

HOUSTON PLANNING COMMISSION

AGENDA

APRIL 12, 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
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.
Maggie Dalton
Fort Bend County
Loyd Smith, P.E.
Harris County
Mark J. Mooney, P.E.
Montgomery County

EX- OFFICIO MEMBERS

Carol Lewis, Ph.D.
Carol Haddock, P.E.
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

April 12, 2018

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

Call to Order

Director's Report

Approval of the March 29th, 2018 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Homero Guajardo Alegria)
- b. Replats (Homero Guajardo Alegria)
- c. Replats requiring Public Hearings with Notification (Geoff Butler, Arica Bailey, Aracely Rodriguez, Chad Miller, Suvidha Bandi, Devin Crittle, Dorianne Powe-Phlegm)
- d. Subdivision Plats with Variance Requests (Geoff Butler, Chad Miller, Homero Guajardo Alegria, Carlos Espinoza, Aracely Rodriguez, Carson Lucarelli, Christa Stoneham, Suvidha Bandi)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Carson Lucarelli)
- g. Extension of Approvals (Devin Crittle)
- h. Name Changes (Devin Crittle)
- i. Certificates of Compliance (Devin Crittle)
- j. Administrative
- k. Development Plats with Variance Requests (Chad Miller)

II. Establish a public hearing date of May 10, 2018

- a. Braeswood partial replat no 5
- b. Briarcroft partial replat no 4
- c. Crosby Village Sec 3 partial replat no 1
- d. Meyerland Sec 2 partial replat no 1
- e. North Shepherd Square
- f. Shadywood Addition partial replat no 1
- g. Towne Lake Sec 39 partial replat no 1
- h. Tulane West partial replat no 1

III. Consideration of a Landscape Plan Variance for a property located at 6877 Will Clayton Parkway (Eric Pietsch)

IV. Consideration of a Hotel/Motel Variance for Hotel Blue Downtown located at 115 Cavalcade Road (Devin Crittle)

V. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 4600 block of Park Drive, north and south sides, between South Lockwood Drive and Eddington Street - MLS 703 (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)

March 29, 2018

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

Call to Order

Vice Chair M. Sonny Garza called the meeting to order at 2:40 p.m. with a quorum present.

| | |
|--------------------------------|--|
| Martha L. Stein, Chair | Absent |
| M. Sonny Garza, Vice Chair | |
| Susan Alleman | |
| Bill Baldwin | Arrived at 2:50 p.m. during Annual Rpt. Presentation |
| Fernando L. Brave | Absent |
| Antoine Bryant | Arrived at 3:10 p.m. during item #7 Left at 4:24 p.m. #117 |
| Lisa Clark | Arrived at 2:52 p.m. during Annual Rpt. Presentation |
| Algenita Davis | |
| Mark A. Kilkenny | Absent |
| Lydia Mares | Absent |
| Christina Morales | |
| Paul R. Nelson | |
| Linda Porras-Pirtle | |
| Ian Rosenberg | Absent |
| Megan R. Sigler | |
| Zafar Tahir | |
| Meera D. Victor | Absent |
| Mark Mooney for | Absent |
| The Honorable James Noack | |
| Maggie Dalton for | |
| The Honorable Robert E. Hebert | |
| Loyd Smith for | |
| The Honorable Ed Emmett | |

EXOFFICIO MEMBERS

Carol A. Lewis
Carol Haddock
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.

PRESENTATION OF THE 2017 PLANNING AND DEVELOPMENT DEPARTMENT ANNUAL REPORT

Report was given by the Planning and Development Department Director, Patrick Walsh.

APPROVAL OF THE MARCH 15, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 15, 2018 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 94)

Item removed for separate consideration: **59 and 60**.

Item **7** and **27** removed for separate consideration in order to hear from speakers.

Staff recommendation: Approve staff's recommendations for items **1 – 94**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 94**, subject to the CPC 101 form conditions.

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

Commissioner Sigler recused herself.

Staff recommendation: Approve staff's recommendation to approve item **59 and 60** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve item **59 and 60** subject to the CPC 101 form conditions.

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

Commissioner Sigler returned.

7 Benders Creek GP GP Approve

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

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

Motion: **Clark** Second: **Nelson** Vote: **Carries** Abstaining: **Bryant**

Speakers: Margaret Bryon, Charles Welch, Jerry Dennis, Tonja Dennis – opposed; Vince Salazar, applicant – supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department.

27 Houston Avenue Rejuvenation Addition C2 Approve

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

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

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

Speakers: Larry Campagna, P. Benz – opposed; Joyce Owens, applicant

C PUBLIC HEARINGS

95 Ammar Estates replat no 1 C3N Withdrawn
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Withdrawn the application and waive the fees when it come back before the Commission.
Motion: **Baldwin** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
Speaker: Joyce Owens, applicant – supportive.

96 Braeswood partial replat no 4 C3N Withdrawn
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Withdraw and re-establish a Public Hearing date of April 26 and waive the fees.
Motion: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
Speakers: Travis Huehlefeld, applicant and Mary Villareal, applicant – supportive; Jane Janecek, Howard Merrill, Evalyn Krudy, Lorie Westrick- opposed; Arva Howard, Legal Department.

Motion made by Baldwin, seconded by Bryant to reopen the Public Hearing for item 96 to hear from speaker. Motion carried unanimously.

Speaker: Mary Villareal, applicant – supportive.

97 Bridgeland Parkland Village C3N Approve
Sec 9 replat no 1
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Withdraw and reestablish a Public Hearing date of April 26 and waive the fees.
Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

98 Bridgeland Parkland Village C3N Approve
Sec 10 replat no 1
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Approved the plats subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

99 East 32nd Street Grove replat no 1 C3N Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

100 Lakewood Heights Sec 3 C3N Approve
partial replat no 2
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

101 McKenzie Park Sec 4 C3N Approve
partial replat no 2
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

102 Old River Terrace sec 2 C3N Approve
partial replat no 1

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: **Alleman** Vote: **Unanimous** Abstaining: **None**

103 Old River Terrace Sec 3 C3N Approve
partial replat no 1

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

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

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

104 Sebastian partial replat no 1 C3N Defer

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

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

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

105 Serenity Meadows partial replat C3N Defer
no 1 and extension

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: **Alleman** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Commissioner Alleman recused herself.

106 Aldine ISD 9999 Veterans Memorial C2R Approve
Drive Complex

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

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

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

107 Astle Acres C2 Defer

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

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

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

Commissioner Alleman returned.

108 Gross Office Park 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: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

109 Interpose C2R 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: **Davis** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

110 JCWM Properties Place replat no 1 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

Items 111 – 116 were taken together at this time.

| | | | |
|------------|-------------------------------------|------------|--------------|
| 111 | Lantana GP | GP | Defer |
| 112 | Lantana Heights Drive Street | C3P | Defer |
| | Dedication Sec 1 | | |
| 113 | Lantana Sec 1 | C3P | Defer |
| 114 | Lantana Sec 2 | C3P | Defer |
| 115 | Lantana Sec 3 | C3P | Defer |
| 116 | Westgreen Boulevard Street | C3P | Defer |
| | Dedication Sec 3 | | |

Staff recommendation: Defer the application(s) for two weeks per the applicant's request.
Commission action: Deferred the application(s) for two weeks per the applicant's request.
Motion: **Bryant** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

Items 117 and 118 were taken together at this time.

| | | | |
|------------|-----------------------------|-----------|--------------|
| 117 | Laterna Villas North | C2 | Defer |
| 118 | Laterna Villas South | C2 | Defer |

Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

119 Levy Park 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: **Davis** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker: Kimberly Phipps-Nichol – undecided; Travis Younkin, applicant – supportive.

120 Mc Kinney Development C2 Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Baldwin** Second: **Morales** Vote: **Unanimous** Abstaining: **None**

121 Puebla Comiskey C2 Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

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

122 Sendero Tract Sec 7 C3P Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

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

123 Texas Installs Business Park 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: **Davis** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

124 Villas at Foxbrick Lane C2 Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

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

125 Washington Avenue Retail C2 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: **Davis** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

126 Sendero Tract Sec 8 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: **Davis** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

Commissioner Sigler recused herself.

Items 127 - 129 were taken together at this time.

| | | |
|--------------------------------------|------------|----------------|
| 127 JDS 370 Tract Sec 1 | C3P | Approve |
| 128 JDS 370 Tract Sec 2 | C3P | Approve |
| 129 Long Canter Trail Street | C3P | Approve |
| Dedication Sec 1 and Reserves | | |

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

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

Motion: **Clark**

Second: **Porras-Pirtle** Vote: **Unanimous**

Abstaining: **None**

Commissioner Sigler returned.

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

G EXTENSIONS OF APPROVAL

| | | | |
|-----|---|-----|---------|
| 130 | Crosby Town Square | EOA | Approve |
| 131 | Cypress North Houston Reserve | EOA | Approve |
| 132 | General Warehouse Systems | EOA | Approve |
| 133 | L5 Business Advisors LLC | EOA | Approve |
| 134 | Lakewood Court at Louetta | EOA | Approve |
| 135 | Reserve at Greenhouse replat and extension | EOA | Approve |
| 136 | RSI FM 1314 | EOA | Approve |
| 137 | Skinner Pad | EOA | Approve |
| 138 | Sunset Ridge Commercial Access no 2 | EOA | Approve |

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

| | | | |
|-----|------------------|-----|---------|
| 139 | 18867 Iris Lane | COC | Approve |
| 140 | 23678 Panky Lane | COC | Approve |

Staff recommendation: Approve staff's recommendation for items 130 - 140.

Commission action: Approved staff's recommendation for items 130 - 140.

Motion: **Sigler**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

| | | | |
|-----|--------------------|-----|---------|
| 141 | 6500 North Freeway | DPV | Approve |
|-----|--------------------|-----|---------|

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

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

Motion: **Baldwin**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

| | | | |
|-----|---------------------|-----|-------|
| 142 | 3702 Overbrook Lane | DPV | 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: **Alleman**

Second: **Porras-Pirtle** Vote: **Unanimous**

Abstaining: **None**

143 6114 Presidio Drive**DPV****Defer**

Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.

Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.

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

Item 144 and III were taken together at this time.

144 1111 S Shepherd Drive**DPV****Approve****III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1111 S. SHEPHERD DRIVE**

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: **Baldwin**Second: **Davis**Vote: **Unanimous**Abstaining: **None****II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 26, 2018 FOR:**

- a. Breckenridge Park partial replat no 3
- b. Briarcroft partial replat no 3
- c. Briargrove Park Sec 1 partial replat no 1
- d. Falls at Dry Creek Sec 3 partial replat no 1
- e. Hyde Park partial replat no 7
- f. Lanier Place partial replat no 3
- g. Newport Sec 7 partial replat no 1
- h. Pelham Place partial replat no 1

Staff recommendation: Establish a public hearing date of April 26, 2018 for items II a-h.

Commission action: Established a public hearing date of April 26, 2018 for items II a-h.

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

Item III was taken and acted on earlier with item 144

Vice Chair Garza had to recused himself from item V and asked that Commissioner Davis Chair the meeting in his absence.

Vice Chair Garza requested a motion to take item V out of order and present at this time.

Motion made by Baldwin, seconded by Alleman. Motion carried unanimously.

Commissioner Garza recused himself.

Commissioner Davis proceeded to Chair the meeting.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 4600 BLOCK OF PARK DRIVE, NORTH AND SOUTH SIDES, BETWEEN SOUTH LOCKWOOD DRIVE AND EDDINGTON STREET (MLS 703)

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: **Sigler**Vote: **Unanimous**Abstaining: **None**

IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR HALO HOUSE LOCATED AT 2940 CORDER ROAD

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

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

Motion: **Baldwin** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**
Speaker: Kathleen Fowler, applicant - supportive

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

VI. EXCUSE THE ABSENCE OF COMMISSIONER PORRAS-PIRTLE

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

VII. PUBLIC COMMENT

Commissioner Davis announced her resignation from the Planning Commission.

Commissioner Garza returned.

VIII. ADJOURNMENT

There being no further business brought before the Commission, Acting Chair Algenita Davis adjourned the meeting at 5:15 p.m.

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

M. Sonny Garza, Vice Chair

Patrick Walsh, Secretary

| Item | | App | |
|-----------|---|------|----------|
| No. | Subdivision Plat Name | Type | Deferral |
| A-Consent | | | |
| 1 | Aldine Western Road Street Dedication Sec 1 | SP | |
| 2 | Allegro at Harmony Sec 4 | C3F | |
| 3 | Atascocita Springs Sec 2 | C3F | |
| 4 | Balmoral Sec 9 | C3F | |
| 5 | Balmoral Sec 10 | C3F | |
| 6 | Balmoral Sec 16 | C3P | |
| 7 | Bridgeland Mason Road Street Dedication and Reserve Sec 5 | C3F | |
| 8 | Bridgeland Parkland Village Sec 9 Replat No 1 | C3F | |
| 9 | Bridgeland Parkland Village Sec 10 replat no 1 | C3F | |
| 10 | Bridgeland Parkland Village Sec 19 | C3P | |
| 11 | Bridgeland Parkland Village Sec 20 | C3F | |
| 12 | Bridgeland Parkland Village Sec 22 | C3F | |
| 13 | Bridgeland Parkland Village Sec 23 | C3F | |
| 14 | Bridgeland Parkland Village Sec 24 | C3F | |
| 15 | Bridgeland Summit Point Crossing Street Dedication Sec 3 | SP | |
| 16 | Clinton Park Addition partial replat no 1 | C3F | |
| 17 | Club Creek Detention Reserve | C2 | |
| 18 | Copper Ridge at Indian Trails GP | GP | |
| 19 | Cruz Transport | C2 | DEF2 |
| 20 | Cuevas Estate | C2 | |
| 21 | Dart Vista | C2 | |
| 22 | Eastwood Green | C3F | |
| 23 | El Tesoro Sec 2 replat no 1 and extension | C3F | |
| 24 | Enclave at Northpointe Sec 8 | C3F | |
| 25 | Ersa Grae at Mueschke Road GP | GP | DEF1 |
| 26 | Estates at 43rd Street | C2 | |
| 27 | Ezwerks Storage | C2 | |
| 28 | GBT Wallisville Road Tract | C2 | |
| 29 | Global New Millennium Reserve | C3P | |
| 30 | Hammerly Commercial | C2 | |
| 31 | HCWCID 116 Water Plant GP | GP | |
| 32 | HCWCID 116 Water Plant Sec 1 | C2 | DEF2 |
| 33 | Holderrieth Road Street Dedication Sec 1 | SP | |
| 34 | Incarnatio Consecratio Missio | C3F | |
| 35 | Kaedence Estates | C2 | |
| 36 | Kothari Court | C2 | |
| 37 | Lakeview Retreat Sec 4 | C3P | |
| 38 | Landmark at Peek Reserve | C2 | |
| 39 | LaZex Bella Mall | C2 | |
| 40 | Miramesa Sec 10 | C3F | |
| 41 | Morton Creek Ranch Sec 14 | C3F | |
| 42 | Oasis at Clodine | C3P | DEF1 |

Platting Summary**Houston Planning Commission****PC Date: April 12, 2018**

| Item No. | Subdivision Plat Name | App | |
|-------------|---|------|----------|
| | | Type | Deferral |
| 43 | Ohara Marsh | C2 | |
| 44 | PDH Group Plaza | C2 | |
| 45 | Quality Ocean | C2 | DEF1 |
| 46 | Rancho Verde Sec 12 | C3F | |
| 47 | Rosehill Reserve Sec 6 | C3F | |
| 48 | Santos Villas | C2 | |
| 49 | Scottcrest partial replat no 2 | C3F | |
| 50 | Shoppes at SH 249 | C2 | |
| 51 | Spring ISD Roberson Middle School | C3F | |
| 52 | SSPS Properties | C2 | |
| 53 | Tavola Sec 29 | C3F | |
| 54 | Timewise at Katy Hockley Reserve | C2 | |
| 55 | Treviso Gardens Sec 3 | C3F | |
| 56 | Valley Ranch Commercial West | C2 | |
| 57 | Wayside Village GP | GP | |
| 58 | West Lake Houston Parkway Street Dedication Sec 7 and Reserve | C3P | DEF1 |
| 59 | West Little York Altezza | C3F | DEF1 |
| 60 | Whispering Pines Estates Sec 2 partial replat no 1 | C3F | |

B-Replats

| | | | |
|----|----------------------------------|-----|------|
| 61 | Aldi Gessner at Westray | C2R | |
| 62 | Bajaj Manor | C2R | |
| 63 | Beard Villas | C2R | |
| 64 | Broom Street Landing | C2R | |
| 65 | Browncroft Townhomes | C3R | |
| 66 | Buckys South Post Oak GP | GP | DEF1 |
| 67 | Buckys South Post Oak Sec 1 | C2R | DEF1 |
| 68 | Buffalo Pointe | C2R | |
| 69 | Bunton Estates | C2R | |
| 70 | Castillo Place | C2R | |
| 71 | Desert Sierra Houston Reserve | C2R | |
| 72 | Drake Homes on Crocker | C2R | |
| 73 | Eastwood Grove | C2R | DEF1 |
| 74 | El Tiempo Northwest | C2R | |
| 75 | Emancipation Park Place | C2R | |
| 76 | Forest Lawn Cemetery Sec 8 | C2R | |
| 77 | Groves Daycare Reserve | C2R | |
| 78 | Hope Episcopal Church | C3R | |
| 79 | Ironclad Plaza at Hershe | C2R | |
| 80 | La Porziuncola | C2R | |
| 81 | Lyons Redev Fortyseventh Venture | C2R | |
| 82 | Lyons Redev Thirtyfourth Venture | C2R | |
| 83 | Lyons Redev Twentyfifth Venture | C2R | |
| 84 | Main Street Gardens replat no 1 | C3R | DEF1 |

Platting Summary**Houston Planning Commission****PC Date: April 12, 2018**

| Item No. | Subdivision Plat Name | App | |
|----------|--|------|----------|
| | | Type | Deferral |
| 85 | Mallow Place | C2R | |
| 86 | Museum District Center | C2R | DEF1 |
| 87 | Post Oak Park partial replat no 1 | C2R | |
| 88 | Ruhee Development on Scott | C2R | |
| 89 | Traces Sec 1 partial replat no 2 | C3R | |
| 90 | Wessex partial replat no 1 | C2R | DEF1 |
| 91 | Westfield Center Sec 1 partial replat no 1 | C2R | |

C-Public Hearings Requiring Notification

| | | | |
|-----|--|-----|------|
| 92 | Bayou Woods Sec 2 partial replat no 3 | C3N | |
| 93 | Claytons Park East Sec 2 partial replat no 1 | C3N | |
| 94 | East 32nd Street Grove replat no 1 | C3N | DEF1 |
| 95 | Fulton Station partial replat no 1 | C3N | |
| 96 | Newport Sec 8 partial replat no 3 | C3N | |
| 97 | Royalwood Sec 1 partial replat no 2 | C3N | |
| 98 | Sebastian partial replat no 1 | C3N | DEF1 |
| 99 | Serenity Meadows partial replat no 1 and extension | C3N | DEF2 |
| 100 | Summit Place Addition partial replat no 4 | C3N | |
| 101 | West Lane Annex partial replat no 4 | C3N | |

D-Variances

| | | | |
|-----|---|-----|------|
| 102 | Albion partial replat no 1 | C2R | |
| 103 | Astle Acres | C2 | DEF1 |
| 104 | Briarmont Sec 2 | C3R | |
| 105 | Briarmont Sec 3 | C3R | |
| 106 | Genoa Red Bluff Plaza | C2 | |
| 107 | Grace ER | C2 | |
| 108 | Great Commission Family Church | C2R | |
| 109 | Interpose | C2R | DEF1 |
| 110 | JCWM Properties Place replat no 1 | C2R | DEF1 |
| 111 | Lantana GP | GP | DEF2 |
| 112 | Lantana Heights Drive Street Dedication Sec 1 | C3P | DEF2 |
| 113 | Lantana Sec 1 | C3P | DEF2 |
| 114 | Lantana Sec 2 | C3P | DEF2 |
| 115 | Lantana Sec 3 | C3P | DEF2 |
| 116 | Westgreen Boulevard Street Dedication Sec 3 | C3P | DEF2 |
| 117 | Larkin Street Townhomes | C2R | |
| 118 | Laterna Villas North | C2 | DEF2 |
| 119 | Laterna Villas South | C2 | DEF2 |
| 120 | Marcello Lakes GP | GP | |
| 121 | Marcello Lakes Sec 2 | C3F | DEF1 |
| 122 | McKinney Development | C2 | DEF1 |
| 123 | Texas Installs Business Park | C2R | DEF1 |
| 124 | Washington Avenue Retail | C2 | DEF2 |

| Item | | App | |
|------|-----------------------|------|----------|
| No. | Subdivision Plat Name | Type | Deferral |

E-Special Exceptions

None

F-Reconsideration of Requirements

| | | |
|-----|-----------------|-----|
| 125 | Midtown Terrace | C2R |
|-----|-----------------|-----|

G-Extensions of Approval

| | | |
|-----|--------------------------------------|-----|
| 126 | Felro Trail | EOA |
| 127 | Gosling Office Park | EOA |
| 128 | Houston Heights partial replat no 18 | EOA |
| 129 | Katy Lakes Lift Station Reserve | EOA |
| 130 | Katy Lakes Sec 1 | EOA |
| 131 | Merrylands Sec 1 | EOA |

H-Name Changes

None

I-Certification of Compliance

| | | |
|-----|-------------------------|-----|
| 132 | 24295 Pine Circle | COC |
| 133 | 18544 Wisp Willow Way | COC |
| 134 | 27600 Royal Coach | COC |
| 135 | 20216 Forest Drive West | COC |
| 136 | 27036 Peach Creek | COC |

J-Administrative

None

K-Development Plats with Variance Requests

| | | |
|-----|---------------------|-----|
| 137 | 3702 Overbrook Lane | DPV |
| 138 | 6114 Presidio Drive | DPV |

Landscape Variance

| | | |
|-----|---------------------------|----|
| III | 6877 Will Clayton Parkway | LV |
|-----|---------------------------|----|

Hotel/Motel Variance

| | | |
|----|---|-----|
| IV | Hotel Blue Downtown located at 115 Cavalcade Road | HMV |
|----|---|-----|

Platting Summary**Houston Planning Commission****PC Date: April 12, 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 | Aldine Western Road Street Dedication Sec 1 | 2018-0663 | SP | Harris | ETJ | 372T | 0.99 | 0.00 | 0 | Harris County Municipal Utility District No. 406 | BGE, Inc. |
| 2 | Allegro at Harmony Sec 4 | 2018-0701 | C3F | Montgomery | ETJ | 293L | 16.41 | 0.40 | 77 | Figure Four Partners, Ltd. | Manhard Consulting |
| 3 | Atascocita Springs Sec 2 | 2018-0680 | C3F | Harris | ETJ | 375M | 13.55 | 2.67 | 75 | Camillo Properties, Ltd | LJA Engineering, Inc. - (West Houston Office) |
| 4 | Balmoral Sec 9 | 2018-0703 | C3F | Harris | ETJ | 377N | 31.28 | 2.59 | 103 | Balmoral LT, LLC | Jones Carter - Woodlands Office |
| 5 | Balmoral Sec 10 | 2018-0656 | C3F | Harris | ETJ | 377N | 20.32 | 1.47 | 121 | Balmoral LT, LLC | Jones Carter - Woodlands Office |
| 6 | Balmoral Sec 16 | 2018-0651 | C3P | Harris | ETJ | 376V | 19.22 | 2.91 | 101 | Balmoral LT, LLC | Jones Carter - Woodlands Office |
| 7 | Bridgeland Mason Road Street Dedication and Reserve Sec 5 | 2018-0652 | C3F | Harris | ETJ | 366N | 22.86 | 19.67 | 0 | Bridgeland Development, LP | BGE, Inc. |
| 8 | Bridgeland Parkland Village Sec 9 Replat No 1 | 2018-0698 | C3F | Harris | ETJ | 366T | 11.99 | 1.32 | 39 | Bridgeland Development, LP | McKim & Creed, Inc. |
| 9 | Bridgeland Parkland Village Sec 10 replat no 1 | 2018-0699 | C3F | Harris | ETJ | 366T | 13.09 | 2.30 | 47 | Bridgeland Development, LP | McKim & Creed, Inc. |
| 10 | Bridgeland Parkland Village Sec 19 | 2018-0705 | C3P | Harris | ETJ | 365V | 30.12 | 8.67 | 61 | Bridgeland Development L.P. | LJA Engineering, Inc - (Woodlands Office) |
| 11 | Bridgeland Parkland Village Sec 20 | 2018-0660 | C3F | Harris | ETJ | 366S | 19.69 | 2.23 | 24 | Bridgeland Development, LP | BGE, Inc. |
| 12 | Bridgeland Parkland Village Sec 22 | 2018-0647 | C3F | Harris | ETJ | 366W | 15.89 | 4.00 | 45 | Bridgeland Development, LP | BGE, Inc. |
| 13 | Bridgeland Parkland Village Sec 23 | 2018-0648 | C3F | Harris | ETJ | 366S | 12.67 | 2.00 | 30 | Bridgeland Development, LP | BGE, Inc. |
| 14 | Bridgeland Parkland Village Sec 24 | 2018-0673 | C3F | Harris | ETJ | 366W | 19.01 | 2.67 | 72 | Bridgeland Development, LP | Windrose |
| 15 | Bridgeland Summit Point Crossing Street Dedication Sec 3 | 2018-0662 | SP | Harris | ETJ | 366S | 2.05 | 0.00 | 0 | Bridgeland Development, LP | BGE, Inc. |
| 16 | Clinton Park Addition partial replat no 1 | 2018-0506 | C3F | Harris | City | 495V | 0.06 | 0.06 | 1 | Clinton Park United Methodist Church | dia architects |
| 17 | Club Creek Detention Reserve | 2018-0611 | C2 | Harris | City | 530N | 13.92 | 13.92 | 0 | SW Houston Redevelopment Authority | Century Engineering, Inc |
| 18 | Copper Ridge at Indian Trails GP | 2018-0646 | GP | Harris | ETJ | 328P | 62.55 | 0.00 | 0 | Caldwell Companies | 7gen Planning |
| 19 | Cruz Transport (DEF2) | 2018-0332 | C2 | Harris | ETJ | 456F | 2.87 | 2.79 | 0 | Narsi Management LP | John G. Thomas and Assoc. dba Thomas Land Surveying |
| 20 | Cuevas Estate | 2018-0625 | C2 | Harris | ETJ | 408P | 1.44 | 1.44 | 0 | Nee Management LLC | SEM SERVICES |
| 21 | Dart Vista | 2018-0634 | C2 | Harris | City | 493G | 0.23 | 0.00 | 3 | HOUSTON HOMES | replats.com |
| 22 | Eastwood Green | 2018-0614 | C3F | Harris | City | 494T | 2.74 | 0.12 | 40 | Intownhomes, LTD | Windrose |
| 23 | El Tesoro Sec 2 replat no 1 and extension | 2018-0629 | C3F | Harris | City | 574L | 15.72 | 0.23 | 114 | Peluda, LP | Pape-Dawson Engineers |

Platting Summary**Houston Planning Commission****PC Date: April 12, 2018**

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|----------|--|-----------|----------|-----------|-----------|---------|-----------|--------|------|--|---|
| | | | | Co | City/ ETJ | Key Map | Plat Ac | Rsv Ac | Lots | Developer | Applicant's Company |
| 24 | Enclave at Northpointe Sec 8 | 2018-0627 | C3F | Harris | ETJ | 328K | 14.79 | 0.49 | 60 | Northpointe Development Partners LTD | Benchmark Engineering Corporation |
| 25 | Ersa Grae at Mueschke Road GP (DEF1) | 2018-0553 | GP | Harris | ETJ | 285Z | 529.12 | 0.00 | 0 | Ersa Grae Corporation | Jones Carter - Woodlands Office |
| 26 | Estates at 43rd Street | 2018-0679 | C2 | Harris | City | 453J | 0.11 | 0.00 | 2 | Rezcom | PLS |
| 27 | Ezwerks Storage | 2018-0468 | C2 | Harris | ETJ | 290A | 3.13 | 3.13 | 0 | Virgil Knox | Bretco LLC |
| 28 | GBT Wallisville Road Tract | 2018-0657 | C2 | Harris | City | 495D | 21.97 | 21.97 | 0 | GBT Wallisville Road Owner LLC | E.I.C. Surveying Company |
| 29 | Global New Millennium Reserve | 2018-0697 | C3P | Harris | ETJ | 457B | 23.53 | 23.53 | 0 | Anchor Construction Management | PROSURV |
| 30 | Hammerly Commercial | 2018-0682 | C2 | Harris | City | 450N | 0.49 | 0.49 | 0 | Skipper Beverage Company, LLC | Windrose |
| 31 | HCWCID 116 Water Plant GP | 2018-0675 | GP | Harris | ETJ | 330Z | 5.50 | 0.00 | 0 | HC Water Control and Improvement District No 116 | Windrose |
| 32 | HCWCID 116 Water Plant Sec 1 (DEF2) | 2018-0444 | C2 | Harris | ETJ | 330Z | 1.43 | 1.43 | 0 | HC Water Control and Improvement District No 116 | Windrose |
| 33 | Holderrieth Road Street Dedication Sec 1 | 2018-0688 | SP | Harris | ETJ | 288S | 6.14 | 0.00 | 0 | CC Telge Road, L.P. | EHRA |
| 34 | Incarnatio Consecratio Missio | 2018-0535 | C3F | Harris | ETJ | 283R | 21.52 | 7.50 | 11 | RLS Surveying | RLS Surveying |
| 35 | Kaedence Estates | 2018-0631 | C2 | Harris | City | 298Y | 0.80 | 0.00 | 1 | n/A | South Texas Surveying Associates, Inc. |
| 36 | Kothari Court | 2018-0665 | C2 | Harris | ETJ | 485F | 1.38 | 1.38 | 0 | Ruki Corp | South Texas Surveying Associates, Inc. |
| 37 | Lakeview Retreat Sec 4 | 2018-0683 | C3P | Fort Bend | ETJ | 526M | 22.60 | 1.05 | 116 | DR Horton | BGE Kerry R. Gilbert Associates |
| 38 | Landmark at Peek Reserve | 2018-0707 | C2 | Harris | ETJ | 405P | 5.92 | 5.92 | 0 | Landmark Industries | BGE, Inc. |
| 39 | LaZex Bella Mall | 2018-0659 | C2 | Fort Bend | ETJ | 525E | 1.00 | 1.00 | 0 | Mission Engineering | Gruller Surveying |
| 40 | Miramesa Sec 10 | 2018-0693 | C3F | Harris | ETJ | 406C | 16.21 | 0.48 | 85 | CalAtlantic Homes of Texas, Inc. | Jones Carter - Woodlands Office |
| 41 | Morton Creek Ranch Sec 14 | 2018-0669 | C3F | Harris | ETJ | 445J | 10.75 | 1.70 | 50 | Woodmere Development Co., LTD. | R.G. Miller Engineers |
| 42 | Oasis at Clodine (DEF1) | 2018-0523 | C3P | Fort Bend | ETJ | 527X | 3.00 | 0.80 | 32 | Owais Developments LLC. | Benchmark Engineering Corporation |
| 43 | Ohara Marsh | 2018-0655 | C2 | Harris | ETJ | 326P | 2.87 | 2.72 | 0 | N/A | E.I.C. Surveying Company |
| 44 | PDH Group Plaza | 2018-0593 | C2 | Fort Bend | ETJ | 527T | 0.86 | 0.86 | 0 | PDH GROUP LLC | ICMC GROUP INC |
| 45 | Quality Ocean (DEF1) | 2018-0552 | C2 | Harris | ETJ | 370U | 4.53 | 4.53 | 0 | Quality Ocean, LLC | HRS and Associates, LLC |
| 46 | Rancho Verde Sec 12 | 2018-0654 | C3F | Harris | ETJ | 458X | 24.94 | 0.81 | 141 | D.R. Horton-Texas, LTD | Huitt-Zollars, Inc. |
| 47 | Rosehill Reserve Sec 6 | 2018-0633 | C3F | Harris | ETJ | 286Q | 7.53 | 0.37 | 22 | Rosehill Reserve, LTD | LJA Engineering, Inc. - (West Houston Office) |

Platting Summary**Houston Planning Commission****PC Date: April 12, 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 | Santos Villas | 2018-0489 | C2 | Harris | City | 453U | 0.76 | 0.00 | 10 | Gerado | ICMC GROUP INC |
| 49 | Scottcrest partial replat no 2 | 2018-0621 | C3F | Harris | City | 573G | 0.72 | 0.72 | 0 | Suharish Real Property, Inc. | South Texas Surveying Associates, Inc. |
| 50 | Shoppes at SH 249 | 2018-0674 | C2 | Harris | ETJ | 411G | 6.20 | 6.20 | 0 | SSMRS Partners, LTD. | LJA Engineering, Inc. - (West Houston Office) |
| 51 | Spring ISD Roberson Middle School | 2018-0676 | C3F | Harris | ETJ | 371F | 22.76 | 20.11 | 0 | West Belt Surveying, Inc. | West Belt Surveying, Inc. |
| 52 | SSPS Properties | 2018-0650 | C2 | Harris | ETJ | 494J | 3.24 | 3.24 | 0 | SSPS Properties, LLC | Owens Management Systems, LLC |
| 53 | Tavola Sec 29 | 2018-0637 | C3F | Montgomery | ETJ | 257E | 18.24 | 1.06 | 72 | Friendswood Development Company | LJA Engineering, Inc. - (West Houston Office) |
| 54 | Timewise at Katy Hockley Reserve | 2018-0704 | C2 | Harris | ETJ | 404R | 3.49 | 3.32 | 0 | Texas Petroleum Group, LLC | BGE, Inc. |
| 55 | Treviso Gardens Sec 3 | 2018-0710 | C3F | Harris | ETJ | 445J | 26.83 | 4.74 | 156 | Treviso Gardens, LTD. | EHRA |
| 56 | Valley Ranch Commercial West | 2018-0640 | C2 | Montgomery | ETJ | 256T | 2.28 | 2.28 | 0 | Kimley-Horn, Inc | Terra Surveying Company, Inc. |
| 57 | Wayside Village GP | 2018-0624 | GP | Harris | City | 415X | 316.94 | 0.00 | 0 | Cove Matrix Development, LTD | Pape-Dawson Engineers |
| 58 | West Lake Houston Parkway Street Dedication Sec 7 and Reserve (DEF1) | 2018-0582 | C3P | Harris | ETJ | 416G | 19.59 | 0.89 | 0 | MRA GP WEST, L.P. | Baseline Corporation |
| 59 | West Little York Altezza (DEF1) | 2018-0602 | C3F | Harris | ETJ | 409S | 3.37 | 0.83 | 46 | J&J Boosting Inc. | Benchmark Engineering Corporation |
| 60 | Whispering Pines Estates Sec 2 partial replat no 1 | 2018-0670 | C3F | Harris | City | 451X | 0.32 | 0.00 | 7 | Lovett Homes | Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP |

B-Replats

| | | | | | | | | | | | |
|----|------------------------------------|-----------|-----|--------|------|------|-------|-------|----|--------------------------------|---------------------------------|
| 61 | Aldi Gessner at Westray | 2018-0664 | C2R | Harris | City | 450N | 3.55 | 3.55 | 0 | New Pavilion Gessner, LLP | Jones Carter - Woodlands Office |
| 62 | Bajaj Manor | 2018-0620 | C2R | Harris | City | 494N | 0.11 | 0.00 | 3 | bajaj ventures | SEM SERVICES |
| 63 | Beard Villas | 2018-0636 | C2R | Harris | ETJ | 457B | 3.80 | 0.00 | 16 | ADVANCE SURVEYING, INC. | Advance Surveying, Inc. |
| 64 | Broom Street Landing | 2018-0677 | C2R | Harris | City | 451G | 0.18 | 0.00 | 2 | MC2 Architects | Total Surveyors, Inc. |
| 65 | Browncroft Townhomes | 2018-0418 | C3R | Harris | City | 534J | 1.27 | 0.16 | 29 | United Engineers | United Engineers, Inc. |
| 66 | Buckys South Post Oak GP (DEF1) | 2018-0539 | GP | Harris | City | 531Y | 7.25 | 0.00 | 0 | Bucks Inc | Jones Carter - Woodlands Office |
| 67 | Buckys South Post Oak Sec 1 (DEF1) | 2018-0540 | C2R | Harris | City | 531Y | 2.88 | 2.88 | 0 | Bucks Inc | Jones Carter - Woodlands Office |
| 68 | Buffalo Pointe | 2018-0685 | C2R | Harris | City | 532X | 3.30 | 0.45 | 68 | Cityside Homes, LLC | Total Surveyors, Inc. |
| 69 | Bunton Estates | 2018-0672 | C2R | Harris | City | 453Z | 0.14 | 0.00 | 3 | Rezcom | PLS |
| 70 | Castillo Place | 2018-0694 | C2R | Harris | ETJ | 370Y | 0.64 | 0.64 | 0 | Juan | C & C Surveying, Inc |
| 71 | Desert Sierra Houston Reserve | 2018-0671 | C2R | Harris | ETJ | 372Y | 11.78 | 11.78 | 0 | Desert Sierra Properties, Inc. | BGE, Inc. |
| 72 | Drake Homes on Crocker | 2018-0653 | C2R | Harris | City | 493N | 0.14 | 0.00 | 3 | Drake Custom Homes, Ltd | Owens Management Systems, LLC |

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|----------|--|-----------|----------|----------|-----------|---------|-----------|--------|------|--------------------------------|---|--|
| | | | | Co | City/ ETJ | Key Map | Plat Ac | Rsv Ac | Lots | | Applicant's Company | |
| 73 | Eastwood Grove (DEF1) | 2018-0594 | C2R | Harris | City | 494T | 0.96 | 0.01 | 15 | Lovett Homes | Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP | |
| 74 | El Tiempo Northwest | 2018-0661 | C2R | Harris | City | 451E | 1.44 | 1.44 | 0 | K Square Corp | HRS and Associates, LLC | |
| 75 | Emancipation Park Place | 2018-0622 | C2R | Harris | City | 493Y | 0.26 | 0.00 | 6 | Fornaca Builders | ICMC GROUP INC | |
| 76 | Forest Lawn Cemetery Sec 8 | 2018-0632 | C2R | Harris | City | 575Q | 9.85 | 9.85 | 0 | Survey 1, Inc | Survey 1, Inc. | |
| 77 | Groves Daycare Reserve | 2018-0667 | C2R | Harris | ETJ | 377P | 2.34 | 2.34 | 0 | LH Groves, LLC | BGE, Inc. | |
| 78 | Hope Episcopal Church | 2018-0514 | C3R | Harris | City | 452J | 2.26 | 2.26 | 0 | Urban Architecture | Half Associates, Inc. | |
| 79 | Ironclad Plaza at Hershe | 2018-0668 | C2R | Harris | City | 494G | 0.13 | 0.00 | 2 | New Era Development | New Era Development | |
| 80 | La Porziuncola | 2018-0613 | C2R | Harris | City | 452A | 1.95 | 0.00 | 1 | NA | Karen Rose Engineering and Surveying | |
| 81 | Lyons Redev Fortyseventh Venture | 2018-0612 | C2R | Harris | City | 494C | 0.14 | 0.00 | 2 | South by Northwest, LP | Karen Rose Engineering and Surveying | |
| 82 | Lyons Redev Thirtyfourth Venture | 2018-0610 | C2R | Harris | City | 494F | 0.14 | 0.00 | 2 | South by Northwest, LP | Karen Rose Engineering and Surveying | |
| 83 | Lyons Redev Twentyfifth Venture | 2018-0609 | C2R | Harris | City | 494G | 0.23 | 0.00 | 4 | South by Northwest, LP | Karen Rose Engineering and Surveying | |
| 84 | Main Street Gardens replat no 1 (DEF1) | 2018-0520 | C3R | Harris | City | 570M | 4.49 | 1.14 | 24 | Tapovanam Investments LLC | South Texas Surveying Associates, Inc. | |
| 85 | Mallow Place | 2018-0507 | C2R | Harris | City | 573D | 0.28 | 0.01 | 5 | Premiere Investment Firm, LLC | Morales Engineering Associates, LLC | |
| 86 | Museum District Center (DEF1) | 2018-0556 | C2R | Harris | City | 533A | 0.44 | 0.44 | 0 | Dr. J.R. & Gertrude Jane Stone | Jones Carter - Woodlands Office | |
| 87 | Post Oak Park partial replat no 1 | 2018-0642 | C2R | Harris | City | 491R | 5.40 | 5.37 | 0 | Martin Fein | Terra Surveying Company, Inc. | |
| 88 | Ruhee Development on Scott | 2018-0684 | C2R | Harris | ETJ | 573U | 2.27 | 1.97 | 0 | Ruhee Development | Hovis Surveying Company Inc. | |
| 89 | Traces Sec 1 partial replat no 2 | 2018-0587 | C3R | Harris | ETJ | 371J | 4.98 | 0.20 | 43 | Mint Homes | Tetra Surveys | |
| 90 | Wessex partial replat no 1 (DEF1) | 2018-0562 | C2R | Harris | City | 532C | 0.54 | 0.54 | 0 | Vernon Henry and Associates | Vernon G. Henry & Associates, Inc. | |
| 91 | Westfield Center Sec 1 partial replat no 1 | 2018-0643 | C2R | Harris | ETJ | 333K | 16.36 | 16.36 | 0 | HEB Grocery Company, LP | Terra Surveying Company, Inc. | |

C-Public Hearings Requiring Notification

| | | | | | | | | | | | | |
|----|--|-----------|-----|--------|------|------|-------|------|----|--------------------------------|---------------------------------|--|
| 92 | Bayou Woods Sec 2 partial replat no 3 | 2018-0475 | C3N | Harris | City | 491G | 15.92 | 0.05 | 5 | 101 Farish Circle, LLC | Jones Carter - Woodlands Office | |
| 93 | Claytons Park East Sec 2 partial replat no 1 | 2018-0414 | C3N | Harris | ETJ | 377E | 3.87 | 0.96 | 18 | Woodmere Development Co., LTD. | BGE, Inc. | |
| 94 | East 32nd Street Grove replat no 1 (DEF1) | 2018-0360 | C3N | Harris | City | 453N | 0.17 | 0.00 | 3 | Gm Building Solutions INC | ICMC GROUP INC | |

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| | | | | Co | City/ ETJ | Key Map | Plat Ac | Rsv Ac | Lots | Developer | Applicant's Company |
| 95 | Fulton Station partial replat no 1 | 2018-0499 | C3N | Harris | City | 453U | 0.18 | 0.18 | 0 | Friendswood Development Company | Jones Carter - Woodlands Office |
| 96 | Newport Sec 8 partial replat no 3 | 2018-0441 | C3N | Harris | ETJ | 419F | 11.70 | 2.20 | 39 | Lennar Homes of Texas Land and Construction, LTD | LJA Engineering, Inc. - (West Houston Office) |
| 97 | Royalwood Sec 1 partial replat no 2 | 2018-0536 | C3N | Harris | ETJ | 457E | 1.26 | 0.00 | 2 | DELAROSE HOMES | Texan Land Consultants |
| 98 | Sebastian partial replat no 1 (DEF1) | 2018-0144 | C3N | Harris | City | 453T | 0.19 | 0.00 | 2 | Valemar Enterprises, LLC | The Pinnell Group, LLC |
| 99 | Serenity Meadows partial replat no 1 and extension (DEF2) | 2018-0012 | C3N | Harris | City | 415S | 26.81 | 26.81 | 0 | KDAC LLC | South Texas Surveying Associates, Inc. |
| 100 | Summit Place Addition partial replat no 4 | 2018-0488 | C3N | Harris | City | 492V | 0.11 | 0.00 | 2 | Loftech Homes LLC | Bowden Land Services |
| 101 | West Lane Annex partial replat no 4 | 2018-0380 | C3N | Harris | City | 491V | 0.18 | 0.00 | 2 | Lovett Homes | Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP |

D-Variances

| | | | | | | | | | | | |
|-----|--|-----------|-----|--------|------|------|--------|-------|----|------------------------------------|------------------------------------|
| 102 | Albion partial replat no 1 | 2018-0557 | C2R | Harris | City | 532W | 1.26 | 0.02 | 31 | Urban Intownhomes, LTD. | Vernon G. Henry & Associates, Inc. |
| 103 | Astle Acres (DEF1) | 2018-0392 | C2 | Harris | ETJ | 286R | 1.24 | 0.00 | 1 | robinson surveying, inc. | Robinson Surveying Inc. |
| 104 | Briarmont Sec 2 | 2018-0706 | C3R | Harris | City | 490Y | 3.82 | 0.24 | 55 | Pulte Homes of Texas, LP | Jones Carter - Woodlands Office |
| 105 | Briarmont Sec 3 | 2018-0700 | C3R | Harris | City | 490Y | 0.19 | 0.19 | 0 | Knust SBO | Jones Carter - Woodlands Office |
| 106 | Genoa Red Bluff Plaza | 2018-0616 | C2 | Harris | City | 577Q | 72.28 | 72.28 | 0 | Ellington Land Limited Partnership | Weisser Engineering Company |
| 107 | Grace ER | 2018-0434 | C2 | Harris | ETJ | 337Z | 0.78 | 0.78 | 0 | GRACE ER | RSG Engineering |
| 108 | Great Commission Family Church | 2018-0658 | C2R | Harris | ETJ | 456D | 1.32 | 1.32 | 0 | Great Commission Family Church | Owens Management Systems, LLC |
| 109 | Interpose (DEF1) | 2018-0511 | C2R | Harris | City | 492H | 1.43 | 1.38 | 0 | Shepherd-Durham, LLC | Vernon G. Henry & Associates, Inc. |
| 110 | JCWM Properties Place replat no 1 (DEF1) | 2018-0521 | C2R | Harris | City | 452M | 0.50 | 0.48 | 0 | Vernon Henry and Associates | Vernon G. Henry & Associates, Inc. |
| 111 | Lantana GP (DEF2) | 2018-0490 | GP | Harris | ETJ | 406S | 152.40 | 0.00 | 0 | M/I Homes | BGE Kerry R. Gilbert Associates |
| 112 | Lantana Heights Drive Street Dedication Sec 1 (DEF2) | 2018-0491 | C3P | Harris | ETJ | 406N | 3.80 | 0.31 | 0 | M/I Homes | BGE Kerry R. Gilbert Associates |
| 113 | Lantana Sec 1 (DEF2) | 2018-0493 | C3P | Harris | ETJ | 406N | 10.60 | 3.58 | 33 | M/I Homes | BGE Kerry R. Gilbert Associates |
| 114 | Lantana Sec 2 (DEF2) | 2018-0494 | C3P | Harris | ETJ | 406N | 13.70 | 1.87 | 76 | M/I Homes | BGE Kerry R. Gilbert Associates |
| 115 | Lantana Sec 3 (DEF2) | 2018-0495 | C3P | Harris | ETJ | 406N | 10.70 | 0.39 | 47 | M/I Homes | BGE Kerry R. Gilbert Associates |

Platting Summary**Houston Planning Commission****PC Date: April 12, 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 |
| 116 | Westgreen Boulevard Street Dedication Sec 3 (DEF2) | 2018-0492 | C3P | Harris | ETJ | 406N | 1.50 | 0.00 | 0 | M/I Homes | BGE Kerry R. Gilbert Associates |
| 117 | Larkin Street Townhomes | 2018-0619 | C2R | Harris | City | 492G | 0.14 | 0.00 | 3 | Bleyl Engineering | MOMENTUM ENGINEERING |
| 118 | Laterna Villas North (DEF2) | 2018-0253 | C2 | Harris | ETJ | 528N | 6.98 | 6.98 | 0 | Laterna Villa MHP, LLC | Owens Management Systems, LLC |
| 119 | Laterna Villas South (DEF2) | 2018-0256 | C2 | Harris | ETJ | 528N | 6.98 | 6.98 | 0 | Laterna Villa MHP, LLC | Owens Management Systems, LLC |
| 120 | Marcello Lakes GP | 2018-0709 | GP | Harris | ETJ | 445J | 546.00 | 0.00 | 0 | Marcello Lakes Ltd. | EHRA |
| 121 | Marcello Lakes Sec 2 (DEF1) | 2018-0575 | C3F | Harris | ETJ | 445J | 56.23 | 24.72 | 128 | Marcello Lakes Ltd. | EHRA |
| 122 | McKinney Development (DEF1) | 2018-0443 | C2 | Harris | City | 493R | 0.23 | 0.23 | 0 | 2617 McKinney, LLC | Windrose |
| 123 | Texas Installs Business Park (DEF1) | 2018-0590 | C2R | Harris | ETJ | 372H | 2.60 | 2.60 | 0 | texas installs, llc | Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP |
| 124 | Washington Avenue Retail (DEF2) | 2018-0476 | C2 | Harris | City | 493K | 1.69 | 1.69 | 0 | Dittman on Washington, LLC | Windrose |

E-Special Exceptions

None

F-Reconsideration of Requirements

| | | | | | | | | | | | |
|-----|-----------------|-----------|-----|--------|------|------|------|------|---|------------------------|----------|
| 125 | Midtown Terrace | 2018-0708 | C2R | Harris | City | 493Y | 0.34 | 0.00 | 6 | Windrose Land Services | Windrose |
|-----|-----------------|-----------|-----|--------|------|------|------|------|---|------------------------|----------|

G-Extensions of Approval

| | | | | | | | | | | | |
|-----|--------------------------------------|-----------|-----|-----------|------|------|-------|-------|-----|--------------------------|---------------------------------------|
| 126 | Felro Trail | 2017-0443 | EOA | Fort Bend | ETJ | 651C | 19.46 | 4.39 | 14 | Individuals | Texas Engineering And Mapping Company |
| 127 | Gosling Office Park | 2017-0564 | EOA | Harris | ETJ | 250V | 7.45 | 7.45 | 0 | Gosling Office Park, LLC | Benchmark Engineering Corporation |
| 128 | Houston Heights partial replat no 18 | 2017-0782 | EOA | Harris | City | 453W | 0.13 | 0.00 | 1 | N/A | The Interfield Group |
| 129 | Katy Lakes Lift Station Reserve | 2017-0859 | EOA | Harris | ETJ | 405S | 0.27 | 0.27 | 0 | Mini-B, Inc. | Jones Carter - Woodlands Office |
| 130 | Katy Lakes Sec 1 | 2017-0768 | EOA | Harris | ETJ | 405S | 64.62 | 13.46 | 177 | Mini-B, Inc. | Jones Carter - Woodlands Office |
| 131 | Merrylands Sec 1 | 2017-0662 | EOA | Harris | ETJ | 377G | 50.27 | 18.30 | 171 | academy development | Van De Wiele & Vogler, Inc. |

H-Name Changes

None

Platting Summary**Houston Planning Commission****PC Date: April 12, 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 |

I-Certification of Compliance

| | | | | | | | | | | | |
|-----|-------------------------|---------|-----|------------|-----|------|------|--|---|-------------------------------------|-------------------------------------|
| 132 | 24295 Pine Circle | 18-1344 | COC | Montgomery | ETJ | 297E | 0.54 | | 1 | Rafeael Del Villar | Rafeael Del Villar |
| 133 | 18544 Wisp Willow Way | 18-1345 | COC | Montgomery | ETJ | 295K | | | | Ricky Torres/Two Sons Environmental | Ricky Torres/Two Sons Environmental |
| 134 | 27600 Royal Coach | 18-1346 | COC | Montgomery | ETJ | 258K | | | | Juan Aranda | Mathew Johnson |
| 135 | 20216 Forest Drive West | 18-1347 | COC | Montgomery | ETJ | 257M | | | | Mario Moreno | Carlos Parra |
| 136 | 27036 Peach Creek | 18-1348 | COC | Montgomery | ETJ | 258J | | | | Miguel Munoz | Miguel Munoz |

J-Administrative

None

K-Development Plats with Variance Requests

| | | | | | | | | | | | |
|-----|---------------------|----------|-----|--------|------|------|--|--|--|---------------|---------------|
| 137 | 3702 Overbrook Lane | 18016579 | DPV | Harris | City | 492S | | | | Jenifer Pool | JRP Company |
| 138 | 6114 Presidio Drive | 18008085 | DPV | Harris | City | 611B | | | | Vilma Argueta | Vilma Argueta |

Landscape Variance

| | | | | | | | | | | | |
|-----|---------------------------|----------|----|--------|------|------|--|--|--|---------------|---------------------|
| III | 6877 Will Clayton Parkway | 18028620 | LV | Harris | City | 375B | | | | Casey Collins | Kudela & Weinheimer |
|-----|---------------------------|----------|----|--------|------|------|--|--|--|---------------|---------------------|

Hotel/Motel Variance

| | | | | | | | | | | | |
|----|---|--|-----|--------|------|------|--|--|--|-----------------|-------------------------|
| IV | Hotel Blue Downtown located at 115 Cavalcade Road | | HMV | Harris | City | 453T | | | | Rilling Ave LLC | Ri+A1:L159lling Ave LLC |
|----|---|--|-----|--------|------|------|--|--|--|-----------------|-------------------------|

Houston Planning Commission

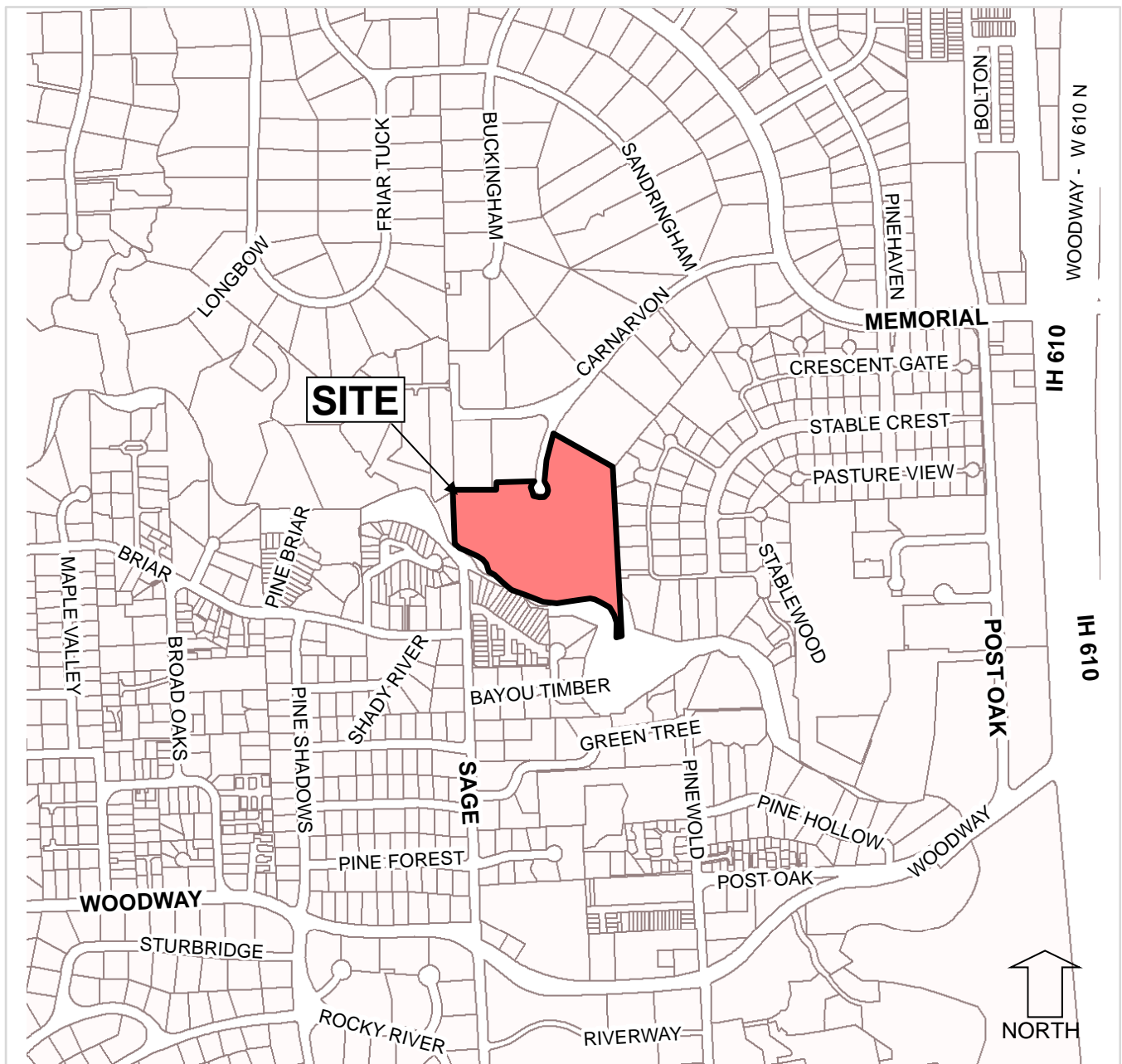
ITEM: 92

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Bayou Woods Sec 2 partial replat no 3

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

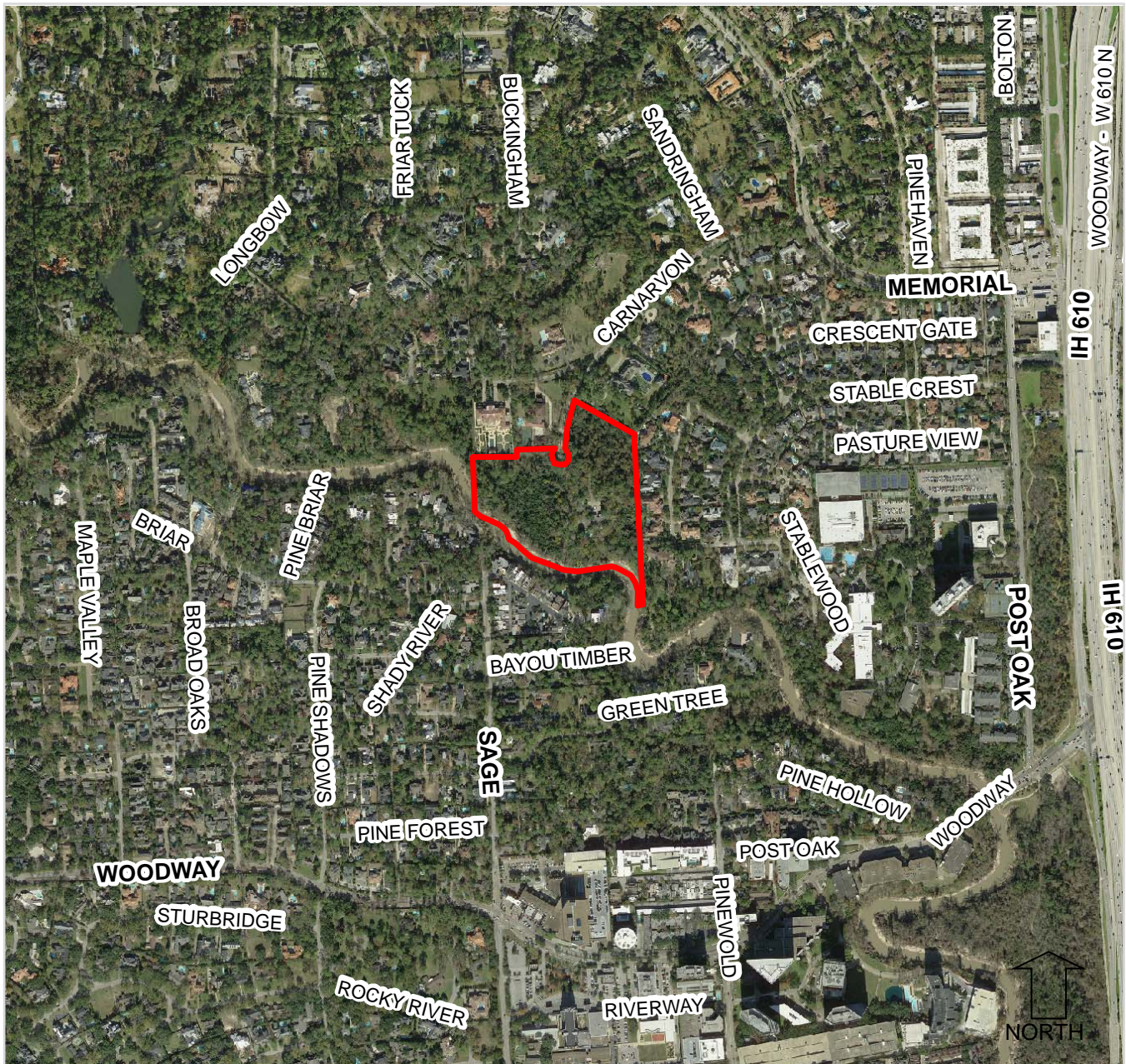
ITEM: 92

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Bayou Woods Sec 2 partial replat no 3

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Aerial

Houston Planning Commission

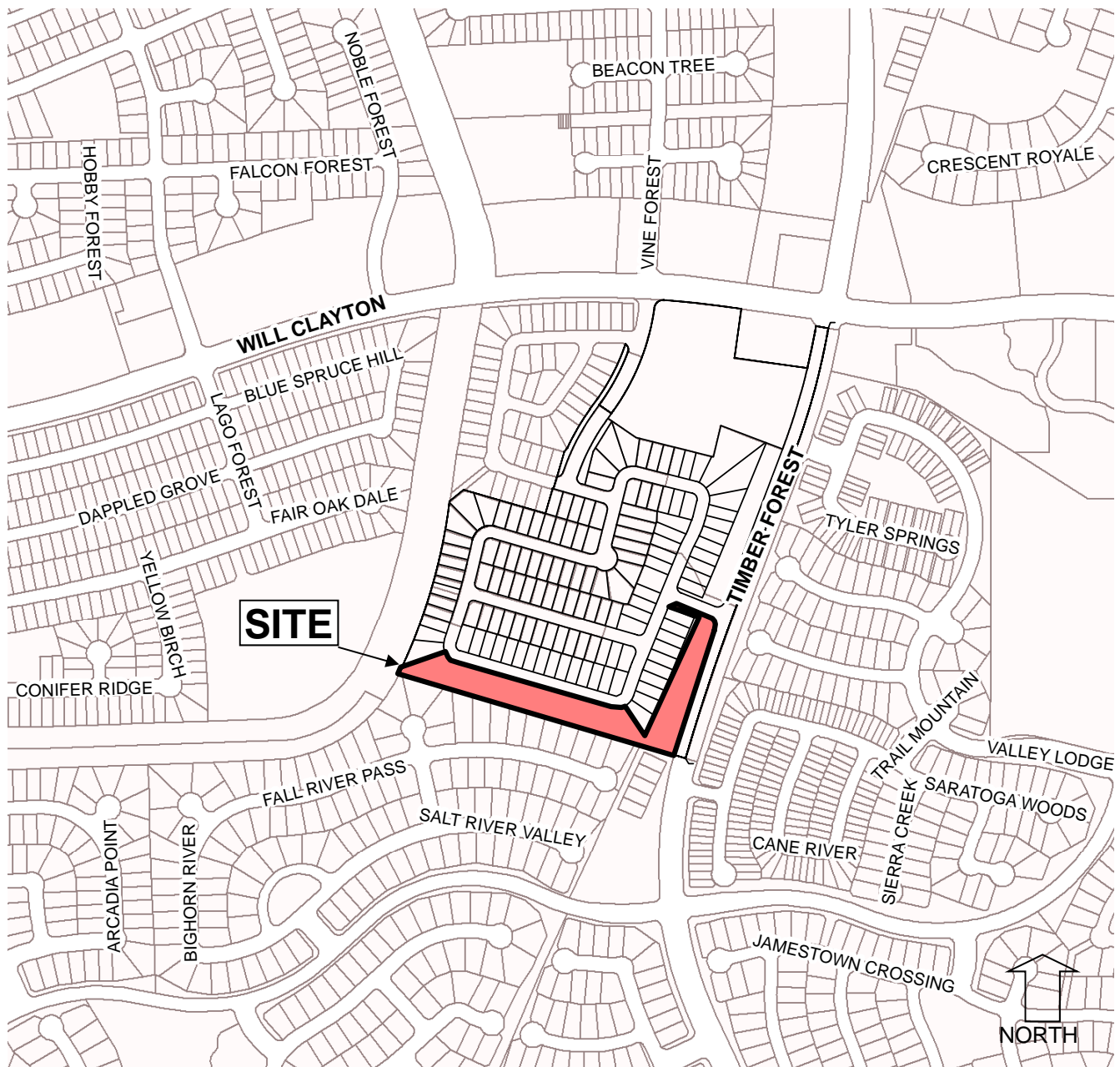
ITEM: 93

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Claytons Park East Sec 2 partial replat no 1

Applicant: BGE, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Claytons Park East Sec 2 partial replat no 1

Applicant: BGE, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

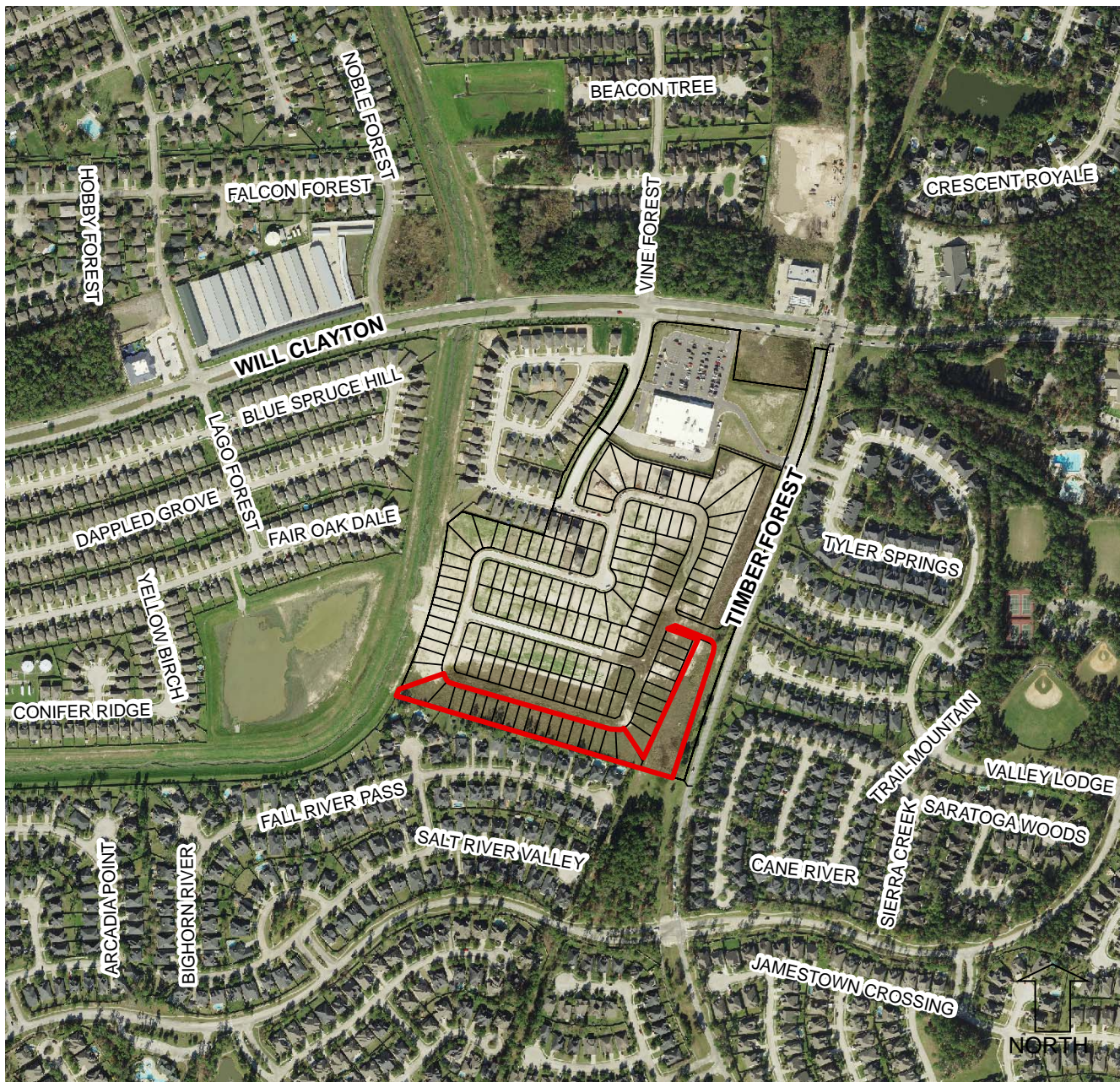
ITEM: 93

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Claytons Park East Sec 2 partial replat no 1

Applicant: BGE, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

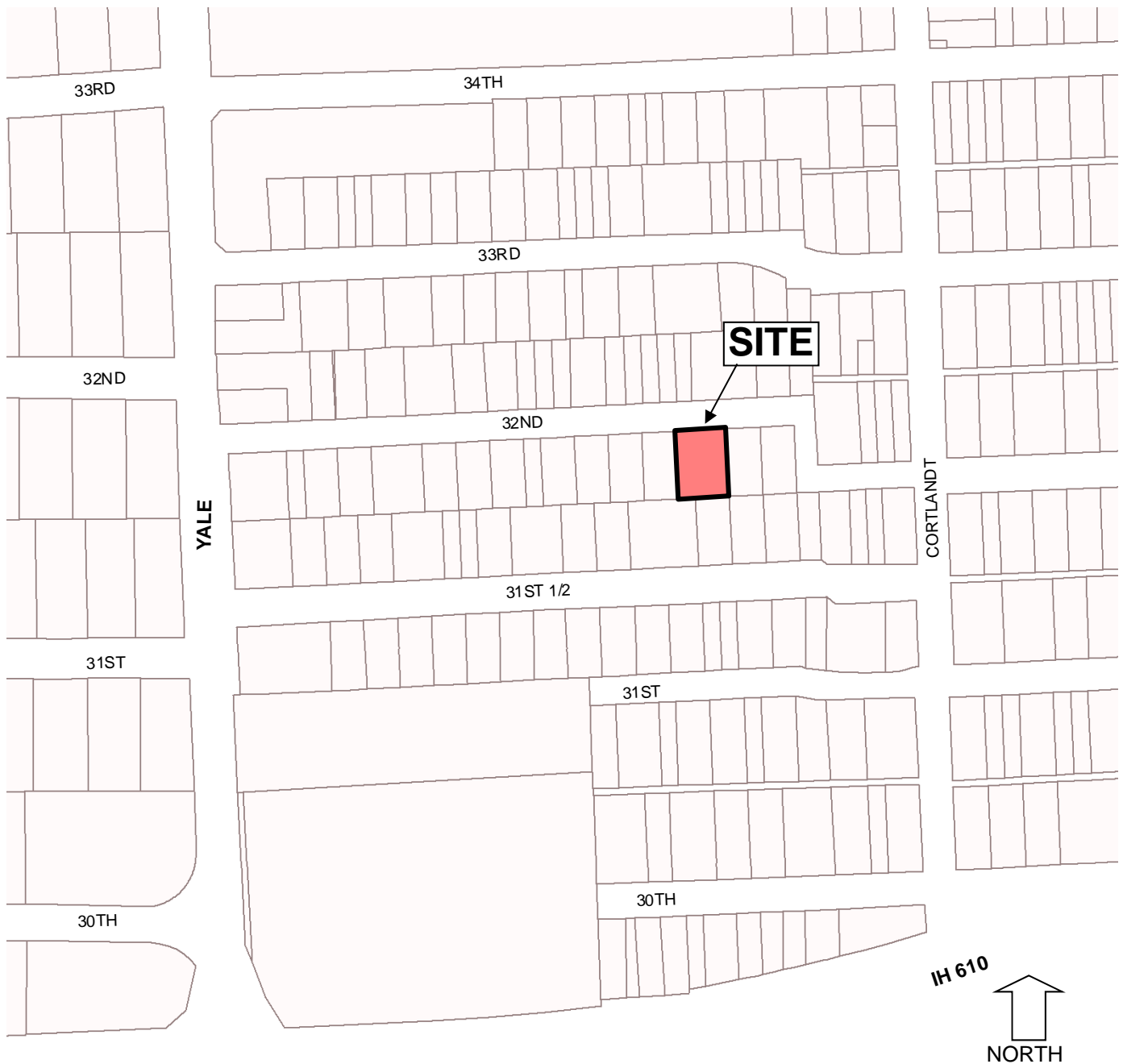
ITEM: 94

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: East 32nd Grove replat no 1 (DEF1)

Applicant: ICMC Group Inc



C – Public Hearings

Site Location

Houston Planning Commission

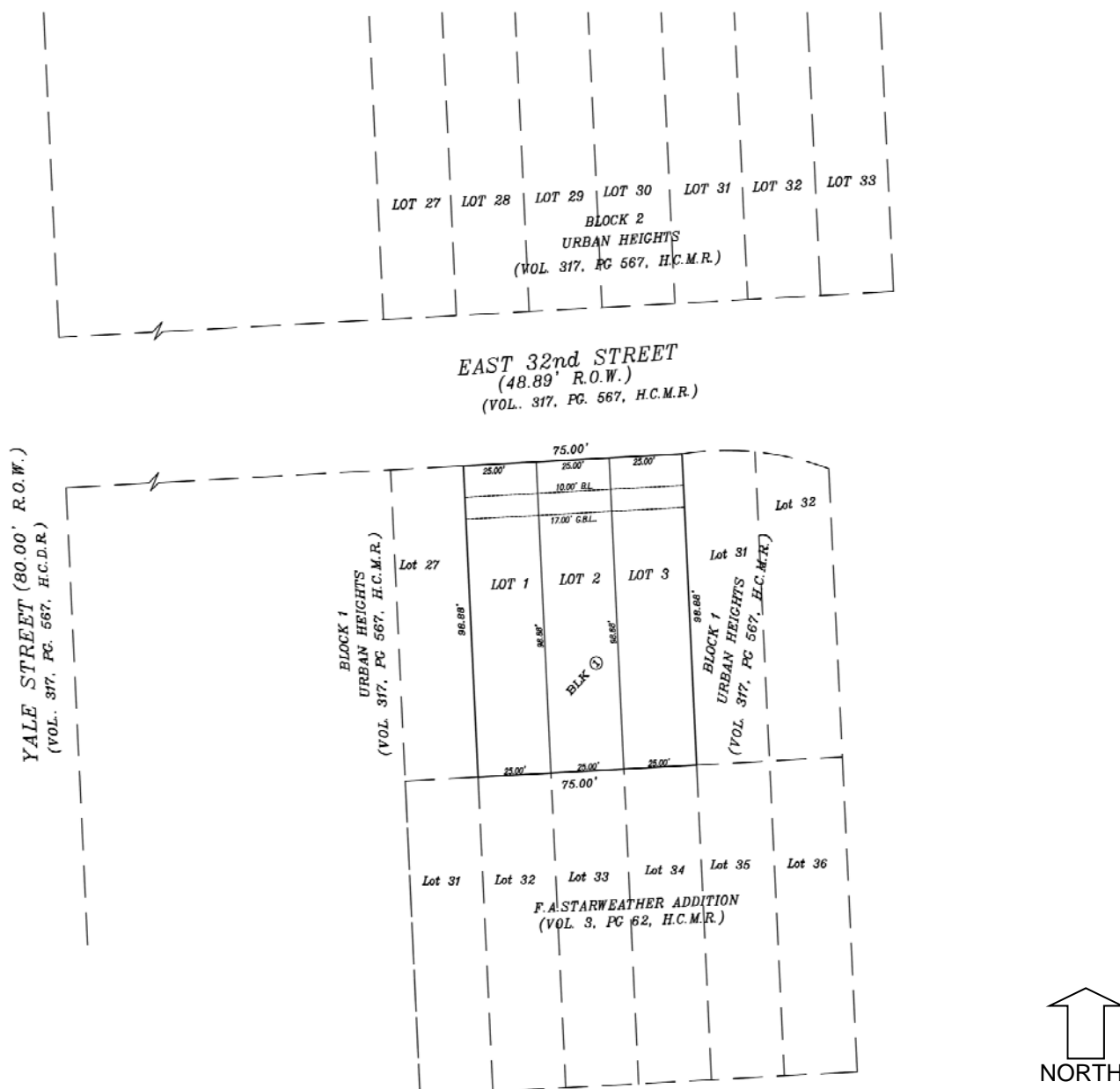
ITEM: 94

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: East 32nd Grove replat no 1 (DEF1)

Applicant: ICMC Group Inc



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: East 32nd Grove replat no 1 (DEF1)

Applicant: ICMC Group Inc



C – Public Hearings

Aerial

Houston Planning Commission

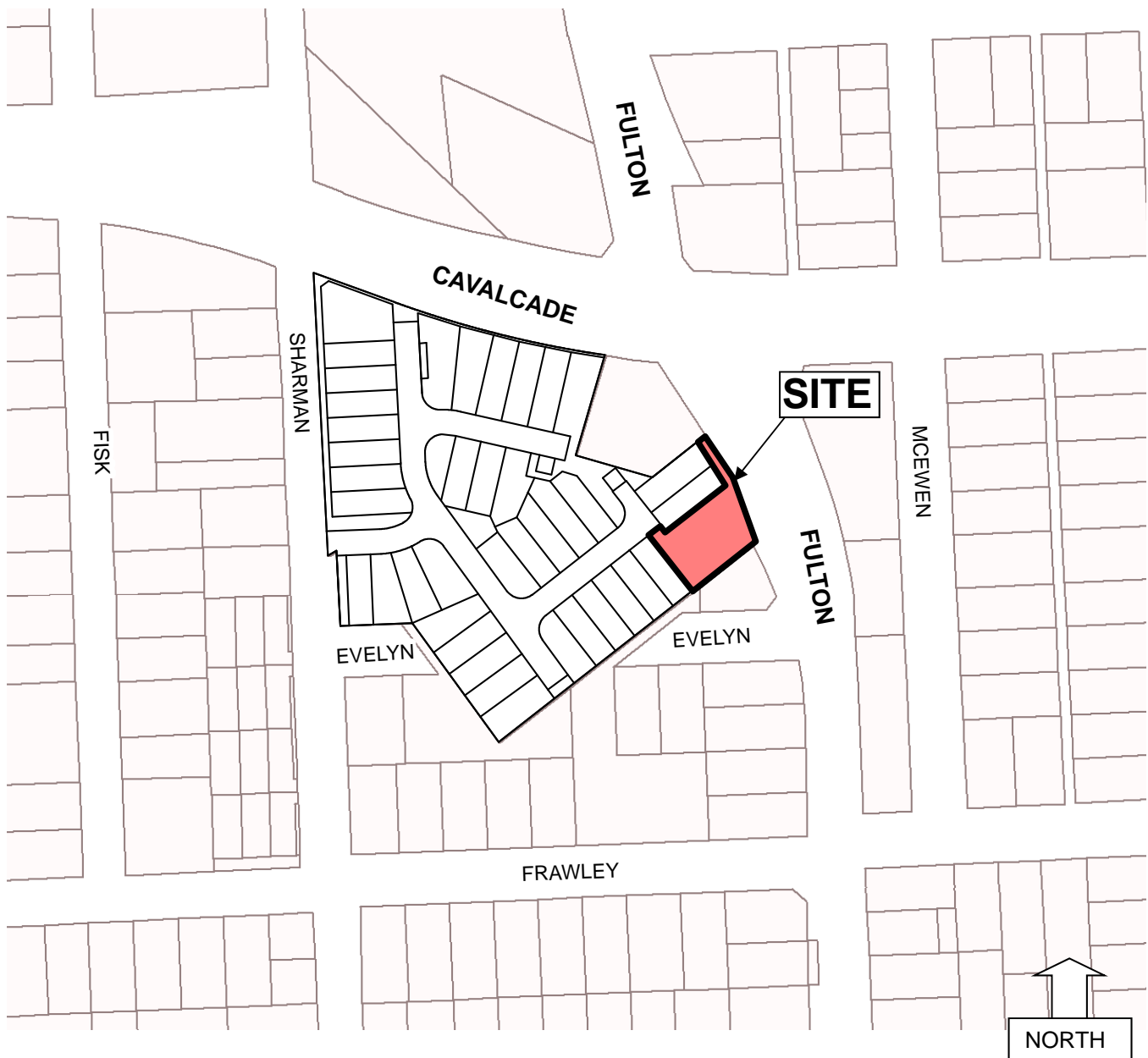
ITEM: 95

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Fulton Station partial replat no 1

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings with Variance Site Location

Houston Planning Commission

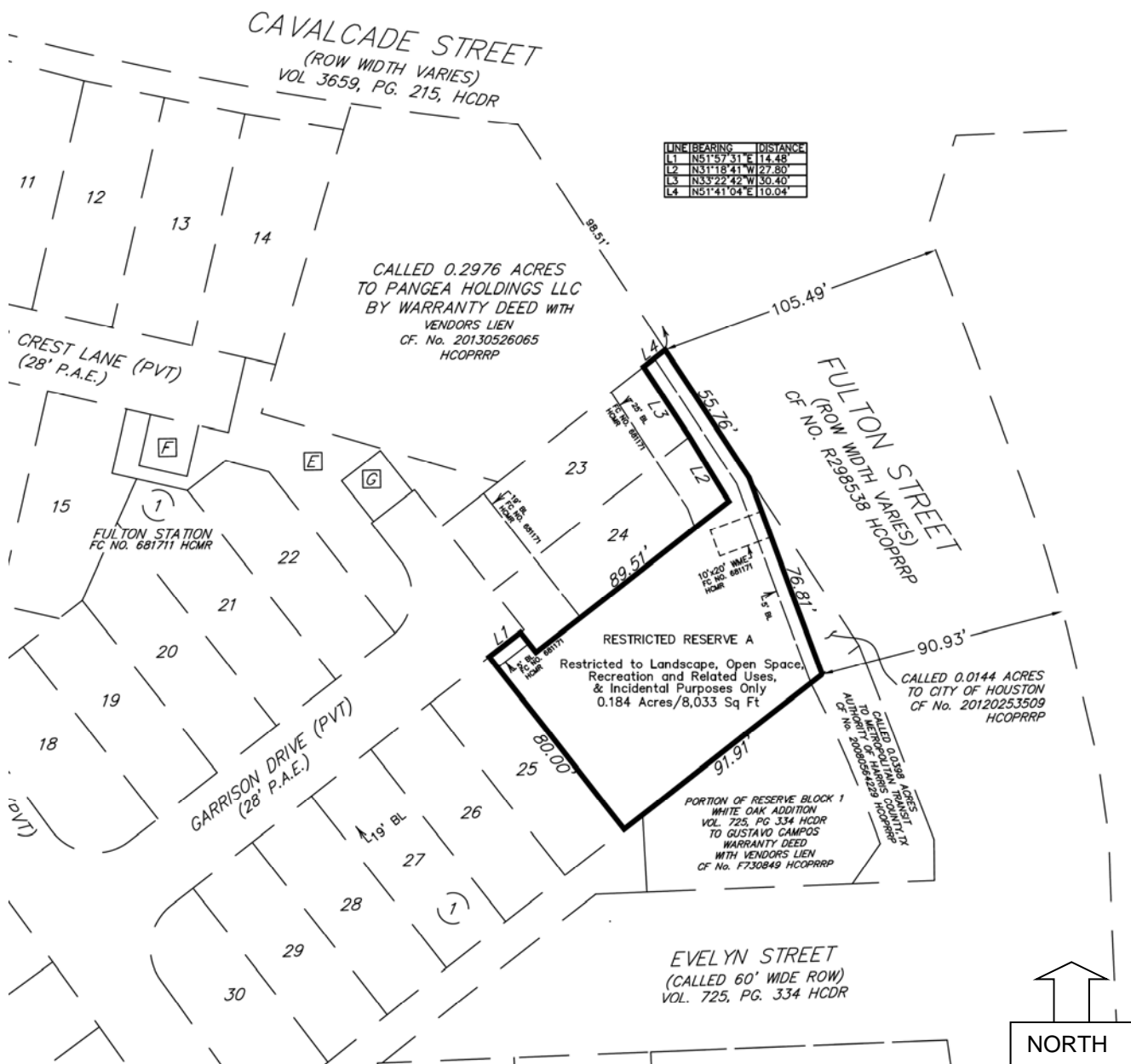
ITEM: 95

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Fulton Station partial replat no 1

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 04/12/2018

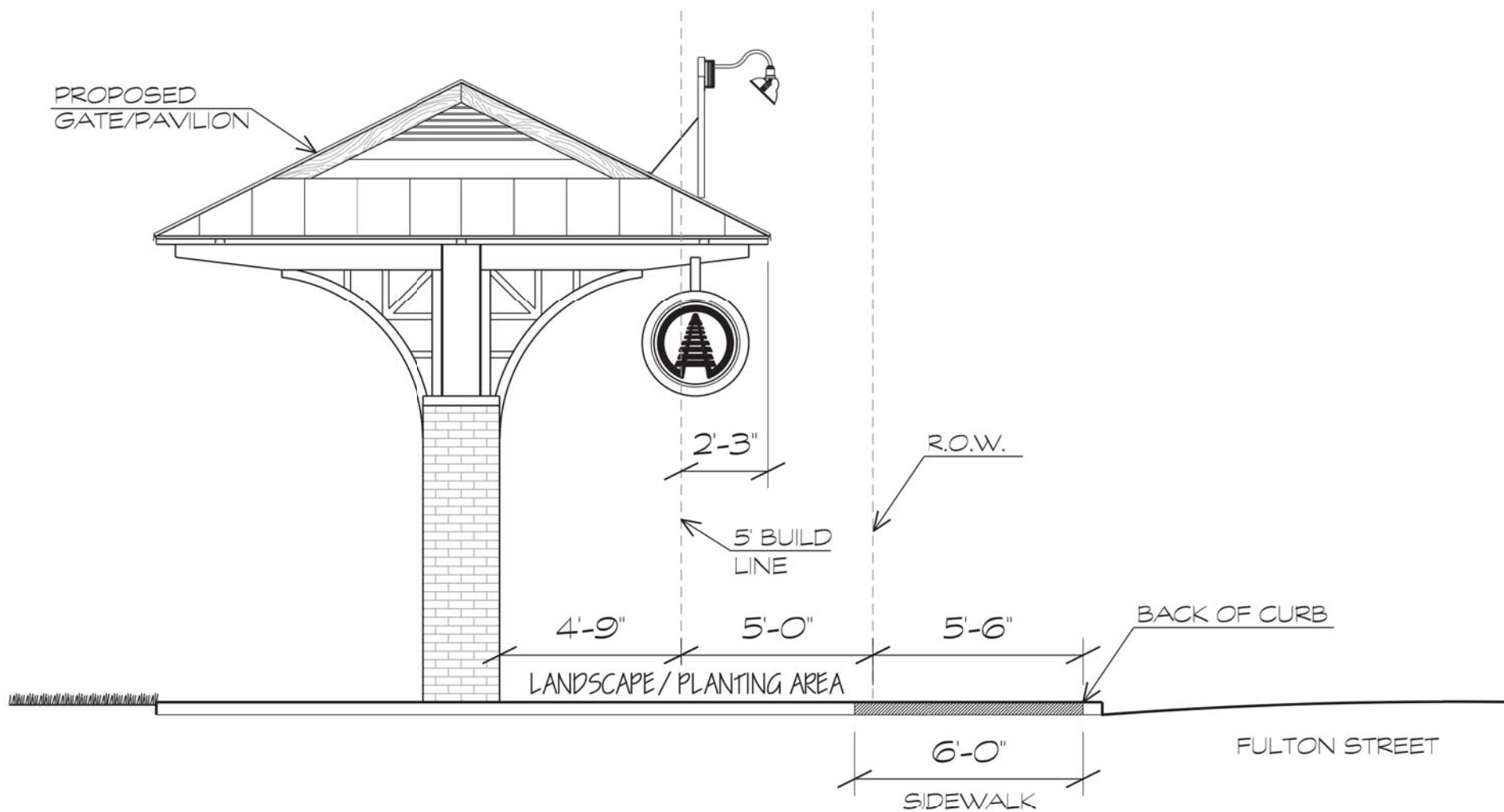
Subdivision Name: Fulton Station partial replat no 1

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings with Variance

Aerial



1 PEDESTRIAN ENTRY

SCALE: 1/4" = 1'-0"

SECTION



| LEGEND | |
|--------|--|
| RA | PLANTING AREA |
| T | TRANSFORMER |
| EP | ELECTRICAL PANEL, W/ 100 AMP SERVICE TO BE FIELD LOCATED BY OWNER'S ELECTRICIAN. CONTACT BRANK FORDMAN AT (832) 88-1876. |

| LIGHT FIXTURE SCHEDULE | | | | |
|------------------------|---------------------|----------------|------------------------------|---|
| FIXTURE SYMBOL | PROPOSED USE | FIXTURE MANUF. | MODEL NO. | REMARKS |
| BA | BUILDING SIGN LIGHT | B-K LIGHTING | BNV-S-LED-414-WFL-AS-BL-P-21 | MOUNTED TO THE TOP OF THE FULTON STATION SIGN. SEE ENTRY SIGN SECTION, AVAILABLE FROM CHRIS MEYERS W/ LIGHTING ASSOCIATES INC. # 713-355-2745 |
| BB | TRELLIS TASK LIGHT | B-K LIGHTING | NB-PR-S-BL-P-GA-360SL | CONTACT CHRIS MEYERS W/ LIGHTING ASSOCIATES INC. # 713-355-2745 |
| BC | GR. OUTLET | N/A | N/A | DUPLEX RECEPTACLE FOR OUTDOOR USE W/ WATER RESISTANT COVER. |

- LIGHTING NOTES**
1. CONTRACTOR RESPONSIBLE FOR PROVIDING ELECTRICAL DRAWINGS SIGNED AND SEALED BY AN ELECTRICAL ENGINEER.
 2. CONTRACTOR TO PROVIDE CUT SHEETS OF ALL FIXTURES FOR APPROVAL.
 3. CONTRACTOR TO PROVIDE ALL TRANSFORMER OR BALLAST BOX FOR PROPER LIGHTING LEVELS PER MANUFACTURER'S REQUIREMENTS.
 4. PROVIDE ALL LAMPS W/ FIXTURE PER SCHEDULE. IF NOT LISTED PLEASE CONTACT LANDSCAPE ARCHITECT FOR WHAT AND SIZE.
 5. CONTRACTOR TO VERIFY ALL LIGHTS HAVE LENS INCLUDED.
 6. EXPOSED CONDUIT, JUNCTION BOXES, & L-STRAPS TO BE PAINTED BLACK.

SCALE 1/4" = 1'-0"







Application Number: 2018-0499

Plat Name: Fulton Station partial replat no 1

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 03/05/2018

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

Specific Variance is being sought and extent of variance:

To allow a 5' BL along Fulton Street within an open space reserve to accommodate a covered pavilion for a pedestrian entry gate and to allow the eave of the roof to overhang 2'-3" into the building line.

Chapter 42 Section: 152

Chapter 42 Reference:

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

Statement of Facts

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

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

Fulton Station is a 39 lot urban single-family development by Friendswood Development Company within the City's Inner-Loop. The subdivision plat for the development was recorded in May of 2017. The project is located at the southwest intersection of Cavalcade Street and Fulton Streets, a Type A Street and Transit Corridor Street, respectively. One of the developer's main motivations to purchase the property was the site's proximity to METRO's Red Line which runs north-south along Fulton Street, but more importantly, the immediate proximity to the Red Line's Cavalcade Station which is directly adjacent to the site on Fulton Street. Within Reserve "A" of the proposed replat the developer intends to construct a neighborhood park with a pedestrian entry out to the Cavalcade Station for residents who work near the rail line and wish to take it to their place of employment. The project wall along Fulton Street will have decorative open fencing in several locations to activate the park and open it up to both residents and passing by pedestrians. There will also be the covered pavilion over the entry gate that would allow residents a place of refuge to find their keys or light-rail pass during inclement weather. When submitting for permits to construct the wall and covered entry, the plans were rejected by Permitting Staff as the covered entry was being interpreted as a building and would have to be pushed back behind the 25' setback line. We are requesting that this replat be considered a Transit Corridor Development to allow for a reduced building line along Fulton Street to accommodate the covered entry. In doing so, an enhanced pedestrian realm along Fulton Street would be provided to align with the performance standards required by the Transit Corridor Ordinance. In this particular situation, it is not possible to meet all of the performance standards but we wish to work with Planning Staff to accommodate as many as possible. The "Dairy Land Restaurant" plat across Fulton Street was one of the earliest site's to opt-in to the program so approving this variance would be in character with the surrounding neighborhood. It would also align with the City's vision for Transit Corridor Streets and with their recent work on the Complete Street and Walkable Places Committees.

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

The circumstances of the variance are not the result of a hardship created by the applicant, but rather the City's Permitting Department's interpretation of what a "building" is. The developer would be permitted by ordinance to build a wall directly up to the property line, but the covered entry has been deemed as a building by permitting, thus requiring the need for the variance request.

(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. Fulton Street acts as a one-way street adjacent to the site and the pavilion is a non-habitable structure. Additionally, the Transit Corridor Ordinance provides for reduced building lines in situations like this.

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

Granting of the variance will not be injurious to the public health safety and welfare. Fulton Street acts as a one-way street with one travel lane adjacent to the pedestrian entry as the rail-line acts as physical barrier between the north and southbound lanes. Additionally, the entry is located just south of the signalized intersection at Cavalcade and the posted speed limit on Fulton is only 30mph so traffic is generally travelling at a slower speed than most major thoroughfares. Also, the "Dairy Land Restaurant" subdivision directly across the street opted into the Transit Corridor Performance Standards where they were able to construct closer than 25'. There have been no instances of the design of that site being injurious to public health, safety or welfare. The granting of this variance will provide a design that is in the spirit of the Transit Corridor Ordinance and in character with the surrounding neighborhood and uses.

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

Economic hardship is not a justification for the variance as being able to construct the covered pavilion will not provide additional economic benefit to the developer. Instead, the developer intends to construct a more costly entry to provide a pedestrian realm in front of the project that is attractive as possible to align with the City's vision for Transit Corridor Streets and their ongoing efforts with the Walkable Places and Complete Street Committees. Not granting the variance will ultimately result in a less attractive and less expensive design for the pedestrian entry.



Application Number: 2018-0499

Plat Name: Fulton Station partial replat no 1

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 03/05/2018

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

Specific Variance is being sought and extent of variance:

To allow a change in restriction for proposed reserve which was platted and recorded as 'Restricted Reserve "H" -Restricted to Landscape, Open Space and Incidental Utilities' to 'Restricted to Landscape, Open Space, Recreation and Related Uses and Incidental Utilities'

Chapter 42 Section: 193(c)

Chapter 42 Reference:

(c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. (2) A plat restriction limiting the use of property specifically to "nonresidential" use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multi-family residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "nonresidential" use of that property. (3) A plat restriction limiting the use of property specifically to 'commercial' use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multifamily residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "commercial" use of that property. (4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

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;

Fulton Station is a 39 lot single-family development by Friendswood Development Company within the City's Inner-Loop. The subdivision plat for the development was recorded in May of 2017. The project is located at the southwest intersection of Cavalcade Street and Fulton Streets, a Type A Street and Transit Corridor Street, respectively. Within Reserve "A" of the proposed replat the developer intends to construct a neighborhood park with a pedestrian entry out to the Cavalcade Station for residents that wish to utilize the light rail system. The project wall along Fulton Street will have decorative, semi opaque fencing in several locations to activate the park and increase transparency to the adjacent pedestrian traffic. There will also a covered pavilion over the entry gate that would allow pedestrians and rail patrons a place of refuge especially during inclement weather. When submitting for permits to construct the wall and covered entry, the plans were rejected by Permitting Staff as the covered entry was being interpreted as a building and subject to the platted 25' building line along Fulton Street. This replat application was initially submitted with the reserve restricted to 'Landscape, Hardscape features, Open Space and Incidental Utilities' in an attempt to reflect the enhanced pedestrian entry feature along the wall. However, after a meeting with planning staff, the applicant was advised to amend the reserve restriction to 'Restricted to Landscape, Recreation and related uses, Open Space and Incidental utilities', the addition of 'recreation and related uses' then triggered a variance to Sec 42-193 (c).

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

The proposed covered pedestrian entry along the development's Fulton Street wall is being interpreted by permitting staff as a building and subject to the 25' platted building line. Further, planning staff has advised that the reserve should be restricted to 'Restricted to Landscape, Recreation and related uses, Open Space and Incidental utilities' to reflect the proposed feature. Circumstances supporting the variance are based on the interpretation of the enhanced pedestrian wall entry as a 'building' and the subsequent lack of terminology in current land use definitions that accurately describes this proposed feature.

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

The intent and general purpose of the chapter will be maintained as the proposed pedestrian entry is an enhanced wall feature, which is being interpreted as a 'building' per permitting staff. The addition of 'recreation and related uses' to the reserve restriction, per planning staff, is an attempt to describe and define the proposed covered pedestrian entry along the development's Fulton Street wall, and is not indicative of any plans for a recreational building or clubhouse commonly associated with recreational reserves.

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

Granting of the variance will not be injurious to the public health, safety or welfare. The proposed covered pedestrian entry is a feature within a portion of the development's Fulton Street wall – and is not envisioned to be a building with area, enclosed floor space typical of clubhouses or other structures common the recreational reserves.

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

Economic hardship is not a justification for the variance. The proposed covered pedestrian entry will enhance the pedestrian realm along the Fulton Street thereby aligning with the City's vision for development along Transit Corridor Streets and their ongoing efforts with the Walkable Places and Complete Street Initiatives.

Houston Planning Commission

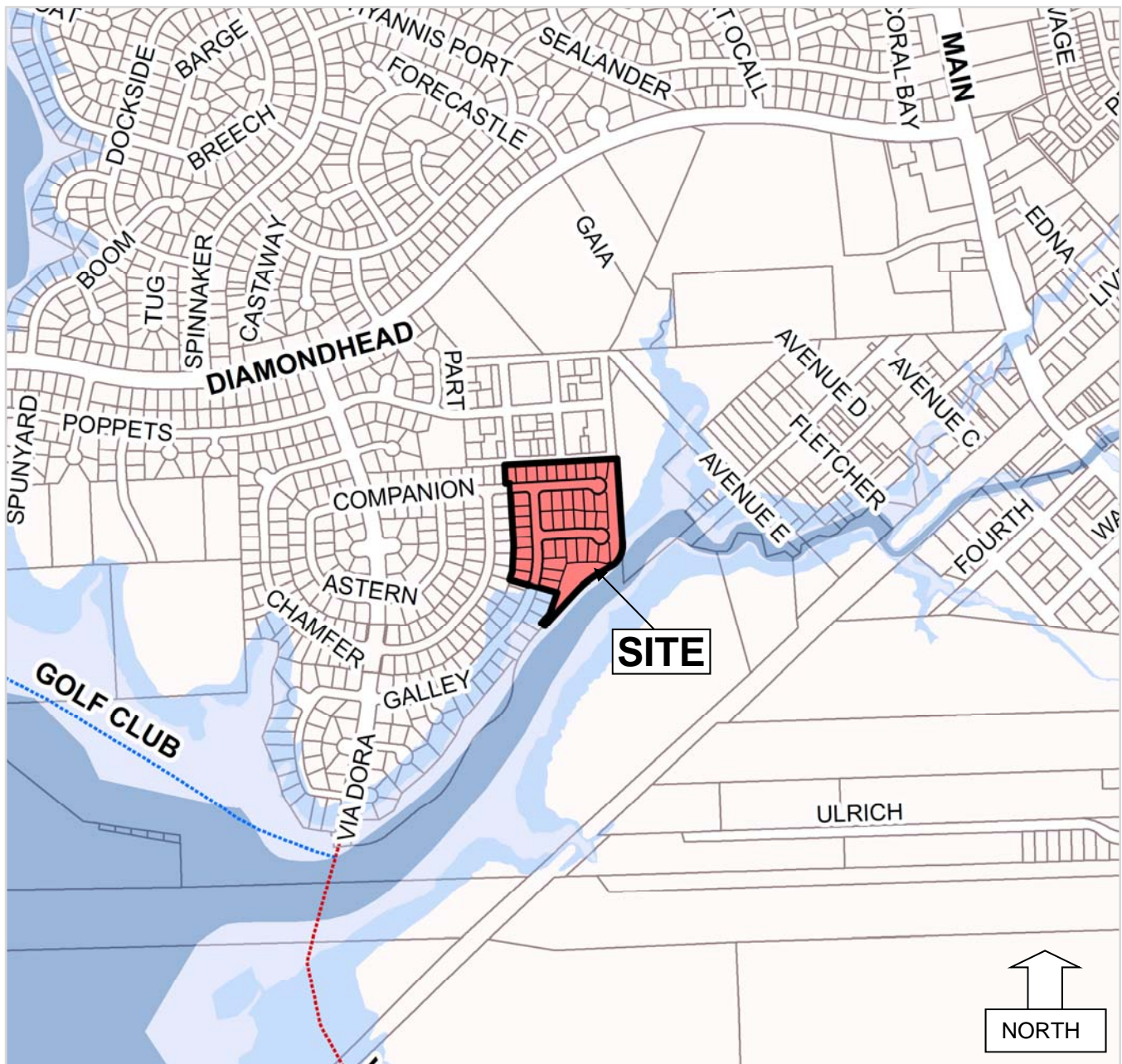
ITEM: 96

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Newport Sec 8 partial replat no 3

Applicant: LJA Engineering, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Newport Sec 8 partial replat no 3

Applicant: LJA Engineering, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

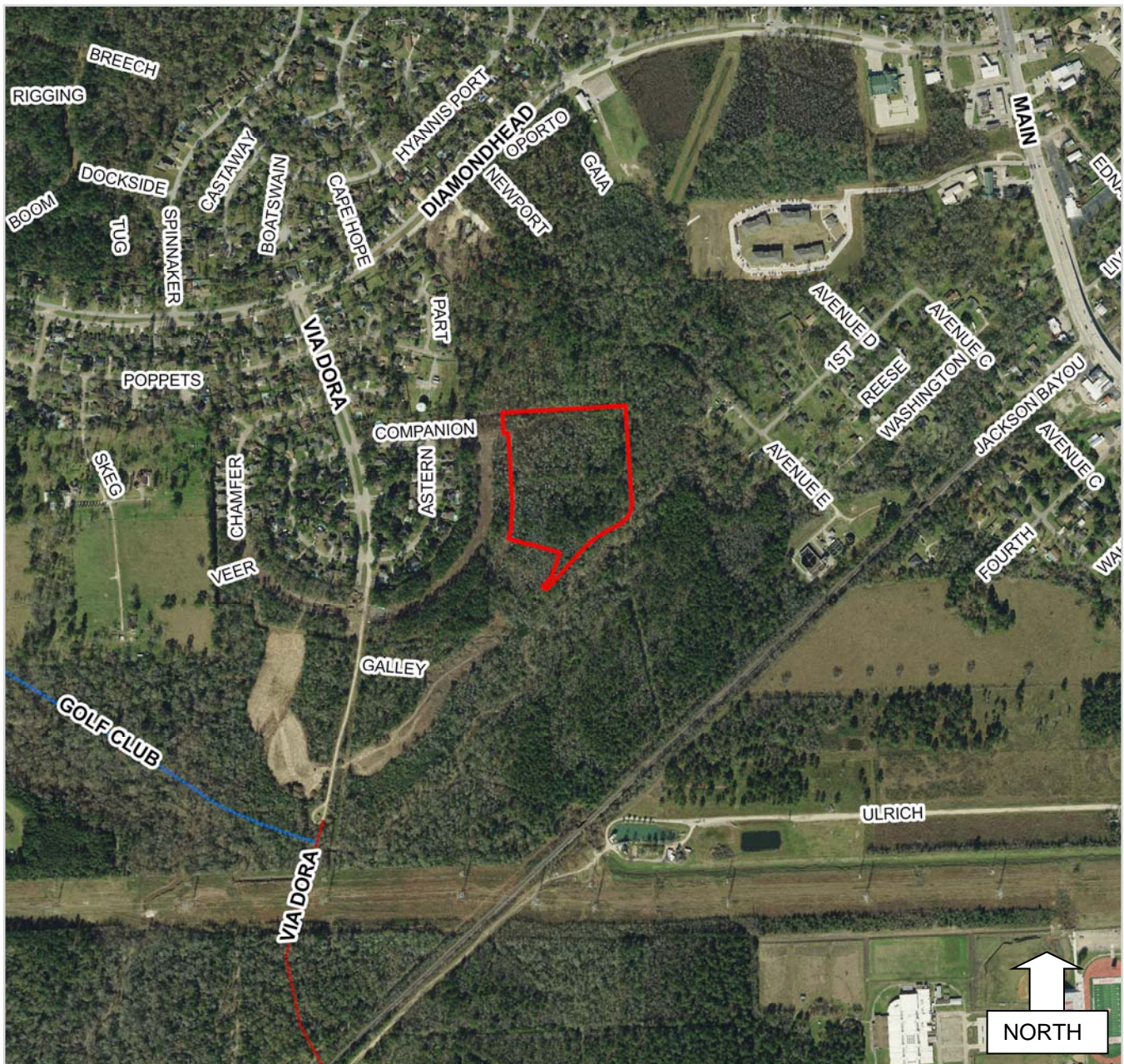
ITEM: 96

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Newport Sec 8 partial replat no 3

Applicant: LJA Engineering, Inc.



C – Public Hearings with Variance

Aerial



Application Number: 2018-0441

Plat Name: Newport Sec 8 partial replat no 3

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

Date Submitted: 03/05/2018

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

Specific Variance is being sought and extent of variance:

To allow the replatting of reserves restricted to "Recreation", in order to add small portions of the reserves to the adjacent lots and change the restriction of the remaining reserve area to include "Landscape / Open Space".

Chapter 42 Section: 193

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 a plat restriction only as provided below:

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;

Newport is a single-family residential community located on major thoroughfares Golf Club Drive, South Diamondhead Blvd, and Via Dora Drive, at the southeast corner of Lake Houston. The community is already platted and developed with single-family homes belonging to individual homeowners, although several platted areas have remained unbuilt for many years. Newport Section 8, recorded in 1979, is the southern-most section of the community, located on Via Dora Drive south of Diamondhead Blvd and just north of Gum Gully and Jackson Bayou. The southern-most portion of Newport Section 8, along platted streets Galley Drive and Chamfer Way, was never constructed or sold to homeowners, due to complications with the floodway and floodplain impacts of the adjacent waterways. The platted layout of Section 8 includes lots which back directly onto the acreage tract containing the creeks, and also lots backing onto reserves which are restricted to "Recreation". These reserves are not meant to be recreation reserves in the terms we tend to use today, which indicate park facilities, recreation centers, pool buildings and so forth, but are more appropriately landscape and open space reserves, which are merely meant to define the areas outside the lots that go down to the waterways, which should be left as a greenspace amenity for the residents. The subject plat seeks to partially replat Newport Section 8, in order to revise the lot lines to match the updated floodway and floodplain information that has been developed since the original plat was recorded in 1979. This will make the lots close to the creek developable and leave as open space reserves the areas impacted by floodplain and floodway. The property changing from reserve acreage to single-family lot area is only ± 0.1 acres in total, and ± 1.5 acres of previous lot area are being given back in reserve acreage (see attached exhibit) to reflect the current floodplain information. The general intent of the previous plat is being maintained by the configuration of lots and reserves in the partial replat, albeit with more current floodway and floodplain information. However, Chapter 42-193 does not provide any recourse for amending the restrictions of reserves that include "Recreation" as one of the original restrictions. Therefore, the subject plat requests to reconfigure the lots and reserves so that the developable area is useable as lots and the undevelopable area is preserved in landscape/open space reserve.

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

The circumstances supporting the granting of the variance are the need to update the plat to accurately reflect the new floodplain and floodway information, which has changed since the recording of the original plat. The intent and general character of the existing plat is being maintained by the proposed partial replat.

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

The general purpose and use of the current layout and reserve restrictions is not being altered, 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 allow for the intended condition to continue, and poses no danger to the public health, safety, and welfare.

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

The fulfillment of the intent of the original plat and the revisions necessary to accurately reflect the adjacent floodway and floodplain conditions are the supporting circumstances for this request.

Houston Planning Commission

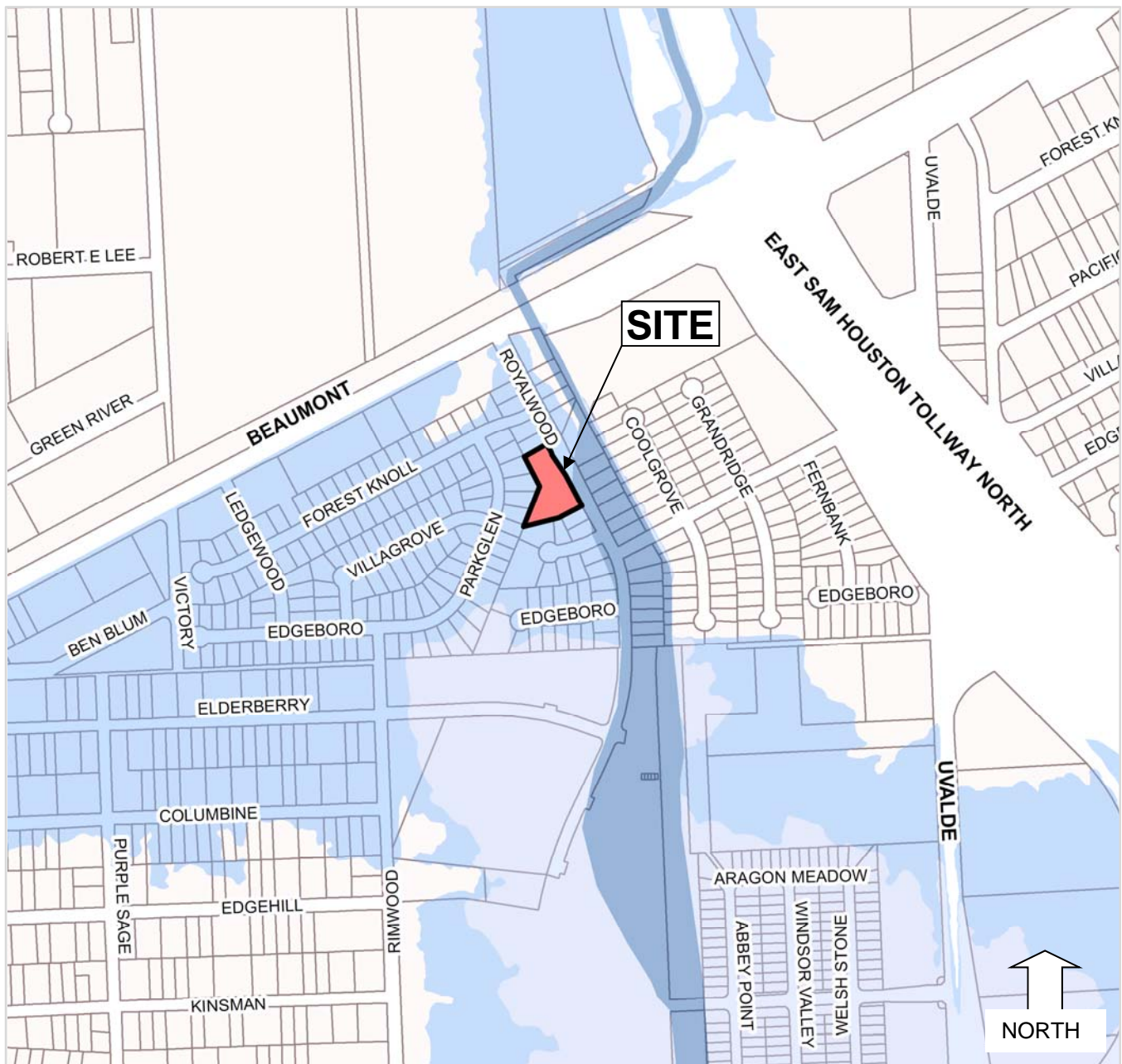
ITEM: 97

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Royalwood Sec 1 partial replat no 2

Applicant: Texan Land Consultants



C – Public Hearings

Site Location

Houston Planning Commission

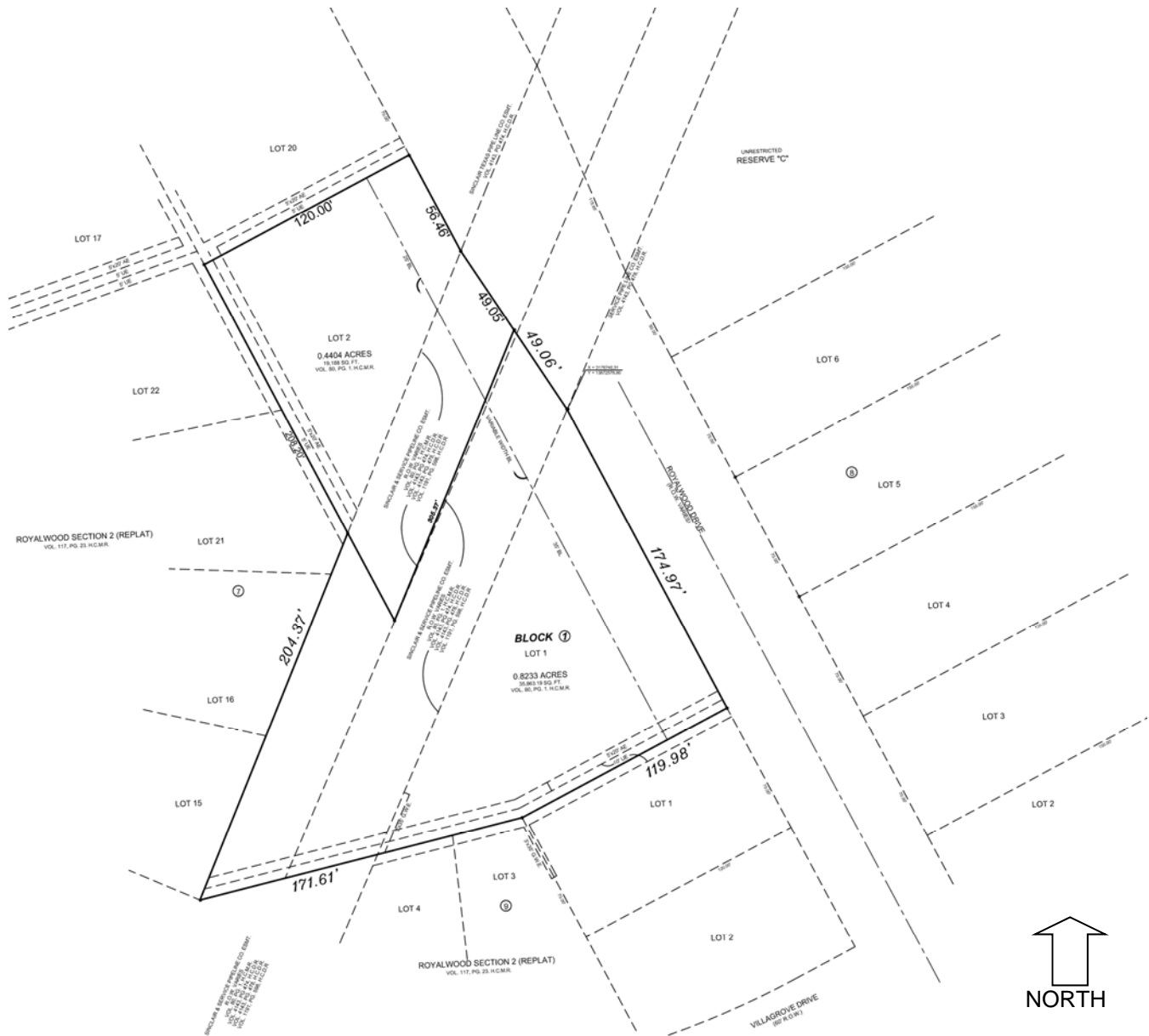
ITEM: 97

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Royalwood Sec 1 partial replat no 2

Applicant: Texan Land Consultants



C – Public Hearings

Subdivision

Houston Planning Commission

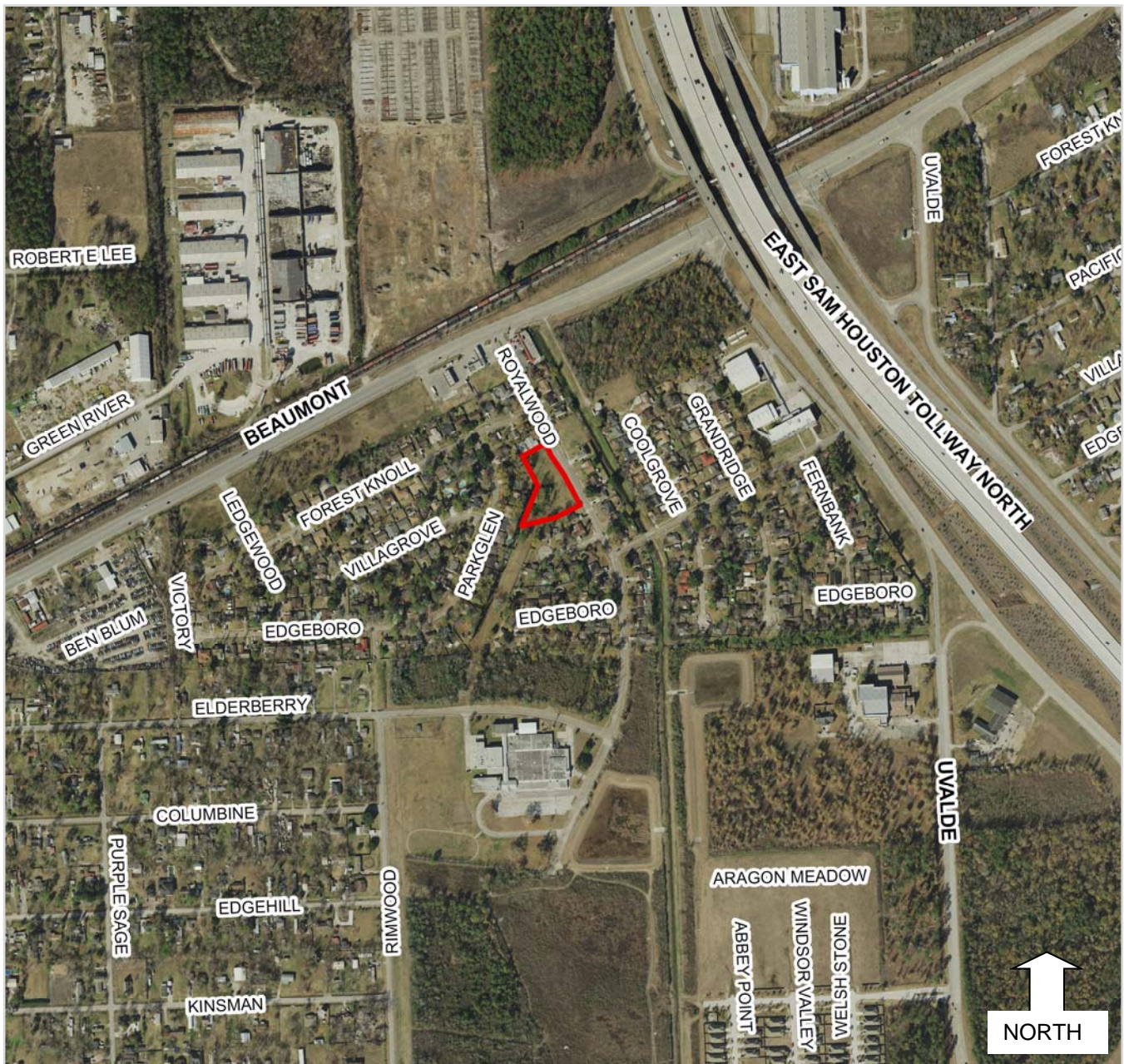
ITEM: 97

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Royalwood Sec 1 partial replat no 2

Applicant: Texan Land Consultants



C – Public Hearings

Aerial

Houston Planning Commission

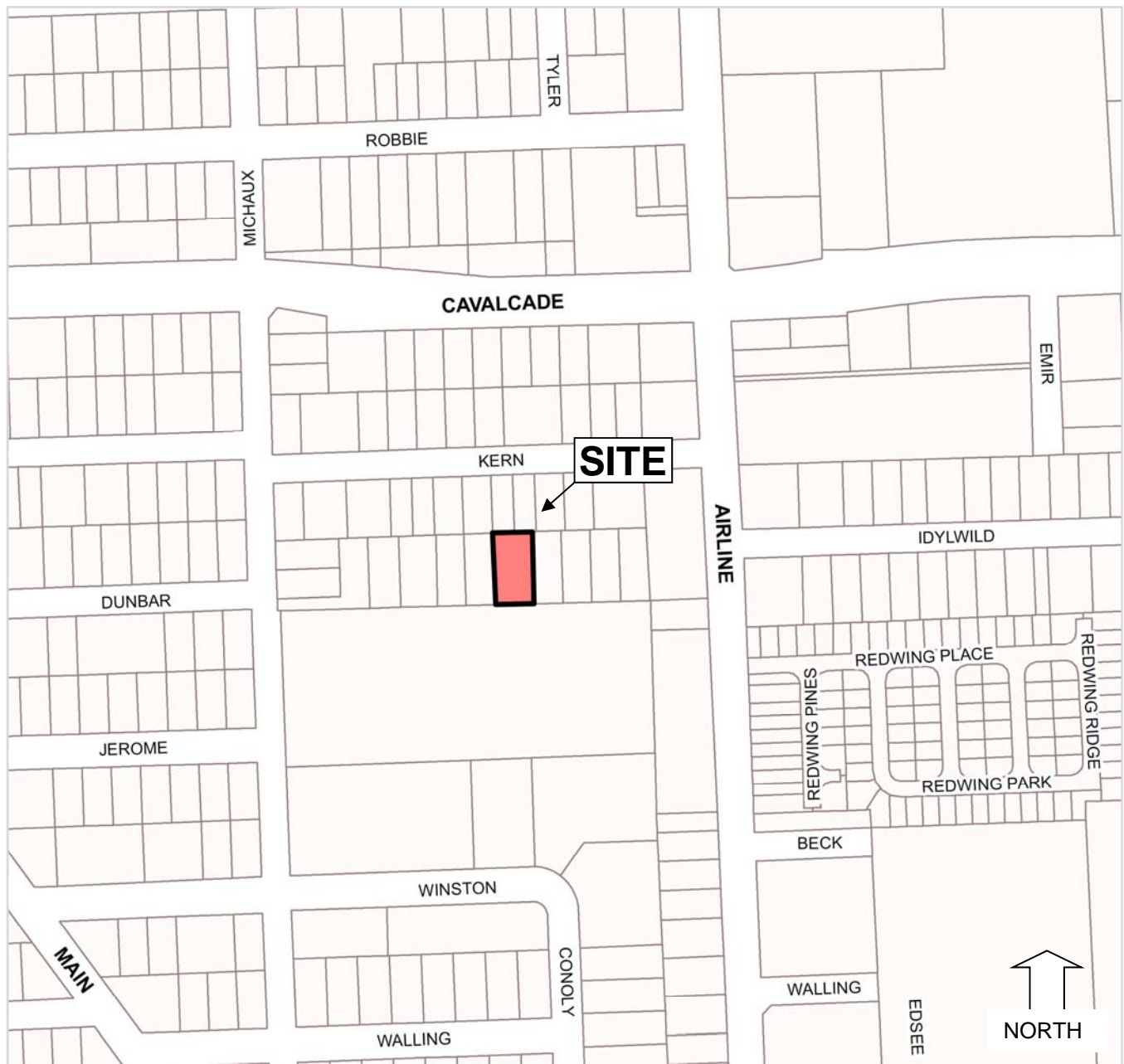
ITEM: 98

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Sebastian partial replat no 1 (DEF1)

Applicant: The Pinnell Group, LLC



C – Public Hearings with Variance Site Location

Houston Planning Commission

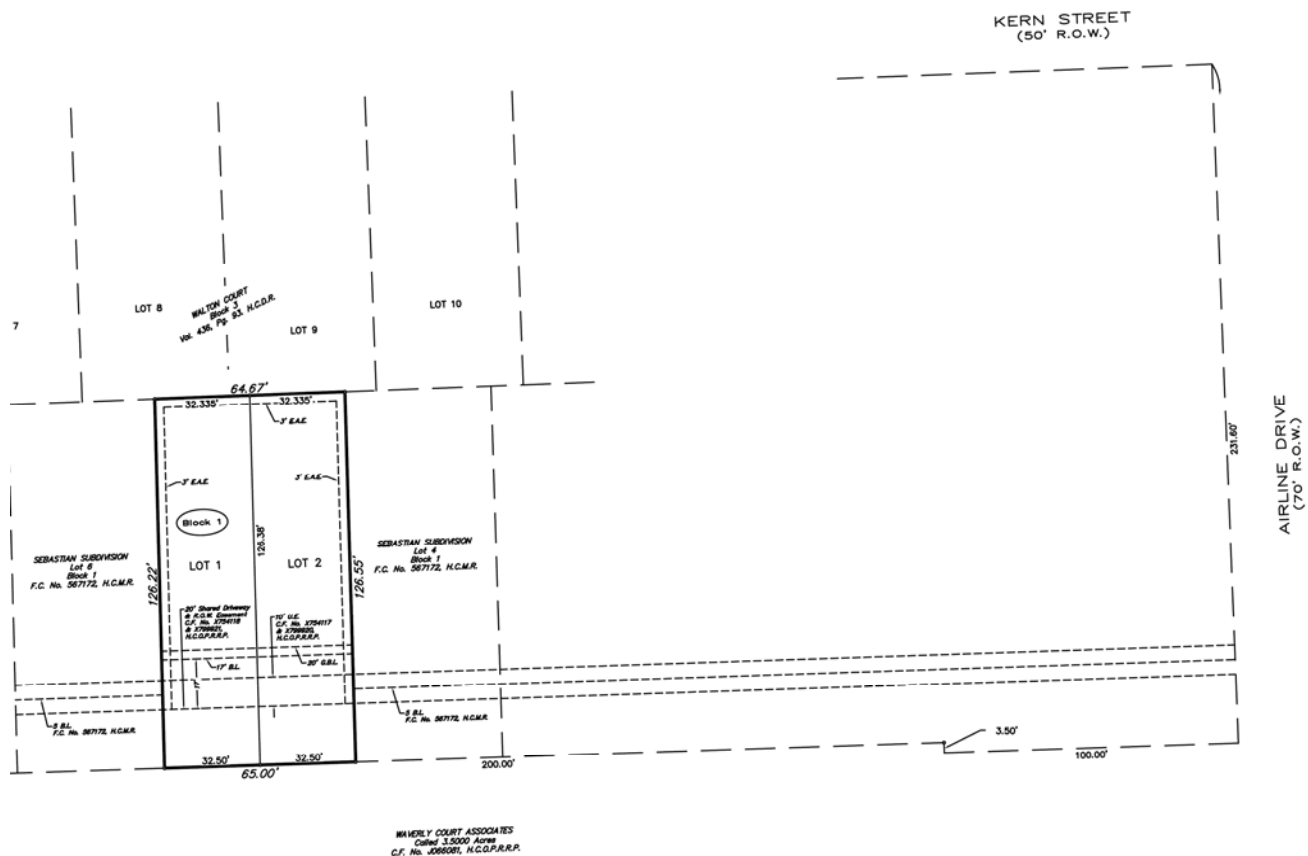
ITEM: 98

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Sebastian partial replat no 1 (DEF1)

Applicant: The Pinnell Group, LLC



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Sebastian partial replat no 1 (DEF1)

Applicant: The Pinnell Group, LLC



C – Public Hearings with Variance

Aerial



Application Number: 2018-0144
Plat Name: Sebastian partial replat no 1
Applicant: The Pinnell Group, LLC
Date Submitted: 01/22/2018

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

Specific Variance is being sought and extent of variance:

To allow lots to take access from an access easement instead of the required street or shared driveway.

Chapter 42 Section: 42-188

Chapter 42 Reference:

Section Number (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

NA

(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;

Identical variance requests have been granted to both the applicant (on this exact lot) and neighbors three lots west (just recently) for the exact same thing in the past, setting precedence on several occasions. In 2004 this same applicant was granted this request on lots 3, 4, 5 (the lot currently requesting), and lot 6 of Sebastian Subdivision File #567172. The owner of the proposed replat and owners of the remaining lots in Sebastian Subdivision and those west to Michaux have been and presently continue to take access via a 20 foot shared paved access easement along with a 10 foot adjacent utility easement both recorded in 1950 and 2004. There has been a street paved by the city located along these easements for nearly 20 years. The paved street extends and is continuous from Michaux Street through the proposed replat out to Airline Drive, connecting two Type 1 streets, which should be taken into consideration as it's not just one way in and one way out (which would be the most likely concern of the requirement). The city also has an existing sewer line beneath the existing street.

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

The applicant is only asking that the conditions, as they exist now, remain in place and be allowed to develop the property for the betterment of this area. Density was mentioned as a concern, however this single lot in question was just cleared of two single family rental residences and the applicant's plan would be to develop two new single family residences, each with its own lot, for sale. This would mean no change or increase in actual traffic counts. Also the applicant has increased the original building setback lines in order to address concerns.

(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 with the granting of this variance. The intent to allow existing development to remain and be utilized for a positive impact to the community will be preserved and maintained. There is in place an existing 20 foot shared driveway and right-of-way easement being used by the adjoining owners for access to their property.

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

The current conditions have been in place for more than 20 years and have not resulted in injury to the public. On the contrary, it should be noted and considered that new construction and property ownership rather than old rentals will

create greater care of the subdivision along with an economic impact. The applicant is also still a neighbor and wants to work with all neighbors to reassure that development plans will address any concerns including runoff concerns etc.

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

For the reasons stated above, this request is not based solely on economic reasons. However, the applicant has removed the two single family residences and has hired The Pinnell Group for the replat and is invested economically in this already. The denial of this request would cause hardship. The applicant and his family have owned this property for generations, were the last to subdivide and develop it in 2004, were approached by Houston preservation groups for moving and remodeling bungalows that were slated to be demolished to lots 2, 3, 4 and 6, and the Subdivision is even named after the applicant's son, Sebastian. Lot 5, the lot in question, was left with a wide lot size in 2004 with the intention of dividing so this has been a family plan for a long time. The applicant is aware of the market and that one larger single residence at this unique location would not be financially viable and difficult to sell. That is why two smaller individual homes and lots would work, not only for the applicant but for those buyers looking to live in this vibrant neighborhood at a more reasonable price point.

Houston Planning Commission

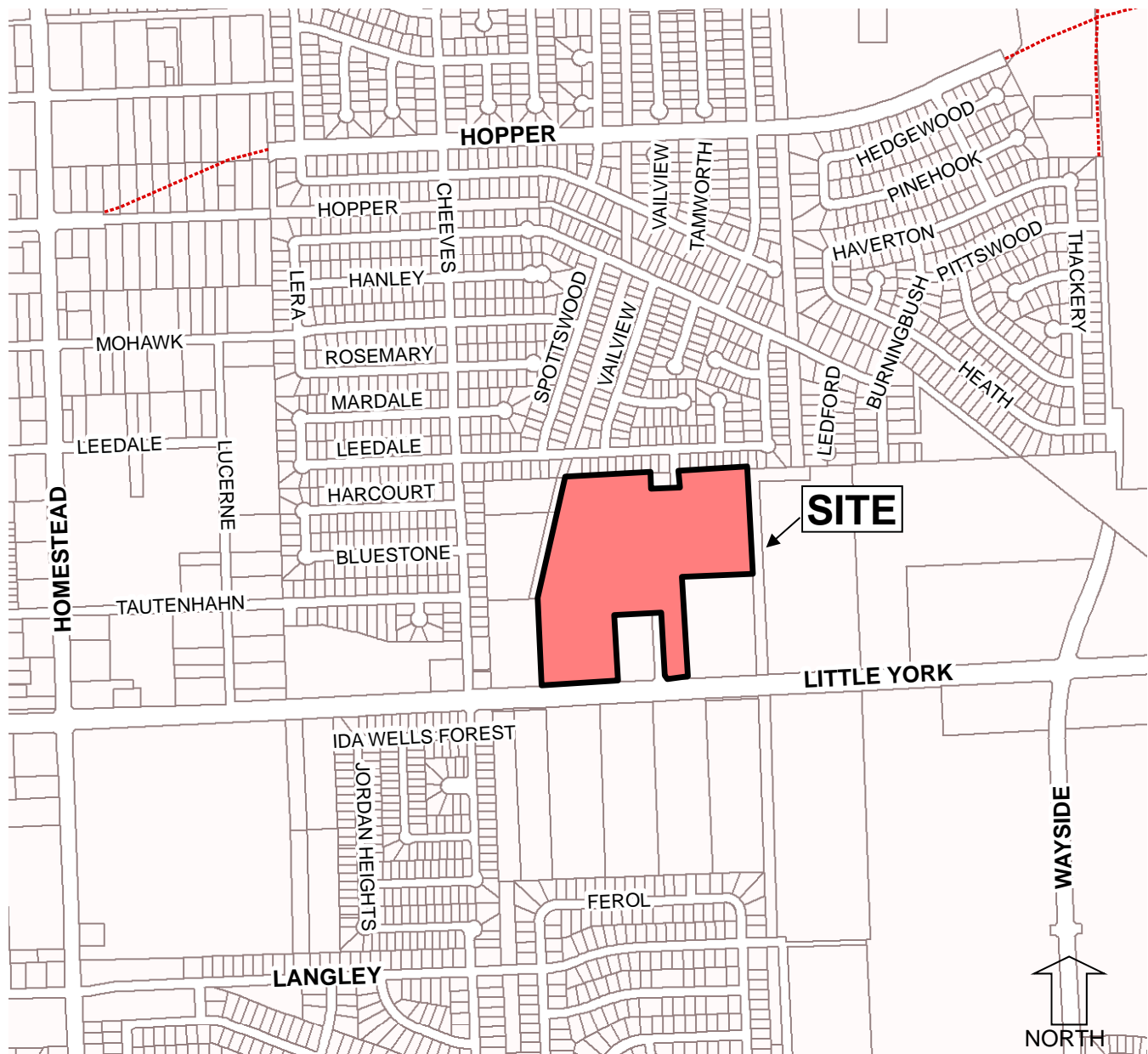
ITEM: 99

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Serenity Meadows partial replat no 1 and extension (DEF2)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission

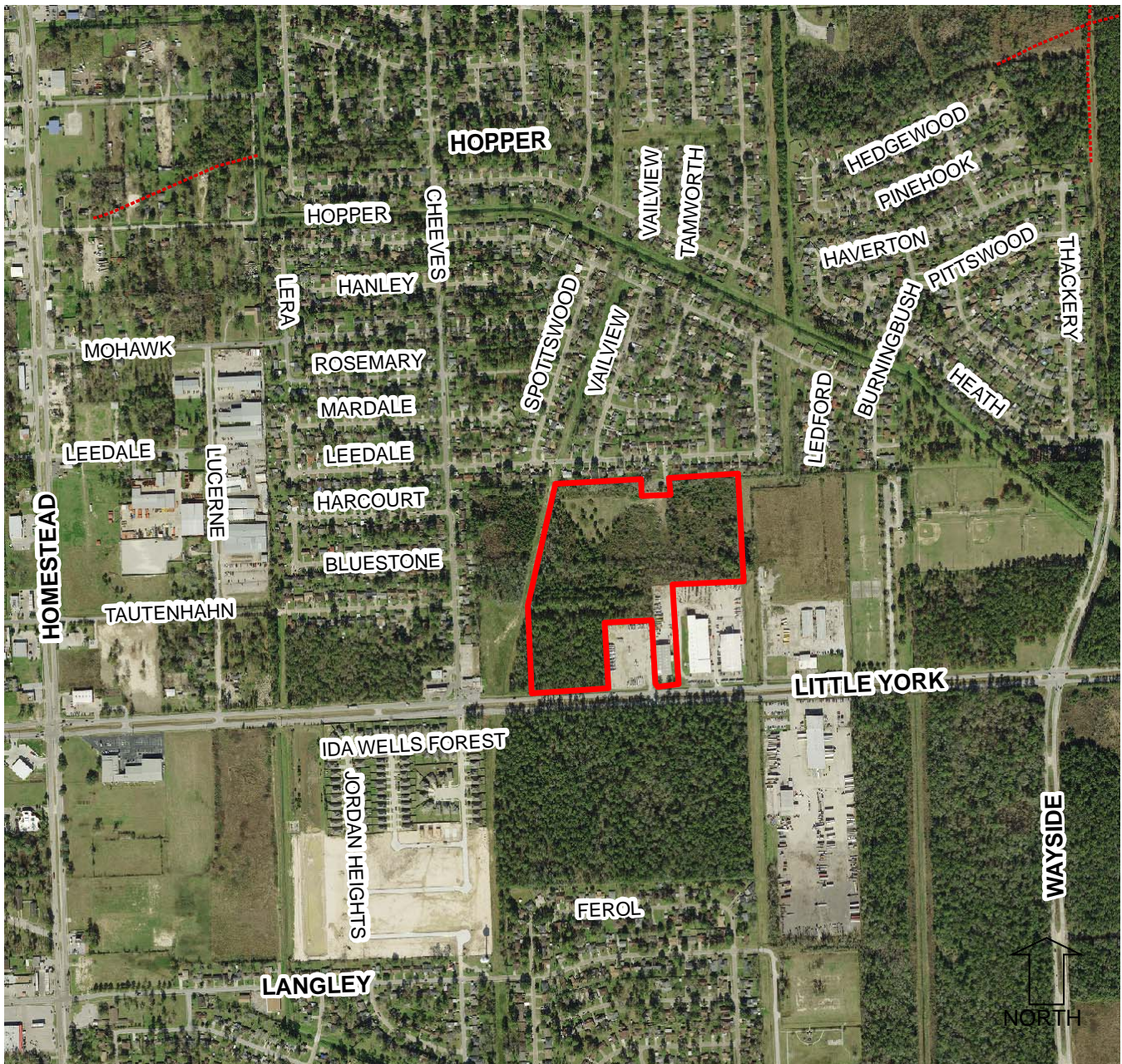
ITEM: 99

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Serenity Meadows partial replat no 1 and extension (DEF2)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Aerial



March 14, 2018

Attn: Aracely Rodriguez
City of Houston Planning and Development

Re: City of Houston Variance Request Comments

Serenity Meadows Partial Replat No 1 and Extension - property located along and north of Little York Road, east of Cheeves Drive, and west of North Wayside Drive, Reference Number: 2018-0012

The Houston Parks Board appreciates the opportunity to provide comments on the Serenity Meadows partial replat no 1 and extension. The proposal could have adverse impacts on the adjacent residential community, and nearby school.

The Houston Parks Board (HPB) is a non-profit dedicated to creating, improving, protecting, and advocating for parkland. As a property owner in the area, the Houston Parks Board sees this replat as an opportunity to think comprehensively about land planning, and to retain and connect green spaces.

Although HPB doesn't object to a replat in general, we are concerned about this replat in particular because:

1. The proposed replat is for unrestricted use while being located adjacent to a residential community, and near a school. As there are currently commercial/industrial uses on the site in the area adjacent to Little York Road (CraneWorks Houston and DL Flange Corporation), it is not unreasonable to assume that these industrial uses could expand to encompass the proposed 'Unrestricted Reserve' sites. They would then be adjacent to homes in the neighborhood, and would negatively impact noise levels, air quality and property values. The Children First Elementary Academy to the east could also be negatively affected.
2. The proposed replat abandons over 270,000 sf of planned city streets and rights of way. These streets and rights of way are City assets, and should therefore not be abandoned outright.

HPB suggests that instead of relinquishing their land asset, the City retain land and preserve green space in a different layout along the north and east edges of the property (see Exhibit A). This land would serve as a green space buffer between the neighborhood and an unknown development. It could also be coordinated with project related detention, outside of the city retained property, to further enhance green space benefits. Finally, the developer could compensate the city for some of the abandoned city rights of way by providing safe pedestrian connections from the neighborhood to Trotter Park to the east.

Thank you for your consideration of our comments. Please don't hesitate to contact me with any questions.

Sincerely,

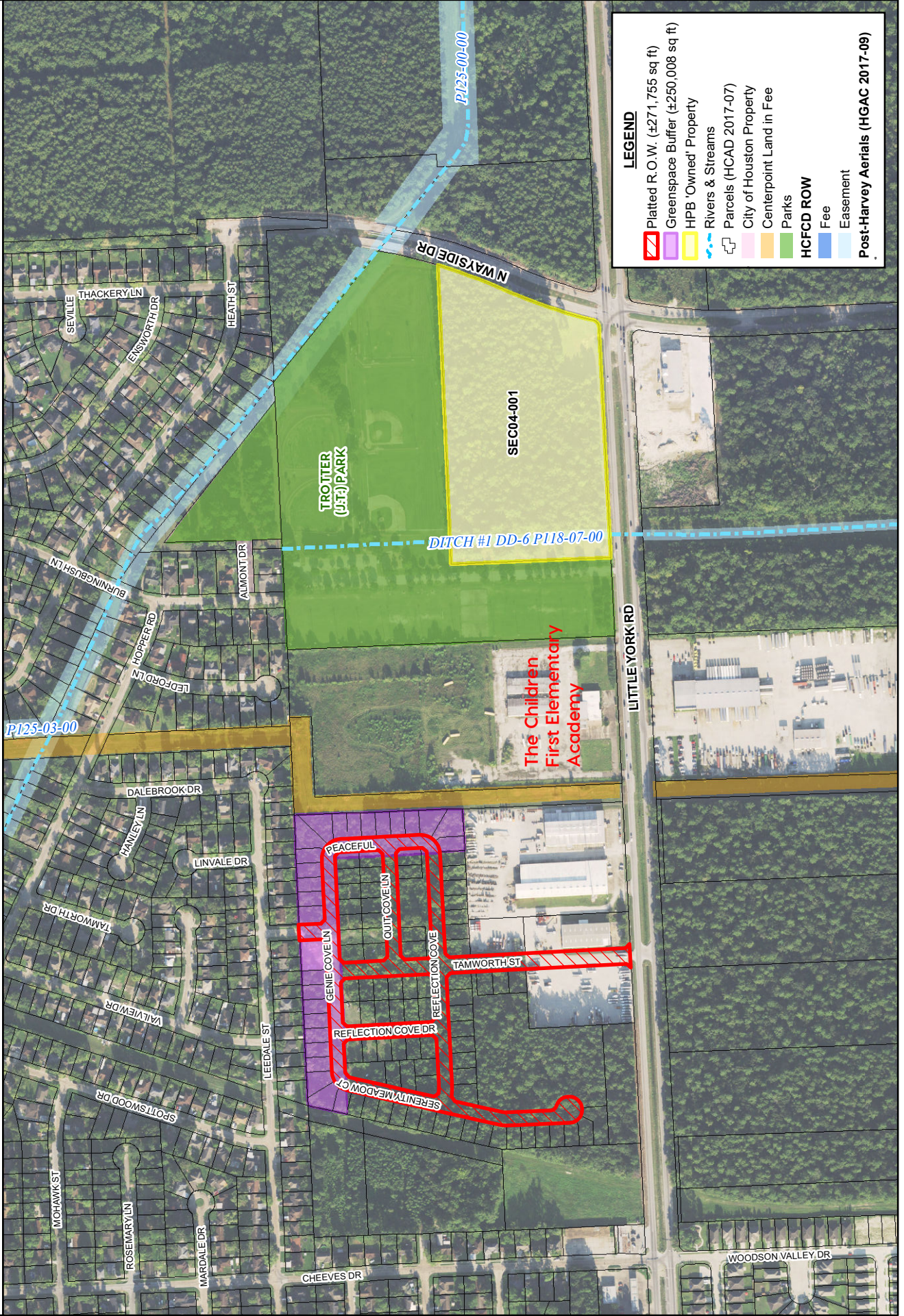
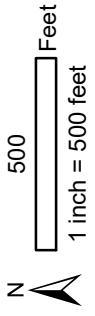
Lisa Graiff
Beyond the Bayous Project Manager

w/ attachment

Serenity Meadows Subdivision Exhibit A



HOUSTON
PARKS BOARD





Application Number: 2018-0012

Plat Name: Serenity Meadows partial replat no 1 and extension

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 01/05/2018

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

Specific Variance is being sought and extent of variance:

To change the usage of Serenity Meadows Subdivision from single family residential lots and restricted reserves to an unrestricted reserve and a reserve restricted to industrial usage and to exceed 2600' intersection spacing along East Little York Road by not dedicating a north/south public street through the subject tract and to not terminate the stub streets with a cul-de-sac.

Chapter 42 Section: 193(c); 127

Chapter 42 Reference:

Section 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 a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. (2) A plat restriction limiting the use of property specifically to "nonresidential" use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multi-family residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "nonresidential" use of that property. (3) A plat restriction limiting the use of property specifically to 'commercial' use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multifamily residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "commercial" use of that property. (4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

Section 42-127 intersections of major thoroughfares (a) A major thoroughfare shall intersect with a public local street a collector street or another major thoroughfare at least every 2600 feet. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

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

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

The applicant is creating 2 reserves and is requesting a variance to allow the proposed reserves to not include the City of Houston lift station located to the east of Lot 28 which includes the right of way shown as Tamworth Drive on the plat known as Serenity Meadows Subdivision per HCCF No S477184. Proposed Reserve A is not being developed at this time and the owner is actively looking for a buyer. Proposed Reserve B (restricted to Industrial usage) is being replatted for the proposed combination and expansion of the existing CraneWorks Inc. facility to be used for more storage if the property can be replatted. Strict application of including the City of Houston tract that was part of the original plat of Serenity Meadows Subdivision in the partial replat is infeasible because the applicant does not own this tract. It is owned by the City of Houston and is being used by the City of Houston for a sanitary sewer treatment facility per HCCF No S477184. The applicant is requesting a variance to change the property usage not to dedicate a 60' right of way within the boundary. It would be contrary to sound public policy to require a street through a piece of property that is being used for manufacturing and industrial use. Serenity Meadows subdivision was never developed and therefore the streets

were never developed and accepted. This existing business is being used for industrial flange manufacturing as well as storage of cranes and heavy equipment parts, and new and used equipment rental and sales. The owners wish to change the usage of the existing Serenity Meadows subdivision plat that was recorded, but the single family residential lots and streets were never developed and accepted. The current state of the property is overgrown, wooded and is being used for an illegal dump site. This industrial facility has had issues with theft and other crimes that vary in severity. This neighborhood has had extensive crime and may be found on the mycity and 311 websites. If a north/south street is pushed through the development, it would make security impossible to the point that the company would relocate. Today there is a penitentiary grade fence that exists on the property to secure its employees safety and equipment. Trucks, cranes, metal, etc. The property is also 458 feet from the intersection of East Little York and Cheeves Drive. The street pattern existing at Cheeves Drive and East Little York is a working intersection that gives the neighborhood adequate access and has for many years. The existing woods are easily accessed and used for illegal unwanted activities. The current state of the property is hazardous to the neighboring residence to the north. By approving the variance, the City and the developer will ensure that the reserve will be cleaned up and possibly fenced in, minimizing the access to the wooded area making the area safer for the neighboring community and the existing crane Works facility.

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

The applicant has not created or imposed the hardship. The circumstances supporting the granting of a variance are not a result of a hardship created by the applicant, it is an existing condition. The City of Houston acquired the sanitary sewer lift station site and the adjoining Tamworth Drive extension when Serenity Meadows Subdivision was platted. The applicant has not created or imposed the hardship. The hardship is the result the existing condition in and around the surrounding neighborhood. The dedication of a road that will extend into a single family residential neighborhood and go through the existing facility Crane Works Inc. This will impose heavy industrial traffic onto said neighborhood streets. It could also affect the existing lift station owned by the City of Houston to the north of the plat. The road would also open the facility up to more criminal activity that has already occurred by giving more access to the facility itself. Today the facility has an extensive fencing that surrounds the site and the only direct access that the public has is off of East Little York Road. The wooded area has also been used before to access the back of the property all the way from the neighborhood that abuts the 2 proposed reserves. Crime is a constant battle for the Crane Works facility, they have been burglarized 5 different occasions in the past 10 years. That resulted in several hundred thousand dollars' worth of equipment stolen from the fenced in area. If Tamworth is extended through this property security will become an even bigger issue than already exists. This could cause a safety issue for the existing neighborhood that abuts our development. The applicant will be using the new proposed reserves to expand his existing facility and possibly fence in and improve the existing area, thereby making the area safer for the surrounding communities since the area will be cleaned up from the existing state of disarray. This will benefit the neighboring community. The dump site is an existing condition created over time by others in the community. There was a school, Children First Elementary Academy, in the general vicinity, but was shut down by the Texas Education Agency in 2013 and no longer is a working school facility.

(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 because City of Houston has already acquired and is using the tract. The existing lift station is being utilized by Northwood Manor Subdivision per the GIMS maps. The intent and general purpose will be preserved and maintained by granting this variance because Cheeves Drive is a public right of way approximately 413.87 feet west of the subject site. The remaining portion of Serenity Meadows Subdivision has never been in use. By approving the variance to change the usage The City of Houston will be helping the community by ridding it of an unused site that has not contributed in any way. And ensuring that an existing company can continue to grow and bring jobs to the area.

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

Granting of the variance will not be injurious to public health and safety as the City of Houston tract is currently in this configuration and it is already serving its intended purpose. We do not intend to change the usage of the City of Houston tract layout in anyway, we are vacating all lots of Serenity Meadows Subdivision by this plat. Granting this variance will not be injurious to the public health, safety or welfare of the community. It will only help to keep the public safe by ensuring that they are not constantly interacting with industrial equipment going to and from the site by keeping the existing access point to the facility fronting on East Little York. Leaving the neighborhood with the current traffic flow will keep the overall integrity of the neighborhood to the north. And it will keep all the residence safe from traffic flow and congestion caused by trucks accessing the proposed facility. In addition, imposing the heavy industrial traffic on the aging subdivision streets will result in extreme deterioration on the streets and curbs. This would cause the public hazardous driving conditions. Furthermore, granting this variance will help the public and neighboring subdivision by having the existing wooded area cleaned up and having the abandoned vehicles removed from the area. Since this site will be in use, all existing trash and waste that causes a hazard to the public will be removed and disposed of to create a clean and useful site. The existing site already has a high-grade fence that is reinforced by a lower interior fence, both are topped with razor wire as seen on attached photos. Security for the existing facility is already in place and they still have issues with burglary and loitering in the surrounding woods. If the site is developed for industrial usage, then the

site will definitely be enclosed with the same standard and grade of fencing as what currently exists. This will ensure the safety for the existing facility that will be expanded. The fencing will then eliminate all of the foot traffic that exists in the wooded area alleviating the crime that takes access from the wooded area now. The client will be spending a lot of money to clean, clear, and fence in the new reserve before they begin any development. Granting this variance will not be injurious to the public health, safety or welfare of the community. It will only help to keep the public safe by ensuring that the existing wooded area is occupied and cleaned up by having the abandoned vehicles removed from the area. This will also limit the public from accessing the woods to participate in illegal activities that would be hidden by the unoccupied wooded area. Since this site will be in use, all existing trash and waste that causes a hazard to the public will be removed and disposed of to create a clean and safe site.

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

Economic hardship is not the sole justification. The lift station is an existing condition that has been on this tract for its intended purpose when it was created in 1997. The hardship of dedicating the public right of way is not based on an economic basis. The right of way would not serve the purpose intended by the ordinance, it would only cause problems for the existing residence to the north, and would also cause a major security issue for the existing and future expansion of Crane Works Inc. Approval of the variance and plat will only help the neighborhood grow and create more jobs in the area. By approving the usage variance, the City would ensure that the area would be used and continue to prosper helping the area grow. It will also keep the same neighborhood feel and the existing integrity of Northwood Manor.

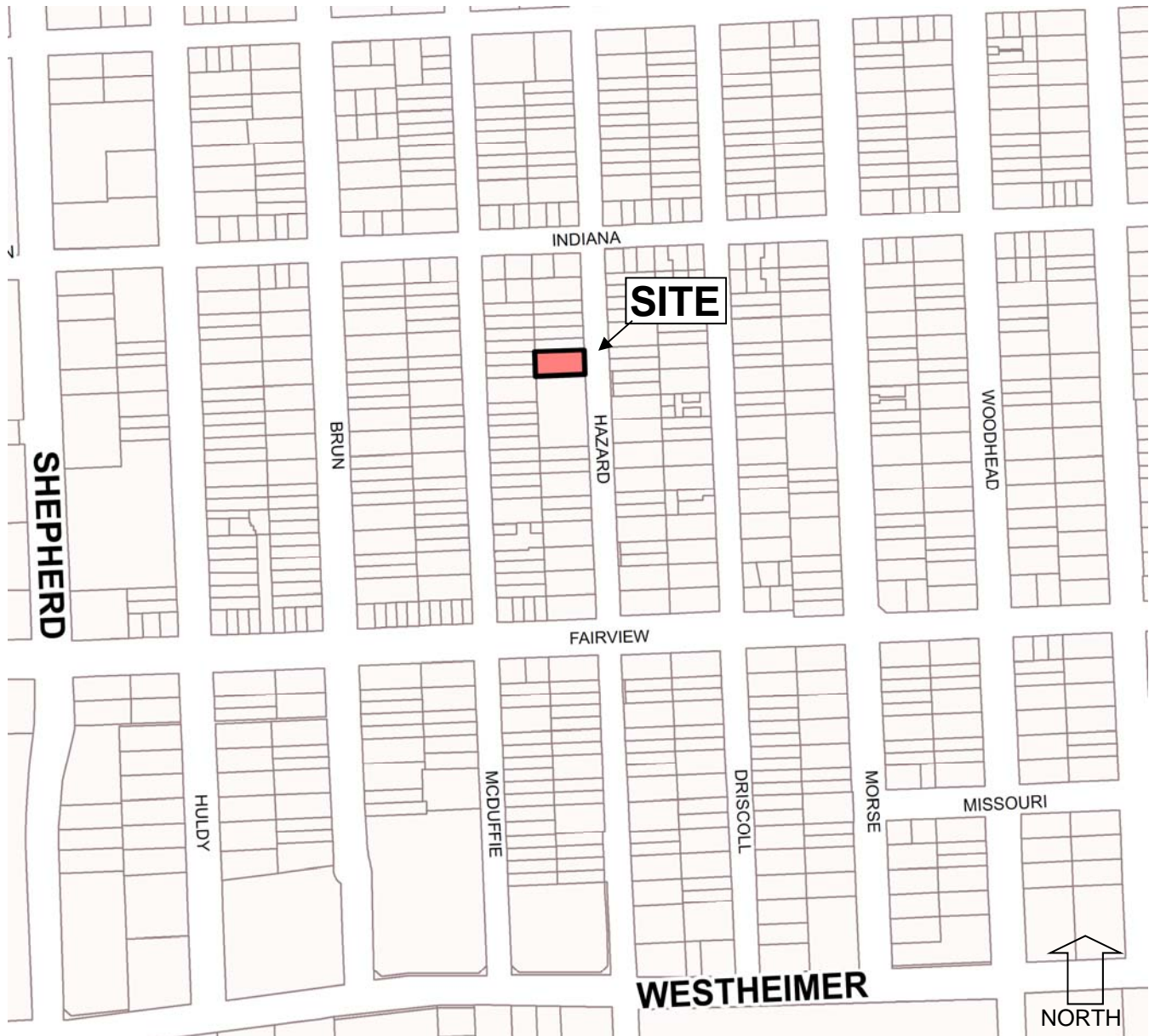
Houston Planning Commission **ITEM: 100**

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Summit Place Addition partial replat no 4

Applicant: Bowden Land Services



C – Public Hearings

Site Location

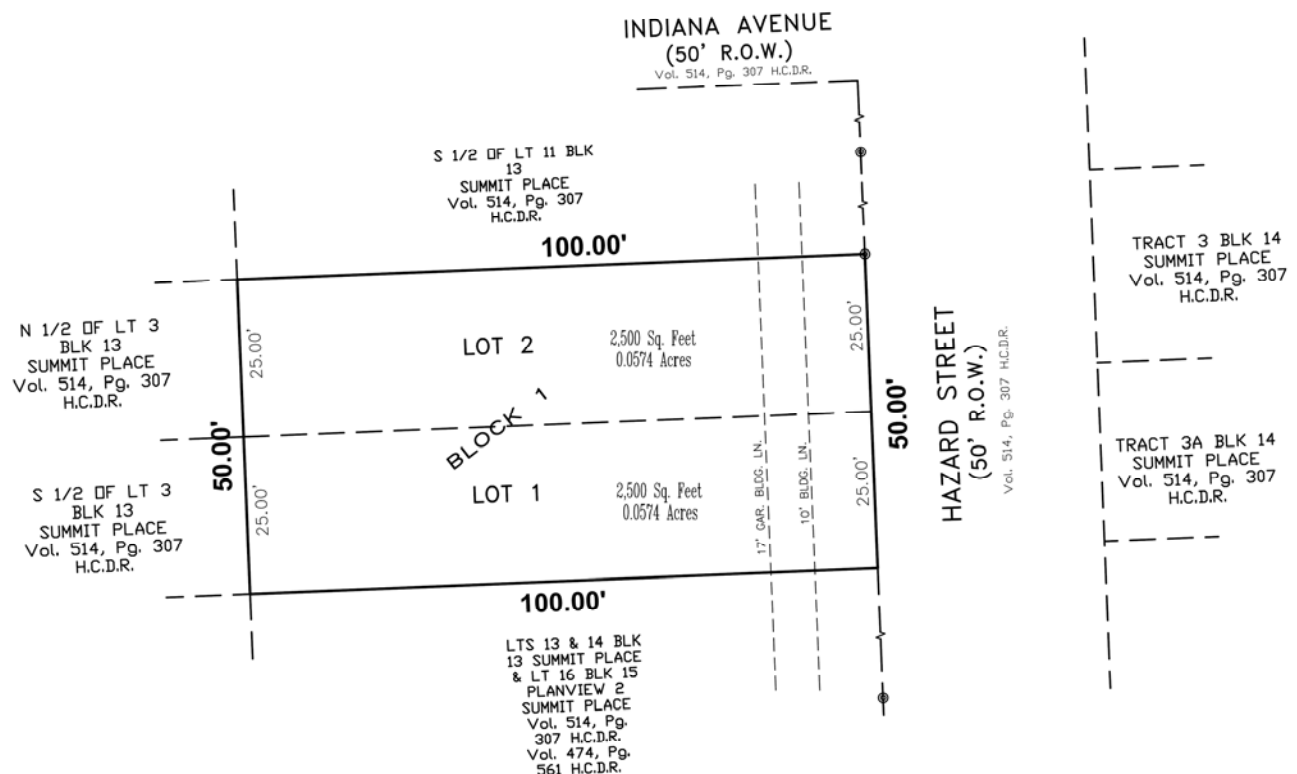
Houston Planning Commission ITEM: 100

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Summit Place Addition partial replat no 4

Applicant: Bowden Land Services



C – Public Hearings

Subdivision

Houston Planning Commission

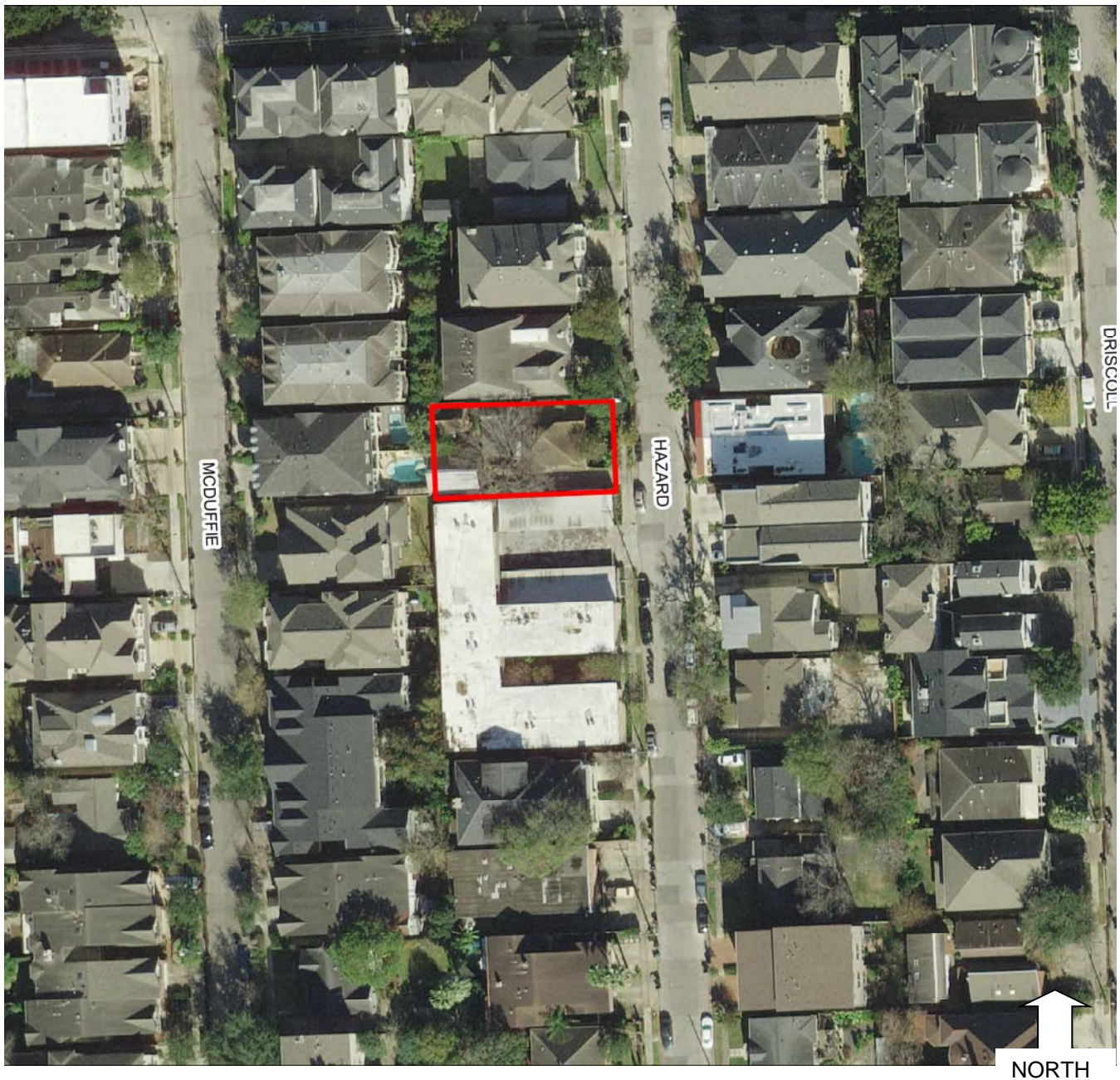
ITEM: 100

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Summit Place Addition partial replat no 4

Applicant: Bowden Land Services



C – Public Hearings

Aerial

Houston Planning Commission

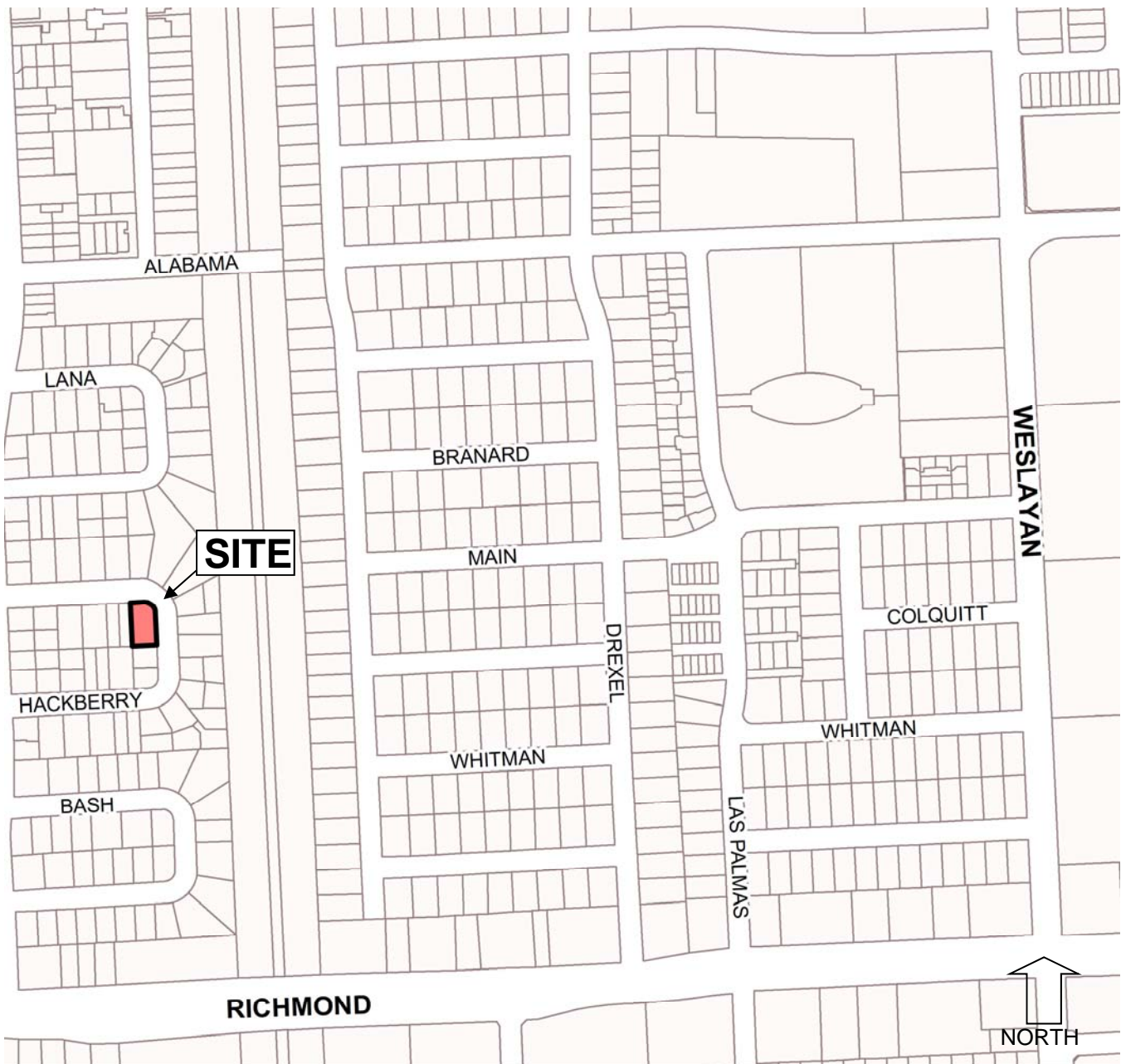
ITEM: 101

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: West Lane Annex partial replat no 4

Applicant: Tri-Tech Surveying Co.



C – Public Hearings

Site Location

Houston Planning Commission

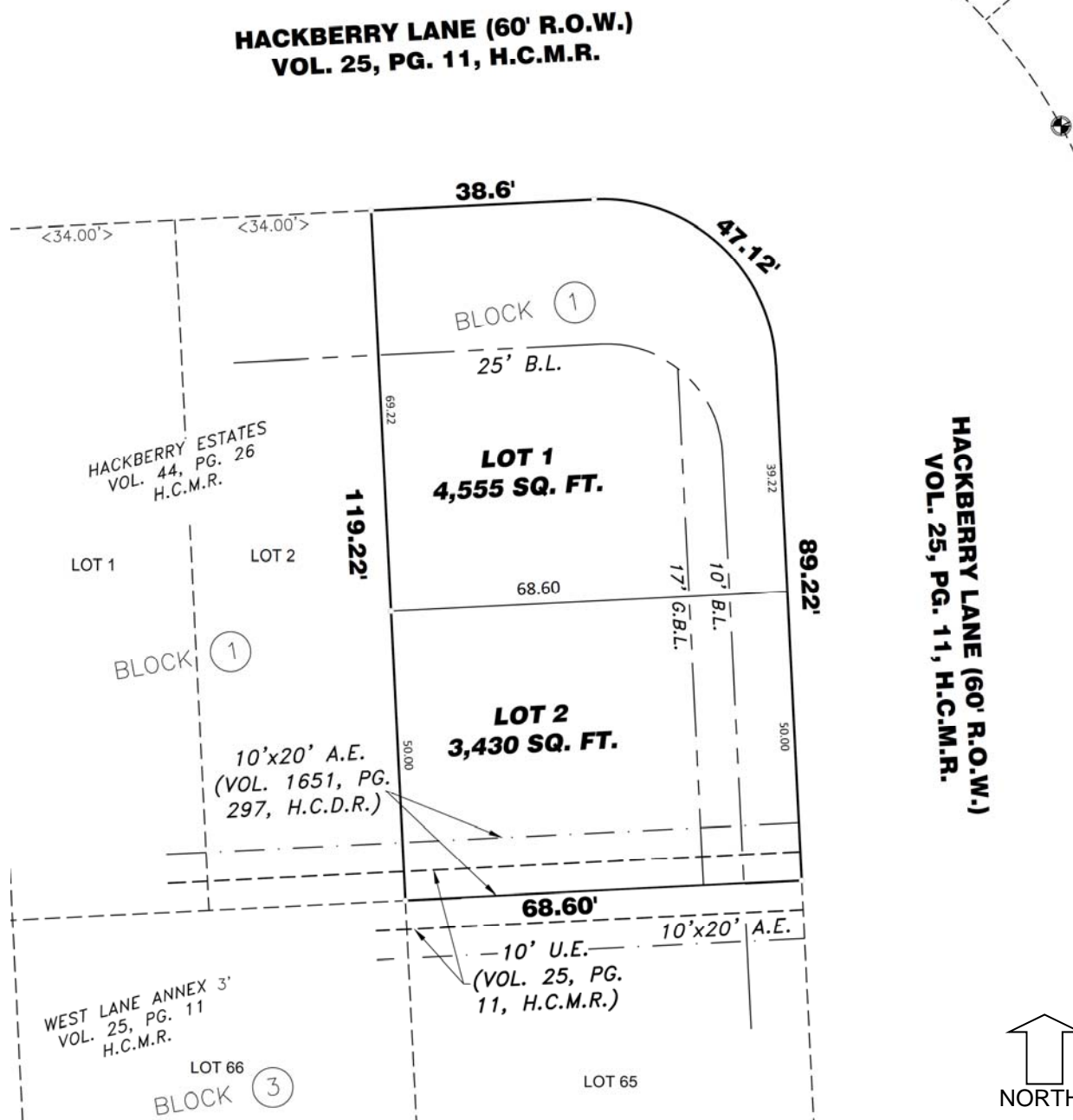
ITEM: 101

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: West Lane Annex partial replat no 4

Applicant: Tri-Tech Surveying Co.



C – Public Hearings

Subdivision

Houston Planning Commission

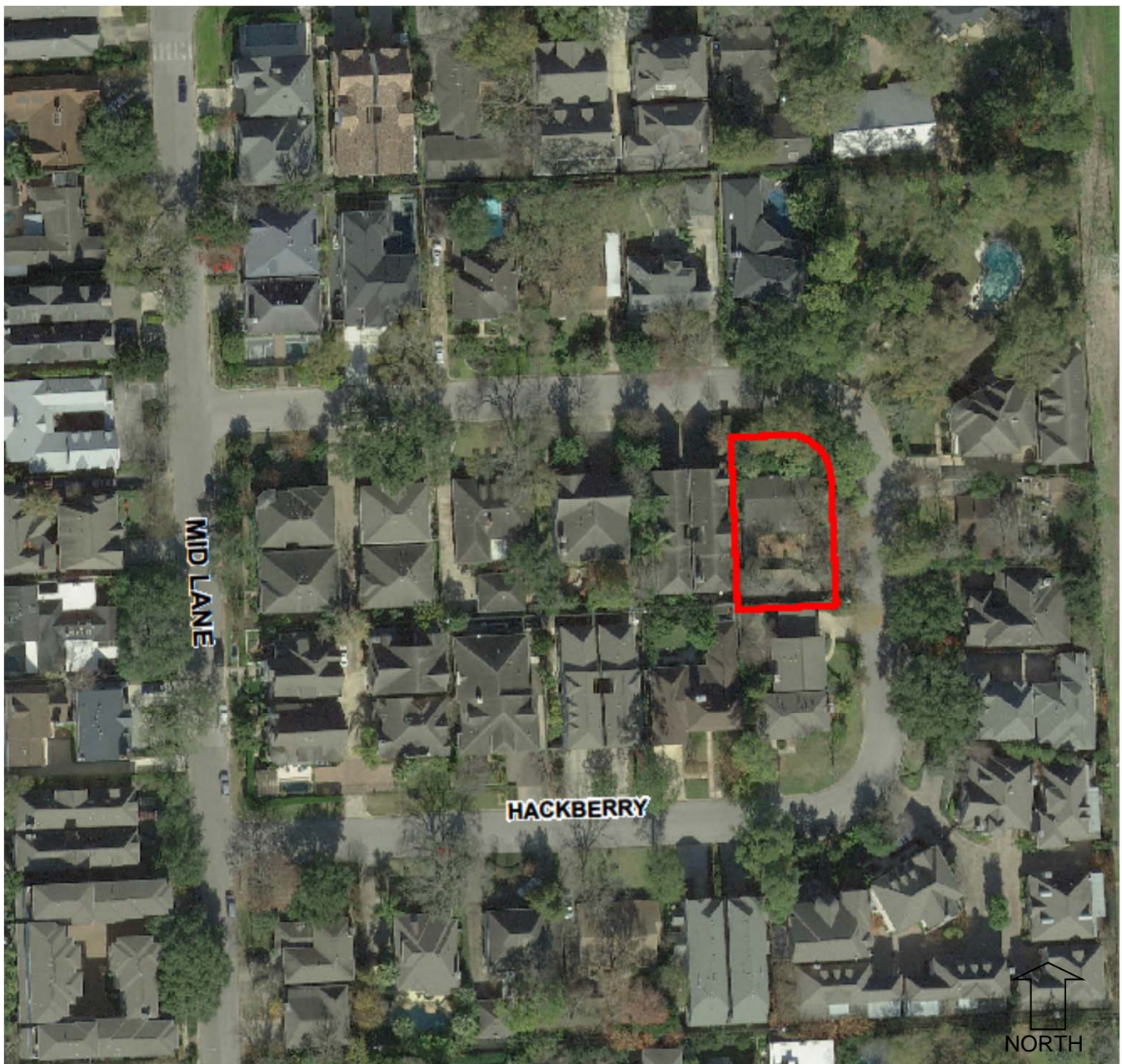
ITEM: 101

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: West Lane Annex partial replat no 4

Applicant: Tri-Tech Surveying Co.



C – Public Hearings

Aerial

Site Location

Houston Planning Commission

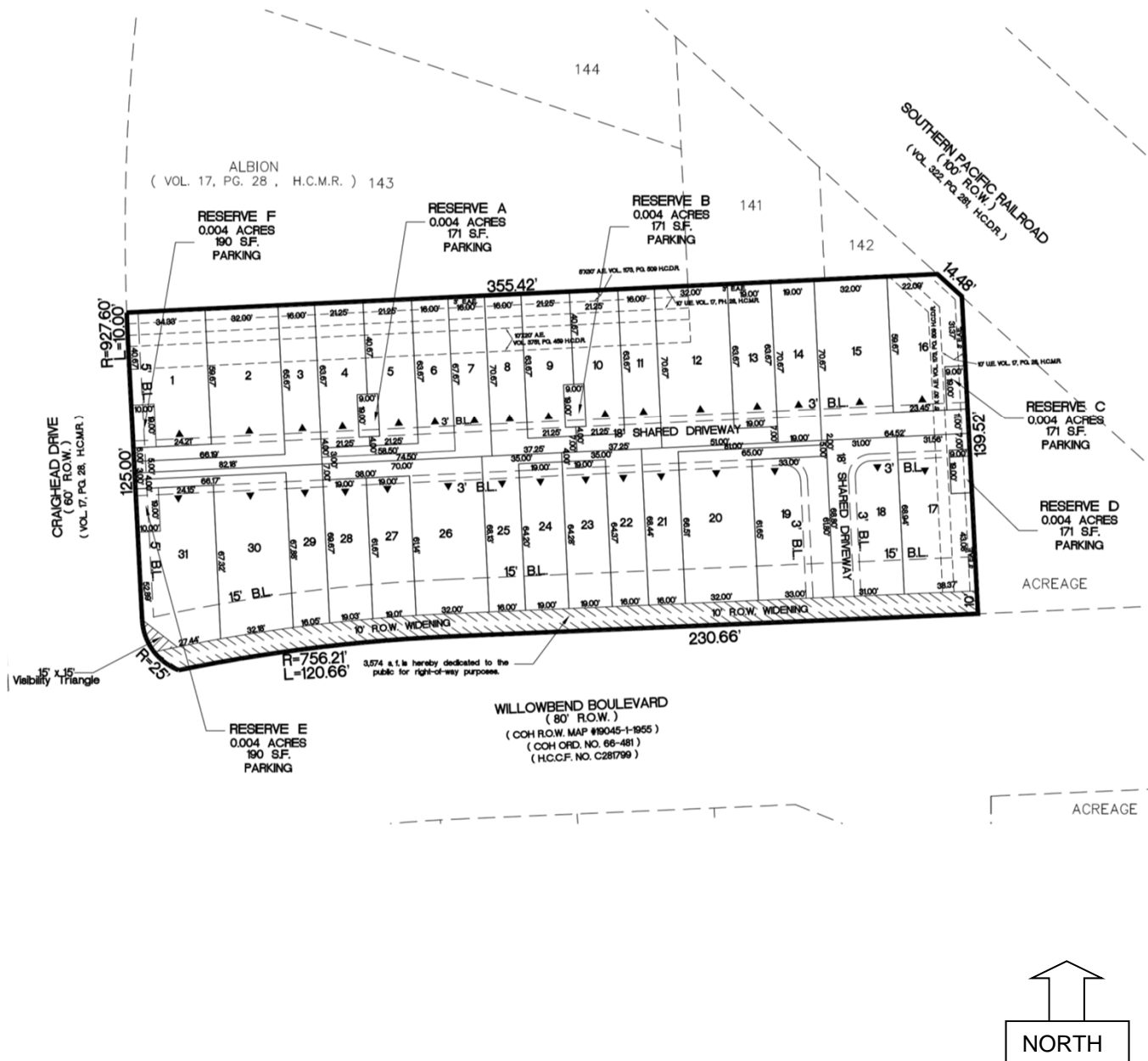
ITEM: 102

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Albion partial replat No 1

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 04/12/2018

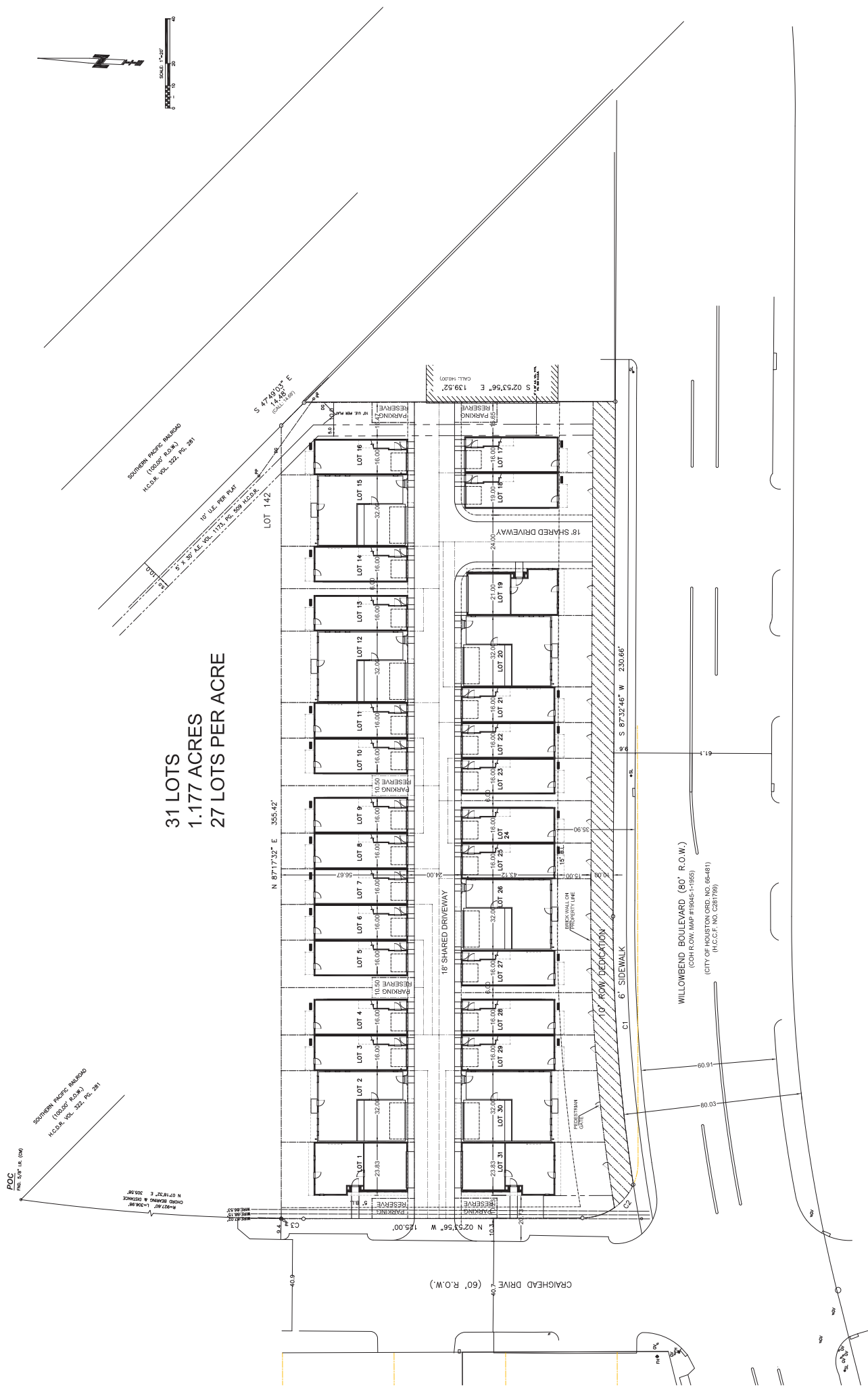
Subdivision Name: Albion partial replat No 1

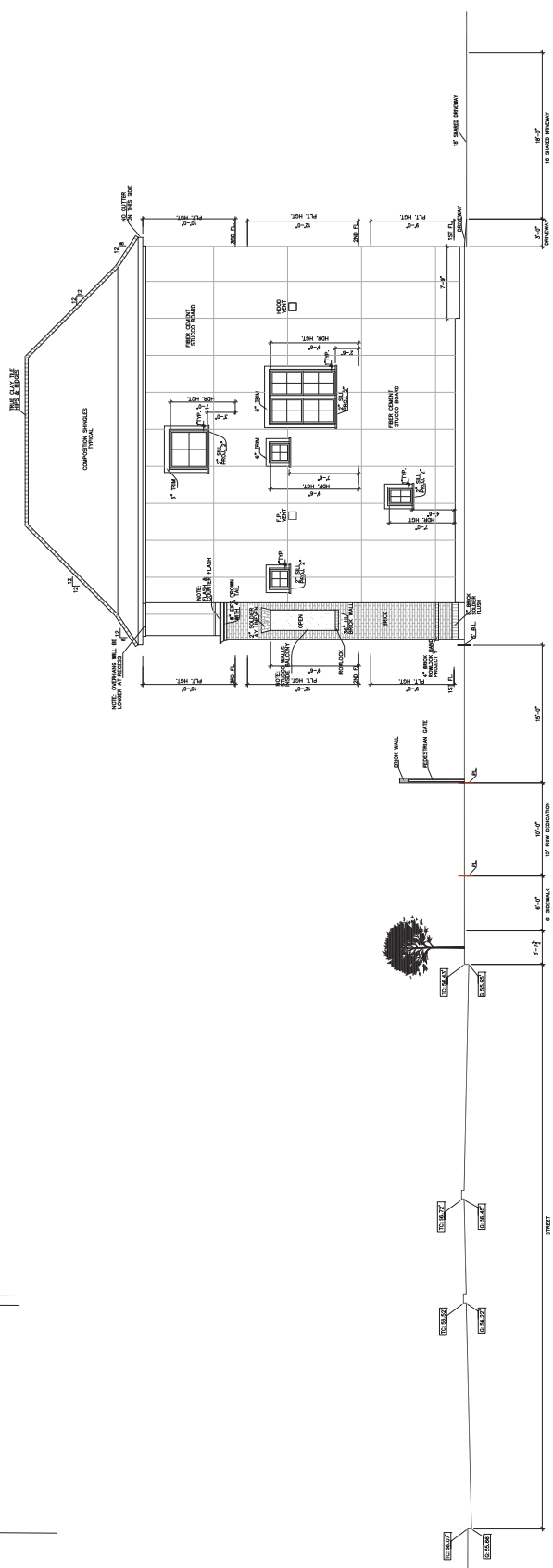
Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial





B
4



Application Number: 2018-0557

Plat Name: Albion partial replat no 1

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 03/19/2018

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

Specific Variance is being sought and extent of variance:

To allow a 15' building line rather than 25' along Willowbend, a designated major thoroughfare.

Chapter 42 Section: 152

Chapter 42 Reference:

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

Statement of Facts

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

(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 made up of the northern portions of lots left after the City acquired the southern portions for the right of way of Willowbend. Albion subdivision was platted with lots in 1940. Most of this property was platted as lots that faced onto what was called Sevin Avenue. After the subdivision was developed, the City adopted a Major Thoroughfare Plan. Willowbend Blvd. was aligned through the subdivision in the 1960's the City incorporated Sevin Avenue into the alignment for Willowbend and widened the Sevin right of way by acquiring portions of the adjacent lots to make a total of 80', then constructed the street. Now an additional 10' of widening is required by the adopted Major Thoroughfare Plan off each side to bring the right of way to 100'. These proposed new townhomes will have front doors facing the street and will replace the older shopping center. The face of the townhomes will be 34.9' from the existing curb. The garages will take access from an internal shared driveway.

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

The designation, acquisition, and construction of a Major Thoroughfare after the platting of the subdivision, as well as the subsequent requirement for widening and a 25' setback, has created a hardship for the redevelopment of this property.

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

The intent is to create and adequate city-wide transportation network with sufficient light, air, and open space adjacent.

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

Granting the variance will maintain adequate light, air, and open space. Safety will be enhanced by making the driveway access to residences from the rear.

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

The existing conditions of the site is the justification for the variance.

Houston Planning Commission

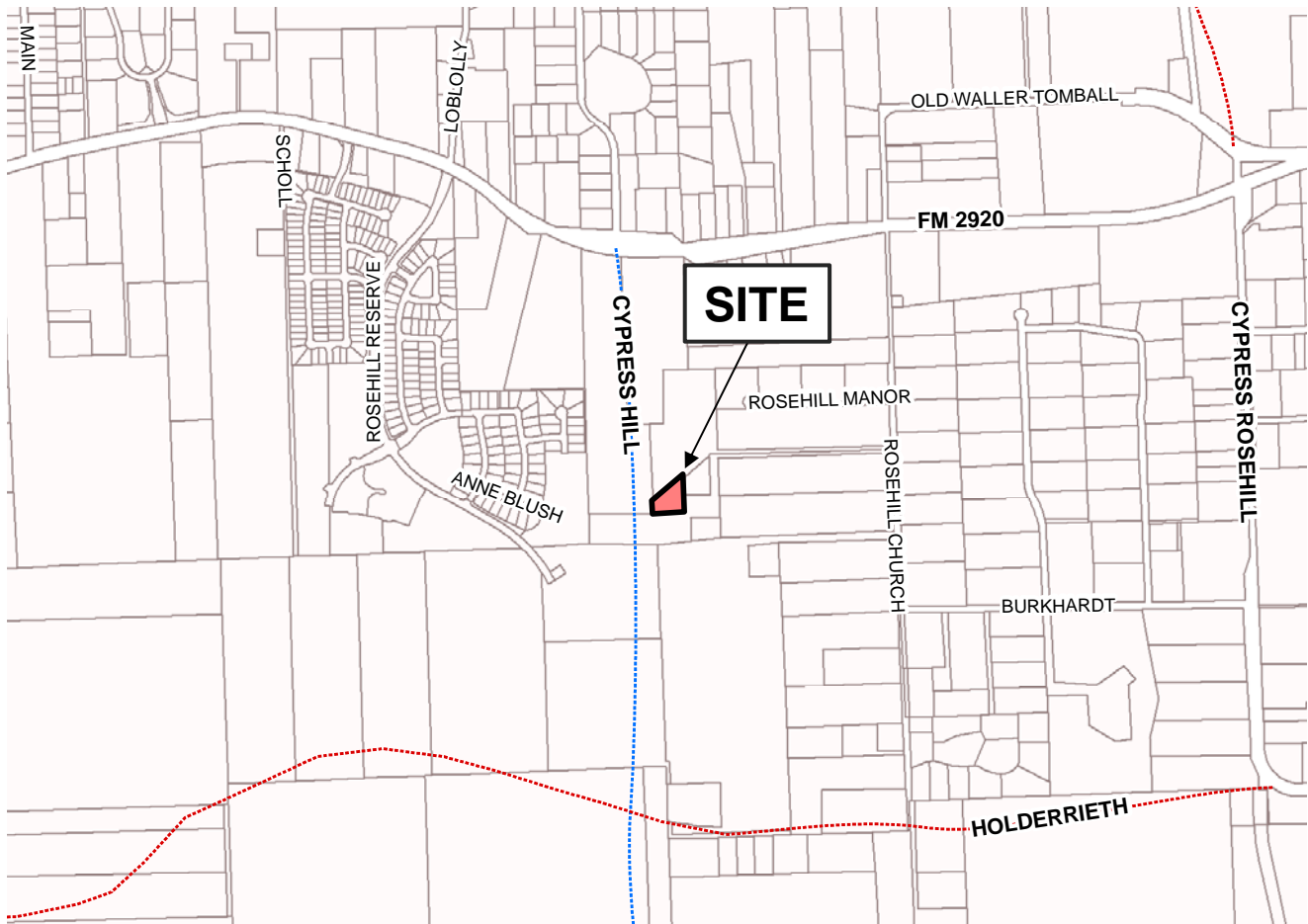
ITEM: 103

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Astle Acres (DEF1)

Applicant: Robinson Surveying Inc.



D – Variances

Site Location

Houston Planning Commission

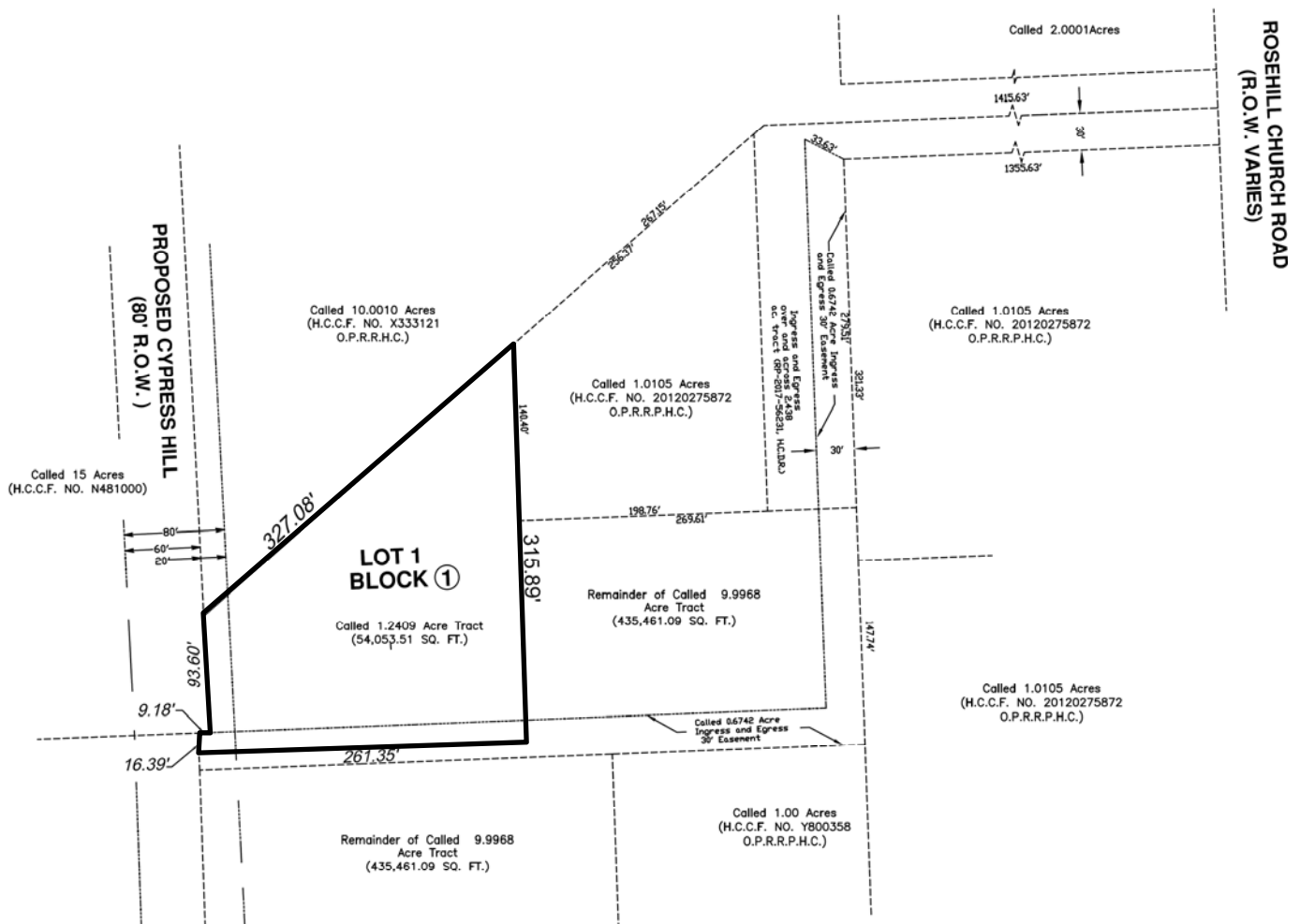
ITEM: 103

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Astle Acres (DEF1)

Applicant: Robinson Surveying Inc.



D – Variances

Subdivision

Houston Planning Commission

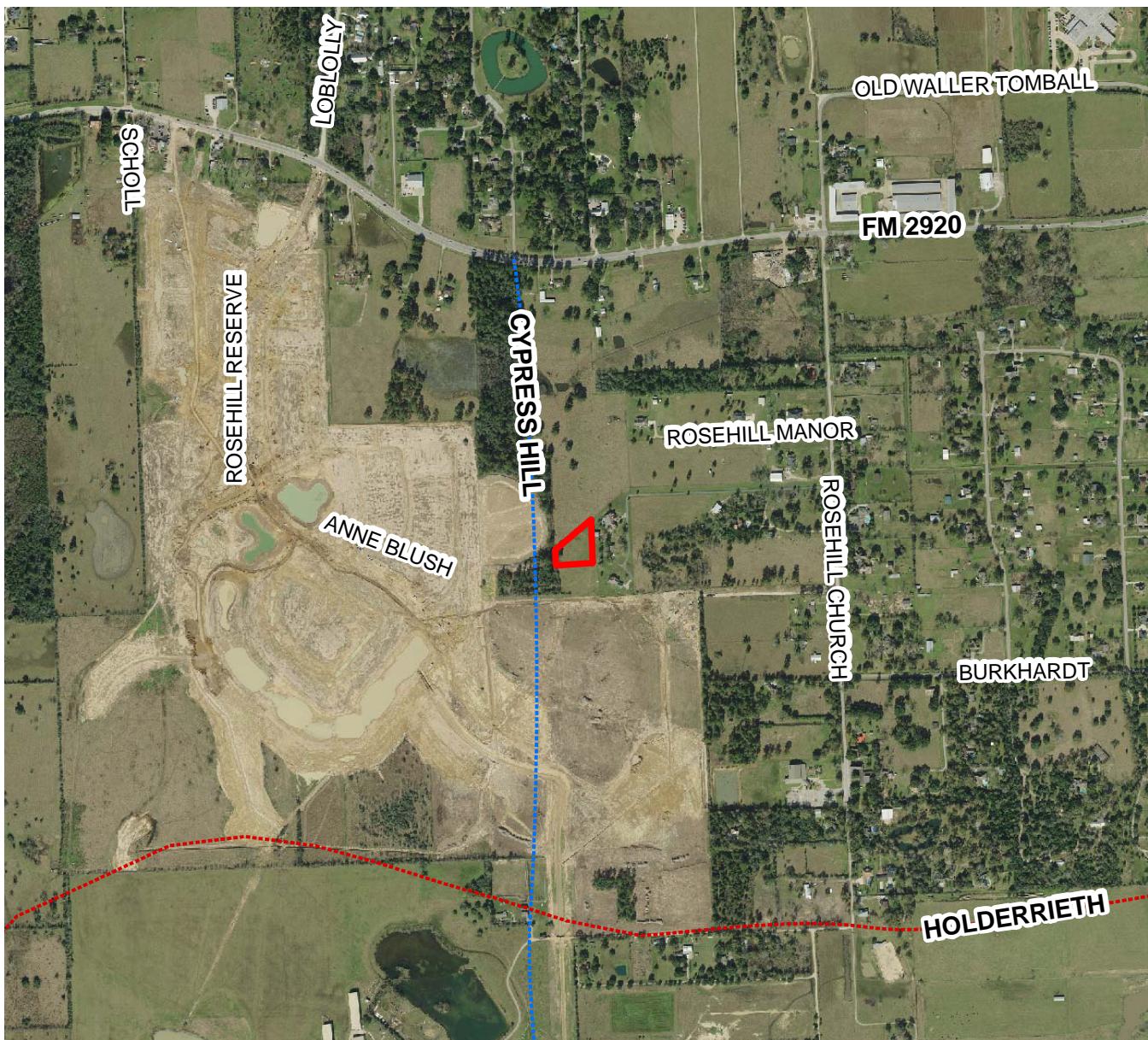
ITEM: 103

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Astle Acres (DEF1)

Applicant: Robinson Surveying Inc.



NORTH

D – Variances

Aerial



Application Number: 2018-0392

Plat Name: Astle Acres

Applicant: Robinson Surveying Inc.

Date Submitted: 02/19/2018

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

Specific Variance is being sought and extent of variance:

To take access from a recorded access easement rather than a street or shared driveway.

Chapter 42 Section: 188

Chapter 42 Reference:

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

Statement of Facts

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

The Astle's bought the 1.294 acres to build a house....the seller had a lot of surveying done to create a permanent access (ingress / egress) easement to the 1.294 ac. through their property. The Astle's found after clearing and hiring a builder that their property needed to be platted. There are 3 houses on this 30 foot dirt road (private access easement) all family owned except for the Astle tract. When they purchased the property they had no idea that they would have to have it platted and dedicate street frontage according to Chapter 42 . The seller of the Astle's property does not want to be included in a subdivision of the land at this time as they are not sure about what they are going to do in the future as there is a major road going in and abutting the property to their west (future CYPRESS HILL). Denying the Astle's the variance would create a hardship on them by causing them to have to scrap the building of the house after spending thousands of dollars and a lot of hours already on this project. The seller of the property is saying they will not participate in the subdivision at this time. Denial of the Request would almost certainly cause him a great deal of, financial hardship.

(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 on Rosehill Church Road which is rural . You go through an iron gate onto a dirt road through family owned tracts to get to the 1.294 ac.. The land is fenced and gated and property owners would resist any attempt to create a subdivision to accommodate the Astle's.

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

The Astle's did not realize, as stated above that the property he purchased to build a home on would need a variance or plat since the deed they received when they purchased the tract showed that they had ingress and egress easement and they were to far out in the country to be in City of Houston's ETJ.

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

The subject property is behind an iron gate and is only accessible to landowners and guests The owners inside this gate have no wish for COH services and would sign a statement to that affect. There is a planned 80' R.O.W . that will adjoin the Astle's property to the west and really should satisfy the COH need for street access and frontage.

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

The Astle's chose the property for the security and privacy of the property as it is behind a gate. Future Cypress Hill Road is planned to abut the property to the west of the Astle property in the Major Thoroughfare plan and should satisfy COH need for some frontage on this property. There is a Note in Chapter 42, Section 188 that can be added to the plat.

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

We feel The Astle's should be able to build on the property they have bought Without having to adhere to the street frontage and frontage requirement. The Parties already living on the road will not go along with a new subdivision including their property. The denial of the variance would cause the Astle's to own a piece of property that is unusable and make it impossible to sale as the next purchaser of the property would face the same obstacle with COH requirement and inflexibility of the neighbors.

Houston Planning Commission

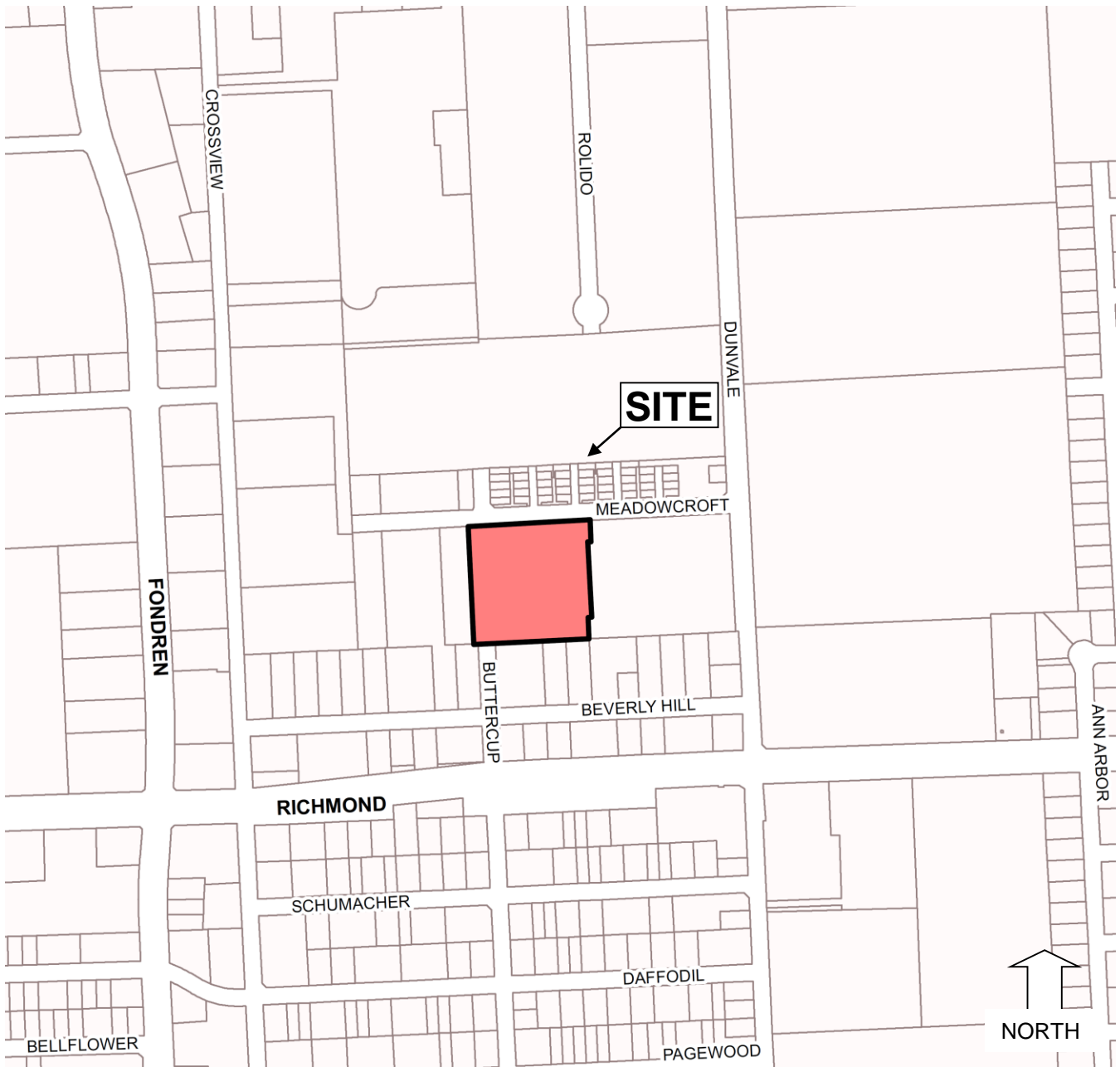
ITEM: 104

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Briarmont Sec 2

Applicant: Jones|Carter - Woodlands Office

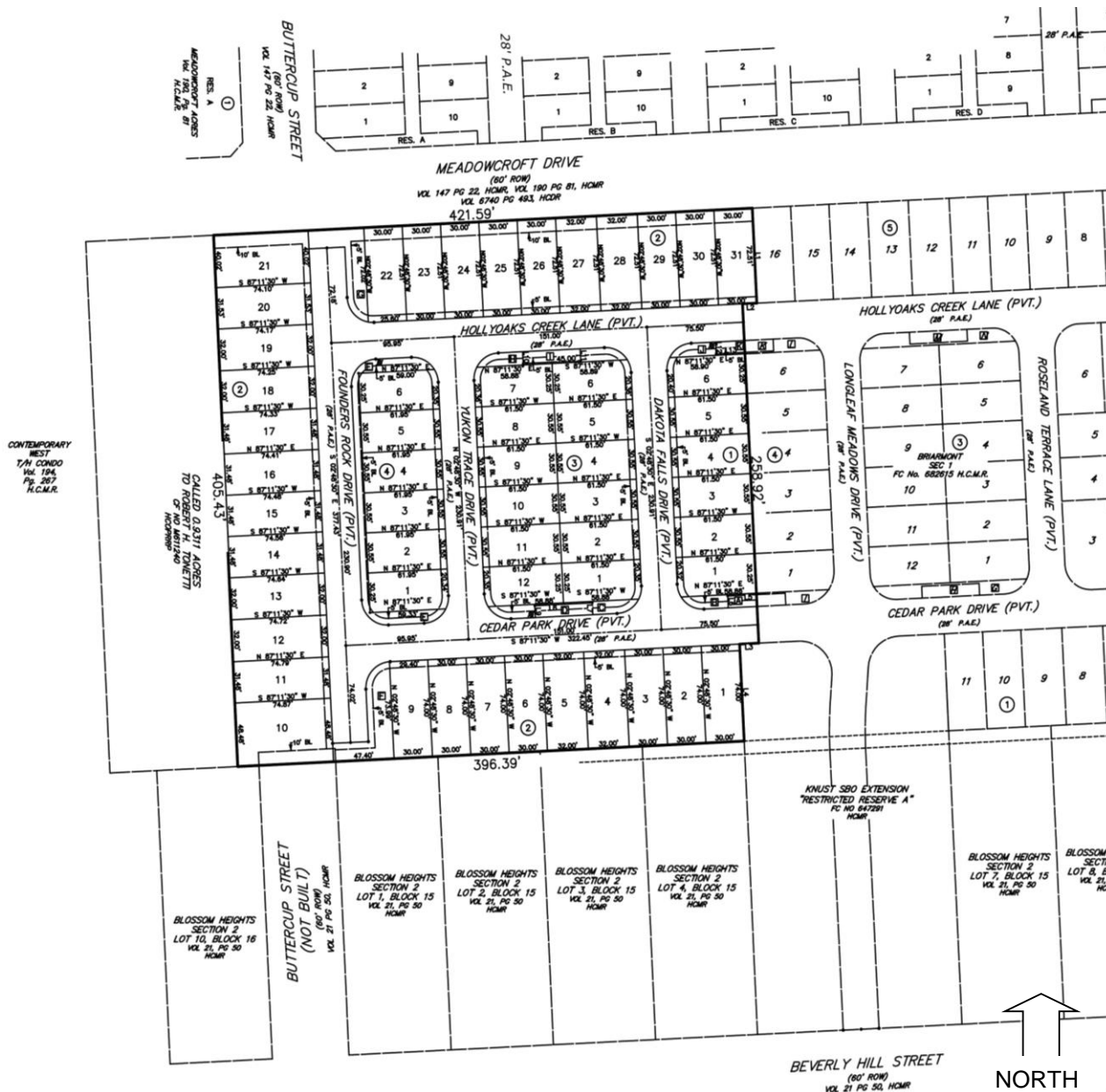


D – Variances

Site Location

Subdivision Name: Briarmont Sec 2

Applicant: Jones|Carter - Woodlands Office



Houston Planning Commission ITEM: 104

Planning and Development Department

Meeting Date: 04/12/2018

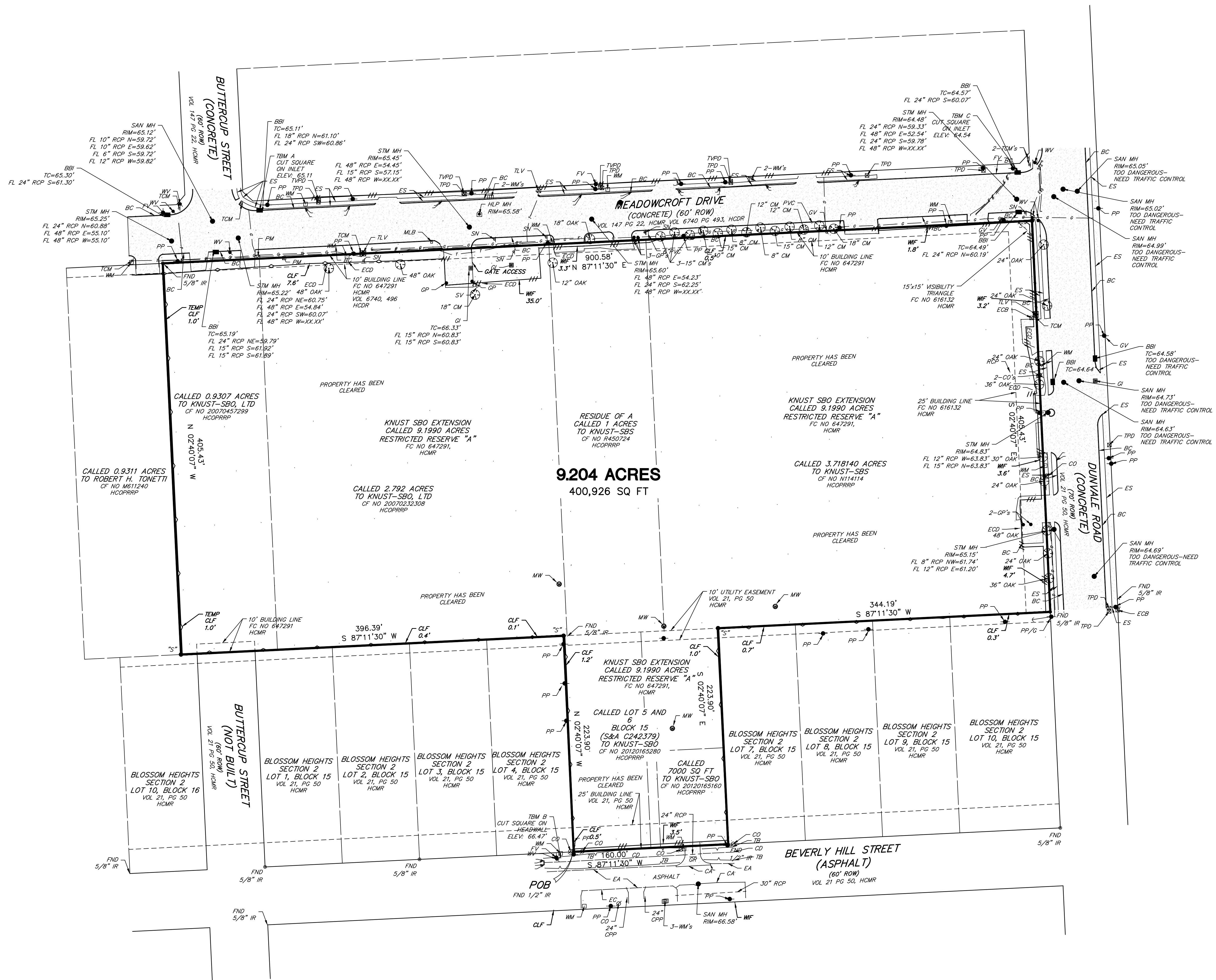
Subdivision Name: Briarmont Sec 2

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial





Application Number: 2018-0706

Plat Name: Briarmont Sec 2

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 04/02/2018

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

Specific Variance is being sought and extent of variance:

To allow three of the required nine guest parking spaces to be provided within Briarmont Sec 3

Chapter 42 Section: 186

Chapter 42 Reference:

(2) The parking space shall be placed within the boundaries of the subdivision plat, unless the parking space abuts

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;

Briarmont is an urban single-family development by Pulte Homes which will consist of 122 homes when fully developed. The site is located at the southwest intersection of Dunvale Road and Meadowcroft Drive, approximately 2/5ths of a mile south of Westheimer Road. The subdivision plat for Section 1 consisting of 53 total lots was recorded in August of 2017. The entire tract that will make up the Briarmont development is being sold to Pulte Homes in two pieces, the main rectangular portion and the "panhandle" piece that extends down to Beverly Hill Street. While the tract is being sold in two pieces, it is being developed in three phases. The rectangular piece makes up the first two phases and the "panhandle" portion will be the third phase. The "panhandle" tract must be developed last as that piece showed evidence of contaminants that make it unsuitable for residential development until they are properly disposed of. We have provided an Environmental Site Assessment Report from InControl Technologies, Inc. that summarizes these findings. In February of 2017, the preliminary replat for the site was approved at Planning Commission with a special exception to allow excessive block length along Beverly Hill Street and not to extend or terminate Buttercup Street with a cul-de-sac. A condition of approval was to provide a second point of access to Beverly Hill Street with Section 2. Instead of including it with Section 2, we are submitting a Section 3 plat simultaneously which only includes the second point of access and a reserve for 3 guest parking space within the "panhandle" portion of the property. We are not including any lots within this area due to environmental factors previously explained. We are requesting that we be allowed to count the three guest parking spaces included within Section 3 to satisfy the parking requirements for Section 2. There are nine parking spaces required within the limits of Section 2. We are providing six within Section 2 and are proposing to use the three spaces included within Section 3 to satisfy the parking requirements. Additional guest parking spaces will be provided at a future date to provide sufficient guest parking for the lots to be located in the "panhandle" portion.

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

The circumstances of the variance are not the result of a hardship created by the applicant, but rather the environmental issues that affect the "panhandle" portion of the property.

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

The intent and general purpose of this chapter is to provide sufficient guest parking within subdivisions that take access from a shared driveway or 28' P.A.E. so visitors are not forced to park on adjacent local streets. The intent and general purpose of this chapter will be preserved and maintained as all guest parking will be located within the boundaries of the Briarmont Development.

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

Granting of the variance will not be injurious to the public health safety and welfare as the off-site parking spaces will be located +/- 80-feet to the east of the plat boundary which equates to a walk of less than 1 minute.

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

Economic hardship is not a justification for the variance as being able to construct the additional parking spaces does not provide additional economic benefit to the client. Instead, granting of the variance simply allows the section to be developed as intended by the City's ordinance.

Houston Planning Commission

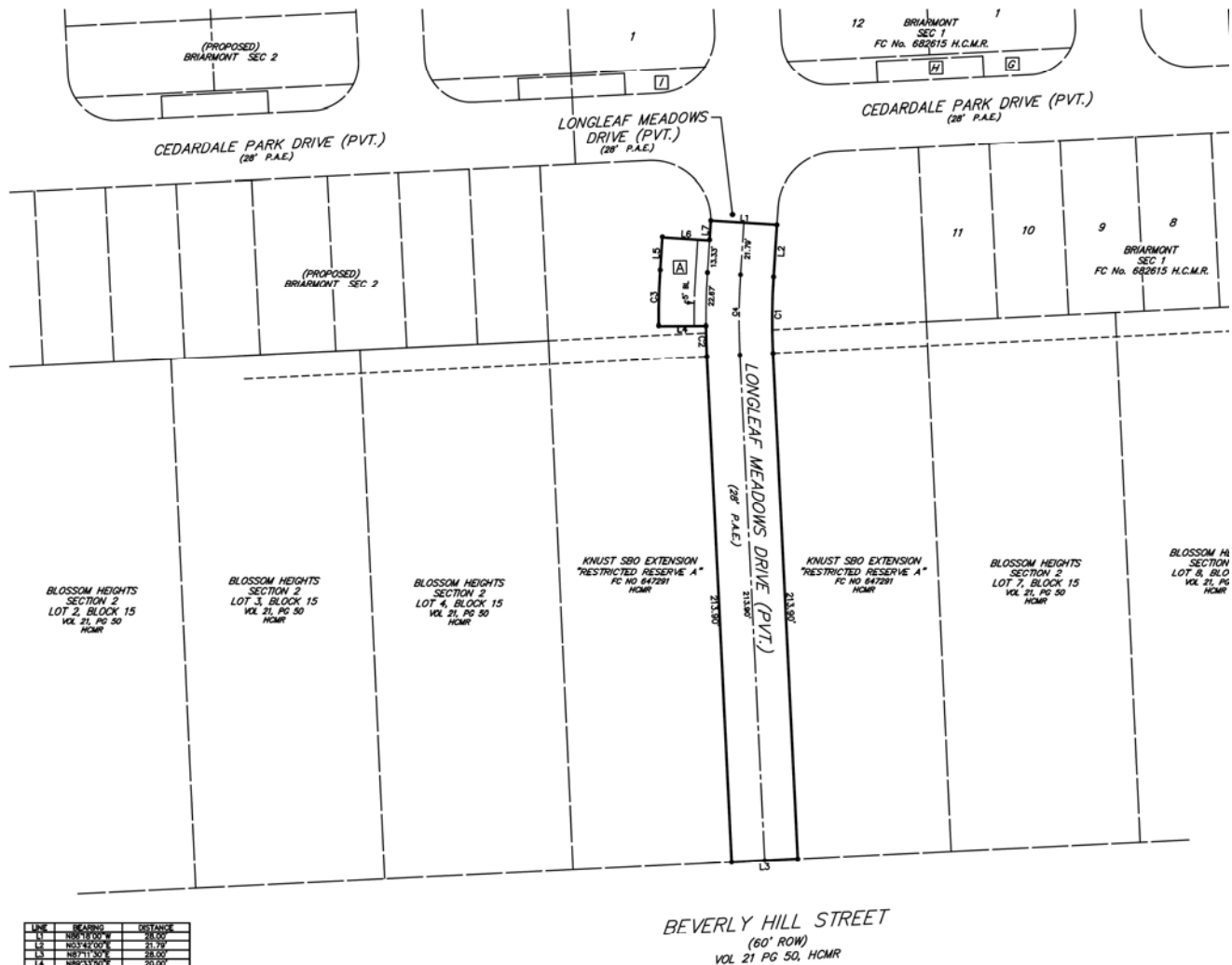
ITEM: 105

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Briarmont Sec 3

Applicant: Jones|Carter - Woodlands Office



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| 11 | N86°18'00"W | 21.00 |
| 12 | N05°49'00"E | 21.00 |
| 13 | N87°11'30"W | 23.00 |
| 14 | N82°33'00"E | 23.00 |
| 15 | S03°49'00"W | 13.33 |
| 16 | N86°18'00"W | 20.00 |
| 17 | S03°49'00"E | 8.49 |

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
|-------|--------|-------------|------------|---------------|--------------|---------|
| C1 | 288.00 | 87°03'14" | 13.40 | S00°00'00"W | 35.47 | 15.95 |
| C2 | 314.00 | 72°22'51" | 13.00 | S01°57'30"E | 13.00 | 6.50 |
| C3 | 334.00 | 47°08'14" | 24.11 | S01°37'30"E | 24.11 | 19.08 |
| C4 | 304.00 | 6°30'41" | 24.08 | S00°28'45"W | 24.08 | 1.00 |



D – Variances

Subdivision

Houston Planning Commission

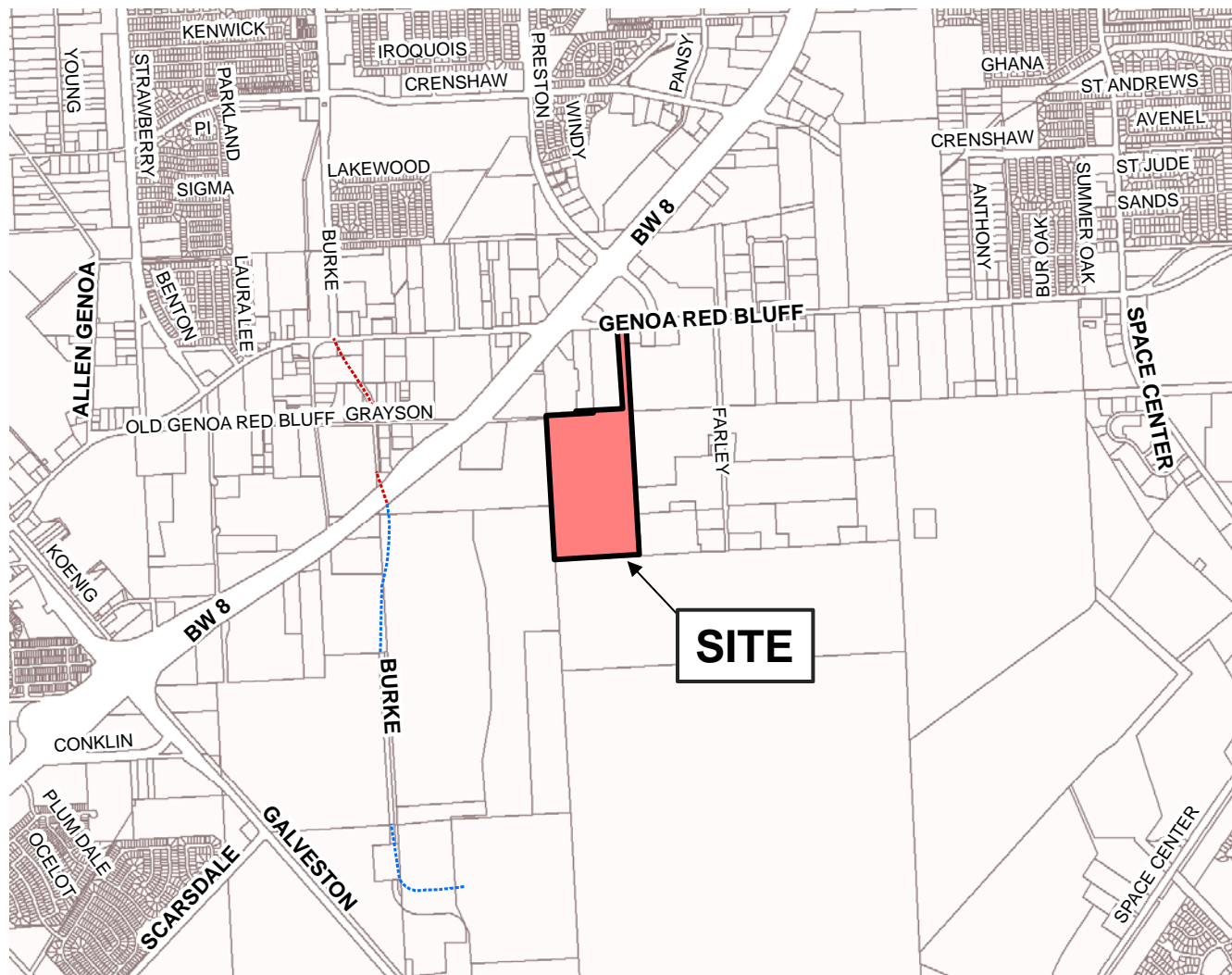
ITEM: 106

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Genoa Red Bluff Plaza

Applicant: Weisser Engineering Company



D – Variances

Site Location

Houston Planning Commission

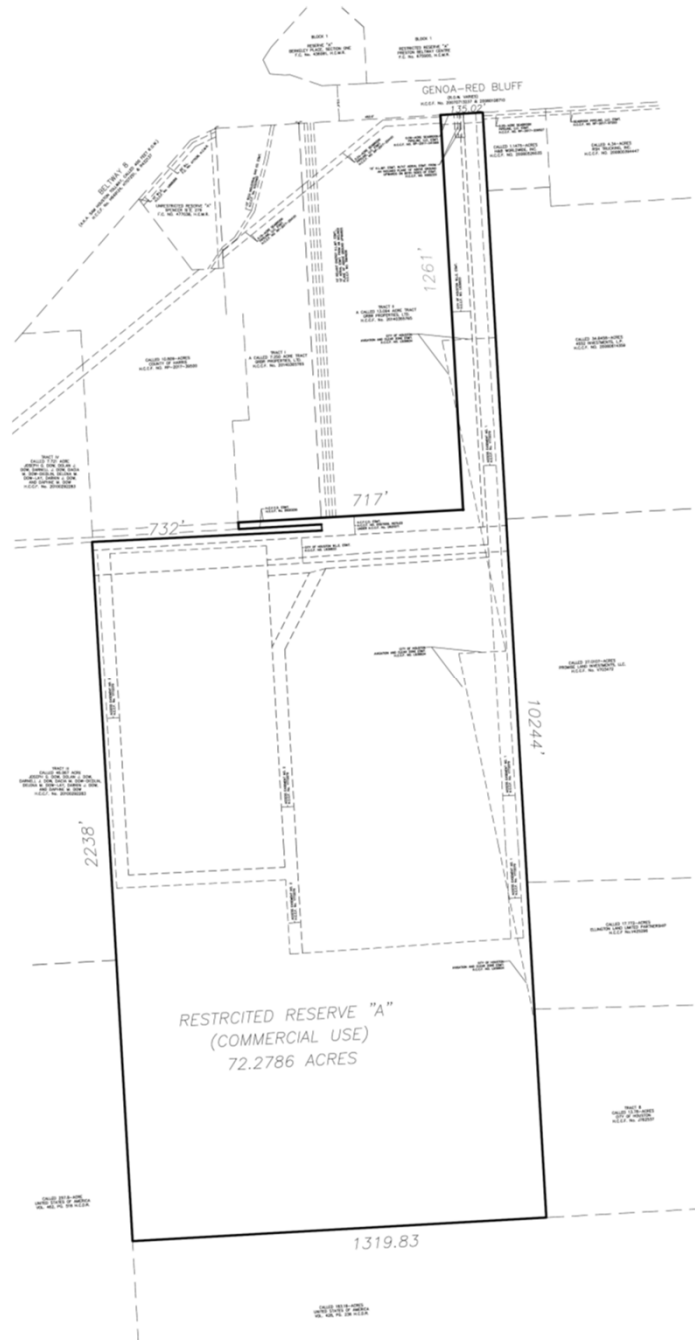
ITEM: 106

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Genoa Red Bluff Plaza

Applicant: Weisser Engineering Company



D – Variances

Subdivision

Houston Planning Commission

ITEM: 106

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Genoa Red Bluff Plaza

Applicant: Weisser Engineering Company



D – Variances

Aerial



Application Number: 2018-0616

Plat Name: Genoa Red Bluff Plaza

Applicant: Weisser Engineering Company

Date Submitted: 03/30/2018

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

Specific Variance is being sought and extent of variance:

To exceed 1400' intersection spacing requirements for local streets by not creating two (2) east to west streets and not extending Grayson Street through the tract.

Chapter 42 Section: 128/134

Chapter 42 Reference:

a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: 1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or 2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. b) A street that intersects with a local street will satisfy the intersection length requirement of item (1) of this section if the street: 1) Is a public street that intersects with two different public streets; and 2) Is not a permanent access easement. c) Intersections along local streets shall be spaced a minimum of 75 feet apart. (Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

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 property is currently operating as heavy industrial use. The property is intended to continue to operate as heavy industrial use. Grayson Drive was dedicated in a plat named J.O. Ross subdivision in 1928. Since that time, Grayson Drive has never been developed on the east side of Beltway 8 (Sam Houston Tollway). Grayson Drive on the west side of Beltway 8 is all but abandoned and can only be accessed by side street connectors from Genoa-Red Bluff. Grayson Drive is not used for area circulation, instead it is used for access to a small amount of mixed-use developments and terminates at the southbound Beltway 8 feeder without any overpass for future use of the proposed roadway to the east. If a street is provided on the east side of Beltway 8 it would only be used as a short cut to avoid the intersection of Beltway 8 and Genoa-Red Bluff, thus creating heavy vehicular traffic through an otherwise busy industrial property. Also, if a street is provided on the proposed plat, it can't be extended to an existing street due to current industrial development to the east of the property being proposed as GRB Plaza plat. An east to west street is not needed to gain access to any surrounding properties. The adjoining properties are of significant acreage that either gain access from Beltway 8, Genoa-Red Bluff, or from Farley Road. The property to the south of the proposed GRB Plaza plat is Ellington Air Field, which operates as a Military Air Force Base along with providing support to NASA's Johnson Space Center.

(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;

As mentioned above Grayson Drive was dedicated in a plat named J.O. Ross subdivision in 1928. Since that time, Grayson Drive has never been developed on the east side of Beltway 8 (Sam Houston Tollway). Grayson Drive on the west side of Beltway 8 is all but abandoned and can only be accessed by side street connectors from Genoa-Red Bluff. Grayson Drive is not used for area circulation, instead it is used for access to a small amount of mixed-use developments and terminates at the southbound Beltway 8 feeder without any overpass for future use of the proposed roadway to the east. If a street is provided on the east side of Beltway 8 it would only be used as a short cut to avoid the intersection of Beltway 8 and Genoa-Red Bluff, thus creating heavy vehicular traffic through an otherwise busy industrial property. Also, if a street is provided on the proposed plat, it can't be extended to an existing street due to current industrial development to the east of the property being proposed as GRB Plaza plat. An east to west street is not

needed to gain access to any surrounding properties. The adjoining properties are of significant acreage that either gain access from Beltway 8, Genoa-Red Bluff, or from Farley Road. The property to the south of the proposed GRB Plaza plat is Ellington Air Field, which operates as a Military Air Force Base along with providing support to NASA's Johnson Space Center.

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

If the roadway isn't provided, it will preserve and maintain the general purpose of this chapter. If the road was to be introduced, it would only increase traffic at the Beltway 8 feeder dumping high volumes of through traffic onto a one-way, controlled access feeder creating high potential for accidents. Traffic circulation would be supported by the existing roadways. An east to west street is not needed to gain access to any surrounding properties. The adjoining properties are of significant acreage that either gain access from Beltway 8, Genoa-Red Bluff, or from Farley Road. The property to the south of the proposed GRB Plaza plat is Ellington Air Field, which operates as a Military Air Force Base along with providing support to NASA's Johnson Space Center.

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

Granting the variance will not be injurious to the public health, safety or welfare. While the intersection spacing at 1,400 feet is required, the use of heavy industrial commercial equipment and machinery in this area wouldn't be advantageous to public health and safety by introducing non-industrial vehicular traffic.

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

Economic hardship is not the sole justification of the variance.

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Grace ER

Applicant: RSG Engineering



D – Variances

Site Location

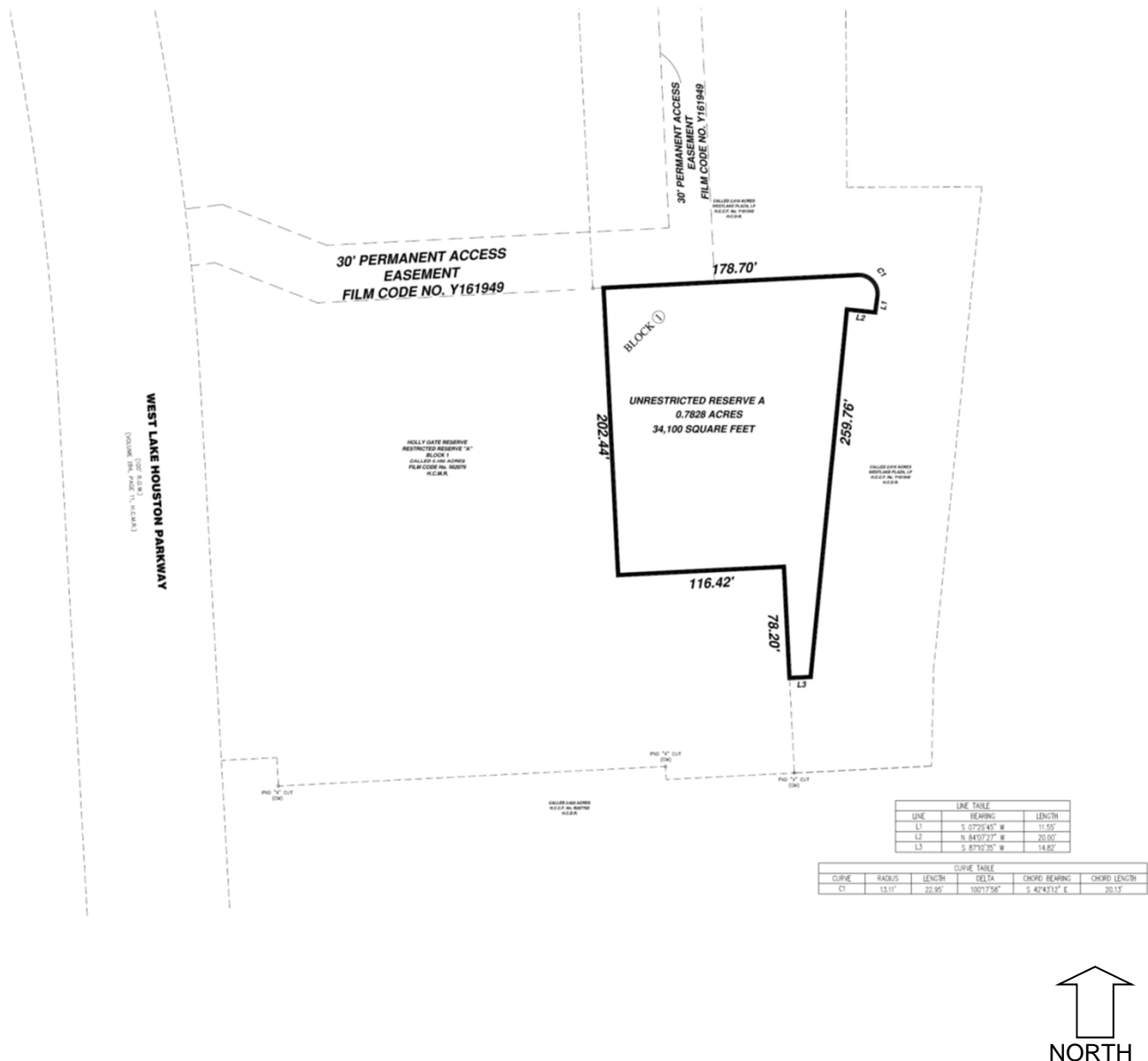
Planning and Development Department

ITEM: 107

Meeting Date: 04/12/2018

Subdivision Name: Grace ER

Applicant: RSG Engineering



D – Variances

Site Location

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Grace ER

Applicant: RSG Engineering



D – Variances

Site Location



Application Number: 2018-0434

Plat Name: Grace ER

Applicant: RSG Engineering

Date Submitted: 03/04/2018

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

Specific Variance is being sought and extent of variance:

To request the reserve be platted with no direct access to the Right of Way. Access to the proposed site is granted through an existing access easement.

Chapter 42 Section: 42-190

Chapter 42 Reference:

(c) Each reserve shall meet the following requirements for minimum size, the type of and width of the street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve (Unrestricted: Minimum 60' of frontage on a 60' public 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

The subject property is part of a larger business park on the intersection of FM 1960 and West Lake Houston. The subject property is the only remaining undeveloped pad site in this business park. The overall plan of this business park was to develop 5 commercial sites, but the way it was phased, developed and platted left the subject property with no direct access to the Right of Way. The previous developers intended to give access to the subject property so they put an easement in place for access to the subject property and other pads in the overall development. We are asking for a variance to plat the subject property as a reserve with access through an access easement and no direct access to the right of way. If this variance is not granted, the subject property will not be platted and therefore will become undevelopable.

(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 problem of access would have not been an issue if this property was platted as part of the overall development. The overall development was platted in phases and the subject property was left with no access to the right of way. The previous developers solved the access issue with an access easement, but did not take platting requirements into consideration. Strict application of the requirements of Chapter 42 would make the proposed development unfeasible.

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

The property not having access to the right of way is a result of the overall business park being developed in a way that created a property with no direct access to the right of way that was then purchased by the current applicant.

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

There is an existing access easement in place that will give the property necessary access to the right of way. Therefore the intent and the general purpose of this chapter will be preserved and maintained by granting this variance.

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

The granting of this variance will have no negative effect on the future tenants of this development; neither will it have a negative effect on neighboring properties or the general public.

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

Economic hardship is not the sole justification of the variance.

Houston Planning Commission

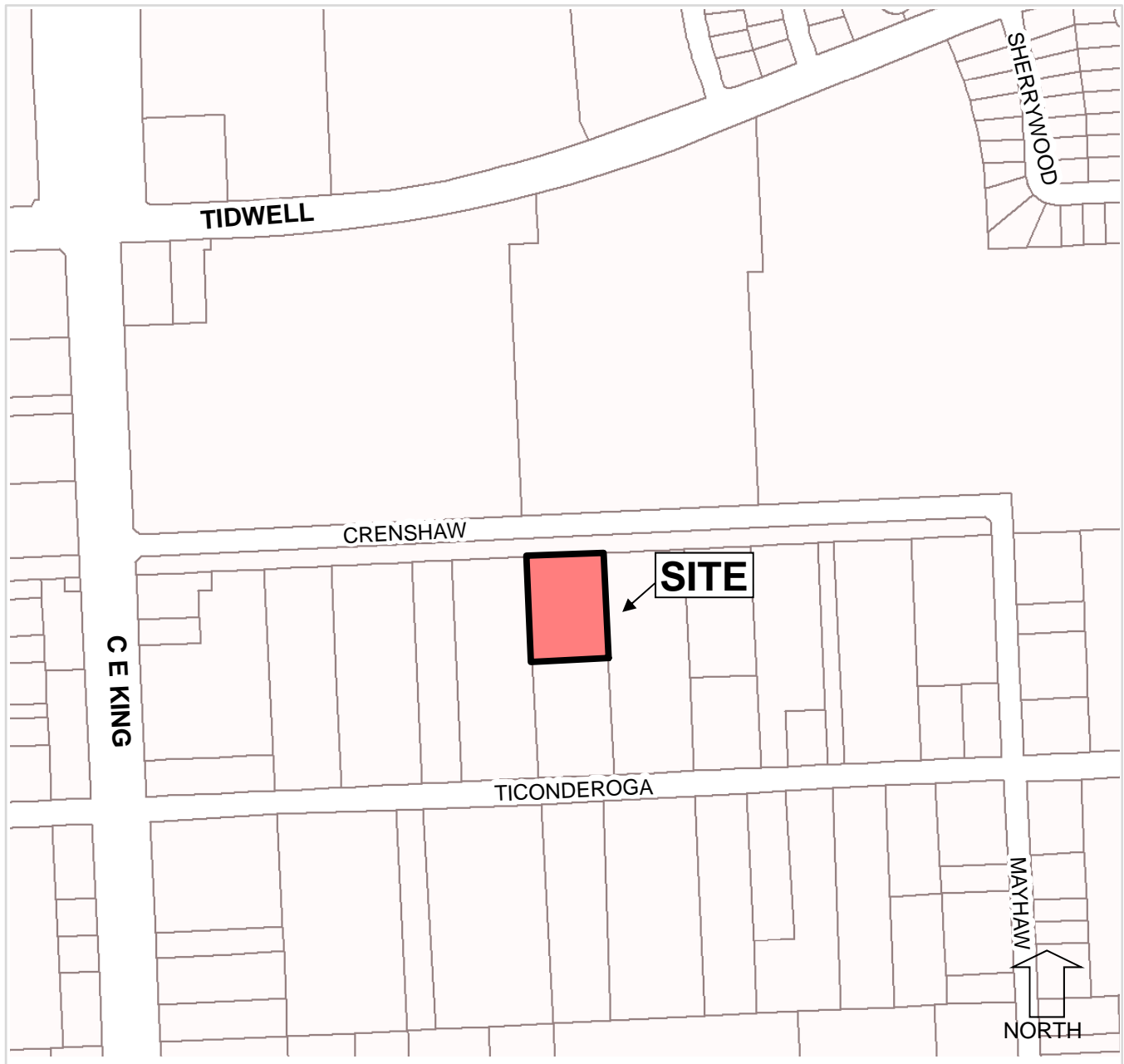
ITEM: 108

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Great Commission Family Church

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

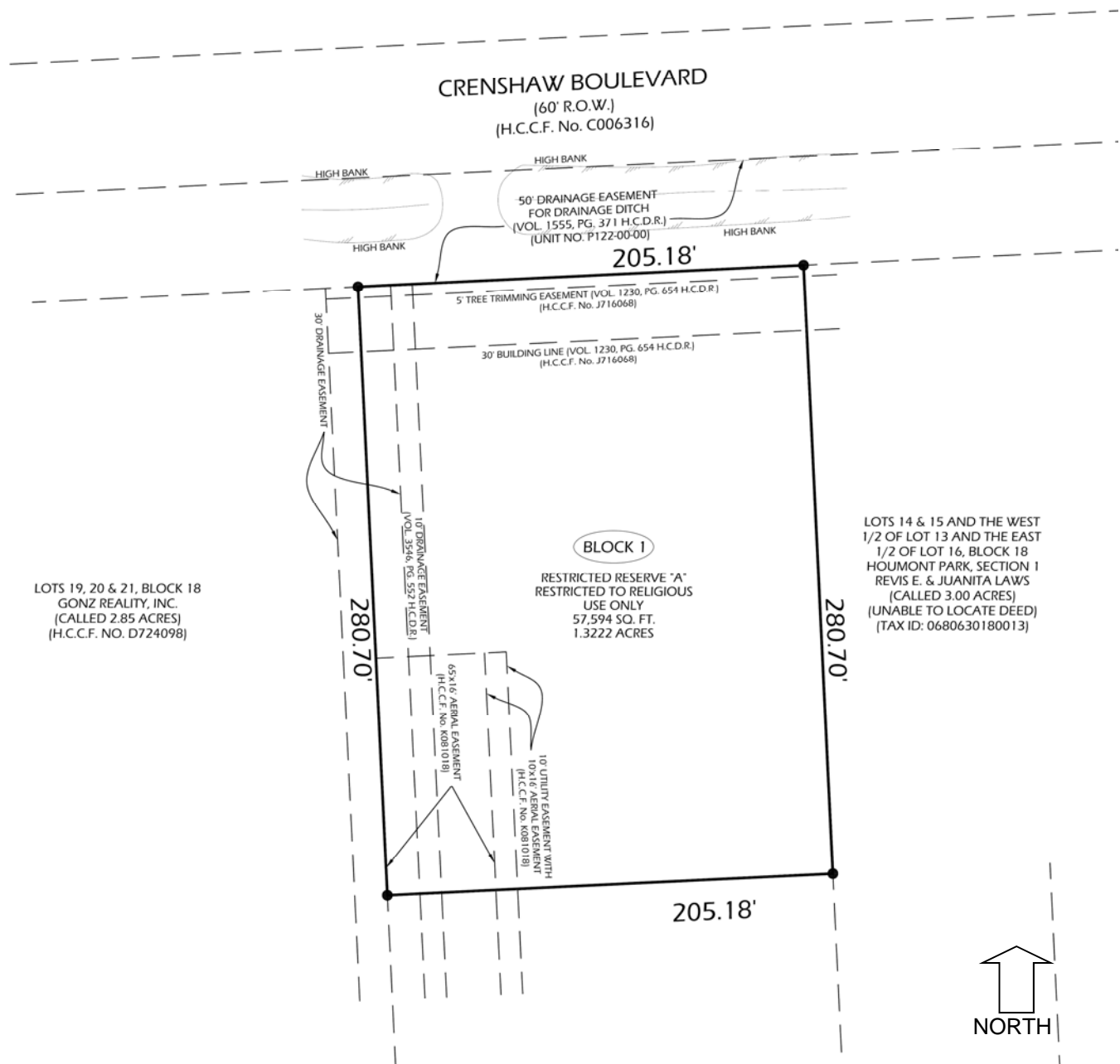
ITEM: 108

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Great Commission Family Church

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Great Commission Family Church

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



Application Number: 2018-0658

Plat Name: Great Commission Family Church

Applicant: Owens Management Systems, LLC

Date Submitted: 04/02/2018

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

Specific Variance is being sought and extent of variance:

We are seeking a variance to allow direct access to Crenshaw Road, over and across the fifty foot Harris County Flood Control District easement as recorded under Volume 1690, Page 23 of the HCDR.

Chapter 42 Section: 190(c)

Chapter 42 Reference:

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 or reserve: Type of Reserve - Restricted Reserve all other; minimum size 5000 sf; type of street or shared driveway - public street; minimum street or shared driveway width - 60 ft; minimum street driveway frontage - 60 ft.

Statement of Facts

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

(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 Great Commission Family Church, also known as property owner added a multipurpose gym to the current property that was purchased in September 2007. Upon seeking an occupancy permit to the multipurpose gym, the property owner's septic system was flagged in the building as there were lots that needed to be certified as the owner's property to ensure the septic lines were not draining to land that belonged to the adjacent property owner. This initial concern has been cleared. However, the replat presented a second issue with driveway used to enter the property from Crenshaw Road. The replat revealed the property where the driveway exists doesn't belong to the property owner, but to Sheldon ISD. The property owner is already utilizing the driveway that crosses over the HCFCD easement. The driveway was installed with a driveway permit, so not granting the variance would not allow any access to the property. Prior to the purchase of the property in 2007, the driveway did not have an access easement. However, the property owner currently has an access easement agreement with Sheldon ISD. The existing driveway is the only viable option for entering then property. A second driveway is not permitted to be built as an additional driveway would compromise the flood control ditch.

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

The driveway existed prior to the property owner's purchase of the property in 2007. By all indicators, the current driveway has served as the entrance for the facility for decades. Therefore, the hardship was not created or imposed by the current owner as it existed well before the purchase of the property.

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

One to the purposed of Chapter 42 is to enhance the pedestrian activity in an area, which is accompanied in part by allowing the driveway to cross said easement. The requested variance will aid in maintaining the character of the neighborhood. The improvements made by this development will eliminate unsafe conditions apparent in existing structures, improve the pedestrian access and activities and maintain safe traffic visibility. The addition made to the current facility and access granted by Sheldon ISD to use the pre-existing driveway will not compromise 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 improvements made by this development will eliminate unsafe conditions apparent in existing structure, improve pedestrian access and activities and maintain safe traffic visibility. The original structure has been existing for many years and the variance being sought to secure the permits needed to occupy the new construction will in no manner compromise public health, safety or welfare.

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

We confirm that economic hardship is not the sole justification of the variance. Granting of the variance will allow new construction to be consistent with the existing or proposed character of the surrounding neighborhood. The driveway is the only entrance to the property and constructing a second entrance is not a viable solution as it would compromise the flood control ditch. The building permit is contingent upon the replat. This variance was originally approved with application 2016-2081, but the plat application expired prior to recording.

Houston Planning Commission

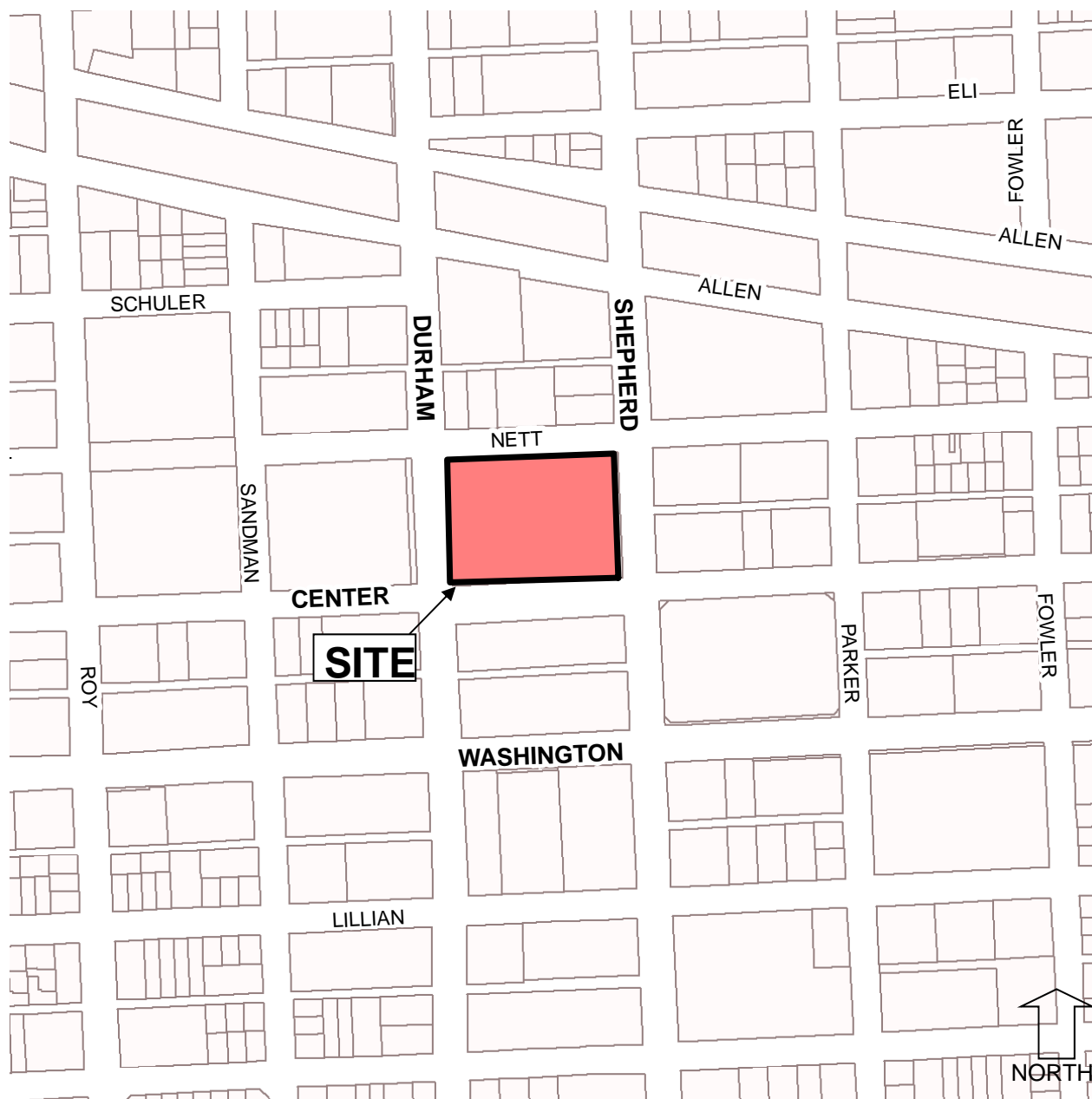
ITEM: 109

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Interpose (DEF1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

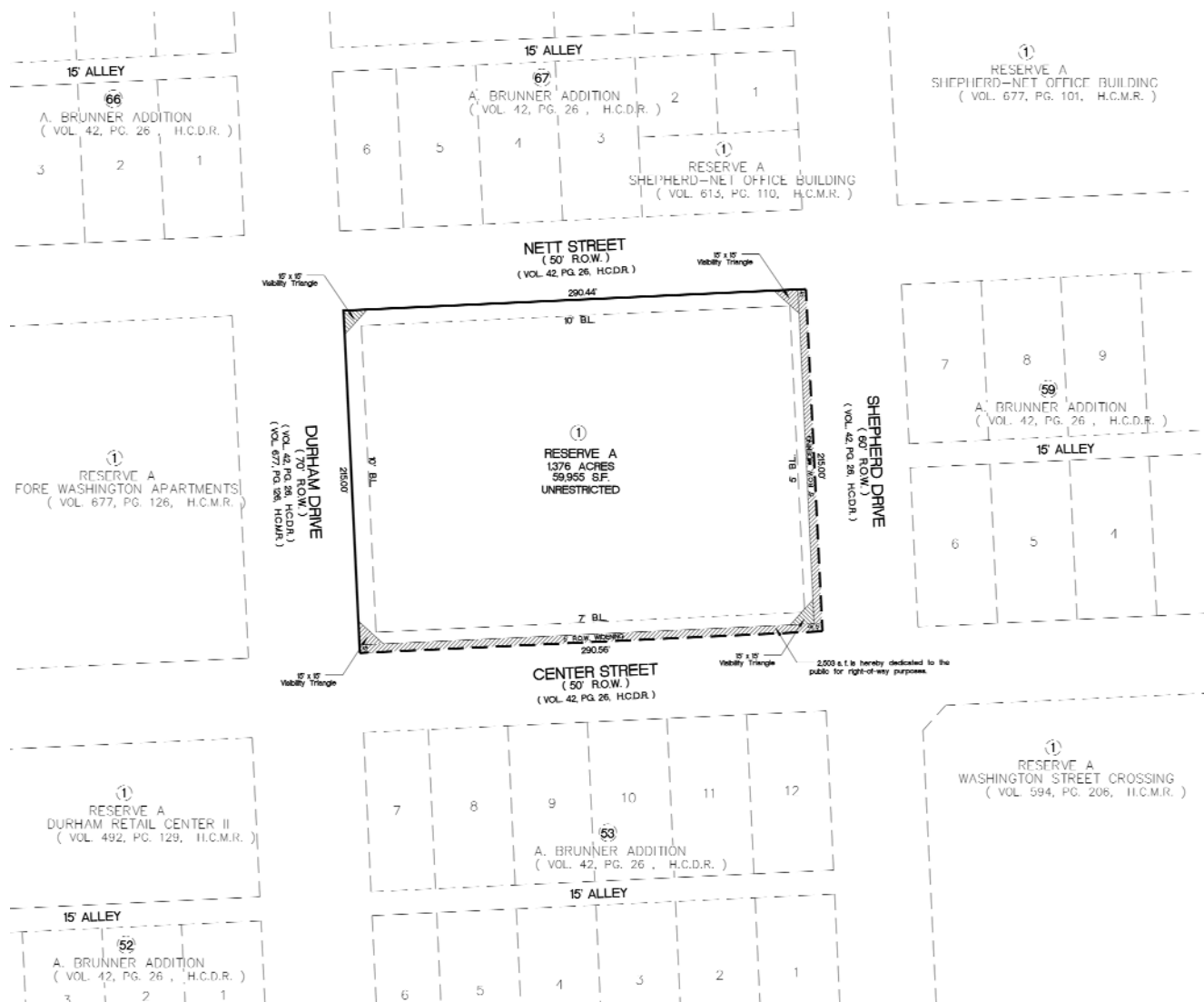
ITEM: 109

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Interpose (DEF1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

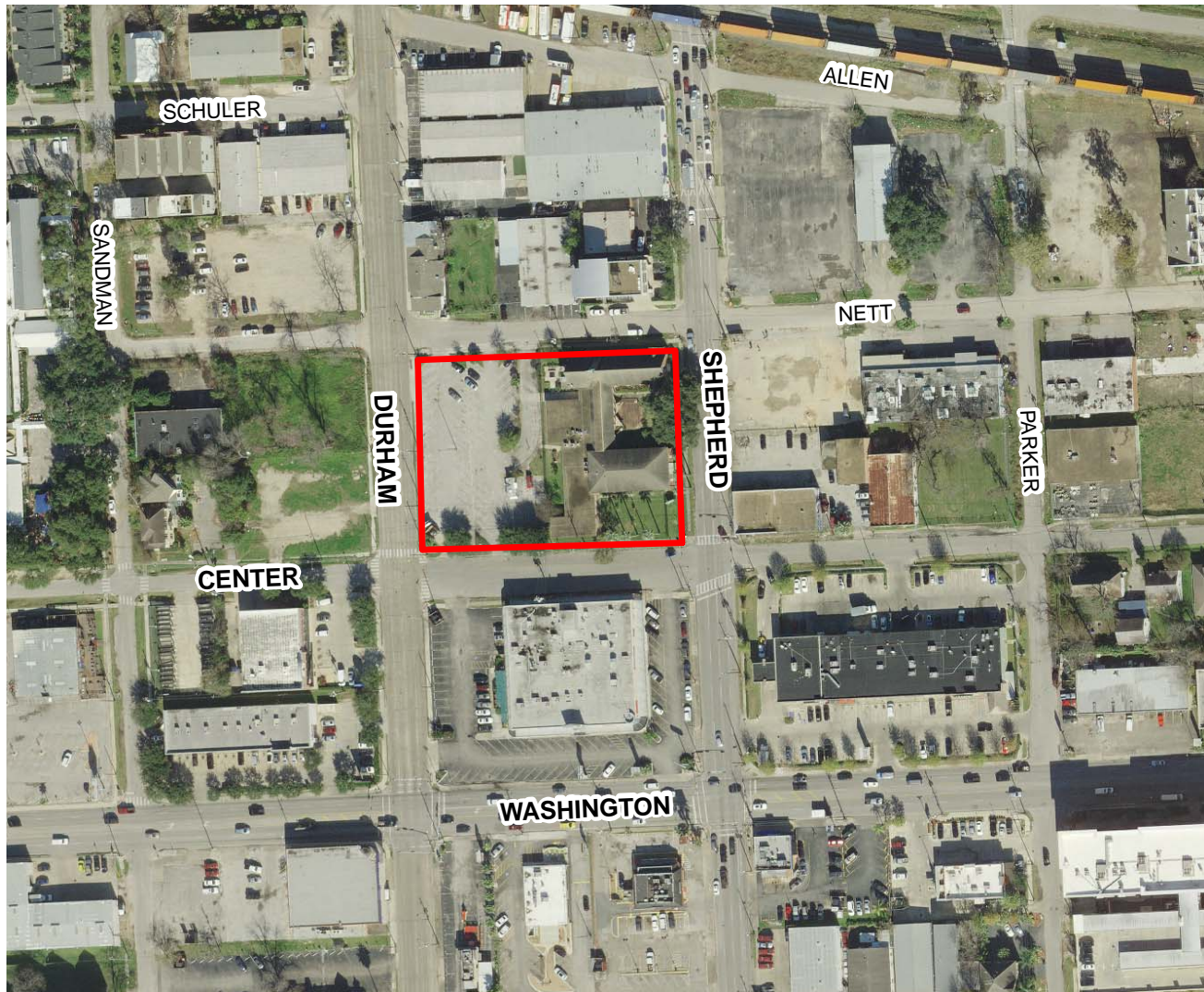
ITEM: 109

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Interpose (DEF1)

Applicant: Vernon G. Henry & Associates, Inc.



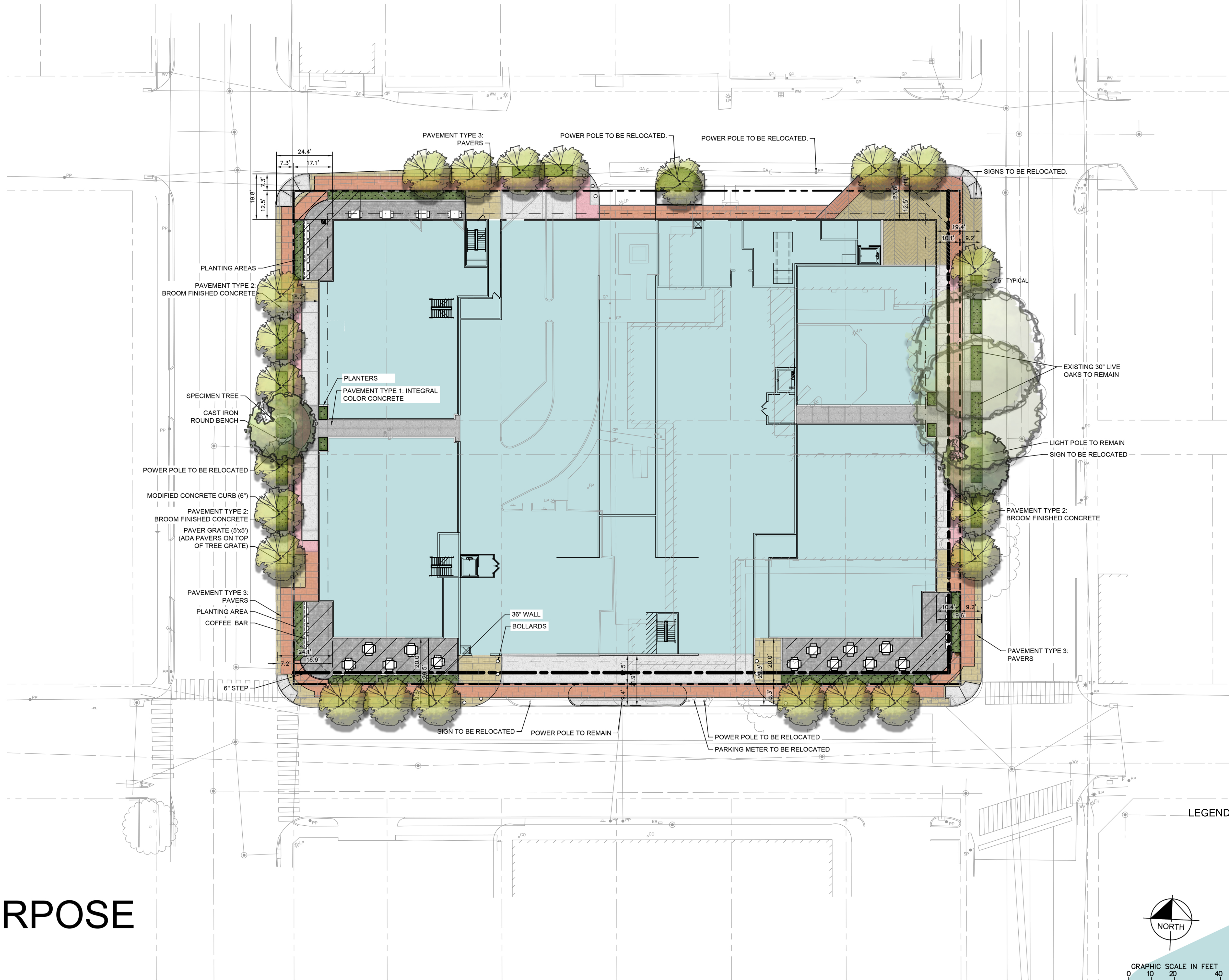
D – Variances

Aerial

THE INTERPOSE

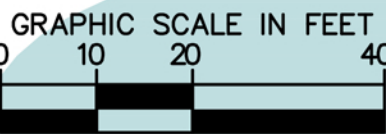
Houston, Texas
April 2018

DWG NAME
LAST SAVED
K:\HOU_CIVIL\067793302 - HUNTINGTON - SHEPHERD MICRO APTS\LANDSCAPE ARCHITECTURE\DWG\BASE\STREETSCAPE.DWG
4/4/2018 9:31 AM



LEGEND

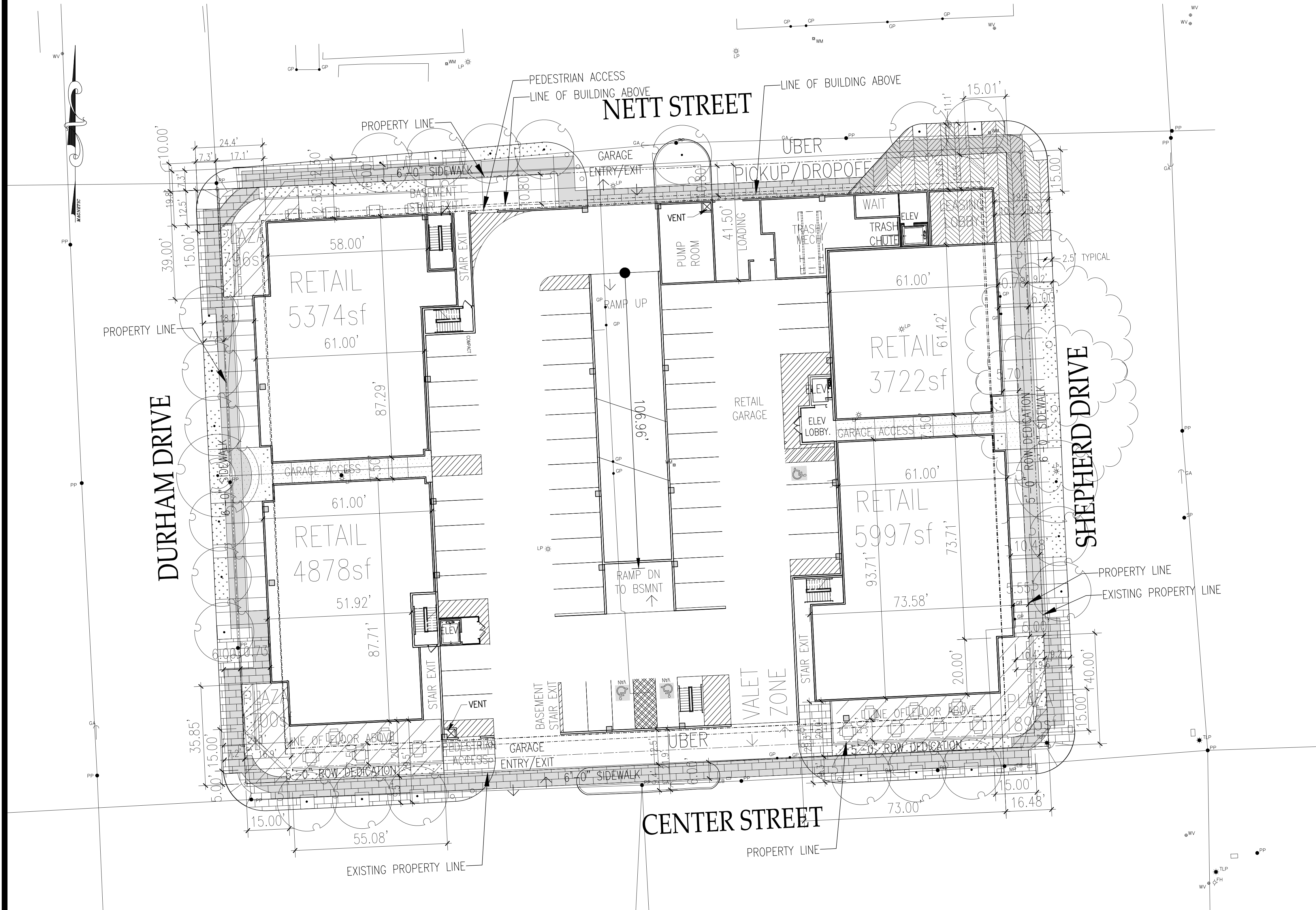
6' SIDEWALK CLEARANCE



Kimley»Horn

11700 Katy Freeway
Suite 800
Houston, Texas 77079
281-597-9300
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.



Shepherd at Center
Ground Level
Houston, Texas
for
Hunington Residential

SCALE: 1" = 20'

| DATA | | | | 5 | Story | Over Retail | |
|-----------|----|-----|-------|----------------|-------|-------------|-----------|
| 11.90% | 20 | A1 | UNITS | Efficiency | 386 | SF | 7,720 SF |
| 29.76% | 50 | A1a | UNITS | Efficiency | 440 | SF | 22,000 SF |
| 17.86% | 30 | A2 | UNITS | Efficiency | 460 | SF | 13,800 SF |
| 5.95% | 10 | A3 | UNITS | 1BD/1BA | 538 | SF | 5,380 SF |
| 20.24% | 34 | A4 | UNITS | 1BD/1BA | 536 | SF | 18,224 SF |
| 5.95% | 10 | A5 | UNITS | 1BD/1BA | 607 | SF | 6,070 SF |
| 5.95% | 10 | B1 | UNITS | 1BD/STU/1BA | 850 | SF | 8,500 SF |
| 2.38% | 4 | B2 | UNITS | 2BD/2BA | 706 | SF | 2,824 SF |
| 168 UNITS | | | | TOTAL FOOTAGE: | | 84,518 | SF |

AVERAGE SQUARE FOOTAGE: 503 SQ. FT.

LAND: 1.405 Acres 61,193 S.F.
DENSITY 119.59 Units/Acre

| PARKING PROVIDED: | | Standard | Compact | Reg | Accessible | VAN | TA | Total |
|-------------------|----------|----------|---------|-----|------------|-------|----|-----------------|
| Retail | Basement | 141 | 0 | 1 | 0 | 1 | | 142 Spaces |
| Retail | 1st | 47 | 1 | 1 | 2 | 3 | | 51 Spaces |
| Residential | 2nd | 45 | 4 | 2 | 0 | 2 | | 51 Spaces |
| Residential | 3rd | 45 | 4 | 2 | 0 | 2 | | 51 Spaces |
| Residential | 4th | 45 | 4 | 2 | 0 | 2 | | 51 Spaces |
| Residential | 5th | 45 | 4 | 2 | 0 | 2 | | 51 Spaces |
| Residential | 6th | 45 | 4 | 2 | 0 | 2 | | 51 Spaces |
| Amenity | 7th | 0 | 0 | 0 | 0 | 0 | | 0 Spaces |
| | | 413 | 21 | 12 | 2 | 14 | | 448 Total |
| | | | | | | 3.13% | | 448 Residential |

TO 1 Handicap Required Parking 8.96 2% of total provided
van required 2,333 1 in 6 of provided

| MIX | RESIDENTIAL | Required Parking |
|----------------|-------------|---------------------|
| 100 Efficiency | 59.5% | 1.25 125 Spaces |
| 64 1BD/ 1BA | 38.1% | 1.33 85 Spaces |
| 4 2BD/ 2BA | 2.4% | 1.67 7 Spaces |
| 168 | | 217 Spaces Required |

| RESTAURANT | |
|----------------|-----------------------|
| RETAIL Parking | 10/1000 SF 200 Spaces |

| TOTAL REQUIRED PARKING CALCULATION | | |
|------------------------------------|-----|--------------------------|
| Provided | 448 | Required Residential 217 |
| | | Required Retail 200 |
| | | 417 Req. Spaces |
| Additional Spaces | | 31 |

Sanford P. Steinberg
AIA

06-13-2017 Schematic Site Issue
06-27-2017 Schematic Site Issue
07-12-2017 Schematic Site Issue
07-20-2017 Schematic Site Issue
08-07-2017 Schematic Site Issue
10-05-2017 Schematic Site Issue
11-17-2017 Schematic Site Issue
12-04-2017 Schematic Site Issue
12-11-2017 Schematic Site Issue
01-16-2018 Schematic Site Issue
01-26-2018 Schematic Site Issue
03-13-2018 Variance Request

Steinberg
Dickey
Collaborative, LLP
ARCHITECTS, PLANNERS

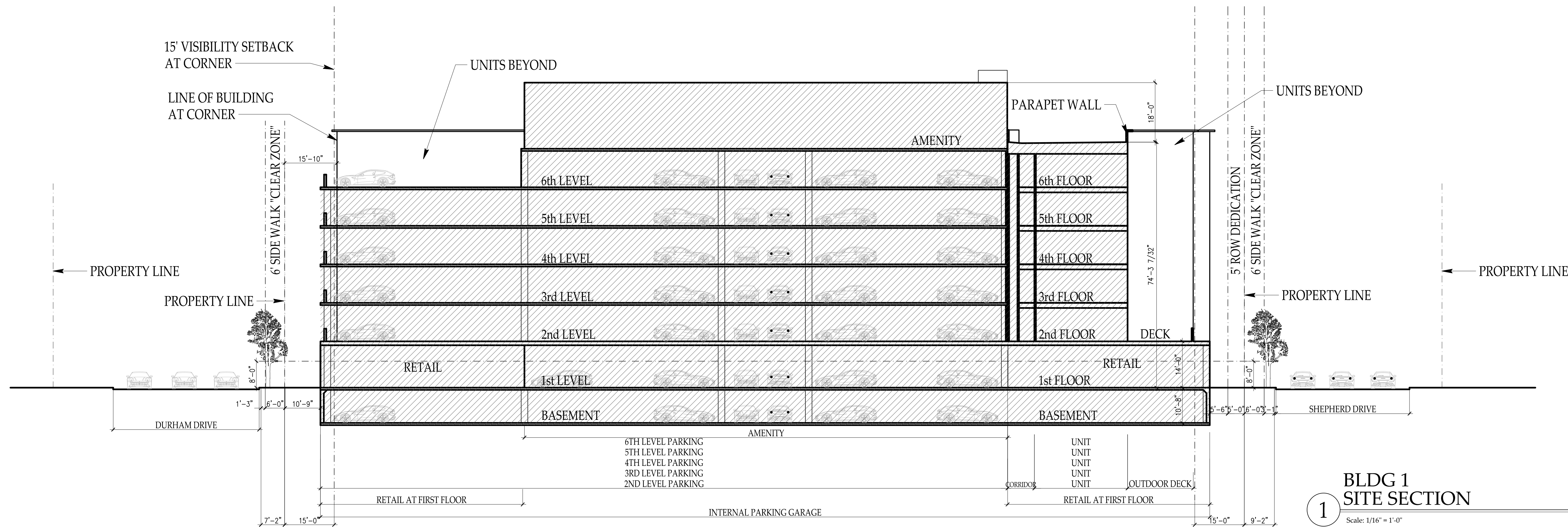
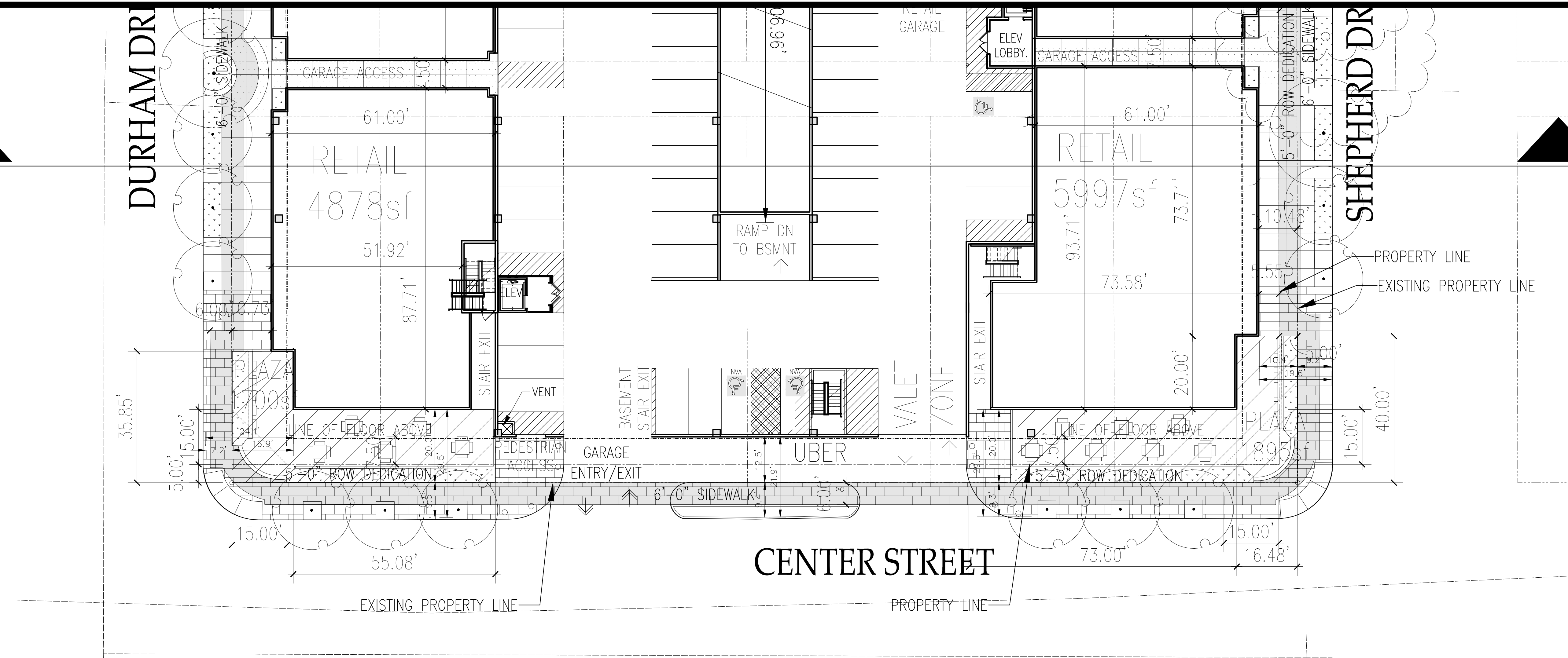
The Interpose
Houston, Texas

8100 Washington Avenue
Suite 250
Houston, Texas 77007
713.552.1777 713.850.7744 Fax
www.SDCArchitects.com

JOB NO. 2017.027

SHEET DESCRIPTION
SITE PLAN

A1.01

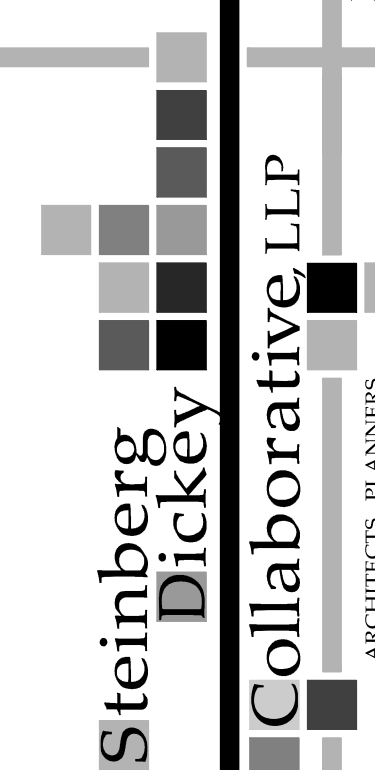


BLDG 1
SITE SECTION
1
Scale: 1/16" = 1'-0"

Sanford P. Steinberg
AIA

03-13-2018 Variance Request

Not for regulatory approval, permitting, or construction 03-13-2018



The Interpose
Houston, Texas

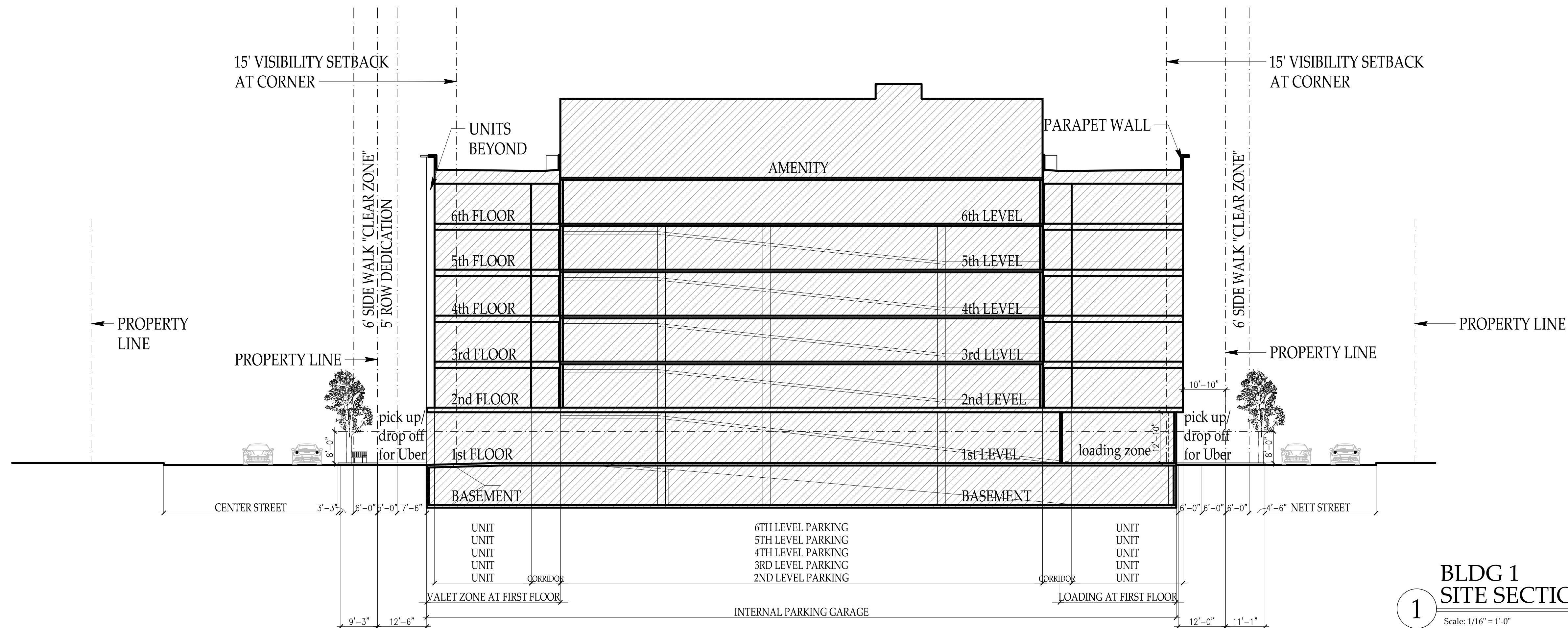
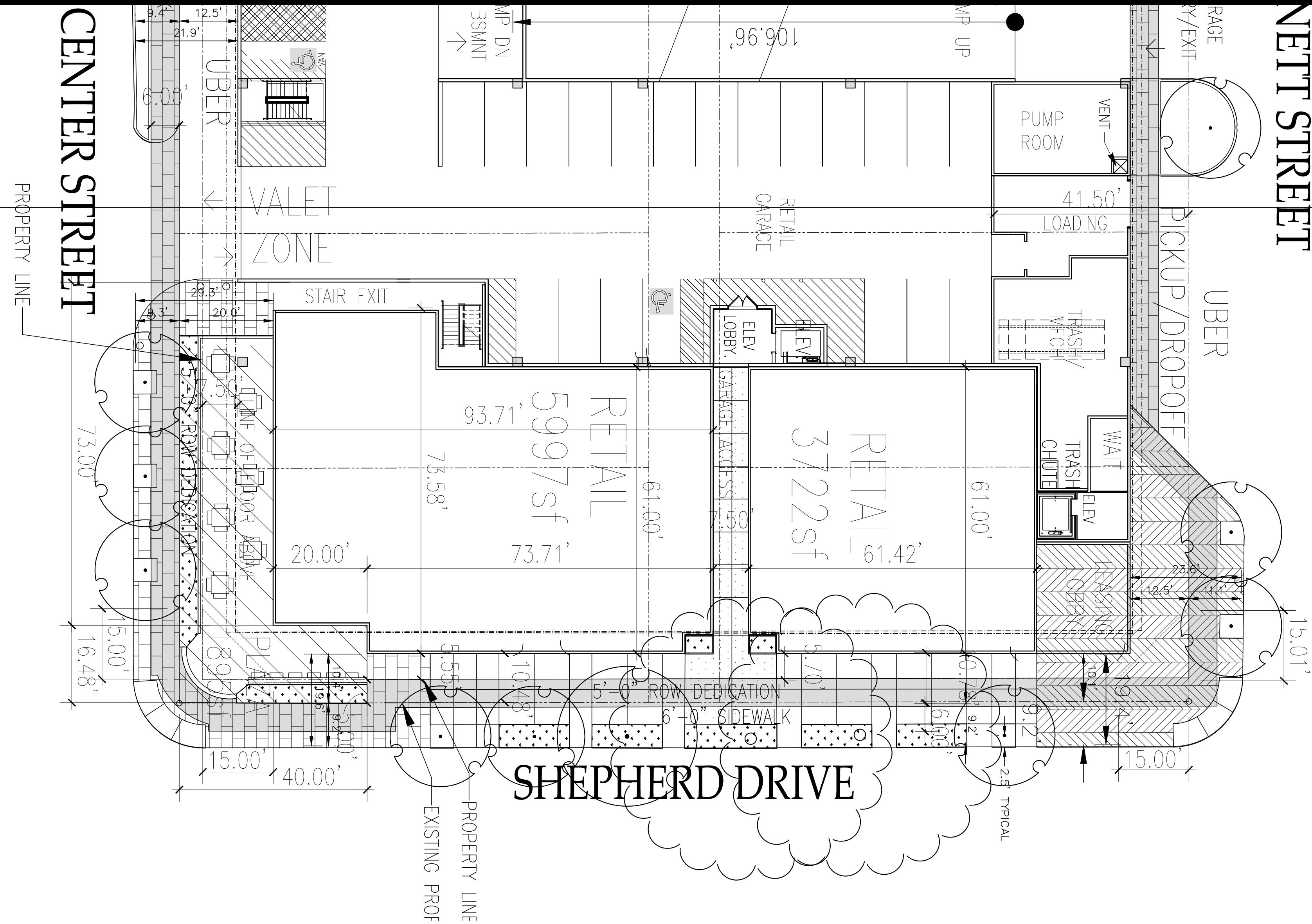
8100 Washington Avenue
Suite 250
Houston, Texas 77007
713.552.1777 • 713.850.7744 Fax

www.SDCArchitects.com

JOB NO. 2017.027

SHEET DESCRIPTION
BUILDING SECTION
BLDG 1
SITE SECTION

A3.01b

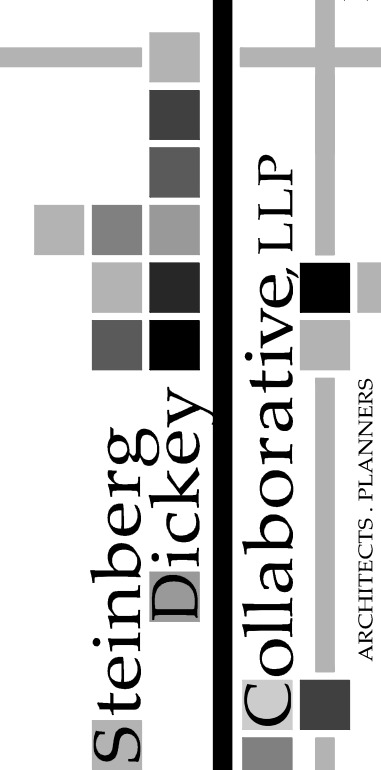


BLDG 1
SITE SECTION
1
Scale: 1/16" = 1'-0"

Sanford P. Steinberg
AIA

03-13-2018 Variance Request

Not for regulatory approval, permitting, or construction 03-13-2018



The Interpose

Houston, Texas

8100 Washington Avenue
Suite 250
Houston, Texas 77007

713.552.1777 • 713.850.7744 Fax

www.SDCArchitects.com

JOB NO. 2017.027

SHEET DESCRIPTION
BUILDING SECTION
BLDG 1
SITE SECTION

A3.01c



2 SHEPHERD STREET
BUILDING ELEVATION
Scale: 1" = 10'-0"



1 CENTER STREET
BUILDING ELEVATION
Scale: 1" = 10'-0"

Sanford P. Steinberg
AIA

03-13-2018 Variance Request

Not for regulatory approval, permitting, or construction (03-13-2018)

Steinberg
Dickey
Collaborative LLP
ARCHITECTS, PLANNERS

The Interpose
Houston, Texas

8100 Washington Avenue
Suite 250
Houston, Texas 77007
713.552.1777 # 713.850.7744 Fax

www.SDCArchitects.com

JOB NO. 2017.027

SHEET DESCRIPTION
BUILDING ELEVATIONS

A3.01a



1 DURHAM STREET BUILDING ELEVATION
Scale: 1" = 10'-0"

Sanford P. Steinberg
AIA

03-13-2018 Variance Request

Not for regulatory approval, permitting, or construction (03-13-2018)



The Interpose
Houston, Texas

8100 Washington Avenue
Suite 250
Houston, Texas 77007
713.552.1777 # 713.850.7744 Fax

www.SDCArchitects.com

JOB NO. 2017.027

SHEET DESCRIPTION
BUILDING ELEVATIONS

A3.01b



Application Number: 2018-0511

Plat Name: Interpose

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 03/16/2018

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

Specific Variance is being sought and extent of variance:

To allow a reduced building line of 5' on Shepherd Drive rather than the required 25'; to allow a reduced building line of 10' on Durham Drive rather than the required 25'; to allow a reduced building line of 7' on Center Street rather than required 10'

Chapter 42 Section: 152

Chapter 42 Reference:

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

Statement of Facts

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

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

This is the site of a church built in the early 1950's now being demolished. It is to be redeveloped for vertical mixed use appropriate to this inner-city area, which has been experiencing substantial redevelopment for the last several years. The ground floor will be retail and the upper floors will be apartments. The active uses will surround the parking garage in the center of the block, shielding the garage from view on 3 of the 4 streets. On the 4th side, (Center Street) the garage view is blocked at the corners by retail space but the central section allows customers and residents to see the garage parking. The entire area on the ground floor will be paved from the face of the retail space to the curb to create a true pedestrian area. There will be leave-outs in the paving for planting the street trees. A designated pick-up/drop-off area for ride-share services is being created on Center Street to discourage drivers from stopping for passengers on the two busy major thoroughfares. There are many new apartment complexes in this area, including one on the opposite side of Durham which is nearing completion. While many of these are enhancing the streetscape, they lack the ground floor retail that encourages pedestrian activity. The future residents of this project will be able to dine and purchase goods without having to use their cars. The enhanced streetscape will also encourage pedestrians and cyclists from other nearby areas. Having the glass-fronted retail close to the street will encourage pedestrian activity, making the people feel more secure and interesting. If the building were to be setback the required distance, it is likely that the site plan would change to have the area closest to the street used for surface parking. This suburban approach has proven to be a deterrent to pedestrian activity and encourage people to drive from place to place, adding to traffic congestion. The entire block will be circled by a minimum 6' clear sidewalk; the area between the face of the building and the curb is to be paved with the exception of the area where the street trees will be planted. There is to be a designated location for ride share pick/up /drop off on Center Street. This will discourage stopping on the major thoroughfares as well as make it easy for drivers and passengers to locate one another. There will be a minimum distance of more than 15' between the face of the building and the curb on all 4 sides; Shepherd will have 19'; Durham will have 18'; Center will have 21'; Nett will have 19'.

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

In an increasingly dense urban area, it is desirable to encourage modes of transportation other than driving private autos. This requires a change to the way property was developed in the last half of the 20th century.

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

The intent of the chapter is to allow for the creation of unique environments with similar characteristics. The entire area on the ground floor will be paved from the face of the retail space to the curb to create a true pedestrian area. There will be leave-outs in the paving for planting the street trees.

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

Public health, safety, and welfare will be improved by encouraging alternative transportation means other than autos, particularly a safe pedestrian environment. A designated pick-up/drop-off area for ride-share services is being created on Center Street to discourage drivers from stopping for passengers on the two busy major thoroughfares. There will also be more "eyes on the street" with the active ground-floor uses. Having the glass-fronted retail close to the street will encourage pedestrian activity, making the people feel more secure and interesting.

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

The justification for this variance is to create a walkable area for area residents and the tenants of the apartments on this project.

Houston Planning Commission

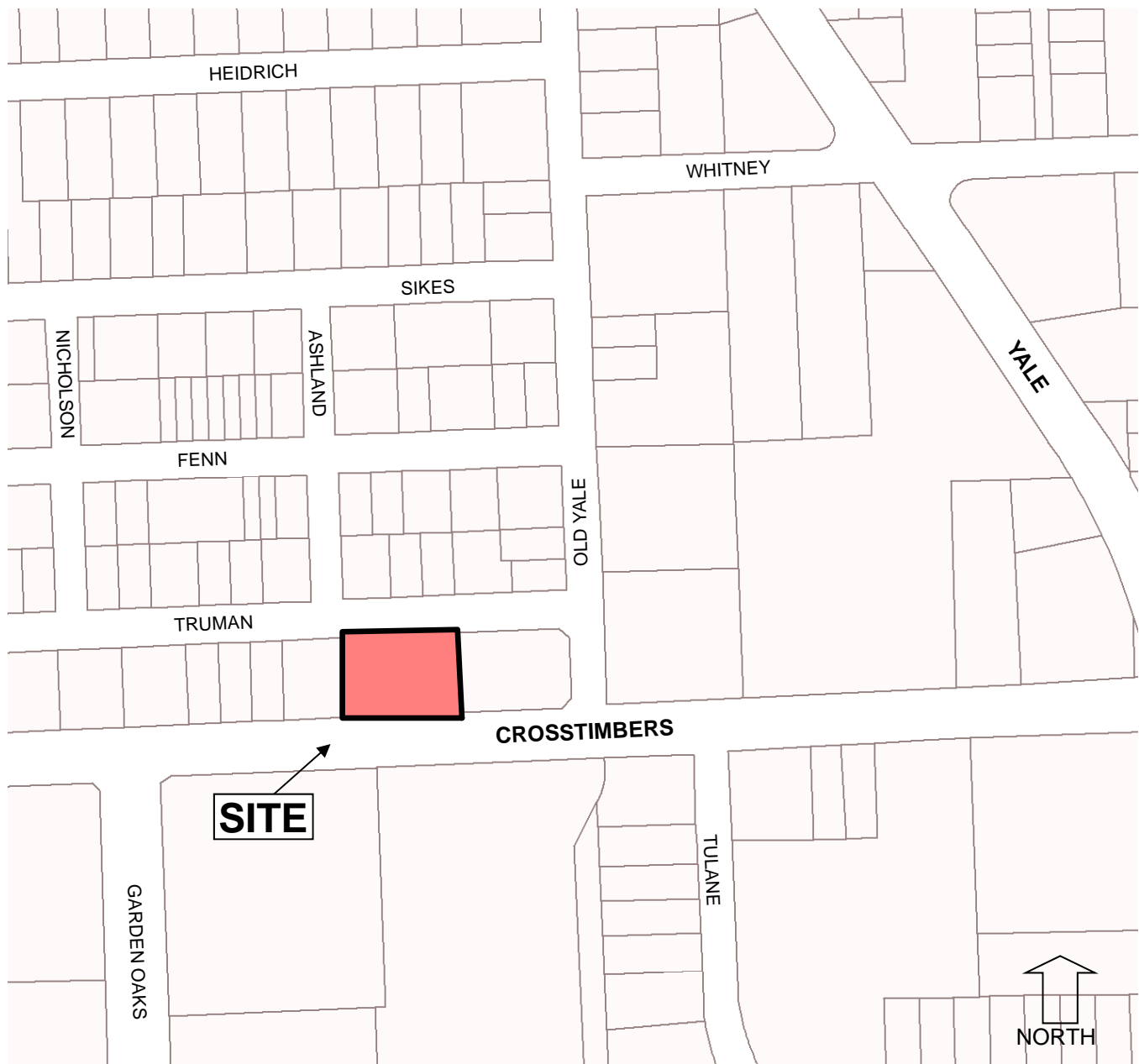
ITEM: 110

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: JCMW Properties Place replat no 1 (DEF1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

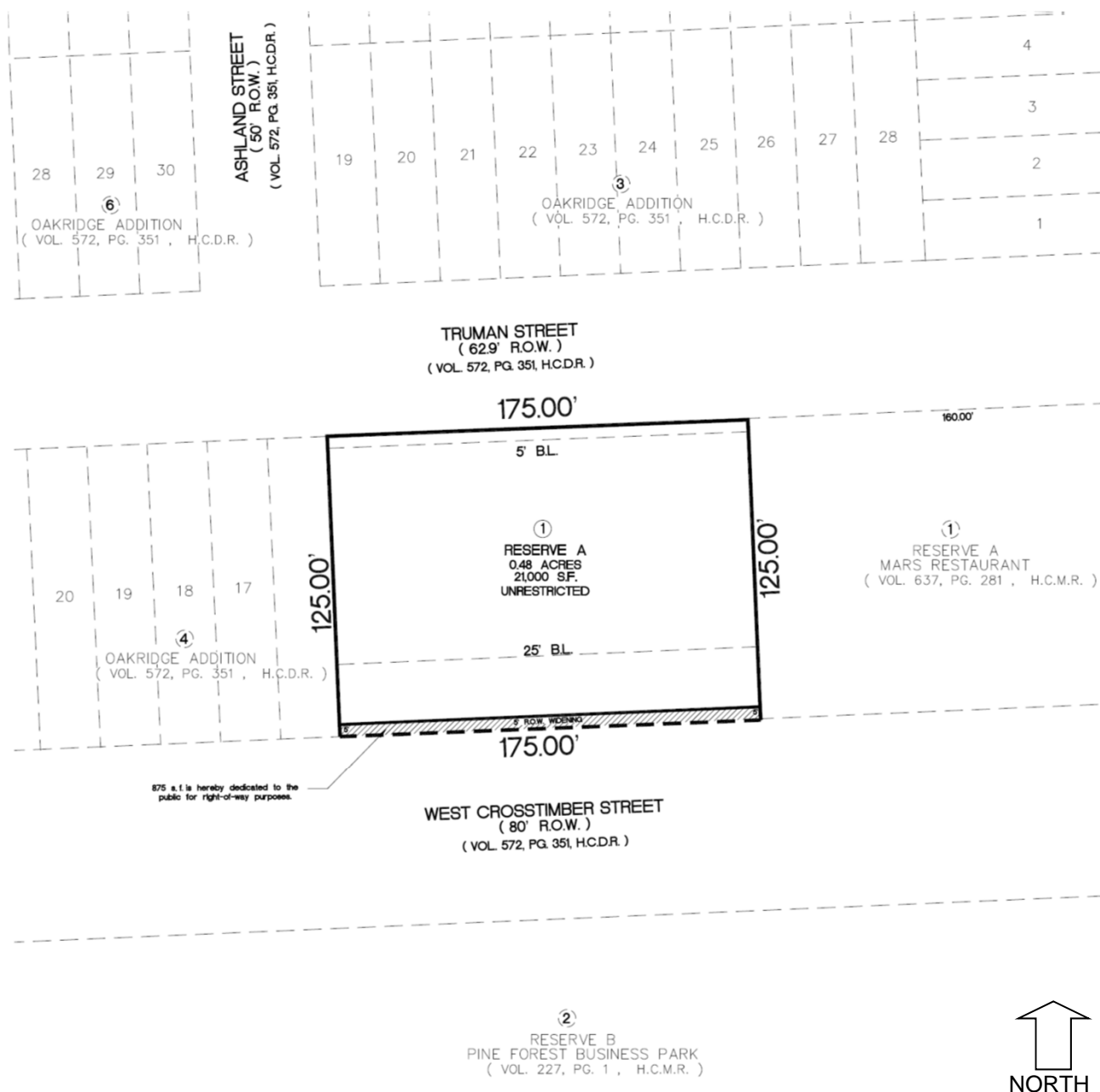
ITEM: 110

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: JCMW Properties Place replat no 1 (DEF1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

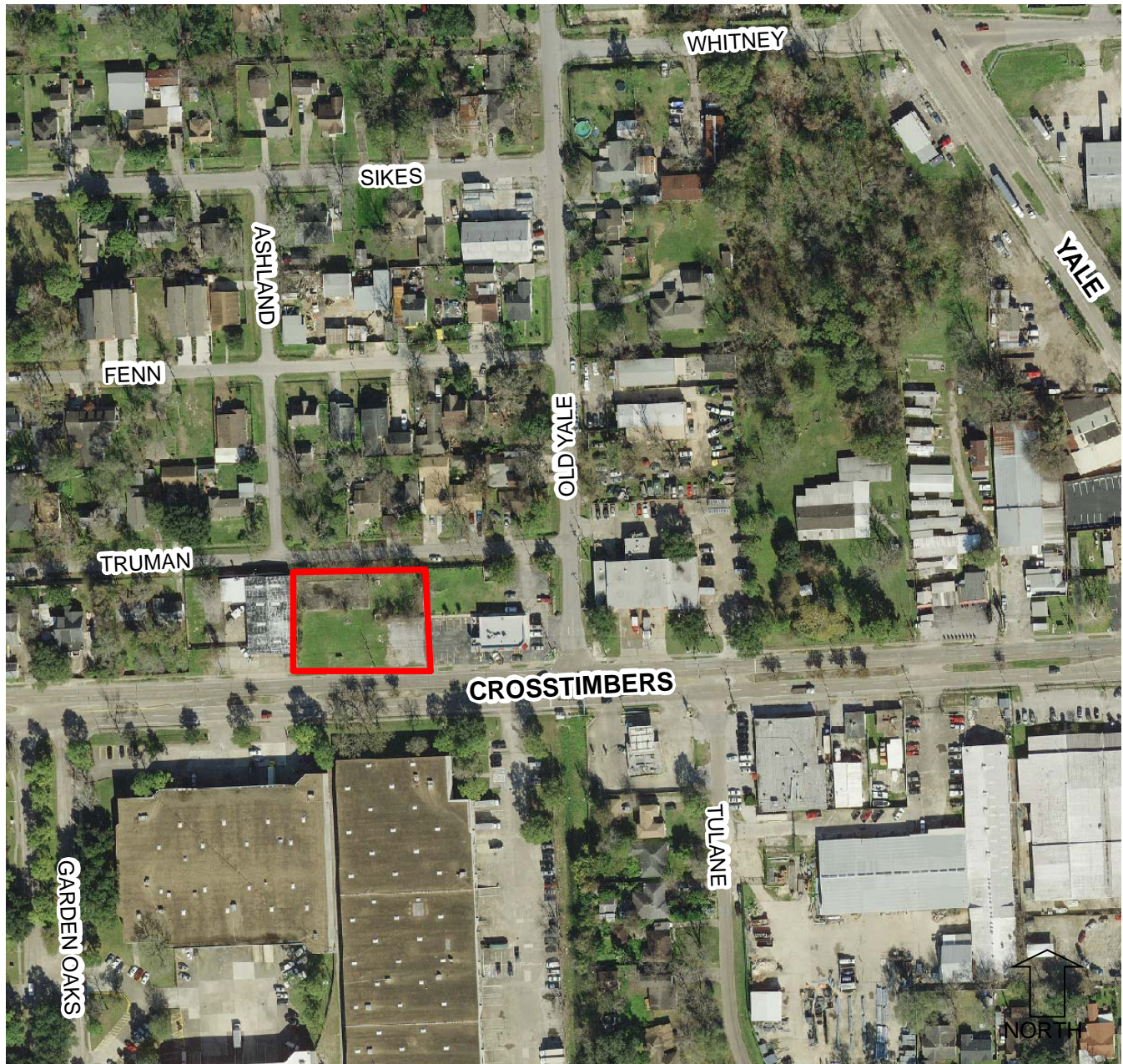
ITEM: 110

Planning and Development Department

Meeting Date: 04/12/2018

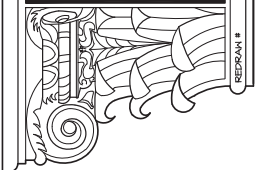
Subdivision Name: JCMW Properties Place replat no 1 (DEF1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial

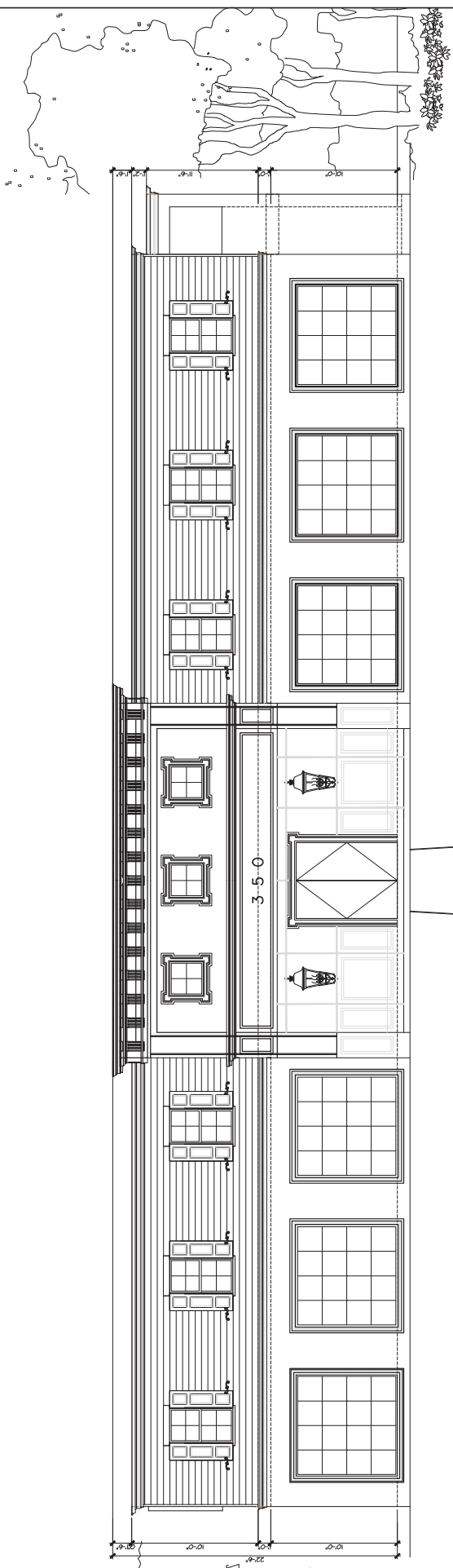


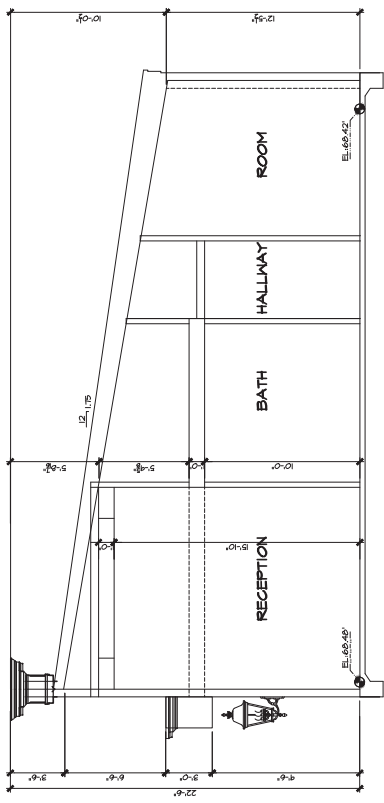
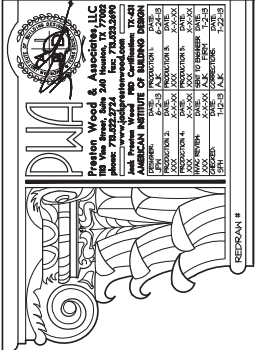
| SQUARE FOOTAGES | |
|----------------------|-----------|
| FIRST FLOOR: | 3476 |
| TOTAL INDOOR LIVING: | 3476 S.F. |
| MECH. SPACE: | 2025 |
| STAIRWELL: | 142 |
| TOTAL SLAB: | 4084 S.F. |

| | | | | |
|---|--------------------------|---|----|----|
| JO# | E7081v2 | 1 | of | 09 |
| 310-350 W. CROSSTIMBER ST., HOUSTON, TX | | | | |
| REVIEW SET | ISSUE DATE: 0 March 2018 | | | |

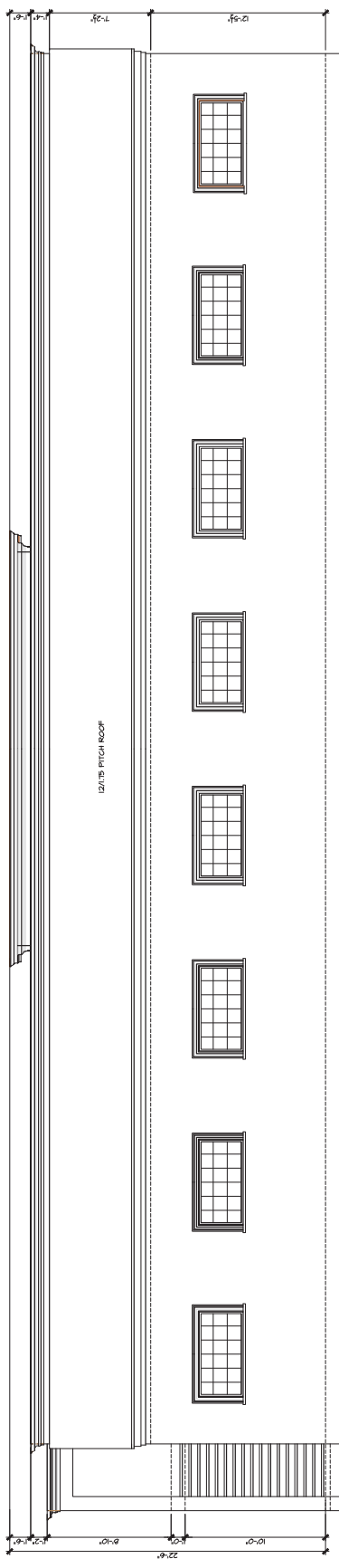
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"





CROSS SECTION B
SCALE: 1/4" = 1'-0"



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

| SQUARE FOOTAGES | |
|----------------------|---------|
| FIRST FLOOR: | 3976 |
| TOTAL INDOOR LIVING: | 3976 SF |
| MECH. SPACE: | 2025 |
| STAIRWELL | 142 |
| TOTAL SLAB: | 4084 SF |

| | |
|---------------------------------------|-------------------------|
| COTTAGES AT GARDEN OAKS LLC. | |
| 310-350 W. CROSSTIMBER ST.,HOUSTON,TX | |
| JOB # | 6 of 09 |
| E7081v2 | |
| REVIEW SET | ISSUE DATE 8 March 2018 |



Application Number: 2018-0521

Plat Name: JCWM Properties Place replat no 1

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 03/16/2018

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

Specific Variance is being sought and extent of variance:

To allow a 5' building line along Truman Street rather than the required 10' building line along a local street.

Chapter 42 Section: 155

Chapter 42 Reference:

The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

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

(not applicable)

(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 has frontage on both Crosstimbers, a major thoroughfare, and on Truman Street. The north side of Truman is developed as single-family residential; however, in this area the property between the south side of Truman and Crosstimbers was developed for a variety of non-residential uses. No setbacks were created on the original plat and some of the non-residential uses were closer than 10' to the property line along Truman. The existing building on the property to the west actually intrudes into the Truman Street right-of-way. Other buildings in the area are less than 10' from the property line. Only the slab remains on this property and it is 5'6" from the property line. The slab is substantial (16" thick) and the property owner would like to reuse the slab rather than demolishing it. All access to this redevelopment will be taken from Crosstimbers and the driveway connection to Truman will be eliminated. The existing chain-link fence along Truman will be replaced with a decorative metal fence and the area between the fence and the curb will be improved with a sidewalk, grass and trees in order to make the streetscape more compatible with the homes across the street. The new building will have a north-facing façade that is residential in character rather than industrial. The end result will enhance both Truman and Crosstimbers as well as be an environmentally sensitive way to deal with the slab left-over from a previous use rather than hauling it in pieces to a landfill.

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

This property and others along Crosstimbers was originally platted and developed with double frontage and no required setback from Truman. When the property was replatted in 2015, a 10' setback was created along Truman. That same year, the requirement for widening of Crosstimbers was adopted. The distance originally platted between the two streets is not sufficient to accommodate many non-retail uses such as those already located along Crosstimbers, which has led to double-fronted development and buildings too close to Truman; at the time most of these properties were developed, people expected the parking to be located in front of the buildings.

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

The intent of the Chapter is to prevent the front door of homes from facing the rear of non-residential. While the basic pattern of this neighborhood cannot be changed, the redevelopment proposed will make this property much more compatible in character with the homes across the street. The new building on the existing slab will have a façade compatible with residential buildings; the fence is being changed to one with residential character and a sidewalk is to be added along Truman.

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

Public welfare will be enhanced by eliminating the driveway connection to Truman and improving the character of the development on the site as well as in the street right-of-way. Non-residential traffic will be eliminated from the street with single-family homes, increasing safety for residents backing out of their driveways and for children as well as pets along the Truman streetscape.

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

The justification for the variance is to improve the character of the residential area facing the double fronted property while salvaging a substantial existing improvement. Both are sound public policy.

Houston Planning Commission

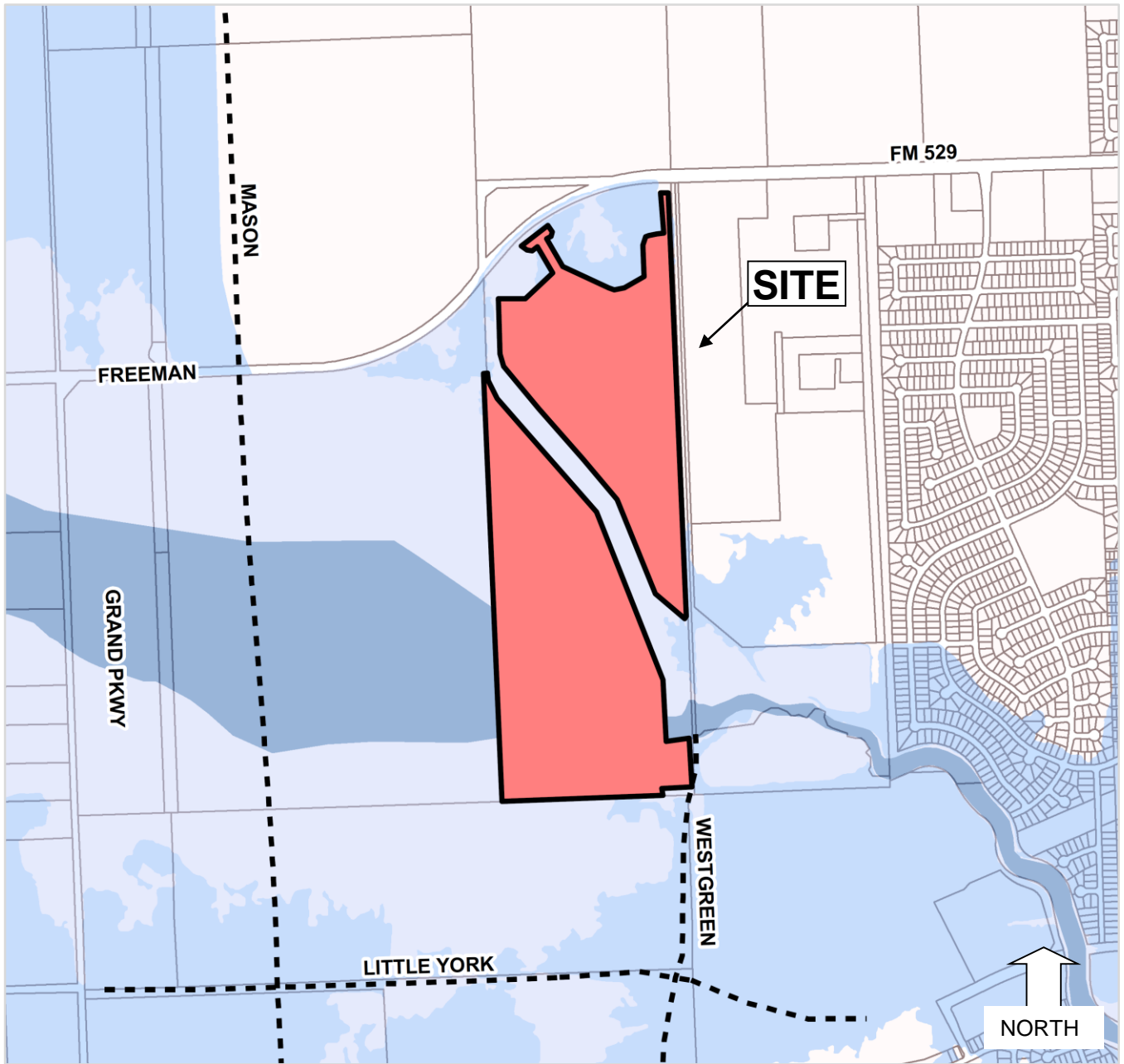
ITEM: 111

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Lantana GP (DEF2)

Applicant: BGE|Kerry R. Gilbert Associates

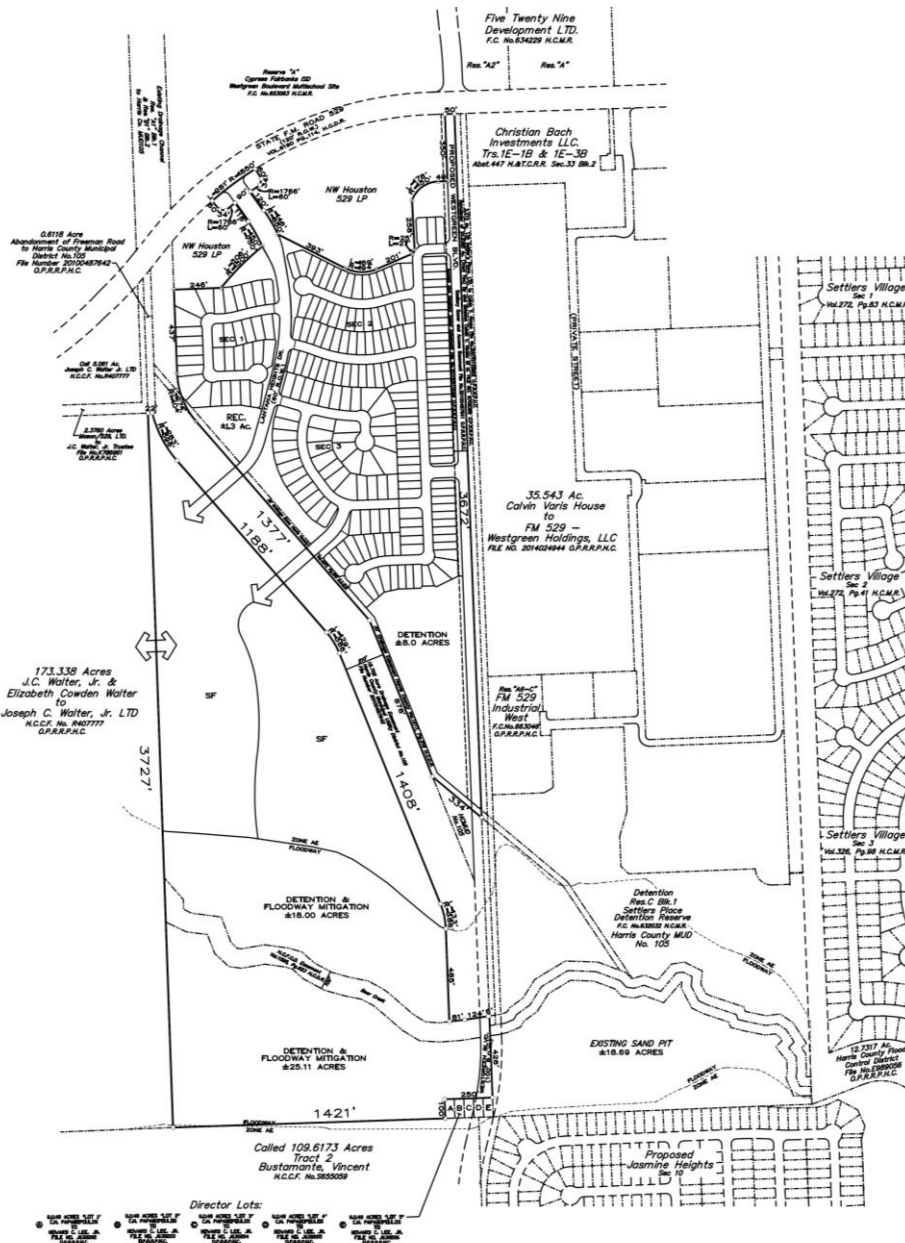


D – Variances

Site Location

Subdivision Name: Lantana GP (DEF2)

Applicant: BGE|Kerry R. Gilbert Associates



Houston Planning Commission

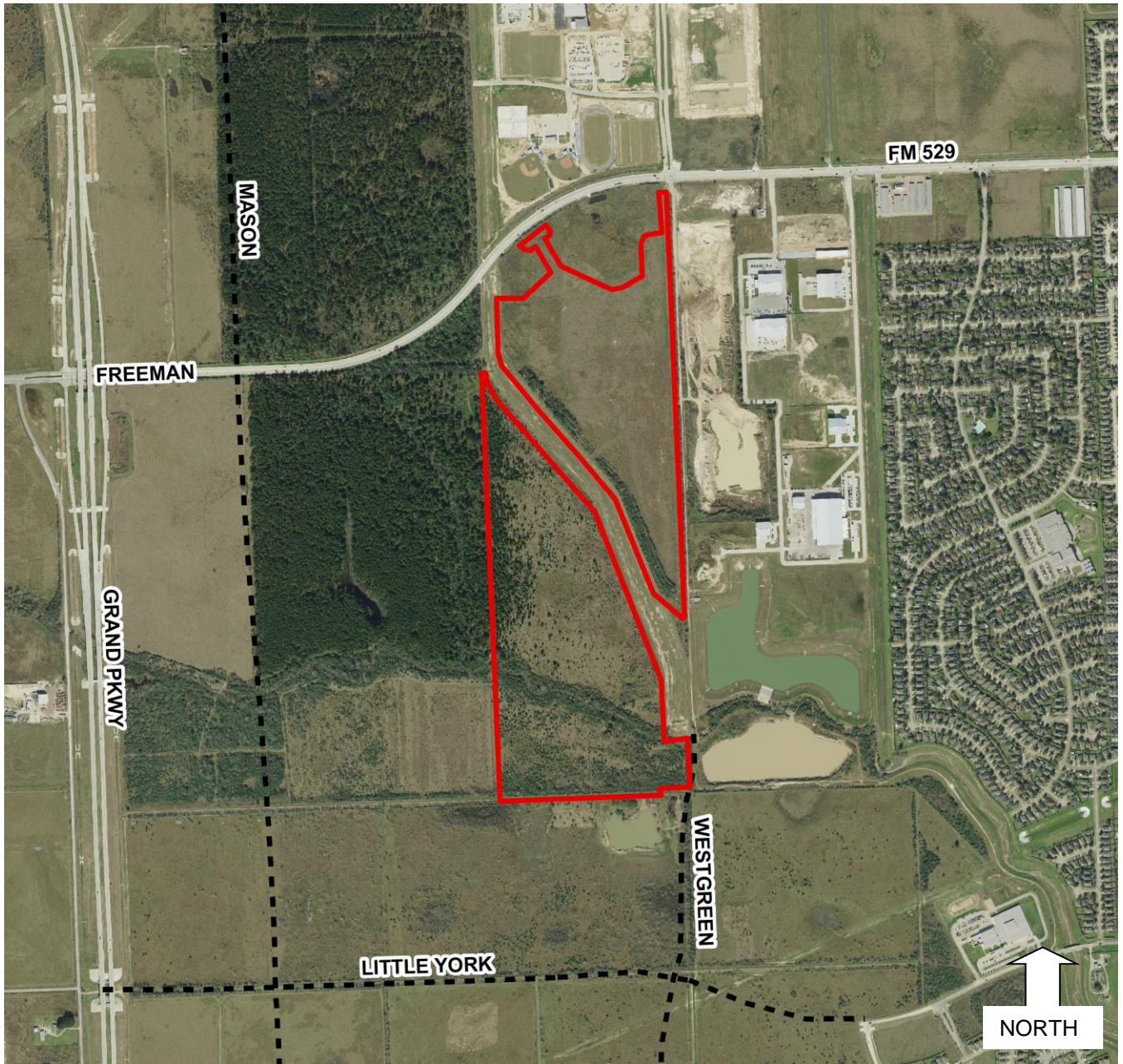
ITEM: 111

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Lantana GP (DEF2)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Aerial



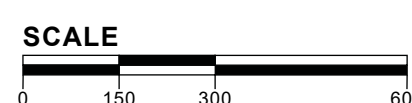
a variance exhibit for
LANTANA
±152.4 ACRES OF LAND
prepared for
BEAZER HOMES & M/I HOMES



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

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APRIL 5, 2018
KGA #0434



Application Number: 2018-0490

Plat Name: Lantana GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 03/05/2018

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

Specific Variance is being sought and extent of variance:

To exceed the maximum intersection spacing along the west side of Westgreen Boulevard.

Chapter 42 Section: 127

Chapter 42 Reference:

Sec 42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

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;

Lantana is a new ± 173 -acre single-family residential development located west of central Houston, on FM 529 just inside the Grand Parkway (TX-99). Future major thoroughfare Westgreen Boulevard falls along the eastern property boundary, and Bear Creek crosses the southern part of the tract, accompanied by significant drainage and detention requirements. The remaining developable property is divided into two separate pieces by an existing 210'-wide drainage channel controlled by HCMUD 105. The existing HCMUD 105 drainage channel bisects the development at a diagonal – see attached exhibit. The southwestern half of the property does not have any frontage on Westgreen Blvd except where Bear Creek crosses the thoroughfare. The floodway of Bear Creek at the crossing ranges from $\pm 1080'$ to $\pm 1380'$ wide, and the adjacent areas are all devoted to drainage and detention facilities, including a small portion of detention in the northeastern half of the development. Due to these constraints, less than half of the total frontage on Westgreen Blvd touches developable portions of the site. In the $\pm 2000'$ of developable frontage, the proposed land plan includes two local street connections to Westgreen Blvd. The southern street connection is at the middle of the adjacent street pattern, about 450' north of the limits of single-family development, as shown on the attached exhibit. This location is approximately $\pm 3340'$ from the southern-most project boundary. Almost all of this distance contains existing or proposed drainage and detention facilities. Moving the street connection 450' further south would not make any significant difference in the resulting intersection spacing, and would not have any significant impact on east-west traffic circulation, as Bear Creek and the existing drainage channel both restrict the ability to extend streets to the west. South of the subject development is a large acreage tract under a single owner, the Bustamante Tract. This tract is not affected by the floodway of Bear Creek and has over 1500' of frontage on Westgreen Blvd. It is likely that the Bustamante Tract could redevelop with a local street pattern that includes an intersection with Westgreen, creating an east-west traffic connection south of Bear Creek.

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

The extensive drainage and detention requirements associated with Bear Creek are an existing condition inherent to the site and are neither created nor 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 major thoroughfare grid that overlays the region, the granting of the variance will not frustrate local traffic circulation beyond the limitations already created by Bear Creek, 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 street traffic circulation, nor create any unsafe traffic conditions, and is therefore not injurious to the public health, safety, or welfare.

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

The drainage and detention requirements associated with Bear Creek are the supporting circumstances for this request.



Application Number: 2018-0490

Plat Name: Lantana GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 03/05/2018

This is an inactive variance request.

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

Specific Variance is being sought and extent of variance:

To exceed the maximum intersection spacing by providing no street connections along the western project boundary.

Chapter 42 Section: 128

Chapter 42 Reference:

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

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;

Lantana is a new ±173-acre single-family residential development located west of central Houston, on FM 529 just inside the Grand Parkway (TX-99). Future major thoroughfare Westgreen Boulevard falls along the eastern property boundary, and Bear Creek crosses the southern part of the tract, accompanied by significant drainage and detention requirements. The remaining developable property is divided into two separate pieces by an existing 210'-wide drainage channel controlled by HCMUD 105. The proposed single-family development would ordinarily be required local street stubs to the west every 1400' for interconnection with the adjacent property. However, subtracting the floodway of Bear Creek, which is about ±1550' wide along the western boundary, and the roughly ±700' just south of FM 529 where the HCMUD 105 drainage channel intervenes, the single-family development touches the adjacent tract to the west for about ±2180'. This distance is the window available for a stub street to the west. The adjacent property to the west, known as the Walter Tract, is a single large acreage tract under one ownership. This tract is even more encumbered by Bear Creek than the subject site, with about half of the property covered by the floodway of Bear Creek and related drainage and detention requirements. The drainage needs on the Walter Tract include a drainage channel running north-south near the subject property boundary, which add challenges to connecting to a stub from the subject site. More importantly, the remainder of the Walter Tract, situated at the major intersection of TX-99 and FM 529, is ideal for large commercial and multi-family development, as shown on the attached exhibit. A local street connection from such high-density, incompatible land uses would invite cut-through traffic into the subject site, which is contrary to sound public policy. The combination of the drainage requirements on both the subject site and the Walter Tract, and the likely land use for the Walter Tract, all make a stub street in the subject site an impractical design choice.

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

The extensive drainage and detention requirements associated with Bear Creek, and the highest and best use of the adjacent property, are both conditions which are inherent to the site and neither created nor 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 major thoroughfare grid that overlays the region, the granting of the variance will prevent cut-through traffic between incompatible land uses when the Walter Tract develops, 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 street circulation, nor create any unsafe traffic conditions, and is therefore not injurious to the public health, safety, or welfare.

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

The drainage and detention requirements associated with Bear Creek and the configuration of the adjacent property are the supporting circumstances for this request.



SPECIAL EXCEPTION Request Information Form

Application Number: 2018-0490

Plat Name: Lantana GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 03/05/2018

This is an inactive special exception request.

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

Specific requirement for which the special exception is being sought:

To allow 192 lots to have only one point of access across the existing drainage channel.

Chapter 42 Section: 189

Chapter 42 Reference:

Sec 42-189. Points of access. Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

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;

Lantana is a new ±173-acre single-family residential development located west of central Houston, on FM 529 just inside the Grand Parkway (TX-99). Future major thoroughfare Westgreen Boulevard falls along the eastern property boundary, and Bear Creek crosses the southern part of the tract, accompanied by significant drainage and detention requirements. The remaining developable property is divided into two separate pieces by an existing 210'-wide drainage channel controlled by HCMUD 105. Only one crossing has been granted across the existing drainage channel, located at the approximate midpoint between FM 529 and future Westgreen Blvd. After this point, the southwestern half of the development is completely cut off from other access points, due to the existing drainage channel along the northeast and Bear Creek to the south. A 41' paving section is proposed for the crossing of the existing drainage channel, which is larger than the typical 28' local street paving width. This will improve access in the event of a car accident or other incident blocking part of the crossing. The developer will commit to providing no more than 192 lots in this area of the development, which is 28% more than the allowed 150 lots.

(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 28% deviation from the standard and will allow for the highest and best use of the land to be developed within the constraints of the site.

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

The modification is a 28% deviation from the standard.

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

The limited access to the site is balanced by the improved access in the 41' paving section for the proposed crossing, which will preserve and maintain 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 allow for the development of the property to its highest and best use, and access will be improved by the provision of the wider paving section at the crossing of the drainage channel; the request is therefore not injurious to the public health, safety, or welfare.

Houston Planning Commission

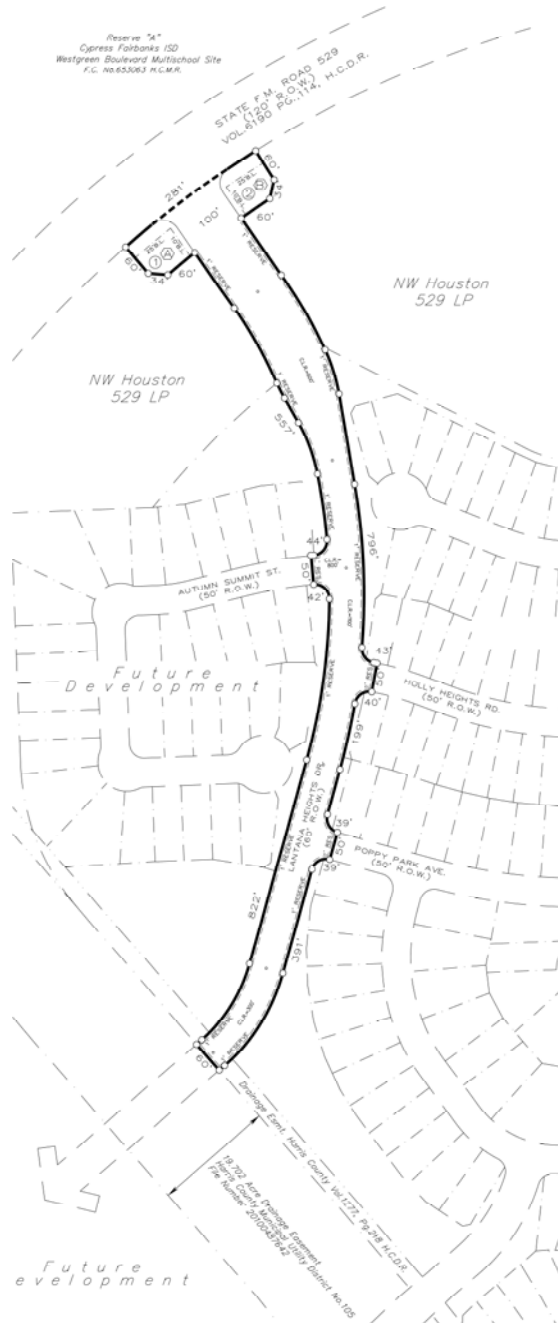
ITEM: 112

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Lantana Heights Drive Street Dedication Sec 1 (DEF2)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Houston Planning Commission

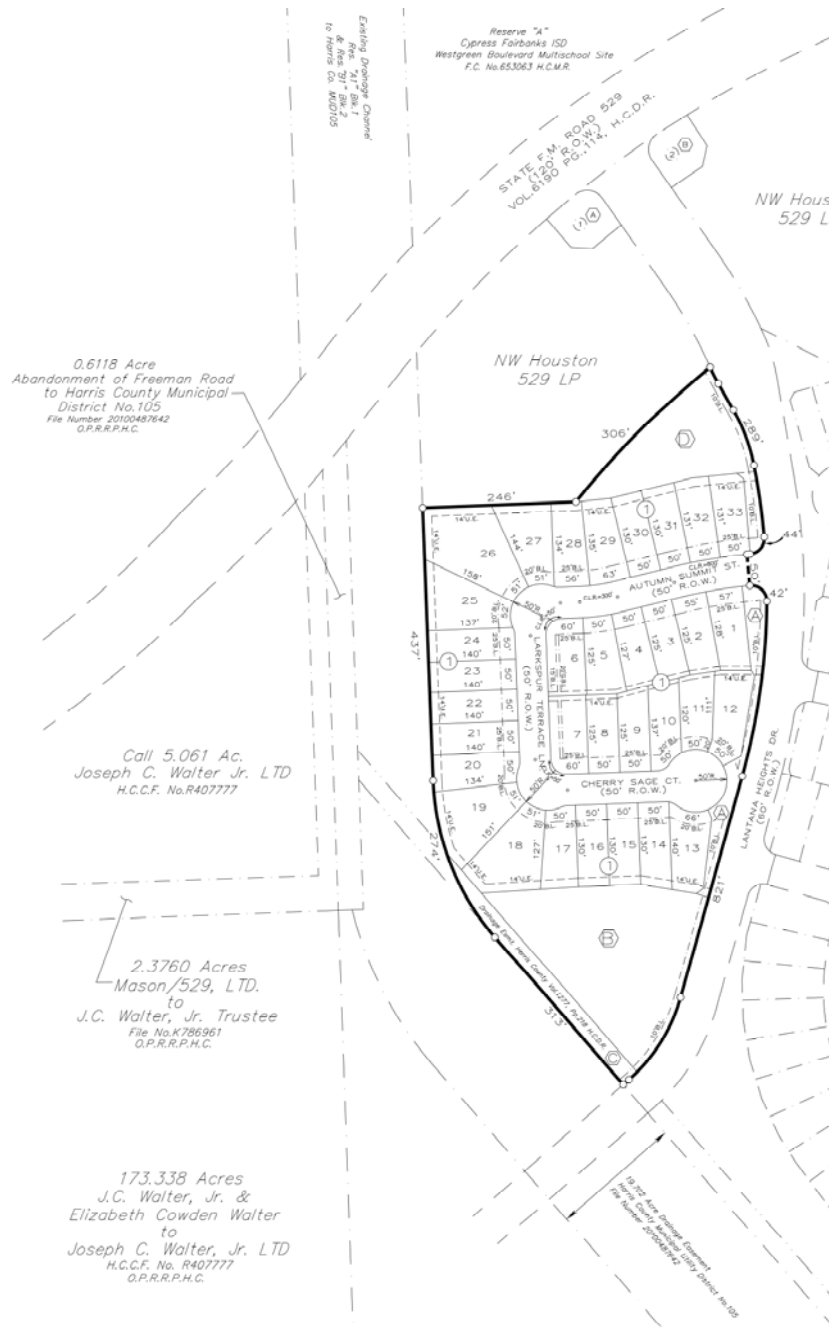
ITEM: 113

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Lantana Sec 1 (DEF2)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Subdivision

Houston Planning Commission

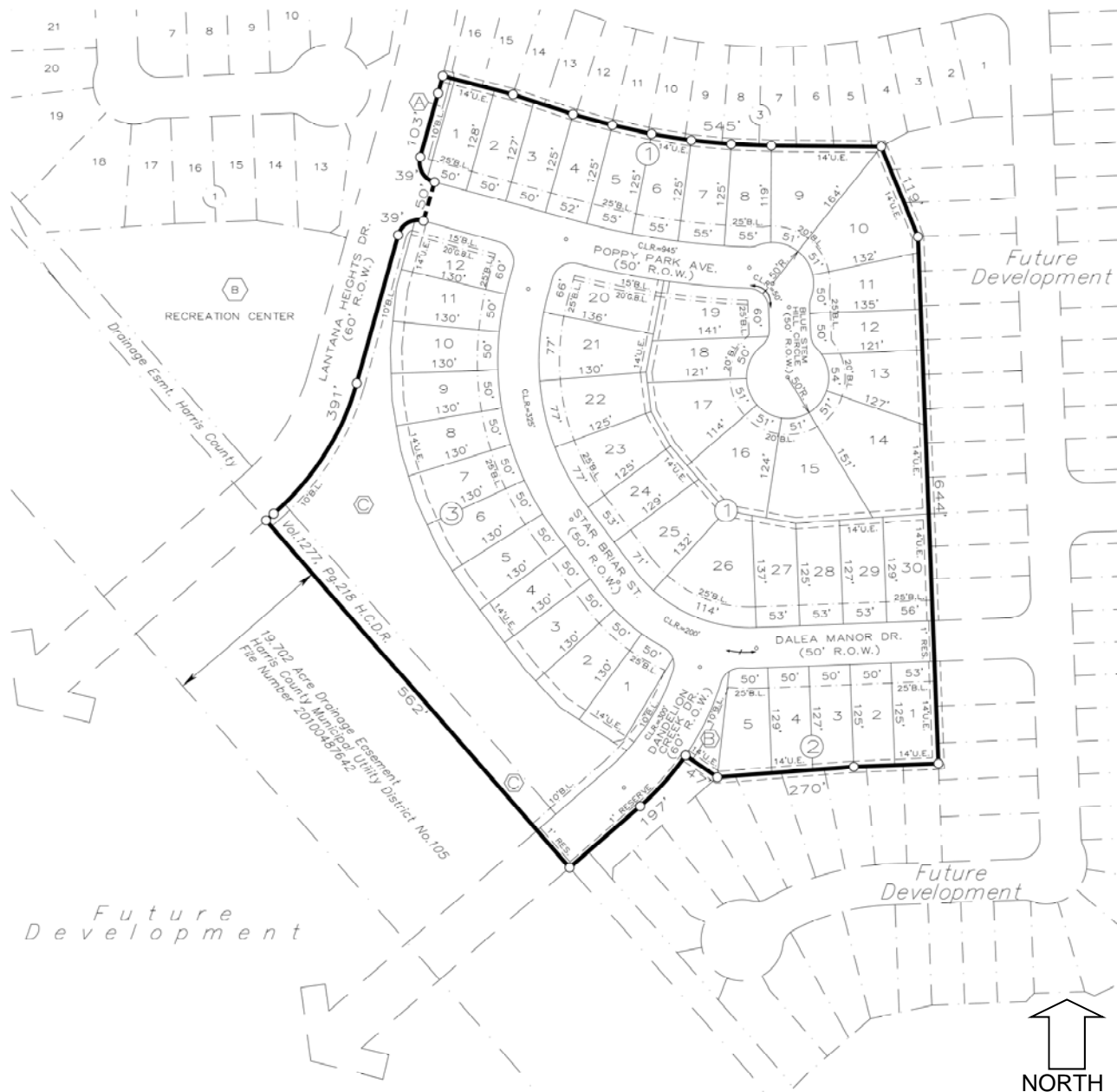
ITEM: 115

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Lantana Sec 3 (DEF2)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

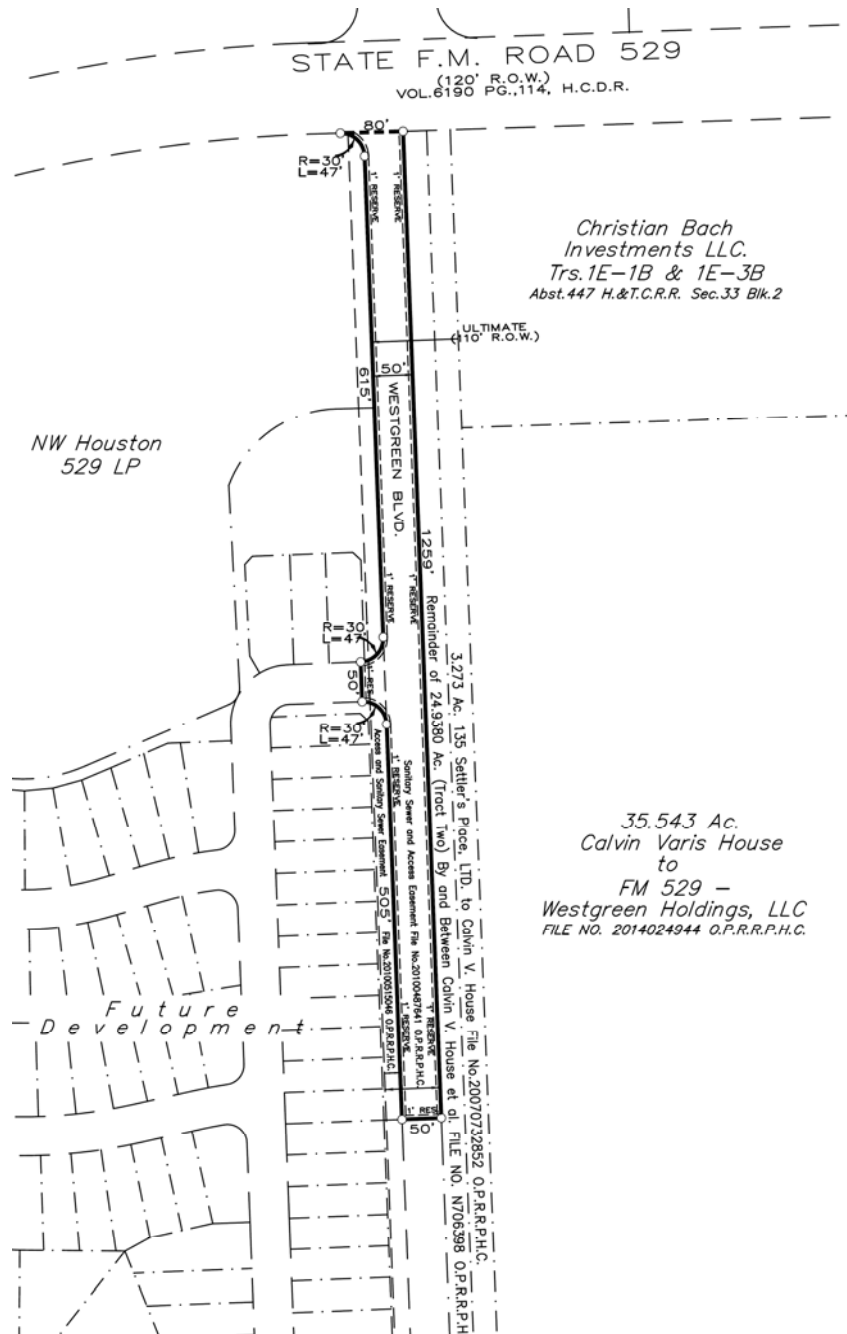
Houston Planning Commission ITEM: 116

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Westgreen Boulevard Street Dedication Sec 3 (DEF1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Houston Planning Commission

ITEM: 117

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Larkin Street Townhomes

Applicant: Momentum Engineering



D – Variances

Site Location

Houston Planning Commission

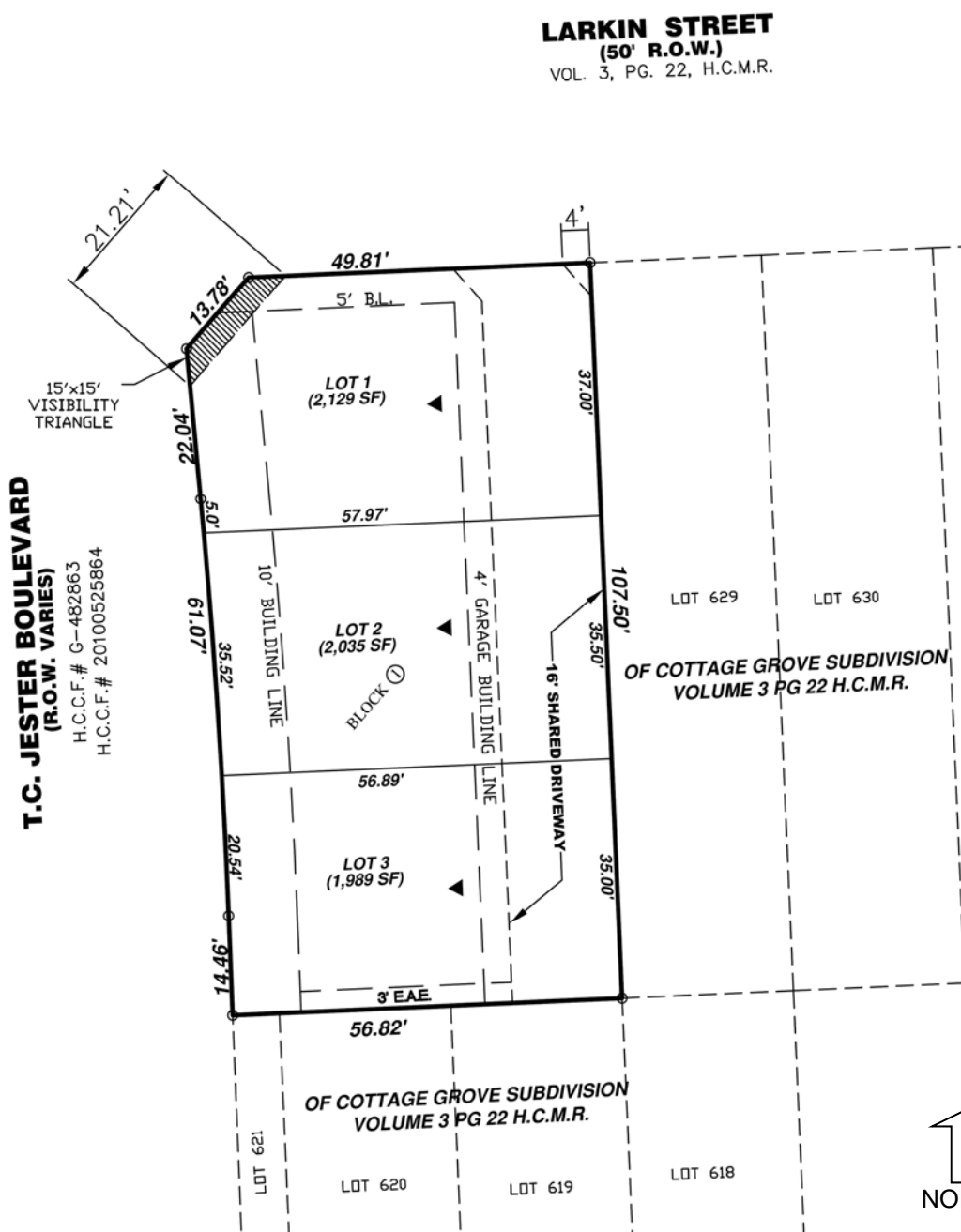
ITEM: 117

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Larkin Street Townhomes

Applicant: Momentum Engineering



D – Variances

Subdivision

Houston Planning Commission

ITEM: 117

Planning and Development Department

Meeting Date: 04/12/2018

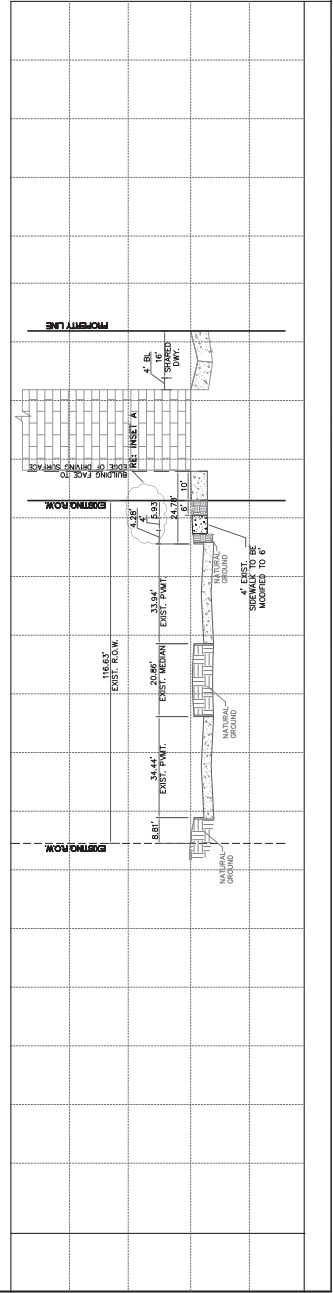
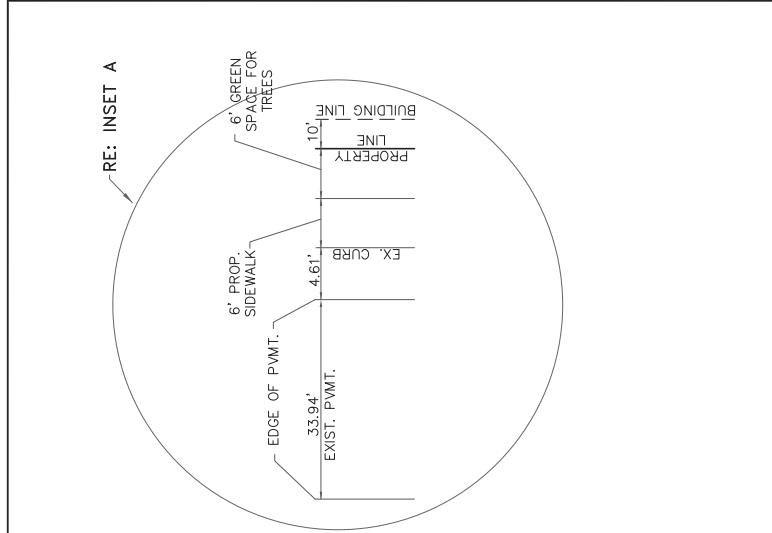
Subdivision Name: Larkin Street Townhomes


Applicant: Momentum Engineering



D – Variances

Aerial



| | | | | | | |
|------------------|------|----------|---|--|---|--|
| NO. | DATE | REVISION |  | | EXHIBITING ENGINEER 12651 BAYLOR FOREST, SUITE 300 HOUSTON, TX 77077 (713) 281-7411-1998 | SITE PLAN LARKIN STREET TOWNHOMES HOUSTON, TEXAS |
| TEXAS PRM F-8507 | | | PROJECT NO. 17-43 DRAWING NO. 1743150 | | | |
| DATE | | | DRAWN BY: RES DATE: 10-26-17 CHECKED BY: RES DATE: 11-07-17 DESIGNED BY: SAI DATE: 04-03-18 | | | |
| SHEET NO. | | | DRAWING SCALE NORTH | | | |
| C1 OF 1 | | | C1 OF 1 | | | |



Application Number: 2018-0619

Plat Name: Larkin Street Townhomes

Applicant: MOMENTUM ENGINEERING

Date Submitted: 03/30/2018

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

Specific Variance is being sought and extent of variance:

To allow a 10' building line along TC Jester Blvd instead of the required 25' building line along a major thoroughfare

Chapter 42 Section: 152

Chapter 42 Reference:

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

Statement of Facts

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

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

This is a variance request to allow a side setback of 10' rather than the normally required 25' building line. This is also a replat (6,152 square feet) of Lots 626, 627 and 628 in the Cottage Grove Subdivision. The townhomes will be placed on the three lots facing a 16' shared driveway at the southeast corner of Larkin Street and TC Jester Boulevard. The townhomes will be three stories with the garage on the bottom. This project lies just inside the 610 Loop east of TC Jester in an area that has mixed use. To the north is Houston Fire Station No. 11, to the east is single family residences and to the south there are some vacant lots. Further along Larkin Street are some commercial buildings. The property is a 6,152 square foot tract of land and is an excellent candidate for infill as it is adjacent to a major thoroughfare and is extremely close to downtown. The 3,300 square foot corner lot would be unusable if a 25' building line were required. The two-car garage driveway of three lots will take access from the 16' shared driveway off of Larkin Street and no lot is facing the TC Jester thereby mitigating most of the impact of a reduced building line.

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

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

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

The intent and general purposes of 42-152(a) is to allow for an adequate setback from the street. TC Jester is between 116' and 119' where our proposed project lies. Because of the 15' dedication for TC Jester the actual road is 15' further from the lot thereby giving the intended set back. The townhome will be set back from the Road paving as if there was a 25' building line. The driveway for each lot will take access from 16' shared driveway off Larkin Street. The granting of the variance would allow for infill in a neighborhood that continues to develop with mixed use. The townhomes would fit in nicely with some of the new units that are starting to fill into neighborhoods inside the 610 Loop. The townhomes with a 16' shared driveway would fit into a 6,152 square foot lot and is a good use for the area.

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

The granting of the variance will not be injurious to the public health or safety of the project as the side setback of 10' will mimic the distance to road paving due to the previous road dedication/widening. It should be noted that a 10' building

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

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

The hardship in this case is the existing condition that allowed for a vacant tract on the corner of TC Jester and Larkin Street. This 6152 square foot piece of property is encumbered by a 5' building line on Larkin and a 25' building line on TC Jester. The building line requirements and the previous widening dedication made developing these three lots a challenge. It is much more practical to put a townhomes on this location than any type of commercial building. The variance would allow for a town homes to be developed on this site and that would be a very good use for this property.

Houston Planning Commission

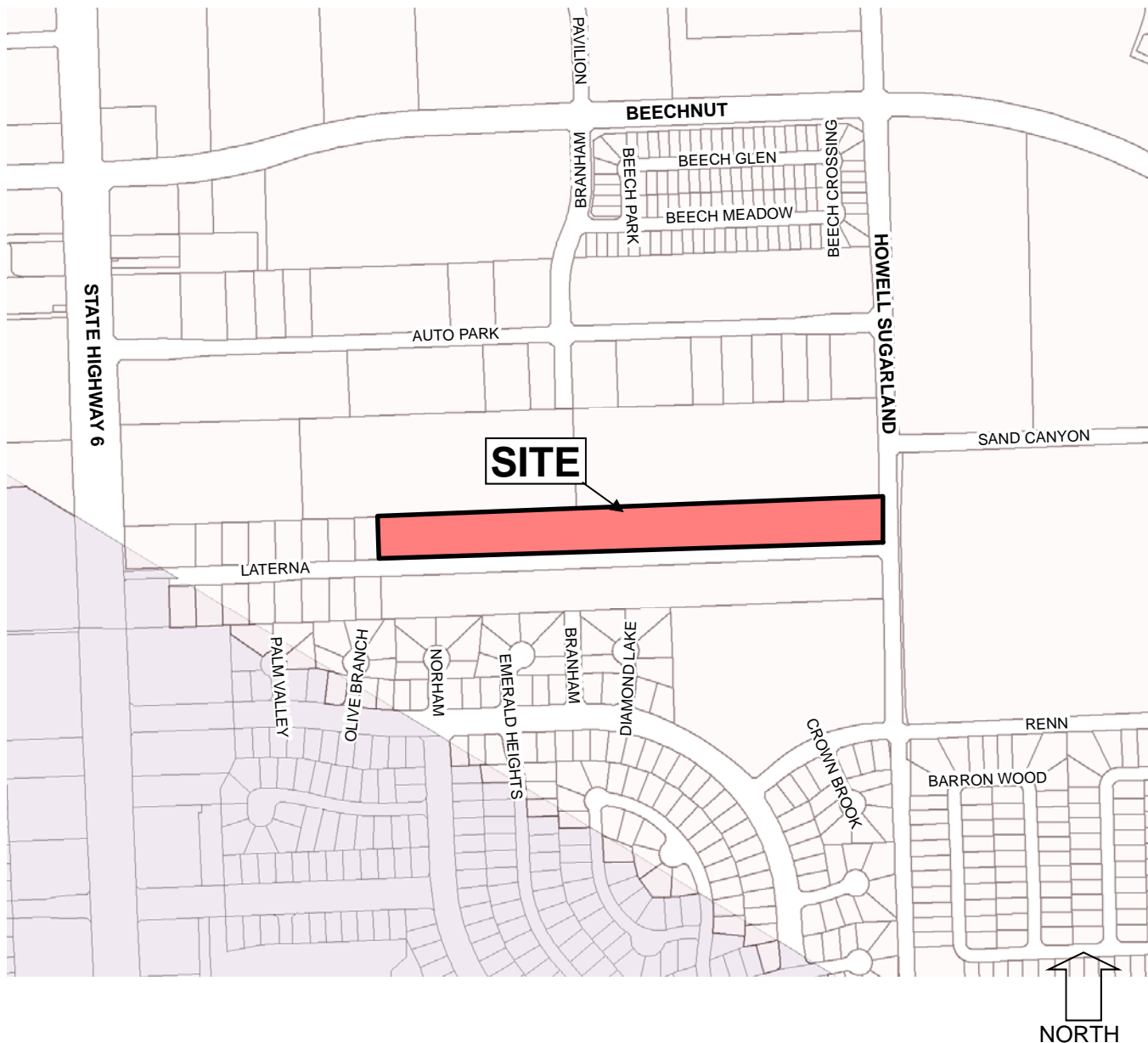
ITEM: 118

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Laterna Villas North (DEF2)

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

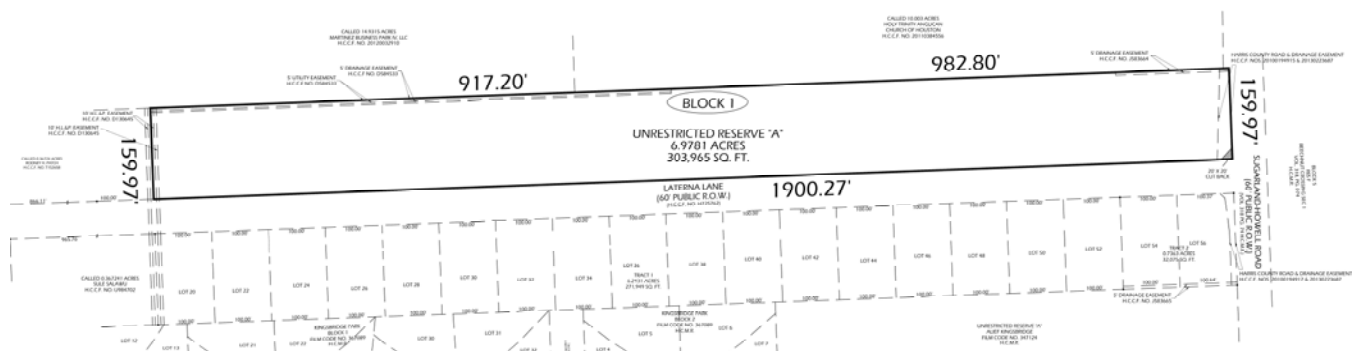
ITEM: 118

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Laterna Villas North (DEF2)

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

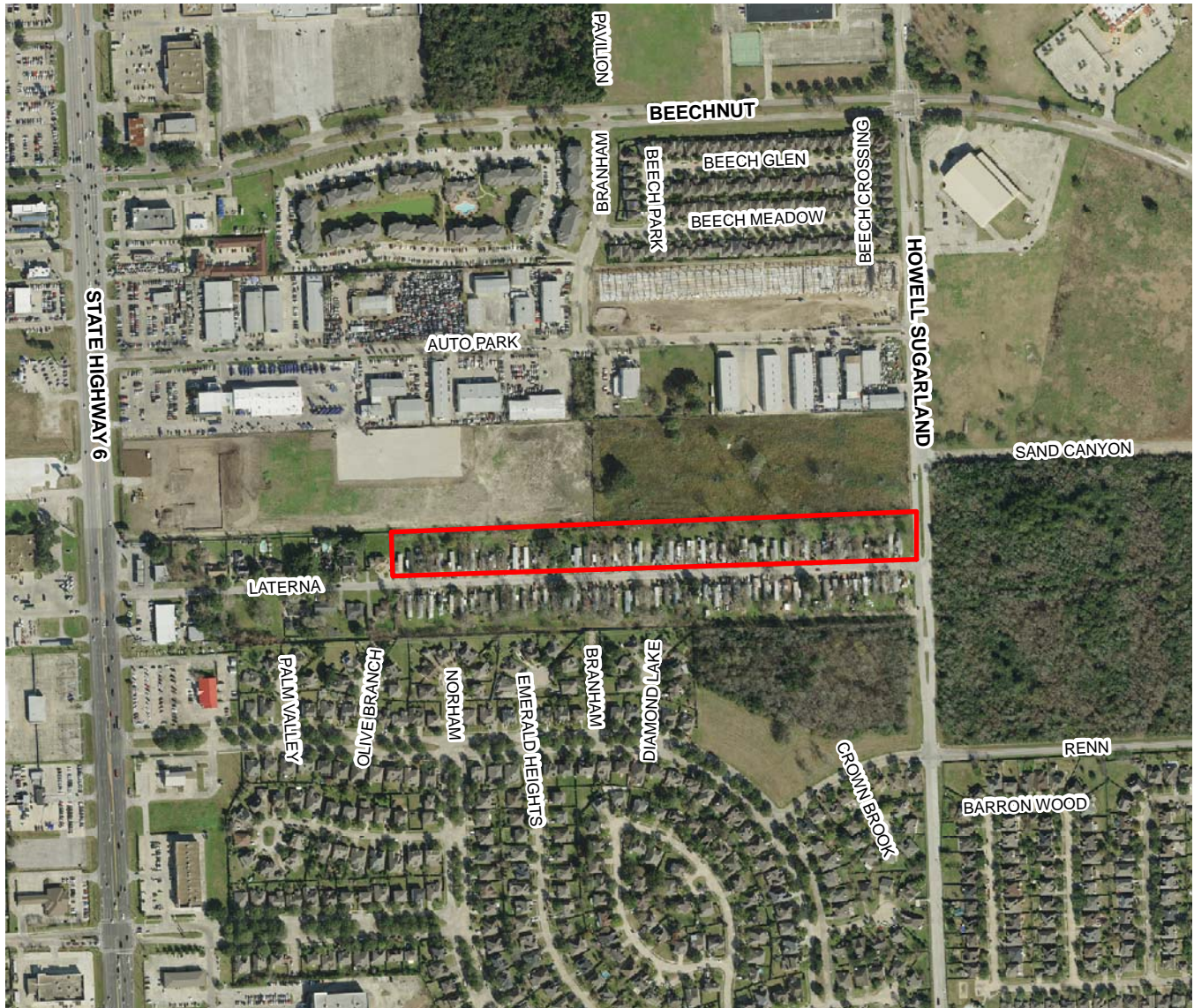
ITEM: 118

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Laterna Villas North (DEF2)

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2018-0253

Plat Name: Laterna Villas North

Applicant: Owens Management Systems, LLC

Date Submitted: 02/05/2018

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

Specific Variance is being sought and extent of variance:

A variance is sought not to extend Branham Street north to Laterna Lane and not to provide intersection spacing between Highway 6 and Sugar Land –Howell Road.

Chapter 42 Section: 128

Chapter 42 Reference:

Intersection 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

The subject tract is in the extra-territorial jurisdiction of the City of Houston. Laterna Lane, 60' ROW with curb and gutter was dedicated in 1982 per HCCFN 725762. Laterna Lane, along the plat boundary is 2,174.67 feet. intersecting with Sugar Land Howell Road on the east. The tract north of Laterna Lane has been a mobile home park since the 1970's. The tenants are primarily low to moderate-income families. There are 45 mobile homes on the 6.7981- acre tract with water well and septic. To better service the development, the owner has made application to the Kingsland MUD for utility service. Platting is one of the requirements for application approval. Branham Drive is a north/south 60' ROW residential street. It is undeveloped ROW south of Auto Lane. Millwork Sec 2 plat, north of plat boundary, includes Branham Drive ROW dedication. It was approved by Planning Commission, but not recorded. Branham, if extended to Laterna would provide 1142.31 feet from Sugar Land Howell and 1707.80 feet from Highway 6 to the west.

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

NA

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

The mobile home park, established in early 1970's, prior to Chapter 42. There are existing occupied mobile homes in the location of the ROW dedication to extend Branham Drive. Further Harris County Engineering requires the owner to incur the cost of civil engineering plans for ROW construction and to build the street to county standards.

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

(nothing submitted)

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

Although Laterna Lane is a residential street, the intersection of Highway 6 causes a higher volume of through traffic, creating a hazard for the children who live there. Extending Branham Drive will increase traffic along Laterna Lane. Speed bumps are not allowed on county streets.

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

Economic hardship is not the sole justification of the variance. The owner is working to provide better utility service. Displacing marginalized families and the cost for civil engineering and street construction is the justification of the variance.

Houston Planning Commission

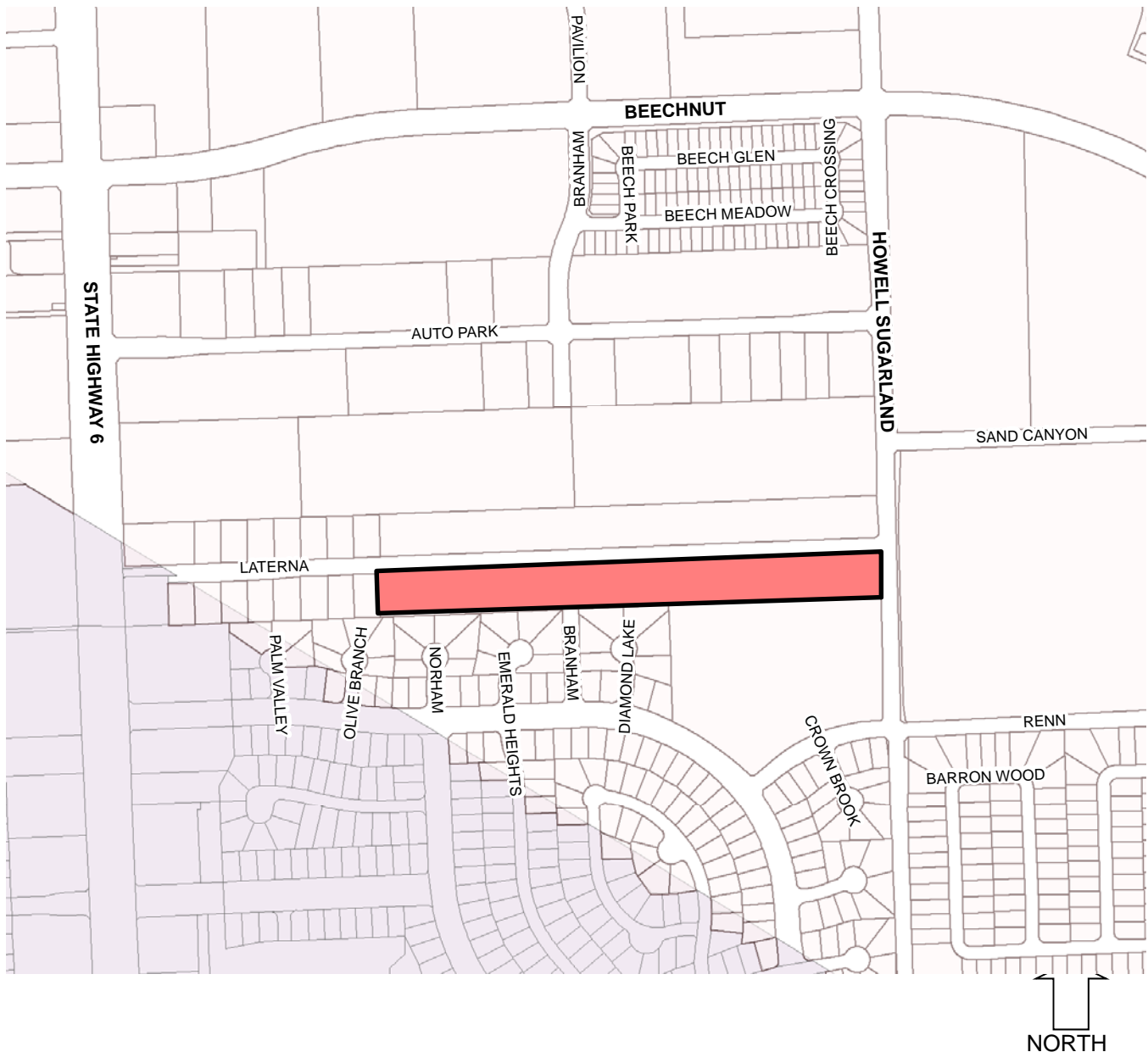
ITEM: 119

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Laterna Villas South (DEF2)

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

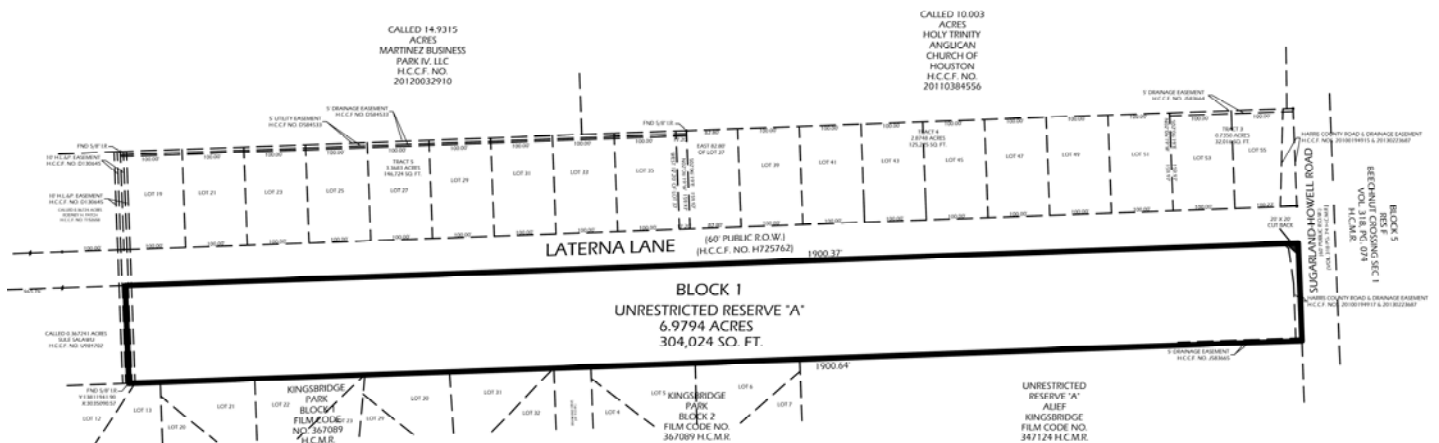
ITEM: 119

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Laterna Villas South (DEF2)

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

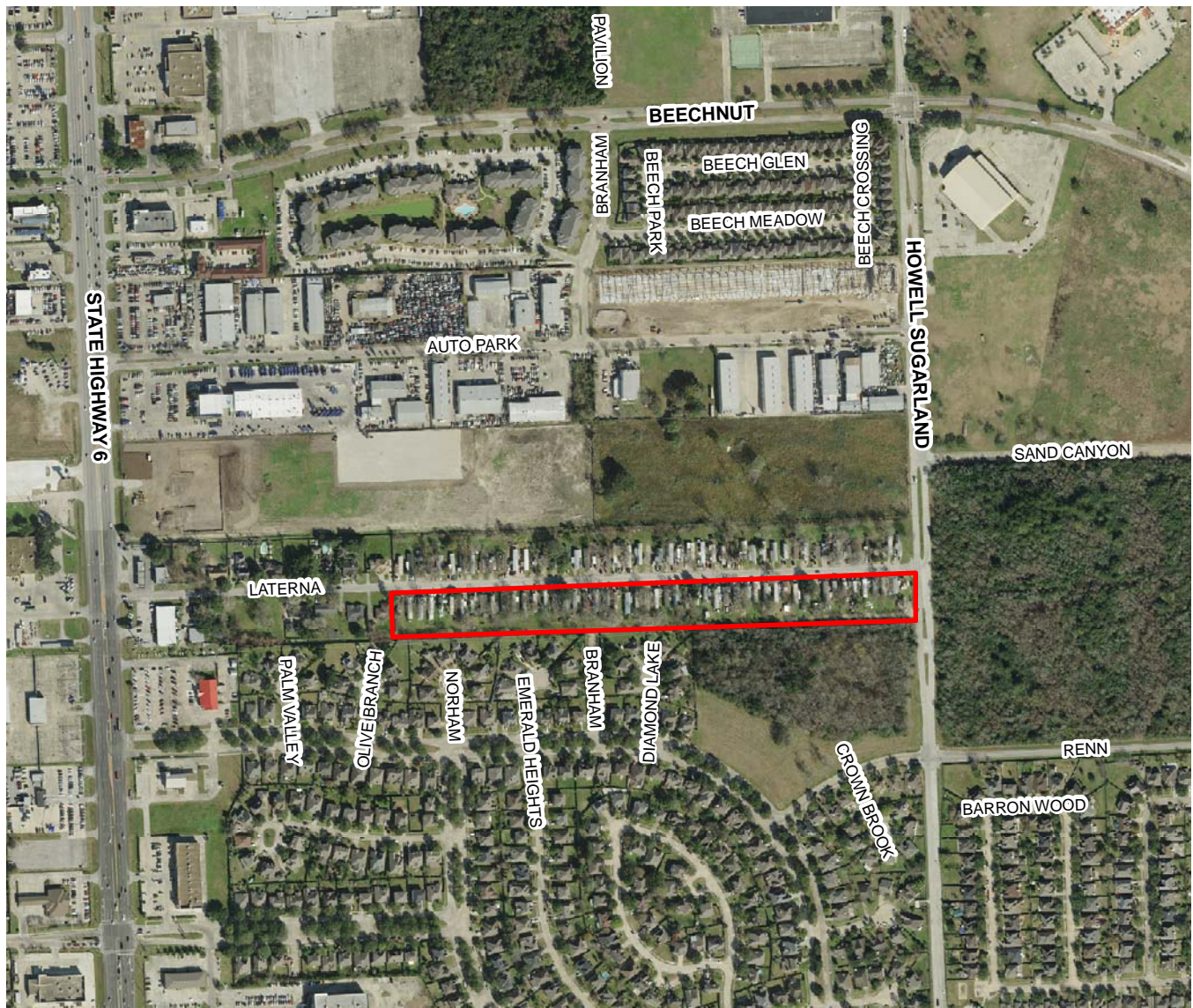
ITEM: 119

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Laterna Villas South (DEF2)

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2018-0256

Plat Name: Laterna Villas South

Applicant: Owens Management Systems, LLC

Date Submitted: 02/05/2018

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

Specific Variance is being sought and extent of variance:

A variance is sought not to extend Branham Street north to Laterna Lane and not to provide intersection spacing between Highway 6 and Sugar Land –Howell Road.

Chapter 42 Section: 128 & 134

Chapter 42 Reference:

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

Statement of Facts

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

The subject tract is in the extra-territorial jurisdiction of the City of Houston. Laterna Lane, 60' ROW with curb and gutter was dedicated in 1982 per HCCFN 725762. Laterna Lane, along the plat boundary is 2,174.67 feet. intersecting with Sugar Land Howell Road on the east. The tract south of Laterna Lane has been a mobile home park since the 1970's. The tenants are primarily low to moderate-income families. There are 45 mobile homes on the 6.7981- acre tract with water well and septic. To better service the development, the owner has made application to the Kingsland MUD for utility service. Platting is one of the requirements for application approval. Branham Drive is a north/south 60' ROW residential street. It is undeveloped ROW south of Auto Lane. Millwork Sec 2 plat, north of plat boundary, includes Branham Drive ROW dedication. It was approved by Planning Commission, but not recorded. Branham, if extended to Laterna would provide 1142.31 feet from Sugar Land Howell and 1707.80 feet from Highway 6 to the west.

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

NA

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

The mobile home park, established in early 1970's, prior to Chapter 42. There are existing occupied mobile homes in the location of the ROW dedication to extend Branham Drive. Further Harris County Engineering requires the owner to incur the cost of civil engineering plans for ROW construction and to build the street to county standards.

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

(Nothing submitted)

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

Although Laterna Lane is a residential street, the intersection of Highway 6 causes a higher volume of through traffic, creating a hazard for the children who live there. Extending Branham Drive will increase traffic along Laterna Lane. Speed bumps are not allowed on county streets.

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

Economic hardship is not the sole justification of the variance. The owner is working to provide better utility service. Displacing marginalized families and the cost for civil engineering and street construction is the justification of the variance.

Houston Planning Commission

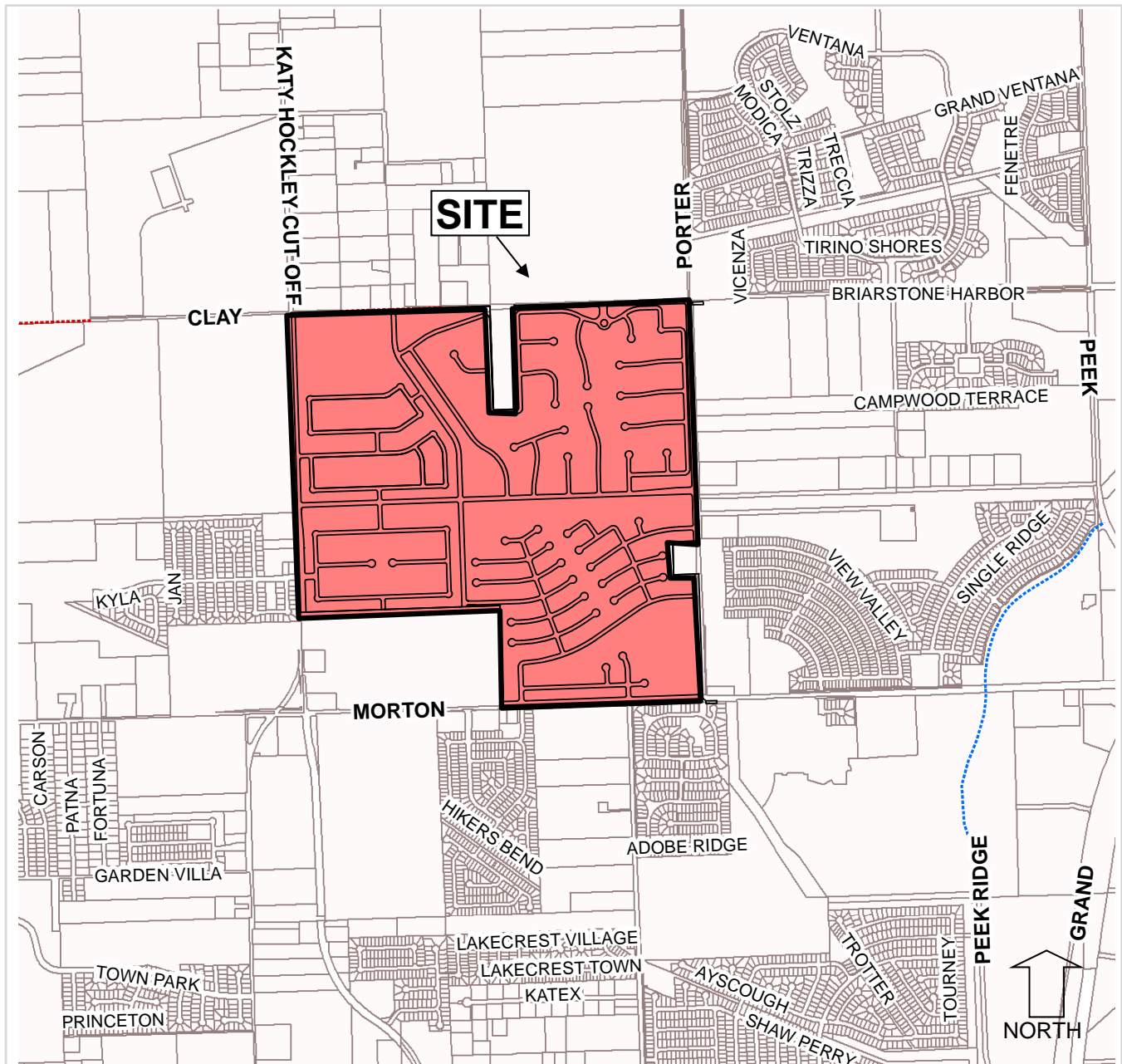
ITEM: 120

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Marcello Lakes GP

Applicant: Marcello Lakes Ltd.



D – Variances

Site Location

Houston Planning Commission

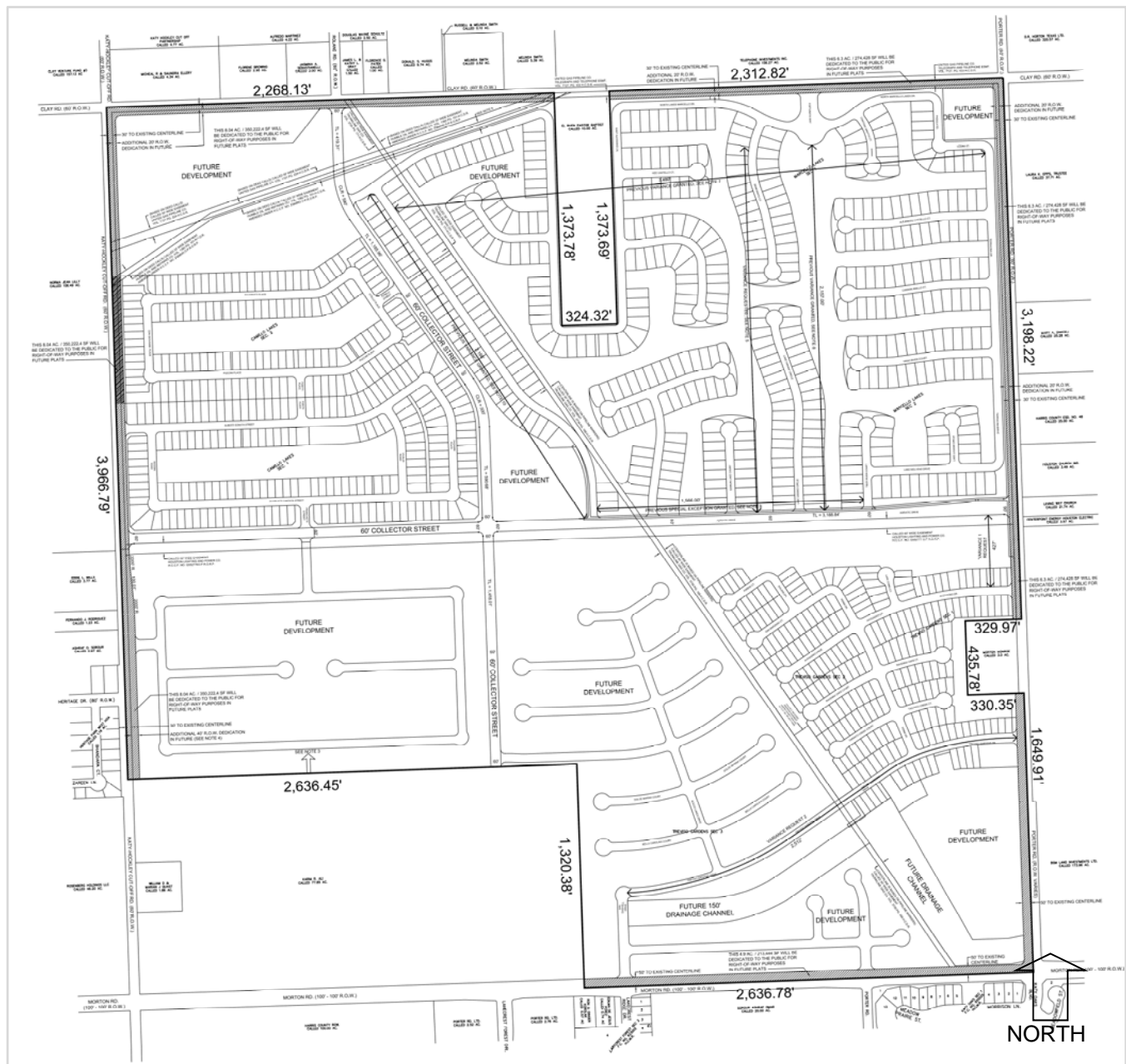
ITEM: 120

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Marcello Lakes GP

Applicant: Marcello Lakes Ltd.



D – Variances

Subdivision

Houston Planning Commission

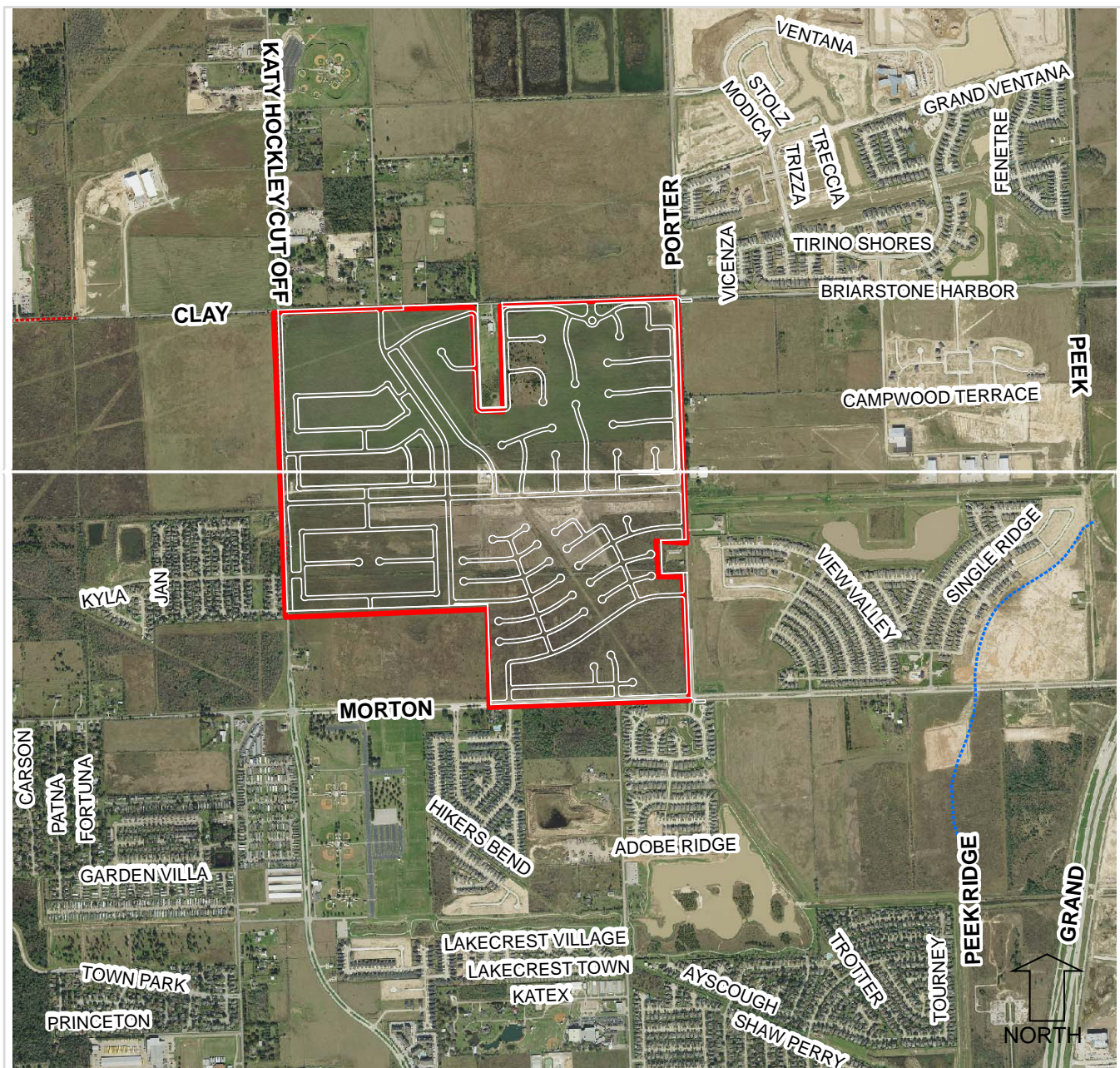
ITEM: 120

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Marcello Lakes GP

Applicant: Marcello Lakes Ltd.



D – Variances

Aerial



Application Number: 2018-0709

Plat Name: Marcello Lakes GP

Applicant: EHRA

Date Submitted: 04/02/2018

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

Specific Variance is being sought and extent of variance:

(1) Variance to allow a 427' intersection spacing on Porter Road between Adriatic Drive and Avogadro Drive, and (2) a variance to allow a 2,512' block length on local street Treviso Gardens Drive within Treviso Gardens sections 2 and 3.

Chapter 42 Section: 42-127(b) and 42-130(5)

Chapter 42 Reference:

42-127(b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart; and 42-128(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;

Variance 1: Marcello GP was approved most recently in June 2016 and illustrated both Adriatic Drive and Avogadro Drive intersecting with major thoroughfare Porter Road. Adriatic Drive is a collector street connecting Porter Road to Katy-Hockley Cut-off Road and Avogadro Drive is a local street providing a second point of access for Treviso Gardens section 1. The intersection spacing between Adriatic Drive and Avogadro Drive has not been flagged as inadequate on any previous general plan or section plat submittal. Review of the Marcello Lakes section 2 final plat has brought to light a 427' intersection spacing along Porter Road. This is 71% of the required 600' intersection spacing along a major thoroughfare. Variance 2: Treviso Gardens Drive has a 2,512' block length between Porter Road and San Dashiell Road. A future 150' wide drainage channel will be dedicated to Harris County Flood Control in future sections. The 2,512' distance exceeds Chapter 42 standards by 512'. Strict adherence to the ordinance would not allow a future intersection with Lakecrest Ridge Drive and Morton Road.

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

Variance 1 is needed as a result of an out tract and the previously designed collector street, Adriatic Drive. Variance 2 is a result of required regional drainage channel and flood control needs.

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

Regional and local street connectivity and circulation will be maintained despite minor changes to intersection spacing which should have no bearing on actual traffic flow.

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

Public health, safety and welfare are not negatively impacted by granting these variances since major thoroughfare connectivity and local street circulation will be maintained.

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

Justification for these variances is based on previous platting and existing physical conditions only.

Houston Planning Commission

ITEM: 121

Planning and Development Department

Meeting Date: 07/13/2017

Subdivision Name: Marcello Lakes Sec 2

Applicant: Marcello Lakes Ltd.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 122

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: McKinney Development

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

ITEM: 122

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: McKinney Development

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 122

Planning and Development Department

Meeting Date: 03/29/2018

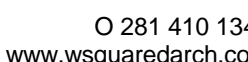
Subdivision Name: McKinney Development

Applicant: Windrose



D – Variances

Aerial



ISSUES AND REVISIONS

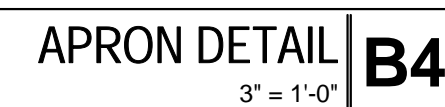
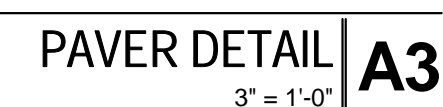
McKINNEY
2617 McKINNEY

SITE PLAN

A111

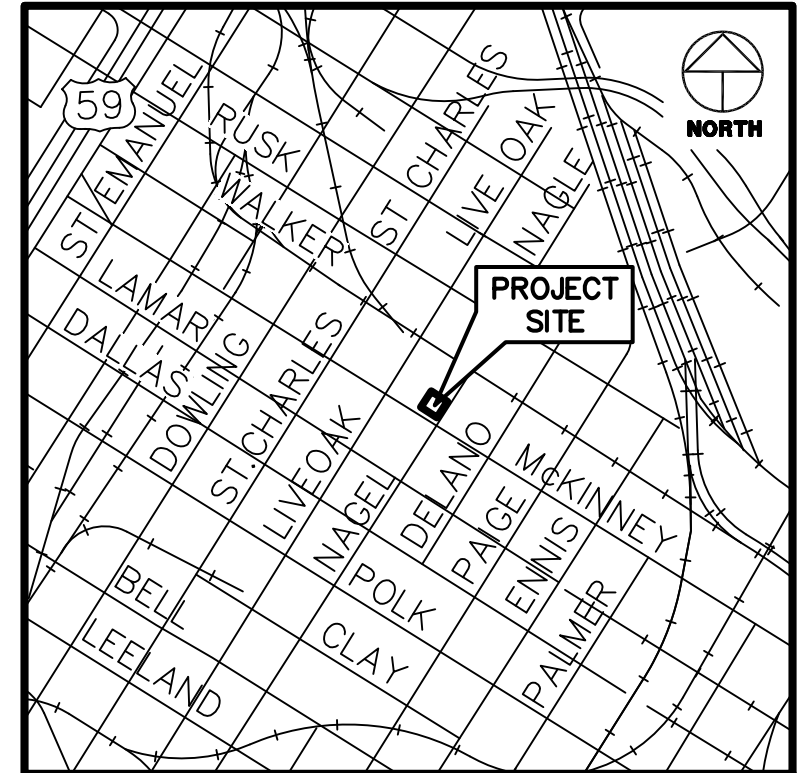
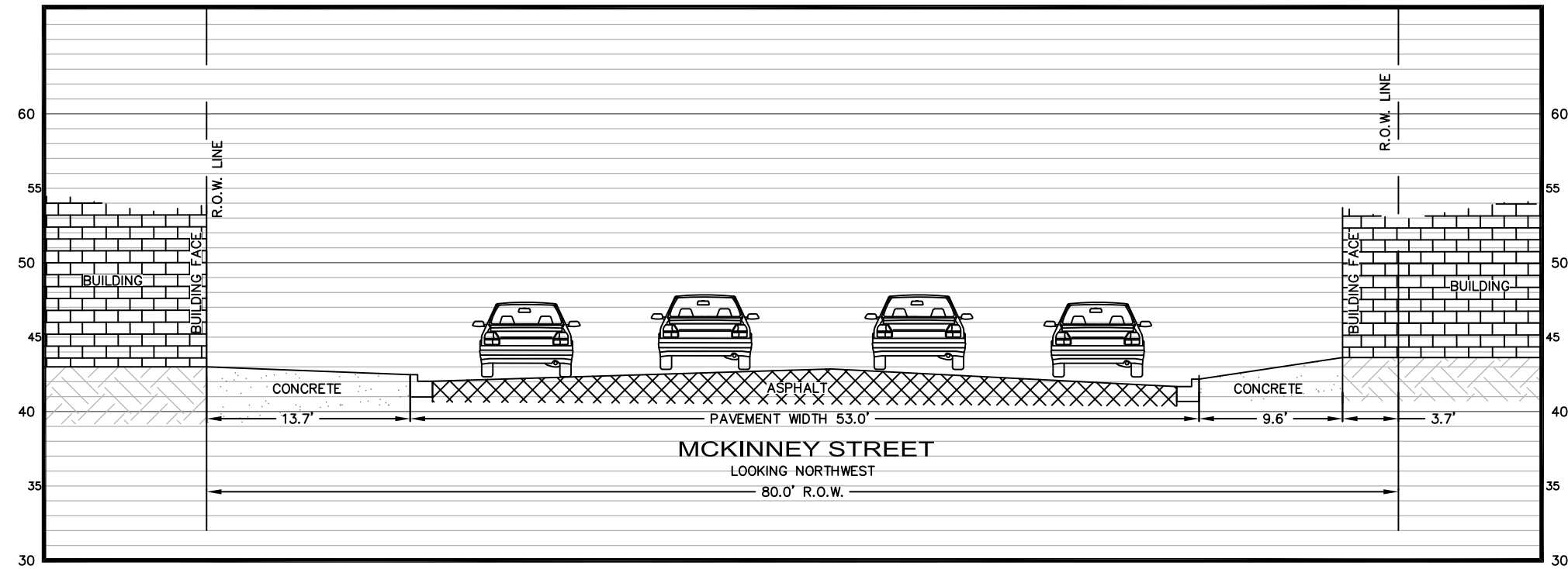
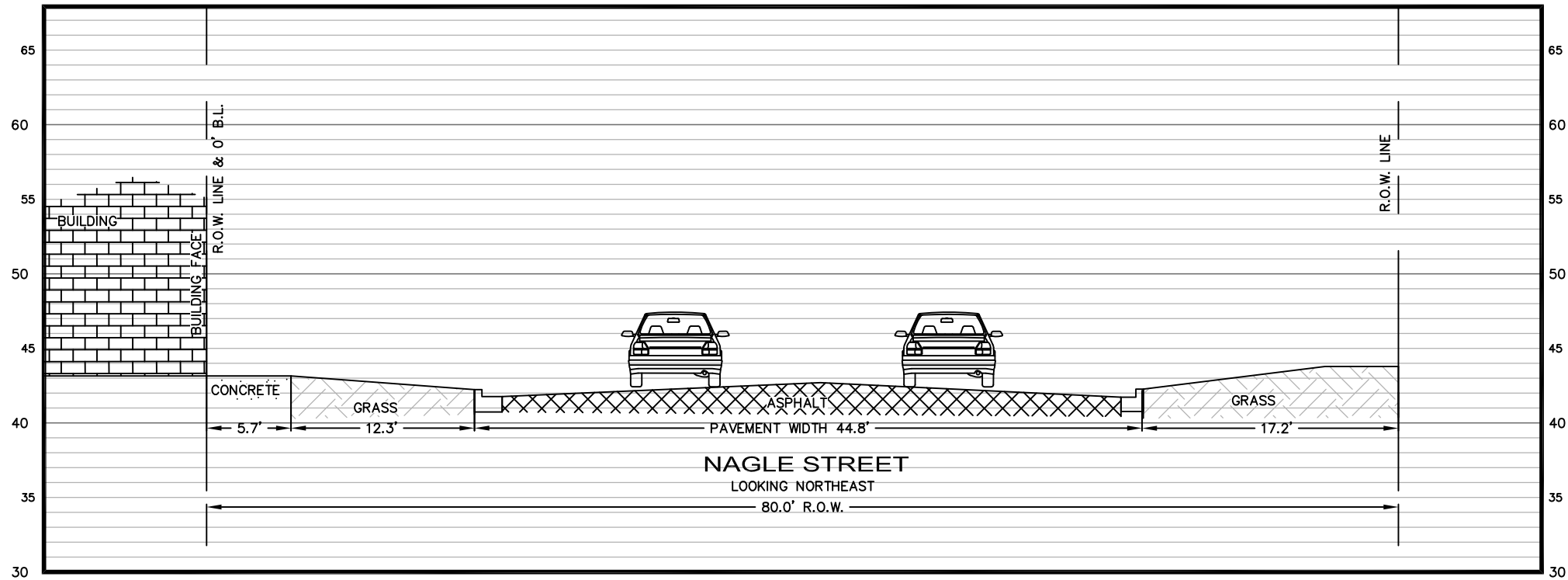
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©2018 W SQUARED DESIGN, INC.



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4/4/2018 2:39:56 PM

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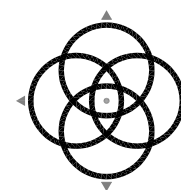
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2000'

IMPROVEMENTS PROFILE EXHIBIT
MCKINNEY STREET AND NAGLE STREET
SITUATED IN THE
JAMES WELLS SURVEY
ABSTRACT NO. 832
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

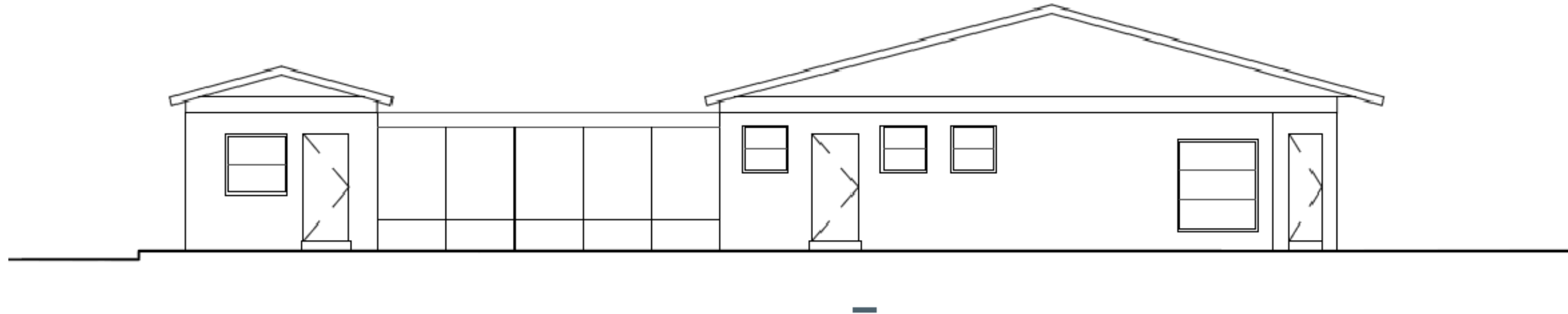
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| CHECKED BY: | - | REV: | |
| JOB NO. | 54145-PROFILE-3D | REV: | |
| SHEET 1 OF 1 | | REV: | |



WINDROSE
LAND SURVEYING | PLATTING

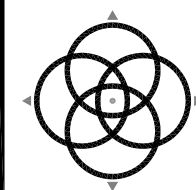
3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

Z:\54145-2617 MCKINNEY STREET COMMERCIAL\PLAT\54145-ELEVATION EXHIBIT-180321.DWG -- LBELL -- 03/21/18



ELEVATION EXHIBIT
MCKINNEY STREET AND NAGLE STREET
SITUATED IN THE
JAMES WELLS SURVEY
ABSTRACT NO. 832
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

| | | | |
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| SCALE: | 1" = 10' | DATE: | 03-02-2018 |
| DRAWN BY: | TMW | REV: | |
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| JOB NO. | 54145-PROFILE-3D | REV: | |
| SHEET 1 OF 1 | | REV: | |



WINDROSE

LAND SURVEYING | PLATTING

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



Application Number: 2018-0443

Plat Name: McKinney Development

Applicant: Windrose

Date Submitted: 03/05/2018

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

Specific Variance is being sought and extent of variance:

To allow a dual building line of 0-feet along a portion of McKinney Street, instead of the required 10'.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Section 42-150 "Building Line Requirement", paragraph (d) states, "The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control; Local Street, All others – 10 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

The subject property is located at the northwest intersection of Nagle Street and McKinney Street. The site contains two buildings and a covered walkway that were built on the property line in 1930. The most recent land use on the site was a scrap metal operation that is out of business. The applicant recently purchased the property and desires to remodel and connect the existing structures in to a Pilates studio and coffee shop. The two existing buildings on-site are grandfathered at their current 0-foot setback as no major modifications/renovations are planned - they will be punching holes to connect the buildings but there will be no additional square footage added to the existing buildings or anything more structural than door openings. However, the new connection between the two buildings requires a reduced building line variance. Redeveloping this property as planned will create a unique facility that will dramatically improve the development character of the area. Without the variance, the applicant will not be able to join the existing buildings in to one single building footprint at a reasonable location. Keeping the existing, well-maintained buildings is essential to the financial metrics of the project and is consistent with the City's goal of preserving and creatively reusing existing buildings. Given the current development conditions, the replat with associated variance is the only possible way for the applicant to derive reasonable use of their land. Also note that if this submittal is successful, the applicant will be applying for an agreement with the City for the portion of the smaller building that encroaches in to the right-of-way for McKinney Street to cover the adjacent sidewalk.

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

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

The circumstances supporting the variance are the unique development considerations of the property, including several existing buildings that were built on or over the property line in 1930. The dual building line variance will allow the applicant to preserve the existing structures and create a unified building footprint that will be viable in the market and compatible with the surrounding neighborhood. If the Commission does not grant the variance, the applicant will have two suboptimal structures that have little to no market value and the City will have lost an opportunity to revitalize the area.

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

The applicant's goal for this project is to provide a development that is compatible with and complimentary to the community. The reduced building line variance will allow the applicant to preserve and expand the existing buildings that have been in place for over 88 years while creating a unified, substantially more viable facility that complies with City Codes.

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

The granting of the variance will not be injurious to the public health, safety or welfare as adequate vehicular and pedestrian circulation exists and will be maintained after the proposed expansion. The reduction of the building setback will not impede the City's ability to access or maintain any of the surrounding rights-of-way. Further, if the proposed addition is ever removed then any new development would be required to meet the 10-foot platted building line along McKinney Street.

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

The justifications for the requested variance are the existing, grandfathered structures and the prevailing development character of the area. The applicant desires to retain the existing buildings and further develop the site to join the two buildings to create viable lease square footage in-line with the City's development regulations and Ordinance requirements. The surrounding development character supports the variance as numerous structures throughout the neighborhood have reduced building setbacks and other pedestrian-friendly elements. The dual building line is a reasonable accommodation that preserves the property value and creates a more attractive and sustainable development for the community.

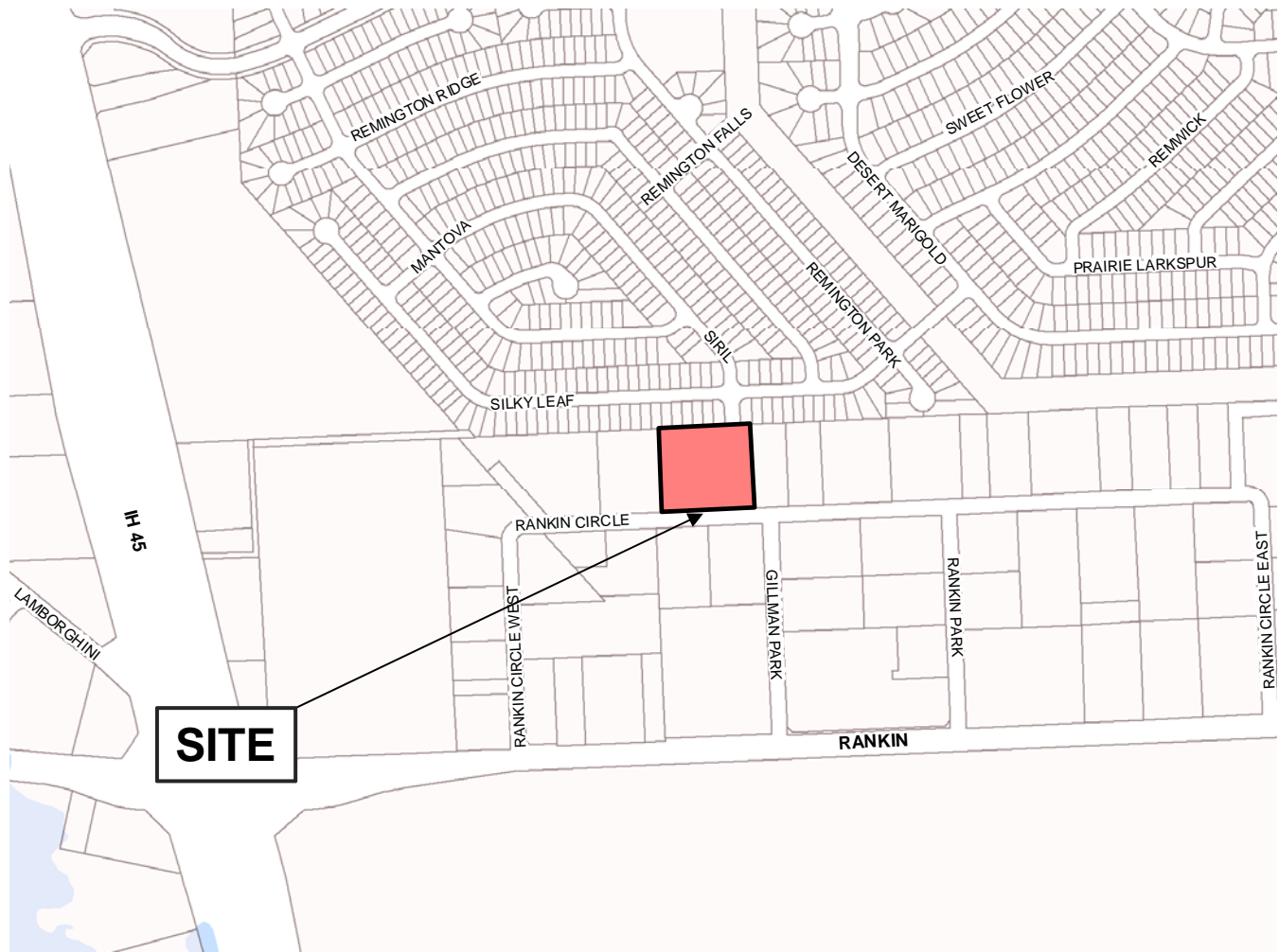
Houston Planning Commission **ITEM: 123**

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Texas Installs Business Park (DEF1)

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



D – Variances

Site Location

Houston Planning Commission

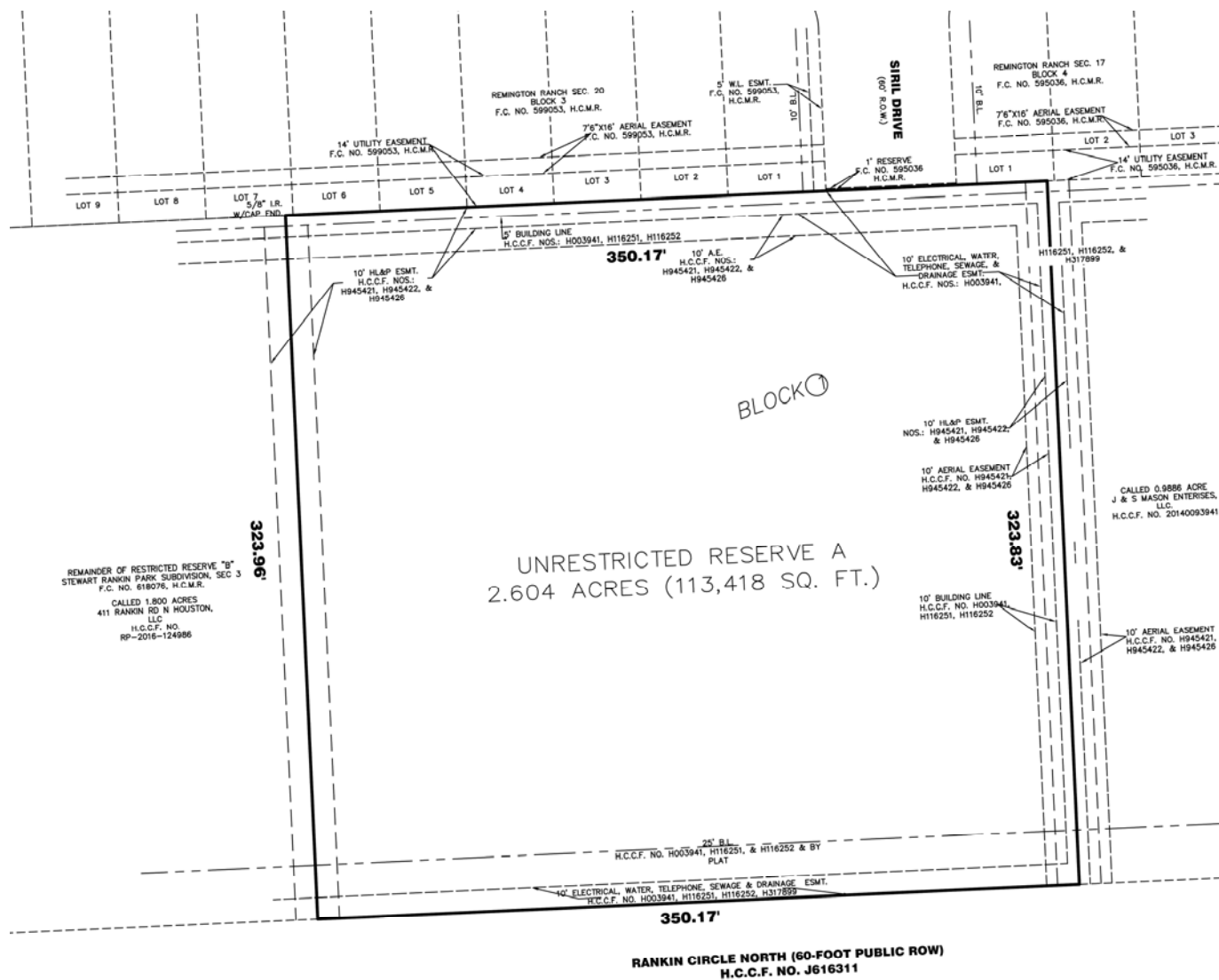
ITEM: 123

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Texas Installs Business Park (DEF1)

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



D – Variances

Subdivision

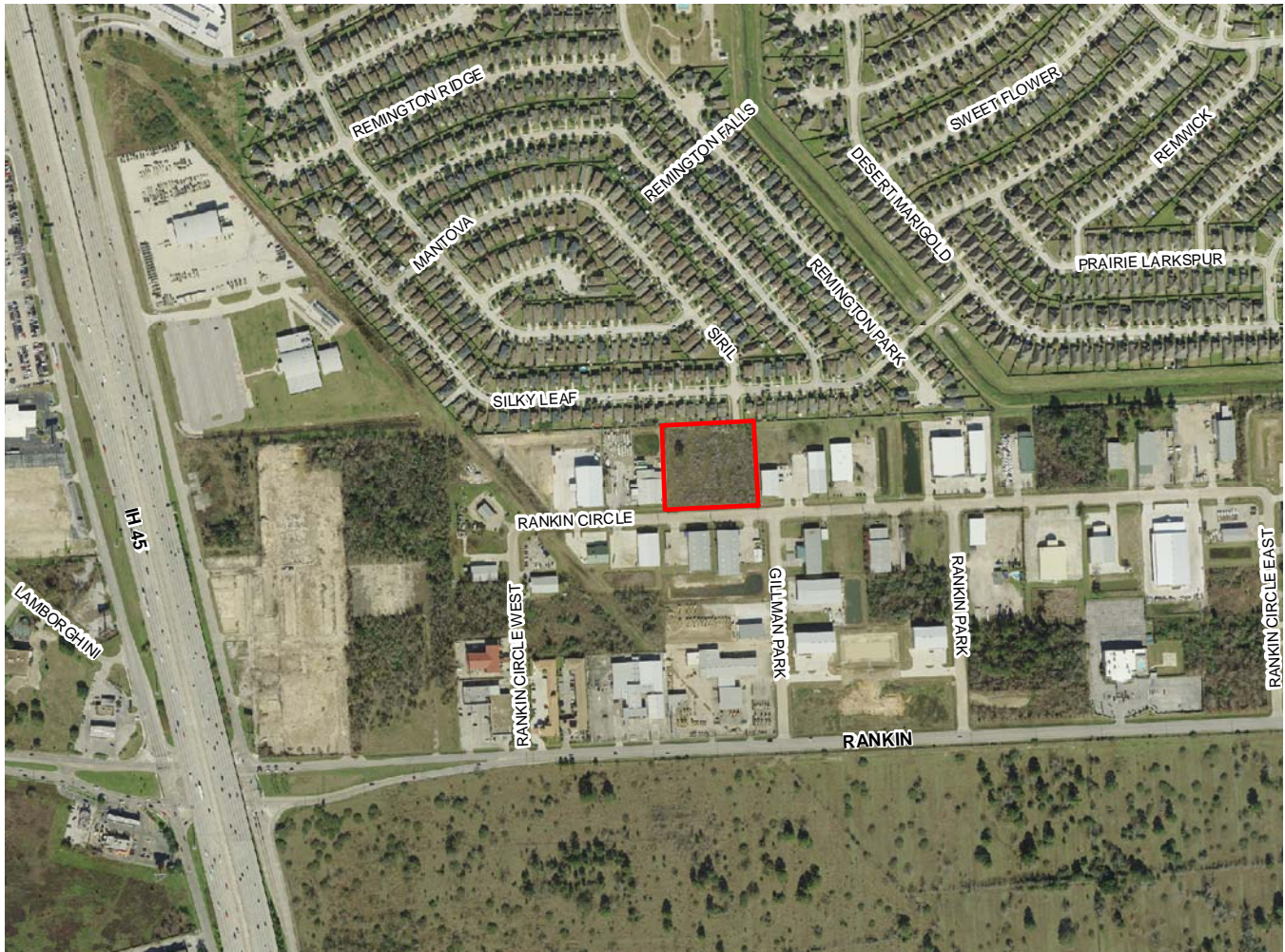
Houston Planning Commission **ITEM: 123**

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Texas Installs Business Park (DEF1)

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



D – Variances

Aerial



Wm. J. Philbin, P.C
Attorney at Law

9324 Olathe St.
Houston, Texas 77055
832/563-7647 /fax 281/715-2833
bphilbinjd@yahoo.com

Tri-Tech

March 28, 2018

10401 Westoffice Dr
Houston, TX 77042

Attn: Joshua Kester

Re: Plat Application No. 2018-0590, *Texas Installs Business Park, Variance Request*

Dear Mr. Kester:

I am writing on behalf of the Board of Directors of the RANKIN PARK PROPERTY OWNERS ASSOCIATION. Rankin Park is a 96 acre Commercial and Industrial subdivision located along Rankin Road just east of I-45 and west of Imperial Valley. (see attach map) The Board has diligently enforced the applicable deed restrictions to maintain its industrial and commercial character.

We understand your firm is representing a Rankin Park commercial property owner seeking the above-referenced Variance.. The Board fully supports the granting of this Variance as it would enhance and/or maintain the public safety within Rankin Park. Please feel free to share this position with the members of the Houston Planning Commission and be advised that our Board members would be happy to attend any Commission meeting considering the Variance.

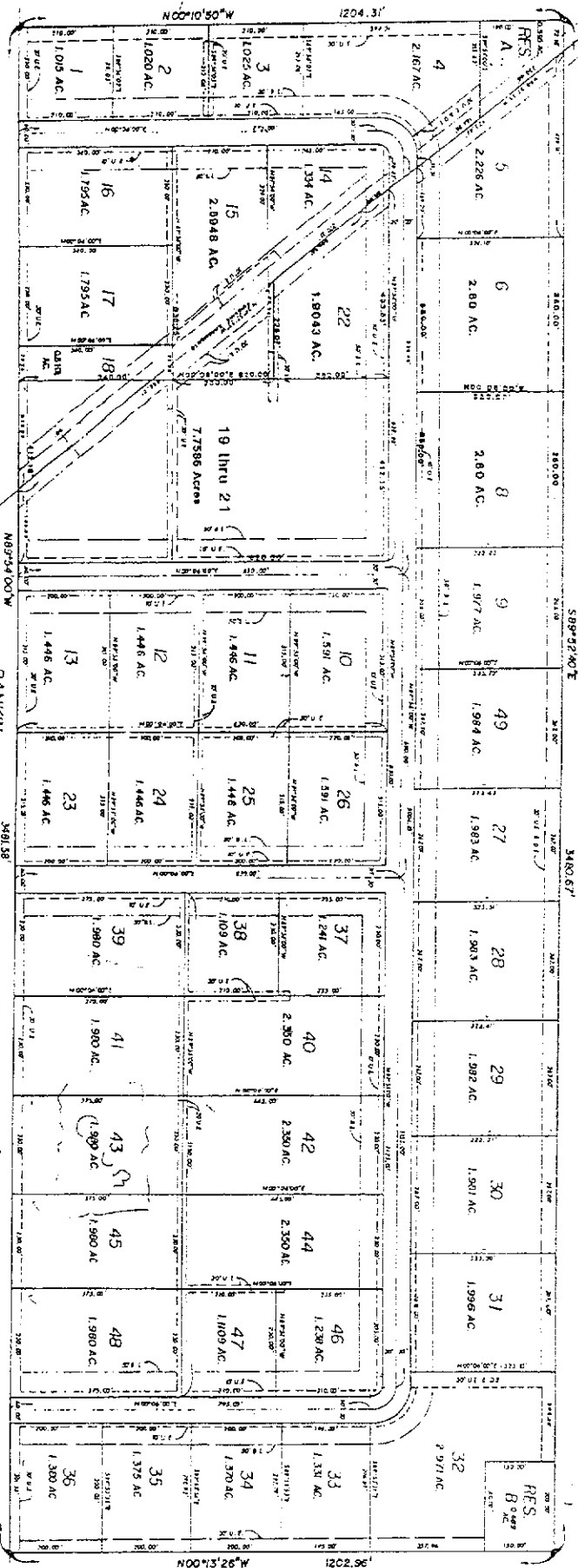
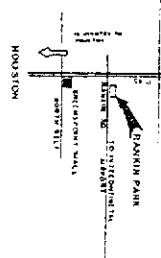


William J. Philbin
Attorney for Rankin Park POA

Copy: All Board Members

MAP OF RANKIN PARK PROPERTY OWNERS ASSOCIATION

S. L. NOBLE SUR. A-503
HARRIS COUNTY, TEXAS





PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2018-0590

Plat Name: Texas Installs Business Park

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

Date Submitted: 03/19/2018

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

Specific Variance is being sought and extent of variance:

We are seeking a variance from the requirement to extend a public street that terminates at the plat boundary by not extending Siril Drive and/or not terminate with a cul-de-sac through our subject tract.

Chapter 42 Section: 134

Chapter 42 Reference:

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

Statement of Facts

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

(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 subdivisions north of this plat boundary, including those that are adjoining the plat boundary, are Remington Ranch (multiple sections). These subdivisions are served by Remington Valley Drive which provides a connection to Interstate 45 to the west and Imperial Valley Drive, a major thoroughfare, to the east. South of Remington Valley Drive and to the east of this proposed plat boundary there is a detention channel dedicated per the plat of Remington Ranch Detention Pond and Drainage Channel (Film Code No. 564057, HCMR). This channel is crossed by a small two-lane local street, Silky Leaf Drive which terminates east of the channel into another local street, Desert Marigold Drive. Property owners to the east of the channel must drive to Desert Marigold Drive to cross over the channel via Silky Leaf Drive in order to access Siril Drive which is not a convenient route to take. Access to Siril Drive, the street that terminates at the boundary of this proposed plat, is only provided to the west of this drainage channel via Silky Leaf Drive. Residents who reside in Remington Ranch east of the drainage channel have Sandford Lodge Drive to connect directly to Imperial Valley Drive; to Remington Valley Drive they are provided another two connection points: Desert Marigold Drive and Remington Springs Drive, this, in effect, provides residents east of the drainage channel three points of ingress and egress into their subdivisions. Residents to the west of the drainage channel are provided two additional points of access to Remington Valley Drive: Remington Bend Drive and Remington Park Drive. The entire subdivisions of Remington Ranch are provided five points of ingress and egress onto two major thoroughfares (Interstate 45 and Imperial Valley Drive) via a 60 foot wide Remington Valley Drive. Rankin Circle North is mostly comprised of industrial and commercial businesses and are all served by Rankin Road to the south. The four streets that connect North Rankin Circle to Rankin Road are Rankin Circle West, Gillman Park, Rankin Park, and Rankin Circle East. These four streets connect to Rankin Road, a major thoroughfare, but, do not have traffic lights to control traffic or to ensure public safety. Rankin Road also lacks a center turn lane. The intersection of Imperial Valley Drive and Rankin Road has a traffic light and is designed to handle the traffic flow in a safe manner. By providing the extension of Siril Drive it would be placing an undue hardship on residents of Remington Ranch subdivisions because it would create unwanted through traffic and would cause residents to merge onto a major thoroughfare with no lights to protect them. Furthermore, the public who do not reside in Remington Ranch, may choose to cut through the subdivision to avoid the intersection of Imperial Valley Drive and Rankin Road which will cause needless traffic and safety concerns.

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

The multiple points of ingress and egress that already exist in Remington Ranch Subdivisions provide ample, adequate, and safe means of access to east/west and north/south thoroughfares.

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

Chapter 42 requires that subdivisions containing over 150 lots have two points of connection; Remington Ranch Subdivisions have five points of access to streets that have existed for many years. If access is compromised at the detention reserve crossing, there are still two points of ingress/egress for the residents of the subdivisions to the west of the detention reserve and three points of ingress/egress to subdivisions to the east of the detention reserve. Screening requirements will be provided at the stub street per Chapter 42 and the health and well-being of the public will be preserved by ensuring residents are not merging onto a busy major thoroughfare (Rankin Road) with no traffic light protection.

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

The existing circulation pattern of Remington Ranch has been in use for over a decade. Granting this variance will ensure that the residents will be protected from through traffic which brings concerns about increased risk of auto collisions and the safety of residents. The public will not be tempted to use Remington Ranch as a "cut-through" subdivision to avoid the intersection of Imperial Valley Drive and Rankin Road.

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

Economic hardship is not being considered as part of this variance application. The circulation patterns described in this variance application provide the safe and orderly flow of traffic into the residential subdivision.

Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Washington Avenue Retail (DEF2)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

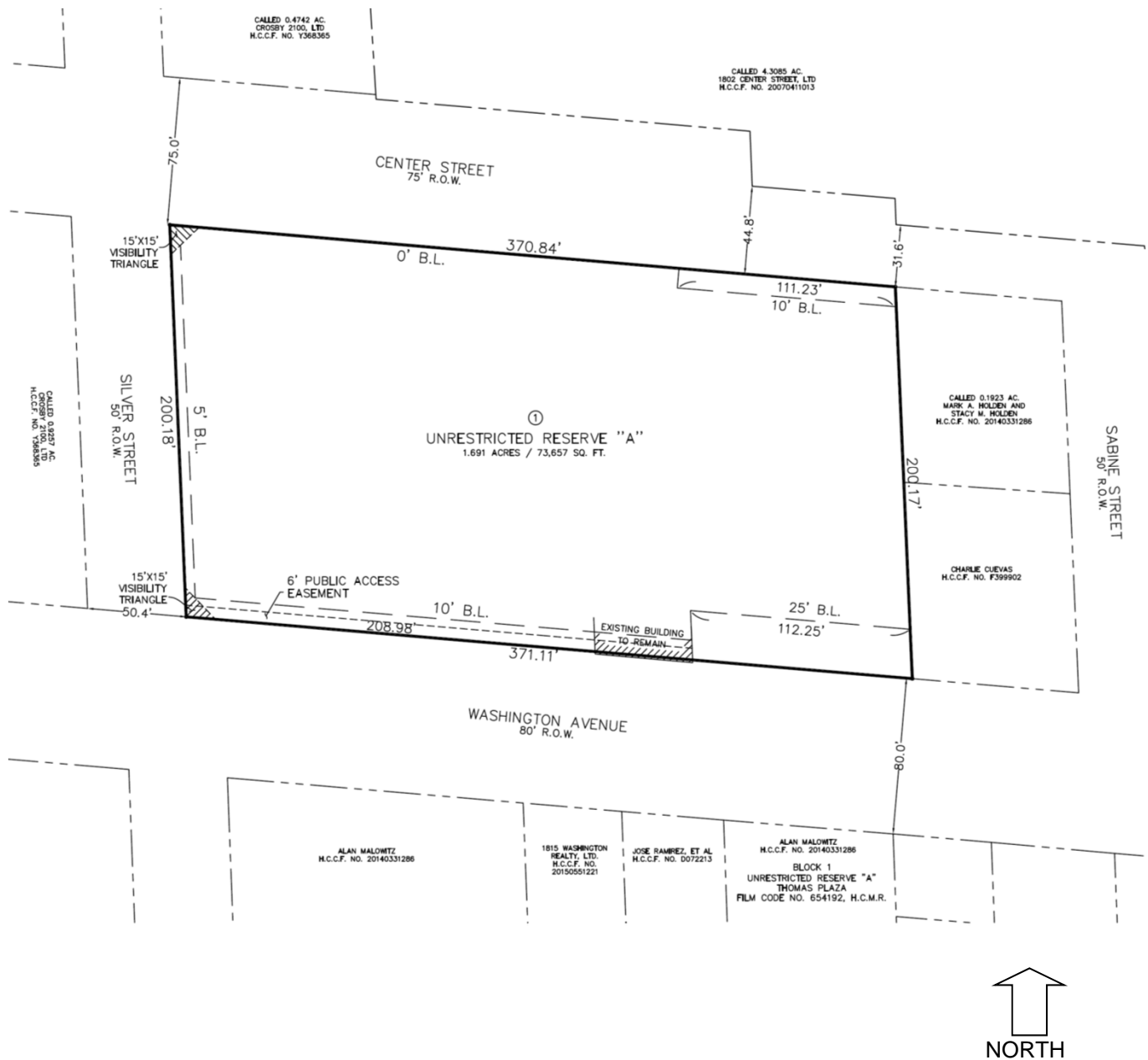
ITEM: 124

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Washington Avenue Retail (DEF2)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Washington Avenue Retail (DEF2)

Applicant: Windrose



D – Variances

Aerial

LOVETT
COMMERCIAL

1520 Olive Street
Houston, TX 77007

Graphite

1719 Vassar Street
Houston, TX 77098
713.426.8842
Mehmet@gmail.com

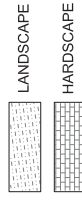
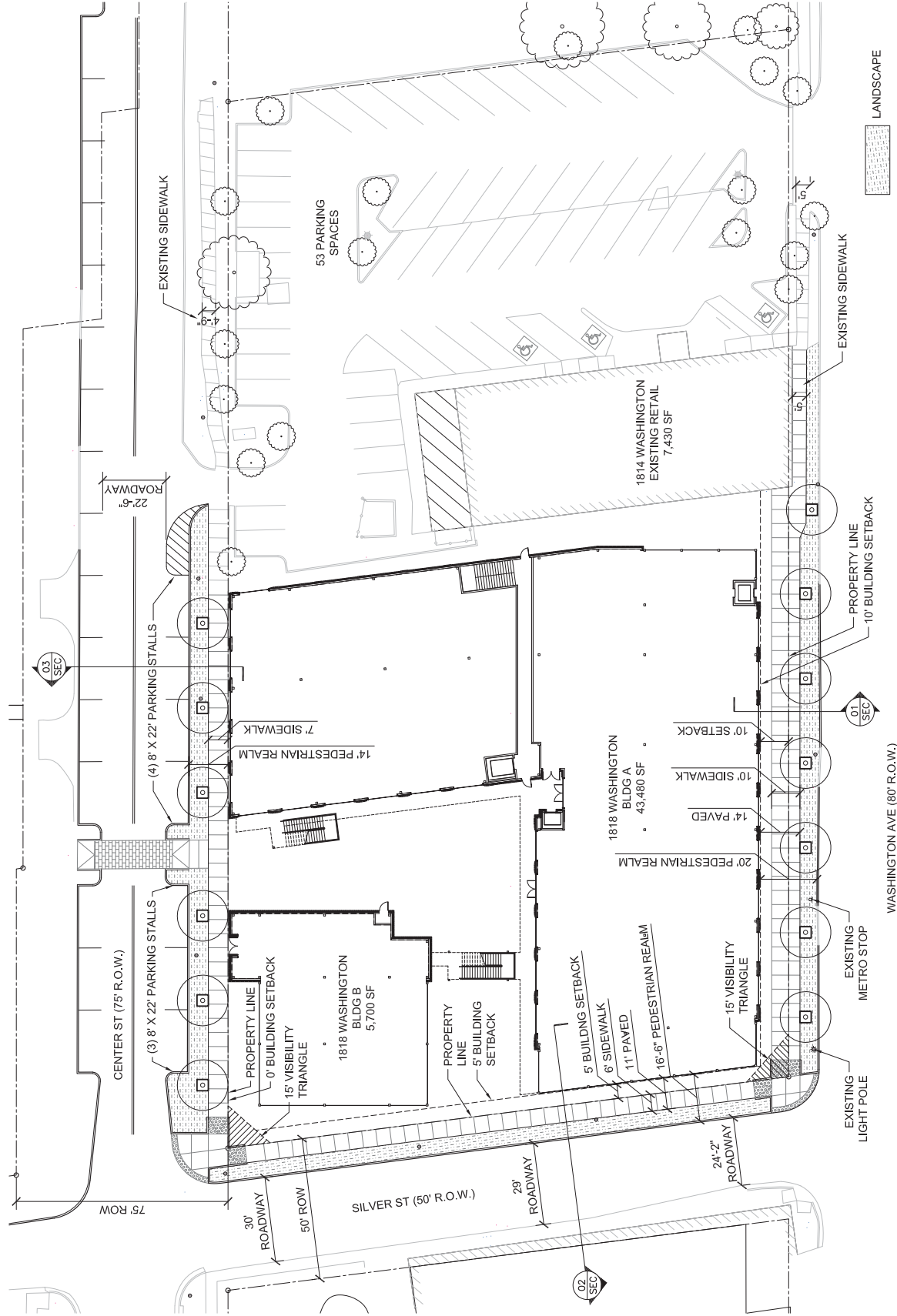
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Issue _____

Professional Seal

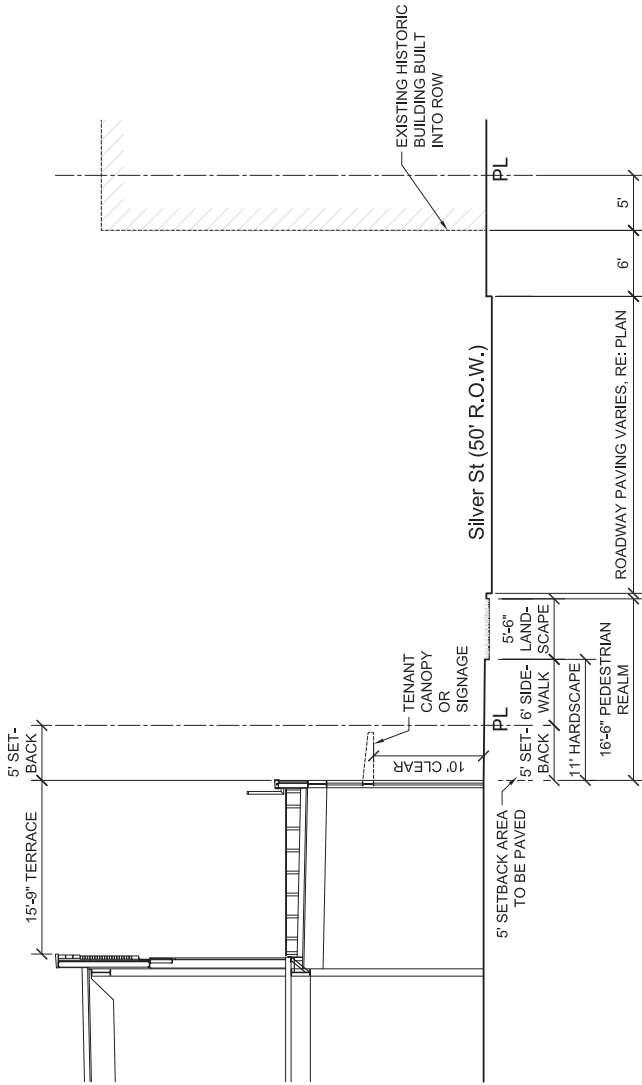
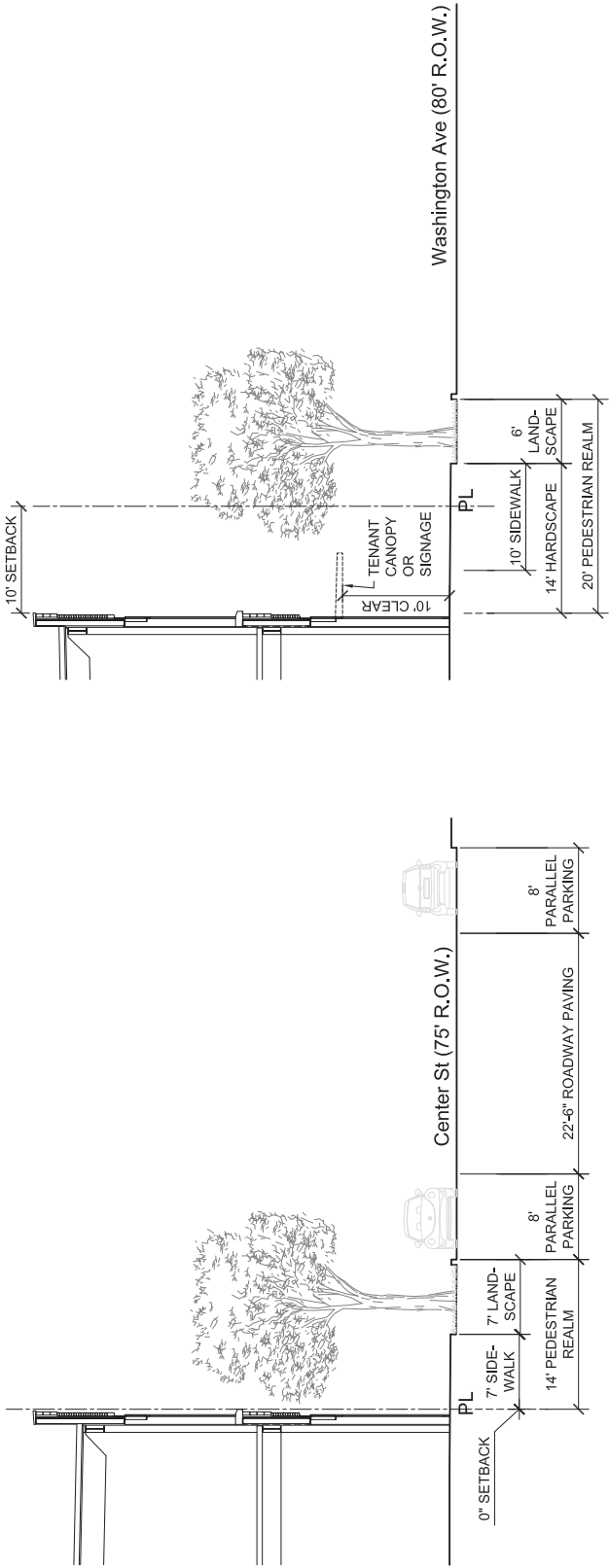
Sheet Name And Number

Site Plan 1/16" = 1'

A01



• EXISTING POWER POLE









Application Number: 2018-0476

Plat Name: Washington Avenue Retail

Applicant: Windrose

Date Submitted: 03/05/2018

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

Specific Variance is being sought and extent of variance:

To allow reduced building lines of 10 feet along Washington Avenue (Major Thoroughfare) as opposed to the required 25-foot building line and 0 feet along Center Street (Minor Collector) as opposed to the required 10-foot building line and to allow a reduced building line of 5 feet along Silver Street (Local) as opposed to the required 10-foot building line.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Section 42-150 "Building Line Requirement", paragraph (d) states, "The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control; Not single-family residential and abutting a major thoroughfare with a planned right-of-way width of 80 feet or less - 15 feet; Collector Street, All others - 10 feet; Local Street, All others – 10 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

The subject property is located at the northeast corner of Washington Avenue and Silver Street. The site is bordered by Center Street to the north and vacant, commercially designated property to the east. The applicant is proposing to develop a regional shopping center spread across 3 city blocks that will include at least 5 new retail buildings alongside the 2 existing buildings that currently house the Platypus Brewing Company, Tacodeli and B&B Butchers Restaurant. The applicant's concept is a walkable, mixed-use shopping center with centralized off-site parking. By moving the main parking area to the north away from the major thoroughfare, the applicant is able to develop a dense, pedestrian-focused retail center that doesn't waste any of the primary frontage. Because Washington Avenue is a major thoroughfare with a planned right-of-way of 80-feet or less, the required building line would be 25 feet. The building lines along Center Street and Silver Street would each be 10 feet. In order to create a development that matches the Washington Avenue character and justifies the centralized parking concept, the applicant is applying for a variance to create a 10-foot building setback along Washington, a 5-foot building setback along Silver, and a 0-foot setback along Center. This allowance would match the prevailing development trend along Washington Avenue that includes a return to the reduced/zero foot building line in combination with the pedestrian-friendly retail store fronts. As an example, the development across the street from the subject property at the northwest corner of Silver and Washington has reduced setbacks.

(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 justification for the variance is the prevailing development character of the area. Utilizing the code-required setbacks would be a departure from the development trend of the Washington Avenue corridor. The applicant is using a consolidated parking area to create the type of walkable, dense retail development that is the highest and best use for the property. However, the setbacks along Washington Avenue, Silver Street and Center Street must be reduced for the project to remain viable. These development constraints result in circumstances that are not self-imposed by the applicant and that support the granting of the variance.

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

The applicant's goal for this project is to provide a cohesive, multi-block retail center that is integrated with and complimentary to the Washington Avenue neighborhood. The requested variance will enable the developer to locate their building closer to the subject streets to create a more intimate experience for future patrons. With the reduced setbacks, the resulting pedestrian realms will be more in line with the City's model for dense, urban retail establishments outlined in Chapter 42 - Washington would have a pedestrian realm of 20' 6" and Silver would have a pedestrian realm of 15' 6" and Center would have a pedestrian realm of 15' 8". Additionally, the applicant is proposing an enhanced streetscape along Center to seamlessly transition between the parking and shopping areas that includes enhanced landscaping, bike racks, a protected mid-block pedestrian walkway, and several on-street parking spaces. With these improvements and the requested reduced building line variance, the applicant will be able to create a cohesive retail center that will meet the intent of Chapter 42.

(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. There will be adequate emergency vehicular access to the site along all three streets. Further, the centralized parking area will be safer for patrons as opposed to numerous, disjointed parking areas spread throughout the proposed buildings. The planned improvements within the Center Street right-of-way that separate the parking area from the retail facilities will be submitted to the Public Works Department for their review and approval.

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

The primary justification for the requested variance is the prevailing development character of the area. The centralized parking and proposed variance are the only tools that the applicant has to create a viable retail center that is compatible with Washington Avenue. Without the variance, the City will be losing an opportunity to support walkable commercial development and the applicant will not be able to utilize their land for its highest and best use.

Houston Planning Commission

ITEM: 125

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Midtown Terrace

Applicant: Windrose



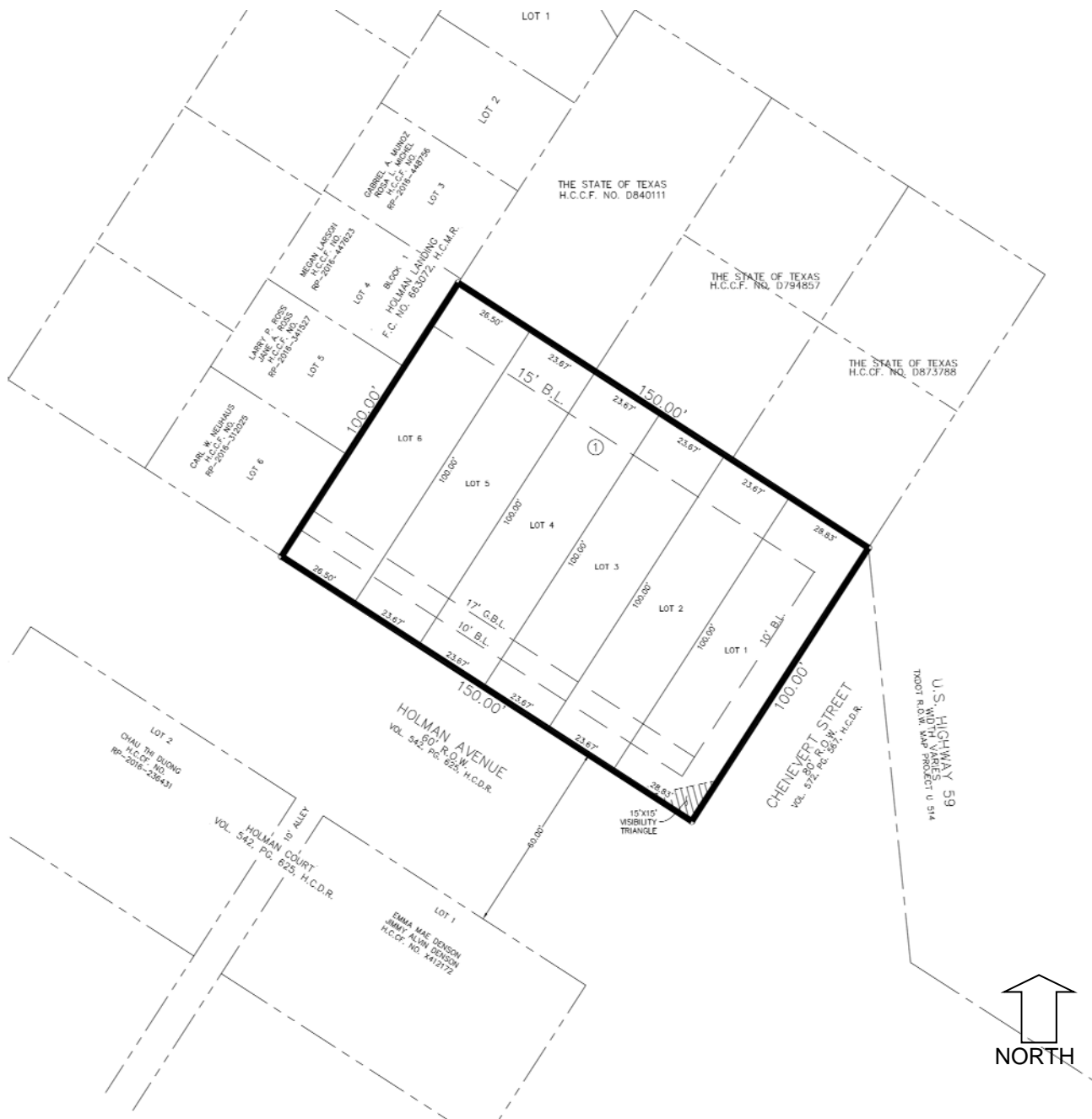
F- Reconsideration of Requirements

Site Location

Planning and Development Department

Meeting Date: 04/12/2018

Applicant: Windrose



Subdivision

Houston Planning Commission

ITEM: 125

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Midtown Terrace

Applicant: Windrose



F- Reconsideration of Requirements

Aerial



MIDTOWN TERRACE VARIANCE PRESENTATION

Single-Family Residential Development in Midtown

April 2018



FRONT ELEVATION
HOLMAN STREET



REAR ELEVATION
FACING DOWNTOWN

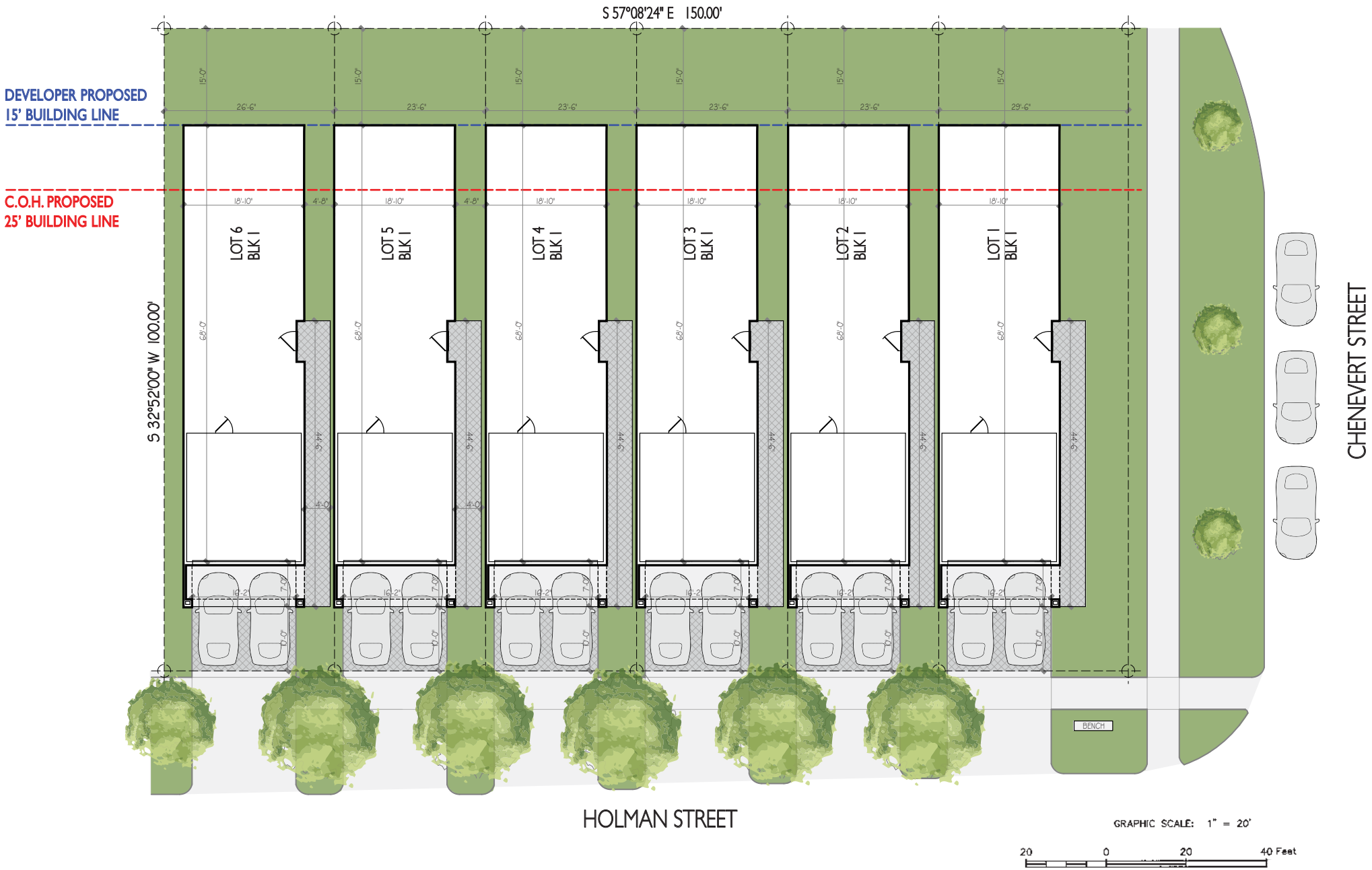
EDGE OF STREET

PROPERTY LINE

PROPERTY LINE



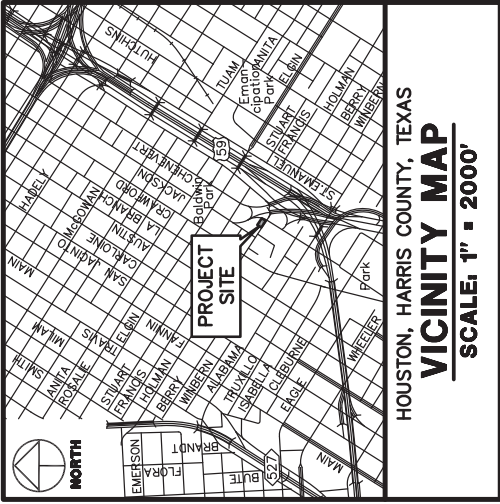
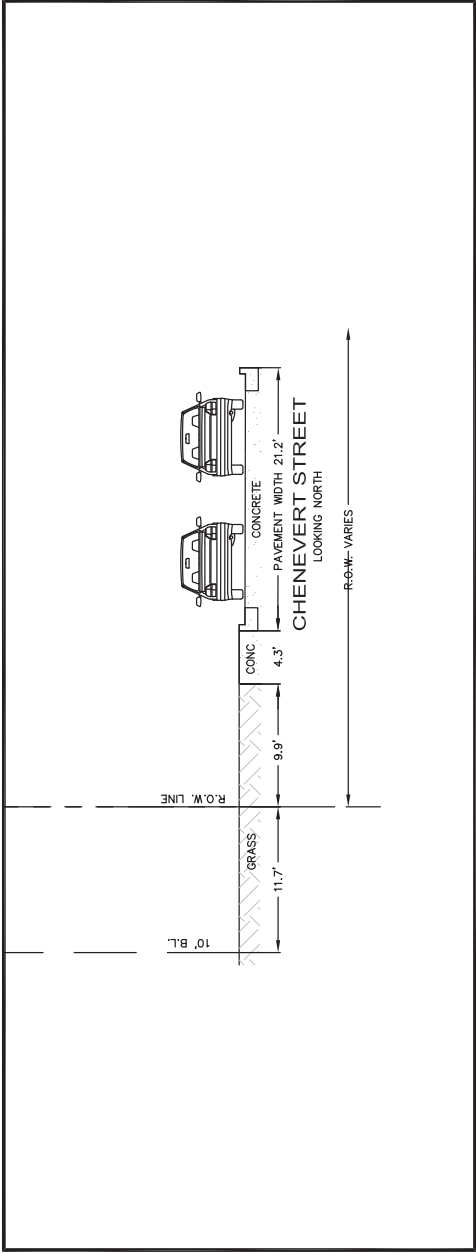
TRANSVERSE ELEVATION
CHENEVERT STREET



MIDTOWN TERRACE

SITE PLAN





IMPROVEMENTS PROFILE EXHIBIT
CHENEVERT STREET
SITUATED IN THE
J. S. HOLMAN SURVEY A-323
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

| | | | |
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| SCALE: | 1" = 10' | DATE: | 04-02-2018 |
| DRAWN BY: | TMM | REV: | |
| CHECKED BY: | - | REV: | |
| JOB NO. | 54272-PROFILE | REV: | |
| SHEET 1 OF 1 | | REV: | |



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MILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



PLANNING &
DEVELOPMENT
DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2018-0708
Plat Name: Midtown Terrace
Applicant: Windrose
Date Submitted: 04/02/2018

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

Specific requirement or condition being sought:

To allow a reduced building setback of 15 feet along the north property line/Francis Street as opposed to the required 25-foot building setback.

Chapter 42 Section: 42-152

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

The subject plat was approved previously showing a 25-foot building line along the north property boundary, to account for the irregularly shaped Francis Street right-of-way. This reconsideration of requirement application enables the applicant to apply for and hopefully receive a reduced 10-foot building line along Francis Street.



Application Number: 2018-0708

Plat Name: Midtown Terrace

Applicant: Windrose

Date Submitted: 04/02/2018

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

Specific Variance is being sought and extent of variance:

To allow a reduced building setback of 15 feet along the north property line/Francis Street as opposed to the required 25-foot building setback.

Chapter 42 Section: 42-152

Chapter 42 Reference:

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

Statement of Facts

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

(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 located at the northwest corner of Holman Avenue and Chenevert Street. The applicant is proposing to develop 6 single-family residential lots on the site. The sole entry point for the lots will be from Holman Avenue. Because of a TxDOT slip road – also known as Francis Street – located adjacent to and north of the site, there is a code-required 25-foot setback along the rear property line of the subdivision. The applicant is applying for a variance to reduce this 25-foot building setback to a 15-foot building setback based on the unusual physical characteristics of the right-of-way. The Francis Street spur is a one-way, south-bound slip road that eventually leads to State Highway 288. Instead of acquiring right-of-way in a traditional manner where the right-of-way line corresponds with the actual street, the lots to the north were wholesale occupied by the County decades ago and subsequently handed over to TxDOT for their slip road. This situation led to an irregular and excessive right-of-way configuration that negatively affects the subject tract. The required 25-foot setback should align with the street but instead follows the property boundary. This leads to significant gaps between the applicant's property line and the closest back-of-curb – 99.59' feet at the northwest corner and 22.40' at the northeast corner (which is actually Chenevert Street, not Francis Street). Because of these unusual physical characteristics, the excessive 25-foot building setback is not needed to protect the public's health, safety and welfare and it represents an inappropriate burden on the applicant.

(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 unusual physical characteristics of the Francis Street right-of-way that negatively affects the subject property. The right-of-way configuration has been in place for over 40 years and is not an issue that has been self-imposed by the applicant. Without the variance, the City's regulations would apply a blanket 25-foot setback that would provide no benefit to the public while making the land nearly unviable for development.

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

The proposed variance meets the intent of the City's Code of Ordinances. Even with the variance, there will be excessive space between the closest back-of-curb and any habitable structure. Further, existing site conditions and future roadway plans for the local street network strengthen the applicant's variance request. TxDOT is proposing to eliminate the Chenevert Spur in the foreseeable future, which would bring the back-of-curb further away from the northeast corner of the site (approximately 37.92' feet based on provided plans). And it would eliminate the need for a 10-foot building line along the eastern boundary of the plat. There is also no room to move Francis Street further to the

south because of existing residential development and the elevated grade separation location where Francis Street begins to merge with the State Highway 288 feeder road. That means that the gap that exists today will only get larger.

(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's health, safety of welfare as adequate separation will be maintained between the habitable structures and the closest driving surfaces. Even with the reduced 15-foot building setback along the north property line, there will be a varying gap between the closest back-of-curb and the closest habitable structures that range from 32.40' feet along Chenevert Street to 114.59' along Francis Street. When you use the City's traditional method of measuring the separation between the closest habitable structure and the closest perpendicular point of the back-of-curb, the distance is even larger (25.69' to Chenevert Street). The applicant's request is compatible with nearby development as there is an existing, adjacent townhome development to the northwest of this site – Holman Landing – where the closest habitable structure is within 12 feet of Francis Street's back-of-curb.

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

The justification for the requested variance is the unusual configuration of the Francis Street right-of-way. Because the configuration does not actually follow the associated street and because the street will never be widened or moved closer to the subject tract, the required 25-foot building setback is an unnecessary exaction that creates a significant burden on the applicant's land. Granting the variance is the only way to account for the unusual physical characteristics of the TxDOT right-of-way and avoid unnecessary negative impacts to the proposed development.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/12/18

ITEM: 132

Applicant: RAFAEL DEL VILLAR

Contact Person: RAFAEL DEL VILLAR

| Location | File No. | Zip | Lamb. No. | Key Map | City/ETJ |
|--------------------------------------|----------|-------|-----------|---------|----------|
| | 18-1344 | 77365 | 5772 | 297E | ETJ |
| NORTH OF: FORD WEST OF: LAKE HOUSTON | | | | | |

ADDRESS: 24295 Pine Circle

ACREAGE:

LEGAL DESCRIPTION:

BEING 0.540 ACRES/ LOT FIFTY-SIX (56), OF WHITE OAK FOREST, A UNRECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/12/18

ITEM: 133

Applicant: RICKY TORRES / TWO SONS ENVIRONMENTAL

Contact Person: AARON MCDONALD

| Location | File No. | Zip | Lamb. No. | Key Map | City/ETJ |
|----------|----------|-------|-----------|---------|----------|
| | 18-1345 | 77365 | 5571 | 295-K | ETJ |

NORTH OF: MILLS BRANCH **WEST OF:** SORTERS

ADDRESS: 18544 Wisp Willow Way

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT FIVE HUNDRED THIRTEEN (513), IN SECTION I, OF SUMMER HILLS, A RECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET C, AT SHEET 118, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/12/18

ITEM: 134

Applicant: JUAN ARANDA

Contact Person: MATHEW JOHNSON

| Location | File No. | Zip | Lamb. No. | Key Map | City/ ETJ |
|--|-------------|-------|--------------|------------|--------------|
| | 18-1346 | 77357 | 5974 | 258K | ETJ |
| NORTH OF: FM 1485 EAST OF: GALAXY BLVD | | | | | |

ADDRESS: 27600 Royal Coach

ACREAGE:

LEGAL DESCRIPTION:

LOT 1363 OF PEACH CREEK FOREST, SECTION 6 AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/12/18

ITEM: 135

Applicant: MARIO MORENO

Contact Person: CARLOS PARRA

| Location | File No. | Zip | Lamb. No. | Key Map | City/ ETJ |
|--|----------------|-------|--------------|------------|--------------|
| | 18-1347 | 77357 | 5874 | 257M | ETJ |
| NORTH OF: FM 1485 WEST OF: DEER RUN | | | | | |

ADDRESS: 20216 Forest Drive West

ACREAGE:

LEGAL DESCRIPTION:

A TRACT OF LAND CONTAINING 1.4367 ACRES, BEING LOTS 7, 8 & 9 OUT OF BLOCK 9 OF THE H.C. MEYER SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 49B OF MONTGOMERY COUNTY MAP RECORDS, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/12/18

ITEM: 136

Applicant: MIGUEL MUNOZ

Contact Person: MIGUEL MUNOZ

| Location | File No. | Zip | Lamb. No. | Key Map | City/ETJ |
|---|----------------|-------|-----------|---------|----------|
| | 18-1348 | 77357 | 5874 | 258J | ETJ |
| NORTH OF: FM 1485 EAST OF: DEER RUN | | | | | |

ADDRESS: 27036 Peach Creek

ACREAGE:

LEGAL DESCRIPTION:

LOT 964 & 965 OF PEACH CREEK FOREST, SECTION 5, AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

| APPLICANT COMPANY | CONTACT PERSON | PHONE NUMBER | EMAIL ADDRESS | | |
|--|----------------------------------|--------------------------------------|---|---------|----------|
| JRP COMPANY | Travis Mattingly Jenifer Pool | 731-978-6989 832-594-8420 | tmattingly@asi-design.com jrpcom@aol.com | | |
| PROPERTY ADDRESS | FILE NUMBER | ZIP CODE | LAMBERT | KEY MAP | DISTRICT |
| 3702 Overbrook Lane | 18016579 | 77027 | 5256A | 492S | G |
| ACCOUNT NUMBER(S): | | 0731330050023 | | | |
| PROPERTY LEGAL DESCRIPTION: | | Lot 23, Block 4 Royden oaks sec 1 | | | |
| PROPERTY OWNER OF RECORD: | | Laura b. Herring | | | |
| ACREAGE (SQUARE FEET): | | 9,284 S.F. | | | |
| WIDTH OF RIGHTS-OF-WAY: | | Overbrook Lane 60'; Maconda Lane 60' | | | |
| EXISTING PAVING SECTION(S): | | Overbrook Lane 40'; Maconda Lane 40' | | | |
| OFF-STREET PARKING REQUIREMENT: | | 2 | | | |
| OFF-STREET PARKING PROVIDED: | | 2 | | | |
| LANDSCAPING REQUIREMENTS: | | Complies | | | |
| LANDSCAPING PROVIDED: | | Complies | | | |
| EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: | | 3,907 S.F. | | | |
| PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: | | 6,409 S.F. | | | |

PURPOSE OF VARIANCE REQUEST: To allow a 10' garage building line in lieu of the 20' building line along a local street, Maconda Lane.

CHAPTER 42 REFERENCE (S): Sec. 42-156(c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of [section 42-157](#) of this Code.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

HCAD identifies property as Lot 23, Block 4 Royden Oaks Sec 1 located at 3702 Overbrook Lane. Property has a house on a 25' front building line along Overbrook Lane and an existing garage on a 10' building line along Maconda Lane, per original, April 1946, plat of Royden Oaks Sec 1. This is a well-developed residential area and most of the houses that abut Maconda Lane are built using the 10' building line for the Garage and this property has an existing garage access from Maconda Lane. There is currently no sidewalk on the west side of Maconda Lane.

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

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

This is a tract that has functioned as a single-family home lot for many years. This lot currently has a single-family home that has been there since 1946. Requiring a 17' garage building line for the Maconda Lane portion of the property would create an undue hardship in that there is a 25' building line on Overbrook Lane and this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably use the lot efficiently if restricted by the Chapter 42 building lines.

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

The requirement of a 17' Garage building line per Sec. 42-157 (b) along Maconda Lane which has an existing garage on the 10' building line per subdivision plat of April 1946, would create an undue hardship in conjunction with the 25' building line per on Overbrook Lane.

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

(42-157) (b) (2) the property was originally sized and platted (April 1946) with 10' building line setback along Maconda Lane. The property has adhered to the original 10' garage building setback line. The imposition of 17' building setback is an unreasonable hardship imposed on this property by the Chapter 42, as most other properties along Maconda Lane have the same 10' garage building setback. These circumstances support the granting of the variance and is not the result of a hardship created or imposed by applicant.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 23, Block 4 Royden Oaks Sec 1 is an existing lot that does not allow any options for development other than single family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the uses that are already present in this neighborhood. (42-157) the structure honors the original subdivision plat, including the prevailing 10' setback condition along Maconda Lane and a 25' building line along Overbrook Lane.

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

Overbrook Lane and Maconda Lane are local streets that serve as a collector in the area. The granting of the variance will not be injurious to the public health, safety or welfare as most other properties in the area with the south side of the property along Overbrook Lane and Maconda Lane on the east side that are generally, the same size.

(42-157) The new structure's location itself poses no jeopardy to public safety using the 10' garage setback line as the existing garage.

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

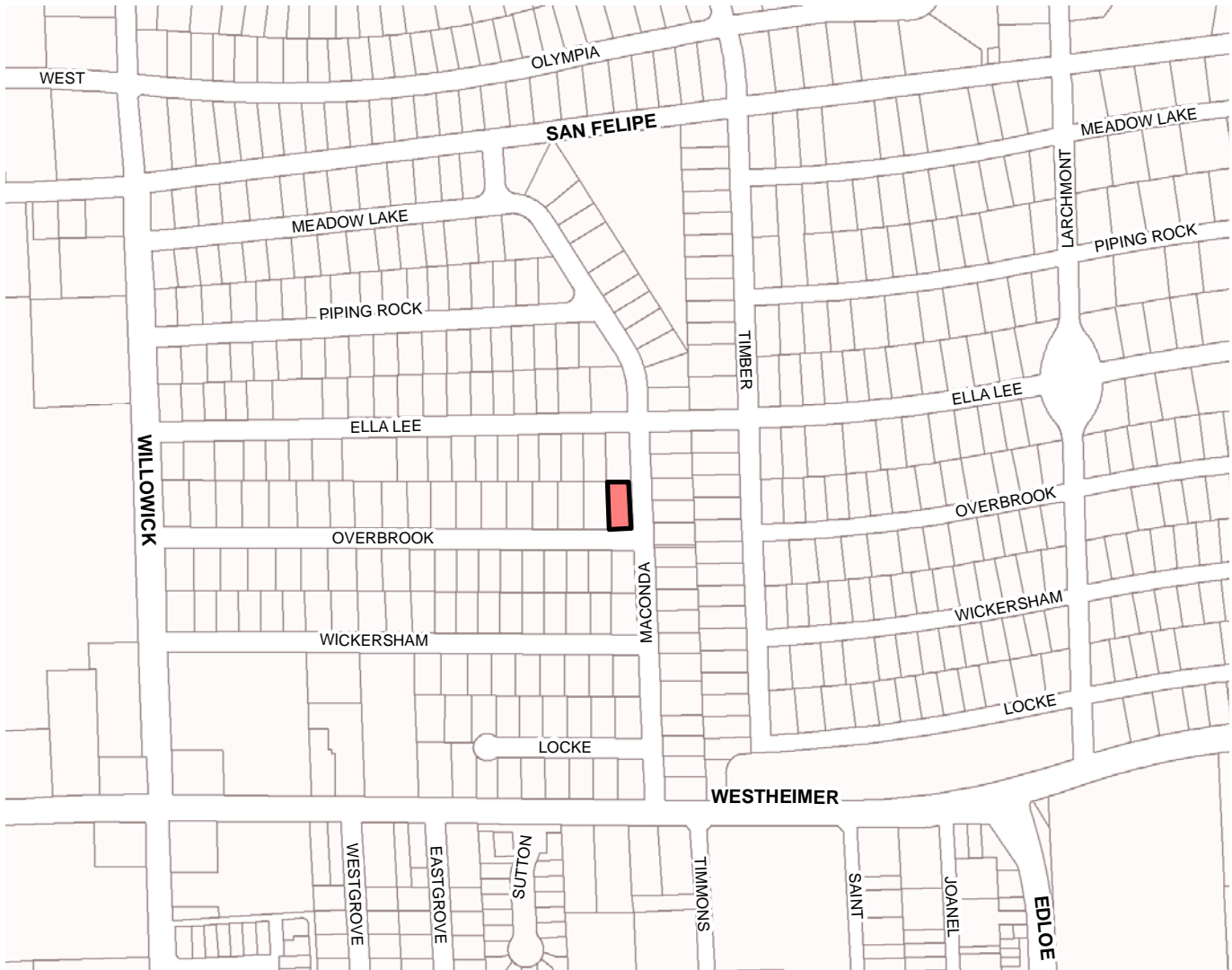
The hardship is that Lot 23, Block 4 Royden Oaks Sec 1 is an existing lot platted in 1946 for a single-family home. The request to not provide a 17' garage building line per Sec. 42-157 (b) (2) and allow the existing 10' garage access from Maconda Lane will allow reasonable development and follow the building lines set out in the subdivision plat. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



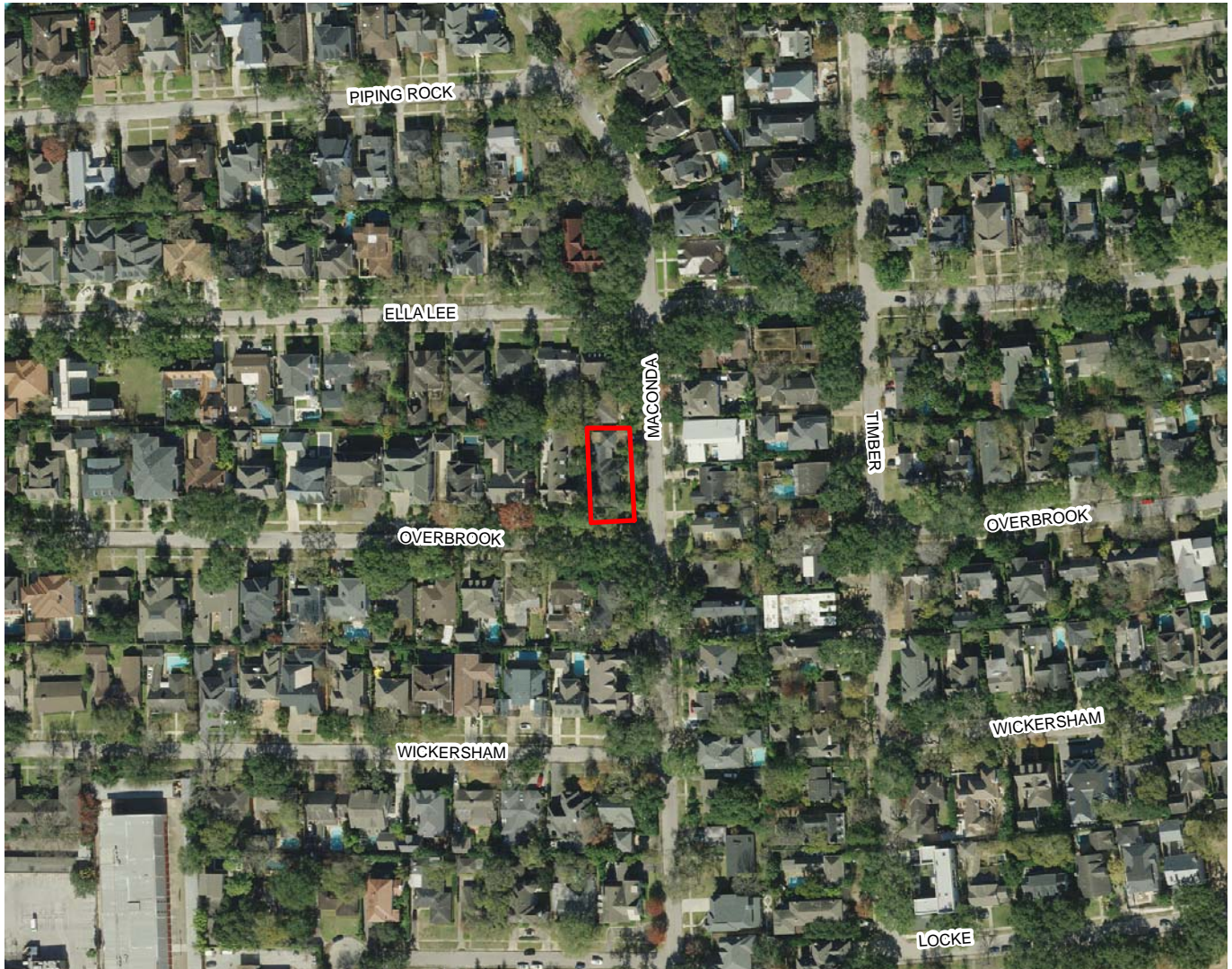
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 137

Meeting Date: 04/12/2018

Houston Planning Commission

Aerial Map

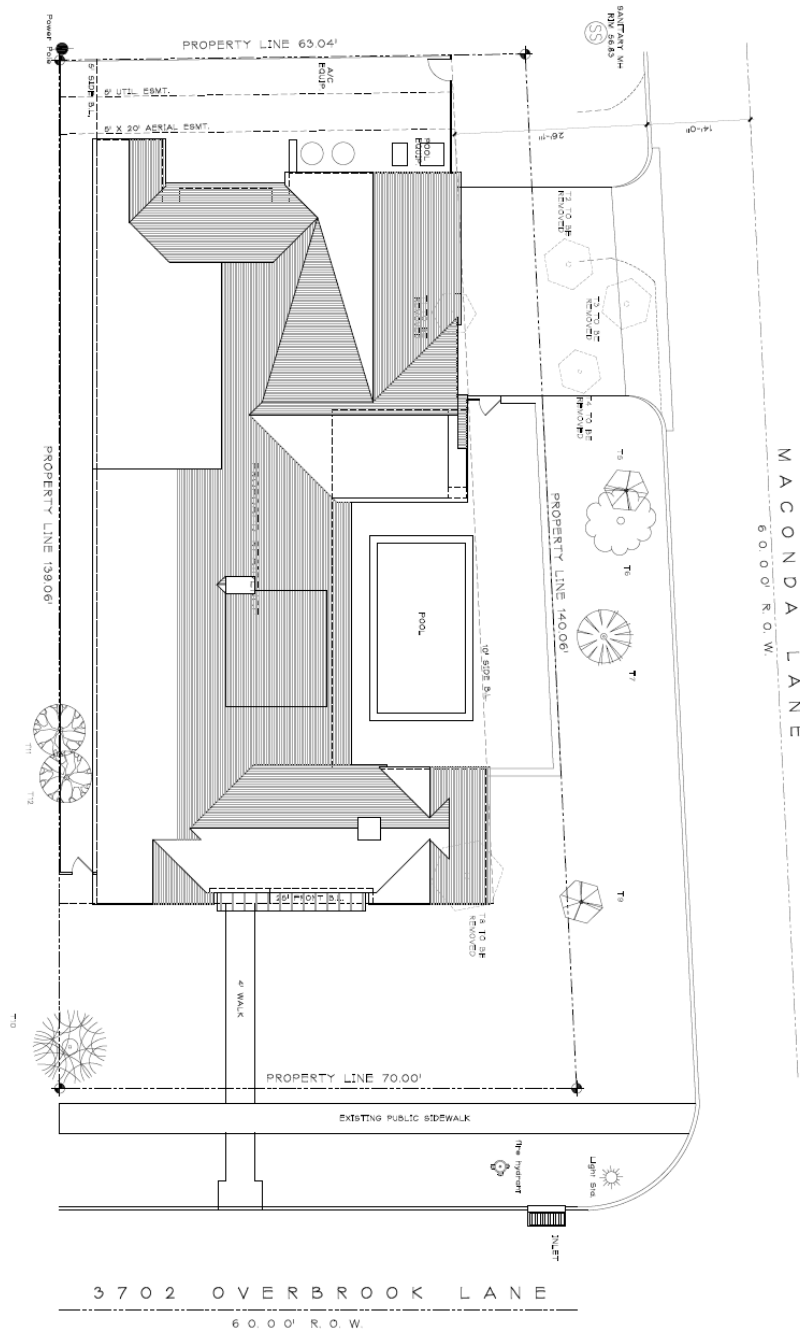


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

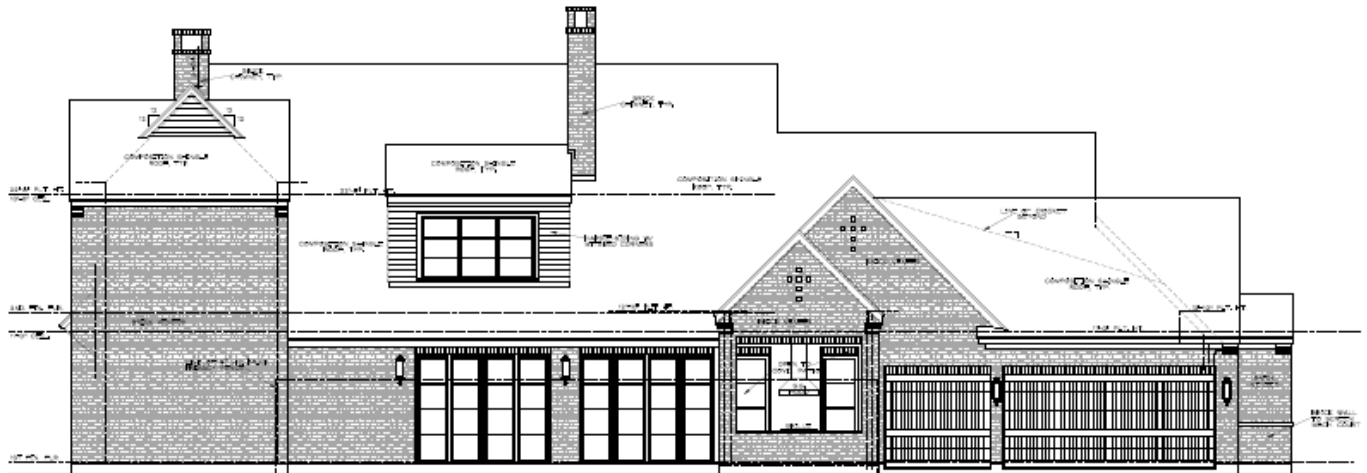


Houston Planning Commission

Elevations



FRONT ELEVATION



LEFT SIDE ELEVATION

DEVELOPMENT PLAT VARIANCE



PLANNING &
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Houston Planning Commission

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

| APPLICANT COMPANY | CONTACT PERSON | PHONE NUMBER | EMAIL ADDRESS | | |
|---------------------|----------------|--------------|----------------------|---------|----------|
| Vilma Argueta | Vilma Argueta | 281-416-9504 | lemusargueta@att.net | | |
| PROPERTY ADDRESS | FILE NUMBER | ZIP CODE | LAMBERT | KEY MAP | DISTRICT |
| 6114 Presidio Drive | 18008085 | 77053 | 5150 | 611B | K |

| | |
|---------------------------------|---|
| HCAD ACCOUNT NUMBER(S): | Fort Bend County: 2177-02-005-0300-907 |
| PROPERTY LEGAL DESCRIPTION: | Lot 30, Block 5 Briar Villa South, Section Two |
| PROPERTY OWNER OF RECORD: | Vilma Argueta |
| ACREAGE (SQUARE FEET): | 5,520 square feet |
| WIDTH OF RIGHTS-OF-WAY: | Presidio Drive (60 feet); Court Road (100 feet) |
| EXISTING PAVING SECTION(S): | Presidio Drive (28 feet); Court Road (24 feet – to esplanade) |
| OFF-STREET PARKING REQUIREMENT: | 2 |
| OFF-STREET PARKING PROVIDED: | 2 |
| LANDSCAPING REQUIREMENTS: | Meets requirements |
| LANDSCAPING PROVIDED: | Meets requirements |

| | |
|--|-----------------------------------|
| EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: | 2,009 square feet |
| PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: | Back patio cover; 243 square feet |

PURPOSE OF VARIANCE REQUEST: To allow 19' building line in lieu of the ordinance-required 25' building along a major thoroughfare, Court Road.

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 feet 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):

I am requesting a variance allowing maintaining a back porch that has been built attached to my property.

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

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

This request is for a variance to a required 25-foot rear yard setback in the Standard Single Family Residential (R-1) Zoning for an existing patio cover addition to an existing single-family residence located at 6114 Presidio Drive. Per City of Houston Code of Ordinances Chapter 42, Sec 2-150, all tracts including single-family residential backing up to a major thoroughfare are required to meet a rear yard setback of 25 feet. The structure was built under the different zoning rules and a portion of the residence encroaches this setback requirement. The patio serves as a means of preventing water from making its way into the residence through the back door, which leads to costly repairs in terms of replacement of rotten siding and back door, as well as replacement interior finishes.

- (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;**
Because the neighborhood was built under different zoning rules, the owner relied on a seemingly valid survey.
- (3) The intent and general purposes of this chapter will be preserved and maintained;**
The non-conforming patio cover can be made more conforming if the variance is granted by scaling down the size to meet building line requirements.
- (4) The granting of the variance will not be injurious to the public health, safety or welfare;**
A variance wouldn't alter the essential character of the neighborhood, negatively impacting the abutting property owners, or place the public health, safety or welfare at risk.
- (5) Economic hardship is not the sole justification of the variance.**
Removal of the entire patio cover would severely damage the structure of the home itself. Without the patio cover addition, it will result in financial distress over time.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

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Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 138

Meeting Date: 04/12/2018

Houston Planning Commission

Aerial Map

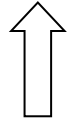


DEVELOPMENT PLAT VARIANCE

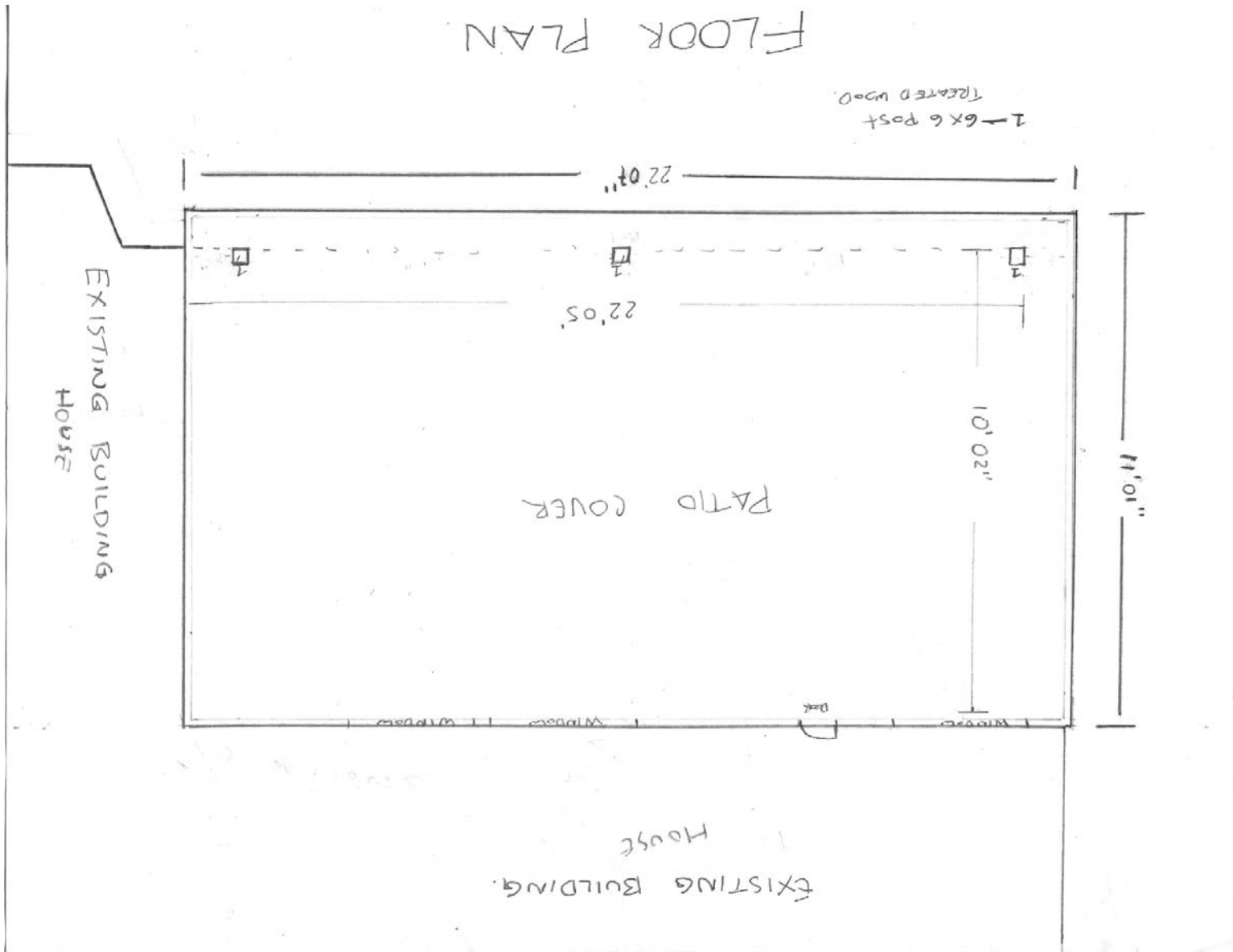


Houston Planning Commission

Floor Plan



North



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Tree, Shrub and Landscape Standards of Chapter 33 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 | | |
|----------------------------------|----------------|--|----------------------|---------|----------|
| Kudela and Weinheimer | Casey Collins | 713-869-6987 | ccollins@kwtexas.com | | |
| PROPERTY ADDRESS | FILE NUMBER | ZIP CODE | LAMBERT | KEY MAP | DISTRICT |
| 6877 Will Clayton Parkway | 18028620 | 77338 | 5567 | 375B | B |
| PROJECT NAME: | | Will Clayton Bush Parking Spot 2 Expansion | | | |
| HCAD ACCOUNT NUMBER(S): | | 0441560000512 | | | |
| PROPERTY LEGAL DESCRIPTION: | | Tact 9K-1 Abstract 693 C C Shelby | | | |
| PROPERTY OWNER OF RECORD: | | TPS IAH Houston East LLC | | | |
| ACREAGE (SQUARE FEET): | | 22.75 acres; 991,081 square feet | | | |
| WIDTH OF RIGHTS-OF-WAY: | | Will Clayton Parkway (300 feet) | | | |
| EXISTING PAVING SECTION(S): | | Will Clayton Parkway (2-30 foot sections) | | | |
| OFF-STREET PARKING REQUIREMENT: | | N/A | | | |
| OFF-STREET PARKING PROVIDED: | | N/A | | | |
| EXISTING STRUCTURE(S) [SQ. FT.]: | | N/A | | | |
| PROPOSED STRUCTURE(S) [SQ. FT.]: | | N/A | | | |

PURPOSE OF VARIANCE REQUEST: To provide no parking lot trees for the proposed covered parking spaces.

CHAPTER 33 REFERENCE(S): 33-127 – Parking lot planting of trees and shrubs required.

In addition to any street trees that may be required pursuant to section 33-126, the owner of a building site included under section 33-121 shall provide one tree for every ten parking spaces, rounding up or down in the case of a fraction to the nearest whole number, but in no case less than one tree. There shall be at least one parking lot or street tree within 120 feet of each parking space as measured from the center of the trunk of the tree to some point on the marked parking space. Not fewer than one-half of the parking lot trees so required shall be large parking lot trees, and the remainder may be either large or small parking lot trees. In the case of a parking lot that is being expanded, the trees required pursuant to this subsection may be planted in the same manner as those required for a new parking lot.

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS:

This long-term parking lot is intended to provide covered surface parking spaces to help service Bush Intercontinental Airport. All parking spaces will be covered by structured canopy for shade, and are intended to be the product/service of this development. However, we are seeking permission to waive the parking lot tree requirement for the covered parking spaces similar to a structured parking garage application.

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4); and, if applicable, the fifth (5) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov

- (1) The imposition of the terms, rules, conditions, policies and standards of this division would deprive the owner or applicant of the property of reasonable use of the land or building;**

The owner's use of the land would be impacted if the covered parking spaces were included in the parking lot tree requirement. The additional parking lot trees are impractical in addition to the structured canopy and would reduce the efficiency of the parking lot. The existing parking spaces are covered without parking lot trees.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained;**

Shade is being provided using structured canopy in lieu of parking lot trees similar to a structured parking garage.

- (3) The intent of this article is preserved;**

The intent and general purpose of this chapter is to provide parking lot shading, which is being provided by structured canopy.

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

Granting this variance would not be injurious to the public health, safety or welfare.

- (5) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.**

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

Sec. 33-136. Standards for variance.

(a) The commission is authorized to consider and grant variances from the provisions of this division by majority vote of those members present and voting, when the commission determines that the first four of the following conditions exist, and if applicable, the fifth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this division would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained; and
- (3) The intent of this article is preserved;
- (4) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (5) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.

Sec. 33-137. Applicability of variance.

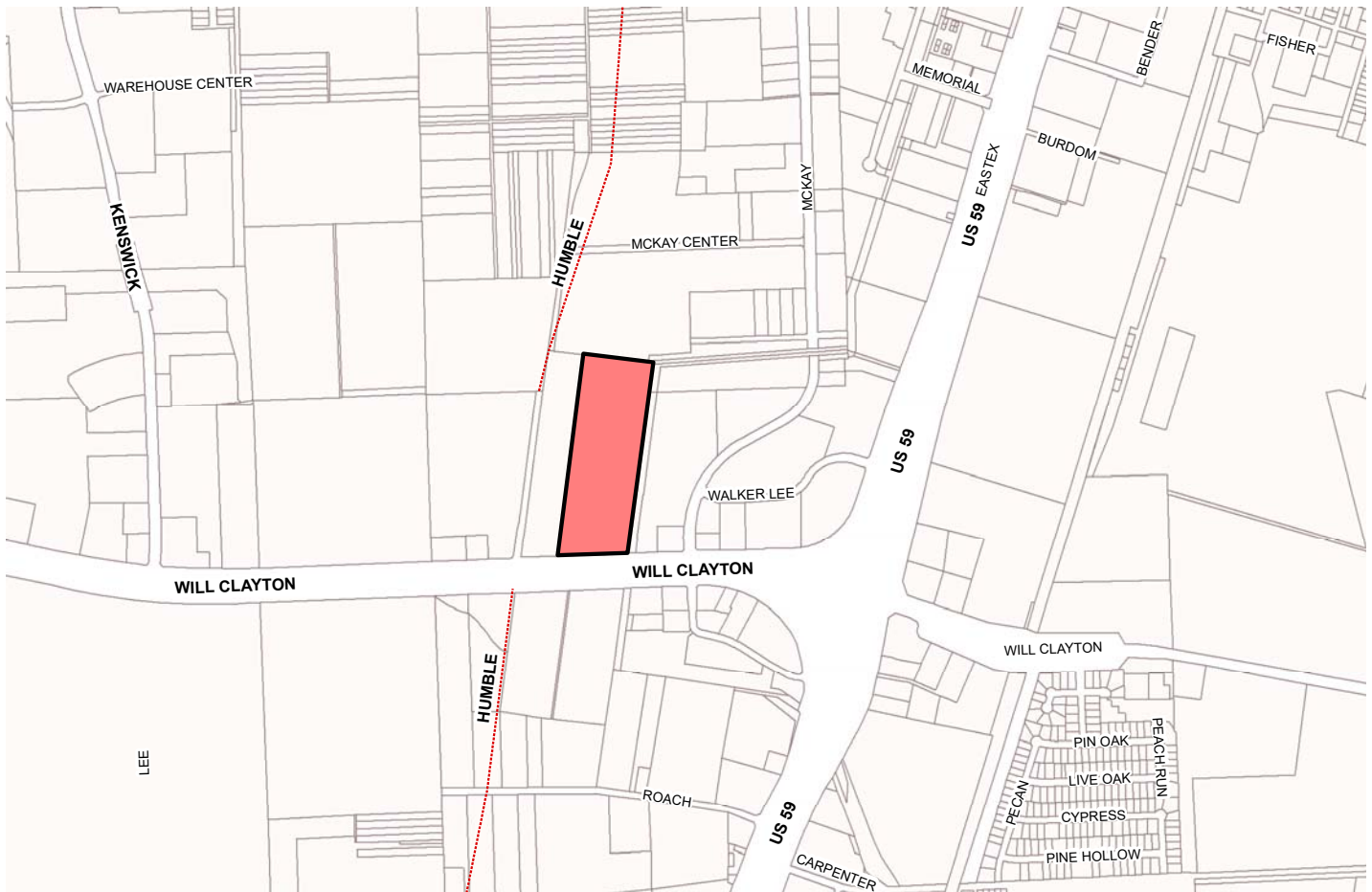
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant. All variances as granted shall be in writing, shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

Location Map



LANDSCAPE PLAN VARIANCE



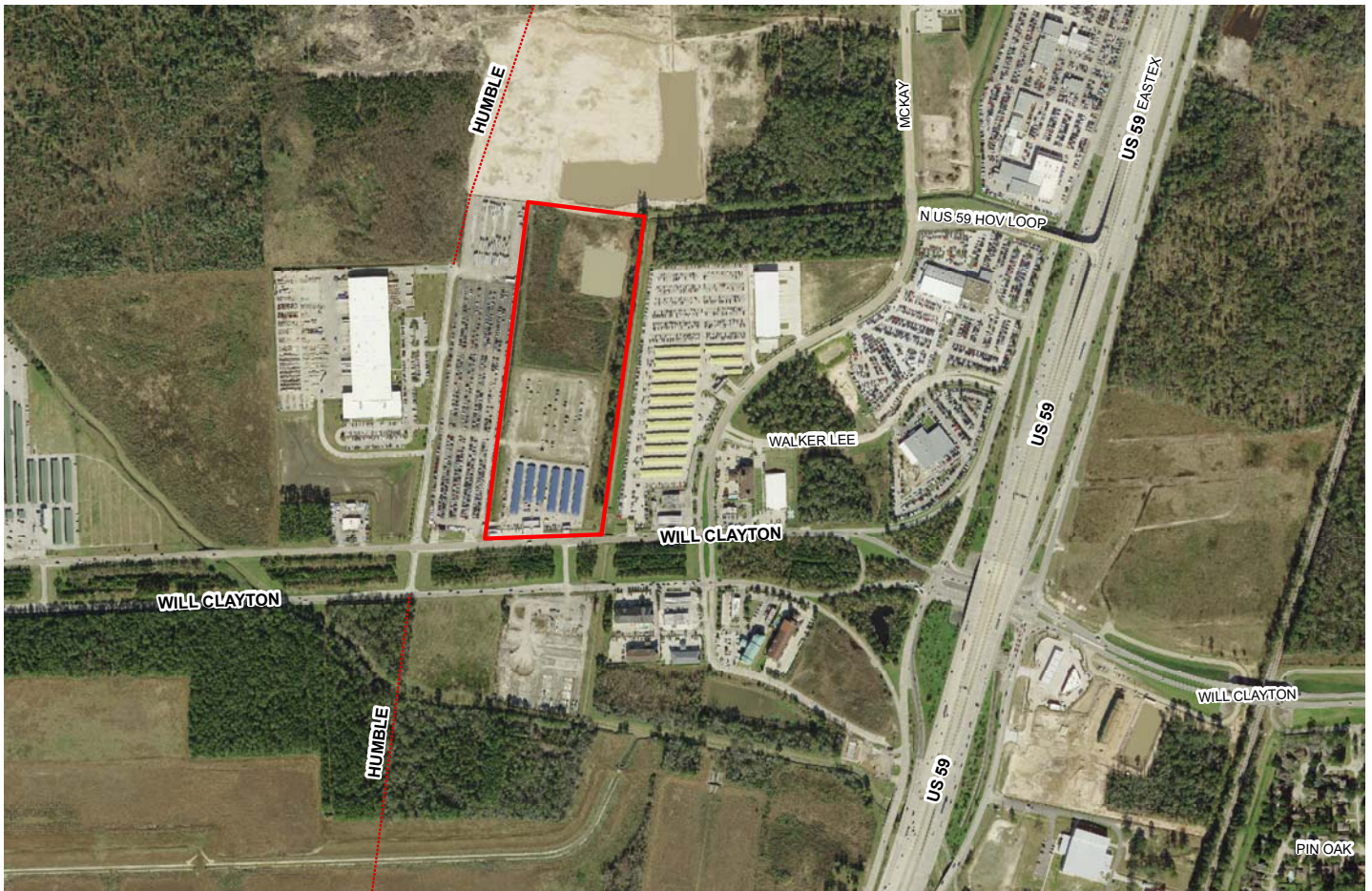
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 4/12/2018

Houston Planning Commission

Aerial Map



LANDSCAPE PLAN VARIANCE



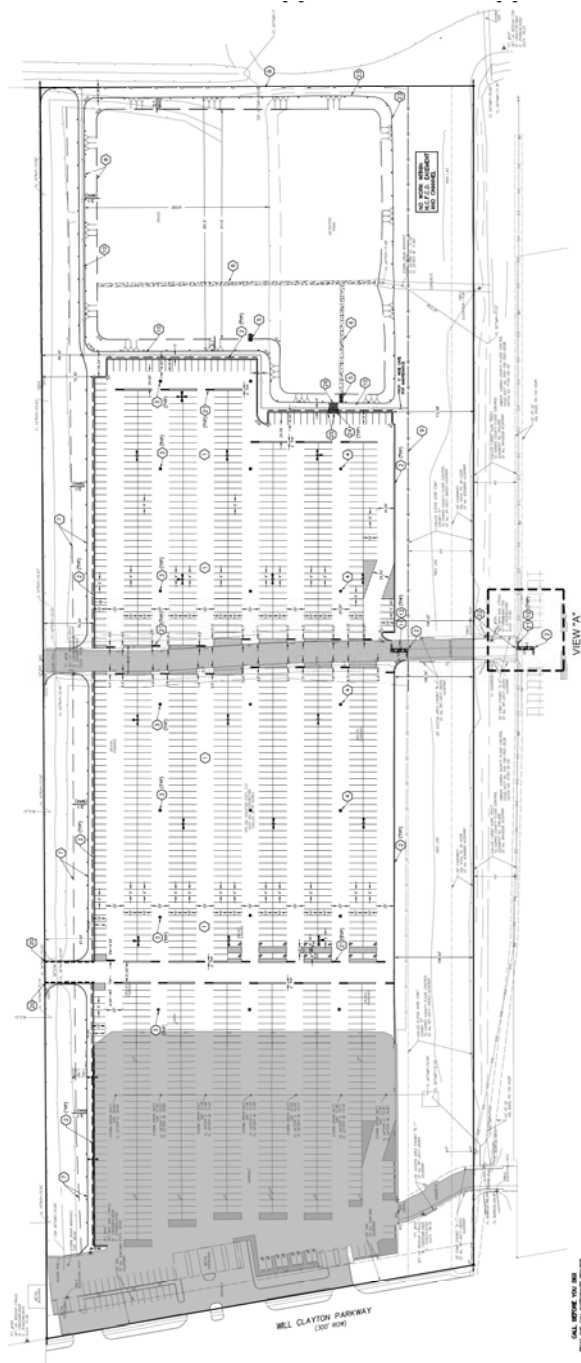
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DEPARTMENT

ITEM: III

Meeting Date: 4/12/2018

Houston Planning Commission

Site Plan



LANDSCAPE PLAN 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 | |
|-----------------------------------|------------------|------------------|--------------|--|--------------------|
| Blue Moon Development Consultants | | Caroline Ordener | 281-796-9996 | ordener@att.net | |
| COUNTY | COUNCIL DISTRICT | ZIP CODE | LAMBERT | KEY MAP | SUPER NEIGHBORHOOD |
| Harris | H | 77009 | 5359 | 453T | Greater Heights |

HOTEL/MOTEL NAME: Hotel Blue, Downtown

HOTEL/MOTEL ADDRESS: 115 Cavalcade Road Houston , TX. 77009

PROPERTY OWNER OF RECORD: RILLING AVENUE LLC

OWNER ADDRESS: N/A

PROJECT PERMIT NUMBER: N/A

TOTAL ACREAGE: (29,267 SQ FT) .67ACRES

TOTAL NO OF ROOMS:46

PARKING SPACES PROVIDED:46

SURVEY/PLAT: Brooke Smith Second Addition

SCHOOL DISTRICT: H.I.S.D

NORTH OF: Patton Street

EAST OF: Airline Dr.

SOUTH OF: North Loop 610

WEST OF: I-45

PURPOSE OF VARIANCE REQUEST: To allow a hotel with less than 75 rooms to be constructed in a residential area of 65%.

CHAPTER 28 REFERENCE(S): 28-202(a) (5)

HOTEL/MOTEL VARIANCE



Houston Planning Commission

ITEM: IV

Meeting Date: April 12th 2018

APPLICANT'S STATEMENT OF FACTS

Summary of Variance request (Be as complete as possible)

The motel is to be located, essentially, at the intersection of Cavalcade with the southbound feeder for I-45. Little White Oak Bayou occupies all the space between the hotel site's east property line and the southbound feeder right-of-way. It is not feasible to connect a driveway for the hotel to the feeder across the bayou. Our basic request is to be treated as though our east property line was shared with the feeder rather than with the bayou and to be allowed to take driveway access to Cavalcade, a non-residential major thoroughfare with at least 4 lanes for moving 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.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**

The area where the hotel is proposed is very definitely a commercial area. It is not possible to meet the letter of the ordinance's relief for being on a freeway feeder because of the intervening 100' +/-width of bayou. The site may as well be as described in the ordinance. The hotel will occupy the tract closest to the freeway feeder on the south side of Cavalcade and the west side of the freeway. The location is a very reasonable location for a hotel (the junction of a major thoroughfare with the feeder of an interstate highway) . The owner has no other use for the tract

- (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;**

While it is true that the hotel owner is buying the land, the site does appear to virtually meet the requirements of the ordinance. It is as close to the feeder road as is practicable at this intersection.

HOTEL/MOTEL VARIANCE



Houston Planning Commission

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

The intent and general purpose of the exemption for hotels in a residential area that abut and take access from a freeway feeder is to define a location on a feeder as a proper location for a hotel. We believe this hotel complies with the spirit, if not the letter, of the intent and general purpose of this ordinance section. Although the ordinance denies the creation of precedent by any decision of the Commission, it is important to note that similar variances have been granted along the north right-of-way line of the North Sam Houston Parkway where a high line and a pipeline contained within an owned strip rather than an easement separate the hotel from the freeway.

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

A natural obstruction of only 100' width separates the hotel site from the feeder. We feel we comply with the spirit of the ordinance. By complying with the spirit of the ordinance, we cannot imagine the hotel would be injurious to the public health, safety or welfare.

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

HOTEL/MOTEL VARIANCE



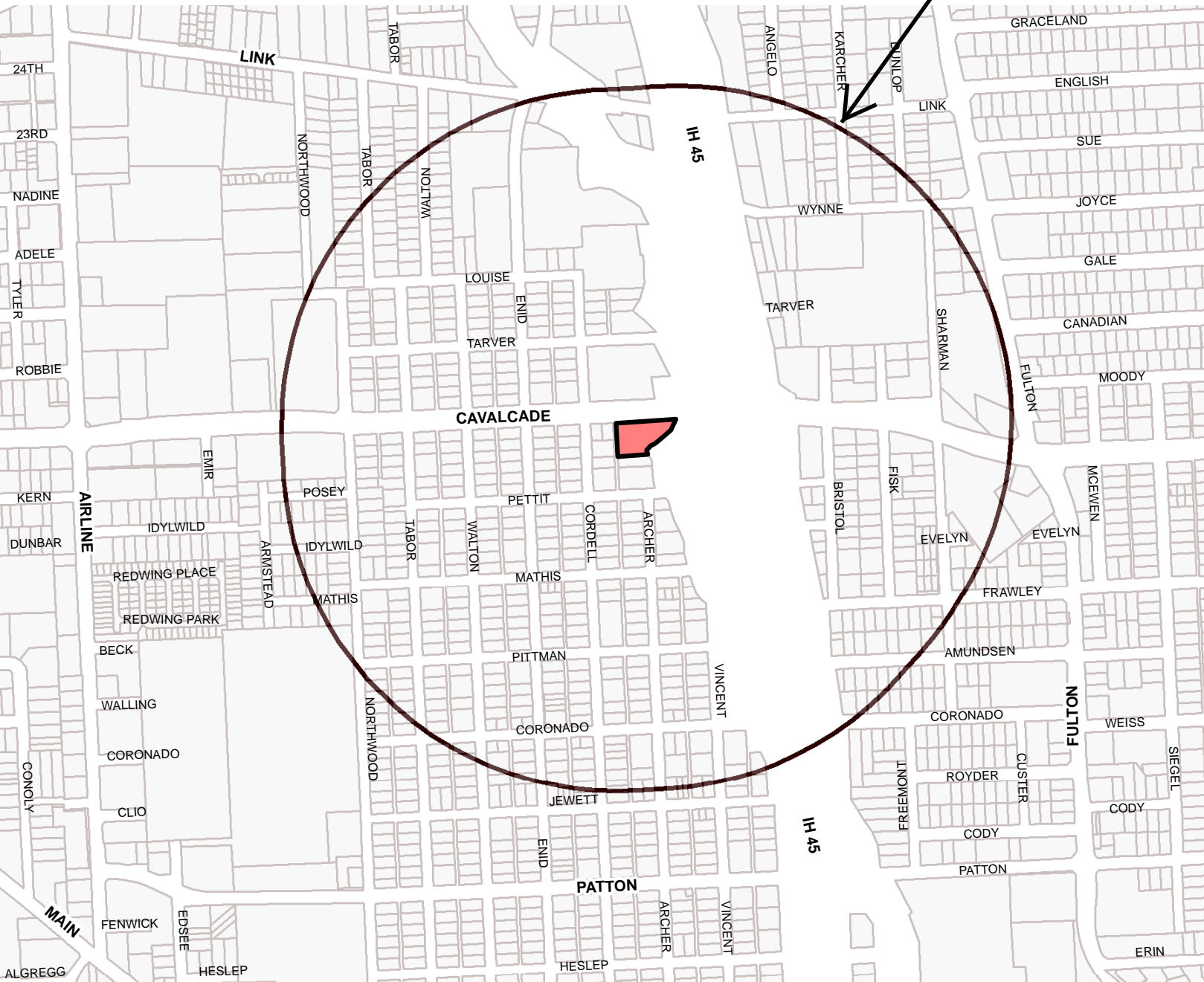
PLANNING &
DEVELOPMENT
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Houston Planning Commission

ITEM: IV

Meeting Date: April 12th 2018

1500' Test Area



HOTEL/MOTEL VARIANCE



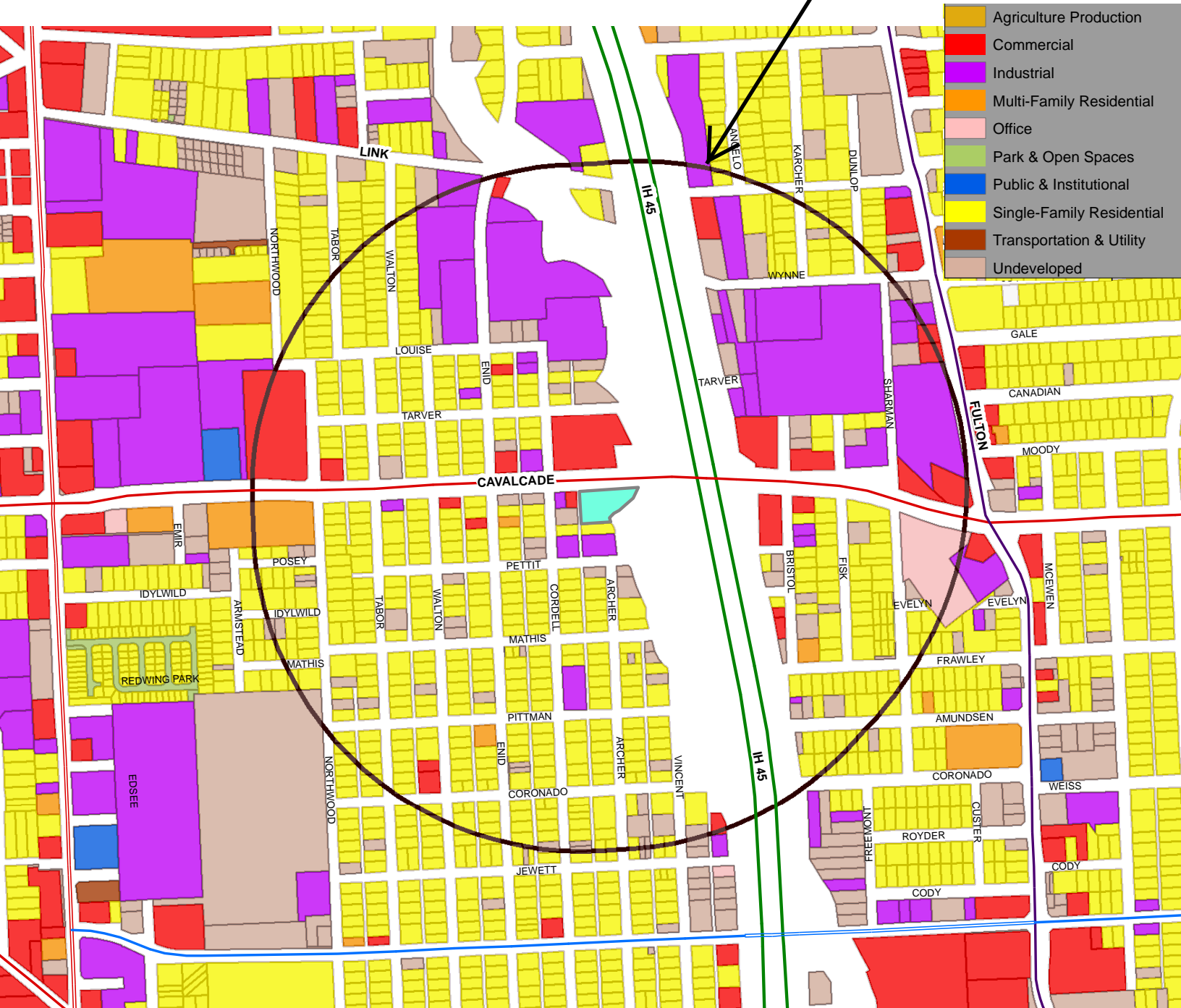
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DEPARTMENT

Houston Planning Commission

ITEM: IV

Meeting Date: April 12th 2018

1500' Test Area





PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: IV

Meeting Date: April 12th 2018

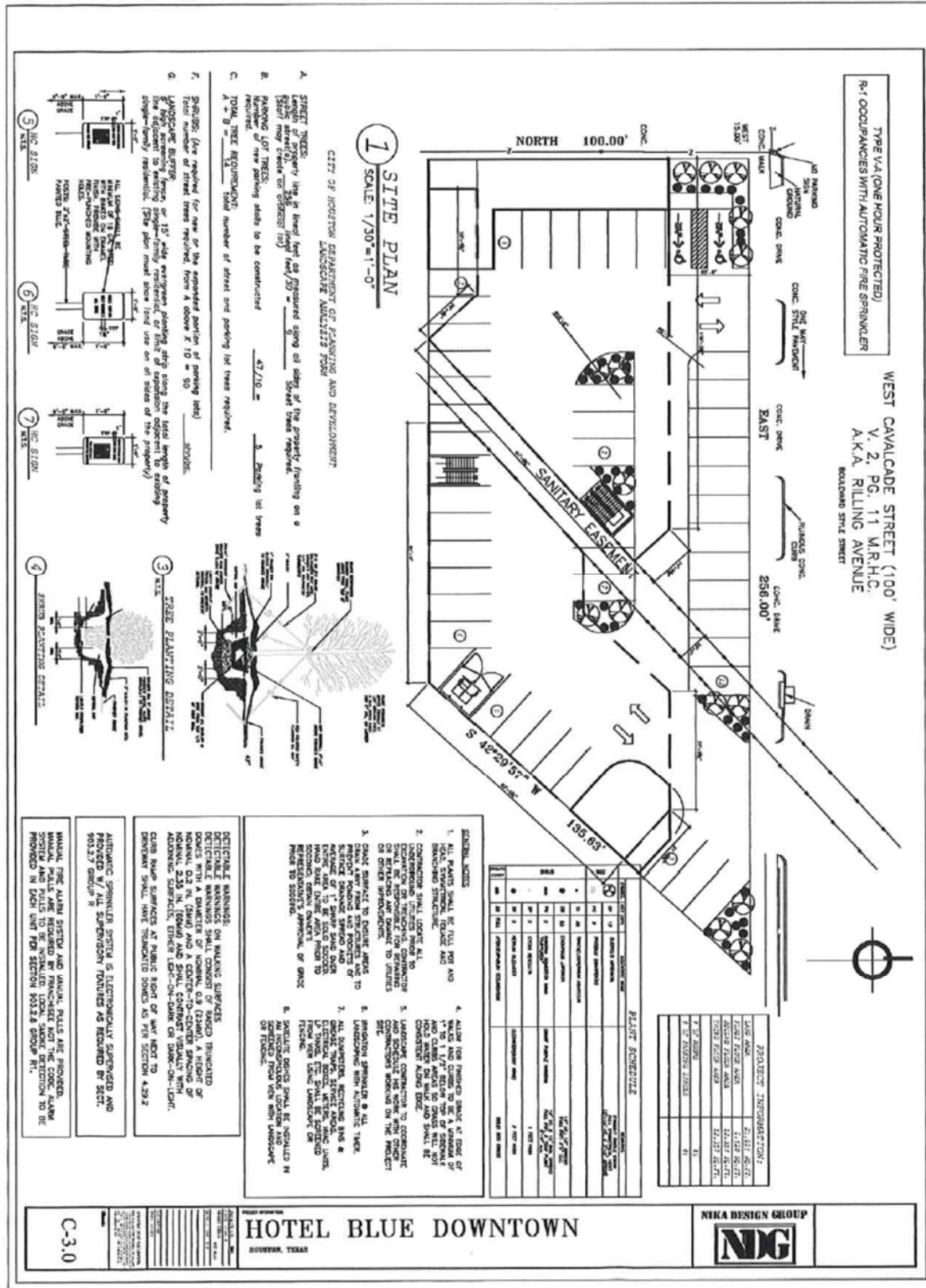


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May 15, 2017

Houston Planning Commission

ITEM: IV

Meeting Date: April 12th 2018

AGENDA: V

SMLSB Application No. 703: 4600 block of Park Drive, north and south sides, between South Lockwood Drive and Eddington Street

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 4600 block of Park Drive, north and south sides, between South Lockwood Drive and Eddington Street. Analysis shows that a minimum lot size of 6,250 sf exists for the blockfaces. A petition was signed by the owners of 54% 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 fourteen (14) lots along the 4600 block of Park Drive, north and south sides, between South Lockwood Drive and Eddington Street.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*
The application comprises two blockfaces, the north and south sides of Park 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 twelve (12) of fourteen (14) single-family residential properties (representing 86% of the total lots within the boundary area).
- The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained eight (8) of fourteen (14) signatures of support from property owners in the proposed SMLSB (owning 54% of the total area). There was one protest.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 6,250 sf exists on nine (9) 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 1913. Most houses originate from the 1930s. The establishment of a 6,250 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.*
Nine (9) out of fourteen (14) lots (representing 74.4% of the application area) are at least 6,250 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

Application No. **703**

Date Received: **2/1/2018**

Date Complete: **2/5/2018**

Street(s) Name: **Park Drive**

**4600 Block of
Park Drive**

Cross Streets: **S Lockwood
Drive** and

Lot(s)
**Eddington
Street**

Side of street: **North and South**

MINIMUM LOT SIZE:

| <u>Address</u> | <u>Land Use</u> | <u>Signed in Support</u> | <u>Lot size (in Sq Feet)</u> |
|-----------------|-----------------|------------------------------|----------------------------------|
| 4620 McKinney | SFR | | 11,624 |
| 4626 McKinney | SFR | | 8,925 |
| 4628 McKinney | MF | | 8,475 |
| 4601 Park Drive | SFR | Y | 4,600 |
| 4602 Park Drive | SFR | Y | 7,730 |
| 4606 Park Drive | SFR | | 6,150 |
| 4607 Park Drive | SFR | | 4,550 |
| 4610 Park Drive | SFR | Y | 6,150 |
| 4611 Park Drive | SFR | Y | 4,000 |
| 4614 Park Drive | MF | Y | 8,060 |
| 4618 Park Drive | SFR | | 6,250 |
| 4622 Park Drive | SFR | Y | 6,450 |
| 4628 Park Drive | SFR | Y | 7,258 |
| 4630 Park Drive | SFR | Y | 9,185 |

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

Of **99,407** Square Feet in the Proposed Application Area **53,433** Square Feet are Owned by Property Owners Signing in Support of the Petition = **54%**

Single Family Calculation:

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

| | | | | | |
|-----------|---|----|---|---|------------|
| 12 | # developed or restricted to no more than two SFR Units | Of | Total number of SFR lots in the Proposed Application Area | Total number of lots in the Proposed Application Area | 86% |
| | | | 12 | 14 | |
| 2 | # of Multifamily lots | | | | |
| 0 | # of Commercial lots | | | | |
| 0 | # of Vacant Lots | | | | |
| 14 | Total | | | | |

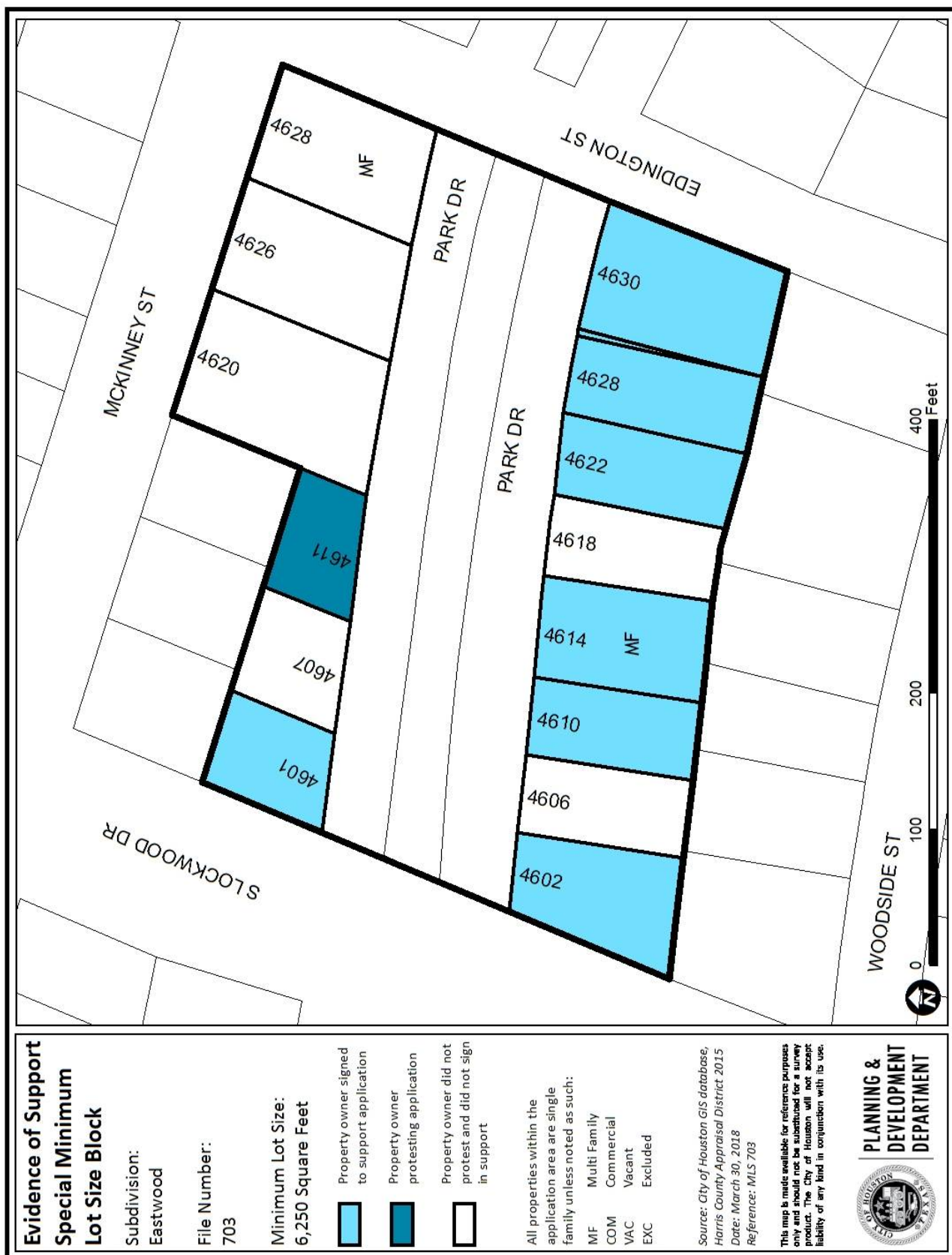
Minimum Lot Size Calculations:

Total # of lots **14** Total sq. ft. = **99,407** / # of lots = **7,101** average sq. ft.
6,854 median sq. ft.

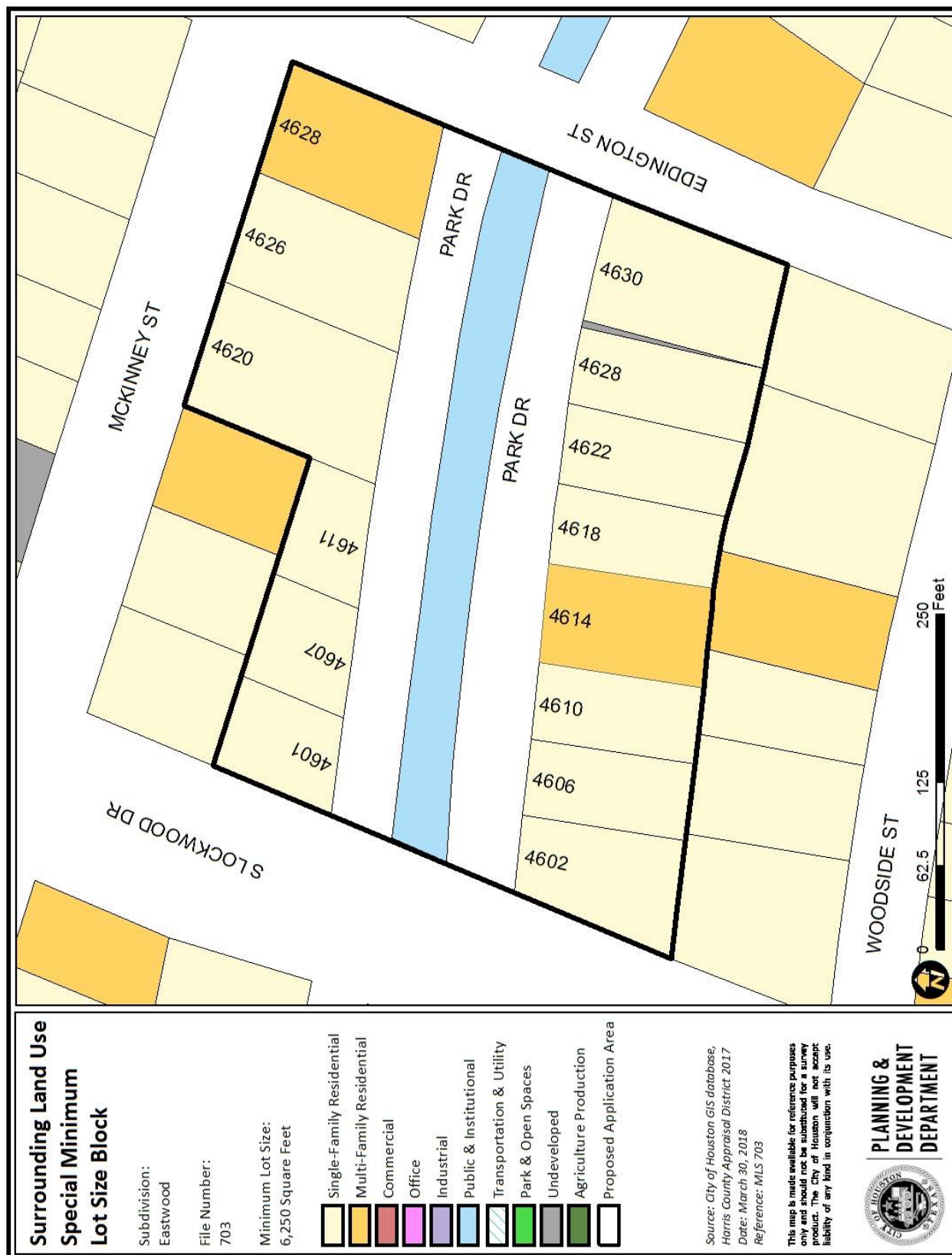
70 %

| Lots ranked by size | Size | % by Area | Cumulative % by Area |
|---------------------|--------|-----------|----------------------|
| 1 | 11,624 | 11.7% | 11.7% |
| 2 | 9,185 | 9.2% | 20.9% |
| 3 | 8,925 | 9.0% | 29.9% |
| 4 | 8,475 | 8.5% | 38.4% |
| 5 | 8,060 | 8.1% | 46.5% |
| 6 | 7,730 | 7.8% | 54.3% |
| 7 | 7,258 | 7.3% | 61.6% |
| 8 | 6,450 | 6.5% | 68.1% |
| 9 | 6,250 | 6.3% | 74.4% |
| 10 | 6,150 | 6.2% | 80.6% |
| 11 | 6,150 | 6.2% | 86.8% |
| 12 | 4,600 | 4.6% | 91.4% |
| 13 | 4,550 | 4.6% | 96.0% |
| 14 | 4,000 | 4.0% | 100.0% |
| Total | 99,407 | 100.0% | |

This application qualifies for a **6,250** Square Feet Special Minimum Lot Size







Andrews, Christopher - PD

From: Kaye Mitchell [REDACTED]
Sent: Tuesday, February 13, 2018 8:04 PM
To: Andrews, Christopher - PD
Cc: Michael Swartztrauber
Subject: Special Minimum Lot Size Application #703 protest

Recently I was asked to sign a petition to limit lot size on my street. I did so in the rush of the day, without gaining much information, and before giving it good thought. After consulting with advisors and giving the matter critical consideration, I have come to the conclusion that while it is a thoughtful endeavor, intended to help maintain the makeup of the neighborhood, it constitutes adding a restriction to the use of my property that did not previously exist. For that reason I would like my name removed from the petition, if possible, and if not, then please consider this a protest to the Minimum Lot Size Application #703.

Sincerely,

Kaye Mitchell

4611 Park Dr.

Houston, Tx., 77023



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Special Minimum Lot Size Block (SMLSB) Application



Main Applicant Information (required)

Full Name: Jose L. Cantu Date: 02/28/18

Address: 4628 Park Drive
Street Address Apartment/Unit #
Houston TX 77023
City State ZIP Code

Phone: [Redacted] Email: [Redacted]

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? _____

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")

Lots 1-9 Block 30 and Lots 5-8 and 9-11 Block 27 in Eastwood
Subdivision

Signature of applicant: [Signature]

Alternate Applicant Information (optional)

Full Name: Paul O'Sullivan Date: 02/28/18

Address: 4703 Walker
Street Address Apartment/Unit #
Houston TX 77023
City State ZIP Code

Phone: [Redacted] Email: [Redacted]

Signature of alternate applicant: [Signature]

Application Information (STAFF USE ONLY)

File Number: _____ Super Neighborhood: _____
City Council District: _____ Planner Assigned: _____

