

HOUSTON PLANNING COMMISSION

AGENDA

JUNE 7, 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

June 7, 2018

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

Call to Order

Director's Report

Approval of the May 24th, 2018 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Homero Alegria)
- b. Replats (Homero Alegria)
- c. Replats requiring Public Hearings with Notification (Devin Crittle, Geoff Butler, Suvidha Bandi)
- d. Subdivision Plats with Variance Requests (Homero Alegria, Geoff Butler)
- e. Subdivision Plats with Special Exception Requests (Muxian Fang)
- f. Reconsiderations of Requirement (Homero Alegria, Carson Lucarelli)
- g. Extension of Approvals (Lyndy Morris)
- h. Name Changes (Lyndy Morris)
- i. Certificates of Compliance (Lyndy Morris)
- j. Administrative
- k. Development Plats with Variance Requests (Jose Mendoza)

II. Establish a public hearing date of July 5, 2018

- a. Allendale Townsite Sec A partial replat no 4
- b. Allendale Townsite Sec A partial replat no 5
- c. Allendale Townsite Sec A partial replat no 6
- d. Gibson Street Townhomes partial replat no 1
- e. McGinty Acres Sec 1 partial replat no 1
- f. Morningside Place Sec 2 partial replat no 1
- g. Newport Place Sec 10 partial replat no 1
- h. Ranch Country Sec 4 partial replat no 1
- i. Ranch Country Sec 5 partial replat no 1
- j. Woodland Terrace partial replat no 2

III. Establish a public hearing date of July 5th, 2018 for a Southwind Hotel/Motel located at 5617 North Freeway

IV. Public Comment

V. Adjournment

Minutes of the Houston Planning Commission

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

May 24, 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 2:37 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Bill Baldwin

Absent

Fernando L. Brave

Absent

Antoine Bryant

Arrive at 2:57 p.m. during item #111

Lisa Clark

Left at 3:40 p.m. during item IV

Mark A. Kilkenny

Absent

Lydia Mares

Absent

Christina Morales

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 2:39 p.m. during the Director's Report

Ian Rosenberg

Absent

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Maggie Dalton for

The Honorable Robert E. Hebert

Loyd Smith for

Arrived at 2:47 p.m. during item #104

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 MAY 10, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 10, 2018 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 102)

Item removed for separate consideration **3**.

Staff recommendation: Approve staff's recommendations for items **1 – 102**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 102**, subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Sigler recused herself.

Staff recommendation: Approve staff's recommendations for item **3** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item **3** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Sigler returned.

C PUBLIC HEARINGS

103 Briarmont Sec 1 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: **Sigler**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

104 Crosby Village Sec 3 partial replat no 1

C3N

Approve

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

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

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

105 Foxhollow West Sec 1 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: **Garza**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

106 Little York 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: **Porras-Pirtle**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

107 North Shepherd Square C3N Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

108 Palisades Park C3N Withdraw
Staff recommendation: Withdraw the application and establish a public hearing date for June 21, 2018
Commission action: Withdrew the application and established a public hearing date for June 21, 2018.
Motion: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

109 Pine Terrace Sec 1 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: **Garza** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

110 Remington Creek Ranch Sec 5 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

111 Spring Branch Woods Sec 4 C3N Defer
partial replat no 1
Staff recommendation: Defer the application for two weeks per Council Member Stardig's request.
Commission action: Deferred the application for two weeks per Council Member Stardig's request.
Motion: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
Speakers: Mustafa Fatany, Chris Gonzalez – opposed.

D VARIANCES

Items 112 and 113 were taken together at this time.

112 Harvest Green GP GP Approve
113 Harvest Green Sec 20 C3F Approve
Staff recommendation: Grant the variance(s) and approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat(s) subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

114 Salem Lutheran Church of Rosehill GP GP Approve
Staff recommendation: Grant the variance(s) and approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat(s) subject to the CPC 101 form conditions.
Motion: **Nelson** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

Commissioner Victor recused herself.

Items 115 and 116 were taken together at this time.

115 Schindewolf GP

GP

Approve

116 Schindewolf Properties

C2

Approve

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

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

Motion: **Nelson**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Victor returned.

117 Skylink Terrace

C2R

Approve

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

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

Motion: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

118 Texas Medical Center Three

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: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

119 Turtle Pines

C2

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: **Victor**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

120 Willowcreek Ranch Sec 10

C3P

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: **Smith**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

121 Bauer Landing GP

GP

Approve

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

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

Motion: **Sigler**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Items 122 and 123 were taken together at this time.

122	Wayside Village GP	GP	Approve
123	Wayside Village Sec 6	C3P	Approve

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

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

Motion: **Garza** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
Speaker: Fred Mathis, Harris County.

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

G EXTENSIONS OF APPROVAL

124	Central at South Square	EOA	Approve
125	Dosey Doe	EOA	Approve
126	Grant Road PUD WWTP	EOA	Approve
127	Lopez Milroy Development	EOA	Approve
128	Palai Preserve	EOA	Approve
129	Pine Trace Village Drive Street Dedication	EOA	Approve
130	Pine Trace Village Sec 8	EOA	Approve
131	Sunrise Montrose	EOA	Approve
132	Windfern IV LLC	EOA	Approve

H NAME CHANGES NONE

I CERTIFICATES OF COMPLIANCE

133	25679 Magnolia Drive	COC	Approve
134	23675 Panky Lane	COC	Approve
135	23878 McShan Lane	COC	Approve
136	25689 Lantern Lane	COC	Approve
137	20177 Plantation Meadow	COC	Approve
138	27056 Spanish Oaks Lane	COC	Approve
139	8418 Furay Road	COC	Disapprove

Staff recommendation: Approve staff's recommendation for items 124-139.

Commission action: Approved staff's recommendation for items 124-139.

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

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

140	2419 Locke Lane	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.

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

Motion: **Sigler**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 21, 2018 FOR:

- a. Glen Lee Place partial replat no 1
- b. Inway Oaks Estates Sec 1 partial replat no 1
- c. Pinecrest Sec 2 partial replat no1
- d. Sandy Side Addition partial replat no 1
- e. Shadyvilla Addition no 2 partial replat no 7
- f. Westheimer Gardens partial replat no 2 replat no 1

Staff recommendation: Establish a public hearing date of June 21, 2018 for items II a-f.

Commission action: Established a public hearing date of June 21, 2018 for items II a-f.

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 777 WEST 23RD STREET, THE GOODARD SCHOOL DAYCARE

Withdraw

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1400 BLOCK OF INDIANA STREET, NORTH SIDE, BETWEEN COMMONWEALTH STREET AND WAUGH DRIVE (MLS 708)

Approve

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application (MLS 708) for the 1400 block of Indiana Street, north side, between Commonwealth Street and Waugh Drive, and forward to City Council.

Commission action: Denied the Special Minimum Lot Size Block application (MLS 708) for the 1400 block of Indiana Street, north side, between Commonwealth Street and Waugh Drive.

Motion: **Bryant** Second: **Sigler** Vote: **Carries** Opposing: **Garza, Nelson, Smith and Tahir.**

Speakers: Lelia Rodgers, Bill Bettingen and Anne Ritchie – opposed; Delia Cuellar – supportive.

V. EXCUSE THE ABSENCE OF COMMISSIONER(S) BALDWIN, BRAVE AND BRYANT

Commissioner Bryant was present, excused Commission(s) Baldwin and Brave absences.

Motion: **Sigler**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

VI. PUBLIC COMMENT

Mary Lou Henry provided the Commission with copies of the Major Thoroughfare Windfield Road application illustrations.

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:47 p.m.

Motion: **Bryant**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Patrick Walsh, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Allen Street Park GP	GP	
2	Allen Street Park Sec 1	C2	DEF1
3	Bauer Landing Sec 8	C3P	
4	Briarmont Sec 1 partial replat no 1	C3F	
5	Briarmont Sec 2	C3F	
6	Bricker Street Homes	C2	
7	Bridgeland Mason Road Street Dedicaton Sec 3	SP	
8	Bridgeland Parkland Village Lift Station no 3	C2	
9	Bridgeland Parkland Village Sec 14	C3F	
10	Bridgeland Parkland Village Sec 16	C3P	
11	Brookwood Forest Sec 7	C3P	
12	Brothers Business Center	C2	
13	Cedarpost Park	C3F	
14	Centre Park Terrace	C3F	
15	Crosby Village Sec 3 partial replat no 1	C3F	
16	Cypress Forest Market	C2	
17	De Vue at Ashford Point	C2	DEF1
18	Deep South Ice Rink And Sports Complex	C2	
19	DFJ Franz Commercial	C2	
20	Elyson Sec 19	C3P	DEF1
21	Falls at Dry Creek Sec 3 partial replat no 1	C3F	
22	Five Forks Village SWC Reserve	C2	
23	Generation Park West Sec 4	C2	
24	Grand Oaks Sec 9	C3P	
25	Grand Vista Sec 17	C3P	
26	Grandway West Annex	C3F	
27	Hermann Park Addition partial replat no 2	C3F	
28	HISD Scarborough Elementary School	C2	DEF2
29	Katy ISD Elementary no 42	C2	
30	Lantana Heights Drive Street Dedication Sec 1	C3F	
31	Lantana Sec 1	C3F	
32	McKaskle Warehouses	C2	DEF1
33	Morton Creek Ranch GP	GP	
34	Parker Homes	C2	
35	Phileo Church Arkansas Development	C2	
36	Pine Meadows Estates	C2	DEF1
37	Pine Terrace Sec 1 partial replat no 1	C3F	
38	Public Storage Store No TX25880	C2	
39	Reyes Trinidad	C2	
40	Rosehill Reserve Sec 4	C3F	
41	Telge Ranch Sec 3	C3F	
42	Traces Sec 1 partial replat no 2	C3F	

Platting Summary**Houston Planning Commission****PC Date: June 07, 2018**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Vistas of Klein Lake Sec 3	C3P	
44	West Richey Road Street Dedication Sec 1	C3F	DEF1
45	Willow Creek Estates replat Sec 1 partial replat no 2	C3F	
46	Willow Oaks Reserve	C2	
47	Woodridge Village Drive Street Dedication Sec 1	C3F	
48	Woodridge Village Sec 3	C3F	

B-Replats

49	Brinkman Gardens	C2R	
50	Campanile on Commerce Apartments	C2R	
51	Chateaux at the Chenevert	C2R	
52	Clover Heights	C2R	
53	Cossio Addition	C2R	
54	Ditty Gardens	C2R	
55	Edgar Court	C2R	DEF1
56	Herkimer Street Gardens	C2R	
57	Houston ISD Booker T Washington High School	C3R	
58	Hugh Cove	C2R	
59	Hyde Park Gardens	C2R	
60	Indiana Street Gardens	C2R	
61	Kickapoo Plaza	C2R	DEF1
62	Kingwood Place Sec 22 partial replat no 1	C3R	
63	Los Patios	C2R	
64	Maple Village	C2R	
65	Memorial Heights Villas	C2R	
66	Midway on Sunbury	C3R	
67	Phoenix Tower	C2R	
68	Pinpoint Ecclesia at Klein	C2R	
69	Prosperity Friendswood	C2R	
70	Ramsol Center	C2R	DEF1
71	Reserve at Alameda	C2R	
72	Rex Road Crossing	C2R	
73	Smart Living On Cullen	C2R	
74	Spring Park Center	C2R	
75	Summerlyn Terrace	C3R	
76	Views at Knox Street	C3R	
77	West Bellfort Rufino Shopping Center	C2R	
78	Woodcreek Crossing Sec 2 partial replat no 1	C2R	
79	Woodcreek Crossing Sec 2 partial replat no 2	C2R	

C-Public Hearings Requiring Notification

80	Craig Woods partial replat no 23	C3N	
81	Foxhollow West Sec 1 partial replat no 1	C3N	DEF1
82	Heights Gateway	C3N	

Platting Summary**Houston Planning Commission****PC Date: June 07, 2018**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
83	Houston Community College Auxiliary Reserve	C3N	
84	Lakeview Homes Addition partial replat no 3	C3N	
85	Little York partial replat no 1	C3N	DEF1
86	MacGregor Park Estates Sec 1 partial replat no 1	C3N	
87	Old River Terrace Sec 2 partial replat no 2 and Extension	C3N	
88	Remington Creek Ranch Sec 5	C3N	DEF1
89	Shadyvilla Addition no 2 partial replat no 6	C3N	
90	Spring Branch Woods Sec 4 partial replat no 1	C3N	DEF1

D-Variances

91	Hahls Warren	C2R	
92	Hidden Acres Village	C3P	
93	Lakewood Pines GP	GP	
94	Lakewood Pines Sec 10	C3P	
95	Texas Medical Center Three	C2R	DEF1
96	Turtle Pines	C2	DEF1
97	Willowcreek Ranch Sec 10	C3P	DEF2
98	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 20	C3P	

E-Special Exceptions

99	East River GP	GP	
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F-Reconsideration of Requirements

100	Lozano Square replat no 1	C2R	
101	McCarty Acres	C2R	
102	Senioritaville	C2R	
103	Spring ISD New Stadium	C2	

G-Extensions of Approval

104	Balmoral Sec 4	EOA	
105	Balmoral Sec 6	EOA	
106	Breen Partners	EOA	
107	Development at Knoll	EOA	
108	Harmony Village Sec 8	EOA	
109	Imperial Forest Sec 2	EOA	
110	Sona Development	EOA	
111	Stewart Cadillac Amending Plat no 1 replat no 1 and extension	EOA	

H-Name Changes

None

Platting Summary**Houston Planning Commission****PC Date: June 07, 2018**

Item		App	
No.	Subdivision Plat Name	Type	Deferral

I-Certification of Compliance

112	5326 Hartwick	COC	
113	24168 Parker Rd	COC	

J-Administrative

None

K-Development Plats with Variance Requests

114	6151 Lynbrook Drive	DPV	
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Platting Summary**Houston Planning Commission****PC Date: June 07, 2018**

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

A-Consent

1	Allen Street Park GP	2018-1084	GP	Harris	City	492G	1.64	0.01	22	City Choice Homes L.L.C.	ICMC GROUP INC
2	Allen Street Park Sec 1 (DEF1)	2018-0908	C2	Harris	City	492G	0.59	0.01	16	City Choice Homes L.L.C.	ICMC GROUP INC
3	Bauer Landing Sec 8	2018-1121	C3P	Harris	ETJ	285Q	22.64	3.66	98	LGI Homes - Texas, LLC	Pape-Dawson Engineers
4	Briarmont Sec 1 partial replat no 1	2018-1120	C3F	Harris	City	490Y	0.48	0.00	0	PULTE HOMES OF TEXAS, L.P.	Jones Carter - Woodlands Office
5	Briarmont Sec 2	2018-1107	C3F	Harris	City	490Y	4.89	0.42	69	PULTE HOMES OF TEXAS, L.P.	Jones Carter - Woodlands Office
6	Bricker Street Homes	2018-1115	C2	Harris	City	533V	0.29	0.00	3	Silver Circle Homes	Total Surveyors, Inc.
7	Bridgeland Mason Road Street Dedication Sec 3	2018-1057	SP	Harris	ETJ	365V	2.05	0.00	0	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.
8	Bridgeland Parkland Village Lift Station no 3	2018-1070	C2	Harris	ETJ	366S	1.14	1.14	0	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.
9	Bridgeland Parkland Village Sec 14	2018-1053	C3F	Harris	ETJ	365V	31.02	5.34	77	Bridgeland Development, LP	Costello, Inc.
10	Bridgeland Parkland Village Sec 16	2018-1111	C3P	Harris	ETJ	365V	3.72	1.00	9	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.
11	Brookwood Forest Sec 7	2018-1072	C3P	Montgomery	ETJ	295R	11.76	0.00	63	KB Home Lone Star, Inc.	Pape-Dawson Engineers
12	Brothers Business Center	2018-1143	C2	Harris	ETJ	407X	4.71	4.71	1	Brothers Investment Properties, L.L.C.	Daram Engineers, Inc.
13	Cedarpost Park	2018-1092	C3F	Harris	City	450X	2.28	0.20	40	City Choice Homes L.L.C.	ICMC GROUP INC
14	Centre Park Terrace	2018-1103	C3F	Harris	City	449M	4.52	0.57	56	K. Hovnanian of Houston II, LLC.	LJA Engineering, Inc.- (West Houston Office)
15	Crosby Village Sec 3 partial replat no 1	2018-1073	C3F	Harris	ETJ	419C	0.71	0.00	6	Castlerock Communities, LP, a Texas limited partnership	Windrose
16	Cypress Forest Market	2018-1123	C2	Harris	ETJ	332A	1.78	1.78	0	W&A Business Services, Inc.	John G. Thomas and Associates, Inc. dba Thomas Land Surveying
17	De Vue at Ashford Point (DEF1)	2018-1002	C2	Harris	City	528B	2.00	2.00	0	Mission Engineering	Gruller Surveying
18	Deep South Ice Rink And Sports Complex	2018-1052	C2	Fort Bend	ETJ	526Q	21.07	21.07	0	PS2 Associates, L.L.C.	The Pinnell Group, LLC
19	DFJ Franz Commercial	2018-1067	C2	Harris	ETJ	446T	8.30	8.30	0	DFJ Franz LP	Windrose
20	Elyson Sec 19 (DEF1)	2018-1006	C3P	Harris	ETJ	405S	15.70	1.10	65	Newland Communities	BGE Kerry R. Gilbert Associates
21	Falls at Dry Creek Sec 3 partial replat no 1	2018-1075	C3F	Harris	ETJ	326K	10.65	0.00	31	Friendswood Development Company	LJA Engineering, Inc.- (West Houston Office)
22	Five Forks Village SWC Reserve	2018-1128	C2	Harris	ETJ	290K	25.73	25.73	0	Five Forks Village LLC	Hovis Surveying Company Inc.

Platting Summary**Houston Planning Commission****PC Date: June 07, 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
23	Generation Park West Sec 4	2018-1056	C2	Harris	ETJ	416F	163.70	163.70	0	Winkelman & Associates, Inc.	Baseline Corporation
24	Grand Oaks Sec 9	2018-1062	C3P	Harris	ETJ	447E	7.34	0.44	28	Woodmere Development Company	LJA Engineering, Inc.- (West Houston Office)
25	Grand Vista Sec 17	2018-1125	C3P	Fort Bend	ETJ	526R	33.30	7.92	113	Taylor Morrison of Texas, Inc.	BGE Kerry R. Gilbert Associates
26	Grandway West Annex	2018-1051	C3F	Harris	ETJ	445U	42.22	41.28	0	THE URBAN COMPANIES	The Pinnell Group, LLC
27	Hermann Park Addition partial replat no 2	2018-1101	C3F	Harris	City	533A	0.44	0.44	0	Gertrude Stone	Jones Carter - Woodlands Office
28	HISD Scarborough Elementary School (DEF2)	2018-0892	C2	Harris	City	414T	5.25	5.25	0	Houston Independent School District	C.L. Davis & Company
29	Katy ISD Elementary no 42	2018-1050	C2	Harris	ETJ	445P	14.42	14.42	0	West Belt Surveying, Inc.	West Belt Surveying, Inc.
30	Lantana Heights Drive Street Dedication Sec 1	2018-1055	C3F	Harris	ETJ	406N	3.07	0.31	0	M/I Homes of Houston, LLC & Beazer Homes Texas, L.P.	LJA Engineering, Inc.- (West Houston Office)
31	Lantana Sec 1	2018-1054	C3F	Harris	ETJ	445D	9.64	2.80	33	M/I Homes of Houston, LLC & Beazer Homes Texas, L.P.	LJA Engineering, Inc.- (West Houston Office)
32	McKaskle Warehouses (DEF1)	2018-0985	C2	Fort Bend	ETJ	567D	3.93	3.93	0	OSIRIS Holdings, LLC	HRS and Associates, LLC
33	Morton Creek Ranch GP	2018-1106	GP	Harris	ETJ	445K	520.63	0.00	0	Woodmere Development Co., LTD.	R.G. Miller Engineers
34	Parker Homes	2018-0991	C2	Harris	City	414W	0.27	0.00	4	Ingeniously Designed	Bates Development Consultants
35	Phileo Church Arkansas Development	2018-1094	C2	Harris	City	454J	1.17	1.17	0	The Phileo Church	Doshi Engineering & Surveying Company
36	Pine Meadows Estates (DEF1)	2018-0961	C2	Harris	ETJ	290B	6.05	1.40	2	Lou Harvey	C & C Surveying, Inc
37	Pine Terrace Sec 1 partial replat no 1	2018-1083	C3F	Harris	City	451T	0.56	0.56	0	K&D Interests	Paksima Group1
38	Public Storage Store No TX25880	2018-1112	C2	Harris	ETJ	332X	3.66	3.66	0	Public Storage	Bury
39	Reyes Trinidad	2018-1059	C2	Harris	ETJ	379K	0.84	0.00	1	The Jean McKinley Company, Inc.	Jean McKinley Company
40	Rosehill Reserve Sec 4	2018-1069	C3F	Harris	ETJ	286Q	18.40	0.60	61	Rosehill Reserve, LTD	LJA Engineering, Inc.- (West Houston Office)
41	Telge Ranch Sec 3	2018-1061	C3F	Harris	ETJ	328N	11.77	0.08	66	Woodmere Development Co., LTD.	IDS Engineering Group
42	Traces Sec 1 partial replat no 2	2018-1020	C3F	Harris	ETJ	371J	4.51	0.21	39	Mint Homes	Tetra Surveys
43	Vistas of Klein Lake Sec 3	2018-1068	C3P	Harris	ETJ	290Y	31.62	10.46	49	Friendswood Development Compan	LJA Engineering, Inc.- (West Houston Office)
44	West Richey Road Street Dedication Sec 1 (DEF1)	2018-1026	C3F	Harris	ETJ	332W	2.82	0.00	0	Woodmere Development Co., LTD., A Texas Limited Partnership	EHRA

Platting Summary**Houston Planning Commission****PC Date: June 07, 2018**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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45	Willow Creek Estates replat Sec 1 partial replat no 2	2018-1102	C3F	Harris	City	531Y	2.88	2.88	0	Buck's Inc	Jones Carter - Woodlands Office
46	Willow Oaks Reserve	2018-1142	C2	Harris	ETJ	290E	4.35	4.24	0	Kuykendahl Investments, LLC	GBI Partners, LP
47	Woodridge Village Drive Street Dedication Sec 1	2018-1074	C3F	Montgomery	ETJ	296M	5.06	0.00	0	Figure Four Partners	LJA Engineering, Inc.- (West Houston Office)
48	Woodridge Village Sec 3	2018-1071	C3F	Montgomery	ETJ	296M	21.23	3.81	93	Figure Four Partners	LJA Engineering, Inc.- (West Houston Office)

B-Replats

49	Brinkman Gardens	2018-1096	C2R	Harris	City	452Q	0.50	0.00	9	Titan Urban Development, LLC	Windrose
50	Campanile on Commerce Apartments	2018-1141	C2R	Harris	City	494N	3.07	3.07	0	Kilday Operating LLC	R.G. Miller Engineers
51	Chateaux at the Chenevert	2018-0956	C2R	Harris	City	533B	0.11	0.00	2	Tai Brothers International Inc.	Building and Infrastructure Solutions
52	Clover Heights	2018-1091	C2R	Harris	City	533Y	0.23	0.00	3	PRIME TEXAS SURVEYS LLC	SEM SERVICES
53	Cossio Addition	2018-0898	C2R	Harris	City	453M	0.90	0.90	0	Survey Solutions	Bowden Land Services
54	Ditty Gardens	2018-1049	C2R	Harris	City	452A	1.04	0.53	1	David and Nena Marsh	Karen Rose Engineering and Surveying
55	Edgar Court (DEF1)	2018-1009	C2R	Harris	City	533Y	0.27	0.00	3	TEAM HBC, Inc	Owens Management Systems, LLC
56	Herkimer Street Gardens	2018-1116	C2R	Harris	City	452Z	0.14	0.00	2	On Point Custom Homes	Total Surveyors, Inc.
57	Houston ISD Booker T Washington High School	2018-1109	C3R	Harris	City	453J	32.72	32.72	0	Houston Independent School District	CobbFendley
58	Hugh Cove	2018-1017	C2R	Harris	ETJ	371M	4.90	4.85	0	na	South Texas Surveying Associates, Inc.
59	Hyde Park Gardens	2018-1130	C2R	Harris	City	493N	0.12	0.00	3	Mazzarino Construction	Total Surveyors, Inc.
60	Indiana Street Gardens	2018-1119	C2R	Harris	City	492R	0.14	0.00	2	Mazzarino Development	Total Surveyors, Inc.
61	Kickapoo Plaza (DEF1)	2018-0950	C2R	Harris	ETJ	323C	26.58	26.18	0	290 Kickapoo Development, Inc.	E.I.C. Surveying Company
62	Kingwood Place Sec 22 partial replat no 1	2018-1060	C3R	Montgomery	City	296S	53.74	51.12	0	BIG RED DOG	Civil-Surv Land Surveying, L.C.
63	Los Patios	2018-1093	C2R	Harris	City	495J	0.40	0.40	0	ACI Construction	Paksima Group1
64	Maple Village	2018-1139	C2R	Harris	City	574P	14.03	2.10	87	Almed-Genoa Houston Development LLC	Owens Management Systems, LLC
65	Memorial Heights Villas	2018-1063	C2R	Harris	City	493J	1.51	0.20	38	Lamar Builders	The Interfield Group
66	Midway on Sunbury	2018-1098	C3R	Harris	City	455P	0.90	0.05	12	Survey 1, Inc	Survey 1, Inc.
67	Phoenix Tower	2018-0927	C2R	Harris	City	492X	2.83	2.83	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.

Platting Summary**Houston Planning Commission****PC Date: June 07, 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
68	Pinpoint Ecclesia at Klein	2018-1095	C2R	Harris	ETJ	330C	6.10	6.10	0	Pinpoint Ecclesia at Klein, LLC	Windrose
69	Prosperity Friendswood	2018-1066	C2R	Harris	ETJ	617X	9.13	9.13	0	Prosperity Plaza LP	Windrose
70	Ramsol Center (DEF1)	2018-0975	C2R	Harris	City	453B	0.34	0.34	0	EG Architecture LLC	Melissa's platting service
71	Reserve at Almeda	2018-1136	C2R	Harris	City	533S	0.60	0.57	0	Patron Group and Panjwani	Windrose
72	Rex Road Crossing	2018-1140	C2R	Harris	ETJ	617T	1.68	1.46	0	Rodzina Development, LLC	GBI Partners, LP
73	Smart Living On Cullen	2018-1065	C2R	Harris	City	573V	8.50	8.12	0	BIG RED DOG	Civil-Surv Land Surveying, L.C.
74	Spring Park Center	2018-1113	C2R	Harris	ETJ	332B	8.69	8.69	0	PCRIF Spring park Holdings LLC	Windrose
75	Summerlyn Terrace	2018-1110	C3R	Harris	City	450U	2.17	0.44	27	Pulte Homes of Texas L.P.	LJA Engineering, Inc. - (West Houston Office)
76	Views at Knox Street	2018-1126	C3R	Harris	City	412Y	0.96	0.01	14	Rezcom	PLS
77	West Bellfort Rufino Shopping Center	2018-1082	C2R	Harris	City	569D	4.52	4.52	0	Bowden Survey	Bowden Land Services
78	Woodcreek Crossing Sec 2 partial replat no 1	2018-1100	C2R	Montgomery	ETJ	251V	0.55	0.55	0	Woodforest National Bank	Jones Carter - Woodlands Office
79	Woodcreek Crossing Sec 2 partial replat no 2	2018-1105	C2R	Montgomery	ETJ	251V	5.34	5.34	0	OSF Sawdust, LP	Jones Carter - Woodlands Office

C-Public Hearings Requiring Notification

80	Craig Woods partial replat no 23	2018-0930	C3N	Harris	City	451X	0.29	0.00	3	Cunningham Development	Total Surveyors, Inc.
81	Foxhollow West Sec 1 partial replat no 1 (DEF1)	2018-0681	C3N	Harris	ETJ	291E	0.50	0.00	2	Leonard Guerrero	Owens Management Systems, LLC
82	Heights Gateway	2018-0941	C3N	Harris	City	493A	1.52	1.52	0	Franklin Business, Inc.	The Interfield Group
83	Houston Community College Auxiliary Reserve	2018-0901	C3N	Harris	City	493X	1.10	1.07	0	Houston Community College	Jones Carter - Woodlands Office
84	Lakeview Homes Addition partial replat no 3	2018-0678	C3N	Harris	ETJ	498H	0.39	0.00	1	Survey 1, Inc	Survey 1, Inc.
85	Little York partial replat no 1 (DEF1)	2018-0798	C3N	Harris	City	413S	0.98	0.98	0	HOS Business, LLC	Hovis Surveying Company Inc.
86	MacGregor Park Estates Sec 1 partial replat no 1	2018-0749	C3N	Harris	City	534J	0.17	0.00	2	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
87	Old River Terrace Sec 2 partial replat no 2 and Extension	2018-0618	C3N	Harris	ETJ	498D	7.30	7.30	0	Ashland Hospitality Inc	MOMENTUM ENGINEERING
88	Remington Creek Ranch Sec 5 (DEF1)	2018-0774	C3N	Harris	ETJ	373E	12.56	6.21	42	Woodmere Development Company, Limited	Van De Wiele & Vogler, Inc.
89	Shadyvilla Addition no 2 partial replat no 6	2018-0830	C3N	Harris	City	451X	0.53	0.00	6	Loftech Homes LLC	Bowden Land Services

Platting Summary**Houston Planning Commission****PC Date: June 07, 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
90	Spring Branch Woods Sec 4 partial replat no 1 (DEF1)	2018-0815	C3N	Harris	City	450S	0.40	0.40	0	DOAN AND ASSOCIATES	Advance Surveying, Inc.

D-Variances

91	Hahls Warren	2018-1137	C2R	Harris	ETJ	410L	9.86	9.86	0	Antony Dimicelli	Jones Carter - Woodlands Office
92	Hidden Acres Village	2018-1135	C3P	Harris	City	455L	5.15	0.69	28	Surrogacy Escrow Account Management LLC	Owens Management Systems, LLC
93	Lakewood Pines GP	2018-1124	GP	Harris	City/ETJ	377Q	390.20	0.00	0	KB Home	BGE Kerry R. Gilbert Associates
94	Lakewood Pines Sec 10	2018-1132	C3P	Harris	ETJ	377P	38.90	18.46	119	KB Home	BGE Kerry R. Gilbert Associates
95	Texas Medical Center Three (DEF1)	2018-0857	C2R	Harris	City	533J	37.15	37.15	0	Texas Medical Center	C.L. Davis & Company
96	Turtle Pines (DEF1)	2018-1010	C2	Harris	ETJ	370B	2.01	0.00	1	Johnson Deluca Kurisky & Gould, P.C.	Weisser Engineering Company
97	Willowcreek Ranch Sec 10 (DEF2)	2018-0784	C3P	Harris	ETJ	288N	100.54	33.03	40	CC Telge Road, L.P. - A Texas Limited Partnership	EHRA
98	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 20	2018-1127	C3P	Montgomery	ETJ	251G	6.53	2.14	41	The Woodlands Land Development Company, L.P.	LJA Engineering, Inc - (Woodlands Office)

E-Special Exceptions

99	East River GP	2018-1058	GP	Harris	City	494K	148.30	0.00	0	KBRN, LP and BFH Mining, LTD	Vernon G. Henry & Associates, Inc.
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F-Reconsideration of Requirements

100	Lozano Square replat no 1	2018-1081	C2R	Harris	City	297P	2.19	2.19	0	Individual	Bowden Land Services
101	McCarty Acres	2018-1041	C2R	Harris	City	455V	10.34	10.34	0	McCarty Acres, LLC	Hovis Surveying Company Inc.
102	Senioritaville	2018-1114	C2R	Harris	ETJ	283R	2.17	0.00	2	Survey 1, Inc	Survey 1, Inc.
103	Spring ISD New Stadium	2018-1076	C2	Harris	ETJ	294W	109.36	109.36	0	West Belt Surveying, Inc.	West Belt Surveying, Inc.

G-Extensions of Approval

104	Balmoral Sec 4	2017-1250	EOA	Harris	ETJ	376R	37.12	3.06	112	Balmoral LT, LLC	Jones Carter - Woodlands Office
105	Balmoral Sec 6	2017-1254	EOA	Harris	ETJ	376R	27.04	8.78	66	Balmoral LT, LLC	Jones Carter - Woodlands Office
106	Breen Partners	2017-1080	EOA	Harris	ETJ	411E	3.84	3.72	0	Breen Partners	The Pinnell Group, LLC
107	Development at Knoll	2017-1048	EOA	Harris	City	450U	2.80	2.80	0	The Arbor School, Inc.	Windrose

Platting Summary**Houston Planning Commission****PC Date: June 07, 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
108	Harmony Village Sec 8	2017-1227	EOA	Montgomery	ETJ	293Q	14.79	1.54	60	Lennar Homes of Texas and Construction, LTD.	Jones Carter - Woodlands Office
109	Imperial Forest Sec 2	2017-0902	EOA	Harris	ETJ	457J	5.07	0.33	24	Forestar (USA) Real Estate Group, Inc.	BGE, Inc.
110	Sona Development	2017-0898	EOA	Harris	ETJ	369R	4.52	4.52	0	Sona Development LLC	E.I.C. Surveying Company
111	Stewart Cadillac Amending Plat no 1 replat no 1 and extension	2017-0978	EOA	Harris	City	493T	2.88	2.88	0	CENTRAL HOUSTON AUTO PROPERTIES, LLC	Civil-Surv Land Surveying, L.C.

H-Name Changes

None

I-Certification of Compliance

112	5326 Hartwick	18-360	COC	Harris	ETJ	414R				Maria Faz	Maria Faz
113	24168 Parker Rd	18-361	COC	Montgomery	ETJ	296M				Tracy Waterfallen	Tracy Waterfallen

J-Administrative

None

K-Development Plats with Variance Requests

114	6151 Lynbrook Drive	18042923	DPV	Harris	City	491N				JRP Company	JRP Company
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Houston Planning Commission

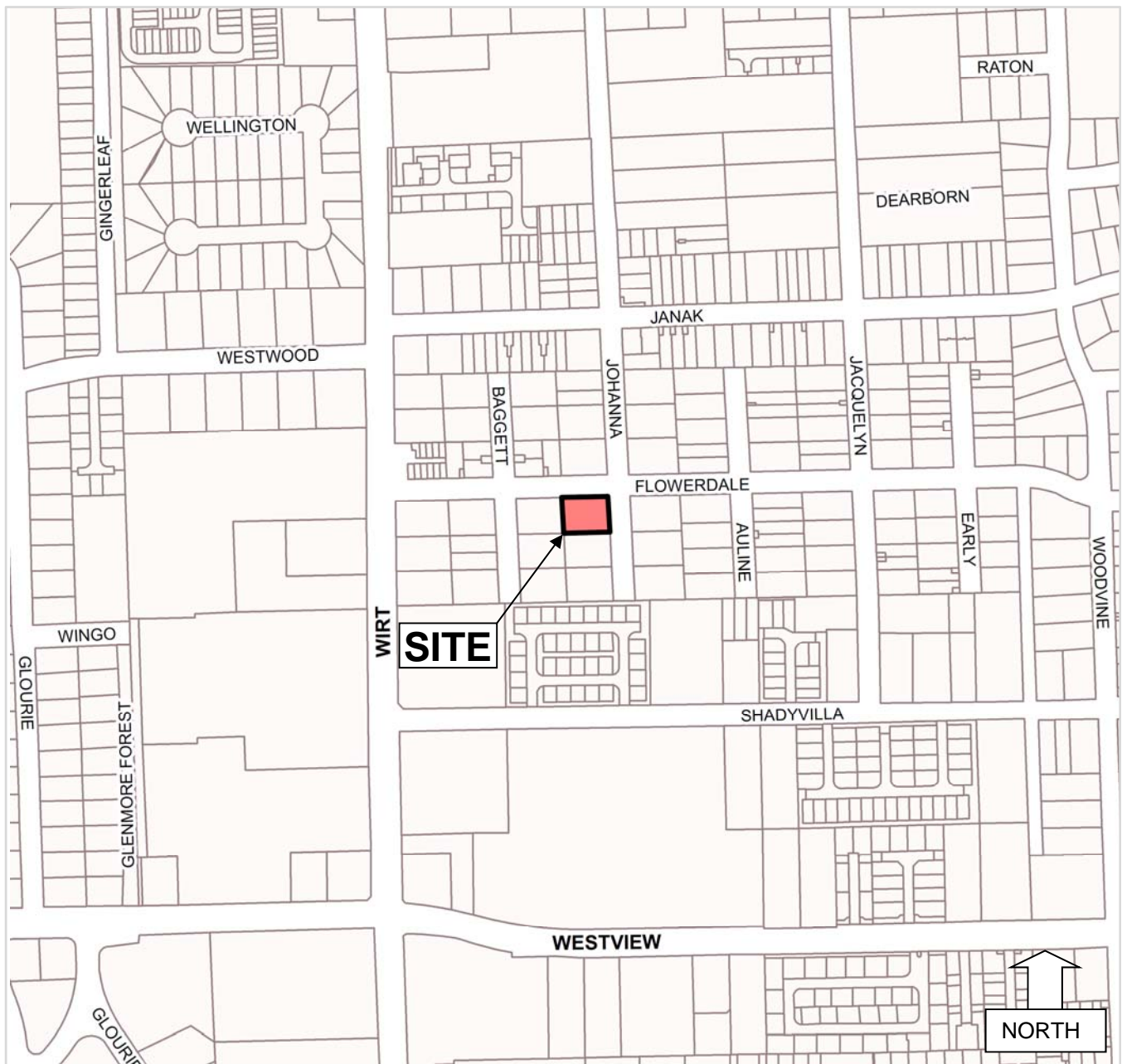
ITEM: 80

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Craig Woods partial replat no 23

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

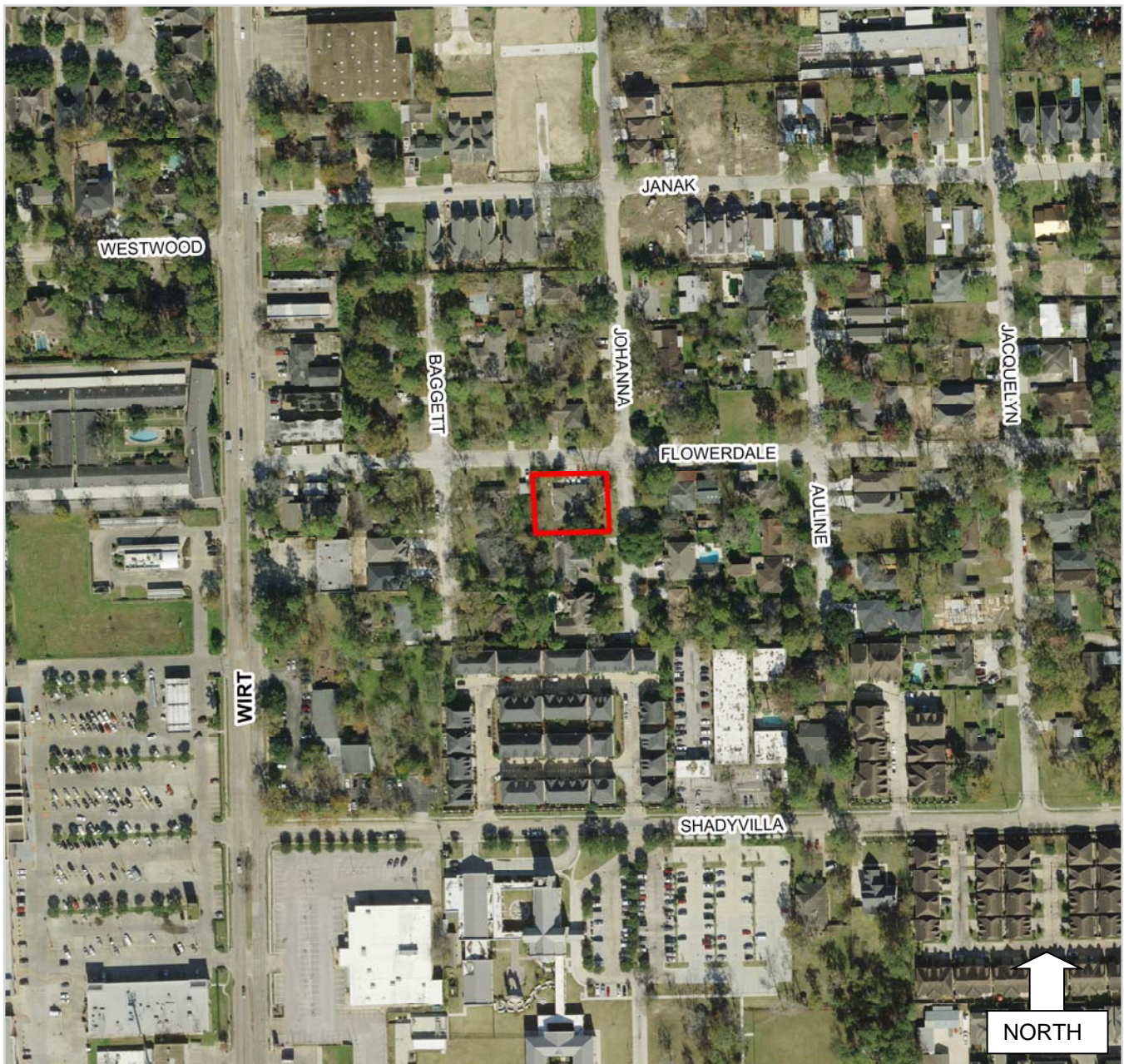
ITEM: 80

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Craig Woods partial replat no 23

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 81

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Foxhollow West Sec 1 partial replat no 1 (DEF 1)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Site Location

Houston Planning Commission

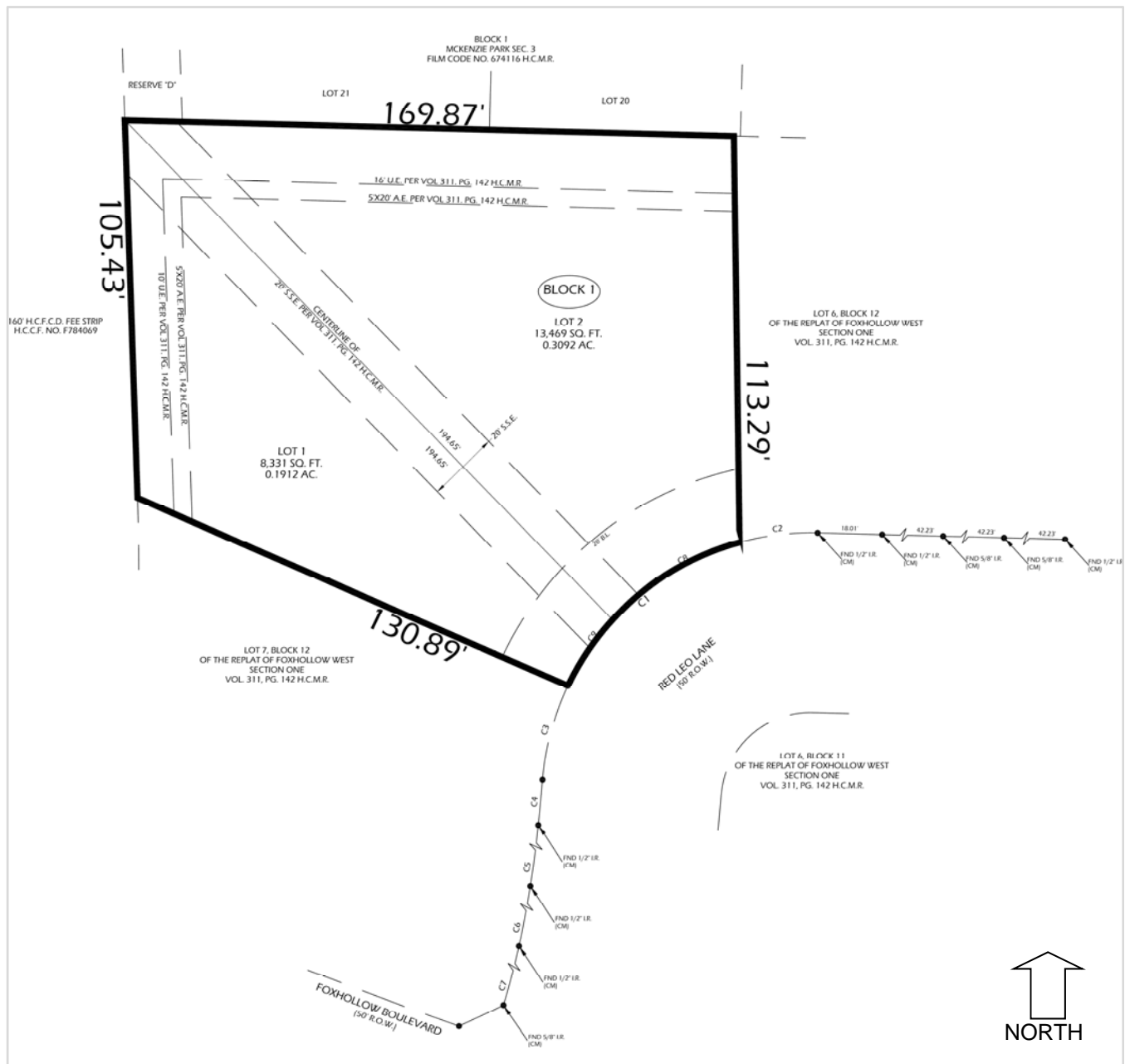
ITEM: 81

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Foxhollow West Sec 1 partial replat no 1 (DEF 1)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

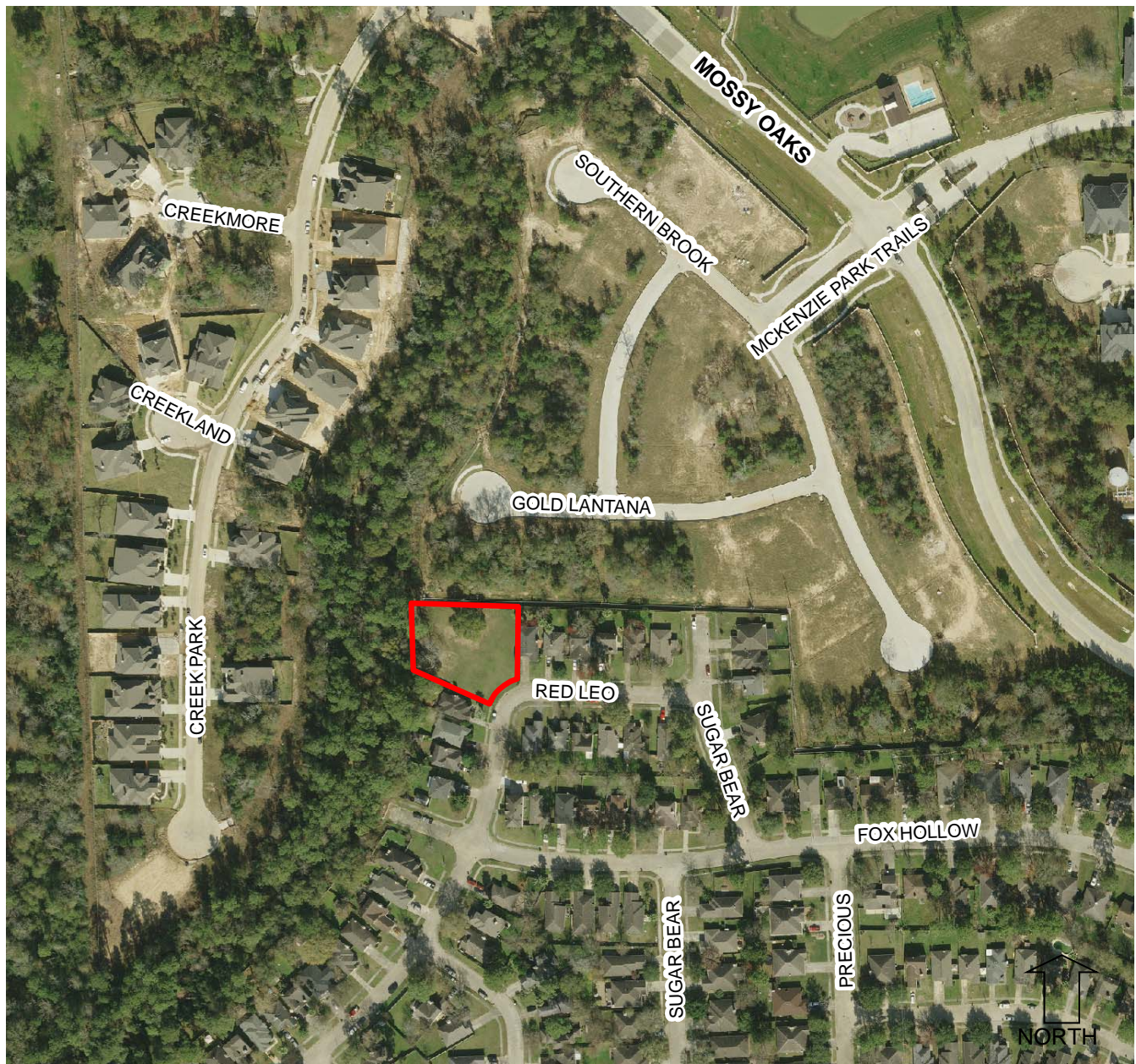
ITEM: 81

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Foxhollow West Sec 1 partial replat no 1 (DEF 1)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Aerial



Application Number: 2018-0681

Plat Name: Foxhollow West Sec 1 partial replat no 1

Applicant: Owens Management Systems, LLC

Date Submitted: 04/02/2018

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

Specific Variance is being sought and extent of variance:

A variance is sought to change a common area reserve to residential lots.

Chapter 42 Section: 193(c)

Chapter 42 Reference:

Sec. 42-193(c). Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. (2) A plat restriction limiting the use of property specifically to "nonresidential" use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multi-family residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "nonresidential" use of that property. (3) A plat restriction limiting the use of property specifically to "commercial" use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multifamily residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "commercial" use of that property. (4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

Statement of Facts

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

The original plat - Foxhollow West Sec 1 recorded under Volume 295, Page 83 HCMR created lots 6 & 7, Block 12. The Replat of Foxhollow West Sec 1, recorded June 1982 combined lots 6 & 7 to create one common area reserve for park use. Red Leo Lane, 50' ROW with 27.6' paved section, curb and gutter. The distance from the back of curb to the property line is 11.3'. There is a 20' sewer easement that transverses the property. The subject property is in the curve. Lot 1 is 8,331 sf with 22.26' frontage and lot 2 is 13,469 sf with 42.04' frontage. Encanto Real Utility District is the former land owner. They acquired the property after tax foreclosure in 1993. The District attempted to sell the property to a private purchaser. However, Harris County was party o the foreclosure judgement and refused to consent to the private sell. Harris County then elected to sell the property at foreclosure to the highest bidder. The current owners recently purchased the land for houses. However, there are not plans for construction at this time.

(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 Replat of Foxhollow West Sec 1 created the common area reserve for a public park. The HOA decided not to continue upkeep and terminated their lease with the District. Complaints of drug and gang activity made the property

unmanageable for the HOA and District. It was advantageous for the District to sell the reserve with hopes it would be replatted back to residential lots.

(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 common area reserve was elected by the developer and not required by Chapter 42. The land will be returned to its original intent for lots. The lots comply with the 20' building line per plat.

(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. The land use change will allow 2 new homes. The houses will not encroach the 20' sanitary easement that transverses the property. The lots will add value to the District and create a safer living environment. With new ownership, the land will be properly maintained.

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

Economic hardship is not the sole justification of the variance. Single family lots will eliminate blight and enhance the quality of life for neighborhood. The variance is supported by the Encanto Utility District and Foxhollow HOA.

Houston Planning Commission

ITEM: 82

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Heights Gateway

Applicant: The Interfield Group



C – Public Hearings with Variance Site Location

Houston Planning Commission

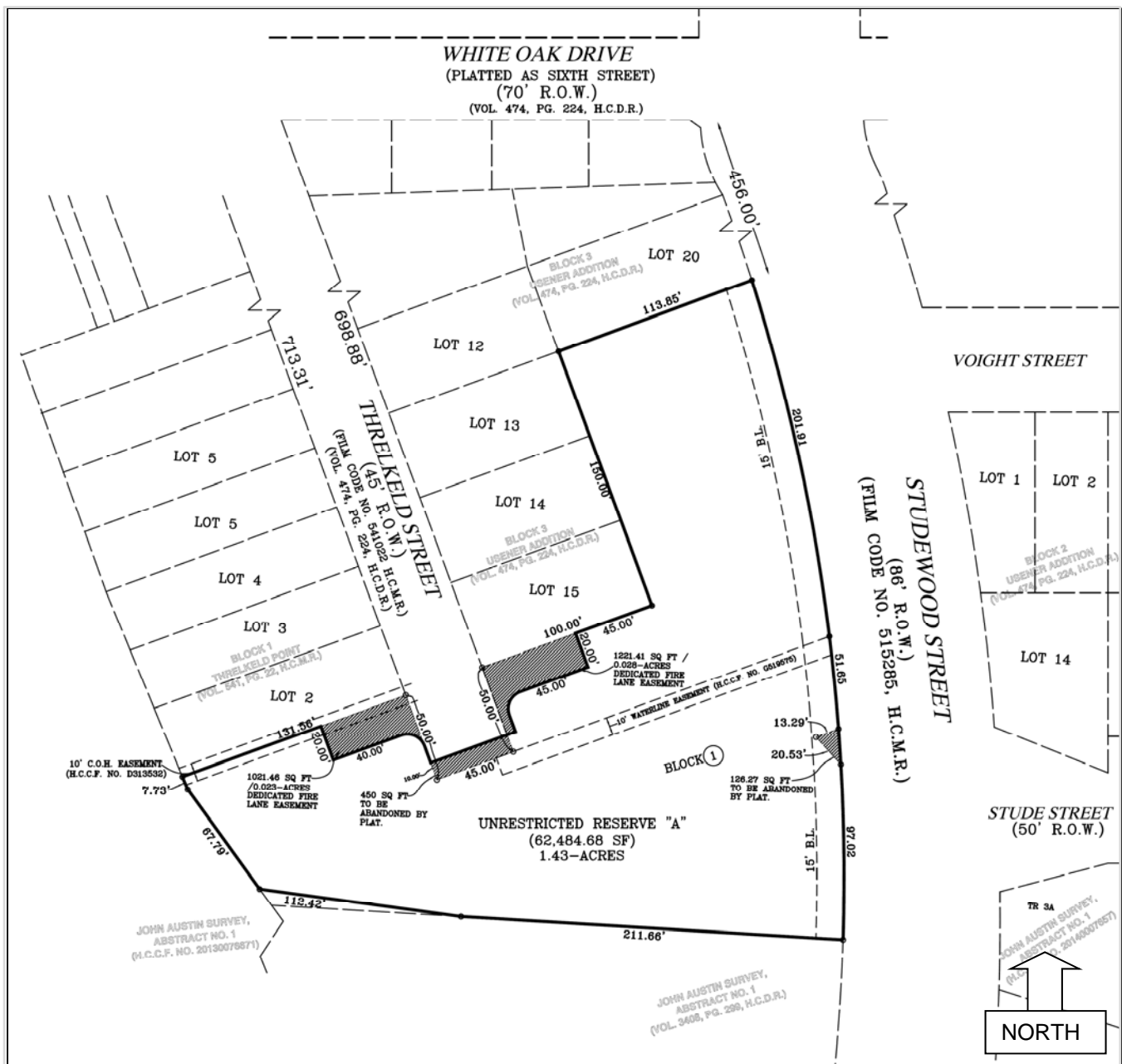
ITEM: 82

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Heights Gateway

Applicant: The Interfield Group



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 82

Planning and Development Department

Meeting Date: 06/07/2018

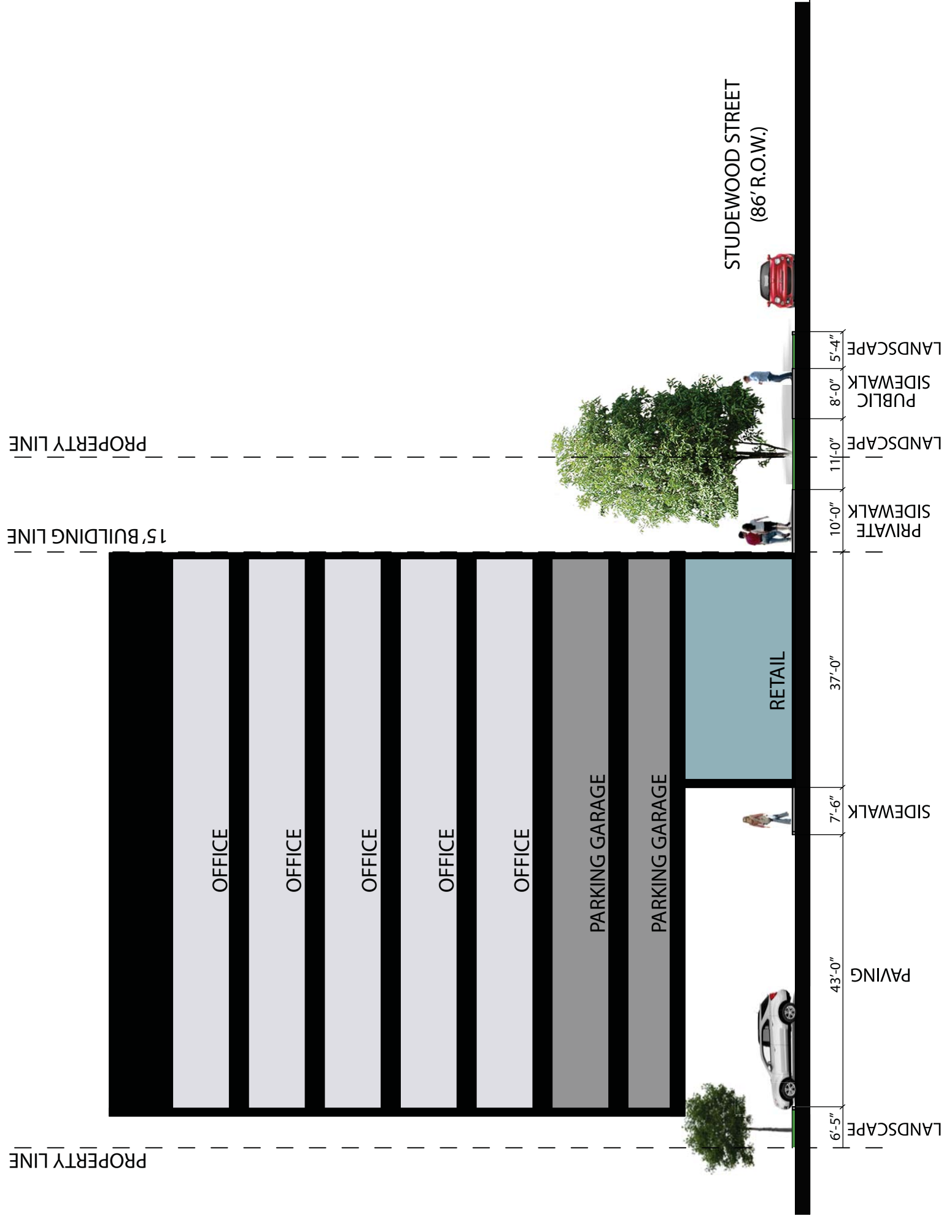
Subdivision Name: Heights Gateway

Applicant: The Interfield Group



C – Public Hearings with Variance

Aerial





INTERFIELD
engineering | architecture
401 STUDEWOOD, SUITE 300
HOUSTON, TEXAS 77007
TEL (713) 780-0909
WWW.INTERFIELD.NET
TX REG. NO. F-5611



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

DATE: 04/18/18
SCALE: 1" = 20' FEET
DWG: 17-14190-00

Franklin Business, Inc.
Proposed Multi-Unit
Complex
401 Studewood Street
Houston, Texas 77007

PAVEMENT SECTION
PROJECT #17-14190.00
DATE: 04/18/18
DRAWN BY: SCB-C5
CHECKED BY: SCB

SHEET A1.00 OF 01

ISSUE HISTORY	DATE	ISSUED FOR	DATE
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Application Number: 2018-0941

Plat Name: Heights Gateway

Applicant: The Interfield Group

Date Submitted: 04/30/2018

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

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is to allow a reduced building line of 15 feet, along Studewood Street, instead of a 25-foot building line.

Chapter 42 Section: 152

Chapter 42 Reference:

Chapter 42 Reference: 42-152 – Building Line Requirement (d) Major Thoroughfares In general 25 feet Single-family residential backing on a major thoroughfare 10 feet, if the lot meets the standards of section 42-152(b) Not single-family residential and abutting a major thoroughfare with a planned right-of-way width of 80 feet or less 15 feet, if the reserve meets the standards of section 42-153 Retail commercial center abutting a major thoroughfare with a planned right-of-way width of 80 feet or less 5 feet, if the reserve meets the standards of section 42-154(a)

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;

Heights Gateway is located north of Interstate 10, west of Studewood Street, east of Threlkeld Street and south of White Oak Drive. In 2015, a variance for a 15' building line was approved for the plat of Interfield Business Park Replat No 1. Since then, owner of adjoining property along Studewood purchased this platted tract of land and would like to combine the tracts together. The new proposed development will consist of an 8-story multi-use complex that includes hotel and separate residential midrise tower, with retail and a parking structure on the ground floor. The depth of the property, at its widest point, is 113.85 feet and only 86.20 feet, at its narrowest point. The peculiar shape and size of tract, 25' building line and owner's desire to construct office building at least 15 feet from the west property line (rear of building), to be friendlier to abutting residents, do not allow for a feasible building program. Therefore, in order to have a building program feasible for developer and friendlier to abutting neighbors, we request that a 15 foot front building line be allowed along Studewood Street. Studewood Street is an 86-foot right-of-way, along the front of subject tract. According to City of Houston Major Thoroughfare and Freeway Plan (MTFP) Hierarchy Classification Table, this portion of Studewood Street does not appear to be listed; however, the MTFP Map shows there is sufficient width, and no widening appears to be planned. Studewood Street runs from Interstate 10 to 20th Street. The land along this street consists of a unique blend of commercial and historic residential. Commercial development appears to be more of the land use nearer Interstate 10. A majority of the remaining residential areas north of White Oak Drive have approved or pending minimum lot size applications. The east side of Studewood Street, from 11th Street to just past 19th Street is part of the Norhill Historic District. Many of the homes along this portion of Studewood Street have been beautifully maintained and many are located nearer than 25 feet of Studewood Street. The combined Norhill Historic District and minimum lot size applications pending or approved are a strong indication that increase in density would be minimal, in turn making a significant increase in traffic along Studewood Street less likely. Studewood Street consists of two south-and-north bound lanes with a center median, from Interstate 10 up to East 6 ½ Street and one south and north bound lane with a center turning lane further north. This configuration appears to sufficiently allow for smooth traffic flow in the area. Heights Gateway abuts Buffalo Bayou bridge, and this portion of Studewood Street and Buffalo Bayou bridge already having two north-and-south bound lanes. It would be unlikely that Studewood Street would further be widened, not to mention the historic character of the area to the north, and additional traffic would diminish the historic character of the area. Recently, City of Houston has been more inclined to having structures closer to the street, with enhanced pedestrian realms that make streets more useable to community life. We are of the opinion that Heights Gateway will contribute to this scheme by beautifying the block face and landscaping. Heights Gateway will further enhance the

pedestrian realm than previously mentioned in the first approved variance. Instead of a 6-foot sidewalk, Heights Gateway will provide a wider pedestrian realm that includes an 8' sidewalk. 4" caliper trees and landscaping will be provided along the frontage, and trees between the sidewalk and back of curb that will provide a buffer to pedestrians along the street. In addition, bike parking racks will be added, as well as a sidewalk that will connect Threlkeld Street to Studewood Street, for pedestrian safety. Please note the following: 1. Ground level parking will be provided at rear and side of building. 2. Distance from property line to back of curb varies from approximately 23 feet to 17 feet. At the narrowest point, columns of the new building would be a minimum of approximately 36 feet. 3. The majority of this block is currently being utilized by commercial developments, as is much of Studewood Street. 4. Chapter 42-153 allows for a 15' building line for major thoroughfares within the City with a planned right-of-way of 80' or less. The general intent and purpose of this section will be closely preserved, in that Interfield Business Park Replat No 1 does not provide for single-family residential use adjacent to the major thoroughfare, driveway entrance will be perpendicular to the adjacent major thoroughfare, the area within the building line will not be for any auto related uses, a clearly defined pedestrian walkway, separate from driveway, will be established across the building line perpendicular to the sidewalk providing connection to the public sidewalk along the major thoroughfare to an entrance to the building and 15' abutting 15' building line will not exceed 75' in height. We are of the opinion that allowing the 15' setback along the frontage of subject tract would not be injurious to the public's welfare, since the building will be set back between 36.3 to 41.6 feet from traveled lanes; on the contrary, Heights Gateway will add to the beautification of the block face and contribute to the City of Houston's overall scheme of enhanced pedestrian realm. Heights Gateway will give the view from Interstate 10 west bound lanes a more metropolitan impression. We would like to thank Staff and the Planning Commission, in advance, for your kind consideration of this variance request.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will provide a wider pedestrian realm that includes an 8-foot sidewalk along Studewood Street b. Provide 4" caliper trees along the frontage, as well as trees between sidewalk and back of curb c. Provide a black wrought iron fence with decorative vintage, including a pedestrian gate d. Provide bike racks e. Area between right-of-way line and building will be landscaped and will preserve and enhance the pedestrian realm of the block face. f. Chapter 42-153 allows for a 15' building line for major thoroughfares within the City with a planned right-of-way of 80' or less. The general intent and purpose of this section will be closely preserved, in that subdivision plat does not provide for single-family residential use adjacent to the major thoroughfare, driveway entrance will be perpendicular to the adjacent major thoroughfare, the area within the building line will not be for any auto related uses, a clearly defined pedestrian walkway, separate from driveway, will be established across the building line perpendicular to the sidewalk providing connection to the public sidewalk along the major thoroughfare to an entrance to the building.

(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. Property does not impede traffic; nor will in any way compromise public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of property's peculiar shape, vicinity to residential development and existing conditions.



Application Number: 2018-0941

Plat Name: Heights Gateway

Applicant: The Interfield Group

Date Submitted: 04/30/2018

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

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is to allow the dedication of a "T" turnaround at the termination of Threlkeld Street, instead of extending Threlkeld Street or provided a cul-de-sac within the plat boundary

Chapter 42 Section: 134

Chapter 42 Reference:

Chapter 42 Reference: 42-134 – Street Extension (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (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

(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;

Heights Gateway is located north of Interstate 10, west of Studewood Street, east of Threlkeld Street and south of White Oak Drive. In 2015, a variance for a 15' building line was approved for the plat of Interfield Business Park Replat No 1, along Studewood Street. Since then, owner of adjoining property along Studewood purchased this platted tract of land and will replat to combine the tracts together. The new proposed development will consist of an 8-story multi-use complex that includes office and multifamily midrise tower, with retail and a parking structure on the ground floor. The depth of the property is only 67.79 feet, at its narrowest point. The peculiar shape and size of tract, providing a cul-de-sac that will require a 10' building line, and owner's desire to construct a multi-use building, do not allow for a feasible building program. Therefore, to have a building program feasible for developer and safer to abutting neighbors, we request that owner be allowed to provide a T-turnaround, in lieu of extending the street or providing a cul-de-sac. Threlkeld Street is a 45-foot right-of-way, along the frontage of subject property. This street will most likely never be extended, due to being in the path of Buffalo Bayou and tract of land believed to have been dedicated as parkland, and the near vicinity of Studewood Street bridge. The plat of Threlkeld Point dedicated a 5' strip of land, to widen Threlkeld Point. Heights Gateway will dedicate an additional 5' along the west side of Threlkeld Street and 10' along the east side of Threlkeld Street, in addition to the land dedication for the T-turnaround. The requirement to extend Threlkeld Street or provide a cul-de-sac would prevent owner from having reasonable use of the land. Heights Gateway will contribute to the beautification of the block face and landscaping and provide a 5' sidewalk that will connect Threlkeld Street to Studewood Street, for pedestrian safety, in additional other aspects of this project. We believe Heights Gateway will be a wonderful addition to the area. We would like to thank Staff and the Planning Commission, in advance, for your kind consideration of this variance request. The depth of the property is only 67.79 feet, at its narrowest point. The peculiar shape and size of tract, providing a cul-de-sac that will require a 10' building line, and owner's desire to construct a multi-use building, do not allow for a feasible building program. Therefore, to have a building program feasible for developer and safer to abutting neighbors, we request that owner be allowed to provide a T-turnaround, in lieu of extending the street or providing a cul-de-sac. Threlkeld Street is a 45-foot right-of-way, along the frontage of subject property. This street will most likely never be extended, due to being in the path of Buffalo Bayou and tract of land believed to have been dedicated as parkland, and the near vicinity of Studewood Street bridge. The plat of Threlkeld Point dedicated a 5'

strip of land, to widen Threlkeld Point. Heights Gateway will dedicate an additional 5' along the west side of Threlkeld Street and 10' along the east side of Threlkeld Street, in addition to the land dedication for the T-turnaround. The requirement to extend Threlkeld Street or provide a cul-de-sac would prevent owner from having reasonable use of the land. Heights Gateway will contribute to the beautification of the block face and landscaping and provide a 5' sidewalk that will connect Threlkeld Street to Studewood Street, for pedestrian safety, in additional other aspects of this project. We believe Heights Gateway will be a wonderful addition to the area. We would like to thank Staff and the Planning Commission, in advance, for your kind consideration of this variance request.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will provide a 5-foot sidewalk along Threlkeld Street b. Provide 4" caliper trees along the frontage c. Provide a black wrought iron fence with decorative vintage, including a pedestrian gate d. Provide bike racks.

(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. Property does not impede traffic; nor will in any way compromise public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of property's peculiar shape, vicinity to residential development and existing conditions.



Application Number: 2018-0941

Plat Name: Heights Gateway

Applicant: The Interfield Group

Date Submitted: 04/30/2018

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

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is to allow changing use from residential to unrestricted.

Chapter 42 Section: 193

Chapter 42 Reference:

(1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

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;

Heights Gateway is located north of Interstate 10, west of Studewood Street, east of Threlkeld Street and south of White Oak Drive. In 2015, a variance for a 15' building line was approved for the plat of Interfield Business Park Replat No 1, along Studewood Street. Since then, owner of adjoining property along Studewood purchased this platted tract of land and will replat to combine the tracts together. The new proposed development will consist of an 8-story multi-use complex that includes office and multifamily midrise tower, with retail and a parking structure on the ground floor. Heights Gateway will combine Unrestricted Reserve "A", Block 1 of Interfield Business Park Replat No 1, recorded in Film Code No. 676700 of the H.C.M.R., Portions of Lot 1, 2 and 3, Block 5 of Usener Addition recorded in Volume 474, Page 224 of the H.C.D.R. and Lot 1, Block 1 of Threlkeld Point recorded in Film Code No. 541022 of the H.C.M.R. Please note the following: (1) The dedicatory language for Threlkeld Point indicates that this plat did not require a public hearing; therefore, it appears there were no single family restrictions on the face of the original plat, nor filed separately. (2) Interfield, Inc. owns Lots 1 thru 4 of Threlkeld Point. (3) 1,021.46 SF of Lot 1, Block 1 will be utilized to provide a fire lane that will make this dead end street user friendly for fire trucks and paramedics, and much of the remaining land will be landscaping. (4) Threlkeld Point was filed of record in 2003 and has never been developed. (5) A high bank is located approximately 54.2' inside the lot, from the rear property line, and drops approximately 14.4', and further. Therefore, a large portion of this lot would not be suitable for a residential structure. Heights Gateway will contribute to the beautification of the block face, landscaping and provide a 5' sidewalk that will connect Threlkeld Street to Studewood Street, for pedestrian safety, in addition to other aspects of this project. The peculiar shape of the property, and existing conditions prevent owner from reasonable use of the land and building design. We would like to thank Staff and the Planning Commission, in advance, for your kind consideration of this variance request. Heights Gateway will combine Unrestricted Reserve "A", Block 1 of Interfield Business Park Replat No 1, recorded in Film Code No. 676700 of the H.C.M.R., Portions of Lot 1, 2 and 3, Block 5 of Usener Addition recorded in Volume 474, Page 224 of the H.C.D.R. and Lot 1, Block 1 of Threlkeld Point recorded in Film Code No. 541022 of the H.C.M.R. Please note the following: (1) The dedicatory language for Threlkeld Point indicates that this plat did not require a public hearing; therefore, it appears there were no single family restrictions on the face of the original plat, nor filed separately. (2) Interfield, Inc. owns Lots 1 thru 4 of Threlkeld Point. (3) 1,021.46 SF of Lot 1, Block 1 will be utilized to provide a fire lane that will make this dead end street user friendly for fire trucks and paramedics, and much of the remaining land will be landscaping. (4) Threlkeld Point was filed of record in 2003 and has never been developed. (5) A high bank is located approximately 54.2' inside the lot, from the rear property line, and drops approximately 14.4', and further. Therefore, a large portion of this lot would not be suitable for a residential structure. Heights Gateway will contribute to the beautification of the block face, landscaping and provide a 5' sidewalk that will connect Threlkeld Street to Studewood Street, for pedestrian safety, in addition to other aspects of this project. The peculiar shape of the property, and existing conditions prevent owner from

reasonable use of the land and building design. We would like to thank Staff and the Planning Commission, in advance, for your kind consideration of this variance request.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will provide a 5-foot sidewalk that connects Threlkeld Street to Studewood Street b. Provide 4" caliper trees along the frontage c. Provide a black wrought iron fence with decorative vintage, including a pedestrian gate d. Provide bike racks.

(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. Property does not impede traffic; nor will in any way compromise public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of property's peculiar shape, vicinity to residential and existing conditions.

Houston Planning Commission

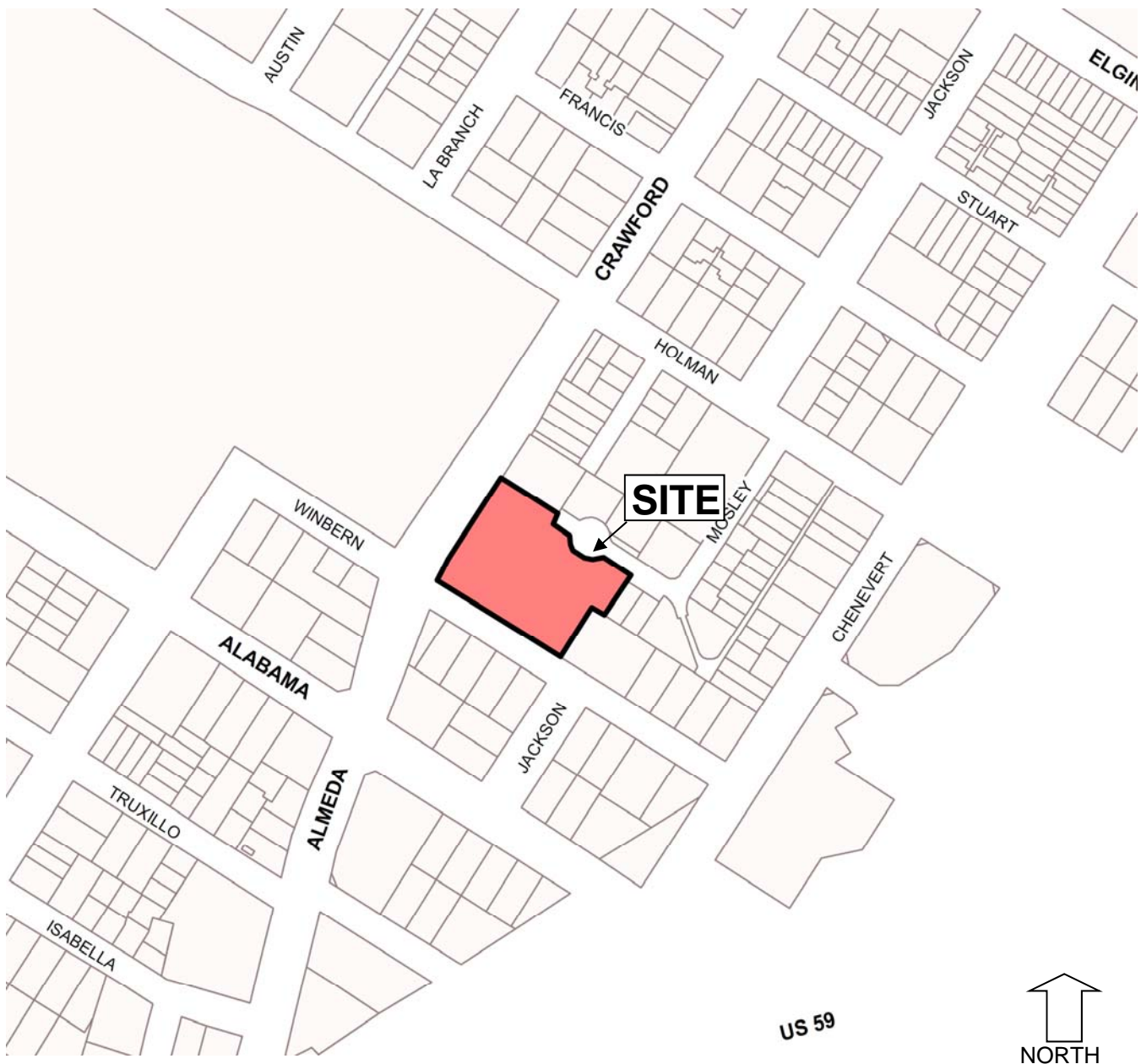
ITEM: 83

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Houston Community College Auxiliary Reserve

Applicant: Jones|Carter- Woodlands Office



C – Public Hearings with Variance Site Location

Houston Planning Commission

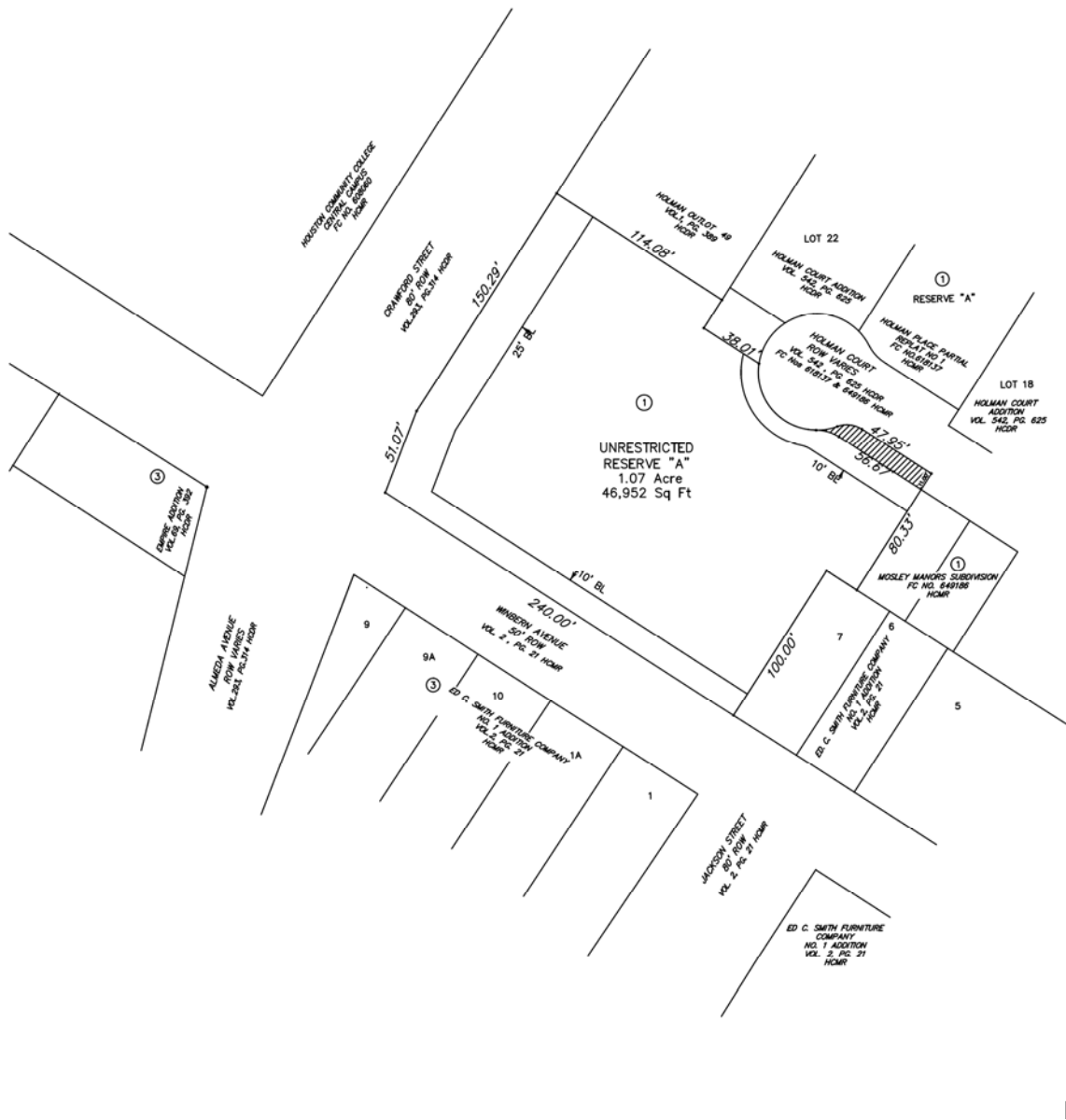
ITEM: 83

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Houston Community College Auxiliary Reserve

Applicant: Jones|Carter- Woodlands Office



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 83

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Houston Community College Auxiliary Reserve

Applicant: Jones|Carter- Woodlands Office



C – Public Hearings with Variance

Aerial



Application Number: 2018-0901

Plat Name: Houston Community College Auxiliary Reserve

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 04/30/2018

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

Specific Variance is being sought and extent of variance:

Not to extend Holman Court to Crawford Street

Chapter 42 Section: 42-134

Chapter 42 Reference:

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

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;

Recorded in 1923 in the Harris County Deed Records, Holman Court Addition created "Reserve A" – reserved for street purposes to be opened on condition that future platting of adjoining property conforms to City requirements'. This proposed replat includes property adjacent to the recorded reserve thereby triggering the requirement for Holman Court to be extended to Crawford Street. However, requiring this extension would not comply with intersections spacing requirements per 42-127 (b) and could potentially cause traffic safety concerns along the Crawford Street- a designated major thoroughfare. Any required extension of Holman Court to Crawford Street would be approximately 180' from the intersection of Crawford Street and Winbern Avenue and would not comply with the 600' minimum intersection spacing along a major thoroughfare per 42-127 (b). Adjacent properties have adequate frontage and access to adjacent public streets – Crawford Street, Winbern Avenue or Holman Court and the existing street pattern addresses traffic circulation in the immediate area. Since 1923 Holman Court Addition also recorded a cul-de-sac termination of Holman Court, which is existing and improved, there is a means for vehicular turnaround pursuant to Sec 42-134 (a).

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

Any required extension of Holman Court to Crawford Street would be approximately 180' from the intersection of Crawford Street and Winbern Avenue and would not comply with the 600' minimum intersection spacing along a major thoroughfare per 42-127 (b). Further, since 1923 Holman Court Addition also recorded a cul-de-sac termination of Holman Court, which is existing and improved, there is a means for vehicular turnaround pursuant to Sec 42-134 (a).

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

Requiring the extension of Holman Court would not comply with minimum intersection spacing along the designated major thoroughfare- Crawford Street and could potentially cause traffic safety concerns. Adjacent properties have adequate frontage and access to adjacent public streets – Crawford Street, Winbern Avenue or Holman Court and the existing street pattern addresses traffic circulation in the immediate area. Since 1923 Holman Court Addition also

recorded a cul-de-sac termination of Holman Court, which is existing and improved, there is a means for vehicular turnaround pursuant to Sec 42-134 (a).

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

Any required extension of Holman Court would be approximately 180' from the intersection of Crawford Street and Winbern Avenue and would not comply with the 600' minimum intersection spacing along a major thoroughfare per 42-127 (b). and could potentially cause traffic safety concerns. Adjacent properties have adequate frontage and access to adjacent public streets – Crawford Street, Winbern Avenue or Holman Court and the existing street pattern addresses traffic circulation in the immediate area.

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

Requiring the extension of Holman Court to Crawford Street would not comply with minimum intersection spacing along the designated major thoroughfare- Crawford Street and could potentially cause traffic safety concerns. Adjacent properties have adequate frontage and access to adjacent public streets – Crawford Street, Winbern Avenue or Holman Court and the existing street pattern addresses traffic circulation in the immediate area.

Houston Planning Commission

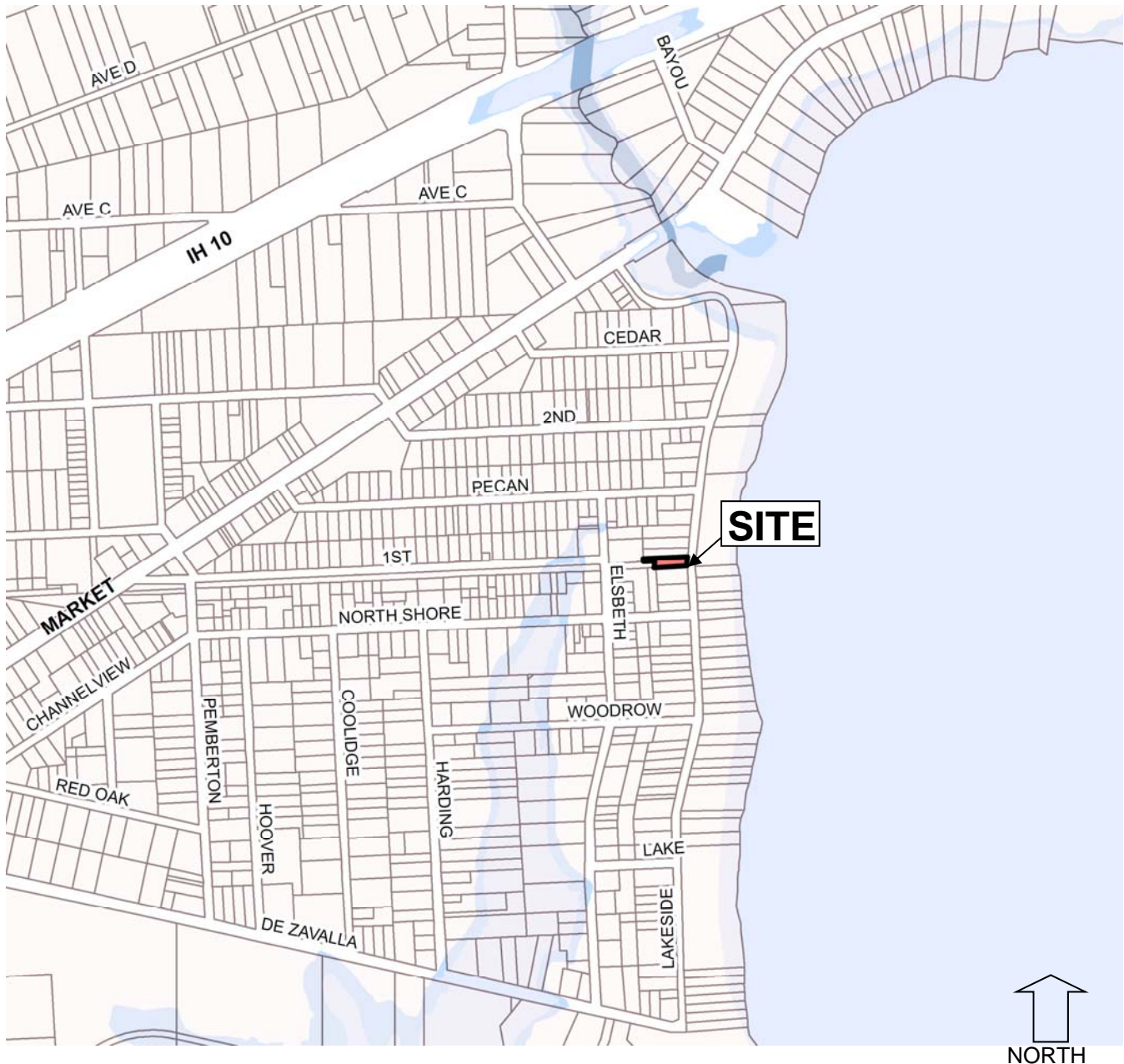
ITEM: 84

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Lakeview Homes Addition partial replat no. 3

Applicant: Survey 1, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

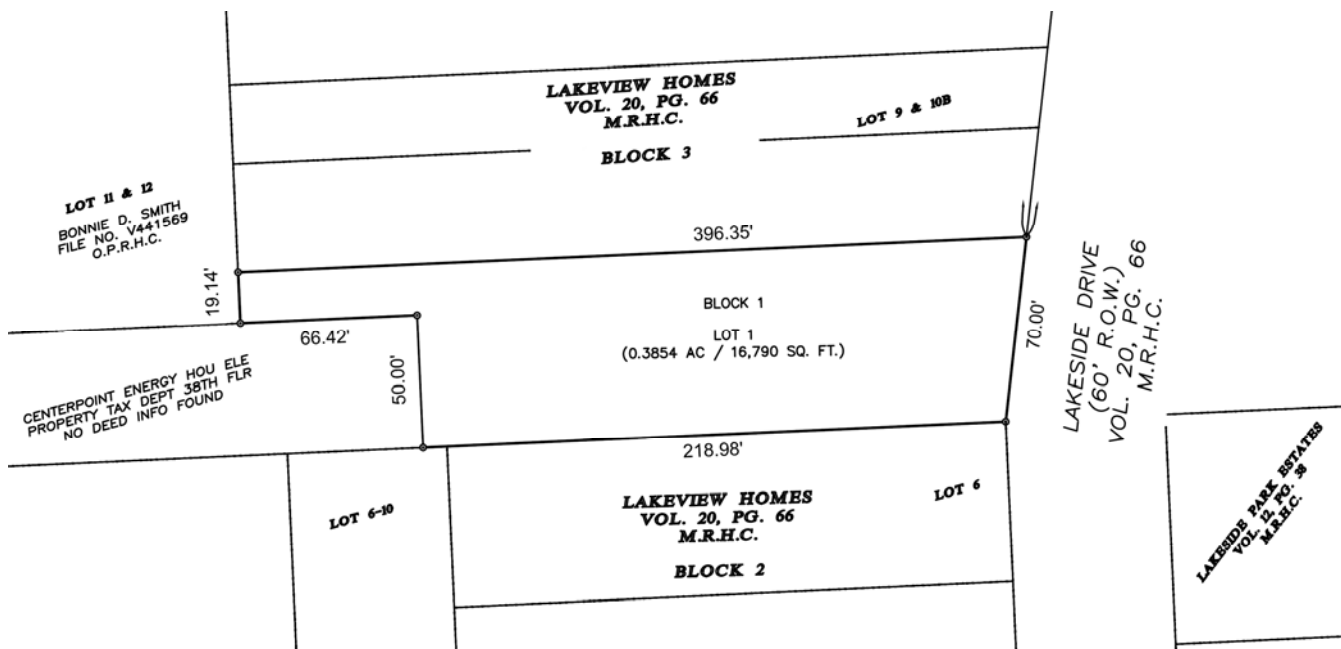
ITEM: 84

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Lakeview Homes Addition partial replat no. 3

Applicant: Survey 1, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 84

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Lakeview Homes Addition partial replat no. 3

Applicant: Survey 1, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 85

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Little York partial replat no 1 (DEF 1)

Applicant: Hovis Surveying Company Inc.



C – Public Hearings

Site Location

Houston Planning Commission

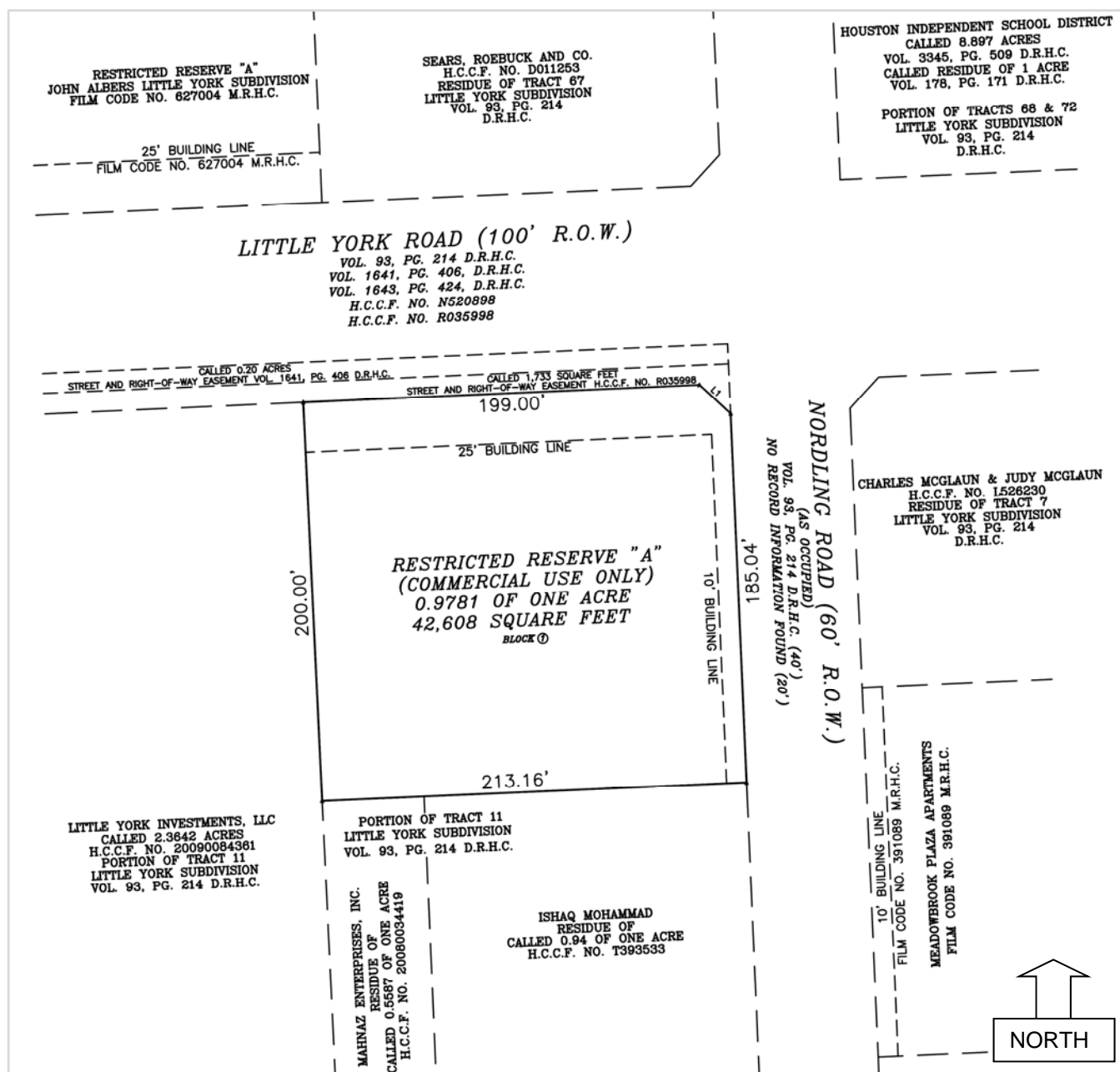
ITEM: 85

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Little York partial replat no 1 (DEF 1)

Applicant: Hovis Surveying Company Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

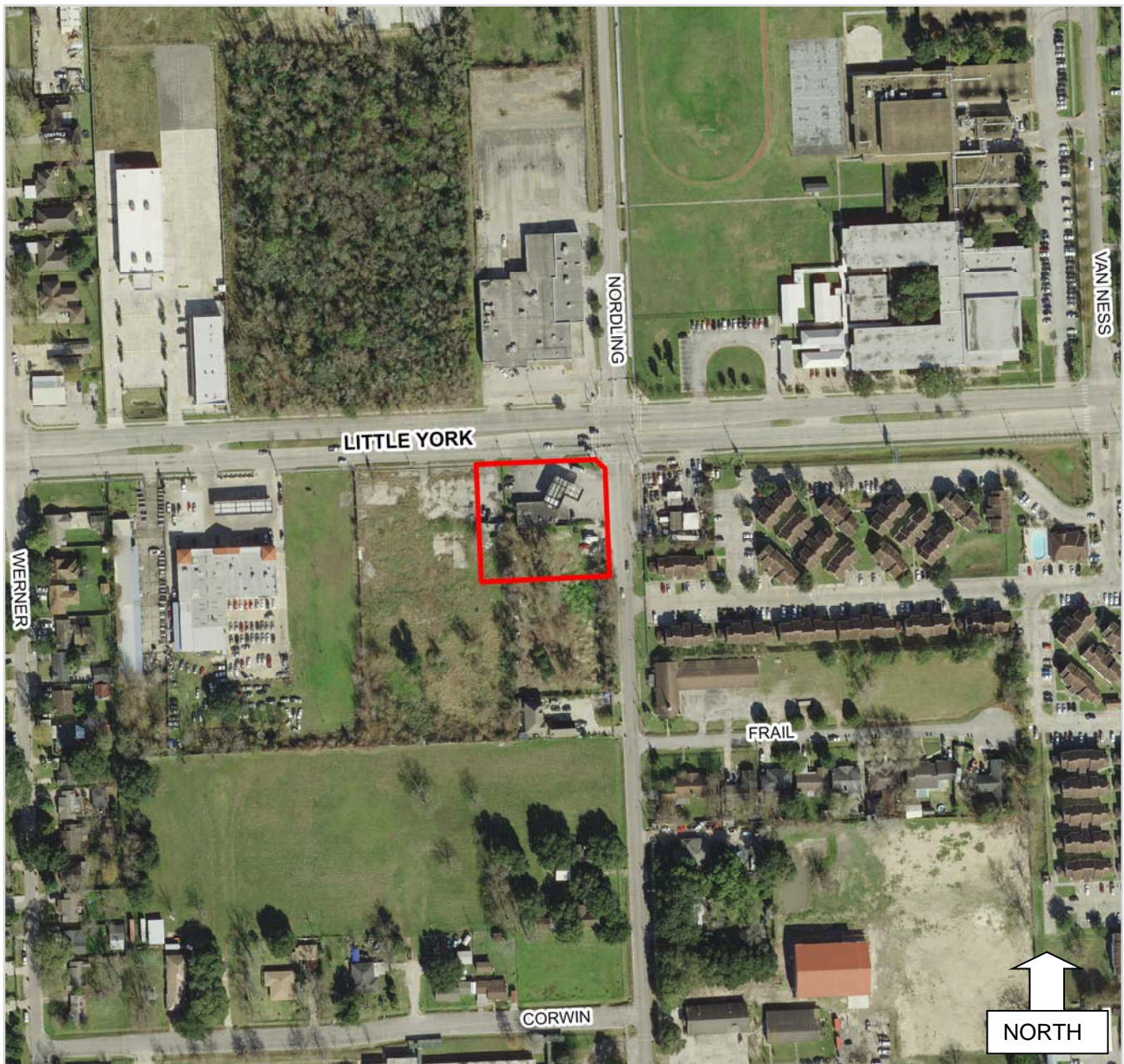
ITEM: 85

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Little York partial replat no 1 (DEF 1)

Applicant: Hovis Surveying Company Inc.



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: MacGregor Park Estates Sec 1 partial replat no 1

Applicant: Advance Surveying, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

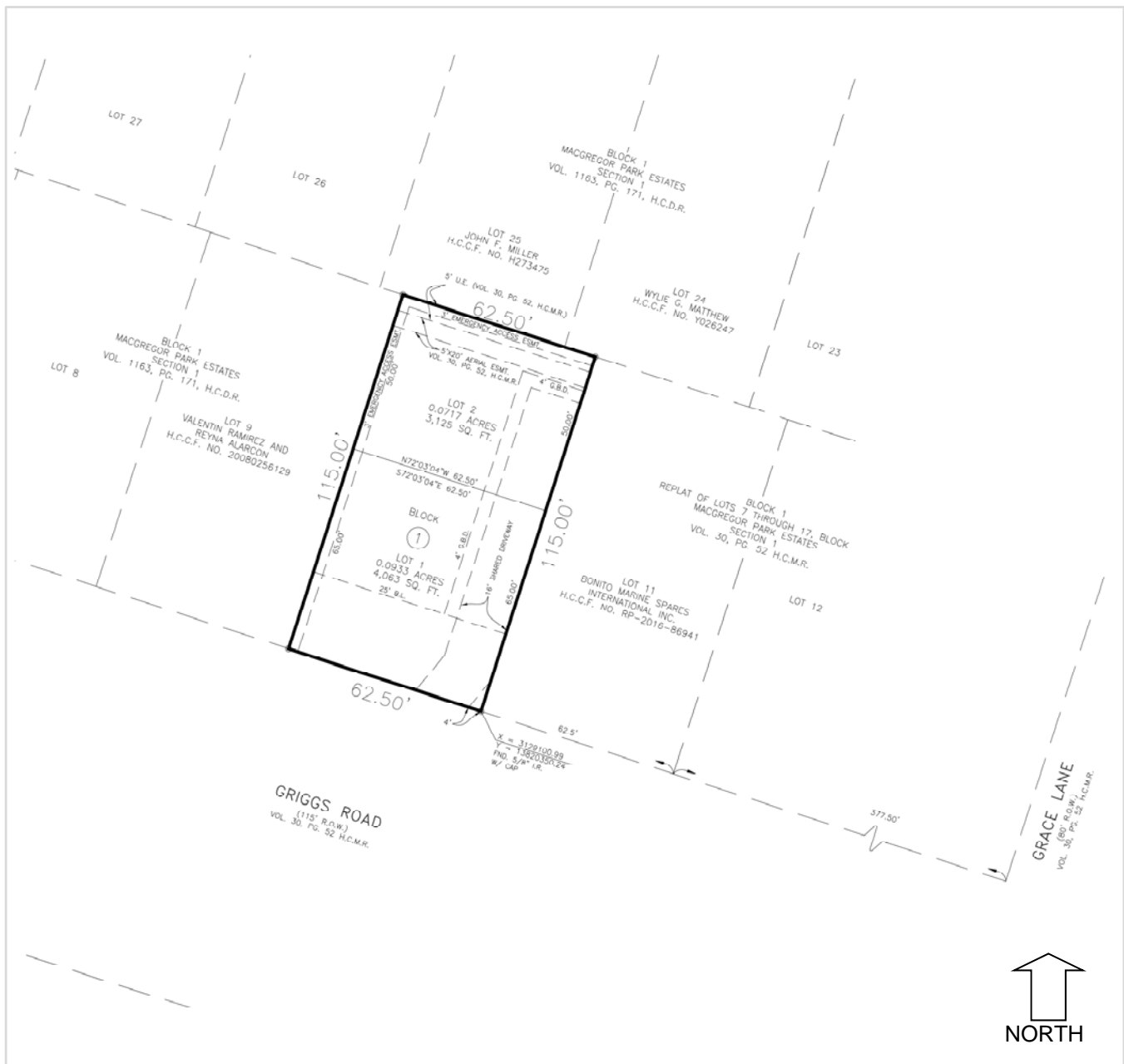
ITEM: 86

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: MacGregor Park Estates Sec 1 partial replat no 1

Applicant: Advance Surveying, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: MacGregor Park Estates Sec 1 partial replat no 1

Applicant: Advance Surveying, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 87

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Old River Terrace Sec 2 partial replat no 2 and extension

Applicant: MOMENTUM ENGINEERING



C – Public Hearings

Site Location

Houston Planning Commission

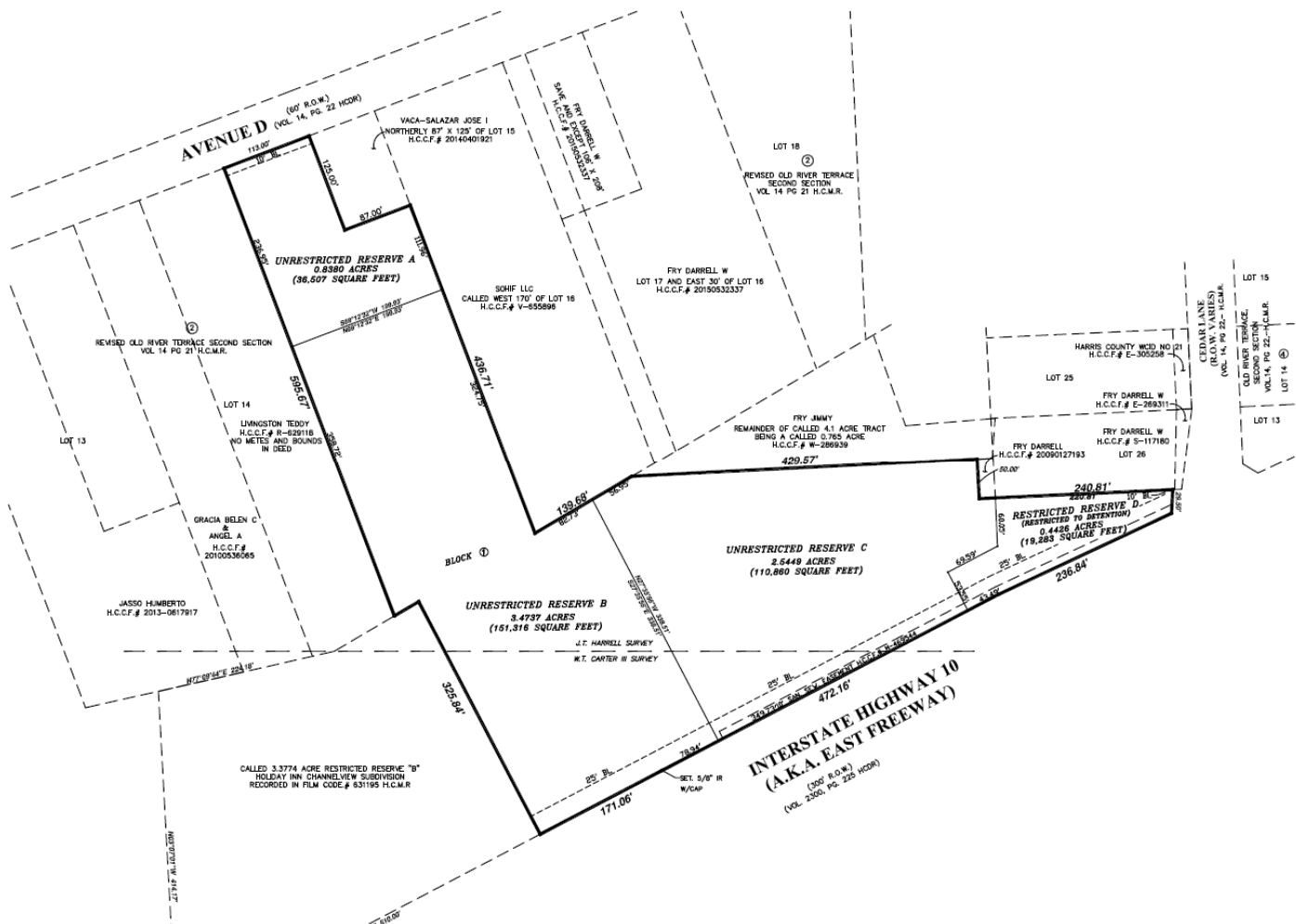
ITEM: 87

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Old River Terrace Sec 2 partial replat no 2 and extension

Applicant: MOMENTUM ENGINEERING



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 87

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Old River Terrace Sec 2 partial replat no 2 and extension

Applicant: **MOMENTUM ENGINEERING**



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Remington Creek Ranch Sec 5 (DEF 1)

Applicant: Van De Wiele & Vogler Inc



C – Public Hearings with Variance Site Location

Houston Planning Commission

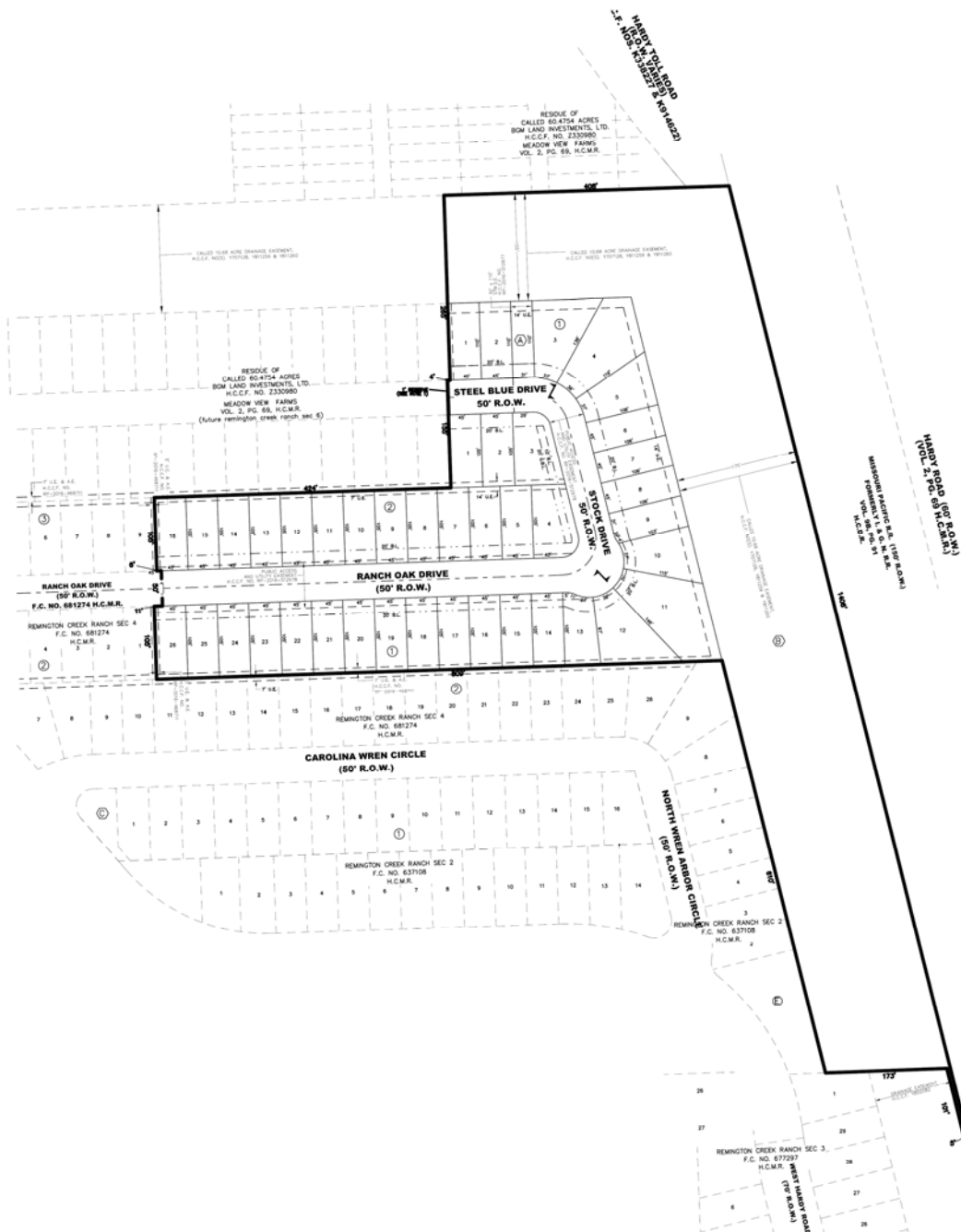
ITEM: 88

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Remington Creek Ranch Sec 5 (DEF 1)

Applicant: Van De Wiele & Vogler Inc



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Remington Creek Ranch Sec 5 (DEF 1)

Applicant: Van De Wiele & Vogler Inc



C – Public Hearings with Variance

Aerial



Application Number: 2018-0774

Plat Name: Remington Creek Ranch Sec 5

Applicant: Van De Wiele & Vogler, Inc.

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 a unique subdivision name.

Chapter 42 Section: 42-41(1)(b)

Chapter 42 Reference:

The name of a subdivision plat subject to the provisions of section 42-49 of this code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of the prior subdivision plat followed by "partial replat no x", where "x" represents the next sequential number of partial replats of the prior subdivision. To illustrate, the first partial replat of "Sunny Land Subdivision" would be named 'Sunny Land Subdivision partial replat no 1', the second partial replat would be named "Sunny Land Subdivision partial replat no 2", and so on;

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 terms rules, conditions, policies and standards of this chapter would not create an undue hardship by depriving the applicant of the reasonable use of land, we are only requesting a name change of the subdivision for the purpose of name continuity.

The previous three sections of the subdivisions were named Remington Creek Ranch Sec 1, 2 & 3 and were not classified as C3N; Remington Creek Ranch Sec 4 was classified as C3N, a variance was requested and approved to name the subdivision Remington Creek Ranch Sec 4. Remington Creek Ranch Sec 5 is also classified as C3N which requires us to name the plat according to 42-41(1)(b); we are requesting to keep the name of the subdivision as Remington Creek Ranch Sec 5 for name continuity in lieu of Meadow View Farms Partial Replat No 1. In addition, the name of Meadow View Farms Partial Replat No 1 is inconsistent with what is reflected in the General Plan (GP) for Remington Creek Ranch; There are six sections being proposed in the GP, as previously stated the first four sections were named Remington Creek Ranch Sec's 1, 2, 3 & 4 and the proposed 5th Section would be named Meadow View Farms Partial Replat No 1, we believe that allowing the 5th Section to be named Remington Creek Ranch Sec 5 would be consistent with the GP and reduce confusion when service providers are coordinating activities for the subdivision.

(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 hardship created or imposed by the applicant. We are only requesting a name change of the subdivision for the purpose of name continuity.

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

We believe the intent and general purpose of this chapter will be preserved and maintained. We are only requesting a name change of the subdivision for the purpose of name continuity.

(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. We are only requesting a name change of the subdivision for name continuity.

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

Economic hardship is not the sole justification of the variance; we are only requesting a name change of the subdivision for name continuity; The applicant has invested significant resources in developing the brand of the previously named subdivision of Remington Creek Ranch and the granting of the variance would provide some financial relief from having to rebrand the 5th Section of the subdivision as Meadow View Farms (see attached photo).

Houston Planning Commission

ITEM: 89

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Shadyvilla Addition no 2 partial replat no 6

Applicant: Bowden Land Services



C – Public Hearing

Site Location

Houston Planning Commission

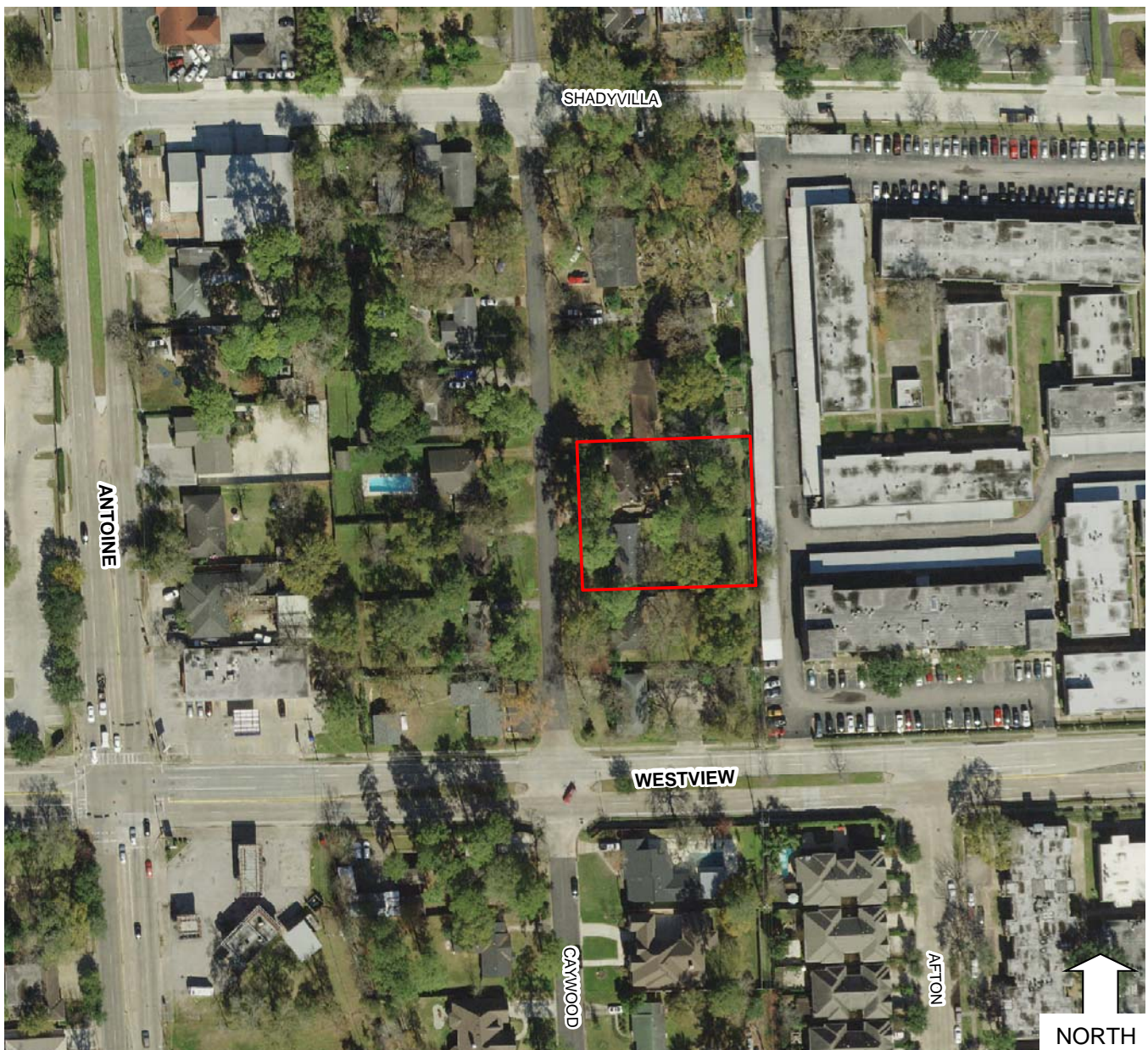
ITEM: 89

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Shadyvilla Addition no 2 partial replat no 6

Applicant: Bowden Land Services



C – Public Hearing

Aerial

Houston Planning Commission

ITEM: 90

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Spring Branch Woods Sec 4 partial replat no 1 (DEF 1)

Applicant: Advance Surveying, Inc.



C – Public Hearings with Variance

Site Location

Houston Planning Commission

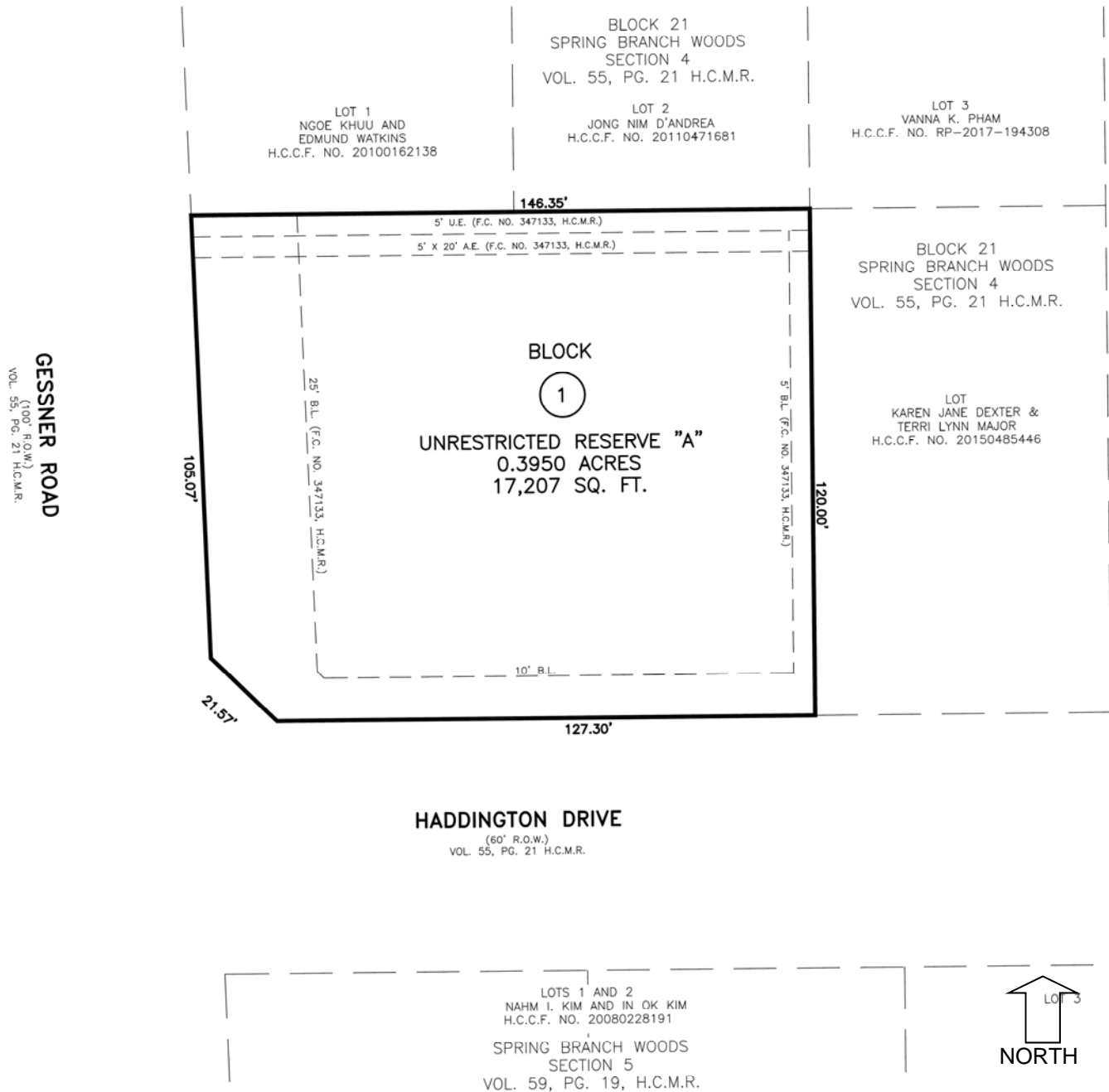
ITEM: 90

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Spring Branch Woods Sec 4 partial replat no 1

Applicant: Advance Surveying, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

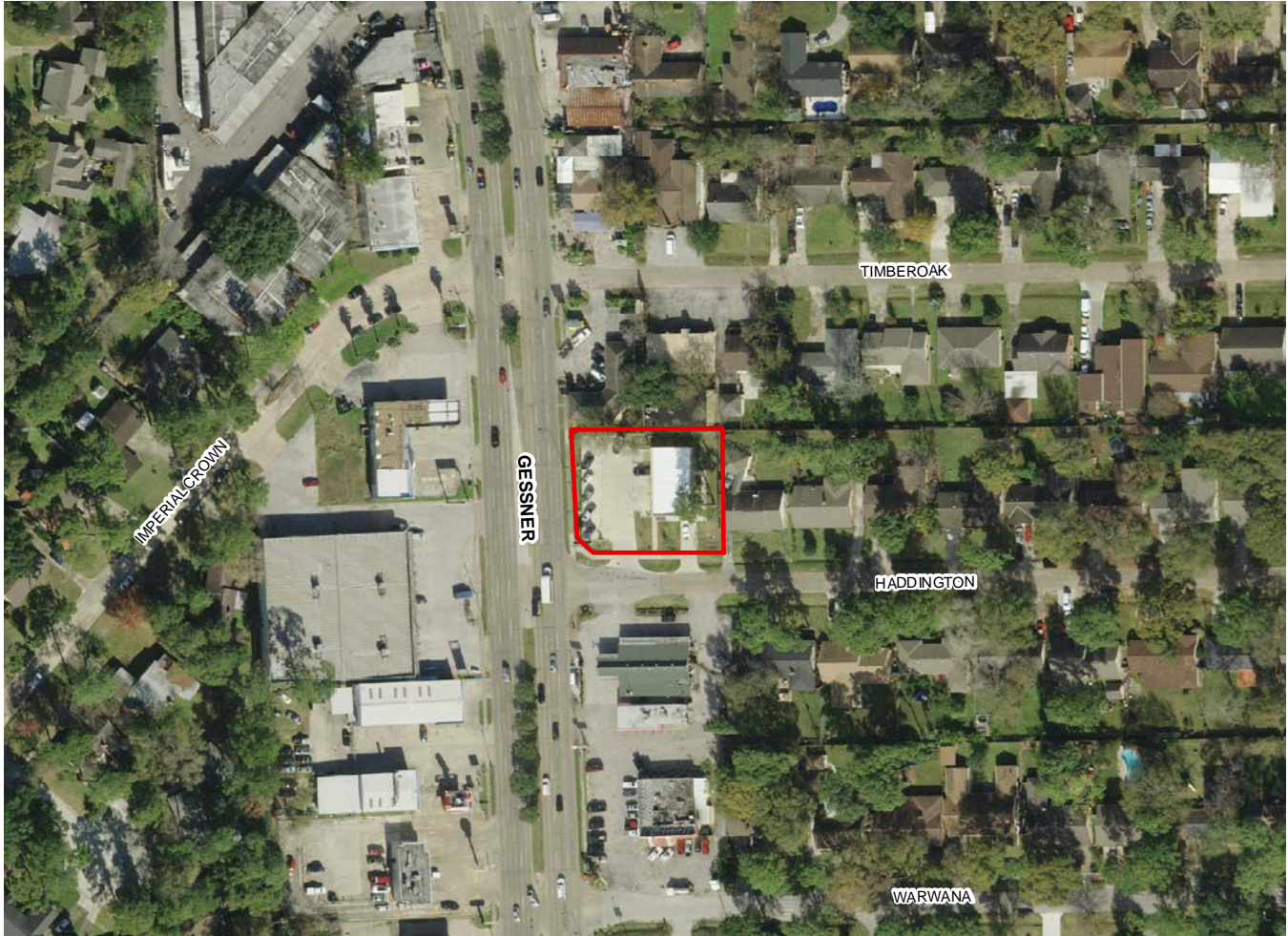
ITEM: 90

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Spring Branch Woods Sec 4 partial replat no 1

Applicant: Advance Surveying, Inc.

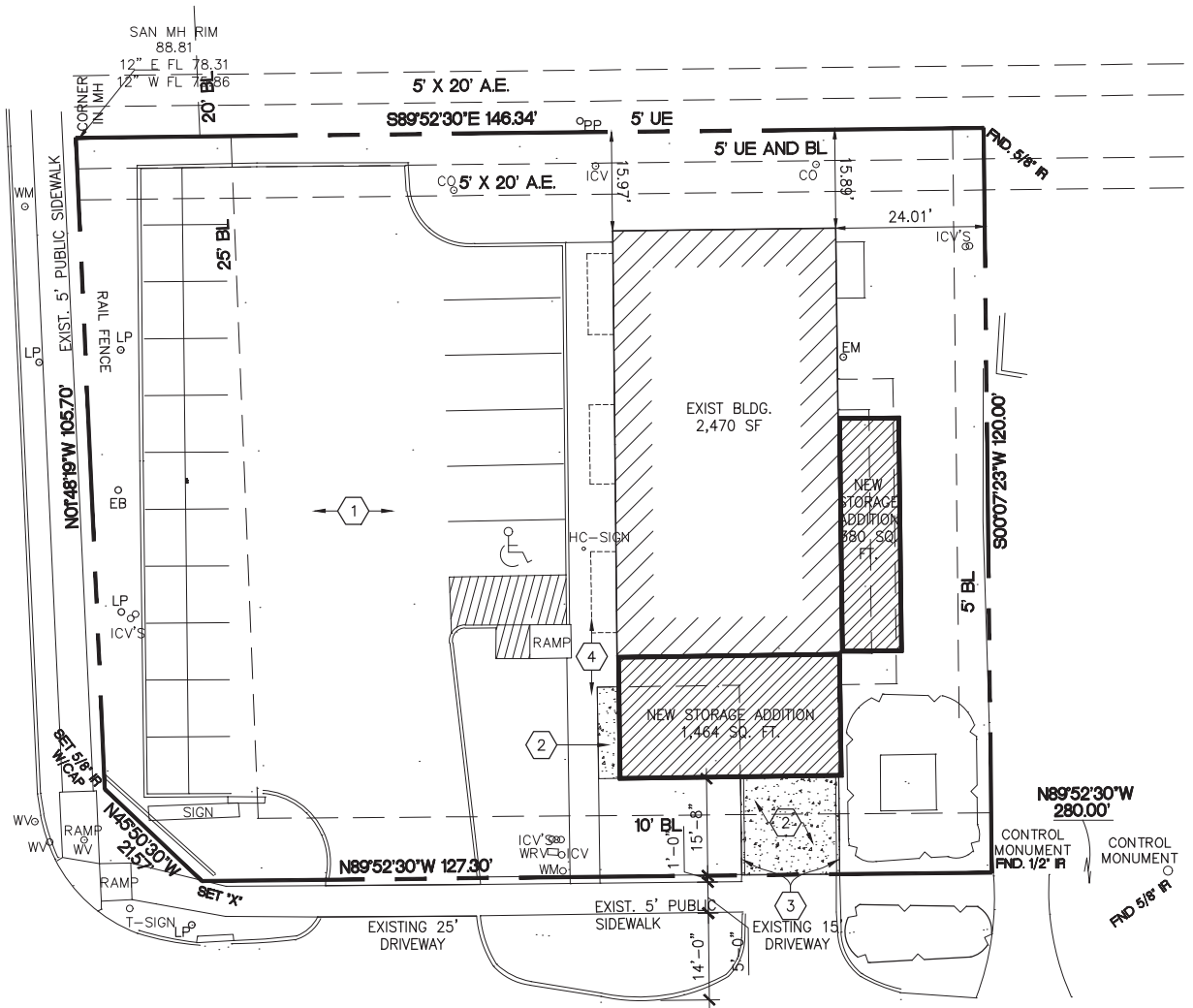


C – Public Hearings with Variance

Aerial



CESSNER ROAD
(100' R.O.W.)



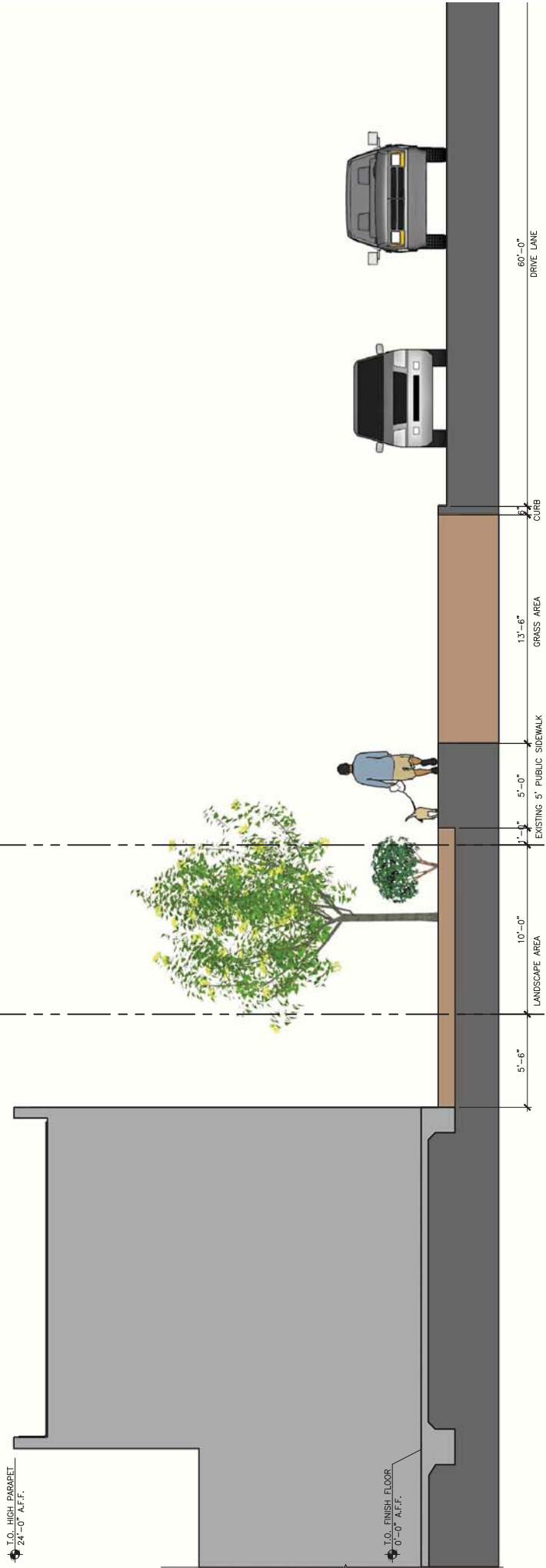
01 SITE PLAN

SCALE: 1"=30'-0"

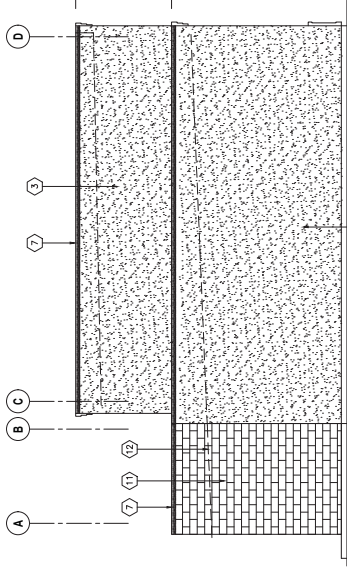
HADDENS DRIVE
(60' R.O.W.)

KEYED NOTES:

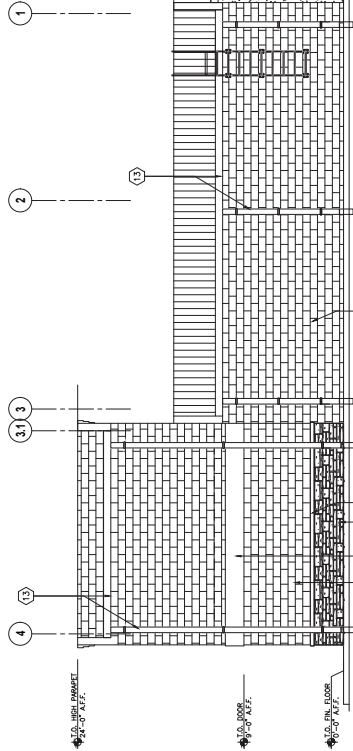
- 1 EXISTING CONCRETE PAVING
- 2 6" THICK CONCRETE PAVING
- 3 6" CONCRETE CURB
- 4 EXIST. 5' PUBLIC SIDEWALK



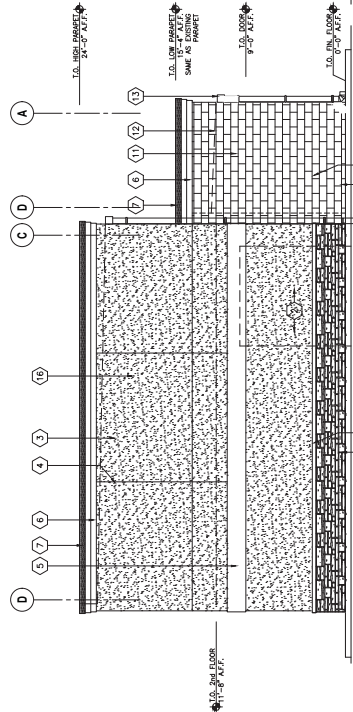
01 STREET SECTION
SCALE: 1/4"=1'-0"



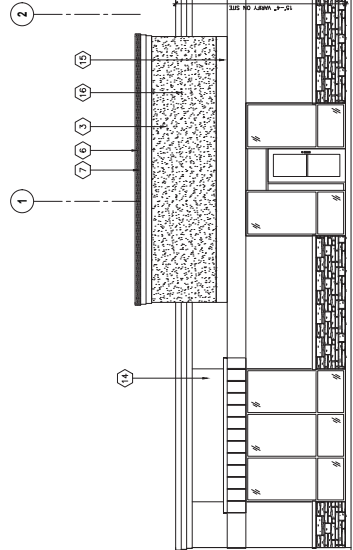
03 LEFT ELEVATION
SCALE: 3/16"=1'-0"



03 REAR ELEVATION
SCALE: 3/16"=1'-0"



02 RIGHT ELEVATION
SCALE: 3/16"=1'-0"



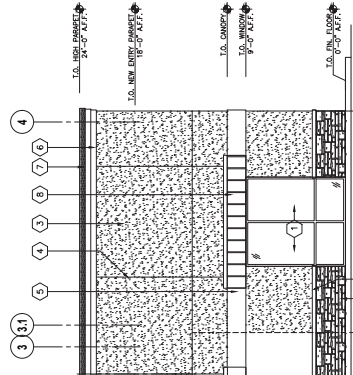
01 FRONT ELEVATION
SCALE: 3/16"=1'-0"

KEYED NOTES

1	1" x 1/4" ALUMINUM CLAS IN CLARK ANODIZED ALUMINUM FRAME, 1/2" ANODIZED ALUMINUM
2	1/4" x 1/4" ANODIZED ALUMINUM
3	1/4" x 1/4" ANODIZED ALUMINUM
4	1/4" x 1/4" ANODIZED ALUMINUM
5	1/4" x 1/4" ANODIZED ALUMINUM
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7	1/4" x 1/4" ANODIZED ALUMINUM
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12	1/4" x 1/4" ANODIZED ALUMINUM
13	1/4" x 1/4" ANODIZED ALUMINUM
14	1/4" x 1/4" ANODIZED ALUMINUM

GENERAL NOTES

- FINISHES:
 1. EXTERIOR: 1/2" x 1/4" ANODIZED ALUMINUM
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 12. EXTERIOR: 1/2" x 1/4" ANODIZED ALUMINUM
 13. EXTERIOR: 1/2" x 1/4" ANODIZED ALUMINUM
 14. EXTERIOR: 1/2" x 1/4" ANODIZED ALUMINUM



01 FRONT ELEVATION
SCALE: 3/16"=1'-0"





Application Number: 2018-0815

Plat Name: Spring Branch Woods Sec 4 partial replat no 1

Applicant: Advance Surveying, Inc.

Date Submitted: 04/16/2018

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

Specific Variance is being sought and extent of variance:

To allow a reduced building setback of 10 feet on Haddington Drive as opposed to the required 25 foot setback.

Chapter 42 Section: 42-155(b)

Chapter 42 Reference:

The building line requirement for property used or intended to be used for other than single family residential purposes adjacent to a street that is a collector or a local street that is not an alley and across which street are located single family residential lots having platted building lines greater than ten feet shall be the lesser of 25' or the greatest building line on the single family residential lots directly across the street from the property.

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 property has frontage on both Gessner, a major thoroughfare, and Haddington Drive, a local street. The subdivision plat of Jerrys Cleaners has a 25 foot setback line along Haddington Drive, a local street to mirror the building setback line across the street. Since this area is redeveloping, having a 25 foot setback line on Haddington Drive will not be consistent with the neighborhood theme. A 5 feet sidewalk and landscape is being provided, existing wood fence shall extend between the adjacent property to continue of the privacy. By granting these reduced setback line variances, the owner can maximize the use of the land by constructing a Commercial Retail Center.

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

This variance request is consistent with the general layout of the immediate residential block fare and area. The goal is to create a traditional neighborhood design with "Urban" development, providing a pedestrian-friendly setting through enhanced street paving, sidewalks and landscape treatments. Reducing the building setback line to 10 foot along Haddington Drive to create a more inviting and encumbered pedestrian experience.

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

The overall development plan for the proposed plat is designed to enhance the pedestrian district by creating a safe and inviting place to walk. By reducing the building setback line from 25 foot to 10 foot, the proposed Retail Center will be built closer to the enhanced pedestrian walks, landscaping and street trees thus creating a safer and inviting place to live and walk.

(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 new Retail Center that is aesthetically pleasing and compatible with the pedestrian-friendly urban setting. The redevelopment proposed Retail Center will keep the compatible character of the homes, the existing wood fence will be extended and sidewalk will be kept along the Haddington Drive. Enhanced sidewalks and landscape treatments in the design will be keeping with the approved planning standards in creating a more Urban pedestrian friendly environments.

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

The applicant's goal for this project is to provide a new Retail Center that is aesthetically pleasing and compatible with the pedestrian-friendly urban setting. The redevelopment proposed Retail Center will keep the compatible character of

the homes, the existing wood fence will be extended and sidewalk will be kept along the Haddington Drive. Enhanced sidewalks and landscape treatments in the design will be keeping with the approved planning standards in creating a more Urban pedestrian friendly environments.

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

Economic hardship is not the sole justification for the variance request. The ability to create a safer and more appealing pedestrian-friendly environment for the residents is the justification.

Houston Planning Commission

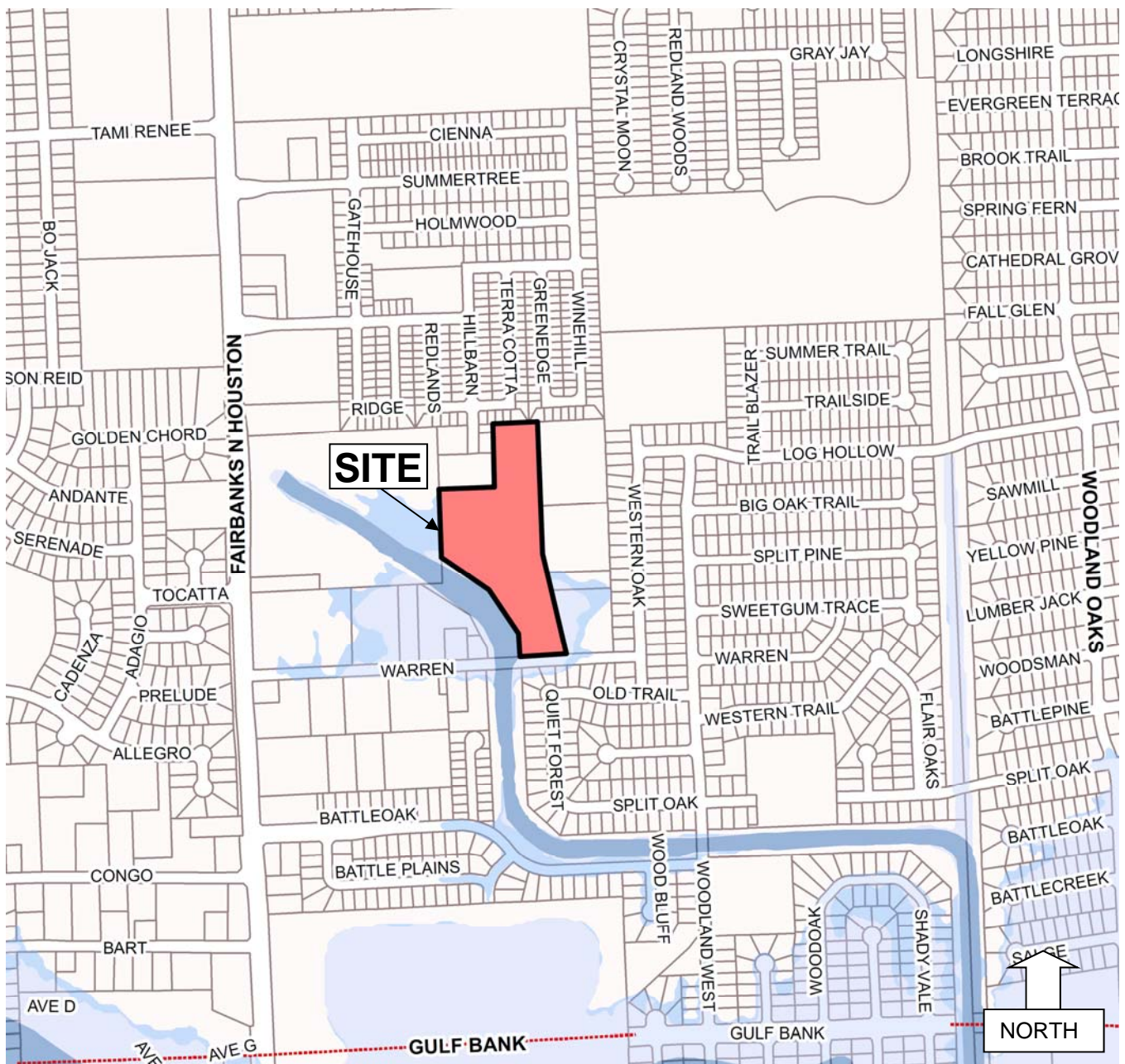
ITEM: 91

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Hahls Warren

Applicant: Jones Carter - Woodlands



D – Variances

Site Location

Houston Planning Commission

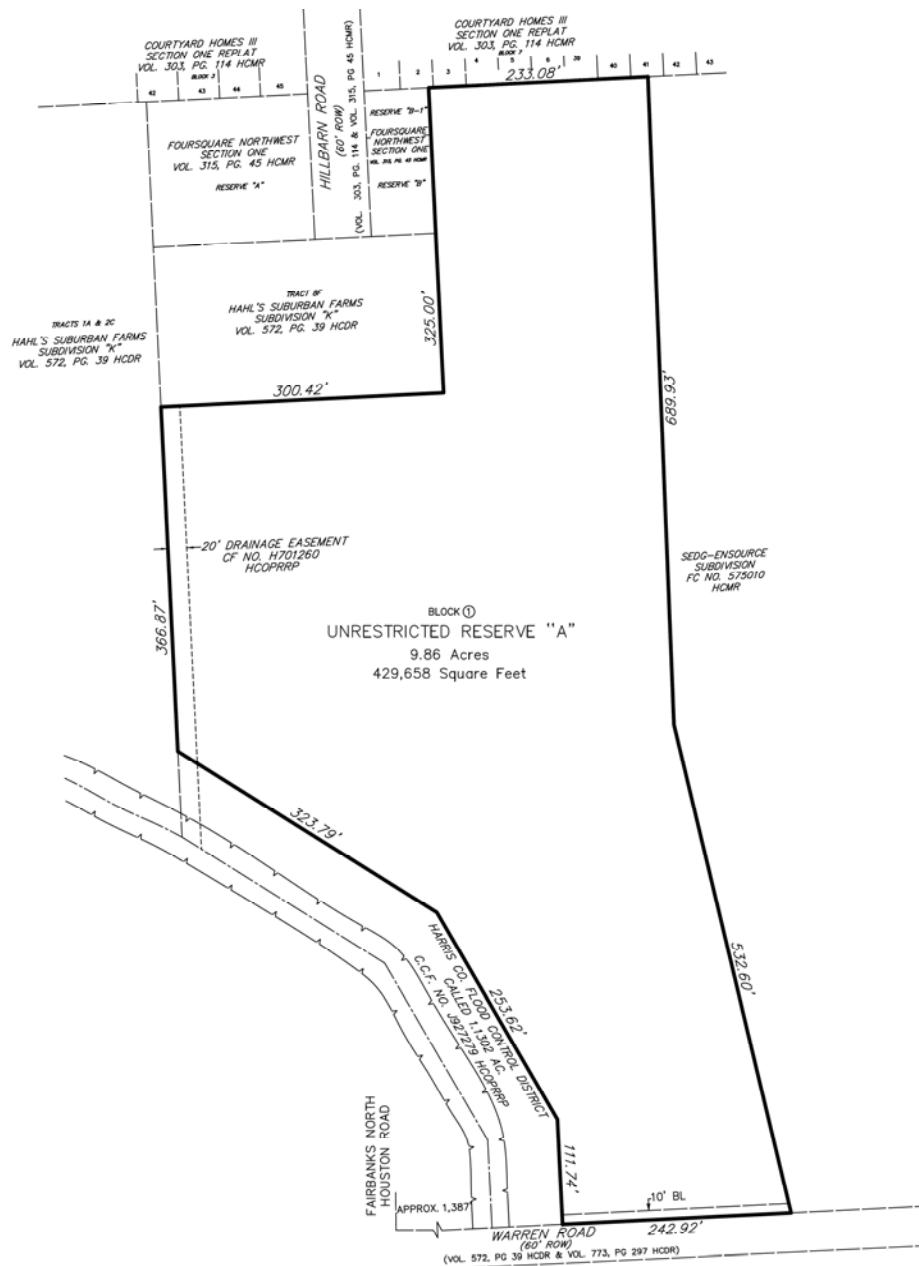
ITEM: 91

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Hahls Warren

Applicant: Jones Carter - Woodlands



D – Variances

Subdivision

Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Hahls Warren

Applicant: Jones Carter - Woodlands



D – Variances

Aerial



VARIANCE Request Information Form

Application Number: 2018-1137

Plat Name: Hahls Warren

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 05/29/2018

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

Specific Variance is being sought and extent of variance:

Not to provide any north-south or east-west public streets through the subject tract

Chapter 42 Section: 128

Chapter 42 Reference:

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

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 site is a portion of the Hahl's Suburban Farms Subdivision "K", platted and recorded in 1922 by deed records and is bordered to the south-west by a 100' Harris County Flood Control fee strip. Requiring an east-west public street through the subject tract would be impractical as platted property to the east – SEDG-Ensource Subdivision, as well as, the existing residential development Woodland Trails West do not provide any opportunity for an east west public street connection. Further, intersection spacing along Fairbanks North Houston (a designated major thoroughfare) between Warren Road and County View Drive is approximately 1,740' – well within the requirement of Sec 42-127. The subdivision to the north- Courtyard Homes- has 2 points of access to Fairbanks North Houston. Any extension of Hillbarn Road to the south will bisect property belonging to the International Church of the Foursquare Gospel and allow the mixing of residential and non-residential traffic patterns. Further, the extension of the street would cross the existing HCFCD fee strip and would not extend south past Warren Road. Traffic circulation and distribution is addressed by the existing street network in the area, and all adjacent properties have adequate access and frontage to public streets.

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

Existing development to the east (SEDG-Ensource Subdivision, and the existing residential development Woodland Trails West) do not provide any opportunity for an east west public street connection through the subject tract. Any required extension of Hillbarn Road would bisect adjacent church property and adjacent property owned by HCFCD only to terminate at Warren Road.

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

Traffic circulation and distribution is addressed by the existing street network in the area. Existing development to the east (SEDG-Ensource Subdivision, and the existing residential development Woodland Trails West) do not provide any opportunity for an east west public street connection through the subject tract. Any required extension of Hillbarn Road would bisect adjacent church property and adjacent property owned by HCFCD only to terminate at Warren Road.

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

Requiring an east-west public street through the subject tract would be impractical as existing development to the east – SEDG-Ensource Subdivision, and the residential development Woodland Trails West do not provide any opportunity for an east west public street connection. Further, intersection spacing along Fairbanks North Houston (a designated major

thoroughfare) between Warren Road and County View Drive is approximately 1,740' – well within the requirement of Sec 42-127. The subdivision to the north- Courtyard Homes- has 2 points of access to Fairbanks North Houston. Any extension of Hillbarn Road to the south will bisect property belonging to the International Church of the Foursquare Gospel and allow the mixing of residential and non-residential traffic patterns. Further, the extension of the street would cross the existing HCFCD fee strip and would not extend south past Warren Road.

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

Justification for the variance is based on the existing development and street pattern in the area. Existing development to the east (SEDG-Ensource Subdivision, and the existing residential development Woodland Trails West) do not provide any opportunity for an east west public street connection through the subject tract. Any required extension of Hillbarn Road would bisect adjacent church property and adjacent property owned by HCFCD only to terminate at Warren Road.

Houston Planning Commission

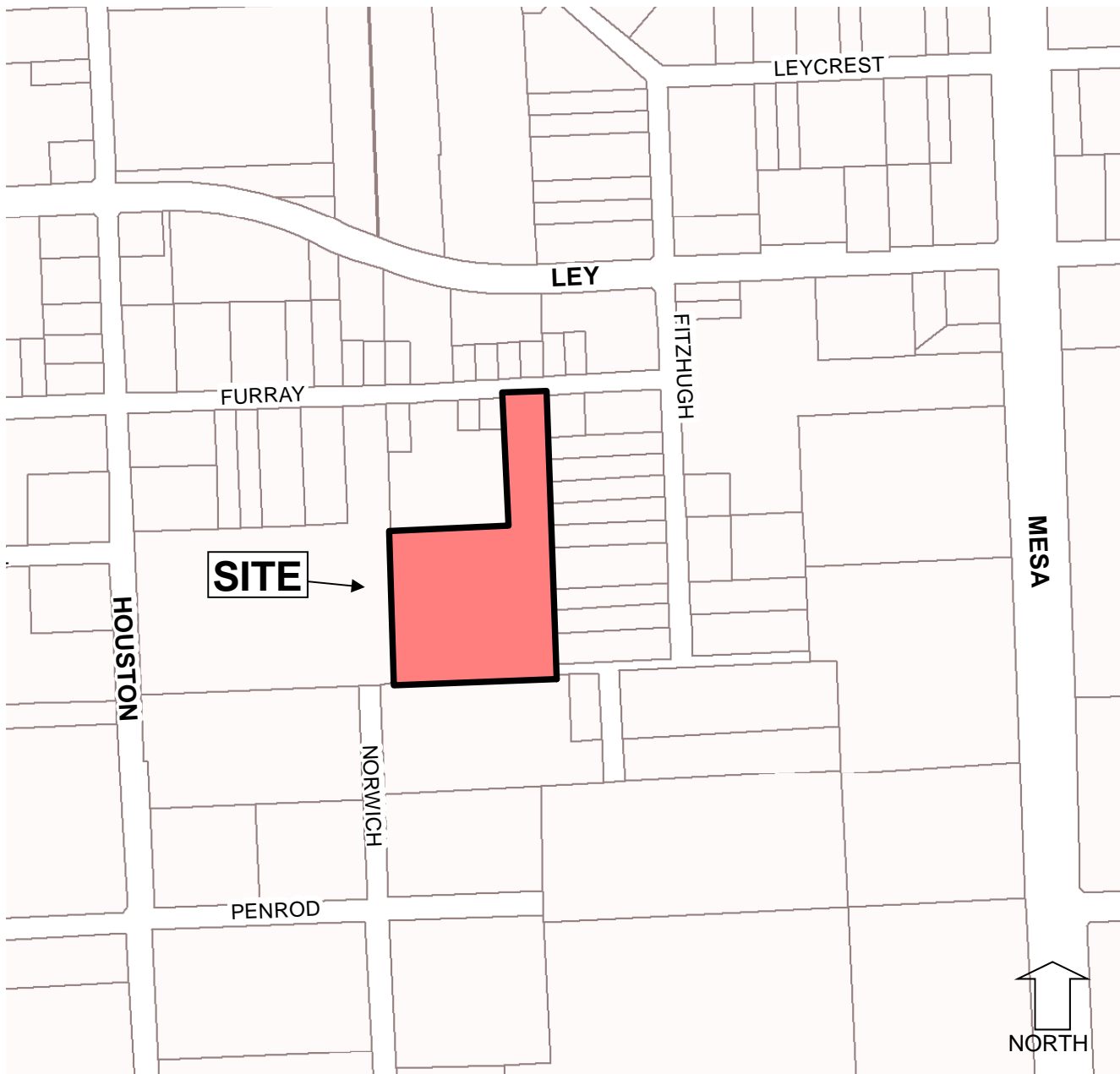
ITEM: 92

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Hidden Acres Village

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

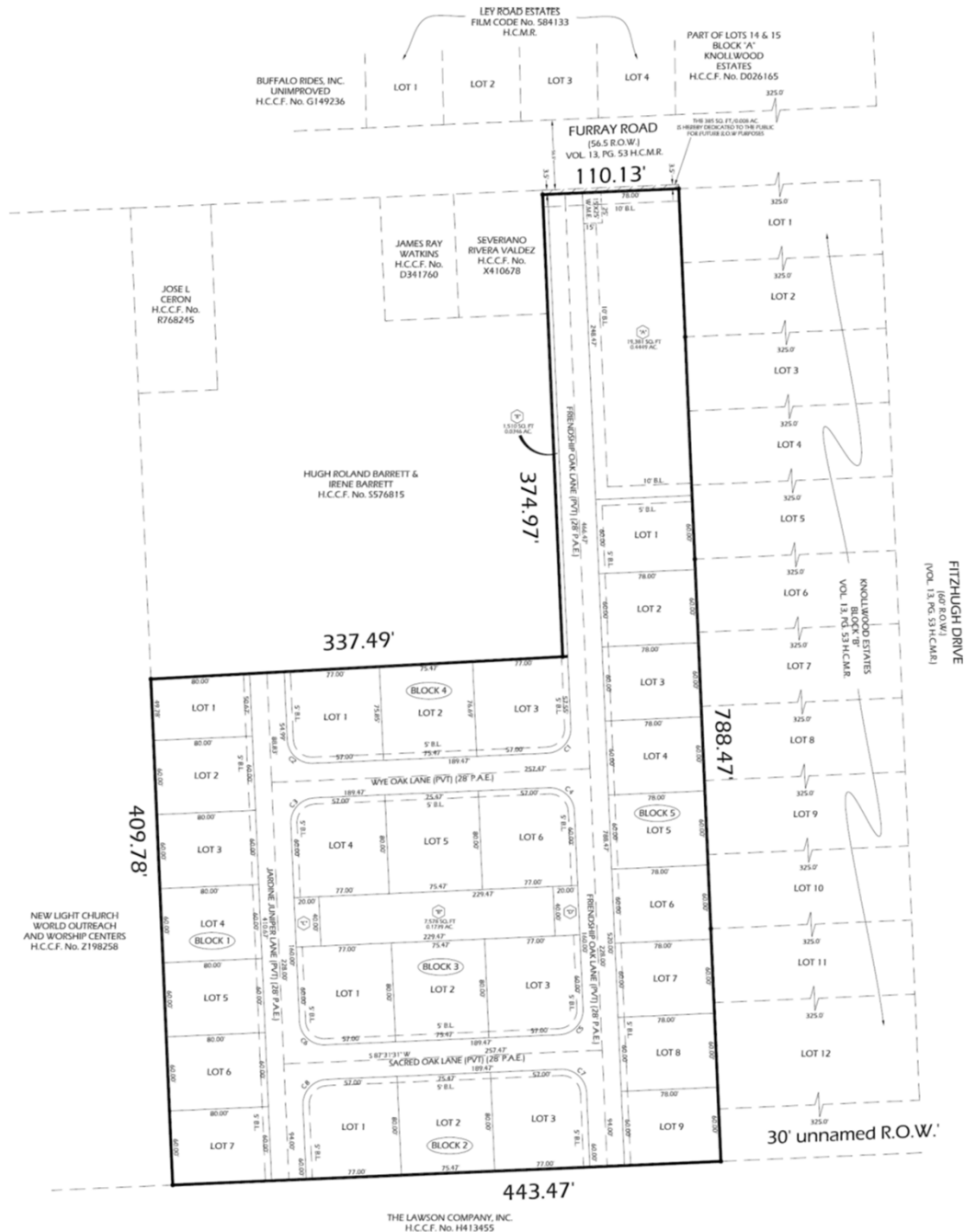
ITEM: 92

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Hidden Acres Village

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Hidden Acres Village

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



Application Number: 2018-1135

Plat Name: Hidden Acres Village

Applicant: Owens Management Systems, LLC

Date Submitted: 05/29/2018

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

Specific Variance is being sought and extent of variance:

A variance is requested not to 1) extend an unnamed 30' ROW through the plat boundary or provide a cul-de-sac and 2) not to provide a 10' building line along the unnamed ROW

Chapter 42 Section: 134, 150

Chapter 42 Reference:

134 - Street extension. a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended. (b) The owner of the property adjacent to the end of a stub street that is not extended pursuant to subsection (a) of this section shall: (1) Construct a pedestrian gate and ornamental screening fence with a minimum height of six feet along the entire right-of-way line when the adjacent property is a public park, a detention reserve, a flood control easement or fee strip, or other platted open space that pedestrian access to and from may be appropriate; or (2) Construct a wood, concrete or masonry opaque screening fence with a minimum height of six feet that extends the width of the right-of-way of the stub street if the adjacent property does not meet the criteria of item (1) of this subsection (b). 42-150 - Building Line Along a local street, 10-foot, if the lots meets the standards of section 42-157(b)

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 reasonable use of the land. The subject tract is located west of East Houston Road, south of Ley Road, east of Mesa Road and north of Penrod Street. Knollwood Estates, recorded in 1937, created a Knoll Drive, 60' ROW. A 30' unnamed ROW was also dedicated along the southern plat boundary. The unnamed ROW is heavily wooded. East Houston subdivision abuts the southern property line and did not dedicate additional ROW. Furry Road terminates 325' east of plat boundary at Fitzhugh Drive. The owner is proposing a subdivision that takes access from Furray Road with 28' private access easements. The Hidden Acres Village creates 28 lots for single story, 1600 sf homes.

(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. Knollwood Estates created the 30' ROW. It is insufficient ROW width by current standards. The plat abutting the west of the 30' unnamed ROW, Mesa Drive Commercial didn't extend 30' unnamed ROW to Mesa Road.

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

The intent and general purposes of this chapter will be preserves and maintained. Furray is 56.5' ROW. Plat includes 3.5' ROW dedication to match 60' ROW existing in Knollwood Estates plat. ROW dedication is not required for intersection spacing. The land west of the plat boundary to East Houston Road is undeveloped acreage.

(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. The developer will install a 6' wooden fence along the plat boundary. Vehicular access is denied to the unnamed ROW.

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

Economic hardship is not the sole justification of the variance. Requiring ROW dedication of insufficient ROW will deprive the applicant of reasonable use of land.

Houston Planning Commission

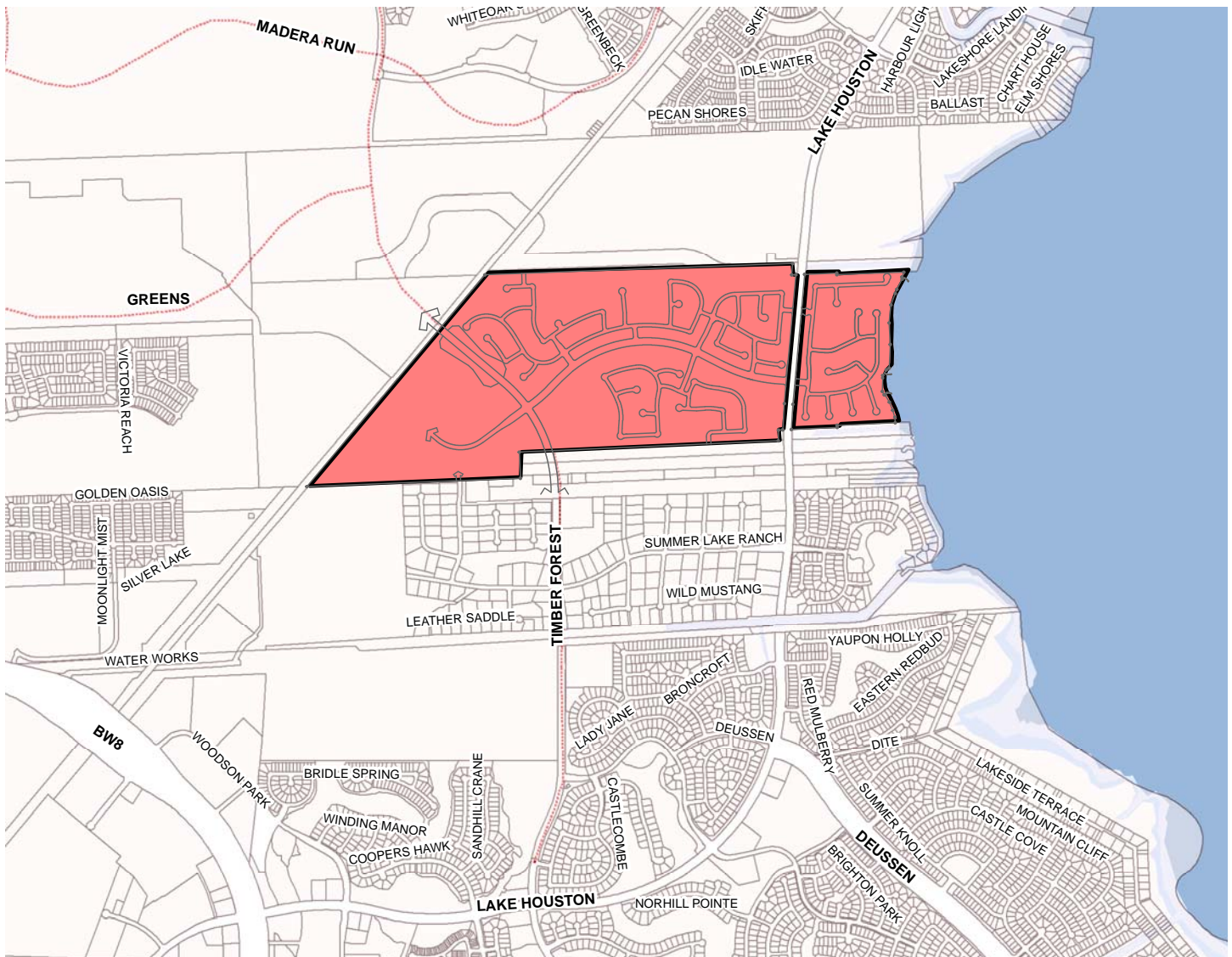
ITEM: 93

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Lakewood Pines GP

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Site Location

Houston Planning Commission

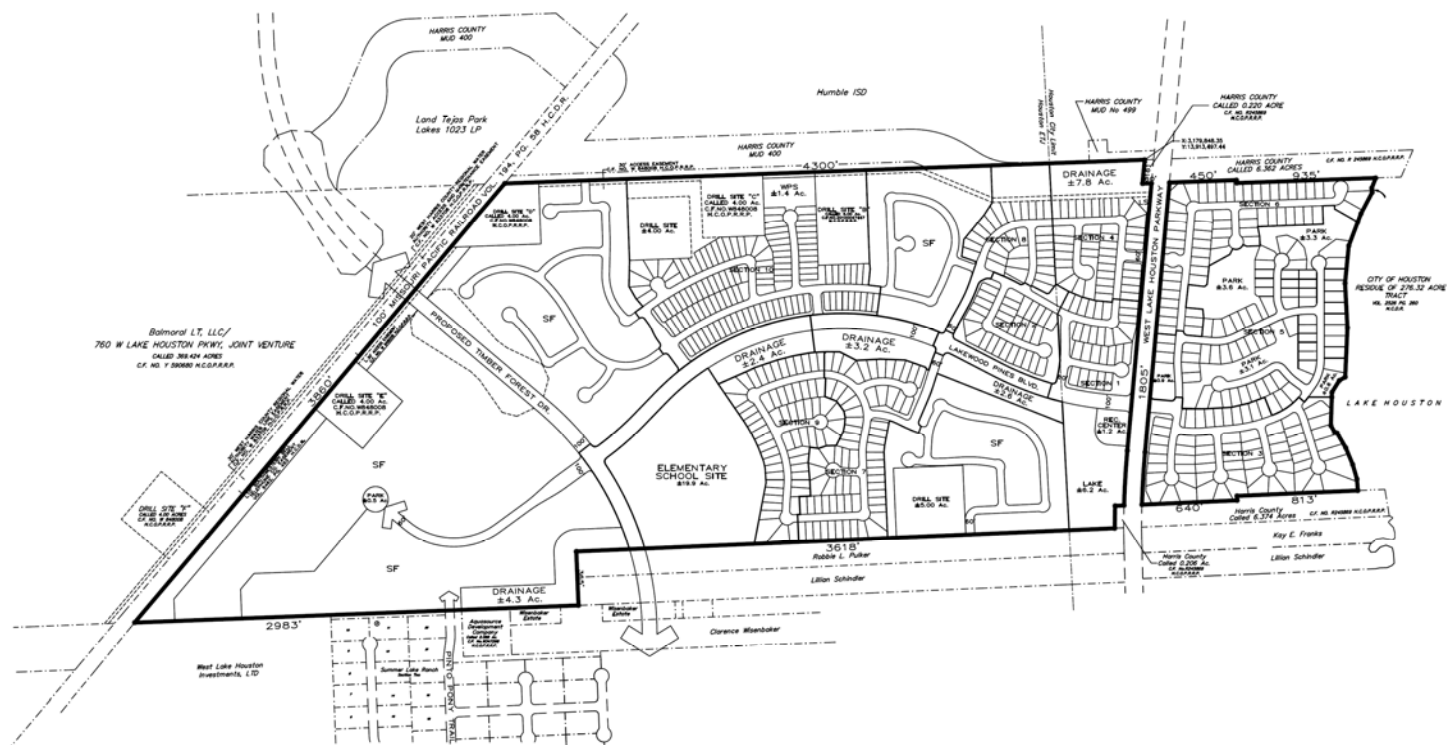
ITEM: 93

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Lakewood Pines GP

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Houston Planning Commission

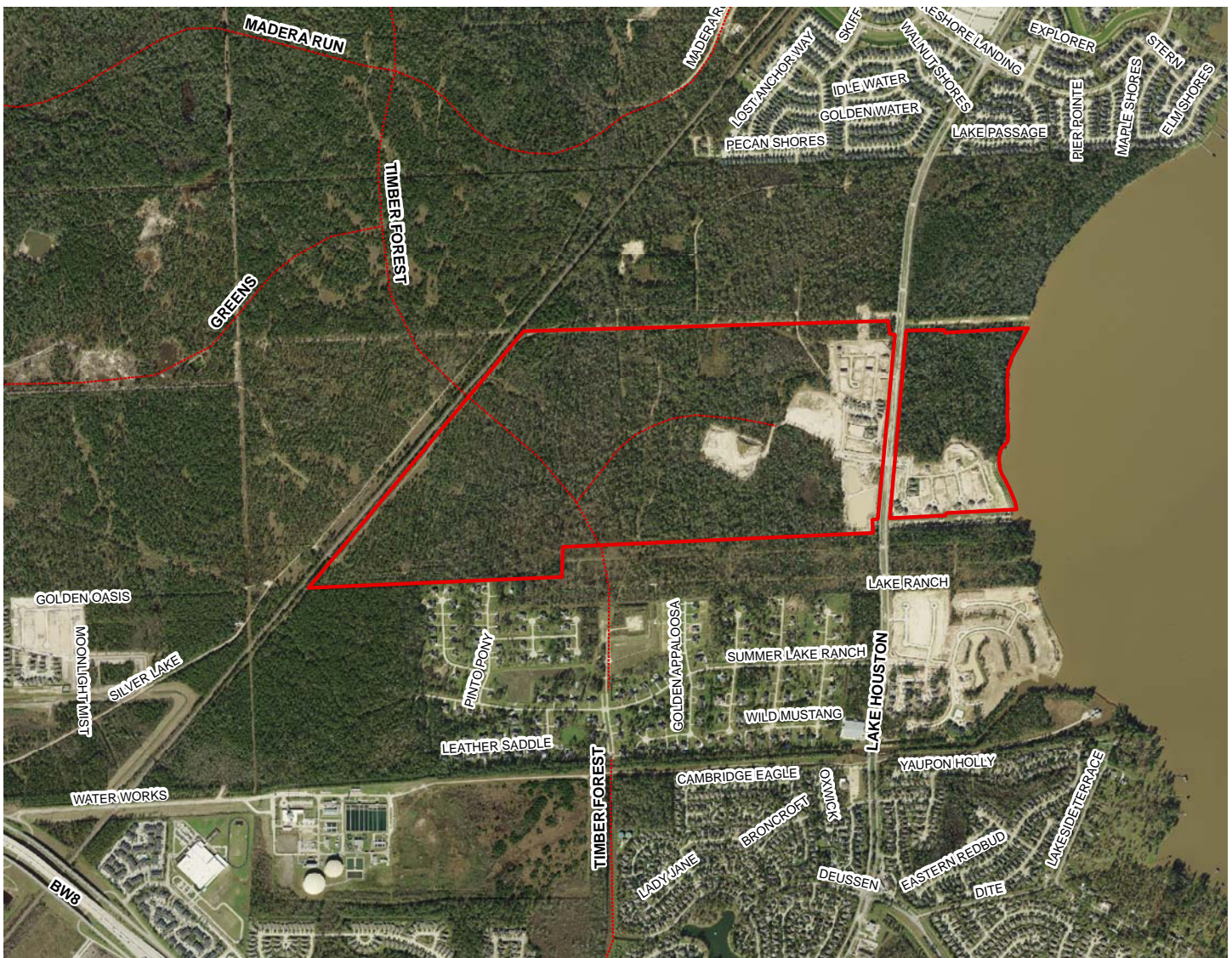
ITEM: 93

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Lakewood Pines GP

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Aerial



Application Number: 2018-1124

Plat Name: Lakewood Pines GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 05/29/2018

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

Specific Variance is being sought and extent of variance:

To exceed the maximum intersection spacing along the southern boundary between Timber Forest Drive and a future local street, for approximately $\pm 2160'$.

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;

Lakewood Pines is a ± 390 -acre single-family residential community located east of central Houston, along the west bank of Lake Houston. The development includes portions of north-south major thoroughfares West Lake Houston Parkway and Timber Forest Drive, and encompasses all of the east-west major thoroughfare Lakewood Pines Boulevard. The eastern portion of the property is within the Houston City Limits and the western portion is within Houston's ETJ in Harris County. The area south of Lakewood Pines Blvd between West Lake Houston Pkwy and Timber Forest Drive was previously proposed to be all single-family development with associated drainage facilities. Sections 7 and 9 have already been platted in the middle of this area. However, two recent changes in land use have occurred. First, Humble ISD is pursuing an elementary school location at the southeast corner of Timber Forest Drive and Lakewood Pines Blvd. Separately, it has been determined that a drill site previously proposed for removal cannot be removed after all. These changes disrupt two previously proposed stub streets to the southern boundary – one shifted to the east of the drill site, and the other removed from the new school site. The resulting distance between Timber Forest Drive and the remaining stub street, at the eastern edge of the drill site, is about $\pm 2160'$.

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

The changes in land use were not anticipated nor created by the applicant, and are therefore not a hardship created or imposed by the applicant.

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

The overall circulation of the region is upheld by the major thoroughfare grid that overlays the region, especially since existing West Lake Houston Parkway and proposed Timber Forest Drive are only about $\pm 3220'$ apart at this location, 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 not frustrate local traffic circulation, which will have close access to north-south routes along both West Lake Houston Pkwy and Timber Forest Drive, and will therefore not be injurious to the public health, safety, or welfare.

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

The unexpected changes in land use are the supporting circumstances for this request.



Application Number: 2018-1124

Plat Name: Lakewood Pines GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 05/29/2018

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

Specific Variance is being sought and extent of variance:

To exceed the maximum number of lots off of one point of access, by allowing 230 lots off of Clearwater Bend Drive on the south side of major thoroughfare Lakewood Pines Blvd, until a stub street is extended by the adjacent property.

Chapter 42 Section: 189

Chapter 42 Reference:

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

Statement of Facts

(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;

Lakewood Pines is a ±390-acre single-family residential community located east of central Houston, along the west bank of Lake Houston. The development includes portions of north-south major thoroughfares West Lake Houston Parkway and Timber Forest Drive, and encompasses all of the east-west major thoroughfare Lakewood Pines Boulevard. The eastern half of the property is within the Houston City Limits and the western area of the development is within Houston's ETJ in Harris County. West of West Lake Houston Parkway, the area south of Lakewood Pines Boulevard has only one point of access, being the entry street Clearwater Bend Drive off of Lakewood Pines Blvd. Future connections north to Lakewood Pines Boulevard or east to West Lake Houston Parkway are blocked by existing drainage and detention facilities, while future connections to the west are blocked by the existing street pattern and the proposed elementary school site for Humble ISD. A stub street to the south is proposed in the future single-family section, but will not provide a second point of access until the acreage tracts to the south are redeveloped and make the connection. As a result, for the foreseeable future there is only one point of access for this area. Sections 7 and 9 have already been platted to the east of Clearwater Bend Drive, with 68 and 61 lots respectively, and the future single-family section west of Clearwater Bend Drive is contemplated for approximately 81 lots, for a total of 210 lots. The stub street to the south from the future section allows for the possibility of a second point of access in the future. Meanwhile, Clearwater Bend Drive acts as an unloaded collector street and provides plenty of space for traffic during peak hours, and the traffic accessing the adjacent single-family sections will be divided into two groups, east and west, thus lessening the traffic impact to the local streets in each area.

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

The lack of options for connections in all directions is a condition that cannot be modified by the applicant.

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

The stub street to the south for a future connection, and the collector-like entry street, together preserve and maintain the intent and general purposes of this chapter.

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

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

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

The lack of options for connections in all directions are the supporting circumstances for this request.

Houston Planning Commission

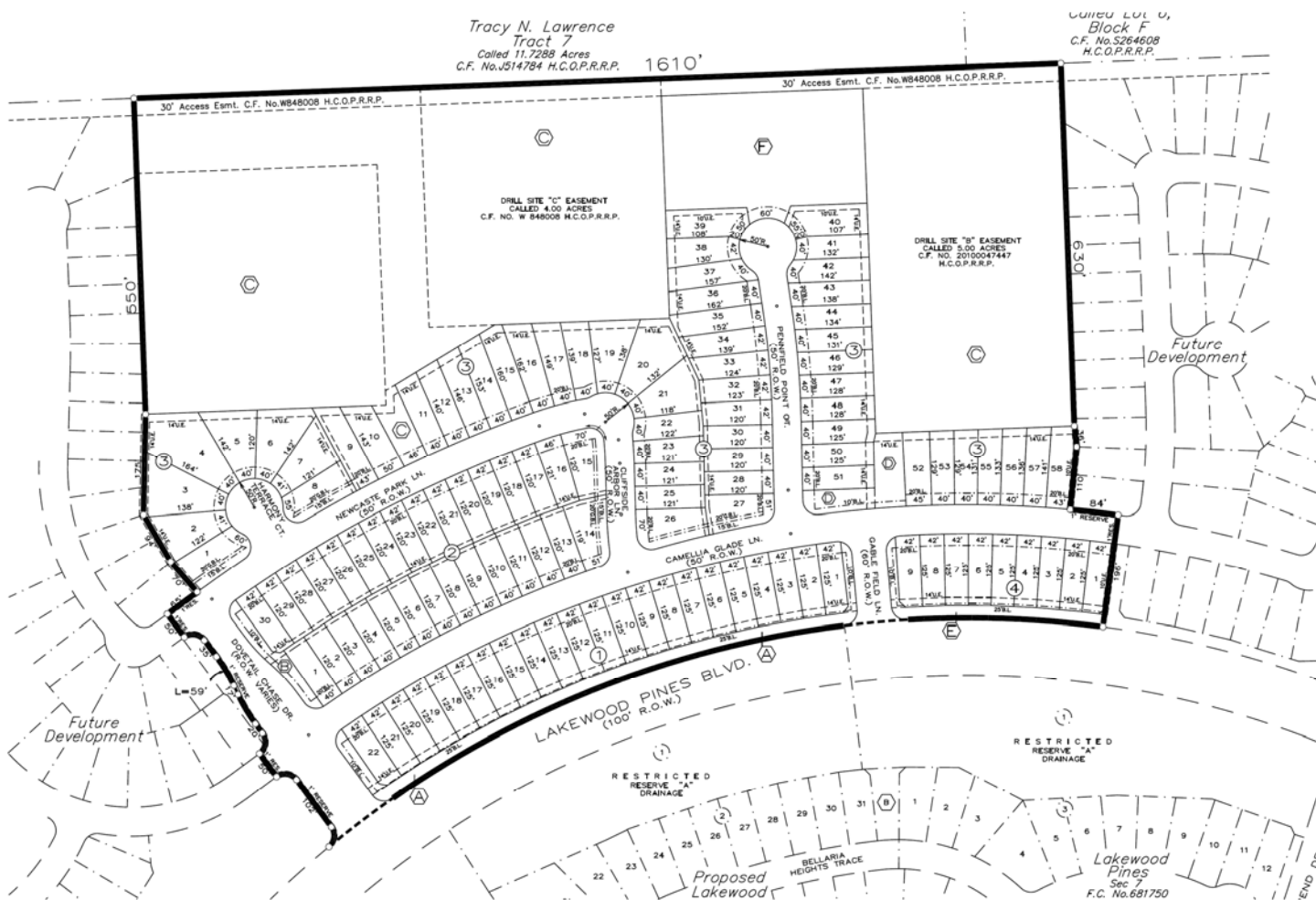
ITEM:94

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Lakewood Sec 10

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Houston Planning Commission

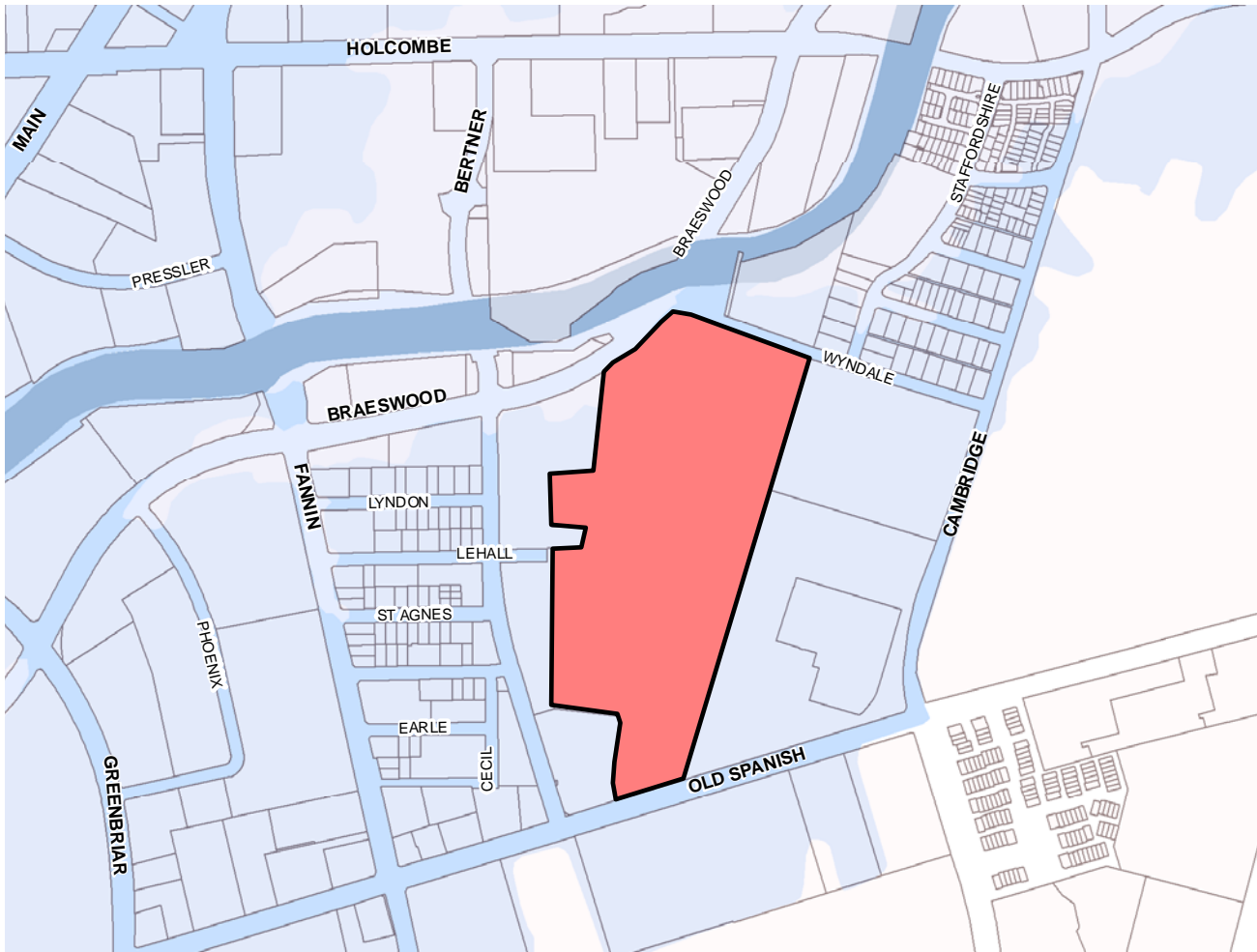
ITEM: 95

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Texas Medical Center Three (DEF 1)

Applicant: C.L. Davis & Company



D – Variances

Site Location

ITEM: 95

Meeting Date: 06/07/2018

Applicant: C.L. Davis & Company

Table 1: Line Bearings and Distances

LINE	BEARING	DISTANCE
L1	N 17°08'26" W	35.90'
L2	N 54°29'28" E	64.36'
L3	S 55°19'28" E	18.59'
L4	N 67°53'28" E	34.58'
L5	S 79°52'32" E	34.87'
L6	N 17°09'33" W	35.94'



NORTH

D – Variances

Subdivision

Houston Planning Commission

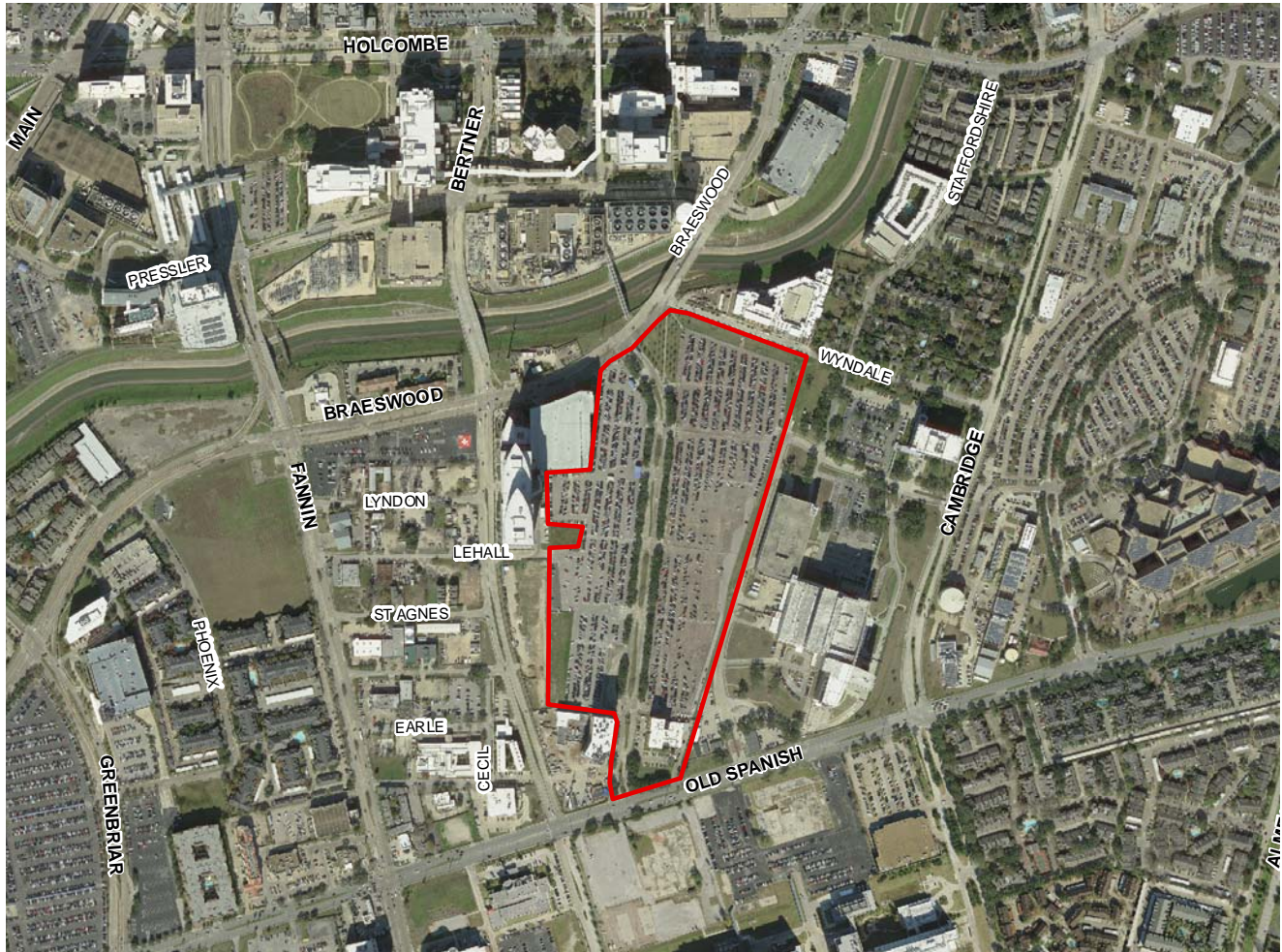
ITEM: 95

Planning and Development Department

Meeting Date: 06/07/2018

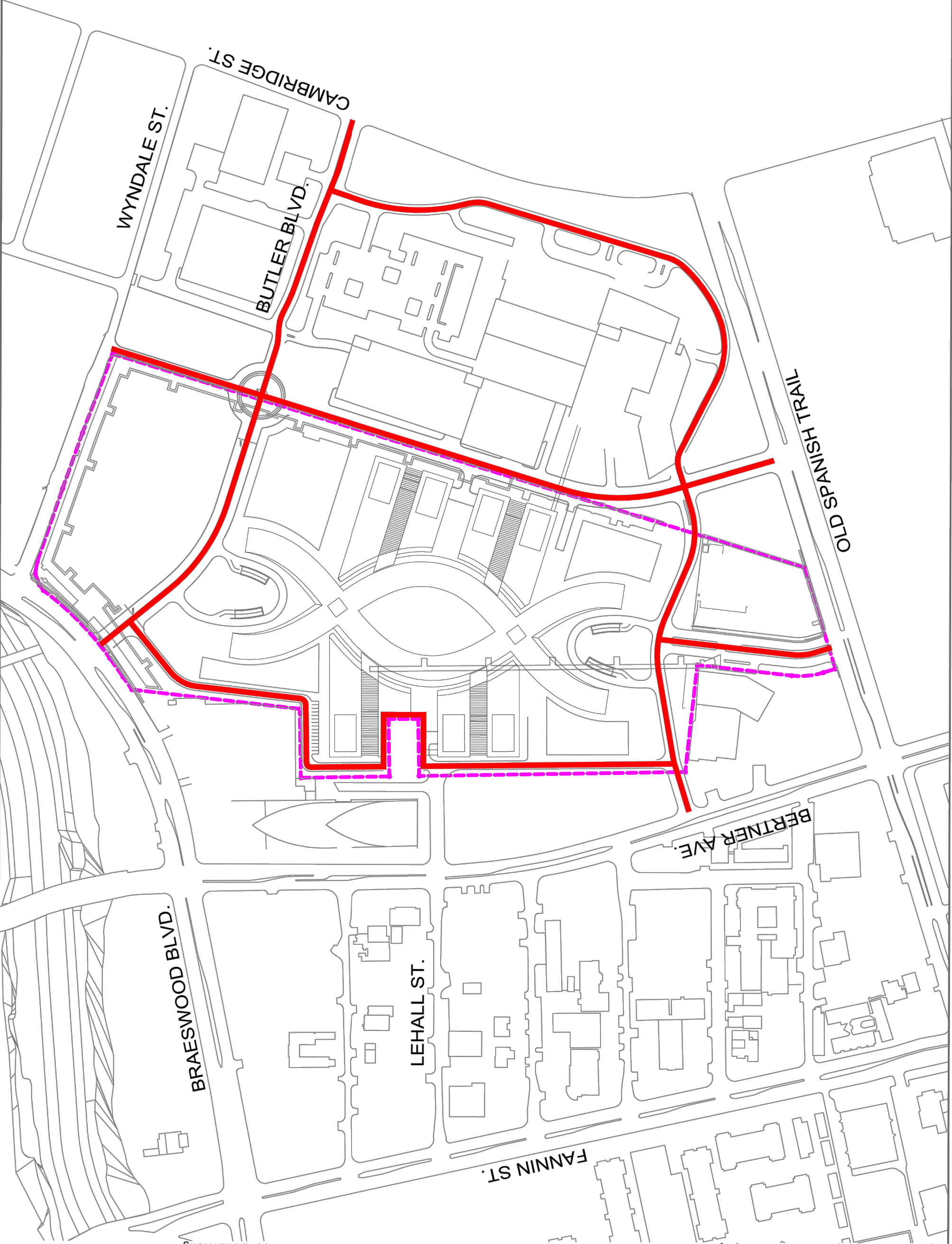
Subdivision Name: Texas Medical Center Three (DEF 1)

Applicant: C.L. Davis & Company



D – Variances

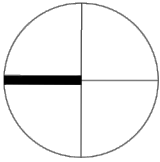
Aerial



May 23, 2018 - 12:57pm \\hou-server\projects\M03\2018\18035-00 TMC3 Plat and Variance\Traffic\Cad\Traffic\M03-18035-00-TMC3-EXHIBIT.dwg

WALTER P MOORE
WALTER P. MOORE AND ASSOCIATES, INC.
1301 MCKINNEY, SUITE 1100
HOUSTON, TEXAS 77010

PHONE: 713.630.7300 FAX: 713.630.7398



N.T.S.

- PRIVATE ROADS
- PLAT BOUNDARY

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Engineer: THOMAS D. DUNCAN, P.E.
P.E. Serial No.: 98353
Date: MAY 23, 2018
Walter P. Moore and Associates, Inc.
TBPE Firm Registration No. 1856

NO.	DATE	REVISION
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DESIGNED BY	TDD
REVIEWED BY	TDD
DRAWN BY	TME
PROJECT NUMBER	M03-18035-00
DATE	MAY 2018
SHEET TITLE	

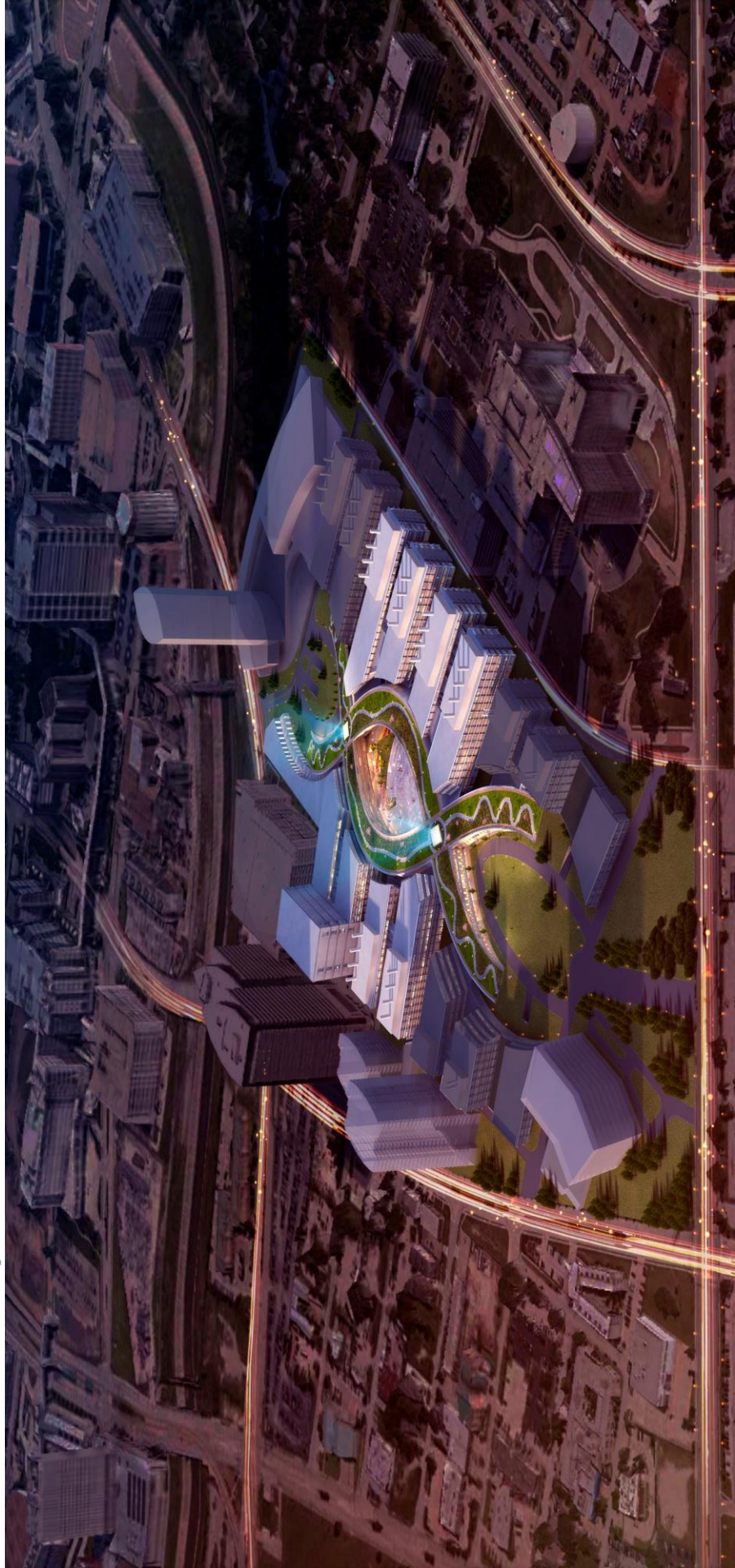
TRANSLATIONAL
RESEARCH
CAMPUS

SHEET NUMBER

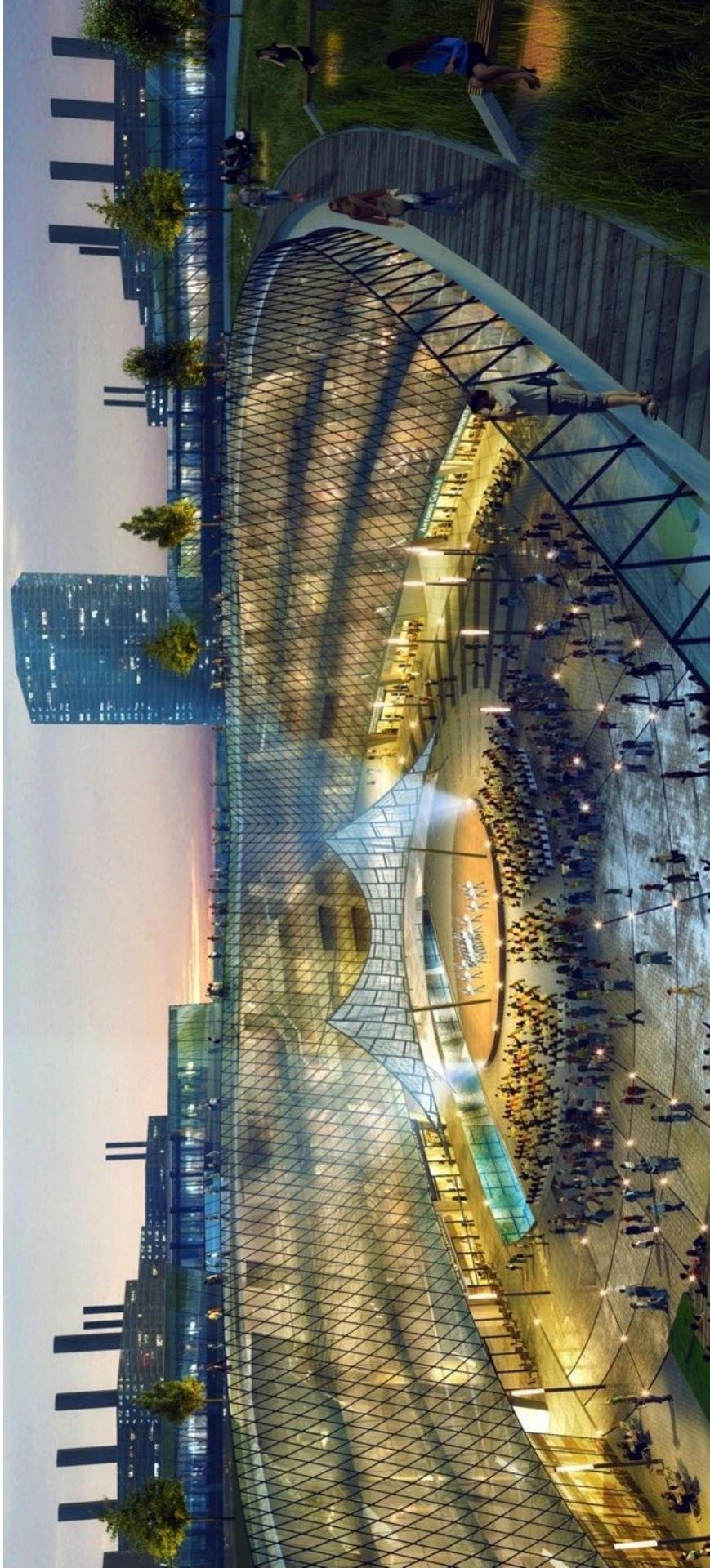
EXHIBIT 1

TMC

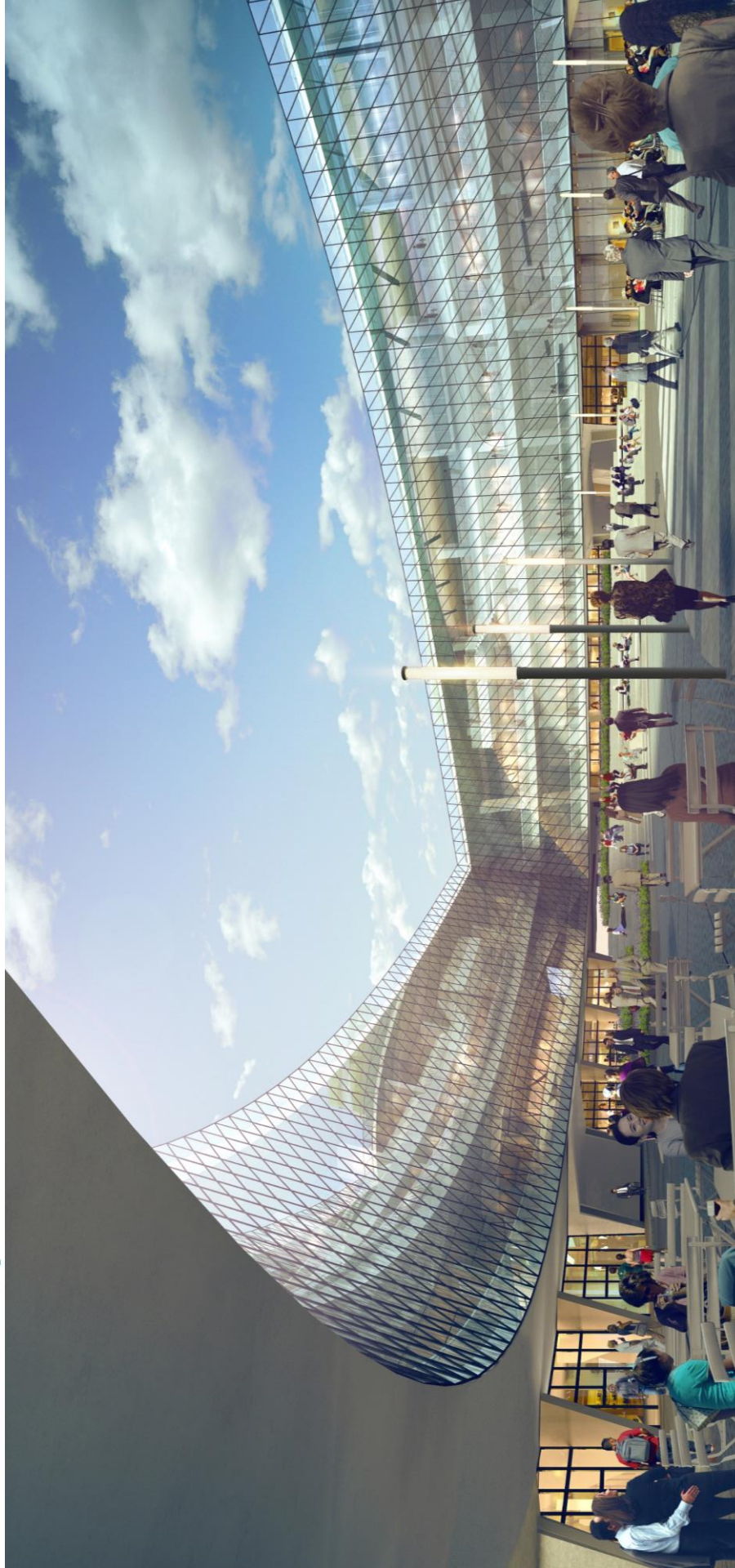
Future TMC|3 Innovation Campus



TMC | TMC|3 Campus Top View Piazza



TMC | TMC|3 Campus Piazza





PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2018-0857

Plat Name: Texas Medical Center Three

Applicant: C.L. Davis & Company

Date Submitted: 04/27/2018

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

Specific Variance is being sought and extent of variance:

To not extent Lehall Street, nor end with a cul-de-sac and to exceed local minimum intersection spacing of 1895' between Old Spanish Trail and Braeswood Boulevard.

Chapter 42 Section: 42-128 & 134

Chapter 42 Reference:

Sec. 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. Sec. 42-134. Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

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

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

The Texas Medical Center (TMC) collaborated with TMC member institutions to develop the current master plan for the TMC³ Innovation Campus which is proposed to be developed on the South Extension Parking Lot property. This master plan, shown in the attached exhibit, includes a central multipurpose building surrounded by four research towers.

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

When Bertner Avenue was planned to be realigned between Braeswood Boulevard and OST several streets were abandoned as part of the right-of-way dedication and abandonment. These activities allowed for the development of the MDACC Administration Building at the southeast corner of Braeswood Boulevard and Bertner Avenue. At that time there was a conceptual plan for how the existing Texas Medical Center South Extension Parking Lot may be redeveloped in the future, but there were no definite plans for specific projects.

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

The proposed development is a translational research campus

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

Although there are some remaining single family platted lots existing in the area between the TMC³ site and Fannin Street to the west, the area is primarily commercial. Circulation will be maintained between, and across, the two campuses. Enhanced pedestrian, bike, and transit improvements are also planned as part of the development.

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

Current conditions limiting east/west public roadways between Bertner and Cambridge and Cambridge and Alameda include the following: The McNair Campus (CHI/Baylor/St. Luke's) is developed from OST on the south to Wyndale on the north. The US Federal Veterans Affairs Medical Center Campus is fully developed from OST to Holcombe Blvd. between Cambridge and Alameda Road. Current conditions limiting east/west public roadways west of Bertner include the following: There are several east/west roadways between Bertner and Fannin Street including Lehall Street which extends a short distance east of Bertner Avenue. However, no east/west roadways continue west of Fannin Street between OST and Braeswood Blvd. The existing stub street, Lehall, 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 or the subdivision that is the subject of the application. To our knowledge Lehall is not shown on an approved general plan. The existing street is more than one lot deep; however, the existing development on the adjacent property is a major State of Texas entity administrative building.

Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Turtle Pines (DEF 1)

Applicant: Weisser Engineering Company



D – Variances

Site Location

Houston Planning Commission

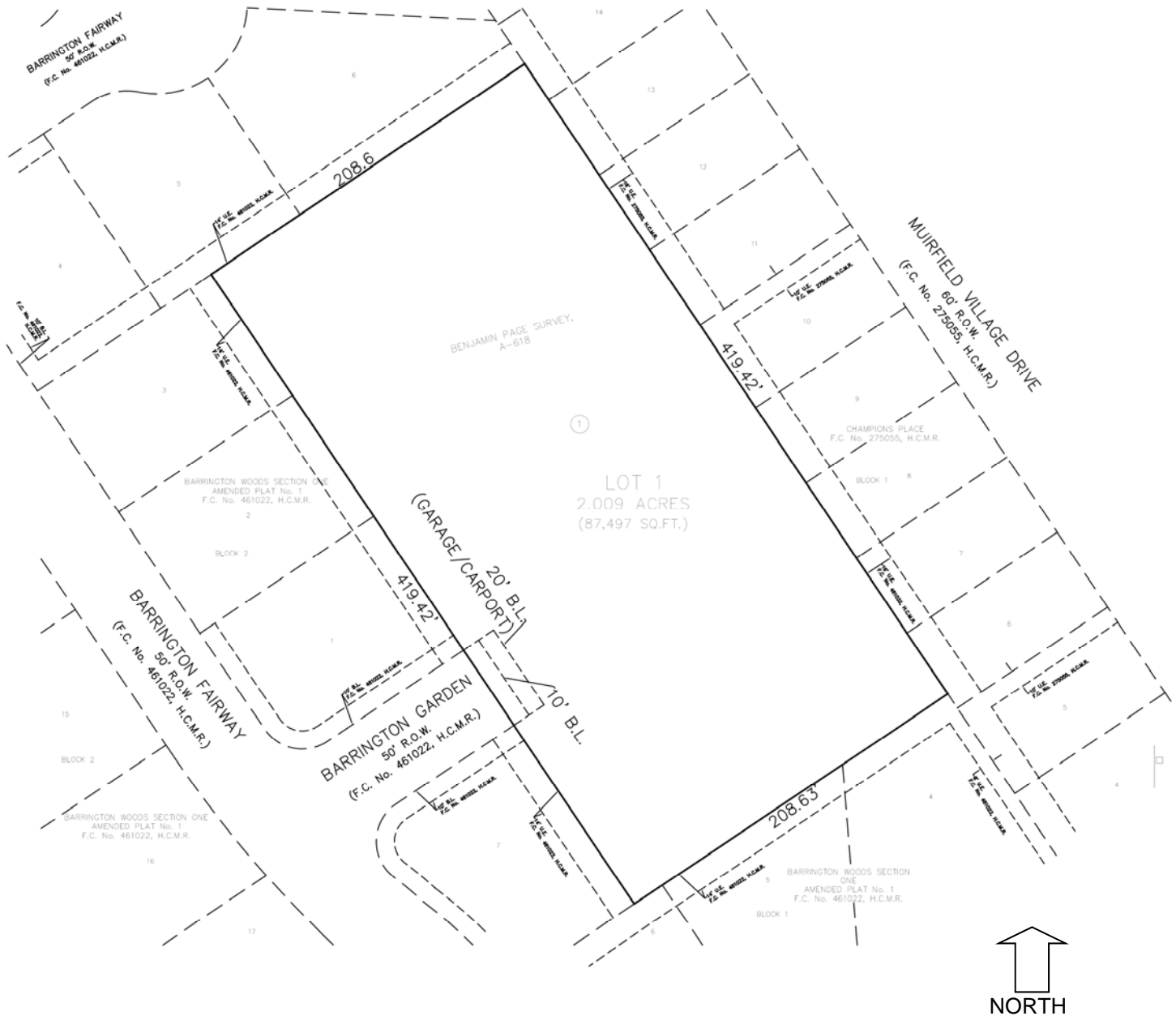
ITEM: 96

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Turtle Pines (DEF 1)

Applicant: Weisser Engineering Company



D – Variances

Subdivision

Houston Planning Commission

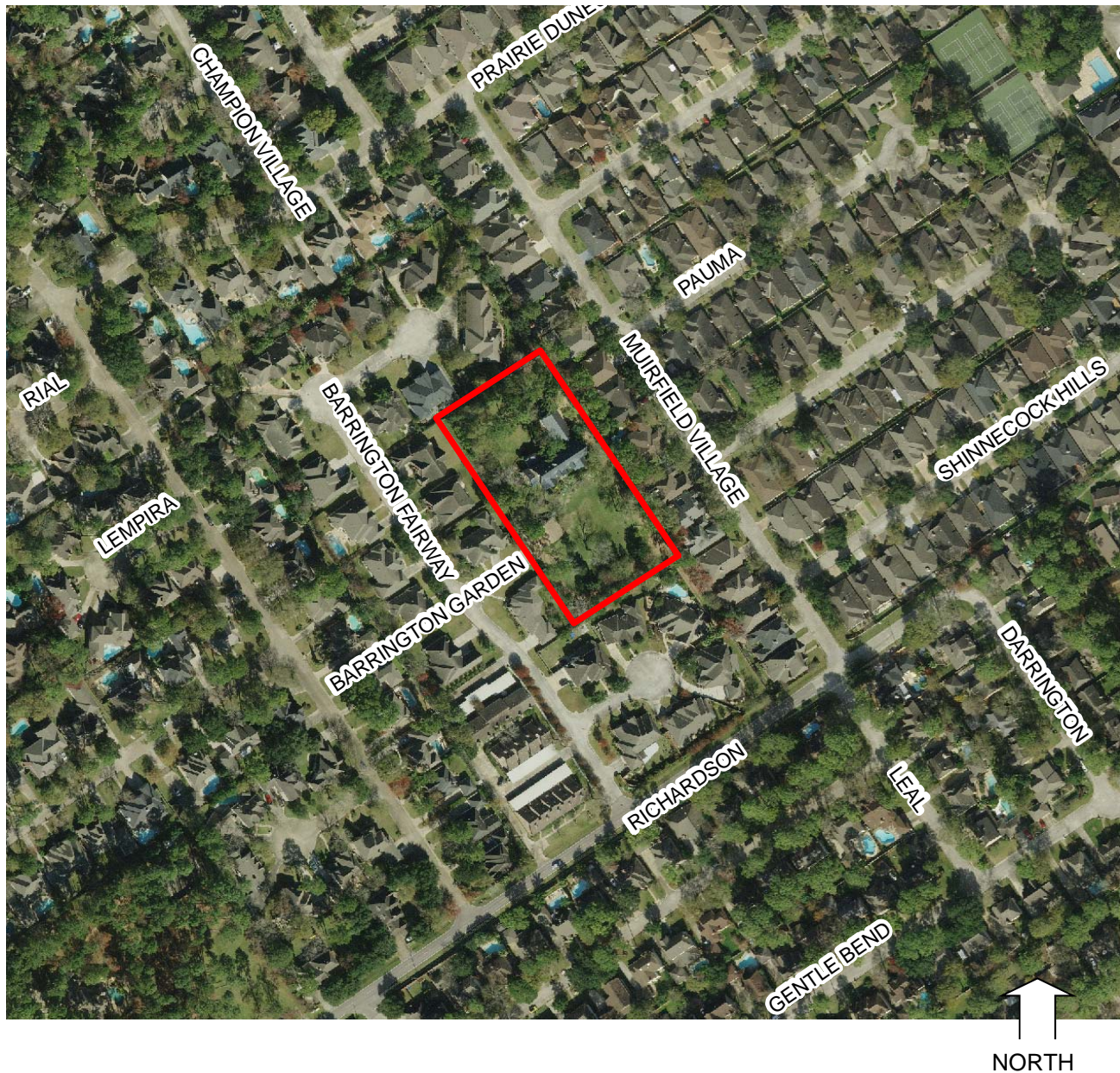
ITEM: 96

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Turtle Pines (DEF 1)

Applicant: Weisser Engineering Company



D – Variances

Aerial



Application Number: 2018-1010

Plat Name: Turtle Pines

Applicant: Weisser Engineering Company

Date Submitted: 05/14/2018

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

Specific Variance is being sought and extent of variance:

Not to extend Barrington Garden Dr., nor terminate it with a cul-de-sac, but allow one driveway entering subject single lot plat from end of street.

Chapter 42 Section: 131 134

Chapter 42 Reference:

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

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 extension of Barrington Garden is not required to meet any block length requirement, nor to provide access to any other property except the 2-acre tract being platted as one single-family lot. The two-acre tract is entirely encircled by platted subdivisions and has no public street access other than that which would be provided by the removal of the one-foot reserve at the end of Barrington Garden. Providing a 100-foot cul-de-sac terminus of this street would cause the destruction and removal of the existing secondary residence and life estate of the widowed former owner, whereas a driveway would adequately provide access for her and the home of friends who have purchased the 2-acres.

(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 subject 2-acre tract and considerably more acreage since developed, has used, enjoyed, and maintained a private access easement to Richardson Road, dating back to the mid-1940s. The two-acre tract is the last remaining tract to continue to use the easement. This access easement has and is being used by Ms. Anna Belle Gomez, a widow, the former owner and current occupant of the secondary residence. Ms. Gomez has been given a life estate in the use of her small home. With the purchase of the subject tract by the applicant, Tom and Betsey Ward, it was their intent to continue to access the new residence (6630 Richardson Rd.) via the access easement. Pursuant to that end, a building permit was obtained from Harris County, as well as a permit for use of existing utilities from the Cy-Champ PUD. Construction has since begun and continued until a dispute developed as to the use of the access easement. (c). A lawsuit ensued regarding the access easement, with the finding resulting in the loss of the use of the easement. Access is now obtained via Barrington Garden.

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

(1) A sufficient number of continuous streets to accommodate traffic generated by the development...and, (2) A system ...that discourages through traffic while maintaining adequate access and traffic movement for convenient circulation..." (a) In this context, the existing platted areas that surround the subject two-acre site have adequately satisfied all public street issues. The adjoining plat of Barrington Woods, Section One has provided Barrington Garden, a public stub street to the edge of the subject plat, Turtle Pines. It cannot be extended to serve any property other than the proposed one lot residential subdivision, that will contain two dwellings. (b). Since Barrington Garden is a very short stub street of approximately 110' in length, serving only two residences in the adjacent Barrington Wood subdivision, a street extension or turnaround under these circumstances is unnecessary. (c). From the standpoint of traffic generation, only 2

lots currently use this stub street, and if approved only 4 lots will ever use it. Due to the one lot depth, motorist viability will minimize turn-around issues.

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

(a). In our opinion there would be no injury. If the 2-acre tract was to remain as is, the 110-foot deep stub street would remain a "dead end", similar to numerous such situation in the region that motorists cope with daily. (b). The current ordinance allows the development of single family residential streets on "courts" streets of even longer length, without a turnaround.

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

(a). The applicant could have sought this solution earlier but elected to access his new home via the historic private easement from Richardson Road. Its address has always been from that location. However, due to the loss of the easement the land owners access the property via Barrington Gardens. (b). The solution currently proposed has always been an option but was considered too severe due to the potential disruption in the life of Ms. Gomez, without the variance. Any extension of the street would basically destroy her home of 30-odd years. Therefore, the applicant is seeking a solution that will minimize the impact to Ms. Gomez and her existing home.

Houston Planning Commission

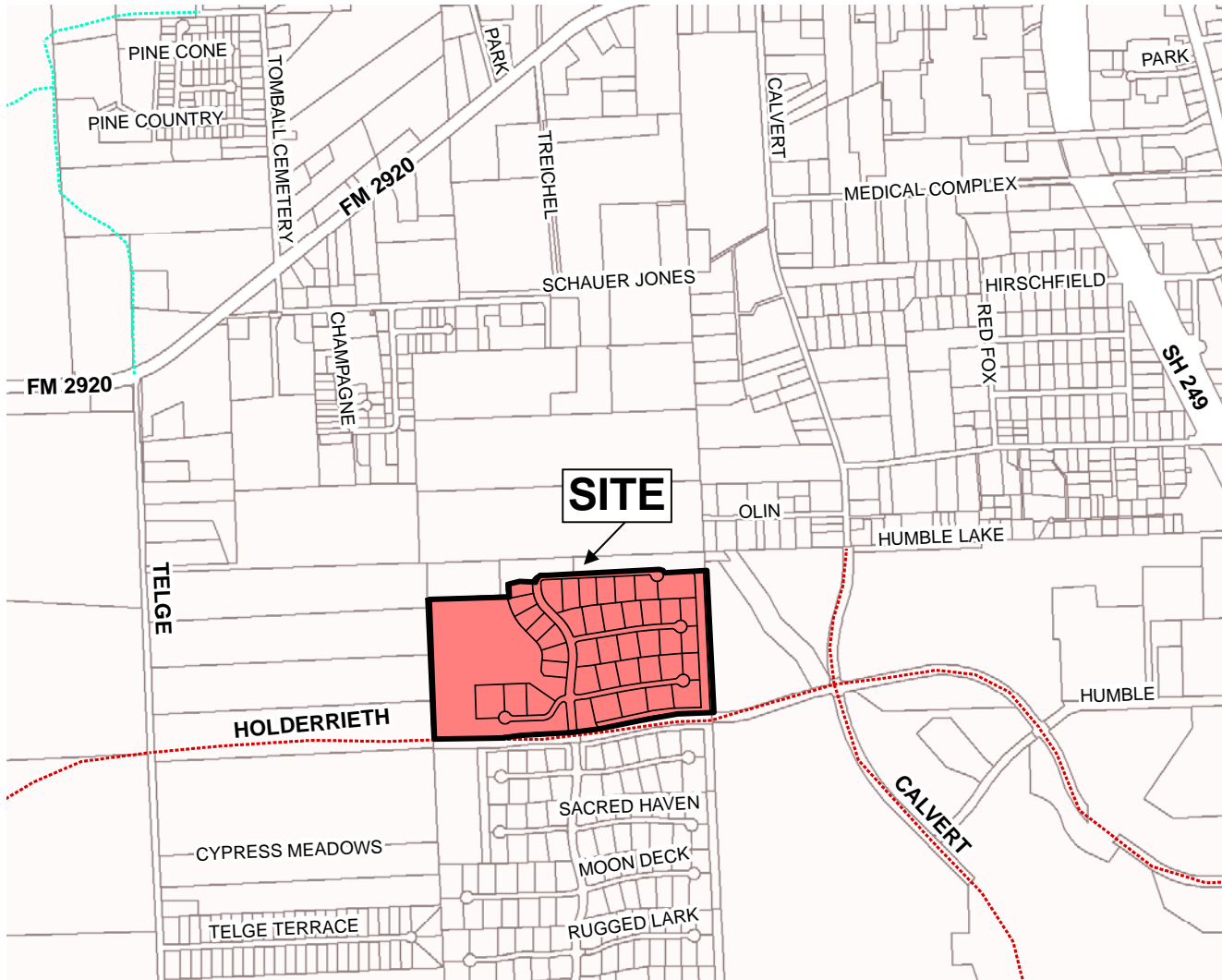
ITEM: 97

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Willowcreek Ranch Sec 10 (DEF2)

Applicant: EHRA



D – Variances

Site Location

Houston Planning Commission ITEM: 97

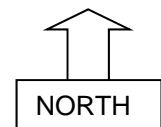
ITEM: 97

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Willowcreek Ranch Sec 10 (DEF2)

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission

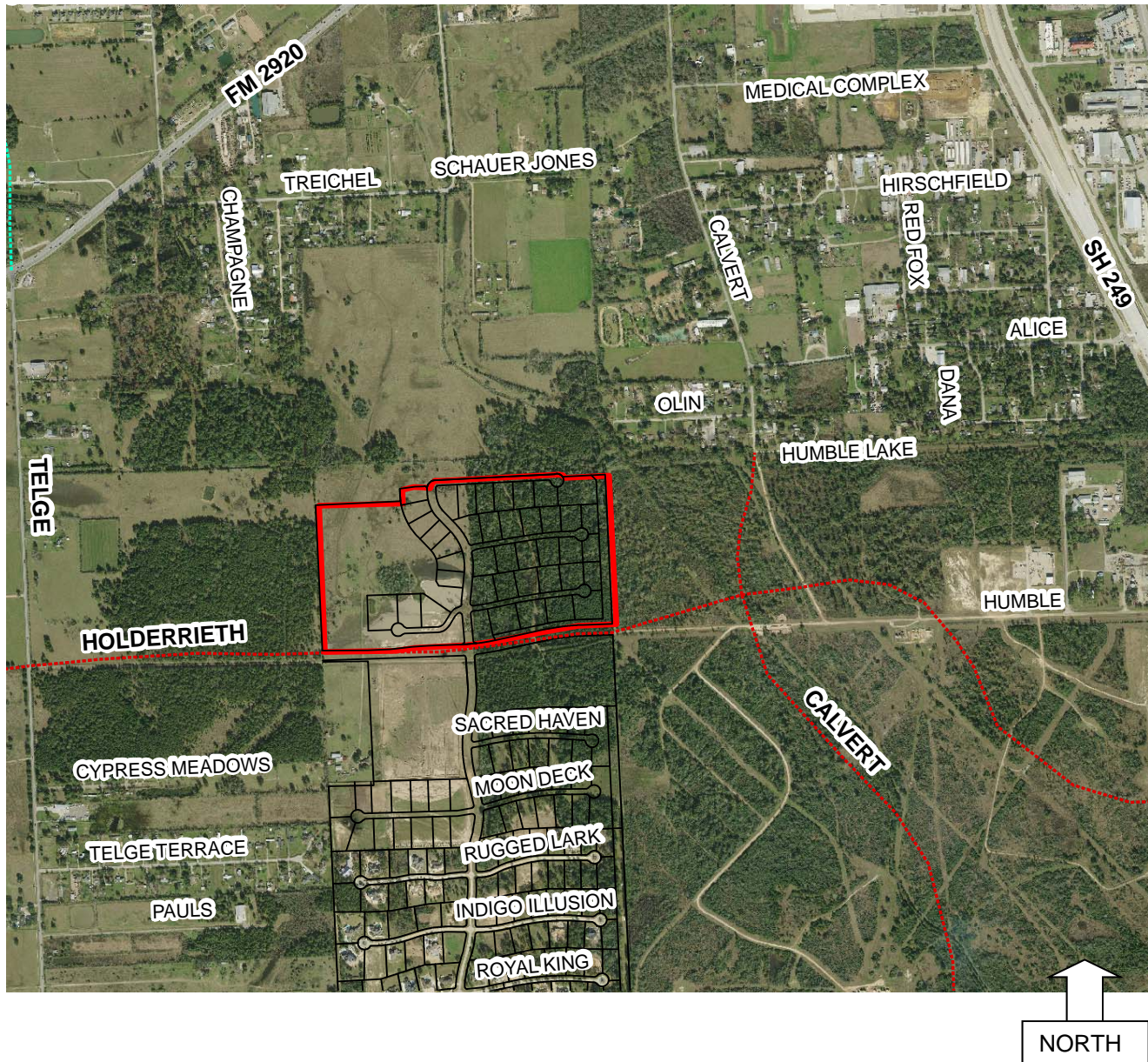
ITEM: 97

Planning and Development Department

Meeting Date: 06/07/2018

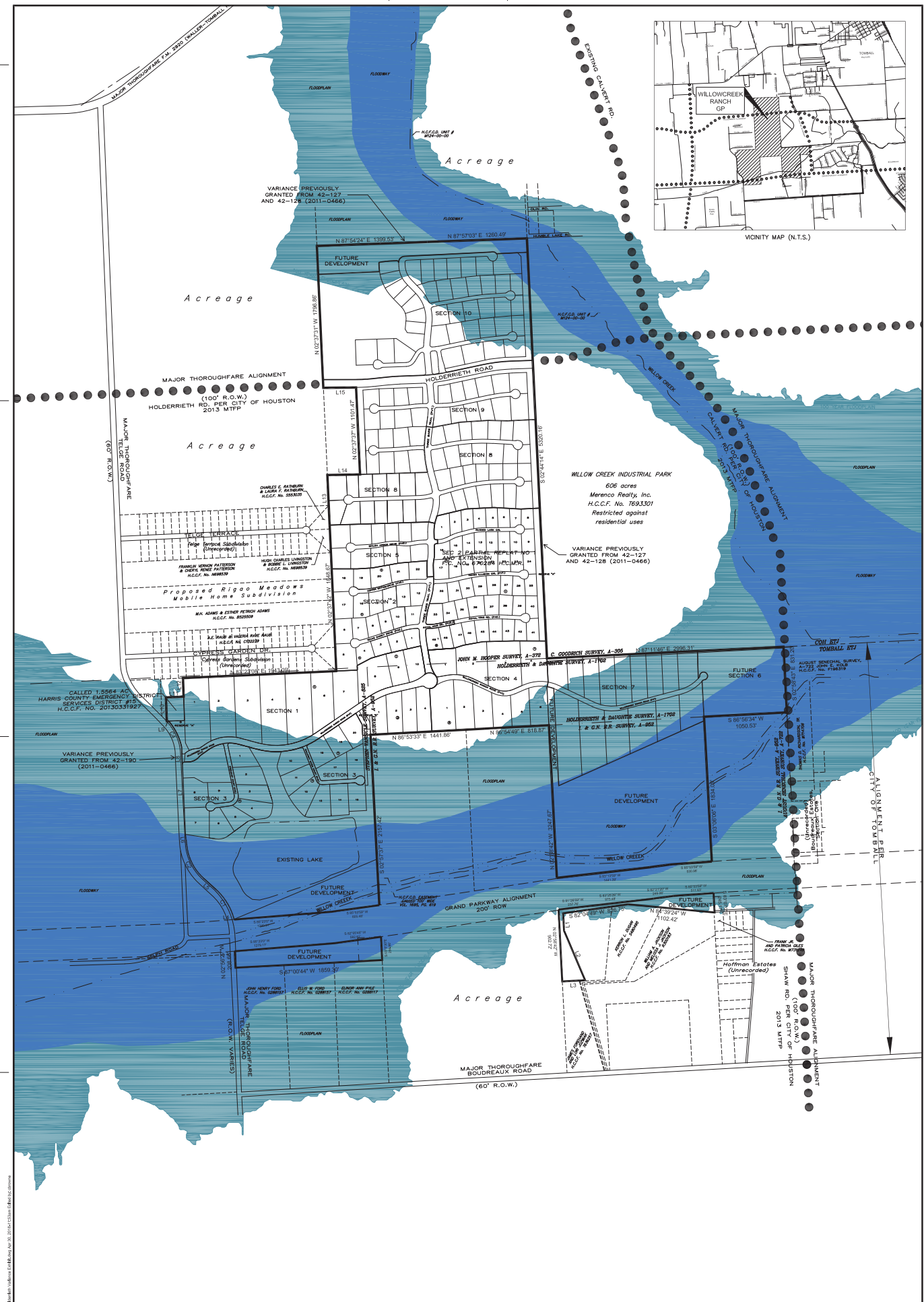
Subdivision Name: Willowcreek Ranch Sec 10 (DEF2)

Applicant: EHRA



D – Variances

Aerial



Willowcreek Ranch GP
 Development exhibit with floodway and 100-year floodplain
 to accompany Variance Request for Willowcreek Ranch Section 10
 Owner/Developer: CC Telge Road, L.P.

April 30, 2018

SCALE: 1"=500' NORTH



10855 WESTOFFICE DRIVE
 HOUSTON, TEXAS 77042
 713.784.4800
 WWW.EHRA.ORG
 TDR No. F-726
 TDR No. 10072300

EHRA JOB NO. 081-007-10



Application Number: 2018-0784

Plat Name: Willowcreek Ranch Sec 10

Applicant: EHRA

Date Submitted: 04/16/2018

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

Specific Variance is being sought and extent of variance:

Variance to allow intersection spacing of 6,460' along major thoroughfare Holderrieth Road.

Chapter 42 Section: 127(a)

Chapter 42 Reference:

A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

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

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

The Willowcreek Ranch GP is located between major thoroughfares Telge Road, approximately 2,640' to the west, and Calvert Road, approximately 1,150' to the east. The GP has approximately 2,658' of frontage along future major thoroughfare Holderrieth Road. Chapter 42-127(a) would therefore require a north/south public street at some point along Holderrieth Road within the Willowcreek Ranch GP. The approved GP and subsequent section plats south of Holderrieth Road provide local street connectivity via private streets which do not meet the intersection requirement but were accounted for with variances at the time of the GP submittal. At this time, it is necessary to address the intersection spacing north of Holderrieth Road as it is desired by the developer to continue the private street nature of the community. A public street connection north from Holderrieth is infeasible due to the location of a tributary of Willow Creek known by H.C.F.C.D. as Unit # M124-00-00 which includes significant floodway and floodplain. Any potential north/south street heading north from Holderrieth Road and extending beyond the Willowcreek Ranch GP would literally follow the course of this tributary. The floodway is approximately 830' wide and the floodplain varies from approximately 1,400' to 2,000' wide. Any road alignment through the floodway and floodplain would eventually route through existing large-lot home sites before intersecting with FM 2920. It is much more reasonable to allow Telge Road and Calvert Road, which are both existing major thoroughfares, to provide north/south connectivity in this area. Holderrieth Road is currently being designed in order to cross M124-00-00 and then intersect with Calvert Road within the Willow Creek Industrial Park GP. Even if it were possible to create a viable public street route, requiring a future north/south public street within the Willowcreek Ranch GP will not contribute significantly to local mobility since the area is predominantly large-lot single family residential and is adequately served by existing local streets.

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

The hardship for this variance is due to the location of the floodway and floodplain of H.C.F.C.D. Unit # M124-00-00 which resides immediately north of the Willowcreek Ranch GP does not allow for a public street extension beyond the GP boundary.

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

Major thoroughfares Telge Road and Calvert Road to the east and west of the Willowcreek Ranch GP provide adequate local circulation and connectivity. Future Holderrieth Road will provide a crossing of the Unit # M124-00-00 floodway as previously planned within the Willow Creek Industrial Park GP. Another crossing of the same floodway is therefore not necessary. Local circulation within the Willowcreek Ranch GP will continue to be via private streets and will conform to the previously established lot maximum for the GP.

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

Public health, safety and welfare are not negatively impacted by granting this variance because Willowcreek Ranch will continue to have appropriate local private streets as already established in numerous plats south of Holderrieth Road. Further, the entire GP is limited to a maximum number of lots by a previous variance thus limiting local traffic volumes.

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

The location of significant existing floodway/floodplain north of the Willowcreek Ranch GP is the justification for this variance.



Application Number: 2018-0784

Plat Name: Willowcreek Ranch Sec 10

Applicant: EHRA

Date Submitted: 04/16/2018

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

Specific Variance is being sought and extent of variance:

To allow excessive intersection spacing along the western and eastern section boundaries.

Chapter 42 Section: 128

Chapter 42 Reference:

42-128(a)(1): Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

Statement of Facts

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

Willowcreek Ranch section 10 is the northernmost single family residential section within the Willowcreek Ranch GP, which is entirely a private street development. Section 10 is north of the approved MTFP alignment of Holderrieth Road as platted earlier in 2018. The eastern plat boundary measures 1,369.52' north from Holderrieth Road while the western plat boundary measures 1,332.69'. There is additional land between the northern boundary of section 10 and the GP boundary which will be recorded in the future and potentially could be a realignment of Holderrieth Road. Harris County Engineering is studying moving the alignment from its current location to the northern GP boundary for various reasons, thus the gap between the plat boundary and GP boundary is necessary to maintain flexibility for all parties. With both the east and west sides of the tract measuring so close to the maximum 1,400' intersection spacing requirement, it is necessary to request variances not to provide public street stubs in either direction in order to maintain the internal private street pattern within the Willowcreek Ranch GP. To the east, the Willow Creek Industrial Park GP was approved in 2014 and proposes commercial and industrial uses within the tract which are incompatible with the single family land use within Willowcreek Ranch. Thus, it would be against sound policy to require a street connection to the east. On the west side of the Willowcreek Ranch section 10 plat, Reserve 'A' is restricted to drainage and detention uses and is situated against the western property boundary. This location for a drainage reserve was chosen due to the necessity to intercept "overland sheet flows" which is storm water runoff from tracts north of Willowcreek Ranch. Existing topography and location of Willow Creek floodplain on the east side of section 10 make it impossible to move the detention reserve. Thus any street connection to the west would impact the detention facility within the section and be an impractical 900' crossing of a detention pond.

(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 hardships for this variance are the result of proposed land use within the Willow Creek Industrial Park to the east which is incompatible with single family residential land use; and to the west, the hardship is due to the necessity for the detention reserve to be constructed against the property boundary because of existing topography and the need to intercept overland stormwater sheet flows at that location.

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

Public street circulation in the area will be adequately provided by Telge Road and future Holderrieth Road while the Willowcreek Ranch subdivision can maintain its private street network.

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

Public health, safety and welfare are not negatively impacted by granting this variance since circulation within the gated community will be served by the private street network. Willowcreek Industrial Park is providing circulation for its commercial and industrial uses within its GP boundaries to the east. Acreage to the west can be developed taking access from Telge Road and future Holderrieth Road without the need for connectivity to Willowcreek Ranch.

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

Justification for this variance request is the fact that Willowcreek Industrial Park located to the east of section 10 will be developed with an incompatible land use and access to the west is prevented by a detention facility necessitated by existing topography and stormwater flows.



Application Number: 2018-0784

Plat Name: Willowcreek Ranch Sec 10

Applicant: EHRA

Date Submitted: 04/16/2018

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

Specific Variance is being sought and extent of variance:

To allow an extension of a private street to be connected across an unrecorded right-of-way via a temporary access easement.

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

Three Bars Trail is a north/south private collector street (PAE) within the Willowcreek Ranch general plan and is recorded in various section plats up to the southern right-of-way of future Holderrieth Road. Three Bars Trail is proposed to extend across Holderrieth Road into Willowcreek Ranch section 10 via this plat. Holderrieth Road was submitted as a street dedication plat (2018-0688) but has not yet been recorded, thus a direct connection of Three Bars Trail on each side of the Holderrieth Road right-of-way cannot be made at this time. A variance is therefore requested to allow the two portions of Three Bars Trail on each side of future Holderrieth Road to be connected via a temporary access easement which will be recorded by separate instrument prior to recordation of the plat.

(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;

Holderrieth Road right-of-way alignment and construction is currently being negotiated between the developer and Harris County Engineering. It is possible that the Holderrieth Road alignment may need to be moved due to a fault line running along the current platted alignment. The developer is awaiting final decision by Harris County Engineering before recording the Holderrieth Road street dedication plat. If Holderrieth Road is relocated, the developer will plat the gap between sections 9 and 10 and include a small connector PAE so that Three Bars Trail becomes continuous. If Holderrieth Road remains as currently platted and currently approved on the MTFP, the developer will record Holderrieth Road as public right-of-way and Three Bars Trail will intersect at this location. In either case, the temporary access easement would be released upon appropriate plat recordation.

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

Required access to section 10 via Three Bars Trail will be permanent either via at-grade intersection or as a continuous PAE once the appropriate alignment of Holderrieth Road is determined.

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

Public health, safety and welfare are not negatively impacted by granting this variance since the temporary access easement will become permanent right-of-way or a permanent access easement (private street) once the Holderrieth Road alignment issue is resolved.

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

Justification for this variance is that the alignment Holderrieth Road is being evaluated by Harris County Engineering. The possibility of the alignment moving from its current location requires this interim solution to allow connectivity on Three Bars Trail.

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 06/07/2018

**Subdivision Name: Woodlands Village of Grogans Mill Lake Woodlands
East Shore Sec 20**

Applicant: LJA Engineering, Inc- (Woodlands Office)



D – Variances

Site Location

Houston Planning Commission

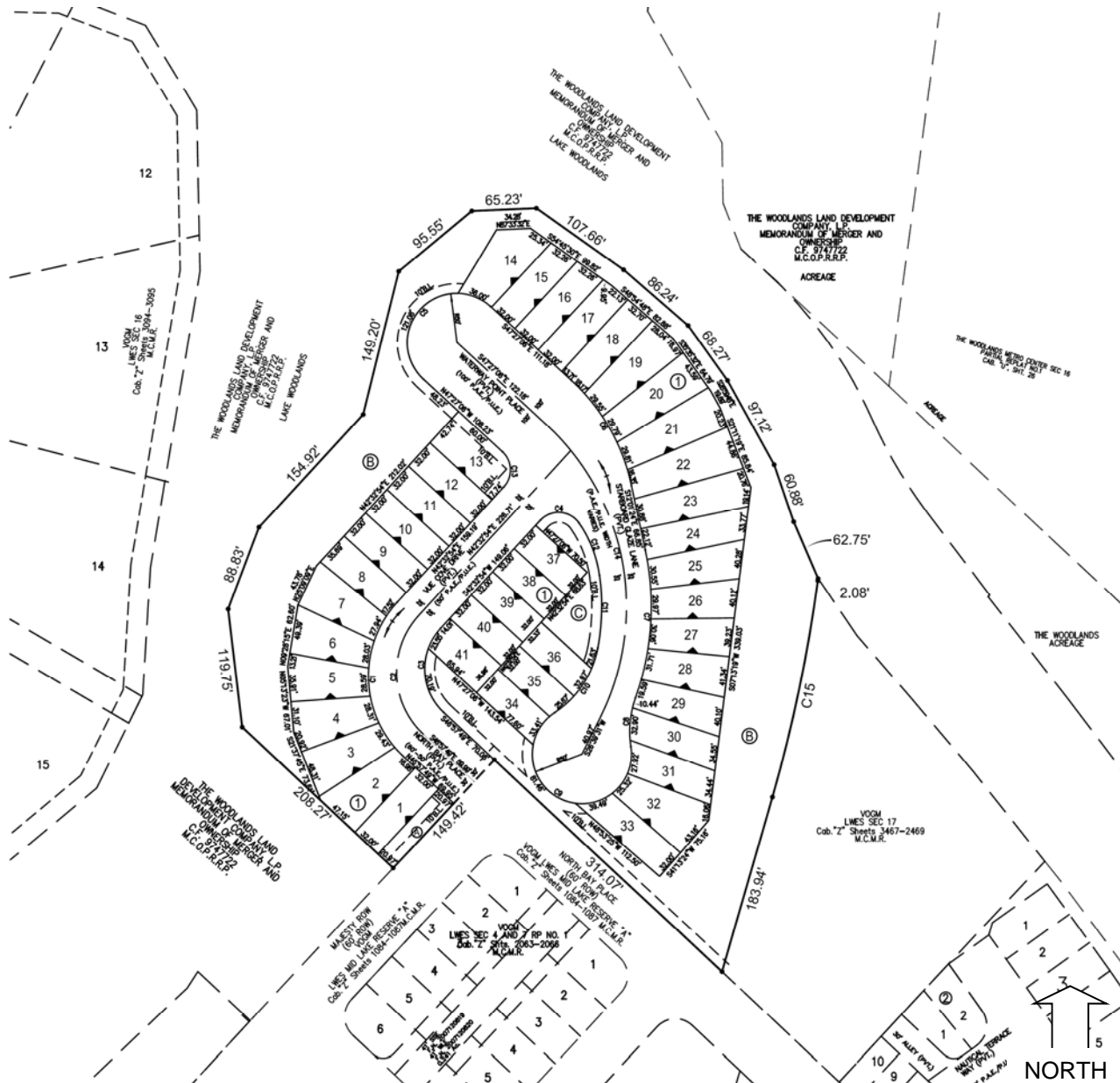
ITEM: 98

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Woodlands Village of Grogans Mill Lake Woodlands
East Shore Sec 20

Applicant: LJA Engineering, Inc- (Woodlands Office)



D – Variances

Subdivision

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 06/07/2018

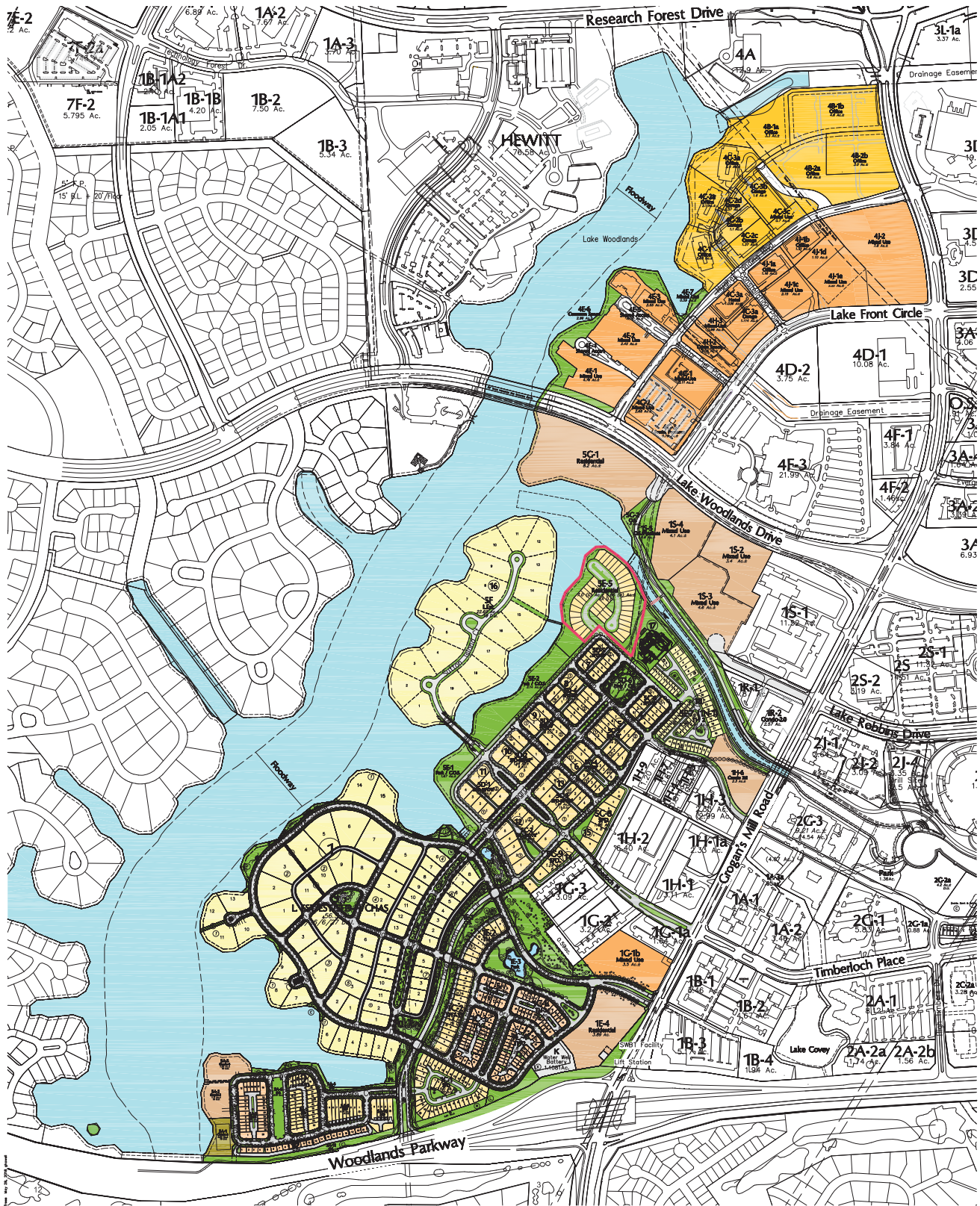
**Subdivision Name: Woodlands Village of Grogans Mill Lake Woodlands
East Shore Sec 20**

Applicant: LJA Engineering, Inc- (Woodlands Office)



D – Variances

Aerial



General Development Plan
Lake Woodlands East Shore
 Village of Grogan's Mill
 The Woodlands, Montgomery County, Texas

Note:
 This map or drawing is a preliminary concept plan only.
 It is not a recorded plan, and the boundaries and other
 information herein are subject to change at any time
 without notice. It is a graphic representation only. This
 is not a commitment to develop anything shown herein.
 Scale: 1" = 200' Date: 08 Sept 2009
 Prepared by: 08 Sept 2009, 11 Oct 2009, 21 July 2010
 21 July 2010, 08 Sept 2009, 11 Oct 2009, 21 July 2010
 20 Nov 2011, 20 Jan 2012, 20 July 2014, 20 May 2018



Application Number: 2018-1127

Plat Name: Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 20

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 05/29/2018

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

Specific Variance is being sought and extent of variance:

To allow a 10' building line for the primary structure and a 17' building line for a garage-carport along the type-1 PAE frontage for lots 1-41.

Chapter 42 Section: 159

Chapter 42 Reference:

Collector street and local streets - Urban area

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;

East Shore Section 20 has lots overlooking the Waterway on internal private streets. East Shore has established a strong urban character through the use of streetscape elements, street trees, sidewalks and reduced building lines, and is seen as an urban garden district. We are requesting the building lines on the front loading garages be allow to use the standard for urban areas; 17' for the garage, and 10' for the principle structure.

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

These lots will overlook the pedestrian walkway system and Lake Woodlands and will be connected to this system with internal sidewalks along the private streets. The 17' setback will be clear of the sidewalks to insure conflicts don't occur. The overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. The closer proximity of the homes to the pedestrian ways combined with walkways with enhanced landscaping and street trees creates a more attractive and safer walking environment. While this development plan is self imposed, it is designed to create a safer pedestrian environment.

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

The aforementioned design elements of reducing the building lines and providing enhanced streetscapes are in keeping with widely accepted planning standards when trying to create more urban pedestrian friendly environments. Consequently, the City of Houston's Chapter 42 ordinance has accepted and incorporated certain aspect of the these concepts. Thus, this proposal is in keeping with the intent and general purposed of Chapter 42.

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

Granting of the herein requested variance will not be injurious to the public health or safety. By providing reduced building lines, enhanced sidewalks and street landscaping, a safer, more appealing pedestrian environment will be created. Thus, the public safety and welfare will be enhanced by approving the herein requested variance

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

Economic hardship is not a justification for the variance request. The ability to create a safer, more appealing pedestrian-friendly environment is the justification.

Houston Planning Commission

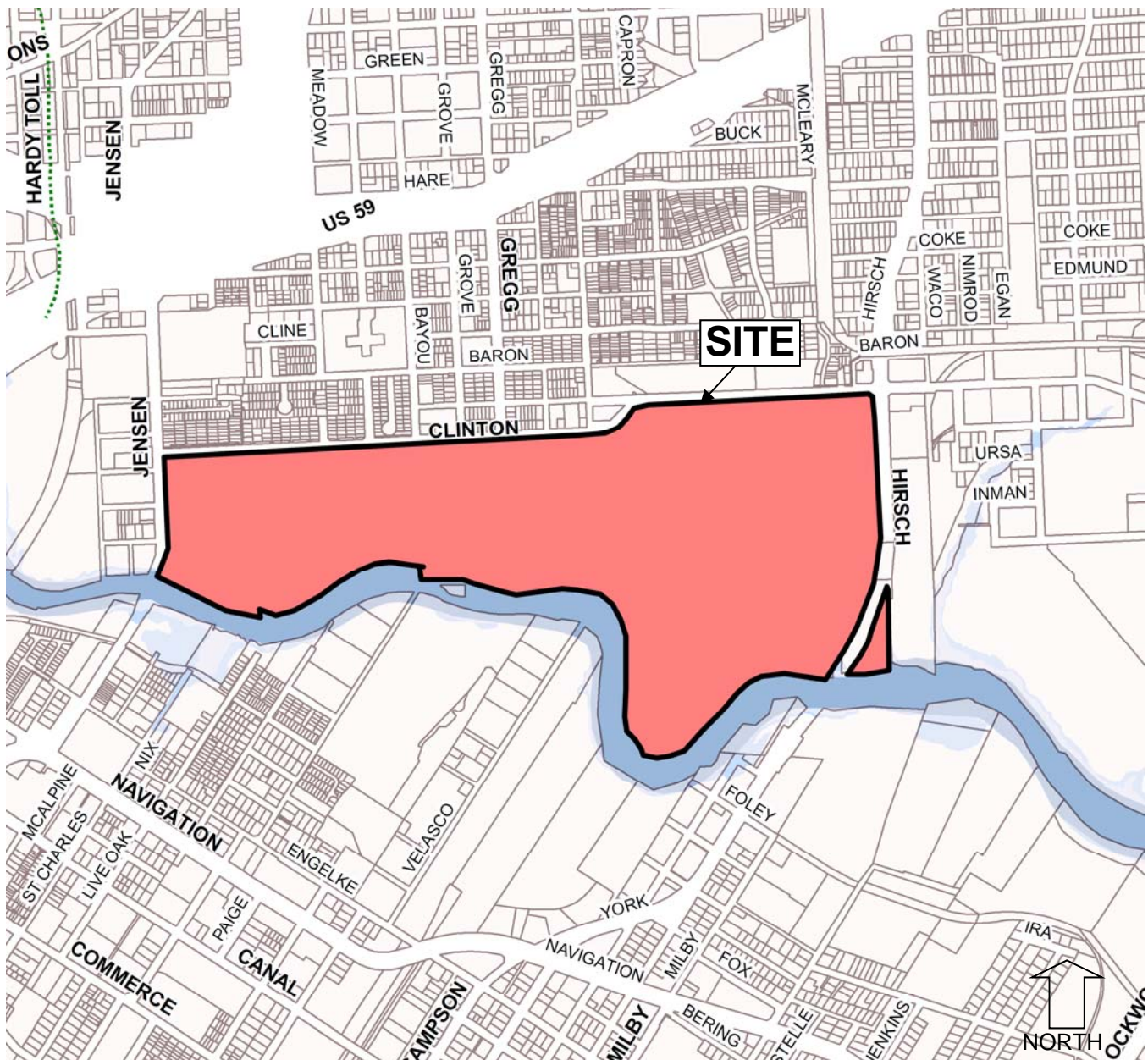
ITEM: 99

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: East River GP

Applicant: Vernon G. Henry & Associates, Inc.



E – Special Exceptions

Site Location

Houston Planning Commission

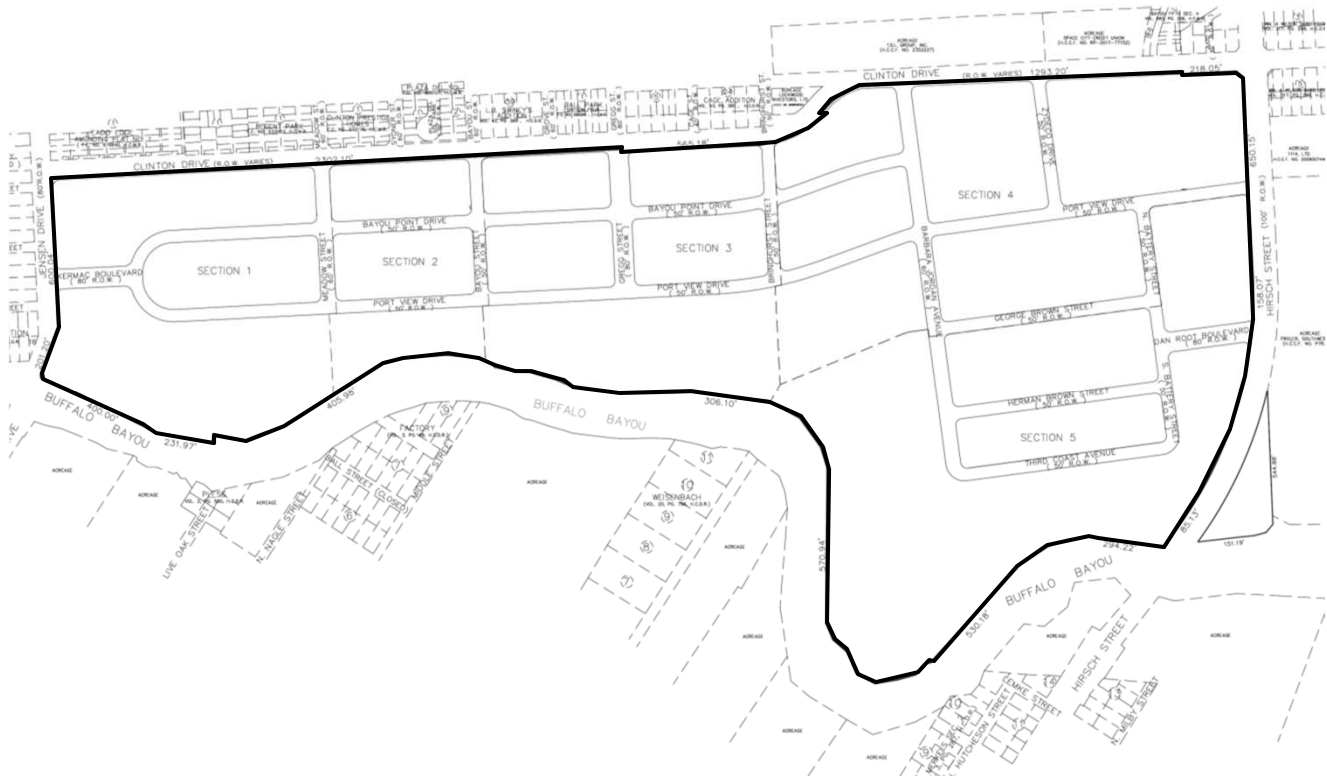
ITEM: 99

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: East River GP

Applicant: Vernon G. Henry & Associates, Inc.



E – Special Exceptions

Subdivision

Houston Planning Commission

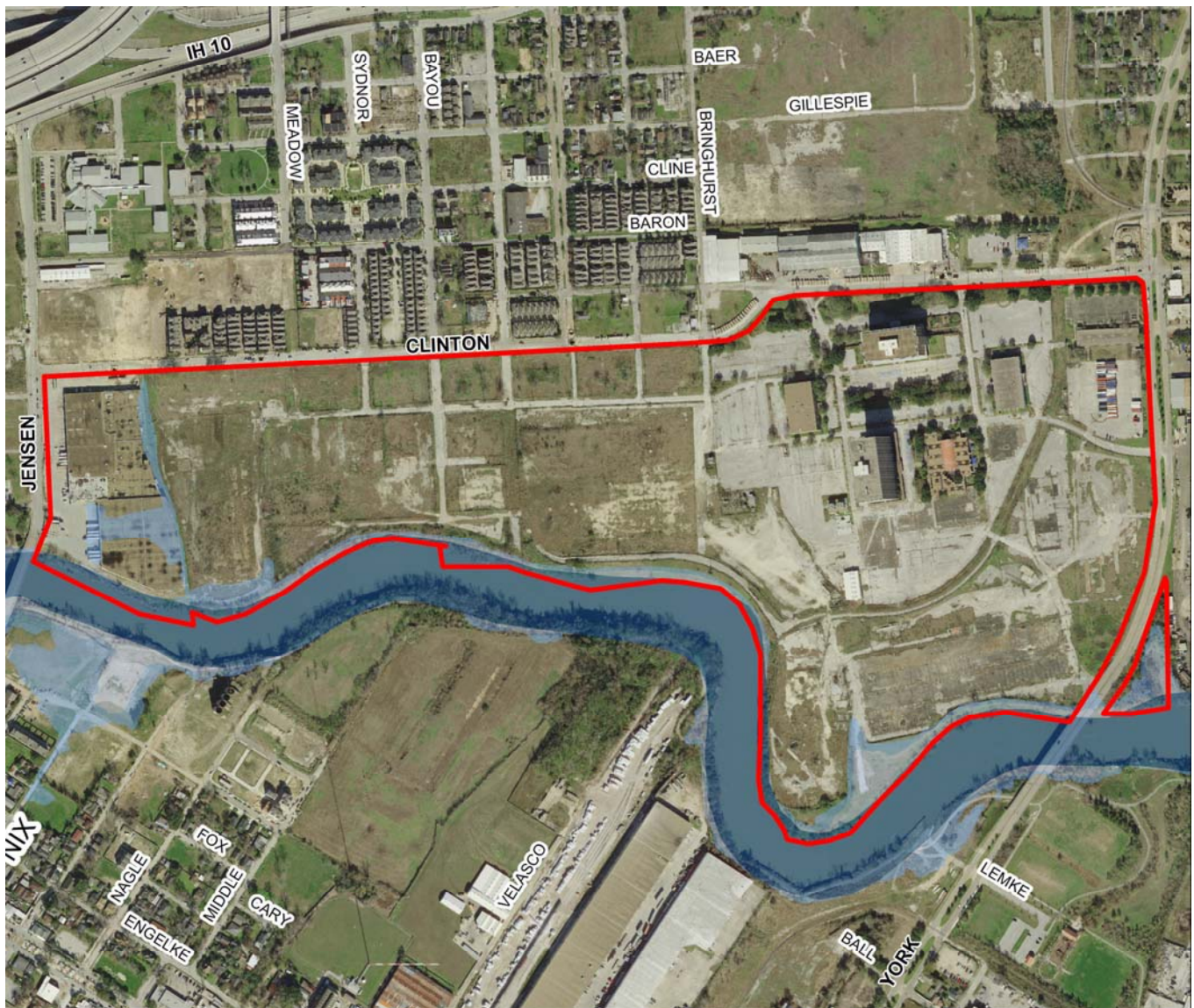
ITEM: 99

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: East River GP

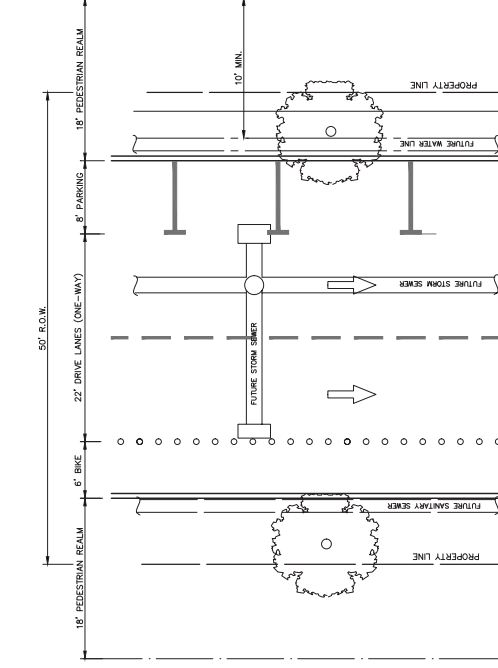
Applicant: Vernon G. Henry & Associates, Inc.



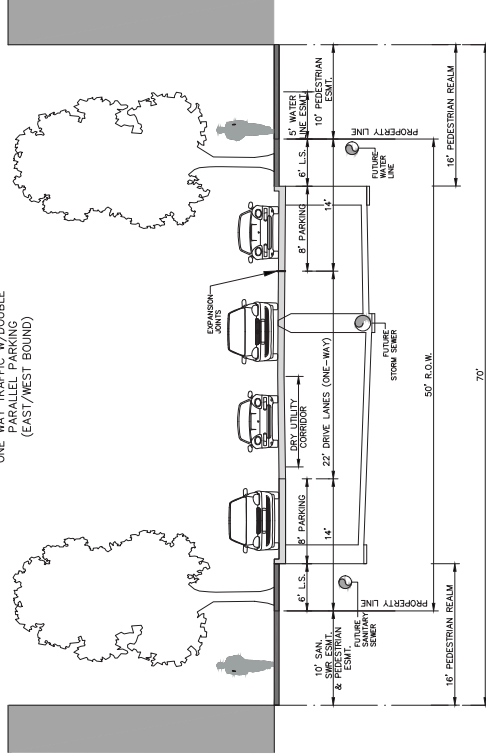
E – Special Exceptions

Aerial

PRELIMINARY



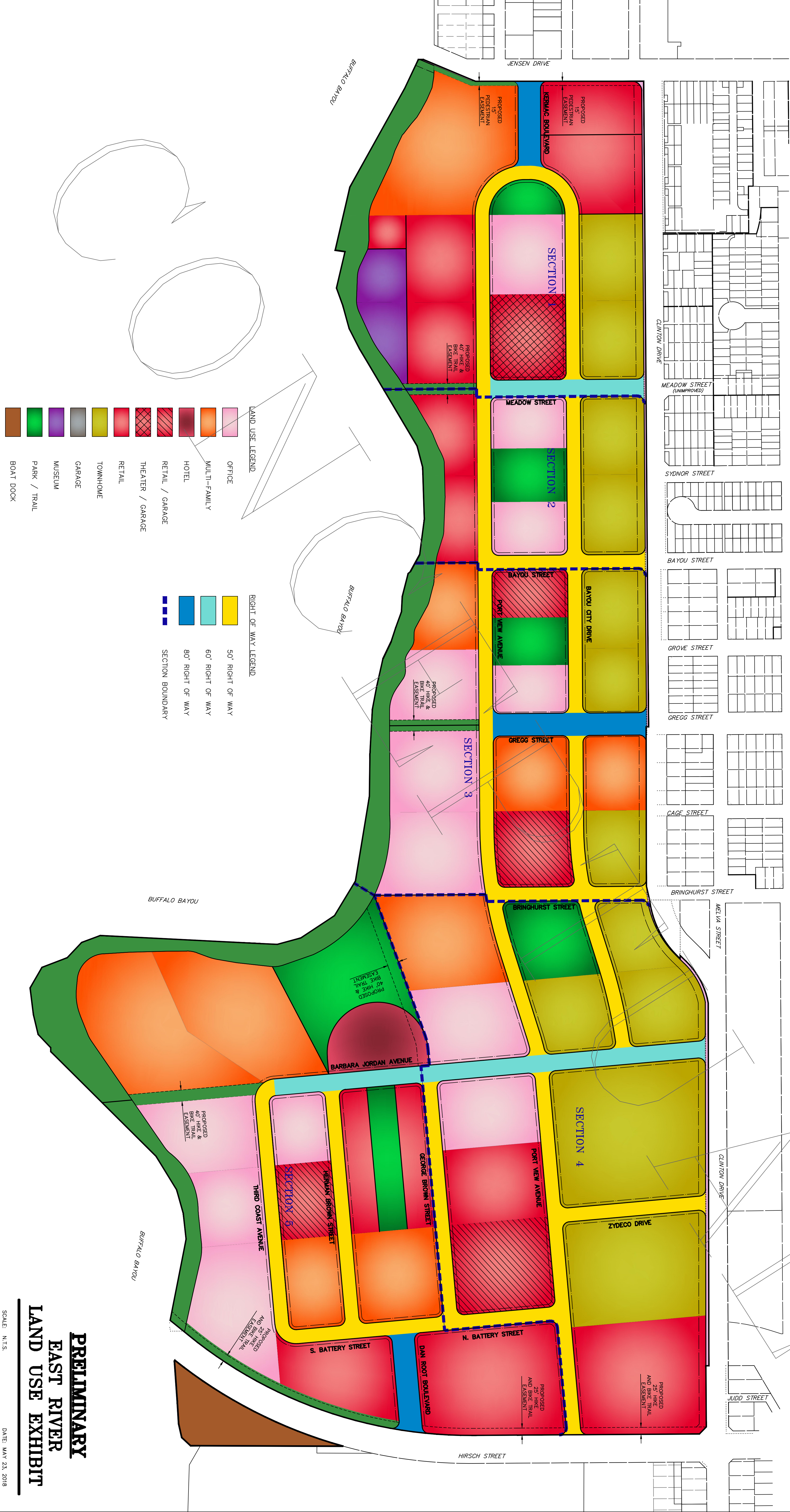
SECTION D-D
50' R.O.W.
ONE WAY TRAFFIC W/SINGLE
BIKE LANE, SINGLE PARALLEL PARKING
(WEST BOUND)



SECTION C-C
50' R.O.W.
ONE WAY TRAFFIC W/DOUBLE
PARALLEL PARKING
(EAST/WEST BOUND)

NOTE:
THESE CROSS-SECTIONS
ARE PRELIMINARY AND MAY
BE SUBJECT TO CHANGE

<div> </div>		<div> EAST RIVER CROSS-SECTION SECTION C-C, D-D </div>	
Scale:	N.T.S.	Job No.:	4599-00
Date:	MAY 2016	Drawn:	1



PRELIMINARY EAST RIVER LAND USE EXHIBIT

SCALE: N.T.S.

DATE: MAY 23, 2018



PRELIMINARY. PENDING FINAL REVIEW. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. EXHIBIT IS SUBJECT TO REVISION.

BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TIFIS Registration No. F-1046
TIFIS Licensed Surveying Firm No. 101065-00



SPECIAL EXCEPTION Request Information Form

Application Number: 2018-1058

Plat Name: East River GP

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 05/25/2018

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

Specific requirement for which the special exception is being sought:

To allow right of way widths of 50' rather than 60' along local streets with mixed non-single-family use (Bayou City Dr., Port View Ave., George Brown St., Herman Brown St., Third Coast Ave., Battery St., Bayou St., Zydeco Dr and Bringhurst St.); To allow intersection spacing of less than 600' along a major thoroughfare for intersecting local streets; To allow intersection spacing for a local street to be less than 400' of two major thoroughfares

Chapter 42 Section: 42-122, 42-127 (b) and (c)

Chapter 42 Reference:

Local streets (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development; (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart; (c) An intersection with a major thoroughfare shall not be within 400 feet of the intersection of two major thoroughfares. 1. (42-122) 50' row instead of 60' 17% 2. (42-127)(c), between Kermac and Clinton 10% 3. (42-127)(b), between Meadow and Bayou 6% 4. (42-127)(b), between Bayou and Gregg 14% 5. (42-127)(b), between Gregg and Bringhurst 10% 6. (42-127)(b), between Bringhurst and Barbara Jordan 6% 7. (42-127)(b), between Barbara Jordan and Zydeco 18% 8. (42-127)(b), between Port View and Dan Root 14%

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;

This is the former site of Kellogg, Brown, and Root, which has been one of the largest global engineering and construction firms in the country for the better part of the 20th Century. It is unique both in its proximity to downtown, located approximately one mile east of the Central Business District, and in its size under a single ownership within in the inner city. The proposed development will be horizontally and vertically mixed use. This will promote an active and lively street-level presence as well as incorporate many of the elements of the new urbanist movement. With incorporating elements from the beginning and middle of the 20th century, this redevelopment will be friendly to all three modes of transportation: walking, biking, and driving. Under the current Chapter 42 standards, we could hypothetically provide only one north/south public street throughout the entire development and no east/west streets. Alternatively, we have decided to incorporate several public streets, many aligning with connections to the north of the site, to create smaller and more walkable blocks. This site will be able to be accessed easily both by future residents of the development and surrounding neighborhoods. It will also activate the bayou frontage. There will be several connections to the bayou waterfront for pedestrians and the developer is granting an easement to the Buffalo Bayou Partnership to continue the trail system everyone is so fond of on the west side of downtown. Pedestrian bridges are being discussed with Buffalo Bayou Partnership to connect the two sides of the bayou. The site layout for this development was designed with complete streets in mind. Pedestrians and bikes have received just as much attention as automobiles. There will be dedicated on-street bike lanes along Bayou City Drive, Gregg Street (in accordance with Houston Bike Plan), and Barbara Jordan Avenue. The rest of the development will have shared bike lanes, but the low speeds and traffic calming design measures undertaken will make it a safe development for all modes of transportation. The developer is committed to promoting a live/work lifestyle with East River. This will be made possible by a truly mixed-use approach and through its proximity to the Central Business District, which is the largest employment center in Houston. Most of the streets are proposed to have 50' rights-of-way with two lanes of moving traffic and curbside parking. There will be adjacent utility easements to accommodate public utilities that will not fit within the street right-of-way. While this area was not included within the "street width exception area" because it was not expected to redevelop when that area was established in the 1980s, this design is common in exclusively residential areas and will allow the buildings to frame the streetscape. Pushing them further apart with unneeded r.o.w. would create a more suburban character. Chapter 42 standards require only one intersecting street along Clinton between Jensen and Hirsch. However, many streets are proposed. They, for the most part match those on the north side, tying the neighborhoods together. The "X" intersections are regarded safer than the off-set "T" intersections would be if we were not aligning with the streets to the north. No

streets are required by Chapter 42 between Clinton Drive and Buffalo Bayou. The short distance between Clinton and the bridges across the bayou on Jensen and Hurst limit the location of intersecting streets to a shorter distance than the standard 400' between a major thoroughfare intersection and a local street, but these connections to the north/south thoroughfare system are important for north/south area circulation.

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

The standards are intended to achieve adequate area circulation. With many more public streets, area circulation as well as access to property will be assured. In addition, provisions are being made for bikes and pedestrians. This will also allow non-residents to access the bayou trail and frontage.

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

All modifications are less than 33% of the standards and are therefore considered to uphold the standards and to be permissible with Commission approval.

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

The intent is to create adequate circulation and spacing which the proposed plan will do. Only one street would be required in the entire 150-acre area and many more are proposed. Their spacing will create a scale within the redevelopment that will be like other older neighborhoods in the inner-city and will tie this area to the areas to the north and south.

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

The granting of the special exceptions will facilitate the first large redevelopment in the inner-city with "complete streets" serving small-scale mixed use. Together, they will promote a healthy lifestyle for residents and tenants by minimizing the need for vehicles to reach goods and services and encouraging the use of bikes and walking. It will also allow others to reach the bayou on foot or on bikes, promoting healthy exercise. Another defining feature of this development will be its extensive park land, which will accommodate outdoor activities. There will be several parks throughout the development totaling approximately 19 acres. Some will be located adjacent to the trail being dedicated to the Buffalo Bayou Partnership and the rest will be mixed in with the myriad land-uses. This, along with a complete-streets mindset, will promote a healthy and active lifestyle for people within the development and surrounding areas.

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Lozano Square replat no 1

Applicant: Bowden Land Services



F – Reconsideration of Requirements Site Location

Houston Planning Commission

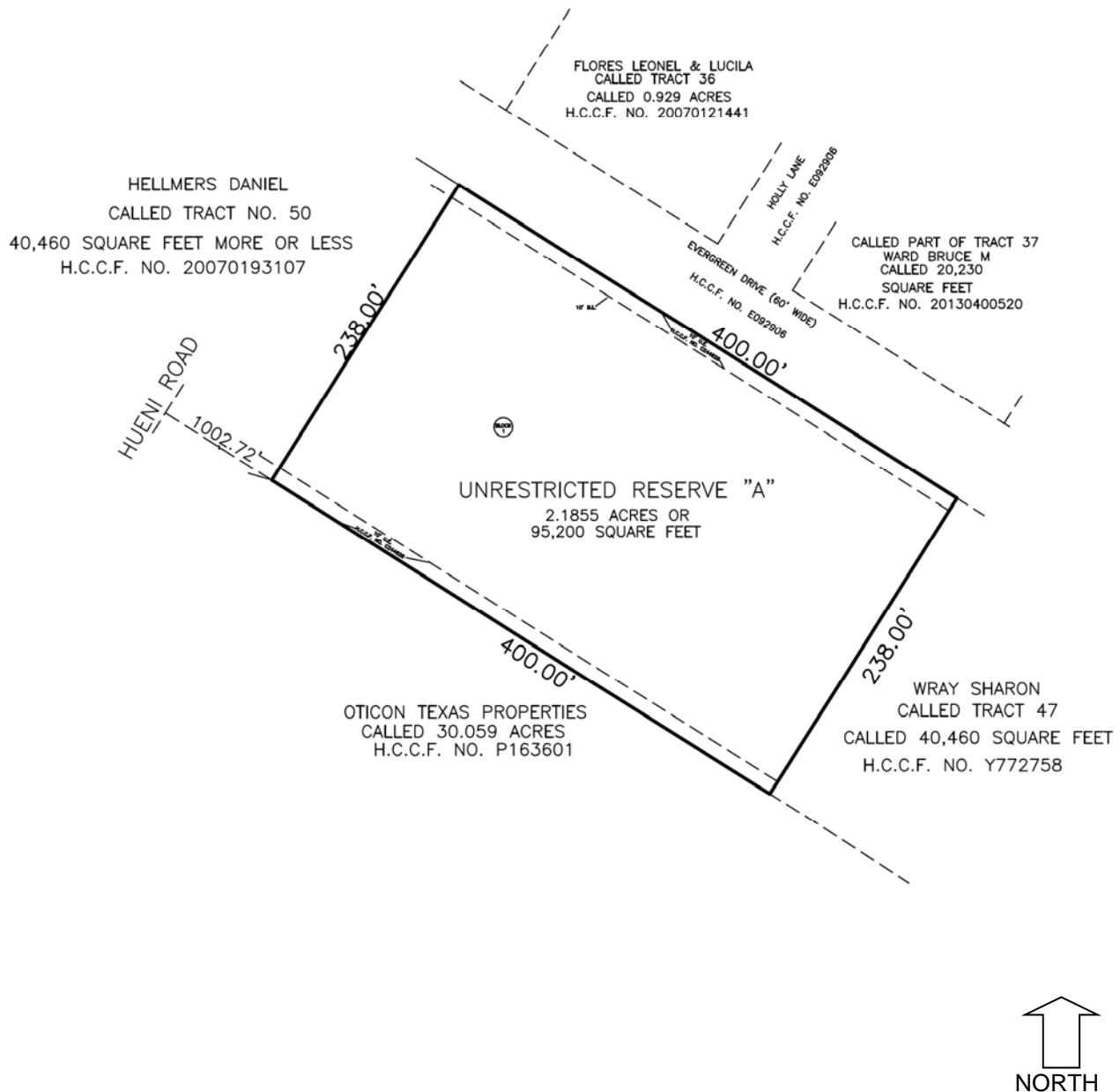
ITEM: 100

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Lozano Square replat no 1

Applicant: Bowden Land Services



F – Reconsideration of Requirements Subdivision

Houston Planning Commission

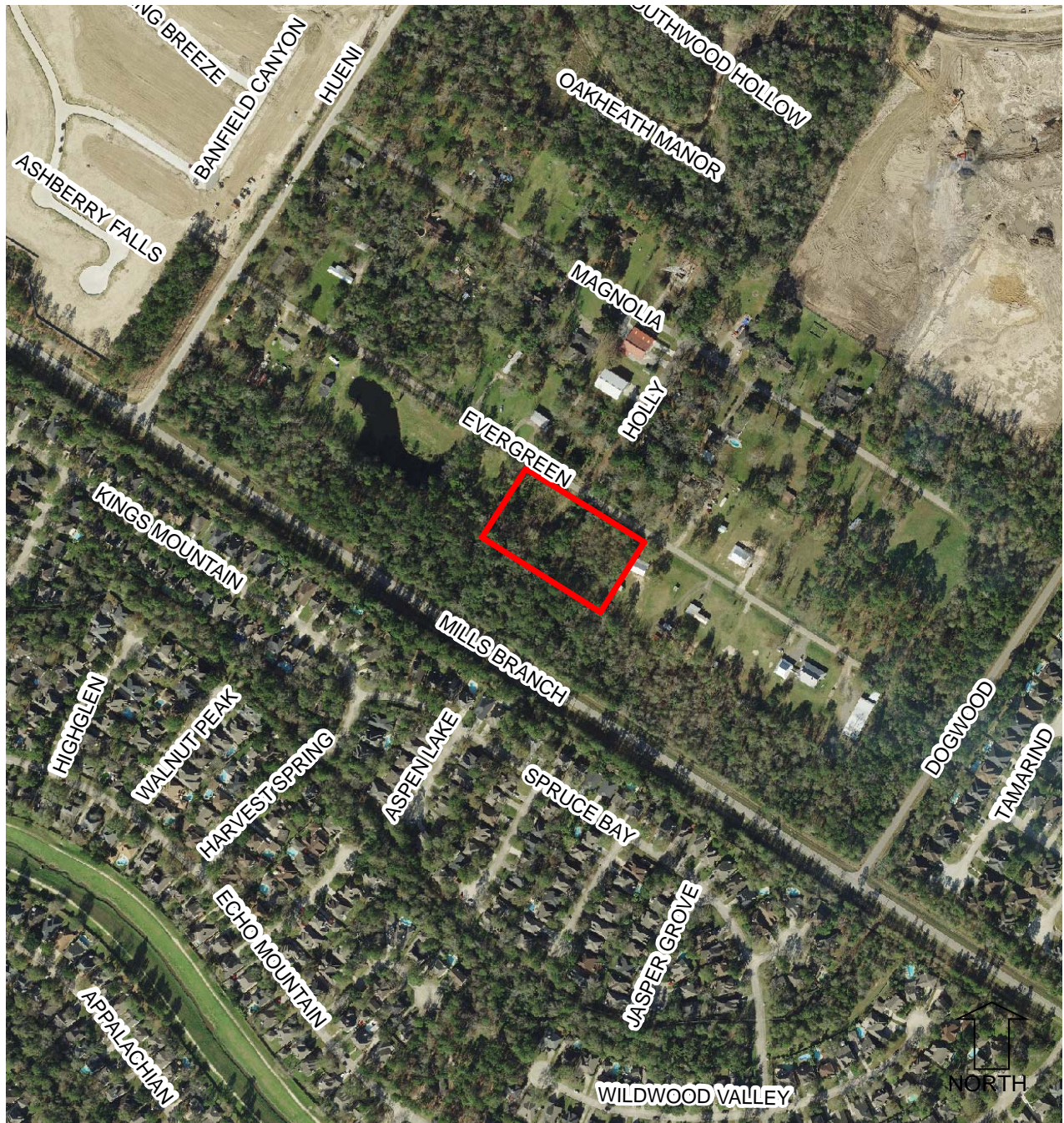
ITEM: 100

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Lozano Square replat no 1

Applicant: Bowden Land Services



F – Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2018-1081
Plat Name: Lozano Square replat no 1 and extension
Applicant: Bowden Land Services
Date Submitted: 05/27/2018

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

Specific requirement or condition being sought:

42-128 Intersection Spacing Local Street

Chapter 42 Section: 128

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

This portion of Holly Ln was dedicated by deed in 1974 within an unrecorded subdivision to Harris County was never developed. The City of Houston Annexed the area in 1996 during the Kingwood Annexation and has had no need to utilize the land for traffic or utility purposes. This is a very small and rural subdivision consisting of 56 Lots and the street would dead end into acreage south of Evergreen. 42-128 specifically states class III and general plans are subjected to this requirement. Both of the previous plat submittals have been Class II plat and replat not dedicating easements or streets. This portion of Holly Ln divides 2 pieces of property under the same under the same ownership and current owner is requesting to be able to use the space to bridge the 2 pieces of property together. The need is not present for the City to maintain or develop the area, and intersection spacing will not negatively impact traffic at this location as there are 2 points of entry into the subdivision from Hueni Rd as designed. Holly Ln is undeveloped north of Magnolia Dr, and the general plan Royal Brook at KingwoodGP, shows Holly Ln to be cul-de-sac'd We have submitted an application for a letter of non-acceptance from the City of Houston. We have reached out to Public Works regarding the utilities and have received no objection to this request. We respectfully request reconsideration of this requirement.



Application Number: 2018-1081

Plat Name: Lozano Square replat no 1 and extension

Applicant: Bowden Land Services

Date Submitted: 05/27/2018

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

Specific Variance is being sought and extent of variance:

The applicant requests a variance to exceed local intersection spacing requirements by not creating a north-south street through their property.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

Subject property is located in Porter, TX within the City limits due to the Kingwood Annexation in 1996. The property is located within Worley Acres and unrecorded subdivision in Harris County. Lozano Square replat no 1 was approved in January 2018 with the conditions to address the intersection spacing and obtain a letter of non-acceptance from Public Works. We have reached out to the JRC and PWE to review our request and feel confident the non-acceptance will be approved once intersection spacing is addressed and the variance request is approved. 42-128 states that intersection spacing on a local street should provide a street every 1400 feet. The ordinance specifically states class III and general plans are subjected to this requirement. Both of the previous plat submittals have been Class II plat and replat not dedicating easements or streets. This section of the ordinance uses class II and general plans in 2 separate areas. We recognize the need to evaluate traffic circulation on every plat for public safety, however the ordinance does use specific language regarding the class of plat subjected to this requirement. In regards to traffic circulation, please consider the following information: Worley Acres is unrecorded and the earliest deed located refers to Worley Acres as being surveyed and established April 1963. Holly Ln was dedicated by deed in 1974 conveyed to Harris County was never developed. Holly Ln. south of Evergreen Dr. within our proposed boundary is still fully wooded at this time. Please refer to the aerial and pictures provided. The developed portion of Holly Ln connects Evergreen Dr and Magnolia Dr, both streets dead end into acreage to the southeast and both Evergreen and Magnolia intersect with Hueni Rd providing 2 points of access into the small subdivision. Worley Acres Unrecorded is a small and rural subdivision of 56 lots, most of which are less than 41,000 square feet. Holly Ln south of Evergreen would dead end into acreage. Holly Ln north of Magnolia Dr is also undeveloped. The need is not present for the City to maintain or develop the street, and the intersection spacing will not negatively impact traffic at this location due to the size of the subdivision. Opening up Holly Ln would potentially create cross traffic from Mills Branch to Royal Brook at KingwoodGP, while the ROW is 60 feet, the paving section within the entire Worley Acres is approx. 20 feet. General Plan, Royal Brook at KingwoodGP approved in 2013 shows Holly Ln will be cul-de-sac'd north of Magnolia Dr. This small subdivision with sufficient but narrow paving width would not benefit from additional traffic, and there are no plans to pave the Holly Ln south of Evergreen Dr. or north of Magnolia Dr. In regards to utilities, please consider the following information: The average lot size in Worley Acres is less than 41,000 square has existing well & septic, predating the state code for requiring 1 full acre for residential properties, however the subdivision is unrecorded and the first deed conveying a tract out of "Worley Acres" was dated April 1964 and refers to the subdivision "Worley Acres" as a survey prepared on April 10th 1963 which means building permits in the area should require a plat because the configuration of the lots was after March 15th, 1963. The

likelihood of most of the lots within the subdivision being able to permit “new” on site sewerage facilities (OSSF) would not be possible under the state law and there is no advantage to the residents to plat their land if they own less than 1 full acre. The OSSF alone prevents the subdivision from being able to plat smaller lots therefore the density of the immediate area is not projected to increase. Based on my conversations with PWE and the engineering group preparing site plans for the property the City has no plans to extend wet utilities to this subdivision. This portion of Holly Ln divides 2 pieces of property under the same ownership and current owner is requesting to be able to use the space to bridge the 2 pieces of property together. We have submitted an application for a letter of non-acceptance from the City of Houston. We have reached out to Public Works regarding the utilities and have received no objection to this request, however the JRC is reluctant to grant the non-acceptance until we address the intersection spacing with Planning. We respectfully request reconsideration of this requirement and allow the project to proceed with recordation.

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

The subdivision is unrecorded, and the portion of Holly Ln is undeveloped with no plans to use the street for traffic or utilities creating a divide between 2 pieces of property and creating the hardship. The location and lack of use or need is neither created or imposed by the applicant.

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

The developed portion of Holly Ln connects Evergreen to Magnolia creating sufficient traffic circulation for the 56 Lots allowing 2 points of access to and from the subdivision from Hueni Rd meeting the intent and general purpose of the ordinance.

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

Since April 10th 1963, when the subdivision survey was prepared and 1974 when the streets were formally dedicated there has been no need to develop Holly Ln south of Evergreen for traffic or utility purposes therefore, granting this variance will not be injurious to the public health, safety or welfare.

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

There is no economic hardship for this basis of this request. We are trying to bridge two pieces of property together divided by a street that was never improved or developed, and allowing the development to use this property will generate tax revenue to the city that hasn't been collected since the annexation into the city limits or previously under Harris County. Developing and paying taxes will cost more than leaving the land undeveloped.

Houston Planning Commission

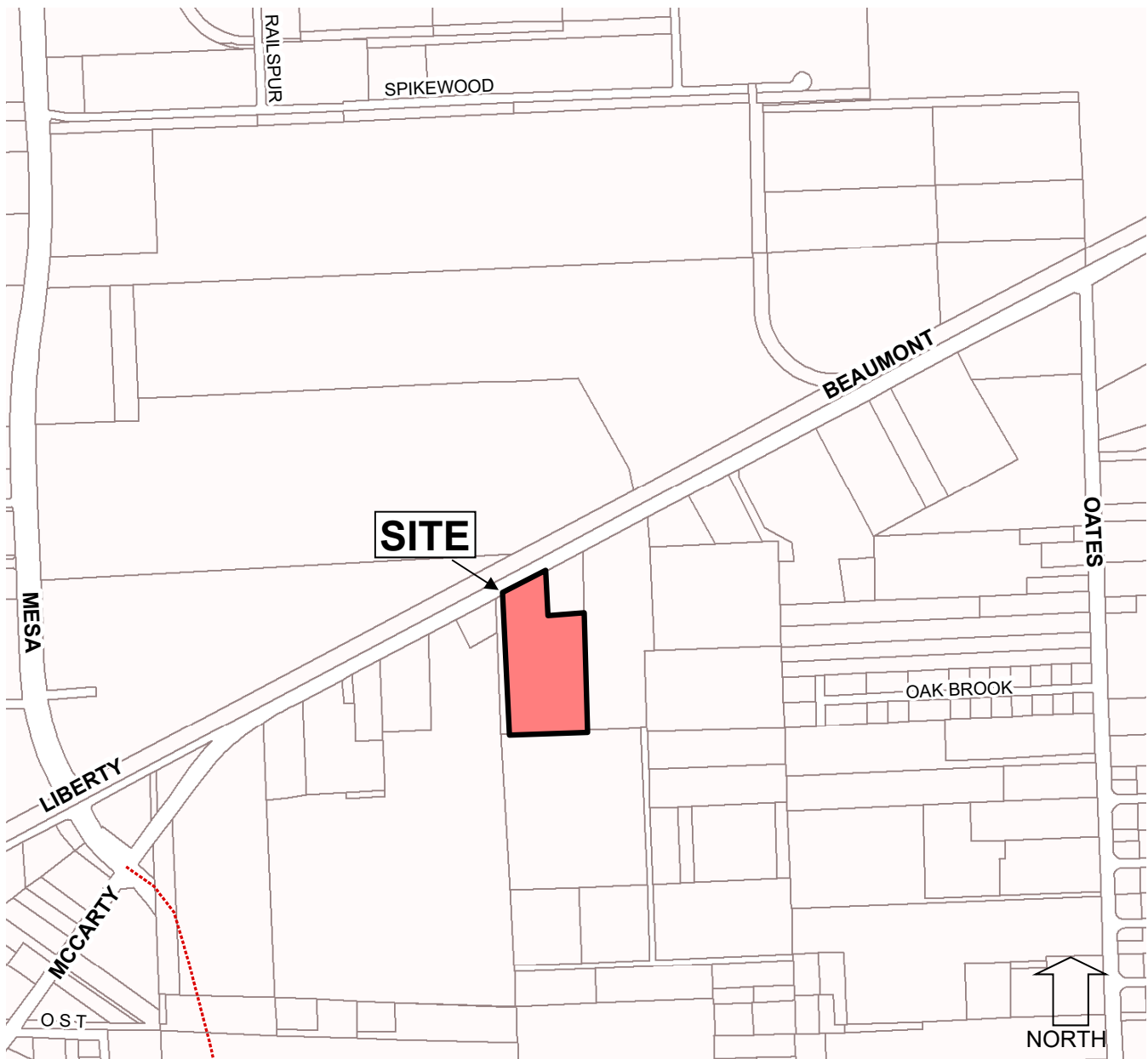
ITEM: 101

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: McCarty Acres

Applicant: Hovis Surveying Company Inc.



F- Reconsideration of Requirements

Site Location

Subdivision

Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: McCarty Acres

Applicant: Hovis Surveying Company Inc.



F- Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2018-1041
Plat Name: McCarty Acres
Applicant: Hovis Surveying Company Inc.
Date Submitted: 05/14/2018

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

Specific requirement or condition being sought:

To not provide a north-south or east-west street

Chapter 42 Section: 127-128

Chapter 42 Reference:

(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

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:

to ask for variances



Application Number: 2018-1041

Plat Name: McCarty Acres

Applicant: Hovis Surveying Company Inc.

Date Submitted: 05/14/2018

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

Specific Variance is being sought and extent of variance:

to not provide an east-west or north-south street

Chapter 42 Section: 127-128

Chapter 42 Reference:

(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. (a)(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Statement of Facts

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

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

The requirement of an East-West street would be impractical as there is not anywhere for the east-west street to connect as the property to the east where we would connect to the north-south street is developed by industrial and residential, the the area to the west is industrial and land fill. The owner will be building Warehouses on the property and this will not hardly impact the traffic in the area and the creation of the east-west street will not improve the circulation in this area as there is nowhere for it to connect, without going through an Improved upon property. The requirement of a North-South street would be impractical as there is not anywhere for the north-south street to connect and there is a 200ft Centerpoint R.O.W., a cemetery and city of Houston property to the south of this property that would have to be crossed as well.

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

The creation of a north-south or an east-west street through this development will not improve the circulation in this area and this development will not greatly increase the traffic in this area. This area is mostly industrial.

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

The creation of a north-south or an east-west street through this development will not improve the circulation in this area and this development will not greatly increase the traffic in this area. This area is mostly industrial. Not to mention having to cross a 200ft centerpoint energy r.o.w.

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

The creation of a north-south or an east-west street through this development will not improve the circulation in this area and this development will not greatly increase the traffic in this area. This area is mostly industrial. Not to mention having to cross a 200ft centerpoint energy r.o.w. If you were to create these roads they really have nothing to connect to.

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

The creation of a north-south or an east-west street through this development will not improve the circulation in this area and this development will not greatly increase the traffic in this area. This area is mostly industrial. Not to mention having

to cross a 200ft centerpoint energy r.o.w. They can't connect east as the property is developed and west is a land fill. South would have to cross a 200ft centerpoint easement, a cemetery and city of Houston property.

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Senioritaville

Applicant: Survey 1, Inc.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

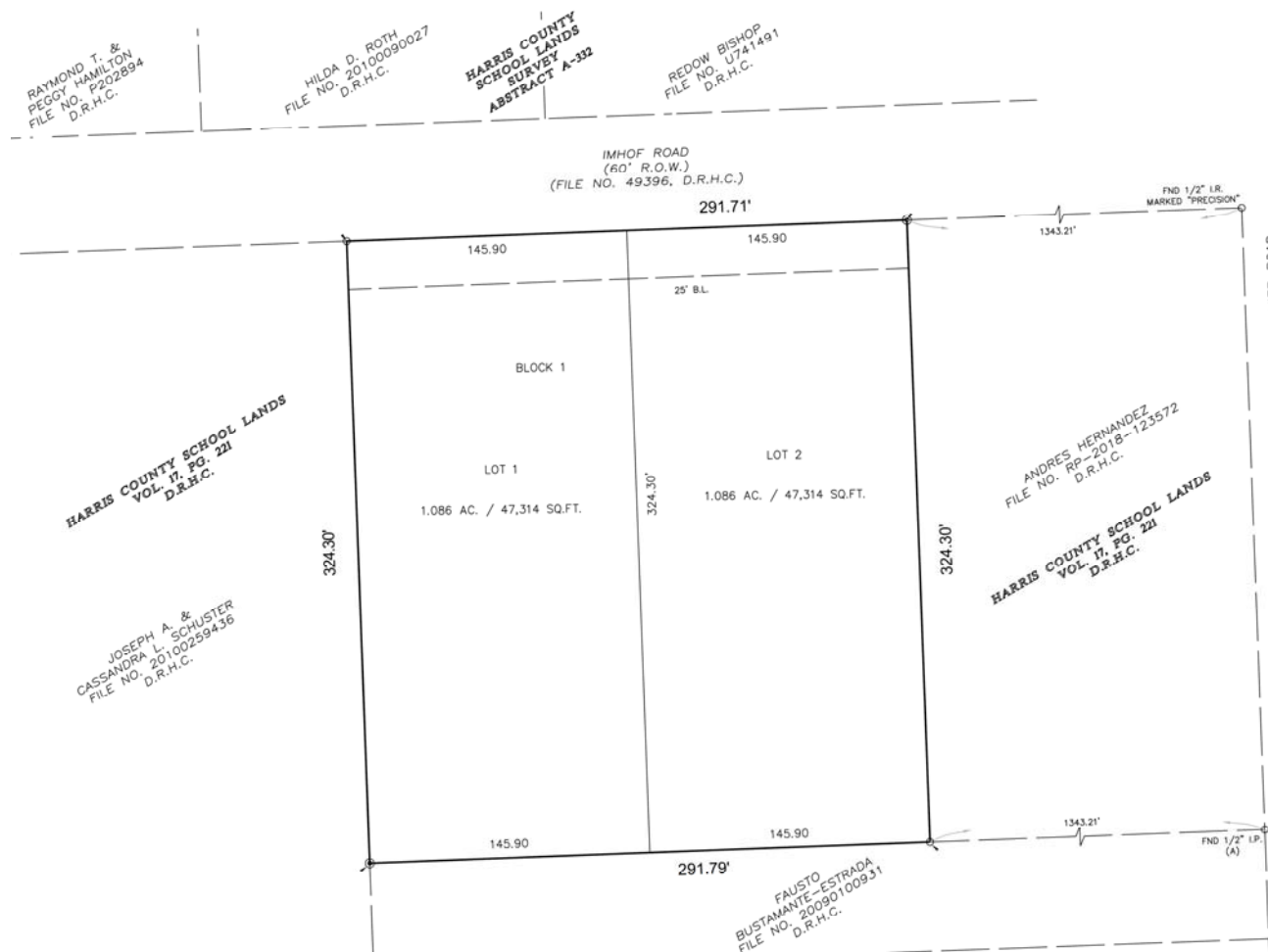
ITEM: 102

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Senioritaville

Applicant: Survey 1, Inc.



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 06/07/2018

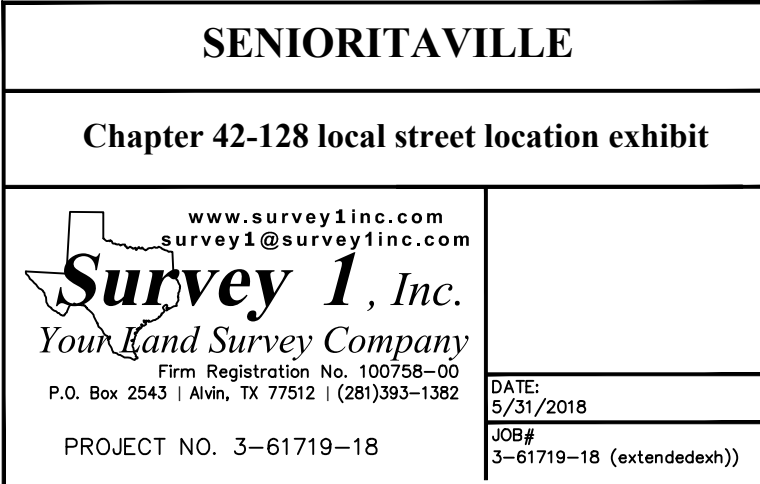
Subdivision Name: Senioritaville

Applicant: Survey 1, Inc.



F- Reconsideration of Requirements

Aerial





PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2018-1114

Plat Name: Senioritaville

Applicant: Survey 1, Inc.

Date Submitted: 05/29/2018

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

Specific Variance is being sought and extent of variance:

To exceed 1400' local street minimum intersection spacing along Imhof Road by not providing a north/south street connection.

Chapter 42 Section: 128(a) & (b)

Chapter 42 Reference:

Sec. 42-128 (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; (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. Sec. 42-128 (b) A street that intersects with a local street will satisfy the intersection length requirement of item (a)(1) of this section if the street: (1) Is a public street that intersects with two different public streets; and (2) Is not a permanent access easement.

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

Providing a street which satisfies the 1,400 foot block length would divide the proposed Senioritaville plat in such a way as to render the lots unable to meet the required lot acreage for septic and water services as defined by the State of Texas. Said property is 291.71 feet in width and being proposed as two lots, each lot being one (1) acre in size in order to have septic and water systems installed on the property. Currently there are no city utilities provided in this area, therefore a minimum of one (1) acre is required to install septic and water systems to this property. Said property is located along Imhof Road with the northeast property corner of said property being approximately 1,300 feet west of the intersection of Imhof Road and Kermier Road. Furthermore, the adjacent properties directly to the south of proposed Senioritaville plat would also be rendered mostly unusable by the same 1,400 foot block length requirement.

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

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

The circumstances supporting the variance for maximum block length are not the result of a hardship created or imposed by the applicant. The applicant is requesting a variance to have an intersection spacing be more than the maximum of 1,400 feet along a local street to maintain reasonable development of Senioritaville, which is a 2.17 acre tract whose north boundary runs along the south right of way line of Imhof Road.

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

The area has adequate access to local streets without the addition of a north/south street which is normally required for approvable lot length. The intent and general purposes of this chapter will be preserved and maintained.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The applicant's property is being platted into two (2) lots for single family residential use and will have no negative impact on traffic flow.

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

Mandating the required minimum block length will have little to no impact on the improvement of mobility of the surrounding area. Although there is a potential north/south street connection on a previously approved plat south of applicant's property, said connection is not directly adjacent to applicant's property. Furthermore, the block length requirement would potentially negate any development to the proposed Senioritaville rendering them to fall short of the state required minimum lot size for individual sanitary and water supply.



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2018-1114
Plat Name: Senioritaville
Applicant: Survey 1, Inc.
Date Submitted: 05/29/2018

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

Specific requirement or condition being sought:

To exceed 1400' local street minimum intersection spacing along Imhof Road by not providing a north/south street connection.

Chapter 42 Section: 128(a) & (b)

Chapter 42 Reference:

Sec. 42-128 (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; (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. Sec. 42-128 (b) A street that intersects with a local street will satisfy the intersection length requirement of item (a)(1) of this section if the street: (1) Is a public street that intersects with two different public streets; and (2) Is not a permanent access easement

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:

A variance is being sought for intersection spacing along local streets.

Houston Planning Commission

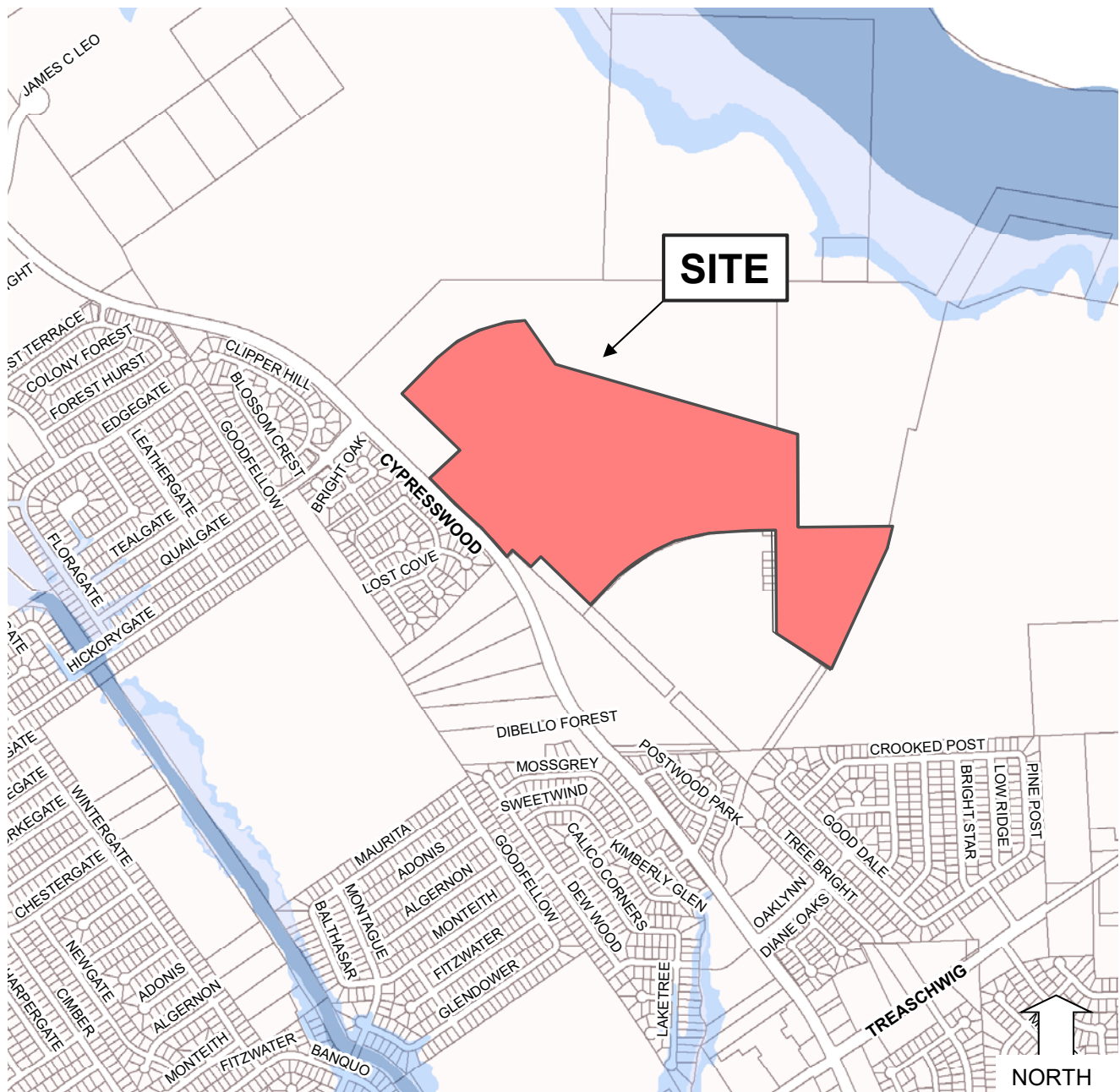
ITEM: 103

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Spring ISD New Stadium

Applicant: West Belt Surveying, Inc.

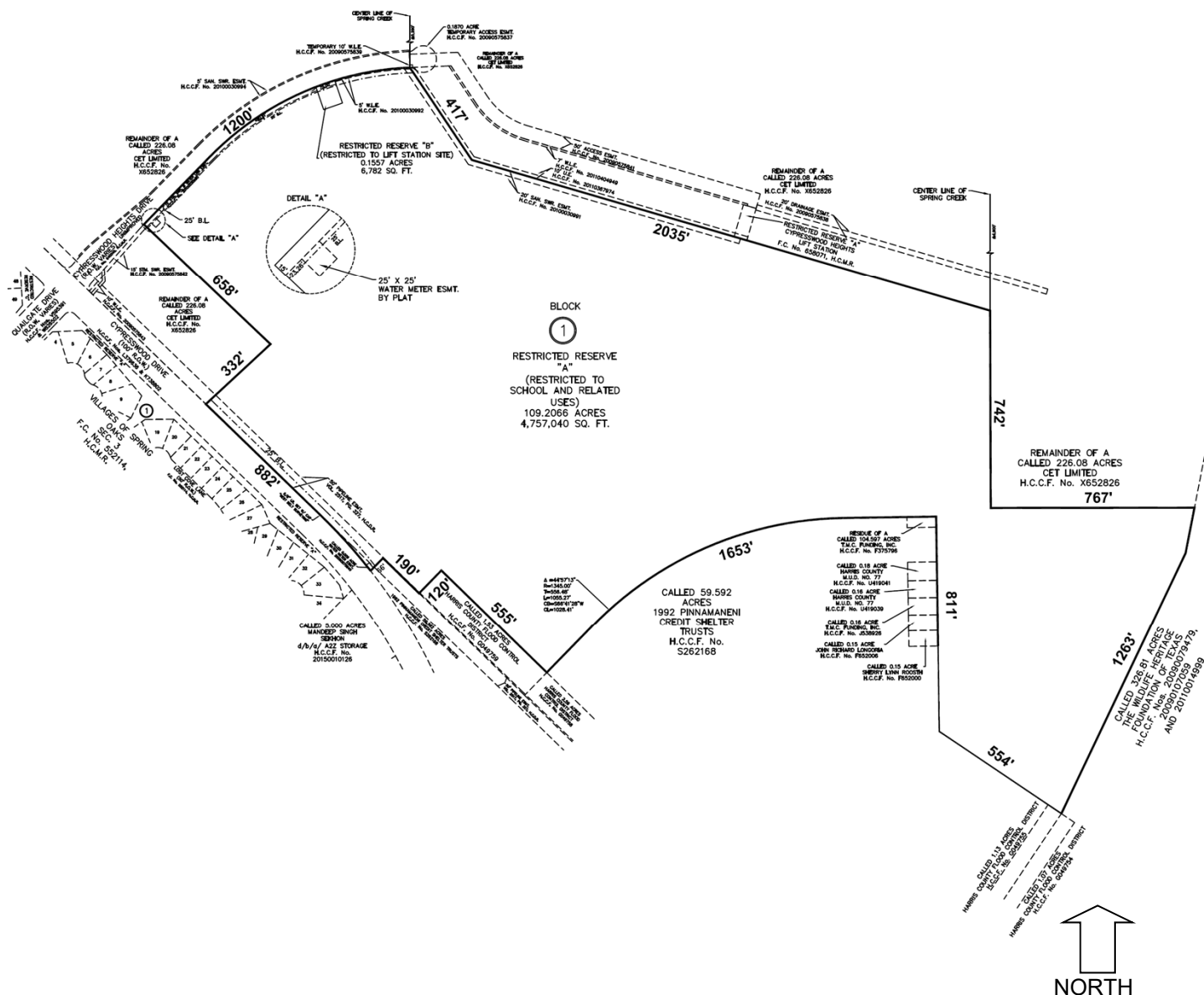


F- Reconsideration of Requirements

Site Location

Meeting Date: 06/07/2018

Applicant: West Belt Surveying, Inc.



Subdivision

Houston Planning Commission

ITEM:103

Planning and Development Department

Meeting Date: 06/07/2018

Subdivision Name: Spring ISD New Stadium

Applicant: West Belt Surveying, Inc.



F- Reconsideration of Requirements

Aerial



Application Number: 2018-1076

Plat Name: Spring ISD New Stadium

Applicant: West Belt Surveying, Inc.

Date Submitted: 05/25/2018

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

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is not to provide a north/south public street through the subject tract and exceed 2,600' intersection spacing along Cypresswood Drive.

Chapter 42 Section: 127(a)

Chapter 42 Reference:

A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

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

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

Spring Independent School District New Stadium Site is located north of Houston in Harris County. In regard to the matter of providing a north/south public street through the subject tract, please note the following: There is a 120' wide drainage easement, owned by Harris County Flood Control District located southwesterly of subject tract and there is Spring Creek that is located north of the of the subject tract. It is unlikely that a bridge would be constructed in this location. With the idea that we established that there is no apparent need for a cross street within subject tract, we further would like to note that the through street would most likely not connect further to the north, due to the future single family subdivision (HCMUD 82 map) to the north of the tract that has an adequate traffic pattern, and a through street would most likely increase traffic volume of a sports event through this subdivision causing a potential hazard to the safety and security of the community. A through street in this location would not serve a great purpose to the property owners in the general area of subject tract.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external and existing conditions surrounding subject property.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to nearby developments having an adequate traffic pattern.

(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. Property does not impede traffic; nor will in any way compromise public health or safety.

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

Justification of the variance is based on existing conditions of the subject tract and surrounding properties.



Application Number: 2018-1076

Plat Name: Spring ISD New Stadium

Applicant: West Belt Surveying, Inc.

Date Submitted: 05/25/2018

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

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is not to provide east/west Public Street through subject tract and exceed 1,400' intersection spacing along Cypresswood Heights Drive.

Chapter 42 Section: 128(a)

Chapter 42 Reference:

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

Statement of Facts

(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;

Spring Independent School District New Stadium Site is located north of Houston in Harris County. In regard to the matter of providing an east/west public street through the subject tract, please note the following: There will be an east/west connector street just north of the tract in the future single family subdivision (HCMUD 82 map) that will provide adequate traffic flow and circulation around the subject tract. Providing an east/west through street will impact the design of future detention pond within subject tract located above an existing drainage ditch. A through street in this location would not serve a great purpose to the property owners in the general area of subject tract.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to nearby developments having an adequate traffic pattern.

(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. Property does not impede traffic; nor will in any way compromise public health or safety.

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

Justification of the variance is based on existing conditions of the subject tract and surrounding properties.



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2018-1076
Plat Name: Spring ISD New Stadium
Applicant: West Belt Surveying, Inc.
Date Submitted: 05/25/2018

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

Specific requirement or condition being sought:

Specific requirement or condition being sought not to provide a north/south public street through the subject tract and exceed 2,600' intersection spacing along Cypresswood Drive and not to provide east/west Public Street through subject tract and exceed 1,400' intersection spacing along Cypresswood Heights Drive.

Chapter 42 Section: 127(a) & 128(a)

Chapter 42 Reference:

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

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 both variance requests for details.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 06/07/18

ITEM: 112

Applicant: MARIA G FAZ

Contact Person: SERGIO CUEVAS

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1360	77093	5562	414R	ETJ
SOUTH OF: MOUNT HOUSTON ROAD WEST OF: HIRSH ROAD					

ADDRESS: 5326 Hartwick Road

ACREAGE: 0.958

LEGAL DESCRIPTION:

A TRACT OF LAND CONTAINING 0.958 ACRES, MORE OR LESS, OUT OF LOT 16 OF WRIGHT LOAN & SECURITIES COMPANY'S SUBDIVISION OF LOT 16, THE SOUTH HALF OF LOT 18 AND THE SOUTH PORTION OF LOT 19 OF THE SUBDIVISION WHITNEY BRITTON SURVEY, ABSTRACT NO. 117, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 855, PAGE 248, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 06/07/18

ITEM: 113

Applicant: TRACY WATERFALLEN

Contact Person: TRACY WATERFALLEN

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1361	77365	5771	296M	ETJ
SOUTH OF: FM 1314 WEST OF: WOODLAND HILLS DR					

ADDRESS: 24168 Parker Rd.

ACREAGE:

LEGAL DESCRIPTION:

A 0.208 ACRE TRACT OF LAND, OUT OF AND A PART OF THE J.M. EVERETT SURVEY, ABSTRACT NO. 197, MONTGOMERY COUNTY, TEXAS AND BEING OUT OF AND A PART OF THE CERTAIN 19.1 ACRE TRACT OF LAND CONVEYED BY AND DESCRIBED IN DEED DATED FEBRUARY 25, 1966 FROM T.H.G.K.&T. CORPORATION TO HUNTER E. PARKER OF HOUSTON, INC. OF RECORD IN VOLUME 612, PAGE 459, DEED RECORDS, MONTGOMERY COUNTY, TEXAS AND BEING LOT 62 OF SHADOW LAKE ESTATES, SECTION 4, AN UNRECORDED SUBDIVISION, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: BUSINESS

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
JRP Company	Jenifer Pool	832-594-8420	jrpcom@aol.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6151 Lynbrook Drive	18042923	77057	5157	491N	G

ACCOUNT NUMBER(S):	0850650000501
PROPERTY LEGAL DESCRIPTION:	Lot 501, Block 23 Briargrove Section 7
PROPERTY OWNER OF RECORD:	William Troy Macmane
ACREAGE (SQUARE FEET):	10,350 square feet
WIDTH OF RIGHTS-OF-WAY:	Lynbrook Drive (60 feet); Briar Ridge Drive (60 feet)
EXISTING PAVING SECTION(S):	Lynbrook Drive (40 feet); Briar Ridge Drive (45 feet)
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	3,887 square feet
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	9,084 square feet

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

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 501, Block 23 Briargrove Sec 7 located at 6151 Lynbrook Drive. Property has a house on a 25' front building line along Lynbrook Drive. and an existing garage on a 10' building setback line along Briar Ridge Drive and a large old growth Live Oak behind garage. There is a 10' garage building set back line along Briar Ridge Drive, per original, April 1955, plat of Briargrove Sec 7 and deed restrictions. This is a well-developed residential area where the west-side of the lot abuts Briar Ridge Drive with most of the neighboring houses that have their existing garages using a 10" building line on Briar Ridge Drive. (See attached photos)

There is currently a 4' sidewalk on the east side along Briar Ridge Drive and we have an HOA letter supporting no change in the sidewalk along Briar Ridge Drive. (See photo)

The new garage design, using the 10' building line, protects the old growth Live Oak; additionally, the new house and garage has been reviewed and approved for construction by the HOA; as meeting all the requirements of the deed restrictions and are in support of the granting of the variance per the plat of Briargrove Sec 7. (Approval letters submitted and other document of existing 10" garage set back conditions in the area are included with this variance application)

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. The lot currently has had a single-family home on it since April 1955. Requiring a 17' garage building line for the Briar Ridge Drive portion of the property would create an undue hardship in that there is a 25' building line on Lynbrook Drive and due to the old growth live oak tree behind the proposed garage, this would unduly constrict the size of the buildable portion of the property for the house and garage. The owner would not reasonably cut down the old growth live oak tree to accommodate the 17' garage set back per Chapter 42 building lines.

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

The requirement of a 17' Garage building line per Sec. 42-157 (b) along Briar Ridge Drive which has an existing garage that currently encroaches on the 10' building line per subdivision plat of April 1955. The new Garage placed at the 17' building line would encroach on the old growth Live Oak tree root system behind the existing and proposed garage. Securing the safety of an old growth Live Oak tree is sound public policy.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

(42-157) (b) (2) the property was originally sized and platted (April 1955) with 10' building line setback along Briar Ridge Drive. The property has adhered to the original 10' building setback line. The imposition of 17' building setback making the garage 33' from the curb is an unreasonable hardship imposed on this property by the Chapter 42, as most other properties along Briar Ridge Drive have their garage on the 10' building setback. These circumstances support the granting of the variance and is not the result of a hardship created or imposed by applicant, for the old growth Live oak tree root system behind the proposed garage. Securing the safety of an old growth Live Oak tree is sound public policy

(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 501, Block 23 Briargrove Sec 7 is an existing lot that does not allow any options for development other than single family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the uses that are already present in this neighborhood.

(42-157) the new structure honors the original subdivision plat, including the prevailing 10' setback condition along Briar Ridge Drive and a 25" building line along Lynbrook Drive. Placing the garage on the 10' building line, the front of the Garage door is 21' from the back of curb on Briar Ridge Drive and 16'9" from the existing sidewalk. Securing the safety of an old growth Live Oak tree is sound public policy

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

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

(42-157) The new structure's location itself poses no jeopardy to public safety using the 10' garage setback line as the existing garage. Placing the garage on the 10' building line, the front of the Garage is 21' from the back of curb on Briar Ridge Drive and 16'9" from the existing sidewalk. would create an undue hardship in conjunction with the 25" building line per on Lynbrook Drive. (See photo of next door driveway with automobile showing existing conditions)

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

The hardship is that Lot 501, Block 23 Briargrove Sec 7 is an existing lot platted in April 1955 for a single-family home and the deed restrictions. The request to not provide a 17' garage building line per Sec. 42-157 (b) (2) and allow the existing 10' garage set back per plat and access from Briar Ridge Drive leaving 21' from the back of curb and 16'9" from the existing sidewalk will allow reasonable development and follow the building lines set out in the subdivision plat. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot. Securing the safety of an old growth Live Oak tree is sound public policy.

DEVELOPMENT PLAT VARIANCE



Meeting Date: 6/7/2018



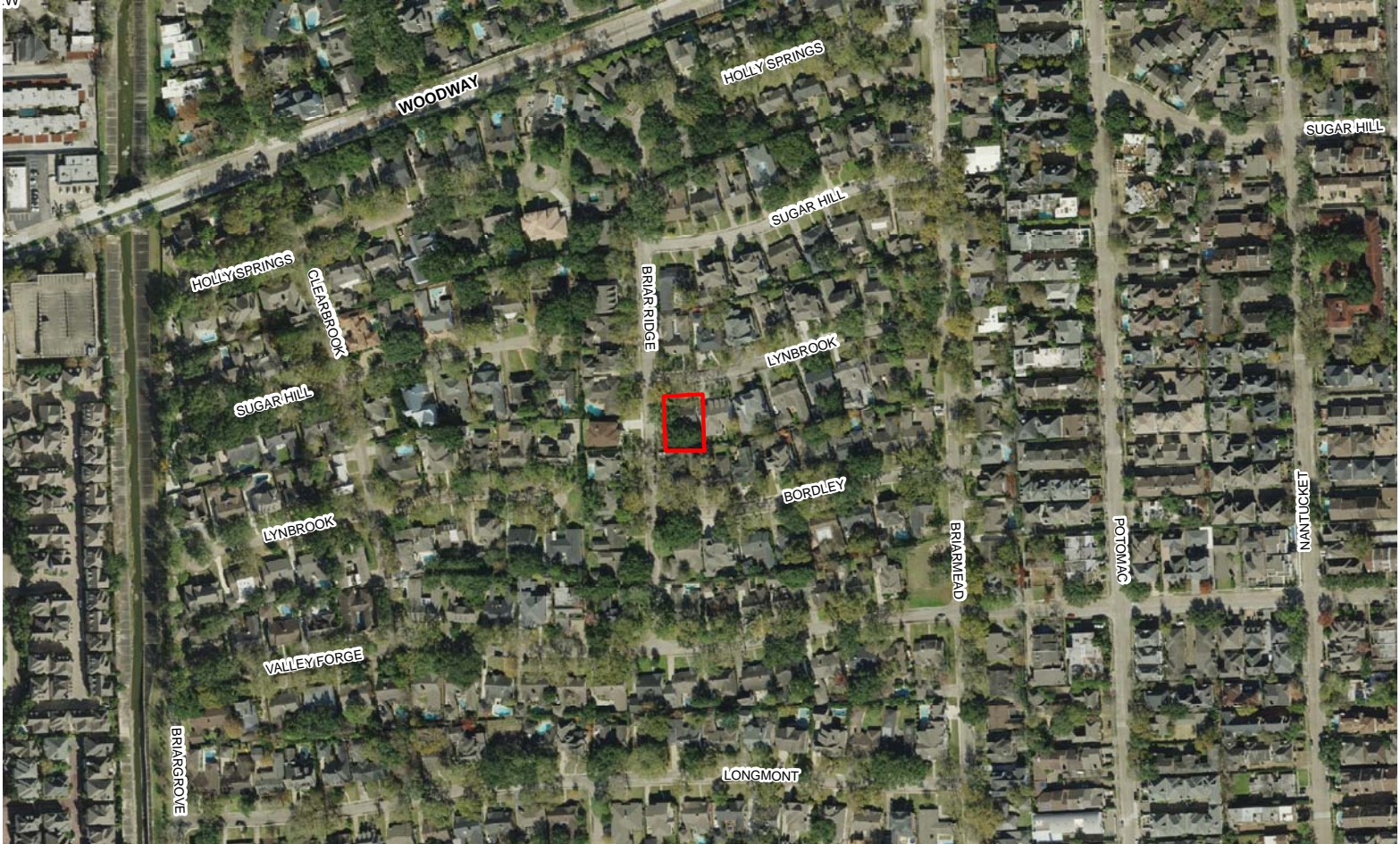
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 114

Meeting Date: 6/7/2018

Houston Planning Commission

Aerial Map

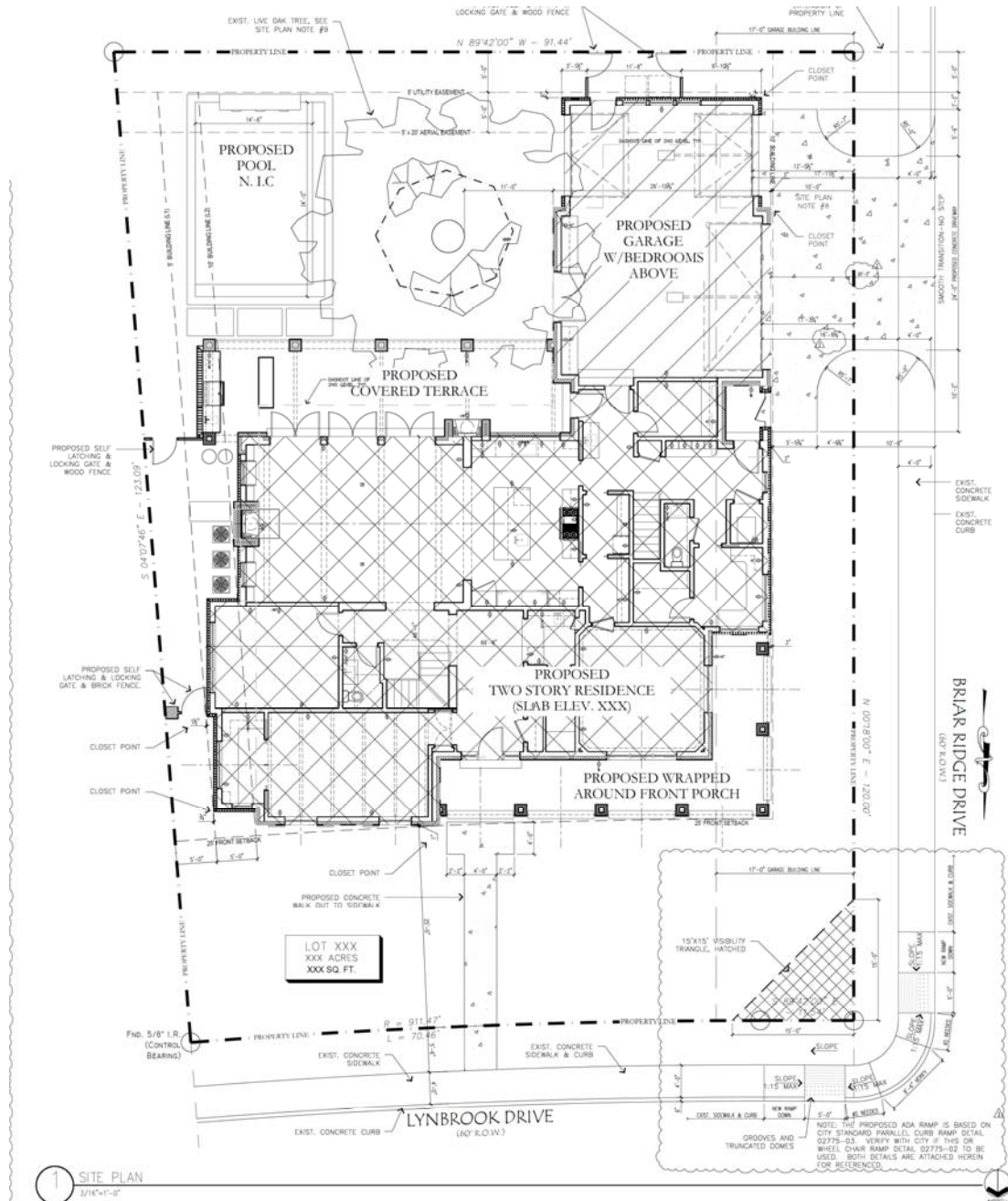


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

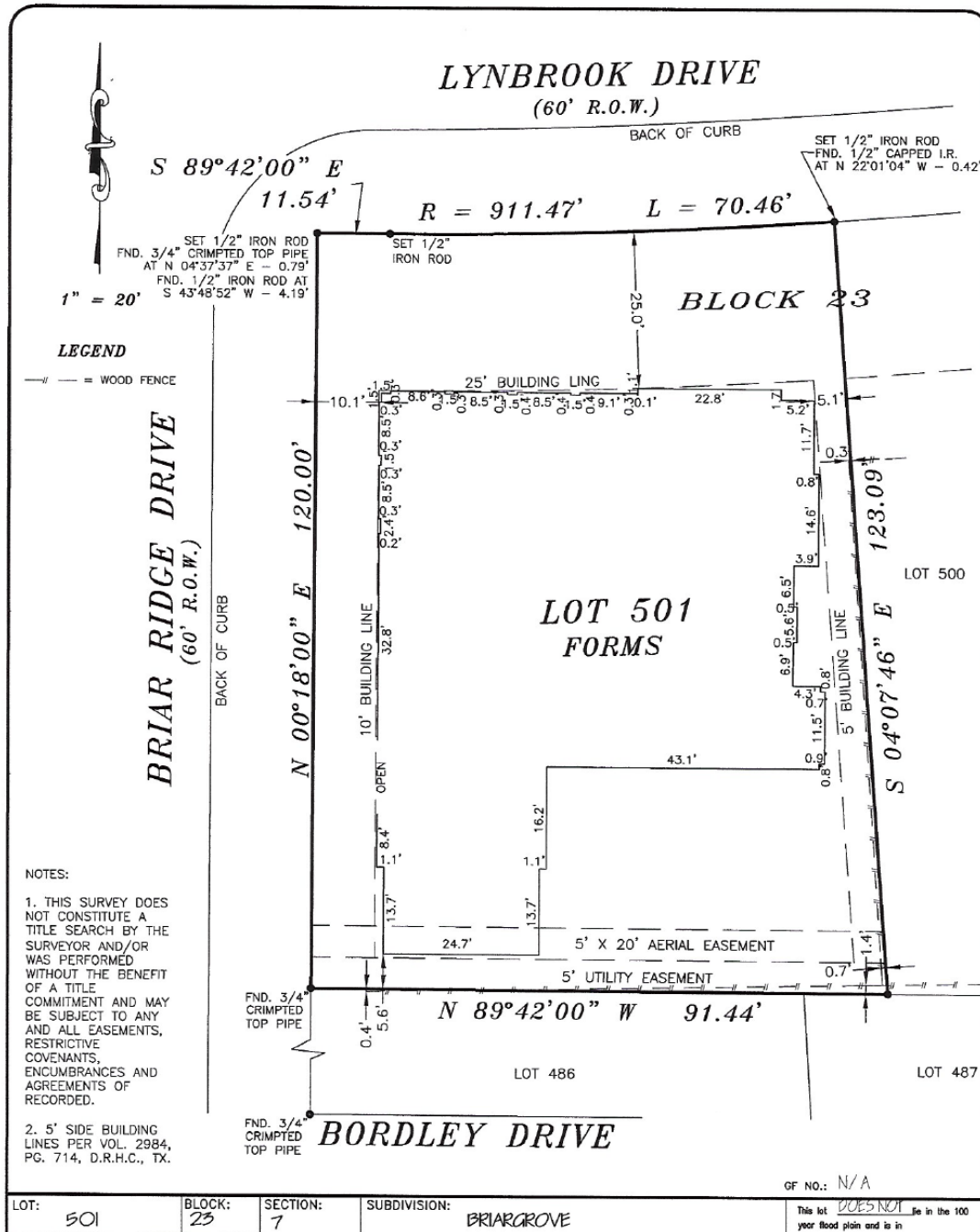


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE