

HOUSTON PLANNING COMMISSION

AGENDA

OCTOBER 26, 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
Christina Morales
Paul R. Nelson
Linda Porras-Pirtle
Ian Rosenberg
Megan R. Sigler
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.
Carol Haddock, P.E.
Dawn Ullrich
Carrin F. Patman

SECRETARY

Patrick Walsh, P.E.

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

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

The Departments website is:
www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org



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

October 26, 2017

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

Call to Order

Director's Report

Approval of the October 12, 2017 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

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

II. Establish a public hearing date of November 30, 2017

- a. Broad Oaks partial replat no 8
- b. Garden Acres partial replat no 2
- c. Glendower Court partial replat no 3
- d. Hollywood Gardens partial replat no 6
- e. Reflections Sec 2 partial replat no 2
- f. West Lane Place partial replat no 3
- g. Westheimer Gardens Extension partial replat no 5

III. Consideration of an Off-Street Parking Variance for a property located at 3201 Louisiana St (Muxian Fang)

IV. Consideration of a Hotel/Motel variance for Days Inn at Clarewood located at 7129 Clarewood Drive (Devin Crittle)

V. Excuse the absence of Commissioner Brave

VI. Public Comment

VII. Adjournment

Minutes of the Houston Planning Commission

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

October 12, 2017

Meeting held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order

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

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Bill Baldwin

Fernando Brave

Absent

Antoine Bryant

Absent

Lisa Clark

Arrived at 2:36 p.m. during item #1

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Absent

Christina Morales

Paul R. Nelson

Linda Porras-Pirtle

Arrived at 2:40 p.m. during item # 97

Ian Rosenberg

Absent

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for

Left at 4:44 p.m. during item #101

The Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Dawn Ullrich

Carrin F. Patman

Executive Secretary

Patrick Walsh, P.E., Director, Planning and Development

DIRECTOR'S REPORT

The Director's Report was given by Michael Kramer, Assistant Director, Planning and Development Department.

Planning and Development Department.

APPROVAL OF THE SEPTEMBER 28, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 28, 2017 Planning Commission meeting minutes.

Motion: **Baldwin** Second: **Garza** Vote: **Carries** Abstaining: **Kilkenny, Nelson and Sigler**

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

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

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

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

Motion made by Commissioner Garza and seconded by Commissioner Clark to take items 97, 98 and 103 – 108 out of order and present them at this time together. Motion carried unanimously.

97	Garrow Sampson	C2R	Deny
98	Garrow York	C2R	Deny
103	Palmer Four East End	C2R	Deny
104	Palmer One East End	C2R	Deny
105	Palmer Three East End	C2R	Deny
106	Palmer Two East End	C2R	Deny
107	Ranger One East End	C2R	Deny
108	Ranger Two East End	C2R	Deny

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

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

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

Speaker: Tom McCasland, Housing and Community Development Department and Mary Lou Henry, applicant - supportive

C PUBLIC HEARINGS

84	Amblake Court Two replat no 1	C3N	Defer
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Staff recommendation: Defer the application for two weeks per the applicant's request.

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

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

85	Amended Plat of Almeda Place partial replat no 9	C3N	Approve
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Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.

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

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

- 86 Chasewood Meadows partial replat no 3 C3N 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: **Clark** Vote: **Unanimous** Abstaining: **None**
- 87 Craig Woods partial replat no 21 C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 88 Development at Moritz replat no 1 C3N Defer**
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Kilkenny** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 89 Garden Oaks Terrace C3N Defer**
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Baldwin** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
- 90 Goldcrest Group C3N Approve**
Staff recommendation: Deny the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variances(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Victor** Vote: **Unanimous** Abstaining: **None**
- 91 Martin 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: **Clark** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 92 Park Place Sec 2 partial replat no 2 C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 93 Royden Oaks 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: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 94 Spring Oaks replat no 1 C3N Approve**
partial replat no 5
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: **Victor** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

95 Westhaven Estates Sec 1 C3N Approve
partial replat no 6

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**

D VARIANCES

96 Cinco Estates 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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

Item 97 and 98 were taken earlier in the meeting.

99 Harris County MUD no 1 C3P Withdrawn
Water Plant no 4

100 Midtown City Center 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

101 Mills Creek Crossing Sec 2 C3P Approve

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

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

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

102 Museum Medical Tower 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: **Porras-Pirtle** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

Items 103, 104, 105, 106, 107 and 108 were taken earlier in the meeting.

109 Reserve at Rosehill C2 Withdrawn

110 Rivera C3P Approve

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

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

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

Commissioner Alleman recused herself.

111 Sheldon ISD High School GP

GP

Approve

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

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

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

Speaker: John Kirchner, applicant – supportive.

Commissioner Alleman returned.

112 Waldemar Townhomes

C2

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: **Garza** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

Speaker: Daniel Marquez – opposed.

E SPECIAL EXCEPTIONS

113 Lakeview Retreat GP

GP

Approve

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

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

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

F RECONSIDERATION OF REQUIREMENTS

114 Sanberg Investment LTD

C2R

Approve

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

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

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

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

G EXTENSIONS OF APPROVAL

115 Grant Plaza

EOA

Approve

116 Manriquez Reserve

EOA

Approve

H NAME CHANGES

NONE

I CERTIFICATES OF COMPLIANCE

117	21087, 21097 Brazos Drive	COC	Approve
118	25093 Virginia Lane	COC	Approve
119	18944 Iris Lane	COC	Approve
120	20236 Ravenwing Drive	COC	Approve
121	0 Blue Beech Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 115-121.

Commission action: Approved staff's recommendation for items 115-121.

Motion: **Davis**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

122	4119 Chapman Street	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.

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

Motion: **Davis**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 9, 2017 FOR:

- a. Ashley Pointe Sec 8 partial replat no 1
- b. Avondale Square partial replat no 1
- c. Brae Burn Acres partial replat no 1
- d. Crescent Island partial replat no 3 and extension
- e. Cypress Place partial replat no 1
- f. East End on the Bayou Sec 4 partial replat no 1
- g. Greenwood Village Sec 4 partial replat no 1
- h. Grove at Oak Forest Sec 1 partial replat no 1 and extension
- i. Villages at Bear Creek Sec 7 partial replat no 1
- j. Wayside Village Sec 2 replat no 1 and extension
- k. Westheimer Estates partial replat no 7

Staff recommendation: Establish a public hearing date of November 9, 2017 for items II a-k.

Commission action: Established a public hearing date of November 9, 2017 for items II a-k.

Motion: **Sigler**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1050 BRITTMOORE ROAD - GREEN SPACE MINI-STORAGE FACILITY

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

Commission action: Granted the off-street parking variance(s), and approved the development plat subject to the conditions listed.

Motion: **Garza**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

IV. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR DAYS INN AT CLAREWOOD LOCATED AT 7129 CLAREWOOD DRIVE

Public Hearing was open and closed.

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

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

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

Speakers: Nichole Bowden, applicant and Roger Johnson, owner – supportive.

V. PUBLIC COMMENT NONE

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:21 p.m.

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

Martha L. Stein, Chair

Patrick Walsh, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Aldine Western Business Park	C2	
2	Allegro at Harmony Sec 4	C3P	
3	Ambient Living at Kuykendahl	C3P	
4	Anserra Sec 5	C3P	
5	Anserra Sec 6	C3P	
6	Atascocita Springs Sec 1	C3F	
7	Balmoral Park Lakes East Sec 7	C3P	
8	Bauer Landing Sec 5	C3F	
9	Bauer Sunlight Drive Street Dedication Sec 1 and Reserve	C3F	
10	Bauer Sunlight Drive Street Dedication Sec 2 and Reserve	C3F	
11	Bayou Parkview Drive	C3F	
12	Beckendorff Road Street Dedication Sec 1	C3P	
13	Bellaire Blvd in Lakeview Retreat Street Dedication Sec 1	C3P	
14	Beyond Metronome	C2	DEF1
15	Birnam Woods at Lexington Boulevard Reserve	C2	
16	Broadmoor partial replat no 3	C3F	
17	Chasewood Meadows partial replat no 3	C3F	
18	Craig Woods partial replat no 21	C3F	
19	Crosby Lawn and Power	C2	
20	Edgewood Village Sec 6	C3F	
21	Elyson Sec 14	C3F	
22	Elyson Sec 17	C3P	
23	Elyson Sec 18	C3P	
24	Freedom Fuel Uptown LLC	C2	DEF2
25	Fuchs Tract Champion Forest Baptist Church North Klein	C2	DEF1
26	Furay Park View	C3F	DEF2
27	Hagerman Lodge	C3F	
28	Harris County ESD 1 and ESD 10 Aldine Bender Campus	C2	
29	Hidden Meadow Sec 9	C3F	DEF2
30	Hidden Meadow Sec 11	C3P	
31	Imperial Green Sec 2	C3F	
32	Kamp Commercial	C2	DEF1
33	Katy Crossing Sec 1	C3F	
34	Kings Lake Estates Sec 9	C3P	
35	Koehler Iron Works	C2	
36	Lakeview Retreat Sec 1	C3P	
37	Lakeview Retreat Sec 2	C3P	
38	Lakewood Court	C3F	
39	Margarita View Estate	C2	
40	Martin partial replat no 3	C3F	
41	Matthews Village Estates	C2	DEF1
42	Michoacana Plaza	C2	DEF1

Platting Summary**Houston Planning Commission****PC Date: October 26, 2017**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Millwork Sec 1	C3P	
44	Miramesa Sec 5	C3F	
45	Miramesa Sec 7	C3F	
46	Park Place partial replat no 2	C3F	
47	Peek Road in Elyson Street Dedication Sec 2	SP	
48	Pembroke Estates	C1	
49	Plaza on Huffmeister	C2	
50	Primoris	C3F	
51	Reding McCamey Development	C2	DEF2
52	Redrose Montessori School	C2	
53	Restoration Temple Center	C2	
54	Retreat at Champions Landing Sec 2	C3P	
55	Royal Brook at Kingwood Sec 13	C3P	
56	Royal Brook at Kingwood Sec 15	C3P	
57	Royal Hearts Townhomes	C3F	DEF1
58	Sheldon Ridge Sec 10	C3F	
59	Silver Ranch Sec 16	C3F	
60	Tealpointe Lake Estates	C3F	DEF2
61	Telge Ranch Sec 2	C3F	
62	Toddy Blends	C2	
63	Waldemar Townhomes	C2	DEF2
64	West Court partial replat no 8	C3F	
65	Westview Landing Sec 1 partial replat no 1	C3F	
66	Windmill Lakes Villas	C3F	DEF1

B-Replats

67	American Surface Modifications	C2R	
68	Bibleway Church of our Lord Jesus Christ Inc	C2R	DEF1
69	Brinkley Residences	C2R	
70	Burns Village at Lincoln City	C2R	
71	Capitol Street Terraces	C2R	
72	City Terrace Parkland Estates	C3R	
73	Cornell Manor	C2R	DEF1
74	Detering Park	C2R	
75	Edge at Langham Creek Multifamily	C2R	
76	Fulton Enclave	C2R	
77	Fulton Yards	C2R	DEF1
78	Garza Place On Intervale	C2R	DEF1
79	GBA Gears Road Development	C2R	DEF1
80	Gibson Street Grove	C2R	
81	Goddard School North Houston Heights	C3R	
82	Goddard School South Houston Heights	C3R	
83	Grace Oak Trails	C2R	
84	Guardian Angel Cove	C2R	

Platting Summary**Houston Planning Commission****PC Date: October 26, 2017**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Hillcrest partial replat no 2	C2R	
86	Hohm Alpha	C2R	
87	Hopper Green Plaza	C2R	
88	Houston Heights partial replat no 21	C2R	
89	Irvington Plaza	C2R	
90	Jacob Townhomes	C2R	DEF2
91	Liberty Pines Business Park	C2R	
92	Marcolin Duplexes	C2R	
93	Market at Houston Heights	C2R	
94	Mount Pilgrim Baptist Church	C2R	
95	Northwest Houston Christian Church replat no 1	C2R	
96	Oasis on Ella	C2R	
97	Shady Gardens	C2R	
98	Shady Grove on West Fifteenth	C2R	
99	Shady Terrace	C2R	
100	South Heights Purchase South	C2R	DEF2
101	Timber Ho	C2R	
102	Trails on Delano	C2R	DEF2
103	United Graphic Plaza	C2R	
104	West Holcombe at Poor Farm Ditch Commercial Reserve	C2R	
105	West Road Square	C2R	
106	Yes Preparatory School Southwest Campus replat no 1 and extension	C3R	DEF1

C-Public Hearings Requiring Notification

107	Amblake Court Two replat no 1	C3N	DEF1
108	Commons Park Place partial replat no 1	C3N	
109	Craig Woods partial replat no 22	C3N	
110	Development at Moritz replat no 1	C3N	DEF1
111	Garden Oaks Terrace	C3N	DEF1
112	Hempstead Terrace partial replat no 1	C3N	
113	Miracle of Hope Sec 1 partial replat no 1 and extension	C3N	
114	Modern at Morris	C3N	
115	Neuen Manor partial replat no 8	C3N	
116	Patio Homes On Peden	C3N	
117	Riverway Estates Sec 1 partial replat no 4	C3N	
118	Spring Branch Estates no 2 partial replat no 10	C3N	
119	Tan Duc replat no 1	C3N	
120	Westhaven Estates Sec 1 partial replat no 7	C3N	

D-Variances

121	Bridgeland Parkland Village Sec 29	C3P	
122	Cinco Estates	C2	DEF2
123	Harris County MUD No 1 Water Plant no 4	C2	
124	Heights Water Works	C2R	

Platting Summary**Houston Planning Commission****PC Date: October 26, 2017**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
125	Lakes at Creekside GP	GP	

E-Special Exceptions

None

F-Reconsideration of Requirements

126	Balmoral Park Lakes East Sec 6	C3P
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G-Extensions of Approval

127	Almeda Hall	EOA
128	Development at West Little York	EOA
129	DMJJ Enterprise	EOA
130	Word of God Church Sec 1	EOA

H-Name Changes

131	Thornwall Hempstead (prev. Keystone Tiles on Hempstead)	NC
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I-Certification of Compliance

132	23790 Johnson Road	COC
133	20851 Thomas Lane	COC
134	20017 FM 1485	COC
135	15106 Thistle Down Drive	COC

J-Administrative

None

K-Development Plats with Variance Requests

136	4903 Cheena Drive	DPV
137	602 E. 26th Street	DPV
138	202 Glenwood Drive	DPV
139	3719 Olympia Drive	DPV
140	243 Westheimer Road	DPV
141	1234 Wisterwood Drive	DPV

Off-Street Parking Variance

III	3201 Louisiana Street	PV
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Hotel/Motel Variance

IV	Days Inn at Clarewood located at 7129 Clarewood Drive (DEF 1)	HMV
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Platting Summary**Houston Planning Commission****PC Date: October 26, 2017**

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

A-Consent

1	Aldine Western Business Park	2017-1805	C2	Harris	ETJ	372S	5.00	5.00	0	Texas A&M Concrete, LLC	Gruller Surveying
2	Allegro at Harmony Sec 4	2017-1862	C3P	Montgomery	ETJ	293L	16.36	0.38	77	Figure Four Partners LTP	Jones Carter - Woodlands Office
3	Ambient Living at Kuykendahl	2017-1692	C3P	Harris	ETJ	331A	7.52	3.88	115	Ambients Development, LLC	C & C Surveying, Inc
4	Anserra Sec 5	2017-1867	C3P	Fort Bend	ETJ	483G	16.19	3.89	59	KB Home	Jones Carter
5	Anserra Sec 6	2017-1846	C3P	Fort Bend	ETJ	483G	14.36	5.23	43	KB Home	Jones Carter
6	Atascocita Springs Sec 1	2017-1806	C3F	Harris	ETJ	375M	21.23	0.83	137	Camillo Properties, Ltd	LJA Engineering, Inc. - (West Houston Office)
7	Balmoral Park Lakes East Sec 7	2017-1855	C3P	Harris	ETJ	376T	20.73	2.81	105	Land Tejas Park Lakes 1023, L.P.	Pape-Dawson Engineers
8	Bauer Landing Sec 5	2017-1887	C3F	Harris/ Montgomery	ETJ	285L	119.69	86.33	182	LGI Homes - Texas, LLC	Pape-Dawson Engineers
9	Bauer Sunlight Drive Street Dedication Sec 1 and Reserve	2017-1885	C3F	Harris	ETJ	285Q	2.31	0.12	0	LGI Homes - Texas, LLC	Pape-Dawson Engineers
10	Bauer Sunlight Drive Street Dedication Sec 2 and Reserve	2017-1886	C3F	Harris	ETJ	285Q	1.53	0.01	0	LGI Homes - Texas, LLC	Pape-Dawson Engineers
11	Bayou Parkview Drive	2017-1895	C3F	Harris	City	494J	0.75	0.75	0	Padua Realty Company	Gruller Surveying
12	Beckendorff Road Street Dedication Sec 1	2017-1874	C3P	Harris	ETJ	405X	3.70	0.00	0	Newland Communities	BGE Kerry R. Gilbert Associates
13	Bellaire Blvd in Lakeview Retreat Street Dedication Sec 1	2017-1769	C3P	Fort Bend	ETJ	526H	6.80	0.00	0	DR Horton	BGE Kerry R. Gilbert Associates
14	Beyond Metronome (DEF1)	2017-1797	C2	Harris	City	449T	0.56	0.01	12	Burco	Bates Development Consultants
15	Birnam Woods at Lexington Boulevard Reserve	2017-1840	C2	Montgomery	ETJ	293G	21.19	21.19	0	Discovery Spring Trails II, LLC	Jones Carter - Woodlands Office
16	Broadmoor partial replat no 3	2017-1808	C3F	Harris	City	494X	0.28	0.26	0	TN ASSOCIATES, INC	Advance Surveying, Inc.
17	Chasewood Meadows partial replat no 3	2017-1888	C3F	Fort Bend	City	570V	1.73	0.13	10	Aimy Builders LLC	Owens Management Systems, LLC
18	Craig Woods partial replat no 21	2017-1595	C3F	Harris	City	451X	0.32	0.00	3	AST Corporation	South Texas Surveying Associates, Inc.
19	Crosby Lawn and Power	2017-1821	C2	Harris	ETJ	379Y	1.32	0.00	1	JRK Property	Stewart Engineering
20	Edgewood Village Sec 6	2017-1845	C3F	Harris	City/ ETJ	457G	8.75	0.80	51	Woodmere Development Co., LTD.	IDS Engineering Group
21	Elyson Sec 14	2017-1820	C3F	Harris	ETJ	405T	13.60	1.48	62	Nash FM 529, LLC a Delaware limited liability company	BGE, Inc.

Platting Summary**Houston Planning Commission****PC Date: October 26, 2017**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
22	Elyson Sec 17	2017-1872	C3P	Harris	ETJ	405T	28.40	11.09	52	Newland Communities	BGE Kerry R. Gilbert Associates
23	Elyson Sec 18	2017-1873	C3P	Harris	ETJ	405T	17.60	1.55	97	Newland Communities	BGE Kerry R. Gilbert Associates
24	Freedom Fuel Uptown LLC (DEF2)	2017-1706	C2	Harris	City	572E	4.16	4.16	0	Freedom Fuel Uptown LLC	M2L Associates, Inc.
25	Fuchs Tract Champion Forest Baptist Church North Klein (DEF1)	2017-1752	C2	Harris	ETJ	291P	14.76	14.76	0	Champion Forest Baptist Church	LUPHER,LLC
26	Furay Park View (DEF2)	2017-1660	C3F	Harris	ETJ	415Q	19.19	14.03	4	N/A	The Interfield Group
27	Hagerman Lodge	2017-1719	C3F	Montgomery	ETJ	256V	16.90	16.90	0	John and Linda Hagerman	Windrose
28	Harris County ESD 1 and ESD 10 Aldine Bender Campus	2017-1788	C2	Harris	ETJ	375W	6.19	6.19	0	Harris county Emergency Services	Jones Carter - Woodlands Office
29	Hidden Meadow Sec 9 (DEF2)	2017-1605	C3F	Harris	ETJ	417W	14.62	0.28	99	Century Land Holdings of Texas, LLC	McKim & Creed, Inc.
30	Hidden Meadow Sec 11	2017-1857	C3P	Harris	ETJ	417W	13.98	0.95	79	Century Land Holdings of Texas, LLC	McKim & Creed, Inc.
31	Imperial Green Sec 2	2017-1726	C3F	Harris	ETJ	372D	8.57	0.25	41	Jungers Development LLC	Provident
32	Kamp Commercial (DEF1)	2017-1756	C2	Harris	ETJ	289U	1.63	1.63	1	All Out Offroad, Inc.	C & C Surveying, Inc
33	Katy Crossing Sec 1	2017-1863	C3F	Harris	ETJ	404Y	41.19	13.98	142	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)
34	Kings Lake Estates Sec 9	2017-1866	C3P	Harris	City/ ETJ	337N	56.20	14.50	82	Dr. Guniganti	BGE Kerry R. Gilbert Associates
35	Koehler Iron Works	2017-1823	C2	Harris	City	492H	1.24	1.24	0	SL Riverway LP	Vernon G. Henry & Associates, Inc.
36	Lakeview Retreat Sec 1	2017-1776	C3P	Fort Bend	ETJ	526G	23.20	12.47	42	DR Horton	BGE Kerry R. Gilbert Associates
37	Lakeview Retreat Sec 2	2017-1778	C3P	Fort Bend	ETJ	526M	39.20	12.06	139	DR Horton	BGE Kerry R. Gilbert Associates
38	Lakewood Court	2017-1859	C3F	Harris	ETJ	329S	23.05	10.33	61	Lakewood Court,LTD	Costello, Inc.
39	Margarita View Estate	2017-1852	C2	Harris	ETJ	404V	1.00	0.00	1	4Site Land Surveying, PLLC	4Site Land Surveying
40	Martin partial replat no 3	2017-1853	C3F	Harris	City	492M	0.12	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
41	Matthews Village Estates (DEF1)	2017-1629	C2	Harris	City	411Z	0.92	0.92	12	Matthews Investments Southwest Inc.	4Site Land Surveying
42	Michoacana Plaza (DEF1)	2017-1685	C2	Harris	ETJ	291T	2.20	2.20	0	roade properties	Replat Specialists
43	Millwork Sec 1	2017-1871	C3P	Harris	ETJ	528N	5.91	5.91	0	Martinez Millwork	Gessner Engineering
44	Miramesa Sec 5	2017-1848	C3F	Harris	ETJ	406C	19.04	0.60	88	Meritage Homes of Texas, LLC	Jones Carter - Woodlands Office
45	Miramesa Sec 7	2017-1838	C3F	Harris	ETJ	406C	15.12	0.10	79	Meritage Homes of Texas, LLC	Jones Carter - Woodlands Office
46	Park Place partial replat no 2	2017-1807	C3F	Harris	City	535K	0.62	0.62	0	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.

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Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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47	Peek Road in Elyson Street Dedication Sec 2	2017-1811	SP	Harris	ETJ	405U	3.61	0.00	0	Nash FM 529, LLC a Delaware limited liability company	BGE, Inc.
48	Pembroke Estates	2017-1782	C1	Harris	City	573R	6.01	0.00	2	Survey 1, Inc	Survey 1, Inc.
49	Plaza on Huffmeister	2017-1815	C2	Harris	ETJ	408B	3.26	3.26	0	PLAZA ON HUFFMEISTER,LP	MOMENTUM ENGINEERING
50	Primoris	2017-1883	C3F	Harris	City	573Z	32.28	30.34	0	Primoris Services Corporation	LJA Engineering, Inc. - (West Houston Office)
51	Reding McCamey Development (DEF2)	2017-1635	C2	Harris	ETJ	368S	0.51	0.51	0	Robin L. Reding	Doshi Engineering & Surveying Company
52	Redrose Montessori School	2017-1816	C2	Harris	ETJ	328R	1.59	1.49	0	Redrose Ventures LLC	E.I.C. Surveying Company
53	Restoration Temple Center	2017-1826	C2	Harris	ETJ	376A	2.05	2.05	0	Restoration Temple Center	Melissa's platting service
54	Retreat at Champions Landing Sec 2	2017-1897	C3P	Harris	ETJ	330Z	25.70	7.75	129	Pulte Homes of Texas, LP	Jones Carter - Woodlands Office
55	Royal Brook at Kingwood Sec 13	2017-1891	C3P	Montgomery	ETJ	297K	12.90	0.56	44	Friendswood Development Company	BGE Kerry R. Gilbert Associates
56	Royal Brook at Kingwood Sec 15	2017-1892	C3P	Montgomery	ETJ	297F	17.70	1.85	62	Friendswood Development Company	BGE Kerry R. Gilbert Associates
57	Royal Hearts Townhomes (DEF1)	2017-1743	C3F	Fort Bend	ETJ	528S	2.81	0.43	34	Commander Enterprises Inc	RP & Associates
58	Sheldon Ridge Sec 10	2017-1896	C3F	Harris	ETJ	418N	11.12	0.81	50	Woodmere Development Co., LTD.	IDS Engineering Group
59	Silver Ranch Sec 16	2017-1822	C3F	Fort Bend	ETJ	484N	10.73	1.11	62	Katy 309 Venture, LP a Texas limited partnership	BGE, Inc.
60	Tealpointe Lake Estates (DEF2)	2017-1606	C3F	Harris	ETJ	286S	99.10	11.36	51	Tealpointe Lake Estates, Ltd	Hovis Surveying Company Inc.
61	Telge Ranch Sec 2	2017-1841	C3F	Harris	ETJ	328N	6.64	0.60	32	Woodmere Development Co., LTD.	IDS Engineering Group
62	Toddy Blends	2017-1817	C2	Harris	ETJ	446T	1.82	1.82	0	PAMELA R. TAYLOR	RSG Engineering
63	Waldemar Townhomes (DEF2)	2017-1566	C2	Harris	City	489S	0.46	0.13	6	Ace Tech Development	Owens Management Systems, LLC
64	West Court partial replat no 8	2017-1850	C3F	Harris	City	492U	0.11	0.00	2	On Point Custom Homes	Total Surveyors, Inc.
65	Westview Landing Sec 1 partial replat no 1	2017-1818	C3F	Harris	ETJ	411H	0.60	0.03	4	KB Home Lone Star, Inc.	LJA Engineering, Inc. - (West Houston Office)
66	Windmill Lakes Villas (DEF1)	2017-1631	C3F	Harris	City	576S	6.04	1.58	64	Milestone Habitat Lakes, Ltd	Owens Management Systems, LLC

B-Replats

67	American Surface Modifications	2017-1824	C2R	Harris	City	572U	3.17	3.11	0	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
68	Bibleway Church of our Lord Jesus Christ Inc (DEF1)	2017-1614	C2R	Harris	City	453N	0.20	0.20	0	Amanchi Environmental Services	CAS Consultants, LLC

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Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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69	Brinkley Residences	2017-1889	C2R	Harris	City	533Z	0.63	0.63	0	AAIM REI, LLC	Bates Development Consultants
70	Burns Village at Lincoln City	2017-1847	C2R	Harris	City	412U	0.21	0.00	3	MPC Development	MPC Development
71	Capitol Street Terraces	2017-1678	C2R	Harris	City	494S	0.23	0.23	6	Cisneros Design Studio	K. Chen Engineering
72	City Terrace Parkland Estates	2017-1737	C3R	Harris	City	451D	2.56	0.44	13	Protech Group LLC	CAS Consultants, LLC
73	Cornell Manor (DEF1)	2017-1745	C2R	Harris	City	453N	0.18	0.00	4	Action Surveying	Action Surveying
74	Detering Park	2017-1877	C2R	Harris	City	492G	0.35	0.00	8	Kyle Smith	Total Surveyors, Inc.
75	Edge at Langham Creek Multifamily	2017-1836	C2R	Harris	ETJ	408W	3.06	3.06	0	New Regional Planning	Civil-Surv Land Surveying, L.C.
76	Fulton Enclave	2017-1837	C2R	Harris	City	493H	0.34	0.00	7	BB RESIDENTIAL GROUP, INC	Bates Development Consultants
77	Fulton Yards (DEF1)	2017-1673	C2R	Harris	City	453Y	0.89	0.00	16	Topaz Ventures, LLC	PLS
78	Garza Place On Intervale (DEF1)	2017-1700	C2R	Harris	City	575M	0.92	0.00	8	noberto garza	Houston Platting
79	GBA Gears Road Development (DEF1)	2017-1762	C2R	Harris	ETJ	372N	8.77	8.77	0	GBA Group, LLC	Doshi Engineering & Surveying Company
80	Gibson Street Grove	2017-1861	C2R	Harris	City	492M	0.11	0.00	2	Kyle Smith	Total Surveyors, Inc.
81	Goddard School North Houston Heights	2017-1878	C3R	Harris	City	452U	0.75	0.75	0	BRW Architects	Pacheco Koch, LLC
82	Goddard School South Houston Heights	2017-1884	C3R	Harris	City	452U	0.38	0.38	1	BRW Architects	Pacheco Koch, LLC
83	Grace Oak Trails	2017-1825	C2R	Harris	City	492B	0.96	0.02	16	Stahlman	Field Data Srvce, Inc
84	Guardian Angel Cove	2017-1690	C2R	Harris	City	412N	0.46	0.00	3	New Era Development	MPC Development
85	Hillcrest partial replat no 2	2017-1772	C2R	Harris	City	492R	0.14	0.00	2	ASSET ASSOCIATES	Vatani Consulting Engineers, PLLC
86	Hohm Alpha	2017-1829	C2R	Harris	City	494C	0.11	0.00	3	HOHM, LLC	Probstfeld & Associates, Inc.
87	Hopper Green Plaza	2017-1831	C2R	Harris	ETJ	414Q	1.05	1.00	1	BM Design	BM DESIGN LLC
88	Houston Heights partial replat no 21	2017-1695	C2R	Harris	City	452V	0.26	0.00	2	Kimberly Morisak, LLC	REKHA ENGINEERING, INC.
89	Irvington Plaza	2017-1839	C2R	Harris	City	453H	0.79	0.79	0	Maria Ron	Owens Management Systems, LLC
90	Jacob Townhomes (DEF2)	2017-1535	C2R	Harris	City	494U	0.11	0.00	3	Texas Equity Consultant Properties	NorthStar Surveying
91	Liberty Pines Business Park	2017-1865	C2R	Harris	ETJ	332U	3.85	3.85	0	Williamsburg Enterprises	GBI Partners, LP
92	Marcolin Duplexes	2017-1766	C2R	Harris	City	412P	0.29	0.00	3	Boyya Investments, Inc.	The Interfield Group
93	Market at Houston Heights	2017-1827	C2R	Harris	City	452Z	1.74	1.74	0	WSS-Market at Houston Heights LLC	Windrose
94	Mount Pilgrim Baptist Church	2017-1791	C2R	Harris	City	573V	3.60	3.60	0	PRIME TEXAS SURVEYS LLC	SEM SERVICES
95	Northwest Houston Christian Church replat no 1	2017-1810	C2R	Harris	ETJ	327S	3.39	3.39	0	Northwest Houston Christian Church	Jones Carter - Woodlands Office
96	Oasis on Ella	2017-1729	C2R	Harris	City	372F	9.06	9.06	0	Northborough Wiese, J.V.	Windrose

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97	Shady Gardens	2017-1856	C2R	Harris	City	452Y	0.25	0.01	6	Urban Living, LP	Total Surveyors, Inc.
98	Shady Grove on West Fifteenth	2017-1858	C2R	Harris	City	452Y	0.22	0.00	3	Cygnus Builders	Total Surveyors, Inc.
99	Shady Terrace	2017-1869	C2R	Harris	City	452Y	0.37	0.00	10	Cygnus Builders	Total Surveyors, Inc.
100	South Heights Purchase South (DEF2)	2017-1601	C2R	Harris	City	493A	0.59	0.59	0	Easy Park Acquisitions	Terra Associates, Inc.
101	Timber Ho	2017-1814	C2R	Harris	City	453Z	0.40	0.00	5	LIVE OAK HOUSTON HOLDINGS, LLC	MOMENTUM EGINEERNG
102	Trails on Delano (DEF2)	2017-1607	C2R	Harris	City	494N	0.11	0.00	2	IRON HORSE	Field Data Srvce, Inc
103	United Graphic Plaza	2017-1747	C2R	Harris	City	450A	0.87	0.87	0	TEXAS LAND CONSULTANT	Texan Land Consultants
104	West Holcombe at Poor Farm Ditch Commercial Reserve	2017-1711	C2R	Harris	City	532F	1.15	1.15	0	JB Ruben-Stein Properties, LLC	Windrose
105	West Road Square	2017-1813	C2R	Harris	City	412D	3.05	3.05	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
106	Yes Preparatory School Southwest Campus replat no 1 and extension (DEF1)	2017-1795	C3R	Harris	ETJ	572S	23.77	21.70	0	Arborleaf Engineering & Surveying, Inc.	Arborleaf Engineering & Surveying, Inc.

C-Public Hearings Requiring Notification

107	Amblake Court Two replat no 1 (DEF1)	2017-1432	C3N	Harris	City	490X	0.52	0.52	0	William L. Owens & Blake Williams Development, Inc.	Windrose
108	Commons Park Place partial replat no 1	2017-1622	C3N	Harris	ETJ	298R	8.04	8.04	0	Dannenbaum	Texas Engineering And Mapping Company
109	Craig Woods partial replat no 22	2017-1454	C3N	Harris	City	451X	0.22	0.00	2	American Block	TKE Development Services, Ltd.
110	Development at Moritz replat no 1 (DEF1)	2017-1502	C3N	Harris	City	451S	0.48	0.00	8	Riverway Builders	Windrose
111	Garden Oaks Terrace (DEF1)	2017-1562	C3N	Harris	City	452Q	0.50	0.00	10	Rezcom	PLS
112	Hempstead Terrace partial replat no 1	2017-1541	C3N	Harris	City	451J	0.49	0.07	10	Chethana Das	Windrose
113	Miracle of Hope Sec 1 partial replat no 1 and extension	2017-1532	C3N	Harris	City	493P	0.11	0.00	2	Paul R. Ocanas	Windrose
114	Modern at Morris	2017-1561	C3N	Harris	City	493C	0.24	0.00	6	Metro Living	PLS
115	Neuen Manor partial replat no 8	2017-1617	C3N	Harris	City	450P	0.54	0.54	0	TERAN GPOUP	Teran Group LLC
116	Patio Homes On Peden	2017-1686	C3N	Harris	City	493N	0.15	0.00	2	Sandcastle Homes, Inc.	The Interfield Group
117	Riverway Estates Sec 1 partial replat no 4	2017-1696	C3N	Fort Bend	ETJ	568B	0.19	0.00	2	Aga Rehman and Rakshanda Rehman	Windrose
118	Spring Branch Estates no 2 partial replat no 10	2017-1715	C3N	Harris	City	450Q	0.38	0.00	2	Olympic Real Estate Investments	The Interfield Group

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119	Tan Duc replat no 1	2017-1611	C3N	Fort Bend	City	528Y	9.41	9.41	0	Southway Holding LLC	South Texas Surveying Associates, Inc.
120	Westhaven Estates Sec 1 partial replat no 7	2017-1661	C3N	Harris	City	491S	0.29	0.29	0	J.A. GREENE CONSTRUCTION	Advance Surveying, Inc.

D-Variances

121	Bridgeland Parkland Village Sec 29	2017-1881	C3P	Harris	ETJ	366T	41.02	5.75	174	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
122	Cinco Estates (DEF2)	2017-1312	C2	Harris	City	338D	2.01	0.00	1	N/A	E.I.C. Surveying Company
123	Harris County MUD No 1 Water Plant no 4	2017-1893	C2	Harris	ETJ	249Y	1.01	1.01	0	Harris County MUD 1	Van De Wiele & Vogler, Inc.
124	Heights Water Works	2017-1668	C2R	Harris	City	452V	2.07	2.07	0	Braun Enterprises	Tetra Surveys
125	Lakes at Creekside GP	2017-1880	GP	Harris	ETJ	249Z	273.00	0.00	0	Flair Development	BGE Kerry R. Gilbert Associates

E-Special Exceptions

None

F-Reconsideration of Requirements

126	Balmoral Park Lakes East Sec 6	2017-1864	C3P	Harris	ETJ	376U	12.44	1.08	62	LGI Homes - Texas, LLC	Pape-Dawson Engineers
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G-Extensions of Approval

127	Almeda Hall	2016-1868	EOA	Harris	ETJ	612B	1.69	1.69	0	Milkyway Ventures	South Texas Surveying Associates, Inc.
128	Development at West Little York	2016-1842	EOA	Harris	ETJ	409S	1.41	1.41	0	West Little York Business, LLC	Windrose
129	DMJJ Enterprise	2016-1821	EOA	Harris	ETJ	328C	7.99	7.91	0	Water District Management	Arborleaf Engineering & Surveying, Inc.
130	Word of God Church Sec 1	2016-1837	EOA	Harris	ETJ	327H	6.00	6.00	0	The Word of God Christian Fellowship	Windrose

H-Name Changes

131	Thornwall Hempstead (prev. Keystone Tiles on Hempstead)	2017-1589	NC	Harris	City	451J	3.16	3.14	0	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
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I-Certification of Compliance

132	23790 Johnson Road	17-1309	COC	Montgomery	ETJ	257N				Roy Chapman	Roy Chapman
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133	20851 Thomas Lane	17-1310	COC	Montgomery	ETJ	256S				Mariela Ocampo	Mariela Ocampo
134	20017 FM 1485	17-1311	COC	Montgomery	ETJ	256L				Francisco Cardona	Francisco Cardona
135	15106 Thistle Down Drive	17-1312	COC	Harris	ETJ	328E			1	Alberto Rodriguez	Alberto Rodriguez

J-Administrative

None

K-Development Plats with Variance Requests

136	4903 Chenna Drive	17089090 DPV	Harris	City	531U					Mary Villareal	The Interfield Group
137	602 E. 26th Street	17108835 DPV	Harris	City	453S					Jenifer Pool	JRP Company
138	202 Glenwood Drive	17099659 DPV	Harris	City	492L					Jacob Buckwalter	Houston Permit Service
139	3719 Olympia Drive	17081814 DPV	Harris	City	492N					Jenifer Pool	JRP Company
140	243 Westheimer Road	17087942 DPV	Harris	City	493T					Romulo Cisneros	Cisneros Design, LLC
141	1234 Wisterwood Drive	17100311 DPV	Harris	City	449Z					Jenifer Pool	JRP Company

Off-Street Parking Variance

III	3201 Louisiana Street	17109079 PV	Harris	City	493T					Mary Lou Henry	Vernon G. Henry & Associates
-----	-----------------------	-------------	--------	------	------	--	--	--	--	----------------	------------------------------

Hotel/Motel Variance

IV	Days Inn at Clarewood located at 7129 Clarewood Drive (DEF1)	HMV	Harris	City	530G					Rodger Johnson	Bowden Land Services
----	--	-----	--------	------	------	--	--	--	--	----------------	----------------------

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Amblake Court Two replat no 1 (DEF1)

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

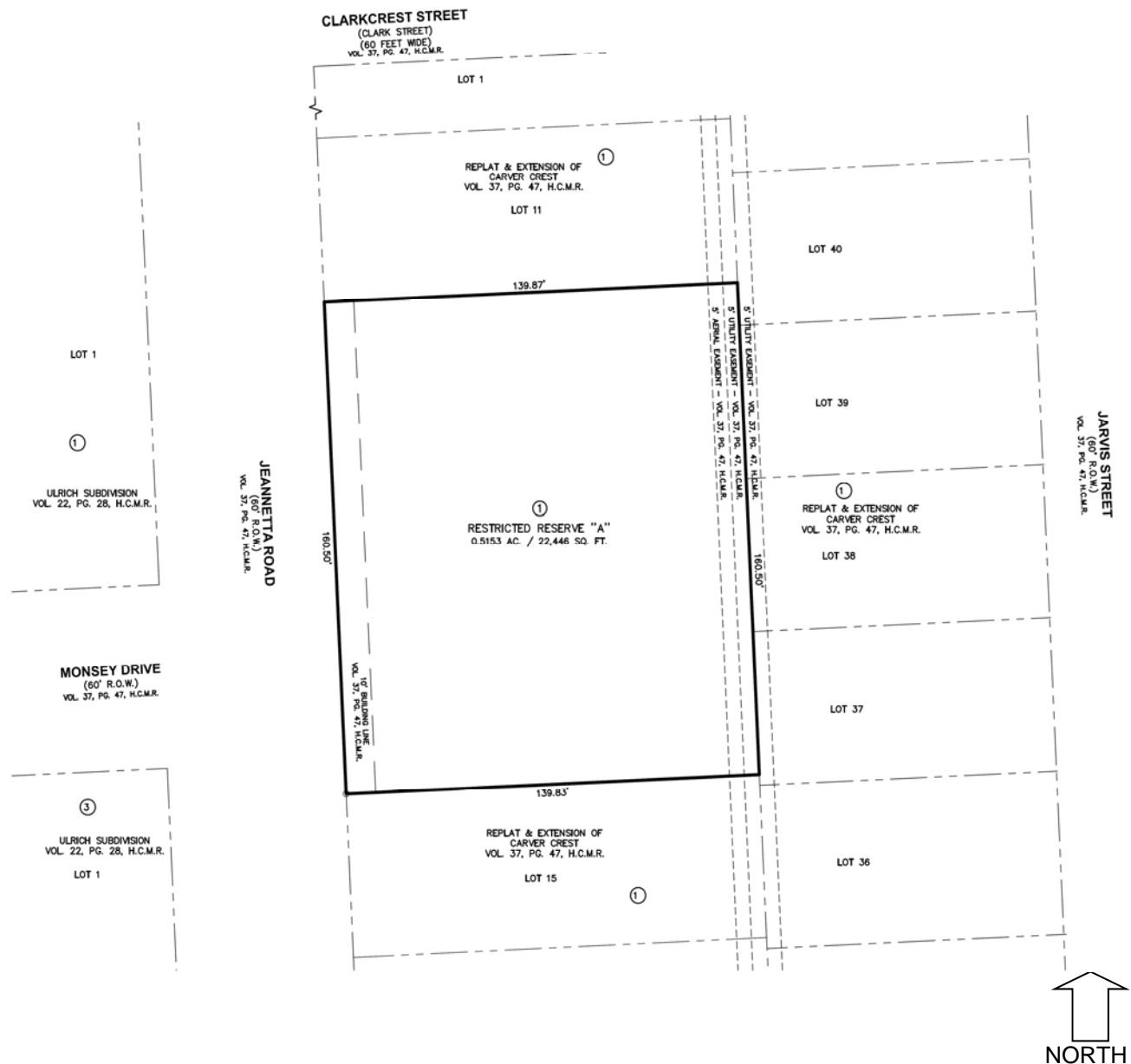
ITEM: 107

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Amblake Court Two replat no 1 (DEF1)

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission

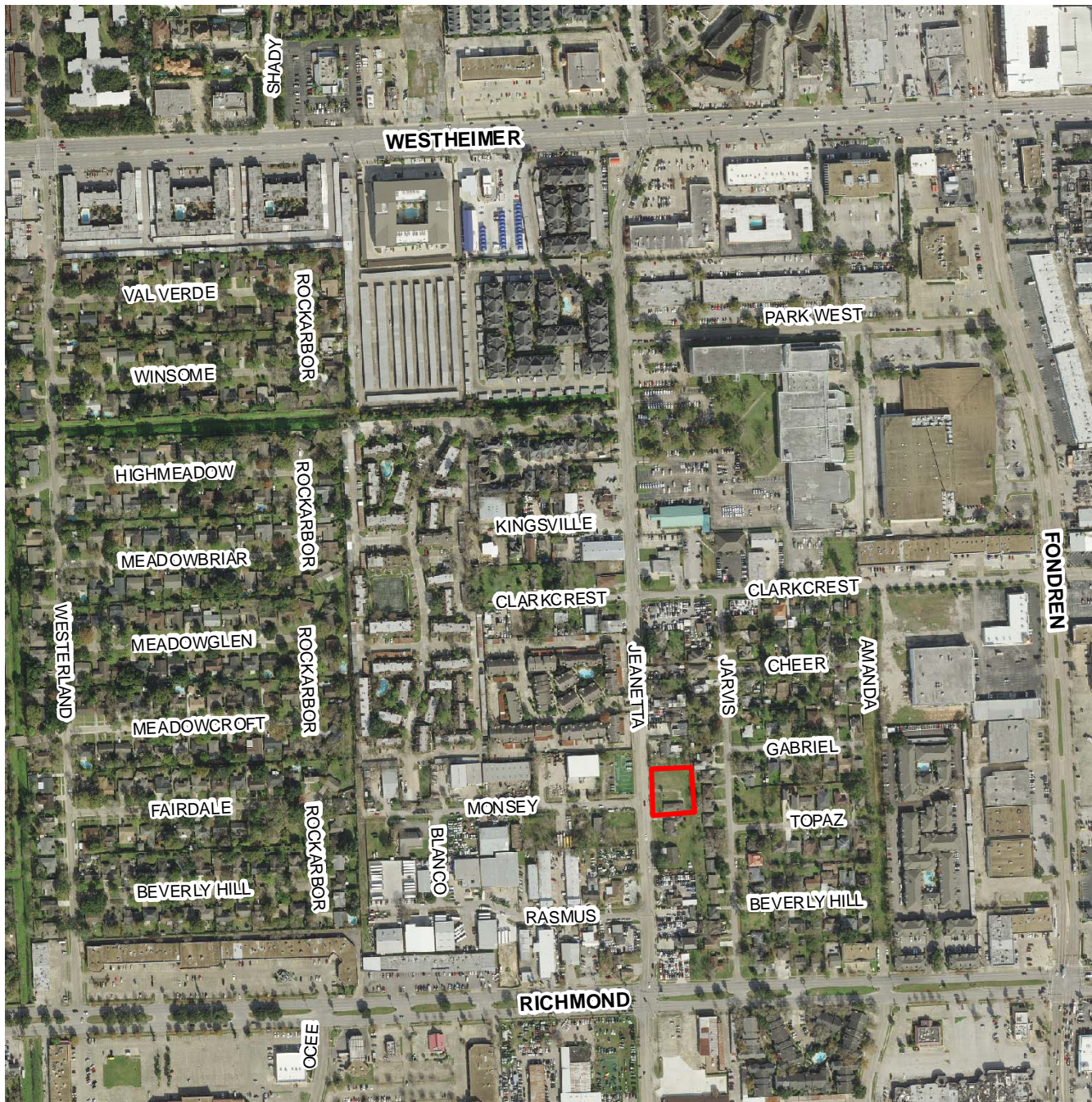
ITEM: 107

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Amblake Court Two replat no 1 (DEF1)

Applicant: Windrose



C – Public Hearings

Aerial

Houston Planning Commission

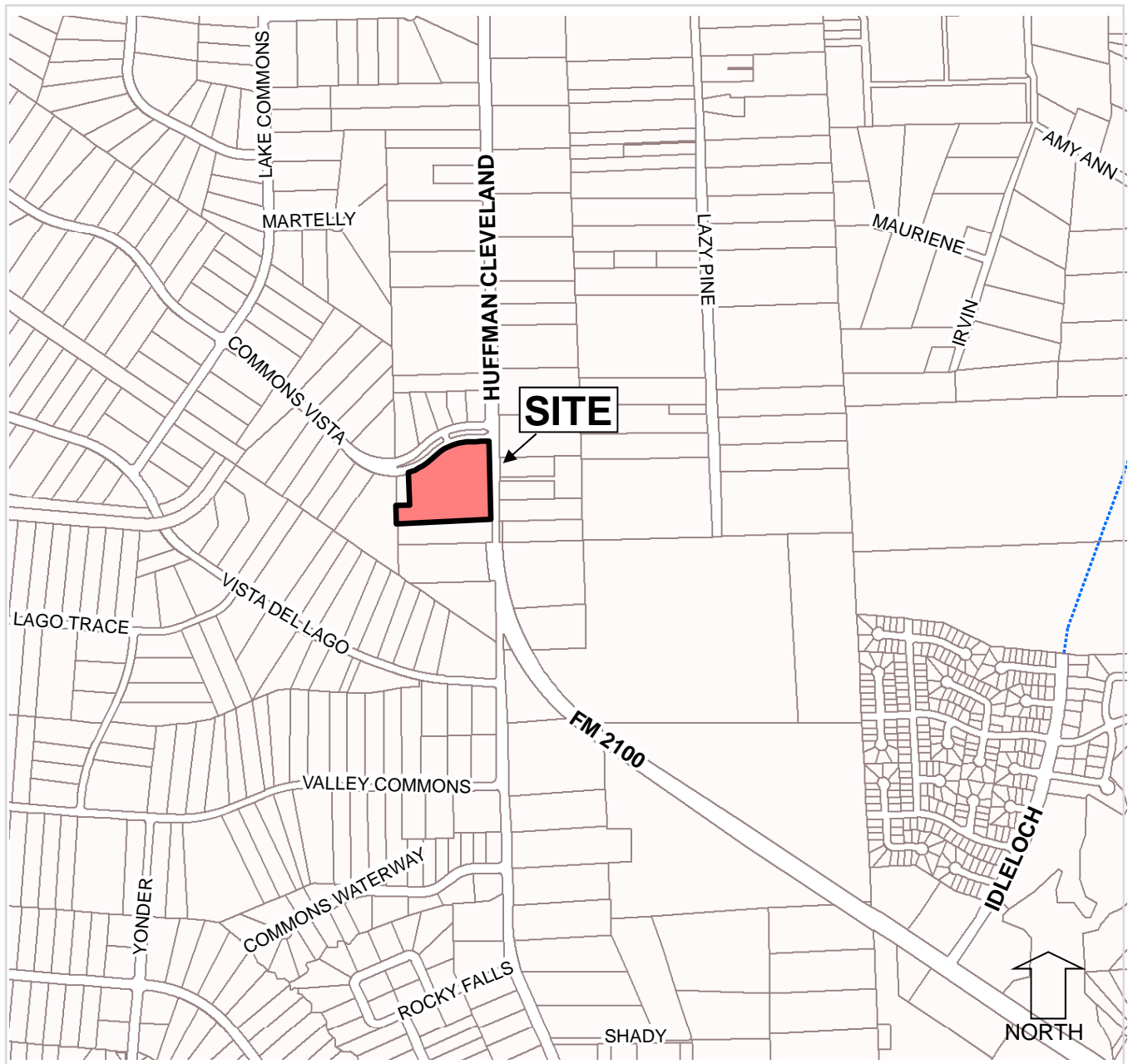
ITEM: 108

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Commons Park Place partial replat no 1

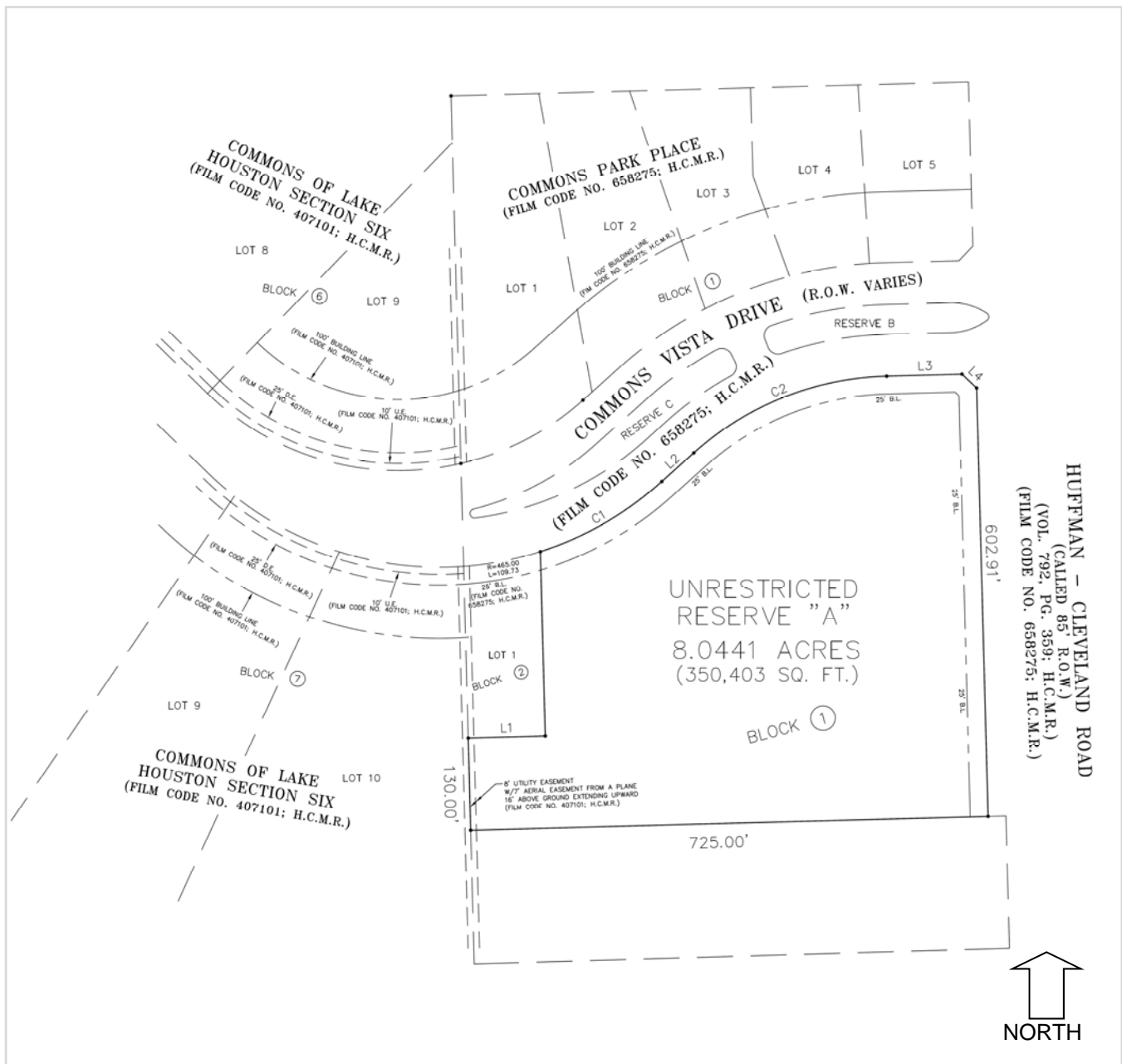
Applicant: Texas Engineering And Mapping Company



C – Public Hearings with Variance Site Location

Meeting Date: 10/26/2017

Applicant: Texas Engineering And Mapping Company



Subdivision

Houston Planning Commission

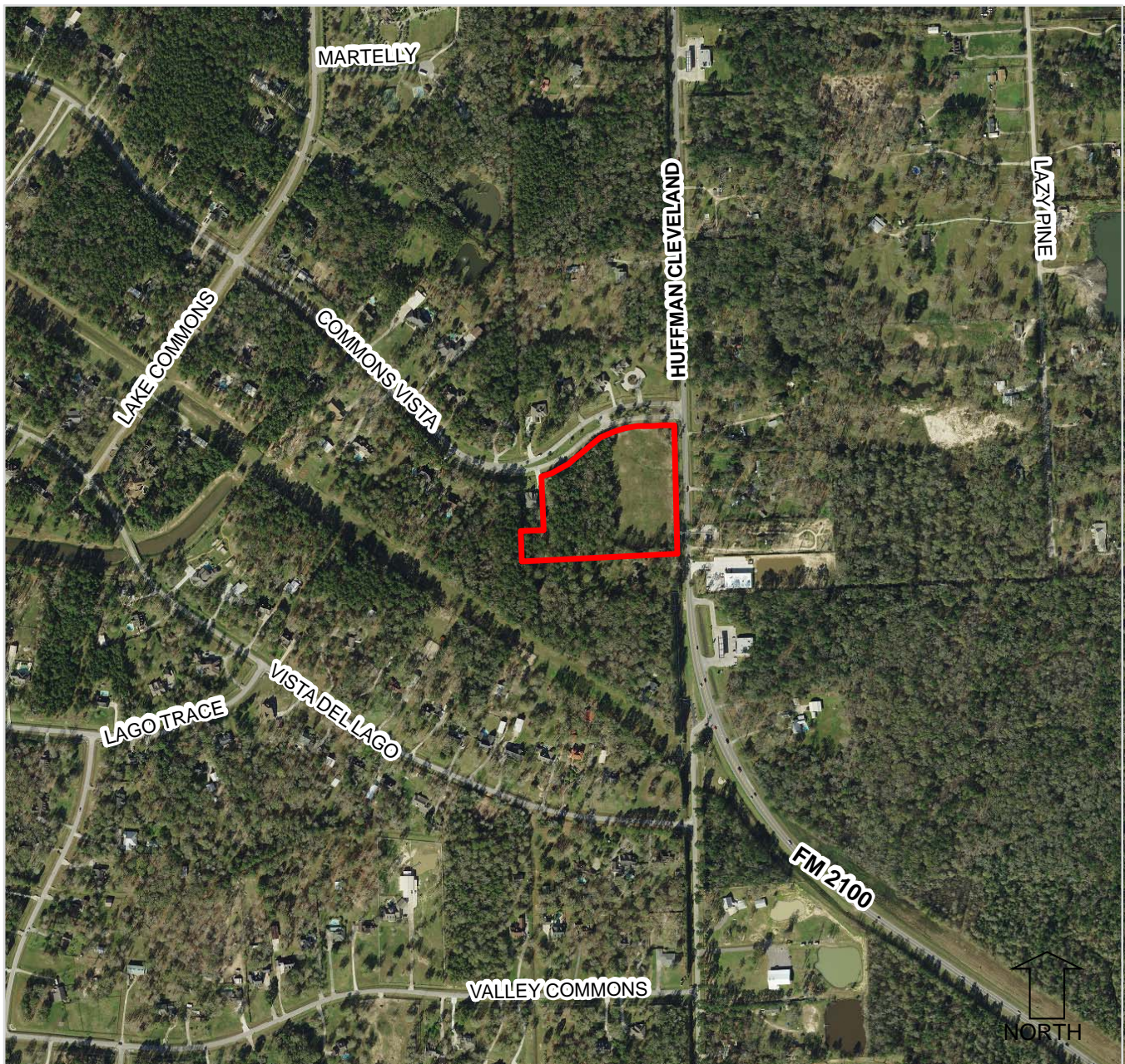
ITEM: 108

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Commons Park Place partial replat no 1

Applicant: Texas Engineering And Mapping Company



C – Public Hearings with Variance

Aerial



Application Number: 2017-1622

Plat Name: Commons Park Place partial replat no 1

Applicant: Texas Engineering And Mapping Company

Date Submitted: 09/15/2017

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

Specific Variance is being sought and extent of variance:

The variance being requested is to replat two residential lots with an existing commercial reserve to create one commercial reserve.

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

Chapter 42 Reference:

(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

Restricted Reserve "A" was restricted to commercial use when Commons Park Place was platted in 2013. Lots 2 and 3, Block 2, are adjacent to Restricted Reserve "A". The original developer, Commons of Lake Houston, Ltd., still owns all of these properties. The developer acknowledges that both of these two very large lots are better suited for commercial development instead of residential estate lots. Large Estate lots next to the intersection of two major roads aren't in demand; however, this area has a high level of demand for a commercial development.

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

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

This variance request represents the changed demographics of this area.

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

If originally platted as part of a commercial reserve, this property would meet all the requirements of Chapter 42.

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

Public health, safety, or welfare will not be diminished due to the granting of this variance. This variance will simply make the existing commercial reserve larger. If originally platted in this configuration, all requirements for public health, safety, and welfare would have been met as with the original plat.

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

Economic hardship was not considered in this variance request. The owner is only wanting to create a larger reserve to match the changed demographics of this area for this property.

Houston Planning Commission

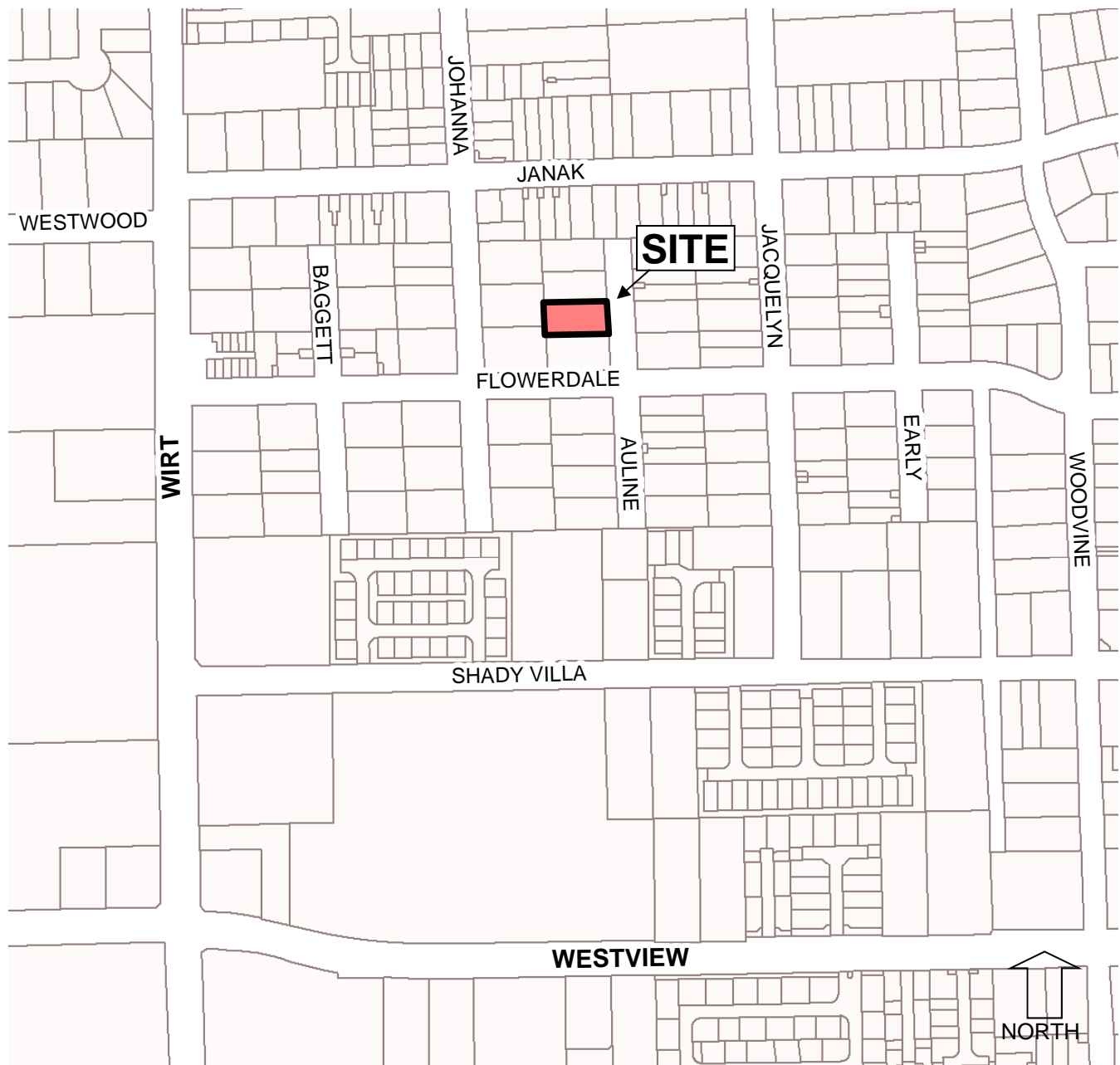
ITEM: 109

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Craig Woods partial replat no 22

Applicant: TKE Development Services, Ltd.



C – Public Hearings

Site Location

Houston Planning Commission

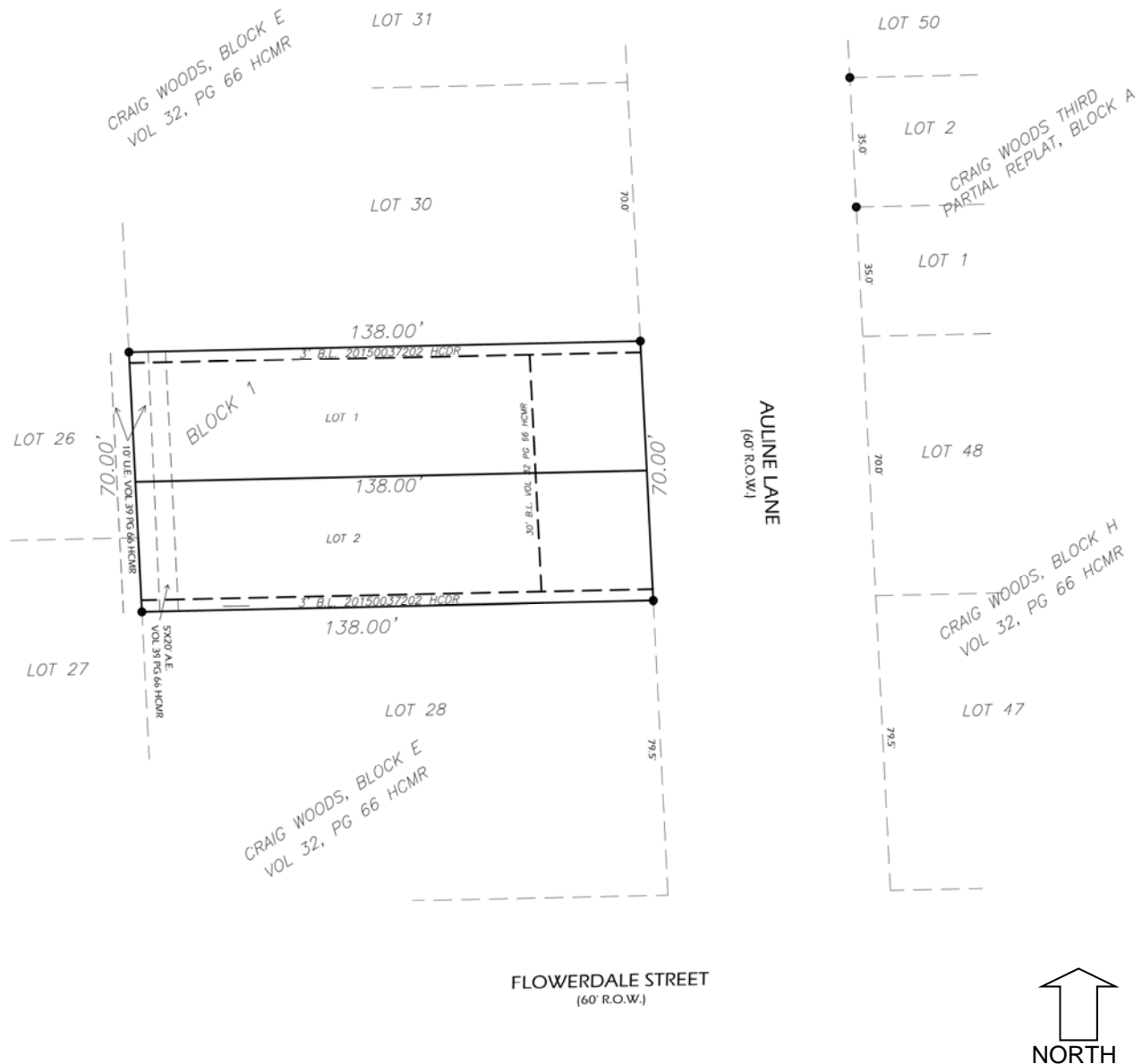
ITEM: 109

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Craig Woods partial replat no 22

Applicant: TKE Development Services, Ltd.



C – Public Hearings

Subdivision

Houston Planning Commission

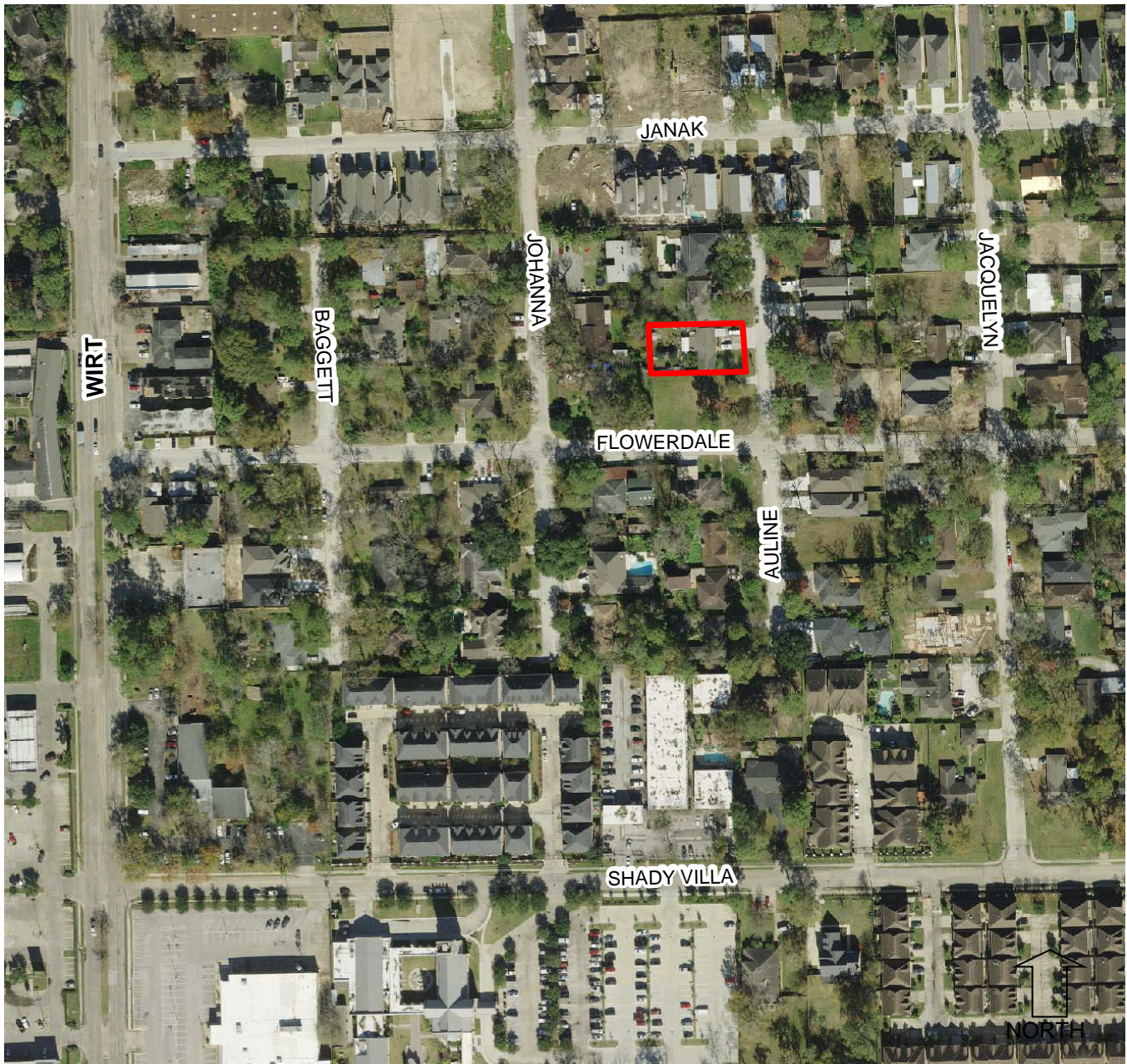
ITEM: 109

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Craig Woods partial replat no 22

Applicant: TKE Development Services, Ltd.



C – Public Hearings

Aerial

Houston Planning Commission

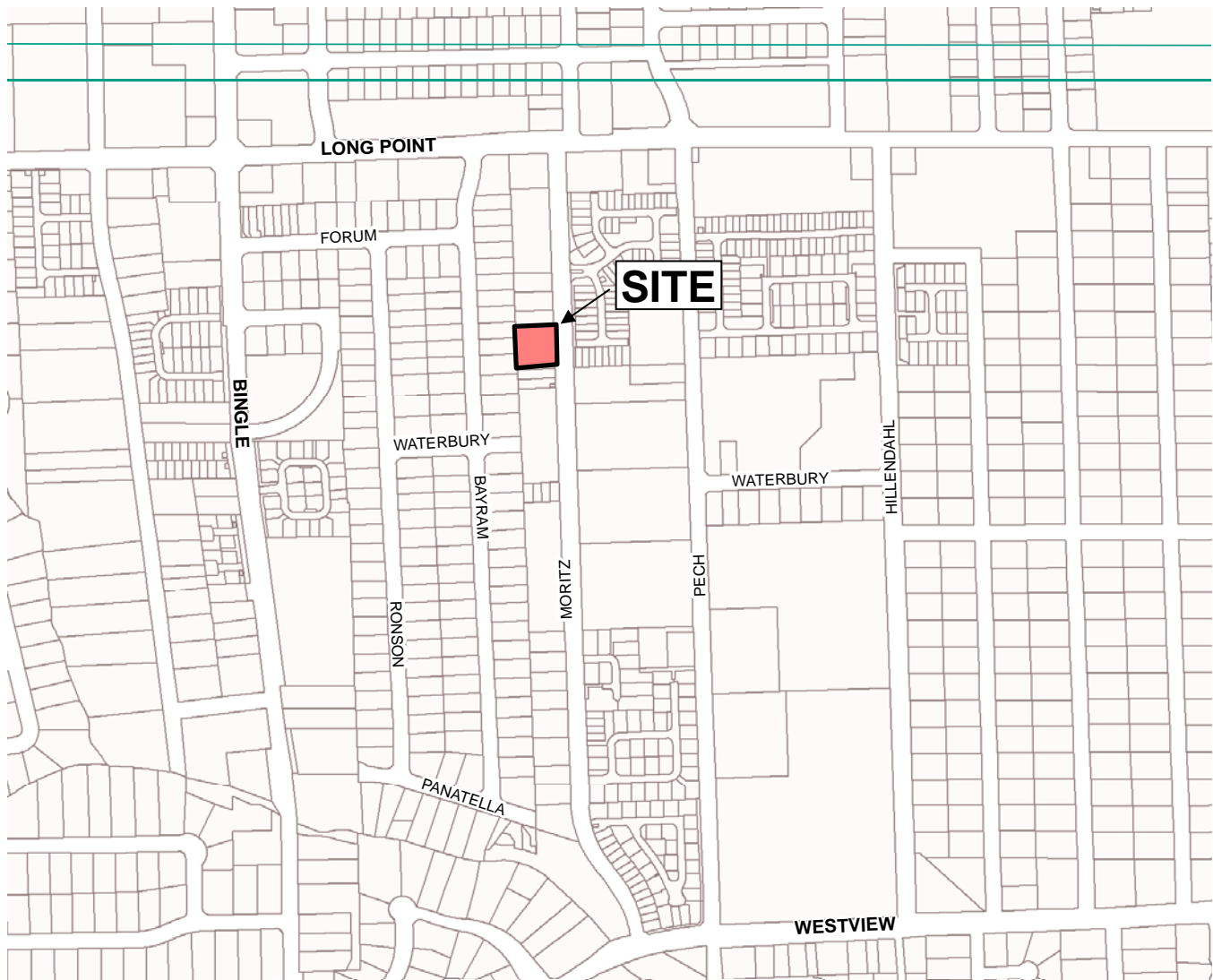
ITEM: 110

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Development at Moritz replat no 1 (DEF1)

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

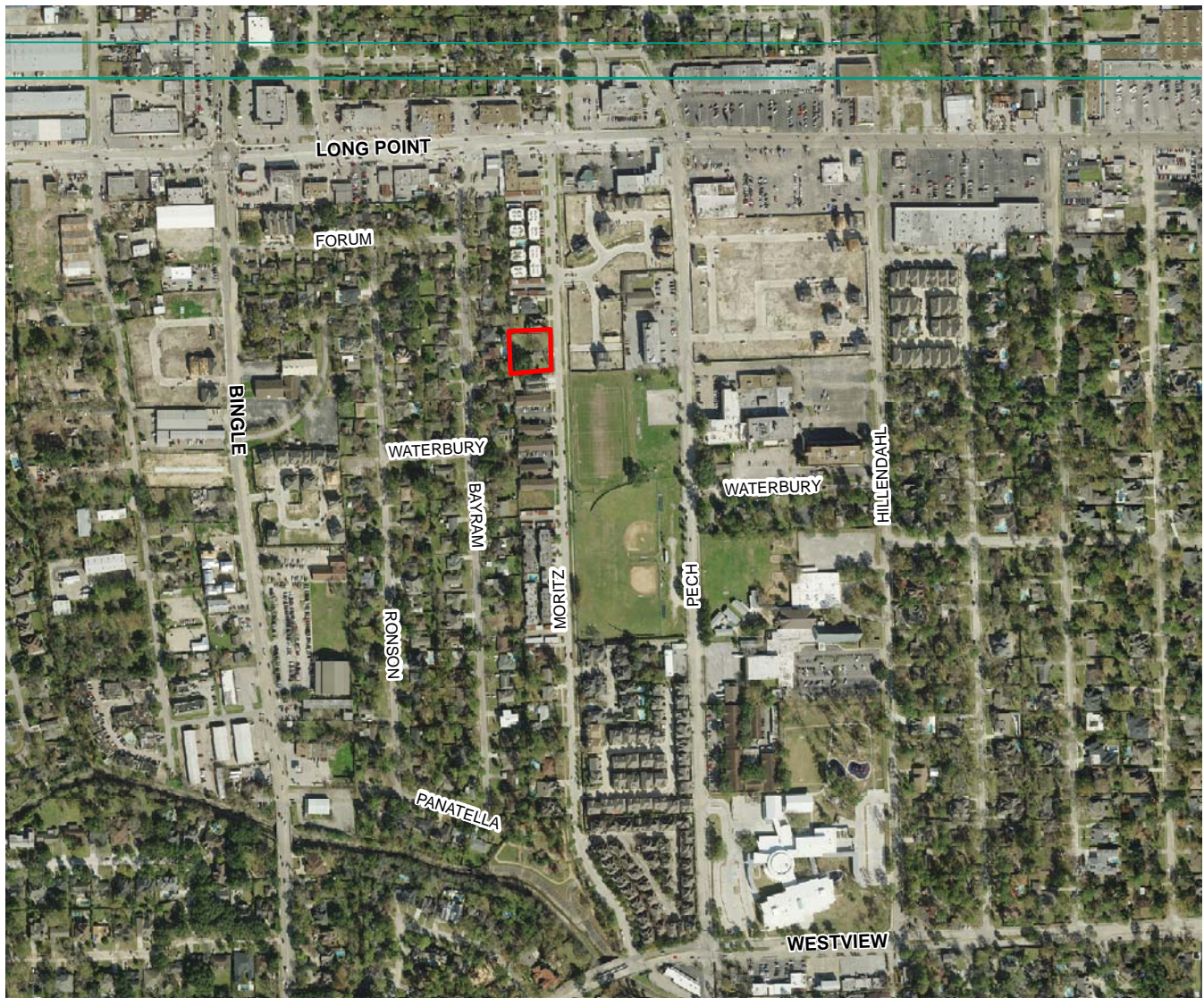
ITEM: 110

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Development at Moritz replat no 1 (DEF1)

Applicant: Windrose



C – Public Hearings

Aerial

Houston Planning Commission

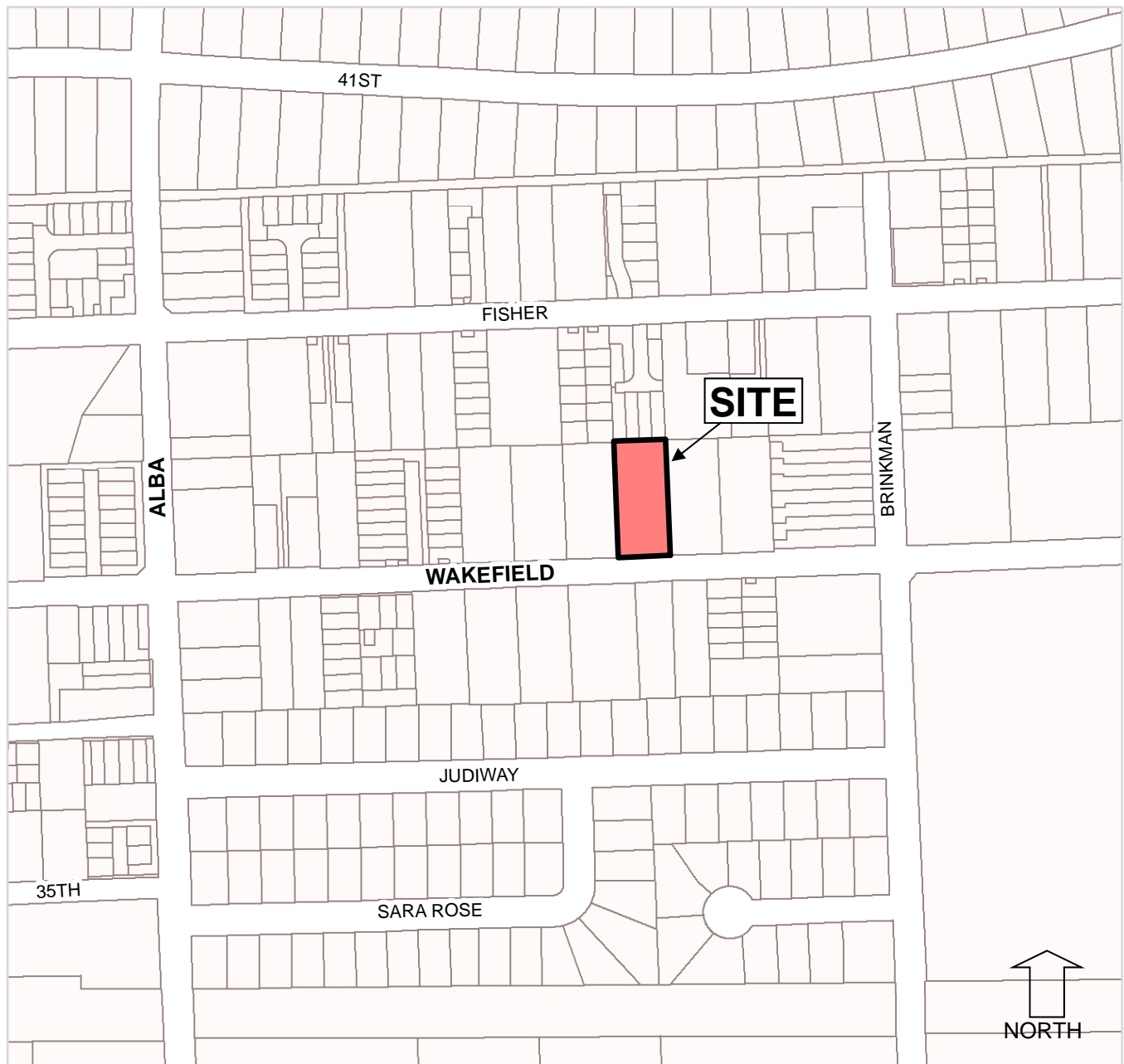
ITEM: 111

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Garden Oaks Terrace (DEF1)

Applicant: PLS



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

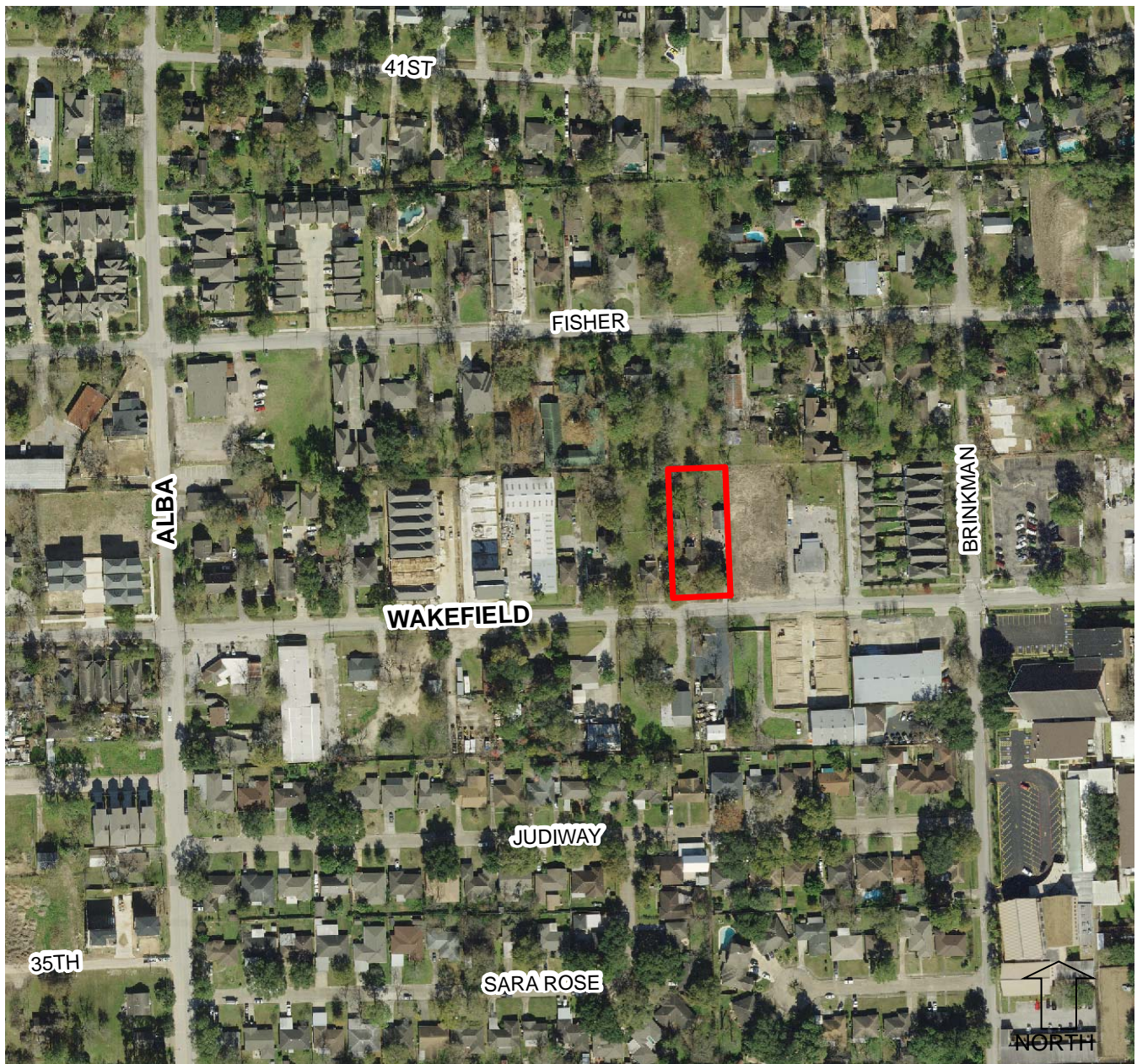
ITEM: 111

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Garden Oaks Terrace (DEF1)

Applicant: PLS



C – Public Hearings

Aerial

Houston Planning Commission

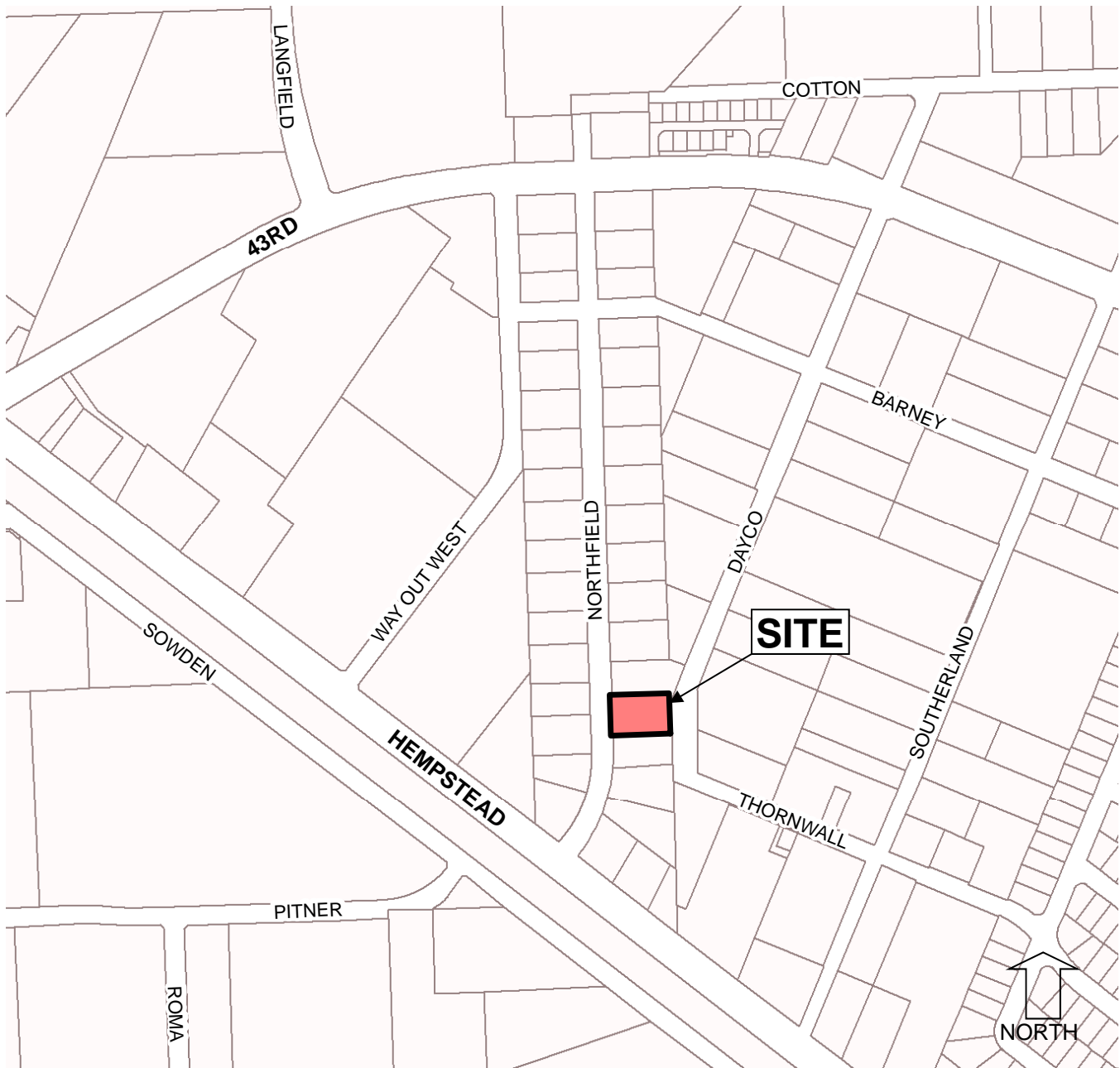
ITEM: 112

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Hempstead Terrace partial replat no 1

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

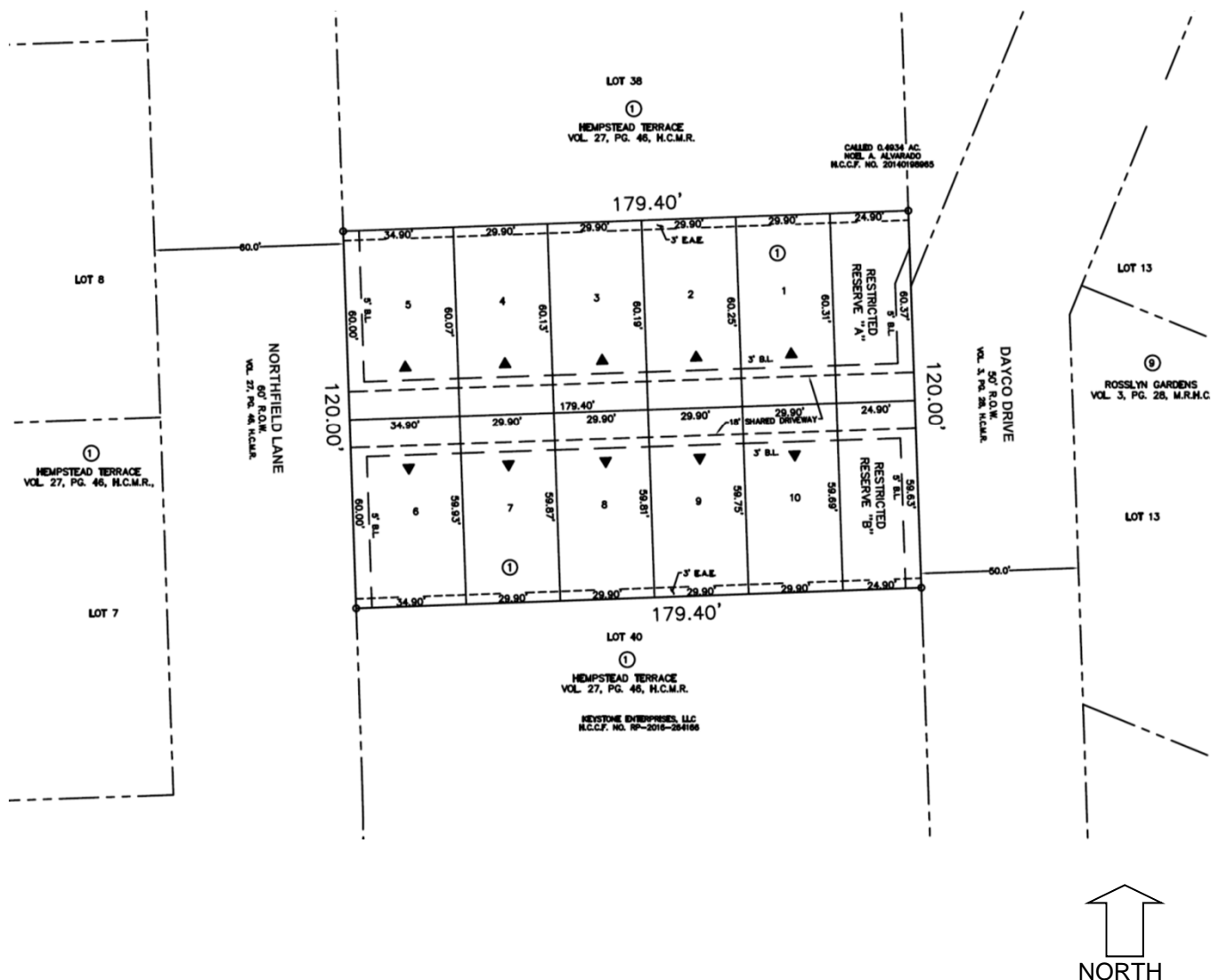
ITEM: 112

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Hempstead Terrace partial replat no 1

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Hempstead Terrace partial replat no 1

Applicant: Windrose



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 10/26/2017

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

Applicant: Windrose



C – Public Hearings with Variance Site Location

Houston Planning Commission

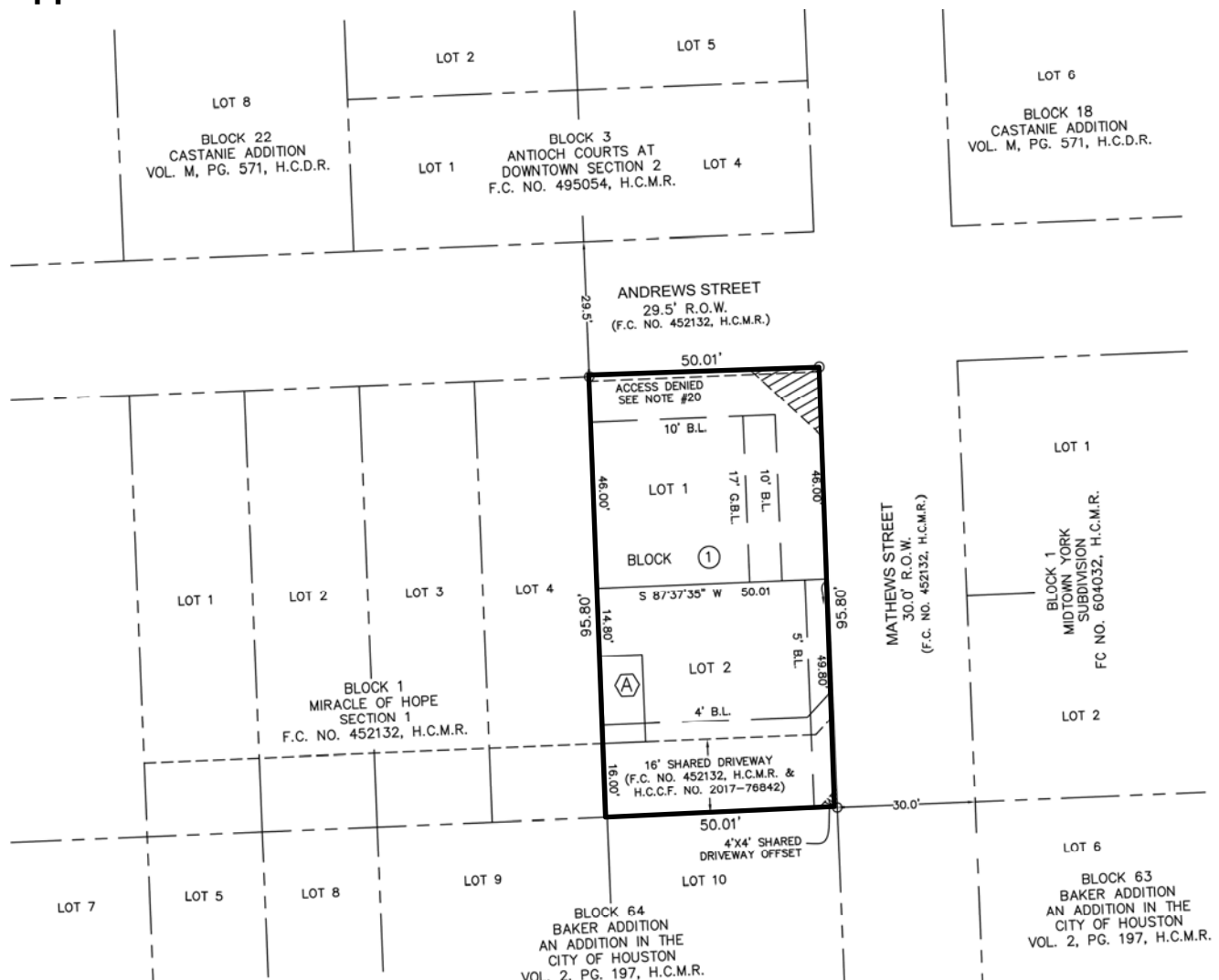
ITEM: 113

Planning and Development Department

Meeting Date: 10/26/2017

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

Applicant: Windrose



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

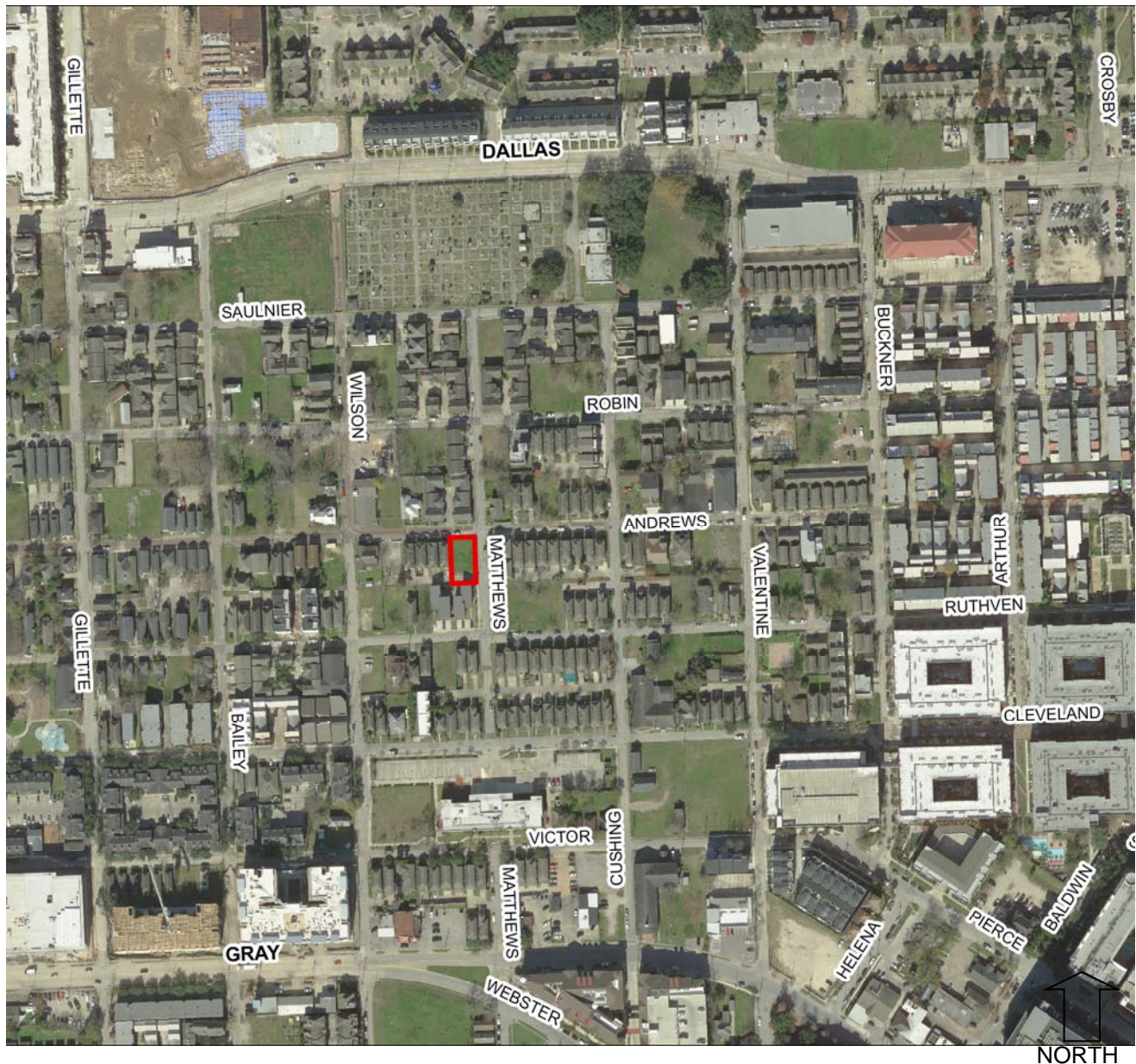
ITEM: 113

Planning and Development Department

Meeting Date: 10/26/2017

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

Applicant: Windrose



C – Public Hearings with Variance

Aerial



Application Number: 2017-1532

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

Applicant: Windrose

Date Submitted: 08/25/2017

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

Specific Variance is being sought and extent of variance:

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

Chapter 42 Section: 42-193(c)1

Chapter 42 Reference:

Sec. 42-193(c)(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 0.1100 acres located on the southwest corner of Andrews Street and Mathews Street. The proposed plat is a partial replat of Miracle of Hope Section 1, which was recorded in 2000, and the W.R. Baker Addition, which is unrecorded. The Miracle of Hope Subdivision utilized the 60-percent lot coverage provisions in Chapter 42 instead of a compensating open space design. That means that the open space reserve in question is not needed to meet Chapter 42 requirements. Because of its size, location and encumbrance from the existing shared driveway, the open space reserve will never be viable and will continue to be a maintenance burden for whatever organization is stuck with the property. Note that the applicant acquired the reserve from the City of Houston, who had condemned the property as it was left abandoned and unmaintained. The current applicant, Mr. Paul Ocanas, purchased the open space reserve with the expressed intent of replatting it in combination with his adjacent, unplatted property so he could build single-family homes. A variance is necessary to make this happen as the City's ordinance currently denies replatting of open space reserves in to residential lots. The applicant faces a significant hardship as they cannot construct a home on their land without reducing its square footage. Separately filed deed restrictions require lots in this area to be no greater than 2,500 square feet and no smaller than 2,200 square feet (see Section 1.9, New Fourth Ward Covenants, Conditions and Restrictions, Clerk's File No. U155234, H.C.D.R.). The unplatted tract is 3,090 square feet and the open space reserve is 1,700 square feet. The optimal solution is to grant the variance and allow the applicant to create two single-family residential lots that conform to the separately filed deed restrictions and the prevailing design character of the Fourth Ward. If the Commission does not grant the variance, the only possible outcome is to increase the size of the derelict open space reserve. The applicant's previous plat/variance application for this site (DRC No. 2017-0779) was disapproved due to opposition expressed during the public hearing. Since that time, the applicant has met with the Community Development Corporation of Freedmen's Town, whose membership represented the most vocal opposition during the public hearing. At the meeting, it was agreed that the plat would be restricted so that direct access to Andrew's Street would be prohibited and that the southernmost lot would use the existing shared driveway. With this positive progress with the Community and the continued support of the residents to the west along the shared driveway, the applicant hopes that the Commission will grant the requested variance.

(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;

NA

(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 unique physical characteristics of the land in combination with a technicality in the ordinance that inappropriately restricts the ability to replat open space reserves in to single-family lots. Because of the unique configuration of the open space reserve and the lot size restrictions affecting

the applicant's unplatted land, the only viable solution is to approve a replat that creates two single-family lots that are each under 2,500 square feet. The hardships that affect this property were created in August 2000, over 15 years before the applicant purchased the property.

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

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

(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 1 additional single-family residential lot than is already projected for the area. The development will have no impact on the area's traffic pattern, access to emergency services, or access to the public right-of-way. The applicant has agreed to restrict access to the northernmost lot to Mathews Street to help mitigate negative effects to the traffic pattern and to protect the historic brick paving along Andrews Street. The new lots will completely adhere to the health, safety and welfare requirements of Chapter 42. If the variance is not approved it is highly likely that the open space reserve will never be improved, to the detriment of the neighborhood.

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

The highest and best use for the property is residential lots. The proposed subdivision is compatible with and complimentary to the Fourth Ward's established covenants and restrictions. The conditions that prevent the applicant from replatting are not self-imposed and are not financially motivated. Further, the variance is necessary and justified to preserve the applicant's right to reasonable use of the land.

Houston Planning Commission

ITEM: 114

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Modern at Morris

Applicant: PLS



C – Public Hearings

Site Location

Houston Planning Commission ITEM: 114

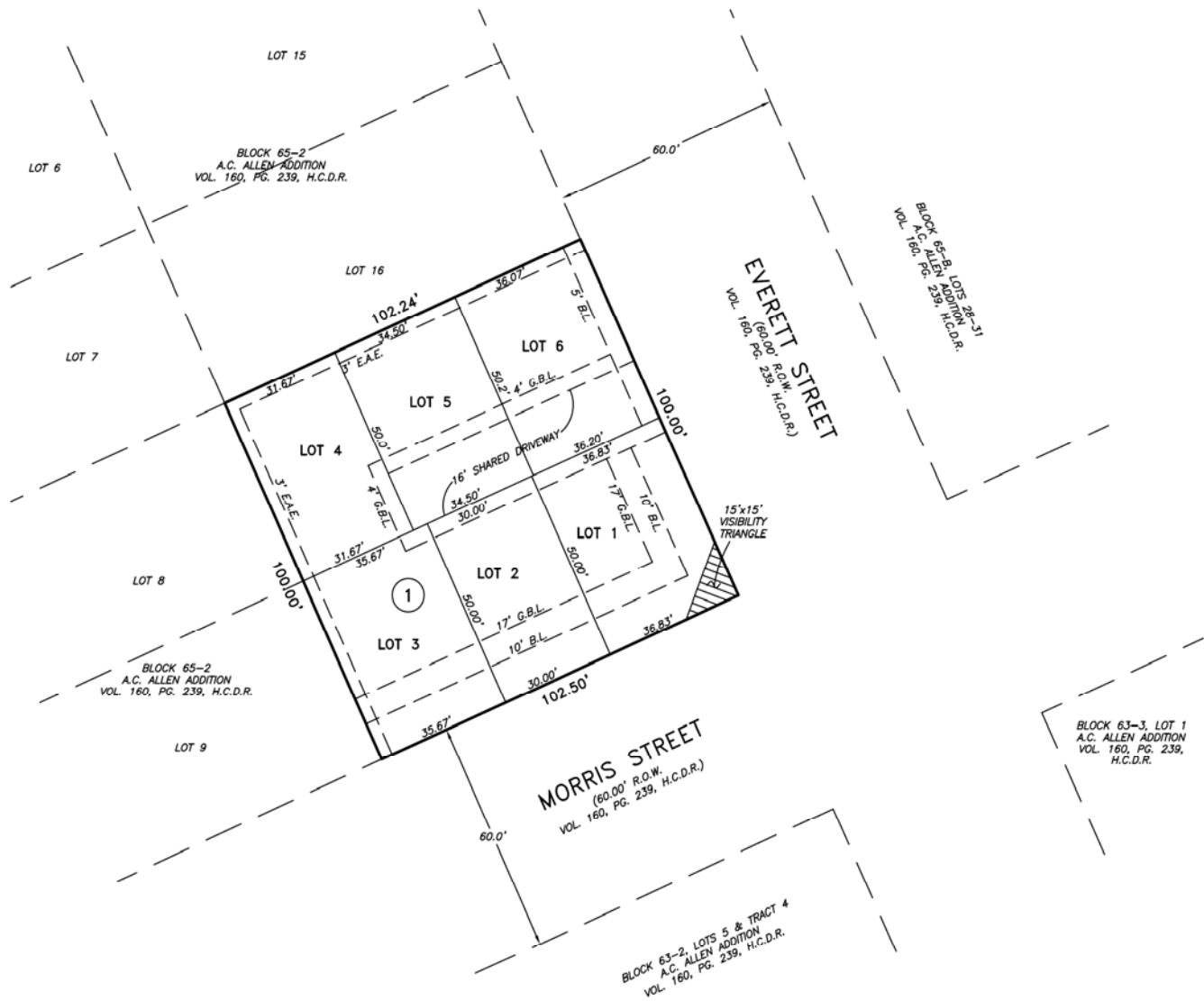
ITEM: 114

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Modern at Morris

Applicant: PLS



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 114

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Modern at Morris

Applicant: PLS



C – Public Hearings

Aerial

Houston Planning Commission

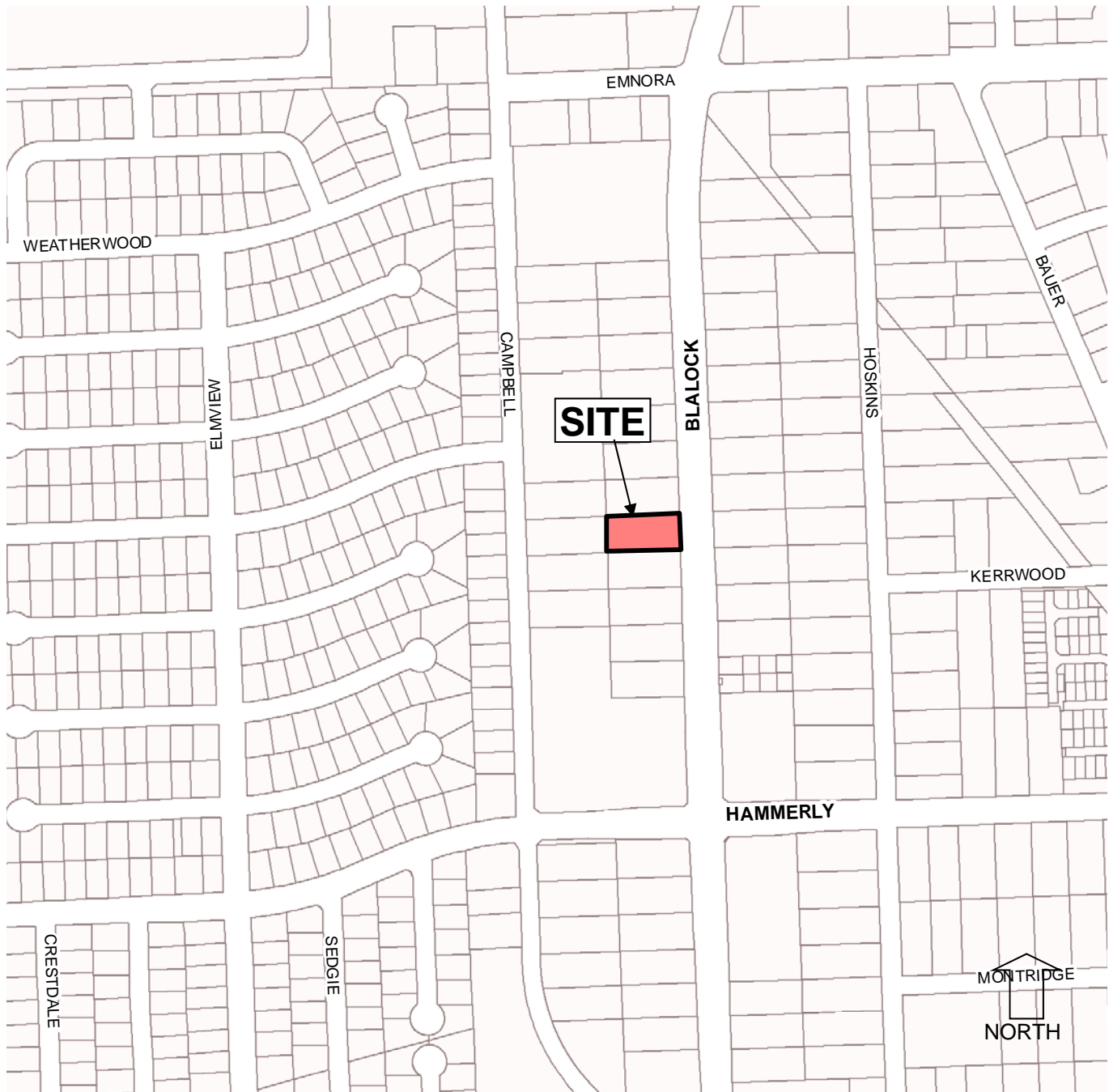
ITEM: 115

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Neuen Manor partial replat no 8

Applicant: Teran Group LLC



C – Public Hearings

Site Location

Houston Planning Commission

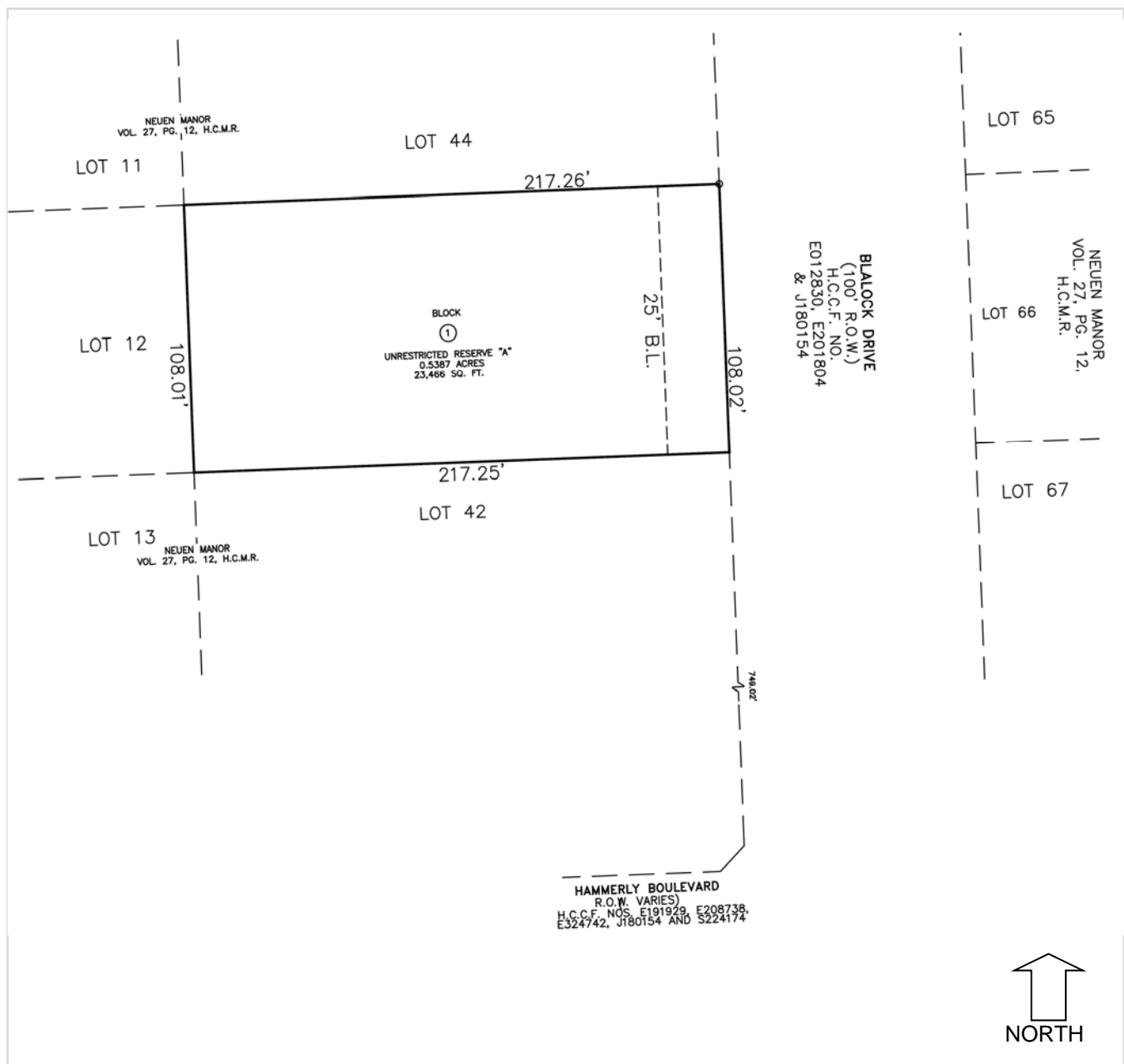
ITEM: 115

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Neuen Manor partial replat no 8

Applicant: Teran Group LLC



C – Public Hearings

Subdivision

Houston Planning Commission

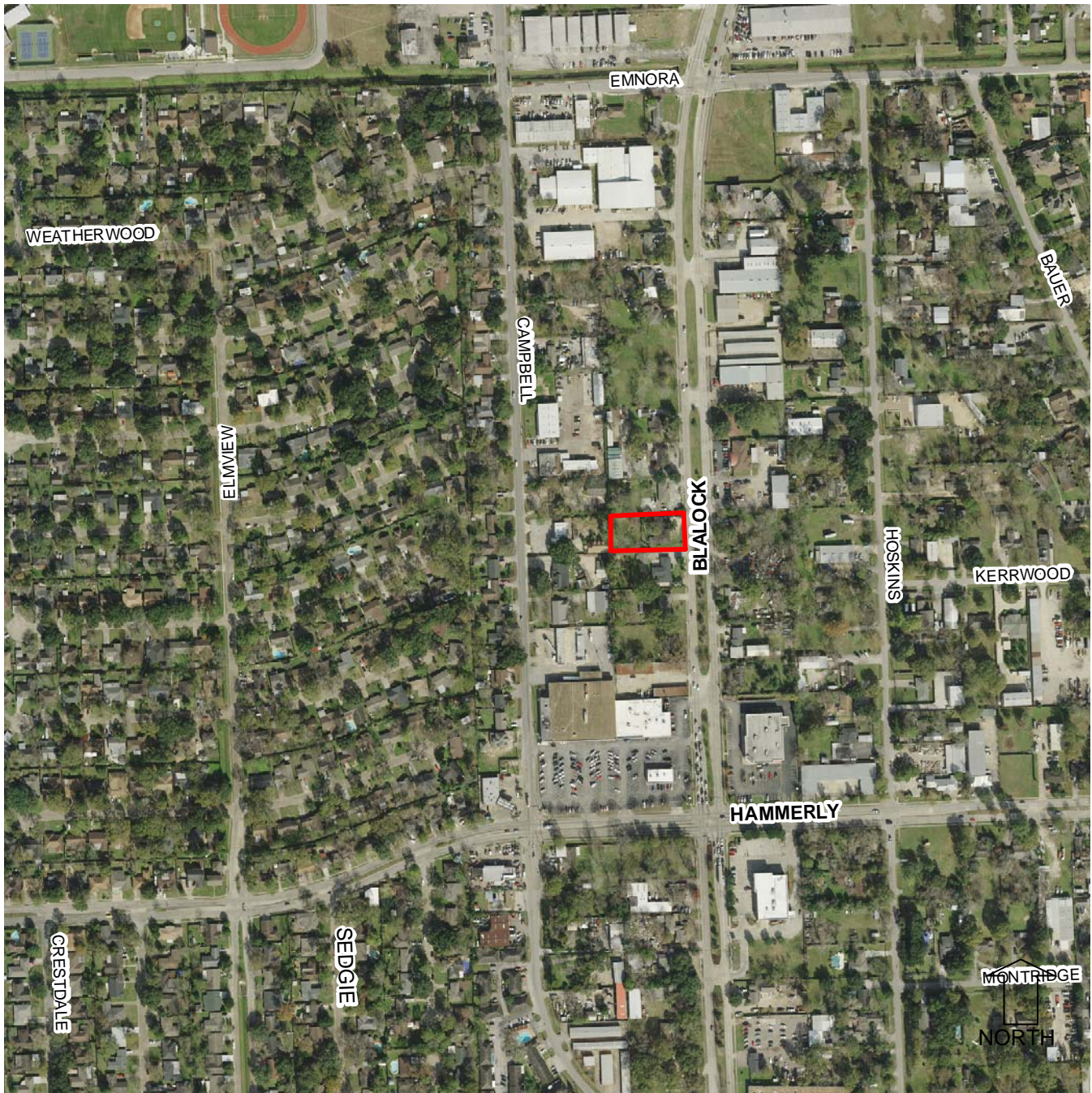
ITEM: 115

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Neuen Manor partial replat no 8

Applicant: Teran Group LLC



C – Public Hearings

Aerial

Houston Planning Commission

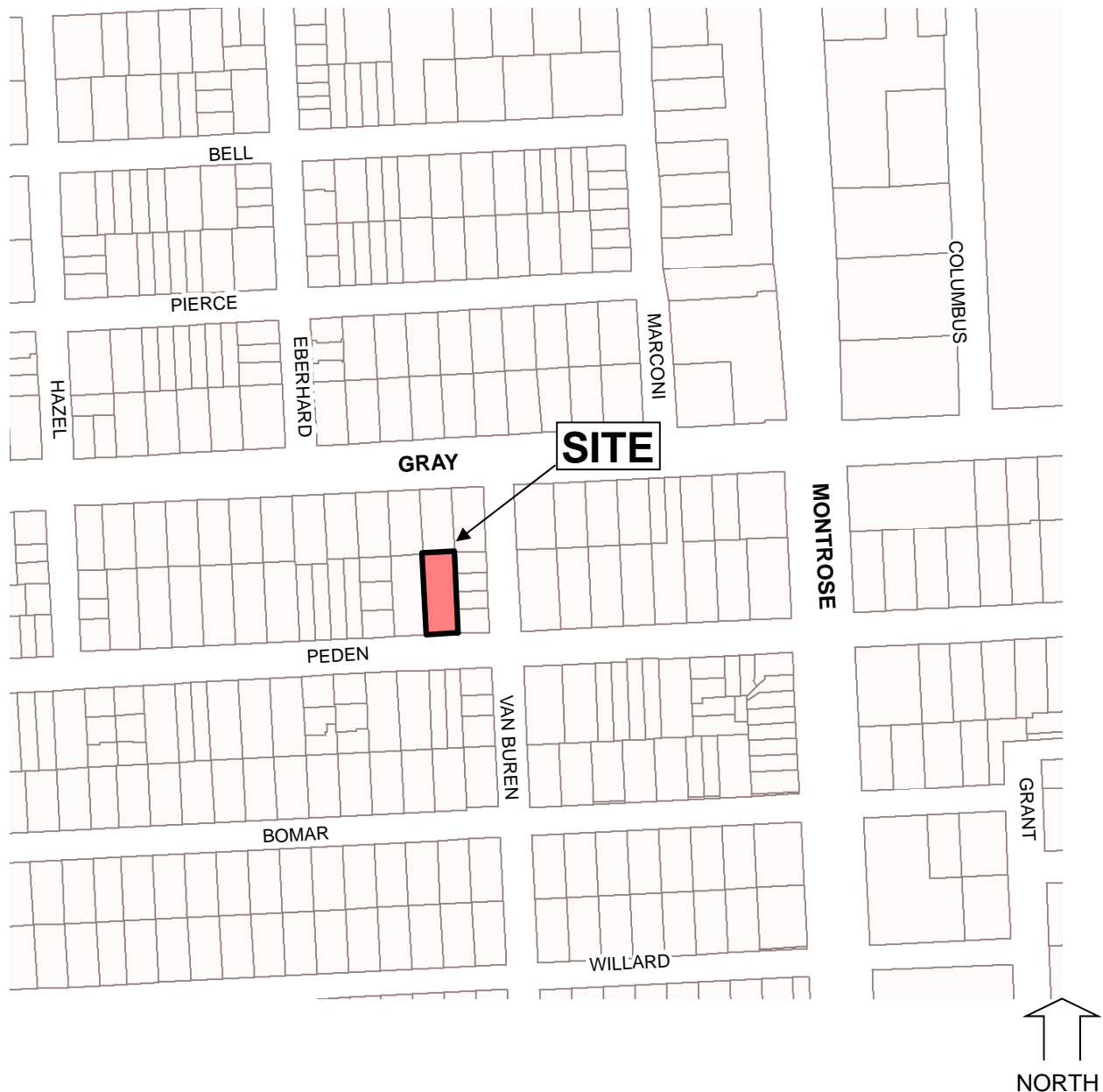
ITEM: 116

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Patio Homes On Peden

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

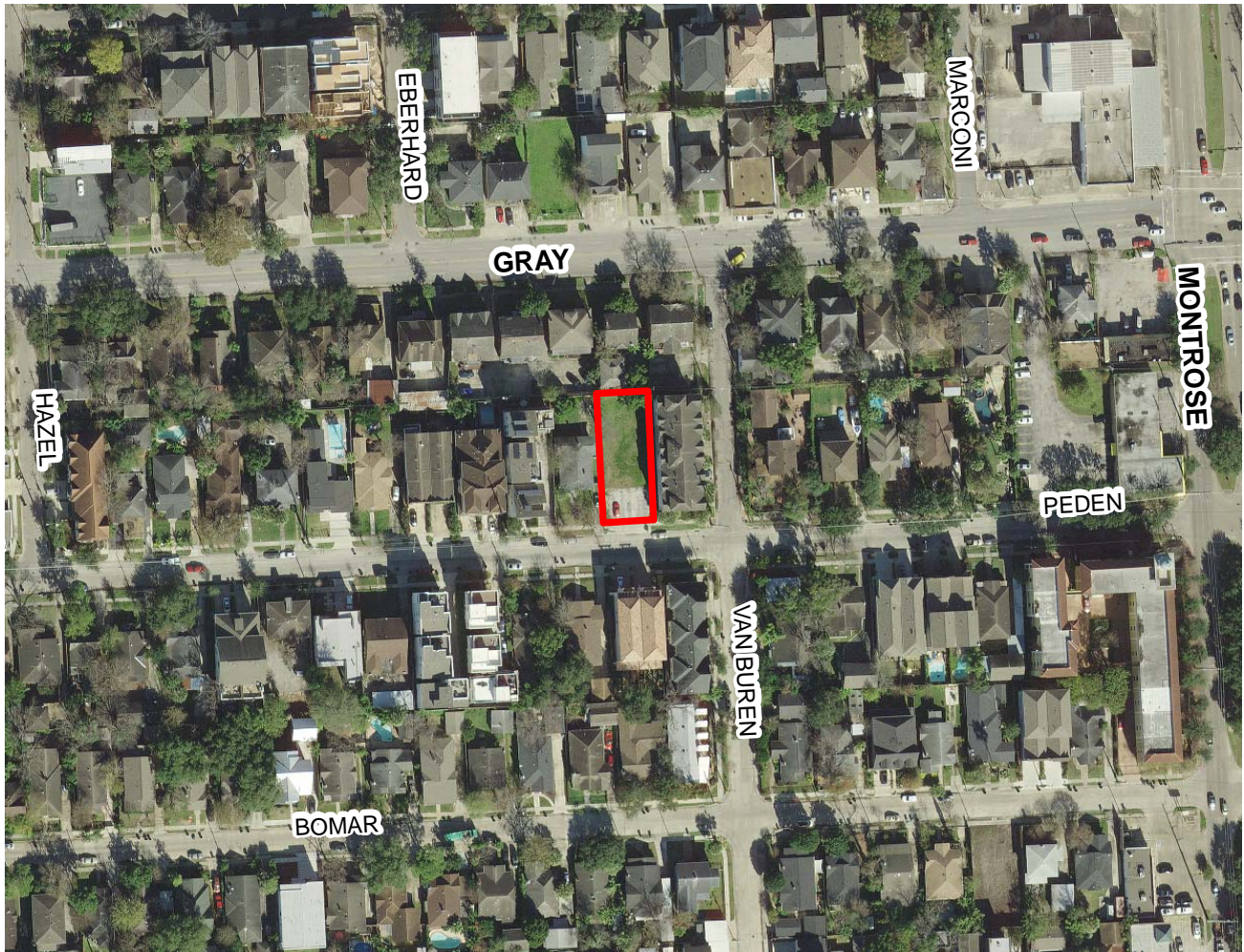
ITEM: 116

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Patio Homes On Peden

Applicant: The Interfield Group



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 117

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Riverway Estates Sec 1 partial replat no 4

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

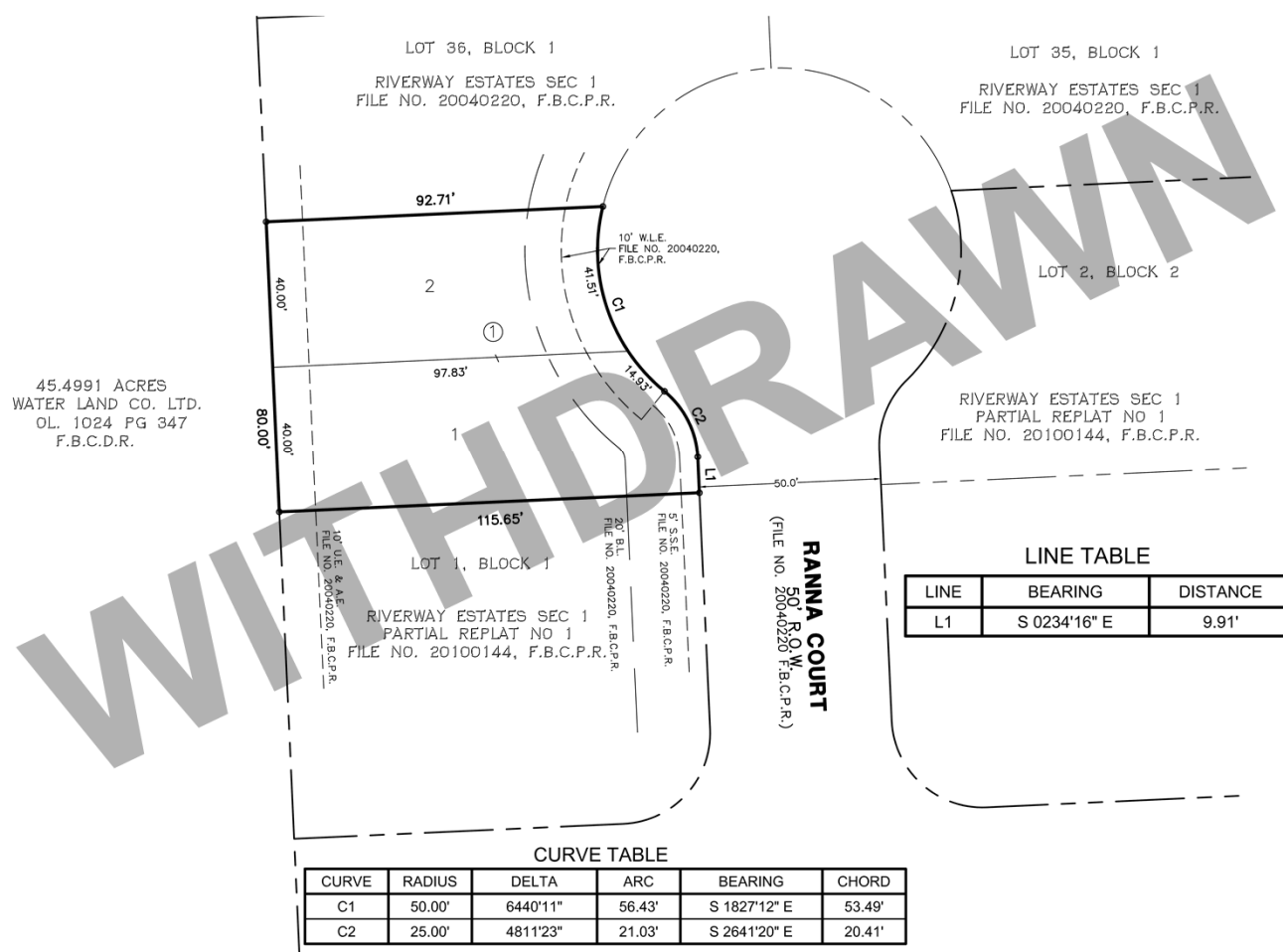
ITEM: 117

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Riverway Estates Sec 1 partial replat no 4

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission

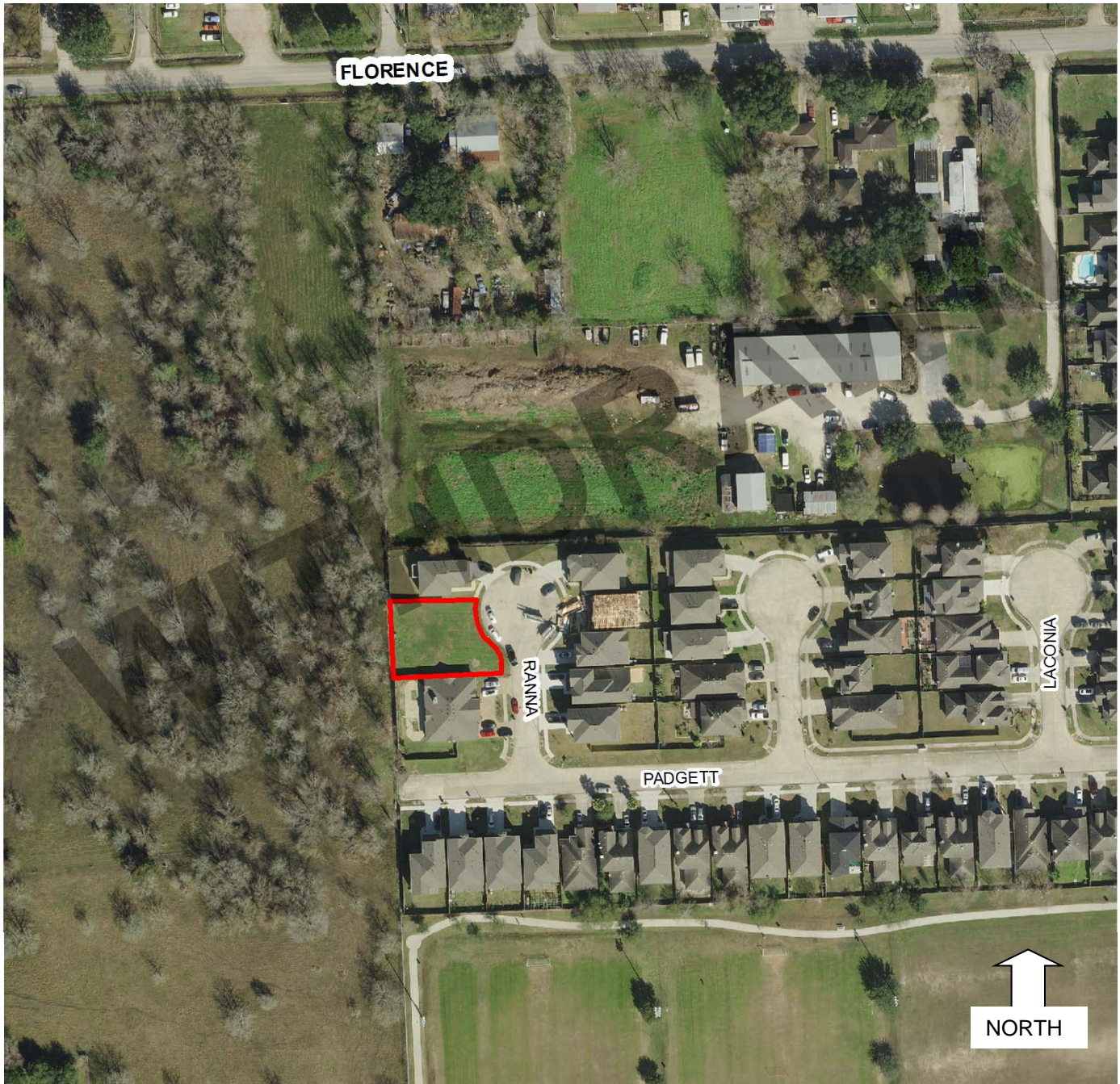
ITEM: 117

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Riverway Estates Sec 1 partial replat no 4

Applicant: Windrose



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 118

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Spring Branch Estates no 2 partial replat no 10

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 118

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Spring Branch Estates no 2 partial replat no 10

Applicant: The Interfield Group

EMNORA LANE
(60' R.O.W.)
(VOL. 29, PG. 52, H.C.M.R.)



C – Public Hearings

Subdivision

Houston Planning Commission

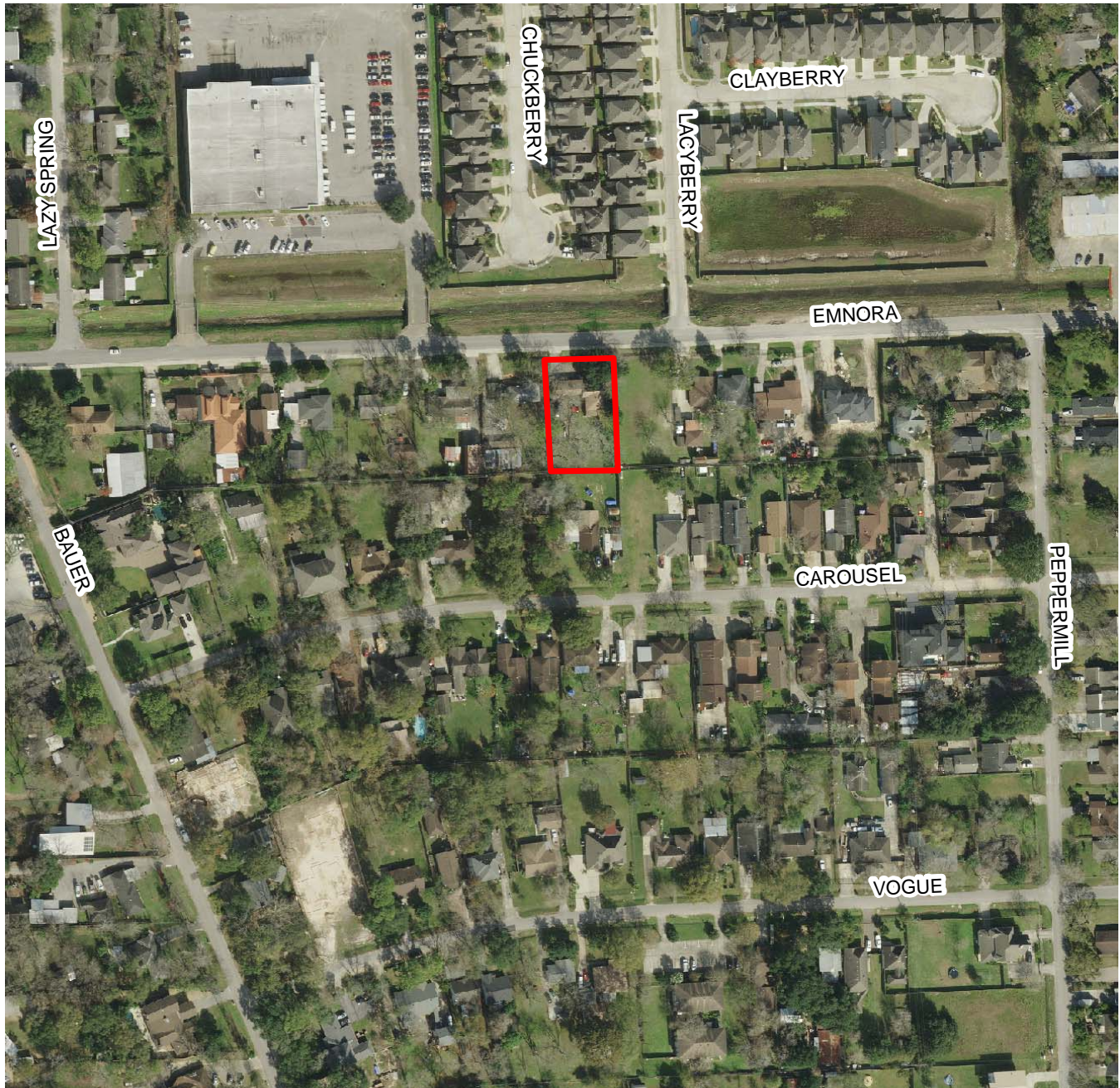
ITEM: 118

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Spring Branch Estates no 2 partial replat no 10

Applicant: The Interfield Group



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Tan Duc replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

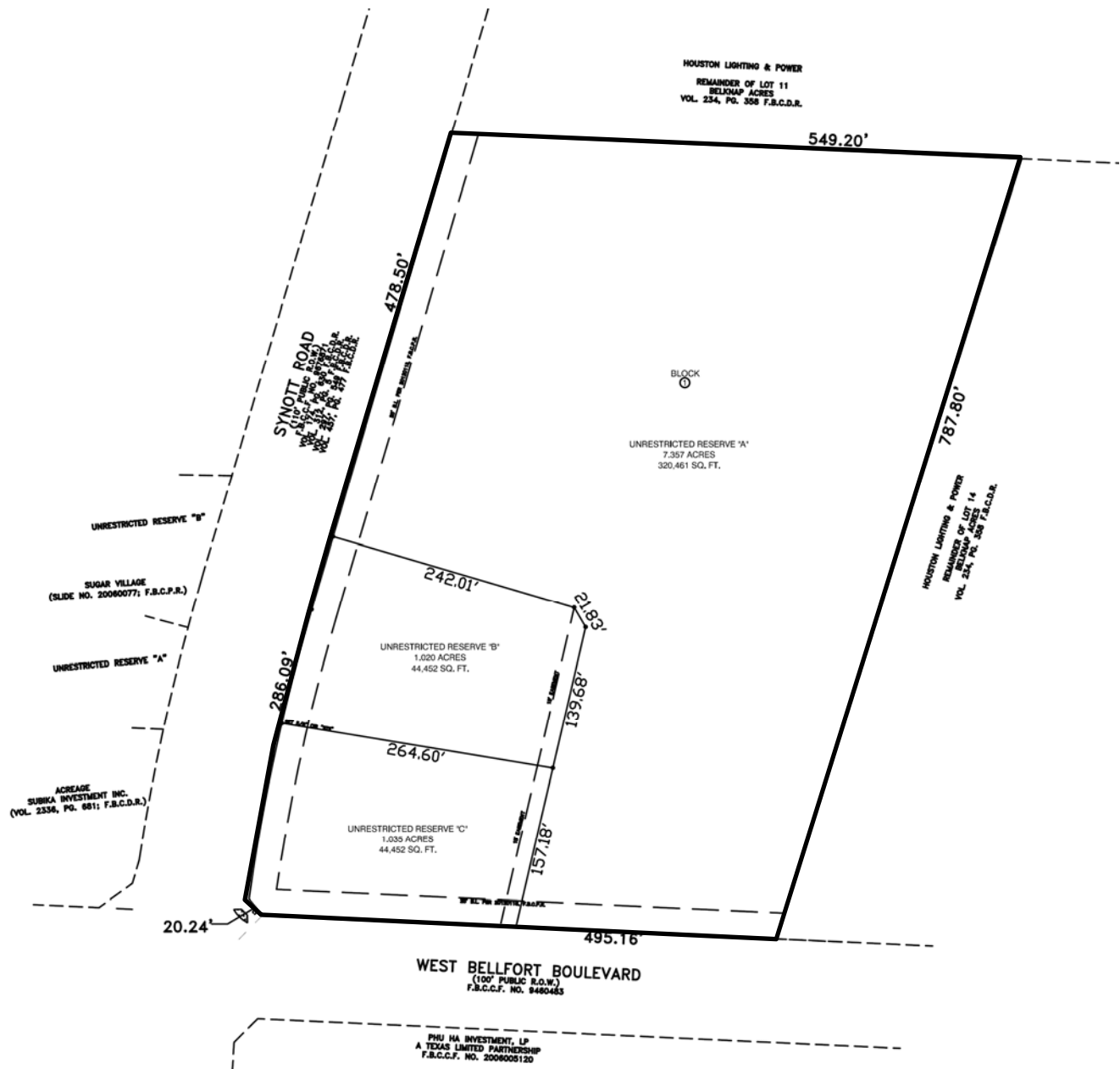
ITEM: 119

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Tan Duc replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Tan Duc replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial

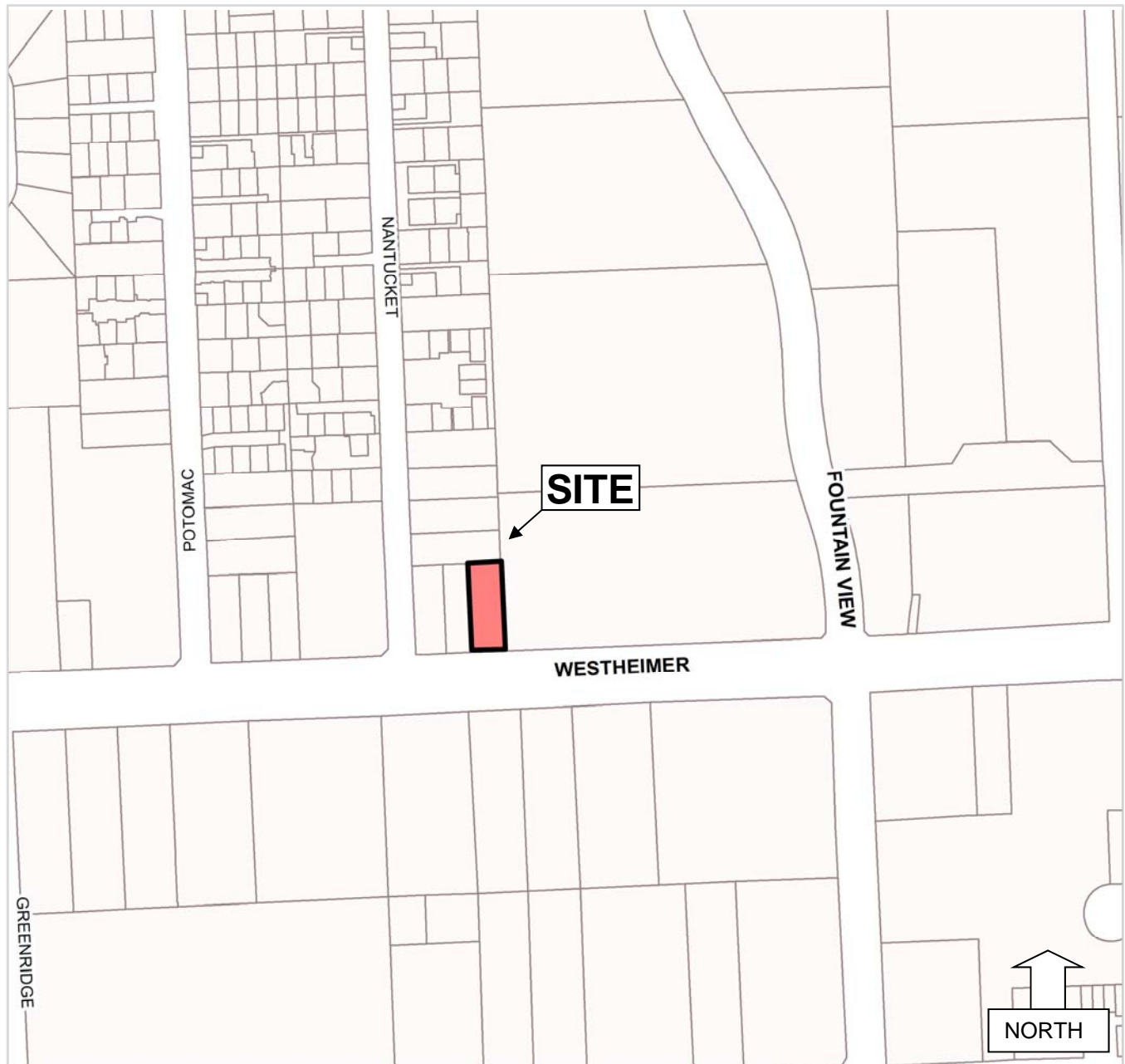
Houston Planning Commission **ITEM: 120**

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Westhaven Estates Sec 1 partial replat no 7

Applicant: Advance Surveying, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

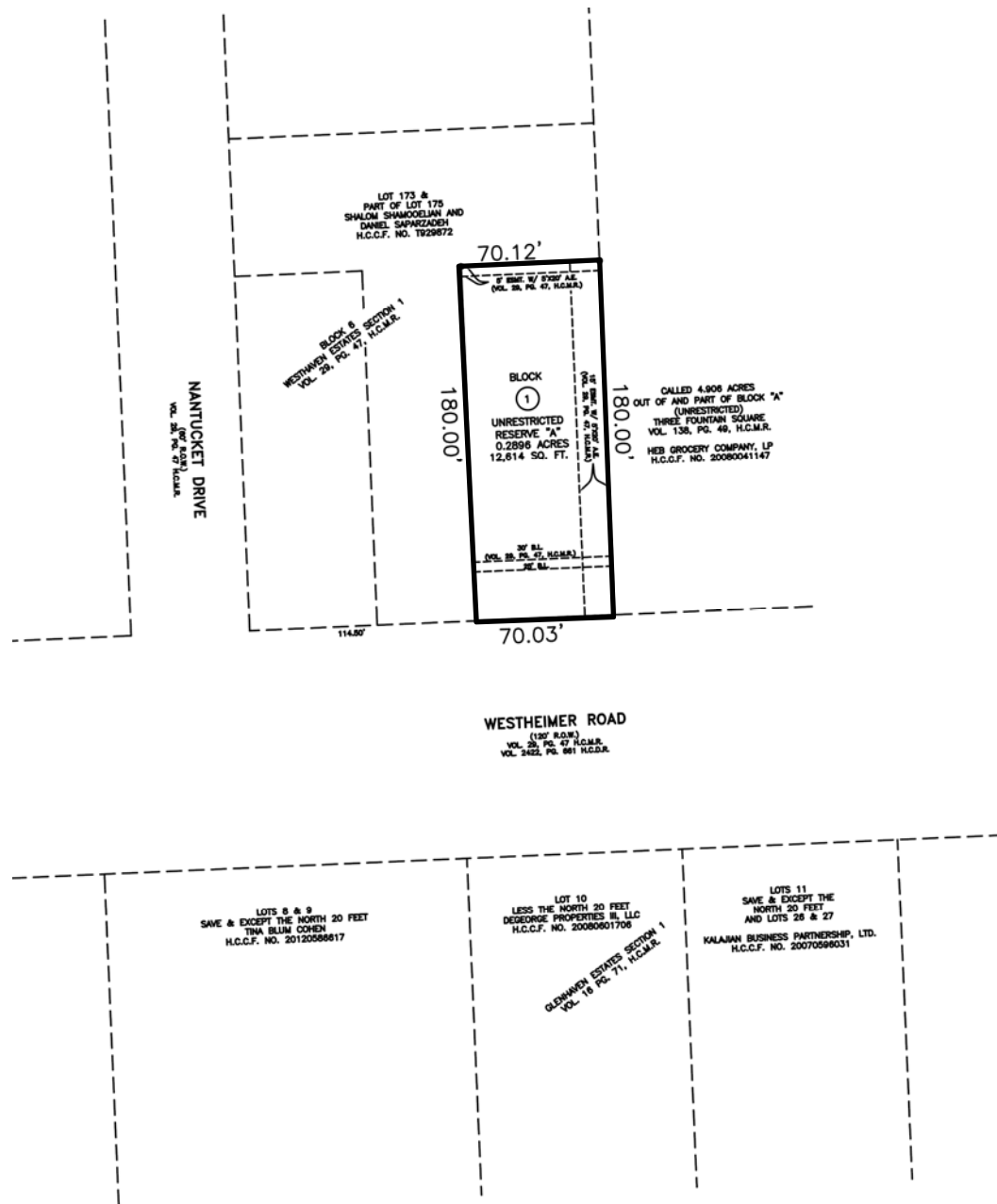
ITEM: 120

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Westhaven Estates Sec 1 partial replat no 7

Applicant: Advance Surveying, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

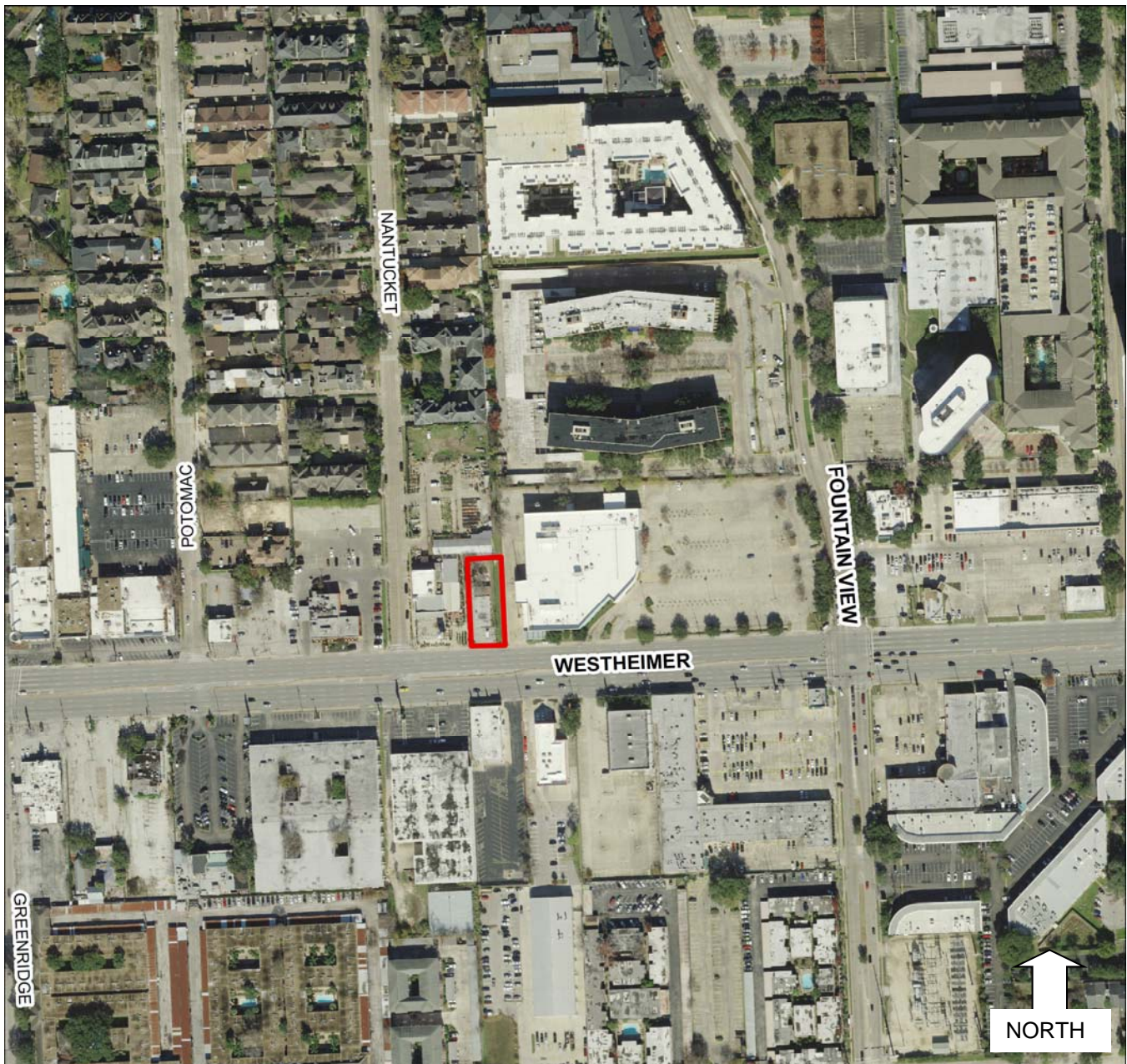
ITEM: 120

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Westhaven Estates Sec 1 partial replat no 7

Applicant: Advance Surveying, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

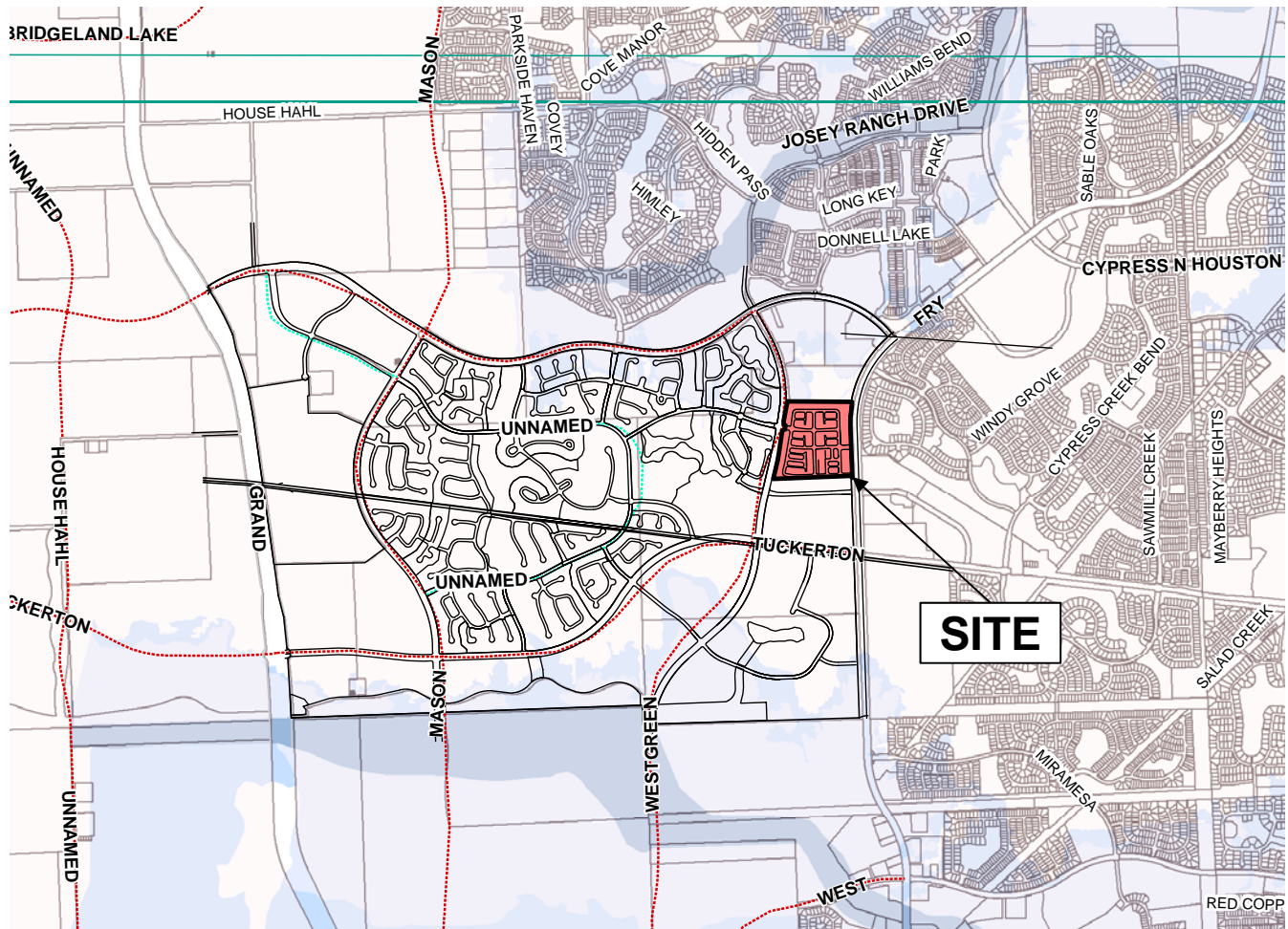
ITEM: 121

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Bridgeland Parkland Village Sec 29

Applicant: LJA Engineering, Inc - (Woodlands Office)



D –Variances

Site Location

Subdivision

Houston Planning Commission

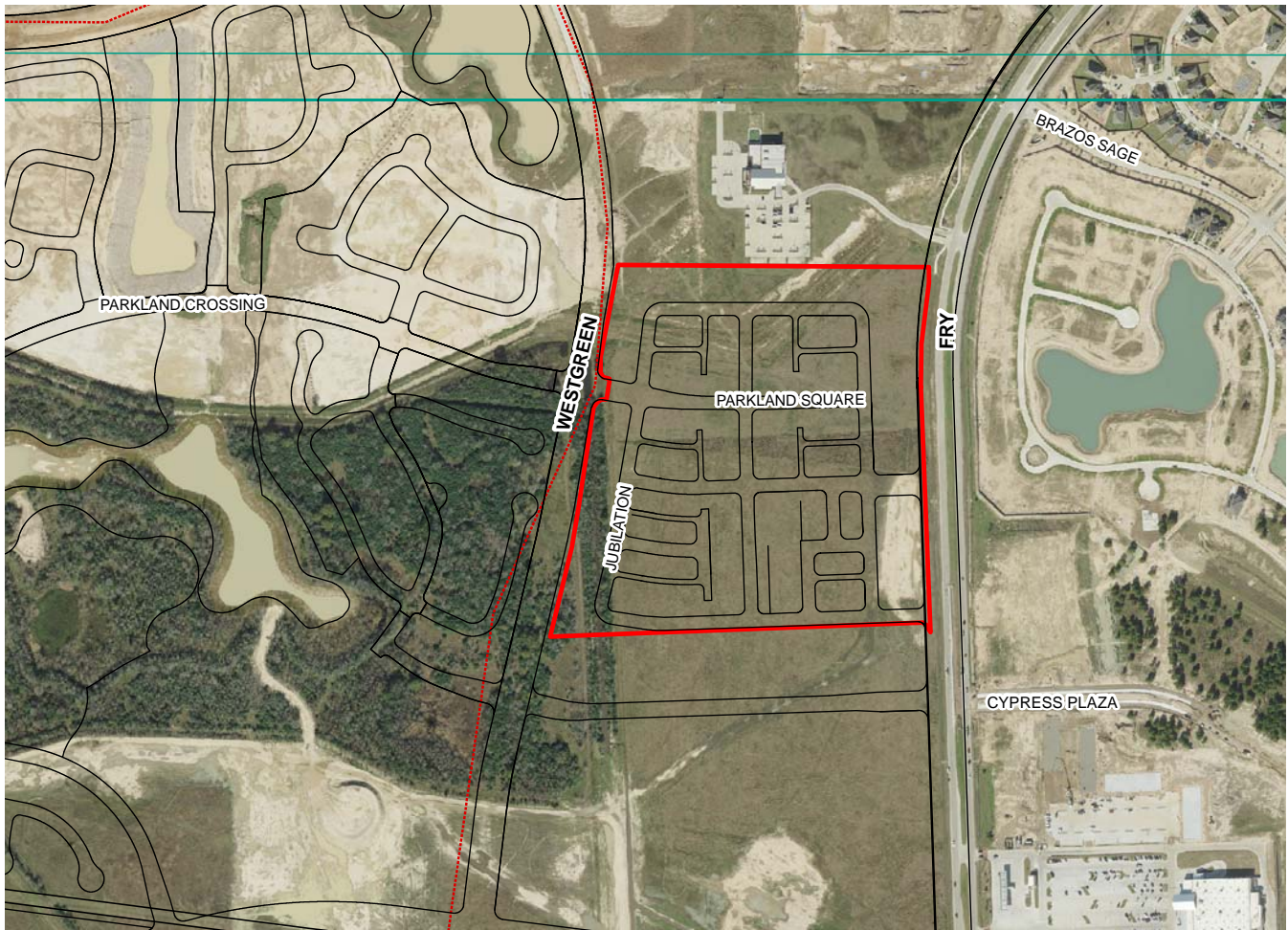
ITEM: 121

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Bridgeland Parkland Village Sec 29

Applicant: LJA Engineering, Inc - (Woodlands Office)



D –Variances

Aerial



RESERVES			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.65	28,323	RESTRICTED TO LANDSCAPE, OPEN SPACE, INCIDENTAL UTILITIES
B	1.93	83,909	RESTRICTED TO LANDSCAPE, OPEN SPACE, INCIDENTAL UTILITIES
C	0.22	9,570	RESTRICTED TO LANDSCAPE, OPEN SPACE, INCIDENTAL UTILITIES
D	0.55	23,757	RESTRICTED TO COMPENSATING OPEN SPACE
E	0.10	4,284	RESTRICTED TO LANDSCAPE, OPEN SPACE, INCIDENTAL UTILITIES
F	1.20	52,081	RESTRICTED TO LANDSCAPE, OPEN SPACE, INCIDENTAL UTILITIES
G	0.61	26,778	RESTRICTED TO LANDSCAPE, OPEN SPACE, INCIDENTAL UTILITIES
H	0.30	12,936	RESTRICTED TO LANDSCAPE, OPEN SPACE, ACCESS EASEMENT, INCIDENTAL UTILITIES
TOTAL	5.75	250,158	

Compensating Open Space Analysis - Suburban Area

A. TOTAL NUMBER OF LOTS < 5,000 S.F.:		40 LOTS
(Note: 20 Additional Lots Exceed 5,000 S.F.)		
B. TOTAL AREA OF LOTS < 5,000 S.F.:	Acres	Square Feet
C. AVERAGE LOT SIZE < 5,000 S.F. (B ÷ A):	3.05 Ac.	132,963
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (Based on C):		3,324
E. COMPENSATING OPEN SPACE REQUIRED (AxD)	037 Ac.	16,000
F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED WITHIN:		23,757

<u>Acres</u>	<u>Square Feet</u>
3.05 Ac.	132,963 S.F.
	3,324 S.F.
	400 S.F.
037 Ac.	16,000 S.F.
	23,757 S.F.

Lots Less Than 5,000 Square Footage

BLOCK LOT AREA (S.F.)			BLOCK LOT AREA (S.F.)		
B2	9	4,999.27 SF	B6	25	3,772.20 SF
B3	1	3,396.34 SF	B6	26	3,086.00 SF
B3	2	2,988.96 SF	B6	27	3,109.16 SF
B3	3	3,988.13 SF	B6	28	3,144.06 SF
B3	4	2,988.30 SF	B6	30	3,130.43 SF
B3	5	3,988.13 SF	B6	31	3,087.77 SF
B3	6	3,557.27 SF	B6	32	3,757.95 SF
B3	7	3,557.27 SF	B6	33	3,087.77 SF
B3	8	2,974.93 SF	B6	34	3,057.53 SF
B3	9	2,975.00 SF	B6	35	3,056.12 SF
B3	10	2,975.00 SF	B6	36	3,056.12 SF
B3	11	3,405.31 SF	B6	37	2,975.13 SF
B4	1	3,346.43 SF	B6	38	3,056.12 SF
B4	2	2,975.64 SF	B9	4	4,951.64 SF
B4	3	2,975.64 SF			
B4	4	2,975.97 SF			
B4	5	3,346.43 SF			
B6	1	3,581.76 SF			
B6	2	3,979.00 SF			
B6	3	3,058.95 SF			
B6	4	3,112.83 SF			
B6	5	3,077.25 SF			
B6	6	3,076.18 SF			
B6	7	3,066.93 SF			

DIAGRAM 1

TYPICAL REDUCED BUILDING LINE ALLEY ACCESS
(SEE GENERAL NOTES 8 AND 10.)

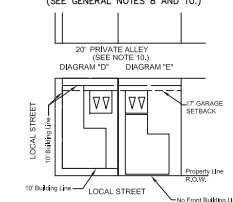
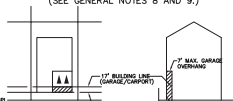


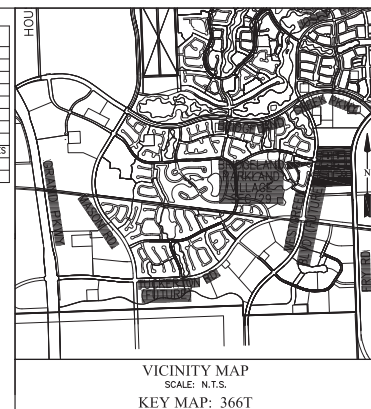
DIAGRAM 2

DIAGRAM 2
TYPICAL REDUCED BUILDING LINE ALLEY ACCESS
(SEE GENERAL NOTES 8 AND 9.)



APPLIES TO: LOTS 1-8 BLOCK 5
 LOTS 1-14 BLOCK 7
 LOTS 1-33 BLOCK 8

DIAGRAM 2



B.L. INDICATES BUILDING LINE
D.E. INDICATES DRAINAGE EASEMENT
STM.S.E. INDICATES STORM SEWER EASEMENT
S.S.E. INDICATES SANITARY SEWER EASEMENT
W.L.E. INDICATES WATER LINE EASEMENT
U.E. INDICATES UTILITY EASEMENT
F.N. INDICATES FILE NUMBER
H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS
H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS
H.C.O.P.F. INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS
H.C.O.P.R. INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS
P.L. INDICATES PROPERTY LINE
R.O.W. INDICATES RIGHT-OF-WAY
— INDICATES STREET NAME CHANGE
S.N. INDICATES SEE NOTE
▼ INDICATES ZERO LOT LINE

BRIDGELAND
PARKLAND VILLAGE
SEC 29

A SUBDIVISION OF 41.02 ACRES OF LAND SITUATED IN THE
W. C. DAVIS SURVEY, ABSTRACT 1341,
HARRIS COUNTY, TEXAS.

174 LOTS 8 RESERVES (5.75 ACRES) 10 BLOCKS
DATE OCTOBER 16, 2017 JOB NO. 1104-1123-337

BRIDGELAND

OWNERS:
BRIDGELAND DEVELOPMENT, LP
TIM WELBES, CO-PRESIDENT
23702 HOUSE HAHN ROAD
CYPRESS, TEXAS 77433
PHONE: (281)-213-9600

Planning:
LJA Engineering, Inc. - Planning

25231 Evergreen Circle
Suite 107
The Woodlands, Texas 77380

Corp. Office

2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

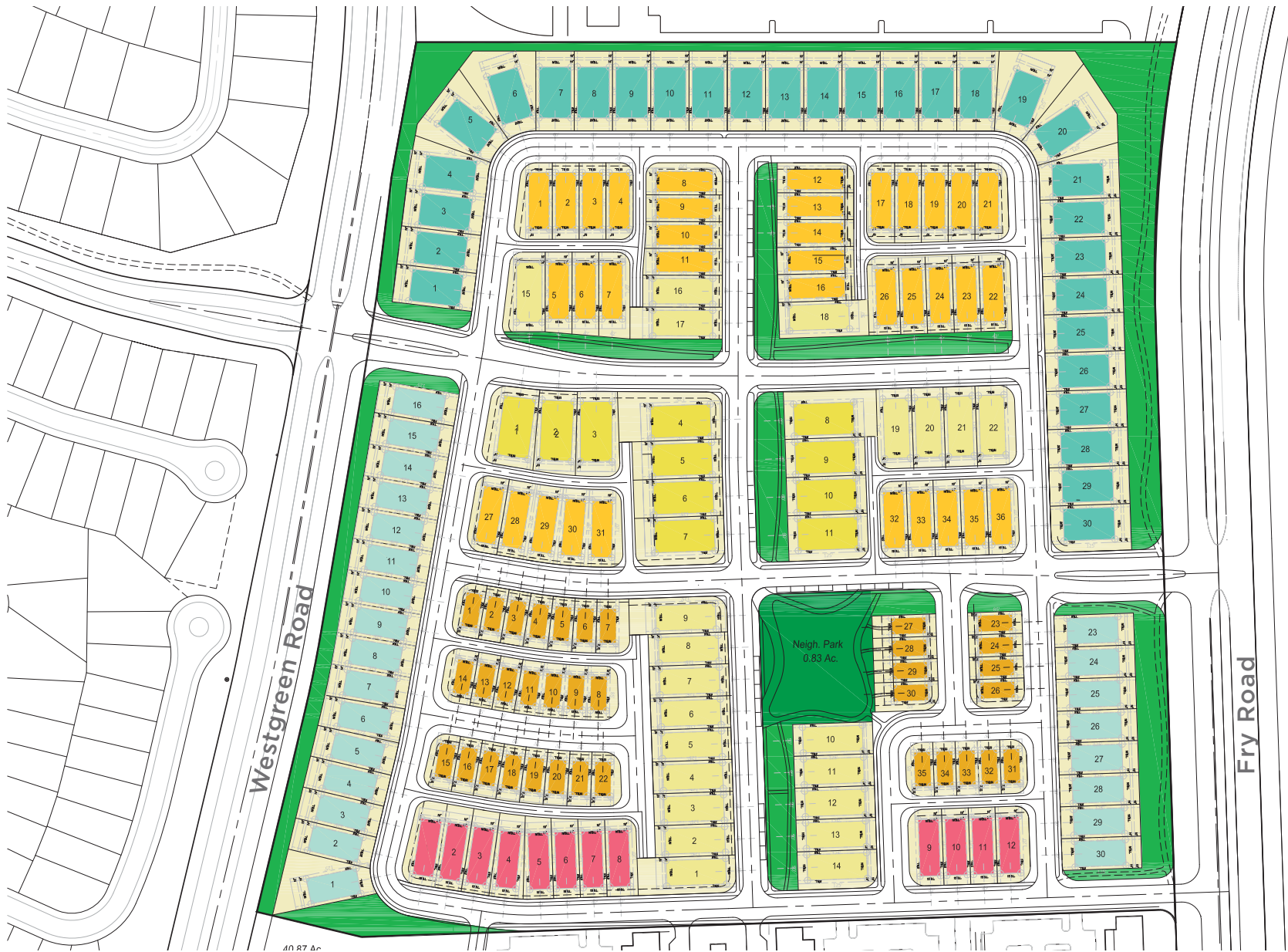
Phone 713.953.5200
Fax 713.953.5026

Engineering:
r.g.miller
engineers

Surveying:

MILLER
SURVEY GROUP

16340 Park Ten Place - Suite 300
Houston, Texas 77064
(713) 481-0800



LJA PLAN (JULY 11, 2017)

PARKLAND VILLAGE | HOWARD HUGHES



Application Number: 2017-1881

Plat Name: Bridgeland Parkland Village Sec 29

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 10/16/2017

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

Specific Variance is being sought and extent of variance:

Optional performance standards for collector streets and local streets – Single-family residential -To allow 17' front building lines on front loaded lots within the neighborhood.

Chapter 42 Section: 156

Chapter 42 Reference:

Sec. 42-156. - Collector and local streets—Single-family residential. (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

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 located in Parkland Village, within the Master Planned community of Bridgeland, in Harris County, within the ETJ of the City of Houston. This neighborhood is part of Parkland Village Section 29 is being developed as a "new urban neighborhood". Section 29 has a combination of alley served lots, and front loaded lots on local public streets. Section 29 will establish a strong urban character through the use of streetscape elements, street trees, sidewalks and reduced building lines. We are requesting that the building lines be allowed to use the performance standard for urban areas, 17' for the garage, and 10' for the principal structure. This applies to lots 1-8, block 5, lots 1-14, block 7, and lots 1-33, block 8.

(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;

These internal lots will be connected to the overall pedestrian system of Parkland Village Section 29 with internal sidewalks along the private streets. The 17' setback will be clear of the sidewalks to insure conflicts don't occur. The overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. The closer proximity of the homes to the pedestrian ways combined with walkways with enhanced landscaping and street trees creates a more attractive and safer walking environment. While this development plan is self imposed, it is designed to create a safer and more inviting place to live and walk.

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

The aforementioned design elements of reducing building lines and providing and enhanced streetscapes are in keeping with widely accepted planning standards when trying to create more urban pedestrian friendly environments. Consequently, the City of Houston's Chapter 42 ordinance has accepted and incorporated certain aspects of these concepts. Thus, this proposal is in keeping with the intent and general purposes of Chapter 42.

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

Granting of the herein requested variance will not be injurious to the public health or safety. By providing reduced building lines, enhanced sidewalks and street landscaping, a safer, more appealing pedestrian environment will be created. Thus, the public safety and welfare will be enhanced by providing the herein requested variance.

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

Economic hardship is not a justification for the variance request. The ability to create a safer, more appealing pedestrian-friendly environment is the justification.



Application Number: 2017-1881

Plat Name: Bridgeland Parkland Village Sec 29

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 10/16/2017

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

Specific Variance is being sought and extent of variance:

To allow 0' front building lines for private alley served lots.

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

The subject property is located in Parkland Village, within the Master Planned community of Bridgeland, in Harris County, within the ETJ of the City of Houston. This overall neighborhood of Parkland Village Section 29 is being developed as a "new urban neighborhood". One of the primary goals of this neighborhood is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland is creating a pedestrian-friendly setting through enhanced sidewalks, street trees and landscape treatments throughout the Lakeland Heights neighborhood. An important part of creating the pedestrian-friendly environment is to eliminate as many driveways as possible from the primary pedestrian routes. To achieve this goal, the development is incorporating an internal alley system into the proposed design to allow vehicular access to the back of the lots. By providing the alleys and vehicular access to the rear of the lots, pedestrian interaction with vehicular traffic will be minimized. We are requesting the front building line of the private alley served lots be reduced to 0-feet. This applies to: Blocks 1, 2, 3, 4, 6, 9 and 10.

(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 overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a reduced building line will move homes closer to the enhanced pedestrian walks. The closer proximity of the homes to the pedestrian ways combined with walkways creates a safer walking environment. While this development plan is self-imposed, it is designed to create a safer and more inviting place to live and walk. Chapter 42 allows for a zero foot building line on lots taking vehicular access from a public alley. Harris County does not allow public alleys to be dedicated.

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

This proposal meets this chapter 42 requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. The intent and general purpose of this chapter will be preserved and maintained since Chapter 42 allows for a zero foot building line of lots taking vehicular access to a public all.

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

Granting of the herein requested variance will not be injurious to the public health or safety or welfare. The lots will be developed with entrances that open to the sidewalks and vehicular access taken from the rear by the private alleys. The

alley access limits the pedestrian/vehicular interaction. Site visibility at corners will not be hindered due to the required setbacks.

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

Economic hardship is not the justification for this variance. The hardship is due to different rules in Chapter 42 on the application of the building diagram to private vs. public alleys.



Application Number: 2017-1881

Plat Name: Bridgeland Parkland Village Sec 29

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 10/16/2017

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

Specific Variance is being sought and extent of variance:

Lot access to streets

Chapter 42 Section: 188

Chapter 42 Reference:

42-188. Lot access to streets. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter.

Statement of Facts

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

The subject property is located in Parkland Village, within the Master Planned community of Bridgeland, in Harris County, within the ETJ of the City of Houston. This overall neighborhood of Parkland Village Section 29 is being developed as a "new urban neighborhood". One of the primary goals of this neighborhood is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland is creating a pedestrian-friendly setting through enhanced sidewalks, street trees and landscape treatments throughout the Parkland Village Section 29 neighborhood. This neighborhood is next to a mixed use Village Center, and in order to provide pedestrian circulation within the neighborhood connecting to the Village Center two linear open spaces are part of the community. These open spaces connect to the Village Center, the neighborhood park and to the trail network outside of the neighborhood. Homes will face onto these linear open spaces creating a community open space with interconnected sidewalks and trails. We are requesting that 17 alley served lots be allowed to front on these linear open spaces creating a generous streetscape and a linear park within the neighborhood. This applies to Lots 11 & 12, block 2, lots 11, 12 & 13, block 9, and lots 7-15, block 10.

(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 overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a 50' landscaped linear park as the backbone of the neighborhood will help create community spaces or neighborhoods within the neighborhood, and offer social space for gathering. Front porches are planned to front onto the linear open space and will be a series of smaller lots with common green. The landscape treatment will pull together the neighborhood with street trees, and extensive sidewalk and trail connectivity. The linear park will also incorporate a series of rain gardens to help with water quality in the drainage system, and will be incorporated into the landscape of the community. A central neighborhood park will form a gathering space for families and recreation for the younger children. Guest parking is planned along the linear open space and park adequate for visitors within the neighborhood.

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

This proposal meets this chapter 42 requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. The intent and general purpose of this chapter will be preserved and maintained since Chapter 42 encourages active open space and parks.

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

Granting of the herein requested variance will not be injurious to the public health or safety or welfare. The lots will be developed with entrances that open to the open space with sidewalks. Vehicular access taken from the rear by the private alleys. The alley access limits the pedestrian/vehicular interaction. Site visibility at corners will not be hindered due to the required setbacks.

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

Economic hardship is not the justification for this variance. The hardship is due to different rules in Chapter 42 regarding lots access to streets.

Houston Planning Commission

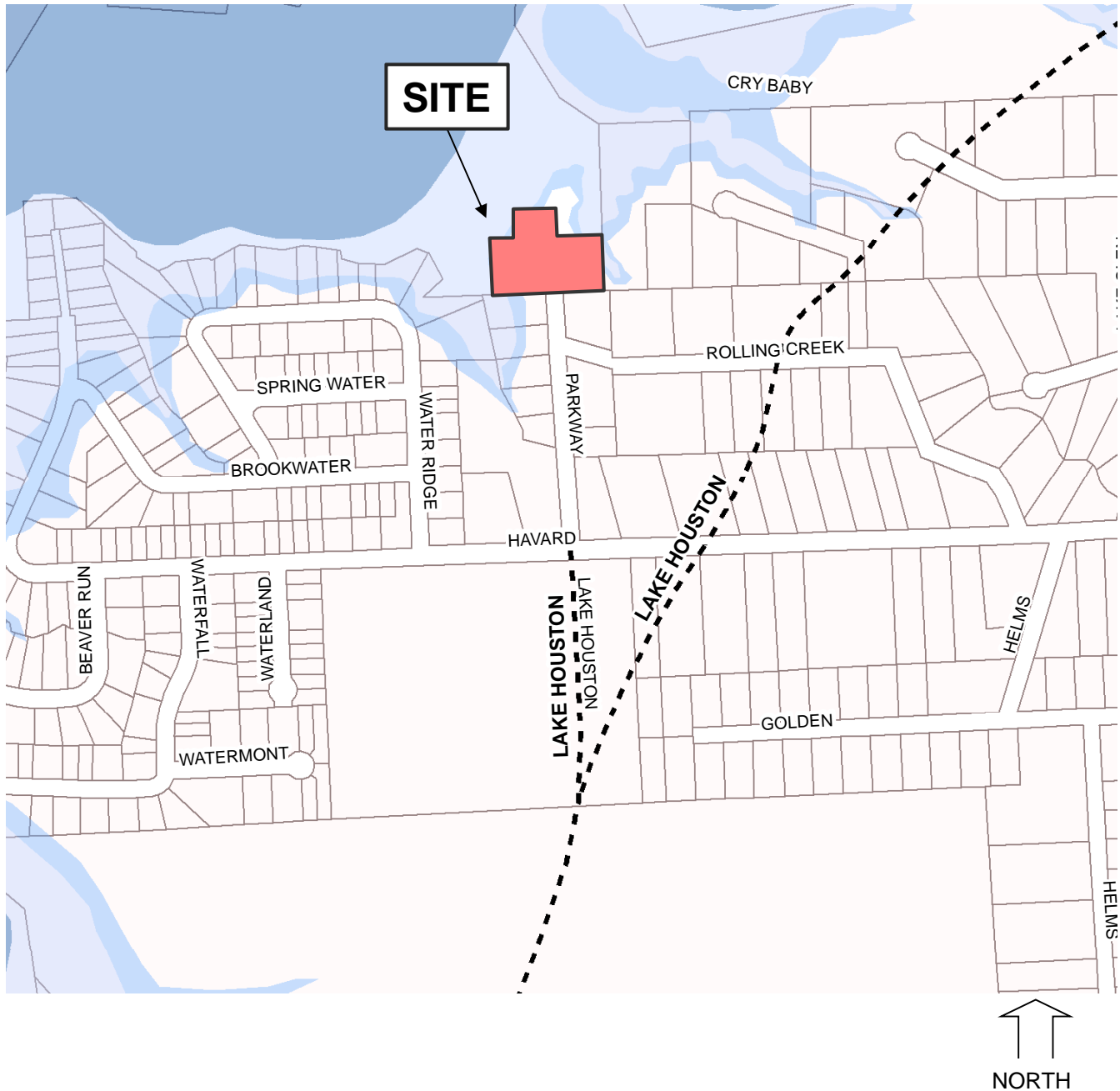
ITEM: 122

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Cinco Estates (DEF2)

Applicant: E.I.C. Surveying Company



D – Variances

Site Location

Houston Planning Commission

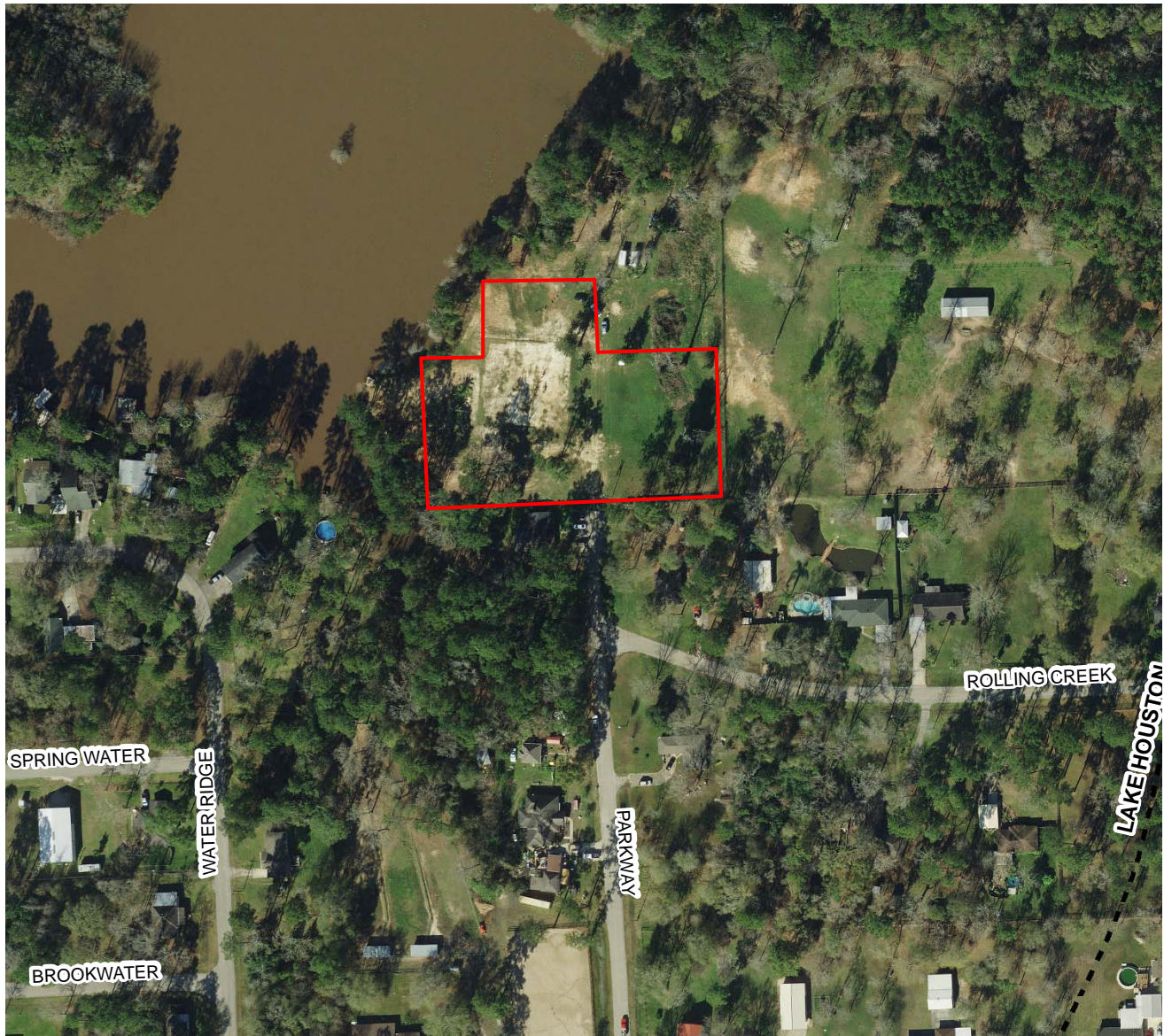
ITEM: 122

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Cinco Estates (DEF2)

Applicant: E.I.C. Surveying Company



D – Variances

Aerial



Application Number: 2017-1312

Plat Name: Cinco Estates

Applicant: E.I.C. Surveying Company

Date Submitted: 07/28/2017

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

Specific Variance is being sought and extent of variance:

Not to extend Parkway Road, or to terminate it with a Cul-De-Sac.

Chapter 42 Section: 42-134

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 unless: (1) The existing stub street is a local street and is designated as a collector or major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these of these criteria is met. The stub street is not required to be extended.

Statement of Facts

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

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

The proposed subdivision of Cinco Estates is a 2.0076 acre tract being all of Lot 37, the remainder of Lots 36 and 38 in the Max Jacobs Addition an unrecorded subdivision (see attached block maps) in the Gilbert Brooks Survey A-6 Harris County, Texas. It is serviced in the south side by Parkway Road (60' right-Of- way) (see attached HCAD map). The owner of the proposed subdivision wants to build a residential home by Lake Houston as their dream home for their family (see attached boundary survey and site plan that the owner provided). To extend Parkway Road to the north through the middle of the property and that will only might be 300 to 400 feet extension and will end up at the water of Lake Houston and will go no where, and would result in a dead-end street within the proposed 1 lot subdivision. The Extension of Parkway Road and the establishment or constructing a Cul-De-Sac at the end of said Parkway Road would not provide accessibility benefit to this area and would not improve circulation and therefore would have no significant benefit to the public and would create an impractical development.. Also terminating Parkway road in a cul-de-sac makes it potentially unsafe situation for the family members and would provide an area in which illegal dumping might occur, such an area would also be a place in which cars may be parked by those engaging in illegal activities, including alcohol abuse. Such undesirable condition conform to the owners understanding of the phrase "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;

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

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

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

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

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

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

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

Houston Planning Commission

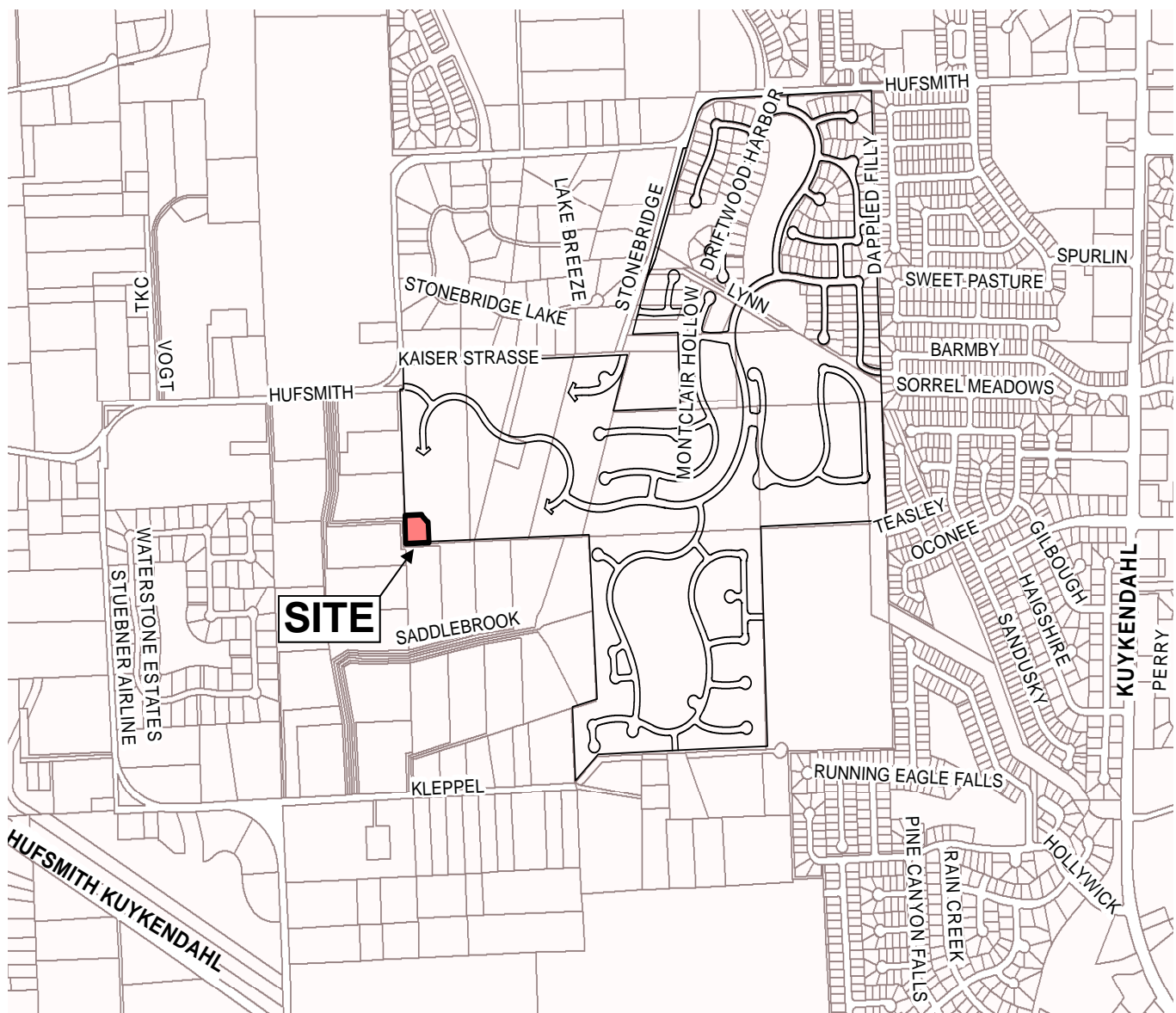
ITEM: 123

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Harris County MUD no 1 Water Plant no 4

Applicant: Van De Wiele & Vogler, Inc.



D –Variances

Site Location

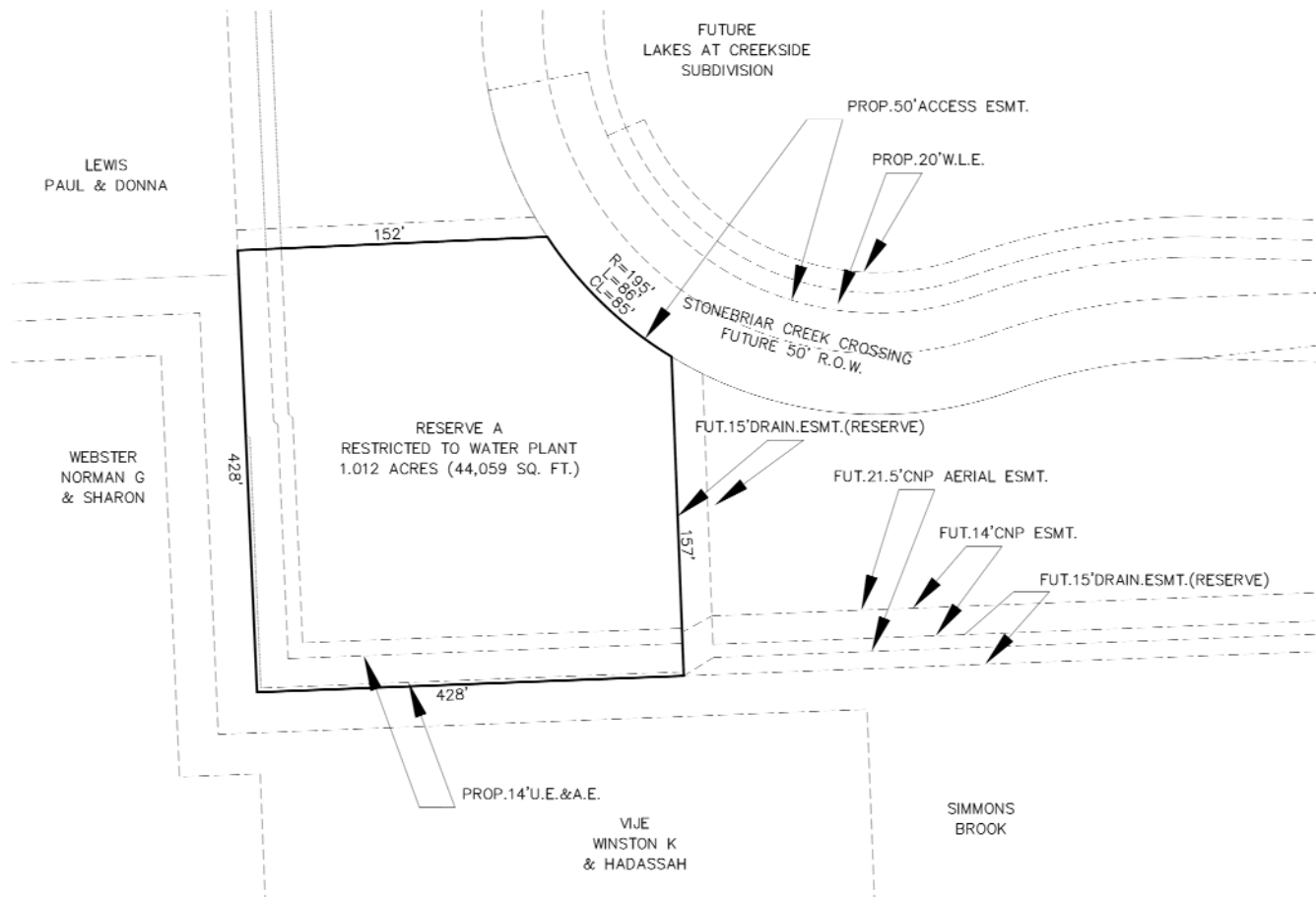
Houston Planning Commission ITEM: 123

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Harris County MUD no 1 Water Plant no 4

Applicant: Van De Wiele & Vogler, Inc.



D –Variances

Subdivision

Houston Planning Commission

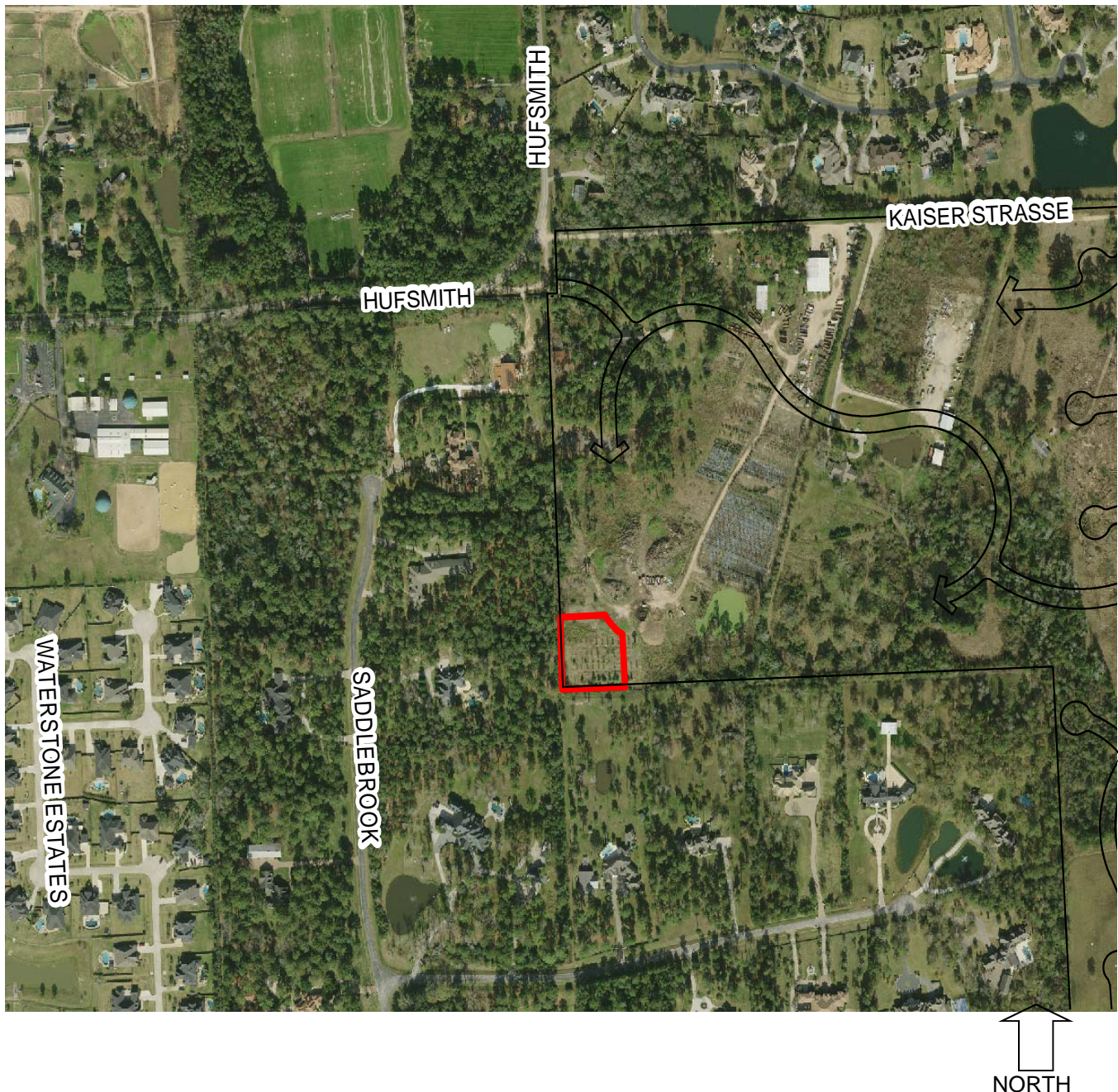
ITEM: 123

Planning and Development Department

Meeting Date: 10/26/2017

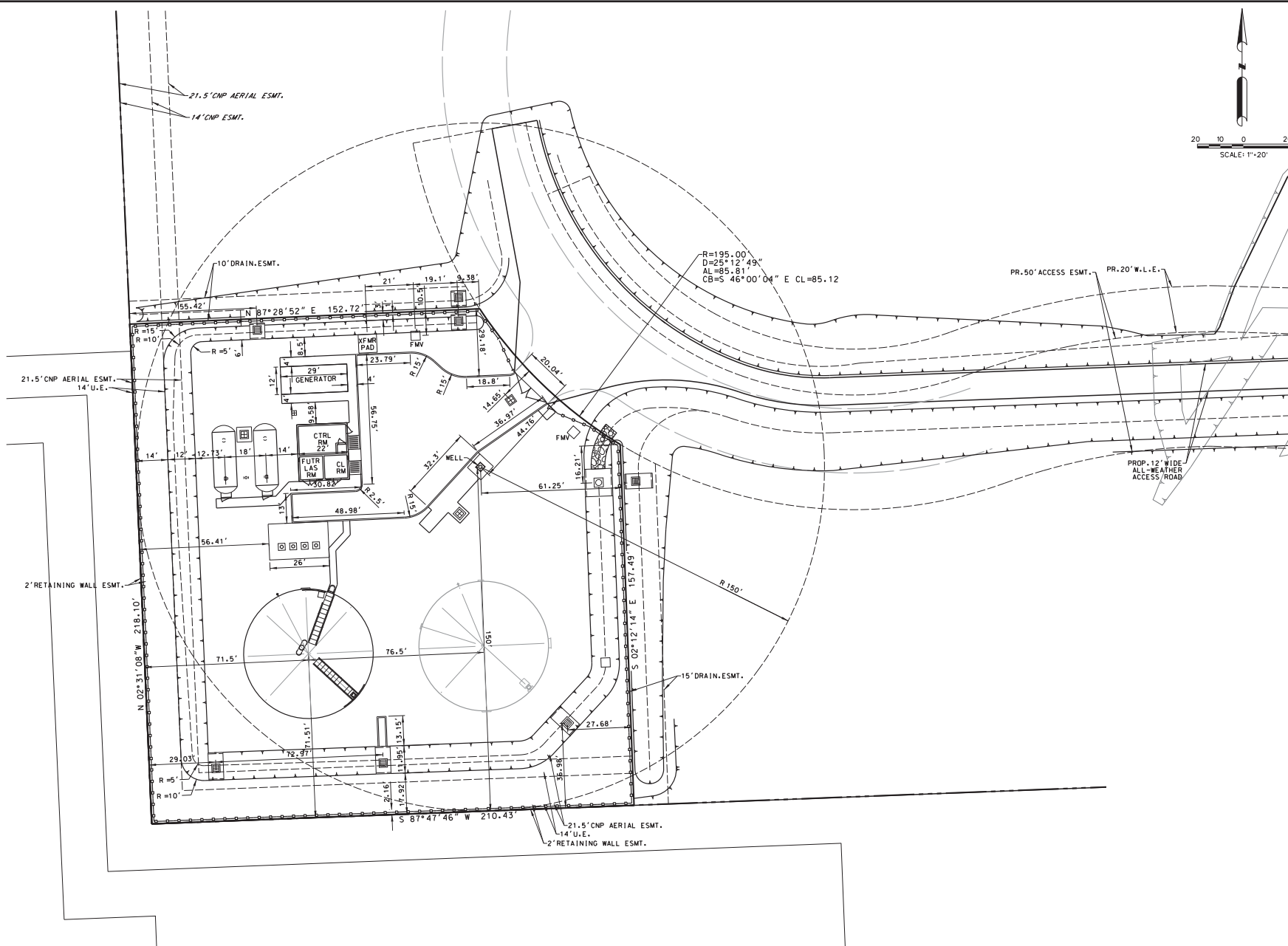
Subdivision Name: Harris County MUD no 1 Water Plant no 4

Applicant: Van De Wiele & Vogler, Inc.



D –Variances

Aerial



	BENCH MARK
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NOTES

3. 100 YEAR DESIGN WATER SURFACE ELEVATION = 169.00'
(PER FUTURE POND BY LJA ENG.)

4. ALL STATIONS ARE CENTERLINE OF STREET RIGHT-OF-WAY
STATIONS UNLESS OTHERWISE NOTED.

5. ALL PAVING DIMENSIONS ARE BACK OF CURB, UNLESS

6. ALL WATER LINE AND SEWER LINE CROSSINGS SHALL BE CONSTRUCTED PER CITY OF HOUSTON AND TCEQ REGULATIONS. SEE TABLE TITLED "PROTECTION REQUIREMENTS AT WATER LINE (WLL) - SANITARY SEWER (SS) CROSSINGS" ON GENERAL NOTES

7. ROW NOTIFICATION REQUIRED

THE SITE DEVELOPMENT PERMIT (NUMBER 1-XXXXXX-X) DOES NOT INCLUDE ROW IN HARRIS COUNTY ROAD OR FLOOD CONTROL RIGHT-OF-WAY (ROW). A SEPARATE ROW NOTIFICATION IS REQUIRED (NUMBER 7-XXXXX-X). CONTACT DANIEL MORENO AT DANIEL.MORENO@HCPID.ORG OR 713.956.3026 FOR ASSISTANCE.

IN OBTAINING A ROW NOTIFICATION PERMIT.

TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL CENTERPOINT ENERGY AT 713-207-2222.

NOTICE:
for your safety, you are required by Texas law to call 811 at least 48 hours

before you dig so that underground line can be marked. This verification does not fulfill your obligation to call 811.

VERIFICATION OF PRIVATE UTILITY LINES

CenterPoint Energy/Natural Gas Facilities Verification ONLY.
(This signature verifies that you have shown CHP Natural Gas lines correctly -
not to be used for conflict verification.) (Gas service lines are not shown)
Signature valid for six months.

DATE: _____
CenterPoint Energy/UNDERGROUND Electrical Facilities Verification ONLY.
(This signature verifies existing underground facilities - not to be used for
conflict verification)

Approved for AT&T Texas/SWBT underground conduit facilities only.
Signature valid for one year.

REVISION BLOCK		
NO.	DATE	DESCRIPTION

VanDeWiele [REDACTED]

& Vogler
Incorporated

Texas Professional
Engineering Firm
Registration No. F148

THIS DOCUMENT IS FOR
REVIEW ONLY AND
NOT INTENDED FOR

NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.

ERIK W. SPENCER
P.E. NO. 87055

10/17/2017
HARRIS COUNTY

MUNICIPAL UTILITY DISTRICT No.1
WATER PLANT #4 &

WATER PLANT #4 & 12" WATER MAIN	

SITE DIMENSION PLAN

DIMENSION PLAN

NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY
AFTER DATE OF SIGNATURES

CITY OF HOUSTON

CITY OF HOUSTON
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

WASTEWATER	STORM WATER QUALITY
------------	---------------------

STORM	FACILITIES
STREET & BRIDGE	

FILE NO:	FOR CITY OF HOUSTON USE ONLY
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DRAWING SCALE

HORZ : 1"=20'
VERT :

SHEET 0 of 50

SHEET No: 8 OF 50



Application Number: 2017-1893

Plat Name: Harris County MUD No 1 Water Plant no 4

Applicant: Van De Wiele & Vogler, Inc.

Date Submitted: 10/16/2017

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

Specific Variance is being sought and extent of variance:

To plat a reserve for a water plant that does not have existing access to a platted right-of-way.

Chapter 42 Section: 190(c)

Chapter 42 Reference:

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: Water production: minimum 5,000 square feet in size; having 50' of frontage on a 50' public street or type 1 PAE

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 water plant needed to supply the future Lakes at Creekside Section 5 subdivision will be located at the far southwest corner of the property in order to keep a separation distance between the homes and the plant, which will be noisy at times. This location is shown in the latest GP for Lakes at Creekside. A 28' wide reinforced concrete street within a platted right-of-way is not needed at this time because it would serve only the water plant, which will produce only one vehicle trip per day. Therefore, we propose to construct a temporary gravel road within a 60' access easement to connect to existing Stonebriar Creek Crossing and serve the water plant until such time the subdivision develops, is platted, and a permanent concrete road will be provided.

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

In any subdivision of property, it is desirable to have a beautiful entrance that is not hindered by industrial plants or noise. The only access to this property is from the east. The other 3 sides of the property are surrounded by large homesteads. Therefore, we want to make the east side beautiful and peaceful by locating the water plant on the far west side of the property.

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

The intent of providing platted right-of-way for access to reserves will be provided in the future, when Lakes at Creekside Section 5 is platted. The temporary gravel access road will most likely follow the same path as the future local street. Even if the future local street takes a different path, access to the water plant will remain in effect until such time a local street is platted as described in the access easement.

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

The construction of the temporary gravel access road will be according to sound engineering principles and regulations and therefore will be safe.

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

The water plant construction cost would be the same in any location on the property. We are trying to minimize noise pollution and increase the beauty of the subdivision by locating it in the back corner of the property.

Houston Planning Commission

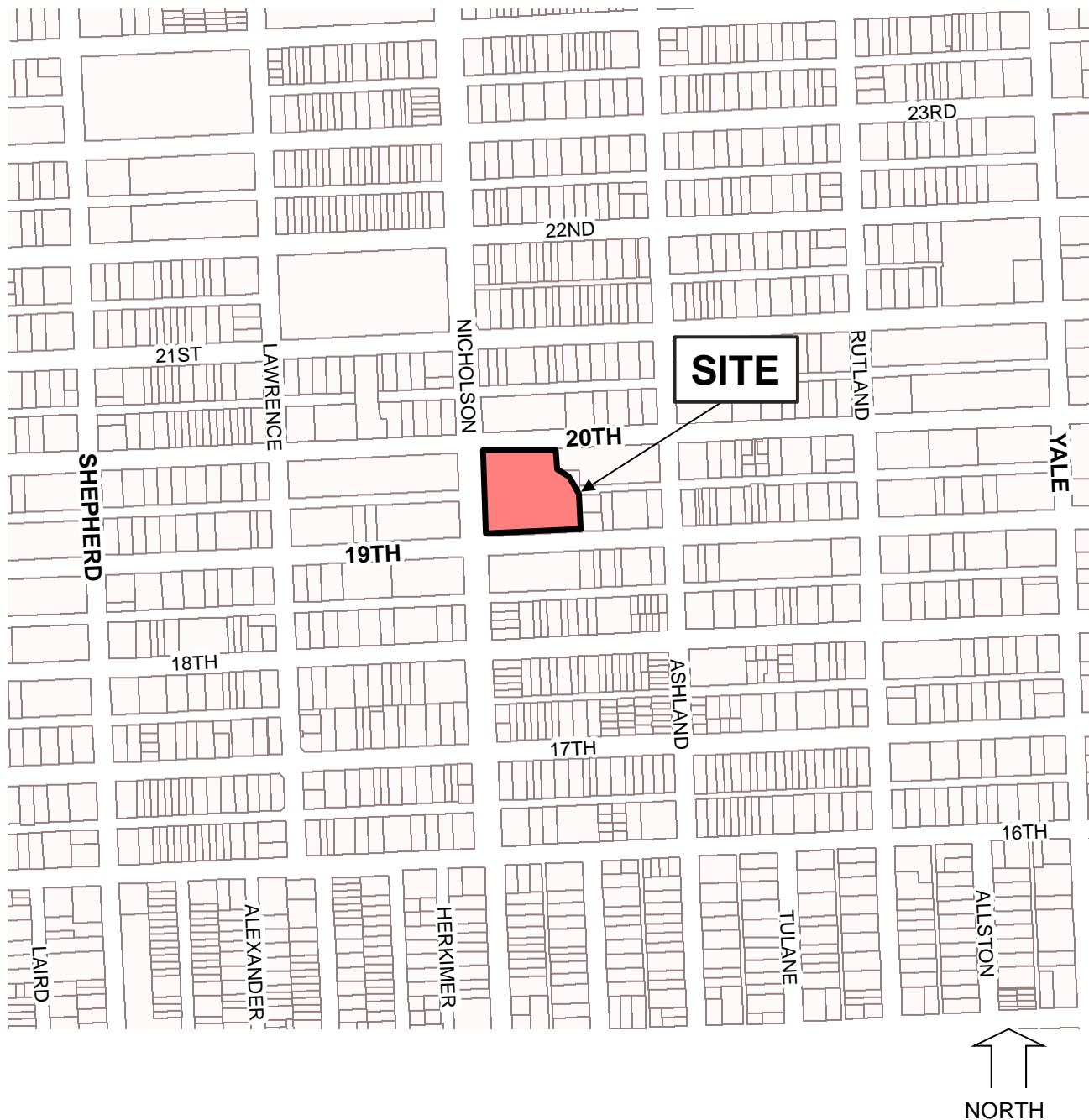
ITEM:124

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Heights Water Works

Applicant: Tetra Surveys



D – Variances

Site Location

Houston Planning Commission

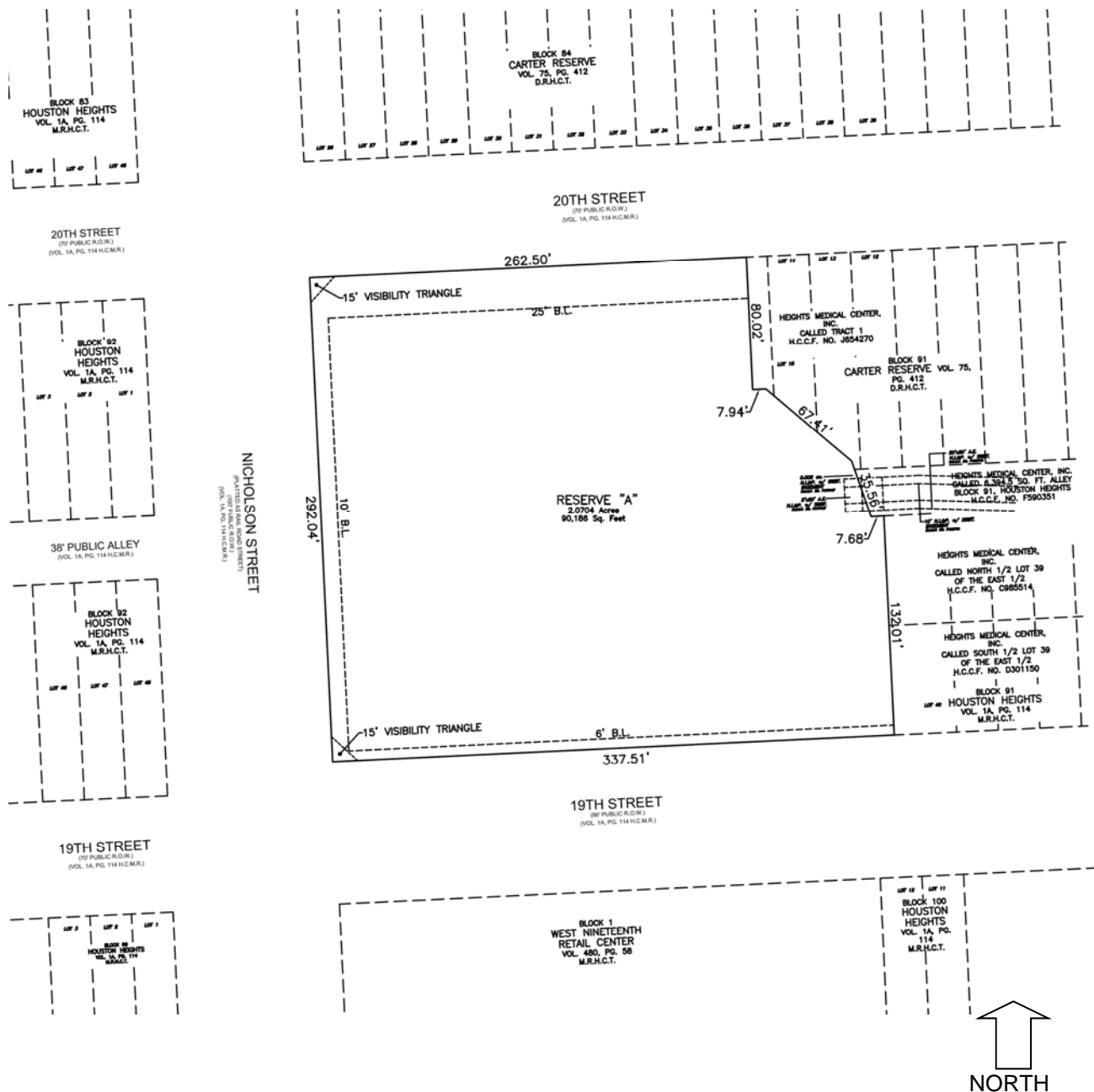
ITEM:124

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Heights Water Works

Applicant: Tetra Surveys



D – Variances

Subdivision

Houston Planning Commission

ITEM:124

Planning and Development Department

Meeting Date: 10/26/2017

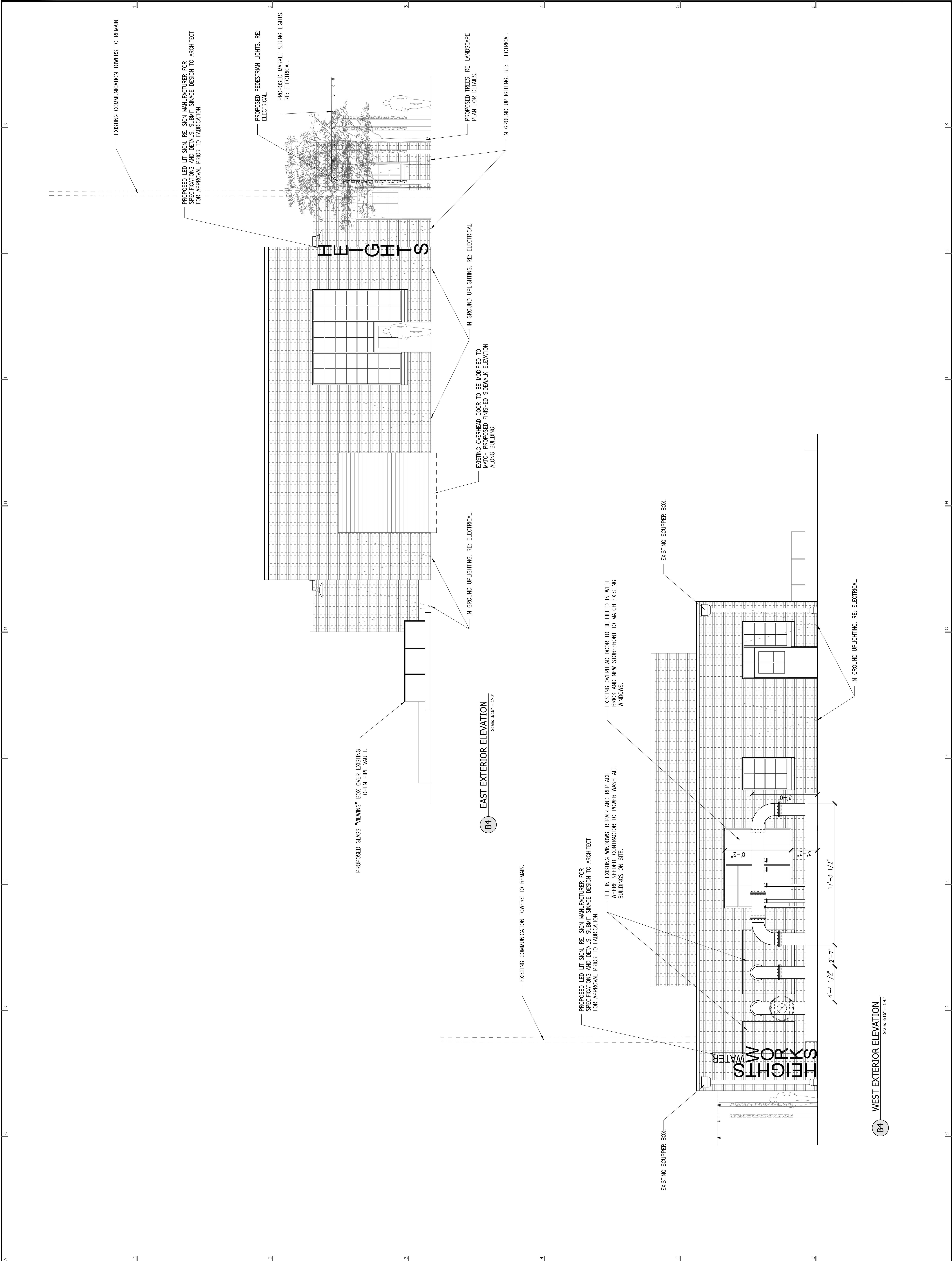
Subdivision Name: Heights Water Works

Applicant: Tetra Surveys



D – Variances

Aerial



FOR PRELIMINARY REVIEW AND
COORDINATION ONLY. NOT FOR
PERMIT, PRICING OR
REGULATORY COMPLIANCE.
JERRY TIPPS, AIA, LEED-AP
TX, REGISTERED ARCHITECT
18756

ARCHITECT SEAL

CONSULTANT SEAL

HEIGHTS WATER WORKS
000000
HOUSTON, TEXAS 77019

DATE	CUSTOMER REVIEW
04/26/17	

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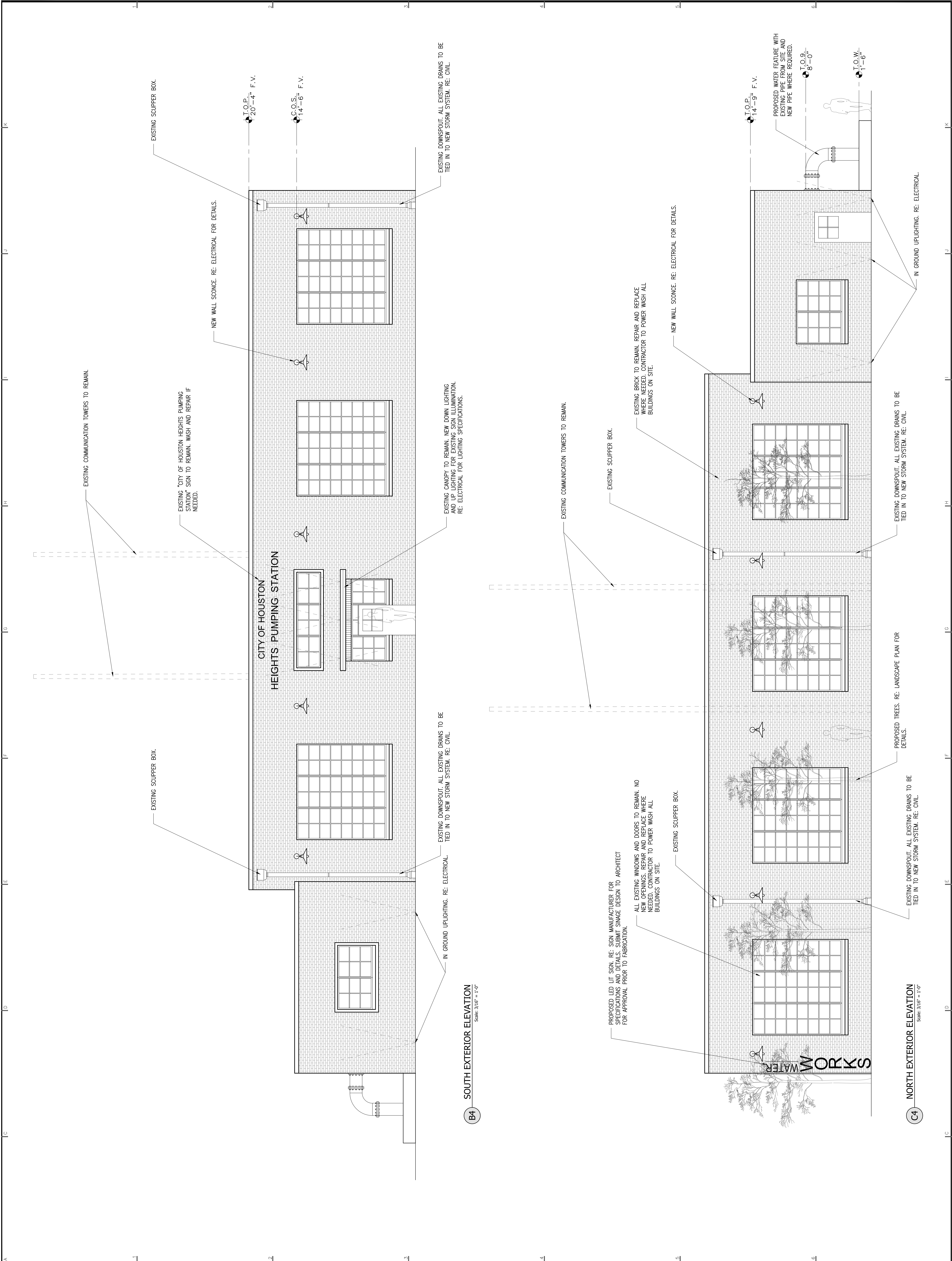
PROJECT NUMBER:	09-COX-018
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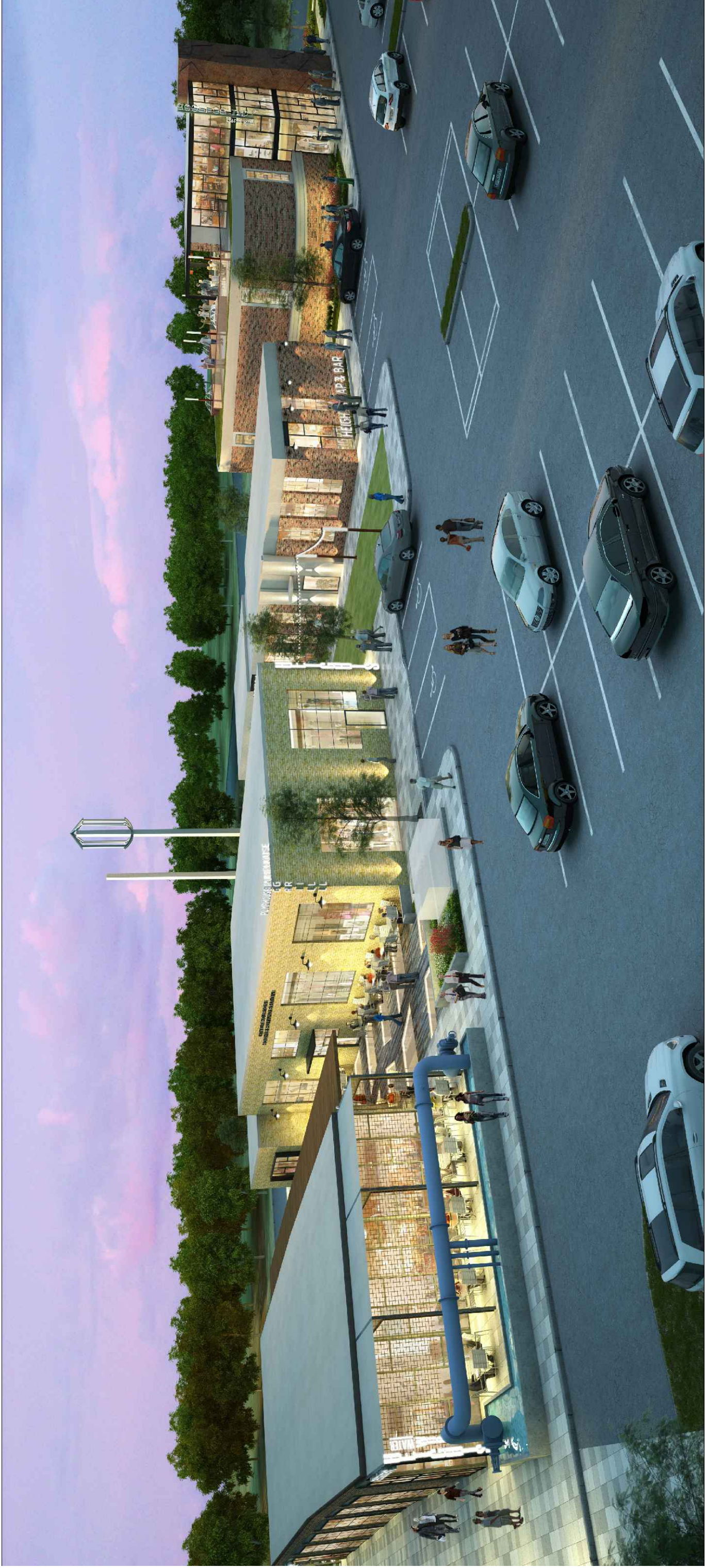
PROJECT MANAGER:	---
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CHECKED BY:	DATE:
BOOKED BY:	

PROPOSED EXT ELEVATION	JUNE 19TH, 2017
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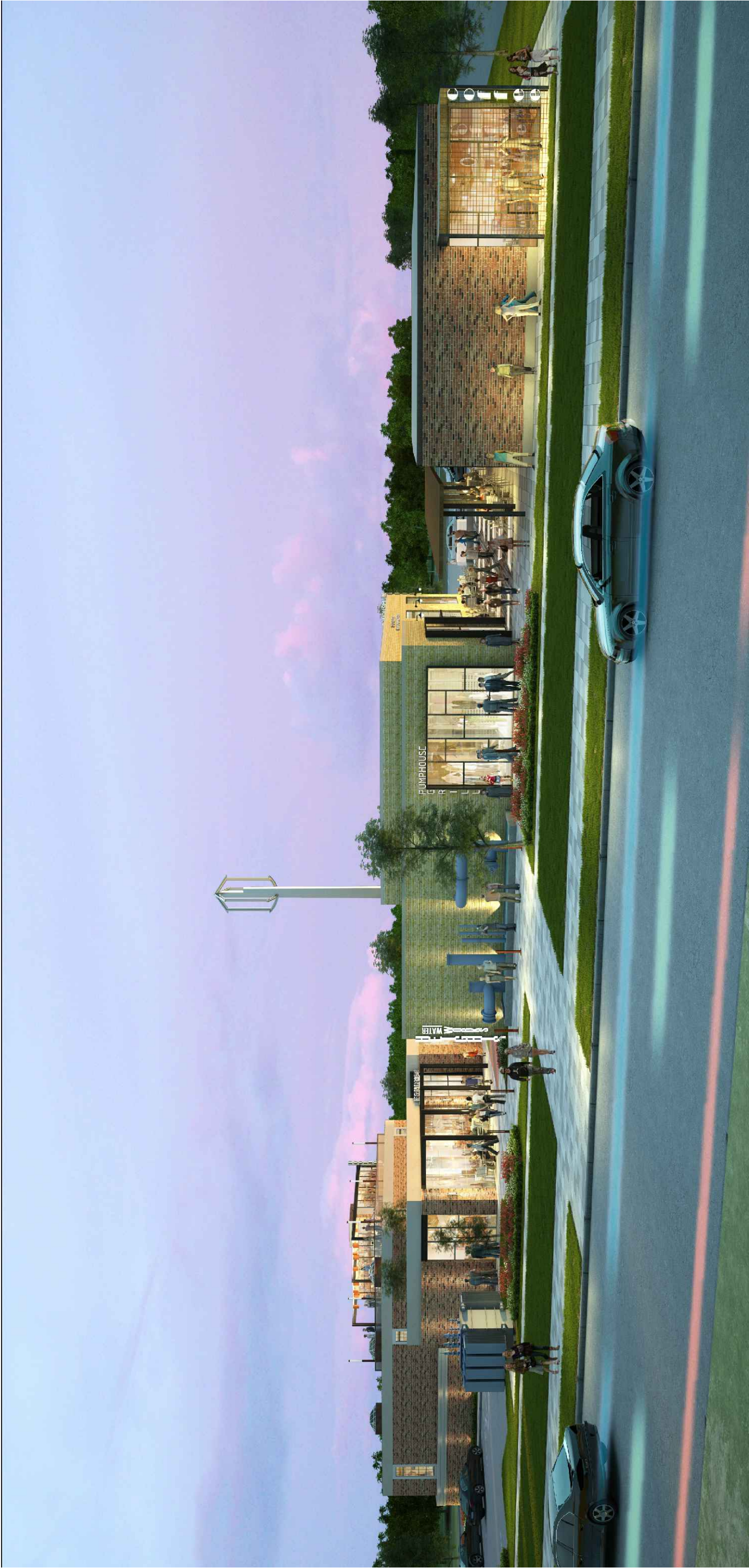
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Heights Water Works
Houston, Texas 77008
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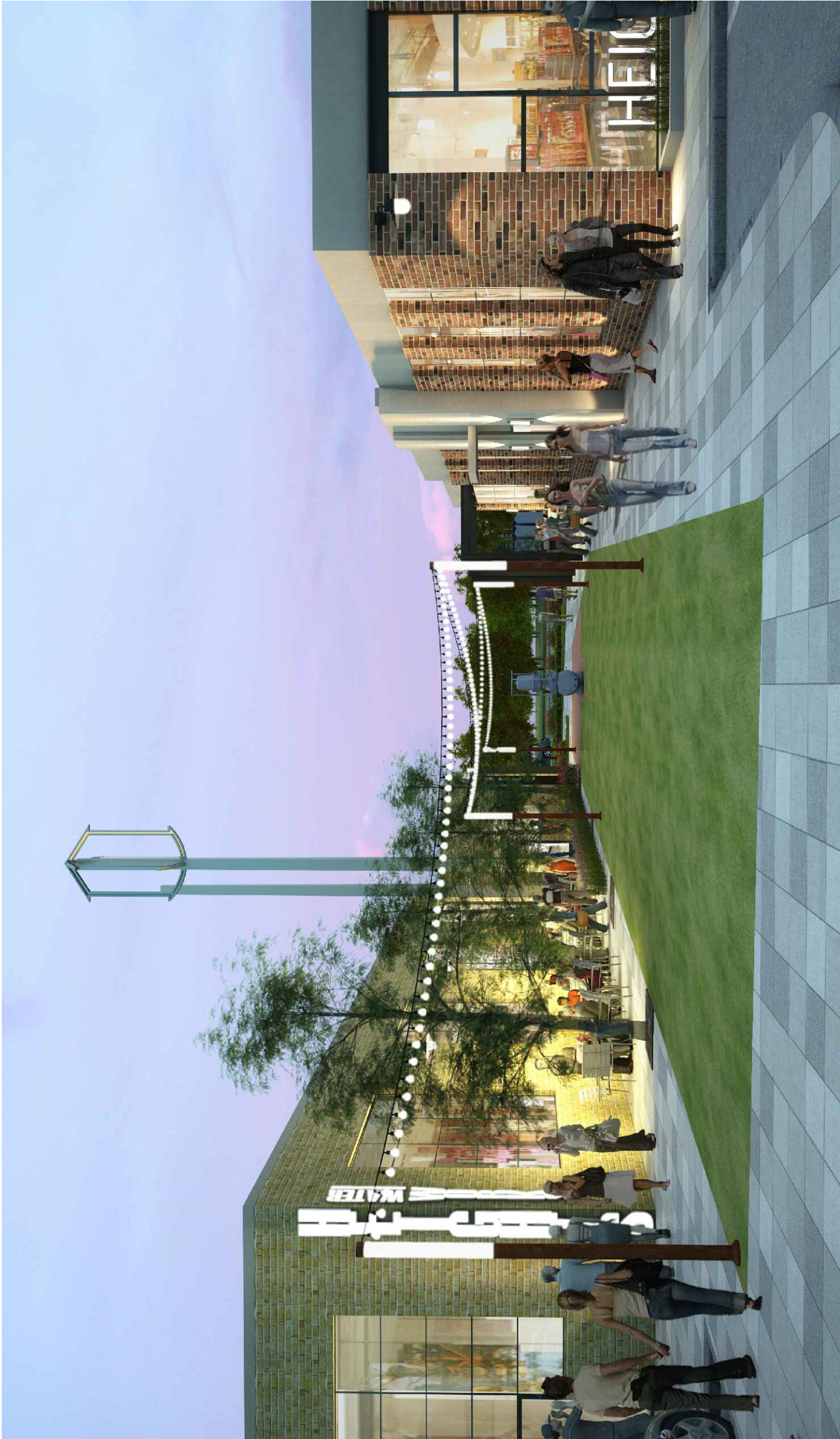
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Houston, Texas 77006
713-541-0066, ext 24
www.braunenterprises.com

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3301 Edloe St., Suite 400
Houston, Texas 77027
713-228-1700
www.tippsarchitecture.com



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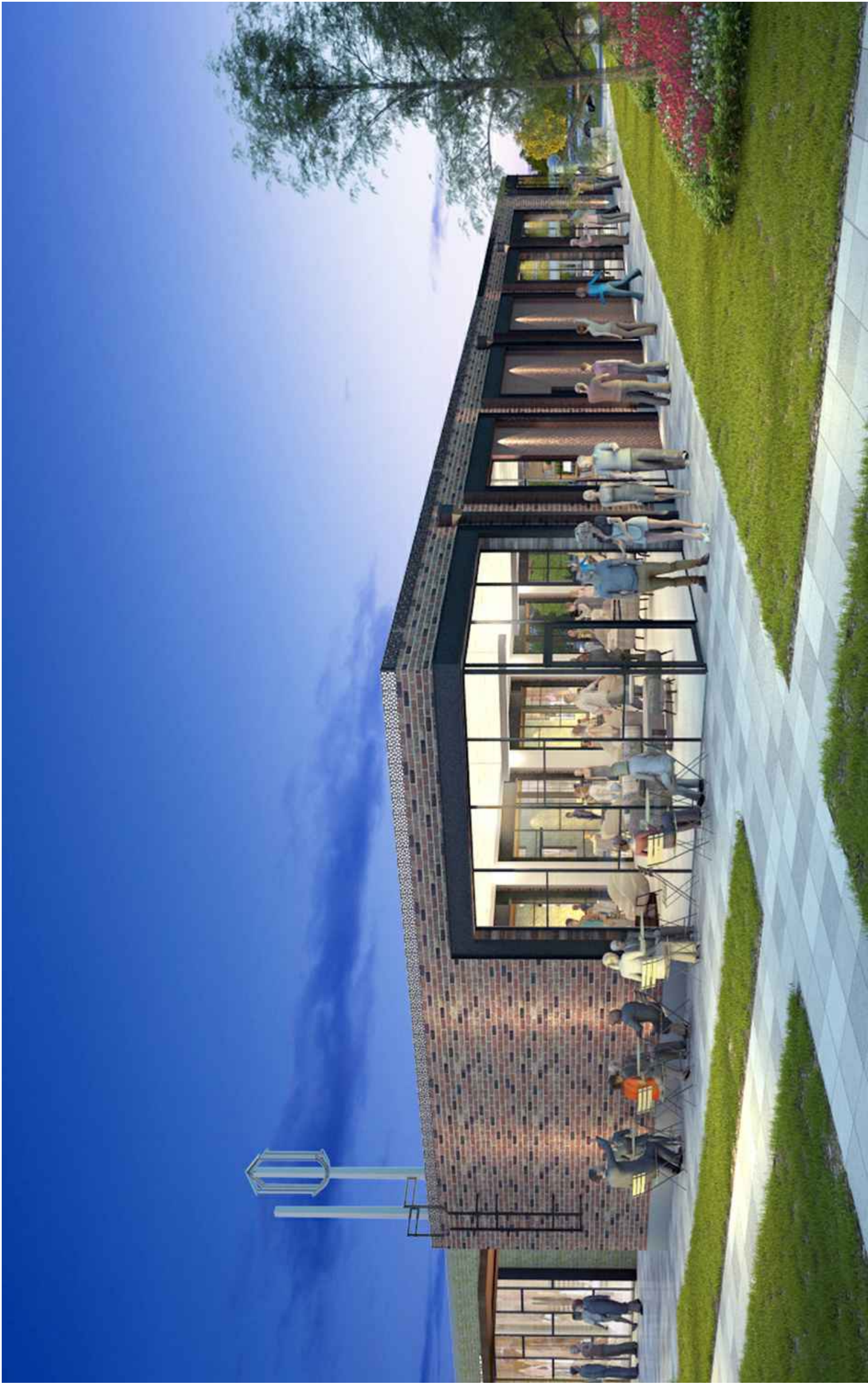
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**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2017-1668

Plat Name: Heights Water Works

Applicant: Tetra Surveys

Date Submitted: 09/18/2017

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

Specific Variance is being sought and extent of variance:

We are seeking a reduced building line along 19th Street

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement

Statement of Facts

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

(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;

From an engineering standpoint the structures require the area between the south edge of the pond and the east edge of building for circulation and structural foundation of the building. The Landmark status of this site introduces unusual constraints on the development. The design decisions made are to satisfy the Landmark criteria and the requirements of its new use.

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

This Landmark site includes established equipment and features which were critical to its original use and function. Those features are inherent to the use of the original construction and necessary to maintain and respect the Site's Landmark status. The design is established as a commitment to highlighting the pipe structures as part of the overall design and Landmark compliance strategy for the site. We have oriented the building with the slight angle to it to create a more inviting pedestrian space between the two buildings.

(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 design decisions are to satisfy the Landmark criteria and the requirements of its new use. The design presents buildings along 19th Street versus parking along 19th Street. It also incorporates hike and bike trail entrances. The developer is working with the Historic Preservation Department to preserve existing buildings.

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

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

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

Economic hardship is not the sole justification of the variance.

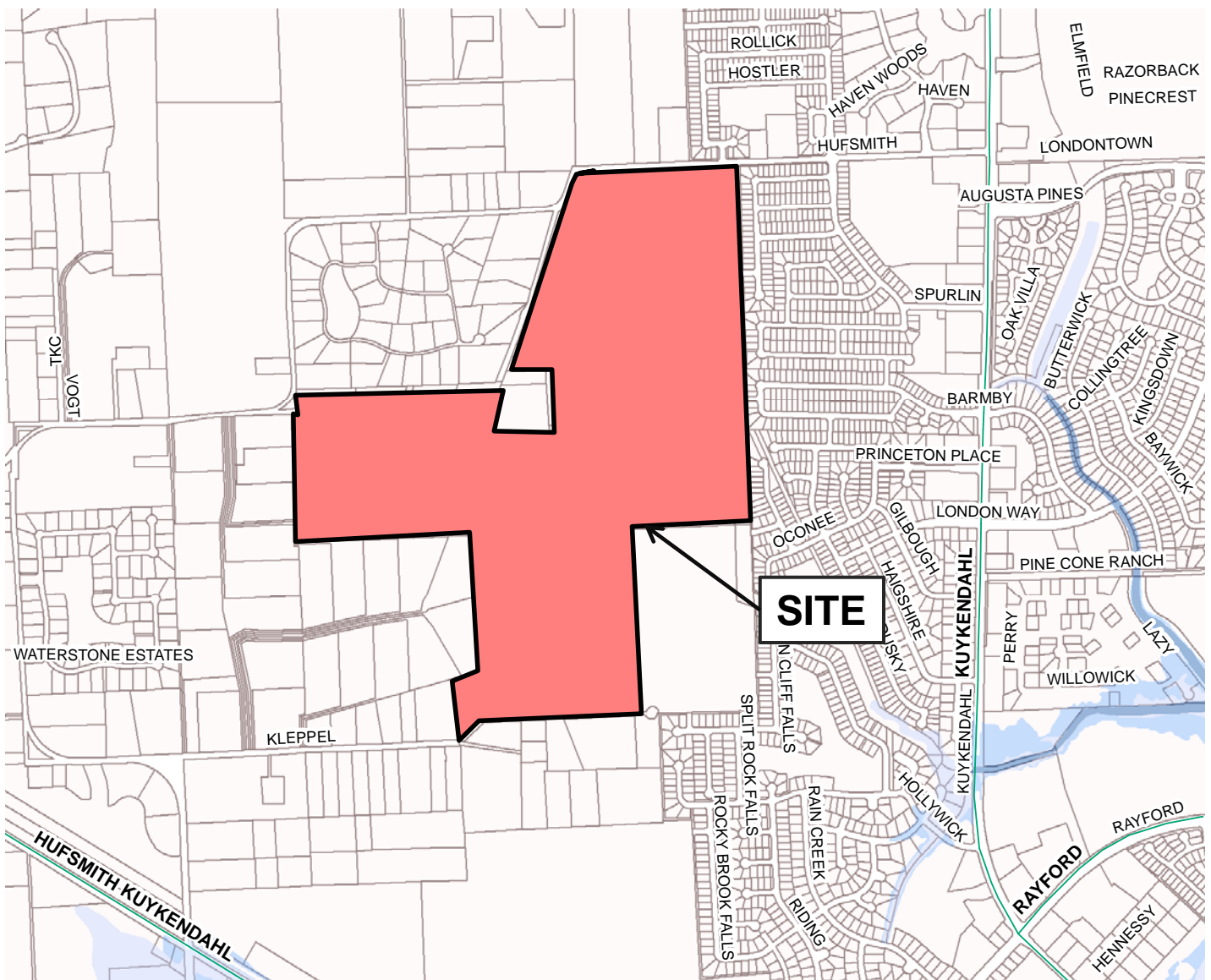
Houston Planning Commission ITEM: 125

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Lakes at Creekside GP

Applicant: BGE|Kerry R. Gilbert Associates



D- Variances

Site Location

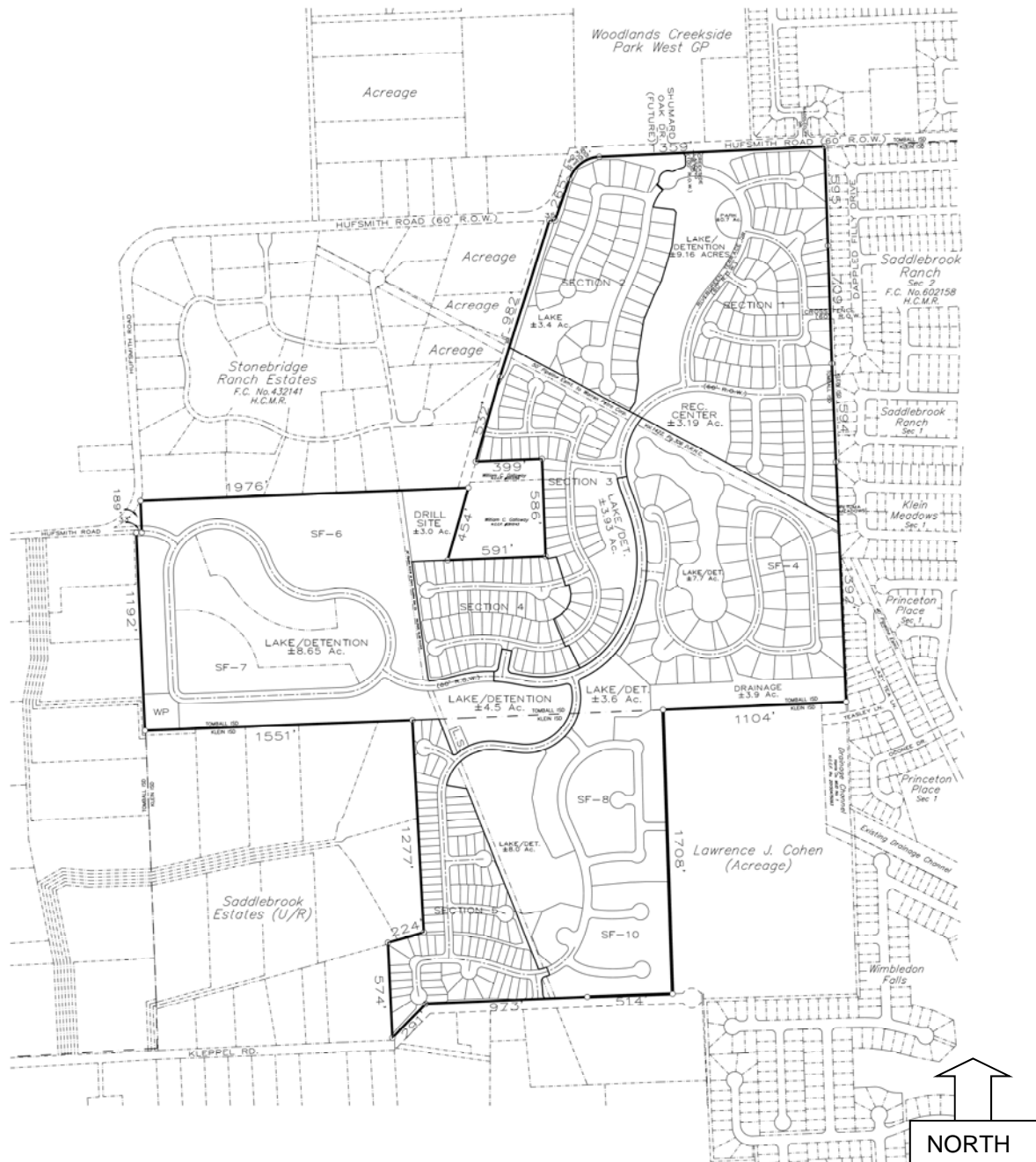
Houston Planning Commission ITEM: 125

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Lakes at Creekside GP

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

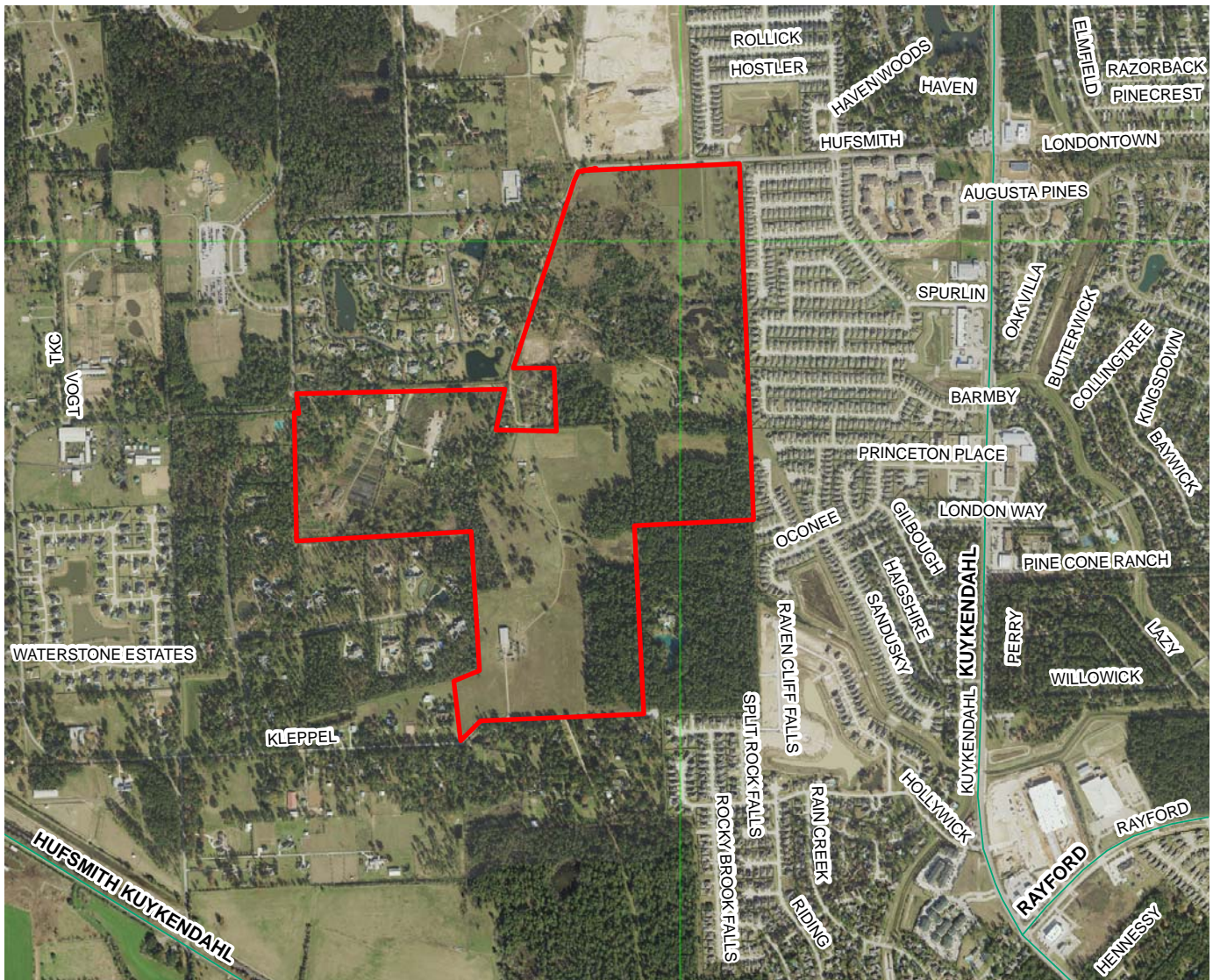
Houston Planning Commission ITEM: 125

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Lakes at Creekside GP

Applicant: BGE|Kerry R. Gilbert Associates



D-Variances

Aerial



Application Number: 2017-1880

Plat Name: Lakes at Creekside GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 10/16/2017

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

Specific Variance is being sought and extent of variance:

To not extend nor terminate with a cul-de-sac Stonebridge Lane (aka Wiseman Road), and to therefore exceed the minimum intersection spacing for a distance of approximately $\pm 2555'$ between Hufsmith Road and Mountclair Hollow Lane.

Chapter 42 Section: 128, 134

Chapter 42 Reference:

Sec. 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or... AND 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;

Lakes at Creekside is a ± 273 -acre single-family community in northwest Harris County. The site is bounded by Hufsmith Road on the north, the gated community Stonebridge Ranch Estates on the northeast, the Saddlebrook Estates community to the west and southwest, Kleppel Road to the south, an acreage tract on the southeast, and several single-family residential communities on the east, including Saddlebrook Ranch and Princeton Place. There are multiple access points into the development on all four sides, with the main entry being located along Hufsmith Road at the north. Northeast of the subject site, the existing local street Stonebridge Lane (aka Wiseman Road) dead-ends into the property. A variance was previously approved (app# 2014-2028) for the distance between the end of Stonebridge Lane and Hufsmith Road along the boundary of Stonebridge Ranch Estates, a platted subdivision which provided no stub streets into the subject property. (See attached variance exhibit.) At the time of the granting of that variance, it was the intent of the developer that Stonebridge Lane would be extended into Lakes at Creekside as a part of future single-family development. The developer has since been negotiating with the mineral rights owners of the property, and it has been determined that the most appropriate location for a drill site would be the small parcel adjacent to the pipeline corridor, as identified on the attached exhibit. The drill site would not provide a through street between Stonebridge Lane and the rest of the development. Stonebridge Lane is a local street that provides access to a handful of single owners outside the subject site, and allows for a back-door connection to Lakes at Creekside Section 3. However, the intersection of Stonebridge Lane with Hufsmith Road is at a difficult angle that discourages unnecessary through-traffic, so it is not likely to carry many trips between Hufsmith Rd and the subject site, especially because the internal collector street system provides a more convenient entry. If Stonebridge Lane is not extended into the development, the next street to the east is Mountclair Hollow Lane, as recorded in Lakes at Creekside Section 3. The straight line distance from Mountclair Hollow Lane to Hufsmith Road is approximately $\pm 2555'$. Mountclair Hollow Lane also intersects Victory Hollow Lane, which is the right-of-way that intersects Stonebridge Lane further north, so the impact to the effective block length is very minimal.

(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 existing street pattern and the need for a drill site on the property. The majority of the excessive intersection spacing is comprised of a previously platted subdivision that did not allow for future connections, while the location of the drill site is determined by the mineral rights owners and associated regulations for drill site locations.

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

The overall circulation of the area is maintained by Hufsmith Road, Kleppel Road, and the internal circulation of the proposed development, thereby preserving 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 granting of the variance will not be injurious to the public health, safety, or welfare, due to the existing and proposed street patterns, which are sufficient for both the existing adjacent subdivisions and the proposed Lakes at Creekside development. Additionally, minimizing traffic on Stonebridge Lane will limit the amount of through-traffic at the complex intersection of Stonebridge Lane and Hufsmith Road, which is beneficial to the public health, safety, and welfare.

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

The existing adjacent residential developments, the internal street network, and the needs of the mineral rights owners are the justifications for this request.

Houston Planning Commission

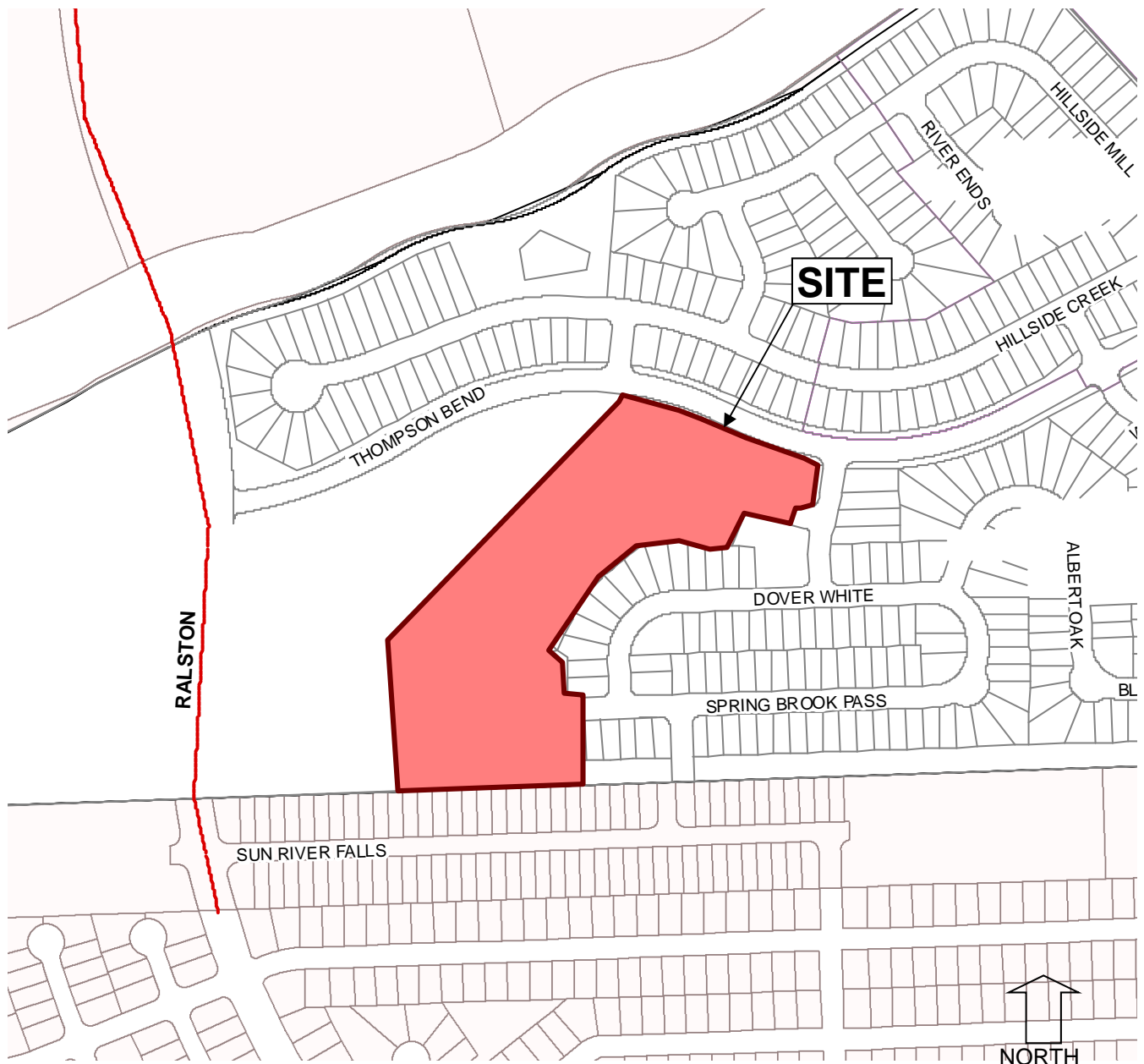
ITEM: 126

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Balmoral Park Lakes East sec 6

Applicant: Pape-Dawson Engineers



F – Reconsideration of Requirements Site Location

Houston Planning Commission

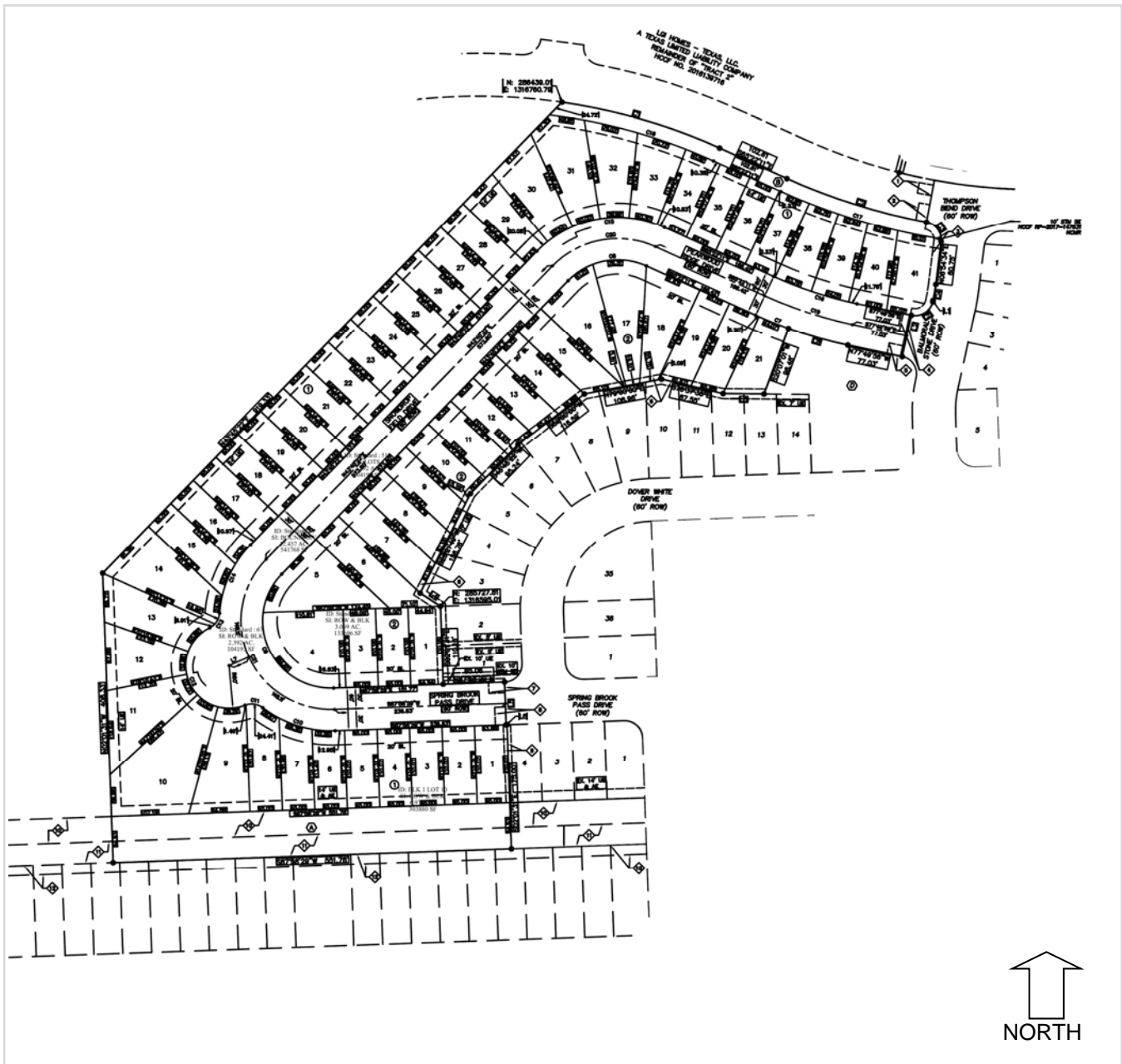
ITEM: 126

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Balmoral Park Lakes East sec 6

Applicant: Pape-Dawson Engineers



F – Reconsideration of Requirements Subdivision

Houston Planning Commission

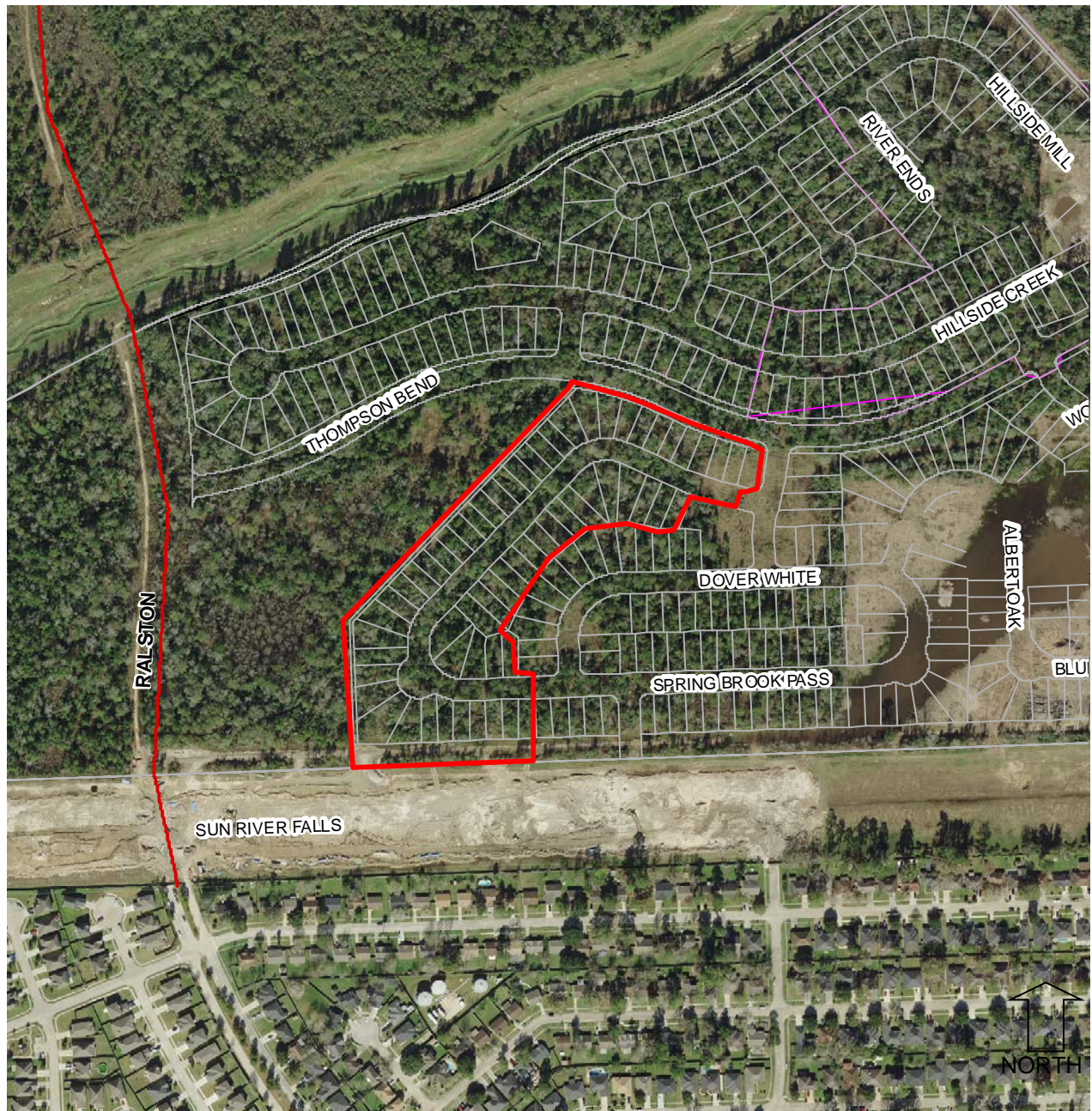
ITEM: 126

Planning and Development Department

Meeting Date: 10/26/2017

Subdivision Name: Balmoral Park Lakes East sec 6

Applicant: Pape-Dawson Engineers



F – Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2017-1864
Plat Name: Balmoral Park Lakes East Sec 6
Applicant: Pape-Dawson Engineers
Date Submitted: 10/16/2017

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

Specific requirement or condition being sought:

To exceed the maximum block length of 1,400 feet between two local streets as specified in Chapter 42, Sec 128, Intersections of Local Streets, (a), (1).

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

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:

Please see the included variance request form.



Application Number: 2017-1864

Plat Name: Balmoral Park Lakes East Sec 6

Applicant: Pape-Dawson Engineers

Date Submitted: 10/16/2017

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

Specific Variance is being sought and extent of variance:

To exceed the maximum block length of 1,400 feet between two local streets as specified in Chapter 42, Sec 128, Intersections of Local Streets, (a), (1).

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

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 community of Balmoral Park Lakes East currently consists of four sections with just over 520 lots and is situated in the northwest corner of Harris County. The community is within Humble, just northeast of the intersection of Sam Houston Tollway and John Ralston Road, adjacent to Williams Gully. The community adjoins Ridge Creek Elementary, an Humble Independent School District elementary, and includes several large parks. The variance we are humbly seeking is to exceed the maximum block length between two local streets. The block length between Balmoral Stone Drive and John Ralston Road is approximately 1,705 linear feet, exceeding the requirement by 305 linear feet or 22 percent. The granting of this variance will keep the general mobility of this development intact. Most residents within this section and surrounding sections soon will utilize Thompson Bend Drive (East-West) to get to John Ralston Road, (North-South) a major thoroughfare, to drive south along John Ralston Road and/or access Beltway 8. John Ralston Road in this area will probably never extend further north because Williams Gully, a 300+ acre landfill, and Pam Lyncher State Jail exist to the north. While the residents of this section would need to technically travel an additional 300 feet to get to John Ralston Road, they will be accessing a major thoroughfare with little to no traffic at all. In addition, residents within this section could also choose to drive south via Summer Glazed Lane through the Sunset Ridge West subdivision to access John Ralston Road negating any additional block length travel. Lastly, there will be little to no northbound vehicular travel through this subdivision. All north bound travel will utilize John Ralston Road. The ability for the residents to have two points of access to a low traffic major thoroughfare will keep mobility easy. It is our humble request that the Commission grant the variance. By doing so the Commission would ensure the mobility of the overall development.

(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 timing and succession of multiple section and road plats in this area contributed to the block length exceeding the maximum requirement. The general mobility of this development is not compromised.

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

The intent and general purposes of this chapter will be maintained and preserved. Mobility throughout the development remains intact.

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

The granting of this variance will not be injurious to public health, safety or welfare because the excessive intersection spacing is only being exceeded by 22 percent and residents have two options to leave the subdivision.

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

Economic hardship is not the sole concern. Practicality and mobility are the primary concerns.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/26/17

ITEM: 132

Applicant: ROY CHAPMAN

Contact Person: DEBORAH CAMPBELL

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1309	77957	5773	257N	ETJ
SOUTH OF: FM 1485 EAST OF: LODGE ROAD					

ADDRESS: 23790 Johnson Road

ACREAGE:

LEGAL DESCRIPTION:

0.634 ACRE TRACT OF LAND IN THE FINELY MCNAUGHTON SURVEY, ABSTRACT No. 392, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/26/17

ITEM: 133

Applicant: MARIELA OCAMPO

Contact Person: MARIELA OCAMPO

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1310	77357	5673	256S	ETJ
NORTH OF: GRAND PKWY WEST OF: US 59					

ADDRESS: 20851 Thomas Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT 15, BLOCK 5 OUT OF SILVER TRAILS ADDITION, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: MOBILE HOME

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/26/17

ITEM: 134

Applicant: FRANCISCO CARDONA

Contact Person: FRANCISCO CARDONA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	17-1311	77357	5774	256L	ETJ
NORTH OF: FM 1485 WEST OF: US 59					

ADDRESS: 20017 FM 1485

ACREAGE:

LEGAL DESCRIPTION:

BEING A 0.467 ACRE TRACT OF LAND SITUATED IN THE WILLIAM LYNCH SURVEY, ABSTRACT NO. 308,
MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: BUSINESS

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/26/17

ITEM: 135

Applicant: ALBERTO RODRIGUEZ

Contact Person: ALBERTO RODRIGUEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1312	77429	4768	328E	ETJ
NORTH OF: NORTHPOINTE WEST OF: SHAW					

ADDRESS: 15106 Thistle Down Drive

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT 31, OF THISTLE DOWN, AN UNRECORDED SUBDIVISION, AND BEING A TRACT OF LAND SITUATED IN THE WILLIAM KRUEGER SURVEY, ABSTRACT NO. 1087, IN HARRIS COUNTY, TEXAS.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION : APPROVAL SUBJECT TO HARRIS COUNTY'S ENGINEERING'S OFFICE REQUIREMENTS.

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
The Interfield Group	Mary Villareal	713-780-0909	mvillareal@interfield.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4903 Cheena	17089090	77096	5153	531U	C

HCAD ACCOUNT NUMBER(S):	0902800010012
PROPERTY LEGAL DESCRIPTION:	Lot 12, Block 1 Meyerland SEC 7 R/P B & Extension
PROPERTY OWNER OF RECORD:	Jose L. Garza and Eduardo Garza
ACREAGE (SQUARE FEET):	0.389 (16,937 SF)
WIDTH OF RIGHTS-OF-WAY:	S Post Oak Rd/IH 610 (200+') and Cheena Drive (60')
EXISTING PAVING SECTION(S):	S Post Oak Rd (Varies) and Cheena Drive (26')
OFF-STREET PARKING REQUIREMENT:	Two
OFF-STREET PARKING PROVIDED:	Two
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	4,118 SF 2-story single family residence

PURPOSE OF VARIANCE REQUEST: To allow a 15' building line along S Post Oak Rd for a new single family residence instead of the required 25' building line along a Major Thoroughfare

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S):

Sec. 42-152. - Building line requirement along major thoroughfares.

- a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.
- b) A building line requirement of ten feet is authorized for that portion of a single-family residential lot that backs onto a major thoroughfare, provided that the subdivision plat contains a notation that:
 1. The area 15 feet behind the building line along the major thoroughfare is restricted to use as a one-story, uninhabited garage; and
 2. Vehicular access cannot be taken from the major thoroughfare.

APPLICANT'S STATEMENT OF FACTS

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

Variance is being requested so that proposed 2-story single family residence may be constructed on the 15' building line created by the original plat, instead of a 25' building line required for Post Oak Road, a major thoroughfare.

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

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

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

The proposed residence will be located at 4903 Cheena Drive, south of Cheena Drive, west of Post Oak Road, east of Runnymede Drive and north of West Belfort Avenue.

Subject property is out of Extension and Replat "B" of the Replat of Meyerland Section No. 7, filed in 1958. A 15' building line is shown along Post Oak Blvd, and according to deed restrictions, structures are to comply with building lines shown on the face of the plat.

In a review of the surrounding area, please note the following:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- There is concrete sound wall along the property line that abuts Post Oak Blvd.
- Cheena Drive does not intersect with Post Oak Blvd.
- The distance from Post Oak Blvd. paved lanes, to proposed structure, is 24.95'.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject tract, and to allow proposed home to be constructed on the building line designated by deed restriction.

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

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

- a. Proposed development will include a 5-foot side walk along Cheena Drive
- b. Yards between right-of-way line and residence will be landscaped, and will preserve and enhance the general character of the block face.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Cheena Drive does not intersect with Post Oak Blvd, and there is a concrete sound wall that runs beyond the full length of subject tract. Therefore, subject tract does not have access to Post Oak Blvd.

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

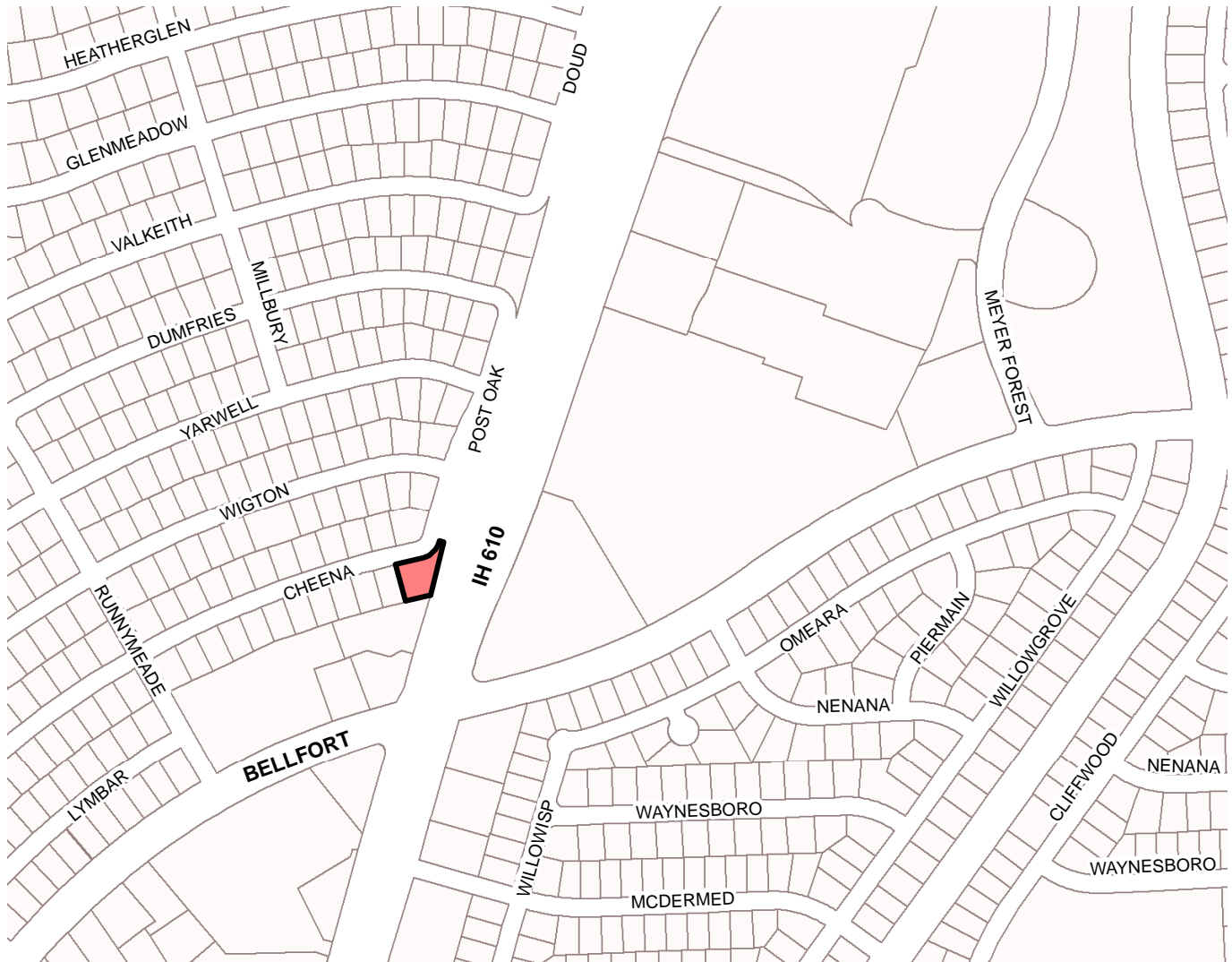
Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of nearby prevailing conditions and a concrete sound wall that is of permanent nature and denies subject property frontage or access to/from Post Oak Blvd.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



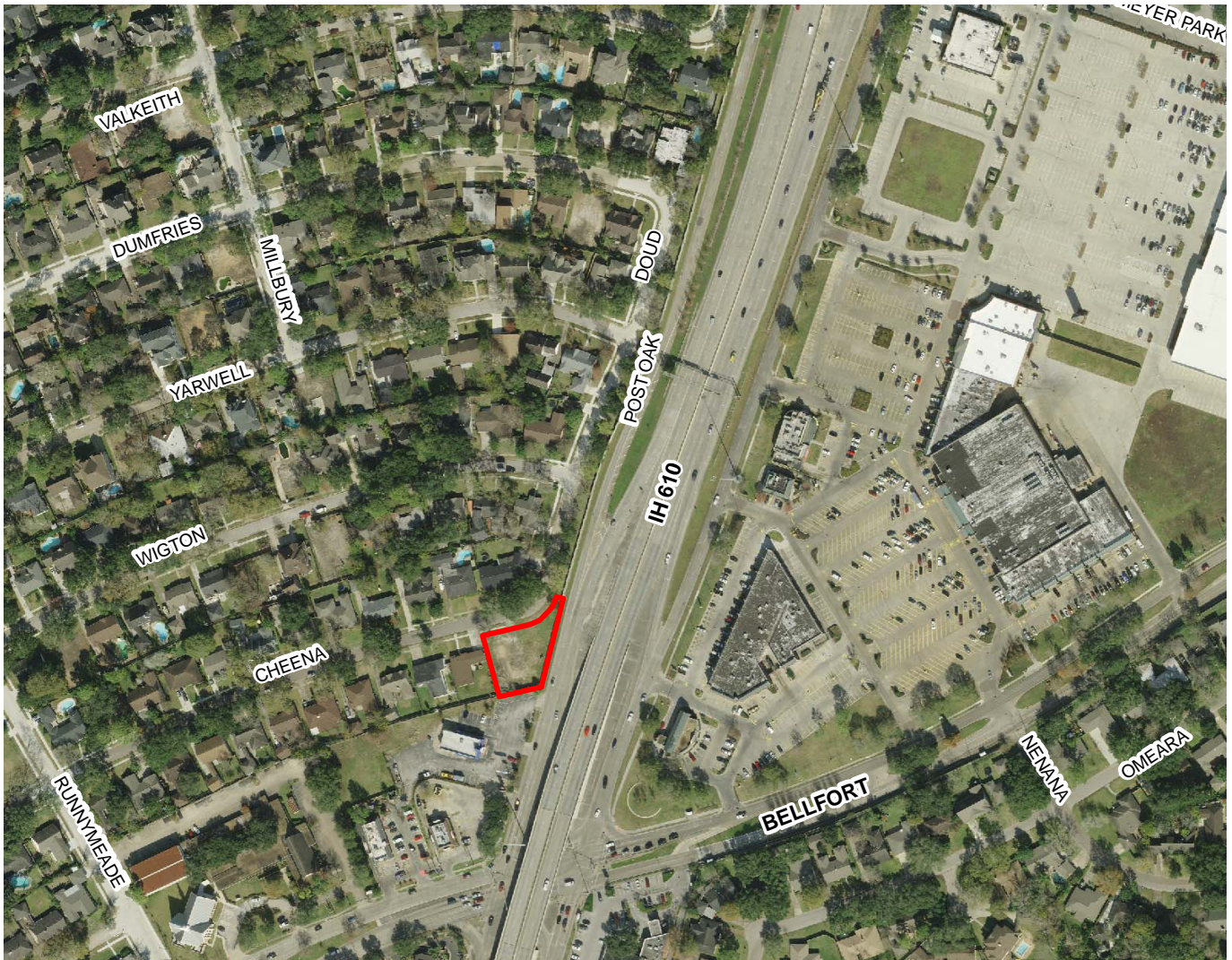
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 136

Meeting Date: 10/26/2017

Houston Planning Commission

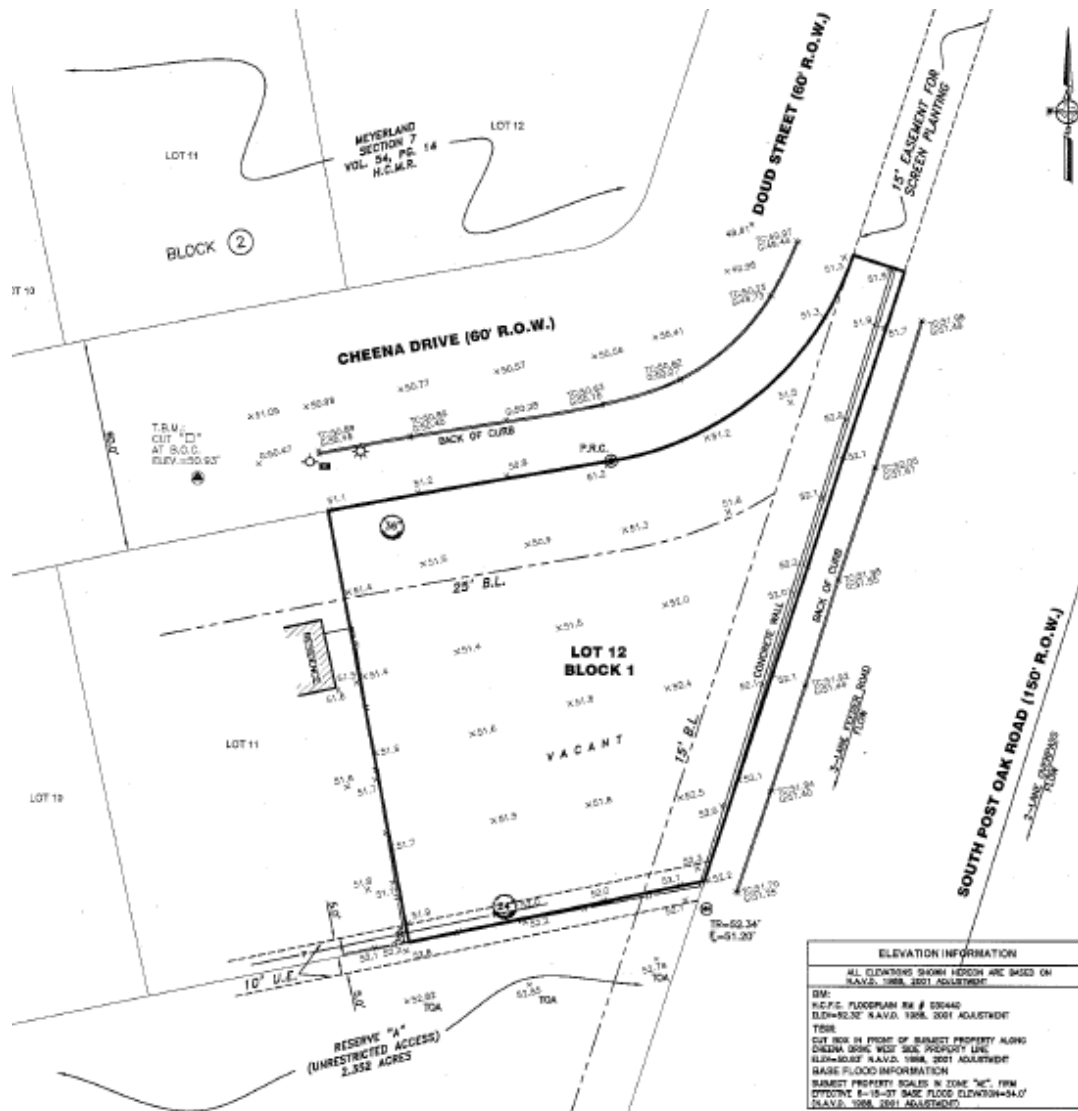
Aerial Map



DEVELOPMENT PLAT VARIANCE



Survey

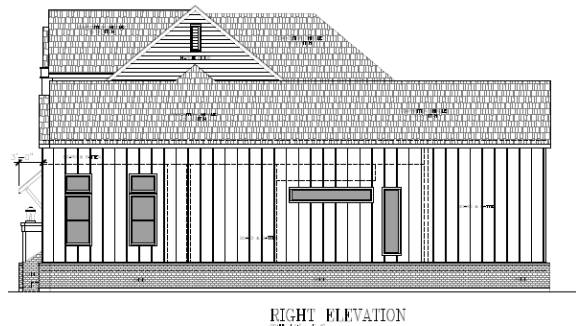


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Renderings

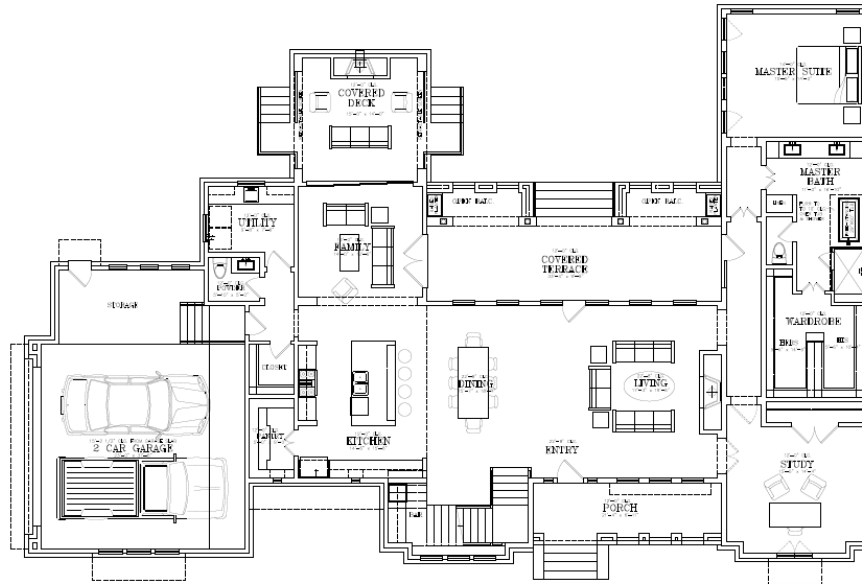


DEVELOPMENT PLAT VARIANCE

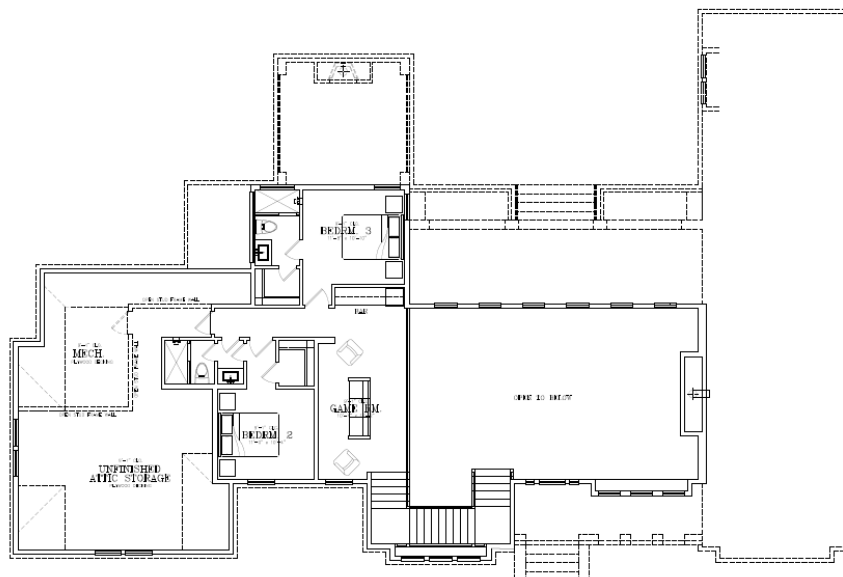


Houston Planning Commission

Renderings Cont.



FIRST FLOOR



SECOND FLOOR

1. ALL ROOMS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE CITY OF HOUSTON PLANNING & DEVELOPMENT DEPARTMENT.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP COMPANY	KIRK TOUPS JENIFER POOL	281-236-1106 832-594-8420	JRPCOM@AOL.COM		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
602 EAST 26TH STREET	17108834	77008	5359A	453S	C

HCAD ACCOUNT NUMBER(S):	0350900400001
PROPERTY LEGAL DESCRIPTION:	LOTS 1, 2, 3 BLOCK 40 SUNSET HEIGHTS
PROPERTY OWNER OF RECORD:	SARAH JOAN SALISBURY
ACREAGE (SQUARE FEET):	9,000
WIDTH OF RIGHTS-OF-WAY:	EAST 26 TH STREET 50'; OXFORD STREET 50'
EXISTING PAVING SECTION(S):	EAST 26 TH STREET 27'; OXFORD STREET 27'
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	1,244
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	3,622 (Including the Addition)

PURPOSE OF VARIANCE REQUEST: To allow an addition to the existing house which has a 3'-10" building setback line in lieu of 10' building setback line, along Oxford Street, a local street.

CHAPTER 42 REFERENCE(S):

Sec. 42-156. - Collector and local streets—Single-family residential.

(a) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use shall be 25 feet along the front of a lot and ten feet along the back and sides of a lot adjacent to a collector street that is not an alley.

(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:



Houston Planning Commission

(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.

(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.

APPLICANT'S STATEMENT OF FACTS

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

HCAD identifies property as Lots 1, 2, 3 Block 40 Sunset Heights located at 602 East 26th Street, a corner lot. Property currently has a 1,150 sq. ft. existing residence, built in 1920. Survey shows a 15' front building line and a 10' building line along Oxford Street per survey. The side of the house, along Oxford Street was built 3'10" from the west property line. The area between curb and property line has old growth oak trees (45") (See attached photo). This is a well-developed area, adjacent houses along East 26th Street have similar building lines.

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

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

This is a tract that has functioned as a residential lot since 1910 and currently has an existing house. Requiring a 10" building set back line along Oxford Street would create an undue hardship in that the existing house would have to be moved and the addition would be unduly constricted within the buildable portion of the property. The owner would not reasonably build using the larger building lines.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

Requiring a 10' building set back line along Oxford Street, which has no building line per subdivision plat, the property would create an undue hardship.

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

(42-156) the property was originally sized with no building line setback along East 26th Street or Oxford Street. The imposition of a 10' building set back line along Oxford Street, is an unreasonable hardship imposed on this property by Chapter 42. The existing house is built with 3'-10" set back from the west property line.

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

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. The property, Lots 1, 2, 3 Block 40 Sunset Heights, is an existing lot that does not allow any options for development other than single family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the uses that are already present in this neighborhood.

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

East 26th Street and Oxford Street are local streets and the granting of the variance will not be injurious to the public health, safety or welfare as there are other properties in the area with the north side of the properties along East 26th Street and Oxford Street are generally the same size.

(42-156) The new addition's location poses no jeopardy to public safety using the 3'-10" setback BL along Oxford Street and a 15' set back line along East 28th Street.

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

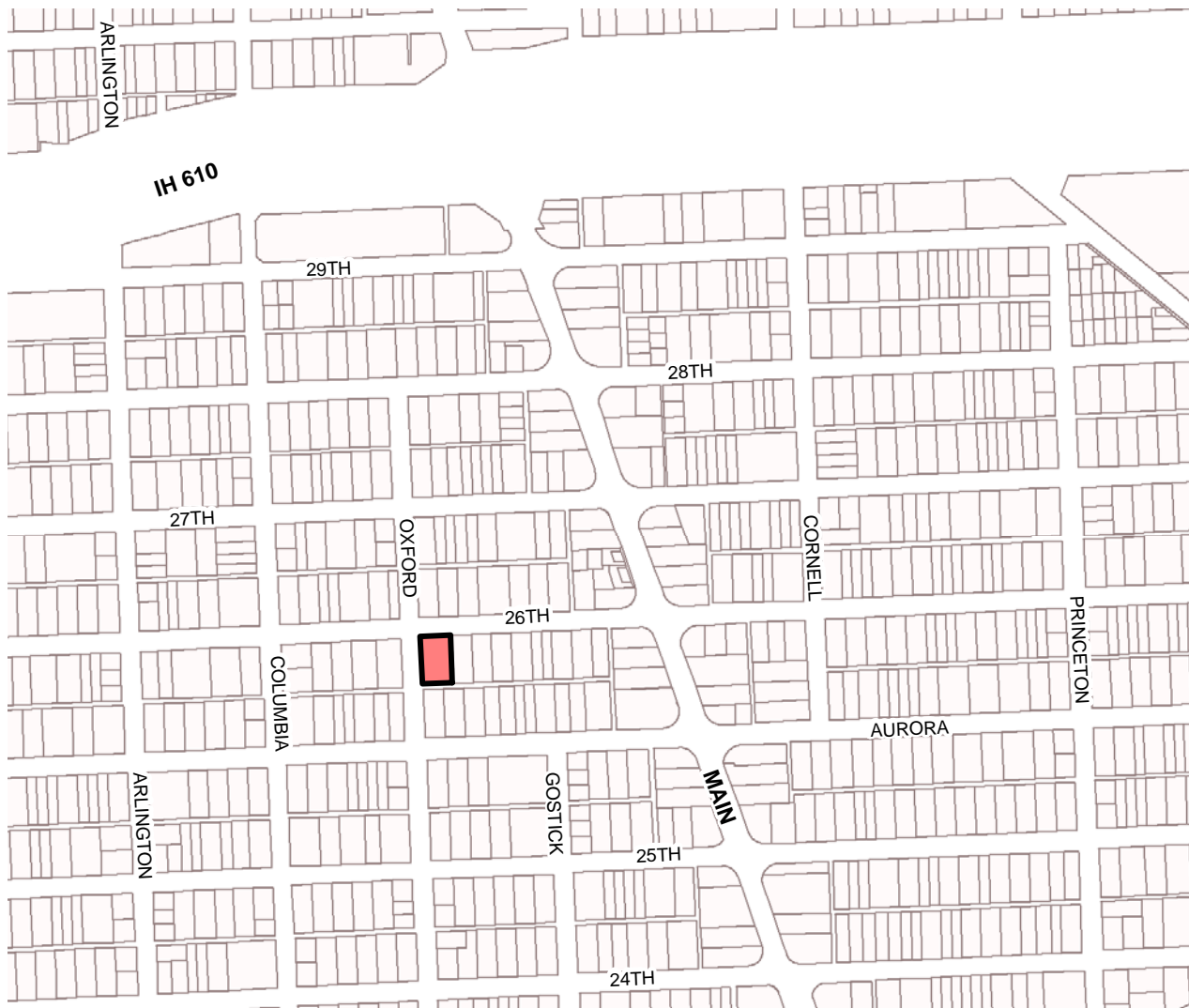
The hardship is that the property, Lots 1, 2, 3 Block 40 Sunset Heights is an existing lot with an existing a single-family home. The request, to not provide a 10' building set back line along Oxford Street will allow reasonable development and will conform to other existing houses with similar lot conditions along East 26th Street and Oxford Street with their north boundary facing East 26th Street and west boundary facing Oxford Street. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



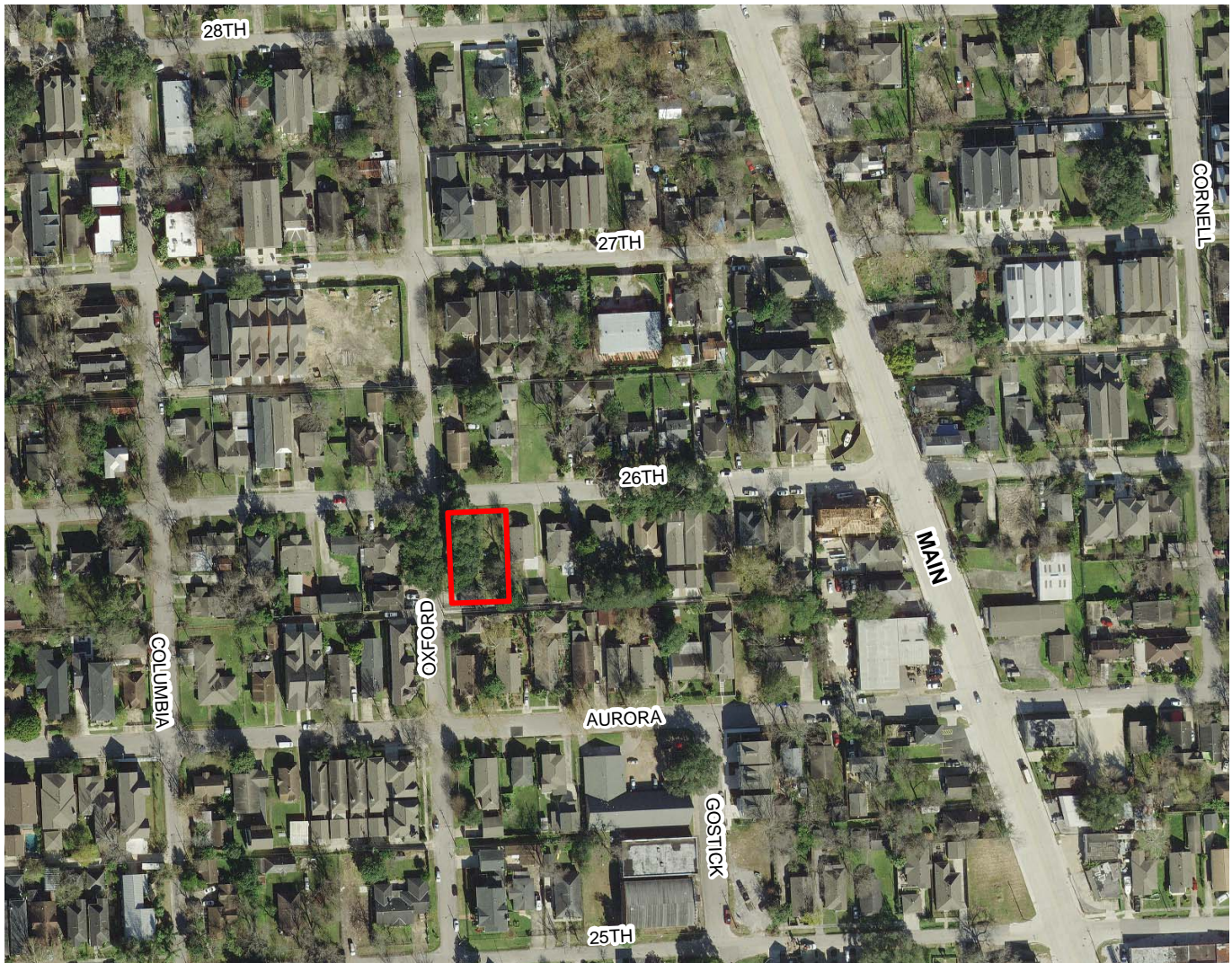
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 137

Meeting Date: 10/26/2017

Houston Planning Commission

Aerial Map

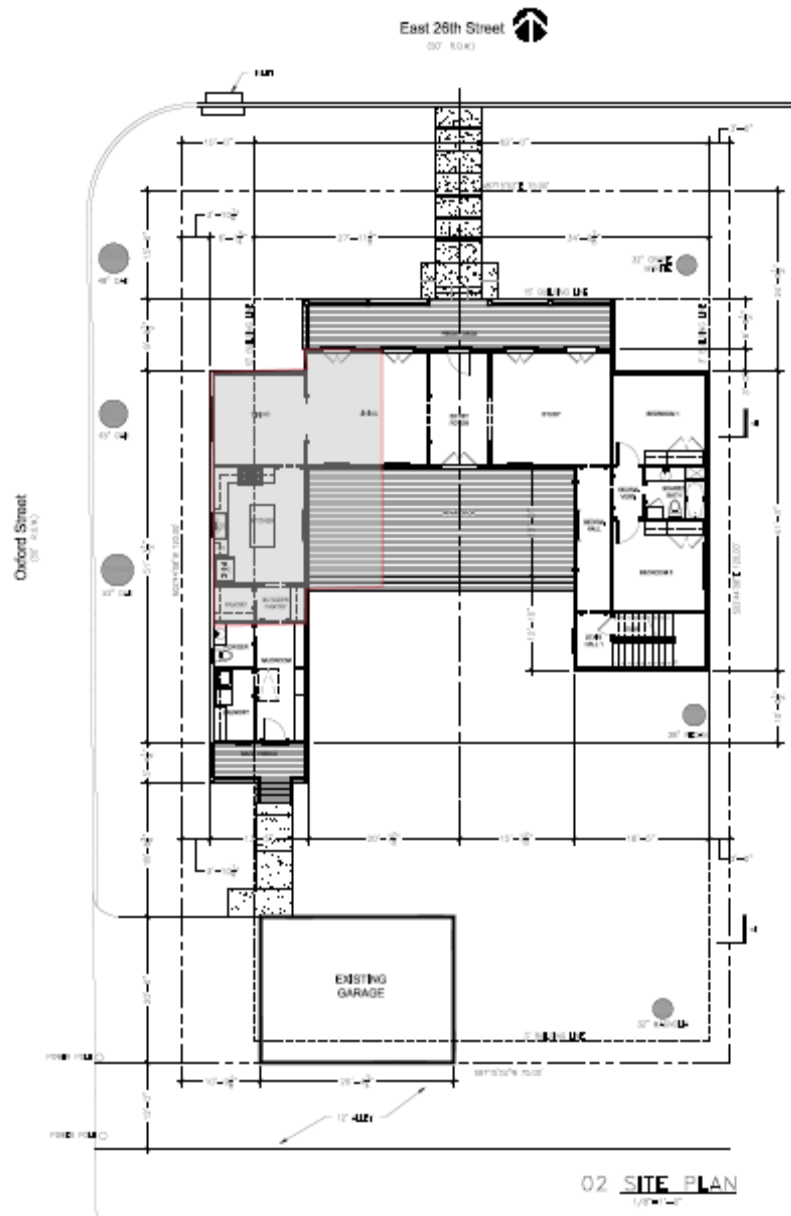


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

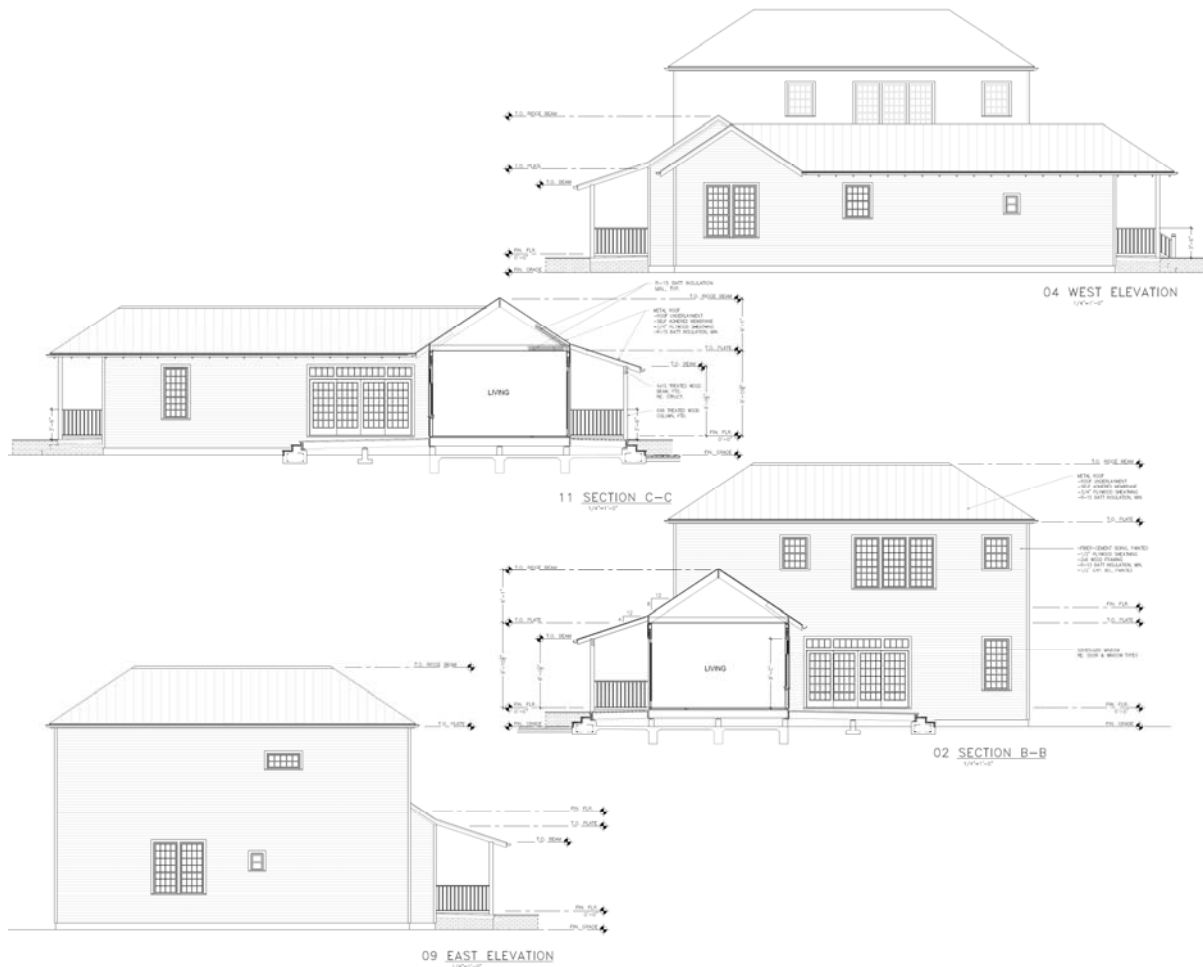


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Renderings Cont.



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Houston Permit Service	Jacob Buckwalter	832-272-8423	Jacobhps@yahoo.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
202 GLENWOOD DRIVE	17099659	77007	5257	492L	C

HCAD ACCOUNT NUMBER(S):	0690420010007
PROPERTY LEGAL DESCRIPTION:	LT 7 BLK 1 GLEN COVE SEC 2
PROPERTY OWNER OF RECORD:	UNICUS DEVELOPMENTS 7 LLC
ACREAGE (SQUARE FEET):	14,374 SF
WIDTH OF RIGHTS-OF-WAY:	GLENWOOD DRIVE 60'; WESTCOTT STREET 100'
EXISTING PAVING SECTION(S):	GLENWOOD DRIVE 35'; WESTCOTT STREET 89'
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Single Family Residence to be demo
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	New Single Family Residence 8,112 SF

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

APPLICANT'S STATEMENT OF FACTS

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

This variance request is to cross amended build lines in an attempt to maximize lot use & buildable area. LT 7 BLK 1 of GLEN COVE SEC 2 is a lot that is within a neighborhood but backs up to Westcott Street. The city has implemented a new city ordinance BL of 25' off of major thoroughfares which in this case would be Westcott Street. This creates a new build line that is affecting the ability to utilize the lot. The original plat from 1941 has no build line on Westcott street side. There are many residences on this Glenwood Drive that have their homes and garages 10' or less off the rear property line. If we were to follow the city ordinance of 25' for the placement of this new SFRES we would have not enough buildable area for the proposed home or yard. Please grant us this variance request. We require a variance due to the build line changing by City Ordinance, and request that the build line be maintained by the original plat of 1941.

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

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

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

Requirements of this chapter make this project infeasible due to an offsetting city ordinance build line narrowing the lot even more. The 25' BL on Wescott Street 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

- (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 build line on Westcott Street be reduced from 25' to 11'-2 3/16" for the New Construction of a SFR with attached 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.

DEVELOPMENT PLAT VARIANCE



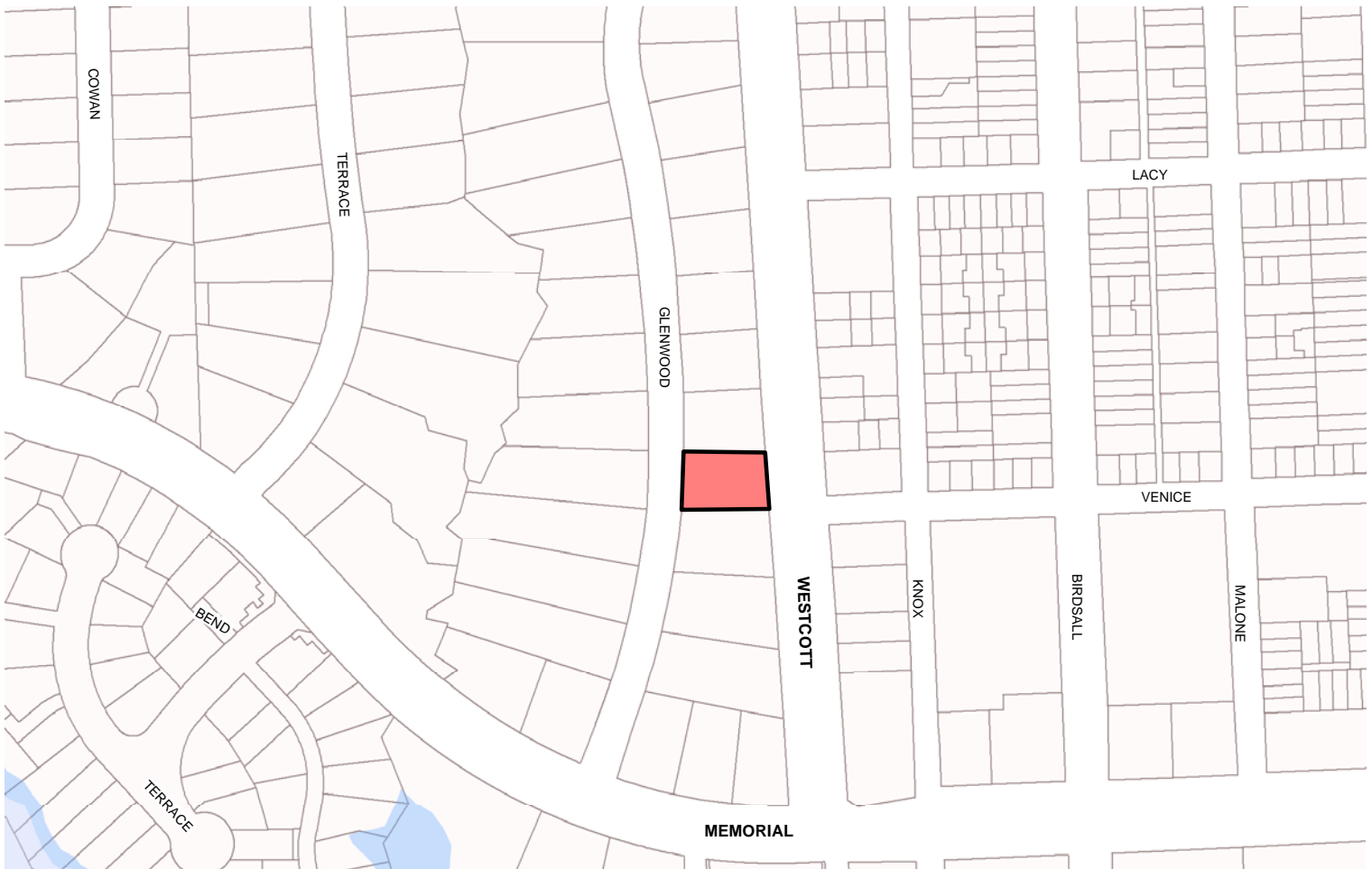
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 138

Meeting Date: 10-26-2017

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



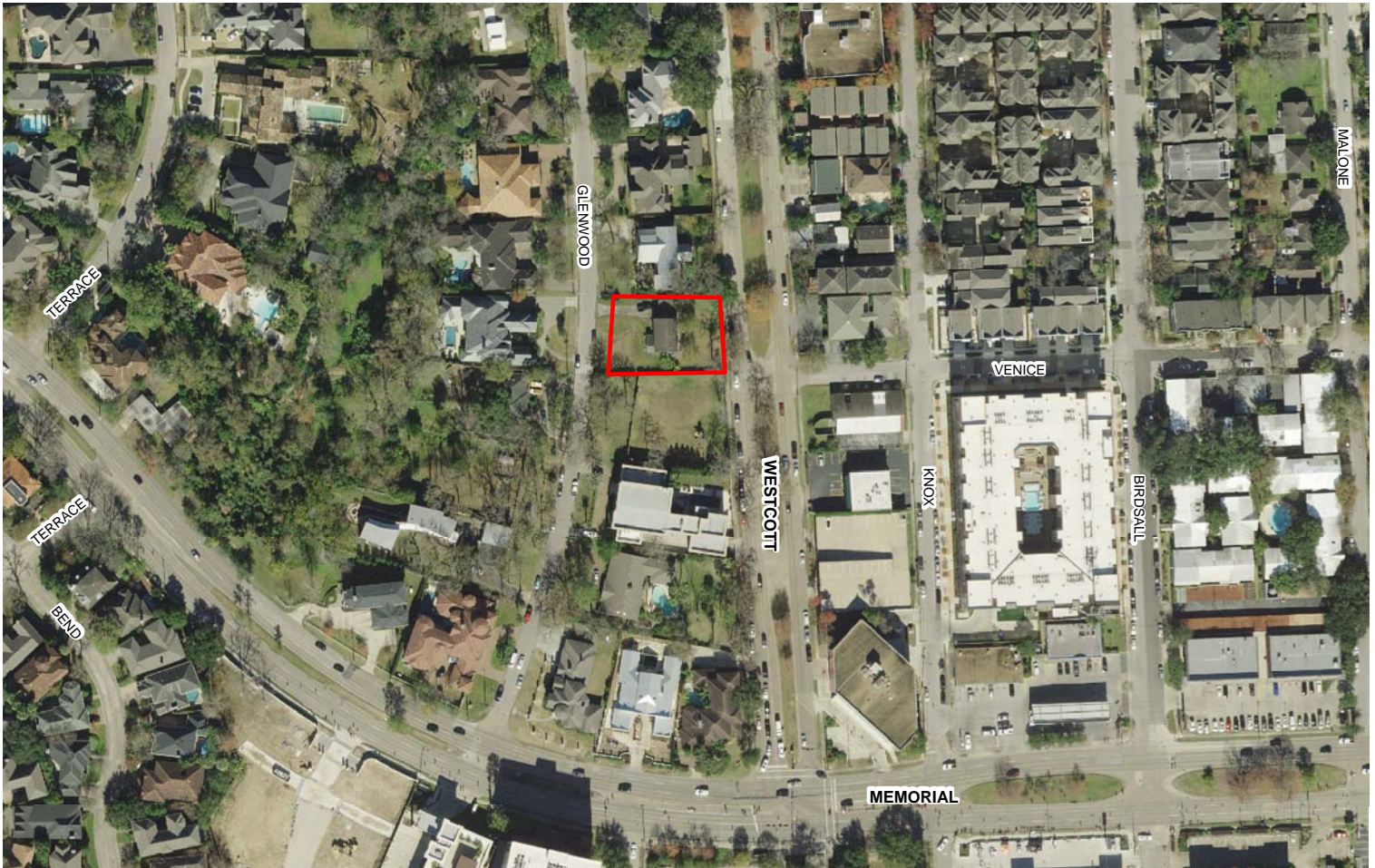
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 138

Meeting Date: 10-26-2017

Houston Planning Commission

Aerial Map

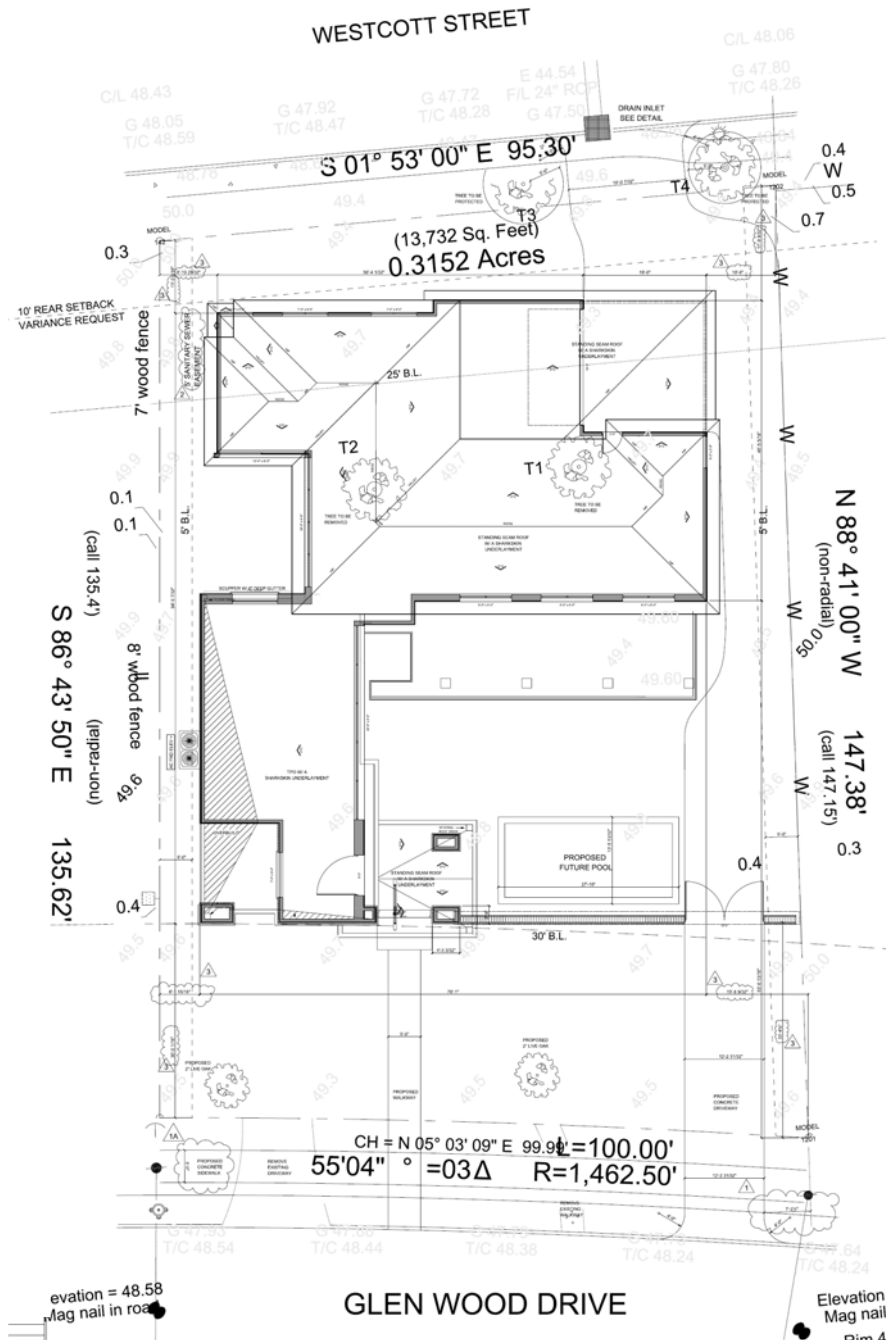


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site plan

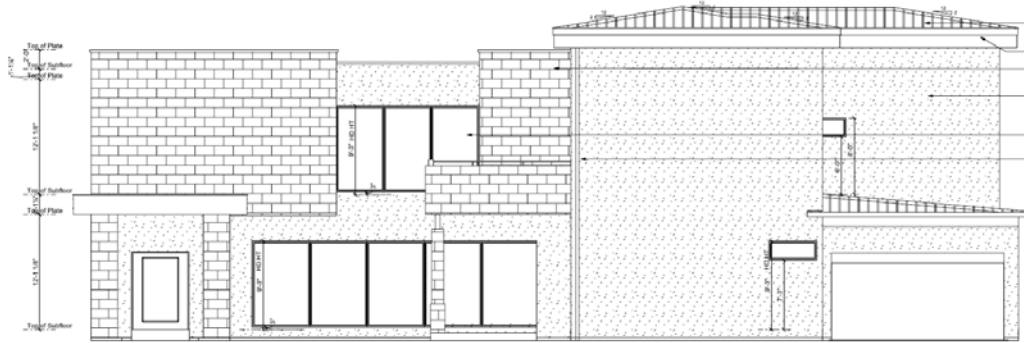


DEVELOPMENT PLAT VARIANCE

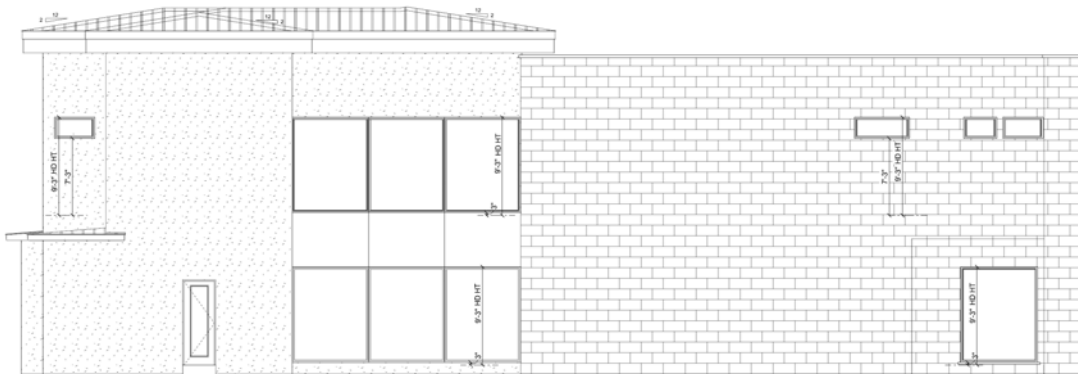
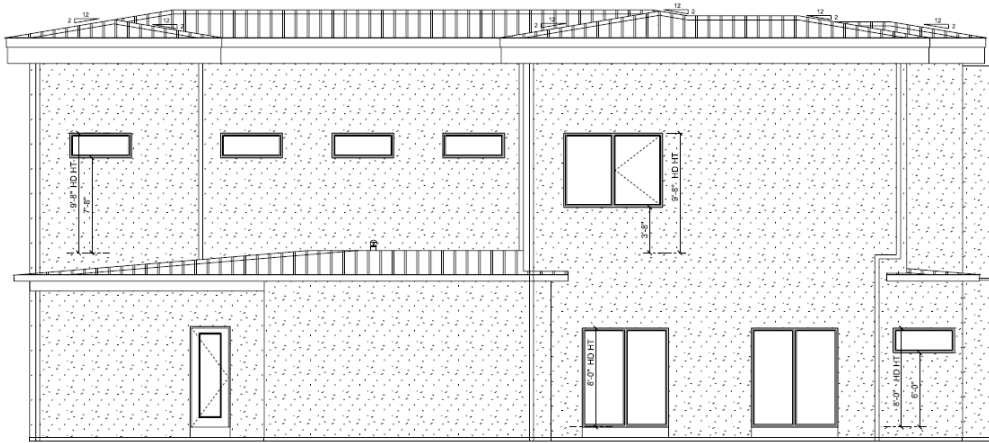


Houston Planning Commission

Elevations



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



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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
DAHLSTRAND ARCH JRP COMPANY	KEVIN DAHLSTRAND JENIFER POOL	713-502-1515 832-594-8420	kevin@dahlstrandarch.com JRPCOM@AOL.COM		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3719 OLYMPIA DRIVE	17081814	77019	5256A	492N	G

HCAD ACCOUNT NUMBER(S): 0601640810022
PROPERTY LEGAL DESCRIPTION: LOT 23, TRACT 22 BLOCK 81 RIVER OAKS SEC 11
PROPERTY OWNER OF RECORD: UWEMEDIMO G & ENOOBONG UKPONG
ACREAGE (SQUARE FEET): 11,550 square feet
WIDTH OF RIGHTS-OF-WAY: Olympia Drive (60 feet); San Felipe Road (60 feet)
EXISTING PAVING SECTION(S): Olympia Drive (24 feet); San Felipe Road (44 feet)
OFF-STREET PARKING REQUIREMENT: 2
OFF-STREET PARKING PROVIDED: 2
LANDSCAPING REQUIREMENTS: Complies
LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 3,473 SF single family residence to be demolished.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 6,799 SF single family residence

PURPOSE OF VARIANCE REQUEST: To allow a 10' building line along San Felipe Road, instead of the required 25' building line along a major thoroughfare (San Felipe Road).

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

HCAD identifies this property as Lot 23, Tract 22 Block 81 of the River Oaks Sec 11 subdivision, located at 3719 Olympia Drive. The property faces Olympia Drive, a local street, and the south side of this property is against San Felipe Road, a major thoroughfare with an existing 8" solid fence on a zero-lot line and existing Garage on a 10' building line per River Oaks Sec 11 plat dated August 15, 1941. No setback line was shown on the plat against San Felipe, which now has a 25' setback established in Chapter 42. The original driveway connects to San Felipe, and the new driveway will connect to Olympia Street. Other homes in the area have been allowed to reduce the setback from 25' to 10'. Lot 23, Tract 22 Block 81 currently has a single-family home per HCAD records. The site is on the north side of San Felipe Road and the south side of Olympia Drive generally west of Timber Lane. The site is 11,550 square feet and has been in this configuration for many years. The proposed single-family home will be 6,799 square feet.

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

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

This tract has functioned as a single-family home lot since 1946. Requiring a 25' building line for the southern portion of the property would create an undue hardship in that it would unduly constrict the size of the buildable portion of the property. The owner would not reasonably build using the larger building lines.

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

Requiring a 25' building line per Sec. 42-152 (a) along San Felipe Road which has no building line per subdivision plat, the property would create an undue hardship in conjunction with the 35' building line per survey and the River Oaks Property Owners (See attached) along Olympia Drive.

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

Since all other homes on Olympia Drive have been built with the current front building line and 10' building line along the southern side of the property and a zero line for the replacement 8' fence, the variance will in no way impose undue circumstances on the surrounding homes.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 23, Tract 22 Block 81 is an existing lot that does not allow any options for development other than single family. The intent and general purposes of Chapter 42 will be preserved by allowing sensible development and encouraging the uses that are already present in this neighborhood.

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

Olympia Drive is a local street it does serve as a major artery in the area. The granting of the variance will not be injurious to the public health, safety or welfare as there are other properties in the area with the south side of the properties along San Felipe Road that are generally the same size and have 8' to 12' fencing. The 10' building line and new 8" solid fence design, per site plan, has been approved by the River Oaks Property Owners (See attached).

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

The hardship is that this property is an existing condition with an 8' solid fence on zero lot line. Lot 23, Tract 22 Block 81 has a single-family home since 1946. The request to not provide a 25' building line per Sec. 42-152 (a) will allow the lot to be useable. Without these variances, the lot is not reasonably developable. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



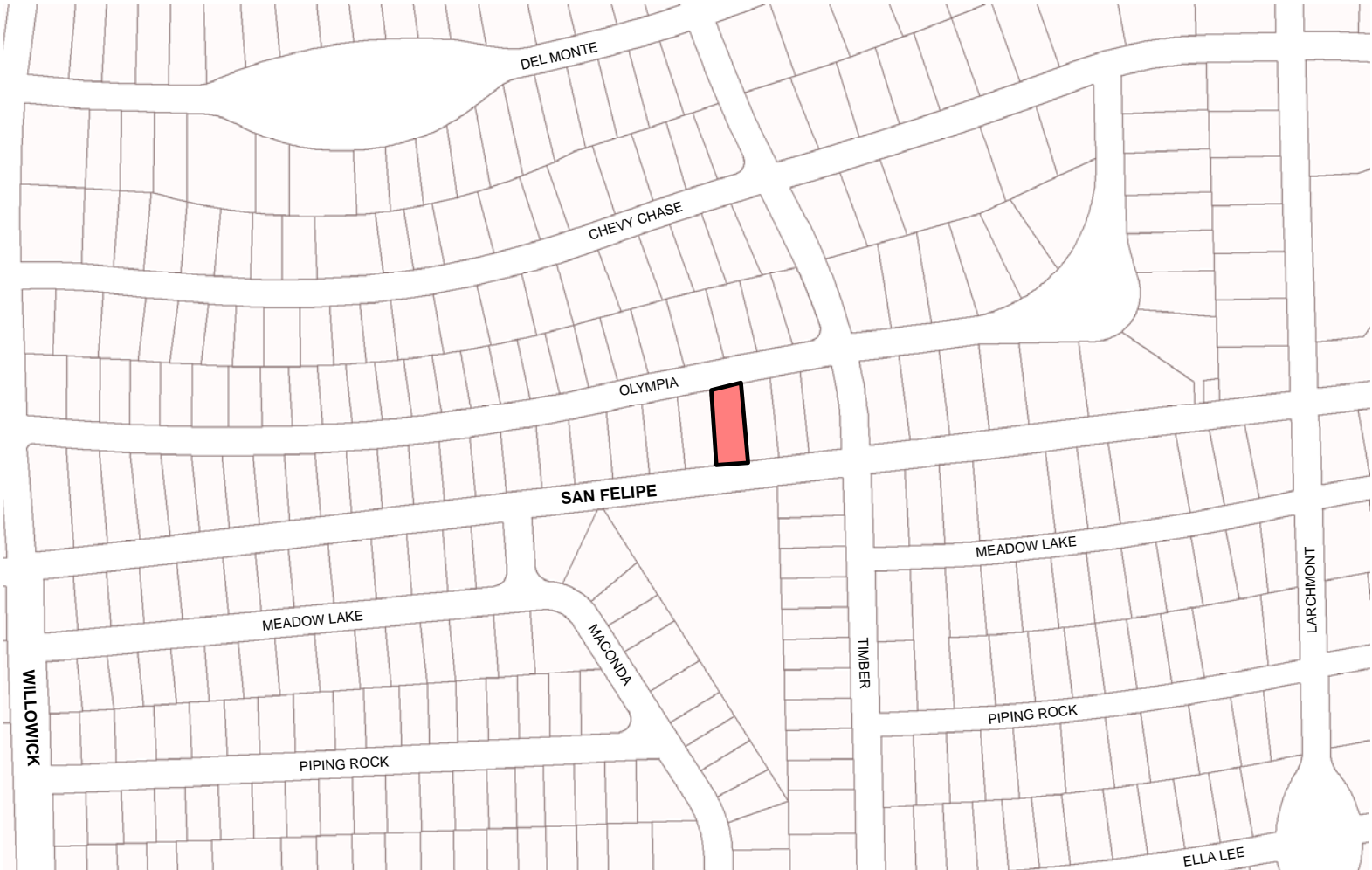
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 139

Meeting Date: 10/26/2017

Location Map



DEVELOPMENT PLAT VARIANCE



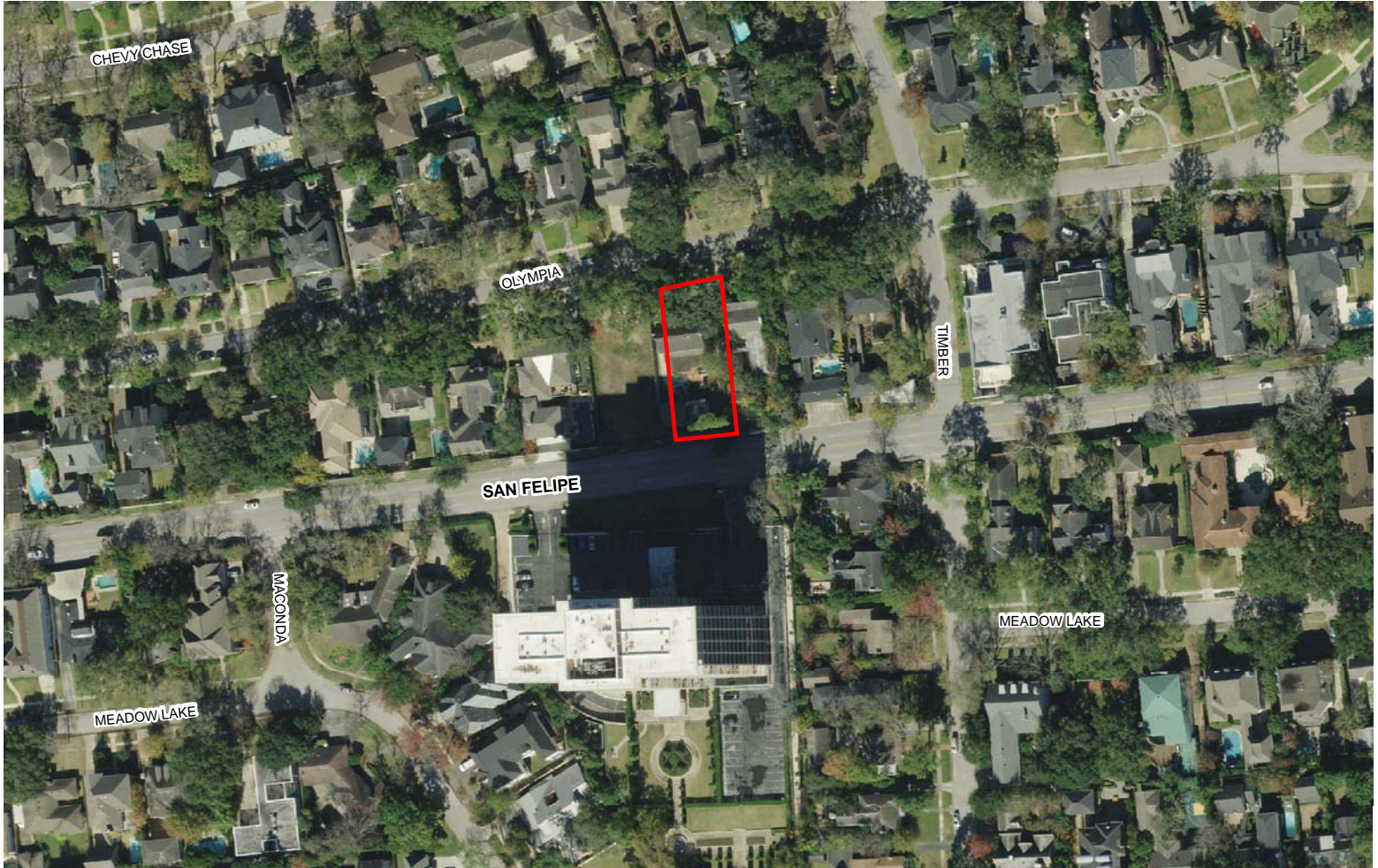
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 139

Meeting Date: 10/26/2017

Aerial Map



DEVELOPMENT PLAT VARIANCE

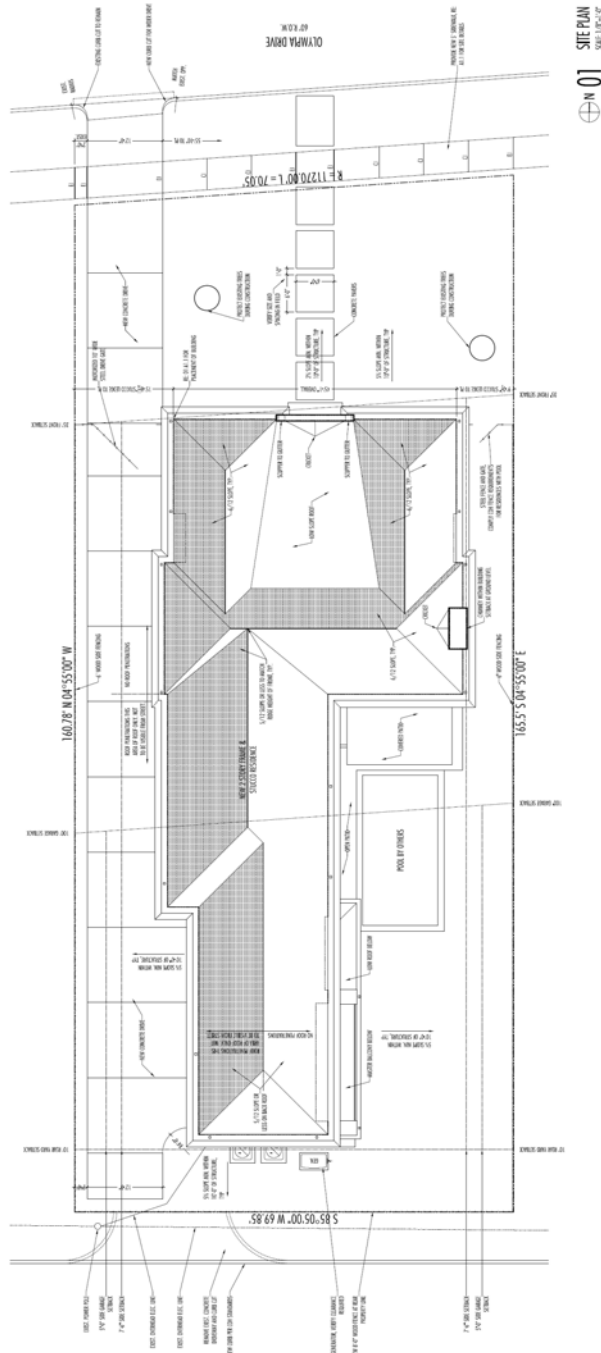


Houston Planning Commission

ITEM: 139

Meeting Date: 10/26/2017

Site Plan

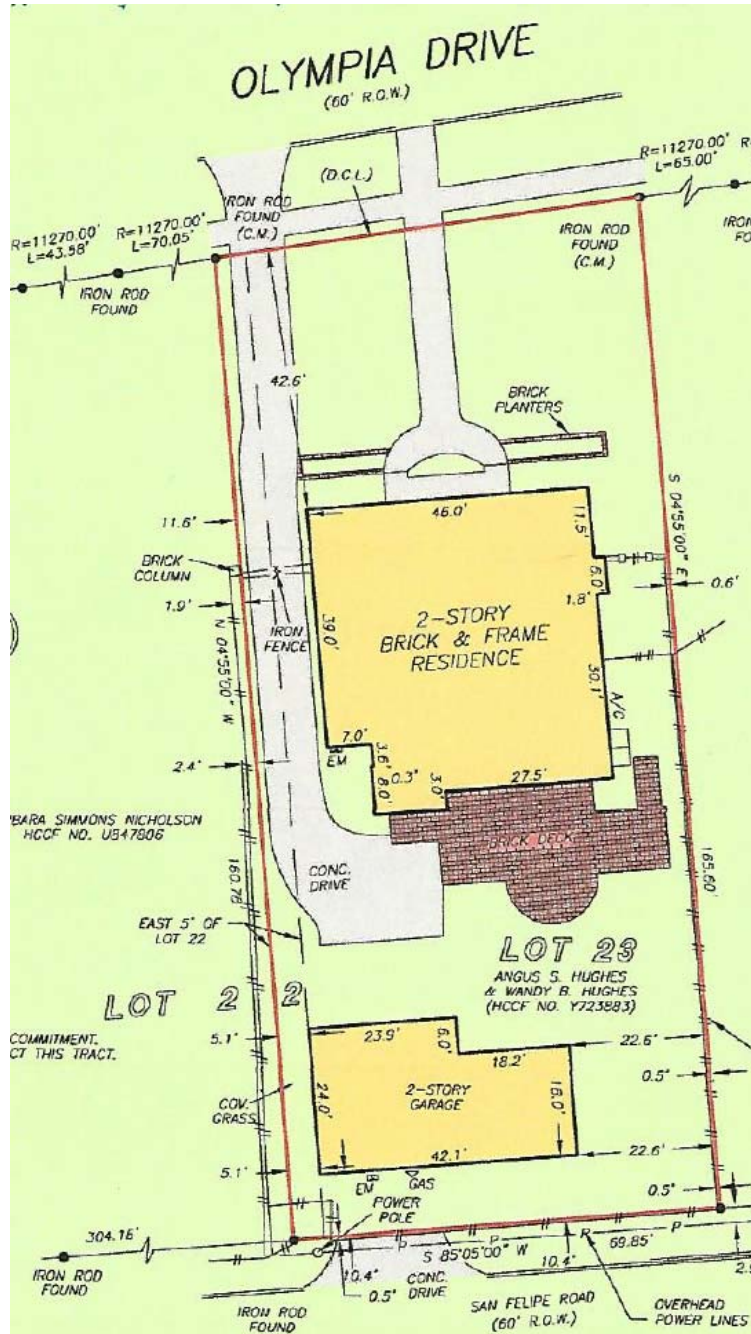


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

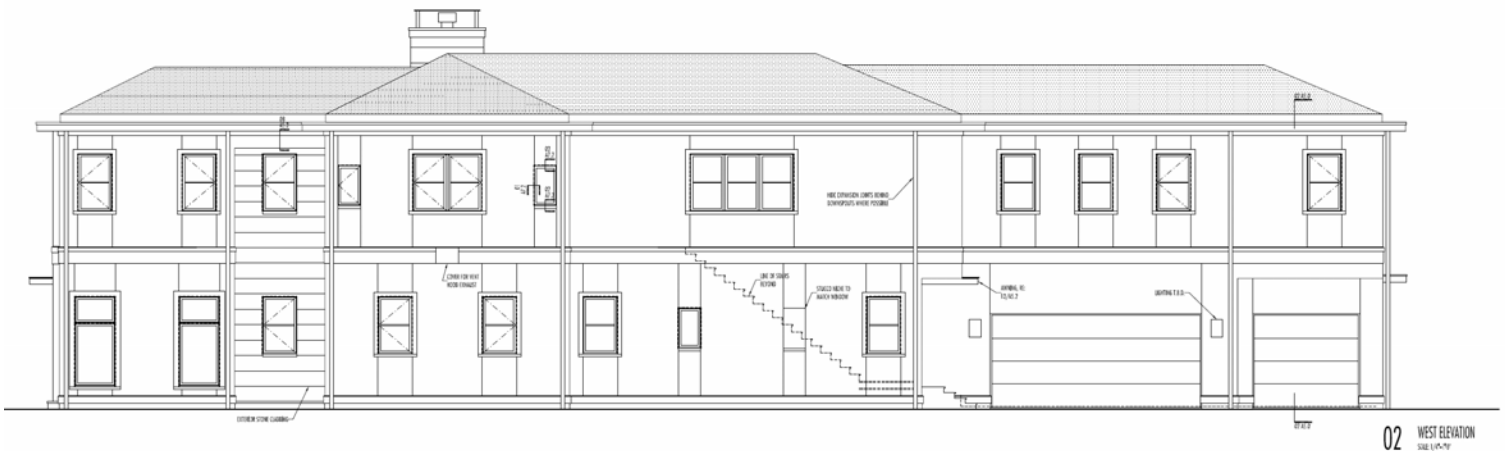


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Cisneros Design Studio, Architects LLC	Romulo Cisneros	713-520-7745	romuloc@cisnerosdesignstudio.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
243 Westheimer Road	17087942	77006	5356	493T	C

HCAD ACCOUNT NUMBER(S):	0041410000019
PROPERTY LEGAL DESCRIPTION:	Unrestricted Reserve "A", Avondale Addition partial replat no 2
PROPERTY OWNER OF RECORD:	215 Westheimer LLC
ACREAGE (SQUARE FEET):	15,747 square feet
WIDTH OF RIGHTS-OF-WAY:	Westheimer Road (65 feet)
EXISTING PAVING SECTION(S):	Westheimer Road (34 feet)
OFF-STREET PARKING REQUIREMENT:	27 spaces
OFF-STREET PARKING PROVIDED:	28 spaces
LANDSCAPING REQUIREMENTS:	5 street trees, 3 parking lot trees, 50 shrubs
LANDSCAPING PROVIDED:	5 street trees, 3 parking lot trees, 50 shrubs

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	A-2 – Restaurant (2,700 square feet)
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	M – Mercantile (7,354 square feet)

PURPOSE OF VARIANCE REQUEST: To allow a 5' building line in lieu of the ordinance-required 25' building line along Westheimer Road, a designated major thoroughfare.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

This application requests a development plat variance from the municipal ordinance 42-150 Building Set Back Line requirement to reduce the required building line setback. The original design was developed in accordance with the performance standards of municipal ordinance 45-154 but, due to the height of the closest storm water manhole location, we were required to elevate the building in order to comply with the required minimal finished-floor elevation. As a result, the building would not meet the required performance standards 5-foot setback requirement since the addition of a ramp and stair access at the front façade meant an additional 5-foot access area was needed in front of the structure.

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

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

The adherence to the 5-foot setback requirement of Performance Standards (sec 42-154) would prohibit required ADA accessibility to the building.

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

The unusual requirement to raise the building 30 inches above grade, due to the adjacent elevated manhole condition, mandates excessive ramping and stairs in front of the building, thereby jeopardizing ADA-accessibility and capability to meet the 5-foot Performance Standards requirement. In addition, the dedication of the 5-foot ROW expansion, further compromised the site's ability to meet the Performance Standard (sec 42-154).

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

No hardship was created by the applicant.

- (3) The intent and general purposes of this chapter will be preserved and maintained;**
Yes, the applicant has complied in all circumstances with the intent of the performance standards.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 140

Meeting Date: 10/26/2017

Houston Planning Commission

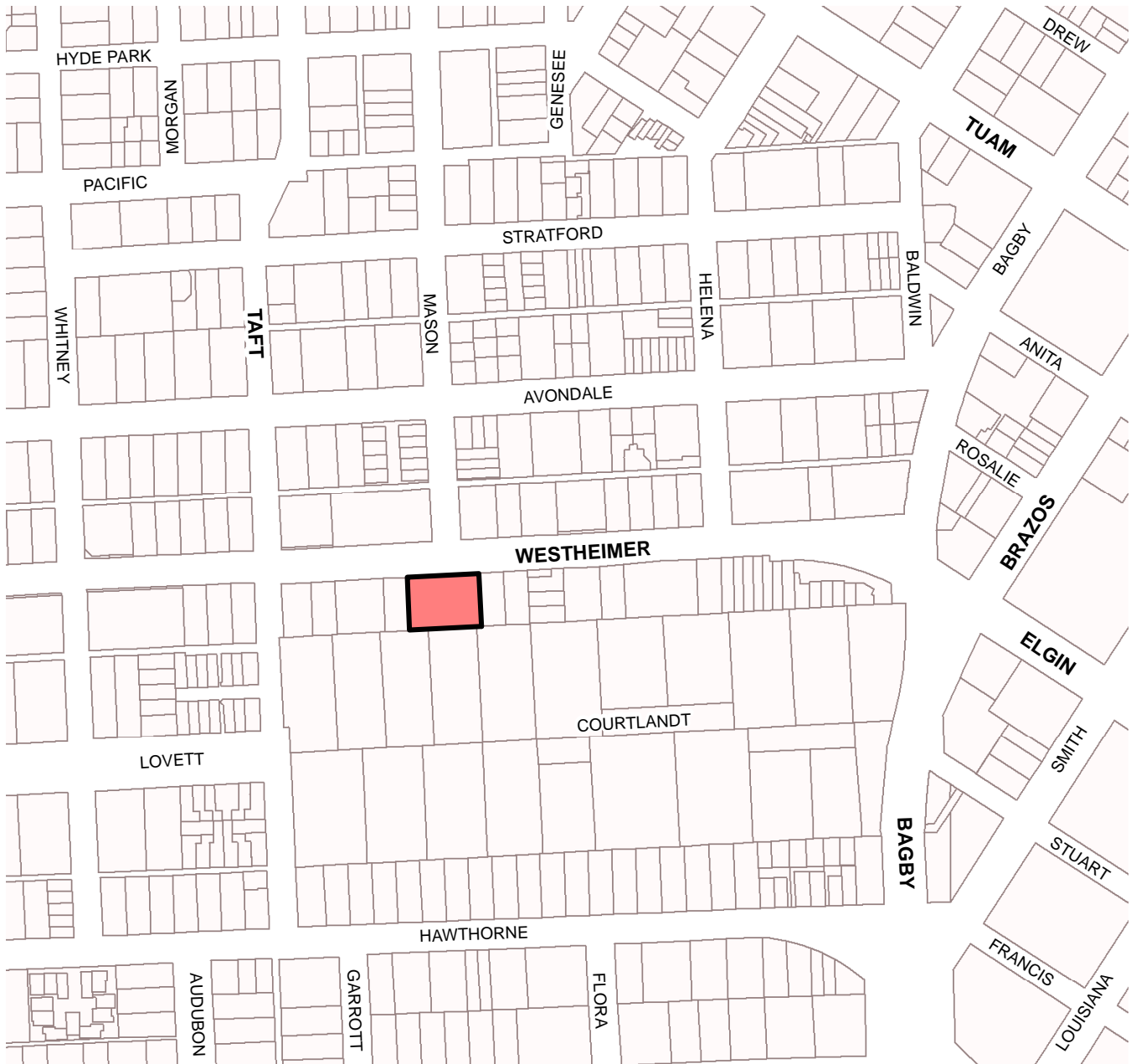
- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
Correct, the applicant has reduced traffic access from two drives to one curb cut, improved sidewalk access and ADA-accessibility and has located building as close as possible with the Performance Standards requirements.
- (5) **Economic hardship is not the sole justification of the variance.**
No economic hardship is included in this variance request.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



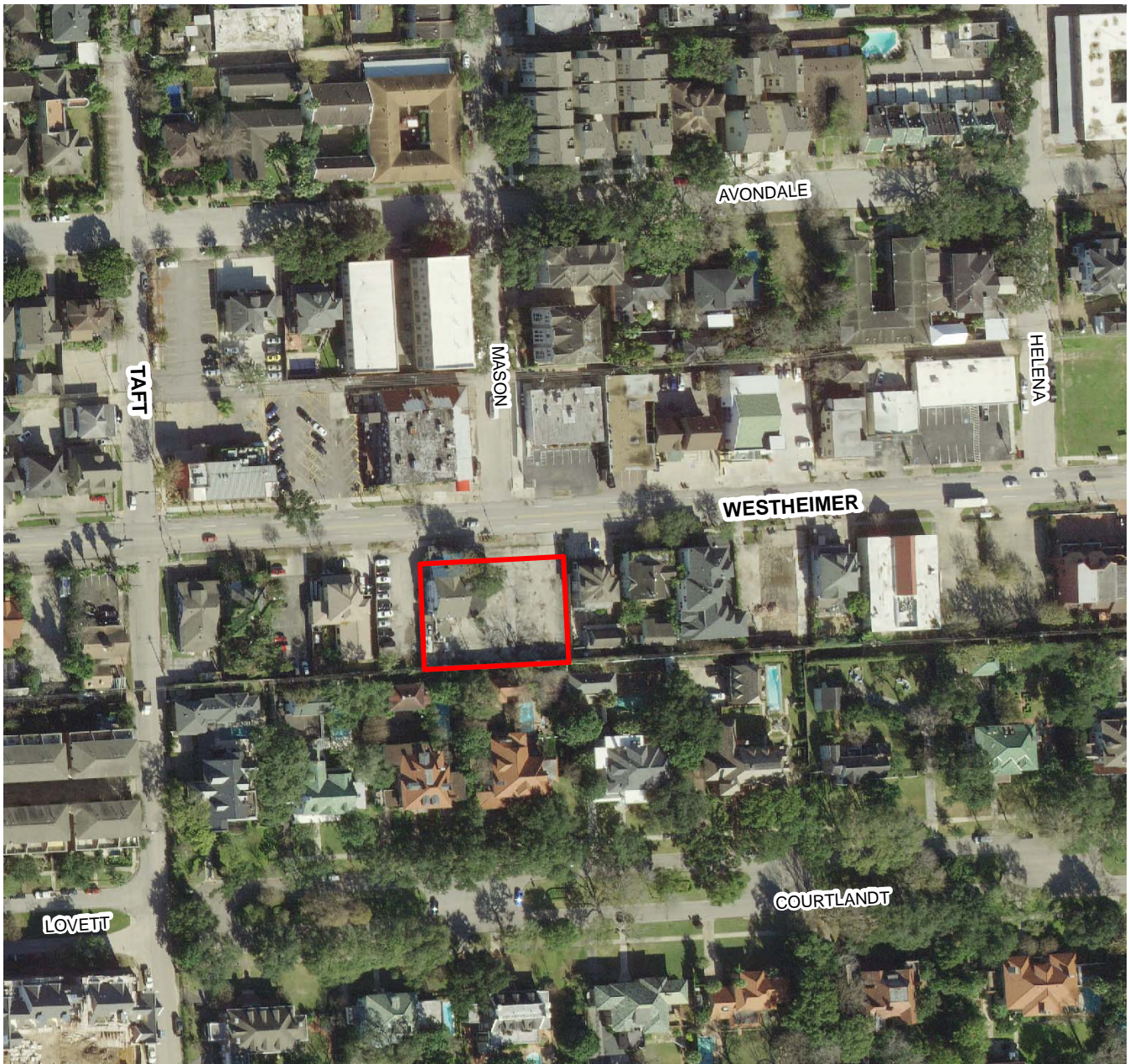
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 140

Meeting Date: 10/26/2017

Houston Planning Commission

Aerial Map



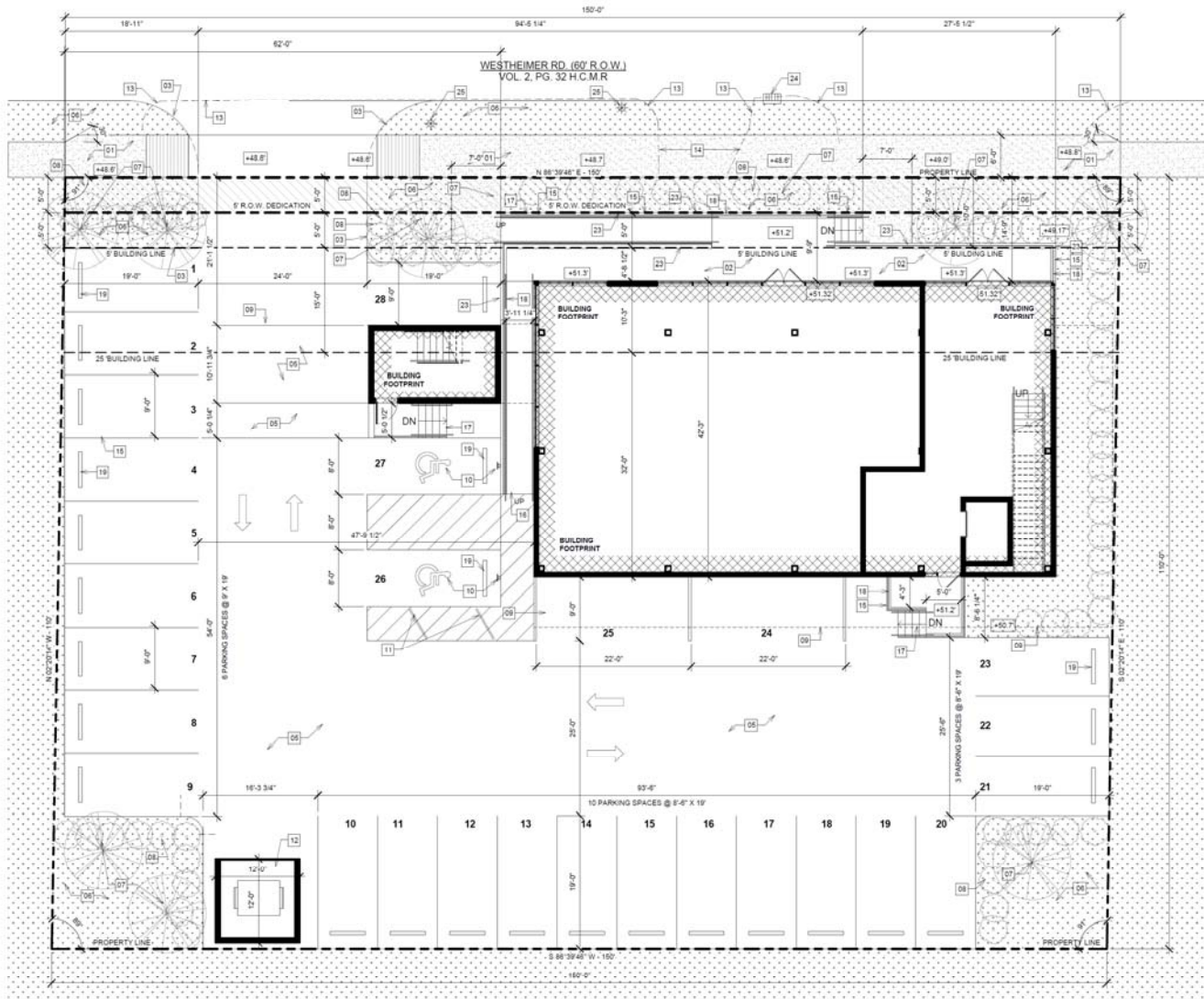
DEVELOPMENT PLAT VARIANCE





Houston Planning Commission

Site Plan

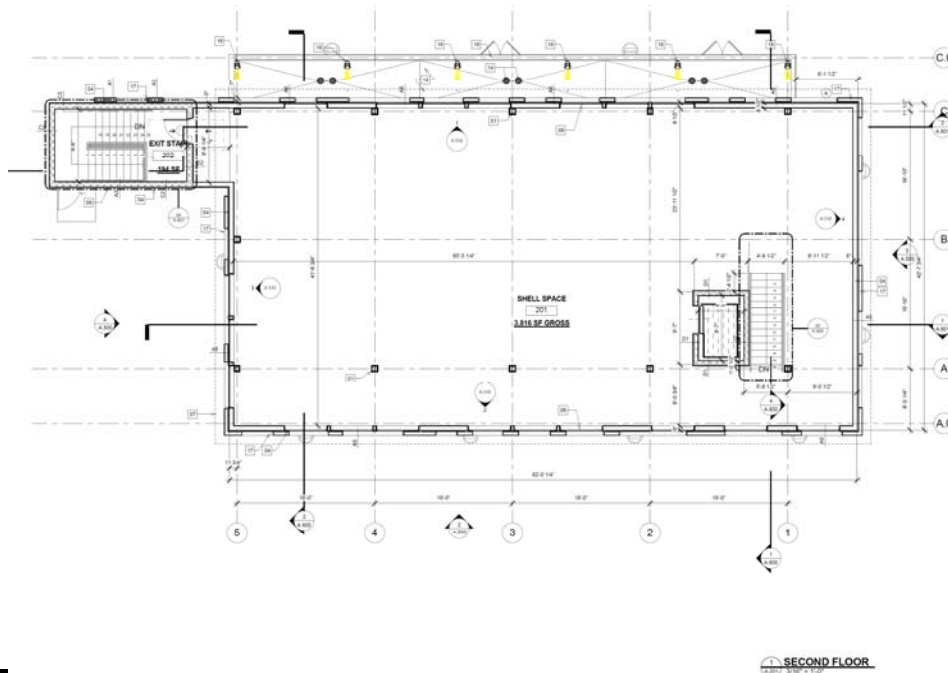
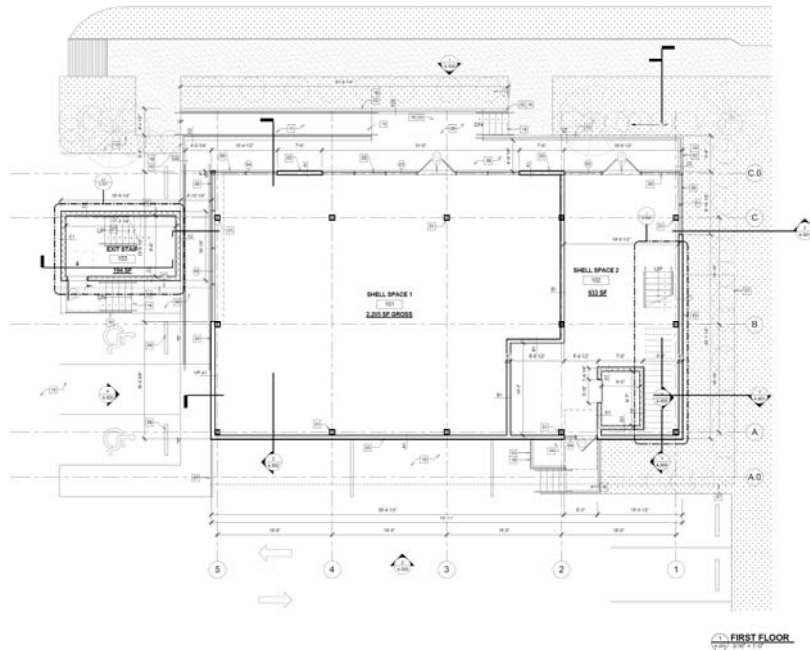


1 SITE PLAN
1/8" = 1'-0"

DEVELOPMENT PLAT VARIANCE



Floor Plans



DEVELOPMENT PLAT VARIANCE

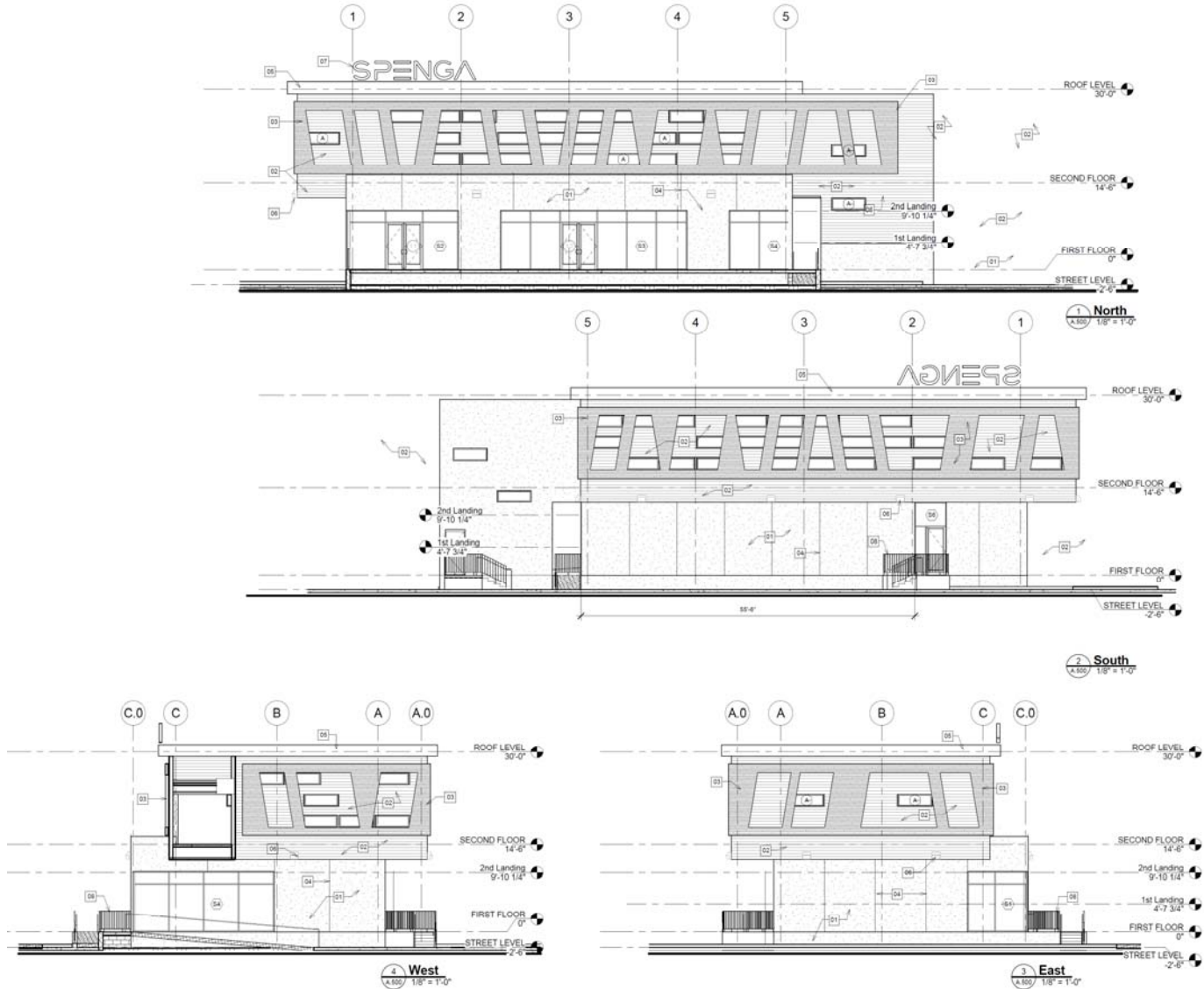


Houston Planning Commission

ITEM: 140

Meeting Date: 10/26/2017

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Baker Street Homes JRP Company	Scott Rule Jenifer Pool	832-722-4392 832-594-8420	scott@bakerstreethomes.net jrpc@aol.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1234 Wisterwood Drive	17100311	77043	4958	449Z	A

HCAD ACCOUNT NUMBER(S):	0890660000001
PROPERTY LEGAL DESCRIPTION:	Lot 1, Block 3 Wildewood Forest
PROPERTY OWNER OF RECORD:	Baker Street Homes, LLC
ACREAGE (SQUARE FEET):	9,700 square feet
WIDTH OF RIGHTS-OF-WAY:	Oakpoint Drive (60 feet); Wisterwood Drive (60 feet)
EXISTING PAVING SECTION(S):	Oakpoint Drive (40 feet); Wisterwood Drive (40 feet)
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S)[TYPE; SQ. FT.]:	Single-family Residential; 2,333 square feet
PROPOSED STRUCTURE(S)[TYPE; SQ. FT.]:	Single-family Residential; 3,809 square feet

PURPOSE OF VARIANCE REQUEST: To allow a 10' garage building line in lieu of the ordinance-required 20' building line along Oakpoint Drive.

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):

HCAD identifies property as Lot 1, Block 3 Wildewood Forest located at 1234 Wisterwood Drive. Property has a house on a 25' front building line along Wisterwood Drive and 10' Garage side building line along Oakpoint Drive, per original plat of Wildewood Forest. This is a well-developed residential area and most of the houses that abut Oakpoint Drive are built using the 10' building line for the garage and this property has an existing garage access from Oakpoint Drive.

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

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

This is a tract that has functioned as a single-family home lot for many years. This lot currently has a single-family home that has been there since 1959. Requiring a 17' garage building line for the Oakpoint Drive portion of the property would create an undue hardship in that there is a 25' building line on Wisterwood Drive and this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably use the lot as restricted by the Chapter 42 building lines.

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

Requiring a 17' Garage building line per Sec. 42-157 (b) along Oakpoint Drive which has a 10' building line per subdivision plat of August 1956, the property would create an undue hardship in conjunction with the 25' building line per on Wisterwood Drive.

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

(42-157) (b) (2) the property was originally sized and platted (August 1956) with 10' building line setback along Oakpoint Drive. The property has adhered to the original 10' garage building setback line. The imposition of 17' building setback is an unreasonable hardship imposed on this property by the Chapter 42, as there are other properties along with the same 10' garage building setback.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 1, Block 3 Wildewood Forest is an existing lot that does not allow any options for development other than single-family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the uses that are already present in this neighborhood.

(42-157) the structure honors the original subdivision plat and prevailing 10' setback conditions along Oakpoint Drive and a 25' building line along Wisterwood Drive.

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

Oakpoint Drive and Wisterwood Drive are local streets that serve as a collector in the area. The granting of the variance will not be injurious to the public health, safety or welfare as there are other properties in the area with the north side of the property along Oakpoint Drive and Wisterwood Drive that are generally the same size.

(42-157) The new structure's location itself poses no jeopardy to public safety using the 10' garage setback line as the existing garage.

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

The hardship is that Lot 1, Block 3 Wildewood Forest is an existing lot platted for a single-family home. The request to not provide a 17' garage building line per Sec. 42-157 (b) (2) and allow the existing access to Oakpoint Drive this will allow reasonable development and follow the building lines set out in the subdivision plat. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



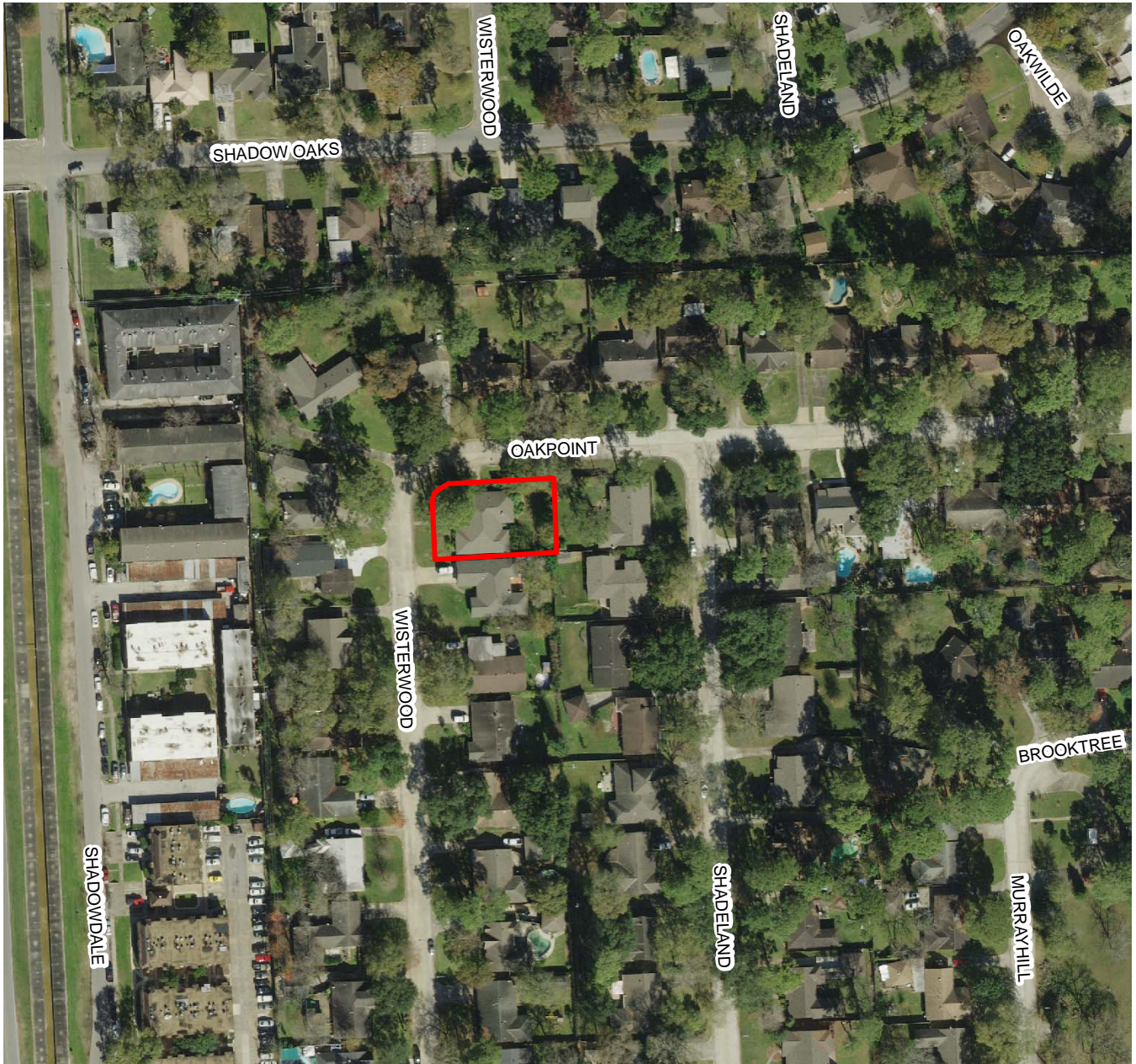
PLANNING &
DEVELOPMENT
DEPARTMENT

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Meeting Date: 10/26/2017

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE

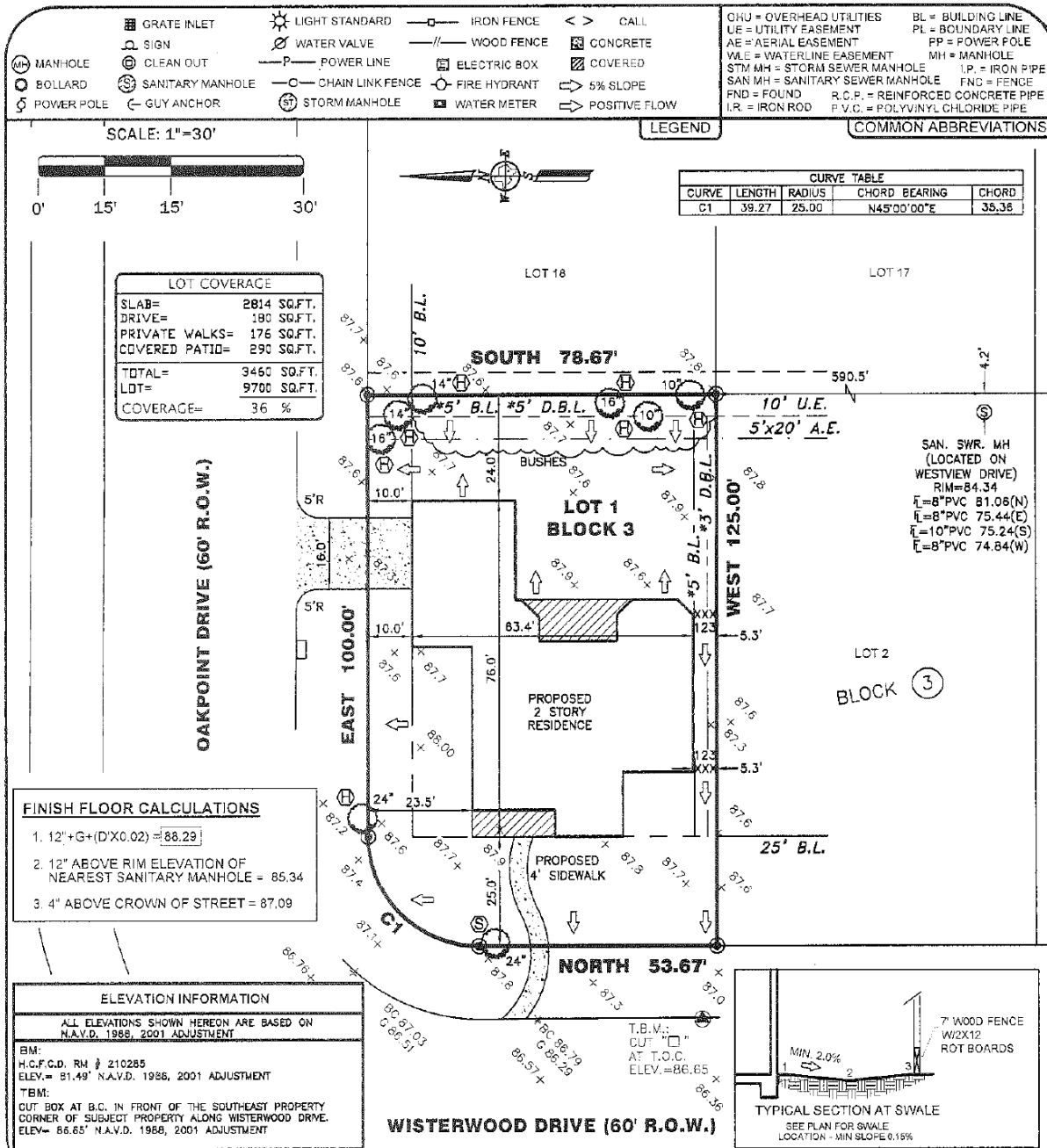


Houston Planning Commission

ITEM: 141

Meeting Date: 10/26/2017

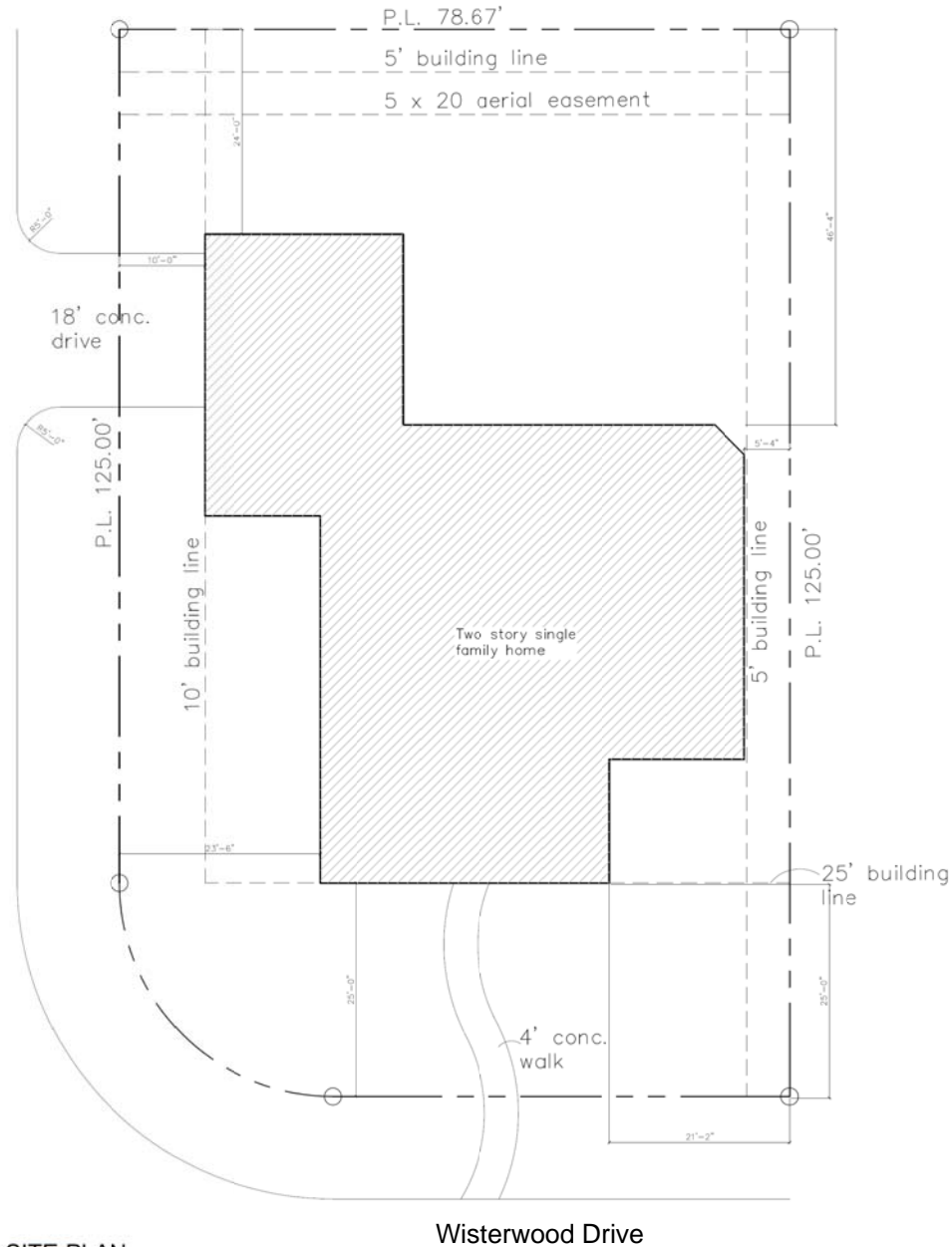
Survey





Houston Planning Commission

Site Plan



SITE PLAN

scale: 1/8" = 1'-0" on 24 x 26

DEVELOPMENT PLAT VARIANCE

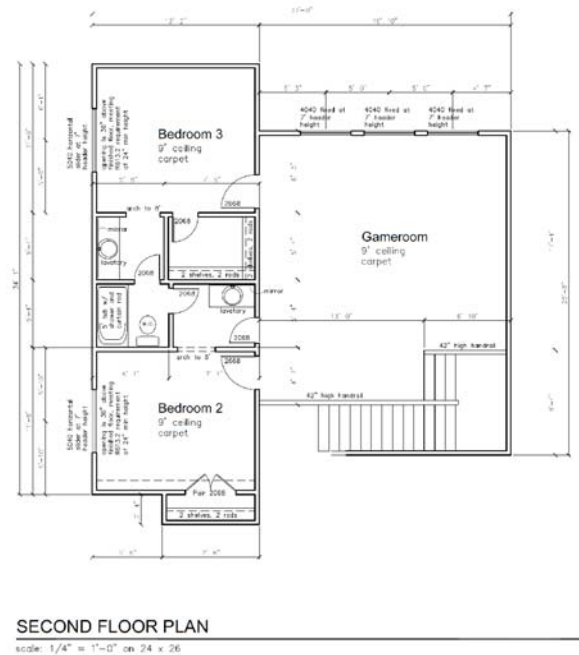
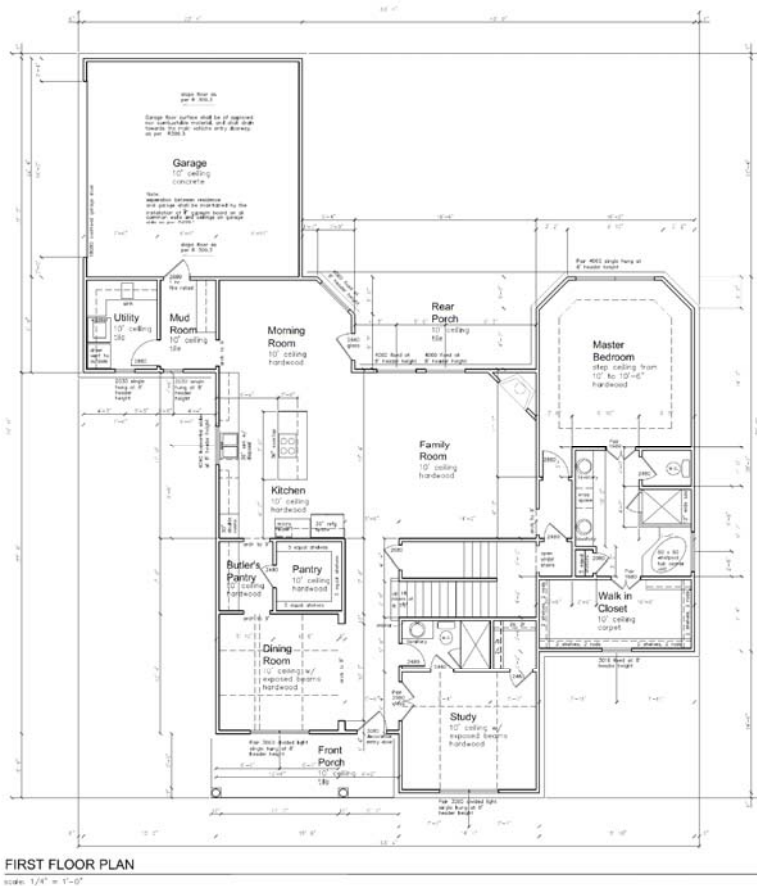


Houston Planning Commission

ITEM: 141

Meeting Date: 10/26/2017

Floor Plans



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

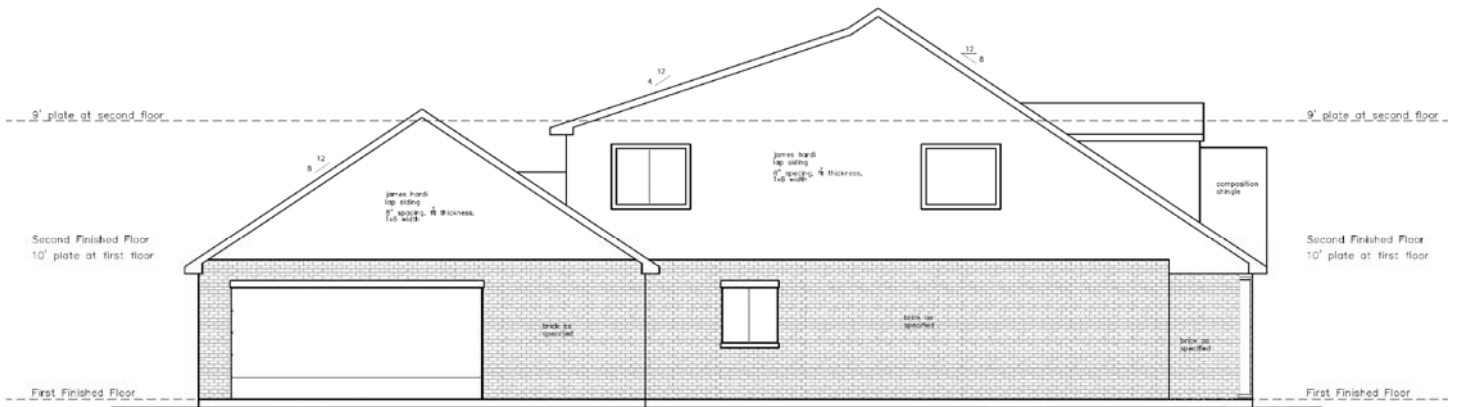
Elevations



FRONT ELEVATION

all shingles to be GAF Timberline Weatherwood Lifetime Shingles with 30b underlayment as per deed restrictions

scale: 1/4" = 1'-0" on 24 x 26



LEFT ELEVATION

all shingles to be GAF Timberline Weatherwood Lifetime Shingles with 30b underlayment as per deed restrictions

scale: 1/4" = 1'-0" on 24 x 26

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Vernon G. Henry & Associates	Mary Lou Henry	713.627.8666	marylou.henry@vhaplanning.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3201 Louisiana Street, Houston, TX	17109079	77006	5356	493 T	C

HCAD ACCOUNT NUMBER(S):	0132600010001
PROPERTY LEGAL DESCRIPTION:	Fairgrounds Addition Block 42 Replat No. 1
PROPERTY OWNER OF RECORD:	3201 Louisiana LP
ACREAGE (SQUARE FEET):	1.43 Acres (62,291 Sq. Ft.)
WIDTH OF RIGHTS-OF-WAY:	Louisiana St. (80' R.O.W.), Elgin St. (80' R.O.W.), Milam St. (80' R.O.W.), Stuart St. (50' R.O.W.)
EXISTING PAVING SECTION(S):	Louisiana St. (50'), Elgin St. (54'), Milam St. (44'), Stuart St. (32')
OFF-STREET PARKING REQUIREMENT:	351
OFF-STREET PARKING PROVIDED:	296
LANDSCAPING REQUIREMENTS:	Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	69,770
PROPOSED STRUCTURE(S) [SQ. FT.]:	N/A

PURPOSE OF VARIANCE REQUEST: To reduce the parking requirement to the number of spaces in the on-site garage, which is being used by tenants and patrons, and to eliminate the requirement for the additional spaces on a lot approximately 500 feet from the site. These spaces are not being used by tenants or patron of the center. The owner has been encouraging the use of the off-site spaces without success. A documented study over the period of about a month, shows that the additional lot required to satisfy the standard requirements for parking has no utilization by the tenants or patrons of the building despite the owner's encouragement. The table provided shows

OFF-STREET PARKING VARIANCE



Houston Planning Commission

that, even uncited and unauthorized temporary users are few. Two years ago, between noon and 5 p.m. the average utilization is 3.4 spaces of the 66 additional spaces in the off-site lot... The property owner has identified the cars on the lot as belonging to people from the unrelated business. Construction workers from a nearby site, have also been seen to park in the lot.

CHAPTER 26 REFERENCE(S): Sec. 26-492. - Parking spaces for certain types of use classifications. The construction of a building or alteration of a building or tract for any of the following types of use classifications shall provide the required number of parking spaces, or the incremental increase in the number of parking spaces in the case of an alteration, as shown below for that use classification.

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): This site contains a parking garage that was used for an office building that was previously on the site. The new building was constructed in 2007 and has had multiple tenant mixes since its inception.

APPLICANT'S STATEMENT OF FACTS:

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

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

The 66-space off-site lot occupies one-half of a block approximately 435' north of the site of the center. The center has been fully occupied for nine years and the lot has not been used by tenant employee or patrons during that time. Signs at the center's on site garage direct any overflow parking to the off-site lot. Signs on the lot identify the businesses for which the parking is available despite this, the parking lot has remained unused.

Maintaining a vacant parking lot solely to satisfy the standard parking requirements is an unproductive use of the property which could otherwise be developed for an active use. The owner of the property intends to pursue a more active use, such as multi-family residential if the variance is granted.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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

The property is located in Midtown. The character of the area is denser than most parts of Houston. There are many nearby apartments whose residents can and do walk to the site to eat or exercise. It is located on a major bus line (Westheimer/Elgin) and is not far from the light rail. In addition, it is in close proximity to the proposed two-way bike lanes along Brazos Street. The on-site parking garage has had bike racks for years. There is also on-street parking on minor streets in this vicinity which many people prefer to use... The use data collected for the off-site lot indicates that the parking requirements devised for city-wide use are greater than needed in this area where there are numerous apartments within easy walking distance and a growing number of wide sidewalks.

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

The intent of the article is to provide sufficient on-site parking to meet the needs of employees and patrons of businesses. Clearly, this site has a lower need for parking than one in most areas of the city. This lower need may in part be because of the many nearby apartments but could also be because of the short stays by the patrons of the center.

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

The building is fully occupied and the 66 spaces in the off-site lot are not being used. Changes in tenant mix can be expected from time to time but the required parking under the ordinance will vary little. The on-site garage should continue to provide sufficient parking because of the area character, including the increasing popularity of bikes in this area. The growing use of ride-share programs, particularly in the inner-city, has lessened the need for parking.

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

Granting the variance will allow the unused lot to be redeveloped for a productive use. The lot is on the tax rolls for an appraised value of more than \$1.8 million and it is poor public policy to allow valuable land to remain vacant to satisfy theoretical requirements when usage indicates there is no need.

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

(not applicable)

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

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

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

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

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

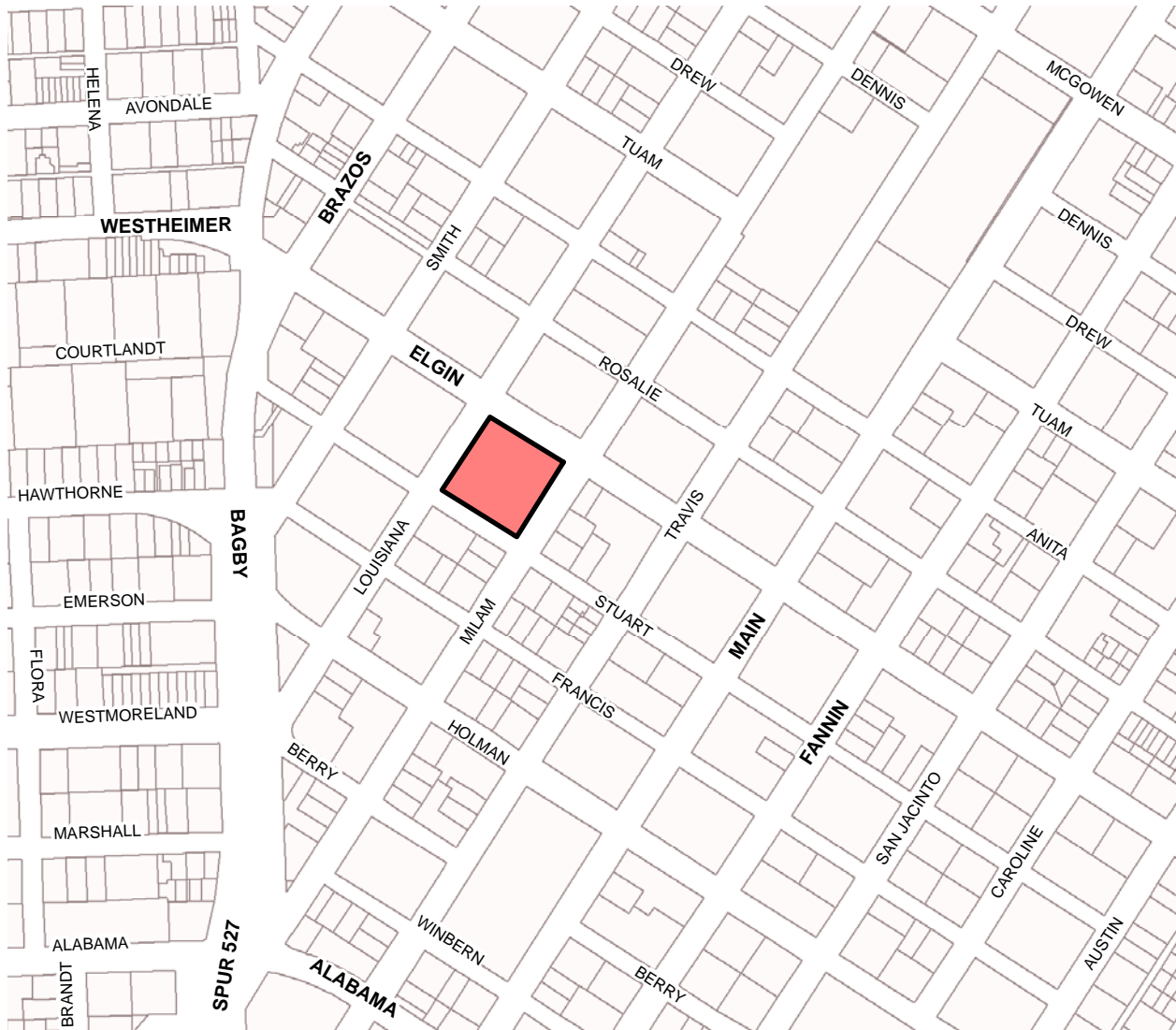
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

LOCATION MAP



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 10-26-2017

Houston Planning Commission

AERIAL MAP



OFF-STREET PARKING VARIANCE



Houston Planning Commission

PARKING ANALYSIS

3201 Louisiana Current Tenant Mix Required Parking Analysis	
Per COH Parking Requirements	
Uses	Area
24 Hour Fitness (Sports Club) (5 per 1,000 sq.ft.)	47,189
Artisans Restaurant (Large Restaurant) (10 per 1,000 sq.ft.)	7,336
Holley's Seafood Restaurant (Large Restaurant) (10 per 1,000 sq.ft.)	6,290
Piola Pizzeria (Small Restaurant) (8 per 1,000 sq.ft.)	2,929
Jinya Ramen (Small Restaurant) (8 per 1,000 sq.ft.)	2,638
Urban Oasis Day Spa (Health Spa) (5 per 1,000 sq.ft.)	1,979
Dolce Delights (Dessert Shop) (6 per 1,000 sq.ft.)	1,409
Total Available On-Site	296
Spaces on Remote Lot (Unused)	66
Total Parking Required	351
Balance of Parking Available On-Site	-55

Class	Type of Use	Typical Weekday				Typical Weekend			
		Midnight to 7 AM	7:00 AM to 5 PM	5:00 PM to 9 PM	9 PM to Midnight	Midnight to 7 AM	7:00 AM to 5 PM	5:00 PM to 9 PM	9 PM to Midnight
Class 6. Recreation and Entertainment	Sports Club/Health Spa	(123) 50%	(61.5) 25%	(246) 100%	(24.6) 10%	(24.6) 10%	(123) 50%	(24.6) 10%	(12.3) 5%
Class 7. Food and Beverage	Large Restaurants	(13.6) 10%	(68) 50%	(102) 75%	(54.4) 40%	(20.4) 15%	(102) 75%	(136) 100%	(68) 50%
Class 7. Food and Beverage	Small Restaurants	(4.5) 10%	(22.3) 50%	(33.4) 75%	(17.8) 40%	(6.7) 15%	(33.4) 75%	(44.5) 100%	(22.3) 50%
Class 7. Food and Beverage	Dessert Shop	(0) 0%	(2.1) 25%	(8.5) 100%	(6.8) 75%	(0) 0%	(2.1) 25%	(8.5) 100%	(7.2) 85%
		141	153.9	389.9	103.6	51.7	260.5	213.6	111.5

BIKE RACK REDUCTION (10%)

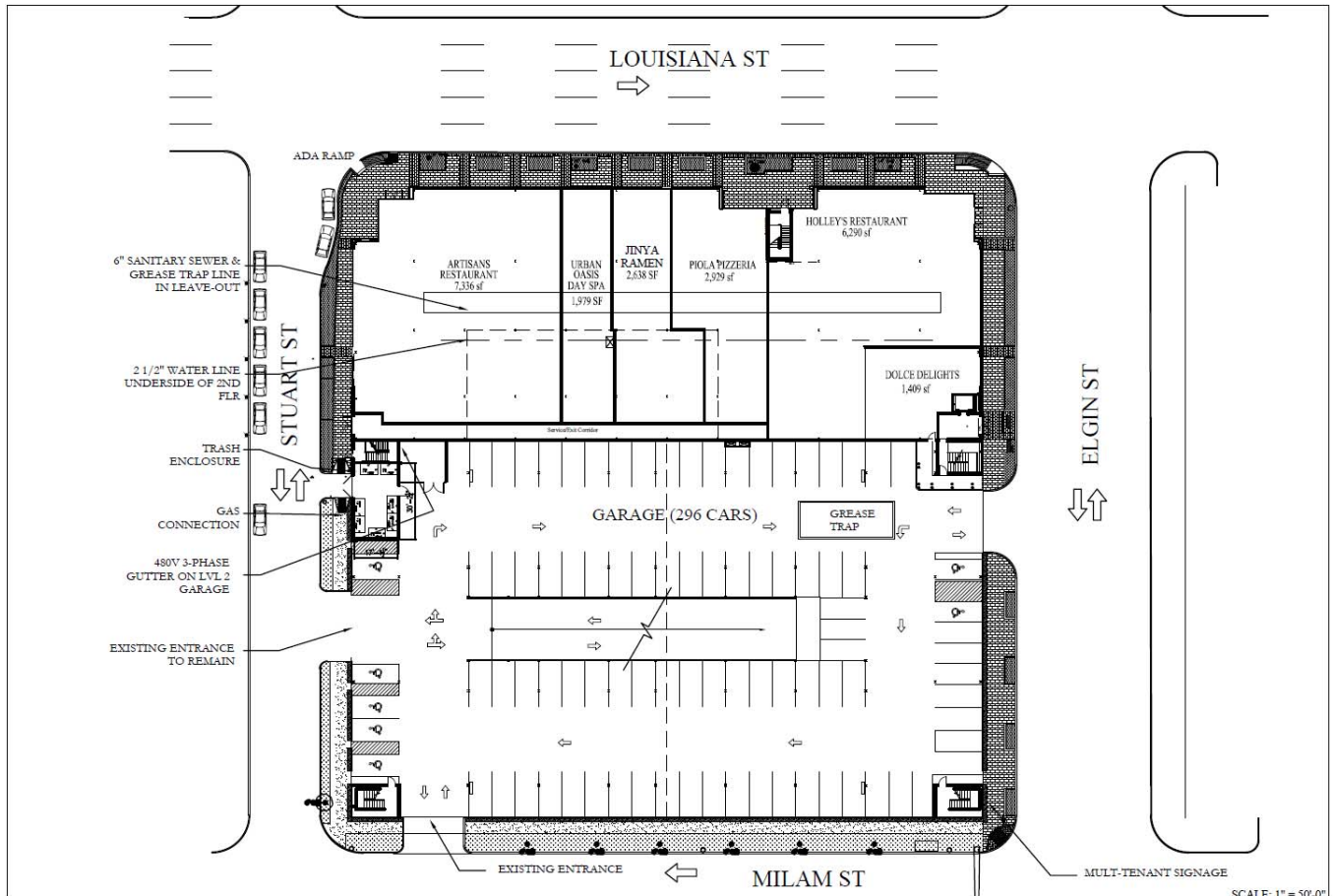
TOTAL SPACES NEEDED	127	139	351	93	47	234	192	100
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OFF-STREET PARKING VARIANCE



Houston Planning Commission

SITE PLAN



SITE PLAN

3201 Louisiana St.

CROSSPOINT PROPERTIES
2101 SMITH STREET #200
HOUSTON, TEXAS 77002
(713) 651-1700

OFF-STREET PARKING VARIANCE

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM:

MEETING DATE: 10/26/2017

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ ETJ
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NORTH OF: Bellaire Blvd
SOUTH OF: Bellerive Dr

EAST OF: Bonhomme Rd
WEST OF: US -59

77074 5055D 530G City

APPLICANT: Bowden Land Services

ADDRESS: 7129 Clarewood Drive

EXISTING USE: Retail -Vacant

PROPOSED USE: Hotel-Motel

HOTEL / MOTEL APPLICATION DATE: 9-28-17

DIRECTOR DECISION: Disapprove

BASIS OF DECISION:

Failed to comply with sec 28-202(A)(5)

LAND USE CALCULATIONS: 84%

PRIMARY ENTRANCE LOCATION: Clarewood Drive

PURPOSE OF REQUEST:

28-202(a)(5) - To allow a hotel to be situated within a residential test area with less than 75 rooms.

BASIS OF REQUEST:

The proposed hotel will be in close proximity to nearby existing multifamily apartments. With a count of only 52 rooms, this prompts the need for a variance request to be within a residential area.

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION :

PLANNING COMMISSION ACTION: Defer

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: October 26, 2017

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM:

MEETING DATE: 10/26/2017

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS

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.hotel-motel@houstontx.gov.

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;**

The character of Sharpstown Industrial Park Sec is now and has always been primarily commercial in nature. Enforcing the residential percentage at this location creates an undue hardship preventing reasonable use of land. This is a commercial area and has always been intended for commercial use.

- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant:** *This project is a commercially dense area adjacent to multi-family developments causing the residential percentage to not comply now. We respectfully request that you consider the character of the area and consider the number of businesses as well as the number of residential units.*

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

The proposed development maintains the commercial character of the existing area and will not be a detriment to the community. The ordinance was intended to keep balance between residential area and locations of hotels that are naturally dense based on the number of rooms available. Sharpstown Mall is also a commercially dense location.

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

This development is intended to better the community and provide a budget friendly safe environment for the visitors to the area. The Sharpstown area needs new developments to bring this area back to life. Granting this variance will not be injurious in anyway, and will contribute the public safety and welfare by providing a 24-hour service at this location, creating more lighting and additional security onsite therefore creating a safer environment overall.

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

The hardship in this instance would be developing 75 rooms and providing sufficient parking. The dense multi-family developments north of Clarewood in Sec. 8 cause the residential percentage to be higher than the area would normally be due to the commercial nature of the area along the freeway and the mall.

PLANNING COMMISSION ACTION: Defer

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: October 26, 2017

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT



PLANNING COMMISSION ACTION: Defer

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: October 26, 2017

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: IV

MEETING DATE: 10/26/2017



PLANNING COMMISSION ACTION: Defer

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: October 26, 2017

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: IV

MEETING DATE: 10/26/2017

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Bowden Land Services	Nichole Bowden	832-540-8843	nichole@bowdenlandservices.com

COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	Super neighborhood
HARRIS	DISTRICT J	77074	5055D	530G	

HOTEUMOTEL NAME: Days Inn-Clarewood
HOTEUMOTEL ADDRESS: 7129 Clarewood Dr Houston TX 77074
PROPERTY OWNER OF RECORD: Rodger Johnson
OWNER ADDRESS: 415 E Airport Fwy Site 400 Irving Tx 75062-6352
TOTAL ACREAGE: 1.00 Acres
TOTAL NUMBER OF ROOMS: 52
PARKING SPACES PROVIDED: 63
SURVEY/ABSTRACT NO:
SCHOOL DISTRICT: HISD

NORTH OF: Bellaire Blvd

EAST OF: Bonhomme Rd

SOUTH OF: Bellerive Dr

WEST OF: US-59

PURPOSE OF VARIANCE REQUEST: Sec. 28-202 (a)(5) – Locational Requirements

A hotel, with or without service facilities, that has 75 or fewer separately rentable units may not be situated in a residential area unless the hotel is situated upon a tract that is contiguous to and abuts the right-of-way of a limited access or controlled access highway and takes its primary access from the frontage road of that highway, provided that the hotel may not take secondary access from any residential street.

PLANNING COMMISSION ACTION: **Defer**

DECISION: VARIANCE GRANTED VARIANCE DENIED DATE: **October 26, 2017**

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: IV

MEETING DATE: 10/26/2017

The subject property is located along the south ROW line of Clarewood Dr. within Block 24 of Sharpstown Industrial Park Sec 12 as recorded in Vol 68 Page 37 HCMR on February 26, 1960. The character of Sharpstown Industrial Park Sec is now and has always been primarily commercial in nature. The subject property is directly adjacent to the PlazAmericas Mall, formerly known as Sharpstown Mall, located in the Sharpstown development in Greater Sharpstown, Houston, Texas.

Sec. 28-202 (a)(5) – Locational Requirements

A hotel, with or without service facilities, that has 75 or fewer separately rentable units may not be situated in a residential area unless the hotel is situated upon a tract that is contiguous to and abuts the right-of-way of a limited access or controlled access highway and takes its primary access from the frontage road of that highway, provided that the hotel may not take secondary access from any residential street.

More Basic Information:

Applicant has formally submitted the plans to Southwest Management District, TIRZ 20 and Sharpstown Civic Association and requested formal letter of support. Applicant has held 2 Public Notice meetings, and provided Notice in the Houston Chronicle and posted a sign on site to allow the public to attend the meeting or contact the applicant for more information. Board members of the Southwest Management District, TIRZ 20 and Civic Association attended the first meeting Sharpstown Community Center. The Second Meeting was held at Bayland Community Center during the Civic Association's monthly public meeting in order to provide information to as many members of the community as possible. Both the Management District, and Civic Association offer no-objection however Clarewood House, and several private citizens have offered formal letters of support for this project.

PLANNING COMMISSION ACTION: Defer

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: October 26, 2017

HOUSTON PLANNING COMMISSION

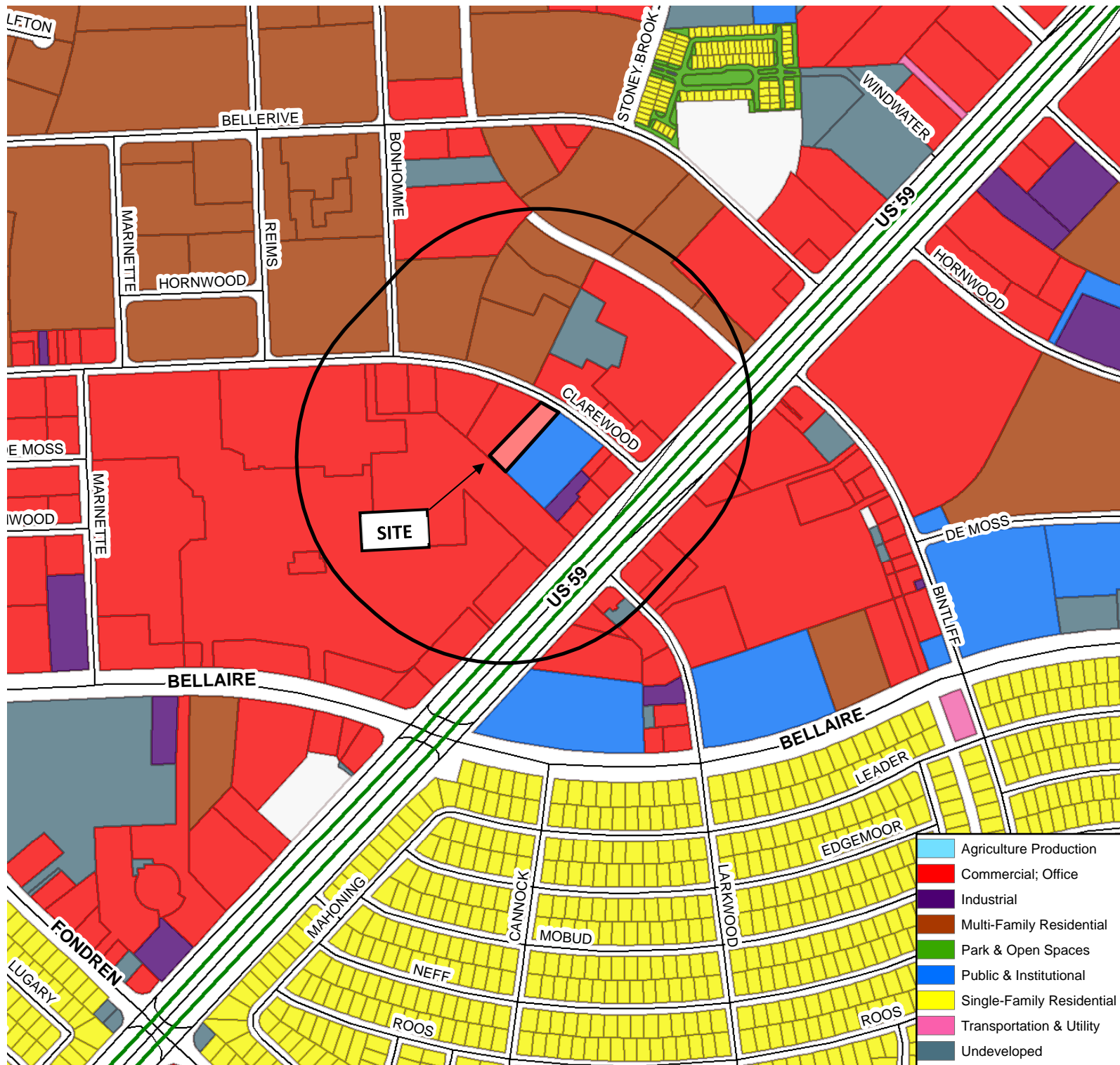
HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: IV

MEETING DATE: 10/26/2017



PLANNING COMMISSION ACTION: Defer

DECISION: VARIANCE GRANTED VARIANCE DENIED

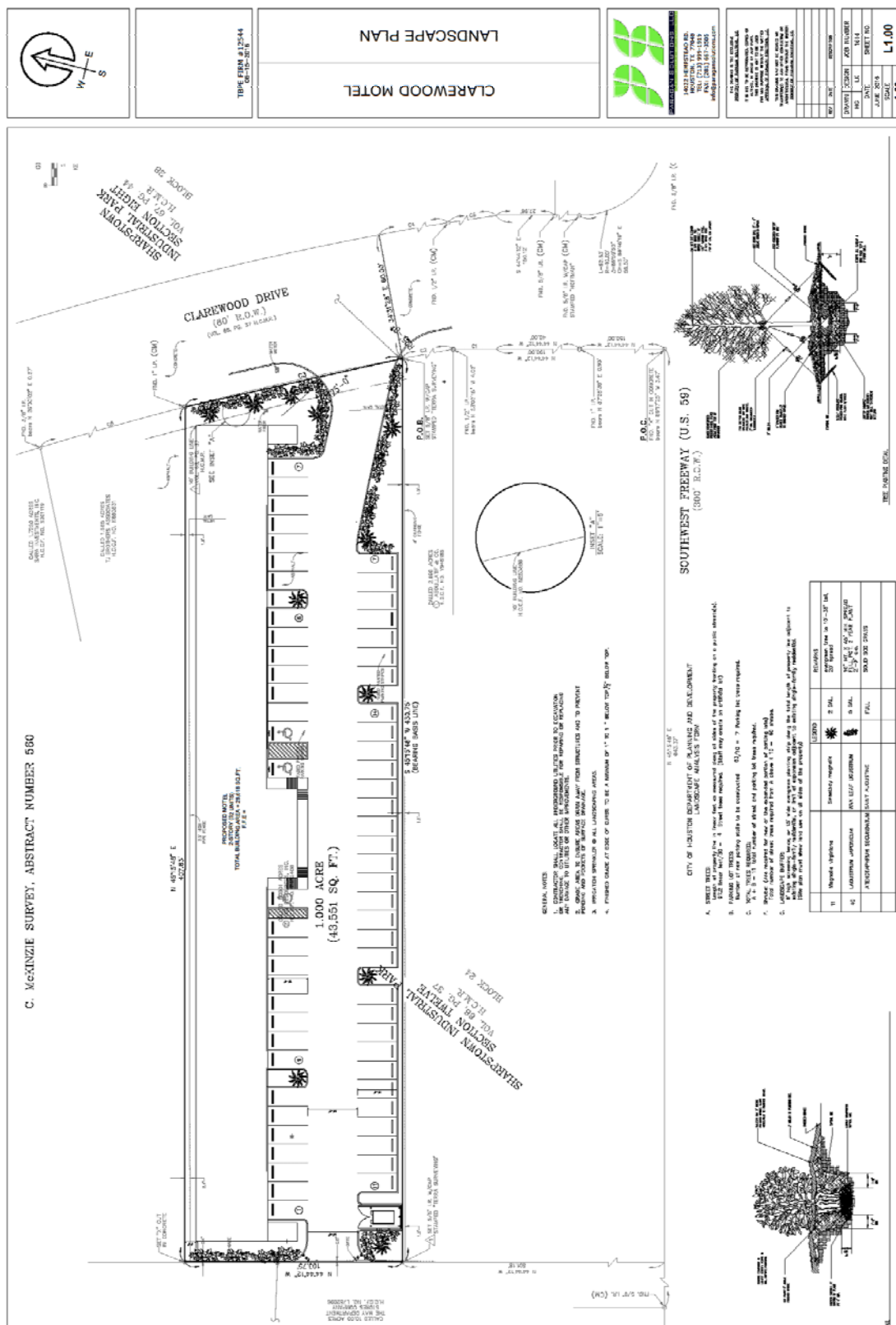
DATE: October 26, 2017



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: IV

MEETING DATE: 10/26/2017



PLANNING COMMISSION ACTION: Defer

DECISION: VARIANCE GRANTED VARIANCE DENIED **DATE:** October 26, 2017