

HOUSTON PLANNING COMMISSION

AGENDA

JULY 5, 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

July 5, 2018

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

Call to Order

Director's Report

Approval of the June 21st, 2018 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Lyndy Morris)
- b. Replats (Lyndy Morris)
- c. Replats requiring Public Hearings with Notification (Devin Crittle, Dorianne Powe-Phlegm, Arica Bailey, Chad Miller)
- d. Subdivision Plats with Variance Requests (Geoff Butler, Chad Miller, Carson Lucarelli, Arica Bailey)
- e. Subdivision Plats with Special Exception Requests (Chad Miller)
- f. Reconsiderations of Requirement (Chad Miller, Carson Lucarelli, Arica Bailey)
- g. Extension of Approvals (Arica Bailey)
- h. Name Changes (Arica Bailey)
- i. Certificates of Compliance (Arica Bailey)
- j. Administrative
- k. Development Plats with Variance Requests (Eric Pietsch)

II. Establish a public hearing date of August 2, 2018

- a. Brookhaven Addition partial replat no 1
- b. Fullerton Place partial replat no 1
- c. Neuen Manor partial replat no 9
- d. Pine Terrace Sec 3 partial replat no 1
- e. Remington Creek Ranch Sec 6
- f. Shadyvilla Addition No 2 partial replat no 8
- g. West Lancaster Place partial replat no 2
- h. Willow Creek Estates Sec 1 replat partial replat no 3

III. Consideration of an Off-Street Parking Variance for property located at 6902 Gonzales Street (Chad Miller)

IV. Public Hearing and Consideration of a Hotel/Motel for Southwind Hotel located at 5617 North Freeway (Devin Crittle)

V. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 200-300 block of Clifton Street, east and west sides, between Sherman Street and Harrisburg Boulevard - MLS 718 (David Welch)

VI. Excuse the absence of Commissioner Alleman and Bryant

VII. Public Comment

VIII. Adjournment

Minutes of the Houston Planning Commission

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

June 21, 2018

Meeting held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

Call to Order

Vice Chair M. Sonny Garza called the meeting to order at 2:54 p.m. with a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	
Susan Alleman	Absent
Bill Baldwin	
Fernando L. Brave	Absent
Antoine Bryant	Absent
Lisa Clark	
Mark A. Kilkenney	Left at 4:31 p.m. during item #109
Lydia Mares	
Christina Morales	
Paul R. Nelson	Absent
Linda Porras-Pirtle	Absent
Ian Rosenberg	
Megan R. Sigler	
Zafar Tahir	
Meera D. Victor	Absent
Mark Mooney for	Absent
The Honorable James Noack	
Maggie Dalton for	
The Honorable Robert E. Hebert	
Loyd Smith for	
The Honorable Ed Emmett	

EXOFFICIO MEMBERS

Carol A. Lewis
Carol Haddock
Yuhayna H. McCoy

Executive Secretary

Patrick Walsh, P.E., Director, Planning and Development

DIRECTOR'S REPORT

The Director's Report was given by Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE JUNE 7, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 7, 2018 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Mares**

Vote: **Carries**

Abstaining: **Kilkenny**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 88)

Items removed for separate consideration **60 and 73**.

Staff recommendation: Approve staff's recommendations for items **1 –88**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 –88**, subject to the CPC 101 form conditions.

Motion: **Kilkenny**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Morales recused herself.

Staff recommendation: Approve staff's recommendations for item **73** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item **73** subject to the CPC 101 form conditions

Motion: **Baldwin**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Morales returned.

Staff recommendation: Approve staff's recommendations for item **60** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item **60** subject to the CPC 101 form conditions

Motion: **Mares**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Amy Peck with Council Member's Stardig's office – supportive.

C PUBLIC HEARINGS

89 Glen Lee Place partial replat no 1

C3N

Approve

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

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

Motion: **Mares**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

90 Houston Community College Auxiliary Reserve

C3N

Approve

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

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions and with the conditions the applicant coordinates with the Midtown TIRZ and Management District to provide larger sidewalks along Crawford Street and Winbern Avenue.

Motion: **Baldwin**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Mikalla Hodges, applicant – supportive.

- 91 Inway Oaks Estates 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: **Kilkenny** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 92 MacGregor Park Estates Sec 1 partial replat no 1 C3N Defer**
 Staff recommendation: Defer the application for two weeks for further study and review.
 Commission action: Deferred the application for two weeks for further study and review.
 Motion: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 93 Palisades Park C3N Defer**
 Staff recommendation: Defer the application for two weeks per the applicant's request.
 Commission action: Deferred the application for two weeks per the applicant's request.
 Motion: **Baldwin** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 94 Pinecrest Sec 2 partial replat no 1 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 95 Sandy Side Addition partial replat no 1 C3N Withdrawn**
- 96 Shadyvilla Addition no 2 partial replat no 7 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Kilkenny** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 97 Westheimer Gardens partial replat no 2 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: **Tahir** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
 Speakers: Janet Zuniga, Rudy Sura and Salvador Salgado – opposed.

D VARIANCES

Commissioners Rosenberg and Sigler recused themselves.

- 98 East River GP GP Approve**
 Staff recommendation: Grant the special exception(s) one and two, deny special exception three and the variance, and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the special exception(s) and the variance, and approved the plat subject to the CPC 101 form conditions.
 Motion: **Kilkenny** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
 Speakers Samuel Dike, Council Member Davis' Office, Mary Lou Henry, applicant, Tracy Youngblood, applicant, Jose Solis, David Hightower, applicant – supportive.

99 Hidden Acres Village C3P Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

100 Kansas Trails C2R Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Rosenberg** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Items 101 and 102 were taken together at this time.

101 Lakewood Pines GP Defer
102 Lakewood Pines Sec 10 C3P Defer
Staff recommendation: Defer the application(s) for two weeks per the applicant's request.
Commission action: Deferred the application(s) for two weeks per the applicant's request.
Motion: **Smith** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

103 Landmark on Gosling C2 Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

104 Ottos BBQ 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: **Baldwin** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
Speakers: Bryan Baccus and William Hosecey – opposed; Nichole Bowden, applicant and Bill Swawe- supportive.

105 Turtle Pines C2 Withdrawn

Items 106 and 107 were taken together at this time.

106 Ventana Lakes East GP Defer
107 Ventana Lakes East Sec 1 C3P Defer
Staff recommendation: Defer the application(s) for two weeks per the applicant's request.
Commission action: Deferred the application(s) for two weeks per the applicant's request.
Motion: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

108 Jasmine Heights Sec 12 C3P Approve
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions listed.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions listed.
Motion: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

109 Lozano Square replat no 1

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: **Baldwin**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Mary McRae, Julie Stifflemire, Susan King, Deborah Kinder – opposed; Nichole Bowden, applicant – supportive.

110 Spring ISD New Stadium

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: **Sigler**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

111 Waynebeck Enterprises

C2R

Defer

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

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

Motion: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

112 Woodland Lakes Sec 1

C3P

Approve

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

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

Motion: **Mares**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

113 Five Forks Village NWC Reserves

EOA

Approve

114 Woodlands Creekside Park West Sec 43

EOA

Approve

H NAME CHANGES

NONE

I CERTIFICATES OF COMPLIANCE

115 19927 S. Plantation Estates Dr

COC

Approve

116 23332 FM1485

COC

Approve

117 22088 White Oak Road

COC

Approve

Staff recommendation: Approve staff's recommendation for items 113-117.

Commission action: Approved staff's recommendation for items 113-117.

Motion: **Clark**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

J ADMINISTRATIVE

NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

118 4139 Leeshire Drive**DPV****Approve**

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

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

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

119 6151 Lynbrook Drive**DPV****Approve**

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

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

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

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 19, 2018 FOR:

- a. Cedar Creek Ranch partial replat no 1
- b. Herndon Place partial replat no 1
- c. Jacqueline Court replat no 1
- d. Long Point Acres partial replat no 3
- e. Ruburfield partial replat no 1

Staff recommendation: Establish a public hearing date of July 19, 2018 for items II a-e.

Commission action: Established a public hearing date of July 19, 2018 for items II a-e.

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

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 6902 GONZALES STREET

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

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

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

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 1900 BLOCK OF SWIFT BOULEVARD, NORTH AND SOUTH SIDES, BETWEEN LANIER DRIVE AND TRAVIS STREET - MLS 709

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 1900 block of Swift Boulevard, north and south sides, between Lanier Drive and Travis Street, MLS 709 and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 1900 block of Swift Boulevard, north and south sides, between Lanier Drive and Travis Street, MLS 709 and forwarded to City Council.

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

Speakers: Dr. Manley Roe, Maryanne Piacentini, Rebecca Bryant and Norman Wright – supportive; Jonathan Enav – opposed; Howard Christy – undecided.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE DENVER ADDITION SUBDIVISION - MLSA 707

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application for portions of the Denver Addition Subdivision, MLSA 707, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Area application for portions of the Denver Addition Subdivision, MLSA 707, and forwarded to City Council.

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

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 400-600 BLOCK OF MERRILL STREET, NORTH SIDE, BETWEEN RURAL STREET AND REAGAN STREET, AND THE 600 BLOCK OF MERRILL STREET, SOUTH SIDE, BETWEEN NORTHWOOD STREET AND REAGAN STREET - MLS 716

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 400-600 block of Merrill Street, north side, between Rural Street and Reagan Street, and the 600 block of Merrill Street, south side, between Northwood Street and Reagan Street, MLS 716, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 400-600 block of Merrill Street, north side, between Rural Street and Reagan Street, and the 600 block of Merrill Street, south side, between Northwood Street and Reagan Street, MLS 716, and forwarded to City Council.

Motion: **Baldwin**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Kandace Klingler – supportive.

VII. EXCUSE THE ABSENCE OF COMMISSIONER(S) BRAVE AND KILKENNY

Commissioner Kilkenny was present, a motion was made to excuse the absence(s) of Commissioner Brave.

Motion: **Clark**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

**VIII. PUBLIC COMMENT
NONE**

IX. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 5:27 p.m.

Motion: **Rosenberg**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

M. Sonny Garza, Vice Chair

Michael Kramer, Secretary

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Aliana Sec 65	C3P	
2	Astle Acres GP	GP	
3	Astle Acre Sec 1	C2	
4	Benson Airtex	C2	
5	Bridgeland Parkland Village Sec 11	C3P	
6	Bridgeland Parkland Village Sec 26	C3F	
7	CenterPoint Energy Kingwood Porter Shaving Facility	C3P	
8	Creeside Ranch Sec 9	C3F	
9	Crescent Novel	C2	
10	DFJ Franz GP	GP	
11	DFJ Franz Commercial	C2	DEF2
12	Elyson Boulevard Street Dedication Sec 1	SP	
13	Falls at Dry Creek Sec 3 partial replat no 1	C3F	DEF2
14	Fuchs Tract Klein ISD Fox Elementary School Sec 2	C2	
15	Fuchs Tract Klein ISD Fox Elementary School Sec 3	C2	
16	Fuchs Tract Klein ISD Fox Elementary School Sec 4	C2	
17	Global New Millennium on Fairbanks North Houston	C2	DEF1
18	Grand Oaks GP	GP	
19	HCL Land Management	C2	DEF1
20	Holland Strack Venture	C2	
21	Houston ISD Booker T Washington High School	C3F	
22	Industry Brewery	C2	
23	Ishine Carwash at Harvest Green	C2	
24	Jasmine Heights Sec 15	C3P	
25	Jasmine Heights Sec 16	C3P	
26	Kingfield GP	GP	
27	Kingwood Place Sec 22 partial replat no 1	C3F	
28	Lake Houston Senior Living	C2	DEF1
29	Lantana Sec 4	C3F	DEF1
30	Laurel Park North Sec 4	C3P	
31	Long Meadow Farms Sec 45	C3F	
32	Lopez Mendoza Place	C2	
33	Martindale Dreams	C3P	DEF1
34	Miramesa Drive STD Sec 1 and reserves	C3P	
35	Miramesa West GP	GP	DEF1
36	Miramesa West Sec 1	C3P	
37	Miramesa West Sec 2	C3P	
38	Miramesa West Sec 3	C3P	
39	Miramesa West Sec 4	C3P	
40	Pinecrest 2 partial replat no 1	C3F	
41	Porter Ranch Sec 1	C3F	
42	Reserve at Washington Sec 2	C3F	DEF1

Platting Summary**Houston Planning Commission****PC Date: July 05, 2018**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Reyes Trinidad	C2	DEF2
44	Sendero Tract Sec 7	C3F	
45	Sendero Tract Sec 8	C3F	
46	Sendero Tract Sec 9	C3F	
47	Sheldon Ridge Sec 6	C3F	
48	Sook Green Plaza	C2	
49	Sprint Tidwell GP	GP	
50	Stetson	C2	
51	Tavola Sec 22	C3P	
52	Tidwell Commercial	C2	
53	Towne Lake Sec 52	C3P	
54	Trails of Katy Kingsland Reserve	C2	DEF1
55	Tulane Plaza	C2	
56	Wallisville Green Plaza	C2	
57	Wayside Green Plaza North	C2	
58	Wayside Green Plaza South	C2	
59	West Aliana Trace Street Dedication Sec 5	SP	
60	Windmill Lakes Villas	C3F	DEF1

B-Replats

61	Anita Lofts	C2R	DEF1
62	Arshad Development	C2R	DEF1
63	Augusta Estates	C2R	
64	Augusta Terrace	C2R	
65	Blue Bell Green Plaza	C2R	
66	Bricker Street Homes	C2R	
67	Brookline Addition partial replat no 1	C2R	DEF1
68	Castle Court Grove	C2R	
69	City Nights replat no 1	C2R	
70	Cottage Grove replat no 2	C2R	
71	Cottage Grove Retail	C2R	
72	Crossroads Peoples Property	C2R	
73	Duplex on Detering	C2R	
74	Gibbs Estates	C2R	
75	Grand Parkway Center	C2R	
76	Greenhouse Partners partial replat no 1 and extension	C2R	
77	Grove Landing	C3R	
78	Harvest Corner Drive Street Dedication Sec 1 partial replat no 1	SP	
79	Hayes Road Business Park partial replat no 1	C2R	
80	Highland Heights Park	C2R	
81	HISD Austin High School	C2R	
82	Ibiza Bingle Road Apartments	C2R	
83	Icon and extension	C2R	
84	Lela Park	C2R	

Platting Summary**Houston Planning Commission****PC Date: July 05, 2018**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Longenbaugh at Fry Road Apartments	C2R	
86	Maywood Place replat no 1	C2R	
87	Midway on Sunbury	C3R	DEF2
88	Oak Lawn Addition partial replat no 1	C2R	
89	Parks at Boulder Creek West	C2R	DEF1
90	Pinewood At Rebecca	C2R	
91	Presidents Park B	C3R	
92	Recreation Farms Sec 2 partial replat no 2	C2R	
93	Salinas Estate	C2R	
94	Spring Shadows Business Park Sec 1 partial replat no 1	C2R	
95	St Agnes Medical Center	C2R	
96	Staybridge Hobby	C2R	DEF1
97	Sunnyside Terrace	C2R	
98	Swiney Addition partial replat no 1	C2R	
99	Weston Addition partial replat no 3	C2R	
100	Westside Flats Addition	C2R	
101	Woodside Landing	C2R	

C-Public Hearings Requiring Notification

102	Allendale Townsite Sec A partial replat no 4	C3N	
103	Allendale Townsite Sec A partial replat no 5	C3N	
104	Allendale Townsite Sec A partial replat no 6	C3N	
105	Gibson Street Townhomes partial replat no 1	C3N	
106	MacGregor Park Estates Sec 1 partial replat no 1	C3N	DEF2
107	McGinty Acres Sec 1 partial replat no 1	C3N	
108	Morningside Place Sec 2 partial replat no 1	C3N	
109	Newport Sec 10 partial replat no 1	C3N	
110	Palisades Park	C3N	DEF1
111	Ranch Country Sec 4 partial replat no 1	C3N	
112	Ranch Country Sec 5 partial replat no 1	C3N	
113	Woodland Terrace partial replat no 2	C3N	

D-Variances

114	Gurdwara Nanaksar Temple	C2R	
115	Hidden Acres Village	C3P	DEF2
116	Kansas Trails	C2R	DEF1
117	Lakewood Pines GP	GP	DEF2
118	Lakewood Pines Sec 10	C3P	DEF2
119	Landmark on Gosling	C2	DEF1
120	Nicholson Heights	C2R	
121	Reserve at Queenston	C2R	
122	Ventana Lakes East GP	GP	DEF1
123	Ventana Lakes East Sec 1	C3P	DEF1
124	West Montgomery Food Mart	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral

E-Special Exceptions

125	Grand Oaks Sec 8	C3P	
126	Jasmine Heights Sec 14	C3P	

F-Reconsideration of Requirements

127	Lozano Square replat no 1	C2R	DEF2
128	Spring ISD New Stadium	C2	DEF2
129	Waynebeck Enterprises	C2R	DEF1

G-Extensions of Approval

130	Bridgeland Mason Road Street Dedication Sec 4	EOA	
131	Bridgeland Parkland Village Commercial Sec 1	EOA	
132	Crossing at the Commons of Lake Houston Sec 2	EOA	
133	Harvest Green Sec 19	EOA	
134	Harvest Green Sec 21	EOA	
135	Hyde Park partial replat no 6	EOA	
136	Otero Estates	EOA	
137	Silver Springs West Richey Road Street Dedication Sec 1	EOA	

H-Name Changes

138	Pelham Place Sec 1 partial replat no 1 (prev. Pelham Place 1 partial replat no 1)	NC	
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I-Certification of Compliance

139	25761 Peach Creek Dr.	COC	
140	24111 Butterfly Lane	COC	
141	23670 Panky Lane.	COC	
142	19653 Live Oak North	COC	
143	26780 Royal Coach Lane	COC	
144	24272 E Terrace Dr.	COC	
145	27625 Coach Light Lane	COC	

J-Administrative

None

K-Development Plats with Variance Requests

146	11285 Riverview Way	DPV	
147	3310 St. Emanuel Street	DPV	

Platting Summary**Houston Planning Commission****PC Date: July 05, 2018**

Item		App	
No.	Subdivision Plat Name	Type	Deferral

Off-Street Parking Variance

III	6902 Gonzales Street	PV	
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Hotel/Motel Public Hearing

IV	Southwind Hotel located at 6517 North Freeway	HMV	
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Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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A-Consent

1	Aliana Sec 65	2018-1259	C3P	Fort Bend	ETJ	566H	31.20	7.31	94	Aliana Development Company	LJA Engineering, Inc.- (West Houston Office)
2	Astle Acres GP	2018-1179	GP	Harris	ETJ	286R	9.01	0.00	0	ROBINSON SURVEYING INC	Robinson Surveying Inc.
3	Astle Acre Sec 1	2018-1177	C2	Harris	ETJ	286R	1.23	0.00	1	robinson survey	Robinson Surveying Inc.
4	Benson Airtex	2018-1254	C2	Harris	ETJ	373C	29.44	29.44	0	East Airtex, LLC	Weisser Engineering Company
5	Bridgeland Parkland Village Sec 11	2018-1349	C3P	Harris	ETJ	365V	11.48	2.41	44	Bridgeland Development, LP	Costello, Inc.
6	Bridgeland Parkland Village Sec 26	2018-1314	C3F	Harris	ETJ	366W	14.30	2.68	50	Bridgeland Development, LP	McKim & Creed, Inc.
7	CenterPoint Energy Kingwood Porter Shaving Facility	2018-1287	C3P	Montgomery	ETJ	256U	5.50	4.70	0	Arborleaf Engineering & Surveying, Inc.	Arborleaf Engineering & Surveying, Inc.
8	Creekside Ranch Sec 9	2018-1312	C3F	Fort Bend	ETJ	524T	22.32	4.12	71	Friendswood Development Company	Jones Carter
9	Crescent Novel	2018-1305	C2	Harris	City	492S	3.40	3.40	0	Stantec	Bury
10	DFJ Franz GP	2018-1323	GP	Harris	ETJ	446T	67.47	0.00	0	DFJ FRANZ, LP	Windrose
11	DFJ Franz Commercial (DEF2)	2018-1067	C2	Harris	ETJ	446T	8.30	8.30	0	DFJ Franz LP	Windrose
12	Elyson Boulevard Street Dedication Sec 1	2018-1286	SP	Harris	ETJ	405P	4.03	0.00	0	Nash FM 529, LLC a Delaware limited liability company	BGE, Inc.
13	Falls at Dry Creek Sec 3 partial replat no 1 (DEF2)	2018-1075	C3F	Harris	ETJ	326K	10.65	0.00	31	Friendswood Development Compan	LJA Engineering, Inc.- (West Houston Office)
14	Fuchs Tract Klein ISD Fox Elementary School Sec 2	2018-1301	C2	Harris	ETJ	291N	0.87	0.87	0	Klein ISD	American-Lupher Land Surveyors, Inc.
15	Fuchs Tract Klein ISD Fox Elementary School Sec 3	2018-1304	C2	Harris	ETJ	291P	2.95	2.95	0	Klein ISD	American-Lupher Land Surveyors, Inc.
16	Fuchs Tract Klein ISD Fox Elementary School Sec 4	2018-1308	C2	Harris	ETJ	291P	11.10	11.10	0	Klein ISD	American-Lupher Land Surveyors, Inc.
17	Global New Millennium on Fairbanks North Houston (DEF1)	2018-1163	C2	Harris	ETJ	410X	0.74	0.74	0	Anchor Construction & Management	PROSURV
18	Grand Oaks GP	2018-1257	GP	Harris	ETJ	447A	84.49	0.00	0	Woodmere Development Company	LJA Engineering, Inc.- (West Houston Office)
19	HCL Land Management (DEF1)	2018-1151	C2	Harris	ETJ	369G	0.91	0.91	0	HCL and Management, LLC	The Pinnell Group, LLC
20	Holland Strack Venture	2018-1264	C2	Harris	ETJ	330C	30.33	30.33	0	Harris County ESD No. 16	John G. Thomas and Associates, Inc. dba Thomas Land Surveying

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21	Houston ISD Booker T Washington High School	2018-1279	C3F	Harris	City	453J	32.72	32.72	0	Houston Independent School District	CobbFendley
22	Industry Brewery	2018-1273	C2	Harris	City	493M	0.47	0.47	0	INDUSTRY BREWERY	Civil-Surv Land Surveying, L.C.
23	Ishine Carwash at Harvest Green	2018-1347	C2	Fort Bend	ETJ	566C	2.09	2.09	0	Jones Carter	Jones Carter
24	Jasmine Heights Sec 15	2018-1337	C3P	Harris	ETJ	406W	27.80	6.01	106	DR Horton	BGE Kerry R. Gilbert Associates
25	Jasmine Heights Sec 16	2018-1338	C3P	Harris	ETJ	406W	18.30	0.11	99	DR Horton	BGE Kerry R. Gilbert Associates
26	Kingfield GP	2018-1249	GP	Harris	ETJ	407V	32.88	0.00	0	Pulte Group	IDS Engineering Group
27	Kingwood Place Sec 22 partial replat no 1	2018-1277	C3F	Montgomery	City	296S	54.27	51.12	0	BIG RED DOG	Civil-Surv Land Surveying, L.C.
28	Lake Houston Senior Living (DEF1)	2018-1138	C2	Harris	ETJ	377D	7.00	7.00	0	MEDCORE	RSG Engineering
29	Lantana Sec 4 (DEF1)	2018-1188	C3F	Harris	ETJ	406N	11.07	1.21	62	M/I Homes of Houston, LLC & Beazer Homes Texas, L.P.	LJA Engineering, Inc.- (West Houston Office)
30	Laurel Park North Sec 4	2018-1318	C3P	Harris	ETJ	290S	19.43	7.82	44	HT Spring Stuebner Land LP	Jones Carter - Woodlands Office
31	Long Meadow Farms Sec 45	2018-1343	C3F	Fort Bend	ETJ	526S	14.69	2.03	60	LM Land Holdings, LP	Costello, Inc.
32	Lopez Mendoza Place	2018-1080	C2	Harris	ETJ	283K	3.00	0.00	1	juan lopez	Houston Platting
33	Martindale Dreams (DEF1)	2018-1222	C3P	Harris	City	574K	12.94	1.22	82	Martindale Dreams LLC	Owens Management Systems, LLC
34	Miramesa Drive STD Sec 1 and reserves	2018-1270	C3P	Harris	ETJ	406B	7.63	0.12	0	CILB 2018 GP, LLC	Jones Carter - Woodlands Office
35	Miramesa West GP (DEF1)	2018-1210	GP	Harris	ETJ	406B	264.42	0.00	0	CILB 2018 GP, LLC	Jones Carter - Woodlands Office
36	Miramesa West Sec 1	2018-1266	C3P	Harris	ETJ	366X	33.31	2.08	145	CILB 2018 GP, LLC	Jones Carter - Woodlands Office
37	Miramesa West Sec 2	2018-1267	C3P	Harris	ETJ	366W	13.40	0.19	67	CILB 2018 GP, LLC	Jones Carter - Woodlands Office
38	Miramesa West Sec 3	2018-1268	C3P	Harris	ETJ	406B	7.30	0.36	33	CILB 2018 GP, LLC	Jones Carter - Woodlands Office
39	Miramesa West Sec 4	2018-1269	C3P	Harris	ETJ	406B	9.44	0.68	52	CILB 2018 GP, LLC	Jones Carter - Woodlands Office
40	Pinecrest 2 partial replat no 1	2018-1272	C3F	Harris	City	450J	1.55	0.61	10	Meritage Homes of Texas LLC	Marsh Darcy Partners, Inc.
41	Porter Ranch Sec 1	2018-1333	C3F	Harris	ETJ	445A	48.87	32.90	70	Lennar Homes of Texas Land and Construction, LTD. and Kingsland Baptist Church, Katy, Texas	EHRA
42	Reserve at Washington Sec 2 (DEF1)	2018-1223	C3F	Harris	City	492A	2.36	0.18	34	CND Reserve at Washington LLC	Windrose
43	Reyes Trinidad (DEF2)	2018-1059	C2	Harris	ETJ	379K	0.84	0.00	1	The Jean McKinley Company, Inc.	Jean McKinley Company

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44	Sendero Tract Sec 7	2018-1330	C3F	Fort Bend	ETJ	524L	16.73	1.43	79	Meritage Homes of Texas, LLC	Costello, Inc.
45	Sendero Tract Sec 8	2018-1331	C3F	Fort Bend	ETJ	524M	16.70	1.60	69	Meritage Homes of Texas, LLC	Costello, Inc.
46	Sendero Tract Sec 9	2018-1335	C3F	Fort Bend	ETJ	524M	25.84	2.62	82	Meritage Homes of Texas, LLC	Costello, Inc.
47	Sheldon Ridge Sec 6	2018-1248	C3F	Harris	ETJ	418S	15.73	0.90	65	Woodmere Development Co., LTD.	IDS Engineering Group
48	Sook Green Plaza	2018-1294	C2	Harris	City	411X	1.53	1.00	1	Maisah Construction Inc.,	BM DESIGN LLC
49	Sprint Tidwell GP	2018-1306	GP	Harris	City	456A	101.06	0.00	0	Poarch/Swinbank LLC	Texas Engineering And Mapping Company
50	Stetson	2018-1252	C2	Montgomery	ETJ	256T	11.92	11.92	0	Rimes 5d Studio	Gruller Surveying
51	Tavola Sec 22	2018-1326	C3P	Montgomery	ETJ	257F	8.96	0.34	39	Friendswood Development Company	RVi Planning + Landscape Architecture
52	Tidwell Commercial	2018-1282	C2	Harris	ETJ	457A	1.32	1.32	0	SK & AM Venture, LLC	Windrose
53	Towne Lake Sec 52	2018-1346	C3P	Harris	ETJ	367N	17.60	1.51	62	CW SCOA West, L.P., a Texas Limited Partnership	EHRA
54	Trails of Katy Kingsland Reserve (DEF1)	2018-1192	C2	Fort Bend	ETJ	483H	0.13	0.13	0	Ventana Development	Jones Carter
55	Tulane Plaza	2018-1271	C2	Harris	City	452M	0.11	0.00	3	New Era Development	New Era Development
56	Wallisville Green Plaza	2018-1297	C2	Harris	City	456U	1.72	1.00	1	Maisah Construction Inc.,	BM DESIGN LLC
57	Wayside Green Plaza North	2018-1299	C2	Harris	City	415T	5.75	1.00	0	Maisah Construction Inc.,	BM DESIGN LLC
58	Wayside Green Plaza South	2018-1298	C2	Harris	City	415T	3.96	1.00	0	Maisah Construction Inc.,	BM DESIGN LLC
59	West Aliana Trace Street Dedication Sec 5	2018-1258	SP	Fort Bend	ETJ	566H	4.04	0.00	0	Aliana Development Company	LJA Engineering, Inc.- (West Houston Office)
60	Windmill Lakes Villas (DEF1)	2018-1235	C3F	Harris	City	576S	6.04	1.22	64	Milestone Habitat Lakes, Ltd	Owens Management Systems, LLC

B-Replats

61	Anita Lofts (DEF1)	2018-1219	C2R	Harris	City	493Y	0.06	0.00	1	PRO-SURV	PROSURV
62	Arshad Development (DEF1)	2018-1234	C2R	Fort Bend	ETJ	527V	0.39	0.39	0	Survey 1, Inc	Survey 1, Inc.
63	Augusta Estates	2018-1283	C2R	Harris	City	494G	0.23	0.00	4	CAS Consultants, LLC	CAS Consultants, LLC
64	Augusta Terrace	2018-1285	C2R	Harris	City	494G	0.46	0.00	8	CAS Consultants, LLC	CAS Consultants, LLC
65	Blue Bell Green Plaza	2018-1296	C2R	Harris	ETJ	412G	4.99	4.99	0	Maisah Construction Inc.,	BM DESIGN LLC
66	Bricker Street Homes	2018-1324	C2R	Harris	City	533V	0.29	0.00	3	Silver Circle Homes	Total Surveyors, Inc.
67	Brookline Addition partial replat no 1 (DEF1)	2018-1016	C2R	Harris	City	534G	1.70	1.70	0	MOMENTUM	Advance Surveying, Inc.

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68	Castle Court Grove	2018-1353	C2R	Harris	City	493W	0.19	0.00	4	Cityside Homes, LLC	Total Surveyors, Inc.
69	City Nights replat no 1	2018-1295	C2R	Harris	City	492H	0.90	0.90	0	DZ Washington, LLC	Tetra Surveys
70	Cottage Grove replat no 2	2018-1293	C2R	Harris	City	492F	1.45	1.45	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
71	Cottage Grove Retail	2018-1344	C2R	Harris	City	492F	0.45	0.45	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
72	Crossroads Peoples Property	2018-1284	C2R	Montgomery	ETJ	217P	22.20	22.20	0	Bleyl Engineering	Windrose
73	Duplex on Detering	2018-1352	C2R	Harris	City	492C	0.07	0.00	2	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
74	Gibbs Estates	2018-1250	C2R	Harris	City	453S	0.12	0.00	1	Conner Giles Architects	Gruller Surveying
75	Grand Parkway Center	2018-1313	C2R	Harris	ETJ	485F	14.28	14.28	0	OH SH, LP	Jones Carter - Woodlands Office
76	Greenhouse Partners partial replat no 1 and extension	2018-1280	C2R	Harris	ETJ	446V	13.12	13.12	0	INTERFIELD	Advance Surveying, Inc.
77	Grove Landing	2018-1251	C3R	Harris	ETJ	249T	37.30	10.72	130	Bogs Tract, LLC	R.G. Miller Engineers
78	Harvest Corner Drive Street Dedication Sec 1 partial replat no 1	2018-1356	SP	Fort Bend	ETJ	566B	1.29	0.00	0	Johnson Development	Jones Carter
79	Hayes Road Business Park partial replat no 1	2018-1316	C2R	Harris	City	489P	2.75	2.57	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
80	Highland Heights Park	2018-1339	C2R	Harris	City	452A	1.54	0.10	22	BCRH Highland Heights Park, LLC	Pioneer Engineering, LLC
81	HISD Austin High School	2018-1342	C2R	Harris	City	494X	13.21	13.21	1	Kuo & Associates, Inc	Kuo & Associates, Inc
82	Ibiza Bingle Road Apartments	2018-1263	C2R	Harris	City	450R	4.06	4.06	0	Dakota Properties Managment	South Texas Surveying Associates, Inc.
83	Icon and extension	2018-1261	C2R	Harris	City	493Z	3.41	3.37	0	3509 Elgin, LLC and Scott Street Ventures, LLC	Vernon G. Henry & Associates, Inc.
84	Lela Park	2018-1300	C2R	Harris	City	492R	0.11	0.00	2	Roc Homes	Bates Development Consultants
85	Longenbaugh at Fry Road Apartments	2018-1319	C2R	Harris	ETJ	406G	14.53	14.53	0	Davis Development	R.G. Miller Engineers
86	Maywood Place replat no 1	2018-1246	C2R	Harris	City	454F	0.91	0.91	1	REAL Designs	REAL Designs
87	Midway on Sunbury (DEF2)	2018-1098	C3R	Harris	City	455P	0.90	0.05	12	Survey 1, Inc	Survey 1, Inc.
88	Oak Lawn Addition partial replat no 1	2018-1321	C2R	Harris	City	494T	0.39	0.00	2	None	Tetra Surveys
89	Parks at Boulder Creek West (DEF1)	2018-1162	C2R	Harris	City	575Y	7.00	7.00	0	Pearville LP	Town and Country Surveyors
90	Pinewood At Rebecca	2018-1320	C2R	Harris	City	533Q	0.23	0.00	4	The Ideal Group	The Interfield Group
91	Presidents Park B	2018-1329	C3R	Harris	City	374N	84.99	81.40	0	Prologis, a Maryland real estate investment trust	Windrose
92	Recreation Farms Sec 2 partial replat no 2	2018-1260	C2R	Harris	ETJ	411F	3.95	3.95	0	N/A	E.I.C. Surveying Company

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93	Salinas Estate	2018-1253	C2R	Harris	City	575M	0.46	0.00	3	PRIME TEXAS SURVEYS LLC	SEM SERVICES
94	Spring Shadows Business Park Sec 1 partial replat no 1	2018-1309	C2R	Harris	City	450J	16.81	16.81	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
95	St Agnes Medical Center	2018-1278	C2R	Harris	City	532M	0.46	0.46	0	PRIME TEXAS SURVEYS LLC	SEM SERVICES
96	Staybridge Hobby (DEF1)	2018-1172	C2R	Harris	City	575D	2.50	2.50	0	Action Surveying	Action Surveying
97	Sunnyside Terrace	2018-1159	C2R	Harris	City	533Y	0.46	0.00	4	CAS Consultants, LLC	CAS Consultants, LLC
98	Swiney Addition partial replat no 1	2018-1348	C2R	Harris	City	494J	0.11	0.00	2	Uzma Properties Development LLC	RP & Associates
99	Weston Addition partial replat no 3	2018-1328	C2R	Harris	City	493N	0.09	0.00	2	PRO-SURV	PROSURV
100	Westside Flats Addition	2018-1281	C2R	Harris	City	489T	12.56	12.56	0	Firmus JCR Olympia owner llc	South Texas Surveying Associates, Inc.
101	Woodside Landing	2018-1341	C2R	Harris	City	532S	0.23	0.00	6	Legion Builders	Total Surveyors, Inc.

C-Public Hearings Requiring Notification

102	Allendale Townsite Sec A partial replat no 4	2018-1097	C3N	Harris	City	535H	4.34	4.34	0	Flint Hills Resources Houston Chemical, LLC	Windrose
103	Allendale Townsite Sec A partial replat no 5	2018-1099	C3N	Harris	City	535M	6.27	6.27	0	Flint Hills Resources Houston Chemical, LLC	Windrose
104	Allendale Townsite Sec A partial replat no 6	2018-1104	C3N	Harris	City	535M	5.12	5.12	0	Flint Hills Resources Houston Chemical, LLC	Windrose
105	Gibson Street Townhomes partial replat no 1	2018-1038	C3N	Harris	City	492M	0.06	0.00	1	Individual	Bowden Land Services
106	MacGregor Park Estates Sec 1 partial replat no 1 (DEF2)	2018-0749	C3N	Harris	City	534J	0.17	0.00	2	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
107	McGinty Acres Sec 1 partial replat no 1	2018-1077	C3N	Harris	City	491U	0.27	0.00	4	AVAN CONSTRUCTION, INC	Advance Surveying, Inc.
108	Morningside Place Sec 2 partial replat no 1	2018-0993	C3N	Harris	ETJ	613C	2.14	2.14	0	Harris County Water Control and Improvement District NO 89	Windrose
109	Newport Sec 10 partial replat no 1	2018-1118	C3N	Harris	ETJ	379W	11.81	3.56	46	Rochester Enterprises, LLC	Windrose
110	Palisades Park (DEF1)	2018-1122	C3N	Harris	City	492B	13.08	3.56	149	Vernon Henry and Associates	Vernon G. Henry & Associates, Inc.
111	Ranch Country Sec 4 partial replat no 1	2018-0982	C3N	Harris	ETJ	325E	14.84	14.84	0	Landy Properties	Texas Legal Media
112	Ranch Country Sec 5 partial replat no 1	2018-0983	C3N	Harris	ETJ	324H	12.28	12.28	0	Landy Properties	Texas Legal Media
113	Woodland Terrace partial replat no 2	2018-0966	C3N	Harris	City	493B	0.21	0.00	2	MODERN HEIGHTS HOMES	Field Data Srvice, Inc

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D-Variances

114	Gurdwara Nanaksar Temple	2018-1315	C2R	Harris	ETJ	408R	4.72	4.72	0	Nanaksar Satsang Sabha	Owens Management Systems, LLC
115	Hidden Acres Village (DEF2)	2018-1135	C3P	Harris	City	455L	5.15	0.69	28	Surrogacy Escrow Account Management LLC	Owens Management Systems, LLC
116	Kansas Trails (DEF1)	2018-1225	C2R	Harris	City	492C	0.19	0.00	4	Abbcott Property Group , LLC	Owens Management Systems, LLC
117	Lakewood Pines GP (DEF2)	2018-1124	GP	Harris	City/ ETJ	377Q	390.20	0.00	0	KB Home	BGE Kerry R. Gilbert Associates
118	Lakewood Pines Sec 10 (DEF2)	2018-1132	C3P	Harris	ETJ	377P	38.90	18.46	119	KB Home	BGE Kerry R. Gilbert Associates
119	Landmark on Gosling (DEF1)	2018-1230	C2	Harris	ETJ	250Z	28.95	28.95	0	Landmark Companies	Windrose
120	Nicholson Heights	2018-1146	C2R	Harris	City	452V	0.15	0.00	2	Mazen Stieh	Hovis Surveying Company Inc.
121	Reserve at Queenston	2018-1351	C2R	Harris	ETJ	407Y	21.67	21.67	0	Owner's Name	Windrose
122	Ventana Lakes East GP (DEF1)	2018-1233	GP	Harris	ETJ	445G	283.02	0.00	0	D. R. Horton - Texas, Ltd., A Texas Limited Partnership	EHRA
123	Ventana Lakes East Sec 1 (DEF1)	2018-1237	C3P	Harris	ETJ	445G	27.84	3.80	101	D. R. Horton - Texas, Ltd., A Texas Limited Partnership	EHRA
124	West Montgomery Food Mart	2018-1078	C2R	Harris	City	412X	0.69	0.64	0	Shamiz Real Estate, Inc.	REKHA ENGINEERING, INC.

E-Special Exceptions

125	Grand Oaks Sec 8	2018-1256	C3P	Harris	ETJ	447E	14.37	0.51	66	Woodmere Development Company	LJA Engineering, Inc.- (West Houston Office)
126	Jasmine Heights Sec 14	2018-1332	C3P	Harris	ETJ	406W	21.60	0.37	114	DR Horton	BGE Kerry R. Gilbert Associates

F-Reconsideration of Requirements

127	Lozano Square replat no 1 (DEF2)	2018-1081	C2R	Harris	City	297P	2.19	2.19	0	Individual	Bowden Land Services
128	Spring ISD New Stadium (DEF2)	2018-1076	C2	Harris	ETJ	294W	109.36	109.36	0	West Belt Surveying, Inc.	West Belt Surveying, Inc.
129	Waynebeck Enterprises (DEF1)	2018-1154	C2R	Harris	ETJ	291V	7.86	7.86	0	waynebeck enterprises, ltd	Hovis Surveying Company Inc.

G-Extensions of Approval

130	Bridgeland Mason Road Street Dedication Sec 4	2017-1072	EOA	Harris	ETJ	365Z	6.85	0.00	0	Bridgeland Development, LP A Maryland Limited Partnership	BGE, Inc.
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Platting Summary**Houston Planning Commission****PC Date: July 05, 2018**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
131	Bridgeland Parkland Village Commercial Sec 1	2017-1075	EOA	Harris	ETJ	365Z	5.00	5.00	0	Bridgeland Development, LP A Maryland Limited Partnership	BGE, Inc.
132	Crossing at the Commons of Lake Houston Sec 2	2017-1264	EOA	Harris	City	298T	12.40	1.11	47	Signorelli Company	BGE Kerry R. Gilbert Associates
133	Harvest Green Sec 19	2017-1291	EOA	Fort Bend	ETJ	566F	23.90	3.10	83	Johnson Development	BGE Kerry R. Gilbert Associates
134	Harvest Green Sec 21	2017-1296	EOA	Fort Bend	ETJ	566F	12.40	0.69	38	Johnson Development	BGE Kerry R. Gilbert Associates
135	Hyde Park partial replat no 6	2017-0910	EOA	Harris	City	493N	0.46	0.45	0	Vernon Henry and Associates	Vernon G. Henry & Associates, Inc.
136	Otero Estates	2017-0997	EOA	Harris	ETJ	498B	1.50	0.00	1	PRIME TEXAS SURVEYS LLC	SEM SERVICES
137	Silver Springs West Richey Road Street Dedication Sec 1	2017-1098	EOA	Harris	ETJ	371F	5.45	0.00	0	Odyssey Engineering Group	Arborleaf Engineering & Surveying, Inc.

H-Name Changes

138	Pelham Place Sec 1 partial replat no 1 (prev. Pelham Place 1 partial replat no 1)	2018-1023	NC	Harris	City	454M	0.88	0.00	4	Ben Adams	Owens Management Systems, LLC
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I-Certification of Compliance

139	25761 Peach Creek Dr.	18-365	COC	Montgomery	ETJ	257L				Aaron/ Two Sons Environmental	Rene Garza
140	24111 Butterfly Lane	18-366	COC	Montgomery	ETJ	295J				Victor Sanchez	Victor Sanchez
141	23670 Panky Lane.	18-367	COC	Montgomery	ETJ	256Z				Lynne Haffelder	Mary S. Davis
142	19653 Live Oak North	18-368	COC	Montgomery	ETJ	257M				Carlos Parra	Carlos Parra
143	26780 Royal Coach Lane	18-369	COC	Montgomery	ETJ	257M				Carlos Parra	Pedro Rosales & Maria T. Serrato
144	24272 E Terrace Dr.	18-370	COC	Montgomery	ETJ	295M				Aaron/ Two Sons Environmental	Felipe Rodriguez
145	27625 Coach Light Lane	18-371	COC	Montgomery	ETJ	258K				Christopher Laveau	First Class Septic

J-Administrative

None

K-Development Plats with Variance Requests

146	11285 Riverview Way	18038810 DPV	Harris	City	489P					Sean Tseng	eCentury Builders, LLC
147	3310 St. Emanuel Street	18068226 DPV	Harris	City	493Y					Ronnie Self	Ronnie Self Architect

Platting Summary**Houston Planning Commission****PC Date: July 05, 2018**

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

Off-Street Parking Variance

III	6902 Gonzales Street	17057855 PV	Harris	City	494H					Zeeba Paksima	Paksima Group
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Hotel/Motel Public Hearing

IV	Southwind Hotel located at 5617 North Freeway	HMV	Harris	City	453A					Kshitijbhai Patel	Blue Moon Development Inc.
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Houston Planning Commission **ITEM: 102**

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Allendale Townsite Sec A partial replat no 4

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Allendale Townsite Sec A partial replat no 4

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Allendale Townsite Sec A partial replat no 4

Applicant: Windrose



C – Public Hearings

Aerial

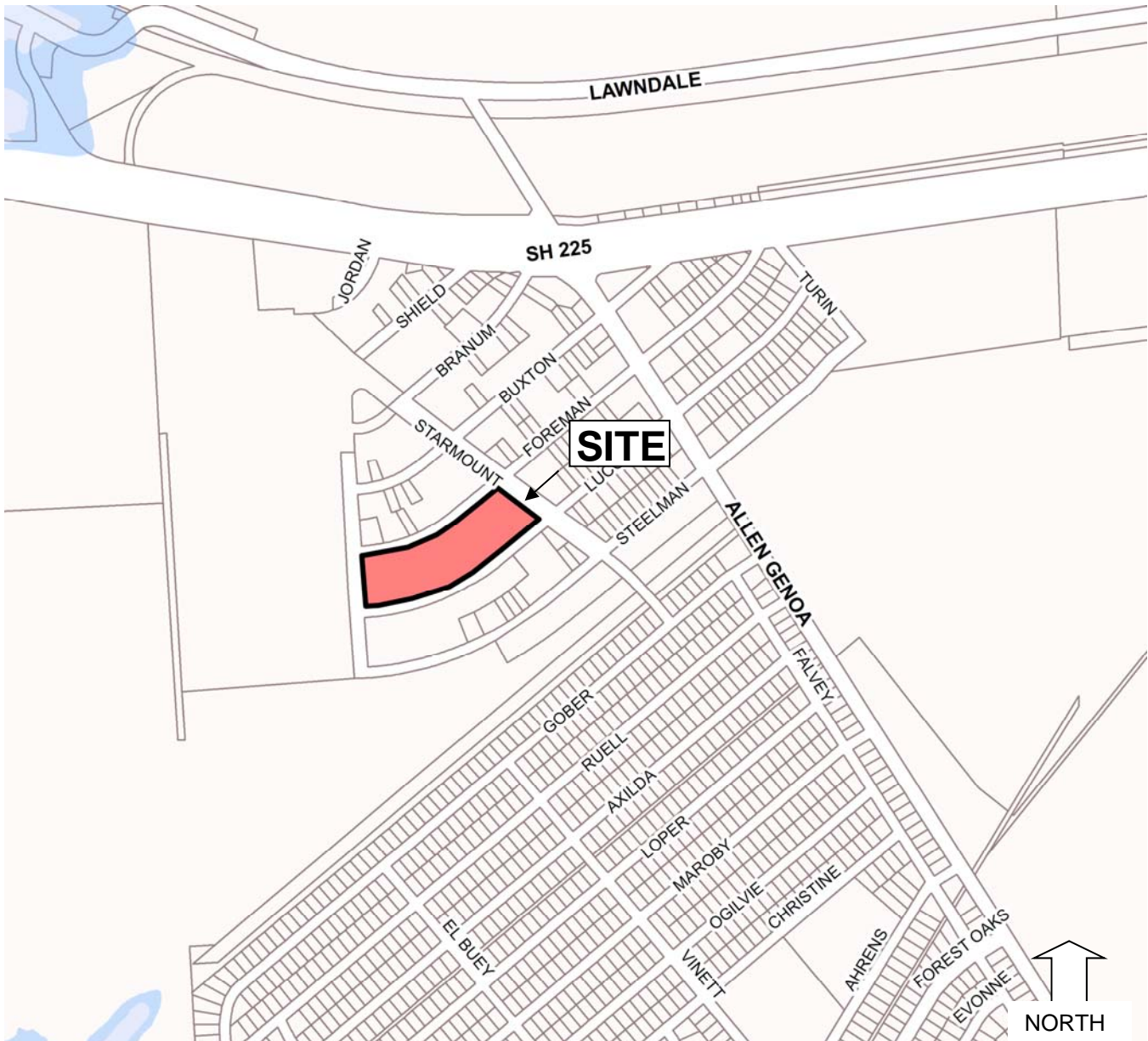
Houston Planning Commission **ITEM: 103**

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Allendale Townsite Sec A partial replat no 5

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

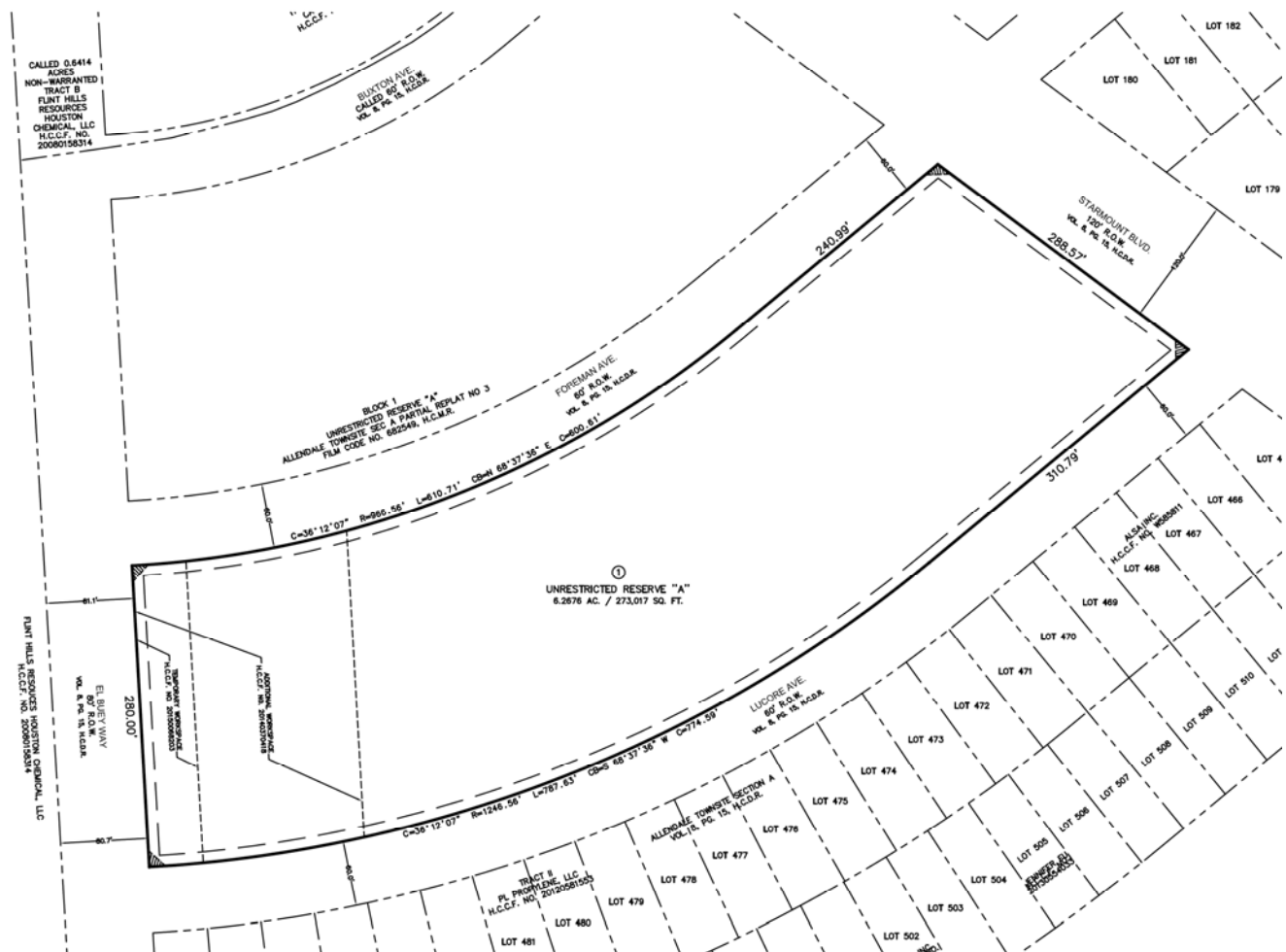
ITEM: 103

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Allendale Townsite Sec A partial replat no 5

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 103**

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Allendale Townsite Sec A partial replat no 5

Applicant: Windrose



C – Public Hearings

Aerial

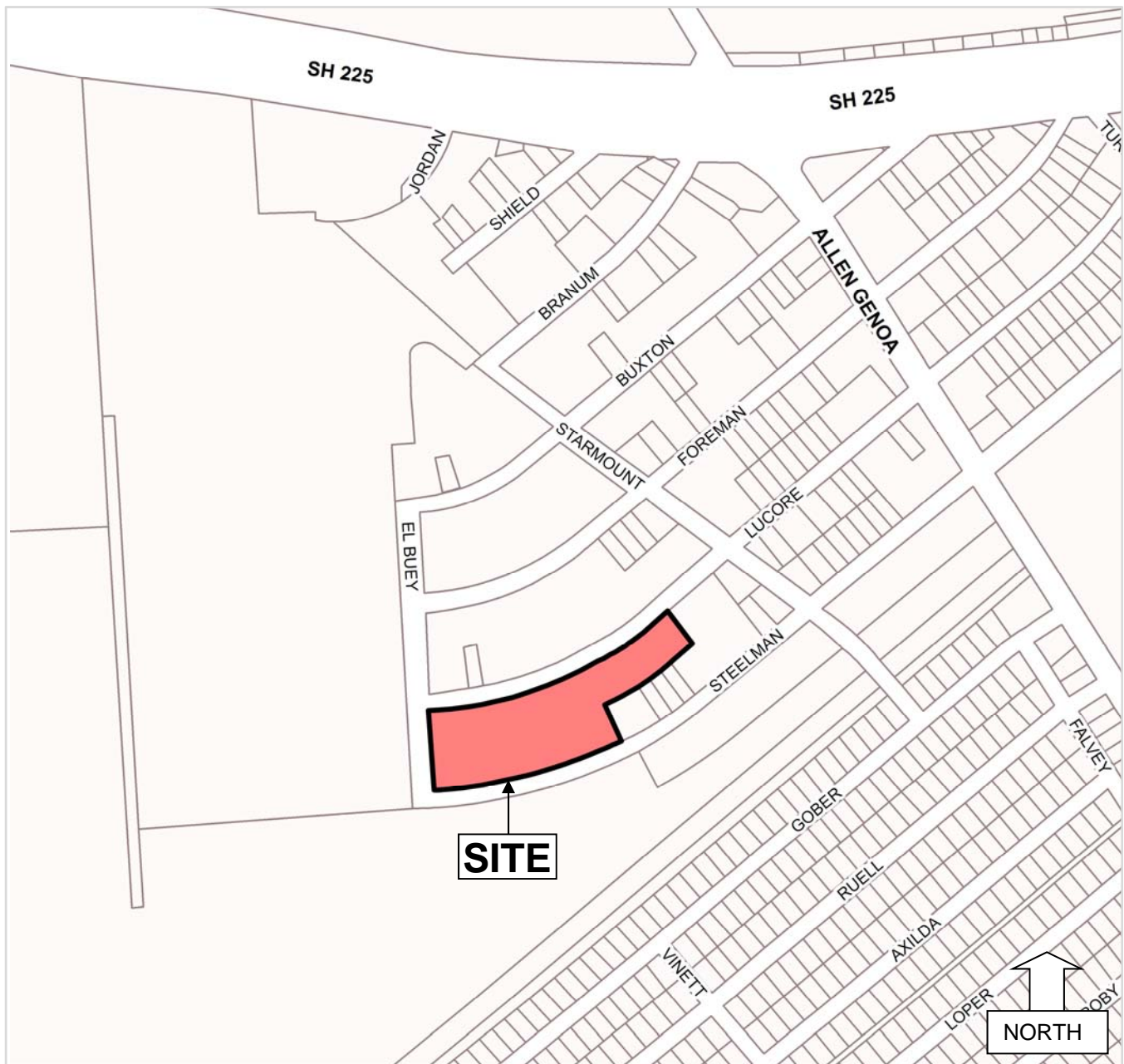
Houston Planning Commission **ITEM: 104**

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Allendale Townsite Sec A partial replat no 6

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

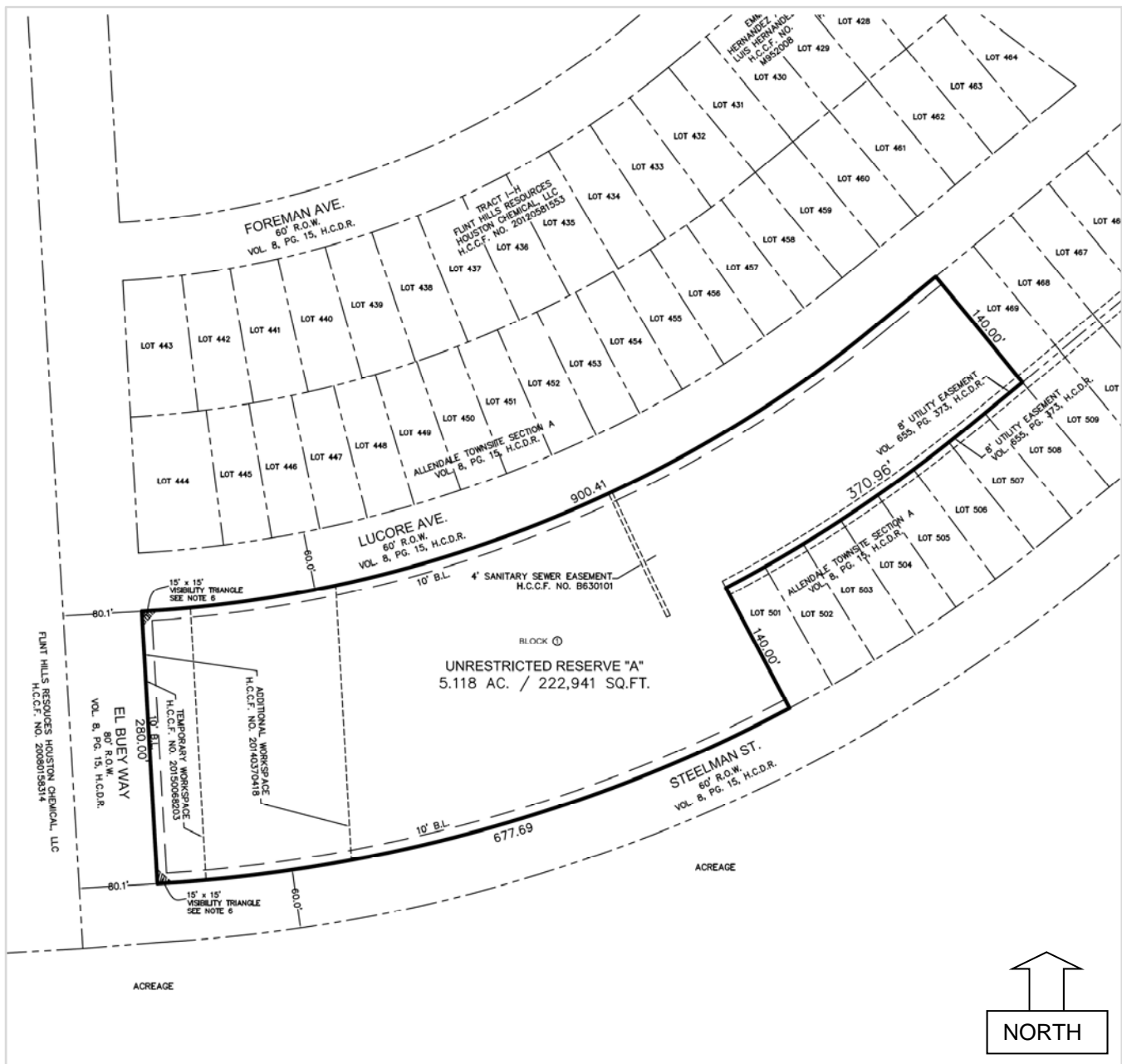
ITEM: 104

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Allendale Townsite Sec A partial replat no 6

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 104**

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Allendale Townsite Sec A partial replat no 6

Applicant: Windrose



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Gibson Street Townhomes partial replat no 1

Applicant: Bowden Land Services



C – Public Hearings

Site Location

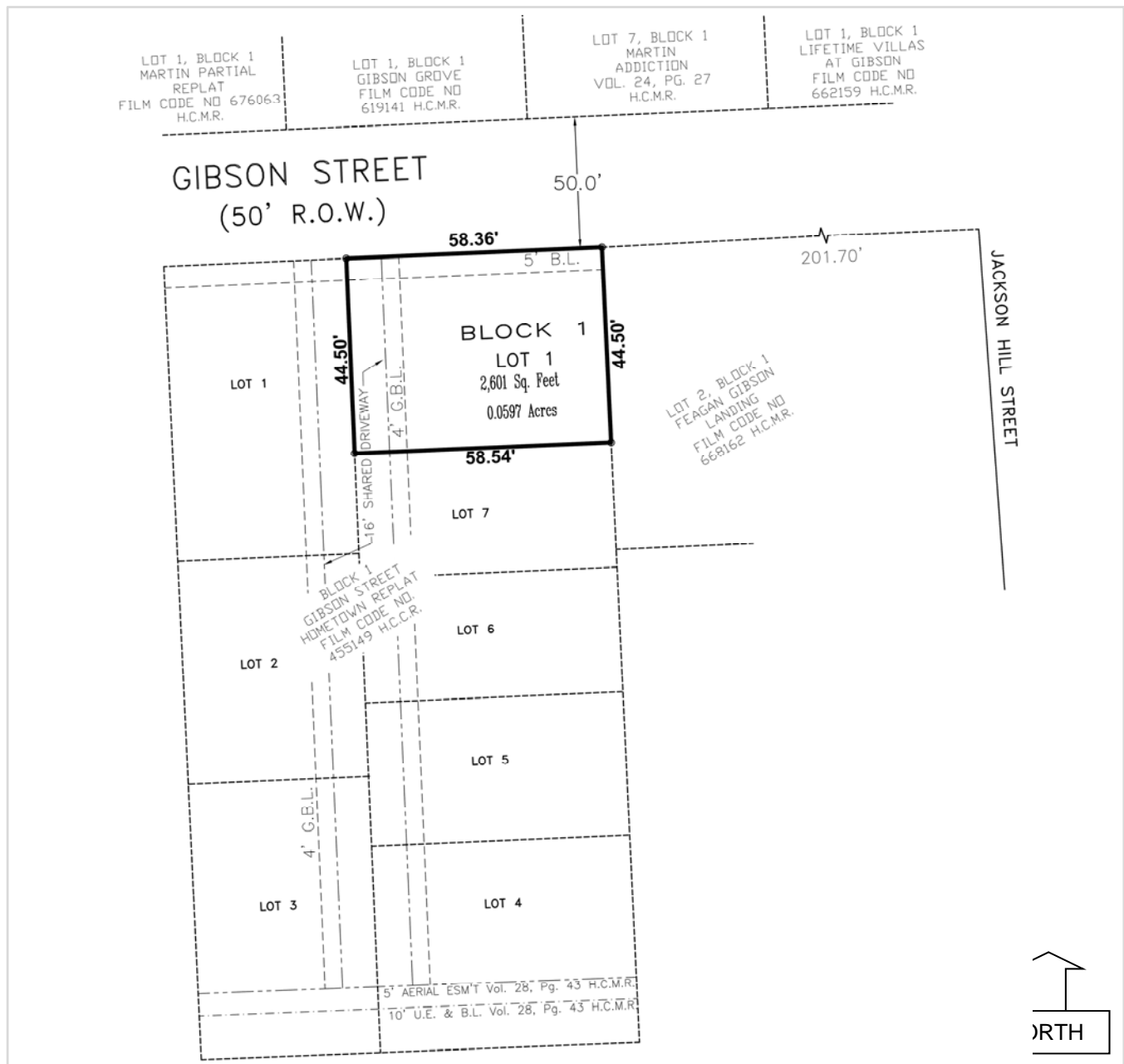
Houston Planning Commission ITEM: 105

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Gibson Street Townhomes partial replat no 1

Applicant: Bowden Land Services



C – Public Hearings

Subdivision

Houston Planning Commission

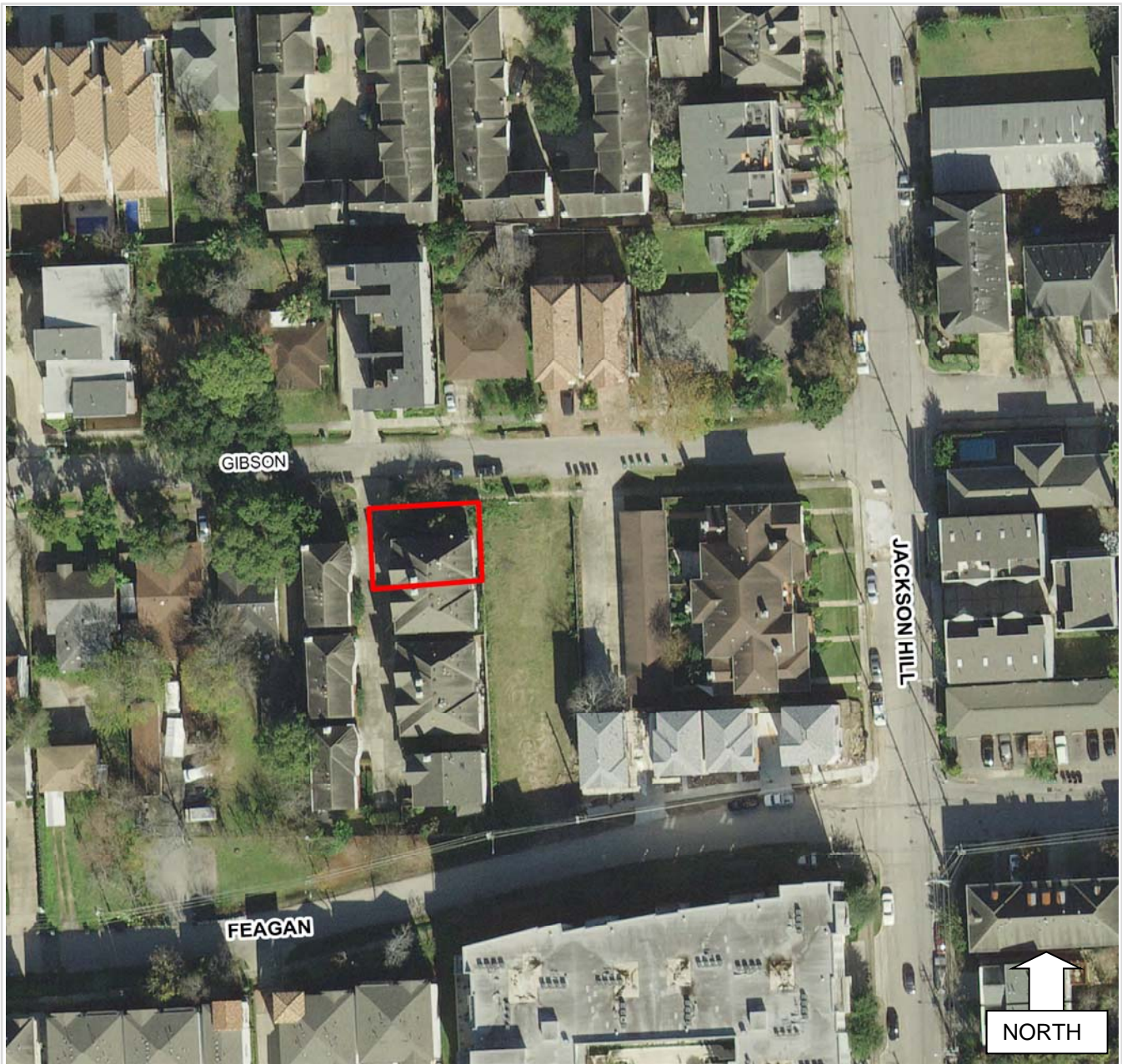
ITEM: 105

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Gibson Street Townhomes partial replat no 1

Applicant: Bowden Land Services



C – Public Hearings

Aerial

Houston Planning Commission ITEM: 106

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: MacGregor Park Estates Sec 1 partial replat no 1 (DEF 2)

Applicant: Advance Surveying, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

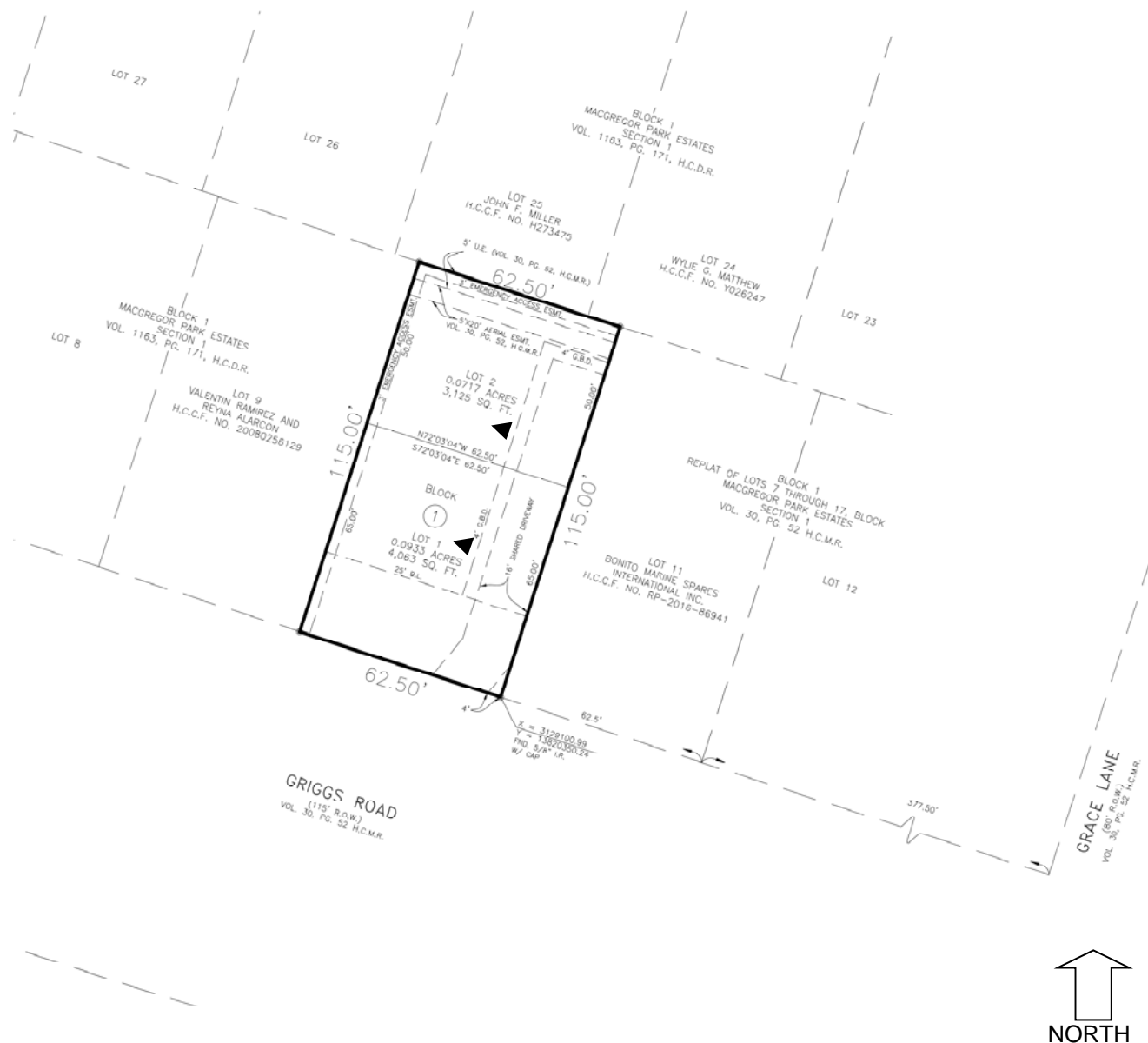
ITEM: 86

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: MacGregor Park Estates Sec 1 partial replat no 1 (DEF 2)

Applicant: Advance Surveying, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 106**

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: MacGregor Park Estates Sec 1 partial replat no 1 (DEF 2)

Applicant: Advance Surveying, Inc.



C – Public Hearings

Aerial

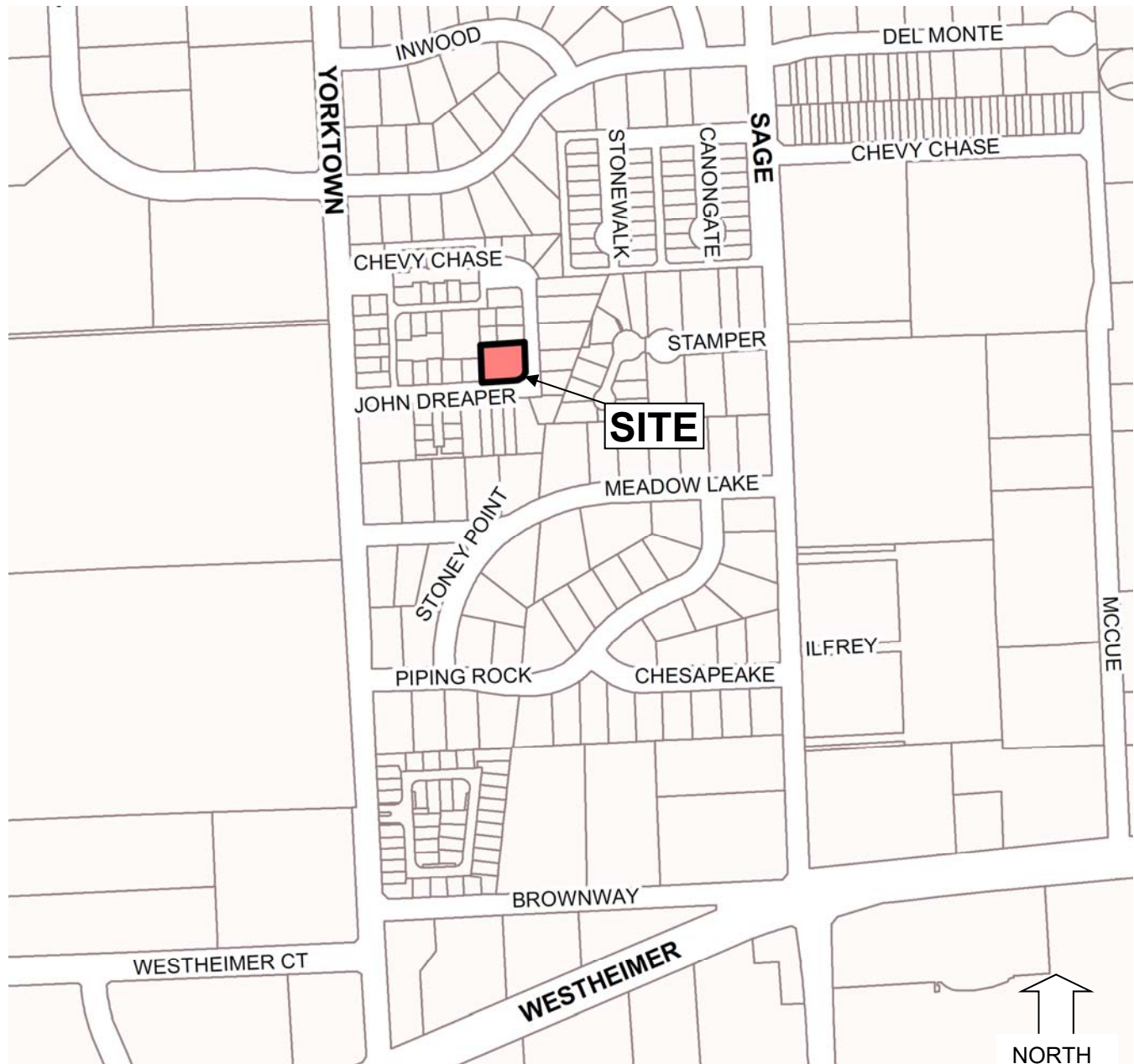
Houston Planning Commission **ITEM: 107**

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: McGinty Acres Sec 1 partial replat no 1

Applicant: Advance Surveying, Inc.



C – Public Hearings

Site Location

Meeting Date: 07/05/2018

Applicant: Advance Surveying, Inc.



Houston Planning Commission

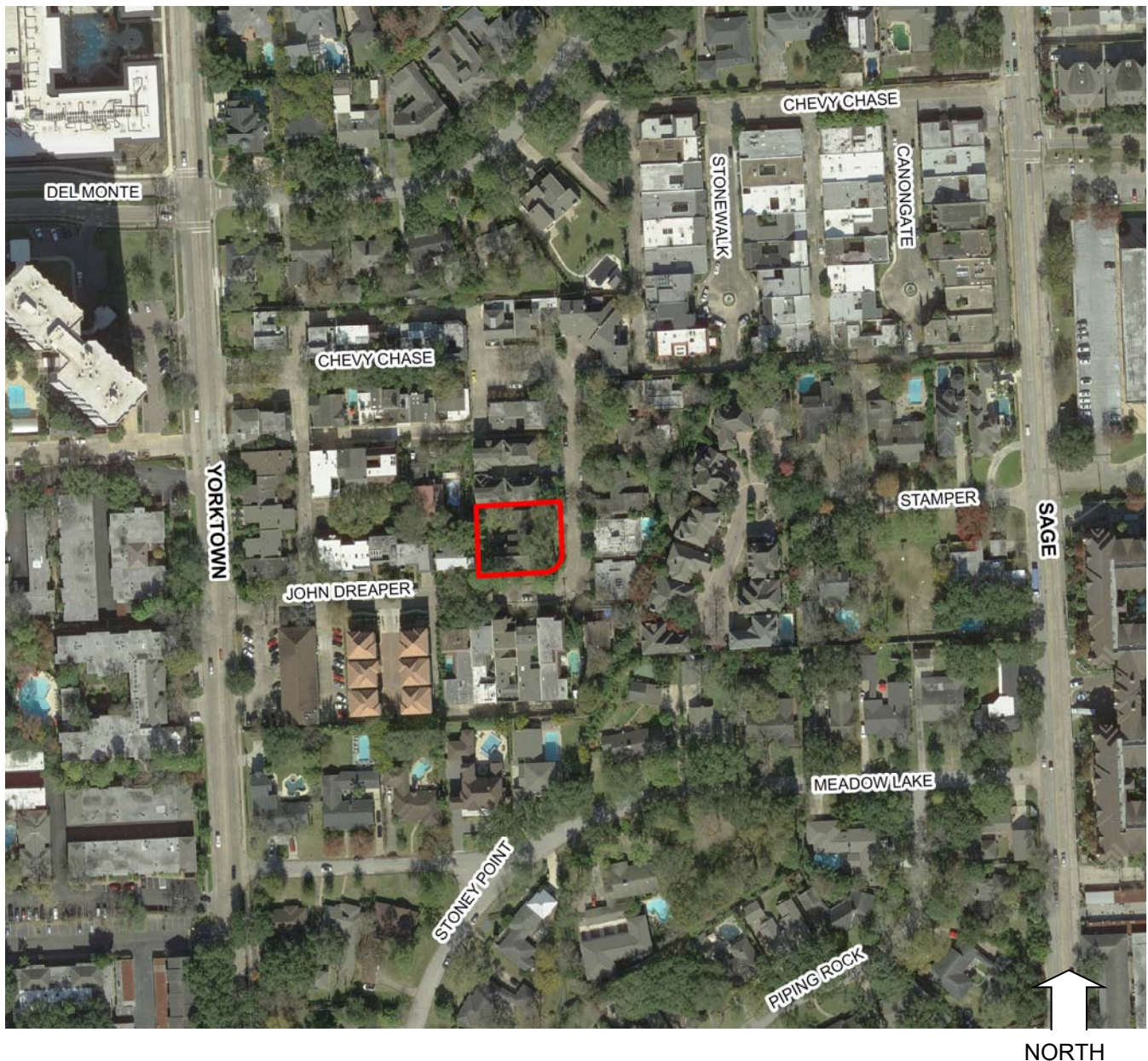
ITEM: 107

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: McGinty Acres Sec 1 partial replat no 1

Applicant: Advance Surveying, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

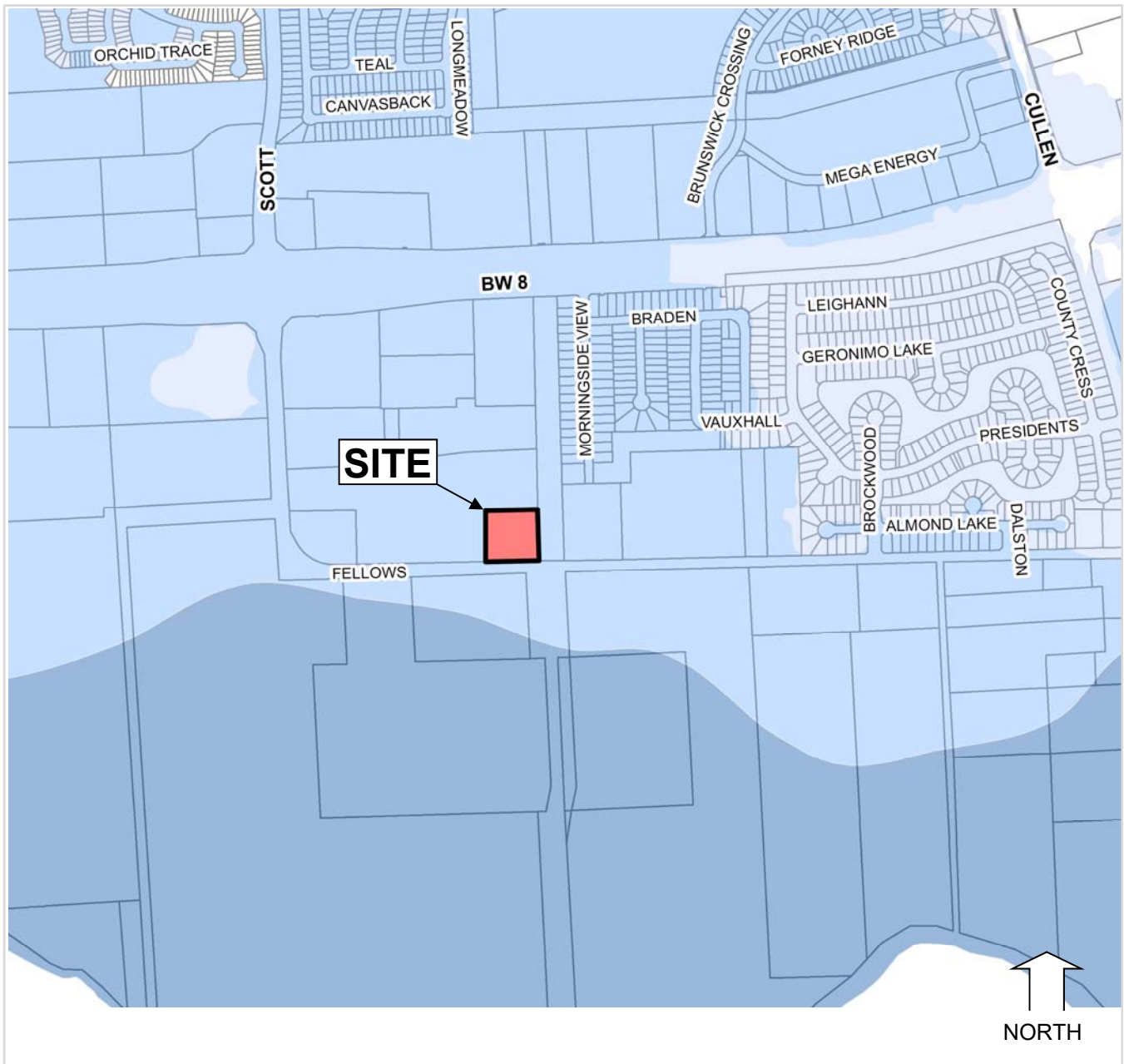
ITEM: 108

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Morningside Place Sec 2 partial replat no 1

Applicant: Windrose



C – Public Hearings with Variance Site Location

Houston Planning Commission

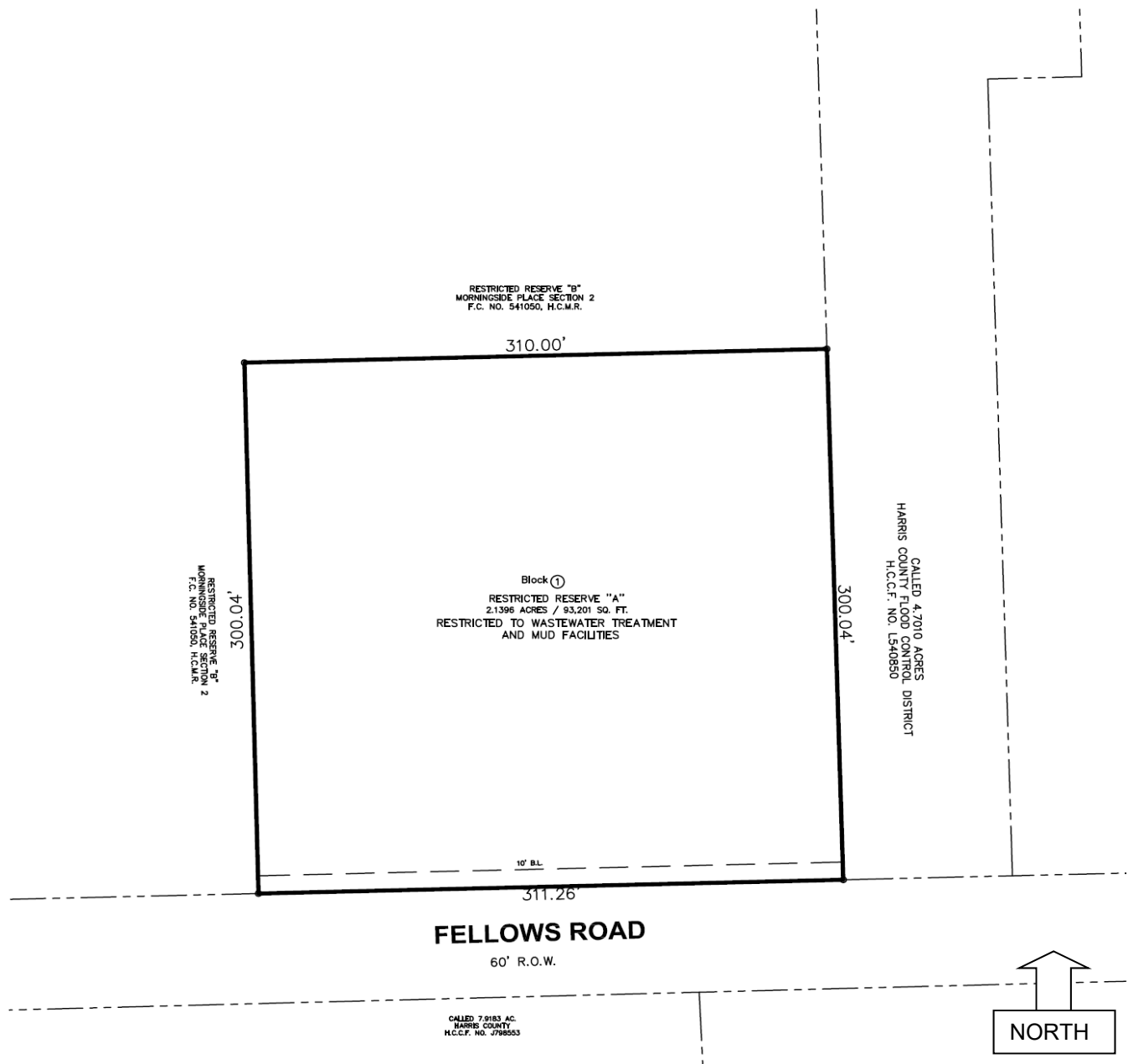
ITEM: 108

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Morningside Place Sec 2 partial replat no 1

Applicant: Windrose



C – Public Hearings with Variance

Subdivision

Houston Planning Commission **ITEM: 108**

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Morningside Place Sec 2 partial replat no 1

Applicant: Windrose



C – Public Hearings with Variance

Aerial



Application Number: 2018-0993

Plat Name: Morningside Place Sec 2 partial replat no 1

Applicant: Windrose

Date Submitted: 05/14/2018

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

Specific Variance is being sought and extent of variance:

To allow the replatting of a portion of a restricted reserve previously restricted as Detention, Recreation & Landscape Uses into a restricted reserve for Wastewater Treatment and mud facilities.

Chapter 42 Section: 42-193

Chapter 42 Reference:

Sec. 42-193(4). - Rules governing partial replats of certain property, paragraph (c) states, 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 (4) a plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may only be amended to permit (a) landscape, park, recreation, drainage, open space or similar amenity uses of that 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

The subject property is a 2.1396-acre tract located along Fellows Road. The site is currently owned by Harris County Water Control and Improvement District No. 89 along with the abutting property to the North and West and an existing H.C.F.C.D. channel to the East. A 100' x 100' portion of existing Reserve "B" at the Southeast corner of the recorded plat is already physically located within the fenced limits of the existing wastewater treatment facility and has been within the fenced limits of the plant since approximately 1989. This area currently contains an existing treatment basin, power poles and fencing associated with wastewater treatment operations. No portion of the area falls within the slope of bank of the detention pond and detention volume will not be affected by this replat. The MUD District is planning to rehab and add capacity to the plant site and are required to plat the currently unplatted portion of the site to obtain permits. The operation of the wastewater treatment facility is dependent on the existing clarifier tanks and basins in the affected area and while the MUD does own both properties, they wish to correct the land use designation and reconfigure the property so that it matches the existing site and proposed site improvements. Denial of this request would limit the ability to provide needed processing capacity and would force the district to demolish and relocate existing facilities already in use and is an undue hardship as this is an existing and compatible use and does not negatively impact the neighboring properties or existing detention volume.

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

NA

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

The circumstances supporting the variance are an inadvertent error or oversight in the preceding plat of Morningside Place Section 2 and the non-inclusion of the MUD facility in the original plat. The existing treatment facility existed well before the creation of recorded plat, but ownership was temporarily clouded until the detention facility was constructed and purchased by the district. No significant improvements have been made to the facility since the recording of the plat and as such the parcel configuration had not been previously addressed since it was contiguous ownership and platting had not been required to maintain and manage the existing facility.

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

The applicant's goal for this project is to provide a development that is compatible with and complimentary to the area and provide the needed wastewater services to the surrounding community. The variance will allow the applicant to expand the municipal utility services that have already been in place while creating a more viable facility that complies with City Codes and reflects existing land use.

(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 proposed development project is an enhancement to the neighborhood by providing updated and expanded treatment capacity while addressing and correcting a non-conforming land use from the preceding plat. The proposed replat does not impact the existing location or volume of the detention structure and does not impact adjacent streets or rights-of-way.

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

The justification for the requested variance are the existing, long standing land use of the property as a MUD treatment facility. Applicant desires to enhance operating capacity and to bring the property into conformance with Chapter 42. This is non-profit Municipal district facility, so economic hardship is not a justification for this request. The surrounding development character supports the variance as the adjoining property is owned by the applicant and is used for municipal detention services. The granting of the variance will allow sustainable development for the community and bring the property into conformance with Chapter 42

Houston Planning Commission

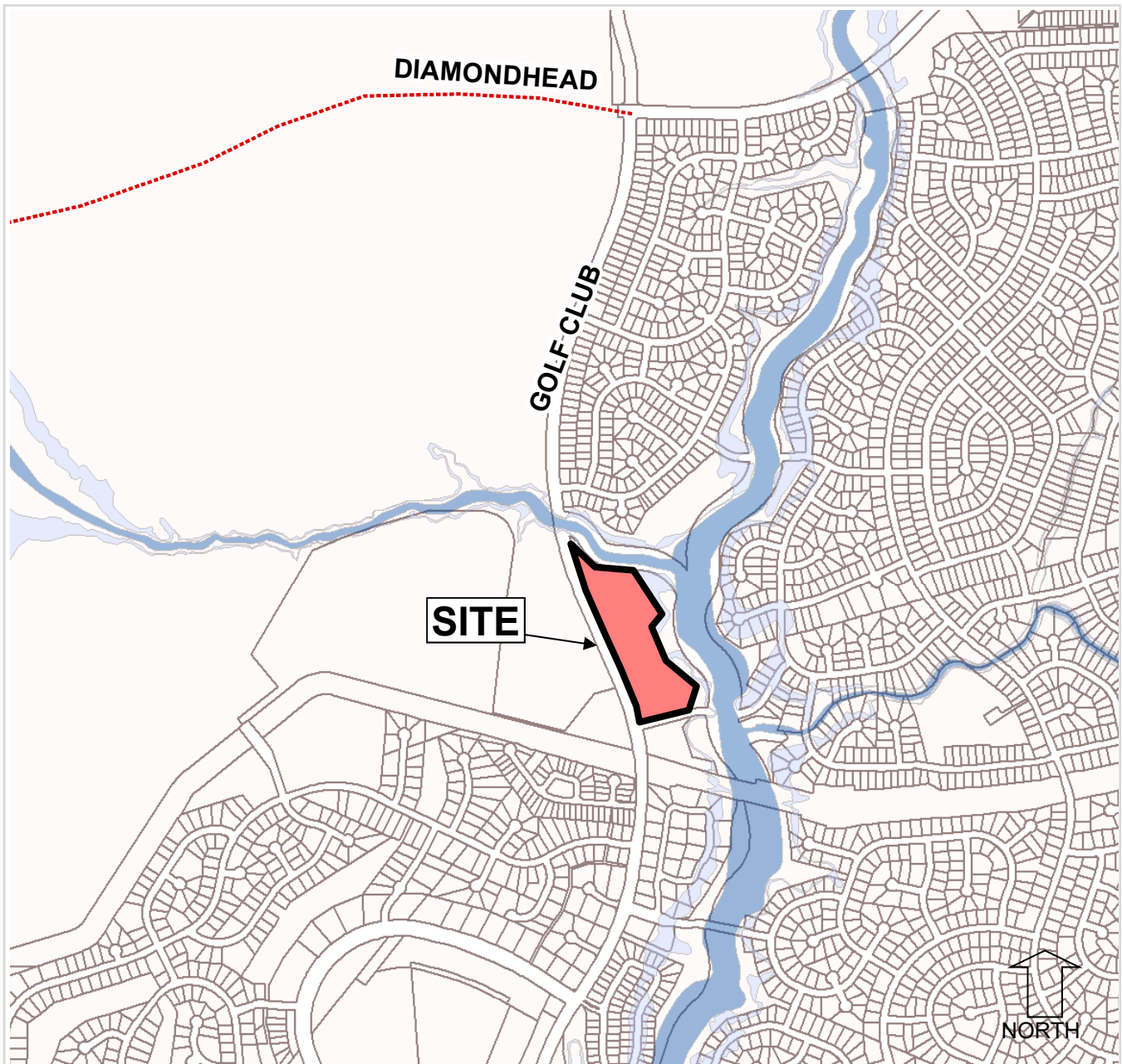
ITEM: 109

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Newport Sec 10 partial replat no 1

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

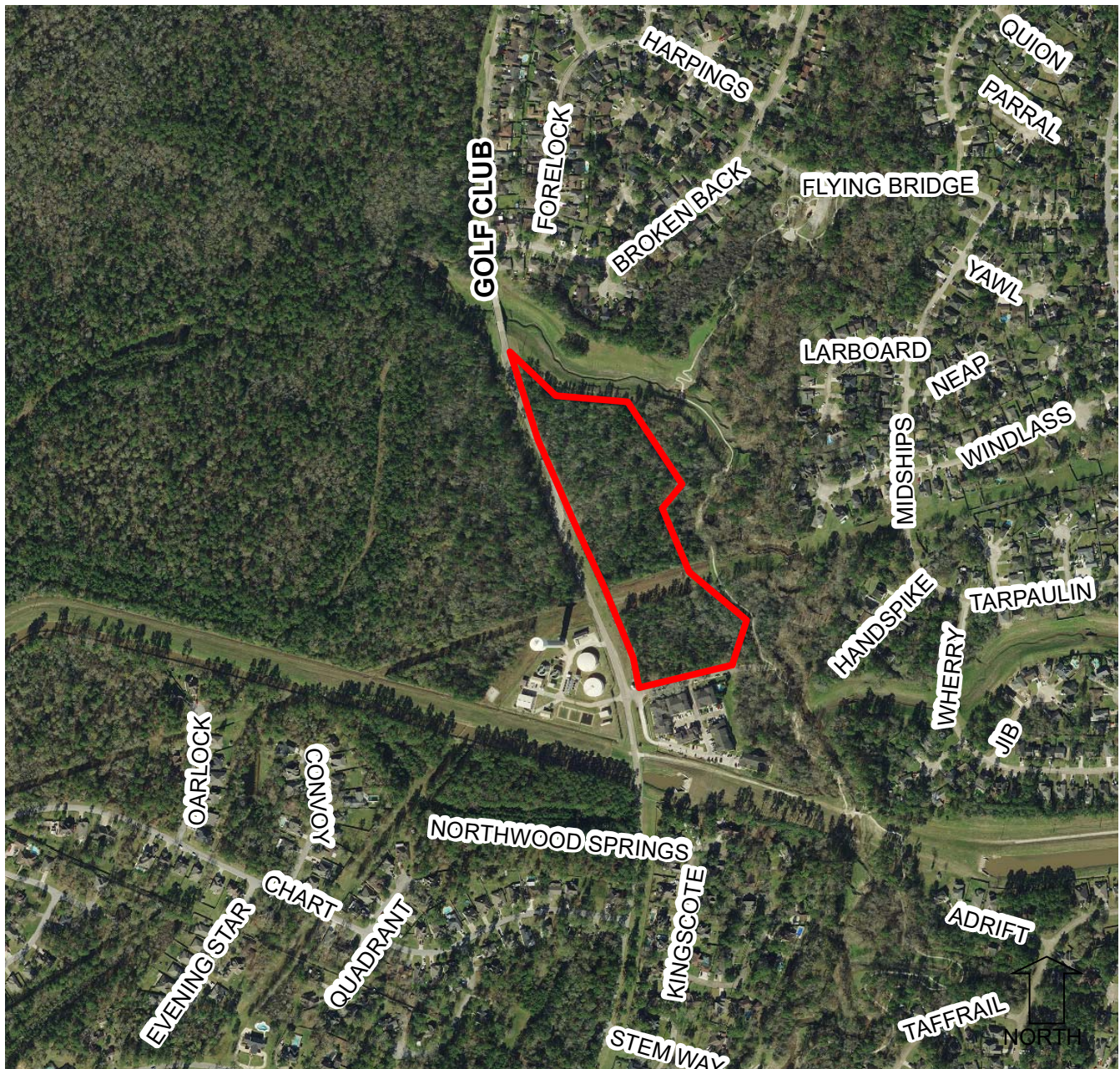
ITEM: 109

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Newport Sec 10 partial replat no 1

Applicant: Windrose



C – Public Hearings

Aerial

Houston Planning Commission

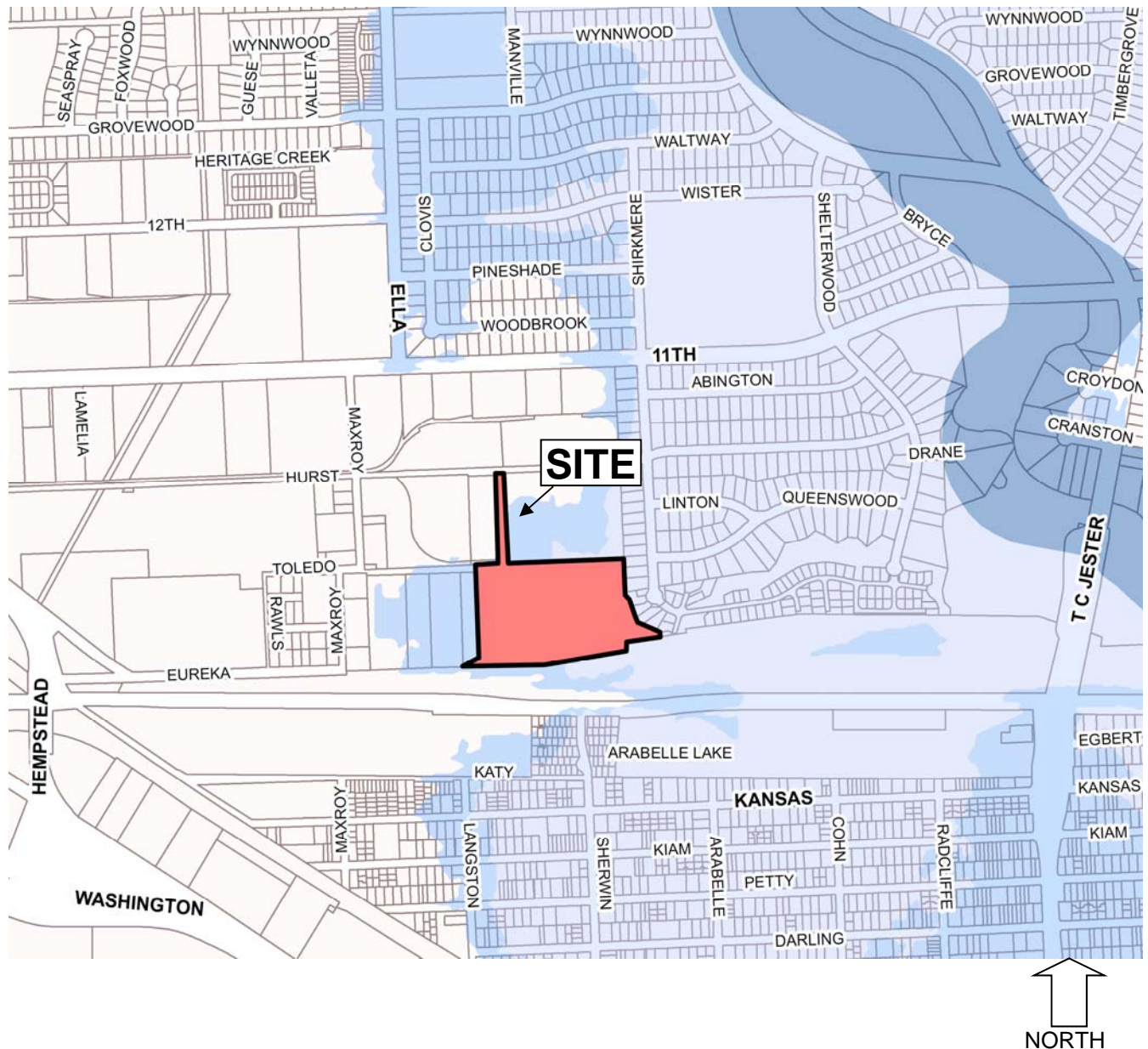
ITEM: 110

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Palisades Park (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

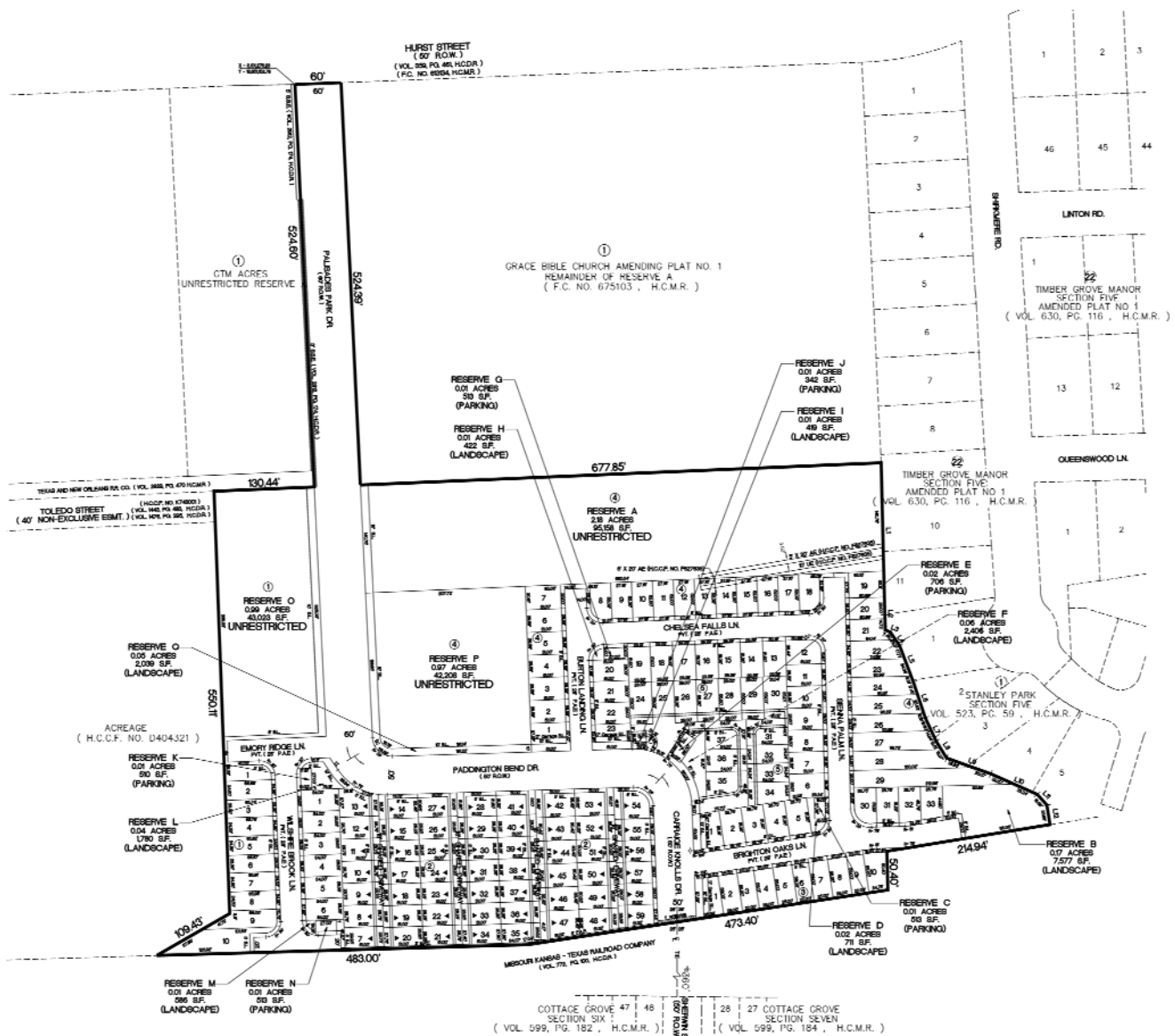
ITEM: 110

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Palisades Park (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

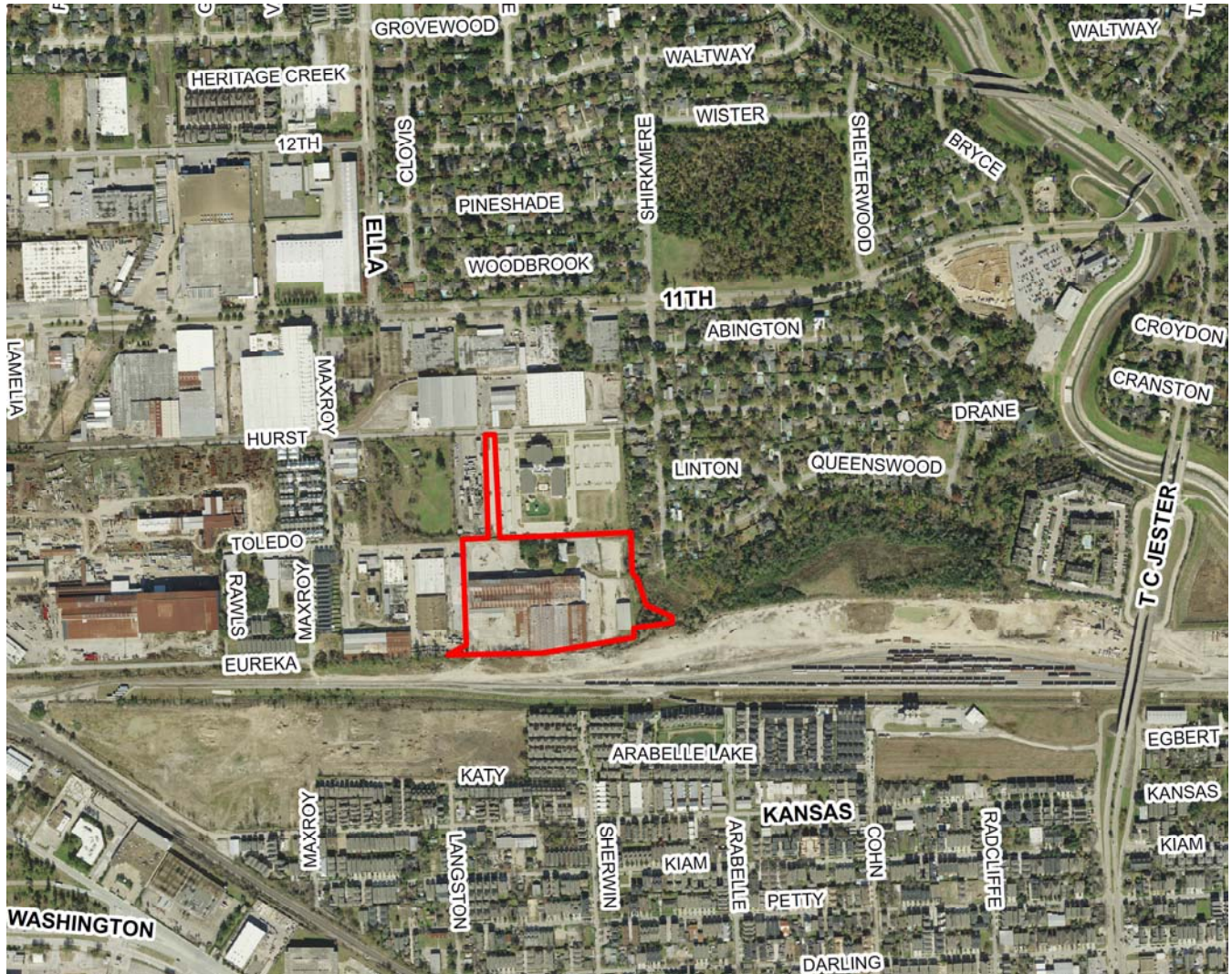
ITEM: 110

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Palisades Park (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

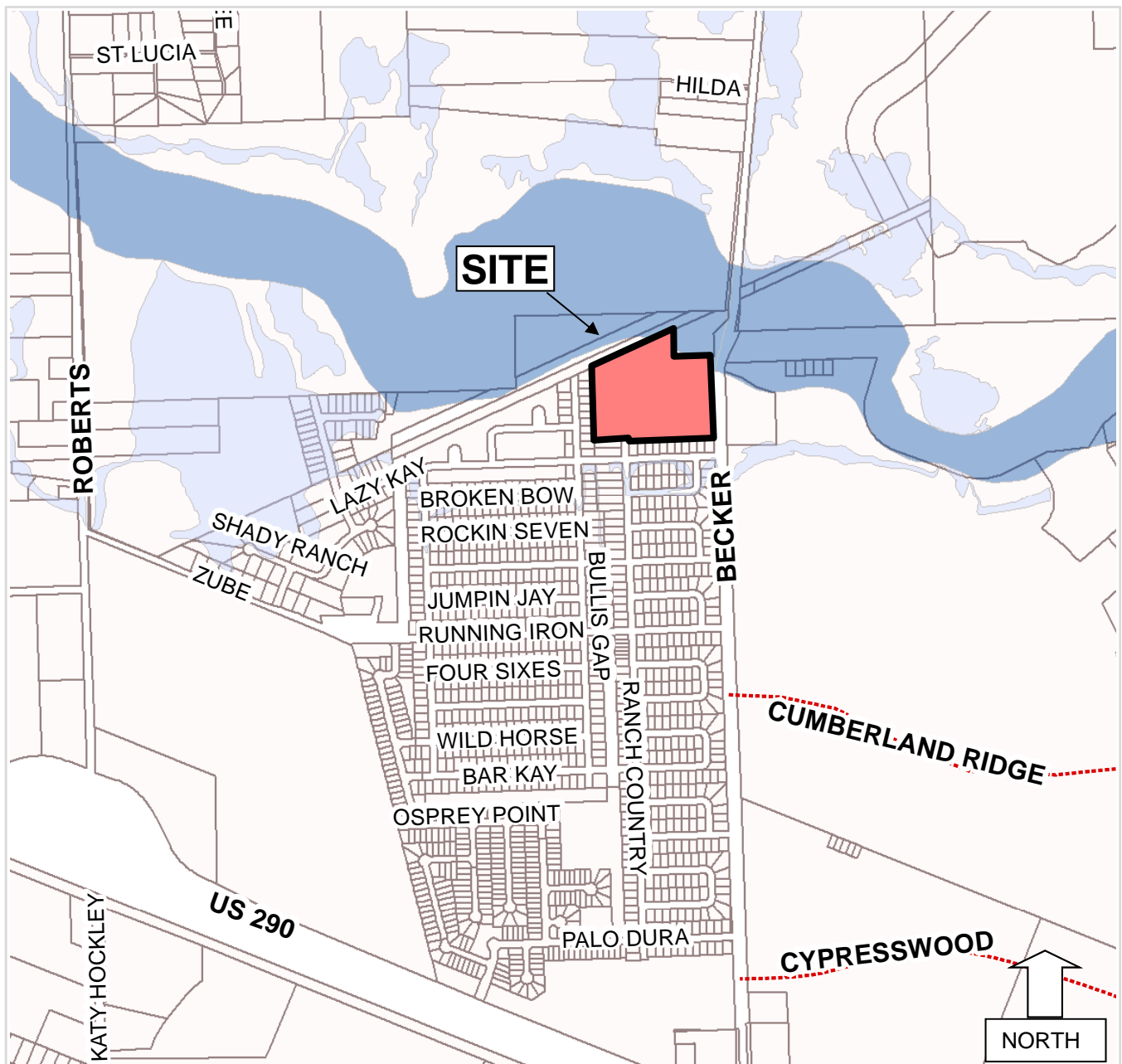
ITEM: 111

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Ranch Country Sec 4 partial replat no 1

Applicant: Texas Legal Media



C – Public Hearings with Variance

Site Location

Houston Planning Commission

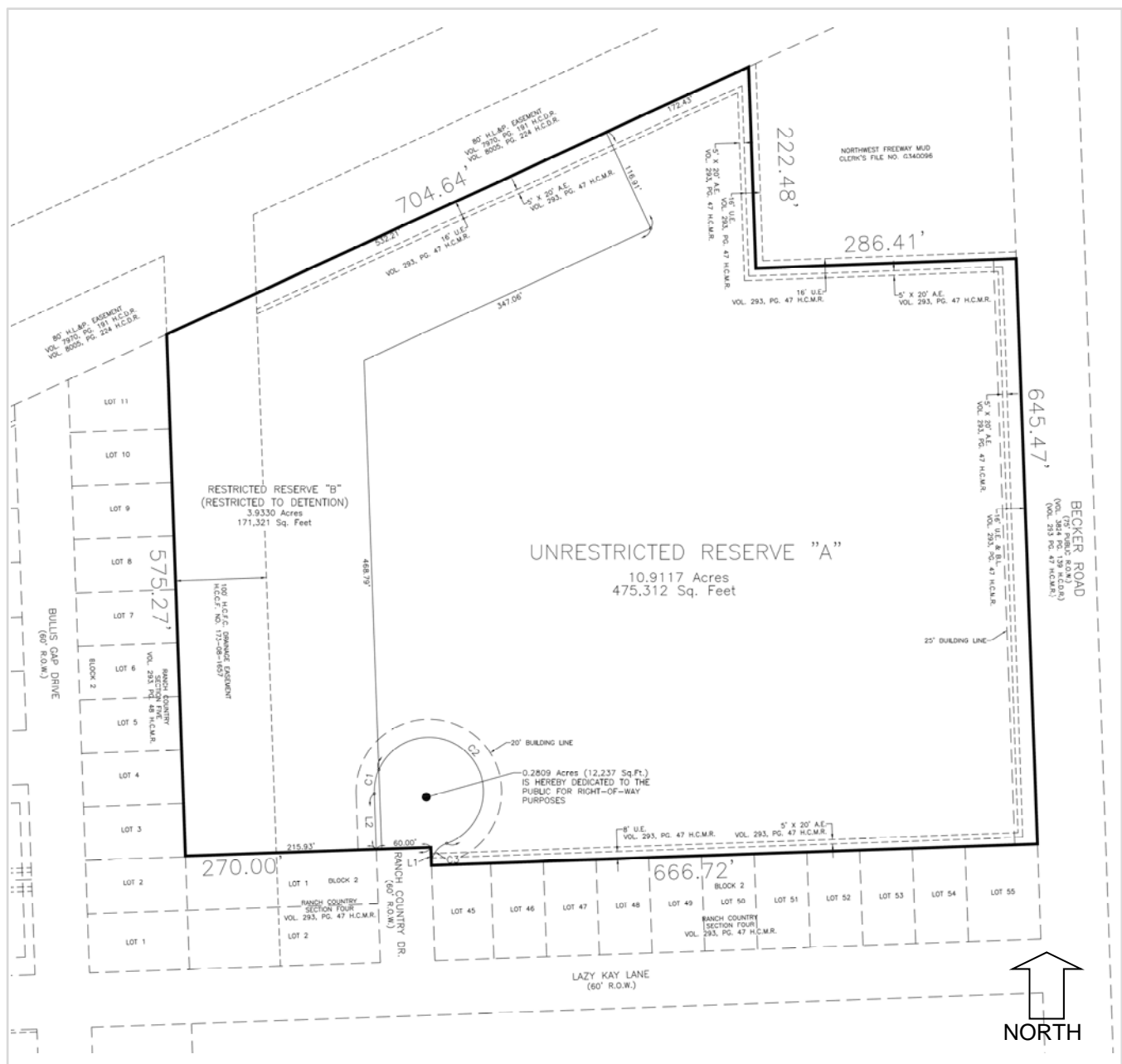
ITEM: 111

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Ranch Country Sec 4 partial replat no 1

Applicant: Texas Legal Media



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

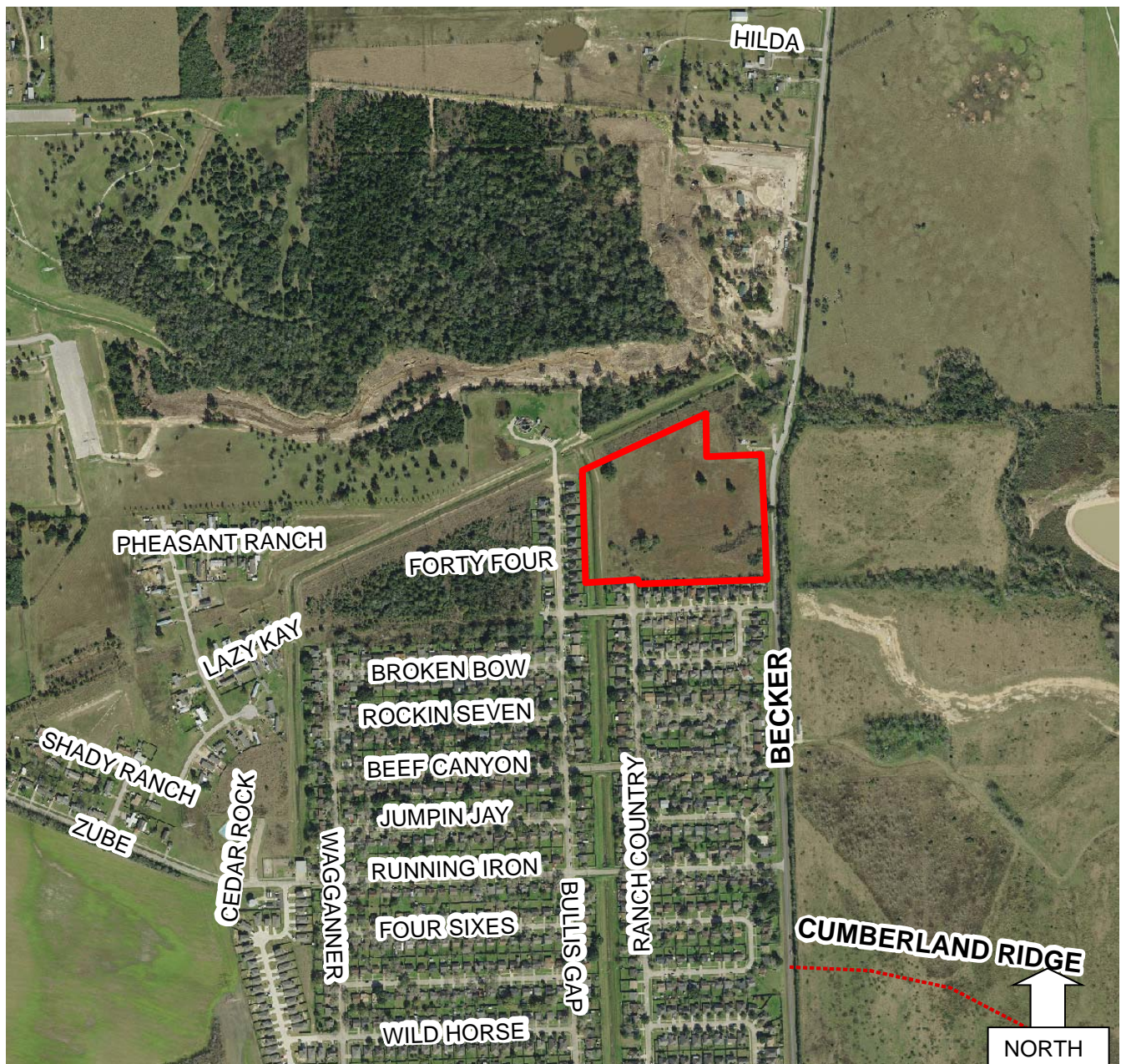
ITEM: 111

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Ranch Country Sec 4 partial replat no 1

Applicant: Texas Legal Media



C – Public Hearings with Variance

Aerial



Application Number: 2018-0982

Plat Name: Ranch Country Sec 4 partial replat no 1

Applicant: Texas Legal Media

Date Submitted: 05/12/2018

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

Specific Variance is being sought and extent of variance:

To not require the extension of Ranch Country Drive, but to allow it to terminate in a cul-de-sac.

Chapter 42 Section: 134

Chapter 42 Reference:

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

Statement of Facts

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

Ranch Country Sec. 4 was originally platted as 106 Lots in 5 Blocks (Single Family Residential) in 1979 which has now been 39 years. In this time not a single ROW or lot has been developed. With hundreds of existing residential lots in the other Ranch Country sections, and an approved plat for 1800 homes that have just begun construction directly across Becker Rd., this area is almost completely made up of single family homes. Because of all the residential new and existing construction and only having a single operational gas station at this exit off Hwy 290, there is little need for the current residential land use per the existing plat. This fact has been recognized by the surrounding land owners as well as the Ranch Country HOA. Because of this the owner, Joe Landy (President of Landy Properties) has worked hand in hand with the HOA to amend the previously effective deed restrictions to now allow for Commercial Development. This amendment was proposed by Mr. Landy and the HOA and agreed to by an overwhelming majority of the area land owners. The existing 2000+ residential land owners currently have to travel south on Hwy 290 a significant distance just to reach the closest Church, Day Care, Car Wash, Restaurant, Retail Store or other commercial establishment. With the massive amount of residential lots going in directly across the street, it is simply not practical for the area to have no nearby commercial land. The HOA and land owner agree that this tract is best suited as a commercial development. The variance being sought is allow the stub street, Ranch Country Drive, that terminates at the boundary line of our proposed development, to not extend through our proposed commercial reserve but to provide a cul-de-sac for a turn around. Chapter 42-134 has an exception where if a property meets 5 out of 5 conditions it is not required to extend or provide turn around. We originally believed that our situation met all 5 conditions but after meeting with the Planning Staff it turns out that we meet 4 of the 5 conditions. The only condition not met is that; (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. The only approved general plan that the stub street is shown on is the plat that we are proposing as a Commercial Reserve. Because of this we believe that granting the variance request not to extend Ranch Country Drive is reasonable and meets the "spirit of the law" of Chapter 42 and provides for the most reasonable use of the land.

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

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

The circumstances to support granting the variance are clearly explained in the previous and later sections of this request and are not a hardship created or imposed by the applicant. As demonstrated in sections 1 & 4 of this request, chapter 42 provides an exception to extending this stub street that is nearly met in its entirety and certainly preserves the intent of the ordinance. The only unmet condition is purely technical nature and perfectly demonstrates the necessity of the variance request process.

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

The intent and general purposes of Chapter 42 will be preserved and maintained. There is very little traffic along Ranch Country Drive. Only service to the houses on that street, which does not necessitate the stub street being extended as it has not been extended for the last almost 40 years. By granting the variance request, there would be no visibility or public safety issues created for the adjacent area, which is part of the intent and general purpose of Chapter 42. The granting of the variance will allow this site to be developed in a manner that the local land owners, as well as the HOA are in support of.

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

The granting of this variance will maintain the existing traffic patterns and preserve the boundary between the current residential and proposed commercial development. The deed new amended restrictions of the subdivision stipulate that once commercial construction begins, a wall be built to separate the residential from the commercial areas. If Ranch Country Drive extends through that wall will be incomplete where the ROW extends through the wall making it useless. Because Ranch Country is over 1000' in length, we felt the cul-de-sac necessary because it provides a turnaround for emergency vehicles that turn onto the street. By granting this variance, it will maintain the public health, safety and welfare, in the neighborhood.

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

The surrounding conditions, land use, development and street patterns are the justification of this variance. Economic hardship is not a factor in this request at all.

Houston Planning Commission

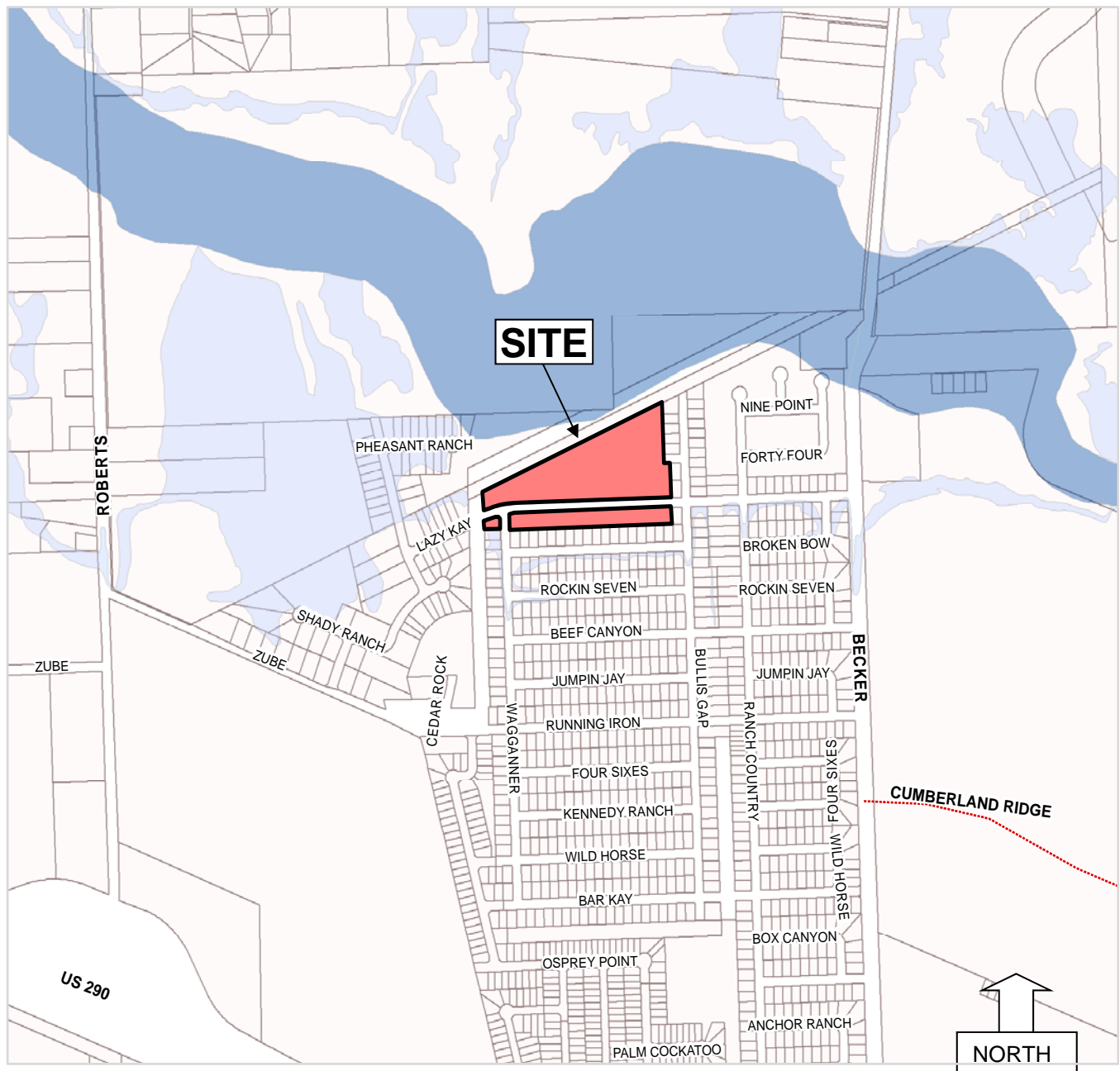
ITEM: 112

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Ranch Country Sec 5 partial replat no 1

Applicant: Texas Legal Media



C – Public Hearings with Variance

Site Location

Subdivision

Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Ranch Country Sec 5 partial replat no 1

Applicant: Texas Legal Media



C – Public Hearings with Variance

Aerial



Application Number: 2018-0983

Plat Name: Ranch Country Sec 5 partial replat no 1

Applicant: Texas Legal Media

Date Submitted: 05/12/2018

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

Specific Variance is being sought and extent of variance:

To not require the extension of Forty Four Lane nor terminate the street in a turn around/cul-de-sac.

Chapter 42 Section: 134

Chapter 42 Reference:

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

Statement of Facts

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

Ranch Country Sec. 5 was originally platted as 83 Lots in 6 Blocks (Single Family Residential) in 1979 which has now been 39 years. In this time not a single ROW or lot has been developed. With hundreds of existing residential lots in the other Ranch Country sections, and an approved plat for 1800 homes that have just begun construction directly across Becker Rd., this area is almost completely made up of single family homes. Because of all the residential new and existing construction and only having a single operational gas station at this exit off Hwy 290, there is little need for the current residential land use per the existing plat. This fact has been recognized by the surrounding land owners as well as the Ranch Country HOA. Because of this the owner, Joe Landy (President of Landy Properties) has worked hand in hand with the HOA to amend the previously effective deed restrictions to now allow for Commercial Development. This amendment was proposed by Mr. Landy and the HOA and agreed to by an overwhelming majority of the area land owners. The existing 2000+ residential land owners currently have to travel south on Hwy 290 a significant distance just to reach the closest Church, Day Care, Car Wash, Restaurant, Retail Store or other commercial establishment. With the massive amount of residential lots going in directly across the street, it is simply not practical for the area to have no nearby commercial land. The HOA and land owner agree that this tract is best suited as a commercial development. The variance being sought is allow the stub street, Forty Four Lane, that terminates at the boundary line of our proposed development, to not extend through our proposed commercial reserve or terminate in a cul-de-sac. Chapter 42-134 has an exception where if a property meets 5 out of 5 conditions it is not required to extend or provide turn around. We originally believed that our situation met all 5 conditions but after meeting with the Planning Staff it turns out that we meet 4 of the 5 conditions. The only condition not met is that; (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. The only approved general plan that the stub street is shown on is the plat that we are proposing as a Commercial Reserve. Because of this we believe that granting the variance request not to extend Forty Four Lane is reasonable and meets the "spirit of the law" of Chapter 42 and provides for the most reasonable use of the land.

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

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

The circumstances to support granting the variance are clearly explained in the previous and later sections of this request and are not a hardship created or imposed by the applicant. As demonstrated in sections 1 & 4 of this request, chapter 42 provides an exception to extending this stub street that is nearly met in its entirety and certainly preserves the intent of the ordinance. The only unmet condition is purely technical nature and perfectly demonstrates the necessity of the variance request process.

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

The intent and general purposes of Chapter 42 will be preserved and maintained. There is virtually no local traffic along Forty Four Lane, only service to a handful of houses on the street, which does not necessitate the stub street being extended. By granting the variance request, there would be no visibility or public safety issues created for the adjacent area, which is part of the intent and general purpose of Chapter 42. The granting of the variance will allow this site to be developed in a manner that the local land owner, as well as the HOA is in support of.

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

The granting of this variance will maintain the existing traffic patterns and preserve the boundary between the current residential and proposed commercial development. As part of the conditions of the amended deed restrictions, a wall is to be placed as a separator between the two land uses. Providing a cul-de-sac at the end of the stub street would necessitate having to build this wall around the cul-de-sac that would be servicing a street that is less than 120' in total length. If built, the cul-de-sac that is required to provide emergency vehicle turn around space, would be more square feet than the entire street it is providing turn around on. There is no need for emergency vehicles to turn onto the stub street as the street is only 1 lot in depth (exception #3 of Ch. 42-134). Thus either of the two lots abutting the stub street can be completely accessed by Bullis Gap Drive. By granting this variance, it will maintain the public health, safety and welfare, in the neighborhood.

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

The surrounding conditions, land use, development and street patterns are the justification of this variance. Economic hardship is not a factor in this request at all.

Houston Planning Commission

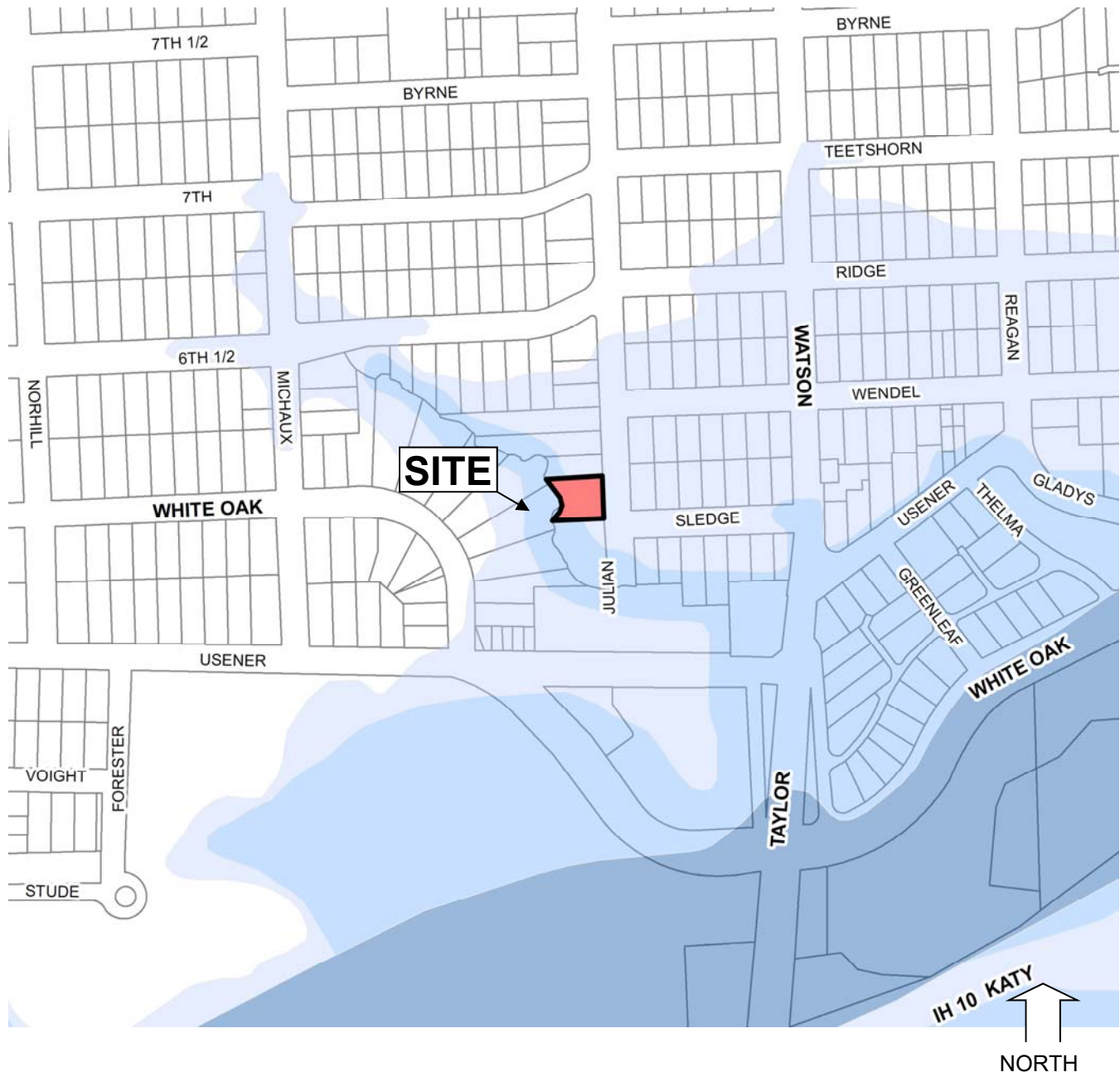
ITEM: 113

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Woodland Terrace partial replat no 2

Applicant: Field Data Service, Inc.



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

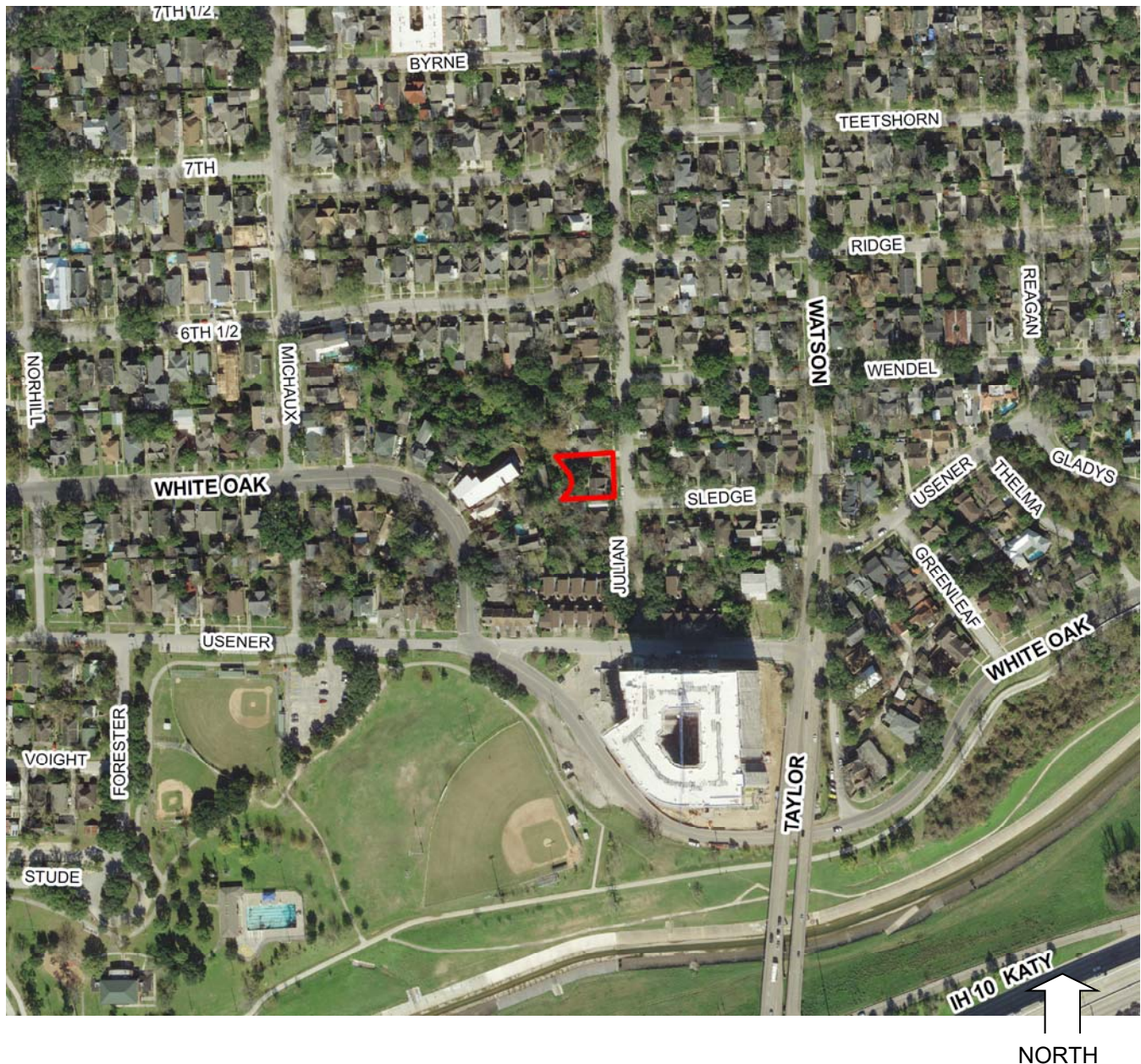
ITEM: 113

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Woodland Terrace partial replat no 2

Applicant: Field Data Service, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

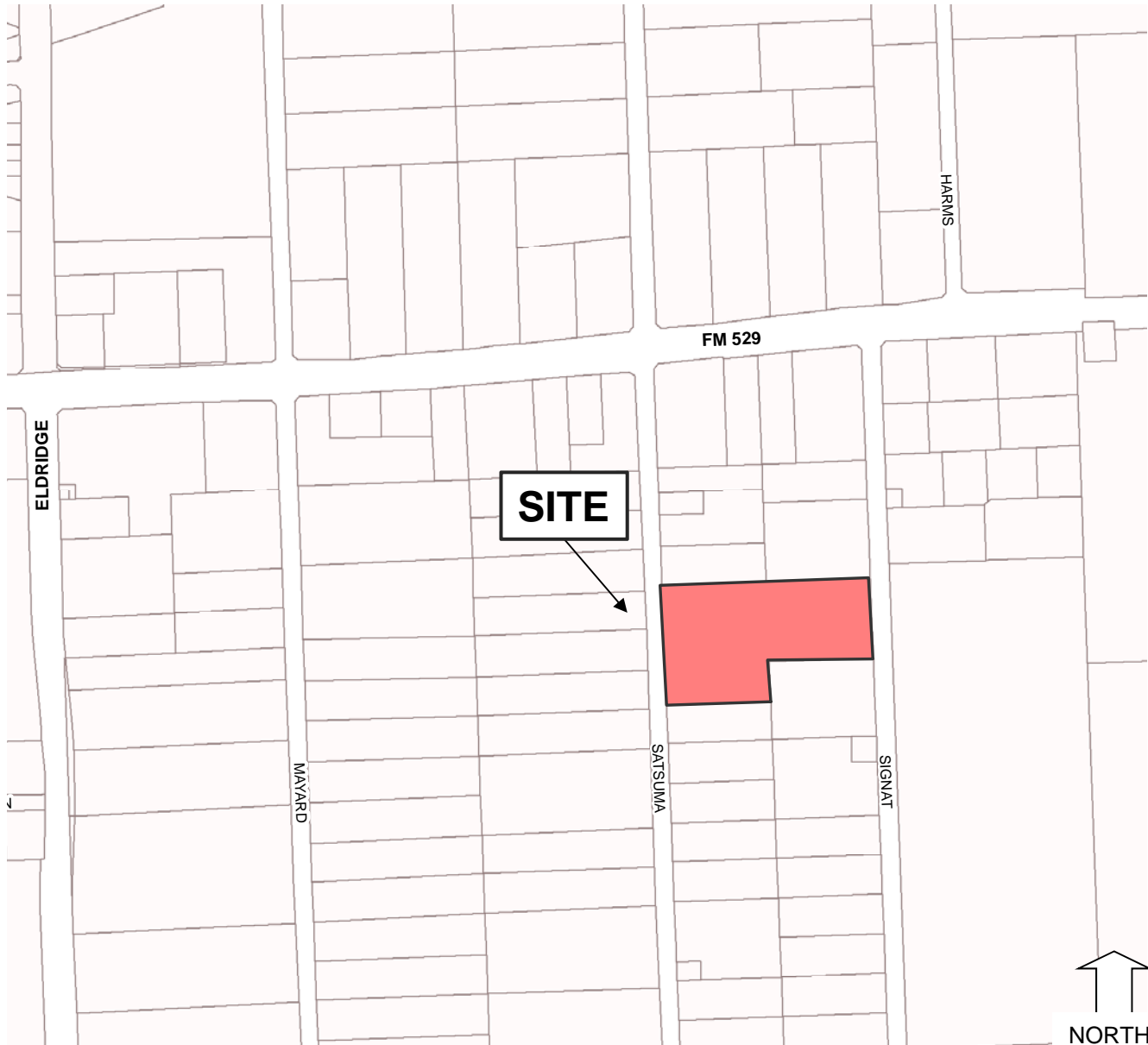
ITEM:114

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Gurdwara Nanaksar Temple

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

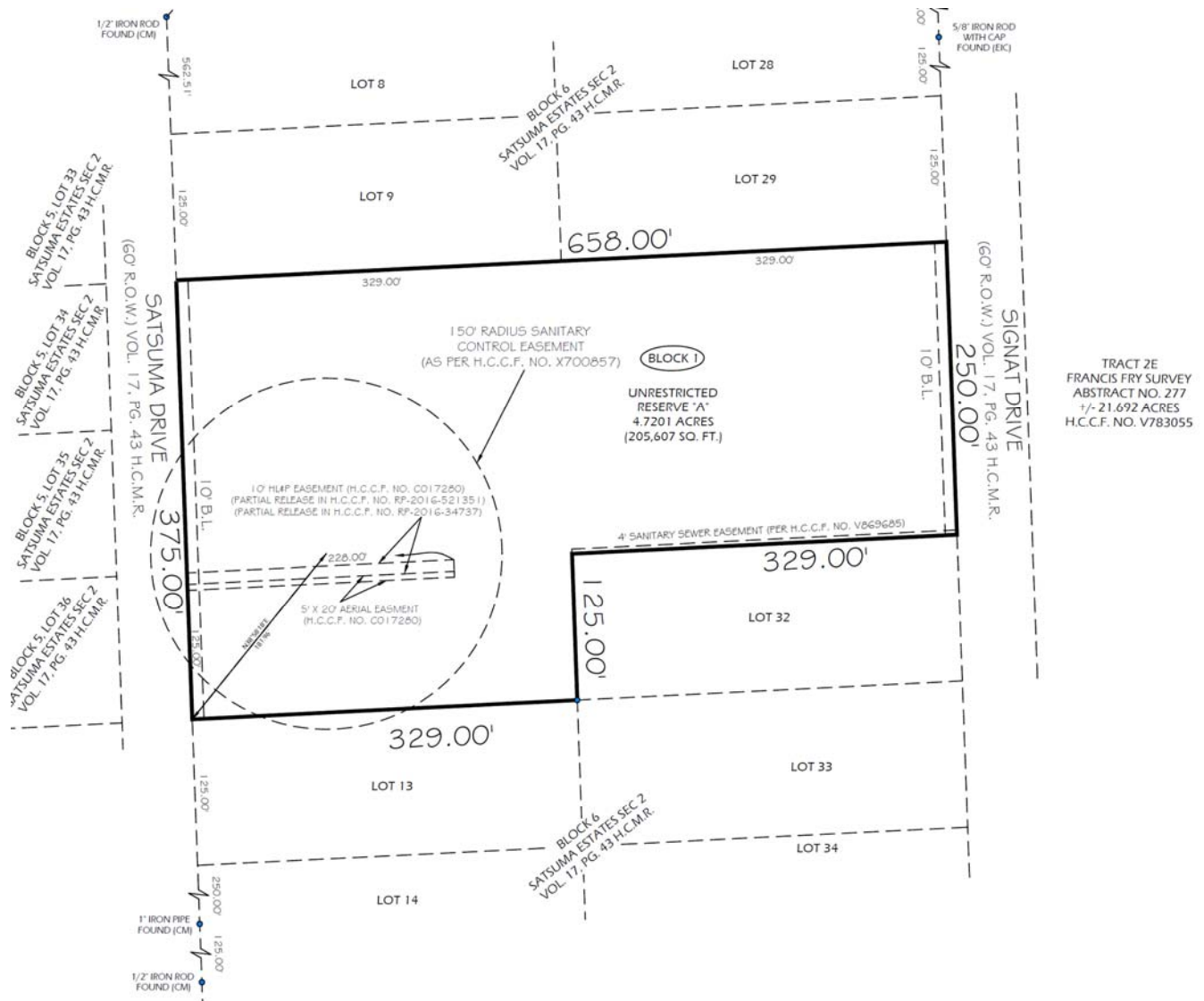
ITEM:114

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Gurdwara Nanaksar Temple

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

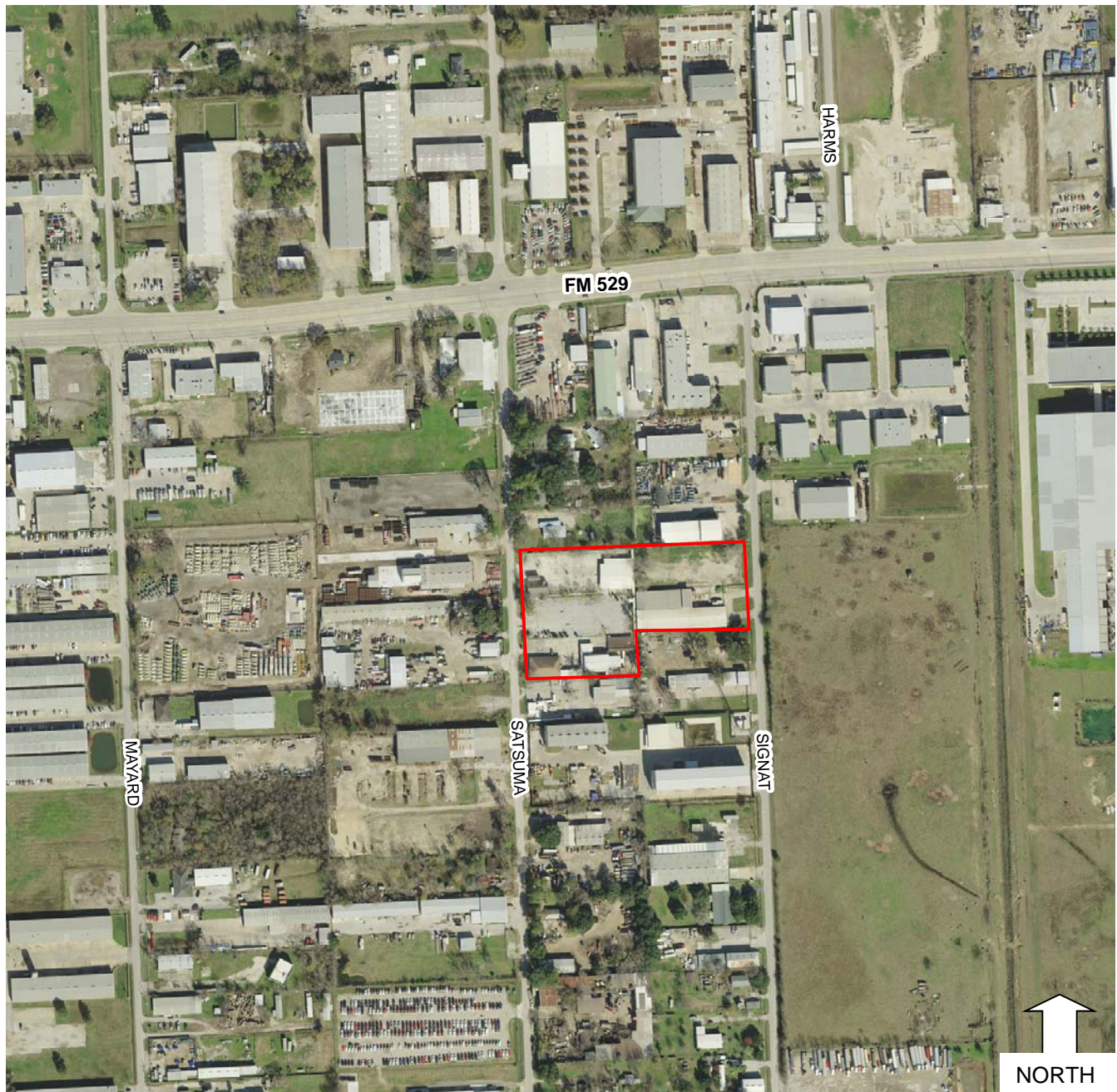
ITEM:114

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Gurdwara Nanaksar Temple

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



Application Number: 2018-1315

Plat Name: Gurdwara Nanaksar Temple

Applicant: Owens Management Systems, LLC

Date Submitted: 06/25/2018

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

Specific Variance is being sought and extent of variance:

A variance is sought to exceed intersection spacing of 1400 feet

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

Satsuma subdivision was recorded in 1940 with 60' ROW's, curb and gutter. The subject lots are each 41,125 sf. The development is located north of Emmett Road and south of FM 529. The distance between intersections in the subdivision is approximately 2800 feet. There is no building lines established per plat. The distance from the edge of paving to the property line is 14.5 feet. The existing structures are approximately 29 feet from the edge of paving.

(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 by the applicant. The street pattern was established in the Satsuma Estates plat with large lots. An east/west street will not improve vehicular circulation.

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

The development is outside the corporate limits of the City of Houston. The existing street pattern is sufficient for the larger lots and traffic volume.

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

The Temple acquired the lots between 1988 and 2015. They are coming into compliance with Chapter 42 by creating a reserve.

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

The variance for block length was approved under 2017-0499 on March 30, 2017. The existing approximately 2800' intersection spacing within the Satsuma subdivision provides adequate traffic circulation.

Houston Planning Commission

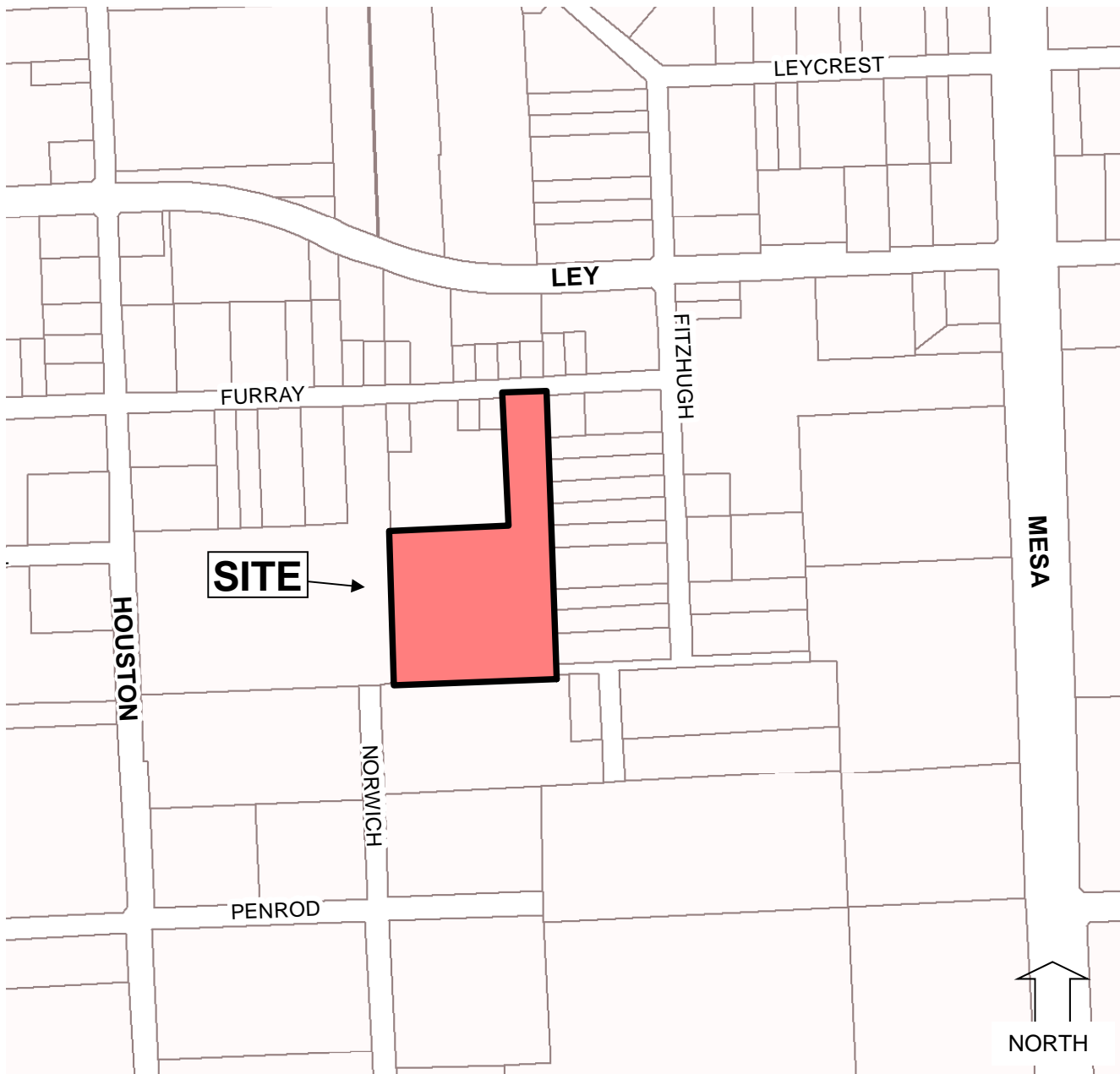
ITEM:115

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Hidden Acres Village (DEF 2)

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

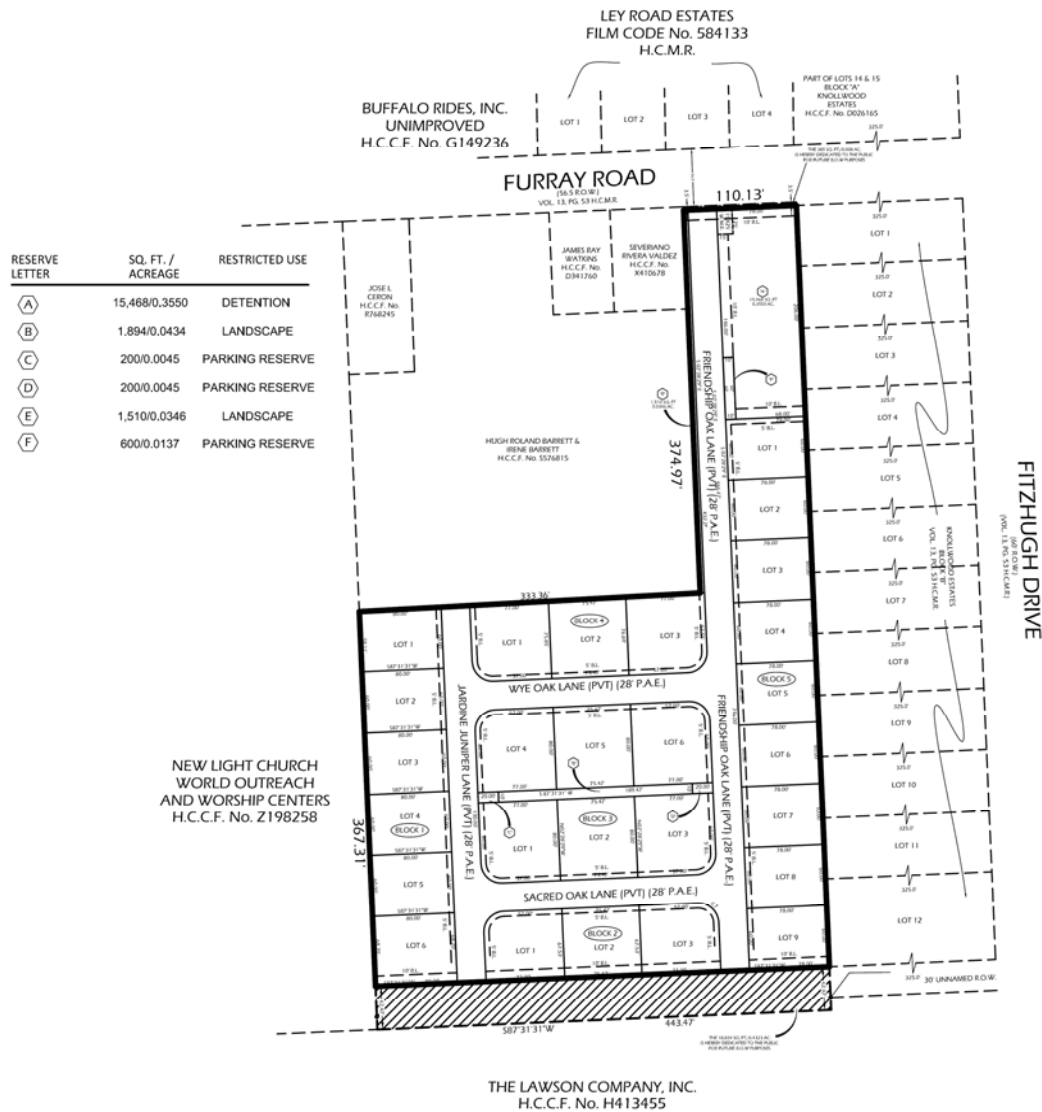
ITEM:115

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Hidden Acres Village (DEF 2)

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM:115

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Hidden Acres Village (DEF 2)

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

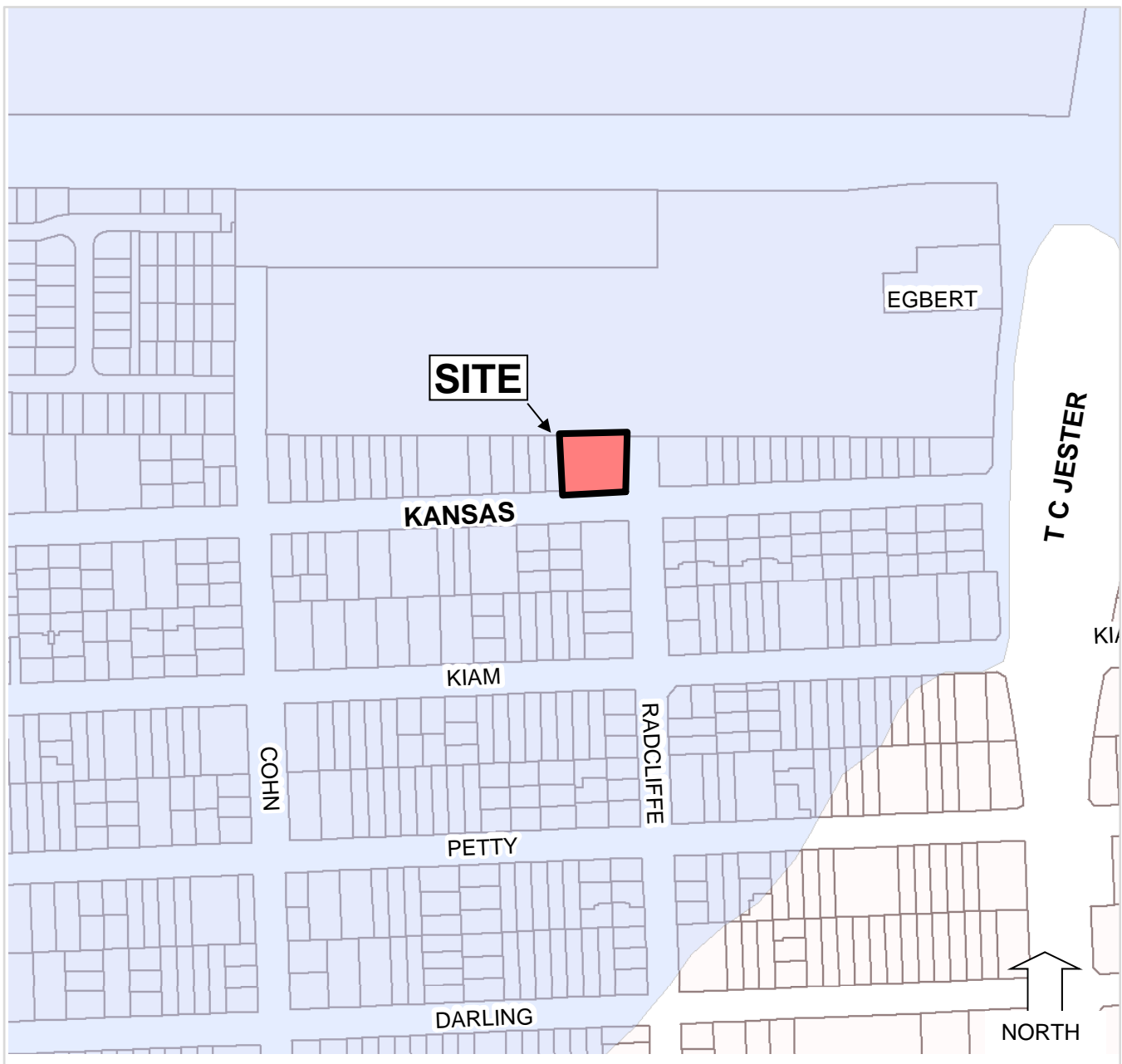
ITEM:116

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Kansas Trails (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Subdivision

Houston Planning Commission

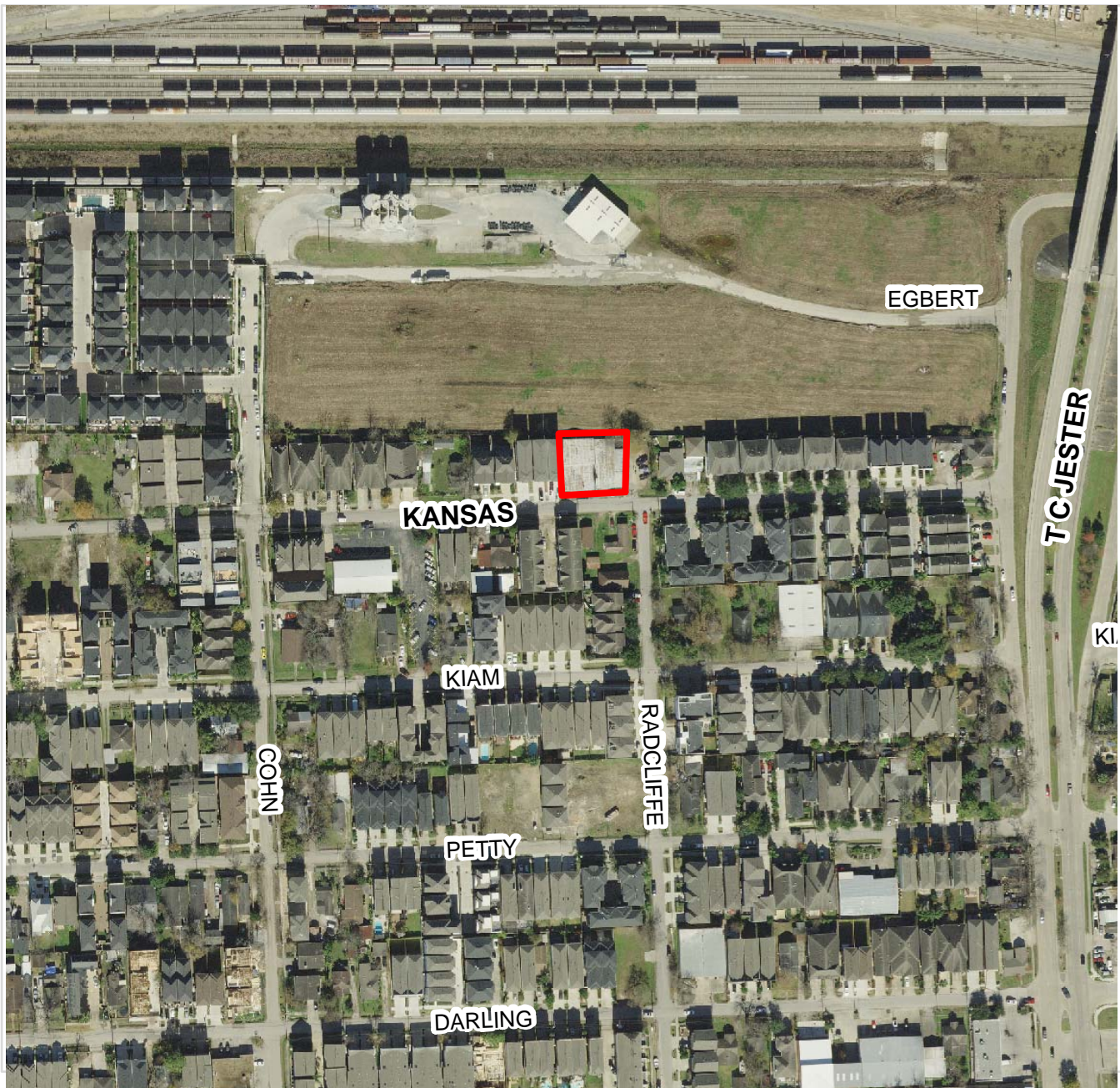
ITEM:116

Planning and Development Department

Meeting Date: 07/05/2018

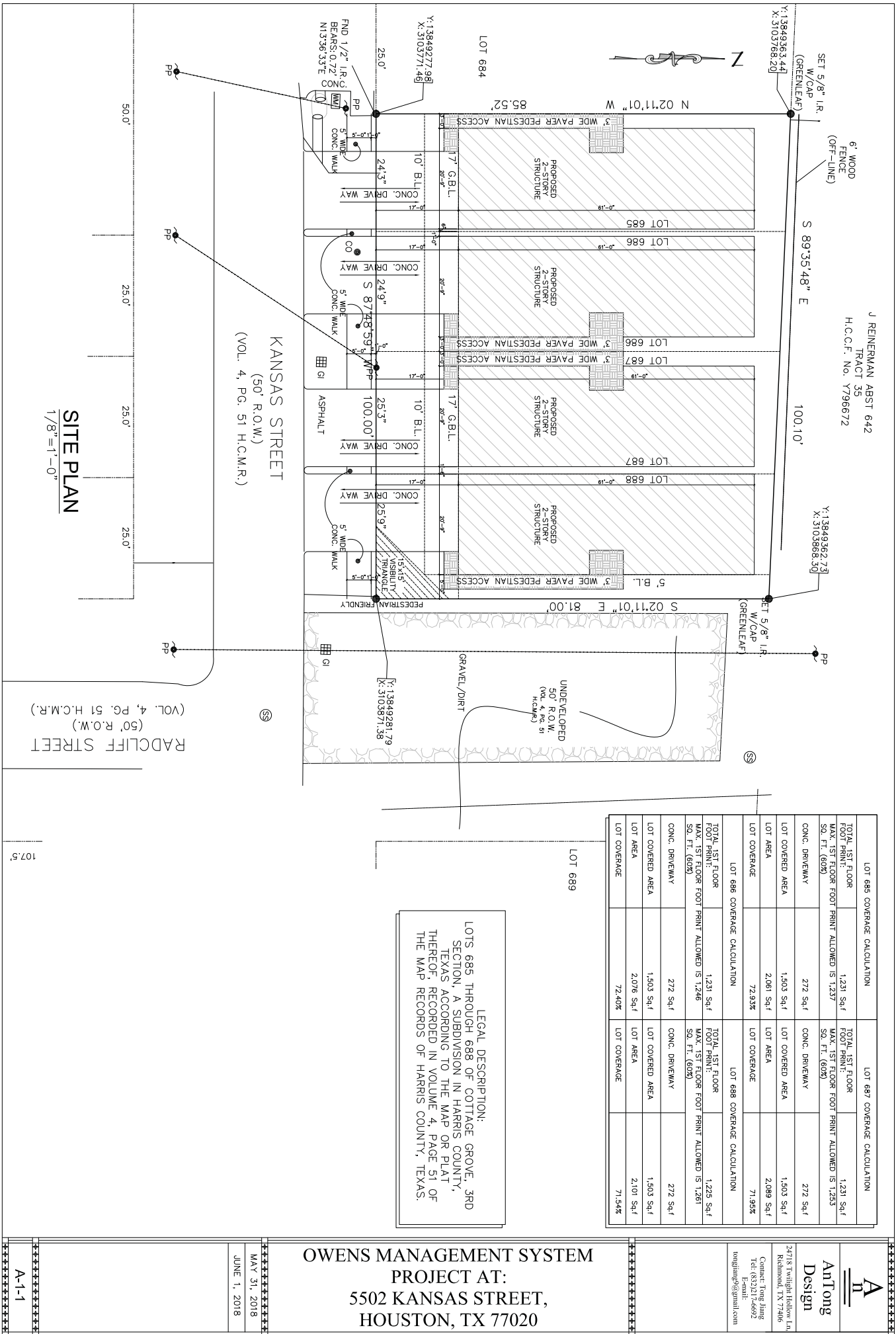
Subdivision Name: Kansas Trails (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



SITE PLAN

1/8"=1'-0"

LOT 685 COVERAGE CALCULATION		LOT 687 COVERAGE CALCULATION	
TOTAL 1ST FLOOR FOOT PRINT:	1,231 Sq. ft.	TOTAL 1ST FLOOR FOOT PRINT:	1,231 Sq. ft.
MAX. 1ST FLOOR FOOT PRINT ALLOWED IS 1,237 SQ. FT. (60%)		MAX. 1ST FLOOR FOOT PRINT ALLOWED IS 1,253 SQ. FT. (60%)	
CONC. DRIVEWAY	272 Sq. ft.	CONC. DRIVEWAY	272 Sq. ft.
LOT COVERED AREA	1,503 Sq. ft.	LOT COVERED AREA	1,503 Sq. ft.
LOT AREA	2,061 Sq. ft.	LOT AREA	2,089 Sq. ft.
LOT COVERAGE	72.93%	LOT COVERAGE	71.95%
LOT 686 COVERAGE CALCULATION		LOT 688 COVERAGE CALCULATION	
TOTAL 1ST FLOOR FOOT PRINT:	1,231 Sq. ft.	TOTAL 1ST FLOOR FOOT PRINT:	1,225 Sq. ft.
MAX. 1ST FLOOR FOOT PRINT ALLOWED IS 1,246 SQ. FT. (60%)		MAX. 1ST FLOOR FOOT PRINT ALLOWED IS 1,261 SQ. FT. (60%)	
CONC. DRIVEWAY	272 Sq. ft.	CONC. DRIVEWAY	272 Sq. ft.
LOT COVERED AREA	1,503 Sq. ft.	LOT COVERED AREA	1,503 Sq. ft.
LOT AREA	2,076 Sq. ft.	LOT AREA	2,101 Sq. ft.
LOT COVERAGE	72.40%	LOT COVERAGE	71.54%

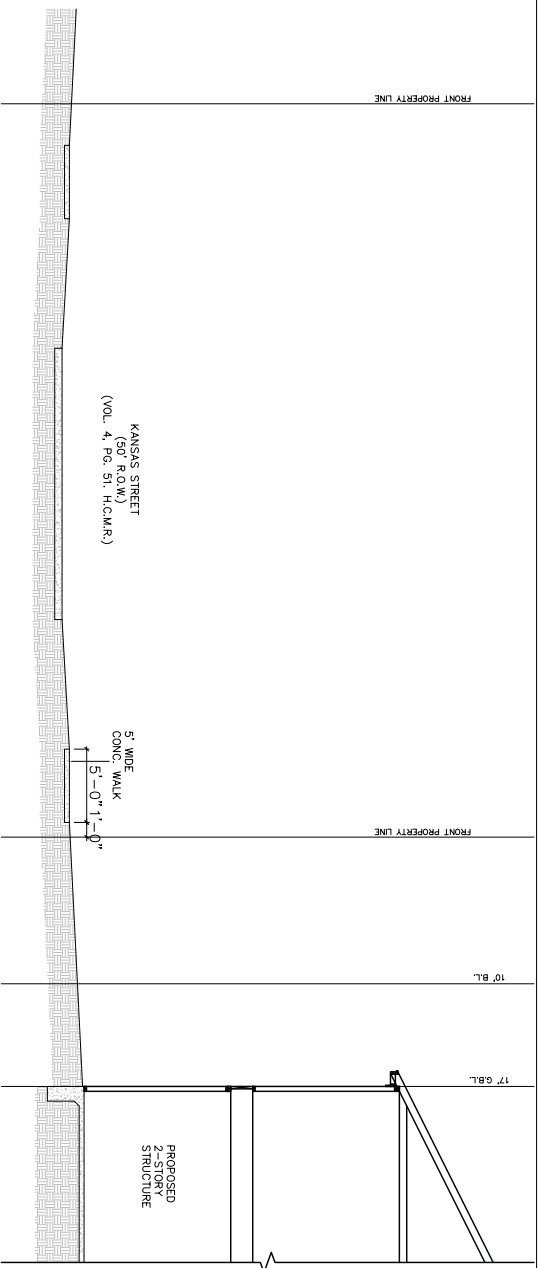
LEGAL DESCRIPTION:
LOTS 685 THROUGH 688 OF COTTAGE GROVE, 3RD SECTION, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 4, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

OWENS MANAGEMENT SYSTEM
PROJECT AT:
5502 KANSAS STREET,
HOUSTON, TX 77020

Antong Design
24715 Twilight Hollow Ln.
Richmond, TX 77406
Contact: Tong Jiang
Tel: (832) 214-6692
tongjiang3@gmail.com

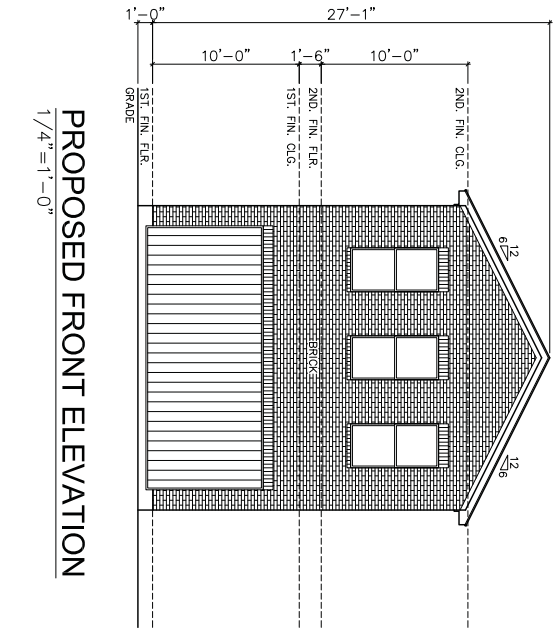
MAY 31, 2018
JUNE 1, 2018

A-1-1



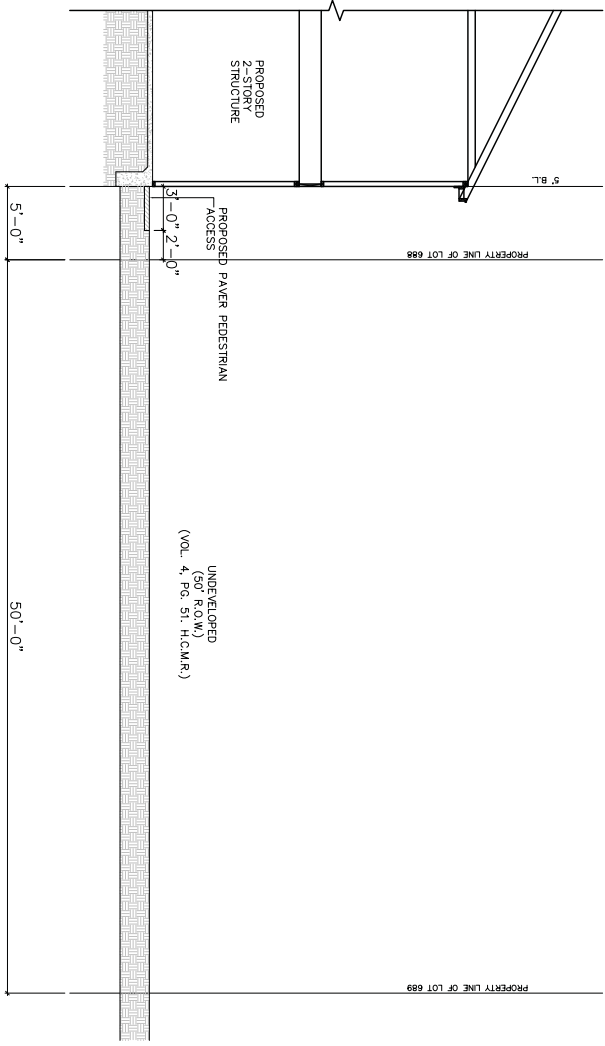
CROSS SECTION @KANSAS STREET

1/4"=1'-0"



PROPOSED FRONT ELEVATION

1/4"=1'-0"



CROSS SECTION @RADCLIFF STREET

1/4"=1'-0"



Application Number: 2018-1225

Plat Name: Kansas Trails

Applicant: Owens Management Systems, LLC

Date Submitted: 06/11/2018

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

Specific Variance is being sought and extent of variance:

A variance is sought for a 5' building line along Radcliffe Street as opposed to the required 20'.

Chapter 42 Section: 150

Chapter 42 Reference:

Chapter 42 - 150: (a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time." (b) The building line requirements established by this chapter are minimum standards. Where deed restrictions provide for a greater building line or setback, the deed restrictions shall control over the provisions of this chapter. (c) A special minimum building line requirement established pursuant to subdivision B of this division shall control over all other provisions of this chapter relating to building line requirements.

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 by depriving the applicant of reasonable use of land. Cottage Grove Sec 3, platted in 1939, created Ratcliff Street. It terminates 81' north of the intersection of Kansas Street. The lots along the north side of Kansas gradually decrease from 84'5" to 81' from Cohen to Kansas. The lots are 25' wide. The subject plat maintains 4 lots. The replat changes the width of the lots to allow for practical development. The owner proposed to demolish the commercial development and construct 4 single family homes. The corner lot is smaller than the other lots.

(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. The lots along the north side of Kansas are gradually smaller from Cohn Street going east toward Radcliff Street. With current Chapter 42 requirements, a 10-foot building line along Radcliff would create 1,215 sf with 60% buildable area.

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

The intent and general purposed of this chapter will be preserved and maintained. The development will comply with the 10/17 building line on Kansas and 15' x 15' visibility triangle. The paved section of Radcliff, south of Kansas is 18 feet. If Radcliff is developed and continues the same paving pattern, there would be 17' from the edge of paving to the property line. A 5-foot building line would create 22-feet from the back of curb to the property line.

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

The granting of the variance will not be injurious to the public health, safety or welfare. There will be no vehicular access to Radcliff Street. Site includes new 5-foot sidewalks along Kansas and Radcliff. 15' x 15' visibility triangle allows for required visibility when northern property is developed.

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

Economic hardship is not the sole justification of the variance. A 5' building line along Radcliff will allow for a practical development consistent with characteristics of the neighborhood.

Houston Planning Commission

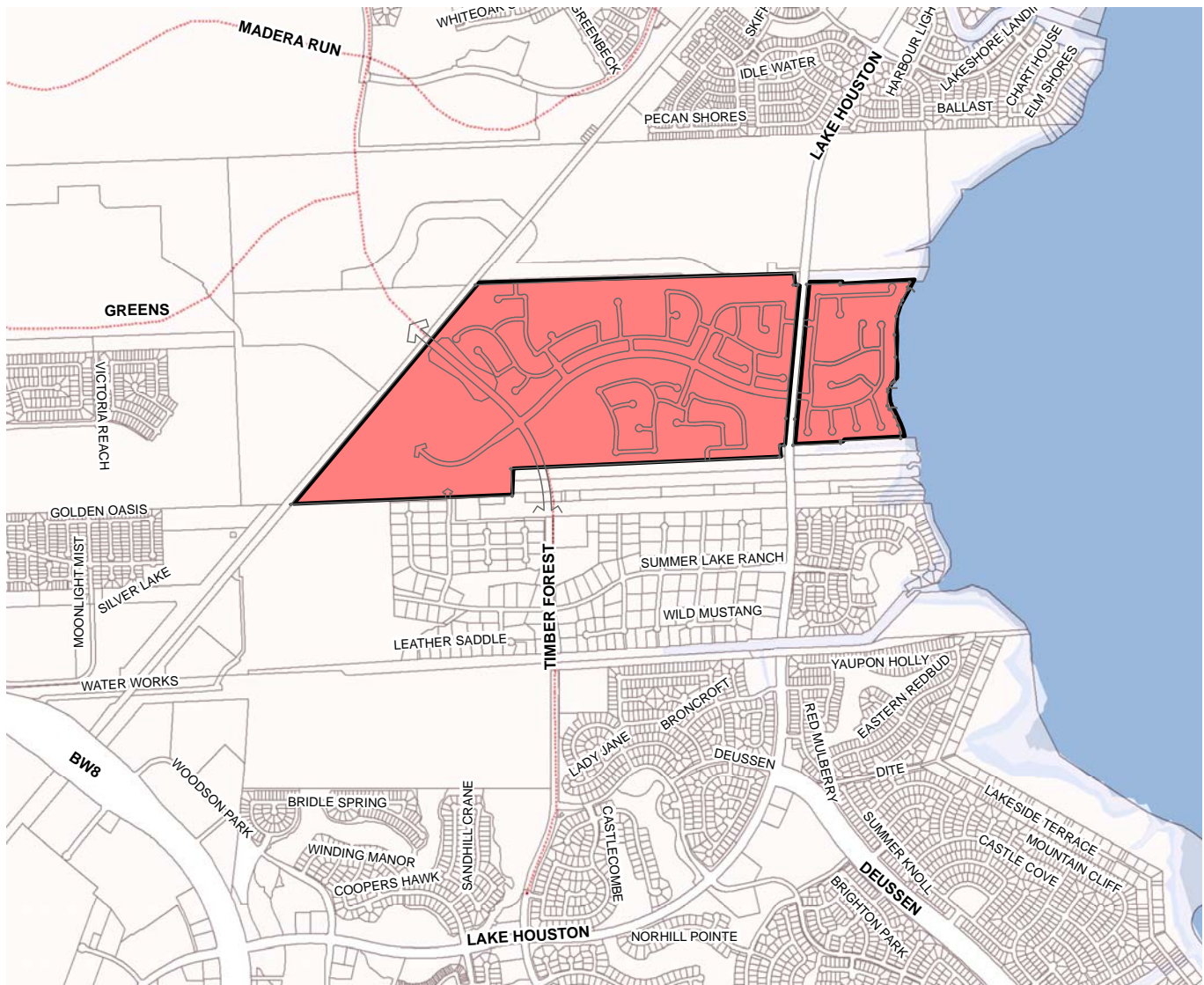
ITEM:117

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Lakewood Pines GP (DEF 2)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Site Location

Houston Planning Commission

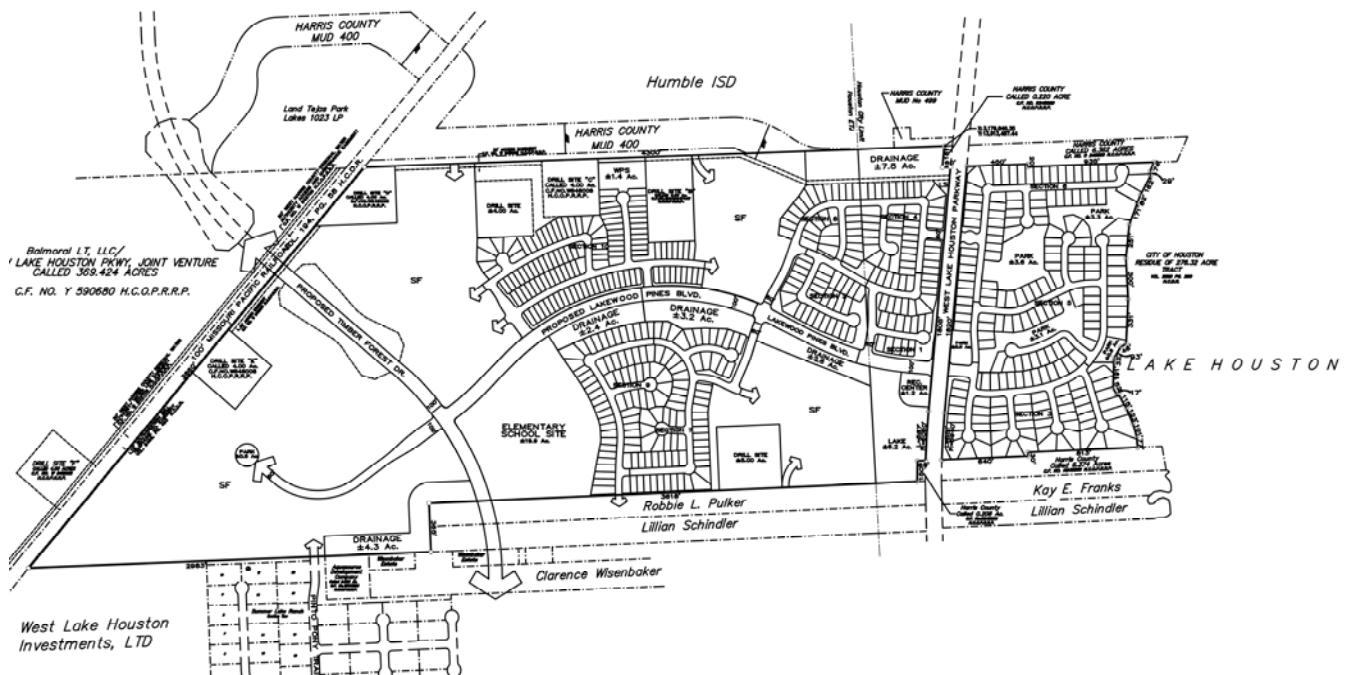
ITEM:117

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Lakewood Pines GP (DEF 2)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Planning and Development Department

Meeting Date: 07/05/2018

Applicant: BGE|Kerry R. Gilbert Associates



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

NA

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

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, and stub streets at 1400' were planned for future sections to the east and west of those sections. However, two recent changes in land use have occurred. First, Humble ISD has recently purchased the tract at the southeast corner of Timber Forest Drive and Lakewood Pines Blvd for a new elementary school. This tract was previously proposed for single-family development and included one of the proposed stub streets. It is impractical for the school site to provide a public stub street to the south, as this would require extending a public street across the length of the school site. The right-of-way given up for a cross-street would take up about 1.5 - 2 acres from the school site, land which is needed to provide driveways for cars to line up on school property while waiting to drop-off or pick-up children, rather than stacking up on the public streets. Furthermore, a through-street across the school site would still be immediately adjacent to the school, so it would still carry school traffic during peak hours – it would not provide a path for local traffic to avoid school traffic. Such a street would not dramatically improve local circulation either, since the street would not have access to any single-family sections in Lakewood Pines, but rather would tie directly into one of the thoroughfares. Local trips to Lakewood Pines would still have to use the thoroughfares to access the single-family sections. Therefore, a public street across the school site is impractical and would not significantly improve local traffic circulation. Likewise, it would be impractical to replat either Section 7 or Section 9 to provide a new stub street. Section 7 was recorded in May 2017 and homes are already being constructed. Section 9 was recorded this month, the streets have already been constructed, and most utilities are installed. As of this writing, 3 lots have been sold in Section 9. Modifications to either section would involve a replat, the loss of at least two lots, and reconstruction of paving and utilities, which is altogether an impractical solution that is disproportionate to the loss of the western stub street. Separately, it has been determined that a drill site previously proposed for removal cannot be removed after all. The stub street previously proposed at the location of the drill site must shift further east. The new location will be immediately adjacent to the drill-site's eastern boundary, to minimize the intersection spacing. The resulting distance between Timber Forest Drive and the future stub street next to the drill site is about $\pm 2160'$. The requested intersection spacing is the result of land use changes that were not foreseen by the developer. The previous

General Plan demonstrates the developer's original intent to provide two stub streets meeting the ordinance. If the original intent had been to provide only one stub street to the southern boundary, this could have been achieved by providing a single stub street out of Section 7, close to the midpoint between W. Lake Houston Pkwy and Timber Forest Drive. The resulting offset would have been less than 1600' each way, which is a deviation less than 15% of the requirement and could have been requested as a Special Exception. One stub street is still being provided, however due to the unanticipated changes in land use, the stub street cannot be located centrally anymore.

(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 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 north-south 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 ±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 will 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.

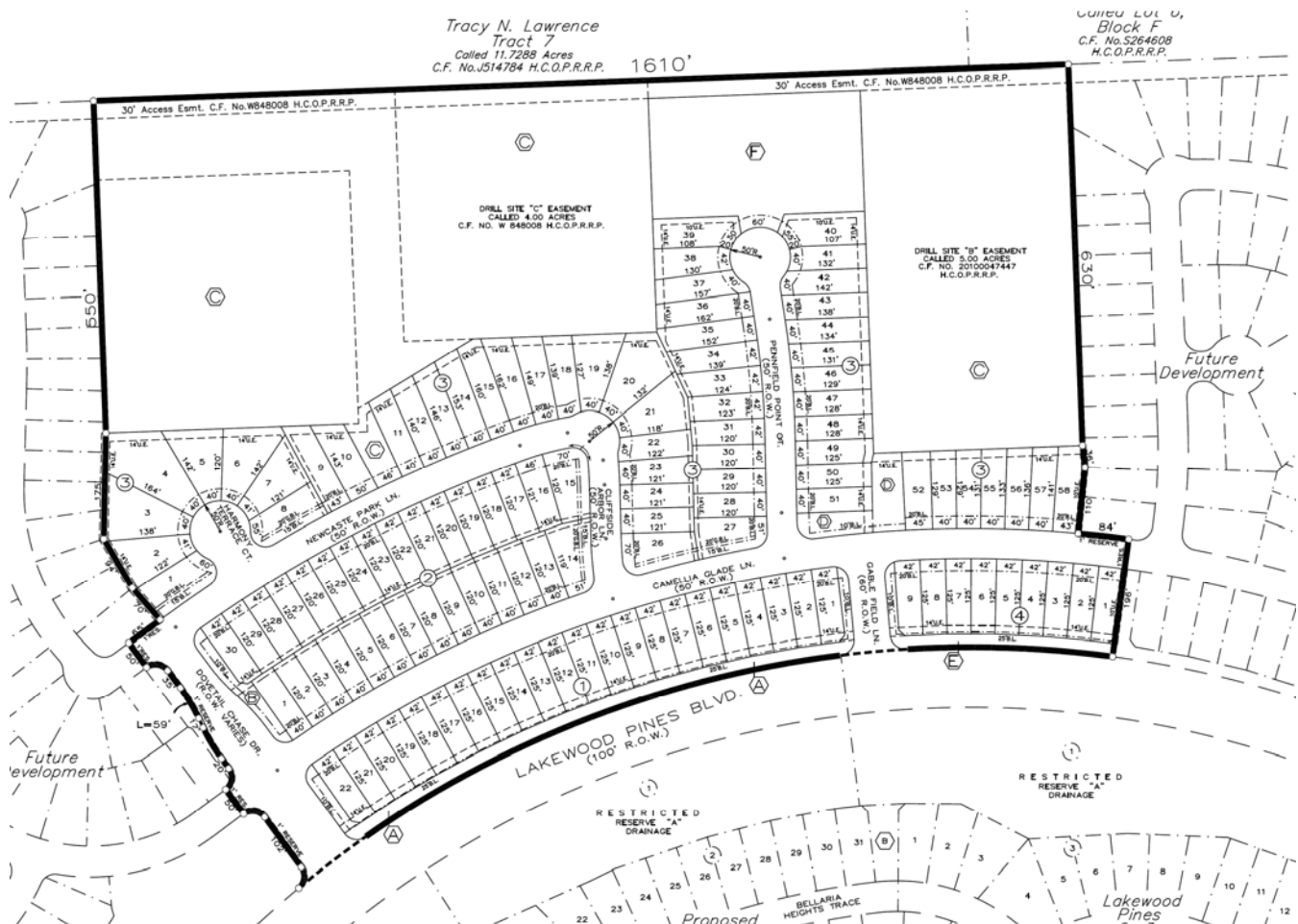
ITEM:118

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Lakewood Sec 10

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Houston Planning Commission

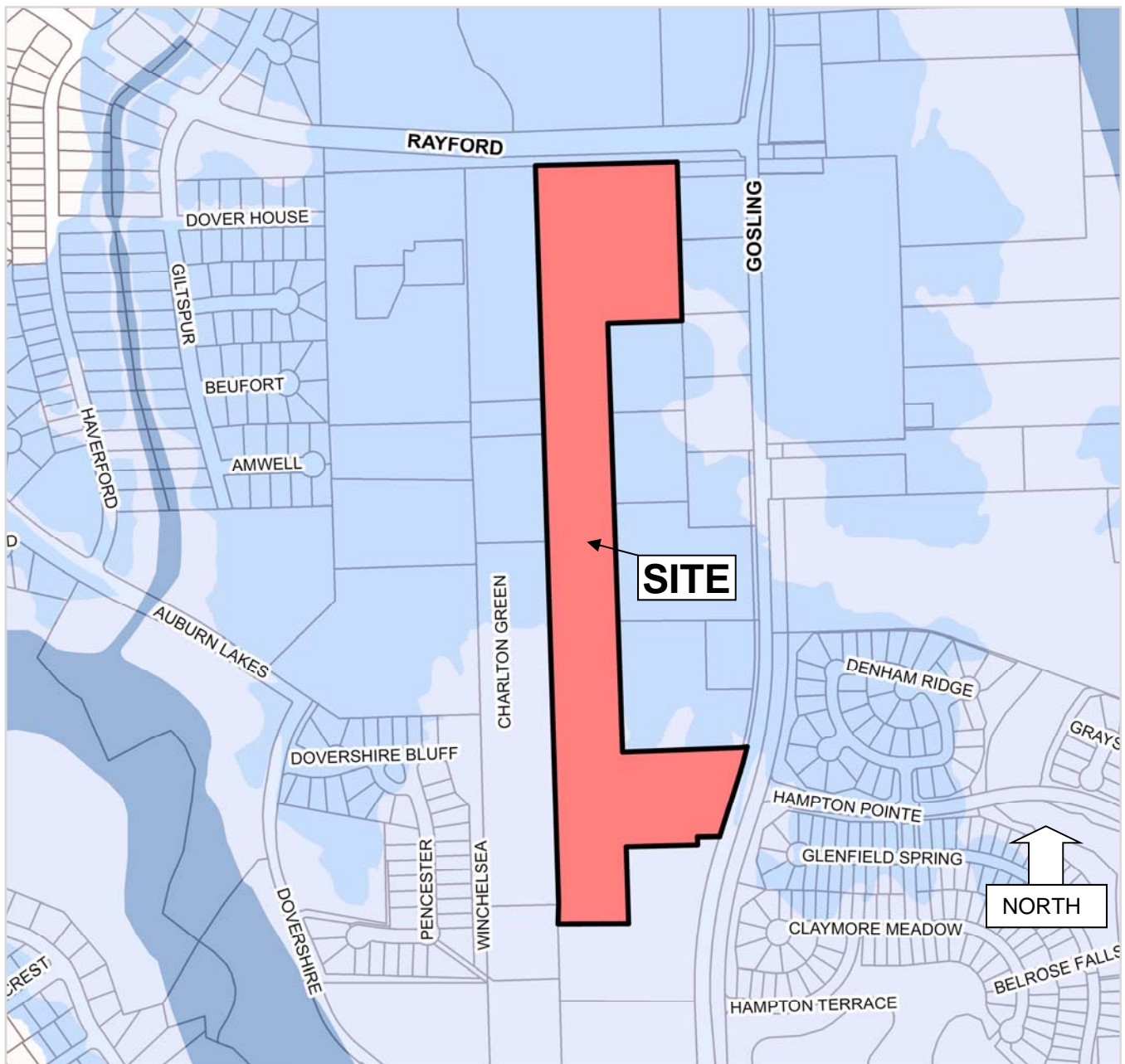
ITEM:119

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Landmark On Gosling (DEF 1)

Applicant: Windrose



D – Variances

Site Location

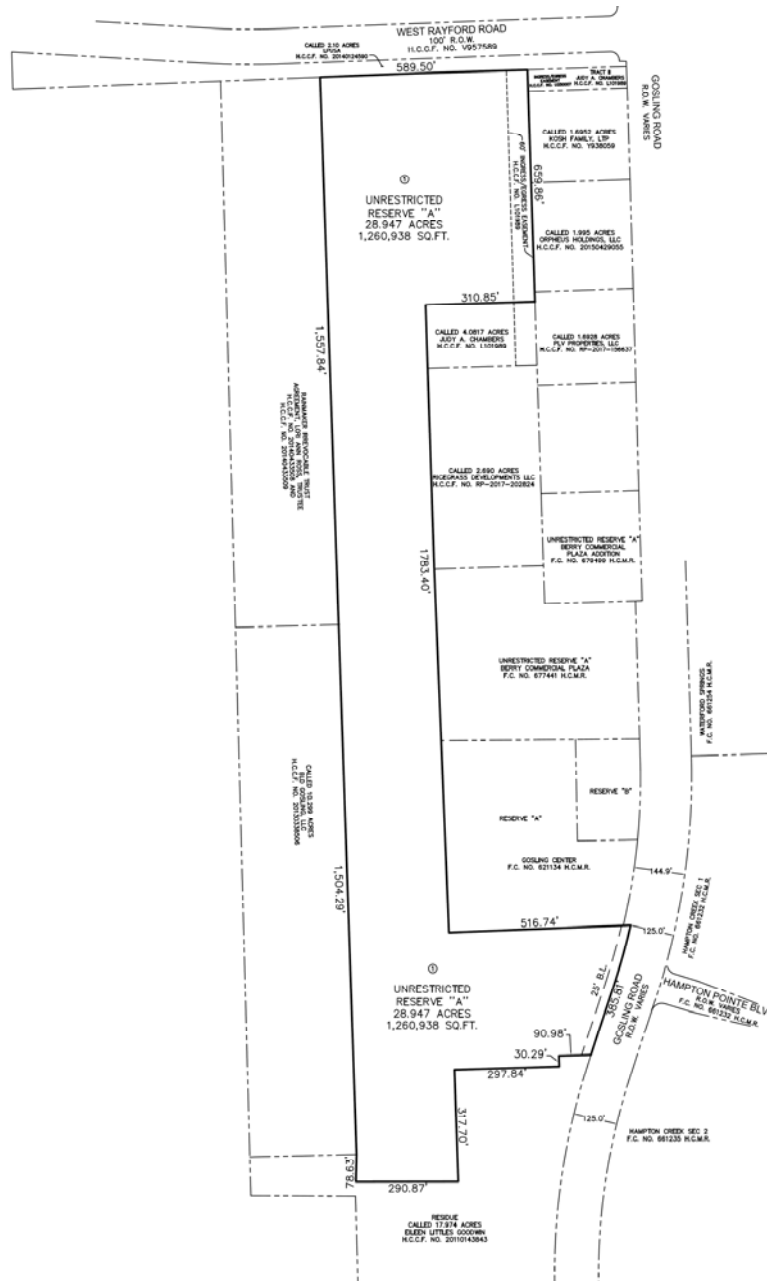
ITEM:119

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Landmark On Gosling (DEF 1)

Applicant: Windrose



NORTH

D – Variances

Subdivision

Houston Planning Commission

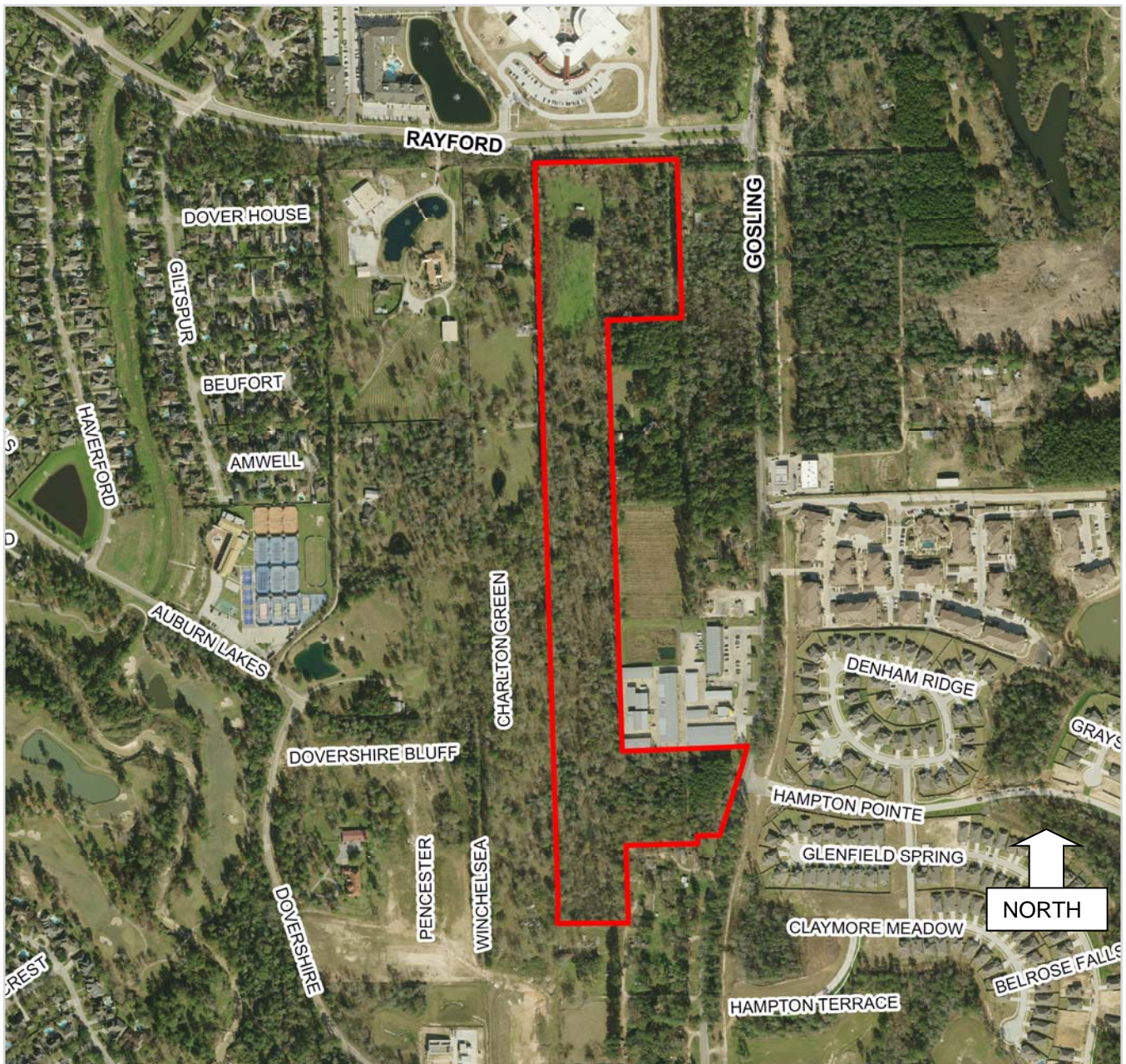
ITEM:119

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Landmark On Gosling (DEF 1)

Applicant: Windrose



D – Variances

Aerial



Application Number: 2018-1230

Plat Name: Landmark on Gosling

Applicant: Windrose

Date Submitted: 06/11/2018

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

Specific Variance is being sought and extent of variance:

To exceed the 2600' intersection spacing requirement along Gosling by not providing an east/west local street through the subject site south of W Rayford Road.

Chapter 42 Section: 42-127

Chapter 42 Reference:

Sec. 42-127, Intersections of major thoroughfares, Paragraph (a), states "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

NA

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

The subject property is 28.9 acres located on the west side of Gosling Road across from the intersection of Hampton Pointe Boulevard. The site is bordered by W Rayford Road to the north, vacant land to the south, a mixture of vacant land and single-family residential lots to the west, and a mixture of existing and proposed commercial development to the east. The applicant is requesting a variance to not require the extension of an east/west street through the site. Because the site has access to W Rayford and continues for a distance of 3,140 feet to the south (paralleling Gosling), another east/west street is required by the City's intersection spacing requirements. There is simply no logical location or route for the street that would properly align with the existing street network or promote vehicular mobility. The street that would likely be extended through the site would be Hampton Pointe Boulevard, which currently terminates at Gosling Road almost exactly 2,600 feet south of W Rayford Road immediately across from the subject property. The first difficulty is with the intersecting angle of the proposed public street. In order to provide a properly configured street given the angle of Gosling Road, the street extension would have to make a severe turn to the South and a second severe turn back to the West to connect to the proposed stub street in Dovershire Section 2. Requiring the applicant to extend a public street through the site provides no benefit to the public, and is an unnecessary hardship on the applicant. The developer has met with Harris County Engineering and they have posed no objection to the development. In addition, the proposed extension as requested does not provide significant increase in mobility in the area. Hampton Creek Subdivision on the Eastside of Gosling Road is a dead-end neighborhood and does not provide any road connectivity east of Spring Creek. Once those residents reach the intersection with Gosling Road, there is no logical reason that they would continue West through Dovershire as the proposed road connection will only dead-end in another T-Intersection with Dovershire Road as it cannot extend further West due to Spring Creek, existing developed properties and existing floodplain. As such, the only beneficiary of the street extension is the partially subdivided and partially developed Dovershire Subdivision. The ultimate development of that property creates only 95 homes of which will have any significant use or enjoyment of the proposed roadway. However, due to the configuration of the proposed Dovershire Section stub connection to the subject property as planned in Dovershire Section 2, the alignment needed to make a tangible connection to the median opening at Hampton Point Boulevard is overly circuitous and requires four 90 degree turns to provide egress from Gosling Road to Dovershire Road, making the route overly cumbersome, even for the future Dovershire residents. Existing Dovershire Road Connection can easily support the proposed 95 homes without the additional connection to Gosling and residents would be more likely to use Dovershire due to the cumbersome route proposed. Additionally, the subject property is a proposed multi-family development with an estimated 408 units. Dovershire Subdivision is a small in-fill residential neighborhood and is generally an incompatible land use with multi-

family. Residents within the Dovershire community could experience incidental external multi-family traffic through their quiet neighborhood streets.

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

The existing commercial and residential developments in the area justify the proposed variance and were in existence before or platted prior to the applicant's development plans were brought to the attention of the County or City. Given the fact that no logical path for increased mobility is created by this street extension and that the more viable connection of Auburn Lakes Drive to Hampton Point Drive was blocked by the development of Dover shire subdivision the hardship cannot be considered self-imposed.

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

Requiring the applicant to extend Hampton Pointe Boulevard through their site is contrary to the intent of Chapter 42. Providing this unnecessary street extension would not provide an additional benefit to mobility in the area and creates only a short t-type intersection to Dovershire Road that cannot be extended further West. Sufficient access is already provided through the existing street network in the area. General traffic patterns in this area would logically chose to take the more direct and unimpeded path of Dovershire Road South to Gosling or Auburn Lakes Drive North to Rayford than to utilize the more cumbersome travel path proposed by this street extension.

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

The granting of the variance will not be injurious to the public's health, safety, or welfare as the street network in the area already provides for adequate mobility. Looking at whether an additional connection is necessary through the applicant's site, a review of the surrounding street network reveals that existing and proposed development has reasonable east/west access between Gosling Road and Northcrest Drive via Dovershire Road and Auburn Lakes Drive. Further, the code-required east/west street would provide absolutely no enhancement to mobility as it only provided benefit to a proposed maximum of 95 homes.

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

The justification for granting the variance are the unique characteristics of the local topography and the surrounding developments that make extending a street through the applicant's site impossible, impractical and contrary to sound public policy. Because a new street at this location would provide no benefit to regional mobility and would instead represent useless right-of-way that the County would have to maintain in perpetuity, the requirement to extend an east/west street through the site is an unreasonable hardship on the applicant and general public.

Houston Planning Commission

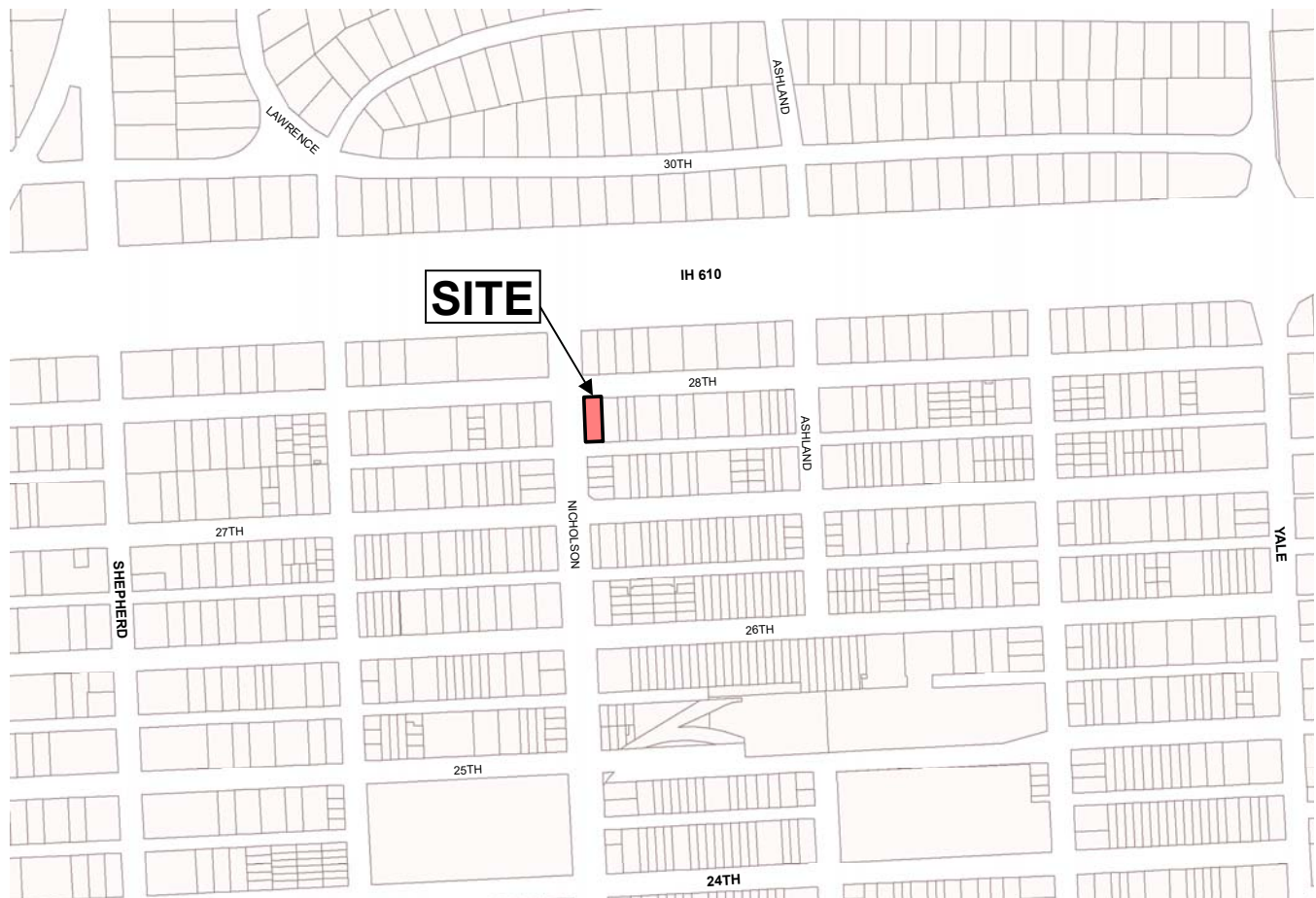
ITEM:120

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Nicholson Heights

Applicant: Hovis Surveying Company Inc.



D – Variances

Site Location

Houston Planning Commission

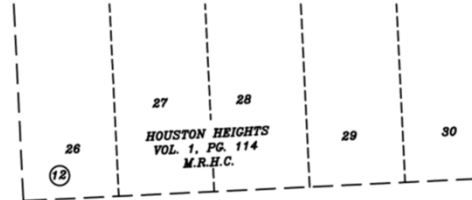
ITEM:120

Planning and Development Department

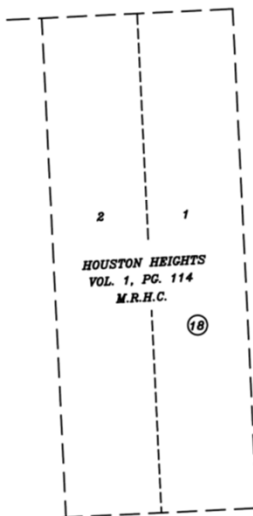
Meeting Date: 07/05/2018

Subdivision Name: Nicholson Heights

Applicant: Hovis Surveying Company Inc.

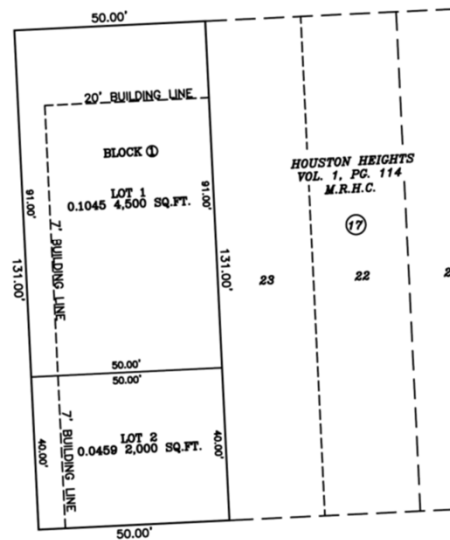


WEST 28TH STREET (70' R.O.W.)
VOL. 1, PG. 114 M.R.H.C.

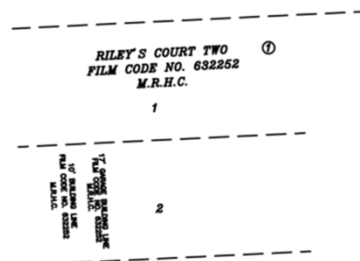
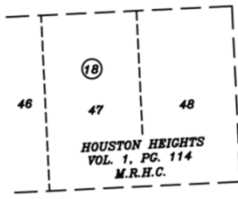


NICHOLSON STREET (100' R.O.W.)
VOL. 1, PG. 114 M.R.H.C.

38' ALLEY
VOL. 1, PG. 114
M.R.H.C.



38' ALLEY
VOL. 1, PG. 114
M.R.H.C.



D – Variances

Subdivision

Houston Planning Commission

ITEM:120

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Nicholson Heights

Applicant: Hovis Surveying Company Inc.

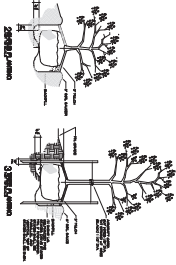


D – Variances

Aerial

GENERAL LANDSCAPE NOTES

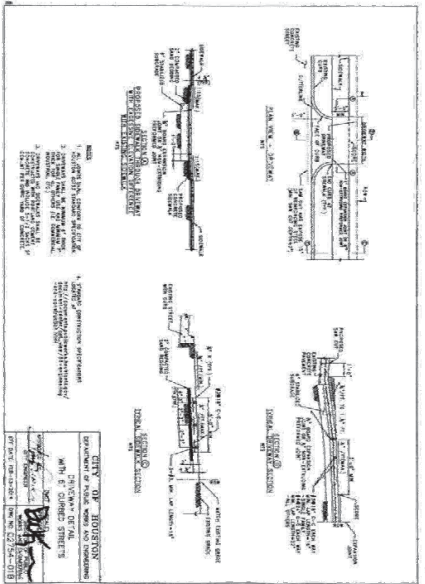
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.



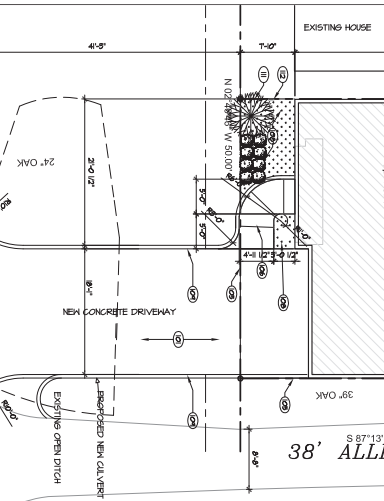
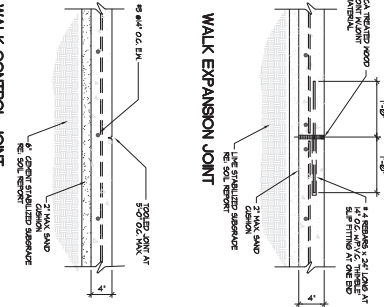
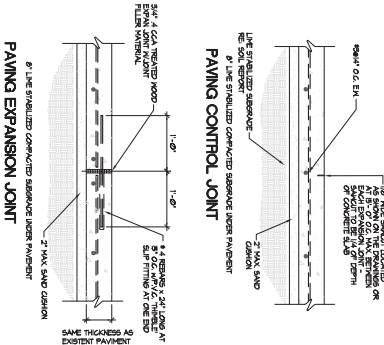
GENERAL LANDSCAPE NOTES

SCALE: 1/8" = 1'-0"

COOL DRIVEWAY STANDARD DETAILS



SCALE: 1/8" = 1'-0"



LANDSCAPE CALCULATIONS

ITEM	QUANTITY	UNIT	PRICE	TOTAL
1. 12" DIA. TREE	1	EA	100.00	100.00
2. 12" DIA. TREE	1	EA	100.00	100.00
3. 12" DIA. TREE	1	EA	100.00	100.00
4. 12" DIA. TREE	1	EA	100.00	100.00
5. 12" DIA. TREE	1	EA	100.00	100.00
6. 12" DIA. TREE	1	EA	100.00	100.00
7. 12" DIA. TREE	1	EA	100.00	100.00
8. 12" DIA. TREE	1	EA	100.00	100.00
9. 12" DIA. TREE	1	EA	100.00	100.00
10. 12" DIA. TREE	1	EA	100.00	100.00

LANDSCAPE CALCULATION / LANDSCAPE LEGEND

SCALE: 1/8" = 1'-0"

PAVING DETAILS

SCALE: 1/8" = 1'-0"

- 1. CONCRETE PAVING, RE. CIVIL DRAWINGS
- 2. PAVING EXPANSION JOINT, RE. CIVIL
- 3. PROPERTY LINE, RE. CIVIL
- 4. CONCRETE CURB, RE. CIVIL
- 5. CONCRETE CURB, RE. CIVIL
- 6. CONCRETE CURB, RE. CIVIL
- 7. CONCRETE CURB, RE. CIVIL
- 8. CONCRETE CURB, RE. CIVIL
- 9. CONCRETE CURB, RE. CIVIL
- 10. CONCRETE CURB, RE. CIVIL
- 11. CONCRETE CURB, RE. CIVIL
- 12. CONCRETE CURB, RE. CIVIL
- 13. CONCRETE CURB, RE. CIVIL
- 14. CONCRETE CURB, RE. CIVIL
- 15. CONCRETE CURB, RE. CIVIL
- 16. CONCRETE CURB, RE. CIVIL
- 17. CONCRETE CURB, RE. CIVIL
- 18. CONCRETE CURB, RE. CIVIL
- 19. CONCRETE CURB, RE. CIVIL
- 20. CONCRETE CURB, RE. CIVIL

NICHOLSON STREET (100' R.O.W.)



NICHOLSON HOUSE
448, WEST 28TH STREET
HOUSTON, TEXAS 77008

NICHOLSON HEIGHTS
HOUSTON, TEXAS



9803 HAMMILL BLVD., SUITE 100
HOUSTON, TEXAS 77060
PH: 281-468-7357 FAX: 281-468-7353

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DATE	REVISION
01-23-2008	1.0
01-23-2008	1.1
01-23-2008	1.2
01-23-2008	1.3
01-23-2008	1.4
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01-23-2008	1.20



Application Number: 2018-1146

Plat Name: Nicholson Heights

Applicant: Hovis Surveying Company Inc.

Date Submitted: 06/08/2018

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

Specific Variance is being sought and extent of variance:

To allow a 7 foot building and garage setback line along Nicholson Street instead of the required 20 foot building line.

Chapter 42 Section: 156

Chapter 42 Reference:

42-156(b) Except as otherwise required or authorized by this chapter the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street.

Statement of Facts

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

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

This development is a replat of Lots 24 & 25, Block 17 of Houston Heights. The existing lots were 25 foot lots that ran parallel to Nicholson Street. We are proposing to create two lots that will be parallel to West 28th Street. There is an existing residence on Lot 1 and this residence will not be removed. The existing residence has been on the lots since the 1930's and was remodeled into a duplex in 2002. This existing residence is only 7.7 feet East of the Nicholson Street right-of-way and would not allow for the required 20 foot building line or a 10 foot building line with a 20 foot garage setback. We are requesting that this new plat create a 7 foot building line and garage setback line along Nicholson Street. This will allow for the new development to be in harmony with the existing development. Nicholson Street is a 100 foot right-of-way local street and the distance from the edge of paving to the existing house is 48.08 feet. This distance is greater than the typical 40 feet with a 60 foot right-of-way and 20 foot building line on an asphalt road. In addition, these lots are only 50 feet wide and a 20 foot building line would only allow for a house 25 feet wide. The same is true with the 20 foot garage setback.

(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 by the applicant because the house was existing prior to the purchase of the property. The Houston Heights subdivision did not impose or create building lines and the development was prior to the Chapter 42 standards. The new development will be consistent with the existing development within the area and across Nicholson Street.

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

The intent and general purposed of this chapter will be preserved and maintained because there will be adequate distance between the paving and the residence. The large right-of-way width of Nicholson allows for the distance from the paving to the existing residence and proposed residence to be achieved even with a 7 foot building line.

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

The granting of the variance will not be injurious to the public health, safety or welfare because there is adequate distance between the existing and proposed development from the existing paving. The allowance of a 7 foot building line would not create an unsafe situation because the residence would be a greater distance from the existing paving

than is created in a typical right-of-way situation. The existing structure has been in place for over 80 years and it is only 7.7 feet off the right-of-way.

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

Economic hardship is not the sole justification of the variance because the existing residence does not allow for the a 20 foot building line or a 10 foot building line with a 17 foot garage setback. This development will be consistent with the development in the area and still allow for adequate distance between the traffic on Nicholson Street and the existing residence as well as the proposed development.

Houston Planning Commission

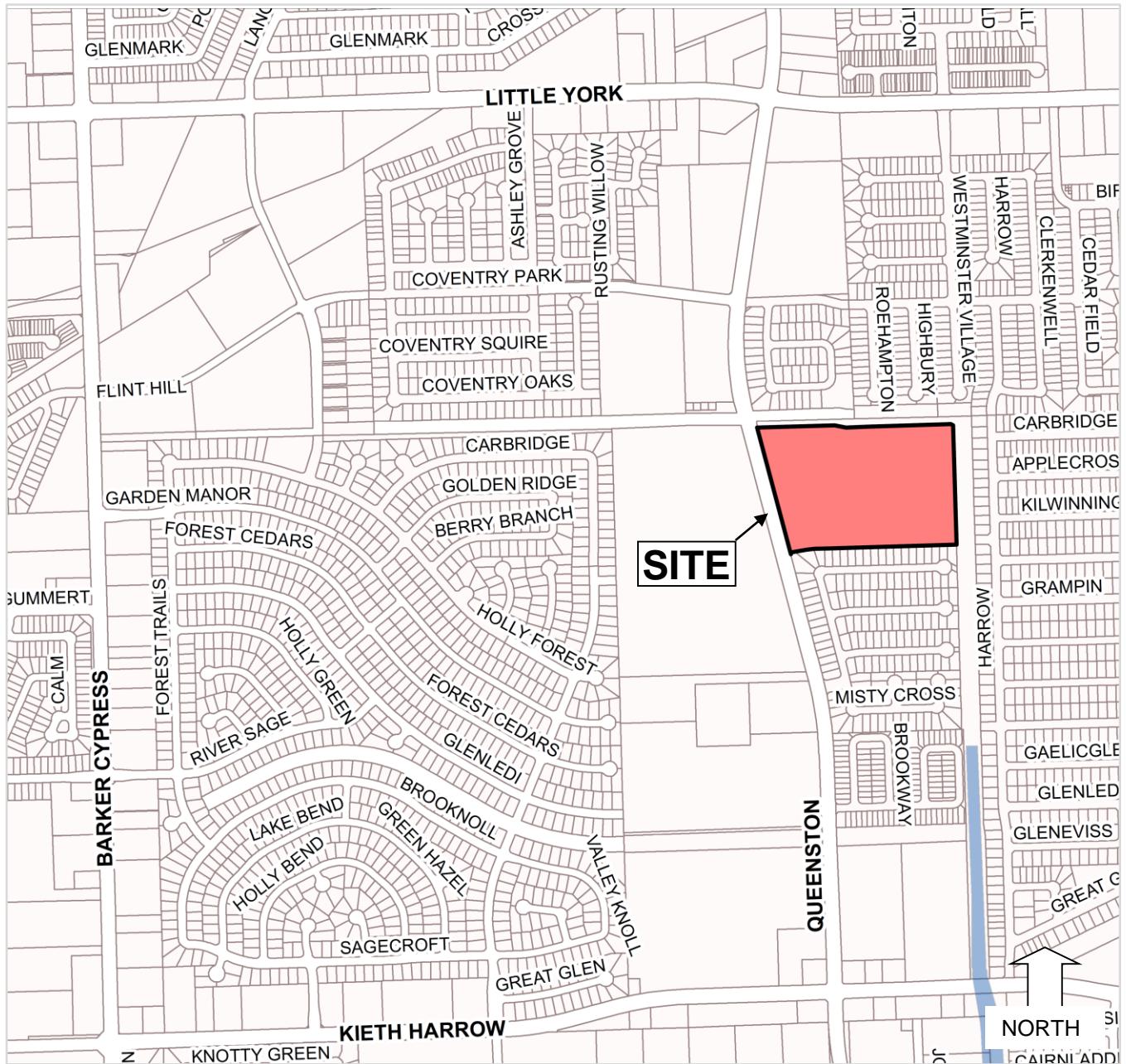
ITEM:121

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Reserve at Queenston

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

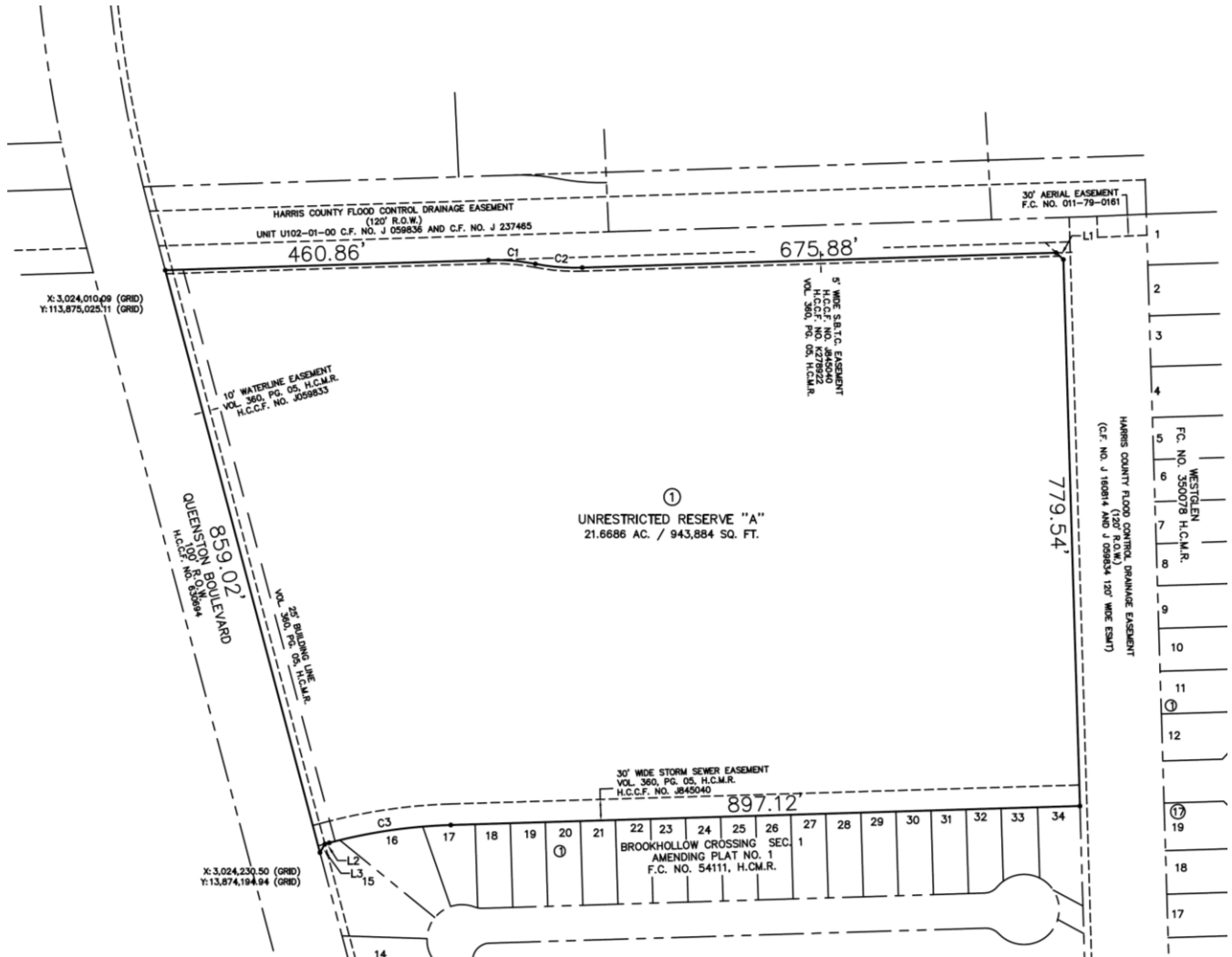
ITEM:121

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Reserve at Queenston

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM:121

Planning and Development Department

Meeting Date: 07/19/2018

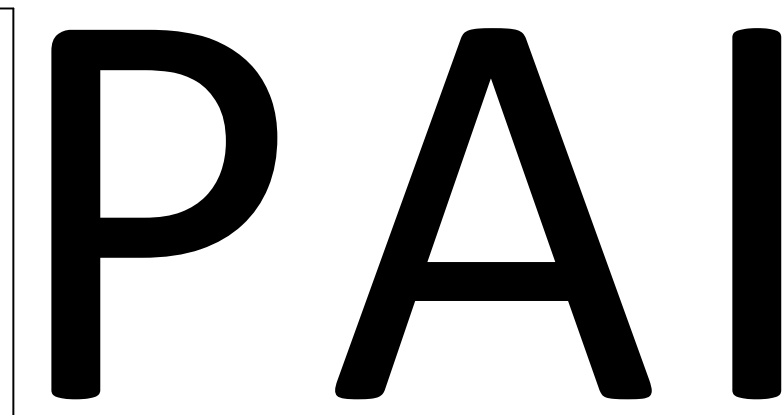
Subdivision Name: Reserve at Queenston

Applicant: Windrose



D – Variances

Aerial



5702 4TH STREET
KATY, TX 77493
TEL: 281.293.9291
FAX: 281.293.7246
E: INFO@PURSERARCHITECTURAL.COM

5500 Queenston Blvd,
Houston, TX 77084

STAGE	DESCRIPTION	DATE
SD	First Draft	06/19/2018

SCALE: 1/32" = 1'-0"

PLEASE NOTE:
THIS PLAN IS FOR INFORMATION ONLY.
SEE CIVIL ENGINEERED PLANS FOR CONSTRUCTION.

P.18.108.QUEE

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DATE: 06/19/2018

SHEET NUMBER:



Application Number: 2018-1351

Plat Name: Reserve at Queenston

Applicant: Windrose

Date Submitted: 06/25/2018

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

Specific Variance is being sought and extent of variance:

To not require an east/west local street through the subject property to connect to Queenston Boulevard.

Chapter 42 Section: 42-127

Chapter 42 Reference:

Sec. 42-127, Intersections of local streets, Paragraph (a1), states "Each local street shall intersect with a street that meets the requirements of this subsection every 1,400'

Statement of Facts

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

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

The subject property is 21.669 acres located on the East side of Queenston Boulevard, approximately 2,200 feet South of West Little York Drive. The site is situated at the Northeast corner 120' wide Harris County Flood Control Channel Unit U102-01-00, and further adjoined by single-family residential neighborhoods Westminster Village Section 2 to the North, Westglen Addition to the East, and Brookhollow Crossing Section 1 to the South. The applicant is requesting a variance to not require the extension East McLeish Drive, West through the site to connect to Queenston Boulevard. Currently East McLeish Drive terminates at the East side of the HCFCD drainage channel and is only 1 lot deep. Chapter 42-135 (a3) allows for the existing stub street to terminate as-is without extension or cul-de-sac termination. In addition, Chapter 42-130 (a5) only requires the crossing of a drainage channel over 100' wide at 2,000' intervals. Currently McLeish Drive is only 990 Feet South of Edgware Drive and only 1,550' South of existing Coventry Park Drive, not requiring the extension.

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

The existing property has been operating in its current configuration for the last 24 years and Westglen subdivision was developed in 1991. Both the subject property and adjacent residential neighborhoods are fully developed and have been adequately served by the existing street pattern for the last 24 & 27 years respectively.

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

Requiring the applicant to extend East McLeish Drive through their site is contrary to the intent of Chapter 42. Chapter 42-130 and 42-135 both provide for exceptions to this extension and the subject property as well as all surrounding properties have been fully platted and developed according to the ordinance and are adequately served by the existing street network.

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

The granting of the variance will not be injurious to the public's health, safety, or welfare as the street network in the area already provides for adequate mobility. Adjacent neighborhoods currently have 6 other connections to major thoroughfares in the area. Three connections to Keith Harrow Drive to the South, Two connections to West Little York road to the North and Coventry park Drive connects West to Queenston Boulevard. Additional mobility to Highway 6 is provided through adjacent neighborhoods Villages of Langham Creek and Berkshire. Additionally there are no current plans for Harris County to extend a bridge over the HCFCD channel U102-01-00 so the imposition of the street

extension will provide no benefit to traffic mobility in the area. In addition, the unique position of the property at the severe 90 degree corner of a HCFCD channel already provides significant challenges to keep moving water contained in a high volume event without major erosion or flooding of adjacent properties. Further reduction in flow capacity due to the construction of a road crossing so close the bend could further compromise the flow and create a significant erosion or flooding situation in the event of another major rainfall event.

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

The justification for granting the variance are the unique characteristics and overall development condition of the surrounding areas. Without public funds to provide the bridge, a road extension at this point would provide no benefit to regional mobility and would instead represent useless right-of-way that the County would have to maintain in perpetuity, the requirement to extend an east/west street through the site is an unreasonable hardship on the applicant and general public.

Houston Planning Commission

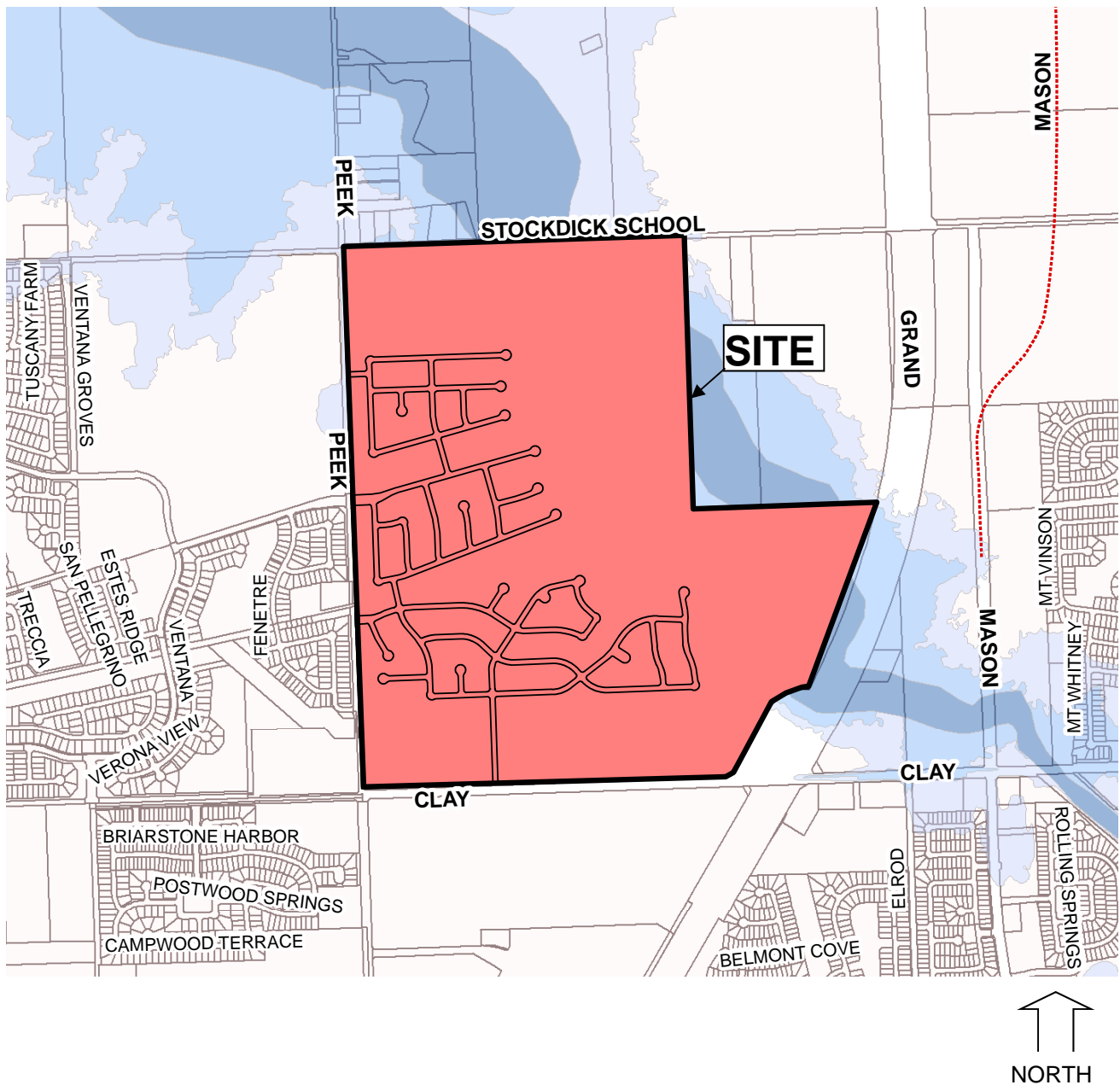
ITEM:122

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Ventana Lakes East GP (DEF1)

Applicant: EHRA



D – Variances

Site Location

Houston Planning Commission

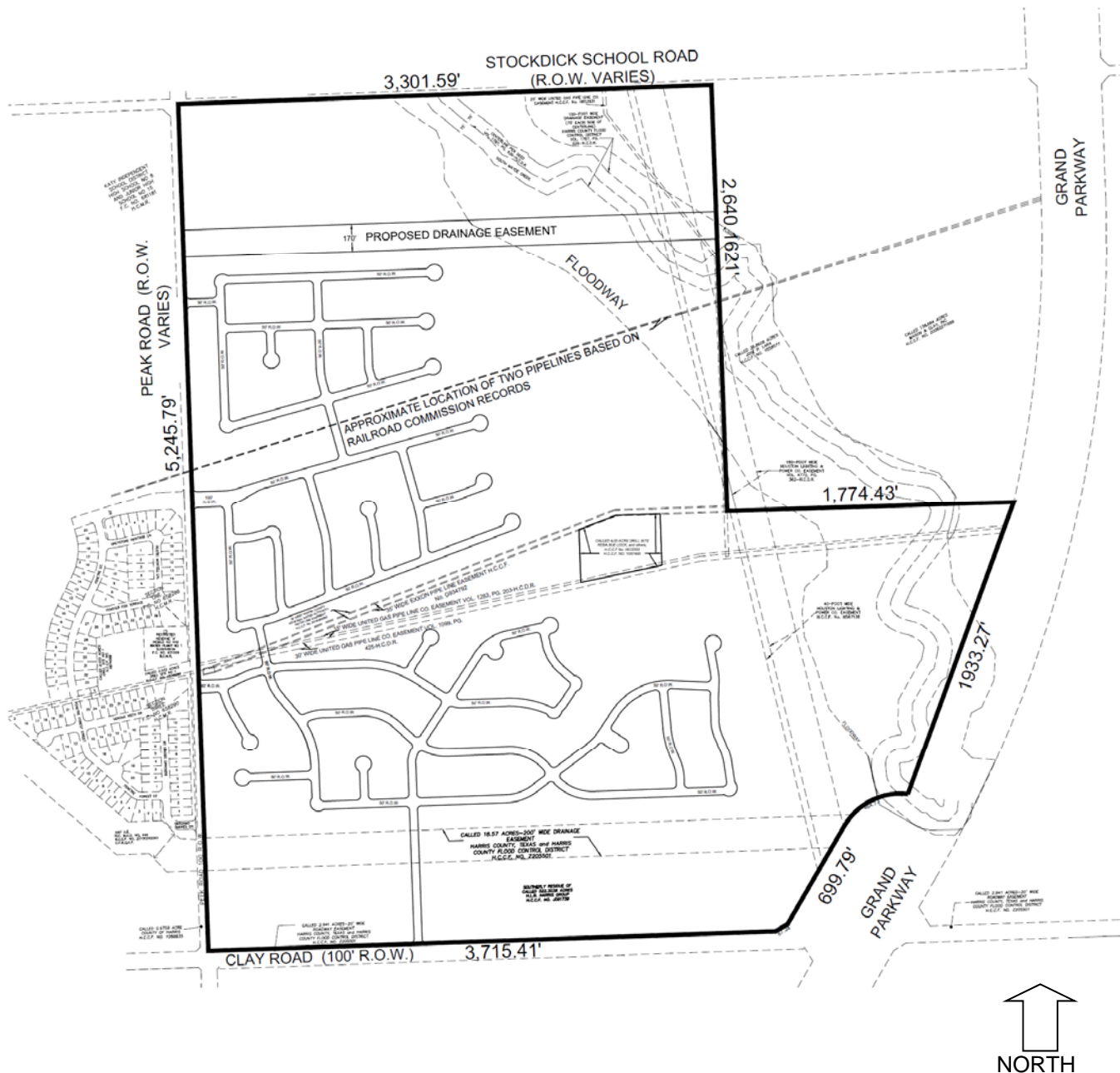
ITEM:122

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Ventana Lakes East GP (DEF1)

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission

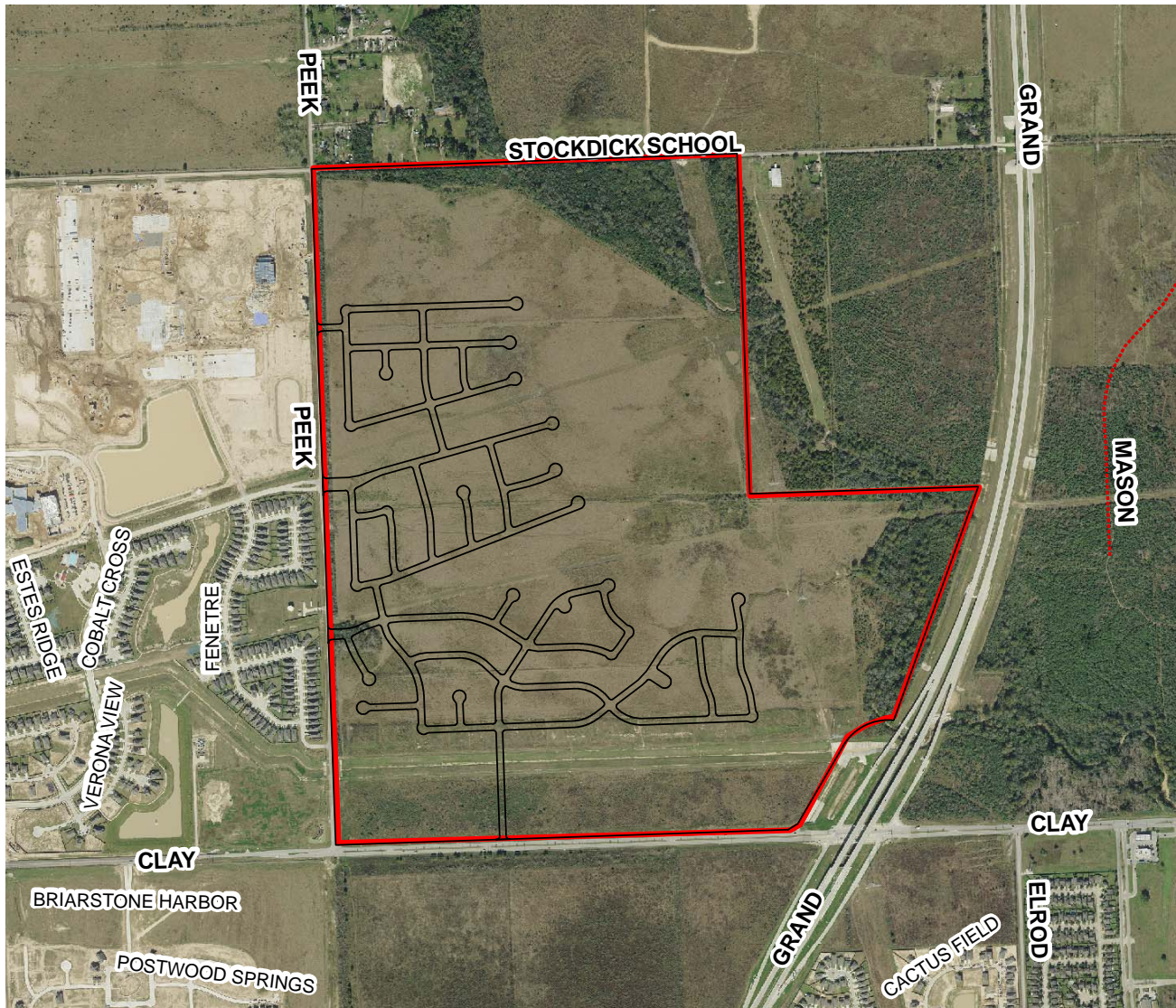
ITEM:122

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Ventana Lakes East GP (DEF1)

Applicant: EHRA



D – Variances

Aerial

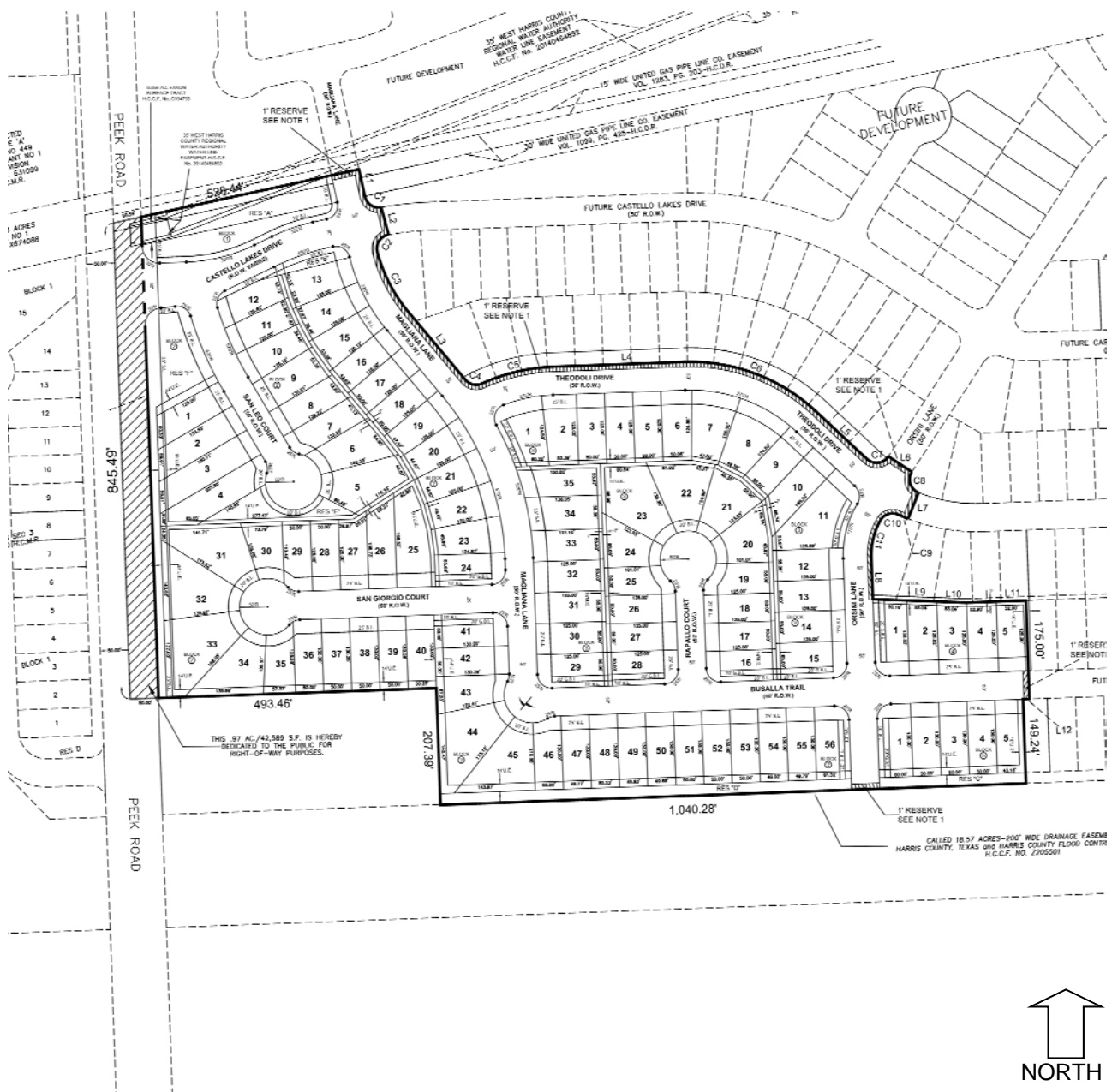
ITEM:123

Planning and Development Department

Meeting Date: 07/05/2018

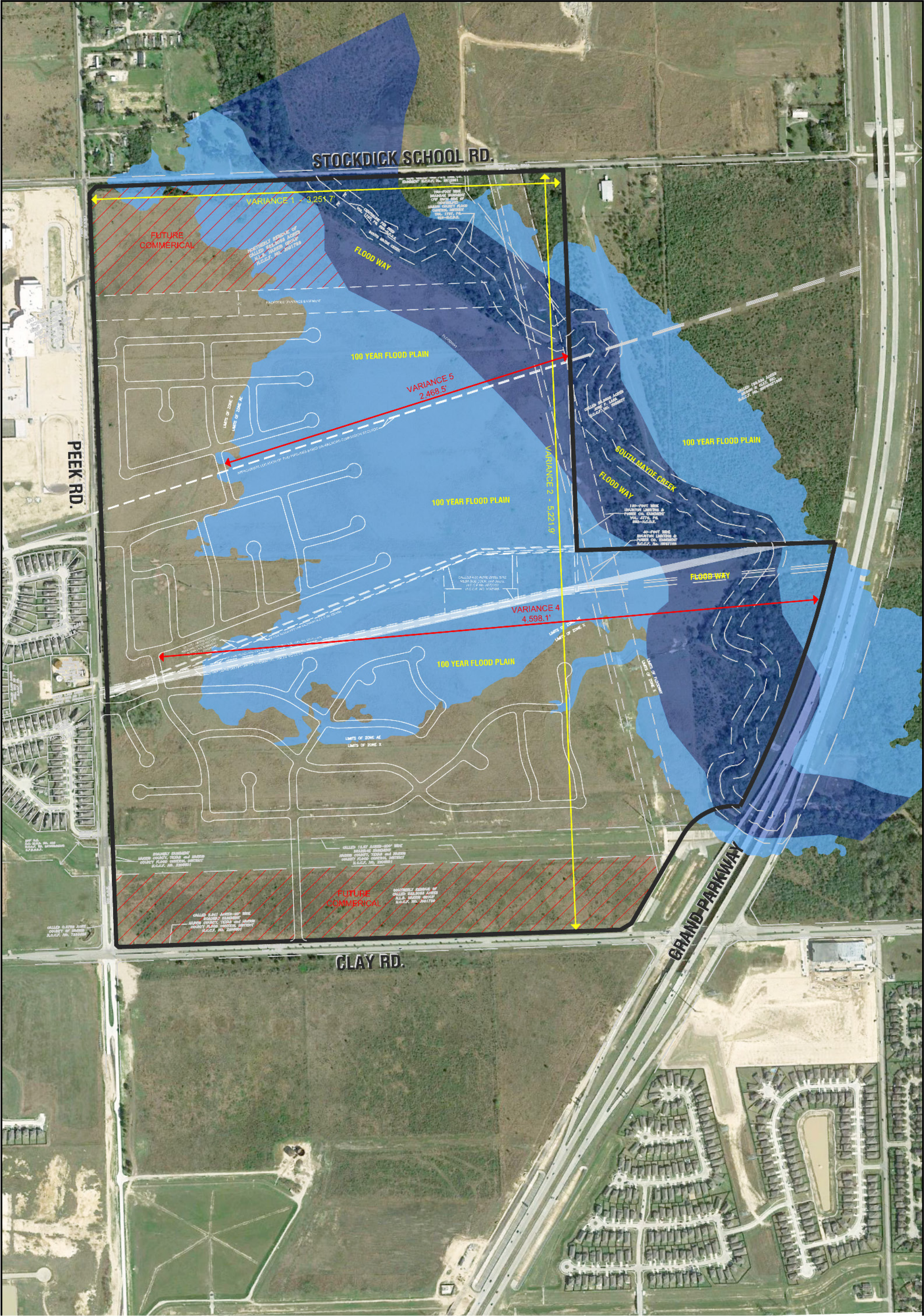
Subdivision Name: Ventana Lakes East Sec 1 (DEF1)

Applicant: EHRA



D – Variances

Subdivision



Ventana Lakes East Variance Exhibit

A 283 Acre Community located in Harris County, Texas.

EHRA JOB NO. 171-065-00
P:\171-065-00\Plat\GP\Ventana Lakes East GP_Variance exhibit_REVISED 062616.dwg Jun 28, 2018-2:17pm Edited by: cbirowe

0150300600

SCALE: 1"=600'

NORTH

June 28, 2018

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

EHRA

ENGINEERING THE FUTURE SINCE 1936

10555 WESTOFFICE DRIVE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCCOM
TBPE No. F-726
TBPLS No. 10092300



Application Number: 2018-1233

Plat Name: Ventana Lakes East GP

Applicant: EHRA

Date Submitted: 06/11/2018

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

Specific Variance is being sought and extent of variance:

2 Variances are being requested. Variance 1: To exceed intersection spacing along the northern boundary by not connecting to Stockdick School Road. Variance 2: To exceed intersection spacing along the eastern boundary by not providing an east – west connection.

Chapter 42 Section: 42-128(1)

Chapter 42 Reference:

Sec. 42-128. Intersections of local streets. (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;

Please refer to the drawing: "Ventana Lakes East Variance Exhibit" supplied with this application. The Ventana Lakes East general plan must take into consideration existing floodway of South Mayde Creek, several drainage facilities, and multiple pipelines which affect the ability to provide street connections as required in Chapter 42. Three variances are necessary along the project boundaries as follows: Variance 1 is requested not to provide a street connection to Stockdick School Road for a total distance east of Peek Road of 3,251.7' along the northern general plan boundary. In this location, the South Mayde Creek floodway crosses the boundary and effectively makes connecting to Stockdick School Road impossible for a total distance of over 1,900'. The frontage on Stockdick School Road is likely to be developed by others as commercial tracts while the interior of the GP will be exclusively single-family residential. The developer also needs to intercept stormwater sheet flows coming across properties to the north by constructing a 170' wide drainage easement south of the future commercial tracts. Once constructed, this will divert existing stormwater flows and street drainage directly to South Mayde Creek. Crossing the future drainage easement is unnecessary since the property to the commercial tracts will have sole access to Stockdick School Road and the single-family tracts will take access from Peek Road. Variance 2 is requested not to provide a street connection along the entire eastern property boundary for a distance of 5,221.9'. This variance is necessary since the South Mayde Creek floodway runs parallel to the boundary. HCFCD maintains a 150' wide easement along the centerline of the creek and the floodway is generally about 650' wide in this area. Crossing the floodway with local streets is impractical and unneeded since major thoroughfares Stockdick School Road and Clay Road provide adequate local circulation to the Grand Parkway. Additionally, no street connection further east to the Grand Parkway is allowed because of the limited access/toll nature of the parkway. Variance 3 is requested not to provide a street connection along the southern property boundary for a distance of 3,537.8'. HCFCD maintains an existing 200' wide drainage easement north of this entire boundary. Chapter 42 allows intersection exceptions of up to 2,000' for such facilities, but since this distance is much longer and the land south of the easement will be developed by others as commercial tracts with frontage on Clay Road, we request not be required to connect to Clay Road. As with the north side of this general plan, street connections across the drainage easement and through future commercial tracts is unnecessary. There will be three total connections to Peek Road for the entirely residential street pattern within Ventana Lakes East. This will provide adequate vehicular access to a major thoroughfare and distribute traffic both to the north and the south without the need to cross drainage easements to the north or south.

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

The South Mayde Creek floodway to the east, the 200' wide HCFCF drainage easement on the south, and need to intercept stormwater drainage based on topography to the north are all existing physical factors contributing to the hardships.

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

Local circulation to Peek Road will occur at three intersections and traffic will be distributed to the major thoroughfares north and south of this tract without need for unnecessary crossings of drainage facilities.

(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 floodways will be avoided and local traffic patterns can be adequately served by existing major thoroughfares. Granting these variances allows residential traffic to be handled via Peek Road without mixing with future commercial traffic on Stockdick School Road and Clay Road.

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

Justification for these variances is due to existing and future drainage easements required to handle stormwater flows in the area and the existing floodway of South Mayde Creek, as well as the likely land use along major thoroughfares Stockdick School Road and Clay Road.



Application Number: 2018-1233

Plat Name: Ventana Lakes East GP

Applicant: EHRA

Date Submitted: 06/11/2018

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

Specific Variance is being sought and extent of variance:

2 variances are being requested Variance 1: To exceed intersection spacing along the southern pipeline corridor

Variance 2: To exceed intersection spacing along the northern pipeline corridor

Chapter 42 Section: 42-130

Chapter 42 Reference:

The crossing of multiple existing pipelines by a street more than once every ½ mile;

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;

Please refer to the drawing: "Ventana Lakes East Variance Exhibit" supplied with this application. The Ventana Lakes East general plan must take into consideration two existing pipeline corridors which affect the ability to provide street connections as required in Chapter 42. The two pipeline corridors effectively divide the general plan into thirds and are labeled on the variance exhibit from bottom to top as Variance 4 and 5 as follows: Variance 4 is requested not to provide a street connection along the southern pipeline corridor for a distance of 4,598.1'. Within this corridor there are 4 separate pipeline easements (35' West Harris County Regional Water Authority, 35' Exxon, 15' United Gas, and 30' United Gas). We propose to cross these easements with an internal local street at a location just east of Peek Road where the multiple pipelines are in close proximity. This will provide internal circulation and connect future single family neighborhoods. As these pipelines diverge, they vary up to 390' apart which is not conducive to single family development. Additionally, there is a drill site located between the pipelines which will not allow right of way within the site. Finally, this area is impacted by the floodplain of South Mayde Creek. Detention facilities will be constructed within the general plan boundary to remove certain areas from the floodplain but it is not advantageous to remove the area between these pipelines since the resulting developable area would be negligible. It is more appropriate to cross these pipelines once and leave the existing topography alone. Variance 5 is requested not to provide a street connection along the northern pipelines for a distance of 2,468.5'. In this location, an internal local street is proposed approximately 870' east of Peek Road which will connect future single family residential neighborhoods. Two pipelines are shown on Texas Railroad Commission records but no easements have been located at this time. Since the developer honored easements on these pipelines in the adjacent Ventana Lakes GP, we are relatively certain of their existence. Deed and property research is ongoing to locate these easements. Of significant importance in this location, just as with the south pipelines, is the floodplain of South Mayde Creek. Detention will be created north and south of these pipelines against the eastern project boundary. Since single family development will not be occurring at this location, street connections are irrelevant, especially through future detention ponds.

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

All the pipelines are existing facilities and the South Mayde Creek floodway impacts much of this tract. Detention is required and will be constructed in order to remove developable acreage for single family residential.

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

Local circulation within the general plan will be provided but is being minimized due to the pipelines and floodplain. Since the pipelines divide the tract roughly into thirds, each of the three single family neighborhoods will connect to Peek Road separately as well as being connected to each other.

(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 existing floodplain is being considered and unnecessary pipeline crossings will be avoided.

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

Justification for these variances is entirely due to existing pipeline easements and the location of floodplain of South Mayde Creek.

Houston Planning Commission

ITEM:124

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: West Montgomery Food Mart

Applicant: REKHA ENGINEERING, INC.



D – Variances

Site Location

Houston Planning Commission

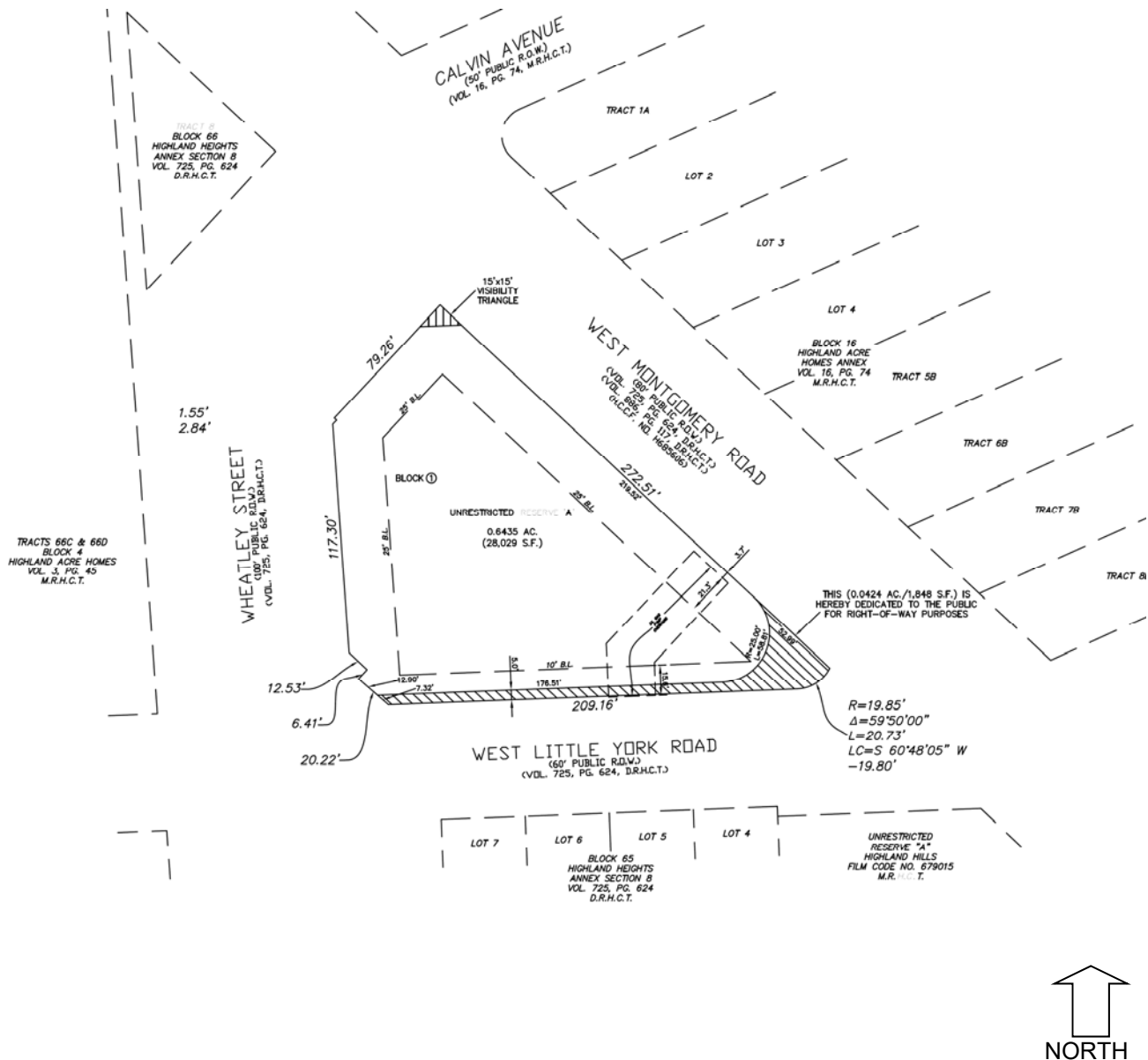
ITEM:124

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: West Montgomery Food Mart

Applicant: REKHA ENGINEERING, INC.



D – Variances

Subdivision

Houston Planning Commission

ITEM:124

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: West Montgomery Food Mart

Applicant: REKHA ENGINEERING, INC.



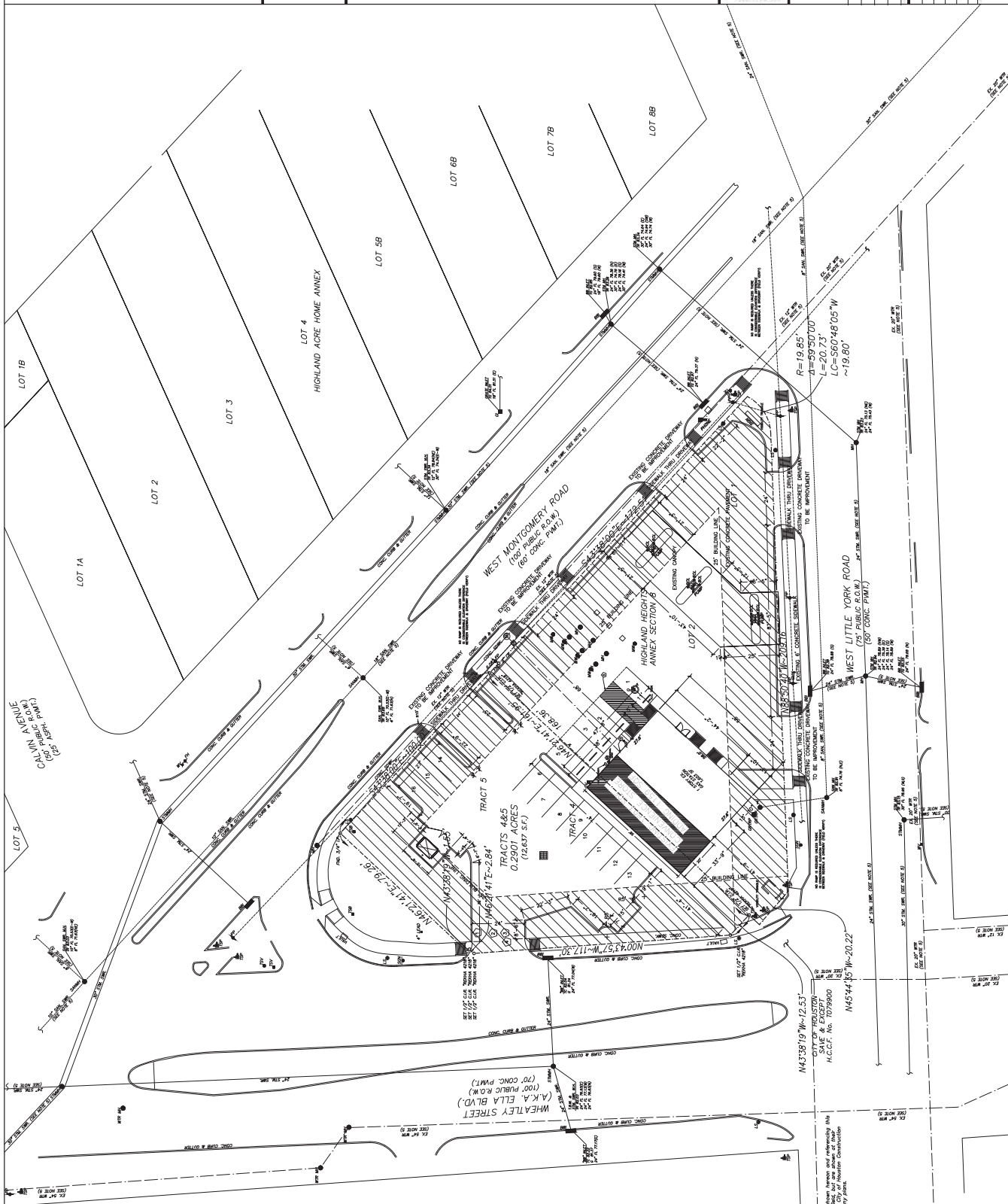
D – Variances

Aerial

[illegible]IMPROVEMENT
SITE

IMPROVEMENT CONVENIENCE STORE.
3927 W. MONTGOMERY RD HOUSTON TX 77088

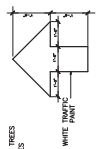
SHAM & ASSOCIATES, LLC.



TRACTS 66C & 66D
OF LOT 66, BLOCK 4
LITTLE YORK SUBSTATION
HIGHLAND ACRE HOMES

CODE	MARKING
1	PAVING LOT 5 TO BE 5'-1/2" CONCRETE PAVING SEE GEOTECHNICAL INVESTIGATION. SEE DETAIL 1/2-1/1. CITY OF HOUSTON SPECIFICATIONS AND REQUIREMENTS SEE DETAIL 1/2-1/4
2	ADDRESS SHALL BE POSTED ON THE BUILDING AND VISIBLE TO THE PUBLIC ROAD WAY
3	PAVING SHALL BE 5'-1/2" CONCRETE. SHALL BE DESIGNED FOR SUPPORT TRAFFIC PROVIDED ON
4	SHALL STOP AND PROTECT FIRE LINE. NO PARKING/NO TURN ANY ZONE EVERY 50' AS PER FIRE CODE
5	SHALL BE 5'-1/2" CONCRETE. SHALL BE DESIGNED FOR SUPPORT TRAFFIC PROVIDED ON
6	SHALL BE 5'-1/2" CONCRETE. SHALL BE DESIGNED FOR SUPPORT TRAFFIC PROVIDED ON
7	5" PRECASTER ROUTE PAVING WITH CONTRASTING COLOR
8	SHALL BE 5'-1/2" CONCRETE. SHALL BE DESIGNED FOR SUPPORT TRAFFIC PROVIDED ON
9	CONCRETE SIDEWALKS SEE DETAIL 1/2-1/3
10	CONCRETE CURBS SEE DETAIL 5/1-1/1
11	1" PVC SCH 40 WATER LINE
12	1" WATER METER
13	1" CW RISING TO BLDG AND 3/4" HOE INB
14	EXISTING WATER PIP. SPECS AND UTILITY LETTERS
15	1" PVC SCH 40 SANITARY SEWER MAIN SLOPE 2% 4/1-1/2
16	EXISTING SANITARY SEWER PIP. ACCORDING WITH
17	24"x24" STORM SEWER INLET TYPE D-1
18	24"x24" STORM SEWER INLET TYPE D-1
19	24"x24" STORM SEWER INLET TYPE D-1
20	24"x24" STORM SEWER INLET TYPE D-1
21	24"x24" STORM SEWER INLET TYPE D-1
22	24"x24" STORM SEWER INLET TYPE D-1
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100	24"x24" STORM SEWER INLET TYPE D-1

DC. LANDSCAPE REQUIREMENTS.



TOTAL TREES: 22 TREES
TOTAL CUBICFEET: 23 TREES - 10 = 13 CUBICFEET

TOTAL SPRINGS, 22 INLETS AT 0 = 220 SPRINGS

LANDSCAPE AND IRRIGATION NOTES AND DETAIL
SEE REF: 5/C1.2

7/10/02 - CHS 2002



20 - 1.5" LIVE OAK

QUERCUS VIRGINIANA
HEIGHT: 1.80M

HEIGHT: 6'00"
SPREAD: 5'0"
CROWN RATE: 91 CM

SEMI-EVERGREEN
GROWTH RATE: 300%

PARKING TREE

2 - 1.5" TEXAS RED OAK
(QUERCUS TEXANA)

1997-1998
 1999-2000
 2001-2002
 2003-2004
 2005-2006
 2007-2008
 2009-2010
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 258

HEIGHT: 25
SPREAD: 25
GROWTH RATE: 31 CM

DECIDUOUS, FALL COLOR

618 

 220- 10 GAL. JAPANESE WOOD BOX

2

1000 JOURNAL OF CLIMATE

FINISH FLOOR: SHALL BE 12" ABOVE THE NEAR
OR CORNER OF THE STREET

ON CORNER OF THE STREET,



Application Number: 2018-1078

Plat Name: West Montgomery Food Mart

Applicant: REKHA ENGINEERING, INC.

Date Submitted: 05/25/2018

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

Specific Variance is being sought and extent of variance:

In response to the 5 criteria referenced in Section 42-81 of the Ordinance, we request a variance for dual building line along W. Little York Road and W. Montgomery Road. This is an existing commercial development at 7701 W. Montgomery Road that was never replatted. The existing building (built in 1950 per HCAD & attached to application) is going to be renovated and expanded with a new parking lot being added as well. There is an existing gas pump canopy over the fuel bays that encroaches into the 25' building line along W. Montgomery Road and the 10' building line along W. Little York Road.

Chapter 42 Section: 47

Chapter 42 Reference:

81

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;

Strict application of the requirements of this chapter would make this project infeasible due to the existence of unusual physical characteristics and triangular configuration of the site that affect the property in question and would create an impractical development or one contrary to sound public policy, due to the fact that this development is utilizing an existing structure which was built many years ago with a building permit.

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

For the reasons stated above, it is obvious that the circumstances stated above which support the granting of the variance are not the result of a hardship created or imposed by the Owners of the Property, because the current development is just a renovation of the existing facility. The project site also has a unique layout that imposes inherent hardships.

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

With the granting of the variance, the intent and purposes of the rule will be preserved and maintained since the new building lines will prevent any future new construction from encroaching onto the new building lines.

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

The granting of the variance will not be injurious to the public health, safety, or welfare as the existing building has been operating at the current location for almost seventy years. The owner will also be repairing and widening the sidewalks around the site and the store will be offering healthy food options for the community as well. The owner will adding some new trees but is hampered by the limited green space available as the site is mostly pavement.

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

While economic hardship is obviously not the sole justification for the variance, it is certainly an issue in this instance. The Owners would have to incur the costs of redesigning the architectural and engineering plans along with increased construction costs in order to make the existing canopy comply with the new building lines, which would be substantial.

Houston Planning Commission

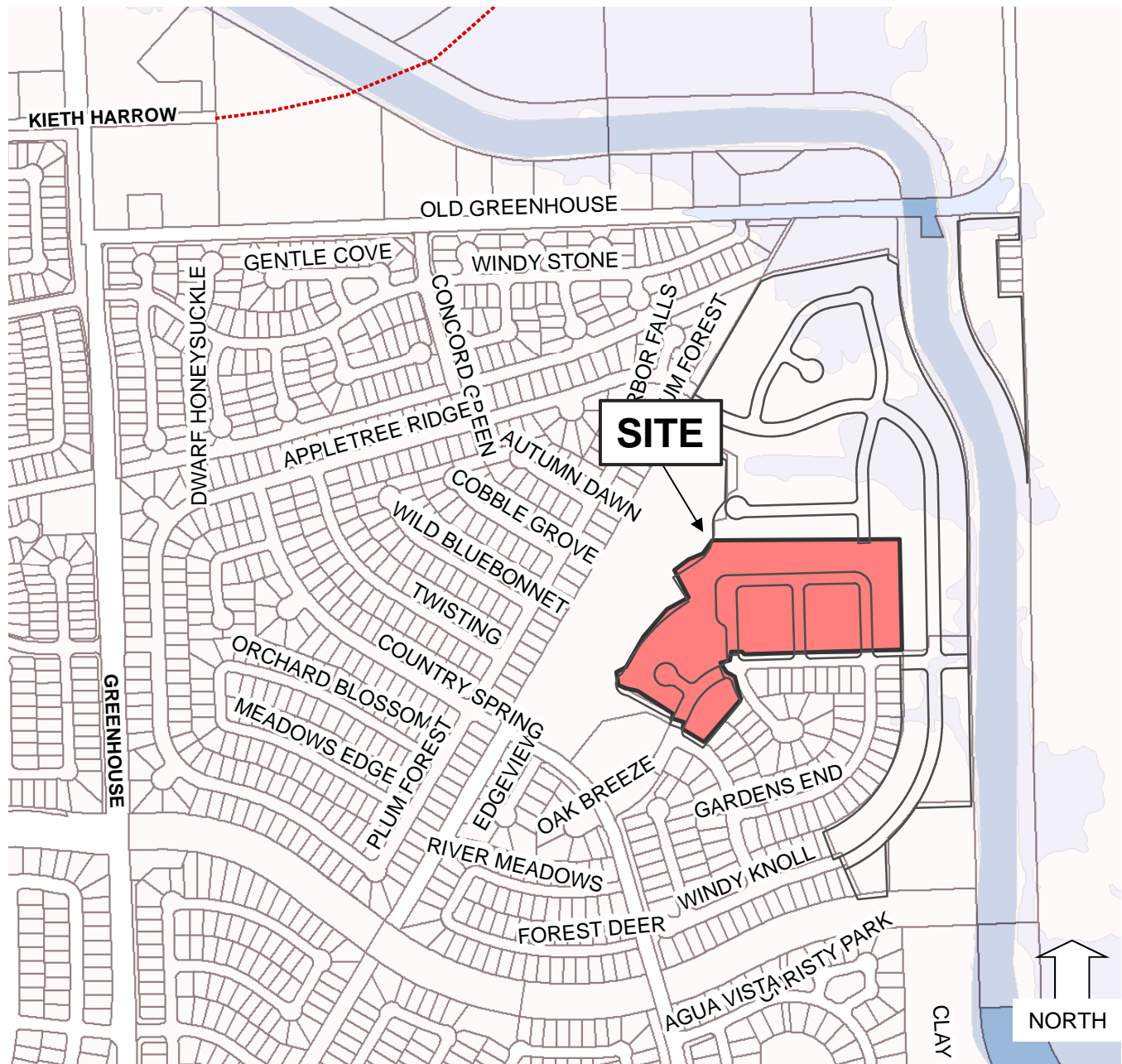
ITEM:125

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Grand Oaks Sec 8

Applicant: LJA Engineering, Inc



E – Special Exceptions

Site Location

Houston Planning Commission

ITEM:125

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Grand Oaks Sec 8

Applicant: LJA Engineering, Inc



E – Special Exceptions

Subdivision

Houston Planning Commission

ITEM:125

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Grand Oaks Sec 8

Applicant: LJA Engineering, Inc



E – Special Exceptions

Aerial



SPECIAL EXCEPTION Request Information Form

Application Number: 2018-1256

Plat Name: Grand Oaks Sec 8

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

Date Submitted: 06/22/2018

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

Specific requirement for which the special exception is being sought:

To temporarily allow 175 Lots on a single point of access until future sections are recorded.

Chapter 42 Section: 189

Chapter 42 Reference:

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

Statement of Facts

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

The proposed plat, Grand Oaks Sec 8 is 14.374 acres of land and consist of 66 Single Family Residential Lots, 1 Reserve and 5 Blocks. This section is located northerly of and adjacent to Grand Oaks Sec 5, a subdivision recorded in Film Code No. 683250, Map Records of Harris County, Texas, and Grand Oaks Sec 2, a subdivision recorded in Film Code No. 669037, Map Records of Harris County, Texas; west of and adjoining an existing amenities pond, recorded in File No. 20120119791, Official Public Records of Real Property of Harris County, Texas; south of, and east of, future sections of Grand Oaks Subdivision. The proposed plat of Grand Oaks Sec 8 has access through Oak Breeze Drive, a 60-foot right-of-way, running through Grand Oaks Sec's 2, 5, and Rolling Creek Section One partial Replat No. One and Extension, a subdivision recorded in Film Code No. 476049, Map Records of Harris County, Texas. The combined sections of Grand Oaks Sec's 2, 5 and 8 contains 175 lots which exceeds the minimum requirement of 150 Lots, on one point of access. The future sections to the north of Grand Oaks Sec 8 is scheduled to be recorded within the next 12 to 18 months, which will provide a second point of access.

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

The proposed plat of Grand Oaks Sec 8 will achieve the result intended by the standards in Article III of Chapter 42.

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

The modifications is 14.3% difference from the standard and is furthermore a temporary condition, which will be alleviated by future development to the north, and is therefore not disproportionate to the requirements of this chapter.

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

The intent and general purposes of this Chapter will be preserved and maintained. Grand Oaks will continue to have adequate traffic circulation for both residents and emergency vehicles.

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

Granting the special exceptions will not be injurious to the public health, safety or welfare. Emergency vehicles and daily traffic will continue to have adequate circulation to the proposed subdivision. The boulevard entry road of Oak Breeze Drive will help traffic flow and circulation.

Houston Planning Commission

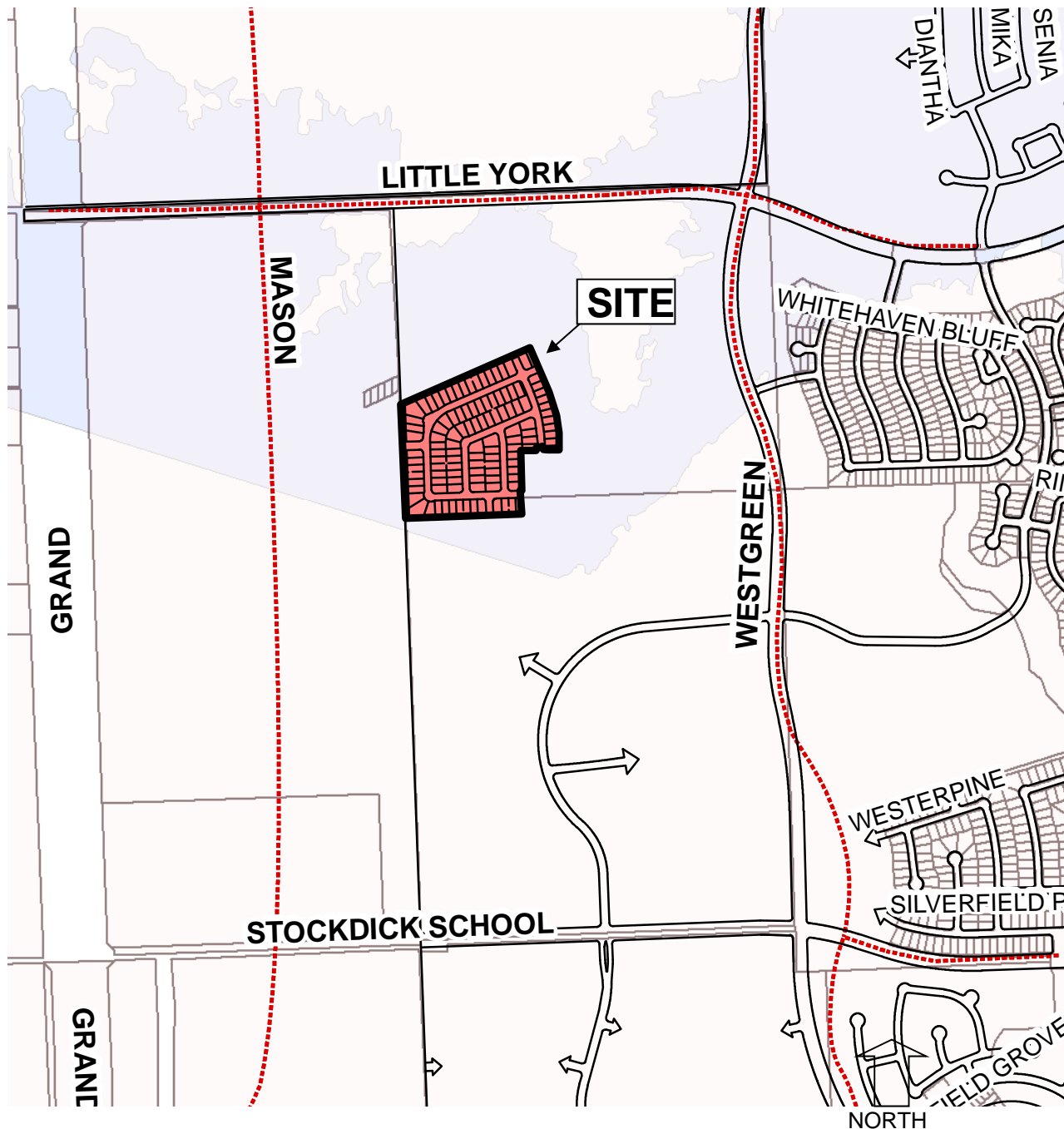
ITEM:126

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Jasmine Heights Sec 14

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Site Location

Houston Planning Commission

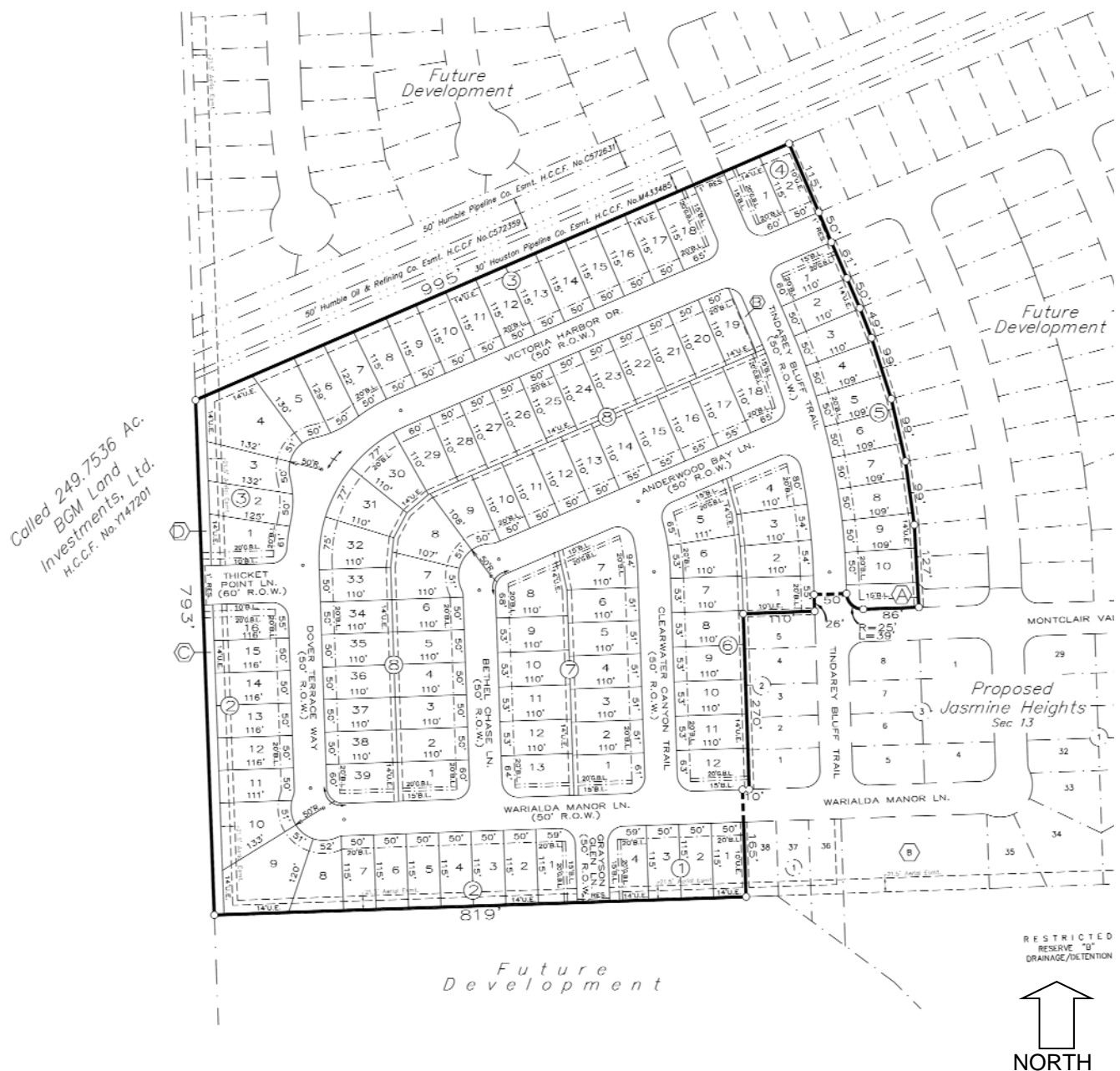
ITEM:126

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Jasmine Heights Sec 14

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Subdivision

Houston Planning Commission

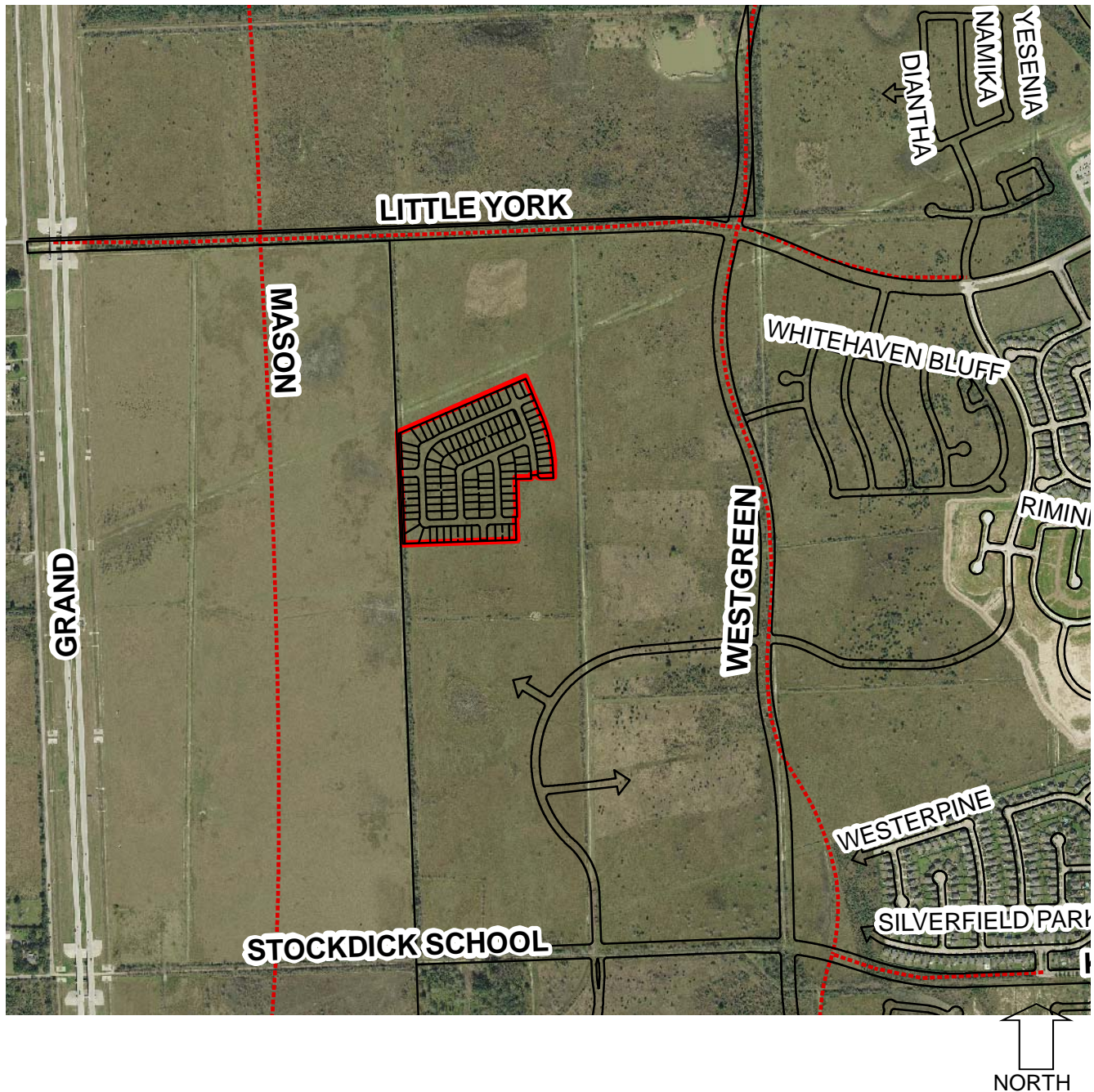
ITEM:126

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Jasmine Heights Sec 14

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Aerial



SPECIAL EXCEPTION Request Information Form

Application Number: 2018-1332

Plat Name: Jasmine Heights Sec 14

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 06/25/2018

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

Specific requirement for which the special exception is being sought:

To allow an intersection offset of $\pm 1540'$ along the western project boundary, between future West Little York Rd and the proposed stub street Thicket Point Lane.

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

(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;

Jasmine Heights Section 14 is a single-family residential plat located west of central Houston in Harris County, west of Westgreen Blvd and south of West Little York Rd, near the Grand Parkway. The subject section is along the western GP boundary, with a large undeveloped acreage tract to the west. An existing pipeline corridor forms the northern boundary of the plat. This section provides a stub street, Thicket Point Lane, to the west to meet intersection spacing requirements. For better configuration within the subject plat, and in order to not create an undevelopable triangle of land on the tract to the west, the stub street is located about $\pm 255'$ south of the pipeline corridor. This results in a distance of approximately $\pm 1540'$ between the stub street and the future location of West Little York Road to the north, which is 10% above the maximum 1400' intersection spacing.

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

The special exception is a 10% deviation from the standard and will minimize the creation of undevelopable tracts by avoiding tight corners with streets near the pipeline corridor.

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

The modification is a 10% deviation from the standard and is not disproportionate to the requirements of this chapter.

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

The proposed offset is only a 10% deviation and will allow for better configuration in both the subject plat and the undeveloped acreage to the west, therefore preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the special exception is not disproportionate to the standards of this chapter, nor does it create any unsafe traffic conditions or frustrate local traffic circulation, and is therefore not injurious to the public health, safety, or welfare.

Houston Planning Commission

ITEM:127

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Lozano Square replat no 1 (DEF 2)

Applicant: Bowden Land Services



F – Reconsideration of Requirements Site Location

Houston Planning Commission

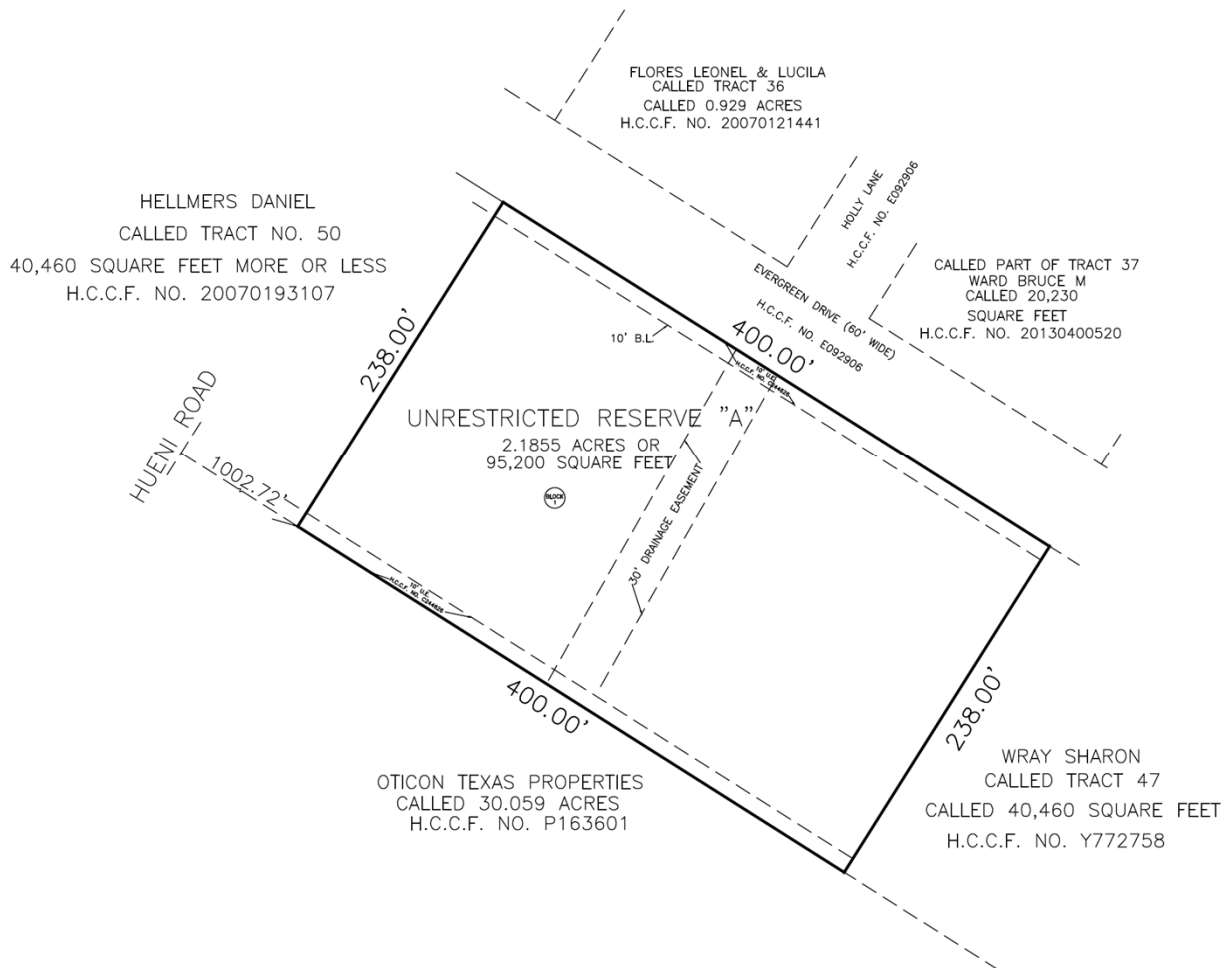
ITEM:127

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Lozano Square replat no 1 (DEF 2)

Applicant: Bowden Land Services



D – Reconsideration of Requirements Subdivision

Houston Planning Commission

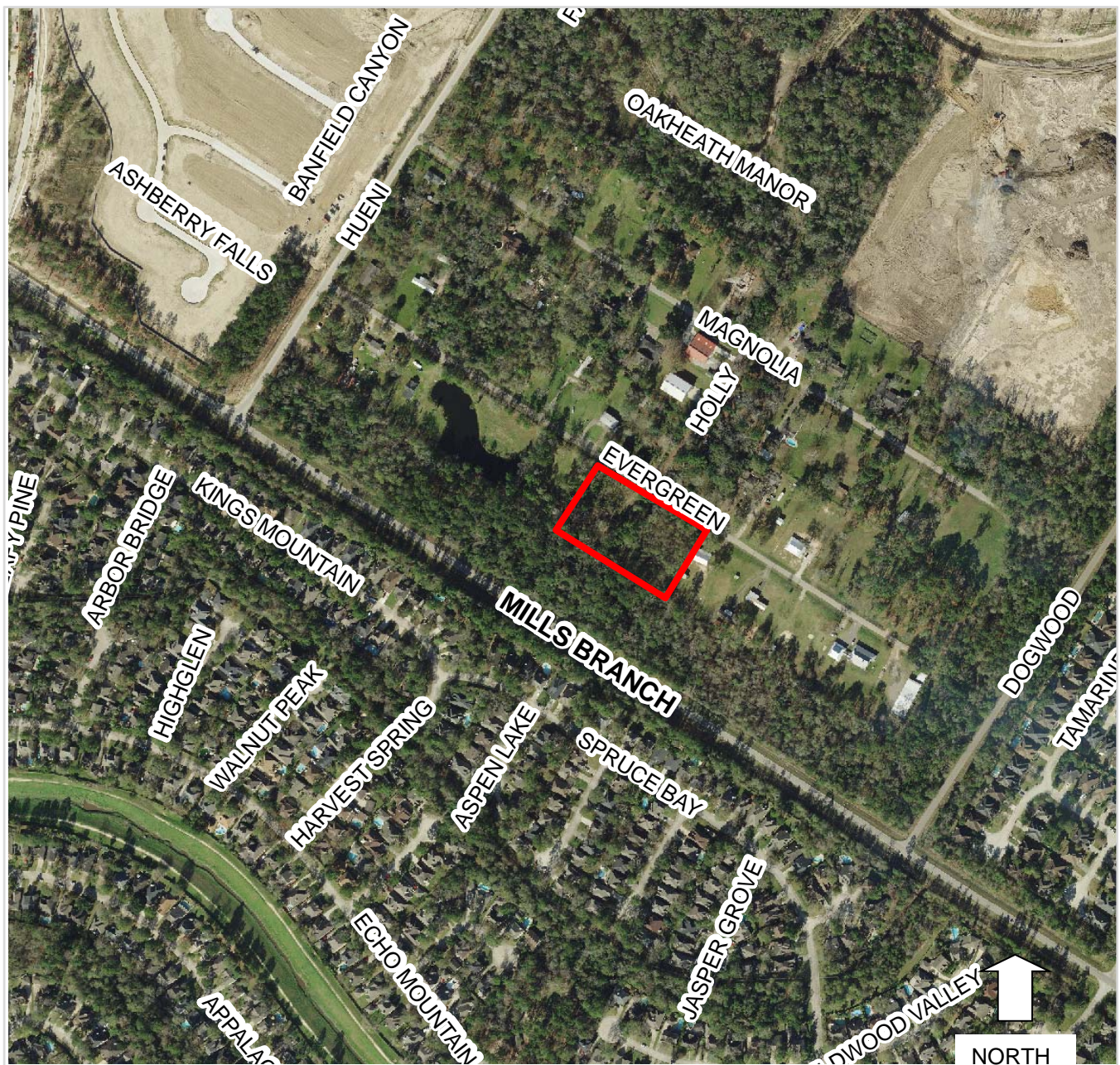
ITEM:127

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Lozano Square replat no 1 (DEF 2)

Applicant: Bowden Land Services



D – Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

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

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

Specific requirement or condition being sought:

The applicant requests a reconsideration of requirement with 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.

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 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

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. In regards to traffic circulation, please consider the following information: 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 to 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 west of Evergreen is undeveloped and would dead end into acreage. Holly Ln north east of Magnolia Dr is also undeveloped. In 2015 ROYAL BROOK AT KINGWOOD SEC 12 was approved to not extend Holly Ln and deny access. 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 into this small subdivision and would not connect to the subdivision to the north. 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 and 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 therefore there is no advantage to the residents to plat their land if they own less than 1 full acre. The OSSF will prevent the land owners 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 under the same

ownership. The 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

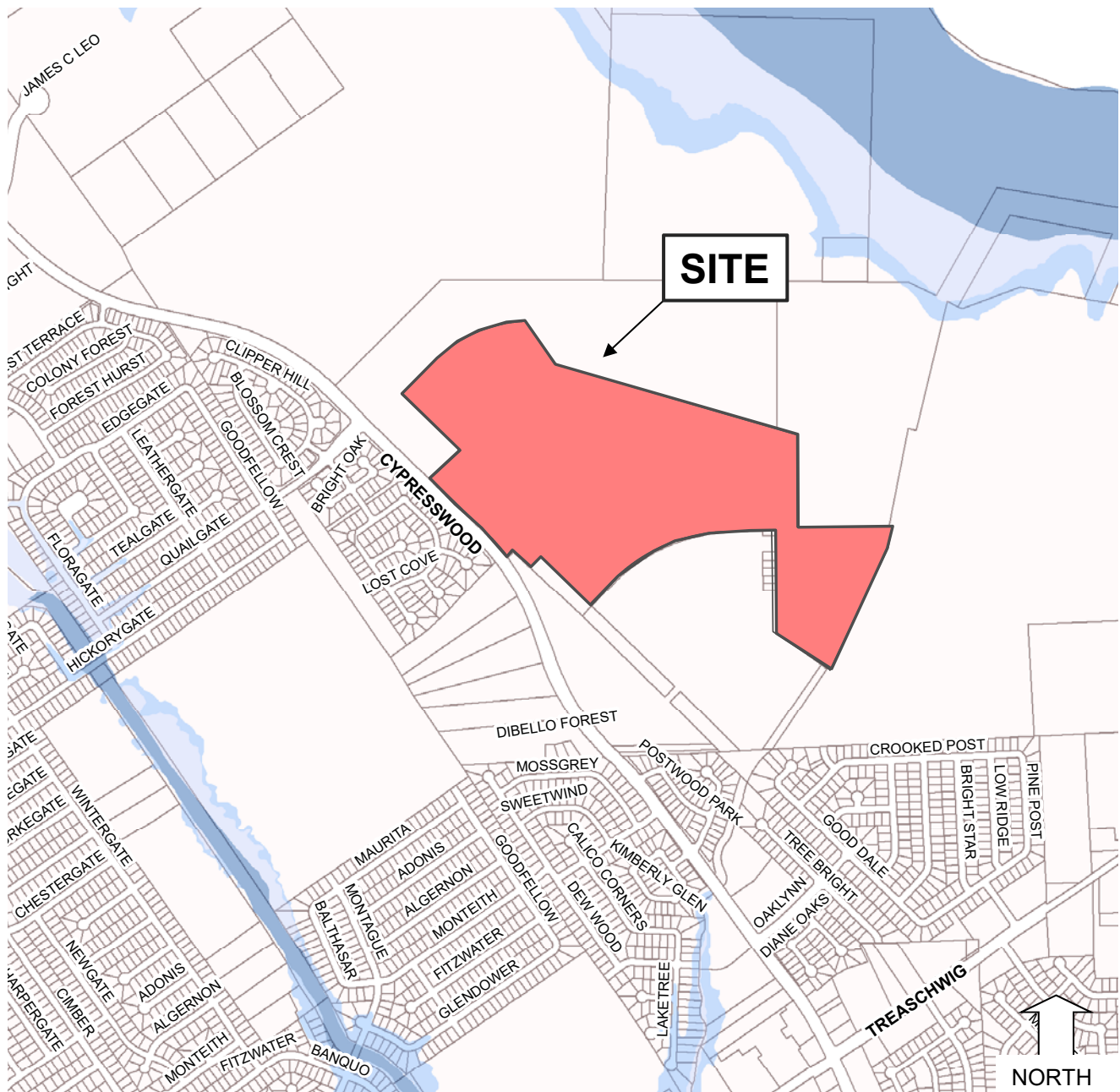
ITEM:128

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Spring ISD New Stadium (DEF2)

Applicant: West Belt Surveying, Inc.



F- Reconsideration of Requirements

Site Location

ITEM:128

Meeting Date: 07/05/2018

Applicant: West Belt Surveying, Inc.



Subdivision

Houston Planning Commission

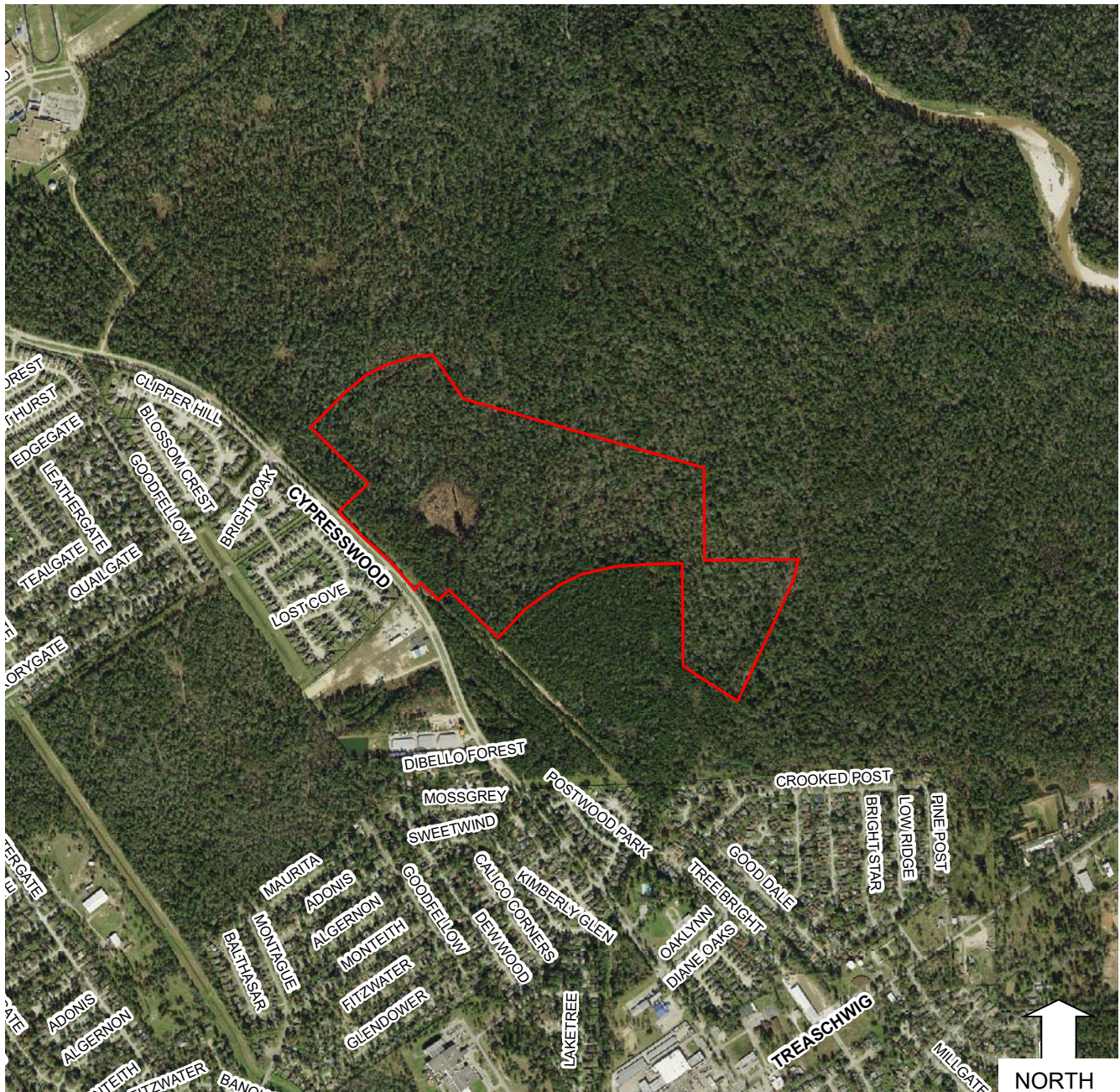
ITEM:128

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Spring ISD New Stadium (DEF2)

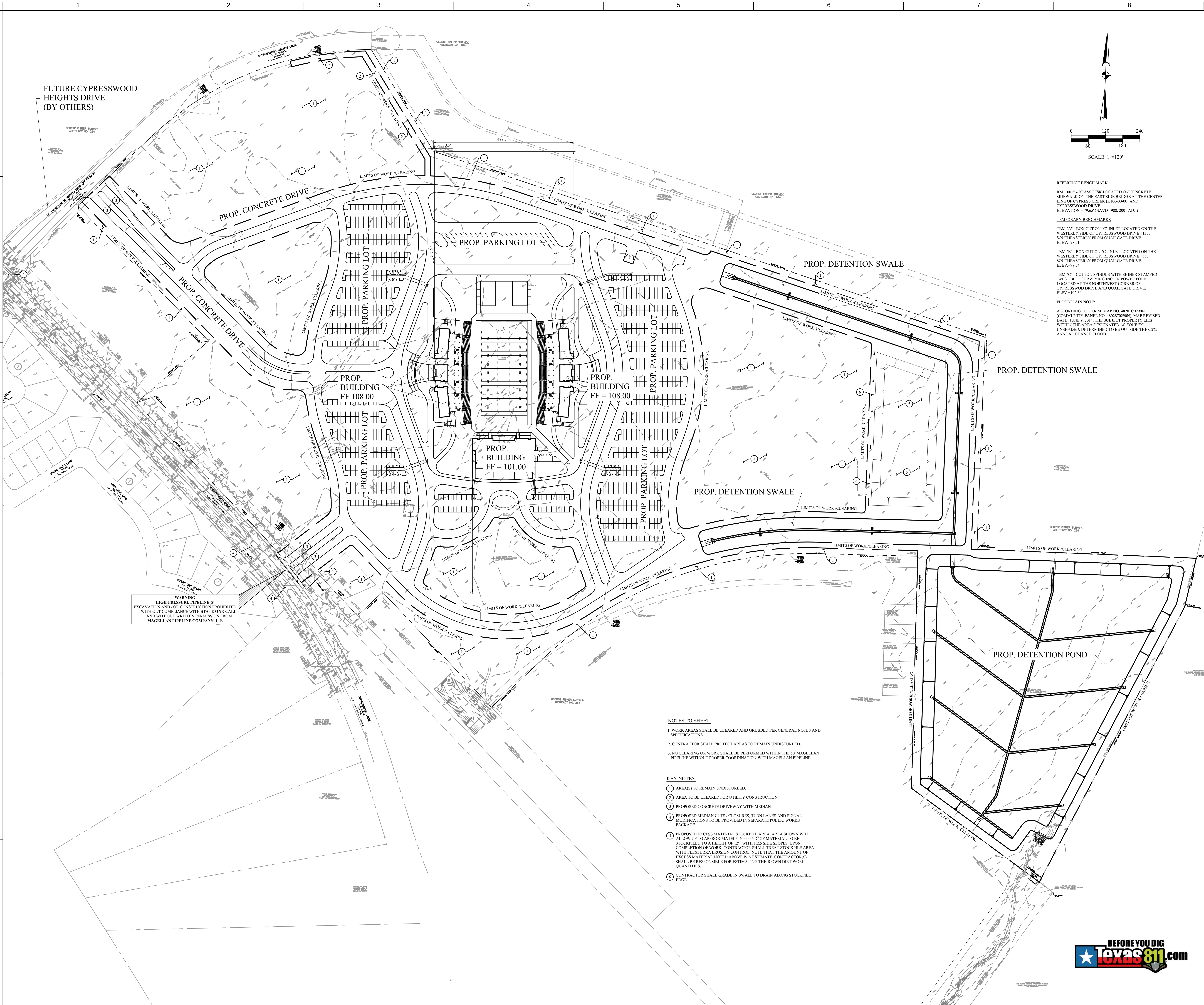
Applicant: West Belt Surveying, Inc.



F- Reconsideration of Requirements

Aerial

Plot Creation: Mar 27, 2018 at 2:10:29 pm User: jwang
Location: X:\Project Files\Stantec\ST-A-015-000 Spring ISD Stadium\CAD\Civil\00 STA-015 CIVIL SITE PLAN.dwg
1/27/2017 11:51:46 AM



WARNING
HIGH-PRESSURE PIPELINES
EXCAVATION AND OR CONSTRUCTION PROHIBITED
WITH OUT COMPLIANCE WITH STATE ONE-CALL
AND WITHOUT WRITTEN PERMISSION FROM
MAGELLAN PIPELINE COMPANY, L.P.

NOTES TO SHEET:

1. WORK AREAS SHALL BE CLEARED AND GRUBBED PER GENERAL NOTES AND SPECIFICATIONS.
2. CONTRACTOR SHALL PROTECT AREAS TO REMAIN UNDISTURBED.
3. NO CLEARING OR WORK SHALL BE PERFORMED WITHIN THE 50' MAGELLAN PIPELINE WITHOUT PROPER COORDINATION WITH MAGELLAN PIPELINE.

KEY NOTES:

1. AREAS/1 TO REMAIN UNDISTURBED.
2. AREA TO BE CLEARED FOR UTILITY CONSTRUCTION.
3. PROPOSED CONCRETE DRIVEWAY WITH MEDIAN.
4. PROPOSED MEDIAN CUTS / CLOSURES, TURN LANES AND SIGNAL MODIFICATIONS TO BE PROVIDED IN SEPARATE PUBLIC WORKS PACKAGE.
5. PROPOSED EXCESS MATERIAL STOCKPILE AREA. AREA SHOWN WILL ALLOW UP TO APPROXIMATELY 40,000 YD³ OF MATERIAL TO BE STOCKPILED TO A HEIGHT OF 12' WITH 1:2.5 SIDE SLOPES UPON COMPLETION OF WORK. CONTRACTOR SHALL TREAT STOCKPILE AREA WITH FLEXTEERRA EROSION CONTROL. NOTE THAT THE AMOUNT OF EXCESS MATERIAL NOTED ABOVE IS A ESTIMATE. CONTRACTORS SHALL BE RESPONSIBLE FOR ESTIMATING THEIR OWN DIRT WORK QUANTITIES.
6. CONTRACTOR SHALL GRADE IN SWALE TO DRAIN ALONG STOCKPILE EDGE.

REFERENCE BENCH MARK

RM110015 - BRASS DISK LOCATED ON CONCRETE SIDEWALK ON THE EAST SIDE BRIDGE AT THE CENTER LINE OF CYPRESS CREEK (K100-00-00) AND CYPRESSWOOD DRIVE.
ELEVATION = 79.65' (NAVD 1988, 2001 ADJ.)

TEMPORARY BENCHMARKS

TBM "A" - BOX CUT ON "C" INLET LOCATED ON THE WESTERLY SIDE OF CYPRESSWOOD DRIVE ±150' SOUTHEASTERLY FROM QUAILGATE DRIVE.
ELEV = 98.51'

TBM "B" - BOX CUT ON "C" INLET LOCATED ON THE WESTERLY SIDE OF CYPRESSWOOD DRIVE ±50' SOUTHEASTERLY FROM QUAILGATE DRIVE.
ELEV = 98.54'

TBM "C" - COTTON SPINDLE WITH SHINER STAMPED "WEST BELT SURVEYING INC" IN POWER POLE LOCATED AT THE NORTHWEST CORNER OF CYPRESSWOOD DRIVE AND QUAILGATE DRIVE.
ELEV = 102.60'

FLOODPLAIN NOTE:

ACCORDING TO F.L.R.M. MAP NO. 48201C0290N (COMMUNITY-PANEL NO. 4802870290N), MAP REVISED DATE: JUNE 8, 2014, THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.



Stantec Architecture Inc.
20 East Greenway Plaza Suite 200
Houston, TX 77046-2012
Tel: (713) 548-5700 / Fax: (713) 548-5701
www.stantec.com

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Consultants

Civil
Landscape
Structural
MEP
Food Service

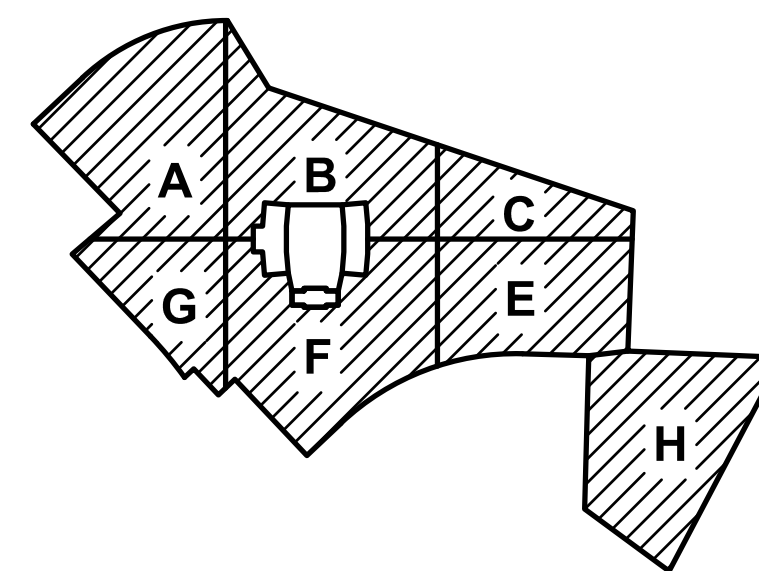
S & G Engineering Consultants
Mary L. Goldsby
Walter P. Moore
CMTA Engineers
FDP Food Service

Legend

Notes

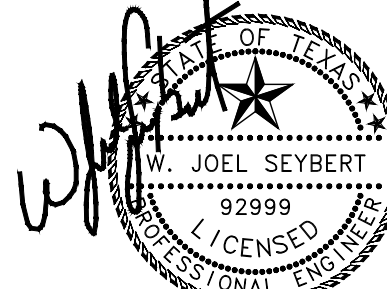


KEYPLAN (NTS)



Revision	By	Appd	YYYYMMDD
ISSUED FOR BIDDING	JW	WJS	2018.03.30
Issued	By	Appd	YYYYMMDD

Permit-Seal



FIRM# 15114

Client/Project

SPRING INDEPENDENT SCHOOL DISTRICT

SPRING ISD, NEW DISTRICT STADIUM

Cypresswood Drive, Spring, Texas

Title

CIVIL SITE PLAN

Project No.

214000577

Revision

Scale

As indicated

Drawing No.

C100





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.



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.

Houston Planning Commission

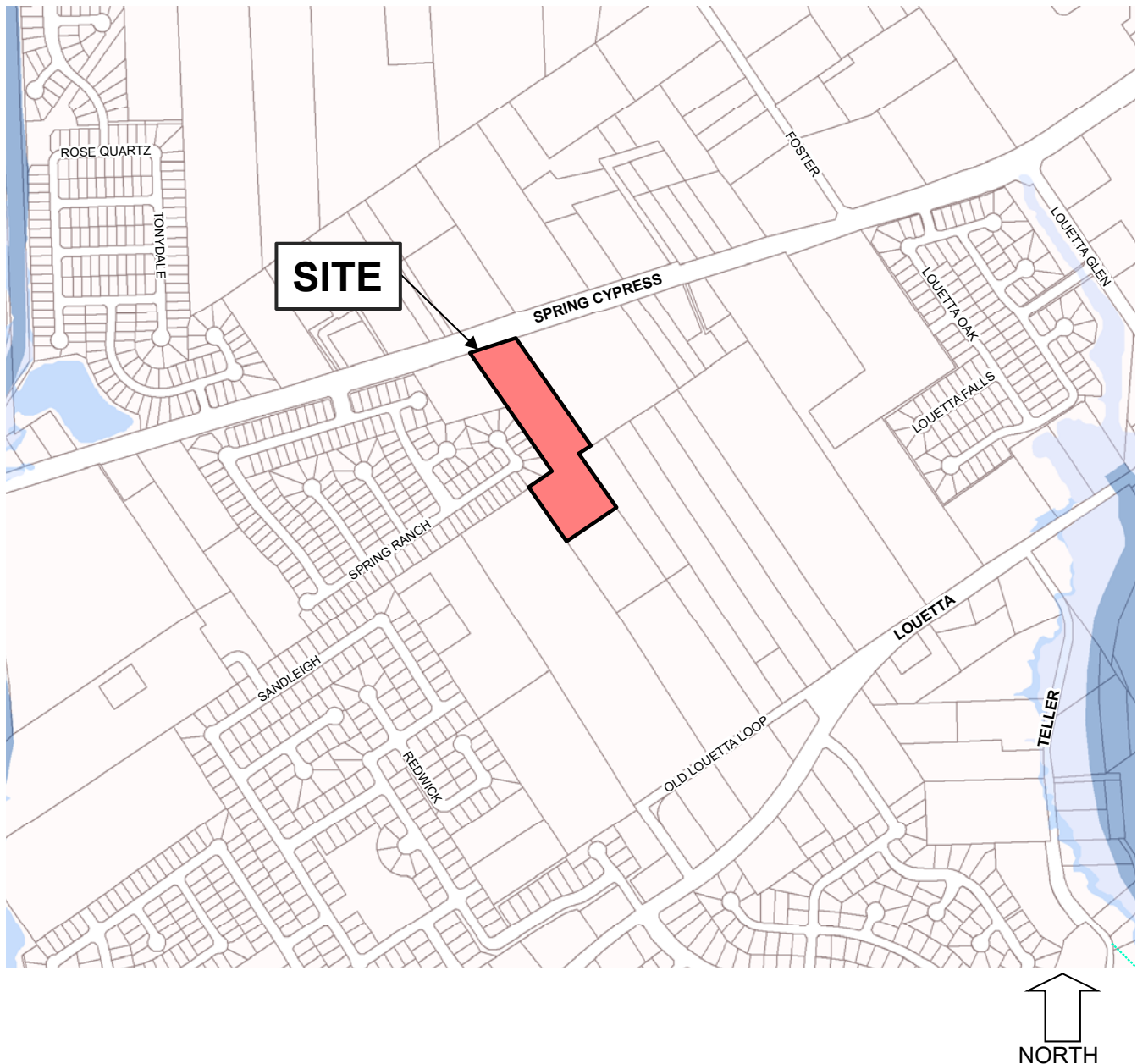
ITEM: 129

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Waynebeck Enterprises (DEF 1)

Applicant: Hovis Surveying Company Inc.



F- Reconsideration of Requirements

Site Location

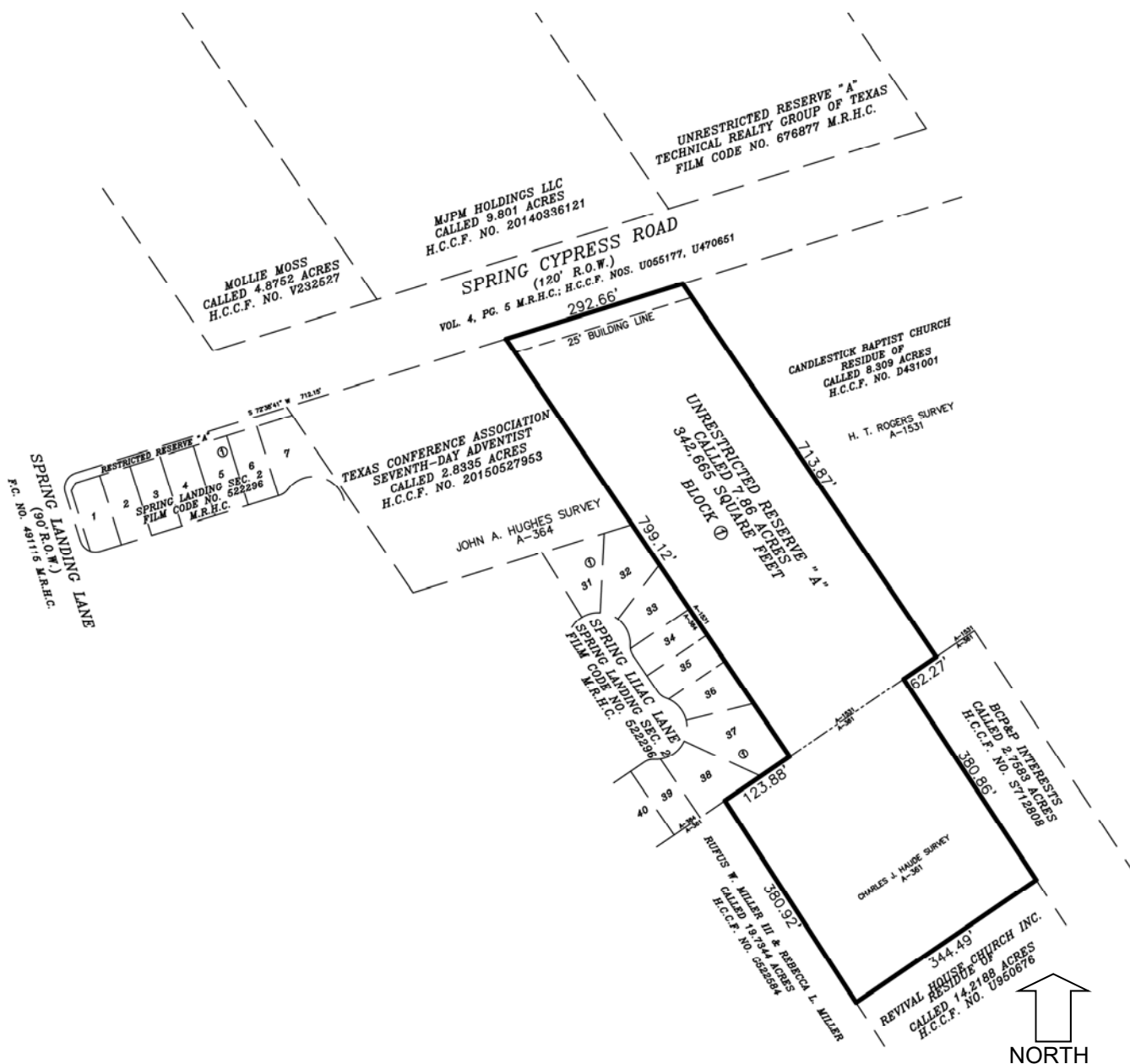
ITEM: 129

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Waynebeck Enterprises (DEF 1)

Applicant: Hovis Surveying Company Inc.



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

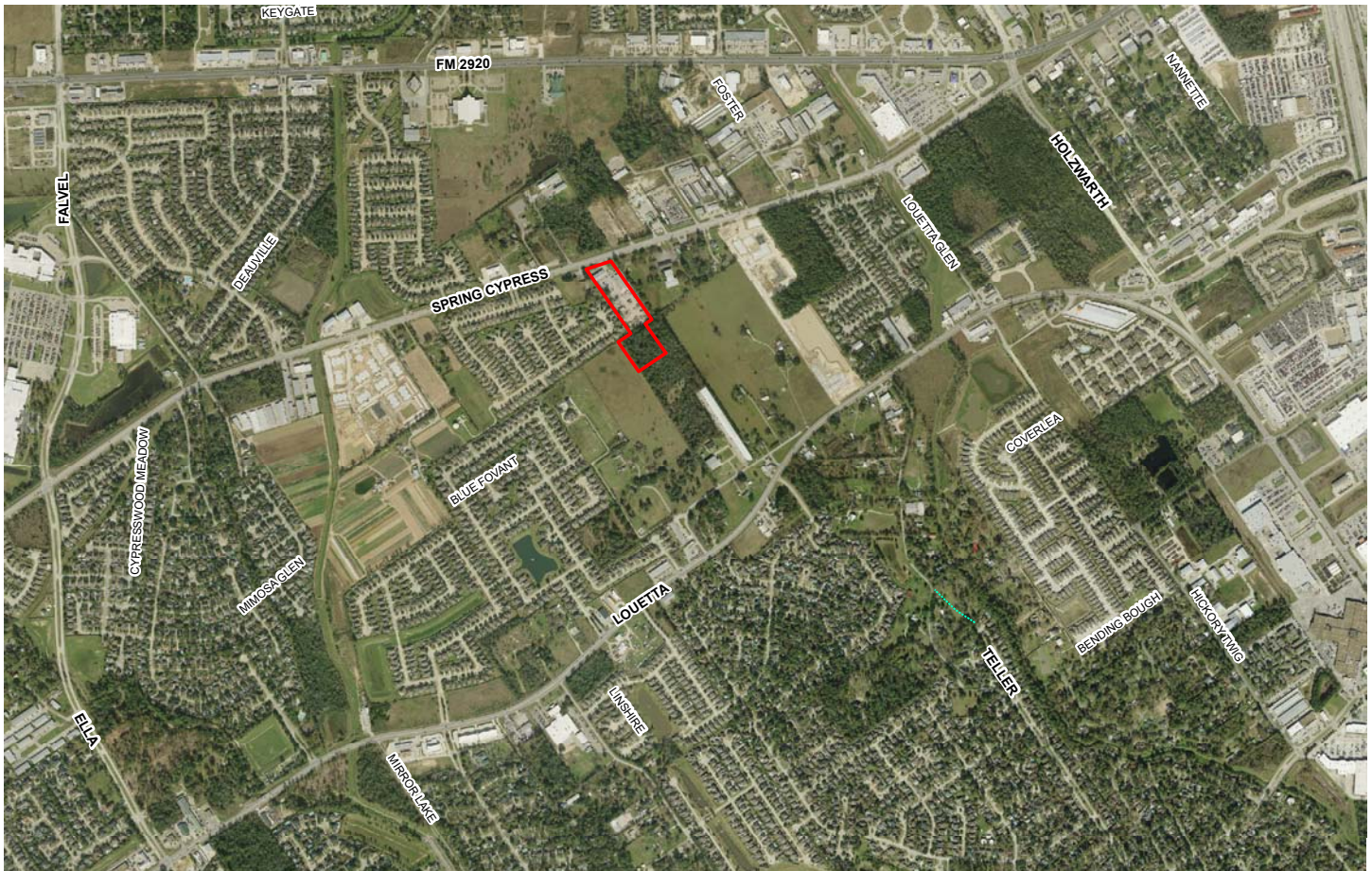
ITEM: 129

Planning and Development Department

Meeting Date: 07/05/2018

Subdivision Name: Waynebeck Enterprises (DEF 1)

Applicant: Hovis Surveying Company Inc.



F- Reconsideration of Requirements

Aerial



PLANNING &
DEVELOPMENT
DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2018-1154
Plat Name: Waynebeck Enterprises
Applicant: Hovis Surveying Company Inc.
Date Submitted: 06/08/2018

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

Specific requirement or condition being sought:

To not provide a north-south street

Chapter 42 Section: 127

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.

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 variance



Application Number: 2018-1154

Plat Name: Waynebeck Enterprises

Applicant: Hovis Surveying Company Inc.

Date Submitted: 06/08/2018

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

Specific Variance is being sought and extent of variance:

To not provide a North-South Street through this development.

Chapter 42 Section: 127

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.

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 creation of a North-South street would not help with circulation as to the fact that the road would not be able to connect to the south as both of the tracts below the subject tract have already been developed, as well as the subject tract, therefore we would be creating a stub street that will never connect to the south and would not improve the circulation in anyway. This development will also not significantly impact the traffic in this area and will not be adding to the need for additional circulation in the area. There currently is north south circulation provided in this area by the current street grid. This tract is on the South side of Spring Cypress, a major thoroughfare, West of Holzwarth Road, a major thoroughfare, North of Louetta Road, a major thoroughfare and East of Ella Blvd. It is also 712.15' East of Spring Landing Lane a local street.

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

The circumstances of supporting the granting of the variance are not the result of a hardship created or imposed by the applicant because the developed tracts were in place prior to the purchase and extension of development of this tract. The creation of a North-South street through this development would just terminate at the Southern boundary line with no connection to Old Louetta Road and not increasing circulation in this area since it will have no further connection to the South. The tracts to the South of this development where the North-South Street would terminate at are currently developed and the extension would not be able to go any further South without the removal of the existing structures.

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

The intent and general purposes of this chapter will be preserved and maintained because there is adequate circulation in this area provided by the current street grid. The creation of an North-South Street with no connection to the south does not create circulation. In addition, this development will not be creating a significant impact on the circulation in this area.

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

The granting of the variance will not be injurious to the public health, safety or welfare because the current street pattern provides adequate circulation in this area at this time and this development will have access for emergency vehicles provided by the internal circulation within the development.

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

Economic hardship is not the sole justification of the variance because this proposed extension will not be creating a significant impact on the overall circulation of this area. There is not a connection for a North-South Street to the South of the subject tract, as both tracts to our south line are developed. The current major thoroughfares that surround this development provide for overall circulation within this area.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/05/18

ITEM: 139

Applicant: RENE GARZA

Contact Person: TWO SONS ENVIRONMENTAL/ AARON

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	18-1365	77357	5874	257L	ETJ

NORTH OF: FM 1485 **WEST OF:** GALAXY BLVD.

ADDRESS: 25761 Peach Creek Dr.

ACREAGE:

LEGAL DESCRIPTION:

LOT THREE HUNDRED FIFTY SEVEN (357), SECTION THREE (3) OF PEACH CREEK FOREST, AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/05/18

ITEM: 140

Applicant: VICTOR SANCHEZ

Contact Person: VICTOR SANCHEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1366	77365	5571	295J	ETJ
SOUTH OF: FM 1311 WEST OF: SORTERS ROAD.					

ADDRESS: 24111 Butterfly Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT FOUR HUNDRED TWENTY SIX (426), SECTION ONE (1), SUMMER HILLS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN CABINET C ON SHEET 118, PLAT RECORDS, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/05/18

ITEM: 141

Applicant: MARY S DAVIS

Contact Person: MARY S DAVIS

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	18-1367	77357	5773	256Z	ETJ
NORTH OF: LAURA EAST OF: LOOP 494.					

ADDRESS: 23670 Panky Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT 29, BEING 0.328 ACRES OF LAND ON THE WILLIAM SMITH SURVEY, A-540, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: MOBILE HOME

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/05/18

ITEM: 142

Applicant: CARLOS PARRA

Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	18-1368	77357	5874	257M	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN					

ADDRESS: 19653 Live Oak North

ACREAGE:

LEGAL DESCRIPTION:

LOT TWO HUNDRED FIFTY-NINE (259), SECTION TWO (2) OF PEACH CREEK FOREST, AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: MOBILE HOME

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/05/18

ITEM: 143

Applicant: PEDRO ROSALES & MARIA T. SERRATO

Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	18-1369	77357	5874	257M	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN					

ADDRESS: 26780 Royal Coach Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT EIGHT HUNDRED FIVE (805), SECTION FIVE (5) OF PEACH CREEK FOREST, AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: MOBILE HOME

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/05/18

ITEM: 144

Applicant: FELIEPE RODRIGUEZ

Contact Person: TWO SONS ENVIRONMENTAL/ AARON

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	18-1370	77365	5671	295M	ETJ
NORTH OF: MILLS BRANCH WEST OF: US 59					

ADDRESS: 24272 E Terrace Dr.

ACREAGE:

LEGAL DESCRIPTION:

THAT 0.2775 ACRE TRACT OUT OF AND A PART OF LOT THIRTY-EIGHT (38), BLOCK SEVEN (7), OF PORTER TERRACE SUBDIVISION, AN UNRECORDED SUBDIVISION OF A 72 ACRE TRACT SITUATED IN THE SARAH MCFADDEN SURVEY, ABSTRACT NO. 393, AND THE CHARLES G. BRUCE SURVEY, ABSTRACT NO. 706, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: MOBILE HOME

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/05/18

ITEM: 145

Applicant: CHRISTOPHER LAVEAU

Contact Person: FIRST CLASS SEPTIC

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	18-1371	77357	5974	258K	ETJ
NORTH OF: FM 1485 EAST OF: DEER RUN					

ADDRESS: 27625 Coach Light Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT 1418 OF PEACH CREEK FOREST, SECTION SIX (6), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: MOBILE HOME

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
eCentury Builders, LLC	Sean Tseng	713-385-0281	sltahoe54@yahoo.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
11285 Riverview Way	18038810	77042	4957	489P	G
HCAD ACCOUNT NUMBER(S):		1068920010001			
PROPERTY LEGAL DESCRIPTION:		Lot 1, Block 1, Lakeside Townhouses Partial Replat			
PROPERTY OWNER OF RECORD:		eCentury Builders, LLC			
ACREAGE (SQUARE FEET):		4,116 square feet			
WIDTH OF RIGHTS-OF-WAY:		Riverview Way (28 feet); Wilcrest Drive (100 feet)			
EXISTING PAVING SECTION(S):		Riverview Way (28 feet); Wilcrest Drive (24 feet northbound lanes)			
OFF-STREET PARKING REQUIREMENT:		2 spaces			
OFF-STREET PARKING PROVIDED:		2 spaces			
LANDSCAPING REQUIREMENTS:		1 tree			
LANDSCAPING PROVIDED:		1 tree			
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:		N/A			
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:		Single-family (2,672 square feet)			

PURPOSE OF VARIANCE REQUEST: To allow a 23.7' building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Wilcrest Drive.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

Background: The lots in this fenced 10.1 acre subdivision (now Riverview Place) were platted in 1973 for 78 townhouses, surrounded by nearly 3.5 acres of Common Area. However, NO t/h were ever built! Instead, single family homes were mostly built on paired t/h lots with a few built on 1 to 2 t/h lots (2 SF on 3 original t/h lots). Despite the drastic change, it was never replatted; leaving "Lakeside Townhouses" as the legal description and a perpetual source of confusion. The original plat shows a 20-foot building line all along the Wilcrest right-of-way.

Due to initial T/H plat, this small SF subdivision (now Riverview Place) is unique in that all of the SF lots are small, averaging under 4,800 sq. ft., much smaller than a typical west Houston SF subdivision. Though lots are small, the SD mandates a minimum living area of 2,000 SF. Even more unique, 1-story homes predominate, 35 of the existing 41 homes, with most having just 3-bedrooms! For all existing 41 homes, the average living area is 2,720 square feet. Such ample size for 3-bedroom houses was achieved by building up to the property lines with very tight (as little as 3-ft.) spacing between them. Another characteristic of Riverview Place is that more than half of the homes have owner resident(s) over the age of 65.

Lot Specifics: Lot #1 is the result of a 2000 Partial Replat. This replat created 4 distinct (NO shared property lines with other lots) SF lots out of 6 original t/h lots, one of which stood alone and was unbuildable for SF in accordance with subdivision's regulations. This replat shows the same 20-foot building line from the Wilcrest right-of-way. Lot #1's SW property line is 33.8 feet from the back-of-curb of Wilcrest Drive, nearly parallel to Wilcrest's ROW at a distance of 23.7 to 23.8 feet, and approximately 22 feet inside of the subdivision's iron fence. There is a 4-foot wide sidewalk between Wilcrest's curb and the subdivision fence. At present, 4 Riverview Place homes sit inside of the (new) 25-ft. building line standard. This Application seeks to build a 5th home that sits outside of the original 20 ft. building line but will be within the 25 ft. building line standard of today for Wilcrest, a major thoroughfare with a 100-foot right-of-way.

Besides small at 4,116 square feet, Lot #1 is handicapped with a difficult shape, being at the southernmost and narrowing south end of Riverview Place. Compounding the difficulty is a cluster of mature pecan trees, with 15", 16" and 20" caliper trunks, inside the NW corner of the lot. The current design was based on saving these trees by designing southward, away from the trees, while still configuring an acceptable living area layout. The design was based on the 20-foot building line shown on the replat. The 25-foot building line limitation would make a marketable design of sufficient size, even more difficult. The present design has been approved by the community's architectural board.

Other factors to granting variance is the very low probability for Wilcrest Drive to be expanded beyond its current 100-foot right-of-way. Wilcrest is less than a mile west of Beltway 8, was itself recently rebuilt (2015-2016), and also has a median of 28 to 29 ft. width that could be used to add traffic lanes if expansion must take place. Less than a mile west, the planning and design of Kirkwood, another major thoroughfare, is well underway for the section beginning at I-10, south to Westheimer. Thus, in this mature and completely developed Wilcrest corridor, from I-10 south to Westheimer, it is reasonable to expect the existing right-of-way for Wilcrest is sufficient for a long time to come. It is also not conjecture to believe that to expand Wilcrest's ROW is more than likely, NOT economically feasible.

In conclusion, allowing subject Lot #1 to adhere to the 20-foot building line from Wilcrest right-of-way, as always anticipated and similar to other houses already built is very unlikely to create any current or future problems for anyone.

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Houston Planning Commission

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**

Subject Lot #1 is very unlike the usual single-family lot due to its origin as townhouse lots. Like all of the other lots in Riverview Place, it is tiny; more in line with the size of modest patio home lots. At 4,116 sq. ft., it's even smaller than Riverview Place's overall average lot size for existing homes of 4,802 sq. ft. Besides limited land area, the shape of Lot #1 severely limits design flexibility. Additionally, the presence of a pecan tree cluster further limited where the living space can be built. There just isn't enough lot left NOT to build into the 25 foot building line standard of today.

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

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

The lots in this small subdivision were all platted in 1973 to be townhouses surrounded by ample common areas. The building line along the west side of this subdivision was 20 feet from the curving Wilcrest right-of-way. As platted, there were 78 T/H lots. However, what have been built, in accordance with the recorded DCCR, are exclusively single-family homes sitting on mostly paired original T/H lots that average out to be 4,800 sq. ft.

In 2000, a Partial Replat was filed to reconfigure the original Lots 1 through 6 into 4 distinct buildable single-family lots. This was necessitated by the fact that the original Lot #1 was a stand-alone 25' x 100' lot and a marketable single-family home could not be built. The replat eliminated a common driveway and opened up access to the original Lot #2 from Riverview Way directly. That original t/h Lot #2 is today, the replatted Lot #1. This approved replat also reflect the 20-foot building line of the original 1973 plat.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

Due to the layout of this small gated/fenced subdivision with 3 internal cul-de-sac streets branching off of the private road Riverview Way, none of the lots front Wilcrest Drive nor are aligned parallel to Wilcrest. Several homes' rear, however, do exhibit some uniformity in being close to the 20 foot building line as laid out in the original plat.

Furthermore, Wilcrest Drive makes a curve NW along the entire west side of the subdivision & its fence. By permitting applicant to build similarly to the existing homes, outside of the original 20 foot building line but just inside the 25 foot building line, uniform appearance is maintained.

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

Subject lot is in a gated and completely fenced subdivision. Outside the fence is approximately 11 feet of Wilcrest right-of-way that includes a 4-foot wide sidewalk and two strips of grass. When constructed with variance granted for allowing a 20-foot building line, there will be a space of nearly 33 ft. between the planned new house and Wilcrest's pavement.

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

The conditions supporting the variance are the lot's exceptionally small size and its shape. It was very difficult creatively, and time-consuming, to design a satisfactory floor plan even when the 20 foot building line that does not intrude into the property line was not a factor.

DEVELOPMENT PLAT VARIANCE



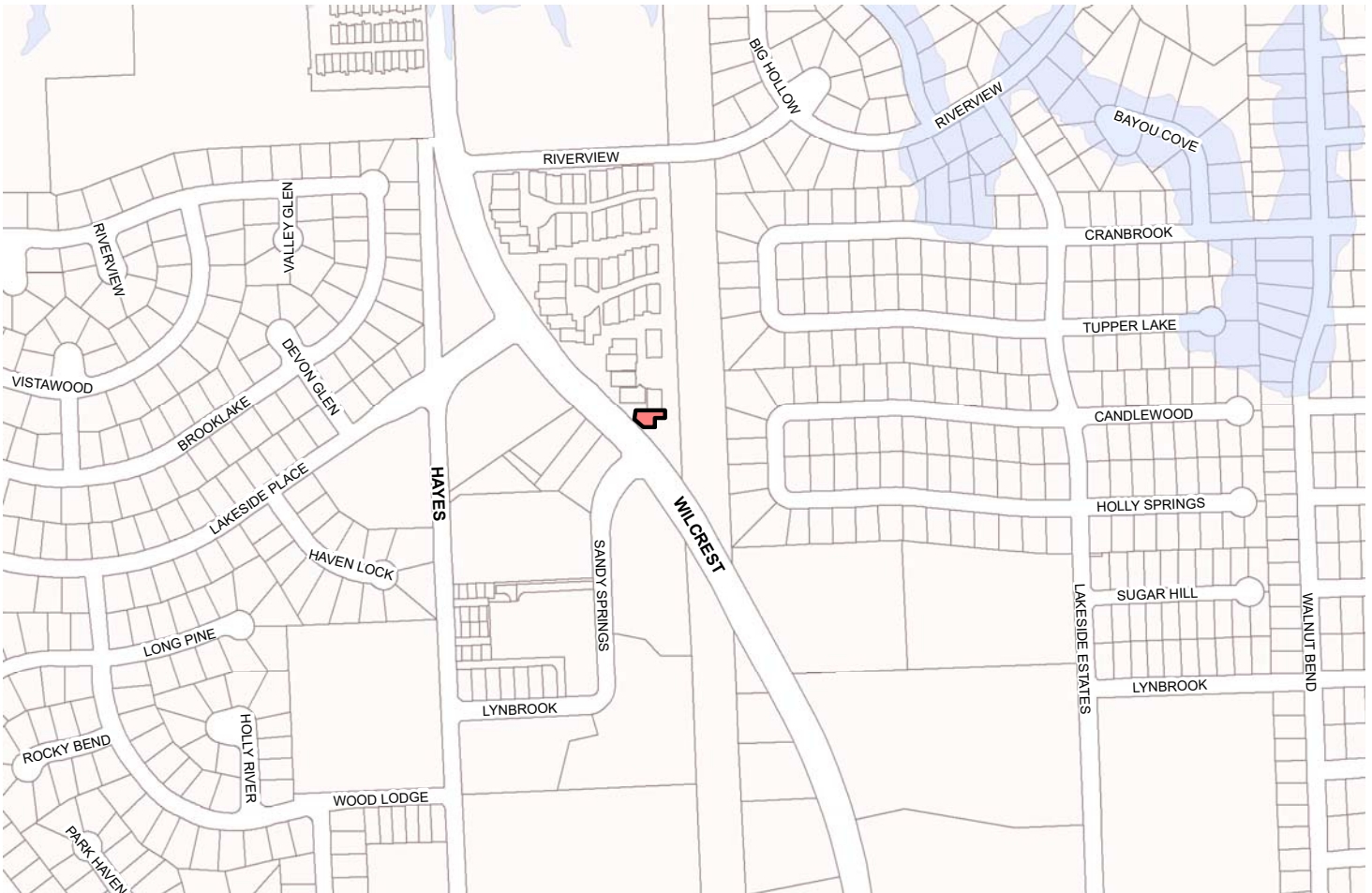
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 146

Meeting Date: 7/5/2018

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

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ITEM: 146

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Aerial Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

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Meeting Date: 7/5/2018

Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Ronnie Self Architect	Ronnie Self	713-444-0072	ronnie.self@sbcglobal.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3310 St. Emanuel Street	18068226	77004	5456	493Y	D
HCAD ACCOUNT NUMBER(S):		0191680000006			
PROPERTY LEGAL DESCRIPTION:		Tract 6B Block 2 Holman Outlot 36			
PROPERTY OWNER OF RECORD:		Turchetti, Francesco and Figoli, Patrizia			
ACREAGE (SQUARE FEET):		.0743 Acre (3,236.5 square feet)			
WIDTH OF RIGHTS-OF-WAY:		St. Emanuel Street (80 feet); Hwy 288/59 Feeder Road (varies)			
EXISTING PAVING SECTION(S):		St. Emanuel Street (40 feet); Hwy 288/59 Feeder Road (24 feet)			
OFF-STREET PARKING REQUIREMENT:		2 parking spaces			
OFF-STREET PARKING PROVIDED:		2 parking spaces			
LANDSCAPING REQUIREMENTS:		1 tree			
LANDSCAPING PROVIDED:		1 new tree			
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:		Single-family residential; 956 square feet			
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:		Single-family residential; 2,796 square feet			

PURPOSE OF VARIANCE REQUEST: 1) To allow a 3' building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Hwy. 288/US 59 Feeder Road; 2) To allow a 3'-9 1/2" building line for an awning in lieu of the ordinance-required 10' building line along a local street, St. Emanuel Street; and 3) To allow a portion of the proposed awning to serve as a carport extension of the covered parking area under the house.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S):

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

42-151(c): For a building line requirement less than 10' established by this article along a collector or local street, an encroachment of up to 30" shall be permitted for eaves, bay windows, balconies, fireplace chimneys, decorative features, and habitable living area if: (1) the encroachment is cantilevered into the building line requirement and is not supported by other means; (2) the lowest point of the encroachment is at least 9' higher than the highest point of the building foundation; (3) the encroachment for habitable living area for each floor does not have an area greater than 50% of the total area of the building façade for that floor; and (4) the encroachment is not within 10' of aboveground utility lines except those individual service lines used to connect the building to the utility lines, as measured horizontally from the point of the encroachment closest to the utility lines.

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.

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The site at 3310 St. Emanuel Street will be used for a two-story, single-family residence. The site is 50' wide and has a maximum depth of only 67.5'. It has an area of 3,236.5 square feet. The site is bordered by streets on two opposite sides. There is a 25' building line requirement along the west side, which backs onto Highway 288/59. Because of the building line requirements, only 40% of the site remains buildable. There are relatively large distances, however, between the property line and the back-of-curb on both sides of the site with a minimum distance of 40.8' to the back-of-curb of the feeder road of Highway 288/59 and a minimum distance of 26.9' to the back-of-curb of St. Emanuel Street.

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

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

The site at 3310 Saint Emanuel Street is atypical because it has a maximum depth of only 67.5' and there are streets on two sides. Saint Emanuel Street is to the east, and to the west, the site backs onto the Highway 288/59 Feeder Road. The main challenge of the design is to integrate a harmonious outdoor/garden space. A typical "back yard" at the back of the site toward Highway 288/59 would be excessively noisy. A "front yard" toward Saint Emanuel Street would lack privacy and would be dominated

DEVELOPMENT PLAT VARIANCE



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by a driveway. The preferred design, which is presented in this variance request, is focused around a calm courtyard at the center of the house that is a counterbalance to the commotion of Highway 288/59.

The house is pushed to the building lines on all sides in order to augment the central courtyard. Likewise, a covered, open parking area for two cars under the house is pushed toward St. Emanuel Street as far as is reasonable. The parking area under the house remains open so that breezes from the southeast can reach the courtyard.

Main living spaces of the residence are located on the second floor. A bedroom and office on the first floor are located in a volume at the back of the site toward Highway 288/59 that will create an acoustical buffer for the courtyard.

The imposition of the terms, rules, conditions, policies and standards of this chapter would deprive the applicant of the reasonable use of the land since only 40% of the site remains buildable. Since the 3,236.5 square foot site is bordered by streets on two sides (St. Emanuel Street to the east with a 10' building line and Highway 288/59 to the west with a 25' building line) the buildable area remaining is only 1,298.5 square feet, which represents only 40% of the site area.

Since the maximum site depth is only 67.5', placing the covered, open parking at 17' from the St. Emanuel property line would deprive the applicant of the reasonable use of the land since the parking area would advance well over half way into the site and into the central courtyard.

Of note, the existing residence on the site is not only within the St. Emanuel building line but goes over the property line into the St. Emanuel right of way by 6'-5 1/2".

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant but are due the shallow depth of the site and the fact that there are streets on two sides, one of which is a major thoroughfare with a 25' building line.

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

The site will still have building lines on all sides, preserving and maintaining the general purpose and intent of chapter 42. On the Highway 288/59 side, there is a minimum of 40.8' to the back of curb of the feeder road. Access to the site is not allowed from the Highway 288/59 Feeder Road. On the St. Emanuel side, there is a minimum of 26.9' between the property line and the back of curb. There is a minimum of 23'-7" between the requested awning for covered, open, parking and the back of the sidewalk. There is a minimum of 18' between the property line and the back of the sidewalk (that will be constructed in alignment with the existing sidewalk of 3312 St. Emanuel).

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The granting of this variance will only affect this house and will not be injurious to the public health, safety or welfare. The neighboring house at 3308 St. Emanuel Street, built in 2008, was granted a variance for an encroachment into the 25' building line. The neighboring house at 3312 St. Emanuel Street, built in 2011, is also positioned within the 25' building line and is approximately 3'-6" from the property line at its southwest corner.

Public health, safety and welfare will arguably benefit if the existing house at 3310 St. Emanuel, built in 1949, which is over the property line is replaced by the proposed project.

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

This hardship is created by the shallow depth of the site and the fact that there are streets on two sides and is not one of economics.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 147

Meeting Date: 7/5/2018

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



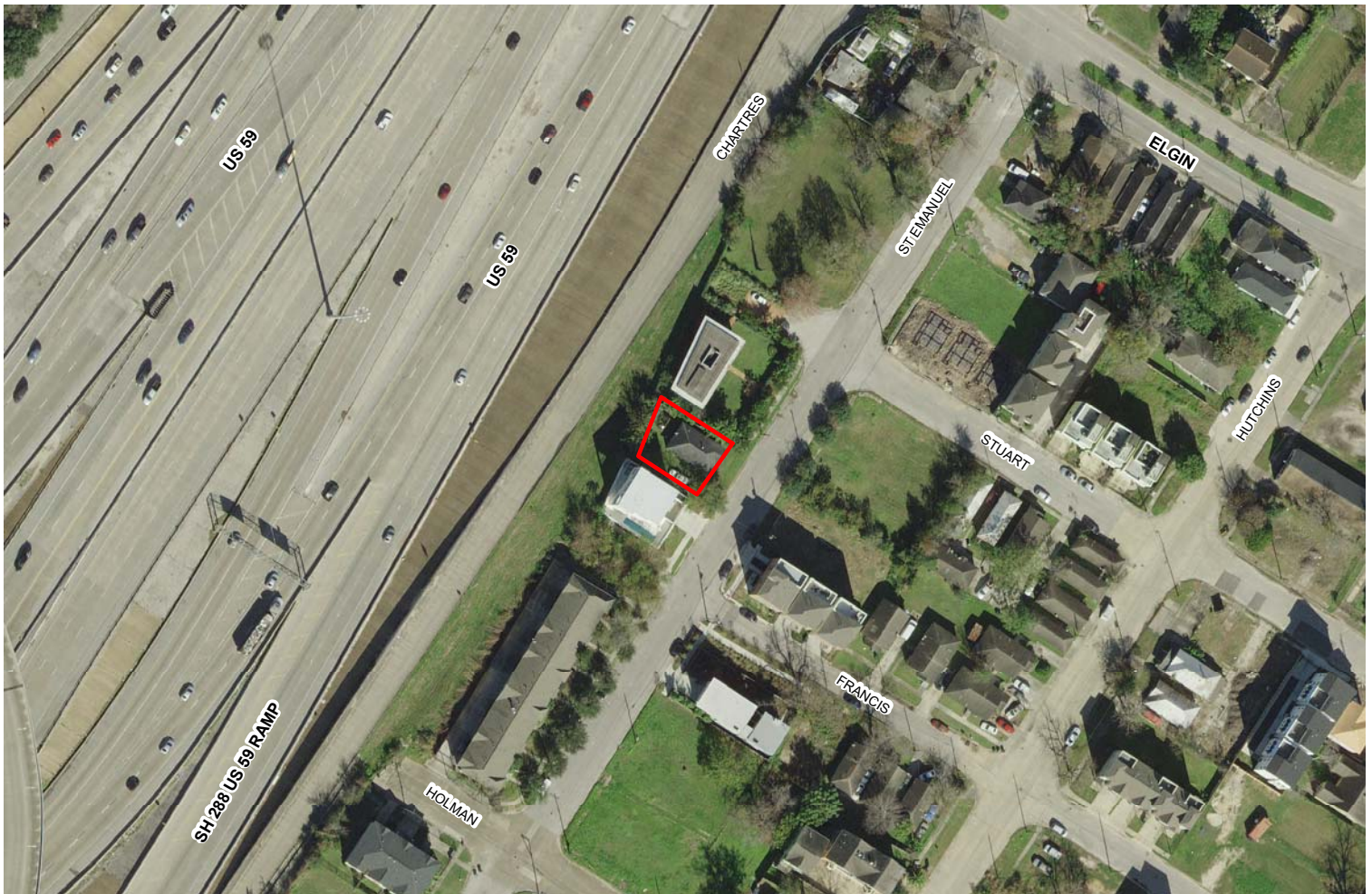
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 147

Meeting Date: 7/5/2018

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



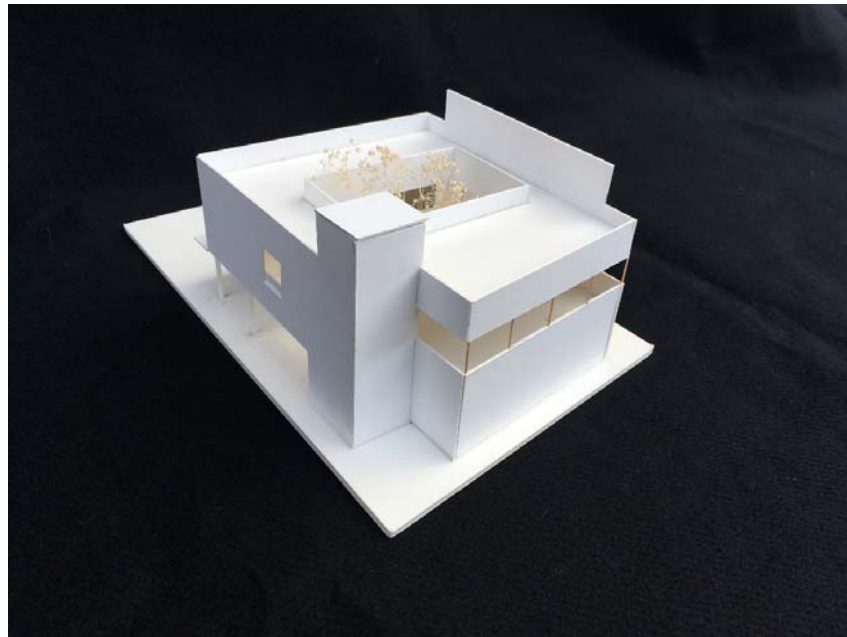
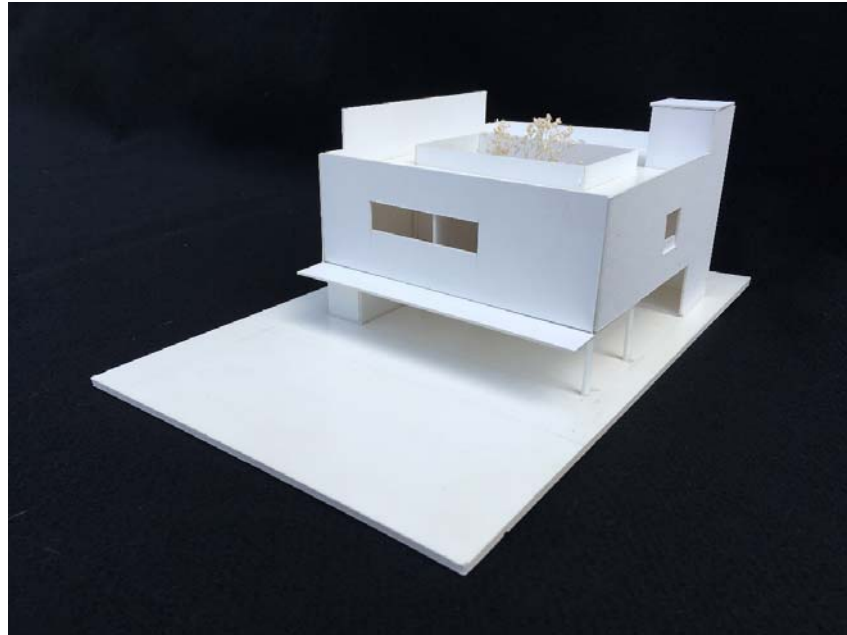
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 147

Meeting Date: 7/5/2018

Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 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		
Paksima Group	Zeeba Paksima	713-392-8275	zeeba@paksimagroup.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6902 Gonzales Street	17057855	77020	5558	494H	H

HCAD ACCOUNT NUMBER(S):	0533280000001
PROPERTY LEGAL DESCRIPTION:	Tract 1A Block 26, Liberty Heights Section 3
PROPERTY OWNER OF RECORD:	Pedro Bernabe
ACREAGE (SQUARE FEET):	4,695 square feet
WIDTH OF RIGHTS-OF-WAY:	Gonzales Street (55 feet); Lathrop Street (65 feet)
EXISTING PAVING SECTION(S):	Gonzales Street (16 feet); Lathrop Street (23 feet)
OFF-STREET PARKING REQUIREMENT:	7 spaces
OFF-STREET PARKING PROVIDED:	4 spaces and 2 bicycle spaces
LANDSCAPING REQUIREMENTS:	5 street trees, 1 parking lot tree, 60 shrubs
EXISTING STRUCTURE(S) [SQ. FT.]:	652 square feet
PROPOSED STRUCTURE(S) [SQ. FT.]:	933 square feet
PURPOSE OF VARIANCE REQUEST:	To allow a reduction of the required number of off-street parking spaces provided from 7 spaces to 4 spaces, and 2 bicycle spaces.
CHAPTER 26 REFERENCE(S):	26-492, Class 7(c) – Small Restaurant of 3,000 square feet or less. 8.0 parking spaces for every 1,000 square feet of gross floor area and outdoor decks, patio and seating areas in excess of 15% of GFA.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): We are seeking a variance on the parking requirement of section 26-492(c) regarding the number of parking spaces for a small restaurant from 7 spaces to 3 regular spaces, 1 handicapped space and 2 bike spaces. Yeibis Mexican Grill is a local, neighborhood restaurant. It will be only 933 sq. ft.; a place for families to come together in the community. Most of the clients will be carpooling or walking to the eatery. We filed a Class II plat with a variance request for a reduced reserve size. We had to give up 5' on Gonzales and another 5' on Lathrop for a total of 708.22 sq. ft. for right-of-way purposes. We were granted the variance by the Planning Commission. We are asking for a final variance so that we may finish the project and have a new, cozy neighborhood restaurant.

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1) **The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;** If we are not able to get the parking variance, we cannot continue on with this project. We have reduced the building footprint to accommodate as many spaces as possible but due to the dedication of ROW and the existing configuration of the property since August 29, 1942, we simply cannot provide the required 7 spaces.
- (2) **That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;** The property has been in this configuration since 1942. Most of the properties along the Lathrop corridor have been converted to commercial. This site cannot support any other commercial establishment with the size of the property especially since we had to give up 708.22 sq. ft. of dedication for the expansion of Lathrop and Gonzales streets.
- (3) **The intent of this article is preserved;** The eatery will be conducive to a walk-up restaurant with the clientele walking and therefore interacting with their neighbors. This promotes a closer knit neighborhood with everyone looking out for one another. The area grill will encourage the community coming together for celebrations. This will be a local hangout for the residents of the area. It will enable the customers to contribute to a local business, therefore encouraging the tax dollars to stay in the community. The intent of the City is to encourage community growth and the granting of this variance will allow exactly that.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (4) **The parking provided will be sufficient to serve the use for which it is intended;** The majority of the diners will be from the neighborhood. The employees of the local businesses during the day and the surrounding residents in the evening. Almost all of the customers will be walk-up with very few driving their vehicles due to the proximity of the grill. This type of restaurant will promote the interaction of the local residents and make it a safer place for evening walks.
- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare;** Not only will the granting not be injurious to the public safety but will provide a safe place for the community to gather. The new development has been designed to provide beautification with trees and shrubs along Lathrop and Gonzales streets. The granting of this variance will also allow growth of the neighborhood with more businesses and restaurants moving into the community to serve the residents. The new restaurant will be a welcome addition to the area.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

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

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

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



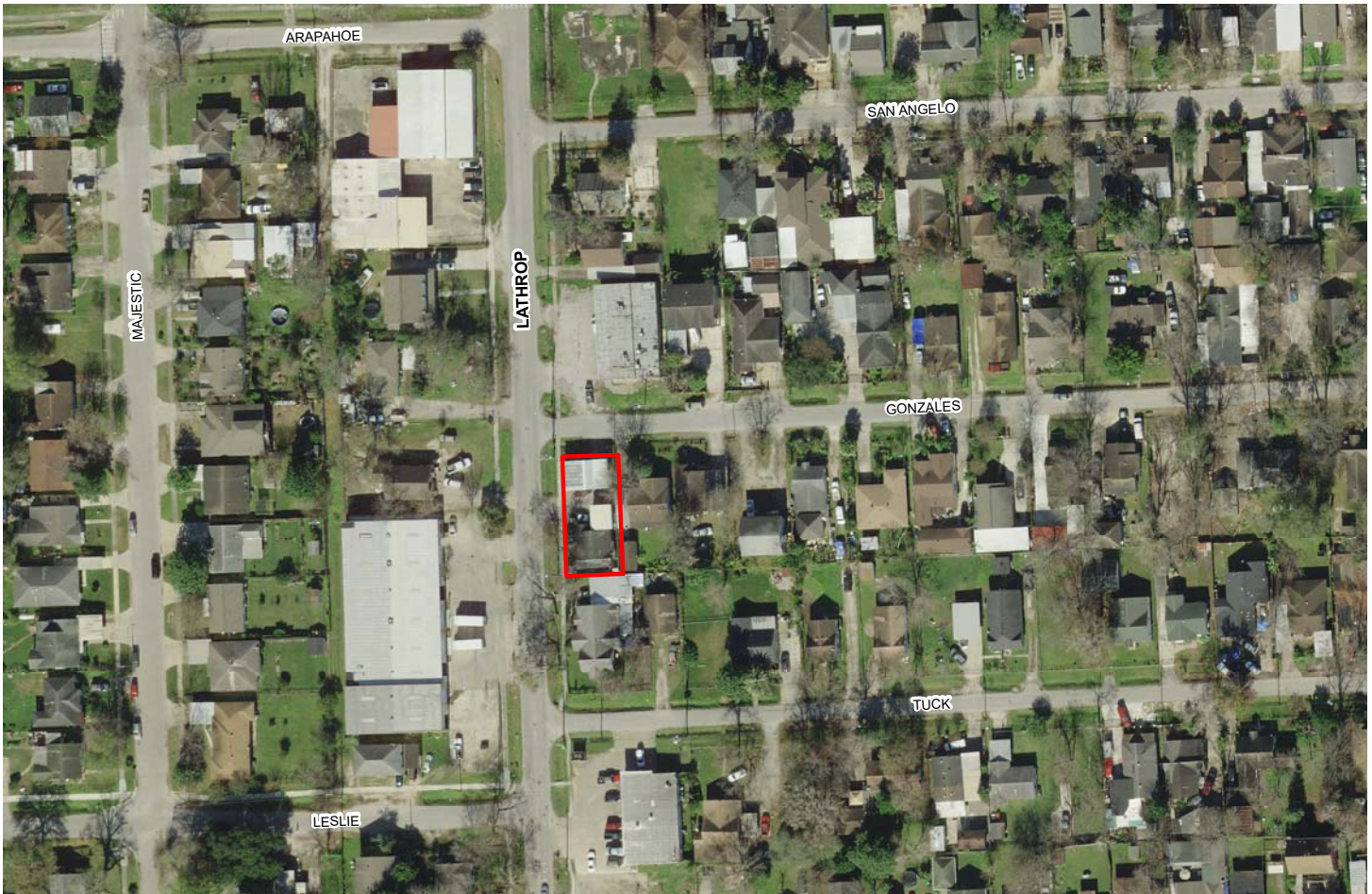
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 7/5/2018

Houston Planning Commission

Aerial Map

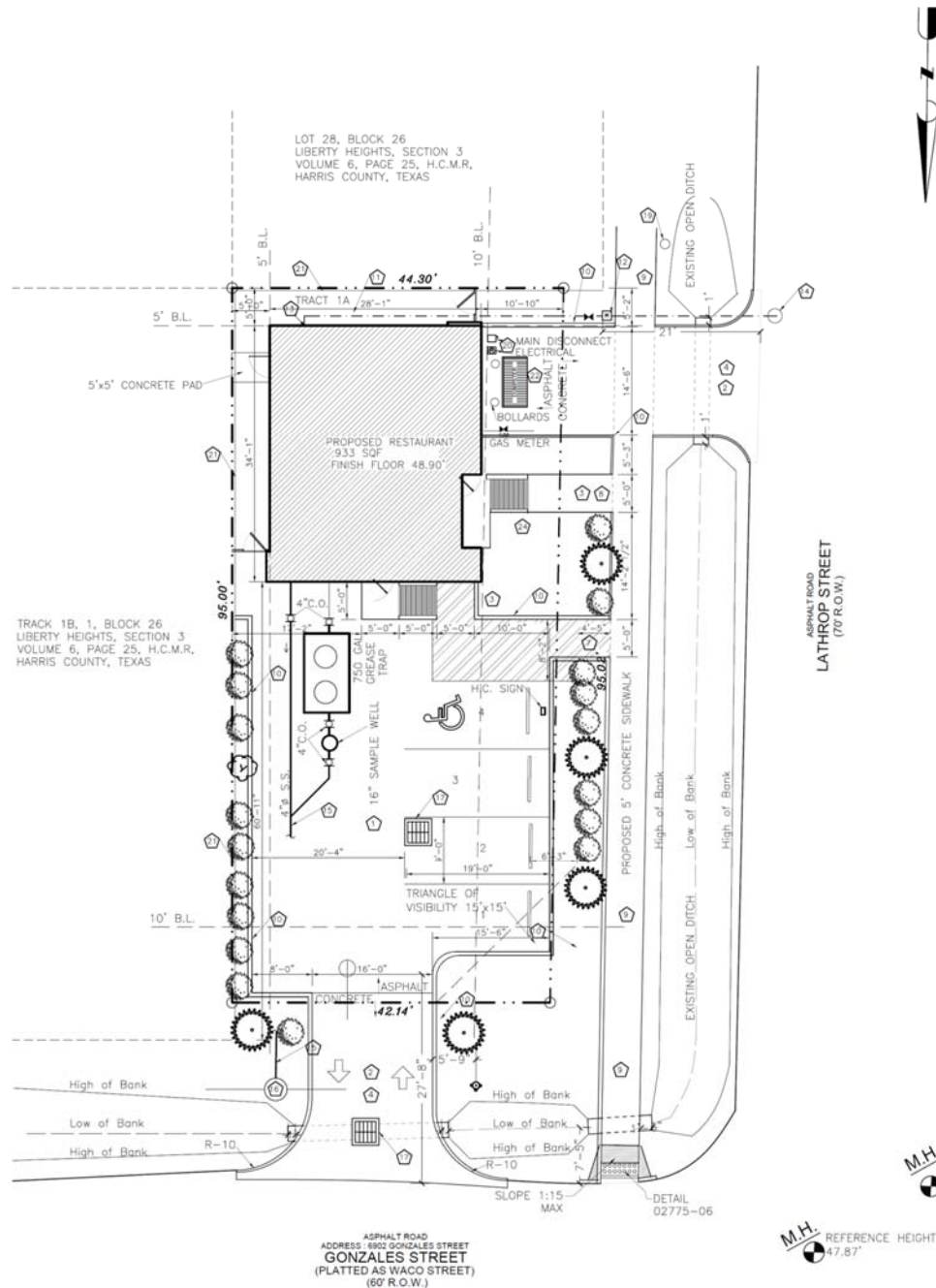


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan

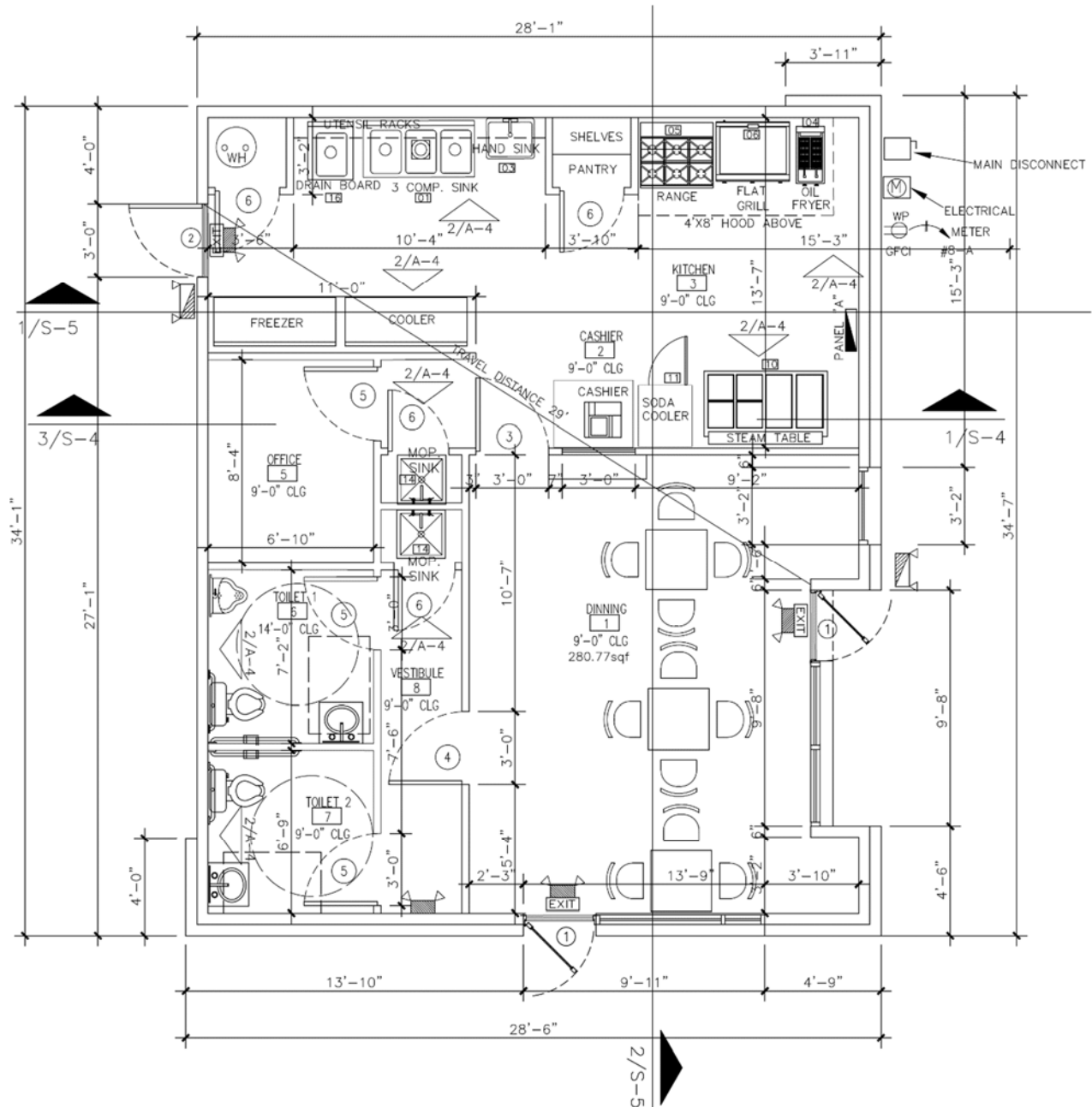


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Floor Plan



OFF-STREET PARKING VARIANCE



Houston Planning Commission

Variance Request Application

An applicant seeking a hotel/motel approval in accordance with Planning Standards of Chapter 28 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.hotel-motel@houston.tx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY		CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS	
Blue Moon Dev. Consul.		Caroline Ordener.	281-796-9996	ordener@att.net	
COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	H	77076	5361	453 A	45

HOTEL/MOTEL NAME: Southwind Hotel
HOTEL/MOTEL ADDRESS: 5617 North Freeway
PROPERTY OWNER OF RECORD: Kshitijbhai Patel.
OWNER ADDRESS: 5617 North Freeway
PROJECT PERMIT NUMBER: N/A
TOTAL ACREAGE: .9591 ACRES
TOTAL NO OF ROOMS: 39
PARKING SPACES PROVIDED: 39
SURVEY/ABSTRACT NO: Starkdon Acres
SCHOOL DISTRICT: H.I.S.D

NORTH OF: Hamilton

EAST OF: Courtlandt

SOUTH OF: Witcher

WEST OF: IH -45

PURPOSE OF VARIANCE REQUEST: To allow a hotel to be constructed within 750' of a protected use (church).

CHAPTER 28 REFERENCE(S): 28-202(2)

HOTEL/MOTEL VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

Summary of Variance request: The motel currently located on the tract is to be demolished and replaced with an entirely new structure. The hotel and church have been abutting neighbors since the 1960s or before. Each has been sold several times with its neighbor unchanged in use. An earlier variance was granted for hotel reconstruction with concurrence from the owners of the church at that time. The current owner of the church has certified to Planning Department that the church has no objection to the current plan. Our thought is that, if the protected use does not want the protection offered by the ordinance, why should the city force that protection on the church. With its sole point of access to the North Freeway southbound feeder, the hotel meets all other criteria

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

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

The owner of the hotel is anxious to upgrade the building which was constructed in the 1960s or earlier. Not allowing the demolition and replacement of the hotel would, likely, result in continuation of the use of a dilapidated structure. The owner has no use for the property except as a hotel. It seems a shame to not allow him to improve his business.

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

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

The circumstance requiring the variance predates the Hotel/Motel Ordinance by several decades. The church and the hotel have co-existed for about as long as their tracts have been developed. Improvements to the hotel site will be a boon to everyone.

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

The intent of the regulations governing the location of hotels was to ensure that their operation would not adversely residents or major civic institutions, which this hotel will not do.

HOTEL/MOTEL VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: IV

Meeting Date: July 5th 2018

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

Continuing the existing situation with the demolition of a shabby hotel and the construction of a modern one will do no harm to the status quo with respect to health, safety or welfare. Imposing the ordinance's restriction on neighbors who do not want the protection offered by the restriction seems like an unnecessary action.

HOTEL/MOTEL VARIANCE

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: IV

MEETING DATE: 07/05/2018

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ ETJ
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NORTH OF: Hamilton
SOUTH OF: Witcher

EAST OF: Courtlandt
WEST OF: IH-45

77076 5361A 412Z City

APPLICANT: Blue Moon Dev. Consul.

ADDRESS: 5617 North Freeway, Houston TX

EXISTING USE: Vacant

PROPOSED USE: Hotel-Motel

HOTEL / MOTEL APPLICATION DATE: 5-23-18

DIRECTOR DECISION: Disapprove

BASIS OF DECISION: Withdrawn

LAND USE CALCULATIONS: N/A

PRIMARY ENTRANCE LOCATION: IH-45

PURPOSE OF REQUEST:

Withdrawn.

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: July 5th, 2018

AGENDA: V.

SMLSB Application No. 718: 200-300 block of Clifton Street, east and west sides, between Harrisburg Boulevard and Sherman Street

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 200-300 block of Clifton Street, east and west sides, between Harrisburg Boulevard and Sherman Street. Analysis shows that a minimum lot size of 6,250 sf exists for the blockfaces. A petition was signed by the owners of 17% of the property within the proposed Special Minimum Lot Size Block. No protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

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

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

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

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

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

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

STAFF ANALYSIS:

The application includes twenty-five (25) lots along the 200-300 block of Clifton Street, east and west sides, between Harrisburg Boulevard and Sherman Street.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one blockface, and no more than two opposing blockfaces;*
The application comprises two blockfaces, the east and west sides of Clifton Street.
- At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of seventeen (17) of twenty-one (21) single-family residential lots (representing 81% of the total lots within the boundary area), three (3) commercial lots, one (1) multi-family residential lot, and four (4) lots excluded from the land use calculation.
- The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained five (5) of twenty-five (25) signatures of support from property owners in the proposed SMLSB (owning 17% of the total area). There was no protest.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 6,250 sf exists on twenty-two (22) lots in the blockfaces.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was platted in 1907. The houses originate from the 1930s. The establishment of a 6,250 sf minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Twenty-two (22) out of twenty-five (25) lots (representing 91% of the application area) are at least 6,250 square feet in size.

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

ATTACHMENTS:

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

Special Minimum Lot Size Block

Planning and Development Department

SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **718**

Date Received: **5/1/2018**

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

Street(s) Name: **Clifton Street**

200-300 block of Clifton Street

Lot(s)

Cross Streets: **Harrisburg Boulevard** and **Sherman Street**

Side of street: **East and West**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
203 Clifton	SFR		6,250
204 (LT 1 & TRS 2B & 13)	EXE		12,000
204 (LT 14 & TR 13A)	EXE		8,500
205	SFR		6,250
207	SFR	Y	6,250
209	SFR	Y	6,250
210	SFR		6,250
211	SFR		6,250
212	SFR		6,250
213	SFR	Y	6,250
214	SFR		6,250
215	SFR	Y	5,880
220	SFR	Y	6,250
222	SFR		6,000
302	SFR		6,500
305	SFR		6,505
307	SFR		6,500

Special Minimum Lot Size Block

Planning and Development Department

308	MF		6,500
309	SFR		6,500
0 Clifton	COM		6,500
5621 Harrisburg	COM		8,187
5701	COM		5,000
77001 Railroad	EXE		12,977
77001 Railroad	EXE		12,334
5702 Sherman	SFR		7,500

Special Minimum Lot Size Block

Planning and Development Department

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

Of **179,883** Square Feet in the Proposed Application Area **30,880** Square Feet are Owned by Property Owners Signing in Support of the Petition = **17%**

Single Family Calculation:

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

17	# developed or restricted to no more than two SFR Units	Of	Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	81%
1	# of Multifamily lots	17	21		
3	# of Commercial lots				
0	# of Vacant Lots				
21	Total				

Minimum Lot Size Calculations:

Total # of lots **21** Total sq. ft. = **179,883** / # of lots = **8,566** average sq. ft.
6,250 median sq. ft.

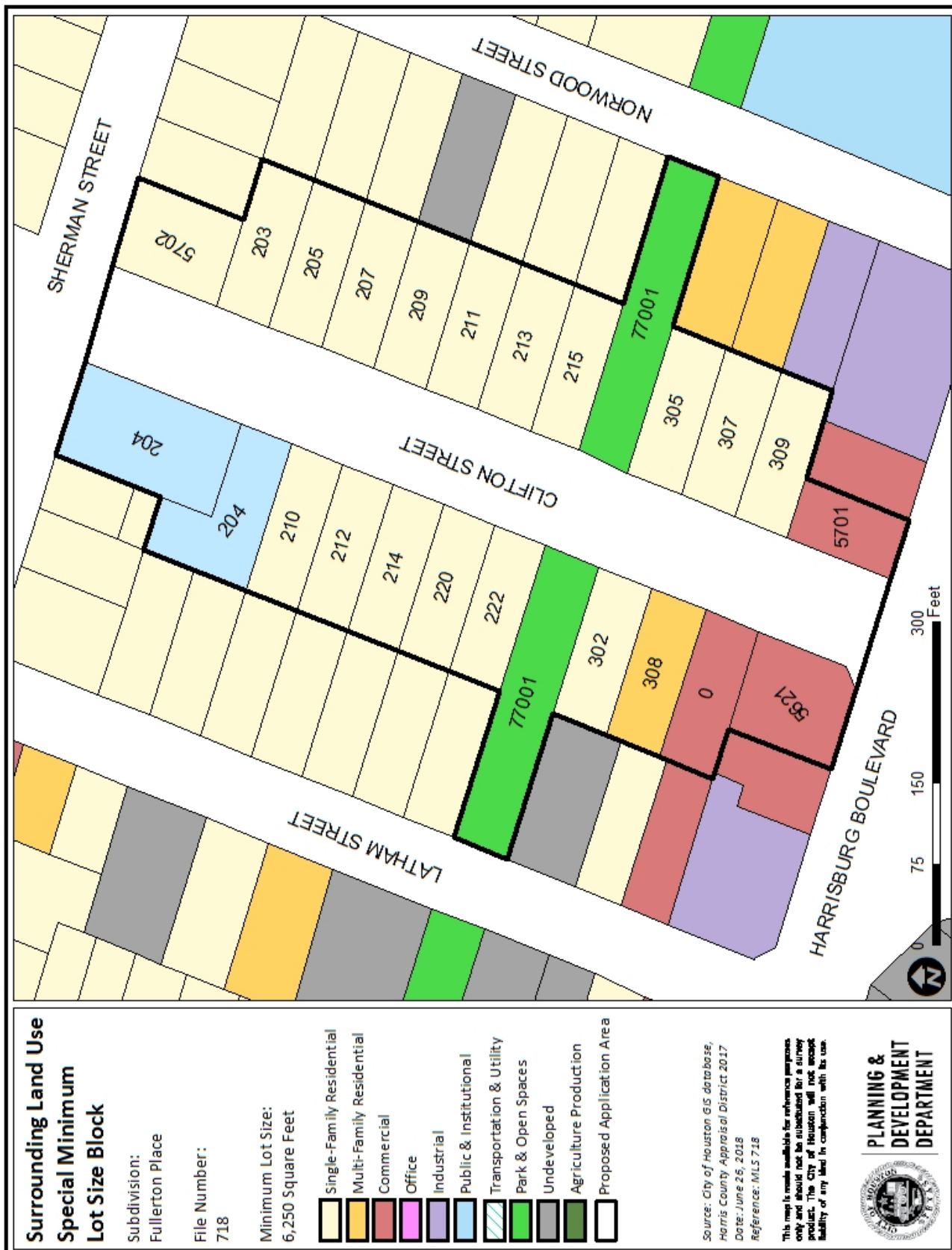
70 %

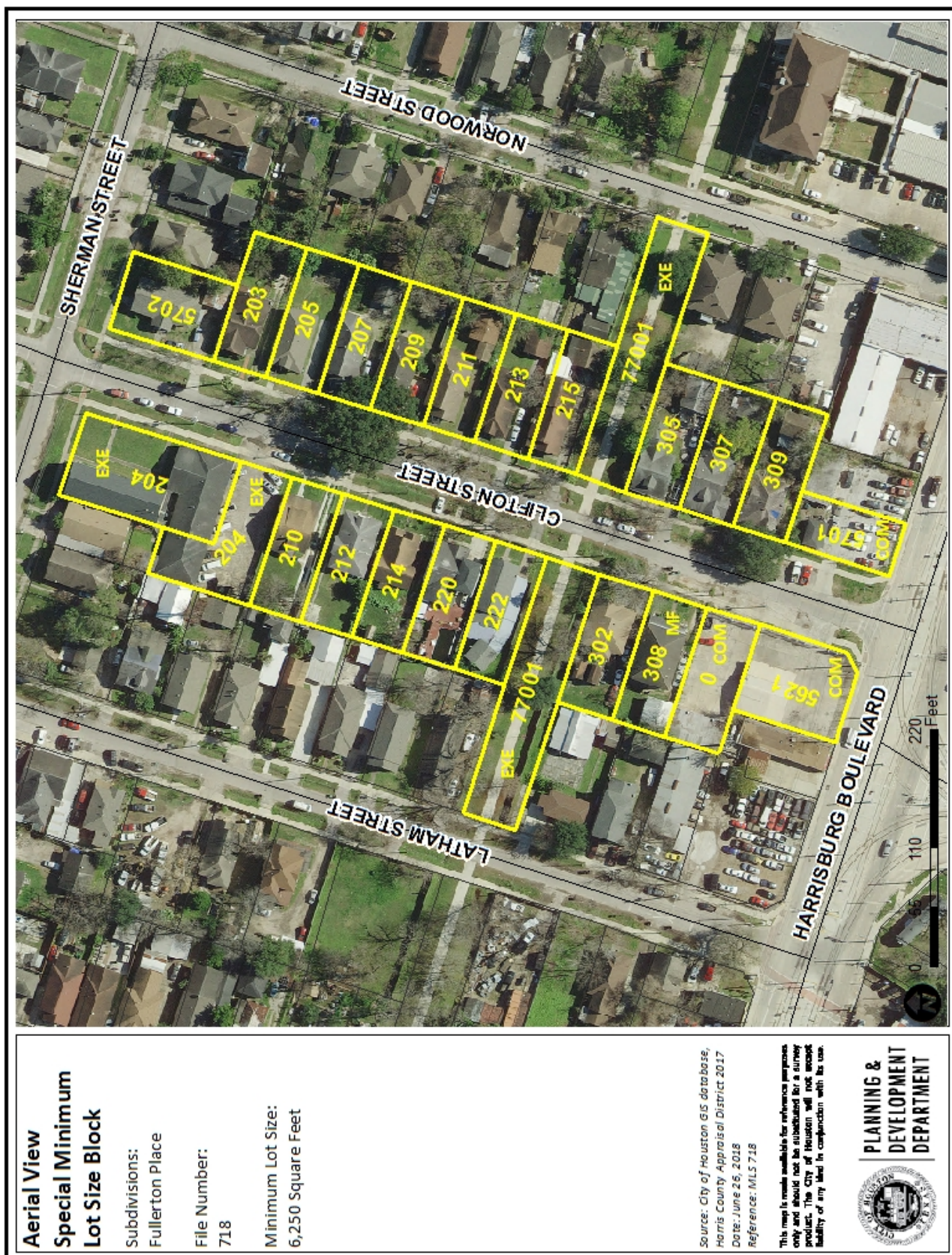
Lots ranked by size	Size	% by Area	Cumulative % by Area
1	12,977	7.2%	7.2%
2	12,334	6.9%	14.1%
3	12,000	6.7%	20.7%
4	8,500	4.7%	25.5%
5	8,187	4.6%	30.0%
6	7,500	4.2%	34.2%
7	6,505	3.6%	37.8%
8	6,500	3.6%	41.4%
9	6,500	3.6%	45.0%
10	6,500	3.6%	48.6%
11	6,500	3.6%	52.3%
12	6,500	3.6%	55.9%
13	6,250	3.5%	59.3%
14	6,250	3.5%	62.8%
15	6,250	3.5%	66.3%
16	6,250	3.5%	69.8%
17	6,250	3.5%	73.2%
18	6,250	3.5%	76.7%
19	6,250	3.5%	80.2%
20	6,250	3.5%	83.7%
21	6,250	3.5%	87.1%
22	6,250	3.5%	90.6%
23	6,000	3.3%	94.0%
24	5,880	3.3%	97.2%
25	5,000	2.8%	100.0%
Total	179,883	100.0%	

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





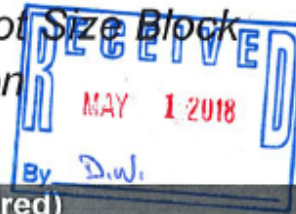






**PLANNING &
DEVELOPMENT
DEPARTMENT**

Special Minimum Lot Size Block (SMLSB) Application



Main Applicant Information (required)

Full Name: Joanna L Fuentes Date: _____

Address: 209 Clifton St.
Street Address Apartment/Unit #
Houston TX 77011
City State ZIP Code

Phone: 832 734 7345 Email: [REDACTED]

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

Did you have a preliminary meeting with the Planning and Development Department? YES ☐ NO ☐ If yes, what was the date of the meeting? _____

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

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

East & West Side of Clifton Street between Harrisburg & Sherman St.

Signature of applicant: Joanna L Fuentes

Alternate Applicant Information (optional)

Full Name: _____ Date: _____

Address: _____
Street Address Apartment/Unit #

City State ZIP Code

Phone: _____ Email: _____

Signature of alternate applicant: _____

Application Information (STAFF USE ONLY)

File Number: 718 Super Neighborhood: Second Ward
City Council District: H Planner Assigned: David Welch

