

# HOUSTON PLANNING COMMISSION

## AGENDA

FEBRUARY 1, 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**

**February 1, 2018**

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

### **Call to Order**

### **Director's Report**

### **Approval of the January 18, 2018 Planning Commission Meeting Minutes**

- I. Presentation and Consideration of the January 2018 Semi-Annual Report of the Capital Improvements Advisory Committee on Water and Wastewater Impact Fees** (Ann Marie Sheridan)
- II. Presentation and Consideration of the January 2018 Semi-Annual Report of the Capital Improvements Advisory Committee on Drainage Impact Fees** (Ann Marie Sheridan)
- III. Presentation of Walkable Place Committee Project Update** (Muxian Fang)
- IV. Platting Activity (Subdivision and Development plats)**
  - a. Consent Subdivision Plats (Homero Alegria)
  - b. Replats (Homero Alegria)
  - c. Replats requiring Public Hearings with Notification (Arica Bailey, Aracely Rodriguez, Geoff Butler, G. Espinoza Sanchez, Devin Crittle)
  - d. Subdivision Plats with Variance Requests (Geoff Butler, Chad Miller, Aracely Rodriguez, Carson Lucarelli)
  - e. Subdivision Plats with Special Exception Requests (Chad Miller)
  - f. Reconsiderations of Requirement (Carson Lucarelli, Aracely Rodriguez)
  - g. Extension of Approvals (Carson Lucarelli)
  - h. Name Changes (Carson Lucarelli)
  - i. Certificates of Compliance (Carson Lucarelli)
  - j. Administrative
  - k. Development Plats with Variance Requests (Eric Pietsch)
- V. Establish a public hearing date of March 1, 2018**
  - a. Ammar Estates replat no 1
  - b. Braewood partial replat no 1
  - c. Center Street Reserve
  - d. East Sunnyside Court partial replat no 1
  - e. Fondren Southwest Northfield Sec 8 partial replat no 1
  - f. Goldquest Group
  - g. Newport Sec 8 partial replat no 3
  - h. Pelham Place Sec 1 partial replat no 1
  - i. Scottcrest partial replat no 1
- VI. Consideration of a Hotel/Motel variance for Avid Hotel located at 12843 Westheimer Road** (Devin Crittle)
- VII. Excuse the absence of Commissioner Porras-Pirtle**
- VIII. Public Comment**
- IX. Adjournment**

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

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

**January 18, 2018**

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 2:30 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Absent

Susan Alleman

Bill Baldwin

Fernando L. Brave

Absent

Antoine Bryant

Arrived at 2:36 p.m. during item #77

Lisa Clark

Algenita Davis

Arrived at 2:31 p.m. during Director's Report

Mark A. Kilkenny

Lydia Mares

Absent

Christina Morales

Arrived at 2:30 p.m. during Director's Report

Paul R. Nelson

Linda Porras-Pirtle

Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

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

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 JANUARY 4, 2018 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the January 4, 2018 Planning Commission meeting minutes.

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

## **I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 76)**

Staff recommendation: Approve staff's recommendations for items **1 – 76**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 76**, subject to the CPC 101 form conditions.

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

## **C PUBLIC HEARINGS**

### **77 Briardale partial replat no 4      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: **Kilkenny**      Second: **Clark**      Vote: **Unanimous**      Abstaining: **None**

### **78 Carolina Place partial replat no 2      C3N      Defer**

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

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

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

### **79 Center Street Reserve      C3N      Withdrawn**

### **80 Foster Place partial replat no 1      C3N      Defer**

Staff recommendation: Defer the application for two weeks per Council Member Boykins' request.

Commission action: Deferred the application for two weeks per Council Member Boykins' request.

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

### **81 Jandor Gardens partial replat no 1      C3N      Approve**

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

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

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

### **82 Lakeview Home Addition      C3N      Defer** **partial replat no 3**

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

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

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

- 83 Lakewood Forest Sec 1 partial replat no 1 and Extension C3N Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Anderson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**  
 Speaker: Paul Marshall – opposed.
- 84 Timberlake Estates Sec 1 partial replat no 1 C3N Disapprove**  
 Staff recommendation: Disapprove the plat.  
 Commission action: Disapproved the plat.  
 Motion: **Nelson** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**
- 85 Villas on Spencer Street 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: **Bryant** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 86 Wakefield Courts 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: **Kilkenny** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 87 Westbury Sec 3 partial replat no 3 C3N Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Clark** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

- 88 Beltway Industrial Park GP GP Approve**  
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Anderson** Second: **Baldwin** Vote: **Carries** Abstaining: **Clark**
- 89 Brooklyn Trails GP GP Approve**  
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 90 City Road Commerce Park C3P Approve**  
 Staff recommendation: Grant the variance, deny the variance and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the variance, denied the variance and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Alleman** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

Speaker: Mark Overton, applicant – supportive; Richard Smith, Managing Engineer, Public Works and Engineering; Fred Mathis, Harris County.

**91 Lakeview Retreat Sec 3 C3P Defer**  
Staff recommendation: Defer the application for two weeks per the applicant's request.  
Commission action: Deferred the application for two weeks per the applicant's request.  
Motion: **Kilkenny** Second: **Clark** Vote: **Unanimous** Opposing: **None**

**92 Salem Lutheran Church of Rosehill GP GP Defer**  
Staff recommendation: Defer the application for two weeks per Harris County's request.  
Commission action: Deferred the application for two weeks per Harris County's request.  
Motion: **Anderson** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

**93 Towne Park Development C3P Defer**  
Staff recommendation: Defer the application for two weeks per the applicant's request.  
Commission action: Deferred the application for two weeks per the applicant's request.  
Motion: **Clark** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**94 Town Oak Center C2 Defer**  
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Deferred the application for two weeks to give the Planning Department and applicant to discuss flooding concerns.  
Motion: **Rosenberg** Second: **Anderson** Vote: **Carries** Opposing: **Alleman, Bryant, Clark, Dean, Kilkenny and Sigler**

Speakers: John Leuchen, Kimber Wheeler, Michael Spero, Ronnie Zamorano, Jose Garcia and David Garcia, applicants – supportive.

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

**G EXTENSIONS OF APPROVAL**

<b>95</b>	<b>GBP Business Park</b>	<b>EOA</b>	<b>Approve</b>
<b>96</b>	<b>Kuykendahl Center Sec 1</b>		<b>Approve</b>
<b>97</b>	<b>Northwoods Catholic School</b>	<b>EOA</b>	<b>Approve</b>
	<b>partial replat no 1</b>		
<b>98</b>	<b>Reserves at Little York</b>	<b>EOA</b>	<b>Approve</b>
<b>99</b>	<b>Sendero Tract Canyon Fields Drive</b>	<b>EOA</b>	<b>Approve</b>
	<b>Street Dedication</b>		
<b>100</b>	<b>Timberline Fitness Midtown</b>	<b>EOA</b>	<b>Approve</b>
<b>101</b>	<b>Trinity Lutheran Church North Annex</b>	<b>EOA</b>	<b>Approve</b>
<b>102</b>	<b>Woodlands Creekside Park West Sec 41</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES  
NONE**

## **I CERTIFICATES OF COMPLIANCE**

**103 27660 Burning Tree**

**COC**

**Approve**

**104 21910 Loop 494**

**COC**

**Approve**

Staff recommendation: Approve staff's recommendation for items 95-104.

Commission action: Approved staff's recommendation for items 95-104.

Motion: **Sigler**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

## **J ADMINISTRATIVE NONE**

## **K DEVELOPMENT PLATS WITH VARIANCE REQUESTS NONE**

## **II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 1, 2018 FOR:**

a. Unique Estate replat no 1

b. Stone Creek Ranch Sec 9 replat no 1

Staff recommendation: Establish a public hearing date of February 15, 2018 for items II a-b.

Commission action: Established a public hearing date of February 15, 2018 for items II a-b.

Motion: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

## **III. PUBLIC COMMENT**

Chair Stein acknowledged Ms. Yuhayna H. McCoy as METRO's ex-officio commission member.

Commissioner Clark spoke about item 94, Town Oak Center.

## **IV. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:30 p.m.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

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**Martha L. Stein, Chair**

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**Patrick Walsh, Secretary**

**January 2018  
Semiannual Report of the  
Capital Improvements Advisory  
Committee  
On Water and Wastewater Impact Fees**

**Planning Commission  
Acting as the  
Capital Improvements Advisory Committee**

**Martha L. Stein, Chair**

**City of Houston  
Houston Public Works  
Houston Permitting Center**

**JANUARY 2018 SEMIANNUAL REPORT OF THE  
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE  
ON IMPACT FEES**

## I. PURPOSE OF THIS REVIEW

Cities imposing impact fees on new development must comply with Chapter 395 of the Texas Local Government Code. In accordance with Chapter 395, City Council adopted Ordinances 90-675 and 90-676 to establish procedures to administer the City's water and wastewater impact fees programs, respectively. Approval of Motion 90-0614 by the City Council appointed the Planning Commission as the Capital Improvements Advisory Committee. Under State law, the Committee is charged with the following responsibilities:

- Assisting and advising the City in adopting land-use assumptions;
- Reviewing the IFCIP and filing written comments;
- Monitoring and evaluating the implementation of the IFCIP;
- Filing semiannual reports on the progress of the plan;
- Reporting actual or perceived inequities in plan implementation or the application of impact fees; and
- Recommending updates or revisions to the plan or any impact fees

This documentation fulfills the State requirement of the semiannual report on the progress of the plan. Preparation and conveyance of this report complies with City Council Motion 90-0614 to file a report by January and July of each year. This report documents changes that occurred between the period of **May 1, 2017 and October 31, 2017**, of the 2010-2020 Impact Fees Program.

## II. FINDINGS AND RECOMMENDATIONS

The Planning Commission, acting in its capacity as the Capital Improvements Advisory Committee, finds the following for this period:

- A total of 375 single-family residence (SFR) building permit application exemptions (from paying impact fees) were granted to single-family residences below the median housing price for the City of Houston between **May 1, 2017 and October 31, 2017**. The unit cost range for considering residences below the median housing price was from **\$221,811.00-\$225,876.00**. The range is published by the Real Estate Center at Texas A & M University. A total of **25,844** exemptions have been applied for since the ordinance was adopted in 1997.
- A total of **\$11,880,041.31** generated from revenues and interest for water and wastewater impact fees accrued in the impact fees accounts between **May 1, 2017 and October 31, 2017**, the first **half of the seventh year** of the 2010-2020 Impact Fees Program. The program has an all-time total income of **\$393,522,009.69**.



**Based on these findings, the CIAC recommends the following actions:**

- The total amount of the revenues and interest generated from water and wastewater impact fees during the reporting period in the sum of **\$11,880,041.31** should be authorized for appropriation to debt retirement.

### **III. BACKGROUND**

The City of Houston established an impact fees program in June 1990, and adopted updates beginning in July of 2010 in compliance with State legislative requirements. The Planning Commission, acting in the capacity of the Capital Improvements Advisory Committee, oversees the program. The program institutes a method to collect fees for new development applications for water and/or sanitary sewer service. The fees offset a portion of costs associated with capital improvements for providing water and wastewater facilities to meet the new demand.

According to State legislation, estimates of new demand and needed facilities must be based on approved land-use assumptions. Maximum chargeable impact fees, the maximum fees the City can charge, are calculated from the estimated cost of the facilities and the capacity of the system. City Council determines the impact fees collection rates, which cannot exceed the maximum chargeable fees. These are the actual rates paid by the developer upon request for service. The City applies collected fees to the cost of the capacity needed by new development for designated water and wastewater capital improvements. These capital improvements are identified in the IFCIP. (Note that the IFCIP is not the City's five year Capital Improvement Plan.)

### **IV. EVALUATION OF IMPACT FEE PROGRAM COMPONENTS**

#### **A. Land Use Assumptions**

Review of the Land Use Assumptions (LUA) consists of monitoring the following components: population and employment, and water and wastewater service units. Population and employment projections were distributed among census tracts, followed by calculation of water demand and wastewater generation for the projected growth within each census tract.

##### **1. Population and Employment**

Population and employment projections provide the foundation to develop forecasts of future land use. The 2010-2020 Impact Fee Program is based on population and employment projections using Traffic Analysis Zone (TAZ) data from the Houston-Galveston Area Council.

##### **2. Service Units**

The second method of analysis involves a comparison of service units projected in IFCIP to service units generated by actual development. Service units provide a method for converting demand from different land uses to a common unit of measure. Adopted units of measure are based on the average daily demands for a single-family residence, which are 250 gallons for water and 250 gallons for sewer in the current 2010-2020 Impact Fee Program. Service unit analysis compares prorated ten-year growth projections in service units with service units generated by actual development. The number of projected service units was calculated for each ten-year planning period.

The maximum impact fee for each service unit calculated in the IFCIP is based on the prorated cost of projects divided by the capacity of the system. For both water and wastewater, the maximum rate is not time sensitive since it was calculated as the average cost per gallon for the entire system. Without a change to project costs or capacities in that IFCIP, maximum fees per service unit will not change.

Growth projections anticipate citywide demands will increase to **217,461** service units for water and **108,384** service units for wastewater between 2010 and 2020. Using an interpolation of proportionate service unit consumption, **159,471** service units for water and **79,480** service units for wastewater were projected to be consumed through this period of the updated program (November 1, 2016 and April 30, 2017). Service unit data was compiled from actual permit applications and totaled for the entire service area. Actual service units generated during this 6-month period totaled **6,833** water service units and **6,280** wastewater service units for a cumulative total of **100,990** water service units and **89,230** wastewater service units (See Table 1).

Table 1 shows that historically the percentage of actual growth has been slower than projected through each reporting period. The current consumption of service units for this reporting period is **63%** for water and **112%** for wastewater. This shows slower growth for water and consistent growth for wastewater compared to the linear projection, resulting that sufficient capacity remains in the systems for new development through 2020, the end of the ten-year reporting period. Since the rate of growth for wastewater is slightly higher than the linear projection at this point in the 2010-2020 Impact Fee Program, the wastewater system demand is being evaluated with the Public Utilities Division.

**TABLE 1**  
**November 1, 2016 to April 30, 2017**  
**Percent of Actual to Prorated Projected Service Units (s.u.)**

Semiannual <u>Report</u>	Duration (months)	Water			Wastewater		
		Prorated s.u.	Actual s.u.	%	Prorated s.u.	Actual s.u.	%
January 2011	4	7,255	1,471	20	3,613	1,516	42
July 2011	10	18,122	7,011	39	9,032	5,467	61
January 2012	16	28,995	17,025	59	14,451	10,037	69
July 2012	22	39,868	21,089	53	19,870	14,213	72
January 2013	28	50,741	26,621	52	25,289	20,205	80
July 2013	34	61,614	33,728	55	30,709	25,968	85
January 2014	40	72,487	43,016	59	36,128	34,686	96
July 2014	46	83,360	51,865	62	41,547	43,016	104
January 2015	52	94,233	62,480	66	46,966	53,129	113
July 2015	58	105,106	71,091	68	52,385	61,192	117
January 2016	64	115,979	78,472	68	57,804	67,563	117
July 2016	70	126,852	83,440	66	63,223	72,480	115
January 2017	76	137,725	89,247	65	68,642	78,167	114
July 2017	82	148,598	94,157	63	74,061	82,950	112
January 2018	88	159,471	100,990	63	79,480	89,230	112

### 3. Impact Fees Capital Improvement Plan (IFCIP)

An update of the Impact Fees Capital Improvement Plan (IFCIP) has been performed in the 2010-2020 Impact Fee Program. The combined Water and Wastewater impact fee of **\$1,825.61** per service unit has been effective since **July 1, 2016** under the program. Examination of data regarding service unit consumption from **May 1, 2017 through October 31, 2017**, indicates significant capacity remains in the water and wastewater systems to support future demand.

### 4. Maximum Chargeable Impact Fees

The maximum fees are derived by using the formula given in Chapter 395 of the Texas Local Government Code. The City of Houston has evaluated the changes in the 2010-2020 Impact Fee Program and determined that the maximum allowable fees have increased, and that the fees the City has adopted are sufficiently below the maximum as proscribed by Chapter 395.

### 5. Findings:

- The 2010-2020 Impact Fee Program has been implemented and is acceptable for continued administration through the next reporting period.
- Review of service unit data indicates excess capacity in both the water and wastewater systems sufficient to accommodate new development through the next scheduled report in **July of 2018**.
- Water and wastewater facilities identified in the IFCIP are adequate to meet anticipated demand through **April 30, 2018**, the end of the next reporting period.

## V. SUMMARY OF IMPACT FEE ACCOUNTS

### A. Impact Fees Rates

Impact Fee rates are set by City Council in accordance with Chapter 395 of the Texas Local Government Code. A summary of the maximum allowable Impact Fees collectable and the rates adopted for the 2010-2020 Impact Fee Program is provided in Table 2. The Water/Wastewater impact fee for the reporting period has been effective since **July 1, 2016** with the implementation of the 2010-2020 Impact Fee Program. The current Water/Wastewater impact fee of **\$1,825.61** per service unit for water and wastewater is **25.14%** of the maximum fees allowed by current law.

**TABLE 2**  
Maximum and Adopted Impact Fees

<b>2010-2020 Program</b>	<b><u>Wastewater</u></b>	<b><u>Water</u></b>	<b><u>Total</u></b>
Maximum Impact Fee/Residential Equivalent	<b>\$3,427.07</b>	<b>\$3,835.44</b>	<b>\$7,262.51</b>
Adopted Fee	<b>\$1,199.11</b>	<b>\$626.50</b>	<b>\$1,825.61</b>

## B. Current Status of Fees

The City maintains separate accounts for recording revenues received from water and wastewater impact fees. The funds may be expended for design and construction services, and/or retiring debt service. As of **November 30, 2017**, the City has accrued **\$393,522,009.69** since implementing the impact fees ordinances in 1990. A total of **\$381,641,968.38** has been transferred to the revenue bond debt service fund. The amount of **\$11,880,041.31** is available for transfer to the debt service fund from impact fees accounts. Table 3 provides a summary of impact fee revenues and account balances.

**TABLE 3**  
**Status of Impact Fees Accounts**

	<u>Wastewater</u>	<u>Water</u>	<u>Totals</u>
<i>1990-2000 Program Total Income</i>			
	\$44,115,871.05	\$19,557,816.07	\$63,673,687.12
<i>Transfers to Debt Service:</i>			
	\$44,115,871.05	\$19,557,816.07	\$63,673,687.12
<i>2000-2010 Program Total Income</i>			
	\$121,439,622.12	\$43,094,284.12	\$164,533,906.24
<i>Transfers to Debt Service</i>			
	\$121,439,622.12	\$43,094,284.12	\$164,533,906.24
<i>2010-2020 Program Collections Income (7-1-2010 – 10/31/2017)</i>			
	\$106,996,128.76	\$57,398,231.48	\$164,394,360.24
<i>Interest Income (7-1-2010 – 10/31/2017)</i>			
	\$602,717.49	\$317,338.60	\$920,056.09
<i>Total Income:</i>			
	\$107,598,846.25	\$57,715,570.08	\$165,314,416.33
<i>Transfers to Debt Service:</i>			
	\$100,025,112.62	\$53,409,262.39	\$153,434,375.02
<i>Not Transferred to Debt Service:</i>			
	\$7,573,733.63	\$ 4,306,307.68	\$11,880,041.31
<i>All-Time Total Income (6/1/1990-10/31/2016)</i>			
	\$273,154,339.42	\$120,367,670.27	\$393,522,009.69
<i>TOTAL AVAILABLE FOR TRANSFER</i>			
	\$7,573,733.63	\$4,306,307.68	\$11,880,041.31*

\*Total Available for Transfer reflects dollars to be transferred less payments made with insufficient funds.

### **C. Finding**

- A total of **\$11,880,041.31** in the impact fee requires authorization for transfer to the revenue bond debt service fund.

## **VI. REVIEW OF PROGRAM IMPLEMENTATION**

### **A. Analysis of Inequities**

- Implementation: The Committee finds no inequitable implementation of the plan during this reporting period.
- Application of Fees: Impact fees for water and wastewater are based on a uniform usage standard calculated in single-family residential equivalents, i.e. 250 gallons per day (gpd) for water and 250 gpd for wastewater. City Council adopted the current single-family residential equivalent unit, and a standard conversion table (Impact Fee Service Unit Equivalent Table) which applies to the types of land uses, with the implementation of the 2010-2020 Impact Fee Program on July 1, 2010.

### **B. Reporting Period Activity**

Provided by Ordinance 97-442, applicants qualify for a single-family residence (SFR) impact fee exemption as approved by Houston Public Works if the purchase price of the house does not exceed the latest available average of median prices for the past twelve months for single-family housing in the city as published by the Real Estate Center at Texas A&M University. The Maximum Exempt Unit Cost for the reporting period ranged from **\$221,811.00-\$225,876.00**.

### **C. Findings**

- The Impact Fees Program continues to be implemented in an equitable manner.
- For this reporting period, 375 exemptions from impact fees have been applied for, and 25,844 impact fee exemptions for SFR building permits have been applied for since Ordinance 97-442 was enacted in April 1997.

**January 2018  
Semiannual Report of the  
Capital Improvements Advisory  
Committee  
On Drainage Impact Fees**

**Planning Commission  
Acting as the  
Capital Improvements Advisory Committee**

**Martha L. Stein, Chair**

**City of Houston  
Houston Public Works  
Houston Permitting Center**

**JANUARY 2018 SEMIANNUAL REPORT OF THE  
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE  
ON DRAINAGE IMPACT FEES**

## A. Background

In accordance with Chapter 395 Texas Local Government Code, City Council adopted Ordinances to establish procedures to administer the City's impact fee programs. Approval of Motion 90-0614 by City Council appointed the Planning Commission as the Capital Improvements Advisory Committee.

On November 2, 2010, Houston voters approved an amendment to the City Charter known as Proposition 1 on the ballot, commonly referred to as "ReBuild Houston", to "provide for the enhancement, improvement and ongoing renewal of Houston's drainage and streets by creating a Dedicated Pay-As-You-Go Fund for Drainage and Streets".

On February 7, 2012, City Council passed Ordinance No. 2012-0097, which authorized a professional services agreement enabling an engineering consulting firm to perform the *City of Houston Drainage Impact Fee Study* (Study).

Ordinance No. 2013-281 adopted Drainage Impact Fees based on recommendations made in the Study in accordance with Chapter 395 of the Texas Local Government Code. The Ordinance also amended Chapter 47 of the Code of Ordinances of Houston, Texas by adding Article XV entitled *Drainage Impact Fees*, as well as providing any additional findings and provisions that may be related to implementation and collection of Drainage Impact Fees.

## B. Drainage Impact Fee Rates By Service Area

The purpose of the Study was to determine the maximum impact fee per unit of new development allowed by state law. Based on the recommendations provided in the Study, City Council adopted the following drainage impact fees per service unit (service unit rates), as shown in Table 4 below.

**TABLE 4**  
**Service Unit Rates Per Service Area**

<u>Service Area<sup>1</sup></u>	<u>Service Unit<sup>2</sup> Rates</u>
Addicks Reservoir	\$0.00
Barker Reservoir	\$0.00
Brays Bayou	\$8.63
Buffalo / White Oak	\$16.38
Clear Creek	\$0.39
Greens Bayou	\$13.41
Hunting Bayou	\$10.24
San Jacinto	\$0.00
Ship Channel	\$0.00
Sims / Vince	\$17.72

<sup>1</sup>*Service Area*: geographic section within the boundary of the City of Houston in which all watersheds drain to a common outfall point.

<sup>2</sup>*Service Unit*: a measure of use of the Capital Improvement facilities within the Service Area, specifically defined as an additional 1,000 square feet of impervious cover.

### C. Drainage Impact Fees Purchased

The total fees purchased by Service Area are shown in Table 5 below.

**TABLE 5**  
**Total Drainage Impact Fees Purchased Per Service Area**  
**May 1, 2017 through October 31, 2017**

<u>Service Area<sup>1</sup></u>	<u>Drainage Impact Fees</u>
Addicks Reservoir	\$0.00
Barker Reservoir	\$0.00
Brays Bayou	\$15,999.29
Buffalo Bayou	\$61,426.74
White Oak Bayou	\$64,603.34
Clear Creek	\$734.48
Greens Bayou	\$48,416.82
Hunting Bayou	\$8,265.77
San Jacinto	\$0.00
Ship Channel	\$0.00
Sims Bayou	\$44,542.68
Vince Bayou	\$0.00
<b>TOTAL</b>	<b>\$243,989.12</b>

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*\*Fees to be reallocated to correct service area.*

### D. Findings

- A total of **\$243,989.12** in Drainage Impact Fees was purchased between **May 1, 2017 and October 31, 2017**.
- A total of **\$1,661,552.42** was purchased since program inception.



Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Aliana Sec 63	C3F	
2	Aliana Sec 64	C3F	DEF1
3	Alliance Barker Cypress	C2	
4	Ambient Living at Kuykendahl	C3F	
5	Anserra Drainage Reserve	C2	
6	Anvil Industrial Park	C2	
7	Avenue Park	C3F	
8	Balmoral Park Lakes East Sec 7	C3F	
9	Balmoral Sec 3	C3F	
10	Bartholomew Place	C2	
11	Beltway Park SH 249	C2	
12	Briardale partial replat Sec 4	C3F	
13	Bridgeland Parkland Village Park Reserve	C2	DEF1
14	Bridgeland Parkland Village Sec 31	C3P	
15	Brooklyn Trails Sec 1	C3P	
16	Canaan Land	C2	
17	Cathedral Shores Drive Street Dedication Sec 1	SP	
18	Childrens Lighthouse at Harvest Green	C2	
19	Crosstimbers Garden Plaza	C2	
20	Cruz Estates	C2	
21	DeShazer Reserve Vacating Plat	VP	
22	Fall Creek AHC	C2	
23	Glendower Court partial replat no 3	C3F	
24	Grand Mission Estates Sec 21	C3P	
25	Grand Oaks GP	GP	
26	Grand Oaks Sec 7	C3P	
27	Griggs Townhouse Villas	C2	
28	Hidden Meadows Sec 14	C3P	
29	Houston Railway Heights	C2	
30	Jandor Gardens partial replat no 1	C3F	
31	Katy Cares	C2	
32	Katy Crossing Sec 2	C3P	
33	Katy Crossing Sec 3	C3P	
34	Lakeview Retreat Southeast Reserves	C3P	
35	Long Meadow Farms Sec 45	C3P	
36	Louetta Office Park Reserve	C2	
37	McKinney Villas	C2	
38	Murphy Square	C2	
39	Northwest Park Colony Sec 4	C3F	
40	Pembroke Paradise	C3P	
41	Pinecrest Sec 3	C3P	
42	Ranch at Magnolia Point	C3F	

**Platting Summary****Houston Planning Commission****PC Date: February 01, 2018**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Rose Meadow Farms GP	GP	
44	Rose Meadow Farms Sec 1	C3F	
45	Rosehill at Rebecca	C2	
46	Royal Brook at Kingwood Sec 13	C3F	
47	Royal Oaks Landing	C3F	
48	Seamist GP	GP	
49	Sendero Tract Sec 6	C3F	
50	Spring Valley Point	C3F	
51	Teal Garden	C3P	DEF1
52	Treviso Gardens Sec 3	C3P	
53	Views at Abernathy	C2	
54	Warren Ranch Road Tract GP	GP	
55	Whitten Addition	C1	
56	Williams Park	C2	
57	Willow Fork Groves Sec 1	C3F	
58	Willow Trace Sec 1 partial replat no 1 and extension	C3F	
59	Woodridge Forest Sec 17	C3P	
60	Yes Preparatory School Southwest Campus replat no 1 and Extension	C3F	DEF1

**B-Replats**

61	ACS Reserve	C2R	
62	Arma Park	C2R	
63	Audubon Place partial replat no 6	C2R	
64	Caledonian Drive Street Dedication and Reserves	C3R	
65	Case Closed Square	C2R	
66	Centre at Gardens Oaks	C2R	DEF1
67	Colonial Gardens partial replat no 1	C2R	
68	Cottage Grove Plaza	C2R	
69	EaDo Sampson	C2R	
70	Eastwood Green	C2R	
71	Ellen Luxury Homes	C2R	
72	Fallbrook Pines Sec 4	C2R	
73	Harris County Juvenile Detention Facility	C2R	
74	Harrisburg Green	C2R	
75	Humble Estates partial replat no 3	C2R	
76	Isalia Garden	C2R	
77	Kaldis Ranger Addition	C2R	
78	Koehler Crossing	C2R	
79	La Rue Street Landing	C2R	
80	Lozano Square replat no 1	C2R	DEF1
81	Market at Houston Heights replat no 1	C2R	
82	Milwee Street Apartments	C2R	DEF1
83	North Palmer Place	C2R	
84	Seamist Sec 1	C3R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Spring Branch Townhomes	C3R	DEF1
86	Terra Del Sol Sec 6	C3R	
87	Terra Del Sol Sec 7	C3R	DEF1
88	Waterpointe Lane Street Dedication	SP	
89	West Bellfort Senior Housing	C2R	
90	Windsong Business Plaza	C2R	DEF1
91	Yale Street Commercial	C2R	

**C-Public Hearings Requiring Notification**

92	Bicycle Bungalows replat no 1	C3N	
93	Carolina Place partial replat no 2	C3N	DEF1
94	El Tesoro Sec 2 replat no 1 and extension	C3N	
95	Foster Place partial replat no 1	C3N	DEF1
96	Houston Heights partial replat no 22	C3N	
97	Lakeview Homes Addition partial replat no 3	C3N	DEF2
98	River Oaks Sec 12 partial replat no 2	C3N	
99	Skyline on Darling Place replat no 1	C3N	
100	Views at Beauchamp	C3N	

**D-Variances**

101	Lakeview Retreat Sec 3	C3P	DEF1
102	Raghu Reserves	C2R	
103	Salem Lutheran Church of Rosehill GP	GP	DEF1
104	Towne Park Development	C3P	DEF1

**E-Special Exceptions**

105	Klein Grove	C3P	
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**F-Reconsideration of Requirements**

106	Sendero Tract Sec 5	C3P	
107	Town Oak Center	C2	DEF2

**G-Extensions of Approval**

108	Aldine ISD 1617 Lauder Road Complex	EOA	
109	Beamer Villas	EOA	
110	Development at FM 2920	EOA	
111	Harvest Green Lidl Store No US1266	EOA	
112	Houston Squash	EOA	
113	Martin Estates	EOA	
114	Sundance Cove Sec 1	EOA	
115	Sundance Cove Boulevard Street Dedication Sec 1	EOA	
116	Superior Properties of Texas	EOA	

**Platting Summary****Houston Planning Commission****PC Date: February 01, 2018**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
117	Terminal Expansion Sec 1	EOA	
118	Treasure Island	EOA	
119	Villages at Tour 18 Sec 3	EOA	
120	Winn and Coales USA Inc	EOA	

**H-Name Changes**

121	Timber Forest Drive Street Dedication Sec 2 (prev. Timber Forest Boulevard Street Dedication Sec 2)	NC
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**I-Certification of Compliance**

122	24135 Kelly Road	COC
123	25217 NeedHam Road	COC
124	22151 Spear Road	COC
125	26703 Royal Coach	COC
126	21855 Cherry Street	COC

**J-Administrative**

None

**K-Development Plats with Variance Requests**

127	3858 Tartan Lane	DPV
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**Hotel/Motel Variance**

VI	Avid Hotel located at 12843 Westheimer Road	HMV
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**Platting Summary****Houston Planning Commission****PC Date: February 01, 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	Aliana Sec 63	2018-0131	C3F	Fort Bend	ETJ	566H	29.36	11.05	58	Aliana Development	LJA Engineering, Inc. - (West Houston Office)
2	Aliana Sec 64 (DEF1)	2018-0045	C3F	Fort Bend	ETJ	567B	19.43	2.03	59	Aliana Development	LJA Engineering, Inc. - (West Houston Office)
3	Alliance Barker Cypress	2018-0083	C2	Harris	ETJ	447N	16.72	16.72	0	CRP/AR Barker Cypress Owner, LP	Terra Associates, Inc.
4	Ambient Living at Kuykendahl	2018-0102	C3F	Harris	ETJ	331A	7.52	2.70	104	Ambients Development, LLC	C & C Surveying, Inc
5	Anserra Drainage Reserve	2018-0154	C2	Fort Bend	ETJ	483G	3.08	3.08	0	KB HOME LONE STAR, INC	Jones   Carter
6	Anvil Industrial Park	2018-0171	C2	Harris	City	494M	4.00	3.96	0	Anvil Internation, Inc.	The Interfield Group
7	Avenue Park	2018-0163	C3F	Harris	City	453B	7.06	0.85	53	Avenue CDC	Jones Carter - Woodlands Office
8	Balmoral Park Lakes East Sec 7	2018-0159	C3F	Harris	ETJ	376T	20.73	3.04	104	Land Tejas Park Lakes 1023, L.P.	Pape-Dawson Engineers
9	Balmoral Sec 3	2018-0132	C3F	Harris	ETJ	377S	30.02	2.19	134	Balmoral LT, LLC	Jones Carter - Woodlands Office
10	Bartholomew Place	2018-0123	C2	Harris	City	493U	0.14	0.00	2	Bartholomew Graves	Owens Management Systems, LLC
11	Beltway Park SH 249	2018-0136	C2	Harris	City	370P	40.07	40.07	0	PDC Houston LLC	Windrose
12	Briardale partial replat Sec 4	2018-0164	C3F	Harris	City	491Q	0.46	0.00	1	JGJ Architects	REKHA ENGINEERING, INC.
13	Bridgeland Parkland Village Park Reserve (DEF1)	2017-2239	C2	Harris	ETJ	366S	45.55	45.55	0	Bridgeland Development, LP A Maryland Limited Partnership	BGE, Inc.
14	Bridgeland Parkland Village Sec 31	2018-0173	C3P	Harris	ETJ	366W	26.13	3.58	117	Bridgeland Devlopment L.P.	LJA Engineering, Inc - (Woodlands Office)
15	Brooklyn Trails Sec 1	2018-0153	C3P	Montgomery	ETJ	296P	40.07	6.90	203	Brooklyn Trails, LTD.	AECOM
16	Canaan Land	2018-0061	C2	Harris	City	412U	4.85	4.85	0	SPIRIT OF THE WORLD	Replat Specialists
17	Cathedral Shores Drive Street Dedication Sec 1	2018-0091	SP	Montgomery	ETJ	292B	1.18	0.00	0	Grace Community Church	CobbFendley
18	Childrens Lighthouse at Harvest Green	2018-0104	C2	Fort Bend	ETJ	526Y	1.47	1.47	0	Walcher Simpson Investments, LLC	GBI Partners, LP
19	Crosstimbers Garden Plaza	2018-0043	C2	Harris	City	453C	1.31	1.31	1	REAL Designs	REAL Designs
20	Cruz Estates	2018-0085	C2	Harris	City/ ETJ	369M	1.38	1.38	0	A&A Cable Contractors, Inc.	E.I.C. Surveying Company
21	DeShazer Reserve Vacating Plat	2018-0138	VP	Harris	ETJ	286U	32.40	31.90	0	Johnson Development	BGE Kerry R. Gilbert Associates
22	Fall Creek AHC	2018-0082	C2	Harris	ETJ	375Z	14.25	14.25	0	AHC Construction	Terra Associates, Inc.
23	Glendower Court partial replat no 3	2018-0033	C3F	Harris	City	492U	0.20	0.20	0	HVAL, LLC	Windrose
24	Grand Mission Estates Sec 21	2018-0143	C3P	Fort Bend	ETJ	526P	16.70	1.10	75	McGuyer Homebuilders, Inc.	BGE Kerry R. Gilbert Associates

**Platting Summary****Houston Planning Commission****PC Date: February 01, 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
25	Grand Oaks GP	2018-0077	GP	Harris	ETJ	447A	85.49	0.00	0	Woodmere Development Company	LJA Engineering, Inc. - (West Houston Office)
26	Grand Oaks Sec 7	2018-0080	C3P	Harris	ETJ	446H	13.70	1.33	53	Woodmere Development Company	LJA Engineering, Inc. - (West Houston Office)
27	Griggs Townhouse Villas	2018-0152	C2	Harris	City	533H	0.50	0.01	12	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
28	Hidden Meadows Sec 14	2018-0176	C3P	Harris	ETJ	417W	9.12	0.72	33	Century Land holdings of Texas, LLC	McKim & Creed, Inc.
29	Houston Railway Heights	2018-0089	C2	Harris	City	492A	3.62	3.62	0	8200 Washington Purchase, LLC	The Pinnell Group, LLC
30	Jandor Gardens partial replat no 1	2018-0142	C3F	Harris	City	493W	0.51	0.00	3	Smith Family Homes, LLC	Total Surveyors, Inc.
31	Katy Cares	2018-0124	C2	Harris	ETJ	404J	2.33	0.00	1	Katy Cares, Inc	Owens Management Systems, LLC
32	Katy Crossing Sec 2	2018-0098	C3P	Harris	ETJ	404Y	11.57	0.57	53	Pulte Homes of Texas, L.P.	LJA Engineering, Inc. - (West Houston Office)
33	Katy Crossing Sec 3	2018-0099	C3P	Harris	ETJ	404Y	15.45	1.80	93	Pulte Homes of Texas, L.P.	LJA Engineering, Inc. - (West Houston Office)
34	Lakeview Retreat Southeast Reserves	2018-0150	C3P	Fort Bend	ETJ	526M	5.33	5.33	0	DR Horton	BGE Kerry R. Gilbert Associates
35	Long Meadow Farms Sec 45	2018-0111	C3P	Fort Bend	ETJ	526S	8.18	1.35	32	LM Land Holding	7gen Planning
36	Louetta Office Park Reserve	2018-0016	C2	Harris	ETJ	331C	9.69	9.69	0	Louetta Office Park, LLC.	Benchmark Engineering Corporation
37	McKinney Villas	2018-0120	C2	Harris	City	494S	0.11	0.00	2	DMM, Inc.	Paksima Group, Inc.
38	Murphy Square	2018-0113	C2	Harris	ETJ	368E	5.77	4.76	1	Loren Hill	Owens Management Systems, LLC
39	Northwest Park Colony Sec 4	2018-0146	C3F	Harris	ETJ	411A	5.50	0.11	35	2004 NW Park Development, Inc, A Texas Corporation	EHRA
40	Pembroke Paradise	2018-0121	C3P	Harris	City	573R	10.00	1.46	58	Pemboke Paradise LLC	Owens Management Systems, LLC
41	Pinecrest Sec 3	2018-0110	C3P	Harris	City	450J	13.22	2.70	130	Meritage Homes of Texas LLC	Marsh Darcy Partners, Inc.
42	Ranch at Magnolia Point	2018-0093	C3F	Harris	City	298Y	29.97	2.97	24	CSF Consulting LP	CSF Consulting LP
43	Rose Meadow Farms GP	2018-0105	GP	Harris	ETJ	286R	32.33	0.00	0	Rosehill Reserve, LTD	LJA Engineering, Inc. - (West Houston Office)
44	Rose Meadow Farms Sec 1	2017-2247	C3F	Harris	ETJ	286R	17.59	1.84	70	Lja Engineering	LJA Engineering, Inc. - (West Houston Office)
45	Rosehill at Rebecca	2018-0101	C2	Harris	City	533P	0.23	0.00	4	The Ideal Group	The Interfield Group
46	Royal Brook at Kingwood Sec 13	2018-0118	C3F	Montgomery	ETJ	297K	12.88	0.56	44	Friendswood Development Company	Jones Carter - Woodlands Office
47	Royal Oaks Landing	2018-0081	C3F	Harris	City	489W	11.54	0.69	115	Richmond Westpark Properties, LP	LJA Engineering, Inc. - (West Houston Office)
48	Seamist GP	2018-0139	GP	Harris	City	452W	8.00	0.00	0	Sullivan Bothers Builders	Jones Carter - Woodlands Office
49	Sendero Tract Sec 6	2018-0149	C3F	Fort Bend	ETJ	524M	17.52	1.49	62	Meritage Homes of Texas, LLC	Costello, Inc.
50	Spring Valley Point	2018-0096	C3F	Harris	City	450V	3.04	0.04	45	MFT OJEMAN, LP	MOMENTUM ENGINEERING

**Platting Summary****Houston Planning Commission****PC Date: February 01, 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
51	Teal Garden (DEF1)	2017-2220	C3P	Fort Bend	ETJ	611W	21.13	6.86	95	CMI Teal Run LTD	Atwell LLC
52	Treviso Gardens Sec 3	2018-0148	C3P	Harris	ETJ	445J	26.81	4.71	156	Marcello Lakes Ltd.	EHRA
53	Views at Abernathy	2017-2276	C2	Harris	City	494B	0.62	0.01	14	OUTDOOR PATIO DESIGNS	PLS
54	Warren Ranch Road Tract GP	2018-0155	GP	Harris	ETJ	324P	1633.50	0.00	0	Johnson Development	BGE Kerry R. Gilbert Associates
55	Whitten Addition	2018-0106	C1	Harris	ETJ	287G	1.00	0.00	1	Whitten	C & C Surveying, Inc
56	Williams Park	2017-2232	C2	Harris	ETJ	333T	4.79	1.00	1	Dominion Development	John G. Thomas and Associates, Inc. dba Thomas Land Surveying
57	Willow Fork Groves Sec 1	2018-0145	C3F	Fort Bend	ETJ	484L	92.67	57.46	128	H.T. Flewellen L.P., A Texas Limited Partnership	EHRA
58	Willow Trace Sec 1 partial replat no 1 and extension	2018-0107	C3F	Harris	ETJ	290P	11.66	10.99	0	Dowdell Public Utility District	Van De Wiele & Vogler, Inc.
59	Woodridge Forest Sec 17	2018-0092	C3P	Montgomery	ETJ	296U	2.34	0.00	10	WR Forest, LLC	LJA Engineering, Inc. - (West Houston Office)
60	Yes Preparatory School Southwest Campus replat no 1 and Extension (DEF1)	2018-0013	C3F	Harris	City/ ETJ	572S	23.73	21.54	0	Arborleaf Engineering & Surveying, Inc.	Arborleaf Engineering & Surveying, Inc.

**B-Replats**

61	ACS Reserve	2018-0078	C2R	Harris	City	533K	2.05	2.05	0	American Cancer Society, Inc.,	BGE, Inc.
62	Arma Park	2018-0088	C2R	Harris	City	452A	1.00	0.93	0	Set In Concrete LLC	The Pinnell Group, LLC
63	Audubon Place partial replat no 6	2018-0103	C2R	Harris	City	492T	0.33	0.33	0	Tres Market Foods LLC	South Texas Surveying Associates, Inc.
64	Caledonian Drive Street Dedication and Reserves	2018-0095	C3R	Harris	ETJ	377P	1.09	0.19	0	Humble ISD	Jones Carter - Woodlands Office
65	Case Closed Square	2018-0122	C2R	Harris	City	496H	0.35	0.35	0	Entrust Risk Management LP	Owens Management Systems, LLC
66	Centre at Gardens Oaks (DEF1)	2018-0004	C2R	Harris	City	452R	1.74	1.74	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
67	Colonial Gardens partial replat no 1	2018-0140	C2R	Harris	City	453M	1.02	1.02	0	Sam Davwa	Hovis Surveying Company Inc.
68	Cottage Grove Plaza	2018-0177	C2R	Harris	City	492G	0.49	0.49	0	Panjwani Properties, LTD.	Century Engineering, Inc
69	EaDo Sampson	2017-2250	C2R	Harris	City	494N	0.61	0.00	16	FENWAY DEVELOPMENT	Vernon G. Henry & Associates, Inc.
70	Eastwood Green	2018-0166	C2R	Harris	City	494T	2.74	0.07	40	Lovette Homes	Windrose
71	Ellen Luxury Homes	2018-0119	C2R	Harris	City	493N	0.14	0.00	3	LM Tiles	HRS and Associates, LLC
72	Fallbrook Pines Sec 4	2018-0175	C2R	Harris	ETJ	370X	37.22	36.86	0	Fallbrook Industrial Associates, LLC	EHRA

**Platting Summary****Houston Planning Commission****PC Date: February 01, 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
73	Harris County Juvenile Detention Facility	2017-2157	C2R	Harris	City	531F	30.14	30.14	0	West Belt Surveying, Inc.	West Belt Surveying, Inc.
74	Harrisburg Green	2018-0135	C2R	Harris	City	494T	0.59	0.00	10	Riverway Development, Inc.	The Interfield Group
75	Humble Estates partial replat no 3	2018-0087	C2R	Harris	City	375S	0.62	0.62	0	Survey 1, Inc	Survey 1, Inc.
76	Isalia Garden	2018-0001	C2R	Harris	ETJ	283K	3.65	0.00	1	none	ESOR Consulting Engineers, Inc.
77	Kaldis Ranger Addition	2018-0074	C2R	Harris	City	494S	1.44	1.44	0	Kaldis Development Interests	Karen Rose Engineering and Surveying
78	Koehler Crossing	2018-0108	C2R	Harris	City	492H	0.49	0.00	8	3 H INVESTMENT GROUP LLC	Field Data Srvce, Inc
79	La Rue Street Landing	2018-0133	C2R	Harris	City	493N	0.11	0.00	2	Mazzarino Development	Total Surveyors, Inc.
80	Lozano Square replat no 1 (DEF1)	2017-2222	C2R	Harris	City	297P	2.19	2.19	0	Individual	Bowden Land Services
81	Market at Houston Heights replat no 1	2018-0174	C2R	Harris	City	452Z	1.74	1.74	0	WSS-Market at Houston Heights LLC	Windrose
82	Milwee Street Apartments (DEF1)	2017-2253	C2R	Harris	City	451L	3.72	3.69	0	Ibiza Milwee Street Apartments, LLC	Benchmark Engineering Corporation
83	North Palmer Place	2018-0156	C2R	Harris	City	494N	0.15	0.00	2	BAYOU CITY INVESTMENT GROUP LP	SEM SERVICES
84	Seamist Sec 1	2018-0151	C3R	Harris	City	452W	3.93	0.74	43	Sullivan Bothers Builders	Jones Carter - Woodlands Office
85	Spring Branch Townhomes (DEF1)	2018-0069	C3R	Harris	City	450U	1.85	0.01	40	Chippendale Ventures, LLC	The Interfield Group
86	Terra Del Sol Sec 6	2018-0070	C3R	Harris	ETJ	528J	11.84	1.12	72	K. Hovnanian of Houston	RVi Planning + Landscape Architecture
87	Terra Del Sol Sec 7 (DEF1)	2018-0064	C3R	Harris	ETJ	528J	4.51	0.41	31	K. Hovnanian of Houston	RVi Planning + Landscape Architecture
88	Waterpointe Lane Street Dedication	2018-0090	SP	Montgomery	ETJ	252X	1.82	0.00	0	Grace Community Church	CobbFendley
89	West Bellfort Senior Housing	2018-0075	C2R	Fort Bend	City	528Y	8.22	8.22	0	Mission Engineering	Gruller Surveying
90	Windsong Business Plaza (DEF1)	2018-0027	C2R	Harris	ETJ	447B	4.91	4.91	0	Windsong Business Plaza, LLC	Windrose
91	Yale Street Commercial	2018-0169	C2R	Harris	City	452V	0.74	0.74	0	Braun Enterprises	Tetra Surveys

**C-Public Hearings Requiring Notification**

92	Bicycle Bungalows replat no 1	2017-2262	C3N	Harris	City	493E	0.15	0.00	3	None	Tetra Surveys
93	Carolina Place partial replat no 2 (DEF1)	2017-2181	C3N	Harris	City	532G	0.30	0.00	4	Roc Homes	Bates Development Consultants
94	El Tesoro Sec 2 replat no 1 and extension	2017-2219	C3N	Harris	City	574L	15.60	0.23	114	Peluda, LLC	Pape-Dawson Engineers
95	Foster Place partial replat no 1 (DEF1)	2017-2139	C3N	Harris	City	533R	0.48	0.01	12	RAA Innovations LLC	Owens Management Systems, LLC



**Platting Summary****Houston Planning Commission****PC Date: February 01, 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
96	Houston Heights partial replat no 22	2017-2258	C3N	Harris	City	453W	0.24	0.00	1	None	Tetra Surveys
97	Lakeview Homes Addition partial replat no 3 (DEF2)	2017-2015	C3N	Harris	ETJ	498H	0.39	0.39	0	Survey 1, Inc	Survey 1, Inc.
98	River Oaks Sec 12 partial replat no 2	2017-2029	C3N	Harris	City	492M	2.04	0.00	2	Christopher Robertson Design	Texas Legal Media
99	Skyline on Darling Place replat no 1	2017-2268	C3N	Harris	City	492B	0.12	0.00	2	First Chapel Development, LLC	Total Surveyors, Inc.
100	Views at Beauchamp	2017-2236	C3N	Harris	City	493B	0.15	0.00	2	Rezcom	PLS

**D-Variances**

101	Lakeview Retreat Sec 3 (DEF1)	2018-0038	C3P	Fort Bend	ETJ	526M	34.90	10.64	115	DR Horton	BGE Kerry R. Gilbert Associates
102	Raghu Reserves	2018-0010	C2R	Harris	City	450M	9.92	9.92	0	The Jean McKinley Company, Inc.	Jean McKinley Company
103	Salem Lutheran Church of Rosehill GP (DEF1)	2018-0068	GP	Harris	ETJ	287G	118.90	0.00	0	Salem Lutheran Church	BGE Kerry R. Gilbert Associates
104	Towne Park Development (DEF1)	2017-2191	C3P	Harris	City	415S	36.01	5.87	176	Survey 1, Inc	Survey 1, Inc.

**E-Special Exceptions**

105	Klein Grove	2018-0172	C3P	Harris	ETJ	330F	25.07	6.02	100	HAR Asset Management, Ltd	Hovis Surveying Company Inc.
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**F-Reconsideration of Requirements**

106	Sendero Tract Sec 5	2018-0157	C3P	Fort Bend	ETJ	524L	13.90	2.28	62	Meritage Homes	BGE Kerry R. Gilbert Associates
107	Town Oak Center (DEF2)	2017-2207	C2	Harris	ETJ	447J	2.53	2.53	0	DaRam Engineers, Inc.	South Texas Surveying Associates, Inc.

**G-Extensions of Approval**

108	Aldine ISD 1617 Lauder Road Complex	2017-0300	EOA	Harris	ETJ	413D	18.49	18.49	0	Aldine ISD	Jones Carter - Woodlands Office
109	Beamer Villas	2017-0084	EOA	Harris	ETJ	617T	18.69	4.44	95	Beamer Villas, LLC.,	BGE, Inc.
110	Development at FM 2920	2017-0301	EOA	Harris	ETJ	286P	4.44	4.44	0	Codine Properties, LLC	Windrose
111	Harvest Green Lidl Store No US1266	2017-0099	EOA	Fort Bend	ETJ	526Y	6.22	6.22	0	Stantec	Bury
112	Houston Squash	2017-0157	EOA	Fort Bend	ETJ	525L	1.22	1.22	0	The Houston Squash and Fitness Club	R.G. Miller Engineers
113	Martin Estates	2017-0153	EOA	Harris	ETJ	379N	2.68	0.00	2	LAM Associates	Owens Management Systems, LLC

**Platting Summary****Houston Planning Commission****PC Date: February 01, 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
114	Sundance Cove Sec 1	2017-0129	EOA	Harris	City/ ETJ	378Q	3.02	1.27	7	Madison/Foley LLC	EHRA
115	Sundance Cove Boulevard Street Dedication Sec 1	2017-0127	EOA	Harris	City/ ETJ	378Q	4.76	0.00	0	Madison/Foley LLC	EHRA
116	Superior Properties of Texas	2017-0219	EOA	Montgo mery	ETJ	296L	2.17	2.17	0	Superior Properties of Texas	Town and Country Surveyors
117	Terminal Expansion Sec 1	2017-0327	EOA	Harris	City	495S	8.92	8.92	0	Lloyd Engineering	Town and Country Surveyors
118	Treazure Island	2016-2061	EOA	Harris	City	533Q	2.16	0.27	27	Homeless Heroes Homes	Surv-Tex surveying Inc.
119	Villages at Tour 18 Sec 3	2017-0217	EOA	Harris	ETJ	376C	14.45	1.30	50	KB Homes Lonestar, Inc., A Texas Corporation	EHRA
120	Winn and Coales USA Inc	2017-0151	EOA	Harris	ETJ	368W	11.01	11.01	0	Denso North America	R.G. Miller Engineers

**H-Name Changes**

121	Timber Forest Drive Street Dedication Sec 2 (prev. Timber Forest Boulevard Street Dedication Sec 2)	2017-0545	NC	Harris	ETJ	377T	0.55	0.00	0	Houston Waterworks Team	Carolina
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**I-Certification of Compliance**

122	24135 Kelly Road	18-1328	COC	Montgomery	ETJ	296M		0.9152		Jim Read	Jim Read
123	25217 NeedHam Road	18-1329	COC	Montgomery	ETJ	296R		5.495		Hokua Holdings, LLC	Hokua Holdings, LLC
124	22151 Spear Road	18-1330	COC	Montgomery	ETJ	296K				Donnie Atwell	Donnie Atwell
125	26703 Royal Coach	18-1331	COC	Montgomery	ETJ	257M				Florencia Trinidad	Florencia Trinidad
126	21855 Cherry Street	18-1332	COC	Montgomery	ETJ	256K				Arturo Olmes Lara	Arturo Olmes Lara

**J-Administrative**

None

**K-Development Plats with Variance Requests**

127	3858 Tartan Lane	18007461	DPV	Harris	City	532J				Brickmoon Design	Brickmoon Design
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**Hotel/Motel Variance**

VI	Avid Hotel located at 12843 Westheimer Road		HMV	Harris	City	488V				Sharmee Lodging Group LLC	Blue Moon Development Inc.
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# Houston Planning Commission

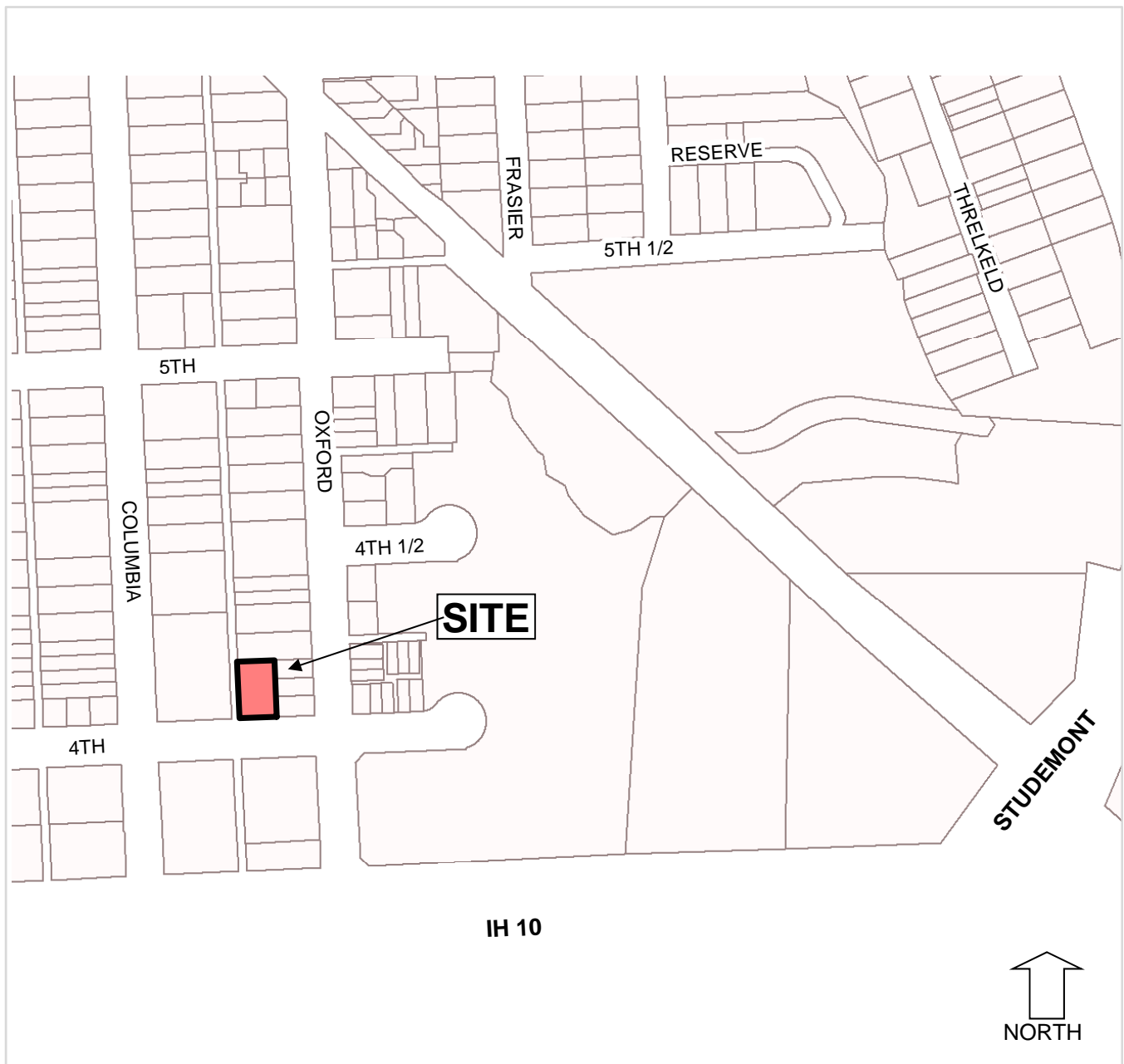
**ITEM: 92**

Planning and Development Department

Meeting Date: 02/01/2018

**Subdivision Name: Bicycle Bungalows replat no 1**

**Applicant: Tetra Surveys**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

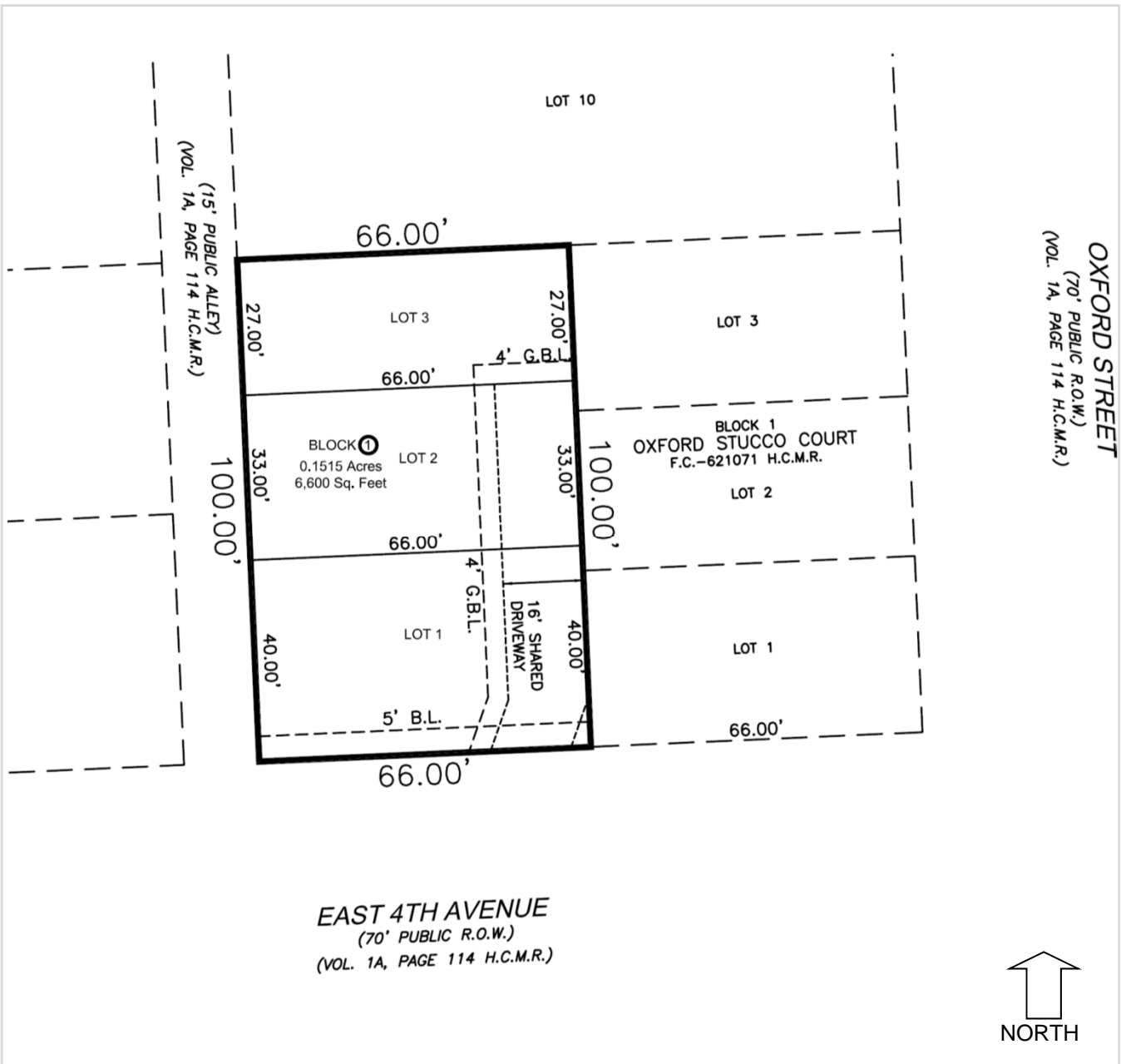
**ITEM: 92**

## Planning and Development Department

**Meeting Date: 02/01/2018**

**Subdivision Name: Bicycle Bungalows replat no 1**

## Applicant: Tetra Surveys



## C – Public Hearings

## Subdivision

# Houston Planning Commission

**ITEM: 92**

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Bicycle Bungalows replat no 1

Applicant: Tetra Surveys



**C – Public Hearings**

**Aerial**

# Houston Planning Commission

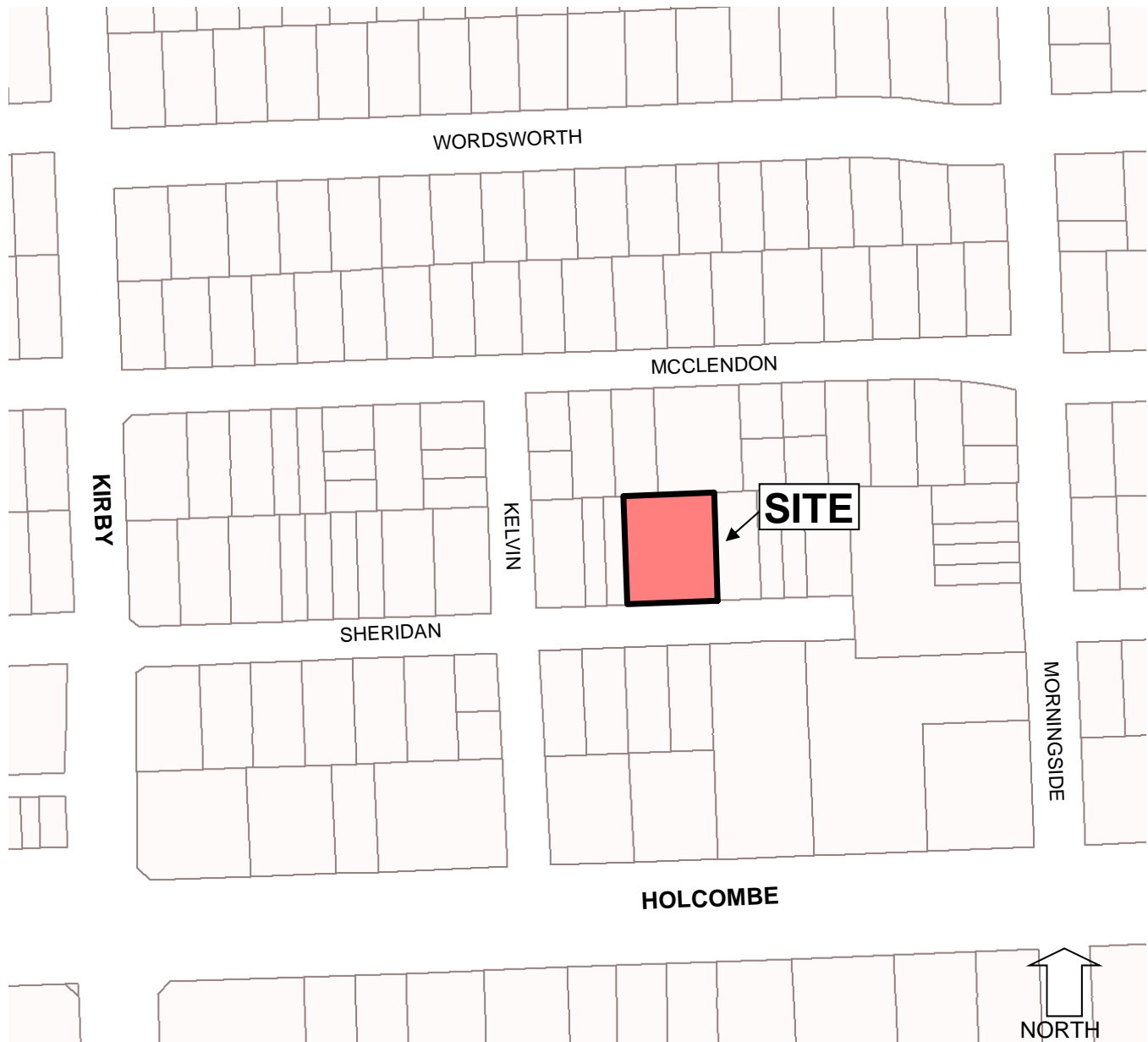
**ITEM: 93**

Planning and Development Department

Meeting Date: 02/01/2018

**Subdivision Name: Carolina Place partial replat no 2 (DEF1)**

**Applicant: Bates Development Consultants**



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

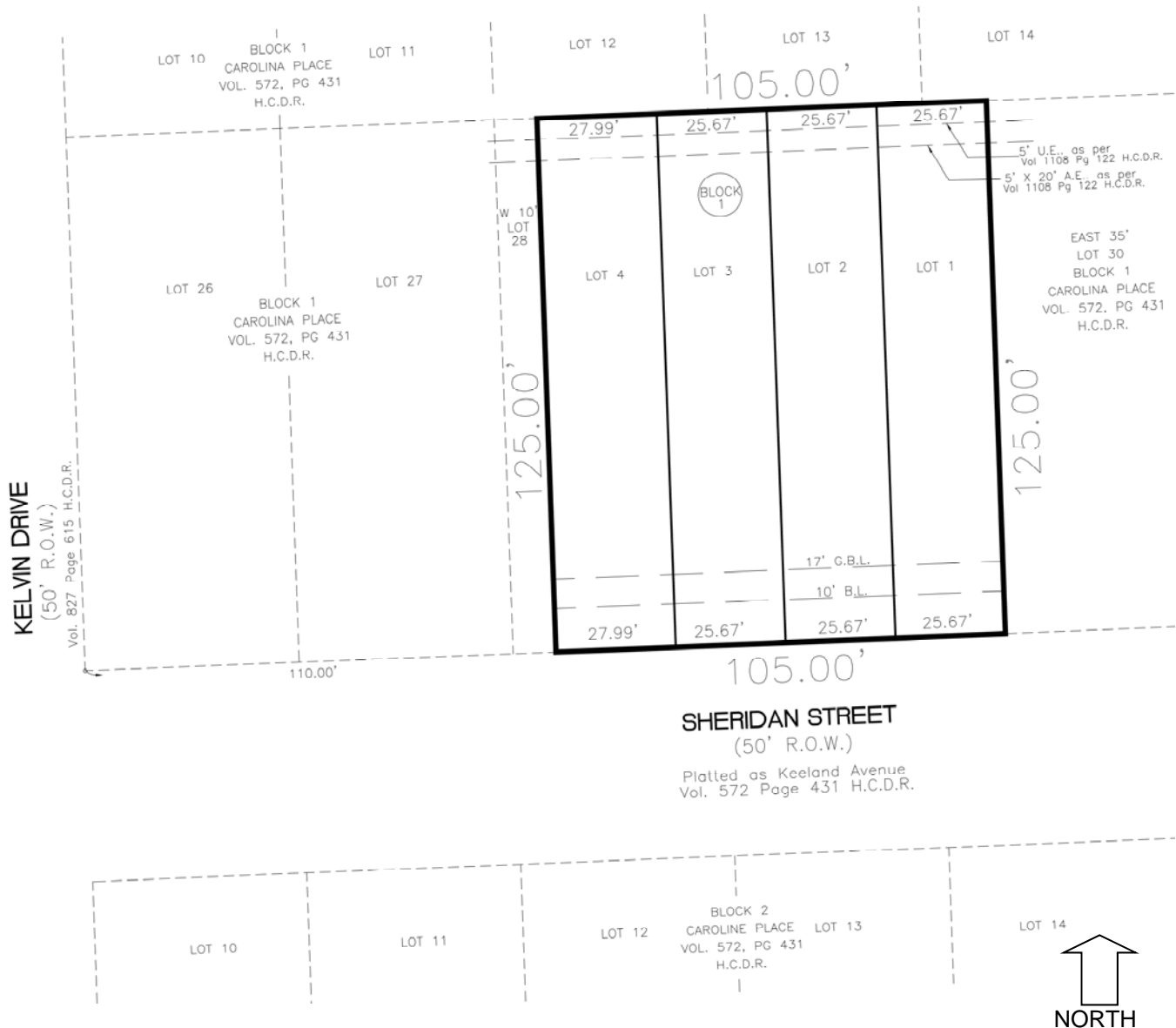
ITEM: 93

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Carolina Place partial replat no 2 (DEF1)

Applicant: Bates Development Consultants



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 93

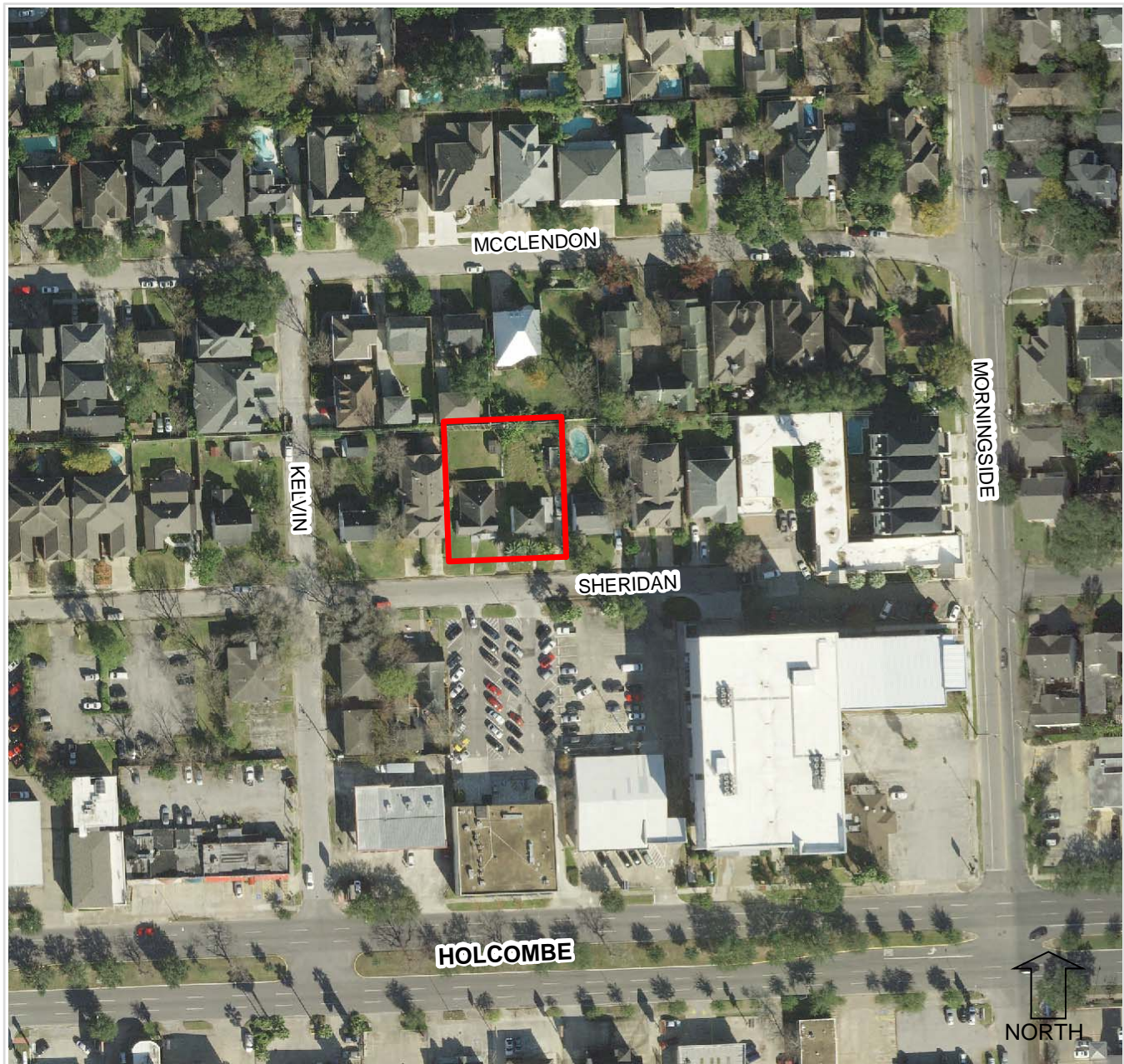
Planning and Development Department

Meeting Date: 02/01/2018

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**Subdivision Name: Carolina Place partial replat no 2 (DEF1)**

**Applicant: Bates Development Consultants**



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

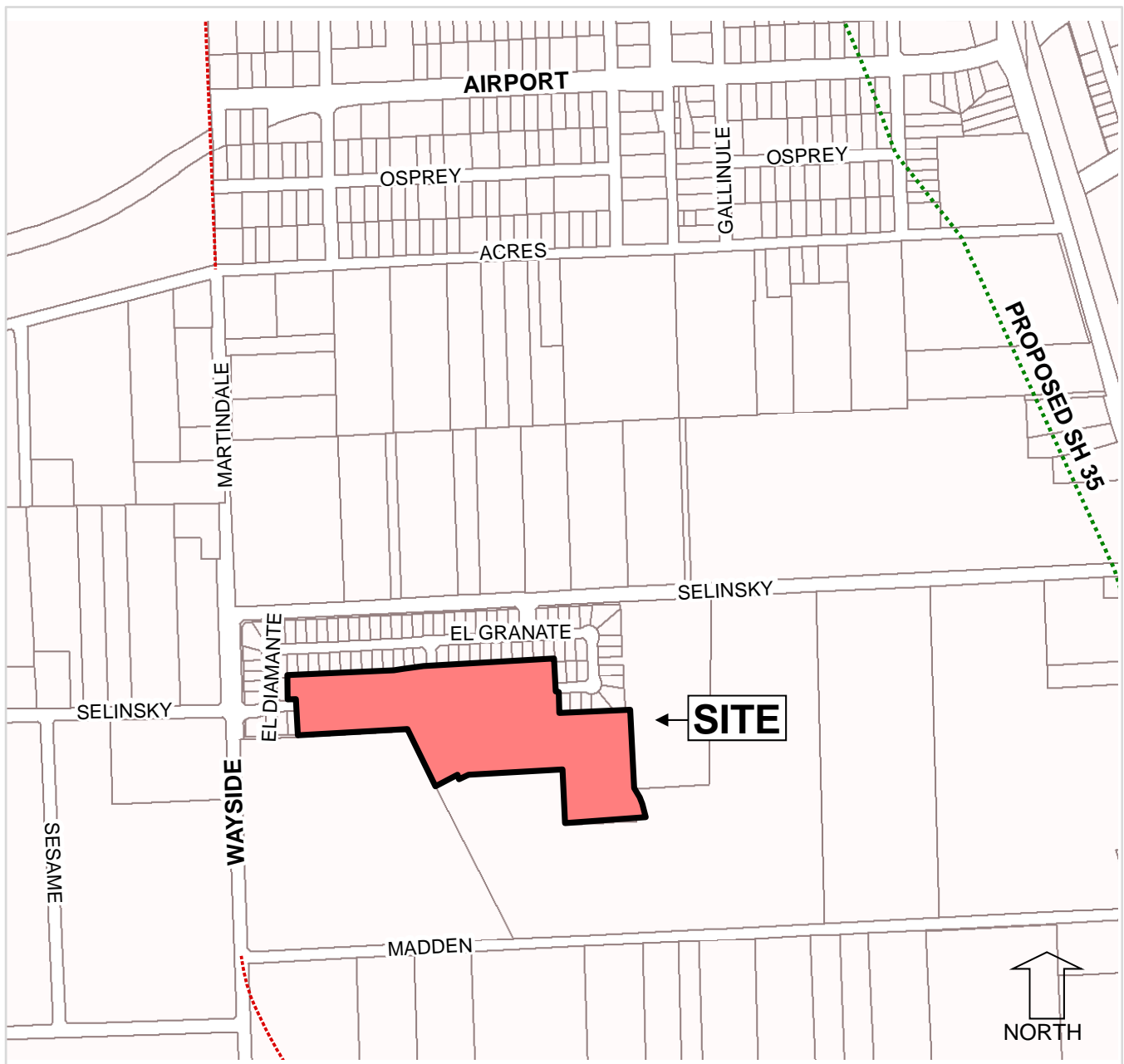
**ITEM: 94**

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: El Tesoro Sec 2 replat no 1 and extension

Applicant: Pape-Dawson Engineers



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: El Tesoro Sec 2 replat no 1 and extension

Applicant: Pape-Dawson Engineers



C – Public Hearings

Subdivision

# Houston Planning Commission

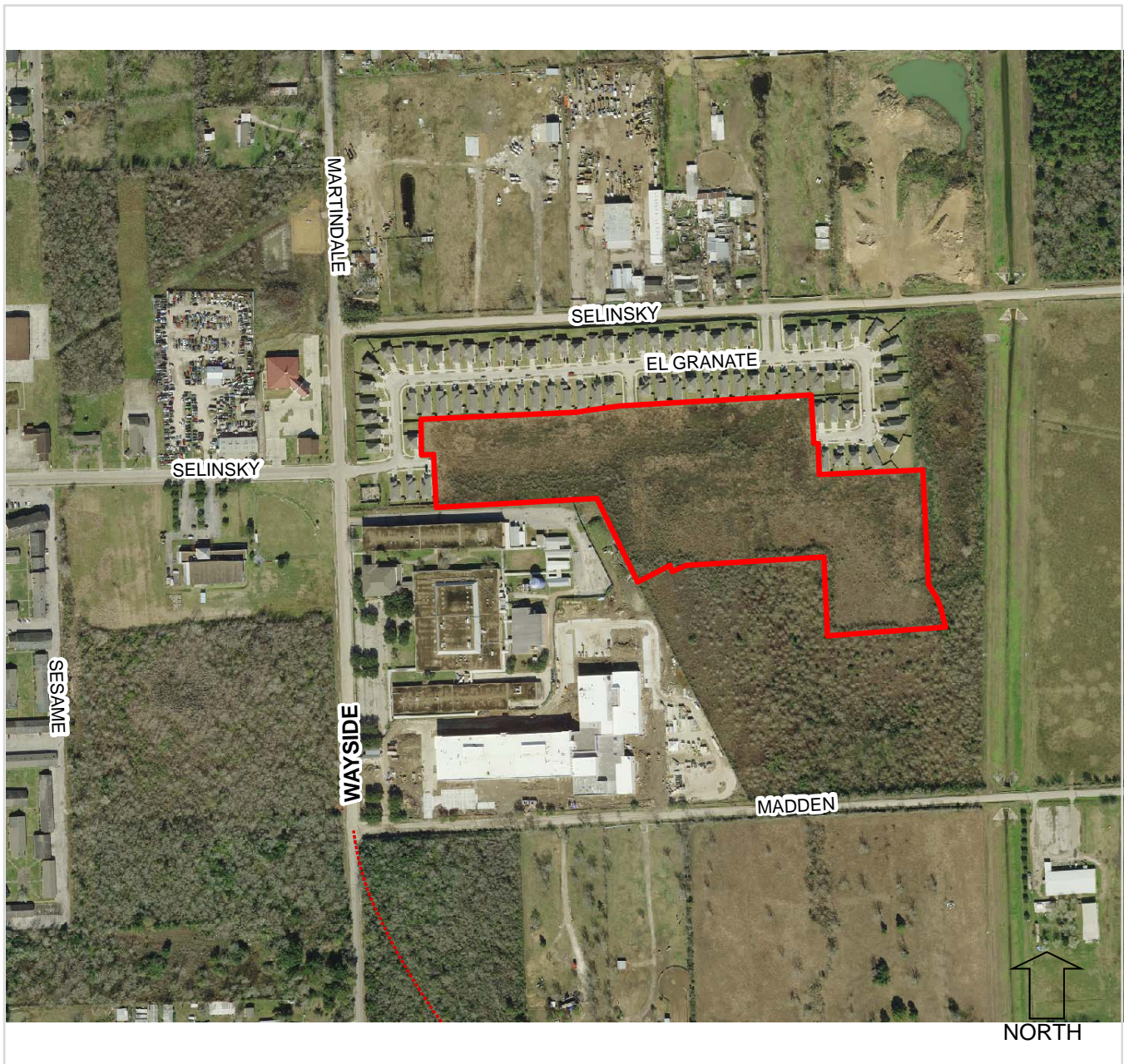
**ITEM: 94**

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: El Tesoro Sec 2 replat no 1 and extension

Applicant: Pape-Dawson Engineers



**C – Public Hearings**

**Aerial**



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# Houston Planning Commission

## ITEM: 95

Planning and Development Department

Meeting Date : 02/01/2018

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**Subdivision Name: Foster Place partial replat no 1 (DEF1)**

**Applicant: Owens Management Systems, LLC**



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission      ITEM: 95

**ITEM: 95**

## Planning and Development Department

**Meeting Date : 02/01/2018**

**Subdivision Name: Foster Place partial replat no 1 (DEF1)**

**Applicant: Owens Management Systems, LLC**



## C – Public Hearings

## Subdivision



# Houston Planning Commission

**ITEM: 95**

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Foster Place partial replat no 1 (DEF1)

Applicant: Owens Management Systems, LLC



**C – Public Hearings**

**Aerial**

# Houston Planning Commission

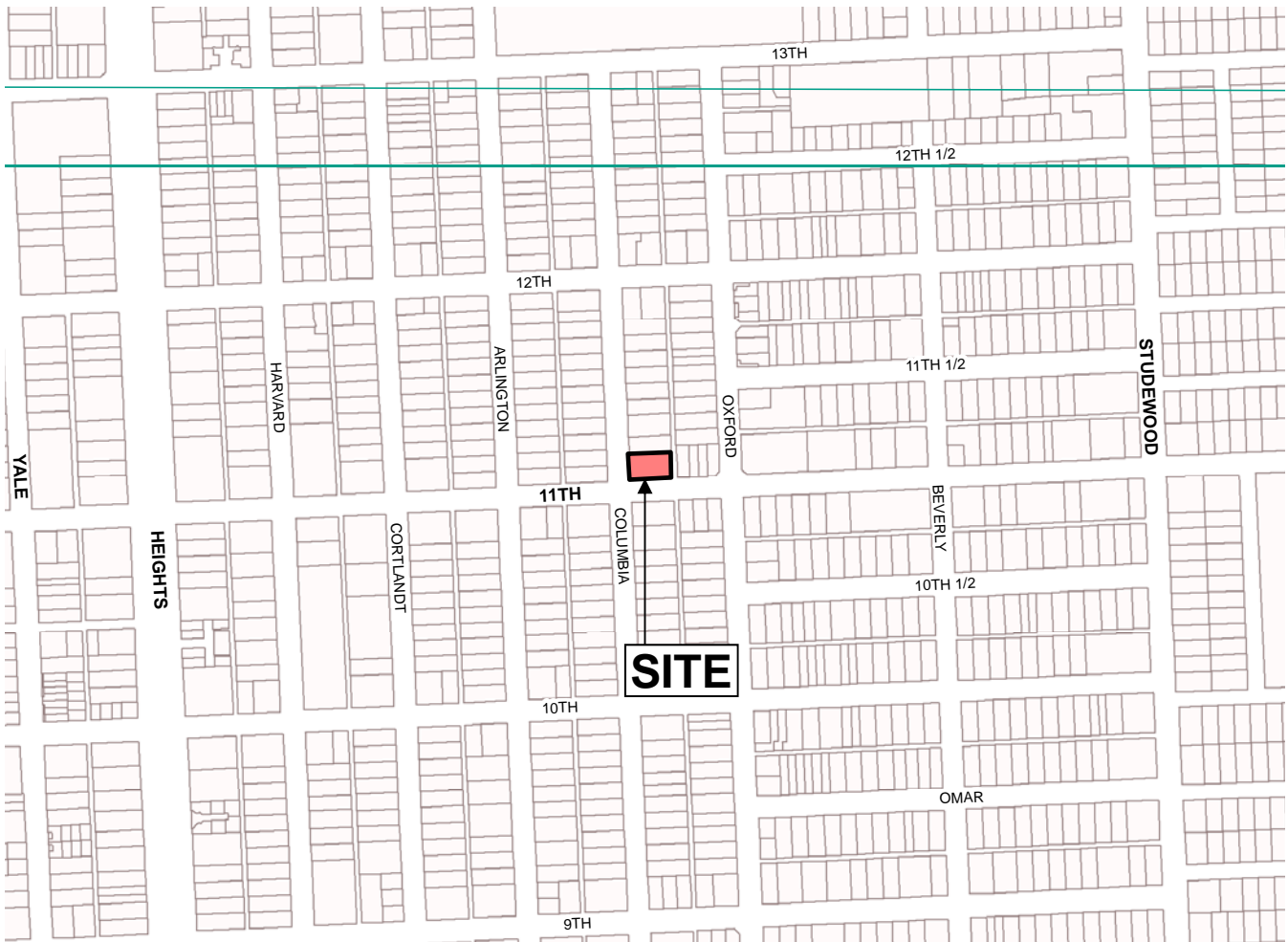
**ITEM: 96**

Planning and Development Department

Meeting Date: 02/01/2018

**Subdivision Name: Houston Heights partial replat no 22**

**Applicant: Tetra Surveys**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

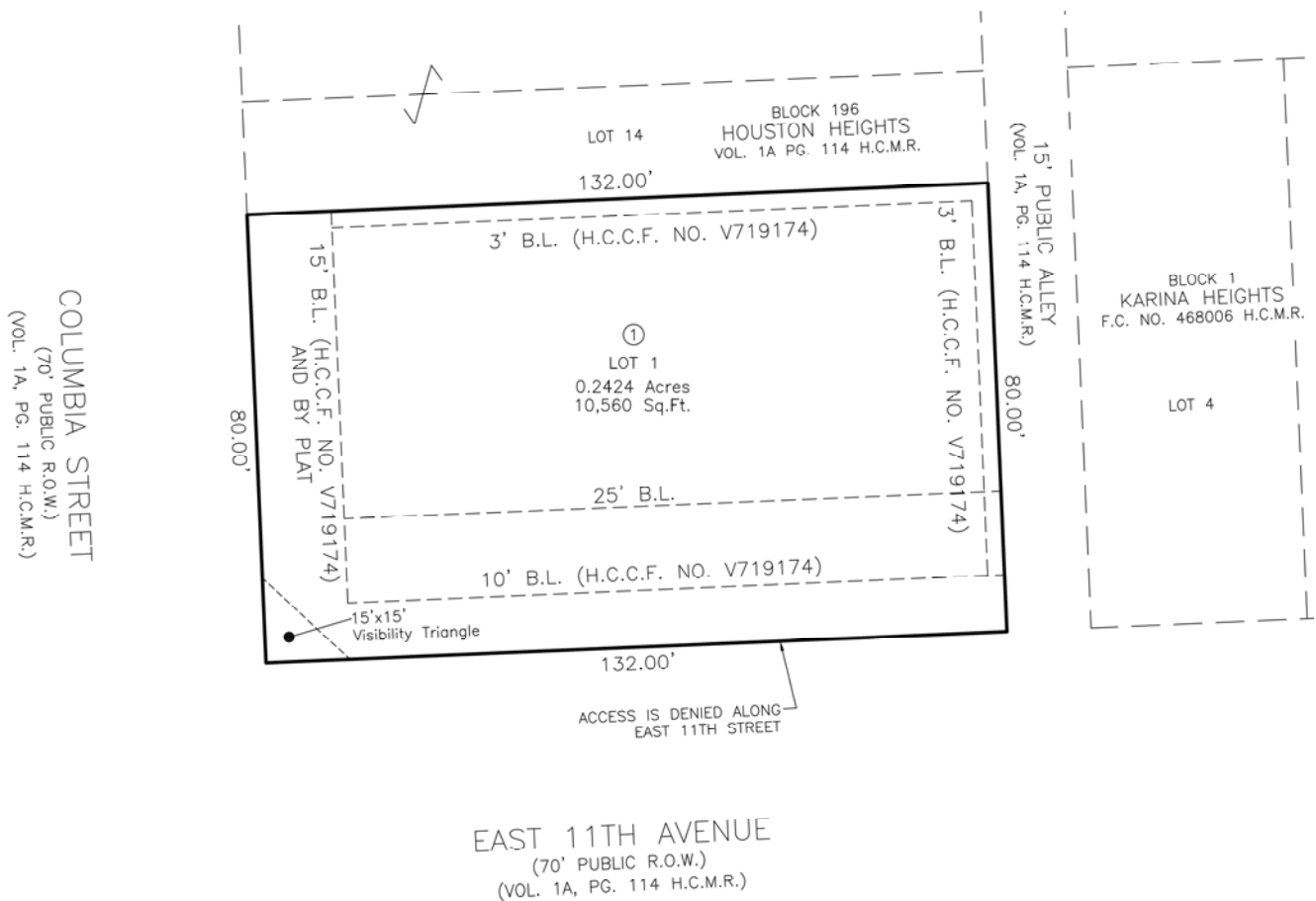
ITEM: 96

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Houston Heights partial replat no 22

Applicant: Tetra Surveys



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 96

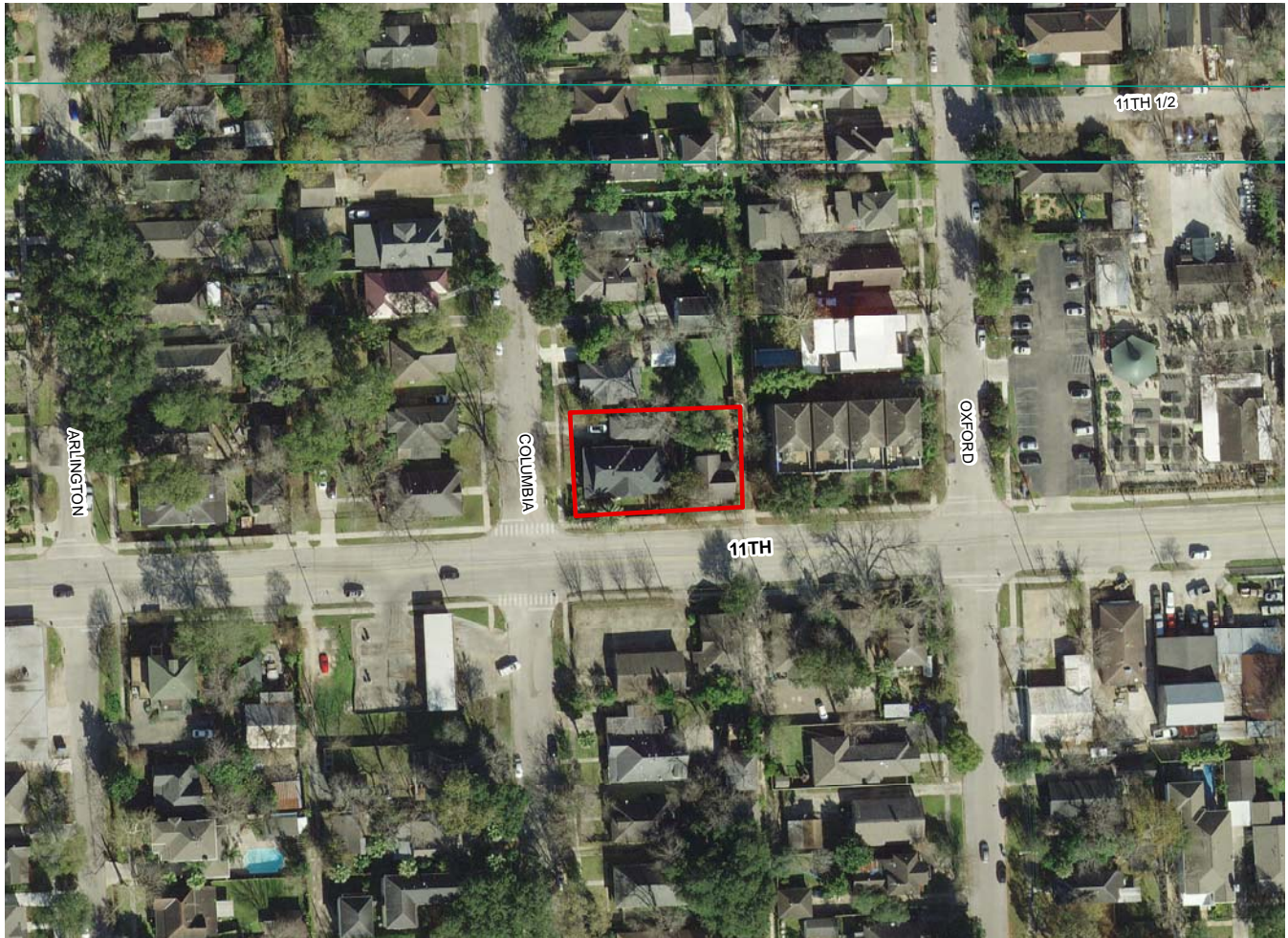
Planning and Development Department

Meeting Date: 02/01/2018

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Subdivision Name: Houston Heights partial replat no 22

Applicant: Tetra Surveys



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

**ITEM: 97**

Planning and Development Department

Meeting Date: 02/01/2018

**Subdivision Name: Lakeview Homes Addition partial replat no 3 (DEF2)**

**Applicant: Survey 1, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

## ITEM: 97

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Lakeview Homes Addition partial replat no 3 (DEF2)

Applicant: Survey 1, Inc.



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 97

Planning and Development Department

Meeting Date: 02/01/2018

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**Subdivision Name:** Lakeview Homes Addition partial replat no 3 (DEF2)

**Applicant:** Survey 1, Inc.



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

## ITEM: 98

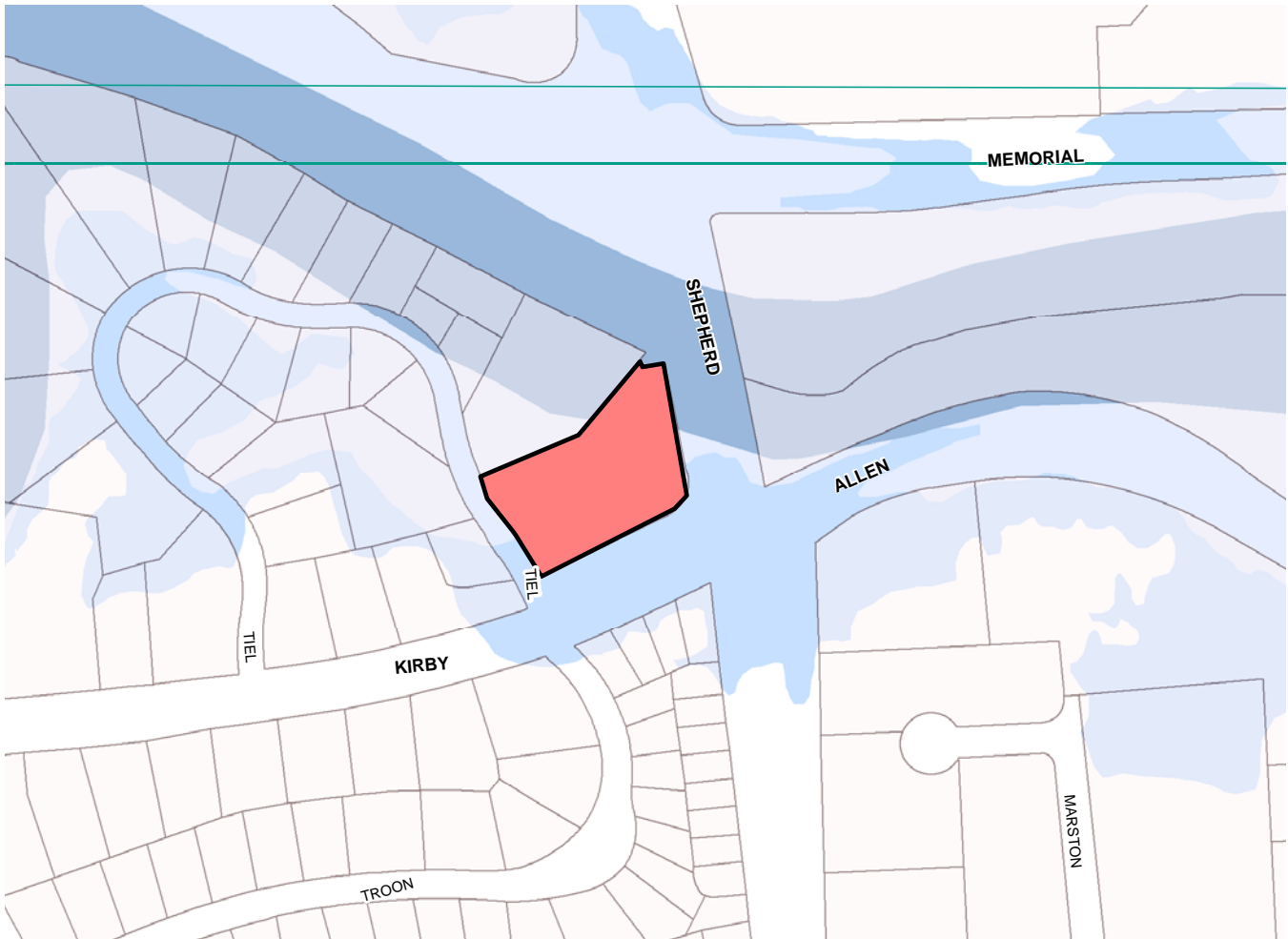
Planning and Development Department

Meeting Date: 2/1/2018

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**Subdivision Name:** River Oaks Sec 12 partial replat no 2

**Applicant:** Texas Legal Media



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**C – Public Hearings**

**Site Location**

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## Subdivision



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# Houston Planning Commission

## ITEM: 98

Planning and Development Department

Meeting Date: 02/01/2018

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Subdivision Name: River Oaks Sec 12 partial replat no 2

Applicant: Texas Legal Media



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

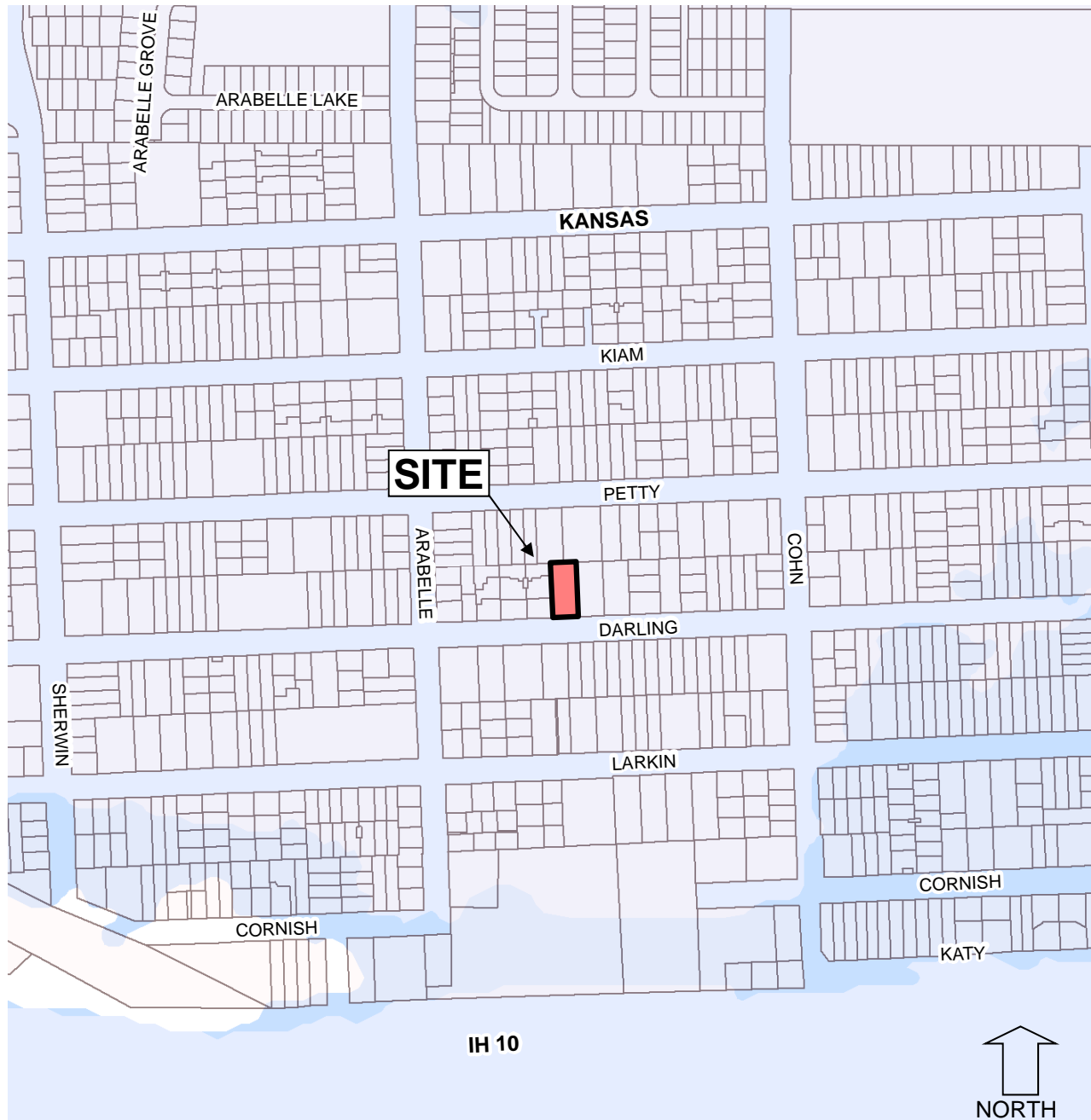
**ITEM: 99**

Planning and Development Department

Meeting Date: 02/01/2018

**Subdivision Name: Skyline on Darling Place replat no 1**

**Applicant: Total Surveyors, Inc.**



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

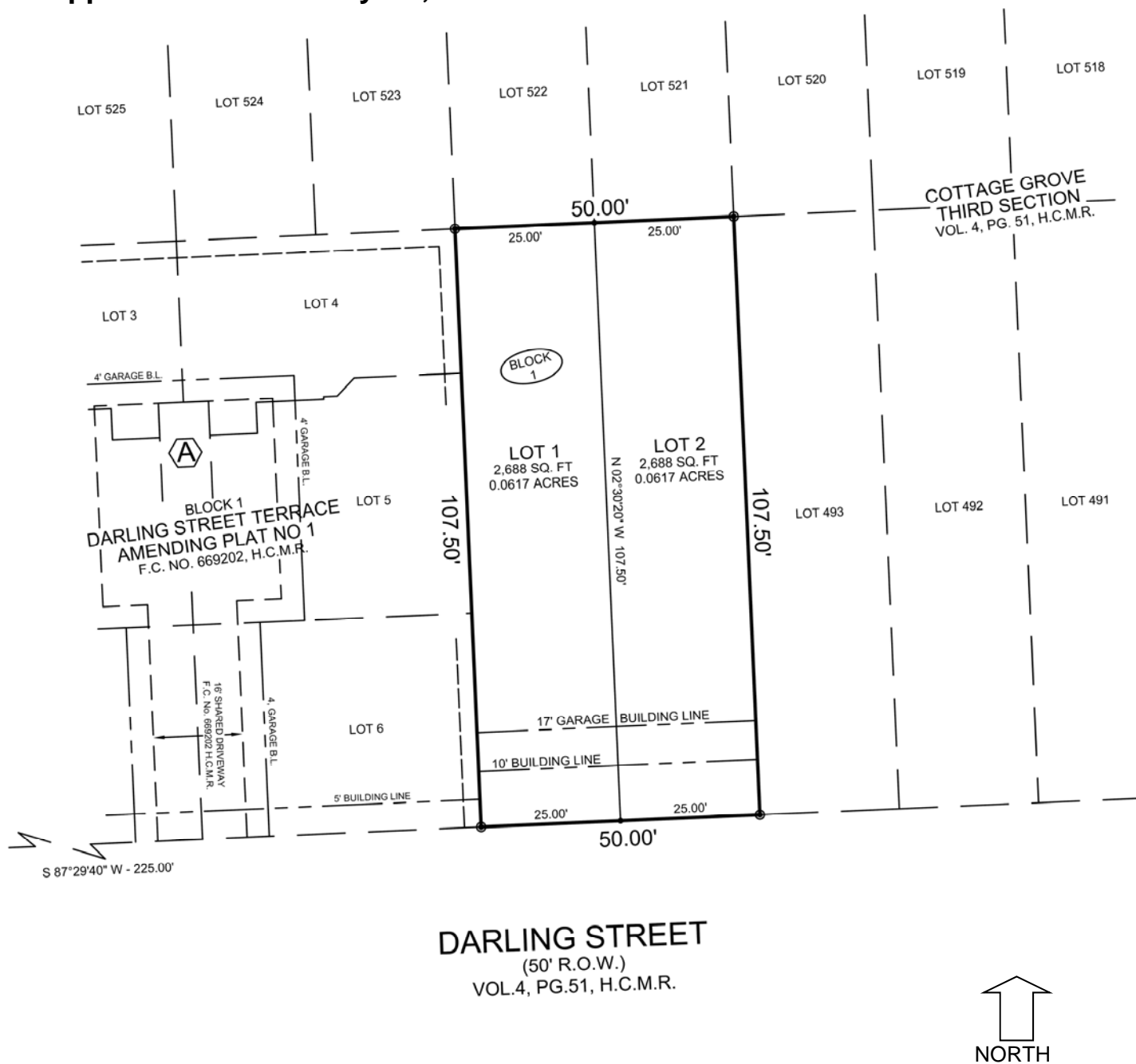
ITEM: 99

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Skyline on Darling Place replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

# Houston Planning Commission

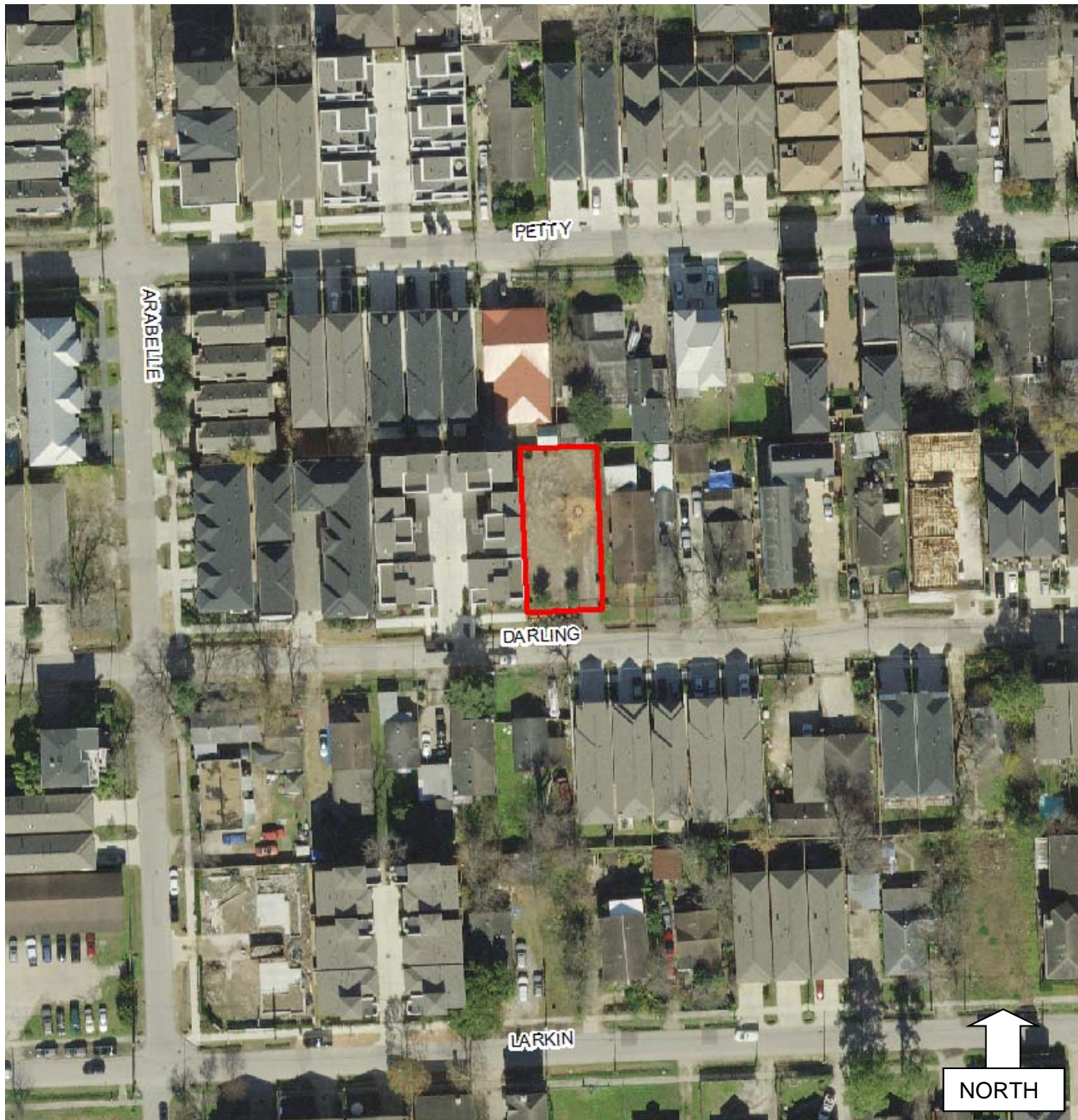
**ITEM: 99**

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Skyline on Darling Place replat no 1

Applicant: Total Surveyors, Inc.



**C – Public Hearings**

**Aerial**

# Houston Planning Commission

**ITEM: 100**

Planning and Development Department

Meeting Date: 02/01/2018

**Subdivision Name: Views at Beauchamp**

**Applicant: PLS**



**C – Public Hearings**

**Site Location**





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# Houston Planning Commission

## ITEM: 100

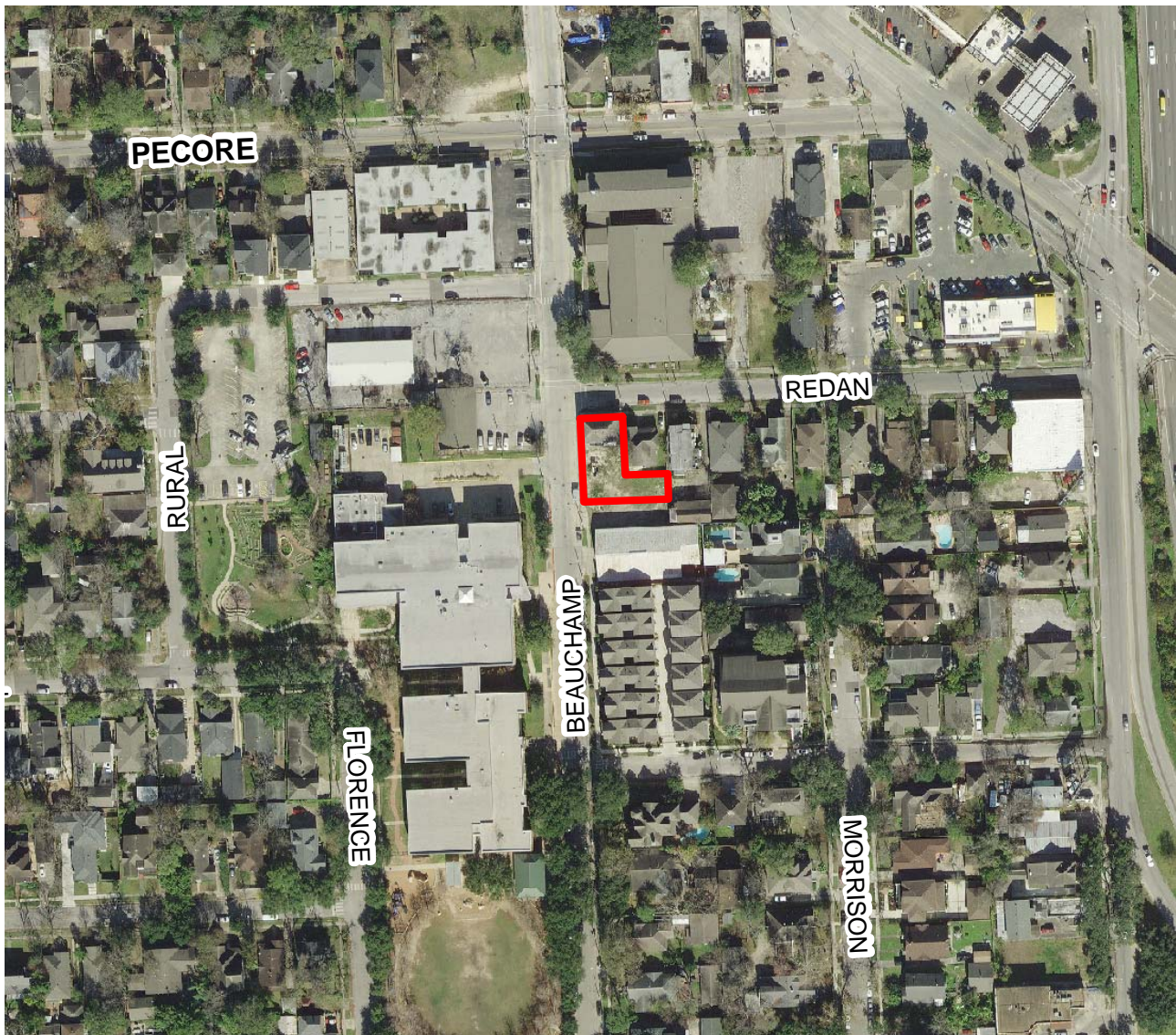
Planning and Development Department

Meeting Date: 02/01/2018

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Subdivision Name: Views at Beauchamp

Applicant: PLS



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Lakeview Retreat Sec 3 (DEF1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Site Location

# Houston Planning Commission

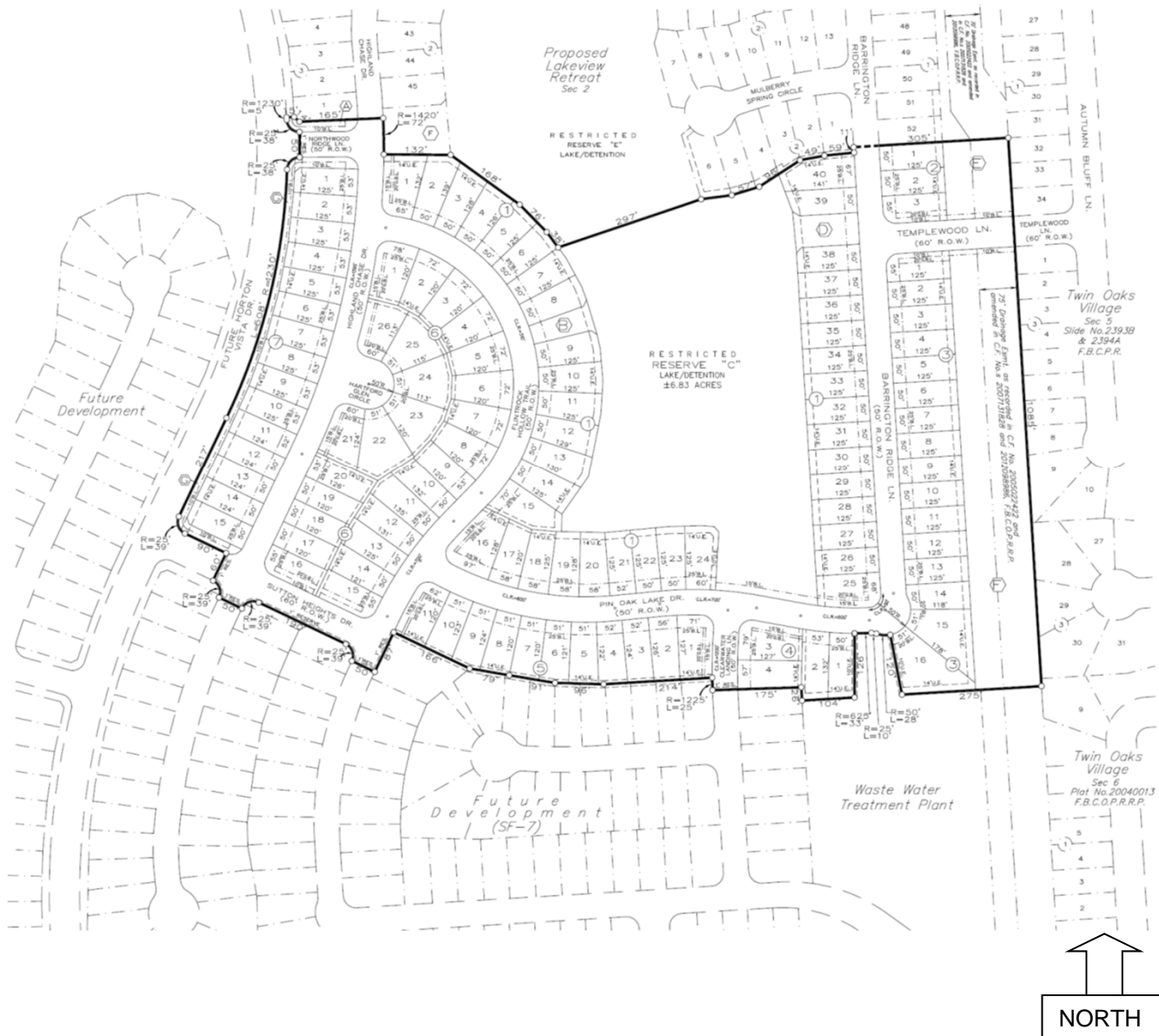
## ITEM: 101

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Lakeview Retreat Sec 3 (DEF1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision



# Houston Planning Commission

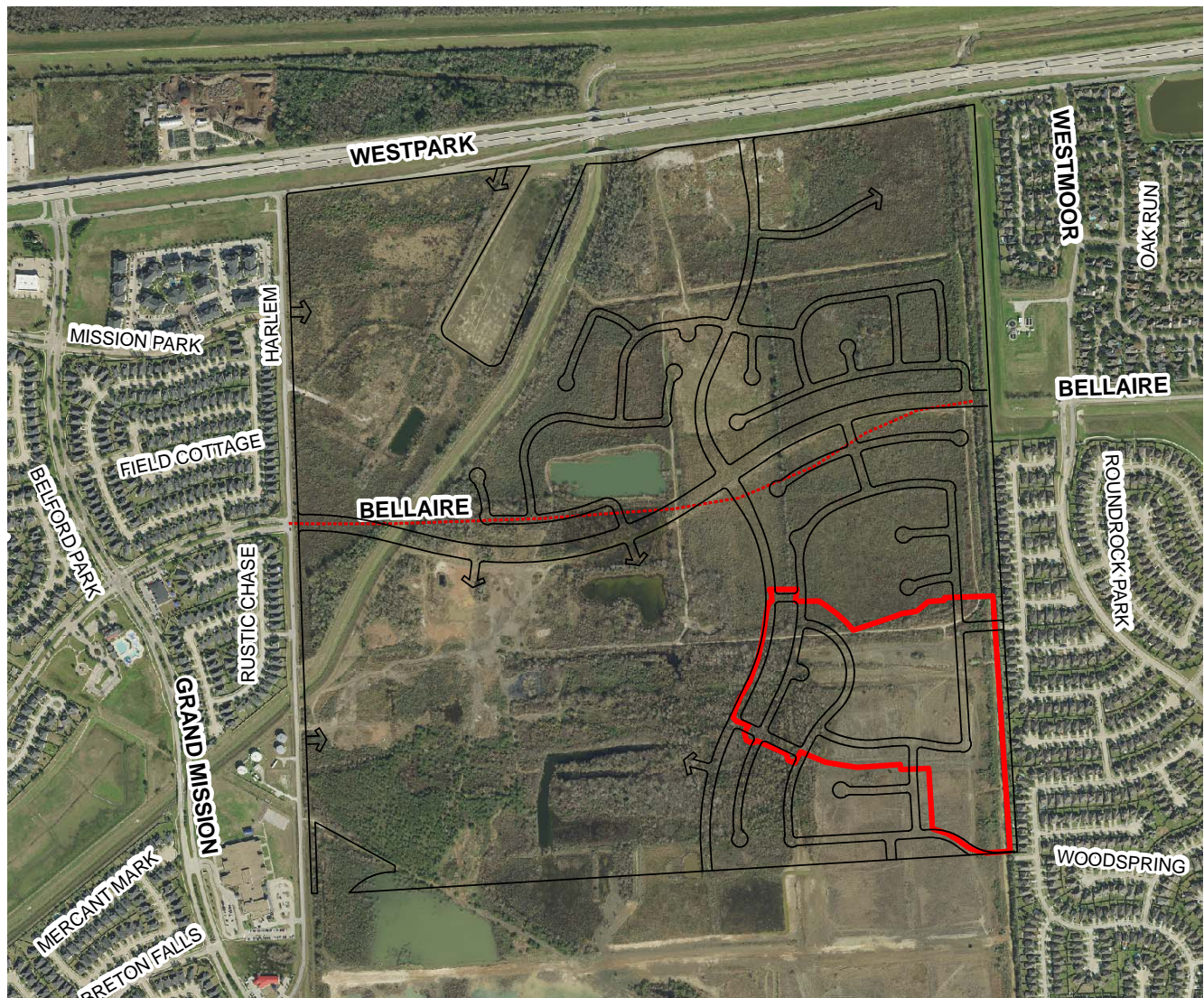
ITEM: 101

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Lakeview Retreat Sec 3 (DEF1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Aerial



# Houston Planning Commission

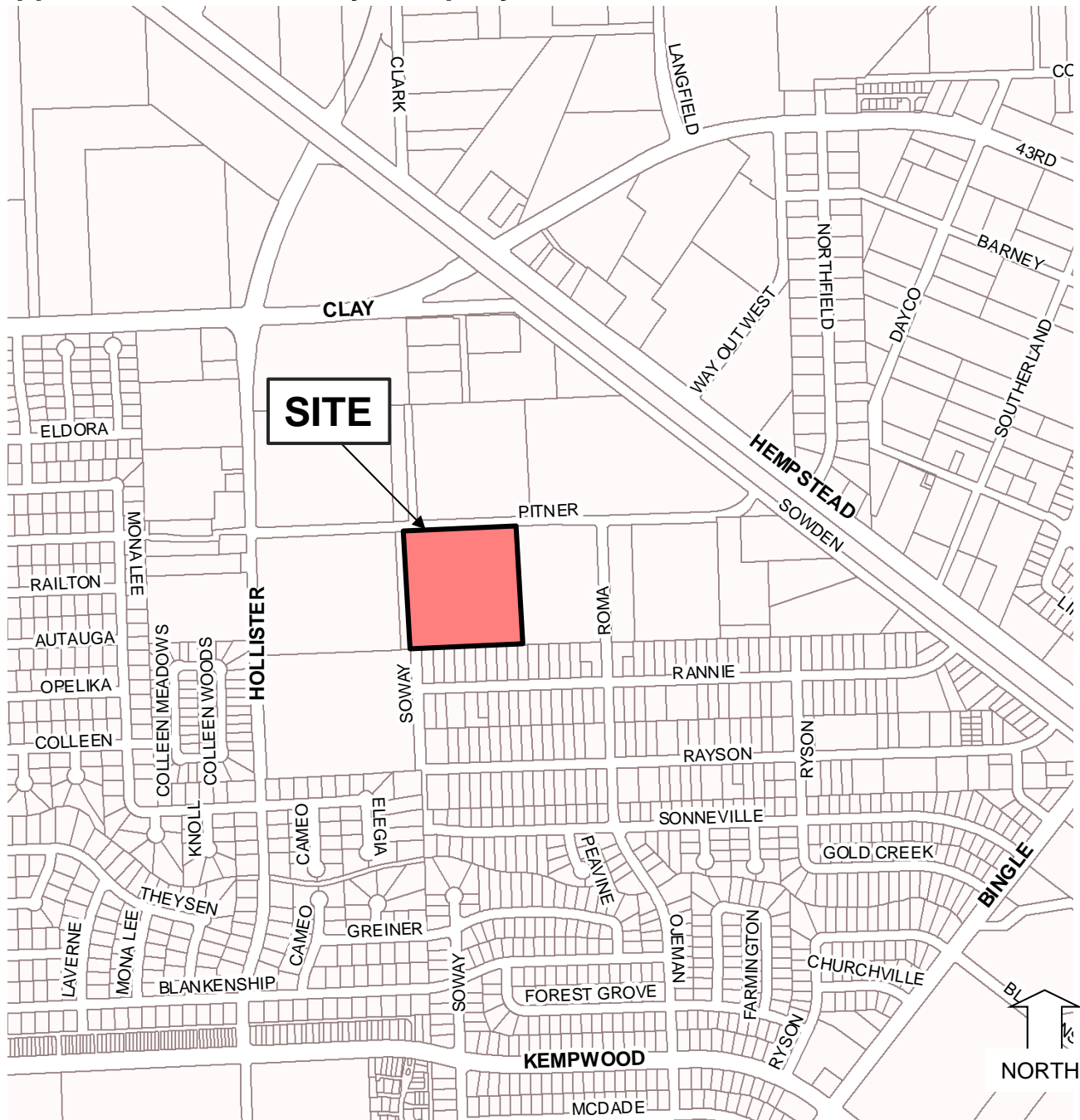
## ITEM:102

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Raghu Reserves

Applicant: Jean McKinley Company, Inc.



D – Variances

Site Location

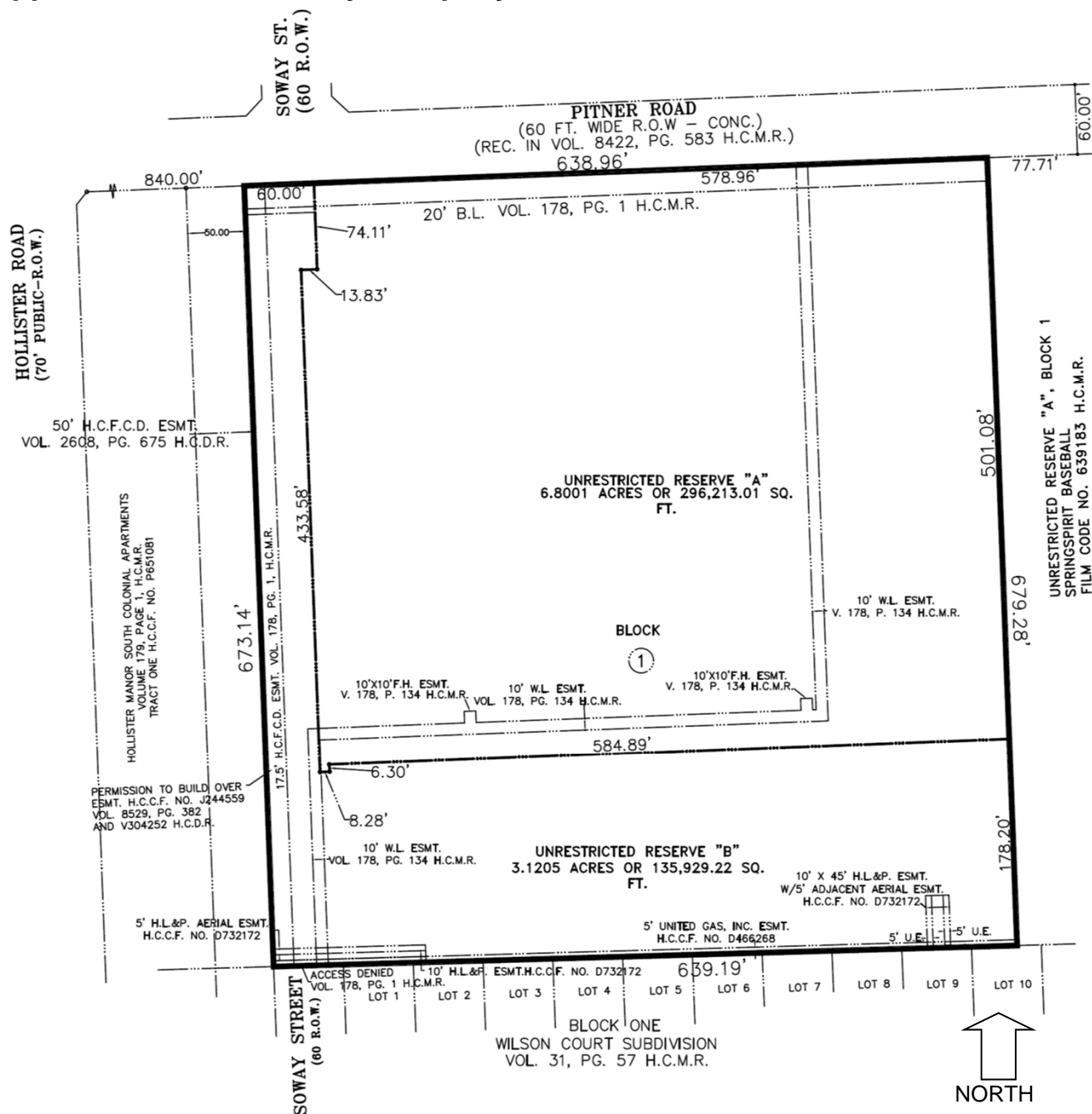
**ITEM:102**

## Planning and Development Department

**Meeting Date: 02/01/2018**

**Subdivision Name: Raghu Reserves**

**Applicant: Jean McKinley Company, Inc.**



## D – Variances

## Subdivision



# Houston Planning Commission

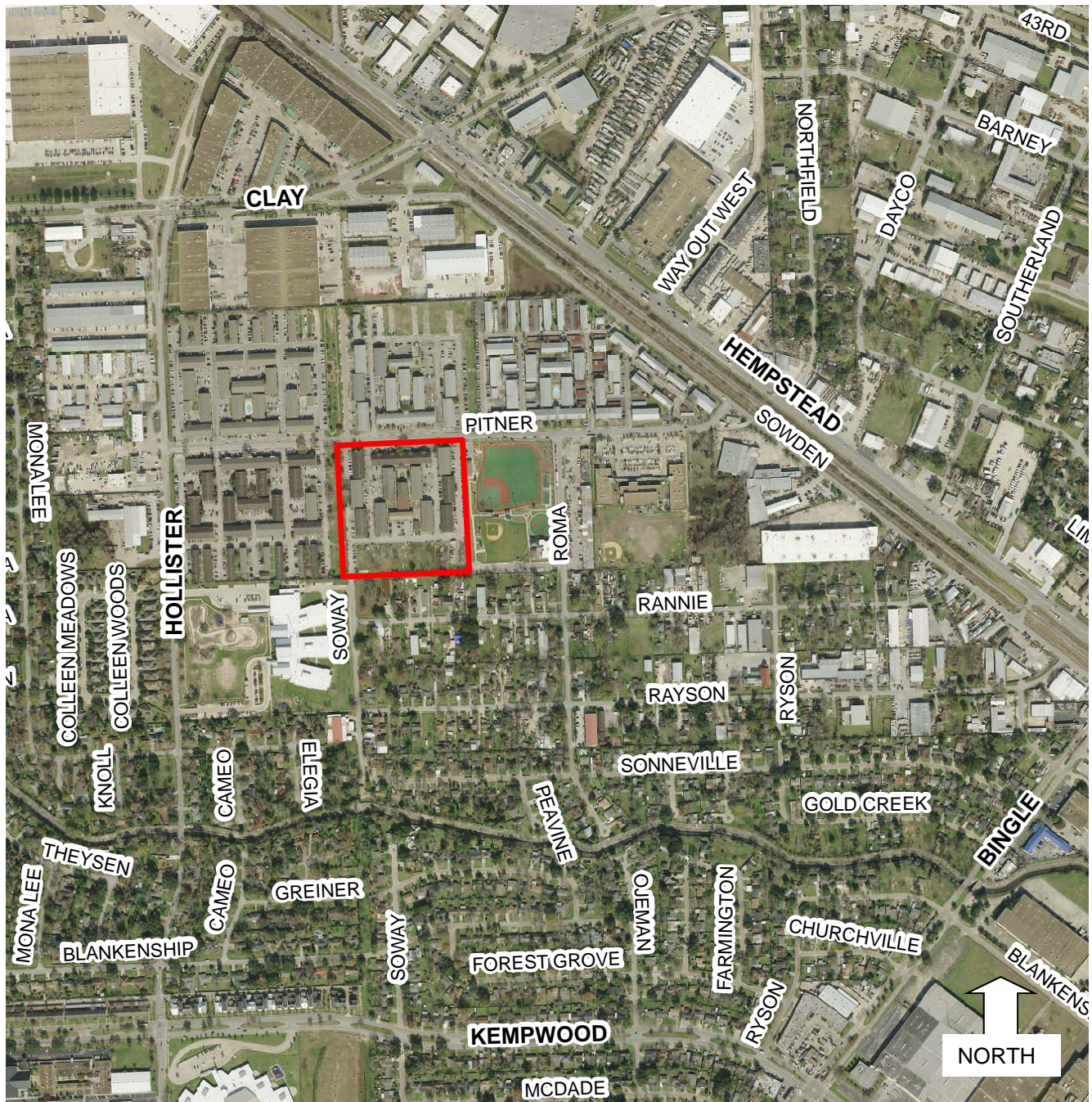
ITEM:102

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Raghu Reserves

Applicant: Jean McKinley Company, Inc.



D – Variances

Aerial











**Application Number:** 2018-0010

**Plat Name:** Raghu Reserves

**Applicant:** Jean McKinley Company

**Date Submitted:** 01/05/2018

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

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

To not extend or terminate Soway Street with a cul-de-sac.

**Chapter 42 Section:** 134

**Chapter 42 Reference:**

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

### Statement of Facts

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

**(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;**

Per Chapter 42 Section 134, Soway Street is to extend North, from the termination point for a distance of 673.14 feet. This extension will connect Rannie Road to Pitner Road. The extension of Soway Street through the subject property would make this project infeasible and create an impractical development, due to the existence of a two story brick building. Connecting said street to Pitner Road would put said building 3.5 feet into the right-of-way. This extension will also cause unnecessary traffic through an area that can not facilitate a 60 foot street.

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

The segment of Soway Street, that terminates on the South boundary of what is now the subject tract, was dedicated as a 60 ft. right-of-way on the plat of Wilson Court Subdivision. Said plat was recorded on September 30, 1949 in Volume 31, Page 57 of the Harris County Map Records. On March 20, 1971, Hollister Manor Subdivision, Section 1 was filed platting the subject tract into an Unrestricted Reserve. This plat identified the end of the street as an access denied and a standard C.O.H. barricade. A development plan was filed April 5, 1971 and again showed the existing barricade. At this time we can not find any evidence of a Variance requested or required for the plats of 1971. Nor can we find a development plat indicating a proposed future extension through the subject property. The applicant has not imposed or created a hardship in requesting this Variance. This termination showing the barricade has existed for many years, even before the buildings were constructed.

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

Approval of this variance will maintain the general purpose of this chapter and will not cause a traffic problem for traffic circulation. This segment of Soway Street is 60 feet wide for approximate 694 feet and a variable width for approximately 350 feet South of the subject tract. It is a side access street for 5 lots and a back driveway access for Hollibrook Elementary School. At the end of the street there is an iron fence that has been in place for more than 40 years. The last 198.60 feet of Soway Street, before terminating, does not facilitate any major traffic circulation. It just facilitates the back entrance driveway for Hollibrook Elementary School. Other than the Elementary School driveway access, all circulating traffic can make a right turn on Rannie Road or pull into the Elementary School driveway back up and turn around.

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

Soway Street has been in place and has functioned in this manner for many years. It has not created or imposed any danger to the public. All emergency vehicles and other traffic have adequate room to enter and exit said area. If Soway Street had to be extended through the existing development, that would create a safety hazard for residents of the apartment complex. Directing traffic through said development with the existing building 3.5 feet in the right-of-way, would leave no room for proper sidewalks and side lines per City of Houston requirements. This would put pedestrians in danger.

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

Economic hardship is not the sole justification of this variance. The applicant is seeking the Variance to prevent an impractical development.

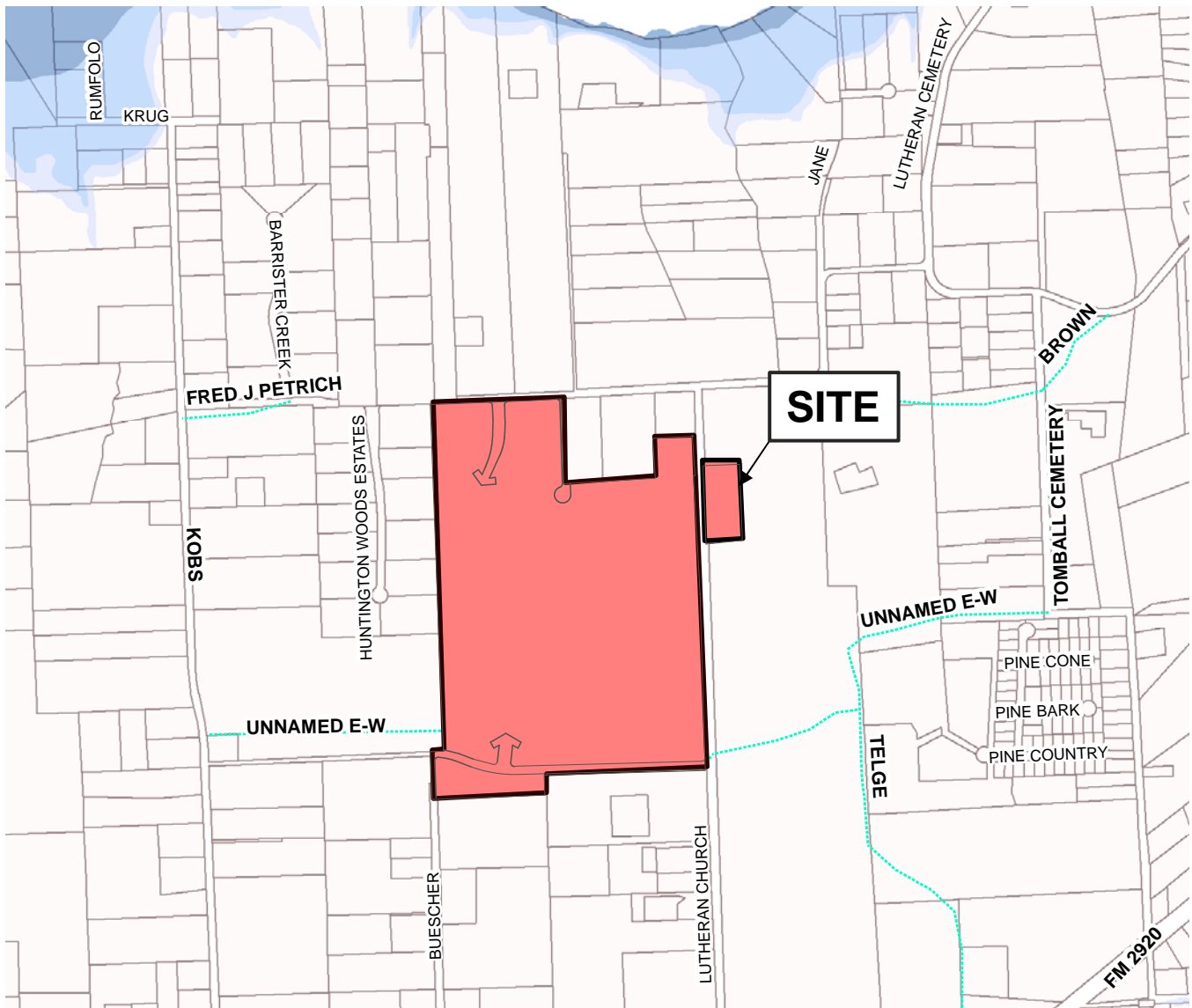
# Houston Planning Commission ITEM: 103

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Salem Lutheran Church of Rosehill GP (DEF1)

Applicant: BGE|Kerry Gilbert & Associates



D – Variances

Site Location



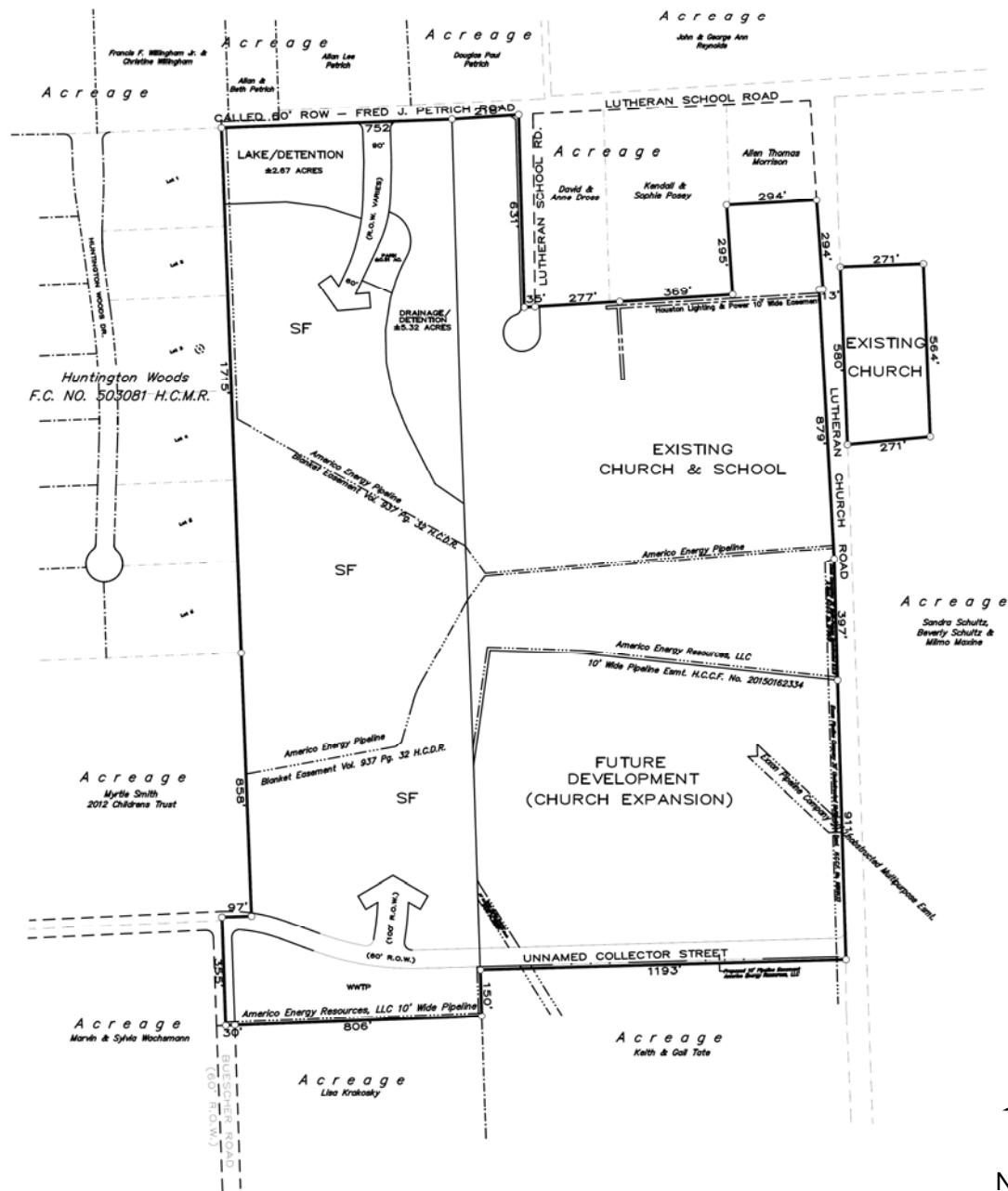
# Houston Planning Commission ITEM: 103

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Salem Lutheran Church of Rosehill GP (DEF1)

Applicant: BGE|Kerry Gilbert & Associates



D – Variances

Subdivision

---

# Houston Planning Commission    ITEM: 103

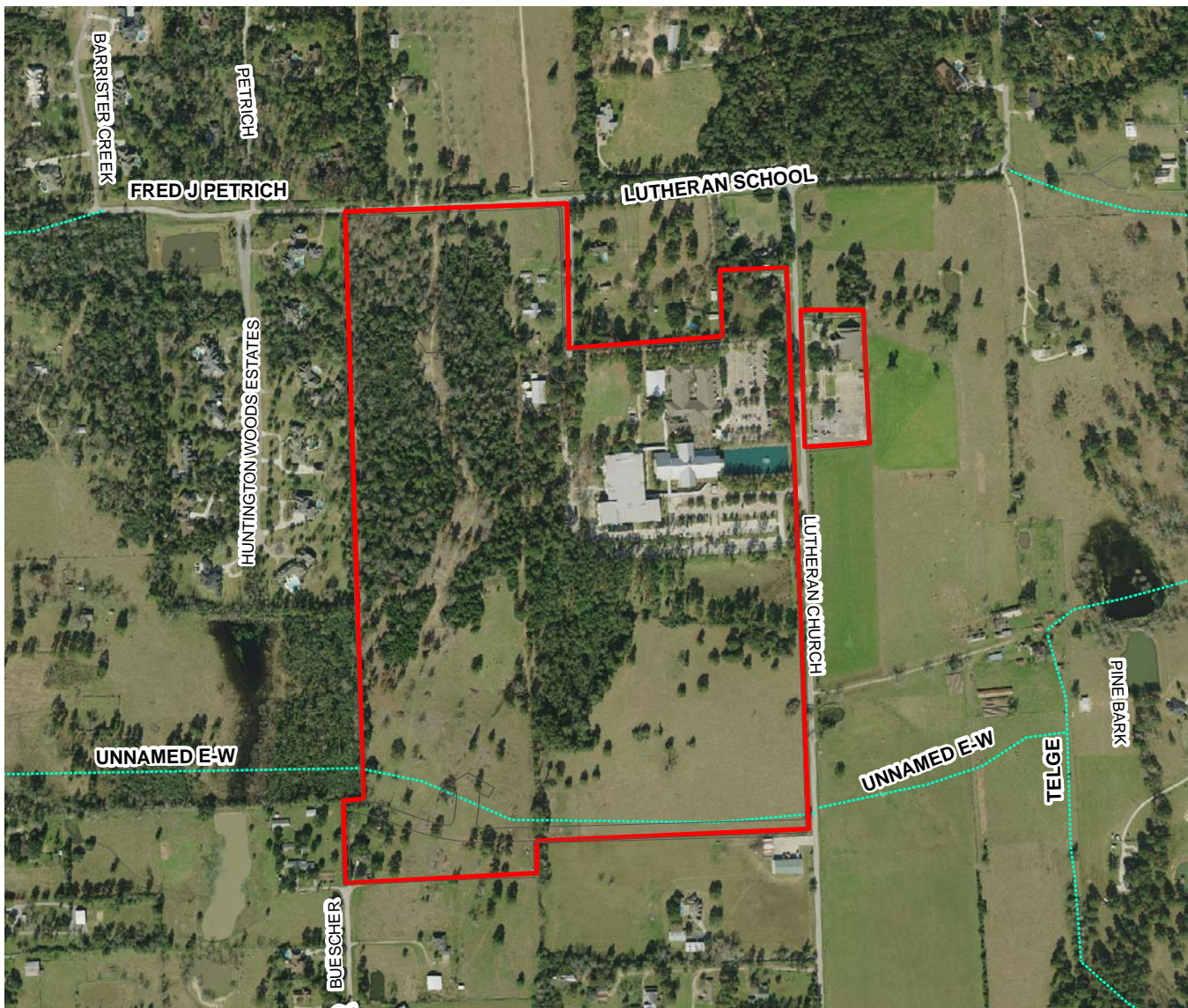
Planning and Development Department

Meeting Date: 02/01/2018

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Subdivision Name: Salem Lutheran Church of Rosehill GP (DEF1)

Applicant: BGE|Kerry Gilbert & Associates



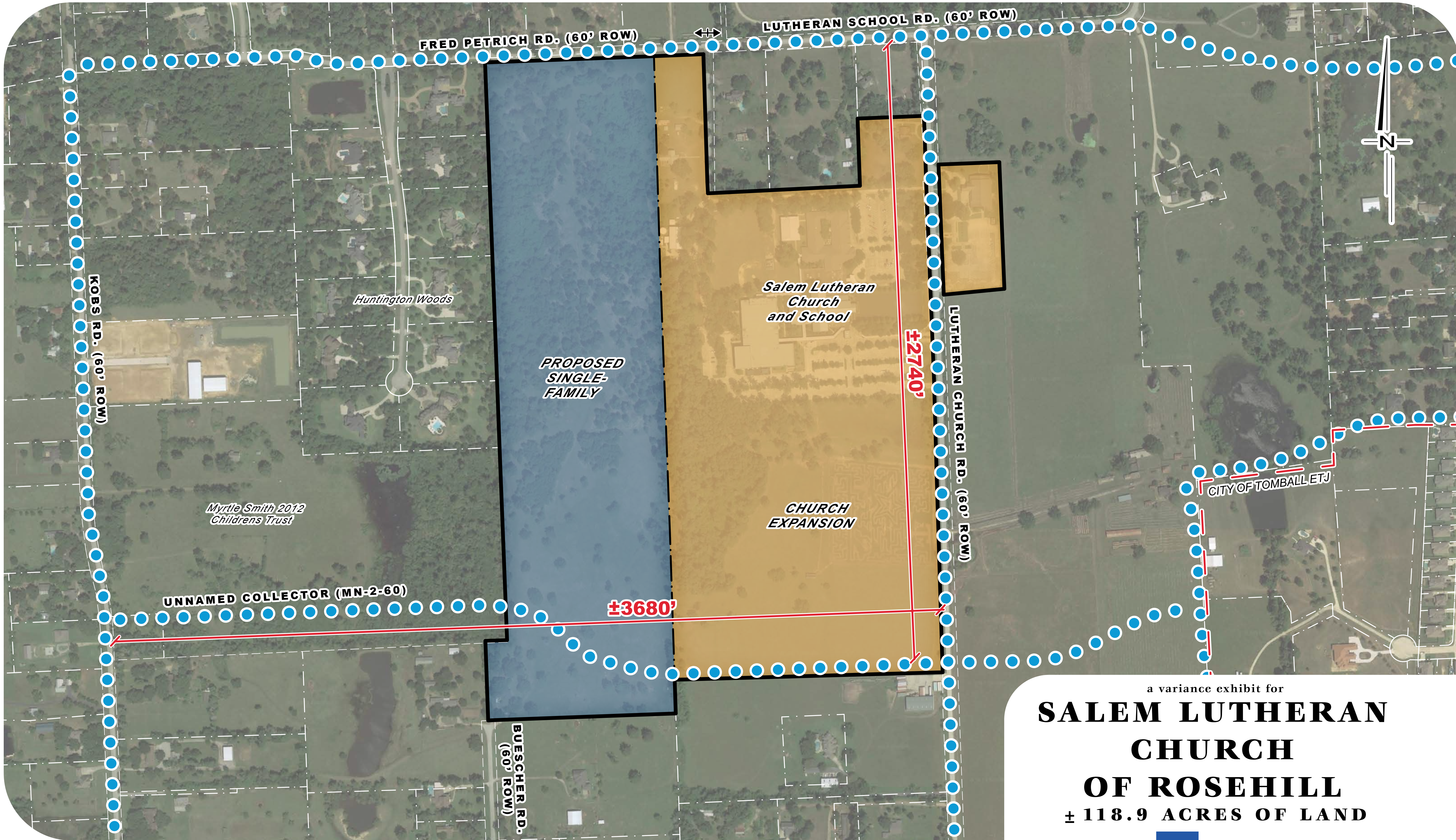
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**D – Variances**

**Aerial**

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a variance exhibit for

# SALEM LUTHERAN CHURCH OF ROSEHILL

± 118.9 ACRES OF LAND



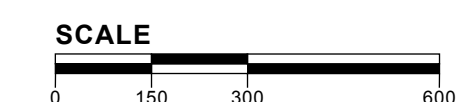
— Land Planning Consultants —  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494

Tel: 281-579-0340

JANUARY 10, 2018  
KGA #I-489

## LEGEND

- — — — — ETJ line
- • • • • PROPOSED MINOR COLLECTOR (Per Houston MTP)



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**Application Number:** 2018-0068

**Plat Name:** Salem Lutheran Church of Rosehill GP

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

**Date Submitted:** 01/08/2018

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

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

To exceed the maximum intersection spacing on all sides of the subject development, for distances of approximately  $\pm 2740'$  north-south between Lutheran School Road / Petrich Road and an unnamed collector street, and  $\pm 3680'$  east-west between Lutheran Church Road and Kobs Road; and to not extend the stub street of Lutheran School Road in the north part of the tract.

**Chapter 42 Section:** 128-134

**Chapter 42 Reference:**

Sec. 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (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 42-134. Street Extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless...

### Statement of Facts

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

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

Salem Lutheran Church of Rosehill is an existing church and school located along Lutheran Church Road and Lutheran School Road, two designated minor collector streets, which are north of FM 2920 (Waller Tomball Road) in northwest Harris County. The church controls additional acreage which is crossed by a proposed, unnamed collector street designated on the Houston Major Thoroughfare and Freeway Plan. The surrounding land uses are largely agricultural or acreage residential tracts, with an overall character of low traffic and low density. A General Plan for the Church was previously approved in 2007 (Ref# 2007-1094). At that time, a variance was granted for the property to have no through streets, either north-south or east-west, with the exception of one east-west through-street near the southern boundary of the property. The 2007 General Plan is now expired. In response to the 2017 amendments to the Houston MTFP, which included the designation of the proposed east-west street as an unnamed MN-2-60 collector street, the subject application is to again request the same variance for no local through streets except the now-designated collector street. The recent amendments to the Houston MTFP have created a network of designated collector streets around and through the Church's property, in keeping with Section 42-128(a)(2) regarding collector street networks. Most of the property is surrounded by and fronts on these collector streets to the north, east, and south, with only a few small out parcels along the northern boundary. Internal circulation and through-streets would be entirely in service to the development of the Church property, but through-traffic is not desirable there, considering the existing church and school buildings and the proposed expansion of those facilities on the east half of the property. The western half of the site is contemplated for a small single-family development in the future, which could include a private gated community. The collector streets on three sides provide adequate access for these low-impact uses as well as the low-density development that surrounds the site. The western boundary does not front on a collector street, but has a common boundary with the platted Huntington Woods neighborhood for  $\pm 1715'$ , leaving a window of about  $\pm 850'$  for a potential through-street to the adjacent acreage tract. However, the future collector street along the southern property line makes an additional through-street at this location superfluous. The resulting intersection spacings are  $\pm 2740'$  north-south along Lutheran Church Road between Lutheran School Road and the unnamed future collector street, and  $\pm 3680'$  east-west along the unnamed future collector street between Lutheran Church Road and Kobs Road. In conjunction with creating

no new through-streets, the existing stub street of Lutheran School Road is proposed to be terminated with a cul-de-sac instead of being extended into the subject site. This stub street is a dogleg of Lutheran School Road that was created by deed in 1930. The stub street is only partially maintained by the County, and works more as a secondary access point for the existing church and school facilities. The General Plan proposes to dedicate widening and a cul-de-sac to terminate the public street stub, but not to extend it, since there are existing structures in the way.

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

The low-density nature of the community and the collector street grid are not the result of hardships created or imposed by the applicant.

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

The collector street network is more than adequate to carry the low-density traffic of the church, school, and surrounding residential communities, therefore the intent and general purposes of this chapter is preserved and maintained.

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

The granting of the variance will not frustrate local traffic circulation due to the low-density nature of the area and the proposed collector street network, therefore the variance will not be injurious to the public health, safety, or welfare.

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

The existing and proposed land uses, the low-density nature of the surrounding communities, and the proposed collector street network are the supporting circumstances for this request.

# Houston Planning Commission

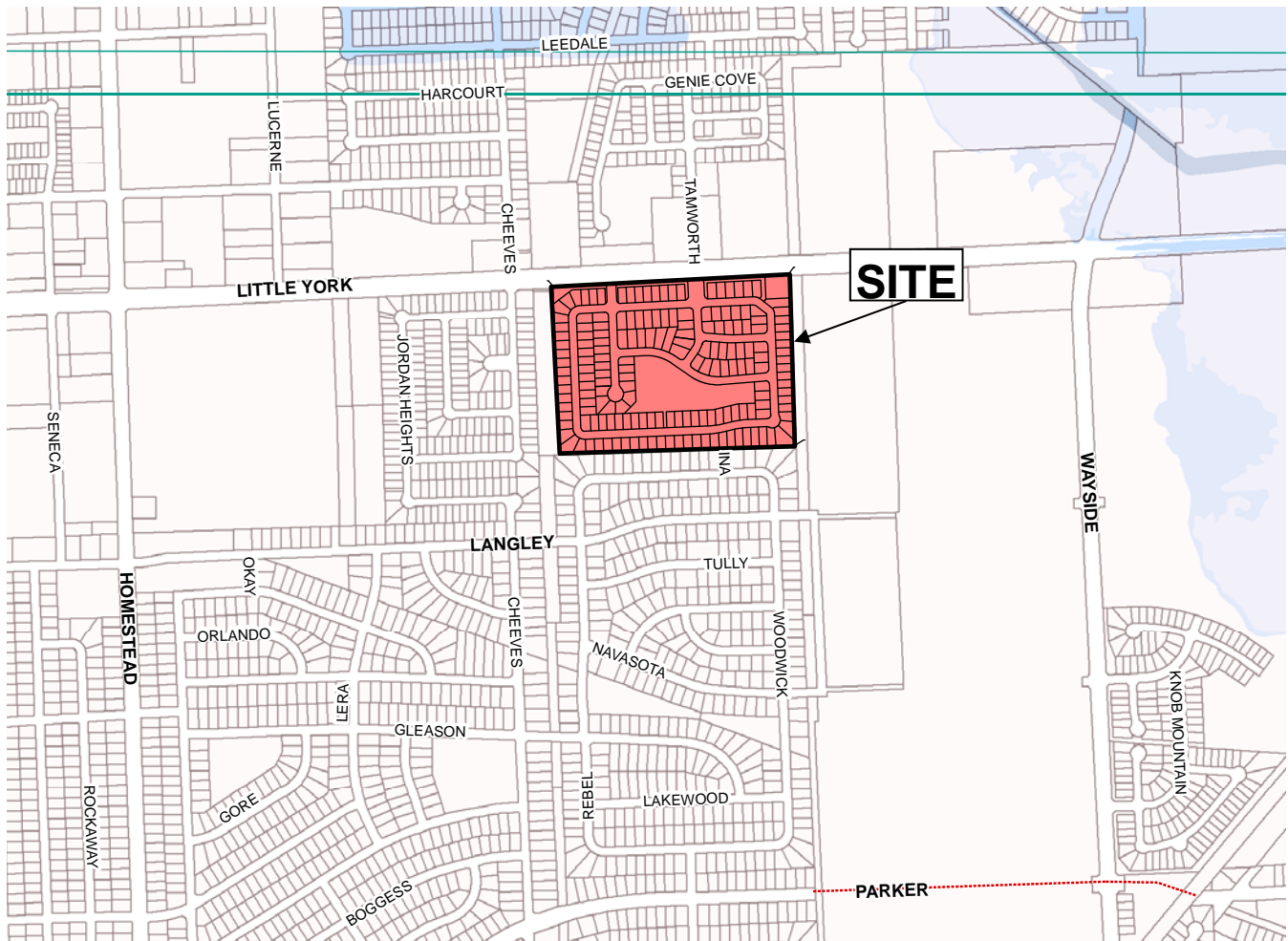
ITEM: 104

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Towne Park Development (DEF1)

Applicant: Survey 1, Inc.



D –Variances

Site Location



# Houston Planning Commission

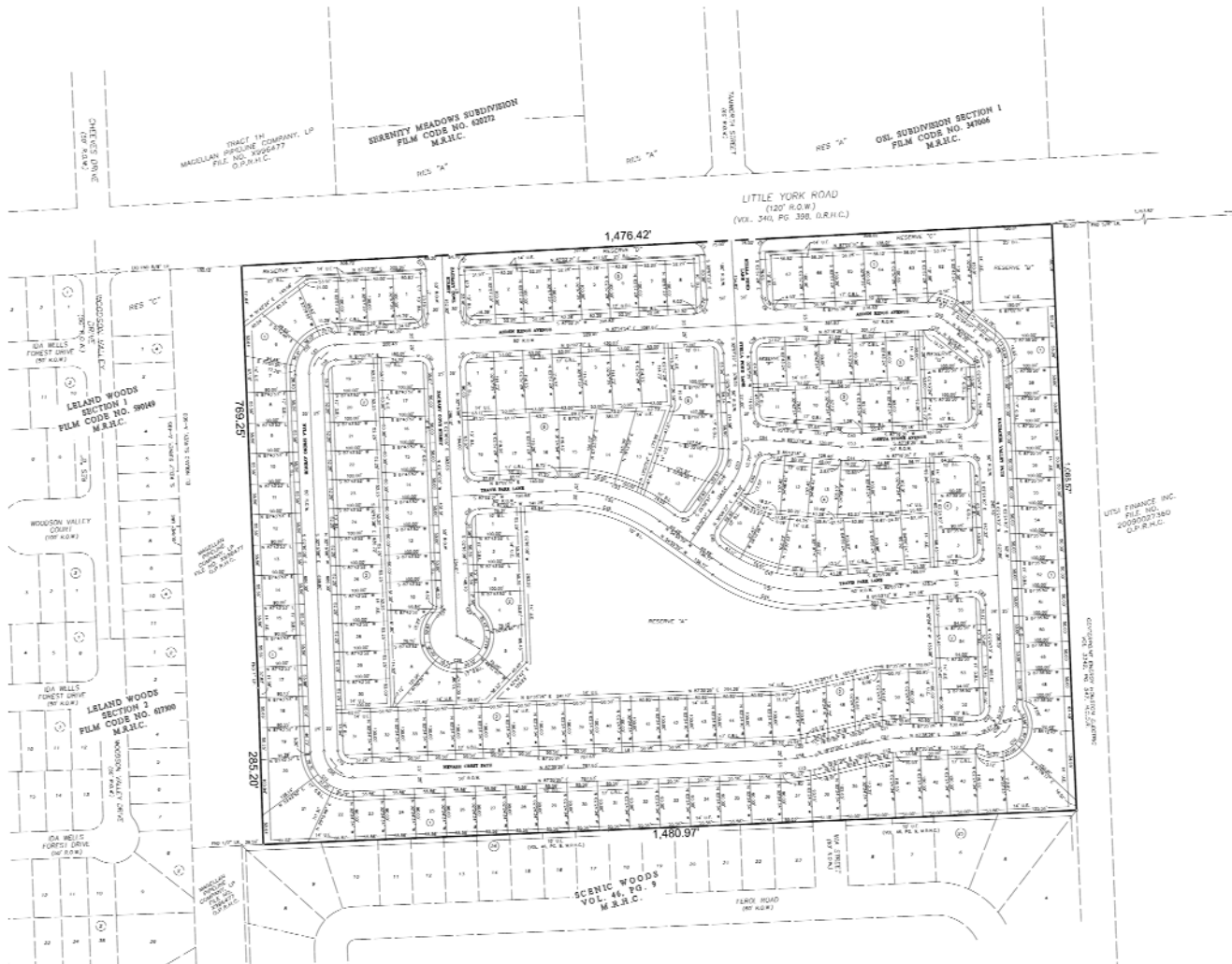
## ITEM: 104

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Towne Park Development (DEF1)

Applicant: Survey 1, Inc.



**D – Variances**

**Subdivision**

# Houston Planning Commission

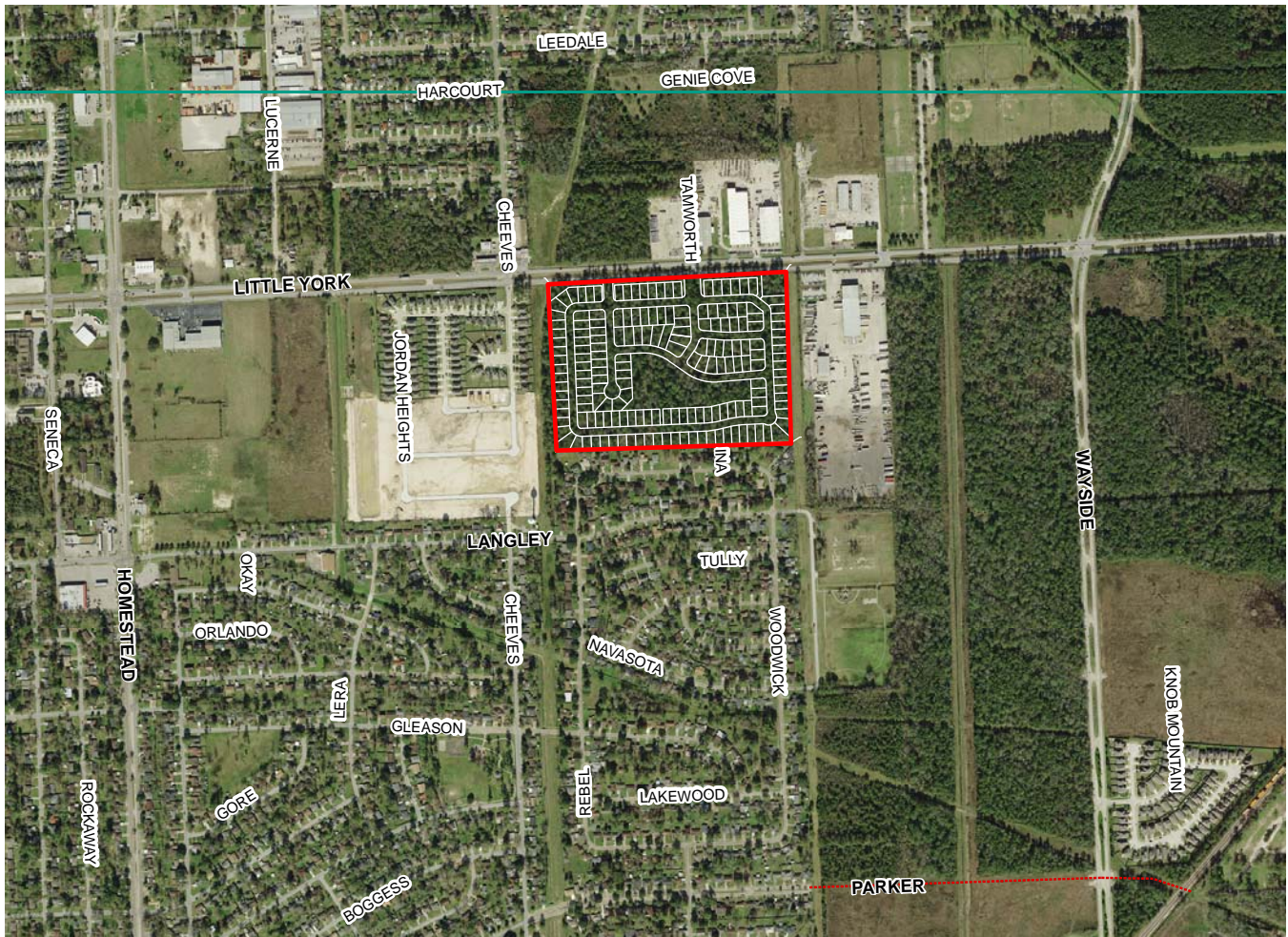
ITEM: 104

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Towne Park Development (DEF1)

Applicant: Survey 1, Inc.



D –Variances

Aerial



**Application Number:** 2017-2191

**Plat Name:** Towne Park Development

**Applicant:** Survey 1, Inc.

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

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

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

To exceed minimum intersection spacing along Little York Road by not extending Ina Street to the south and to allow minimum intersection spacing less than 600' along Little York Road.

**Chapter 42 Section: 127 & 134**

**Chapter 42 Reference:**

Sec. 42-127 (a) - A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Sec. 42-127 (b). - Intersections of major thoroughfares - Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. Sec. 42-134 (a) - A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted

### **Statement of Facts**

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

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

The subject property is 36.014 acres located east of Woodson Valley Drive along the south right of way of Little York Road. The proposed development of said 36.014 acres is to produce a subdivision of 177 residential lots and 7 reserves. The applicant is requesting a variance to not extend or provide a cul-de-sac for a stub street that terminates at the south line of the subject boundary, to allow the subject to be developed without meeting the 2600' intersection spacing requirement and to have an intersection along a major thoroughfare be less than the minimum of 600 feet. The primary justifications for this variance is if the street were to be extended it would negatively affect the public of the existing subdivision to the south with an increase in traffic presence that has never seen an influx of traffic, due to it being the last street of the subdivision. Therefore the lack of awareness of traffic presence from the past would cause harm to the public if a newly developed road was built to increase such traffic. There is a newly developed access from Langley road that gives access through Leland Woods Subdivision, Sec. 2 that would meet the needs of the traffic and keep the mobility of the public to the best and safest route, as to a traffic light being on Little York Road at the intersection of Little York Road and Woodson Valley Drive. The intersection spacing for a public local street would be more than the minimum of 2600 feet on a major thoroughfare and the intersection spacing width along a major thoroughfare would be less than 600 feet for the reason of keeping the lots of the proposed subdivision at a sufficient square footage to meet the requirements of chapter 42, while keeping access to the crossover where Tamworth Street terminates into the north right of way of Little York Road.

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

The circumstances supporting this variance are not the result of a hardship created by the client. The extension of Ina Street through the subject property at its location where it meets the south boundary line of the proposed subdivision would create a negative impact on the traffic in the area. The subdivision to the south has access to Little York Road through several different access points and to create another would negatively affect the mobility of the network of streets already in place. The intersection spacing along a major thoroughfare being proposed will be less than the minimum of 600 feet due to the main access of subject property being at the extension of the intersection of Tamworth Street and keeping the lots at sufficient square footage to be unified throughout the subject tract. The crossover location on Little York road at the Intersection of Tamworth Street is not the result of a hardship created by the client. The

intersection spacing would be more than 2600 feet for a public local street due to the safety and interest of the public for not allowing the stub street to be developed. The newly developed Langley road would be sufficient in the needs of the public for the traffic and safety of the area.

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

The residential area has more than adequate access to Little York without the extension of the stub street and to require a public local street to be less than 2600 feet. The intersection spacing along the major thoroughfare would have to be less than required due to the fact of the location of the cross over on Little York Road to best suit the needs of the traffic flow, and to keep the lots at a sufficient square footage for the proposed subdivision.

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

The granting of the variance will not be injurious to the public health, safety or welfare because of the existing network of streets facilitates the amount of traffic in the area. Having the stub street extended will create addition traffic in an area that has not had any and will be caution for the safety and welfare of the residents in that area. Having the intersections at less than the minimum will not be injurious to the public health safety or welfare as to the width will still be of a large distance between the two intersections proposed.

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

Economic hardship is not the sole justification of the variance. The conditions supporting the variance are the negative effects on the extension of Ina Street. Mandating the extension of the stub street will have little to no impact on the improvement of the mobility of the surrounding area. The location of the two intersections into the subject property are to the best interest of the lot sizes within the subject. Not approving the variance for the intersections of the subject tract would negatively affect the flow of the traffic throughout the subject.



# Houston Planning Commission

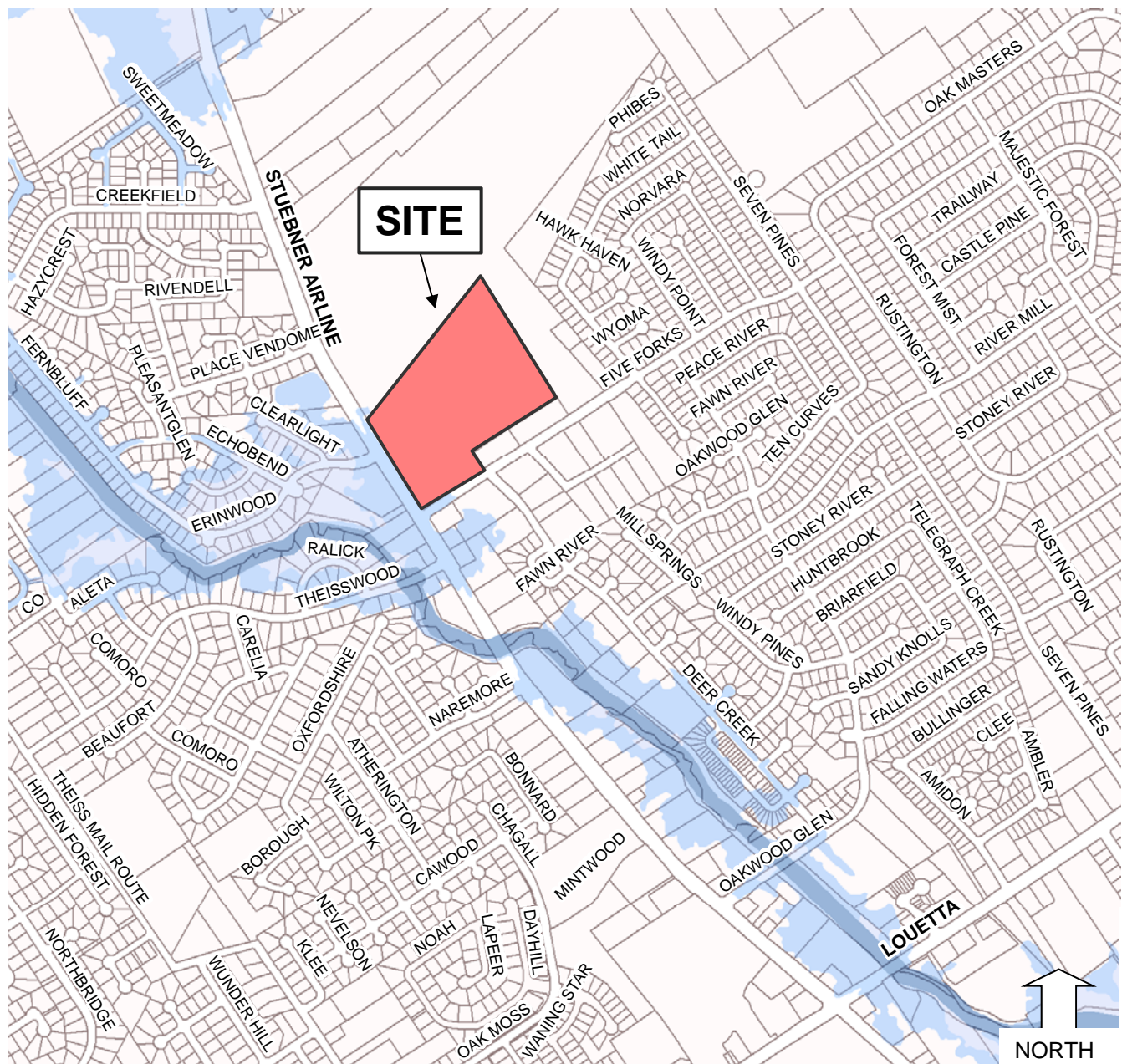
ITEM: 105

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Klein Grove

Applicant: Hovis Surveying Company Inc.



E – Special Exceptions

Site Location

# Houston Planning Commission

## ITEM: 105

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Klein Grove

Applicant: Hovis Surveying Company Inc.



**E – Special Exceptions**

**Subdivision**



# Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Klein Grove

Applicant: Hovis Surveying Company Inc.



E – Special Exceptions

Aerial



**Application Number:** 2018-0172

**Plat Name:** Klein Grove

**Applicant:** Hovis Surveying Company Inc.

**Date Submitted:** 01/22/2018

**(Sec. 42-48 and Sec. 42-82)**

**Specific requirement for which the special exception is being sought:**

To allow for an intersection spacing along Five Forks Road of 1750 feet instead of the required 1400 feet.

**Chapter 42 Section:** 128(a)

**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**

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

(1) The property to the North of this proposed development has been platted as Faithbridge United Methodist Church, a subdivision as shown on map or plat recorded under Film Code Number 580162 of the Map Records of Harris County, Texas and did not allow for any street connection. The creation of a street to align street with existing Deer Creek Drive on the South side of Five Forks Road would not allow for the complete dedication with this plat. This is because of the angle that Deer Creek Drive intersects with Five Forks. A portion of the proposed right-of-way would fall within the adjacent property. The creation of a street further East which would not connect with a street to the South does not create the intended circulation of the intersection spacing and creates staggered intersection along Five Forks Road. In addition, Smoothrock Falls is a North South Street which provides for additional circulation in the area.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The existing street pattern within this area currently provides for adequate circulation. The creation of a street which does not align to the north or south does not create the desire intent of the ordinance.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The existing intersection spacing along Five Forks Road of 1750 feet is within 33% of the intersection spacing requirement.

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

The intent and general purposes of this chapter will be preserved and maintained because there is adequate circulation currently existing within this area with the current street pattern.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

The granting of the special exception will not be injurious to public health, safety and welfare because there is adequate circulation provided within this proposed development with the proposed street pattern and this development does not require the need for a second point of access.



# Houston Planning Commission

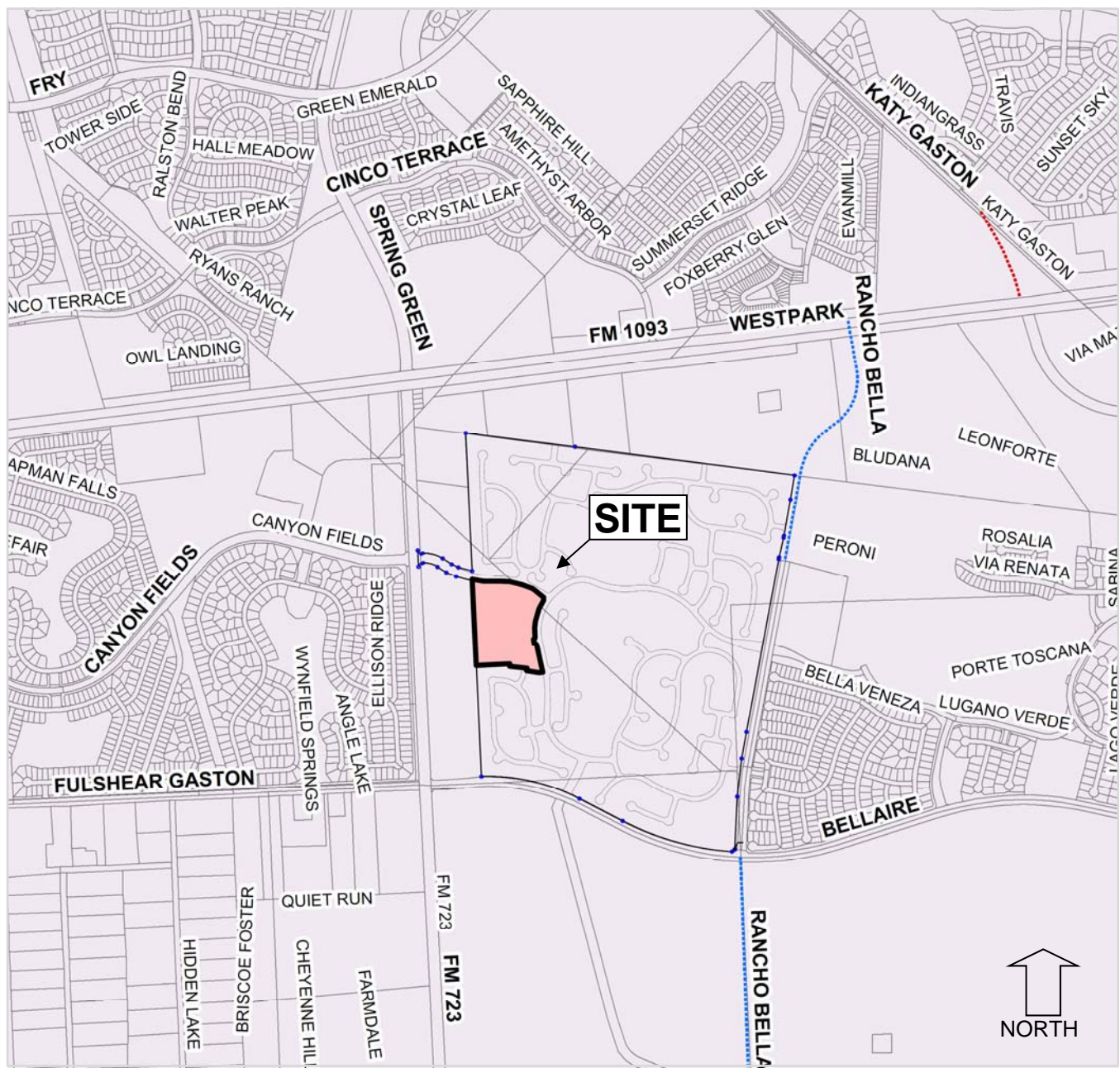
ITEM: 106

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Sendero Tract Sec 5

Applicant: BGE|Kerry R. Gilbert Associates



F – Reconsideration of Requirements

Site Location

# Houston Planning Commission

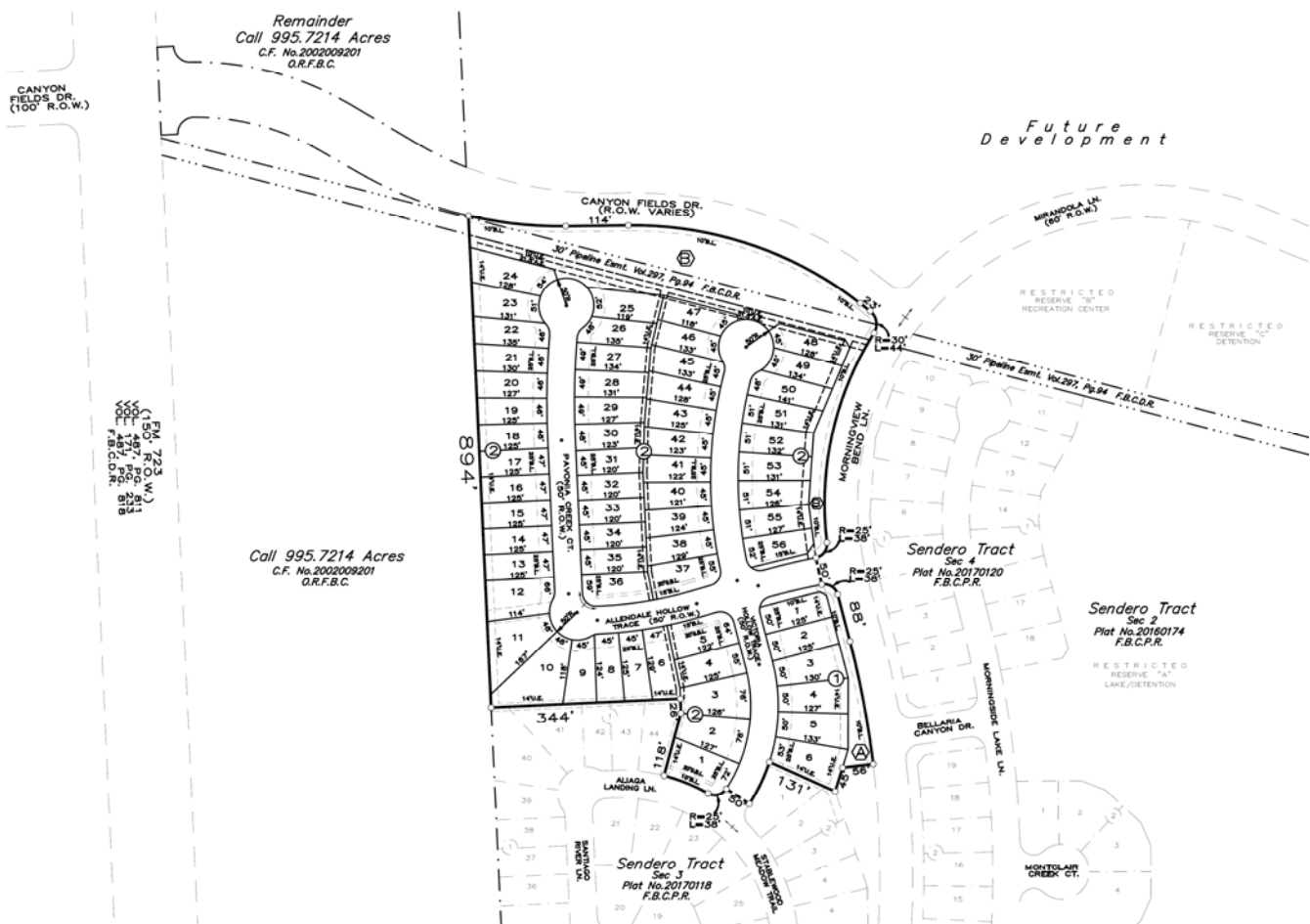
## ITEM: 106

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Sendero Tract Sec 5

Applicant: BGE|Kerry R. Gilbert Associates



F – Reconsideration of Requirements

Subdivision



# Houston Planning Commission

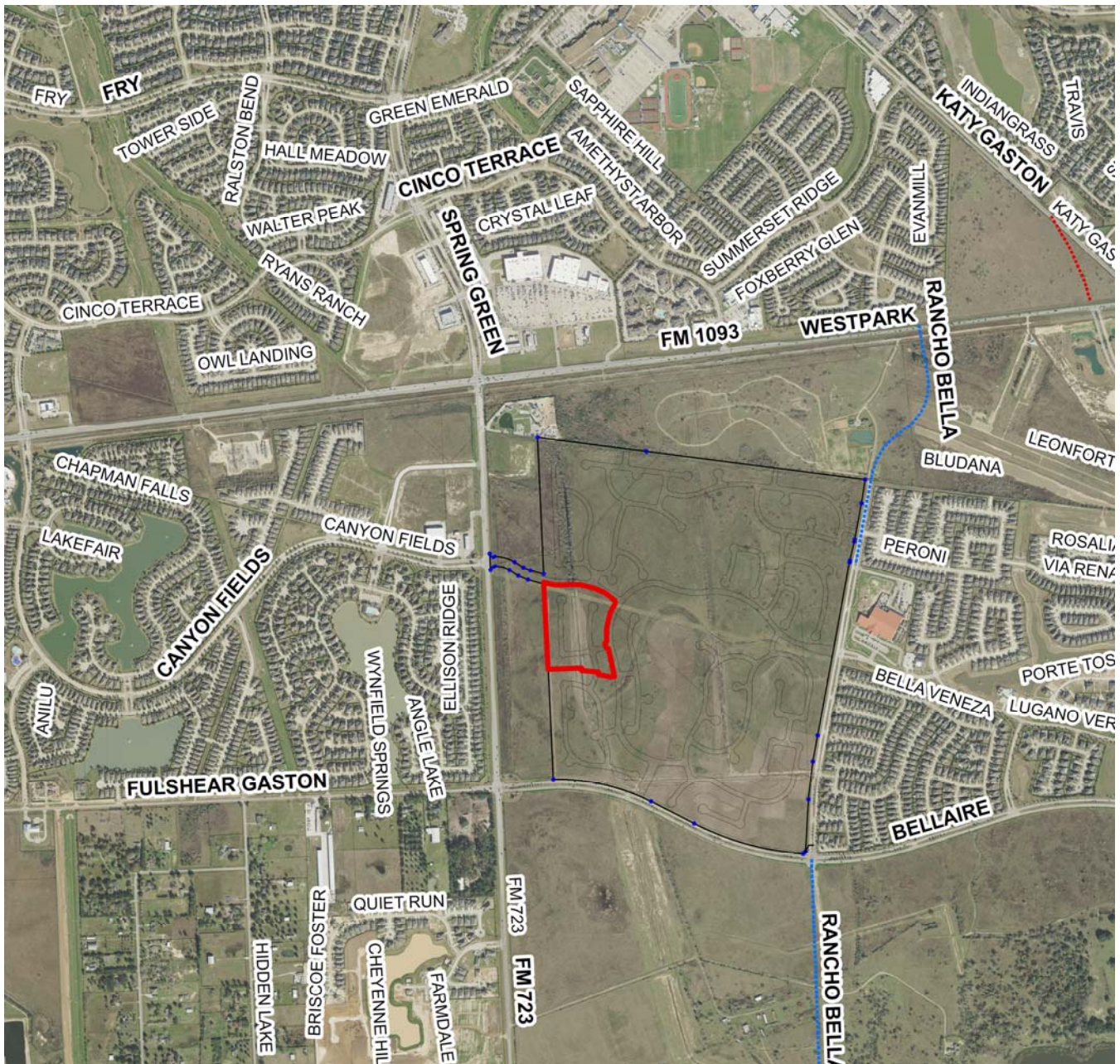
ITEM: 106

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Sendero Tract Sec 5

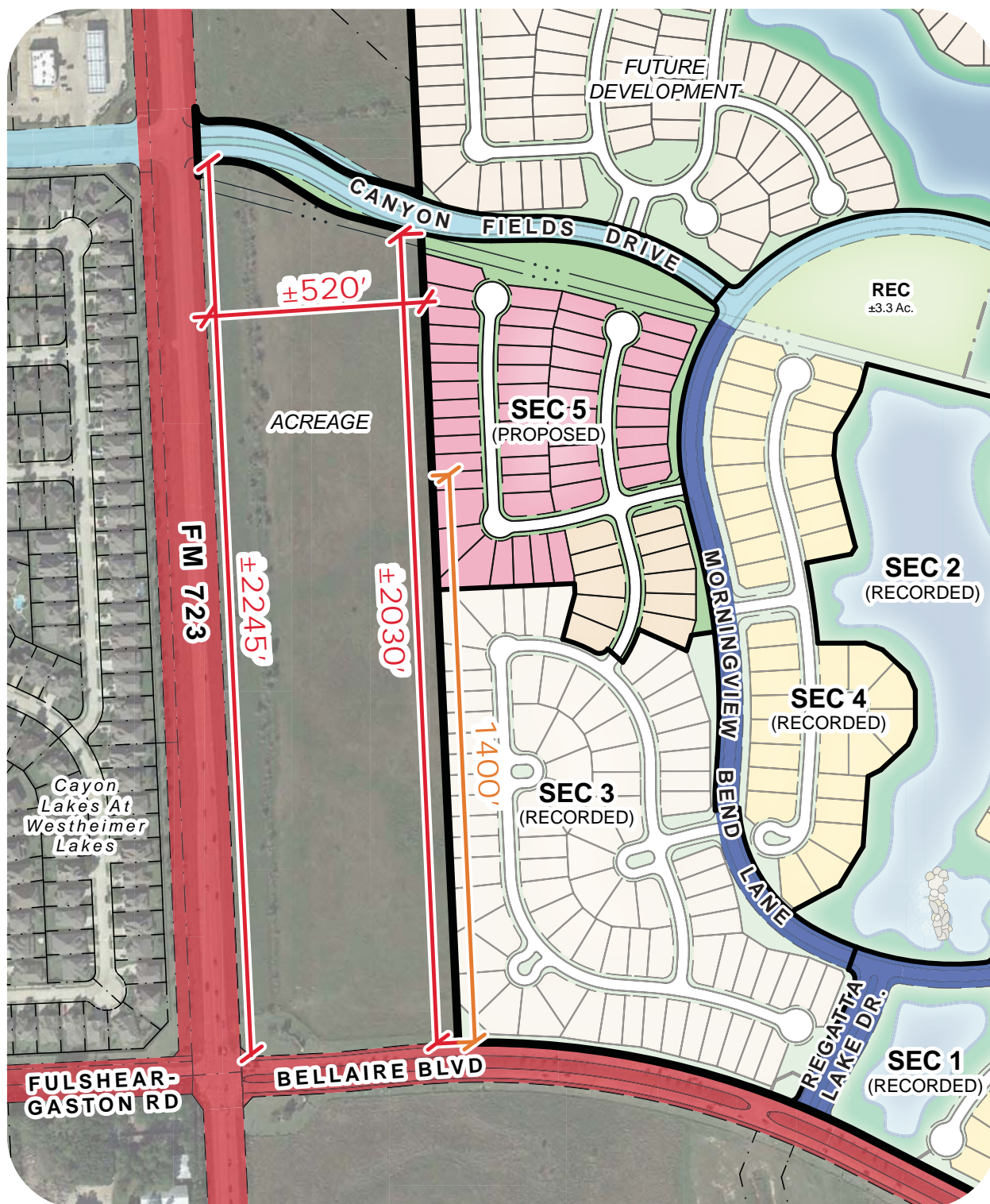
Applicant: BGE|Kerry R. Gilbert Associates



F – Reconsideration of Requirements

Aerial





### LEGEND

- DESIGNATED MAJOR THOROUGHFARE
- DESIGNATED COLLECTOR
- VOLUNTARY COLLECTOR

an intersection spacing exhibit for

## TALAVERA

### AKA SENDERO TRACT

prepared for

## MERITAGE HOMES



Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494

7000 North Mopac, Suite 330  
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Tel: 281-579-0340

DECEMBER 4, 2017  
KGA #23003



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## RECONSIDERATION OF REQUIREMENT Request Information Form

**Application No:** 2018-0157  
**Plat Name:** Sendero Tract Sec 5  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**Date Submitted:** 01/22/2018

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

**Specific requirement or condition being sought:**

To remove the markup on the preliminary plat regarding intersection spacing along the western plat boundary.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

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

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

**STATEMENT OF FACTS:**

The preliminary plat for Sendero Tract Sec 5 was approved in November 2017 with a markup to address intersection spacing on the western plat boundary (app# 2017-2063). However, intersection spacing does not need to be addressed, as the approved General Plan (app# 2015-1051) demonstrates compliance with the requirements of Chapter 42. The street pattern in Section 5 matches the street pattern in the approved General Plan, which includes the note: "General Plan approval is for street patterns as shown on the plat only." There was no markup on the General Plan to address intersection spacing along the western boundary, and Section 5 has not altered the GP-approved street pattern. Additionally, the General Plan intentionally established a collector street network that meets the conditions of 42-128(a) (2), with specific awareness that this should negate the need for stub streets for this development. Only one of the collector streets within the General Plan is a required, designated collector street – the remainder were designed voluntarily at the full expense of the developer, to provide improved traffic circulation. Section 5 is located inside a loop formed by the collector streets and major thoroughfares – see attached exhibit. All the portions of the collector street network around Section 5 have already been preliminary platted, and some sections have been recorded. Therefore, circulation has been addressed within the overall collector/thoroughfare network and within the Sendero Tract as a whole. The adjacent acreage tract to the west has ample frontage on two major thoroughfares, FM 723 and Bellaire Blvd, and a designated collector street, Canyon Fields Drive. The intersection spacing along FM 273 is  $\pm 2245'$ , less than the maximum 2600'. Therefore, an additional street connection along FM 723 is not required by ordinance. Interconnection between the acreage tract and the subject site is not in keeping with the intent of Chapter 42. The acreage tract has been planned for commercial uses, since the property depth of  $\pm 520'$  is not conducive to typical single-family residential development patterns, and the frontage on two major thoroughfare intersections is ideal for commercial development. If this tract were to develop into a residential use, it would most likely be a multi-family development, or perhaps townhomes in a private street configuration. In any case, a public street connection would be neither desirable nor useful for the adjacent acreage tract. Extending such a stub street would create an impractical division across a commercial or multi-family development, and would invite cut-through traffic into the Sendero Tract single-family residential neighborhood, which is contrary to the stated intent of the ordinance.

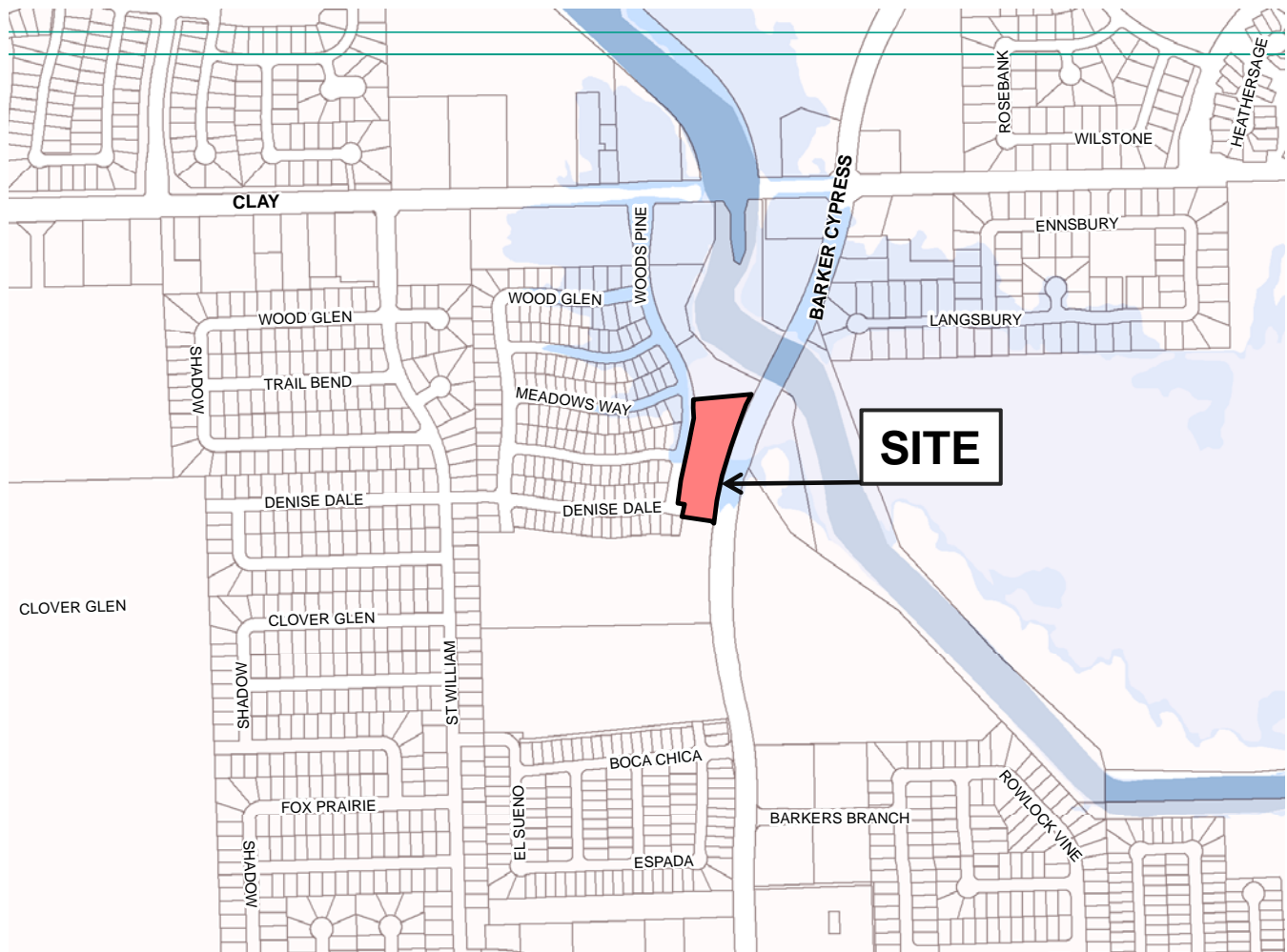
# Houston Planning Commission      ITEM: 107

Planning and Development Department

Meeting Date: 02/01/2018

Subdivision Name: Town Oak Center (DEF2)

Applicant: South Texas Surveying Associates, Inc.



F- Reconsideration of Requirements

Site Location

# Houston Planning Commission ITEM: 107

Planning and Development Department

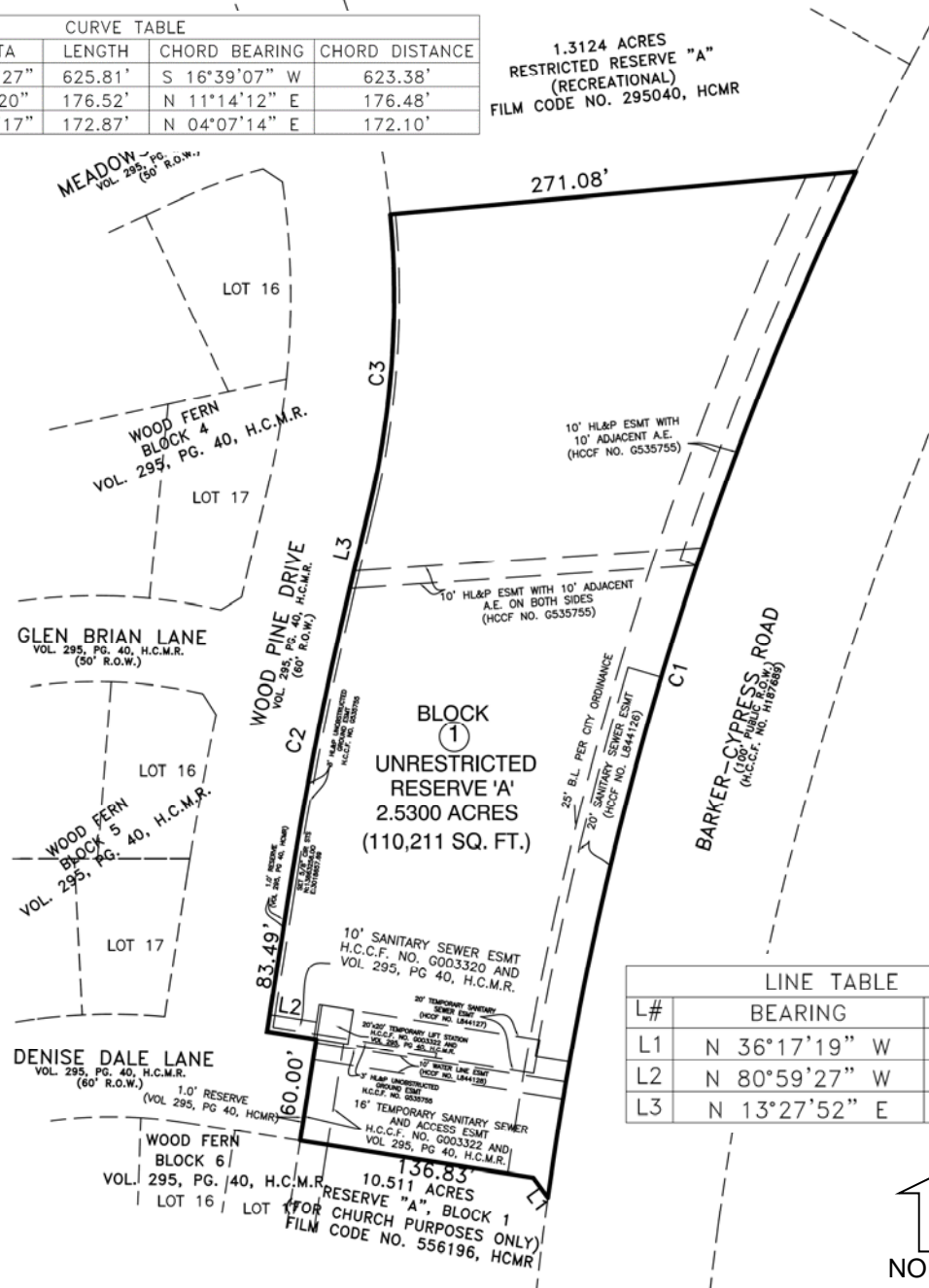
Meeting Date: 02/01/2018

Subdivision Name: Town Oak Center (DEF2)

Applicant: South Texas Surveying Associates, Inc.

CURVE TABLE					
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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: 107

Planning and Development Department

Meeting Date: 02/01/2018

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Subdivision Name: Town Oak Center (DEF2)

Applicant: South Texas Surveying Associates, Inc.



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**F- Reconsideration of Requirements**

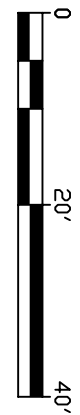
**Aerial**

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

WOOD PINE DRIVE  
15'26'54" E  
(60' R.O.W. / Vol. 295, Pg. 40 H.C.M.R.) 50'-00"



Lot 17  
Wood Fern  
Section 1 R/P  
(Vol. 295, Pg. 40  
H.C.M.R.) E  
N 1059'34" W  
60.00'

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

N 10'59'34" E - 83.49'  
Fnd. 5/8" I.R. Bcs.  
S 24'47'51" W - 0.71'  
Fnd. 5/8" I.R. Bcs.  
N 79'00'26" W  
18.95'

BUILDING 1  
12,162 SF  
F.F. = 113.7'

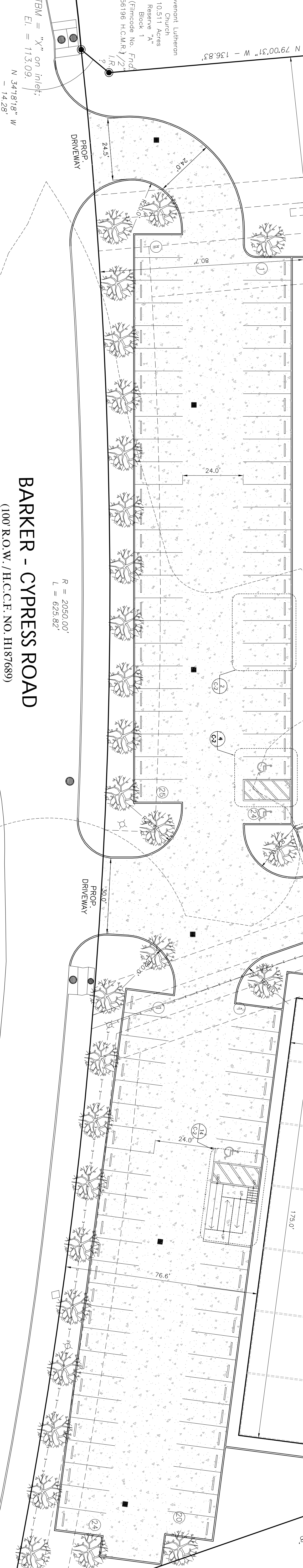
Approximate location of Zone X9/6  
Approximate location of Zone Shaded X500  
Approximate location of Zone AE

POND  
8,342 SF

BUILDING 2  
10,500 SF  
F.F. = 113.7'

2.5301 Acres  
(H.C.C.F. No. 20110373098)

Wood Fern  
Section 1 R/P  
1.3124 Acres  
Restricted Reserve "A"  
Block 8  
(Vol. 295, Pg. 40  
H.C.M.R.)  
N 86'45'37" E - 271.08'



BARKER - CYPRESS ROAD  
(100' R.O.W. / H.C.C.F. NO. H187689)

R = 2050.00'  
L = 625.82'

N 34'18'18" W  
- 14.28'

TBM = "X" on Inlet  
El. = 113.09,

PROPOSED SITE PLAN

1

Scale: 1" = 20'

ADDRESSES:

3838 BARKER CYPRESS RD.  
HOUSTON, TEXAS 77084

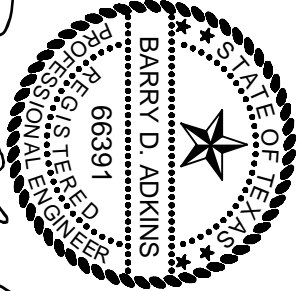
LEGAL DESCRIPTION:

TRACT (C-1) W/CR 60, ABSTRACT NO. 1139, J/C BARRETT ABSTRACT NO. 108  
2.5301 ACRES / 110,211.8 SF  
25.942% OF FERNWOOD AREA  
25.942% OF FERNWOOD AREA

PROPOSED SITE ANALYSIS AREA

	TOTAL	%
BUILDING 1	12,162	11.6%
BUILDING 2	10,500	9.94%
PARKING & DRIVEWAY	43,719.0	39.66%
WALKWAY, CURB	5,455.8	4.95%
DEFINITION FOND	8,342.0	7.57%
LANDSCAPING	28,934.0	25.94%
TOTAL LOT AREA	110,211.8	100.00%
TOTAL % OF FERNWOOD AREA		25.94%

PROFESSIONAL SEAL



7/12/17

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

**DaRam Engineers, Inc.**

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TEXAS FIRM REGISTRATION NUMBER F-9503

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

ISSUED / REVISED

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

JOB NO. 16-200

CHECKED BY: JV

DRAWN BY: LP

DATE: 08/23/2016

SCALE: AS SHOWN

DRAWING TITLE:  
PROPOSED  
SITE PLAN

DRAWING NO.

C-1



## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2017-2207  
**Plat Name:** Town Oak Center  
**Applicant:** South Texas Surveying Associates, Inc.  
**Date Submitted:** 12/15/2017

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

**Specific requirement or condition being sought:**

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

**Chapter 42 Section:** 134

**Chapter 42 Reference:**

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

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

**STATEMENT OF FACTS:**

See variance request form.



**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.



## 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		
Brickmoon Design	Alex Ridgway	281-501-2712	alex@brickmoondesign.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3858 Tartan Lane	18007461	77025	5254	532J	C

**HCAD ACCOUNT NUMBER(S):** 0761970020003

**PROPERTY LEGAL DESCRIPTION:** Lot 29, Block 31 Braes Heights Section 12

**PROPERTY OWNER OF RECORD:** Robert & Kristin Horn

**ACREAGE (SQUARE FEET):** 8,750 square feet

**WIDTH OF RIGHTS-OF-WAY:** Tartan Street (60 feet); Stella Link Road (125 feet)

**EXISTING PAVING SECTION(S):** Tartan Street (25 feet); Stella Link Road (28 feet)

**OFF-STREET PARKING REQUIREMENT:** 2

**OFF-STREET PARKING PROVIDED:** 2

**LANDSCAPING REQUIREMENTS:** 2 trees

**LANDSCAPING PROVIDED:** complies

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

**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** Single-Family Residential; 4,122 square feet

**PURPOSE OF VARIANCE REQUEST:** 1) To allow a 17' side building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Stella Link Road; and 2) To allow a new curb cut for vehicular access to a single-family lot from Stella Link Road, a major thoroughfare.

**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.

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):

The 25' building setback line along the west side of the property that abuts Stella Link Road, as established by Chapter 42, deprives the owner of a 15' strip of buildable land that was originally envisioned to be buildable per the constraints of the original plat which established a 10' side setback from Stella Link. The applicant is requesting two variances; one to encroach the 25' building line established by Chapter 42 and second, to take vehicular access from Stella Link.

The proposed design leaves a minimum setback from Stella Link of 17'3-1/2". The proposed driveway curb cut from Stella Link overlaps the existing curb cut and extends to the north to comply with the Braes Heights deed restrictions.

*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**

The applicant is requesting to utilize the 15' wide portion of land along the west side of their property that exists between the platted side building line of 10' and the Chapter 42 ordinance building line of 25'. The Chapter 42 building line was applied to the property after the plat was approved. The use of the 15' of buildable area was contemplated in the original plat for this property. Restricting the property to the 25' building line would impact the ability of the owners to utilize their property as originally intended by the subdivision plat. There is ample precedent for the approval of this variance on similar corner properties that abut Stella Link.

The Applicant is also requesting a variance to take vehicular access to the property from Stella Link. This is necessitated by the Braes Heights Deed restrictions which read in part; "All driveways shall be on the west side of main building or along the rear of the lot from the side street three feet from the easement." A garage and driveway from Tartan Street would have to be on the west side of the residence placing it within 65' of the intersection with Stella Link which does not meet the requirements of the City of Houston traffic department. Placing the garage and driveway on the East side of the residence along Tartan is not permitted by the deed restrictions. The proposed garage and driveway location are located for the purpose of complying with the explicit requirements of the deed restrictions.

**(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;**

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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

No, the applicant purchased the property with this condition existing. There existed at the time of purchase a difference of 15' between the platted setback and the prescribed setback per Chapter 42. Neither the current owner nor previous owners have constructed anything on the property that exacerbates or impacts these building lines.

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

Yes. The Applicant is proposing a design that encroaches the Chapter 42 building line by 8', not the full 15' that exists between the Chapter 42 building line and the platted building line. The proposed driveway along Stella Link is provided with a turnout to ensure that traffic entering Stella Link is going forward.

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

No. The design of the home is sensitive to the public ROW and enhances the streetscape. The proposed curb cut overlaps the existing curb cut location and as stated above, the driveway is provided with a turnout to ensure that traffic entering Stella Link is going forward. Furthermore, Stella Link is a divided street, so traffic entering from the driveway can only travel north. The existing tree at the corner of the property will be preserved and new trees in the setback will be provided as required.

- (5) **Economic hardship is not the sole justification of the variance.** No. The original home on the property was flooded in August 2017 and has since been demolished. The purpose of the variance is to allow for the owner to utilize the potential of the property for residential use as originally platted.

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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE



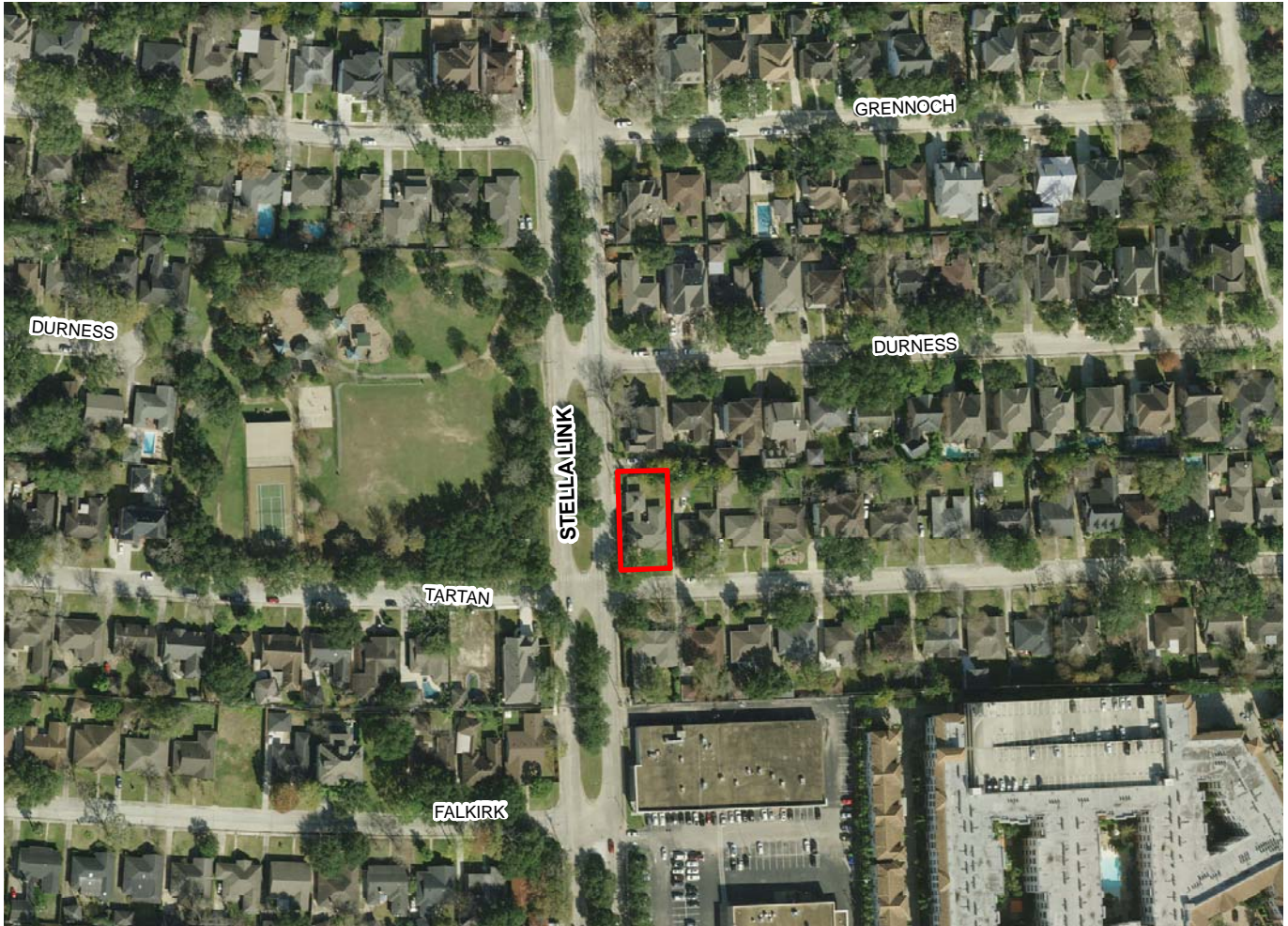
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 127**

Meeting Date: 2/1/2018

## Houston Planning Commission

Aerial Map



## DEVELOPMENT PLAT VARIANCE



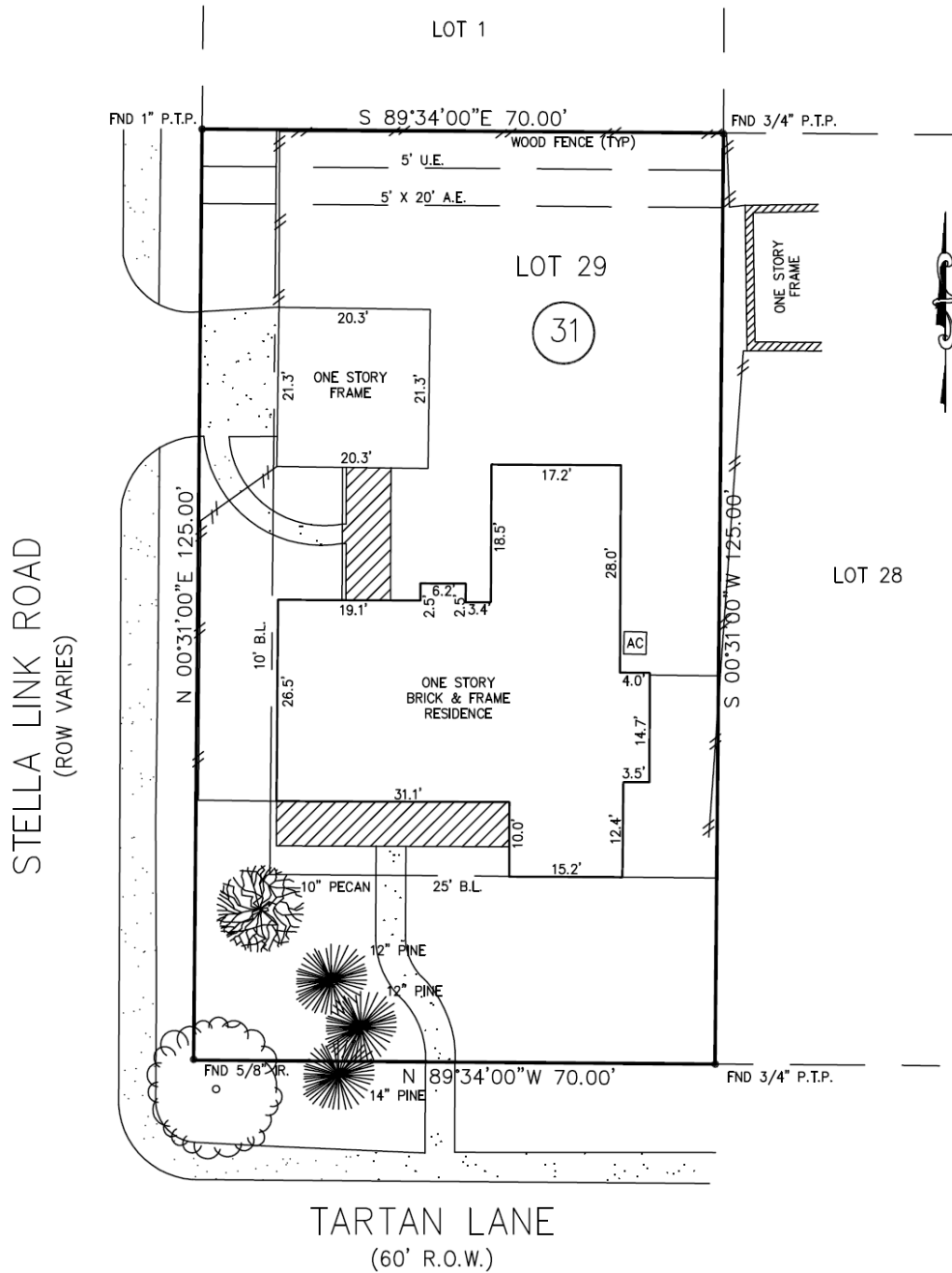






## Houston Planning Commission

### Survey



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 127**

Meeting Date: 2/1/2018

## Houston Planning Commission

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### Elevations



Front



Left Side

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# DEVELOPMENT PLAT VARIANCE

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: VI

MEETING DATE: 02/01/2018

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ ETJ
----------	-------------	-----	--------------	------------	--------------

**NORTH OF:** Richmond Ave  
**SOUTH OF:** Westheimer Rd  
**EAST OF:** Dairy Ashford Rd  
**WEST OF:** Shadowbriar Dr

77082 4856 488V City

**APPLICANT:** Blue Moon Development Consultants

**ADDRESS:** 12843 Westheimer Road

**EXISTING USE:** Vacant

**PROPOSED USE:** Hotel-Motel

**HOTEL / MOTEL APPLICATION DATE:** 1-22-18

**DIRECTOR DECISION:** Disapprove

#### **BASIS OF DECISION:**

FAILED TO COMPLY WITH SECTION 28-201(1) & 28-201(5)

**LAND USE CALCULATIONS:** 86% residential

**PRIMARY ENTRANCE LOCATION:** Westheimer road, Via access easement

#### **PURPOSE OF REQUEST:**

28-201- (1) To allow a hotel to take access from an access easement instead of the required road classification.

28-201- (5) To allow a hotel with less than 75 rooms to be constructed in a residential area.

#### **BASIS OF REQUEST:**

The applicant intends to take access from an access easement that leads to Westheimer Road. With the hotel having a room count of 70 units, a variance is required to be in a test area with over 50% of the properties being residential.

#### **STAFF RECOMMENDATION:**

#### **BASIS OF RECOMMENDATION**

### PLANNING COMMISSION ACTION

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

**DATE:** February 01, 2018

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

AGENDA ITEM: VI

MEETING DATE: 02/01/2018

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS

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

#### Variance 1

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

*The area was planned and developed to separate residential and not-residential areas—non-residential along major thoroughfares and residential backing up to the commercial. The general plan for the area protects residential uses as well or better than this ordinance. Yes, there are residences within 1.500' but to get from those residences to the hotel site, one must go at least half-way around the block. While the ordinance causes one to count the area 91% residential, the residential is really a separate area from the commercial strip along Westheimer.*

- (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 variance is how the area was laid out and developed to separate residential and non-residential uses. The hotel site was planned for commercial use. The hotel is a commercial use.*

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**  
(4) One of the foremost intents of the ordinance is to keep hotels out of residential areas and off residential streets. A major reason for the requirement for direct frontage and abutment to a public street meeting the criteria set out is to prevent gerrymandering of sites to place a hotel in a residential area or near a protected use by using a tract without direct access and abutment. The intent and general purpose of the article (separation of residential and hotel properties) will be accomplished within the scope of the general plan for development devised and used by the developer.

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**  
Since this requirement is intended to bolster the approval criteria in the ordinance to avoid gerrymandering to thwart the ordinance and since Westheimer frontage is 100% commercial, we believe the variance would not be injurious to the public health, safety and welfare,

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

### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: February 01, 2018



# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**AGENDA ITEM: VI**

**MEETING DATE: 02/01/2018**

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS

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

#### Variance 2

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

*The planned development of this area is defined by providing for solely commercial uses along Westheimer Rd while setting residential uses along quieter streets behind the commercial development. Since there was planning applied to the development of the area and since the hotel property was never restricted from hotel use, the developers of the commercial area along Westheimer (and the multi-family areas behind it) must have thought hotel use would fit in the development plan for the area. That development plan predates the Hotel/Motel Ordinance. A hotel may be one of the few uses that could thrive on the tract without Westheimer frontage.*

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant:** The applicant did not create the situation, he bought into it. His hope is to be granted variances again to allow him to open a new concept of mid-range hotel from IHG and provide service to the area. The circumstances supporting the variance is how the area was laid out and developed to separate residential and non-residential uses. The hotel site was planned for *commercial use and the hotel is a commercial use.*

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

*Residences will not be impacted by this proposed hotel as they are well removed and well protected by the planning that has gone into the development of the area.*

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

*Since the intent and general purpose of the ordinance will be met, there will be no threat of injury to the public health, safety or welfare.*

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

### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: February 01, 2018

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



### AGENDA ITEM: VI

MEETING DATE: 02/01/2018

The proposed 70-unit Avid Hotel will comply with the requirements of the hotel/motel ordinance except that the hotel has indirect access and the residential test area is 86.7% residential. The pertinent ordinance sections are:

#### Sec. 28-202. – Location of Hotels

(1) The tract on which the hotel is situated shall have direct frontage on and take primary access from:

a. At least one major thoroughfare that is not a residential street;

#### Sec 28 -202 (5) – Location of Hotels

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

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

The applicant was granted variances to construct a smaller hotel on the site, previously in 2015. That hotel was not built. His plan now calls for a different brand and more rooms. The area in which the hotel is proposed has been planned and developed so that properties along Westheimer Road are uniformly non-residential. The area, also, does not encourage foot traffic and is very reliant on automotive travel. The site has full easement access across the Schlotzky's property.

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### PLANNING COMMISSION ACTION

DECISION:        VARIANCE GRANTED        VARIANCE DENIED

DATE: February 01, 2018

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# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: VI

MEETING DATE: 02/01/2018

#### VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the Planning Standards of Chapter 28 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 .hotel-motel@houston.tx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY		CONTACT PERSON		PHONE NUMBER		EMAIL ADDRESS	
Blue Moon Development Inc		Caroline Ordener		281-236-6200		ordener@att.net	
COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	Super neighborhood		
HARRIS	Alief	77082	4856	488V	17		

HOTEUMOTEL NAME: Avid Hotel

HOTEUMOTEL ADDRESS: 12843 Westheimer Road, Houston Tx, 77082

PROPERTY OWNER OF RECORD: Sharmee Lodging Group LLC

OWNER ADDRESS: 4602 Katy Freeway, Tx

PROJECT PERMIT NUMBER: 15113356

TOTAL ACREAGE: .74 ACRES (32,597 SF)

TOTAL NUMBER OF ROOMS:70

PARKING SPACES PROVIDED: 70

SURVEY/ABSTRACT NO: Recorded Plat of SCHLOTZSKYS AT SHADOWLAKE R/P

SCHOOL DISTRICT: Alief

NORTH OF: Richmond Ave

SOUTH OF: Westheimer Rd

EAST OF: Dairy Ashford Rd

WEST OF: Shadowbriar Drive

#### Sec. 28-202. - Locational requirements.

(1) The tract on which the hotel is situated shall have direct frontage on and take primary access from:

a. At least one major thoroughfare that is not a residential street;

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

CHAPTER 28 REFERENCE(S):Chapter 28-202 (a) (1) & 28-202 (a)(5)

### PLANNING COMMISSION ACTION

DECISION:        VARIANCE GRANTED        VARIANCE DENIED

DATE: February 01, 2018

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**AGENDA ITEM: VI**

**MEETING DATE: 02/01/2018**



### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: February 01, 2018



**DATE: February 01, 2018**



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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**AGENDA ITEM: VI**

**MEETING DATE: 02/01/2018**



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**PLANNING COMMISSION ACTION**

**DECISION:        VARIANCE GRANTED        VARIANCE DENIED**

**DATE: February 01, 2018**

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PLANNING &  
DEVELOPMENT  
DEPARTMENT

[illegible]

**DATE: February 01, 2018**



PLANNING &  
DEVELOPMENT  
DEPARTMENT



**DATE: February 01, 2018**