

HOUSTON PLANNING COMMISSION

AGENDA

NOVEMBER 9, 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 Porrás-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

SPEAKER GUIDELINES

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

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

November 9, 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 26, 2017 Planning Commission Meeting Minutes

- I. **Presentation and consideration of the 2018 Planning Commission meeting dates** (Hector Rodriguez)
- II. **Presentation and consideration of the 2018 Off-Street Parking submittal dates** (Hector Rodriguez)
- III. **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, Homero Guajardo Alegria, Carlos G. Espinoza Sanchez, Arica Bailey)
 - d. Subdivision Plats with Variance Requests (Suvidha Bandi, Aracely Rodriguez, Chad Miller, Geoff Butler)
 - e. Subdivision Plats with Special Exception Requests
 - f. Reconsiderations of Requirement
 - 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, Chad Miller)
- IV. **Establish a public hearing date of December 14, 2017**
 - a. Bay Knoll Sec 3 partial replat no 1
 - b. Bradford Place partial replat no 5
 - c. Champion Heavens replat no 1
 - d. East End on the Bayou Sec 2
 - e. Hyde Park Main Addition partial replat no 2
 - f. Rosewood Commons
 - g. Spring Branch Valley partial replat no 7
 - h. Newport Sec 9 partial replat no 1
- V. **Consideration of an Off-Street Parking Variance for a property located at 2529 Kingston Street** (Eric Pietsch)
- VI. **Consideration of a Hotel/Motel variance for Sheffield Plaza located at 986 Sheffield Blvd** (Devin Crittle)
- VII. **Public Hearing and Consideration of a Special Minimum Lot Size Block for the 2100 block of Watts Street, north and south sides, between Montclair Drive and Goldsmith Street - MLS 681** (David Welch)
- VIII. **Excuse the absence of Commissioner Bryant**
- IX. **Public Comment**
- X. **Adjournment**

Minutes of the Houston Planning Commission

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

October 26, 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 2:33 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Absent

Susan Alleman

Bill Baldwin

Fernando Brave

Arrived at 2:37 p.m. during item I A&B

Antoine Bryant

Absent

Lisa Clark

Algenita Davis

Mark A. Kilkeny

Lydia Mares

Christina Morales

Arrived at 2:43 p.m. during item #108

Left at 3:55 p.m. during item III

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Arrived at 2:43 p.m. during item #108

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

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

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

EXOFFICIO MEMBERS

Carol A. Lewis

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 Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE OCTOBER 12, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 12, 2017 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 106)

Items removed for separate consideration: **44**.

Staff recommendation: Approve staff's recommendations for items **1 - 106** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 106** subject to the CPC 101 form conditions.

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

Commissioners Sigler recused herself.

Staff recommendation: Approve staff's recommendation for item **44** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for item **44** subject to the CPC 101 form conditions.

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

Commissioners Sigler returned.

C PUBLIC HEARINGS

107 Amblake Court Two replat no 1 C3N Defer

Staff recommendation: Defer the application for two weeks per the Legal Department's request.

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

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

Speaker: Carolyn Boozer – opposed.

108 Commons Park Place partial 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: **Anderson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

109 Craig Woods partial replat no 22 C3N Approve

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

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

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

110 Development at Moritz replat no 1 C3N Approve

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

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

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

- 111 Garden Oaks Terrace 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: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 112 Hempstead Terrace partial 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: **Mares** Vote: **Unanimous** Abstaining: **None**
- 113 Miracle of Hope Sec 1 C3N Deny**
partial replat no 1 and extension
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Denied the application.
 Motion: **Baldwin** Second: **Davis** Vote: **Carries** Abstaining: **Rosenberg**
 Opposing: **Alleman, Anderson, Clark, Kilkenny, Porras-Pirtle and Sigler**
 Speaker: Andrew Allemand, applicant – supportive.
- 114 Modern at Morris C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
 Speakers: Eliseo Rias, Mary S. Medel, Delphina V. Torres, Jose Trevino, Ramona Ruiz – opposed.
- 115 Neuen Manor partial replat no 8 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Sigler** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 116 Patio Homes On Peden C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 117 Riverway Estates Sec 1 C3N Withdrawn**
partial replat no 4
- 118 Spring Branch Estates no 2 C3N Approve**
partial replat no 10
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Baldwin** Second: **Victor** Vote: **Unanimous** Abstaining: **None**
- 119 Tan Duc replat no 1 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Davis** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

120 Westhaven Estates Sec 1 C3N Approve
partial replat no 7

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

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

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

D VARIANCES

121 Bridgeland Parkland Village Sec 29 C3P Defer

Staff recommendation: Defer the application for two weeks to allow the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to allow the applicant time to submit additional information.

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

122 Cinco Estates C2 Approve

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

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

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

Item 123 and 125 were taken together at this time and voted on separately.

125 Lakes at Creekside GP GP Approve

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

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

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

123 Harris County MUD No 1 C2 Approve
Water Plant no 4

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

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

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

124 Heights Water Works C2R Defer

Staff recommendation: Defer the application for two weeks additional information requested.

Commission action: Deferred the application for two weeks additional information requested.

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

Item 125 was taker earlier.

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

126 Balmoral Park Lakes East Sec 6 C3P Approve
 Staff recommendation: Grant the reconsideration of requirement(s) with special exception (s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the reconsideration of requirement(s) with special exception (s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Anderson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

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

H NAME CHANGES

131	Thornwall Hempstead (prev. Keystone Tiles on Hempstead)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

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

Staff recommendation: Approve staff's recommendation for items 127-135.
 Commission action: Approved staff's recommendation for items 127-135.
 Motion: **Clark** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

136	4903 Cheena Drive	DVP	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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

137	602 E. 26th Street	DVP	Defer
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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: **Mares** Vote: **Unanimous** Abstaining: **None**

138 202 Glenwood Drive DVP Approve
Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.
Commission action: Granted the variance(s) and approved the development plat subject to the conditions listed.
Motion: **Davis** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

139 3719 Olympia Drive DVP Approve
Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.
Commission action: Granted the variance(s) and approved the development plat subject to the conditions listed.
Motion: **Kilkenny** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

140 243 Westheimer Road DVP Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Porras-Pirtle** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

141 1234 Wisterwood Drive DVP Approve
Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.
Commission action: Granted the variance(s) and approved the development plat subject to the conditions listed.
Motion: **Davis** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 30, 2017 FOR:

- 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

Staff recommendation: Establish a public hearing date of November 30, 2017 for items II a-g.
Commission action: Established a public hearing date of November 30, 2017 for items II a-g.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3201 Louisiana Street.

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: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
Speakers: Zorka Adams and Greg Arndt read for Ms. Adams – opposed; Marylou Henry, applicant – supportive.

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

Withdrawn

Staff recommendation: Establish a public hearing date of November 30, 2017 for item IV.

Commission action: Established a public hearing date of November 30, 2017 for item IV.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

V. I. EXCUSE THE ABSENCE OF COMMISSIONER BRAVE

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

VI. PUBLIC COMMENT

NONE

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:56 p.m.

Motion: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Patrick Walsh, Secretary

2018 Planning Commission Meeting Dates

Meeting Number	PLAT SUBMITTAL DATES (closing)	PLANNING COMMISSION DATES
1	Monday, December 18, 2017	Thursday, January 4, 2018
2	Monday, January 8, 2018	Thursday, January 18, 2018
3	Monday, January 22, 2018	Thursday, February 1, 2018
4	Monday, February 5, 2018	Thursday, February 15, 2018
5	Monday, February 19, 2018	Thursday, March 1, 2018
6	Monday, March 5, 2018	Thursday, March 15, 2018
7	Monday, March 19, 2018	Thursday, March 29, 2018
8	Monday, April 2, 2018	Thursday, April 12, 2018
9	Monday, April 16, 2018	Thursday, April 26, 2018
10	Monday, April 30, 2018	Thursday, May 10, 2018
11	Monday, May 14, 2018	Thursday, May 24, 2018
12	Tuesday, May 29, 2018	Thursday, June 7, 2018
13	Monday, June 11, 2018	Thursday, June 21, 2018
14	Monday, June 25, 2018	Thursday, July 5, 2018
15	Monday, July 9, 2018	Thursday, July 19, 2018
*A		Thursday, July 26, 2018 (MTFP Hearing)
16	Monday, July 23, 2018	Thursday, August 2, 2018
17	Monday, August 6, 2018	Thursday, August 16, 2018
*B		Thursday, August 23, 2018 (MTFP Recommendations)
18	Monday, August 20, 2018	Thursday, August 30, 2018
19	Tuesday, September 4, 2018	Thursday, September 13, 2018
20	Monday, September 17, 2018	Thursday, September 27, 2018
21	Monday, October 1, 2018	Thursday, October 11, 2018
22	Monday, October 15, 2018	Thursday, October 25, 2018
23	Monday, October 29, 2018	Thursday, November 8, 2018
24	Tuesday, November 13, 2018	Thursday, November 29, 2018 (3 wk cycle)
25	Monday, December 3, 2018	Thursday, December 13, 2018
1	Monday, December 17, 2018	Thursday, January 3, 2019 (3 wk cycle)

Location and Time: All meetings are held in city Council Chambers, City Hall Annex, 900 Bagby Street. Houston TX 77002. beginning at 2:30 p.m.

Biweekly: commission meeting dates are Thursdays, typically following a bi-weekly schedule.

Three Week Meeting Schedule: Three week cycles occur around the City's adopted holiday schedule. such as for: 1) Thanksgiving, and 2) Christmas/New Year.

Submittal Periods: Submittal periods open at 6:00 a.m. on Fridays, following Commission meetings, of Houston holiday, then the submittal period is extended for an additional (fifth) day. All submittal periods close at 11:00 a.m. Monitor the Department's media outlets for any updates.

MTFP: Major Thoroughfare and Freeway Plan meetings (*) are typically held during the summer months, on alternate Thursdays from the Planning Commission meeting dates.

Date of Document: Adopted by Planning Commission 11-09-2017

2018 Chapter 26 Submittal Dates

SUBMITTAL DATES

Meeting Number	Planning Commission Dates	for Parking Variance Sec. 26-561	for Special Parking Area Sec. 26-512
1	Thursday, January 4, 2018	Monday, December 4, 2017	Monday November 13, 2017
2	Thursday, January 18, 2018	Monday, December 18, 2017	Monday, December 4, 2017
3	Thursday, February 1, 2018	Monday, January 8, 2018	Monday, December 18, 2017
4	Thursday, February 15, 2018	Monday, January 22, 2018	Monday, January 8, 2018
5	Thursday, March 1, 2018	Monday, February 5, 2018	Monday, January 22, 2018
6	Thursday, March 15, 2018	Monday, February 19, 2018	Monday, February 5, 2018
7	Thursday, March 29, 2018	Monday, March 5, 2018	Tuesday, February 19, 2018
8	Thursday, April 12, 2018	Monday, March 19, 2018	Monday, March 5, 2018
9	Thursday, April 26, 2018	Monday, April 2, 2018	Monday, March 19, 2018
10	Thursday, May 10, 2018	Monday, April 16, 2018	Monday, April 2, 2018
11	Thursday, May 24, 2018	Monday, April 30, 2018	Monday, April 16, 2018
12	Thursday, June 7, 2018	Monday, May 14, 2018	Monday, April 30, 2018
13	Thursday, June 21, 2018	Tuesday, May 29, 2018	Monday, May 14, 2018
14	Thursday, July 5, 2018	Monday, June 11, 2018	Tuesday, May 29, 2018
15	Thursday, July 19, 2018	Monday, June 25, 2018	Monday, June 11, 2018
A	Thursday, July 26, 2018 (MTFP Hearing)		
16	Thursday, August 2, 2018	Monday, July 9, 2018	Monday, June 25, 2018
17	Thursday, August 16, 2018	Monday, July 23, 2018	Monday, July 9, 2018
	Thursday, August 23, 2018 (MTFP		
B	Recommendations)		
18	Thursday, August 30, 2018	Monday, August 6, 2018	Monday, July 23, 2018
19	Thursday, September 13, 2018	Monday, August 20, 2018	Monday, August 6, 2018
20	Thursday, September 27, 2018	Tuesday, September 4, 2018	Monday, August 20, 2018
21	Thursday, October 11, 2018	Monday, September 17, 2018	Tuesday, September 4, 2018
22	Thursday, October 25, 2018	Monday, October 1, 2018	Monday, September 17, 2018
23	Thursday, November 8, 2018	Monday, October 15, 2018	Monday, October 1, 2018
24	Thursday, November 29, 2018 (3 wk cycle)	Monday, October 29, 2018	Monday, October 15, 2018
25	Thursday, December 13, 2018	Tuesday, November 13, 2018	Monday, October 29, 2018
1	Thursday, January 3, 2019 (3 wk cycle)	Monday, December 3, 2018	Tuesday, November 13, 2018

Submittal Requirements

Parking Variance requests must be submitted at least 24 days before the date of the meeting at which the commission will first consider the application.

Special Parking Area requests must be submitted at least 45 days before the date of the meeting at which the commission will first consider the application.

Parking Variance and Special Parking Area applications must be submitted to the Planning and Development Department on the submittal date by the close of business.

Applications must be submitted to the Planning and Development Department, 611 Walker Street, Sixth Floor.

Planning Commission Meetings

Location and Time: All meetings are held in City Council Chambers, City Hall annex, 900 Bagby Street, Houston TX 77002, beginning at 2:30 p.m.

Bi-weekly: commission meeting dates are Thursdays, typically following a bi-weekly schedule.

Three Week Meeting Schedule: occurs around the City's adopted holidays, such as 1) Thanksgiving, and 2) Christmas/New Years.

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Alessia	C2	
2	Ambient Living at Kuykendahl	C3P	DEF1
3	Arain Addition	C2	
4	Augusta Woods Senior Living	C2	
5	Balmoral Park Lakes East Sec 5	C3F	
6	Balmoral Park Lakes East Sec 6	C3F	
7	Bauer Landing Sec 6	C3F	
8	Bauer Sunlight Drive Street Dedication Sec 2	C3F	DEF1
9	Bingham Vista	C2	
10	Bodhan Reserve	C2	
11	Bridgeland Summit Point Crossing Street Dedication Sec 2	SP	
12	BTS Capital Inc	C2	
13	Camellia Sec 3	C3F	
14	Chasewood Meadows partial replat no 3	C3F	DEF1
15	Chestnut Park	C2	
16	City of Houston D203 Water Well	C2	
17	Country Colony Sec 6	C3F	
18	Craig Woods partial replat no 21	C3F	DEF1
19	Craig Woods partial replat no 22	C3F	
20	Development at Moritz replat no 1	C3F	
21	Garden Oaks Terrace	C3F	
22	Goodyear	C2	
23	Hardy Industrial Complex Sec 2	C2	
24	Harris County MUD No 495 Wastewater Treatment Plant no 2	C3P	
25	High Woods Lane Street Dedication	SP	
26	Hillmont Reserve	C2	
27	Huffmeister Plaza GP	GP	
28	Huffmeister Plaza Sec 1	C2	
29	Imperial Business Park	C2	
30	Independence Gardens	C2	
31	Kaiser at Lemm Road	C2	
32	Katy Crossing GP	GP	
33	Katy Crossing Sec 1	C3F	DEF1
34	Kings Lake Estates Sec 9	C3P	DEF1
35	Kuykendahl Memorial GP	GP	
36	Kuykendahl Memorial Baptist Church	C2	
37	Kuykendahl Tract GP	GP	
38	Margarita View Estate	C2	DEF1
39	Modern at Morris	C3F	
40	Patio Homes On Peden	C3F	
41	Providence Health Center	C3F	
42	Public Storage Hempstead	C2	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Public Storage South Main	C2	
44	Quick Quack Airtex	C2	
45	Rancho Verde Sec 13	C3F	
46	Rancho Verde Sec 14	C3F	
47	Royden Oaks partial replat no 1	C3F	
48	Semmons Business Park	C3F	
49	Sheldon ISD High School Sec 1	C3P	
50	Spring Branch Estates no 2 partial replat no 10	C3F	
51	Spring Oaks replat no 1 partial replat no 5	C3F	
52	Stillwater on Lake Houston Sec 5	C3P	
53	Tan Duc replat no 1	C3F	
54	Uvalde Business Park	C2	
55	Westhaven Estates Sec 1 partial replat no 6	C3F	
56	Westhaven Estates Sec 1 partial replat no 7	C3F	
57	Westview Landing Sec 4	C3F	
58	Wildwood at Oakcrest North Sec 23	C3F	
59	Winchester Ranch Trail Street Dedication Sec 1	SP	
60	Woodridge Forest Sec 13	C3F	
61	Woodridge Forest Sec 20	C3F	

B-Replats

62	Arceneaux Manor	C2R	
63	Bibleway Church of our Lord Jesus Christ Inc	C2R	DEF2
64	Briarchase Villas	C3R	
65	Capitol Street Terraces	C2R	DEF1
66	Carnegie on West Bell Street	C2R	
67	City Terrace Parkland Estates	C3R	DEF1
68	Cornell Manor	C2R	DEF2
69	Cullen Crossing partial replat no 1	C2R	
70	Dawn Business Center	C2R	
71	Eldridge Holding Commercial	C2R	
72	Fiona Court	C2R	
73	Fulton Enclave	C2R	DEF1
74	GJ Resort on Monroe	C2R	
75	Hillcrest partial replat no 2	C2R	DEF1
76	HISD High School for Law and Justice	C2R	
77	Houston Heights partial replat no 21	C2R	DEF1
78	Hyde Park Grove	C2R	
79	Katy Islamic Center replat no 1 and extension	C2R	
80	Kilgore Place	C2R	
81	Kuon Place	C2R	
82	Mason Garden	C2R	
83	Mason Ranch Sec 1 partial replat no 1 and extension	C2R	
84	Mcelroy Metal At Excelsior Gardens	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Old River Terrace Fourth Section partial replat no 1	C2R	
86	Paul Quinn Properties	C2R	
87	Prime Spot Convenience Store On Hollister	C2R	
88	Public Storage Airline Farms	C2R	
89	Public Storage Sauer	C2R	
90	Regents Court	C2R	
91	Renesu Homes	C2R	
92	Royal Texan Gardens	C2R	
93	Sherwood Upland Development	C2R	
94	Sophia View Estates	C2R	
95	Studes Heights	C2R	
96	United Graphic Plaza	C2R	DEF1
97	Villas on Illinois Street	C2R	
98	Wallisville DTP Addition	C2R	
99	West Pierce Street Grove	C2R	

C-Public Hearings Requiring Notification

100	Amblake Court Two replat no 1	C3N	DEF2
101	Ashley Pointe Sec 8 partial replat no 1	C3N	
102	Avondale Square partial replat no 1	C3N	
103	Brae Burn Acres partial replat no 1	C3N	
104	Commons Park Place partial replat no 1	C3N	DEF1
105	Crescent Island partial replat no 3 and extension	C3N	
106	Cypress Place partial replat no 1	C3N	
107	East End on the Bayou Sec 4 partial replat no 1	C3N	
108	Greenwood Village Sec 4 partial replat no 1	C3N	
109	Grove at Oak Forest Sec 1 partial replat no 1 and extension	C3N	
110	Hempstead Terrace partial replat no 1	C3N	DEF1
111	Villages of Bear Creek Sec 7 partial replat no 1	C3N	
112	Wayside Village Sec 2 replat no 1 and extension	C3N	
113	Westheimer Estates partial replat no 7	C3N	

D-Variances

114	Bridgeland Parkland Village Sec 29	C3P	DEF1
115	East End Village Apartments	C2R	
116	East End Woods Apartments	C2R	
117	Heights Water Works	C2R	DEF1
118	Hyatt Place Reserve	C2	
119	Royal Oaks Landing	C3P	
120	Willow Fork Groves GP	GP	
121	Willow Fork Groves Sec 1	C3P	

Item No.	Subdivision Plat Name	App Type	Deferral
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E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

122	Al Noor Estates	EOA	
123	Aliana Waste Water Treatment Plant no 2	EOA	
124	Humble Travel Plaza	EOA	
125	Mandolin Square	EOA	
126	Millwork Sec 2	EOA	
127	Oaks at Greens Bayou	EOA	
128	Summers Drywall replat no 1 and extension	EOA	
129	Victoria Reach Drive and Lyndon Bend Drive Street Dedication	EOA	

H-Name Changes

None

I-Certification of Compliance

130	21115 Dunn Street	COC	
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J-Administrative

None

K-Development Plats with Variance Requests

131	602 E. 26th Street	DPV	
132	243 Westheimer Road	DPV	

Off-Street Parking Variance

V	2529 Kingston Street	PV	
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Hotel/Motel Variance

VI	Sheffield Plaza located at 986 Sheffield Boulevard	HMV	
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Platting Summary

Houston Planning Commission

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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	Alessia	2017-1915	C2	Harris	City	493F	0.11	0.00	3	VENHOMES, LLC.	MOMENTUM ENGINEERING
2	Ambient Living at Kuykendahl (DEF1)	2017-1692	C3P	Harris	ETJ	331A	7.52	3.88	115	Ambients Development, LLC	C & C Surveying, Inc
3	Arain Addition	2017-1975	C2	Harris	ETJ	328Y	2.59	0.00	1	Arain Faisal	C & C Surveying, Inc
4	Augusta Woods Senior Living	2017-1962	C2	Harris	ETJ	250S	4.53	4.53	0	Haven at Augusta Woods Village	Windrose
5	Balmoral Park Lakes East Sec 5	2017-1976	C3F	Harris	ETJ	376U	25.14	5.08	101	LGI Homes - Texas, LLC	Pape-Dawson Engineers
6	Balmoral Park Lakes East Sec 6	2017-1977	C3F	Harris	ETJ	376U	12.44	1.08	62	LGI Homes - Texas, LLC	Pape-Dawson Engineers
7	Bauer Landing Sec 6	2017-1879	C3F	Harris	ETJ	285L	18.75	1.01	79	LGI Homes - Texas, LLC	Pape-Dawson Engineers
8	Bauer Sunlight Drive Street Dedication Sec 2 (DEF1)	2017-1886	C3F	Harris	ETJ	285Q	1.53	0.00	0	LGI Homes - Texas, LLC	Pape-Dawson Engineers
9	Bingham Vista	2017-1929	C2	Harris	City	493G	0.17	0.00	2	HT JOHNSON, LLC	replats.com
10	Bodhan Reserve	2017-1957	C2	Harris	ETJ	407R	1.82	1.82	0	GM Sai LLC	Windrose
11	Bridgeland Summit Point Crossing Street Dedication Sec 2	2017-1922	SP	Harris	ETJ	366S	5.90	0.00	0	Bridgeland Development, LP	BGE, Inc.
12	BTS Capital Inc	2017-1828	C2	Fort Bend	ETJ	526G	8.38	8.38	0	JT ARC Studio, LLC	Windrose
13	Camellia Sec 3	2017-1972	C3F	Fort Bend	ETJ	527T	21.89	6.32	119	Victorian Gardens, LTD	Windrose
14	Chasewood Meadows partial replat no 3 (DEF1)	2017-1888	C3F	Fort Bend	City	570V	1.73	0.13	10	Aimy Builders LLC	Owens Management Systems, LLC
15	Chestnut Park	2017-1843	C2	Harris	City	493H	0.21	0.00	5	BB RESIDENTIAL GROUP, INC	Bates Development Consultants
16	City of Houston D203 Water Well	2017-1919	C2	Harris	ETJ	372P	0.91	0.91	0	City of Houston	Windrose
17	Country Colony Sec 6	2017-1985	C3F	Montgomery	ETJ	297F	30.49	8.58	97	Lennar Homes of Texas and Construction	Jones Carter - Woodlands Office
18	Craig Woods partial replat no 21 (DEF1)	2017-1595	C3F	Harris	City	451X	0.32	0.00	3	AST Corporation	South Texas Surveying Associates, Inc.
19	Craig Woods partial replat no 22	2017-1947	C3F	Harris	City	451X	0.22	0.00	2	American Block	TKE Development Services, Ltd.
20	Development at Moritz replat no 1	2017-1956	C3F	Harris	City	451S	0.48	0.00	8	Riverway Builders	Windrose
21	Garden Oaks Terrace	2017-1946	C3F	Harris	City	452Q	0.50	0.00	10	Rezcom	PLS
22	Goodyear	2017-1925	C2	Harris	City	492S	0.62	0.62	0	Kuo & Associates, Inc	Kuo & Associates, Inc
23	Hardy Industrial Complex Sec 2	2017-1954	C2	Harris	ETJ	332M	2.33	2.32	0	Stratton Development	Hovis Surveying Company Inc.
24	Harris County MUD No 495 Wastewater Treatment Plant no 2	2017-1921	C3P	Harris	ETJ	404Y	2.92	2.57	0	Harris County MUD 495	LJA Engineering, Inc.- (West Houston Office)

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25	High Woods Lane Street Dedication	2017-1970	SP	Harris	ETJ	250S	0.83	0.00	0	Timbercrest Partners	Windrose
26	Hillmont Reserve	2017-1971	C2	Harris	City	450D	0.40	0.40	0	Saxxon Homes	Total Surveyors, Inc.
27	Huffmeister Plaza GP	2017-1926	GP	Harris	ETJ	368K	7.54	0.00	0	M LANZA	Century Engineering, Inc
28	Huffmeister Plaza Sec 1	2017-1928	C2	Harris	ETJ	368K	3.74	3.74	0	M LANZA	Century Engineering, Inc
29	Imperial Business Park	2017-1961	C2	Fort Bend	ETJ	567D	9.08	9.08	0	Survey 1, Inc	Survey 1, Inc.
30	Independence Gardens	2017-1973	C2	Harris	City	452H	1.49	0.13	31	RZ Enterprises USA, Inc.	Total Surveyors, Inc.
31	Kaiser at Lemm Road	2017-1834	C2	Harris	ETJ	292Z	3.18	3.18	0	J&M KAISER HOLDINGS, LLC	Overland (Surveyors) Consortium, Inc
32	Katy Crossing GP	2017-1923	GP	Harris	ETJ	404Y	174.99	0.00	0	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)
33	Katy Crossing Sec 1 (DEF1)	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 (DEF1)	2017-1866	C3P	Harris	City/ ETJ	337N	56.20	14.50	82	Dr. Guniganti	BGE Kerry R. Gilbert Associates
35	Kuykendahl Memorial GP	2017-1914	GP	Harris	ETJ	290K	74.58	0.00	0	Memorial Baptist Church	Van De Wiele & Vogler, Inc.
36	Kuykendahl Memorial Baptist Church	2017-1912	C2	Harris	ETJ	290K	14.87	14.87	0	Memorial Baptist Church	Van De Wiele & Vogler, Inc.
37	Kuykendahl Tract GP	2017-1965	GP	Harris	ETJ	250S	95.60	0.00	0	Elmfield Holdings	Windrose
38	Margarita View Estate (DEF1)	2017-1852	C2	Harris	ETJ	404V	1.00	0.00	1	4Site Land Surveying, PLLC	4Site Land Surveying
39	Modern at Morris	2017-1945	C3F	Harris	City	493C	0.24	0.00	6	Metro Living	PLS
40	Patio Homes On Peden	2017-1903	C3F	Harris	City	493N	0.15	0.00	2	Sandcastle Homes, Inc.	The Interfield Group
41	Providence Health Center	2017-1969	C3F	Harris	ETJ	332N	11.50	9.63	0	1960 Medical Village II, L.P.	R.G. Miller Engineers
42	Public Storage Hempstead	2017-1958	C2	Harris	City	450G	5.14	5.14	0	PS Texas Holdings	Windrose
43	Public Storage South Main	2017-1942	C2	Harris	City	532T	3.64	3.64	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
44	Quick Quack Airtex	2017-1900	C2	Harris	ETJ	372C	0.99	0.99	0	BIG RED DOG	Civil-Surv Land Surveying, L.C.
45	Rancho Verde Sec 13	2017-1910	C3F	Harris	ETJ	458T	6.03	0.00	40	Maryfield Limited, A Texas Limited Partnership	Huitt-Zollars, Inc.
46	Rancho Verde Sec 14	2017-1911	C3F	Harris	ETJ	458T	0.88	0.15	6	Maryfield Limited, A Texas Limited Partnership	Huitt-Zollars, Inc.
47	Royden Oaks partial replat no 1	2017-1939	C3F	Harris	City	492S	0.40	0.00	2	n/a	Terra Surveying Company, Inc.
48	Semmons Business Park	2017-1868	C3F	Harris	City	450G	5.69	4.68	0	Mission Engineering	Gruller Surveying
49	Sheldon ISD High School Sec 1	2017-1904	C3P	Harris	City/ ETJ	456B	185.02	174.42	0	Sheldon ISD	Pacheco Koch Consulting Engineers, Inc.
50	Spring Branch Estates no 2 partial replat no 10	2017-1986	C3F	Harris	City	450Q	0.38	0.00	2	Olympic Real Estate Investments	The Interfield Group

Platting Summary

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Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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51	Spring Oaks replat no 1 partial replat no 5	2017-1944	C3F	Harris	City	450Z	0.21	0.00	1	Survey 1, Inc	Survey 1, Inc.
52	Stillwater on Lake Houston Sec 5	2017-1950	C3P	Harris	City	377U	9.96	0.35	33	Taylor Morrison of Texas	Jones Carter
53	Tan Duc replat no 1	2017-1936	C3F	Fort Bend	City	528Y	9.41	9.41	0	Southway Holding LLC	South Texas Surveying Associates, Inc.
54	Uvalde Business Park	2017-1761	C2	Harris	ETJ	457T	4.34	4.34	0	CEI	Gruller Surveying
55	Westhaven Estates Sec 1 partial replat no 6	2017-1924	C3F	Harris	City	491S	0.59	0.00	6	JETAR, LLC	MOMENTUM ENGINEERING
56	Westhaven Estates Sec 1 partial replat no 7	2017-1931	C3F	Harris	City	491S	0.29	0.29	0	J.A. GREENE CONSTRUCTION	Advance Surveying, Inc.
57	Westview Landing Sec 4	2017-1918	C3F	Harris	ETJ	411H	23.11	1.57	111	KB Home Lone Star, Inc.	LJA Engineering, Inc.- (West Houston Office)
58	Wildwood at Oakcrest North Sec 23	2017-1920	C3F	Harris	ETJ	328A	31.95	12.40	70	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)
59	Winchester Ranch Trail Street Dedication Sec 1	2017-1905	SP	Harris	ETJ	445P	2.98	0.00	0	Woodmere Development Co., LTD.	R.G. Miller Engineers
60	Woodridge Forest Sec 13	2017-1898	C3F	Montgomery	ETJ	296T	5.72	0.71	30	WR Forest, LLC	LJA Engineering, Inc.- (West Houston Office)
61	Woodridge Forest Sec 20	2017-1899	C3F	Montgomery	ETJ	296T	0.48	0.05	3	WR Forest, LLC	LJA Engineering, Inc.- (West Houston Office)

B-Replats

62	Arceneaux Manor	2017-1959	C2R	Harris	City	492D	0.30	0.30	0	Allegro Builders	The Interfield Group
63	Bibleway Church of our Lord Jesus Christ Inc (DEF2)	2017-1614	C2R	Harris	City	453N	0.20	0.20	0	Amanchi Enviromental Services	CAS Consultants, LLC
64	Briarchase Villas	2017-1927	C3R	Harris	ETJ	371B	2.76	0.55	18	Housetex Investors	RVi Planning + Landscape Architecture
65	Capitol Street Terraces (DEF1)	2017-1678	C2R	Harris	City	494S	0.23	0.23	6	Cisneros Design Studio	K. Chen Engineering
66	Carnegie on West Bell Street	2017-1966	C2R	Harris	City	493N	0.11	0.00	2	Carnegie Homes	Total Surveyors, Inc.
67	City Terrace Parkland Estates (DEF1)	2017-1737	C3R	Harris	City	451D	2.56	0.44	13	Protech Group LLC	CAS Consultants, LLC
68	Cornell Manor (DEF2)	2017-1745	C2R	Harris	City	453N	0.18	0.00	4	Action Surveying	Action Surveying
69	Cullen Crossing partial replat no 1	2017-1938	C2R	Harris	City	573Z	0.93	0.93	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
70	Dawn Business Center	2017-1748	C2R	Harris	City	532W	0.70	0.70	0	HOUSTON BSD INVESTMENTS, LLC	Texan Land Consultants
71	Eldridge Holding Commercial	2017-1951	C2R	Harris	City	488T	1.96	1.96	0	Eldridge Parkway Holding Company, Inc.	Texas Engineering And Mapping Company
72	Fiona Court	2017-1934	C2R	Harris	City	493C	0.12	0.00	2	Bowden Survey	Bowden Land Services

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73	Fulton Enclave (DEF1)	2017-1837	C2R	Harris	City	493H	0.34	0.00	7	BB RESIDENTIAL GROUP, INC	Bates Development Consultants
74	GJ Resort on Monroe	2017-1930	C2R	Harris	City	575C	3.50	3.50	0	G J Hospitality and Resorts LLC	Surv-Tex surveying Inc.
75	Hillcrest partial replat no 2 (DEF1)	2017-1772	C2R	Harris	City	492R	0.14	0.00	2	ASSET ASSOCIATES	Vatani Consulting Engineers, PLLC
76	HISD High School for Law and Justice	2017-1902	C2R	Harris	City	493V	7.90	7.58	0	Houston Independent School District	Knudson, LP
77	Houston Heights partial replat no 21 (DEF1)	2017-1695	C2R	Harris	City	452V	0.26	0.00	2	Kimberly Morisak, LLC	REKHA ENGINEERING, INC.
78	Hyde Park Grove	2017-1960	C2R	Harris	City	493N	0.11	0.00	3	Tranquility Development Group, LLC	Total Surveyors, Inc.
79	Katy Islamic Center replat no 1 and extension	2017-1974	C2R	Fort Bend	ETJ	485J	3.60	3.60	0	Katy Islamic Center	The Interfield Group
80	Kilgore Place	2017-1955	C2R	Harris	City	533K	0.13	0.00	2	Miriam Properties, LC	Owens Management Systems, LLC
81	Kuon Place	2017-1917	C2R	Harris	City	493X	0.11	0.00	2	Iconstruxdb	MOMENTUM ENGINEERING
82	Mason Garden	2017-1937	C2R	Harris	City	453Z	0.23	0.00	4	MASON PROPERTY INVESTMENTS	RSG Engineering
83	Mason Ranch Sec 1 partial replat no 1 and extension	2017-1901	C2R	Harris	ETJ	445R	33.82	33.82	0	EXETER MASON RANCH, LP	Civil-Surv Land Surveying, L.C.
84	Mcelroy Metal At Excelsior Gardens	2017-1907	C2R	Harris	ETJ	373Y	6.51	6.42	0	McELROY PROPERTIES-ALDINE, LLC	The Pinnell Group, LLC
85	Old River Terrace Fourth Section partial replat no 1	2017-1952	C2R	Harris	ETJ	498F	2.49	2.49	0	Survey 1, Inc	Survey 1, Inc.
86	Paul Quinn Properties	2017-1935	C2R	Harris	City	452A	1.92	1.92	0	CENTRAL MARBLE AND TILE, INC.	ROE SURVEYING CO.
87	Prime Spot Convenience Store On Hollister	2017-1980	C2R	Harris	ETJ	370G	1.66	1.42	0	Prime Spot Fuel	Hovis Surveying Company Inc.
88	Public Storage Airline Farms	2017-1940	C2R	Harris	ETJ	412G	5.86	5.86	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
89	Public Storage Sauer	2017-1941	C2R	Harris	City	451Q	2.75	2.75	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
90	Regents Court	2017-1984	C2R	Harris	City	450U	4.26	0.44	50	Benchmark Engineering Corp.	Benchmark Engineering Corporation
91	Renesu Homes	2017-1913	C2R	Harris	City	492U	0.11	0.00	2	RIMA PROJECTS, INC.	MOMENTUM ENGINEERING
92	Royal Texan Gardens	2017-1906	C2R	Harris	City	492U	0.11	0.00	2	PDRO DEVELOPMENTS II, LLC	The Pinnell Group, LLC
93	Sherwood Upland Development	2017-1819	C2R	Harris	City	489B	6.42	6.41	0	MH Houston Realty	Knudson, LP
94	Sophia View Estates	2017-1768	C2R	Harris	City	453V	0.11	0.00	2	4Site Land Surveying, PLLC	4Site Land Surveying
95	Studes Heights	2017-1854	C2R	Harris	City	493A	0.14	0.00	2	C H Builders, Inc.	Richard Grothues Designs

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96	United Graphic Plaza (DEF1)	2017-1747	C2R	Harris	City	450A	0.87	0.87	0	TEXAS LAND CONSULTANT	Texan Land Consultants
97	Villas on Illinois Street	2017-1932	C2R	Harris	City	533G	0.23	0.00	5	Dan Investments LLC	ICMC GROUP INC
98	Wallisville DTP Addition	2017-1809	C2R	Harris	ETJ	458N	1.40	1.40	0	GBT Realty	John Cowan and Associates
99	West Pierce Street Grove	2017-1968	C2R	Harris	City	493N	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.

C-Public Hearings Requiring Notification

100	Amblake Court Two replat no 1 (DEF2)	2017-1432	C3N	Harris	City	490X	0.52	0.52	0	William L. Owens & Blake Williams Development, Inc.	Windrose
101	Ashley Pointe Sec 8 partial replat no 1	2017-1775	C3N	Harris	ETJ	616L	0.29	0.00	1	Ashley Pointe Development, L.P.	Windrose
102	Avondale Square partial replat no 1	2017-1740	C3N	Harris	City	450K	1.58	0.30	32	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
103	Brae Burn Acres partial replat no 1	2017-1680	C3N	Harris	City	530P	4.33	0.00	1	EG Architecture	Tetra Surveys
104	Commons Park Place partial replat no 1 (DEF1)	2017-1622	C3N	Harris	ETJ	298R	8.04	8.04	0	Dannenbaum	Texas Engineering And Mapping Company
105	Crescent Island partial replat no 3 and extension	2017-1560	C3N	Harris	City	533F	1.10	1.09	0	King Fuels, Inc.	Century Engineering, Inc
106	Cypress Place partial replat no 1	2017-1723	C3N	Harris	ETJ	446D	0.52	0.52	0	HCMUD 167	AECOM
107	East End on the Bayou Sec 4 partial replat no 1	2017-1794	C3N	Harris	City	494J	0.10	0.00	1	Padua Realty Company	Gruller Surveying
108	Greenwood Village Sec 4 partial replat no 1	2017-1627	C3N	Harris	ETJ	414N	0.39	0.00	2	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
109	Grove at Oak Forest Sec 1 partial replat no 1 and extension	2017-1649	C3N	Harris	City	452N	3.30	0.26	64	3675 WTCJ Townhomes, LLC	Richard Grothues Designs
110	Hempstead Terrace partial replat no 1 (DEF1)	2017-1541	C3N	Harris	City	451J	0.49	0.07	10	Chethana Das	Windrose
111	Villages of Bear Creek Sec 7 partial replat no 1	2017-1722	C3N	Harris	ETJ	406Y	0.92	0.92	0	HCMUD 167	AECOM
112	Wayside Village Sec 2 replat no 1 and extension	2017-1637	C3N	Harris	City	415X	15.30	1.19	64	Woodmere Development Co., LTD.	IDS Engineering Group
113	Westheimer Estates partial replat no 7	2017-1630	C3N	Harris	City	491T	0.29	0.00	5	ARISTOCRAT HOMES, LLC	MOMENTUM ENGINEERING

D-Variances

114	Bridgeland Parkland Village Sec 29 (DEF1)	2017-1881	C3P	Harris	ETJ	366T	41.02	5.75	174	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
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Platting Summary**Houston Planning Commission****PC Date: November 09, 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
115	East End Village Apartments	2017-1736	C2R	Harris	City	495W	2.20	2.07	0	IBIZA HARRISBURG OAKS LP	Benchmark Engineering Corporation
116	East End Woods Apartments	2017-1734	C2R	Harris	City	495W	1.84	1.72	0	IBIZA HARRISBURG OAKS LP	Benchmark Engineering Corporation
117	Heights Water Works (DEF1)	2017-1668	C2R	Harris	City	452V	2.07	2.07	0	Braun Enterprises	Tetra Surveys
118	Hyatt Place Reserve	2017-1870	C2	Harris	City	532M	1.29	1.25	0	LJA Engineering, Inc	LJA Engineering, Inc.- (West Houston Office)
119	Royal Oaks Landing	2017-1851	C3P	Harris	City	489W	11.54	0.73	115	Richmond Westpark Properties, LP	LJA Engineering, Inc.- (West Houston Office)
120	Willow Fork Groves GP	2017-1964	GP	Fort Bend	ETJ	484L	109.37	0.00	0	H.T. Flewellen L.P.	EHRA
121	Willow Fork Groves Sec 1	2017-1967	C3P	Fort Bend	ETJ	484L	92.67	57.67	128	H.T. Flewellen L.P.	EHRA

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

122	Al Noor Estates	2016-1893	EOA	Harris	ETJ	486M	2.64	0.00	2	MIRZA BAIG	MOMENTUM EGINEERNG
123	Aliana Waste Water Treatment Plant no 2	2016-1988	EOA	Fort Bend	ETJ	566H	3.04	3.04	0	Aliana Development Company	LJA Engineering, Inc.- (West Houston Office)
124	Humble Travel Plaza	2016-1974	EOA	Harris	ETJ	456L	9.15	9.15	0	Humble Travel Plaza	Hovis Surveying Company Inc.
125	Mandolin Square	2017-0008	EOA	Harris	ETJ	369C	6.21	6.21	0	BEACON AT CYPRESSWOOD L.P.	MOMENTUM EGINEERNG
126	Millwork Sec 2	2016-1843	EOA	Harris	ETJ	528N	9.04	8.51	0	Waste Corporation of Texas	BGE, Inc.
127	Oaks at Greens Bayou	2016-1815	EOA	Harris	ETJ	496H	2.04	2.03	0	796 Normandy Interest Inc	South Texas Surveying Associates, Inc.
128	Summers Drywall replat no 1 and extension	2016-1867	EOA	Harris	ETJ	408X	4.12	4.11	0	Summers Drywall	Hovis Surveying Company Inc.
129	Victoria Reach Drive and Lyndon Bend Drive Street Dedication	2016-1948	EOA	Harris	ETJ	376R	4.86	0.00	0	Balmoral LT, LLC	Jones Carter - Woodlands Office

Platting Summary

Houston Planning Commission

PC Date: November 09, 2017

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

H-Name Changes

None

I-Certification of Compliance

130	21115 Dunn Street	17-1310	COC	Montgomery	ETJ	256S				Larry and Twyla Teague	Twyla Teague
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J-Administrative

None

K-Development Plats with Variance Requests

131	602 E. 26th Street	17108835	DPV	Harris	City	453S				Jenifer Pool	JRP Company
132	243 Westheimer Road	17087942	DPV	Harris	City	493T				Romulo Cisneros	Cisneros Design, LLC

Off-Street Parking Variance

V	2529 Kingston Street	17115970	PV	Harris	City	492U				Cory Decuire	Identity Architects
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Hotel/Motel Variance

VI	Sheffield Plaza located at 986 Sheffield Boulevard		HMV	Harris	City	496G				Johnson Janelle L and Majors Mary K	Bowden Land Services
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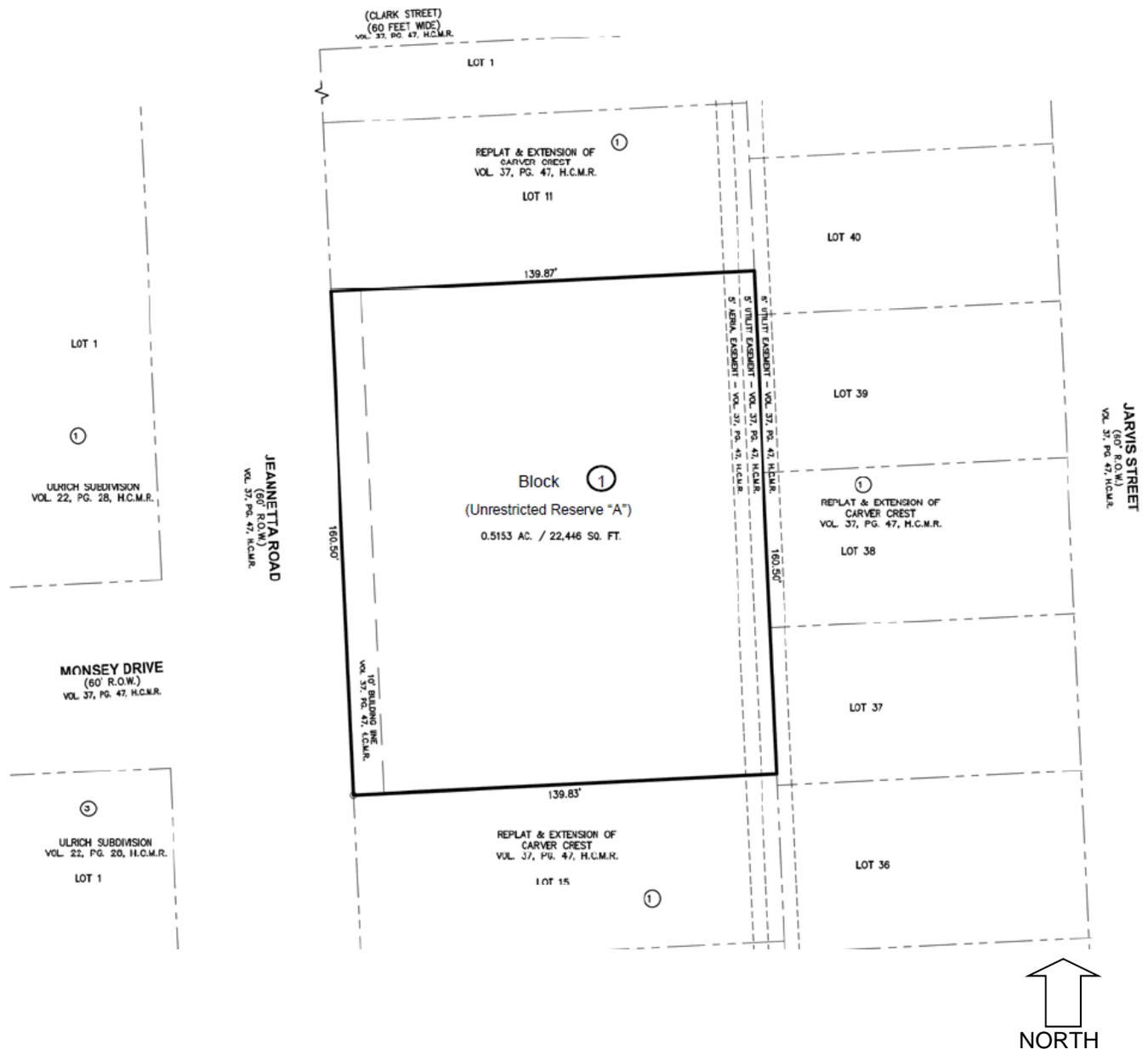
Houston Planning Commission ITEM: 100

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Amblake Court Two replat no 1 (DEF2)

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission

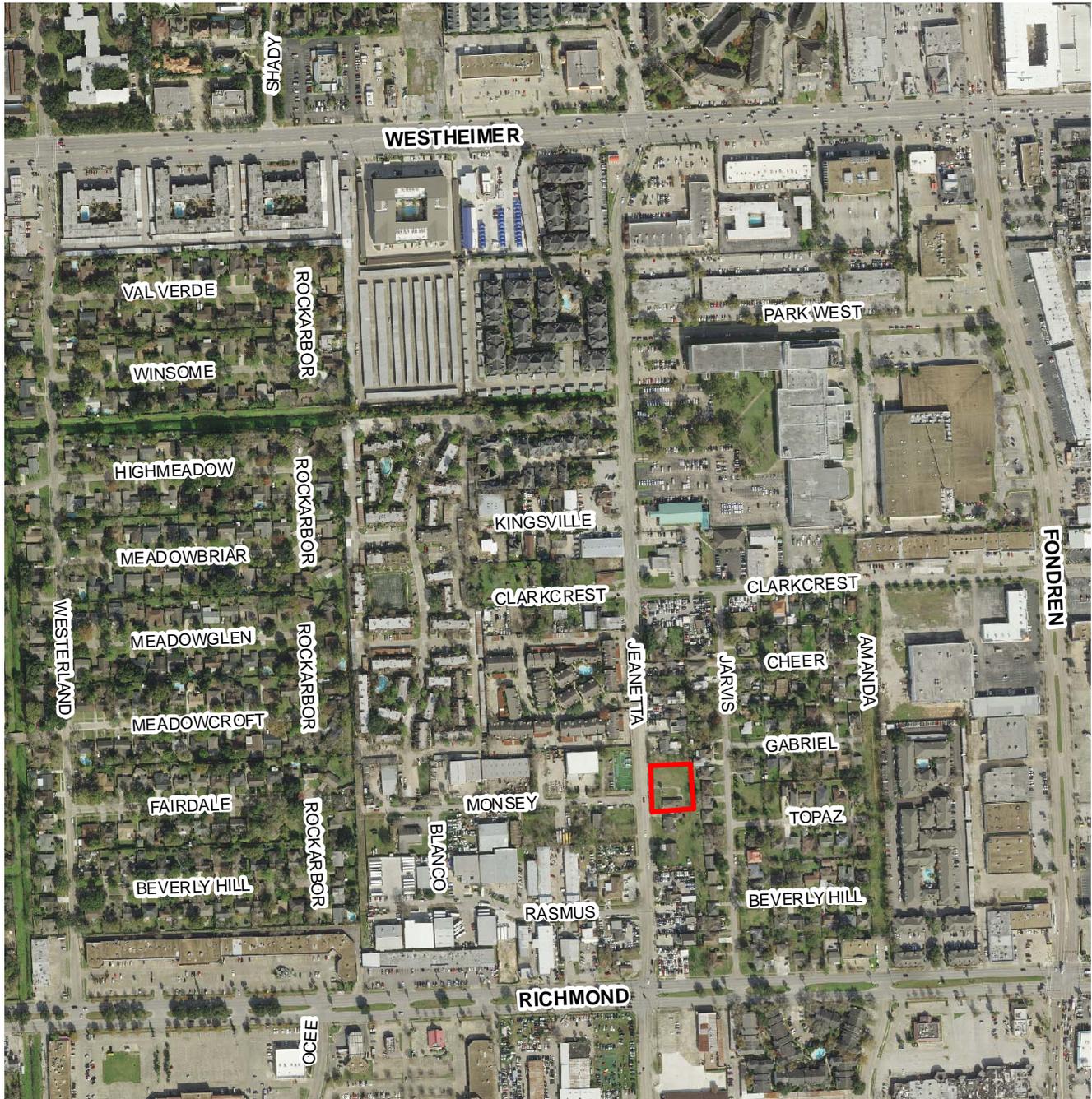
ITEM: 100

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Amblake Court Two replat no 1 (DEF2)

Applicant: Windrose



C – Public Hearings

Aerial

Houston Planning Commission

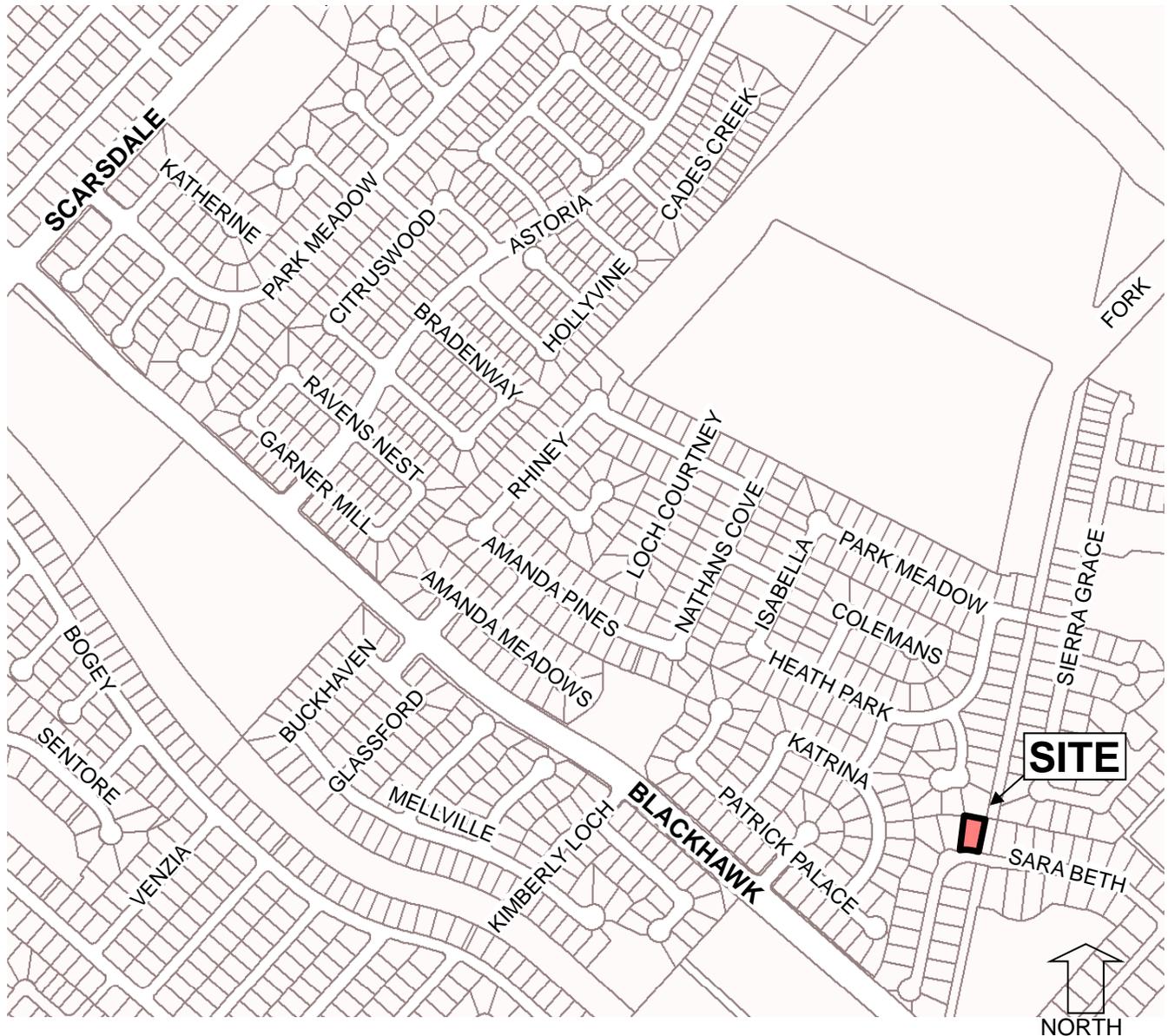
ITEM: 101

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Ashley Pointe Sec 8 partial replat no 1

Applicant: Windrose



C – Public Hearings with Variance Site Location

Houston Planning Commission

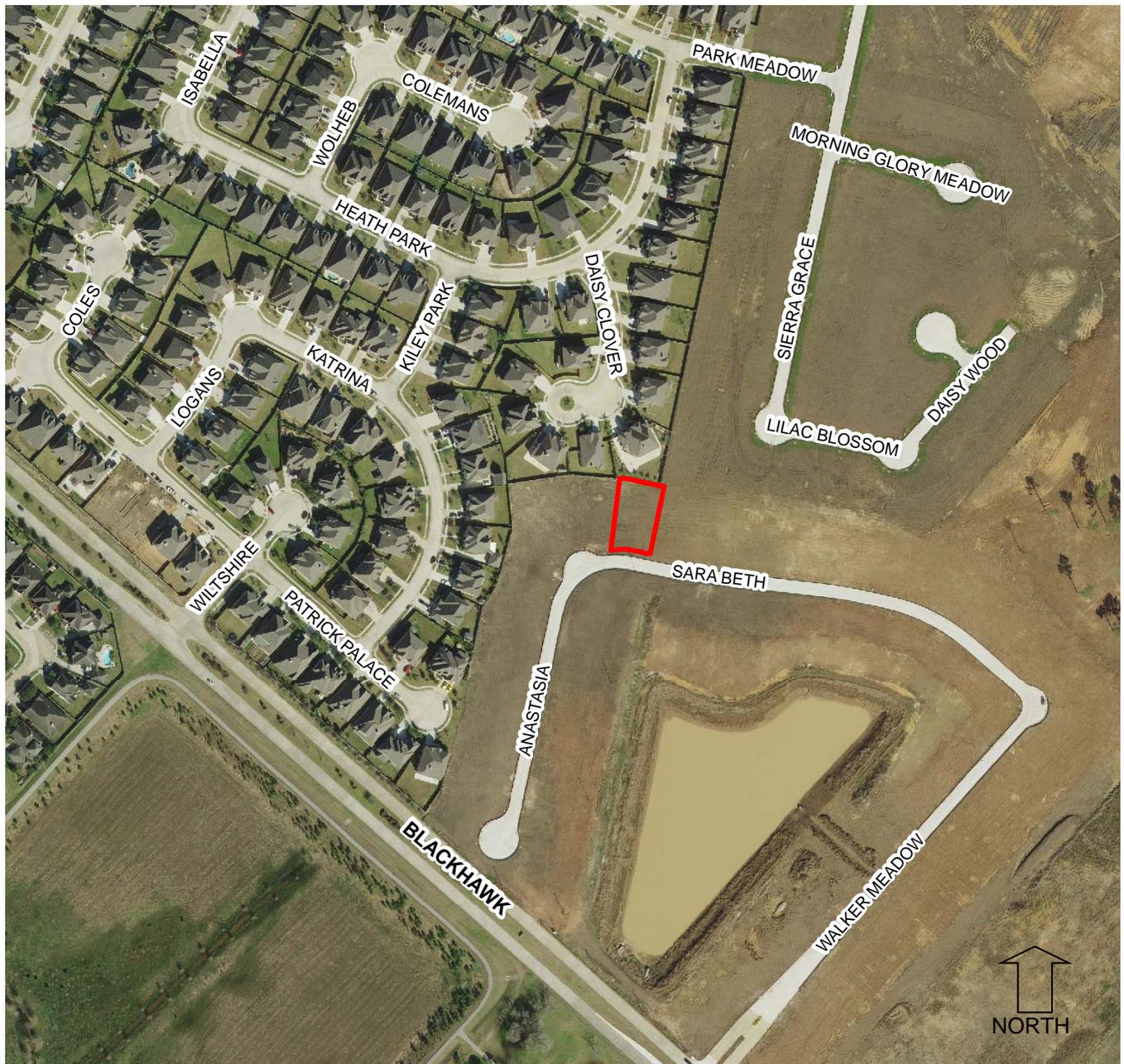
ITEM: 101

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Ashley Pointe Sec 8 partial replat no 1

Applicant: Windrose



C – Public Hearings with Variance

Aerial



Application Number: 2017-1775

Plat Name: Ashley Pointe Sec 8 partial replat no 1

Applicant: Windrose

Date Submitted: 10/02/2017

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

Specific Variance is being sought and extent of variance:

The applicant requests a variance to replat a landscape and open space reserve in to a single-family lot.

Chapter 42 Section: 42-193

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 0.287 acre located on the north side of Sara Beth Way just east of Anastasia Trail. The tract is bordered on the north and west sides by single-family residential lots and by a reserve restricted to utility, pipeline and open spaces uses to the east. The applicant is proposing to replat the existing landscape and open space reserve in to a single-family residential lot. The site was originally platted as part of Ashley Pointe Section 8 in 2015. The neighborhood was eventually branded and developed as the Amanda Glen Subdivision. When the original land plan was finished, the builder indicated that they did not have a floor plan that would fit on the reserve. The idea at the time was to designate the area as an open space reserve next to the potential trail along the pipeline corridor to the east. After the plat was approved, the planned trail never materialized as the pipeline company and developer could not reach an agreement. Since the remaining lots have been sold in the neighborhood, the developer has received constant complaints about the open space reserve asking that something be done with the land. The developer believes that current market conditions and the development character of the area support the designation of the subject site as a single-family lot. Specifically, there is an ample amount of recreational land in the area that has negated the need for additional open space. There is an amenitized detention pond with a walking trail within the subdivision. Further, the Dixie Farm Road Regional Park and Southbelt Hike and Bike Trail are both located immediately across Blackhawk Road. Because of the number and proximity of these amenities, there is no demand or need for additional facilities on the subject tract. The builder has developed a floorplan that works on the lot and desires to move forward with building a home on the lot to regain some value from the land and address the pressure from the community. Without the variance, the developer would be deprived of reasonable use of their land and the community would experience negative effects from the derelict tract sitting vacant.

(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 circumstance supporting the variance is the technicality in the ordinance that inappropriately restricts the ability to replat open space reserves in to single-family lots. Because there no longer a need or desire to maintain the open space reserve in the neighborhood, the best use for the land is a single-family lot. The tract is appropriately sized to meet all City ordinance requirements and it is compatible in width and depth to other lots along the same blockface.

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

The new single-family lot will meet all applicable City and County regulations regarding lot size, width and coverage. The applicant's request is reasonable, compatible with surrounding development, and does not violate any separately filed

deed restrictions. The subdivision developer has no cause or market demand to place any open space amenities on the reserve, meaning that denying the variance will undermine any viable use for the property.

(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 the additional single-family residential lot will have no impact on the area's traffic pattern, access to emergency services, or access to the public right-of-way. The new lot will completely adhere to the health, safety and welfare requirements of Chapter 42. Without the variance, the land will sit vacant and detract from the surrounding area as a visibly unimproved and unplanned residue. Further, the neighborhood has already expressed significant concerns about the land sitting vacant indefinitely.

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

The highest and best use for the property is a single-family residential lot. The geometry of the reserve matches the typical lot size of the subdivision and will be compatible with and complimentary to the surrounding neighborhood. The conditions that prevent the applicant from replatting are not self-imposed and are not purely financially motivated. The applicant is simply trying to preserve a reasonable use for their land and address the concerns of their residents given that the originally projected land use is no longer viable at this location.

Houston Planning Commission

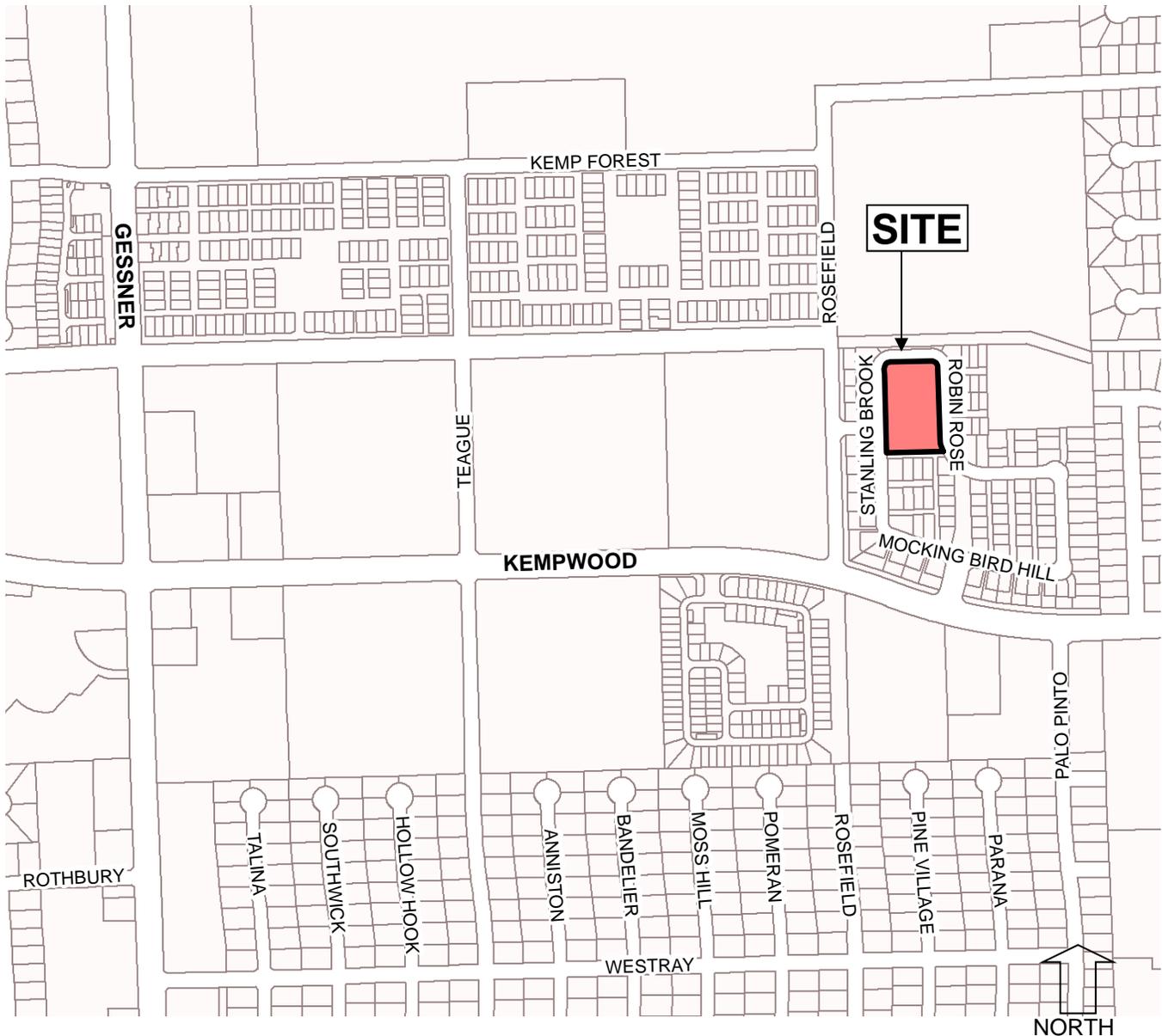
ITEM: 102

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Avondale Square partial replat no 1

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



C – Public Hearings with Variance Site Location

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Avondale Square partial replat no 1

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



C – Public Hearings with Variance

Aerial



Application Number: 2017-1740

Plat Name: Avondale Square partial replat no 1

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

Date Submitted: 09/29/2017

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

Specific Variance is being sought and extent of variance:

To allow a reserve restricted to compensating open space to be replatted into lots.

Chapter 42 Section: 193(c)

Chapter 42 Reference:

Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: 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

Sec. 42-193 states that subdivision containing lots restricted to single-family use may be replatted to amend a plat restriction, but does not include provisions to replat a reserve restricted to compensating open space. This plat proposes 32 lots with Lots 4 & 5 and Lots 12 & 13 of Block 1 being a partial replat of Reserve E, Block 3, of Avondale Square Subdivision. Reserve E was restricted to "compensating open space, landscaping, recreational uses, and incidental underground utility purposes" and contained a note stating that the "area may also be used in whole or part for single-family residential purposes if the area is replatted". There is sufficient compensating open space remaining in Avondale Square Subdivision and the proposed replat provides sufficient compensating open space for the proposed lots. The plat note states that the reserves may be replatted into lots in the future.

(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 plat note states that the reserves may be replatted into lots

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

The intent of Chapter 42 is to promote the health, safety, morals, and general welfare of the city and the safe, orderly, and healthful development of the city. This proposed subdivision provides adequate COS per current requirements and leaves adequate COS for the remaining subdivision.

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

There is sufficient COS reserve in the subdivision and replatting this area into lot space does not pose a threat to public health, safety, or welfare.

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

Economic hardship is not factored into the justification for the variance.



Application Number: 2017-1740

Plat Name: Avondale Square partial replat no 1

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

Date Submitted: 09/29/2017

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

Specific Variance is being sought and extent of variance:

To allow proposed lots to take access from the private alleyways with frontage onto reserves restricted to compensating open space.

Chapter 42 Section: 188

Chapter 42 Reference:

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

Statement of Facts

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

Sec. 42-188 requires that each lot have access to a street or shared driveway that meet the requirements of Chapter 42 and the design manual wherein lots that take access from an alleyway must have frontage onto a street. This subdivision proposes lots which take access from a private alley with frontage onto a landscaping reserve (Lots 25-32, Block 1). Lots 25-32, Block 1, are a replat of Lots 9-15, Block 4, which fronted onto a reserve with alley access, this replat is keeping a similar configuration. This lot access is commonplace in the city including in Sheffield Green, Poundbury Sec 1, and Fannin Station. The use of private alleyways to provide garage access to the rear of lots that front onto reserves is commonplace in the city. Public safety, health, and welfare is being maintained with the proposed subdivision as it has been with other similar developments. Circulation is adequate for the proposed development, as approved by the Commission through the general plan, and will not be improved by adding culs-de-sac or additional PAEs.

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

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

This subdivision is designed similarly to Fannin Station, Sheffield Green, Pounbury Sec 1, and Kolbe Farms, which contain lots in a similar configuration.

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

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

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

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

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

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

Houston Planning Commission

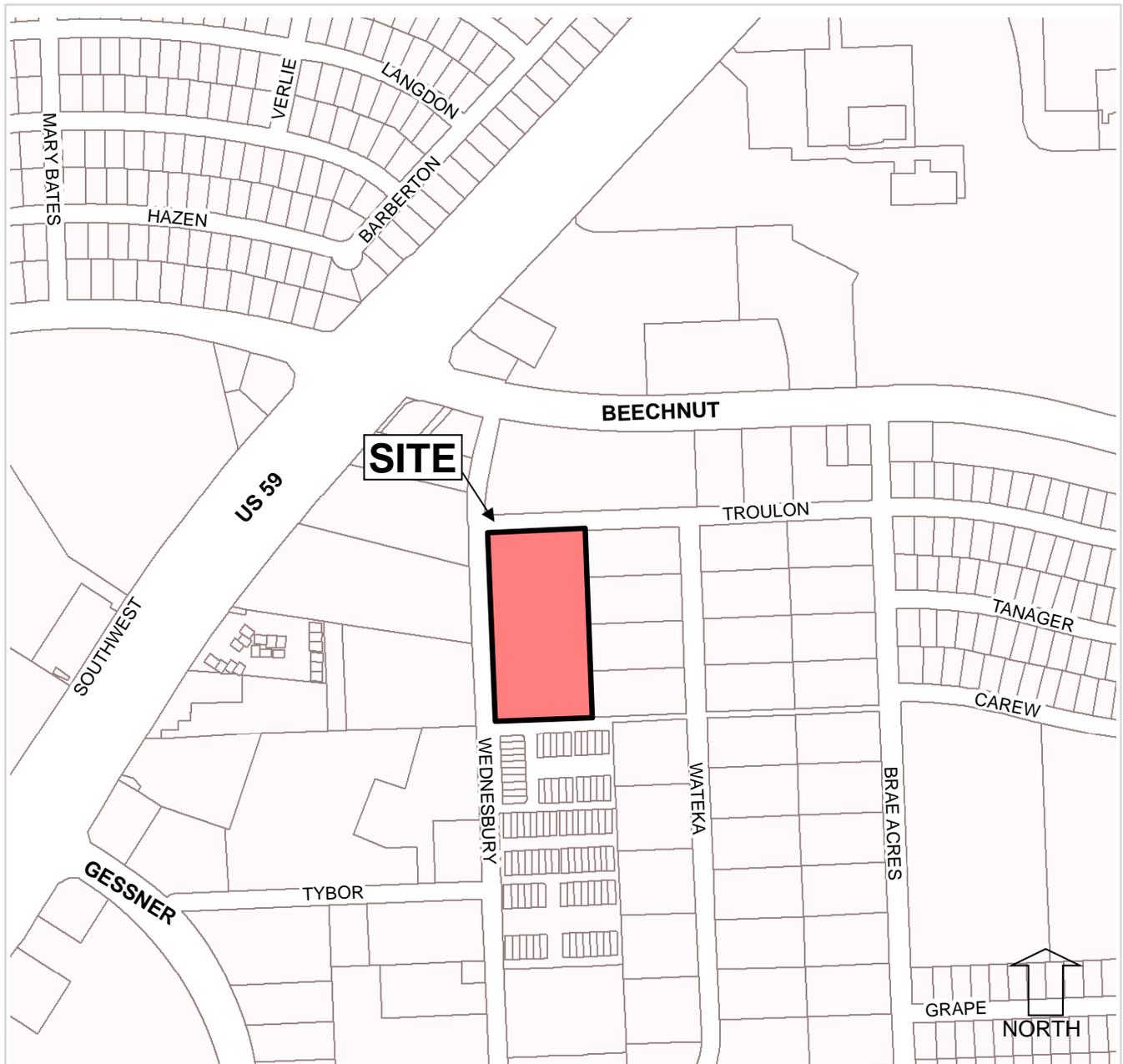
ITEM: 103

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Brae Burn Acres partial replat no 1

Applicant: Tetra Surveys



C – Public Hearings

Site Location

Houston Planning Commission

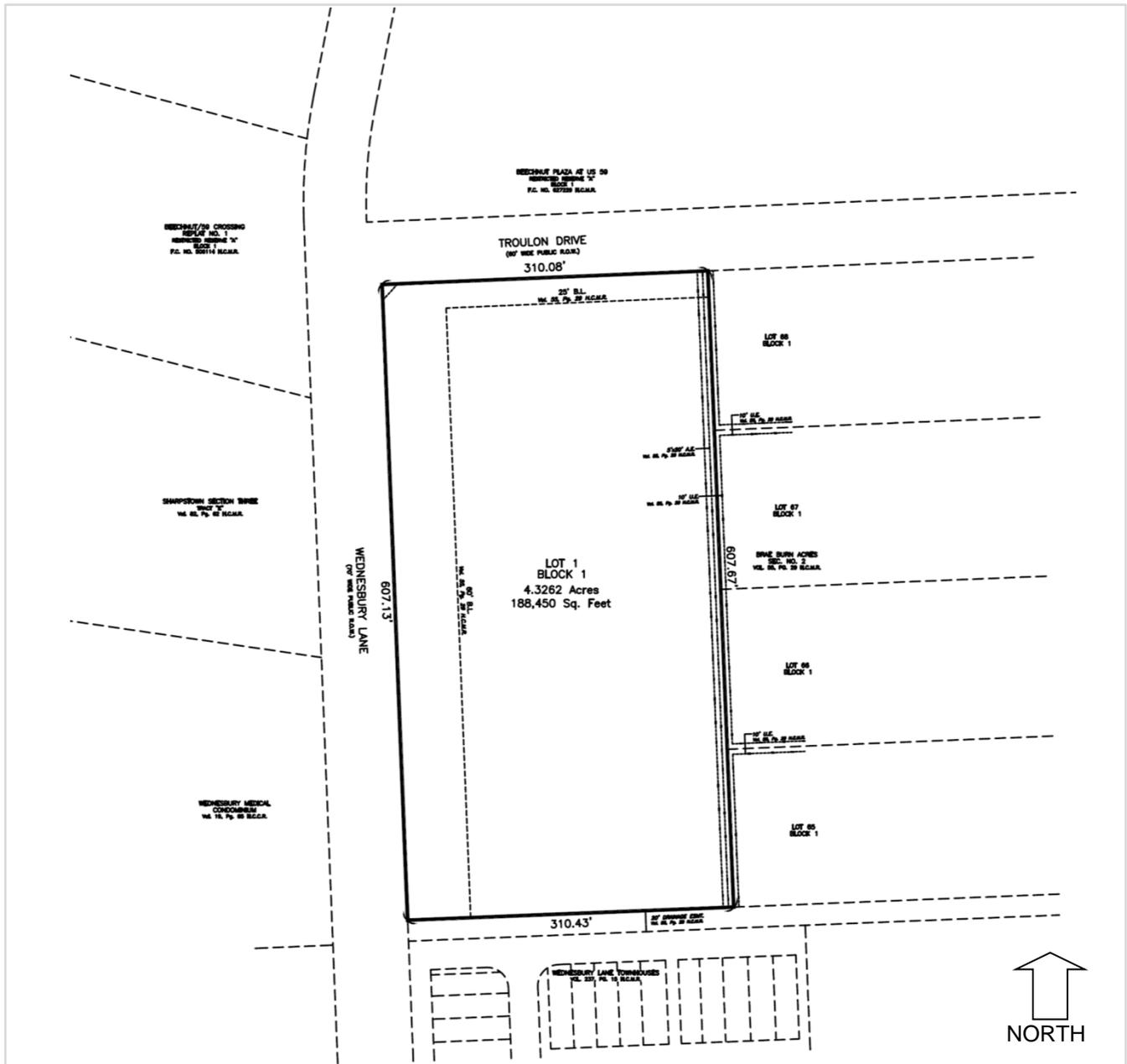
ITEM: 103

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Brae Burn Acres partial replat no 1

Applicant: Tetra Surveys



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Brae Burn Acres partial replat no 1

Applicant: Tetra Surveys



C – Public Hearings

Aerial

Houston Planning Commission

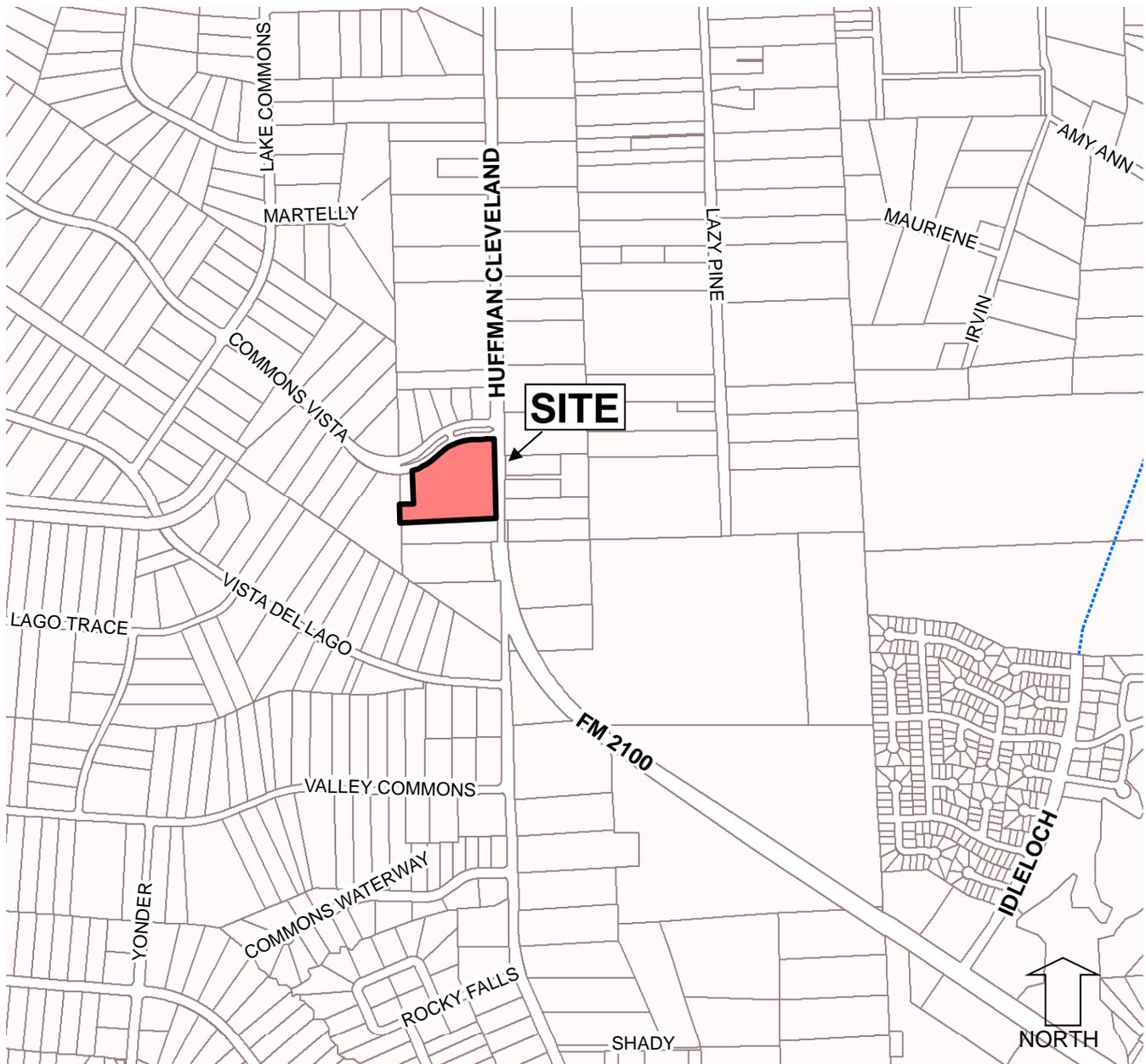
ITEM: 104

Planning and Development Department

Meeting Date: 11/09/2017

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

Applicant: Texas Engineering And Mapping Company



C – Public Hearings with Variance Site Location

Houston Planning Commission

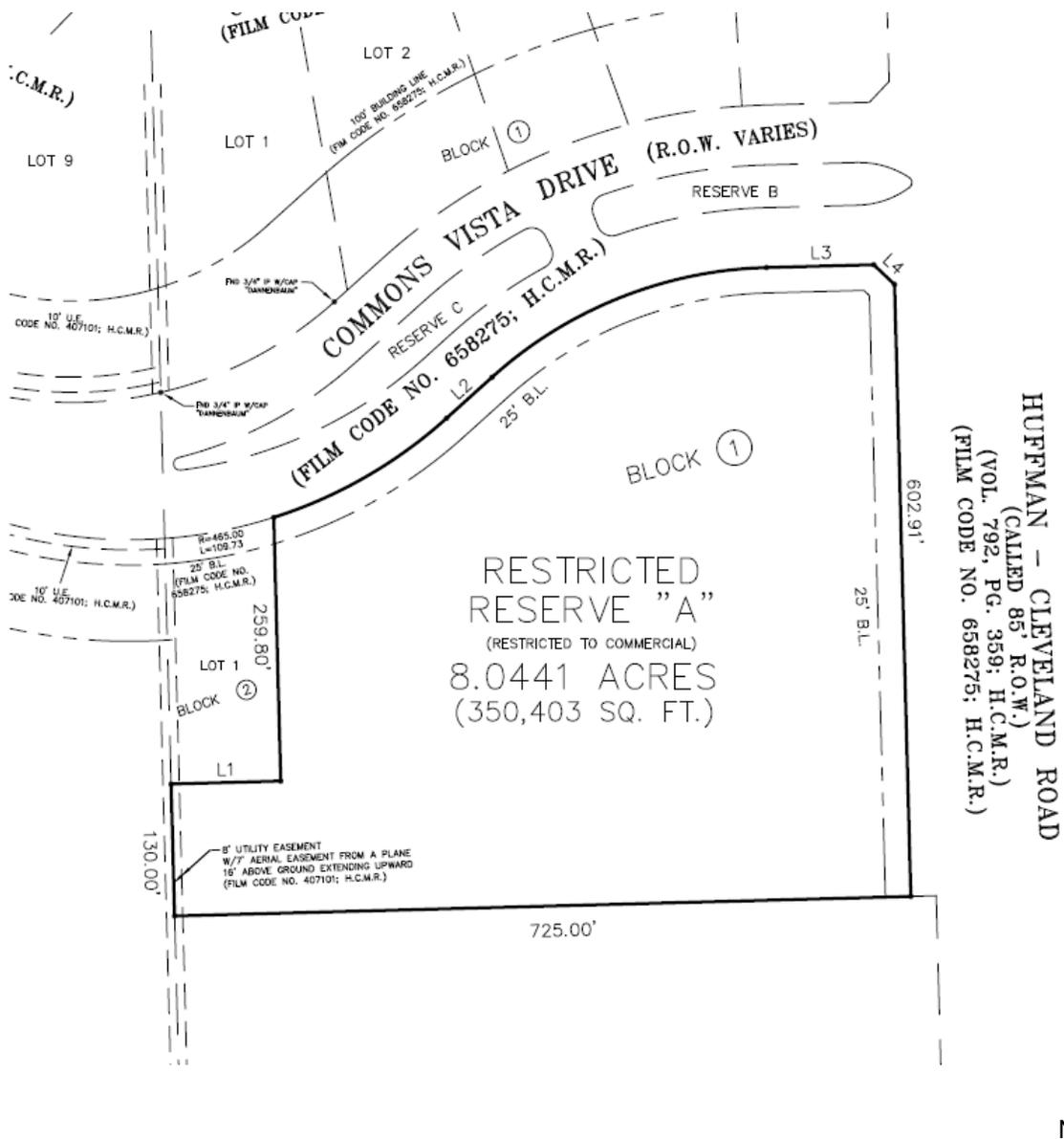
ITEM: 104

Planning and Development Department

Meeting Date: 11/09/2017

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

Applicant: Texas Engineering And Mapping Company



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

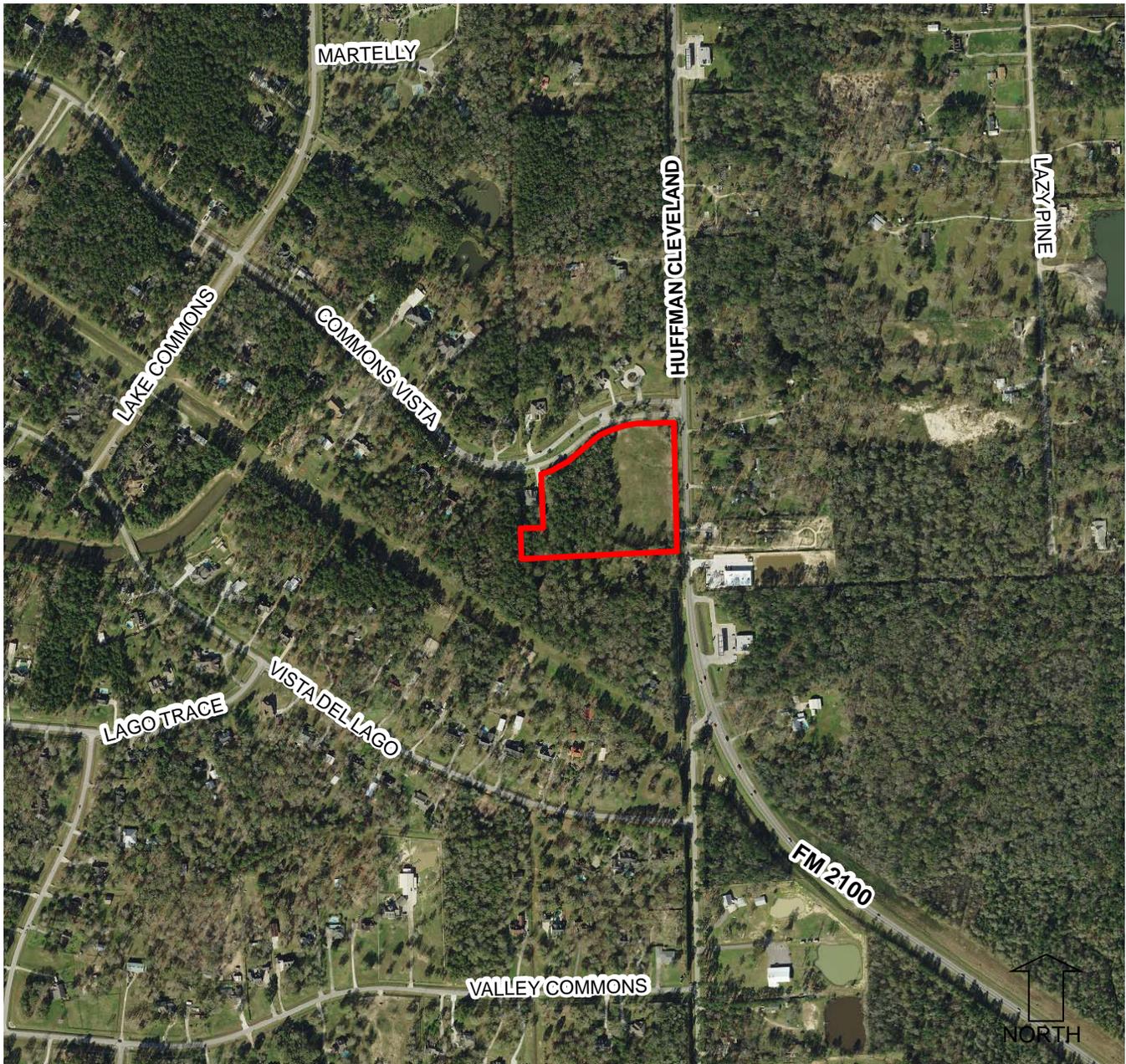
ITEM: 104

Planning and Development Department

Meeting Date: 11/09/2017

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

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

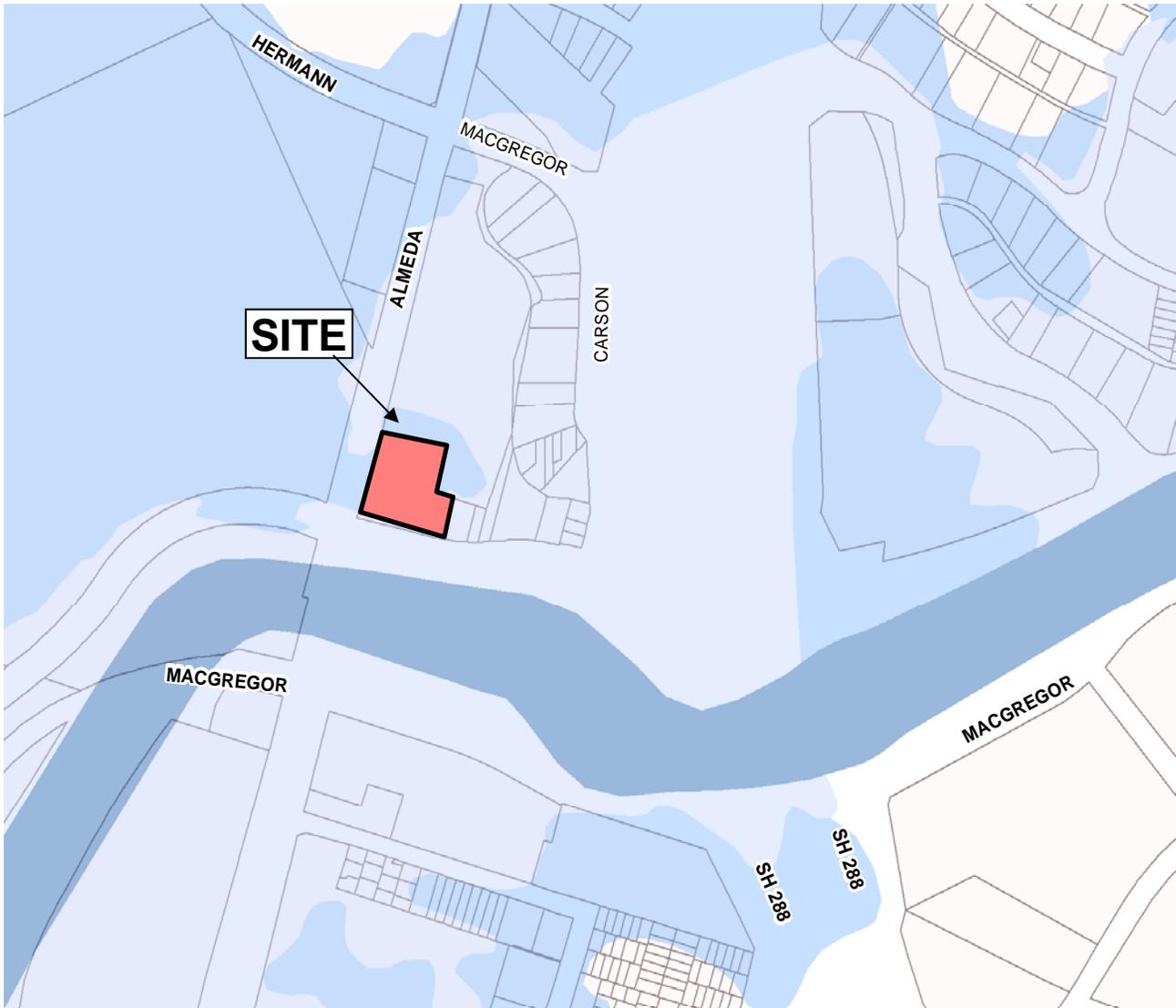
ITEM: 105

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Crescent Island partial replat no 3 and extension

Applicant: Century Engineering, Inc.



C – Public Hearings

Site Location

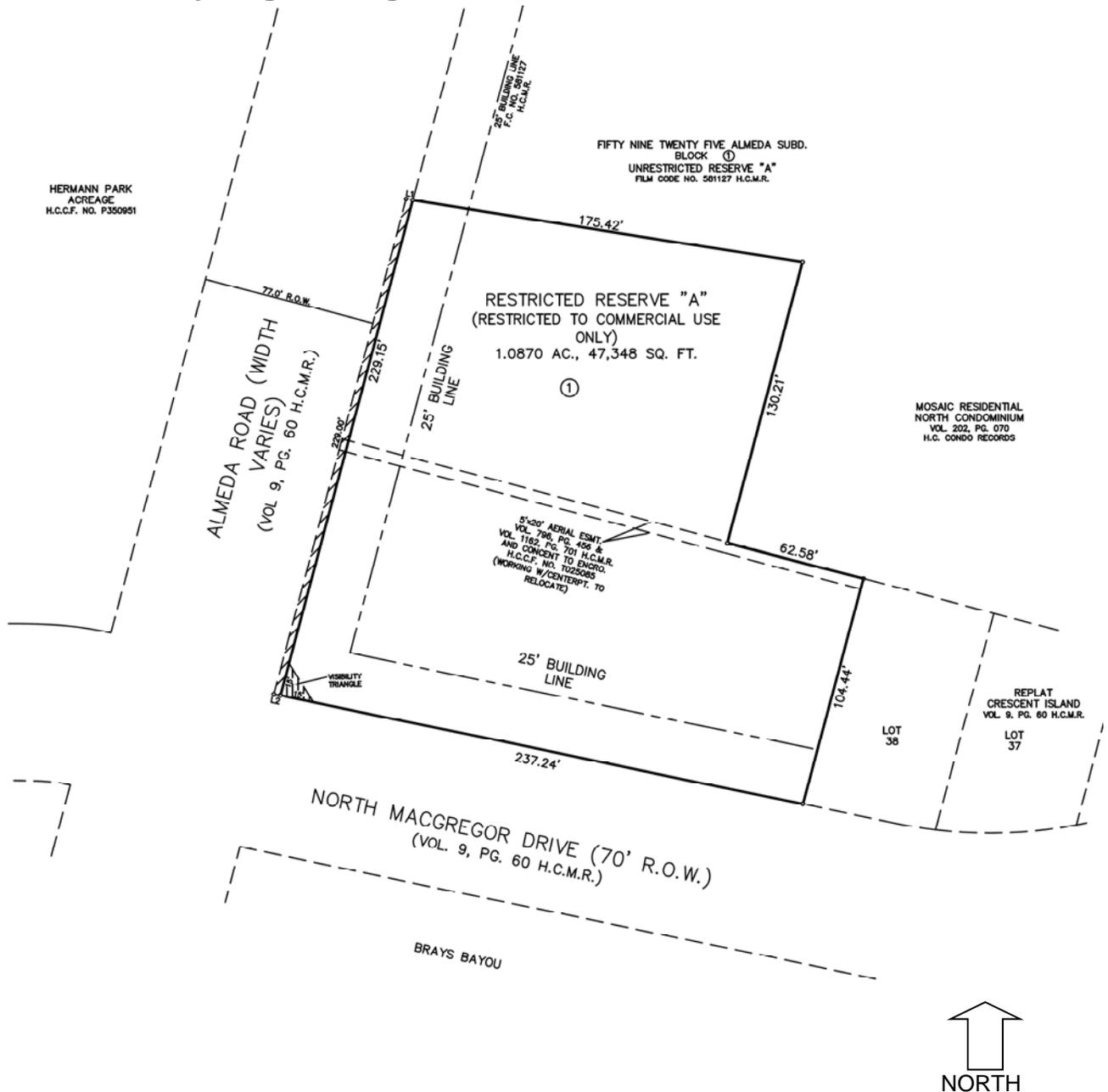
Houston Planning Commission ITEM: 105

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Crescent Island partial replat no 3 and extension

Applicant: Century Engineering, Inc.



C – Public Hearings

Subdivision

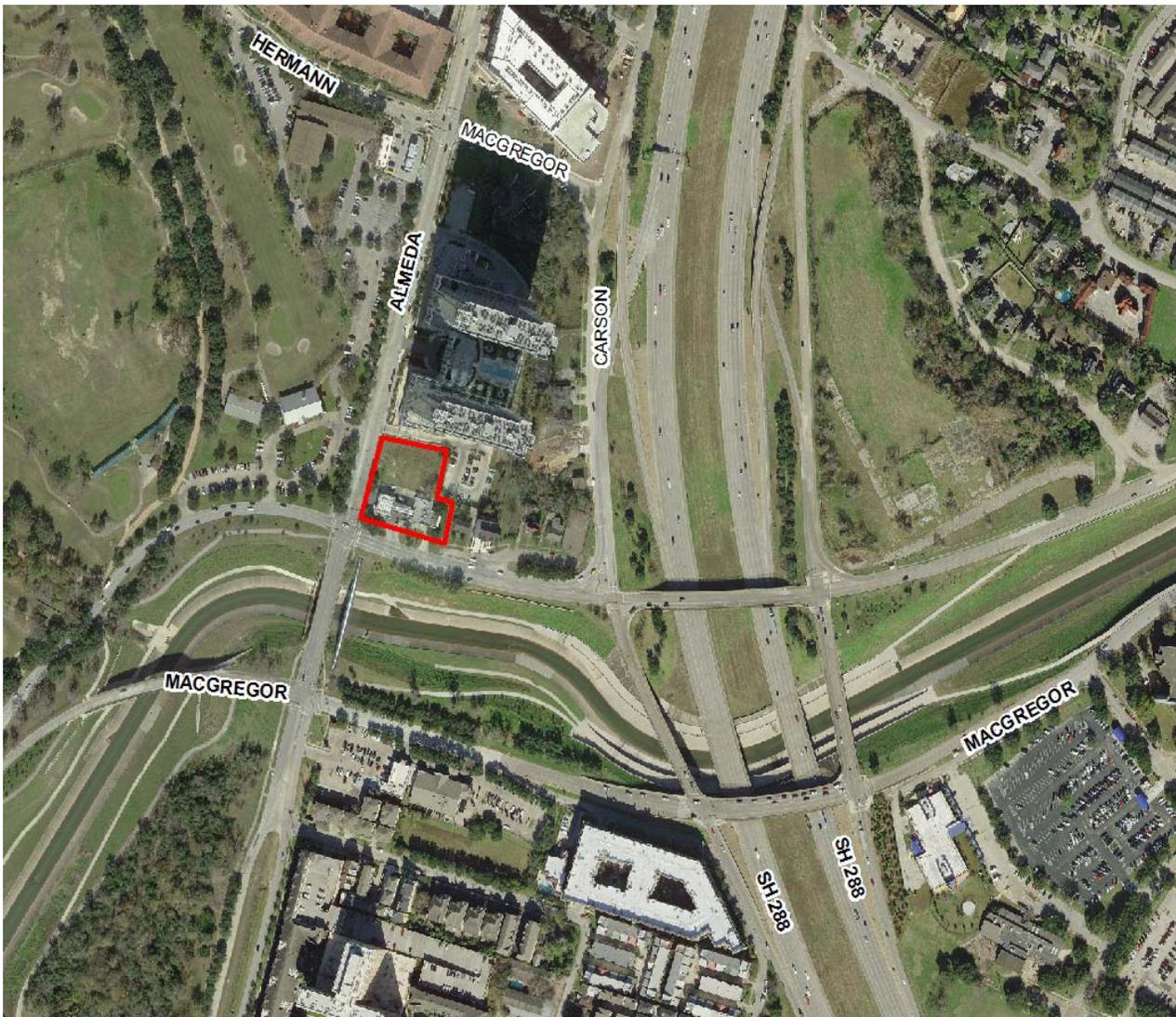
Houston Planning Commission ITEM: 105

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Crescent Island partial replat no 3 and extension

Applicant: Century Engineering, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 106

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Cypress Place partial replat no 1

Applicant: AECOM



C – Public Hearings

Site Location

Houston Planning Commission

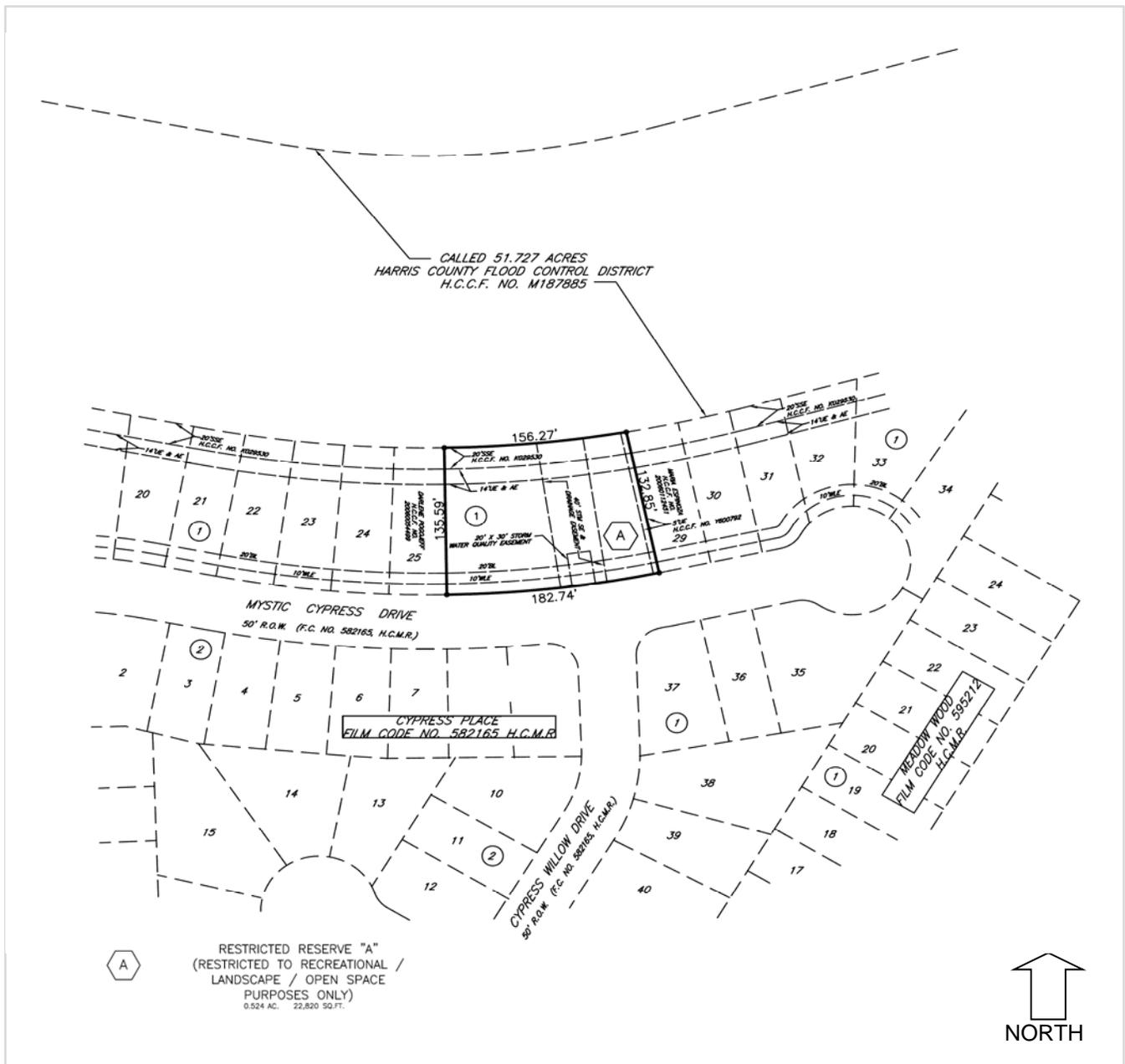
ITEM: 106

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Cypress Place partial replat no 1

Applicant: AECOM



C – Public Hearings

Subdivision

Houston Planning Commission

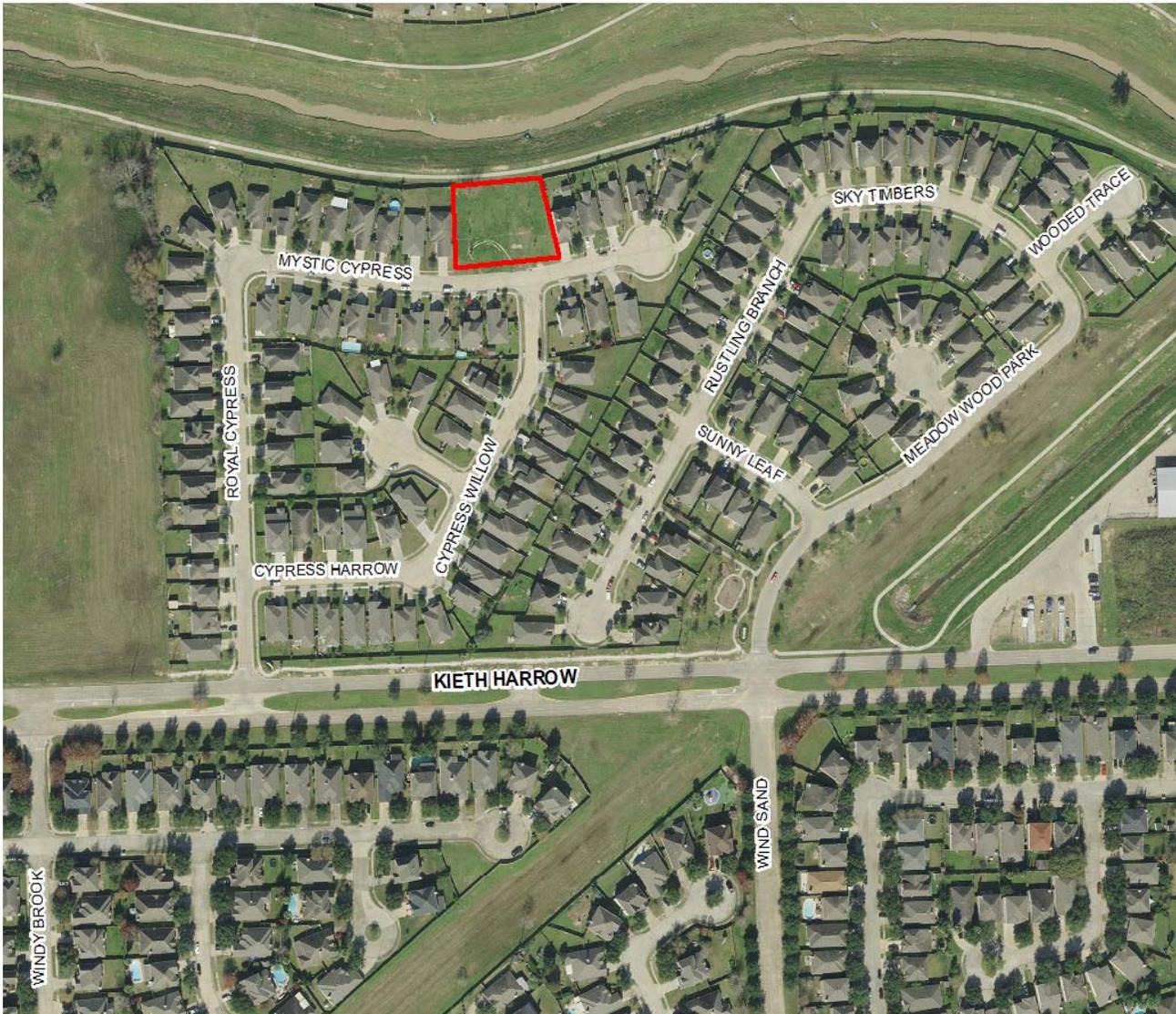
ITEM: 106

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Cypress Place partial replat no 1

Applicant: AECOM



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: East End on the Bayou Sec 4 partial replat no 1

Applicant: Gruller Surveying



C – Public Hearings

Site Location

Houston Planning Commission

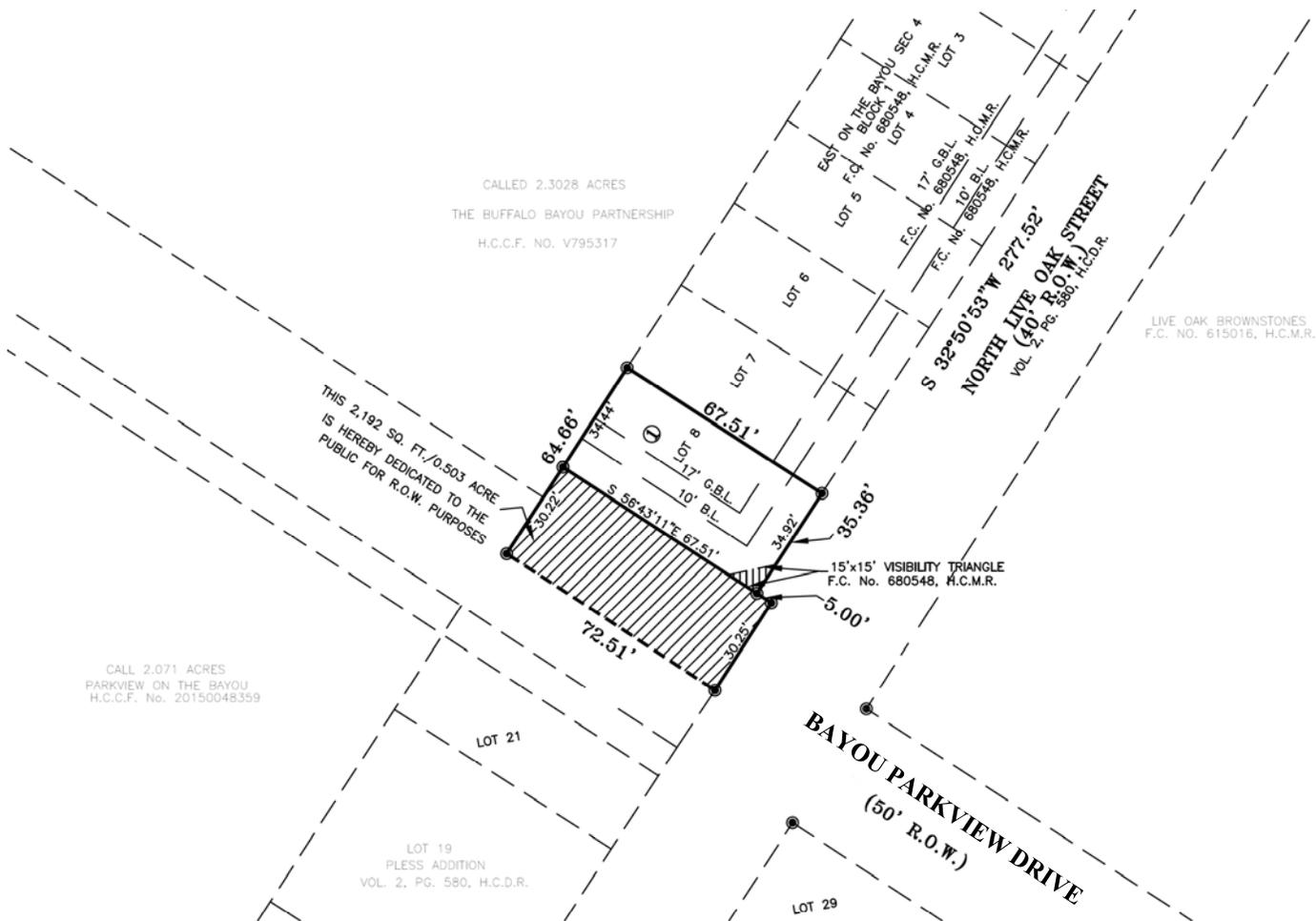
ITEM: 107

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: East End on the Bayou Sec 4 partial replat no 1

Applicant: Gruller Surveying



C – Public Hearings

Subdivision

Houston Planning Commission

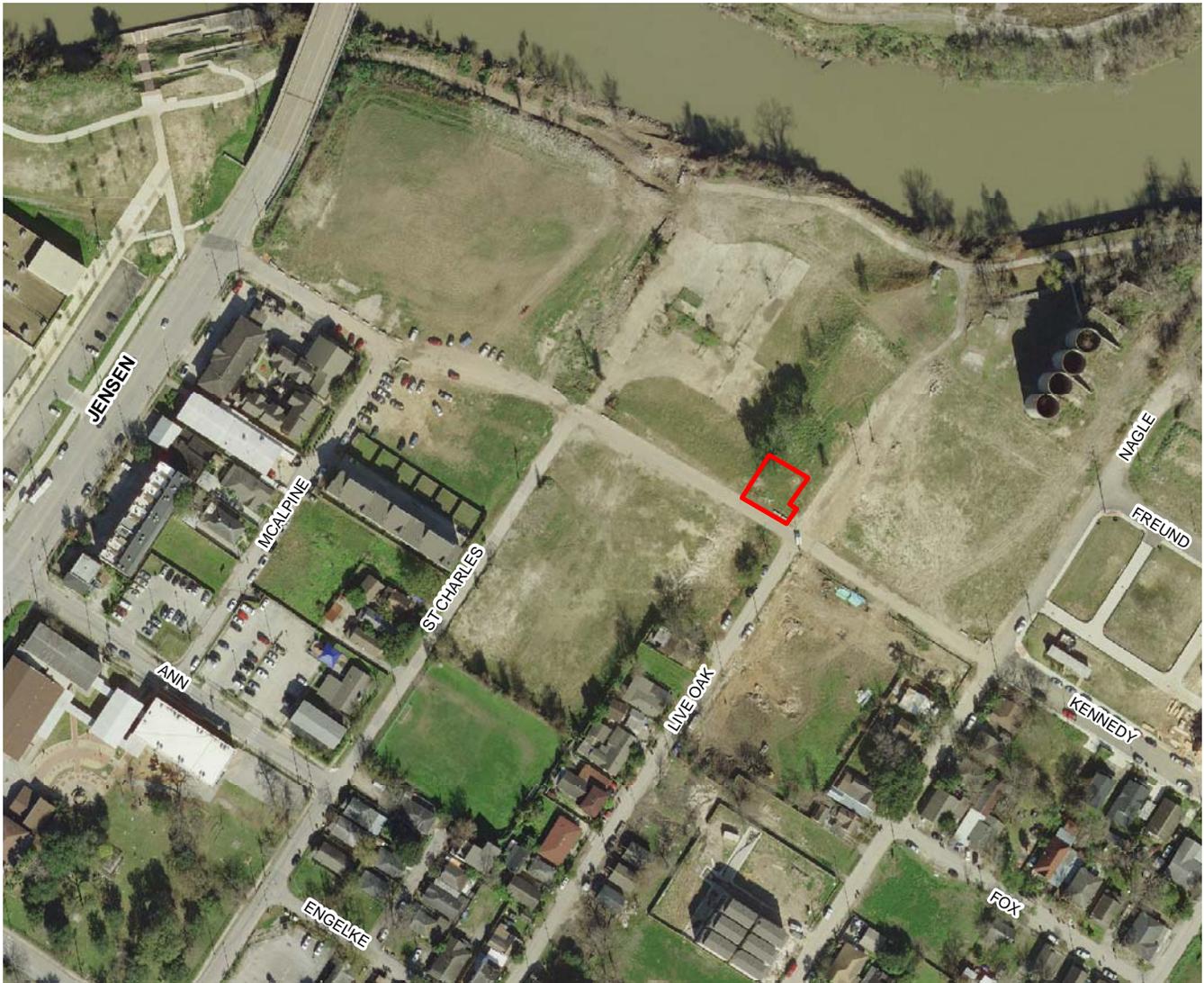
ITEM: 107

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: East End on the Bayou Sec 4 partial replat no 1

Applicant: Gruller Surveying



C – Public Hearings

Aerial

Houston Planning Commission

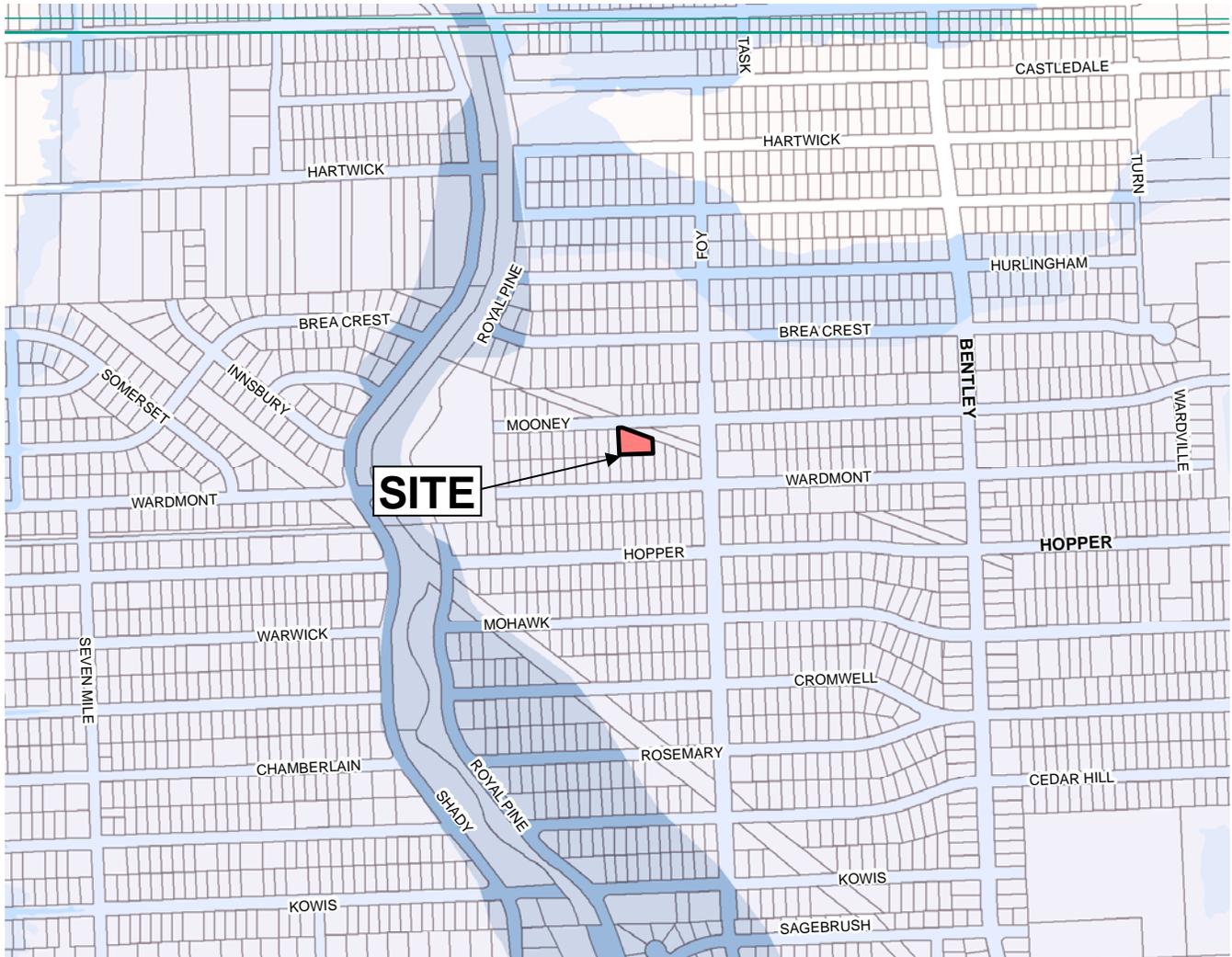
ITEM: 108

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Greenwood Village Sec 4 partial replat no 1

Applicant: Advance Surveying, Inc.



C – Public Hearings

Site Location

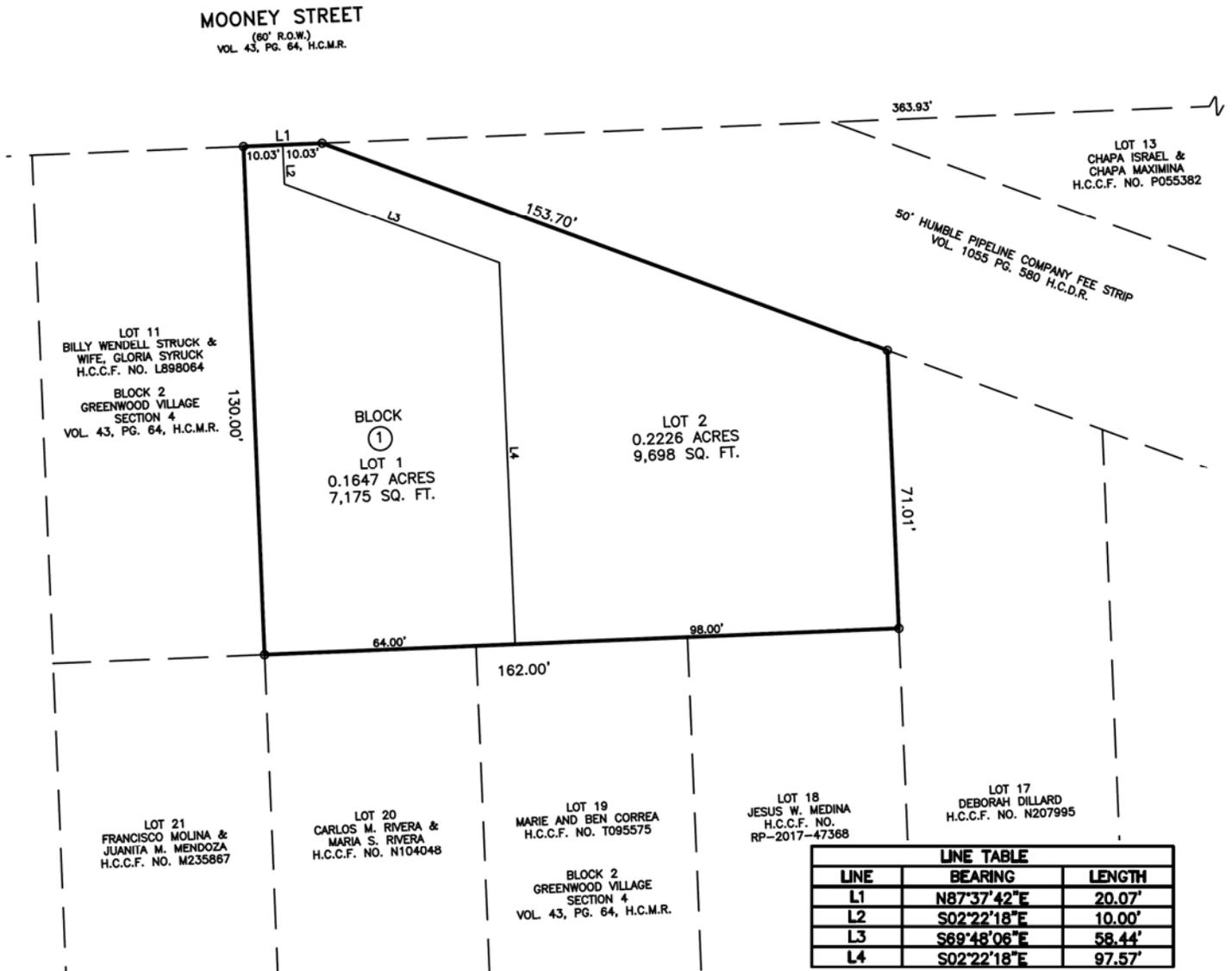
Houston Planning Commission ITEM: 108

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Greenwood Village Sec 4 partial replat no 1

Applicant: Advance Surveying, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Greenwood Village Sec 4 partial replat no 1

Applicant: Advance Surveying, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

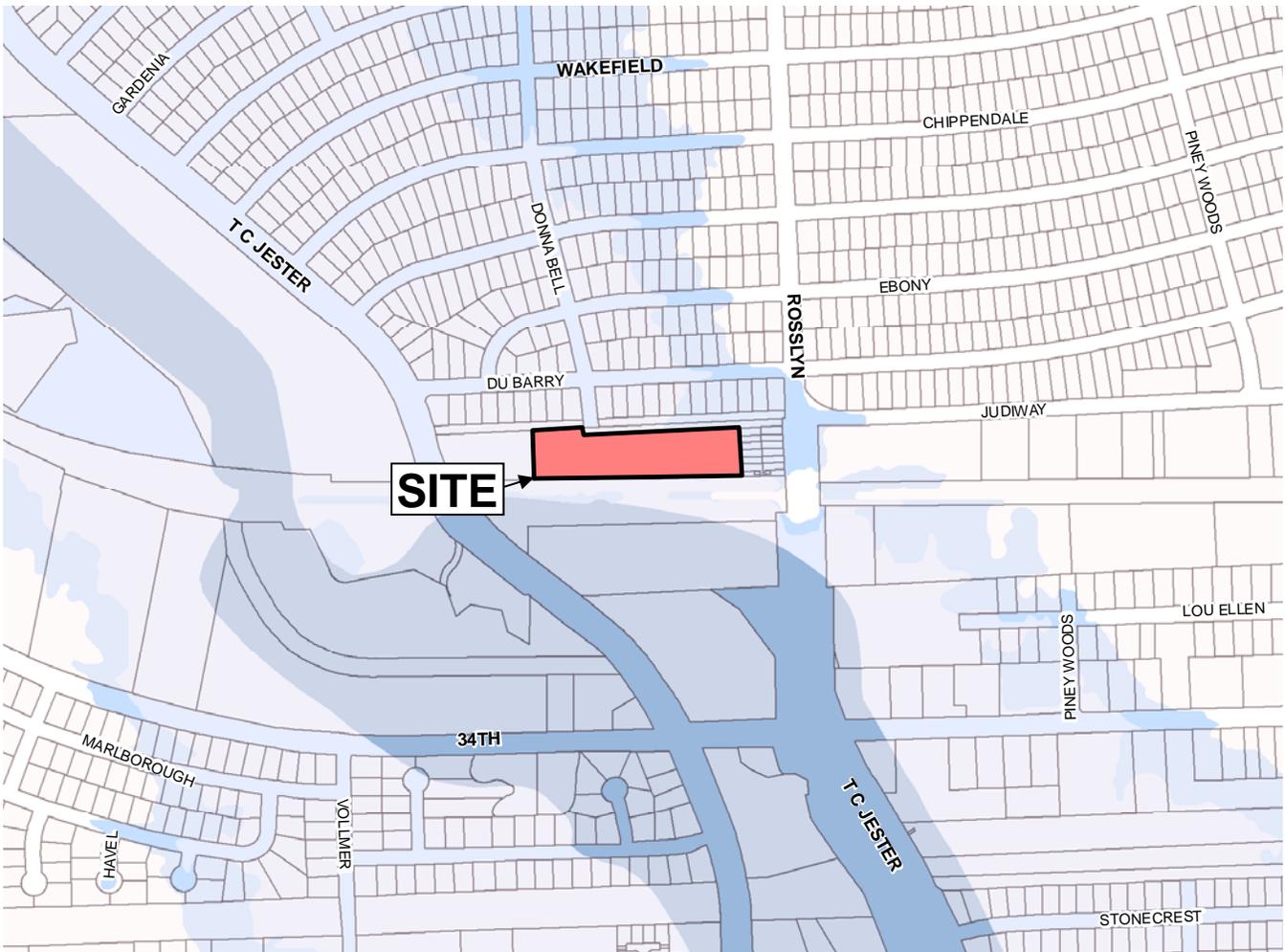
ITEM: 109

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Grove at Oak Forest Sec 1 partial replat no 1 and extension

Applicant: Richard Grothues Designs



C – Public Hearings

Site Location

Houston Planning Commission

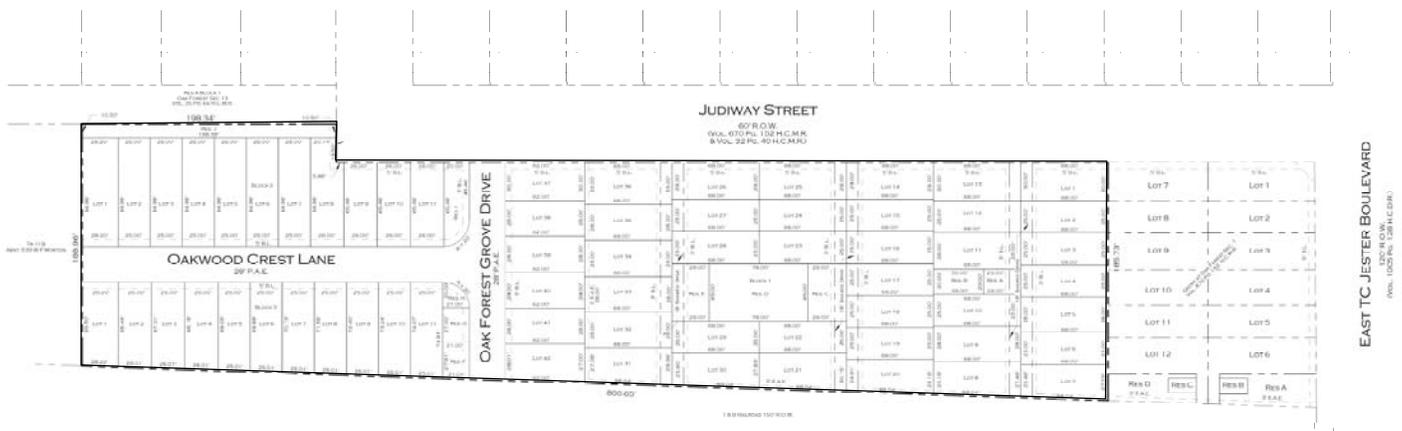
ITEM: 109

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Grove at Oak Forest Sec 1 partial replat no 1 and extension

Applicant: Richard Grothues Designs



C – Public Hearings

Subdivision

Houston Planning Commission ITEM: 109

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Grove at Oak Forest Sec 1 partial replat no 1 and extension

Applicant: Richard Grothues Designs



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Hempstead Terrace partial replat no 1 (DEF1)

Applicant: Windrose



C – Public Hearings

Site Location

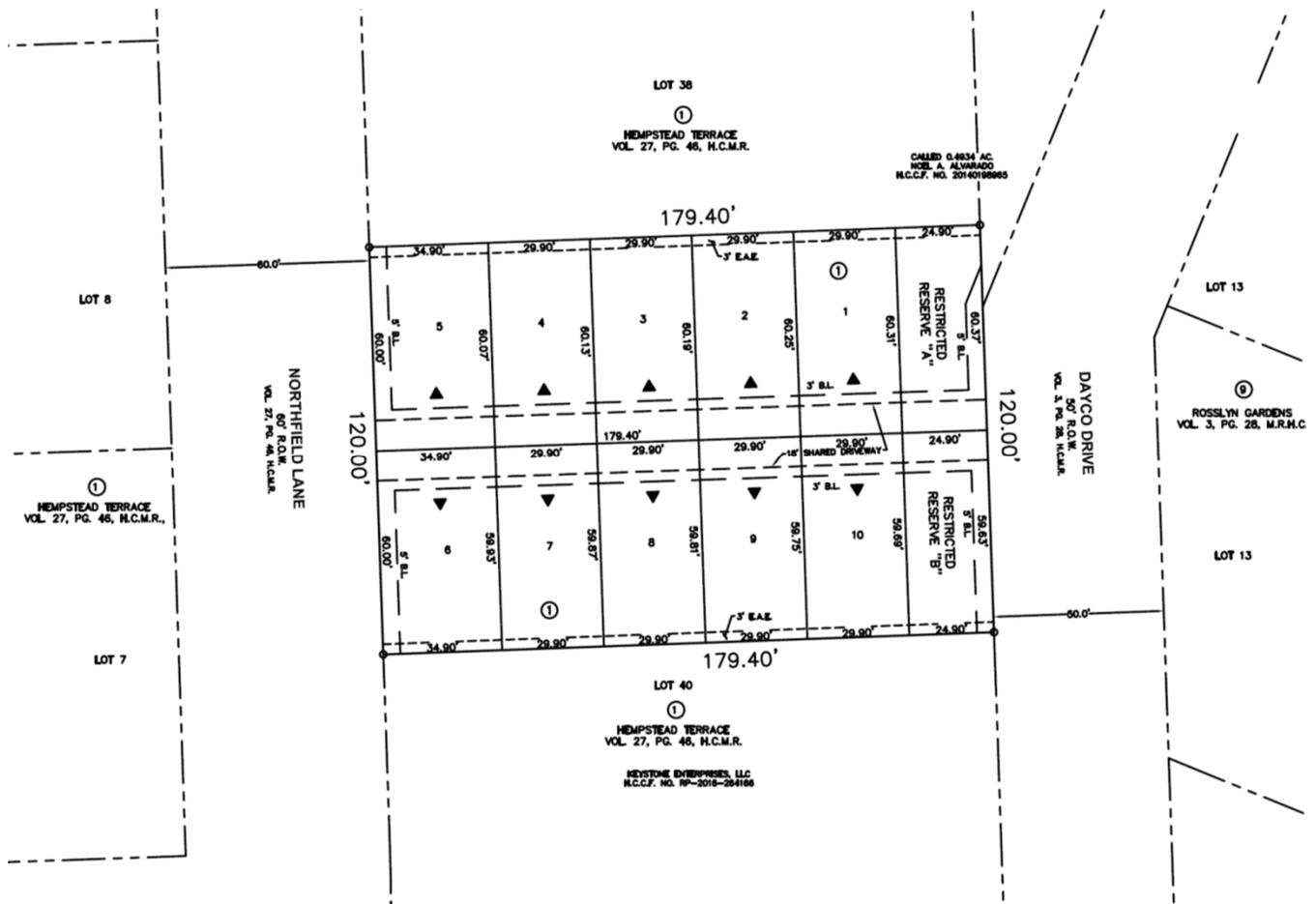
Houston Planning Commission ITEM: 110

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Hempstead Terrace partial replat no 1 (DEF1)

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Hempstead Terrace partial replat no 1 (DEF1)

Applicant: Windrose



C – Public Hearings

Aerial

Houston Planning Commission

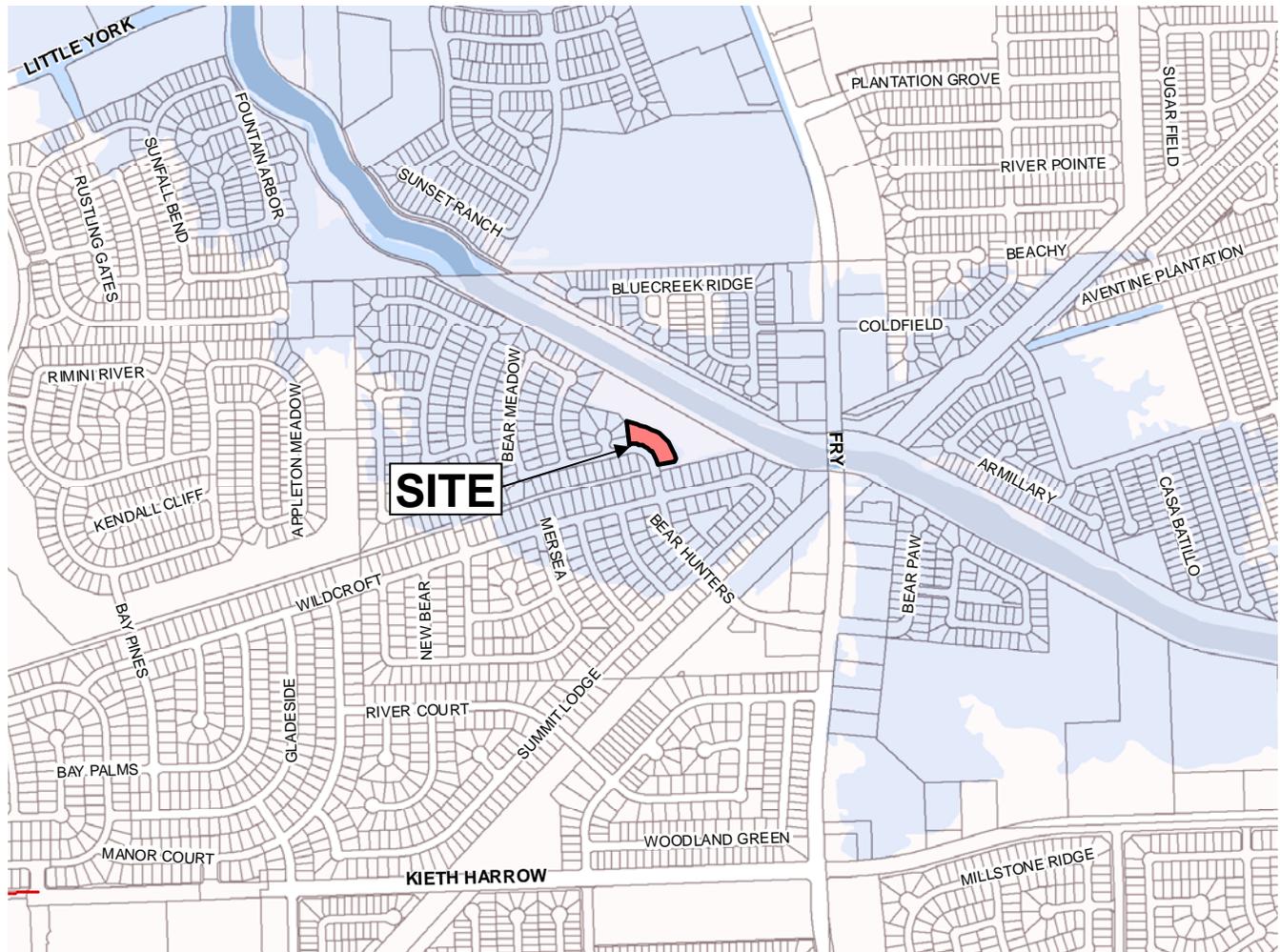
ITEM: 111

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Villages of Bear Creek Sec 7 partial replat no 1

Applicant: AECOM



C – Public Hearings

Site Location

Houston Planning Commission

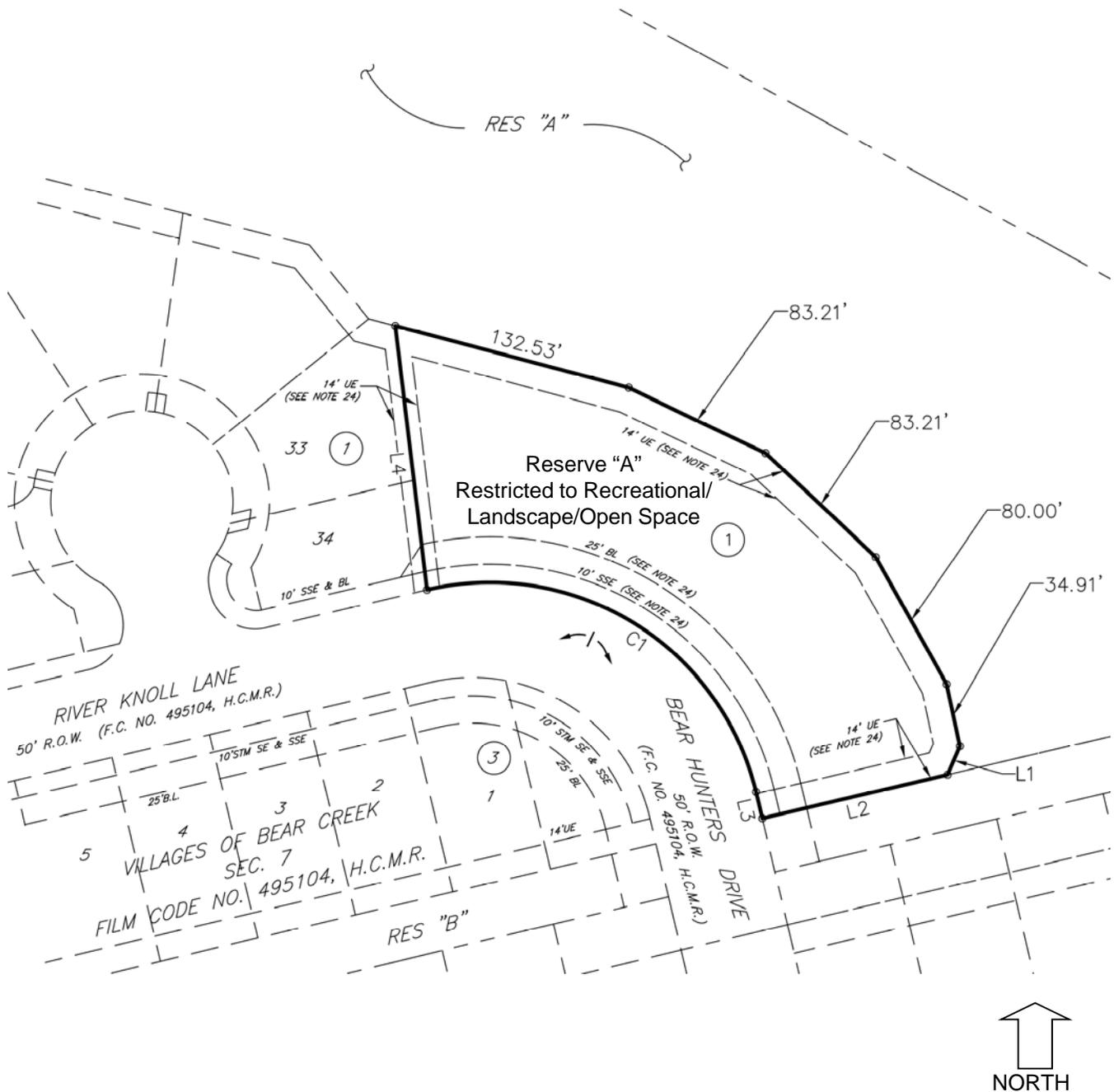
ITEM: 111

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Villages of Bear Creek Sec 7 partial replat no 1

Applicant: AECOM



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 111

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Villages of Bear Creek Sec 7 partial replat no 1

Applicant: AECOM



C – Public Hearings

Aerial

Houston Planning Commission

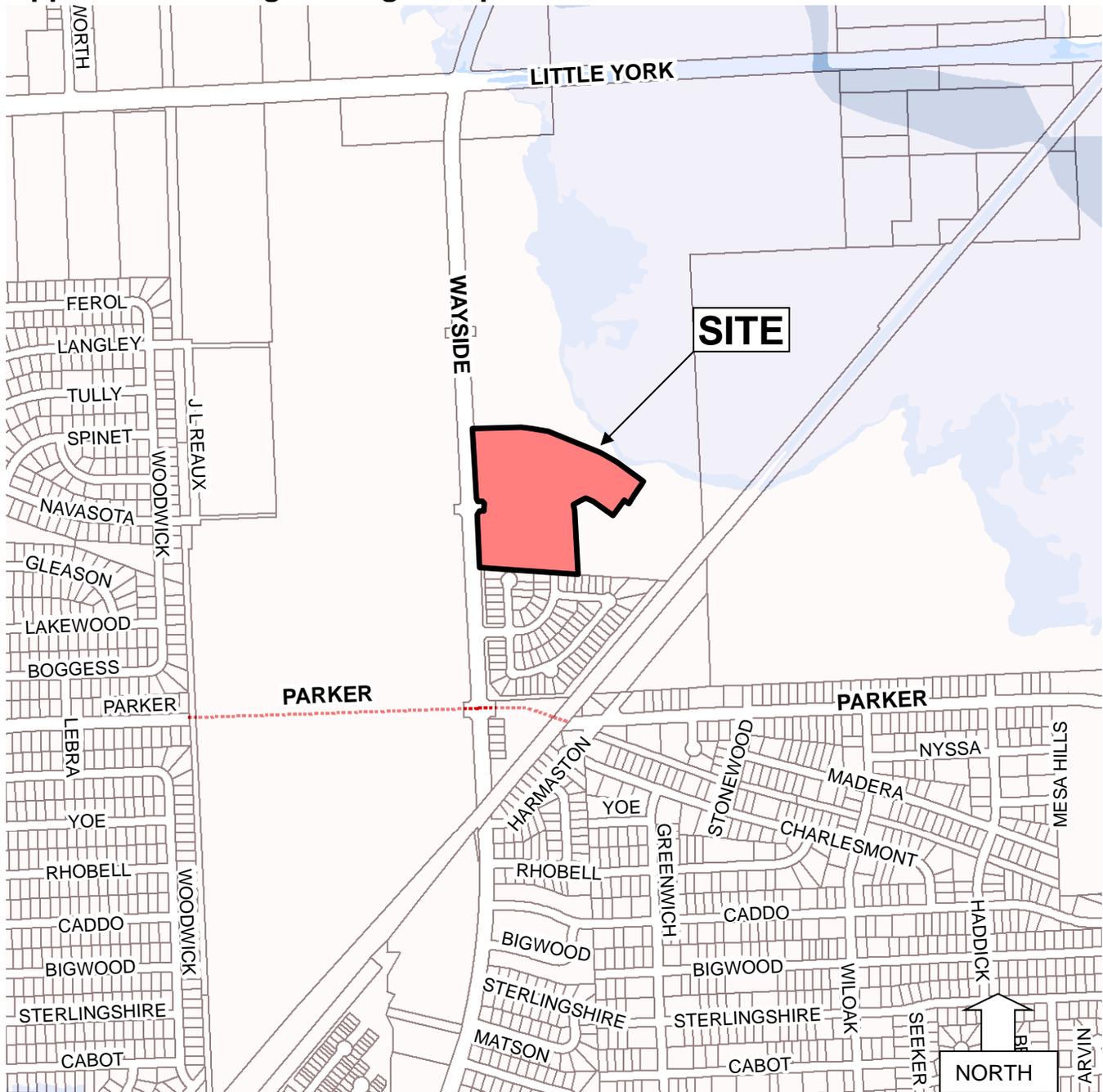
ITEM: 112

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Wayside Village Sec 2 replat no 1 and extension

Applicant: IDS Engineering Group



C – Public Hearings

Site Location

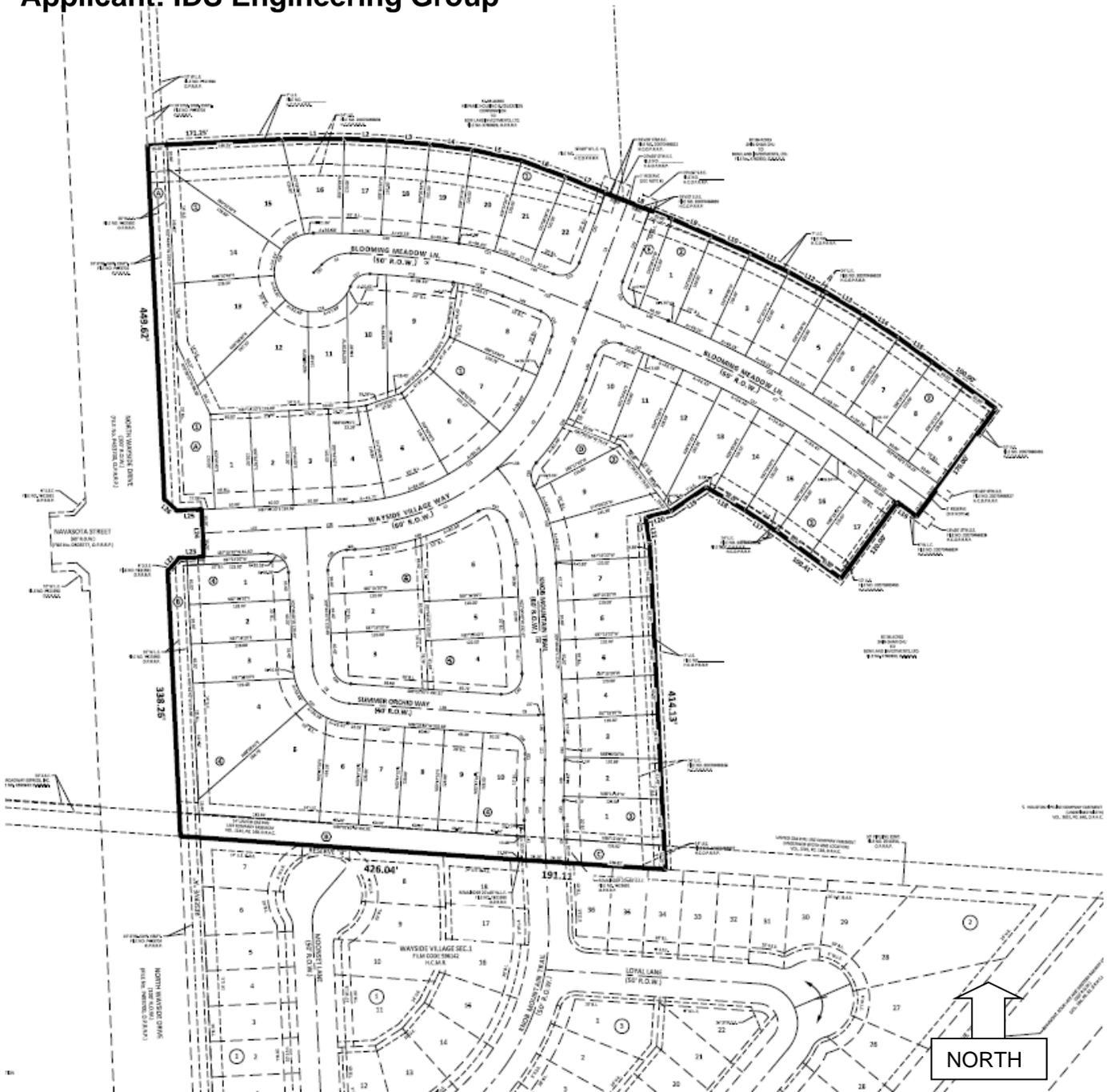
Houston Planning Commission ITEM: 112

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Wayside Village Sec 2 replat no 1 and extension

Applicant: IDS Engineering Group



C – Public Hearings

Subdivision

Houston Planning Commission

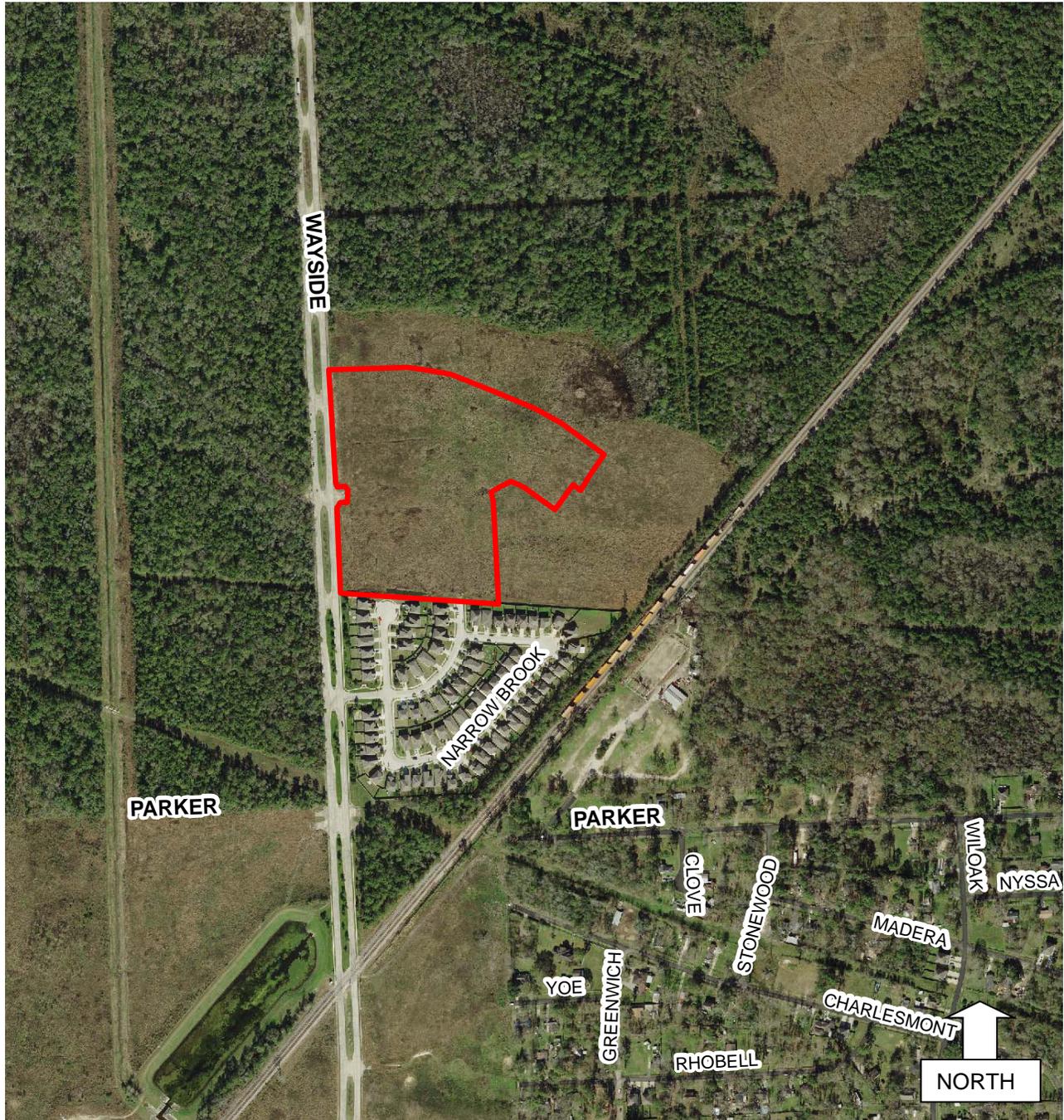
ITEM: 112

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Wayside Village Sec 2 replat no 1 and extension

Applicant: IDS Engineering Group



C – Public Hearings

Aerial

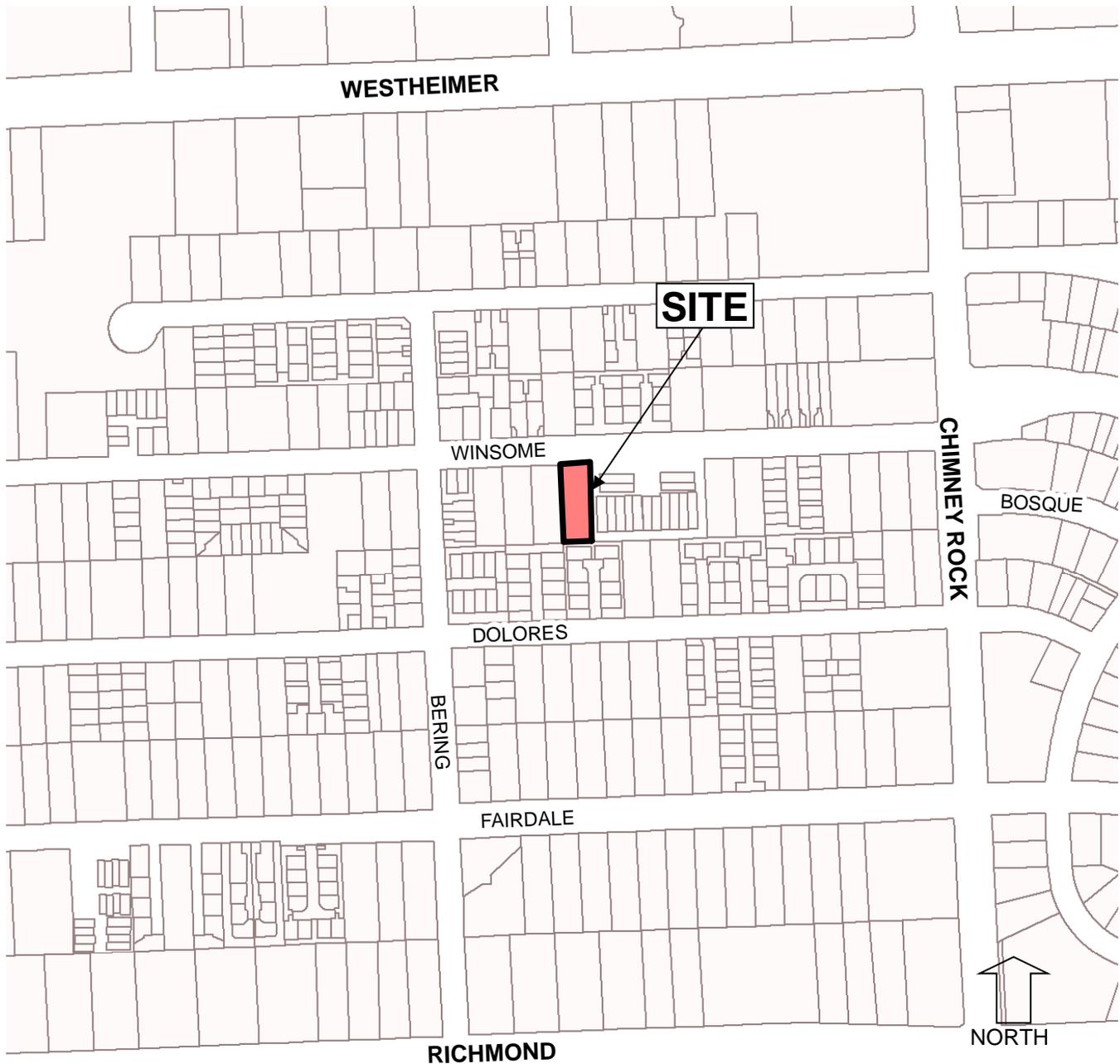
Houston Planning Commission ITEM: 113

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Westheimer Estates partial replat no 7

Applicant: MOMENTUM ENGINEERING



C – Public Hearings

Site Location

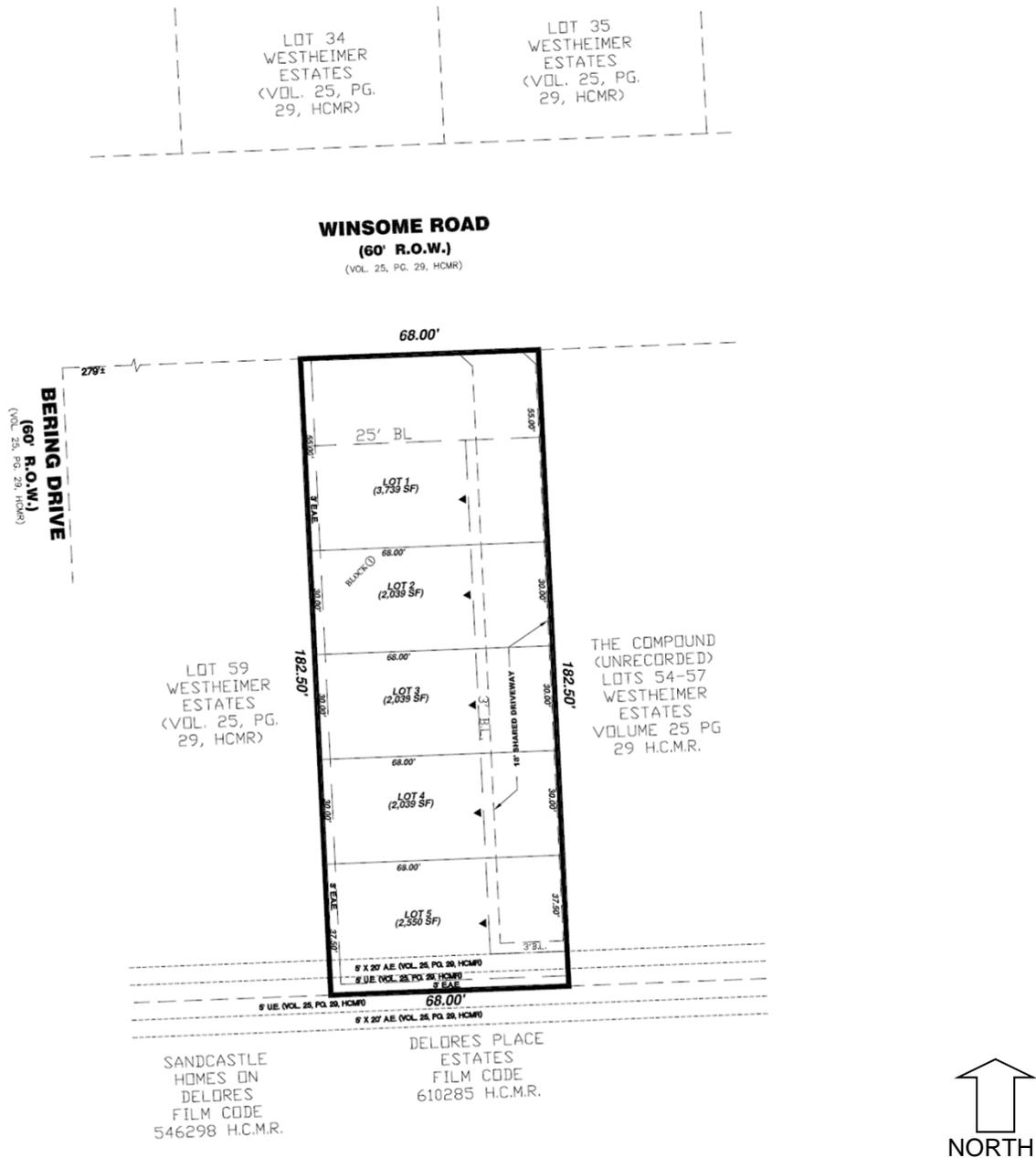
Houston Planning Commission ITEM: 113

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Westheimer Estates partial replat no 7

Applicant: MOMENTUM ENGINEERING



C – Public Hearings

Subdivision

Houston Planning Commission

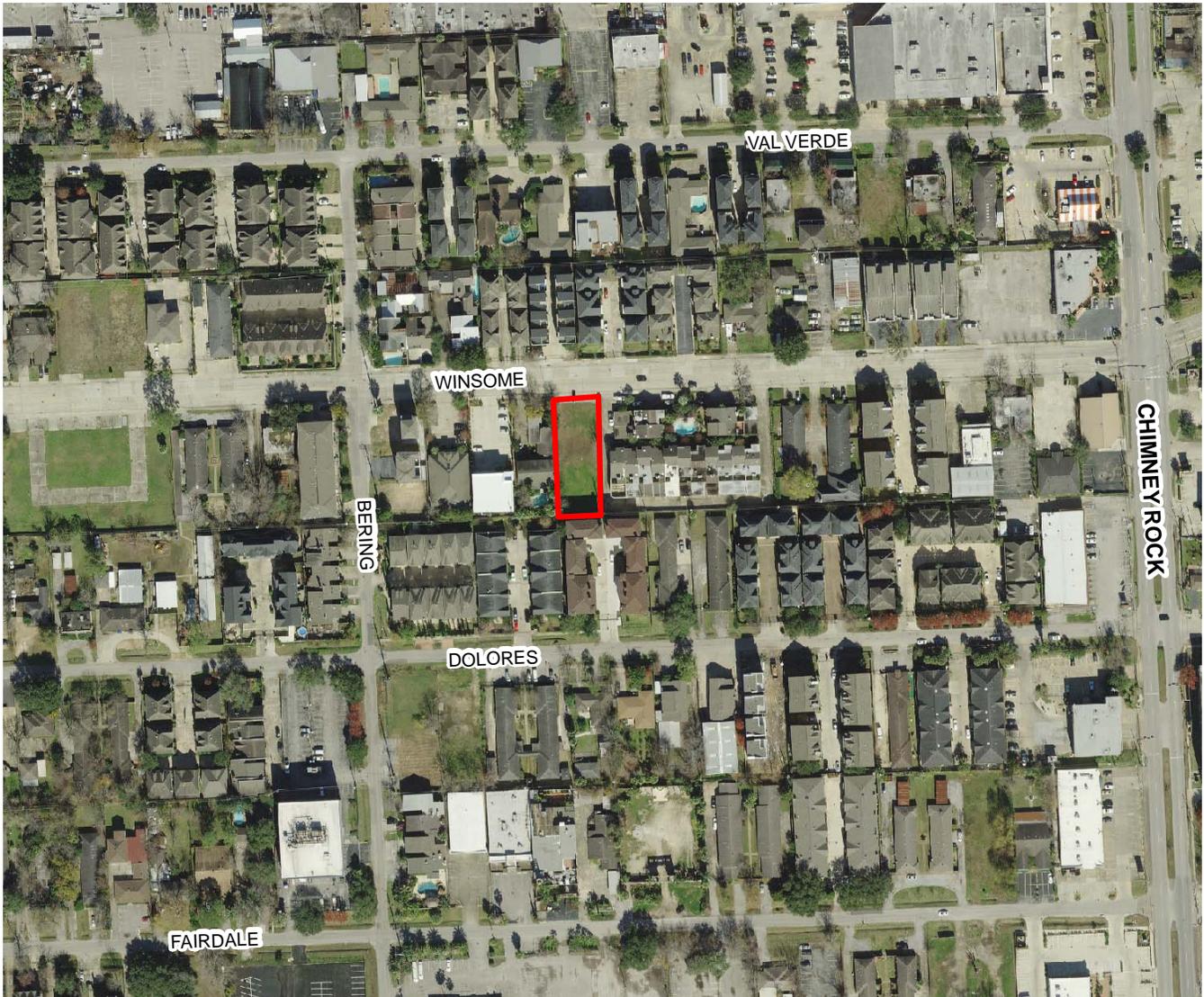
ITEM: 113

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Westheimer Estates partial replat no 7

Applicant: MOMENTUM ENGINEERING



C – Public Hearings

Aerial

Houston Planning Commission

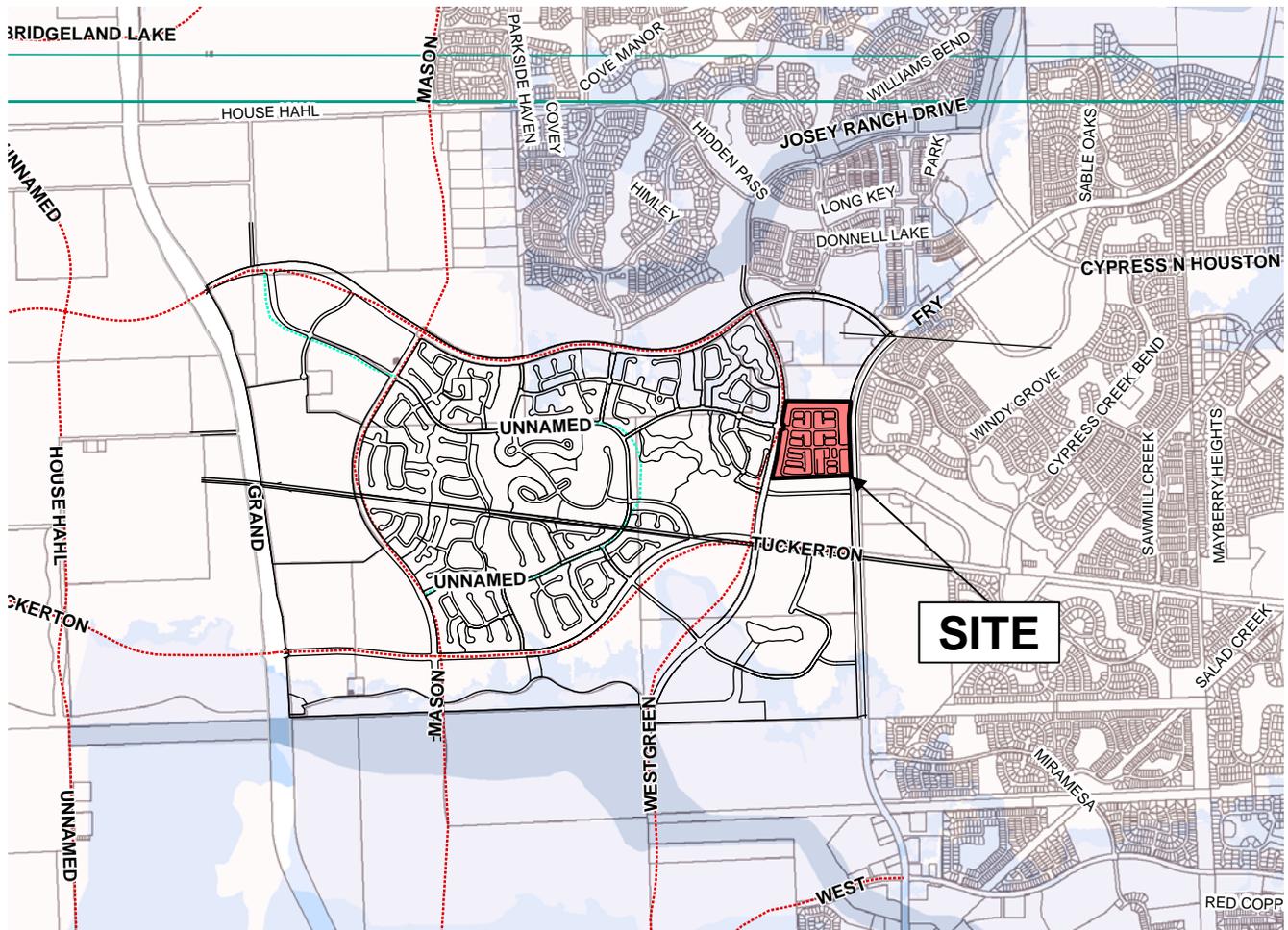
ITEM: 114

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Bridgeland Parkland Village Sec 29 (DEF 1)

Applicant: LJA Engineering, Inc - (Woodlands Office)



D –Variances

Site Location

Houston Planning Commission ITEM: 114

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Bridgeland Parkland Village Sec 29 (DEF 1)

Applicant: LJA Engineering, Inc - (Woodlands Office)



D - Variances

Subdivision

Houston Planning Commission

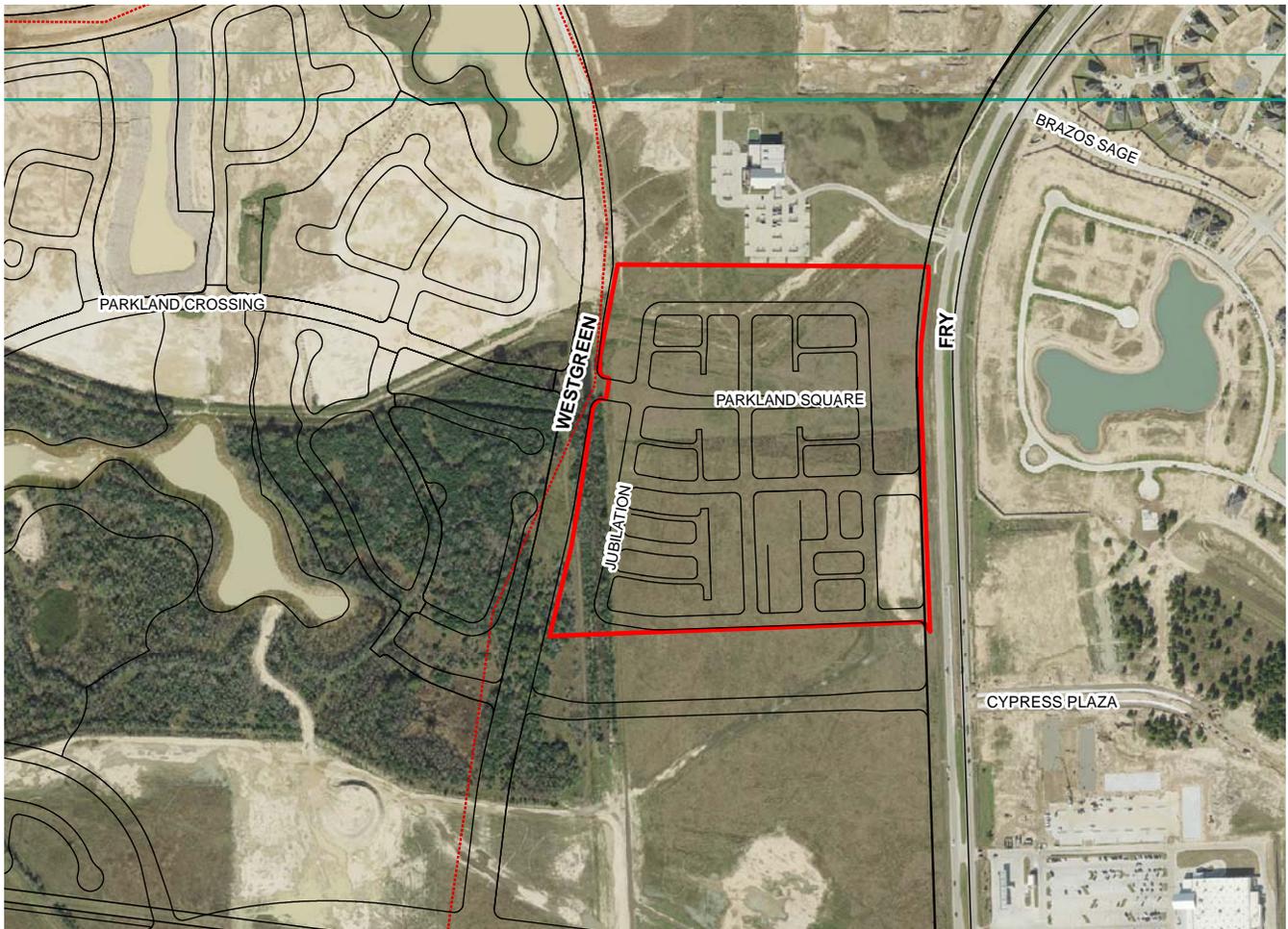
ITEM: 114

Planning and Development Department

Meeting Date: 11/09/2017

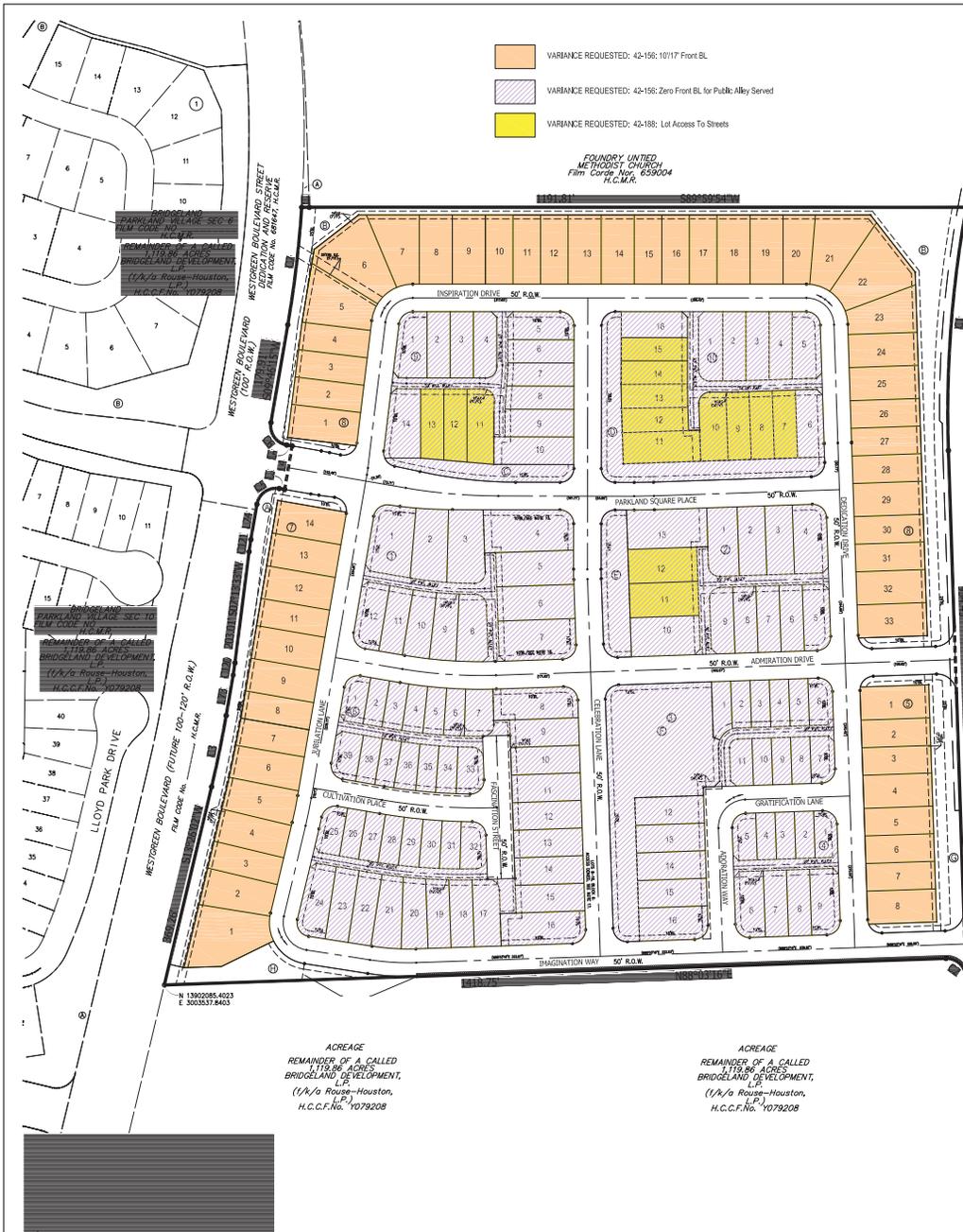
Subdivision Name: Bridgeland Parkland Village Sec 29 (DEF 1)

Applicant: LJA Engineering, Inc - (Woodlands Office)



D –Variances

Aerial



- VARIANCE REQUESTED: 42-156:10/17 Front BL
- VARIANCE REQUESTED: 42-156: Zero Front BL for Public Alley Serviced
- VARIANCE REQUESTED: 42-158: Lot Access to Streets

FOUNDRY UNITED
METHODIST CHURCH
Film Code No. 699004
H.C.M.R.

ACREAGE
REMAINDER OF A CALLED
178.96 ACRES
BRIDGELAND DEVELOPMENT,
L.P.
(1/4/4 Rouse-Houston,
L.P.)
H.C.C.F.No. 1079208

ACREAGE
REMAINDER OF A CALLED
1176.86 ACRES
BRIDGELAND DEVELOPMENT,
L.P.
(1/4/4 Rouse-Houston,
L.P.)
H.C.C.F.No. 1079208

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	0.29	12,804	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.: 3.05 AC.
- C. AVERAGE LOT SIZE < 5,000 S.F.: 3,283 S.F.
- D. COMPENSATING OPEN SPACE REQUIRED PER LOT (Based on C): 400 S.F.
- E. COMPENSATING OPEN SPACE REQUIRED (AD): 16,000 S.F.
- F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED WITHIN: 23,757 S.F.

Lots Less Than 5,000 Square Footage

BLOCK	LOT	LOT AREA (S.F.)	SQUARE FOOT	BLOCK	LOT	LOT AREA (S.F.)	SQUARE FOOT
B2	9	4,999.27	SF	B6	25	3,772.20	SF
B3	1	3,386.34	SF	B6	26	3,080.00	SF
B3	2	2,988.79	SF	B6	27	3,109.16	SF
B3	3	2,989.13	SF	B6	28	3,149.06	SF
B3	4	2,989.30	SF	B6	29	3,142.99	SF
B3	5	2,989.45	SF	B6	30	3,130.43	SF
B3	6	3,557.27	SF	B6	31	3,087.17	SF
B3	7	3,536.67	SF	B6	32	3,375.95	SF
B3	8	2,974.93	SF	B6	33	3,676.96	SF
B3	9	2,975.00	SF	B6	34	3,057.53	SF
B3	10	2,974.96	SF	B6	35	3,147.49	SF
B3	11	3,405.31	SF	B6	36	2,975.13	SF
B4	1	3,346.43	SF	B6	37	2,975.00	SF
B4	2	2,975.64	SF	B6	38	3,096.67	SF
B4	3	2,975.60	SF	B9	4	4,951.64	SF
B4	4	2,975.97	SF				
B4	5	3,512.31	SF				
B6	1	3,581.76	SF				
B6	2	2,978.90	SF				
B6	3	3,058.95	SF				
B6	4	3,112.93	SF				
B6	5	3,077.25	SF				
B6	6	3,076.18	SF				
B6	7	4,306.18	SF				

DIAGRAM 1
TYPICAL REDUCED BUILDING LINE ALLEY ACCESS
(SEE GENERAL NOTES 8 AND 10.)

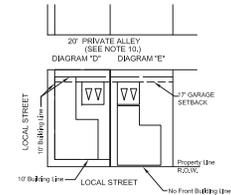
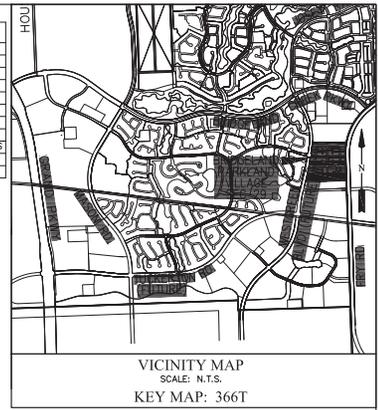
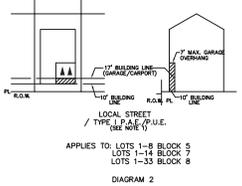


DIAGRAM 2
TYPICAL REDUCED BUILDING LINE ALLEY ACCESS
(SEE GENERAL NOTES 8 AND 9.)



- B.L. INDICATES BUILDING LINE
- D.E. INDICATES DRAINAGE EASEMENT
- ST.M.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.R./R.P. INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- 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

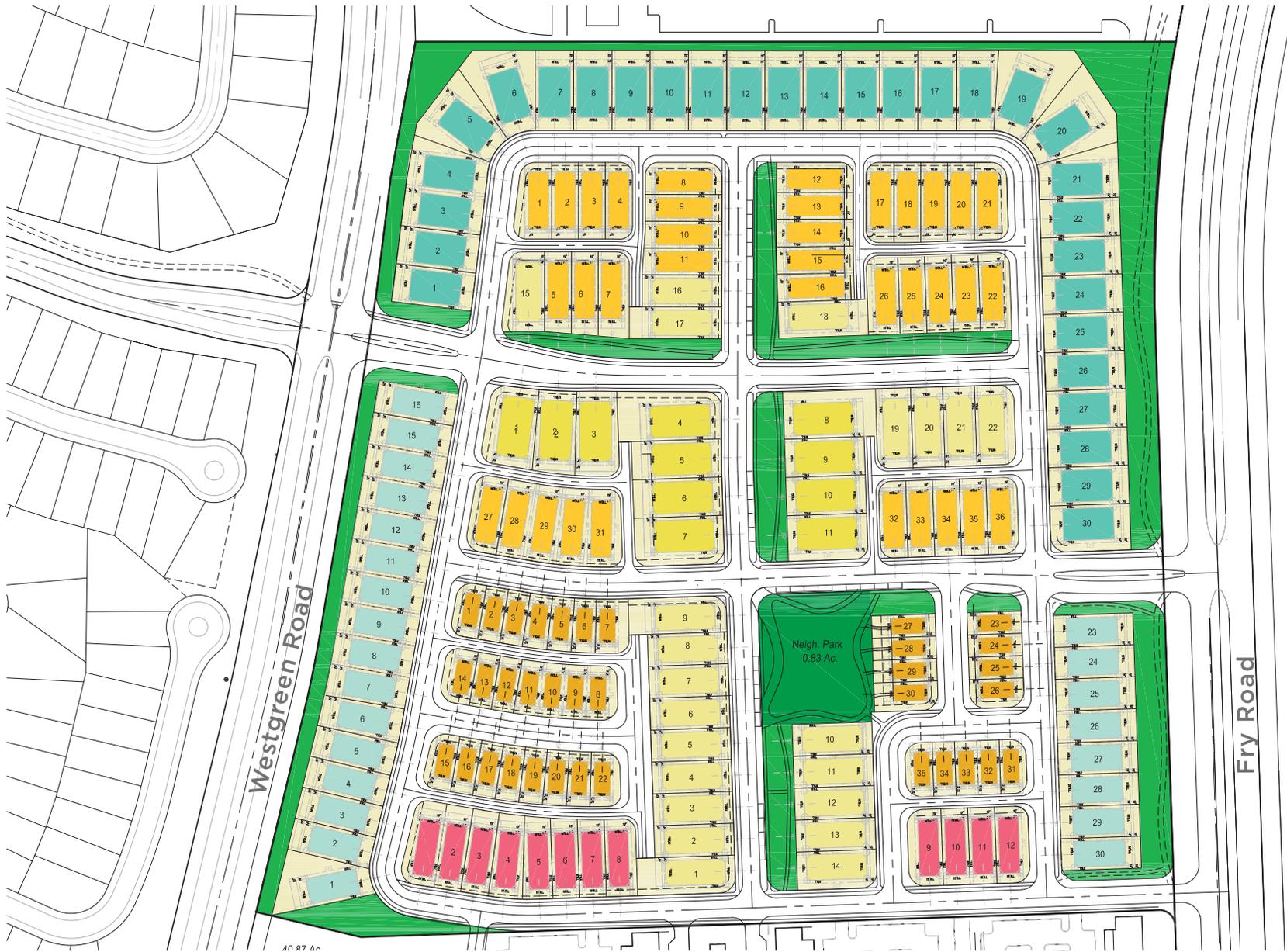
BRIDGELAND

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

Planning:
LJA Engineering, Inc. - Planning
25231 Evergreen Circle, Suite 107, The Woodlands, Texas 77380
Corp. Office: 2529 Blinnpark Drive, Suite 600, Houston, Texas 77042-3703
Phone: 713.953.5200 Fax: 713.953.9028

Engineering: **r.g. miller engineers** Surveying: **MILLER SURVEY GROUP**

18000 Park Ten, Phase - Suite 500, Houston, Texas 77058
1700 WEST 58th STREET, SUITE 1000, HOUSTON, TEXAS 77056
12001 FRY ROSSBORO RD., SUITE 100, HOUSTON, TEXAS 77060
12001 FRY ROSSBORO RD., SUITE 100, HOUSTON, TEXAS 77060



40.87 Ac

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: 115

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: East End Village Apartments

Applicant: Benchmark Engineering Corporation

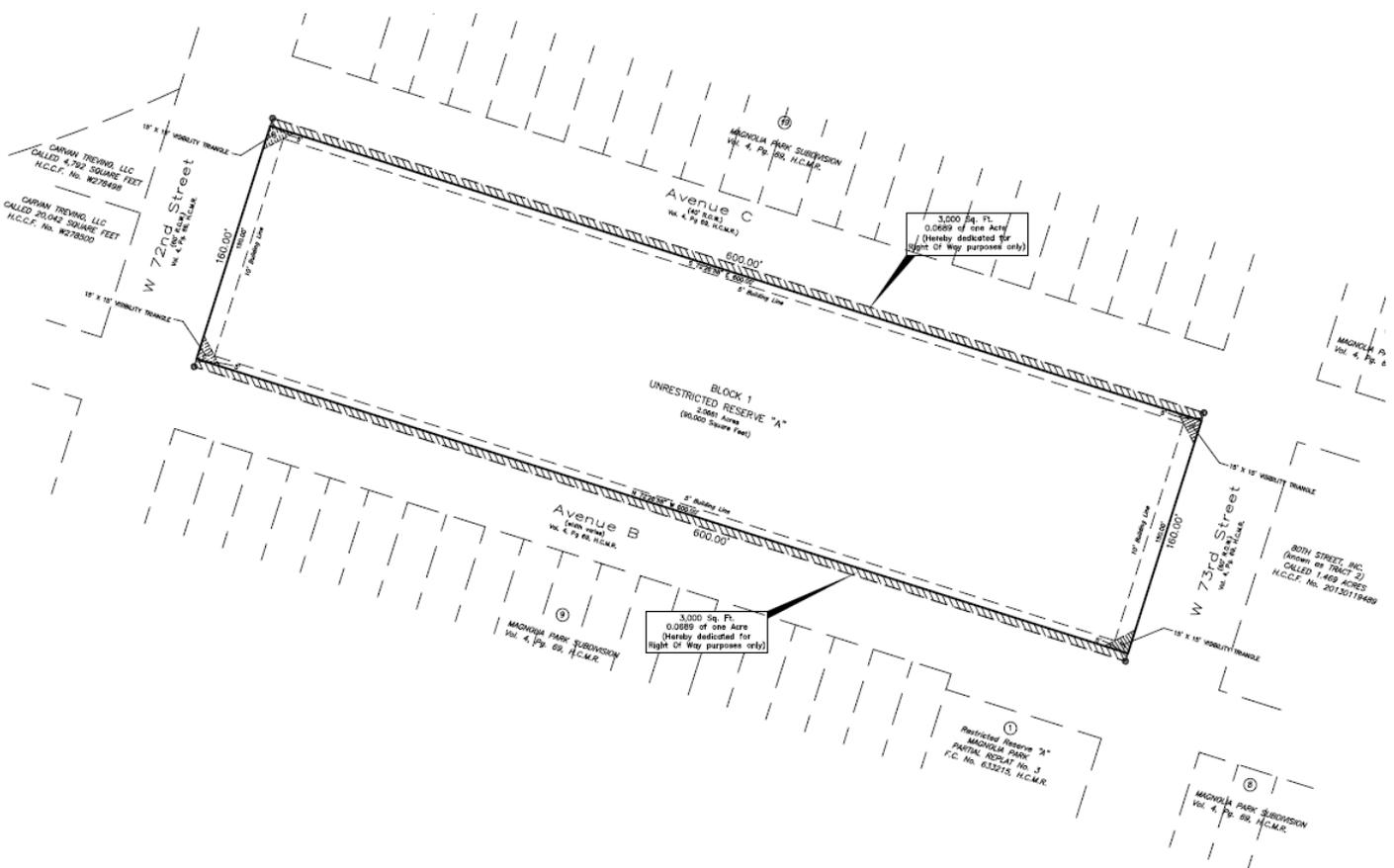


D – Variances

Site Location

Subdivision Name: East End Village Apartments

Applicant: Benchmark Engineering Corporation



Houston Planning Commission

ITEM: 115

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: East End Village Apartments

Applicant: Benchmark Engineering Corporation



D – Variances

Aerial



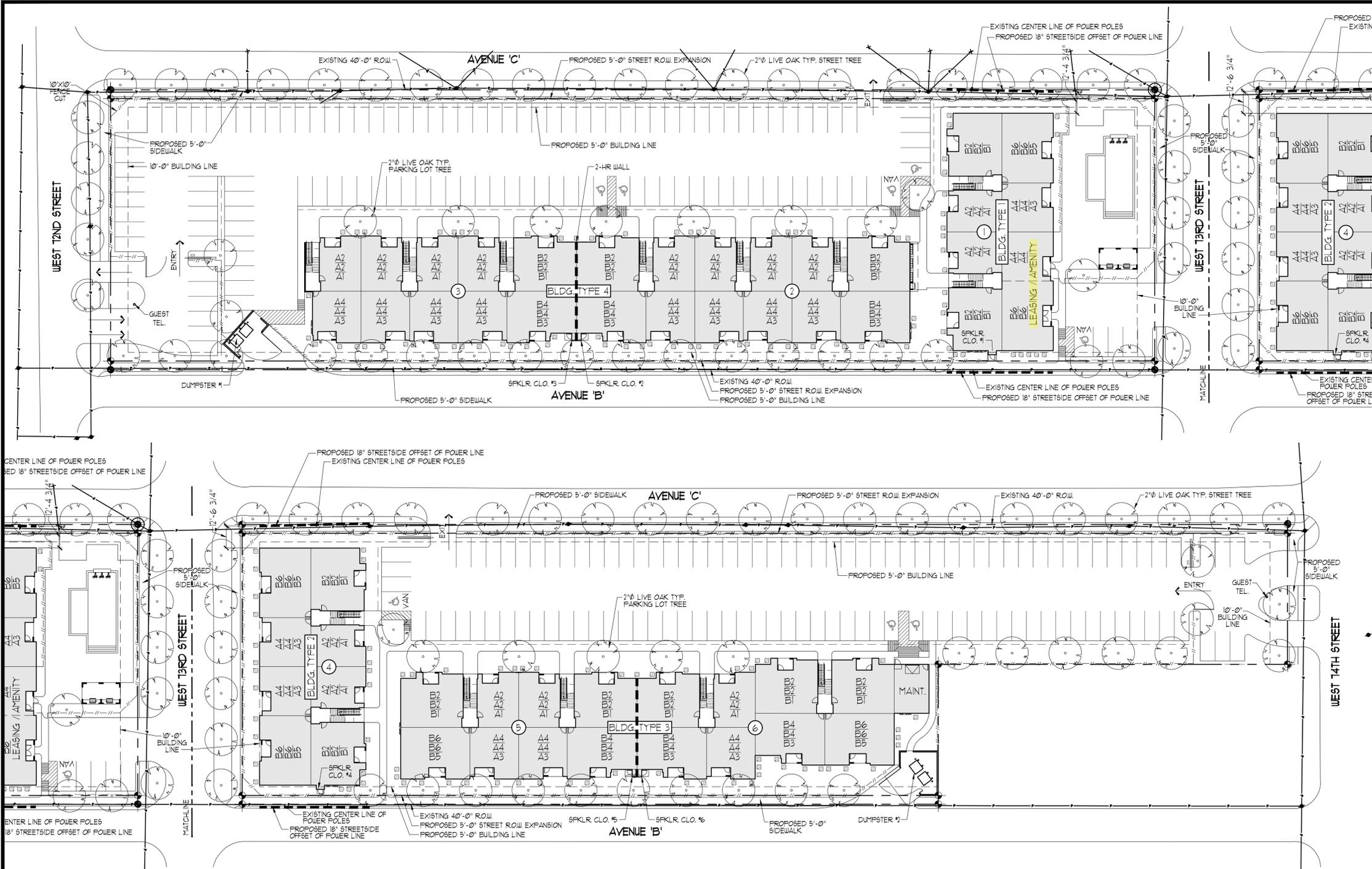
MUCASEY & Associates
Architects

4808 Gibson, Suite 200
Houston, Texas 77007
Tel. (713) 521-1233
Fax (713) 520-1904
Email: office@mucaseyarchitects.com

EAST END APARTMENTS

A Multi-Family Community

Harris County, Texas
Job No. 1729



PROJECT SUMMARY:
Apartments:

Type	Description	Area	Qty.
A1	One Bedroom, 1 Bath (1st Flr.)	670 s.f.	15
A2	One Bedroom, 1 Bath (2nd & 3rd Flrs.)	670 s.f.	30
A3	One Bedroom, 1 Bath (1st Flr.)	732 s.f.	14
A4	One Bedroom, 1 Bath (2nd & 3rd Flrs.)	732 s.f.	30
Total One Bedroom Units			89 Units
B1	Two Bedroom, 2 Bath (1st Flr.)	1007 s.f.	12
B2	Two Bedroom, 2 Bath (2nd & 3rd Flrs.)	1007 s.f.	24
B3	Two Bedroom, 2 Bath (1st Flr.)	1017 s.f.	6
B4	Two Bedroom, 2 Bath (2nd & 3rd Flrs.)	1017 s.f.	12
B5	Two Bedroom, 2 Bath (1st Flr.)	1098 s.f.	5
B6	Two Bedroom, 2 Bath (2nd & 3rd Flrs.)	1098 s.f.	12
Total Two Bedroom Units			71 Units
Total Units		135,582 s.f.	160 Units

Parking:

Parking Required:
 89 One Bedroom Units @ 1.33 cars/unit = 118.4 cars
 71 Two Bedroom Units @ 1.67 cars/unit = 118.6 cars
Total Required Parking = 237.0 cars

Parking Provided:

	YAN	H.C.	Accessible	Standard	Total
Open Parking (secured)	2	5	213		220 cars
Open Parking (non-secured)	0	0	12		12 cars
Amenity Parking (non-secured)	1	0	4		5 cars
Total Required Parking	3	5	229		237 cars

LANDSCAPE ANALYSIS

A. STREET TREES

	Lineal Ft./30	Trees Required	Trees Provided
Avenue 'B'	1000/30	34 (2" caliper)	34 (2" caliper)
Avenue 'C'	1200/30	40 (2" caliper)	40 (2" caliper)
W. 12nd Street	150/30	5 (2" caliper)	5 (2" caliper)
W. 13rd Street	150/30	5 (2" caliper)	5 (2" caliper)
W. 14th Street	75/30	3 (2" caliper)	3 (2" caliper)
		87 (2" caliper)	87 (2" caliper)

B. PARKING LOT TREES
(Guest Surface Parking Only)

of Parking Spaces/10	Trees Required	Trees Provided
237/10	23.7 (2" caliper)	24 (2" caliper)

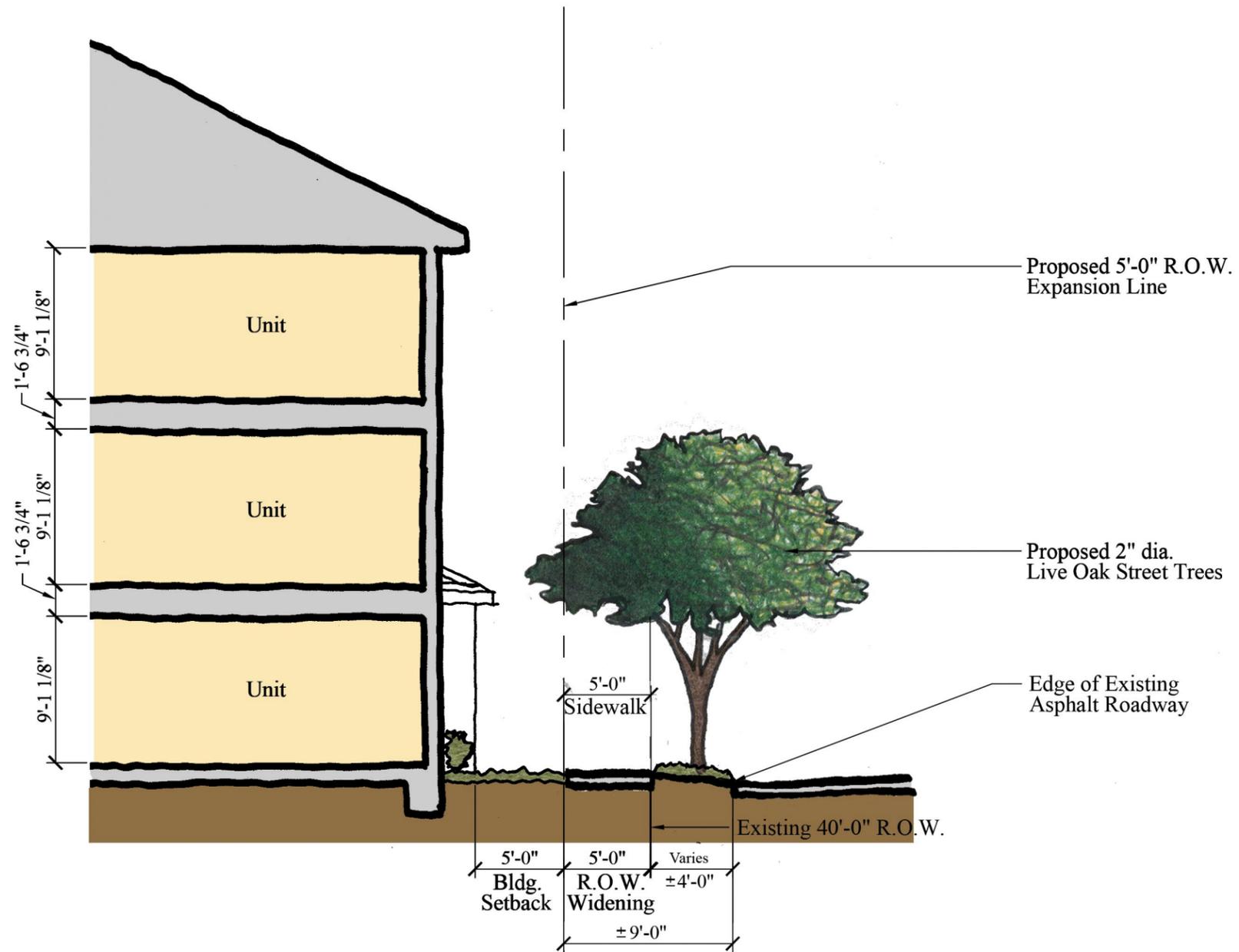
C. SHRUBS

# Street Trees X 10	Shrubs Required	Shrubs Provided
87x10	870	870

Date:	



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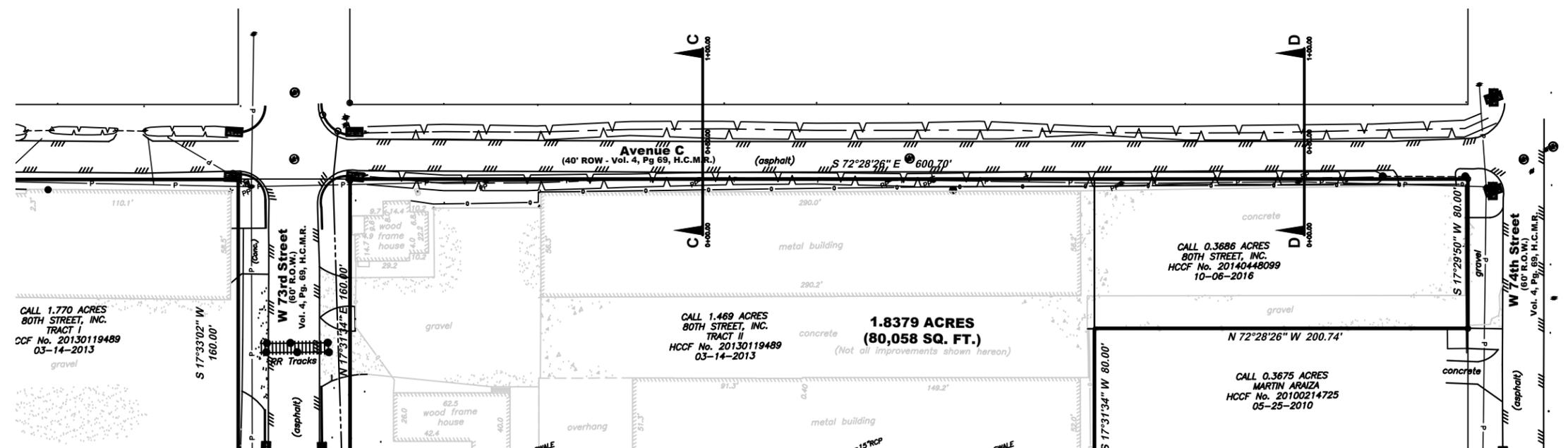
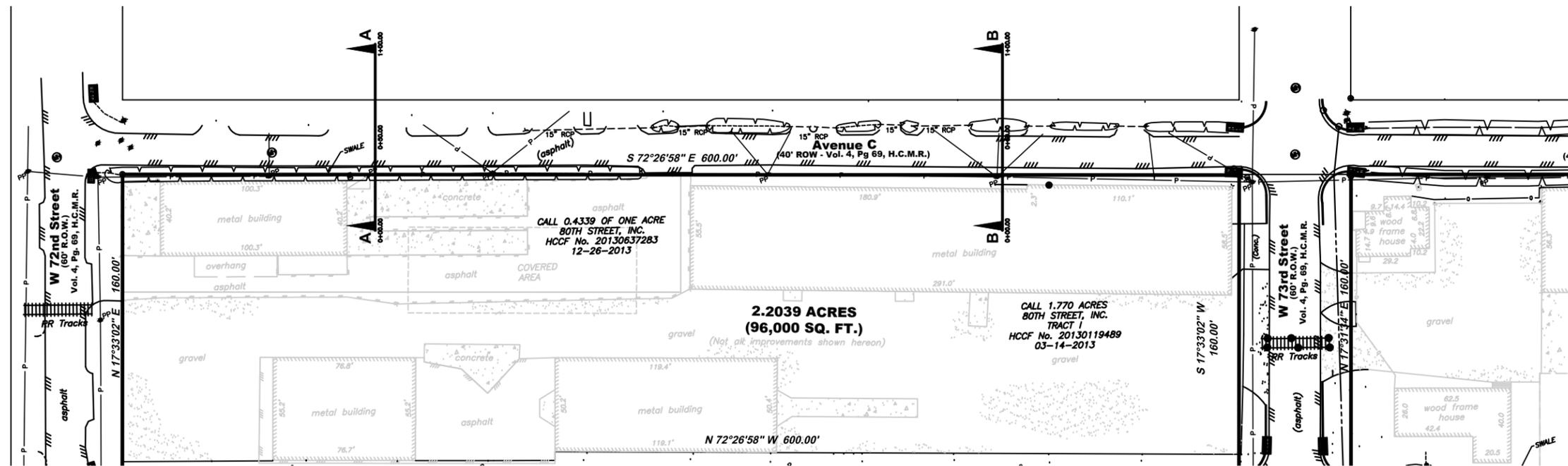
SECTION : Avenues "B" & "C"

East End Apartments

Mucasey & Associates, Architects

September 14, 2017

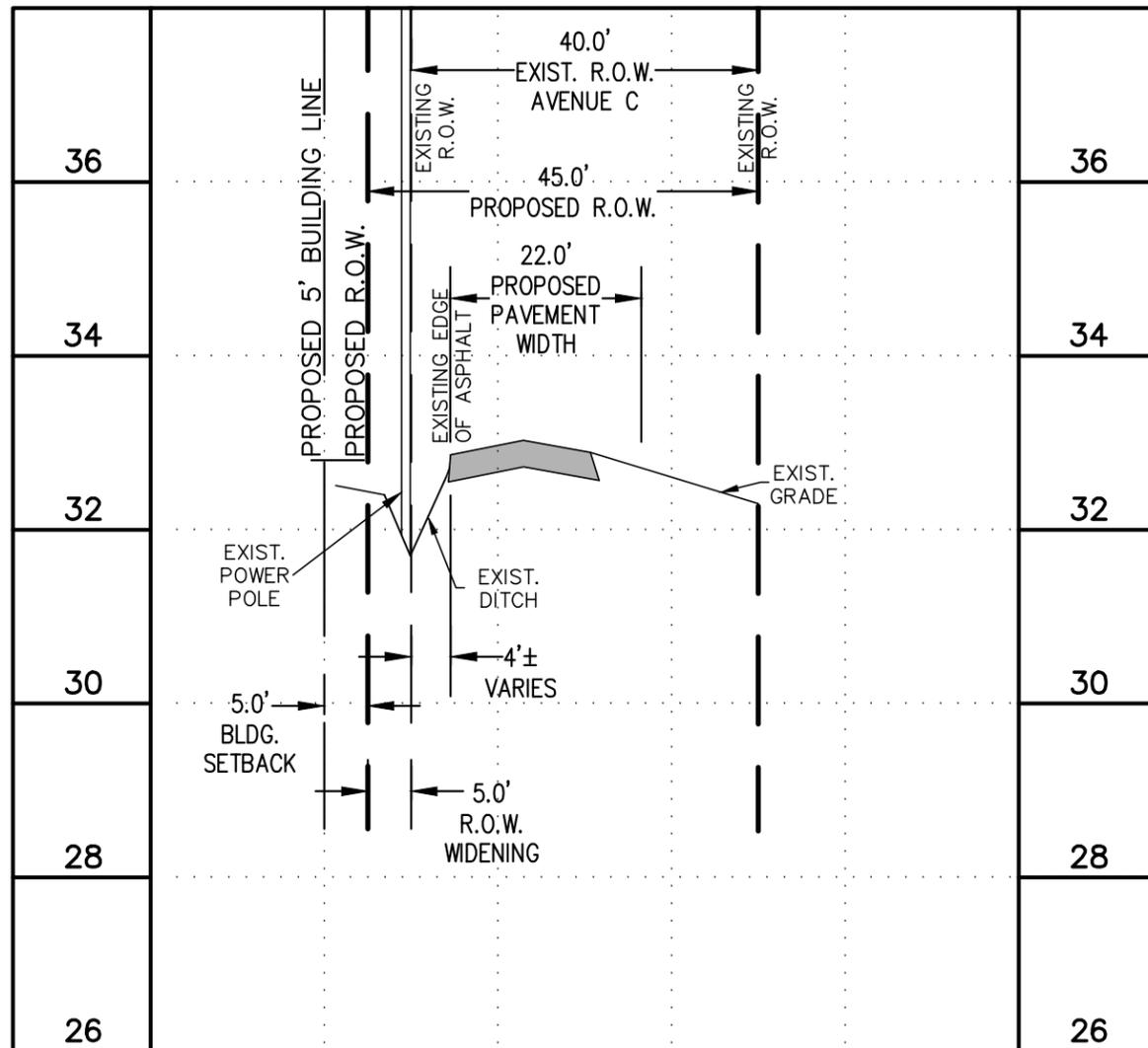
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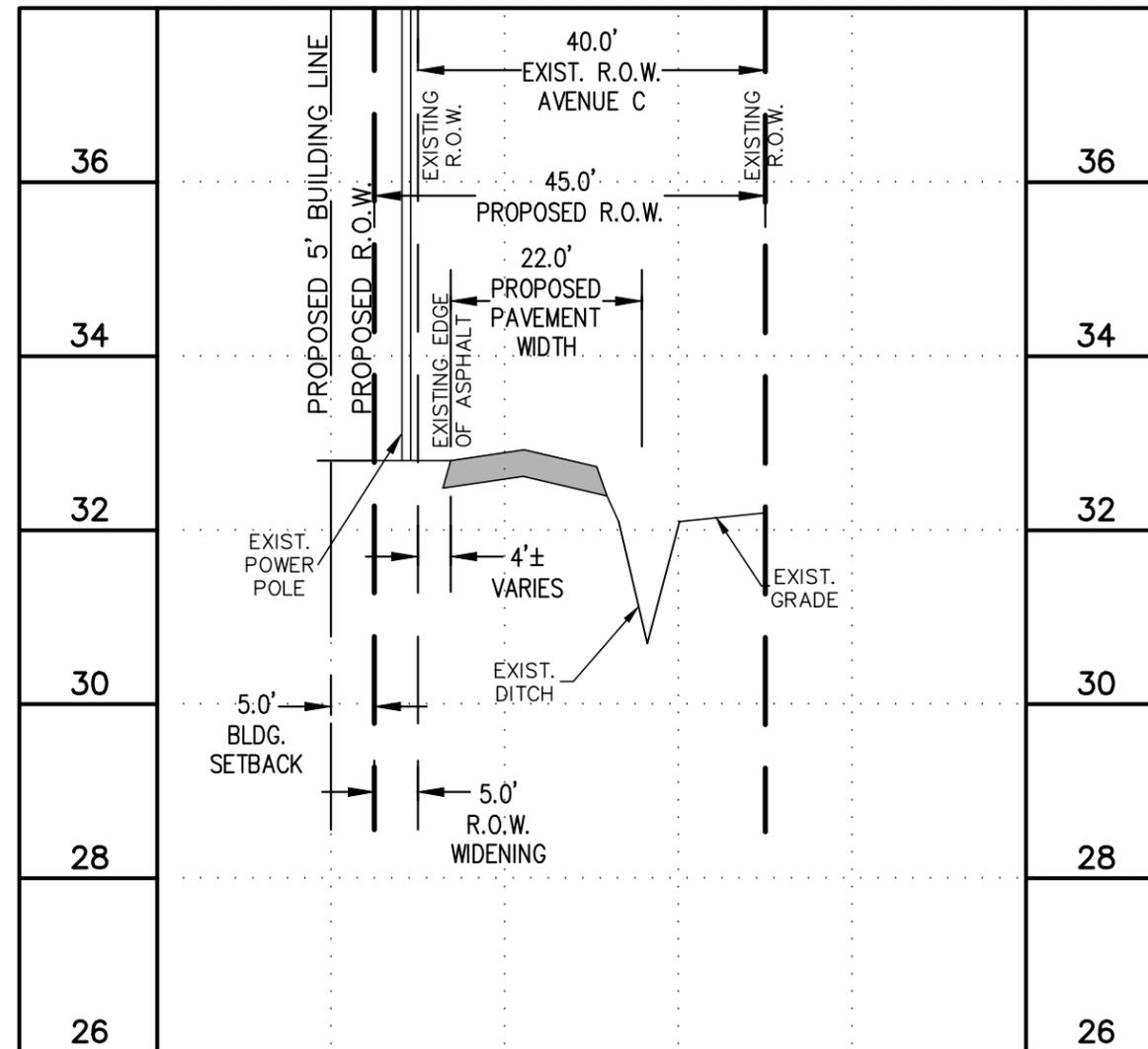
BENCHMARK ENGINEERING CORPORATION
Consulting Engineers - Planners - Surveyors
2401 Fountainview Suite 500
Houston, Texas 77057 U.S.A. (713)266-9930

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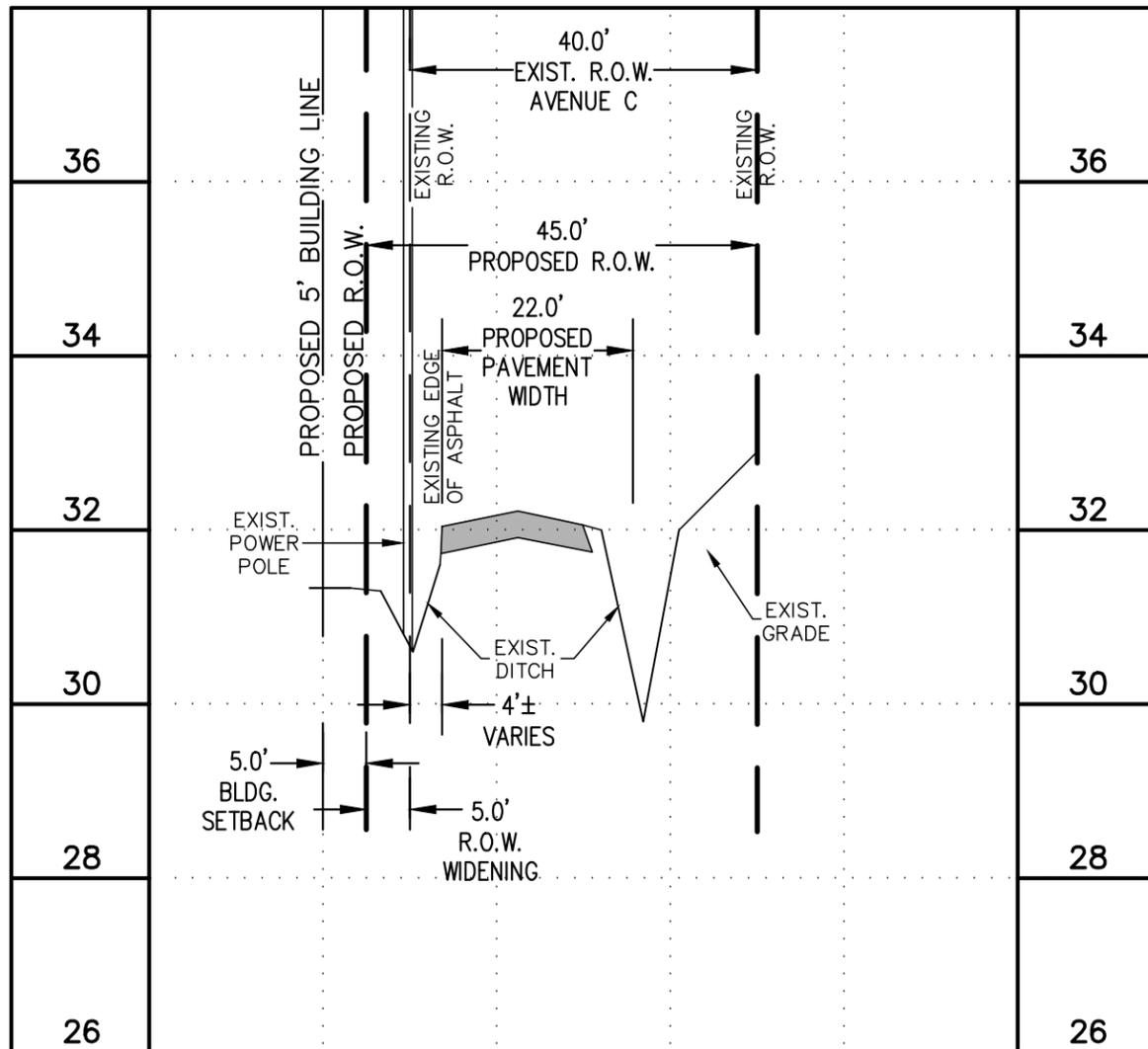
SECTION A



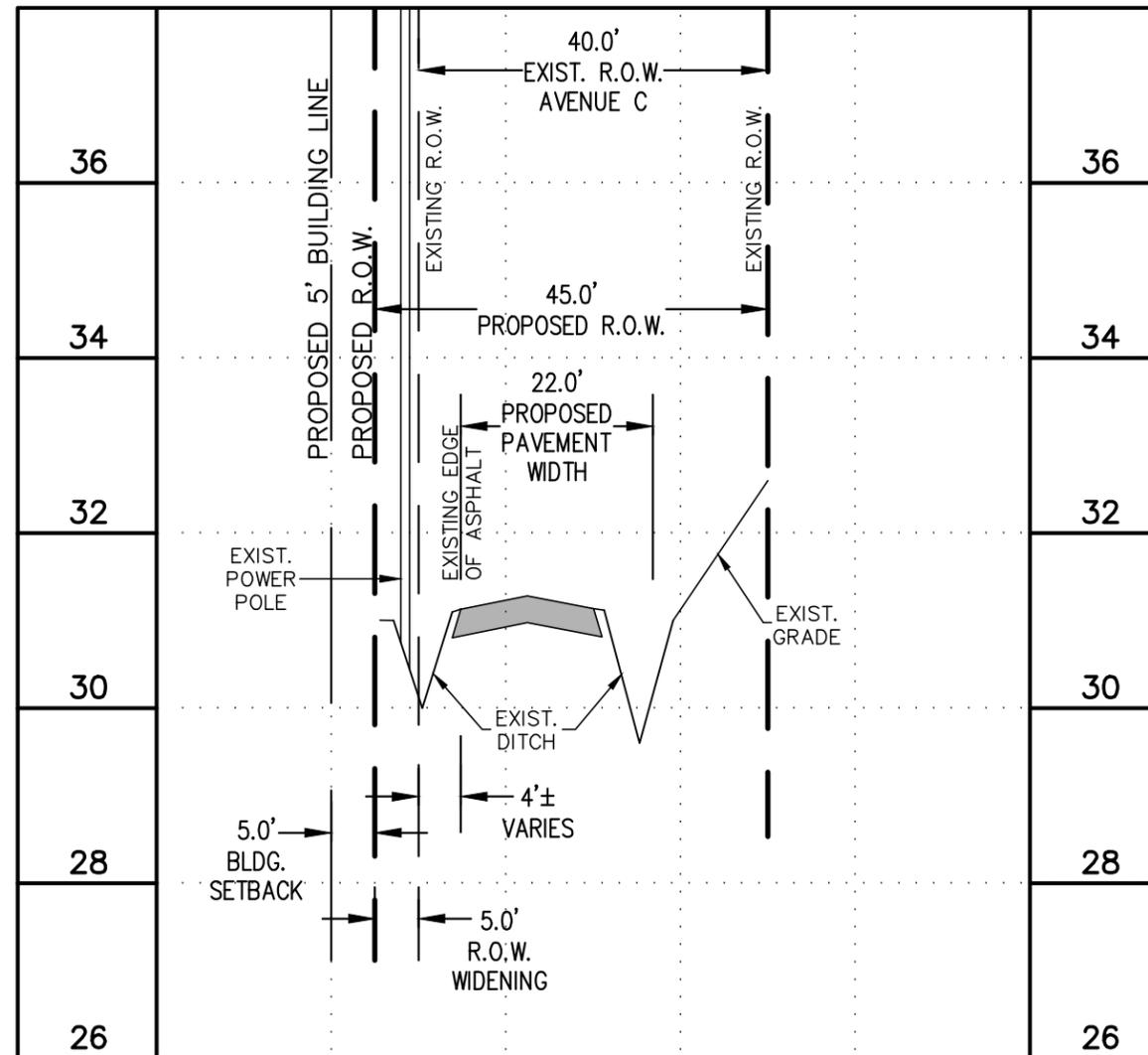
SECTION B

 BENCHMARK ENGINEERING CORPORATION Consulting Engineers - Planners - Surveyors 2401 Fountainview Suite 500 Houston, Texas 77057 U.S.A. (713)266-9930		
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SECTION C



SECTION D

 BENCHMARK ENGINEERING CORPORATION Consulting Engineers - Planners - Surveyors 2401 Fountainview Suite 500 Houston, Texas 77057 U.S.A. (713)266-9930		
DRAWN BY:	DATE:	SCALE: H:1"=20', V:1"=2'
CHECKED BY:	JOB No.	SHEET No.



Application Number: 2017-1736

Plat Name: East End Village Apartments

Applicant: Benchmark Engineering Corporation

Date Submitted: 09/29/2017

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

Specific Variance is being sought and extent of variance:

This request for variance approval is submitted for the following two (2) considerations: (1) To dedicate a 5' wide strip of land for the widening of Avenue B and Avenue C, in lieu of the 10' required by Chapter 42. (2) Allow the dedication of 5' Building Line along Avenue B and Avenue C in lieu of the 10' Building Line required by chapter 42.

Chapter 42 Section: 150 and 121

Chapter 42 Reference:

42-150 Building line requirement. An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time." 42-121 – Dedication of Right of Way: When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

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

Proposed East End Woods Apartments, consists of 1.8379 acres in area. It is located to the north of Avenue B, to the West of 74th Street, to the South of Avenue C and to the East of 73rd street. Proposed East End Village Apartments project, consists of 2.2039 acres in area. It is located to the north of Avenue B, to the West of 73rd Street, to the South of Avenue C and to the East of 72nd street. The two sites are located nearby the Houston Transit Corridor. The Harrisburg / Green Line LRT line is situated less than two blocks from subject property, with an LRT station at 67th Street. The site of subject project is depicted on the plat of Magnolia Park, a subdivision of the City of Houston recorded on September 16, 2013 at Volume 4 Page 69 of the Harris County Map Records. Subject site was not assigned a lot and block designation as is normally done on subdivision plats. Based on review of title commitments and deeds of property, Magnolia Park Subdivision has not been subject to deed restrictions and said subdivision has not been restricted to residential and or single-family use. No building lines were depicted on the recorded plat. There exist the remnants of a rail road spur bisecting the two sites in the east-west direction the property into two halves, suggesting the property was originally planned to be owned and operated for rail served light industrial use. The sites of subject properties have been occupied by light industrial buildings for a longtime, at least prior to 1978. Approximately 50% of Magnolia Park subdivision has been developed for multi-mixed use including light industrial, commercial, office, institutional, multi-family projects, open space and other usage. The existing structures are situated approximately between 0'-5' feet from the existing right-of-way along Avenue B and Avenue C. The current dimensions of the two sites of subject properties are 160' feet in depth (width) between Avenue B and Avenue C and 600' feet in length, between 72nd Street and 74th Street. The block depth of 160' makes subject sites to be extremely restrictive from the standpoint of planning for redevelopment to almost any viable uses. Based on Chapter 42 ordinance the buildable areas within the 160' wide blocks is 120'. Avenue B and Avenue C have the characteristics of local streets, currently being 40' in width and connecting to 72nd, 73rd & 74th north-south streets that are collector streets. The block length of 660' centerline to centerline and 600' ROW to ROW allows consideration of use of the stipulations of chapter 42-123 (b)(2)(d) for approval of 50' ROW. The project architect/planner has diligently studied the sites and with a lot of creativity he was able to

overcome the problems associated with the dimensional constraints of the project sites, and he has successfully prepared a development site plan that will lend itself to make the site feasible for development. The workability of the proposed site development plan would require consideration by City Planning Commission to grant the two variances stated in this application. The proposed East End Woods Apartments, is comprised of 30-one bedroom units and 42-two bedroom units totaling 72 units to be constructed in two-three story buildings. The proposed East End Village Apartments, is comprised of 59-one bedroom units and 29-two bedroom units totaling 88 units to be constructed in two-three story buildings. Each unit will have its own washer and dryer. The total number of proposed apartment units in both developments consists of 160. There will be limited access fencing and vehicular/pedestrian gates with the project site. The project will be constructed of high value insulation in walls and roof, along with insulated Low-E-Windows. The veneer is 100% cement fiber siding and trim, with 30 year dimensional composition shingle slope roofing and hard-wired smoke detectors with battery backups at every unit. The main entry to the site for ingress and egress will be gained from 74th street and 73rd Street for East End Woods Apartments and from 72nd for East End Village Apartments while the drives at Avenue C will be utilized for egress only. There will not be an access drive connecting to Ave B. There will be a swimming pool for the enjoyment of the residents from both developments, East End Woods Apartments and East End Village Apartments. Concrete drives, parking & sidewalks will be provided in accordance with City of Houston's building code requirement. The owner/developer is planning on building an affordable type of development that will provide an added value to the East End Management District and to Downtown Houston and the owner is not seeking application for TDHCA tax credit. In addition the developer has been in direct contact with the Honorable City Council Member, Gallegos who has expressed his support for this application. Mr. Patrick Welch, Director of Planning has also expressed his support. Benchmark Engineering Corporation met with Mr. Richard Smith, P.E. Managing Engineer, office of city Engineer of Public Works and Engineering to review the project and the request for Variance to increase the right-of-way widths from 40' to 45' in lieu from 40' to 50'. Mr. Smith stated that he will support our request for variance as well. By granting the two variances requested in this application the sites will become useable for development and will allow adding residential dwellings that are greatly in demand for the Greater East Management District and Downtown Houston.

(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 sites of the two subject projects were included in the 1913 plat of Magnolia Park Subdivision where Avenue B and Avenue C were located very close to each other that resulted in very challenging sites that are shallow in depth, making them unmanageable for development projects. Such hardship was imposed on subject property in the planning design and construction of Magnolia Park Subdivision that was platted over a century ago under different market conditions and different planning requirements.

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

The owner developer of subject property plans on building a project that would be of great benefit to the area of Greater East End Manage District and to the City of Houston. The project will be constructed in accordance with all applicable building codes and rules and regulations.

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

The granting of the two variances in this application will allow the removal of the existing dilapidated buildings and replacing them with new buildings, all in accordance with the current city's building codes. The two sites will gain egress and ingress access from 72nd and 73rd streets and access for exit drives from Avenue C and no access from Avenue B. As such the health and welfare of the residents, employees and the public at large will be greatly improved and will not be injurious to the public health, safety and welfare.

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

Economic hardship is not the sole justification of the two variances requested in this application as the construction of the project will create very positive improvements not only for the immediate neighborhood but also for the entire Greater East End Management District and Downtown Houston, as the owner/developer is building an affordable type of residential project without seeking tax credit from any of the governmental agencies. The project will provide added taxable value to the City of Houston.

Houston Planning Commission

ITEM: 116

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: East End Woods Apartments

Applicant: Benchmark Engineering Corporation



D – Variances

Site Location

Houston Planning Commission

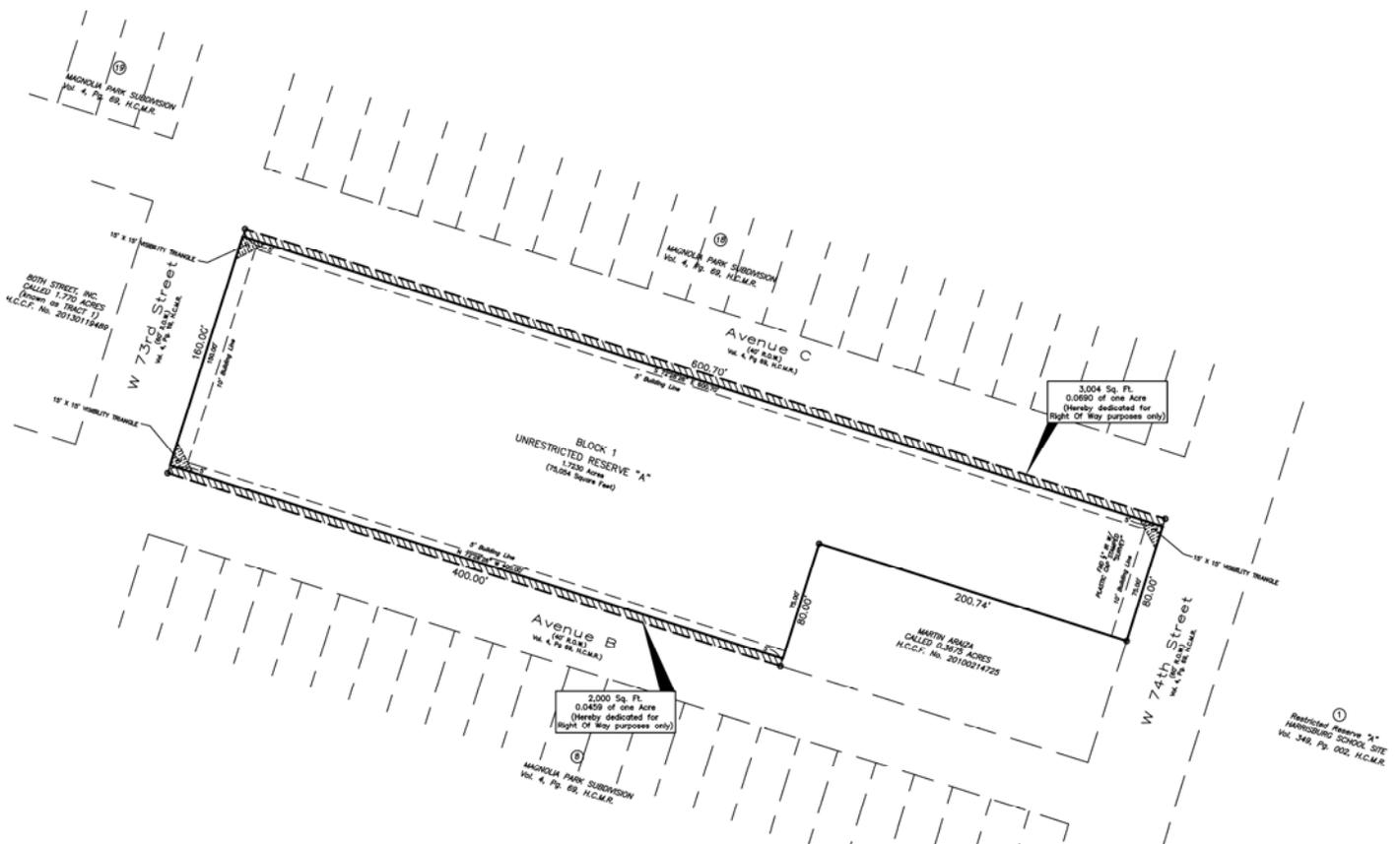
ITEM: 116

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: East End Woods Apartments

Applicant: Benchmark Engineering Corporation



D – Variances

Subdivision

Houston Planning Commission

ITEM: 116

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: East End Woods Apartments

Applicant: Benchmark Engineering Corporation



D – Variances

Aerial



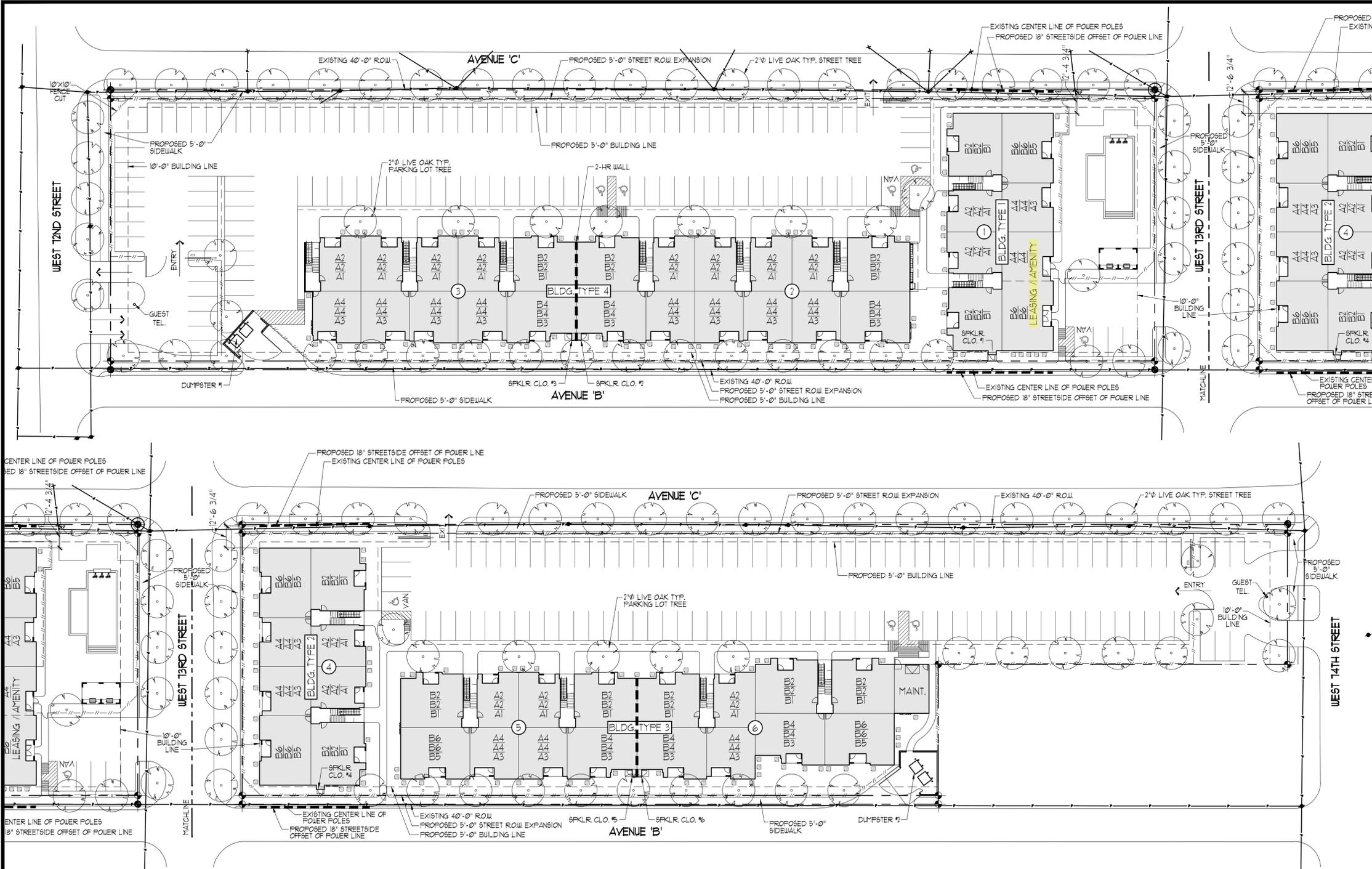
MUCASEY & Associates
Architects

4808 Gibson, Suite 200
Houston, Texas 77007
Tel. (713) 521-1233
Fax (713) 520-1904
Email: office@mucaseyarchitects.com

EAST END APARTMENTS

A Multi-Family Community

Harris County, Texas
Job No. 1729



PROJECT SUMMARY:

Apartments:

Type	Description	Area	Qty.
A1	One Bedroom, 1 Bath (1st Flr.)	670 s.f.	15
A2	One Bedroom, 1 Bath (2nd & 3rd Flrs.)	670 s.f.	30
A3	One Bedroom, 1 Bath (1st Flr.)	732 s.f.	14
A4	One Bedroom, 1 Bath (2nd & 3rd Flrs.)	732 s.f.	30
Total One Bedroom Units			89 Units
B1	Two Bedroom, 2 Bath (1st Flr.)	1007 s.f.	12
B2	Two Bedroom, 2 Bath (2nd & 3rd Flrs.)	1007 s.f.	24
B3	Two Bedroom, 2 Bath (1st Flr.)	1017 s.f.	6
B4	Two Bedroom, 2 Bath (2nd & 3rd Flrs.)	1017 s.f.	12
B5	Two Bedroom, 2 Bath (1st Flr.)	1098 s.f.	5
B6	Two Bedroom, 2 Bath (2nd & 3rd Flrs.)	1098 s.f.	12
Total Two Bedroom Units			71 Units
Total Units		135,582 s.f.	160 Units

Parking:

Parking Required:
 89 One Bedroom Units @ 1.33 cars/unit = 118.4 cars
 71 Two Bedroom Units @ 1.67 cars/unit = 118.6 cars
Total Required Parking = 237.0 cars

Parking Provided:

	YAN	H.C.	Accessible	Standard	Total
Open Parking (secured)	2	5	213		220 cars
Open Parking (non-secured)	0	0	12		12 cars
Amenity Parking (non-secured)	1	0	4		5 cars
Total Required Parking	3	5	229		237 cars

LANDSCAPE ANALYSIS

A. STREET TREES

	Lineal Ft./30	Trees Required	Trees Provided
Avenue 'B'	1000/30	34 (2" caliper)	34 (2" caliper)
Avenue 'C'	1200/30	40 (2" caliper)	40 (2" caliper)
W. 12nd Street	150/30	5 (2" caliper)	5 (2" caliper)
W. 13rd Street	150/30	5 (2" caliper)	5 (2" caliper)
W. 14th Street	75/30	3 (2" caliper)	3 (2" caliper)
		87 (2" caliper)	87 (2" caliper)

B. PARKING LOT TREES

(Guest Surface Parking Only)

of Parking Spaces/10	Trees Required	Trees Provided
237/10	23.7 (2" caliper)	24 (2" caliper)

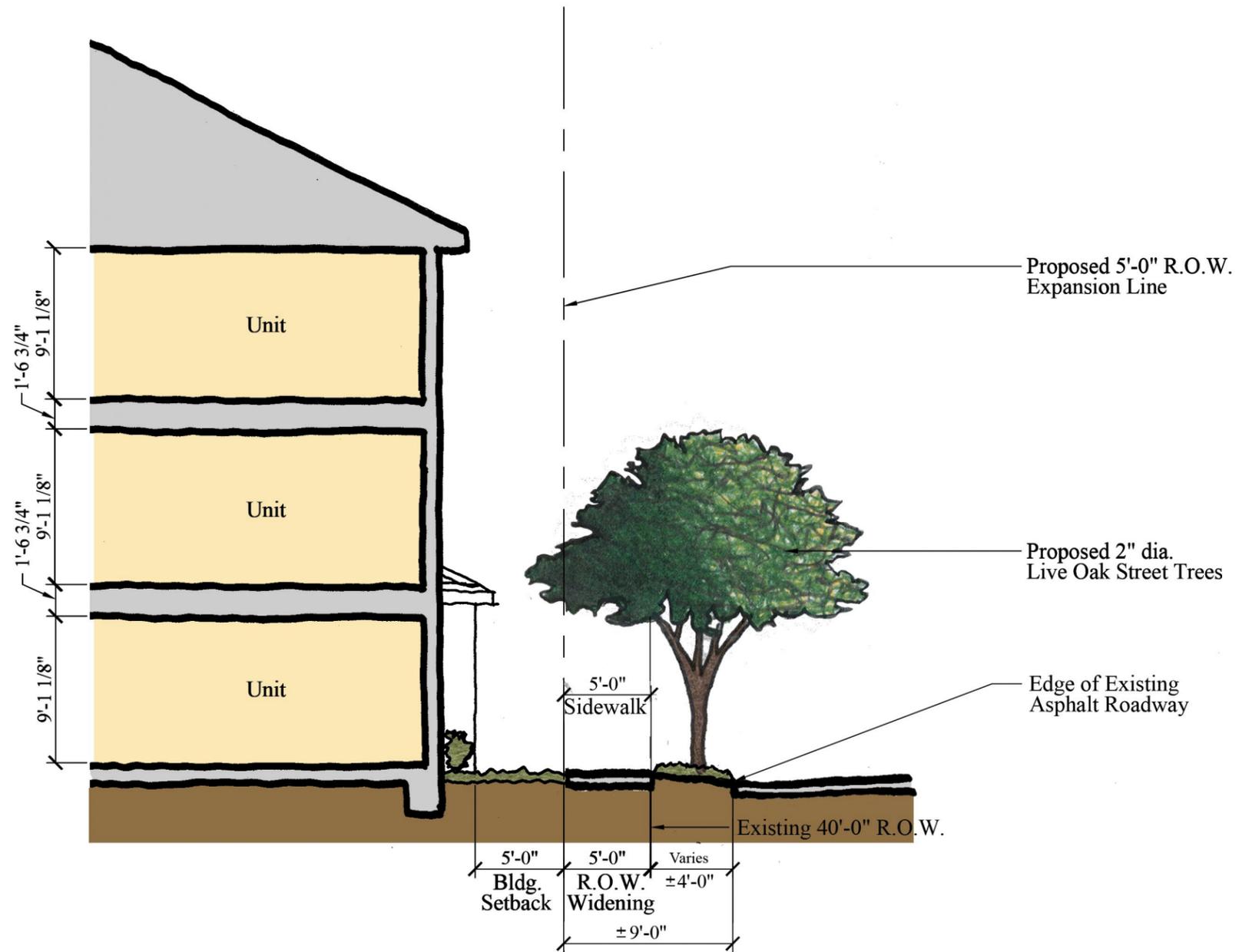
C. SHRUBS

# Street Trees X 10	Shrubs Required	Shrubs Provided
87x10	870	870

Date:	



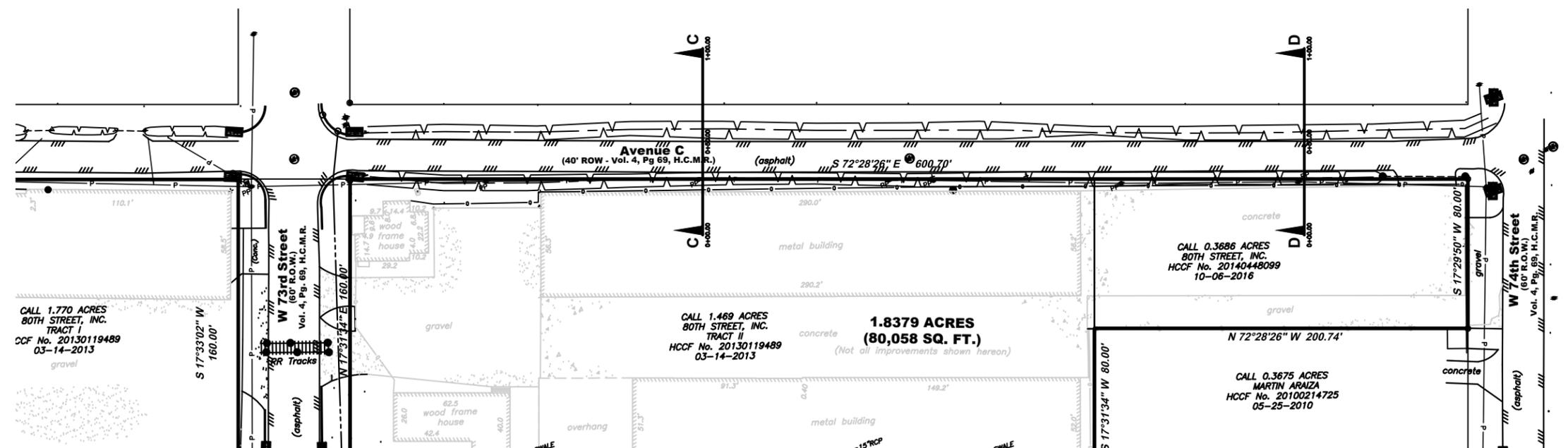
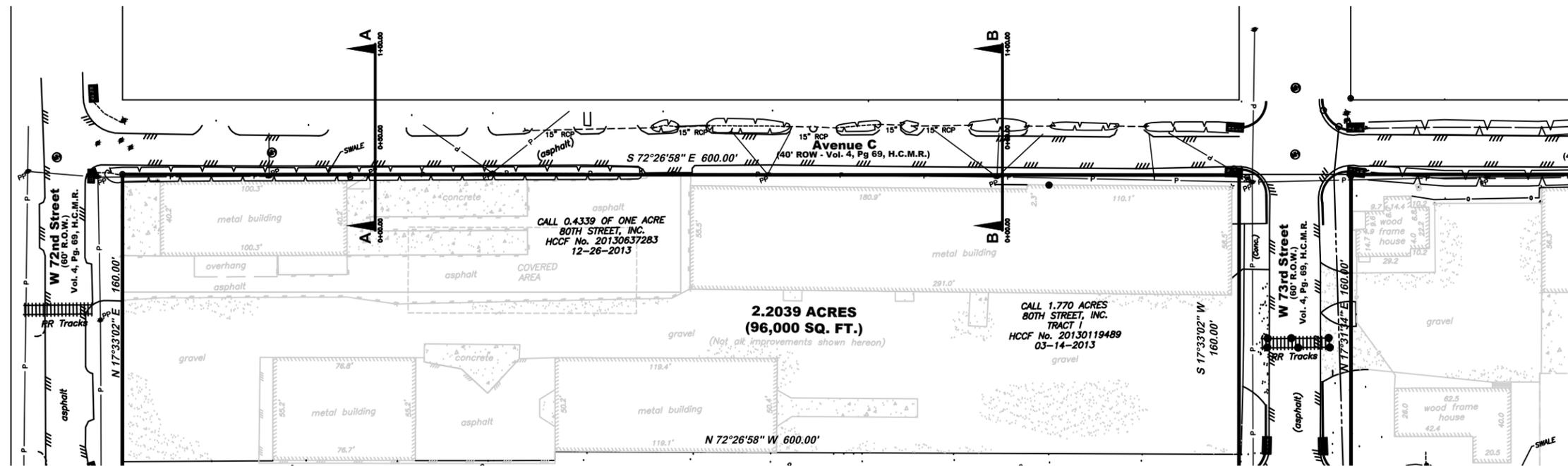
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SECTION : Avenues "B" & "C"

East End Apartments
 Mucasey & Associates, Architects
 September 14, 2017

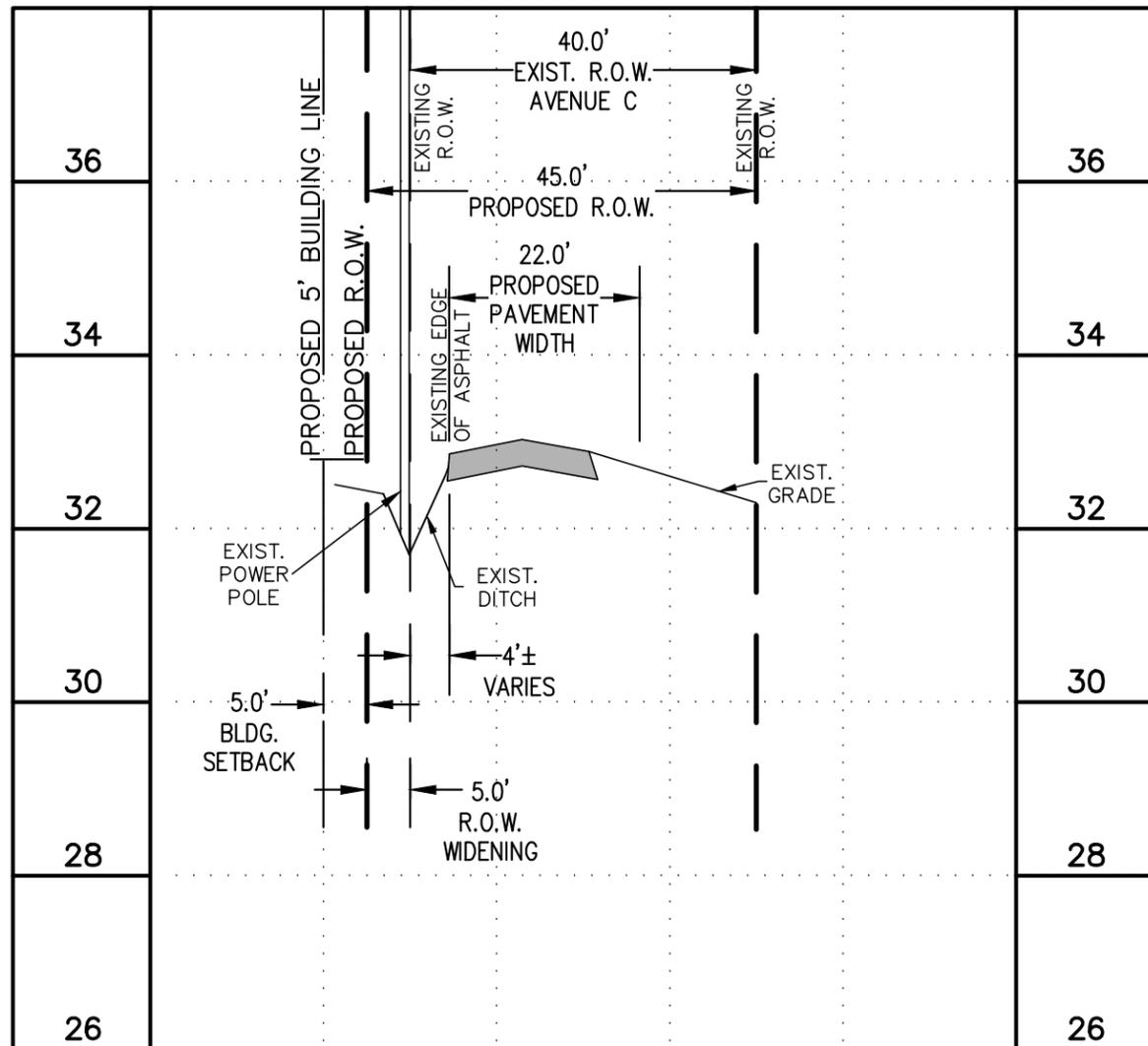
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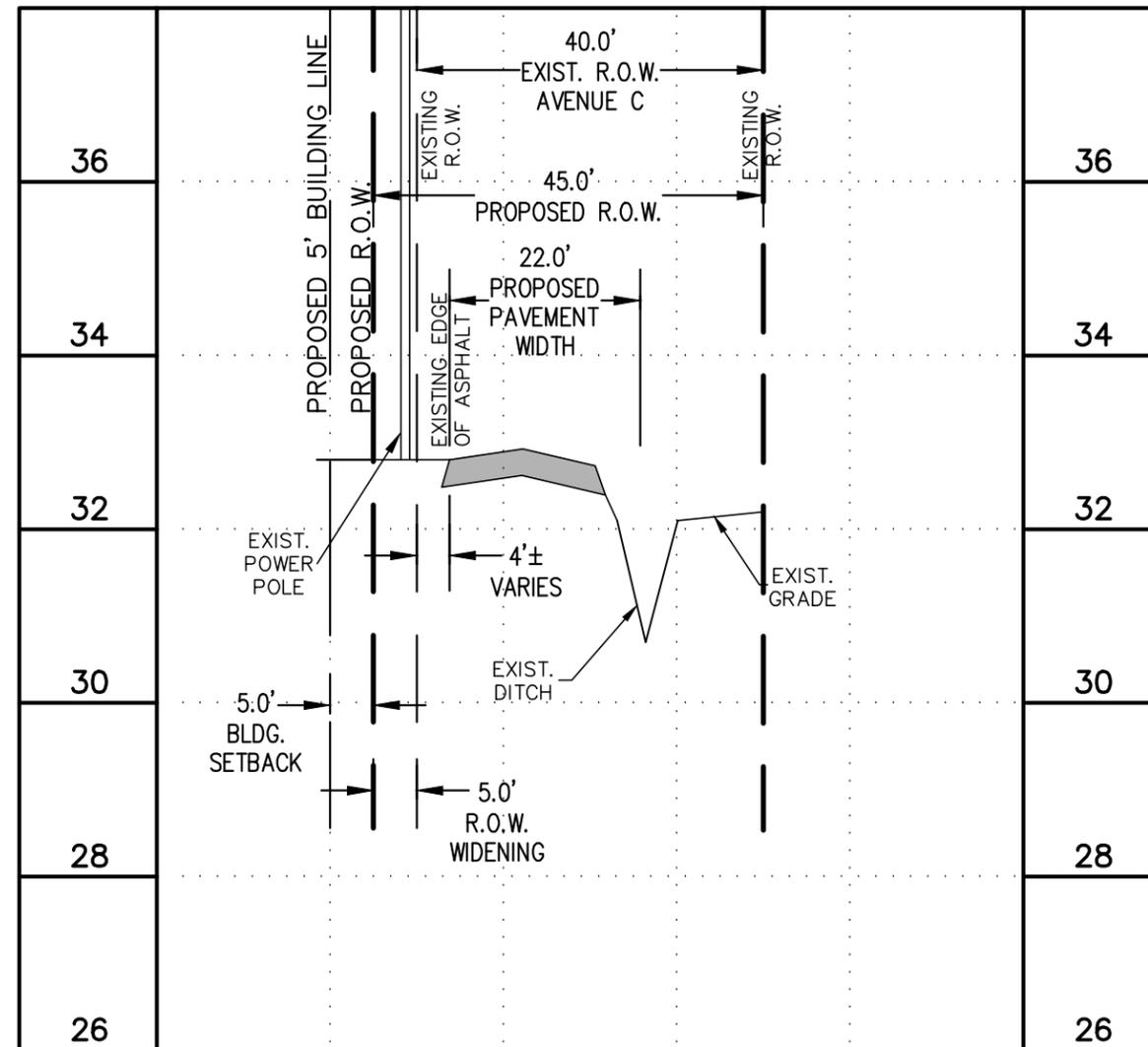
 **BENCHMARK ENGINEERING CORPORATION**
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Houston, Texas 77057 U.S.A. (713)266-9930

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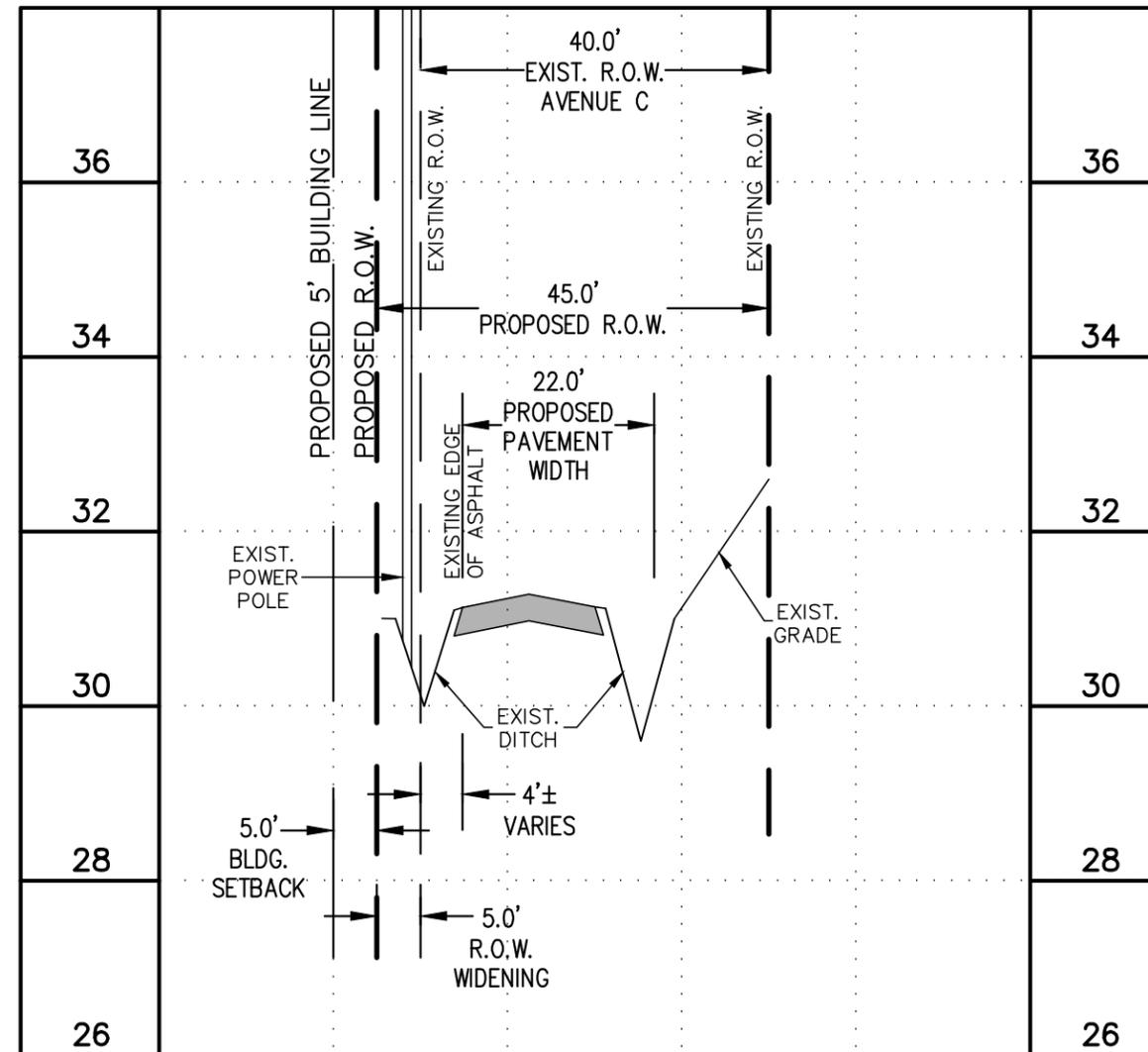
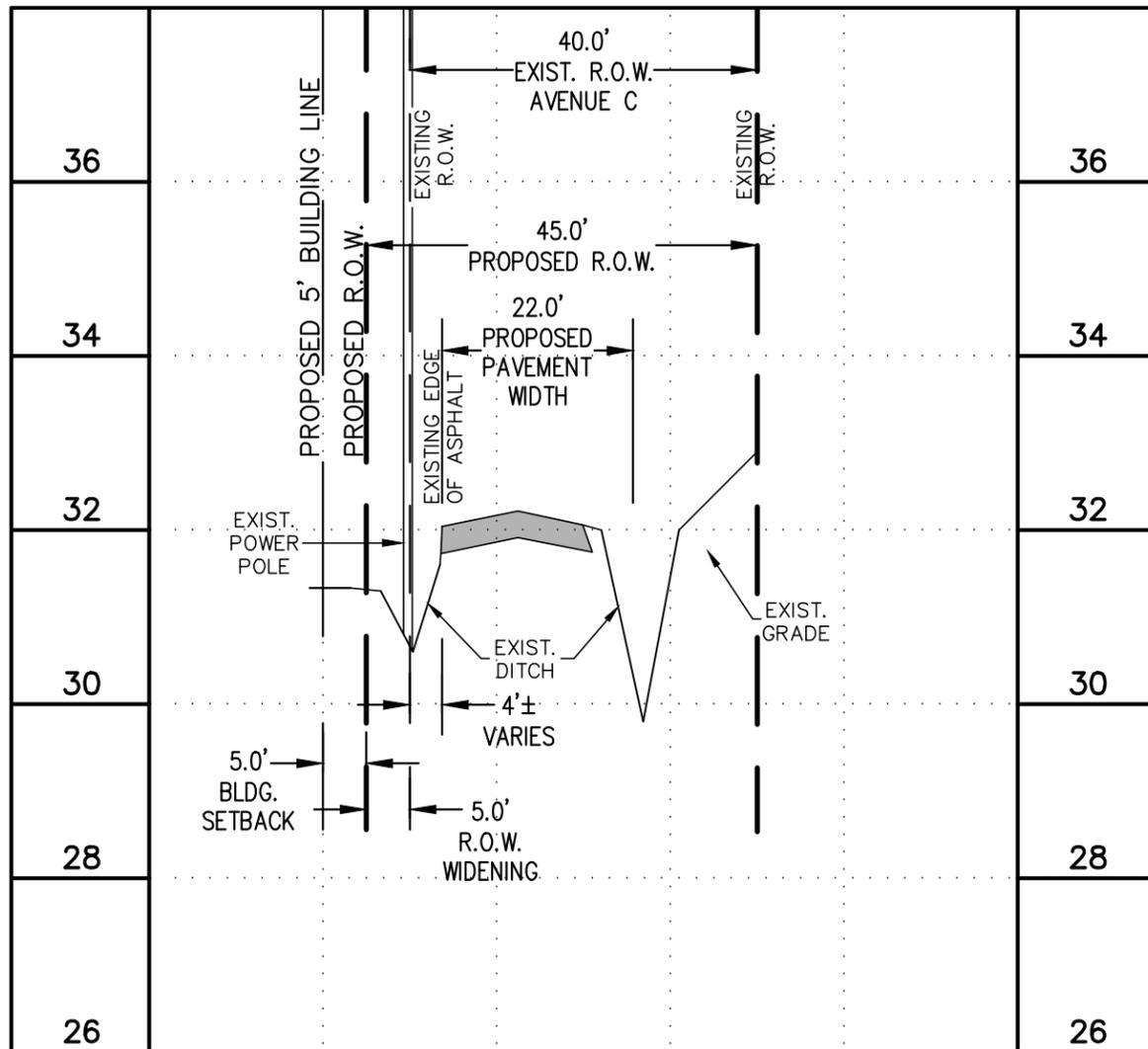
SECTION A



SECTION B

 BENCHMARK ENGINEERING CORPORATION Consulting Engineers - Planners - Surveyors 2401 Fountainview Suite 500 Houston, Texas 77057 U.S.A. (713)266-9930		
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SECTION C

SECTION D

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DRAWN BY:	DATE:	SCALE: H:1"=20', V:1"=2'
CHECKED BY:	JOB No.	SHEET No.



Application Number: 2017-1734

Plat Name: East End Woods Apartments

Applicant: Benchmark Engineering Corporation

Date Submitted: 09/29/2017

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

Specific Variance is being sought and extent of variance:

This request for variance approval is submitted for the following two (2) considerations: (1) To dedicate a 5' wide strip of land for the widening of Avenue B and Avenue C, in lieu of the 10' required by Chapter 42. (2) Allow the dedication of 5' Building Line along Avenue B and Avenue C in lieu of the 10' Building Line required by chapter 42.

Chapter 42 Section: 150 and 121

Chapter 42 Reference:

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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

Proposed East End Woods Apartments, consists of 1.8379 acres in area. It is located to the north of Avenue B, to the West of 74th Street, to the South of Avenue C and to the East of 73rd street. Proposed East End Village Apartments project, consists of 2.2039 acres in area. It is located to the north of Avenue B, to the West of 73rd Street, to the South of Avenue C and to the East of 72nd street. The two sites are located nearby the Houston Transit Corridor. The Harrisburg / Green Line LRT line is situated less than two blocks from subject property, with an LRT station at 67th Street. The site of subject project is depicted on the plat of Magnolia Park, a subdivision of the City of Houston recorded on September 16, 2013 at Volume 4 Page 69 of the Harris County Map Records. Subject site was not assigned a lot and block designation as is normally done on subdivision plats. Based on review of title commitments and deeds of property, Magnolia Park Subdivision has not been subject to deed restrictions and said subdivision has not been restricted to residential and or single-family use. No building lines were depicted on the recorded plat. There exist the remnants of a rail road spur bisecting the two sites in the east-west direction the property into two halves, suggesting the property was originally planned to be owned and operated for rail served light industrial use. The sites of subject properties have been occupied by light industrial buildings for a longtime, at least prior to 1978. Approximately 50% of Magnolia Park subdivision has been developed for multi-mixed use including light industrial, commercial, office, institutional, multi-family projects, open space and other usage. The existing structures are situated approximately between 0'-5' feet from the existing right-of-way along Avenue B and Avenue C. The current dimensions of the two sites of subject properties are 160' feet in depth (width) between Avenue B and Avenue C and 600' feet in length, between 72nd Street and 74th Street. The block depth of 160' makes subject sites to be extremely restrictive from the standpoint of planning for redevelopment to almost any viable uses. Based on Chapter 42 ordinance the buildable areas within the 160' wide blocks is 120'. Avenue B and Avenue C have the characteristics of local streets, currently being 40' in width and connecting to 72nd, 73rd & 74th north-south streets that are collector streets. The block length of 660' centerline to centerline and 600' ROW to ROW allows consideration of use of the stipulations of chapter 42-123 (b)(2)(d) for approval of 50' ROW. The project architect/planner has diligently studied the sites and with a lot of creativity he was able to

overcome the problems associated with the dimensional constraints of the project sites, and he has successfully prepared a development site plan that will lend itself to make the site feasible for development. The workability of the proposed site development plan would require consideration by City Planning Commission to grant the two variances stated in this application. The proposed East End Woods Apartments, is comprised of 30-one bedroom units and 42-two bedroom units totaling 72 units to be constructed in two-three story buildings. The proposed East End Village Apartments, is comprised of 59-one bedroom units and 29-two bedroom units totaling 88 units to be constructed in two-three story buildings. Each unit will have its own washer and dryer. The total number of proposed apartment units in both developments consists of 160. There will be limited access fencing and vehicular/pedestrian gates with the project site. The project will be constructed of high value insulation in walls and roof, along with insulated Low-E-Windows. The veneer is 100% cement fiber siding and trim, with 30 year dimensional composition shingle slope roofing and hard-wired smoke detectors with battery backups at every unit. The main entry to the site for ingress and egress will be gained from 74th street and 73rd Street for East End Woods Apartments and from 72nd for East End Village Apartments while the drives at Avenue C will be utilized for egress only. There will not be an access drive connecting to Ave B. There will be a swimming pool for the enjoyment of the residents from both developments, East End Woods Apartments and East End Village Apartments. Concrete drives, parking & sidewalks will be provided in accordance with City of Houston's building code requirement. The owner/developer is planning on building an affordable type of development that will provide an added value to the East End Management District and to Downtown Houston and the owner is not seeking application for TDHCA tax credit. In addition the developer has been in direct contact with the Honorable City Council Member, Gallegos who has expressed his support for this application. Mr. Patrick Welch, Director of Planning has also expressed his support. Benchmark Engineering Corporation met with Mr. Richard Smith, P.E. Managing Engineer, office of city Engineer of Public Works and Engineering to review the project and the request for Variance to increase the right-of-way widths from 40' to 45' in lieu from 40' to 50'. Mr. Smith stated that he will support our request for variance as well. By granting the two variances requested in this application the sites will become useable for development and will allow adding residential dwellings that are greatly in demand for the Greater East Management District and Downtown Houston.

(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 sites of the two subject projects were included in the 1913 plat of Magnolia Park Subdivision where Avenue B and Avenue C were located very close to each other that resulted in very challenging sites that are shallow in depth, making them unmanageable for development projects. Such hardship was imposed on subject property in the planning design and construction of Magnolia Park Subdivision that was platted over a century ago under different market conditions and different planning requirements.

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

The owner developer of subject property plans on building a project that would be of great benefit to the area of Greater East End Manage District and to the City of Houston. The project will be constructed in accordance with all applicable building codes and rules and regulations.

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

The granting of the two variances in this application will allow the removal of the existing dilapidated buildings and replacing them with new buildings, all in accordance with the current city's building codes. The two sites will gain egress and ingress access from 72nd and 73rd streets and access for exit drives from Avenue C and no access from Avenue B. As such the health and welfare of the residents, employees and the public at large will be greatly improved and will not be injurious to the public health, safety and welfare.

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

Economic hardship is not the sole justification of the two variances requested in this application as the construction of the project will create very positive improvements not only for the immediate neighborhood but also for the entire Greater East End Management District and Downtown Houston, as the owner/developer is building an affordable type of residential project without seeking tax credit from any of the governmental agencies. The project will provide added taxable value to the City of Houston.

Houston Planning Commission

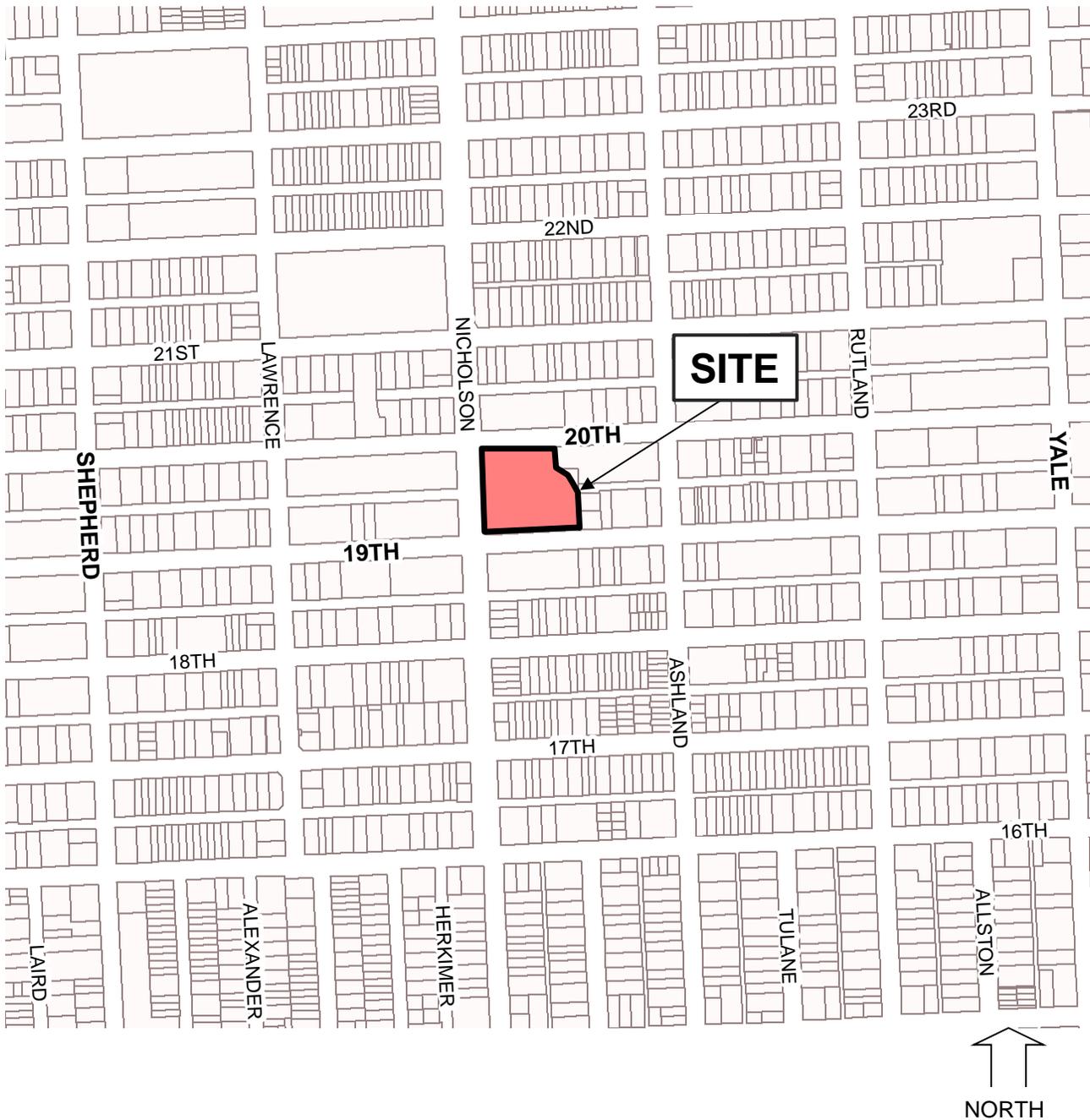
ITEM:117

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Heights Water Works (DEF 1)

Applicant: Tetra Surveys



D – Variances

Site Location

Houston Planning Commission

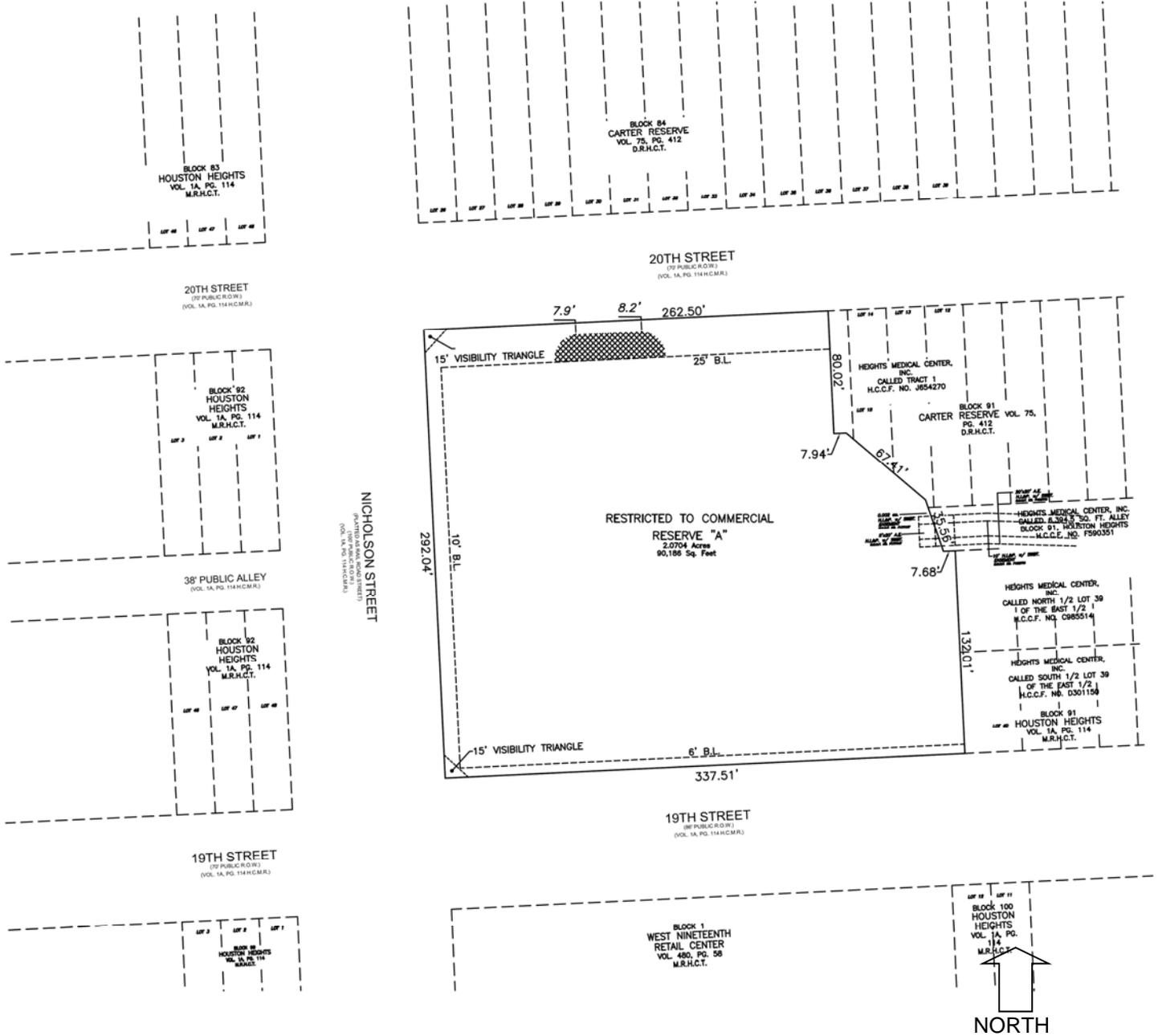
ITEM: 117

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Heights Water Works (DEF 1)

Applicant: Tetra Surveys



D – Variances

Subdivision

Houston Planning Commission

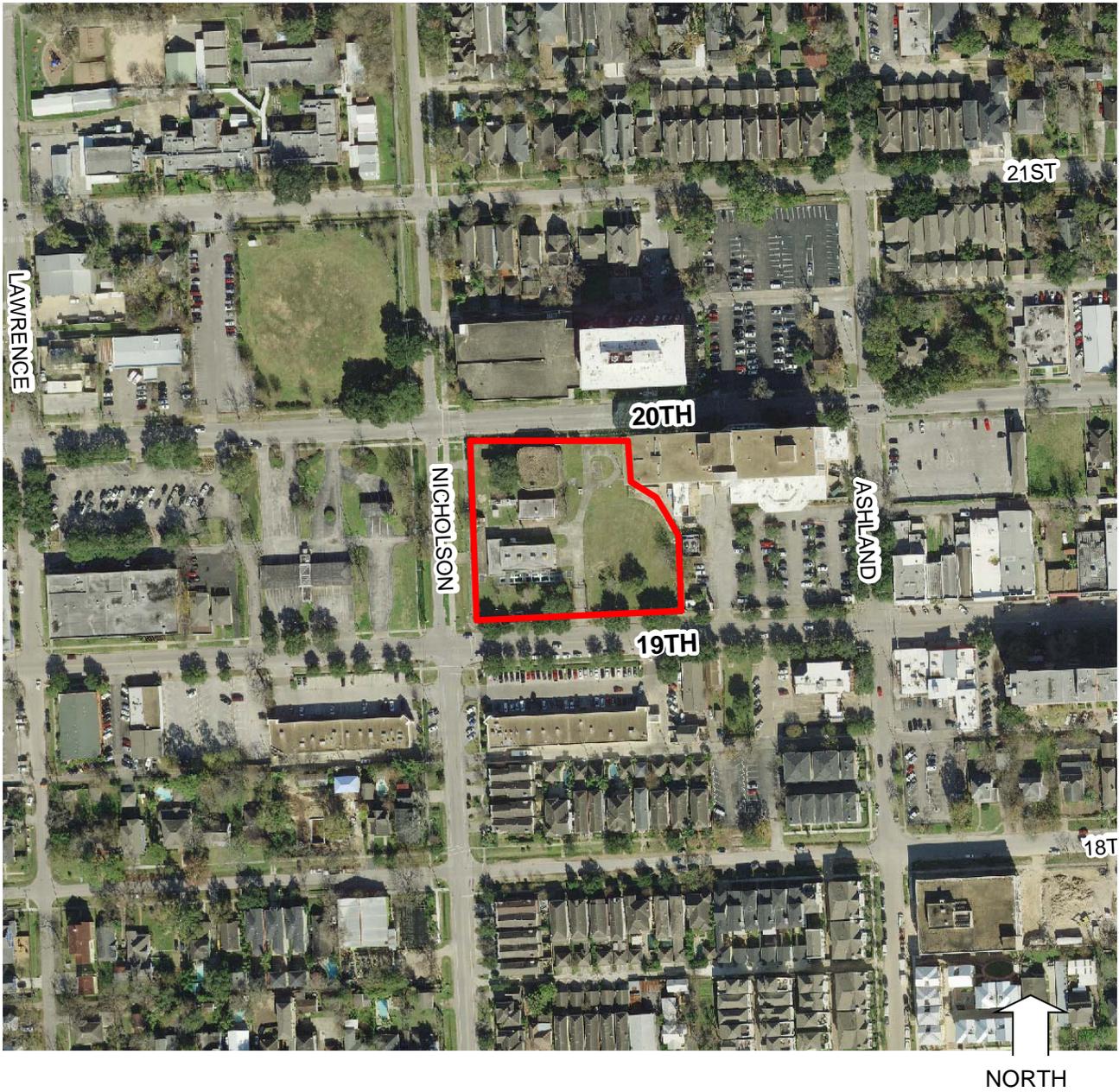
ITEM:117

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Heights Water Works (DEF 1)

Applicant: Tetra Surveys



D – Variances

Aerial



ARCHITECT SEAL
 CONSULTANT SEAL

HEIGHTS WATER WORKS
 449 W. 19TH STREET
 HOUSTON, TEXAS 77019

DATE	ISSUE/REVISION
07/31/17	CLIENT REVIEW
08/16/17	VE
08/25/17	VE

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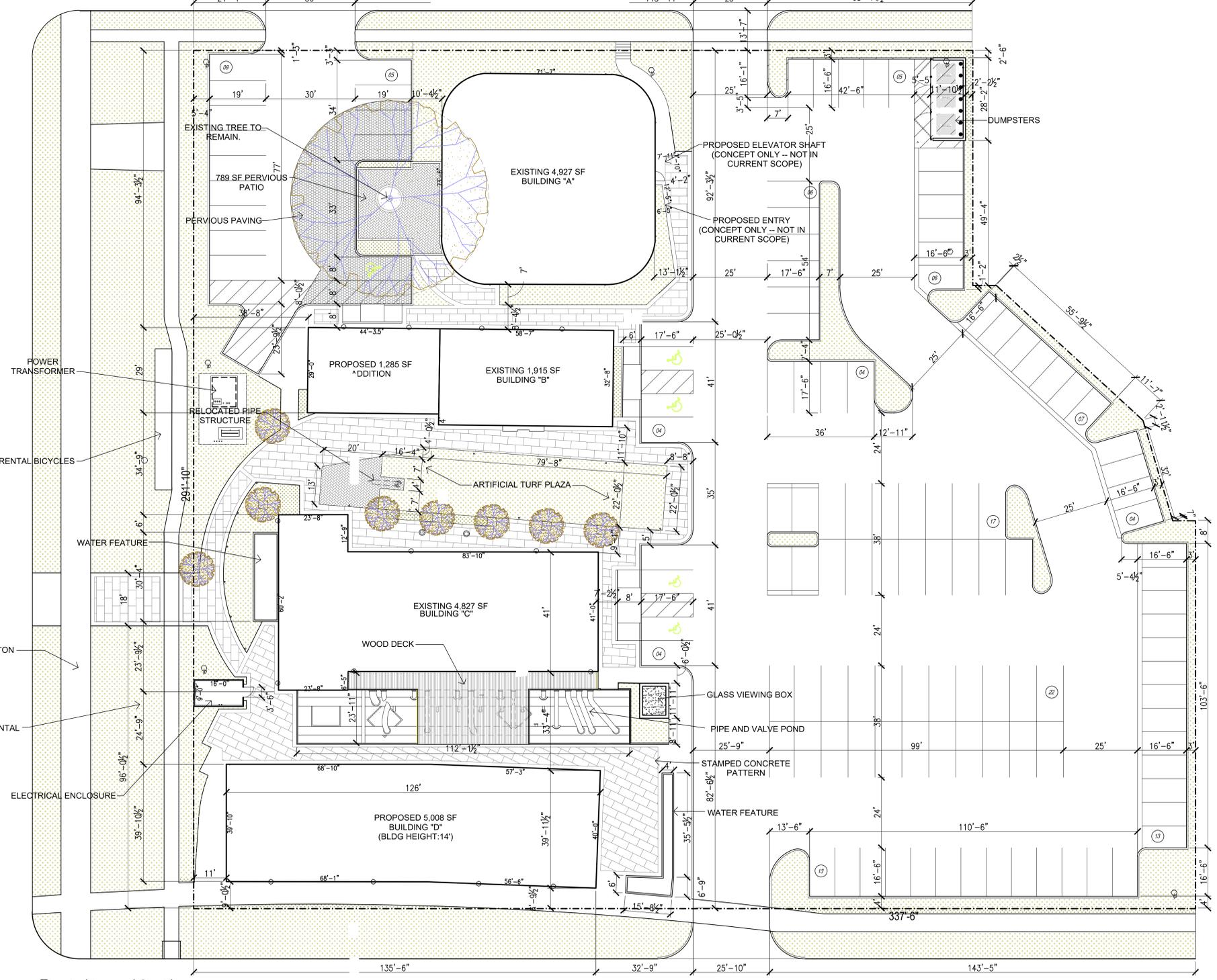
PROJECT NUMBER: 08-009-018
 PROJECT MANAGER: -
 DRAWN BY: -
 CHECKED BY: -
 ARCHITECTURAL SITE PLAN

AS1.00

20TH STREET

NICHOLSON STREET
 (FORMERLY RAIL ROAD STREET)

19TH STREET



E4 Architectural Site Plan
 Scale: 1/16"=1'-0"

Class Use	Parking Required	Weekday				Weekend			
		7 AM TO 5 PM	5 PM TO 8 PM	8 PM TO 10 PM	10 PM TO 12 AM	7 AM TO 5 PM	5 PM TO 8 PM	8 PM TO 10 PM	10 PM TO 12 AM
1 Office	0	0	0	0	0	0	0	0	0
Financial Facility	0	0	0	0	0	0	0	0	0
2 Apartment	0	0	0	0	0	0	0	0	0
Hotel	0	0	0	0	0	0	0	0	0
3 Clinic (Medical or Dental)	0	0	0	0	0	0	0	0	0
Veterinary Clinic	0	0	0	0	0	0	0	0	0
4 Industrial/Warehouse/Manufacturing	0	0	0	0	0	0	0	0	0
Church	0	0	0	0	0	0	0	0	0
Day Care	0	0	0	0	0	0	0	0	0
5 School	0	0	0	0	0	0	0	0	0
Library	0	0	0	0	0	0	0	0	0
Art Gallery	0	0	0	0	0	0	0	0	0
6 Movie Theater	0	0	0	0	0	0	0	0	0
Bowling Alley	0	0	0	0	0	0	0	0	0
Gym/Health Spa	0	0	0	0	0	0	0	0	0
Dessert Shop	0	0	0	0	0	0	0	0	0
Small Restaurant	0	0	0	0	0	0	0	0	0
7 Neighborhood Restaurant	37	3,668	18,342	37,513	14,676	5,502	27,513	36,684	18,342
Restaurant	91	9,088	45,440	68,161	26,352	13,632	68,161	90,885	45,440
Tavern	0	0	0	0	0	0	0	0	0
Small Bar	0	0	0	0	0	0	0	0	0
Bar, club or lounge	0	0	0	0	0	0	0	0	0
8 Retail (excluding shopping center)	4	0.2016	2.016	3.024	0.4032	0.2016	4.032	3.024	0.4032
9 Auto Parts and Supply Store	0	0	0	0	0	0	0	0	0
All Others	0	0	0	0	0	0	0	0	0
Total	130.5895	12,958.15	65,782.75	98,681.25	51,424	19,326.45	99,706.15	130,589.5	64,185.95

Put 1 if this qualifies as a historic building
 Total Reduction: 0
PARKING SPACES REQUIRED: 130.5895
 Bicycle Space Credit: 13
 Total Parking Spaces Required: 118
 Proposed Parking Spaces On Site: 119
Total Parking Provided: 119

C5 City of Houston Shared Parking Calculation

Note: areas used are to inside face of exterior wall with no deductions in accordance with Section 26-472 of the City of Houston Off Street Parking Ordinance			Use													
Section	Address	Tenant	GFA	Retail	Supermarket	Office	Dental Clinic	Barber or Beauty Shop	Take-out Restaurant	Desert Shop	Small Restaurant	Neighborhood Restaurant	Tavern or Pub	Small Bar	Bar, Club, Lounge	
Proposed	Building A	Restaurant	4,166	Retail Center									4,166			
	Building A Patio-Allowance	15% allowed	625	Restaurant												
	Building A Patio-1943-625	Restaurant	1,318	Restaurant												
Proposed	Building B	Restaurant	2,853	Restaurant									2,853			
	Building B Patio-Allowance	15% allowed	429	Restaurant												
	Building B Patio-878-428	Restaurant	450	Restaurant												
Proposed	Building C	Restaurant	4,467	Restaurant									4,467			
	Building C Patio-Allowance	15% allowed	670	Restaurant												
	Building C Patio-878-670	Restaurant	208	Restaurant												
Proposed	Building D	Restaurant	3,760	Restaurant								3,760				
	Building D Patio-Allowance	15% allowed	564	Restaurant												
	Building D Patio-880-564	Restaurant	316	Restaurant								316				
	Building D Retail	Retail	1,008	Retail	1,008											
	Total Gross Area		16,567									4,076	9,088			
	Parking Demand for Retail Center		67									91				
	Parking Demand by Use		132									128				

C6 Parking Calculation by Use

LANDSCAPE ANALYSIS FORM

Non-Single Family Residential
A. STREET TREES: Sec. 33-128 (a)
Length of property line in lineal feet as measured along each street separately.
Lineal feet of property / 30 = Total Street Trees.

STREET NAME	Lineal Feet	Tree Planting Requirement	Equivalent Credits *	Total Trees Planted
19th Street	337.50 / 30	12	2	10***
Nicholson Street	292.30	10	4	6****
20th Street	262.50 / 30	9	4	5****
	90			
TOTAL STREET TREES				21

B. PARKING LOT TREES: Sec. 33-127 (a)
50% of parking lot trees must be large trees.
Each parking space must be within 125' of a tree.
Tree Planting Requirements for Parking Lots

Total Number of Proposed Parking Spaces	# of Spaces	Tree Planting Requirement	Equivalent Credits	Large Trees	Small Trees	Total Trees Planted
120	/10	12	6	3	3	6

C. SHRUBS: Sec. 33-127 (b)
75% of the shrubs must be planted along the perimeter of the parking lot.
(Shrubs are required for rework the expanded portion of parking lot).

Shrub Requirements	Requirement	Total Shrub Requirement
Street Tree Planting Requirement		
31	x 10	310

D. LANDSCAPE BUFFER: Sec. 33-128 (1) Wood, concrete masonry opaque screening fence. (Min. 6') Sec. 33-128 (2) Evergreen screening.
A 6' high wood, concrete masonry opaque screening fence, or 15' wide evergreen planting strip along the total length of property line adjacent to existing single family residential, or front of expansion adjacent to existing single family residential.
(Site plan must show land use on all sides of the property.)

CREDITS WORKSHEET Sec. 33-123 (a) TREE PLANTING EQUIVALENCY CREDITS:

	STREET	PARKING
1. Number of proposed trees exceeding 4" in caliper = 13. Each 4" tree is one credit.	11	2
2. Deposition of monies with Parks and Recreation Department. \$500.00 per tree. Proposed credits can not exceed 30% tree planting requirement above. Amount to be deposited: Proposed credits x \$500.00 = \$.		
3. Preservation of on-site trees, per the following schedule in caliper: minimum 4" to 6" 2 trees greater than 6" but less than 12" 3 trees 12" and greater 4 trees		4
4. Credit for preserving existing right-of-way street trees.	11	
5. Proposed total number of tree credits (To receive credits documentation must be provided in conformance with Section 33-112)	22	6

*****STREET TREE REQUIREMENT NOTES*****
EXISTING TREE CREDITS DO NOT COUNT TOWARD 50% MAX PER SEC. 33-123 (5)&(6)

19TH STREET TREE REQUIREMENT
*** 9 TREES ARE EXISTING PRESERVED TREES
1 PROPOSED AT 4" CALIPER = 2 CREDITS

NICHOLSON STREET TREE REQUIREMENTS
**** 2 ARE EXISTING PRESERVED TREES
4 PROPOSED AT 4" CALIPER = 8 CREDITS (ONLY 4 CLAIMED)

20TH STREET TREE REQUIREMENTS
***** 5 PROPOSED AT 4" CALIPER = 10 CREDITS (ONLY 4 CLAIMED)

EXISTING TREES:

#	CAL "	TREE SPECIES	STATUS	MITIGATION REQUIRED	CAL "
1	24"	OAK	PRESERVE	NO-OUTSIDE ROW/SETBACK	
2	24"	PECAN	REMOVE	NO-OUTSIDE ROW/SETBACK	
3	12"	PECAN	REMOVE	NO-OUTSIDE ROW/SETBACK	
4	24"	CREPEMYRTLE	REMOVE	NO-NOT ON STREET TREE LIST	
5	24"	CREPEMYRTLE	REMOVE	NO-NOT ON STREET TREE LIST	
6	8"	HACKBERRY	REMOVE	NO-OUTSIDE ROW/SETBACK	
7	20"	TALLOW	REMOVE	NO-OUTSIDE ROW/SETBACK	
8	30"	OAK	REMOVE	NO-OUTSIDE ROW/SETBACK	
9	24"	YALPON	REMOVE	NO-OUTSIDE ROW/SETBACK	
10	18"	TALLOW	REMOVE	NO-OUTSIDE ROW/SETBACK	
11	12"	YALPON	REMOVE	NO-OUTSIDE ROW/SETBACK	
12	24"	YALPON	REMOVE	NO-OUTSIDE ROW/SETBACK	
13	18"	HACKBERRY	REMOVE	NO-OUTSIDE ROW/SETBACK	
14	18"	OAK	REMOVE	NO-OUTSIDE ROW/SETBACK	
15	20"	HACKBERRY	REMOVE	NO-OUTSIDE ROW/SETBACK	
16	24"	OAK	REMOVE	NO-OUTSIDE ROW/SETBACK	
17	30"	REDBUD	REMOVE	NO-NOT ON STREET TREE LIST	
18	18"	OAK	PRESERVE	NO-PRESERVED	
19	20"	OAK	PRESERVE	NO-PRESERVED	
20	24"	OAK	PRESERVE	NO-PRESERVED	
21	12"	OAK	PRESERVE	NO-PRESERVED	
22	14"	OAK	PRESERVE	NO-PRESERVED	
23	14"	OAK	PRESERVE	NO-PRESERVED	
24	14"	OAK	PRESERVE	NO-PRESERVED	
25	14"	OAK	PRESERVE	NO-PRESERVED	
26	18"	OAK	PRESERVE	NO-PRESERVED	
27	2"	OAK	PRESERVE	NO-PRESERVED	
28	2"	OAK	PRESERVE	NO-PRESERVED	
					0

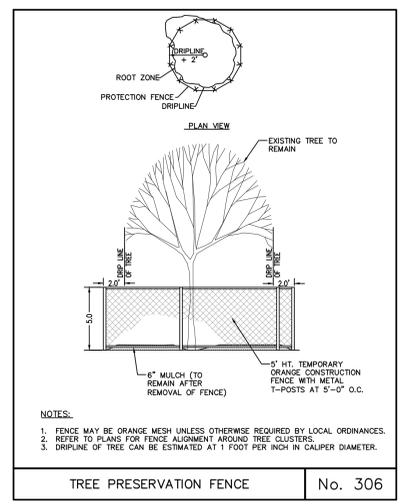
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	ROW/SETBACK TREE REMOVED NO MITIGATION REQUIRED REMOVED TREES NOT ON STREET TREE LIST	3
2	ROW/SETBACK TREES PRESERVED CREDITS APPLIED 1 PER 1 11 PRESERVED = 11 TREE CREDITS	11
3	ONSITE TREES TO BE REMOVED NO MITIGATION REQUIRED	13
4	ONSITE TREES TO BE PRESERVED CREDITS 1 TREE PER 1.5' PRESERVED 24' PRESERVED = 16 CREDITS	1

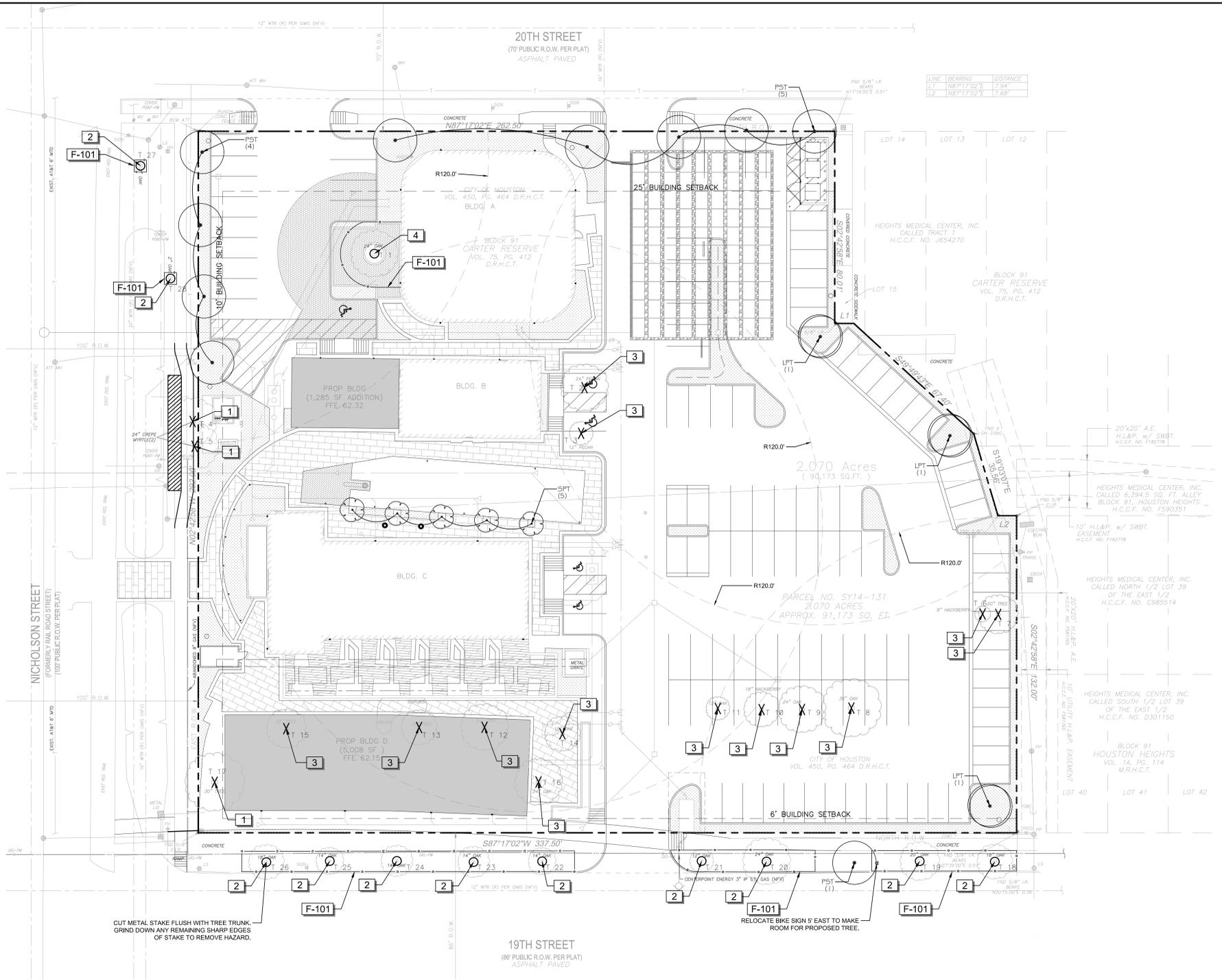
SYMBOL	DESCRIPTION	QTY
F-101	TREE PRESERVATION FENCE	66 LF

CONCEPT PLANT SCHEDULE

	PST PROPOSED STREET TREE	11
	LPT PROPOSED LARGE PARKING LOT TREE	3
	SPT PROPOSED SMALL PARKING LOT TREE	5



TREE PRESERVATION FENCE	No. 306
-------------------------	---------



TREE PROTECTION NOTES

- ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING PER DETAIL.
- TREE PROTECTION FENCES SHALL BE ERRECTED ACCORDING TO CITY STANDARDS OR PROVIDED DETAILS (MOST STRINGENT STANDARD/DETAIL MUST BE APPLIED) FOR TREE PROTECTION, INCLUDING TYPES OF FENCING AND SIGNAGE.
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES OR ROOT DAMAGE.
- FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED TWO (2) FEET OUTSIDE THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER; AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIPLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 8 FEET TO THE BUILDING.
 - WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 5 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON FLEETING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
 - WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHALL BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
- ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.

18. ALL TREE PRUNING MUST BE PERFORMED BY A CERTIFIED ARBORIST.

- HEAVY PRUNING JUST AFTER SPRING GROWTH SHOULD BE AVOIDED. OPTIMUM PRUNING TIME IS BETWEEN NOVEMBER AND MARCH IN SOUTH TEXAS REGIONS.
- NO MORE THAN ONE FOURTH (25 PERCENT) OF THE FUNCTIONING LEAF AND STEM AREA MAY BE REMOVED WITHIN ONE CALENDAR YEAR OF ANY PROTECTED TREE.
- TREE FENCING SHALL BE ERRECTED BEFORE DEMOLITION, GRADING, OR CONSTRUCTION BEGINS AND REMAIN IN PLACE UNTIL THE CERTIFICATE OF OCCUPANCY HAS BEEN GRANTED.
- A WARNING SIGN SHALL BE POSTED ON EACH SECTION OF FENCE OR EVERY ONE HUNDRED (100') FEET OF FENCE AND STATE IN BOTH ENGLISH AND SPANISH THE FOLLOWING: "TREE PROTECTION ZONE - NO ACCESS, STORAGE, OR FILL ALLOWED". DURABLE SIGNS ARE RECOMMENDED WITH A MINIMUM SIZE OF 8" X 11"
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EMPLOY A CERTIFIED ARBORIST TO INSPECT VARIOUS TREES THAT MAY REQUIRE THAT BRANCHES BE PRUNED CLEAR FROM PROPOSED STRUCTURES, ACTIVITIES, BUILDING ENCROACHMENT OR THAT MAY NEED TO BE STRENGTHENED BY MEANS OF MECHANICAL SUPPORT OR SURGERY PER APPROVAL OF LANDSCAPE ARCHITECT OF RECORD. PRUNING SHALL NOT BE ATTEMPTED BY CONSTRUCTION OR CONTRACTOR PERSONNEL, BUT SHALL BE PERFORMED BY A CERTIFIED ARBORIST.
- REMOVAL OF TREES ADJACENT TO PROTECTED TREES SHALL BE PERFORMED BY A CERTIFIED ARBORIST.
- WHEN TUNNELING IN DRIP LINE OF TREES TO BE PRESERVED, CONTRACTOR SHALL INSTALL THE UTILITY PIPE IMMEDIATELY, BACKFILL WITH SOIL AND SOAK WITH WATER WITHIN THE SAME DAY.

Amanda Buckton



09-19-17

REVNO.	DESCRIPTION	DATE	APP.

HEIGHTS WATER PLANT
TREE PRESERVATION PLAN

TERRA ASSOCIATES, INC.
CONSULTING ENGINEERS
LANDSCAPE ARCHITECTS

1445 N. LOOP WEST - SUITE 450
HOUSTON, TEXAS 77008
713-993-0333
TBPE Registration No.: F-003832

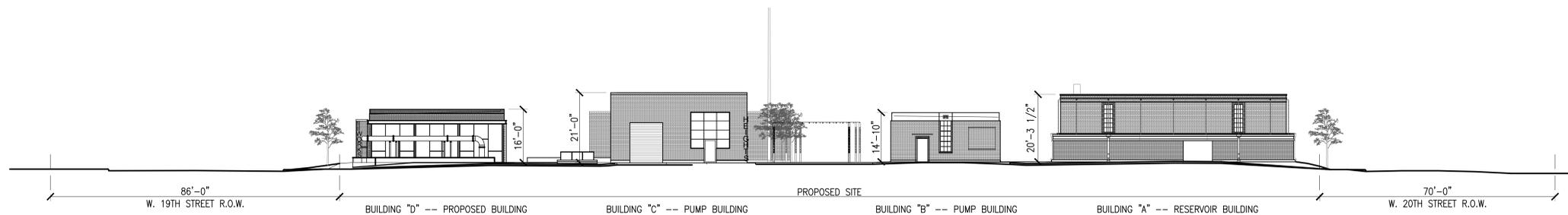
DRAWN BY: MAJ SCALE: 1" = 20' PROJECT No. 0088-1701 CONTRACT:
CHECKED BY: JUV DATE: SEPTEMBER, 2017 SHEET L.O.1 OF C15



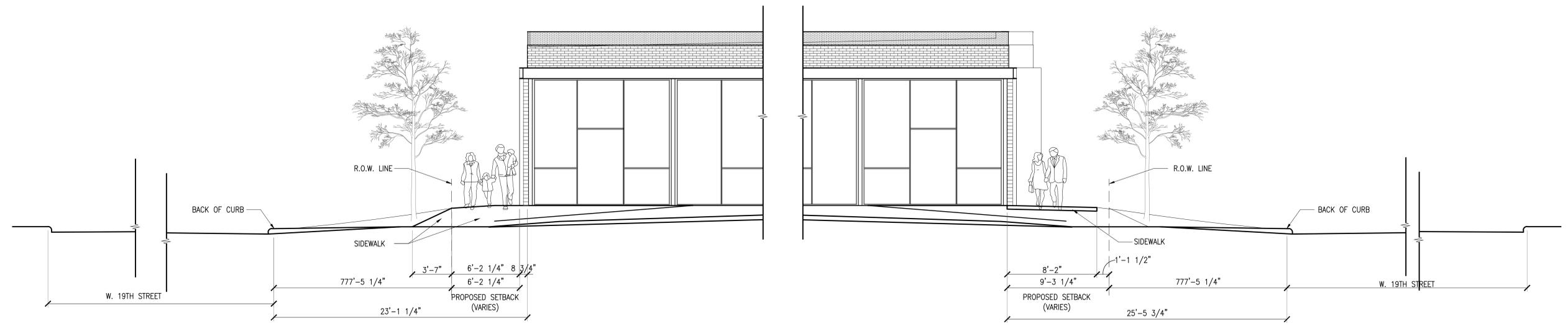
ARCHITECT SEAL

CONSULTANT SEAL

HEIGHTS WATER WORKS
449 W. 19TH STREET
HOUSTON, TEXAS 77019



C3 WEST EXTERIOR ELEVATION
Scale: 1/16" = 1'-0"



C6 EAST ELEVATION LOOKING WEST
Scale: 1/4" = 1'-0"

H6 WEST ELEVATION LOOKING EAST
Scale: 1/4" = 1'-0"

DATE	REVISION
07/31/17	ISSUE/REVISION
08/06/17	CLIENT REVIEW
08/25/17	VE
08/25/17	VE
08/25/17	PERMITS & PRICING
10/30/17	CITY COMMENTS (LANDMARK)
11/01/17	CITY COMMENTS (PLANNING)

MARK	ISSUE/REVISION	DATE
1	ISSUE/REVISION	07/31/17
1	CLIENT REVIEW	08/06/17
1	VE	08/25/17
1	VE	08/25/17
1	PERMITS & PRICING	08/25/17
1	CITY COMMENTS (LANDMARK)	10/30/17
1	CITY COMMENTS (PLANNING)	11/01/17

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PROJECT NUMBER:	09-0009-018
PROJECT MANAGER:	-
DRAWN BY:	-
CHECKED BY:	-

PROPOSED SITE SECTION

JUNE 19TH 2017

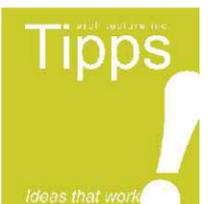
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 www.braunenterprises.com

Heights Water Works
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 SITE PLAN v 4.1
 A Project of Braun Enterprises

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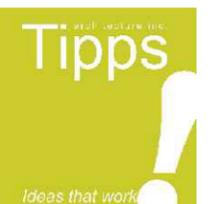
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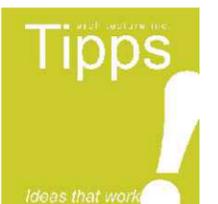
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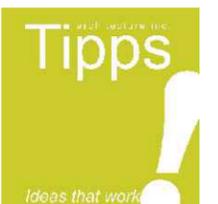
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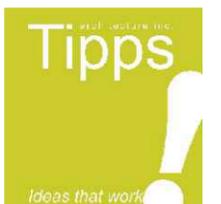
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Application Number: 2017-1668

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

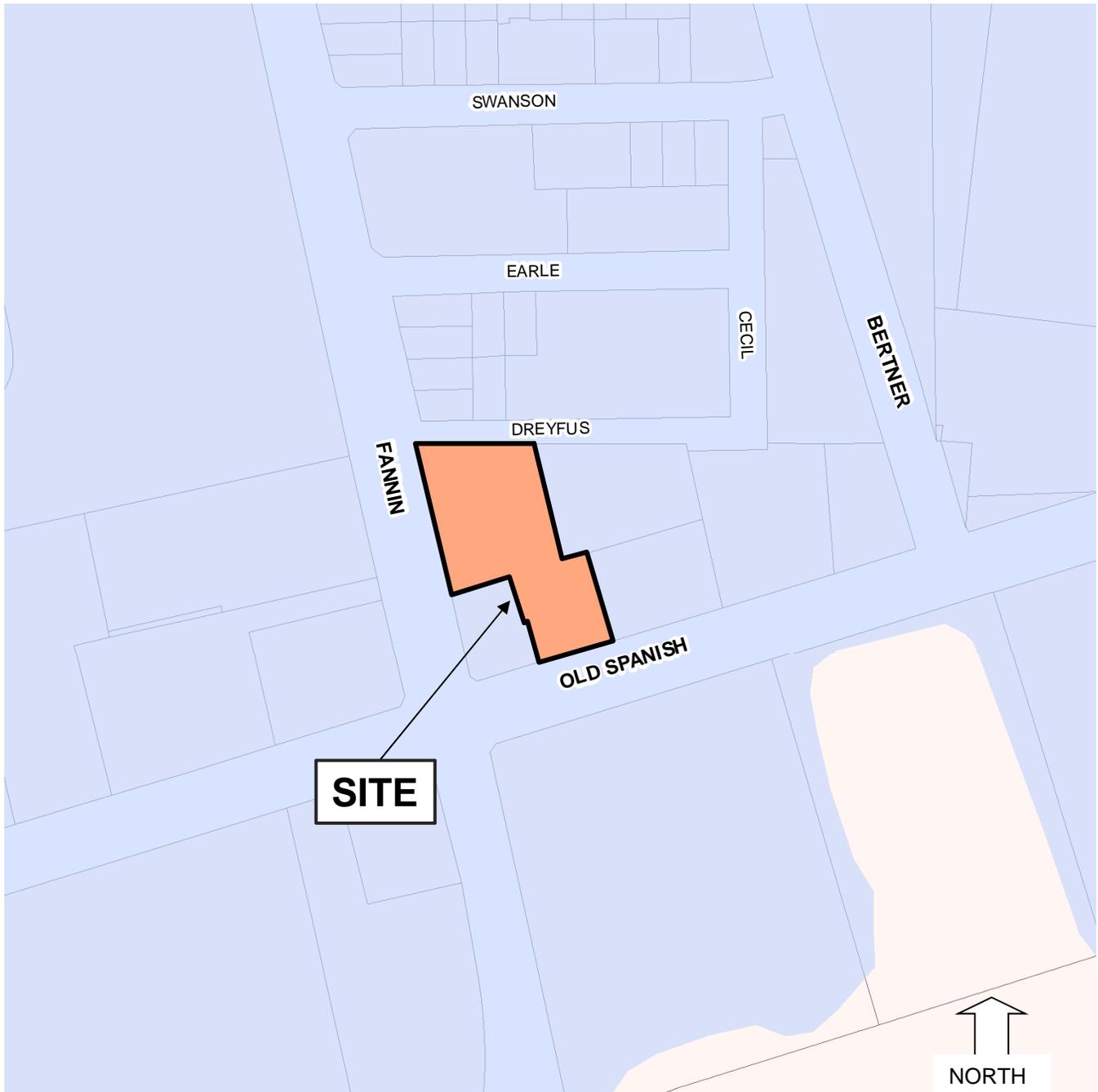
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Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Hyatt Place Reserve

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



D – Variances

Site Location

Houston Planning Commission

ITEM: 118

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Hyatt Place Reserve

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



D – Variances

Aerial



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PLANT LEGEND (OLD SPANISH TRAIL)

TREES	QTY	CODE	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS
☉	(3)	QULA	Quercus laceyi	Lacey Oak	(2 in. Cal)	B&B/ Single straight trunk

SHRUBS	QTY	CODE	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS
⊙	(9)	GAJAV	Gardenia jasminoides 'Veitchii'	Dwarf Gardenia 'Veitchii'	(5-Gal)	36" O.C.
⊙	(16)	SAGR	Salvia greggii	Autumn sage	(3-Gal)	24" O.C.
⊙	(12)	PEAL	Pennisetum alopecuroides 'Hamelii'	'Hamelii' Dwarf fountain grass	(3-Gal)	36" O.C.
⊙	(2)	YUCRE	Yucca recurvifolia	Softleaf Yucca	(3-Gal)	36" O.C.
⊙	(8)	RHINPI	Rhaphiolepis indica 'Pinkie'	Indian Hawthorn 'Pinkie'	(5-Gal)	36" O.C.

GROUNDCOVERS	QTY	CODE	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS
⊞	(399)	EUFO	Euonymus fortunei 'Coloratus'	Purple wintercreeper	(4 in. Pot)	9" O.C.
⊞		CYDAC	Cynodon dactylon	Bermuda grass	(Solid Sod)	

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TREE AND SHRUB SIZES CONFORM TO CITY LANDSCAPE STANDARDS AND MITIGATION REQUIREMENTS.

PLANT LEGEND (FANNIN)

TREES	QTY	CODE	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS
☉	(6)	QUESH	Quercus shumardii	Shumard oak	(3 in. Cal)	B&B/ Single straight trunk
☉	(2)	ULCR	Ulmus crassifolia	Cedar elm	(3 in. Cal)	B&B/ Single straight trunk

SHRUBS	QTY	CODE	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS
⊙	(6)	GAJAV	Gardenia jasminoides 'Veitchii'	Dwarf Gardenia 'Veitchii'	(5-Gal)	36" O.C.
⊙	(16)	YUCRE	Yucca recurvifolia	Softleaf Yucca	(3-Gal)	36" O.C.
⊙	(5)	RHINPI	Rhaphiolepis indica 'Pinkie'	Indian Hawthorn 'Pinkie'	(5-Gal)	36" O.C.
⊙	(16)	PEAL	Pennisetum alopecuroides 'Hamelii'	'Hamelii' Dwarf fountain grass	(3-Gal)	36" O.C.
⊙	(22)	SAGR	Salvia greggii	Autumn sage	(3-Gal)	24" O.C.

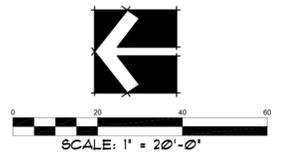
NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TREE AND SHRUB SIZES CONFORM TO CITY LANDSCAPE STANDARDS AND MITIGATION REQUIREMENTS.

PLANT LEGEND (DREYFUS)

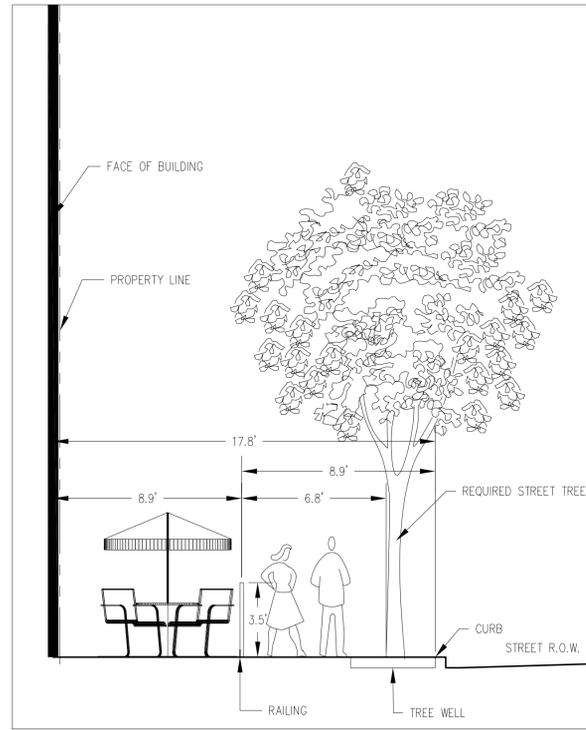
TREES	QTY	CODE	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS
☉	(2)	QUESH	Quercus shumardii	Shumard oak	(3 in. Cal)	B&B/ Single straight trunk
☉	(2)	ULCR	Ulmus crassifolia	Cedar elm	(3 in. Cal)	B&B/ Single straight trunk

SHRUBS	QTY	CODE	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS
⊙	(6)	RHINPI	Rhaphiolepis indica 'Pinkie'	Indian Hawthorn 'Pinkie'	(5-Gal)	36" O.C.
⊙	(6)	GAJAV	Gardenia jasminoides 'Veitchii'	Dwarf Gardenia 'Veitchii'	(5-Gal)	36" O.C.
⊙	(19)	SAGR	Salvia greggii	Autumn sage	(3-Gal)	24" O.C.
⊙	(10)	PEAL	Pennisetum alopecuroides 'Hamelii'	'Hamelii' Dwarf fountain grass	(3-Gal)	36" O.C.

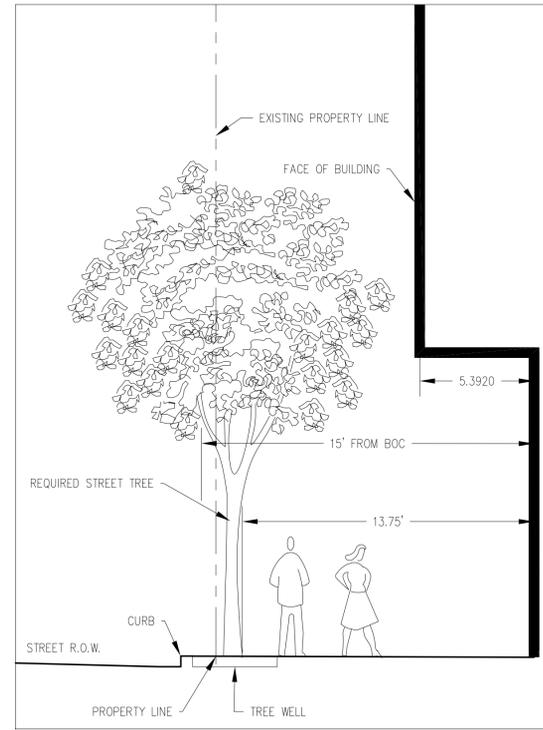
NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TREE AND SHRUB SIZES CONFORM TO CITY LANDSCAPE STANDARDS AND MITIGATION REQUIREMENTS.



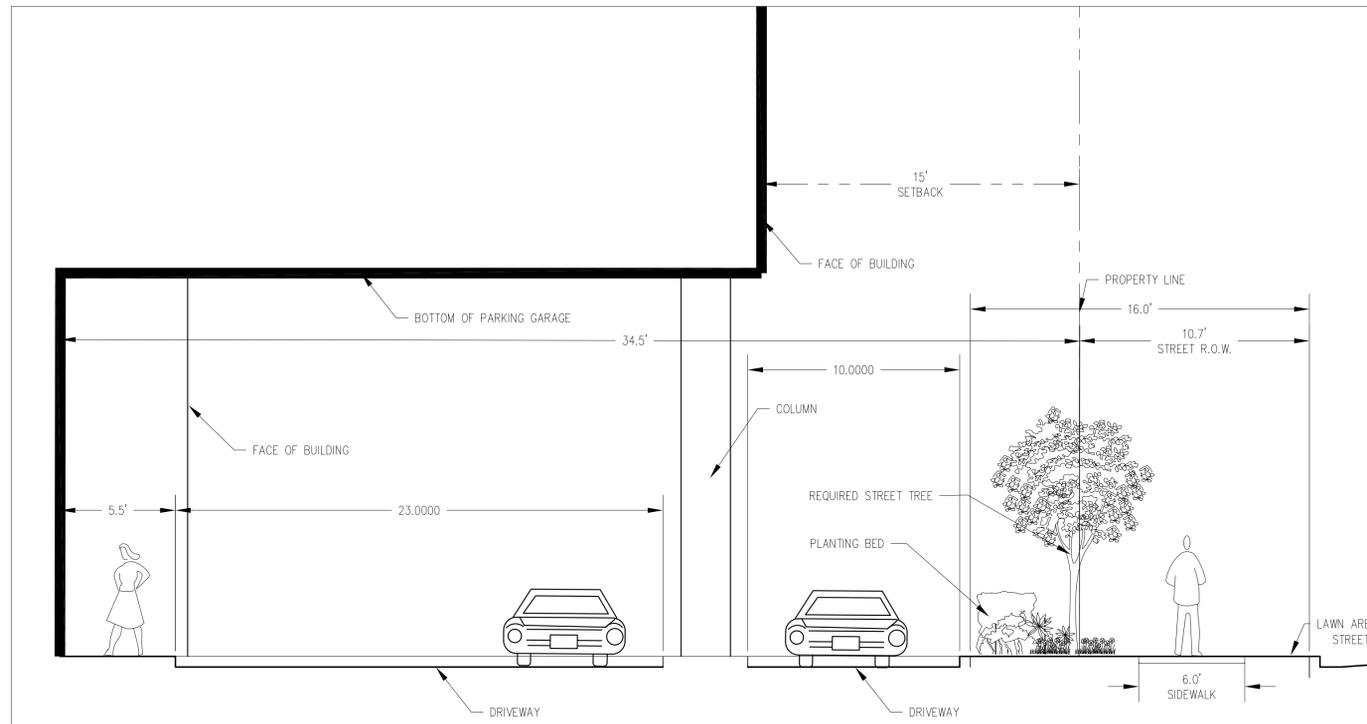
LANDSCAPE PLAN



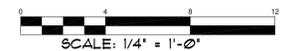
FANNIN
Section A



DREYFUS
Section B



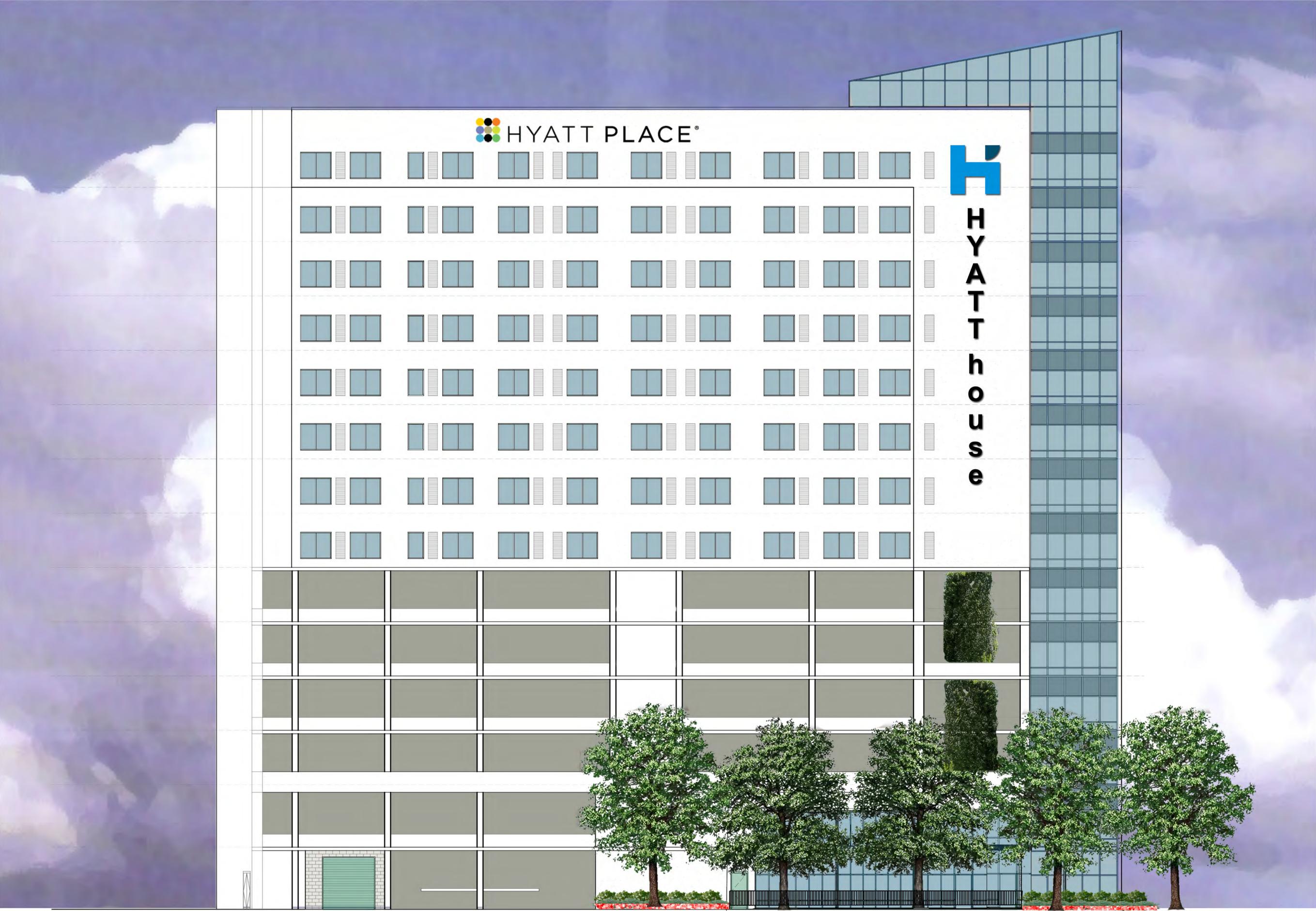
OLD SPANISH TRAIL
Section C



STREETScape SECTIONS



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 HYATT PLACE®



HYATT
house

DREYFUS STREET ELEVATION



FANNIN STREET ELEVATION







HOMewood
SUITES
Hilton





HOMEWOOD
SUITES

Hilton



HOMEWOOD
SUITES
Hilton




**HOMewood
SUITES**





HOMEWOOD
SUITES
Hilton



Application Number: 2017-1870

Plat Name: Hyatt Place Reserve

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

Date Submitted: 10/16/2017

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

Specific Variance is being sought and extent of variance:

To have a dual building line along Dreyfus Street; a five (5') foot BL for the first two floors of the proposed building and a zero (0) foot BL for floors three (3) and up.

Chapter 42 Section: 42-47 and Sec. 42-81

Chapter 42 Reference:

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

Statement of Facts

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

(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 Hyatt Place Reserve is a 1.290 acre tract having frontage on Old Spanish Trail, Fannin Street, both major thoroughfares, and Dreyfus Street, a local street. Fannin Street is a Transit Corridor Street from its intersection with Old Spanish Trail and extending north. It's also important to note that Old Spanish Trail from its intersection with Fannin Street extending southwest to North Stadium Drive is also a Transit Corridor Street. Under the Transit Corridor Ordinance a 0 foot building setback is permitted. Dreyfus Street is located north of Old Spanish Trail and east of Fannin Street; both major thoroughfares. Fannin Street is also a Transit Corridor Street from Old Spanish Trail and extending north. Dreyfus Street is a forty (40) foot wide public right-of-way dedicated by the University Park Addition (Vol. 450, Pg. 564, H.C.D.R.) with a twenty-five (25) foot pavement section. Dreyfus Street connects to a small network of public streets, Cecil Street, Earle Street and Swanson Street which are bounded by Old Spanish Trail, Fannin Street and Bertner Avenue. These small local streets provide access and circulation to a small handful of businesses which are all directly related to the Medical Center. Of the six (6) properties that have frontage on Dreyfus Street only the University of Texas Board of Regents building, directly to the east of the subject property, takes its primary access from Dreyfus Street. The American Medical Equipment property to the east of the UT Board of Regents building has a gated driveway to Dreyfus Street and is used only for emergencies. The Methodist Hospital on the north side of Dreyfus Street has two (2) service driveways to Dreyfus Street as their primary driveway access and parking is on the north side of the property from Earle Street. There will be fifteen (15) feet minimum between the proposed hotel building and the existing street curb of Dreyfus Street; however this fifteen (15) is only for the first two (2) floors of the proposed building. A fifteen (15) foot pedestrian realm will be created using the Transit Corridor Standards from Chapter 42-402. The Hyatt Place Reserve is proposing to "extend" the Transit Corridor east from Fannin Street along the entire frontage of the property by implementing the same standards which could be utilized along Dreyfus Street if Dreyfus Street was classified as a Type "A" street. These same Transit Corridor standards will also be utilized along the Fannin Street portion of the development; however, since that portion of Fannin Street is a Transit Corridor Street a variance to utilize the pedestrian realm standards is not needed. Above the second floor, the building will be extended over the pedestrian realm to the new property line taking into account the ten (10) foot right-of-way dedication for the future widening of Dreyfus Street. This extension will not take away from or interfere with the amenities or functionality of the pedestrian realm.

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

Supporting this request to utilize the Transit Corridor Standards would provide an enhanced pedestrian realm for clients and the general public alike.

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

By “extending” the Transit Corridor Standards east from Fannin along Dreyfus Street the intent and general purposes of this chapter will be preserved and maintained by expanding the walk-ability in the general area.

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

By enhancing the walk-ability of Dreyfus Street east of Fannin the variance will not be injurious to the public health, safety or welfare.

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

The developers desire to build a quality product while providing an enhanced pedestrian realm for both clients and the general public is the justification of this request.



Application Number: 2017-1870

Plat Name: Hyatt Place Reserve

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

Date Submitted: 10/16/2017

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

Specific Variance is being sought and extent of variance:

To have a fifteen (15) foot building line along Old Spanish Trail, a major thoroughfare.

Chapter 42 Section: 42-47 and Sec. 42-81

Chapter 42 Reference:

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

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 Hyatt Place Reserve is a 1.290 acre tract having frontage on Old Spanish Trail, Fannin Street, both major thoroughfares, and Dreyfus Street, a local street. Fannin Street is a Transit Corridor Street from its intersection with Old Spanish Trail and extending north. It's also important to note that Old Spanish Trail from its intersection with Fannin Street extending southwest to North Stadium Drive is also a Transit Corridor Street. Under the Transit Corridor Ordinance a 0 foot building setback is permitted. On the southern portion of the tract, fronting Old Spanish Trail, a multi-story hotel is being proposed. The hotel will have a first floor lobby to greet guests, a multi-level parking garage which will encompass most of the second through the fourth floor and approx. ten (10) floors of rental hotel rooms. Ingress and egress to the hotel will be from Old Spanish Trail via two (2) separate one-way driveways. To access the driveways vehicles must be travelling southwest along Old Spanish Trail towards Fannin St. Vehicles will make a right turn into the driveway, pull in under the building porte-cochere. A second drive just outside the porte-cochere has been added to increase the amount of vehicle storage and provide a quick pick up / drop off location for taxis or Uber's. Vehicles can then make a right turn toward the parking garage or turn left to be taken back out to Old Spanish Trail where all vehicles will be forced to turn right towards Fannin Street. A left turn from the driveway onto Old Spanish Trail will not be permitted as there is no median opening in Old Spanish Trail to facilitate such a traffic movement. There is approx. twenty-seven (27) feet between the proposed hotel building and the existing street curb of Old Spanish Trail. In this twenty-seven feet a sixteen (16) foot pedestrian realm will be created using the Transit Corridor Standards from Chapter 42-402. As Old Spanish Trail west of Fannin Street is a Transit Corridor Street, The Hyatt Place Reserve is proposing to "extend" the Transit Corridor east from Fannin Street along the entire frontage of the property by implementing the same standards which could be utilized along Old Spanish Trail west of Fannin Street. These same Transit Corridor standards will also be utilized along the Fannin Street portion of the development; however, since that portion of Fannin Street is a Transit Corridor Street a variance to utilize the pedestrian realm standards is not needed.

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

Supporting this request to utilize the Transit Corridor Standards would provide an enhanced pedestrian realm for clients and the general public alike and not a hardship created by the applicant.

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

By "extending" the Transit Corridor Standards east from Fannin along Old Spanish Trail the intent and general purposes of this chapter will be preserved and maintained by expanding the walk-ability in the general area.

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

By enhancing the walk-ability of Old Spanish Trail east of Fannin the variance will not be injurious to the public health, safety or welfare.

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

The developers desire to build a quality product while providing an enhanced pedestrian realm for both clients and the general public is the justification of this request.

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Royal Oaks Landing

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



D – Variances

Site Location

Houston Planning Commission

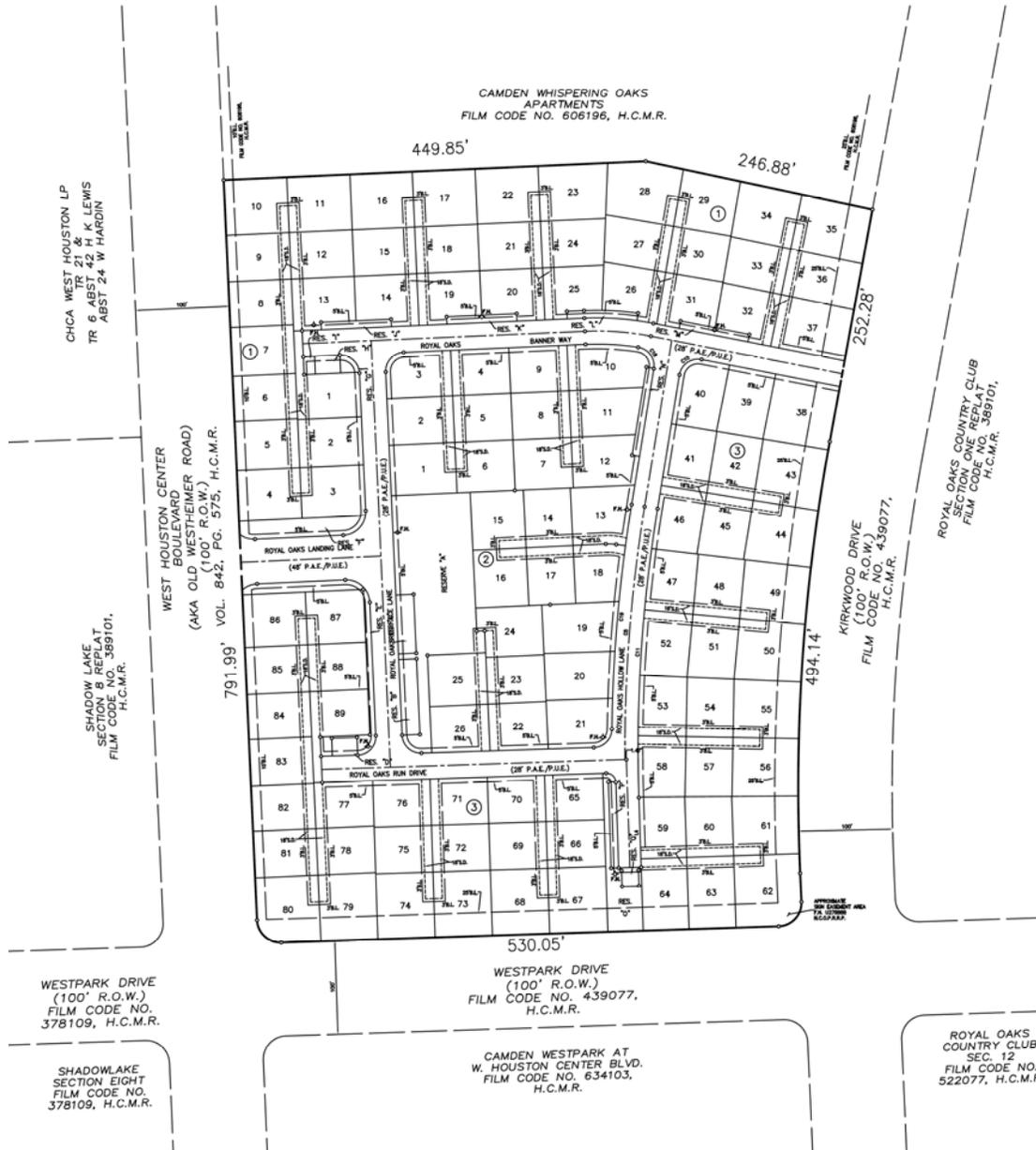
ITEM: 119

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Royal Oaks Landing

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



D – Variances

Subdivision

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Royal Oaks Landing

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



D – Variances

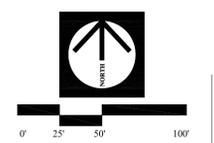
Aerial



PROJECT SUMMARY			
TOTAL SITE AREA	11.54 ACRES		
TOTAL UNITS	115 UNITS		
DENSITY	10.0 DU/AC		
PRODUCT SUMMARY			
PRODUCT	# UNITS	% MIX	
PLAN 1	39	34%	
PLAN 2	40	35%	
PLAN 3	36	31%	
TOTAL	115	100%	
SITE COVERAGE			
COVERAGE TYPE	SQ. FT	ACRES	% OF SITE
COMPENSATING OPEN SPACE*	17,010	0.4	3.4%
PRIVATE OPEN SPACE (YARDS)	124,800	2.9	24.8%
LANDSCAPED AREAS	50,160	1.2	10.0%
BUILDING COVERAGE	173,768	4.0	34.6%
ROADS, DRIVEWAYS, PARKING	136,781	3.1	27.2%
TOTAL	502,519	11.54	100%
*INCLUDES NEIGHBORHOOD PARK, ENTRY PARK AND POCKET PARK, WITH A MINIMUM 12'X20' SIZE			
PARKING SUMMARY			
REQUIRED	PROVIDED		
2 SPACES PER UNIT = 230 SPACES	GARAGE	230	
	ON-STREET	38	
TOTAL		268	

JIM MCVAUGH
ROYAL OAKS LANDING
 HOUSTON, TX

SITE PLAN
 COURT HOMES



OCTOBER 26, 2017 14013.01
DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
2005 "DO NOT REPRODUCE WITHOUT ARCHITECT'S PERMISSION"





Application Number: 2017-1851

Plat Name: Royal Oaks Landing

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

Date Submitted: 10/16/2017

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

Specific Variance is being sought and extent of variance:

To allow shared driveways to take access from a type II PAE

Chapter 42 Section: 42-145

Chapter 42 Reference:

Sec. 42-145. - General layout and arrangement for all shared driveways. (b) A shared driveway shall not intersect with a type 2 permanent access easement, a private alley, or connect to, or be the extension of, a shared driveway created by an adjacent subdivision.

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

Royal Oaks Landing is an 11.5 acre tract at the northwest corner of Westpark Drive and Kirkwood Drive; both major thoroughfares. West Houston Center Drive adjoins the tract to the west and an existing multi-family development directly to the north. This proposed 115 unit development, at 10.0 units per acre, is well below the allowable 27.0 units per acre per Chapter 42. The developer is proposing a small lot, high end, single family residential development on the tract. The lots are mostly grouped into six (6) packs with three (3) lots on either side facing each other with an eighteen (18) foot wide shared driveway in the middle. Each home will be set back six (6) feet from the shared driveway resulting in a thirty (30) foot separation from the face of the homes across the shared driveway. This spacing allows for each lot to maintain at least a ten (10) foot backyard. This along with the ten (10) foot side yards and six (6) foot front yards creates at least 1,000 square feet of private, useable green space per lot and dramatically reduces the amount of impervious area that would be created if the eighteen (18) foot wide shared driveway were replaced by a twenty-eight (28) foot wide Type 2 PAE. Each shared driveway will take direct access from a Type 2 Permanent Access Easement (P.A.E.) which loops internally, creating a center block with lots and the recreation center and pool area. The PAE will be constructed of concrete with six (6) inch roll-over curbs on both sides. The PAE provides the main ingress and egress to West Houston Center Blvd. and a secondary ingress and egress to Kirkwood Drive. The PAE and the shared driveways will be maintained by the internal Homeowners Association forever. Homeowners will be required to contribute their pro-rata share for the maintenance and repair of both the PAE and the shared driveways. The main Park area is centralized within the development and is a focal point as residents and guests enter the development from the main entry. The site will feature a substantial amount of open green space which can be used for a variety of recreational sports or activities, a meandering trail circling the park and seating. The recreation reserve is large enough to account for all of the required compensating open space for the entire development. The internal HOA will also maintain the recreation center and all common greenspace areas within the development. To help alleviate on street parking, sixteen (16) parking spaces are being provided at the park. Also an additional twenty-two (22) parking spaces have been distributed around the development to provide guest parking. Per ordinance only nineteen (19) parking spaces are required. This tract is located in a very vehicle-centric area and while public transportation is close and available, probably won't be utilized at a high enough rate to justify reducing the amount of parking spaces and trade them for additional green space. Detention for this tract has been accounted for in the Master Drainage Plan for the Royal Oaks development directly to the east of Kirkwood Drive. Specifically, detention for this tract is located within the Royal Oaks Golf Course. It is also important to note that this tract did not flood during the recent Hurricane Harvey rains.

(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;

Shared driveways are specifically forbidden to take access from Type 2 PAE's within Chapter 42 on the chance that the PAE's are not properly maintained and then the City is forced to take over maintenance of substandard streets. These PAE's will be of concrete construction using City of Houston standards. The developer will create a very strong HOA that can never be dissolved and will always maintain the PAE's, Rec. Center, open spaces, etc.

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

Allowing the proposed eighteen (18) foot shared driveways to take access from a Type 2 PAE will create more green space per lot and decrease the overall amount of impervious cover within the development. More green space per lot helps increase the quality of life within the development.

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

The shared driveway and Type 2 PAE combination will provide emergency access and fire protection to all of the residences within the development. The HOA will maintain the PAE's, shared driveways to ensure they are always in good repair and condition.

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

The developers desire to create a low density, high quality, high end development while minimizing the amount of impervious cover and increasing the overall green space to help increase the overall quality of life is the reason for this request.

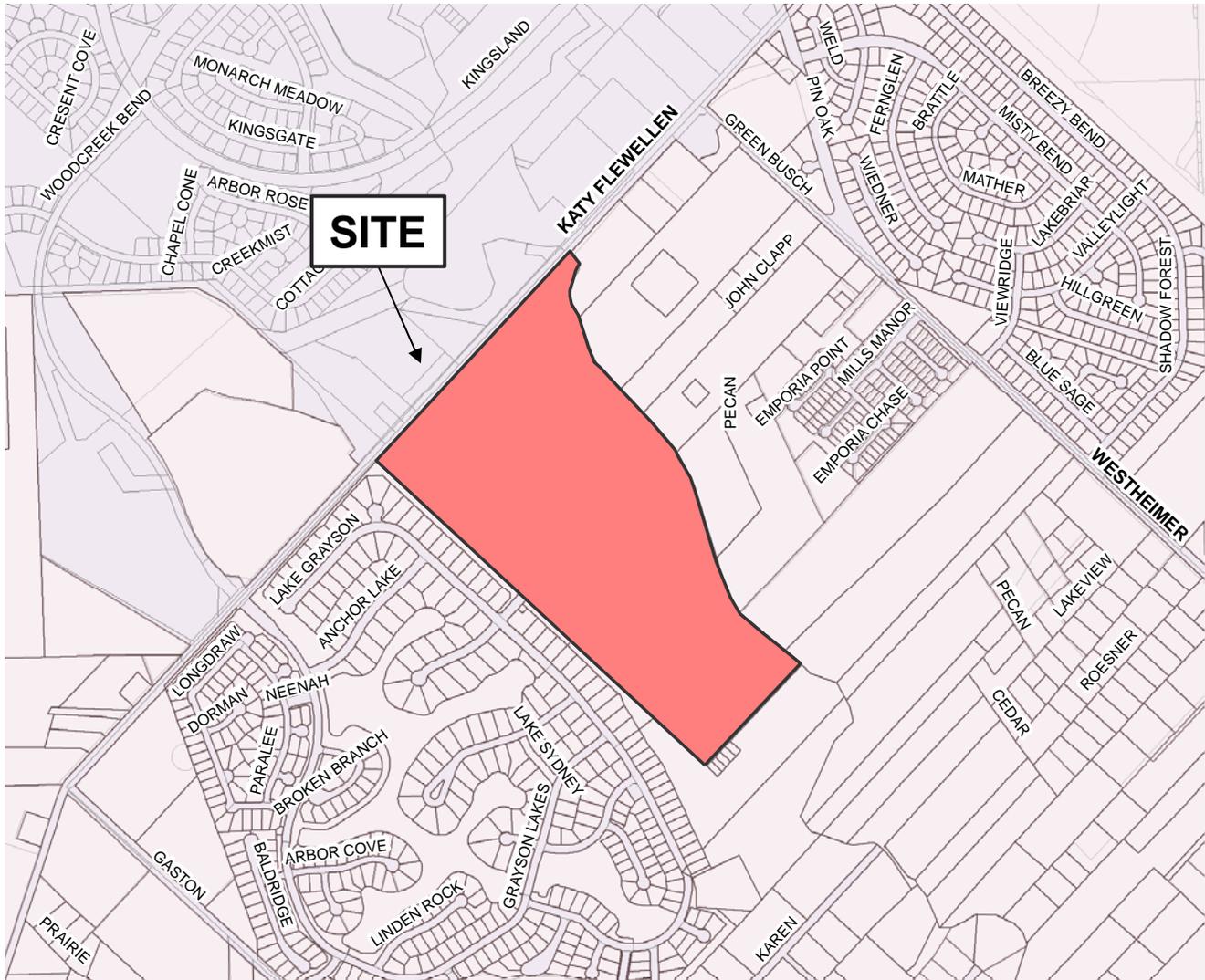
Houston Planning Commission ITEM: 120

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Willow Fork Groves GP

Applicant: EHRA



D – Variances

Site Location

Houston Planning Commission

ITEM: 120

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Willow Fork Groves GP

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission

ITEM: 120

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Willow Fork Groves GP

Applicant: EHRA



D – Variances

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2017-1964
Plat Name: Willow Fork Groves GP
Applicant: EHRA
Date Submitted: 10/30/2017

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

Specific Variance is being sought and extent of variance:

Not to provide a street connection along the northeast property boundary along Buffalo Bayou.

Chapter 42 Section: 42-128(a)(1)

Chapter 42 Reference:

Each local street shall intersect with a street that meets the requirement of subsection (b) at least every 1,400 feet.

Statement of Facts

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

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

Willow Fork Groves is a proposed single family subdivision of 181 lots accessed via existing Katy Flewellen Road and connecting to the stub street Mariner Point Lane in Country Lakes, section 1 subdivision. Primary entry will occur off Katy Flewellen Road and secondary access will be via Mariner Point Lane. The centerline of Buffalo Bayou forms the northeast property boundary for a distance of approximately 3,350'. Strict application of Chapter 42 requires two street connections across Buffalo Bayou along this boundary. Such connections are impractical due to extensive floodway and floodplain designations in this area caused by the relatively flat and gentle slope of the bayou's channel.

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

Buffalo Bayou and its associated floodway/floodplain is an existing condition along the property's northeastern boundary. The floodway averages approximately 1,310' in width along the centerline of the bayou. Any street connection across the bayou, and along the entire length of the subject property, would be required to span the full width of the floodway and be elevated an additional 18" above the flood elevation. The resulting bridge lengths for two crossing of Buffalo Bayou would be excessive and thus prohibitively expensive to construct. Additionally, existing development on the opposite side of the bayou does not allow any street stub connectivity and the only possible crossing location is presently a single ownership used for residential purposes.

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

The 1,400' block length requirement is meant to provide local circulation within communities and to connect neighborhoods with adjacent developments. In this particular case, this is accomplished by providing connectivity to existing Mariner Point Lane. Primary access to Willow Fork Groves will be provided at Katy Flewellen Road which is a sufficient width major thoroughfare.

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

Granting this variance would not be injurious to the public health, safety or welfare since adequate single-family residential traffic circulation will be provided via Katy Flewellen Road and Mariner

Point Lane.

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

Justification for the variance request is that adequate local circulation for the proposed 181 lots within the general plan can be provided via existing streets. Connectivity across Buffalo Bayou could negatively impact sensitive floodway areas and would not improve local circulation.

Houston Planning Commission

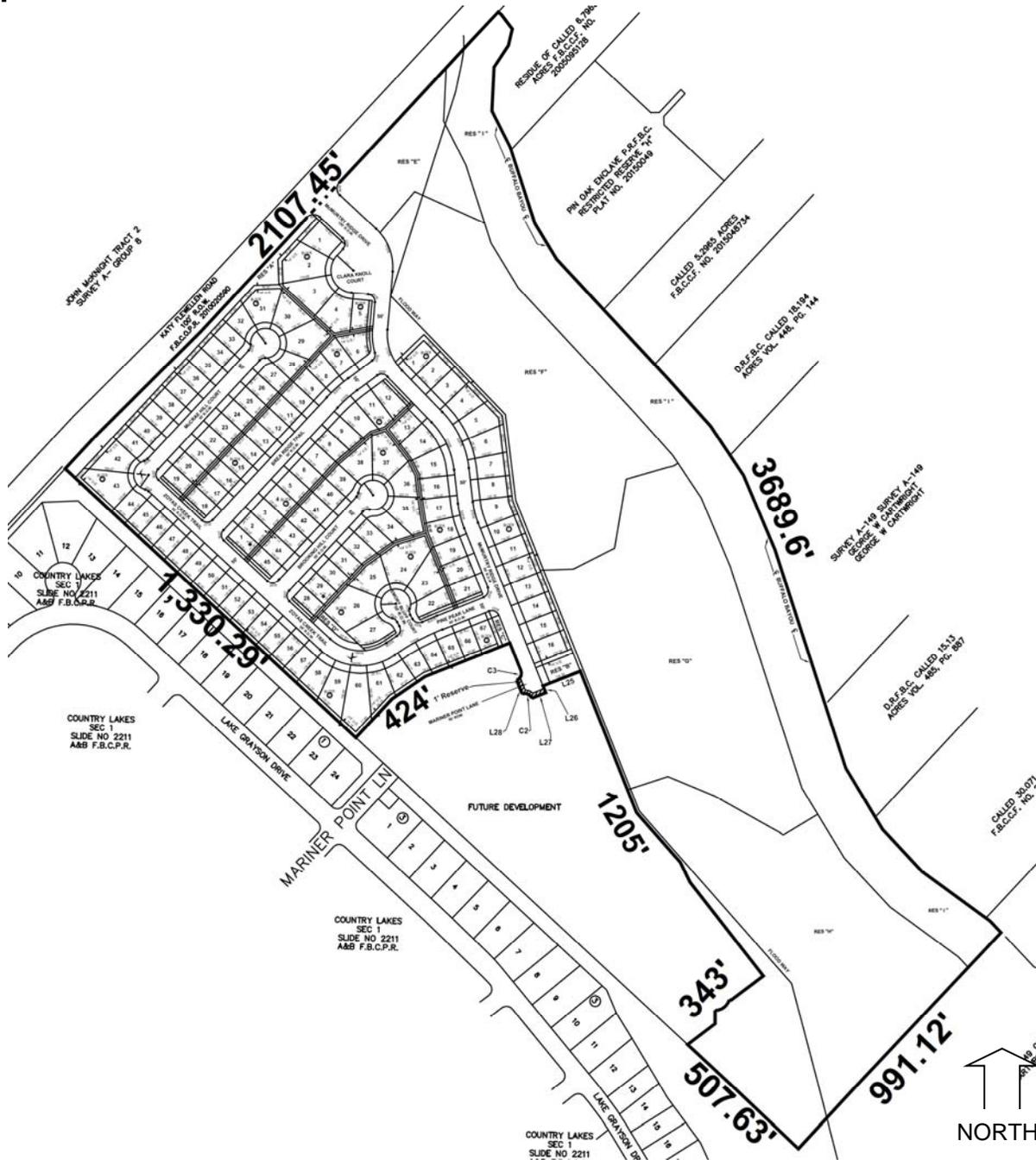
ITEM: 121

Planning and Development Department

Meeting Date: 11/09/2017

Subdivision Name: Willow Fork Groves Sec 1

Applicant: EHRA



D – Variances

Subdivision

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 11/09/17

ITEM: 130

Applicant: LARRY AND TWYLA TEAGUE

Contact Person: TWYLA TEAGUE

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

ADDRESS: 21115 Dunn Street

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT 76, OF SILVER TRAILS SUBDIVISION, AN UNRECORDED SUBDIVISION, SITUATED IN 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



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.

Table with 6 columns: APPLICANT COMPANY, CONTACT PERSON, PHONE NUMBER, EMAIL ADDRESS, PROPERTY ADDRESS, FILE NUMBER, ZIP CODE, LAMBERT, KEY MAP, DISTRICT. Row 1: JRP COMPANY, KIRK TOUPS, 281-236-1106, JRPCOM@AOL.COM. Row 2: 602 EAST 26TH STREET, 17108834, 77008, 5359A, 453S.

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 26TH STREET 50'; OXFORD STREET 50'
EXISTING PAVING SECTION(S): EAST 26TH 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:



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(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 line for the East 26th Street portion of the property and 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.

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- (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. Since we are not removing the existing house, only adding to the house, the restrictions to 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 by the original plat dated 1910. The imposition of a 10' building set back line in lieu of the existing 3'-10" along Oxford Street, is an unreasonable hardship imposed on this property by Chapter 42. The existing house is to remain and was 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 but by the existing conditions.

- (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. (42-156) Our existing structure, which will remain, provides 3'-10" setback conditions along Oxford Street and a 15' building set back line along East 26th Street adheres to the general condition of the existing homes and character of the 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 to the existing house location, which will not be removed, 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, which will not be removed. The request, to not provide a 25' building line along East

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26th Street, a local street, per Sec. 42-152 (a) and a 10' building set back line along Oxford Street will allow reasonable development; allowing the existing house, which will not be removed, and will conform to other existing houses with similar lot conditions along East 26th Street with their north boundary facing East 26th Street and west boundary facing Oxford Street.

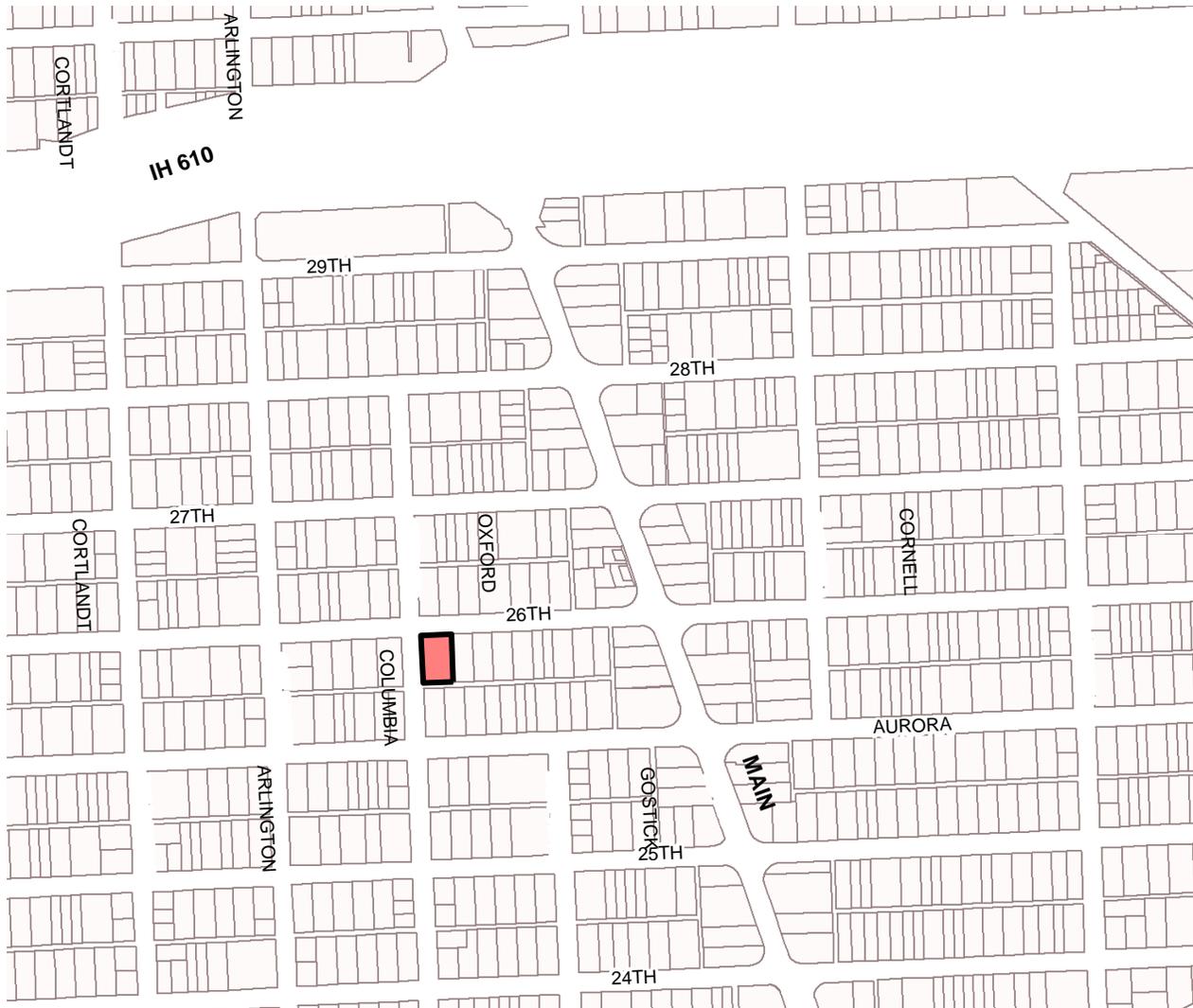
Preserving and using the existing house and adding to it, while maintaining the character of the existing house is in the best interest of the neighborhood. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



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Location Map



DEVELOPMENT PLAT VARIANCE



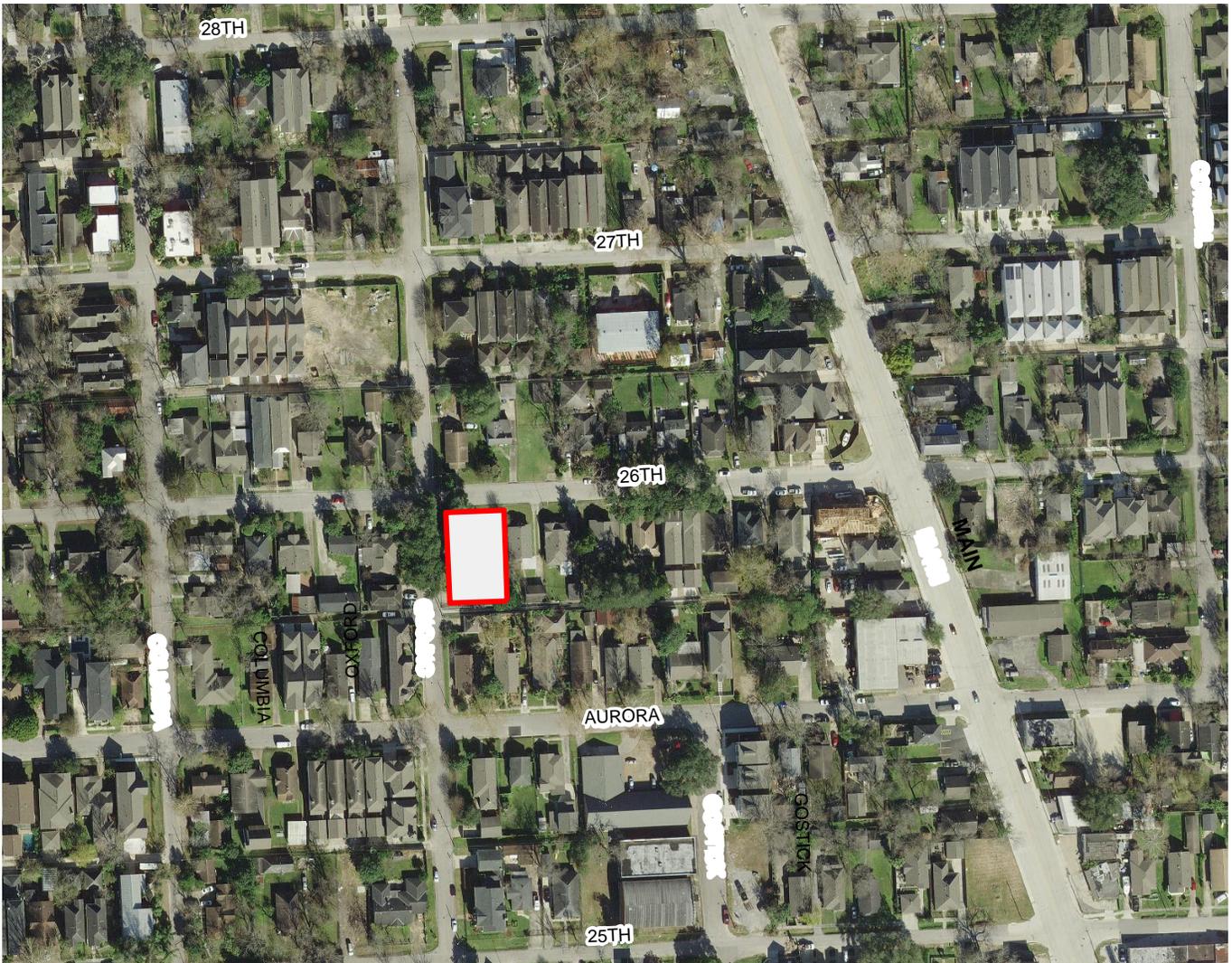
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 131

Meeting Date: 11/09/2017

Houston Planning Commission

Aerial Map

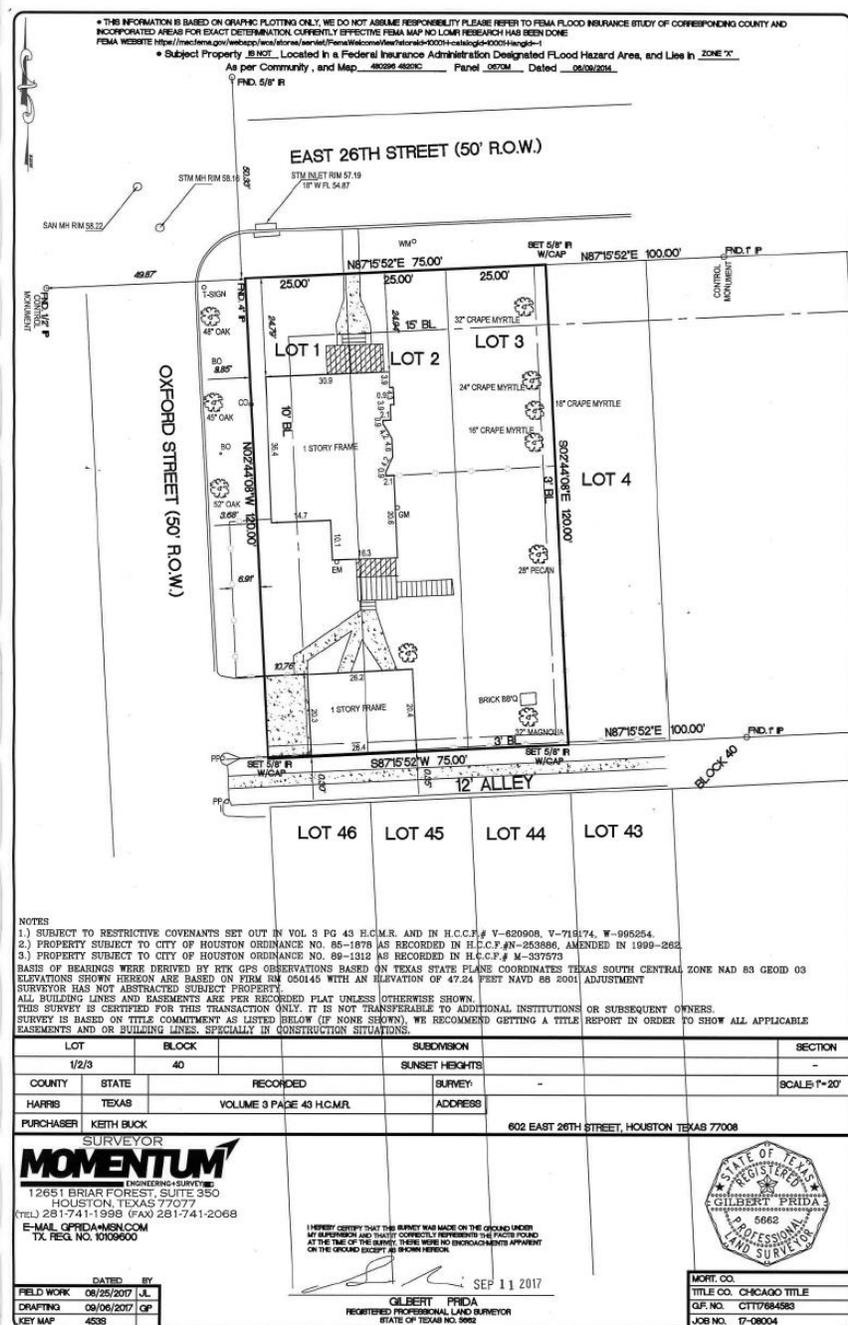


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

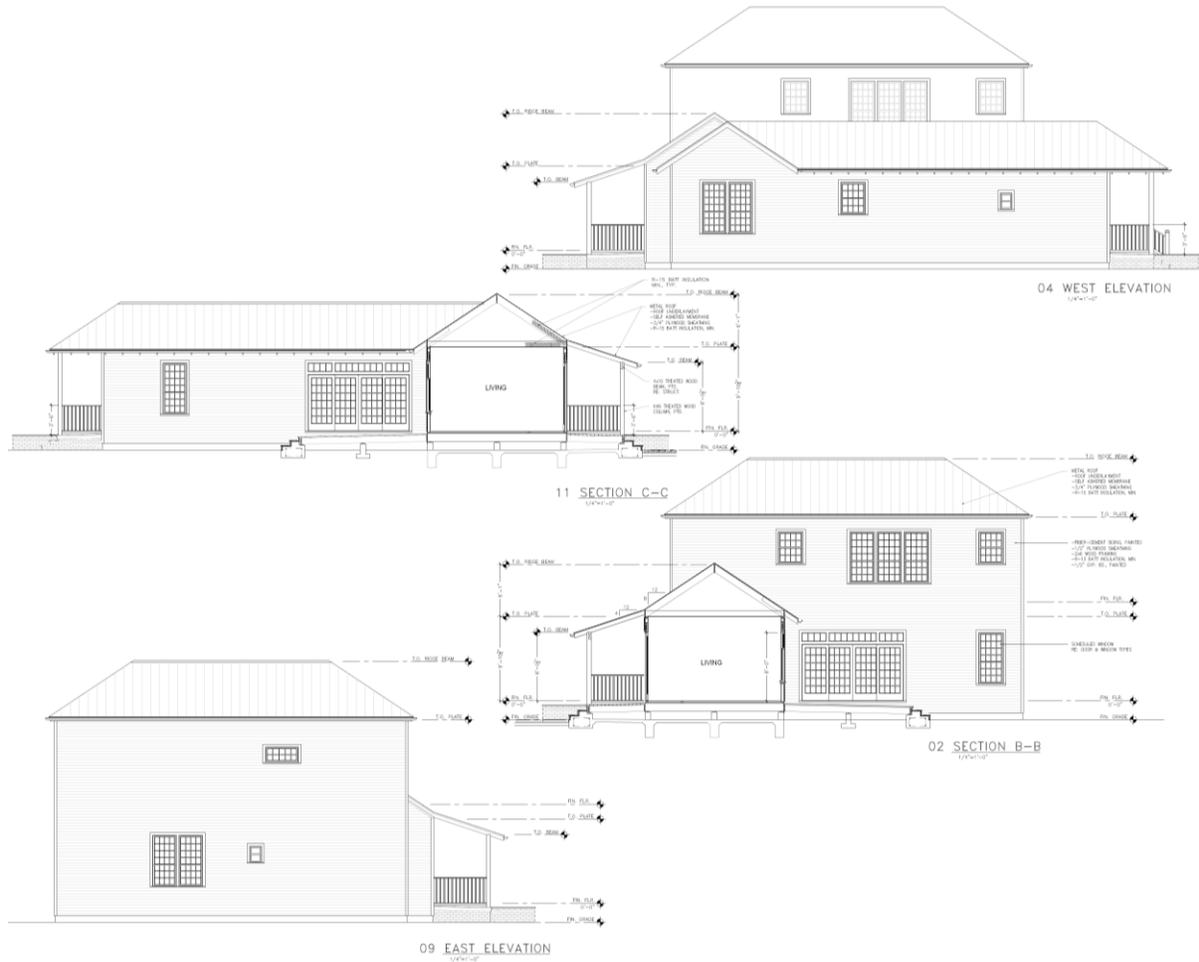


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Renderings Cont.



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.

Table with 4 columns: APPLICANT COMPANY, CONTACT PERSON, PHONE NUMBER, EMAIL ADDRESS. Row 1: Cisneros Design Studio, Architects LLC, Romulo Cisneros, 713-520-7745, romuloc@cisnerosdesignstudio.com

Table with 6 columns: PROPERTY ADDRESS, FILE NUMBER, ZIP CODE, LAMBERT, KEY MAP, DISTRICT. Row 1: 243 Westheimer Road, 17087942, 77006, 5356, 493T, C

Table with 2 columns: Field Name, Value. Fields include HCAD ACCOUNT NUMBER(S), PROPERTY LEGAL DESCRIPTION, PROPERTY OWNER OF RECORD, ACREAGE (SQUARE FEET), WIDTH OF RIGHTS-OF-WAY, EXISTING PAVING SECTION(S), OFF-STREET PARKING REQUIREMENT, OFF-STREET PARKING PROVIDED, LANDSCAPING REQUIREMENTS, LANDSCAPING PROVIDED.

Table with 2 columns: Field Name, Value. Fields include EXISTING STRUCTURE(S) [TYPE; SQ. FT.], PROPOSED STRUCTURE(S) [TYPE; SQ. FT.].

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



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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 sanitary water manhole location which is at 50.32 (rim elevation) and the distance to the main sewer line connection, the Finished Floor Elevation is set at 51.32 (slab elevation), as we are required to elevate the building in order to comply with the required minimal finished-floor elevation as per requirements of the Building Code Enforcement Plan Review Office IBC Sec 512. As a result, the building does not meet the required performance standards 5-foot setback requirement since the addition of a ramp and stair access at the front façade, in accordance with TAS-accessibility standards, 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;**

The extenuating circumstances of the existing manhole location are due to the existing elevation of the manhole due to the ROW area of the site sloping upward and therefore being higher than the area of the site where the proposed building is located. This places the manhole inordinately higher than normal and making the difference 30-inches from the ground instead of the normal 12-inches. If the manhole and site were at the same level, the required 12-inches would be routine.

DEVELOPMENT PLAT VARIANCE



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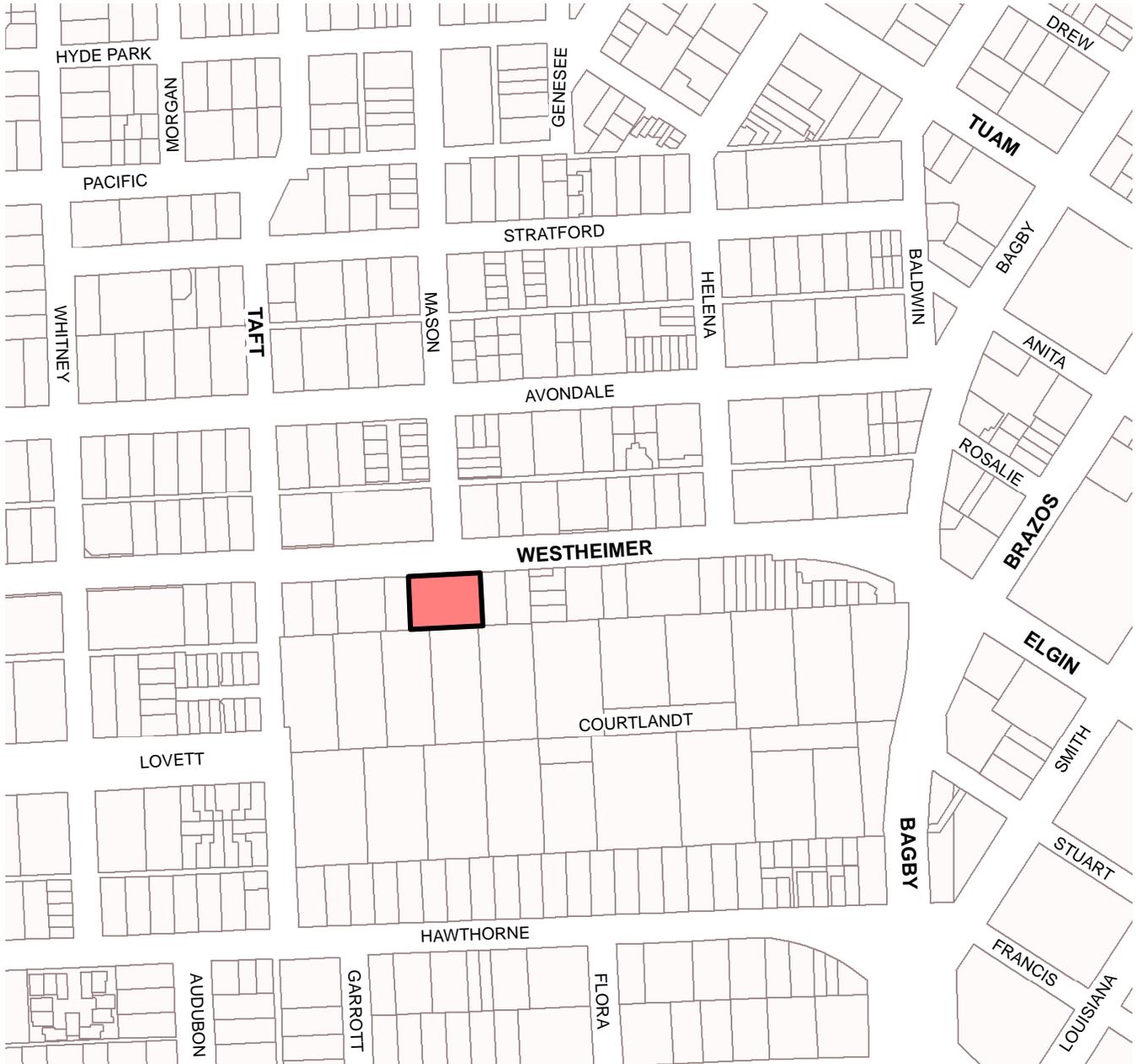
- (3) **The intent and general purposes of this chapter will be preserved and maintained;**
The design is critically designed to encourage pedestrian engagement by attempting to make the front entryways oriented to the Westheimer access and to place parking access so that tenants and customers can walk along the street sidewalks to access the businesses. The building reinforces the continual street-front corridor.
- (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 part of this variance request. The mandate to raise the building elevation, in accordance with Public Works Department requirements, forces us to not be in compliance with the Performance Standard as intended.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map

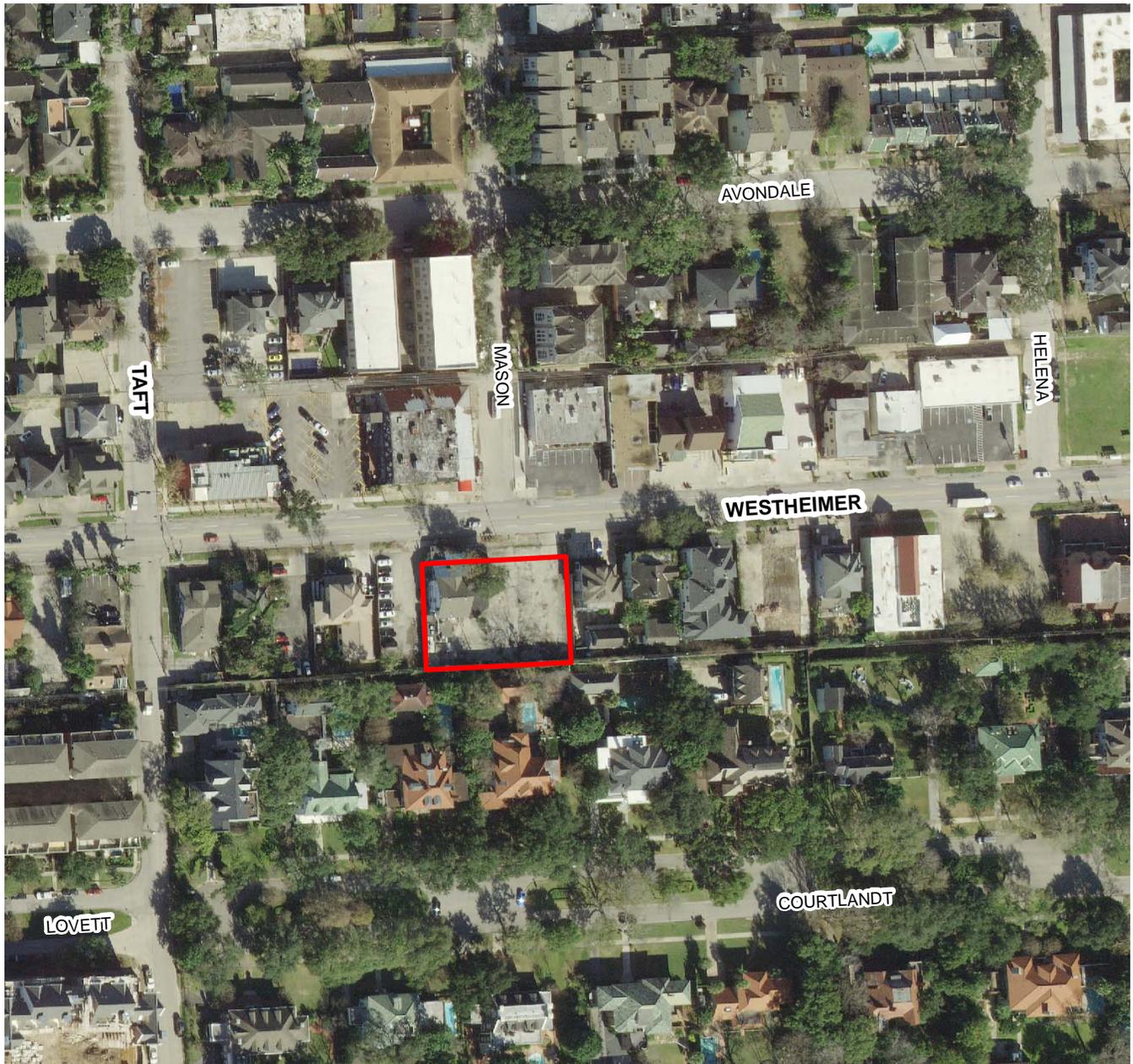


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Aerial Map



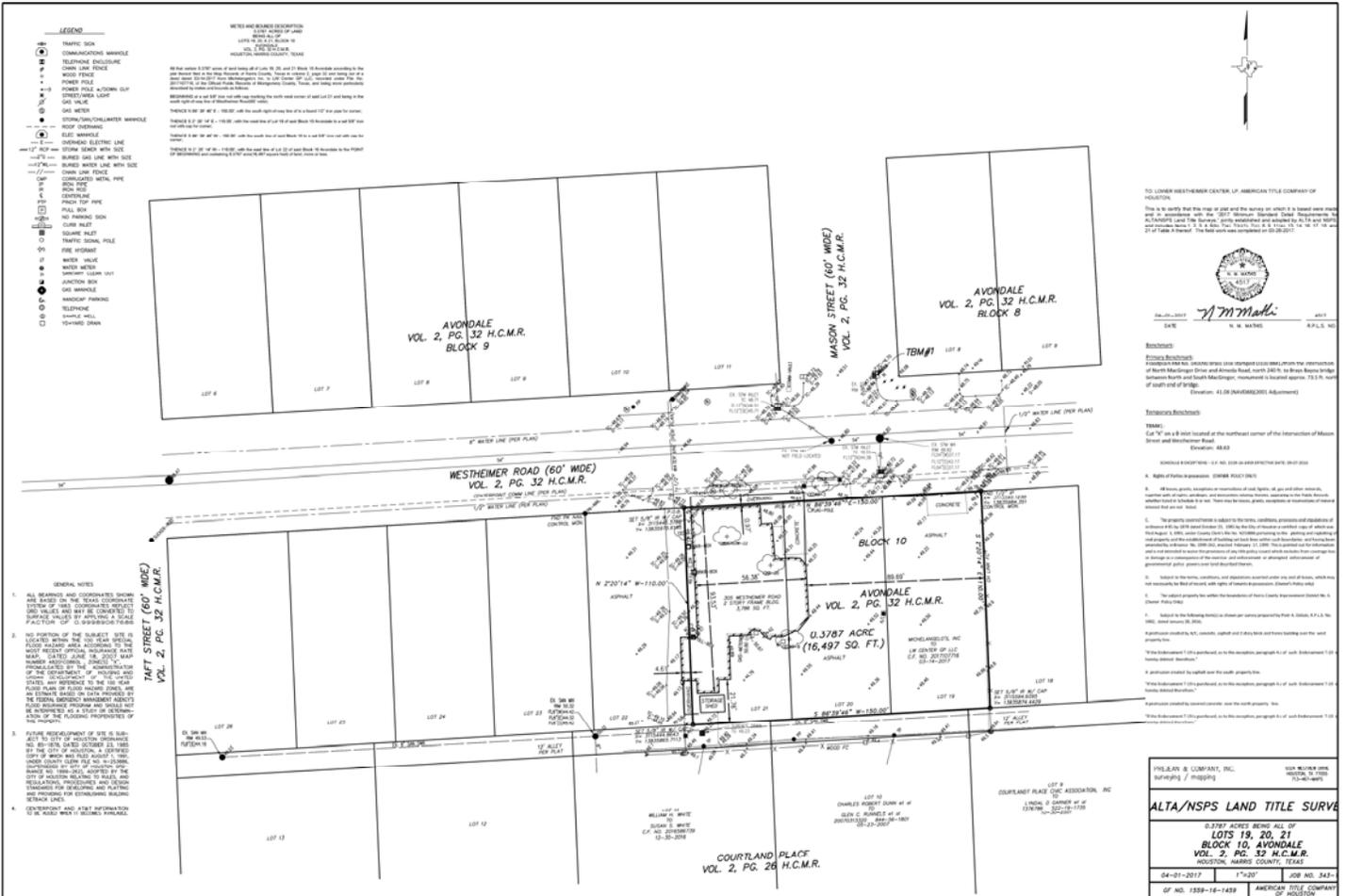
DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

ITEM: 132 Meeting Date: 11/09/2017

Survey

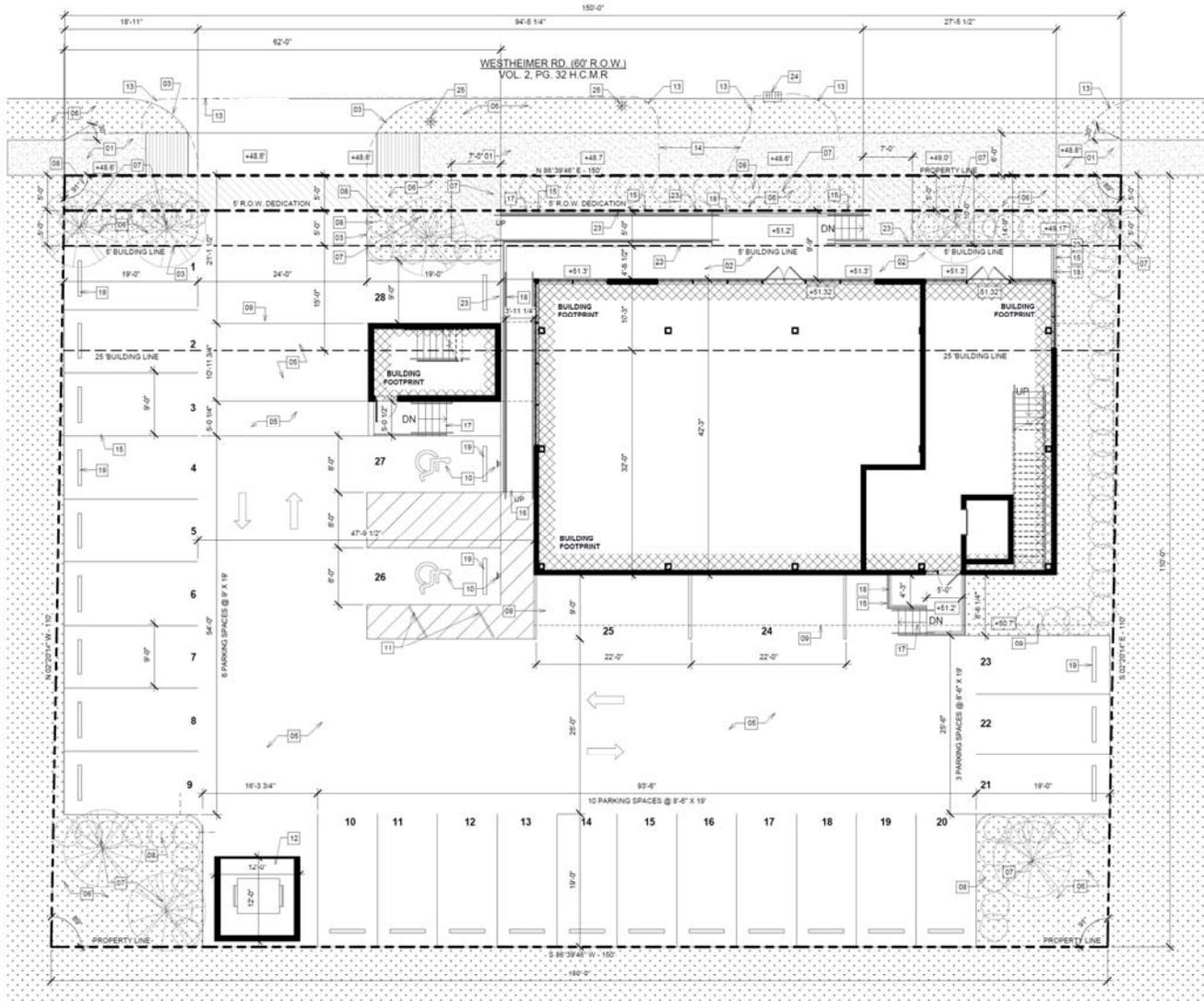


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



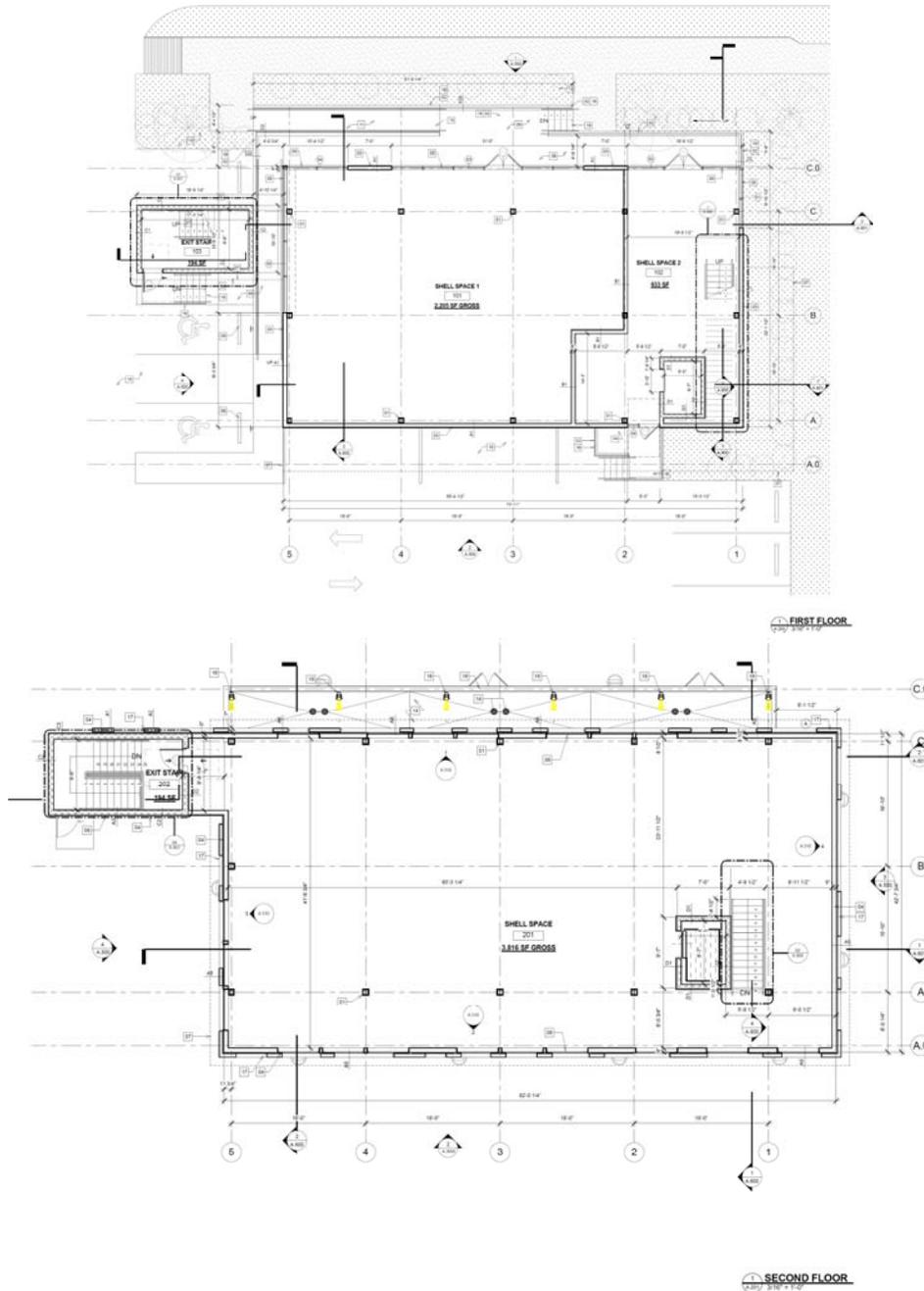
1 SITE PLAN N 1/8" = 1'-0"

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Floor Plans

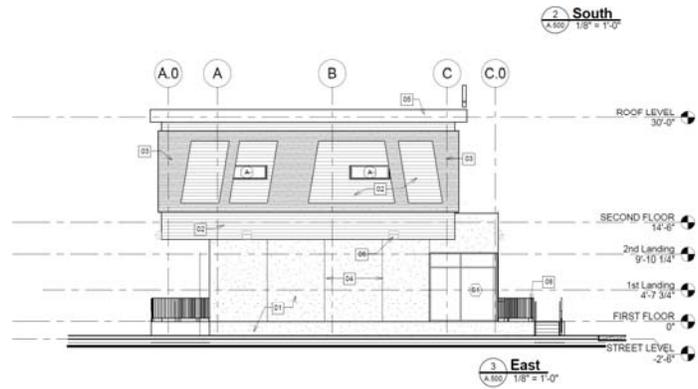
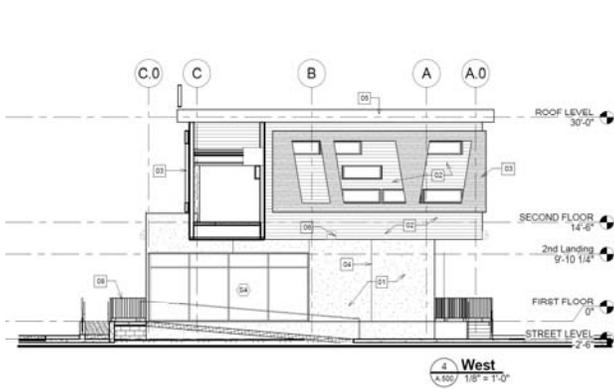
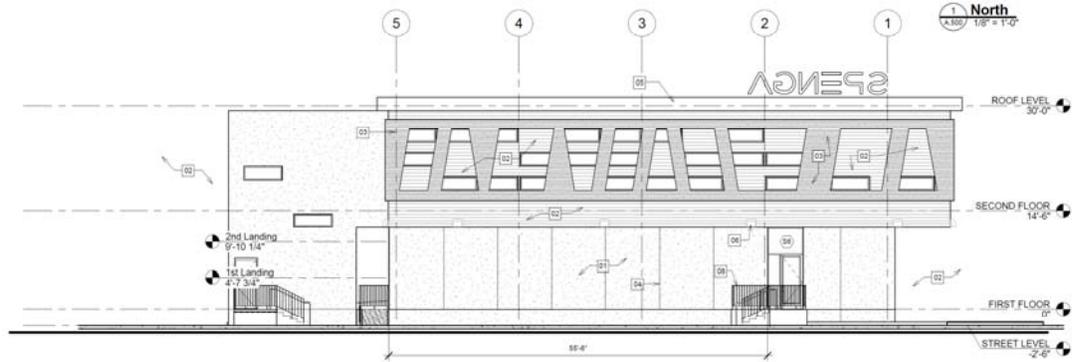
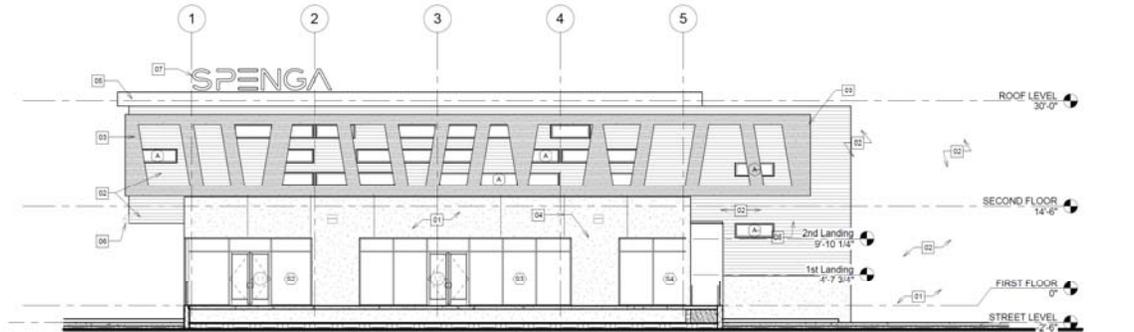


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

Table with 6 columns: APPLICANT COMPANY, CONTACT PERSON, PHONE NUMBER, EMAIL ADDRESS, PROPERTY ADDRESS, FILE NUMBER, ZIP CODE, LAMBERT, KEY MAP, DISTRICT. Row 1: Identity Architects, Cory P. Decuire, 713-595-2158, cdeuire@identityarchitects.com, 2529 Kingston Street, 17115970, 77019, 5256B, 492U, C.

HCAD ACCOUNT NUMBER(S): 0560130000001
PROPERTY LEGAL DESCRIPTION: Lot 1, Block 1 Glendower Court
PROPERTY OWNER OF RECORD: Dunraven Properties, LLC
ACREAGE (SQUARE FEET): 0.1956 AC (8,581 SF)
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW): Kingston Street [50 feet], Westheimer Road [70 feet]
WIDTH OF EXISTING ROW PAVING SECTION(S): 18.9' [Kingston Street], 45.2' [Westheimer Road]
OFF-STREET PARKING REQUIREMENT: 12 parking spaces
OFF-STREET PARKING PROVIDED: 8 parking spaces, 5 bicycle spaces

EXISTING STRUCTURE(S) [SQ. FT.]: 1,650 SF to be demolished
PROPOSED STRUCTURE(S) [SQ. FT.]: 2,900 SF Retail building

PURPOSE OF VARIANCE REQUEST: To allow the applicant to reduce the off-street parking requirement from 12 spaces to 8 spaces by further clarifying the use and operations of the proposed retail store at this location.

CHAPTER 26 REFERENCE(S): Sec. 26-489 - In General; Sec. 26-492 - Parking Spaces for Certain Types of Use Classifications; Sec. 26-492 - Unspecified uses; Sec. 26-497 - Reduced parking space requirement for additional bicycle spaces.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

The applicant, on behalf of future tenant, Valobra Master Jewelers, is proposing to construct a high-end, specialty jewelry store at the northeast corner of Westheimer Road at Kingston Street. The client is requesting a variance to allow for a reduction in the parking requirements from 11 parking spaces with 5 bicycle spaces, to 8 parking spaces with 5 bicycle spaces, as provided for in the current development plan. The variance is justified because the ultimate use of the establishment will not require more than the reduced count, due to the nature of the business operations. Within daily operations, no more than a maximum of four (4) employees will be on premises at any time. Covering such a small gross area, there is no need for any more than this amount. In regard to retail activity, the specialty designs of this business model only lend to one (1) or two (2) customers to be served at a given moment. Appointments are often made specifically to limit customer volume at any given time. Normally, this demographic consists of couples, researching and viewing high end engagement and wedding jewelry. Combining these two sides of the retailer operations only produces a maximum of six (6) individuals on site at any given time. With the addition of the five (5) bicycle spaces, there should be 2-3 parking spaces available on even the busiest of days. The proposed development is compatible with the surrounding lands and will be an exceptional addition to the Community. The intended commercial use of this property is a more appropriate use that reflects the urban characteristics of Westheimer Rd. in this vicinity. The applicant is applying for an off-site parking variance to provide relief to the parking requirements, as they would be above and beyond what would be needed at any given time.

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 create an undue hardship by depriving the applicant of the reasonable use of the land or building;

The subject property is 0.1956 acre located 2529 Kingston Street. The applicant, on behalf of future tenant, Valobra Master Jewelers, is proposing to construct a high-end specialty jewelry store at this location. The project will target elite members of society, providing a level of service unmatched by another store of this genre, and will only enhance the value of the main commercial thoroughfare. The applicant is requesting an off-street parking variance to allow for a reduction in the parking requirements from 11 parking spaces with 5 bicycle spaces, to 8 parking spaces with 5 bicycle spaces, based on their true usage at this location.

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;

The circumstances supporting the variance are the unique development considerations of the subject tract. In its current usage, there is a single family, residential home, requiring very little parking at this location. The geometry of the tract itself limits the overall development, due to its long, narrow shape and shallow depth. Several utility, power and aerial easements further limit development area along the east property line, and limit locations where the building can be placed.

According to Sec. 42-153 – Optional Performance Standards for a Major Thoroughfare within the City with a Planned Right-of-way 80 Feet or Less, the building line is reduced to 15'-0". Following this reduction, the setback requirements for parking are also limited beyond the 15'-0" setback area, eliminating area that could normally provide two (2) additional parking spaces.

This property also falls within the Glendower Court POA Deed Restrictions. These Restrictions require that the Primary Entry must face Westheimer Road. Due to this limit in building placement, there is no other alternate that locating the parking on the side of the property as shown on the site plan. With this limitation, not only is the parking depth reduced for availability of spaces, but a significant grade difference also limits how close parking can be adjacent to the Right-of-Way.

Subject tract is also being imposed by an additional 5'-0" of Right-of-Way dedication for future expansion of Westheimer Rd. This strip of land being removed from developable area in turn limits available parking areas even further.

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

The applicant's goal for this project is to provide a facility that is compatible with and complimentary to the community. The off-street parking variance will enable the facility to logically operate during business hours, without negatively affecting the surrounding lots or neighborhood. When the facility is completed, they will have all necessary parking spaces to fully operate, without negative impact to surrounding businesses. The applicant and the tenant, Valobra Master Jewelers, believe this to be an extremely beneficial project that will transform a less desirable site, into something that the community and consumers can rely on and appreciate.

(4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;

Within daily operations, no more than a maximum of four (4) employees will be on premises at any time. Covering such a small gross area, there is no need for any more than this amount. Regarding retail activity, the specialty designs of this business model only lend to one (1) or two (2) customers to be served at a given moment. Appointments are often made specifically to limit customer volume at any given time. Normally, this demographic consists of couples, researching and viewing high end engagement rings and wedding jewelry. Combining these two sides of the retailer operations only produces a maximum of six (6) individuals on site at any given time. With the addition of the five (5) bicycle spaces, there should be 2-3 parking spaces available on even the busiest of days.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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

Identity Architects, on behalf of future tenant, Valobra Master Jewelers, has designed a facility that will be aesthetically pleasing, safe and that will have a low-impact on the environment. The granting of the variance will not be injurious to the public health; safety of welfare as adequate vehicular and pedestrian circulation will be provided for within the development and along all adjacent rights-of-way.

(6) If the building is subject to the requirements of article VII of 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 of chapter 33 of this Code.

The justifications for the requested variance are the development conditions that affect the property. The applicant is intending to match existing development patterns and to utilize as much of the subject site as possible to provide a facility that can best serve the community. Without the variances, the site will likely continue to sit without economic development, and not provide an additional resource for patrons in the community.

STANDARDS FOR VARIANCES

- (a) The commission is authorized to consider and grant a variance from the provisions of this article if the commission determines that the granting of a variance satisfies the following criteria:
- (1) Either:
 - a. The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land; or
 - b. Strict application of the requirements of this article 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 policy;
 - (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant;
 - (3) The intent and general purposes of this article will be preserved;
 - (4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;
 - (5) The granting of the variance will not be injurious to the public health, safety or welfare; and
-

OFF-STREET PARKING VARIANCE



Houston Planning Commission

(6) If the building is subject to the requirements of article VII of 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 of chapter 33 of this Code.

(b) In addition, if the building or tract for which the variance is sought proposes to provide parking spaces on an off-site parking facility, the commission shall consider the following factors:

- (1) The locations of the proposed use classification and the proposed off-site parking facility;
- (2) Existing and potential parking demand created by other use classifications in the vicinity;
- (3) The characteristics of the use classification, including employee, customer, and patron parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking facility;
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking facilities and the tract where the use classification is located;
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking; and
- (6) The recommendation of 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: V
Meeting Date: 11/09/2017

Houston Planning Commission

Aerial Map

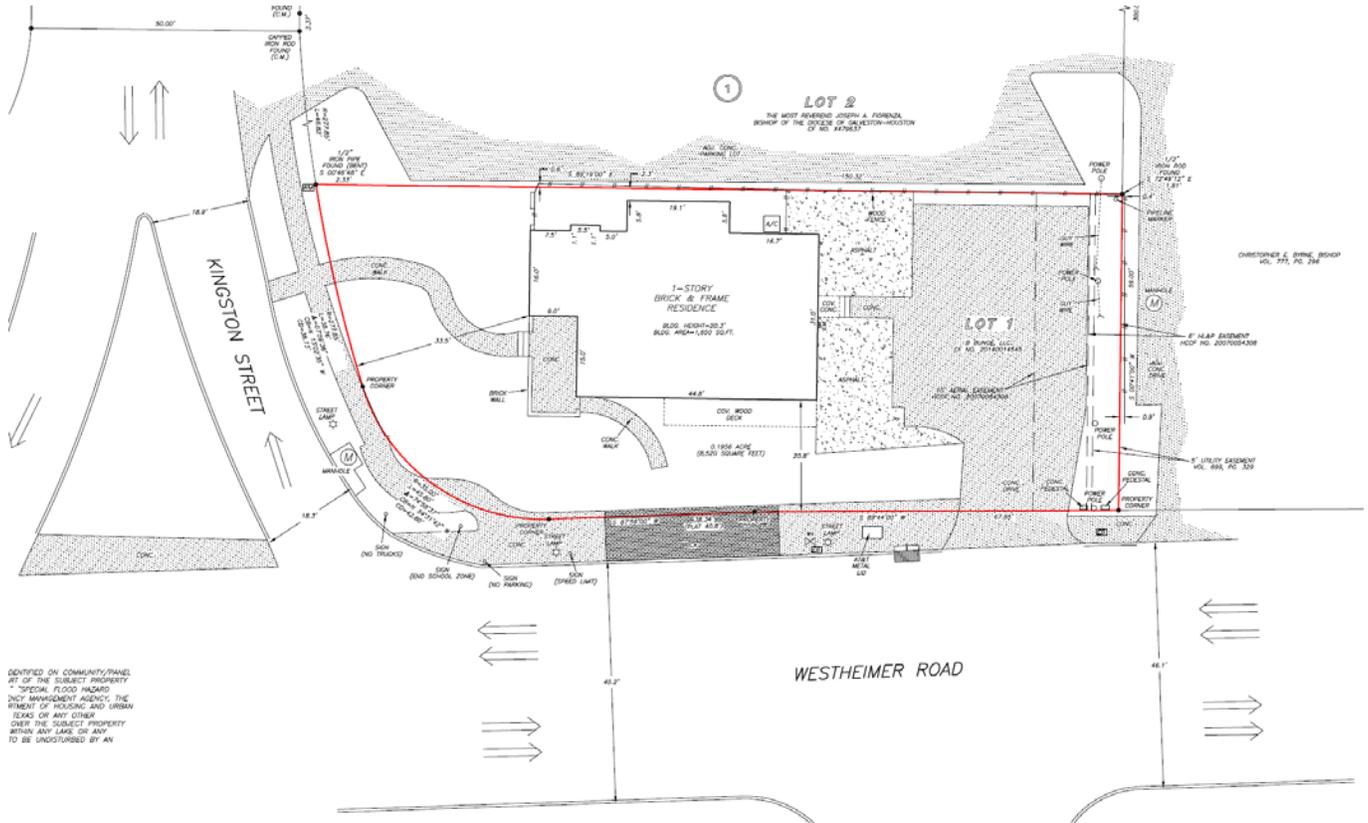


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Survey

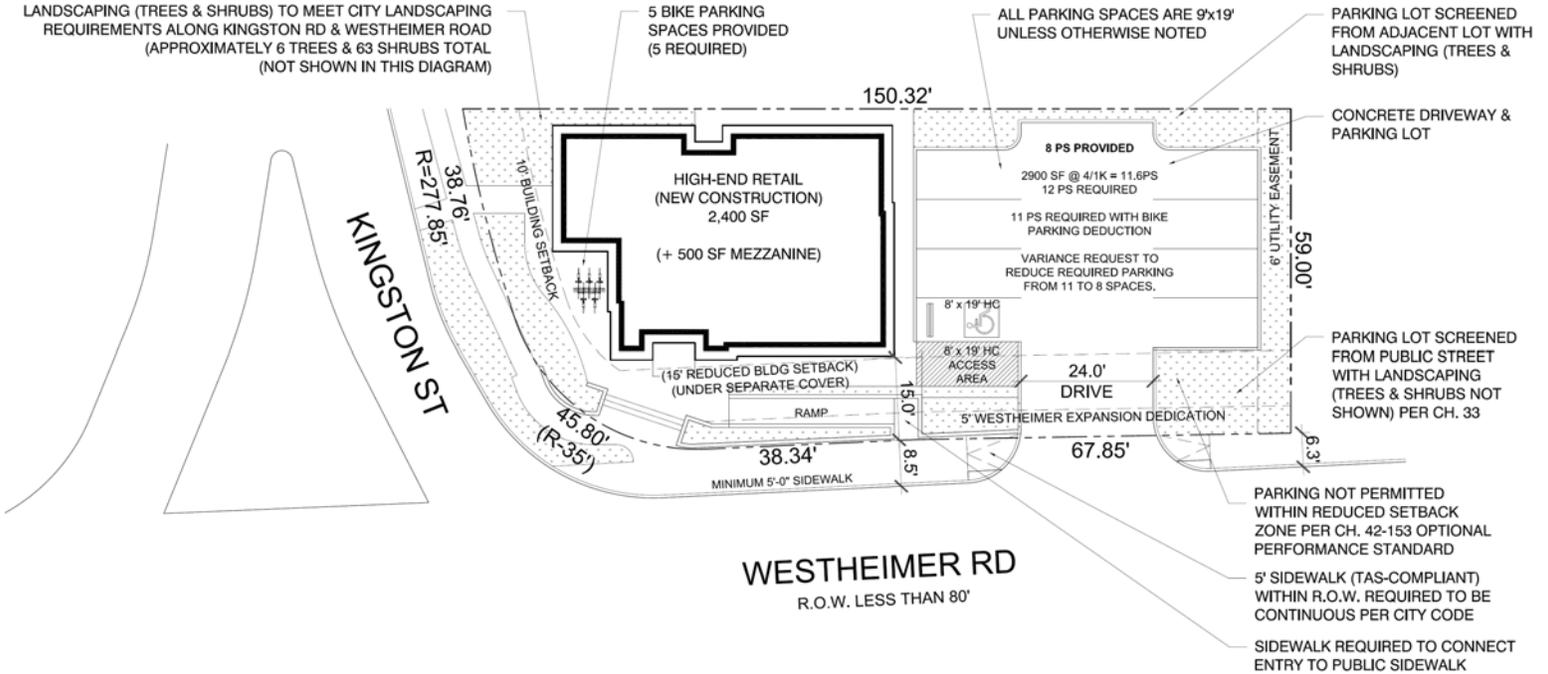


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan/Parking analysis



PARKING CALCULATION:	
HOUSTON CITY ORDINANCE (PERTINENT ITEMS):	
2900 SF (RETAIL) PARKED AT 4 PER 1,000 SF =	11.6
PARKING SPACES REQUIRED WHEN ROUNDING UP:	12 PS
PER SECTION 26-497 REDUCED PARKING SPACE REQUIREMENT FOR ADDITIONAL BICYCLE SPACES (a), 1 PARKING SPACE IS REDUCED IN EXCHANGE FOR 4 ADDITIONAL BIKE PARKING SPACES =	
PARKING SPACES REQUIRED:	11 PS
BIKE PARKING SPACES REQ. (1 + 4 PER ABOVE)	5 BPS
<hr/>	
OFF-STREET PARKING VARIANCE REQUEST:	8 PS

OFF-STREET PARKING VARIANCE

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: VI

MEETING DATE: 11/09/2017

LOCATION	FILE NO.	ZIP	LAMB. No.	KEY MAP	CITY/ ETJ
		77015	5758D	496G	City

NORTH OF: Interstate 10
SOUTH OF: Greens Bayou
EAST OF: Federal Rd
WEST OF: Halsey St

APPLICANT: Bowden Land Services

ADDRESS: 986 Sheffield Blvd

EXISTING USE: Vacant

PROPOSED USE: Hotel-Motel

HOTEL / MOTEL APPLICATION DATE: 11/9/2017

DIRECTOR DECISION: Disapprove

BASIS OF DECISION:

Failed to comply with locational requirements
Sec 28-202 (A) (5)
Sec 28-202 (A) (3)
Sec 28-202 (A) (1) (C)
Sec 28-202 (A) (1)

LAND USE CALCULATIONS: 71%

PRIMARY ENTRANCE LOCATION: Sheffield Blvd

PURPOSE OF REQUEST:

Sec 28-202 (5) To allow a hotel to be situated within a residential test area with less than 75 rooms.
Sec 28-202 (3) To allow a hotel with less than 51 rooms to be constructed adjacent to residential property.
Sec 28-202 (A) (1) (C) To allow a hotel to front on Residential Street
Sec 28-202 (A) (1) To allow a hotel to use an easement as primary access instead of the required road classification

BASIS OF REQUEST:

The proposed hotel will be in close proximity to nearby existing multifamily apartments. With a count of only 22 rooms, this prompts the need for a variance request to be within a residential area. The applicant is not using Sheffield boulevard as its primary entrance and is instead using a proposed access easement through the adjacent property.

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION

PLANNING COMMISSION ACTION

DECISION: ___ VARIANCE GRANTED ___ VARIANCE DENIED **DATE:** November 9, 2017

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



AGENDA ITEM: VI

MEETING DATE: 11/09/2017

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 I	77015	5758D	496G	No. 58 Northside

HOTEUMOTEL NAME: Sheffield Plaza
HOTEUMOTEL ADDRESS: 986 Sheffield Blvd Houston TX 77074
PROPERTY OWNER OF RECORD: Johnson Janelle L & Majors Mary K
OWNER ADDRESS: 986 Sheffield Blvd Houston TX 77015
TOTAL ACREAGE: 0.4729 Acres
TOTAL NUMBER OF ROOMS: 22
PARKING SPACES PROVIDED: 22
SURVEY/ABSTRACT NO: Harrsi & Wilson A-31
SCHOOL DISTRICT: HISD

NORTH OF: Interstate 10

EAST OF: Federal Rd

SOUTH OF: Greens Bayou Dr

WEST OF: Halsey St

PURPOSE OF VARIANCE REQUEST:

- 1) To allow a hotel to be situated within a residential test area with less than 75 rooms.
- 2) To allow a hotel to use an easement as primary access instead of the required road classification
- 3) To allow a hotel with less than 51 rooms to be constructed adjacent to residential property.
- 4) To allow a hotel to front on Residential Street

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED DATE: November 9, 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 locational requirements for a hotel under chapter 28 create an undue hardship by depriving the applicant of reasonable use of land. The area is primarily commercial in nature according to the most recent Super Neighborhood Resource Assessment published in August 2014. Please see publication attached. The locational requirements for a hotel under chapter 28 create an undue hardship by depriving the applicant of reasonable use of land. Original Tract took access from Federal Rd but the illegal subdivision of the tract cut off access to the Major Thoroughfare.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant:** *The hardship has not been imposed or created by the applicant. This particular location is so close to Federal RD and Sheffield Blvd should not be considered a residential street. We feel we can design the motel to meet the intent of general purpose of the ordinance*

- (3) The intent and general purposes of this chapter will be preserved and maintained;**
The intent and general purpose will be maintained by designing this development to provide a landscape buffer, and take access from a MTF. The residential percentage is high but the area is very commercial in character as well. A motel at this location would not be out of character for this area.

- (4) The granting of the variance will not be injurious to the public health, safety or welfare;**
The ordinance allows hotels in residential areas if the hotel takes sole access from a feeder street; and because of the proposed development will provide the landscape buffer wall and greenery along the boundary of the small multi-family unit and offering to block access from Sheffield Blvd. entirely taking access solely from Federal Rd through an easement but still allowing fire/rescue access if needed, granting the variance is not injurious to the public health, safety or welfare.

- (5) Economic hardship is not the sole justification of the variance.**
Economic Hardship is not a factor for requesting the variances. The subject property is located in a commercially dense area that would otherwise be allowed to operate a business, however locational requirements per the ordinance are challenging. We feel we have made every effort to design the project with additional costs in order to meet the intent and general purpose of the ordinance. We respect process and procedure but feel this development should have the opportunity to proceed.

PLANNING COMMISSION ACTION

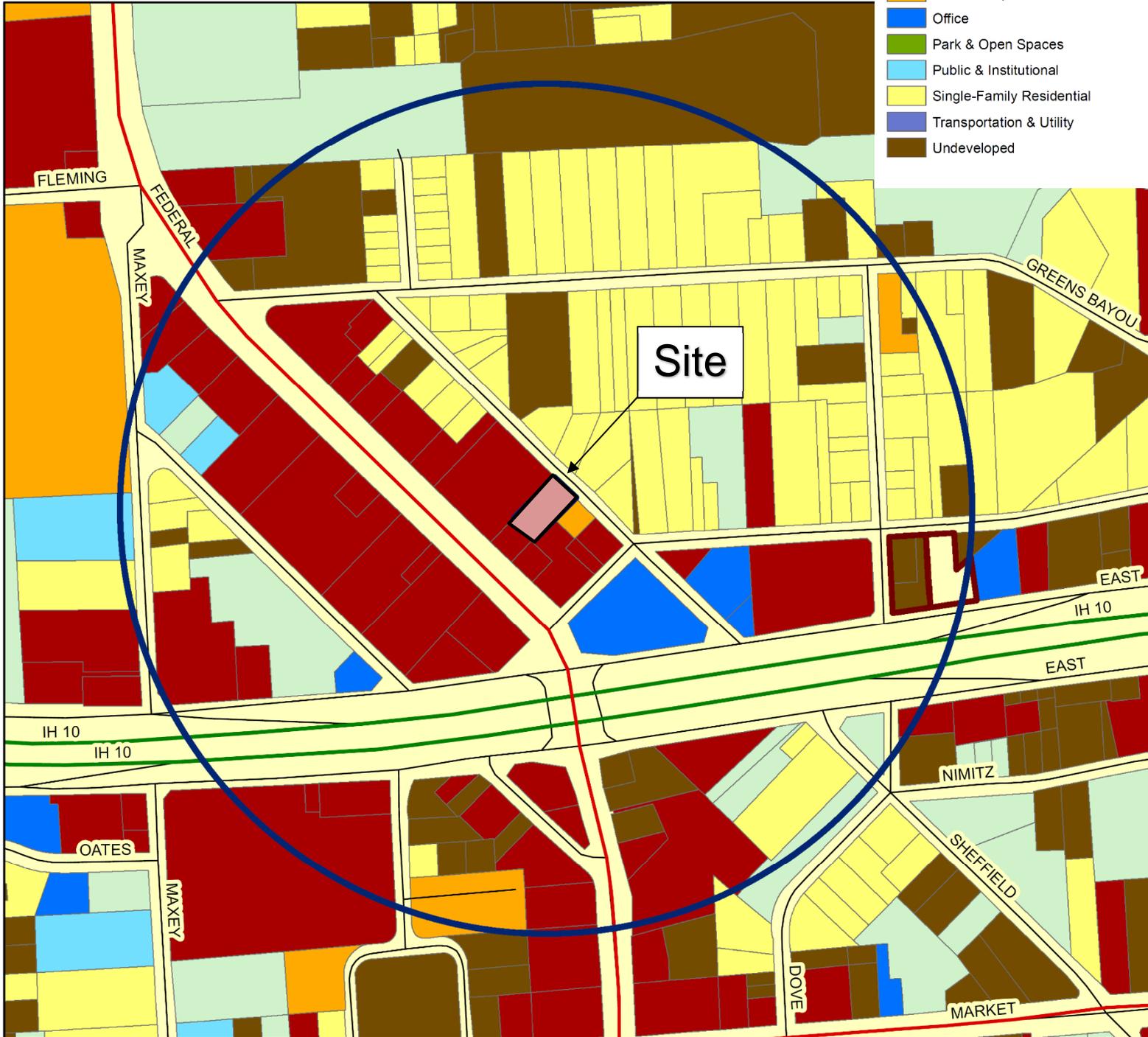
DECISION: VARIANCE GRANTED VARIANCE DENIED **DATE:** November 9, 2017



Land Use Map

Landuse Parcels

- Commercial
- Multi-Family Residential
- Office
- Park & Open Spaces
- Public & Institutional
- Single-Family Residential
- Transportation & Utility
- Undeveloped



PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

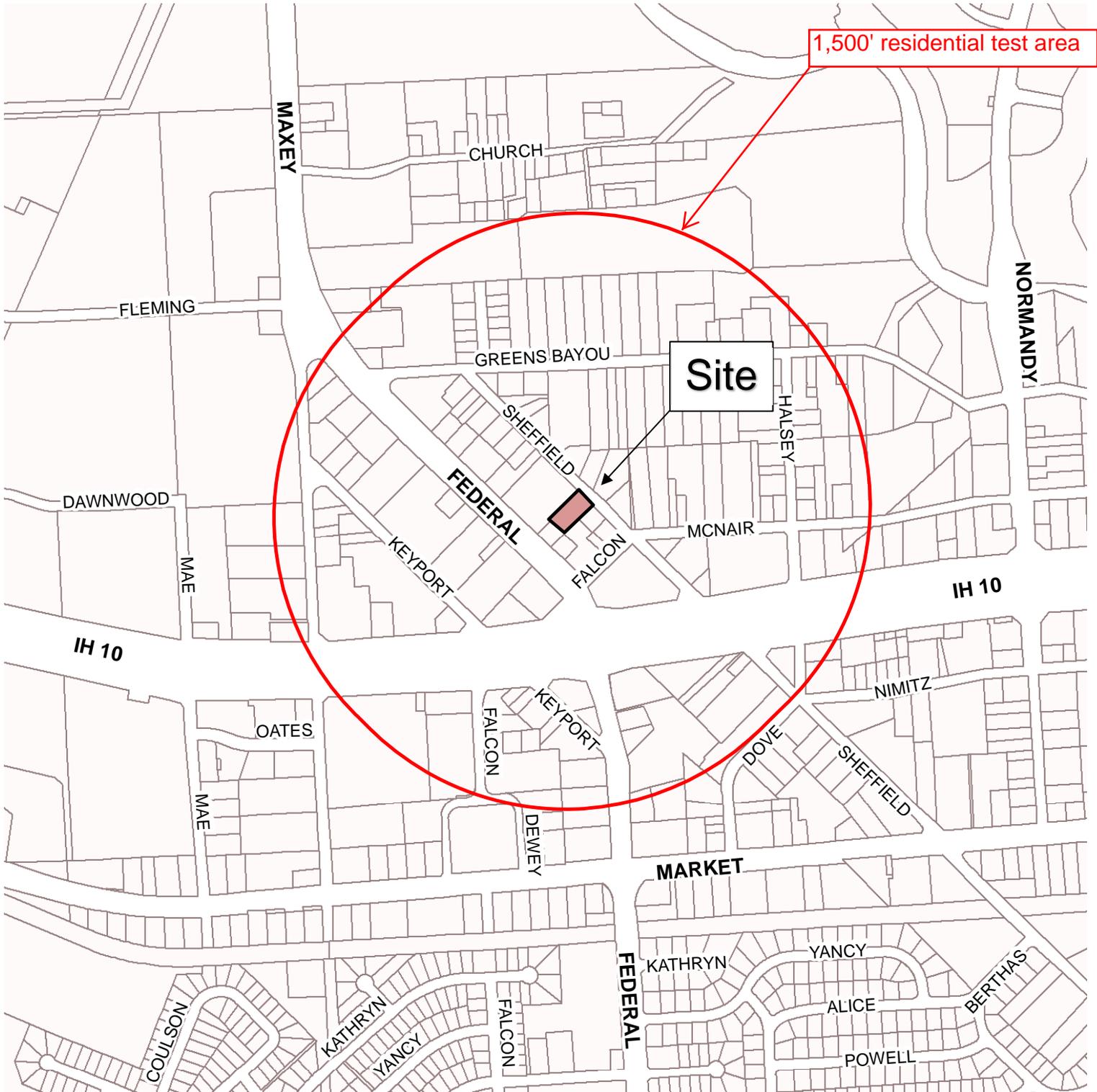
DATE: November 9, 2017

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT



PLANNING COMMISSION ACTION

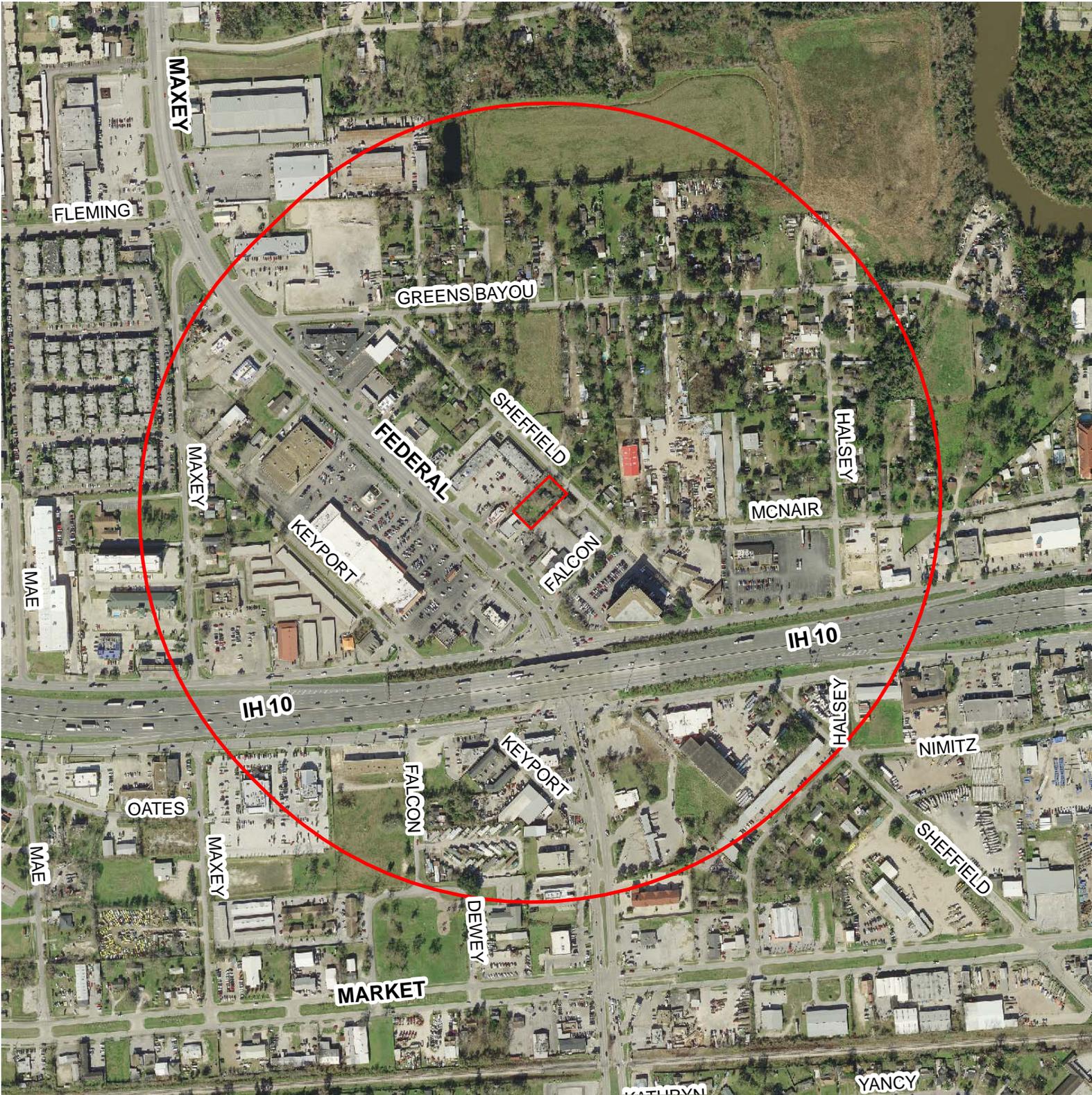
DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: November 9, 2017

HOUSTON PLANNING COMMISSION HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT



PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED DATE: November 9, 2017



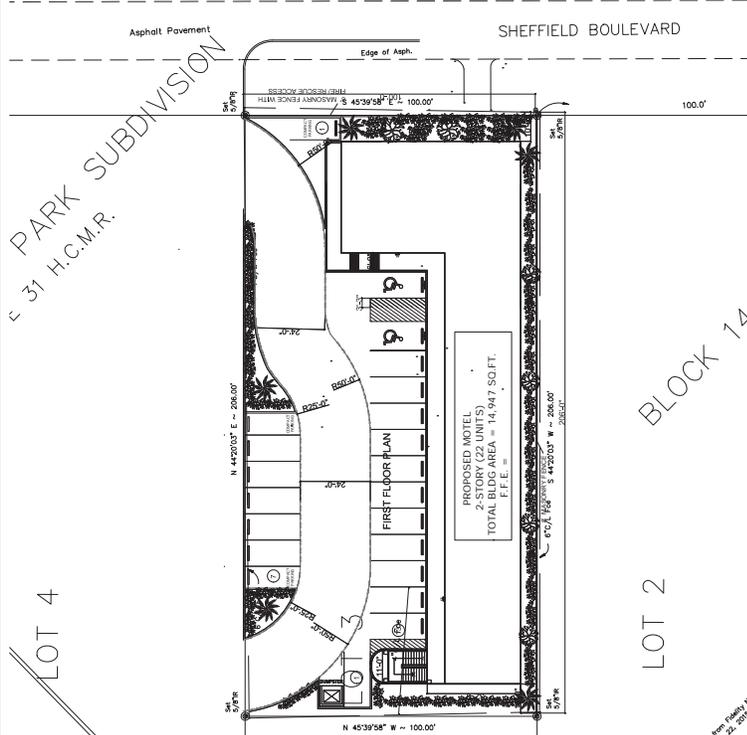
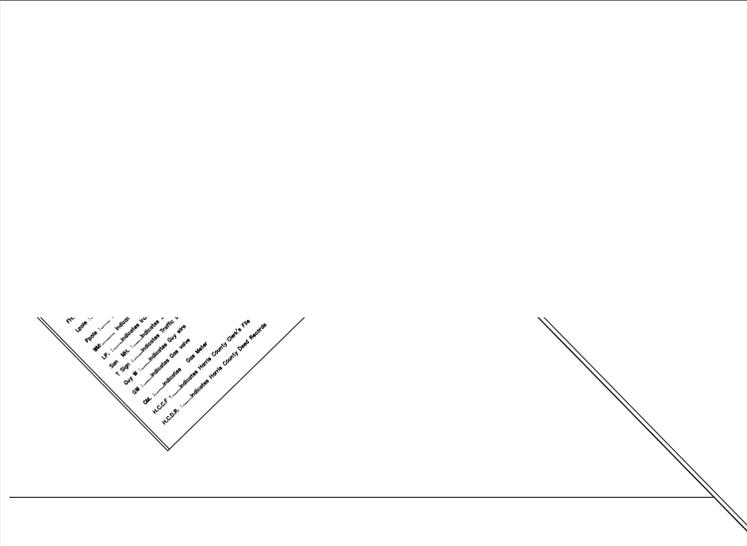
T. B. R. M. #12544
118-2013

MOTEL
986 SHEFFIELD BLVD
HOUSTON, TX 77015
LANDSCAPING PLAN



14022 HUMPHREYS RD.
HOUSTON, TX 77040
TEL: (713) 999-1919
WWW.LANDSCAPEARCHITECTS.COM

DATE	DESIGN	JOB NUMBER
OCTOBER 2015	AA	13.5D
SCALE	SHEET NO.	
1" = 20' 0"	L1.00	



NOTES:

1. The contractor has the right to excavate and repair any damage to utilities or other improvements.
2. GRADE AREA TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE.
3. IRRIGATION SPRINKLER @ ALL LANDSCAPING AREAS.
4. FINISHED GRADE AT EDGE OF CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP 1/2" BELOW TOP.

LEGEND	REMARKS
6 QUERCUS VIRGINIANA	LIVE OAK
62 LAGUSTRUM JAPONICUM	WAX LEAF LIGUSTRUM
ATENDTAPHRUM SECUNDARIUM	SMANT AUGUSTINE
6 CONTINUS ABOVATUS	SMOKE TREE

LANDSCAPE ANALYSIS FORM

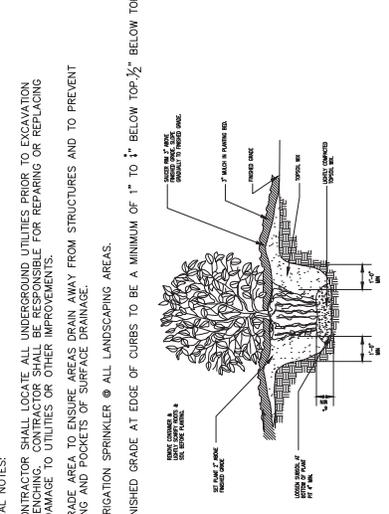
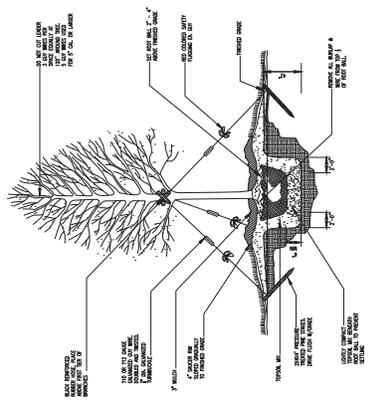
A. STREET TREES:
Length of property line in linear feet as measured along all sides of the property fronting on a public street(s).
100 linear feet/30 = 3 Street trees required. (Staff may create an artificial lot)

B. PARKING LOT TREES:
Number of new parking stalls to be constructed 22 / 10 = 2. Parking lot trees required.
A + B = 5 total number of street and parking lot trees required.

C. TOTAL TREES REQUIRED:
A + B = 5 total number of street and parking lot trees required.

D. Shrubs: (Are required for new or the expanded portion of parking lots)
Total number of street trees required from A above. 3 X 10 = 30 shrubs.

E. LANDSCAPE BUFFER:
6' high screening fence, or 15' wide evergreen planting strip along the total length of property line adjacent to existing single-family residential.
(Site plan must show land use on all sides of the property)



TREE PLANTING DETAIL

SHRUB PLANTING DETAIL

AGENDA: VII

SMLSB Application No. 681: 2100 block of Watts Street, north and south sides, between Montclair Drive and Goldsmith Street

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 2100 block of Watts Street, north and south sides, between Montclair Drive and Goldsmith Street. Analysis shows that a minimum lot size of 6,720 sf exists for the blockfaces. A petition was signed by the owners of 64% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

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

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

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

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

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

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

STAFF ANALYSIS:

The application includes twenty (20) lots along the 2100 block of Watts Street, north and south sides, between Montclair Drive and Goldsmith Street.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*
The application comprises two blockfaces, the north and south sides of Watts Street.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of twenty (20) single-family residential properties (representing 100% of the total lots within the boundary area).
- *The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained thirteen (13) of twenty (20) signatures of support from property owners in the proposed SMLSB (owning 64% of the total area). There was one protest.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 6,720 sf exists on thirteen (13) lots in the blockfaces.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was platted in 1929. The houses originate from the 1930s. The establishment of a 6,720 sf minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Thirteen (13) out of twenty (20) lots (representing 71% of the application area) are at least 6,7200 square feet in size.

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

ATTACHMENTS:

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

Special Minimum Lot Size Block

SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **681**

Date Received: **8/18/2017**

Date Complete: **8/21/2017**

Street(s) Name: **Watts Street**

2100 block of Watts Street

Lot(s)

Cross Streets: **Montclair Drive** and **Goldsmith Street**

Side of street: **North and South**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
2102 Goldsmith	SFR		9,800
2104	SFR	Y	10,800
2106 Watts	SFR		9,100
2110	SFR		8,450
2111	SFR		6,200
2115	SFR	Y	8,000
2116	SFR	Y	6,851
2119	SFR	Y	6,720
2120	SFR	Y	5,610
2124	SFR		5,400
2125	SFR	Y	6,954
2128	SFR	Y	6,466
2131	SFR	Y	7,076
2132	SFR	Y	6,364
2135	SFR	Y	10,126
2136	SFR	Y	6,825
2144	SFR	Y	6,890
2148	SFR	Y	6,360
2152	SFR		6,660
2156	SFR		8,866

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

Of **149,518** Square Feet in the Proposed Application Area **95,042** Square Feet are Owned by Property Owners Signing in Support of the Petition = **64%**

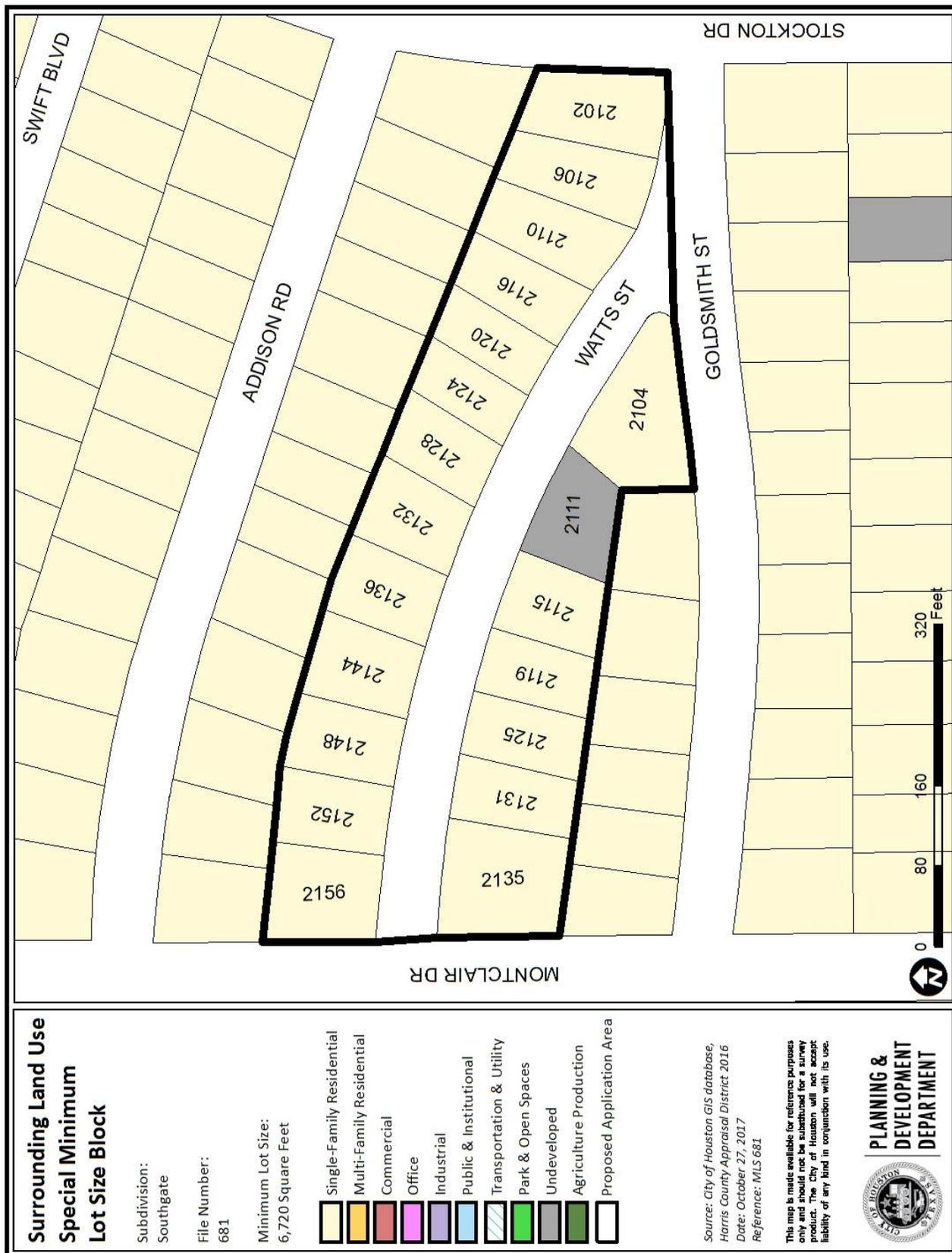
Single Family Calculation:

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

20	# developed or restricted to no more than two SFR Units	Of	Total number of SFR lots in the Proposed Application Area	20	Total number of lots in the Proposed Application Area	100%
0	# of Multifamily lots			20		
0	# of Commercial lots					
0	# of Vacant Lots					
20	Total					







4141 S Braeswood Blvd
Apt. 1246
Houston, Texas, 77025
Sept. 19, 2017



City of Houston
Planning and Development Department
Attention: Director David Welsh

Subject: Special Minimum Lot Size Block Application

Dear Sir,

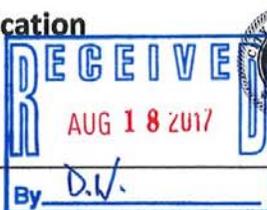
We would like to protest the application of the Special Minimum Lot Size Block of 6720 square feet to our vacant lot (6200 saquare feet) at 2111 Watts St. Houston, TX 77030. We owned this lot since 1998. It is not reasonable to change the lot size rule after 19 years.

Sincerely yours,

Thomas T. C. Hsu & Laura H. N. Hsu
Owners, 2111 Watts St. Houston, TX 77030

Special Minimum Lot Size Block Application

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



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 DEPARTMENT

Please complete entire application form.

1. Location:

General Location: Block 2100 Watts Street Southgate Houston 7730

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

Specific Legal Description Blocks 18, 18 Lots 1-7 (18) Block 15 18-30

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

2. Contacts:

Primary Applicant Adriana Wechsler Phone # _____
 Address 2125 Watts Street E-mail _____
 City Houston State TX Zip 77030

Alternate Applicant _____ Phone # _____
 Address _____ E-mail _____
 City _____ State _____ Zip _____

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

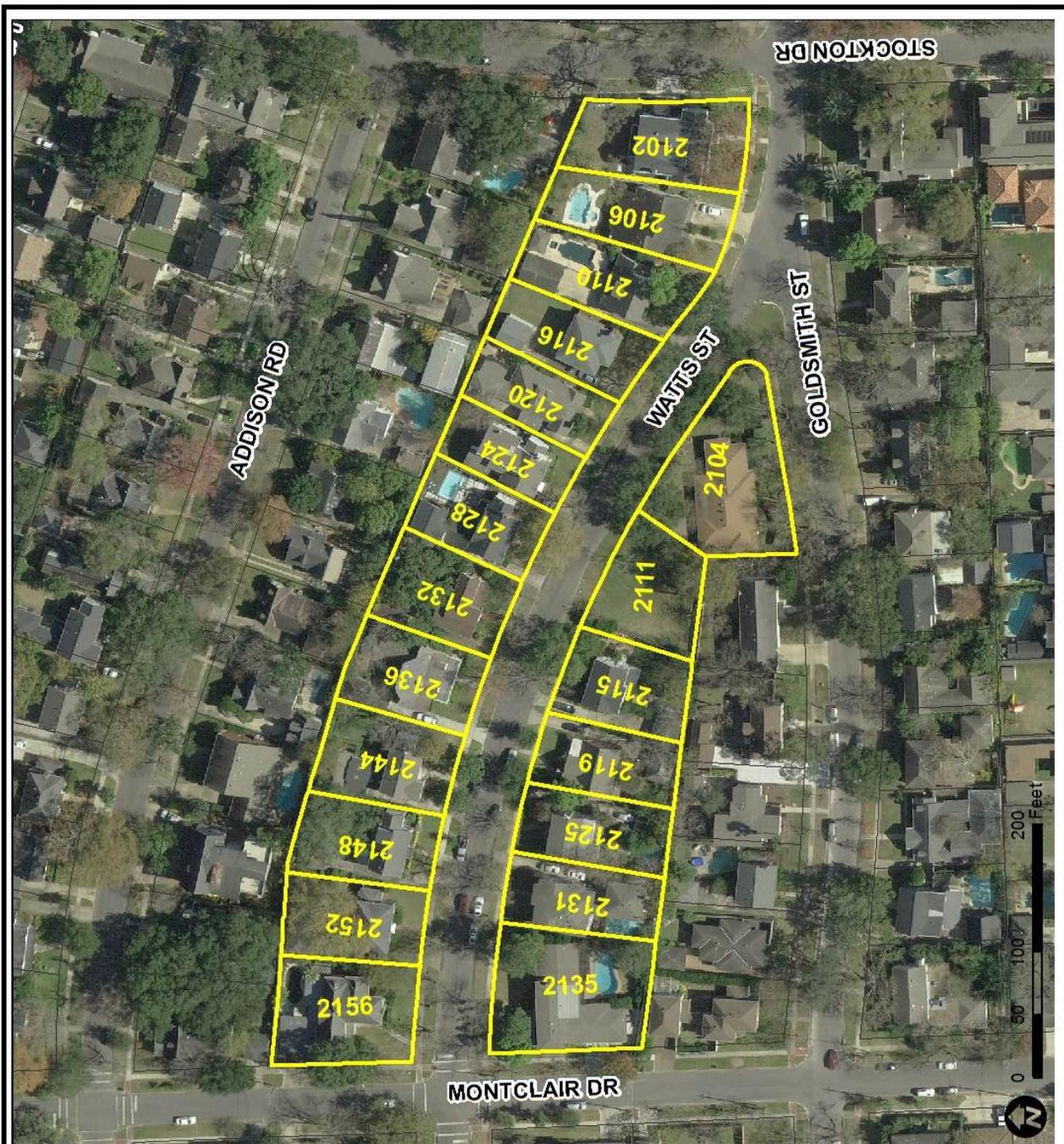
File # 081 Key Map # _____ TIRZ _____
 Lambert # _____ Super N'hood _____ Census Tract _____
 City Council District _____

4. Submittal Requirements:

Please Check

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





**Aerial View
 Special Minimum
 Lot Size Block**

Subdivision:
 Southgate

File Number:
 681

Minimum Lot Size:
 6,720 Square Feet

Source: City of Houston GIS database,
 Harris County Appraisal District 2017
 Date: October 27, 2017
 Reference: MLS 681

This map is made available for reference purposes
 only and should not be substituted for a survey
 product. The City of Houston will not accept
 liability of any kind in conjunction with its use.



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