

HOUSTON PLANNING COMMISSION

AGENDA

FEBRUARY 15, 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
Lloyd Smith, 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

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

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

SPEAKER GUIDELINES

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

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

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

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

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

...

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

Houston Planning Commission

AGENDA

February 15, 2018

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

Call to Order

Director's Report

Approval of the February 1st, 2018 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Carlos Espinoza Sanchez)
- b. Replats (Carlos Espinoza Sanchez)
- c. Replats requiring Public Hearings with Notification (Arica Bailey, Carlos Espinoza Sanchez)
- d. Subdivision Plats with Variance Requests (Geoff Butler, Chad Miller, Aracely Rodriguez, Carson Lucarelli, Homero Guajardo Alegria)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement
- 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, Jose Mendoza)

II. Establish a public hearing date of March 15, 2018

- a. Beinhorn Grove replat no 1
- b. Champion Heavens replat no 1
- c. Harvard Heights
- d. North Shepherd Square
- e. Royalwood Sec 1 partial replat no 2
- f. Serenity Meadows replat no 1
- g. Summit Place Addition partial replat no 3
- h. Sunset Ridge West Sec 7 partial replat no 1
- i. Whispering Pines Estates Sec 2 partial replat no 1

III. Consideration of a Hotel/Motel variance for for Days Inn North Freeway located at 6440 North Freeway (Devin Crittle)

IV. Excuse the absence of Commissioner Brave

V. Public Comment

VI. Adjournment

Minutes of the Houston Planning Commission

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

February 1, 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 2:32 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Bill Baldwin

Fernando L. Brave

Absent

Antoine Bryant

Absent

Lisa Clark

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

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Christina Morales

Arrived at 2:45 p.m. during item III

Paul R. Nelson

Linda Porras-Pirtle

Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Absent

Mark Mooney for

Left at 3:53 p.m. during item #107

The Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond J. Anderson for

Absent

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 18, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 18, 2018 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Alleman**

Vote: **Carries**

Abstaining: **Mares**

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)

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

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

Motion: **Nelson**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

II. PRESENTATION AND CONSIDERATION OF THE JANUARY 2018 SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES (ANN MARIE SHERIDAN)

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

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

Motion: **Nelson**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

III. PRESENTATION OF WALKABLE PLACE COMMITTEE PROJECT UPDATE (MUXIAN FANG)

Presentation was given by Planning and Development Department staff member Muxian Fang.

IV. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 91)

Item removed for separate consideration: **21**.

Staff recommendation: Approve staff's recommendations for items **1 – 91**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 91**, subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Sigler recused herself.

Staff recommendation: Approve staff's recommendation to approve item **21** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve item **21** subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Sigler returned.

C PUBLIC HEARINGS

- 92 Bicycle Bungalows 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: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 93 Carolina Place partial replat no 2 C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
Speaker: William Baker – undecided.
- 94 El Tesoro Sec 2 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: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 95 Foster Place 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: **Kilkenny** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 96 Houston Heights partial replat no 22 C3N Defer**
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.
Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 97 Lakeview Home Addition C3N Withdrawn**
partial replat no 3
- 98 River Oaks Sec 12 partial replat no 2 C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
- 99 Skyline on Darling Place replat no 1 C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 100 Views at Beauchamp 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

101 Lakeview Retreat Sec 3

C3P

Approve

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

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

Motion: **Sigler**

Second: **Dean**

Vote: **Unanimous**

Opposing: **None**

102 Raghu Reserves

GP

Defer

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

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

Motion: **Kilkenny**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

103 Salem Lutheran Church of Rosehill GP

GP

Defer

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

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

Motion: **Garza**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

104 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: **Garza**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

E SPECIAL EXCEPTIONS

105 Klein Grove

C3P

Approve

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

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

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

106 Sendero Tract Sec 5

C3P

Approve

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

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

Motion: **Kilkenny**

Second: **Dean**

Vote: **Unanimous**

Abstaining: **None**

107 Town Oak Center

C2

Approve

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

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

Motion: **Baldwin**

Second: **Davis**

Vote: **Carries**

Opposing: **Alleman, Clark, Nelson
and Sigler**

Speakers: Fred Mathis, Harris County – opposed; John Chance, Diana Garcia, Michael Spero and John Leuschen - supportive;.

Motion made by Baldwin, seconded by Rosenberg to suspend the rules to hear from two speakers that spoke on Town Oak Center at the last meeting. Motion carried unanimously

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

G EXTENSIONS OF APPROVAL

108	Aldine ISD 1617 Lauder Road Complex	EOA	Approve
109	Beamer Villas	EOA	Approve
110	Development at FM 2920	EOA	Approve
111	Harvest Green Lidl Store No US1266	EOA	Approve
112	Houston Squash	EOA	Approve
113	Martin Estates	EOA	Approve
114	Sundance Cove Sec 1	EOA	Approve
115	Sundance Cove Boulevard Street Dedication Sec 1	EOA	Approve
116	Superior Properties of Texas	EOA	Approve
117	Terminal Expansion Sec 1	EOA	Approve
118	Treasure Island	EOA	Approve
119	Villages at Tour 18 Sec 3	EOA	Approve
120	Winn and Coales USA Inc	EOA	Approve

H NAME CHANGES

121	Timber Forest Drive Street Dedication Sec 2 (prev. Timber Forest Boulevard Street Dedication Sec 2)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

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

Staff recommendation: Approve staff's recommendation for items 108-126.

Commission action: Approved staff's recommendation for items 108-126.

Motion: **Davis**

Second: **Clark**

Vote: **Carries**

Abstaining: **Alleman #108**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

127	3858 Tartan Lane	DPV	Defer
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Staff recommendation: Defer the application for two weeks for further study and review.

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

Motion: **Davis**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

V. ESTABLISH A PUBLIC HEARING DATE OF MARCH 1, 2018 FOR:

- 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

Staff recommendation: Establish a public hearing date of March 1, 2018 for items V a-i.

Commission action: Established a public hearing date of March 1, 2018 for items V a-i.

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

VI. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR AVID HOTEL LOCATED AT 12843 WESTHEIMER ROAD (DEVIN CRITTLE)

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

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

Motion: **Nelson** Second: **Garza** Vote: **Unanimous** Opposing: **None**

Speaker: Caroline Ordener, applicant – supportive.

VII. EXCUSE THE ABSENCE OF COMMISSIONER PORRAS-PIRTLE

Commissioner Porras-Pirtle's absences were excused.

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

**VIII. PUBLIC COMMENT
NONE**

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:11 p.m.

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

Martha L. Stein, Chair

Patrick Walsh, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Adelaide Sec 2	C3P	
2	Alliance Barker Cypress	C2	DEF1
3	Ambient Living at Kuykendahl	C3F	DEF1
4	Balmoral Park Lakes East Sec 7	C3F	DEF1
5	Beltway Park SH 249	C2	DEF1
6	Benfer Business Park	C2	
7	Bridgeland Parkland Village Sec 32	C3P	
8	Brooklyn Trails Sec 1	C3P	DEF1
9	Canaan Land	C2	DEF1
10	Carolina Place partial replat no 2	C3F	
11	Chateau Dior	C2	
12	Clay Road Commerce Park	C3F	
13	Contempo at Katy	C3P	
14	Cypress Creek Landing GP	GP	
15	Cypress Creek Landing Sec 1	C3P	
16	Del Norte Heights	C3P	
17	DeShazer Reserve Vacating Plat	VP	DEF1
18	El Dorado Clear Lake City Sec 14	C3F	
19	Enclave at Lone Oak Sec 1	C3P	
20	Enclave at Lone Oak Sec 2	C3P	
21	Foster Place partial replat no 1	C3F	
22	Frassati Way Street Dedication Sec 2	SP	
23	Fresh Garden Way Street Dedication Sec 1	C3P	
24	Global New Millennium Reserve	C2	
25	Grand Mission Estates Sec 23	C3F	
26	Griggs Townhouse Villas	C2	DEF1
27	Harmony Village Sec 7	C3F	
28	Harris County Municipal Utility District No 189 WWTF	C2	
29	Harvest Green Sec 26	C3P	
30	Iglesia Cristiana Shekinah	C2	
31	Katy Crossing Sec 3	C3F	
32	Khin Residence	C2	
33	Lakes at Creekside Sec 4	C3P	
34	Lakes of Bella Terra West GP	GP	
35	Lakes of Bella Terra West Sec 3	C3P	
36	Lakeview Retreat Sec 1	C3P	
37	Lakewood Forest Sec 1 partial replat no 1 and extension	C3F	
38	Long Meadow Farms GP	GP	
39	McKinney Villas	C2	DEF1
40	Nivocom	C2	
41	Oak Street Heights	C3F	
42	Oliver Street Commercial	C2	

Platting Summary**Houston Planning Commission****PC Date: February 15, 2018**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Pembroke Paradise	C3F	
44	Pinecrest Sec 3	C3P	DEF1
45	Pro Sound	C2	
46	Rancho Verde Sec 9	C3F	
47	Rancho Verde Sec 10	C3F	
48	Rancho Verde Sec 11	C3F	
49	Reserve at Clear Lake City Sec 15	C3P	
50	Reserve at Clear Lake City Sec 16	C3P	
51	Royal Brook at Kingwood Sec 24	C3P	
52	Royal Oaks Landing	C3F	DEF1
53	Sendero Tract Sec 5	C3F	
54	Skyline on Darling Place replat no 1	C3F	
55	Spring Branch Townhomes	C3F	
56	Spring Branch Valley partial replat no 7	C3F	
57	Starwood Farms	C2	
58	Sterling Business Park	C2	
59	Summerlyn at Spring Branch	C3F	
60	Tavola Sec 28	C3P	
61	Tavola Sec 29	C3P	
62	Teal Garden	C3P	DEF2
63	Via Mazzini Way Street Dedication Sec 2	SP	
64	Views at Abernathy	C2	DEF1
65	Wakefield Courts replat no 1	C3F	
66	West Lake Houston Plaza	C2	
67	Woodridge Commons	C2	
68	Woodridge Forest Sec 17	C3F	
69	Wortham Substation	C2	

B-Replats

70	Almeda Genoa Business Park	C2R	
71	Basilica Bay Drive Street Dedication	SP	DEF1
72	Buffalo Pointe	C2R	
73	Caledonian Forest Drive Street Dedication and Reserves	C3R	DEF1
74	Carlsway Property partial replat no 1	C2R	
75	Cathedral Shores Drive Street Dedication Sec 1	SP	DEF1
76	Colina Homes on West 28th Street	C2R	
77	Crosstimbers Garden Plaza	C2R	DEF1
78	Development at Spring Cypress and Kuykendahl Sec 1	C2R	
79	Eastwood Green	C2R	DEF1
80	Ellen Luxury Homes	C2R	DEF1
81	Estates at 25th Street	C2R	
82	Garza Mount Houston	C2R	
83	Gaytan Place	C2R	
84	Grand Corner Reserve partial replat no 5	C2R	

Platting Summary**Houston Planning Commission****PC Date: February 15, 2018**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Hamman Skyline	C2R	
86	Highland Home Place partial replat no 1	C2R	
87	Horne Storage OST	C2R	
88	Isalia Garden	C2R	DEF1
89	Levasion Spa	C2R	
90	Many Blessings	C2R	
91	Metro Living at Lawn	C2R	
92	Midtown Terrace	C2R	
93	Milwee Street Apartments	C2R	DEF2
94	Museum Austin Place	C2R	
95	Naousa Addition	C2R	
96	Peterson FM 1314	C2R	
97	Sojourn Heights	C2R	
98	Southeast Islamic Center	C2R	
99	Terra Heights	C2R	
100	UT MD Anderson Cancer Center East Campus	C2R	
101	Wallisville DTP Addition	C2R	
102	West Clay Enclave	C2R	
103	WPH USA Group LLC	C2R	

C-Public Hearings Requiring Notification

104	Houston Heights partial replat no 22	C3N	DEF1
105	Stone Creek Ranch Sec 9 replat no 1	C3N	
106	Unique Estate replat no 1	C3N	

D-Variances

107	Camellia North Reserve	C2	
108	Carnegie Oaks West Alabama	C2R	
109	Guillory Londene Place	C1	
110	Houston WC Holdings	C2R	
111	Poundbury Sec 1	C3R	
112	Raghu Reserves	C2R	DEF1
113	Randalls Distribution Center replat no 1	C2R	
114	Rose Street Grove	C2R	
115	Salem Lutheran Church of Rosehill GP	GP	DEF2
116	Springwoods Village GP	GP	
117	Towne Park Development	C3P	DEF2
118	Woodridge Village GP	GP	

E-Special Exceptions

None

Item		App	
No.	Subdivision Plat Name	Type	Deferral

F-Reconsideration of Requirements

None

G-Extensions of Approval

119	Bogs Road Plant North Site	EOA
120	Bridgeland Parkland Village Sec 7	EOA
121	Harris County Emergency Services District no 16 Station 3	EOA
122	Kirby Grove Office replat no 1 and extension	EOA
123	Newer Heights Landing	EOA
124	South Enclave West	EOA
125	Tavola Sec 18	EOA
126	Tavola Sec 19	EOA
127	Turbo Addition at Fry Road	EOA
128	Village at Houston Heights	EOA

H-Name Changes

129	Bridgestone MUD Operations and Water Education Center (prev. Bridgestone MUD Administrative Center)	NC
130	Egypt Place (prev. Terry Place)	NC

I-Certification of Compliance

131	23453 Ivy Ridge	COC
132	20971 Dunn	COC

J-Administrative

None

K-Development Plats with Variance Requests

133	3301 Omega Street	DPV
134	3858 Tartan Lane	DPV

Hotel/Motel Variance

III	Days Inn North Freeway at 6440 North Freeway	HMV
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Platting Summary**Houston Planning Commission****PC Date: February 15, 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	Adelaide Sec 2	2018-0270	C3P	Harris	ETJ	447A	43.25	11.13	295	Adelaide Interests Ltd & Camcorp Mgmt Inc	EHRA
2	Alliance Barker Cypress (DEF1)	2018-0083	C2	Harris	ETJ	447N	16.72	16.72	0	CRP/AR Barker Cypress Owner, LP	Terra Associates, Inc.
3	Ambient Living at Kuykendahl (DEF1)	2018-0102	C3F	Harris	ETJ	331A	7.52	2.70	104	Ambients Development, LLC	C & C Surveying, Inc
4	Balmoral Park Lakes East Sec 7 (DEF1)	2018-0159	C3F	Harris	ETJ	376T	20.73	3.04	104	Land Tejas Park Lakes 1023, L.P.	Pape-Dawson Engineers
5	Beltway Park SH 249 (DEF1)	2018-0136	C2	Harris	City	370P	40.07	40.07	0	PDC Houston LLC	Windrose
6	Benfer Business Park	2018-0182	C2	Harris	ETJ	330Z	0.86	0.86	0	Alpine Engineering and Construction, LLC	Gruller Surveying
7	Bridgeland Parkland Village Sec 32	2018-0229	C3P	Harris	ETJ	366S	6.24	1.89	16	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
8	Brooklyn Trails Sec 1 (DEF1)	2018-0153	C3P	Montgomery	ETJ	296P	40.07	6.90	203	Brooklyn Trails, LTD.	AECOM
9	Canaan Land (DEF1)	2018-0061	C2	Harris	City	412U	4.85	4.85	0	SPIRIT OF THE WORLD	Replat Specialists
10	Carolina Place partial replat no 2	2018-0212	C3F	Harris	City	532G	0.30	0.00	4	Roc Homes	Bates Development Consultants
11	Chateau Dior	2018-0214	C2	Harris	ETJ	291Z	4.43	4.43	0	JD2L INVESTMENTS	Cervantes Engineering, Inc.
12	Clay Road Commerce Park	2018-0186	C3F	Harris	ETJ	446F	92.14	85.15	0	THE URBAN COMPANIES	The Pinnell Group, LLC
13	Contempo at Katy	2018-0170	C3P	Harris	ETJ	447J	1.35	0.13	16	Contempo Builders	PLS
14	Cypress Creek Landing GP	2018-0202	GP	Harris	ETJ	331S	61.71	0.00	0	KB Home	RVi Planning + Landscape Architecture
15	Cypress Creek Landing Sec 1	2018-0201	C3P	Harris	ETJ	330V	19.72	8.46	57	KB Home	RVi Planning + Landscape Architecture
16	Del Norte Heights	2018-0162	C3P	Harris	City	452B	1.00	0.01	14	Boyya Investments, Inc.	The Interfield Group
17	DeShazer Reserve Vacating Plat (DEF1)	2018-0138	VP	Harris	ETJ	286U	32.40	31.90	0	Johnson Development	BGE Kerry R. Gilbert Associates
18	El Dorado Clear Lake City Sec 14	2018-0195	C3F	Harris	City	578T	17.18	1.08	62	Fort Bend County MUD 143	LJA Engineering, Inc. - (West Houston Office)
19	Enclave at Lone Oak Sec 1	2018-0272	C3P	Harris	ETJ	334K	20.40	4.41	100	Tejas Engineering Management, LLC	PROSURV
20	Enclave at Lone Oak Sec 2	2018-0276	C3P	Harris	ETJ	334K	16.55	0.56	95	Tejas Engineering Management, LLC	PROSURV
21	Foster Place partial replat no 1	2018-0237	C3F	Harris	City	533R	0.47	0.01	12	RAA Innovations LLC	Owens Management Systems, LLC

Platting Summary**Houston Planning Commission****PC Date: February 15, 2018**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
22	Frassati Way Street Dedication Sec 2	2018-0277	SP	Harris	ETJ	291P	6.06	0.00	0	Klein ISD	American-Lupher Land Surveyors, Inc.
23	Fresh Garden Way Street Dedication Sec 1	2018-0248	C3P	Fort Bend	ETJ	566F	1.80	0.00	0	Johnson Development	BGE Kerry R. Gilbert Associates
24	Global New Millennium Reserve	2018-0168	C2	Harris	ETJ	457B	23.53	23.53	0	Anchor Construction & Management	PROSURV
25	Grand Mission Estates Sec 23	2018-0225	C3F	Fort Bend	ETJ	526P	8.55	0.74	34	688 Development INC.	Jones Carter
26	Griggs Townhouse Villas (DEF1)	2018-0152	C2	Harris	City	533H	0.50	0.01	12	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
27	Harmony Village Sec 7	2018-0241	C3F	Montgomery	ETJ	293R	14.30	0.94	70	Lennar Homes of Texas and Construction	Jones Carter - Woodlands Office
28	Harris County Municipal Utility District No 189 WWTF	2018-0279	C2	Harris	ETJ	332W	2.70	2.70	0	Harris County Municipal Utility District No 189	Van De Wiele & Vogler, Inc.
29	Harvest Green Sec 26	2018-0247	C3P	Fort Bend	ETJ	566F	7.70	2.80	17	Johnson Development	BGE Kerry R. Gilbert Associates
30	Iglesia Cristiana Shekinah	2018-0251	C2	Fort Bend	ETJ	484M	3.77	3.77	0	Iglesia Cristiana Shekinah	Owens Management Systems, LLC
31	Katy Crossing Sec 3	2018-0224	C3F	Harris	ETJ	404Y	15.45	1.80	93	Pulte Homes of Texas, L.P.	LJA Engineering, Inc. - (West Houston Office)
32	Khin Residence	2018-0207	C2	Harris	ETJ	445C	2.82	0.00	1	Dany Khin	Hovis Surveying Company Inc.
33	Lakes at Creekside Sec 4	2018-0267	C3P	Harris	ETJ	249Y	14.00	1.24	56	LAKES AT CREEKSIDE, LLC	LJA Engineering, Inc. - (West Houston Office)
34	Lakes of Bella Terra West GP	2018-0191	GP	Fort Bend	ETJ	524M	150.24	0.00	0	LOB West, Inc	Benchmark Engineering Corporation
35	Lakes of Bella Terra West Sec 3	2018-0192	C3P	Fort Bend	ETJ	524M	51.74	14.27	163	LOB West, Inc	Benchmark Engineering Corporation
36	Lakeview Retreat Sec 1	2018-0242	C3P	Fort Bend	ETJ	526G	23.20	12.47	49	DR Horton	BGE Kerry R. Gilbert Associates
37	Lakewood Forest Sec 1 partial replat no 1 and extension	2018-0280	C3F	Harris	ETJ	369A	17.75	17.75	0	West Belt Surveying, Inc.	West Belt Surveying, Inc.
38	Long Meadow Farms GP	2018-0084	GP	Fort Bend	ETJ	525V	1362.00	0.00	0	LM Development, LP	Knudson, LP
39	McKinney Villas (DEF1)	2018-0120	C2	Harris	City	494S	0.11	0.00	2	DMM, Inc.	Paksima Group, Inc.
40	Nivocom	2018-0208	C2	Harris	ETJ	407U	2.22	2.22	2	Patel Tex Inc.	John G. Thomas & Assoc dba Thomas Land Surveying
41	Oak Street Heights	2018-0238	C3F	Harris	City	452G	1.05	0.01	20	MTY Builders Inc	PLS
42	Oliver Street Commercial	2018-0249	C2	Harris	City	493E	7.54	7.54	0	Lovett Commercial	Windrose
43	Pembroke Paradise	2018-0240	C3F	Harris	City	573R	10.06	1.46	58	Pembroke Paradise LLC	Owens Management Systems, LLC
44	Pinecrest Sec 3 (DEF1)	2018-0110	C3P	Harris	City	450J	13.22	2.70	130	Meritage Homes of Texas LLC	Marsh Darcy Partners, Inc.
45	Pro Sound	2018-0179	C2	Harris	City	452D	2.42	2.36	0	Pro Sound Properties, LLC	Civil-Surv Land Surveying, L.C.
46	Rancho Verde Sec 9	2018-0274	C3F	Harris	ETJ	458W	44.10	18.14	142	D.R. Horton-Texas, LTD	Huitt-Zollars, Inc.

Platting Summary**Houston Planning Commission****PC Date: February 15, 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
47	Rancho Verde Sec 10	2018-0273	C3F	Harris	ETJ	458W	18.18	0.64	101	D.R. Horton-Texas, LTD	Huitt-Zollars, Inc.
48	Rancho Verde Sec 11	2018-0284	C3F	Harris	ETJ	458W	15.02	0.61	96	D.R. Horton-Texas, LTD	Huitt-Zollars, Inc.
49	Reserve at Clear Lake City Sec 15	2018-0232	C3P	Harris	City	578U	12.40	0.30	36	Trendmaker Development	BGE Kerry R. Gilbert Associates
50	Reserve at Clear Lake City Sec 16	2018-0233	C3P	Harris	City	578T	13.50	0.20	35	Trendmaker Development	BGE Kerry R. Gilbert Associates
51	Royal Brook at Kingwood Sec 24	2018-0234	C3P	Montgomery	ETJ	297J	10.90	0.96	35	Friendswood Development Company	BGE Kerry R. Gilbert Associates
52	Royal Oaks Landing (DEF1)	2018-0081	C3F	Harris	City	489W	11.54	0.69	115	Richmond Westpark Properties, LP	LJA Engineering, Inc.- (West Houston Office)
53	Sendero Tract Sec 5	2018-0255	C3F	Fort Bend	ETJ	524L	13.95	2.29	62	Meritage Homes of Texas, LLC	Costello, Inc.
54	Skyline on Darling Place replat no 1	2018-0197	C3F	Harris	City	492B	0.12	0.00	2	first Chappel	Total Surveyors, Inc.
55	Spring Branch Townhomes	2018-0265	C3F	Harris	City	450U	1.85	0.00	40	Chippendale Ventures, LLC	The Interfield Group
56	Spring Branch Valley partial replat no 7	2018-0185	C3F	Harris	City	449R	0.18	0.00	2	Action Surveying	Action Surveying
57	Starwood Farms	2018-0211	C2	Harris	ETJ	367M	26.22	26.22	0	L Squared	Town and Country Surveyors
58	Sterling Business Park	2018-0230	C2	Harris	ETJ	408F	5.18	5.18	0	Sannauru Family Limited Partnership	Hovis Surveying Company Inc.
59	Summerlyn at Spring Branch	2018-0226	C3F	Harris	City	450U	3.54	0.88	37	Pulte Homes of Texas L.P.	LJA Engineering, Inc.- (West Houston Office)
60	Tavola Sec 28	2018-0263	C3P	Montgomery	ETJ	257J	10.07	1.45	48	Friendswood Development Company	RVi Planning + Landscape Architecture
61	Tavola Sec 29	2018-0250	C3P	Montgomery	ETJ	257J	18.24	1.06	72	Friendswood Development Company	RVi Planning + Landscape Architecture
62	Teal Garden (DEF2)	2017-2220	C3P	Fort Bend	ETJ	611W	21.13	6.86	95	CMI Teal Run LTD	Atwell LLC
63	Via Mazzini Way Street Dedication Sec 2	2018-0194	SP	Fort Bend	ETJ	525J	3.34	0.00	0	LOB West, Inc	Benchmark Engineering Corporation
64	Views at Abernathy (DEF1)	2017-2276	C2	Harris	City	494B	0.62	0.01	14	OUTDOOR PATIO DESIGNS	PLS
65	Wakefield Courts replat no 1	2018-0127	C3F	Harris	City	452Q	0.53	0.01	12	Rezcom	PLS
66	West Lake Houston Plaza	2018-0220	C2	Harris	ETJ	377G	2.95	2.95	0	Manfred Quentel	Hovis Surveying Company Inc.
67	Woodridge Commons	2018-0193	C2	Montgomery	ETJ	296T	14.62	14.62	0	TerraMark Ventures, LLC	Terra Surveying Company, Inc.
68	Woodridge Forest Sec 17	2018-0228	C3F	Montgomery	ETJ	296U	2.34	0.00	10	WR Forest, LLC	LJA Engineering, Inc.- (West Houston Office)
69	Wortham Substation	2018-0180	C2	Harris	ETJ	368Z	22.57	22.57	0	CenterPoint Energy Houston Electric, LLC	CenterPoint Energy

B-Replats

70	Almeda Genoa Business Park	2018-0268	C2R	Harris	City	572V	6.71	6.71	0	Jerry Homes	Tetra Surveys
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Platting Summary**Houston Planning Commission****PC Date: February 15, 2018**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
71	Basilica Bay Drive Street Dedication (DEF1)	2018-0090	SP	Montgomery	ETJ	252X	1.82	0.00	0	Grace Community Church	CobbFendley
72	Buffalo Pointe	2018-0259	C2R	Harris	City	532X	1.85	0.36	34	Cityside Homes, LLC	Total Surveyors, Inc.
73	Caledonian Forest Drive Street Dedication and Reserves (DEF1)	2018-0095	C3R	Harris	ETJ	377P	1.09	0.19	0	Humble ISD	Jones Carter - Woodlands Office
74	Carlsway Property partial replat no 1	2018-0252	C2R	Harris	ETJ	332L	0.42	0.42	0	Inverness Road Industrial Park, LLC	Hovis Surveying Company Inc.
75	Cathedral Shores Drive Street Dedication Sec 1 (DEF1)	2018-0091	SP	Montgomery	ETJ	292B	1.18	0.00	0	Grace Community Church	CobbFendley
76	Colina Homes on West 28th Street	2018-0181	C2R	Harris	City	452V	0.30	0.00	8	COLINA HOMES	ICMC GROUP INC
77	Crosstimbers Garden Plaza (DEF1)	2018-0043	C2R	Harris	City	453C	1.31	1.31	1	REAL Designs	REAL Designs
78	Development at Spring Cypress and Kuykendahl Sec 1	2018-0200	C2R	Harris	ETJ	331A	5.29	5.29	0	Wal-Mart Real Estate Business Trust	Windrose
79	Eastwood Green (DEF1)	2018-0166	C2R	Harris	City	494T	2.74	0.07	40	Lovette Homes	Windrose
80	Ellen Luxury Homes (DEF1)	2018-0119	C2R	Harris	City	493N	0.14	0.00	3	LM Tiles	HRS and Associates, LLC
81	Estates at 25th Street	2018-0261	C2R	Harris	City	452U	0.25	0.00	5	Ren Home Developer, Inc.	PLS
82	Garza Mount Houston	2018-0206	C2R	Harris	ETJ	415K	6.72	6.72	0	Albany Studio LLC	Albany Studio LLC
83	Gaytan Place	2018-0218	C2R	Harris	City	494K	0.07	0.00	1	GAYTAN EZEQUIEL	SEM SERVICES
84	Grand Corner Reserve partial replat no 5	2018-0244	C2R	Fort Bend	ETJ	525F	7.39	7.39	0	Memorial Hermann Health System	Andrew Lonnie Sikes, Inc.
85	Hamman Skyline	2018-0188	C2R	Harris	City	492G	0.11	0.00	2	HOU Double B Investments	The Interfield Group
86	Highland Home Place partial replat no 1	2018-0264	C2R	Harris	ETJ	411C	1.83	1.67	0	None	Tetra Surveys
87	Horne Storage OST	2018-0011	C2R	Harris	City	533K	0.94	0.94	0	HPI Horne Storage OST	Windrose
88	Isalia Garden (DEF1)	2018-0001	C2R	Harris	ETJ	283K	3.65	0.00	1	none	ESOR Consulting Engineers, Inc.
89	Levasion Spa	2018-0178	C2R	Harris	City	492H	0.38	0.38	0	B & C Ideal Homes LLC	Bates Development Consultants
90	Many Blessings	2018-0223	C2R	Harris	City	453J	0.11	0.00	2	Hatteras Home	Bates Development Consultants
91	Metro Living at Lawn	2018-0184	C2R	Harris	City	412U	0.16	0.00	4	Metro Living	Windrose
92	Midtown Terrace	2018-0275	C2R	Harris	City	493Y	0.34	0.00	6	Titan Homes	Windrose
93	Milwee Street Apartments (DEF2)	2017-2253	C2R	Harris	City	451L	3.72	3.69	0	Ibiza Milwee Street Apartments, LLC	Benchmark Engineering Corporation
94	Museum Austin Place	2018-0187	C2R	Harris	City	493X	0.19	0.00	5	INVUM THREE, LLC	MOMENTUM ENGINEERING

Platting Summary**Houston Planning Commission****PC Date: February 15, 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
95	Naousa Addition	2018-0245	C2R	Harris	City	534Q	0.79	0.79	0	CDZ	REKHA ENGINEERING, INC.
96	Peterson FM 1314	2018-0219	C2R	Montgomery	ETJ	295H	5.66	5.66	0	VR Land Holdings LLC	J.A. Costanza & Associates Engineering, Inc.
97	Sojourn Heights	2018-0183	C2R	Harris	City	453S	0.41	0.41	0	Sojourn Community Church	Karen Rose Engineering and Surveying
98	Southeast Islamic Center	2018-0199	C2R	Harris	City	534Y	1.41	1.35	0	Houston Masjid of Al Islam	Surv-Tex surveying Inc.
99	Terra Heights	2018-0239	C2R	Harris	City	452Y	0.14	0.00	3	Real Estate Business Center	The Interfield Group
100	UT MD Anderson Cancer Center East Campus	2018-0260	C2R	Harris	City	533J	1.89	1.89	0	Board of Regents of The University of TX System	Windrose
101	Wallisville DTP Addition	2018-0079	C2R	Harris	ETJ	458N	1.55	1.55	0	Calvin Kotrla	Windrose
102	West Clay Enclave	2018-0235	C2R	Harris	City	493N	0.12	0.00	2	Max Construction	Owens Management Systems, LLC
103	WPH USA Group LLC	2018-0210	C2R	Harris	ETJ	332M	5.33	5.33	0	WPH USA Group LLC	Hovis Surveying Company Inc.

C-Public Hearings Requiring Notification

104	Houston Heights partial replat no 22 (DEF1)	2017-2258	C3N	Harris	City	453W	0.24	0.00	1	None	Tetra Surveys
105	Stone Creek Ranch Sec 9 replat no 1	2018-0072	C3N	Harris	ETJ	325T	49.10	0.58	212	Becker Road, LP	BGE Kerry R. Gilbert Associates
106	Unique Estate replat no 1	2017-2254	C3N	Harris	City	571E	3.49	0.57	36	Commander Enterprises Inc	RP & Associates

D-Variances

107	Camellia North Reserve	2018-0134	C2	Fort Bend	ETJ	527P	28.52	28.52	0	Victoria Gardens, Ltd.	Windrose
108	Carnegie Oaks West Alabama	2018-0086	C2R	Harris	City	493T	0.30	0.01	8	Carnegie Homes & Construction	Knudson, LP
109	Guillory Londene Place	2018-0216	C1	Harris	ETJ	379J	2.50	0.00	2	Survey 1, Inc	Survey 1, Inc.
110	Houston WC Holdings	2018-0147	C2R	Harris	City	375A	58.23	58.23	0	Houston WC Holdings, LLC	Jones Carter - Woodlands Office
111	Poundbury Sec 1	2018-0062	C3R	Harris	City	532Z	8.02	2.07	83	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
112	Raghu Reserves (DEF1)	2018-0010	C2R	Harris	City	450M	9.92	9.92	0	The Jean McKinley Company, Inc.	Jean McKinley Company
113	Randalls Distribution Center replat no 1	2018-0189	C2R	Harris	ETJ	368W	70.24	70.24	0	Crow Holdings Industrial	Terra Surveying Company, Inc.
114	Rose Street Grove	2018-0271	C2R	Harris	City	492H	0.19	0.00	5	Avalon Homes	Total Surveyors, Inc.
115	Salem Lutheran Church of Rosehill GP (DEF2)	2018-0068	GP	Harris	ETJ	287G	118.90	0.00	0	Salem Lutheran Church	BGE Kerry R. Gilbert Associates
116	Springwoods Village GP	2018-0198	GP	Harris	ETJ	292J	102.05	0.00	0	Springwoods Realty, Inc.	C.L. Davis & Company

Platting Summary**Houston Planning Commission****PC Date: February 15, 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
117	Towne Park Development (DEF2)	2017-2191	C3P	Harris	City	415S	36.01	5.87	176	Survey 1, Inc	Survey 1, Inc.
118	Woodridge Village GP	2018-0278	GP	Montgomery	ETJ	296M	268.00	0.00	0	Figure Four Partners, LTD	BGE Kerry R. Gilbert Associates

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

119	Bogs Road Plant North Site	2017-0487	EOA	Harris/Montgomery	ETJ	249P	17.57	17.57	0	Aqua Texas, Inc.	Windrose
120	Bridgeland Parkland Village Sec 7	2017-0230	EOA	Harris	ETJ	366S	18.70	1.00	47	Bridgeland Development, LP	BGE, Inc.
121	Harris County Emergency Services District no 16 Station 3	2017-0469	EOA	Harris	ETJ	329Q	5.61	5.22	0	HC Emergency Services District No 16	Hovis Surveying Company Inc.
122	Kirby Grove Office replat no 1 and extension	2017-0295	EOA	Harris	City	492X	1.56	1.56	0	Upper Kirby Redevelopment Authority	Windrose
123	Newer Heights Landing	2017-0492	EOA	Harris	City	453T	0.25	0.01	6	Manco Associates, LC	RVi Planning + Landscape Architecture
124	South Enclave West	2017-0216	EOA	Harris	ETJ	407U	4.42	0.91	43	Skymark Development Co. Inc.	Texas Engineering And Mapping Company
125	Tavola Sec 18	2017-0275	EOA	Montgomery	ETJ	257F	11.37	0.41	50	Friendswood Development Company	LJA Engineering, Inc. - (West Houston Office)
126	Tavola Sec 19	2017-0276	EOA	Montgomery	ETJ	257F	13.72	0.80	55	Friendswood Development Company	LJA Engineering, Inc. - (West Houston Office)
127	Turbo Addition at Fry Road	2017-0086	EOA	Harris	ETJ	406Q	0.63	0.63	0	Action Surveying	Action Surveying
128	Village at Houston Heights	2017-0228	EOA	Harris	City	452Y	0.82	0.04	16	Lauro Arellano	Total Surveyors, Inc.

H-Name Changes

129	Bridgestone MUD Operations and Water Education Center (prev. Bridgestone MUD Administrative Center)	2017-2132	NC	Harris	ETJ	291W	4.39	4.39	0	Bridgestone MUD	Jones Carter - Woodlands Office
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Platting Summary**Houston Planning Commission****PC Date: February 15, 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
130	Egypt Place (prev. Terry Place)	2017-2277	NC	Harris	City	453Z	0.29	0.00	6	BB RESIDENTIAL GROUP, INC	Bates Development Consultants

I-Certification of Compliance

131	23453 Ivy Ridge	18-1332	COC	Montgomery	ETJ	296M				1 Beverly Copeland	Beverly Copeland
132	20971 Dunn	18-1333	COC	Montgomery	ETJ	256N				Ignacio Olmes	Ignacio Olmes

J-Administrative

None

K-Development Plats with Variance Requests

133	3301 Omega Street	17085875 DPV	Harris	City	453P					Sassafras Construction LLC	Sassafras Construction LLC
134	3858 Tartan Ln.	18007461 DPV	Harris	City	532J					Alex Ridgway	Brickmoon Design

Hotel/Motel Variance

III	Days Inn North Freeway at 6440 North Freeway		HMV	Harris	City	5361A				5921 Interest LTD	ABJ Construction
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Houston Planning Commission

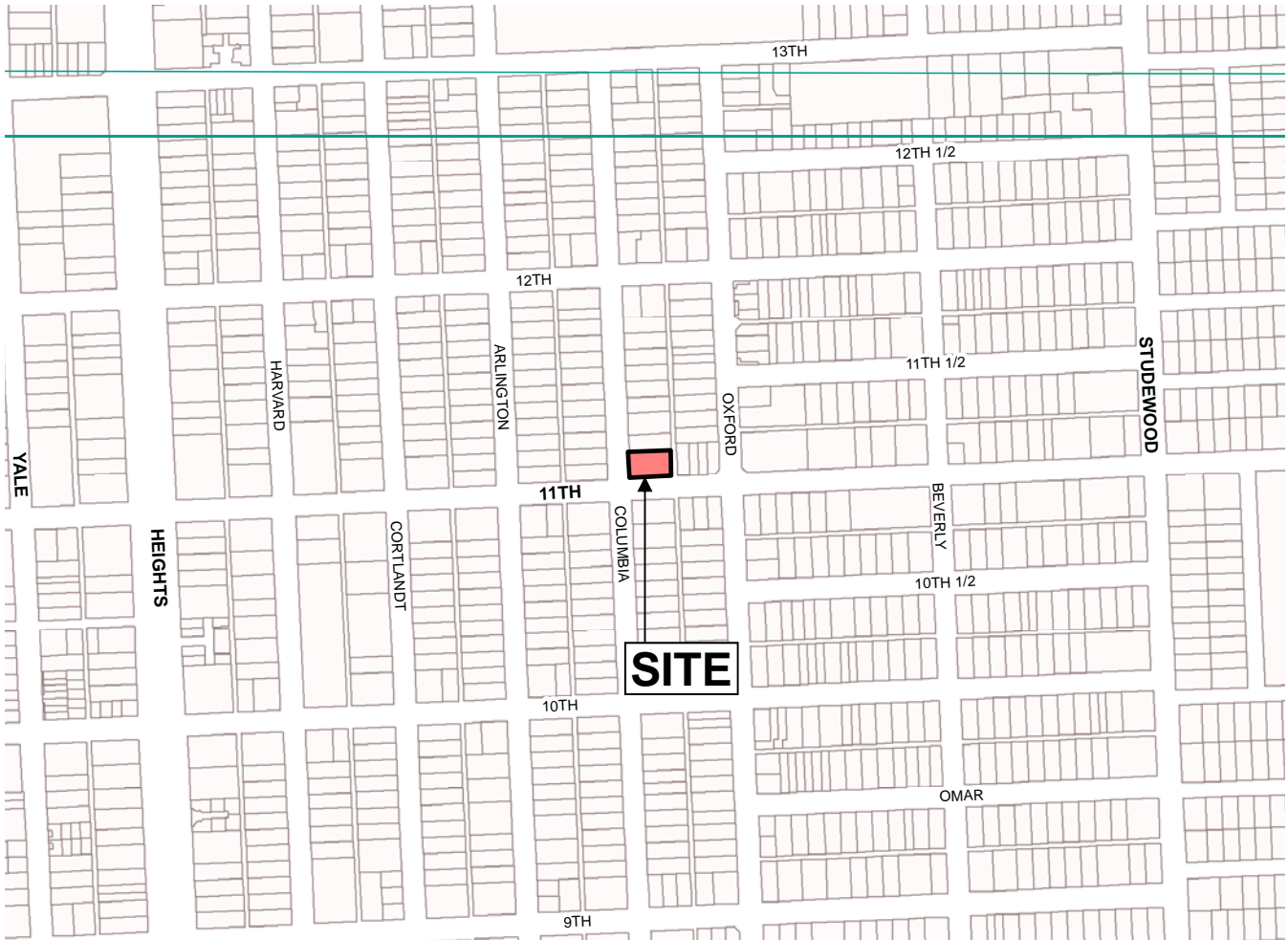
ITEM: 104

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Houston Heights partial replat no 22 (DEF1)

Applicant: Tetra Surveys



C – Public Hearings

Site Location

Houston Planning Commission

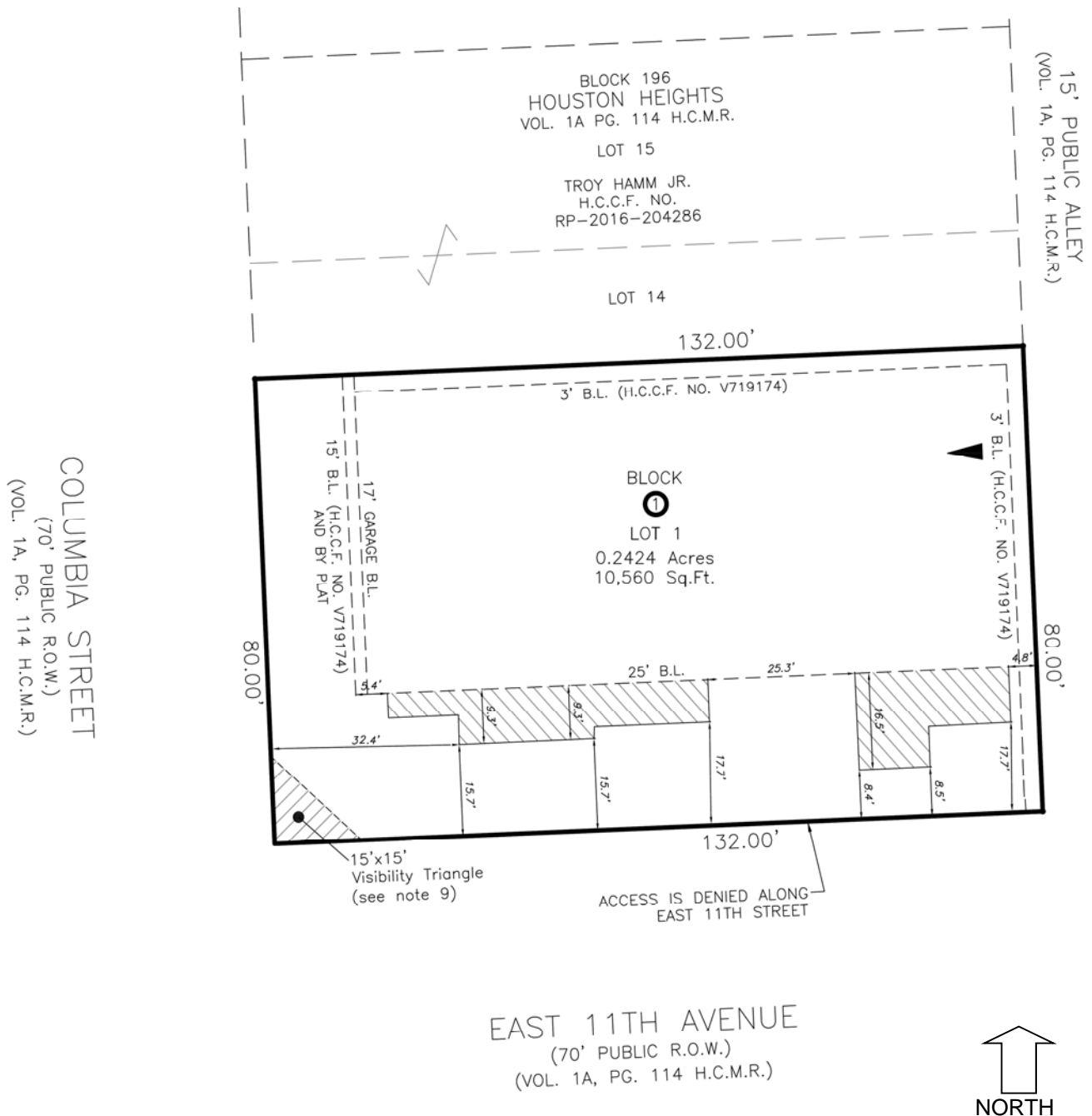
ITEM: 104

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Houston Heights partial replat no 22 (DEF1)

Applicant: Tetra Surveys



C – Public Hearings

Subdivision

Houston Planning Commission

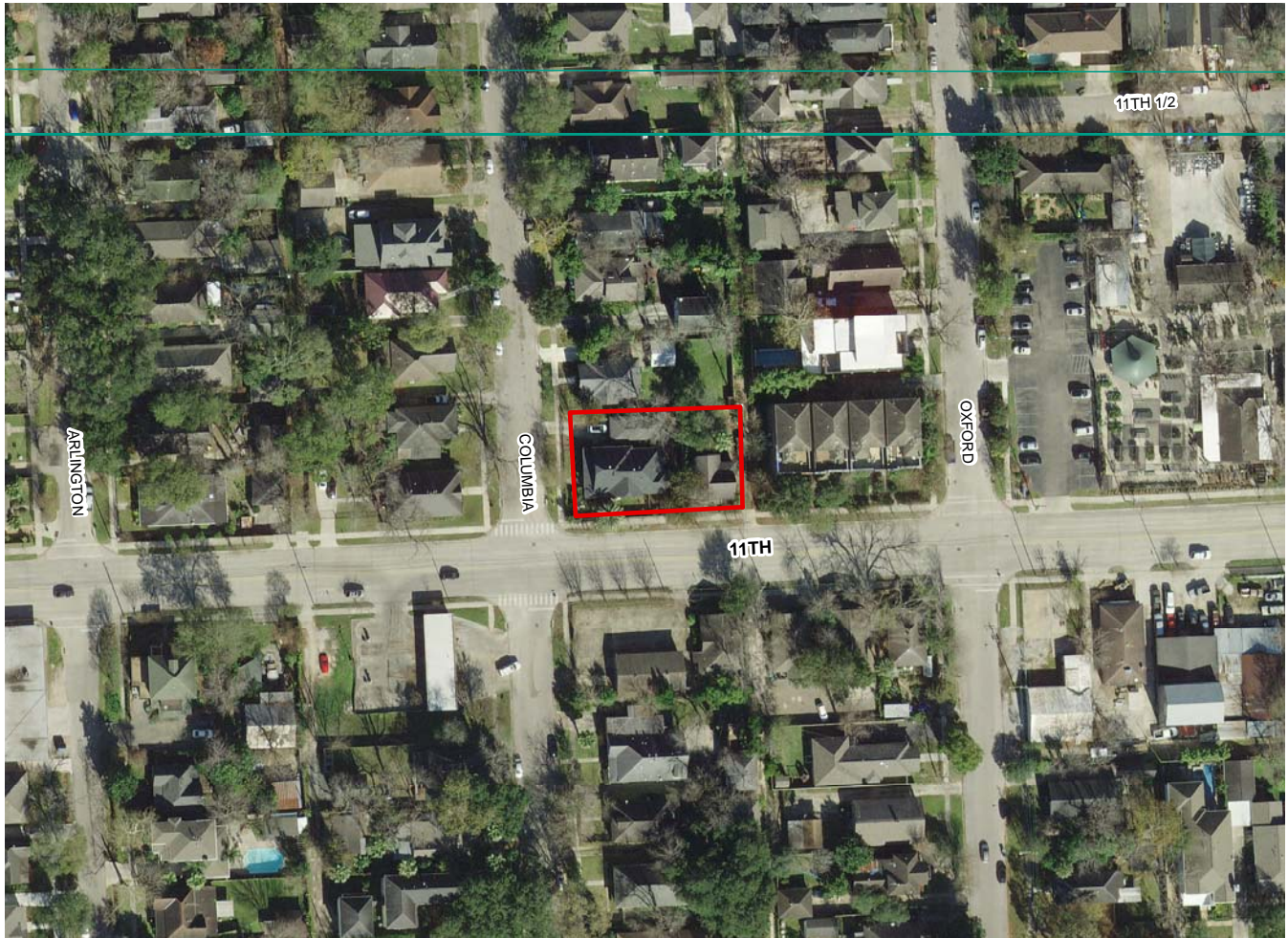
ITEM: 104

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Houston Heights partial replat no 22 (DEF1)

Applicant: Tetra Surveys



C – Public Hearings

Aerial

Houston Planning Commission

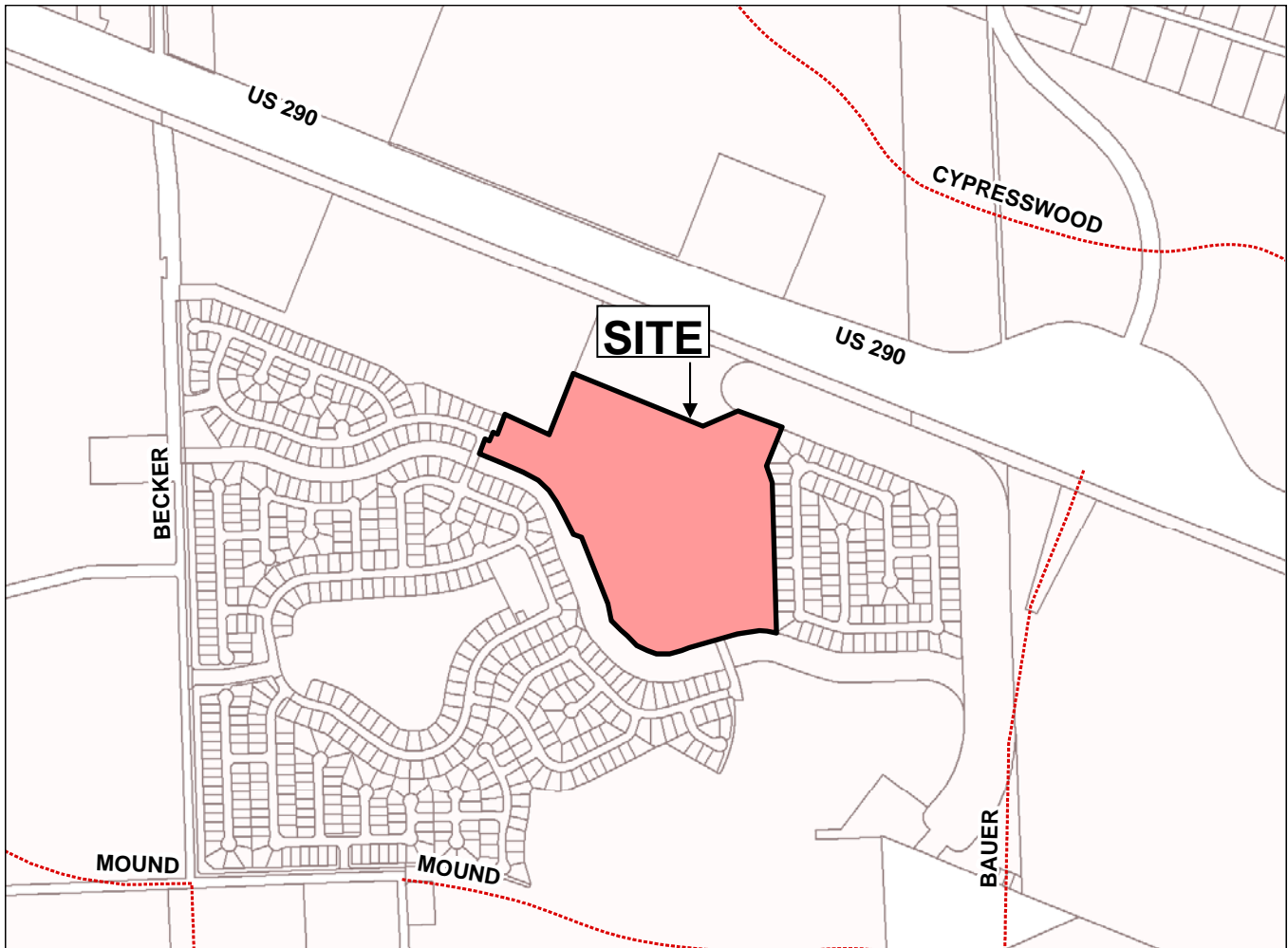
ITEM: 105

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Stone Creek Ranch Sec 9 replat no 1

Applicant: BGE/Kerry R. Gilbert & Associates



C – Public Hearings

Site Location

Houston Planning Commission

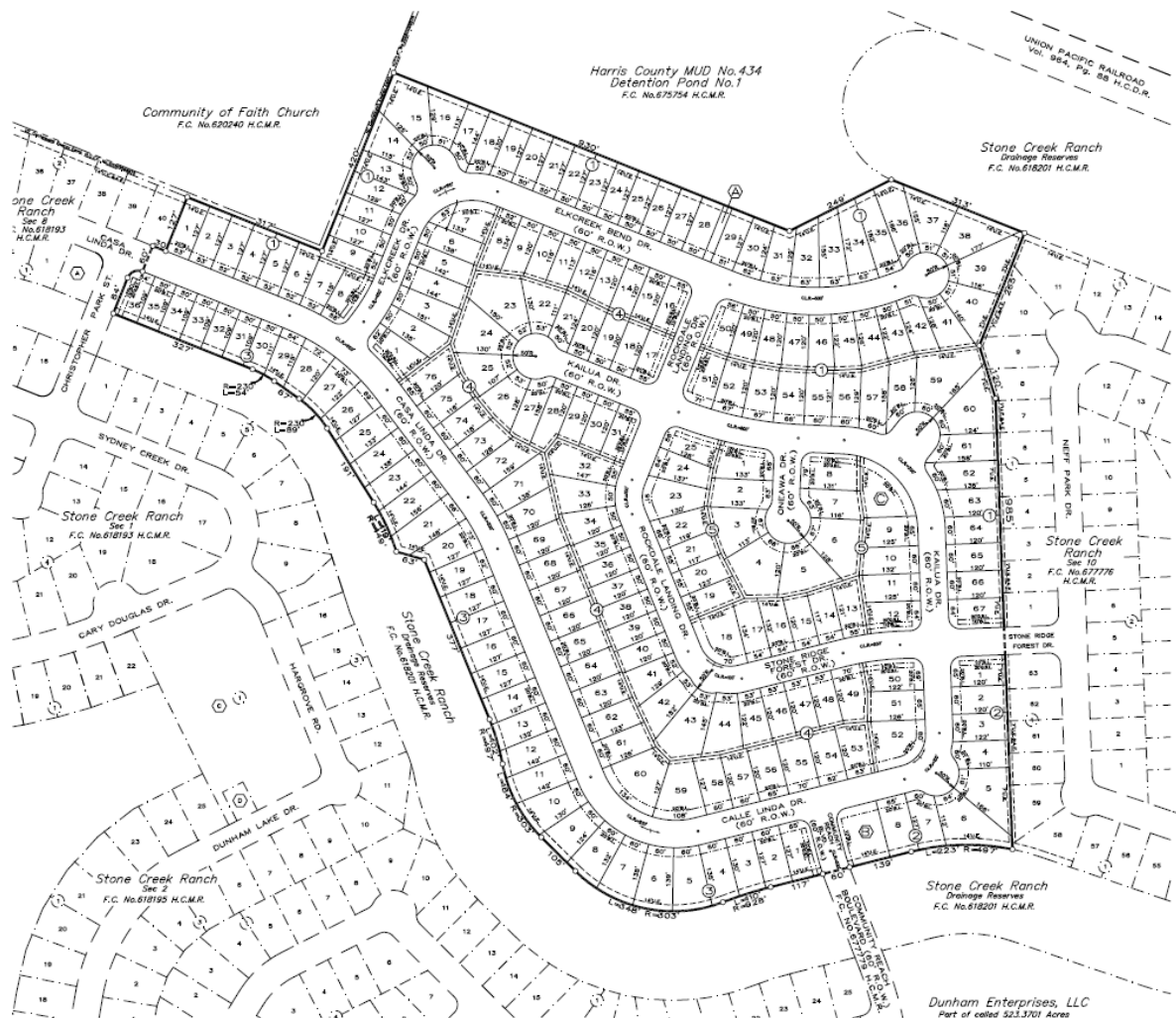
ITEM: 105

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Stone Creek Ranch Sec 9 replat no 1

Applicant: BGE/Kerry R. Gilbert & Associates



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 105**

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Stone Creek Ranch Sec 9 replat no 1

Applicant: BGE/Kerry R. Gilbert & Associates



C – Public Hearings

Aerial

Houston Planning Commission

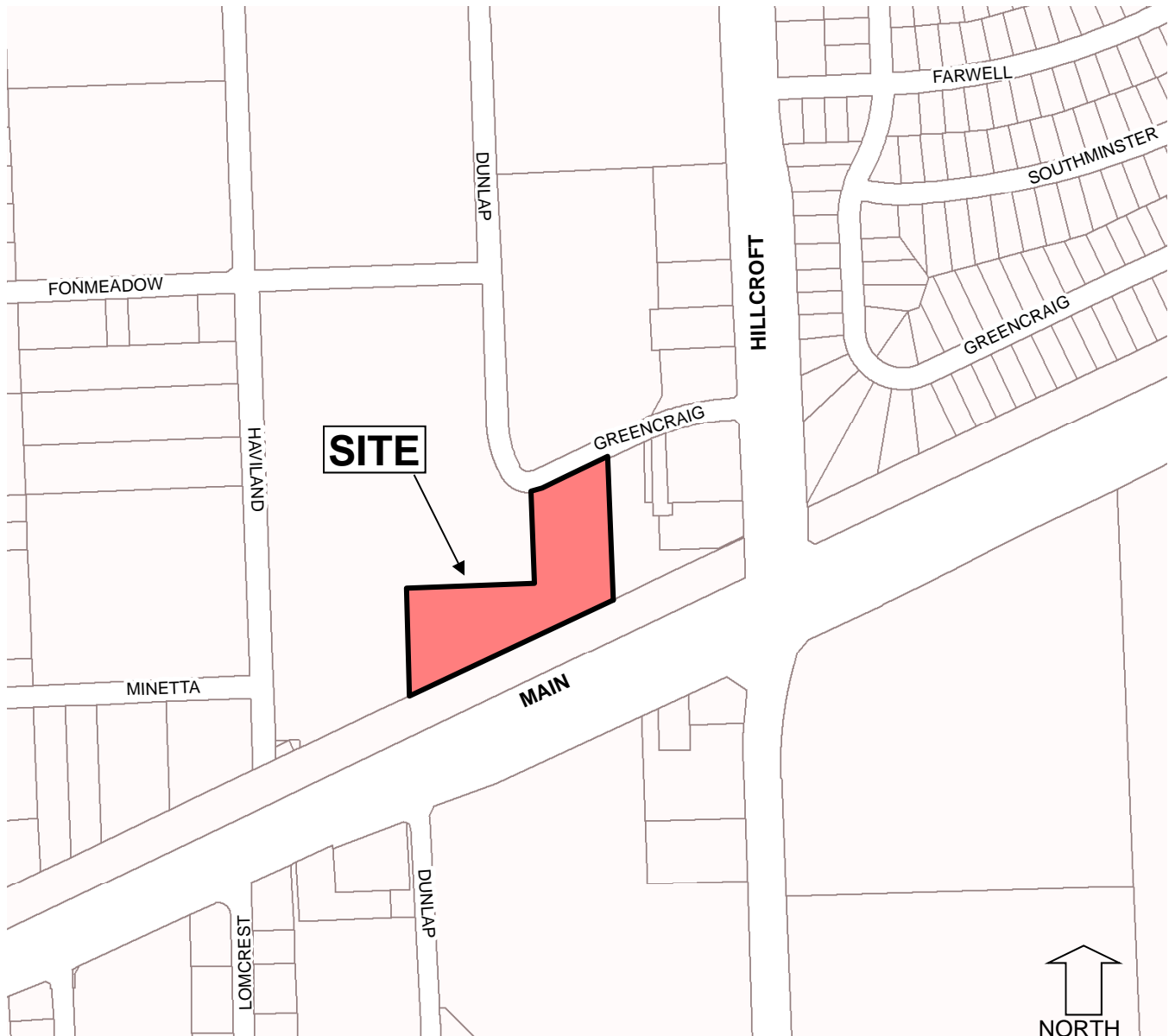
ITEM: 106

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Unique Estate replat no 1

Applicant: RP & Associates



C – Public Hearings

Site Location

Houston Planning Commission

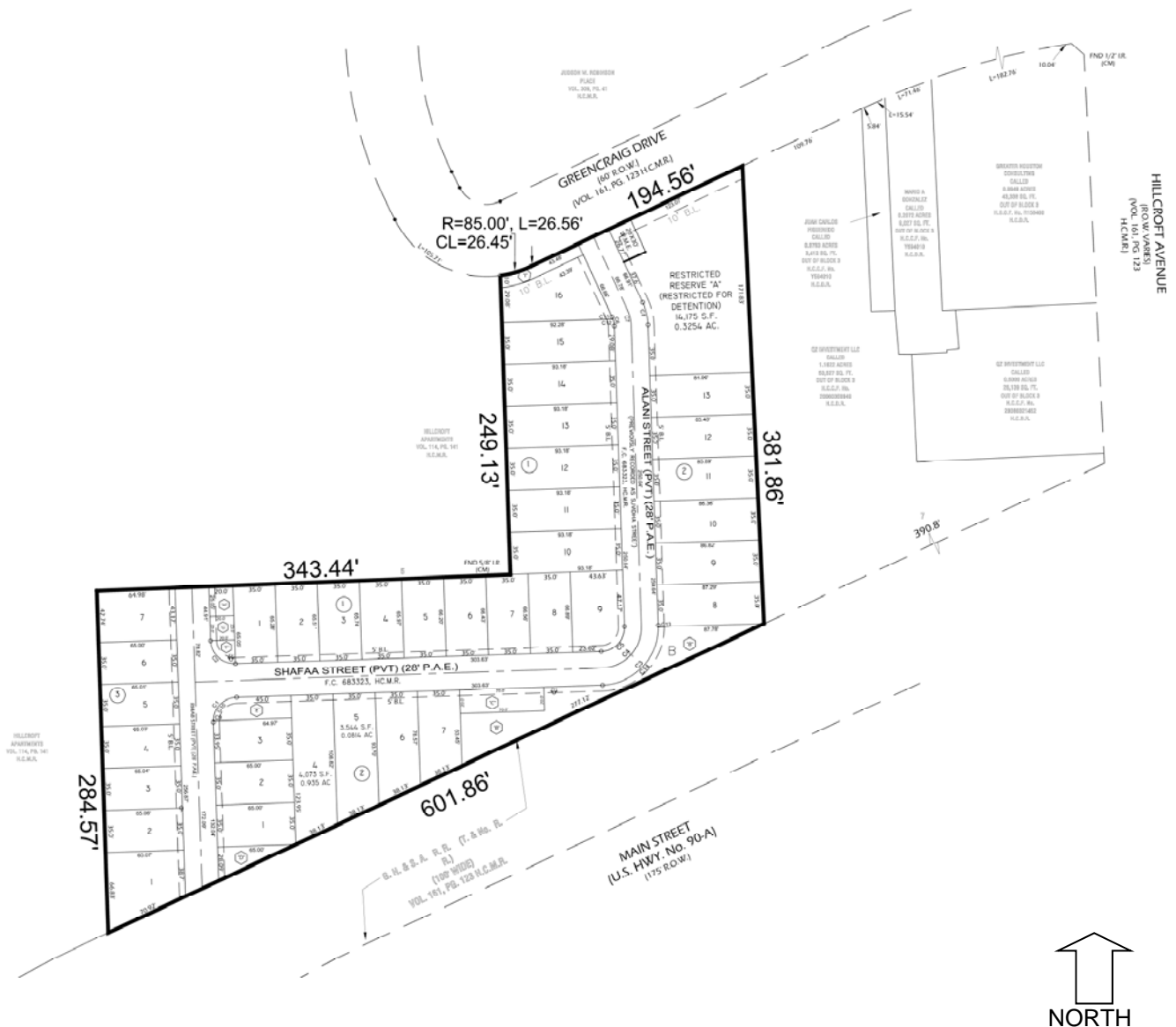
ITEM: 106

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Unique Estate replat no 1

Applicant: RP & Associates



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 106

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Unique Estate replat no 1

Applicant: RP & Associates



C – Public Hearings

Aerial

Houston Planning Commission

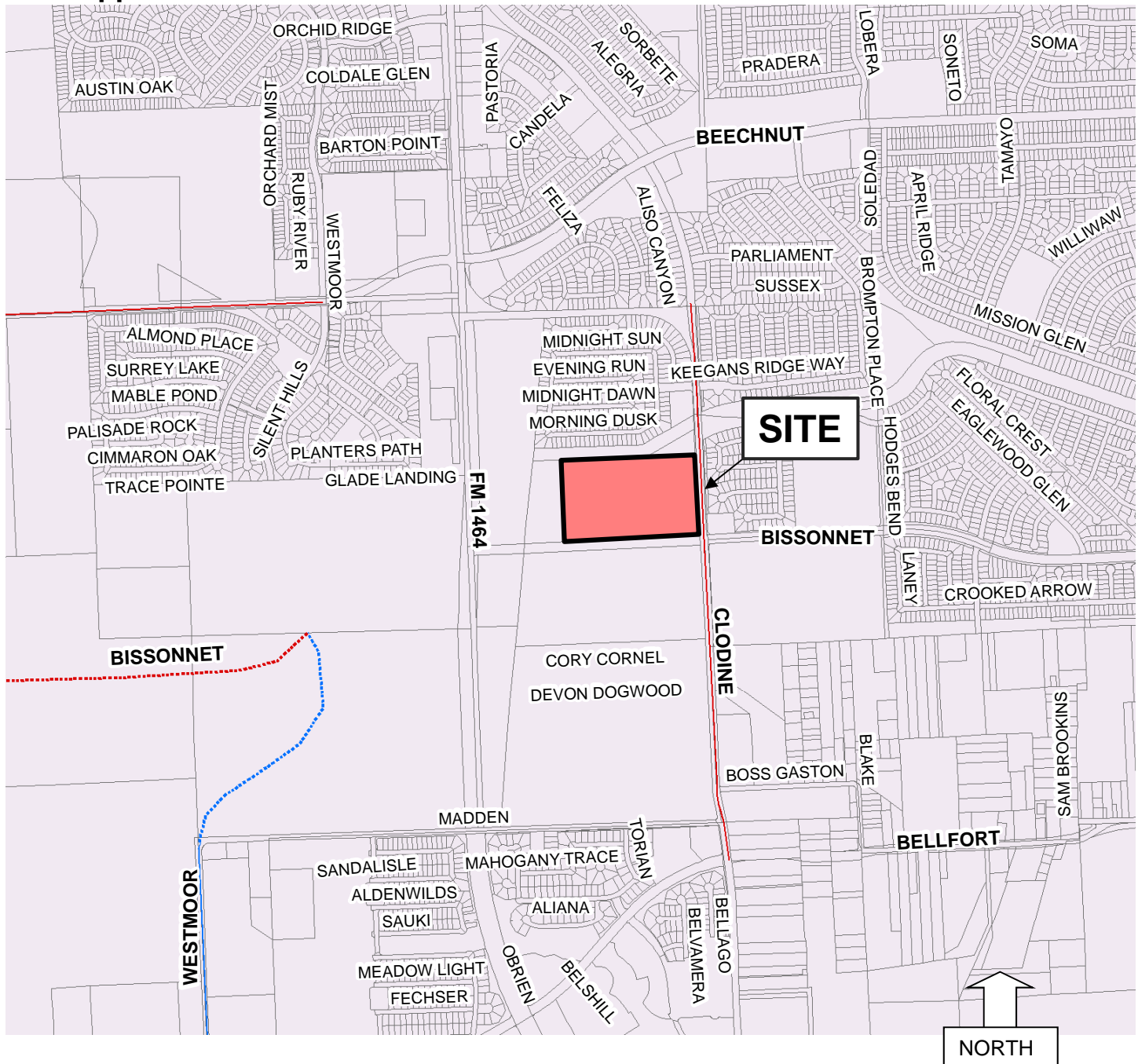
ITEM: 107

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Camellia North Reserve

Applicant: Windrose



D – Variances

Site Location

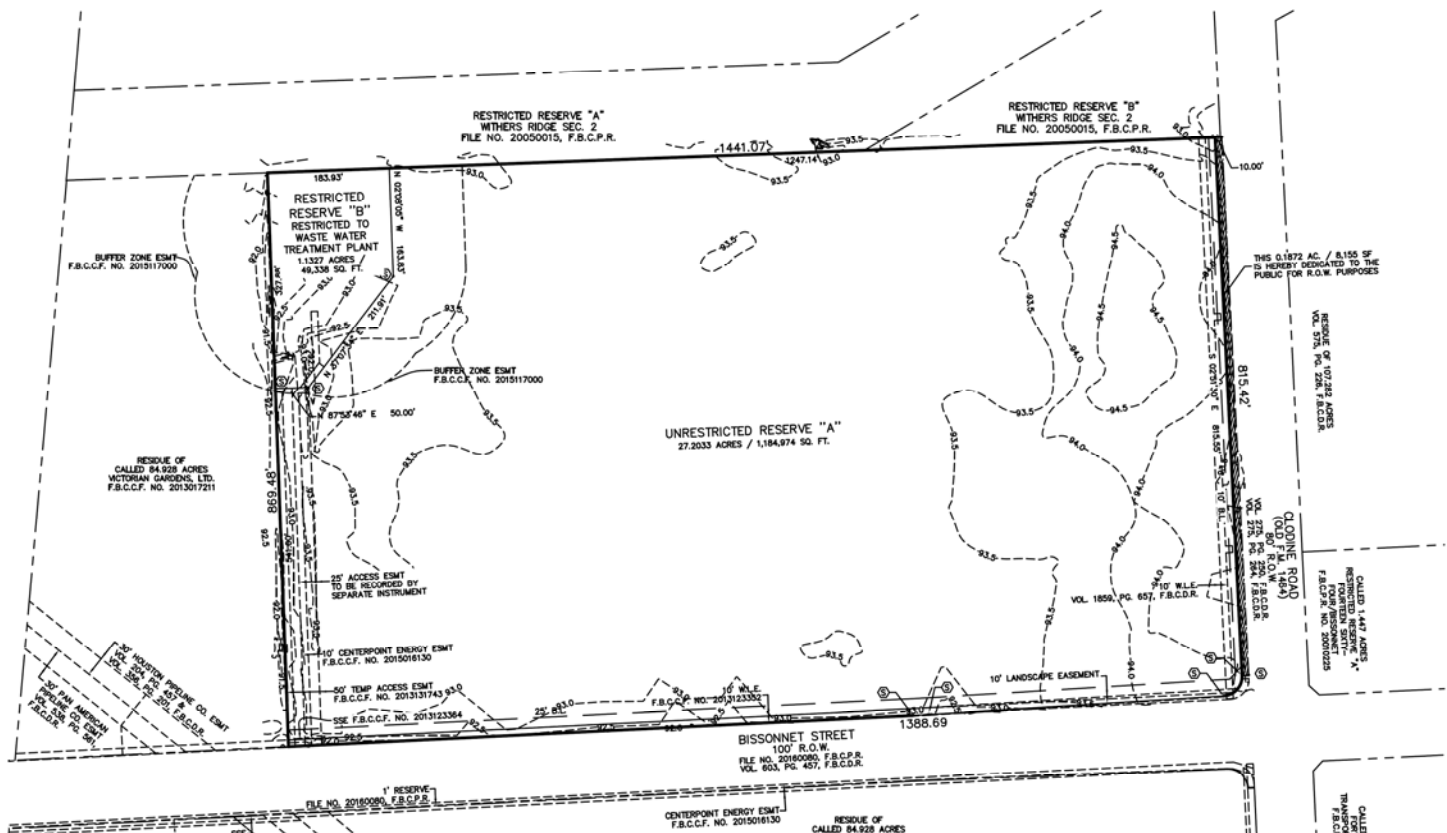
Planning and Development Department

ITEM: 107

Meeting Date: 02/15/2018

Subdivision Name: Camellia North Reserve

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Camellia North Reserve

Applicant: Windrose



D – Variances

Aerial



Application Number: 2018-0134
Plat Name: Camellia North Reserve
Applicant: Windrose
Date Submitted: 01/22/2018

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

Specific Variance is being sought and extent of variance:

A variance to allow access to an existing Waste Water Treatment Plant via a 25' Private Access Easement.

Chapter 42 Section: 42-190

Chapter 42 Reference:

Tracts for non-single-family use - Reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve.

Statement of Facts

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

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

The subject property is 28.5 acres located at the northwest corner of Bissonnet Street and Clodine Road in the City of Houston's ETJ, Fort Bend County. An existing Fort Bend County Municipal Utility District No. 206 Waste Water Treatment Plant (WWTP) exists on the site, which predates the platting of Camellia Reserves. The WWTP serves both Camellia Reserves and Camellia GP and was recorded by separate instrument in 2014. The land immediately adjacent to the WWTP within the Camellia GP was originally planned as single-family residential with an appropriate street pattern for that land use. As the Camellia development has progressed, market conditions now indicate that this site is no longer viable for single-family residential use and shall instead be a multi-family complex. Given that a network of single-family streets will no longer run through the area, there will be no public right-of-way available to provide frontage for the WWTP reserve. As such, the applicant must secure a variance to allow the reserve to take access to a public right-of-way via an access easement. A variance allowing access to the WWTP from Clodine Road via an access easement was granted by the City's Planning Commission in October 2015. Upon further review, the best access point for the WWTP reserve is from Bissonnet. There is already a temporary access easement with a paved driveway in this location that has functioned well since the WWTP was constructed. Prior to recordation, the developer will dedicate a permanent 25-foot access easement by separate instrument. Dedicating an access easement is the only viable solution for the developer and the public as extending a public street to the site would create unnecessary public right-of-way for the County to maintain and it would unnecessarily remove buildable area from the proposed multifamily complex.

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

The location and size of the WWTP site was established because of the need to outfall into West Keegan's Bayou, north of the waste water plant. The WWTP site predates the platting of Camellia Reserves because service for Camellia Section 1 was required in advance of the Reserves plat. The WWTP site was created by separate instrument well before platting of Camellia Reserves. Thus, the location of the WWTP was not in the developer's control and the shape of the tract predates the platting of Camellia Reserves.

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

The access requirement for WWTP uses per Chapter 42 is frontage on either a 25-foot right-of-way or a private access easement (PAE). Since a stub street is not desired by the County or the applicant, it is requested that access to the WWTP be provided in perpetuity via a 25-foot permanent access easement dedicated by separate instrument Fort Bend

County Municipal Utility District No. 206. Allowing the creation of a 25-foot wide access point meets the intent of Chapter 42 and accounts for the unique physical hardship of the site.

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

Public health, safety and welfare will be maintained since the nearby public street right-of-way will continue to provide access to the unrestricted reserves. The proposed private access easement dedicated to the MUD will provide driveway access to the WWTP. This arrangement of public streets and private access will reduce confusion due to the change in character of the pavement.

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

Justification for the requested variance is that the WWTP location and tract shape were originally created with a single family residential development pattern with access via a temporary easement. As this project has evolved, Camellia Reserves has become a mixed-use community with multi-family residential and commercial uses. To account for the unique physical characteristics of the site while maintaining the same level of service for the WWTP, the dedication of an access easement to Bissonnet Street is the best option for the public and private sectors. Given that the Commission has already approved the same variance in recent history, and considering that the Bissonnet Street connection already exists and is a much better connection point for all parties concerned, the applicant sincerely hopes for favorable consideration of this request.

Houston Planning Commission

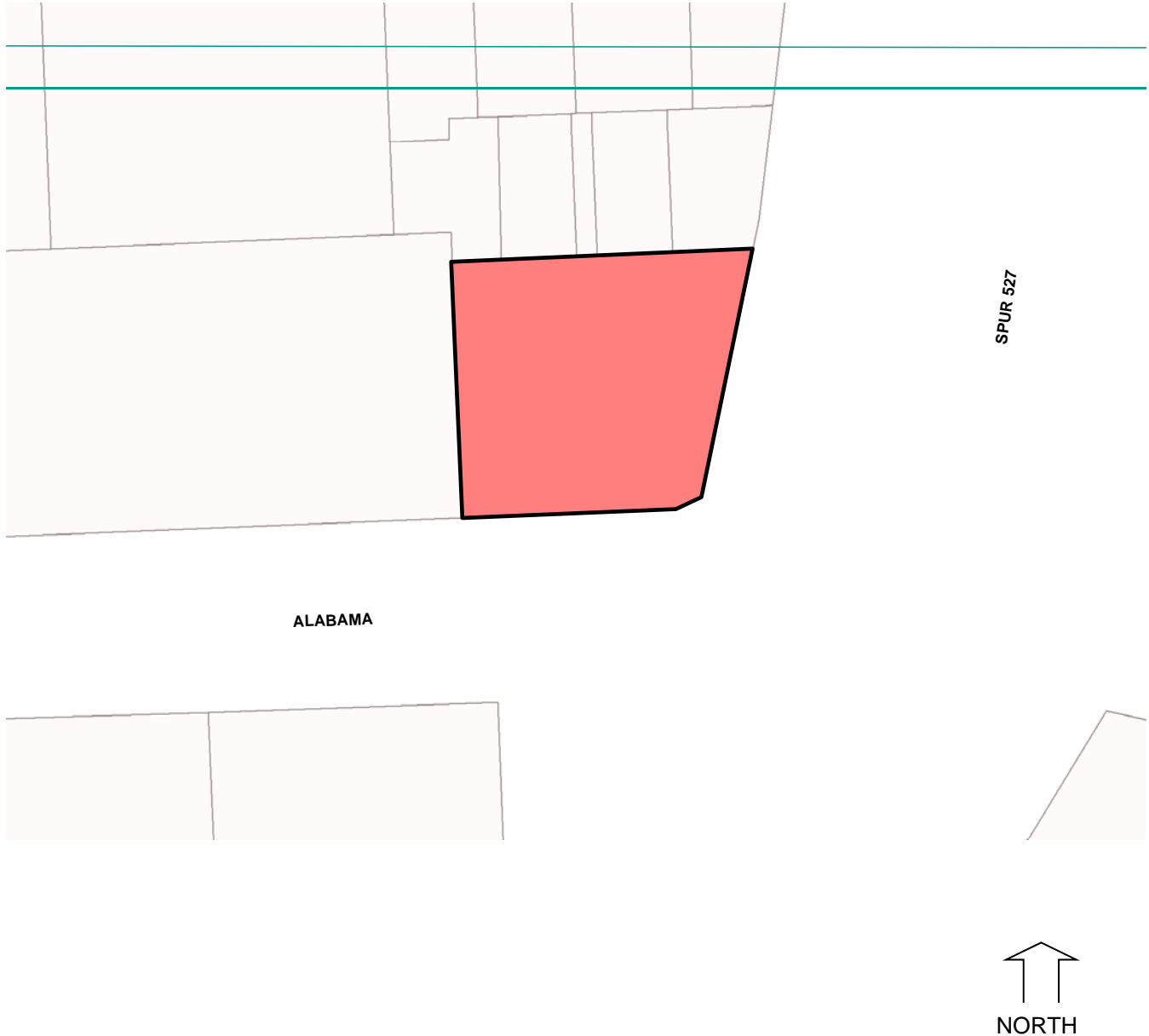
ITEM: 108

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Carnegie Oaks West Alabama

Applicant: Knudson, LP



D –Variances

Site Location

Houston Planning Commission

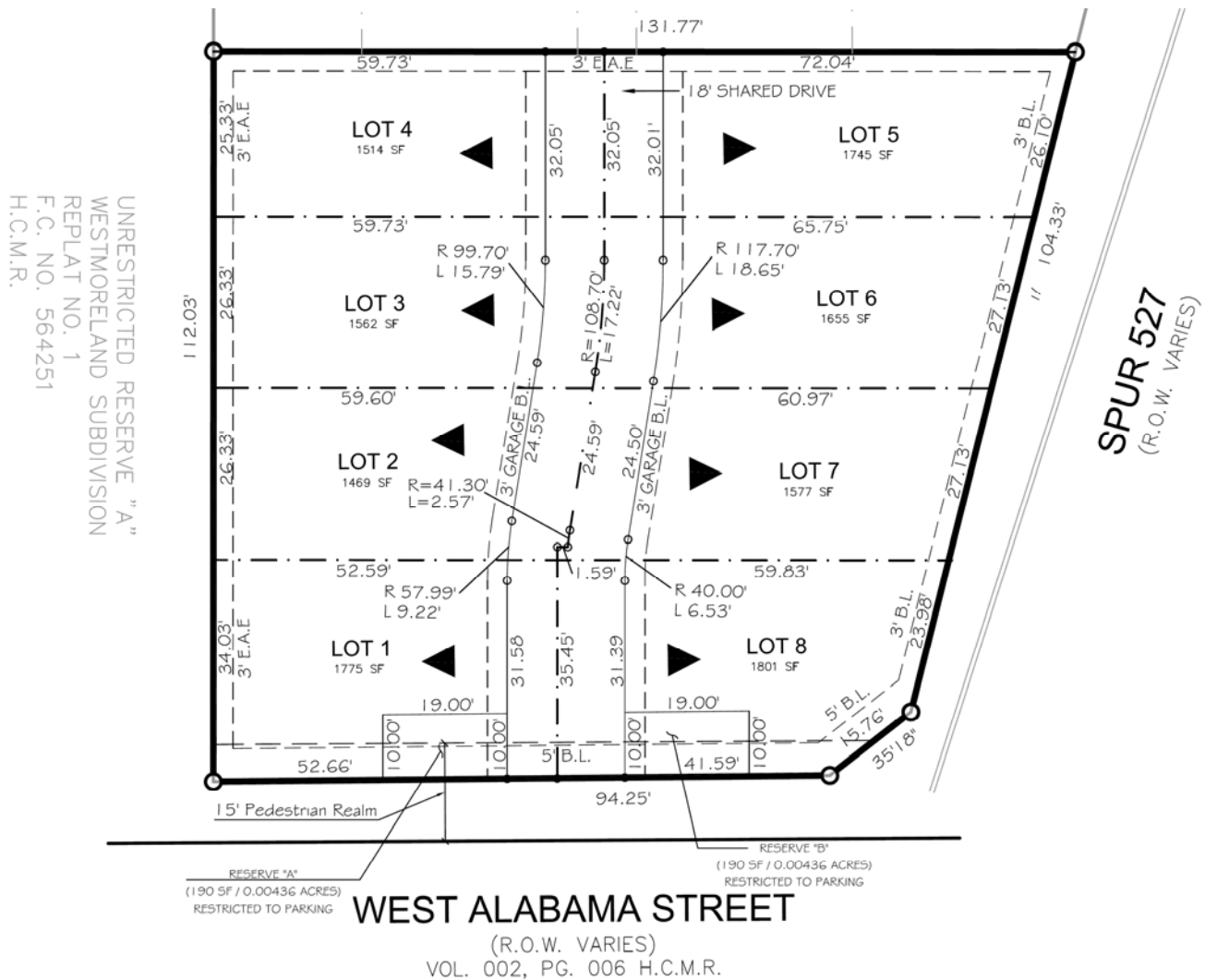
ITEM: 108

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Carnegie Oaks West Alabama

Applicant: Knudson, LP



D –Variances

Subdivision

Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Carnegie Oaks West Alabama

Applicant: Knudson, LP



D –Variances

Aerial

REFERENCE:

VERIFY SETBACKS

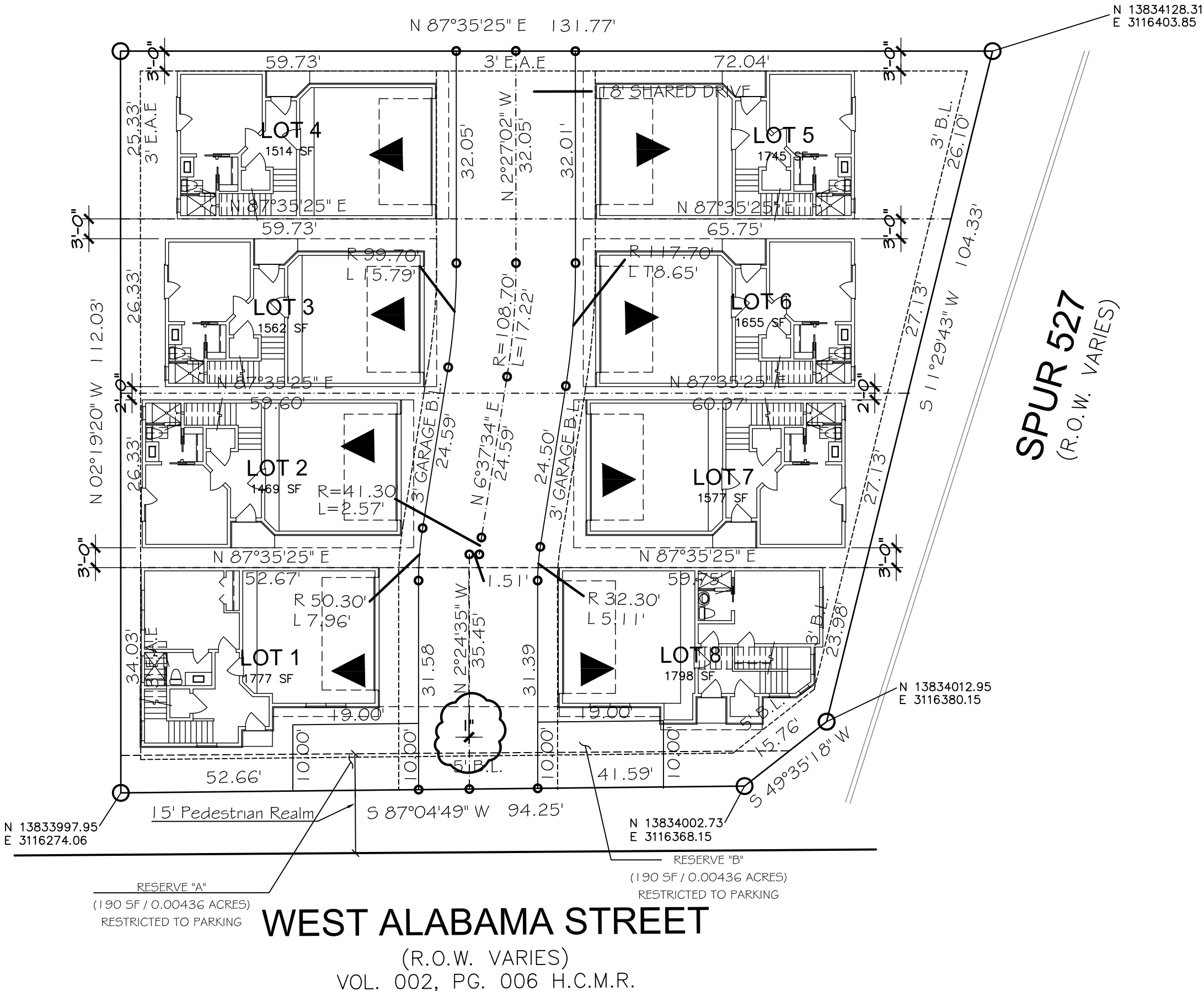
D.B.: j.l.

10/24/2017

JOB # 130172

note:

- OWNER/BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL EASEMENTS AND BUILDING LINES, PRIOR TO START OF CONSTRUCTION.
- FINISHED FLOOR ELEVATION TO BE 1'-0" (MIN.) ABOVE NEAREST MANHOLE COVER SERVING THIS RESIDENCE OR 4" ABOVE THE CROWN OF THE STREET WHICH EVER IS GREATER. R401.5 LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM FOUNDATIONS. THE FALL SHALL BE A MIN OF 6" IN THE FIRST 10' (5%) R401.3
 - DRAINAGE DESIGN IS BEYOND THE SCOPE OF WORK OF THIS FIRM. GREAT CARE SHOULD BE TAKEN IN EVALUATING THE DRAINAGE REQUIREMENTS.



CHECK SET
NOT FOR CONSTRUCTION

lot 1-8
block 1
section -
Westmoreland
site plan

SCALE: 1/16" = 1'-0"

PLAN NO.	FLYSHEET
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Application Number: 2018-0086

Plat Name: Carnegie Oaks West Alabama

Applicant: Knudson, LP

Date Submitted: 01/19/2018

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

Specific Variance is being sought and extent of variance:

We are requesting a variance, per Section 42-152 of Chapter 42 Subdivision Developments and Platting, to allow a three (3) foot building line along Spur 527 versus a twenty five (25) foot building line.

Chapter 42 Section: 152

Chapter 42 Reference:

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

Statement of Facts

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

The proposed development, Carnegie Oaks at Westmoreland Section 2, backs to Spur 527. This portion of Spur 527 is elevated in this location. The requirement of a 25' building line has created an undue hardship because even though Spur 527 is designated as a Major Thoroughfare, it is elevated at this section and prevents any vehicular access to the west boundary of the site. Additionally, there is an existing 'buffer area' outside of the actual Spur retaining wall that contains landscaping owned by TxDOT. This 'buffer area' width extends from 6+ feet at the SE property corner to 20+ feet at the NE property corner. This buffer area along with the 25' foot rear building line setback requirement along a major thoroughfare is an excessive rear set back, thereby creating an undue restriction on the use of this property.

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

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

In 1976, Spur 527 was designated as a spur of US 59 in Houston. The freeway was the original routing of US 59 into downtown before being rerouted further east. Spur 527 is elevated along that portion of the property. The freeway was built in the early 1960s as the overpasses at Richmond Avenue and Alabama Street was completed by 1961.

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

In 1976, Spur 527 was designated as a spur of US 59 in Houston. The freeway was the original routing of US 59 into downtown before being rerouted further east. Spur 527 is elevated along that portion of the property. The freeway was built in the early 1960s as the overpasses at Richmond Avenue and Alabama Street was completed by 1961.

(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 of the community. There is adequate room for pedestrian safety with the excess ROW.

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

Economic hardship is not the sole justification for the variance. Requiring a 25' building line along Spur 527 would create an undue hardship and reasonable use of the property.

Houston Planning Commission

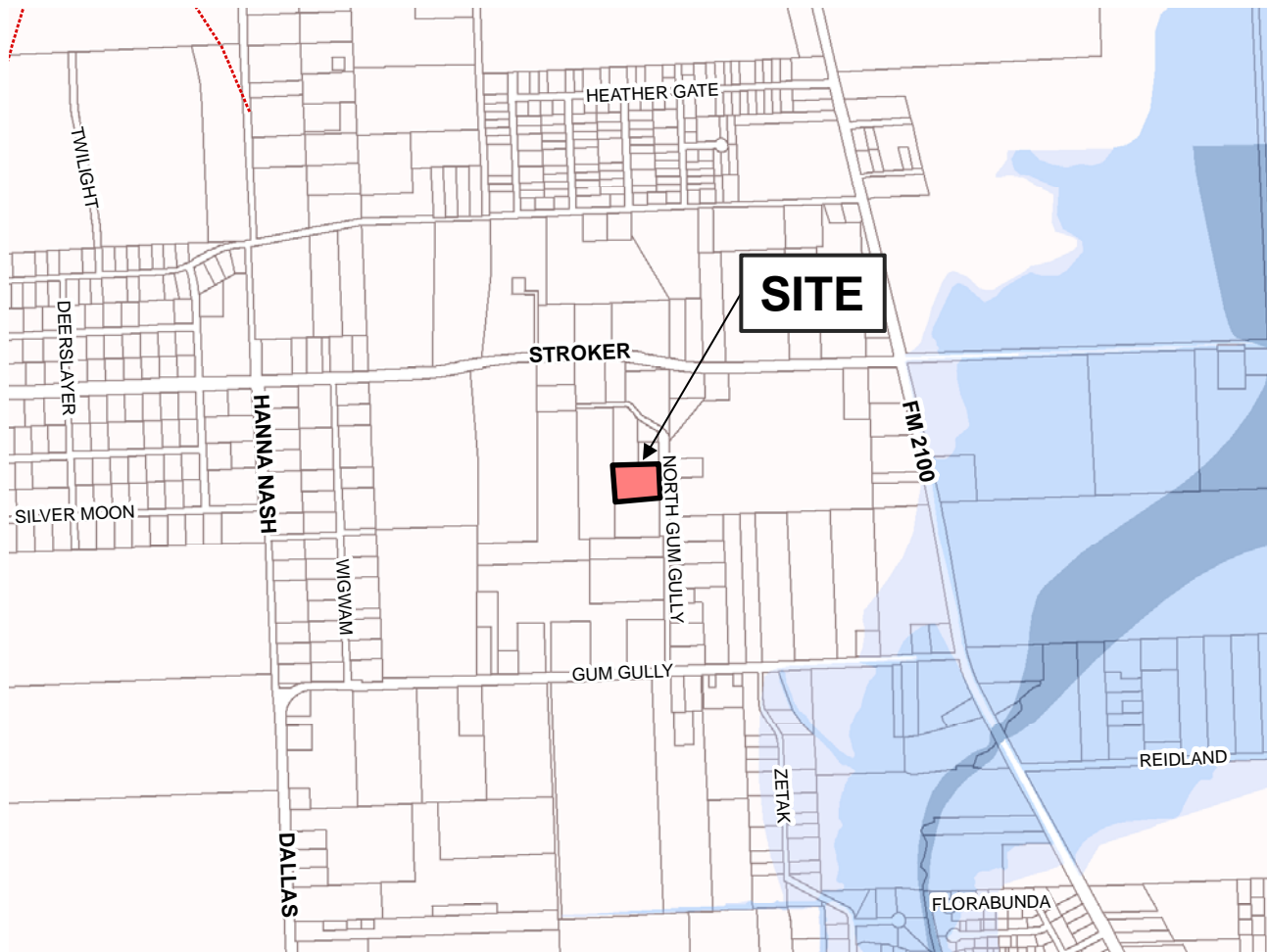
ITEM: 109

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Guillory Londene Place

Applicant: Survey 1, Inc.



D – Variances

Site Location

Houston Planning Commission

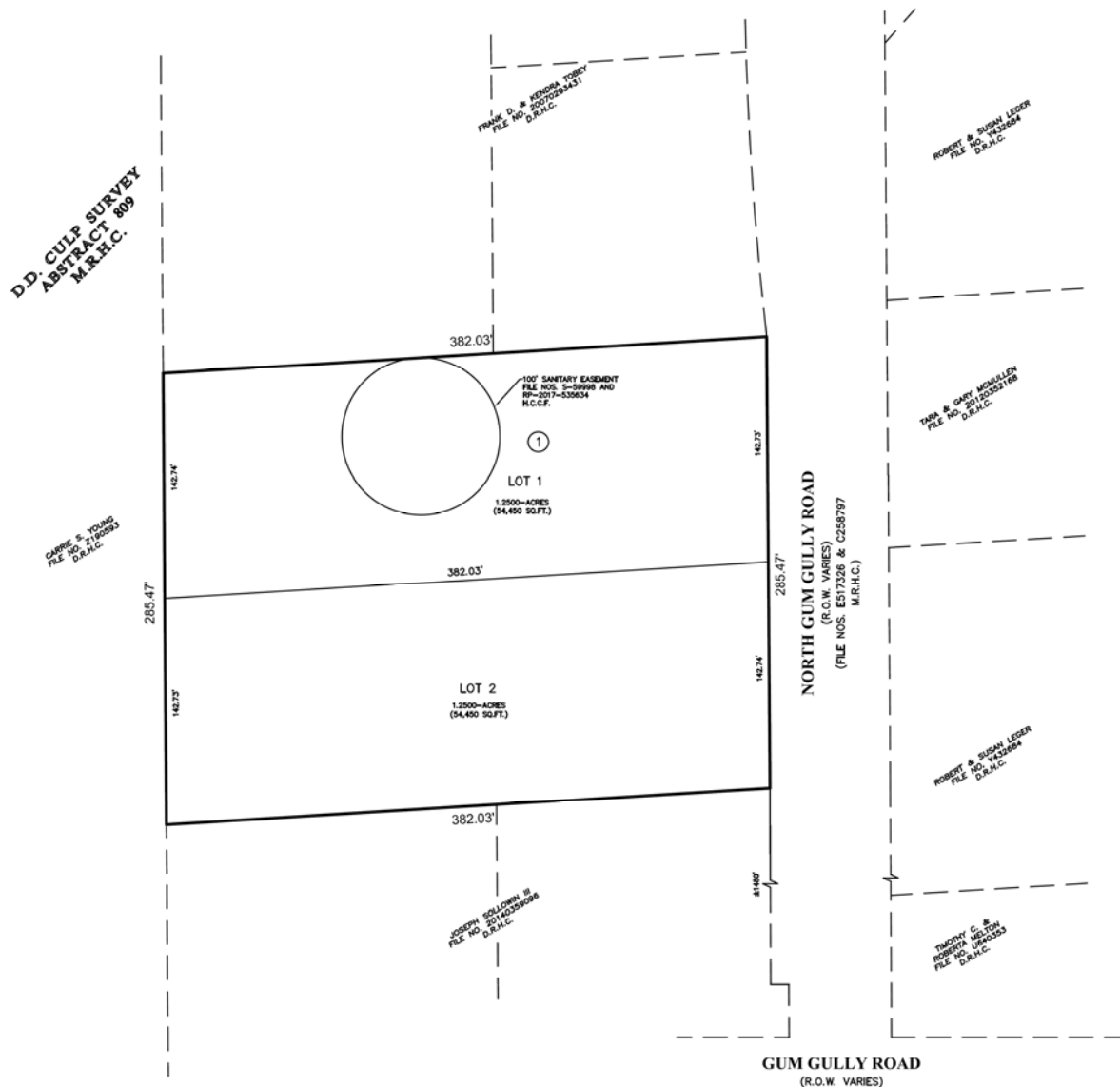
ITEM: 109

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Guillory Londene Place

Applicant: Survey 1, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Guillory Londene Place

Applicant: Survey 1, Inc.



D – Variances

Aerial



Application Number: 2018-0216
Plat Name: Guillory Londene Place
Applicant: Survey 1, Inc.
Date Submitted: 02/04/2018

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

Specific Variance is being sought and extent of variance:

To circumvent street intersection minimum length requirements, as block length local street intersection spacing exceeds maximum requirement of 1,400 feet.

Chapter 42 Section: 128 (A)(1)

Chapter 42 Reference:

(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

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

Existing homes and buildings are present throughout proposed Guillory Londene Place as well as homes, buildings, and farms on adjacent properties surrounding said proposed subdivision, which prevents any proposed East-West through street within 1,400 feet of Gum Gully Road, as required in Section 42-128 (a) (1) Intersections of local streets. The current distance from Gum Gully Road to the south property line of proposed Guillory Londene Place is approximately 1,480 feet.

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

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

The circumstances supporting the granting of the variances were preexisting and not the result of a hardship created or imposed by the applicant.

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

Granting of said variances will not degrade the intent and general purposes of this chapter, which will be preserved and maintained.

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

The granting of these variances will not impact public health, safety, or welfare, as present homes, buildings, and farms have been in existence and operational for several years.

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

Economic hardship has no impact on the justification for the variance, as the proposed plat area is surrounded by large acre tracts with existing homes, buildings, and farmland. Therefore, an east-west road within 1400 feet of Gum Gully Road is not possible without destruction of existing structures

Houston Planning Commission

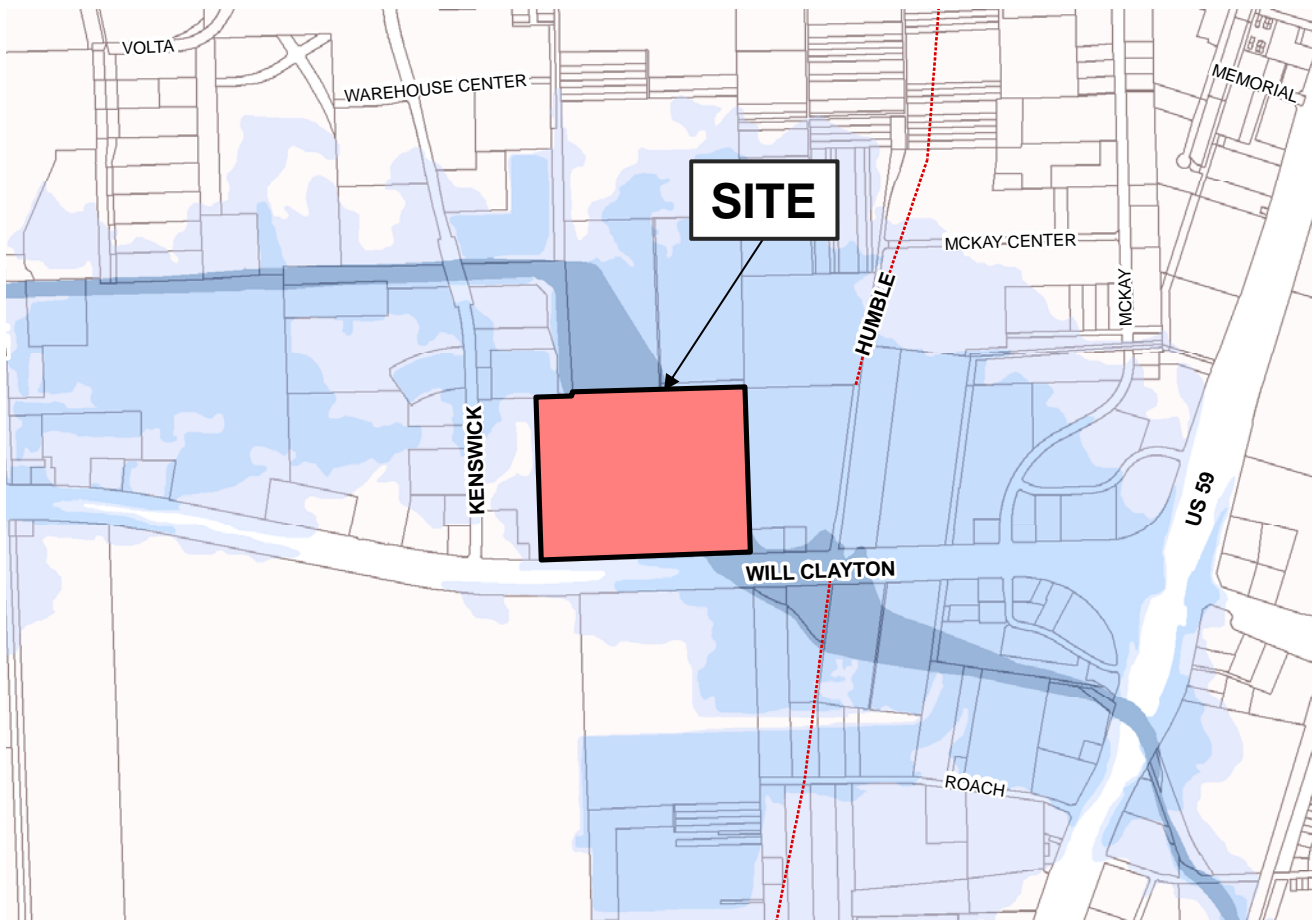
ITEM: 110

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Houston WC Holdings

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

Houston Planning Commission

ITEM: 110

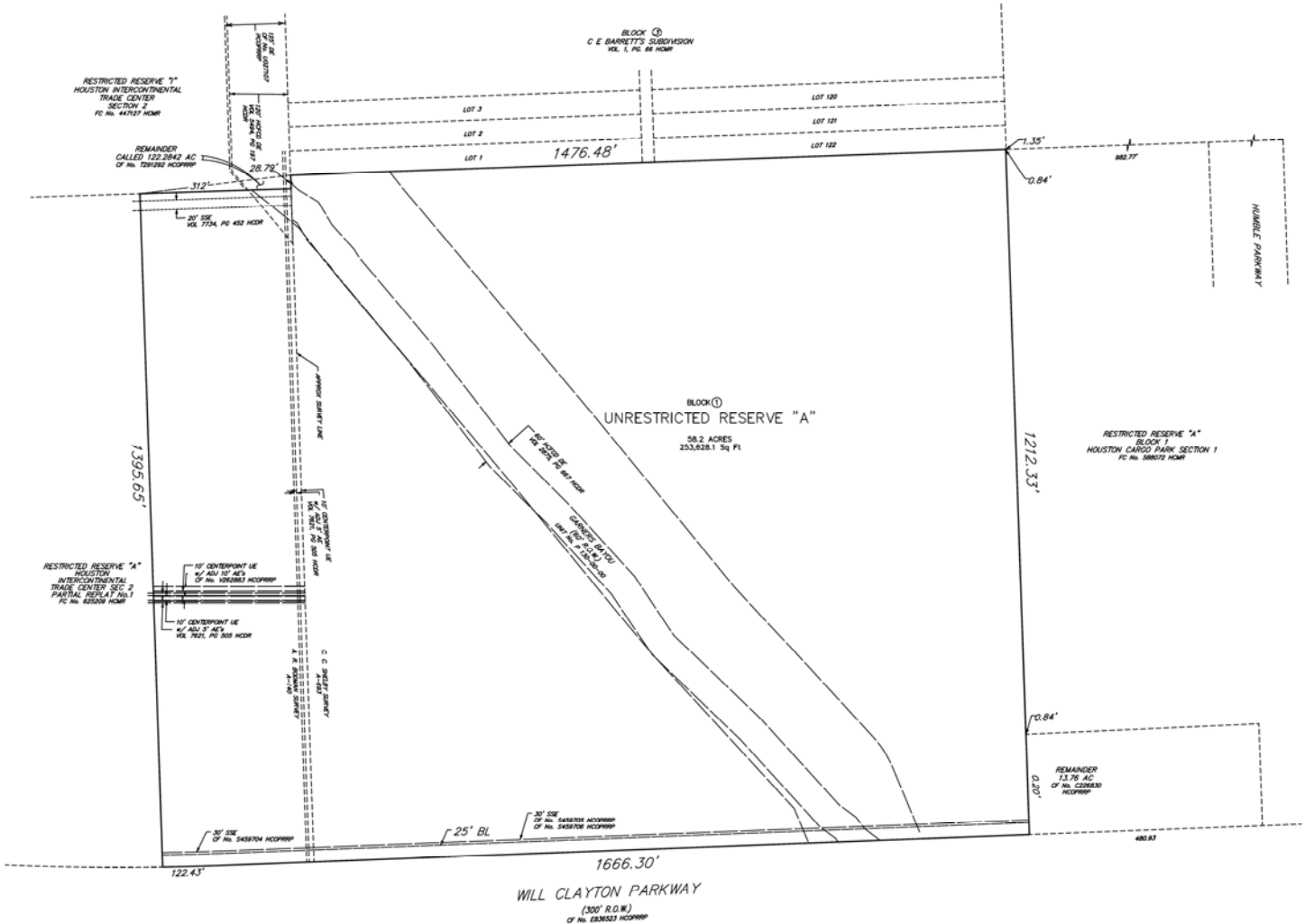
ITEM: 110

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Houston WC Holdings

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision

Houston Planning Commission

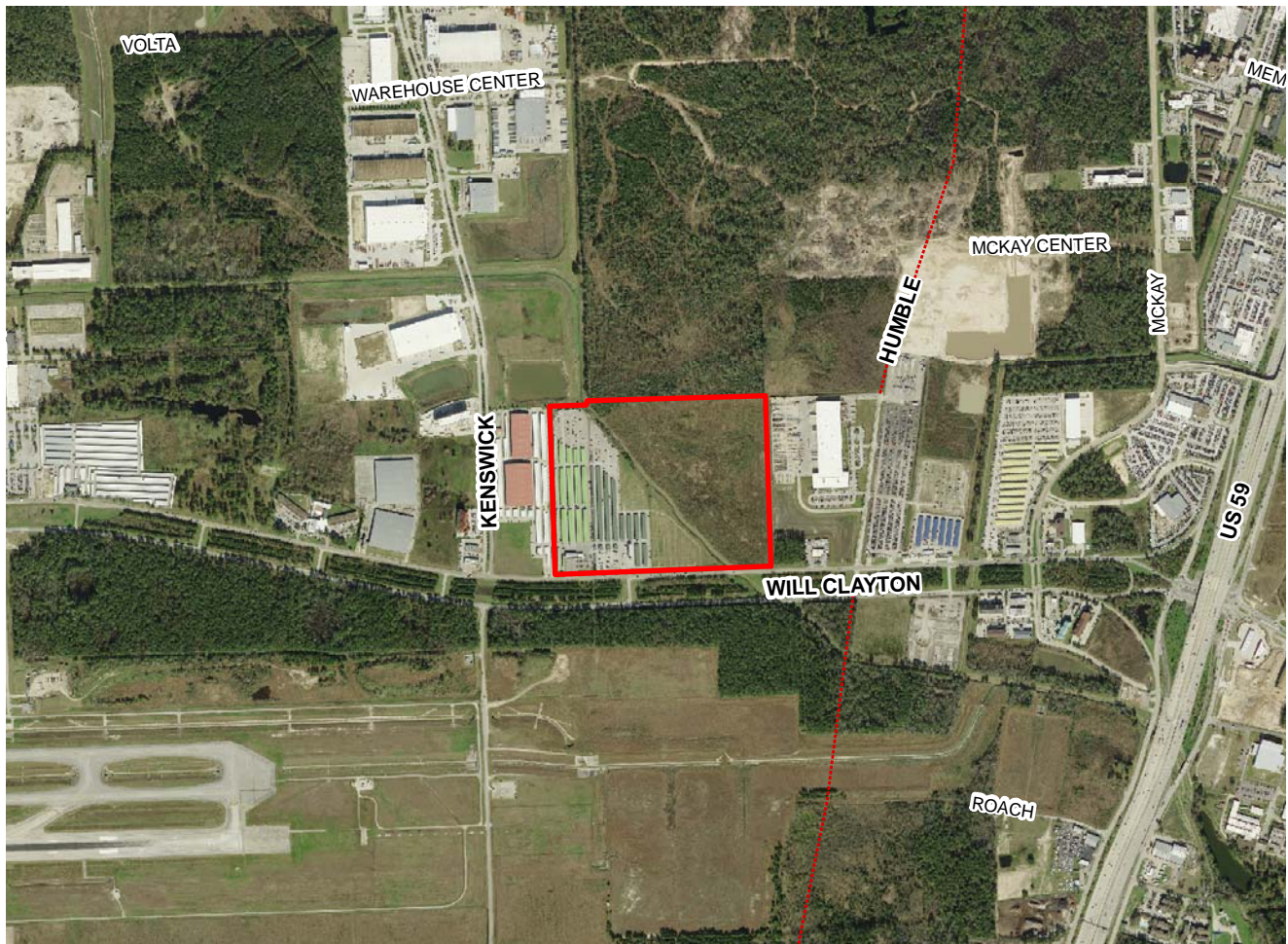
ITEM: 110

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Houston WC Holdings

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial



Application Number: 2018-0147

Plat Name: Houston WC Holdings

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 01/22/2018

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

Specific Variance is being sought and extent of variance:

To exceed major thoroughfare and local street intersection spacing requirements by not providing any north/south along Will Clayton, a major thoroughfare or east/west public streets through the Site.

Chapter 42 Section: 127; 128

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Sec. 42-128. - Intersections of local streets. (a) (1) Each local street shall intersect with a street that meets the requirements of subsection at least every 1,400 feet; or

Statement of Facts

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

(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;

Requiring any north-south or east-west streets through the site will be impractical due to physical characteristics affecting the site. Garner's Bayou runs diagonally through the site and the remainder of the property is developed as a surface parking facility for patrons of nearby George Bush Intercontinental Airport. There are no opportunities for a north-south or east-west public street connections surrounding this site. Abutting the subject site to the north, is property owned by the Houston Airport System which is landlocked and located completely within the floodplain. This property is not slated for development by the HAS. North of the HAS tract, the Planning Commission granted a variance for property to the north – Houston Intercontinental Trade Center East GP in May 2017 to not provide any north/south public streets along their southern boundary. Adjacent tracts to the east and west are developed and have adequate frontage on Humble Parkway and Kenswick Drive respectively. The granting of the variance will not be injurious to the public health, safety or welfare as the existing street pattern comprising major collector Kenswick Drive and major thoroughfare Humble Parkway provides for north/south traffic circulation while Will Clayton Parkway facilitates east/west circulation between Bush Intercontinental Airport and US 59. Staff has coordinated with both Houston Airport System and Harris County Flood Control District with respect to this project.

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

The circumstances supporting the granting of the variance are due to physical characteristics affecting the site - Garner's Bayou runs diagonally through the site and the remainder of the property is developed as a surface parking facility. Additionally, there are no opportunities for a north-south or east-west public street connections surrounding this site. Abutting the subject site to the north, is undeveloped property owned by the Houston Airport System which is landlocked and located completely within the floodplain. North of the HAS tract, the Planning Commission granted a variance for property to the north – Houston Intercontinental Trade Center East GP in May 2017 to not provide any north/south public streets along their southern boundary. Adjacent tracts to the east and west are developed and have adequate frontage on Humble Parkway and Kenswick Drive respectively.

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

The existing street pattern comprising major collector Kenswick Drive and major thoroughfare Humble Parkway provides for north/south traffic circulation while Will Clayton Parkway facilitates east/west circulation between Bush Intercontinental Airport and US 59.

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

The existing street pattern comprising major collector Kenswick Drive and major thoroughfare Humble Parkway provides for north/south traffic circulation while Will Clayton Parkway facilitates east/west circulation between Bush Intercontinental Airport and US 59.

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

Justification for the variance is based on physical characteristics affecting the property – extensive floodplain for Garners Bayou. The existing street pattern provides adequate traffic circulation for the area

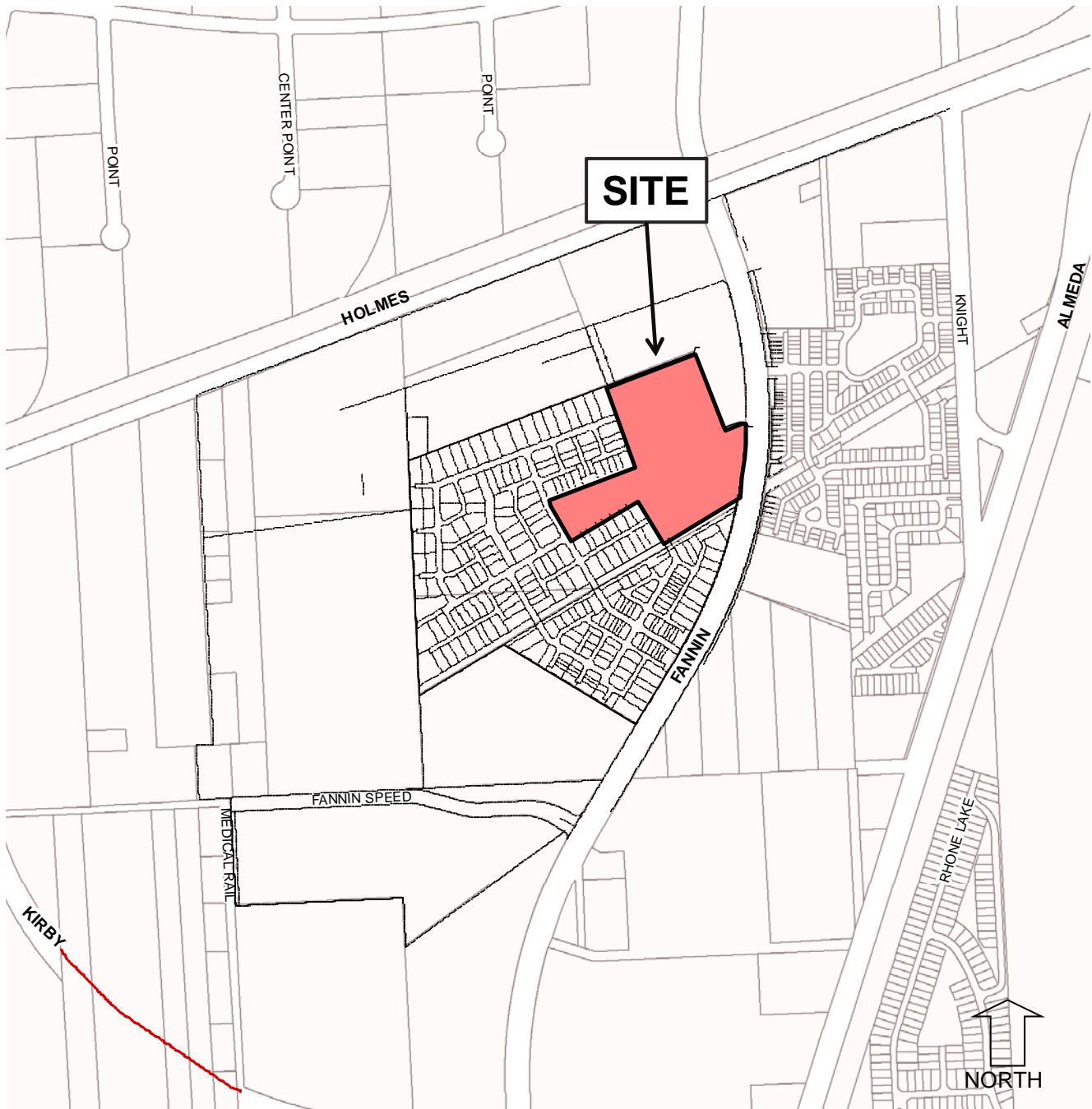
Houston Planning Commission **ITEM: 111**

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Poundbury Sec 1

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



D – Variances

Site Location

Houston Planning Commission

ITEM: 111

Planning and Development Department Meeting Date: 02/15/2018

Subdivision Name: Poundbury Sec 1

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

RESERVE TABLE		
RESERVE	USE	AREA
A	LANDSCAPING	0.2616 AC. (11,394 SQ. FT.)
B	C.O.S.	1.617 AC. (70,444 SQ. FT.)
C	PARKING	0.0550 AC. (2,394 SQ. FT.)
D	LANDSCAPING	0.0129 AC. (561 SQ. FT.)
E	LANDSCAPING	0.0155 AC. (676 SQ. FT.)
F	C.O.S.	0.0949 AC. (4,133 SQ. FT.)
G	LANDSCAPING	0.0017 AC. (72.50 SQ. FT.)



D – Variances

Subdivision

Houston Planning Commission **ITEM: 111**

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Poundbury Sec 1

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



D – Variances

Aerial



Application Number: 2018-0062

Plat Name: Poundbury Sec 1

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

Date Submitted: 01/08/2018

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

Specific Variance is being sought and extent of variance:

To allow lots to take access from a private alley with no frontage onto a right-of-way (Lots 2-9, 12-19, 22-29, 35-36, and 38-41, Block 1, and Lots 5-10, Block 5)

Chapter 42 Section: 42-188

Chapter 42 Reference:

Sec 42-188.- Lot access to streets. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

Statement of Facts

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

Sec. 42-188 requires that each lot have access to a street or shared driveway that meet the requirements of Chapter 42 and the design manual wherein lots that take access from an alleyway must have frontage onto a street. This subdivision proposes lots which take access from a private alley with no frontage onto a right-of-way (Lots 2-9, 12-19, 22-29, 35-36, and 38-41, Block 1, and Lots 5-10, Block 5). This type of lot access to alleys is commonplace in the city of Houston, including subdivisions directly across from Fannin Street from this proposed subdivision (Fannin Station) and from the same developer. The use of private alleyways to provide garage access to the rear of lots that front onto reserves or back onto other lots are commonplace in the city. Public safety, health, and welfare is being maintained with the proposed subdivision as it has been with similar developments. Circulation is adequate for the proposed development, as approved by the Commission through the general plan, and will not be improved by adding culs-de-sac or additional PAEs.

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

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

This subdivision is designed similarly to Fannin Station (across the street), Sheffield Green, and Kolbe Farms, which contain lots in a similar configuration.

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

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

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

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

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

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

Houston Planning Commission

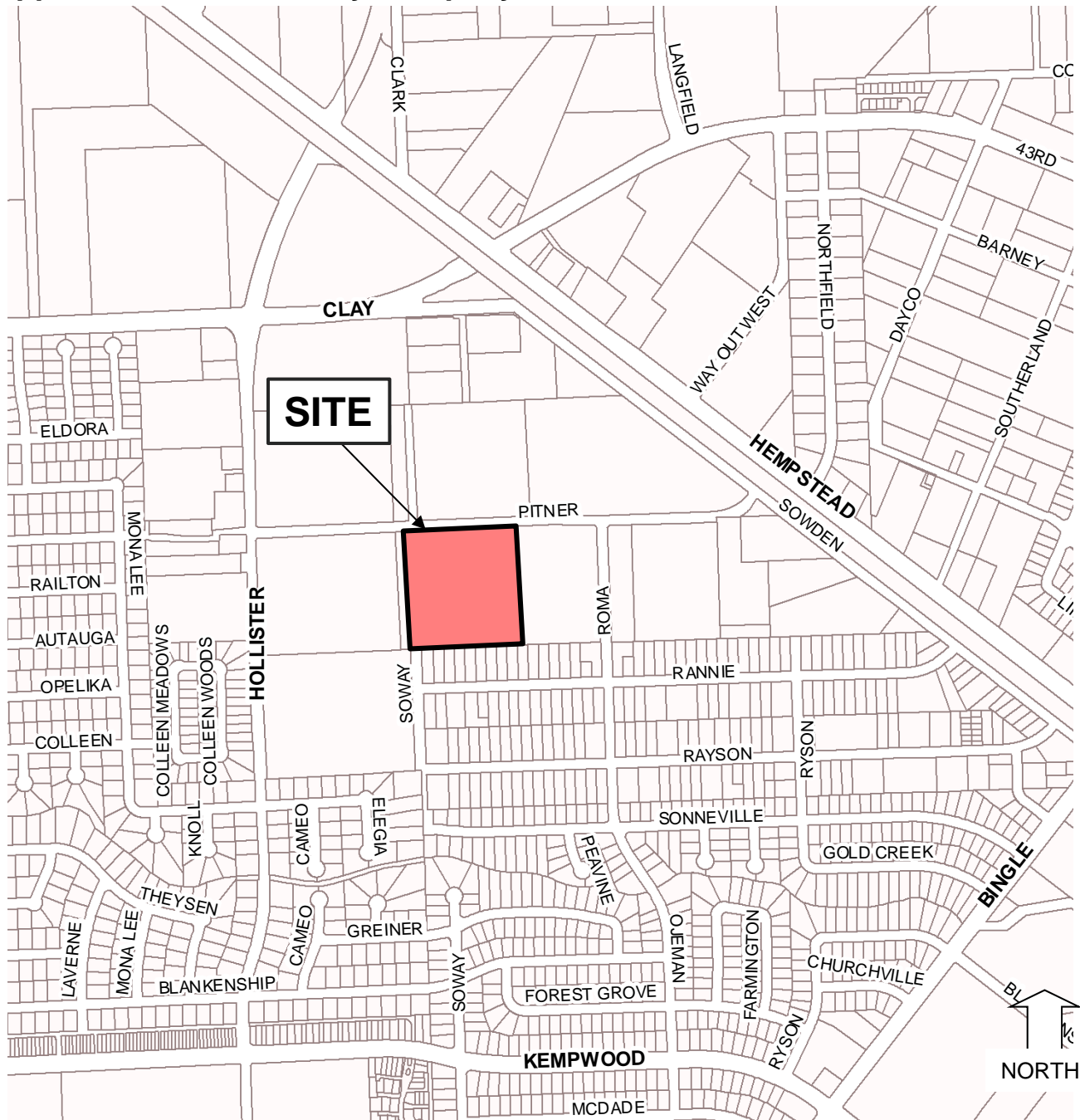
ITEM:112

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Raghu Reserves (DEF1)

Applicant: Jean McKinley Company, Inc.



D – Variances

Site Location

Houston Planning Commission

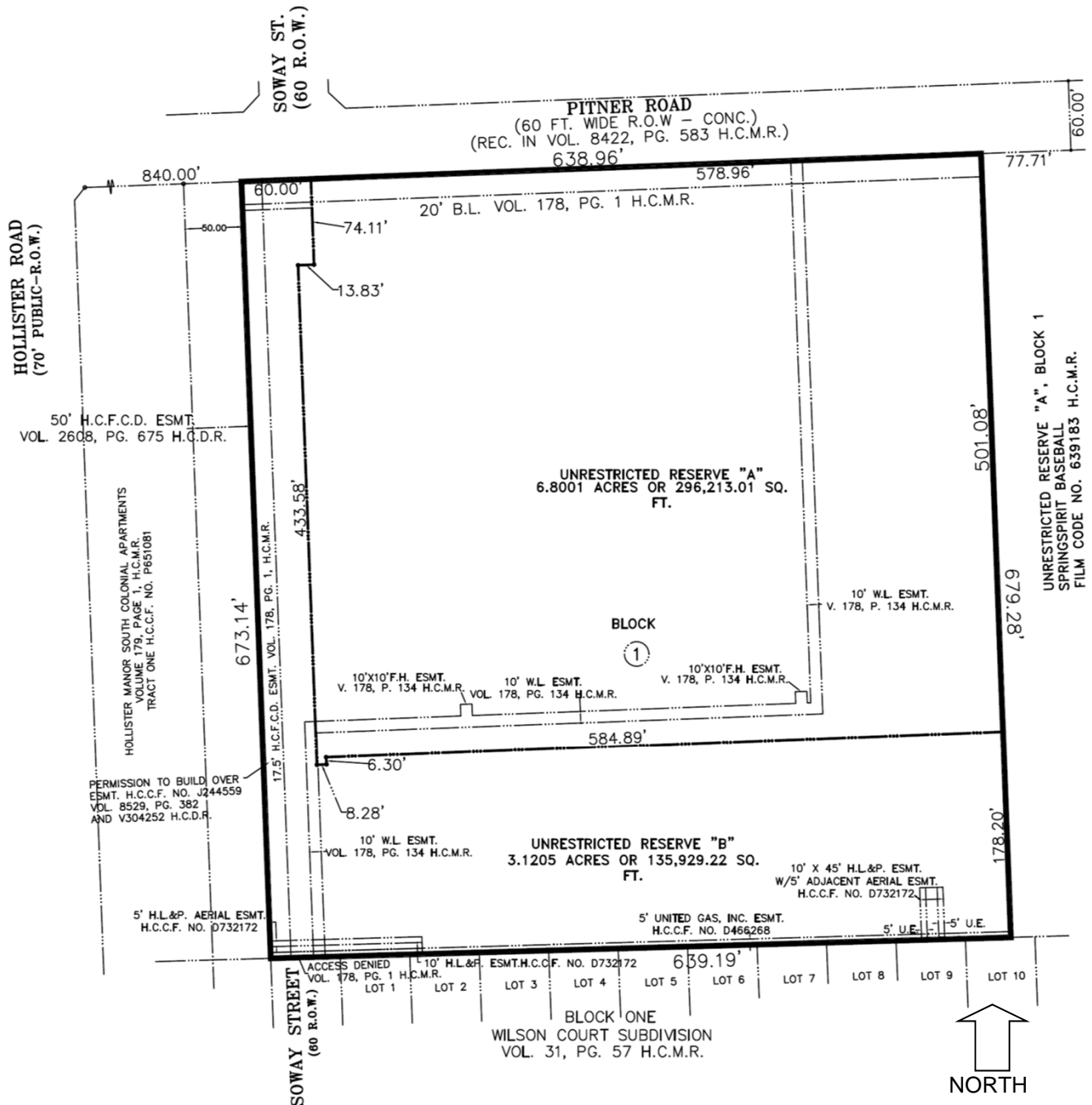
ITEM:112

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Raghu Reserves (DEF1)

Applicant: Jean McKinley Company, Inc.



D – Variances

Subdivision

Houston Planning Commission

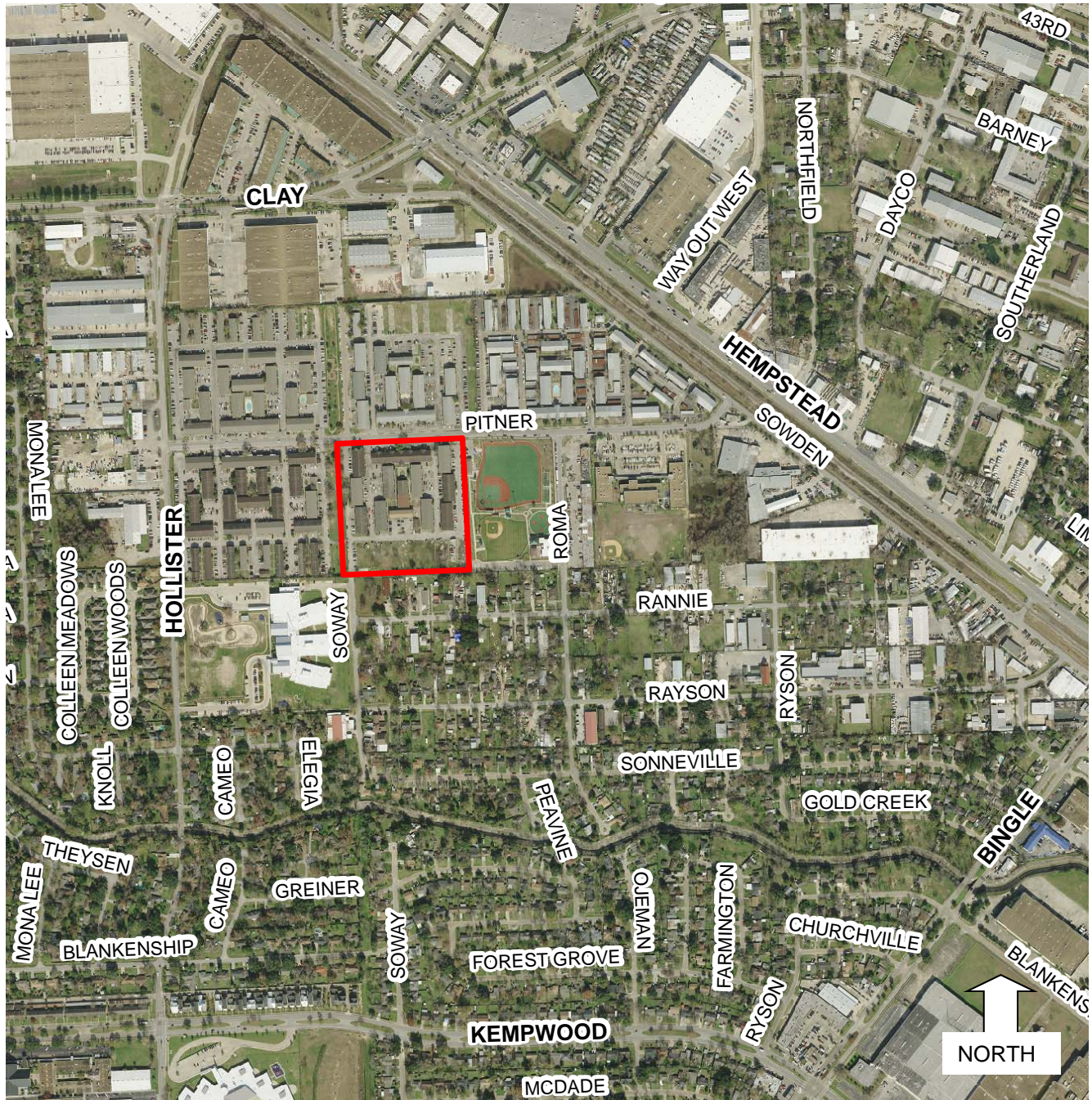
ITEM:112

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Raghu Reserves (DEF1)

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

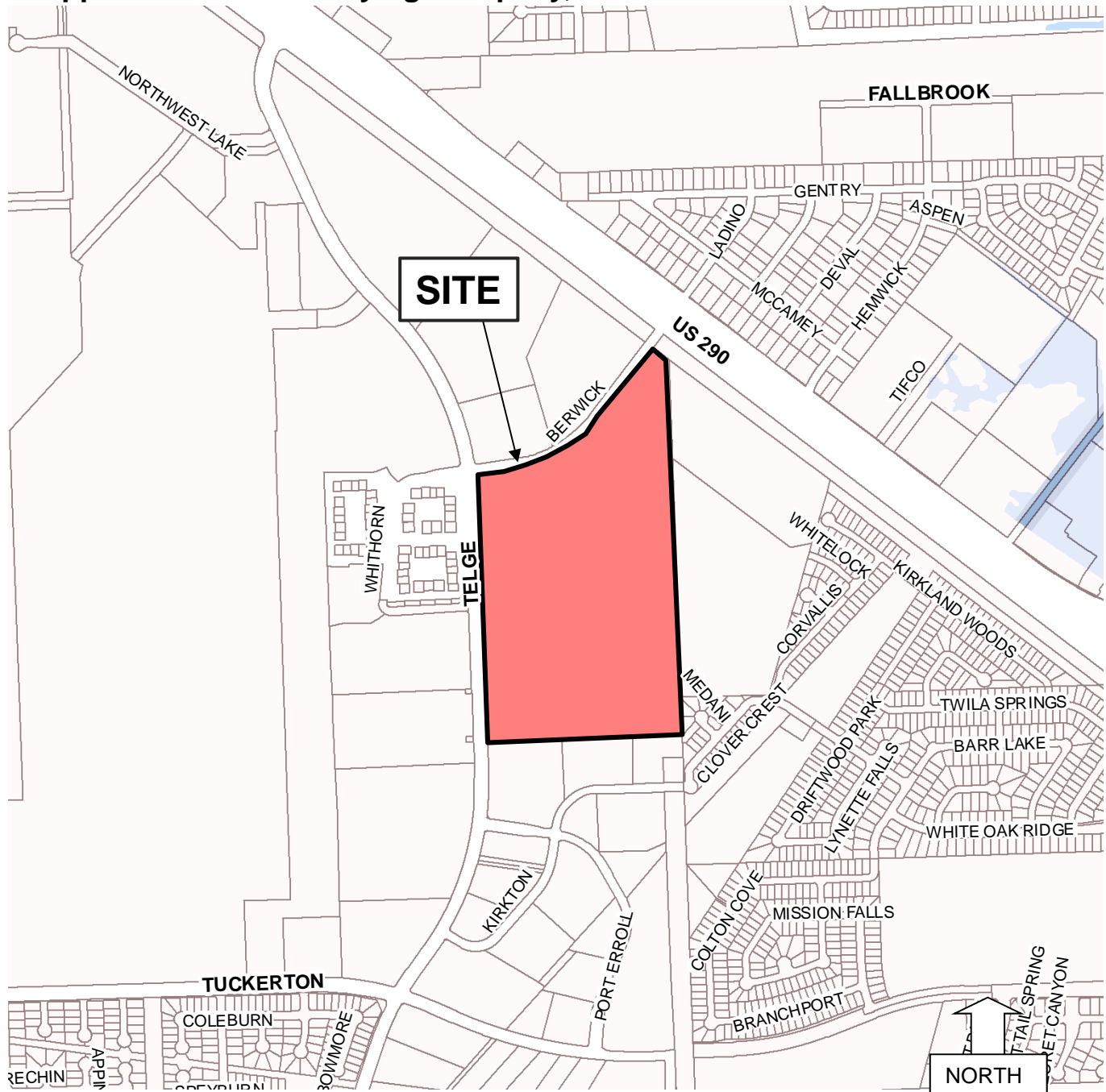
ITEM: 113

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Randalls Distribution Center replat no 1

Applicant: Terra Surveying Company, Inc.



D – Variances

Site Location

Houston Planning Commission

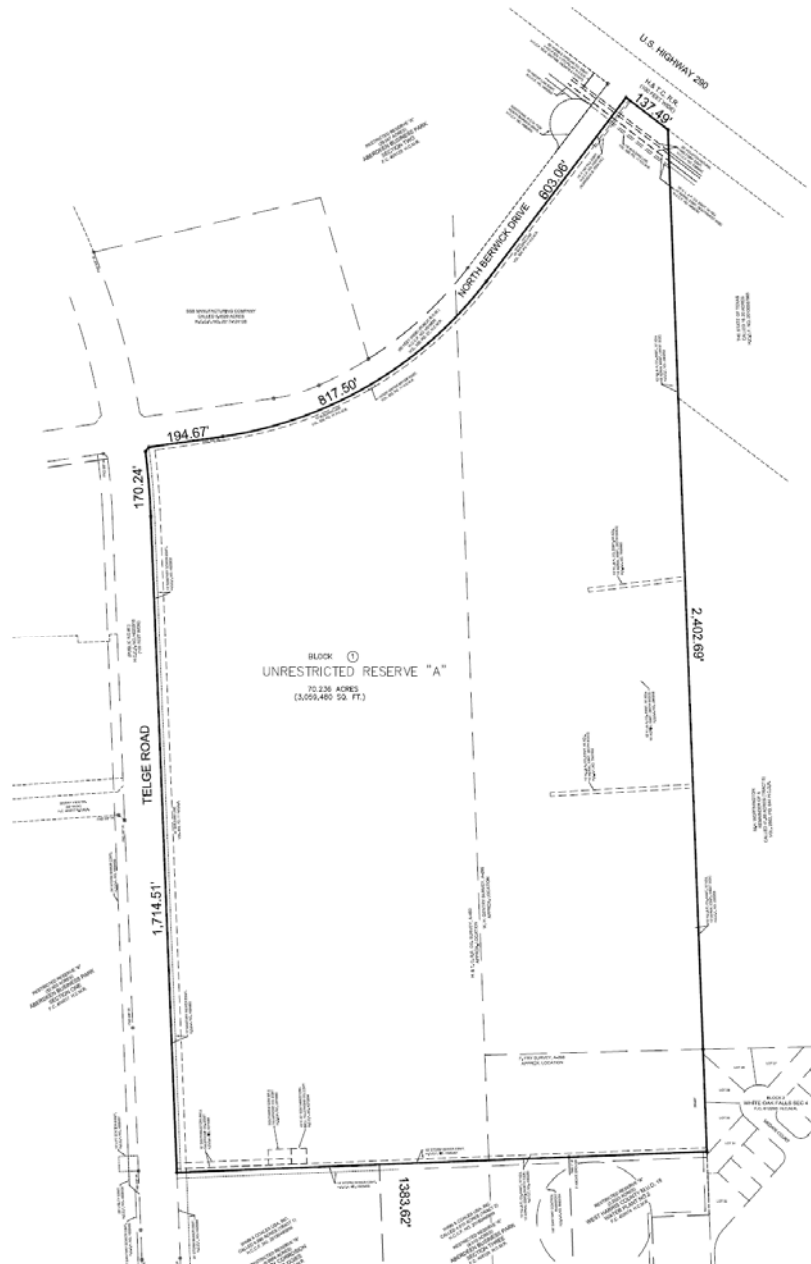
ITEM: 113

Planning and Development Department

Meeting Date: 02/15/2018

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Applicant: Terra Surveying Company, Inc.



D – Variances

Subdivision

Houston Planning Commission

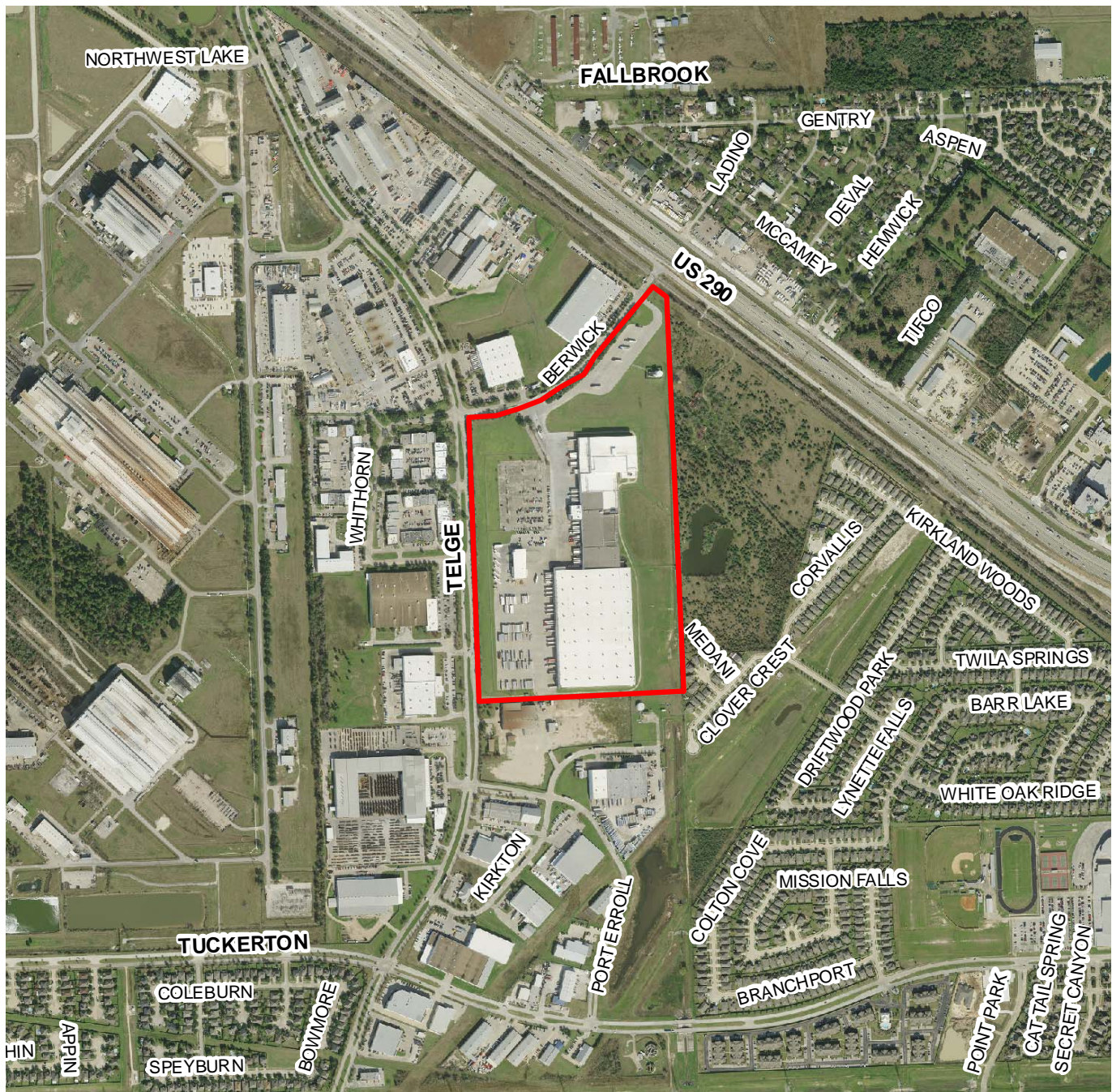
ITEM: 113

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Randalls Distribution Center replat no 1

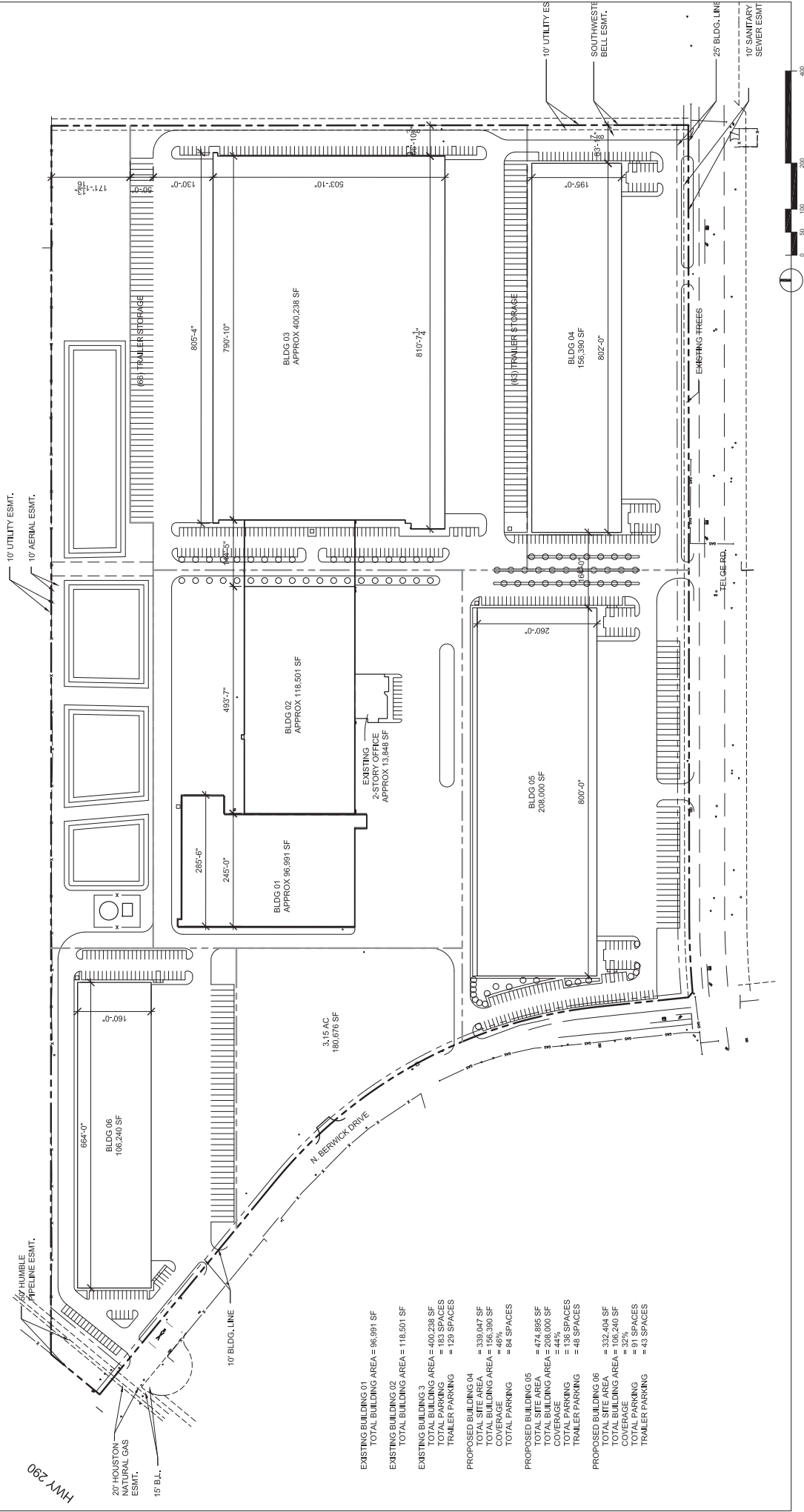
Applicant: Terra Surveying Company, Inc.



D – Variances

Aerial

SITE PLAN - OPTION 03 B (REVISED)



CHI RANDALLS
a project for
CROW HOLDINGS INDUSTRIAL

HOUSTON

27 DECEMBER 2017

TEXAS

171156

power
architect
structure



Application Number: 2018-0189

Plat Name: Randalls Distribution Center replat no 1

Applicant: Terra Surveying Company, Inc.

Date Submitted: 02/02/2018

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

Specific Variance is being sought and extent of variance:

To exceed the maximum internal / local street intersection spacing by allowing a distance of 3008' along the eastern property line and the entire length of the project.

Chapter 42 Section: Section 42-128. Intersections of local streets.

Chapter 42 Reference:

(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 intersect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

(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;

Crow Holdings Industrial has contracted to purchase the Randall's Distribution Center located near US 290 and Telge Road. The property consists of approximately 70 acres and was platted in 1983. Because of block length issues and the fact that the surrounding properties were undeveloped at the time, a note was placed on the plat restricting the development of the property to a single industrial user until and unless a replat is filed to allow for the review of the adequacy of the public street circulation system in the area. The property remains in one ownership 35 years later, contains over 600,000 square feet of buildings and the majority of the surrounding property has been developed. It is the intent of Crow Holdings Industrial to leave the existing buildings intact with minor modifications, add more buildings containing an additional 475,000 square feet (with adequate off-street parking and drainage) which will result in a total building area of more than one million square feet. A preliminary site plan is attached for your review. Crow Holdings Industrial would like the option to parcel off the property and potentially sell those tracts in the future, relying on the existing adjacent public streets and the internal driveway system. Consequently, we are submitting a replat of the entire property as originally platted, amending the Restricted Reserve to an Unrestricted Reserve and deleting the note with the single ownership restriction. Many things have occurred since the development of this site which have a bearing on the public street circulation system. The primary issues are outlined below in no particular order. • Tuckerton Road, a four-lane divided east/west major thoroughfare has been constructed south of the site connecting Telge Road with Huffmeister Road to the east. • The property to the south has completely developed into industrial uses with its own internal public street system, one of which is Kirkton Drive, which connects to the Clover Crest Drive cut-de-sac (right-of-way only, not constructed) within the White Oak Falls Subdivision to the east. White Oak Falls is a single-family residential community. • The acreage tract to the east of the Randall's Distribution Center remains undeveloped but has been subdivided by the purchase of approximately 13 acres along the US 290 frontage by TxDot for detention purposes (not constructed at this time. It is not known what arrangements were made to accommodate access to the undeveloped parcel but a stub street (Whitlock Drive) was required and provided when White Oak Falls, Section 3 was platted. If this is the only access to the undeveloped parcel, it almost ensures that the ultimate use of the property will be single-family residential. • Much of the property along the eastern boundary of the subject tract is being utilized for private drainage detention purposes. Improvements/expansion to these existing facilities are likely when the additional buildings are constructed. We have coordinated this project with Harris County and they are supportive of our request to allow for the excessive block length and to not connect the industrial uses with the single-family developments to the east. We believe the above factors are sufficient to support such a request.

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

The existing buildings on the property, as well as, the on-site detention and established surrounding land uses. These circumstances have occurred over the past 35 years consistent with development patterns in the area and are not the result of a hardship created by the applicant.

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

Area traffic circulation is well established and coupled with the turn lane and driveway improvements proposed by the applicant, the intent of the regulations will be 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 be beneficial to the to the public health. safety and welfare by maintaining a separation of land uses (Single-family and Industrial) and not inviting the potential for industrial traffic within a residential neighborhood.

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

The existing development both on the site and surrounding the site, as well as, other physical characteristics described above, are the supporting circumstances for this request.

Houston Planning Commission

ITEM: 114

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Rose Street Grove

Applicant: Total Surveyors, Inc.



D – Variances

Site Location

Subdivision

Houston Planning Commission

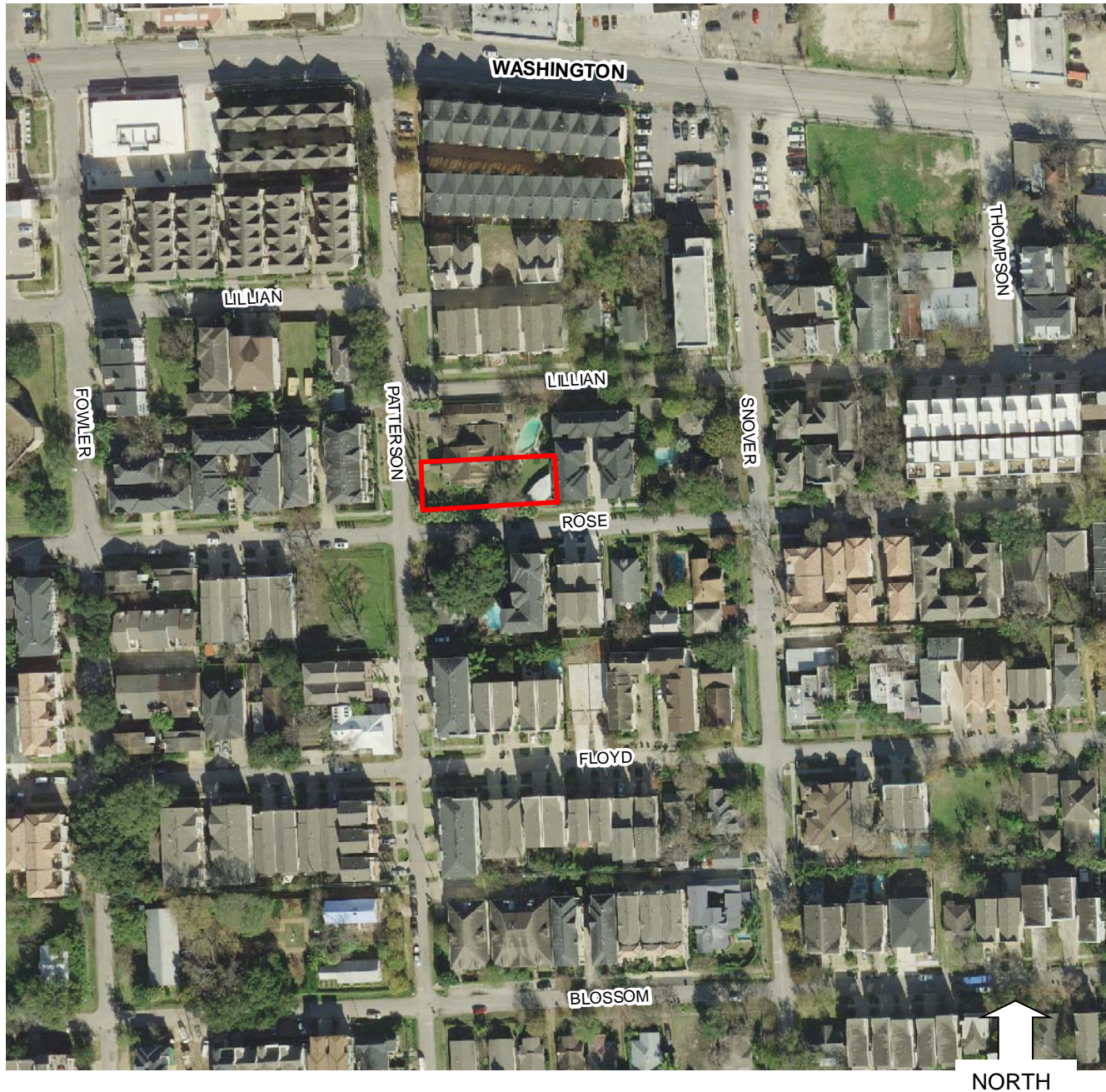
ITEM: 114

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Rose Street Grove

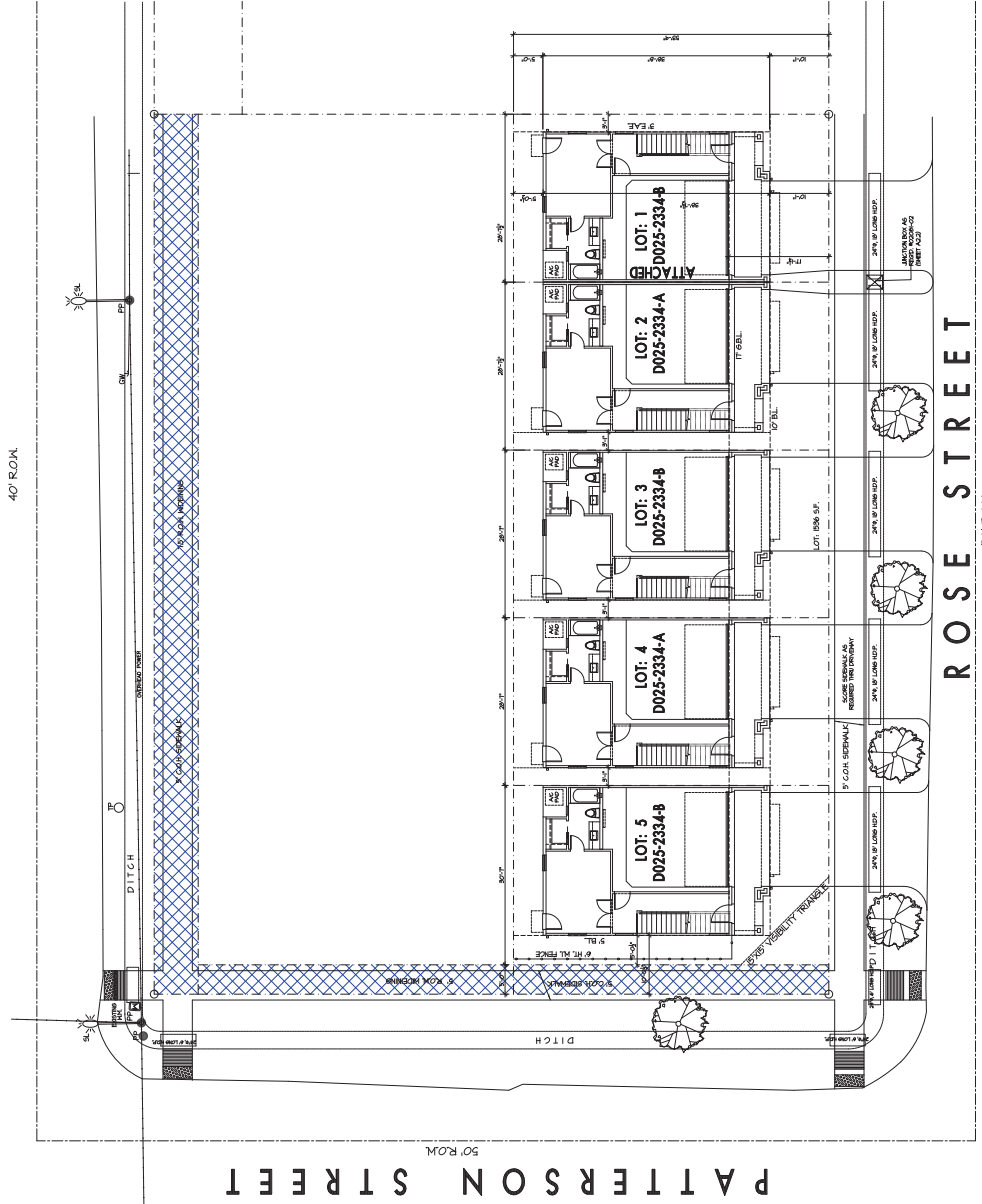
Applicant: Total Surveyors, Inc.



D – Variances

Aerial

40' R.O.W.



ROSE STREET

50' ROW



SITE PLAN

SCALE: 1" = 10'-0"

LOT SIZE: - 17,250 S.F. AT 27/ACRE = 10 UNITS MAX.

A2.1
2 of 12

VICINITY MAP



ABBREVIATIONS

A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
C.O.	CORNER
D.O.	DOWN SPOUT
E.A.E.	EASEMENT ACCESS EASEMENT
E.S.M.T.	EASEMENT
F.F.	FINISHED FLOOR HEIGHT
F.H.	FIRE HYDRANT
G.D.S.M.	GRADE DRAINAGE LINE
G.D.S.M.	GARAGE DOOR SET BACK
H.D.P.	HIGH DENSITY POLYETHYLENE
L.P.	LIGHT POLE
M.H.	MAN HOLE
P.L.	PROPERTY LINE
P.L.	PLUMBING LINE
R.O.H.	RIGHT OF WAY
S.F.	SQUARE FEET
S.L.	STREET LIGHT
S.P.	SLOPE
SLP	TELEPHONE PEDestal
T.R.	TRAFFIC SIGN
U.E.	UTILITY EASEMENT

REF. CIVIL DRAWINGS BY OTHERS

[illegible]

SYMBOLS

EXISTING TREE
NEW TREE AS REQUIRED
LIVE OAK 1" CALIPER

WOOD RINCE
WICKER-IRON FENCE

TYPE" INLET
FIRE HYDRANT
POWER POLE

POWER LINE
GAS METER
WATER METER
ELECTRIC METER
METER BACK W/ SCREEN

DISCUSS NOW
DISCUSS TO FENCE

3' EMERGENCY ACCESS ESSENTIAL

A MINIMUM 32" CLEAR PATH OF EGRESS TO A PUBLIC RIGHT OF WAY IS REQUIRED. IF YOU ARE HANDING 3 FT. FROM THE PROPERTY LINE, BE MINDFUL ABOUT INSTALLING FENCES, OVERGROWS, GAS METERS, CLEANOUTS, ETC. WHICH COULD CUT INTO THE 3 FT. AND GET BELOW 32". AT THIS TIME, THERE IS NO EXCEPTION FOR PROJECTIONS INTO THE CLEAR 32" WIDTH OF PASSAGE BETWEEN THE GROUND AND 8" HIGH.

SITE LEGEND

	PROPERTY LINE
	STRUCTURE OR BUILDING LINE
	PREVIOUS DRIVEWAY
	DRAINAGE LINE EXCESSIVE IN FC
	DRAINAGE LINE EXCESSIVE IN PC
	PERFORATED EXCESSIVE IN PC
	WATER LINE
	DYAL SWEE DECECTION
	POSSIBLE FATHEN
	SEE NOTE
	NONPOROUS PAVEMENT
	(IMPERVIOUS PATERN)
	E LAE
	DO NOT REMOVE THIS SIGN UNTIL THE PROJECT IS COMPLETED.

SITE PROFILE





Application Number: 2018-0271

Plat Name: Rose Street Grove

Applicant: Total Surveyors, Inc.

Date Submitted: 02/05/2018

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

Specific Variance is being sought and extent of variance:

Allow a 5' building line along Patterson Street, instead of the required 10' building line.

Chapter 42 Section: 42-156(b)

Chapter 42 Reference:

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

Statement of Facts

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

This proposed site is located at the northeast corner of the intersection of Rose Street with Patterson Street, south of Washington Avenue. The site is currently developed with a single family residence, built in 1930, renovated and enlarged in 1985. The future development to be known as, Rose Street Grove is proposed as a newly constructed 5 lot residential project. This development will be comprised of 5 – 3 story residencies, fronting on Rose Street, with no vehicular access being taken from Patterson Street. Patterson is currently a 50' wide public right-of-way and is designated as Minor Collector Street with a proposed width of 60'. Patterson Street dead ends into Dickson Street to the south and the Minor Collector designation does not continue on to Dickson Street. Patterson Street is located within the Street Width Exception Area and the stretch from Interstate 10 to Washington Avenue is an exception to the Street Width Exception Area. This site is south of Washington and is not an exception, but in 2013, Patterson Street south of Washington Avenue was added to the Major Thoroughfare and Freeway Plan, as a minor collector, with an ultimate width of 60'. The area along Patterson Street, south of Washington, has been heavily re-developed with higher density residential units. To date, none of the previous replatted properties along Patterson have dedicated the now required 5' of right-of-way. The fact that Patterson Street will never achieve a full 60' width and in-turn the building lines along Patterson for the most part have been developed at 10' from the existing 50' right-of-way. This project is proposing to dedicate the required 5' of right-of-way and in-turn ask for a 5' building line along Patterson Street. The proposed 5' building line will match the existing building lines of the previous developments surrounding the site. The distance from the edge of pavement to the current right-of-way line is between 15.7' – 16.2' and after the 5' of dedication there will be 20.7' – 21.2' of distance. With a proposed 5' building line, the houses will sit approximately 25.7' – 26.2' from the travel lanes of Patterson Street. The proposed separation distances are appropriate for the area and are not out line with the surrounding development pattern. The existing and proposed distances provide for plenty of space for the existing roadside ditch and proposed sidewalk and land scape improvements slated for the pedestrian realm along Patterson Street. There will be no vehicular access allowed along Patterson Street. The front doors of all units will front on a public right-of-way and there will be a wrought iron fence placed along the Patterson right-of-way. Improvements combined with the right-of-way dedication will be made to enhance the pedestrian realm within the Patterson Street right-of-way. The amount of land previously developed with a 50' right-of-way and the 10' building lines combine to create an undue hardship by depriving the applicant of the reasonable use of the land. A previous variance of this nature was granted in late 2013 for a plat located at the southwest intersection of Maxie Street with Patterson Street, called Enclave at West End. By granting the variance and allowing the proposed tract of land to utilize a 5' building line along Patterson Street will allow the City to receive the 5' right-of-way dedication as well as, maintain the existing development pattern in terms of building lines and separation distances along the right-of-way.

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

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

The circumstances which support granting this variance are in no way create or imposed by the applicant. Along our stretch of Patterson, south of Washington, there have been over 13 replats utilizing a 50' right-of-way with either 5' or 10' building lines. As a result, our development will match the current development pattern along Patterson Street and will keep in harmony with the surrounding homes. The circumstances supporting the granting of the variance are previous replats and the development patterns surrounding this development

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

The intent and general purposes of Chapter 42 will be preserved and maintained. The performance standards for building lines in the City of Houston are intended to, foster a design framework applicable to the City and to assure that pedestrian use of sidewalks is not impeded by vehicles blocking the sidewalks. Both performance standards are satisfied by the proposed improvements to the proposed development. By granting the requested 5' building line, this project will continue to promote the current design framework applicable to the area by matching the existing development patterns along Patterson Street, as well as, provide a pedestrian realm that will have an unimpeded sidewalk with vehicular access denied along Patterson Street.

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

The granting of this variance will maintain the existing development pattern surrounding the site and match the current house setbacks along Patterson Street. Also, the health and welfare of the future homeowners and pedestrians will be improved by creating a pedestrian realm in the Patterson Street right-of-way, with an unimpeded sidewalk, enhanced landscaping, a wrought iron fence and a wider pedestrian realm due to the 5' right-of-way dedication. By granting this variance, it will maintain the public health, safety and welfare, in the neighborhood.

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

The existing conditions, structures and development patterns on and surrounding the property are the justification of the variance. Economic Hardship is not the sole justification of the variance.

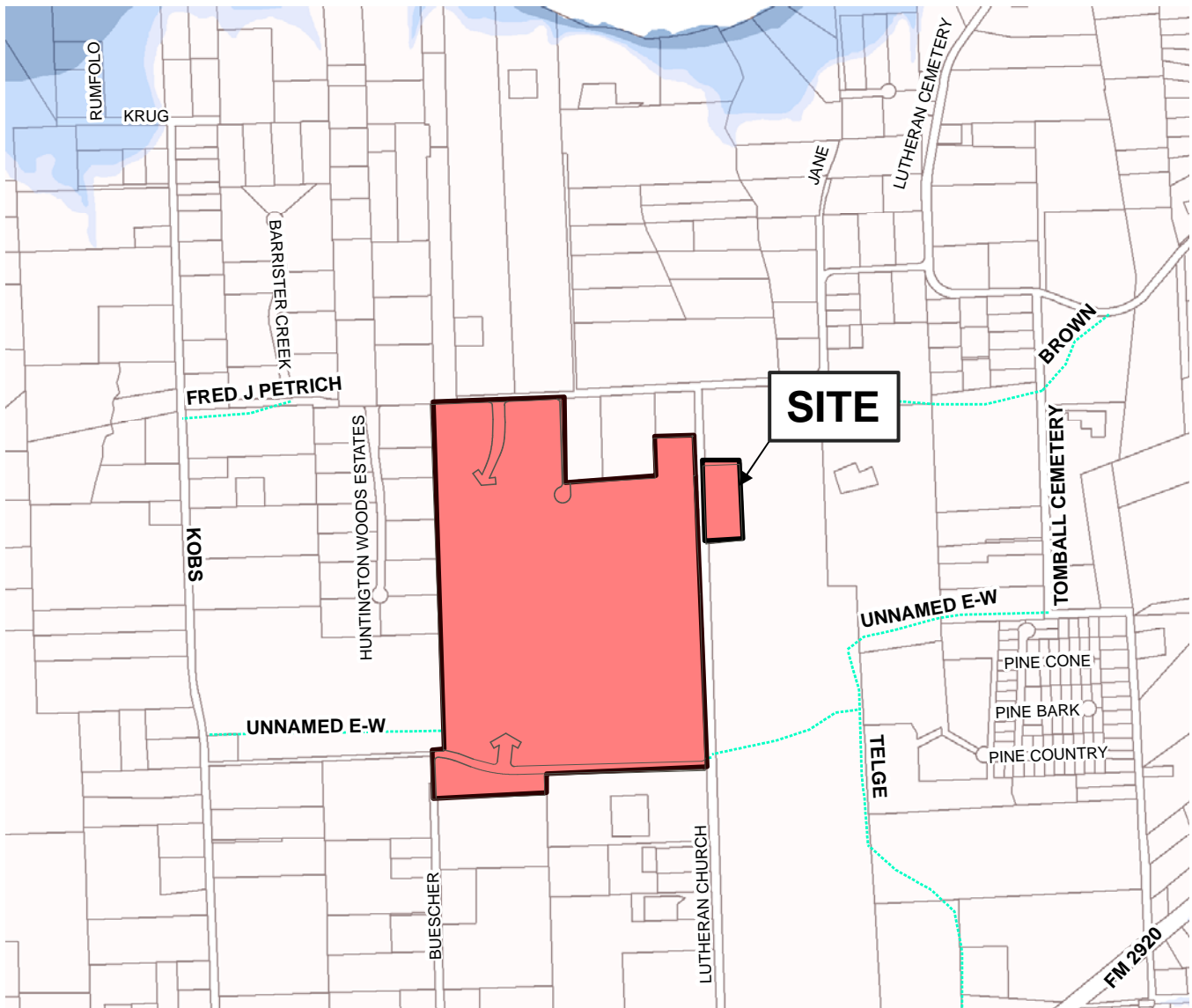
Houston Planning Commission ITEM: 115

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Salem Lutheran Church of Rosehill (DEF2)

Applicant: BGE|Kerry Gilbert & Associates



D – Variances

Site Location

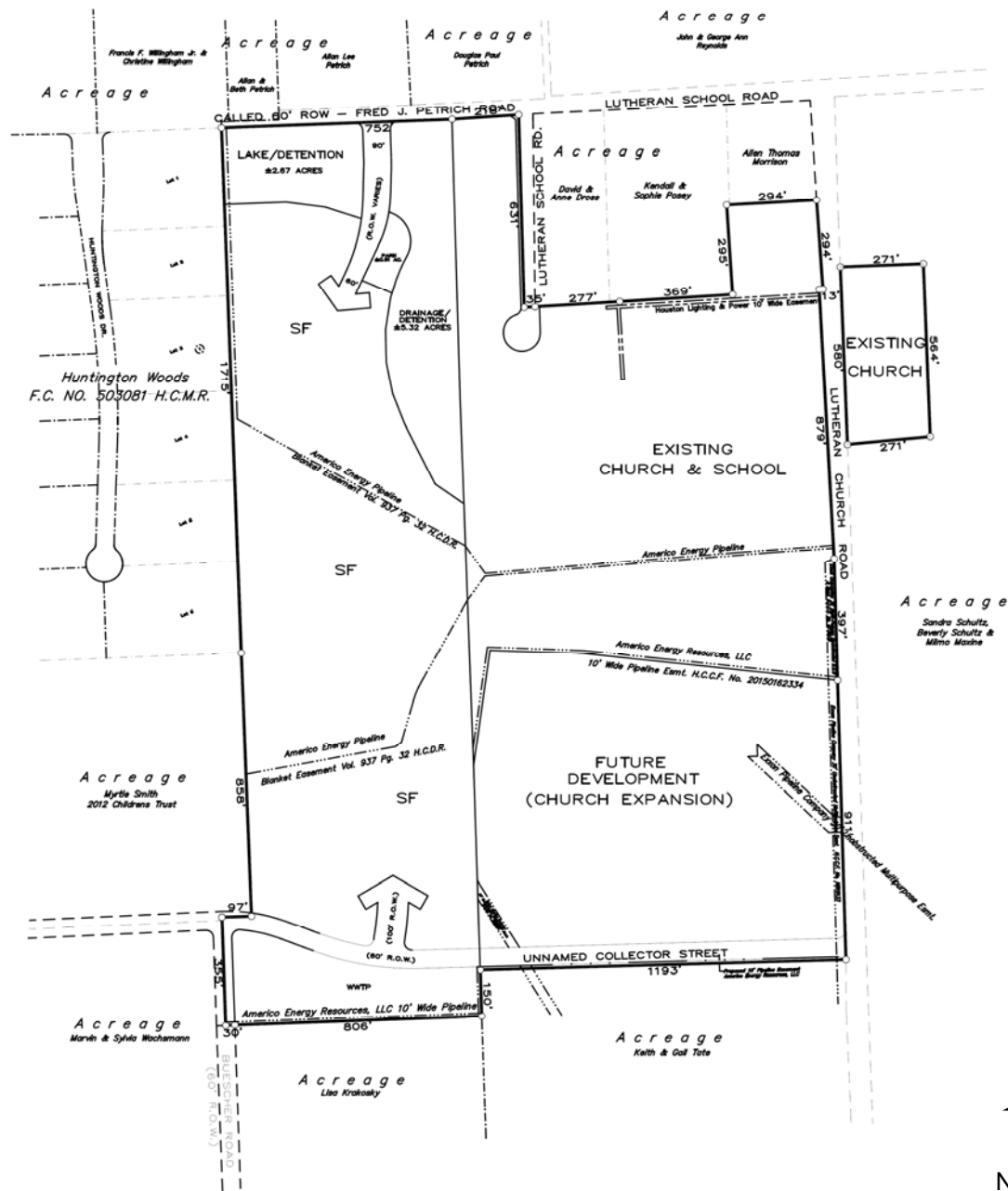
Houston Planning Commission ITEM: 115

Planning and Development Department

Meeting Date: 02/15/2018

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Applicant: BGE|Kerry Gilbert & Associates



D – Variances

Subdivision

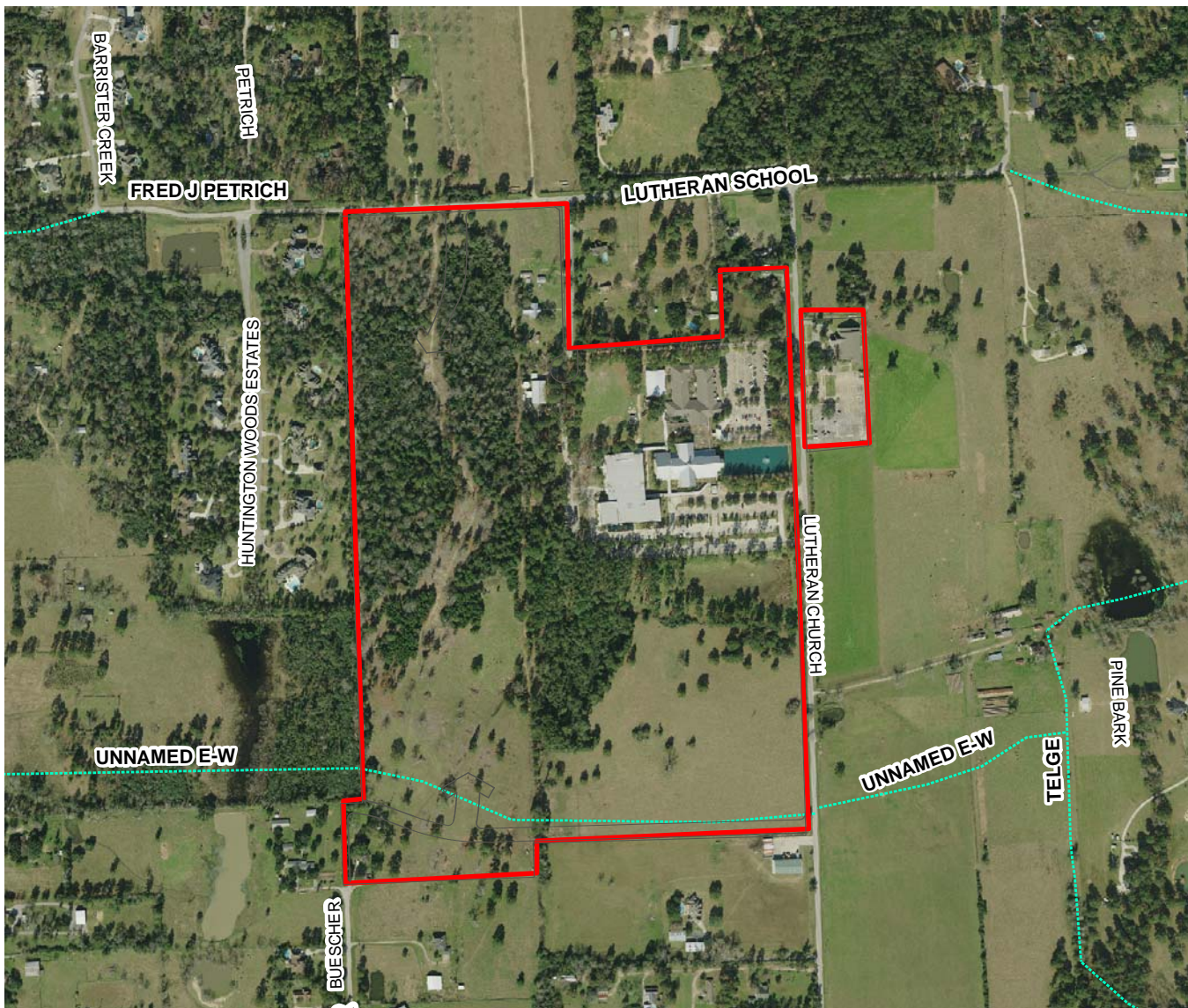
Houston Planning Commission ITEM: 115

Planning and Development Department

Meeting Date: 02/15/2018

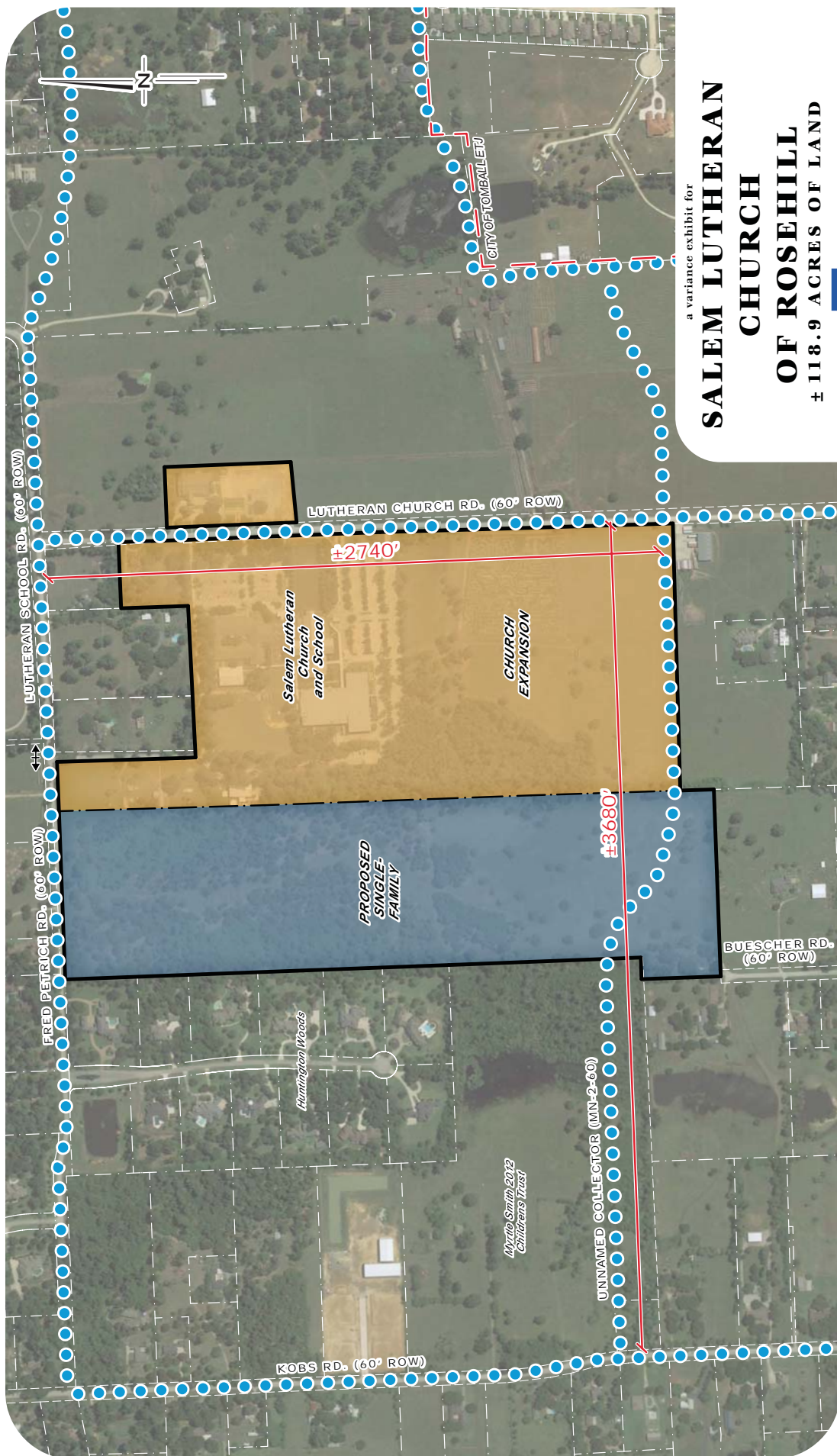
Subdivision Name: Salem Lutheran Church of Rosehill (DEF2)

Applicant: BGE|Kerry Gilbert & Associates



D – Variances

Aerial



a variance exhibit for

**SALEM LUTHERAN
CHURCH**

**OF ROSEHILL
± 118.9 ACRES OF LAND**



KERRY R. GILBERT
& ASSOCIATES

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

Tel: 281-579-0340

JANUARY 10, 2018

KGA 01-489

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

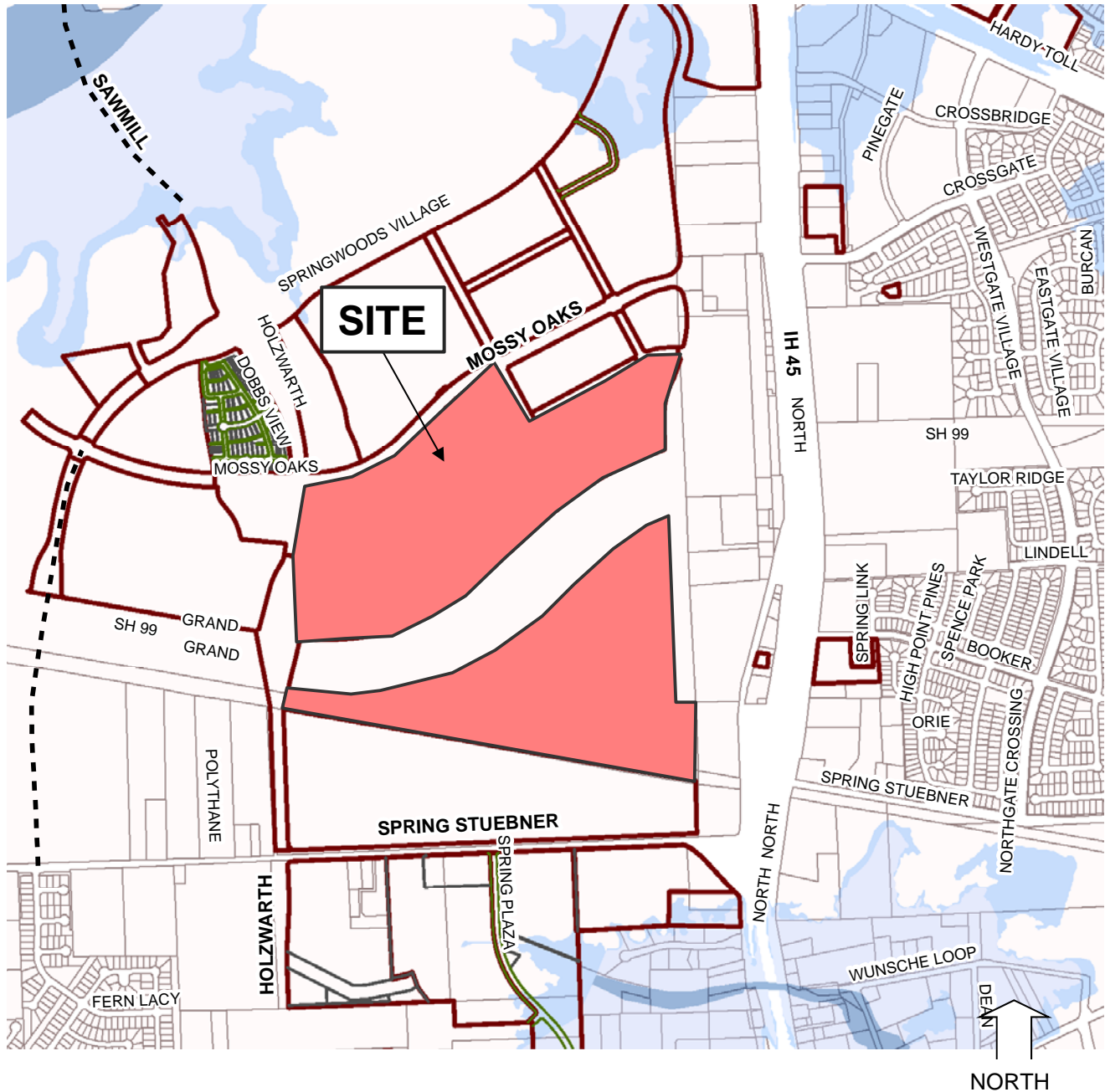
ITEM: 116

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Springwoods Village GP

Applicant: C.L. Davis & Company



D – Variances

Site Location

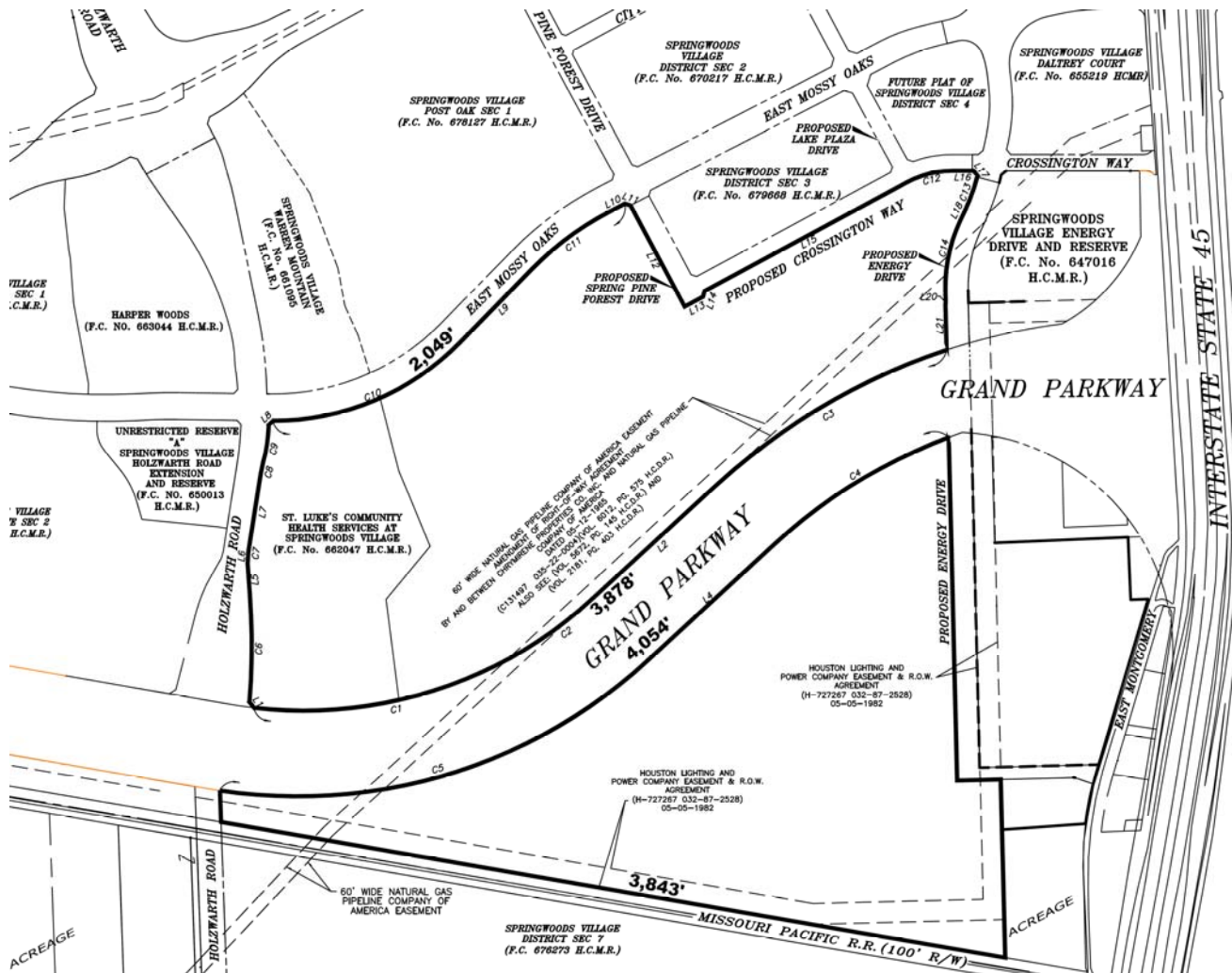
Planning and Development Department

ITEM: 116

Meeting Date: 02/15/2018

Subdivision Name: Springwoods Village GP

Applicant: C.L. Davis & Company



D – Variances

Subdivision

Houston Planning Commission

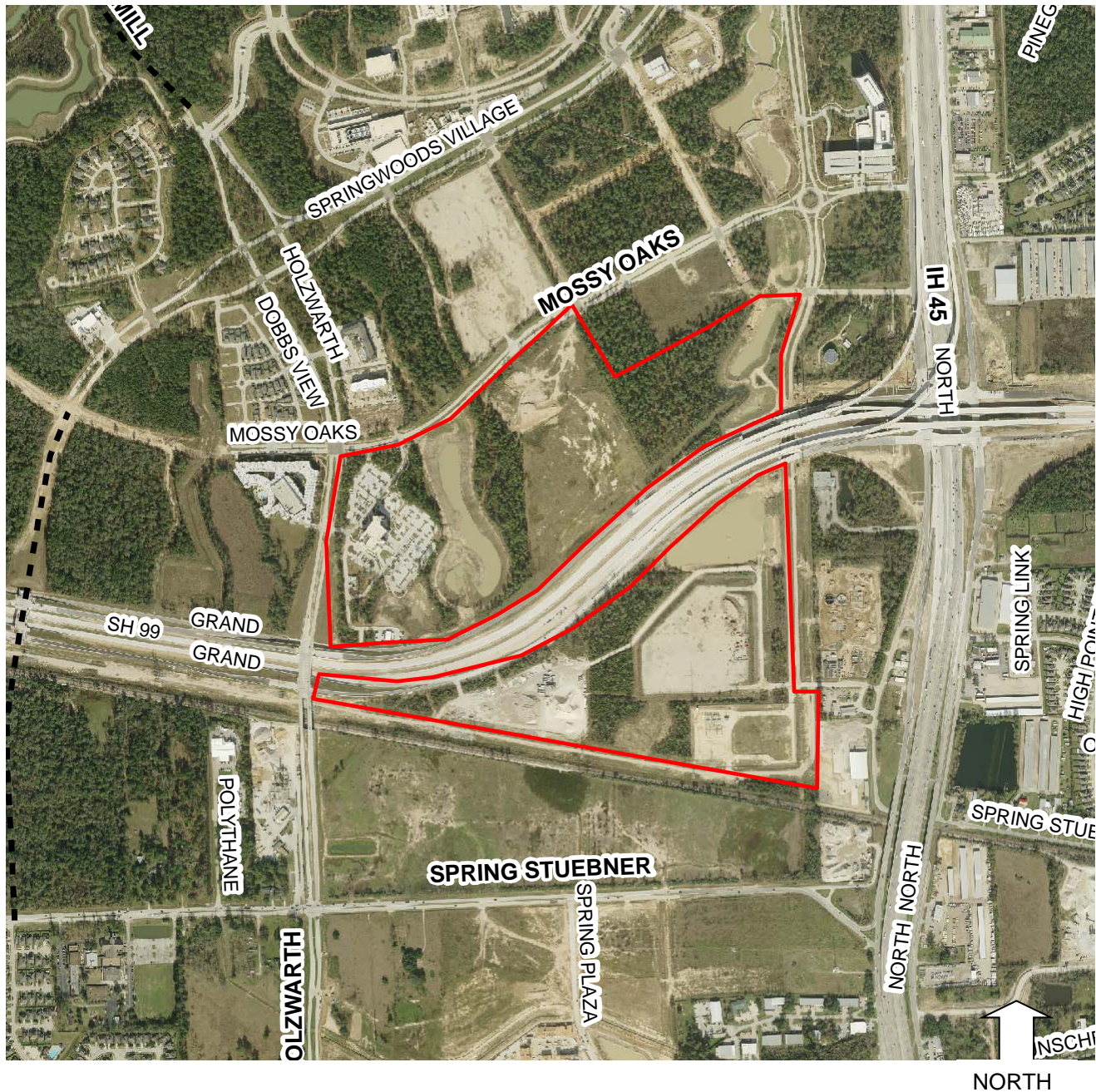
ITEM: 116

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Springwoods Village GP

Applicant: C.L. Davis & Company



D – Variances

Aerial



Application Number: 2018-0198
Plat Name: Springwoods Village GP
Applicant: C.L. Davis & Company
Date Submitted: 02/02/2018

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

Specific Variance is being sought and extent of variance:

(1) To exceed intersection spacing along the south right of way of East Mossy Oaks of approximately 3,700 feet between Holzwarth Road and Energy Drive by not extending Spring Pine Forest Drive to the Grand Parkway. (2) To exceed intersection spacing along the north right of way of the Grand Parkway of approximately 3,879 feet between Holzwarth Road and proposed Energy Drive by not extending Spring Pine Forest Drive. (3) To exceed the intersection spacing along the south right of way of the Grand Parkway of approximately 4,054 feet between Holzwarth Road and proposed Energy Drive. Energy Drive is platted and improved between Springwoods Village Parkway to the north and Crossington Way to the south. Energy Drive is an all-weather road south of Crossington Way and it intersects with East Montgomery Road (AKA West Riley Road).

Chapter 42 Section: 126-130

Chapter 42 Reference:

Intersections of Major Thoroughfares

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;

When headed south on Interstate Highway 45 there is an on- ramp for the Grand Parkway. When going west on the Grand Parkway its service road is elevated over Interstate Highway 45. The Grand Parkway is also elevated over Interstate Highway 45 heading west towards Holzwarth Road. Also Interstate Highway 45 Service Road on-ramp is elevated to allow access to the Grand Parkway service road. The Grand Parkway does not have a service road or access road in the location where Spring Pine Forest Drive is proposed to intersect. It is not feasible for an at grade intersection of Spring Pine Forest Drive at its proposed location. There is also an existing pipeline that discourages this connection. This would be a right turn in or right turnout only and does not improve circulation. There is an interchange for the on-ramp from Interstate Highway 45 and the Grand Parkway on-off ramp to Holzwarth Road in this location. South of the Grand Parkway is an existing detention pond, CenterPoint Energy/ Houston Lighting & Power Right of Way and Missouri Pacific Rail Road. It is not practical nor feasible and would prove to be a hardship to provide a street south of the Grand Parkway between Holzwarth Road and proposed Energy Drive.

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

There is no at grade access to the Grand Parkway in this location. Due to physical conditions along Interstate Highway 45, and communication equipment, it was not feasible to plan or construct an at grade access in this location. When the on-off ramp of both freeways (Grand Parkway and Service Road) get to grade there is an interchange. There is not enough sight distance for the driver to identify that the only way to exit the Grand Parkway is to go above grade to Holzwarth Road. The Grand Parkway is elevated in this location of proposed Spring Pine Forest Drive and there are multiple on-off ramps in this location. If the driver remained at grade they would be forced to remain on the Grand Parkway. This is west bound traffic only and won't improve circulation. South of the Grand Parkway is an existing detention pond, CenterPoint Energy/ Houston Lighting & Power Right of way and Missouri Pacific Rail Road.

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

The future extension of Energy Drive will provide additional north-south circulation along with existing Interstate Highway 45. Major thoroughfares and major collectors provide circulation such as Springwoods Village Parkway, Holzwarth Road, East Mossy Oaks Road, and Energy Drive ensures the intent and general purpose of this chapter will be preserved and maintained. To maintain the necessary height clearance of Interstate Highway 45 the Grand Parkway is elevated; therefore Energy Drive could not intersect. Currently there is an easement providing a connection from Energy Drive to East Montgomery Road/ (AKA West Riley Fuzzel Road). Ultimately this easement will be dedicated as public right-of-way. At this intersection vehicular traffic can travel north and south to Interstate Highway 45.

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

Energy Drive is improved between Springwoods Village Parkway and Crossington Way. It is an all-weather roadway with utilities beyond that point providing access to our Waste Water Treatment Plant and East Montgomery Road/ (AKA West Riley Fuzzel Road). At this intersection vehicular traffic can travel north and south to Interstate Highway 45.

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

There are multiple streets constructed in Springwoods Village Master Planned Community where the types of development has to remain compatible with our Community. We have demonstrated that we can construct streets and have them accepted by Harris County Infrastructure Department. It would be a hardship to extend Spring Pine Forest Drive because the Grand Parkway is elevated at this location. Also there are off- ramps and interchanges in this location.

Houston Planning Commission

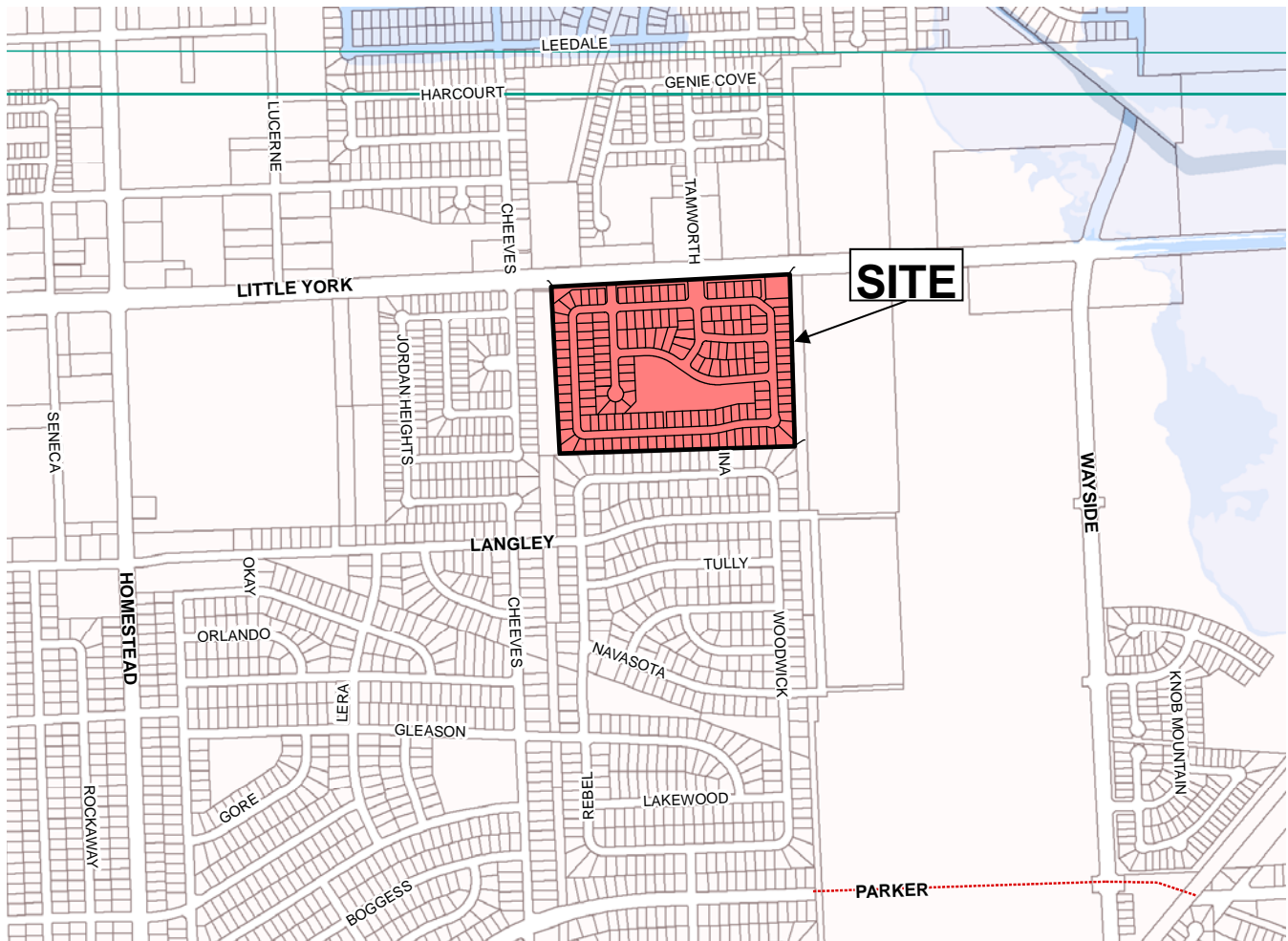
ITEM: 117

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Towne Park Development (DEF2)

Applicant: Survey 1, Inc.



D –Variances

Site Location

Houston Planning Commission

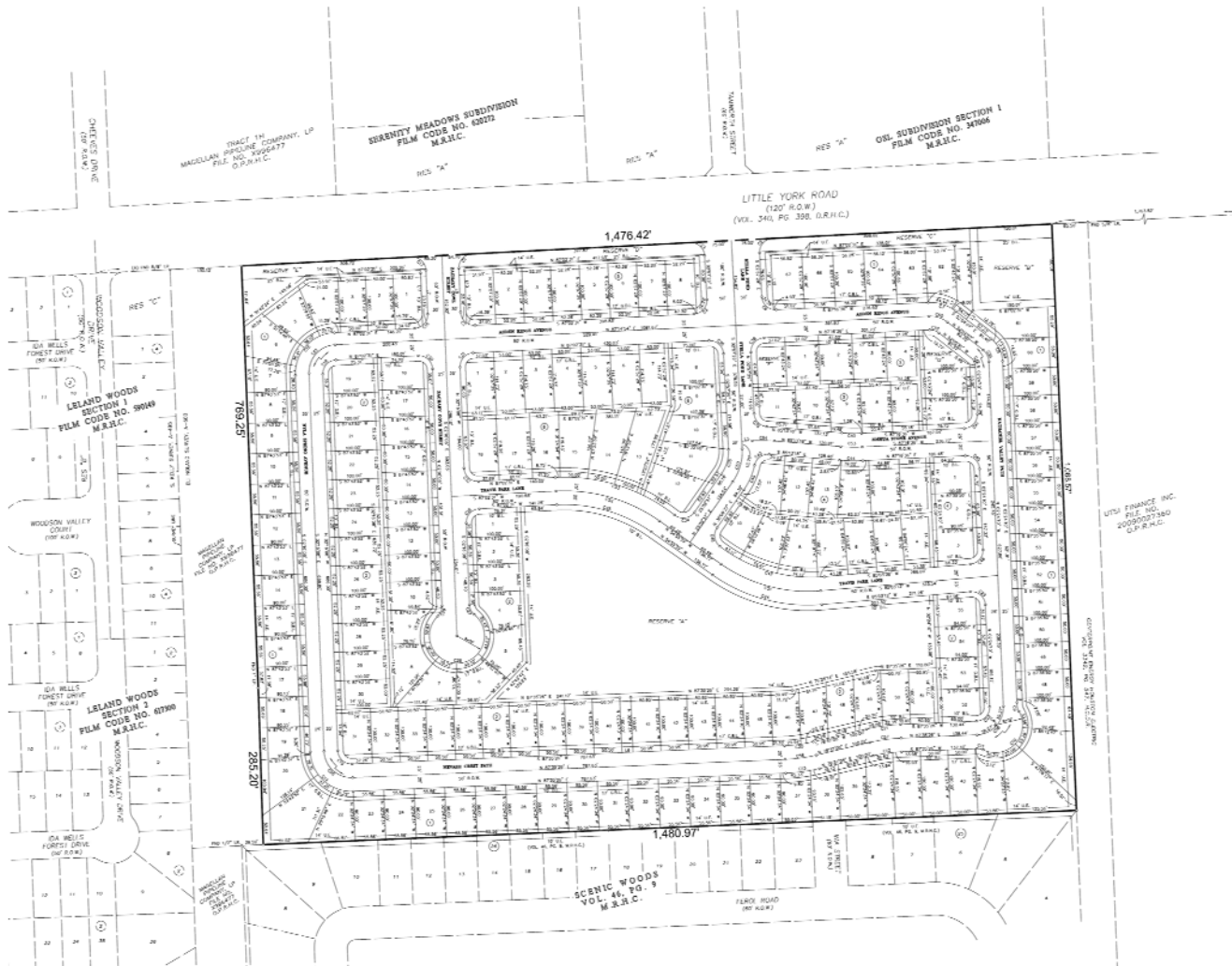
ITEM: 117

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Towne Park Development (DEF2)

Applicant: Survey 1, Inc.



D – Variances

Subdivision

Houston Planning Commission

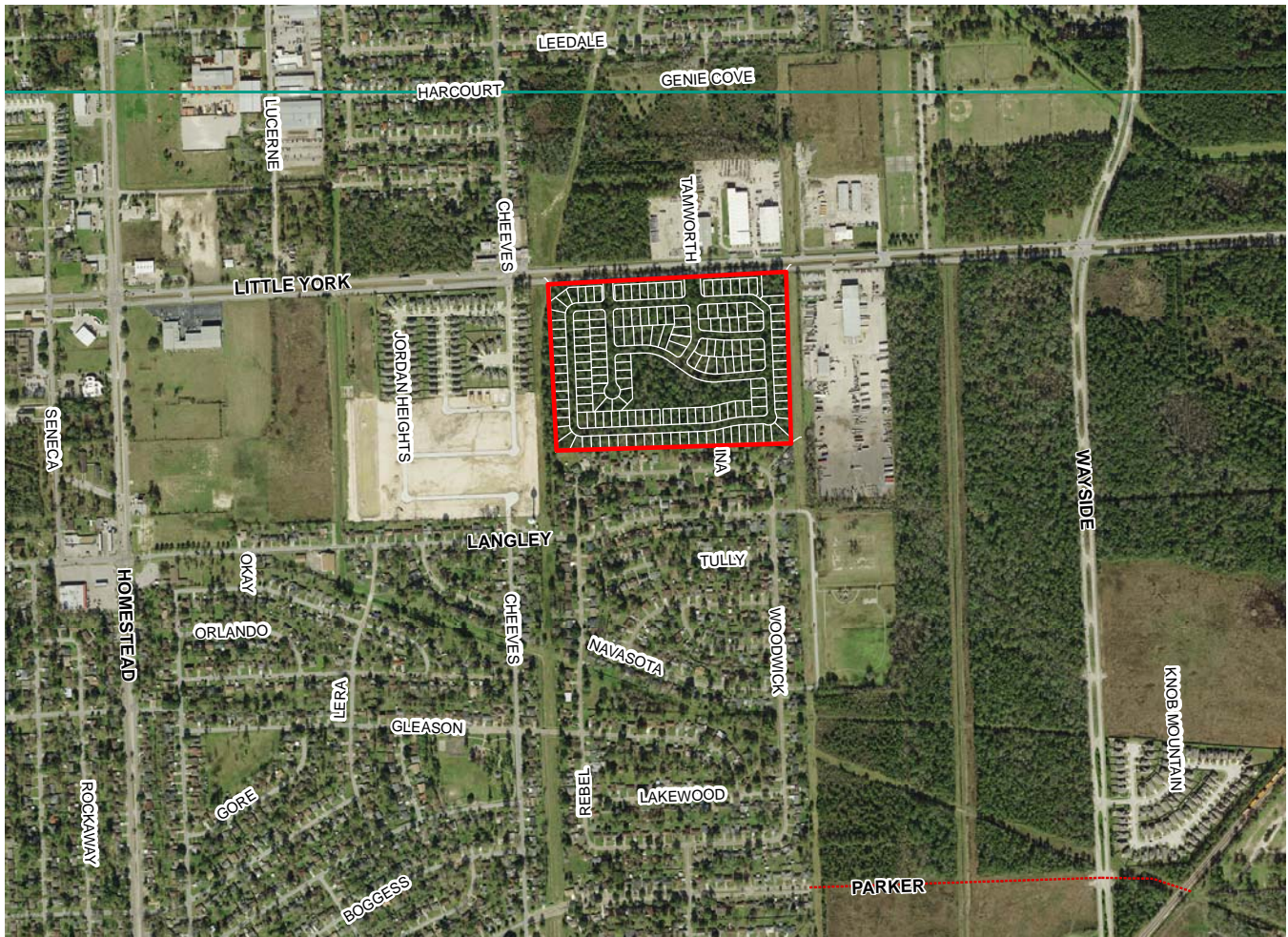
ITEM: 117

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Towne Park Development (DEF2)

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 north 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

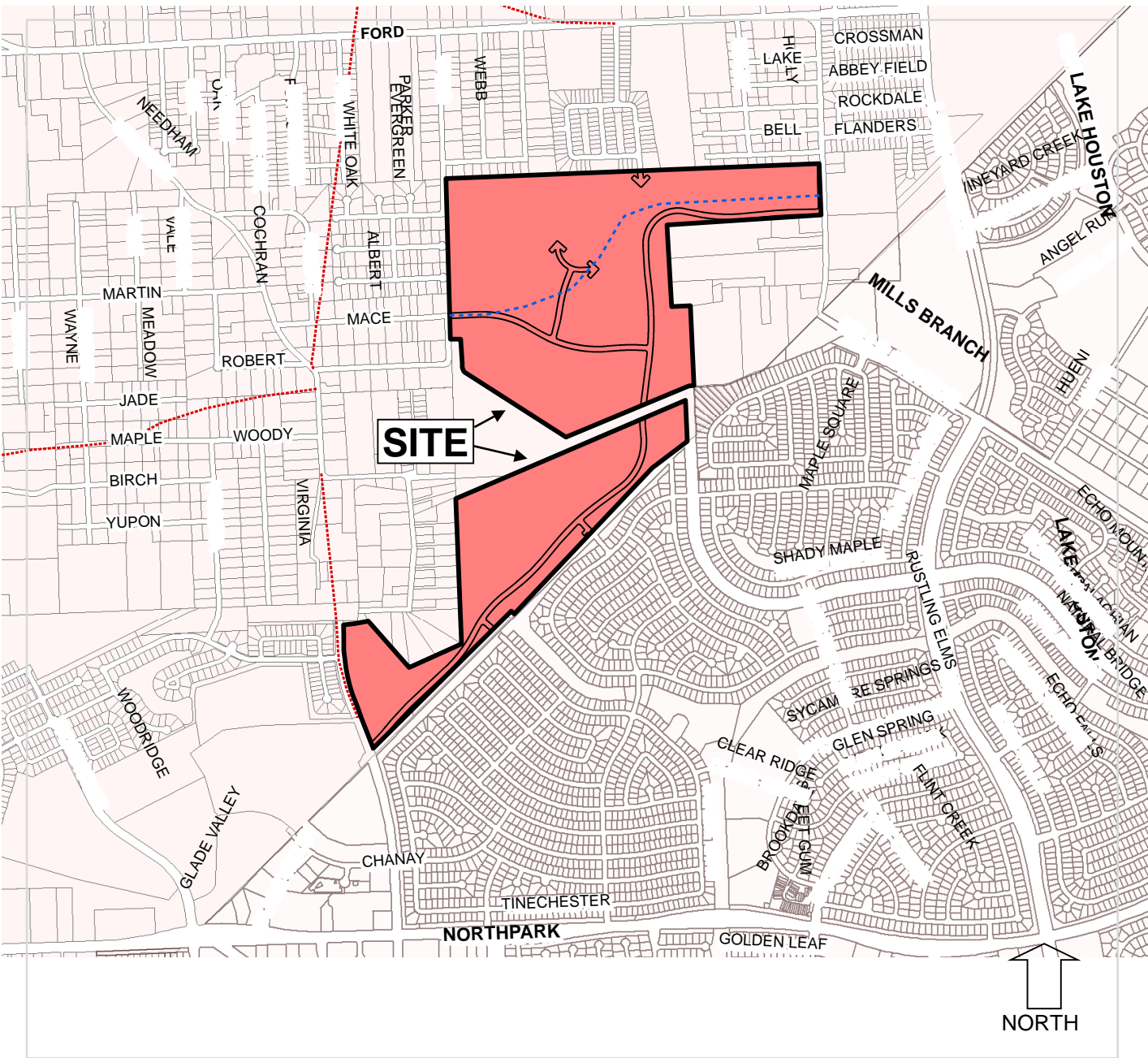
ITEM: 118

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Woodridge Village GP

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Site Location

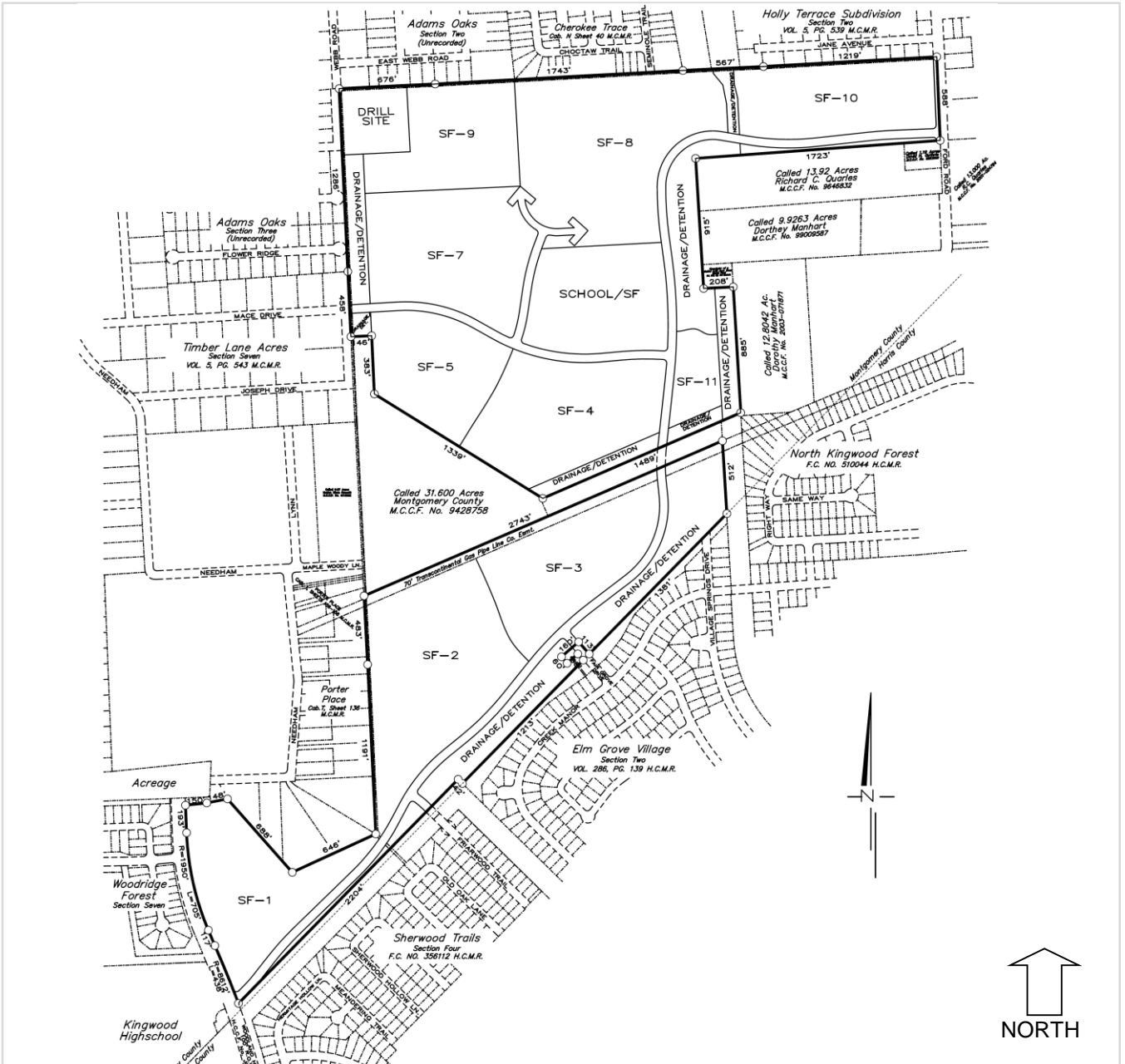
Houston Planning Commission ITEM: 118

Planning and Development Department

Meeting Date: 02/15/2018

Subdivision Name: Woodridge Village GP

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Houston Planning Commission ITEM: 118

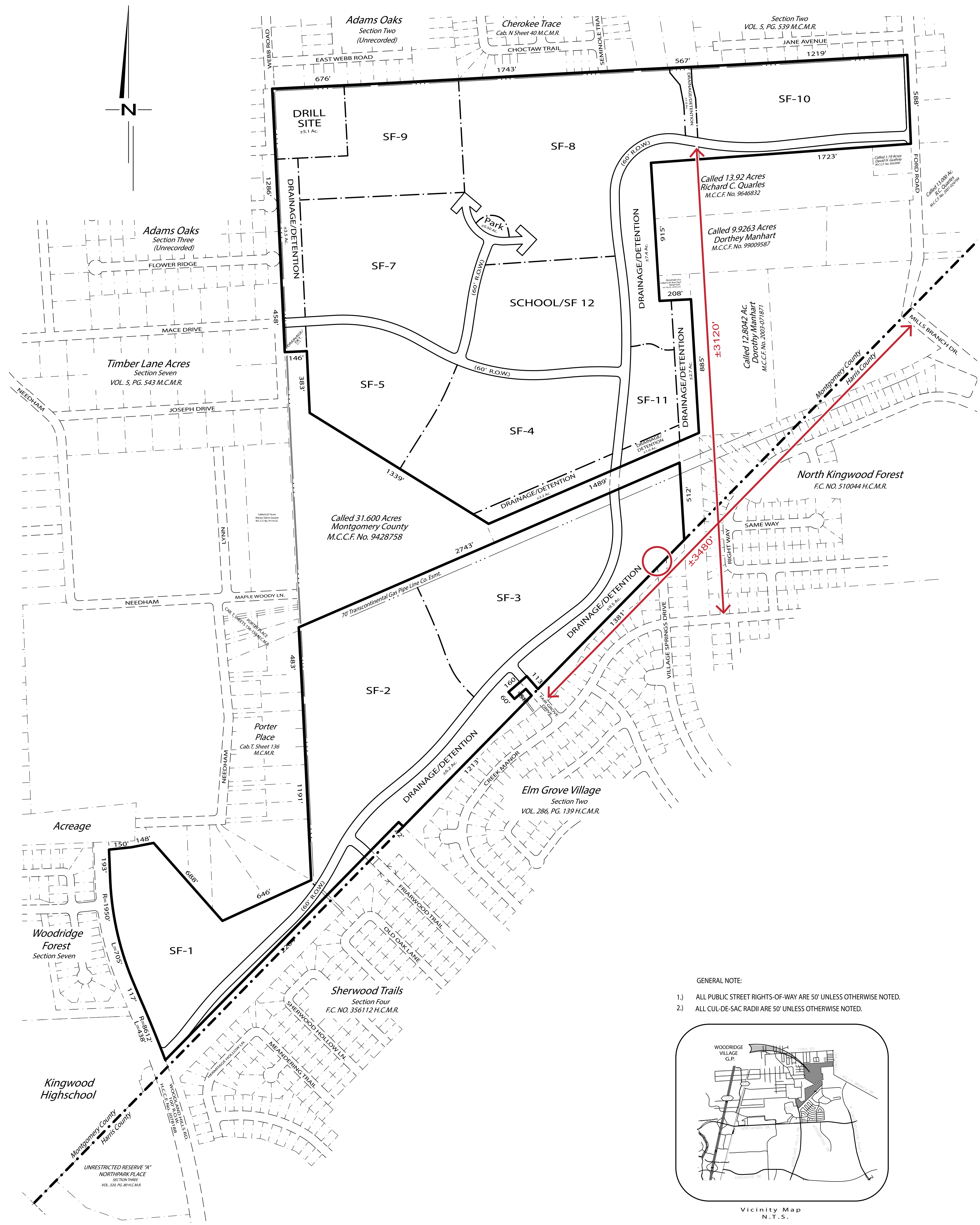
Planning and Development Department

Meeting Date: 02/15/2018

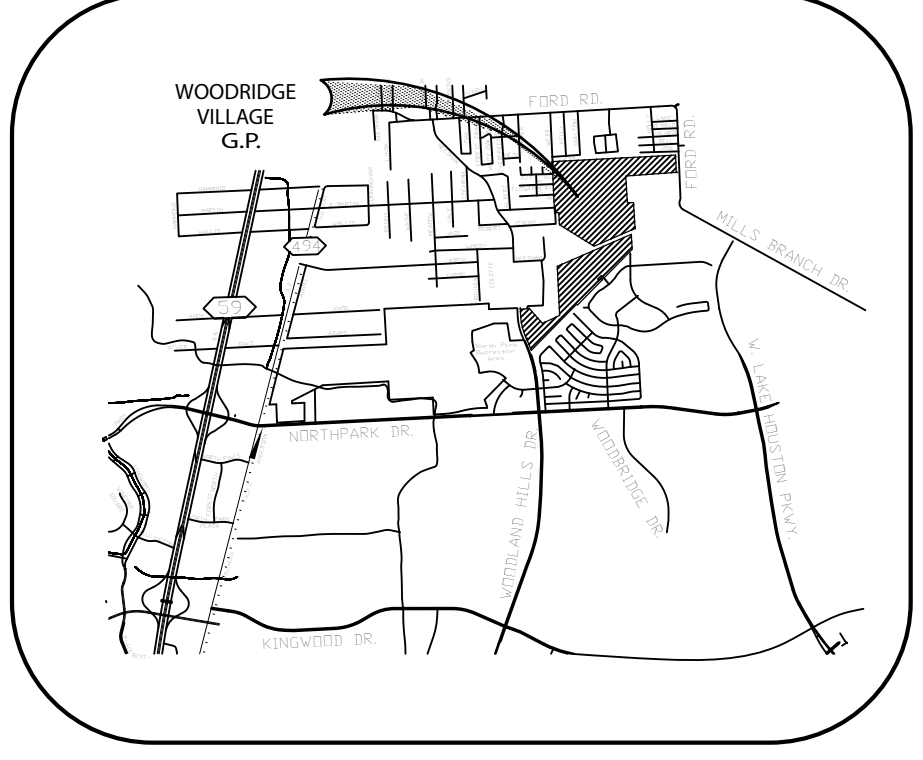
Subdivision Name: Woodridge Village GP

Applicant: BGE|Kerry R. Gilbert Associates





- GENERAL NOTE:
- 1.) ALL PUBLIC STREET RIGHTS-OF-WAY ARE 50' UNLESS OTHERWISE NOTED.
 - 2.) ALL CUL-DE-SAC RADII ARE 50' UNLESS OTHERWISE NOTED.



Vicinity Map
N.T.S.

a variance exhibit for

WOODBIDGE

± 268.0 ACRES OF LAND

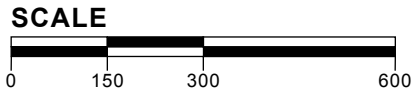
prepared for

PERRY HOMES



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

Tel: 281-579-0340



February 02, 2018
KGA #06105E

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Application Number: 2018-0198
Plat Name: Springwoods Village GP
Applicant: C.L. Davis & Company
Date Submitted: 02/02/2018

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

Specific Variance is being sought and extent of variance:

(1) To exceed intersection spacing along the south right of way of East Mossy Oaks of approximately 3,700 feet between Holzwarth Road and Energy Drive by not extending Spring Pine Forest Drive to the Grand Parkway. (2) To exceed intersection spacing along the north right of way of the Grand Parkway of approximately 3,879 feet between Holzwarth Road and proposed Energy Drive by not extending Spring Pine Forest Drive. (3) To exceed the intersection spacing along the south right of way of the Grand Parkway of approximately 4,054 feet between Holzwarth Road and proposed Energy Drive. Energy Drive is platted and improved between Springwoods Village Parkway to the north and Crossington Way to the south. Energy Drive is an all-weather road south of Crossington Way and it intersects with East Montgomery Road (AKA West Riley Road).

Chapter 42 Section: 126-130

Chapter 42 Reference:

Intersections of Major Thoroughfares

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;

When headed south on Interstate Highway 45 there is an on- ramp for the Grand Parkway. When going west on the Grand Parkway its service road is elevated over Interstate Highway 45. The Grand Parkway is also elevated over Interstate Highway 45 heading west towards Holzwarth Road. Also Interstate Highway 45 Service Road on-ramp is elevated to allow access to the Grand Parkway service road. The Grand Parkway does not have a service road or access road in the location where Spring Pine Forest Drive is proposed to intersect. It is not feasible for an at grade intersection of Spring Pine Forest Drive at its proposed location. There is also an existing pipeline that discourages this connection. This would be a right turn in or right turnout only and does not improve circulation. There is an interchange for the on-ramp from Interstate Highway 45 and the Grand Parkway on-off ramp to Holzwarth Road in this location. South of the Grand Parkway is an existing detention pond, CenterPoint Energy/ Houston Lighting & Power Right of Way and Missouri Pacific Rail Road. It is not practical nor feasible and would prove to be a hardship to provide a street south of the Grand Parkway between Holzwarth Road and proposed Energy Drive.

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

There is no at grade access to the Grand Parkway in this location. Due to physical conditions along Interstate Highway 45, and communication equipment, it was not feasible to plan or construct an at grade access in this location. When the on-off ramp of both freeways (Grand Parkway and Service Road) get to grade there is an interchange. There is not enough sight distance for the driver to identify that the only way to exit the Grand Parkway is to go above grade to Holzwarth Road. The Grand Parkway is elevated in this location of proposed Spring Pine Forest Drive and there are multiple on-off ramps in this location. If the driver remained at grade they would be forced to remain on the Grand Parkway. This is west bound traffic only and won't improve circulation. South of the Grand Parkway is an existing detention pond, CenterPoint Energy/ Houston Lighting & Power Right of way and Missouri Pacific Rail Road.

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

The future extension of Energy Drive will provide additional north-south circulation along with existing Interstate Highway 45. Major thoroughfares and major collectors provide circulation such as Springwoods Village Parkway, Holzwarth Road, East Mossy Oaks Road, and Energy Drive ensures the intent and general purpose of this chapter will be preserved and maintained. To maintain the necessary height clearance of Interstate Highway 45 the Grand Parkway is elevated; therefore Energy Drive could not intersect. Currently there is an easement providing a connection from Energy Drive to East Montgomery Road/ (AKA West Riley Fuzzel Road). Ultimately this easement will be dedicated as public right-of-way. At this intersection vehicular traffic can travel north and south to Interstate Highway 45.

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

Energy Drive is improved between Springwoods Village Parkway and Crossington Way. It is an all-weather roadway with utilities beyond that point providing access to our Waste Water Treatment Plant and East Montgomery Road/ (AKA West Riley Fuzzel Road). At this intersection vehicular traffic can travel north and south to Interstate Highway 45.

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

There are multiple streets constructed in Springwoods Village Master Planned Community where the types of development has to remain compatible with our Community. We have demonstrated that we can construct streets and have them accepted by Harris County Infrastructure Department. It would be a hardship to extend Spring Pine Forest Drive because the Grand Parkway is elevated at this location. Also there are off- ramps and interchanges in this location.



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Sassafras Construction, LLC	Ruben Galindo	267-438-5336	ruben@sassafrasconstruction.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3301 Omega Street	17085875	77022	5359	453P	H

HCAD ACCOUNT NUMBER(S):	0222320110002
PROPERTY LEGAL DESCRIPTION:	Lot 2 BLK 11 Lincoln Heights
PROPERTY OWNER OF RECORD:	Sassafras Construction Company LLC
ACREAGE (SQUARE FEET):	3,000 square feet
WIDTH OF RIGHTS-OF-WAY:	33 rd Street (60 feet); Omega Street (40 feet)
EXISTING PAVING SECTION(S):	33 rd Street (40 feet); Omega Street (30 feet)
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	One Tree
LANDSCAPING PROVIDED:	One Tree

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: N/A; Vacant

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 2,164 square feet

PURPOSE OF VARIANCE REQUEST:

- To allow a 5' building line, in lieu of the required 10' side building line along a local street, 33rd Street for a new single family residence.
- To allow a 5' building line, in lieu of the required 20' building line along a local street, 33rd street for a new residential carport.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S): Section 42-156. Collector and local streets – Single-family residential.

(b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be:

- (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or
- (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

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

APPLICANT'S STATEMENT OF FACTS

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

In order to contribute to the development and improvement of the quality of living for families at the Historic Lincoln Heights neighborhood, the variance request is being submitted to allow a 5' building line along 33rd Street for a single-family residence, and a 5' building line along 33rd Street for a carport facing the same street. The variance request is in line with the corner lot reducing building line as detailed in Chapter 42, Sections 156 and 157, which has been granted several times in this area.

The proposed Carport will be placed on the same location where there is an existing driveway approved by the City of Houston for the previous owner. This Carport will provide a 2-car parking space once the project is completed.

In sum, the intent and general purpose of the chapter will be preserved and maintained, and the granting of the variance will not be injurious to public health, safety or welfare. Without a variance, it will be extremely difficult to build a decent-size family residence in this lot given the existing limitations.

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.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (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 reduction of the building line along 33rd Street from 10' to 5' will allow us to properly fit a new single-family residence. The reduction of the building line along 33rd Street from 20' to 5' for the construction of the carport will allow us to provide covered parking space, which is in line with many new constructions in other corner lots of this neighborhood. The construction of new homes in this subdivision would help improve and develop this neighborhood.

The proposed residential project for this lot, which is very similar to that currently undergoing construction on the adjacent lot (3301 Omega Street B), consists of a single-family residence with the following dimensions: 22 feet wide (along Omega Street) and approximately 70 feet long (along 33rd Street).

Without a variance, it will be extremely difficult to build a decent-size family residence in this lot given the existing limitations.

- (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;**

N/A

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

The circumstances supporting the granting of the variance are to contribute to the development and revitalization of this historic neighborhood. This variance will help achieve this by allowing us to build a single-family residence in an empty corner lot that otherwise will remain vacant and unused. This lot is 30' wide, which makes it difficult to fit a decent-size single-family residence without obtaining a variance. When this subdivision was originally platted in 1910, these lots were not subject to the same building line requirements as they are today. Moreover, this lot #2 was not a corner lot when the subdivision was originally platted; therefore, this lot would not have been subject to the building limitations that are applicable today.

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

The proposed project for this lot is to build a single-family home, which will preserve and maintain the intent and general purpose of Chapter 42 of the Code of Ordinances, City of Houston, Texas. Even with the variance, the distance from the back of the curb to the foundation will be a minimum of 15'.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The approval of this variance will not be injurious to the public health, safety or welfare as, as it involves the construction of a new single-family residence. The granting of the variance will allow us to: build a new single-family residence that will contribute to the beautification of the neighborhood; provide living space for our community; and allow the City of Houston to collect higher property taxes on a developed lot as opposed to having an empty lot. In sum, the granting of the variance will only have a positive impact in the community.

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

Economic hardship is not the sole justification of the variance. With this project we intend to convert an empty lot into a beautiful single-family residence that would provide living space in the historic Lincoln Heights neighborhood and would beautify the neighborhood. The variance also allows us to contribute to the housing shortage caused by Hurricane Harvey by adding living space for the community.

DEVELOPMENT PLAT VARIANCE



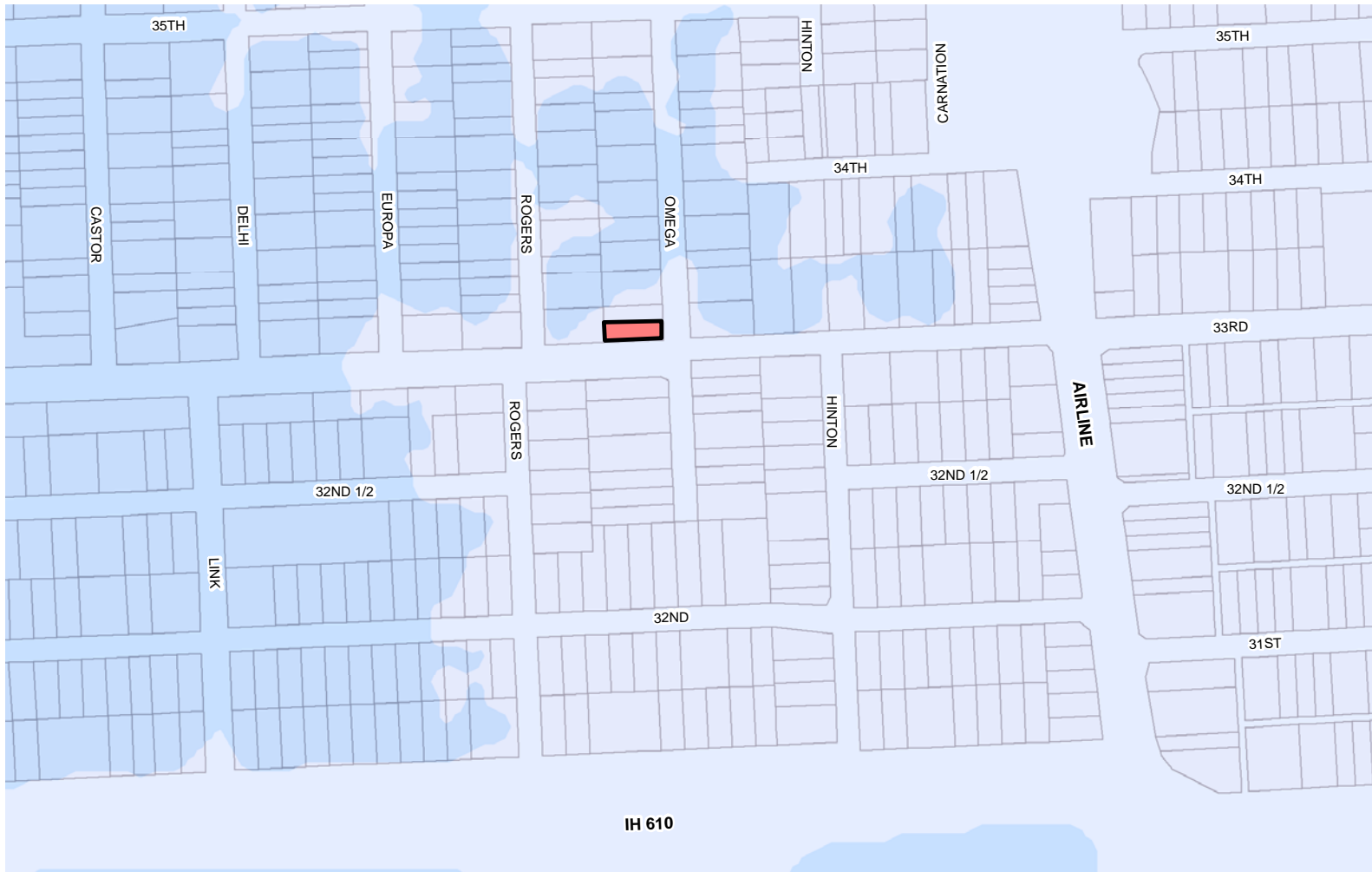
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 133

Meeting Date: 2/15/2018

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



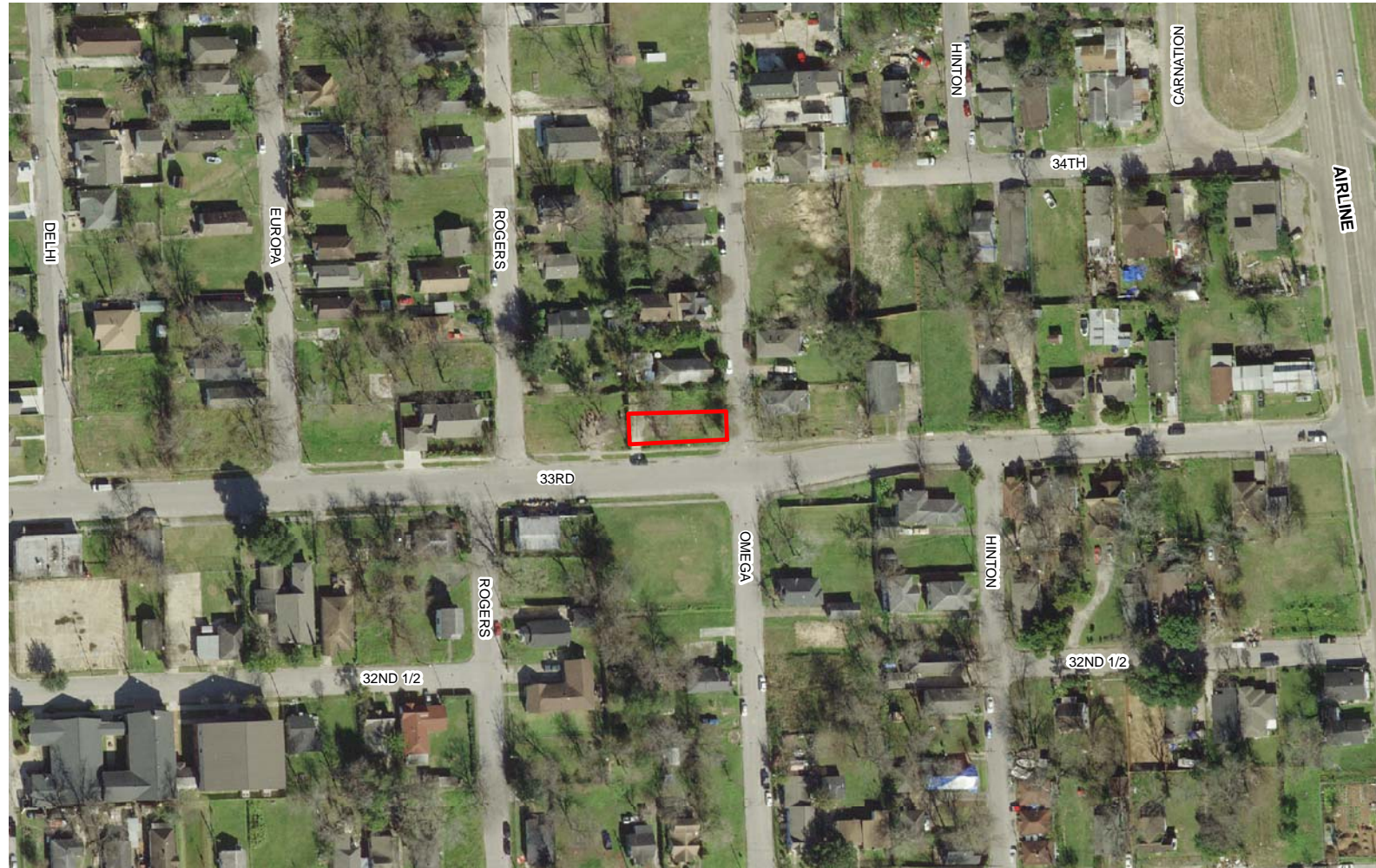
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 133

Meeting Date: 2/15/2018

Aerial Map

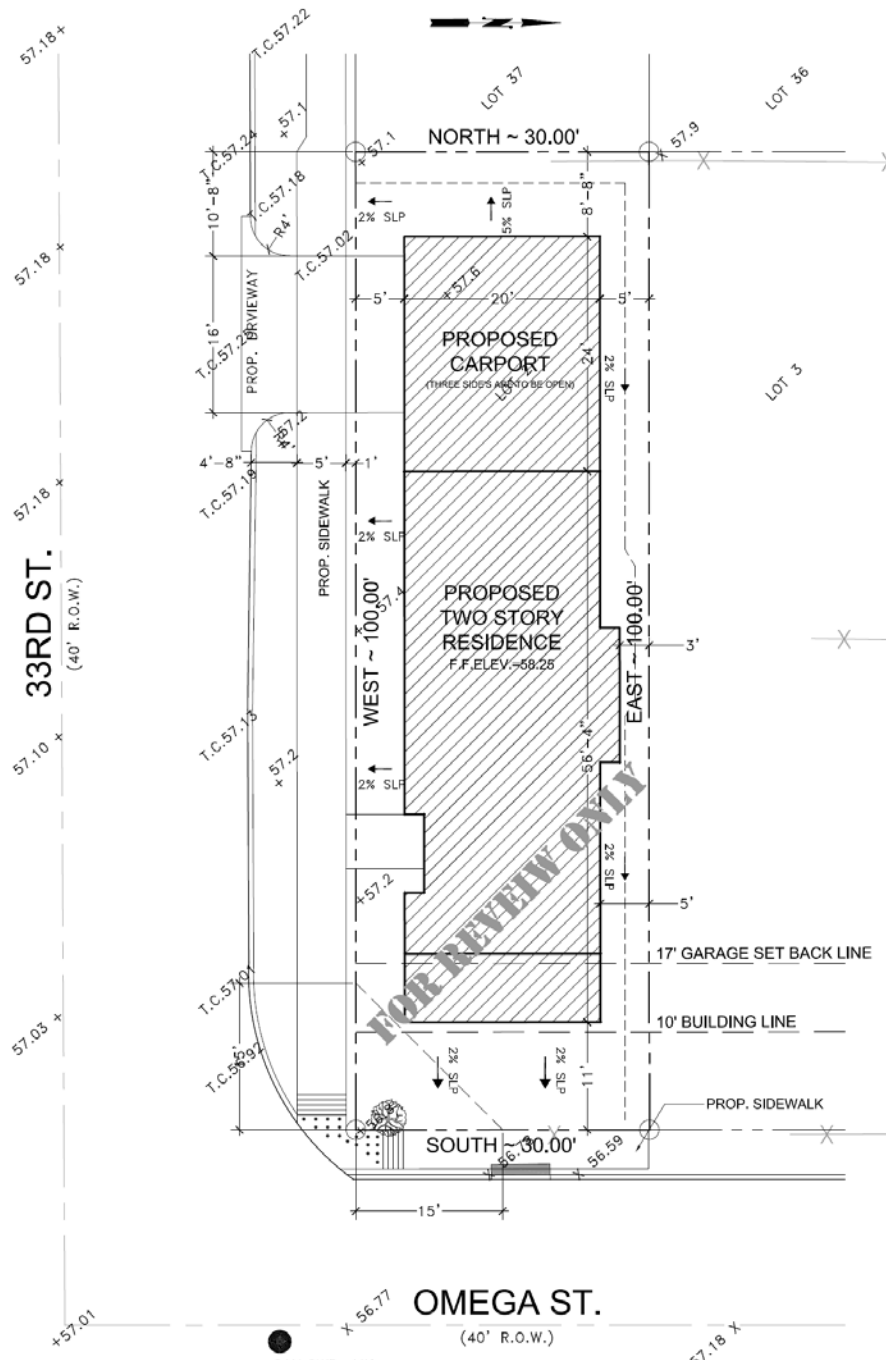


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

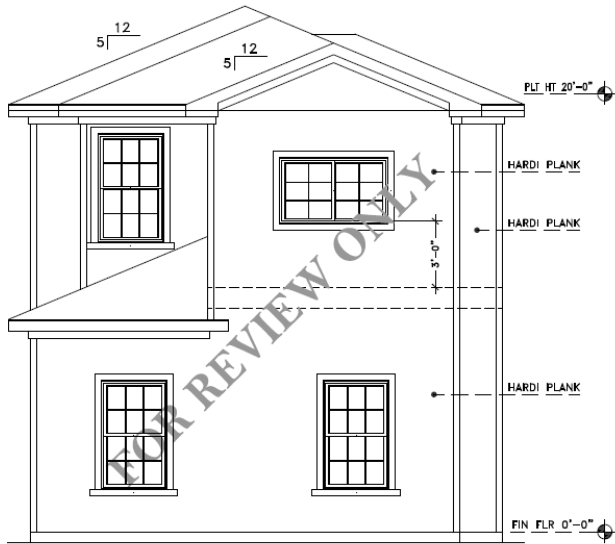


DEVELOPMENT PLAT VARIANCE

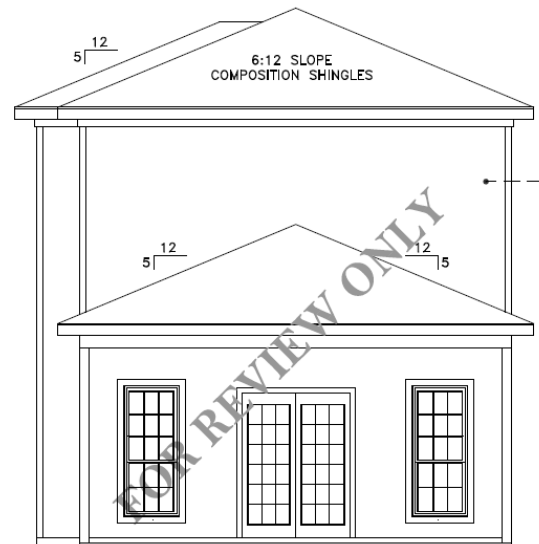


Houston Planning Commission

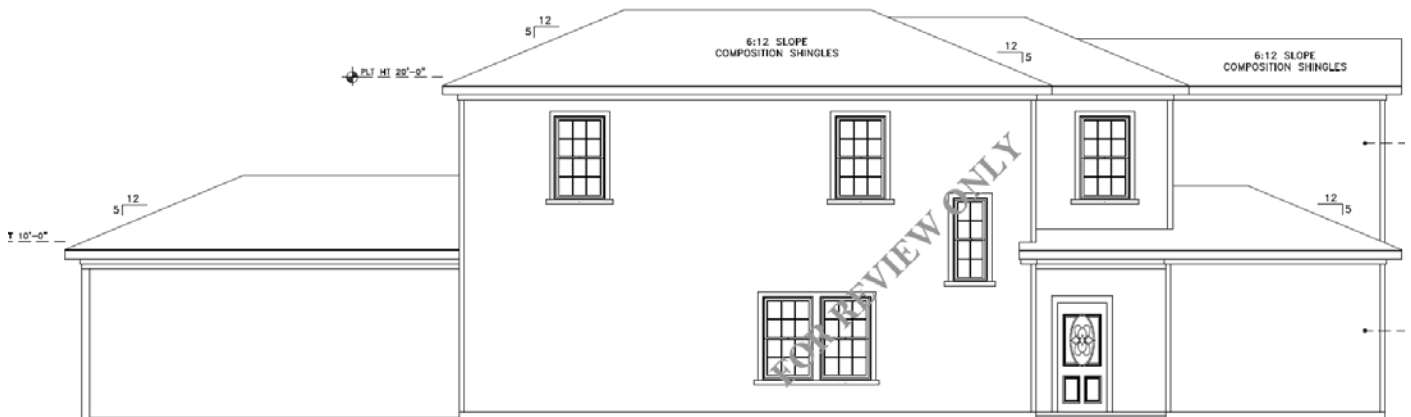
Elevations



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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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.

(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

- (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.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



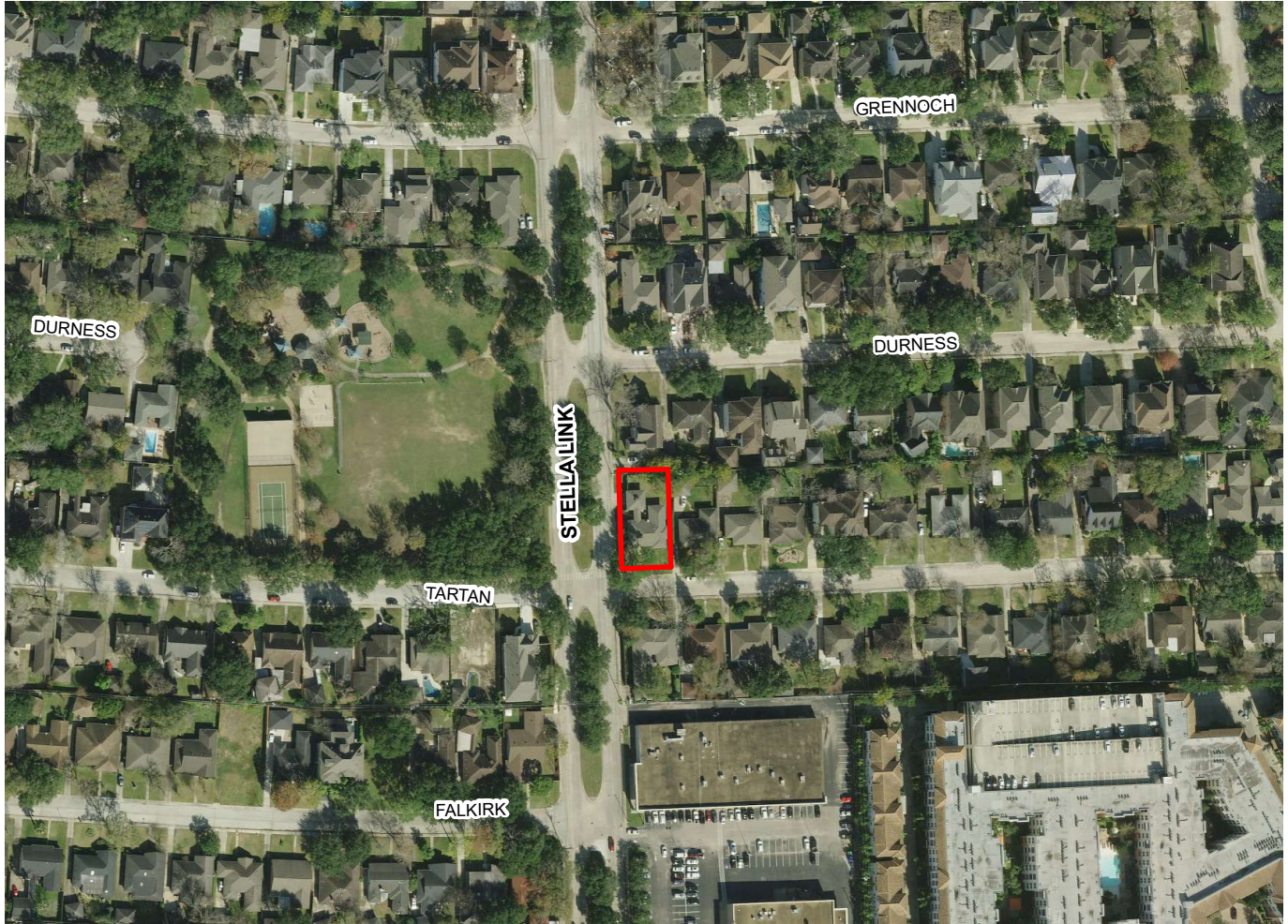
PLANNING &
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DEPARTMENT

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Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE

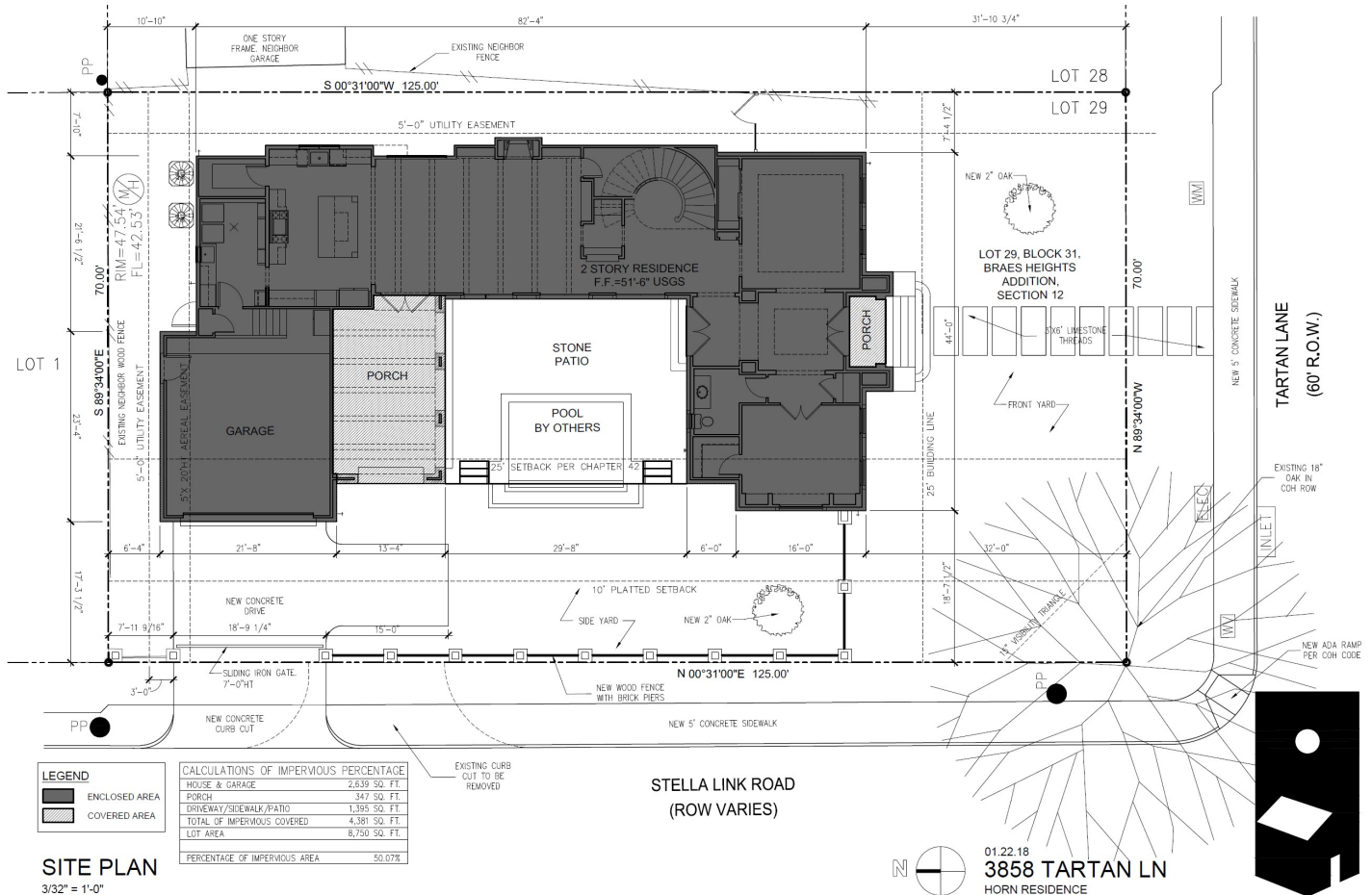


Houston Planning Commission

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Meeting Date: 2/15/2018

Site Plan



DEVELOPMENT PLAT VARIANCE



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DEVELOPMENT
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Houston Planning Commission

Elevations



Front



Left Side

DEVELOPMENT PLAT VARIANCE

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: III

MEETING DATE: 02/15/2018

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ ETJ
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NORTH OF: Tidwell Rd
SOUTH OF: Parker Rd

EAST OF: Yale St
WEST OF: Northline Rd

77076 5361A 412Z City

APPLICANT: ABJ Construction

ADDRESS: 6440 North Freeway, Houston Tx

EXISTING USE: Vacant

PROPOSED USE: Hotel-Motel

HOTEL / MOTEL APPLICATION DATE: 1-29-18

DIRECTOR DECISION: Disapprove

BASIS OF DECISION:

FAILED TO COMPLY WITH SECTION:
28-202(a)(1)(c), 28-202(5) & 28-202(a)(1)

LAND USE CALCULATIONS: 90% residential

PRIMARY ENTRANCE LOCATION: Parker road, Via access easement

PURPOSE OF REQUEST:

- 28-202- (a)(5) -To allow a hotel with less than 75 rooms to be constructed in a residential area
- 28-202- (a)(1)(c) -To allow a hotel to take access from an access easement instead of the required road classification.
- 28-202-(a)(1) -To allow secondary entrance to be wider than 15 feet
- 28-202 (a)(5) -To allow a hotel to have frontage on a residential street
- 28-202 (a)(1)(c)-To allow a hotel with less than 51 rooms be adjacent to residential property.

BASIS OF REQUEST:

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STAFF RECOMMENDATION: The applicant is proposing a 42 unit days inn hotel in a residential area. Due to the location and the nature of the proposal, multiple variances are required. The hotel take access from an access easement instead of the required road classification.

BASIS OF RECOMMENDATION

PLANNING COMMISSION ACTION

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

DATE: February 15, 2018

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



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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@houstontx .gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
ABJ Construction	Ankit Saroliya	832-746-5787	Abjconstruction@yahoo.com

COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	Super neighborhood
HARRIS	H	77076	5361A	412Z	Northside/Northline

HOTEUMOTEL NAME: Days Inn North Freeway
HOTEUMOTEL ADDRESS: 6440 North Freeway Houston Tx 77076
PROPERTY OWNER OF RECORD: 5921 Interest LTD
OWNER ADDRESS: 5959 Richmond Ave # 440 Houston Tx 77057
PROJECT PERMIT NUMBER: 17141136
TOTAL ACREAGE: 1.0294
TOTAL NUMBER OF ROOMS:42
PARKING SPACES PROVIDED: 42
SURVEY/ABSTRACT NO: Ashbel Smith Survey A-726
SCHOOL DISTRICT: HISD

NORTH OF: Tidwell Rd
SOUTH OF: Parker Rd
EAST OF: Northline Rd
WEST OF: Yale St

Sec. 28-202. - Locational requirements.

- 28-202- (a)(5) -To allow a hotel with less than 75 rooms to be constructed in a residential area
- 28-202- (a)(1)(c) -To allow a hotel to take access from an access easement instead of the required road classification.
- 28-202-(a)(1) -To allow secondary entrance to be wider than 15 feet
- 28-202 (a)(5) -To allow a hotel to have frontage on a residential street
- 28-202 (a)(1)(c)-To allow a hotel with less than 51 rooms be adjacent to residential property

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: February 15, 2018

HOUSTON PLANNING COMMISSION

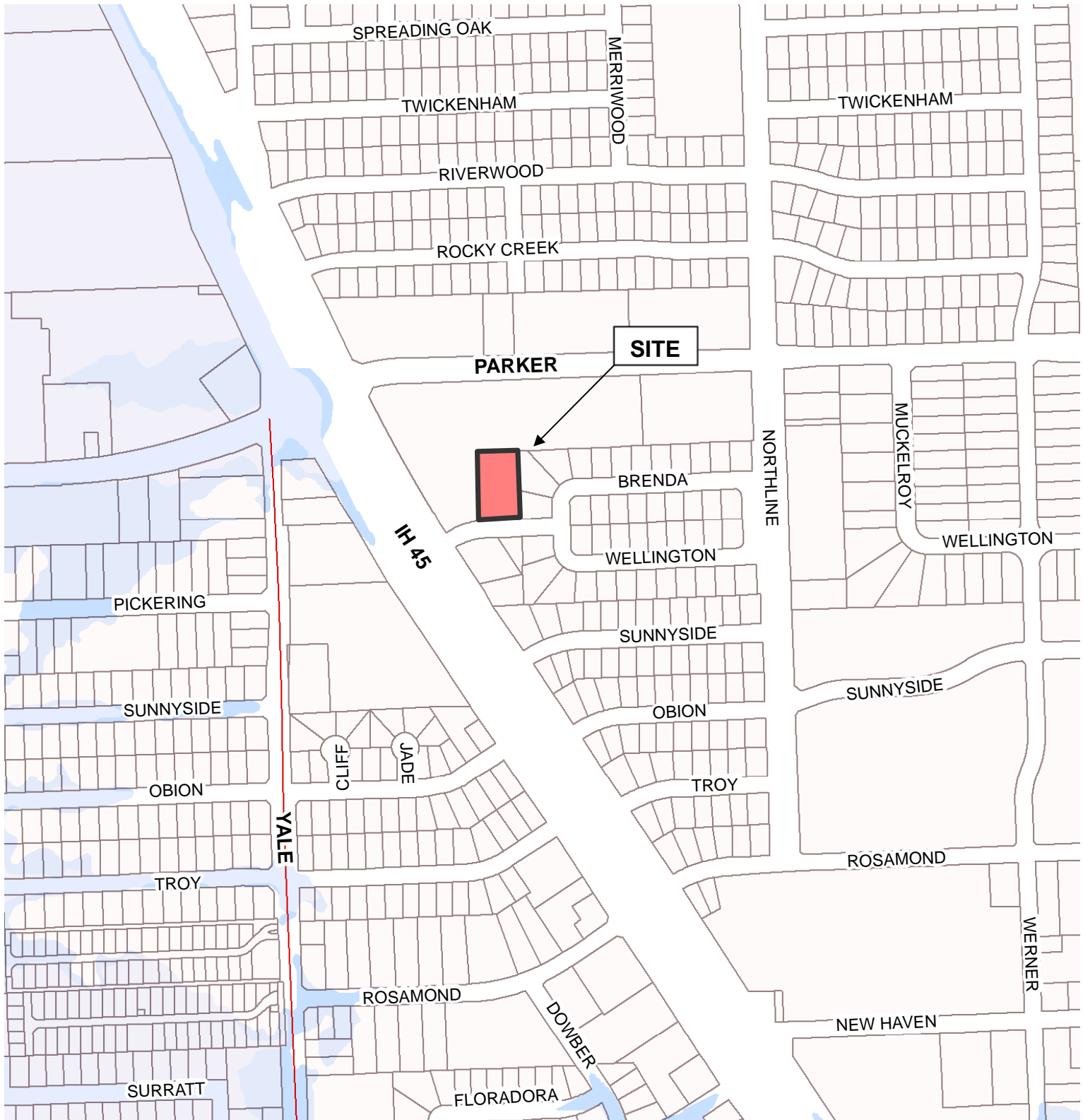
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PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: February 15, 2018

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HOTEL VARIANCE REQUEST - STAFF REPORT



AGENDA ITEM: III

MEETING DATE: 02/15/2018

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.

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 subject property is located at the current address of 6440 North Freeway Houston TX 77076 address verified through code enforcement at the southwest corner of North Freeway and W. Parker Rd. Subject site is a portion of Unrestricted Reserve A as platted and recorded as Parker Plaza at Forty-Five film code number 679849 HCMR. The parcel under contract is at the most southeast corner and has residential percentage of 90% within a 1500-foot radius as required by this chapter of the ordinance. This property however, has a North Freeway address and has ALWAYS been used as commercial property along the freeway and Parker Rd. The proposed development has easements affecting the property preventing the development from having a higher room count in order to reduce the radius to calculate the residential percentage. The freeway feeder Rd has always been commercial in nature and allowing this development will not be out of character for this area. The proposed hotel will be a Wyndham Branded Hotel to be built as Days Inn. This development will be a reputable establishment providing a budget and family friendly environment. This developer has a history of reputable hotels in the City limits and has many years of experience in maintaining high quality budget friendly establishments. This project will be for the betterment of the community as a whole, upgrading the area and providing safe lodging for family members and travelers in this area.

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

The applicant and developer have not created or imposed the hardship at this location. This property has a North Freeway address and has always been commercial in character.

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

Allowing another commercial development at this location will service the residents and travelers lodging needs and will meet the intent and general purpose of the ordinance.

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

This property has always been commercial in nature and allowing this development will not be injurious to the public health, safety or welfare.

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

The buildable space prevents a higher room count and creates a wider radius for residential calculations. This is a design hardship not an economic hardship for the purpose of this request.

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: February 15, 2018

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



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AGENDA ITEM: III

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APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS

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

Variance 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 subject property is located at the current address of 6440 North Freeway Houston TX 77076 address verified through code enforcement at the southwest corner of North Freeway and W. Parker Rd. Locational requirements for a hotel under chapter 28 create an undue hardship by depriving the applicant of reasonable use of land. Subject site is a portion of Unrestricted Reserve A as platted and recorded as Parker Plaza at Forty-Five film code number 679849 HCMR, Developer proposes to take access from the controlled access highway through an access easement, therefore meeting the intent of taking primary access from a major thoroughfare. There is verbal agreement with the adjacent property owner for access and has provided an exhibit for review to show sufficient points of ingress/egress as shown on the exhibit there are 2 proposed access easements allowing access from both the North Freeway as addressed and another allowing access from Parker RD. The agreement will be recorded for public record to confirm this information before site plan review. These types of access agreements are common when dividing 1 Unrestricted Reserve into several parcels to sell. The current owner has coordinated with TxDOT to allow access from the North Freeway and Code Enforcement has verified a North Freeway address. Preventing a commercial development to utilize the easements and curb cuts denies the applicant of reasonable use of land and is contrary to sound public policy.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant: The hardship has not been imposed or created by the applicant. The location within the current platted Reserve creates the hardship. The area is primarily commercial in nature on this block, and the area is currently mixed use with both commercial and residential. Most of the commercial developments directly about the North Freeway and W Parker Rd however this parcel's location requires the need for the proposed; however, the applicant has not imposed the hardship.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose will be maintained by designing this development to take access from a Controlled Access Highway and a non-residential street, however through an access easement.

(4) Regranting of the variance will not be injurious to the public health, safety or welfare;
The ordinance allows hotels to take sole access from a feeder road and 4 lane stripped non-residential street therefore taking access solely from North Freeway and Parker Rd through an easement is not injurious to the public health, safety or welfare.

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

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: February 15, 2018

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



AGENDA ITEM: III

MEETING DATE: 02/15/2018

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.

Variance 3

- (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 subject property is located at the current address of 6440 North Freeway Houston TX 77076 address verified through code enforcement at the southwest corner of North Freeway and W. Parker Rd. Locational requirements for a hotel under chapter 28 create an undue hardship by depriving the applicant of reasonable use of land. Subject site is a portion of Unrestricted Reserve A as platted and recorded as Parker Plaza at Forty Five film code number 679849 HCMR. Developer proposes to take access from the controlled access highway through an access easement, therefore meeting the intent of taking primary access from a major thoroughfare. There is a verbal agreement with the adjacent property owner for access and provided an exhibit for review to show sufficient points of ingress/egress. The agreement will be recorded for public record to confirm this information before site plan review. The proposed site plan and exhibit show both the primary and secondary entrances as 30+’ per proposed access agreement to comply with Fire Code Safety requiring fire lanes to be at least 20 feet. Reducing the width of the secondary entrance would create an undue hardship and could be safety issue which is against sound public policy.

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

The hardship has not been imposed or created by the applicant. The current owner has established the access easements and coordinated with TxDOT for approval to obtain access from the feeder. The Developer is coming in as a buyer and has no control over the easement width or location as designed.

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

The access easements are sufficient width to allow traffic to and from the proposed hotel and directional ingress/egress can be designed to circulate traffic accordingly therefore preserving and maintaining the intent and general purpose of the ordinance.

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

Both easements are proposed at 30 feet allowing ingress/egress traffic to flow in and around the commercial development and will not be injurious to the public health, safety, or welfare as designed.

(5) Economic hardship is not the sole justification of the variance: Designing around the easements severely limits space and this cause the proposed developer to be more creative utilizing the space available and meeting the intent of the ordinance. Granting the variance could reasonably cost more to develop creating this hardship to develop at this location proving economic hardship is not the sole justification of the variance.

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: February 15, 2018

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



AGENDA ITEM: III

MEETING DATE: 02/15/2018

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.

Variance 4

- (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 subject property is located at the current address of 6440 North Freeway Houston TX 77076 address verified through code enforcement at the southwest corner of North Freeway and W. Parker Rd. Subject site is a portion of Unrestricted Reserve A as platted and recorded as Parker Plaza at Forty Five film code number 679849 HCMR. The parcel under contract is at the most southeast corner and has direct frontage on a residential street. As shown on the survey, site plan and exhibit drawings the development has no plans to access the property from the residential street. Both points of access come from the feeder Rd of the North Freeway and Parker Rd. There is no need to use West Brenda for access. As shown on the site plans proposes to completely block off all traffic from West Brenda and is offering the extend the landscape buffer along the south side of the property along W Brenda St with the same 10 foot setback, 8 foot solid wood or masonry fence, along with the additional trees and shrubbery to separate the residential area and residential street from the development. This development has sufficient ingress/egress and has not designed the development to use West Brenda for access and has no existing curb cuts or driveways from the residential street and has a Freeway address and takes sole access through easements from both the freeway and Parker Rd. Sufficient design efforts have been made to insure the residential street will never need or have the ability to use W Brenda for access and strict application of the ordinance would deprive the developer of reasonable use of land.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant: The applicant and developer have not created or imposed the hardship at this location. The current owner has coordinated with TxDOT for access from the feeder and code enforcement has verified this location with a north freeway address. All parties have been diligent in the efforts to design access to be prevented from the residential street.

(3) The intent and general purposes of this chapter will be preserved and maintained; Blocking access from the residential street and extending the landscape buffer to further separate the residential area will meet the intent and general purpose of this ordinance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare; All access and traffic flow is designed to come in from the North Freeway feeder Rd or Parker Rd and prevent the public from accessing the development from the residential street therefore granting this variance will not be injurious to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance. Proposing to extend the landscape buffer will cost more to develop therefore, economic hardship is the justification of this variance.

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: February 15, 2018

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



AGENDA ITEM: III

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APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS

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

Variance 5

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

The subject property is located at the current address of 6440 North Freeway Houston TX 77076 address verified through code enforcement at the southwest corner of North Freeway and W. Parker Rd. subject site is a portion of Unrestricted Reserve A as platted and recorded as Parker Plaza at Forty-Five film code number 679849 HCMR. The parcel under contract is at the most southeast corner and directly abuts a single-family residence. Current ordinance does allow hotels to abut residential properties if development proposed 52 rooms and provides the required landscape buffer. We respectfully request to provide the same landscape buffer along the residential property line providing a 10 foot set back with an 8 foot fence and additional trees and shrubbery as required per the ordinance standards. Due to the existence of unusual physical characteristics affects the property in question. The buildable space is severely compromised by 2 proposed easements as shown on the site plans and exhibit provided. An access easement on the north side of the property reduces the land to 40,000 square feet and the proposed sanitary easement on the east side of the property as required by the JRC compromises the buildable space even more making 52 rooms impractical.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant: The current owner has been in the process of coordinating with TxDOT and the JRC to meet the access requirements and dedicate prescriptive easements not previously known to exist. Complying with several different departments can result in conflicting standards and requirements. The proposed developer has no control over the easements being dedicated. The developer has the challenge of working around the easements and designing as closely to the hotel ordinance as possible.

(3) The intent and general purposes of this chapter will be preserved and maintained; By providing the landscape buffer as if the development was 52 rooms will meet the intent and general purpose of the ordinance by separating the residential area from the hotel development therefore preserving and maintaining this chapters requirements by providing a 10 foot building line, 8 foot solid wood or masonry fence, as well as the additional trees and shrubbery.

(4) The granting of the variance will not be injurious to the public health, safety or welfare; The ordinance allows for this circumstance with a slightly higher room count. The proposed room count is deficient 10 rooms however is offering the landscape buffer as if they were developing 52 rooms therefore, granting this variance will not be injurious to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance. Proposing to provide the landscape buffer will cost more to develop therefore, economic hardship is the justification of this variance.

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: February 15, 2018

HOUSTON PLANNING COMMISSION

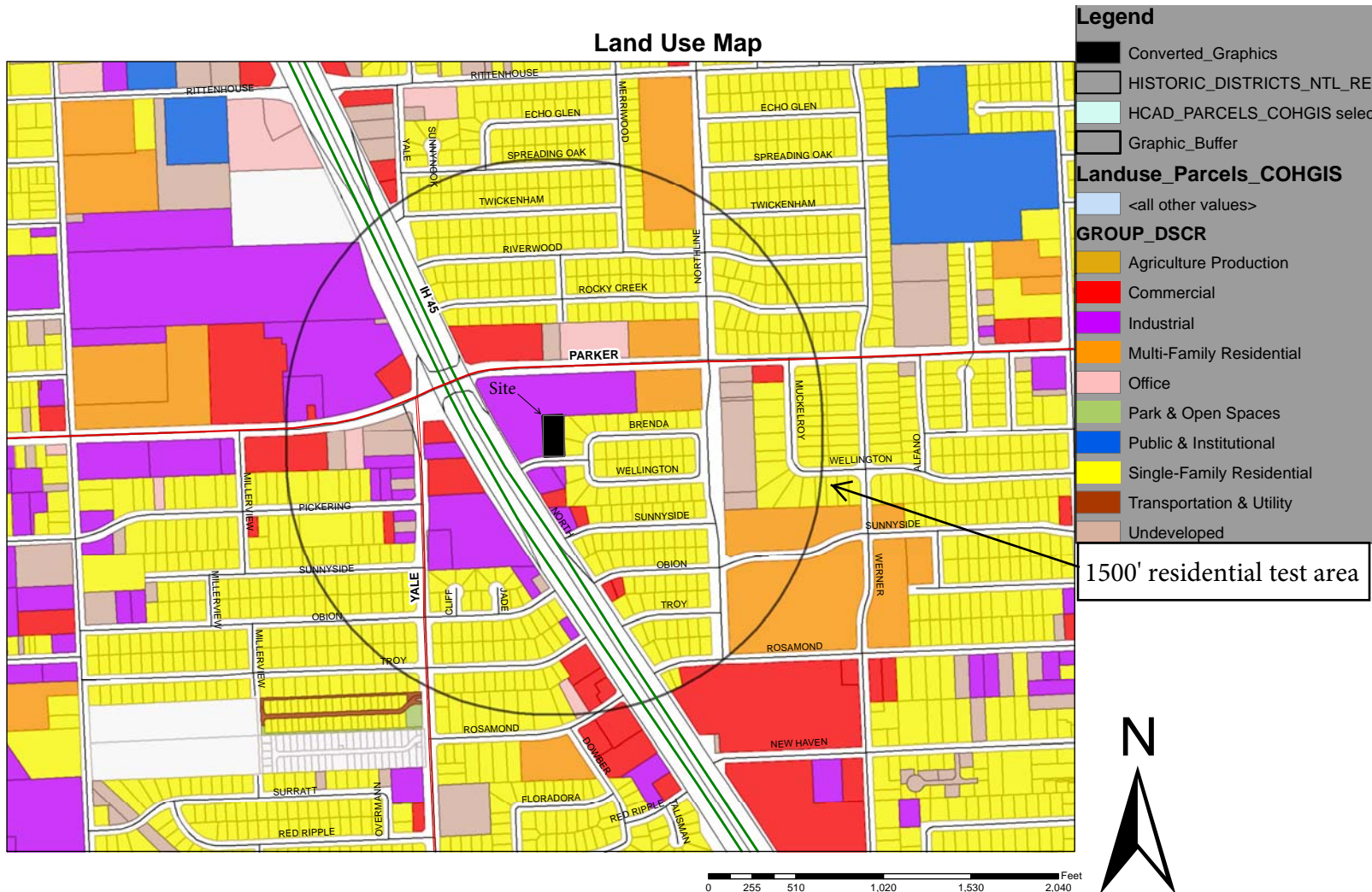
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PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: February 15, 2018

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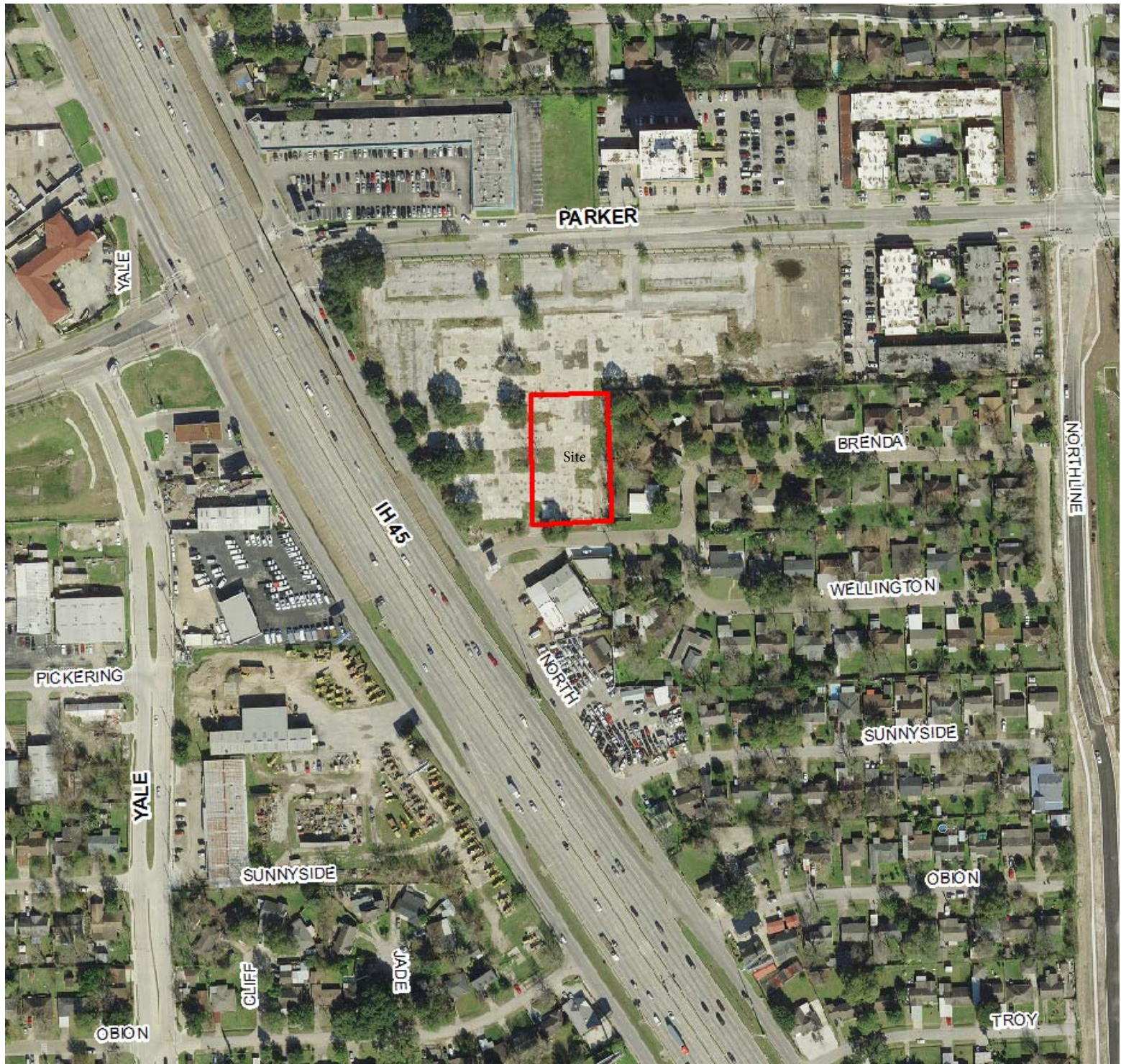
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PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: February 15, 2018

