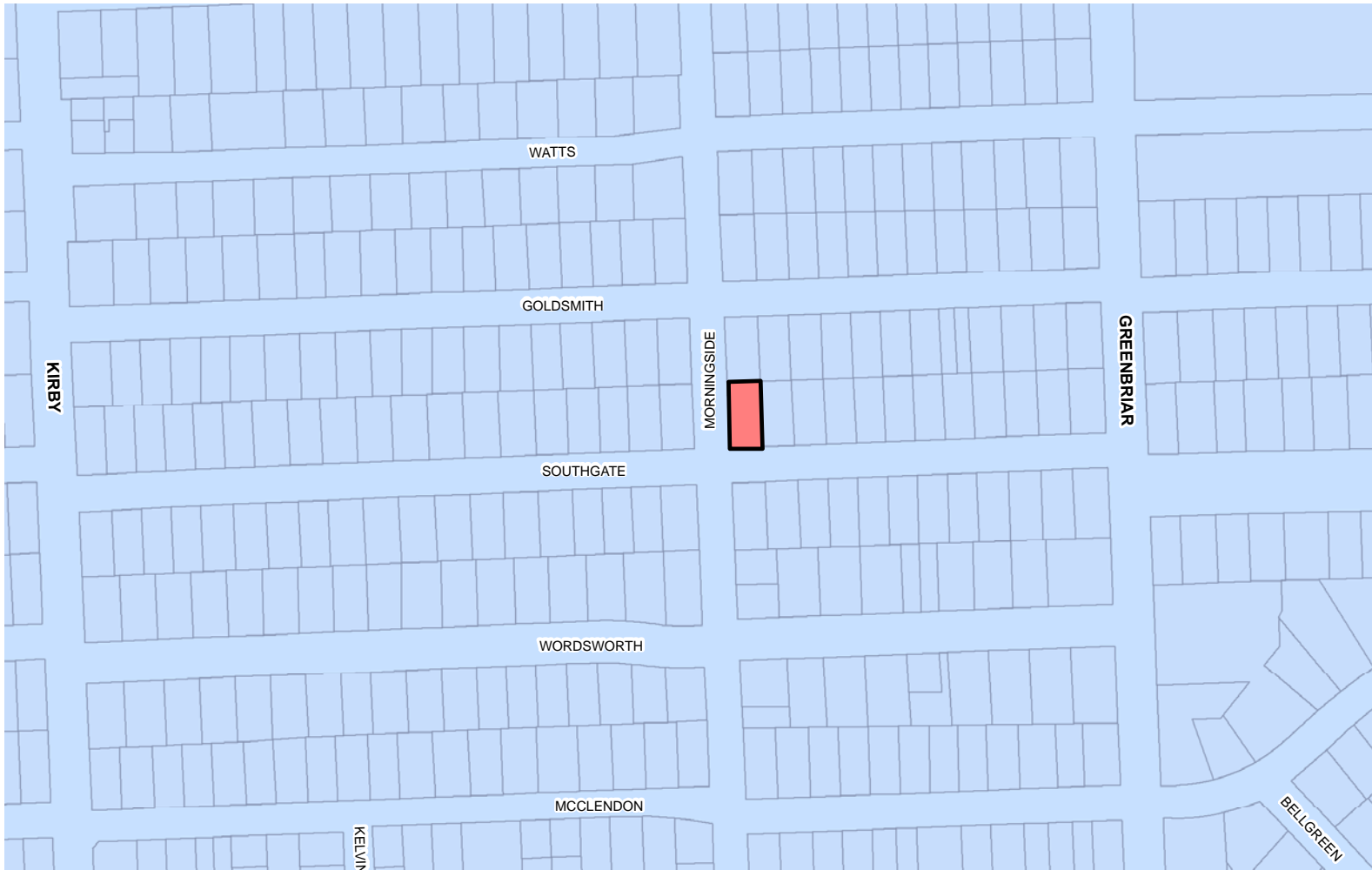
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 123**

Meeting Date: 8/10/2017

## Houston Planning Commission

Location Map



## DEVELOPMENT PLAT VARIANCE



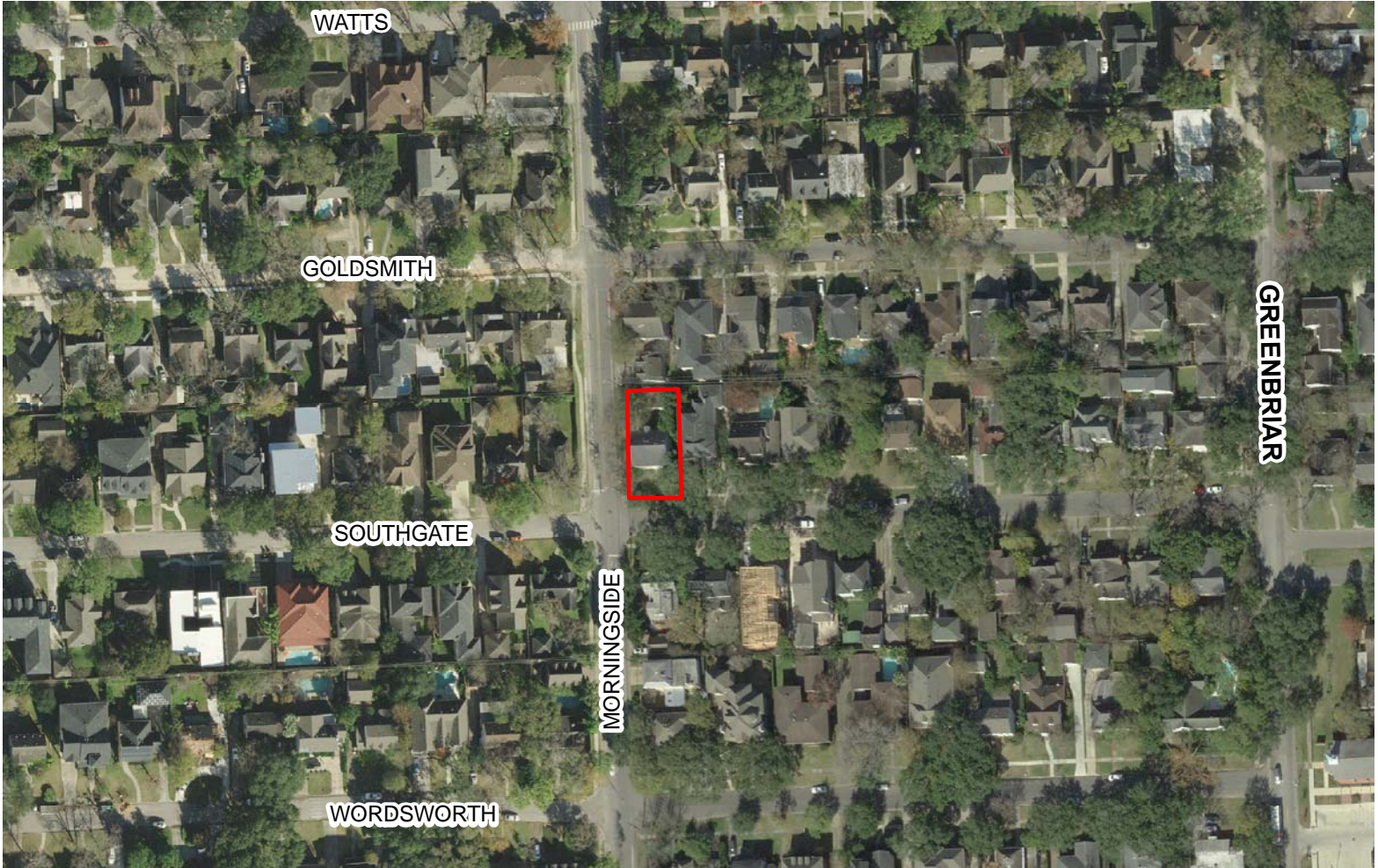
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 123**

Meeting Date: 8/10/2017

## Houston Planning Commission

Aerial Map

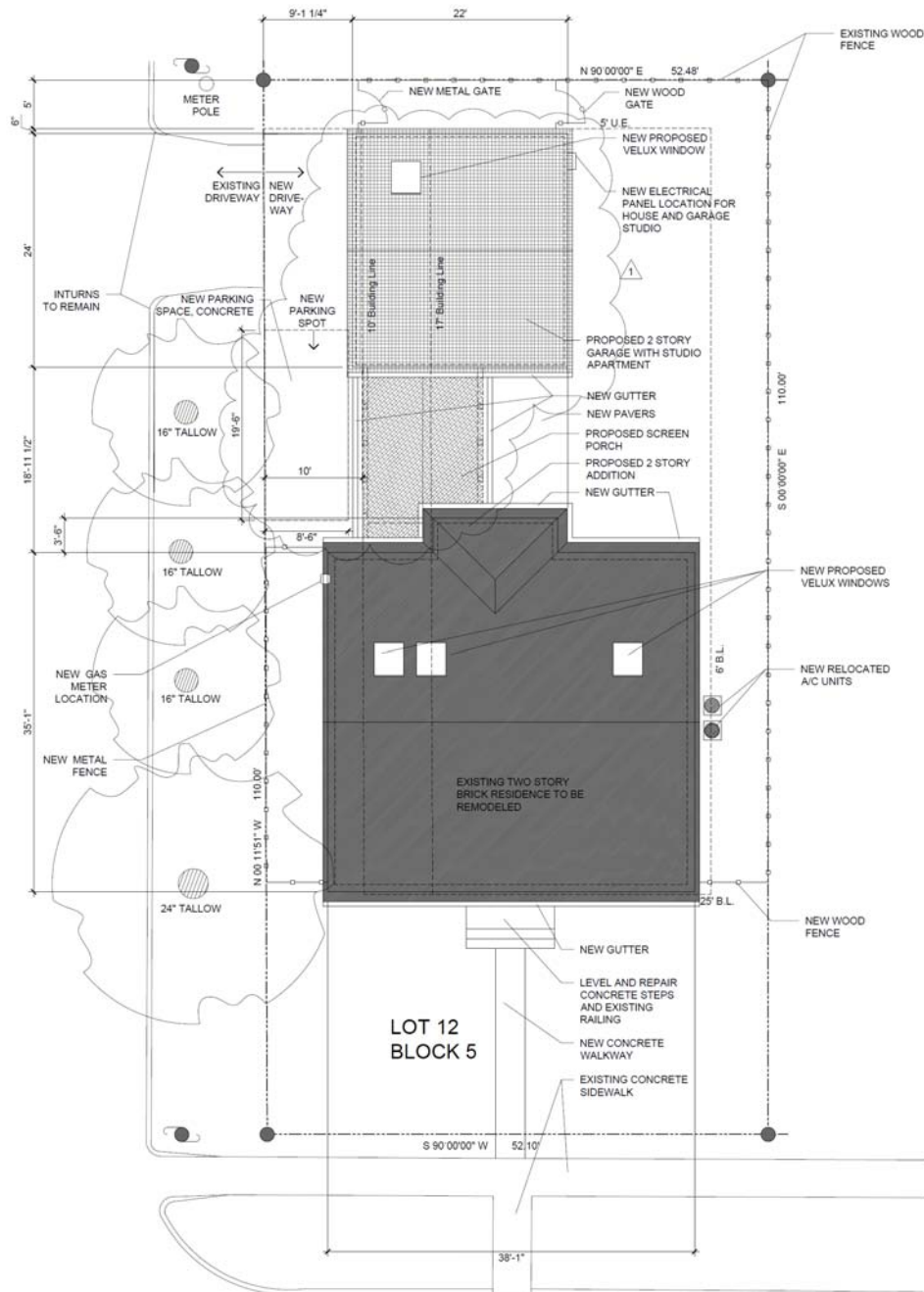


## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

**Site Plan**

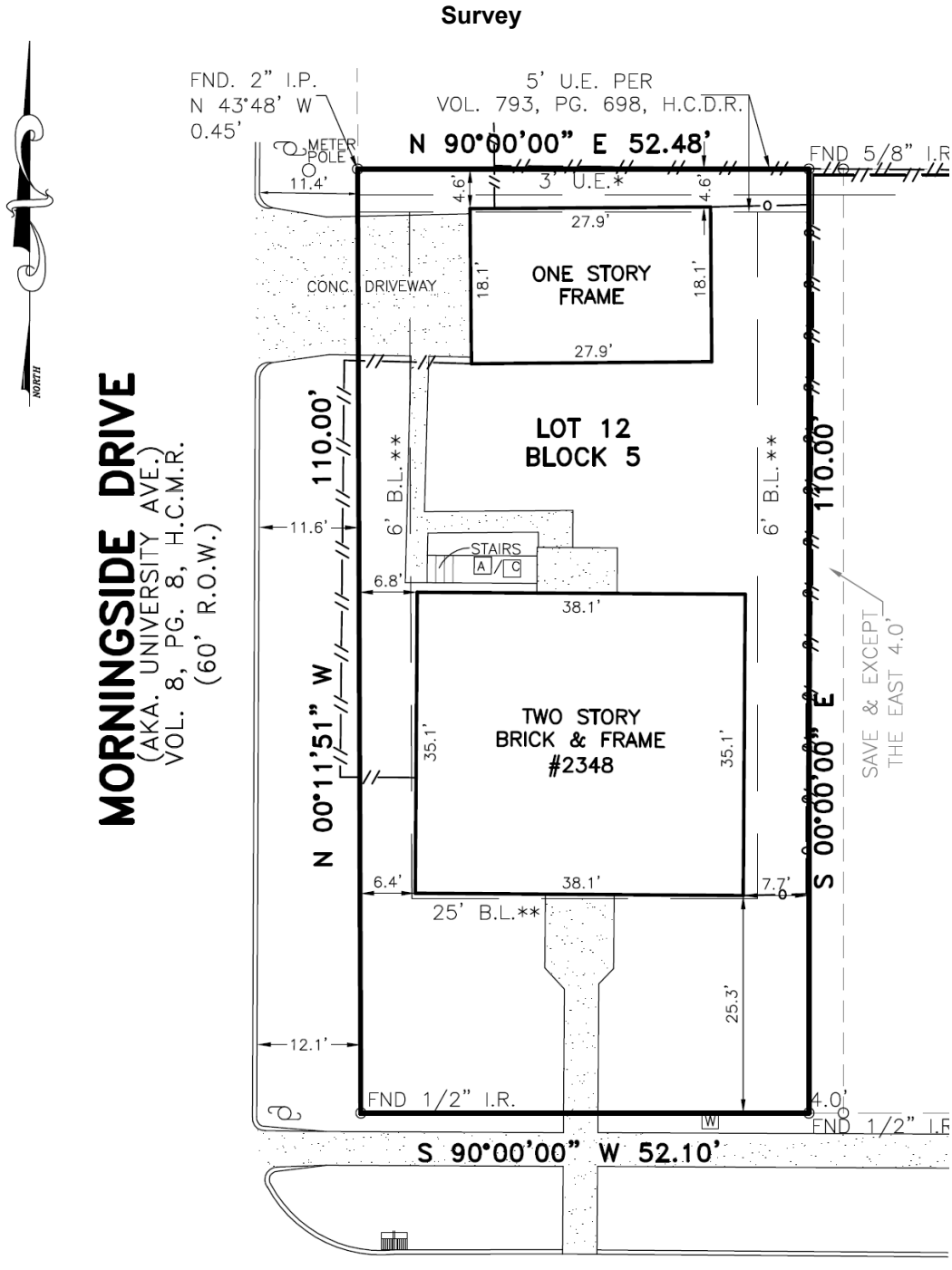


## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission



## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Elevations



## DEVELOPMENT PLAT VARIANCE

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: III

MEETING DATE: 08/10/2017

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ ETJ
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**NORTH OF:** I-45 Gulf Fwy  
**SOUTH OF:** Old Galveston

**EAST OF:** South Loop 610  
**WEST OF:** Park Place Blvd

77030 5355 532M City

**APPLICANT:** 610 Vamdev Inc

**ADDRESS:** 7600 South Loop East

**EXISTING USE:** VACANT

**PROPOSED USE:** HOTEL-MOTEL

**HOTEL / MOTEL APPLICATION DATE:** 7-27-17

**DIRECTOR DECISION:** Disapprove

**BASIS OF DECISION:**

FAILED TO COMPLY WITH SECTION 28-201 & 28-202(A)(2)

**LAND USE CALCULATIONS:** N/A

**PRIMARY ENTRANCE LOCATION:** 610 Loop

**PURPOSE OF REQUEST:**

28-201- To allow a hotel to have frontage on a residential street.

28-202(a)(1)(c)- To allow a hotel to be situated within 750' of a protected use (church).

**BASIS OF REQUEST:**

The site is located off the 610 loop near the berkly court condos development and the Christian Temple Church. Due to its locations, chapter 28 requires a Variance to be adjacent to a private street and near the church.

**STAFF RECOMMENDATION:**

**BASIS OF RECOMMENDATION**

### PLANNING COMMISSION ACTION

**DECISION:**        VARIANCE GRANTED        VARIANCE DENIED

**DATE:** August 10, 2017



**HOUSTON PLANNING COMMISSION**  
**HOTEL VARIANCE REQUEST - STAFF REPORT**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**AGENDA ITEM: III**

**MEETING DATE: 08/10/2017**

**APPLICANT'S STATEMENT OF FACTS**

**SUMMARY OF VARIANCE CONDITIONS**

**Variance 1**

- (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;**

*TxDot changed their rules on granting driveways to feeders after the ordinance was written. The location is as envisioned by the ordinance with the hotel property abutting the feeder. The difference is that only one driveway will be granted for the Unrestricted Reserve and the neighboring property has it. The hotel property has an access easement.*

- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant:** *The owner is purchasing land and developing a hotel after TxDot changed the rules. The hardship is that the exact situation envisioned by the ordinance is not possible through agency other than the owner.*

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**  
*The intent and general purpose of the 'direct access' requirement was to prevent someone playing games with the ordinance. This owner is not playing games. Other rules have simply changed.*

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**  
*The situation with respect to the issue of access is what the ordinance is intended to create, a hotel on a feeder taking access from the feeder. It can't be so close and be injurious to the public health, safety and welfare.*

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

*Debra Surolye*

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**PLANNING COMMISSION ACTION**

**DECISION: \_\_\_\_\_ VARIANCE GRANTED \_\_\_\_\_ VARIANCE DENIED**

**DATE: August 10, 2017**

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**HOUSTON PLANNING COMMISSION**  
**HOTEL VARIANCE REQUEST - STAFF REPORT**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**AGENDA ITEM: III**

**MEETING DATE: 08/10/2017**

**APPLICANT'S STATEMENT OF FACTS**

**SUMMARY OF VARIANCE CONDITIONS**

**Variance 2**

**(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;**

The purpose of this section is to protect church properties and church-goers from having to observe any actions of questionable morality that may happen at a hotel. The owner/pastor of the church has given the applicant a written statement that the proximity of the hotel to the church property is immaterial to the church. In other words, the church eschews the protection offered by the ordinance. The applicant has hotel/motels in other various areas whom have a church nearby and they are activewith the church in helping them accomadate for rooms for when churches haveprograms or people from away coming. The applicant gives them very low rates to helpthe community.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant:** The bottom-line hardship in this situation is that the ordinance seeks to impose protections the church eschews. This is not a situation created by the applicant, only a situation he is happy to take advantage of.

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

The intent and general purpose of the 'direct access' requirement was to prevent someone playing games with the ordinance. This owner is not playing games. Other rules have simply changed.

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

The hotel will not be injurious to the public health, safety or welfare because, with respect to this ordinance provision, the party the ordinance seeks to protect has determined that the ordinance's protection is unnecessary.

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

A handwritten signature in cursive script, appearing to read "David Sanchez", written over a horizontal line.

**PLANNING COMMISSION ACTION**

**DECISION: \_\_\_\_\_ VARIANCE GRANTED \_\_\_\_\_ VARIANCE DENIED      DATE: August 10, 2017**

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: III

MEETING DATE: 08/10/2017

The proposed 51-unit hotel to be located on the South Loop 610 feeder just north of I-45 Gulf Freeway will comply with the requirements of the hotel/motel ordinance except that the hotel is has indirect access, abuts residential property, and is located within 750' of a church property that abuts the same feeder. The pertinent ordinance section is:

#### *Sec. 28-201. – Location of Hotels*

*A street where 30% or more of the frontage along both sides of the street within a distance of 250' or the distance to the four-way street, whichever is greater, from the tract upon which a hotel would be located consist, in each direction along the block face, of front, side or rear yards of residential uses.*

#### *Sec 28 -202 (2)*

*(2) No portion of the tract on which the hotel, other than a hotel with 120 or more separately rentable units and service facilities is situated may have frontage on or take any access from any street on which any... church... also has frontage, if the hotel tract would be within 750 feet of the ...church ... tract.*

### **More Basic Information:**

The hotel is to be located on a feeder at the intersection of Loop 610 and the Gulf Freeway. TxDot requires the applicant to share the driveway already granted to his neighbor abutting him to the south. The only part of the residential property the hotel abuts is the paved private street for Berkley Court, the condominium complex whose plat created the unrestricted reserve the hotel will occupy 1/3 of. We have provided staff with a letter from the buyer/pastor of the church site stating that there is no objection to the hotel.

The current owner/pastor is buying the church from a congregation that re-located. The sale of that property is only scheduled to be recorded when all the installments of the purchase are complete. We have provided staff with a copy of the sales agreement to verify the letter is from the owner since a different owner is carried by HCAD. In preparing the envelopes for the mailout for the public hearing required by the presence of the church, we found that there are twenty or more absentee unit owners (owner lives elsewhere) and about nine resident-owners of three to six units of the condominiums each. That is a lot of rental. The applicant will also rent to customers just like the owners of the condominiums are renting to customers to live in their condominiums for profit.

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### PLANNING COMMISSION ACTION

DECISION:        VARIANCE GRANTED        VARIANCE DENIED

DATE: August 10, 2017

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# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: III

MEETING DATE: 08/10/2017

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
610 VAMDEV INC	ANKIT SAROLIYA	832-746-5787	ASAROLIYA88@YAHOO.COM

COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	Super neighborhood
HARRIS	H DISTRICT 1	77017	5655	35J	74 PARK PLACE

HOTEUMOTEL NAME: SUPER 8

HOTEUMOTEL ADDRESS: 7660 SOUTH LOOP EAST, HOUSTON, TX 77017

PROPERTY OWNER OF RECORD: 610 VAMDEV INC

OWNER ADDRESS :6630 HOOVER STREET, HOUSTON, TX 77092

PROJECT PERMIT NUMBER: 16085410

TOTAL ACREAGE: 1.375 ACRES (59, 865 S.F)

TOTAL NUMBER OF ROOMS: 51

PARKING SPACES PROVIDED: 57

SURVEY/ABSTRACT NO:

SCHOOL DISTRICT: HISD

NORTH OF: I -45 GULF FWY SOUTH OF: OLD GAVLESTON

EAST OF:SOUTH LOOP 610

WEST OF: PARK PLACE BLVD

PURPOSE OF VARIANCE REQUEST: (1) THE TRACT ON WHICH THE HOTEL IS SITUATED SHALL HAVE DIRECT FRONTAGE ON AND TAKE PRIMARY ACCESS FROM: (B) THE RIGHT-OF-WAY OF A LIMITED ACCESS OR CONTROLLED-ACCESS HIGHWAY

(2) NO PORTION OF THE TRACT ON WHICH THE HOTEL,OTHER THAN A HOTEL WITH 120 OR MORE SEPARATELY RENTABLE UNITS AND SERVICE FACILITIES IS SITUATED MAY HAVE FRONTAGE ON OR TAKE ANY ACCESS FROM ANY STREET ON WHICH ANY ...CHURCH ...ALSO HAS FRONTAGE , IF THE HOTEL TRACT WOULD BE WITHIN 750 FEET OF THE ...CHURCH ...TRACT

CHAPTER 28 REFERENCE(S): Chapter 28-202 (a) (1)(c) & 28-201

### PLANNING COMMISSION ACTION

DECISION:        VARIANCE GRANTED        VARIANCE DENIED      DATE: August 10, 2017

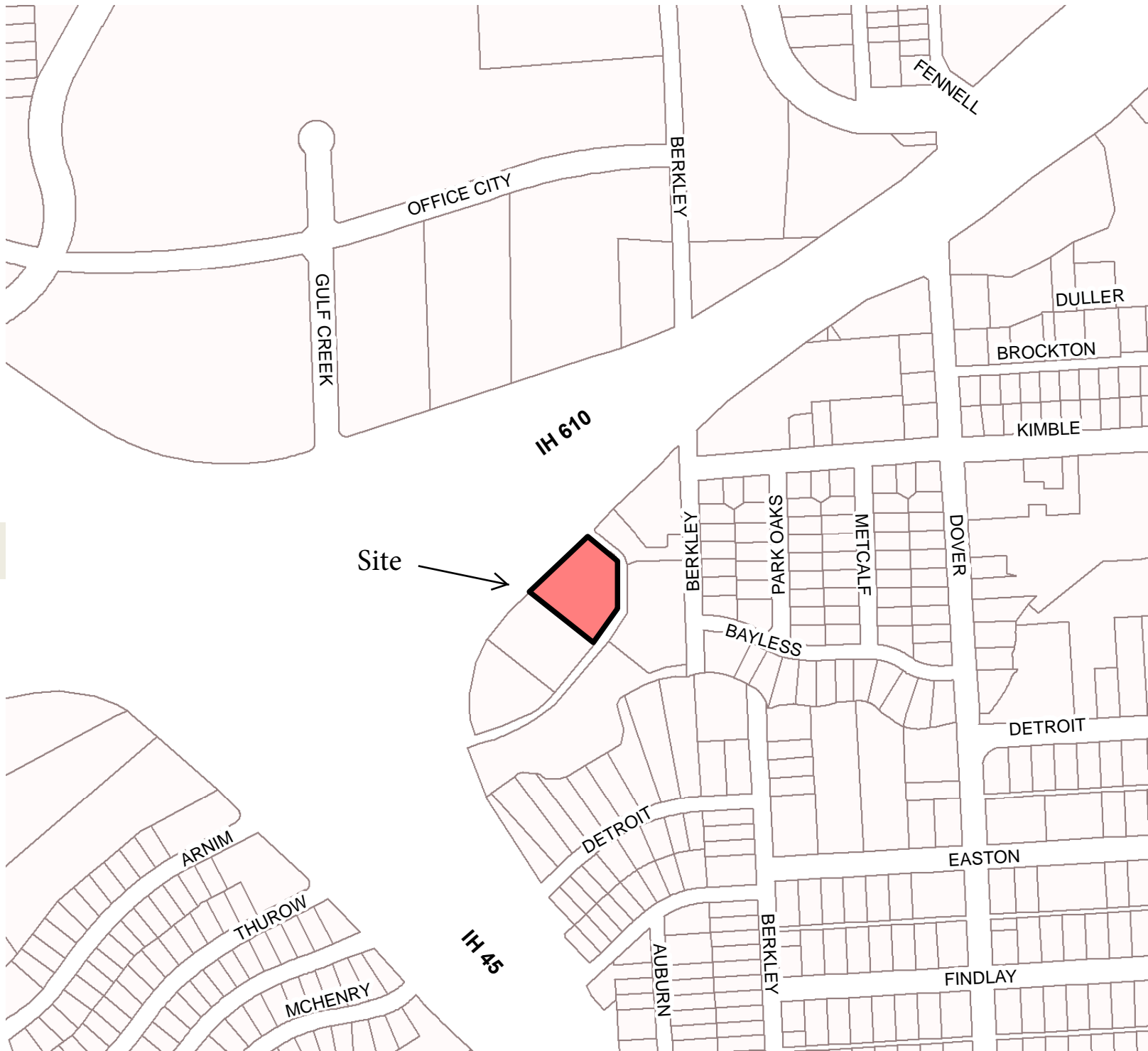
**HOUSTON PLANNING COMMISSION**  
**HOTEL VARIANCE REQUEST - STAFF REPORT**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**AGENDA ITEM: III**

**MEETING DATE: 08/10/2017**



**PLANNING COMMISSION ACTION**

**DECISION:** ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

**DATE: August 10, 2017**



# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT



### PLANNING COMMISSION ACTION

DECISION:        VARIANCE GRANTED        VARIANCE DENIED

DATE: August 10, 2017



[illegible]

## PLANNING COMMISSION ACTION

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

**DATE: August 10, 2017**

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: IV

MEETING DATE: 08/10/2017

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ ETJ
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**NORTH OF:** W Hamblen Road  
**SOUTH OF:** Sorters McClellan Rd

**EAST OF:** Savell Road  
**WEST OF:** Eastex Freeway

77339 5669 3335H City

**APPLICANT:** Nikul Patel

**ADDRESS:** 55 Sortes McClellan Road, Humble, TX77339

**EXISTING USE:** VACANT

**PROPOSED USE:** HOTEL-MOTEL

**HOTEL / MOTEL APPLICATION DATE:** 7-27-17

**DIRECTOR DECISION:** Disapprove

**BASIS OF DECISION:**

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

**LAND USE CALCULATIONS:** N/A

**PRIMARY ENTRANCE LOCATION:** Sorters McClellan

#### PURPOSE OF REQUEST:

28-201- To allow a Hotel with less than 51 units to be situated adjacent to a residential property

#### BASIS OF REQUEST:

The proposed 41 unit Americas Best Value Inn is proposed to be adjacent to the residential property. The applicant states that the house has been flooded out many times and homeowner doesn't live on the property anymore but still owns the home.

#### STAFF RECOMMENDATION:

#### BASIS OF RECOMMENDATION

### PLANNING COMMISSION ACTION

**DECISION:** ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

**DATE:** August 10, 2017

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



### AGENDA ITEM: IV

MEETING DATE: 08/10/2017

#### Summary of Variance Conditions:

The proposed 41-unit America's Best Value Inn - Kingwood to be located at 55 Sorters- McClellan Rd. will comply with the requirements of the Hotel/Motel Ordinance except that the motel is located adjacent to a residential property. The pertinent ordinance sections are:

#### *Sec. 28-202. – Locational Requirements*

Sec. 28-202. -(a) (3) The property line of the tract on which a hotel with 50 or fewer separately rentable units is situated may not abut at any point any other tract that is in whole or in part residential in character. To the extent that any property line of the tract on which a hotel with 51 or more separately rentable units is situated abuts at any point any other tract that is in whole or in part residential in character, then the owner of the hotel shall provide a buffer along the entire length of that property line of the hotel. The buffer shall include the provision and maintenance of each of the following:

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

#### **More Basic Information:**

The motel is to be located on the Southside of Sorters-McClellan Rd. and to the east of Savell Rd, just a block west of US 59. The only land uses in this block of Sorters- McClellan Rd (or the next one to the west, for that matter) are commercial. The adjacent property to the south along Savell is counted as residential for purposes of the Hotel/Motel Ordinance but is both a business and a residence. The owner has stated that he does not object to the construction or operation of a hotel on this site. The landscape buffer required for hotels with more than 50 units is provided in our site plan. The residence this site abuts is one of very few remaining in the area, which was heavily residential until the homeowners were bought out after the October 1994, floods. Now, much of the land is vacant.

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### PLANNING COMMISSION ACTION

DECISION:        VARIANCE GRANTED        VARIANCE DENIED

DATE: August 10, 2017

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**AGENDA ITEM: IV**

**MEETING DATE: 08/10/2017**

**APPLICANT'S STATEMENT OF FACTS**

**Variance Request**

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

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

The area where the hotel is proposed is very definitely a commercial area. The adjacent property owner, Mr. William R. Smith, has asserted that he is okay with having a small hotel adjacent to his property. His property is predominantly used for commercial purposes although there is a residence on it.

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

While it is true that the hotel owner is buying the land, the willingness of the owner of the adjacent commercial property (classed as residential in the enforcement of the ordinance) to accept a small hotel as a neighbor and the aptness of the property for commercial (including hotel) development is what creates the hardship. The hardship, in fact, is that the ordinance protects a property that does not want protection.

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

The intent and general purpose of the ordinance is to protect residential and sensitive uses from having a hotel built adjacent or close-by. The ordinance acknowledges that hotels should be in commercial areas and on commercial streets. This hotel site, within a block or US 59, on a designated major thoroughfare with four lanes for moving traffic, is a very apt site. If the property the ordinance seeks to protect eschews that protection, why should that protection be imposed?

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

The hotel will comply with all requirements of the ordinance except for being adjacent to a property classed, for purposes of the ordinance, as residential and not having the requisite 50+ units. The protectee (owner of said commercial property classed by the ordinance as residential) of the ordinance does not want protection. If the ordinance defines what is non-injurious to the public health, safety and welfare but seeks to protect one from injury who does not want protection, not imposing that protection cannot be injurious to the public health, safety and welfare.

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**PLANNING COMMISSION ACTION**

**DECISION:        VARIANCE GRANTED        VARIANCE DENIED      DATE: August 10, 2017**

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# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: IV

MEETING DATE: 08/10/2017

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER			EMAIL ADDRESS
Guru Deva Datta, ILC	Nikul Patel	832-791-8786			niktexan@gmail.com
COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	Super neighborhood
HARRIS	H	77339	5669	3335H	Kingwood area

**HOTEL NAME:** Americas Best Value Inn & Suites

**HOTEL ADDRESS:** 55 Sortes McClellan Road, Humble, TX 77339

**PROPERTY OWNER OF RECORD:** Guru Deva Datta, ILC

**OWNER ADDRESS:** 249031-45 North, Spring, TX 77339

**PROJECT PERMIT NUMBER:** 16085410

**TOTAL ACREAGE:** 1.517

**TOTAL NUMBER OF ROOMS:** 41

**PARKING SPACES PROVIDED:** 44

**SURVEY/ABSTRACT NO:** 537

**SCHOOL DISTRICT:** Humble ISD

NORTH OF: W Hamblen Road

SOUTH OF: Sorters McClellan Road

EAST OF: Savell Road

WEST OF: Eastex Freeway / US59

**PURPOSE OF VARIANCE REQUEST:** (1) The proposed hotel will be located adjacent to a residential property with less than 51 units.

**CHAPTER 28 REFERENCE(S):** Chapter 28-202 (a) (3)

### PLANNING COMMISSION ACTION

**DECISION:** ☐ VARIANCE GRANTED ☐ VARIANCE DENIED **DATE:** August 10, 2017

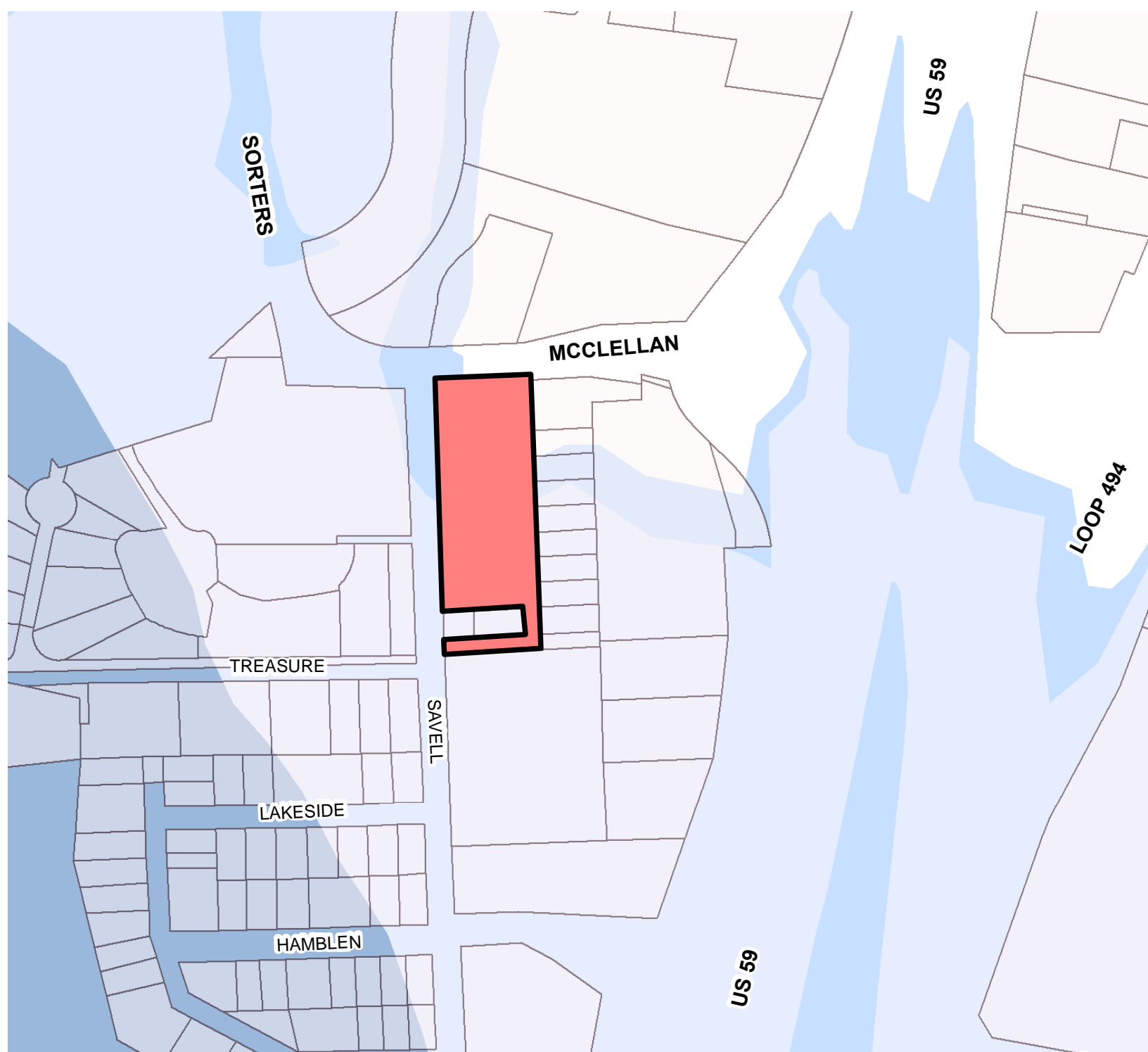
**HOUSTON PLANNING COMMISSION**  
**HOTEL VARIANCE REQUEST - STAFF REPORT**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**AGENDA ITEM: IV**

**MEETING DATE: 08/10/2017**



**PLANNING COMMISSION ACTION**

**DECISION:** ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

**DATE:** August 10, 2017



# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT



### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: August 10, 2017

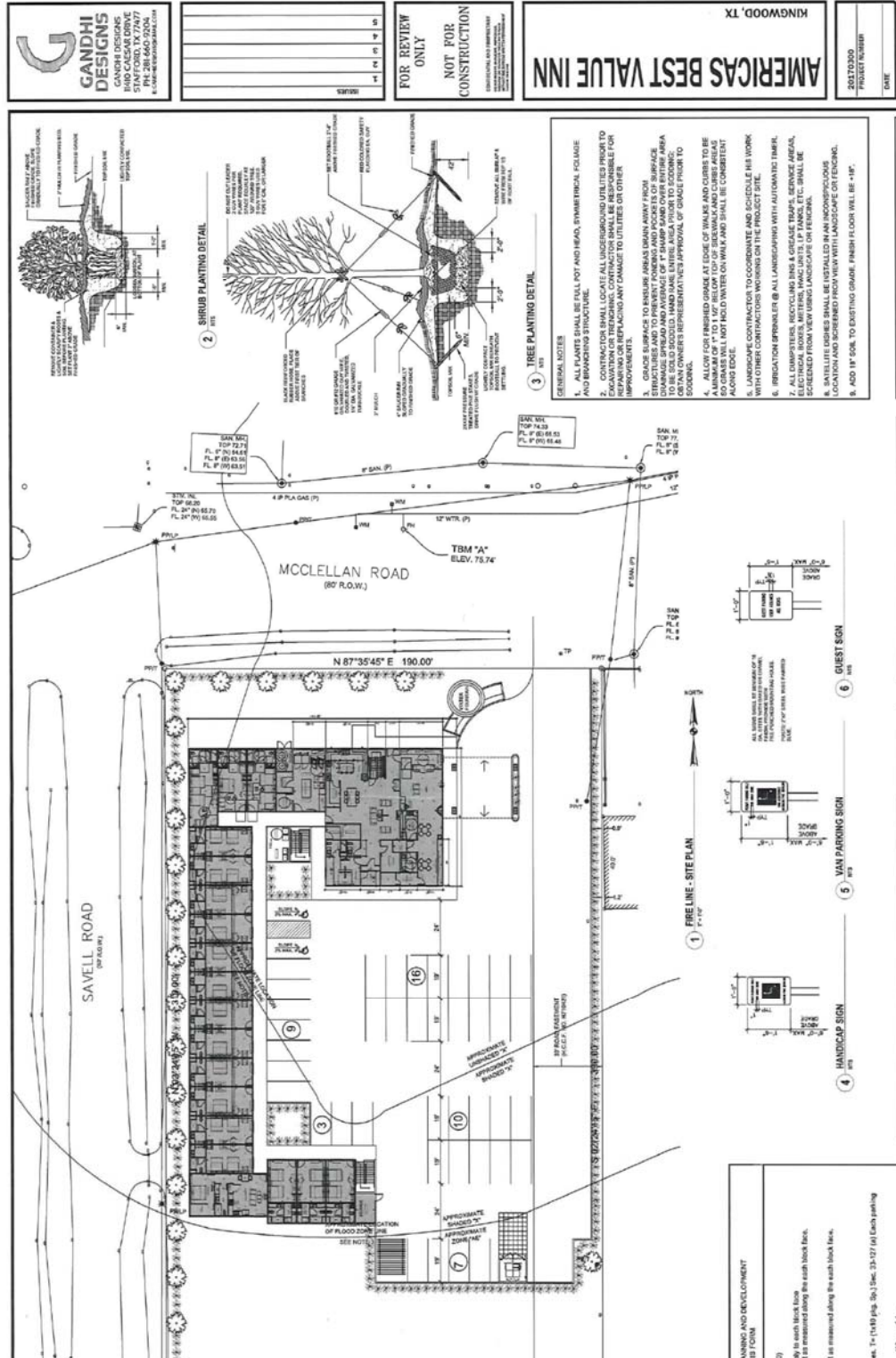


# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT



**AGENDA: V.**

**SMLSB Application No. 661:** 5200 block of Sue Marie Lane, east and west sides, between Pinemont Drive and W. Donovan Street

**BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 5200 block of Sue Marie Lane, east and west sides, between Pinemont Drive and W. Donovan Street. Analysis shows that a minimum lot size of 21,850 sf exists for the blockfaces. A petition was signed by the owners of 56% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

**PROCEDURES:**

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

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

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

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

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



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

### STAFF ANALYSIS:

The application includes twenty-two (22) lots along the 5200 block of Sue Marie Lane, east and west sides, between Pinemont Drive and W. Donovan Street.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*  
The application comprises two blockfaces, the east and west sides of Sue Marie Lane.
- At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of twenty-one (21) single-family residential properties (representing 95% of the total lots within the boundary area).
- The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained eleven (11) of twenty-two (22) signatures of support from property owners in the proposed SMLSB (owning 56% of the total area). There was one protest.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 21,850 sf exists on eighteen (18) lots in the blockfaces.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The subdivision was platted in 1946. The houses originate from the 1950s. The establishment of a 21,850 sf minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Eighteen (18) out of twenty-two (22) lots (representing 88% of the application area) are at least 21,850 square feet in size.

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

### ATTACHMENTS:

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

## Special Minimum Lot Size Block

Planning and Development Department

### SPECIAL MINIMUM LOT SIZE BLOCK

Application	661		
Date Received:	6/2/2017	Date Complete:	6/9/2017
Street(s) Name:	Sue Marie Ln	Lot(s)	5200 block of Sue Marie Ln
Cross Streets:	Pinemont Drive	and	W. Donovan Street
Side of street:	east and west		

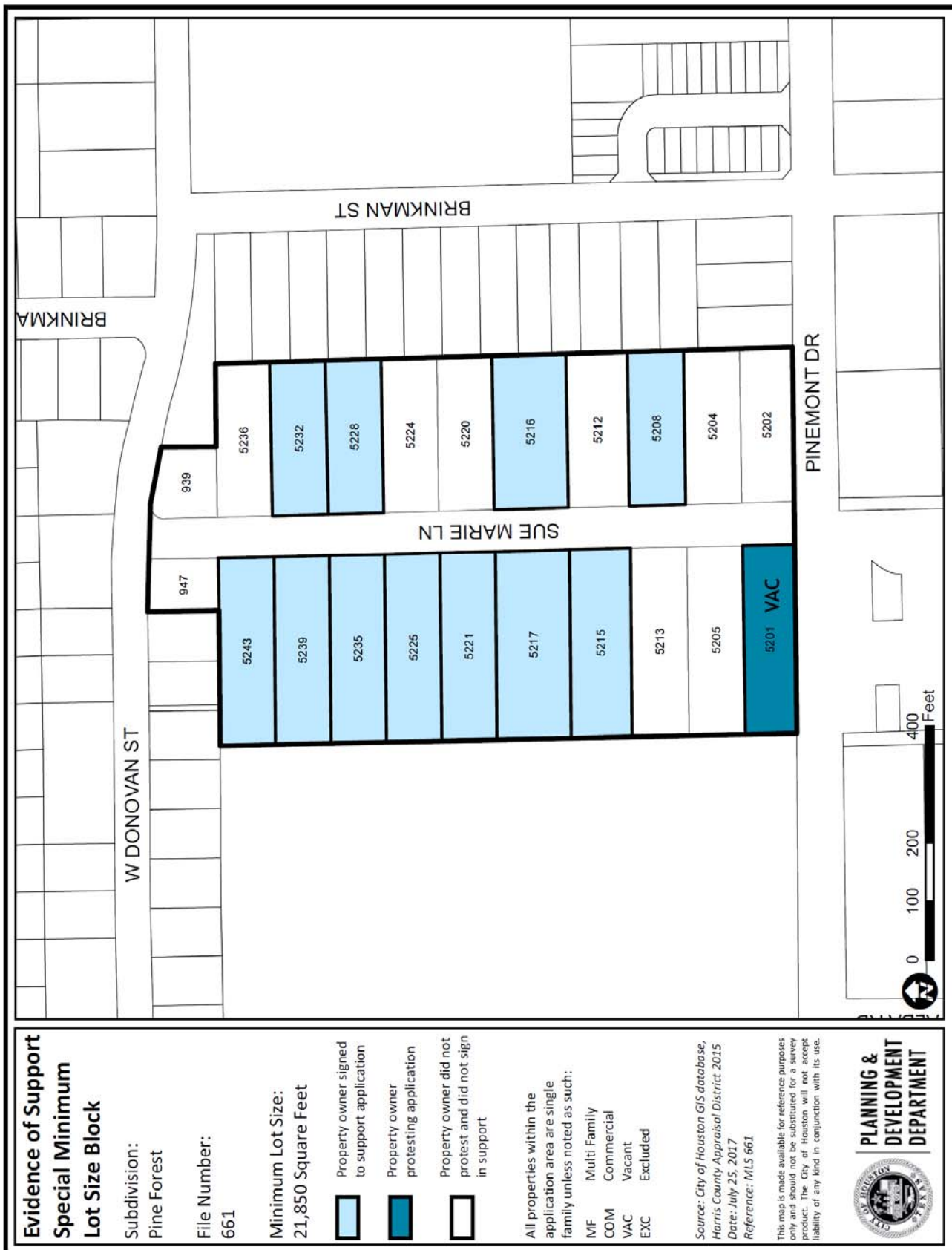
### MINIMUM LOT SIZE:

Address	Land Use	Signed in Support	Lot size (in Sq Feet)
5201 (TR 7A)	VAC		23,800
5202 (TR 7A)	SFR		19,550
5204 (TR 9)	SFR		21,850
5205 (TRS 6B & 7C)	SFR		26,600
5208 (TR 8)	SFR	Y	21,850
5212 (TR 14)	SFR		24,150
5213 (TRS 5B & 6A)	SFR		26,600
5215 (TR 5A)	SFR	Y	29,400
5216 (TR 4)	SFR	Y	29,210
5217 (TR 4A)	SFR	Y	35,560
5220 (TR 3A)	SFR		21,850
5221 (TRS 3B & 4B)	SFR	Y	26,600
5224 (TR 3B)	SFR		21,850
5225 (TRS 2B & 3A)	SFR	Y	26,600
5228 (TR 12A)	SFR	Y	21,850
5232 (TR 11)	SFR	Y	21,850
5235 (TR 2A)	SFR	Y	26,600
5236 (TR 10)	SFR		21,830
5239 (TRS 1A & 2)	SFR	Y	26,600
5243 (TR 1)	SFR	Y	26,570
939 Donovan (Res A)	SFR		11,430
947 Donovan (LT 151)	SFR		9,360

<b>Evidence of Support</b> (must be 51% or more by area for Director administrative approval):							
Of	<b>521,560</b>	Square Feet in the Proposed Application Area	<b>292,690</b>	Square Feet are Owned by Property Owners Signing in Support of the Petition =	<b>56%</b>		
<b>Single Family Calculation:</b>							
<b>Percentage of lots developed or restricted to no more than two SFR units per lot</b> (must be at least 60%):							
	<b>21</b>	# developed or restricted to no more than two SFR Units	Of	<b>21</b>	Total number of SFR lots in the Proposed Application Area	<b>22</b>	Total number of lots in the Proposed Application Area
	<b>0</b>	# of Multifamily lots					
	<b>0</b>	# of Commercial lots					
	<b>1</b>	# of Vacant Lots					
	<b>22</b>	Total					

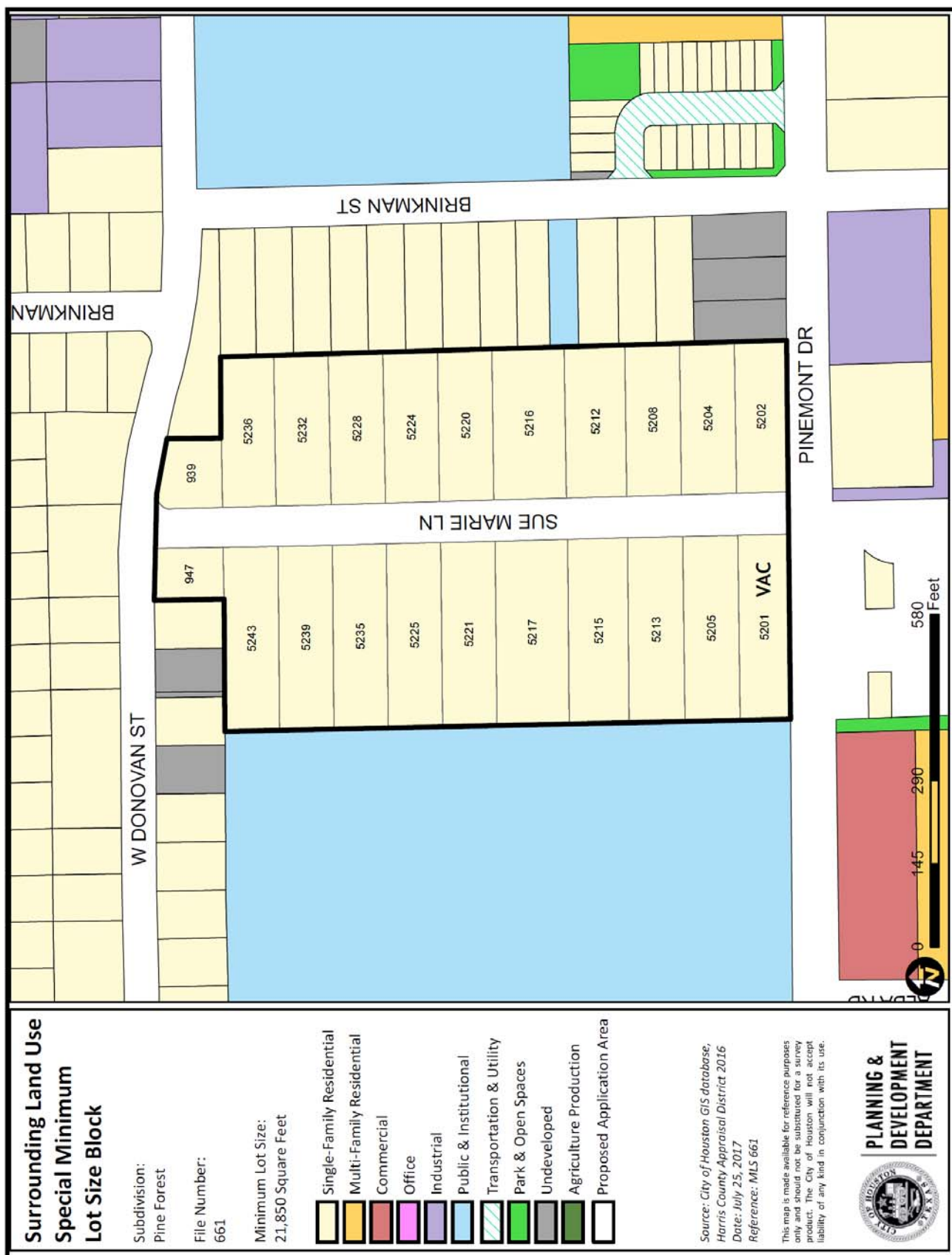


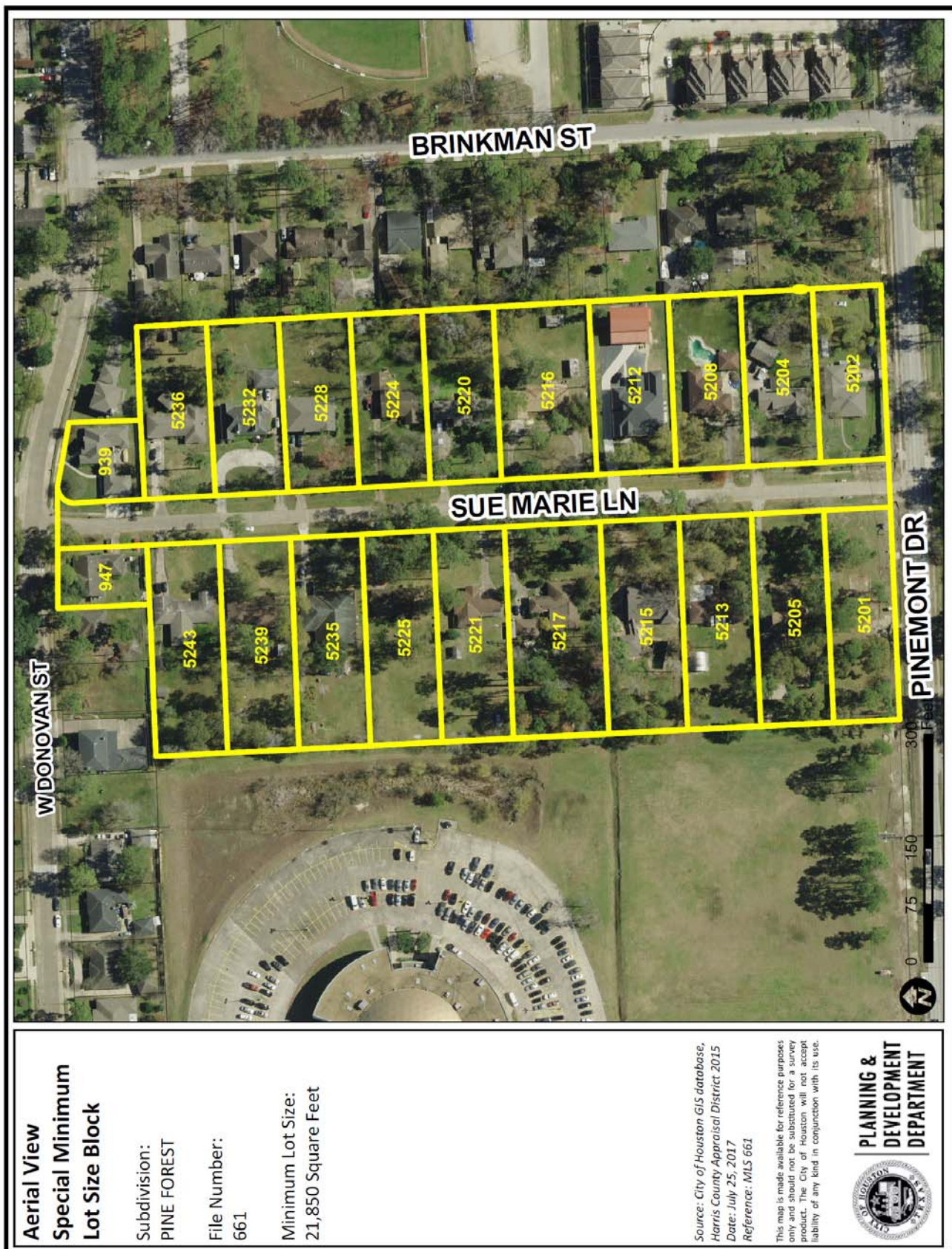
Minimum Lot Size Calculations:					
Total # of lots	<b>22</b>	Total sq. ft. =	<b>521,560</b>	/ # of lots =	<b>23,707</b> average sq. ft.
					23,975 median sq. ft.
	<b>70 %</b>				
Lots ranked by size	Size	% by Area	Cumulative % by Area		
1	35,560	6.8%	6.8%		
2	29,400	5.6%	12.5%		
3	29,210	5.6%	18.1%		
4	26,600	5.1%	23.2%		
5	26,600	5.1%	28.3%		
6	26,600	5.1%	33.4%		
7	26,600	5.1%	38.5%		
8	26,600	5.1%	43.6%		
9	26,600	5.1%	48.7%		
10	26,570	5.1%	53.8%		
11	24,150	4.6%	58.4%		
12	23,800	4.6%	62.9%		
13	21,850	4.2%	67.1%		
14	<b>21,850</b>	4.2%	<b>71.3%</b>		
15	21,850	4.2%	75.5%		
16	21,850	4.2%	79.7%		
17	21,850	4.2%	83.9%		
18	21,850	4.2%	88.1%		
19	21,830	4.2%	92.3%		
20	19,550	3.7%	96.0%		
21	11,430	2.2%	98.2%		
22	9,360	1.8%	100.0%		
Total	521,560	100.0%			
This application qualifies for a		<b>21,850</b>	Square Feet Special Minimum Lot Size		















6300 WEST LOOP SOUTH, SUITE 415  
BELLAIRE, TEXAS 77401

TERRIE L. SECHRIST, P.C.

LAW OFFICE OF SARAH A. DUCKERS, P.C.

July 14, 2017

**VIA EMAIL: Annette.mitchell@houstontx.gov**

Ms. Annette Mitchell  
City of Houston  
Planning and Development Department  
P. O. Box 1562  
Houston, Texas 77251-1562

Re: Protest of Special Minimum Lot Size Block Application filed by Yvonne L. Green and Reginald Mack (collectively, the "Applicants") – 5200 Block of Sue Marie Lane, east and west sides, between Pinemont Drive and W. Donovan Street (the "Application")

Dear Ms. Mitchell:

This letter constitutes a protest of the above-referenced Application by RDZ Holdings, LLC, the owner of 5201 Sue Marie Lane (the "Protester"). This protest is based on the following factors:

1. The Application is an Illegal Attempt to Amend Deed Restrictions.

The Pine Forest Addition contains 14 lots on approximately 14 acres. The property within the Pine Forest Addition is governed by "Amended Dedication & Restrictions" dated February 14, 1947 (the "Deed Restrictions"). The Deed Restrictions recognize that the property has been "platted and subdivided as PINE FOREST ADDITION as provided on a plat and dedication approved by the Planning Commission of the City of Houston and duly recorded." A true and correct copy of the recorded plat for the Pine Forest Addition (the "Plat") is enclosed as **Exhibit "1"**.



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The Deed Restrictions reference and incorporate the Plat and provide that the “restrictions as hereinafter set forth shall be and are hereby imposed upon each lot or parcel of land in said Addition **as shown by said plat** . . . “. (emphasis added). The Plat establishes the size of each of the fourteen lots depicted thereon – four lots are 130’ x 280’, four lots are 155’ x 280’, four lots are 150’ x 280’ and two lots are 151.3’ x 280’.

Pursuant to the Plat, the minimum lot size in the Pine Forest Addition is 130’ x 280’. Therefore, the Application does not meet the requirements of Section 42-197 of the City’s Code of Ordinances and must be denied.

2. The Application contains numerous errors and inconsistencies.

The Application must be denied in light of the following errors and inconsistencies:

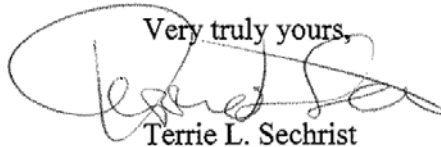
- i. Page one of the Application states that the sizes of the lots to be included in the Special Minimum Lot Size Block (the “Block”) range from 19,550 to 35,560 square feet. These square footages do not correspond with the lot sizes set out on the Plat;
- ii. The lot sizes listed on the chart entitled “Pine Forest Lots Ranked by Size” do not correspond with the lot sizes set out on the Plat;
- iii. The map provided by the City’s Planning & Development Department (the “Map”) outlines twenty-two (22) lots to be included in the Block; however, the chart entitled “Pine Forest Lots Ranked by Size” only lists twenty (20) lots and represents that 100% of the area is reflected on the chart even though the two (2) lots shown on the Map with a West Donovan address are not included on the chart;
- iv. The Map contains eight (8) lots that are not part of the Pine Forest Addition – six (6) lots with a Sue Marie Lane address and two (2) lots with a West Donovan address. No information is provided as to whether these lots are subject to any deed restrictions that contain any minimum lot size requirements;
- v. As stated above, the two (2) lots with a West Donovan address were omitted from the chart entitled “Pine Forest Lots Ranked by Size”. In addition, according to the Map, the West Donovan lots are significantly smaller in size than the lots with a Sue Marie address and therefore will not be able to meet any minimum lot size requirement requested in the Application;

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- vi. A full copy of the Deed Restrictions does not appear to be included with the Application. Therefore, a true and correct copy of the entire Deed Restrictions is enclosed as Exhibit "2"; and
- vii. A copy of the Plat was not included with the Application. Therefore, a true and correct copy is enclosed as Exhibit "1".

Pursuant to your letter dated June 15, 2017, Protester respectfully requests that a hearing be scheduled before the Houston Planning Commission and that Protester be provided adequate notice of such hearing. Protester reserves the right to present additional objections to the Application at such hearing.

Should you have any questions or need additional information regarding this protest, please do not hesitate to call the undersigned [REDACTED]

Very truly yours,  
  
Terrie L. Sechrist

S:\SECHRIST\Rodriguez,Jesse\CityProtestLtr.docx  
Enclosure\*

cc: VIA EMAIL: [REDACTED]  
Mr. Jesse Rodriguez  
RDZ Holdings, LLC

Planning Commission Staff Report  
Planning and Development Department





401617

AMENDED DEDICATION &amp; RESTRICTIONS RECORDED DEED RECORDS VOL. P.

DATED: FEBRUARY 14, 1947

FILED:

FROM: GEORGE E. CASTILLER, OWNER

TO: THE PUBLIC

STATE OF TEXAS:

COUNTY OF HARRIS:

WHEREAS, GEORGE E. CASTILLER, an individual, is the owner of the following described tract of land out of the S. W. Allen Survey, in Harris County, Texas, containing fourteen (14) acres, more or less, described by metes and bounds as follows:

BEGINNING at a stake located 3847 feet east of the west line of the S. W. Allen Survey and 1189 feet south of the north line of the S. W. Allen Survey;

THENCE south 1018 feet to a stake;

THENCE west 820 feet to a stake;

THENCE north 1018 feet to a stake;

THENCE east 820 feet to the place of beginning, less, however, a strip 25 feet in width off of the south side thereof conveyed to Harris County for road purposes;

which property has been by him platted and subdivided as FINE FOREST ADDITION as provided on a plat and dedication approved by the Planning Commission of the City of Houston and duly recorded;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That for the purpose of creating and carrying out a uniform plan for the improvement and sale of property in said Addition as a restricted residential subdivision, the following amended restrictions upon the use of said property are hereby established and adopted in lieu of the original restrictions affecting said subdivision dated May 1, 1946, and recorded in Vol. , Page , of the Deed Records of Harris County, Texas, the amended restrictions herein set forth to take the place of said original restrictions for all purposes and to be made a part of each and every contract and deed to convey any part of said addition by or on behalf of said GEORGE E. CASTILLER, by appropriate reference hereto and same shall be considered a part of each contract and deed as though fully incorporated therein. And these restrictions as hereinafter set forth shall be and are hereby imposed upon each lot or parcel of land in said Addition as shown by said plat and as referred to herein, and same shall constitute covenants running with the land and shall be binding upon, and shall inure to the benefit of GEORGE E. CASTILLER, his heirs or assigns, and all subsequent purchasers of said property, their heirs or assigns, and each such purchaser by accepting a contract or deed covering said property shall be subject to and bound by such restrictions, covenants and conditions as herein set forth, to-wit:

1. None of the lots shown on said plat shall be conveyed, leased, given to, or placed in the care of, and no building erected thereon shall be used, owned, or occupied by, any person other than of the Caucasian Race. This prohibition, however, is not intended to prevent the occupancy or use by persons other than of the Caucasian Race, while employed as servants on the premises. The word "person" as used herein, shall include a corporation or association, any of the stockholders of which are not of the Caucasian Race.

2. All lots or building sites included in the property hereinabove described shall be used for residential purposes; and no store or business house, flat or apartment house shall be erected thereon. No spirituous, vinous, or malt or medicated bitters capable of producing intoxication shall ever be sold, or offered for sale, on said premises, or any part thereof, nor shall said premises or any part thereof be used for illegal or immoral purposes.

EXHIBIT

2

3. No garage, garage apartment, or out-building shall be used as a residence or living quarters, except by servants engaged on the premises, or except during the construction of a main residence and then for a period not exceeding three years.

4. All improvements shall meet the following general requirements, stipulations and restrictions:

a. All residences are to be constructed with their principal frontage facing on Sue Marie Lane.

b. Residences constructed on corner lots Seven (7) of Blocks One (1) and Two (2) shall have a presentable appearance on Pearson Road.

c. No residence shall be constructed on any lot with less than 1000 square feet of finished inside floor area.

d. No residence shall be erected nearer than 50 feet to the front property line of any lot nor nearer than 15 feet to the side boundary lines of any building site, whether same shall consist of a single lot or any combination of lots or parts of lots in said subdivision.

e. No other building, garage, barn, servant's house or other out-building of any kind shall be erected nearer than ten (10) feet to the side lines or rear property line.

f. No outside toilets shall be permitted.

g. No building shall be erected within twenty-five (25) feet of the drainage ditch on Lots Four (4) and Five (5) of Blocks One (1) and Two (2), this being an easement reserved for maintenance of the drainage ditch.

h. No nuisances of any kind or character shall ever be maintained or permitted in any part of said subdivision.

5. No building having frame construction of any kind or character on the exterior shall be erected on any lot unless same at the time of construction shall receive at least two coats of paint.

6. George E. Castiller has reserved, and does hereby reserve the right to locate, construct, erect and maintain, or cause to be located, constructed, erected and maintained, in, on, under and across a strip five (5) feet wide on the rear of all lots included in the property hereinabove described, sewer or other pipe lines, conduits, poles and wires, and any other method of conducting or performing any public or quasipublic utility or function, above or beneath the surface of the ground, with the right of access at any time to the same for the purpose of repair and maintenance. Such right of access to include the right without liability on the part of any one or all of the owners or operators of such utilities, to remove any or all obstructions on said easement right-of-way, caused by trees, brush, shrubs, either on or over-hanging such right-of-way, as in their opinion may interfere with the installation or operation of their circuits, lines, pipes, or drainage ditches or structures.

7. All of the restrictions and covenants herein set forth shall continue for a period of twenty-five (25) years from May 1, 1946, and shall be automatically renewed for successive periods of fifteen (15) years each subsequent to the expiration of the first twenty-five (25) year period, unless revoked by a recorded instrument of writing signed by the owners of at least seventy-five per cent (75%) of the lots in said addition at the time of such revocation.

8. The restrictions herein set forth shall be binding upon GEORGE E. CASTILLER, his heirs or assigns, and all parties claiming by, through or under him or them, and all subsequent owners of property in said subdivision, each of whom shall be obligated and bound to observe such restrictions, covenants, and conditions, provided, however, that no such person shall be liable except in respect to breaches committed during his or their ownership of said property. The violation of any such restriction, covenant or condition shall not operate to invalidate any mortgage, deed of trust, or other lien acquired and held in good faith against said property, or any part thereof, but such liens may be enforced as against any and all property covered thereby, subject nevertheless to the restrictions, covenants, and conditions, herein mentioned. GEORGE E. CASTILLER shall have the right to enforce, but not be liable for, observance and performance of such restrictions, covenants and conditions, and in order to prevent a breach, or to enforce the observance or performance of same, shall have the right in addition to

(2)

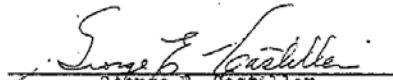
all other legal remedies, to an injunction either prohibitive or mandatory. The owner of any lot or lots affected shall have the same right either to prevent breach of any such restriction, covenant or condition or to enforce performance of same.

9. The purchasers of property in said subdivision shall be required to keep the weeds cut on the particular property owned by each, and shall not permit the accumulation of trash, rubbish or other unsightly obstacles on the premises, the easement, or in the street abutting the same. The area in the street between the pavement and the property line shall at all times be kept clean and free of unsightly obstacles.

10. GEORGE E. CASTILLER reserves the right for himself, his heirs or assigns, to make other restrictions applicable to any lot or homesite by appropriate provision inserted in any contract or deed covering said property, and notwithstanding any other provisions hereof, said GEORGE E. CASTILLER when acting with the consent and approval of the owners of seventy-five per cent (75%) of the property in said addition, may change, remove, or modify any of the terms, conditions, restrictions, provisions and covenants contained herein as affecting only that portion of said subdivision then belonging to said GEORGE E. CASTILLER and such consenting property owners.

11. Said GEORGE E. CASTILLER is the sole owner of all lots in said subdivision as of the date of this amendment, no property in said subdivision having been sold or conveyed to any other person or persons subsequent to the date of the original dedication and restrictions hereinabove referred to and hereby amended.

EXECUTED this 14th day of February, 1947.

  
George E. Castiller

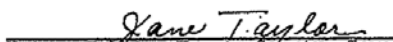
STATE OF TEXAS :

COUNTY OF HARRIS :

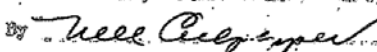
BEFORE ME, the undersigned authority, on this day personally appeared GEORGE E. CASTILLER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of February, 1947.



  
Notary Public, Harris County, Texas

JANE TAYLOR  
Notary Public, in and for Harris County, Texas

Filed for record Feb. 13, 1947 at 8:10 a.m.  
Recorded Feb. 15, 1947 at 11:38 a.m.  
T. D. MILLER, Clerk County Clerk, Harris County, Texas.  
By  T. D. Miller



REC. 6/2/2017 11:15 AM

### Special Minimum Lot Size Block Application

According to

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



PLANNING &  
DEVELOPMENT  
DEPARTMENT

Please complete entire application form.

#### 1. Location:

General Location: EAST & WEST SIDE OF SUE MARIE LN. BETWEEN  
DONOVAN & PINEMONT

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

Specific Legal Description BLOCKS 1&2, LOTS 1-10, PINE FOREST

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

#### 2. Contacts:

Primary Applicant YVONNE L. GREEN Phone # [REDACTED]  
Address 5235 SUE MARIE LANE E-mail [REDACTED]  
City HOUSTON State TX Zip 77091

Alternate Applicant RESINAUD MACK Phone # [REDACTED]  
Address 5225 SUE MARIE LANE E-mail [REDACTED]  
City HOUSTON State TX Zip 77091

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

File # 661 Key Map # \_\_\_\_\_ TIRZ \_\_\_\_\_  
Lambert # \_\_\_\_\_ Super N'hood \_\_\_\_\_ Census Tract \_\_\_\_\_  
City Council District B

#### 4. Submittal Requirements:

Please Check

Completed application form (this page)	<input type="checkbox"/>
Petition signed by the applicant (page 4)	<input type="checkbox"/>
Evidence of support from the property owners within the boundary (page 5)	<input type="checkbox"/>
Signed deed restriction statement (page 6)	<input type="checkbox"/>
Copy of deed restrictions, if applicable	<input type="checkbox"/>
Sample of Notification Sign (page 8)	<input type="checkbox"/>
Map or sketch showing the address, land use and size of all lots within boundary area	<input type="checkbox"/>
Data showing the actual size of each lot	<input type="checkbox"/>

