

HOUSTON PLANNING COMMISSION

AGENDA

APRIL 26, 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 26, 2018

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

Call to Order

Director's Report

Approval of the April 12th, 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, Devin Crittle, Dorianne Powe-Phlegm)
- d. Subdivision Plats with Variance Requests (Geoff Butler, Suvidha Bandi, Aracely Rodriguez, Christa Stoneham)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Aracely Rodriguez, Carson Lucarelli, Carlos Espinoza)
- g. Extension of Approvals (Carlos Espinoza)
- h. Name Changes (Carlos Espinoza)
- i. Certificates of Compliance (Carlos Espinoza)
- j. Administrative
- k. Development Plats with Variance Requests (Jose Mendoza)

II. Establish a public hearing date of May 24, 2018

- a. Briarmont Sec 1 partial replat no 1
- b. Foxhollow West Sec 1 partial replat no 1
- c. Little York partial replat no 1
- d. Pine Terrace Sec 1 partial replat no 1
- e. Remington Creek Ranch Sec 5
- f. Spring Branch Woods Sec 4 partial replat no 1

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

IV. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 2000-2100 block of MacArthur Street, north side, between Montclair Drive and Sheridan Street - MLS 705 (Abraham Zorrilla)

V. Excuse the absence of Commissioner Brave

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)

April 12, 2018

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

Call to Order

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

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Arrived at 2:36 p.m. during V

Bill Baldwin

Fernando L. Brave

Absent

Antoine Bryant

Arrived at 2:37 p.m. during V

Lisa Clark

Absent

Mark A. Kilkenny

Left at 3:50 p.m. during item #120

Lydia Mares

Christina Morales

Absent

Paul R. Nelson

Absent

Linda Porras-Pirtle

Arrived at 3:02 p.m. during item #99

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:49 p.m. during item #93

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Maggie Dalton for

Left at 4:28 p.m. during item #138

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.

APPROVAL OF THE MARCH 29, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 29, 2018 Planning Commission meeting minutes.

Motion: **Baldwin** Second: **Sigler** Vote: **Carries** Abstaining: **Kilkenny, Mares and Victor**

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

Item **55** was removed to take later in the meeting with item **120**.

Item **61** was modified from Approve to Defer per the request of the District A Council Member.

Items **67** and **86** were withdrawn and requested a Public Hearing to be established for May 10, 2018.

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

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

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

Motion made by Kilkenny, seconded by Rosenberg to take item V out of order at this time.

Commissioner Garza recused himself.

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: Approve the 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, with a modified boundary and forward to city council.

Commission action: Approved the 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, with a modified boundary and forwarded to city council.

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

Speakers: Paulette Kukuk, Paul O'Sullivan, applicant - supportive

Commissioner Garza returned.

C PUBLIC HEARINGS

92 Bayou Woods Sec 2 partial replat no 3 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: **Bryant** Second: **Graza** Vote: **Unanimous** Abstaining: **None**

93 Claytons Park East Sec 2 partial replat no 1 C3N Approve

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

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

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

Speakers: Randy Sotenhams – undecided; Tracy Youngblood, applicant – supportive.

94 East 32nd Street Grove replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

95 Fulton Station partial replat no 1 C3N 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: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

96 Newport Sec 8 partial replat no 3 C3N Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Kilkenny** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

97 Royalwood Sec 1 partial replat no 2 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

98 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**

99 Serenity Meadows partial replat no 1 and extension C3N Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

100 Summit Place Addition partial replat no 4 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Kilkenny** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

101 West Lane Annex partial replat no 4 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Sigler** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

102 Albion partial 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: **Garza** Second: **Porras-Pirtle** Vote: **Carries** Opposing: **Rosenberg**
Speaker: Eddie Grossman – opposed; Marylou Henry, applicant – supportive; Richard Smith, Managing Engineer Public Works and Engineering.

103 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: **Kilkenny** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Items 104-105 were taken together at this time.

104 Briarmont Sec 2 C3R Defer
105 Briarmont Sec 3 C3R Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

106 Genoa Red Bluff Plaza 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: **Mares** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

107 Grace ER 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: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

108 Great Commission Family Church 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: **Garza** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

109 Interpose C2R Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Sigler** Second: **Mares** 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: **Graza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Items 111 – 116 were taken together at this time.

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

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

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

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

117	Larkin Street Townhomes	C2R	Approve
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Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

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

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

Items 118 and 119 were taken together at this time.

118	Laterna Villas North	C2	Approve
119	Laterna Villas South	C2	Approve

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

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

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

Items 120, 121 and 55 were taken together at this time.

120	Marcello Lakes GP	GP	Approve
121	Marcello Lakes Sec 2	C3F	Approve
55	Treviso Garden Sec 3	C3F	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: **Mares** Vote: **Unanimous** Abstaining: **None**

122	Mc Kinney Development	C2	Approve
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Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

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

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

Speaker: Andrew Allemand, applicant – supportive; Richard Smith, Managing Engineer, Public Works and Engineering.

Chair Martha L. Stein had to excused herself from the meeting and Vice Chair Sonny Garza proceeded to chair the meeting.

123 Texas Installs Business Park C2R Approve

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

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

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

Speaker: Fred Mathis, Harris County – undecided.

124 Washington Avenue Retail 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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

Commissioner Rosenberg recused himself

125 Midtown Terrace 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker: Andrew Allemand, applicant – supportive.

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

G EXTENSIONS OF APPROVAL

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

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

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

Staff recommendation: Approve staff's recommendation for items 126-136.

Commission action: Approved staff's recommendation for items 126-136.

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

Commissioner Rosenberg returned.

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

137	3702 Overbrook Lane	DPV	Approve
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Staff recommendation: Deny the variance(s) and development plat.

Commission action: Granted the variance(s) and approved the development plat based on the common development pattern in the neighborhood.

Motion: **Baldwin** Second: **Porras-Pirtle** Vote: **Carries** Opposing: **Mares**

Speaker: Laura Herring and Jennifer Pool, applicants – supportive.

138	6114 Presidio Drive	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.

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

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

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 10, 2018 FOR:

- 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

Staff recommendation: Establish a public hearing date of May 10, 2018 for items II a-h.

Commission action: Established a public hearing date of May 10, 2018 for items II a-h.

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

**III. CONSIDERATION OF A LANDSCAPE PLAN VARIANCE FOR A PROPERTY LOCATED AT
6877 WILL CLAYTON PARKWAY**

Staff recommendation: Defer the application for two weeks to allow the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to allow the applicant time to submit additional information.

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

**IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR HOTEL BLUE DOWNTOWN
LOCATED AT 115 CAVALCADE ROAD**

Staff recommendation: Deny the application.

Commission action: Denied the application.

Motion: **Baldwin**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Caroline Ordener, applicant – supportive

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

VI. PUBLIC COMMENT

Commission Alleman asked if staff reviews Mobility Study when reviewing a plat.

VII. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 4:39 p.m.

Motion: **Bryant**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

M. Sonny Garza, Vice Chair

Patrick Walsh, Secretary

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Allegro at Harmony Sec 4	C3F	DEF1
2	Almeda Sports Complex	C2	
3	Amira Drive Street Dedication	SP	
4	Amira Sec 1	C3F	
5	Amira Sec 2	C3F	
6	Amira Sec 3	C3F	
7	ARVO Plaza at Harvest Green	C2	
8	Avenue Park	C3F	
9	Bridgeland Parkland Village Sec 25	C3F	
10	CenterPoint Energy Allum West Junction Peak Shaving Facility	C3P	
11	Central Park Villas	C2	
12	Claytons Park East Sec 2 partial replat no 1	C3F	
13	Copper Ridge at IndianTrails Sec 1	C3P	
14	East 32nd Street Grove replat no 1	C3F	
15	Eastwood Green	C3F	DEF1
16	Elyson Sec 18	C3F	
17	Forestwood Sage GP	GP	
18	Fort Bend County MUD No 50 Water Plant No 2	C3P	
19	Freeman Ranch Sec 3	C3P	
20	Garrett Legacy	C2	
21	Global New Millennium Reserve	C3P	DEF1
22	Harmony Village Sec 10	C3F	
23	Harvest Green Sec 23	C3F	
24	Heights at Minimax	C3P	
25	Iglesia De Dios Taller Del Alfarero	C1	
26	Incarnatio Consecratio Missio	C3F	DEF1
27	Ipanema Business Park	C2	
28	JJ and EG LLC	C2	
29	Kingwood Lakes village Sec 7	VF	
30	Lakes of Bella Terra West Sec 3	C3F	
31	Lakeview Retreat Sec 3	C3F	
32	Lakeview Retreat Southeast Reserves	C3F	
33	Lakewood Heights Sec 3 partial replat no 2	C3F	
34	Lantana Sec 4	C3P	
35	Long Canter Trail Street Dedication Sec 1 and Reserves	C3F	
36	Madera Run Parkway Street Dedication Sec 6	SP	
37	Martin partial replat no 2	C3F	
38	Mason Ranch Crossing	C2	
39	McCrary Meadows GP	GP	
40	McCrary Meadows Sec 4	C3P	
41	McKenzie Park Sec 4 partial replat no 2	C3F	
42	Newport Sec 8 partial replat no 3	C3F	

Platting Summary**Houston Planning Commission****PC Date: April 26, 2018**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Northpointe East Business Park	C3P	
44	Oasis at Clodine	C3P	DEF2
45	Ohara Marsh	C2	DEF1
46	Park at Yale	C3P	
47	Park West Reserve	C2	
48	PDH Group Plaza	C2	DEF1
49	Pinpoint Richmond	C2	
50	Pinto Pass Drive to Stone View Lane Street Dedication	SP	
51	Porter Ranch GP	GP	
52	Porter Ranch Sec 1	C3P	
53	Purple Sage Street Street Dedication Sec 1	SP	
54	Rambo Estates	C2	
55	Regalia at the Park	C2	
56	Scottcrest partial replat no 1	C3F	DEF1
57	Shoppes at SH 249	C2	DEF1
58	South Meadow Place Sec 1	C3F	
59	Tavola Sec 30	C3F	
60	Tidwell Grove	C2	
61	Tidwell Lakes Sec 3	C3F	
62	Tidwell Lakes Sec 6	C3F	
63	Tourane Plaza	C2	
64	Towne Lake Sec 50	C3F	
65	Towne Lake Sec 51	C3F	
66	Upland Willow GP	GP	
67	Valley Ranch Town Center Central	C2	
68	West Lake Houston Parkway Street Dedication Sec 7 and Reserve	C3P	DEF2
69	West Lane Annex partial replat no 4	C3F	
70	Westgreen Blvd Street Dedication Sec 5 and Reserve	C3P	
71	Windstone Crossing Commercial	C2	
72	Woodridge Village Drive Street Dedication Sec 1	C3P	
73	Woodridge Village Sec 1	C3F	
74	Woodridge Village Sec 2	C3F	

B-Replats

75	Advance Glass LLC on Pinemont	C2R	
76	Aldi Gessner at Westray	C2R	DEF1
77	Aldine Bender TPG	C2R	
78	Beard Villas	C2R	DEF1
79	Broadstone Shepherd	C2R	
80	Castillo Place	C2R	DEF1
81	Centre Park Terrace	C3R	
82	Chen Villa	C2R	
83	Chesapeake Reserve	C2R	
84	Chickadee Properties replat no 1 and Extension	C2R	

Platting Summary**Houston Planning Commission****PC Date: April 26, 2018**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Clearstone Circle and Sunhollow Drive Street Dedication Sec 1 Replat No 1	SP	
86	Cochran Estates	C2R	
87	East Parker Villas	C2R	
88	Eastwood Grove	C2R	DEF2
89	Emancipation Park Place	C2R	DEF1
90	Enterra at Knox	C2R	
91	Estates at Hardy Street	C2R	
92	Forest Lawn Cemetery Court of Eternal Faith	C2R	DEF1
93	Fortune Plaza at Depriest	C2R	
94	Gehring Manors	C2R	
95	H and H Clear Vision Reserve	C2R	
96	HCWCID No 89 Wastewater Treatment Plant	C2R	
97	Kilgore Commons	C2R	
98	Lyons Redev Fortyfourth Venture	C2R	
99	Lyons Redev Fortysecond Venture	C2R	
100	Lyons Redev Fortythird Venture	C2R	
101	Mason Mills	C2R	
102	Merrylands Sec 2	C3R	
103	Moy Street Park	C2R	
104	Palisades Park	C3R	
105	Pantheon Court on Saint Emanuel Street	C2R	
106	Ritter Forest	C2R	
107	Rose Street Grove	C2R	
108	Ruhee Development on Scott	C2R	DEF1
109	Scyrus Road Reserve	C2R	
110	Senioritaville	C2R	
111	Sunnyside Gardens partial replat no 2	C2R	
112	Sunnyside Villas	C2R	
113	Super Duper Place	C2R	
114	Townhomes at Hutchins	C2R	
115	Truxillo Gardens	C2R	
116	Wellford Square	C2R	
117	Wessex partial replat no 1	C2R	DEF2
118	Weston Addition partial replat no 3	C2R	
119	Willard Patio Homes	C2R	

C-Public Hearings Requiring Notification

120	Bayou Woods Sec 2 partial replat no 3	C3N	DEF1
121	Braeswood partial replat no 4	C3N	
122	Breckenridge Park partial replat no 3	C3N	
123	Briarcroft partial replat no 3	C3N	
124	Briargrove Park Sec 1 partial replat no 1	C3N	
125	Falls at Dry Creek Sec 3 partial replat no 1	C3N	
126	Fulton Station partial replat no 1	C3N	DEF1

Item No.	Subdivision Plat Name	App	
		Type	Deferral
127	Hyde Park partial replat no 7	C3N	
128	Lanier Place partial replat no 3	C3N	
129	Newport Sec 7 partial replat no 1	C3N	
130	Pelham Place partial replat no 1	C3N	
131	Sebastian partial replat no 1	C3N	DEF2

D-Variances

132	Astle Acres	C2	DEF2
133	Briarmont Sec 2	C3R	DEF1
134	Briarmont Sec 3	C3R	DEF1
135	Encanto Real Utility District Wastewater Treatment Plant	C2	
136	Fulton Lofts	C2R	
137	Grace ER	C2R	DEF1
138	Interpose	C2R	DEF2
139	JCWM Properties Place replat no 1	C2R	DEF2
140	Rosemont Cottage	C2R	
141	Woodridge Village Sec 3	C3P	
142	Yeibis Mexican Grill	C2R	

E-Special Exceptions

None

F-Reconsideration of Requirements

143	Cypress Animal Hospital	C2	
144	Midtown Terrace	C2R	DEF1
145	Tavola Sec 31	C3P	
146	Tavola Sec 34	C3P	

G-Extensions of Approval

147	Bridgeland Parkland Village Sec 11	EOA	
148	Bridgeland Parkland Village Sec 12	EOA	
149	Chester Park	EOA	
150	Comunidad de Amor	EOA	
151	Dietz Acres partial replat no 1	EOA	
152	Harris County Emergency Services District no 16 Station 3	EOA	
153	Medistar Hoyt Bejjani Sec 1	EOA	

H-Name Changes

154	Amira GP (prev. JDS 370 Tract GP)	NC	
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Item		App	
No.	Subdivision Plat Name	Type	Deferral

I-Certification of Compliance

155	24180 Lilac Way	COC	
156	27644 Royal Coach	COC	
157	27418 Burning Tree	COC	
158	24292 Maple Circle	COC	

J-Administrative

None

K-Development Plats with Variance Requests

159	362 Cinnamon Oak Lane	DPV	
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Landscape Variance

III	6877 Will Clayton Parkway	LV	
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Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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A-Consent

1	Allegro at Harmony Sec 4 (DEF1)	2018-0701	C3F	Montgomery	ETJ	293L	16.41	0.40	77	Figure Four Partners, Ltd.	Manhard Consulting
2	Almeda Sports Complex	2018-0775	C2	Harris	City	574N	11.89	11.89	0	N/A	The Interfield Group
3	Amira Drive Street Dedication	2018-0814	SP	Harris	ETJ	286U	7.31	0.00	0	Beazer Homes Texas, L.P.	Costello, Inc.
4	Amira Sec 1	2018-0820	C3F	Harris	ETJ	286U	21.53	1.06	94	Beazer Homes Texas, L.P.	Costello, Inc.
5	Amira Sec 2	2018-0825	C3F	Harris	ETJ	286U	19.99	9.03	43	Beazer Homes Texas, L.P.	Costello, Inc.
6	Amira Sec 3	2018-0829	C3F	Harris	ETJ	286Y	39.04	13.85	122	Beazer Homes Texas, L.P.	Costello, Inc.
7	ARVO Plaza at Harvest Green	2018-0765	C2	Fort Bend	ETJ	566C	1.84	1.84	0	ARVO Ventures, LLC	GBI Partners, LP
8	Avenue Park	2018-0771	C3F	Harris	City	453B	7.06	0.85	53	Avenue Development, LLC	Jones Carter - Woodlands Office
9	Bridgeland Parkland Village Sec 25	2018-0785	C3F	Harris	ETJ	366W	38.36	12.25	89	Bridgeland Development, LP	Windrose
10	CenterPoint Energy Allum West Junction Peak Shaving Facility	2018-0812	C3P	Harris	City	571H	4.39	4.32	0	Arborleaf Engineering & Surveying, Inc.	Arborleaf Engineering & Surveying, Inc.
11	Central Park Villas	2018-0782	C2	Harris	City	494Z	0.65	0.00	6	Sagecap, Inc.	Total Surveyors, Inc.
12	Claytons Park East Sec 2 partial replat no 1	2018-0716	C3F	Harris	ETJ	377E	3.87	0.96	18	Woodmere Development Co., LTD.	BGE, Inc.
13	Copper Ridge at IndianTrails Sec 1	2018-0702	C3P	Harris	ETJ	328P	43.16	12.50	126	CC Spring Cypress Residential 56.41	Costello, Inc.
14	East 32nd Street Grove replat no 1	2018-0735	C3F	Harris	City	453N	0.17	0.00	3	Assist2Build, LLC	ICMC GROUP INC
15	Eastwood Green (DEF1)	2018-0614	C3F	Harris	City	494T	2.74	0.12	40	Intownhomes, LTD	Windrose
16	Elyson Sec 18	2018-0724	C3F	Harris	ETJ	405T	17.56	1.68	97	Nash FM 529, LLC.	BGE, Inc.
17	Forestwood Sage GP	2018-0793	GP	Harris	ETJ	457N	340.00	0.00	0	Sowell Equities - Forestwood, L.P.	EHRA
18	Fort Bend County MUD No 50 Water Plant No 2	2018-0755	C3P	Fort Bend	ETJ	525Q	3.61	3.48	0	Fort Bend County Municipal Utility District Number 50	R.G. Miller Engineers
19	Freeman Ranch Sec 3	2018-0816	C3P	Waller	ETJ	403T	64.45	13.00	228	LGI Homes - Texas, LLC	Pape-Dawson Engineers
20	Garrett Legacy	2018-0723	C2	Harris	ETJ	417N	9.07	9.07	0	William R. Nath	Windrose
21	Global New Millennium Reserve (DEF1)	2018-0697	C3P	Harris	ETJ	457B	23.53	23.53	0	Anchor Construction & Management	PROSURV
22	Harmony Village Sec 10	2018-0783	C3F	Montgomery	ETJ	293R	14.86	0.07	72	Lennar Homes of Texas and Construction LTD	Jones Carter - Woodlands Office
23	Harvest Green Sec 23	2018-0772	C3F	Fort Bend	ETJ	566F	18.43	1.46	86	Johnson Development	Jones Carter
24	Heights at Minimax	2018-0711	C3P	Harris	City	452W	5.37	0.49	64	Weekely Homes	Pioneer Engineering, LLC

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25	Iglesia De Dios Taller Del Alfarero	2018-0747	C1	Harris	ETJ	286J	1.01	0.00	1	Survey 1, Inc	Survey 1, Inc.
26	Incarnatio Consecratio Missio (DEF1)	2018-0535	C3F	Harris	ETJ	283R	21.52	7.50	11	RLS Surveying	RLS Surveying
27	Ipanema Business Park	2018-0745	C2	Harris	ETJ	250N	2.41	2.41	0	Ipanema Solutions LLC	Town and Country Surveyors
28	JJ and EG LLC	2018-0781	C2	Harris	City	572L	0.92	0.92	0	JJ AND EG LLC	RSG Engineering
29	Kingwood Lakes village Sec 7	2018-0727	VF	Harris	City	336G	35.68	0.00	0	Roman Arrow LLC.	E.I.C. Surveying Company
30	Lakes of Bella Terra West Sec 3	2018-0696	C3F	Fort Bend	ETJ	524M	51.74	14.27	163	LOB West, Inc	Benchmark Engineering Corporation
31	Lakeview Retreat Sec 3	2018-0807	C3F	Fort Bend	ETJ	526M	34.94	10.65	115	D. R. Horton-Texas, Ltd.,	Jones Carter
32	Lakeview Retreat Southeast Reserves	2018-0799	C3F	Fort Bend	ETJ	526M	5.30	5.30	0	D. R. Horton-Texas, Ltd.,	Jones Carter
33	Lakewood Heights Sec 3 partial replat no 2	2018-0729	C3F	Harris	City	338R	1.10	1.10	0	O'Reilly Auto Enterprises, LLC	Baseline Corporation
34	Lantana Sec 4	2018-0768	C3P	Harris	ETJ	406N	11.10	1.21	62	Beazer Homes & M/I Homes	BGE Kerry R. Gilbert Associates
35	Long Canter Trail Street Dedication Sec 1 and Reserves	2018-0823	C3F	Harris	ETJ	286U	5.16	0.46	0	Beazer Homes Texas, L.P.	Costello, Inc.
36	Madera Run Parkway Street Dedication Sec 6	2018-0728	SP	Harris	ETJ	376M	12.84	0.00	0	LH Groves, LLC	BGE, Inc.
37	Martin partial replat no 2	2018-0737	C3F	Harris	City	492M	0.13	0.00	3	N/A	The Interfield Group
38	Mason Ranch Crossing	2018-0826	C2	Harris	ETJ	445R	14.28	14.28	0	Compass Land Development Company, LLC	GBI Partners, LP
39	McCrary Meadows GP	2018-0759	GP	Fort Bend	ETJ	565G	200.22	0.00	0	Ventana Development	LJA Engineering, Inc.- (West Houston Office)
40	McCrary Meadows Sec 4	2018-0761	C3P	Fort Bend	ETJ	565G	43.99	15.02	123	Ventana Development	LJA Engineering, Inc.- (West Houston Office)
41	McKenzie Park Sec 4 partial replat no 2	2018-0725	C3F	Harris	ETJ	291E	4.54	2.07	7	Encanto Real UD	Dannenbaum Engineering Corporation
42	Newport Sec 8 partial replat no 3	2018-0753	C3F	Harris	ETJ	419F	11.70	2.20	39	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)
43	Northpointe East Business Park	2018-0808	C3P	Harris	ETJ	329E	7.50	4.40	0	North Point Business Park, LLC	Jones Carter - Woodlands Office
44	Oasis at Clodine (DEF2)	2018-0523	C3P	Fort Bend	ETJ	527X	3.00	0.80	32	Owais Developments LLC.	Benchmark Engineering Corporation
45	Ohara Marsh (DEF1)	2018-0655	C2	Harris	ETJ	326P	2.87	2.72	0	N/A	E.I.C. Surveying Company
46	Park at Yale	2018-0722	C3P	Harris	City	452M	2.74	0.24	55	City Choice Homes L.L.C.	ICMC GROUP INC
47	Park West Reserve	2018-0805	C2	Harris	ETJ	445W	9.19	9.19	0	LMC Crest at Park West Holdings, LLC	EHRA
48	PDH Group Plaza (DEF1)	2018-0593	C2	Fort Bend	ETJ	527T	0.86	0.86	0	PDH GROUP LLC	ICMC GROUP INC

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49	Pinpoint Richmond	2018-0732	C2	Fort Bend	ETJ	526J	6.49	6.49	0	PinPoint Ecclesia at Klein, LLC	Windrose
50	Pinto Pass Drive to Stone View Lane Street Dedication	2018-0828	SP	Harris	ETJ	286U	1.04	0.00	0	Beazer Homes Texas, L.P.	Costello, Inc.
51	Porter Ranch GP	2018-0713	GP	Harris	ETJ	445A	68.77	0.00	0	Friendswood Development Company	RVi Planning + Landscape Architecture
52	Porter Ranch Sec 1	2018-0714	C3P	Harris	ETJ	445A	48.88	31.13	70	Friendswood Development Company	RVi Planning + Landscape Architecture
53	Purple Sage Street Street Dedication Sec 1	2018-0795	SP	Harris	ETJ	457N	3.15	0.00	0	Sowell Equities - Forestwood, L.P.	EHRA
54	Rambo Estates	2018-0762	C2	Harris	ETJ	298K	2.50	0.00	1	CAS SURVEY	CAS SURVEY
55	Regalia at the Park	2018-0758	C2	Harris	City	493M	1.44	1.44	0	Regalia at the Park Development Company	Windrose
56	Scottcrest partial replat no 1 (DEF1)	2018-0621	C3F	Harris	City	573G	0.72	0.72	0	Suharish Real Property, Inc.	South Texas Surveying Associates, Inc.
57	Shoppes at SH 249 (DEF1)	2018-0674	C2	Harris	ETJ	411G	6.20	6.20	0	SSMRS Partners, LTD.	LJA Engineering, Inc.- (West Houston Office)
58	South Meadow Place Sec 1	2018-0763	C3F	Harris	City	574V	16.70	3.38	93	Lexington 26, L.P.	BGE, Inc.
59	Tavola Sec 30	2018-0638	C3F	Montgomery	ETJ	257E	11.26	1.43	55	Friendswood Development Company	LJA Engineering, Inc.- (West Houston Office)
60	Tidwell Grove	2018-0777	C2	Harris	City	452B	2.00	0.13	40	Disama Development	Total Surveyors, Inc.
61	Tidwell Lakes Sec 3	2018-0796	C3F	Harris	ETJ	417W	9.80	3.57	49	Knight Management	ICMC GROUP INC
62	Tidwell Lakes Sec 6	2018-0804	C3F	Harris	ETJ	417W	9.80	0.00	49	Knight Management	ICMC GROUP INC
63	Tourane Plaza	2018-0730	C2	Harris	ETJ	407Q	2.10	2.10	0	Mission Engineering	Gruller Surveying
64	Towne Lake Sec 50	2018-0786	C3F	Harris	ETJ	367N	21.21	2.50	90	CW SCOA West, L.P.	EHRA
65	Towne Lake Sec 51	2018-0788	C3F	Harris	ETJ	367N	17.76	0.55	63	CW SCOA West, L.P.	EHRA
66	Upland Willow GP	2018-0718	GP	Harris	ETJ	411G	9.97	0.00	0	SSMRS Partners, LTD.	LJA Engineering, Inc.- (West Houston Office)
67	Valley Ranch Town Center Central	2018-0731	C2	Montgomery	ETJ	256T	3.29	3.29	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
68	West Lake Houston Parkway Street Dedication Sec 7 and Reserve (DEF2)	2018-0582	C3P	Harris	ETJ	416G	19.59	0.89	0	MRA GP WEST, L.P.	Baseline Corporation
69	West Lane Annex partial replat no 4	2018-0806	C3F	Harris	City	491V	0.18	0.00	2	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
70	Westgreen Blvd Street Dedication Sec 5 and Reserve	2018-0773	C3P	Harris	ETJ	406S	11.60	8.83	0	Beazer Homes & M/I Homes	BGE Kerry R. Gilbert Associates
71	Windstone Crossing Commercial	2018-0721	C2	Harris	ETJ	446G	8.67	8.67	0	Windstone Development, Ltd	Texas Engineering And Mapping Company

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72	Woodridge Village Drive Street Dedication Sec 1	2018-0789	C3P	Montgomery	ETJ	296M	5.10	0.00	0	Figure Four Partners, LTD	BGE Kerry R. Gilbert Associates
73	Woodridge Village Sec 1	2018-0764	C3F	Montgomery	City/ETJ	296R	27.15	18.07	6	Figure Four Partners	LJA Engineering, Inc.- (West Houston Office)
74	Woodridge Village Sec 2	2018-0766	C3F	Montgomery	ETJ	296R	29.26	3.19	121	Figure Four Partners	LJA Engineering, Inc.- (West Houston Office)

B-Replats

75	Advance Glass LLC on Pinemont	2018-0635	C2R	Harris	City	451H	0.33	0.30	0	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
76	Aldi Gessner at Westray (DEF1)	2018-0664	C2R	Harris	City	450N	3.55	3.55	0	New Pavilion Gessner, LLP	Jones Carter - Woodlands Office
77	Aldine Bender TPG	2018-0756	C2R	Harris	City	372Z	1.17	1.17	0	Texas Petroleum Group, LLC	Century Engineering, Inc
78	Beard Villas (DEF1)	2018-0636	C2R	Harris	ETJ	457B	3.80	0.00	16	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
79	Broadstone Shepherd	2018-0715	C2R	Harris	City	452Z	2.37	2.37	1	Alliance Realty Partners, LLC	Terra Associates, Inc.
80	Castillo Place (DEF1)	2018-0694	C2R	Harris	ETJ	370Y	0.64	0.64	0	Juan	C & C Surveying, Inc
81	Centre Park Terrace	2018-0720	C3R	Harris	City	449M	5.24	1.33	56	K. Hovnanian of Houston	RVi Planning + Landscape Architecture
82	Chen Villa	2018-0754	C2R	Harris	ETJ	370G	2.34	0.00	1	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
83	Chesapeake Reserve	2018-0824	C2R	Harris	ETJ	411K	5.90	5.90	0	James Ward and Tony Scott	Benchmark Engineering Corporation
84	Chickadee Properties replat no 1 and Extension	2018-0810	C2R	Harris	City	411X	21.40	21.26	0	Chickadee Properties	Hovis Surveying Company Inc.
85	Clearstone Circle and Sunhollow Drive Street Dedication Sec 1 Replat No 1	2018-0790	SP	Fort Bend	ETJ	524T	3.52	0.00	0	Friendswood Development Company	Jones Carter
86	Cochran Estates	2018-0780	C2R	Harris	City	493D	0.66	0.00	15	RDZ Holdings	PLS
87	East Parker Villas	2018-0626	C2R	Harris	City	453D	0.98	0.01	17	Hugo and Luis	SEM SERVICES
88	Eastwood Grove (DEF2)	2018-0594	C2R	Harris	City	494T	0.96	0.01	15	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
89	Emancipation Park Place (DEF1)	2018-0622	C2R	Harris	City	493Y	0.26	0.00	6	Fornaca Builders	ICMC GROUP INC
90	Enterra at Knox	2018-0736	C2R	Harris	City	492L	0.13	0.00	3	Enterra Homes	The Interfield Group
91	Estates at Hardy Street	2018-0740	C2R	Harris	City	453V	0.23	0.00	4	Nava Construction	PLS
92	Forest Lawn Cemetery Court of Eternal Faith (DEF1)	2018-0632	C2R	Harris	City	575Q	9.85	9.85	0	Survey 1, Inc	Survey 1, Inc.
93	Fortune Plaza at Depriest	2018-0666	C2R	Harris	City	412U	0.22	0.00	3	New Era Development	New Era Development
94	Gehring Manors	2018-0750	C2R	Harris	City	533F	0.19	0.00	4	YONG ARCHITECTS.	Advance Surveying, Inc.
95	H and H Clear Vision Reserve	2018-0791	C2R	Harris	ETJ	370W	9.82	9.72	0	H&H Clear Vision Investments, LLC	EHRA

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96	HCWCID No 89 Wastewater Treatment Plant	2018-0757	C2R	Harris	ETJ	613C	2.14	2.14	0	HC Water Control and Improvement District NO 89	Windrose
97	Kilgore Commons	2018-0787	C2R	Harris	City	533F	0.13	0.00	2	DCT Capital Fund, LLC	Owens Management Systems, LLC
98	Lyons Redev Fortyfourth Venture	2018-0744	C2R	Harris	City	494F	0.11	0.00	2	South by Northwest, LP	Karen Rose Engineering and Surveying
99	Lyons Redev Fortysecond Venture	2018-0742	C2R	Harris	City	494C	0.11	0.00	2	South by Northwest, LP	Karen Rose Engineering and Surveying
100	Lyons Redev Fortythird Venture	2018-0743	C2R	Harris	City	494G	0.11	0.00	2	South by Northwest, LP	Karen Rose Engineering and Surveying
101	Mason Mills	2018-0811	C2R	Harris	City	493P	0.18	0.00	3	Roc Homes	Bates Development Consultants
102	Merrylands Sec 2	2018-0690	C3R	Harris	ETJ	377G	33.12	3.30	213	Merrylands Interest Ltd.	Van De Wiele & Vogler, Inc.
103	Moy Street Park	2018-0623	C2R	Harris	City	492G	0.25	0.00	6	City Choice Homes L.L.C.	ICMC GROUP INC
104	Palisades Park	2018-0794	C3R	Harris	City	492B	13.08	2.60	207	Vernon G. Henry and Associates	Vernon G. Henry & Associates, Inc.
105	Pantheon Court on Saint Emanuel Street	2018-0615	C2R	Harris	City	493Y	0.11	0.00	3	PANTHEON HOMES LLC	PANTHEON HOMES LLC
106	Ritter Forest	2018-0800	C2R	Harris	City	455X	5.38	5.38	0	AGS CONSULTANTS, LLC	AGS CONSULTANTS LLC
107	Rose Street Grove	2018-0769	C2R	Harris	City	492H	0.36	0.00	7	Kyle Smith	Total Surveyors, Inc.
108	Ruhee Development on Scott (DEF1)	2018-0684	C2R	Harris	ETJ	573U	2.27	1.97	0	Ruhee Development	Hovis Surveying Company Inc.
109	Scyrus Road Reserve	2018-0734	C2R	Harris	ETJ	370G	2.34	2.34	0	PRO-SURV	PROSURV
110	Senioritaville	2018-0748	C2R	Harris	ETJ	283R	2.17	0.00	2	Survey 1, Inc	Survey 1, Inc.
111	Sunnyside Gardens partial replat no 2	2018-0628	C2R	Harris	City	533Z	0.97	0.04	6	aggieland infinity realestate	South Texas Surveying Associates, Inc.
112	Sunnyside Villas	2018-0597	C2R	Harris	City	573D	1.17	0.00	10	MEXIF FUND 1 LLC	ICMC GROUP INC
113	Super Duper Place	2018-0801	C2R	Harris	City	494P	0.11	0.00	2	Hatteras Home	Bates Development Consultants
114	Townhomes at Hutchins	2018-0809	C2R	Harris	City	493U	0.42	0.00	11	RDZ Holdings	PLS
115	Truxillo Gardens	2018-0741	C2R	Harris	City	493G	0.32	0.00	3	Olive Grove Properties, LLC	Karen Rose Engineering and Surveying
116	Wellford Square	2018-0739	C2R	Harris	City	453F	1.35	1.00	0	2224 Wellford, LLC	The Interfield Group
117	Wessex partial replat no 1 (DEF2)	2018-0562	C2R	Harris	City	532C	0.54	0.54	0	Vernon Henry and Associates	Vernon G. Henry & Associates, Inc.
118	Weston Addition partial replat no 3	2018-0733	C2R	Harris	City	493N	0.09	0.00	2	PRO-SURV	PROSURV
119	Willard Patio Homes	2018-0821	C2R	Harris	City	493N	0.09	0.00	2	N/A	The Interfield Group

C-Public Hearings Requiring Notification

120	Bayou Woods Sec 2 partial replat no 3 (DEF1)	2018-0475	C3N	Harris	City	491G	15.92	0.05	5	101 Farish Circle, LLC	Jones Carter - Woodlands Office
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				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
121	Braeswood partial replat no 4	2018-0692	C3N	Harris	City	532G	0.18	0.00	2	N/A	The Interfield Group
122	Breckenridge Park partial replat no 3	2018-0566	C3N	Harris	ETJ	293U	7.22	0.25	39	Woodmere Development Company, Limited	Van De Wiele & Vogler, Inc.
123	Briarcroft partial replat no 3	2018-0381	C3N	Harris	City	491P	1.25	1.25	0	MBL 2200 Main II, LLC	Windrose
124	Briargrove Park Sec 1 partial replat no 1	2018-0599	C3N	Harris	City	489M	1.28	0.00	1	Riverway Development, Inc.	The Interfield Group
125	Falls at Dry Creek Sec 3 partial replat no 1	2018-0542	C3N	Harris	ETJ	326K	10.60	0.00	31	Lennar Homes of Texas and Construction LTD	Jones Carter - Woodlands Office
126	Fulton Station partial replat no 1 (DEF1)	2018-0499	C3N	Harris	City	453U	0.18	0.18	0	Friendswood Development Company	Jones Carter - Woodlands Office
127	Hyde Park partial replat no 7	2018-0531	C3N	Harris	City	493N	0.14	0.00	3	LM Tiles	HRS and Associates, LLC
128	Lanier Place partial replat no 3	2018-0583	C3N	Harris	City	492U	0.14	0.00	2	On Point Custom Homes	Total Surveyors, Inc.
129	Newport Sec 7 partial replat no 1	2018-0592	C3N	Harris	ETJ	419B	29.10	4.42	103	Friendswood Development Company	BGE Kerry R. Gilbert Associates
130	Pelham Place partial replat no 1	2018-0596	C3N	Harris	City	454M	0.88	0.00	4	Ben Adams	Owens Management Systems, LLC
131	Sebastian partial replat no 1 (DEF2)	2018-0144	C3N	Harris	City	453T	0.19	0.00	2	Valemar Enterprises, LLC	The Pinnell Group, LLC

D-Variances

132	Astle Acres (DEF2)	2018-0392	C2	Harris	ETJ	286R	1.24	0.00	1	robinson surveying, inc.	Robinson Surveying Inc.
133	Briarmont Sec 2 (DEF1)	2018-0706	C3R	Harris	City	490Y	3.82	0.24	55	Pulte Homes of Texas, LP	Jones Carter - Woodlands Office
134	Briarmont Sec 3 (DEF1)	2018-0700	C3R	Harris	City	490Y	0.19	0.19	0	Knust SBO	Jones Carter - Woodlands Office
135	Encanto Real Utility District Wastewater Treatment Plant	2018-0726	C2	Harris	ETJ	291B	2.85	2.85	0	Encanto Real UD	Dannenbaum Engineering Corporation
136	Fulton Lofts	2018-0797	C2R	Harris	City	453U	1.46	1.46	0	Mark-Dana Corporation	Total Surveyors, Inc.
137	Grace ER (DEF1)	2018-0434	C2R	Harris	ETJ	337Z	6.27	6.27	0	GRACE ER	RSG Engineering
138	Interpose (DEF2)	2018-0511	C2R	Harris	City	492H	1.43	1.38	0	Shepherd-Durham, LLC	Vernon G. Henry & Associates, Inc.
139	JCWM Properties Place replat no 1 (DEF2)	2018-0521	C2R	Harris	City	452M	0.50	0.48	0	Vernon Henry and Associates	Vernon G. Henry & Associates, Inc.
140	Rosemont Cottage	2018-0817	C2R	Harris	City	533Y	0.21	0.00	2	Ehab Shoukry	Owens Management Systems, LLC
141	Woodridge Village Sec 3	2018-0813	C3P	Montgomery	ETJ	296M	21.20	3.82	93	Figure Four Partners, LTD	BGE Kerry R. Gilbert Associates
142	Yeibis Mexican Grill	2018-0752	C2R	Harris	City	494H	0.11	0.11	0	Yeibis Mexican Grill	Paksima Group

E-Special Exceptions

None

Platting Summary**Houston Planning Commission****PC Date: April 26, 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

F-Reconsideration of Requirements

143	Cypress Animal Hospital	2018-0712	C2	Harris	ETJ	326Q	3.20	3.20	0	THE & LDH,LLC	Lentz Engineering, L.C.
144	Midtown Terrace (DEF1)	2018-0708	C2R	Harris	City	493Y	0.34	0.00	6	Windrose Land Services	Windrose
145	Tavola Sec 31	2018-0802	C3P	Montgomery	ETJ	257J	13.79	1.27	56	Friendswood Development Company	RVi Planning + Landscape Architecture
146	Tavola Sec 34	2018-0792	C3P	Montgomery	ETJ	257J	36.20	23.26	53	Friendswood Development Company	RVi Planning + Landscape Architecture

G-Extensions of Approval

147	Bridgeland Parkland Village Sec 11	2017-0873	EOA	Harris	ETJ	365V	22.70	5.51	85	Bridgeland Development LP	Costello, Inc.
148	Bridgeland Parkland Village Sec 12	2017-0876	EOA	Harris	ETJ	365V	30.19	4.25	111	Bridgeland Development LP	Costello, Inc.
149	Chester Park	2017-0795	EOA	Harris	City	492H	0.23	0.00	6	Garcia Builders & Associates, Inc	Owens Management Systems, LLC
150	Comunidad de Amor	2017-0516	EOA	Harris	ETJ	528F	2.13	2.13	0	Iglesia Cristiana Evangelica Cmud de amor	SEM SERVICES
151	Dietz Acres partial replat no 1	2017-0553	EOA	Fort Bend	ETJ	567C	7.60	7.60	0	Dar UI Uloom Texas	South Texas Surveying Associates, Inc.
152	Harris County Emergency Services District no 16 Station 3	2017-0770	EOA	Harris	ETJ	329Q	5.61	5.22	0	HC Emergency Services District No 16	Hovis Surveying Company Inc.
153	Medistar Hoyt Bejjani Sec 1	2017-0488	EOA	Harris	ETJ	444Z	1.57	1.53	0	Katy Promise Joint Venture	EHRA

H-Name Changes

154	Amira GP (prev. JDS 370 Tract GP)	2017-2162	NC	Harris	ETJ	286U	372.00	0.00	0	Johnson Development	BGE Kerry R. Gilbert Associates
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I-Certification of Compliance

155	24180 Lilac Way	18-1349	COC	Montgomery	ETJ	295F				1 Jaime Santoyo	Jaime Santoyo
156	27644 Royal Coach	18-1350	COC	Montgomery	ETJ	258K				Gabino Rosales	Matthew Johnson
157	27418 Burning Tree	18-1351	COC	Montgomery	ETJ	258J				Francisco I Cepeda & Patricia	Carlos Parra
158	24292 Maple Circle	18-1352	COC	Montgomery	ETJ	297E				Hermelinda G Carraso	Hermelinda G Carraso

J-Administrative

None

Platting Summary**Houston Planning Commission****PC Date: April 26, 2018**

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

K-Development Plats with Variance Requests

158	362 Cinnamon Oak Lane	18017368 DPV	Harris	City	489G					Jenifer Pool	JRP Company
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Landscape Variance

III	6877 Will Clayton Parkway	18028620 LV	Harris	City	375B					Casey Collins	Kudela & Weinheimer
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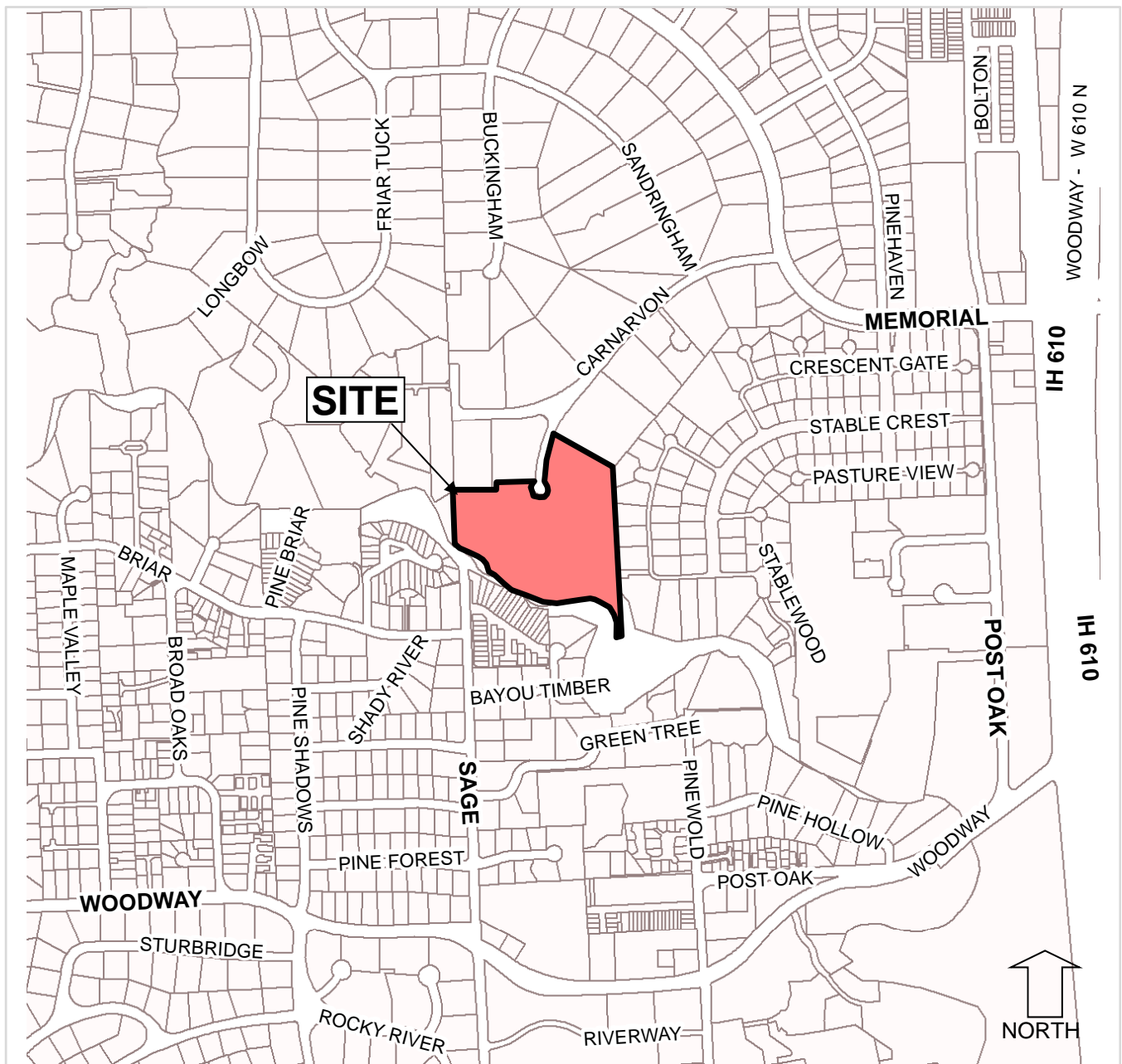
Houston Planning Commission **ITEM: 120**

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Bayou Woods Sec 2 partial replat no 3 (DEF1)

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Site Location

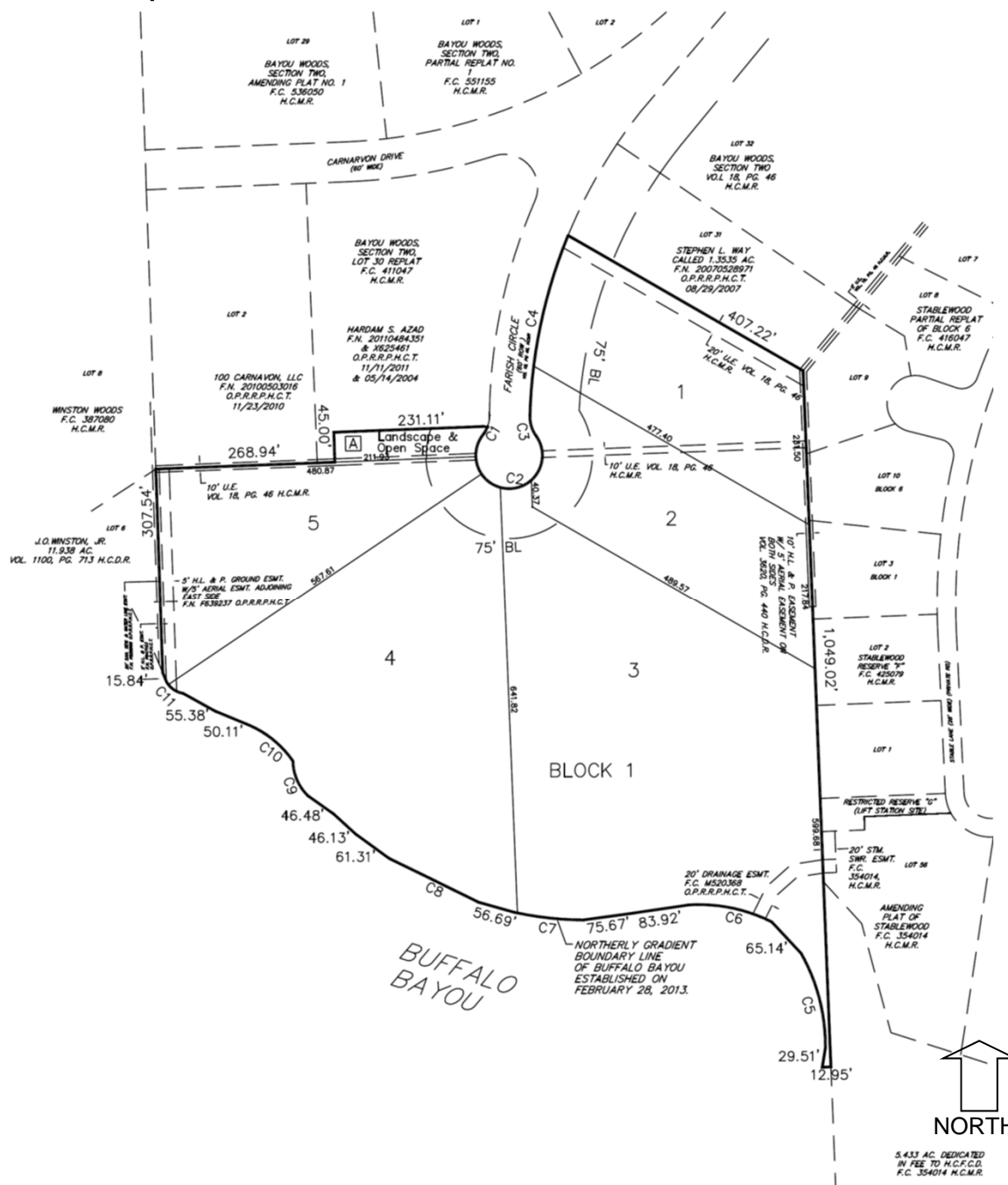
Houston Planning Commission ITEM: 120

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Bayou Woods Sec 2 partial replat no 3 (DEF1)

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Subdivision

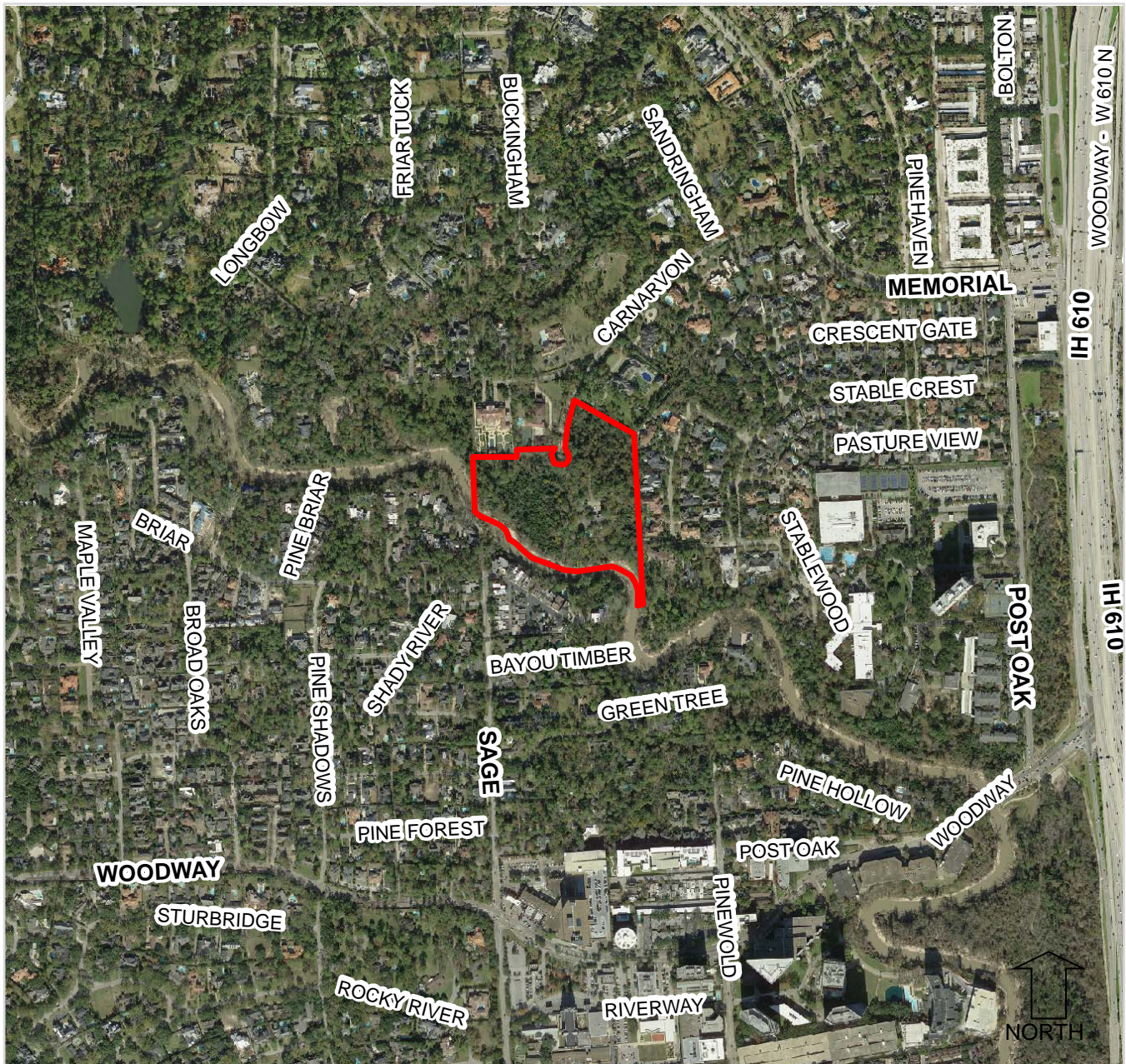
Houston Planning Commission **ITEM: 120**

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Bayou Woods Sec 2 partial replat no 3 (DEF1)

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Aerial

Houston Planning Commission

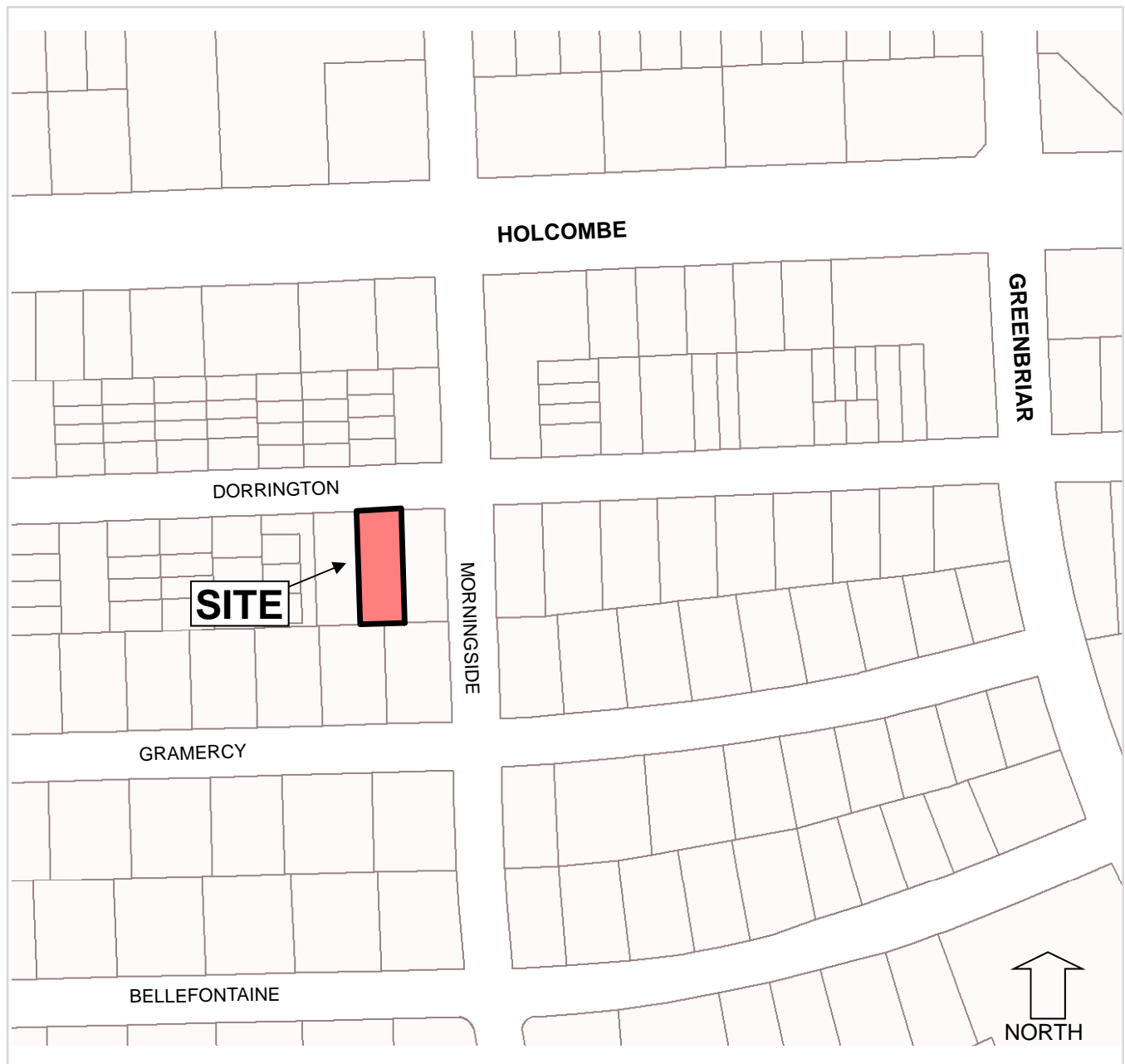
ITEM: 121

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Braeswood partial replat no 4

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

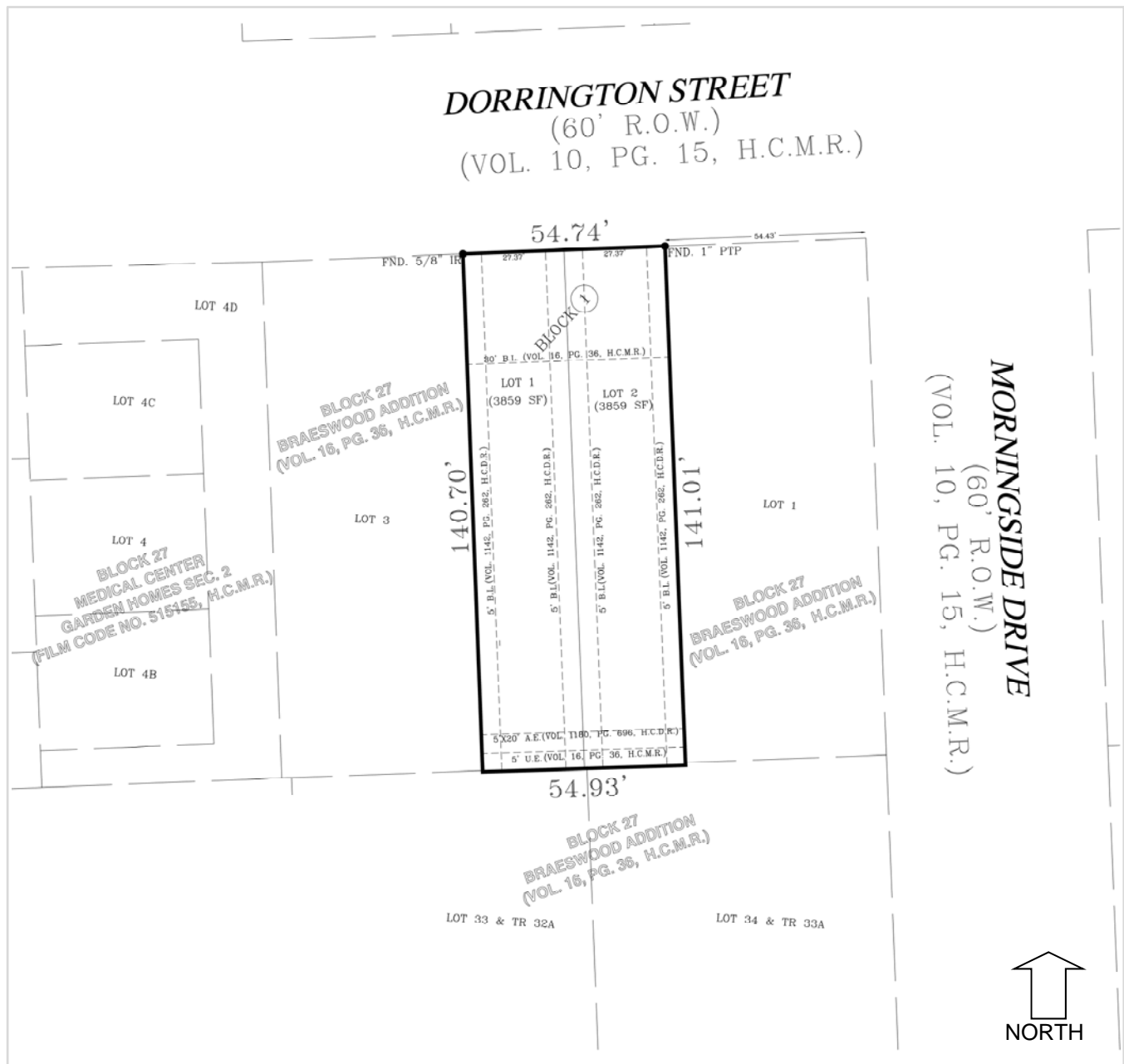
ITEM: 121

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Braeswood partial replat no 4

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission

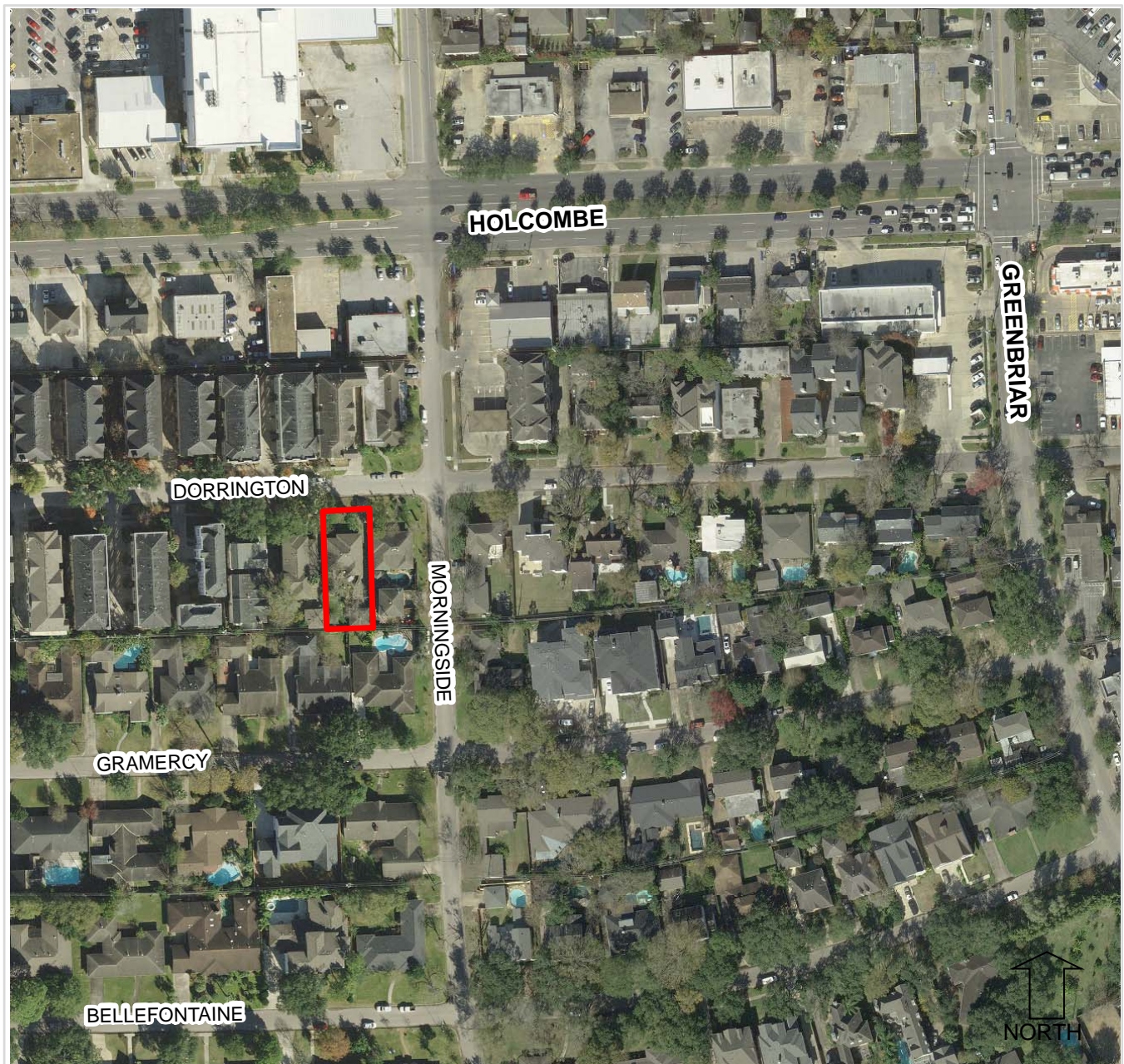
ITEM: 121

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Braeswood partial replat no 4

Applicant: The Interfield Group



C – Public Hearings

Aerial

Houston Planning Commission **ITEM: 122**

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Breckenridge Park partial replat no 3

Applicant: Van De Wiele & Vogler, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 122

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Breckenridge Park partial replat no 3

Applicant: Van De Wiele & Vogler, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

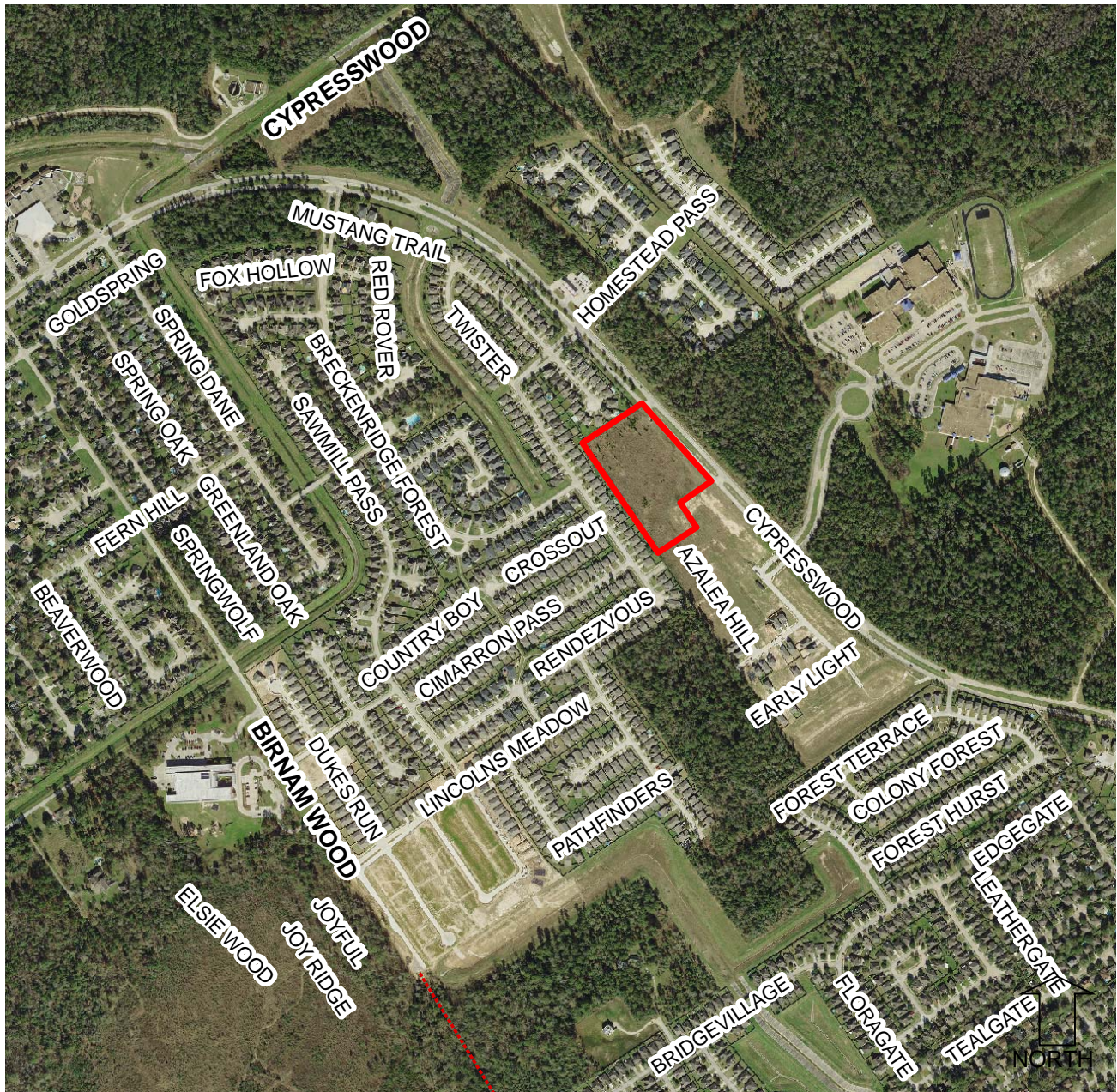
ITEM: 122

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Breckenridge Park partial replat no 3

Applicant: Van De Wiele & Vogler, Inc.



C – Public Hearings

Aerial

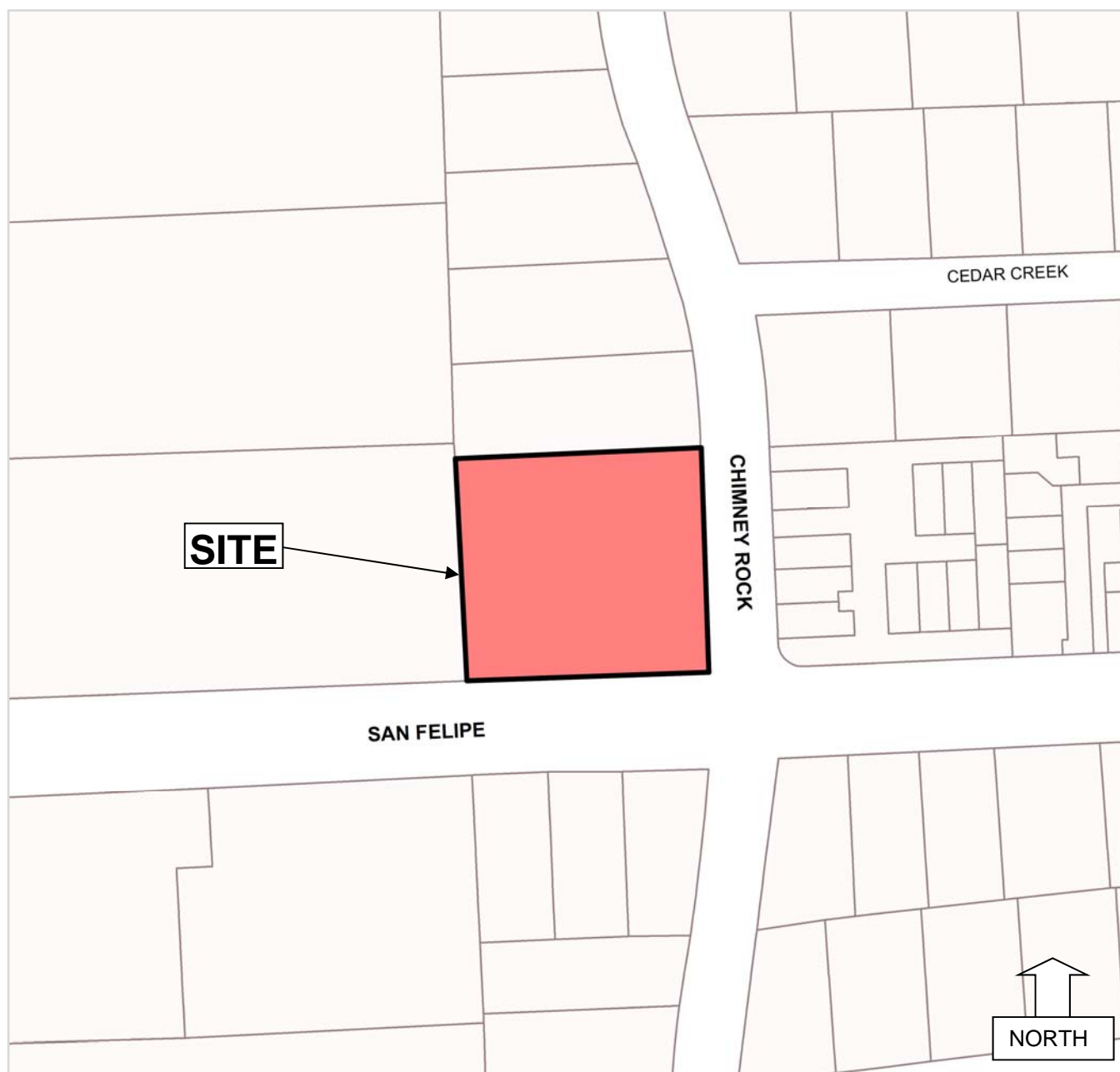
Houston Planning Commission **ITEM: 123**

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Briarcroft partial replat no 3

Applicant: Windrose



C – Public Hearings with Variance Site Location

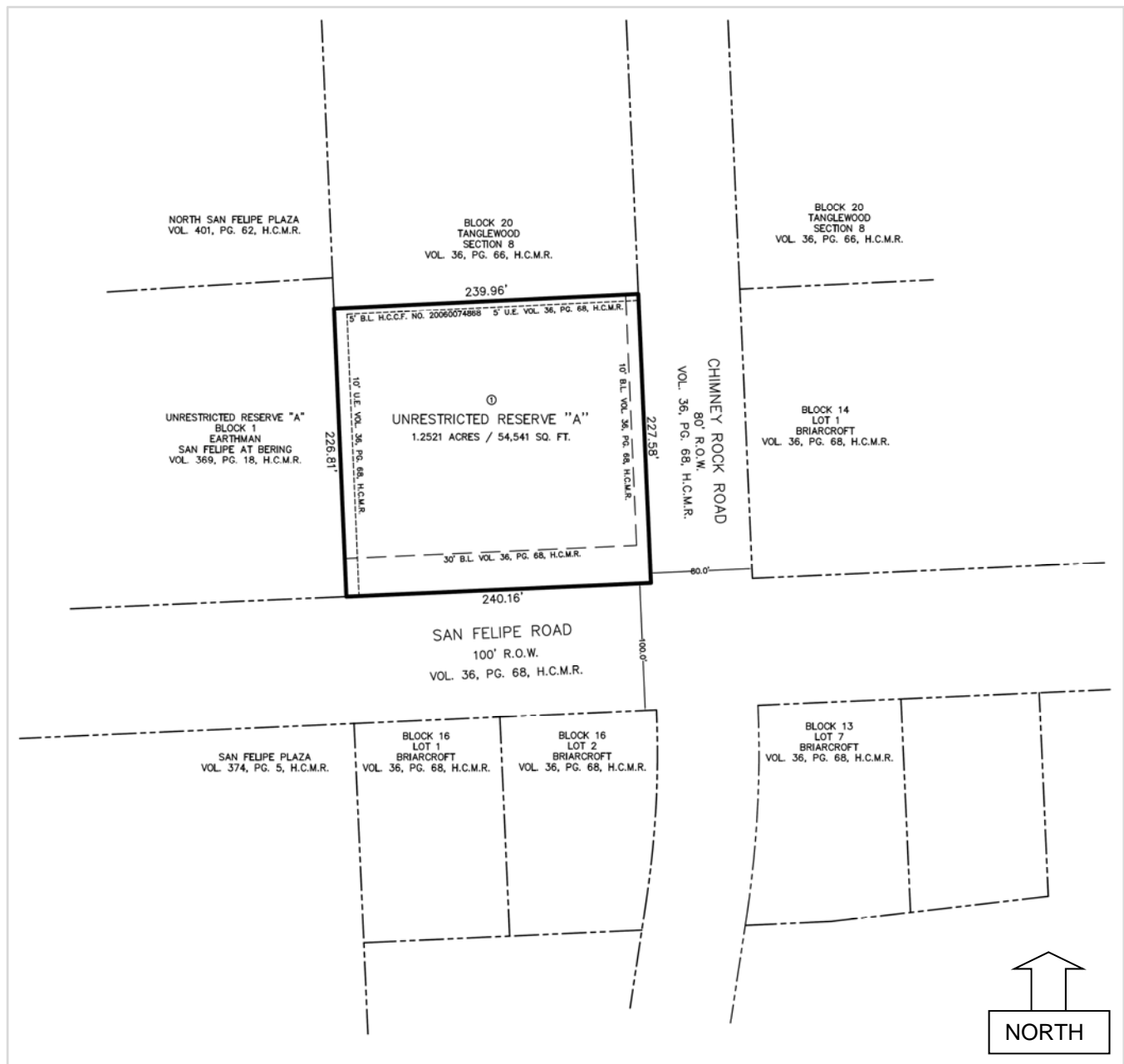
Houston Planning Commission **ITEM: 123**

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Briarcroft partial replat no 3

Applicant: Windrose



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

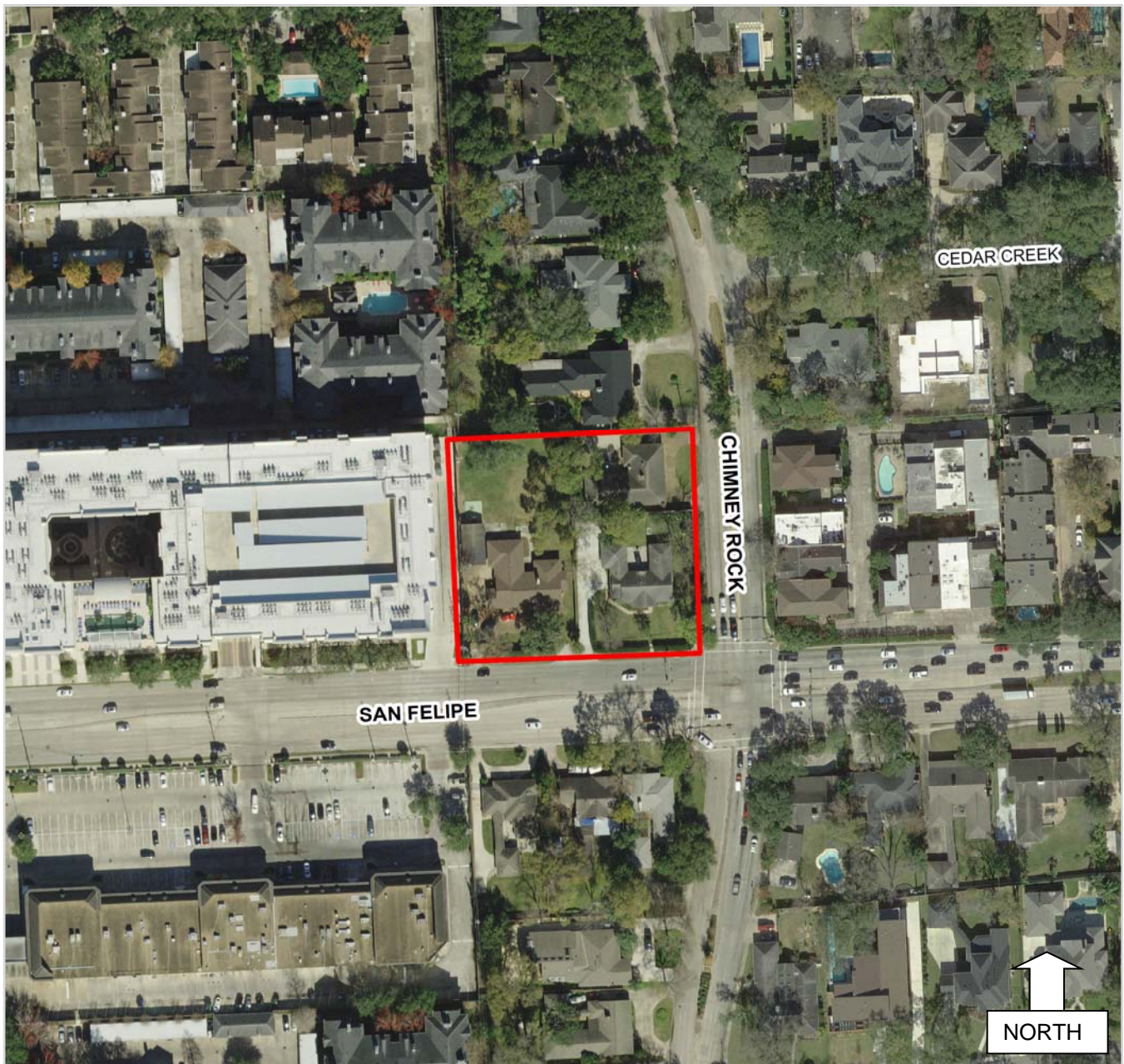
ITEM: 123

Planning and Development Department

Meeting Date: 04/26/2018

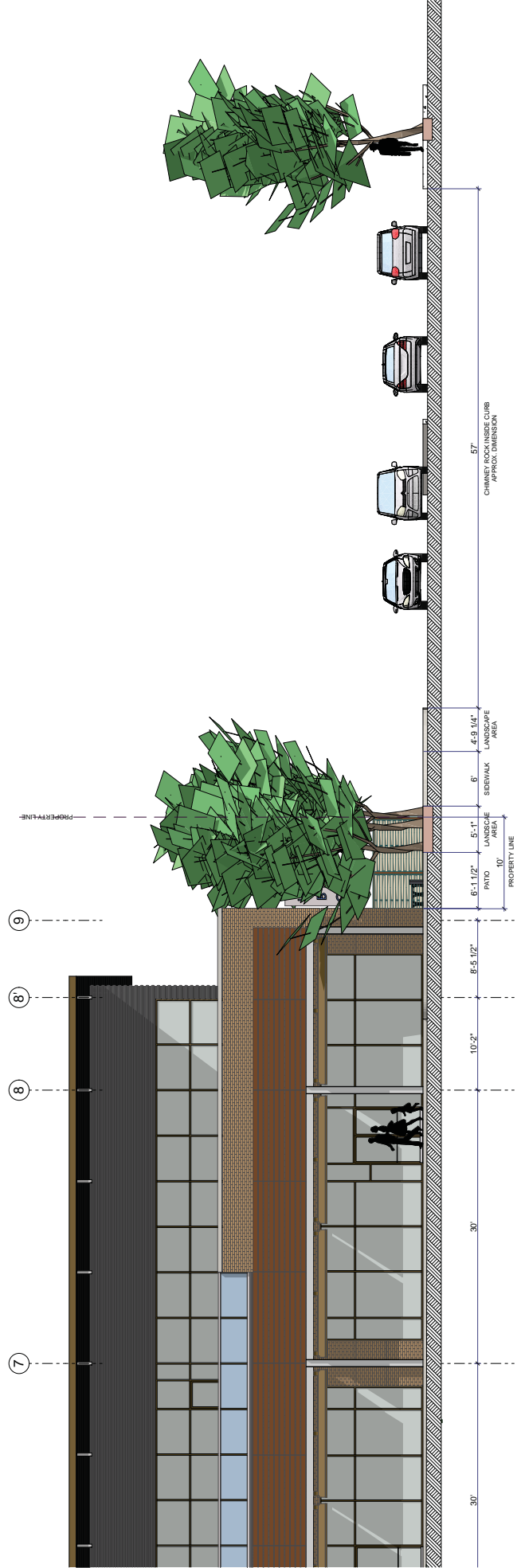
Subdivision Name: Briarcroft partial replat no 3

Applicant: Windrose



C – Public Hearings with Variance

Aerial



1 CROSS SECTION
SCALE: 3/16" = 1'-0"

MARK	DATE	DESCRIPTION

URBANGROUP
 & BUILDING SERVICES
2300 Westpark, Suite 310 Houston, Texas 77057
 281.491.1225

SHOPS @ TANGLEWOOD
5706 SAN FELICE
 HOUSTON, TEXAS 77057



Application Number: 2018-0381

Plat Name: Briarcroft partial replat no 3

Applicant: Windrose

Date Submitted: 02/19/2018

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

Specific Variance is being sought and extent of variance:

To allow a reduced 10' building line along Chimney Rock Road, a major thoroughfare with a planned right-of-way of less than 80-feet in width.

Chapter 42 Section: 42-152

Chapter 42 Reference:

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

Statement of Facts

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

The applicant is proposing to develop a high-end retail establishment at the northwest corner of San Felipe Street and Chimney Rock Road. Situated just outside of the 610 Loop between Interstate 10 and Highway 59/Interstate 69, this location is ideal for dense, high-end retail development. The surrounding neighborhood is characterized by mixed-use centers, high-rise office buildings, and urban in-fill residential development. The applicant is requesting a 10-foot building line in lieu of the code-required 25-foot building line along Chimney Rock Road, a major thoroughfare with a planned right-of-way of less than 80-feet. While the applicant is eligible for a reduced building line along Chimney Rock under the Retail Commercial Center provisions of Section 42-154, that would require them to front the building on Chimney Rock instead of San Felipe Street. That design concept is not logical for the developer or in the best interests of the general public. While Chimney Rock is the eligible street, San Felipe is obviously the primary street and not orienting the building to that side would be unsettling for customers and passing traffic. Asking for a reduced building line along San Felipe was also considered. After analyzing the surrounding lands, it was determined that a reduction along San Felipe wouldn't match the development character of the area. Development within several blocks in either direction is characterized by respecting the 25-foot setback along San Felipe while reducing setbacks along the accompanying north-south streets. As an example, the development across from the applicant's site has a reduced setback on Chimney Rock but maintains the typical setback along San Felipe. The new mixed-use developments at Bering Drive and San Felipe follow the same pattern. The applicant respectfully requests that the City recognize the unique physical characteristics of the site and the prevailing development character of the area and approve the requested variance.

(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 justifications for the variance are the prevailing development character of the area and the fact that opting in to the Retail Commercial Center provisions to reduce the setback on Chimney Rock is not in the best interest of the public or applicant. While Chimney Rock is eligible for a reduced setback, it is not the primary frontage for the site. Fronting the site on Chimney Rock to get the reduced setback would result in more buildable area for the applicant, but it wouldn't be compatible with the adjacent blocks where everything fronts on San Felipe and has reduced street side setbacks. 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 facility that is integrated with and complimentary to the surrounding area. The requested variance will enable the developer to locate their building closer to Chimney Rock as others have done nearby while respecting the 25-foot building setback along San Felipe. The result will be a development that meets the intent of the Retail Commercial Center regulations while allowing the applicant to orient the buildings towards San Felipe to capitalize on the primary frontage. Without the variance, the application of a 25-foot building line along Chimney Rock will cause the new retail center to look out of place and ultimately detract from the viability and growth of 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, safety or welfare. There will be adequate emergency vehicular access to the site through driveway entrances on both adjacent streets. The reduction of the front street side building setback along Chimney Rock will enable the applicant to provide a reasonably-sized commercial building for the area with a functional and appropriate off-street parking area.

(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 in combination with unusual physical and development characteristics affecting the property. The site's location, mixed-use setting, and proposed type of compatible retail development make it an ideal candidate for redevelopment using a reduced building line. After the applicant has explored all other options to reduce the building lines through the Retail Commercial Center ordinance and a variance along San Felipe, the best course of action is to reduce the building setback on Chimney Rock and leave San Felipe's setback alone as others have done.

Houston Planning Commission

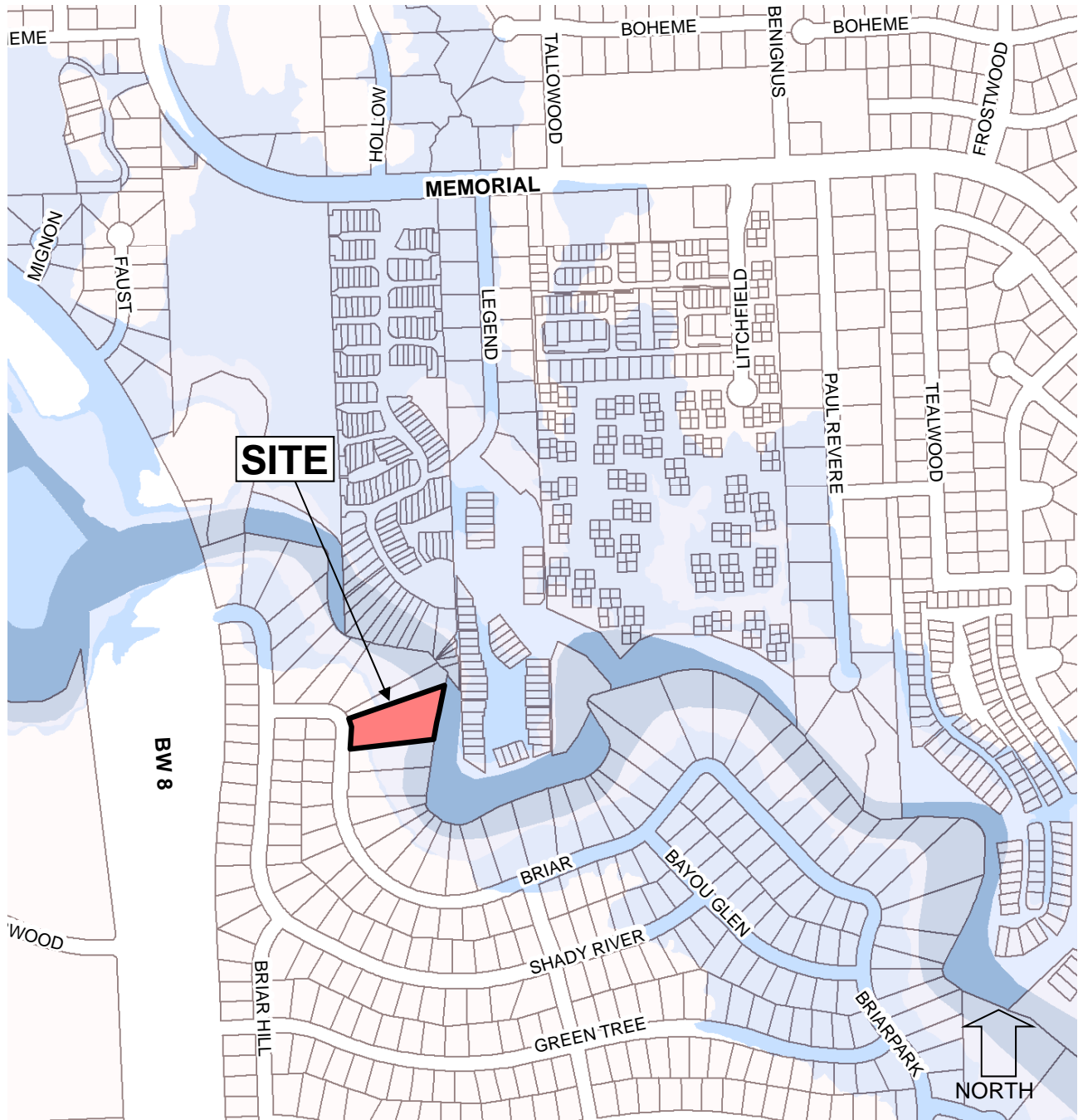
ITEM: 124

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Briargrove Park Sec 1 partial replat no 1

Applicant: The Interfield Group



C – Public Hearings

Site Location

Subdivision

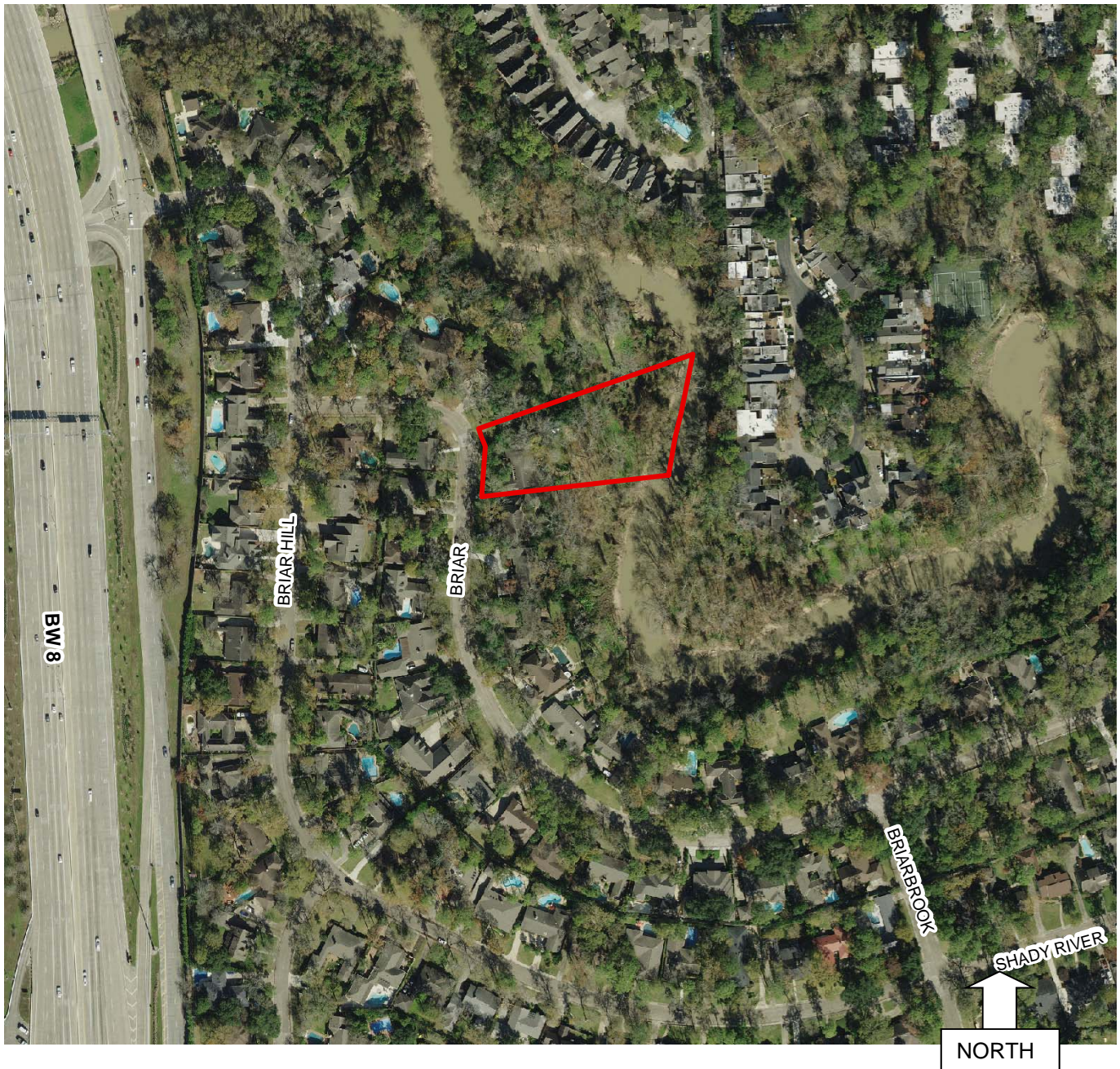
Houston Planning Commission **ITEM: 124**

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Briargrove Park Sec 1 partial replat no 1

Applicant: The Interfield Group



C – Public Hearings

Aerial

Houston Planning Commission

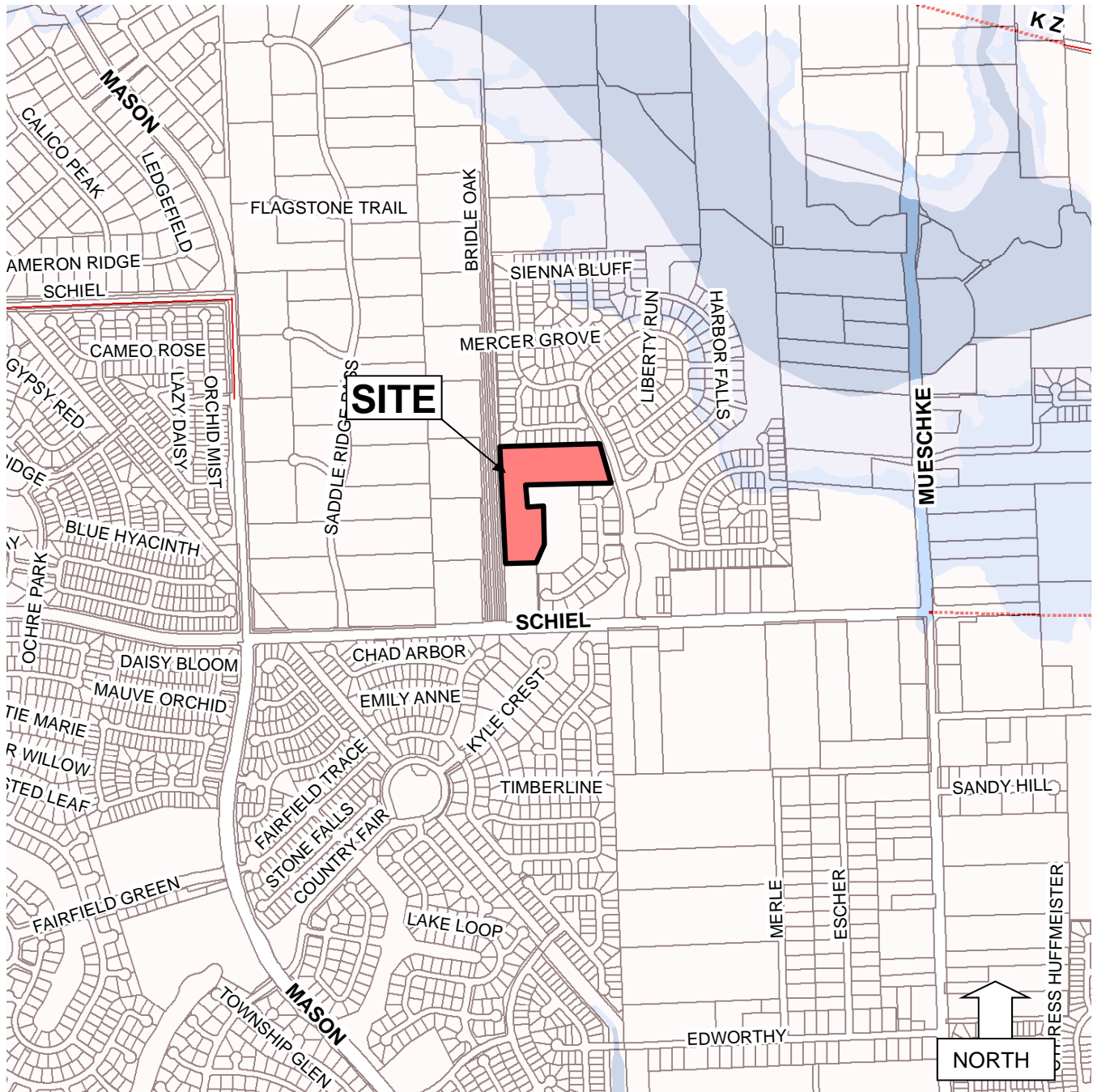
ITEM: 125

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Falls at Dry Creek Sec 3 partial replat no 1

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Site Location

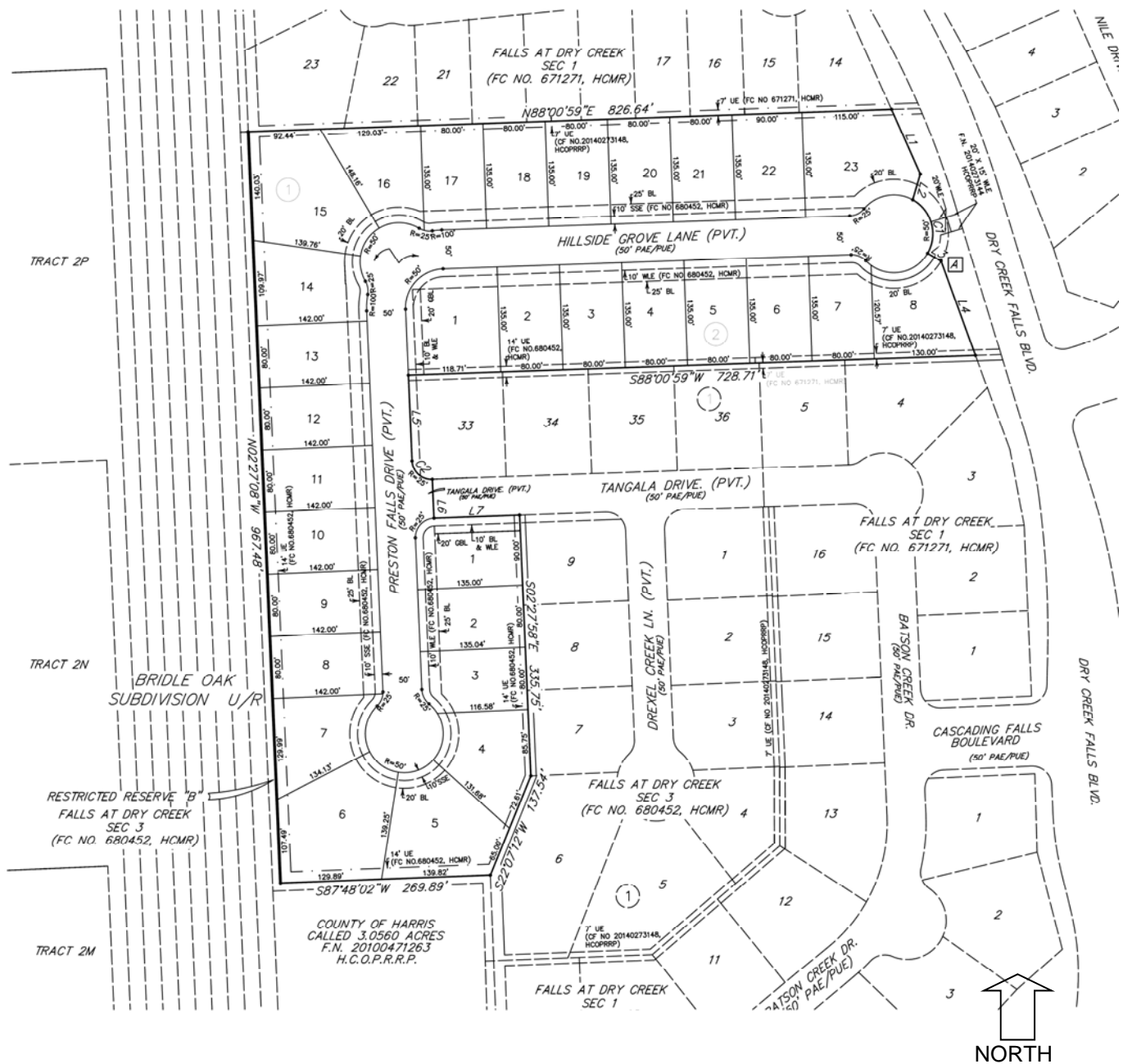
Houston Planning Commission ITEM: 125

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Falls at Dry Creek Sec 3 partial replat no 1

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Subdivision

Houston Planning Commission

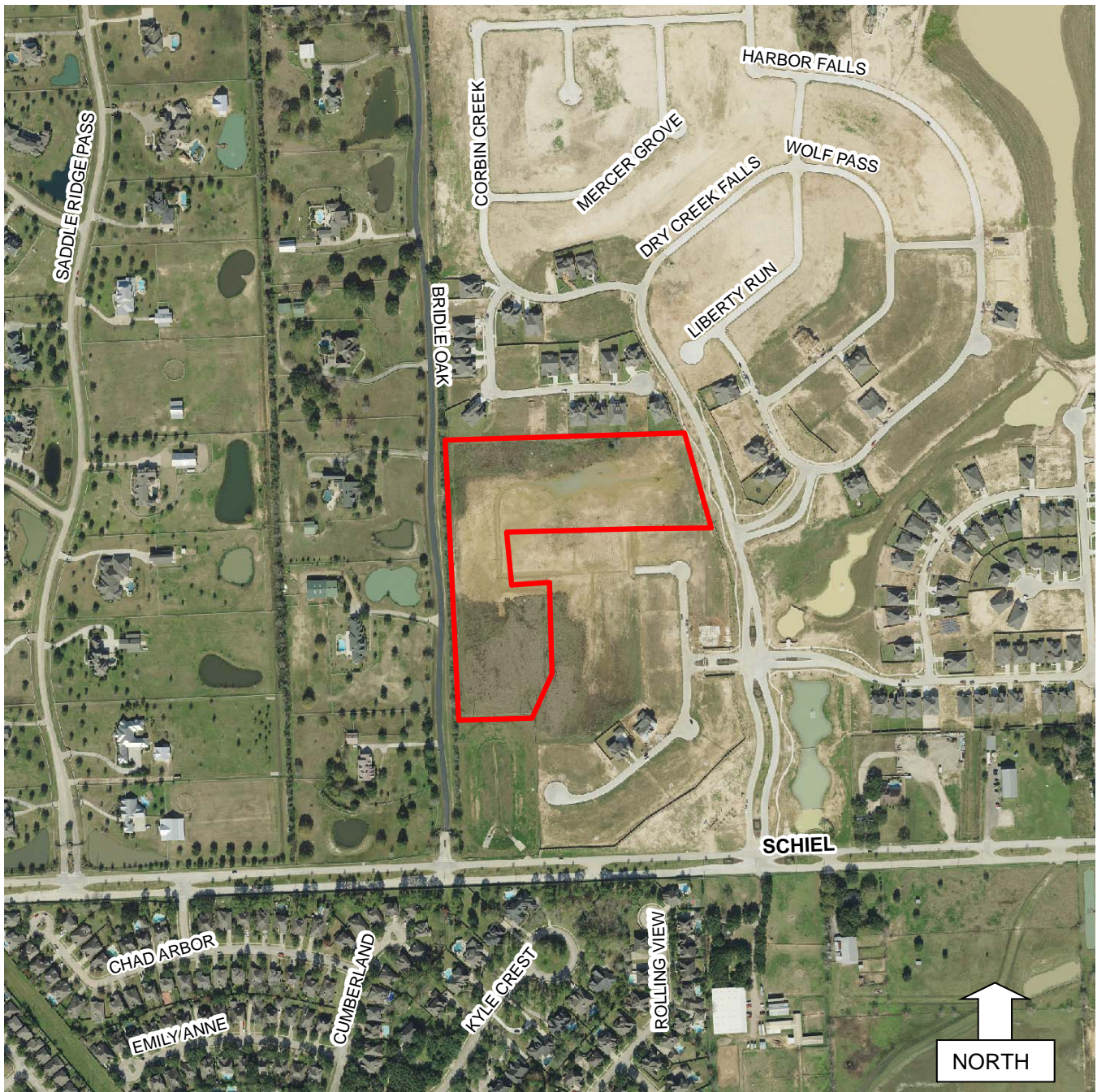
ITEM: 125

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Falls at Dry Creek Sec 3 partial replat no 1

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Aerial

Houston Planning Commission

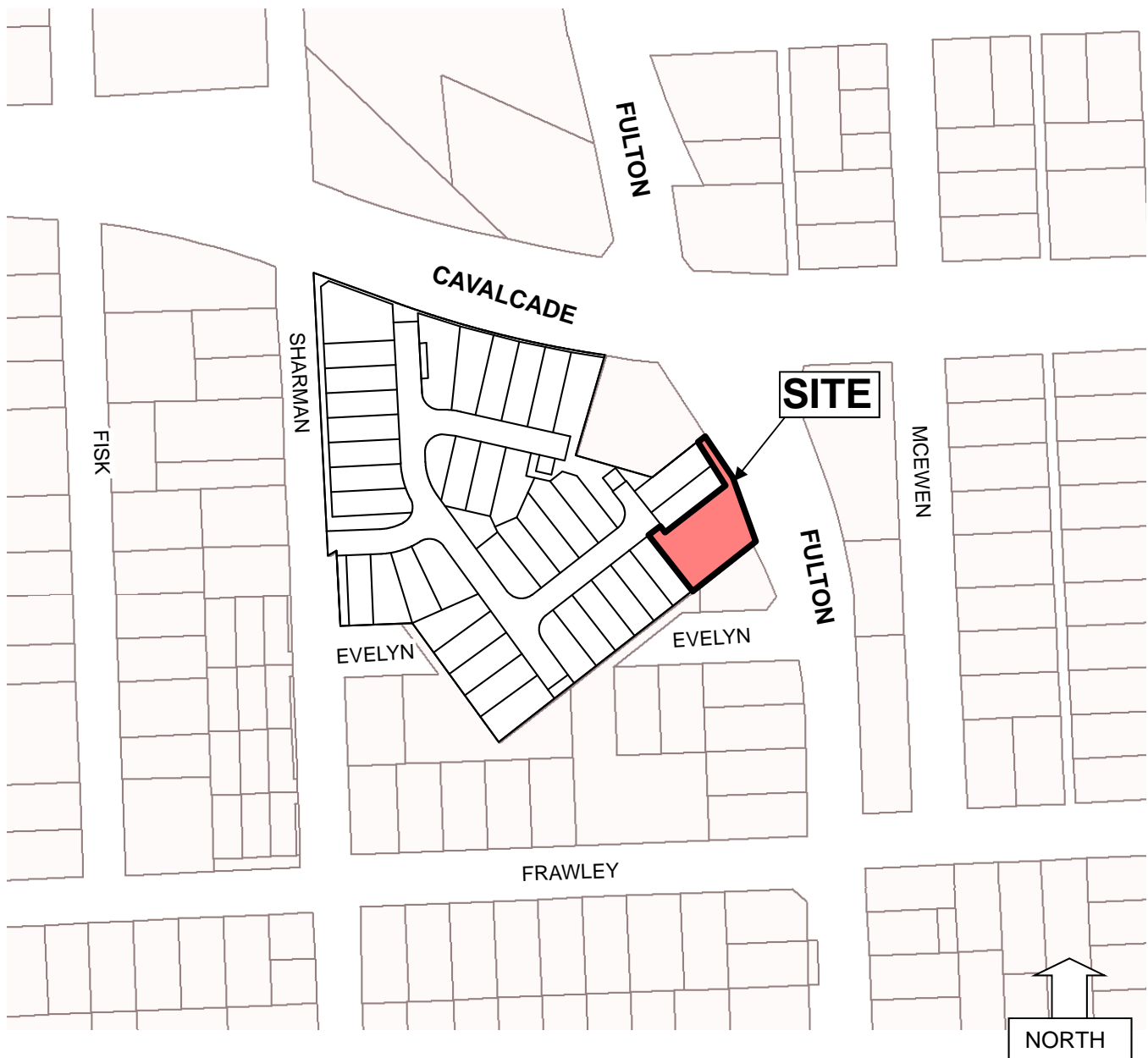
ITEM: 126

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Fulton Station Partial Replat No 1 (DEF1)

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings with Variance Site Location

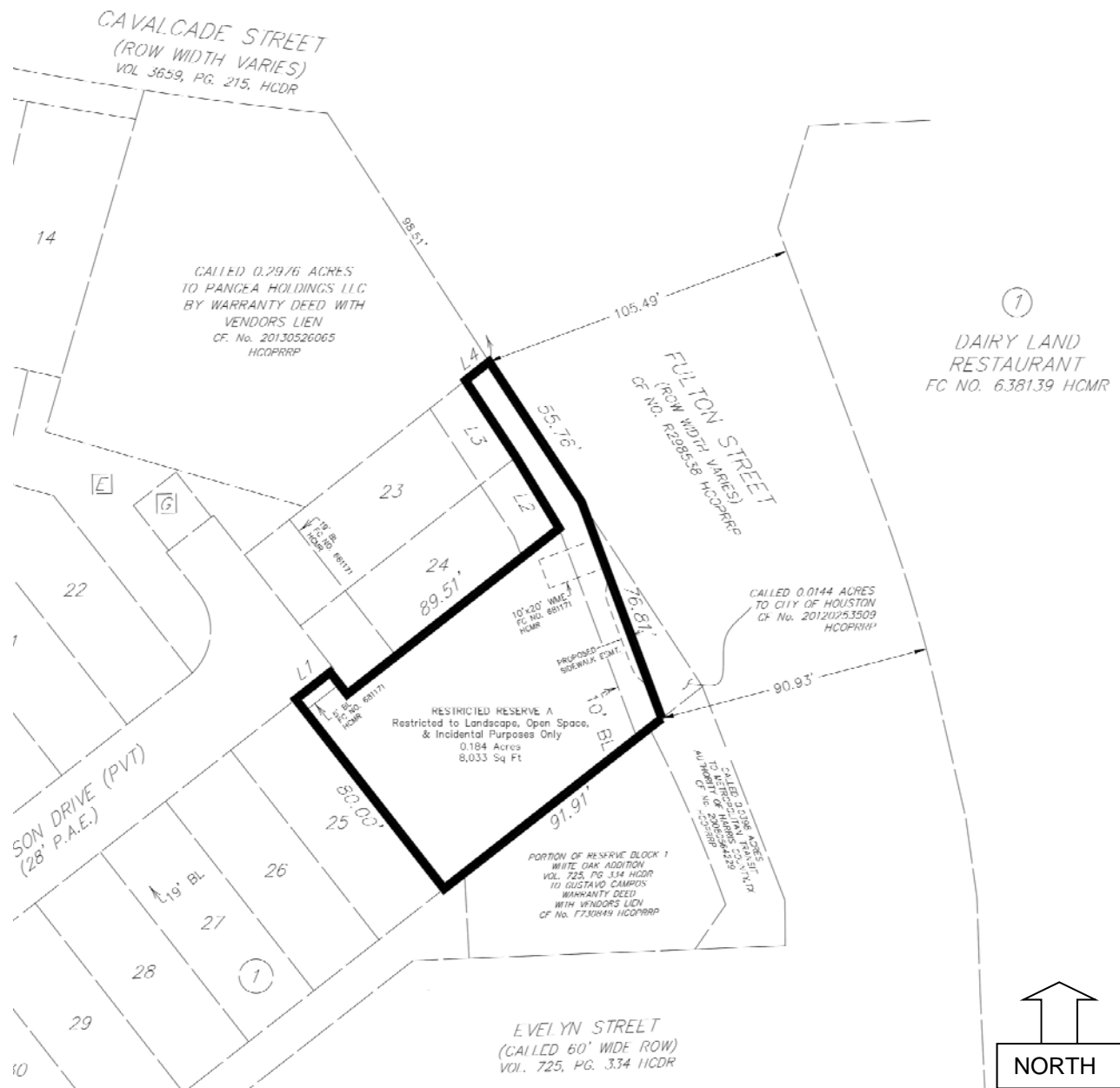
Houston Planning Commission ITEM: 126

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Fulton Station Partial Replat No 1 (DEF1)

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings with Variance

Subdivision

Houston Planning Commission **ITEM: 126**

Planning and Development Department

Meeting Date: 04/26/2018

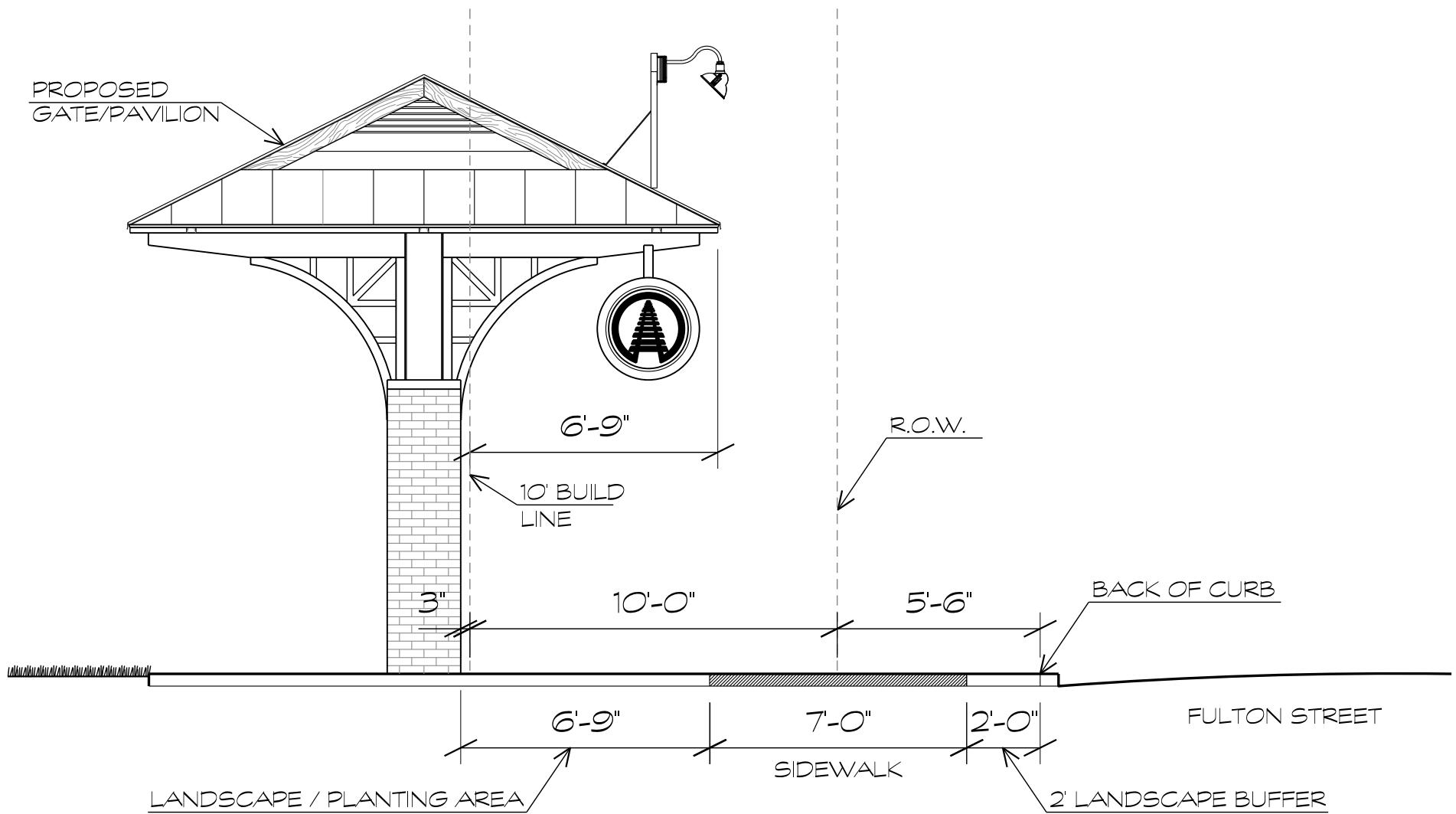
Subdivision Name: Fulton Station Partial Replat No 1 (DEF1)

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings with Variance

Aerial

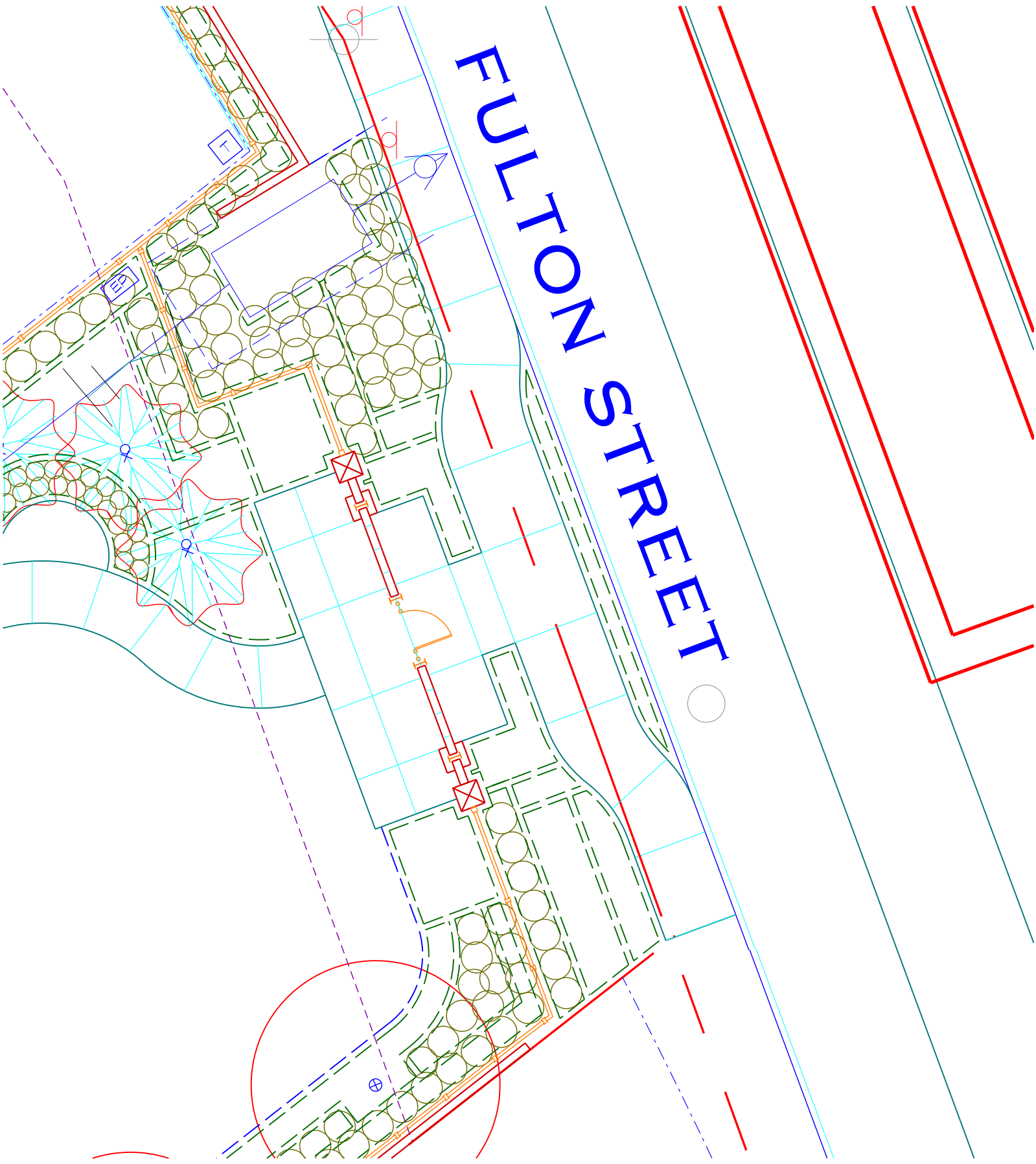


1 PEDESTRIAN ENTRY

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

SECTION

FULTON STREET





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 10' BL along Fulton Street within an open space reserve to accommodate a covered pavilion for a pedestrian entry gate and to allow an encroachment of 6'-9" into the building line by the eave of the pavilion's roof.

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 Street, a Type A 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. More importantly though was the site's 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/exit 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 a 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 would have to be set back behind the 25' building line. We are requesting a reduced building line of 10' along Fulton Street, and to allow the eave of the pavilion's roof to encroach 6'-9" into the building 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. Granting the variance will result in an enhanced pedestrian realm along Fulton Street and would align with the performance standards required by the Transit Corridor Ordinance. In this particular situation, the proposed wall/entry will emulate the characteristics of a building by defining and activating the pedestrian realm thereby meeting the intent of the requirements listed below. • At least 50% of the property width adjacent to the pedestrian realm shall include a "structure" that shall be located within ten feet of the pedestrian realm; • There are no proposed driveways parallel to the pedestrian realm, parking or vehicular traffic shall be located on an area of the property other than between the pedestrian realm and the façade of the wall/entry "structure". • An entrance through the proposed wall/entry structure shall be constructed and maintained within 25 feet of the pedestrian realm. • The entry gate through the wall/entry structure will not swing into the pedestrian realm; • At least 30% of the surface area of the wall/entry structure between ground level and eight feet high that is located within ten feet of the pedestrian realm shall be transparent with windows, doors or other openings; • The maximum softscape area in the pedestrian realm shall be 20% of the surface area of the pedestrian realm excluding any driveways; The proposed plan will result in a 15'-9" pedestrian realm from the back of curb to the entry wall. During the deferral period Planning Staff requested a safety/landscape buffer between the back of curb and sidewalk to prevent people from crossing the street mid-block instead of at the designated crosswalk at the intersection of Cavalcade and Fulton. Staff also requested a wider sidewalk than the previously proposed 6' walk. We are proposing a 2' safety/landscape buffer to allow room to plant shrubs to further enhance the pedestrian realm. We are also proposing a

larger 7' sidewalk. 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. Strict application of the requirements would not allow a structure, other than a building, to meet the performance requirements of a Transit Corridor Street. Imposition of the rules would result in a development contrary to sound public policy, and a development that would not perform to the standards and characteristics of a Transit Corridor Development.

(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 that the performance standards in Chapter 42 regarding Transit Corridor Development do not apply to a covered wall/entry structure like that being proposed. The developer would be permitted by ordinance to build a wall directly up to the property line, but the covered wall/entry structure must be setback out of the platted 25' building line, diminishing both the benefits of the structure to the residents of the community, and the aesthetic quality of the street scene. Building only a wall along the property line would provide none of the benefits to the pedestrian realm otherwise anticipated by the goals and objectives of Article IV in Chapter 42.

(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. The Transit Corridor Ordinance provides for reduced building lines in situations like this in order to promote the pedestrian realm along transit corridor streets.

(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. 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.

Houston Planning Commission

ITEM: 127

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Hyde Park partial replat no 7

Applicant: HRS and Associates LLC



C – Public Hearings

Site Location

Houston Planning Commission

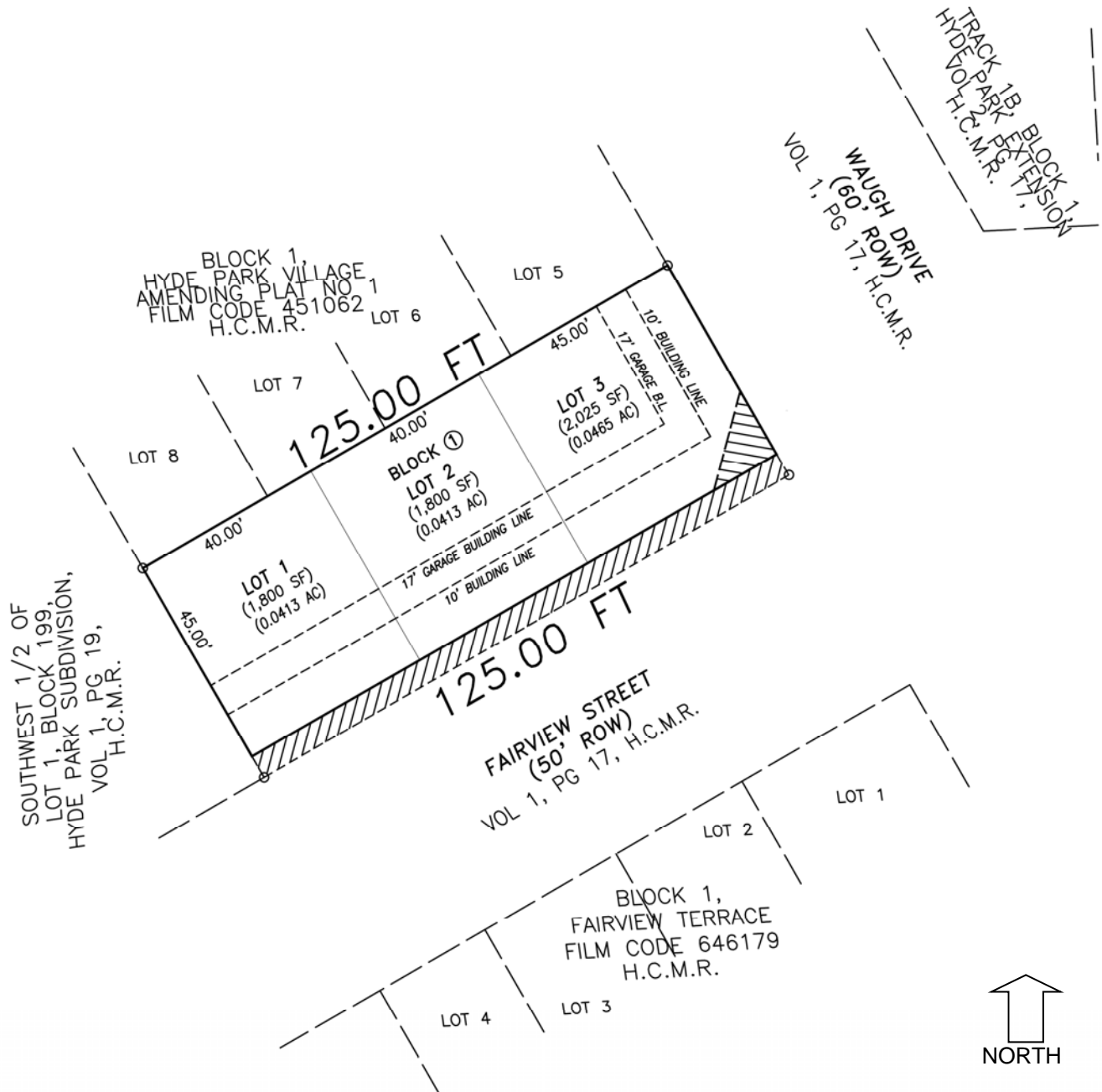
ITEM: 127

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Hyde Park partial replat no 7

Applicant: HRS and Associates LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 127

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Hyde Park partial replat no 7

Applicant: HRS and Associates LLC



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 128

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Lanier Place partial replat no 3

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

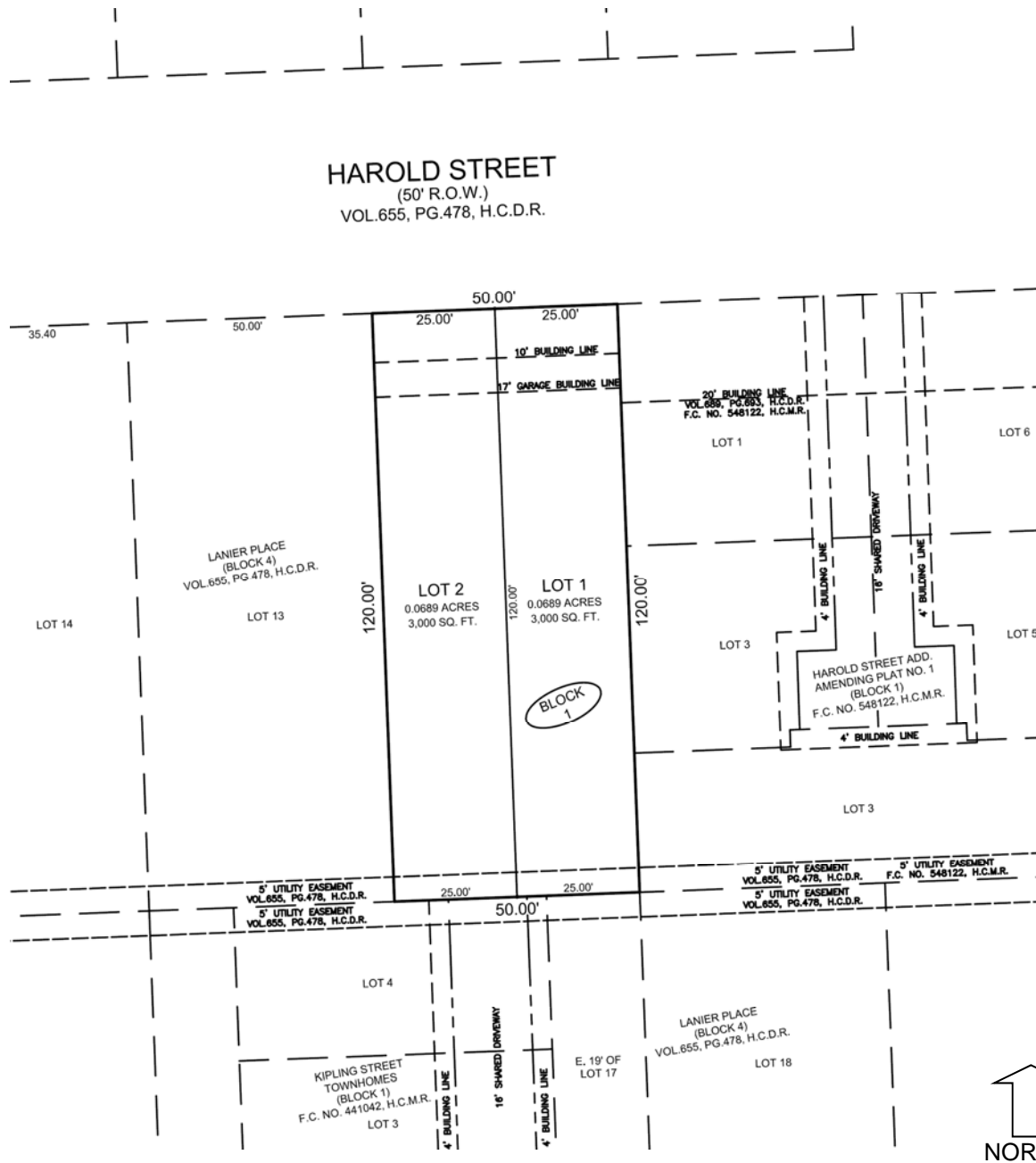
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Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Lanier Place partial replat no 3

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

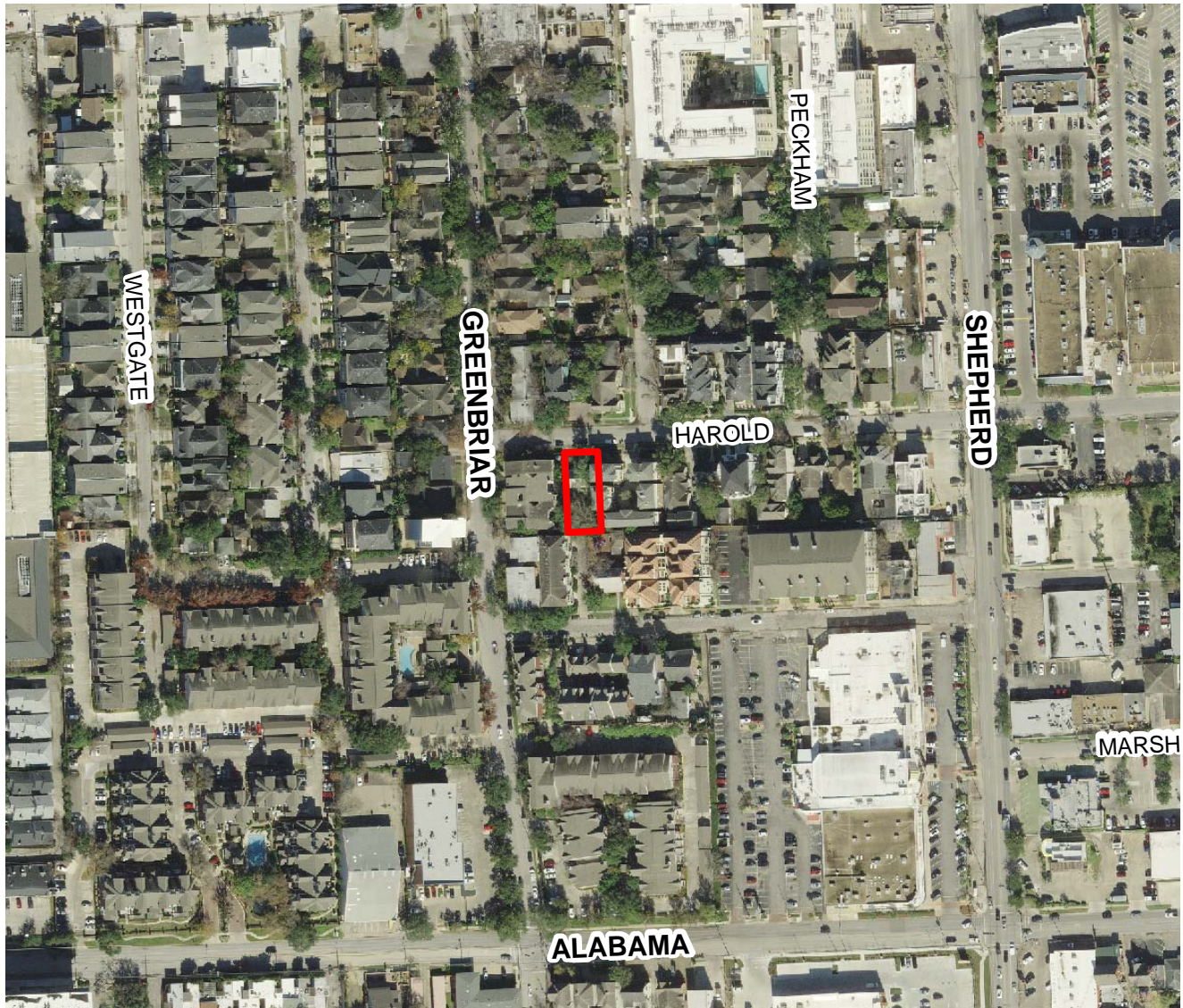
ITEM: 128

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Lanier Place partial replat no 3

Applicant: Total Surveyors, Inc.



NORTH

C – Public Hearings

Aerial

Houston Planning Commission

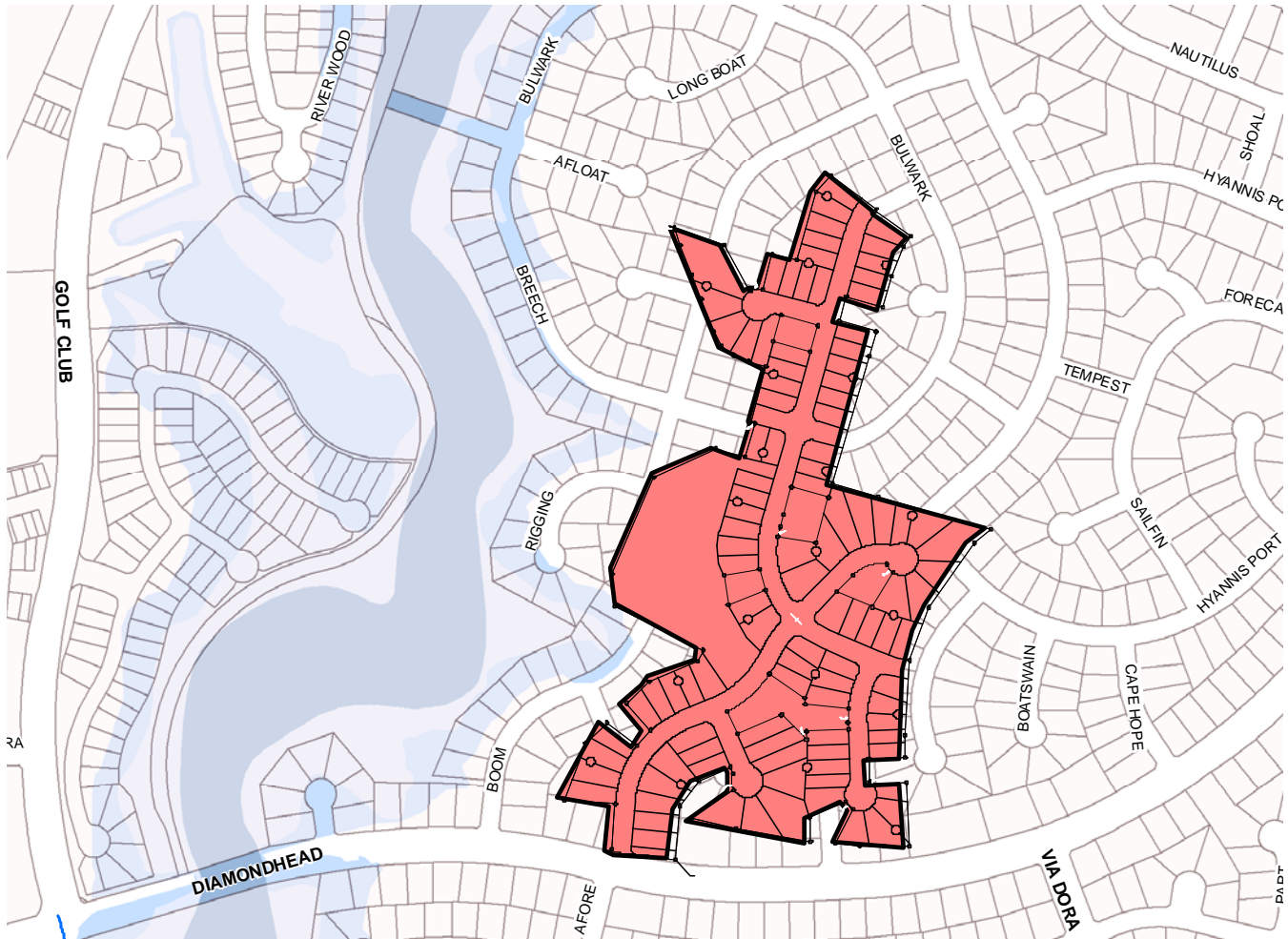
ITEM: 129

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Newport Sec 7 partial replat no 1

Applicant: BGE|Kerry R. Gilbert Associates



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 129

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Newport Sec 7 partial replat no 1

Applicant: BGE|Kerry R. Gilbert Associates

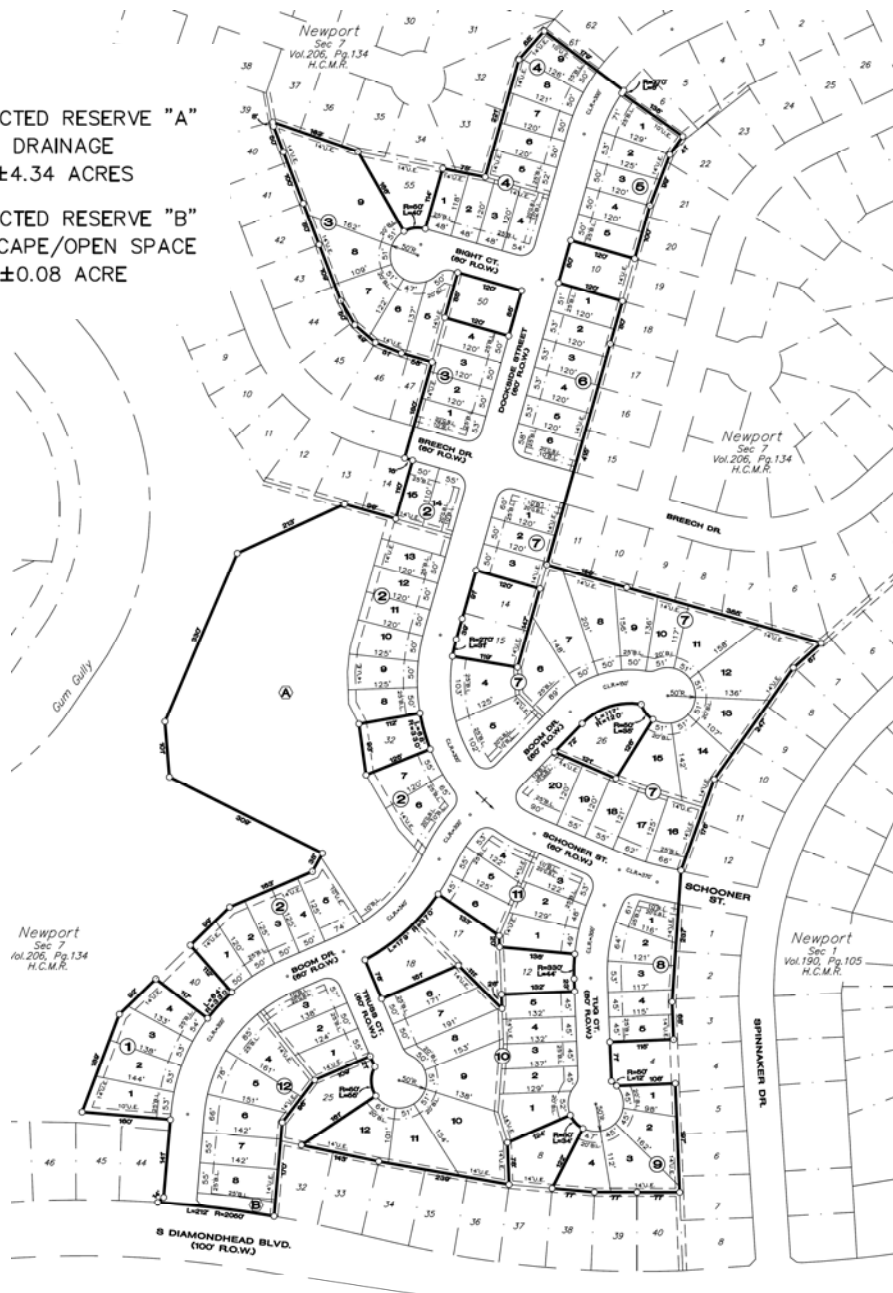
NOTE:



RESTRICTED RESERVE "A"
DRAINAGE
±4.34 ACRES



RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
±0.08 ACRE



C – Public Hearings

Subdivision

Houston Planning Commission

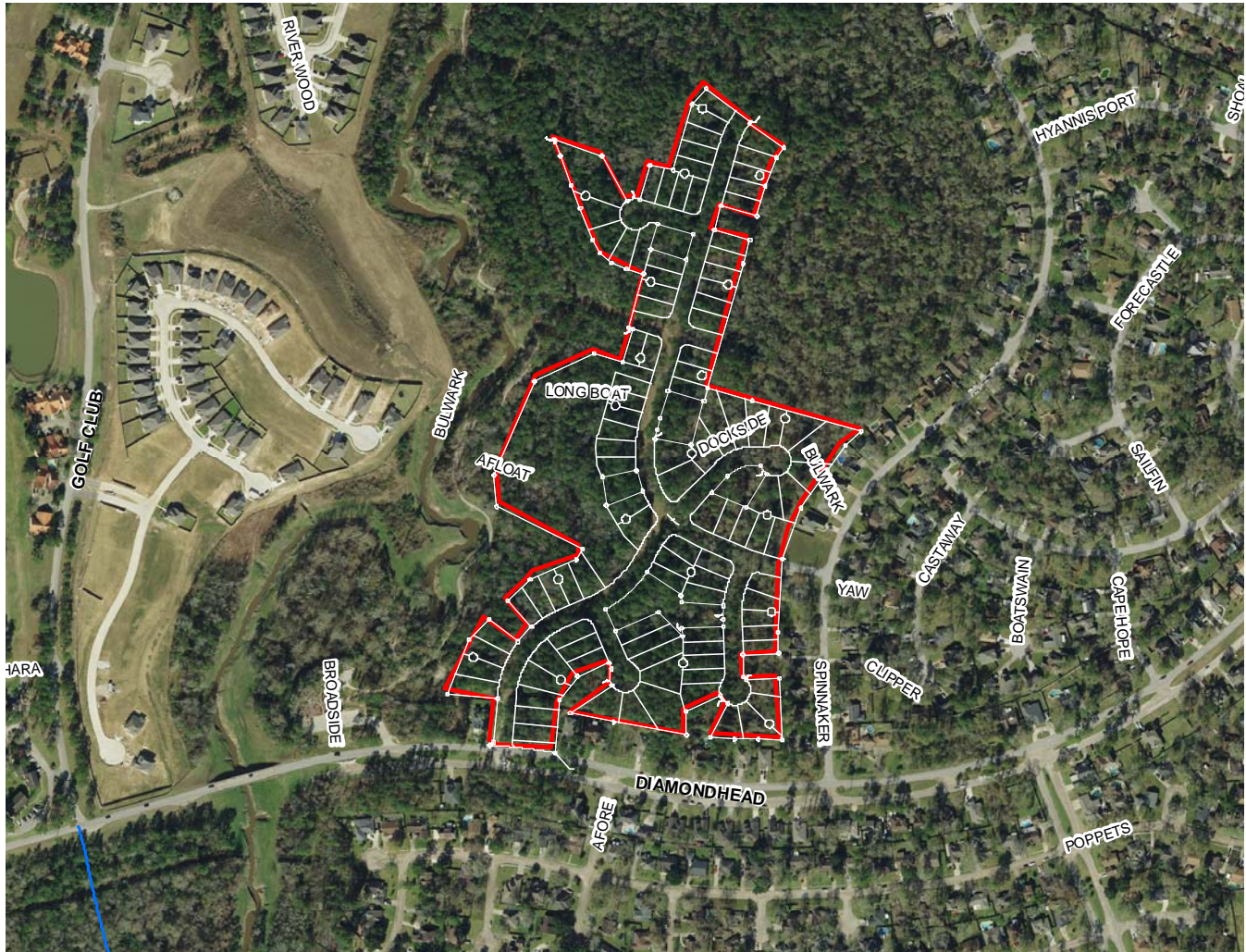
ITEM: 129

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Newport Sec 7 partial replat no 1

Applicant: BGE|Kerry R. Gilbert Associates



C – Public Hearings

Aerial

Houston Planning Commission

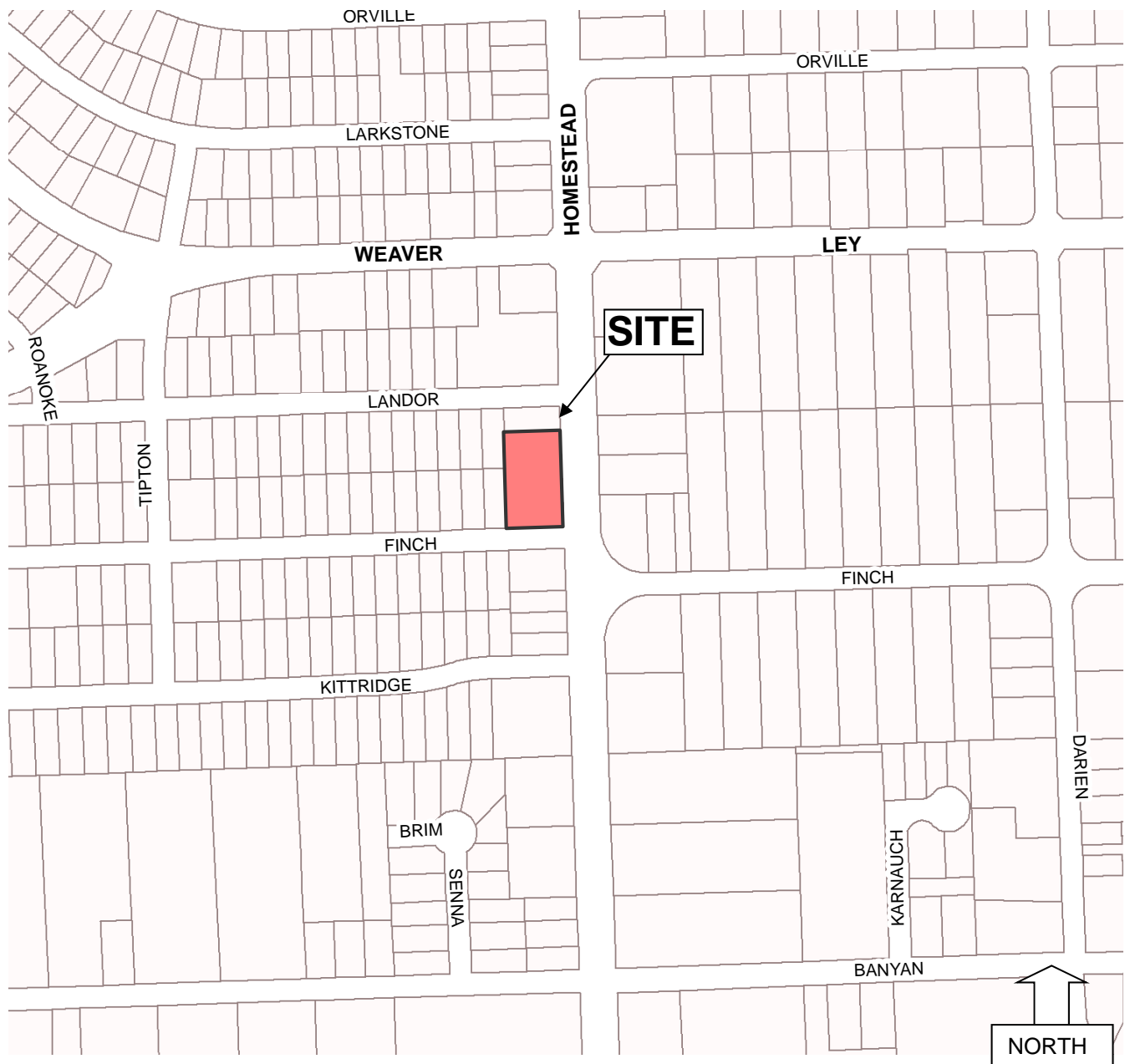
ITEM: 130

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Pelham Place partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Site Location

Houston Planning Commission

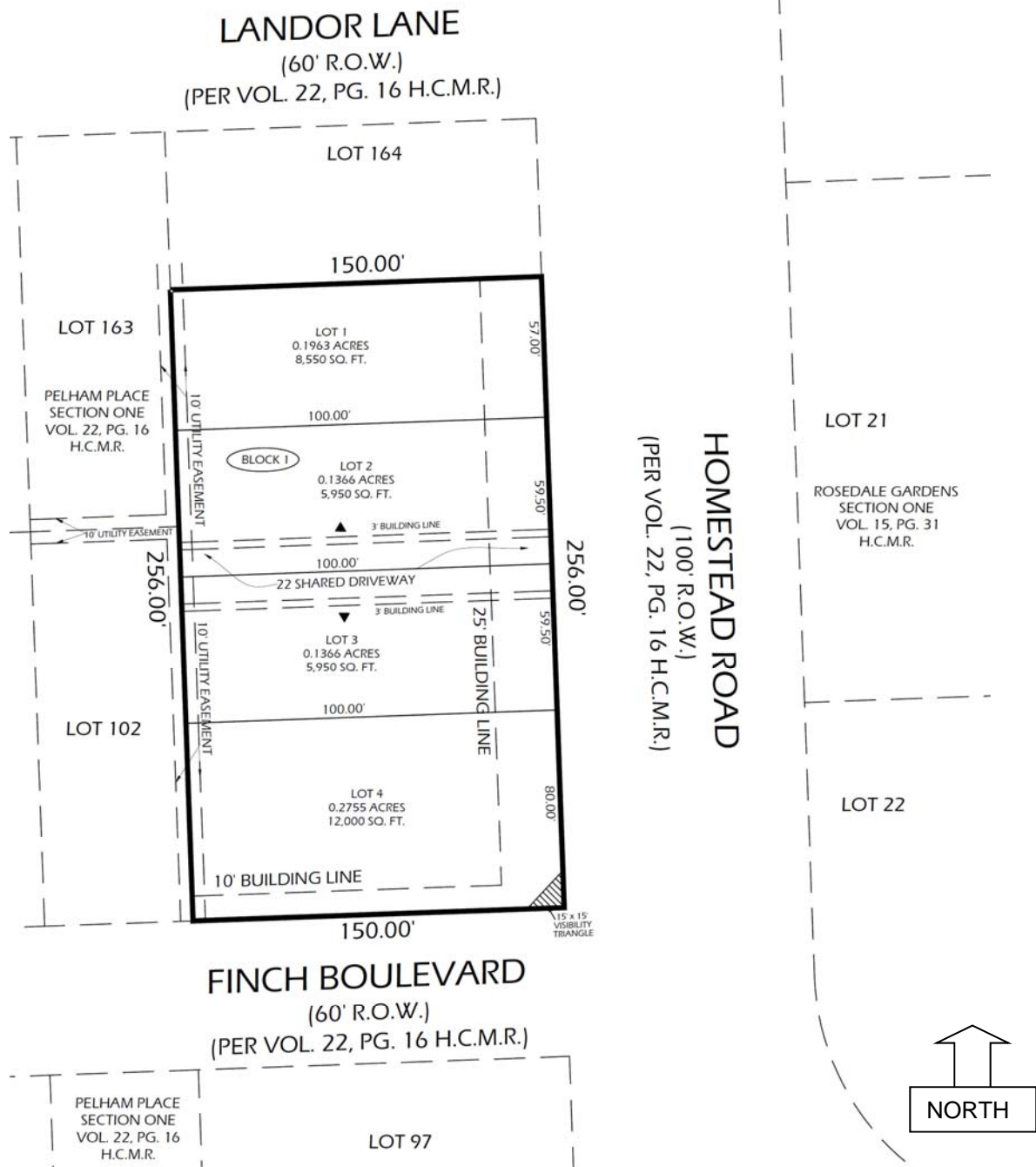
ITEM: 130

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Pelham Place partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

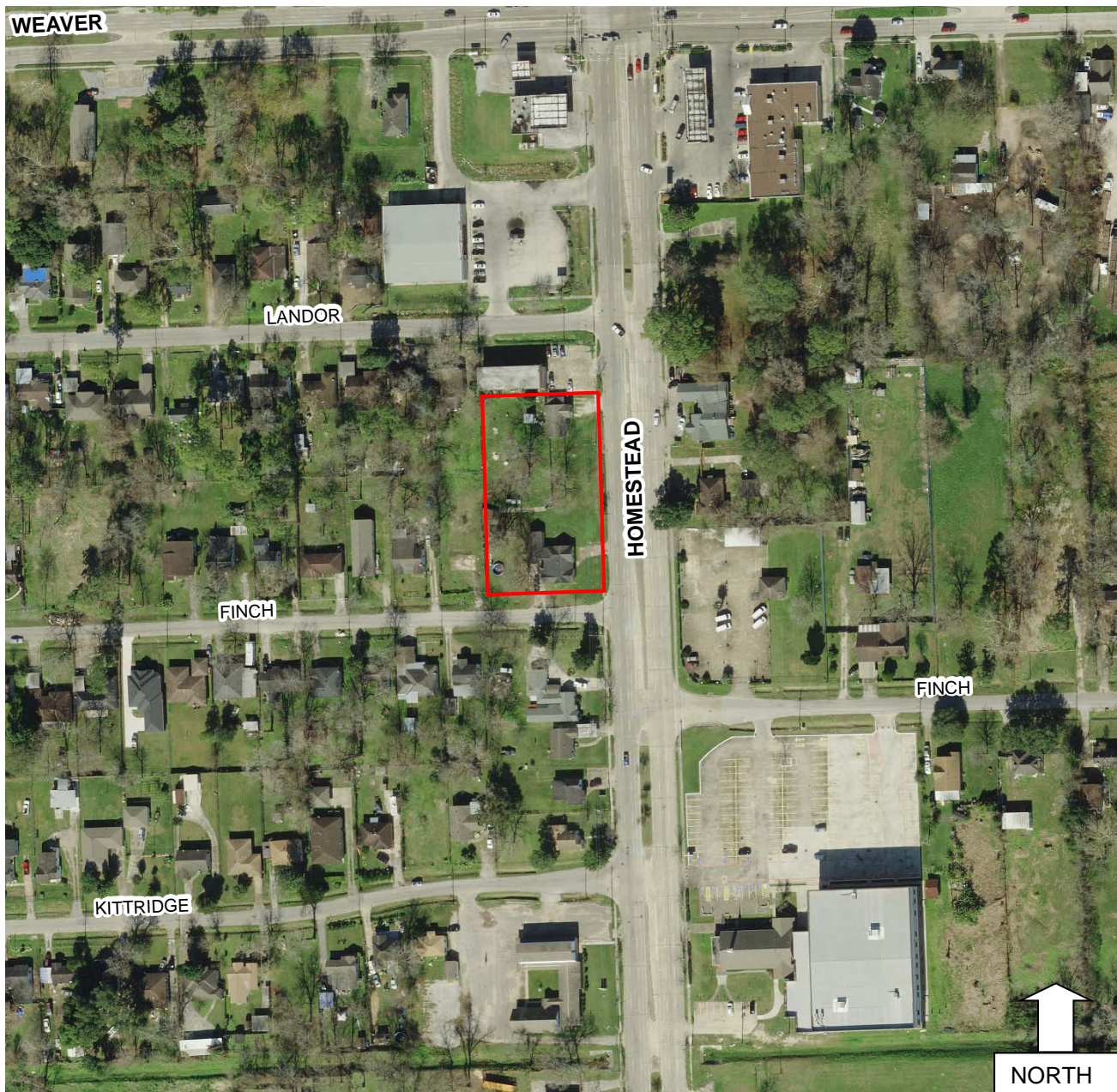
ITEM: 130

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Pelham Place partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Aerial



Application Number: 2018-0596

Plat Name: Pelham Place partial replat no 1

Applicant: Owens Management Systems, LLC

Date Submitted: 03/19/2018

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

Specific Variance is being sought and extent of variance:

A variance is sought to allow existing residential access, less than an acre, to a major thoroughfare

Chapter 42 Section: 188

Chapter 42 Reference:

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. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: (1) The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article; or (2) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

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

Pelham Place was recorded in 1946. Homestead is platted as a 100' ROW with 2 north/south lanes and median, curb and gutters. Pelham Place is platted for residential 9600 sf lots. The subdivision precludes Chapter 42's requirement for one acre residential lots along a major thoroughfare. The back of curb to property line is 33.9'. The distance from the back of curb to the existing structure is 29.3'. There is an existing curb cut on Homestead. The developer owns lots 99, 100, 101 & 165. They are proposing to construct a duplex on lot 100 and 101. The existing structure on lot 99 encroaches lot 100 and the northern boundary is realigned. To accommodate the duplexes, a portion of lot 165 will be added to lot 101. The duplex development complies with 42-188 (a).

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. Per HCAD, the existing house was constructed in 1945, preceding Chapter 42 with curb cut on Homestead. Although the general deed restrictions exclude lots fronting on Homestead from single family use, there is a special restriction in the warranty deed, HCCFN H079821, that requires the subject lots to single family use.

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

The intent and general purposes of the chapter will be preserved and maintained. The house is 63.2' from the back of curb. The distance from the back of curb to the existing structure is 63.2'.

(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. A semi-circular driveway will be constructed to prohibit vehicles from backing onto Homestead.

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

Economic hardship is not the sole justification of the variance. There are no lot within Pelham Place that are an acre.
The warranty deed restriction prohibits any other land use classification.

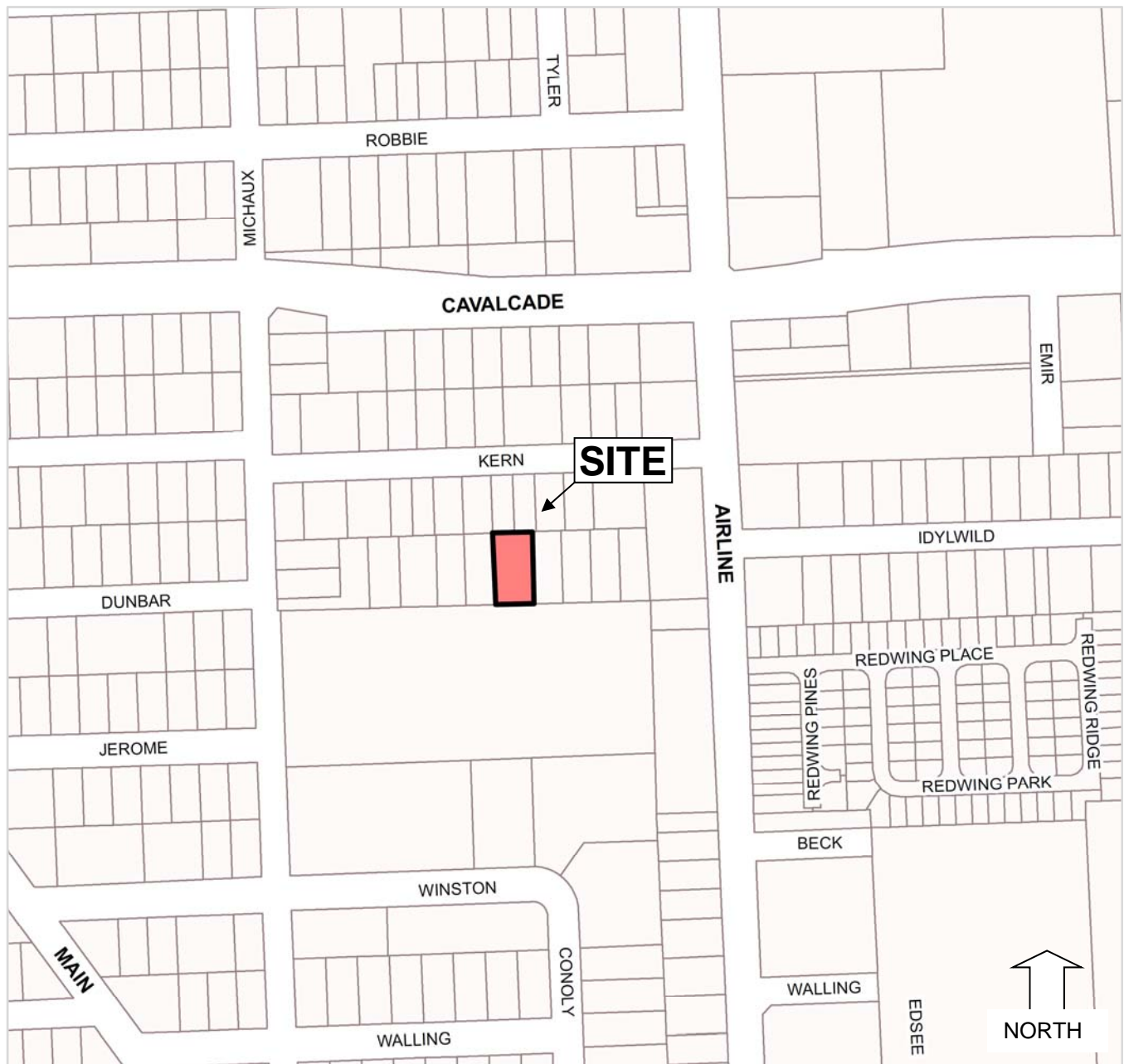
Houston Planning Commission **ITEM: 131**

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Sebastian partial replat no 1 (DEF2)

Applicant: The Pinnell Group, LLC



C – Public Hearings with Variance Site Location

C – Public Hearings with Variance Subdivision

Houston Planning Commission **ITEM: 131**

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Sebastian partial replat no 1 (DEF2)

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

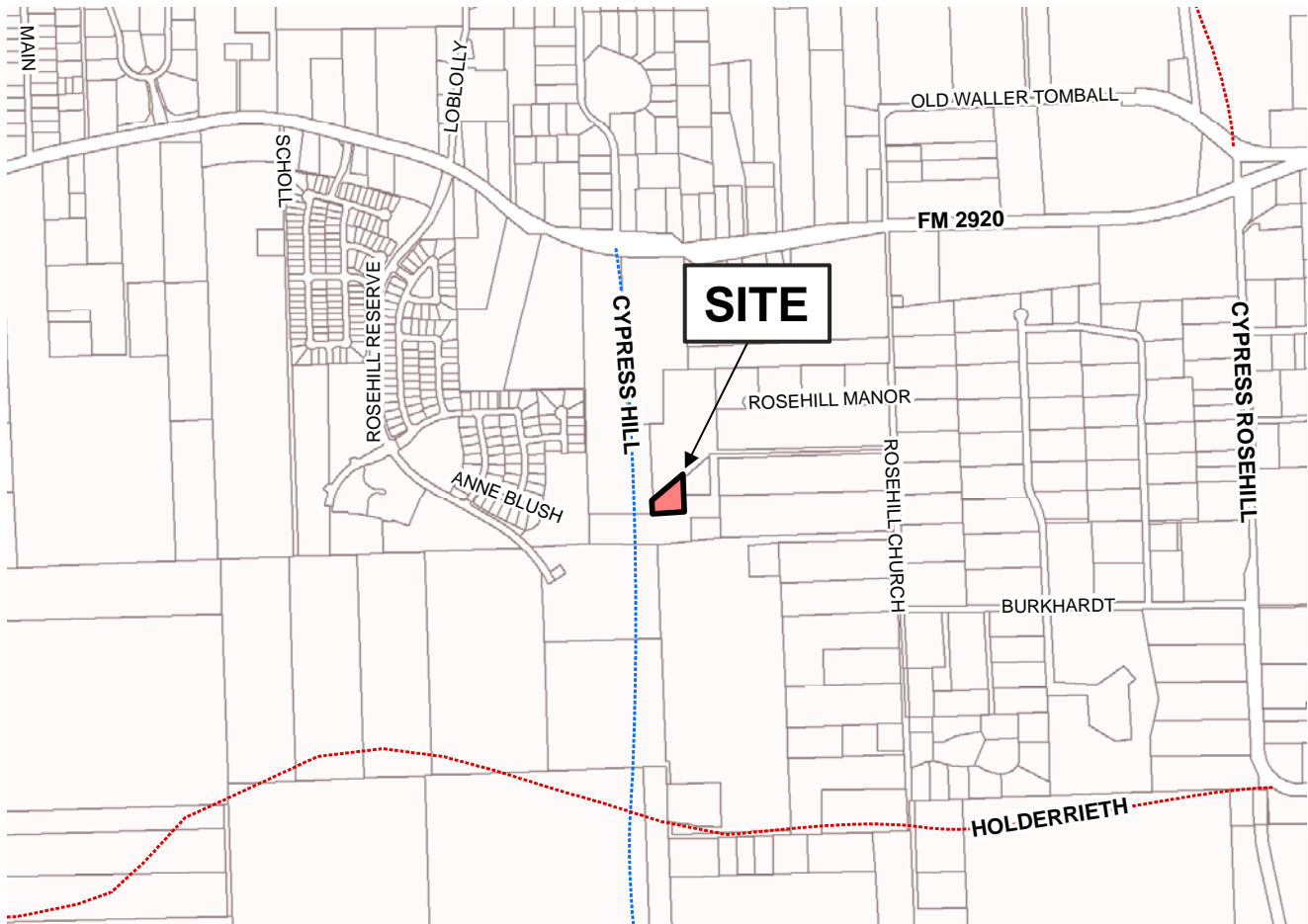
ITEM: 132

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Astle Acres (DEF2)

Applicant: Robinson Surveying Inc.



D – Variances

Site Location

Houston Planning Commission

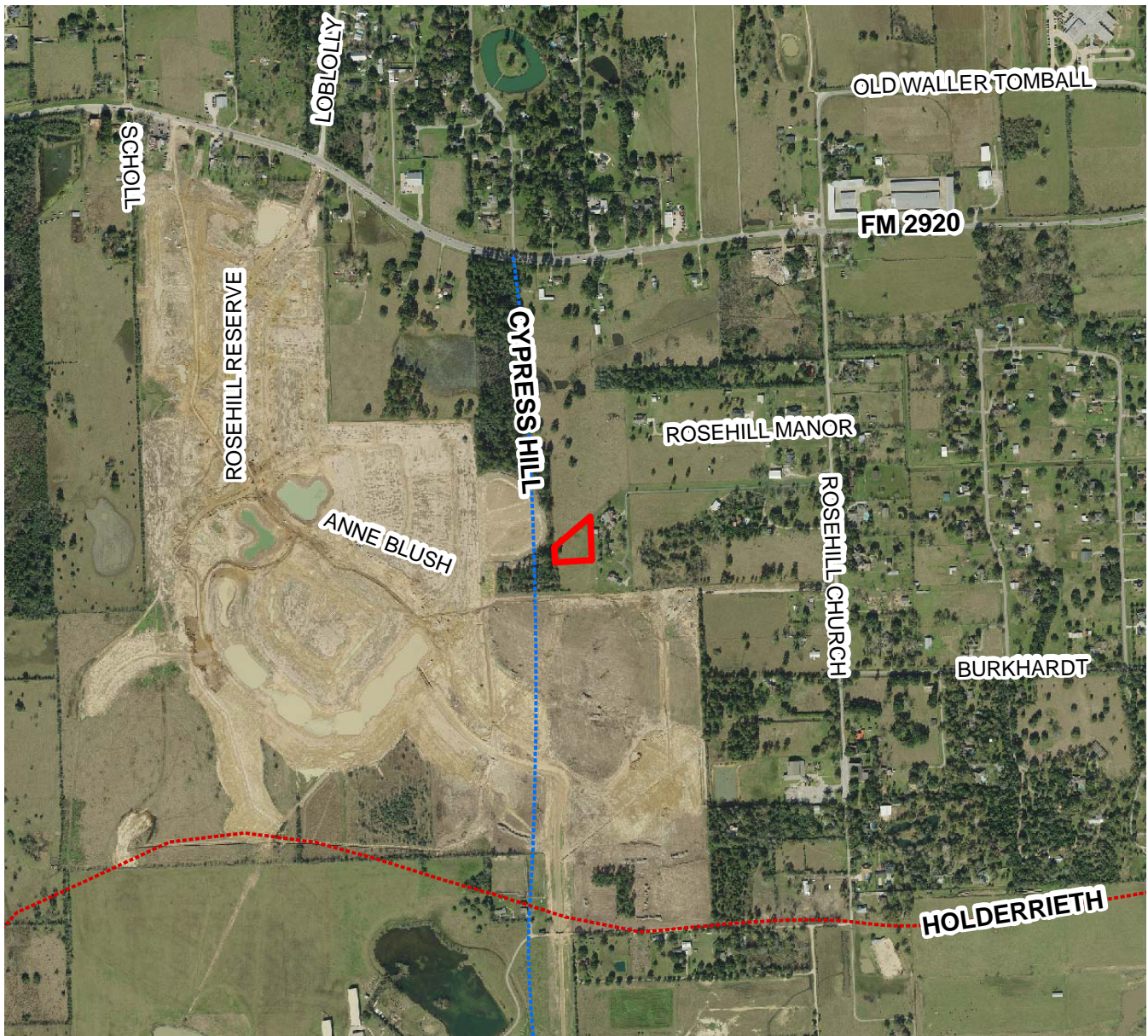
ITEM: 132

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

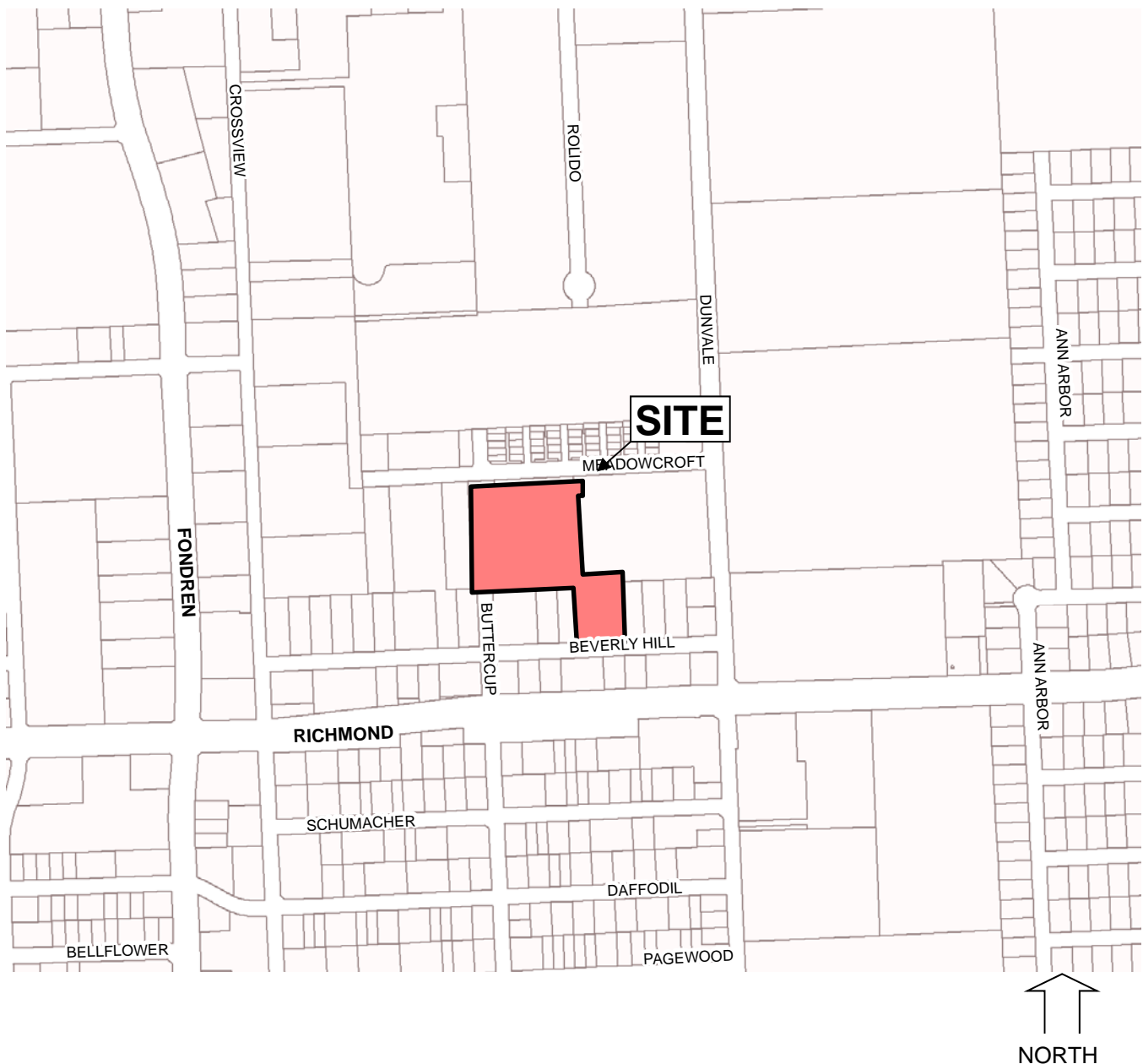
ITEM: 133

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Briarmont Sec 2 (DEF 1)

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

Houston Planning Commission

ITEM: 133

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Briarmont Sec 2 (DEF 1)

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial

Houston Planning Commission

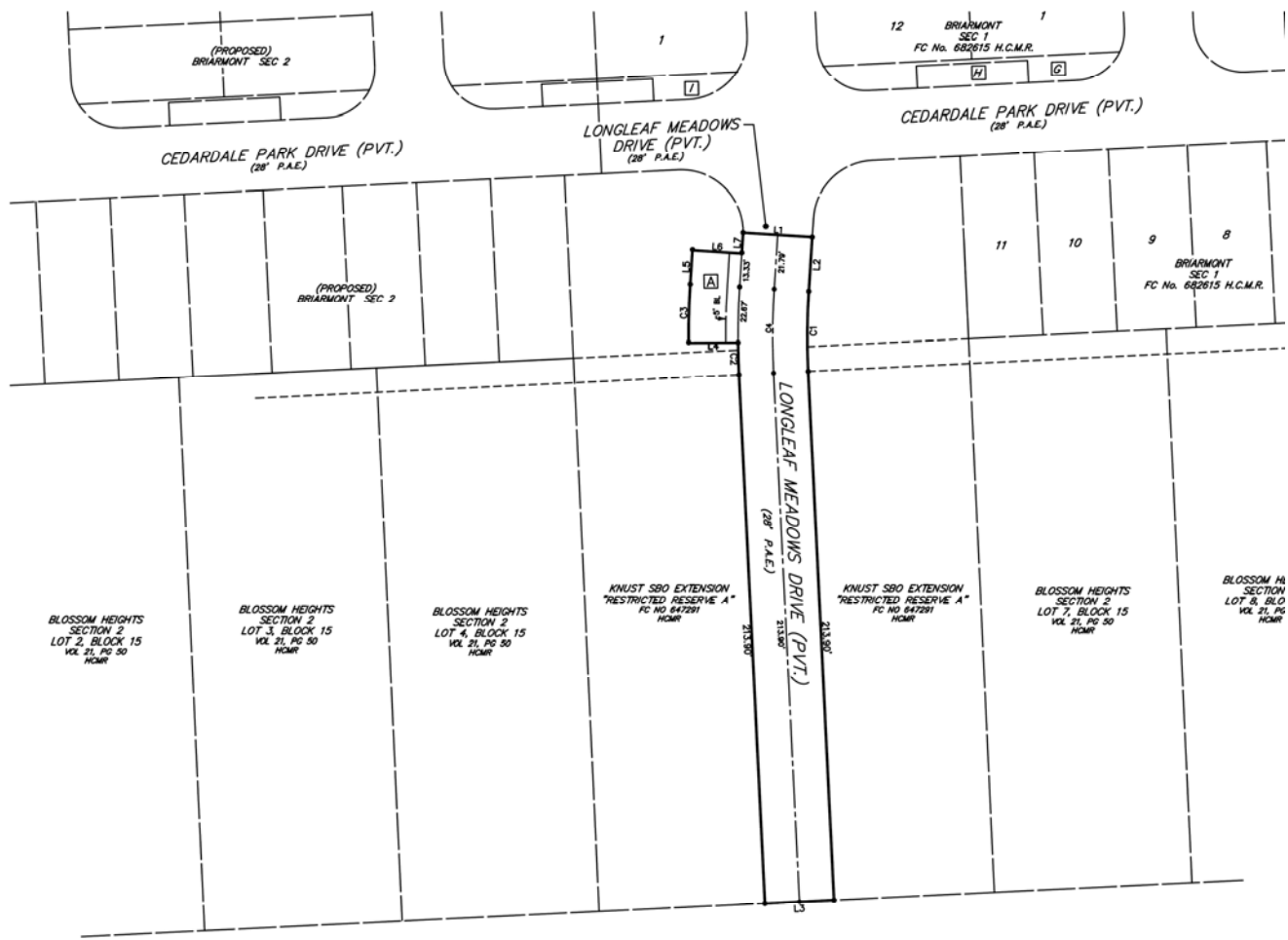
ITEM: 134

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Briarmont Sec 3 (DEF 1)

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	S88°18'00"W	20.00'
17	S03°49'00"W	8.49'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	288.00'	87°03'14"	12.40'	S00°00'00"W	35.41'	12.50'
C2	314.00'	72°22'51"	13.00'	S01°57'30"E	13.00'	8.50'
C3	334.00'	47°08'14"	24.11'	S01°37'30"E	24.11'	19.00'
C4	304.00'	8°30'41"	24.00'	S00°28'45"W	24.00'	1.00'

BEVERLY HILL STREET
(60' ROW)
VOL 21 PG 50, HCMR



D – Variances

Subdivision

Houston Planning Commission

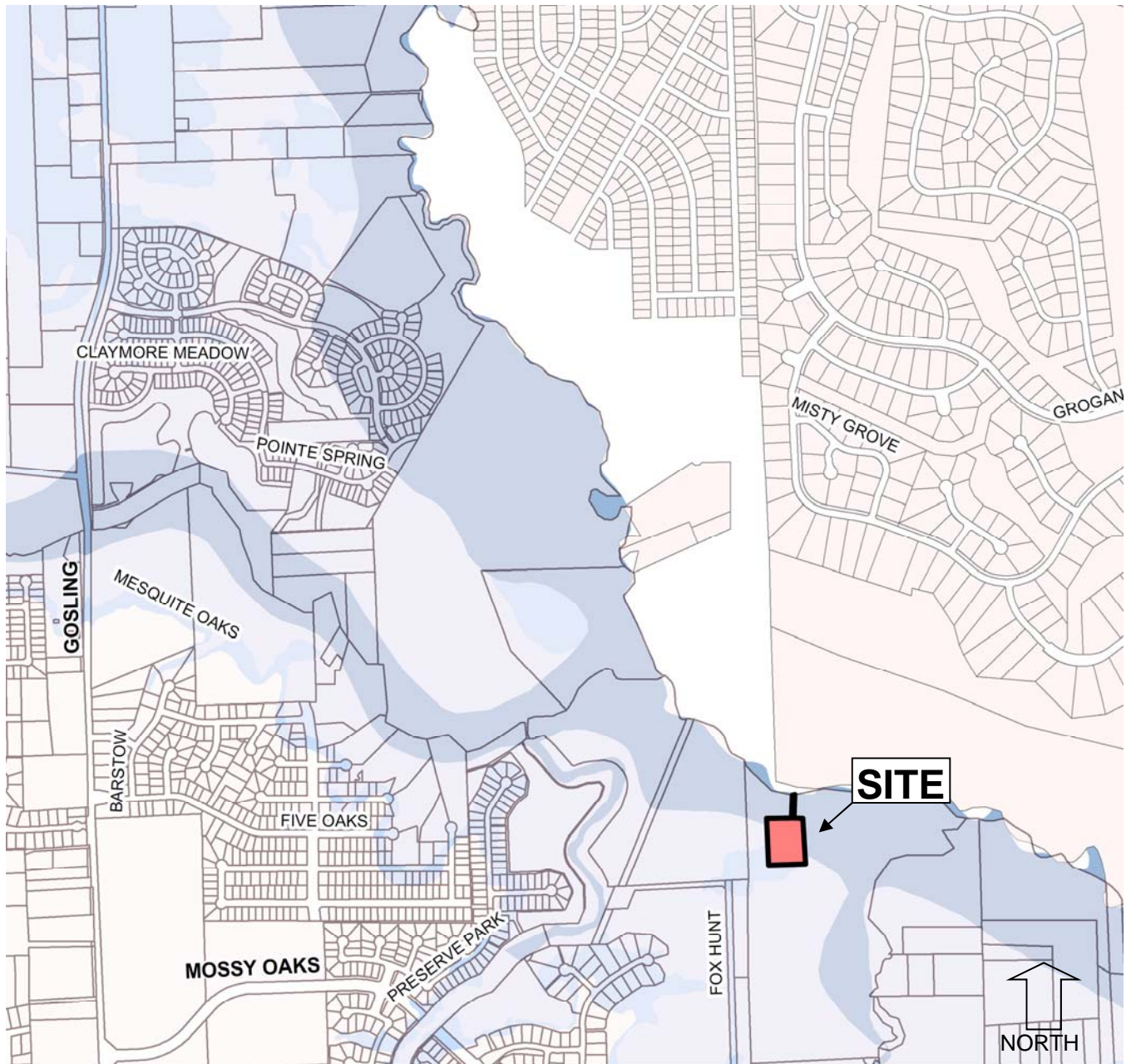
ITEM: 135

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Encanto Real Utility District Wastewater Treatment

Applicant: Dannenbaum Engineering Corporation



D – Variances

Site Location

Houston Planning Commission

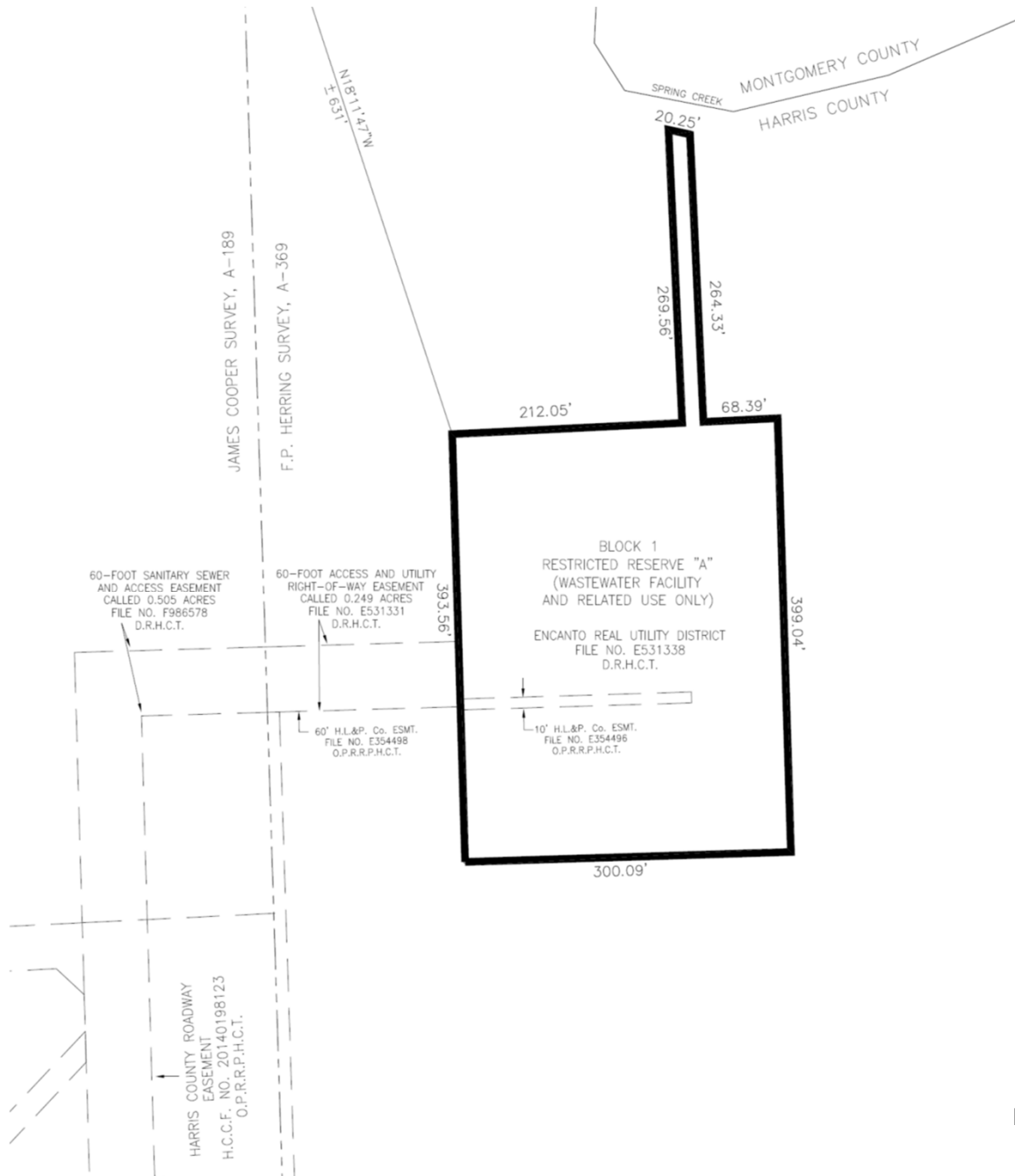
ITEM: 135

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Encanto Real Utility District Wastewater Treatment

Applicant: Dannenbaum Engineering Corporation



D – Variances

Subdivision

Houston Planning Commission

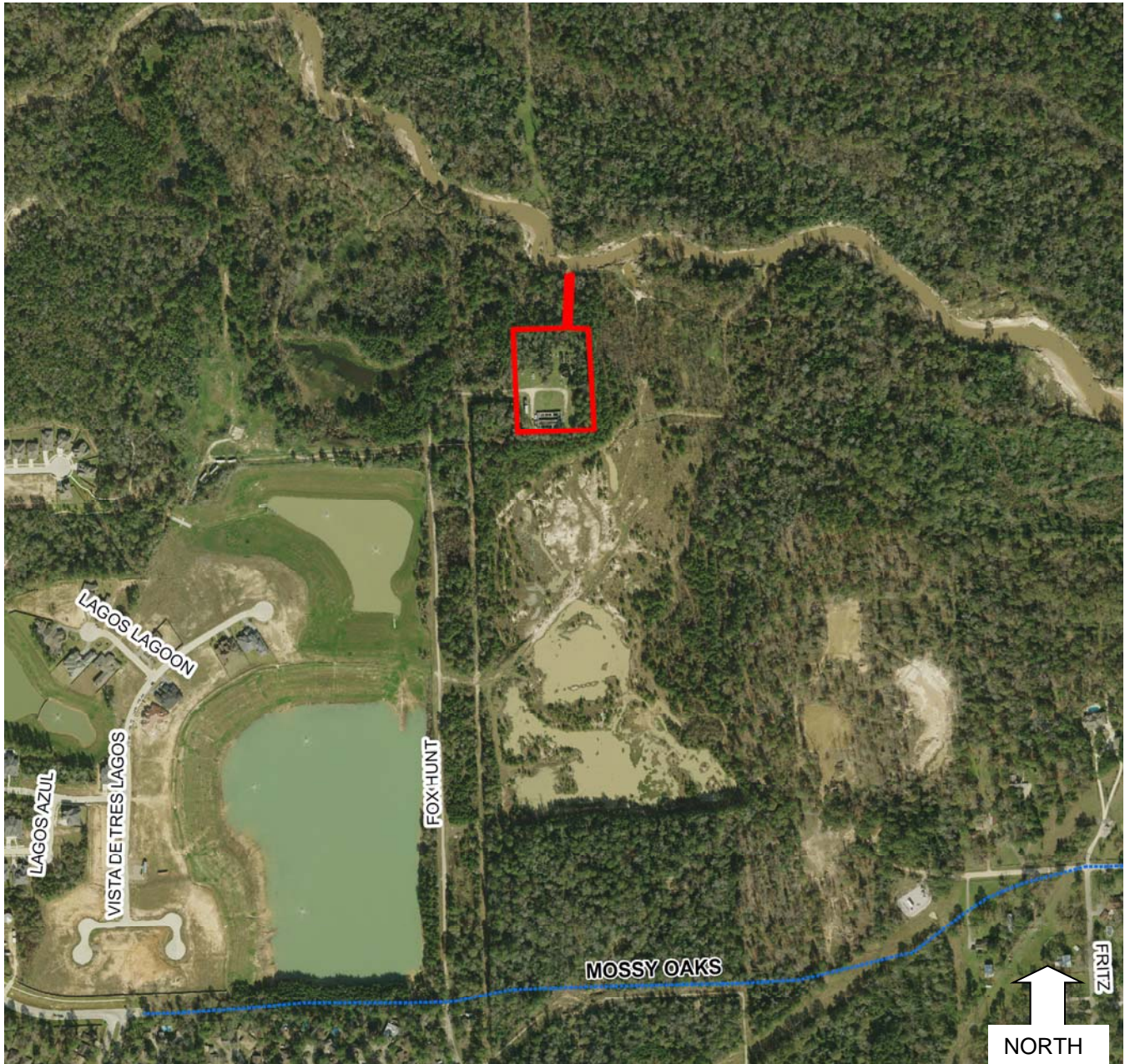
ITEM:135

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Encanto Real Utility District Wastewater Treatment

Applicant: Dannenbaum Engineering Corporation



D – Variances

Aerial



Application Number: 2018-0726

Plat Name: Encanto Real Utility District Wastewater Treatment Plant

Applicant: Dannenbaum Engineering Corporation

Date Submitted: 04/13/2018

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

Specific Variance is being sought and extent of variance:

To allow a reserve restricted to Wastewater Facility and related use to have access from an access easement instead of a public street or a type I PAE.

Chapter 42 Section: 190

Chapter 42 Reference:

Minimum requirements for a Wastewater Reserve along a public street or type 1 permanent access easement is 50 feet of frontage and a 50' ROW

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 requested variance will comply with the intent of the base requirement of access via a Right-of Way dedicated by separate instrument (20140198123 H.C.C.F.) Fox Hunt Drive and further connection via instruments F986578 & E531331 D.R.H.C.T. (60 foot width Sanitary and Access Easement and a 60-foot width Access & Utility Right-Of-Way Easement).

(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 location of the plat site is in a remote area surrounded by Harris County property on the north, east and south and by the municipal utility district on the west. The property to the west is a detention facility and the properties, north, east and south are used as borrow and floodway properties. Extension of the public ROW, that only serves the plat site, would not be of benefit to any further development. The existing Access and ROW easements mentioned in (1a) will exceed the minimum access to plant operators and agency personnel.

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

The wastewater treatment plant (WWTP) site access is provided via the aforementioned in (1a), via an all-weather access road within Harris County ROW (Fox Hunt Drive) an Access Easement and an Access & Utility ROW through undeveloped acreage. The adjacent acreage use is for a borrow pit and detention. All portions of the plat are surrounded and contiguous to Harris County property. The only feasible development would entail detention, floodway and or limited use park land.

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

Access will be maintained via the existing dedicated Rights-of-Way and Access Easements.

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

Granting of variance will not impact in a negative way the public. The existing access is limited to only traffic with specific needs to access the plant site. The access to this site is limited to Encanto Real UD, operators and compliance agency personnel.

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

The sole justification of the requested variance is the district's interest, Encanto Real UD, in obtaining compliance with the local agencies, City and County, regarding dedication of the plat with access per Chapter 42-192 (b).

Houston Planning Commission

ITEM: 136

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Fulton Lofts

Applicant: Total Surveyors, Inc.



D – Variances

Site Location

Houston Planning Commission

ITEM: 136

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Fulton Lofts

Applicant: Total Surveyors, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 136

Planning and Development Department

Meeting Date: 04/26/2018

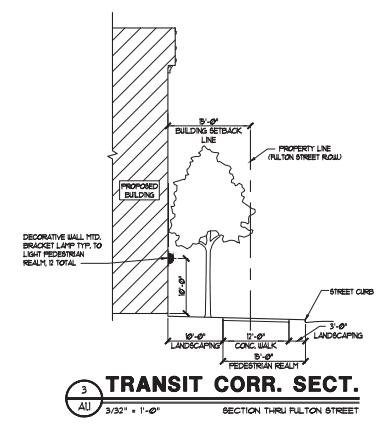
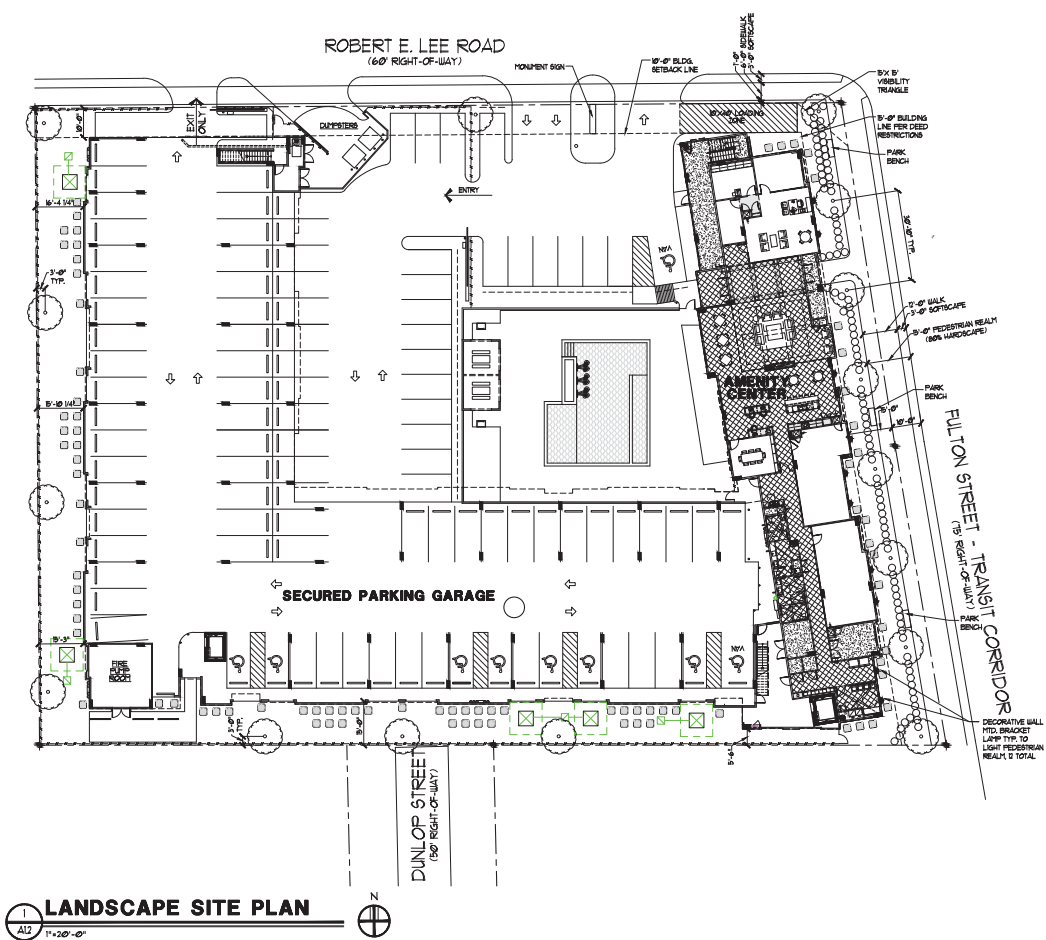
Subdivision Name: Fulton Lofts

Applicant: Total Surveyors, Inc.



D – Variances

Aerial



LANDSCAPE ANALYSIS

A. STREET TREES

Street Name	Linear F.U./D	Trees Required	Equivalent Credits	Trees Provided
Robert E. Lee Road	214.82/30	10 Trees (4" caliper)	5	5 Trees (4" caliper)
Fulton Street	22.94/30	12 Trees (4" caliper)	4	4 Trees (4" caliper)
Dunlop Street	50/30	16 Trees (4" caliper)	1	1 Tree (4" caliper)
Totals		38 Trees (4" caliper)	10	10 Trees (4" caliper)

B. PARKING LOT TREES

# of Parking Spaces/10	Trees Required	Equivalent Credits	Trees Provided
103/10	103 Trees (4" caliper)	5	5 Trees (4" caliper)

C. SHRUBS

# of Street Trees x 10	Shrubs Required	Shrubs Provided
10 x 10	100	100

LANDSCAPE NOTES:

- Shrubs to be 1 gallon water/1 gallon.
- All ground areas to be 8" aggregate gran.
- Street Trees to be 4" caliper Live Oak.
- 75% of required shrubs to be in parking lot perimeter.
- Each parking space to be within 100' of a tree.

PROJECT SUMMARY:

Apartments:			
Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath	21	113 s.f.
A2	One Bedroom, 1 Bath (H.C.)	2	114 s.f.
Total One Bedroom Units		23 Units	
B1	Two Bedroom, 2 Bath	31	
B2	Two Bedroom, 2 Bath (H.C.)	2	(204 s.f.)
Total Two Bedroom Units		33 Units	
C1	Three Bedroom, 2 Bath	8	151 s.f.
C2	Three Bedroom, 2 Bath (H.C.)	1	151 s.f.
C3	Three Bedroom, 2 Bath	3	164 s.f.
Total Three Bedroom Units		12 Units	
Apartments Total		68 Units	14,466 s.f.
Amenity Center			6,475 s.f.
Project Total Net Area			80,941 s.f.
Parking Required:			
Note: 20% allowable reduction for location on a Transit Corridor			
23 One Bedroom Units x 1.33 cars = 30.51 x .8 =		30.85 cars	
33 Two Bedroom Units x 1.61 cars = 53.13 x .8 =		52.50 cars	
12 Three Bedroom Units x 2.00 cars = 24 x .8 =		19.20 cars	
Total Required Parking		102.55 cars	
Parking Provided:			
	Van	HC	Total
Covered Parking (secured)	1	1	2
Amenity Center (Guest) Parking	1	1	2
(non-secured)			
Total Parking Provided	2	2	4

MUCASEY & Associates
Architects
4808 Gibson, Suite 200
Houston, Texas 77007
Tel. (713) 521-1233
Fax (713) 520-1804
Email: office@mucaseyarchitects.com

FULTON LOFTS
A Multi-Family Community

Job No. 1811

A1.2



Application Number: 2018-0797

Plat Name: Fulton Lofts

Applicant: Total Surveyors, Inc.

Date Submitted: 04/16/2018

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

Specific Variance is being sought and extent of variance:

To not require the extension of Dunlop Street or terminate the street in a cul-de-sac or turn-a-round.

Chapter 42 Section: Sec. 42-134. - Street extension.

Chapter 42 Reference:

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

Statement of Facts

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

This proposed site is located at the southwest corner of the intersection of Robert Lee Road and Fulton Street, a Transit Corridor Street. The site is currently platted as a "Business Reserve", in Lindale Oaks subdivision, filed for record in July of 1948. This tract of land has remained undeveloped for many years without the need for a street extension. The future site to be known as, Fulton Lofts, is proposed as a newly constructed 80-unit affordable apartment community for families in the Lindale Park area of Houston, Texas. This complex will be comprised of a four-story, elevator served building containing an amenity center and approximately 80 units. The ground floor will contain the amenity center, pool, and parking, with 3 stories of apartment units stacked above. Fulton Lofts is awaiting approval of an award of 2018 Housing Tax Credits by the Texas Department of Housing and Community Affairs (TDHCA). Ninety-Five percent of the units will serve families that make 60% of the area median income or less and the rents will be set at affordable levels as required under the Housing Tax Credit program. Each apartment unit will include nine foot ceilings, a full energy star appliance package, washer/dryer hookups and all living rooms and bedrooms will have ceiling fans. All units will have balconies. The buildings will be designed to maximize energy efficiency. The design will feature 100% masonry exterior (brick, cultured stone, stucco and/or hardi), architectural roofing, smoke detectors, and wiring for phone, cable and data service (CAT5e). An amenity center will include several community areas, such as: . an ample sized community room for gatherings, resident meetings, and special social events; . a computer lab/business center with internet access; . an equipped fitness room; . a community laundry room; . offices for staff; and . maintenance office/workroom/storage. A swimming pool will be included for use by residents. Additionally, social services (such as credit counseling, homebuyer education, financial planning and notary services) will be provided onsite at no cost to the residents. The Fulton Lofts project does intend to opt into and design according to the performance standards for a Transit Corridor Development. The accessibility to the transit corridor is a huge benefit to the residents of this development. Great improvements will be made not only to the 15' Pedestrian Realm, but also to the other surrounding rights-of-way. Enhanced landscaping, 6' concrete sidewalks, lighting, park benches and other amenities will be an added benefit to the proposed apartments, as well as, the public, as this area begins to transition with the new development in the area. As a potential hardship to the design of a site plan for this project, there is a 50' wide right-of-way named Dunlop Street which dead ends into the south boundary line of the Fulton Lofts site. The Dunlop Street right-of-way appears to have been created back in the mid 1920's as a 50' wide right-of-way. At the time that Lindale Oaks was platted, 1948, the Dunlop Street right-of-way was shown on the plat, but not extended through the "Business Reserve". The Dunlop Street right-of-way is only 2 blocks long and does not continue south of Wynn Street, for a total length of only +/- 824 feet. The current street pattern has adequately accommodated the flow of traffic through this neighborhood for the last 70 years plus. There is an extensive street grid pattern within the area that does provide for sufficient traffic circulation to and from the major thoroughfares and collector streets. All vehicular access to the Fulton Lofts project will be taken from Robert Lee Road. No access will

be taken from the end of Dunlop Street, thus allowing the existing neighborhood to exist and function just as it has for the last 70-80 years. The Fulton Lofts project is a multi-family project, proposed to be built across the street from the Graceland Station on the North Corridor on Fulton Street. As stated above this project will opt into the Transit Corridor guidelines, which will greatly improve the walkability of both Fulton Street and Robert Lee Road. There has been significant support from both the City of Houston City Council and State Representative Jessica Farrar, who is a resident of Lindale Park, in favor of the impact that this project will have on the community in way of the Transit Corridor and the affordable housing that will be provided. Without the approval of the variance to not require the extension of Dunlop Street, this project cannot happen. By granting the variance and allowing the proposed tract of land to maintain the existing boundary lines on south side, the Fulton Lofts developers can create a project that will provide the much needed affordable housing for the City of Houston, along with a pedestrian realm that will enhance the City's vision for a Transit Corridor Street.

(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 area based on the existing conditions on and surrounding this tract. This includes the existing street pattern surrounding this site, combined with the existing dead end of Dunlop Street, which has existed for 70 years. All of these factors existed prior to beginning of the Fulton Lofts development.

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

The intent and general purposes of Chapter 42 will be preserved and maintained. There is only a minimal amount of local traffic along Dunlop Street, which does not necessitate its extension. By granting the variance request, there would be no visibility or public safety issues created for the adjacent area, which is part of the intent and general purpose of Chapter 42. The granting of the variance will allow this site to be developed in a manor to promote the City's intent for development along a Transit Corridor.

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

The granting of this variance will maintain the existing traffic patterns and help improve the current pedestrian flow surrounding this project especially along Fulton Street. Also, the health and welfare of the future tenants, employees and general public will be greatly improved by creating a much improved pedestrian realm for all of the surrounding streets. By granting this variance, it will maintain the public health, safety and welfare, in the neighborhood.

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

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

Houston Planning Commission

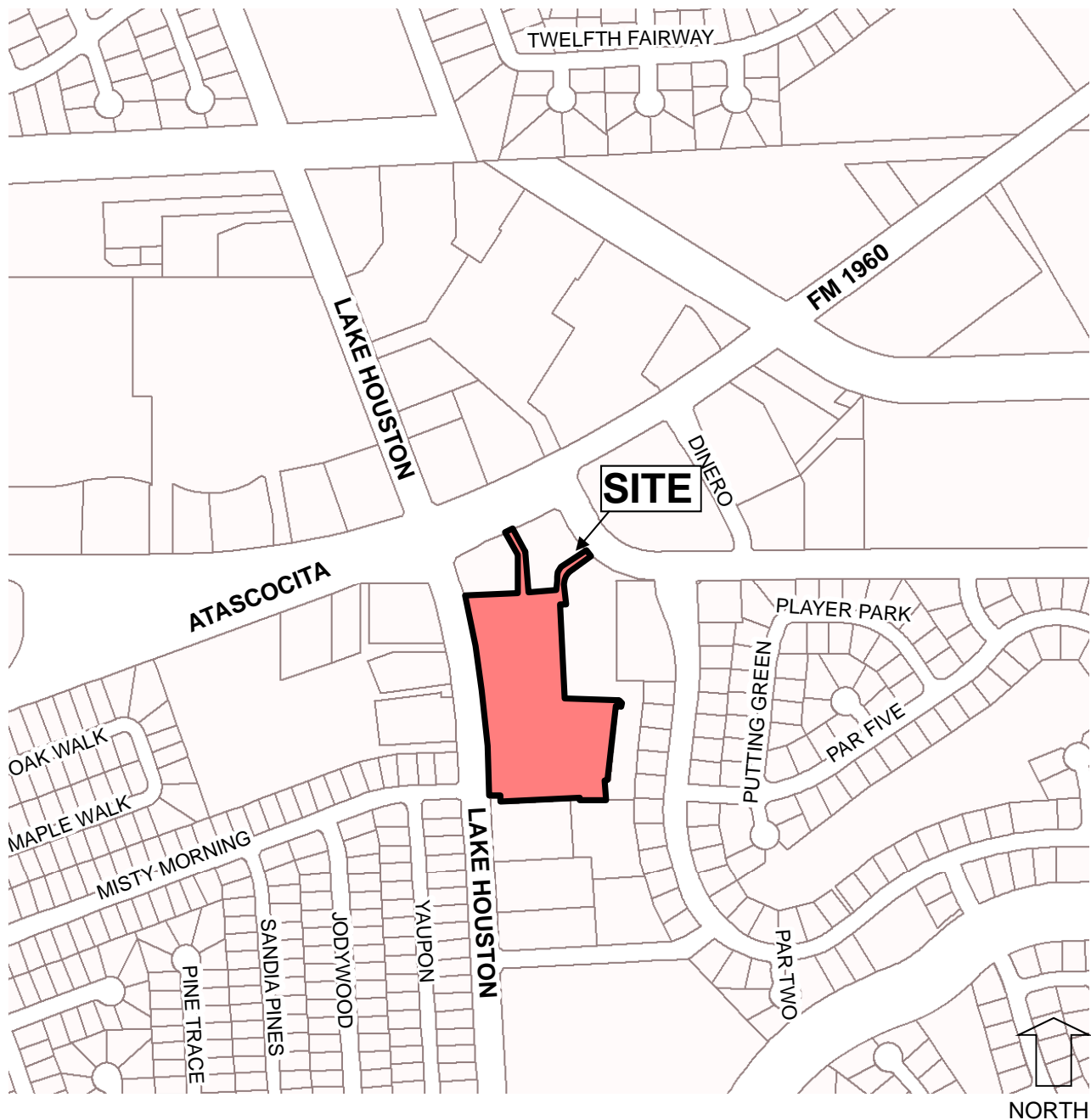
ITEM: 137

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Grace ER (DEF1)

Applicant: RSG Engineering



D – Variances

Site Location

Houston Planning Commission

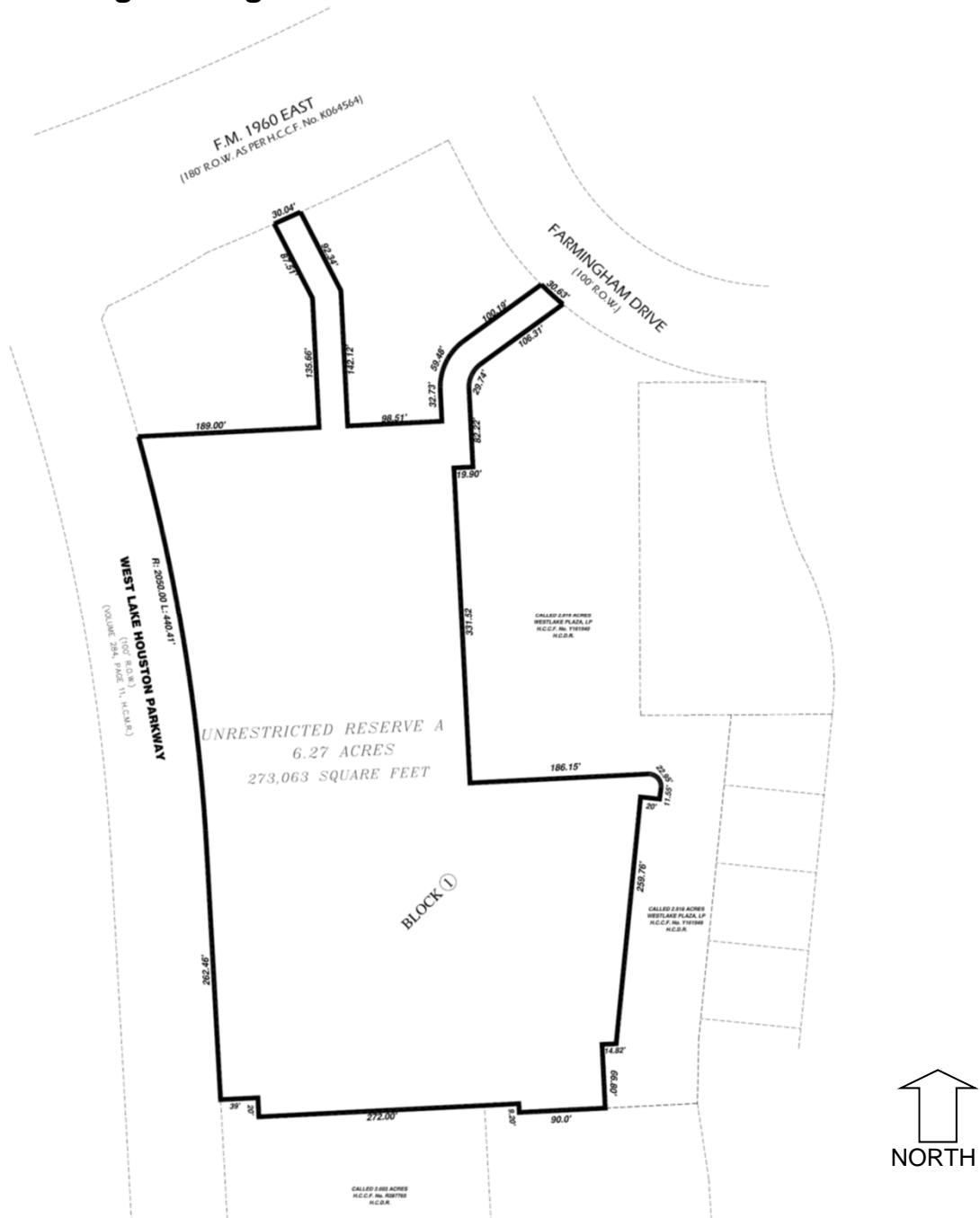
ITEM: 137

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Grace ER (DEF1)

Applicant: RSG Engineering



D – Variances

Site Location

Houston Planning Commission

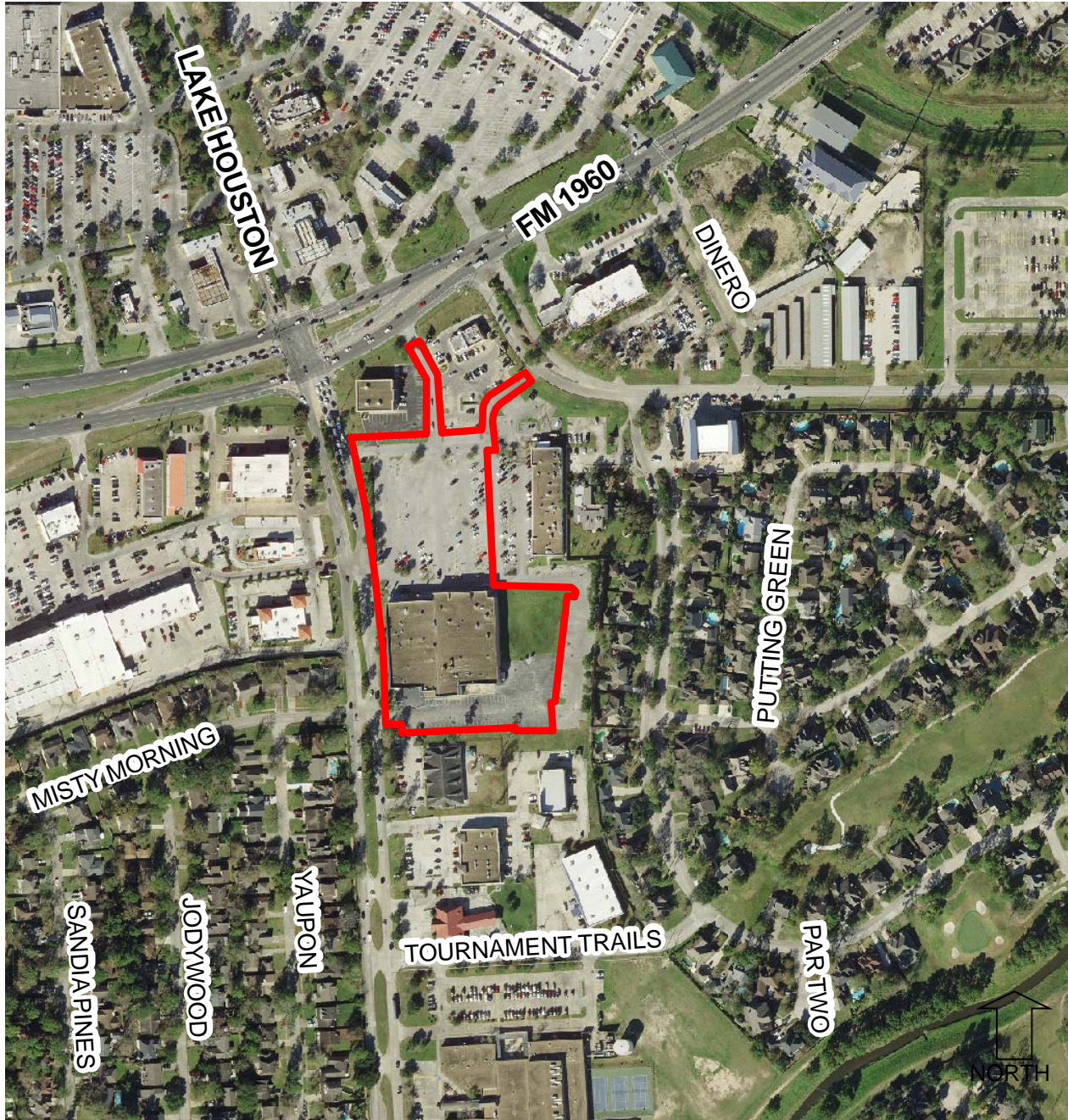
ITEM: 137

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Grace ER (DEF1)

Applicant: RSG Engineering



D – Variances

Site Location

Houston Planning Commission

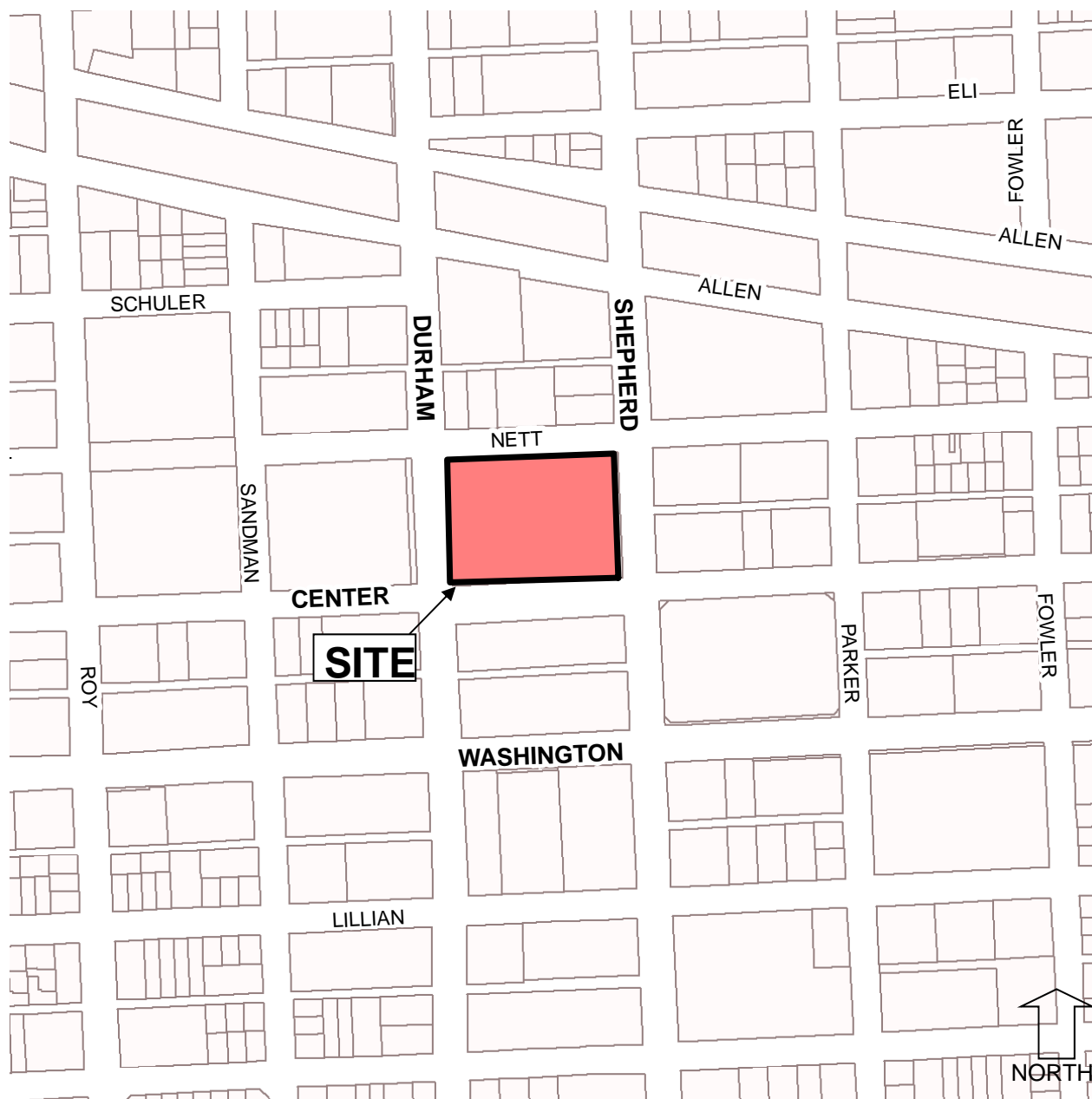
ITEM: 138

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Interpose (DEF2)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

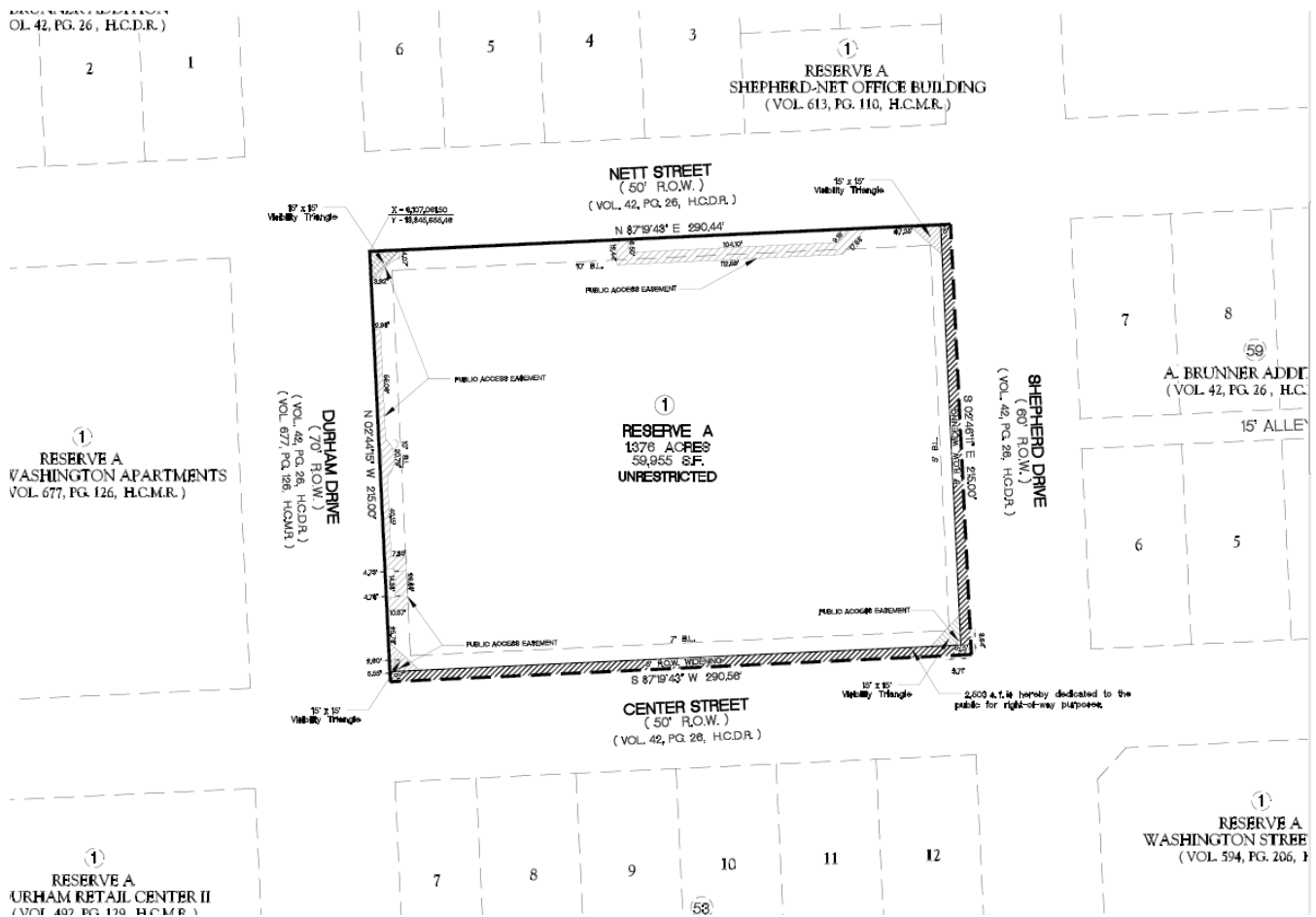
ITEM: 138

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Interpose (DEF2)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

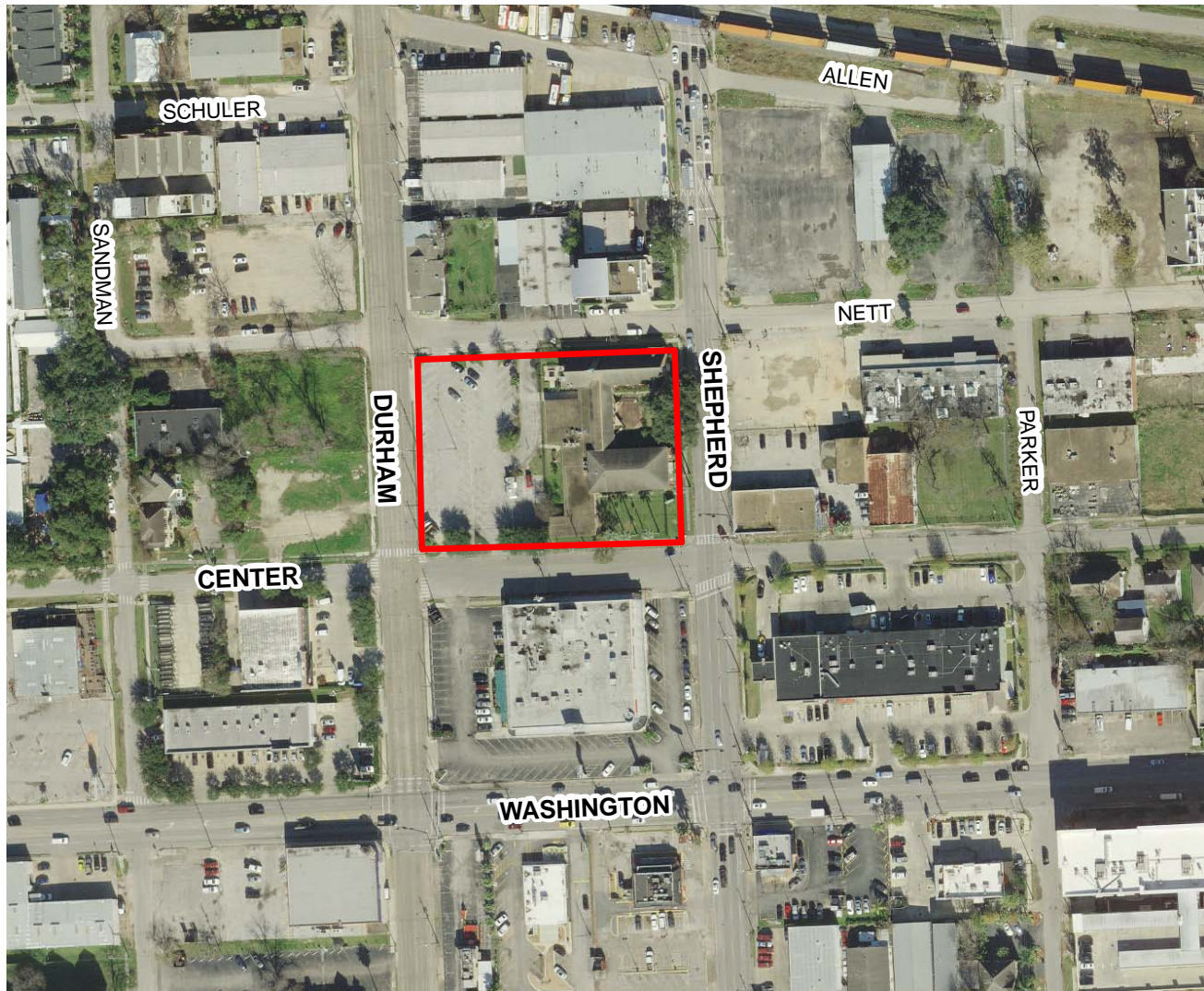
ITEM: 138

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Interpose (DEF2)

Applicant: Vernon G. Henry & Associates, Inc.



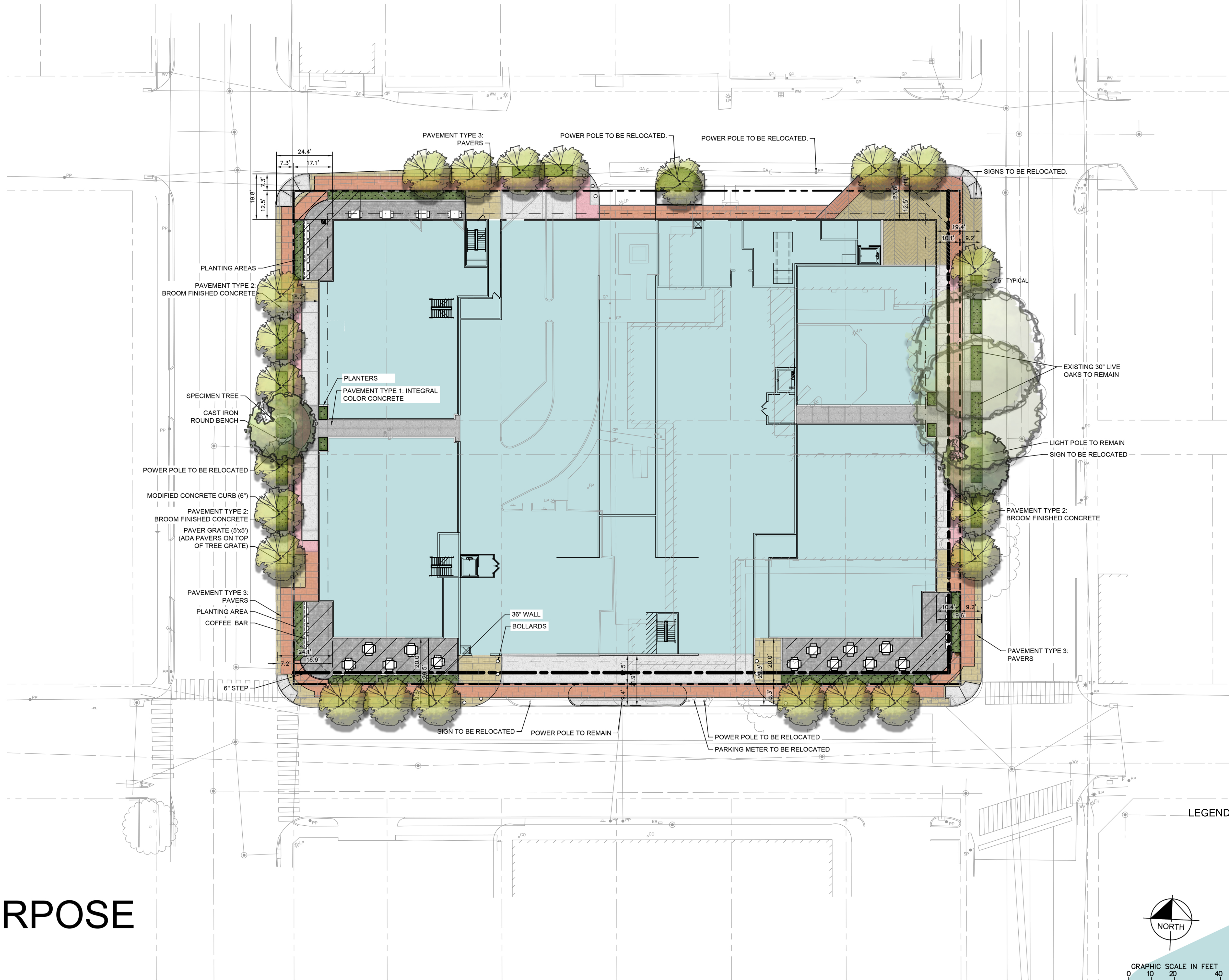
D – Variances

Aerial

THE INTERPOSE

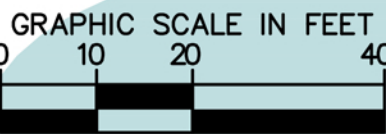
Houston, Texas
April 2018

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



LEGEND

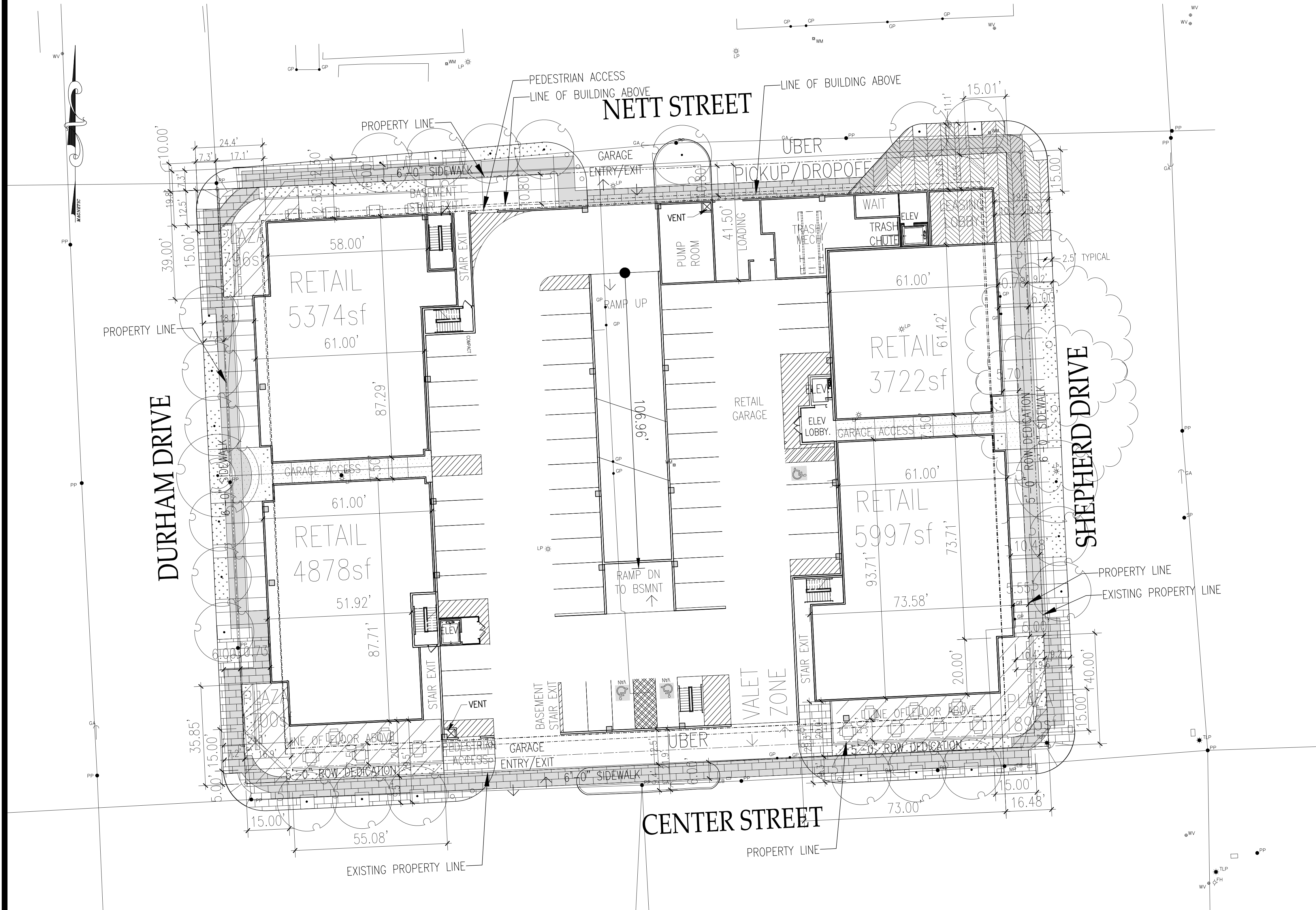
6' SIDEWALK CLEARANCE



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

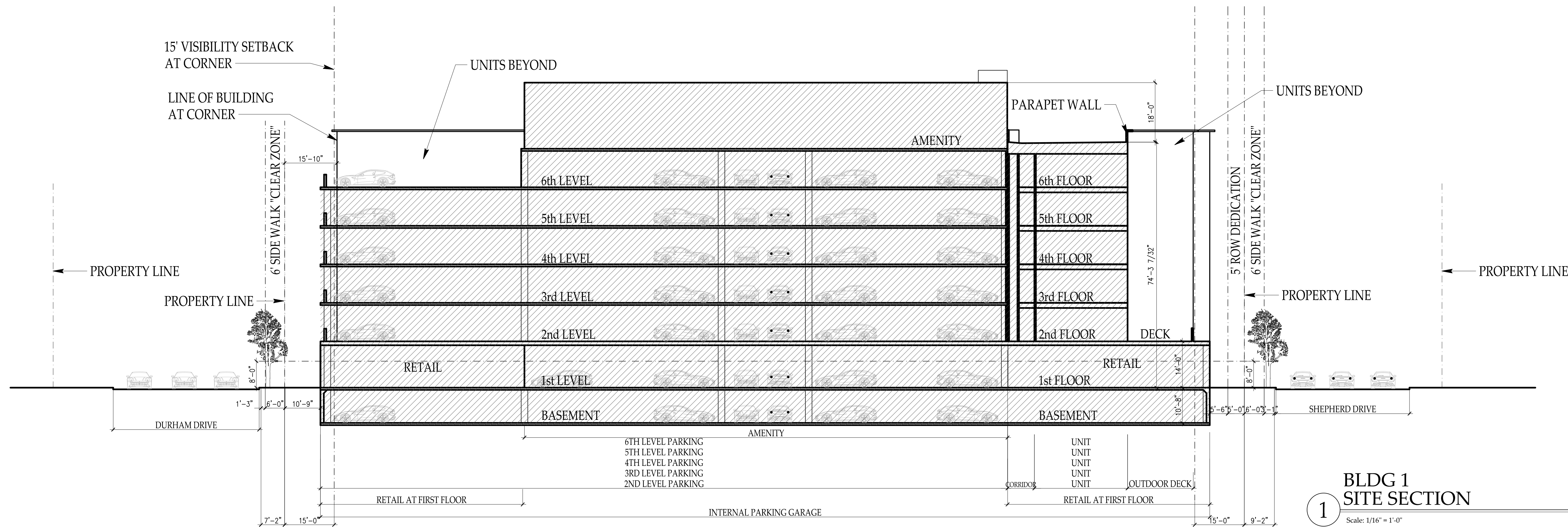
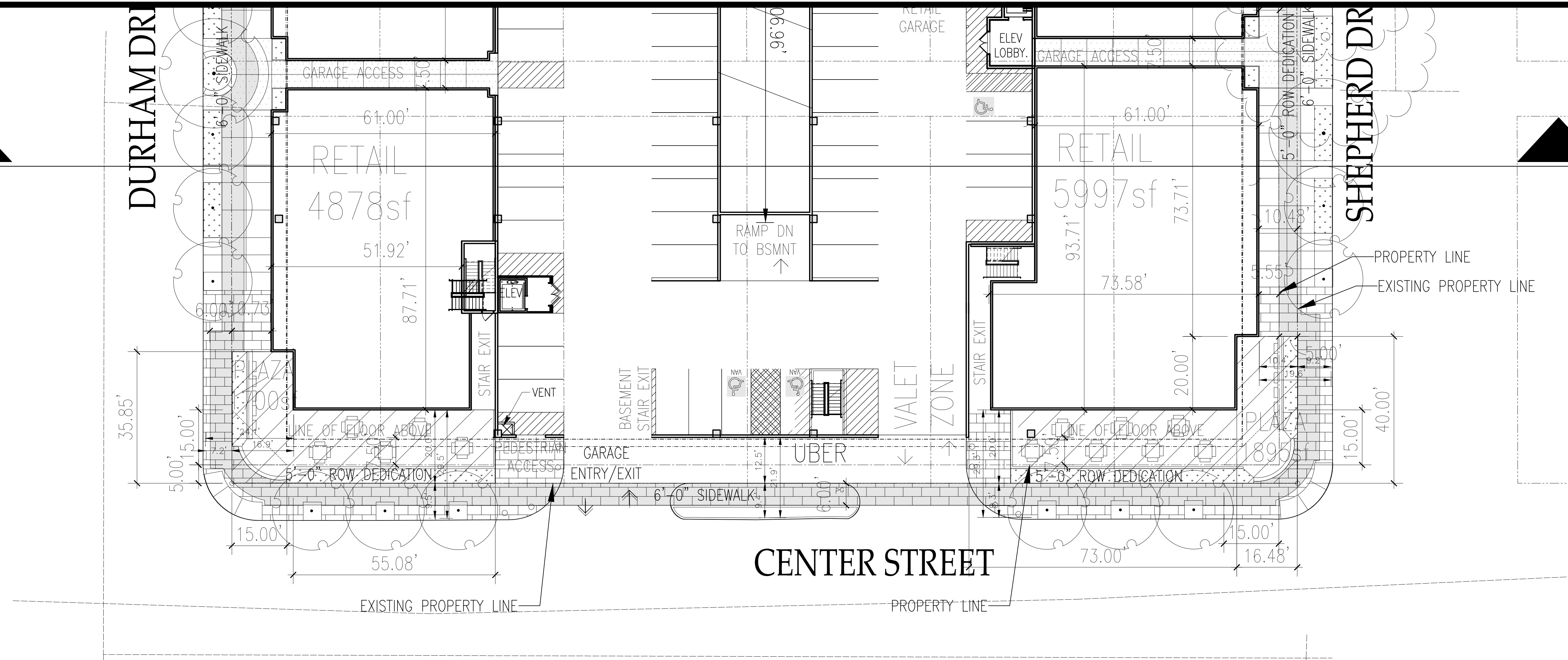
Steinberg
Dickey
Collaborative, LLP
ARCHITECTS, PLANNERS

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

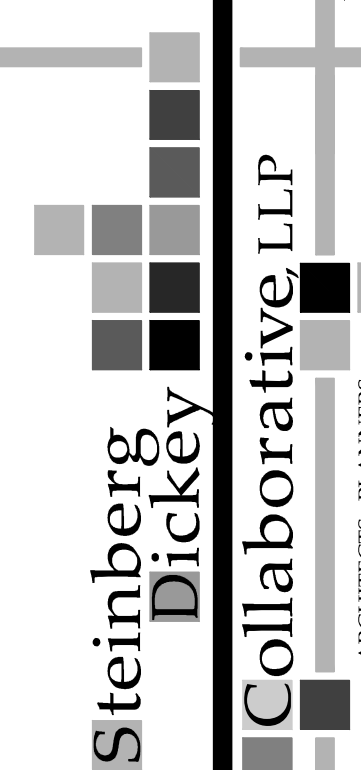


BLDG 1
SITE SECTION
1
Scale: 1/16" = 1'-0"

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



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: 139

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: JCWM Properties Place replat no 1 (DEF2)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

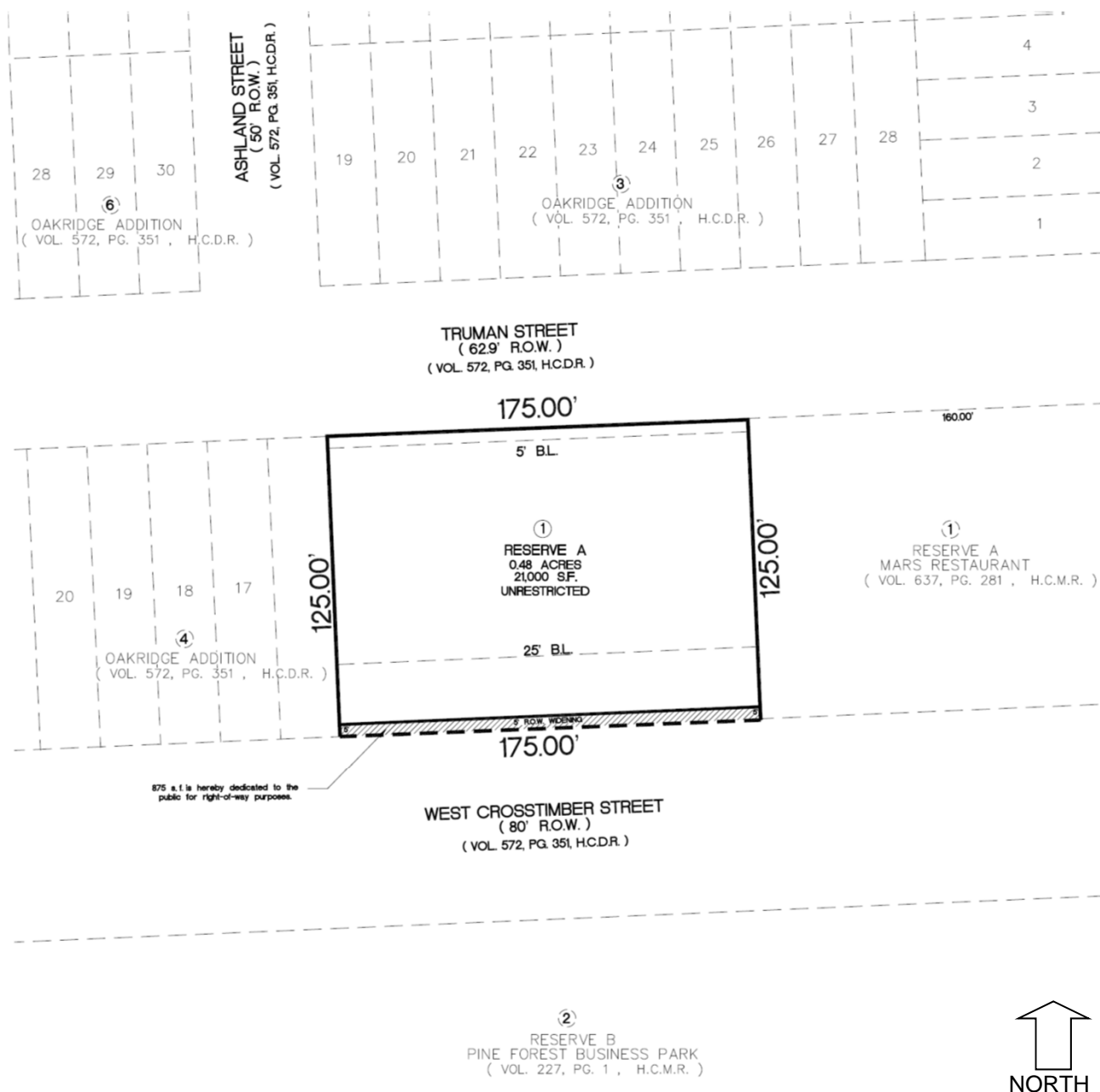
ITEM: 139

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: JCWM Properties Place replat no 1 (DEF2)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

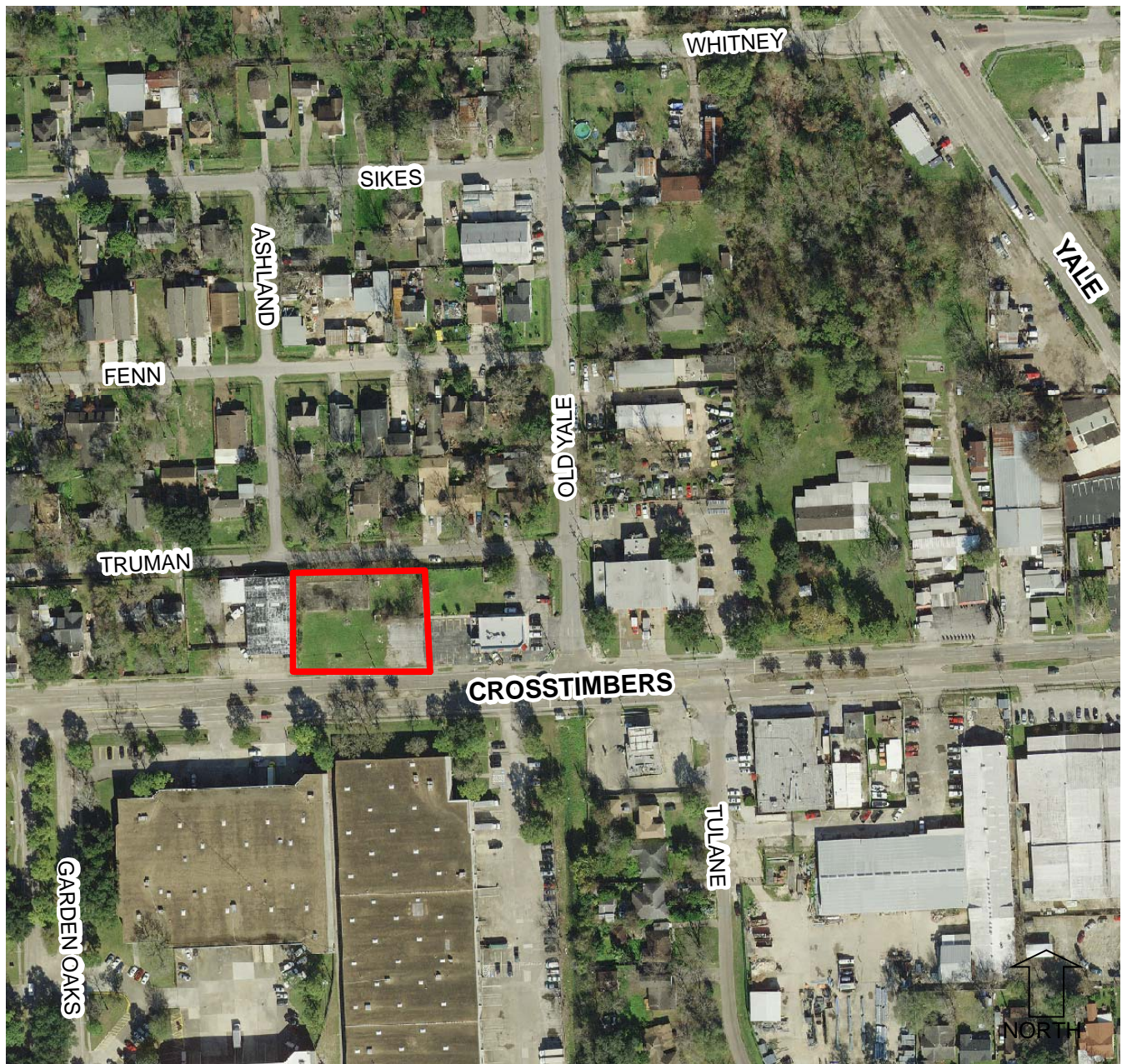
ITEM: 139

Planning and Development Department

Meeting Date: 04/26/2018

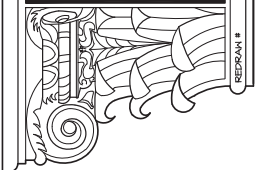
Subdivision Name: JCWM Properties Place replat no 1 (DEF2)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial

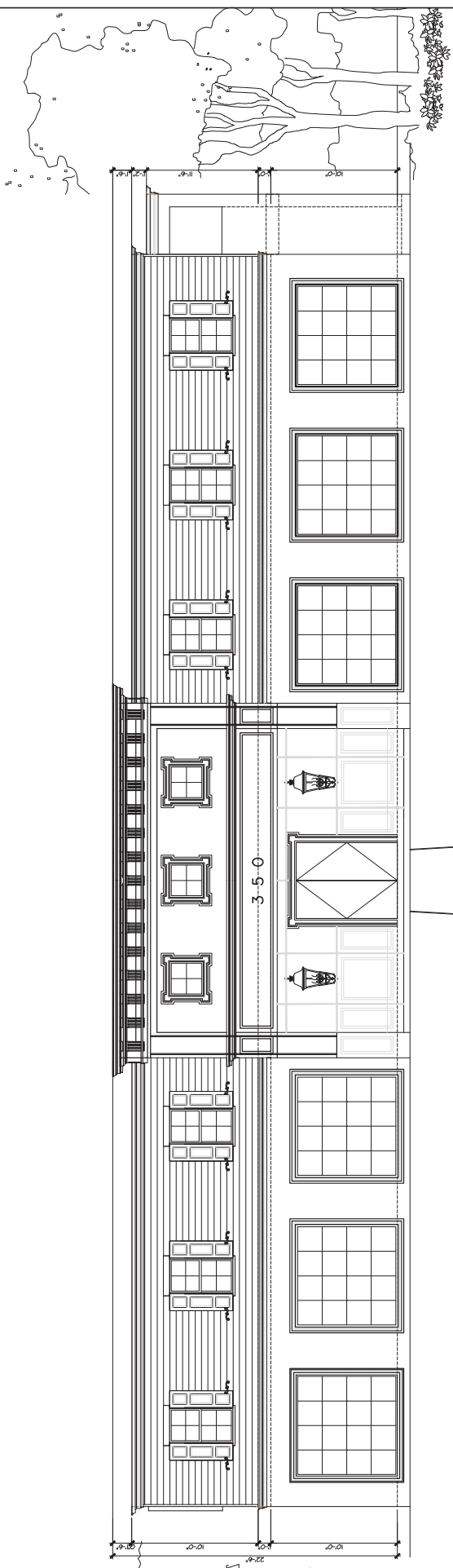


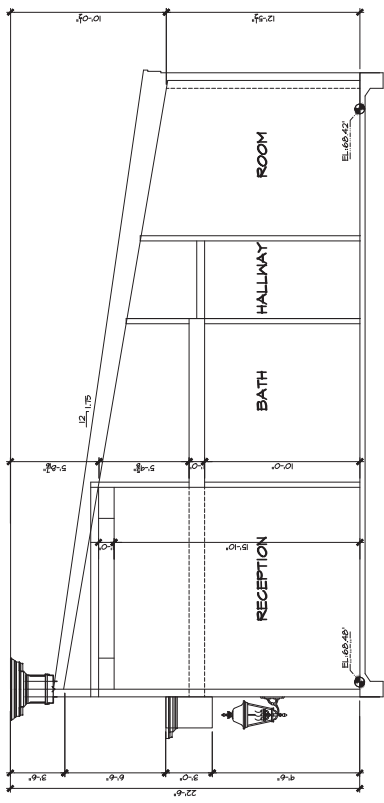
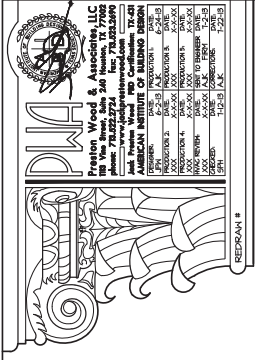
SQUARE FOOTAGES	
FIRST FLOOR:	3476
TOTAL INDOOR LIVING:	3476 S.F.
MECH. SPACE:	2025
STAIRWELL:	142
TOTAL SLAB:	4084 S.F.

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

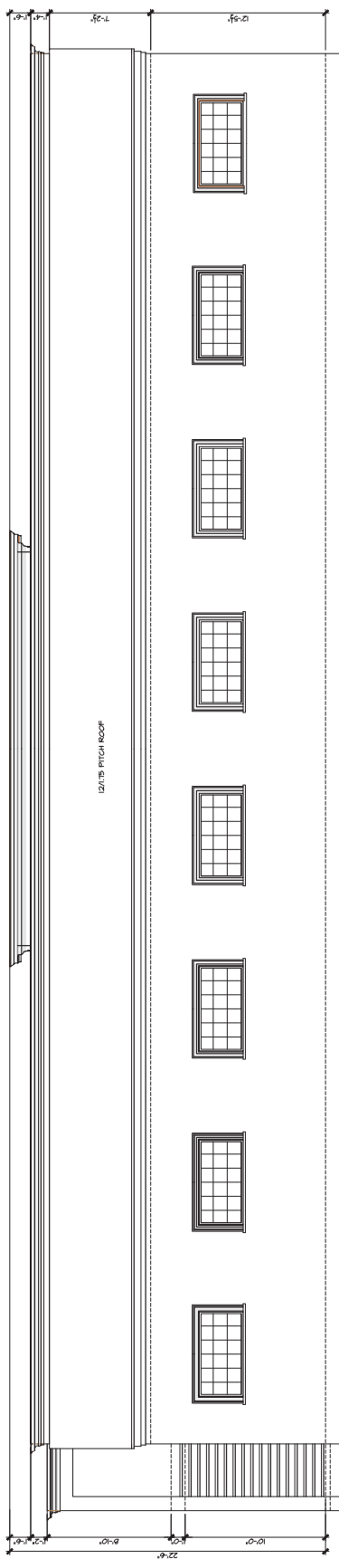
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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





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



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

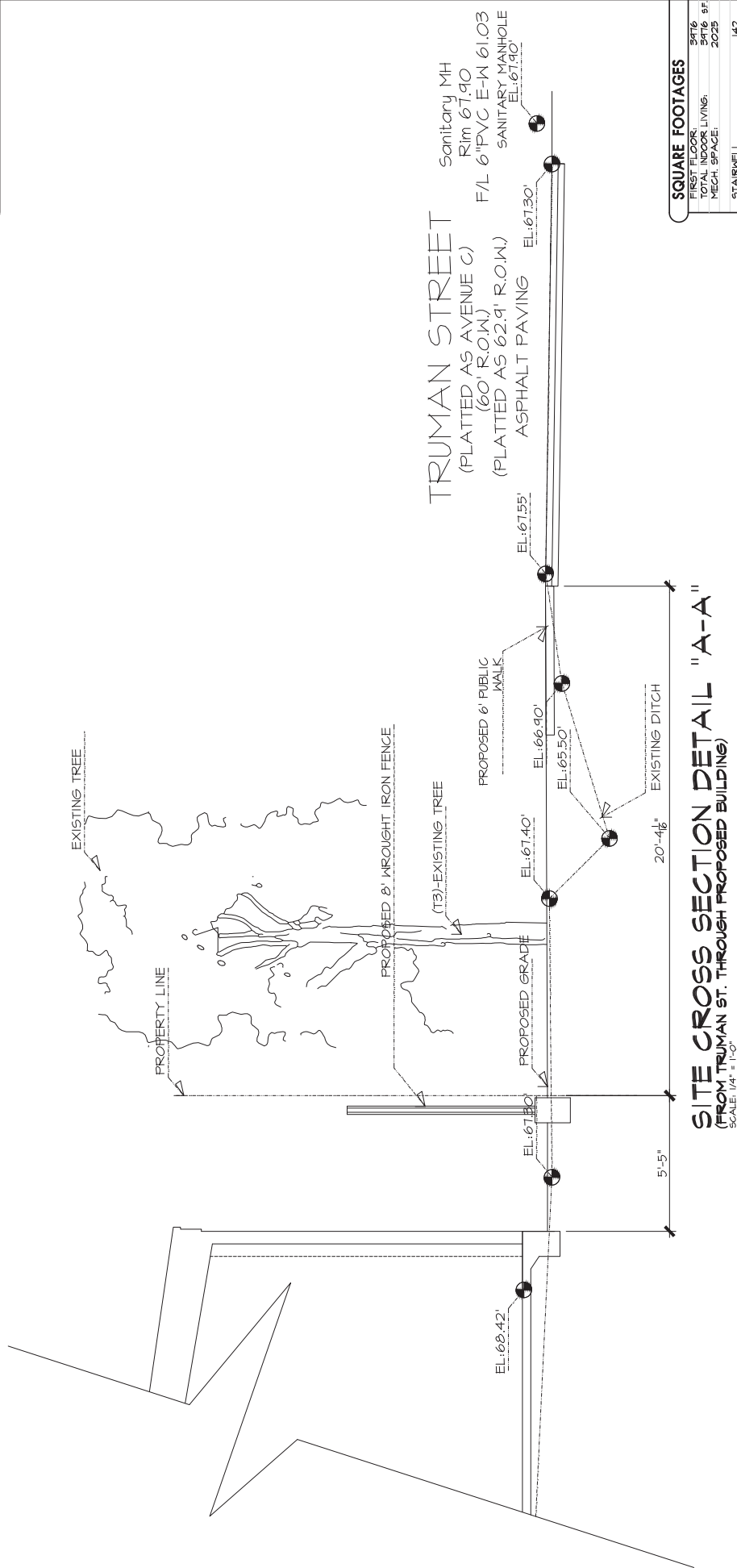
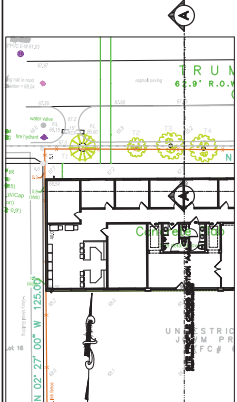
SQUARE FOOTAGES	
FIRST FLOOR:	3976
TOTAL INDOOR LIVING:	3976 SF
MECH. SPACE:	2025
STAIRWELL	142
TOTAL SLAB:	4084 SF

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

Preston Wood & Associates, LLC
1800 West Loop, Suite 240 Houston, TX 77060
Phone: 713.251.2512
www.prestonwood.com

Preston Wood & Associates, LLC
1800 West Loop, Suite 240 Houston, TX 77060
Phone: 713.251.2512
www.prestonwood.com

NO.	DATE	DESCRIPTION	BY	CHKD
1	03/08/2017	PRELIMINARY	AW	AW
2	03/08/2017	REVISION	AW	AW
3	03/08/2017	REVISION	AW	AW
4	03/08/2017	REVISION	AW	AW
5	03/08/2017	REVISION	AW	AW
6	03/08/2017	REVISION	AW	AW
7	03/08/2017	REVISION	AW	AW
8	03/08/2017	REVISION	AW	AW
9	03/08/2017	REVISION	AW	AW
10	03/08/2017	REVISION	AW	AW
11	03/08/2017	REVISION	AW	AW
12	03/08/2017	REVISION	AW	AW
13	03/08/2017	REVISION	AW	AW
14	03/08/2017	REVISION	AW	AW
15	03/08/2017	REVISION	AW	AW
16	03/08/2017	REVISION	AW	AW
17	03/08/2017	REVISION	AW	AW
18	03/08/2017	REVISION	AW	AW
19	03/08/2017	REVISION	AW	AW
20	03/08/2017	REVISION	AW	AW
21	03/08/2017	REVISION	AW	AW
22	03/08/2017	REVISION	AW	AW
23	03/08/2017	REVISION	AW	AW
24	03/08/2017	REVISION	AW	AW
25	03/08/2017	REVISION	AW	AW
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27	03/08/2017	REVISION	AW	AW
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29	03/08/2017	REVISION	AW	AW
30	03/08/2017	REVISION	AW	AW
31	03/08/2017	REVISION	AW	AW
32	03/08/2017	REVISION	AW	AW
33	03/08/2017	REVISION	AW	AW
34	03/08/2017	REVISION	AW	AW
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99	03/08/2017	REVISION	AW	AW
100	03/08/2017	REVISION	AW	AW



SQUARE FOOTAGES	
FIRST FLOOR:	5476
TOTAL INDOOR LIVING:	5476 SF
MECH. SPACE:	2025
STAIRWELL:	142
TOTAL SLAB:	4084 SF

COTTAGES AT GARDEN OAKS LLC.	
310-350 W. CROSTIMBER ST. HOUSTON, TX	
JOB #	E7081v2
DATE	08 OF 09
ISSUE DATE	8 March 2018

TRUMAN STREET

PROPOSED 6' PUBLIC WALKWAY

LANDSCAPE

PROPOSED 5' WALK

L A W N
FUTURE DETENTION

PROPOSED

EXISTING
2-STORY
FRAME

5' LOADING
ACCESS AISLE

HANDICAPPED
PARKING

LANDSCAPE

8'-6x9'
PARKING SPOT

25'-6" ASPHALT
DRIVEWAY

8'-6x9'
PARKING SPOT

24' ASPHALT
DRIVEWAY

24' ASPHALT
DRIVEWAY

8'-6x9'
PARKING SPOT

LANDSCAPE

PROPOSED 6' PUBLIC WALKWAY

WEST CROSSTIMBER STREET

Hendricks Engineers, Inc.

16000 Stuebner Airline, Suite 400

Spring, Texas 77379

281-374-8755

February 21, 2018

Rohe & Wright Builders
3334 Richmond Avenue, #200
Houston, TX 77098

Re: 310 West Crosstimbers
Houston, Texas

As you requested, I have inspected the existing concrete slab on grade foundation at this location and have reviewed the plans for the new building proposed to be built on this existing foundation.

It is my professional opinion that the existing foundation is adequate to support the proposed new building.

If you have any questions or need further assistance, please let me know.

Yours truly,



Bryan Hendricks, P.E.
President
Hendricks Engineers, Inc.



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 dual building line for a building to be constructed on an existing concrete slab 5.1' from the right-of-way on Truman Street rather than 10'; To allow a dual building line for an existing structure of 8.4' rather than 10' on Truman 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 5'1" 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 being 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 no sufficient to accommodate many non-retail uses such as those already located along Crosstimbers, which has lead 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: 140

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Rosemont Cottage

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

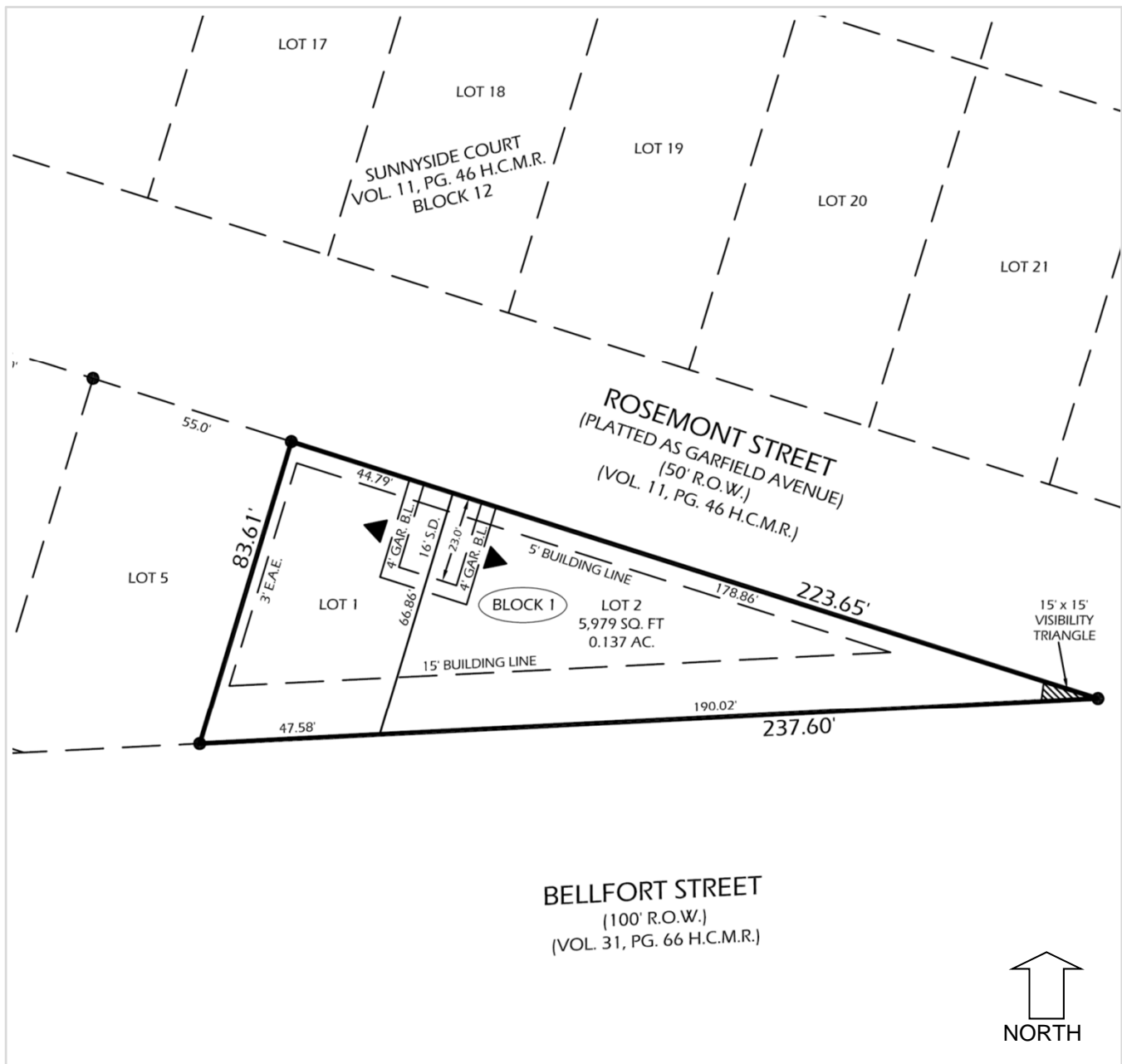
ITEM: 140

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Rosemont Cottage

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

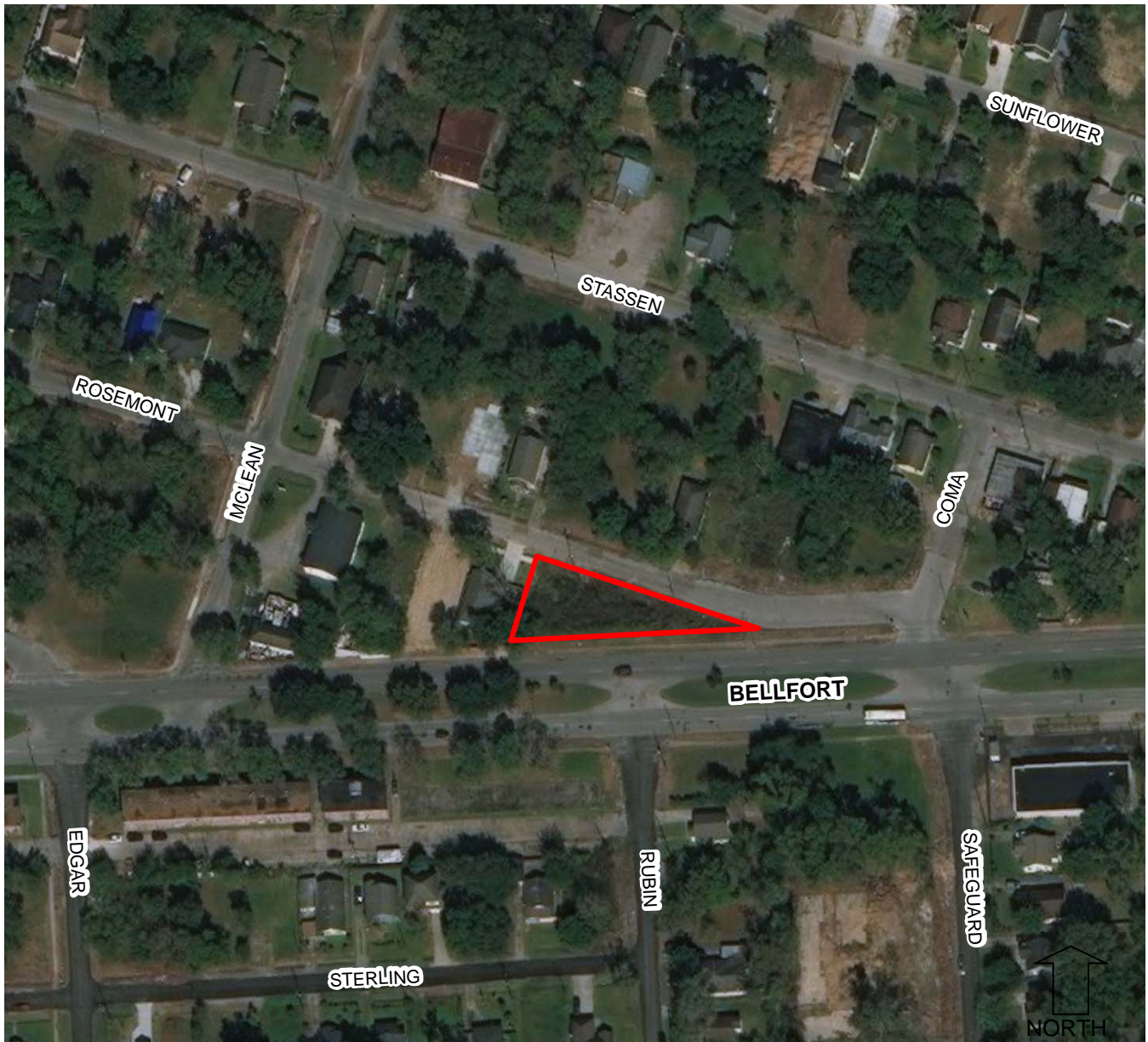
ITEM: 140

Planning and Development Department

Meeting Date: 04/26/2018

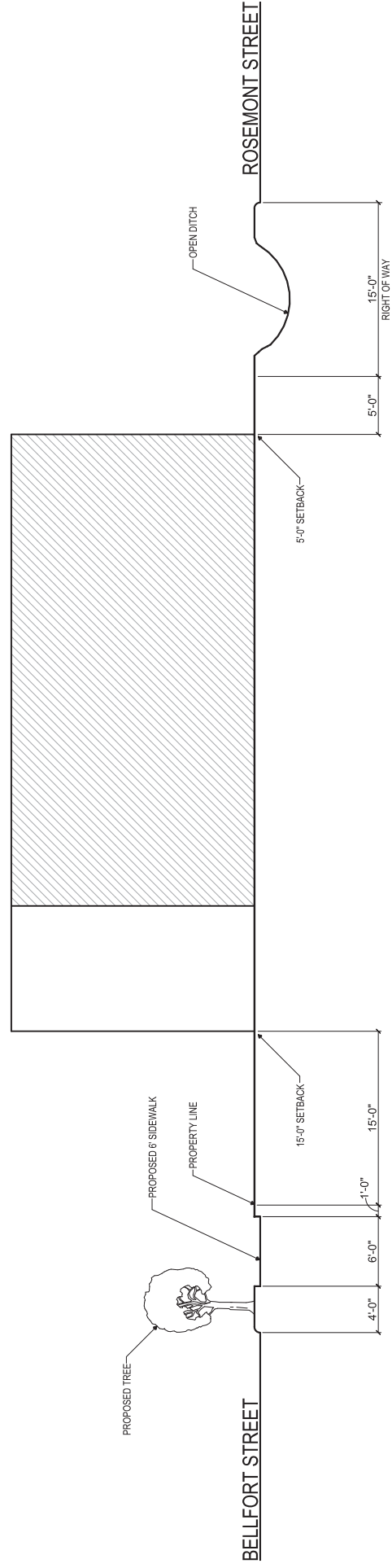
Subdivision Name: Rosemont Cottage

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



PROFILE OF ROSEMONT COTTAGE

SCALE: 1" = 10'-0"



Application Number: 2018-0817

Plat Name: Rosemont Cottage

Applicant: Owens Management Systems, LLC

Date Submitted: 04/16/2018

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

Specific Variance is being sought and extent of variance:

A variance is sought for a reduced 15' building line along a major thoroughfare instead of the required 25' building line.

Chapter 42 Section: 152

Chapter 42 Reference:

Sec. 42-152. - Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter. (b) A building line requirement of ten feet is authorized for that portion of a single-family residential lot that backs onto a major thoroughfare, provided that the subdivision plat contains a notation that: (1) The area 15 feet behind the building line along the major thoroughfare is restricted to use as a one-story, uninhabited garage; and (2) Vehicular access cannot be taken from the major thoroughfare.

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

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 or one otherwise contrary to sound public policy. Sunnyside Gardens was platted in June 30.1931. Bellfort - 100' ROW, curb and gutter with 4 lanes and median. Rosemont 50' ROW - open ditch. The paved section on Rosemont is 19.5' fee at west boundary and widens to 33.7' near corner of Bellfort. The owner proposes to construct 2 - 2-story townhomes with shared driveway access from Rosemont.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. Due to the street configuration on the plat, this corner lot is triangular shaped. The property slopes from 83.61' along west boundary to a point at the corner of Bellfort and Rosemont, limiting the buildable area of the land.

(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. The distance from the back of curb to the property line along Bellfort, is 10.9'. A 15' building line creates 25.9 feet from the back of curb. All of the properties along Bellfort have solid wood fences constructed along their rear property lines with no access to Bellfort.

(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 no vehicular access to Bellfort. The developer proposes widening the existing 4' sidewalks to 6'. In addition to the mature oak tree, an additional tree will be planted in the ROW. There is additional paved area on the shared driveway will eliminate the need for on-street parking.

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

Economic hardship is not the sole justification of the variance. The triangular shape of the property creates limited building space. Fencing along the property line is consistent with all properties along the 4500 block of Bellfort.

Houston Planning Commission

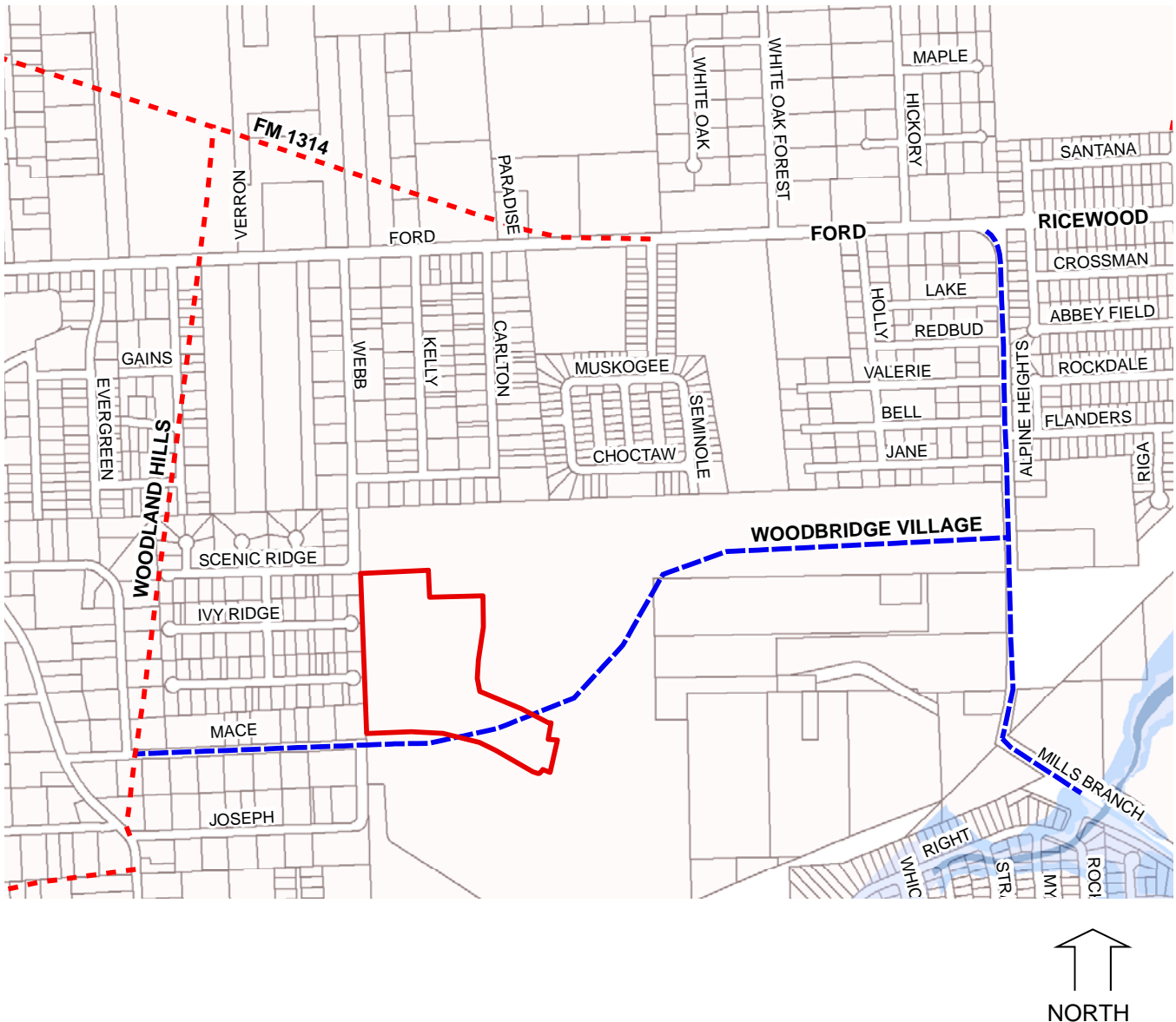
ITEM: 141

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Woodridge Village Sec 3

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Site Location

Houston Planning Commission

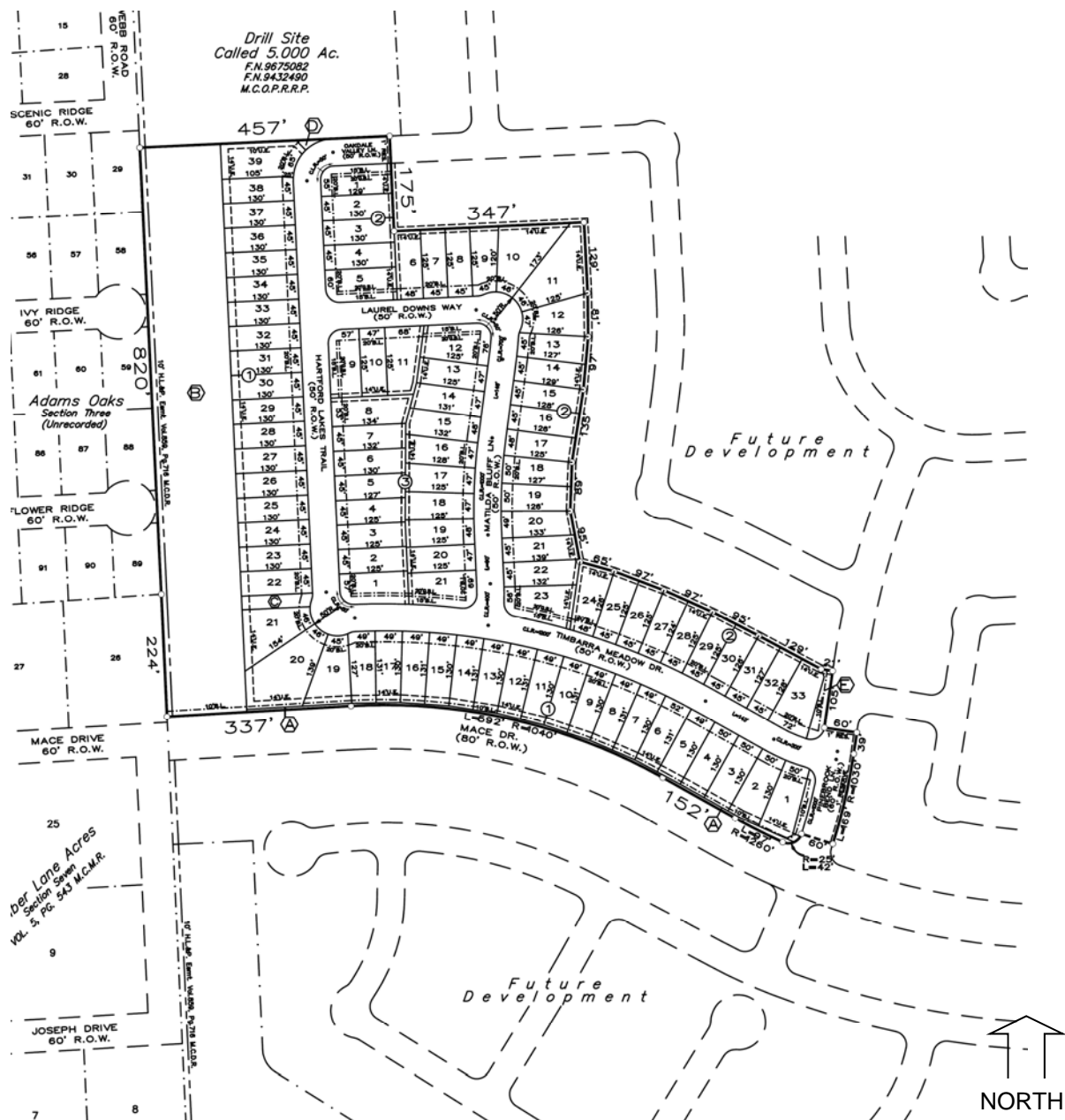
ITEM: 141

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Woodridge Village Sec 3

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Houston Planning Commission

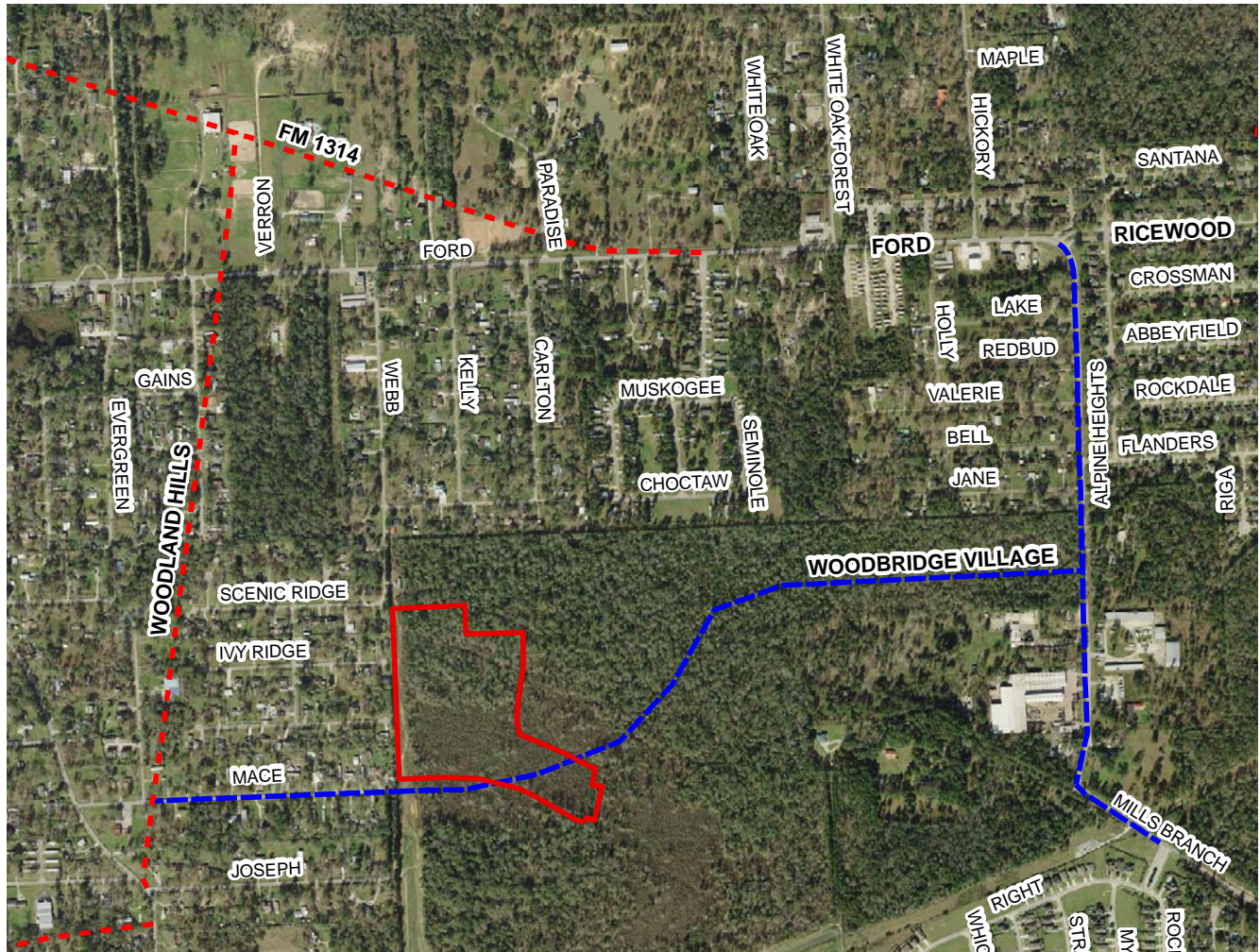
ITEM: 141

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Woodridge Village Sec 3

Applicant: BGE|Kerry R. Gilbert Associates

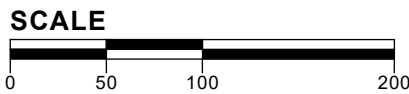


D – Variances

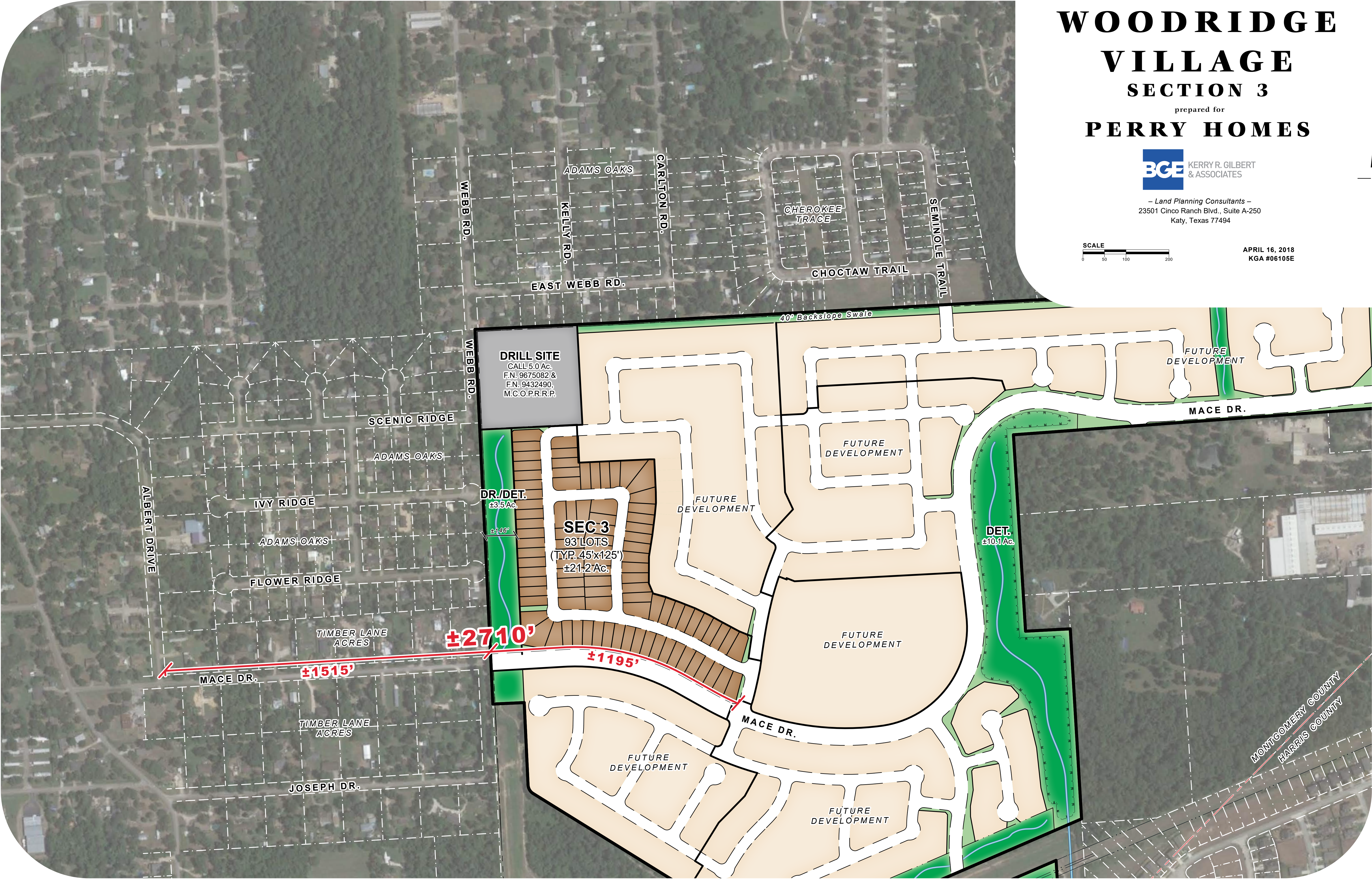
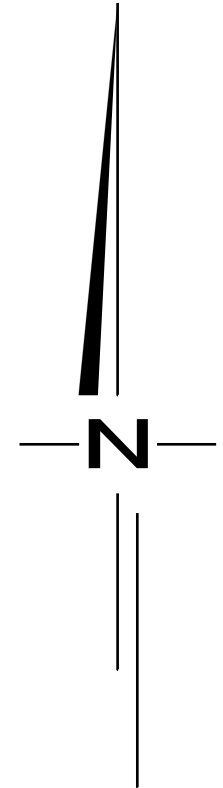
Aerial

a variance exhibit for
**WOODRIDGE
VILLAGE**
SECTION 3
prepared for
PERRY HOMES

BGE KERRY R. GILBERT
& ASSOCIATES
— Land Planning Consultants —
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494



APRIL 16, 2018
KGA #06105E



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Application Number: 2018-0813

Plat Name: Woodridge Village Sec 3

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 04/16/2018

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

Specific Variance is being sought and extent of variance:

To exceed the maximum intersection spacing along the north side of Mace Drive between the entry street of Section 3 and existing Albert Drive, for a distance of $\pm 2710'$.

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...

Statement of Facts

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

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

Woodridge Village is a ± 268 -acre single-family development located far northeast of central Houston in Montgomery County. The northern half of the development is crossed east-to-west by Mace Drive, a designated major collector street. The subject plat is located near the northwest corner of the overall development, along the north side of Mace Road. The northern and western boundaries are mostly surrounded by existing single-family development. Immediately west of Section 3 is the Timber Lane Acres Section 7 subdivision, which was platted in 1963. This subdivision created existing Mace Drive, lined with homes to the north and south, and one through street to the north, Albert Drive. The distance from Albert Drive to the eastern boundary of Timber Lane Acres is approximately $\pm 1515'$. Thus, even if Woodridge Village Section 3 were to put a north-south street directly along the common boundary, the 1400' intersection spacing requirement could not be met. Additionally, the surrounding development patterns do not provide any nearby opportunities for a north-south street connection, except for Seminole Trail further to the east, as indicated on the Woodridge Village General Plan. The proposed entry street from Mace Drive to Woodridge Village Section 3, called Pinebrook Bend Lane, is about $\pm 1195'$ from the project boundary, making the total distance between Albert Drive and Pinebrook Bend Lane about $\pm 2710'$. Moving the entry street for Section 3 further west along Mace Drive would not substantially improve traffic circulation. Also, the proposed street pattern of Section 3 allows for future connections to the east as part of a complete street network per the approved General Plan. This upholds the intent of the ordinance for local street circulation.

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

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

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

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

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

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

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

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

Houston Planning Commission

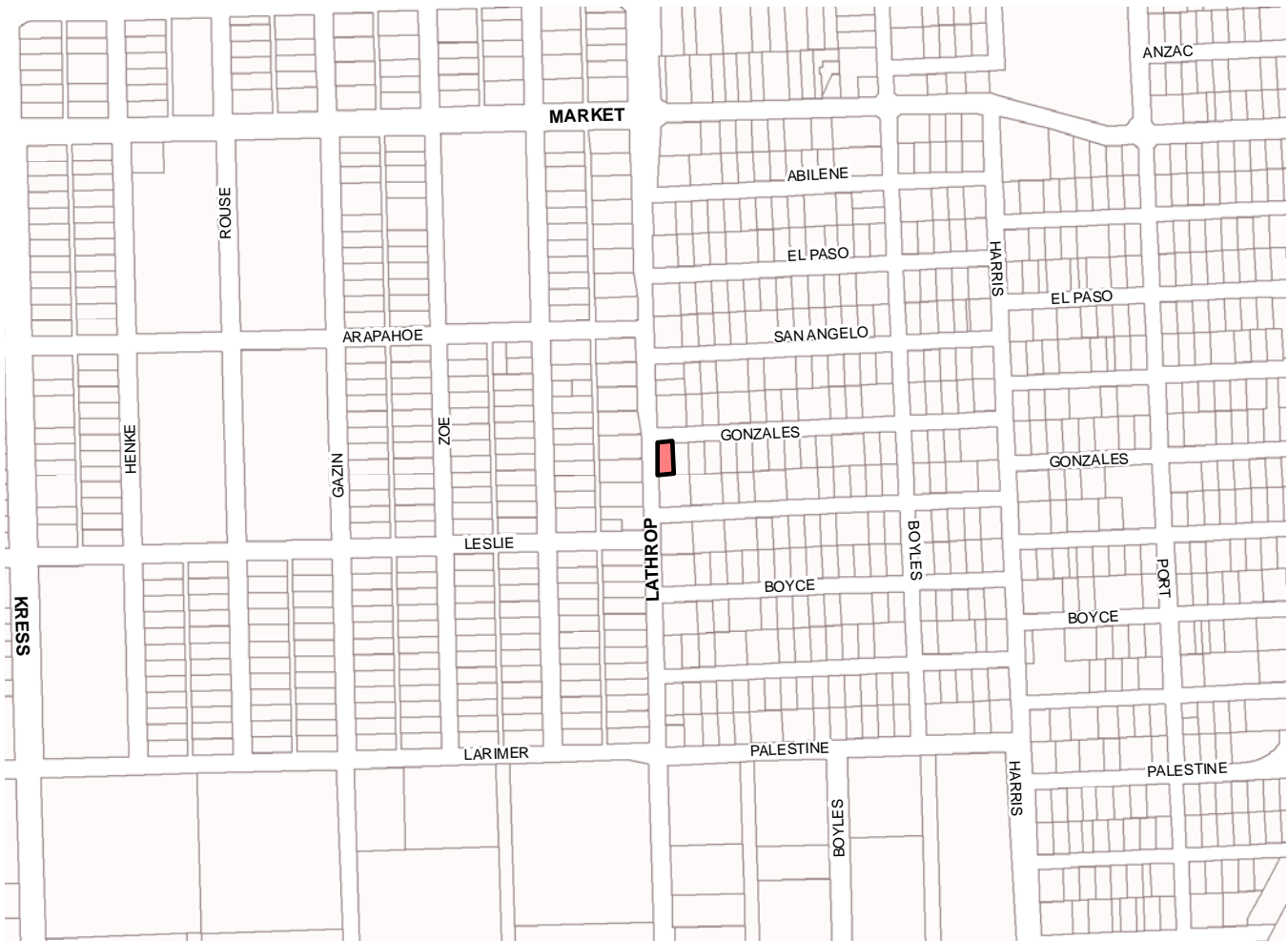
ITEM: 142

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Yeibis Mexican Grill

Applicant: Paksima Group



D – Variances

Site Location

Houston Planning Commission

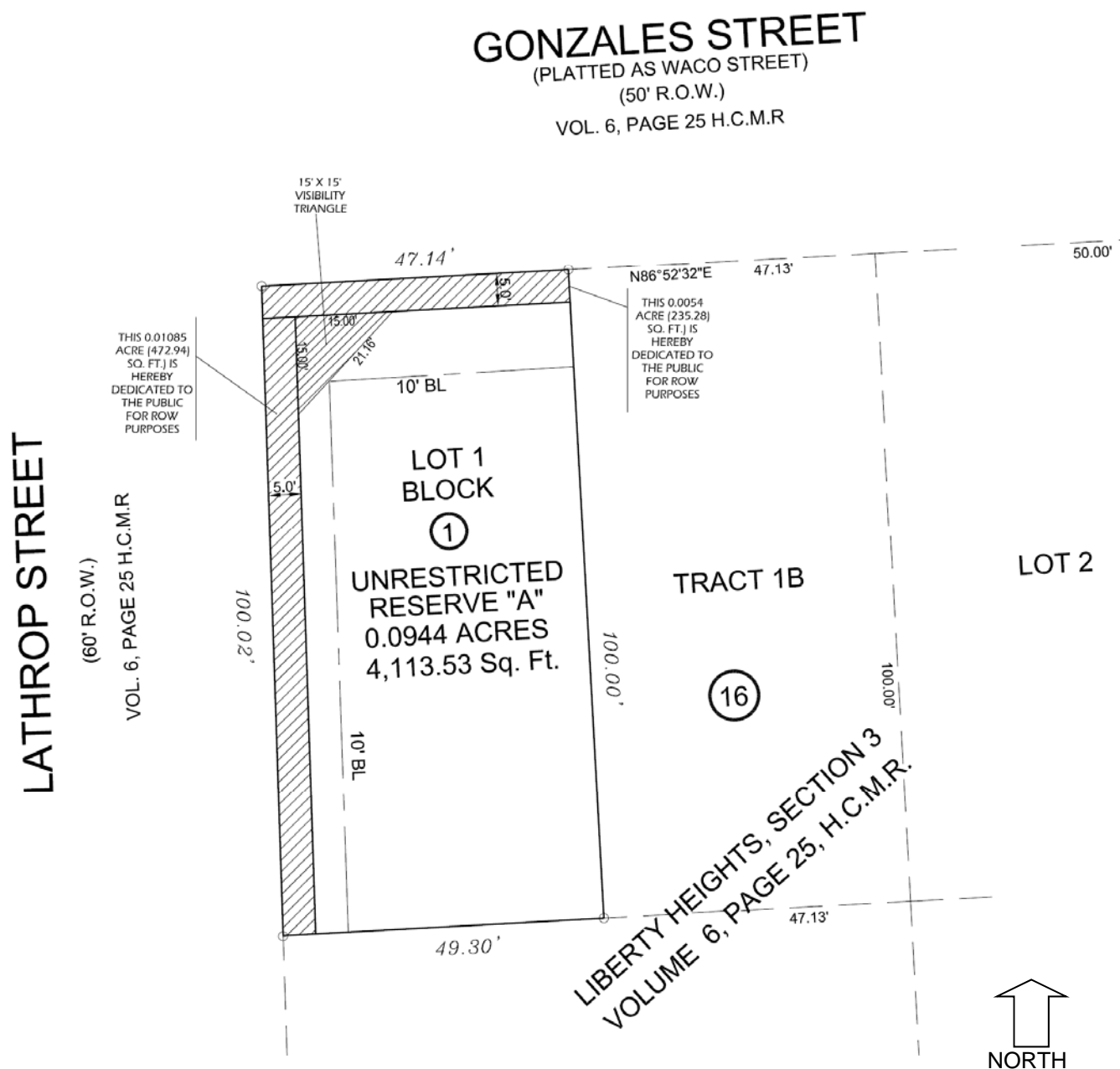
ITEM: 142

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Yeibis Mexican Grill

Applicant: Paksima Group



D – Variances

Subdivision

Houston Planning Commission

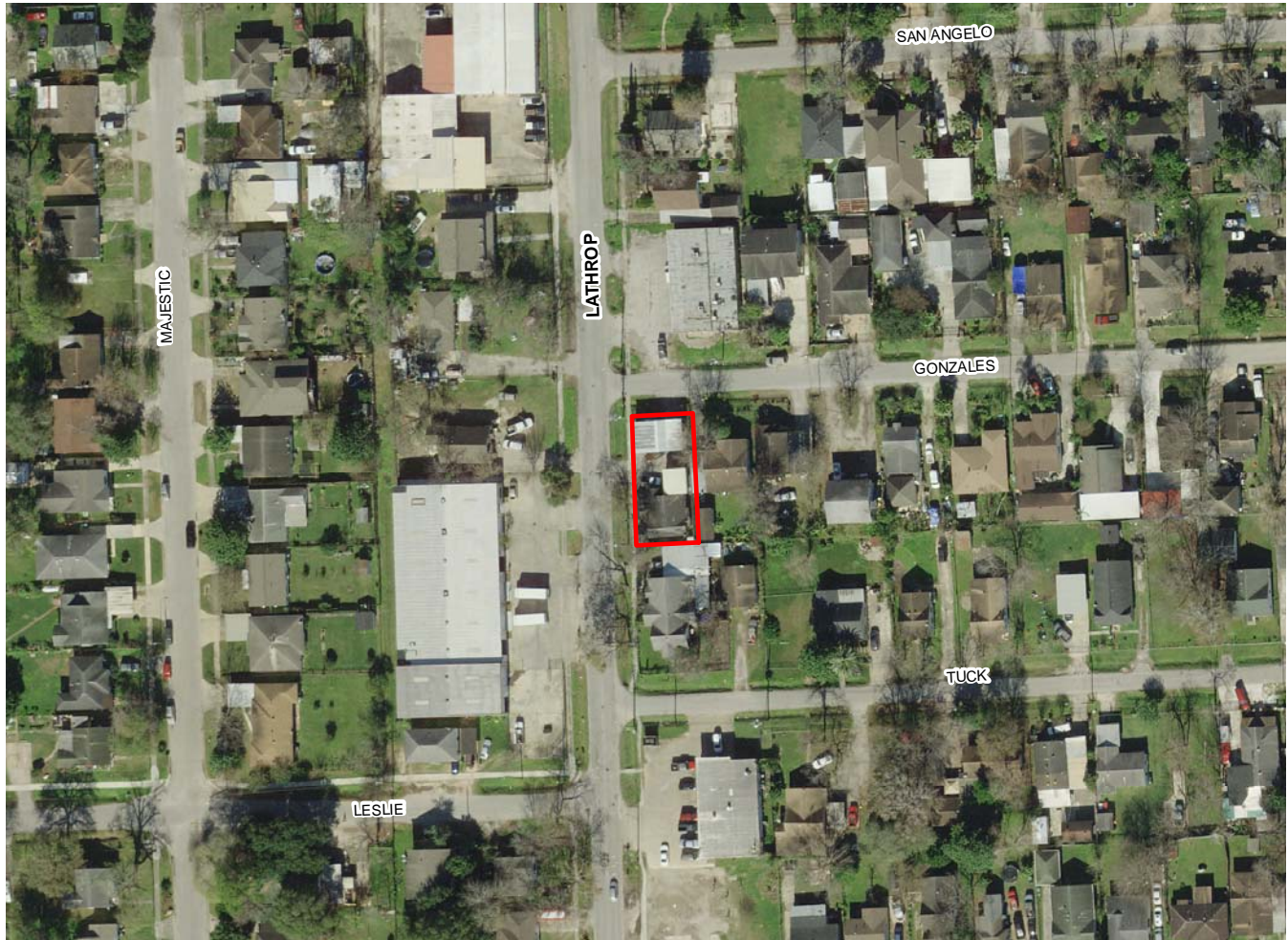
ITEM: 142

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Yeibis Mexican Grill

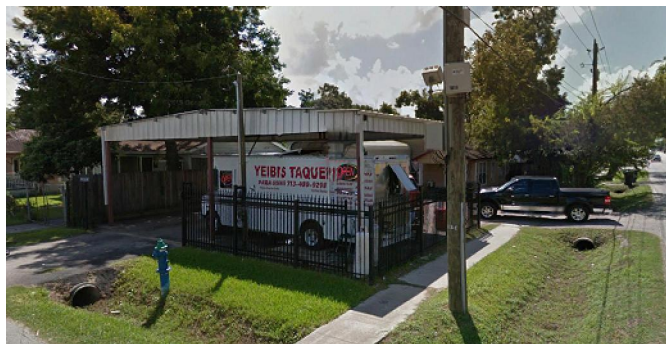
Applicant: Paksima Group



D – Variances

Aerial

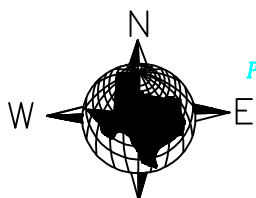
* Subject Property -IS NOT- Located in a Federal Insurance Administration Designated Flood Hazard Area ZONE "X"
As per map 48201C Panel 0880L Dated 06-18-07
* THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



- NOTES:**
- 1.) SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.**
- 2.) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE, THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.**
- 3.) ALL BEARINGS SHOWN ARE REFERENCED PER THE RECORDED PLAT.**

LEGEND	
TP =	TRANSFORMER POLE
PP =	POWER POLE
SP =	SERVICE POLE
GM =	GAS METER
EM =	ELECTRICAL METER
P.T.P. =	PINCHED TOP PIPE
I.P. =	IRON PIPE
I.R. =	IRON ROD
FND =	FOUND
-O- =	CHAIN LINK FENCE
-// =	IRON FENCE
-// =	WOOD FENCE
-OH =	OVERHEAD POWER LINE
DCL =	DIRECTIONAL CONTROL LINE
⊗ MH =	MANHOLE

TRACT	BLOCK	SUBDIVISION		
1A	26	LIBERTY HEIGHTS, SECTION 3		
COUNTY	STATE	MAP REFERENCE	SURVEY: HARRIS & WILSON TWO LEAGUE GRANT	
HARRIS	TEXAS	VOLUME 6, PAGE 25, H.C.M.R.	ADDRESS	SCALE: 1"= 30'
PURCHASER: PEDRO BERNABE			6902 GONZALES STREET, HOUSTON, TEXAS 77020	





GGC SURVEY, PLLC
4419 Zimmerly Court
Sugar Land, Texas 77479
Firm Number 10146000
TEL (832) 729-7256

I, GEORGE LARDIZABAL, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A GROUND SURVEY MADE UNDER MY SUPERVISION ON THE GROUND _____, IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND THAT IT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 2016.

**GEORG LARDIZABAL, REGISTERED PROFESSIONAL
LAND SURVEYOR OF TEXAS No. 6051**

REVISION #	
- 	-
- 	-
LENDER:	
TITLE CO.	
GF#	
CLIENT#	
FIELD	11-6-16/EV
DRAFTING	11-15-16/CU
KEY MAP	494M
JOB #	2016-6902 GONZALES



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2018-0752

Plat Name: Yeibis Mexican Grill

Applicant: Paksima Group

Date Submitted: 04/16/2018

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

Specific Variance is being sought and extent of variance:

A variance is being sought to allow the size of an unrestricted reserve to be 4,113.53 sq.ft., less than the required 5,000 square feet after ROW dedication/widening.

Chapter 42 Section: 42-190

Chapter 42 Reference:

(a) A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves. (b) A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The applicant may note on the plat the use intended for each reserve. The applicant shall identify a reserve tract for which it has not determined a use as an unrestricted reserve. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Unrestricted Reserve 5,000 sq.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

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 since the present configuration has been in affect since August 29, 1942. This is not due to any actions by the present owner. The property is only 178' 24" short of the required 5,000 sq. ft.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant since the property has been in this configuration from 1942. Almost half of the properties along Lathrop have been turned into commercial developments. There are businesses across Gonzales and Lathrop from this property. The neighborhood is changing and Lathrop is fast becoming a commercial corridor. The present configuration of the property prohibits any future commercial development that needs to occur to keep up with the growth of the neighborhood.

(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 by allowing the property to grow with the neighborhood and its changing landscape from residential to commercial along Lathrop. The new development will be a welcome addition to the evolving structure of this street.

(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; not only will the granting not be injurious to the public safety but will provide a safe place for the community to gather. The new development has been designed with adequate off street parking and beautification with trees and shrubs along Lathrop and Gonzales streets.

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

Economic hardship is not the sole justification of the variance. The property has been in this configuration since 1942. The property has been operating as a restaurant since at least 2011. The new building will provide a nicer and safer environment for the community to gather for family dinners.

Houston Planning Commission

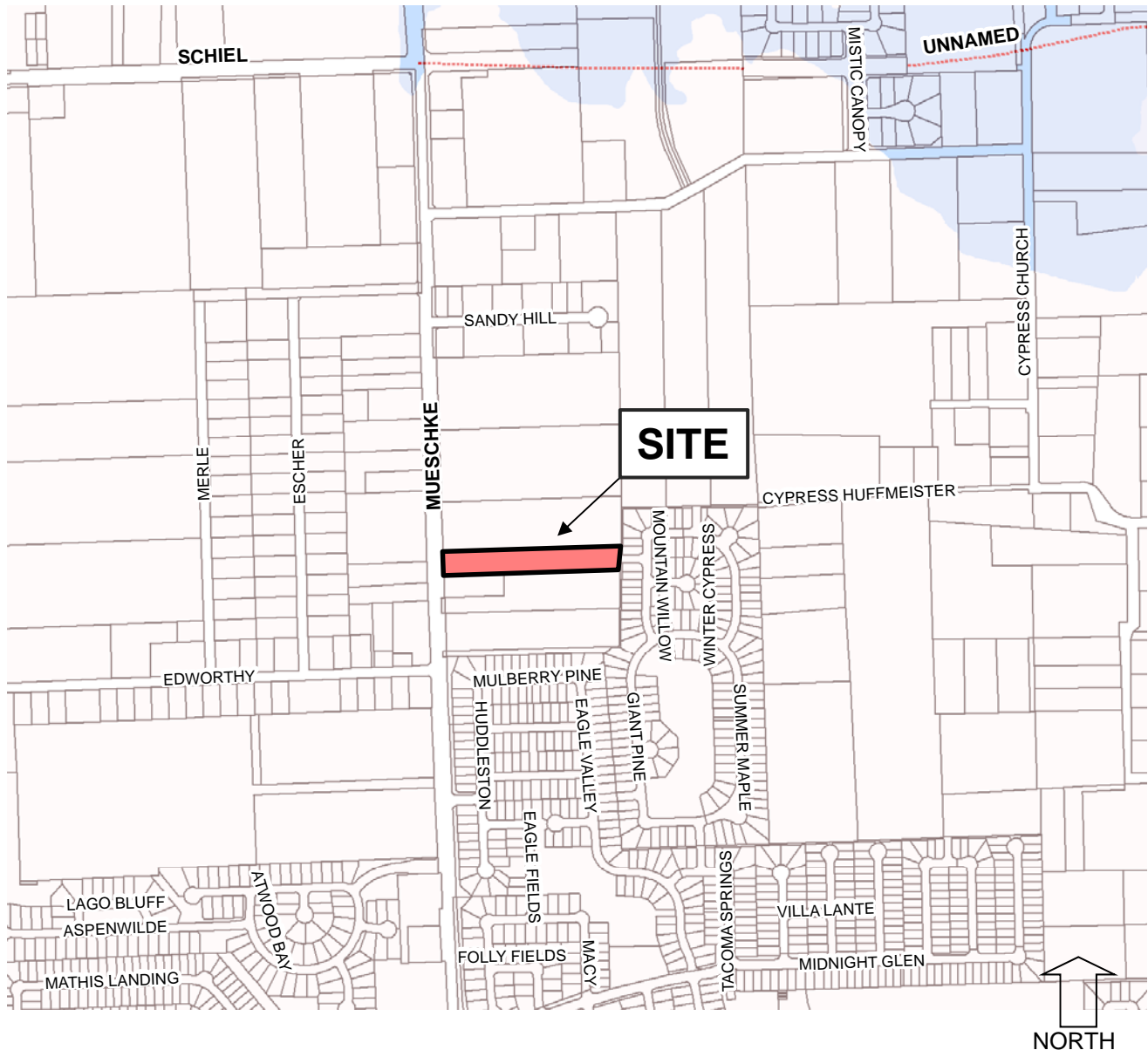
ITEM: 143

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Cypress Animal Hospital

Applicant: Lentz Engineering, L.C.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

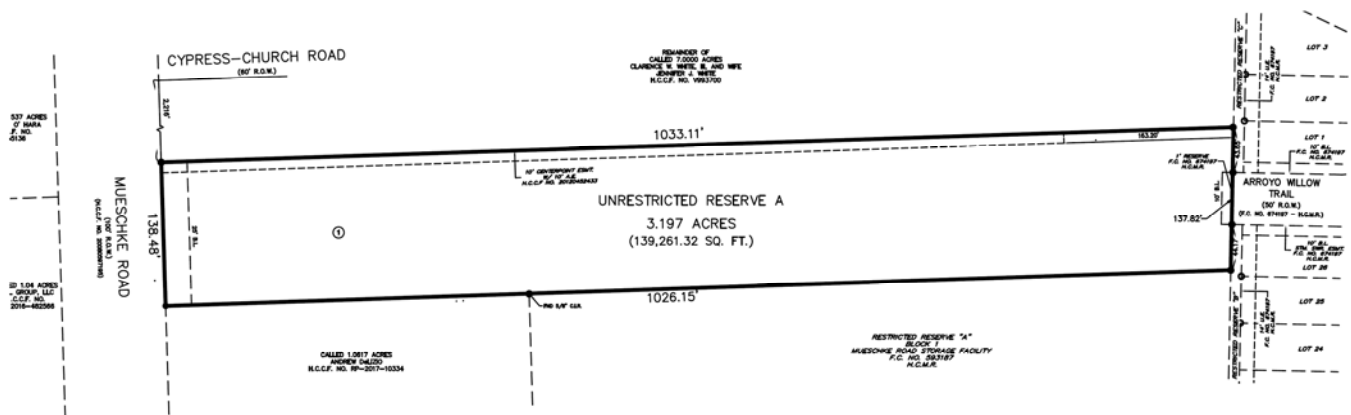
ITEM: 143

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Cypress Animal Hospital

Applicant: Lentz Engineering, L.C.



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 143

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Cypress Animal Hospital

Applicant: Lentz Engineering, L.C.



F- Reconsideration of Requirements

Aerial

EXHIBIT "C"



A SITE PLAN - CONCEPT 1

1/64" = 1'-0"

SCHIEL RD.
(TO BE ACQUIRED
AND A PORTION WIDENED
PER 2017 M.T.F.P. MAP)

CYPRESS LANDING
EAST
SEC. 11

PROJECT LOCATION

MASON RD.

CUMBERLAND
RIDGE DR.

SCHIEL RD.

MUESCHKE RD.

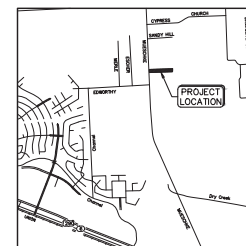
U.S. 290

HUFFMEISTER RD.

CYPRESS ROSEHILL RD.







N.T.S.

N.T.S.




LEGEND

PROPOSED

- | | |
|---|---|
|  | LOCAL/COLLECTOR ROADS |
|  | POTENTIAL LOCAL/COLLECTOR ROAD |
|  | MAJOR THOROUGHFARES |
|  | FUTURE THOROUGHFARE |
|  | PROPERTY BOUNDARY |
|  | PROPERTY HATCH |
| M.T.F.P. | MAJOR THOROUGHFARE
(EXISTING OR PLANNED) |

M.T.F.P.

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 5900 WEST LOOP SOUTH, SUITE 200
DALLAS, TEXAS 75241
PHONE: 713.535.8000
FAX: 713.535.8002
TOLL FREE: 1-800-375-2311



CYPRESS FAIRHAVEN
ANIMAL HOSPITAL

EXHIBIT "A"

FOR REFERENCE ONLY

DRAWN BY: O.A.	JOB NO.: LE-18007	1 OF
DESIGNED BY: D.R.	DATE: 3/29/2018	
APPROVED BY: D.R.	SCALE: N.T.S.	



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2018-0712
Plat Name: Cypress Animal Hospital
Applicant: Lentz Engineering, L.C.
Date Submitted: 04/13/2018

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

Specific requirement or condition being sought:

To not provide the extension of the stub street Arroy Willow Trail nor terminate the stub street with a cul-de-sac

Chapter 42 Section: 134

Chapter 42 Reference:

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

If 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:



Application Number: 2018-0712
Plat Name: Cypress Animal Hospital
Applicant: Lentz Engineering, L.C.
Date Submitted: 04/13/2018

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

Specific Variance is being sought and extent of variance:

To not provide the extension of the stub street Arroy Willow Trail nor terminate the stub street with a cul-de-sac

Chapter 42 Section: 134

Chapter 42 Reference:

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

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

Matt Hennessey purchased the subject property in 2012 with the intent to set up his private veterinary clinic practice. The property had an existing home on the front portion of the lot and added a mobile home in late 2012. He had the property permitted in 2013 to allow for the home to be converted to the veterinary clinic (Cypress Fairhaven). The clinic was opened in 2013. In 2015, the Cypress Landing subdivision was created adjacent to his back property line and the Stub Street was created without his knowledge (notification of the Stub Street was not communicated to Matt). Because of Matt's business growth, he has a need to add a new clinic behind the existing one on the same property. With the Chapter 42 rules, he is unable to use approximately 60% of his land to expand because the Stub road issue creates an easement down the middle of his property or requires a cul-de-sac to be placed on his property. Neither is an option because the clinic expansion plans will require a new water well with a 150' clear zone radius and will also require a retention pond. See Exhibit "C". Matt currently employs 40 people and the new clinic building will allow his business to grow and create more jobs. As expected, property taxes would also increase dramatically. If Matt is denied the variance, cost of securing another site would be cost prohibitive, and he could be stuck in the location with the possibility of the government taking his land and business if the city decided to install the road from the Stub Street.

(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 applicant owned the property prior to the recordation of Cypress Landing East Section 11 Plat. There were no discussions with this owner in regards to the plat and how the stubbed street that's adjacent to his property would adversely affect it based on "Sec.42-134-Street Extension".

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

Then intent of "Sec.42-134-Street Extension" will be preserved and maintained since the following exceptions apply that would allow us to not have to extend the public street since: -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. -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 on the subdivision that is the subject of the application. -The existing stub street is only one lot in depth -The proposed subdivision will not extend residential development There are alternate connections which are shown on Exhibit "A" as well. The intent of "Sec.42-163-Stub Street" will be preserved and maintained since the plat now has 10' Building Lines where required by this ordinance.

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

The granting of this variance will not affect traffic flow patterns that have existed here since the development of the neighboring properties. Alternate routes and potential connections points are shown on Exhibit "A" and Exhibit "B".

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

The requested variance will satisfy the intent of Chapter 42, including Section 42-134 because there are alternate routes to improve traffic flow within these neighboring developments.

Houston Planning Commission

ITEM: 144

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Midtown Terrace (DEF1)

Applicant: Windrose



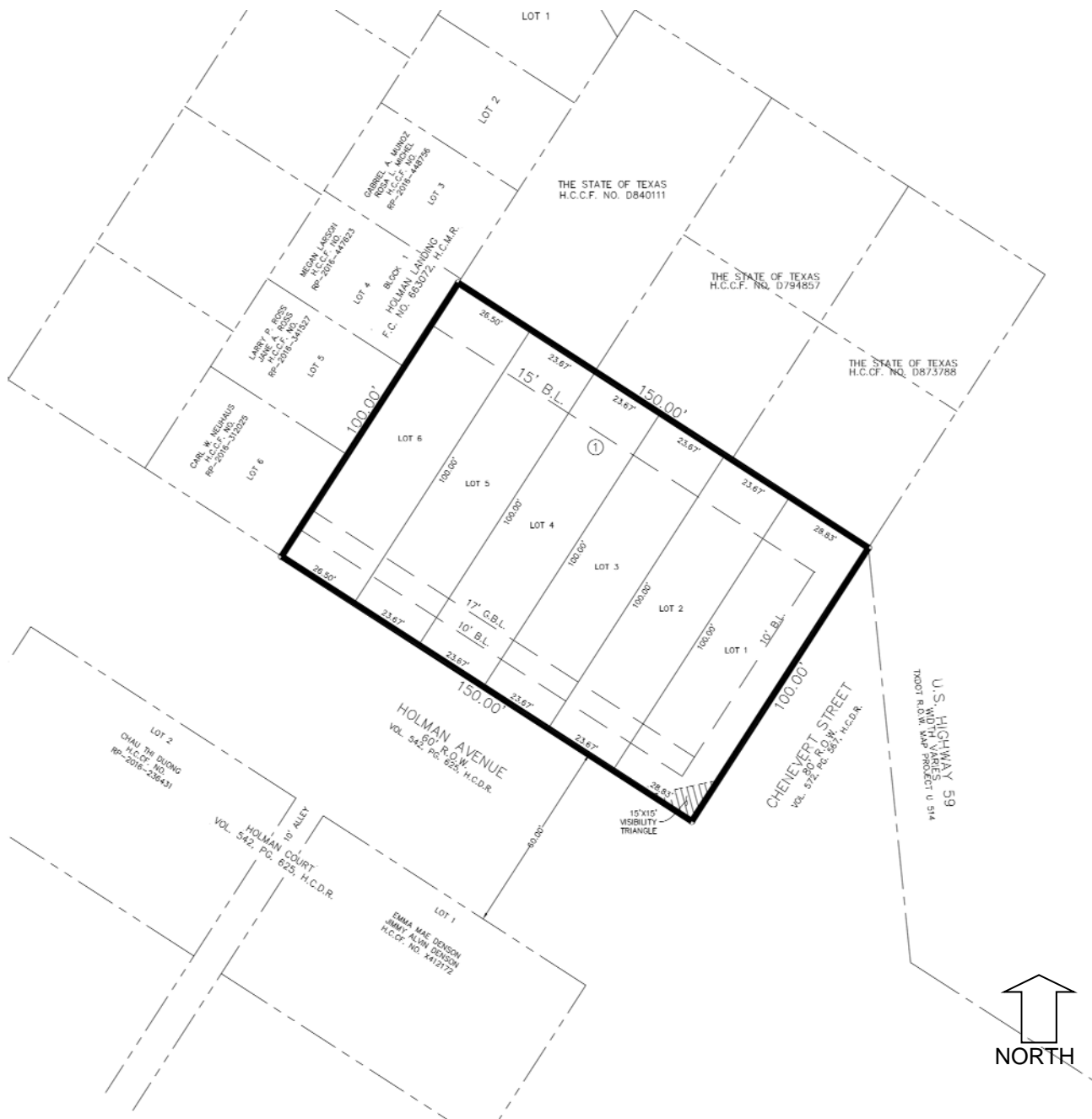
F- Reconsideration of Requirements

Site Location

Planning and Development Department

Meeting Date: 04/12/2018

Applicant: Windrose



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 144

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Midtown Terrace (DEF1)

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

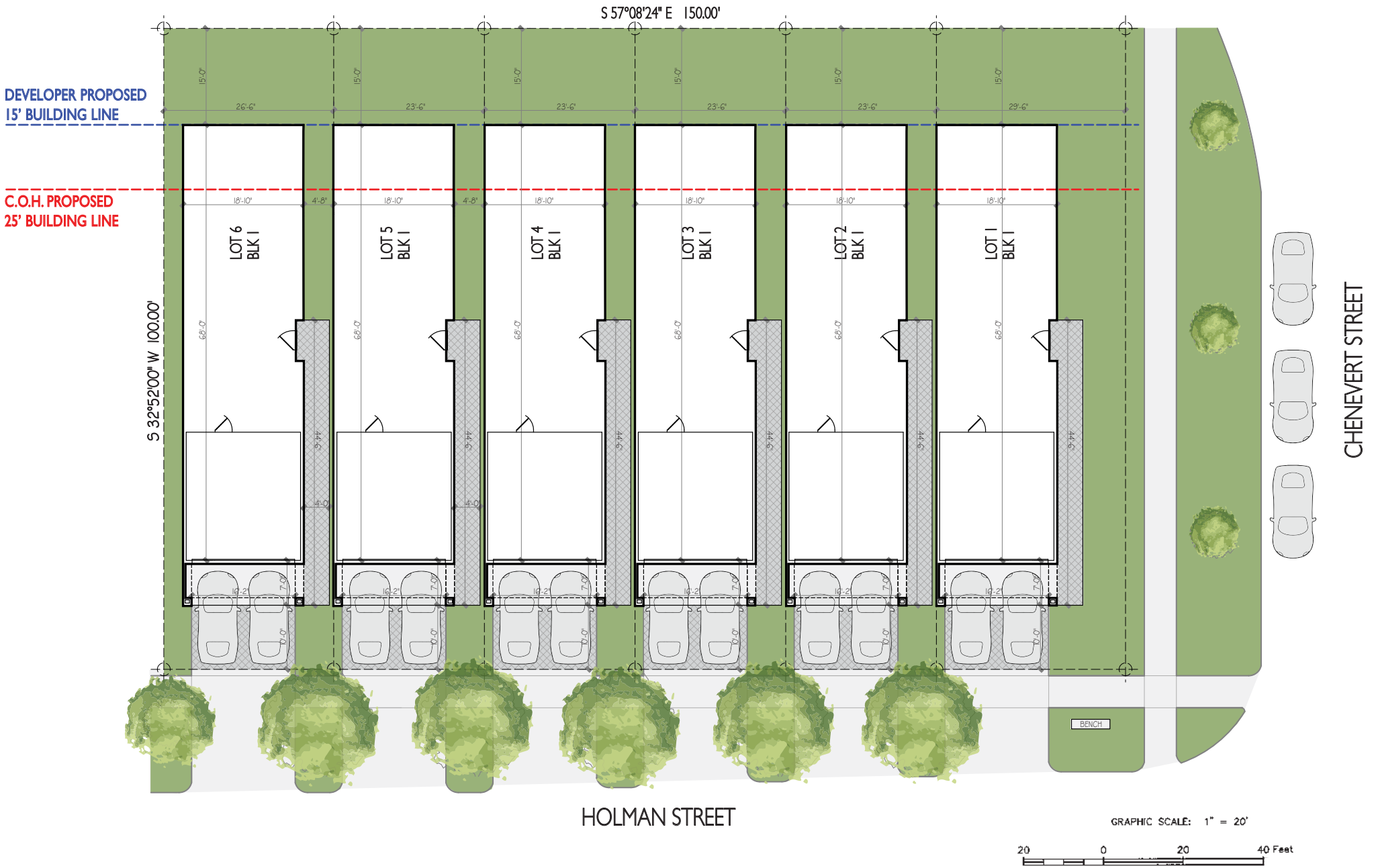
EDGE OF STREET

PROPERTY LINE

PROPERTY LINE



TRANSVERSE ELEVATION
CHENEVERT STREET



MIDTOWN TERRACE SITE PLAN





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 15-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.

Houston Planning Commission

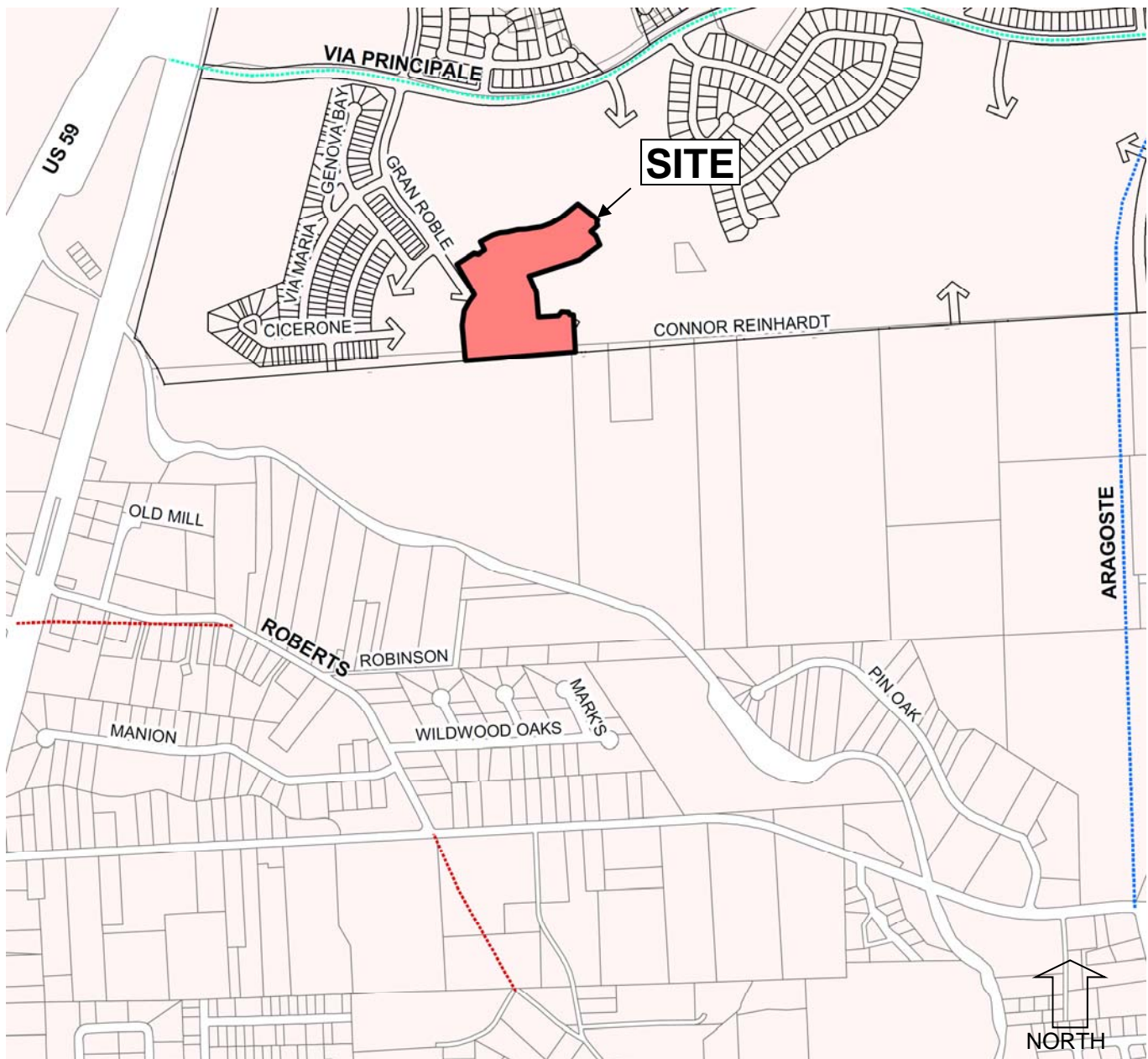
ITEM: 145

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Tavola Sec. 31

Applicant: RVi Planning + Landscape Architecture



F – Reconsideration of Requirements Site Location

Houston Planning Commission

ITEM: 145

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Tavola Sec. 31

Applicant: RVi Planning + Landscape Architecture



D – Reconsideration of Requirements Subdivision

Houston Planning Commission

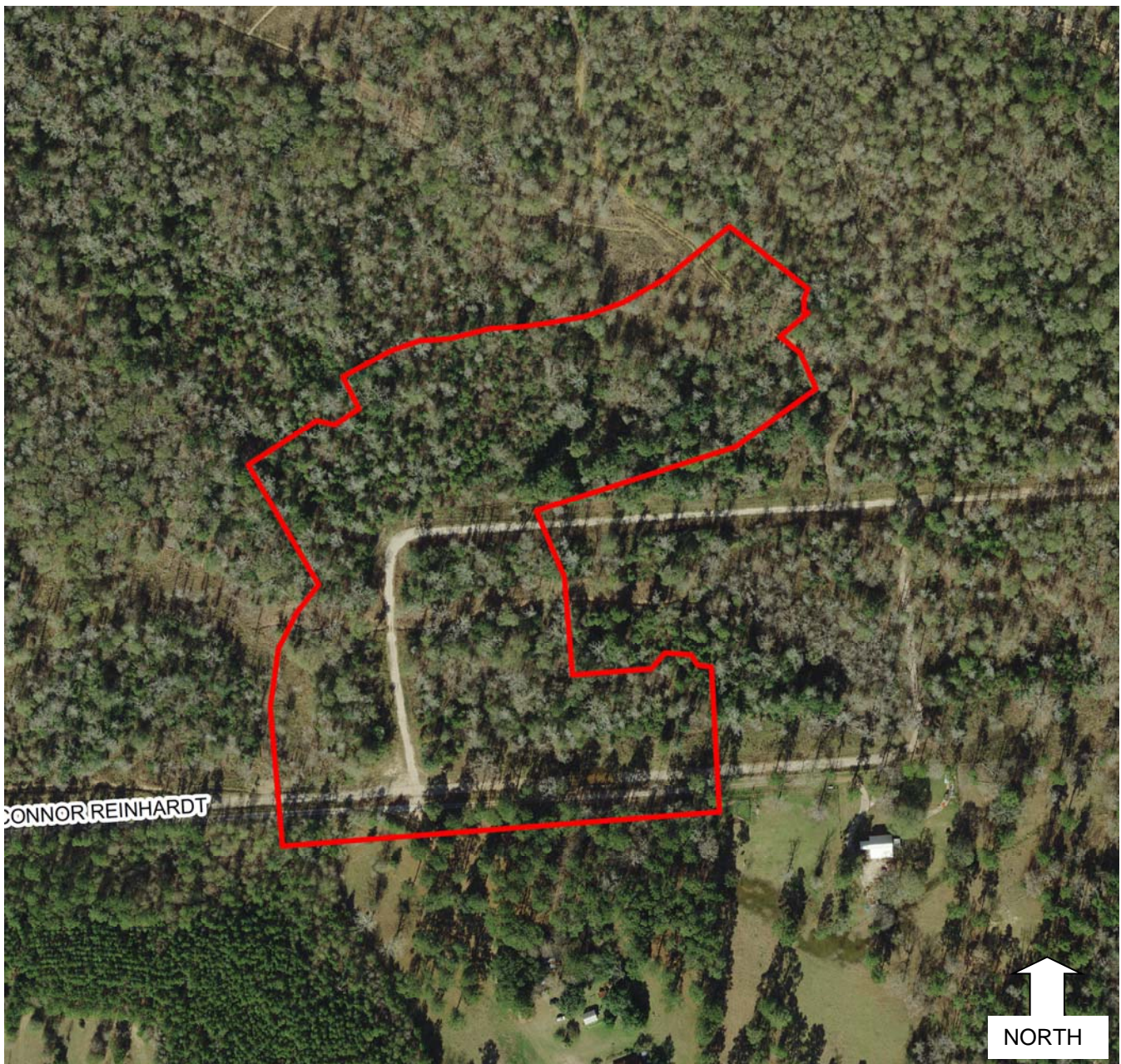
ITEM: 145

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Tavola Sec. 31

Applicant: RVi Planning + Landscape Architecture



F – Reconsideration of Requirements

Aerial



PLANNING &
DEVELOPMENT
DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2018-0802
Plat Name: Tavola Sec 31
Applicant: RVi Planning + Landscape Architecture
Date Submitted: 04/16/2018

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

Specific requirement or condition being sought:

To allow an intersection spacing of approximately 1,725 feet rather than 1,400 feet along the southern boundary of the project between Fabiano Drive and Costa Villa Place.

Chapter 42 Section: 128

Chapter 42 Reference:

Intersections of Local Streets

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

STATEMENT OF FACTS:

See special exception



PLANNING & DEVELOPMENT DEPARTMENT

SPECIAL EXCEPTION Request Information Form

Application Number: 2018-0802

Plat Name: Tavola Sec 31

Applicant: RVi Planning + Landscape Architecture

Date Submitted: 04/16/2018

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

Specific requirement for which the special exception is being sought:

To allow an intersection spacing of approximately 1,725 feet rather than 1,400 feet along the southern boundary of the project between Fabriano Drive and Costa Villa Place.

Chapter 42 Section: 128

Chapter 42 Reference:

42-128 Intersections of Local Streets

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;

The property immediately south of the project is encumbered by Caney Creek, a major tributary to the San Jacinto River. The floodway for Caney Creek at this location is approximately 800 feet in width and the vast majority of the property to the south is located within the 100-year floodplain. These factors will significantly limit any future development, and as a result, will limit future traffic generation. The property to the south is currently owned by two separate property owners. Allowing the special exception will provide direct access to both land owners while allowing for adequate future mobility.

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

The proposed plat will provide direct access to the existing land owners to the south and will allow for adequate future mobility, which is consistent with the intent and general purposes of Chapter 42.

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

The proposed request represents a 23 percent modification of the standard and therefore is not considered disproportionate to the requirement.

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

The proposed plat will provide direct access to the existing land owners to the south and will allow for adequate future mobility, which is consistent with the intent and general purposes of Chapter 42.

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

The proposed plat will allow for adequate mobility in the area as well as ingress/egress for police, fire and emergency vehicles. Therefore, the granting of the special exception will not be injurious to the public health, safety or welfare.

Houston Planning Commission

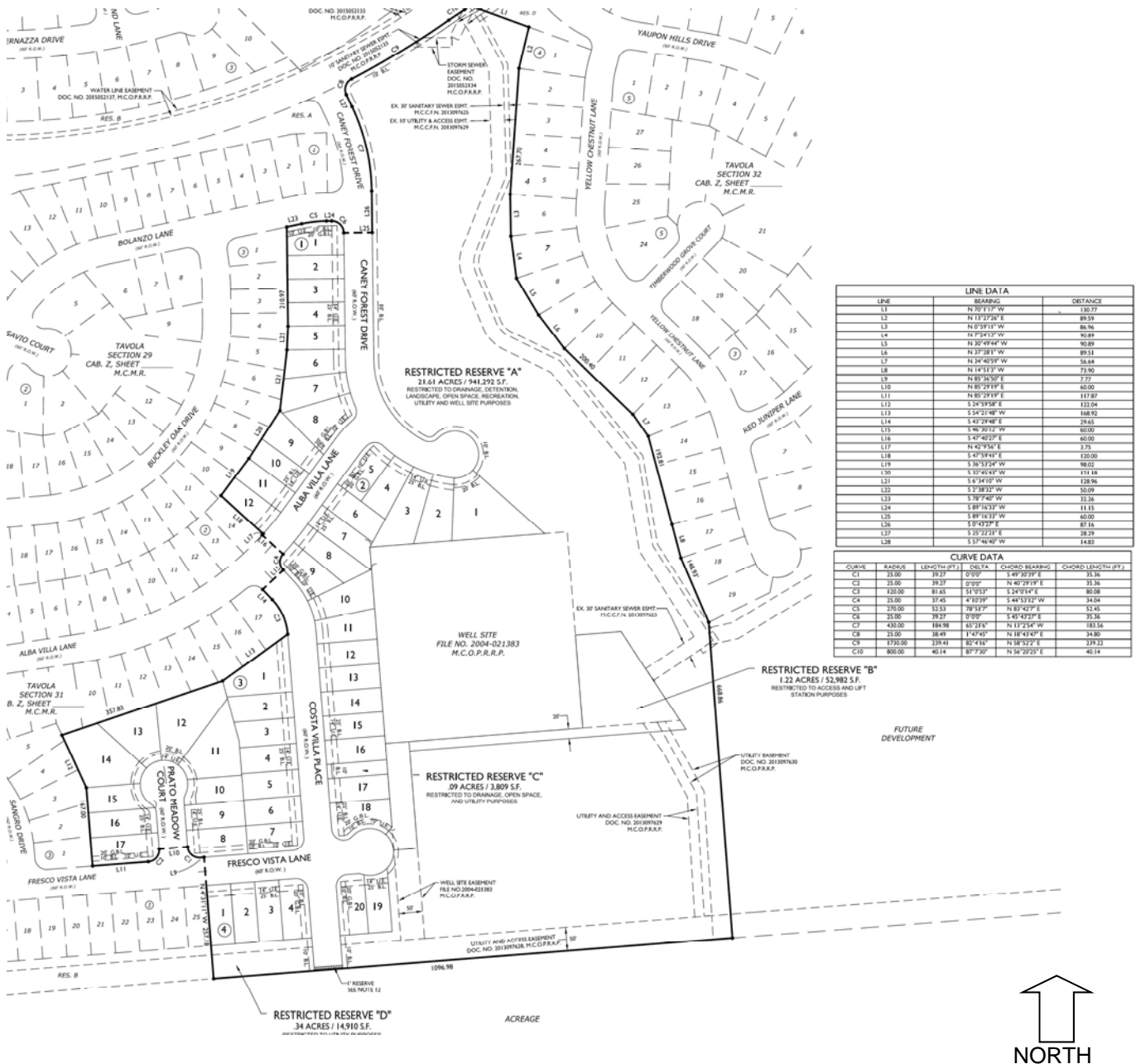
ITEM: 146

Planning and Development Department

Meeting Date: 04/26/2018

Subdivision Name: Tavola Sec 34

Applicant: RVi Planning + Landscape Architecture



F- Reconsideration of Requirements

Subdivision

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/26/18

ITEM: 155

Applicant: JAIME SANTOYO

Contact Person: JAIME SANTOYO

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1349	77365	5571	295-F	ETJ
NORTH OF: MILLS BRANCH WEST OF: SORTERS					

ADDRESS: 24180 Lilac Way

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT THREE HUNDRED TWO (302), 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:

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: 04/26/18

ITEM: 156

Applicant: GABINO ROSALES

Contact Person: MATTHEW JOHNSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1350	77357	5974	258-K	ETJ
NORTH OF: FM 1485 EAST OF: DEER RUN					

ADDRESS: 27644 Royal Coach

ACREAGE:

LEGAL DESCRIPTION:

LOT 1355, SECTION 6, OF PEACH CREEK FOREST, AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BROWN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION:

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: 04/26/18

ITEM: 157

Applicant: FRANCISCO I CEPEDA & PATRICIA

Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	18-1351	77357	5974	258-J	ETJ
NORTH OF: FM 1485 EAST OF: DEER RUN					

ADDRESS: 27418 Burning Tree

ACREAGE:

LEGAL DESCRIPTION:

LOTS 1311, 1312, 1313 AND 1314 SECTION 6, OF PEACH CREEK FOREST, AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BROWN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION:

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: 04/26/18

ITEM: 158

Applicant: HERMELINDA G CARRASO

Contact Person: HERMELINDA G CARRASO

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1352	77365	5772	297-E	ETJ
NORTH OF: FORD ROAD EAST OF: LOOP 494					

ADDRESS: 24292 Maple Circle

ACREAGE:

LEGAL DESCRIPTION:

LOT 69 OF WHITE OAK FOREST SUBDIVISION, AN UNRECORDED SUBDIVISION OUT OF A CALLED 240 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 792, PAGE 838, LOCATED IN THE J.M EVERETT SURVEY, ABSTRACT NUMBER 197, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION:

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
362 Cinnamon Oak Lane	18017368	77079	4957	489G	G
ACCOUNT NUMBER(S):		0931840000001			
PROPERTY LEGAL DESCRIPTION:		Lot 1, Block 5 Rustling Pines			
PROPERTY OWNER OF RECORD:		Jack B & Debbie S. Moore			
ACREAGE (SQUARE FEET):		14,469 (About Half in the Harris County Flood Control Easement)			
WIDTH OF RIGHTS-OF-WAY:		Cinnamon Oak Lane (60 feet); Conifer Road (60 feet)			
EXISTING PAVING SECTION(S):		Cinnamon Oak Lane (27 feet); Conifer Road (27 feet)			
OFF-STREET PARKING REQUIREMENT:		2			
OFF-STREET PARKING PROVIDED:		2			
LANDSCAPING REQUIREMENTS:		Complies			
LANDSCAPING PROVIDED:		Complies			
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:		3,366 square feet			
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:		8,227 square feet			

PURPOSE OF VARIANCE REQUEST:

To allow a 10' garage building line in lieu of the 20' building line along a local street, Conifer Road.

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 5, Block 1 Rustling Pines, located at 362 Cinnamon Oak Lane. The property had a house on a 25' front building line along Cinnamon Oak Lane and an existing garage on a 10' building line along Conifer Road, per original, February 1960, plat of Rustling Pines. The property is a corner lot with Conifer Road dead-ending into Rummel Creek and the Edith L Moore Nature Sanctuary and about half of the existing lot is in the Harris County Flood Control Easement. This is a well-developed residential area and most of the houses that abut the property are built using the 10' building line for the garage. Additionally, this property has an existing garage access from Conifer Road. There are no sidewalks on either Cinnamon Oak Lane or Conifer Road and the HOA has issued a letter approving no new sidewalks.

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 had a single-family home that has been there since 1968. Requiring a 17' garage building line for the Conifer Road portion of the property would create an undue hardship in that there is a 25' building line on Cinnamon Oak Lane and about half the existing lot is the Harris County Flood Control Easement 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 42-157 garage building line.

- (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 strict requirement of a 17' garage building line per Sec. 42-157 (b) (2) along Conifer Road which has an existing garage per subdivision plat of February 1960, would create an undue hardship in conjunction with the 25' building line on Cinnamon Oak Lane and about half the existing lot is the Harris County Flood Control Easement.

- (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 (February 1960) with 10' building line setback along Conifer Road. The property will adhere to the original 10' garage building setback line and the proposed new home, as designed per the deed restrictions, has been approved by the HOA for construction. Therefore, imposition of 17' building setback is an unreasonable hardship imposed on this property by Chapter 42, while adhering to the deed restrictions along Conifer Road, a dead-end street, will not. 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 1, Block 5 Rustling Pines is an existing lot that does not allow any options for development other than single family. The intent and general purposes of Chapter 42 will be preserved by allowing the 10' garage building line, per (42-157 (a) (2) as the new garage will be 26' from the back of the existing curb. Therefore, this sensible development will encourage the uses that are already present in this neighborhood. Per Chapter 42, the structure honors the original subdivision plat, including the prevailing 10' setback condition along Conifer Road and a 25' building line along Cinnamon Oak Lane.

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

Cinnamon Oak Lane and Conifer Road are local streets with Conifer Road a dead-end street. 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 west side of the property along Cinnamon Oak Lane and Conifer Road on the north side that are generally the same size. However, about half of the existing lot is in the Harris County Flood Control Easement and unusable for construction. (42-157) The new garage structure's location itself poses no jeopardy to public safety using the 10' garage setback line on a dead-end street and the garage will be 26' from the back of curb and no sidewalk. This fulfills the intent of Sec. 42-157 (a) (2).

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

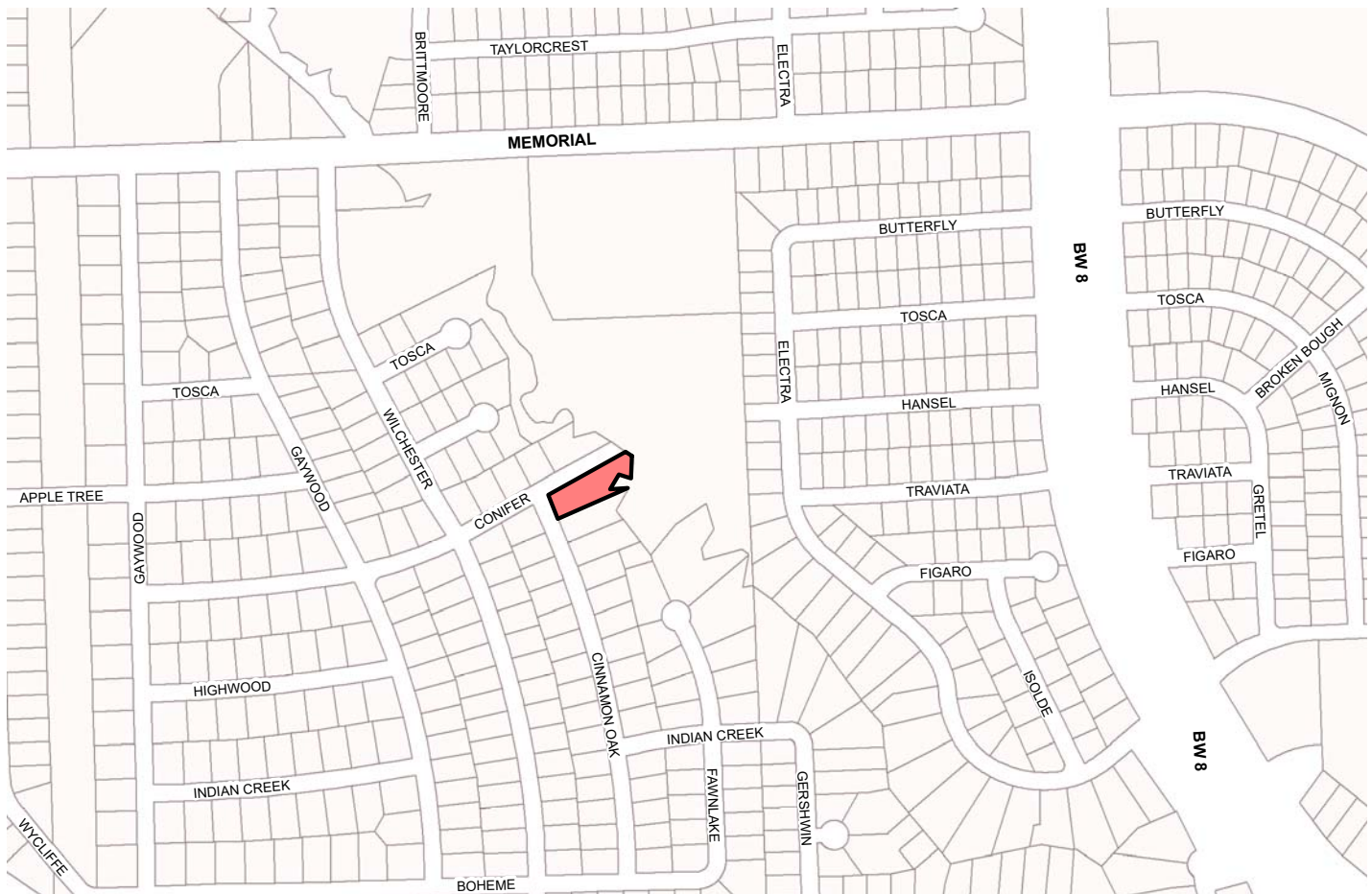
The hardship is that Lot 1, Block 5 Rustling Pines is an existing lot platted in February 1960 for a single-family home; with a building line in accordance with deed restrictions. The request to not provide a 17' garage building line per Sec. 42-157 (b) (2) and allow the existing 10' garage building line and access from Conifer Road while complying with the intent of Chapter 42 - Sec. 42-157 (a) (2). This 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 property.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 159

Meeting Date: 4/26/2018

Houston Planning Commission

Aerial Map

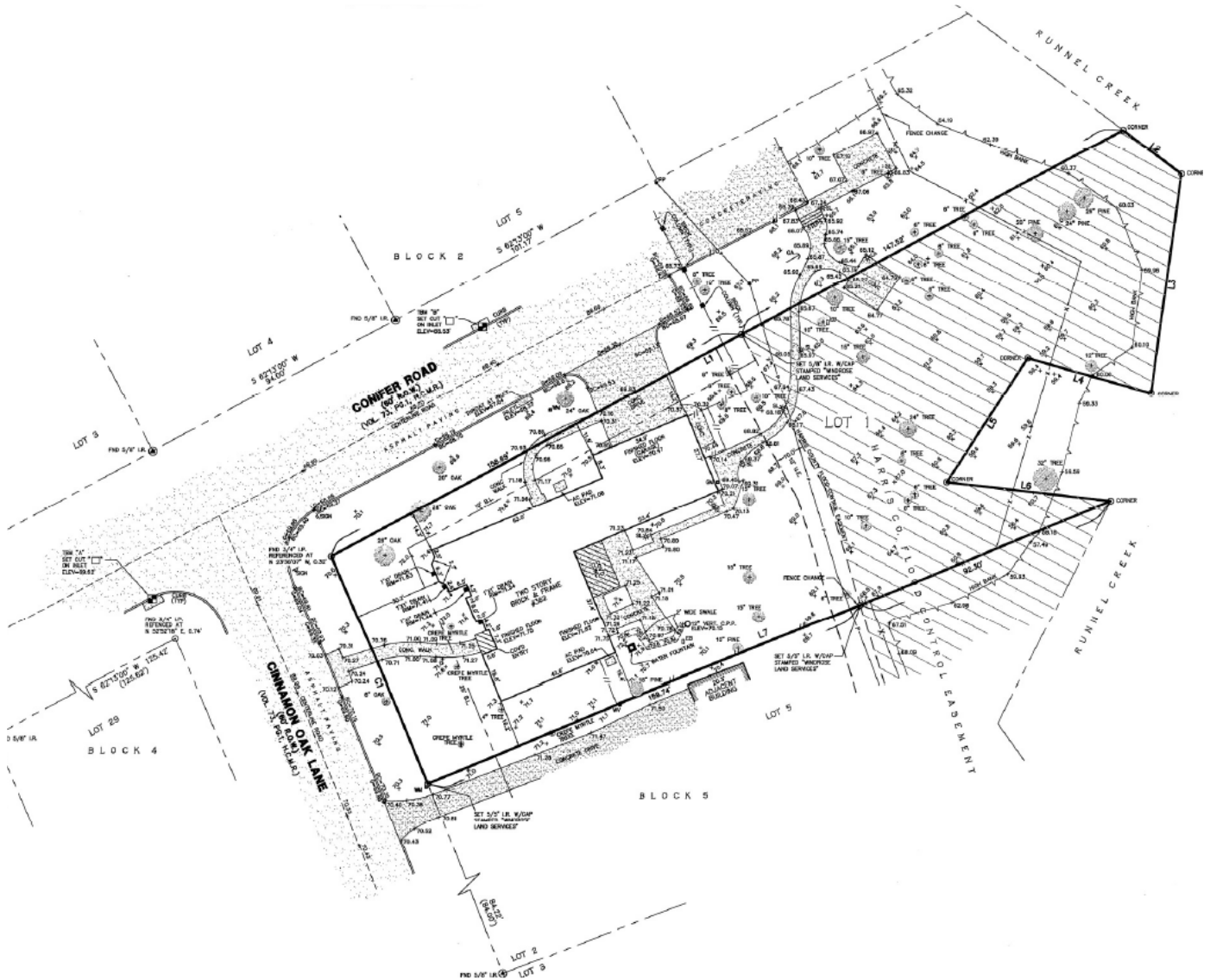


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

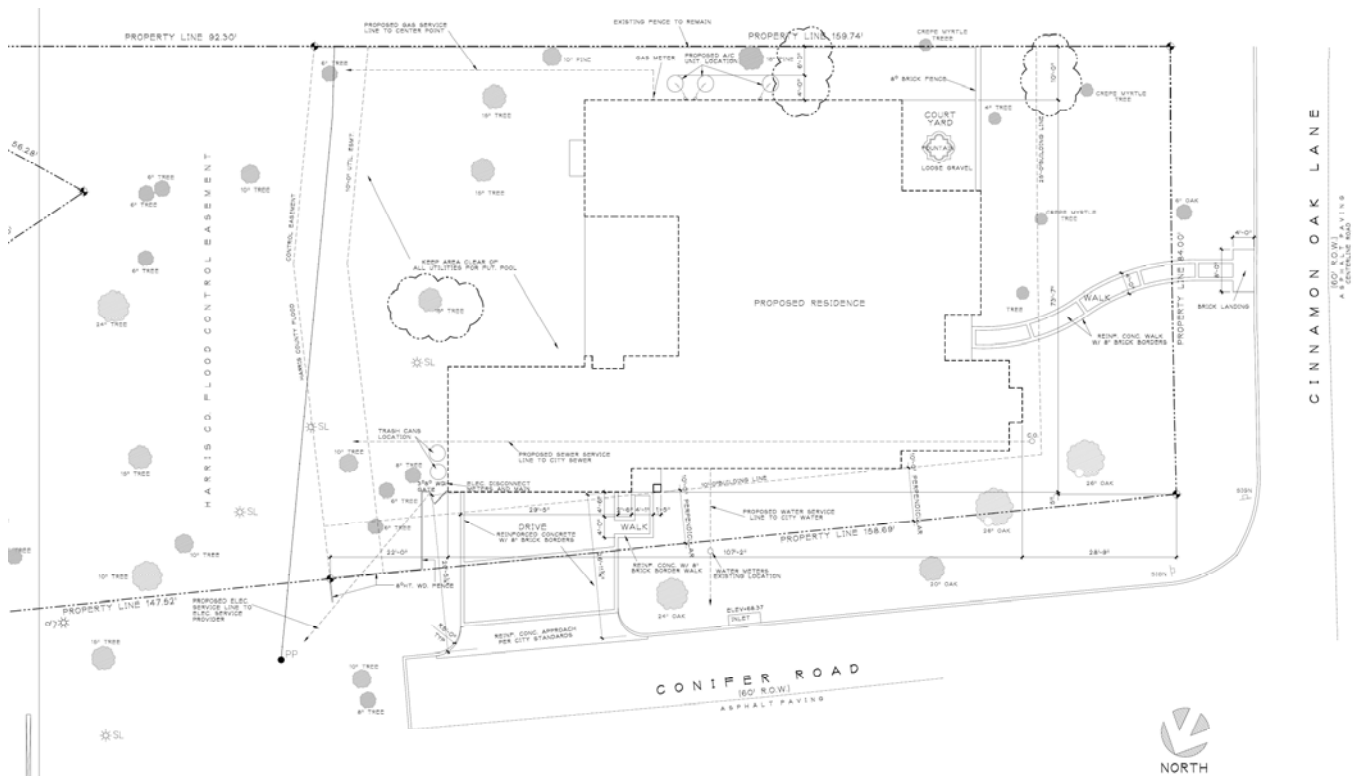


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

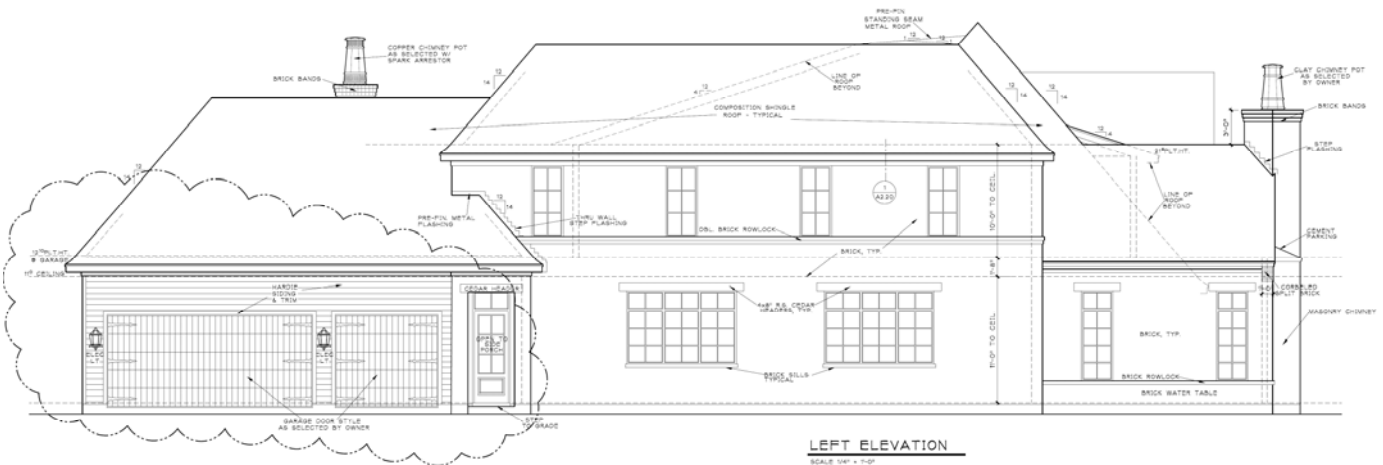
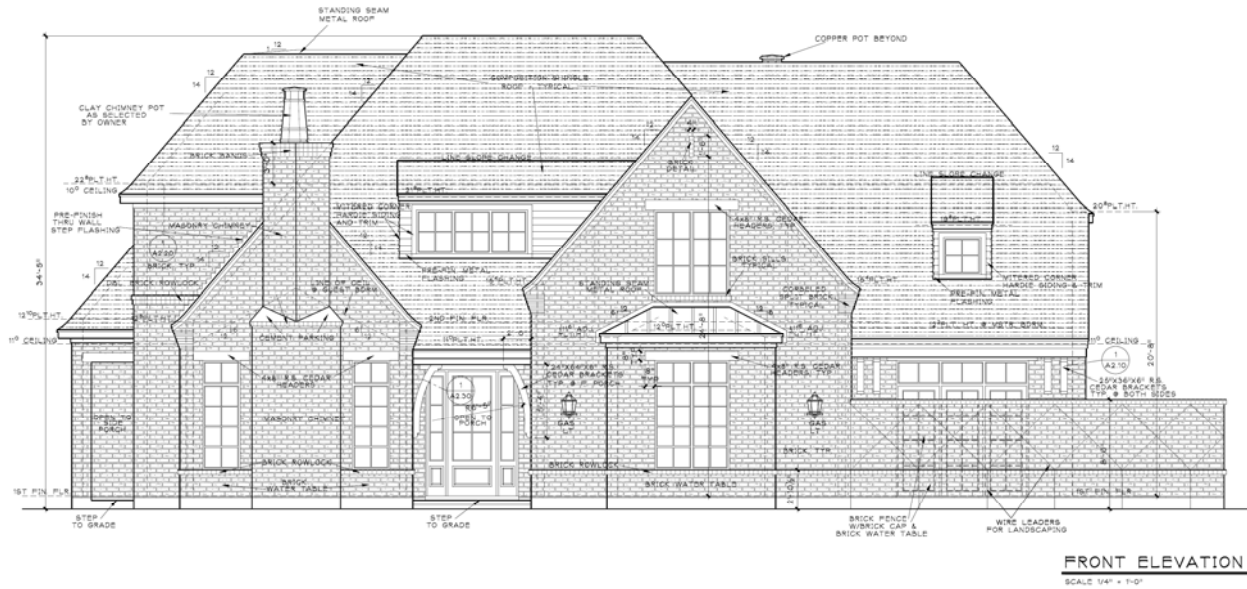


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



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@kwtxas.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.

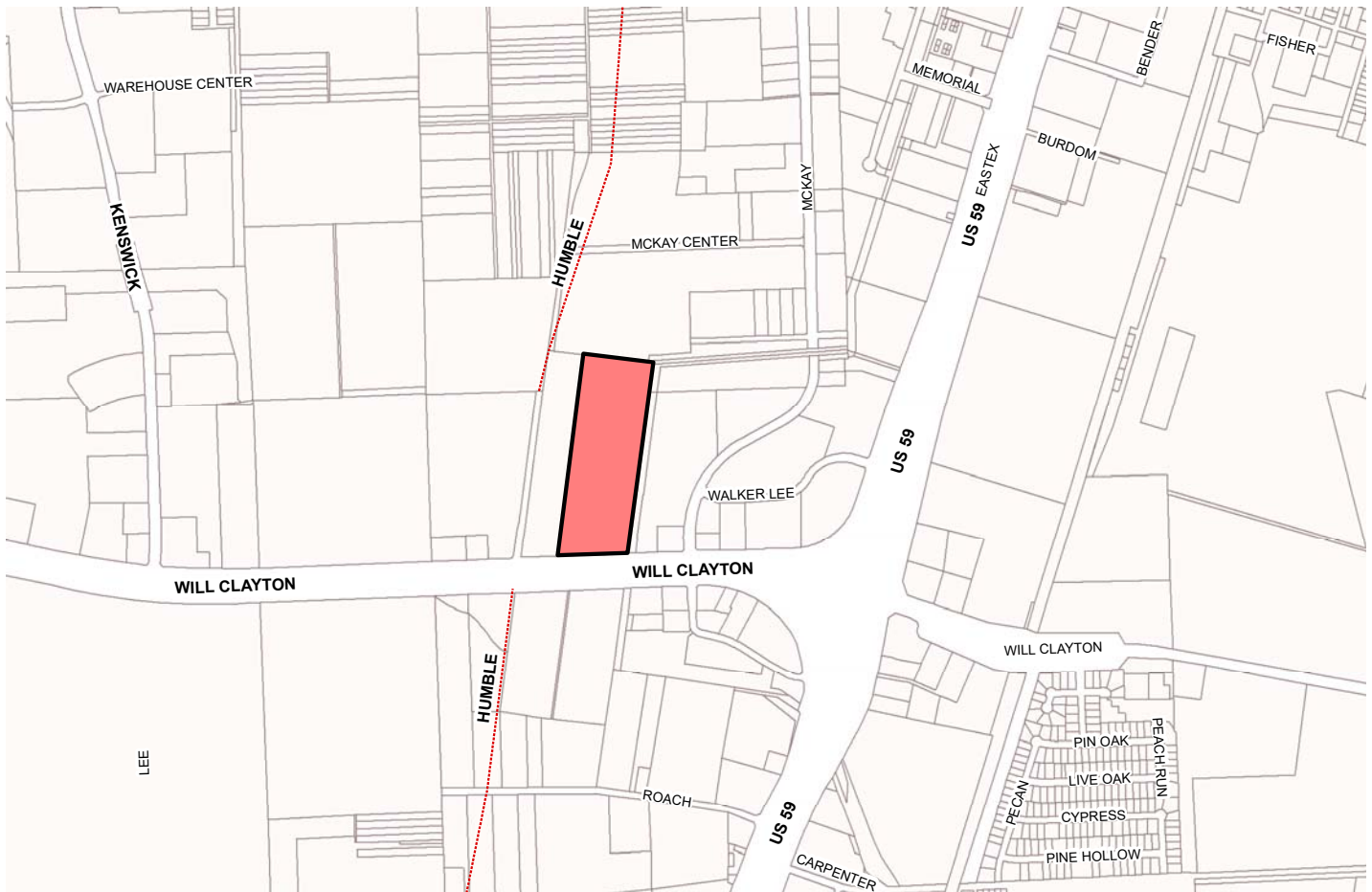
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant. All variances as granted shall be in writing, shall be signed by the secretary of the commission and maintained as a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

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

Location Map



LANDSCAPE PLAN VARIANCE



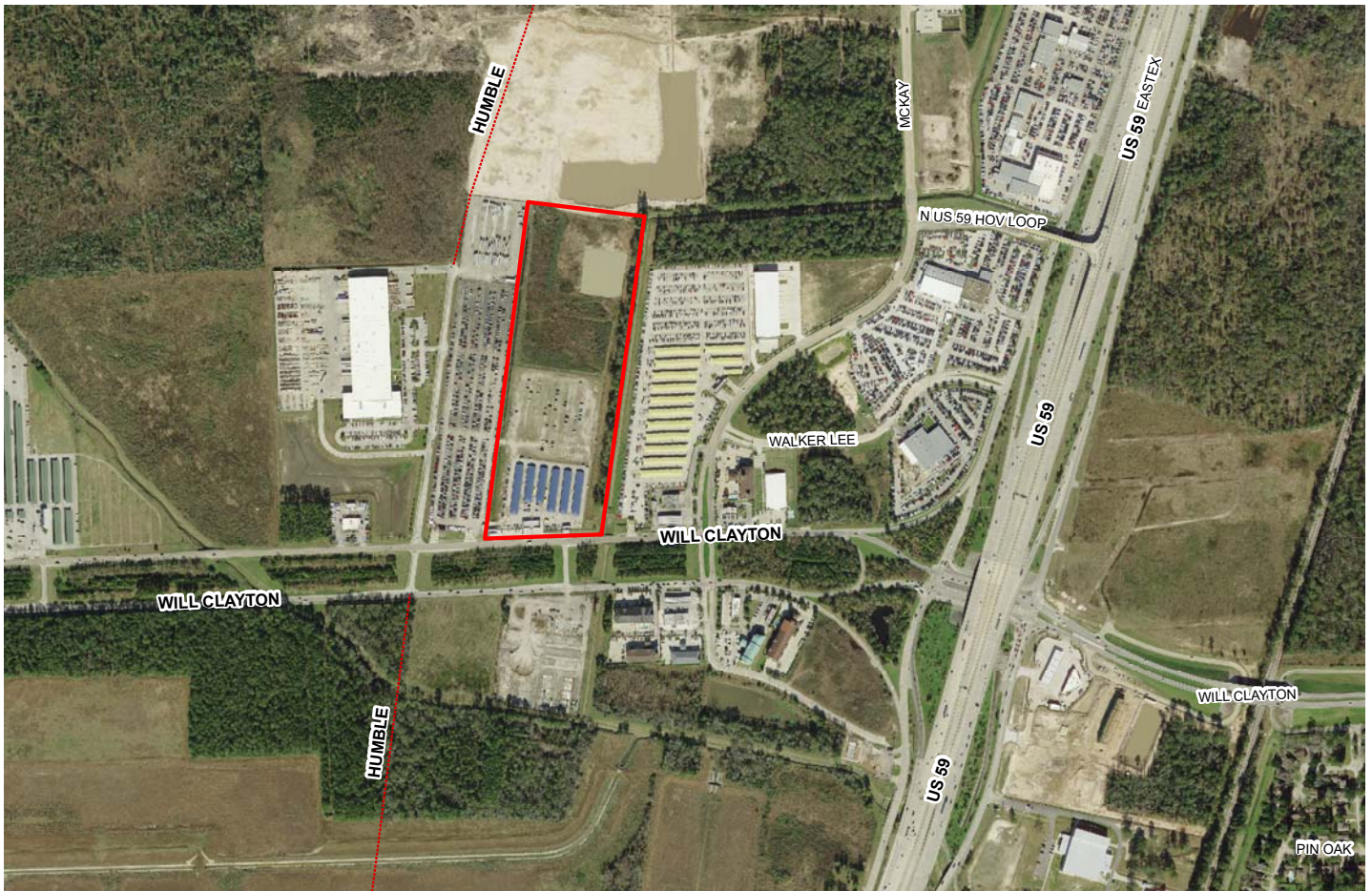
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 4/26/2018

Houston Planning Commission

Aerial Map



LANDSCAPE PLAN VARIANCE



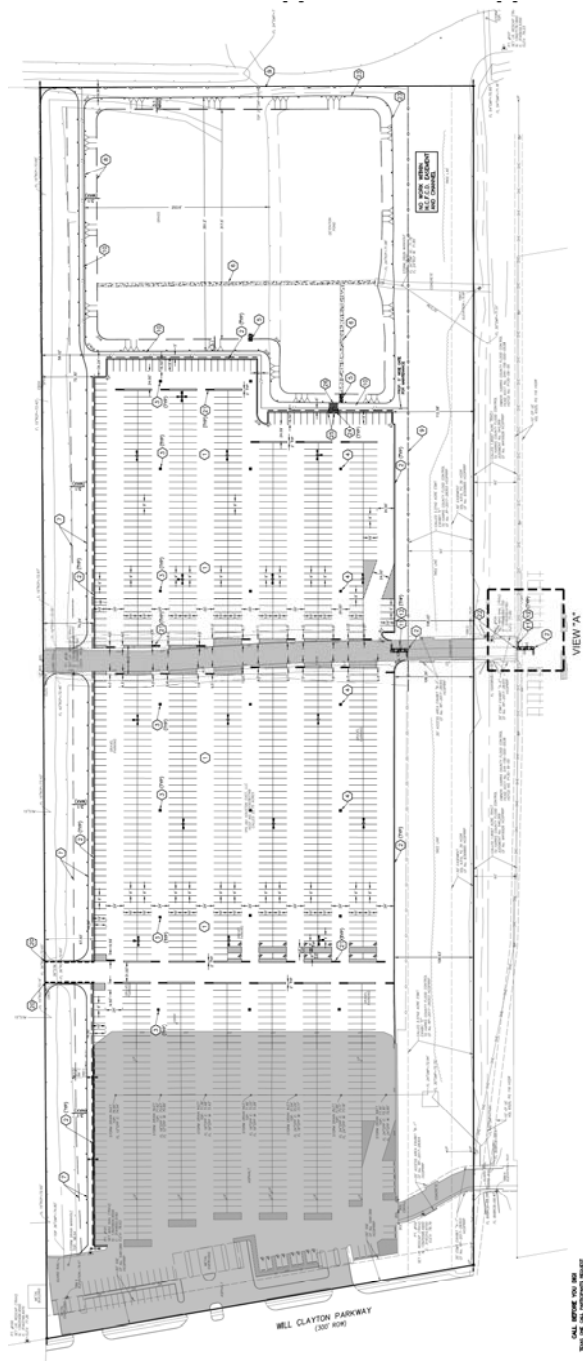
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 4/26/2018

Houston Planning Commission

Site Plan



LANDSCAPE PLAN VARIANCE

AGENDA: IV

SMLSB Application No. 705: 2000-2100 block of MacArthur Street, north side, between Montclair Drive and Sheridan Street.

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for 2000 and 2100 block of MacArthur Street, north side, between Montclair Drive and Sheridan Street. Analysis shows that a minimum lot size of 6,825 sf exists for the blockface. A petition was signed by the owners of 64% 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 (15) lots along the 2000-2100 block of MacArthur Street, north side, between Montclair Drive and Sheridan 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 one blockface, the north side of MacArthur Street.
- At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of fifteen (15) single-family residential properties (representing 100% of the total lots within the boundary area).
- The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained ten (10) of fifteen (15) signatures of support from property owners in the proposed SMLSB (owning 64% 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 6,825 sf exists on twelve (12) 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 1946. Most houses originate from the 1950s. The establishment of a 6,825 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.*
Twelve (12) out of fifteen (15) lots (representing 84% of the application area) are at least 6,825 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. **705**

Date Received: **2/20/2018** Date Complete: **3/6/2018**

Street(s) Name: **MacArthur Street** **2000-2100 Block of MacArthur Street**

Lot(s)

Cross Streets: **Montclair Drive** and **Sheridan Street**

Side of street: **north**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
2026 (LT 35 & TRS 34 & 36A-1)	SFR		10,545
2034 (TRS 33 & 34A)	SFR		9,860
2038 (LT 32 & TR 33A)	SFR	Y	8,400
2042 (LT 31)	SFR		6,825
2046 (LT 30)	SFR	Y	6,825
2050 (TR 29)	SFR	Y	6,300
2102 (TRS 28 & 29)	SFR	Y	6,825
2106 (TRS 27 & 28A)	SFR	Y	6,300
2110 (TRS 26 & 27A)	SFR	Y	5,880
2114 (TRS 25 & 26A)	SFR	Y	6,825
2118 (TRS 24 & 25A)	SFR		6,825
2122 (TRS 23 & 24)	SFR	Y	6,825
2126 (TRS 22 & 23)	SFR		6,825
2130 (LT 21 & 22A)	SFR	Y	7,875
2134 (LT 20)	SFR	Y	9,285

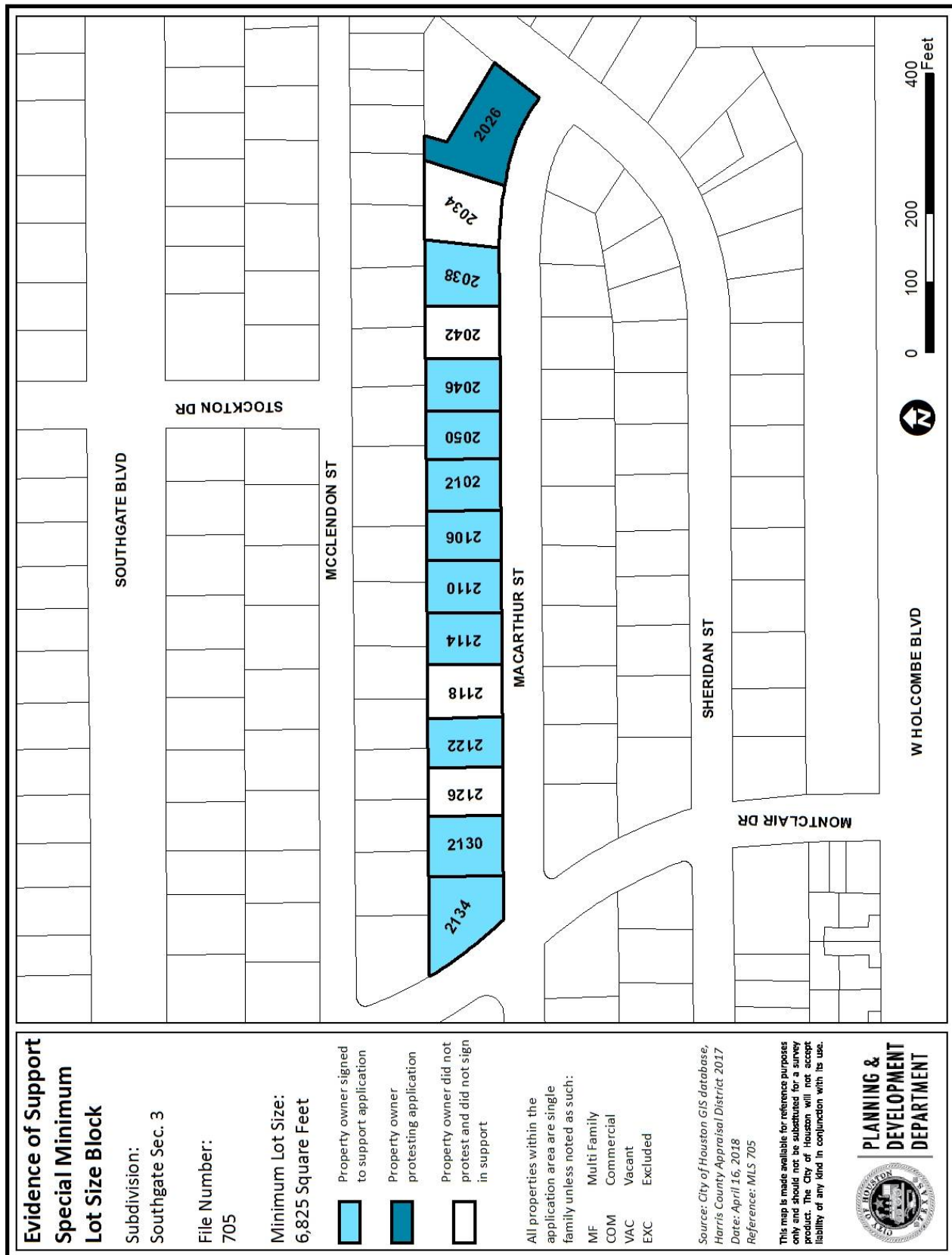
Evidence of Support (must be 51% or more by area for Director administrative approval):								
Of	112,220	Square Feet in the Proposed Application Area	71,340	Square Feet are Owned by Property Owners Signing in Support of the Petition =	64%			
Single Family Calculation:								
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):								
	15	# developed or restricted to no more than two SFR Units	Of	15	Total number of SFR lots in the Proposed Application Area	15	Total number of lots in the Proposed Application Area	100%
	0	# of Multifamily lots						
	0	# of Commercial lots						
	0	# of Vacant Lots						
	15	Total						

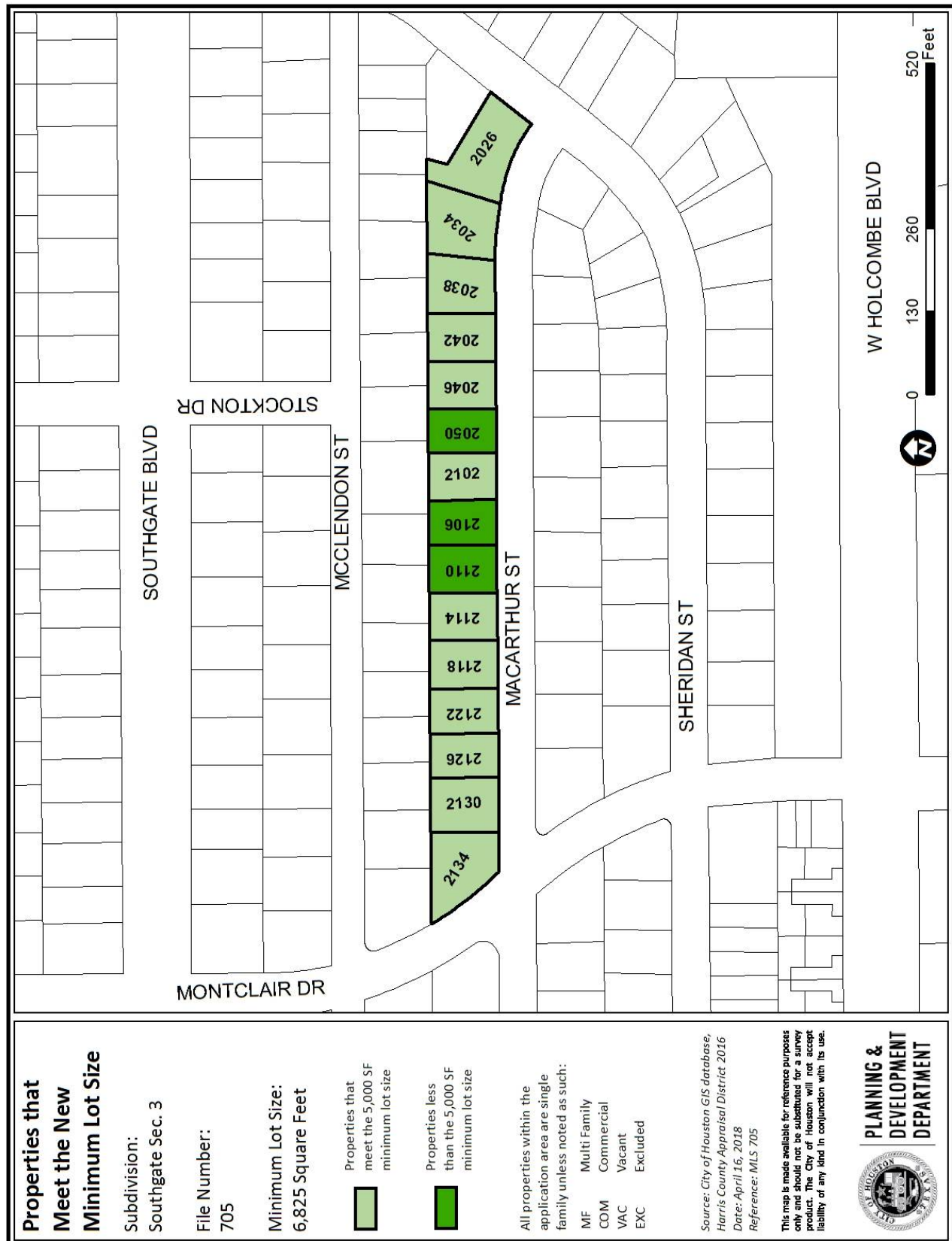
Minimum Lot Size Calculations:

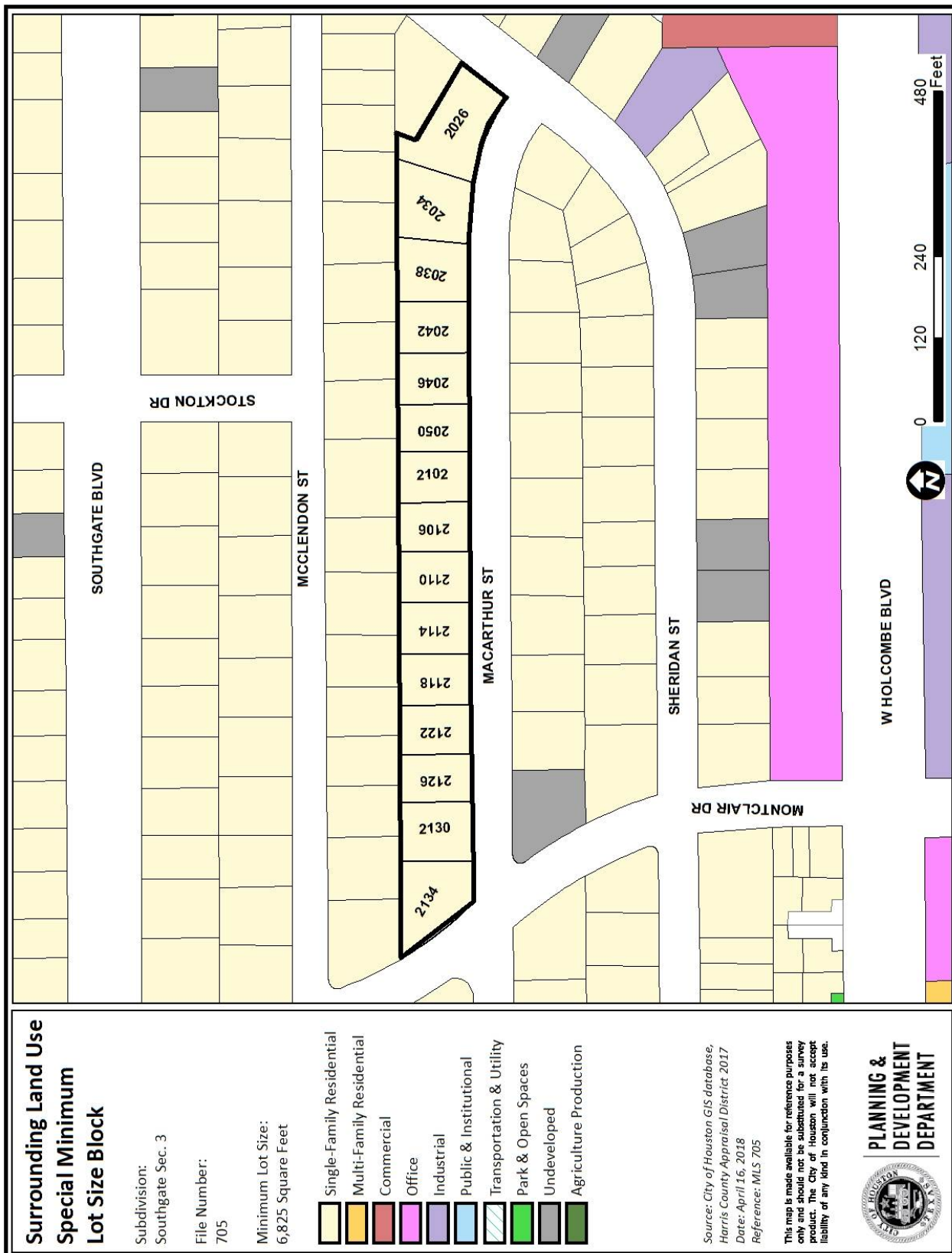
Total # of lots	15	Total sq. ft. =	112,220	/ # of lots =	7,481	average sq. ft.
					6,825	median sq. ft.

Lots ranked by size	70 %		
	Size	% by Area	Cumulative % by Area
1	10,545	9.4%	9.4%
2	9,860	8.8%	18.2%
3	9,285	8.3%	26.5%
4	8,400	7.5%	33.9%
5	7,875	7.0%	41.0%
6	6,825	6.1%	47.0%
7	6,825	6.1%	53.1%
8	6,825	6.1%	59.2%
9	6,825	6.1%	65.3%
10	6,825	6.1%	71.4%
11	6,825	6.1%	77.5%
12	6,825	6.1%	83.5%
13	6,300	5.6%	89.1%
14	6,300	5.6%	94.8%
15	5,880	5.2%	100.0%
Total	112,220	100.0%	

This application qualifies for a **6,825** Square Feet Special Minimum Lot Size







Zorrilla, Abraham - PD

From: Meng Wang [REDACTED]
Sent: Monday, March 19, 2018 12:57 PM
To: Zorrilla, Abraham - PD
Subject: Protest for the application of minimum lot size block (2000-2100 MacArthur Street, north side)

Re: Special Minimum Lot Size Block Application

2000-2100 block of MacArthur Street, north side,

between Montclair Drive and Sheridan Street

Dear Mr. Zorrilla,

This is Meng Wang, the owner of the property at 2028 MacArthur Street, Houston TX 77030. I am writing this email to file a protest against the application for the creation of a Special Minimum Lot Size Block under Section 42-197 of the Code of Ordinances.

For your information,

My name: Meng Wang

My current mailing address: 2001 Holcombe Blvd, Unit 202, Houston TX, 77030

Please let me know if you would need any further information. Thank you very much.

Sincerely yours,

Meng Wang

Zorrilla, Abraham - PD

From: Meng Wang [REDACTED]
Sent: Wednesday, April 18, 2018 8:49 AM
To: Zorrilla, Abraham - PD
Subject: Re: RE: Protest for the application of minimum lot size block (2000-2100 MarArthur Street, north side)

Dear Mr. Zorrilla,

After discussion with my family and neighbors, we decided NOT to protest the application of minimum lot size block (2000-2100 MarArthur Street, north side).

Thanks,
Meng Wang

Special Minimum Lot Size Block Application

According to

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Please complete entire application form.

1. Location:

General Location: NORTH SIDE OF MACARTHUR ST. BETWEEN MONTECLAIR AND STERIDON

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

Specific Legal Description

BLK 6, LOTS 20 - 36A-1, IN SOUTHGATE ADDITION, SEC 3

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

2. Contacts:

Primary

Applicant

DOUGLAS S. WHEELER

Phone #

Address

2134 MACARTHUR ST.

E-mail

City

HOUSTON

State

TX

Zip

77030

Alternate

Applicant

DONALD E. WHEELER

Phone #

Address

2134 MACARTHUR ST.

E-mail

City

HOUSTON

State

TX

Zip

77030

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

File #

705

Key Map #

TIRZ

Lambert #

Super N'hood

Census Tract

City Council District

4. Submittal Requirements:

Please Check

Completed application form (this page)



Petition signed by the applicant (page 4)



Evidence of support from the property owners within the boundary (page 5)



Signed deed restriction statement (page 6)



Copy of deed restrictions, if applicable



Sample of Notification Sign (page 8)



Map or sketch showing the address, land use and size of all lots within boundary area



Data showing the actual size of each lot





