

HOUSTON PLANNING COMMISSION

AGENDA

MARCH 1, 2018



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

PLANNING COMMISSION MEMBERS



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

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

ALTERNATE MEMBERS

Richard W. Stolleis, P.E.
Charles O. Dean, P.E.
Fort Bend County
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

March 1, 2018

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

Call to Order

Director's Report

Approval of the February 15th, 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 (Geoff Butler, Chad Miller, Aracely Rodriguez, Carlos Espinoza Sanchez, Devin Crittle)
- 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 (Chad Miller)
- 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)

II. Establish a public hearing date of March 29, 2018

- a. Bridgeland Parkland Village Sec 9 replat no 1
- b. Bridgeland Parkland Village Sec 10 replat no 1
- c. East 32nd Street Grove replat no 1
- d. Lakewood Heights Sec 3 partial replat no 2
- e. McKenzie Park Sec 4 partial replat no 2
- f. Old River Terrace Sec 2 partial replat no 1
- g. Old River Terrace Sec 3 partial replat no 1
- h. Sebastian partial replat no 1

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

IV. Consideration of a Hotel/Motel variance for Red Roof Inn & Suites located at 10112 Bissonnet Street (Homero Guajardo Alegria)

V. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 6900 block of Pine Grove Drive, north and south sides, between Black Gum Drive and Drowsy Pine Drive - MLS 697 (David Welch)

VI. Public Comment

VII. Adjournment

Minutes of the Houston Planning Commission

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

February 15, 2018

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

Call to Order

Chair Martha L. Stein called the meeting to order at 2:30 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Arrived at 2:34 p.m. during Director's Report

Bill Baldwin

Fernando L. Brave

Absent

Antoine Bryant

Lisa Clark

Algenita Davis

Absent

Mark A. Kilkenny

Lydia Mares

Christina Morales

Paul R. Nelson

Linda Porras-Pirtle

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

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

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Hebert

Loyd Smith, P.E. for

The Honorable Ed Emmett

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 FEBRUARY 1, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 1, 2018 Planning Commission meeting minutes.

Motion: **Clark** Second: **Alleman** Vote: **Carries** Abstaining: **Bryant, Porras-Pirtle, Smith and Victor**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 103)

Staff recommendation for item **70** was modified from Approve to Defer.

Item removed for separate consideration: **17, 22, 34, 35, 73 and 92.**

Item **70** removed for separate consideration in order to hear from speaker.

Staff recommendation: Approve staff's recommendations for items **1 – 103**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 103**, subject to the CPC 101 form conditions.

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

Commissioner Alleman, Clark, Sigler and Rosenberg recused themselves.

Staff recommendation: Approve staff's recommendation to approve item **17, 22, 34, 35, 70, 73 and 92** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve item **17, 22, 34, 35, 70, 73 and 92** subject to the CPC 101 form conditions.

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

Commissioner Alleman, Clark, Sigler and Rosenberg returned.

70 Almeda Genoa Business Park C2R Defer

Speaker: David White, applicant – supportive.

C PUBLIC HEARINGS

104 Houston Heights partial replat no 22 C3N Approve

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

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

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

105 Stone Creek Ranch Sec 9 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speaker: Michael Morton – opposed.

106 Unique Estate 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: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Motion was made by Commissioner Bryant and seconded by Commissioner Garza to take item 112 out of order at this time. Motion carried unanimously.

112 Raghu Reserves GP Defer
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Baldwin** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
Speakers: Council Member Stardig – opposed. Guillermo Sahabun applicant, - supportive.

107 Camellia North Reserve C2 Defer
Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Opposing: **None**

108 Carnegie Oaks West Alabama C2R 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: **Bryant** Second: **Rosenberg** Vote: **Unanimous** Opposing: **None**

109 Guillory Londene Place C1 Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Opposing: **None**

110 Houston WC Holdings C2R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Mares** Vote: **Unanimous** Opposing: **None**

111 Poundbury Sec 1 C3R 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: **Bryant** Vote: **Unanimous** Opposing: **None**

Item 112 was taken and acted on earlier in the meeting.

113 Randalls Distribution Center replat no 1 C2R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Kilkenny** Second: **Clark** Vote: **Unanimous** Opposing: **None**

114 Rose Street Grove C2R Defer
Staff recommendation: Defer the application for two weeks for further study and legal review.
Commission action: Deferred the application for two weeks for further study and legal review.
Motion: **Sigler** Second: **Baldwin** Vote: **Unanimous** Opposing: **None**

115 Salem Lutheran Church of Rosehill GP GP Withdrawn

116 Springwoods Village GP GP 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: **Nelson** Second: **Bryant** Vote: **Unanimous** Opposing: **None**

117 Towne Park Development 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner Sigler recused herself.

118 Woodridge Village GP GP Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Opposing: **None**

Commissioner Sigler returned

**E SPECIAL EXCEPTIONS
NONE**

**F RECONSIDERATION OF REQUIREMENTS
NONE**

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

G EXTENSIONS OF APPROVAL

119	Bogs Road Plant North Site	EOA	Approve
120	Bridgeland Parkland Village Sec 7	EOA	Approve
121	Harris County Emergency Services District no 16 Station 3	EOA	Approve

122	Kirby Grove Office replat no 1 and extension	EOA	Approve
123	Newer Heights Landing	EOA	Approve
124	South Enclave West	EOA	Approve
125	Tavola Sec 18	EOA	Approve
126	Tavola Sec 19	EOA	Approve
127	Turbo Addition at Fry Road	EOA	Approve
128	Village at Houston Heights	EOA	Approve

H NAME CHANGES

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

I CERTIFICATES OF COMPLIANCE

131	23453 Ivy Ridge	COC	Approve
132	20971 Dunn	COC	Approve

Staff recommendation: Approve staff's recommendation for items 119-132.

Commission action: Approved staff's recommendation for items 119-132.

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

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

133	3301 Omega Street	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.

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

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

134	3858 Tartan Lane	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.

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

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

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 15, 2018 FOR:

- Beinhorn Grove replat no 1
- Champion Heavens replat no 1
- Harvard Heights
- 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

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

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

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

III. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR DAYS INN NORTH FREEWAY LOCATED AT 6440 NORTH FREEWAY (DEVIN CRITTLE)

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

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

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

IV. EXCUSE THE ABSENCE OF COMMISSIONER BRAVE

Commissioner Brave's absences were excused.

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

V. PUBLIC COMMENT NONE

VI. ADJOURNMENT

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

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

Martha L. Stein, Chair

Patrick Walsh, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Adelaide Sec 1	C3F	
2	Alabonson Park	C3F	
3	Aliana Sec 64	C3F	
4	Ambient Living at Kuykendahl	C3F	DEF2
5	Avondale partial replat no 4	C3F	
6	Balmoral Park Lakes East Sec 7	C3F	DEF2
7	Balmoral Sec 15	C3P	
8	Benders Creek GP	GP	
9	Bridgeland Parkland Village Sec 31	C3P	
10	Canaan Land	C2	DEF2
11	Castone Court at Louise Street	C2	
12	Creekside Ranch Sec 8	C3P	
13	Del Norte Heights	C3P	DEF1
14	Dellrose Sec 4	C3F	
15	Dellrose Sec 5	C3F	
16	Dellrose Sec 6	C3F	
17	DeShazer Reserve Vacating Plat	VP	DEF2
18	East River Yards	C2	
19	Eldridge Park GP	GP	
20	Eldridge Park Sec 1	C3P	
21	Enclave at Lone Oak Sec 1	C3P	DEF1
22	Enclave at Lone Oak Sec 2	C3P	DEF1
23	Enclave at Northpointe Sec 8	C3P	
24	Fuchs Tract Klein ISD Fox Elementary School Sec 1	C2	
25	Garden Acres partial replat no 3	C3F	
26	General Truck Plaza	C2	
27	Grand Mission Estates Sec 21	C3F	
28	Grand Oaks Sec 7	C3F	
29	Hidden Meadow Sec 14	C3F	
30	Jasmine Heights Sec 9	C3F	
31	Katy Crossing Sec 2	C3F	
32	Katy Crossing Sec 3	C3F	DEF1
33	Katy Pointe Sec 2	C3F	
34	Kuykendahl Retail Plaza	C2	
35	Lakes at Creekside Sec 4	C3F	
36	Learning Experience Cypress	C2	
37	McCracken Parque	C2	
38	Pecan Lake Estates	C3P	
39	Rancho Verde Sec 9	C3F	
40	Rancho Verde Sec 12	C3F	
41	Redeemed Christian Church of God Restoration Springs	C2	
42	River Oaks Sec 12 partial replat no 2	C3F	

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

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Seamist Sec 1	C3F	
44	Stanford Street Grove	C2	
45	Starwood Farms	C2	DEF1
46	Stone Creek Ranch Sec 9 replat no 1	C3F	
47	Tavola Sec 31	C3P	
48	Towne Park Development	C3F	
49	Uhaul at San Jacinto	C2	
50	Unique Estate replat no 1	C3F	
51	Villas at Spring Branch	C3F	
52	Villas on Spencer Street replat no 1	C3F	
53	Waterstone West Sec 3	C2	
54	West Little York Altezza	C3P	

B-Replats

55	Airline Fuel Express	C2R	
56	Almeda Genoa Business Park	C2R	DEF1
57	Almeda Genoa Development	C2R	
58	Antares at Forty Second	C2R	
59	Campbell Grove	C2R	
60	Center Street Patio Homes	C2R	
61	Church of Champions replat no 1	C2R	
62	Crimson Professional Plaza	C2R	
63	Darling Garden Homes	C2R	
64	DCP The Allen	C2R	
65	Eado Sherman	C2R	
66	Eastwood Green	C2R	DEF2
67	Estate at Palmer Street	C2R	
68	Family Dollar at Brentwood	C2R	
69	Feagan Street Landing	C2R	
70	Groves Sec 25	C3R	
71	Groves Sec 26	C3R	
72	Harold Street Grove	C2R	
73	Harris County MUD No 504 Drainage Reserve No 4	C2R	
74	Harris County MUD No 504 Drainage Reserve No 5	C2R	
75	Harris County MUD No 504 Lift Station No 2	C2R	
76	Houston Medical Center RV Resort	C2R	
77	Imperial Forest Sec 3	C3R	
78	Isalia Garden	C2R	DEF2
79	Issac Terrace	C2R	
80	Kansas Street Grove	C2R	
81	Lofts at Wilburforce	C3R	
82	Madera Run Parkway Street Dedication Sec 6	SP	
83	McDaniel Gardens replat no 1 and extension	C2R	
84	Metro Living at Knox	C2R	

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

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Metro Living at Lawn	C2R	DEF1
86	Midtown Terrace	C2R	DEF1
87	Old Farm Altezza	C2R	
88	Pagewood Business Center	C2R	
89	Park Place San Felipe	C2R	
90	Park Pointe Commons partial replat no 2	C2R	
91	Plainview Addition partial replat no 5	C2R	
92	Regency Square Development	C2R	
93	Reserve at Cohn	C2R	
94	Revere Condominium	C2R	
95	San Juan Bautista	C2R	
96	Seton Lake Logistics Center	C2R	
97	Silverdale Heights	C2R	
98	Valero Houston Refinery	C2R	
99	Villas on Arlington Street	C2R	
100	Wallisville DTP Addition	C2R	DEF1
101	West 28th Street Terrace	C2R	
102	Westview School	C2R	
103	Wycliffe Square	C2R	

C-Public Hearings Requiring Notification

104	Ammar Estates replat no 1	C3N	
105	Braeswood partial replat no 1	C3N	
106	Center Street Reserve	C3N	
107	East Sunnyside Court partial replat no 1	C3N	
108	Fondren Southwest Northfield Sec 8 partial replat no 1	C3N	
109	Goldquest Group	C3N	
110	Newport Sec 8 partial replat no 3	C3N	
111	Pelham Place Sec 1 partial replat no 1	C3N	
112	Scottcrest partial replat no 1	C3N	

D-Variances

113	Camellia North Reserves	C2	DEF1
114	Carnegie Oaks West Alabama	C2R	DEF1
115	Houston Intercontinental Trade Center East	C3R	
116	Poundbury Sec 1	C3R	DEF1
117	Raghu Reserves	C2R	DEF2
118	Renmar Terrace	C2	
119	Rose Street Grove	C2R	DEF1
120	Springwoods Village GP	GP	DEF1
121	Woodridge Village GP	GP	DEF1

Item		App	
No.	Subdivision Plat Name	Type	Deferral

E-Special Exceptions

None

F-Reconsideration of Requirements

122	Teal Gardens	C3P
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G-Extensions of Approval

123	Barkat	EOA
124	Country Lake Estates Sec 3 partial replat no 1	EOA
125	Medical Development at FM 2920 Sec 3	EOA
126	Mills Road Reserves	EOA
127	Telge Project LLC	EOA
128	Westside Mall Sec 2 partial replat no 1	EOA

H-Name Changes

129	Dietz Acres partial replat no 1 (prev. Darul Uloom Texas Inc)	NC
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I-Certification of Compliance

130	21157 South Street	COC
131	24537 Cunningham Drive	COC
132	21055 Thomas Street	COC

J-Administrative

None

K-Development Plats with Variance Requests

133	2302 Sheridan Street	DPV
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Hotel/Motel Variances

III	Days Inn North Freeway at 6440 North Freeway	HMV
IV	Red Roof Inn & Suites at 10112 Bissonnet Street	HMV

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

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

A-Consent

1	Adelaide Sec 1	2018-0358	C3F	Harris	ETJ	407W	44.83	4.00	372	Adelaide Interests, LTD	EHRA
2	Alabonson Park	2018-0300	C3F	Harris	ETJ	411N	50.21	47.24	0	City of Houston	LJA Engineering, Inc. - (West Houston Office)
3	Aliana Sec 64	2018-0292	C3F	Fort Bend	ETJ	567B	18.92	1.64	66	Aliana Development Company	LJA Engineering, Inc. - (West Houston Office)
4	Ambient Living at Kuykendahl (DEF2)	2018-0102	C3F	Harris	ETJ	331A	7.52	2.70	104	Ambients Development, LLC	C & C Surveying, Inc
5	Avondale partial replat no 4	2018-0288	C3F	Harris	City	493T	0.47	0.47	0	UG Avondale II, LLC	Richard Grothues Designs
6	Balmoral Park Lakes East Sec 7 (DEF2)	2018-0159	C3F	Harris	ETJ	376T	20.73	3.04	104	Land Tejas Park Lakes 1023, L.P.	Pape-Dawson Engineers
7	Balmoral Sec 15	2018-0339	C3P	Harris	ETJ	376R	17.16	0.00	73	Balmoral LT, LLC	Jones Carter - Woodlands Office
8	Benders Creek GP	2018-0396	GP	Harris	City	375P	68.62	0.00	0	Benders Creek LTD	LJA Engineering, Inc. - (West Houston Office)
9	Bridgeland Parkland Village Sec 31	2018-0352	C3P	Harris	ETJ	366W	25.77	3.74	114	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
10	Canaan Land (DEF2)	2018-0061	C2	Harris	City	412U	4.85	4.85	0	SPIRIT OF THE WORLD	Replat Specialists
11	Castone Court at Louise Street	2018-0305	C2	Harris	City	453T	0.49	0.00	6	Castone Homes	South Texas Surveying Associates, Inc.
12	Creekside Ranch Sec 8	2018-0347	C3P	Fort Bend	ETJ	524T	19.08	0.77	81	Friendswood Development Company	Jones Carter
13	Del Norte Heights (DEF1)	2018-0162	C3P	Harris	City	452B	1.00	0.01	14	Boyya Investments, Inc.	The Interfield Group
14	Dellrose Sec 4	2018-0314	C3F	Harris	ETJ	325K	37.59	16.11	86	Dannenbaum	Texas Engineering And Mapping Company
15	Dellrose Sec 5	2018-0293	C3F	Harris	ETJ	325K	15.12	0.61	79	Dannenbaum	Texas Engineering And Mapping Company
16	Dellrose Sec 6	2018-0317	C3F	Harris	ETJ	325J	26.08	11.85	45	Dannenbaum	Texas Engineering And Mapping Company
17	DeShazer Reserve Vacating Plat (DEF2)	2018-0138	VP	Harris	ETJ	286U	32.40	31.90	0	Johnson Development	BGE Kerry R. Gilbert Associates
18	East River Yards	2018-0376	C2	Harris	City	494K	2.09	0.09	42	Cityside Homes, LLC	Total Surveyors, Inc.
19	Eldridge Park GP	2018-0349	GP	Harris	ETJ	528P	30.45	0.00	0	K. Hovnanian of Houston	RVi Planning + Landscape Architecture
20	Eldridge Park Sec 1	2018-0365	C3P	Harris	ETJ	528P	24.22	5.39	131	K. Hovnanian of Houston	RVi Planning + Landscape Architecture
21	Enclave at Lone Oak Sec 1 (DEF1)	2018-0272	C3P	Harris	ETJ	334K	20.40	4.41	100	Tejas Engineering Management, LLC	PROSURV
22	Enclave at Lone Oak Sec 2 (DEF1)	2018-0276	C3P	Harris	ETJ	334K	16.55	0.56	95	Tejas Engineering Management, LLC	PROSURV
23	Enclave at Northpointe Sec 8	2018-0316	C3P	Harris	ETJ	328K	14.80	0.89	58	Northpointe Development Partners LTD	BGE Kerry R. Gilbert Associates

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

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
24	Fuchs Tract Klein ISD Fox Elementary School Sec 1	2018-0387	C2	Harris	ETJ	291N	20.39	20.39	0	Klein ISD	American-Lupher Land Surveyors, Inc.
25	Garden Acres partial replat no 3	2018-0307	C3F	Harris	City	453E	9.73	9.73	0	CSF Consulting LP	CSF Consulting LP
26	General Truck Plaza	2018-0109	C2	Harris	City	454J	4.84	4.84	0	Poteet Designs	Bowden Land Services
27	Grand Mission Estates Sec 21	2018-0397	C3F	Fort Bend	ETJ	526P	16.73	0.74	75	688 Development INC.	Jones Carter
28	Grand Oaks Sec 7	2018-0298	C3F	Harris	ETJ	446H	13.70	1.33	53	Woodmere Development Company	LJA Engineering, Inc.- (West Houston Office)
29	Hidden Meadow Sec 14	2018-0402	C3F	Harris	ETJ	417W	9.12	0.71	33	Century Land Holdings of Texas, LLC	McKim & Creed, Inc.
30	Jasmine Heights Sec 9	2018-0372	C3F	Harris	ETJ	406S	46.97	17.24	148	D.R.Horton-Texas Ltd., A Texas Ltd., Partnership	Van De Wiele & Vogler, Inc.
31	Katy Crossing Sec 2	2018-0297	C3F	Harris	ETJ	404Y	11.61	0.56	53	Pulte Homes of Texas, L.P.	LJA Engineering, Inc.- (West Houston Office)
32	Katy Crossing Sec 3 (DEF1)	2018-0224	C3F	Harris	ETJ	404Y	15.45	1.80	93	Pulte Homes of Texas, L.P.	LJA Engineering, Inc.- (West Houston Office)
33	Katy Pointe Sec 2	2018-0290	C3F	Harris	ETJ	445E	32.62	12.77	96	TELEPHONE INVESTMENTS, INC.	LJA Engineering, Inc.- (West Houston Office)
34	Kuykendahl Retail Plaza	2018-0315	C2	Harris	ETJ	372F	3.60	3.60	0	MKSN INVESTMENTS, LLC	Catalyst Technical Group, Inc.
35	Lakes at Creekside Sec 4	2018-0313	C3F	Harris	ETJ	249Y	14.00	1.24	56	LAKES AT CREEKSIDE, LLC	LJA Engineering, Inc.- (West Houston Office)
36	Learning Experience Cypress	2018-0203	C2	Harris	ETJ	328E	2.27	2.27	0	CYPRESS SHAW INVESTORS	REKHA ENGINEERING, INC.
37	McCracken Parque	2018-0302	C2	Harris	ETJ	369K	2.00	2.00	0	J.A. GREENE CONSTRUCTION	Advance Surveying, Inc.
38	Pecan Lake Estates	2018-0295	C3P	Fort Bend	ETJ	565A	110.01	42.51	55	Atlas Texas	Baseline Corporation
39	Rancho Verde Sec 9	2018-0341	C3F	Harris	ETJ	458W	44.10	18.14	142	D.R. Horton-Texas, LTD	Huitt-Zollars, Inc.
40	Rancho Verde Sec 12	2018-0383	C3F	Harris	ETJ	458X	24.94	1.16	141	D.R. Horton-Texas, LTD	Huitt-Zollars, Inc.
41	Redeemed Christian Church of God Restoration Springs	2018-0303	C2	Harris	ETJ	333K	1.04	1.04	0	S&J Engineering & Construction Company	Advance Surveying, Inc.
42	River Oaks Sec 12 partial replat no 2	2018-0334	C3F	Harris	City	492M	2.04	0.00	2	Christopher Robertson Design	Texas Legal Media
43	Seamist Sec 1	2018-0399	C3F	Harris	City	452W	3.98	0.80	43	Sullivan Bothers Builders	Jones Carter - Woodlands Office
44	Stanford Street Grove	2018-0370	C2	Harris	City	493N	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
45	Starwood Farms (DEF1)	2018-0211	C2	Harris	ETJ	367M	26.22	26.22	0	L Squared	Town and Country Surveyors
46	Stone Creek Ranch Sec 9 replat no 1	2018-0296	C3F	Harris	ETJ	325T	49.06	0.58	212	Becker Road, LP a Texas limited partnership	BGE, Inc.
47	Tavola Sec 31	2018-0369	C3P	Montgomery	ETJ	257J	13.63	1.12	54	Friendswood Development Company	RVi Planning + Landscape Architecture

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

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
48	Towne Park Development	2018-0335	C3F	Harris	City	415S	36.01	5.80	175	Survey 1, Inc	Survey 1, Inc.
49	Uhaul at San Jacinto	2018-0328	C2	Harris	City	493Q	0.91	0.91	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
50	Unique Estate replat no 1	2018-0327	C3F	Harris	City	571E	3.49	0.57	36	Commander Enterprises Inc	RP & Associates
51	Villas at Spring Branch	2018-0291	C3F	Harris	City	450X	1.99	0.13	21	CND-Long Point II, LLC	Crestline Engineering
52	Villas on Spencer Street replat no 1	2018-0362	C3F	Harris	City	492H	0.11	0.00	2	Loftech Homes LLC	Bowden Land Services
53	Waterstone West Sec 3	2018-0318	C2	Harris	ETJ	445L	46.29	46.29	0	Clay Road 628 Development, L.P.	BGE, Inc.
54	West Little York Altezza	2018-0269	C3P	Harris	ETJ	409S	3.37	1.00	46	J%J Boosting Inc. a Texas Corporation	Benchmark Engineering Corporation

B-Replats

55	Airline Fuel Express	2018-0390	C2R	Harris	City	453B	0.45	0.45	0	Rameesah Enterprises, Inc.	REKHA ENGINEERING, INC.
56	Almeda Genoa Business Park (DEF1)	2018-0268	C2R	Harris	City	572V	6.71	6.71	0	Jerry Homes	Tetra Surveys
57	Almeda Genoa Development	2018-0342	C2R	Harris	City	574P	4.33	4.31	0	A.G.E. Construction, LLC	PLS
58	Antares at Forty Second	2018-0350	C2R	Harris	City	453J	0.11	0.00	2	Antares Vinco	South Texas Surveying Associates, Inc.
59	Campbell Grove	2018-0330	C2R	Harris	City	450Y	7.01	6.89	0	Liberty Builders LLC	John G. Thomas & Assoc dba Thomas Land Surveying
60	Center Street Patio Homes	2018-0356	C2R	Harris	City	492H	0.33	0.00	6	Sandcastle Homes, Inc.	The Interfield Group
61	Church of Champions replat no 1	2018-0389	C2R	Harris	ETJ	370F	11.33	11.33	0	Church of Champions Inc	Owens Management Systems, LLC
62	Crimson Professional Plaza	2018-0355	C2R	Harris	ETJ	406V	1.19	1.19	0	SLS Services	Tetra Surveys
63	Darling Garden Homes	2018-0345	C2R	Harris	City	492C	0.11	0.00	2	Sandcastle Homes, Inc.	The Interfield Group
64	DCP The Allen	2018-0398	C2R	Harris	City	493K	6.01	6.01	0	DCP Tian Qing Land Partners, LLC	M2L Associates, Inc.
65	Eado Sherman	2018-0395	C2R	Harris	City	494N	0.53	0.00	14	Vernon Henry and Associates	Vernon G. Henry & Associates, Inc.
66	Eastwood Green (DEF2)	2018-0166	C2R	Harris	City	494T	2.74	0.07	40	Lovette Homes	Windrose
67	Estate at Palmer Street	2018-0340	C2R	Harris	City	494N	0.07	0.00	1	Rezcom	PLS
68	Family Dollar at Brentwood	2018-0306	C2R	Harris	City	572J	5.29	5.26	0	3D development Holdings	South Texas Surveying Associates, Inc.
69	Feagan Street Landing	2018-0357	C2R	Harris	City	492M	0.11	0.00	2	Kyle Smith	Total Surveyors, Inc.

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

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
70	Groves Sec 25	2018-0321	C3R	Harris	ETJ	377J	15.48	1.59	33	LH Groves, LLC, a Delaware limited liability company	BGE, Inc.
71	Groves Sec 26	2018-0322	C3R	Harris	ETJ	377J	14.90	1.11	60	LH Groves, LLC, a Delaware limited liability company	BGE, Inc.
72	Harold Street Grove	2018-0363	C2R	Harris	City	492U	0.14	0.00	2	On Point Custom Homes	Total Surveyors, Inc.
73	Harris County MUD No 504 Drainage Reserve No 4	2018-0324	C2R	Harris	ETJ	377K	12.65	12.65	0	LH Groves, LLC, a Delaware limited liability company	BGE, Inc.
74	Harris County MUD No 504 Drainage Reserve No 5	2018-0343	C2R	Harris	ETJ	377J	8.40	8.40	0	LH Groves, LLC, a Delaware limited liability company	BGE, Inc.
75	Harris County MUD No 504 Lift Station No 2	2018-0346	C2R	Harris	ETJ	377J	0.39	0.39	0	LH Groves, LLC, a Delaware limited liability company	BGE, Inc.
76	Houston Medical Center RV Resort	2018-0393	C2R	Harris	City	532X	17.08	17.08	0	Telos Capital Funds	GBI Partners, LP
77	Imperial Forest Sec 3	2018-0373	C3R	Harris	ETJ	457J	20.40	1.10	110	Forestar	BGE Kerry R. Gilbert Associates
78	Isalia Garden (DEF2)	2018-0001	C2R	Harris	ETJ	283K	3.65	0.00	1	none	ESOR Consulting Engineers, Inc.
79	Issac Terrace	2018-0325	C2R	Harris	City	493G	0.11	0.00	2	Revolution Homes LLC	Bowden Land Services
80	Kansas Street Grove	2018-0353	C2R	Harris	City	492C	0.14	0.00	3	Houston Quality Builders, Inc.	Total Surveyors, Inc.
81	Lofts at Wilburforce	2018-0361	C3R	Harris	City	412X	1.00	0.01	16	ABC Building Design	PLS
82	Madera Run Parkway Street Dedication Sec 6	2018-0323	SP	Harris	ETJ	376M	12.86	0.00	0	LH Groves, LLC, a Delaware limited liability company	BGE, Inc.
83	McDaniel Gardens replat no 1 and extension	2018-0364	C2R	Harris	ETJ	373Y	5.47	5.47	0	MCDANIEL METALS	Miller Survey Group
84	Metro Living at Knox	2018-0308	C2R	Harris	City	412P	0.17	0.00	4	Windrose	Windrose
85	Metro Living at Lawn (DEF1)	2018-0184	C2R	Harris	City	412U	0.16	0.00	4	Metro Living	Windrose
86	Midtown Terrace (DEF1)	2018-0275	C2R	Harris	City	493Y	0.34	0.00	6	Titan Homes	Windrose
87	Old Farm Altezza	2018-0258	C2R	Harris	City	490U	0.64	0.00	15	J&J Boosting Inc. A Texas Corporation	Benchmark Engineering Corporation
88	Pagewood Business Center	2018-0338	C2R	Harris	City	490Y	0.34	0.34	0	Vemex Investments	Hovis Surveying Company Inc.
89	Park Place San Felipe	2018-0304	C2R	Harris	City	491P	1.26	1.23	0	The RAMA Companies	South Texas Surveying Associates, Inc.
90	Park Pointe Commons partial replat no 2	2018-0326	C2R	Fort Bend	ETJ	567H	0.75	0.75	0	Laksmi Hotels	Lakshmi Hotels Inc
91	Plainview Addition partial replat no 5	2018-0158	C2R	Harris	City	492V	0.11	0.00	2	Preston Building Partners	The Interfield Group

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

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
92	Regency Square Development	2018-0310	C2R	Harris	City	530D	1.98	1.98	0	Dale Carnegie SRO, Ltd.	Windrose
93	Reserve at Cohn	2018-0311	C2R	Harris	City	492G	0.68	0.68	0	AR Development	Windrose
94	Revere Condominium	2018-0301	C2R	Harris	City	492Q	0.50	0.50	0	Dormie at Revere, LLC	BGE, Inc.
95	San Juan Bautista	2018-0401	C2R	Harris	City	494G	0.09	0.00	2	Hatteras Home	Bates Development Consultants
96	Seton Lake Logistics Center	2018-0368	C2R	Harris	ETJ	370Z	16.70	16.70	0	Seton Lake Logistics Center, LLC	EHRA
97	Silverdale Heights	2018-0209	C2R	Harris	City	453Y	0.11	0.00	2	Four Brother Builders	Four Brother Builders
98	Valero Houston Refinery	2018-0262	C2R	Harris	City/ ETJ	535D	15.34	15.34	0	Valero Refining-Texas, L.P.	Gessner Engineering
99	Villas on Arlington Street	2018-0344	C2R	Harris	City	453N	0.15	0.00	2	Gm Building Solutions INc	ICMC GROUP INC
100	Wallisville DTP Addition (DEF1)	2018-0079	C2R	Harris	ETJ	458N	1.55	1.55	0	Calvin Kotrla	Windrose
101	West 28th Street Terrace	2018-0377	C2R	Harris	City	452V	0.21	0.21	0	Manco Associates, LC	RVi Planning + Landscape Architecture
102	Westview School	2018-0329	C2R	Harris	City	449Q	5.72	5.72	0	The Westview School	Windrose
103	Wycliffe Square	2018-0312	C2R	Harris	City	449X	0.31	0.00	4	Wycliffe Urban Homes, LLC	Windrose

C-Public Hearings Requiring Notification

104	Ammar Estates replat no 1	2018-0141	C3N	Harris	City	530Z	9.97	0.69	77	Kasmani Investments, Inc	Owens Management Systems, LLC
105	Braeswood partial replat no 1	2018-0112	C3N	Harris	City	532G	0.18	0.00	4	N/A	The Interfield Group
106	Center Street Reserve	2018-0137	C3N	Harris	City	492G	0.40	0.40	0	Urban Living, LP	Total Surveyors, Inc.
107	East Sunnyside Court partial replat no 1	2018-0094	C3N	Harris	City	533V	0.69	0.69	0	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
108	Fondren Southwest Northfield Sec 8 partial replat no 1	2018-0114	C3N	Harris	City	570C	0.61	0.61	0	INTERRA PROPERTIES	Century Engineering, Inc
109	Goldquest Group	2018-0097	C3N	Harris	City	492G	0.31	0.31	0	Survey 1, Inc	Survey 1, Inc.
110	Newport Sec 8 partial replat no 3	2018-0076	C3N	Harris	ETJ	419F	11.70	2.20	39	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)
111	Pelham Place Sec 1 partial replat no 1	2018-0116	C3N	Harris	City	454M	0.88	0.88	0	Ben Adams	Owens Management Systems, LLC
112	Scottcrest partial replat no 1	2018-0008	C3N	Harris	City	573G	0.72	0.72	0	Suharish Real Property, Inc.	South Texas Surveying Associates, Inc.

D-Variances

113	Camellia North Reserves (DEF1)	2018-0134	C2	Fort Bend	ETJ	527P	28.52	28.52	0	Victoria Gardens, Ltd.	Windrose
114	Carnegie Oaks West Alabama (DEF1)	2018-0086	C2R	Harris	City	493T	0.30	0.01	8	Carnegie Homes & Construction	Knudson, LP

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

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
115	Houston Intercontinental Trade Center East	2018-0375	C3R	Harris	City	335W	46.22	43.18	0	Houston Intercontinental Trade Center Ptr	EHRA
116	Poundbury Sec 1 (DEF1)	2018-0062	C3R	Harris	City	532Z	8.02	2.07	83	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
117	Raghu Reserves (DEF2)	2018-0010	C2R	Harris	City	450M	9.92	9.92	0	The Jean McKinley Company, Inc.	Jean McKinley Company
118	Renmar Terrace	2018-0400	C2	Harris	ETJ	287Y	19.93	19.71	0	Renmar Investments LLC	Hovis Surveying Company Inc.
119	Rose Street Grove (DEF1)	2018-0271	C2R	Harris	City	492H	0.19	0.00	5	Avalon Homes	Total Surveyors, Inc.
120	Springwoods Village GP (DEF1)	2018-0198	GP	Harris	ETJ	292J	102.05	0.00	0	Springwoods Realty, Inc.	C.L. Davis & Company
121	Woodridge Village GP (DEF1)	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

122	Teal Gardens	2018-0354	C3P	Fort Bend	ETJ	611W	21.13	6.82	95	CMI Teal Run LTD	Atwell LLC
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G-Extensions of Approval

123	Barkat	2017-0184	EOA	Harris	ETJ	444R	2.00	1.98	0	Kolu Business Inc.	South Texas Surveying Associates, Inc.
124	Country Lake Estates Sec 3 partial replat no 1	2017-0258	EOA	Harris	ETJ	331B	0.60	0.60	0	Waffle House	Tetra Surveys
125	Medical Development at FM 2920 Sec 3	2017-0205	EOA	Harris	ETJ	291V	2.15	2.15	0	2920 MED DEV Partners, LLC.	IDS Engineering Group
126	Mills Road Reserves	2017-0246	EOA	Harris	ETJ	369K	15.90	15.90	0	Anbeta LLC	R.G. Miller Engineers
127	Telge Project LLC	2017-0468	EOA	Harris	ETJ	287Z	4.26	4.26	0	Telge Project LLC	The Interfield Group
128	Westside Mall Sec 2 partial replat no 1	2017-0388	EOA	Harris	ETJ	445Y	88.03	79.02	0	Parkside NEC Grand Parkway / 1-10 LTD	EHRA

H-Name Changes

129	Dietz Acres partial replat no 1 (prev. Darul Uloom Texas Inc)	2017-0553	NC	Fort Bend	ETJ	567C	7.60	7.60	0	Dar Ul Uloom Texas	South Texas Surveying Associates, Inc.
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I-Certification of Compliance

130	21157 South Street	18-1334	COC	Montgomery	ETJ	256N				Arturo Olmos Lara	Arturo Olmos Lara
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Platting Summary**Houston Planning Commission****PC Date: March 01, 2018**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
131	24537 Cunningham Drive	18-1335	COC	Montgomery	ETJ	296K				Rafael Peña Padia	Rafael Peña Padia
132	21055 Thomas Street	18-1336	COC	Montgomery	ETJ	256S				Cynthia Smith	Cynthia Smith

J-Administrative

None

K-Development Plats with Variance Requests

133	2302 Sheridan Street	18007189 DPV	Harris	City	532G					Andrew Allemand	Windrose Land Surveyors
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Hotel/Motel Variances

III	Days Inn North Freeway at 6440 North Freeway		HMV	Harris	City	412Z				5921 Interest LTD	ABJ Construction
IV	Red Roof Inn & Suites at 10112 Bissonnet Street		HMV	Harris	City	259V				Shiv Ganesh Corp	Heights Engineering LLC

Houston Planning Commission

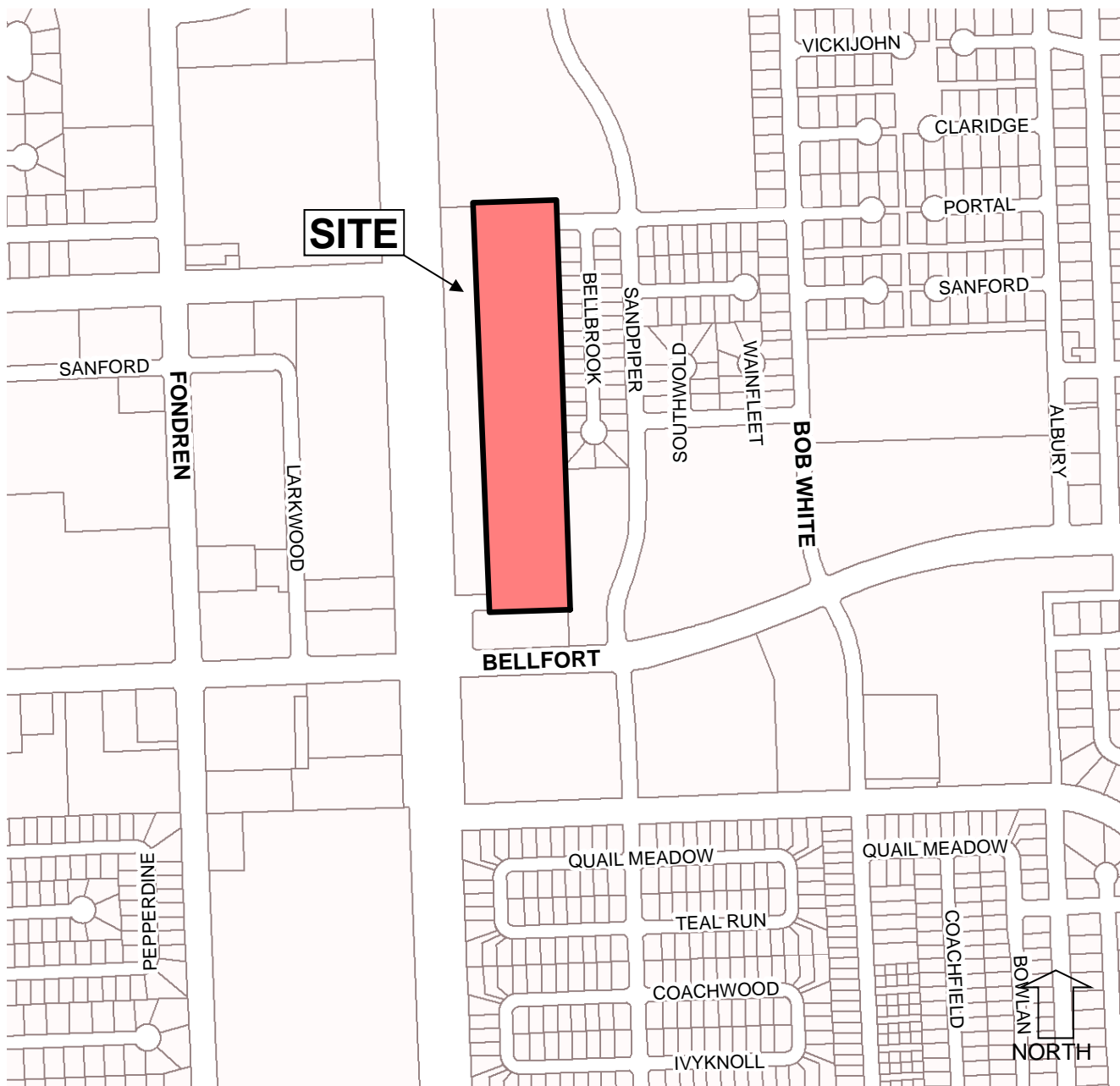
ITEM: 104

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Ammar Estates replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

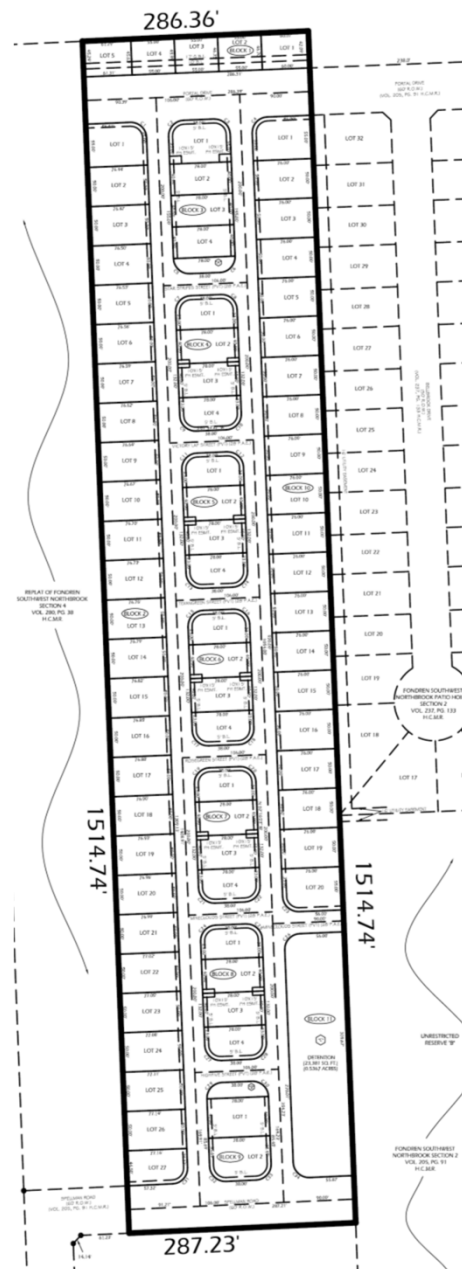
ITEM: 104

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Ammar Estates replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Ammar Estates replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial

Houston Planning Commission

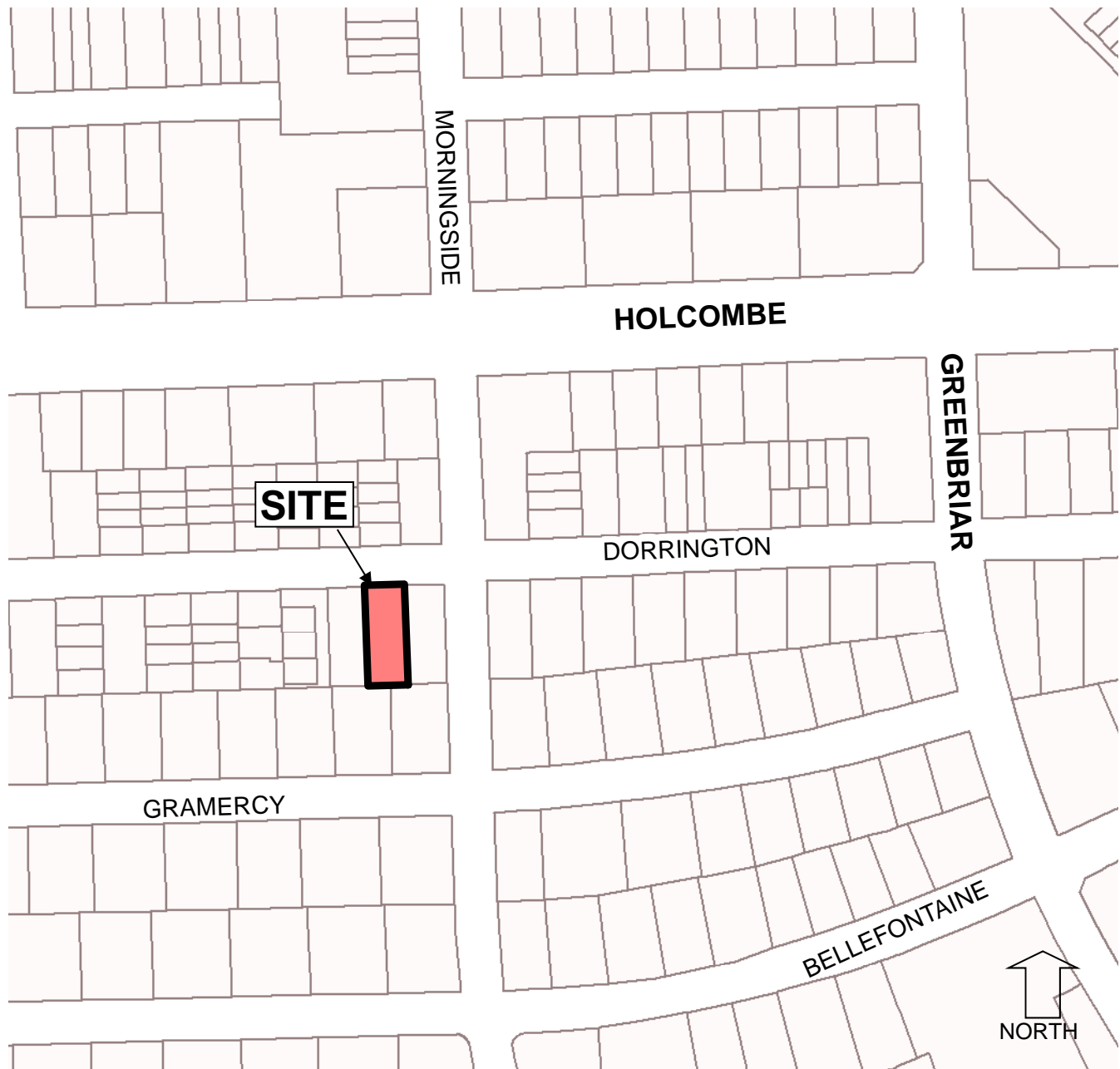
ITEM: 105

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Braeswood partial replat no 1

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

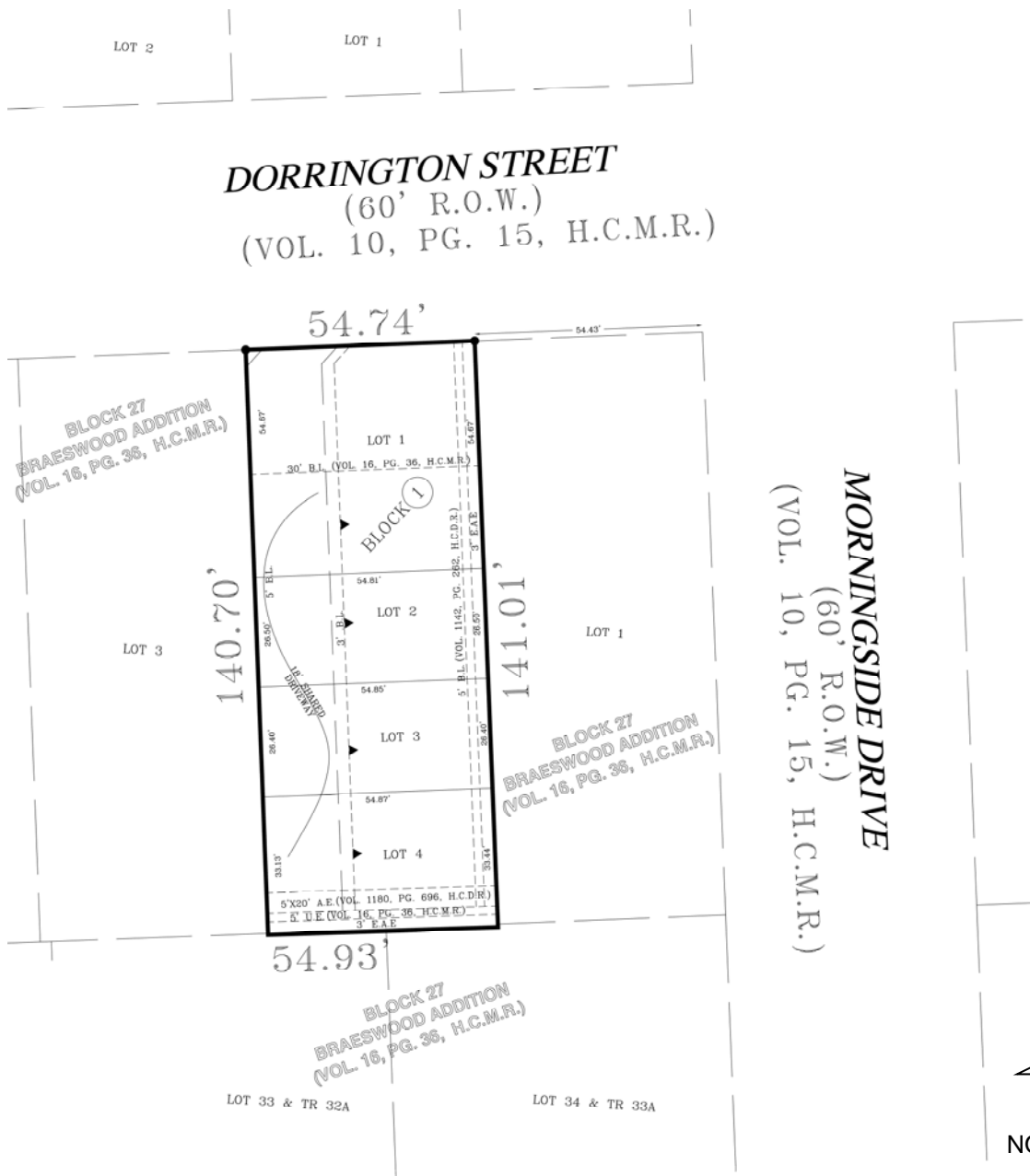
ITEM: 105

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Braeswood partial replat no 1

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission

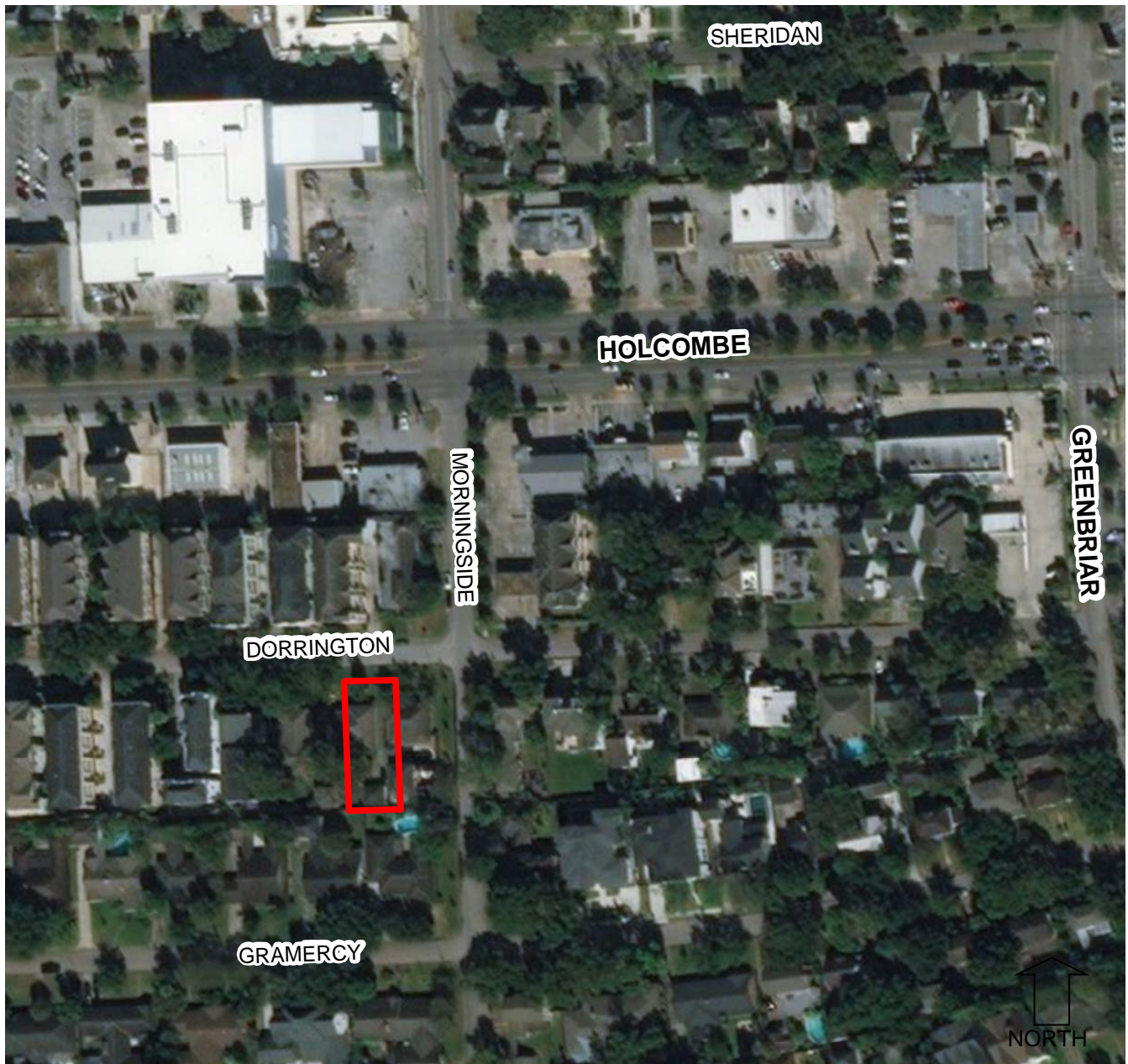
ITEM: 105

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Braeswood partial replat no 1

Applicant: The Interfield Group



C – Public Hearings

Aerial

Houston Planning Commission

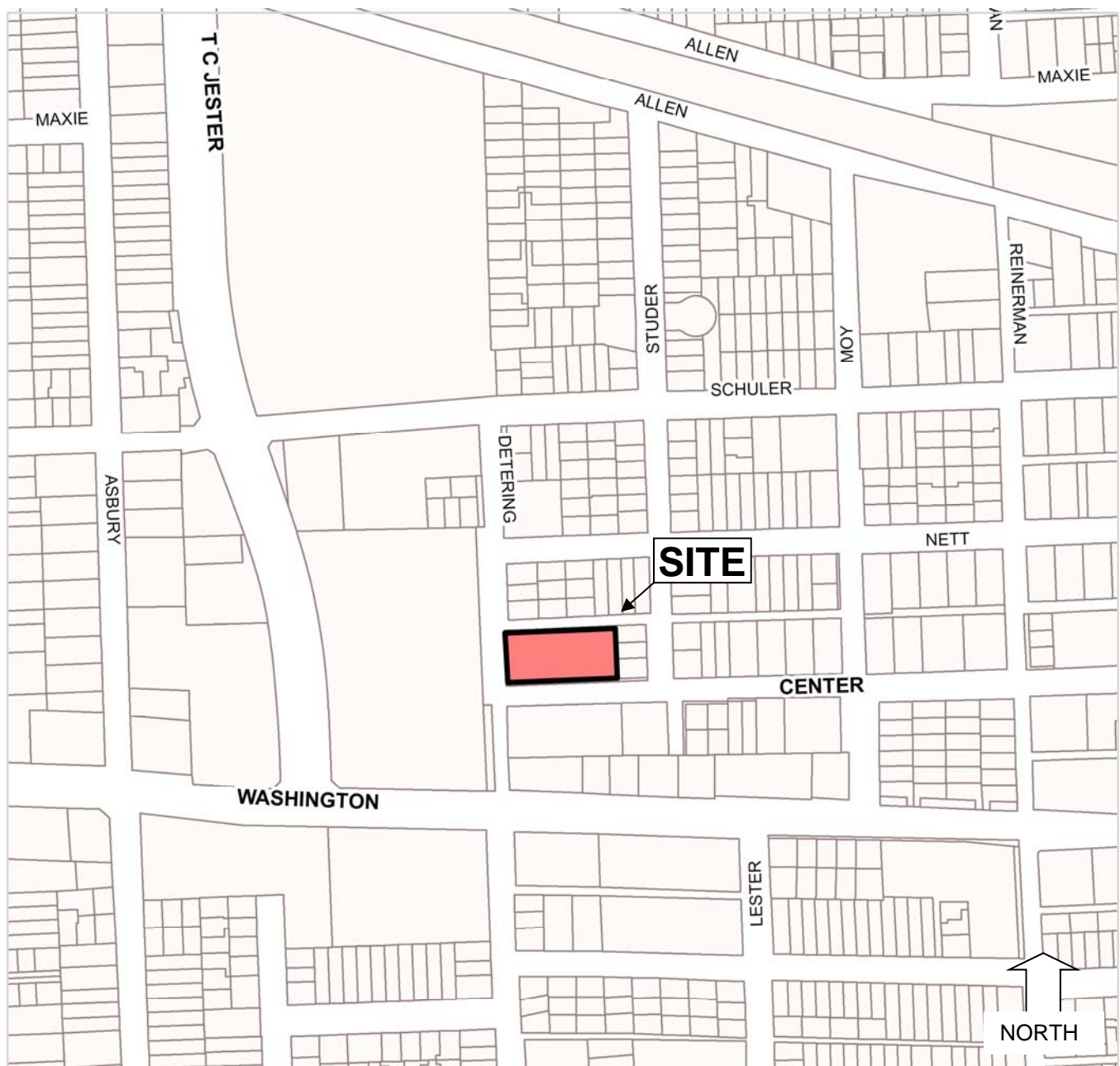
ITEM: 106

Planning and Development Department

Meeting Date: 03/01/20218

Subdivision Name: Center Street Reserve

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 106

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Center Street Reserve

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 03/01/20218

Subdivision Name: East Sunnyside Court partial replat no 1

Applicant: Advance Surveying, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

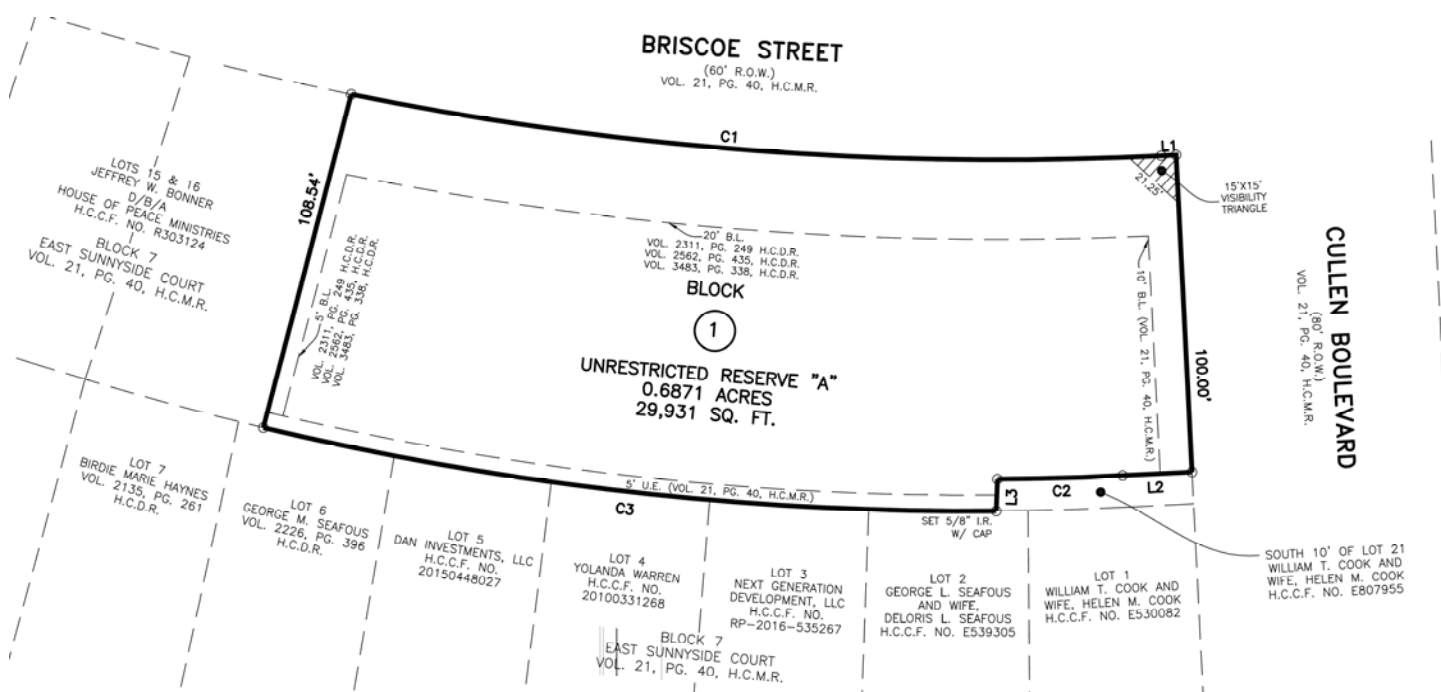
ITEM: 107

Planning and Development Department

Meeting Date: 03/01/20218

Subdivision Name: East Sunnyside Court partial replat no 1

Applicant: Advance Surveying, Inc.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°07'52"E	4.69'
L2	S87°07'52"W	21.80'
L3	S02°12'38"W	10.01'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1015.00'	255.52'	14°25'25"	S85°39'25"E	254.84'
C2	945.00'	39.30'	2°22'59"	S88°19'22"W	39.30'
C3	955.00'	232.00'	13°55'08"	N83°29'53"W	231.43'



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: East Sunnyside Court partial replat no 1

Applicant: Advance Surveying, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Fondren Southwest Northfield Sec 8 partial replat no 1

Applicant: Century Engineering, Inc.



C – Public Hearings with Variance Site Location

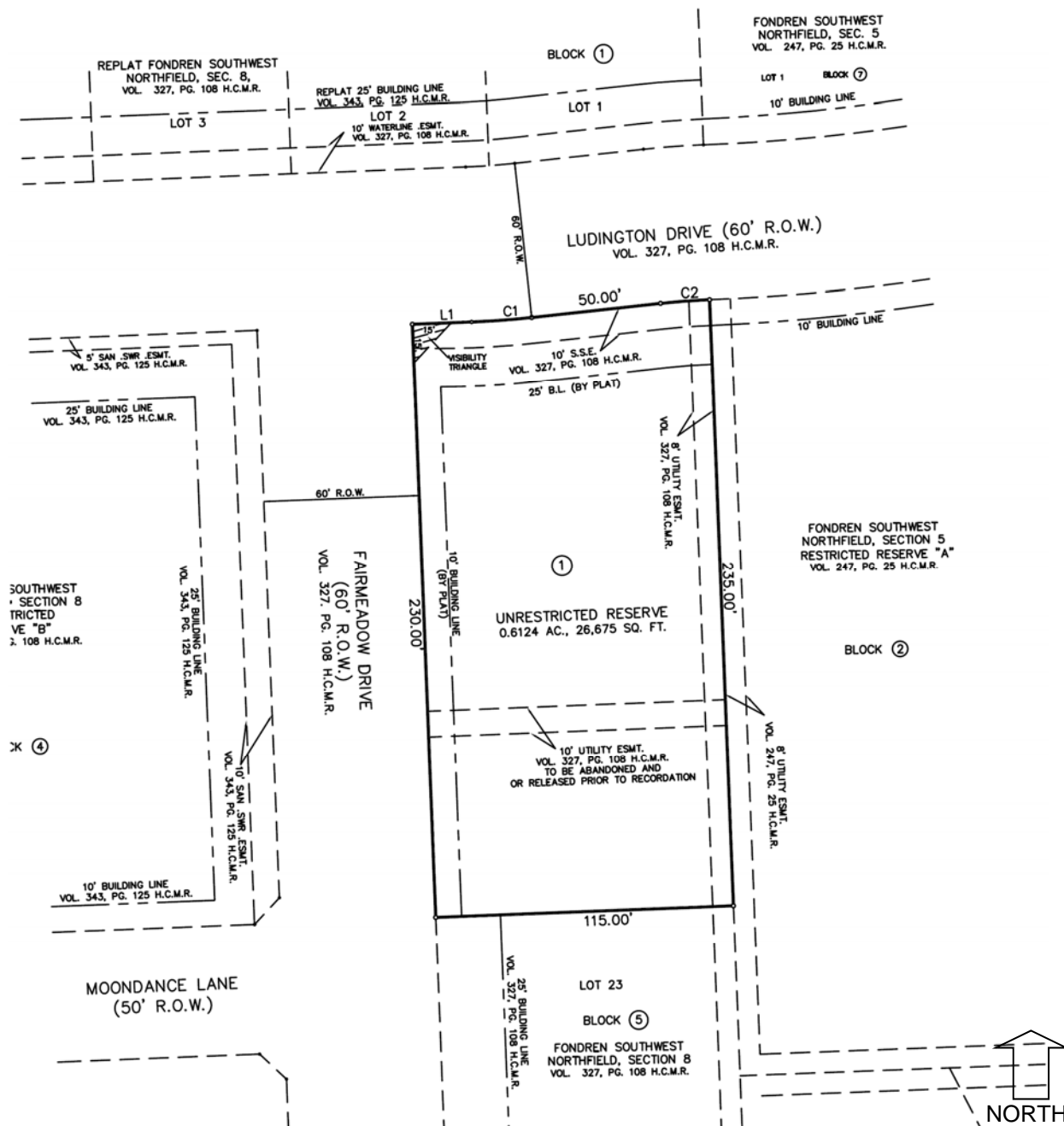
Houston Planning Commission ITEM: 108

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Fondren Southwest Northfield Sec 8 partial replat no 1

Applicant: Century Engineering, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

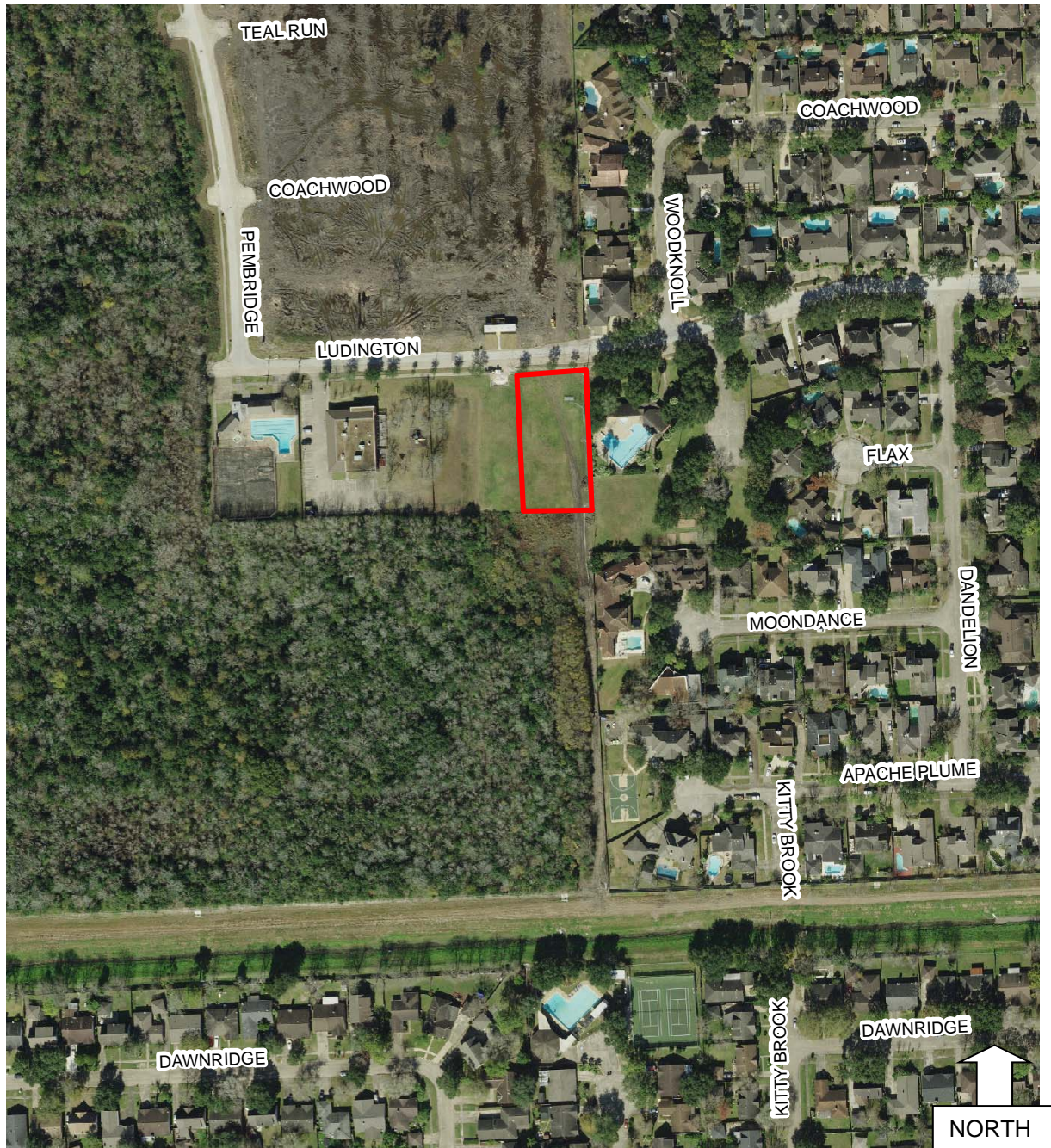
ITEM: 108

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Fondren Southwest Northfield Sec 8 partial replat no 1

Applicant: Century Engineering, Inc.



C – Public Hearings with Variance

Aerial



Application Number: 2018-0114

Plat Name: Fondren Southwest Northfield Sec 8 partial replat no 1

Applicant: Century Engineering, Inc

Date Submitted: 01/20/2018

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

Specific Variance is being sought and extent of variance:

The applicant requests a variance to replat lots, within a single-family restricted subdivision, to an unrestricted reserve by partial replat.

Chapter 42 Section: 193(c)(1)

Chapter 42 Reference:

Sec 42-193.- Rules governing partial replats of certain property. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend any plat restriction contained on the preceding subdivision plat. (1) A plat restriction limiting the use of property to residential or single-family use may be amended to permit the use of the property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

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

THE MAJORITY OF THE LOTS WITHIN THE SUBDIVISION ARE VACANT AND FRONT ARE STREETS WHICH HAVE NOT BEEN CONSTRUCTED. THE OWNER(S) INTEND TO REPLAT LOTS 24, 25, AND 26, BLOCK 5 OF FONDREN SOUTHWEST NORTHFIELD, SECTION EIGHT REPLAT, TO CREATE ONE UNRESTRICTED RESERVE IN ORDER TO CONSTRUCT A "TORAH GIRLS ACADEMY" BY SEPTEMBER, 2018. THE NEW RESERVE WOULD TAKE ACCESS FROM EXISTING PAVED LUDINGTON DRIVE. NOT ALLOWING THE OWNER TO REPLAT THESE LOTS AS AN UNRESTRICTED RESERVE WOULD CREATE AN UNDUE HARDSHIP BY DEPRIVING THE APPLICANT OF THE REASONABLE USE OF THE LAND.

(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 PROPERTY IS WEST OF AN EXISTING RESTRICTED RESERVE "A" (RECREATION CENTER) AND EAST OF UNRESTRICTED RESTRICTED RESERVE "B" (YOUNG ISRAEL OF HOUSTON SYNAGOGUE) THE PROPERTY TO THE SOUTH IS UNDEVELOPED. THE PROPERTY WOULD TAKE ACCESS FROM EXISTING LUDINGTON DRIVE, WHICH WOULD BE IDEAL FOR THE PROPOSED NEW SCHOOL.

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

The intent and general purpose of this chapter will be preserved and maintained, because by allowing this partial replat it will not affect any other properties within this subdivision or any of the adjacent properties and the new school would be a welcome addition to the community.

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

Allowing this variance will not be injurious to the public health, safety or welfare; the impact of new school would be a welcome addition to the community and the neighborhood. This property along with other properties fronting on Ludington Drive, all have adequate access to and from their property.

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

Economic hardship is not the sole justification of this of the variance, in fact, the proposed development cost will likely exceed the cost of providing the minimum requirements of the City. It is the intention of the developer to improve the neighborhood and provide amenities in such a way that more value is provided for the inhabitants living in the area.

Houston Planning Commission

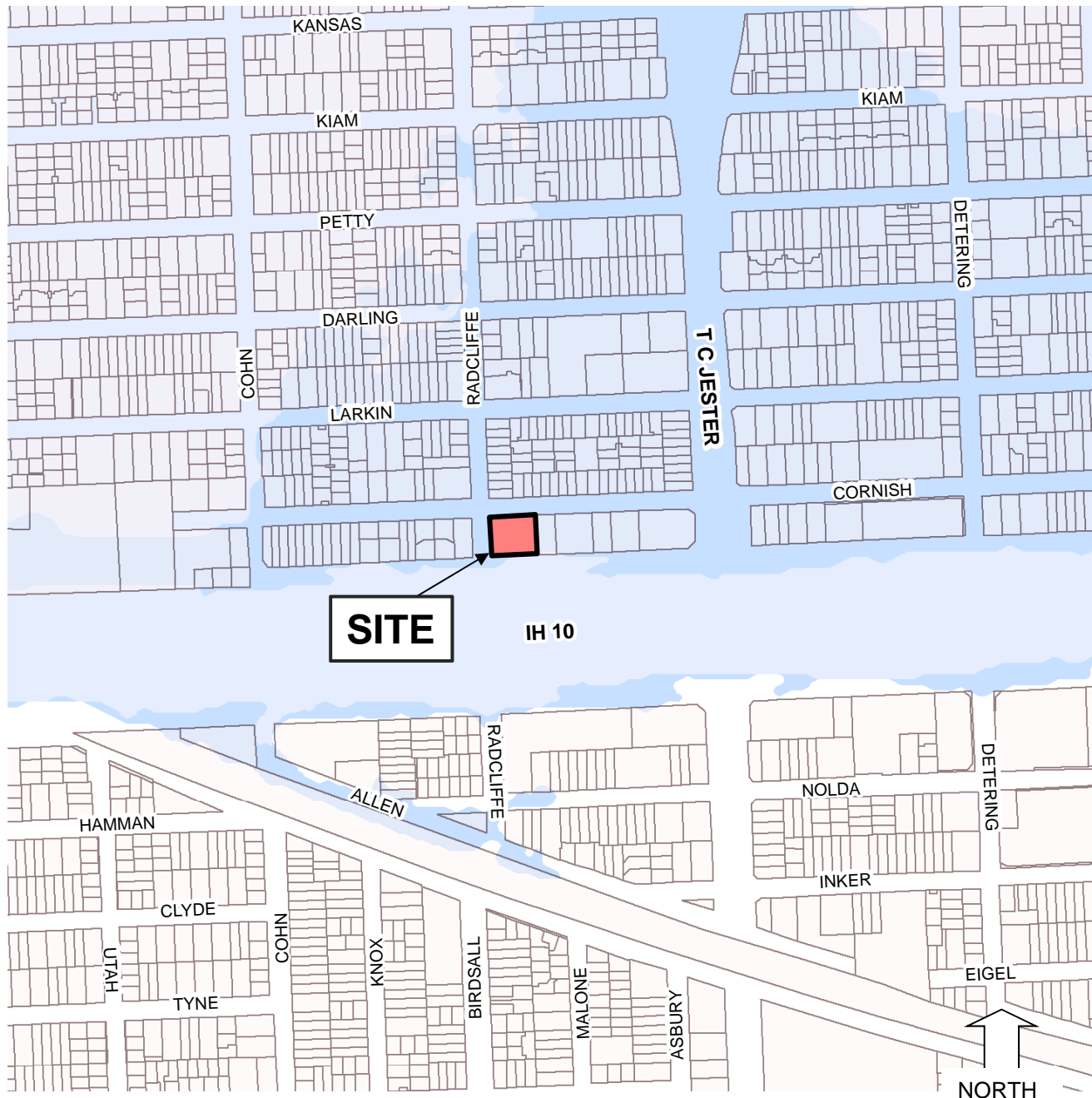
ITEM: 109

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Goldquest Group

Applicant: Survey 1, Inc.



C – Public Hearings with Variance

Site Location

Houston Planning Commission

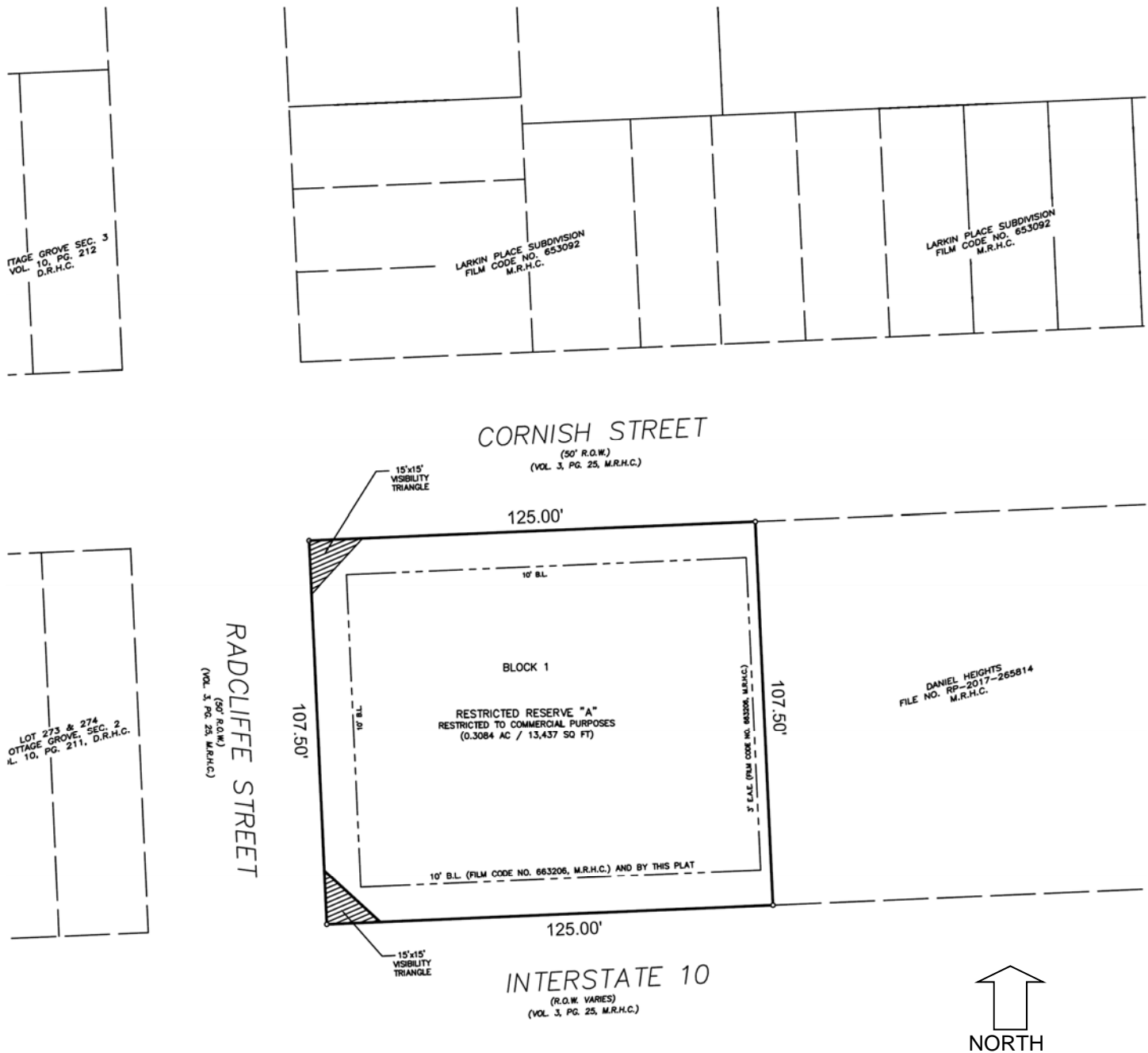
ITEM: 109

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Goldquest Group

Applicant: Survey 1, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 03/01/2018

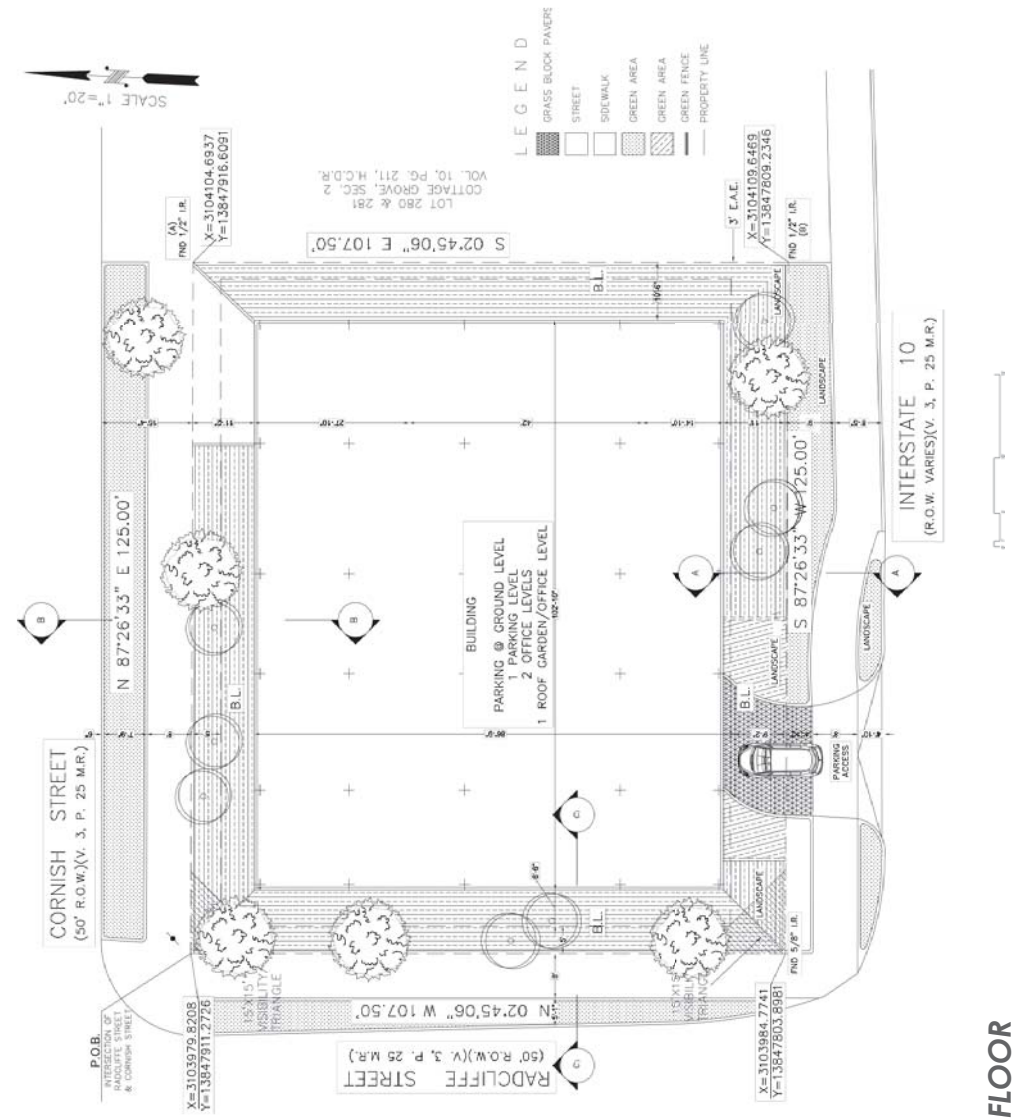
Subdivision Name: Goldquest Group

Applicant: Survey 1, Inc.



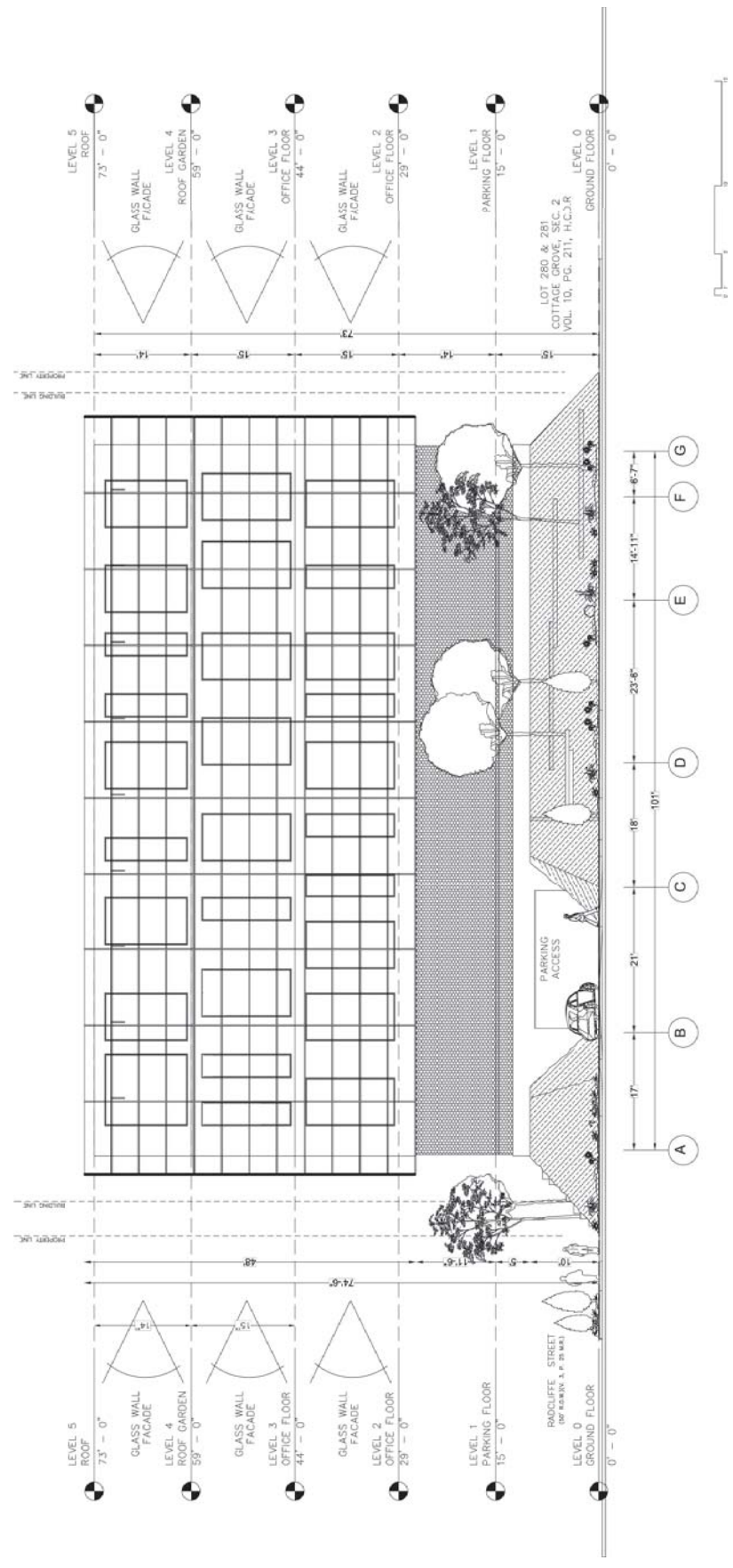
C – Public Hearings with Variance

Aerial



FLOOR PLAN: GROUND FLOOR





SOUTH ELEVATION



LOCATION

PROJECT

CONCEPT

IMAGES

PLANS

AREAS

BDC • NVMD NOMADAS



SOUTH ELEVATION



Application Number: 2018-0097

Plat Name: Goldquest Group

Applicant: Survey 1, Inc.

Date Submitted: 01/19/2018

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

Specific Variance is being sought and extent of variance:

To allow a 10' building line along I-10 feeder road instead of the required 25' building line.

Chapter 42 Section: 152

Chapter 42 Reference:

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

Statement of Facts

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

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

This property is a 0.3084-acre tract of land located in the Cottage Grove subdivision. The intent of the developer is to create a commercial property that would create an urban feel by including a walkable environment and a building that is aesthetically pleasing. This property was previously platted as a single family residential subdivision with a 10' build line located along the Katy Freeway service road, Radcliffe Street, and Cornish Street. In its current state, the property has one 6' sidewalk that is located along the Katy Freeway service road. In order for the client to be able to provide enough parking, square footage for commercial use, and to implement the pedestrian realm ordinance they are requesting a reduced building setback variance.

(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. They want to be able to utilize the property in a way that not only promotes pedestrian safety, but will also help in the revitalization of the Cottage Grove community and allow them to utilize the property to its fullest capacity.

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

The client's goal is to help enhance the aesthetics of the neighborhood and to increase pedestrian safety along the Katy Freeway service road, Radcliff Street, and Cornish Street. There is approximately 10' from the back of curb to the property line and approximately 23' from the back of curb to the proposed building. The proposed building is a 5 (five) story building with 3 (three) of those stories for parking and will have a landscape berm around the building to aid in the safety of the pedestrians and environment. The current sidewalk that is located along the Katy Freeway service road, will be relocated and widened (to accommodate the city's sidewalk ordinance) and will continue around to Radcliff Street and Cornish Street. Certain caliper trees and greenspace will be situated between the sidewalk and right of way. Benches will also be installed between the sidewalk and proposed building.

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

Granting this variance would likely aid in the safety of the public, as the developer plans to provide shade and benches, as well as an attractive buffer between the residents of the Cottage Grove community and the Katy Freeway.

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

Economic hardship is not the sole justification for the variance. The property location, proposed type of development, adding to the revitalization of the Cottage Grove community, and the urban environment is the sole justification for the variance request which will make this property a primary candidate for the reduced building setback variance approval.

Houston Planning Commission

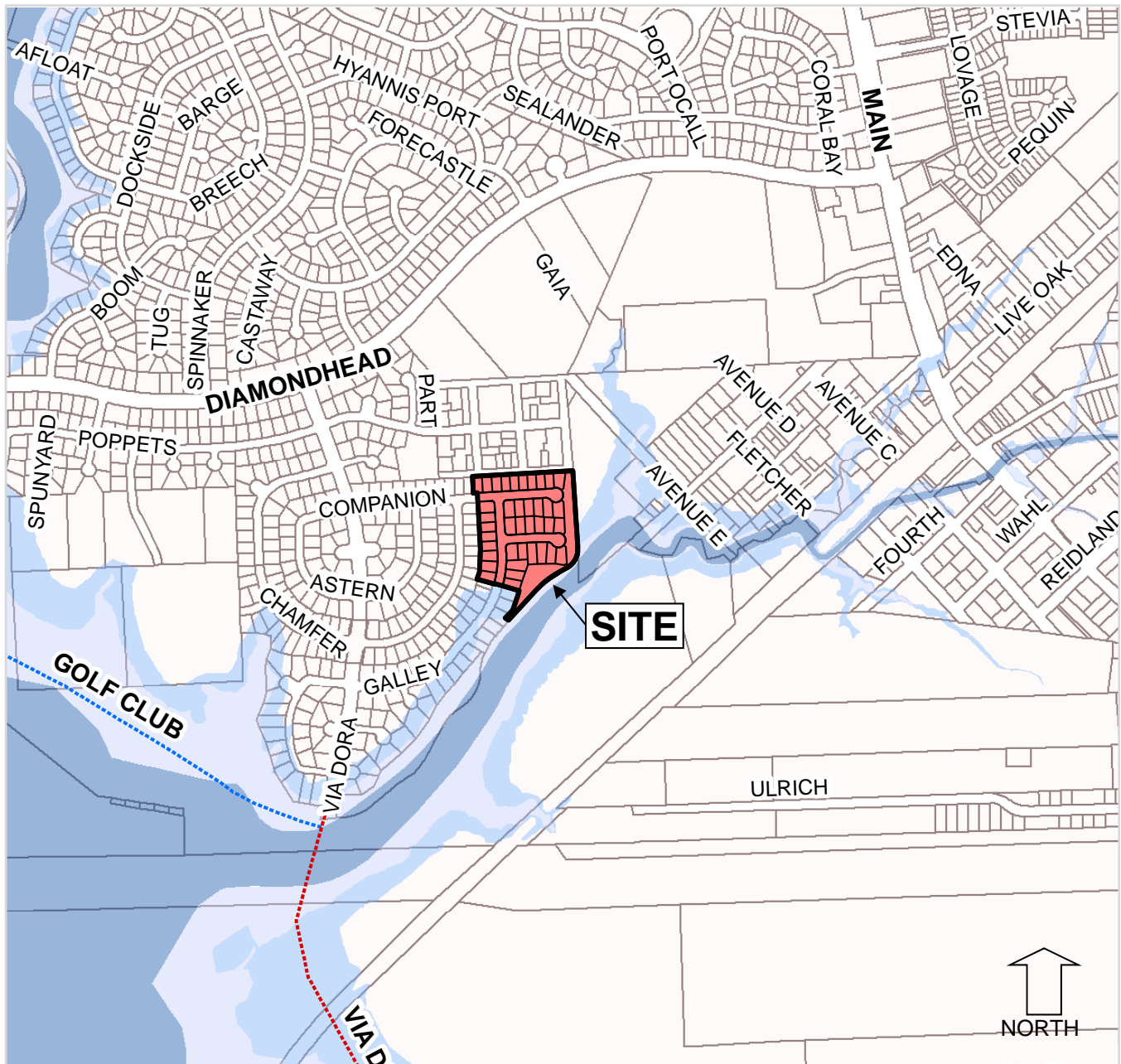
ITEM: 110

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Newport Sec 8 partial replat no 3

Applicant: LJA Engineering, Inc.



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

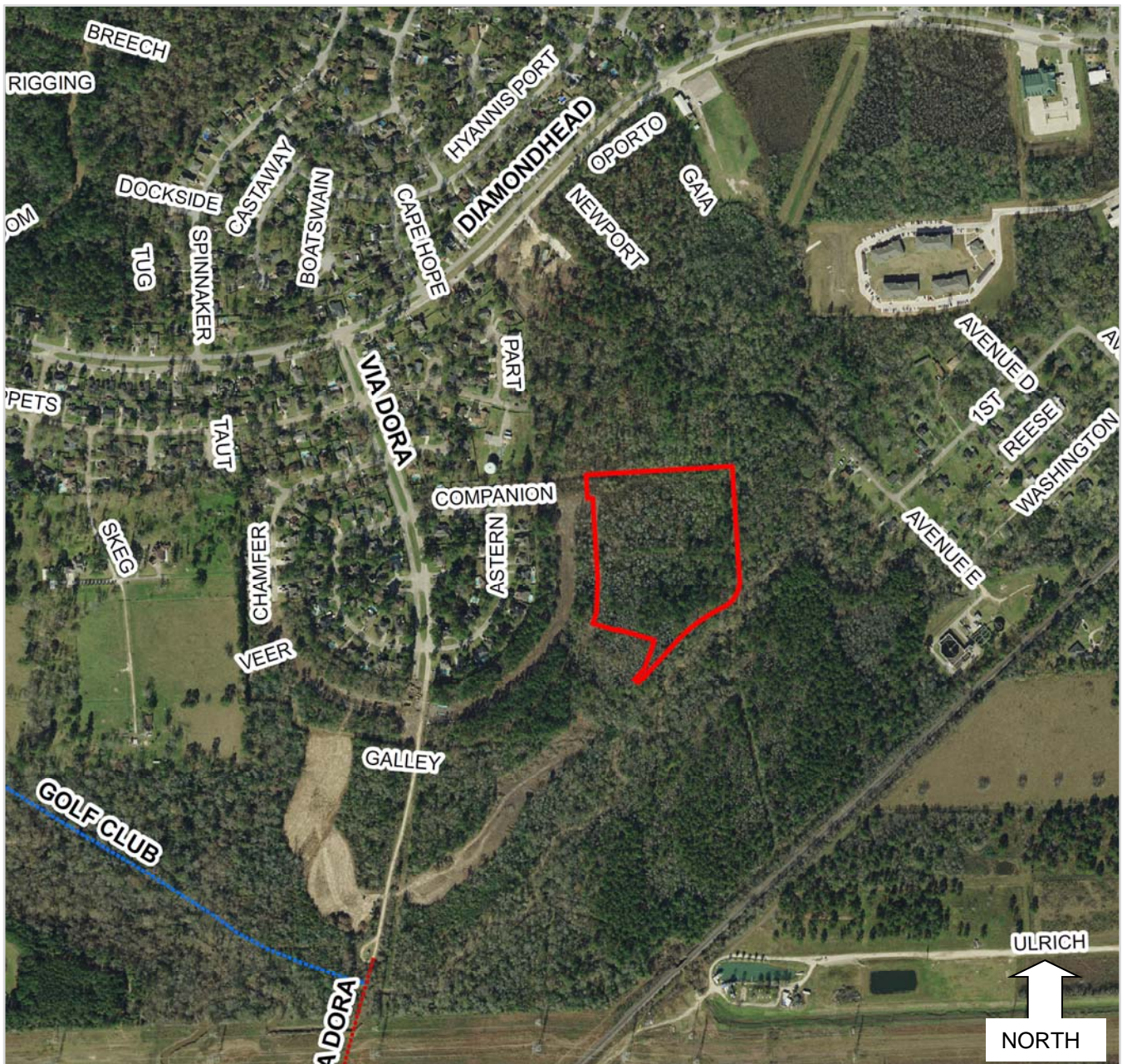
ITEM: 110

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Newport Sec 8 partial replat no 3

Applicant: LJA Engineering, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

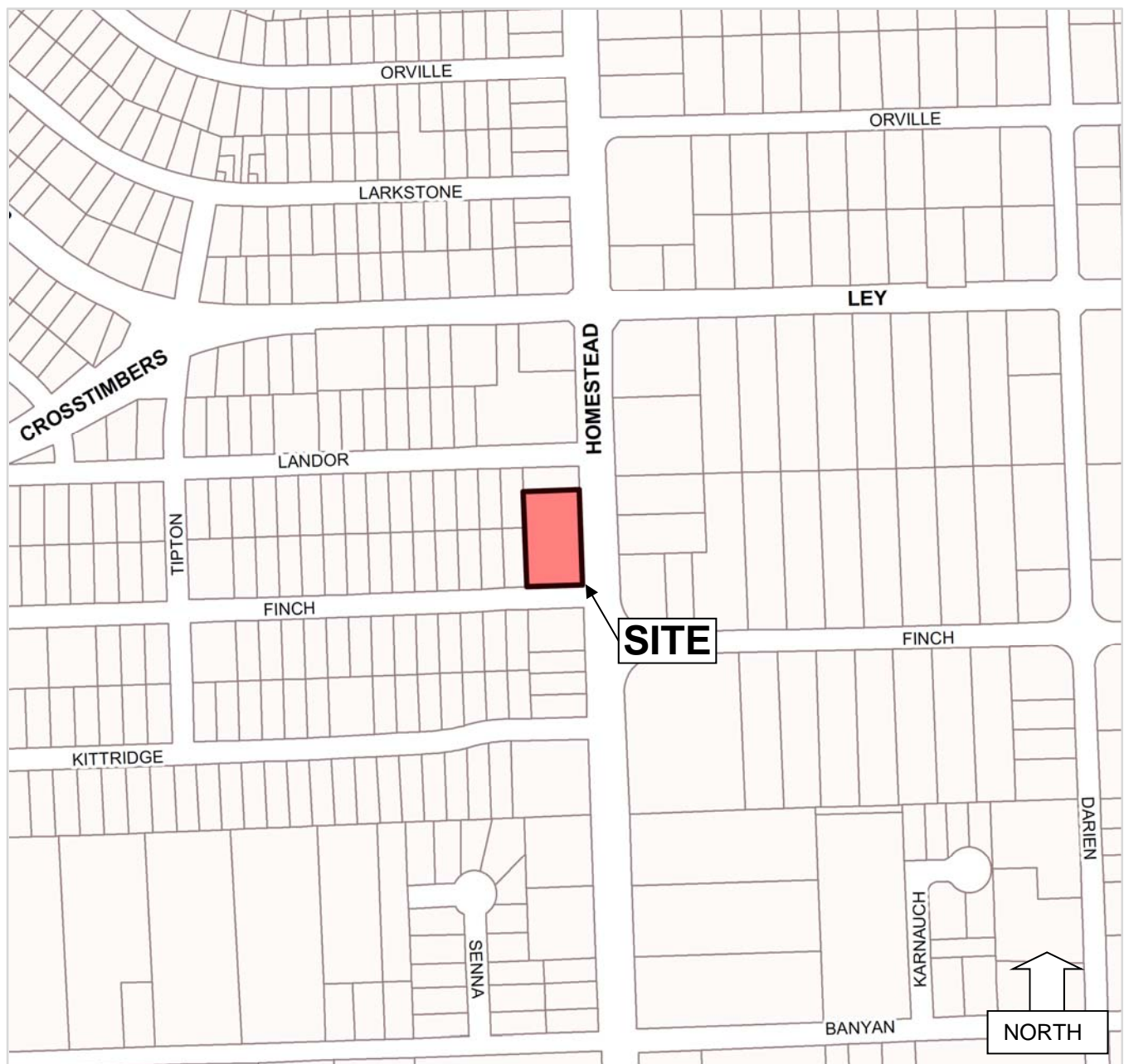
ITEM: 111

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Pelham Place partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

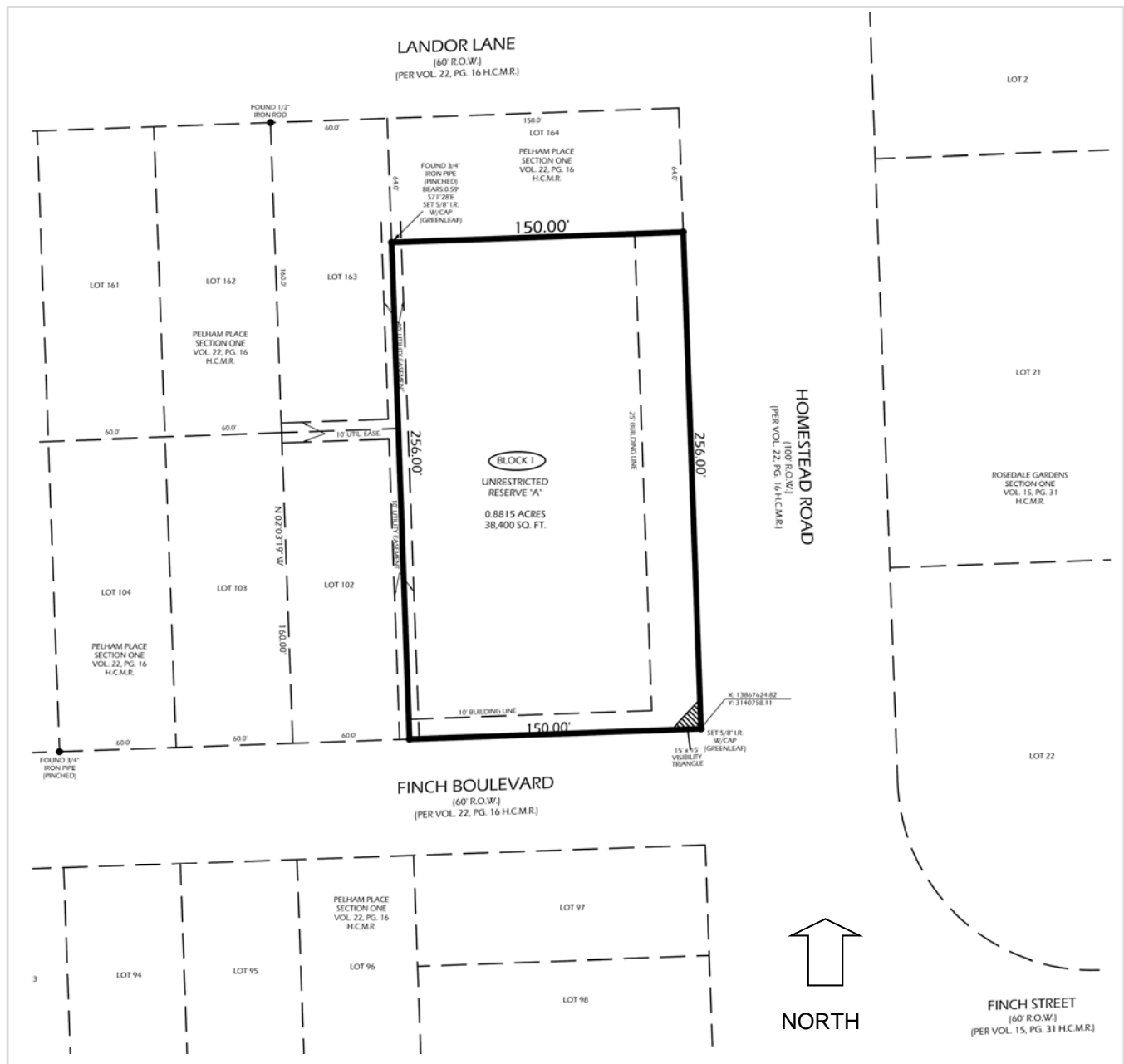
ITEM: 111

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Pelham Place partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

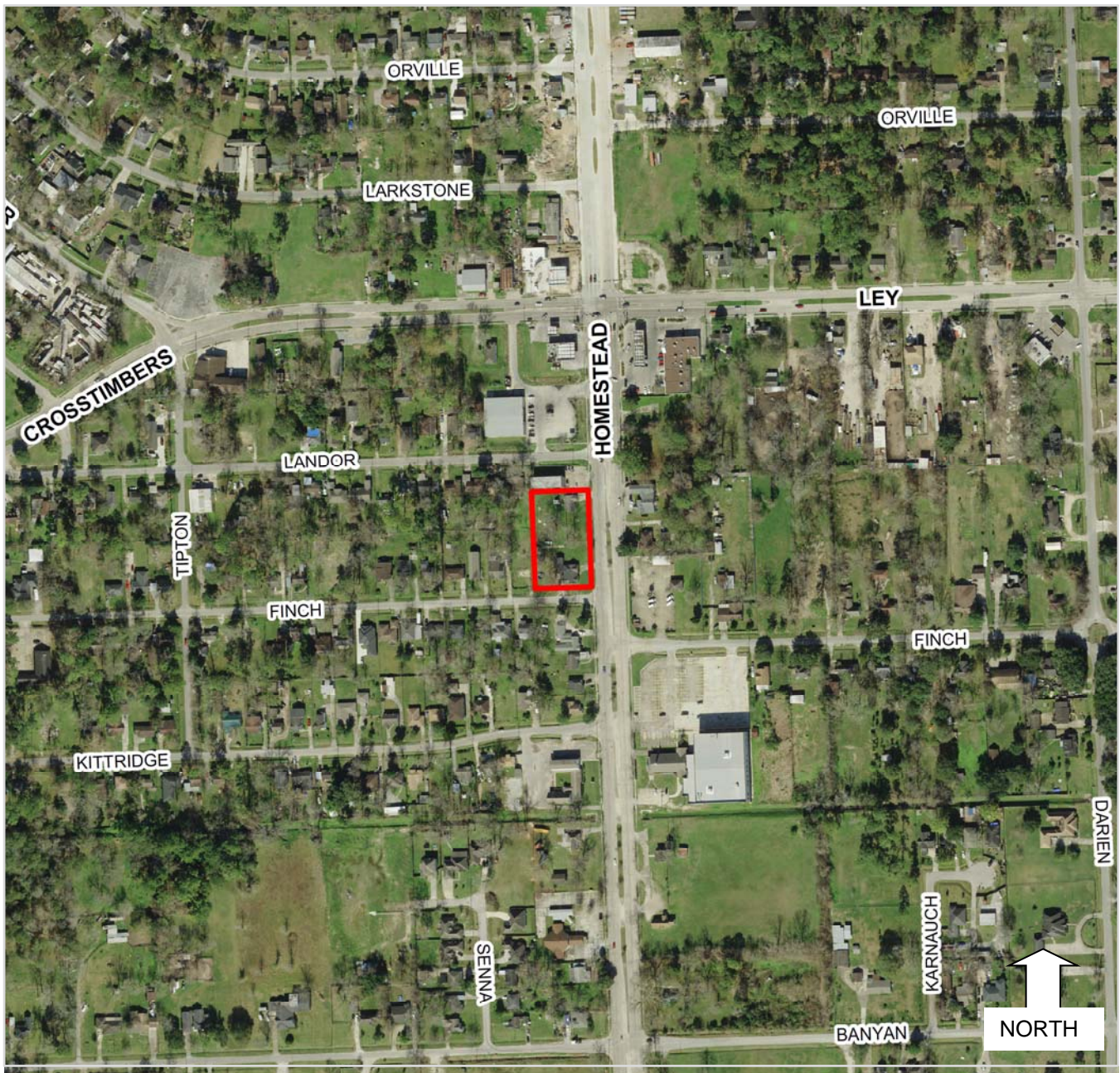
ITEM: 111

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Pelham Place partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Scottcrest partial replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

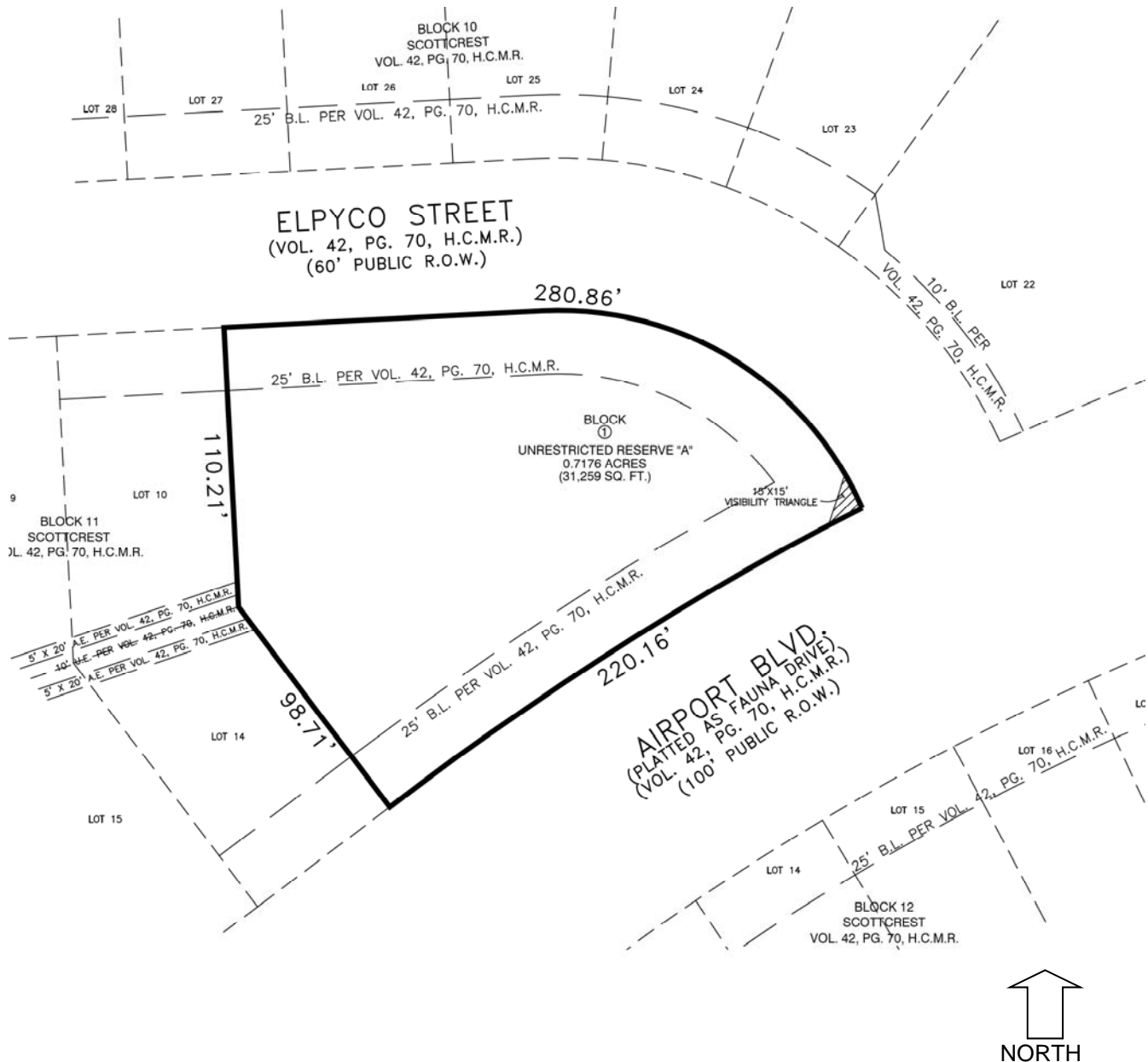
ITEM: 112

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Scottcrest partial replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Scottcrest partial replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Camellia North Reserve (DEF 1)

Applicant: Windrose



D – Variances

Site Location

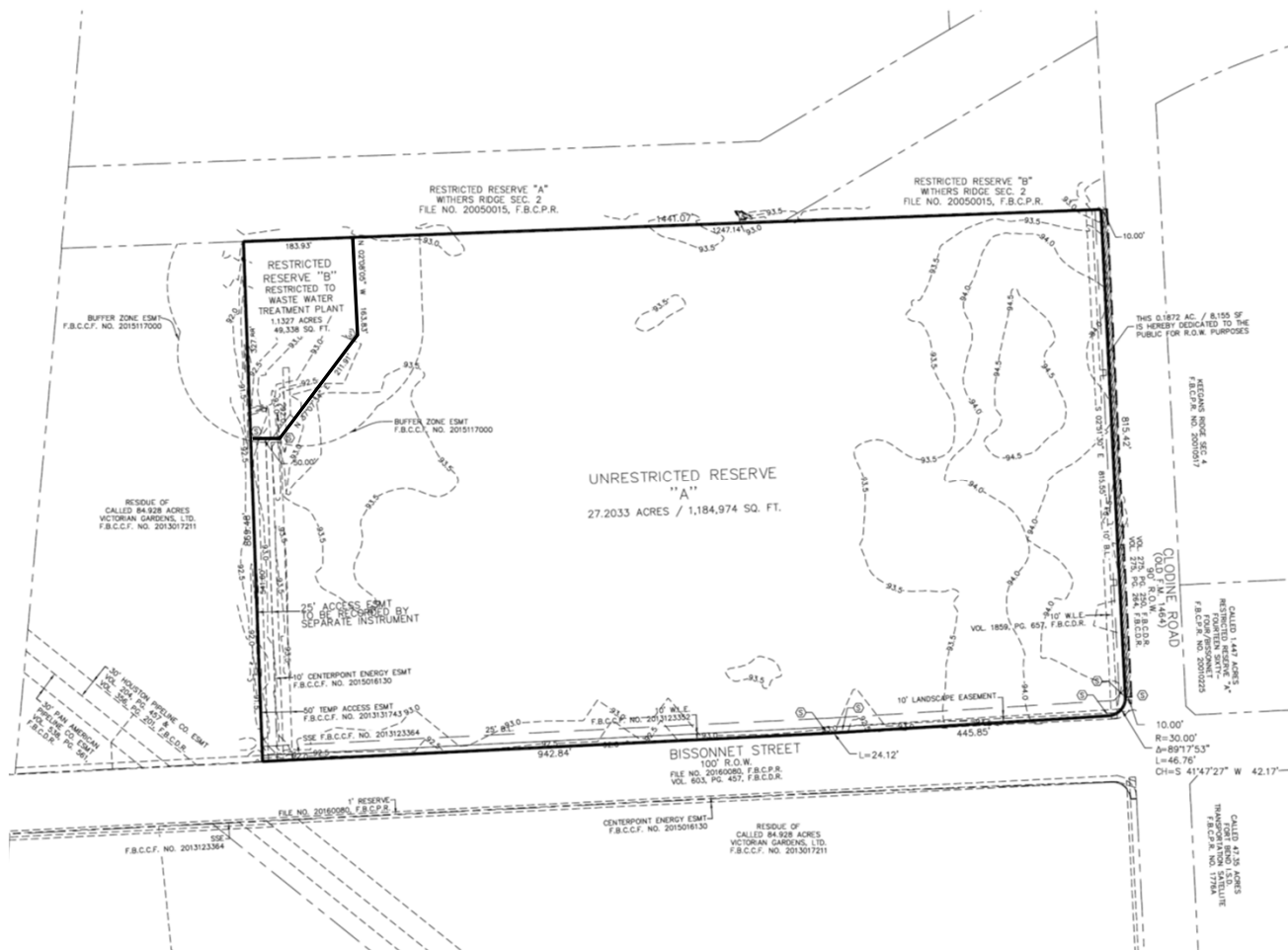
Planning and Development Department

ITEM: 113

Meeting Date: 03/01/2018

Subdivision Name: Camellia North Reserve (DEF 1)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Camellia North Reserve (DEF 1)

Applicant: Windrose



D – Variances

Aerial



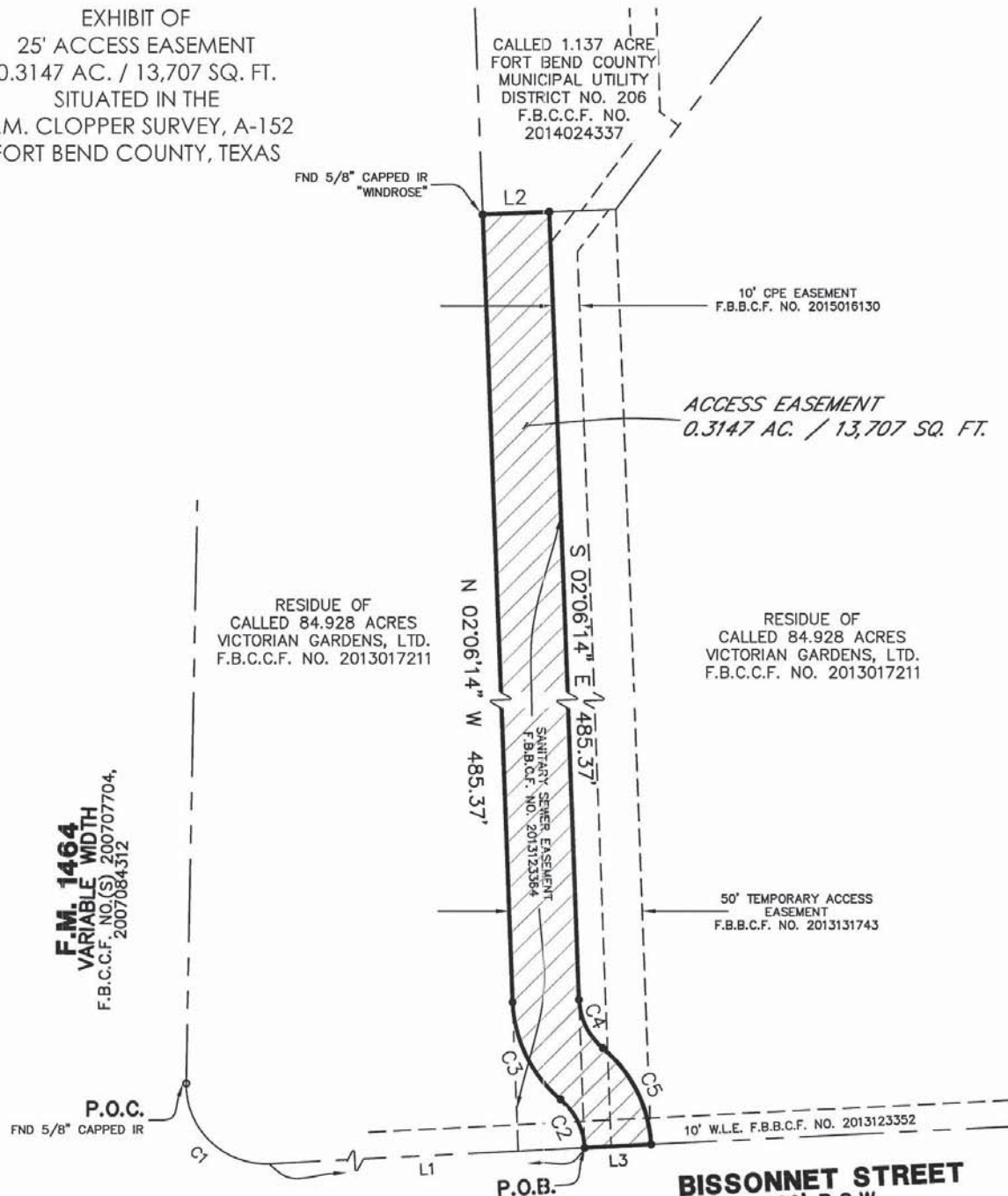
NORTH

SCALE: 1" = 50'

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83)
3. THIS EXHIBIT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.
5. THIS EXHIBIT HAS NOT BEEN STAKED ON THE GROUND.

EXHIBIT OF
25' ACCESS EASEMENT
0.3147 AC. / 13,707 SQ. FT.
SITUATED IN THE
A.M. CLOPPER SURVEY, A-152
FORT BEND COUNTY, TEXAS

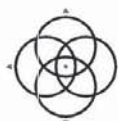


CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	30.00'	94°02'54"	49.24'	S 45°50'42" E	43.90'
C2	25.00'	48°11'23"	21.03'	N 26°11'55" W	20.41'
C3	50.00'	48°11'23"	42.05'	N 26°11'55" W	40.82'
C4	25.00'	48°11'23"	21.03'	S 26°11'55" E	20.41'
C5	50.00'	47°48'25"	41.72'	S 26°23'24" E	40.52'

BISSONNET STREET
100' R.O.W.
FILE NO. 20160080, F.B.C.P.R.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°07'51" E	906.07'
L2	N 87°53'46" E	25.00'
L3	S 87°07'51" W	25.00'

FIELD BY: -	DATE: 01-31-18
DRAWN BY: WJ	REV: 02-09-18
CHECKED BY: KMR	REV:
JOB NO. 53915-MFN-ACCESS-1	REV:
SHEET 1 OF 2	REV:



WINDROSE
LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



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: 114

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Carnegie Oaks West Alabama (DEF 1)

Applicant: Knudson, LP



D –Variances

Site Location

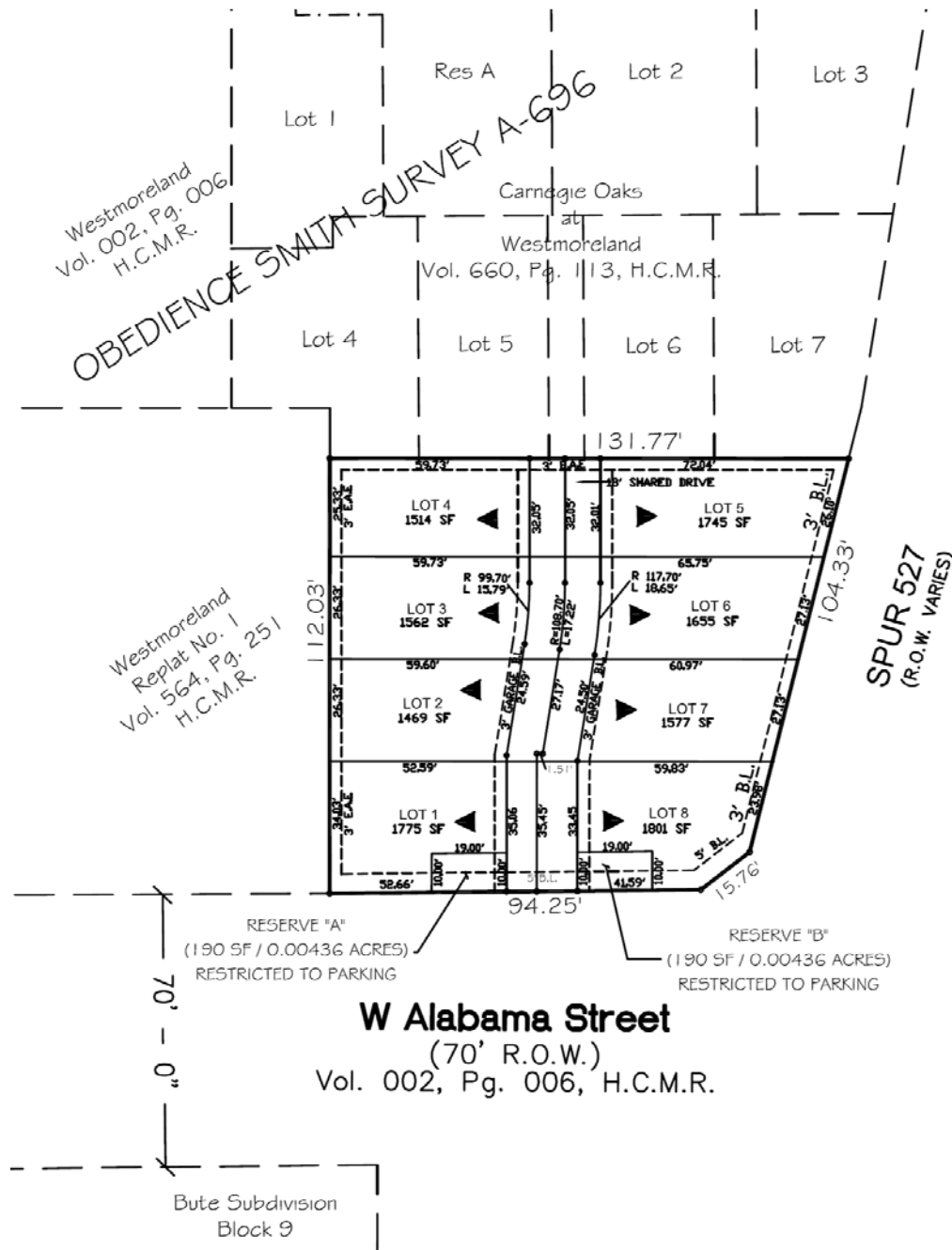
ITEM: 114

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Carnegie Oaks West Alabama (DEF 1)

Applicant: Knudson, LP



D – Variances

Subdivision

Houston Planning Commission

ITEM: 114

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Carnegie Oaks West Alabama (DEF 1)

Applicant: Knudson, LP



D –Variances

Aerial

REFERENCE:

VERIFY SETBACKS

D.B.: j.l.

10/24/2017

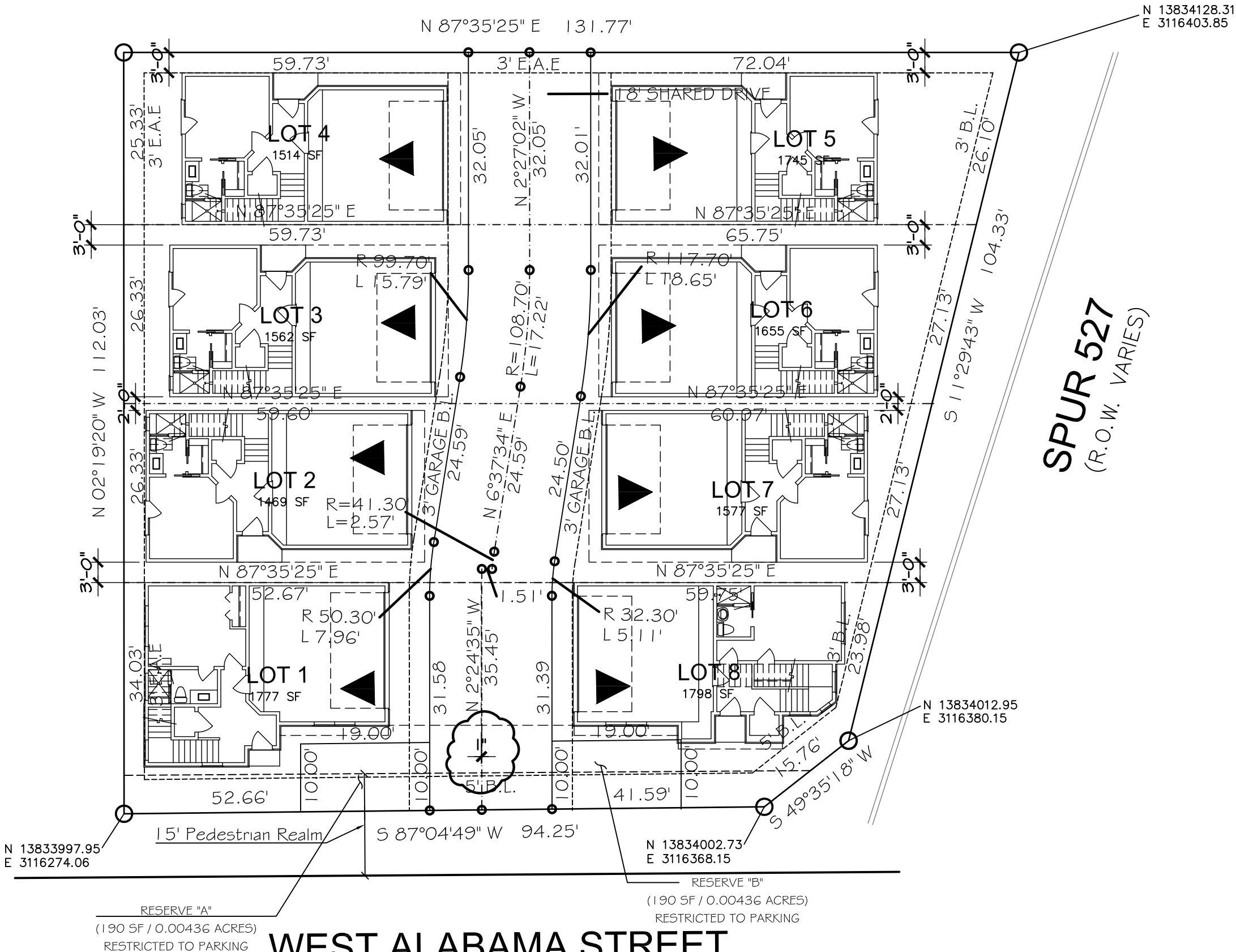
JOB # 130172

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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Carnegie Homes
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Building A
front elevation
SCALE: 1/4" = 1'-0"



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 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 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

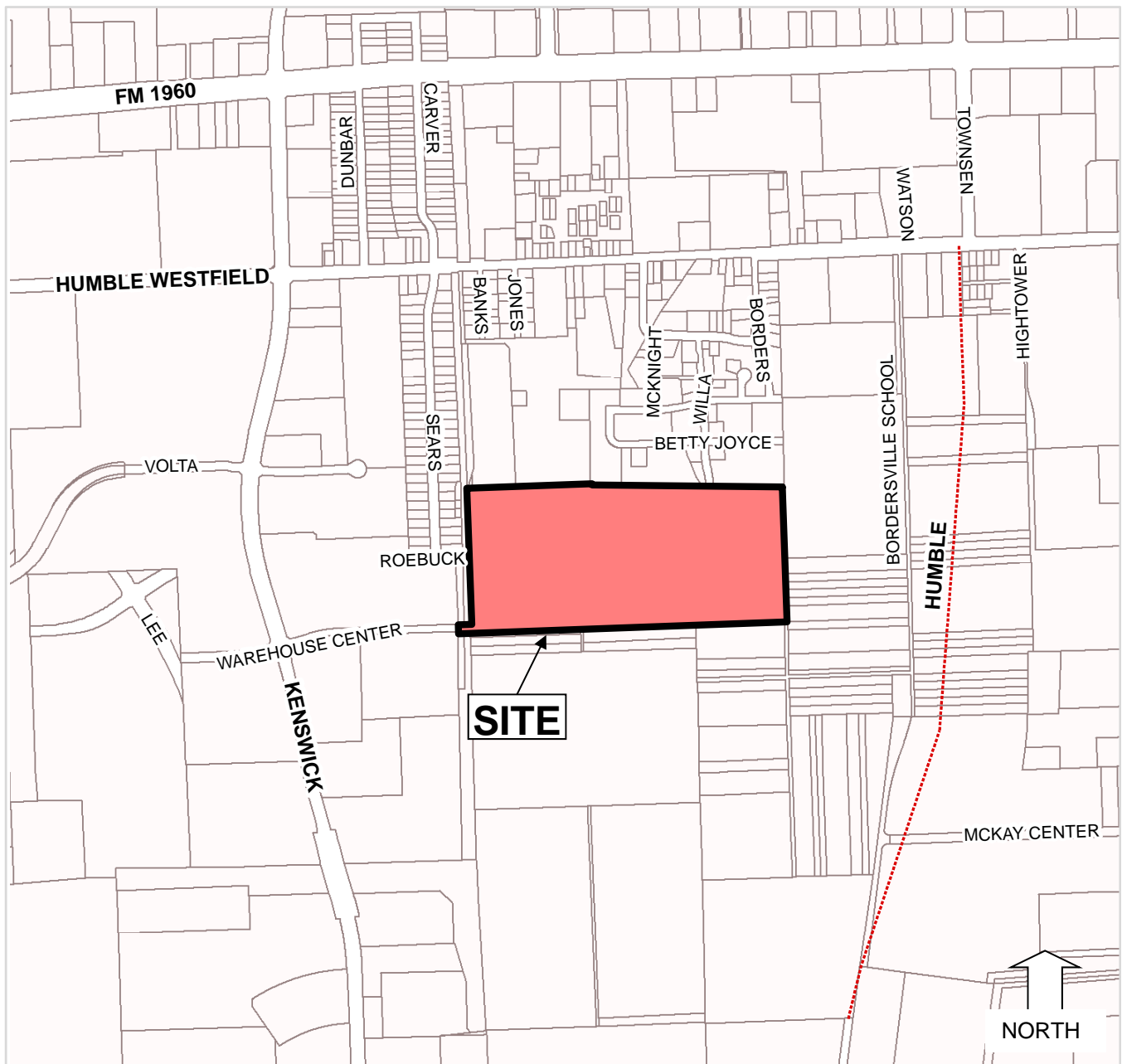
ITEM: 115

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Houston Intercontinental Trade Center East

Applicant: EHRA



D – Variances

Site Location

Subdivision

Houston Planning Commission

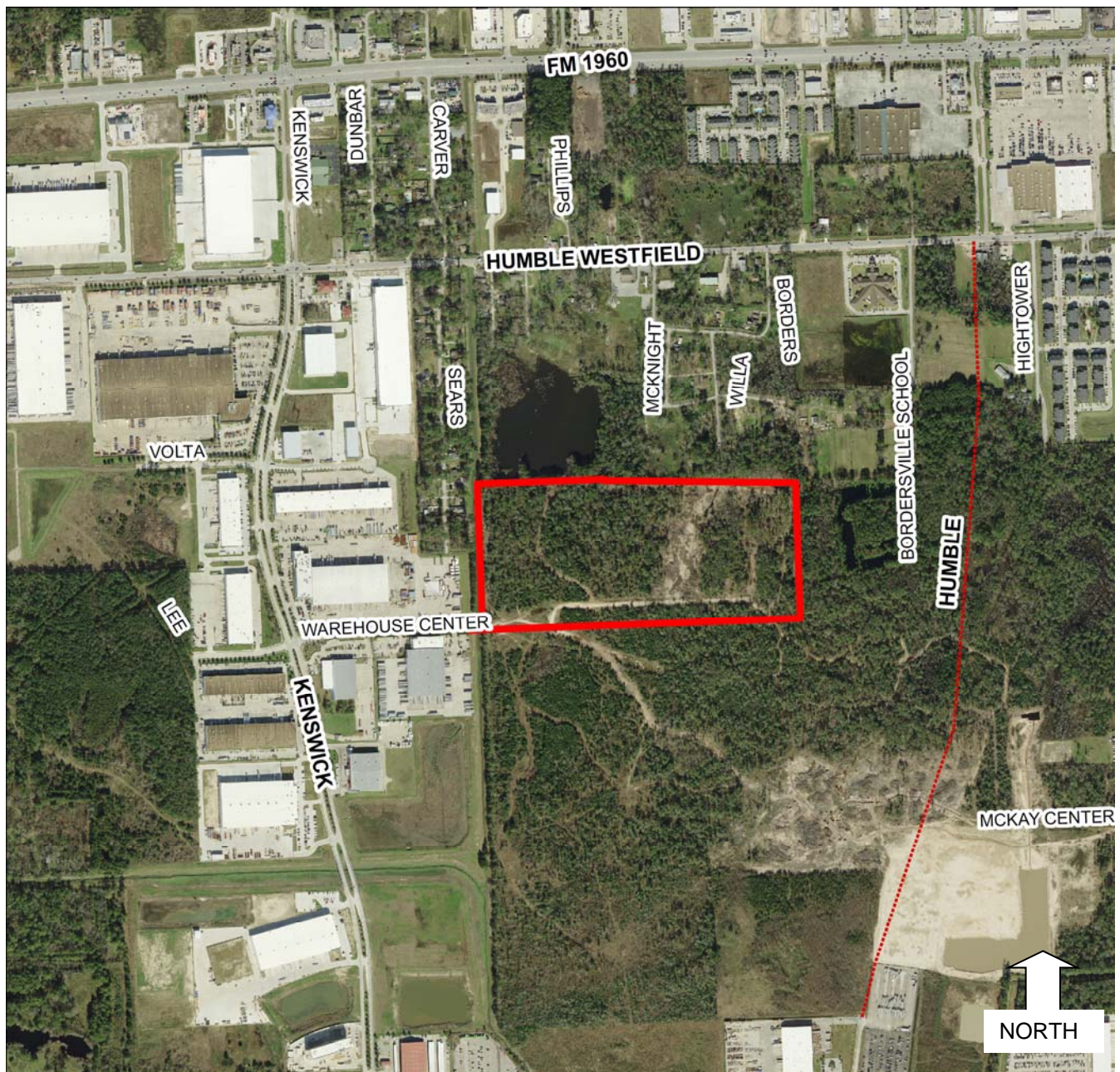
ITEM: 115

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Houston Intercontinental Trade Center East

Applicant: EHRA



D – Variances

Aerial



Application Number: 2018-0375

Plat Name: Houston Intercontinental Trade Center East

Applicant: EHRA

Date Submitted: 02/19/2018

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

Specific Variance is being sought and extent of variance:

A variance is requested to not provide 17.5 feet of ROW widening on an existing 25' ROW.

Chapter 42 Section: 121(b)

Chapter 42 Reference:

When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

Statement of Facts

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

(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;

Houston Intercontinental Trade Center East sec 1 is a replat of portions of the J. Dannenbaum and J. Pollak subdivision which was originally platted in 1903. The tract layout at the time of the original plat consisted of numerous 55' wide by 600' deep tracts which were accessed by 25' roadway easements. These tracts and ROW's were never developed and remained vacant until the Houston Intercontinental Airport was created in 1969. For the past several decades these tracts on the east side of the airport have developed into large acreage tracts supporting airport services such as rental car lots and light industrial warehouses. As such development has occurred, modern ROW's have been established and large tracts created via replats. The McKay Intercontinental Trade Center GP is immediately to the east of Houston Intercontinental Trade Center East GP and created an extension of the alignment of future Humble Parkway by utilizing portions of one of the 25' roadway easements. Humble Parkway will sit between existing Kenswick Drive and McKay Boulevard and provide additional north/south mobility to Will Clayton Parkway and Business 1960. Another 25' roadway easement sits between the Houston Intercontinental Trade Center East GP and the McKay Intercontinental Trade Center GP. The previously submitted Houston Intercontinental Trade Center East sec 1 plats (2017-1378 and 2017-2164) did not address the existence of the adjacent 25' roadway easement and did not show any ROW widening. Subsequent review of the final plat included a markup to provide 17.5' of widening. Such a requirement does not provide any reasonable future ROW connectivity and is therefore not desired. This new plat submittal and variance request seeks to remove the requirement to provide 17.5' of ROW widening along the eastern property boundary between the Bordersville Subdivision and Warehouse Center Drive. The existing 25' roadway easement will remain in place so that existing platted access to undeveloped tracts is not impeded.

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

Development in the area during the last several decades created Kenswick Drive and McKay Boulevard which provide appropriate ROW and travel lanes serving many businesses. Humble Parkway will be the next local north-south artery in the area. The 25' roadway easements as platted in 1903 do not align with redevelopment nor provide continuous connectivity. Existing single-family residential in the Bordersville Subdivision to the north and existing warehouse

development to the south prevent the 25' roadway easement from extending beyond the boundaries of the Houston Intercontinental Trade Center East GP. With Humble Parkway's alignment located a mere 600' further to the east, widening the 25' roadway easement would be a duplication of ROW with no connectivity and thus a waste of property.

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

The developer has worked with the Planning Department in the past to align Humble Parkway within tracts owned by HITC Partners, LLC as well as McKay Center Crossing and now Warehouse Center Drive. Although the developer is not in control of all 55' wide slivers of property in the area, he has worked over the past decade to acquire many tracts and then submitted general plans which aligned future ROW to replace some of the 25' roadway easement. Street connectivity within Houston Intercontinental Trade Center East section 1 is provided by an extension of Warehouse Center Drive from Kenswick Drive. As development occurs in the area and surrounding tracts continue to be acquired, the developer has agreed, if at all possible, to work with the Planning Department to extend Warehouse Center Drive through to Humble Parkway similar to how McKay Center Crossing connects from McKay Boulevard to Humble Parkway. Since new more appropriate ROW is being proposed and dedicated by the developer, widening of this particular 25' roadway easement is not needed, local circulation can be appropriately distributed and the intent of Chapter 42 will be preserved.

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

Vehicular circulation will not be negatively affected if the 25' roadway easement is not widened since other more appropriate ROW is being dedicated by the developer among his two projects (Houston Intercontinental Trade Center East and McKay Intercontinental Trade Center). Thus public health, safety and welfare is not affected by granting this variance request.

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

Justification for this variance request is the fact that dedicating 17.5' of widening on this particular 25' roadway easement would create ROW that goes nowhere and connects to nothing, especially as other more appropriate ROW will be dedicated by the developer on Humble Parkway as Houston Intercontinental Trade Center East and McKay Intercontinental Trade Center continue to be developed.

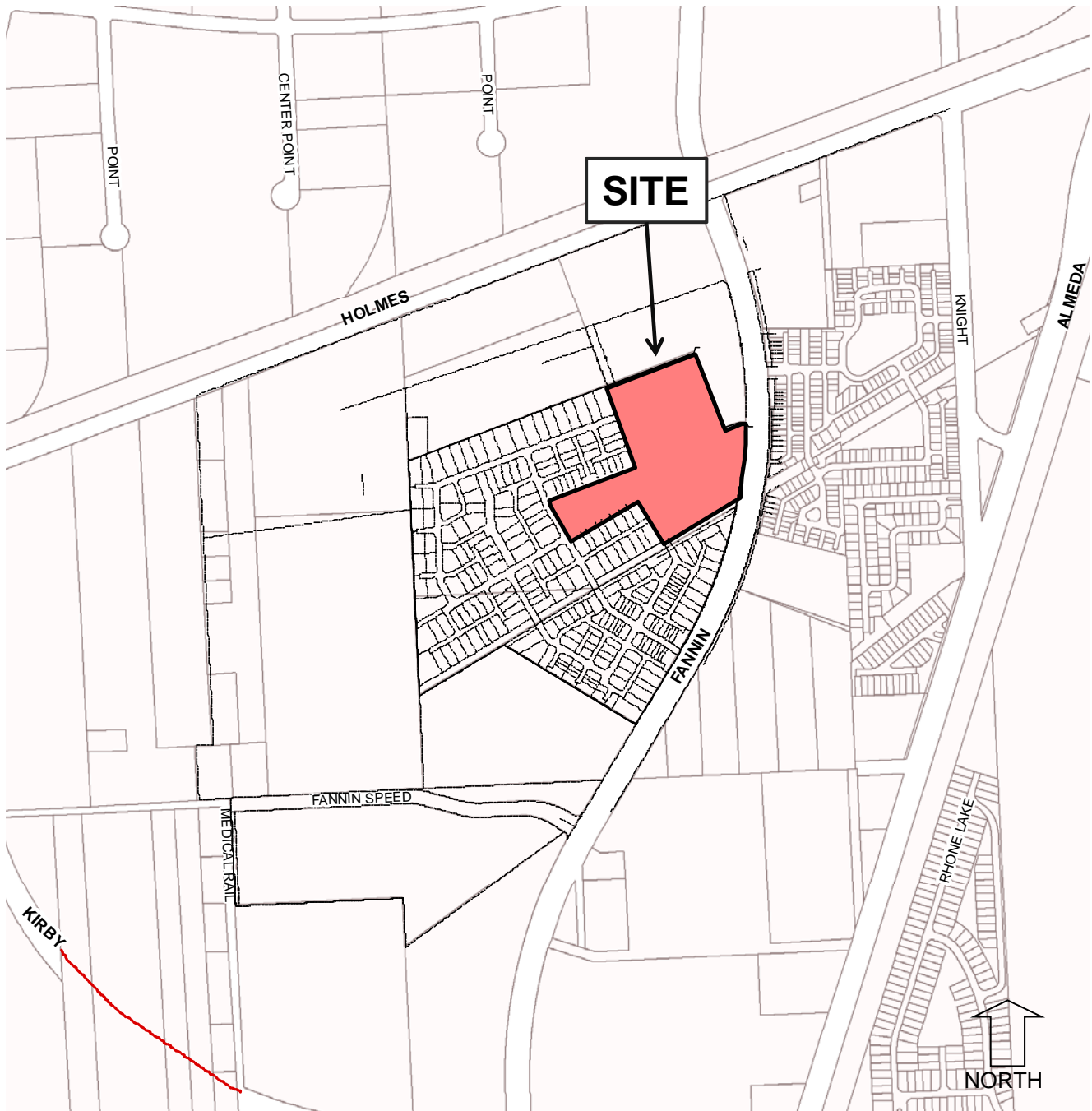
Houston Planning Commission **ITEM: 116**

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Poundbury Sec 1 (DEF 1)

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



D – Variances

Site Location

Houston Planning Commission ITEM: 116

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Poundbury Sec 1 (DEF 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: 116

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Poundbury Sec 1 (DEF 1)

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



D – Variances

Aerial



Fannin S

FANNIN STREET

0 100 200
SCALE 1:2000 JULY 10, 2017

Poundbury Master Plan



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) with no distance between the alley and the building. 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. This subdivision plat has had this variance approved in previous plat submittals (2017-2068 & 2017-1119). This plat increases the number of proposed lots from 54 to 83 and the number of proposed lots seeking sole access from an alleyway from 11 to 34. Being located near the Fannin South rail station this subdivision will provide wider sidewalks along Fannin with 6' buffers between edge of paving on Fannin and the sidewalk. 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;

NA

(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 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

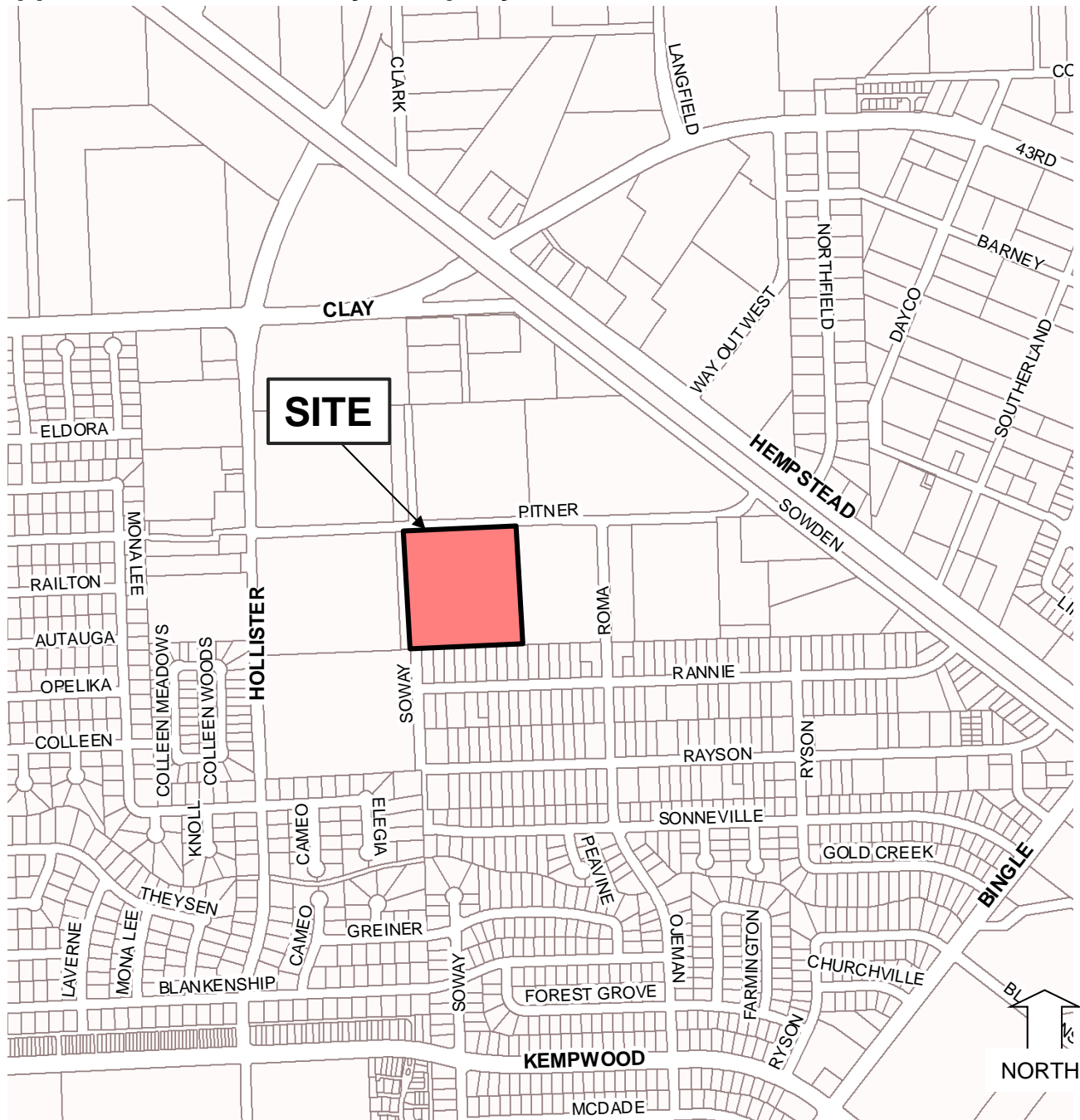
ITEM: 117

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Raghu Reserves (DEF 2)

Applicant: Jean McKinley Company, Inc.



D – Variances

Site Location

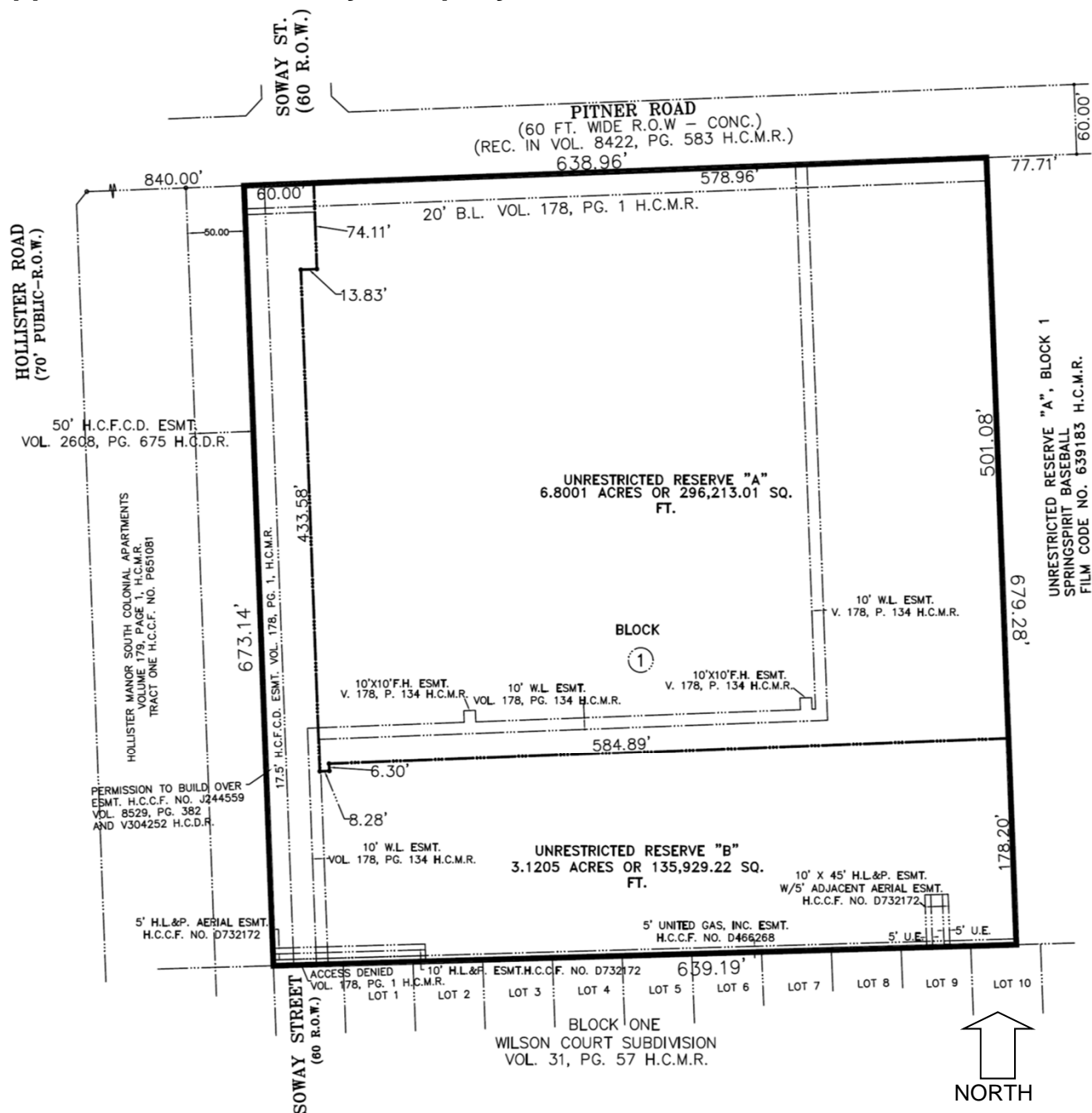
ITEM: 117

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Raghu Reserves (DEF 3)

Applicant: Jean McKinley Company, Inc.



D – Variances

Subdivision

Houston Planning Commission

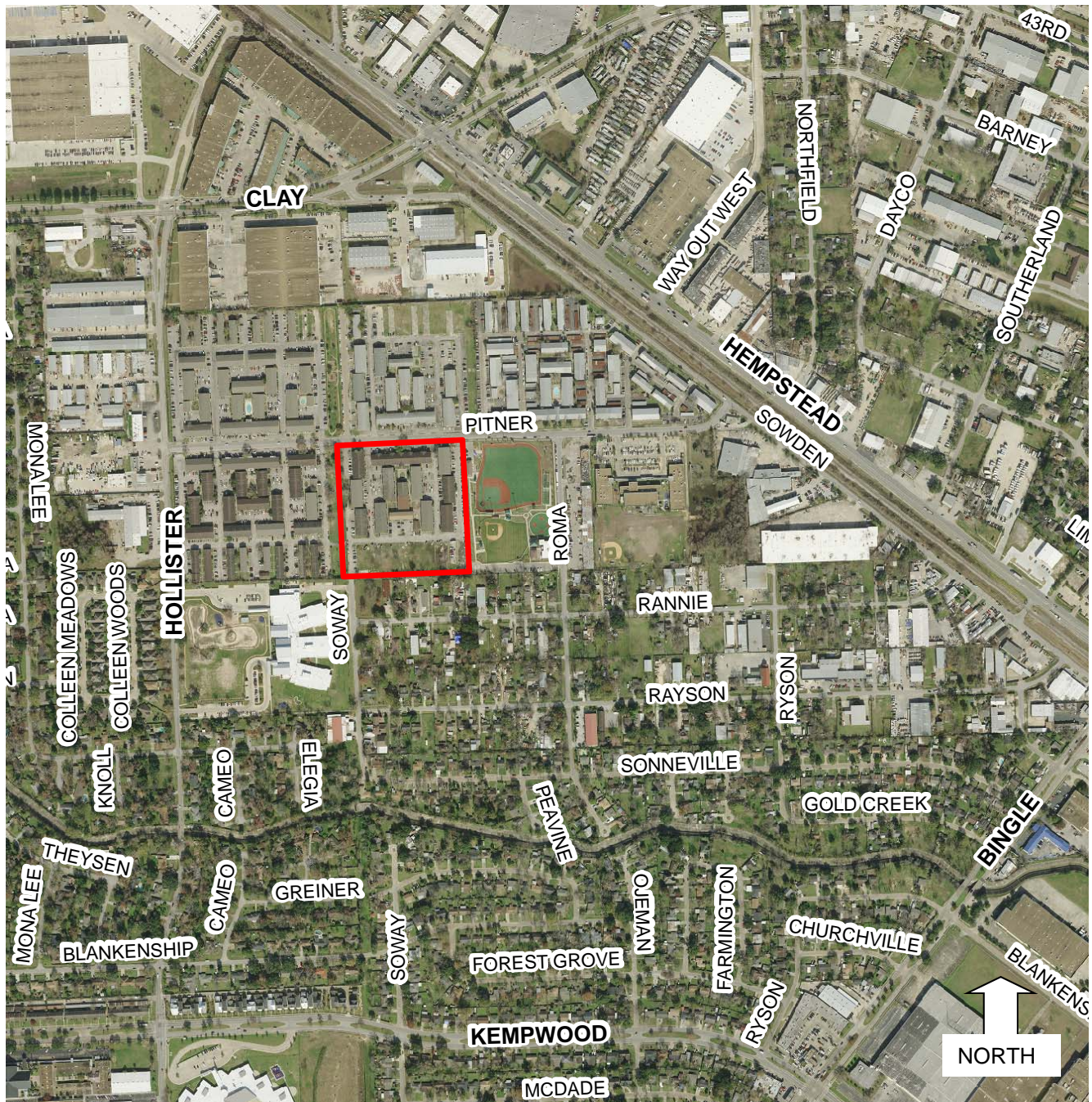
ITEM: 117

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Raghu Reserves (DEF 2)

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

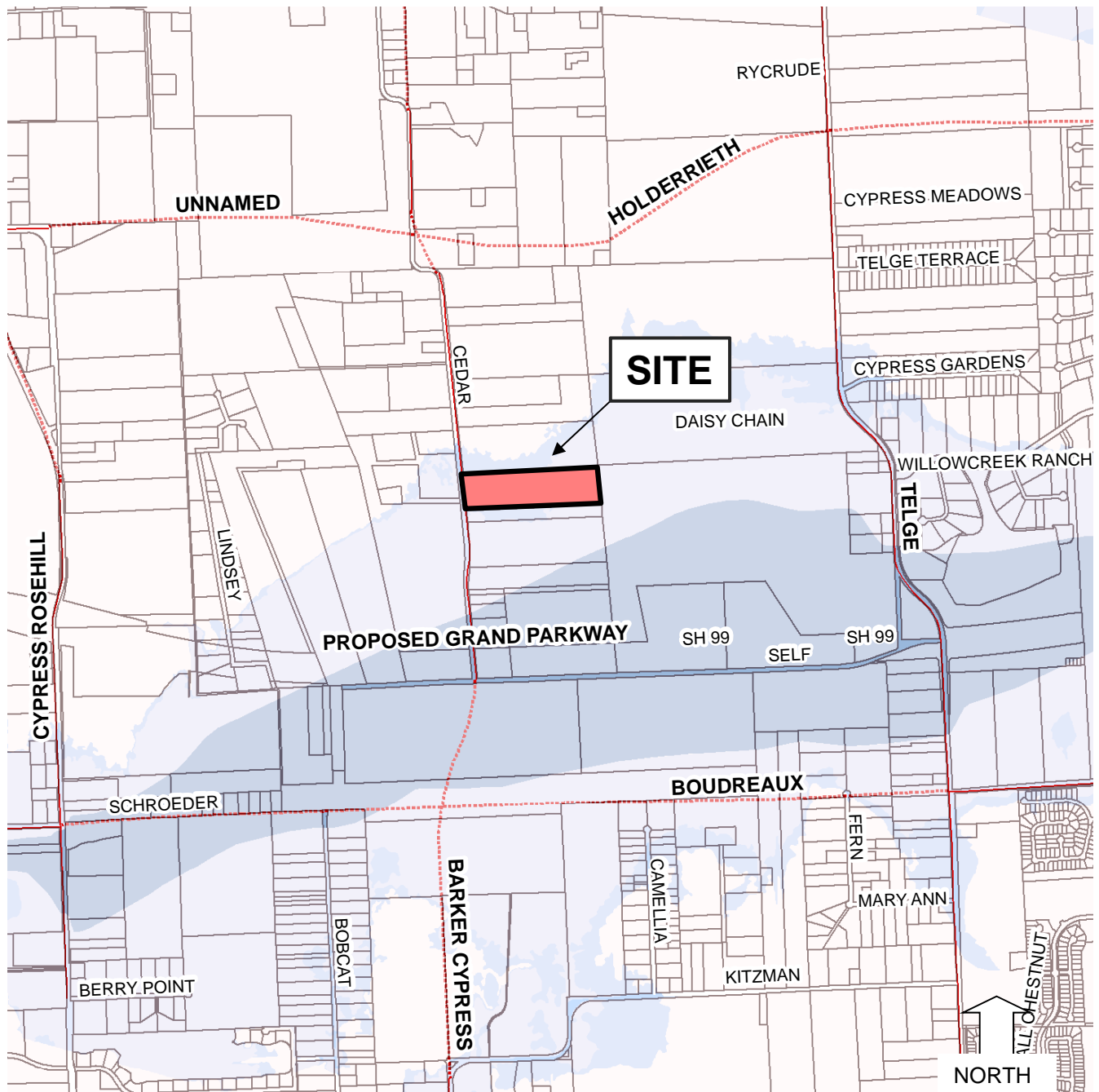
ITEM: 118

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Renmar Terrace

Applicant: Hovis Surveying Company Inc.



D – Variances

Site Location

Houston Planning Commission

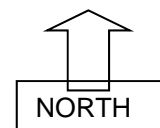
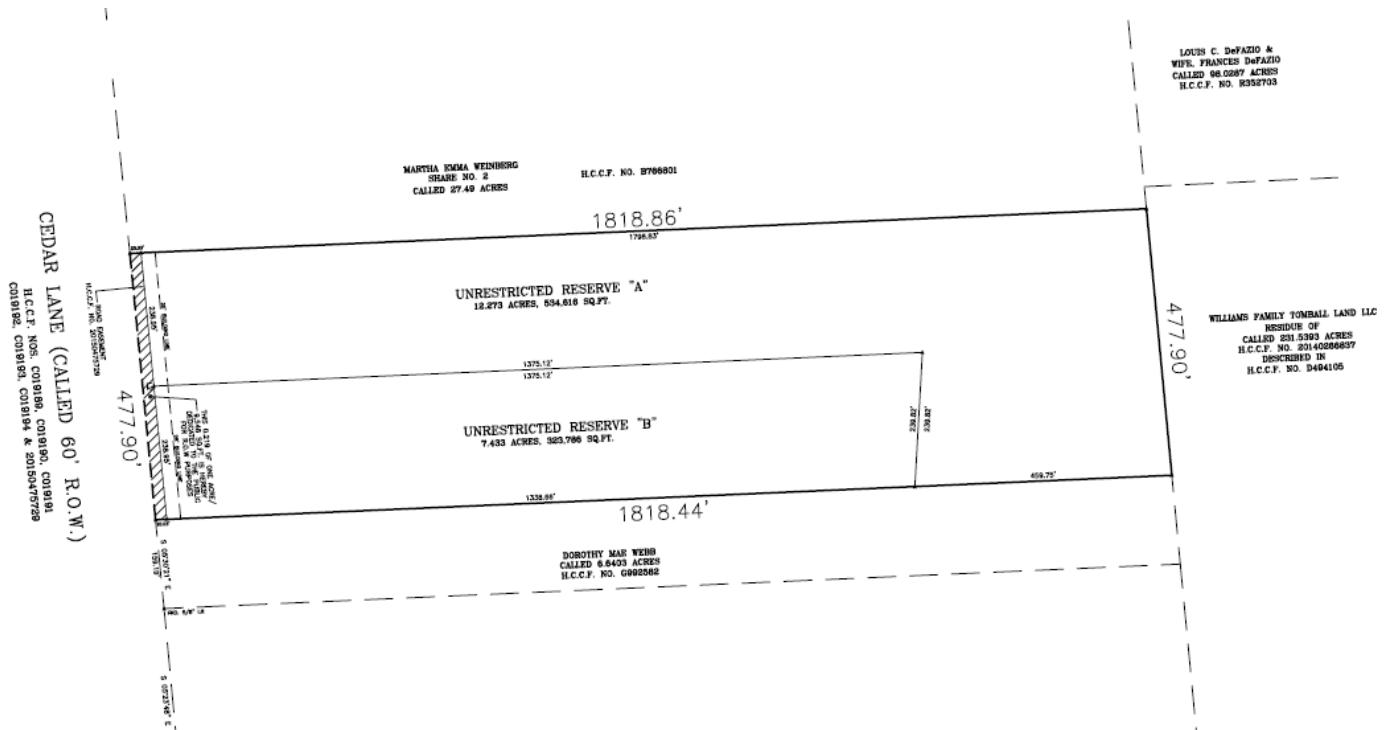
ITEM: 118

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Renmar Terrace

Applicant: Hovis Surveying Company Inc.



D – Variances

Subdivision

Houston Planning Commission

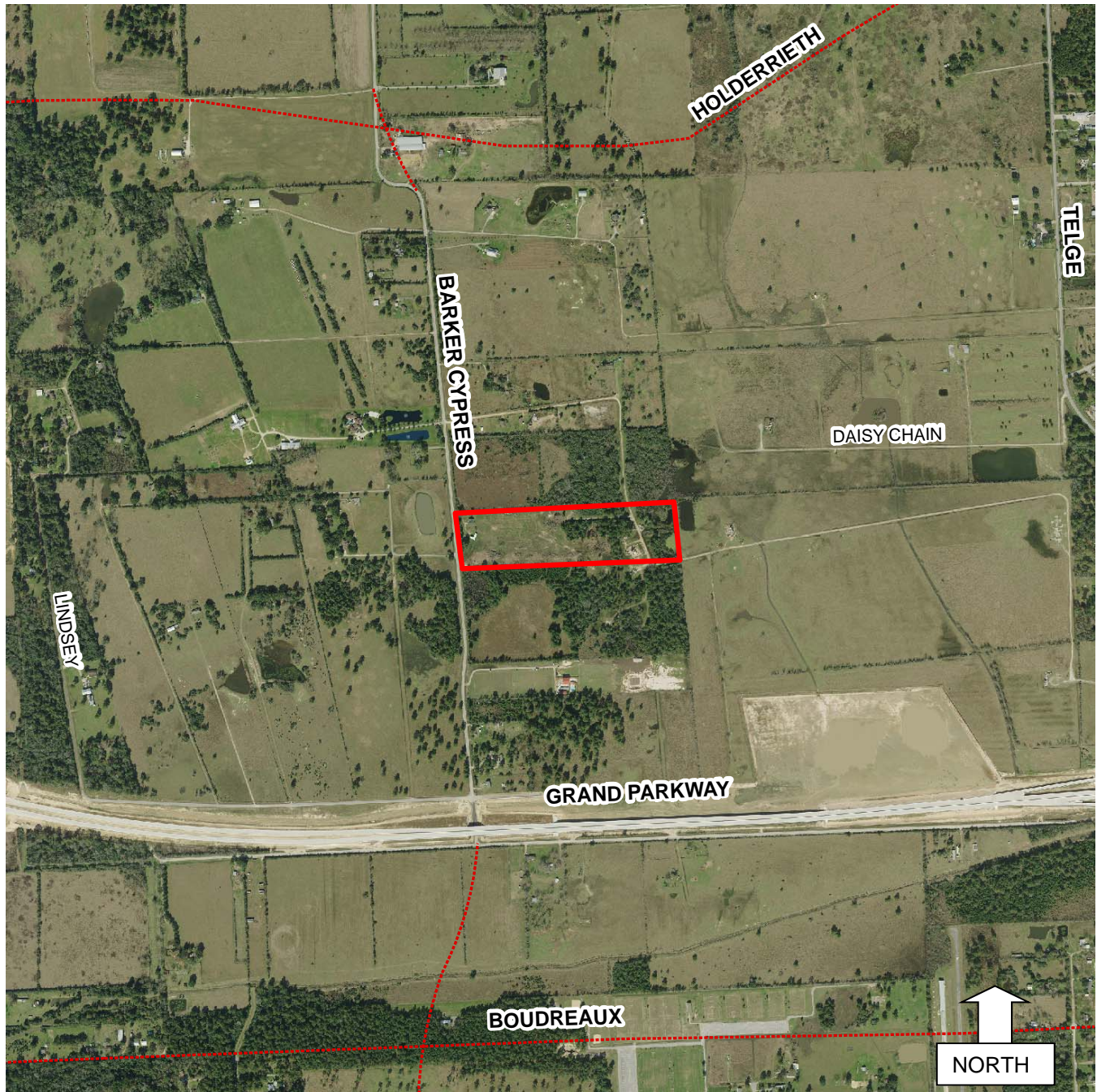
ITEM: 118

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Renmar Terrace

Applicant: Hovis Surveying Company Inc.



D – Variances

Aerial



Application Number: 2018-0400

Plat Name: Renmar Terrace

Applicant: Hovis Surveying Company Inc.

Date Submitted: 02/19/2018

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

Specific Variance is being sought and extent of variance:

To exceed intersection spacing for approximately 1800' and not provide a North South street through this development

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

This 19.925 acre tract is bounded on the North by a 27.49 acre tract, on the East by the residue of a 231.5393 acre tract, on the South by a 6.6403 acre tract and on the West by Cedar Lane. Cedar Lane is a proposed major thoroughfare and this property previously granted a road easement for the proposed widening of Cedar Lane. The back 5.838 acres of this development is encumbered by pipelines and pipeline related equipment. The pipelines and tanks limit the placement of a north south street and limits the amount of land left to develop. This 19.925 acre tract is out of a partition deed of 110 acres, which was partitioned into 4, 27.49 acre parcels in August of 1963. This tract was out of Share Number 3. Share Number 3 was divided into 4 equal parcels and this development includes the North 3 parcels. The remainder of the partition tracts have remained in tact since the 1963 partition. There is currently adequate North South circulation provided in this area by the major thoroughfares Cedar Lane and Telge. This development is combining the 3 tracts and creating 2 unrestricted reserves, which will not significantly increase the traffic in the area.

(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 not the result of a hardship created or imposed by the applicant because these conditions existed prior to the purchase of the tract. In addition, to the pipeline and pipeline related facilities, the back portion of the property is in the 100 year flood plain.

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

The intent and general purposes of this chapter will be preserved and maintained because there is adequate circulation in the area provided by the current street grid. This tract is south of FM 2920, West of Telge, North of the Fegan Lane and the Grand Parkway and East of Cedar Lane. All of these existing streets provide for circulation in the area at this time.

(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 this proposed development will not significantly impact the traffic conditions in this area.

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

Economic hardship is not the sole justification of the variance because the existing conditions of this development and the surrounding properties limit the placement of a north south street. The pipeline and related facilities would prohibit the placement of a north south street through this development. The distance along the North and South property lines is 1,818 feet and is only 418 feet over requirement block length.

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Rose Street Grove (DEF1)

Applicant: Total Surveyors, Inc.



D – Variances

Site Location

Houston Planning Commission

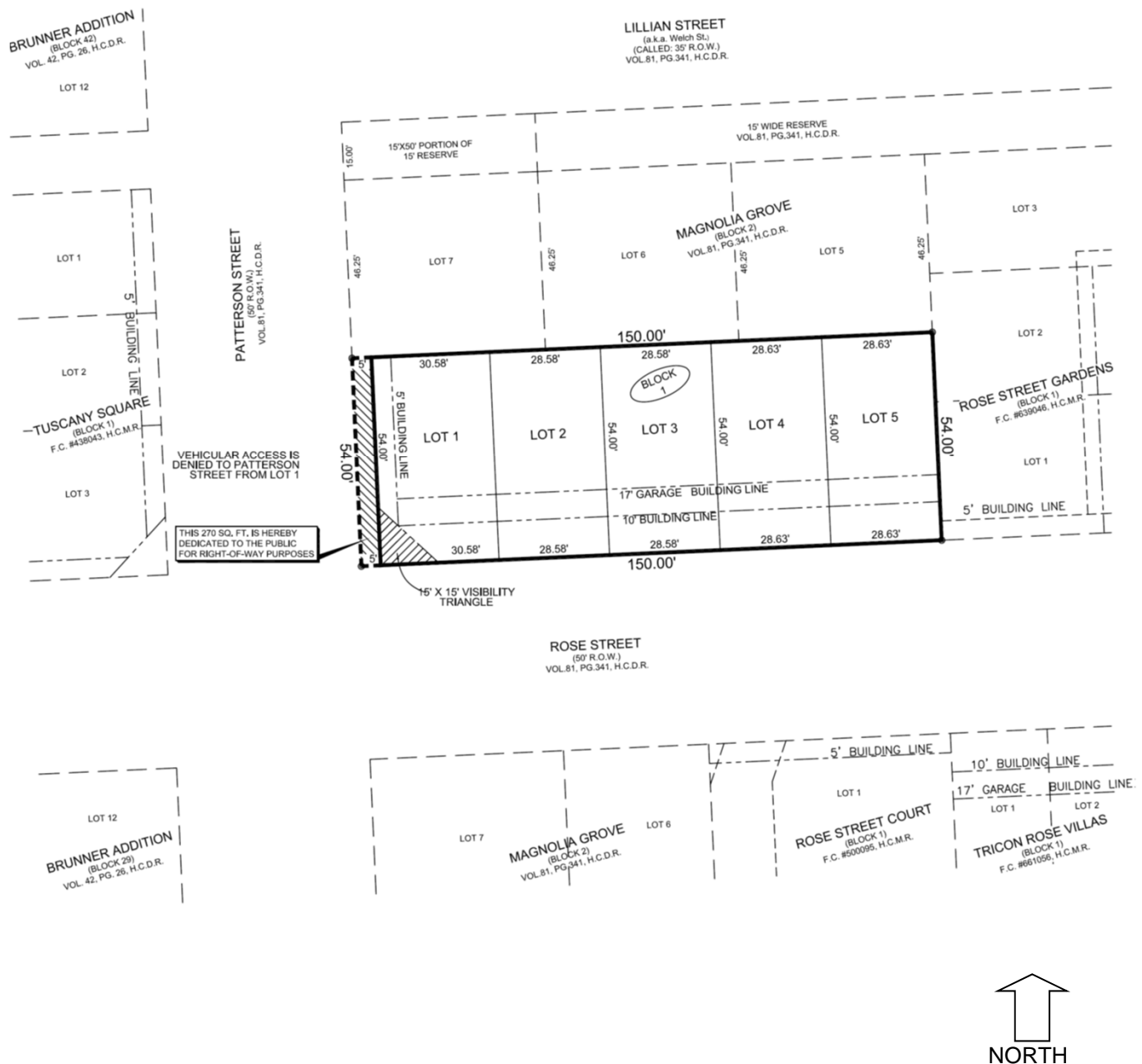
ITEM: 119

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Rose Street Grove (DEF1)

Applicant: Total Surveyors, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Rose Street Grove (DEF1)

Applicant: Total Surveyors, Inc.

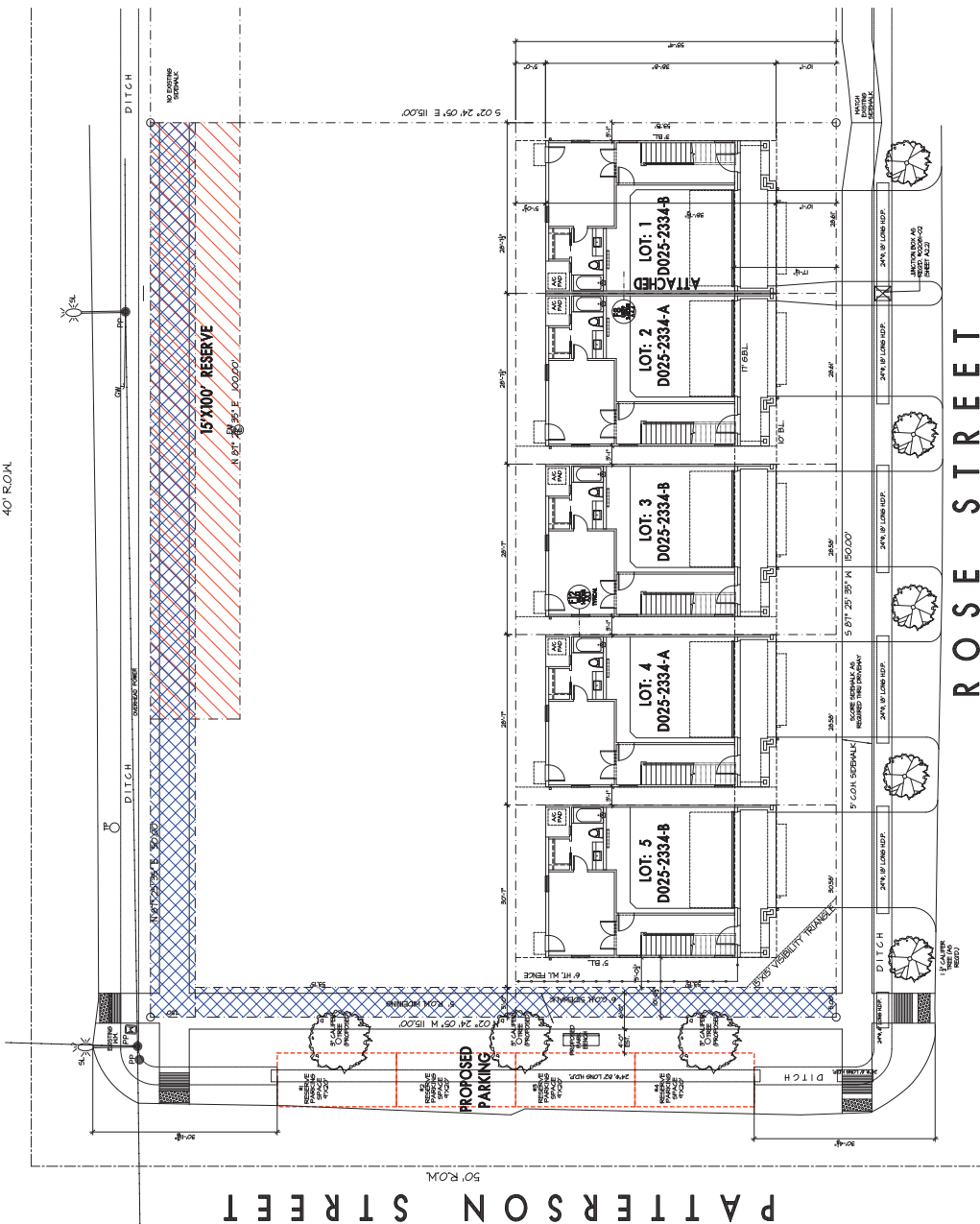


D – Variances

Aerial

LILLIAN STREET

40' R.O.W.



ROSE STREET

MOB, 05

SITE PLAN
SCALE: 1" = 10'-0"

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

AZ.1
2 OF 12

AZ.1
2 OF 12

ABBREVIATIONS

[illegible]

SITE SYMBOLS

[illegible]

SITE LEGEND

PROPERTY LINE	SWALE SLOW DIRECTION	3' E&E
SETBACK OR BUILDING LINE	PERMANENT PAVEMENT	SEE NOTE
PREVIOUS DRIVEWAY	NONPOROUS PAVEMENT (IMPERVIOUS PAVED)	
4" DRAINAGE LINE (SLOPE) PC		
4" DRAINAGE LINE (SLOPE) PC		
4" PERFORATED SCHEDULE 40 PC		
WATER LINE		
SEWER LINE		

OFFICE OF CIVIL RIGHTS AND CRIMINAL JUSTICE

CIVIL AREAS

ALL AREAS NOT UNDER CONSIDERATION OF BEING OPENED TO THE PUBLIC OR FOR WHICH AN AGREEMENT HAS BEEN MADE WITH A STATE AGENCY FOR DRAINAGE & UTILITY PURPOSES.

WATER/WATER/WATER

ALL WATER, SANITARY SEWER, STORM FLOOD AND PAVING LOCATIONS IN THE CIVIL AREA ASSET TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

UTILITIES NOTE

ENTER TO CIVIL DEVELOPER BY NUMBER FOR ALL UTILITIES LOCATIONS & ROOFTOPS.

SITE GRADING NOTE

ENTER TO CIVIL DEVELOPER BY NUMBER FOR ALL SITES TO BE GRADED.

ENTER TO CIVIL DEVELOPER BY NUMBER FOR ALL DRAIN ALL DOWNPOUT LOCATIONS TO APPROVED DRAINAGE SYSTEM. BY CIVIL ENGINEER.

COMMON AREA AGREEMENT

COMMON AREA AGREEMENT

COMMON AREA AGREEMENT BY OTHER. THE DOCUMENT SHALL PROVIDE FOR THE OWNER'S RIGHT TO ENTER ONTO THE ADJACENT INDIVIDUALLY OWNED PROPERTY FOR THE PURPOSE OF PERFORMING CONSTRUCTION, REPAIRS AND MAINTENANCE TO THE BUILDINGS ON THE PROPERTY FOR WHICH THE FEES ARE SOUGHT. ANY STRUCTURE PROPOSED CLOSE TO 3 FT. OF THE PROPERTY LINE MUST PROVIDE A CONSTRUCTION MAINTENANCE EASEMENT AGREEMENT FROM THE

ADJOINING PROPERTY PER CHAPTER 13-A.

3' EMERGENCY ACCESS ESMT.
A MINIMUM 3" CLEAR PATH OF EGRESS TO A MINIMUM 3' CLEAR HEIGHT OF WAY IS REQUIRED. IF YOU ARE BUILDING 3 FT. FROM THE PROPERTY LINE, BE BUILDING ABOUT INSTALLING FENCES, OVERGROWS, GAS METERS, CLEANOUTS, ETC. WHICH COULD CUT INTO THE 3 FT. AND GET BELOW 3". AT THIS TIME, THERE IS NO EXCEPTIONS FOR PROJECTIONS INTO THE CLEAR 3' WIDTH OF PASSAGE BETWEEN THE GROUND AND 6'-8" HIGH.

VICINITY MAP





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 inturn 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 inturn 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. To mitigate the impact to the on-street parking along Rose Street, we propose to engineer and install 4 parallel parking spaces along Patterson Street. This would add 4 permanent parking spaces in an area that has narrow streets combined with road side ditches, which limits the amount of street parking. Rose Street is 17.9' wide and on-street parking already limits the flow of traffic. In addition to the parking spaces along Patterson the developer is proposing to install a 6' side walk and larger caliper trees.

(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;

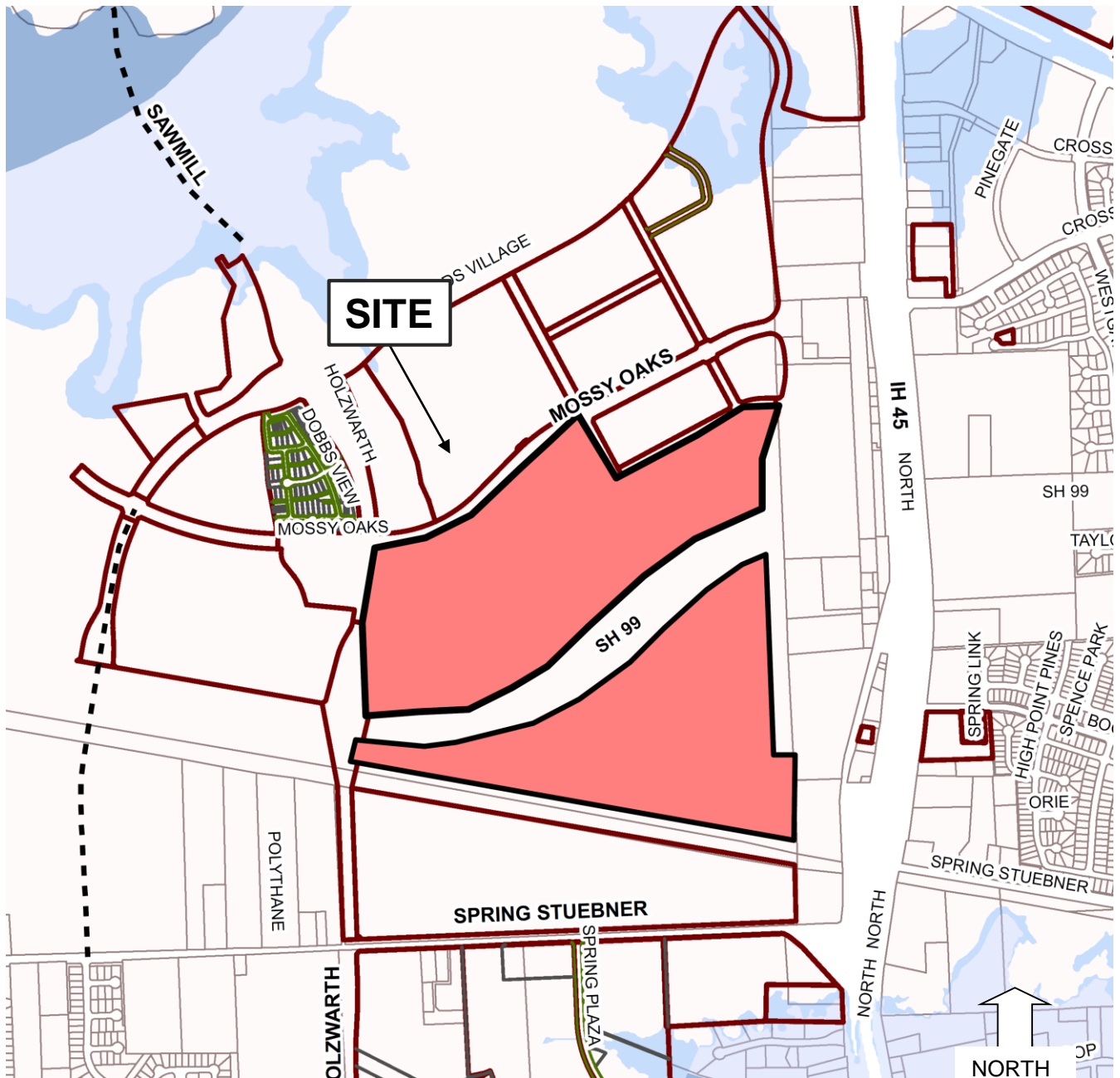
The granting of this variance will maintain the existing development pattern surrounding the site and match the current house setbacks along Patterson Street. Also, the health and welfare of the future homeowners and pedestrians will be improved by creating a pedestrian realm in the Patterson Street 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.

Subdivision Name: Springwoods Village GP (DEF1)

Applicant: C.L. Davis & Company



Houston Planning Commission

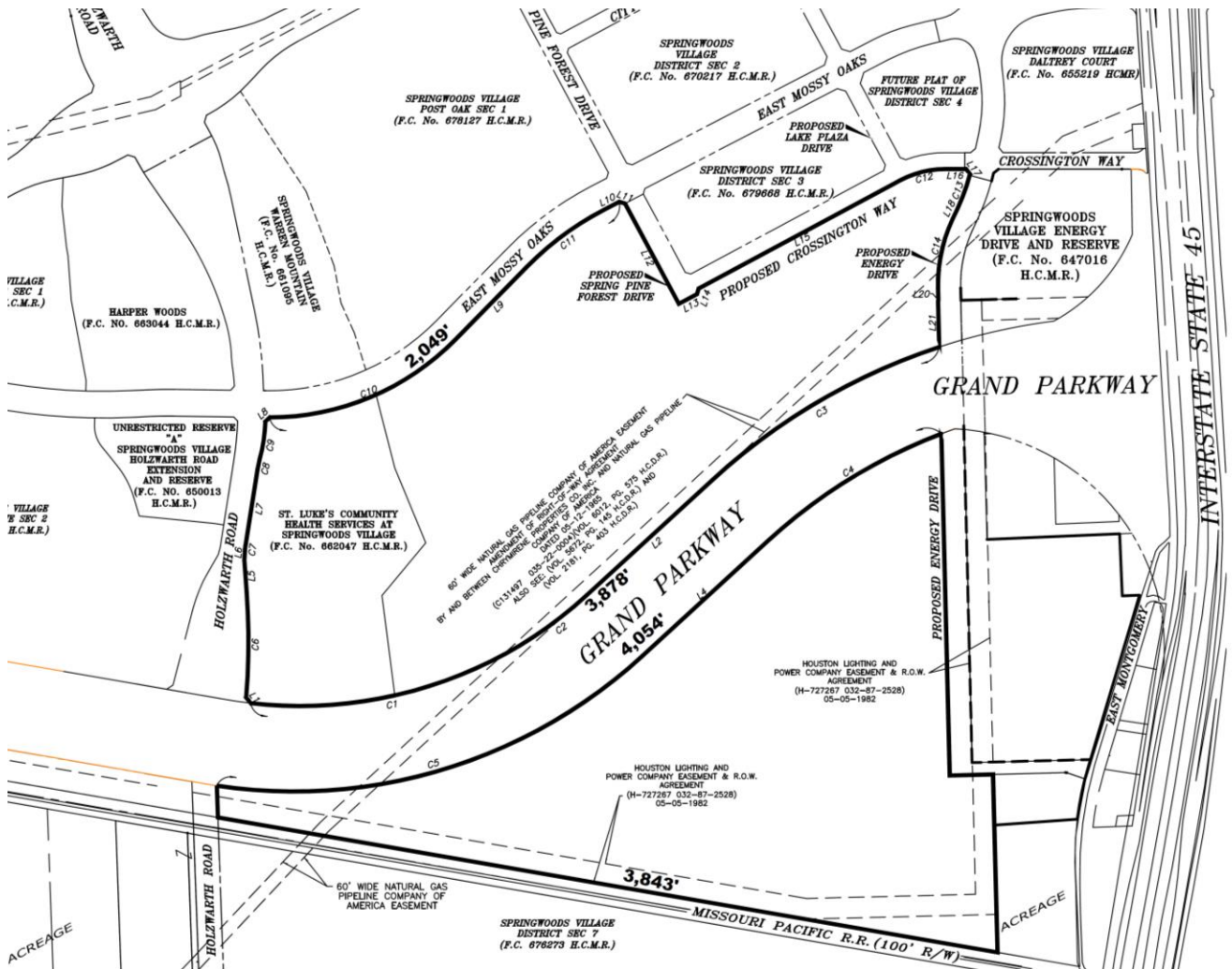
ITEM: 120

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Springwoods Village GP (DEF1)

Applicant: C.L. Davis & Company



D – Variances

Subdivision

Houston Planning Commission

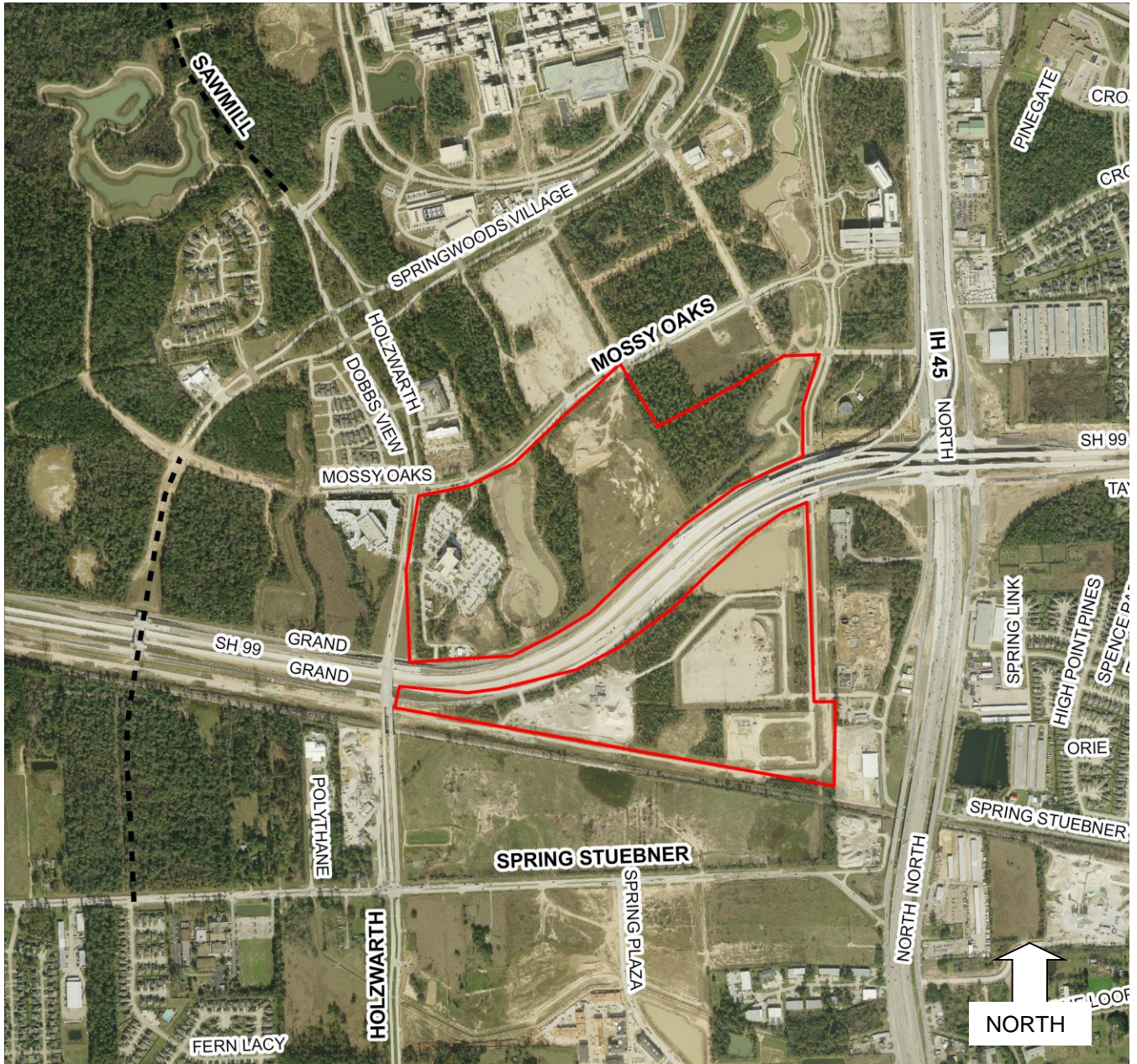
ITEM: 120

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Springwoods Village GP (DEF1)

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 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. (2) 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 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 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 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 construct and 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: 121

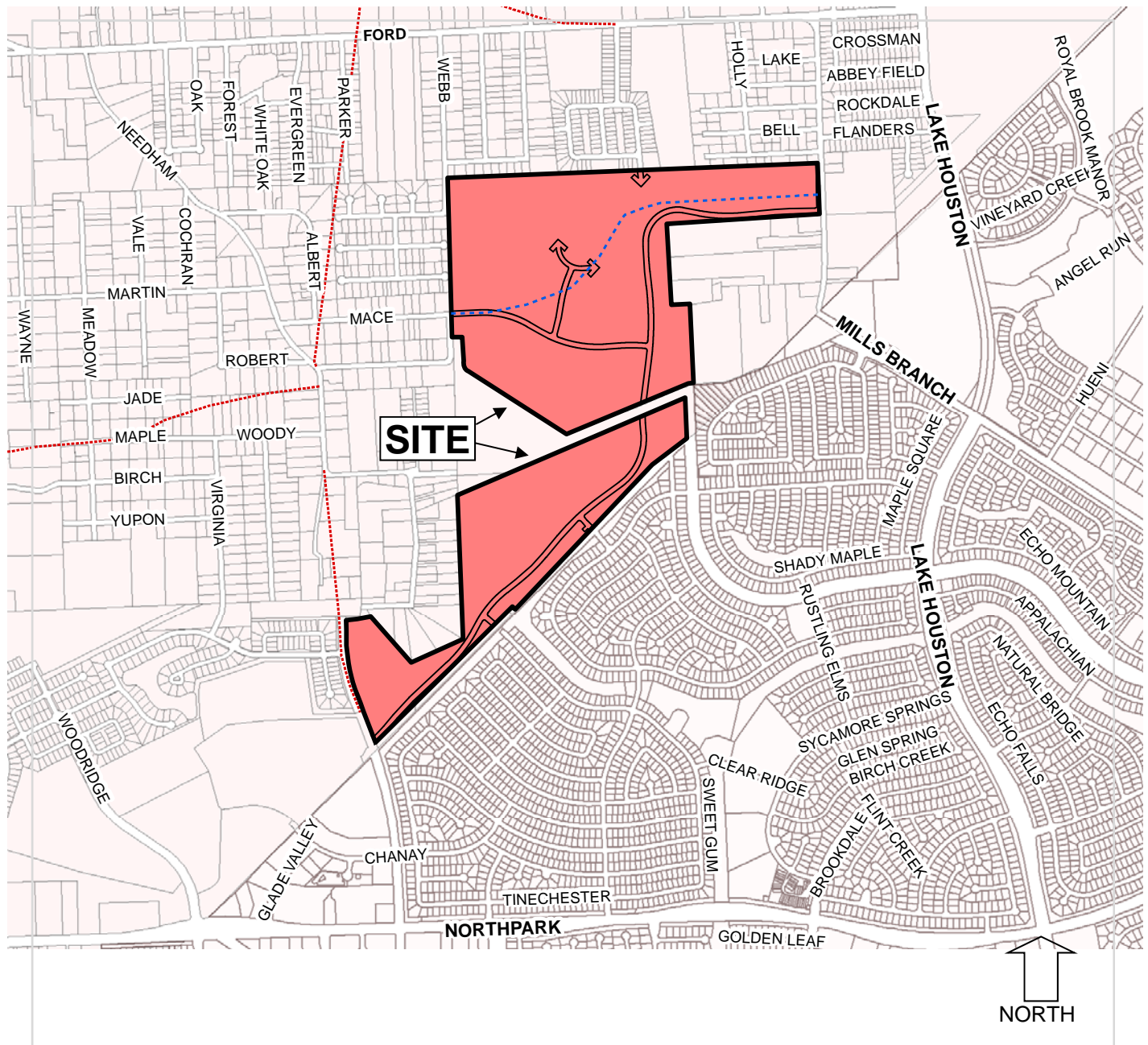
ITEM: 121

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Woodridge Village GP (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Site Location

Houston Planning Commission

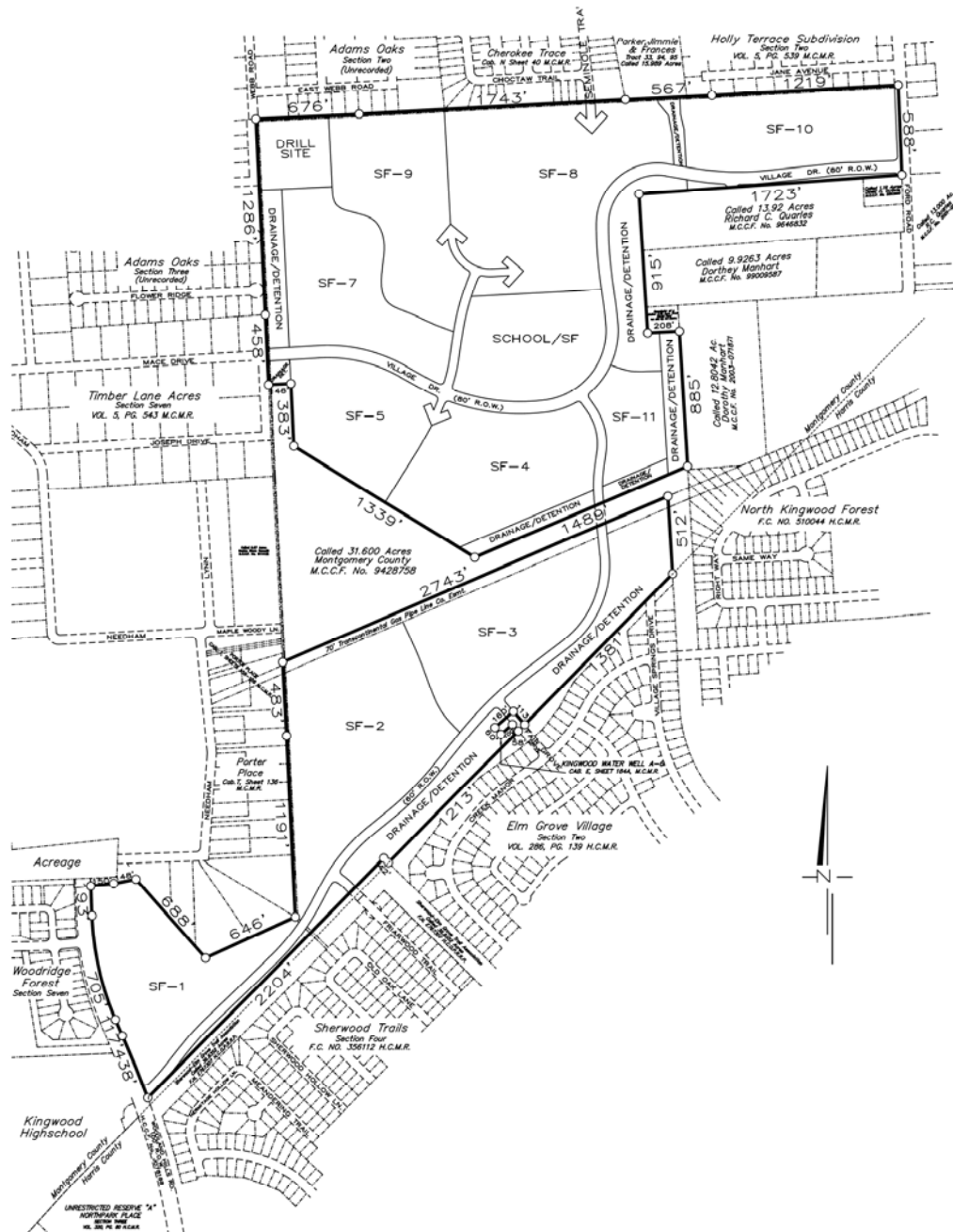
ITEM: 121

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Woodridge Village GP (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Houston Planning Commission

ITEM: 121

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Woodridge Village GP (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Aerial



Application Number: 2018-0278

Plat Name: Woodridge Village GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 02/05/2018

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

Specific Variance is being sought and extent of variance:

To exceed the maximum intersection spacing along the eastern GP boundary between Woodbridge Village Drive and Creek Manor Drive.

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.

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;

Woodridge Village is a ±268-acre single-family development located far northeast of central Houston in Montgomery County. This irregularly-shaped tract is divided into two pieces by an existing drainage channel and detention pond owned in fee by Montgomery County. The northern half of the development touches designated collector street Mills Branch Drive on the east, and is crossed by a designated future collector street as well. The southern half touches thoroughfare Woodland Hills Drive on the west side. Both halves of the subject site are surrounded by existing development on all sides, mostly single-family developments, many of which are platted. Prior to 2013, Mills Branch Drive was a designated thoroughfare which curved west through some adjacent small acreage tracts and across the subject site to connect to Woodland Hills Drive. During the 2013 MTFP amendment cycle, Mills Branch Drive was amended to its current configuration on behalf of Montgomery County, primarily due to concerns over condemnation in Timber Lane Acres, a platted subdivision to the west. The 2013 amendment realigned Mills Branch Drive to the north and downgraded it to a collector, while the east-west connection was retained via a separate collector street. The new collector street was located further north in order to pass over the unplatted acreage tracts on the east. However, this reconfiguration resulted in an excessive intersection spacing along the eastern boundary of the site. The intersection spacing along Ford Road aka Mills Branch Drive is around ±1965', measured from the east-west collector street to existing North Kingwood Forest Drive. Measured in a straight line along the project boundary, the distance from the future collector street to Creek Manor Drive is ±3120'. The southern half of this span is blocked by existing platted single-family development and drainage channels. The northern half of this distance is also encumbered by the drainage channels required for the development of the subject site. The only unplatted area to the east consists of large tracts of mixed use fronting on Ford Road. These tracts are already developed as small businesses or home-sites, and the ownership is divided among multiple individuals. Redevelopment of these tracts will be on a site-by-site basis, and the extension of a stub street would be an undue burden for those individual owners. Even if these properties were reassembled to the point that a stub street could be connected to Ford Road, the connection would not provide a substantial improvement to the local street circulation, as the tracts already have frontage on Ford Road/ Mills Branch Drive, which provides immediate access to the thoroughfare network in all directions.

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

The intersection spacing is the result of the unusual property configuration and the recent changes to the MTFP alignment on behalf of Montgomery County, and is therefore not a hardship created or imposed by the applicant.

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

The overall circulation of the region is upheld by the designated collector streets adjacent to the subject site, and internal circulation will be provided for the proposed development, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will not frustrate local or regional traffic circulation and will therefore not be injurious to the public health, safety, or welfare.

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

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



Application Number: 2018-0278

Plat Name: Woodridge Village GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 02/05/2018

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

Specific Variance is being sought and extent of variance:

To not extend nor terminate with a cul-de-sac Village Springs Drive, and to therefore exceed the maximum intersection spacing along the GP boundary between Mills Branch Drive (aka Ford Rd) and Fair Grove Drive.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

(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;

Woodridge Village is a ±268-acre single-family development located far northeast of central Houston in Montgomery County. This irregularly-shaped tract is divided into two pieces by an existing drainage channel and detention pond owned in fee by Montgomery County. The northern half of the development touches designated collector street Mills Branch Drive on the east, and is crossed by a designated future collector street as well. The southern half touches thoroughfare Woodland Hills Drive on the west side. Both halves of the subject site are surrounded by existing development on all sides, mostly single-family developments, many of which are platted. Along the Harris-Montgomery County Line, the distance between Mills Branch Drive and the platted stub street Village Springs Drive is approximately ±2295'. The stub of Village Springs Drive is at the eastern corner of the site, pointing directly into a small trapezoidal area which is bounded on two sides by Montgomery County drainage facilities. The drainage and detention for the subject site must connect to this existing system, and the recommended configuration for meeting the drainage needs is to locate the drainage and detention for the subject site in this trapezoidal corner. This makes the extension of Village Springs Drive infeasible. The next existing stub street along the County Line is Fair Grove Drive. The total distance from Fair Grove Drive to Mills Branch Drive is about ±3480', roughly ±1185' further west. Circulation in this region will be aided by the proposed east-west collector street in the subject site, which is in addition to the collector street designated on the MTFP map. This new collector street will connect Ford Rd aka Mills Branch Drive to major thoroughfare Woodland Hills Road, providing an easy means of east-west travel for the local traffic in the area to supplement the local street connections. This collector street meets the requirements of 42-128(a)(2) and will achieve the intent of the ordinance to provide improved circulation in areas where it is infeasible to extend regular local street connections.

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

The existing drainage facilities, and the need to provide for drainage and detention as a part of the subject site, are not hardships created or imposed by the applicant outside the normal requirements of developing any property.

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

The addition of the new non-designated collector street will not only address the increased intersection spacing that is the subject of this request, it will also address the large intersection spacing that already exists, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will not frustrate local or regional traffic circulation and will therefore not be injurious to the public health, safety, or welfare.

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

The existing development patterns and the irregular property configuration are the supporting circumstances for this request. Furthermore, the addition of the new non-designated collector street is a voluntary decision that is wholly at the expense of the applicant and to the benefit of the region as a whole, not just the subject site.



Application Number: 2018-0278

Plat Name: Woodridge Village GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 02/05/2018

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

Specific Variance is being sought and extent of variance:

To exceed the maximum intersection spacing along the northern GP boundary between Webb Road and Seminole Trail, and between Seminole Trail and Ford Road.

Chapter 42 Section: 128

Chapter 42 Reference:

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

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;

Woodridge Village is a ±268-acre single-family development located far northeast of central Houston in Montgomery County. This irregularly-shaped tract is divided into two pieces by an existing drainage channel and detention pond owned in fee by Montgomery County. The northern half of the development touches designated collector street Mills Branch Drive aka Ford Road on the east, and is crossed by a designated future collector street as well. The southern half touches thoroughfare Woodland Hills Drive on the west side, which is the primary access for the development. Both halves of the subject site are surrounded by existing development on all sides, mostly single-family developments, many of which are platted. The northern boundary of the site is almost completely covered by existing single-family development. Moving east to west, the adjacent property consists of: the platted Holly Terrace subdivision, which did not create any stub streets to the south; an unplatted acreage tract, the Parker Tract, with existing buildings along Ford Road; the platted subdivision Cherokee Trace, which included stub street Seminole Trail south into the subject property; and Adams Oaks Sections One and Two, of which only Section One was platted, but both are developed with single-family homes. The distance between Ford Road and Seminole Trail is ±1985', and the distance from Seminole Trail to Webb Road is ±2160'. Aside from Seminole Trail, the only opportunity for additional north-south connections is through the Parker Tract just to the east. However, the Parker Tract is less than 200' away from Seminole Trail, so an additional stub street at this location would not provide any practical improvement to local traffic circulation. Properties north of the subject site take access from Ford Road where it runs east-west as part of a designated major thoroughfare. Within the subject site, collector streets will carry traffic east to Mills Branch Drive aka Ford Road or west to future Woodland Hills Drive, and from there traffic can disperse north or south into the thoroughfare network. The existing subdivisions have been in this configuration for many years and local traffic patterns are established without need for additional connections through these long-standing neighborhoods.

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

The intersection spacing is the result of the existing development along the property boundary, and is therefore not a hardship created or imposed by the applicant.

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

Traffic circulation of the region is upheld by the designated collector streets surrounding the subject site, and internal circulation for the subject development is provided by the internal collector street network as shown on the General Plan, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will uphold the existing development patterns and will not reduce local or regional traffic circulation; it is therefore not injurious to the public health, safety, or welfare.

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

The existing development patterns and the proposed collector street network are the supporting circumstances for this request.



Application Number: 2018-0278

Plat Name: Woodridge Village GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 02/05/2018

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

Specific requirement for which the special exception is being sought:

To exceed the maximum intersection spacing along the Montgomery County detention basin and drainage channel between Needham Road and the proposed internal collector street.

Chapter 42 Section: 130

Chapter 42 Reference:

(a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: (6) The crossing of a stormwater detention facility required by a governmental entity with flood control jurisdiction by a street more than once every 2,000 feet;

Statement of Facts

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

Woodridge Village is a ±268-acre single-family development located far northeast of central Houston in Montgomery County. This irregularly-shaped tract is divided into two pieces by an existing drainage channel and detention pond owned in fee by Montgomery County. The northern half of the development touches designated collector street Mills Branch Drive aka Ford Road on the east, and is crossed by a designated future collector street as well. The southern half touches thoroughfare Woodland Hills Drive on the west side, which is the primary access for the development. Both halves of the subject site are surrounded by existing development on all sides, mostly single-family developments, many of which are platted. The existing drainage channel dividing the two halves of the property is 130' wide, and will be widened to 230' total as a part of the development. Per Chapter 42, along a drainage channel wider than 220' the maximum intersection spacing is a half-mile, or 2640', while the maximum intersection spacing along a detention pond is 2000'. Between existing Needham Road, a north-south local street to the west, and the proposed north-south collector street across the drainage channel, the straight-line distance is approximately 2670' (about ±2666.85'). Using the drainage channel intersection spacing of 2640', the proposed distance is ±30' greater than the allowed separation. This is a deviation of less than 2% from the requirement. The drainage and detention facilities are existing constraints owned by Montgomery County and not under the control of the developer. Only one crossing has been granted to the developer. The proposed design uses this crossing for an unloaded collector street which traverses the entire development and is relatively centered across the drainage channel. The collector street design provides much better traffic circulation as compared to this connection being only a local street that could have residential lots fronting on it. An additional stub street on either side of the drainage channel would also satisfy the intersection spacing requirements, but would not actually improve traffic circulation, as the stub streets would never be connected, and therefore would not meet the intent of the ordinance. The proposed configuration is therefore the best possible use of the granted crossing and will achieve a level of traffic circulation equal if not superior to a street pattern that would meet the ordinance.

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

The special exception will allow for a deviation of about 1% from the standard and will include a collector street that will achieve better circulation than the minimum requirements of the standards of this chapter.

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

The modification is a 1% deviation from the standard, and is therefore not disproportionate to the requirements of this chapter.

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

Traffic circulation is provided by the internal collector street network as shown on the General Plan, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the special exception will acknowledge the existing drainage and detention facilities and the realities of available crossings, and will not reduce local or regional traffic circulation; it is therefore not injurious to the public health, safety, or welfare.

Houston Planning Commission

ITEM: 122

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Teal Gardens

Applicant: Atwell LLC



D – Variances

Site Location

Houston Planning Commission

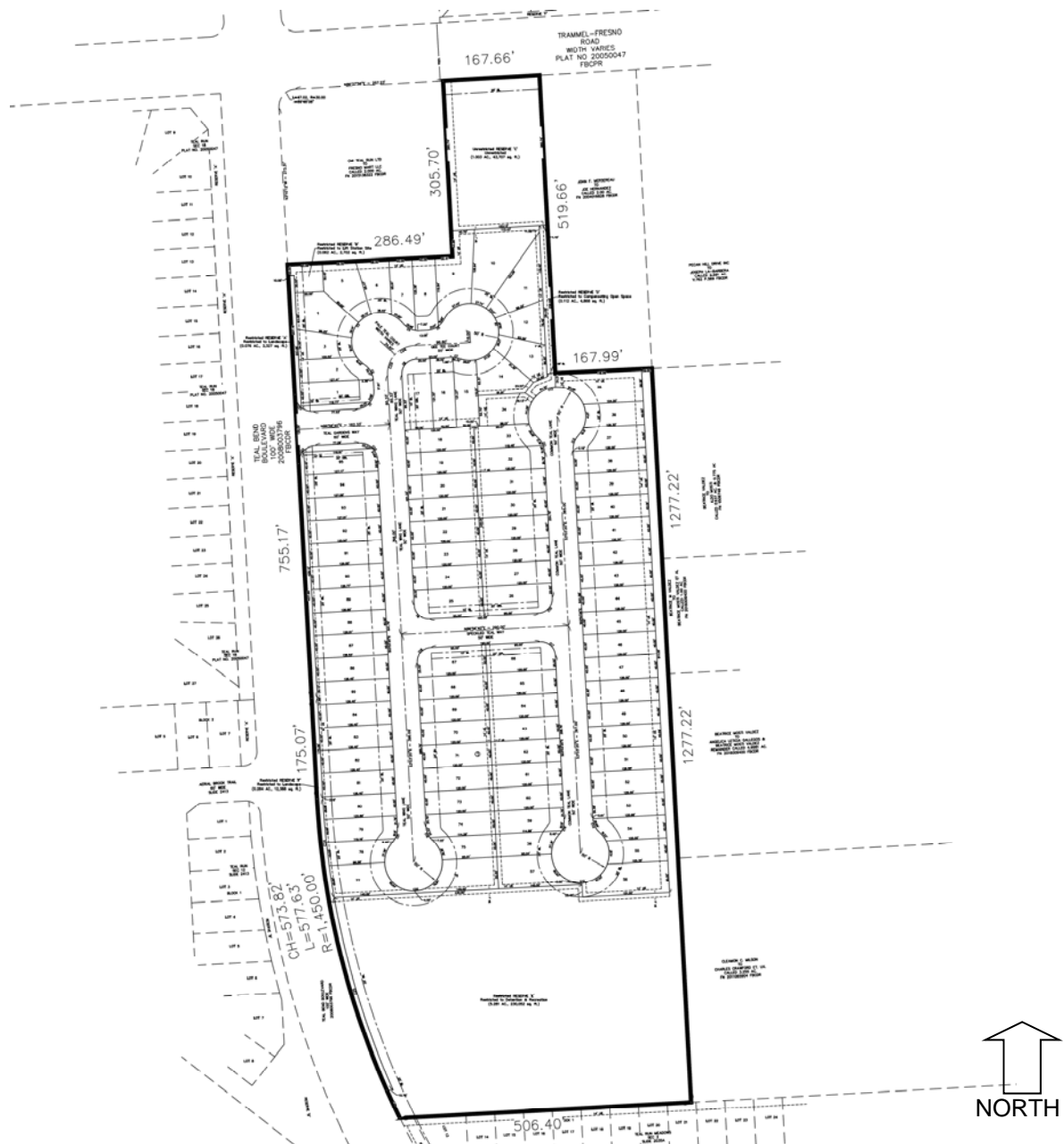
ITEM: 122

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Teal Gardens

Applicant: Atwell LLC



D – Variances

Subdivision

Houston Planning Commission

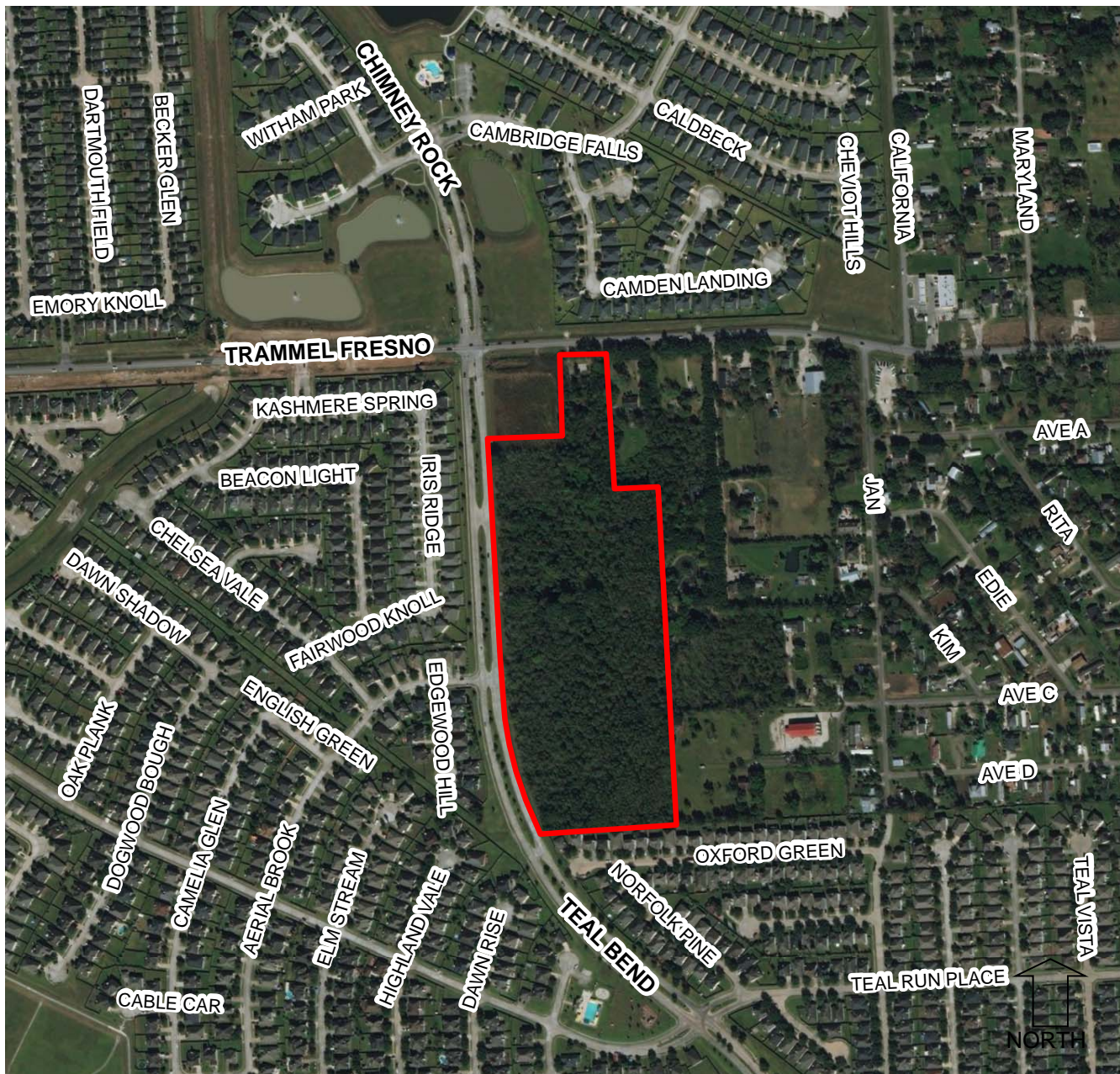
ITEM: 122

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Teal Gardens

Applicant: Atwell LLC



D – Variances

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2018-0354
Plat Name: Teal Gardens
Applicant: Atwell LLC
Date Submitted: 02/19/2018

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

Specific requirement or condition being sought:

To allow minimum intersection spacing of approximately 530' along the Major Thoroughfare Teal Bend and to exceed intersection spacing for approximately 1800' along the east property line

Chapter 42 Section: 127 & 128

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. Sec. 42-128. - Intersections of local streets. (a) (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or

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

STATEMENT OF FACTS:

See variance form.



Application Number: 2018-0354

Plat Name: Teal Gardens

Applicant: Atwell LLC

Date Submitted: 02/19/2018

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

Specific Variance is being sought and extent of variance:

To allow minimum intersection spacing of approximately 530' along the Major Thoroughfare Teal Bend and to exceed intersection spacing for approximately 1800' along the east property line

Chapter 42 Section: 127 and 128

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. Sec. 42-128. - Intersections of local streets. (a) (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

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

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

Per Chapter 42 every 1,400 feet will need an intersection. On the east property line all the adjacent properties are homestead properties purposed for residential use. We understand that those properties have not been platted; however, based on available historical aerial photography, these properties have remained unchanged since the late 1980's while development progressed around these tracts. Fort Bend County Fresh Water Supply District No. 1 is in the process of implementing a plan to provide water and wastewater service to these homesteads which will further entrench these properties as permanent homesteads. A new road will not be needed to access these homes because there is an existing road to the east of the homes. Creating a street stub will not create a better traffic flow but will create a public nuisance and hazard and will ultimately become a problem area for future County maintenance as they will be required to remove the trash and debris that is likely to accumulate at the stub street. The adjacent homestead has an existing pond in the backyard which will be disturbed if a road will be placed there. Per Chapter 42 intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. The distance from Trammel-Fresno Road to Aerial Brook Trail on Teal Bend Boulevard is 1,170 feet. The west property line does not have enough length to add a street. There is no possibility to have access to the subdivision following the minimum 600 foot rule. Additionally, the proposed access road has been placed at an existing median break and does not interfere with the existing left turn lane from Teal Bend Boulevard onto Trammel-Fresno Road. Based on an expected traffic count, a left turn lane on Teal Bend Boulevard onto the proposed access road is not required; however, if in the future a left turn lane is necessary and desired then there is adequate space within the existing median to construct the dedicated left turn lane without impacting the intersection with Trammel-Fresno Road.

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

These homesteads existed prior to the current land owner's purchase of the property and the planned development. The existing properties east of the plat are homesteaded properties that have road access on the east side. Therefore, there is no need to add a stub street; the street will not benefit any property. On the west side of the property, the distance from Trammel-Fresno Road to the first intersection is 1,170 feet. This does not leave room for creating another intersection for accessing the subdivision and allow 600 feet from Trammel Fresno Road and 600 feet from Aerial Brook Trail. Because of the above mentions existing conditions, we request the variances.

(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. The variance request for the 1,400' maximum intersection rule, creating a stub street on the east side of the plat, will not create any more adequate traffic flow to the existing residents' homes on the east side of the proposed plat due to the fact the street stub will not change the current condition of the adjacent property nor will the adjacent property take access utilizing the requested stub street. The variance requesting for the 600' minimum intersection rule is necessary to create a street for accessing the subdivision. This street will be the only entrance to the 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 impair the traffic flow or the public health and safety of the resident in this area. Granting the variance for the street stub will not be harmful to the existing area. The new subdivision will have access to the existing public street. The granting of the variance regarding the proposed intersection with Trammel-Fresno Road will not be injurious to the public health, safety or welfare because the proposed access road has been placed at an existing median break and does not interfere with the existing left turn lane from Teal Bend Boulevard onto Trammel-Fresno Road. Based on an expected traffic count, a left turn lane on Teal Bend Boulevard onto the proposed access road is not required; however, if in the future a left turn lane is necessary and desired then there is adequate space within the existing median to construct the dedicated left turn lane without impacting the intersection with Trammel-Fresno Road.

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

Economic hardship is not the justification for this variance. The 1400' rule will not provide any new improvement to the traffic flow in the area due to the existing development on the eastern boundary of the property. The 600' rule will not allow any entrance to the subdivision, which is not an economic hardship but development impairment



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		
Windrose	Lacey Bell	713-458-2281	lbell@windroseservices.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2302 Sheridan Street	18007189	77030	5255	532G	C

HCAD ACCOUNT NUMBER(S):	0600430020001
PROPERTY LEGAL DESCRIPTION:	Lot 1 Block 2, Windermere
PROPERTY OWNER OF RECORD:	Min Song
ACREAGE (SQUARE FEET):	0.1515 AC / 6,600 square feet
WIDTH OF RIGHTS-OF-WAY:	Sheridan Street (60 feet); Greenbriar Drive (60 feet)
EXISTING PAVING SECTION(S):	Sheridan Street (28 feet); Greenbriar Drive (32 feet)
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	2 trees
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	1,708 square feet previous to demolition
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	4,240 square feet

PURPOSE OF VARIANCE REQUEST: To allow a 10' side building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Greenbriar Drive.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The applicant requests a reduced building line of 10-feet along Greenbriar Drive in lieu of the code-required 25-foot building line because of its major thoroughfare designation. Because the subject lot is only 60-feet wide (or 60-feet deep along Greenbriar), dedicating a 25-foot building line would essentially make the lot unbuildable and deprive the applicant of reasonable use of their land. Further, there is more than adequate space between the back-of-curb along Greenbriar and the proposed 10-foot setback to preserve the health, safety and welfare of the future residents and passing traffic.

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 subject property is a vacant single-family lot located at the northwest corner of Greenbriar Drive and Sheridan Street. The property is situated in an incredibly viable part of Houston, being down the street from Rice University and the Texas Medical Center. The applicant purchased the lot with an existing home on-site in September 2015. Their intention was to demolish that dilapidated home and build a new single-family home on the property with over 4,000 square feet of livable space – similar to what numerous other homeowners have done in the same neighborhood. In 2017, the applicant decided to move forward with the project and commissioned an architect to draw up house plans and proceed with demolition of the existing home. The house was demolished and the architect brought the plans in for a cursory review with staff. Those plans preserved the original driveway on Greenbriar, showed a 10-foot building line along Greenbriar, and showed a 25-foot building line along Sheridan. During plan review, the architect was informed by City staff that Greenbriar also requires a 25-foot setback as it was classified as a major thoroughfare. Because the lot is only 60-feet wide, the 25-foot building setback would consume nearly half of the buildable area and deprive the applicant of reasonable use of their land. Based on this hardship and the fact that more than adequate separation exists between the driving lanes of Greenbriar and the subject property line, the applicant respectfully requests a 10-foot building setback along their east property line.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The circumstances supporting the variance are the designation of Greenbriar as a major thoroughfare in combination with the narrow width of the lot, neither of which are self-imposed by the applicant. Without the variance, over half of the lot will be consumed by building setbacks. Because the thoroughfare designation wasn't contemplated when the lot was created, the plat and the subject lot's width assumed that a 10-foot building line would be established along Greenbriar. Because of this hardship, it is impossible for the applicant to make reasonable use of their land and provide a home that will be compatible with others in the neighborhood without special consideration from the Commission.

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

The City's development regulations promote the safe and compatible development of land in keeping with the general character of the surrounding area. Without the variance, the applicant will only be able to utilize half of their lot, making it impossible to build a home that matches the development character of the neighborhood.

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

When the applicant found out about the major thoroughfare designation, they modified their plans to shift the driveway entrance to Sheridan instead of Greenbriar. This modification will improve traffic flow and general safety along the adjacent major thoroughfare as the previous home had a driveway and garage entrance on Greenbriar. Along with modifying the driveway plans, the unique right-of-way configuration also supports the variance. Because the sidewalk meanders near the lot, the result has been the creation of an unusually large separation between the property line and the street. With the 10-foot building line along Greenbriar, the new building's easternmost edge will still be over 29 feet away from the back of curb. With more than adequate separation and an existing pedestrian realm, the variance poses no threat to the public's health, safety or welfare.

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

Without the variance, the applicant would be deprived of reasonable use of their property. Given that their lot is only 60-feet wide with a plat that assumed the establishment of a 10-foot side setback along Greenbriar, imposing a 25-foot setback as the result of a thoroughfare designation would consume nearly half of the buildable area. The applicant is going through the proper channels to address the issue and has shown a willingness to work with the City by relocating the driveway entrance to the local street. Without special consideration by the Commission, this hardship will make the lot unviable and incompatible with a neighborhood that is characterized by large, high-value homes.

DEVELOPMENT PLAT VARIANCE



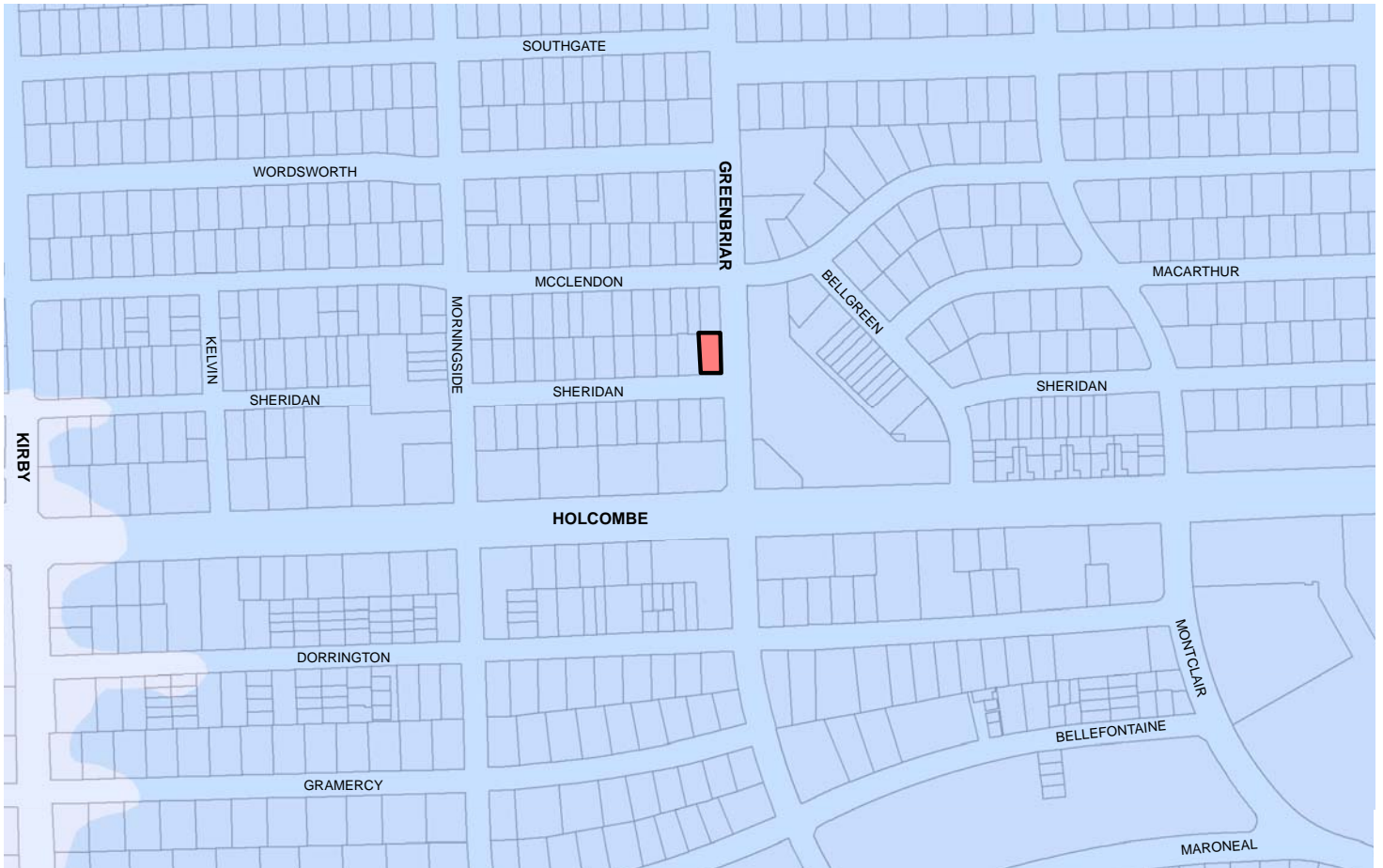
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 133

Meeting Date: 3/1/2018

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



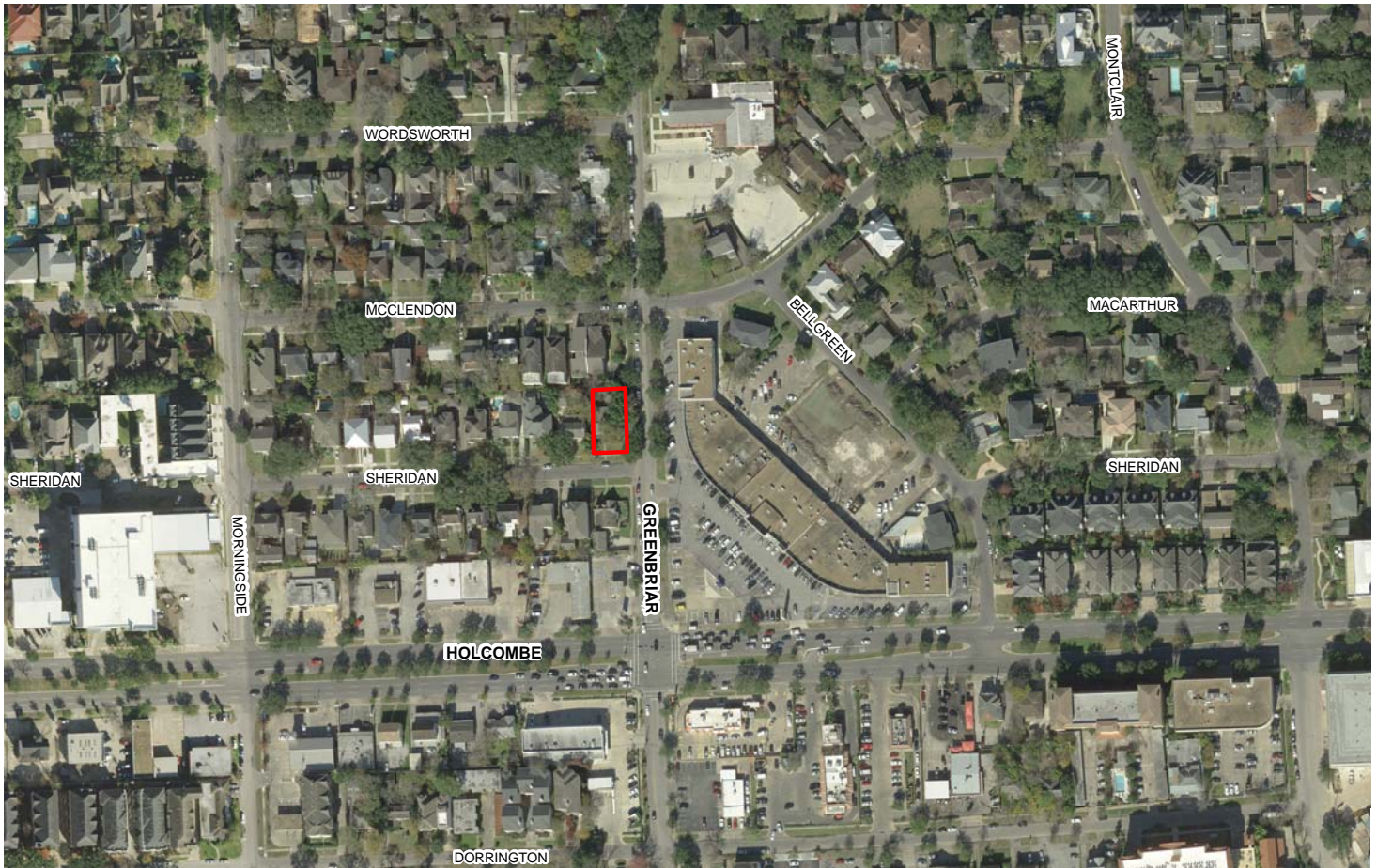
PLANNING &
DEVELOPMENT
DEPARTMENT

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Houston Planning Commission

Aerial Map

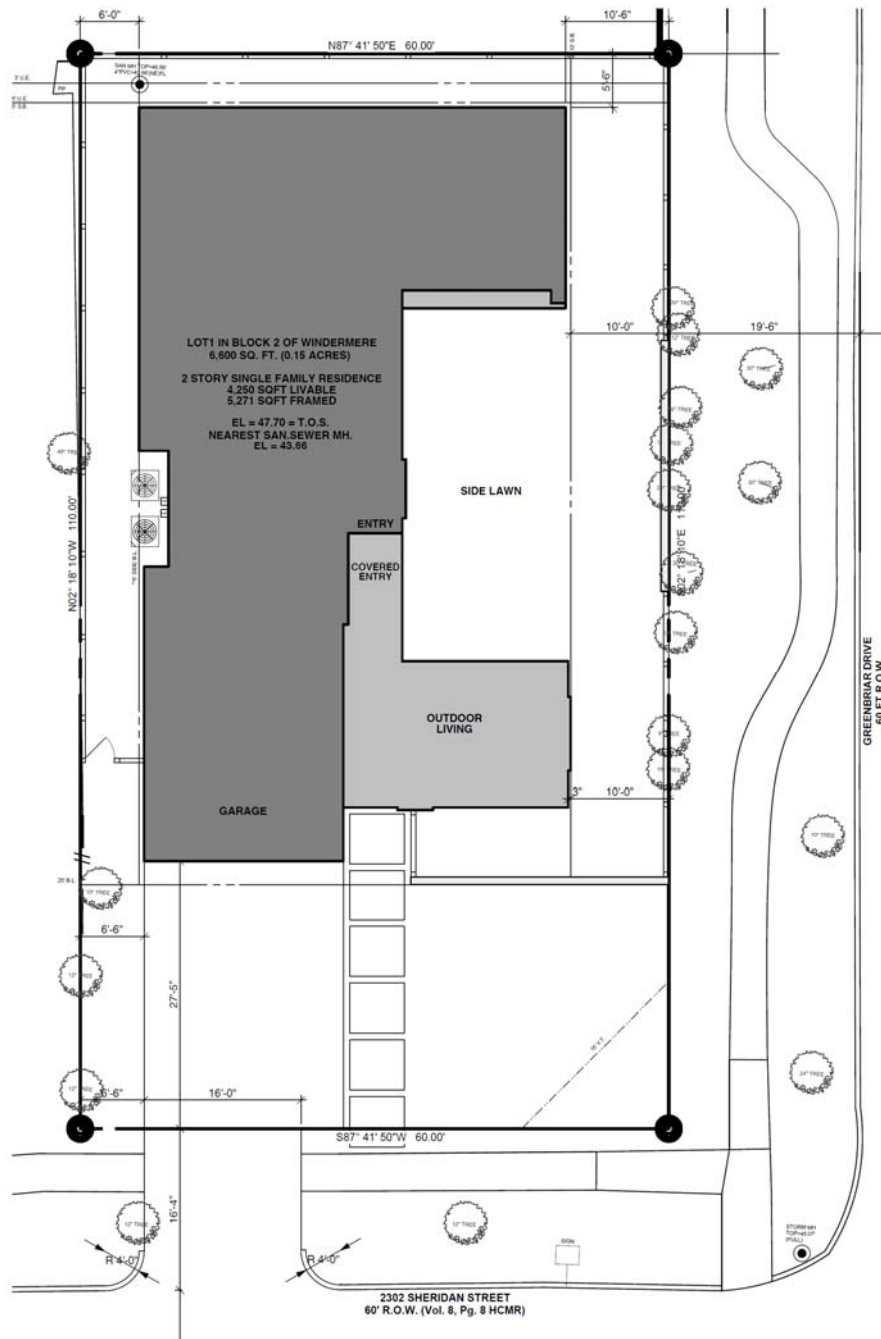


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 133

Meeting Date: 3/1/2018

Houston Planning Commission

Elevations



View From South



View From East

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a hotel/motel approval in accordance with 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 INC		ANKIT SAROLIYA		832-746-5787		ASAROLIYA88@YAHOO.COM
COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD	
Harris	H	77076	5361A	412Z	Northside/Northline	

HOTEL/MOTEL NAME: Days Inn North Freeway
HOTEL/MOTEL ADDRESS: 6440 North Freeway, Houston Tx
PROPERTY OWNER OF RECORD: 5921 Interest LTD
COMPANY OWNER ADDRESS: 15959 Richmond Ave
PROJECT PERMIT NUMBER: 17141136
TOTAL ACREAGE: 1.0294
TOTAL NUMBER OF ROOMS: 42
PARKING SPACES PROVIDED: 42
SURVEY/ABSTRACT NO: Ahbel Smith Survey
SCHOOL DISTRICT:HISD

NORTH OF: Tidwell Road
SOUTH OF: Parker Road

EAST OF: Northline Road
WEST OF: Yale Street

PURPOSE OF VARIANCE 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

CHAPTER 28 REFERENCE(S): 28-202- (a)(5) & 28-202- (a)(1)(c)Locational Requirements

HOTEL/MOTEL VARIANCE

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: III

MEETING DATE: 03/01/2018

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS

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

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: March 01, 2018

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: III

MEETING DATE: 03/01/2018

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS

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

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: March 01, 2018

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST



AGENDA ITEM: III

MEETING DATE: 03/01/2018

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS

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

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: March 01, 2018

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST



AGENDA ITEM: III

MEETING DATE: 03/01/2018

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS

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

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: March 01, 2018

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST



AGENDA ITEM: III

MEETING DATE: 03/01/2018

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS

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

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: March 01, 2018

HOUSTON PLANNING COMMISSION

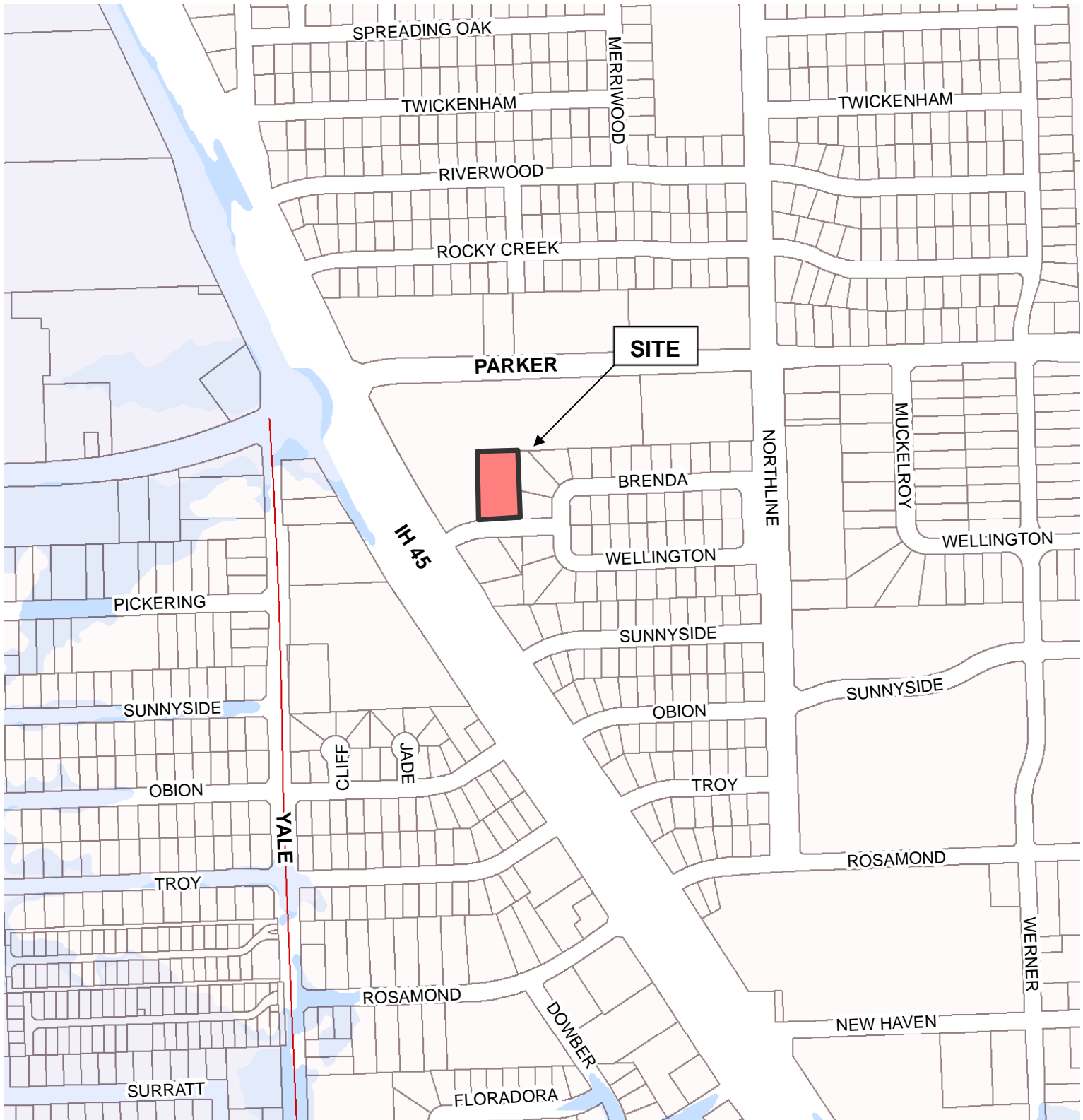
HOTEL VARIANCE REQUEST



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AGENDA ITEM: III

MEETING DATE: 03/01/2018



PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: March 01, 2018

HOUSTON PLANNING COMMISSION

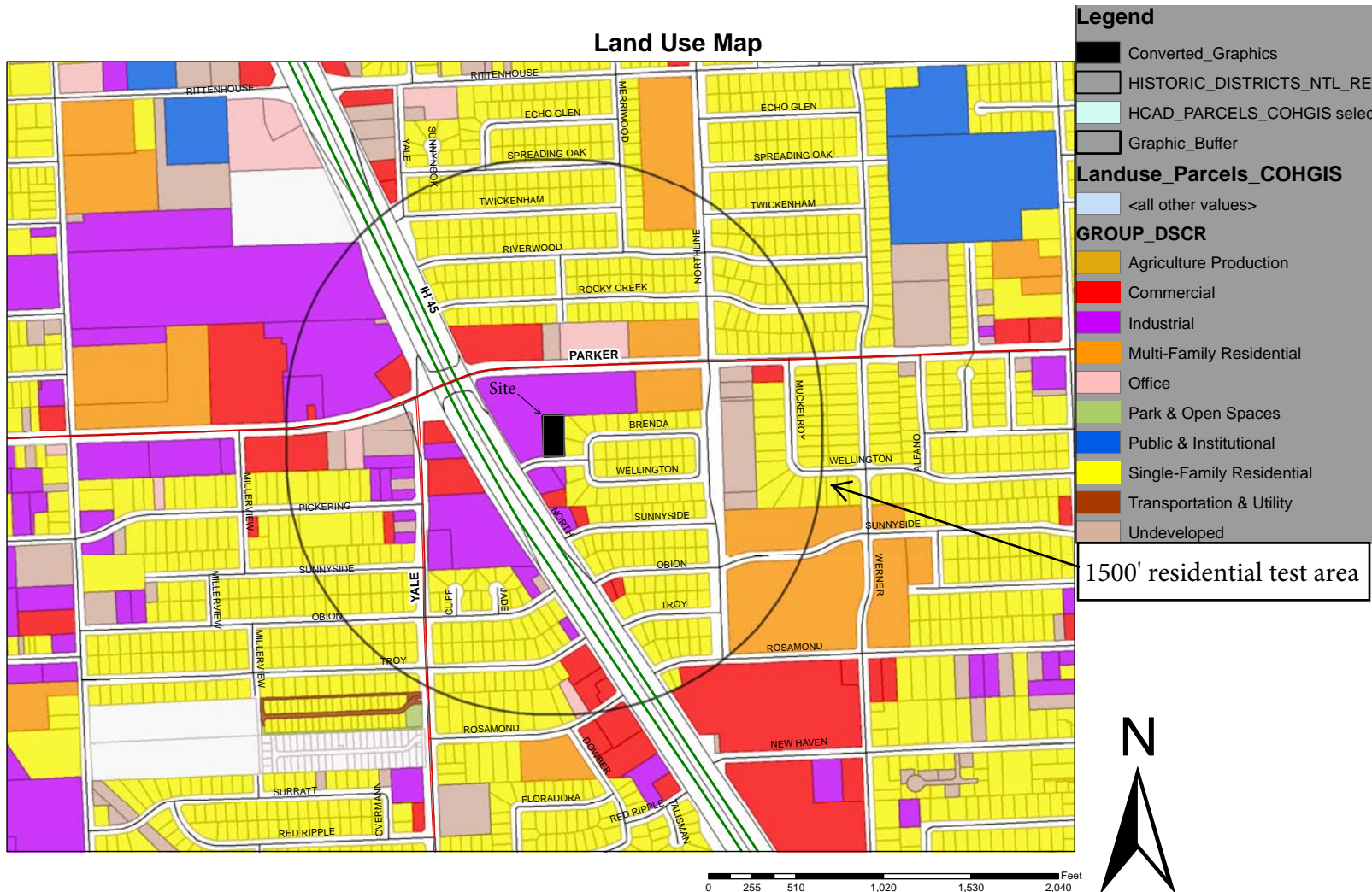
HOTEL VARIANCE REQUEST



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: III

MEETING DATE: 03/01/2018



PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: March 01, 2018

HOUSTON PLANNING COMMISSION

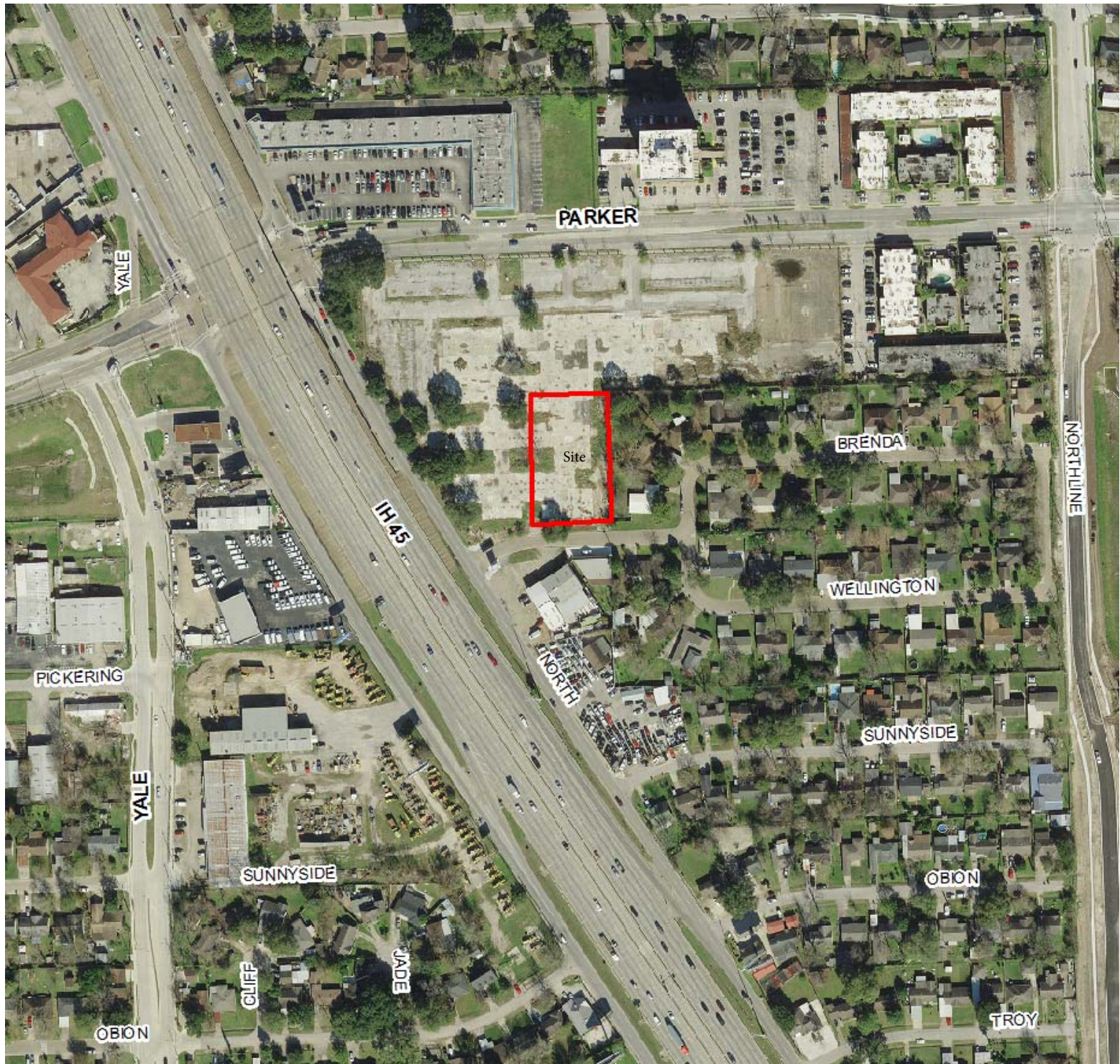
HOTEL VARIANCE REQUEST



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MEETING DATE: 03/01/2018



PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: March 01, 2018



Houston Planning Commission

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	
Heights Engineering, LLC		Sally Shishani	832-999-4764	Sally@heightsengineering.com	
COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris		77036		259V	

HOTEL/MOTEL NAME: Red Roof Inn & Suites

HOTEL/MOTEL ADDRESS: 10112 Bissonnet Street, Houston, TX 77036

PROPERTY OWNER OF RECORD: SHIV GANESH CORP

OWNER ADDRESS: 12011 Westbrae Pkwy, Houston, TX 77031-3814

PROJECT PERMIT NUMBER: 17133157

TOTAL ACREAGE: 2.240 acres

TOTAL NUMBER OF ROOMS: 60

PARKING SPACES PROVIDED: 65

SURVEY/ABSTRACT No: Lakhany Plaza Subdivision Reserve A

SCHOOL DISTRICT: Alief ISD

NORTH OF: Bissonnett St

EAST OF: Beltway 8

SOUTH OF: N/A

WEST OF: N/A

PURPOSE OF VARIANCE REQUEST: To allow motel development that abuts residential tracts

CHAPTER 28 REFERENCE(S): 202 (3) - (a - e) Locational Requirements

HOTEL/MOTEL VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

We are proposing a Hotel in place of a Motel. It will be nicer and will improve the area. We can not meet the distance requirements to the abutting residential tracts due to lack of space. Denying this request will deny the owner reasonable use of the land.

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.

(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

Our client is trying to create a nicer Hotel in place of the approved cheaper Motel that they had originally planned. This Hotel cannot meet all characteristics Outlined in Code of Ordinances Sec. 28-202 Locational Requirements (3). (a) In order to have the Fire Lane in ordinance with City it is not possible to have the 10' building line. (b-d) we do not have the space for the landscaping as required. However this will be a very nice Hotel and will improve the look of the area even without the landscaping requirement being met.. Please grant this request as hotel will improve the neighborhood overall quality and look.

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

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

No, the client's sole purpose for requesting this variance is not from our client creating undue hardship upon himself or City. The reason for this request is to improve neighborhood quality and look.

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

Yes, the intent and general purposes of this chapter will be preserved and maintained to the fullest.

(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 harmful in anyway to the public. In fact, this will be more beneficial to the public safety and welfare by having a Hotel and not a Motel.

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

No, client is not making this request solely for monetary gain.

HOTEL/MOTEL VARIANCE



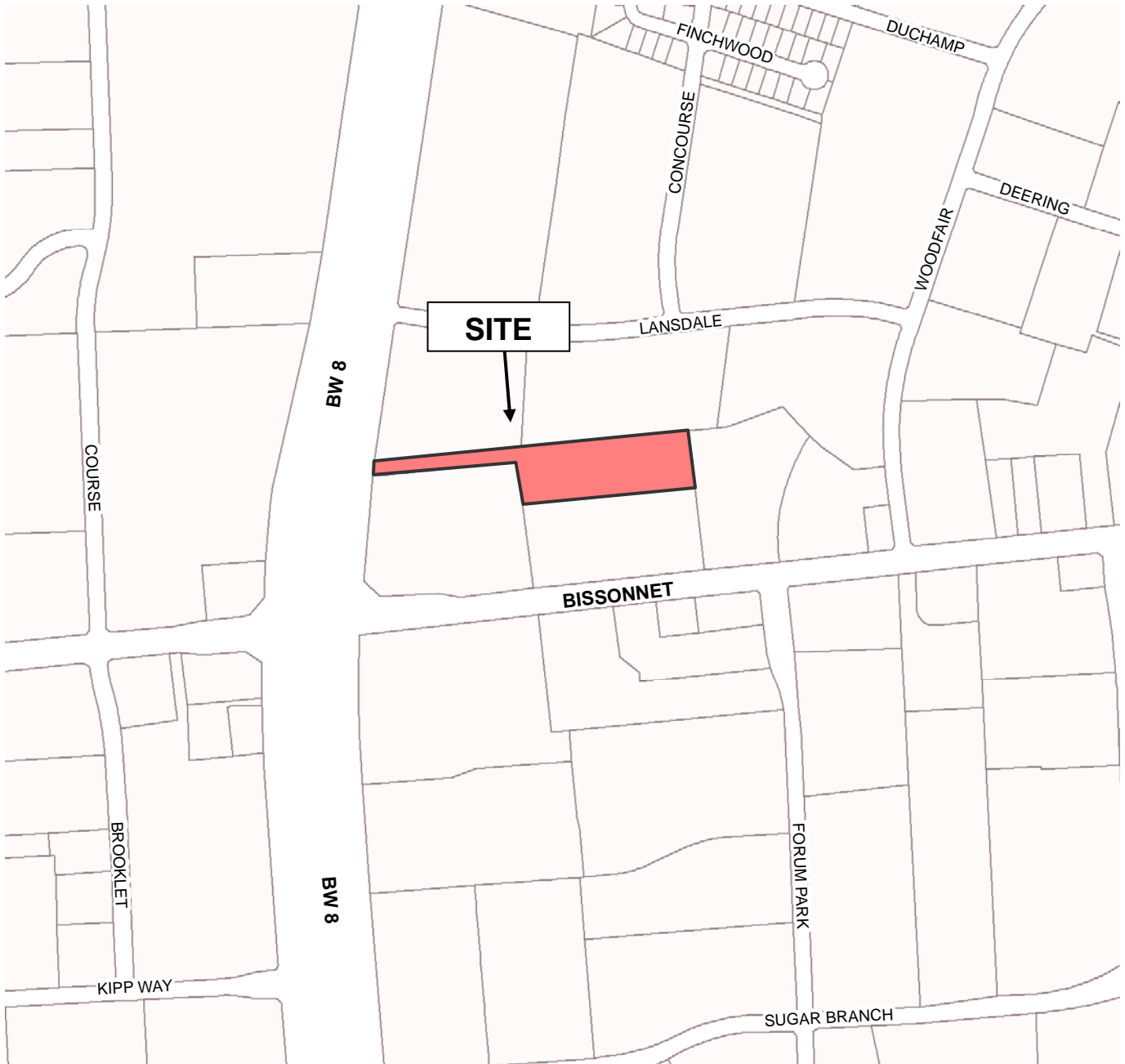
PLANNING &
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DEPARTMENT

ITEM:IV

Meeting Date: 03/01/2018

Houston Planning Commission

Site Location



HOTEL/MOTEL VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM:IV

Meeting Date: 03/01/2018

Houston Planning Commission

AERIAL

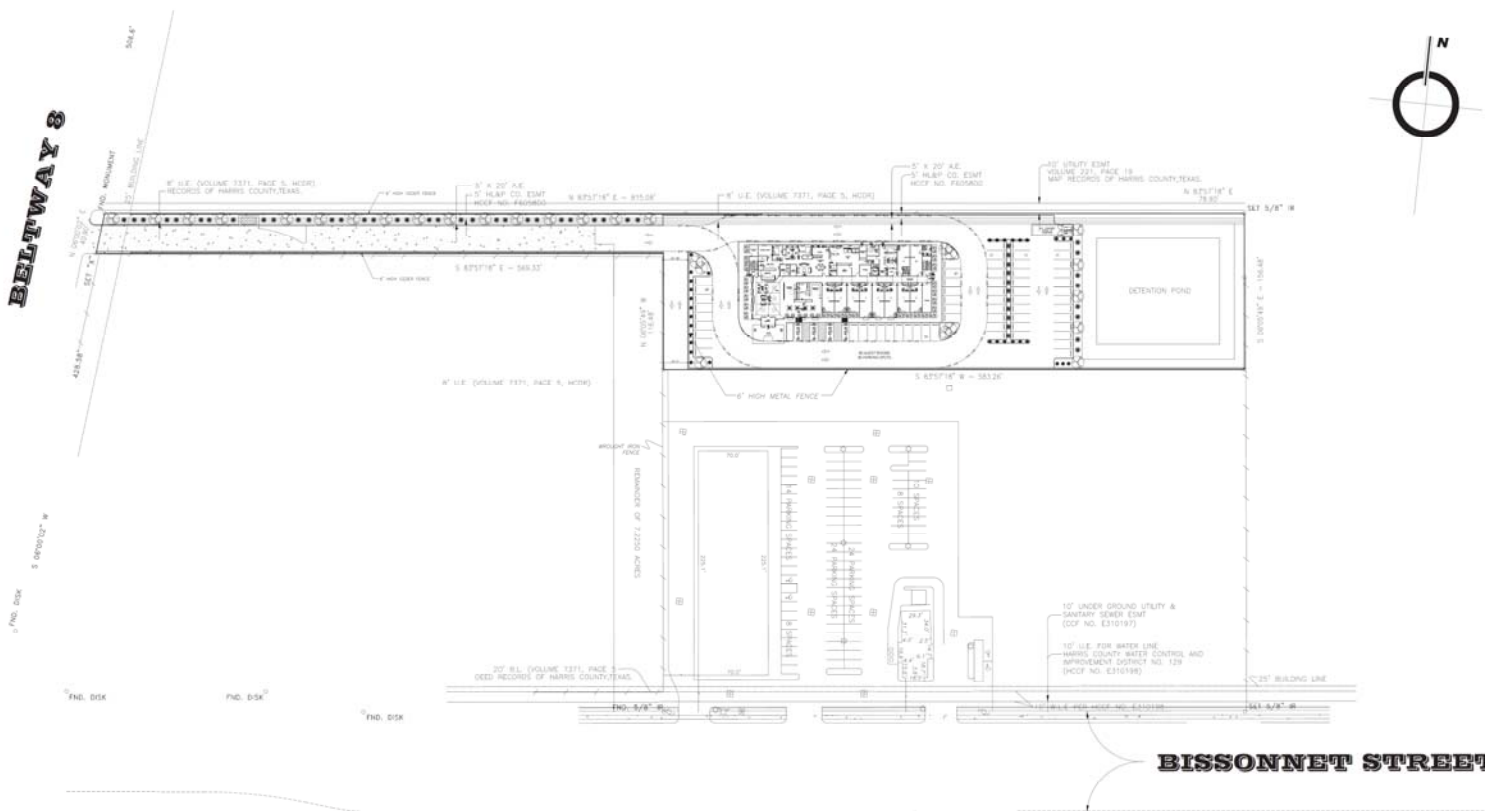


HOTEL/MOTEL VARIANCE



Houston Planning Commission

Site Plan



HOTEL/MOTEL VARIANCE



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DEVELOPMENT
DEPARTMENT

ITEM:IV

Meeting Date: 03/01/2018

Houston Planning Commission



HOTEL/MOTEL VARIANCE



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DEPARTMENT

ITEM:IV

Meeting Date: 03/01/2018

Houston Planning Commission



HOTEL/MOTEL VARIANCE

AGENDA: V

SMLSB Application No. 697: 6900 block of Pine Grove Drive, north and south sides, between Black Gum and Drowsy Pine Drives

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 6900 block of Pine Grove Drive, north and south sides, between Black Gum and Drowsy Pine Drives. Analysis shows that a minimum lot size of 14,184 sf exists for the blockfaces. A petition was signed by the owners of 58% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

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

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

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

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

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

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

STAFF ANALYSIS:

The application includes sixteen (16) lots along the 6900 block of Pine Grove Drive, north and south sides, between Black Gum and Drowsy Pine Drives.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*
The application comprises two blockfaces, the north and south sides of Pine Grove Drive.
- At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of fifteen (15) single-family residential lots (representing 94% of the total lots within the boundary area) and one (1) vacant lot (representing 6% on the total lots within the boundary area).
- The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained fourteen (14) of sixteen (16) signatures of support from property owners in the proposed SMLSB (owning 58% of the total area). There was one protest.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 14,184 sf exists on six (6) lots in the blockfaces.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was platted in 1963. The houses originate from the 1960s. The establishment of a 14,184 sf minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Six (6) out of sixteen (16) lots (representing 71% of the application area) are at least 14,184 square feet in size.

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

ATTACHMENTS:

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

Special Minimum Lot Size Block

Planning and Development Department

SPECIAL MINIMUM LOT SIZE BLOCK

Application No.	697		
Date Received:	12/11/2017	Date Complete:	3/18/2016
Street(s) Name:	Pine Grove Drive	Lot(s)	6900 block of Pine Grove Drive
Cross Streets:	Black Gum Drive	and	Drowsy Pine Drive
Side of street:	North and South		

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
6002 Black Gum	SFR		7,813
0 Pine Grove	VAC		117,656
6903	SFR	Y	7,475
6910	SFR	Y	8,300
6911	SFR	Y	22,647
6914	SFR	Y	7,700
6915	SFR	Y	16,461
6918	SFR	Y	7,700
6919	SFR	Y	14,184
6922	SFR	Y	7,700
6923	SFR	Y	13,745
6926	SFR	Y	7,700
6927	SFR	Y	13,860
6930	SFR	Y	6,790
6931	SFR	Y	15,506
6935	SFR	Y	25,350

Special Minimum Lot Size Block

Planning and Development Department

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

Of **300,587** Square Feet in the Proposed Application Area **175,118** Square Feet are Owned by Property Owners Signing in Support of the Petition = **58%**

Single Family Calculation:

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

15	# developed or restricted to no more than two SFR Units	Of	15	Total number of SFR lots in the Proposed Application Area	16	Total number of lots in the Proposed Application Area	94%
0	# of Multifamily lots						
0	# of Commercial lots						
1	# of Vacant Lots						
16	Total						

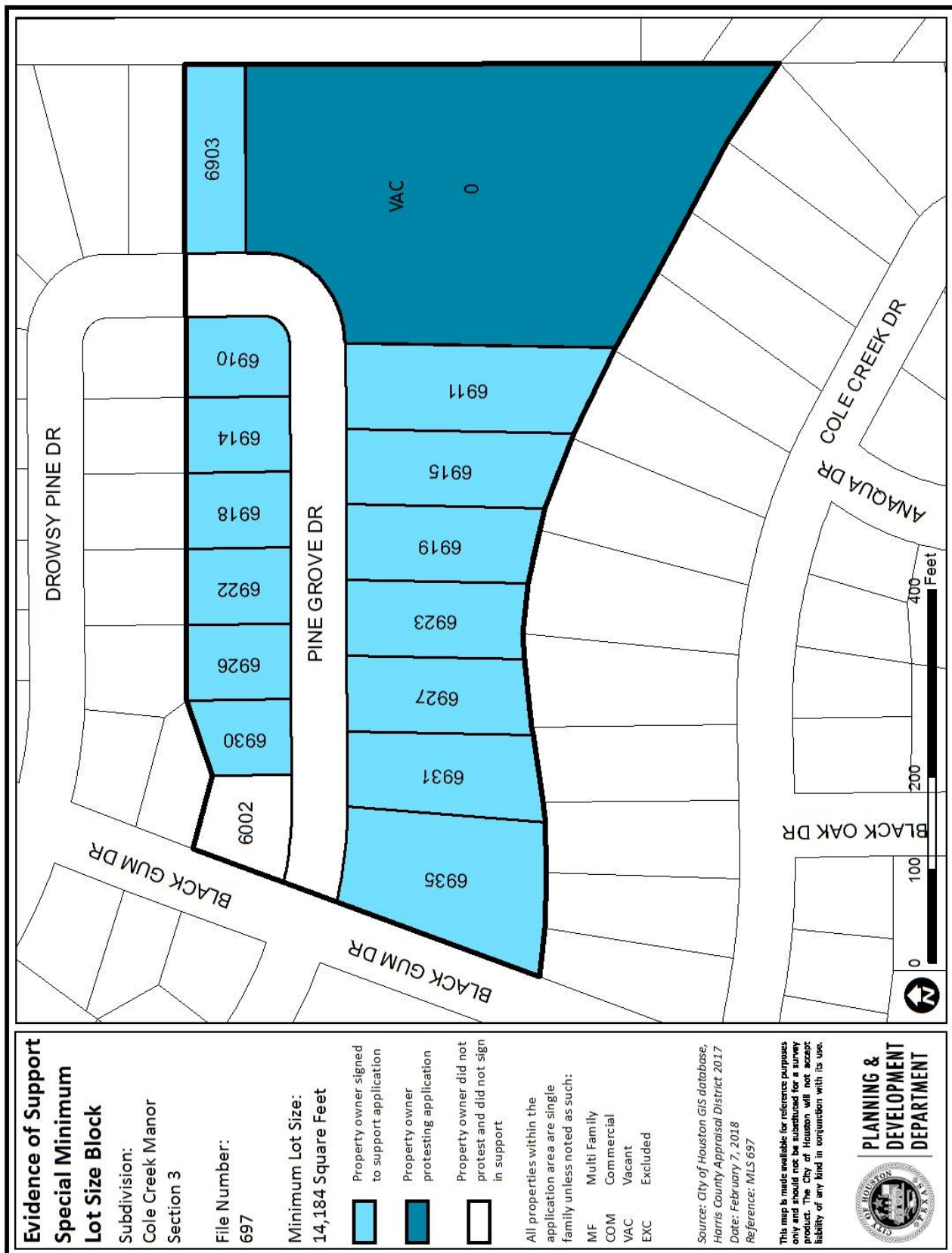
Minimum Lot Size Calculations:

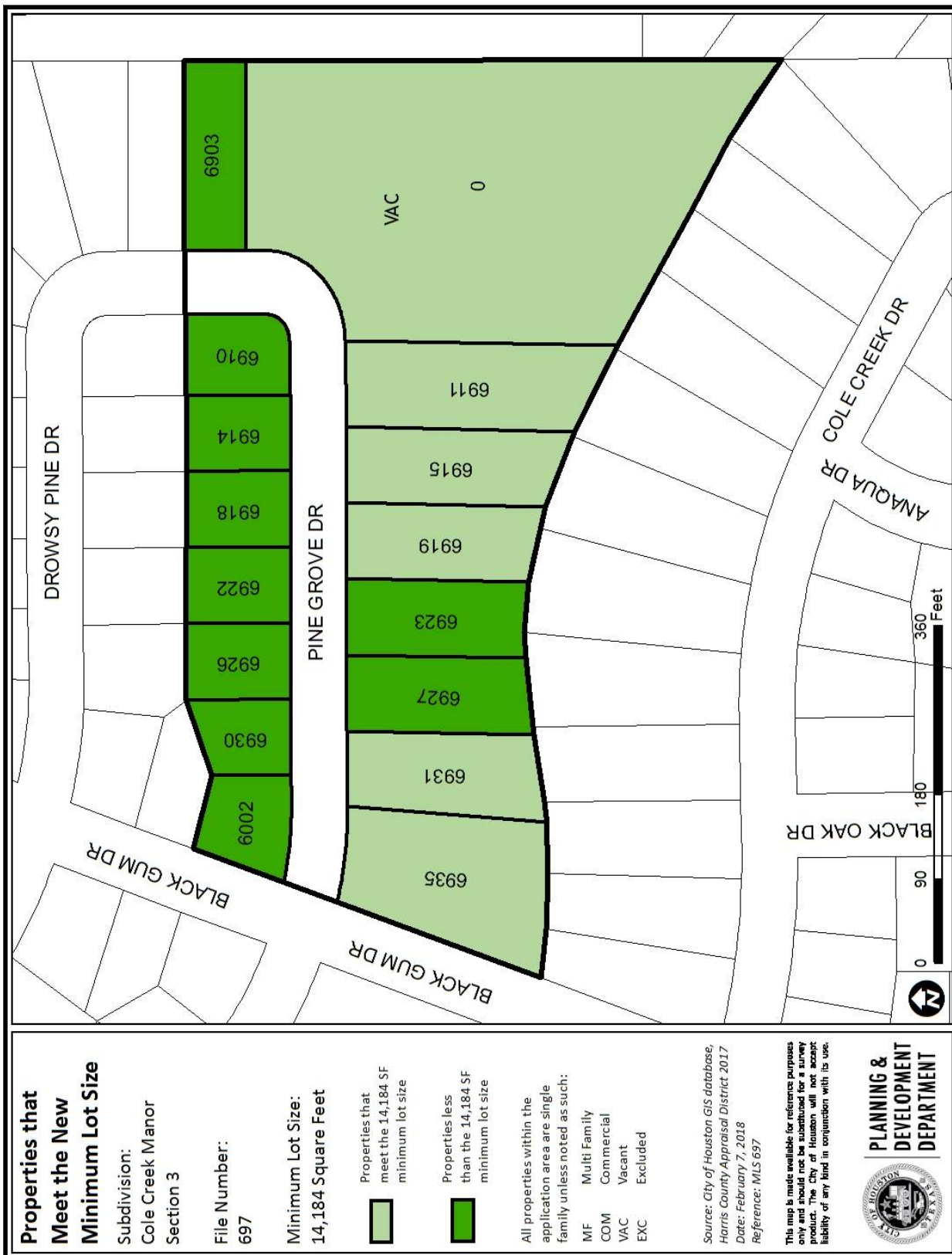
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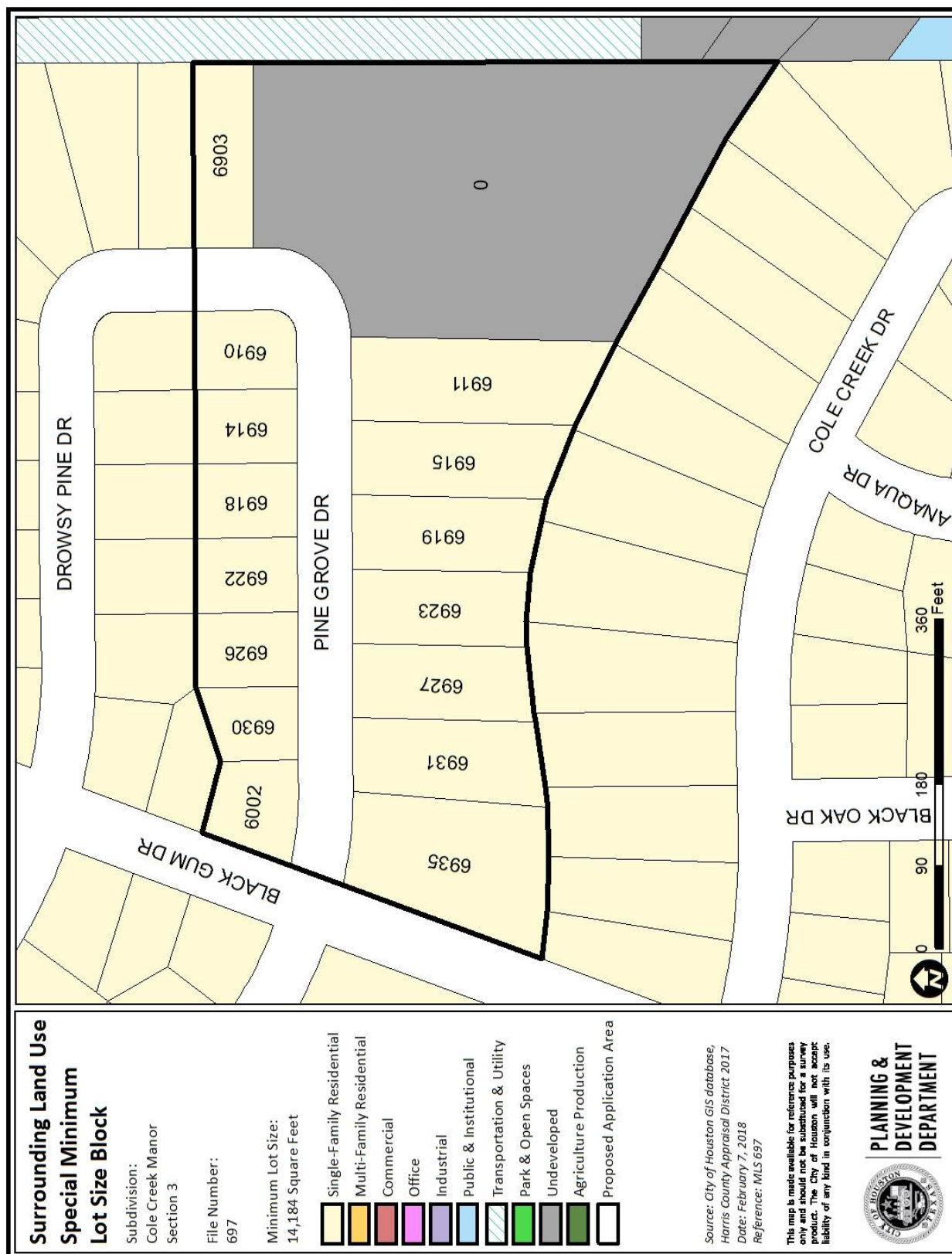
70 %

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	117,656	39.1%	39.1%
2	25,350	8.4%	47.6%
3	22,647	7.5%	55.1%
4	16,461	5.5%	60.6%
5	15,506	5.2%	65.7%
6	14,184	4.7%	70.5%
7	13,860	4.6%	75.1%
8	13,745	4.6%	79.6%
9	8,300	2.8%	82.4%
10	7,813	2.6%	85.0%
11	7,700	2.6%	87.6%
12	7,700	2.6%	90.1%
13	7,700	2.6%	92.7%
14	7,700	2.6%	95.3%
15	7,475	2.5%	97.7%
16	6,790	2.3%	100.0%
Total	300,587	100.0%	

This application qualifies for a **14,184** Square Feet Special Minimum Lot Size









Kelly Conklin
Senior Counsel

IRELAN MCDANIEL
P L L C

January 26, 2018



VIA CERTIFIED MAIL, RRR

#9414726699042084599222

AND REGULAR MAIL

Planning & Development Department

City of Houston

P.O. Box 1562

Houston, Texas 77251

Re: Special Minimum Lot Size Block Application
6900 Block of Pine Grove Drive, North and South Sides
Between Black Gum Drive and Drowsy Pine Drive ("Application")

Dear Sir or Madam:

We represent Mashid Ahmadi and Ikeschukwu Anya (the "Owners"), who own a large, undeveloped lot in the 6900 block of Pine Grove Drive ("Property"). The Property is located in a block that is the subject of the Application.

We received a copy of the Application pursuant to an open records request. We note that the applicants submitted Cole Creek Manor, Section 3 Restrictions, Covenants, Conditions and Maintenance Charges. It is not clear why this was done, as it is not relevant to the Application. Nevertheless, please note that the Owners have been communicating with an attorney that represents Yorkwood Civic Club, which claims the authority to enforce the deed restrictions. The Owners have advised Yorkwood that the Property is not in Cole Creek Manor as reflected in the plat attached to the Application. Moreover, the Property is not subject to the deed restrictions, as the developers that recorded the deed restrictions did not own the Property when the deed restrictions were recorded. The Application appears to be a legal maneuver by Yorkwood to seek control over the Property.

Nevertheless, the Owners would like to develop the Property and are considering constructing an apartment complex or nice townhomes. If the City of Houston adopts the proposed minimum lot size, the Owners' development plans would be impacted. In that regard, they could not develop the townhouses under consideration as the Owners could

440 Louisiana St., Ste. 1800, Houston, Texas 77002
www.IMTexasLaw.com

Planning & Development Department
January 26, 2018
Page 2

not replat the Property into lots smaller than 14,184 square feet. Their likely only development option if the minimum lot size is adopted, therefore, is to construct an apartment complex. Obviously, nice townhomes would be more consistent with the development in the 6900 block of Pine Grove Drive than an apartment complex.

Because the Owners would like to retain the option of constructing nice townhomes on the Property, the Owners submit this protest to the Application.

Please advise us of the date of the public hearing on the Application, as the Owners intend to appear.

Sincerely yours,



Kelly Conklin

KAC/kb

cc: **Via E-Mail:**
Mashid Ahmadi
Ikeschukwu Anya



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Special Minimum Lot Size Block (SMLSB) Application



Main Applicant Information (required)

Full Name: JANIS B. FOWLER Date: 12/8/17

Address: 6914 PINE GROVE DR
Street Address
HOUSTON TX 77092
City State ZIP Code

Phone: _____ Email: _____

Are you a property owner within the application boundary? YES ☒ NO ☐ If no, what is your relation to the application boundary? _____

Did you have a preliminary meeting with the Planning and Development Department? YES ☐ NO ☒ If yes, what was the date of the meeting? TYLER HORN OUR CIVIC CLUB PRESIDENT MET 12/8/17

Does the application boundary have deed restrictions? YES ☒ NO ☐ If yes, do they address a Minimum Lot Size? NO

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision")

6900 BLOCK of PINE GROVE DRIVE - NORTH + SOUTH - FACING
(Between BLACK GUM + DROWSY PINE)

Signature of applicant: JANIS B. FOWLER

Alternate Applicant Information (optional)

Full Name: Tyler Horn, President, Yorkwood Civic Club Date: 12/8/17

Address: 7235 PINE GROVE DR
Street Address
HOUSTON TX 77092
City State ZIP Code

Phone: _____ Email: _____

Signature of alternate applicant: _____

Application Information (STAFF USE ONLY)

File Number: MLS 697 Super Neighborhood: FIREBARKS / NW CROSSING
City Council District: A Planner Assigned: DAVID WEICH



