

# HOUSTON PLANNING COMMISSION

## AGENDA

JANUARY 4, 2018



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

# PLANNING COMMISSION MEMBERS



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

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

## **ALTERNATE MEMBERS**

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

## **EX- OFFICIO MEMBERS**

Carol Lewis, Ph.D.  
Carol Haddock, P.E.  
Dawn Ullrich  
Yuhayna H. McCoy, AICP

## **SECRETARY**

Patrick Walsh, P.E.

## Meeting Policies and Regulations

### Order of Agenda

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

### Public Participation

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

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

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

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

### Limitations on the Authority of the Planning Commission

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

### Contacting the Planning Commission

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

### Contacting the Planning Department

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

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

The Departments website is:  
[www.houstonplanning.com](http://www.houstonplanning.com)

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

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



## PLANNING & DEVELOPMENT DEPARTMENT

[www.HoustonPlanning.com](http://www.HoustonPlanning.com) or (832) 393-6600

# SPEAKER GUIDELINES

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

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

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

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

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

...

**Commission or Group:**

## SPEAKER SIGN IN FORM

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

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

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

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

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

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

Your position or comments: \_\_\_\_ **Applicant** \_\_\_\_ **Supportive** \_\_\_\_ **Opposed** \_\_\_\_ **Undecided**



# **Houston Planning Commission**

## **AGENDA**

**January 4, 2018**

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

### **Call to Order**

### **Director's Report**

### **Approval of the December 14, 2017 Planning Commission Meeting Minutes**

#### **I. Platting Activity (Subdivision and Development plats)**

- a. Consent Subdivision Plats (Arica Bailey)
- b. Replats (Arica Bailey)
- 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, Carson Lucarelli, Homero Guajardo Alegria)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement
- g. Extension of Approvals (Homero Guajardo Alegria)
- h. Name Changes (Homero Guajardo Alegria)
- i. Certificates of Compliance (Homero Guajardo Alegria)
- j. Administrative
- k. Development Plats with Variance Requests

#### **II. Establish a public hearing date of February 1, 2018**

- a. Bicycle Bungalows replat no 1
- b. El Tesoro Sec 2 replat no 1 and extension
- c. Houston Heights partial replat no 22
- d. River Oaks Sec 12 partial replat no 2
- e. Skyline on Darling Place replat no 1
- f. Views at Beauchamp

#### **III. Consideration of an Off-Street Parking Variance for a property located at 8125 Westglen Drive (Chad Miller)**

#### **IV. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 4400 block of Walker Street, north and south sides, between Eastwood and Fashion Streets - MLS 691 (Davonte Caldwell)**

#### **V. Public Comment**

#### **VI. Adjournment**

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

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

**December 14, 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 2:28 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Absent

Susan Alleman

Absent

Bill Baldwin

Fernando L. Brave

Antoine Bryant

Lisa Clark

Arrived at 2:54 p.m. during item #88

Algenita Davis

Arrived at 2:36 p.m. during item #88

Mark A. Kilkenny

Lydia Mares

Christina Morales

Paul R. Nelson

Linda Porras-Pirtle

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:35 p.m. during item #88

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond J. Anderson for

The Honorable Ed Emmet

### **EXOFFICIO MEMBERS**

Carol A. Lewis

Carol Haddock

Dawn Ullrich

Yuhayna H. McCoy

### **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 NOVEMBER 30, 2017 PLANNING COMMISSION MEETING MINUTES**

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

Motion: **Baldwin**      Second: **Mares**      Vote: **Carries**      Abstaining: **Bryant, Kilkenny, Mares and Rosenberg**

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

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

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

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

## **C PUBLIC HEARINGS**

### **84 Bay Knoll Sec 3 partial replat no 1      C3N      Approve**

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

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

Motion: **Mares**      Second: **Baldwin**      Vote: **Carries**      Abstaining: **Anderson**

### **85 Bradford Place partial replat no 5      C3N      Approve**

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

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

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

### **86 Champion Heavens replat no 1      C3N      Defer**

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

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

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

### **87 East End On The Bayou Sec 2      C3N      Defer**

Staff recommendation: Defer the application for three weeks per Chapter 42 planning standards.

Commission action: Deferred the application for three weeks per Chapter 42 planning standards.

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

### **88 Glendower Court partial replat no 3      C3N      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: **Baldwin**      Second: **Davis**      Vote: **Unanimous**      Abstaining: **None**

Speaker: Franco Valobra, owner and Andrew Allemand, applicant – supportive; Robert Lee, Pamela Earthman, Charles Wilds and Edward Gomulka – opposed; Eve Krudy – undecided; Richard Smith, Managing Engineer, Public Works and Engineering Department.

- 89 Grove at Oak Forest Sec 1 partial replat no 1 and extension C3N Defer**  
Staff recommendation: Defer the application for three weeks to give applicant time to submit additional information.  
Commission action: Deferred the application for three weeks to give applicant time to submit additional information.  
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 90 Hyde Park Main Addition partial replat no 2 C3N Defer**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Deferred the application for three weeks to give staff time to process another mailout.  
Motion: **Bryant** Second: **Davis** Vote: **Unanimous** Abstaining: **None**  
Speakers: Pat Cook, Bruce Reichstein, Ron Nodler – opposed.
- 91 Newport Sec 9 partial replat no 1 C3N Defer**  
Staff recommendation: Defer the application for three weeks per the applicant's request.  
Commission action: Deferred the application for three weeks per the applicant's request.  
Motion: **Baldwin** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**
- 92 Reflections Sec 2 partial replat no 2 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 93 Rosewood Commons C3N Defer**  
Staff recommendation: Defer the application for three weeks to give the applicant time to submit additional information.  
Commission action: Deferred the application for three weeks to give the applicant time to submit additional information.  
Motion: **Baldwin** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 94 Spring Branch Valley partial replat no 7 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 95 West Lane Place partial replat no 3 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

- 96 Atascocita Area Park at Fairbanks C2R Approve**  
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Kilkenny** Second: **Mares** Vote: **Carries** Abstaining: **Anderson**
- 97 Bridgeland parkland Village Lift Station No 2 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: **Nelson** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**
- 98 Bridgeland Parkland Village Sec 29 C3P Approve**  
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Anderson** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 99 Capital Street Terraces C2R Defer**  
 Staff recommendation: Defer the application for three weeks per the applicant's request.  
 Commission action: Deferred the application for three weeks per the applicant's request.  
 Motion: **Brynat** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 100 Courtlandt Square Sec 2 replat no 1 C2R Approve**  
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 101 JDS 370 Tract GP GP Defer**  
 Staff recommendation: Defer the application for three weeks per the applicant's request.  
 Commission action: Deferred the application for three weeks per the applicant's request.  
 Motion: **Kilkenny** Second: **Anderson** Vote: **Carries** Abstaining: **Sigler**
- 102 Katy Freeway Corner C2R Approve**  
 Staff recommendation: Deny the variance(s), 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: **Baldwin** Second: **Bryant** Vote: **Carries** Abstaining: **Mares and Porras-Pirtle**  
 Speakers: Mikalla Hodges, applicant – supportive; Mauri Lucas and Howard Watson – opposed.

**103 Larkin Street Townhomes C2R Defer**  
Staff recommendation: Defer the application for three weeks per the applicant's request.  
Commission action: Deferred the application for three weeks per the applicant's request.  
Motion: **Kilkenny** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**104 Mulana Development 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: **Anderson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**Items 105 and 106 were taken together at this time.**

**105 Porter Ranch GP Approve**  
**106 Porter Ranch Sec 1 C3P 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: **Kilkenny** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**107 Republic Business Center GP Withdrawn**

**108 Rupublic Business Center Sec 1 C2 Withdrawn**

**109 Trinity Hospital 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: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS  
NONE**

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

**G EXTENSIONS OF APPROVAL**

<b>110 Alder Trails Sec 10</b>	<b>EOA</b>	<b>Approve</b>
<b>111 Alder Trails Sec 11</b>	<b>EOA</b>	<b>Approve</b>
<b>112 CBS Outdoor Studemont</b>	<b>EOA</b>	<b>Approve</b>
<b>Replat no 1 and extension</b>		
<b>113 HEB Heights</b>	<b>EOA</b>	<b>Approve</b>
<b>114 Hiram Center</b>	<b>EOA</b>	<b>Approve</b>
<b>115 Lower Heights District Addition</b>	<b>EOA</b>	<b>Approve</b>
<b>116 Verde Studemont replat no 2</b>	<b>EOA</b>	<b>Approve</b>
<b>and extension</b>		
<b>117 Wildwood at Oakcrest North Sec 18</b>	<b>EOA</b>	<b>Approve</b>

## **H NAME CHANGES**

<b>118</b>	<b>Thornwall Plaza (prev.Keystone Tiles on Hempstead)</b>	<b>NC</b>	<b>Approve</b>
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## **I CERTIFICATES OF COMPLIANCE**

<b>119</b>	<b>27682 Coach Light</b>	<b>COC</b>	<b>Approve</b>
<b>120</b>	<b>25095 Colette</b>	<b>COC</b>	<b>Approve</b>
<b>121</b>	<b>23909 Mary Lane</b>	<b>COC</b>	<b>Approve</b>
<b>122</b>	<b>19990 Forest Drive</b>	<b>COC</b>	<b>Approve</b>
<b>123</b>	<b>20100 Forest Drive</b>	<b>COC</b>	<b>Approve</b>
<b>124</b>	<b>21985 Kipper Lane</b>	<b>COC</b>	<b>Approve</b>
<b>125</b>	<b>23795 Elmwood Drive</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items 110-125.

Commission action: Approved staff's recommendation for items 110-125.

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

## **J ADMINISTRATIVE NONE**

## **K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

<b>126</b>	<b>2535 Inwood Drive</b>	<b>DVP</b>	<b>Defer</b>
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Staff recommendation: Defer the application for three weeks per the applicant's request.

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

Motion: **Baldwin** Second: **Bryant** Vote: **Unanimous** Opposing: **None**

## **II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 18, 2018 FOR:**

- a. Briardale partial replat no 4
- b. Carolina Place partial replat no 2
- c. Center Street Reserve
- d. Foster Place partial replat no 1
- e. Lakewood Forest Sec 1 partial replat no 1 and extension
- f. Timberlake Estates Sec 1 partial replat no 1
- g. Villas on Spencer Street replat no 1
- h. Wakefield Courts replat no 1

Staff recommendation: Establish a public hearing date of January 18, 2018 for items II a-h.

Commission action: Established a public hearing date of January 18, 2018 for items II a-h.

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

## **III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2529 KINGSTON STREET**

**Withdrawn**

#### **IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 8125 WESTGLEN DRIVE**

Staff recommendation: Defer the application for three weeks to allow the applicant to submit revised information.

Commission action: Deferred the application for three weeks to allow the applicant to submit revised information.

Motion: **Sigler**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

#### **V. EXCUSE THE ABSENCE OF COMMISSIONER PORRAS-PIRTLE**

Commissioner Porras-Pirtle was present; therefore, no Commission action was required.

#### **VI. PUBLIC COMMENT**

Ms. Spence made comments regarding item #85.

#### **VII. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:25 p.m.

Motion: **Clark**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

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**Martha L. Stein, Chair**

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**Patrick Walsh, Secretary**



Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Ambient Living at Kuykendahl	C3P	DEF1
2	Anserra Sec 5	C3F	
3	Balmoral Sec 13	C3P	DEF1
4	Balmoral Sec 14	C3P	
5	Bay Knoll Sec 3 partial replat no 1	C3F	
6	Brae Burn Acres partial replat no 1	C3F	
7	Bridgeland Parkland Village Sec 30	C3P	
8	Bridgeland Summit Point Crossing Street Dedication Sec 2	SP	
9	Camellia North Reserve	C2	DEF1
10	Cathedral Lakes GP	GP	
11	Cedarpost Park	C3F	
12	Collinsfield Eastex	C3F	DEF1
13	Crescent Island partial replat no 3 and extension	C3F	
14	El Tesoro GP	GP	
15	Elyson Sec 17	C3F	
16	Franz Grand Parkway Southwest	C2	
17	Garden Acres partial replat no 2	C3F	
18	Gleannloch Farms Bark Park	C2	
19	Goddard School North Houston Heights	C3F	
20	Goddard School South Houston Heights	C3F	
21	Grand Mission Estates Sec 23	C3P	
22	Grand Parkway Street Dedication Sec 1	SP	
23	Grand Vista Sec 27	C3P	
24	Harmony Village Sec 3	C3F	
25	Harmony Village Sec 4	C3F	
26	Highland Heights Landing	C3F	
27	Hillsdale Creek Sec 1	C3F	
28	Hollywood Gardens partial replat no 6	C3F	
29	Houston Intercontinental Trade Center East Sec 1	C3F	DEF1
30	Houstons Skyscraper Shadows partial replat no 4	C3F	
31	HPD Auto Dealer Parking Lot	C2	
32	Industrial on Market Street	C2	
33	Infinitive Investments	C2	
34	Intercontinental Crossing Business Park Sec 2	C3F	
35	Jasmine Heights Sec 10	C3F	
36	Joess Retail	C2	
37	Lakeview Retreat Sec 1	C3F	
38	Main Street at Old Spanish Trail Park Center	C2	DEF1
39	North Lake Houston Parkway Street Dedication Sec 1	SP	
40	Oak Estates partial replat no 2	C3F	DEF1
41	Parkwood Reserve	C2	
42	Ranch at Magnolia Point	C3F	DEF1

**Platting Summary****Houston Planning Commission****PC Date: January 04, 2018**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Rancho Verde Sec 12	C3P	
44	Reserve at Clear Lake City Sec 14	C3P	
45	Reserve at Parc Binz	C2	
46	Retreat at Champions Landing Sec 2	C3F	
47	Retreat at the Commons of Lake Houston Sec 2	C2	
48	Telge Professional Business Park	C2	
49	Waldemar Townhomes	C2	
50	West Lane Place partial replat no 3	C3F	
51	Woodridge Forest Sec 13	C3F	DEF1

**B-Replats**

52	Asco Addition	C2R	
53	Avenue Park	C3R	
54	Avondale Sec 2	C3R	
55	Calhoun Housing	C2R	
56	Christian Estates	C2R	
57	Clinton Gas Station Convenience Store	C2R	
58	Columbia Green	C2R	
59	Crescent City Estates	C2R	
60	DC Investment LLC	C2R	
61	Eado Commerce	C2R	
62	Eado Hutcheson	C2R	
63	Fifth Ward Senior Center	C2R	
64	Galveston Green replat no 1	C2R	
65	Garcia Reserve	C2R	
66	Gibson Street Gardens	C2R	
67	Gosling Village Sec 1	C3R	DEF1
68	Houston Community Health Centers Auxiliary Reserve	C2R	
69	Hunters Square	C2R	DEF1
70	Koehler Street Grove	C2R	
71	Magnolia Addition partial replat no 2	C2R	
72	Martin Estates Villas	C2R	
73	Martin Woods Estates	C2R	
74	Moderno Baker	C2R	
75	MUD 185 Water Plant no 1 replat no 1	C2R	
76	Park on Cypress Station	C2R	DEF1
77	Reagan Development	C2R	
78	Refuge Greggs	C2R	
79	Shannon Row	C2R	
80	Shannon Row on West Twenty Fifth Street	C2R	
81	Vadtal Dham Shree Swaminarayan Hindu Temple replat no 1 and extension	C2R	
82	Willie Lift Station	C2R	

**C-Public Hearings Requiring Notification**

**Platting Summary****Houston Planning Commission****PC Date: January 04, 2018**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
83	Champion Heavens replat no 1	C3N	DEF1
84	East End on the Bayou Sec 2	C3N	DEF1
85	Edwards Court replat no 1	C3N	
86	Garden Acres partial replat no 3	C3N	
87	Grove at Oak Forest Sec 1 partial replat no 1 and extension	C3N	DEF1
88	Hyde Park Main Addition partial replat no 2	C3N	DEF1
89	Jandor Gardens partial replat no 1	C3N	
90	Lakeview Homes Addition partial replat no 3	C3N	
91	Newport Sec 9 partial replat no 1	C3N	DEF1
92	Rosewood Commons	C3N	DEF1
93	Spring Valley Point	C3N	
94	Summerlyn at Spring Branch	C3N	
95	Westbury Sec 3 partial replat no 3	C3N	
96	Westhaven Estates Sec 1 partial replat no 8	C3N	

**D-Variances**

97	Capitol Street Terraces	C2R	DEF1
98	Clay Road Commerce Park	C3P	
99	JDS 370 Tract GP	GP	DEF1
100	Larkin Street Townhomes	C2R	DEF1
101	Nueces Park Place South	C2	
102	Patio Homes At Marina	C2R	

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

103	Town Oak Center	C2
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**G-Extensions of Approval**

104	Bridgeland Parkland Village Sec 10	EOA
105	Houmont Park Addition partial replat no 1	EOA
106	JHarp Old Sorters	EOA
107	Reserves on Airport Sec 1	EOA
108	Texas Custom Granite	EOA
109	Vu Ninh Chateau	EOA

**H-Name Changes**

None

Item		App	
No.	Subdivision Plat Name	Type	Deferral

**I-Certification of Compliance**

110	22145 Spear Road	COC	I-Certificates of Compliance
111	19874 South Plantation Estates Drive	COC	I-Certificates of Compliance
112	20104 South Pin Oak	COC	I-Certificates of Compliance
113	22869 Delta Drive	COC	I-Certificates of Compliance

**J-Administrative**

None

**K-Development Plats with Variance Requests**

114	5031 Beechnut Street	DPV	Development Plats
115	2535 Inwood Drive	DPV	Development Plats
116	3755 Olympia Drive	DPV	Development Plats

**Off-Street Parking Variance**

III	8125 Westglen Drive	PV	Parking Variance
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**Platting Summary****Houston Planning Commission****PC Date: January 04, 2018**

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	Ambient Living at Kuykendahl (DEF1)	2017-2170	C3P	Harris	ETJ	331A	7.52	2.70	104	Ambients Development, LLC	C & C Surveying, Inc
2	Anserra Sec 5	2017-2197	C3F	Fort Bend	ETJ	483G	23.23	14.10	43	KB HOME LONE STAR, INC	Jones   Carter
3	Balmoral Sec 13 (DEF1)	2017-2133	C3P	Harris	ETJ	376V	19.22	1.65	70	Balmoral LT, LLC	Jones Carter - Woodlands Office
4	Balmoral Sec 14	2017-2216	C3P	Harris	ETJ	377S	16.56	1.42	69	Balmoral LT, LLC	Jones Carter - Woodlands Office
5	Bay Knoll Sec 3 partial replat no 1	2017-2272	C3F	Harris	City	617H	6.00	6.00	0	County of Harris	Harris Engineer
6	Brae Burn Acres partial replat no 1	2017-2261	C3F	Harris	City	530P	4.33	0.00	1	EG Architecture	Tetra Surveys
7	Bridgeland Parkland Village Sec 30	2017-2275	C3P	Harris	ETJ	365V	7.21	1.61	42	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
8	Bridgeland Summit Point Crossing Street Dedication Sec 2	2017-2255	SP	Harris	ETJ	366S	5.90	0.00	0	Bridgeland Development, LP A Maryland Limited Partnership	BGE, Inc.
9	Camellia North Reserve (DEF1)	2017-2102	C2	Fort Bend	ETJ	527P	27.39	27.39	0	Victoria Gardens, Ltd.	Windrose
10	Cathedral Lakes GP	2017-2237	GP	Montgomery	ETJ	252X	137.08	0.00	0	Grace International Churches and Ministries, Inc.	RVi Planning + Landscape Architecture
11	Cedarpost Park	2017-2199	C3F	Harris	City	450X	2.28	0.18	33	City Choice Homes L.L.C.	ICMC GROUP INC
12	Collinsfield Eastex (DEF1)	2017-2117	C3F	Harris	City	454S	6.24	5.92	0	BUSTER & COGDELL BUILDERS, LLC.	Atkinson Engineers
13	Crescent Island partial replat no 3 and extension	2017-2193	C3F	Harris	City	533F	1.10	1.09	0	King Fuels, Inc.	Century Engineering, Inc
14	El Tesoro GP	2017-2211	GP	Harris	City	574L	151.43	0.00	0	Peluda, LLC	Pape-Dawson Engineers
15	Elyson Sec 17	2017-2252	C3F	Harris	ETJ	405T	28.52	11.08	52	Nash FM 529, LLC a Delaware limited liability company	BGE, Inc.
16	Franz Grand Parkway Southwest	2017-2270	C2	Harris	ETJ	445T	12.63	12.63	0	Westside Ventures, Ltd	Texas Engineering And Mapping Company
17	Garden Acres partial replat no 2	2017-2195	C3F	Harris	City	453E	0.33	0.00	2	Survey 1, Inc	Survey 1, Inc.
18	Gleannloch Farms Bark Park	2017-2217	C2	Harris	ETJ	329C	2.71	2.71	0	Gleannloch Farms Community Association	E.I.C. Surveying Company
19	Goddard School North Houston Heights	2017-2267	C3F	Harris	City	452U	0.75	0.75	1	BRW Architects	Pacheco Koch, LLC
20	Goddard School South Houston Heights	2017-2265	C3F	Harris	City	452U	0.38	0.38	0	BRW Architects	Pacheco Koch, LLC
21	Grand Mission Estates Sec 23	2017-2243	C3P	Fort Bend	ETJ	526P	8.60	0.74	34	McGuyer Homebuilders, Inc.	BGE Kerry R. Gilbert Associates

**Platting Summary****Houston Planning Commission****PC Date: January 04, 2018**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
22	Grand Parkway Street Dedication Sec 1	2017-2198	SP	Harris	ETJ	445L	0.11	0.00	0	Clay Road 628 Development, LP	BGE, Inc.
23	Grand Vista Sec 27	2017-2264	C3P	Fort Bend	ETJ	526R	19.00	7.20	52	Taylor Morrison of Texas, Inc.	BGE Kerry R. Gilbert Associates
24	Harmony Village Sec 3	2017-2227	C3F	Montgomery	ETJ	293L	16.81	2.88	47	D.R. Horton-Texas, Ltd.	Jones Carter - Woodlands Office
25	Harmony Village Sec 4	2017-2229	C3F	Montgomery	ETJ	293L	18.14	1.36	62	D.R. Horton-Texas, Ltd.	Jones Carter - Woodlands Office
26	Highland Heights Landing	2017-2218	C3F	Harris	City	412X	1.90	0.30	32	Mesken Development	Total Surveyors, Inc.
27	Hillsdale Creek Sec 1	2017-2212	C3F	Harris	ETJ	407R	22.29	5.49	99	RVI Planning	Terra Surveying Company, Inc.
28	Hollywood Gardens partial replat no 6	2017-2192	C3F	Harris	City	450V	1.65	0.18	24	Horus Holdings International	E.I.C. Surveying Company
29	Houston Intercontinental Trade Center East Sec 1 (DEF1)	2017-2164	C3F	Harris	City	335W	46.22	43.18	0	HITC Partners, LLC, A Texas Limited Liability Company	EHRA
30	Houstons Skyscraper Shadows partial replat no 4	2017-2240	C3F	Harris	City	575P	0.46	0.00	2	CAS SURVEY	CAS SURVEY
31	HPD Auto Dealer Parking Lot	2017-2208	C2	Harris	City	493L	0.58	0.58	0	CSF Consulting LP	CSF Consulting LP
32	Industrial on Market Street	2017-2108	C2	Harris	ETJ	498J	27.39	27.39	0	National Property Holdings, LP	Windrose
33	Infinitive Investments	2017-2274	C2	Harris	ETJ	328R	1.68	1.68	0	Infinitive investmentsLLC	Owens Management Systems, LLC
34	Intercontinental Crossing Business Park Sec 2	2017-2231	C3F	Harris	ETJ	333Y	32.98	31.15	0	INTERCONTINENTAL CROSSING, LP	Jones Carter - Woodlands Office
35	Jasmine Heights Sec 10	2017-2209	C3F	Harris	ETJ	406W	42.72	0.93	223	D.R.Horton-Texas Ltd., A Texas Ltd., Partnership	Van De Wiele & Vogler, Inc.
36	Joess Retail	2017-2202	C2	Fort Bend	City	571X	2.88	2.88	0	Joseph Thayil	MOMENTUM ENGINEERING
37	Lakeview Retreat Sec 1	2017-2190	C3F	Fort Bend	ETJ	526G	23.14	12.41	42	D. R. Horton-Texas, Ltd.,	Jones   Carter
38	Main Street at Old Spanish Trail Park Center (DEF1)	2017-2176	C2	Harris	City	532L	0.83	0.83	0	Nash	Gruller Surveying
39	North Lake Houston Parkway Street Dedication Sec 1	2017-2244	SP	Montgomery	ETJ	297E	1.20	0.00	0	Friendswood Development Company	Jones Carter - Woodlands Office
40	Oak Estates partial replat no 2 (DEF1)	2017-2166	C3F	Harris	City	492S	0.50	0.00	1	Carnegie Homes	Total Surveyors, Inc.
41	Parkwood Reserve	2017-2210	C2	Montgomery	ETJ	296U	4.15	4.15	0	The Jean McKinley Company, Inc.	Jean McKinley Company
42	Ranch at Magnolia Point (DEF1)	2017-2101	C3F	Harris	City	298Y	29.97	2.97	24	CSF Consulting LP	CSF Consulting LP
43	Rancho Verde Sec 12	2017-2269	C3P	Harris	ETJ	458X	24.94	0.97	140	D.R. Horton-Texas, LTD	Huitt-Zollars, Inc.
44	Reserve at Clear Lake City Sec 14	2017-2256	C3P	Harris	City	578T	17.20	1.08	62	Trendmaker Development	BGE Kerry R. Gilbert Associates
45	Reserve at Parc Binz	2017-2186	C2	Harris	City	533B	0.43	0.43	0	18 07 76 Partners	Windrose

**Platting Summary****Houston Planning Commission****PC Date: January 04, 2018**

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
46	Retreat at Champions Landing Sec 2	2017-2278	C3F	Harris	ETJ	330Z	25.70	7.04	128	Pulte Homes of Texas, LP	Jones Carter - Woodlands Office
47	Retreat at the Commons of Lake Houston Sec 2	2017-2213	C2	Harris	City	298Z	16.66	0.00	6	Signorelli Company	Texas Engineering And Mapping Company
48	Telge Professional Business Park	2017-2263	C2	Harris	ETJ	327R	7.20	7.10	0	Adico LLC	Gruller Surveying
49	Waldemar Townhomes	2017-2158	C2	Harris	City	489S	0.46	0.13	6	Ace Tech Development	Owens Management Systems, LLC
50	West Lane Place partial replat no 3	2017-2235	C3F	Harris	City	491V	0.29	0.01	3	Pelican Builders	Karen Rose Engineering and Surveying
51	Woodridge Forest Sec 13 (DEF1)	2017-2154	C3F	Montgomery	ETJ	296T	6.21	0.76	33	WR Forest, LLC	LJA Engineering, Inc.- (West Houston Office)

**B-Replats**

52	Asco Addition	2017-2201	C2R	Harris	ETJ	373U	8.34	8.34	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
53	Avenue Park	2017-2183	C3R	Harris	City	453B	7.06	0.85	53	Avenue CDC	Jones Carter - Woodlands Office
54	Avondale Sec 2	2017-2242	C3R	Harris	City	572T	13.57	4.69	74	GREENECO BUILDERS, LLC	BGE, Inc.
55	Calhoun Housing	2017-2168	C2R	Harris	City	534E	1.49	1.49	0	Wellington Development Company	Terra Surveying Company, Inc.
56	Christian Estates	2017-2238	C2R	Harris	City	451D	0.15	0.00	2	Metro Living	PLS
57	Clinton Gas Station Convenience Store	2017-2259	C2R	Harris	City	495Z	0.46	0.45	0	MARIE ENTERPRISES INC	REKHA ENGINEERING, INC.
58	Columbia Green	2017-2260	C2R	Harris	City	493E	0.15	0.00	2	Cobalt Office	The Interfield Group
59	Crescent City Estates	2017-2223	C2R	Harris	City	494F	0.12	0.00	2	Action Surveying	Action Surveying
60	DC Investment LLC	2017-2221	C2R	Harris	City	410W	0.32	0.03	0	D&C CONTRACTING, INC.	M2L Associates, Inc.
61	Eado Commerce	2017-2206	C2R	Harris	City	494N	0.65	0.00	17	VHA Planning	Vernon G. Henry & Associates, Inc.
62	Eado Hutcheson	2017-2248	C2R	Harris	City	494N	0.36	0.00	9	Fenway Development	Vernon G. Henry & Associates, Inc.
63	Fifth Ward Senior Center	2017-2241	C2R	Harris	City	494F	1.70	1.70	0	CSF Consulting LP	CSF Consulting LP
64	Galveston Green replat no 1	2017-2251	C2R	Harris	City	576L	5.40	5.40	0	8510 Highway 3, LLC	The Interfield Group
65	Garcia Reserve	2017-2064	C2R	Harris	City	335T	0.58	0.58	0	susana garcia	Houston Platting
66	Gibson Street Gardens	2017-2179	C2R	Harris	City	492L	0.13	0.00	2	AVA Custom Homes	Total Surveyors, Inc.
67	Gosling Village Sec 1 (DEF1)	2017-2178	C3R	Harris	ETJ	251W	41.74	41.74	0	Bryan Frenchak	Town and Country Surveyors
68	Houston Community Health Centers Auxiliary Reserve	2017-2246	C2R	Harris	City	494D	0.43	0.43	0	Houston Community Health Center, Inc.	Jones Carter - Woodlands Office
69	Hunters Square (DEF1)	2017-2109	C2R	Harris	City	451X	0.32	0.00	7	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
70	Koehler Street Grove	2017-2257	C2R	Harris	City	492H	0.12	0.00	2	John Michael, LLC	Total Surveyors, Inc.

**Platting Summary****Houston Planning Commission****PC Date: January 04, 2018**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
71	Magnolia Addition partial replat no 2	2017-2266	C2R	Harris	City	492H	0.32	0.32	0	Formula Garage LLC	South Texas Surveying Associates, Inc.
72	Martin Estates Villas	2017-2196	C2R	Harris	City	412P	0.17	0.00	2	Green Valley Construction, LLC	The Interfield Group
73	Martin Woods Estates	2017-2150	C2R	Harris	City	412U	0.15	0.00	2	Green Valley Construction, LLC	The Interfield Group
74	Moderno Baker	2017-2215	C2R	Harris	City	452M	0.10	0.00	2	MP Construction & Development	MPC Development
75	MUD 185 Water Plant no 1 replat no 1	2017-2204	C2R	Fort Bend	ETJ	484V	2.28	2.28	0	Newquest	Texas Engineering And Mapping Company
76	Park on Cypress Station (DEF1)	2017-2090	C2R	Harris	ETJ	332E	2.00	2.00	0	John Lizer Property L.L.C.	ICMC GROUP INC
77	Reagan Development	2017-2185	C2R	Harris	City	452V	1.02	1.02	0	JPMorgan Chase Bank, National Association	Windrose
78	Refuge Greggs	2017-2156	C2R	Harris	City	494A	0.23	0.00	2	MP Construction & Development	MPC Development
79	Shannon Row	2017-2226	C2R	Harris	City	452V	0.75	0.75	0	Row on 25th Investment Company, LLC	Karen Rose Engineering and Surveying
80	Shannon Row on West Twenty Fifth Street	2017-2228	C2R	Harris	City	452V	0.60	0.60	0	Row on 25th Investment Company, LLC	Karen Rose Engineering and Surveying
81	Vadtal Dham Shree Swaminarayan Hindu Temple replat no 1 and extension	2017-2200	C2R	Fort Bend	ETJ	527X	9.99	9.99	0	The Jean McKinley Company, Inc.	Jean McKinley Company
82	Willie Lift Station	2017-2203	C2R	Harris	City	414Y	0.07	0.07	0	Martinez, Guy & Maybik, Inc.	Martinez, Guy & Maybik, Inc.

**C-Public Hearings Requiring Notification**

83	Champion Heavens replat no 1 (DEF1)	2017-1830	C3N	Harris	ETJ	329R	11.78	2.49	58	Champion Heavens Property Investors LLC	Building and Infrastructure Solutions
84	East End on the Bayou Sec 2 (DEF1)	2017-1757	C3N	Harris	City	494J	1.60	0.11	34	Padua Realty Company	Gruller Surveying
85	Edwards Court replat no 1	2017-2072	C3N	Harris	City	493G	0.17	0.00	4	1520 Weber Development	Bates Development Consultants
86	Garden Acres partial replat no 3	2017-1849	C3N	Harris	City	453E	9.73	9.61	0	CSF Consulting LP	CSF Consulting LP
87	Grove at Oak Forest Sec 1 partial replat no 1 and extension (DEF1)	2017-2036	C3N	Harris	City	452N	3.30	0.67	64	3675 WTCJ Townhomes, LLC	Richard Grothues Designs
88	Hyde Park Main Addition partial replat no 2 (DEF1)	2017-1987	C3N	Harris	City	492V	0.12	0.00	2	Gotham Development	Total Surveyors, Inc.
89	Jandor Gardens partial replat no 1	2017-1979	C3N	Harris	City	493W	0.51	0.00	3	Smith Family Homes, LLC	Total Surveyors, Inc.
90	Lakeview Homes Addition partial replat no 3	2017-2015	C3N	Harris	ETJ	498H	0.39	0.39	0	Survey 1, Inc	Survey 1, Inc.



**Platting Summary****Houston Planning Commission****PC Date: January 04, 2018**

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
91	Newport Sec 9 partial replat no 1 (DEF1)	2017-1844	C3N	Harris	ETJ	419F	1.90	0.40	11	Rochester Enterprises	Windrose
92	Rosewood Commons (DEF1)	2017-1963	C3N	Harris	City	493X	0.13	0.00	2	Live Investments, Inc	Owens Management Systems, LLC
93	Spring Valley Point	2017-2008	C3N	Harris	City	450V	3.04	0.04	45	MFT OJEMAN, LP	MOMENTUM ENGINEERING
94	Summerlyn at Spring Branch	2017-2058	C3N	Harris	City	450U	3.54	0.88	37	PulteGroup	RVi Planning + Landscape Architecture
95	Westbury Sec 3 partial replat no 3	2017-1943	C3N	Harris	City	571B	3.17	3.17	0	Southampton	Bowden Land Services
96	Westhaven Estates Sec 1 partial replat no 8	2017-2053	C3N	Harris	City	491S	0.30	0.00	4	UGF Nantucket 01, LLC	Owens Management Systems, LLC

**D-Variances**

97	Capitol Street Terraces (DEF1)	2017-2081	C2R	Harris	City	494S	0.23	0.23	6	Cisneros Design Studio	K. Chen Engineering
98	Clay Road Commerce Park	2017-2113	C3P	Harris	ETJ	446F	92.14	87.34	0	THE URBAN COMPANIES	The Pinnell Group, LLC
99	JDS 370 Tract GP (DEF1)	2017-2162	GP	Harris	ETJ	286U	372.00	0.00	0	Johnson Development	BGE Kerry R. Gilbert Associates
100	Larkin Street Townhomes (DEF1)	2017-2099	C2R	Harris	City	492G	0.14	0.00	2	Bleyl Engineering	MOMENTUM ENGINEERING
101	Nueces Park Place South	2017-2017	C2	Harris	ETJ	415A	23.68	23.68	0	Stantec	Bury
102	Patio Homes At Marina	2017-2060	C2R	Harris	City	492H	0.12	0.00	2	Sandcastle Homes, Inc.	The Interfield Group

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

103	Town Oak Center	2017-2207	C2	Harris	ETJ	447J	2.53	2.53	0	DaRam Engineers, Inc.	South Texas Surveying Associates, Inc.
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**G-Extensions of Approval**

104	Bridgeland Parkland Village Sec 10	2017-0052	EOA	Harris	ETJ	366T	13.20	2.29	47	Bridgeland Development, LP	McKim & Creed, Inc.
105	Houmont Park Addition partial replat no 1	2016-2145	EOA	Harris	ETJ	456H	0.67	0.00	1	NONE	Tetra Surveys
106	JHarp Old Sorters	2016-2163	EOA	Montgomery	ETJ	296E	1.10	1.10	0	JHarp Lanad Management, LLC	J.A. Costanza & Associates Engineering, Inc.
107	Reserves on Airport Sec 1	2016-2057	EOA	Harris	City	573E	15.11	14.10	0	Fuller Realty Partners, LLC	RVi Planning + Landscape Architecture
108	Texas Custom Granite	2017-0091	EOA	Harris	ETJ	407W	5.00	5.00	0	2B Investments, LLC	The Interfield Group

**Platting Summary****Houston Planning Commission****PC Date: January 04, 2018**

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
109	Vu Ninh Chateau	2016-2167	EOA	Harris	ETJ	411C	7.71	4.43	1	West Belt Surveying, Inc.	West Belt Surveying, Inc.

**H-Name Changes**

None

**I-Certification of Compliance**

110	22145 Spear Road	18-1321	COC	Montgomery	ETJ	296K		0.254		Donnie Atwell	Donnie Atwell
111	19874 South Plantation Estates Drive	18-1322	COC	Montgomery	ETJ	295Q		0.413	1	Maria Jaimes	Maria Jaimes
112	20104 South Pin Oak	18-1323	COC	Montgomery	ETJ	257R				Miguelz Sanchez	Miguel Sanchez
113	22869 Delta Drive	18-1324	COC	Montgomery	ETJ	295A			1	Amanda Connors	Amanda Connors

**J-Administrative**

None

**K-Development Plats with Variance Requests**

114	5031 Beechnut Street	17110550	DPV	Harris	City	531Q				Legion Builders	Legion Builders
115	2535 Inwood Drive	17081578	DPV	Harris	City	592Q				Mirador River Oaks 9	JRP Company
116	3755 Olympia Drive	17116786	DPV	Harris	City	492N				Vernon G. Henry & Assoc.	Vernon G. Henry & Assoc.

**Off-Street Parking Variance**

III	8125 Westglen Drive	14071567	PV	Harris	City	490Z				Hossein Vasighi	Noor Institute
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# Houston Planning Commission

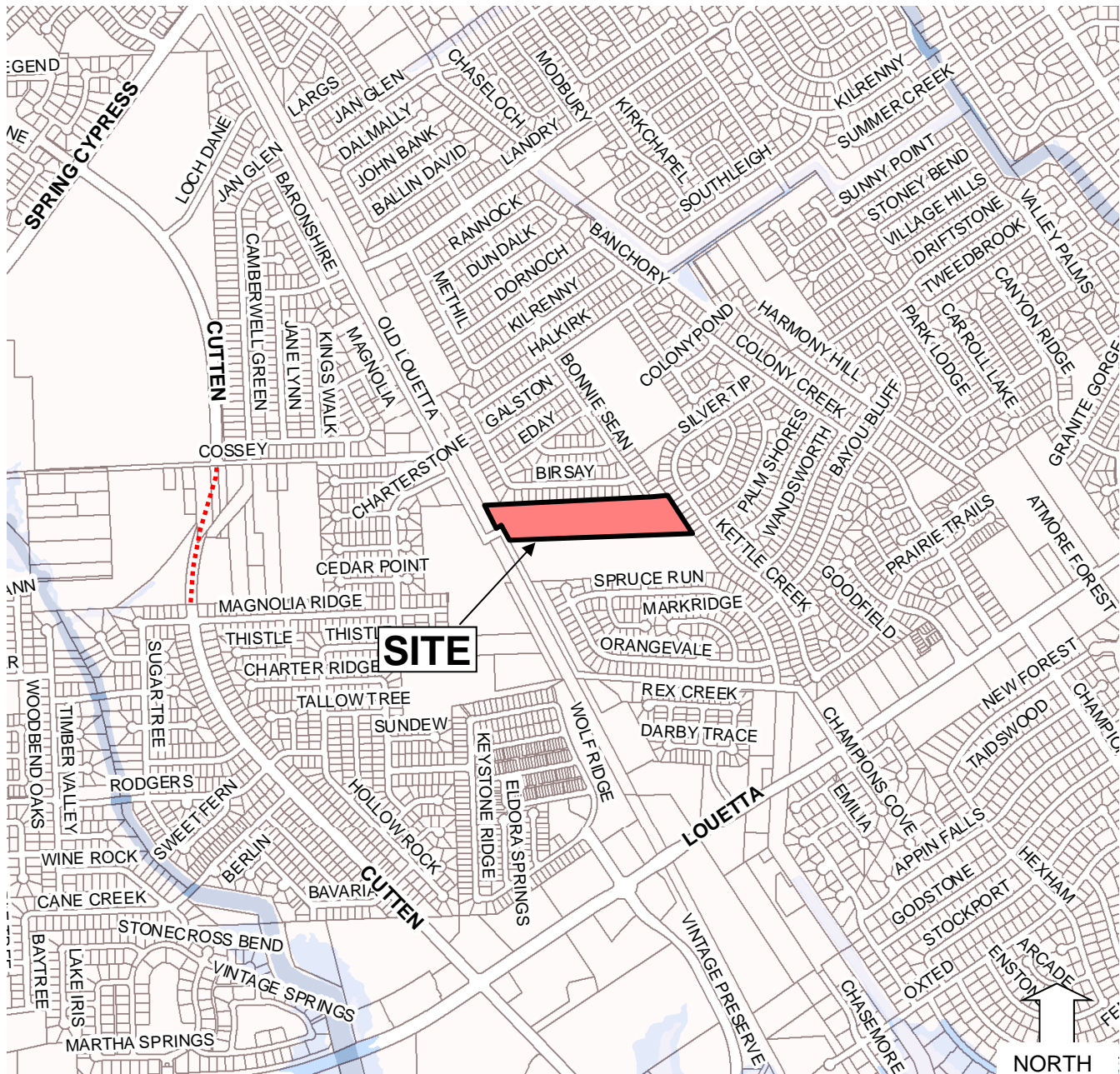
ITEM: 83

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: Champion Heavens replat no 1 (DEF1)

Applicant: Building and Infrastructure Solutions



C – Public Hearings

Site Location

# Houston Planning Commission

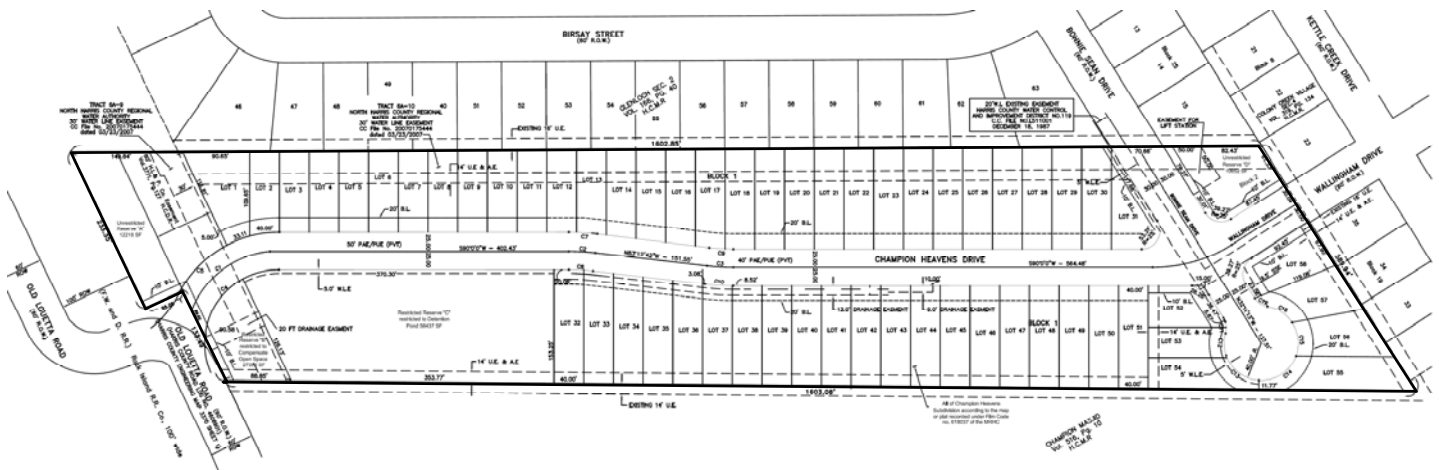
## ITEM: 83

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: Champion Heavens replat no 1 (DEF1)

Applicant: Building and Infrastructure Solutions



C – Public Hearings

Subdivision



# Houston Planning Commission

**ITEM: 83**

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: Champion Heavens replat no 1 (DEF1)

Applicant: Building and Infrastructure Solutions



**C – Public Hearings**

**Aerial**

# Houston Planning Commission

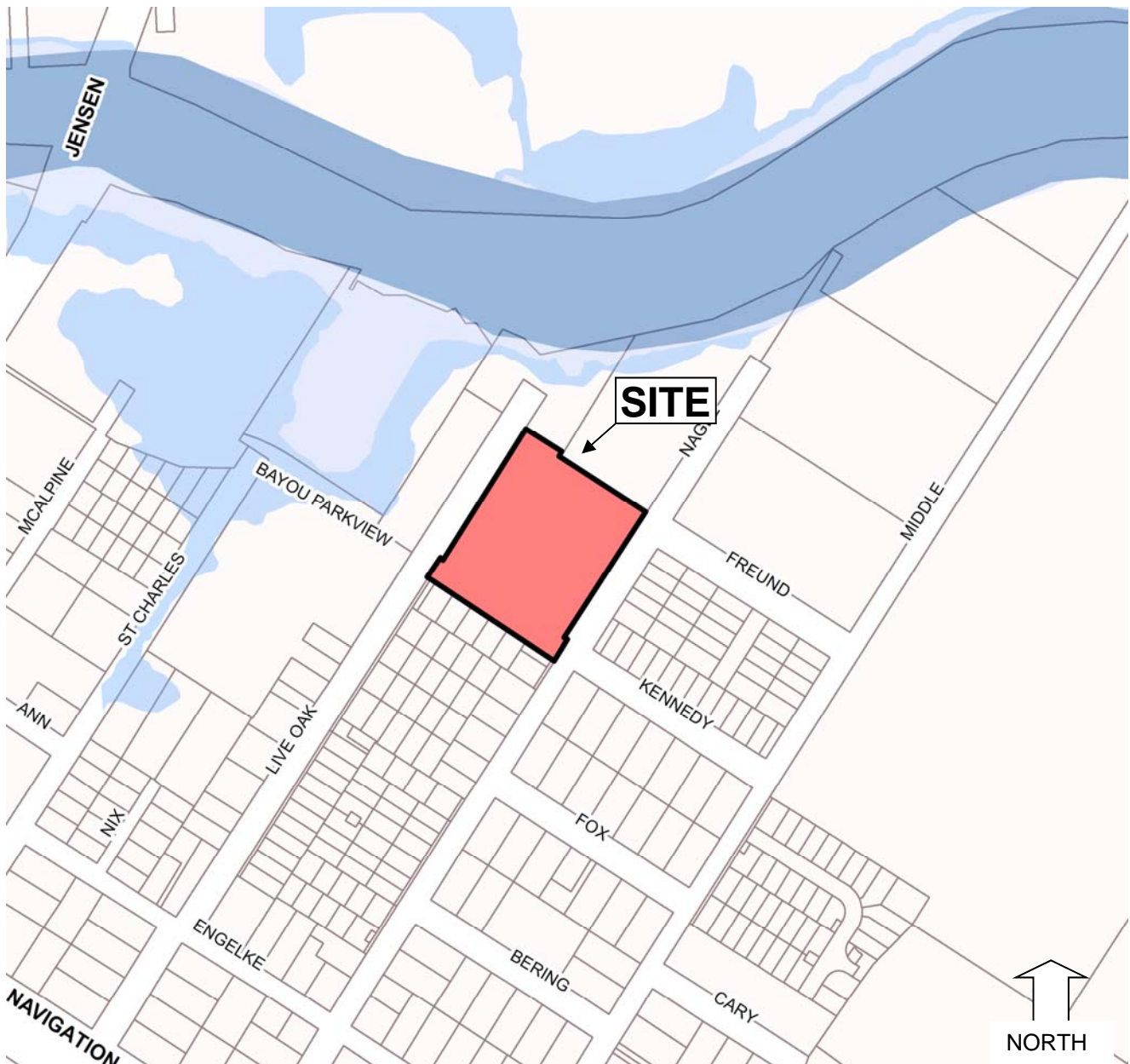
**ITEM: 84**

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: East End on the Bayou Sec 2 (DEF1)

Applicant: Gruller Surveying



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

## ITEM: 84

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: East End on the Bayou Sec 2 (DEF1)

Applicant: Gruller Surveying



C – Public Hearings

Subdivision

# Houston Planning Commission

**ITEM: 84**

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: East End on the Bayou Sec 2 (DEF1)

Applicant: Gruller Surveying



**C – Public Hearings**

**Aerial**



# Houston Planning Commission

**ITEM: 85**

Planning and Development Department

Meeting Date: 1/04/2018

**Subdivision Name: Edwards Court replat no 1**

**Applicant: Bates Development Consultants**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

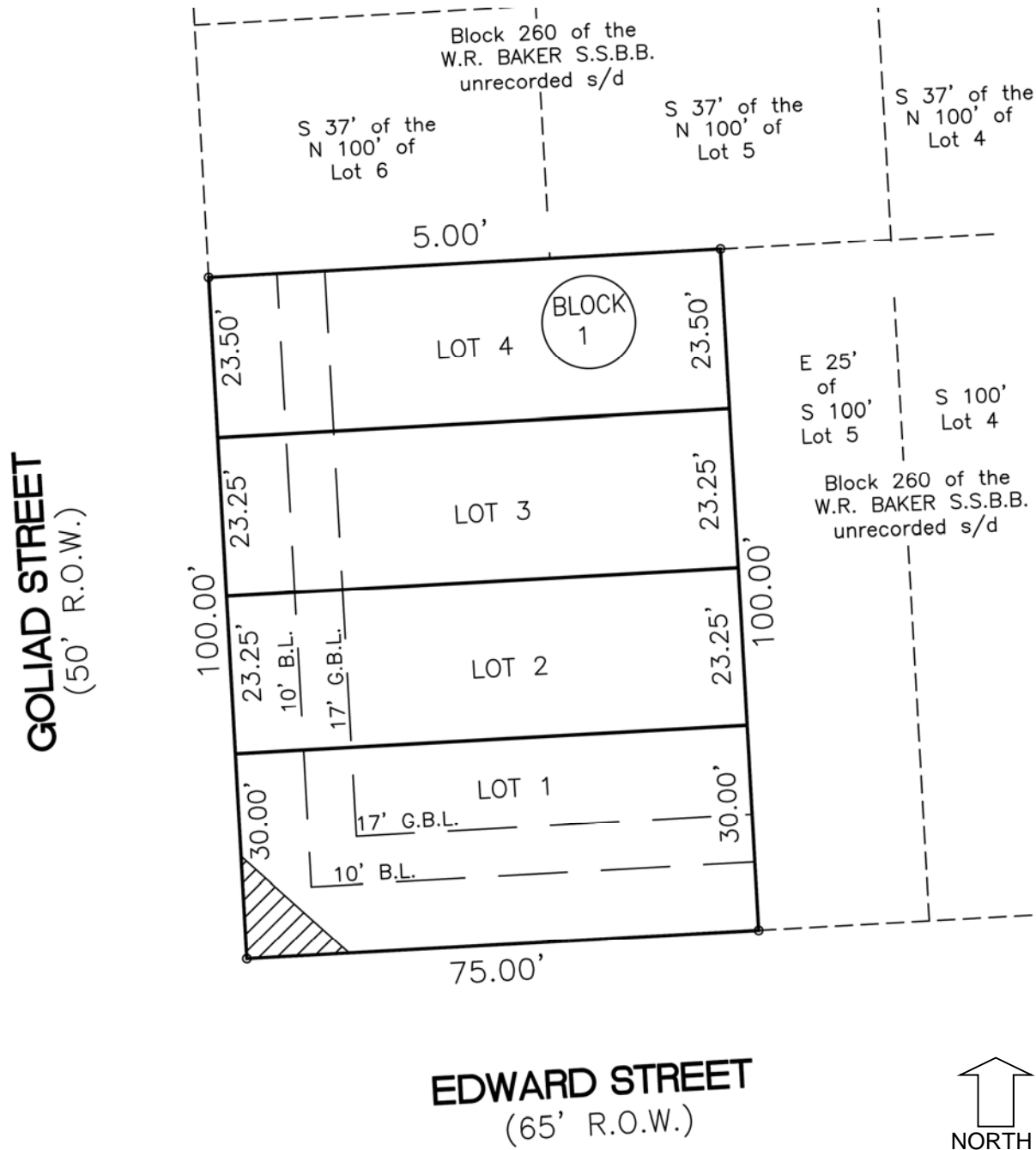
ITEM: 85

Planning and Development Department

Meeting Date: 1/04/2018

Subdivision Name: Edwards Court replat no 1

Applicant: Bates Development Consultants



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 85

Planning and Development Department

Meeting Date: 1/04/2018

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**Subdivision Name: Edwards Court replat no 1**

**Applicant: Bates Development Consultants**



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

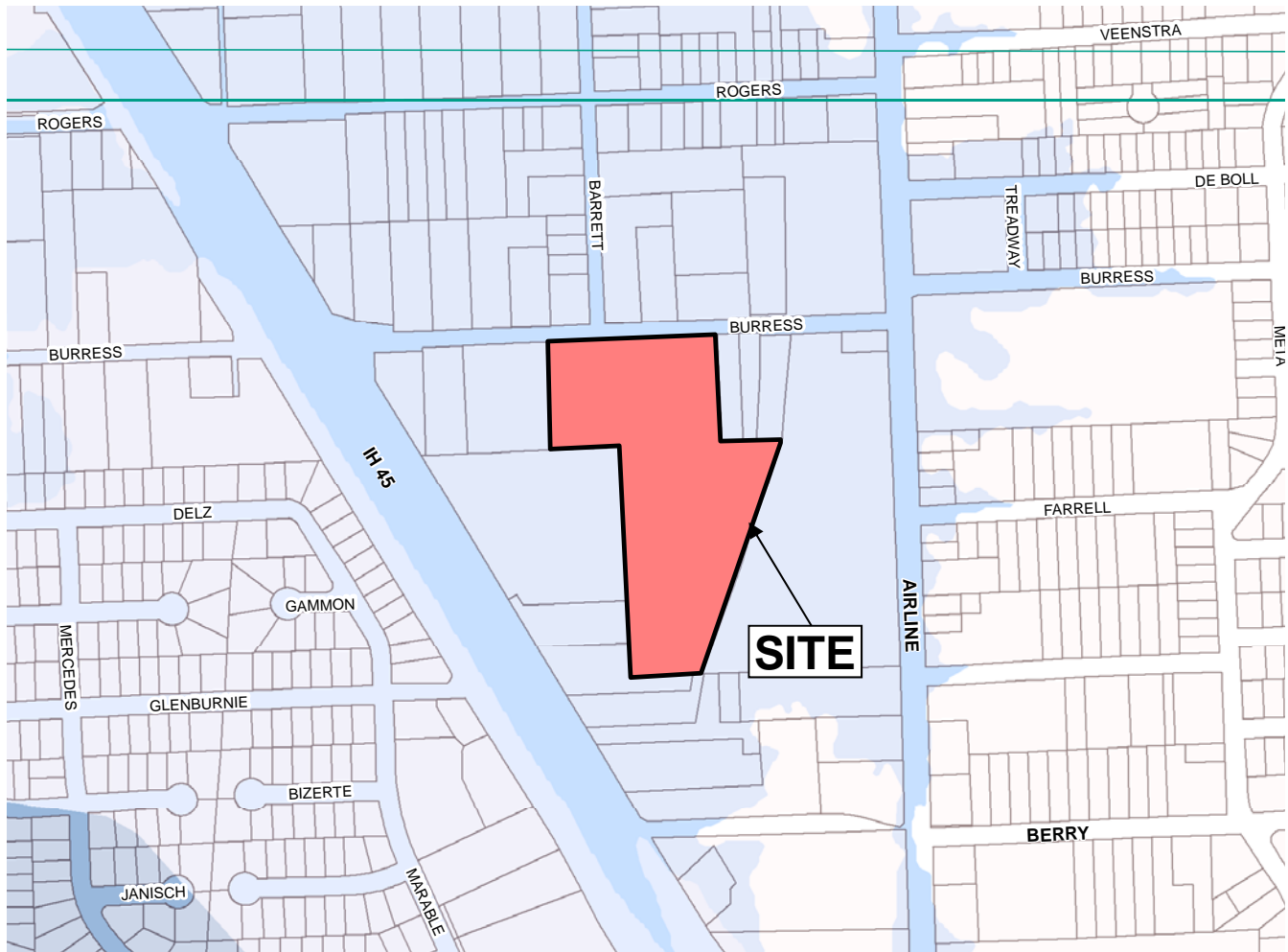
**ITEM: 86**

Planning and Development Department

Meeting Date: 1/04/2018

**Subdivision Name: Garden Acres partial replat no 3**

**Applicant: CSF Consulting LP**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

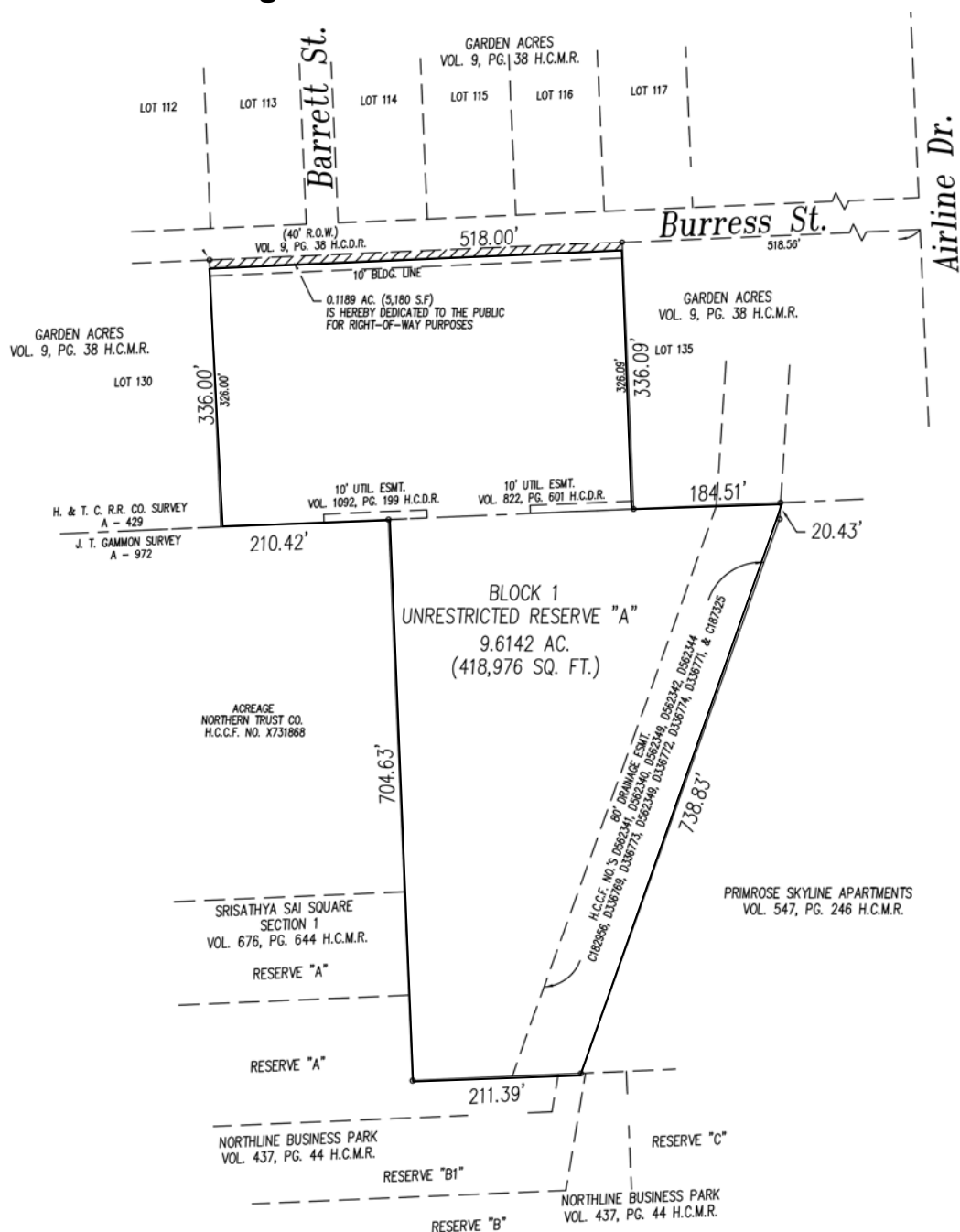
## ITEM: 86

Planning and Development Department

Meeting Date: 1/04/2018

Subdivision Name: Garden Acres partial replat no 3

Applicant: CSF Consulting LP



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 86

Planning and Development Department

Meeting Date: 1/04/2018

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Subdivision Name: Garden Acres partial replat no 3

Applicant: CSF Consulting LP



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

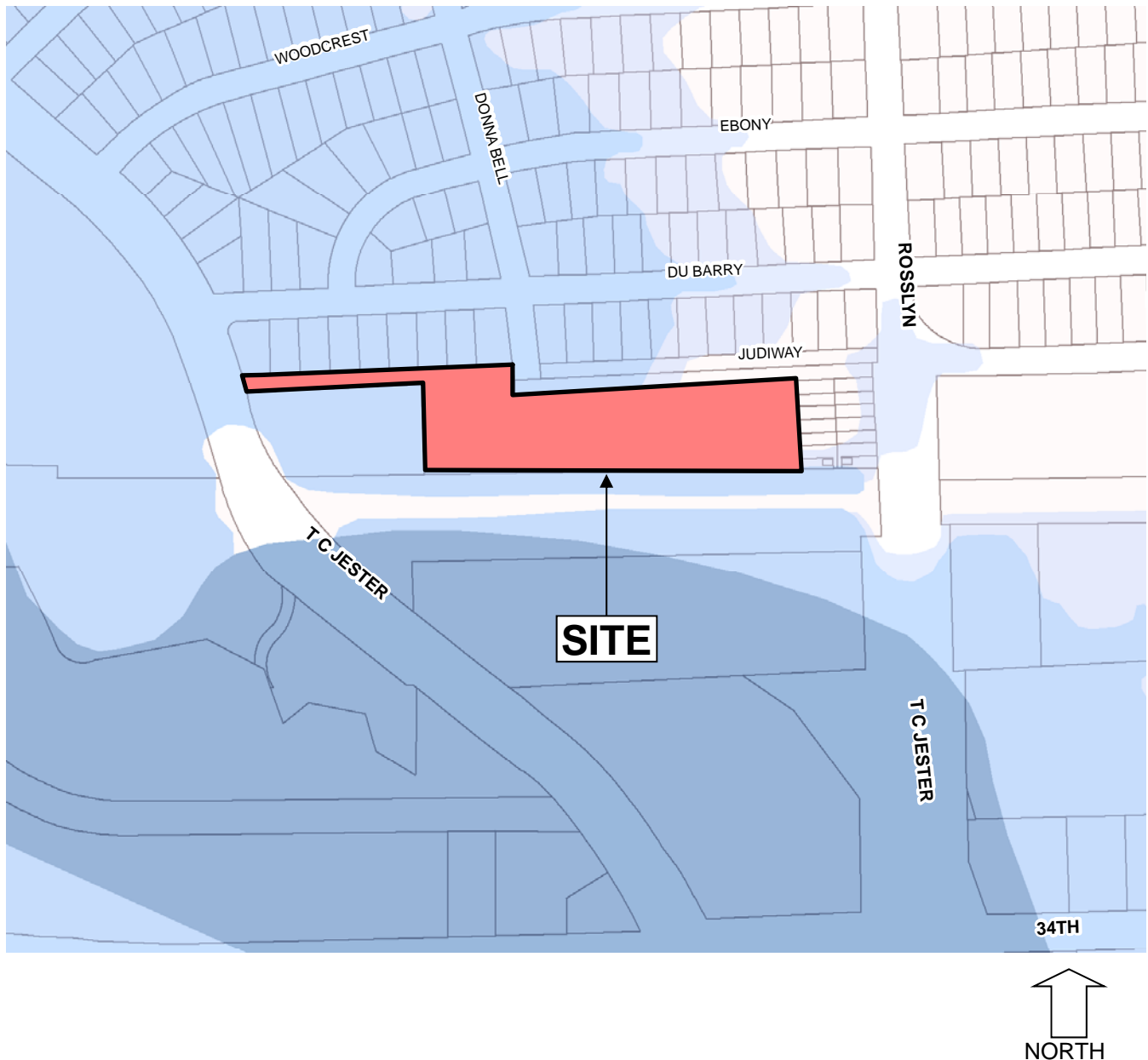
**ITEM: 87**

Planning and Development Department

Meeting Date: 01/04/2018

**Subdivision Name: Grove at Oak Forest Sec 1 partial replat no 1 and extension (DEF1)**

**Applicant: Richard Grothues Designs**



**C – Public Hearings with Variance**

**Site Location**

# Houston Planning Commission

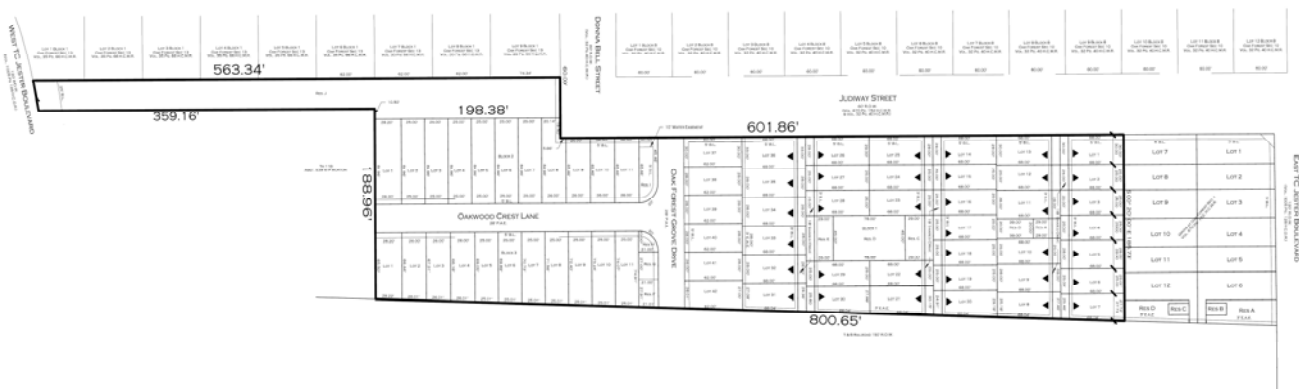
ITEM: 87

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: Grove at Oak Forest Sec 1 partial replat no 1 and extension (DEF1)

Applicant: Richard Grothues Designs



C – Public Hearings With Variance

Subdivision



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# Houston Planning Commission

## ITEM: 87

Planning and Development Department

Meeting Date: 01/04/2018

---

**Subdivision Name:** Grove at Oak Forest Sec 1 partial replat no 1 and extension (DEF1)

**Applicant:** Richard Grothues Designs



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**C – Public Hearings with Variance**

**Aerial**

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**Application Number:** 2017-2036

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

**Applicant:** Richard Grothues Designs

**Date Submitted:** 11/13/2017

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

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

To partially replat landscape reserves and parking reserve into a single family lot.

**Chapter 42 Section:** 193(c)

**Chapter 42 Reference:**

Rules governing partial replats of certain property. (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. (2) A plat restriction limiting the use of property specifically to "nonresidential" use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multi-family residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "nonresidential" use of that property.

### **Statement of Facts**

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

The imposition of Chapter 42-193 would hinder the replat of the property and not allow for the relocation of the landscape reserve.

**(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;**

Chapter 42 Section 193 does not specifically mention the possibility of being able to replat a landscape reserve. Paragraph (c) sub section (2) is a little misleading with the use of "nonresidential" use in that one can construe that a landscape reserve is nonresidential. Without knowing the history of the use of "nonresidential" restrictions, one could interpret that this subsection would allow for the partial replat of a landscape reserve.

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

The intent of this section will be preserved in the fact that the landscape reserves are simply being relocated for a communal use of small park-like area as well as the lots restricted for single-family use will be of similar size to the existing single-family lots. The previous parking reserves will also be relocated and sized to accommodate the new guest parking requirements.

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

The granting of this variance will only rearrange the lots and reserves within the subdivision.

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

The number of lots and size of reserves will remain the same and therefore economics does not come into play.



# Houston Planning Commission

**ITEM: 88**

Planning and Development Department

Meeting Date: 01/04/2018

**Subdivision Name: Hyde Park Main Addition partial replat no 2 (DEF1)**

**Applicant: Total Surveyors, Inc**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: Hyde Park Main Addition partial replat no 2 (DEF1)

Applicant: Total Surveyors, Inc



C – Public Hearings

Subdivision

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# Houston Planning Commission

**ITEM: 88**

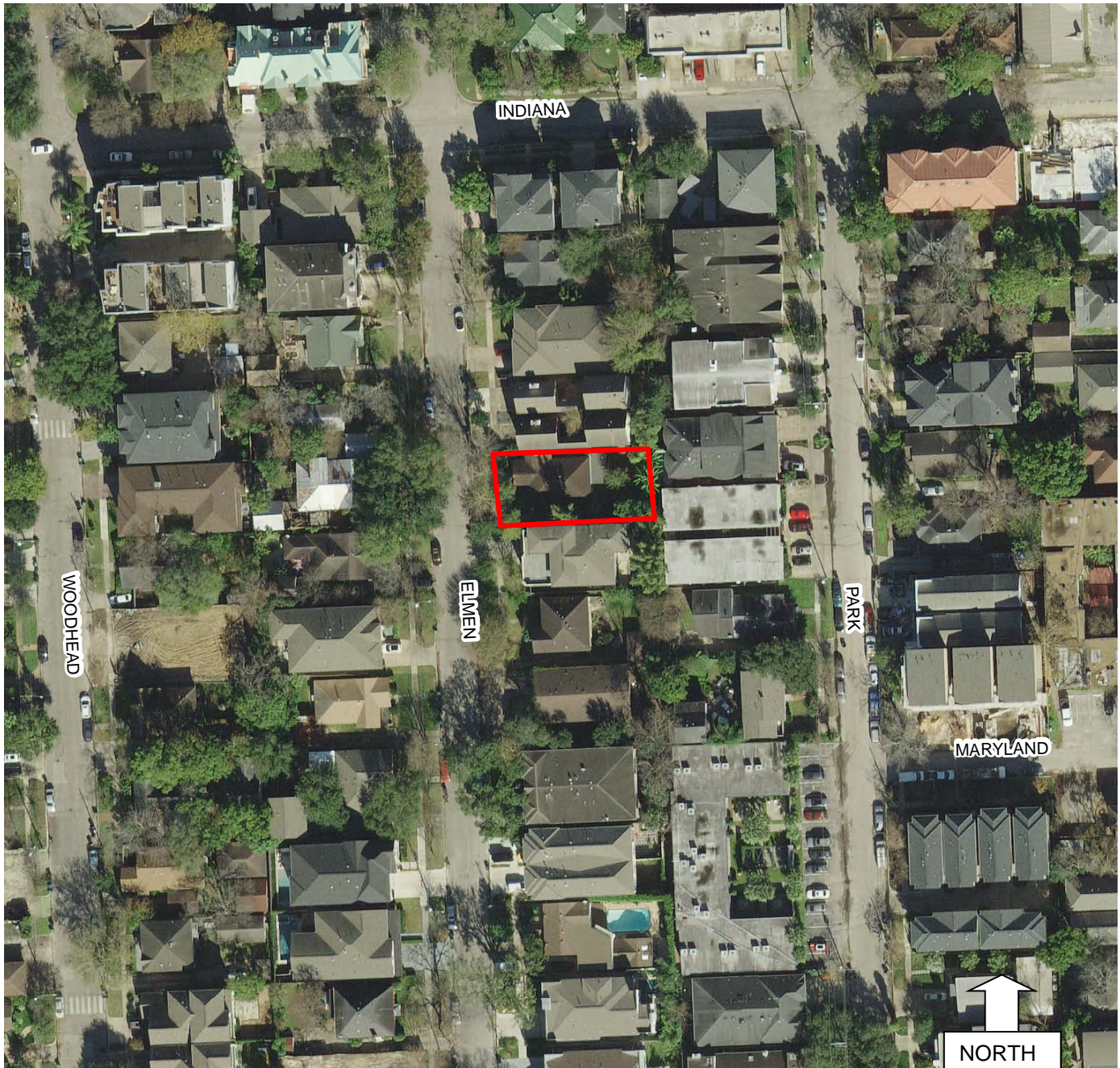
Planning and Development Department

Meeting Date: 01/04/2018

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**Subdivision Name: Hyde Park Main Addition partial replat no 2 (DEF1)**

**Applicant: Total Surveyors, Inc**



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

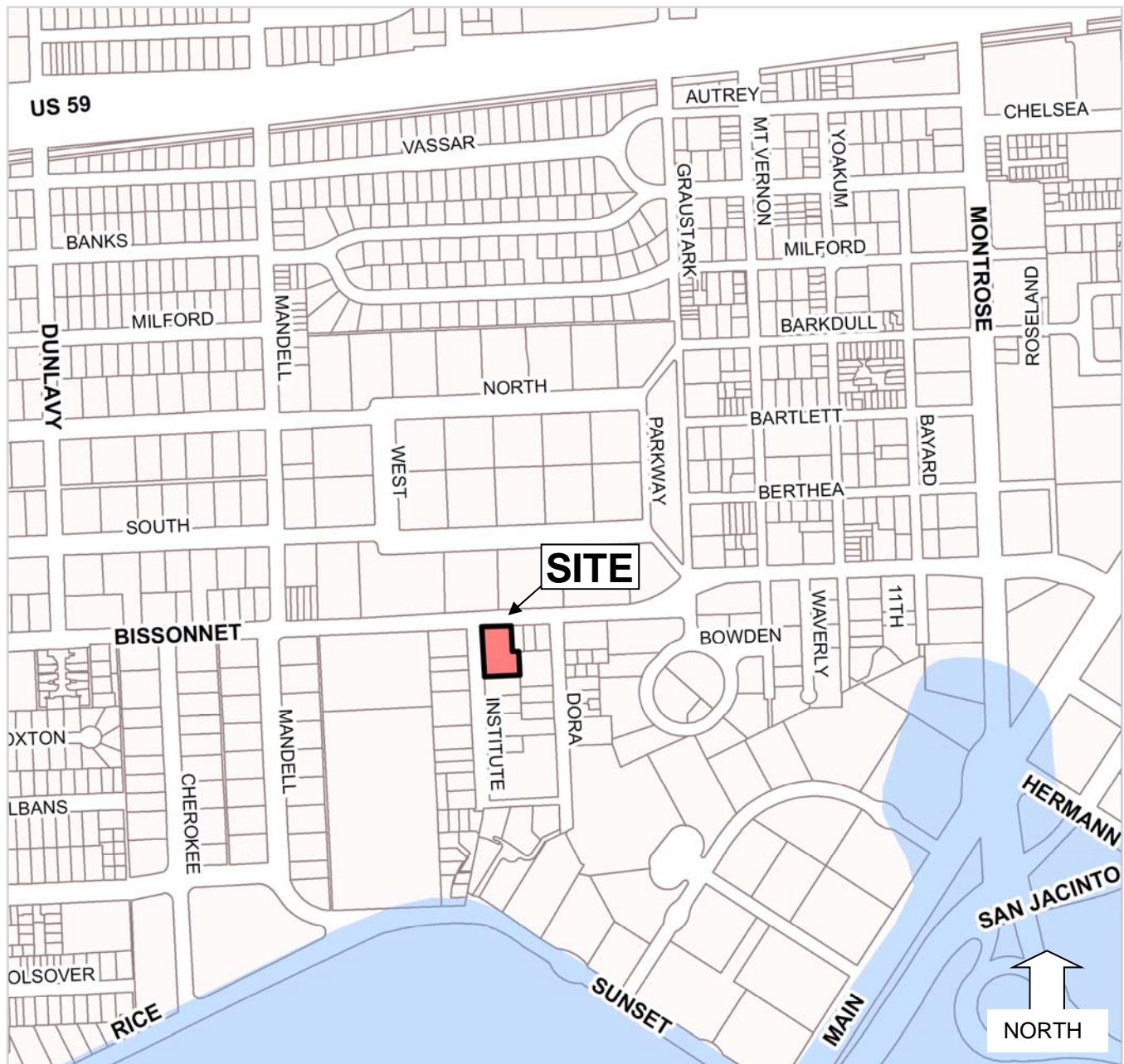
**ITEM: 89**

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: Jandor Gardens partial replat no 1

Applicant: Total Surveyors, Inc.



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

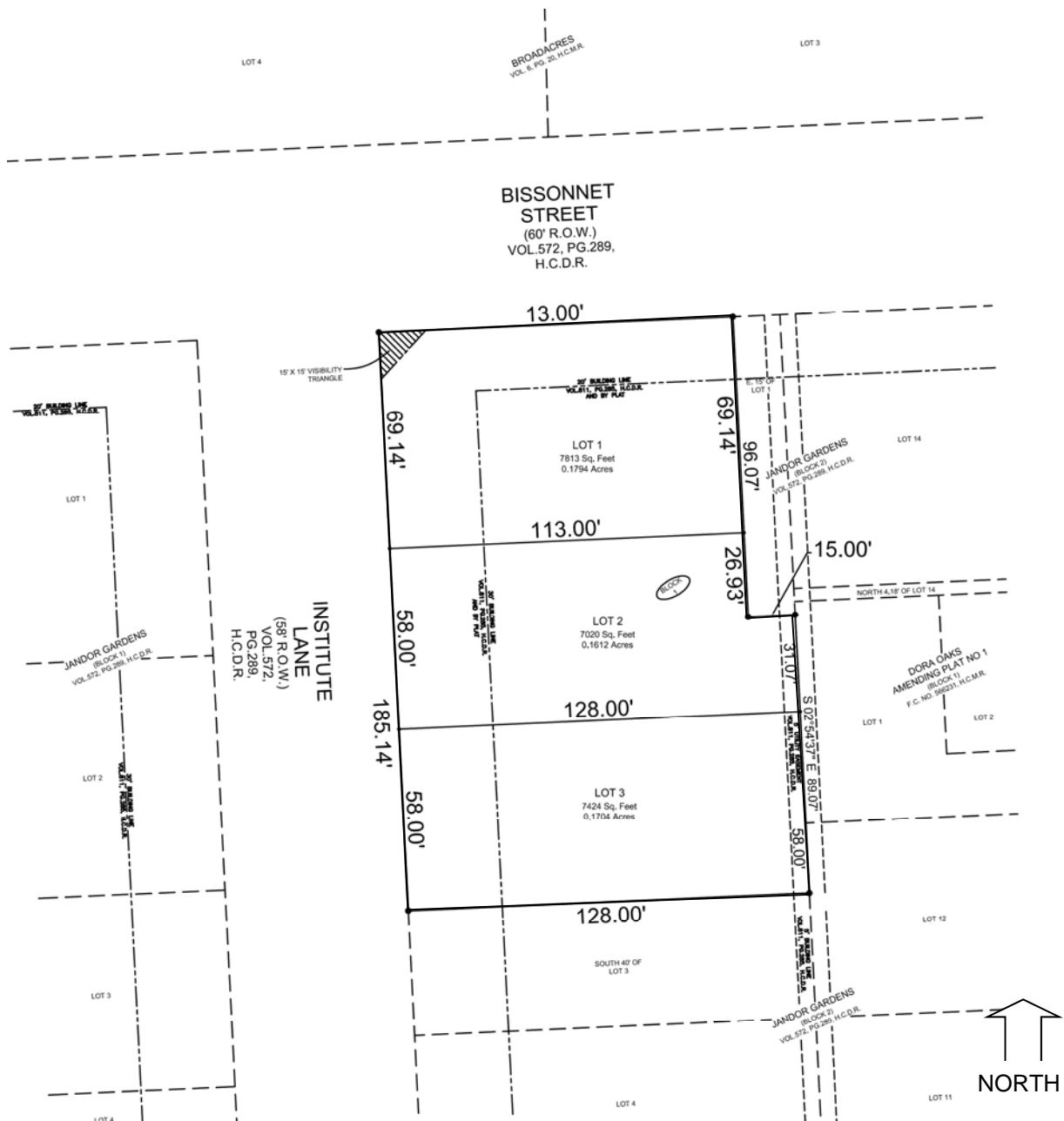
## ITEM: 89

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: Jandor Gardens partial replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 89

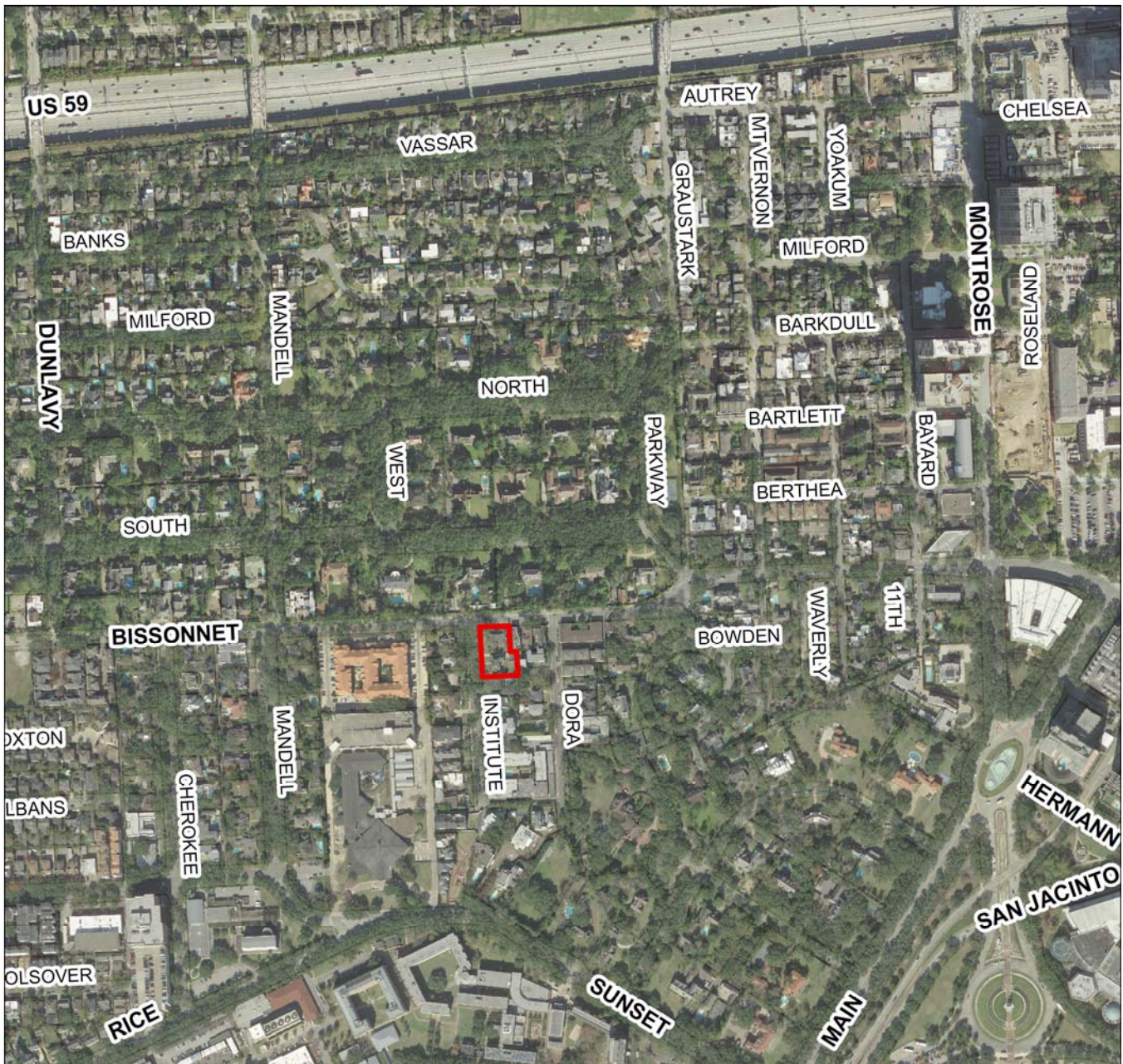
Planning and Development Department

Meeting Date: 01/04/2018

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Subdivision Name: Jandor Gardens partial replat no 1

Applicant: Total Surveyors, Inc.



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

**ITEM: 90**

Planning and Development Department

Meeting Date: 01/04/2018

**Subdivision Name: Lakeview Homes Addition partial replat no 3**

**Applicant: Survey 1, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

## ITEM: 90

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: Lakeview Homes Addition partial replat no 3

Applicant: Survey 1, Inc.



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 90

Planning and Development Department

Meeting Date: 01/04/2018

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Subdivision Name: Lakeview Homes Addition partial replat no 3

Applicant: Survey 1, Inc.



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C – Public Hearings

Aerial

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# Houston Planning Commission

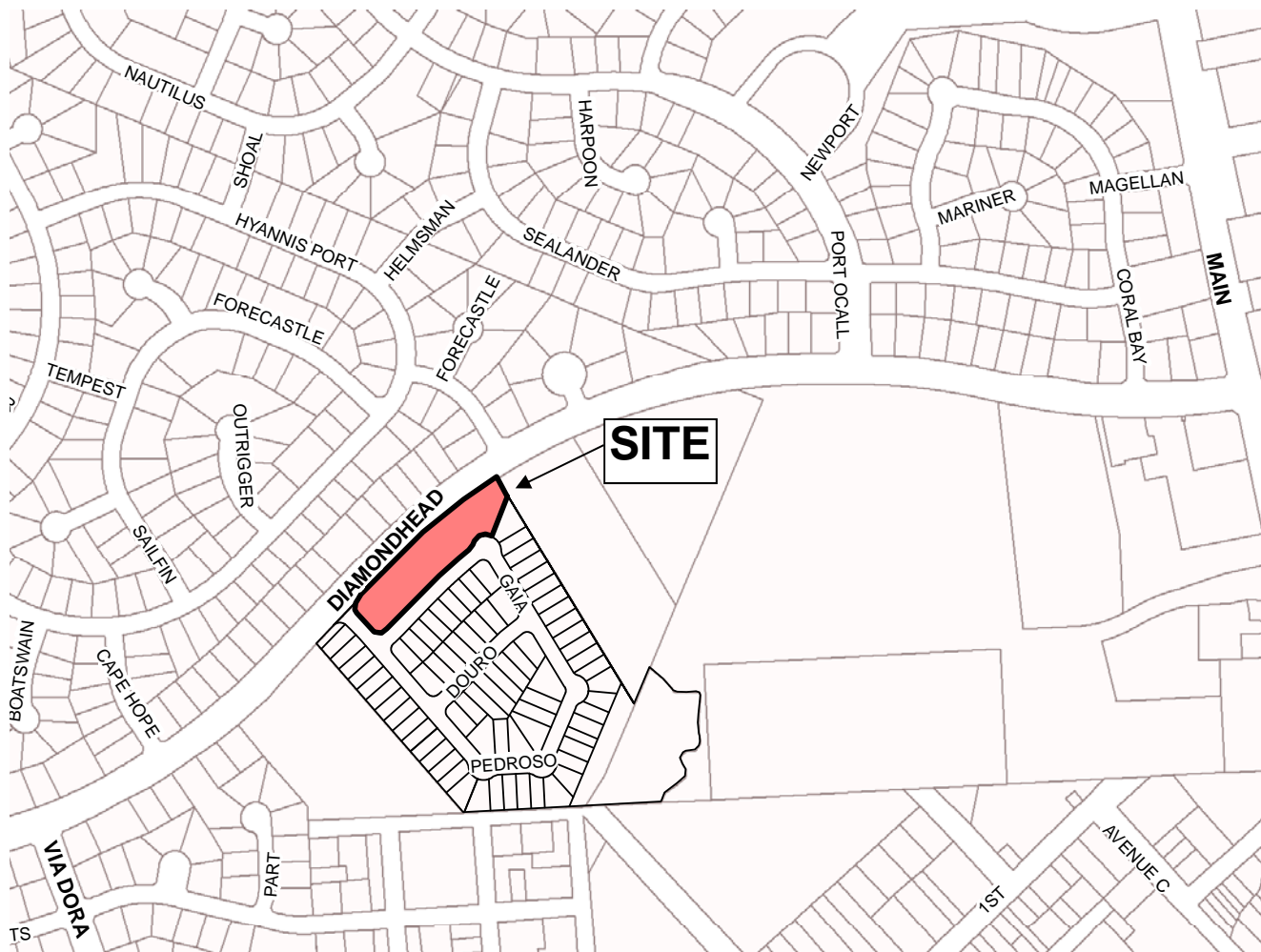
**ITEM: 91**

Planning and Development Department

Meeting Date: 01/04/2018

**Subdivision Name: Newport Sec 9 partial replat no 1 (DEF1)**

**Applicant: Windrose**



**C – Public Hearings with Variance      Site Location**

# Houston Planning Commission

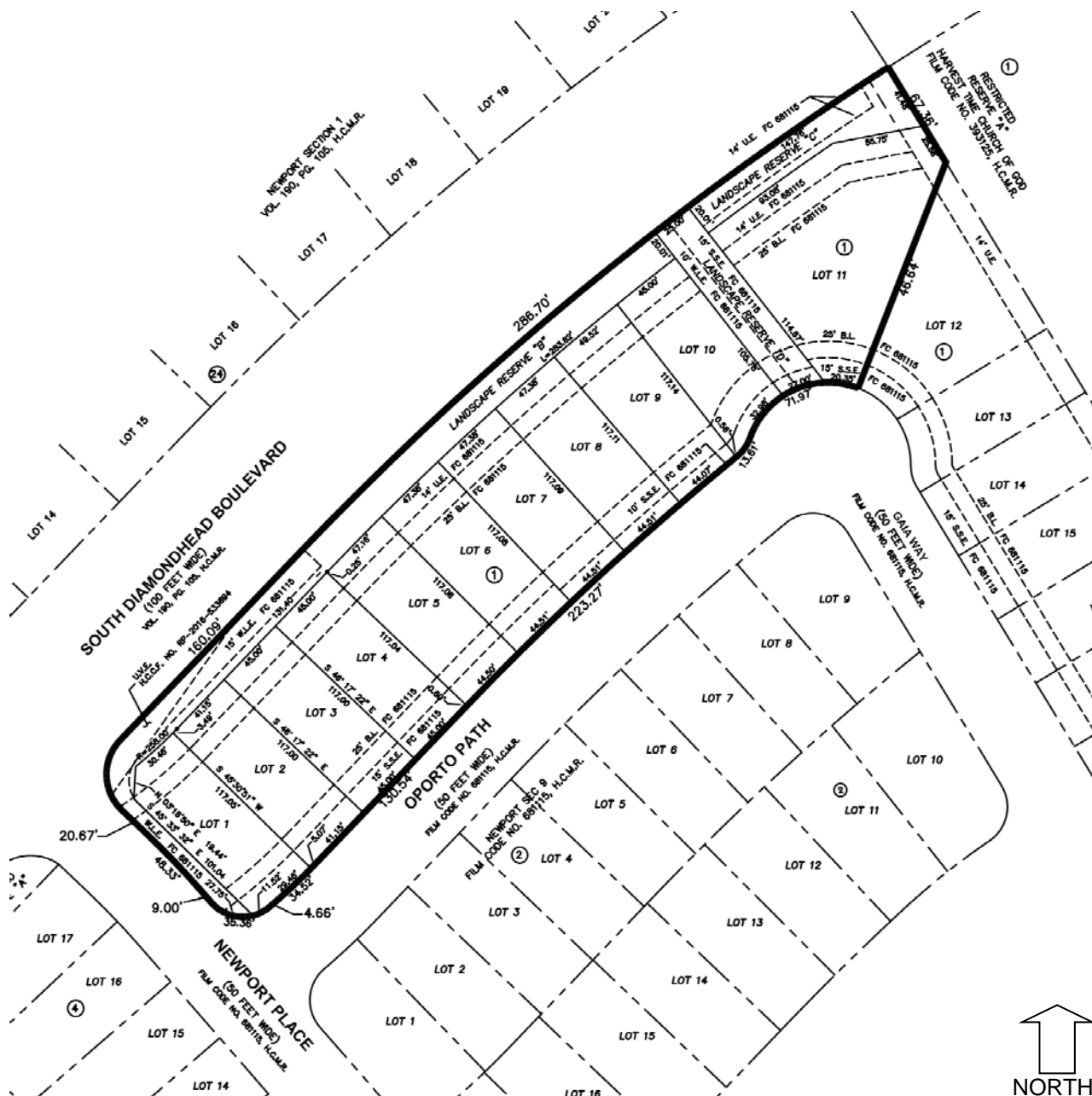
ITEM: 91

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: Newport Sec 9 partial replat no 1 (DEF1)

Applicant: Windrose



C – Public Hearings with Variance Site Location



# Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: Newport Sec 9 partial replat no 1 (DEF1)

Applicant: Windrose



C – Public Hearings with Variance      Site Location





**Application Number:** 2017-1844

**Plat Name:** Newport Sec 9 partial replat no 1

**Applicant:** Windrose

**Date Submitted:** 10/16/2017

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

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

The applicant requests a variance to replat open space/landscape reserves into residential lots.

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

**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 1.897 acres located on the northwest corner of South Diamondhead Boulevard and Newport Place. The proposed plat is a partial replat of Newport Sec 9. The Newport Sec 9 plat utilized the compensating open space provisions in Chapter 42 and provided more than the required compensating open space. The applicant is requesting to replat lots 1 thru 11, and Reserves "B", "C", and "D" in order to reconfigure interior lot lines and reserve lines that were not properly noted on the Newport Sec 9 plat. The reserves are being modified to the original planned configuration, making the reserves smaller, and adding to the size of the lots. Because the applicant is providing more than required open space, the open space reserves in question can be reduced in size and still meet the Chapter 42 requirements. The current applicant, purchased the property with the expressed intent of replatting it so he could build single-family homes. A variance is necessary to make this happen as the City's ordinance currently denies replatting of open space reserves in to residential lots. The applicant faces a significant hardship as they cannot construct adequate sized homes on the lots without reducing the square footage of the reserves. Because of its size and location, the open space reserves will still provide more than enough compensating open space for the subdivision. The optimal solution is to grant the variance and allow the applicant to create single-family residential lots that conform to the separately filed deed restrictions and the prevailing design character of the area.

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

NA

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

The circumstances supporting the granting of the variance are the unique physical characteristics of the land in combination with a technicality in the ordinance that inappropriately restricts the ability to replat open space reserves in to single-family lots. Because of the unique configuration of the open space reserve and the lot size restrictions affecting the applicant's land, the only viable solution is to approve a replat that creates single-family lots to continue the design within the subdivision.

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

The applicant's new subdivision will continue to adhere to the compensating open space regulations, which is the standing model used in the original development. Because the applicant's request is reasonable, compatible with surrounding development, and does not violate any separately filed deed restrictions, the proposed development will meet the intent of the City's Subdivision Regulations.

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

The granting of the variance will not be injurious to the public health, safety, or welfare as it will simply reduce the acreage of the reserves by adding additional square footage to the single-family lots. The development will have no impact on the area's traffic pattern, access to emergency services, or access to the public right-of-way. The single-family lots will completely adhere to the health, safety and welfare requirements of Chapter 42. If the variance is not approved it is highly likely that the open space reserves will never be improved, to the detriment of the neighborhood.

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

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

# Houston Planning Commission

**ITEM: 92**

Planning and Development Department

Meeting Date: 01/04/2017

**Subdivision Name: Rosewood Commons (DEF1)**

**Applicant: Owens Management Systems, LLC**



**C – Public Hearings**

**Site Location**

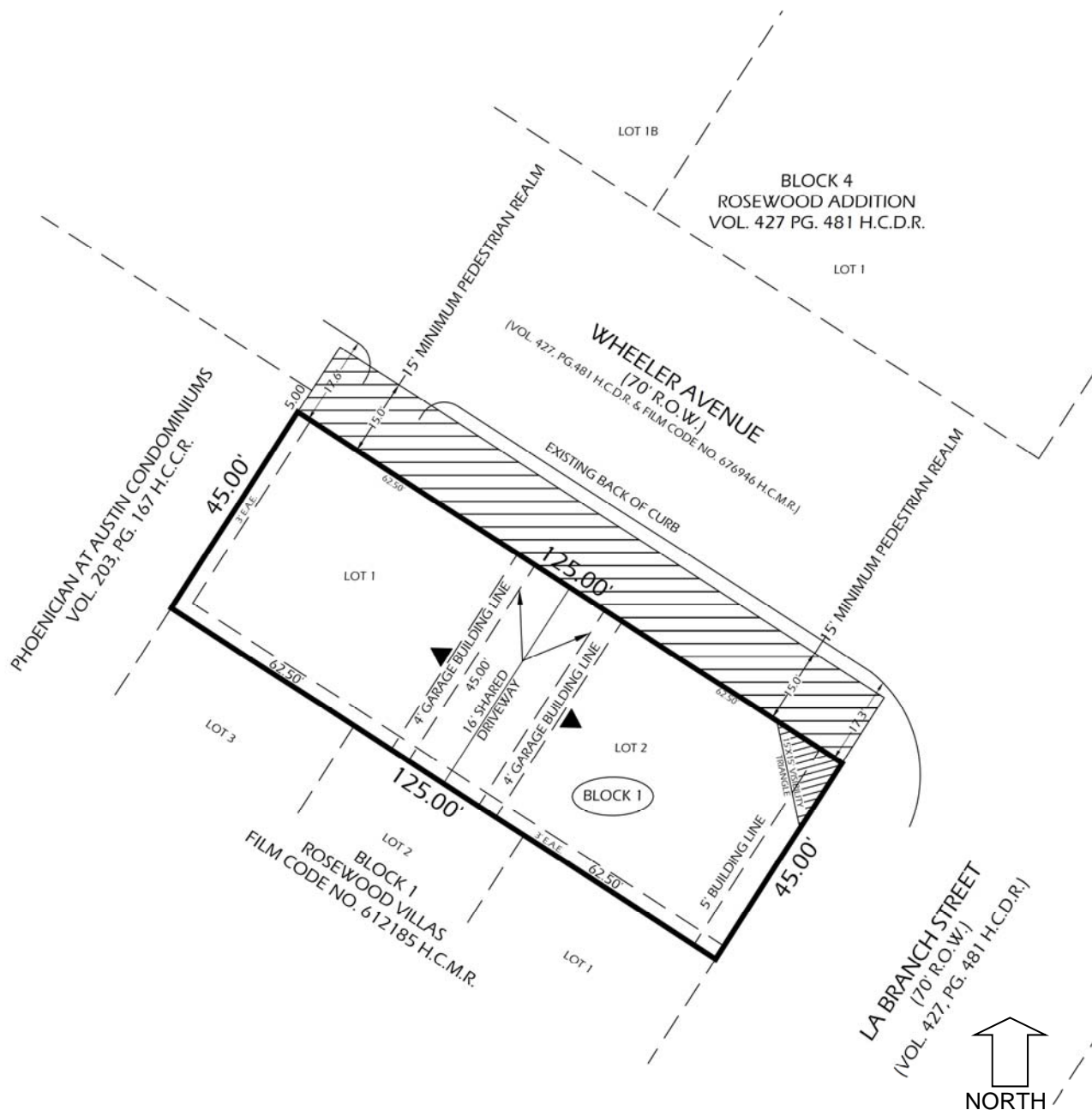
## Planning and Development Department

**ITEM: 92**

**Meeting Date: 01/04/2017**

**Subdivision Name: Rosewood Commons (DEF1)**

**Applicant: Owens Management Systems, LLC**



## C – Public Hearings

## Subdivision



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# Houston Planning Commission

## ITEM: 92

Planning and Development Department

Meeting Date: 01/04/2017

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Subdivision Name: Rosewood Commons (DEF1)

Applicant: Owens Management Systems, LLC



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

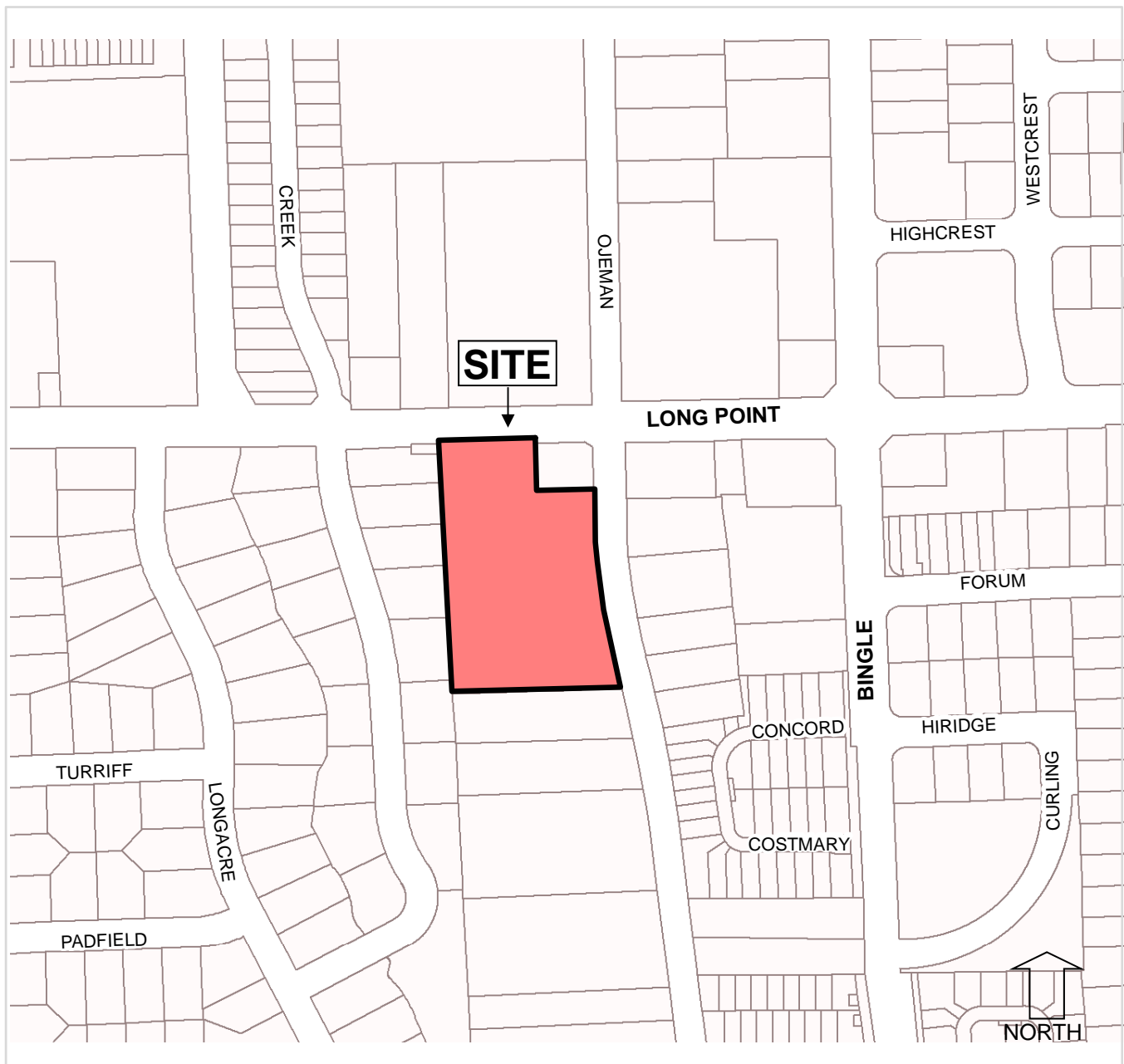
**ITEM: 93**

Planning and Development Department

Meeting Date: 01/04/2018

**Subdivision Name: Spring Valley Point**

**Applicant: MOMENTUM ENGINEERING**



**C – Public Hearings**

**Site Location**





# Houston Planning Commission

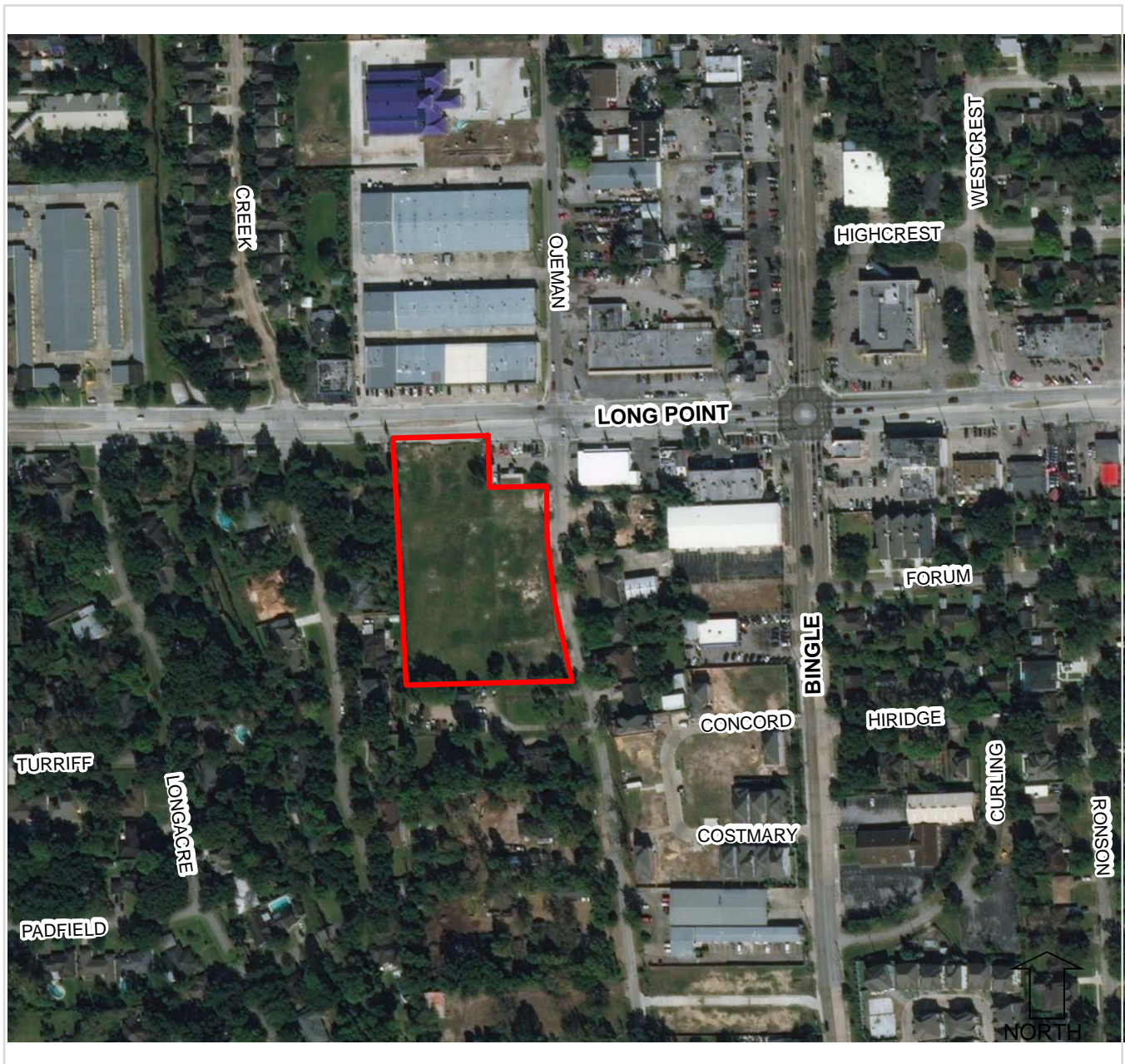
**ITEM: 93**

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: Spring Valley Point

Applicant: MOMENTUM ENGINEERING



**C – Public Hearings**

**Aerial**

# Houston Planning Commission

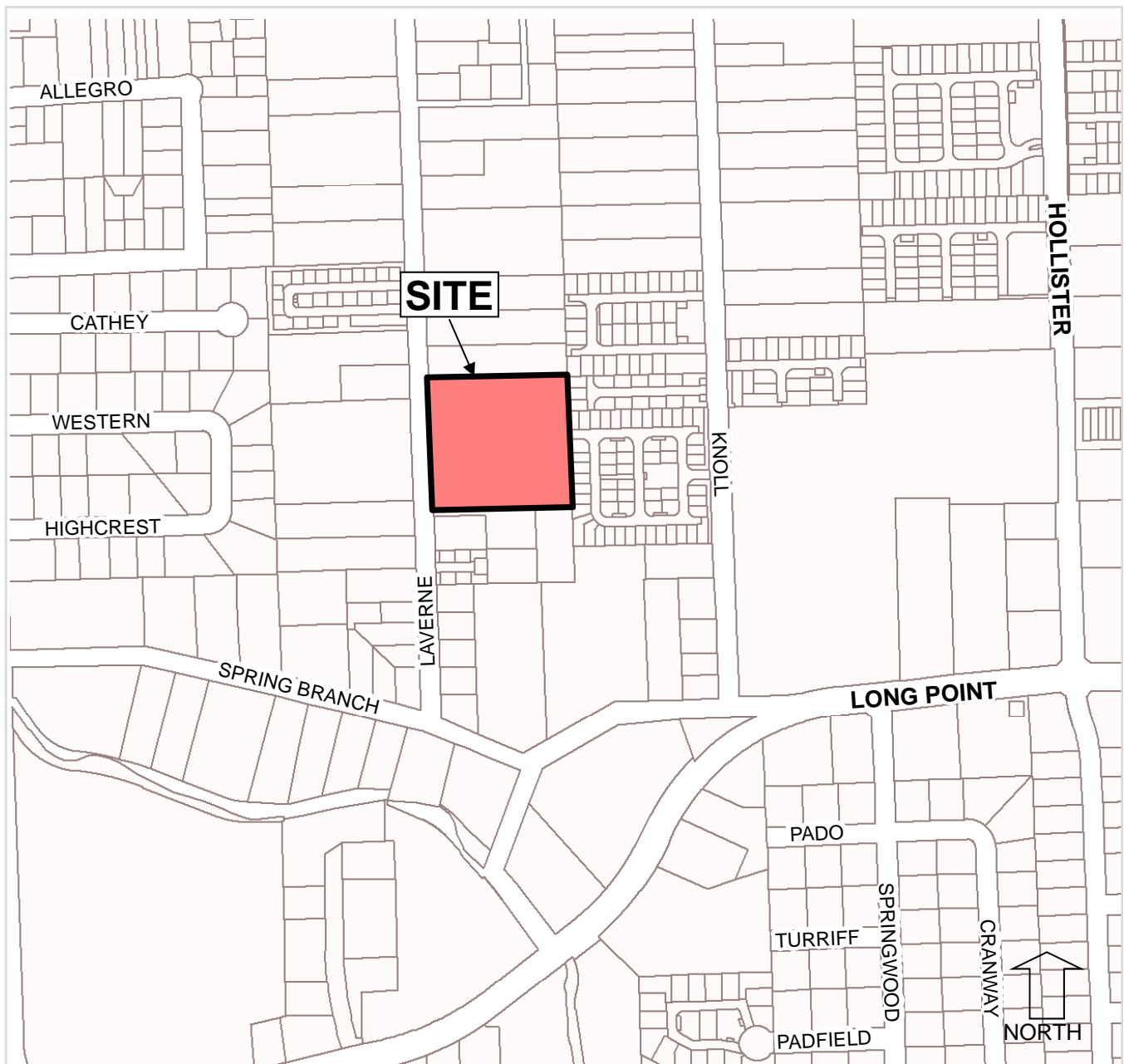
**ITEM: 94**

Planning and Development Department

Meeting Date: 01/04/2018

**Subdivision Name: Summerlyn at Spring Branch**

**Applicant: RVi Planning + Landscape Architecture**



**C – Public Hearings**

**Site Location**

## Subdivision



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# Houston Planning Commission

## ITEM: 94

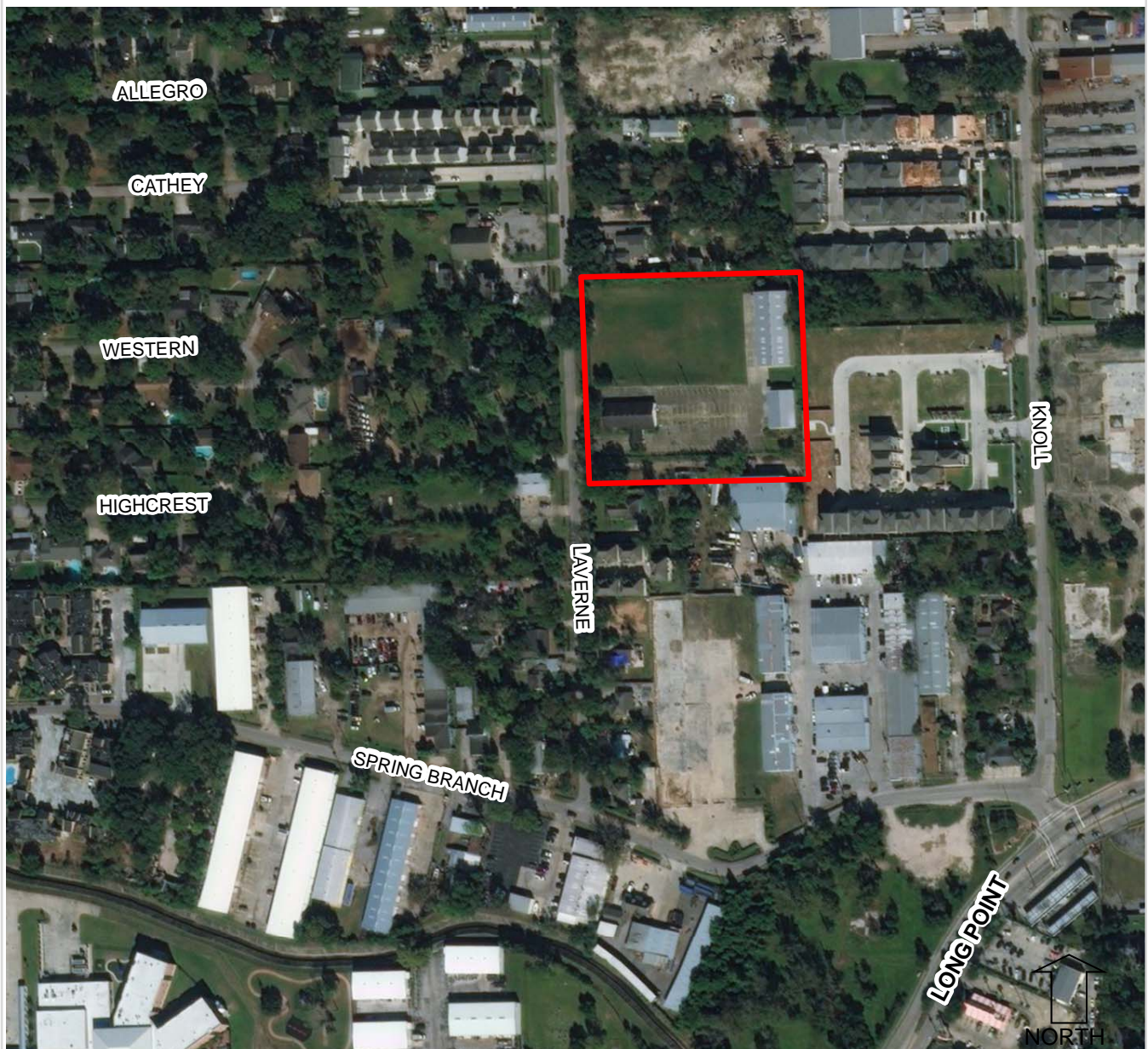
Planning and Development Department

Meeting Date: 01/04/2018

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Subdivision Name: Summerlyn at Spring Branch

Applicant: RVi Planning + Landscape Architecture



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C – Public Hearings

Aerial

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# Houston Planning Commission

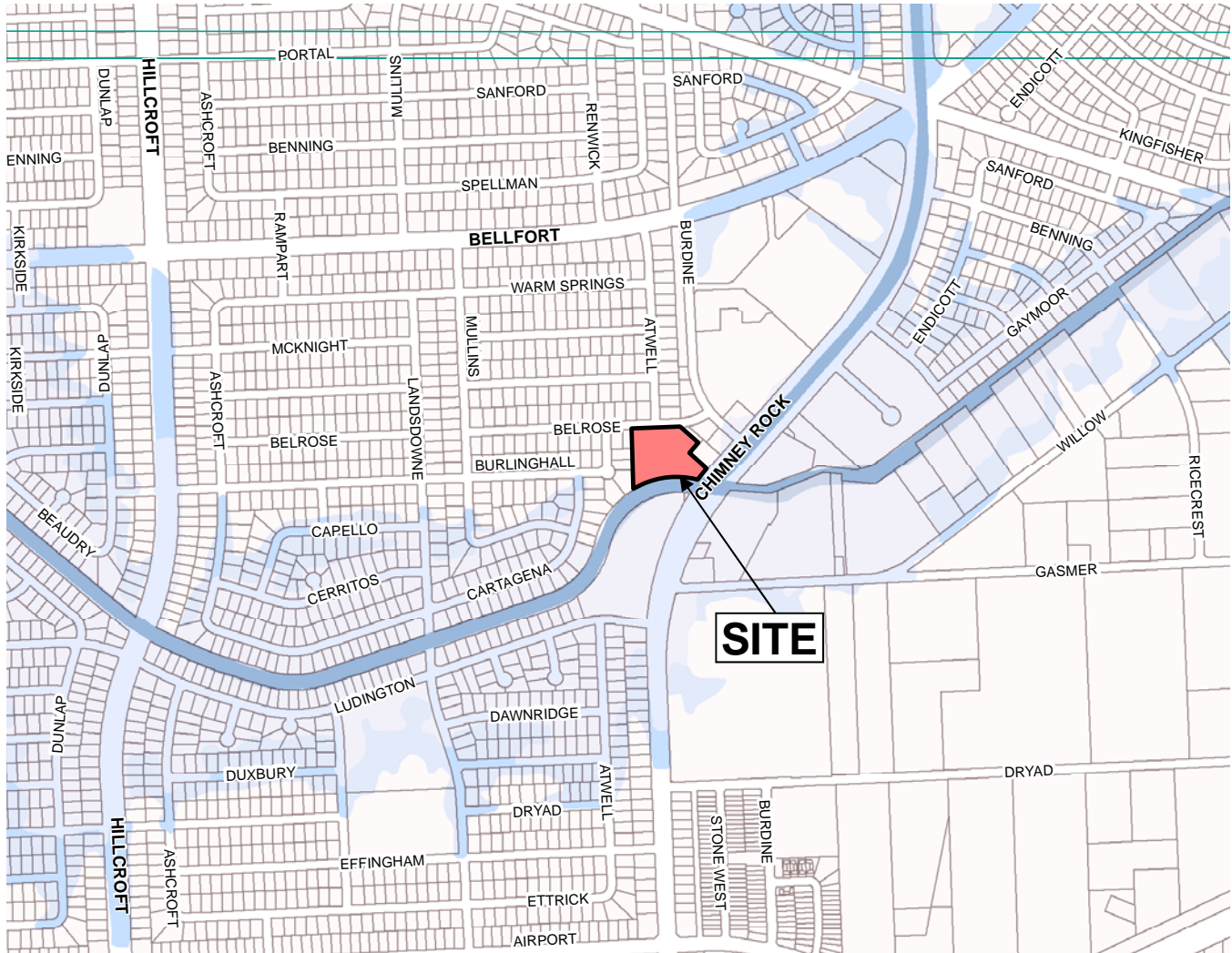
ITEM: 95

Planning and Development Department

Meeting Date: 1/04/2018

Subdivision Name: Westbury Sec 3 partial replat no 3

Applicant: Bowden Land Services



C – Public Hearings

Site Location



# Houston Planning Commission

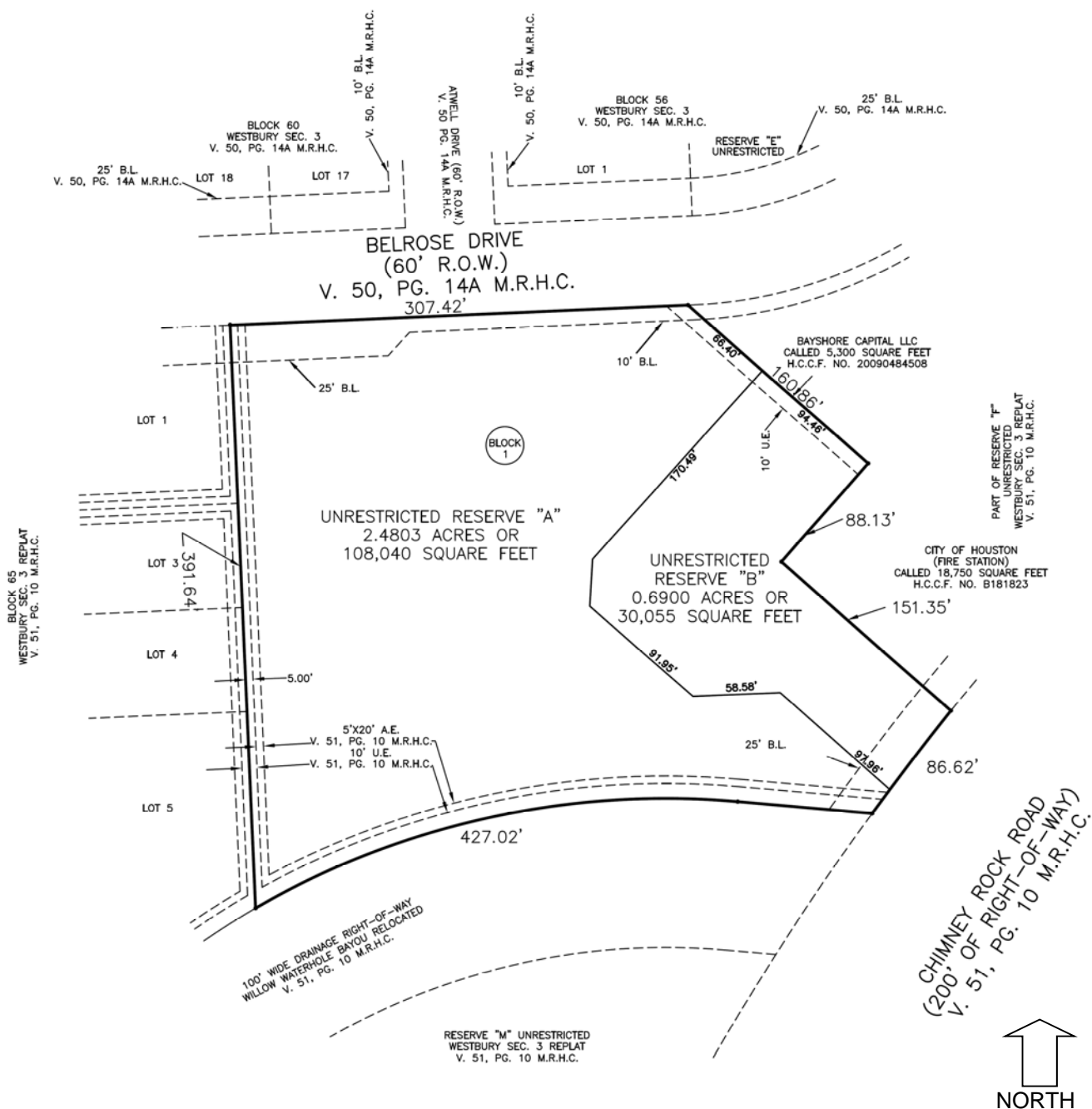
ITEM: xx

Planning and Development Department

Meeting Date: 1/04/2018

Subdivision Name: Westbury Sec 3 partial replat no 3

Applicant: Bowden Land Services



C – Public Hearings

Subdivision

# Houston Planning Commission

**ITEM: 95**

Planning and Development Department

Meeting Date: 1/04/2018

Subdivision Name: Westbury Sec 3 partial replat no 3

Applicant: Bowden Land Services



**C – Public Hearings**

**Aerial**

# Houston Planning Commission

**ITEM: 96**

Planning and Development Department

Meeting Date: 01/04/2018

**Subdivision Name: Westhaven Estates Sec 1 partial replat no 8**

**Applicant: Owens Management Systems, LLC**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

## ITEM: 96

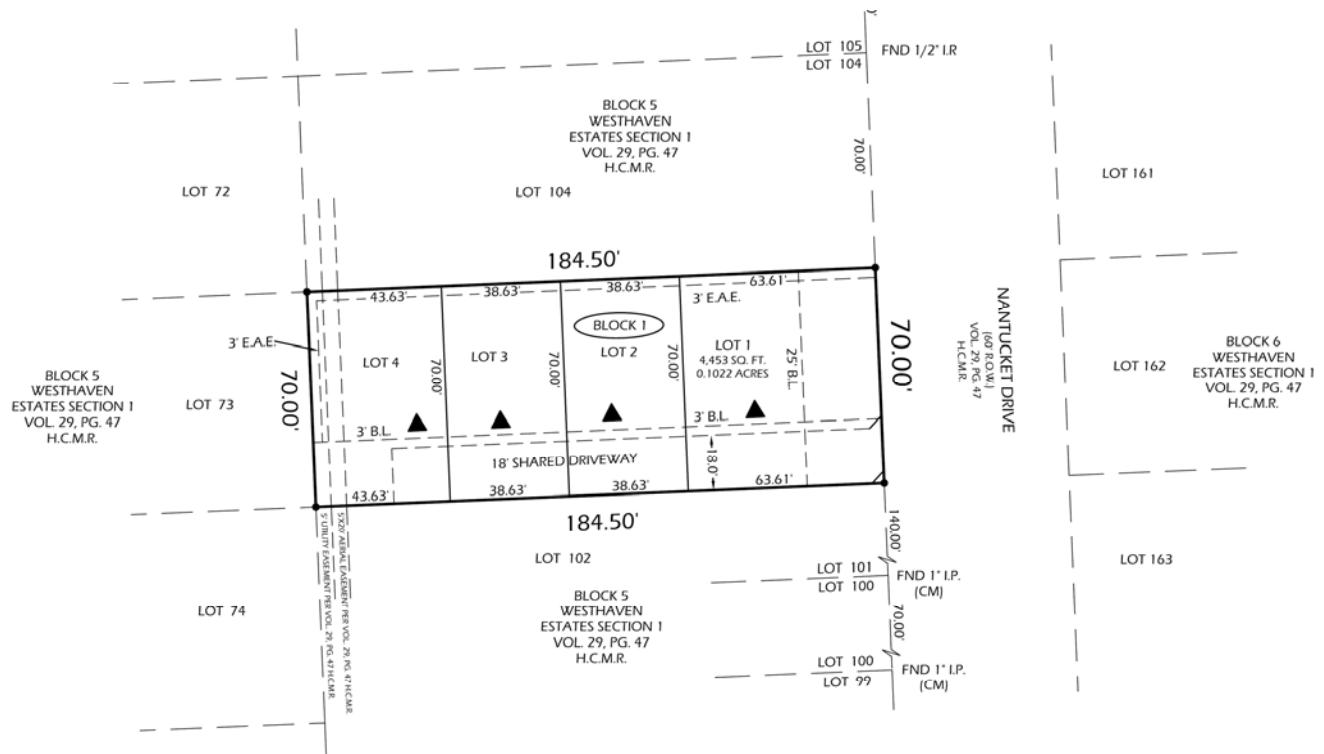
## ITEM: 96

## Planning and Development Department

**Meeting Date: 01/04/2018**

**Subdivision Name: Westhaven Estates Sec 1 partial replat no 8**

**Applicant: Owens Management Systems, LLC**



## C – Public Hearings

## Subdivision



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# Houston Planning Commission

## ITEM: 96

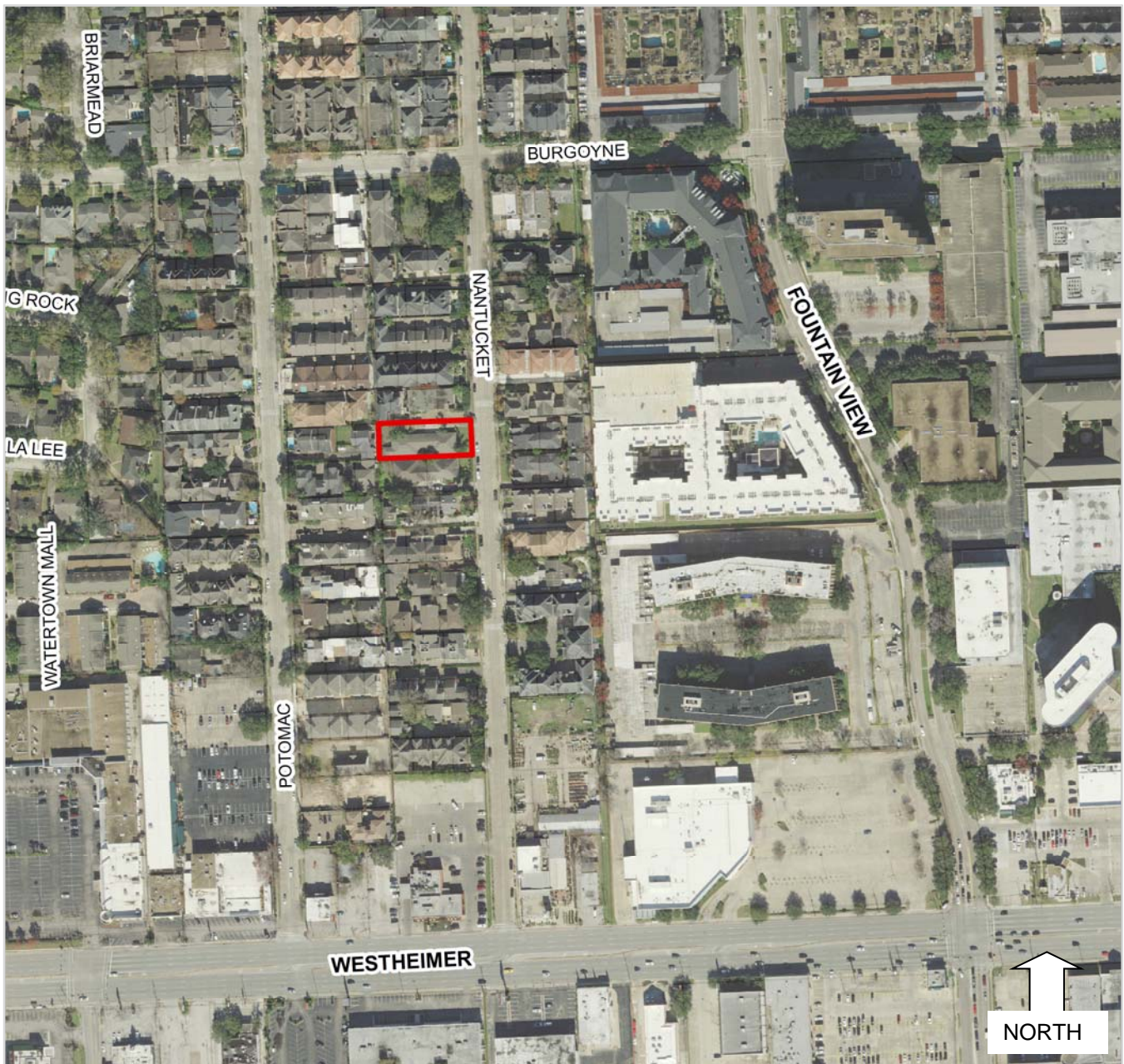
Planning and Development Department

Meeting Date: 01/04/2018

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**Subdivision Name:** Westhaven Estates Sec 1 partial replat no 8

**Applicant:** Owens Management Systems, LLC



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

## ITEM: 97

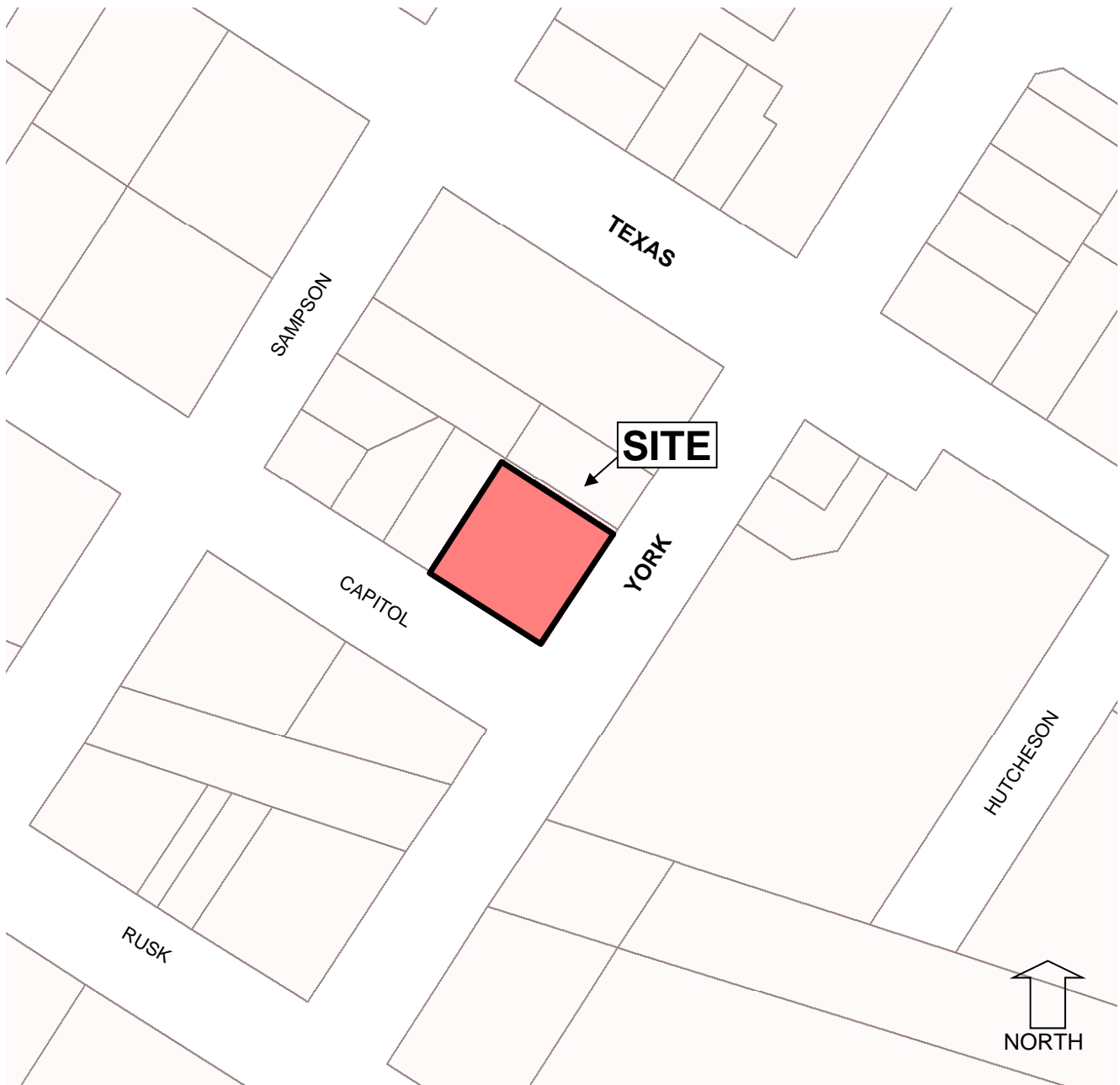
Planning and Development Department

Meeting Date: 01/04/2018

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**Subdivision Name: Capitol Street Terraces (DEF 1)**

**Applicant: K. Chen Engineering**



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**D – Variances**

**Site Location**

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# Houston Planning Commission

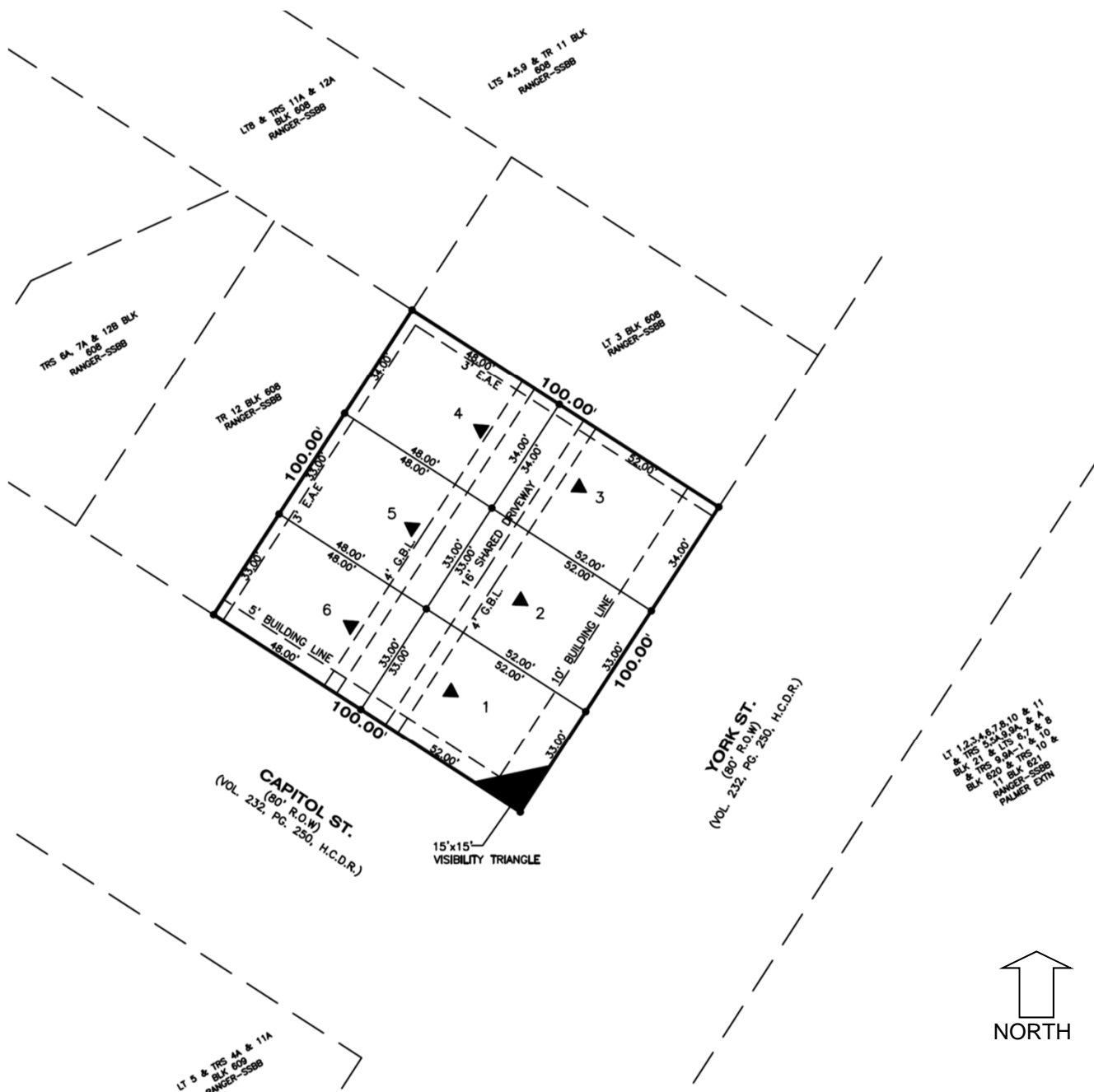
## ITEM: 97

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: Capitol Street Terraces (DEF 1)

Applicant: K. Chen Engineering



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 97

Planning and Development Department

Meeting Date: 01/04/2018

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Subdivision Name: Capitol Street Terraces (DEF 1)

Applicant: K. Chen Engineering



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**D – Variances**

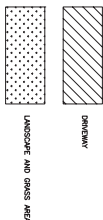
**Aerial**

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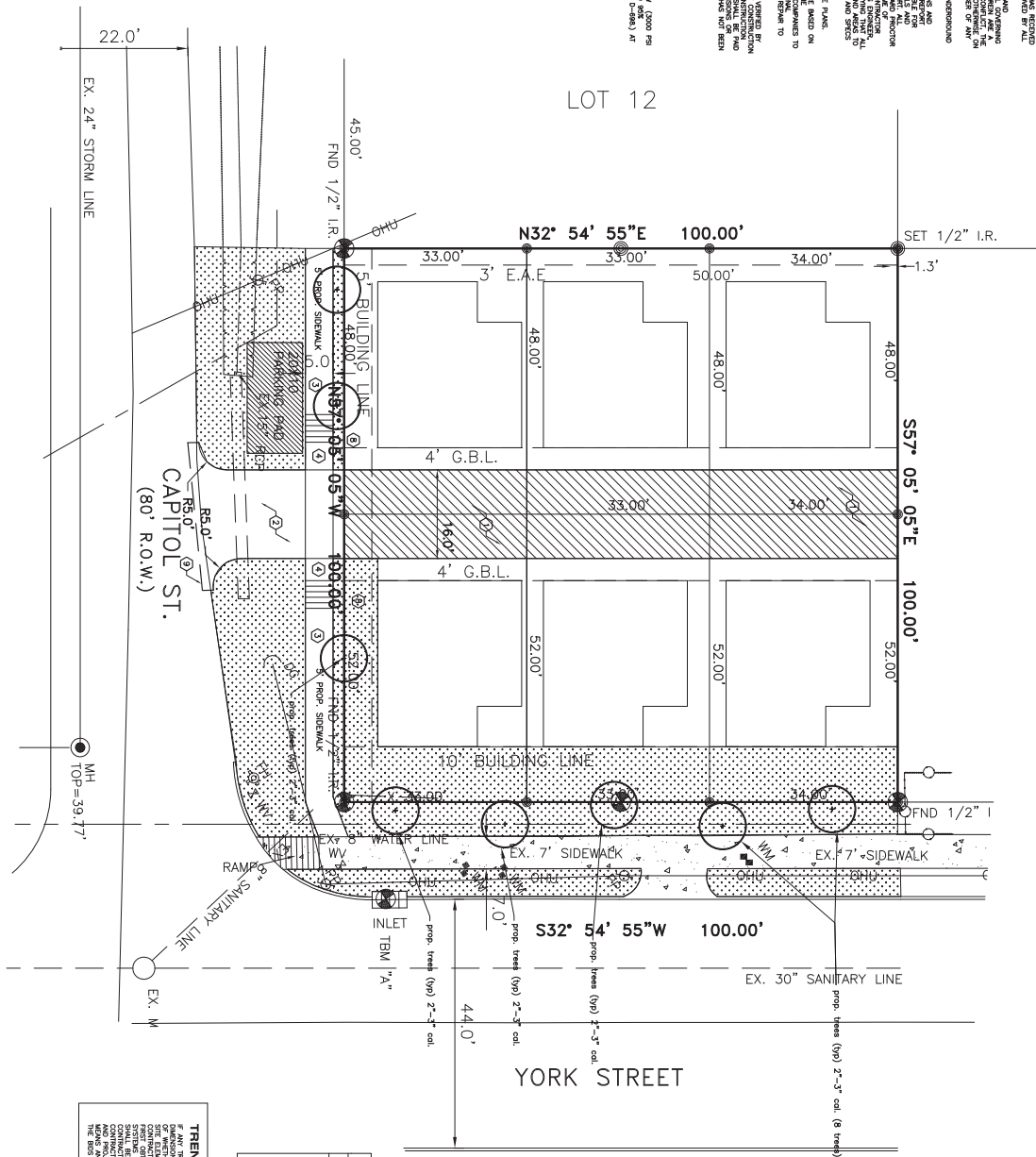


[illegible]

- 1) CONSTRUCT P.C.C. PLANT, SET P.C.C. WITH (3) BAGS OF 28 DAYS OLD, WELL STABILIZED PROPORTION COMP. LIME AND MASONRY CEMENT WITHIN 05 TO 15% OF OPTIMUM A MORTURE CONTENT WITHIN 05 TO 15% OF OPTIMUM
- 2) CONSTRUCT 4" P.C.C. SODNKA PER DETAIL SHEET C-4
- 3) CONSTRUCT 4" P.C.C. SODNKA PER DETAIL SHEET C-4
- 4) SODNKA PUMP PER DETAIL SHEET C-4
- 5) REMOVE AND DISPOSE OF EXISTING CURB.
- 6) EXISTING THREE TO REMAIN.
- 7) AUTOMATIC GATE.
- 8) LANDSCAPE AREA.
- 9) SMW CUT EXISTING PAVT. 1/2" IN PROPOSED DRAINAGE.



U.E. _____	UTILITY EASEMENT	WM _____	WATER METER
W.E. _____	WATERLINE EASEMENT	EM _____	ELECTRIC METER
R.O.W. _____	RIGHT OF WAY	GM _____	GAS METER
B.L. _____	BUILDING LINE	PP _____	POWER POLE
P.L. _____	PROPERTY LINE	CP _____	CABLE PEDestal
_____	CONTROLLING MONUMENT	PM _____	PIPELINE MARKER
_____		TP _____	TELEPHONE PEDestal
FH _____	FIRE HYDRANT	< _____	CALLIED DISTANCE
		> _____	MEASURED DISTANCE

[illegible]

<b>CAUTION !</b>	
<b>BEFORE YOU DIG - CALL</b>	
UNDERGROUND UTILITY COORDINATING COMMITTEE	1-800-245-4545
SOUTHWESTERN BELL TELEPHONE	(281) 561-4436
CENTERPOINT (ELECTRIC)	(713) 207-2222
CENTERPOINT (GAS)	(713) 659-2111

TSARP MON  
EIR NO. 210030  
EIR DATE 11/16/97  
NAVD 1988, 2001 AUL  
TBR "X"  
CUT BOX ALONG YORK STREET  
EIR NO. 210032  
EIR DATE 11/16/97  
NAVD 1988, 2001 AUL  
F.I.R.M.  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT  
AGENCY (FEMA), THE 1988 AND 2001 AUL MAPS  
IDENTIFY PROPERTY IN REVENUE AREA 16, 017 THE  
SUBSTANTIAL CHANCE OF BEING WITHIN ZONE "X" AREAS  
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL  
CHANCE FLOODPLAIN.

**K. Chen Engineering**  
A Division of KC United, Inc.  
Consulting Civil Engineers Houston Dallas  
6161 Savoy, Suite 310, Houston, Texas 77036  
Phone: 713.952.6888 Fax: 713.952.9994

F-4781



**SITE PLAN**

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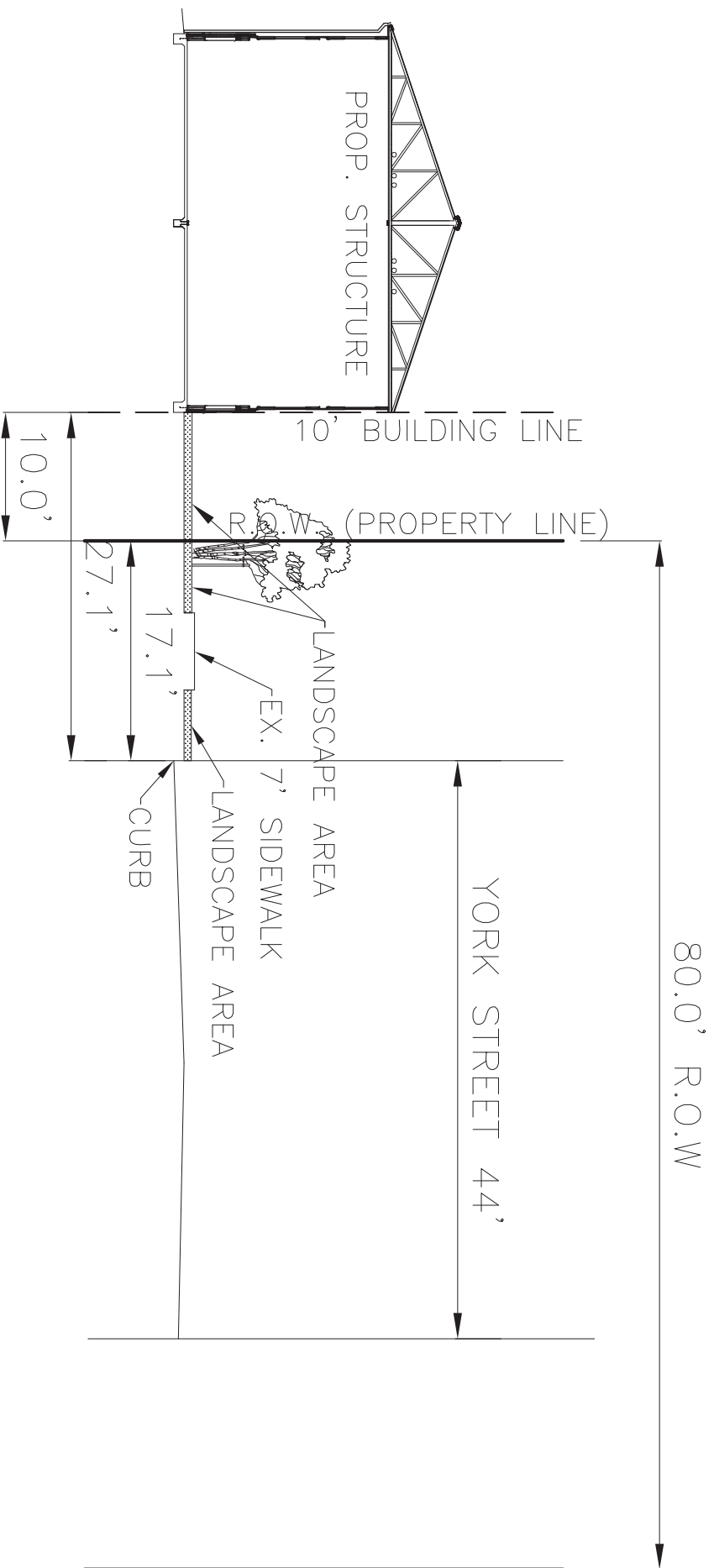
**CAPITOL ST. AND YORK ST.  
HOUSTON, TX**

## SITE PLAN

DATE	REVISIONS
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SHEET 1 OF 4

C-1



## **CROSS SECTION**



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2017-2081  
**Plat Name:** Capitol Street Terraces  
**Applicant:** K. Chen Engineering  
**Date Submitted:** 11/13/2017

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

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

To allow a 10' building line along York Street, instead of the required 25' building line.

**Chapter 42 Section:** 151

**Chapter 42 Reference:**

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

### Statement of Facts

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

Use of the 25' building line will make the property impossible to develop. The 25' BL would cause this property to look different from the neighboring properties, creating a awkward visual for anyone driving along the street, due to the 0 setback lines from the other existing property houses. The whole site is only 100 feet wide. With the current market price of the property near downtown, this would make the property impossible to develop into the current market condition.

**(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 25' building line requirement will make the property impossible to develop. Also, if 25' building line is used, it would make the property different between the neighbors existing residential locations and against the city of Houston downtown or near downtown redevelopment plan.

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

Upstream and downstream neighbors building on the same side of York Street are all built at 0 building line. Very close to downtown and fit the City of Houston near future downtown development plan.

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

With building Line to be changed and set as the same of upstream and downstream Neighbor. All requirements outlined within the Chapter 42, City of Houston development code will be preserved and maintained with the 7 feet wide sidewalk & more landscape features along York street

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

Granting of the variance will not be injurious to the public health, safety or Welfare. In fact, to line up the proposed building with upstream and downstream building will improve the visibility and better protect the public safety. The applicant proposed to have more landscape within all 10'building line with 7 feet wide sidewalk along York Street.

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

Economic hardship is not the sole justification of the variance. The purpose of the variance is to better develop this part of the city and improve the city life and public safety

# Houston Planning Commission

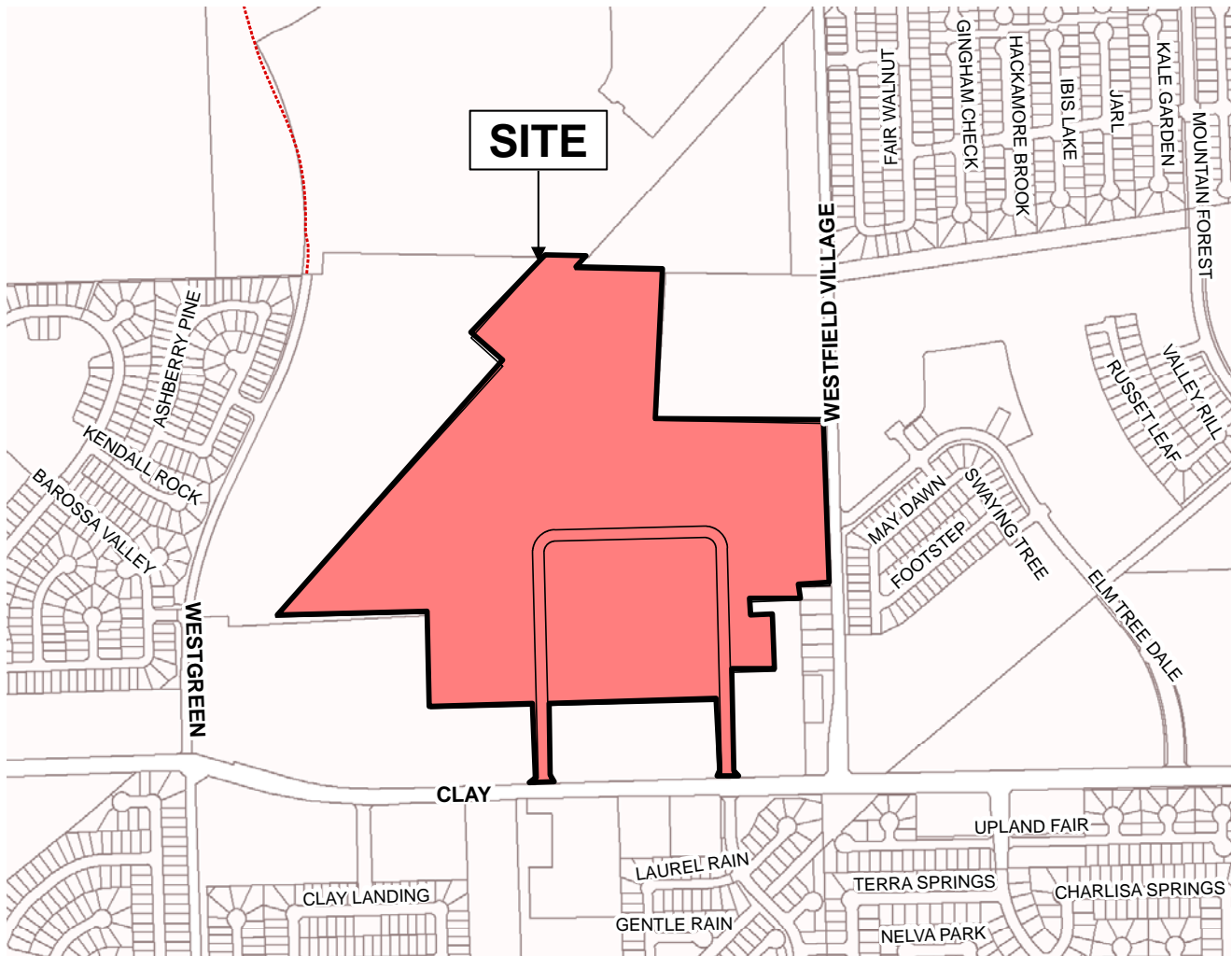
**ITEM: 98**

Planning and Development Department

Meeting Date: 01/04/2018

**Subdivision Name: Clay Road Commerce Park**

**Applicant: The Pinnell Group, LLC**



**D –Variances**

**Site Location**



## Subdivision

# Houston Planning Commission

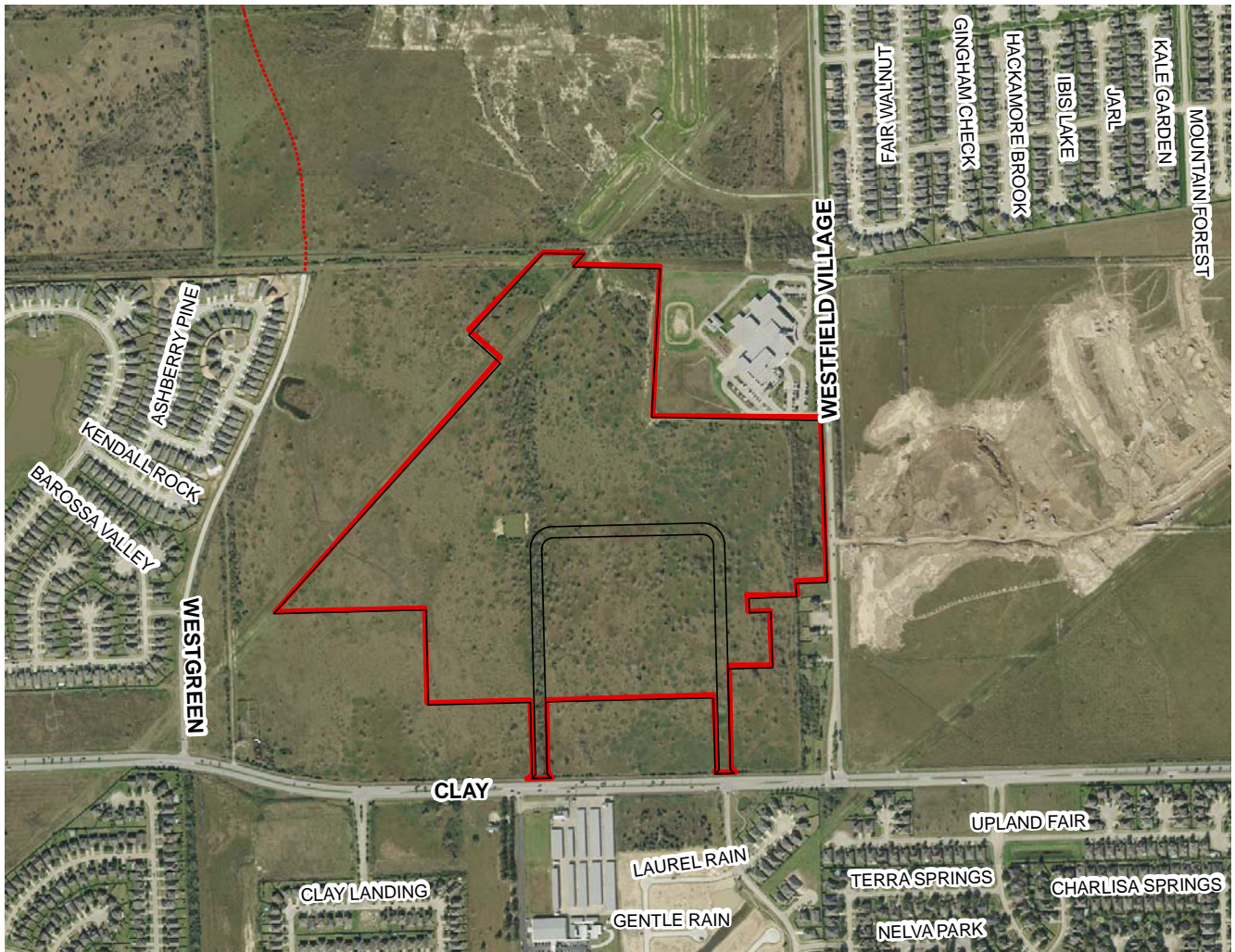
ITEM: 98

Planning and Development Department

Meeting Date: 01/04/2018

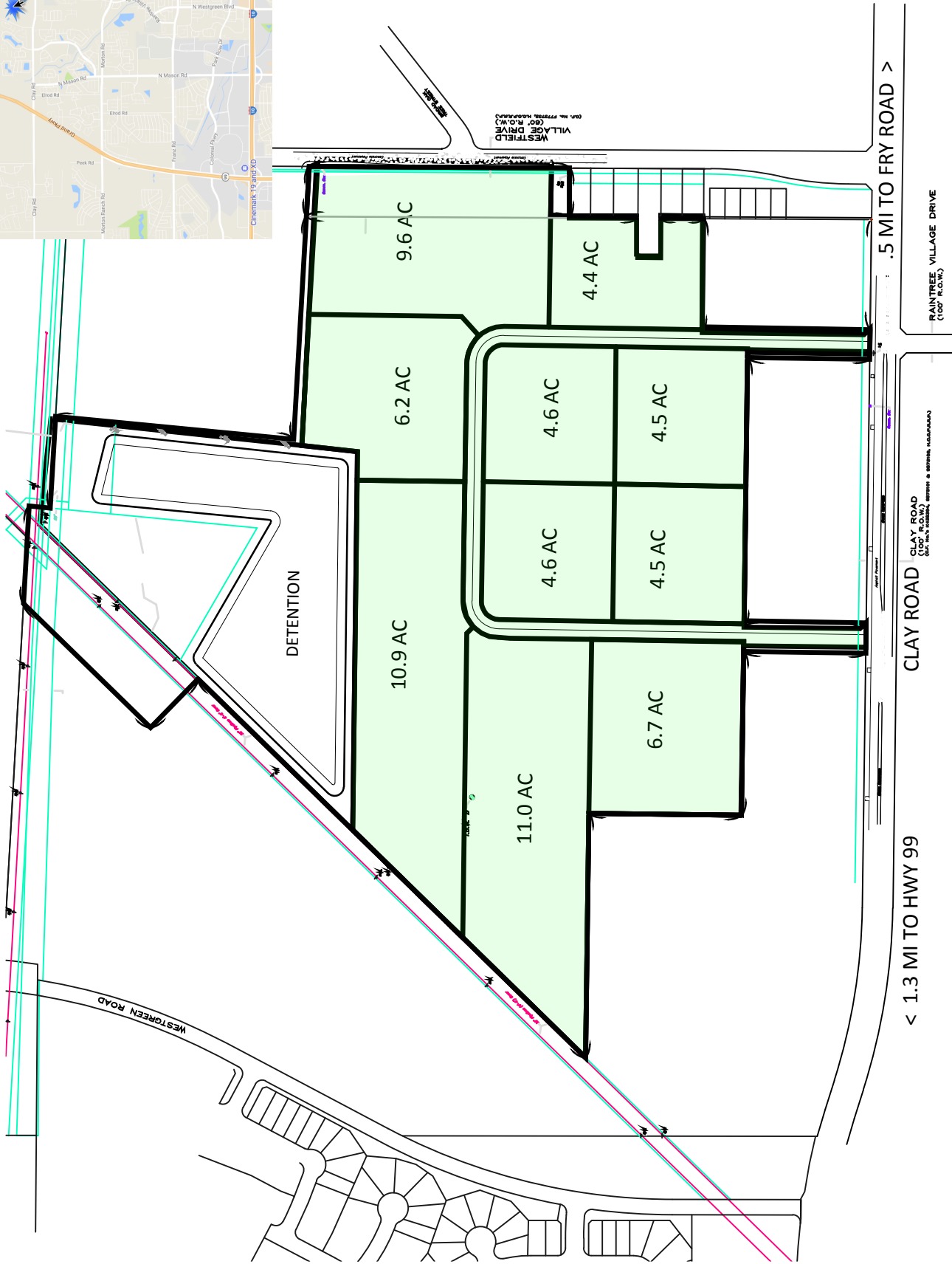
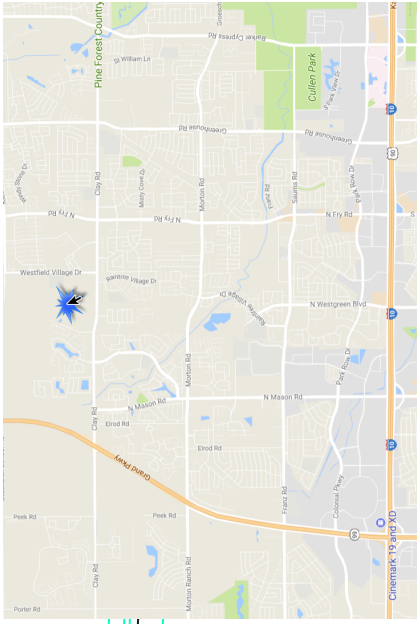
Subdivision Name: Clay Road Commerce Park

Applicant: The Pinnell Group, LLC



D – Variances

Aerial



# CLAY COMMERCE INDUSTRIAL PARK

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## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2017-2113

**Plat Name:** Clay Road Commerce Park

**Applicant:** The Pinnell Group, LLC

**Date Submitted:** 12/02/2017

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

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

We are seeking a variance to allow the intersection spacing within the proposed subdivision, Clay Road Commerce Park, to exceed 2,600 feet along the northerly side of Clay Road, between Westfield Village Drive and West Green Road.

**Chapter 42 Section:** 42-127

**Chapter 42 Reference:**

A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

### Statement of Facts

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

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

The property is immediately adjacent to Westfield Village Drive along the eastern side of the proposed subdivision, and is to the north of Clay Road on the southern edge of the proposed subdivision. A pipeline easement runs along the northernmost edge of the proposed subdivision (which is anticipated to contain the West Harris County Regional Water Authority water line at some future date). A pipeline easement runs along the complete western edge of the property immediately adjacent to the proposed subdivision. Robinson Elementary School is immediately adjacent to the northeast corner of the proposed subdivision. The owners of this 93.280 acres of land are platting the subject property into two separate commercial reserves in order to create a commercial development (generally light industrial). Access to this property will be provided by two driveways off of Clay Road, located at the south end of the proposed subdivision. It would be impractical to dedicate a road from Westfield Village Drive to West Green Road. In order to reach West Green Road, a road would have to cross the existing pipeline easement located on the adjacent property to the west, as well as the proposed drainage structures to be constructed on the east side of the adjacent property. Additionally, any connector road from Westfield Village Drive to West Green Road would increase traffic to the south of Robinson Elementary School, which would create a safety issue for the school and create additional ingress and egress problems for school traffic. The proposed subdivision would not benefit from the dedication and installation of a street from Westfield Village Drive to West Green Road, and any such road would not improve traffic flow in this area. Any additional connector road between Westfield Village Drive to West Green Road through this proposed light industrial "commercial" development would unreasonably mix commercial and residential traffic, and would be opposed by the homeowners in the Vineyard Meadows residential subdivision. The residents of Vineyard Meadows would strongly oppose semi-trucks, cargo trucks and vans commuting through their quiet neighborhood. As designed, all commercial traffic from this proposed light industrial "commercial" development will be directed to Clay Road, not adjacent residential neighborhoods. An additional connector road from Westfield Village Drive to West Green Road will not improve traffic flow nor benefit the proposed development. Clay Road and Keith Harrow Boulevard are the practical connecting roads between West Green Boulevard and Westfield Village Drive, and any additional connector roads serves no purpose and is contrary to sound public policy.

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

The circumstances supporting the granting of both variances are logical and make economic sense. If the subject property was created as a residential development, then the installation of connector streets between Clay Road and



Keith Harrow Boulevard and/or Westfield Village Drive and West Green Road may benefit the property and improve traffic circulation (but would certainly take away from the individuality of any residential neighborhood). However, the owner is creating a commercial development and the requirement to install a street would not benefit the public (in all likelihood, it would be harmful to the adjacent residential neighborhoods), nor would it be practical to mix commercial to residential traffic.

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

The installation of additional connector roads in the proposed subdivision would not benefit the public for improved traffic flow, as more fully discussed below. Commercial traffic generated from the proposed subdivision should correctly be directed to Clay Road.

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

Currently, there is nothing injurious to the public health, safety and welfare due to the non-existence of connector streets between Clay Road and Keith Harrow Boulevard and/or Westfield Village Drive and West Green Road (if anything, it is a benefit), and there will continue to be nothing injurious to the public health, safety and welfare if these variances are granted.

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

For the reasons stated above, this request is not based on economic reasons. It is a matter of creating a practical commercial development without a 60-foot public right-of-way leading to a dead end or into a residential subdivision.



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2017-2113

**Plat Name:** Clay Road Commerce Park

**Applicant:** The Pinnell Group, LLC

**Date Submitted:** 12/02/2017

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

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

We are seeking a variance to allow the intersection spacing within the proposed subdivision, Clay Road Commerce Park, to exceed 1,400 feet along the westerly side of Westfield Village Drive, between Clay Road and Keith Harrow Boulevard.

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

Each local street shall intersect with a street that meets the requirements 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;**

The property is immediately adjacent to Westfield Village Drive along the eastern side of the proposed subdivision, and is to the north of Clay Road on the southern edge of the proposed subdivision. A pipeline easement runs along the northernmost edge of the proposed subdivision (which is anticipated to contain the West Harris County Regional Water Authority water line at some future date). A pipeline easement runs along the complete western edge of the property immediately adjacent to the proposed subdivision. Robinson Elementary School is immediately adjacent to the northeast corner of the proposed subdivision. The owners of this 93.280 acres of land are platting the subject property into two separate commercial reserves in order to create a commercial development (generally light industrial). Access to this property will be provided by two driveways off of Clay Road, located at the south end of the proposed subdivision. It would be impractical, if not impossible, to dedicate a road from Clay Road to Keith Harrow Boulevard. In order to reach Keith Harrow Boulevard, a road would have to cross the existing drainage structures located on the adjacent property to the north. The adjacent property to the north is completely residential, has been platted, and the existing plats do not provide a connector road to Keith Harrow boulevard. Additionally, any connector road from Clay Road to Keith Harrow would increase traffic behind Robinson Elementary School, which would create a safety issue for the school. The proposed subdivision would not benefit from the dedication and installation of a street from Clay Road, and any such road would not improve traffic flow in this area. Any additional connector road between Clay Road and Keith Harrow Boulevard through this proposed light industrial "commercial" development would unreasonably mix commercial and residential traffic, and would be opposed by the homeowners in the Westfield Park residential subdivision. The residents of Westfield Park would strongly oppose semi-trucks, cargo trucks and vans commuting through their quiet neighborhood. As designed, all commercial traffic from this proposed light industrial "commercial" development will be directed to Clay Road, not adjacent residential neighborhoods. An additional connector road from Clay Road to Keith Harrow Boulevard will not improve traffic flow nor benefit the proposed development. West Green Boulevard and Westfield Village Drive are the practical connecting roads between Clay Road and Keith Harrow Boulevard, and any additional connector roads serves no purpose and is contrary to sound public policy.

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

The circumstances supporting the granting of both variances are logical and make economic sense. If the subject property was created as a residential development, then the installation of connector streets between Clay Road and Keith Harrow Boulevard and/or Westfield Village Drive and West Green Road may benefit the property and improve traffic circulation (but would certainly take away from the individuality of any residential neighborhood). However, the

owner is creating a commercial development and the requirement to install a street would not benefit the public (in all likelihood, it would be harmful the adjacent residential neighborhoods), nor would it be practical to mix commercial to residential traffic.

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

The installation of additional connector roads in the proposed subdivision would not benefit the public for improved traffic flow, as more fully discussed below. Commercial traffic generated from the proposed subdivision should correctly be directed to Clay Road.

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

Currently, there is nothing injurious to the public health, safety and welfare due to the non-existence of connector streets between Clay Road and Keith Harrow Boulevard and/or Westfield Village Dive and West Green Road (if anything, it is a benefit), and there will continue to be nothing injurious to the public health, safety and welfare if these variances are granted.

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

For the reasons stated above, this request is not based on economic reasons. It is a matter of creating a practical commercial development without a 60-foot public right-of-way leading to a dead end or into a residential subdivision.

# Houston Planning Commission

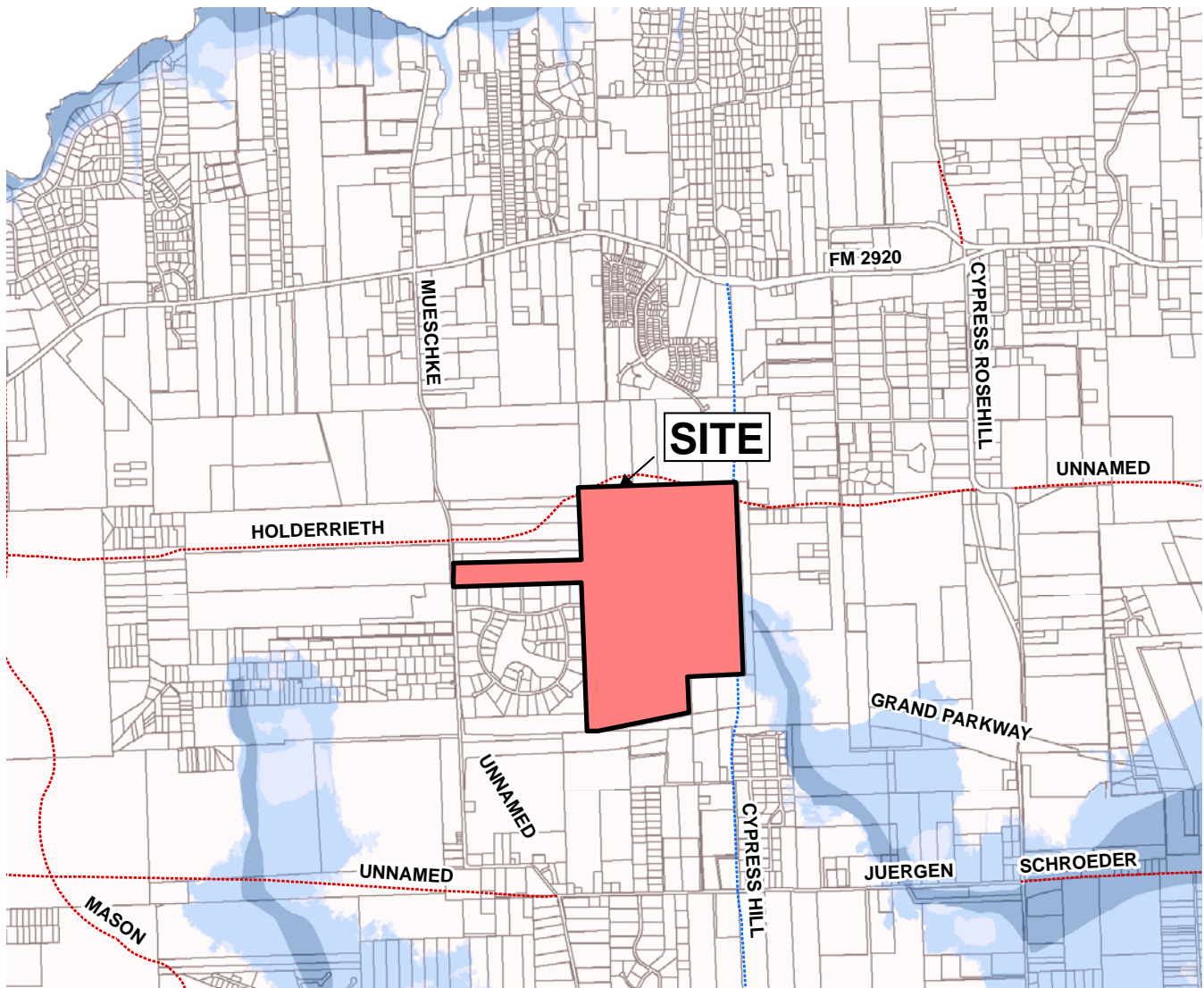
**ITEM: 99**

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: JDS 370 Tract GP (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



**D – Variances**

**Site Location**



## Subdivision

# Houston Planning Commission

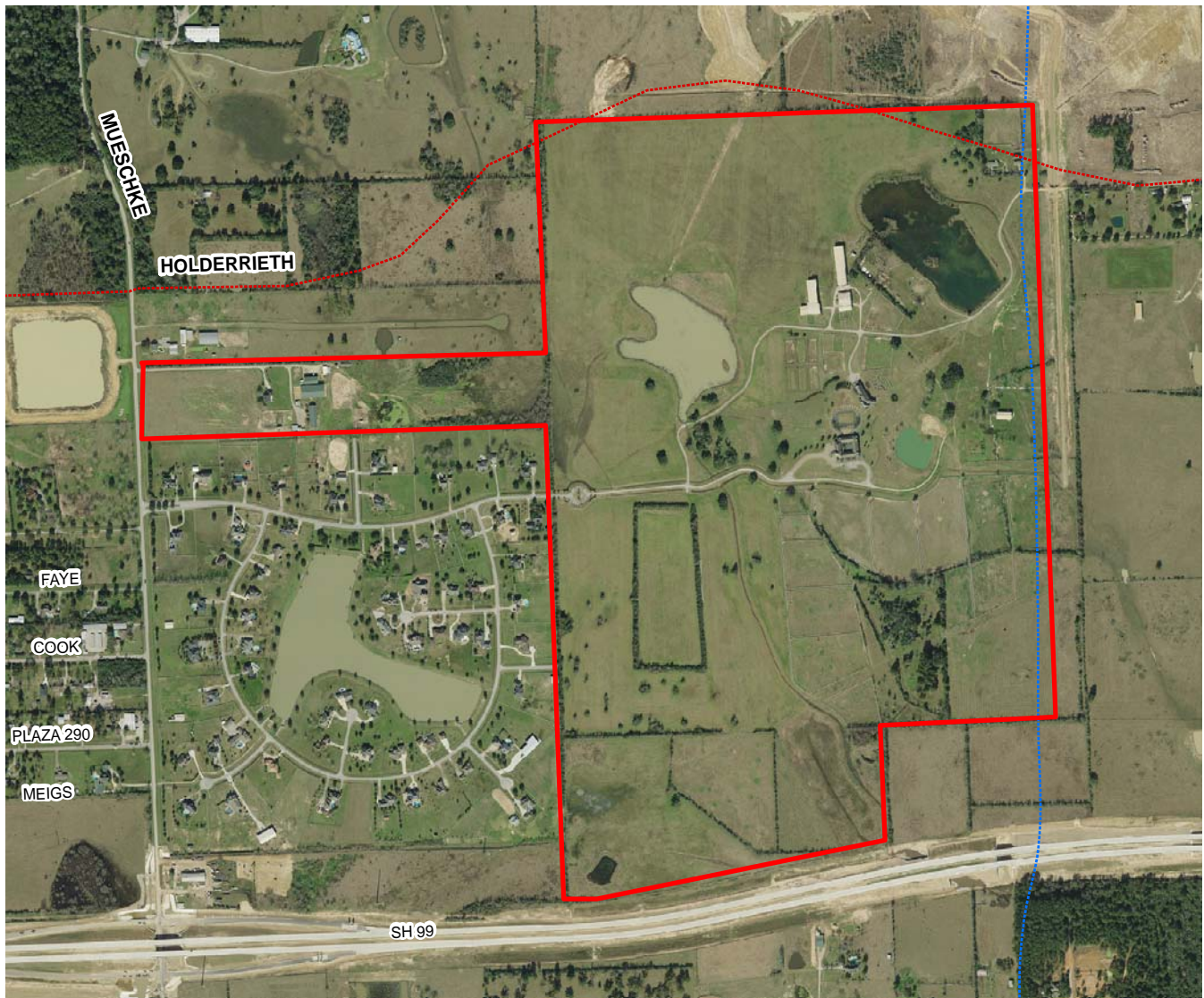
**ITEM: 99**

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: JDS 370 Tract GP (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



**D – Variances**

**Aerial**









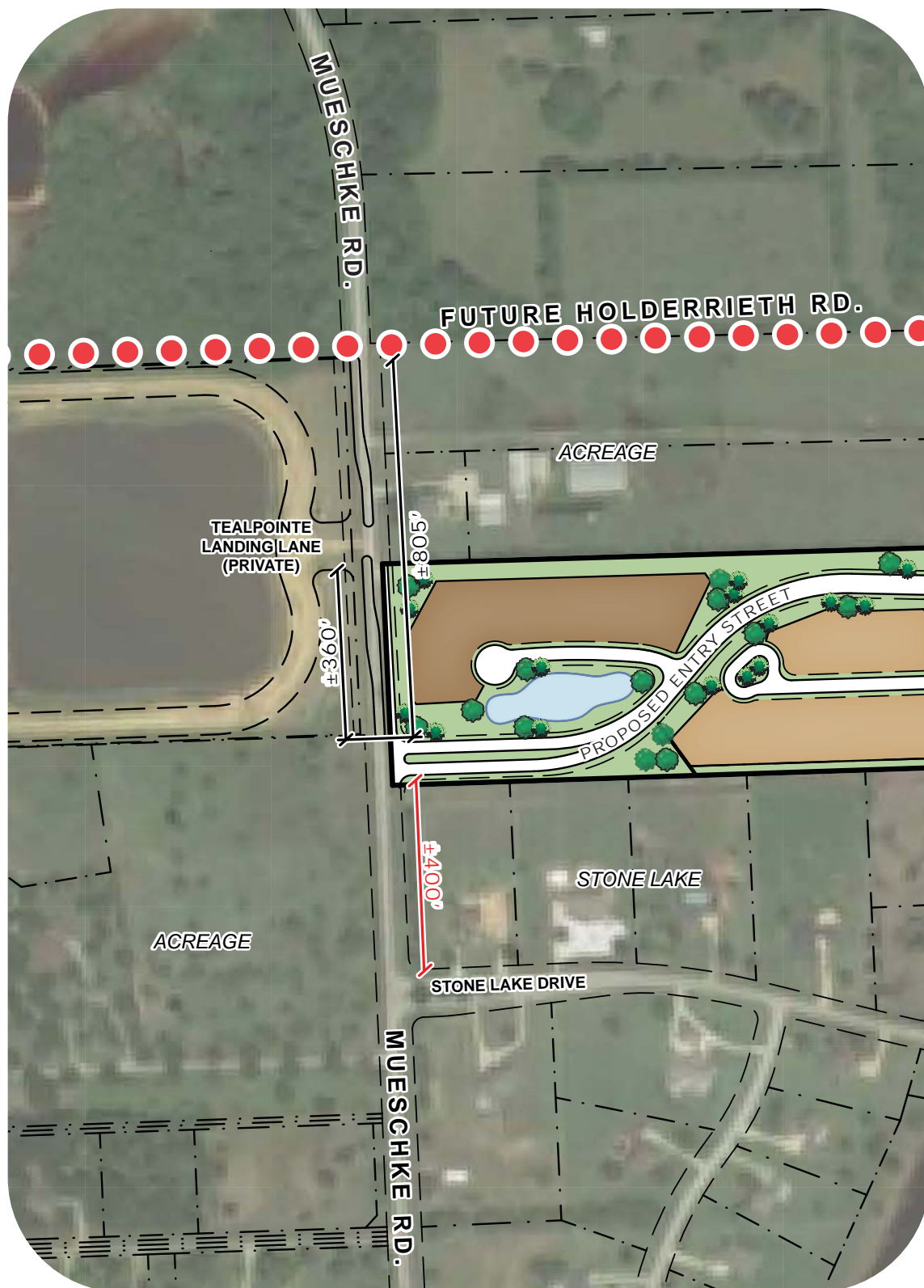

**DESIGNATED COLLECTOR**






**DESIGNATED THOROUGHFARE**

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an intersection offset exhibit for  
**JDS 370 TRACT**  
 ± 372.0 ACRES OF LAND  
 prepared for  
**JOHNSON DEVELOPMENT SERVICES**



~ Land Planning Consultants ~  
 23501 Cinco Ranch Blvd., Suite A-250  
 Katy, Texas 77494  
 Tel: 281-579-0340

SCALE  
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DATE  
 KGA #XXXXXXX

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**Application Number:** 2017-2162

**Plat Name:** JDS 370 Tract GP

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

**Date Submitted:** 12/04/2017

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

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

To allow an offset of  $\pm 400'$  between existing Stone Lake Drive and the proposed new entry street along Mueschke Rd, instead of the required 600' offset between public street intersections along a major thoroughfare.

**Chapter 42 Section:** 127

**Chapter 42 Reference:**

Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

### **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 JDS 370 Tract is a  $\pm 372.0$ -acre single-family residential development located in Harris County, northwest of central Houston. The project boundary touches the Grand Parkway to the south, existing major thoroughfare Mueschke Road to the west, and future major thoroughfare Holderrieth Rd to the north. The designated major collector Cypress Hill Rd runs north-south through the development. Although the subject site touches multiple designated roads, physical access to the site is currently limited. A small finger of property touches Mueschke Road, while the only other existing access comes through two stub streets from the Stone Lake community, a long-standing single-family residential neighborhood which feeds back into Mueschke Rd. The Grand Parkway has no frontage roads in this location, and both Cypress Hill Rd and Holderrieth Road are proposed roads that do not exist adjacent to the subject site. Until the thoroughfare network is extended beyond the bounds of this development, all access must come from Mueschke Road. In order to not overload the Stone Lake community with excessive cut-through traffic, the developer is proposing to connect to Mueschke Rd with an unloaded east-west collector, not required by the thoroughfare plan, to carry all traffic into the new development. The developer controls only about  $\pm 470'$  of frontage on Mueschke Road, so there are limited options for locating this entry street. After coordination with Harris County, the proposed location has been deemed the most appropriate from a traffic safety perspective. The attached exhibit illustrates the adjacent existing and proposed street locations along Mueschke Road. The proposed entry to the subject site is  $\pm 400'$  north of existing public street Stone Lake Drive on the east side of Mueschke Rd, which is less than the required 600' between public streets. The new entry street is also about  $\pm 360'$  south of Tealpointe Landing Lane, a proposed private street on the west side of Mueschke Rd, and about  $\pm 805'$  south of the future intersection with Holderrieth Rd, a major thoroughfare. The proposed spacing between the four intersections keeps the new entry street for the subject development about equidistant between the entries to the two smaller neighborhoods along Mueschke Rd, and as far south as possible from the intersection of Mueschke and Holderrieth. There is adequate distance for median openings with left turn lanes to each intersection along Mueschke Road, allowing for safe turning operations, and the proposed entry street will keep the majority of cut-through traffic off the small local streets of the Stone Lake neighborhood. In the long term, once Holderrieth Road and Cypress Hill Road are connected, traffic from the subject site will have multiple route options, which will decrease the impact to Mueschke Rd at the proposed intersection.

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

The property configuration and surrounding development patterns are existing conditions not created or imposed by the developer of the subject site.

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

The proposed configuration keeps cut-through traffic from overloading the existing residential streets while providing safe intervals for median openings to allow traffic to enter each intersection from either direction along Mueschke Road, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will provide the safest possible intersection for traffic to and from the subject site, with the least possible impact to the surrounding communities, and will provide a median cut spacing within normal parameters for major thoroughfares. Therefore, the granting of the variance will not be injurious and will uphold the public health, safety, and welfare.

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

The property configuration and surrounding development patterns are the supporting circumstances for this request.



**Application Number:** 2017-2162

**Plat Name:** JDS 370 Tract GP

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

**Date Submitted:** 12/04/2017

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

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

To exceed the maximum intersection spacing along the eastern project boundary for approximately  $\pm 4170'$  between Holderrieth Rd and the Grand Parkway.

**Chapter 42 Section:** 128, 130

**Chapter 42 Reference:**

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. - AND - Sec 42-130. Intersection Exceptions. (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: ... (5) The crossing of an drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 feet;

### Statement of Facts

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

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

The JDS 370 Tract is a  $\pm 372.0$ -acre single-family residential development located in Harris County, northwest of central Houston. The project boundary touches the Grand Parkway to the south, existing major thoroughfare Mueschke Road to the west, and future major thoroughfare Holderrieth Rd to the north. Additionally, the designated major collector Cypress Hill Rd runs north-south through the development. The developer is proposing an additional east-west collector street to connect Cypress Hill Rd with Mueschke Rd, which will be the primary entry for the development. No single-family lots will front on either of the collector streets, and there is no commercial development proposed along the collectors. This will create a collector street network that is in keeping with the intent of 42-128(a)(2) for local street intersection spacing within the development. North of the subject site is the Rosehill Reserve development, another single-family community currently being developed. Rosehill Reserve also owns a 180'-wide drainage channel that extends far to the south and forms the eastern boundary of the subject site. This channel drains stormwater from Rosehill Reserve into the headwaters of Willow Creek to the south. Per 42-130, the drainage channel creates a 2000' intersection spacing requirement along the property boundary. The distance from Holderrieth Rd to the Grand Parkway is approximately  $\pm 4170'$ , and from Holderrieth Rd to the property corner is approximately  $\pm 3530'$ , resulting in a requirement of one local street across the drainage channel within the subject site. The drainage channel is already partially constructed. A stub street provided by the subject site could not be extended into the adjacent acreage tract to the east without crossing the drainage channel. It is unlikely that a street would be retroactively extended across the existing drainage channel, even if the adjoining property on the opposite side were match up a street in the future. Therefore, a stub street from the subject site would not benefit local traffic circulation.

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

The existing thoroughfare network and surrounding property configuration, including the adjacent drainage channel, are existing conditions not created or imposed by the developer of the subject site.

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

The overall circulation of the region is upheld by the thoroughfare and collector street grid, and in keeping with the intent of exceptions to the intersection spacing requirements for the crossing of drainage channels.

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

The granting of the variance will not materially reduce local street circulation, since it is unlikely that a street would be completely extended across the existing drainage channel. Traffic circulation will be handled by the collector street and thoroughfare network of the surrounding region.

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

The existing drainage channel and adjacent property configuration are the supporting circumstances for this request.



# Houston Planning Commission

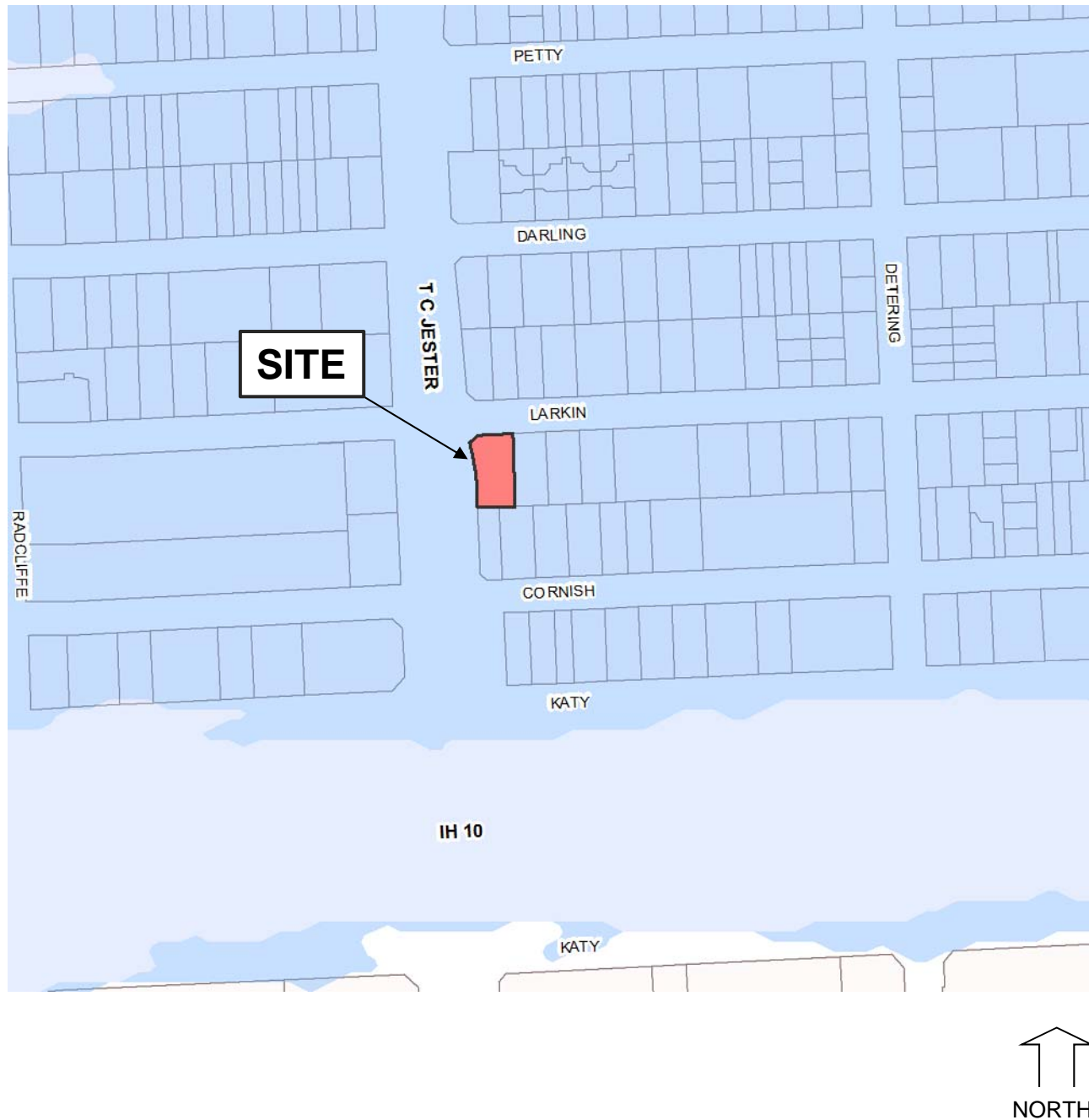
**ITEM: 100**

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: Larkin Street Townhomes (DEF 1)

Applicant: MOMENTUM ENGINEERING.



**D – Variances**

**Site Location**

# Houston Planning Commission

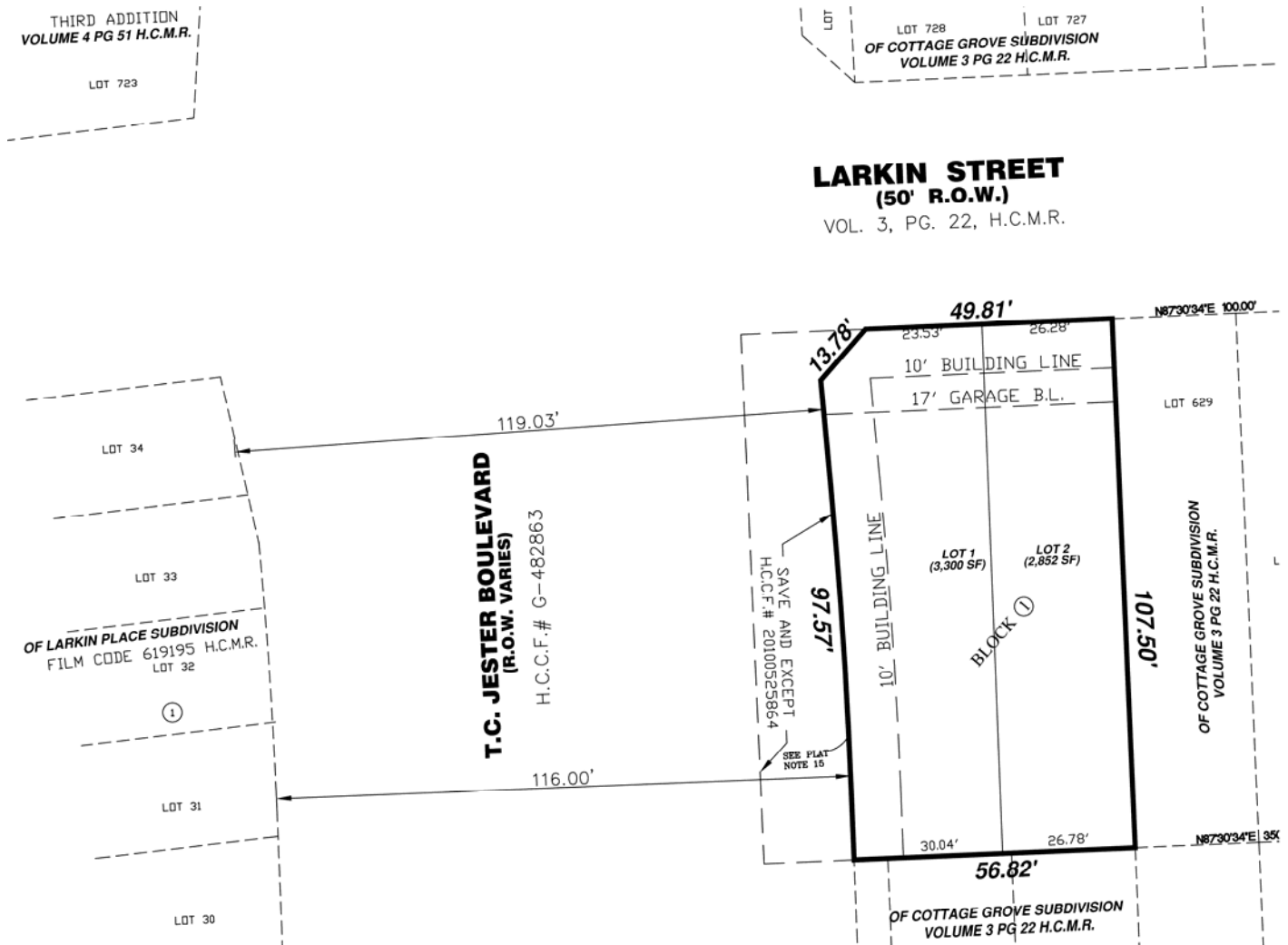
## ITEM: 100

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: Larkin Street Townhomes (DEF 1)

Applicant: MOMENTUM ENGINEERING.



D – Variances

Subdivision

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# Houston Planning Commission

**ITEM: 100**

Planning and Development Department

Meeting Date: 01/04/2018

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**Subdivision Name: Larkin Street Townhomes (DEF 1)**

**Applicant: MOMENTUM ENGINEERING.**



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**D – Variances**

**Aerial**

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**Application Number:** 2017-2099

**Plat Name:** Larkin Street Townhomes

**Applicant:** MOMENTUM ENGINEERING

**Date Submitted:** 12/01/2017

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

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

To allow a side setback of 10' rather than the required 25' building line on major thoroughfare.

**Chapter 42 Section:** 152(a)

**Chapter 42 Reference:**

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

### **Statement of Facts**

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

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

This is a variance request to allow a side setback of 10' rather than the required 25' building line on major thoroughfare. This is also a replat (6,152 square feet) of Lots 626, 627 and 628 in the Cottage Grove Subdivision. A patio home will be placed on the two lots at the southeast corner of Larkin Street and TC Jester Boulevard. The patio home will be three stories with the garage on the bottom. This project lies just inside the 610 Loop east of TC Jester in an area that has mixed use. To the north is Houston Fire Station No. 11, to the east is single family residences and to the south there are some vacant lots. Further along Larkin Street are some commercial buildings. The property is a 6,152 square foot tract of land and is an excellent candidate for infill as it is adjacent to a major thoroughfare and is extremely close to downtown. The 3,300 square foot corner lot would be unusable if a 25' building line were required. The two-car garage driveway will take access from Larkin Street and Lot 1 is not facing the TC Jester thereby mitigating most of the impact of a reduced building line.

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

The original three lots included about 8,000 square feet but about 1900 square feet was dedicated to the City for the street widening of TC Jester. The 15' of dedication and the 25' building line requirement along major thoroughfare creates a hardship and would not allow for a patio home on the property if a variance were not granted. The great location of a corner lot also requires setbacks that would not allow for a building on the property.

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

The intent and general purposes of 42-152(a) is to allow for an adequate setback from the street. TC Jester is between 116' and 119' where our proposed project lies. Because of the 15' dedication for TC Jester the actual road is 15' further from the lot thereby giving the intended set back. The patio home will be set back from the Road paving as if there was a 25' building line. The driveway for both lots will take access from Larkin Street. The granting of the variance would allow for infill in a neighborhood that continues to develop with mixed use. A patio home would fit in nicely with some of the new units that are starting to fill into neighborhoods inside the 610 Loop. A patio home units would fit into a 6,152 square foot lot and is a good use for the area.

**(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 or safety of the project as the side setback of 10' will mimic the distance to road paving due to the previous road dedication/widening. It should be noted that a 10' building



line is allowed on a collector street and that the distance to the road paving helps minimize the impact of vehicle traffic. Another mitigating issue is that vehicle access to the lots will come from Larkin Street.

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

The hardship in this case is the existing condition that allowed for a vacant tract on the corner of TC Jester and Larkin Street. This 6152 square foot piece of property is encumbered by a 10' bl and 17' garage building line on Larkin and a 25' building line on TC Jester. The building line requirements and the previous widening dedication made developing these three lots a challenge. It is much more practical to put a patio home on this location than any type of commercial building. The variance would allow for a patio home to be developed on this site and that would be a very good use for this property.

# Houston Planning Commission

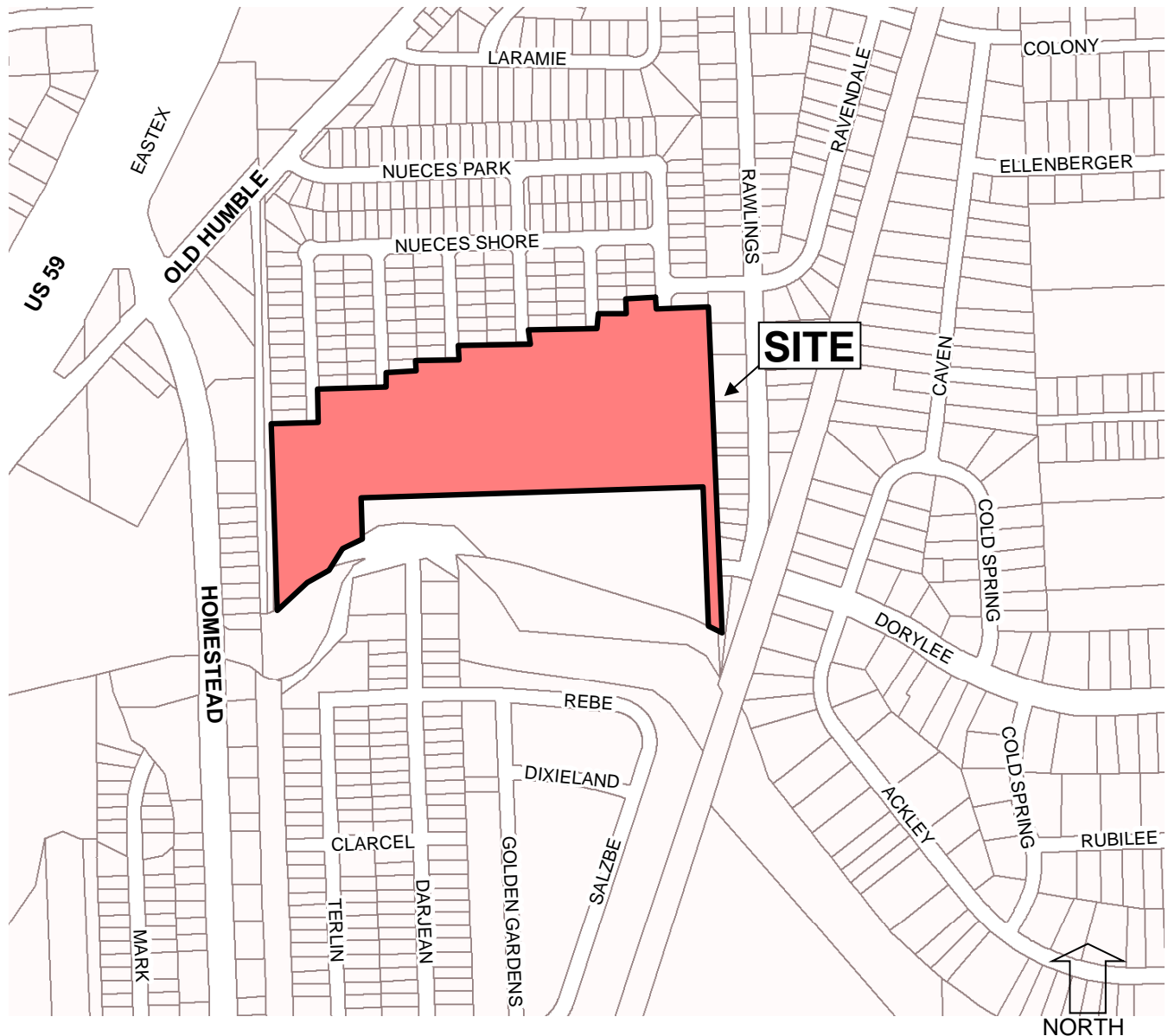
**ITEM: 101**

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: Nueces Park Place South

Applicant: Bury



**D – Variances**

**Site Location**

# Houston Planning Commission

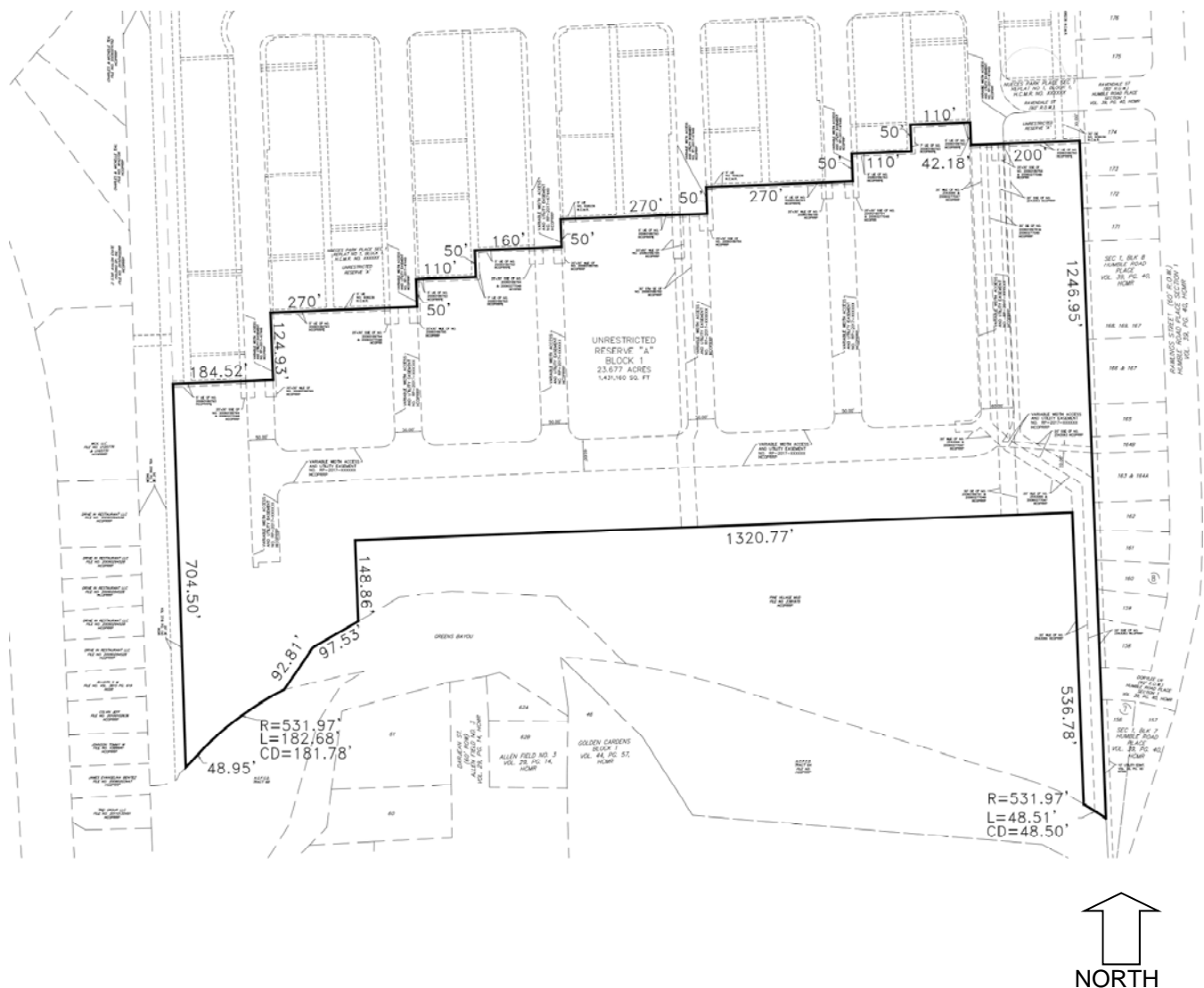
ITEM: 101

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: Nueces Park Place South

Applicant: Bury



D – Variances

Subdivision



# Houston Planning Commission

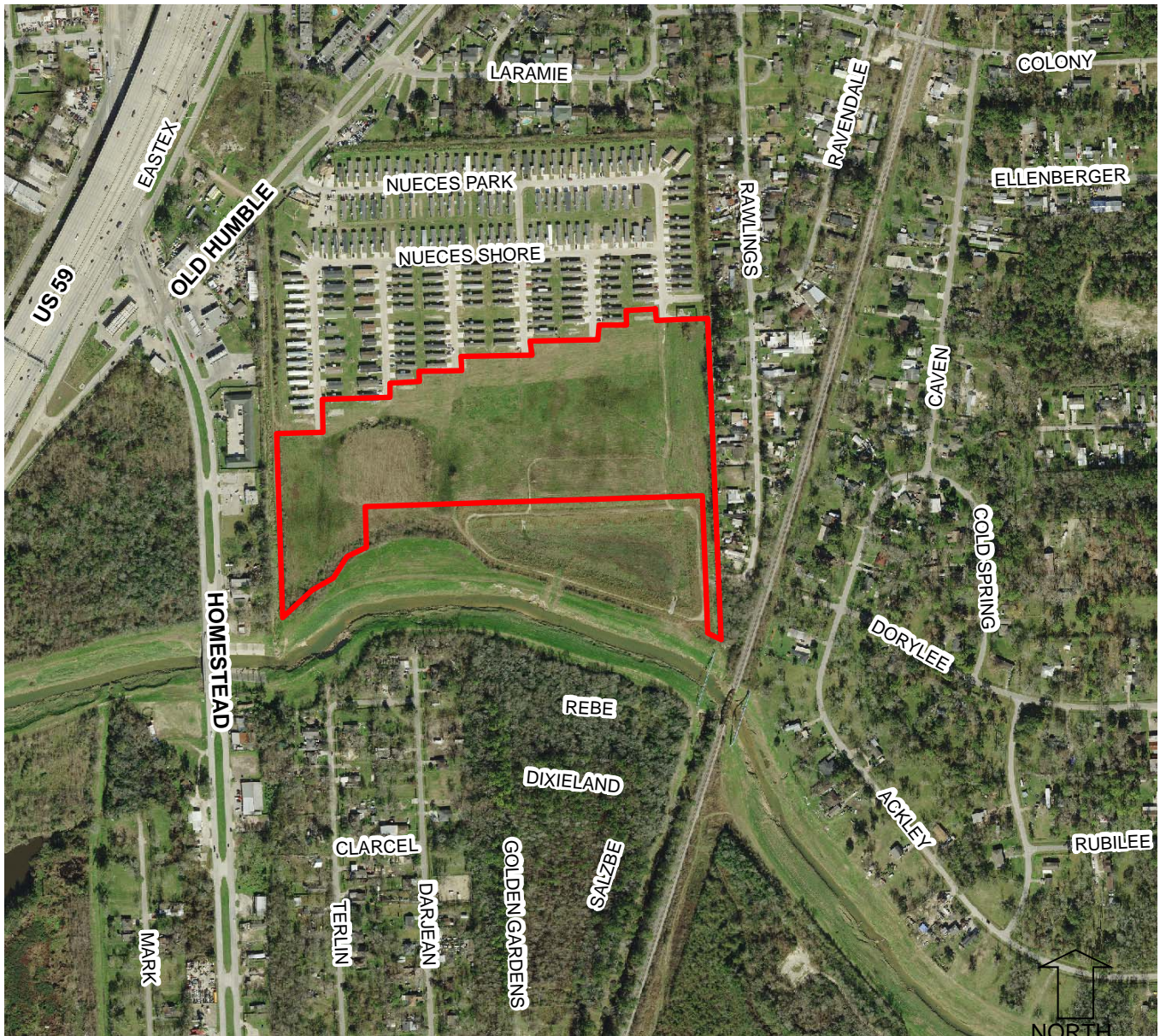
ITEM: 101

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: Nueces Park Place South

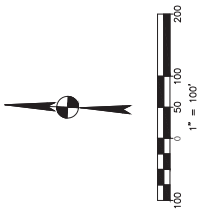
Applicant: Bury



D – Variances

Aerial





Permit Seal FOR INTERIM REVIEW ONLY THIS PERMIT IS NOT VALID WITHOUT THE SIGNATURE ONLY, UNDER THE AUTHORITY OF: ROBERT S. HULBERT, P.E. P.E. NO. 113897 DATE: December 14, 2017 AND IS NOT INTENDED TO BE USED FOR ANY OTHER CONSTRUCTION PURPOSES.	Project Number: 222110337	In Normal Weigh/Eval/22.dwg			
	JR	SH	JW	17.12.14	
	Dwn	C'D	Dgn.	YTJAM/DD	
	Drawing No.				
Rev.			Sheet EX		

Title	Utilities Exhibit
HOUSTON, TEXAS	

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**Application Number:** 2017-2017

**Plat Name:** Nueces Park Place South

**Applicant:** Bury

**Date Submitted:** 11/10/2017

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

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

To exceed maximum block length of 1,400 feet between two local streets by not extending Darjean St. or creating new street

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

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

### Statement of Facts

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

n/a

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

Applicant's property location is not feasible for providing or extending a local street from the adjacent property to the north, currently Nueces Park Place Sec 1, due to the platted streets recently being abandoned by Harris County, or from the south due areas dedicated for drainage and flood control in Green's Bayou, H.C.F.C.D. parcels, and Pine Village MUD detention pond. The streets were abandoned in Nueces Park Place Sec 1 so the property could be developed as a private access mobile home park and Proposed Nueces Park Place South would be an expansion of the current mobile home park and utilize the existing streets within the site.

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

Property is a remainder tract with unique characteristics that has not been previously platted and reasons for variance were not a result of the actions from the applicant but due to existing conditions.

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

Current traffic flow will be maintained and because of the property's location and characteristics would not be altered. A proposed second entrance to the existing mobile home park site will alleviate potential congestion from residents on Old Humble Road that could result from expanding the development into the proposed Nueces Park Place South plat location.

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

The additional of a local street being dedicated on this property would not benefit the public or affect public health, safety, or welfare. Also, the proposed street expansions in Nueces Park Place South as well as the addition of another entrance in Nueces Park Place Sec 1 will create a loop street system within the overall combined sites and provide better fire access.

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

Variance request is due the impracticality of the requirement on the property because of the location and existing conditions and not the economic impact it would have on the development.



**Application Number:** 2017-2017

**Plat Name:** Nueces Park Place South

**Applicant:** Bury

**Date Submitted:** 11/10/2017

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

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

Not to extend Dorylee Lane or terminate with a cul-de-sac

**Chapter 42 Section:** 42-134

**Chapter 42 Reference:**

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

**Statement of Facts**

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

n/a

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

Property adjacent to Dorylee Lane ROW is 40 ft in width and does not allow for adequate space to provide a turnaround. Extending the street is not feasible due to the detention pond currently owned by Pine Village MUD on the other side of the property. The portion of the property adjacent to the ROW is currently only being utilized for a 20 ft waterline easement and a 20 ft sanitary sewer easement. The portion of Dorylee Lane in question is approximately 147 feet long, fronts two lots, and does not extend east due to Southern Pacific Rail Road Easement.

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

Atypical boundary is the result of the previous developer deeding adjacent property to Pine Village MUD for purposes of a detention pond and excluding the 40 foot strip of land on the east side that contains two easements.

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

The adjacent residential property has sufficient traffic circulation and it is not possible to extend the existing street or provide a turnaround.

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

The turnaround or street extension will not enhance or hinder traffic, accessibility, or fire protection to the applicant's property or surrounding property. The subject property will be developed as an extension of the existing private access mobile home park located within Nueces Park Place Sec 1 and will have access from Old Humble Road.

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



Dedicating ROW for a turnaround or extending the street would not affect the economic feasibility of developing the property for the applicant if it was possible to do so.



**Application Number:** 2017-2017

**Plat Name:** Nueces Park Place South

**Applicant:** Bury

**Date Submitted:** 11/10/2017

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

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

To provide access to an unrestricted reserve by an access easement

**Chapter 42 Section:** 42-190C

**Chapter 42 Reference:**

Each reserve shall meet the following requirements for minimum size, the type of width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Unrestricted Reserve – 5,000 sq. ft. – public street – 60 ft (50 ft in street width exception area) – 60 ft

### Statement of Facts

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

n/a

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

The property has access to one ROW, Dorylee Lane (60' wide), however it is impractical to use for development due to the 40' strip of land that is adjacent to the ROW and the location of the existing detention pond, thus leaving the property essentially landlocked. The applicant will develop the property as a continuation of a private access mobile home park located in Nueces Park Place Sec 1, which it currently owns and has recorded an access easement recorded access between the two sites in doc #. An additional access and utility easement will be recorded for the PUD to have access to utilities within the proposed site and detention pond.

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

Property is a remainder tract with unique characteristics that has not been previously platted and reasons for variance were not a result of the actions from the applicant but due to existing ROW, detention pond, and bayou location.

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

Variance will be providing access to property without sufficient ROW frontage. The subject property will not be developed as separate entity but as an expansion of an existing private mobile home park.

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

Development on the subject property will connect to existing private streets within the adjoining plat, Nueces Park Place Sec 1, and create an internal loop street system for optimal fire access and will not have any negative affects public health, safety, or welfare.

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

Variance request is due the impracticality of the requirement on the property and not the economic impact it would have on the development.

# Houston Planning Commission

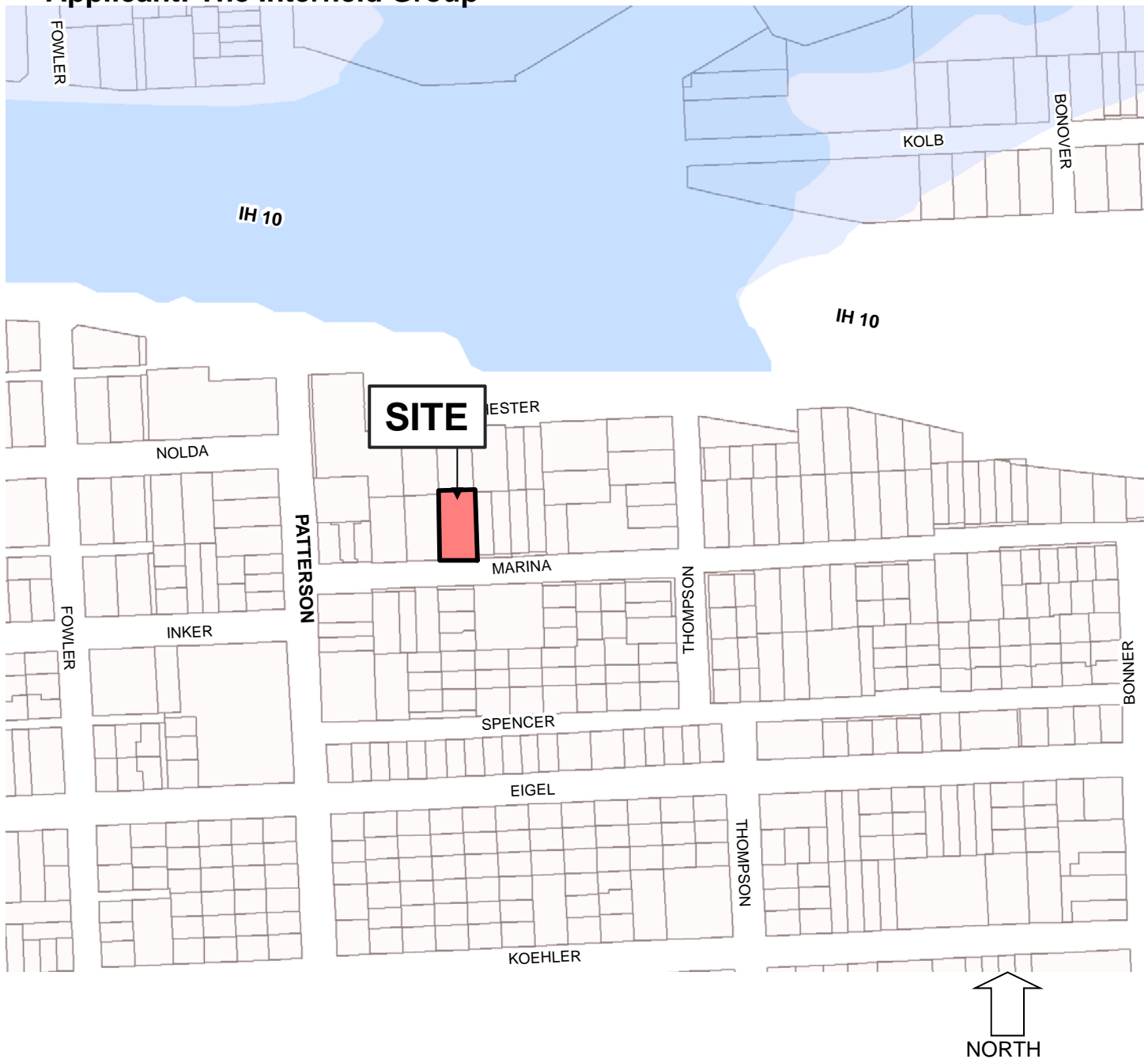
ITEM: 102

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: Patio Homes at Marina

Applicant: The Interfield Group



D – Variances

Site Location

# Houston Planning Commission

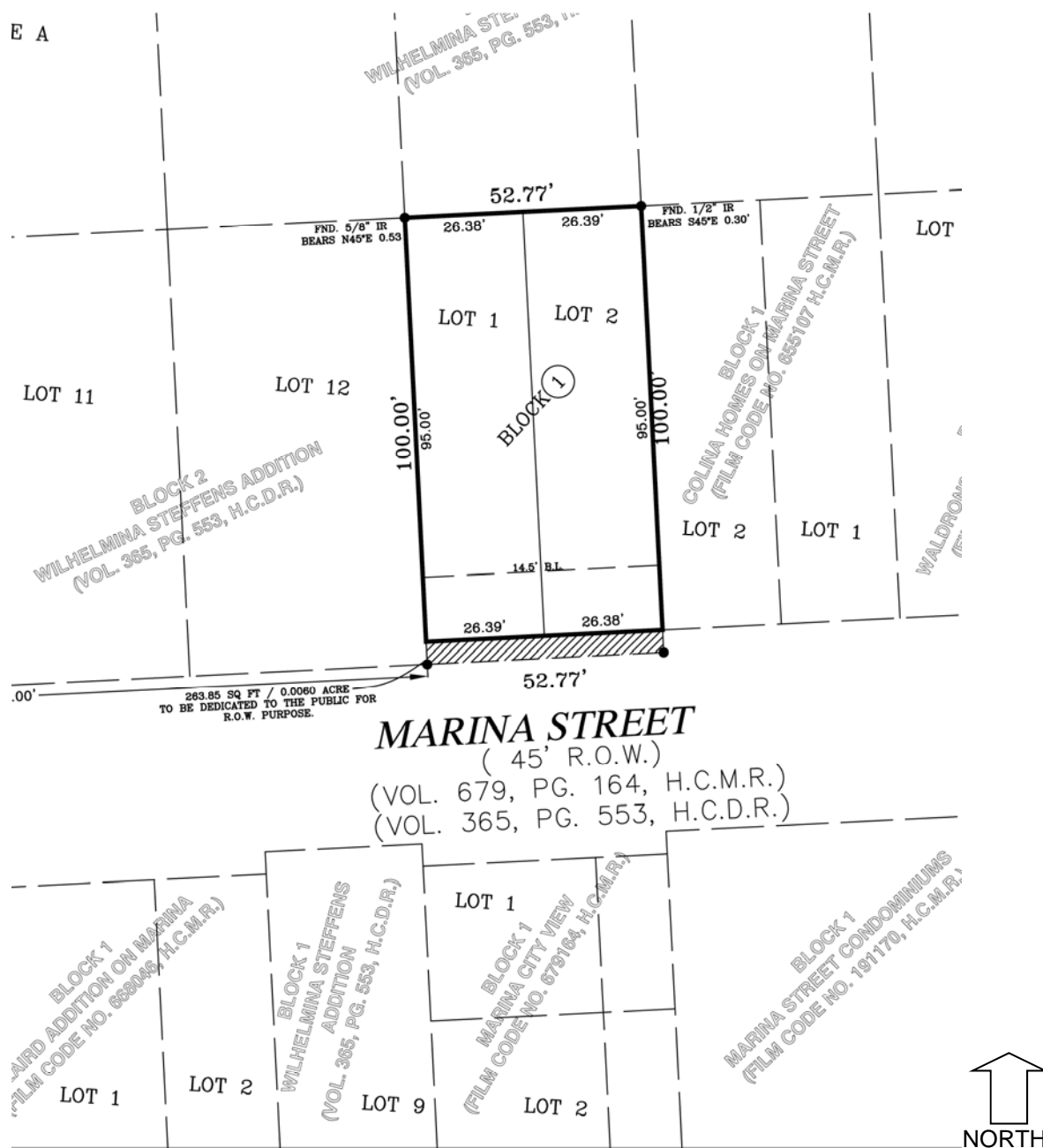
## ITEM: 102

Planning and Development Department

Meeting Date: 01/04/2018

Subdivision Name: Patio Homes at Marina

Applicant: The Interfield Group



D – Variances

Subdivision



# Houston Planning Commission

Planning and Development Department

**ITEM: 102**

Meeting Date: 01/04/2018

**Subdivision Name: Patio Homes at Marina**

**Applicant: The Interfield Group**



**D – Variances**

**Aerial**



CROSS SECTION

**THE INTERFIELD GROUP**  
ARCHITECTURE / PLANNING/ ENGINEERING

401 STUDEWOOD, SUITE 300  
HOUSTON, TEXAS 77007  
TEL. (713) 780-0909  
TBPE REG. NO. F-5611  
TBAE REG. NO. BR741



**TITLE**  
**CROSS SECTION/ FRONT ELEVATION**  
**PROJECT**

**4402 Marina Street, Houston, Texas 77008**

**DATE:** 10/25/17

**PROJ #:** 17123.00

**SHEET NO.**

**DRAWN BY:** MN

**CHECKED BY:** SCB

**SK1**

**SCALE:** 1" = 10'

**OF 2**









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**Application Number:** 2017-2060  
**Plat Name:** Patio Homes At Marina  
**Applicant:** The Interfield Group  
**Date Submitted:** 11/13/2017

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

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

Specific variance is being sought and extent to allow 14.5' building line along Marina Street, in lieu of the ordinance-required 20' building line

**Chapter 42 Section: 150**

**Chapter 42 Reference:**

Local Streets Not single-family residential and across the street from a single-family residential lot with a platted building line of 10 feet or more Lesser of 25 feet or the greatest platted building line on the single-family residential Single-family residential 20 feet, if the lot meets the standards of section 42-156(b) 10 feet, if the lot meets the standards of section 42-156(b) or section 42-157(b) 5 feet, if the lot meets the standards of section 42-157(c) zero feet, if the lot meets the standards of section 42-157(d)

### **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;**

Patio Homes At Marina is located west of Patterson Street, south of Chester Street, east of Thompson Street, north of Marina Street. This is a planned two-unit patio home development. Patio Homes At Marina is dedicating a 5'-strip for the widening of Marina Street. This dedicated 5' strip of land is 263.85 SF (0.060-acre). The requirement of an additional 5'-strip of land will inhibit owner's ability to provide future residents a traditional 2-story home design and green spaces that they are known for. As stated, Patio Homes At Marina is providing the required 5' strip of land. Owner would like staff and the Planning Commission to please consider the unusual factors along Marina Street, so as to allow the requested building line. These items include: (A) Marina Street only extends two (2) blocks, about 1410 feet, and terminates at Thompson Street and Bonner Street. In this section of Thompson Street, the street terminates as Spencer Street and Katy Freeway Service Road. This portion of Bonner Street terminates prior to any intersection with the Katy Freeway Service Road and Spencer Street. The traffic pattern in this area is such that Marina Street is most likely only utilized by residents and their guest along this street. (B) Marina Street is a local street with open ditch drainage on both sides, in this section. The paved section of Marina has the minimum 18' width required for townhome developments. Typically, the width of a streets pavement section is not required to be widened when homes front on the public street. However, the special condition along Marina is that, if the City were to decide to widen the public street to 27' (According to PWE, typical residential streets are 27' face of curb to face, to allow for on-street parking), garage openings of proposed homes would be approximately 29' from the edge of pavement. (C) Proposed homes will be approximately 31' to 32' from existing paving section. The attached on-site parking exhibit demonstrates that allowing the reduced building line would not cause parked vehicles to prohibit pedestrians crossing proposed 5' sidewalk. Recent projects have been approved to allow the garage opening of a single family residence to sit as close as 10' from the property line. We hope that staff and the Planning Commission agree that Marina Street has the unusual conditions that also qualifies it for a reduced building line.



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

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

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

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

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

The granting of the variance will not be injurious to the public health, safety or welfare, on the contrary, will contribute to the beautification of the block face, without any way compromising public health or safety.

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

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

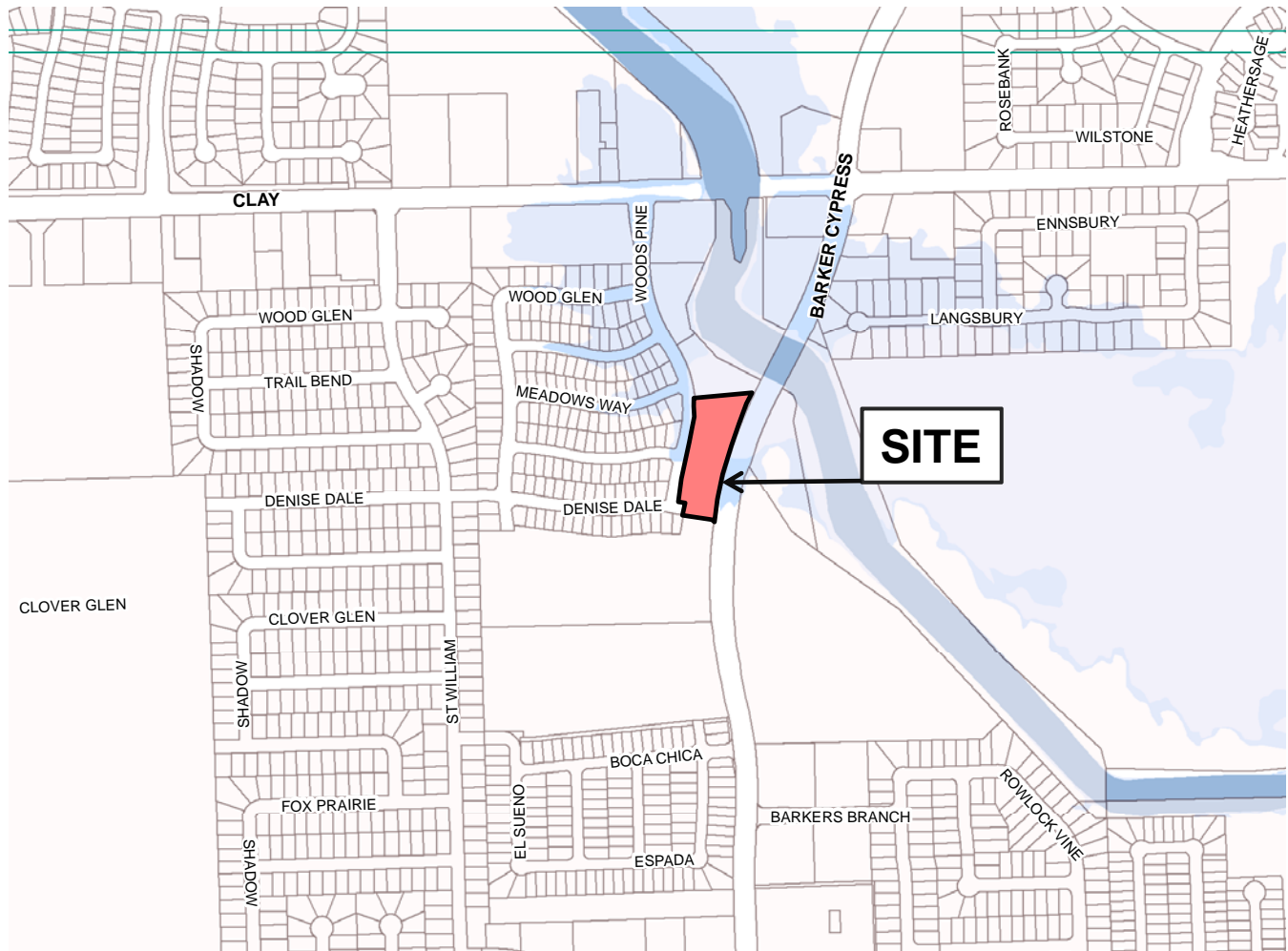
# Houston Planning Commission      ITEM: 103

Planning and Development Department

Meeting Date: 01/04/2018

**Subdivision Name: Town Oak Center**

**Applicant: South Texas Surveying Associates, Inc.**



**F- Reconsideration of Requirements**

**Site Location**

# Houston Planning Commission ITEM: 103

Planning and Development Department

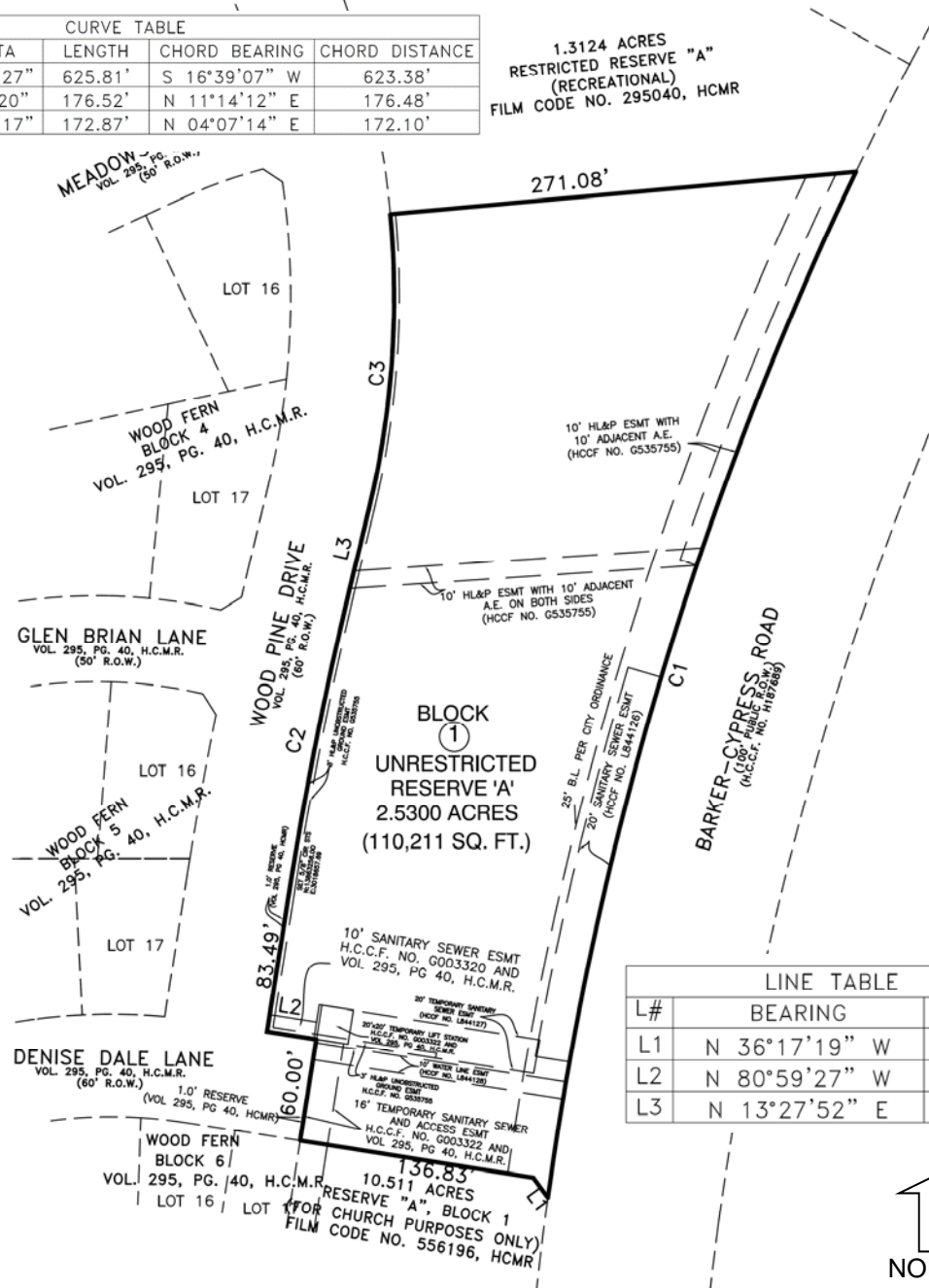
Meeting Date: 01/04/2018

Subdivision Name: Town Oak Center

Applicant: South Texas Surveying Associates, Inc.

CURVE TABLE					
C#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2050.00'	17°29'27"	625.81'	S 16°39'07" W	623.38'
C2	2270.00'	4°27'20"	176.52'	N 11°14'12" E	176.48'
C3	530.00'	18°41'17"	172.87'	N 04°07'14" E	172.10'

1.3124 ACRES  
RESTRICTED RESERVE "A"  
(RECREATIONAL)  
FILM CODE NO. 295040, HCMR



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# Houston Planning Commission      ITEM: 103

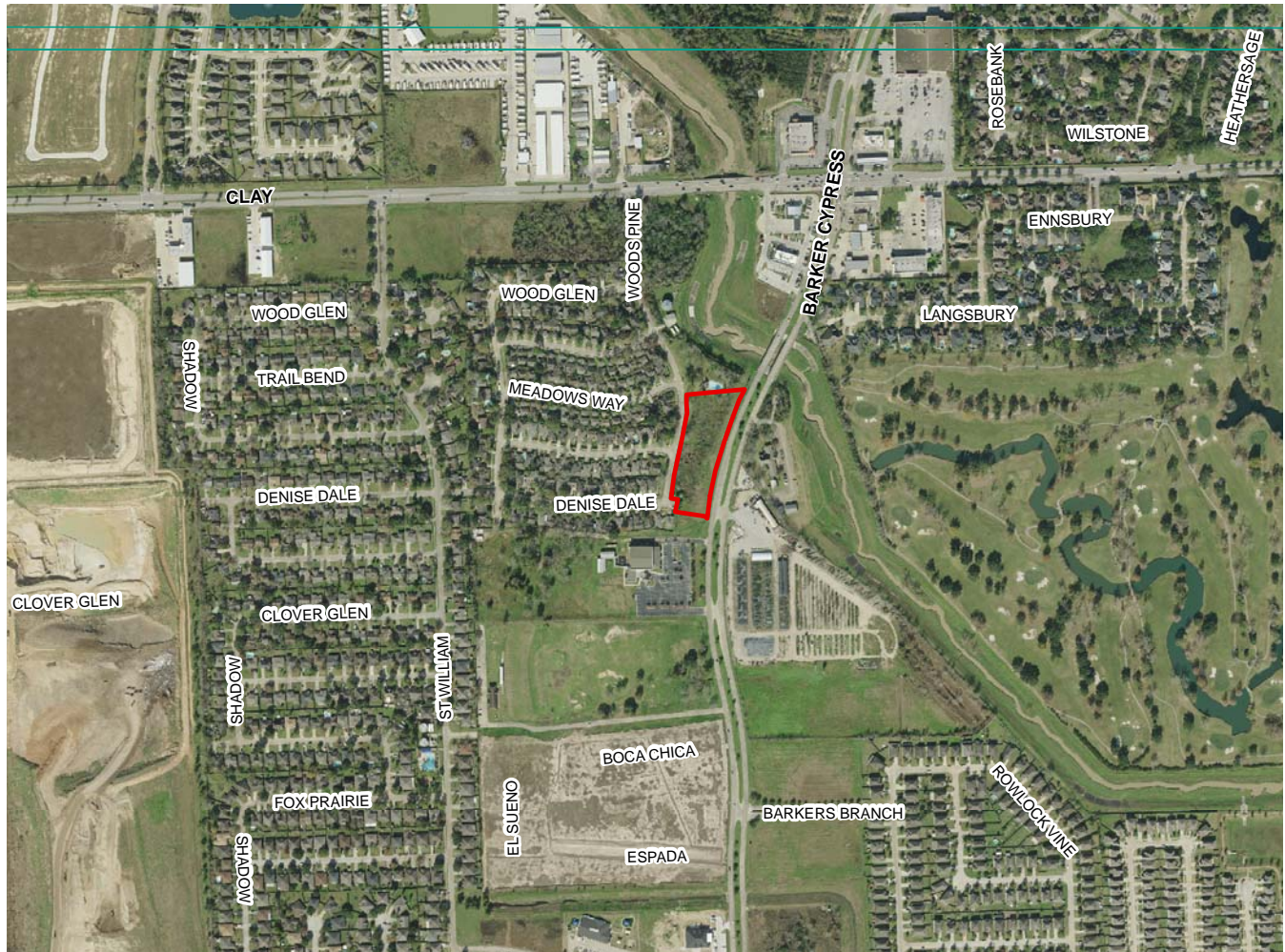
Planning and Development Department

Meeting Date: 01/04/2018

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Subdivision Name: Town Oak Center

Applicant: South Texas Surveying Associates, Inc.



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**F- Reconsideration of Requirements**

**Aerial**

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Wood Fern  
Section 1 R/P  
(Vol. 295, Pg. 40  
H.C.M.R.)

WOOD PINE DRIVE  
N 15°26'54" E  
660 R.O.W. / Vol. 295, Pg. 40 H.C.M.R.) — 50.00' —

R - 530.00' L - 172.87'

Lot 17  
Wood Fern  
Section 1 R/P  
Vol. 295, Pg. 40  
H.C.M.R.)  
N 1059.34" E  
60.00'

DENISE DALE DRIVE  
(60' R.O.W.)

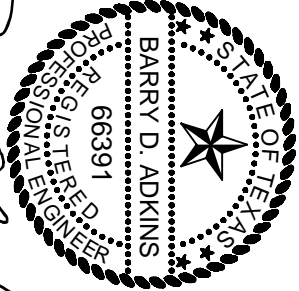
Wood Fern  
Section 1 R/P  
1.3124 Acres  
Restricted Reserve "A"  
Block 8  
(Vol. 295, Pg. 40  
H.C.M.R.)

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TEXAS FIRM REGISTRATION NUMBER F-9503

5420 DASHWOOD DR, SUITE 206  
HOUSTON, TEXAS 77081  
*C.* (713)528-1552 PH.  
(713)529-8997 FAX  
EMAIL: [info@daramengineers.com](mailto:info@daramengineers.com)

TOWN OAK CENTER  
STRIP SHOPPING CENTER AT  
3838 BAKER CYPRESS RD.  
HOUSTON, TX 77084

PROFESSIONAL SEAL



7/12/17

ISSUED / REVISED

NO.	DATE	DESCRIPTION
1		

	N			
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[illegible]

JOB NO: 16-200

DRAWN BY: LP

CONTINUED FROM PAGE 1

PROPOSED  
CITY OF AN

DRAFTING NO.

Ω



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**VARIANCE  
Request Information Form**

**Application Number:** 2017-2207

**Plat Name:** Town Oak Center

**Applicant:** South Texas Surveying Associates, Inc.

**Date Submitted:** 12/15/2017

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

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

To not extend nor terminate with a cul-de-sac Denise Dale Lane.

**Chapter 42 Section:** 134

**Chapter 42 Reference:**

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

**Statement of Facts**

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

N/A

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

The applicant is asking that we do not extend Denise Dale Lane due East out to Barker Cypress Road. It would cause a safety issue for the existing community and their neighbors due to the extra traffic that would gain access from the new street. The location of the street if developed does in fact line up with the curb cut out in the median on Barker Cypress. But that same curb cut is used to access the Site One Landscape Supply and tree nursery directly to the east across the right of way. That turnaround is used exclusively now by this business and most of their clients in which are in large trucks pulling trailers. The turnaround is also used by the Covenant Lutheran Church to gain access to one of their entrance points. Due east of the business is a drainage ditch that is owned by Harris County Flood Control District and the Pine Forest Country Club. This street will only cause congestion in the area causing more harm than good. There is already sufficient access to the neighborhood through St. Williams Lane and Woodpine Drive. Both streets are entering the community from Clay Road. Parfield Lane and Green Land Way also give access to the neighborhood off Barkers Cypress Road. We ask that that this street not be extended, and this Variance request is accepted due to the safety of the existing Community, Church and business that will be directly affected by the traffic flow that will accumulate at the new intersection if this street is developed.

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

The applicant has not created or imposed the hardship. The hardship is the result of the location in which the street will be developed, safety of existing community and safety of the business to the east and the Church to the south.

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

The intent and general purpose of the variance request is to keep the integrity of the existing neighborhood and the traffic flow to a minimum for the community itself and the business and church that are in the area.

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

The granting of this variance will not be injurious to the public health, safety or welfare of the community. If the street is developed it will cause a dramatic change in the traffic flow and possible traffic congestion due to the existing business and church.

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

The hardship of not developing the road through the south portion of the property is not based on economic basis. The safety of the community and the existing neighbors to the south "Covenant Lutheran Church" and "Site One Landscaping Supply" to the east.

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 01/04/18

**ITEM: 110**

**Applicant:** DONNIE ATWELL

**Contact Person:** DONNIE ATWELL

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
<b>SOUTH OF: FM 1314 WEST OF: LOOP 494</b>	<b>18-1321</b>	77365	5671	296K	ETJ

**ADDRESS:** 22145 Spear Road

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING 0.254 ACRES OF LAND OUT OF AND PART OF THE MARY OWENS SURVEY, A-405, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** RESIDENCE

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

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

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

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

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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## CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 01/04/18

**ITEM: 111**

**Applicant:** MARIA JAIMES

**Contact Person:** MARIA JAIMES

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	<b>18-1322</b>	77365	5671	295Q	ETJ
<b>SOUTH OF:</b> MILLS BRANCH <b>EAST OF:</b> SORTERS					

**ADDRESS:** 19874 South Plantation Estates Drive

**ACREAGE:** 0.413

**LEGAL DESCRIPTION:**

BEING 0.413 ACRES OF LAND, MORE OR LESS, ALSO KNOWN AS LOT TWELVE (12) OF PLANTATION ESTATES, SECTION TWO (2), AN UNRECORDED SUBDIVISION OF 63 ACRES OF LAND LOCATED IN THE ROBERT T. HOWELL SURVEY, ABSTRACT NO. 254, OF MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** RESIDENCE

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

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

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

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

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 01/04/18

**ITEM: 112**

**Applicant:** MIGUEL SANCHEZ

**Contact Person:** MIGUEL SANCHEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	<b>18-1323</b>	77357	5874	257R	ETJ
<b>NORTH OF:</b> GRAND PARKWAY <b>WEST OF:</b> DEER					

**ADDRESS:** 20104 South Pin Oak

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING THE NORTH SEVENTY-FIVE FEET OF LOT SIXTY-TWO (N 75' 62) PEACH CREEK FOREST, SECTION ONE (1), A SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 647, PAGE 316 OF THE DEED RECORDS OF 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:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 01/04/18

**ITEM: 113**

**Applicant:** AMANDA CONNORS

**Contact Person:** AMANDA CONNORS

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1324	77335	5572	295A	ETJ
NORTH OF: MILLS BRANCH WEST OF: SORTERS					

**ADDRESS:** 22869 Delta Drive

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING LOT TEN (10), IN BLOCK EIGHT (8), OF RIVERWALK, SECTION TWO (2), A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, SHEET 186 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** RESIDENCE

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

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

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

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

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

---

# CERTIFICATE OF COMPLIANCE

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## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Legion Builders	Jason Guyer	281-914-3080	jason@legionbuilders.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5031 Beechnut Street	17110550	77096	5154	531Q	C

HCAD ACCOUNT NUMBER(S):	0824180000027
PROPERTY LEGAL DESCRIPTION:	Lot 27, Block 10, Meyerland Section 1
PROPERTY OWNER OF RECORD:	Caroline A. Ha
ACREAGE (SQUARE FEET):	11,058 square feet
WIDTH OF RIGHTS-OF-WAY:	Beechnut Street (100 feet); South Rice Avenue (60 feet)
EXISTING PAVING SECTION(S):	Beechnut Street (24' (to median)), South Rice Avenue (33 feet)
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	3 spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	2,050 square feet
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	4,440 square feet (total living, including garage)

**PURPOSE OF VARIANCE REQUEST:** To allow a 17' building line in lieu of the ordinance-required 25' building line along a major thoroughfare, South Rice Avenue.

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

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

This Lot was created by the subdivision plat known as Meyerland Section 1, recorded on July 29, 1954. At that time, the building line along South Rice Avenue was established as 15 feet. South Rice Avenue is a divided roadway with the northbound lanes being adjacent to our lot. The current house on the lot does have its attached garage built to the 15' building line, just as all of the other existing houses along the easterly side of South Rice Avenue. This area of Meyerland, along South Rice, with both old and new houses, does utilize the platted 15' building line.

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

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

This variance at 5031 Beechnut Street is being requested to match the nature of the development pattern along South Rice Avenue, as well as create a new residence that will enhance the existing neighborhood and bring new life to an area devastated by the flooding of Hurricane Harvey. This Lot is very unique in the City of Houston, in fact that it is has a major thoroughfare on its north and west boundary. This creates an unusual hardship on the owner from a building line standpoint and severely impacts the ability to have a private backyard for the family. The platted building line along Beechnut Street is 30 feet, which the owners intend to observe and is 5 feet greater than the required 25 feet as mandated by Chapter 42. South Rice Avenue was originally platted as a side street with a 15' building line, within the Meyerland Section 1 subdivision. All of the existing homes, both new and old, have a garage facing South Rice and built at or very close to the 15 foot building line. The house currently on the lot has its attached garage built 15.2 feet from the right-of-way line of South Rice. The new residence will be constructed no less than 17.0' from the right-of-way line of South Rice. The face of the garage will be 30.0' from the existing easterly South Rice back of curb, this creates plenty of space to have clear sight lines for vehicular traffic along South Rice.

An additional 13' setback on South Rice would greatly decrease the usable area of the lot. The front yard areas have no privacy and are in full view of traffic; no fencing is being proposed in the front yard areas to create a clear line of sight for cars needing to turn right from South Rice onto Beechnut. The Meyerland neighborhood is known for its large lots and backyards in a central Houston location, and is attractive to many families for this reason. With this significant reduction in the usable backyard space, our home would be more difficult to market in the future and would be less desirable, as it would not have the expected

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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large backyard. The area that could be built upon is also significantly reduced compared to other lots. Comparably sized interior lots or corner lots that are not on a major thoroughfare on both sides--basically, nearly all the properties on South Rice--do not have these large setbacks on two sides of the property.

The neighborhood was built in the 1950s before Chapter 42 was created. The vast majority of houses on South Rice are not set back 25 feet; most houses nearby us are set back only 15 feet. The neighboring house to the south on this block is set back 15 feet, the same distance as the existing home on our lot. Being the only home in the immediate area observing a 25 foot setback would make the proposed house look out of place and would deviate from the established pattern of development for this neighborhood.

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

The property was originally platted in 1954 with a 15' building line along South Rice. The current development pattern along South Rice is well established and does follow the recorded plat of Meyerland Section 1. The fact that South Rice is a major thoroughfare designated by the City of Houston, has created the 25 foot building line, due to the requirements of Chapter 42. The circumstance supporting the granting of the variance is not the result of a hardship created or imposed by the applicant, but by the existing subdivision plat and the development pattern of the surrounding homes along South Rice.

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

The intent and general purpose of Chapter 42 is to create sensible and desirable development, not limit the potential of a residence. By allowing the proposed structure to be built 17 feet back from the South Rice right-of-way, the sight lines for traffic, both pedestrian and vehicular, will be maintained. The proposed structure will sit no less than 30 feet from the travel lanes of South Rice. The intent and general purpose of Chapter 42 will be preserved by allowing a sensible development and encouraging the uses and patterns that are already present in this neighborhood.

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

The variance will not be injurious to public health, safety or welfare. The vehicular access to the proposed homes will be from a 31 foot wide driveway, accessing from South Rice. A 6 foot wide concrete sidewalk is also proposed along both Beechnut Street and South Rice. The proposed improvements to the pedestrian areas combined with the large driveway accessing the property, will create a safer environment for both home owner and public.

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

The justification of this variance is to obtain approval through the planning commission of a desirable residential project consistent with the character and circumstances of its surroundings. The existing conditions and structures surrounding the property are the justification of the variance.

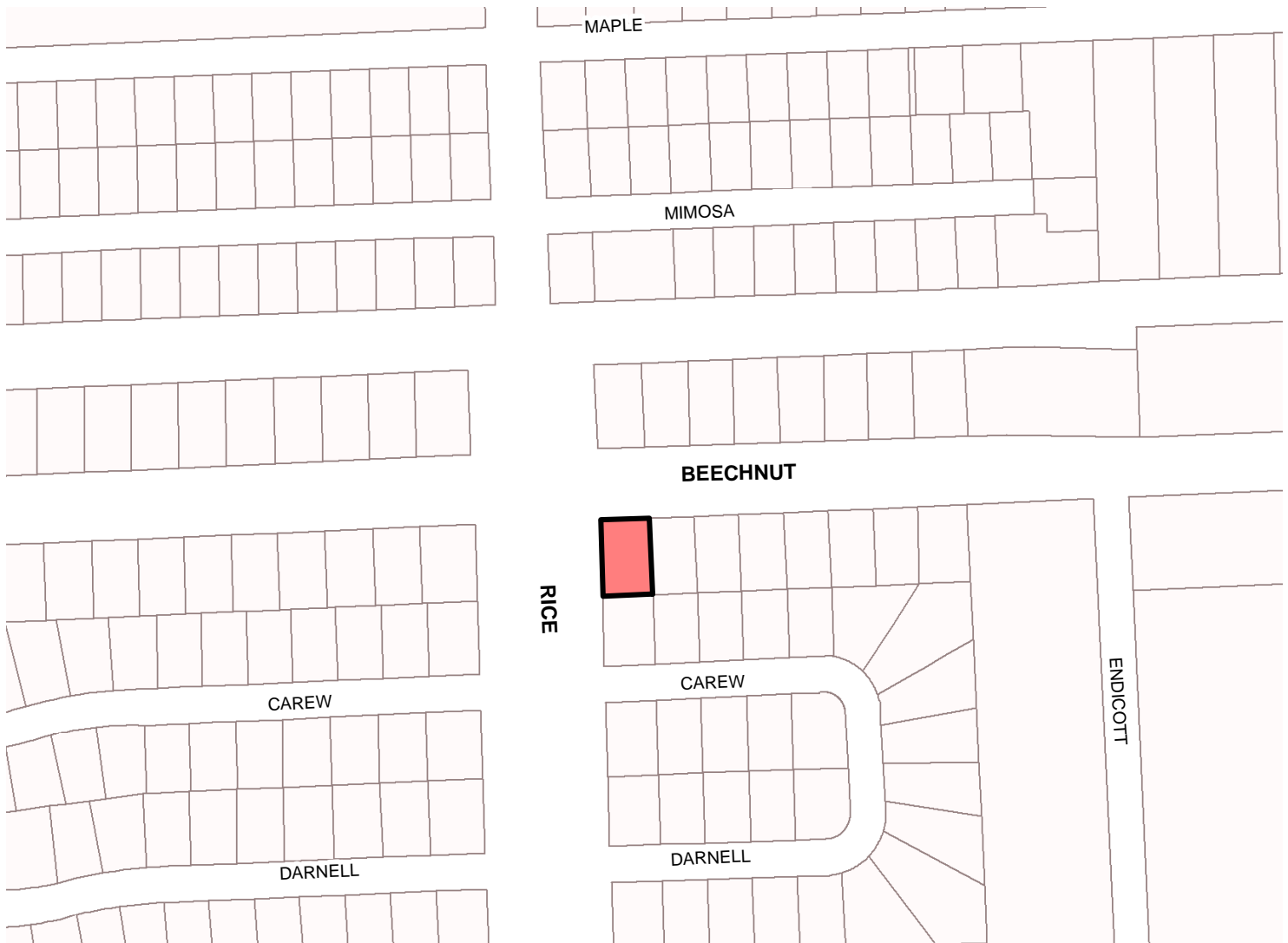
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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Location Map



## DEVELOPMENT PLAT VARIANCE



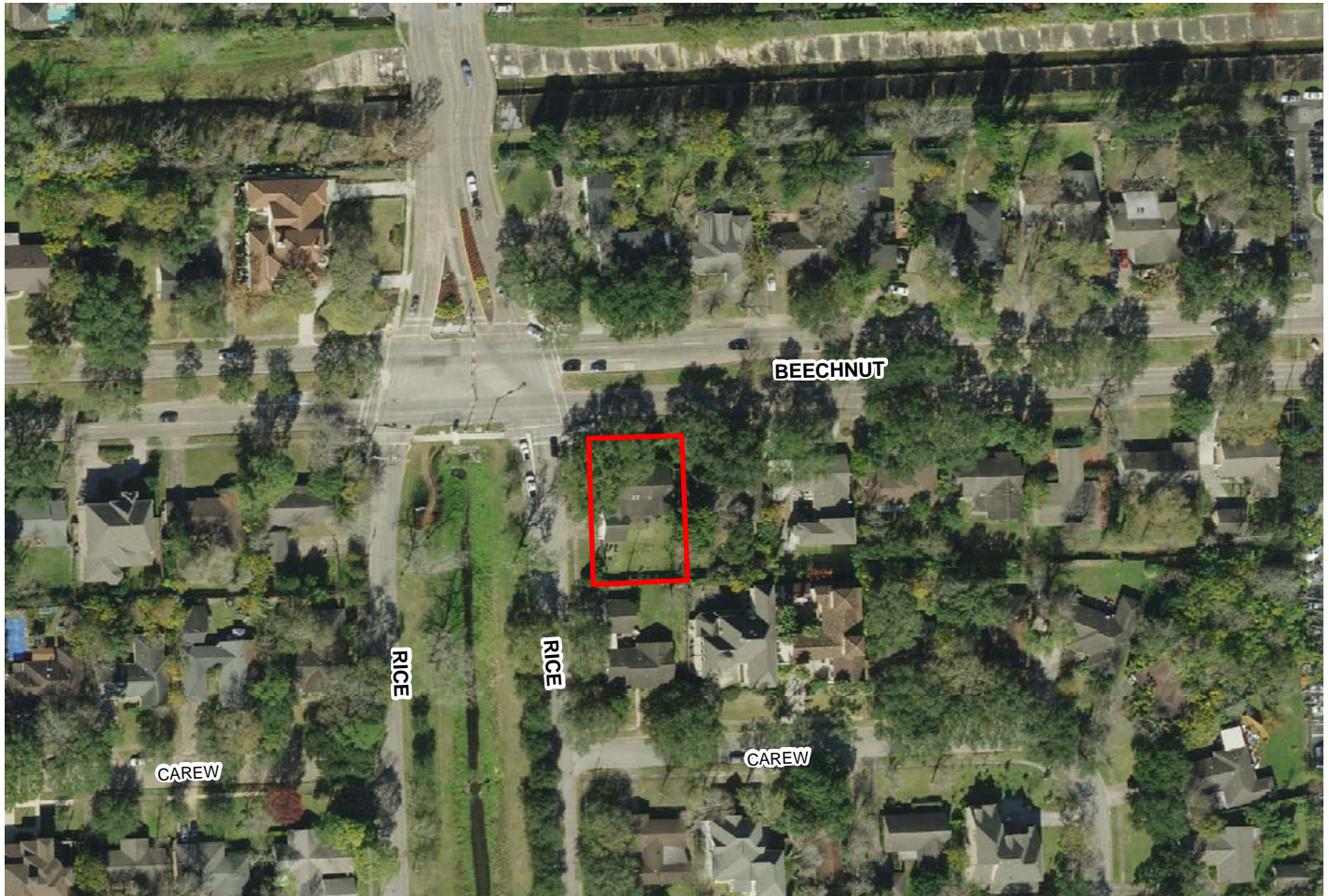
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 114**

Meeting Date: 01/04/2018

## Houston Planning Commission

Aerial Map



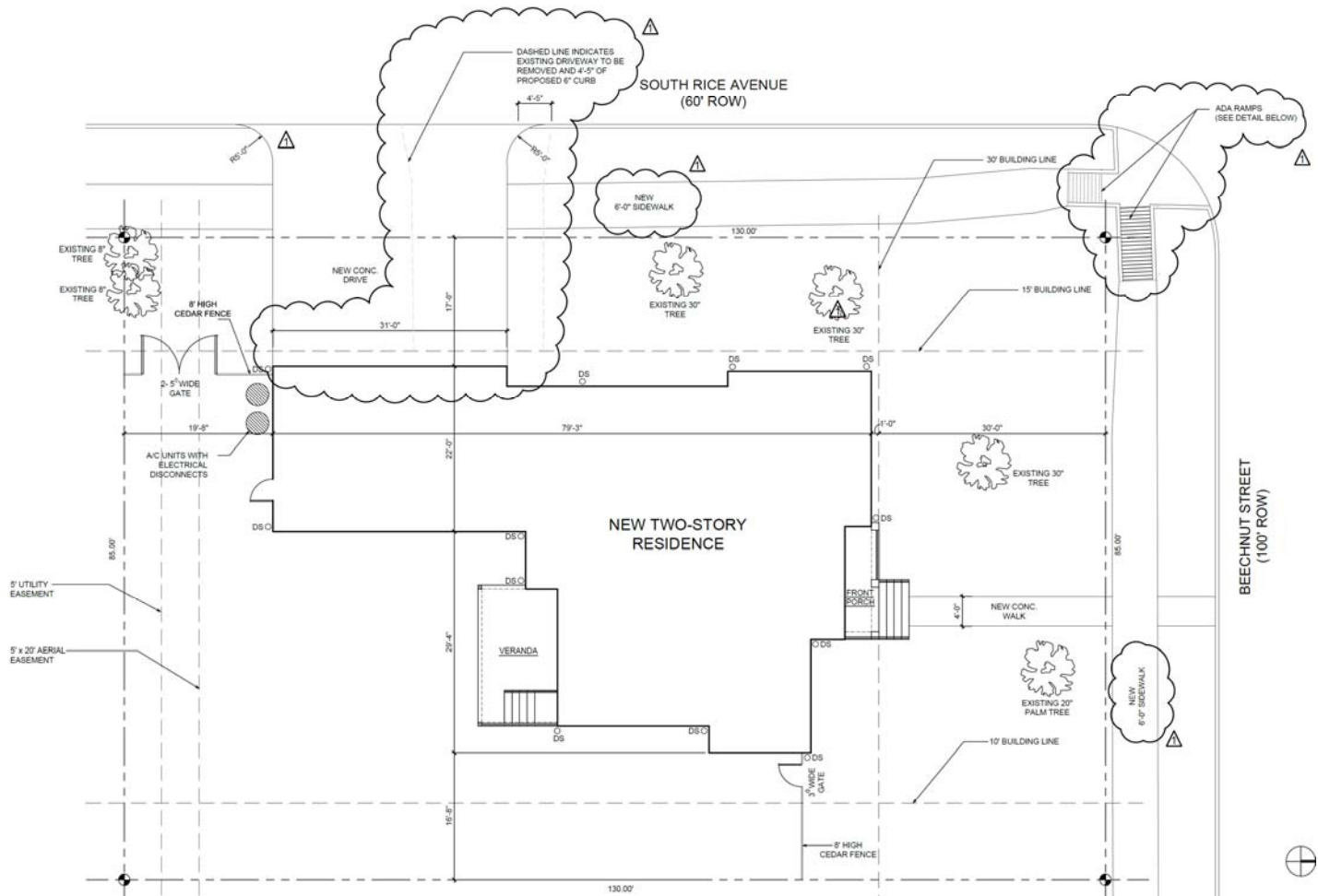
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Site Plan

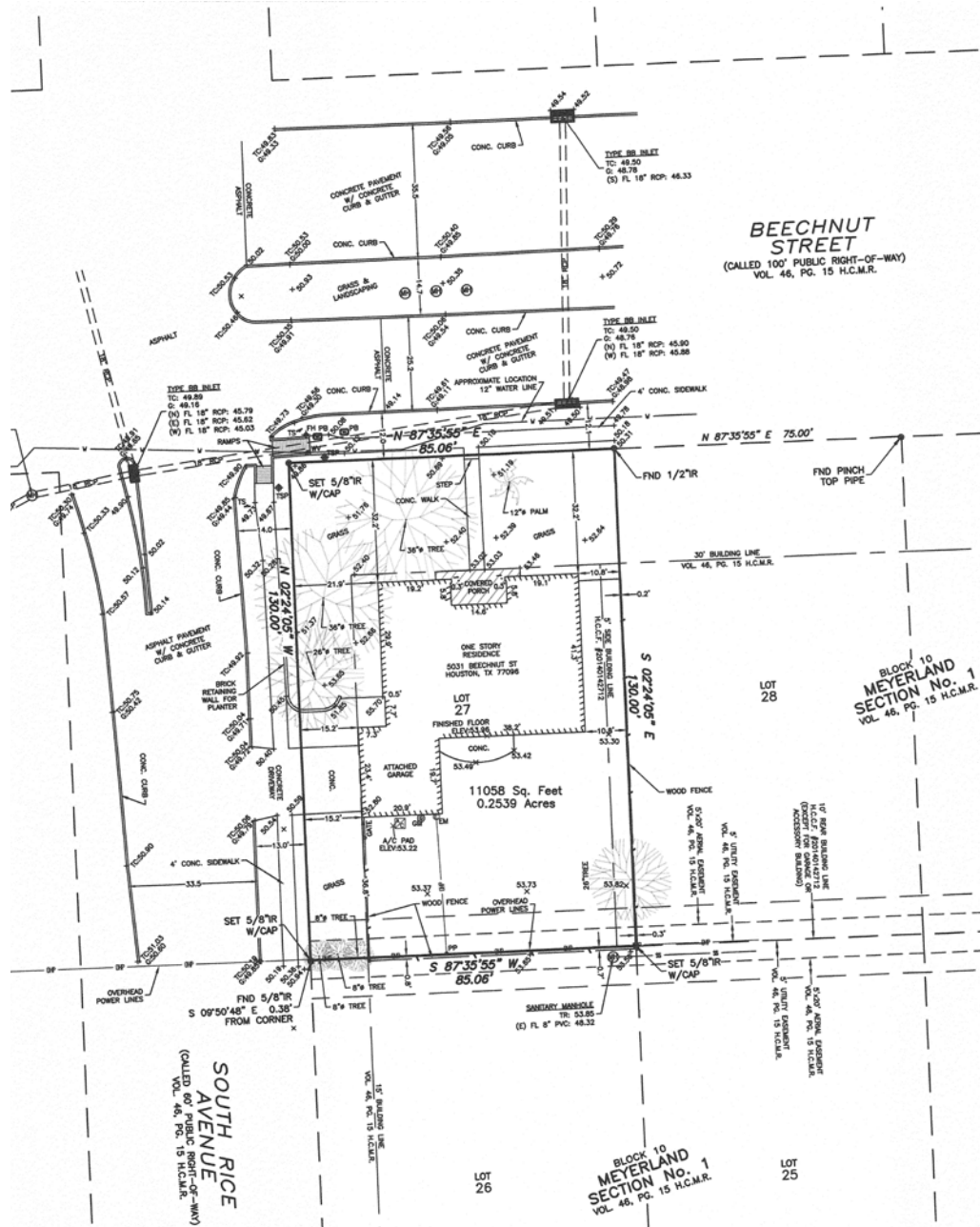


# DEVELOPMENT PLAT VARIANCE



# Houston Planning Commission

## Survey



# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 114**

Meeting Date: 01/04/2018

## Houston Planning Commission

### Elevations



2 NORTH ELEVATION  
A-7 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION  
A-7 SCALE: 1/4" = 1'-0"

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Mirador River Oaks 9 JRP Company	Jennifer Hamelet Jenifer Pool	713-520-0932 832-594-8420	miradorbuilders@aol.com jrpcom@aol.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2535 Inwood Drive	17081578	77019	5257	592Q	G

HCAD ACCOUNT NUMBER(S):	0601540380002
PROPERTY LEGAL DESCRIPTION:	Lot 2 Block 38 River Oaks Section 1
PROPERTY OWNER OF RECORD:	Mirador River Oaks 9 LP
ACREAGE (SQUARE FEET):	26,647 square feet
WIDTH OF RIGHTS-OF-WAY:	Inwood Drive (60 feet); Kirby Drive (100 feet)
EXISTING PAVING SECTION(S):	Inwood Drive (40 feet); Kirby Drive (80 feet)
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Single-family residence; 5,483 square feet
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Single-family residence; 9,632 square feet

**PURPOSE OF VARIANCE REQUEST:** To allow a new curb cut for vehicular access to a single-family lot from Kirby Drive, a major thoroughfare.

**CHAPTER 42 REFERENCE (S):** Sec. 42-188. - Lot access to streets.

(b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless:

- (1) The lot is greater than one acre in size; and
- (2) The subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

HCAD identifies this property as Lot 2 Block 38 River Oaks Sec 1 Subdivision. The property had an existing house which faced Inwood Drive on the north, a local street, and Kirby Drive on the west, a major thoroughfare, with a 40' building line and no curb cut for a driveway. The curb cut along Inwood Drive is in the furthest location possible from the corner and continues to be a congested access. A second access from Inwood Drive would only exacerbate the congestion and will require removing City trees in the ROW.

Lot 2 Block 38 River Oaks Sec 1 Subdivision is a residential property per HCAD records. The site is on the south side of Inwood Drive and Kirby Drive on the west. The site is 26,647 square feet and has been in this configuration since 1939.

The proposed single-family home will have building set back lines of 40' along Kirby Drive and Inwood Drive as required by Deed Restrictions with a curb cut minimum 20' from intersection along Kirby Drive, with a 2-story residence of 9,632 square feet.

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

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

This is a tract that has been classified as residential property, per HCAD. Due to the configuration of the lot given a 40' building line on both Inwood Drive and Kirby Drive, per Deed Restrictions, it makes it less practical for a driveway in any other configuration than an access from the existing Inwood Drive through to Kirby Drive which will be a minimum 20' from intersection.

- (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;**

Not having a curb cut along Kirby Drive 20' from the intersection; which is supported by ROPO, River Oaks Property Owners, would create an undue hardship and possible traffic problems during events at the property.

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

Since most of the buildings along and across Kirby Drive and take access from Kirby Drive, per Chapter 42. The variance will in no way impose undue circumstances on the surrounding homes.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 2 Block 38 River Oaks Sec 1 is an existing lot that allows limited options for development. The construction of a single-family home complies with the intent and general purposes of this chapter and will be preserved by allowing sensible development and encouraging the uses that are already present in this neighborhood.

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

Inwood Drive is a local street and Kirby Drive is a major thoroughfare; the granting of the variance for a curb cut along Kirby Drive located 20' from the intersection, this will not be injurious to the public health, safety or welfare as there are other properties in the area with curb cuts and driveways accessing from Kirby Drive.

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

The existing condition and hardship of Lot 2 Block 38 River Oaks Sec 1 subdivision is a residential lot without building lines per Plat dated 1939 and one curb cut for the driveway along Inwood Drive for this single-family home. The requested additional curb cut on Kirby Drive will allow safer access to the property from the congested Inwood Drive driveway. Without the variance, the lot will not be reasonably accessible; lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

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# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 115**

Meeting Date: 01/04/2018

## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE





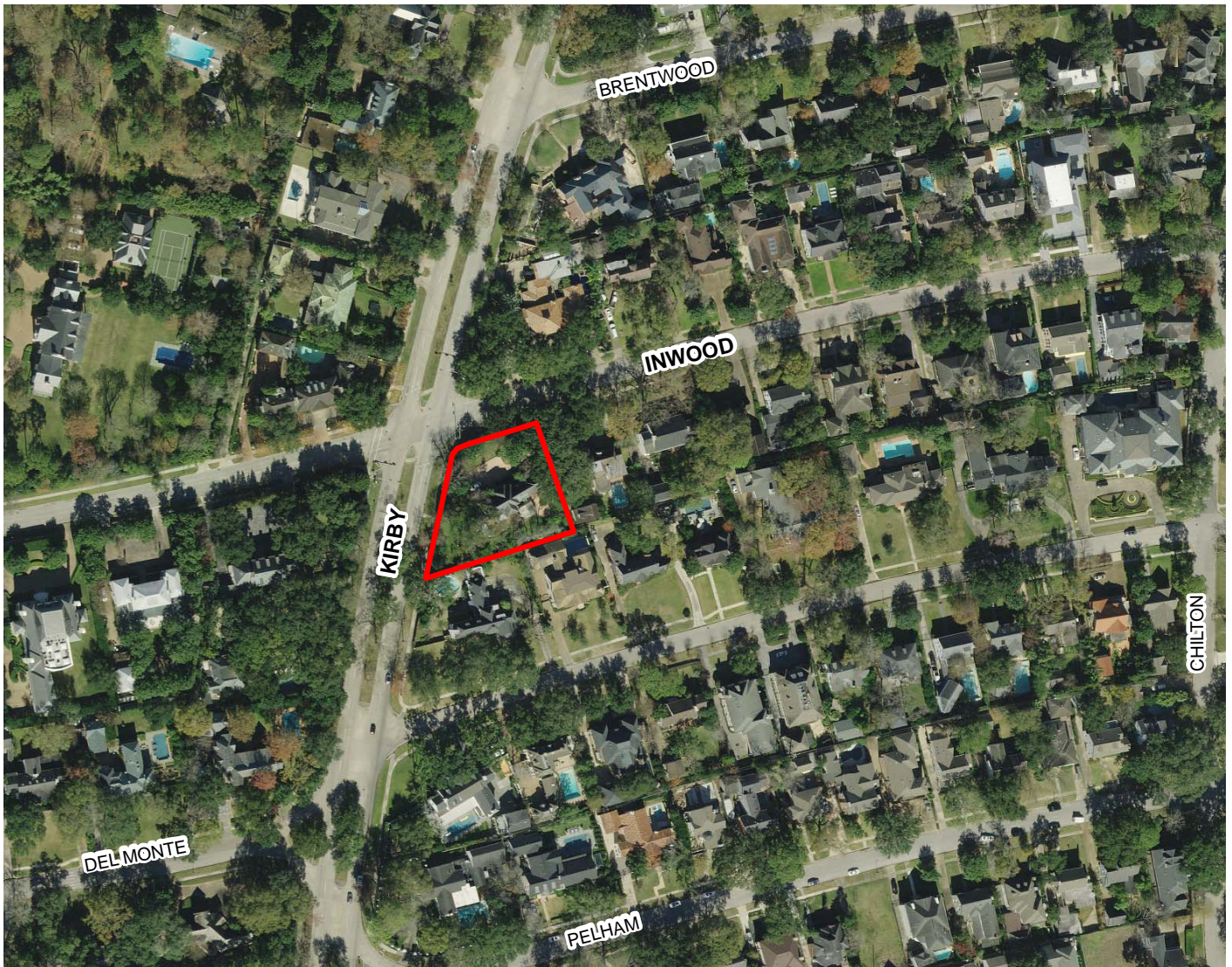
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 115**

Meeting Date: 01/04/2018

## Houston Planning Commission

Aerial Map



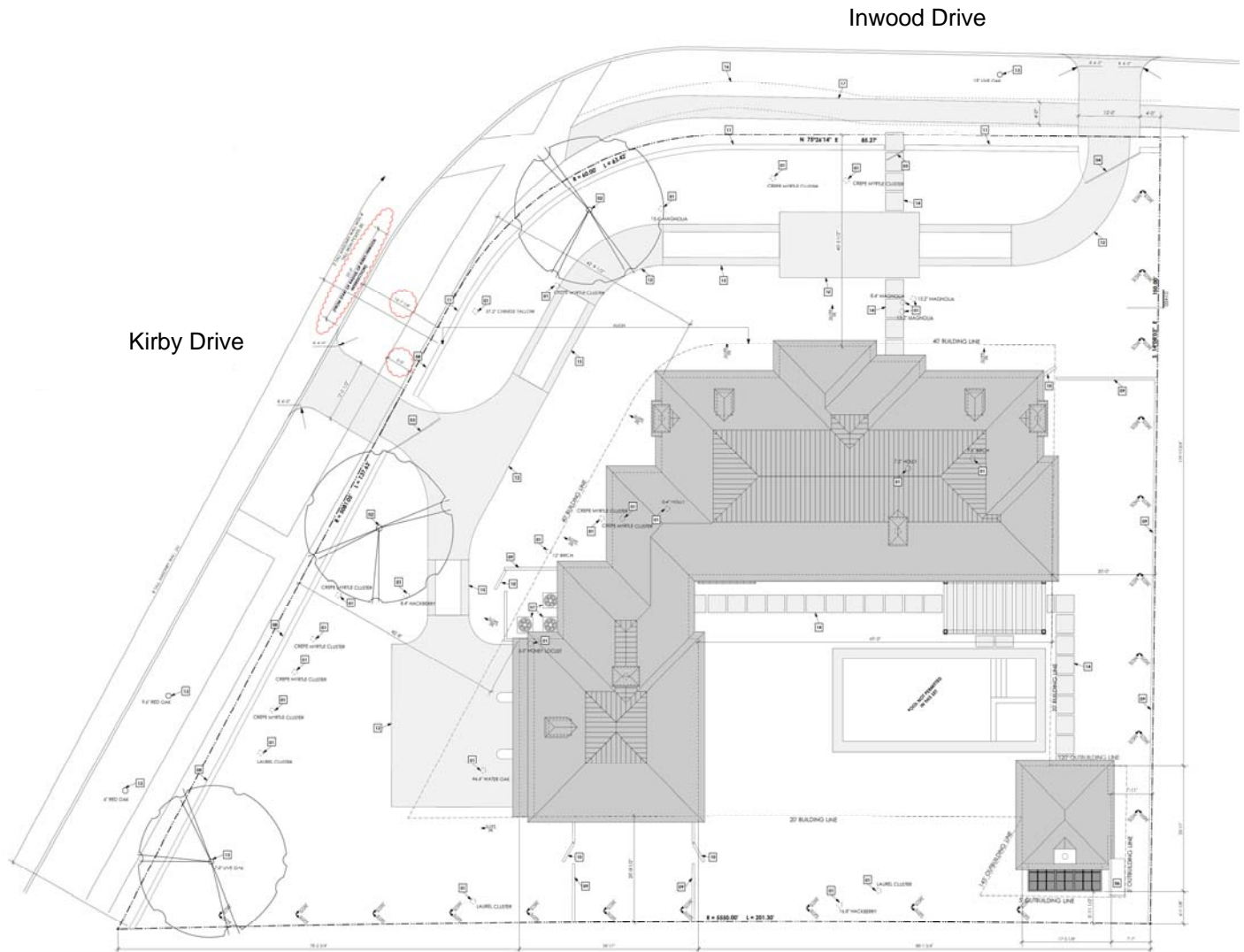
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Site Plan



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Survey



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

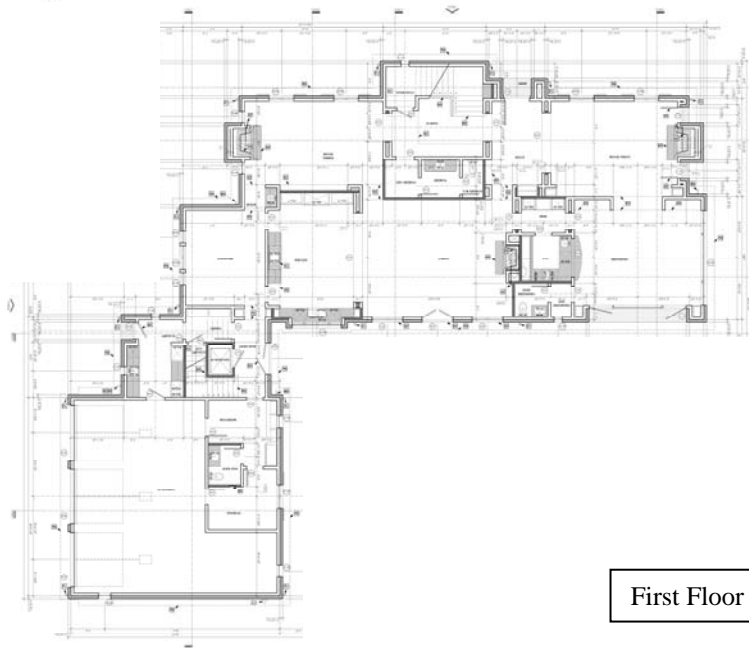
**ITEM: 115**

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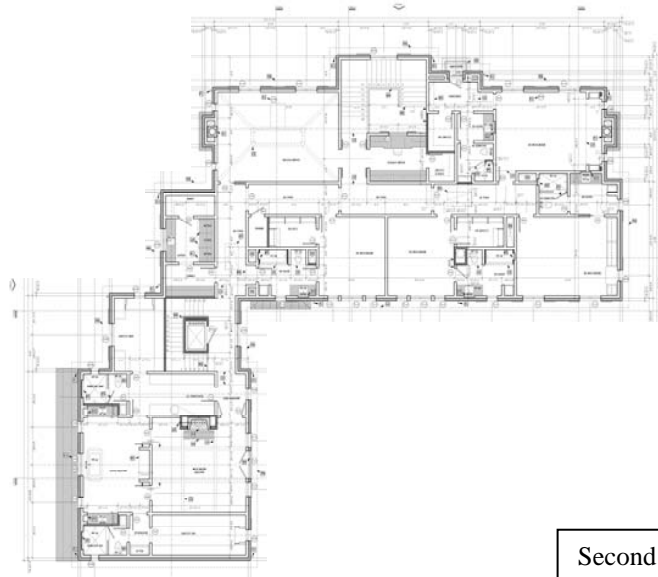
## Houston Planning Commission

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### Floor Plans



First Floor



Second Floor

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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Elevations



# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Vernon G. Henry & Assoc.	Mary Lou Henry, F.A.I.C.P.	713.627.8666	<a href="mailto:marylou.henry@vhaplanning.com">marylou.henry@vhaplanning.com</a>

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3755 Olympia Drive	17116786	77019	5256	492N	G

HCAD ACCOUNT NUMBER(S):	0601640810007
PROPERTY LEGAL DESCRIPTION:	Lot 17, Block 81, River Oaks Sec. 11
PROPERTY OWNER OF RECORD:	Gregg Harris Falgout and Jo Lynn Falgout
ACREAGE (SQUARE FEET):	9,525 square feet (0.22 Acres)
WIDTH OF RIGHTS-OF-WAY:	Olympia Drive (60 feet); San Felipe Road (60 feet)
EXISTING PAVING SECTION(S):	Olympia Drive (24 feet); San Felipe Road (44 feet)
OFF-STREET PARKING REQUIREMENT:	2 Spaces
OFF-STREET PARKING PROVIDED:	2 Spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	New Single-Family Residential

**PURPOSE OF VARIANCE REQUEST:** (1) To allow a reduced rear building line of 10' along San Felipe Road in lieu of the ordinance-required 25' building line for a designated major thoroughfare (2) To allow a 10' high fence to be located within the 25' ordinance building line along San Felipe Street, rather than the maximum 8' fence allow by ordinance along San Felipe Road.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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**CHAPTER 42 REFERENCE(S):** 1. 42-152 Building line requirement along major thoroughfares.

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

2. 42-22 Development of property through the new construction or enlargement of any exterior dimension of any building, structure or improvement within the city or its extraterritorial jurisdiction shall require a development plat, except that the following types of development shall be exempt from this requirement:

- (5) A retaining wall, masonry wall or fence under eight feet high;

### APPLICANT'S STATEMENT OF FACTS

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

The proposed house will replace the original house now demolished) built in a section of River Oaks in which was platted prior to the passage of Chapter 42 in 1982. No setback line was shown on the plat against San Felipe, which now has a 25' setback established in Chapter 42. The original driveway connects to San Felipe, which is now an increasingly busy major thoroughfare. Other homes in the area have been allowed to reduce the setback from 25' to 10' in return for reorienting driveways to the parallel streets rather than to San Felipe, thus increasing safety for both homeowners and the general public. The new driveway will connect to Olympia Street. The high volume of traffic on San Felipe, particularly buses and trucks, creates loud noise for any outdoor areas adjacent to the street; homeowners have found it necessary to increase the height of walls from the allowable 8' to 10' and to use walls rather than wood fences, in order to block as much noise as possible.

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

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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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- (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 section of River Oaks was platted before San Felipe was designated as a Major Thoroughfare and long before a 25' setback was established by ordinance in 1982. San Felipe was treated as if it was a wide alley, with all the homes backing to it and their garages taking access from it. The front doors of the houses faced the public streets parallel to San Felipe. San Felipe was extended many miles to the west over several decades and the traffic volume greatly increased. It became more and more of a problem to enter and leave the garages. As homes were remodeled or new homes replaced originals, driveways were built to the parallel streets and the garages reoriented. The garages, however, remained setback from the parallel streets to maintain neighborhood character. Many other homes along this section of San Felipe have been allowed to setback 10' if they do not take garage access from San Felipe. The backyards of all the homes adjacent to San Felipe have fences or walls. As the volume and type of traffic on the road have changed and increased over the years, owners have changed 8' wood fences to 10' masonry walls to absorb and deflect more of the traffic noise.

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

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

San Felipe was designated as a Major Thoroughfare and a 25' setback established by ordinance after the subdivision was developed. Traffic volumes and related noise have been increasing over the years.

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

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

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

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

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

The existing physical conditions are the justification for the variance.

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## DEVELOPMENT PLAT VARIANCE



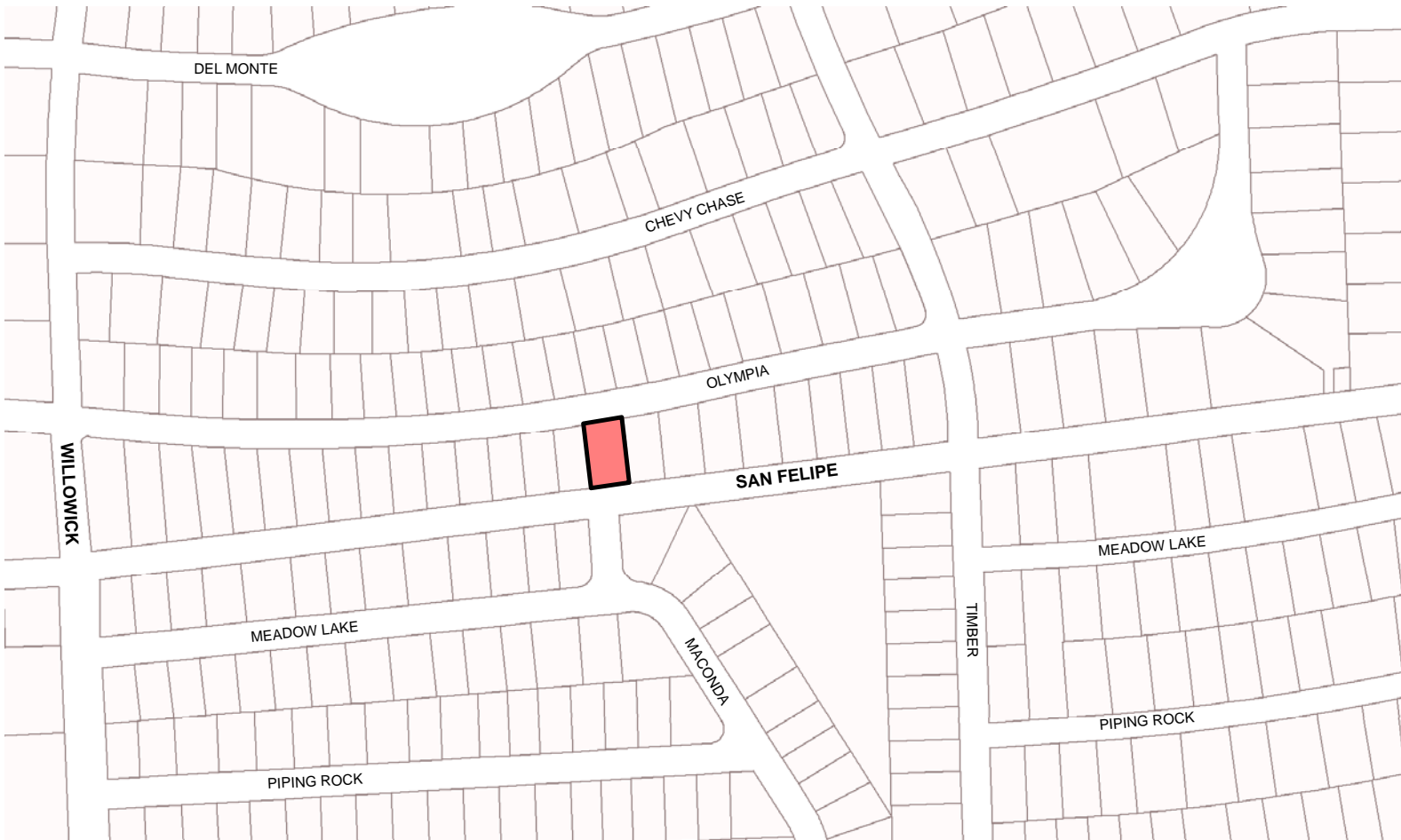
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 116**

Meeting Date: 01/04/2018

## Houston Planning Commission

Location Map



## DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 116**

Meeting Date: 01/04/2018

## Houston Planning Commission

Aerial Map

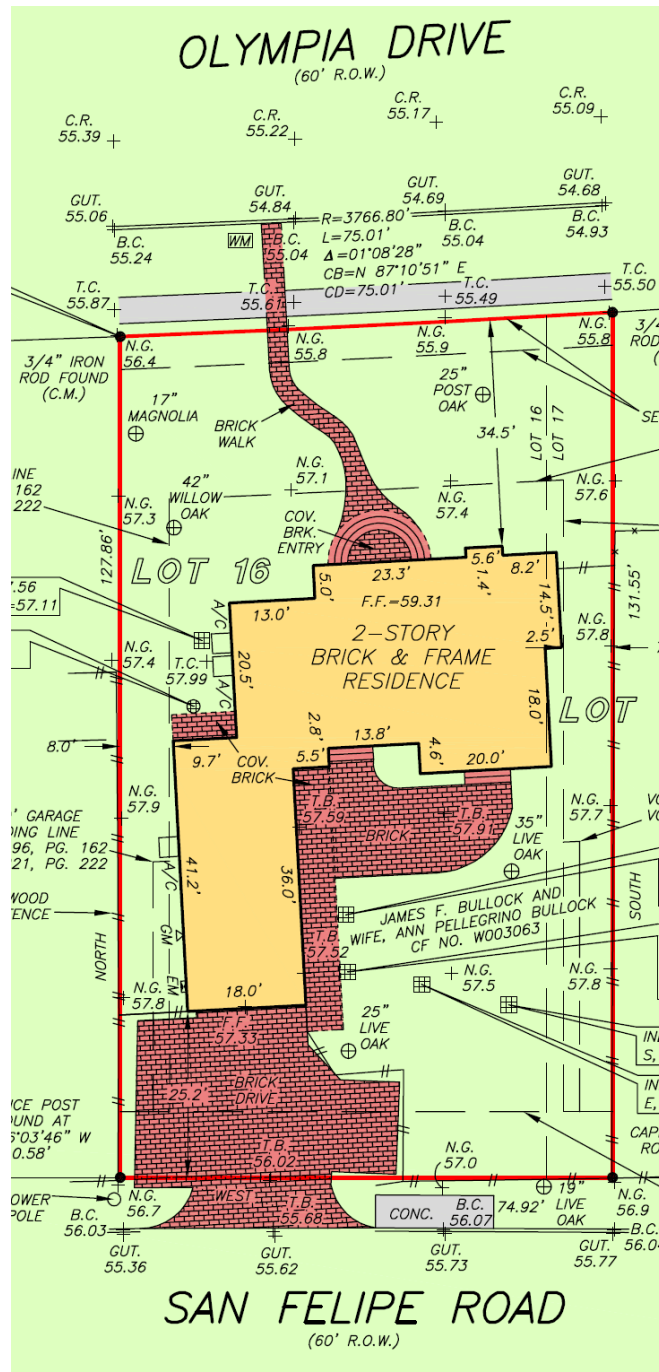


# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Survey



## DEVELOPMENT PLAT VARIANCE







## Houston Planning Commission

### Elevations



FRONT/STREET ELEVATION



EAST SIDE-DRIVEWAY ELEVATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Noor Institute	Hossein Vasighi	713-291-5482	hvasighi@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
8125 Westglen Drive	14071537	77063	5055	490Z	F

HCAD ACCOUNT NUMBER(S):	0972540000007
PROPERTY LEGAL DESCRIPTION:	Tract 1B Block 5 Westpark Center Section 3
PROPERTY OWNER OF RECORD:	Iranian Islamic Foundation - Houston
ACREAGE (SQUARE FEET):	16,000 square feet
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	60 feet
WIDTH OF EXISTING ROW PAVING SECTION(S):	30 feet
OFF-STREET PARKING REQUIREMENT:	47 parking spaces
OFF-STREET PARKING PROVIDED:	18 parking spaces

EXISTING STRUCTURE(S) [SQ. FT.]:	4,564 square feet
PROPOSED STRUCTURE(S) [SQ. FT.]:	N/A

PURPOSE OF VARIANCE REQUEST:	To allow 18 parking spaces instead of Chapter 26 ordinance required 47 parking spaces.
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**CHAPTER 26 REFERENCE(S):** **26-492(Class5)(a)** For a church facility, parking is calculated at 1 parking space for every 5 fixed seats in an auditorium or sanctuary or, if there are no fixed seats, 1 parking space for every 40 square feet of ground floor area in the main auditorium or sanctuary.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

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

We purchased the Noor Institute building on 8125 West Glen Drive in 2012 for a place of worship for the Iranian-American community in Houston. First, we treated the building for asbestos. Then, with the help of the community, we raised about \$100,000 to start to renovate the building for our needs. We have applied for various permits from City of Houston of which almost of all them have been approved except parking. Currently our building has 18 parking spaces. We have signed a shared parking agreement with the Amitabh a Buddhist Society of Houston (ABSH) to share parking spaces with the terms and conditions on the attached agreement forms. The ABSH currently has 17 parking spaces available to share. According to the City of Houston, the square footage of the sanctuary space calculates a requirement of 47 parking spaces, of which we have 35 available. We are short of 12 parking spaces.

All of our events will be held on weekends. In total, we will use the building for no more than 10 hours per week. The majority of our programs run between 1-2 hours each, with about 10 – 20 people attending each session. Thus, our activities will not hinder the community and neighbors. Most of the attendees are family and friends that carpool in order to attend the activities.

Since we bought the building five years ago, the Iranian-Americans of Houston trusted us with their morale and financial support. They had hoped to have a grand opening in about one year from the date of purchase. Unfortunately, the issue regarding the number of parking spaces has been a major obstacle in the renovation of the building. It has caused us great anxiety and financial hardship.

Additionally, when we submitted our original plans about the complete renovation, in several occasions, the various departments advised us to revise the plan to comply with the City's requirements but they never provided any objections or feedback about the parking space requirement until the final stage.

As a result, we are requesting your approval for the variance for our building so that we can obtain the last permit (parking) to start the renovation and hopefully convene our worship and programs as soon as we complete the building. We appreciate your kind consideration for this humanitarian cause.

#### 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](mailto:planning.variances@cityofhouston.net).*

(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**

Since we bought the building five years ago, the Iranian-Americans of Houston trusted us with their morale and financial support. We purchased the Noor Institute building on 8125 West Glen Drive in 2012 for a place

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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of worship for the Iranian-American community in Houston. First, we treated the building for asbestos. Then, with the help of the community, we raised about \$100,000 to start to renovate the building for our needs. We have applied for various permits from City of Houston of which almost of all them have been approved except parking. Currently our building has 18 parking spaces. We have signed a shared parking agreement with the Amitabh a Buddhist Society of Houston (ABSH) to share parking spaces with the terms and conditions on the attached agreement forms. The ABSH currently has 17 parking spaces available to share. According to the City of Houston, the square footage of the sanctuary space calculates a requirement of 47 parking spaces, of which we have 35 available. We are short of 12 parking spaces.

All of our events will be held on weekends. In total, we will use the building for no more than 10 hours per week. The majority of our programs run between 1-2 hours each, with about 10 – 20 people attending each session. Thus, our activities will not hinder the community and neighbors. Most of the attendees are family and friends that carpool in order to attend the activities.

- 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;**

N/A

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

Initially, we were not aware of parking requirements when we applied for the permits. Currently our building has 18 parking spaces. We have signed a shared parking agreement with the Amitabh a Buddhist Society of Houston (ABSH) to share parking spaces with the terms and conditions on the attached agreement forms. The shared parking contract, is filed with the county. We can use their parking spaces, as needed, for our activities on the proposed days. The ABSH currently has 17 parking spaces available to share. According to the City of Houston, the square footage of the sanctuary space calculates a requirement of 47 parking spaces, of which we have 35 available. We are short of 12 parking spaces.

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

All of our events will be held on weekends. In total, we will use the building for no more than 10 hours per week. The majority of our programs run between 1-2 hours each, with about 10 – 20 people attending each session. Thus, our activities will not hinder the community and neighbors. Most of the attendees are family and friends that carpool in order to attend the activities.

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

Almost all of our events will be offered and held (in our building) during Friday evenings and Saturdays. These programs generally are limited to no more that 20 attendees per program. Thus, our own existing 18 parking spaces will be sufficient for most of our events. We have two events in a year where we may have between 50-80 attendees where more parking is needed.

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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

For the two major events, we will make sure that our activities and needs for additional parking spaces will not compromise public safety, health, and welfare. We will hire a security guard to manage the parking and provide the security services for our guests as well as our surrounding neighbors. To cut down on our need for additional parking spaces, we will be regularly advise our attendees to carpool.

**(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.**

N/A

### 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:**

- c. 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
- d. 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**

**(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.**

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## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

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(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.

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# OFF-STREET PARKING VARIANCE



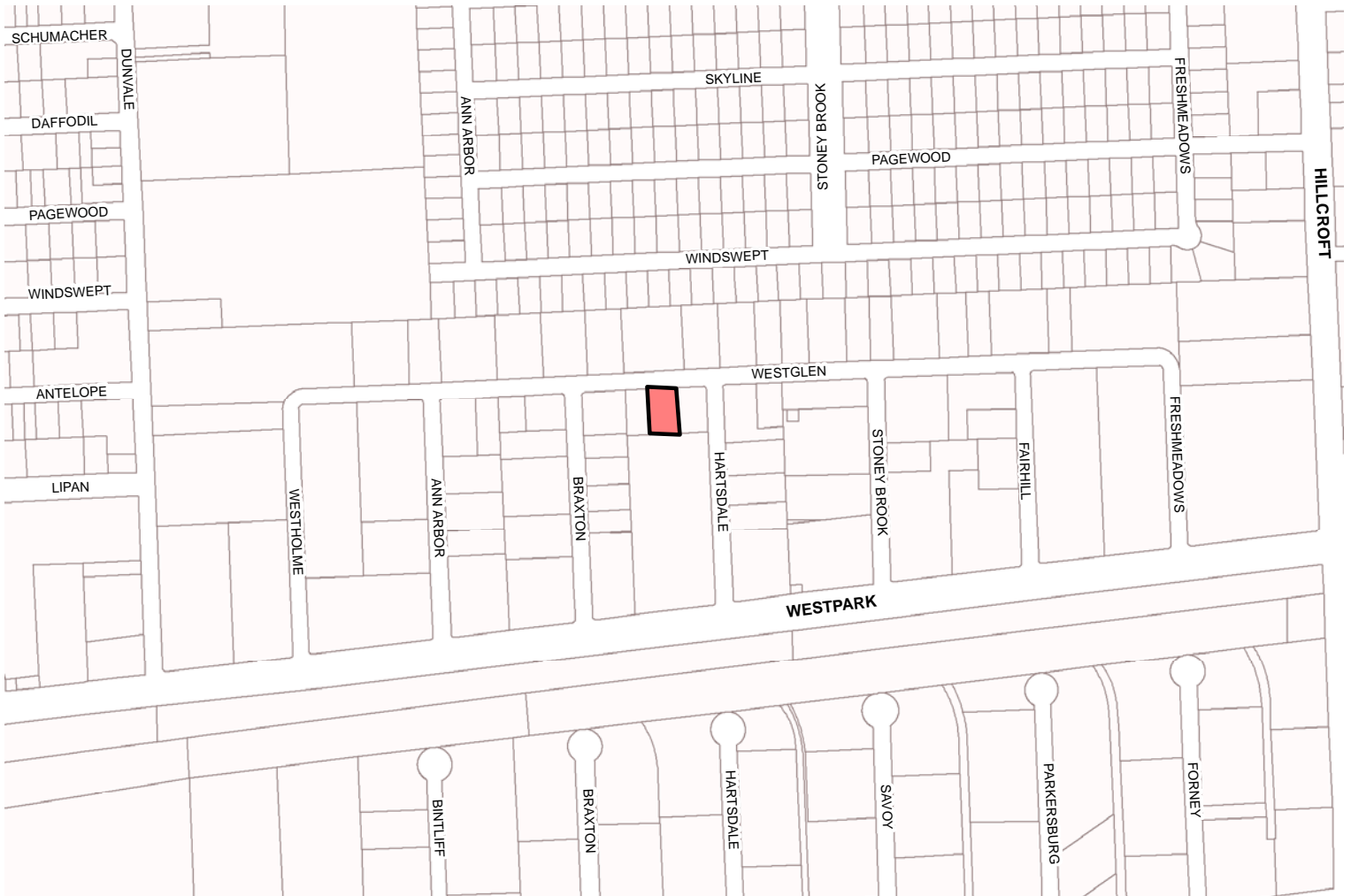
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: III**

Meeting Date: 01/04/2018

## Houston Planning Commission

### LOCATION MAP



# OFF-STREET PARKING VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: III**

Meeting Date: 01/04/2018

## Houston Planning Commission

AERIAL MAP



## OFF-STREET PARKING VARIANCE

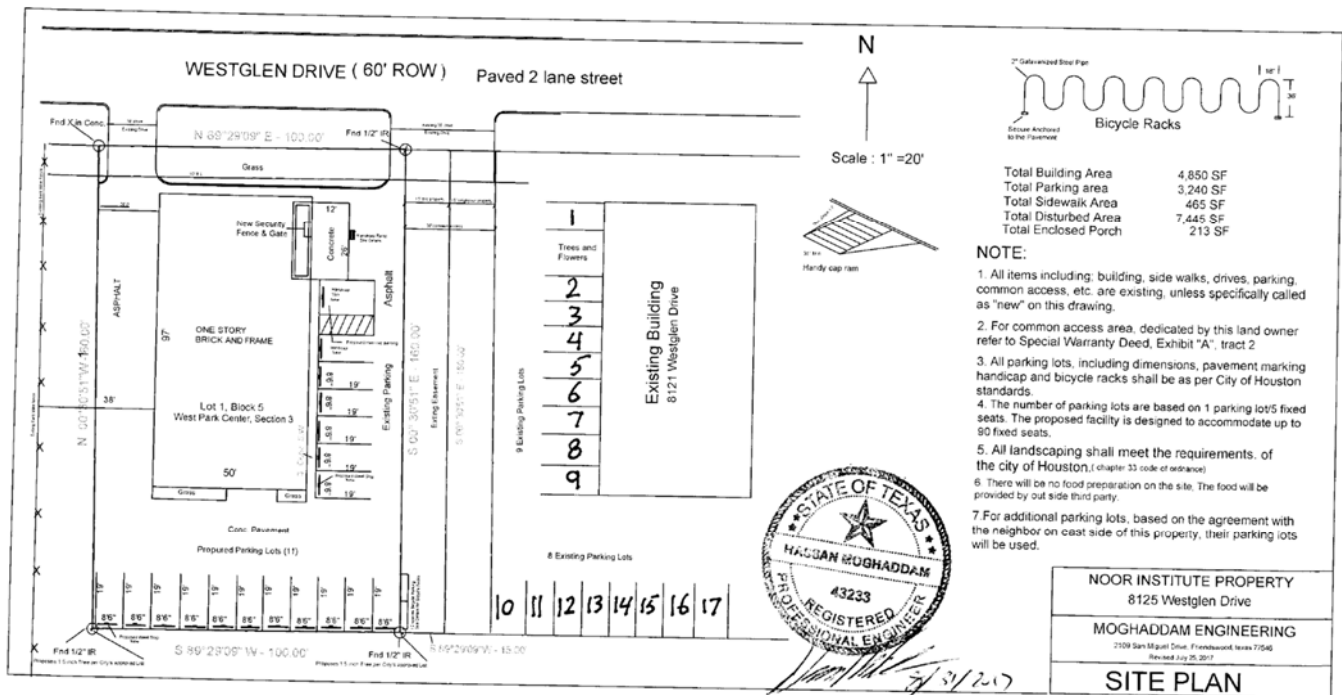


# Houston Planning Commission

**ITEM: III**

Meeting Date: 01/04/2018

## SITE PLAN AND PARKING ANALYSIS



4. Total of 47 parking lots required based on 1847 sq.ft. of assembly room, and one parking lot per 40 sq.ft. 18 parking lots are proposed on the site plan, and based on the agreement with the property owner, 17 existing east side neighbor's parking lots will be used.

## OFF-STREET PARKING VARIANCE



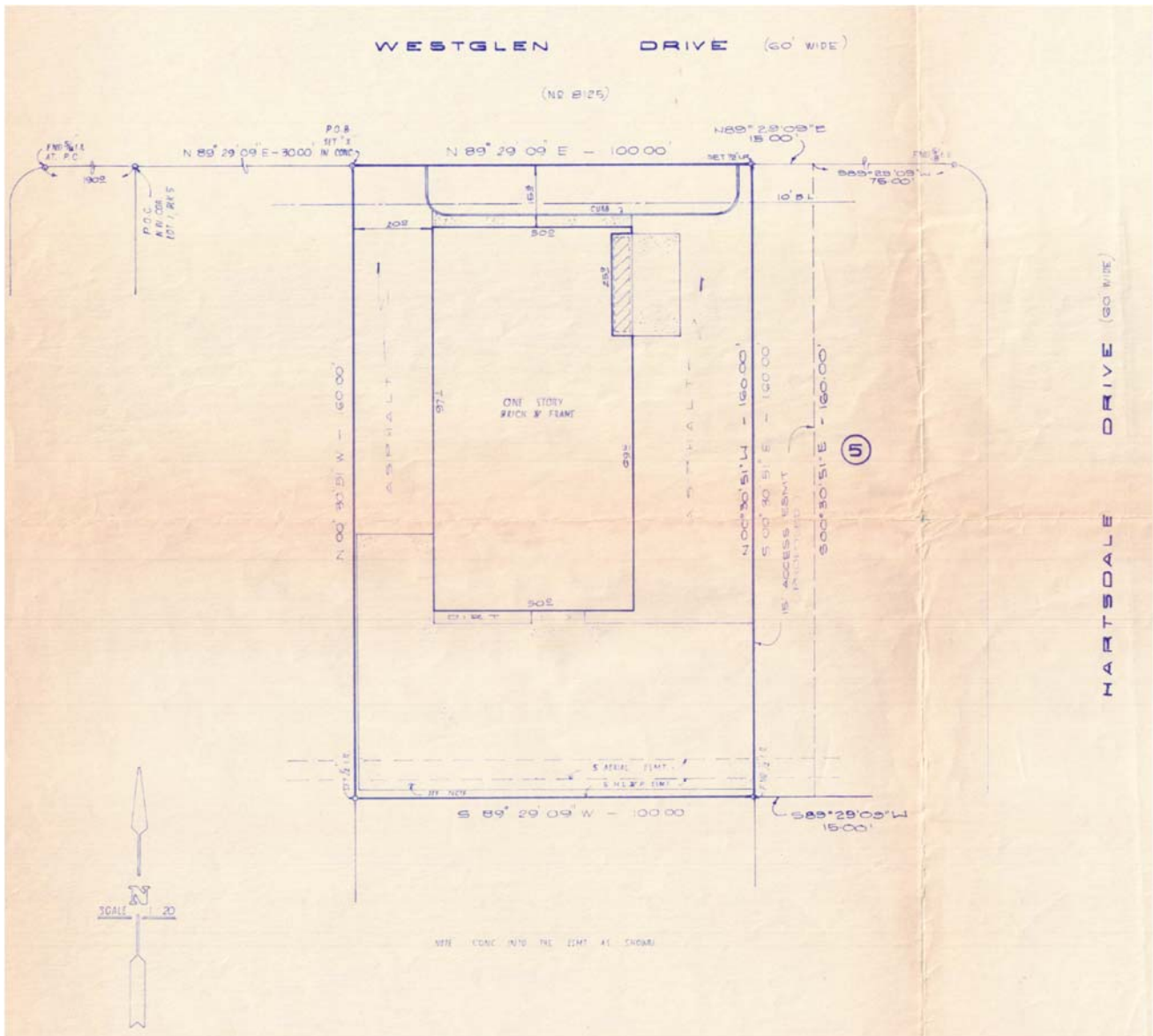


## Houston Planning Commission

ITEM: III

Meeting Date: 01/04/2018

### SURVEY



## OFF-STREET PARKING VARIANCE

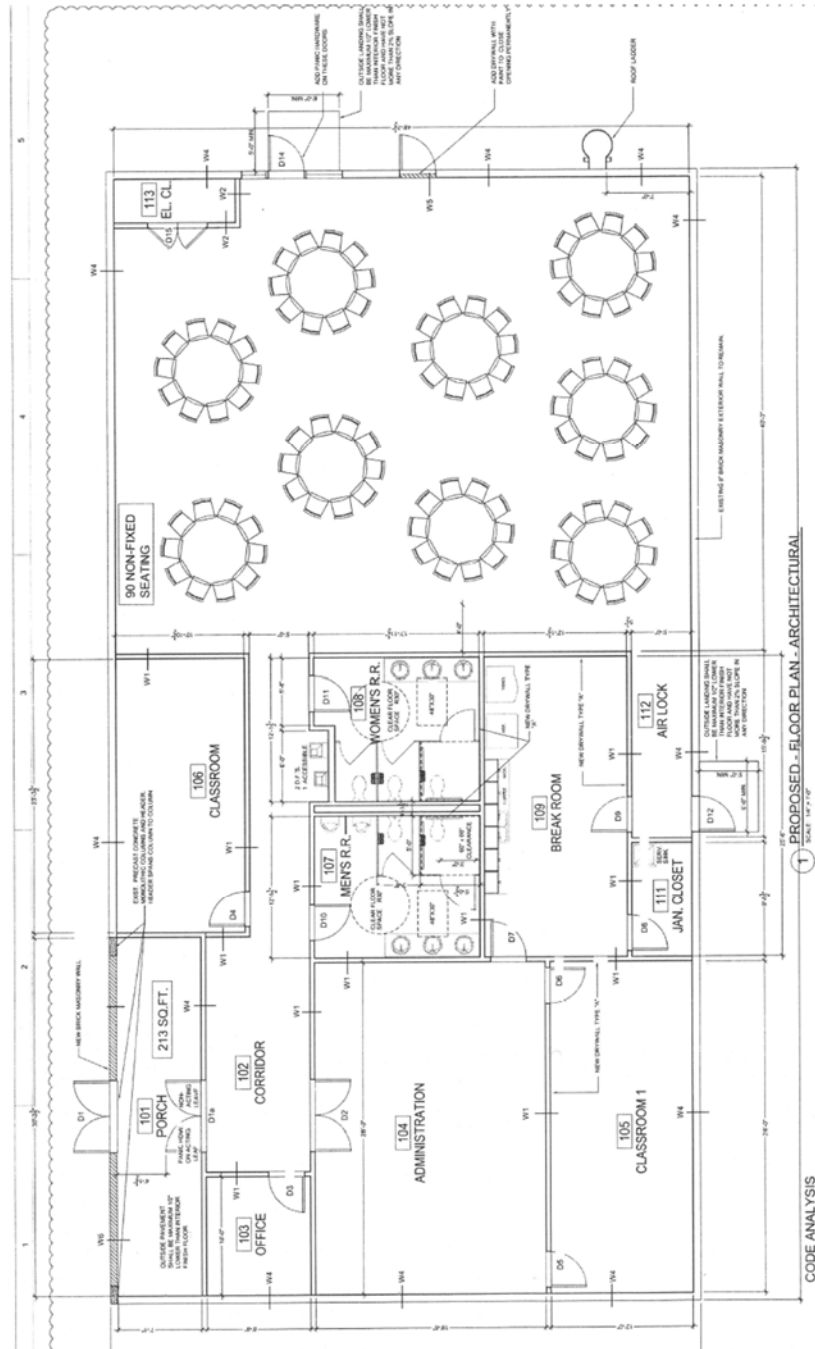


# Houston Planning Commission

ITEM: III

Meeting Date: 01/04/2018

FLOOR PLAN



## OFF-STREET PARKING VARIANCE

### Block AGENDA: IV

**SMLSB Application No. 691:** 4400 block of Walker Street, north and south sides, between Eastwood and Fashion Streets

#### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 4400 block of Walker Street, north and south sides, between Eastwood and Fashion Streets. Analysis shows that a minimum lot size of 5,500 sf exists for the blockfaces. A petition was signed by the owners of 60% of the property within the proposed Special Minimum Lot Size Block. One (1) 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 nineteen (19) lots along the 4400 block of Walker Street, north and south sides, between Eastwood and Fashion Streets.

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 Walker 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 seventeen (17) of nineteen (19) single-family residential properties (representing 89% of the total lots within the boundary area).
- The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained twelve (12) of nineteen (19) signatures of support from property owners in the proposed SMLSB (owning 60% 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 5,500 sf exists on fourteen (14) 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 Eastwood subdivision was platted in 1913. Many of the houses originate from the 1920s and 1930s. The establishment of a 5,500 s.f. 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.*  
Fourteen (14) out of nineteen (19) lots (representing 78% of the application area) are at least 5,500 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



## Special Minimum Lot Size Block

Planning and Development Department

### 6. Boundary Map

#### SPECIAL MINIMUM LOT SIZE BLOCK

Application **691**

Date Received: **10/9/2017**

Date Complete: **10/27/2017**

Street(s) Name: **Walker  
Street**

Lot(s) **4400 Block of  
Walker Street**

Cross Streets: **Eastwood  
Street** and **Fashion 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>
4401	SFR		8,795
4402	SFR	Y	8,100
4406	SFR		5,778
4407	SFR		5,500
4410	SFR	Y	4,922
4411	MF	Y	5,500
4415	SFR	Y	5,500
4417	SFR	Y	5,500
4418	SFR		5,350
4420	SFR		6,607
4422	SFR	Y	6,634
4426	SFR	Y	5,350
4429	SFR	Y	5,500
4430	SFR	Y	5,350
4435	SFR	Y	6,792
4436	SFR	Y	5,350
4440	SFR		8,025
4445	SFR	Y	6,792
4449	MF		8,250

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

Of **119,595** Square Feet in the Proposed Application Area      **71,290** Square Feet are Owned by Property Owners Signing in Support of the Petition =      **60%**

**Single Family Calculation:**

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

<b>17</b> # developed or restricted to no more than two SFR Units	Of	<b>17</b>	Total number of SFR lots in the Proposed Application Area	<b>19</b>	Total number of lots in the Proposed Application Area	<b>89%</b>
---	----	-----------	---	-----------	---	------------

**2** # of Multifamily lots  
**0** # of Commercial lots  
**0** # of Vacant Lots

**19** Total

**Minimum Lot Size Calculations:**

<b>Total # of lots</b>	<b>19</b>	<b>Total sq. ft. =</b>	<b>119,595</b>	<b>/ # of lots =</b>	<b>6,294</b>	<b>average sq. ft.</b>
					<b>5,500</b>	<b>median sq. ft.</b>

70 %

Lots ranked by size	Size	% by Area	Cumulative % by Area
---------------------	------	-----------	----------------------

1	8,795	7.4%	7.4%
---	-------	------	------

2	8,250	6.9%	14.3%
---	-------	------	-------

3	8,100	6.8%	21.0%
---	-------	------	-------

4	8,025	6.7%	27.7%
---	-------	------	-------

5	6,792	5.7%	33.4%
---	-------	------	-------

6	6,792	5.7%	39.1%
---	-------	------	-------

7	6,634	5.5%	44.6%
---	-------	------	-------

8	6,607	5.5%	50.2%
---	-------	------	-------

9	5,778	4.8%	55.0%
---	-------	------	-------

10	5,500	4.6%	59.6%
----	-------	------	-------

11	5,500	4.6%	64.2%
----	-------	------	-------

12	5,500	4.6%	68.8%
----	-------	------	-------

13	5,500	4.6%	73.4%
----	-------	------	-------

14	5,500	4.6%	78.0%
----	-------	------	-------

15	5,350	4.5%	82.5%
----	-------	------	-------

16	5,350	4.5%	86.9%
----	-------	------	-------

17	5,350	4.5%	91.4%
----	-------	------	-------

18	5,350	4.5%	95.9%
----	-------	------	-------

19	4,922	4.1%	100.0%
----	-------	------	--------

0	0.0%	100.0%
---	------	--------

0	0.0%	100.0%
---	------	--------

0	0.0%	100.0%
---	------	--------

0	0.0%	100.0%
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0	0.0%	100.0%
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0	0.0%	100.0%
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0	0.0%	100.0%
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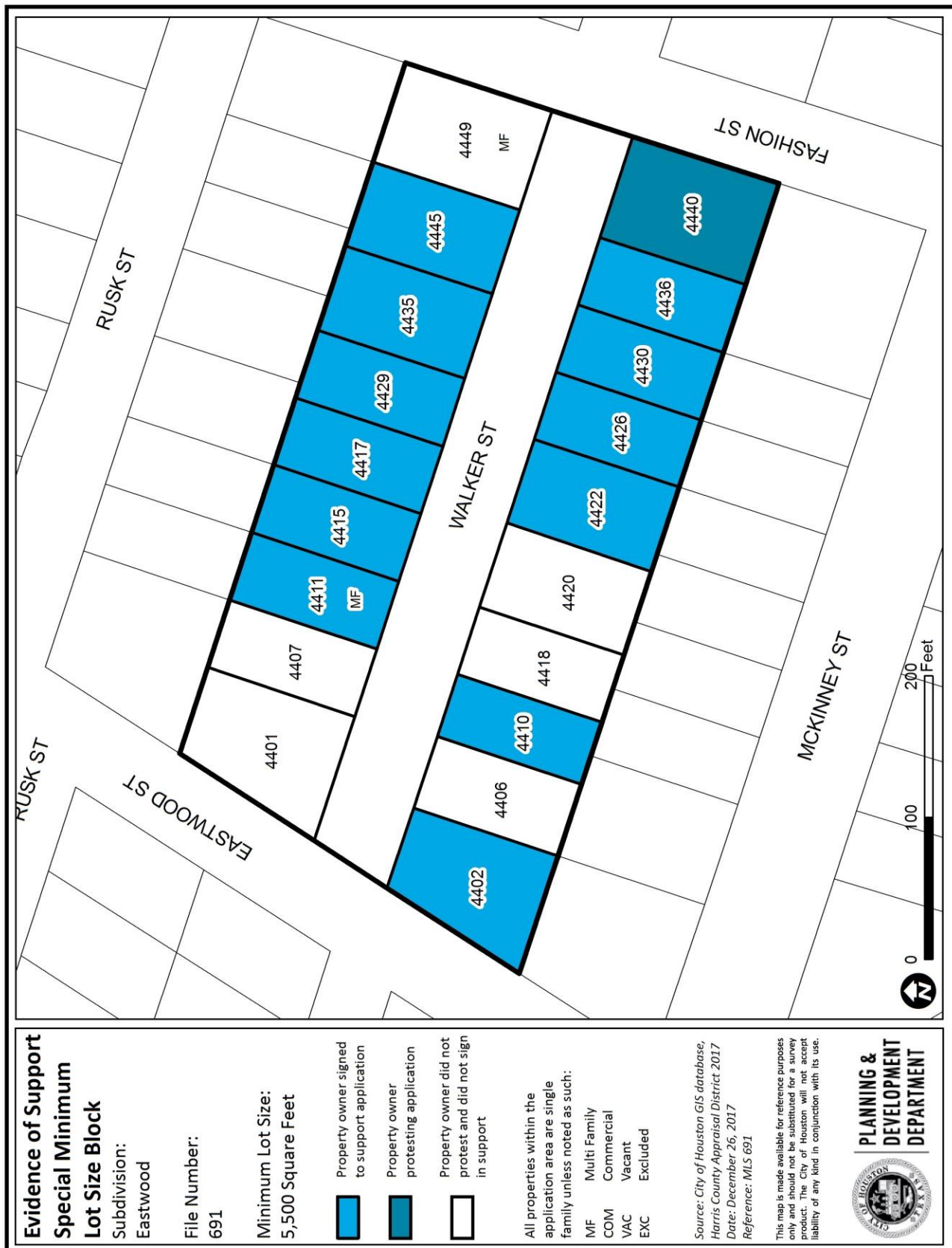
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Total	119,595	100.0%
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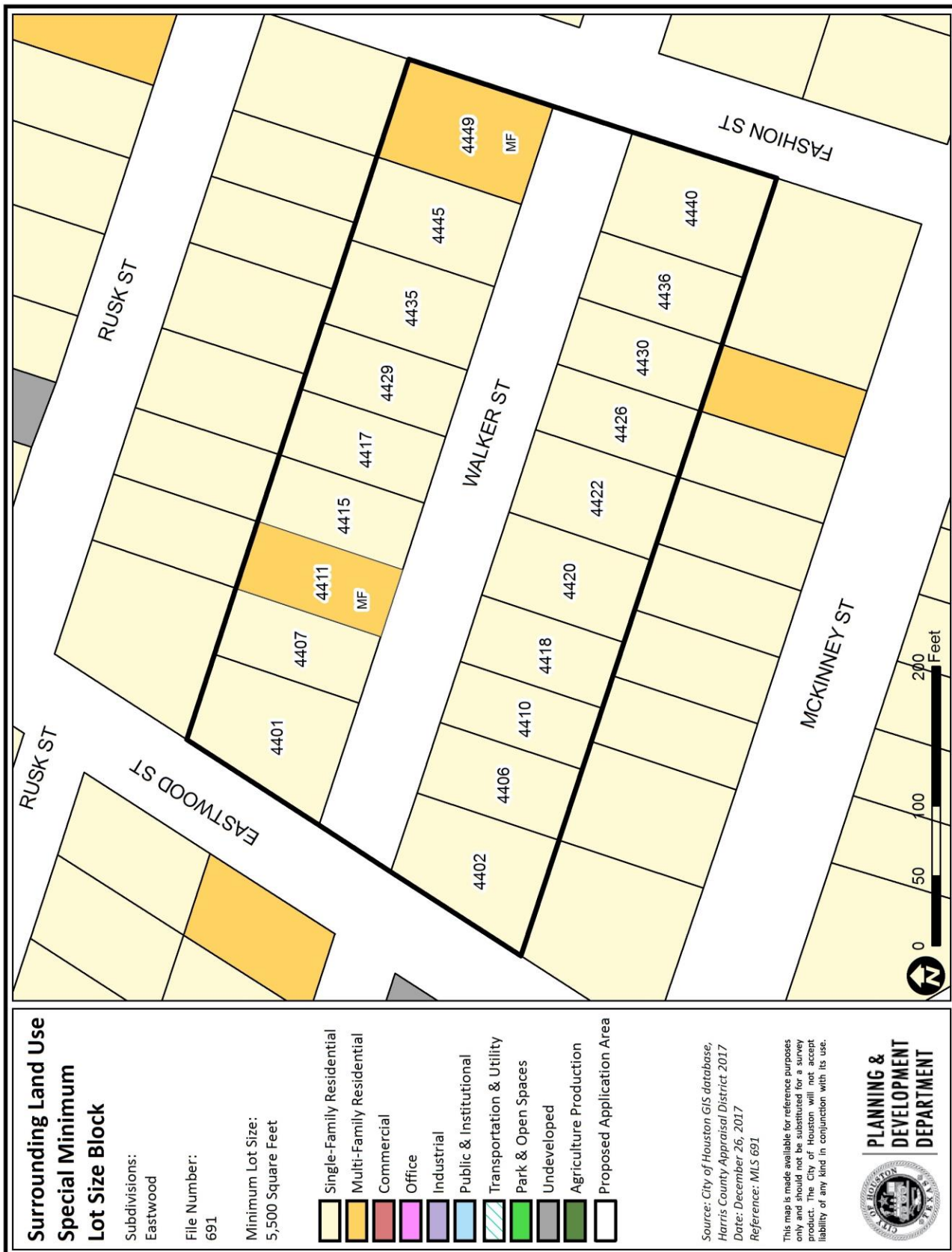
© 2006 The Authors  
Journal compilation © 2006 Blackwell Publishing Ltd

This application qualifies for a **5,500** Square Feet Special Minimum Lot Size

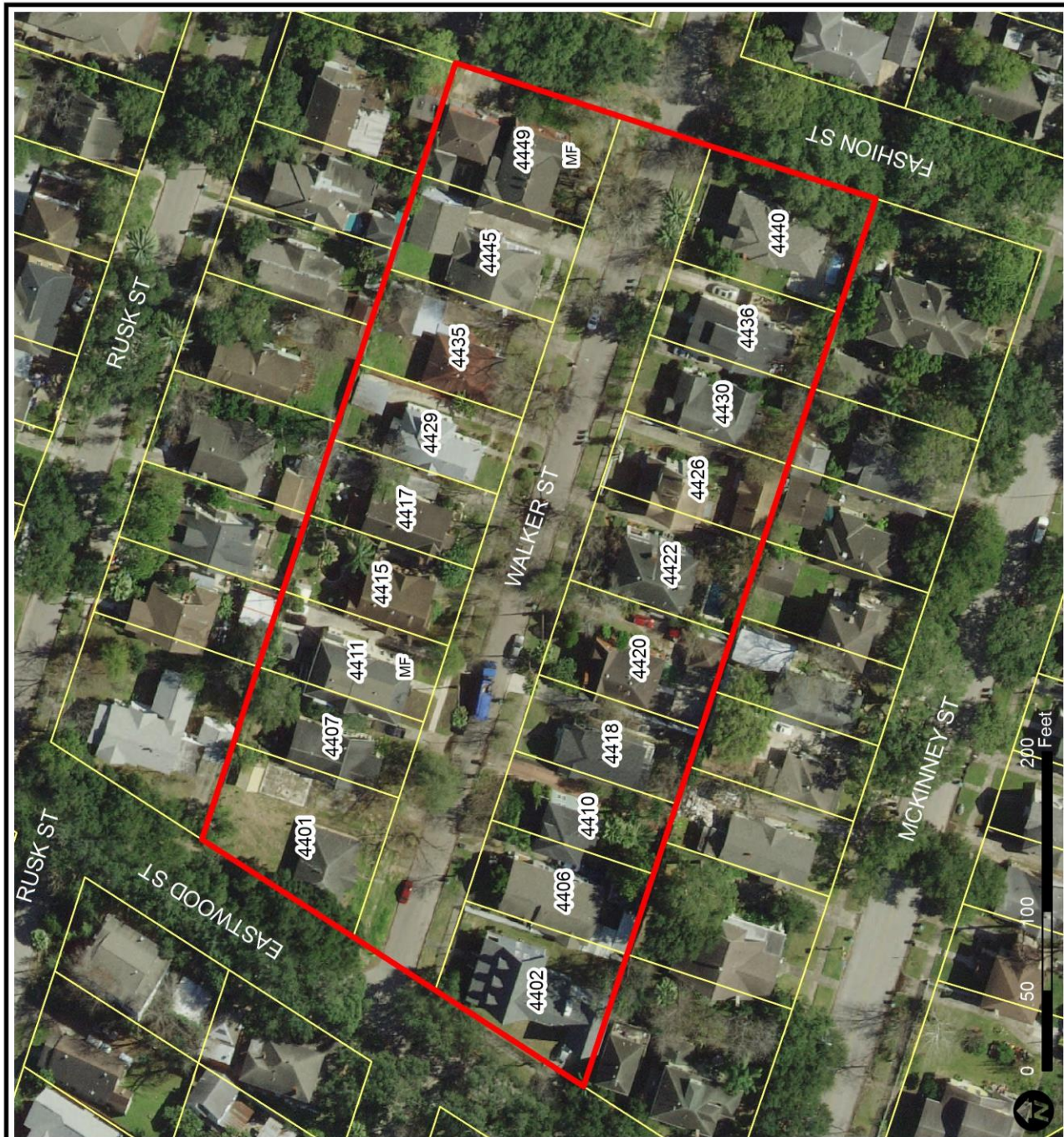












### Aerial View Special Minimum Lot Size Block

Subdivision:  
Eastwood

File Number:  
691

Minimum Lot Size:  
5,500 Square Feet

All properties within the  
application area are single  
family unless noted as such:

MF Multi Family  
COM Commercial  
VAC Vacant  
EXC Excluded

Source: City of Houston GIS database,  
Harris County Appraisal District 2017  
Date: December 26, 2017  
Reference: MLS 691

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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

From: Mary [REDACTED]  
Sent: Wednesday, November 08, 2017 3:52 PM  
To: Caldwell, Davonte - PD  
Subject: Planning and Development

Dear Mr Caldwell,  
I received a letter in the mail about Special Minimum Lot Size. And am against this.  
Thank You,  
Josephine Hernandez  
[REDACTED]

Sent from my iPhone

From: Mary Hernandez [REDACTED]  
Sent: Monday, November 27, 2017 2:00 PM  
To: Caldwell, Davonte - PD  
Subject: Planning and Development

Josephine Hernandez  
4440 Walker  
Houston, TX 77023  
[REDACTED]

One story frame house



### Special Minimum Lot Size Block Application

According to

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



PLANNING &  
DEVELOPMENT  
DEPARTMENT



Please complete entire application form.

#### 1. Location:

General Location: North and south side of Walker Street between Eastwood Street and Fashion Street

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

Specific Legal Description: Block 14, Lots 11-20 and Block 23, Lots 1-11

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

#### 2. Contacts:

Primary Applicant: Swati Modi Phone: [REDACTED]  
Address: 4436 Walker St. E-mail: [REDACTED]  
City: Houston State: TX Zip: 77023

Alternate Applicant: Lynn Rodriguez Phone #: [REDACTED]  
Address: 4430 Walker St. E-mail: [REDACTED]  
City: Houston State: TX Zip: 77023

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

File # MLS 691 Key Map # \_\_\_\_\_ TIRZ \_\_\_\_\_  
Lambert # \_\_\_\_\_ Super N'hood \_\_\_\_\_ Census Tract \_\_\_\_\_  
City Council District \_\_\_\_\_

#### 4. Submittal Requirements:

Please Check

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

