HOUSTON PLANNING COMMISSION

AGENDA

JANUARY 3, 2019

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

PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
David Abraham
Susan Alleman
Bill Baldwin
Antoine Bryant
Lisa Clark
Randall L. Jones
Isabel Longoria
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porras-Pirtle
Ileanna Rodriguez
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor

The Honorable Judge Robert Hebert
Fort Bend County
The Honorable Lina Hidalgo
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
Margaret Wallace Brown

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

SPEAKER GUIDELINES

PLANNING & DEVELOPMENT DEPARTMENT

www.HoustonPlanning.com or (832) 393-6600

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**

This online document is preliminary and not official. It may not contain all the relevant materials and information that the Planning Commission will consider at its meeting. The official agenda is posted at City Hall 72 hours prior to the Planning Commission meeting. Final detailed packets are available online at the time of the Planning Commission meeting.

Houston Planning Commission

AGENDA

January 3, 2019

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

Call to Order

Director's Report

Approval of the December 13, 2018 Planning Commission Meeting Minutes

I. **Platting Activity (Subdivision and Development plats)**
   a. Consent Subdivision Plats (Tammi Williamson)
   b. Replats (Tammi Williamson)
   c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Devin Crittle, Aracely Rodriguez)
   d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Chad Miller, Geoff Butler, Suvidha Bandi)
   e. Subdivision Plats with Special Exception Requests (Aracely Rodriguez, Geoff Butler)
   f. Reconsiderations of Requirement (Aracely Rodriguez)
   g. Extension of Approvals (John Cedillo)
   h. Name Changes (John Cedillo)
   i. Certificates of Compliance (John Cedillo)
   j. Administrative
   k. Development Plats with Variance Requests (Kimberly Bowie, Chad Miller)

II. **Establish a public hearing date of January 31, 2019**
   a. Craig Woods partial replat no 25
   b. Devonshire Place partial replat no 1
   c. Fullerton Place partial replat no 2
   d. McCrary Meadows Sec 2 partial replat no 1 and extension
   e. Newer Heights Village replat no 1
   f. Pine Terrace partial replat no 1

III. **Consideration of an Off-Street Parking Variance for property located at 214 Avondale Street** (Dipti Mathur)

IV. **Consideration of an Off-Street Parking Variance for property located at 23692 Easttex Freeway** (Chad Miller)

V. **Consideration of an Off-Street Parking Variance for property located at 347 West 20th Street (**Chad Miller)

VI. **Consideration of a Hotel/Motel for Express Inn located at 8585 Eastex Freeway** (Devin Crittle)

VII. **Consideration of a Hotel/Motel for Maison Robert Hotel located at 347 W 20th Street** (Devin Crittle)

VIII. **Public Hearing and Consideration of a Special Minimum Lot Size Area for Portions of the A.C. Allen Addition Subdivision-MLSA** (Davonte Caldwell)

IX. **Public Comment**

X. **Adjournment**

Minutes of the Houston Planning Commission

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

December 13, 2018
Meeting held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order
Chair Martha L. Stein called the meeting to order at 2:31 p.m. with a quorum present.

Martha L. Stein, Chair	
M. Sonny Garza, Vice Chair	
David Abraham	Absent
Susan Alleman	
Bill Baldwin	
Antoine Bryant	Absent
Lisa Clark	Arrived at 2:43 p.m. during item #24
Randall L. Jones	
Isabel Longoria	
Lydia Mares	
Christina Morales	
Paul R. Nelson	
Linda Porras-Pirtle	
Ileana Rodriguez	
Ian Rosenberg	Absent
Megan R. Sigler	
Zafar Tahir	Absent
Meera D. Victor	
Mark Mooney for The Honorable James Noack	Absent
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
Margaret Wallace Brown, Interim Director, Planning and Development

CHAIR'S REPORT
The Chair's Report was given by Chair Martha L. Stein.

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

APPROVAL OF THE NOVEMBER 29, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the November 29, 2018 Planning Commission meeting minutes.
Motion: **Garza** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 83)

Staff recommendations for item **15** was modified from Defer to Approve.

Item removed for separate consideration **1, 22, 24, 27, 47, 78** and **82**.

Staff recommendation: Approve staff's recommendations for items **1 – 83,** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items **1 – 83,** subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

Commissioner(s) Alleman and Sigler recused themselves.

Staff recommendation: Approve staff's recommendations for item(s) **1, 47** and **78,** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for item(s) **1, 47** and **78,** subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner(s) Alleman and Sigler returned.

22 Landmark at Auburn Lakes partial replat no 1 **C3P** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Sigler** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speaker: Tiki Chenier – opposed.

24 Legends at Gleannloch Sec 1 partial replat no 1 **C3F** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speaker: Tiki Chenier – opposed.

27 Maybrook Village Sec 1 **C3P** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
Speaker(s): John Blount, Harris County – undecided; Tim Early, applicant and Mikalla Hodges, applicant – supportive.

82 Traces Sec 1 partial replat no 4 **C2R** **Withdrawn**

C PUBLIC HEARINGS

84 Contemporary West 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: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

85 Craig Woods partial replat no 25 **C3N** **Disapprove**

Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Nichole Bowden, applicant, Ahmier Saadeddine and Paul Kerley, owner – supportive.

86 Freeway Manor partial replat no 1 **C3N** **Withdrawn**

87 Grace Landing **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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

88 Houstonian Homes on Edgewood **C3N** **Defer**

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

89 Linden Lea 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: **Garza** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

90 Neuen Manor partial replat no 12 **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**

D VARIANCES

91 Aldine Containment Station **C2** **Approve**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

92 Bottled Blonde Houston **C2R** **Defer**

Staff recommendation: Defer the application for three weeks for further study and review.
Commission action: Deferred the application for three weeks for further study and review
Motion: **Porras-Pirtle** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Mike VanDusen – undecided; Tim Cisneros, applicant – supportive.

93 Graceview Baptist Church Telge Road C2 Defer
Staff recommendation: Defer the application for three weeks per the applicant's request.
Commission action: Deferred the application for three weeks per the applicant's request.
Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

94 Old Greenhouse Road Business Park C2 Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

95 Reserve at Cypress Rose Hill C2 Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

96 Southwest Logistics Park Sec 2 C3P Defer
Staff recommendation: Defer the application for three weeks for further study and review.
Commission action: Deferred the application for three weeks for further study and review.
Motion: **Mares** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

Items 97 and 98 were taken together at this time.

97 Villas at Meadowhill GP GP Approve
98 Villas at Meadowhill Sec 1 C3P Approve
Staff recommendation: Grant the special exception(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Tiki Chenier – opposed; Chris Patterson, applicant - supportive.

F RECONSIDERATION OF REQUIREMENTS

99 Republic Business Center C2 Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

100 Bridgeland Parkland Village Lift Station No 2 EOA Approve
101 Gosling Village Sec 1 EOA Approve
102 Kirby Crossing EOA Approve

103	**Park Lake View Drive Street Dedication**	**EOA**	**Approve**
104	**Valley Ranch Town Center Apartments**	**EOA**	**Approve**
105	**Willow Trace Sec 1 partial replat no 1 and extension**	**EOA**	**Approve**

H NAME CHANGES

106	**Independence Business Park (prev. Liberty Business Park)**	**NC**	**Approve**

I CERTIFICATES OF COMPLIANCE

107	**21555 Leonard Street**	**COC**	**Approve**
108	**21015 Briar Willow Drive**	**COC**	**Approve**
109	**22156 Adams Street**	**COC**	**Approve**
110	**23330 Robert Road**	**COC**	**Approve**

Staff recommendation: Approve staff's recommendation for items 100-110.
Commission action: Approved staff's recommendation for items 100-110.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

111	**5250 Braesvalley Drive**	**DPV**	**Defer**

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

112	**747 E 6th 1/2 Street**	**DPV**	**Approve**

Staff recommendation: Grant the development plat variance(s) 1) to allow a 11'-10" side building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Studewood street; and 2) to allow driveway access from a major thoroughfare to a single-family lot from Studewood street with a T-Turn around, existing curb cut to remain.
Commission action: Granted the development plat variance(s) 1) to allow a 11'-10" side building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Studewood street; and 2) to allow driveway access from a major thoroughfare to a single-family lot from Studewood street with a T-Turn around, existing curb cut to remain.
Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 17, 2019 FOR:

a. Lakeside Estates Sec 2 partial replat no 2
b. Long Point Woods Sec 1 partial replat no 2
c. Newport Sec 6 partial replat no 1 and extension

Staff recommendation: Establish a public hearing date of January 17, 2019 for item II a-c.
Commission action: Established a public hearing date of January 17, 2019 for item II a-c.
Motion: **Clark** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 214 AVONDALE STREET

Staff recommendation: Deferred the application for three weeks per the applicant's request.

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

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

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 23692 EASTEX FREEWAY

Staff recommendation: Deferred the application for three weeks per the applicant's request.

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

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

V. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 3, 2019 FOR A MAISON ROBERT HOTEL LOCATED AT 347 W 2OTH STREET

Staff recommendation: Establish a Public Hearing date of January 3, 2019 for a Maison Robert Hotel located at 347 W 20th street.

Commission action: Established a Public Hearing date of January 3, 2019 for a Maison Robert Hotel located at 347 W 20th street.

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

VI. CONSIDERATION OF A HOTEL/MOTEL FOR EXPRESS INN LOCATED AT 8585 EASTEX FREEWAY

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

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

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

VII. CONSIDERATION OF A HOTEL/MOTEL FOR TRU BY HILTON LOCATED AT 11090 KATY FREEWAY

Staff recommendation: Approve the Hotel/Motel variance.

Commission action: Approved the Hotel/Motel variance.

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

VIII. PUBLIC COMMENT
NONE

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:43 p.m.

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

_____ _____

Martha L. Stein, Chair **Michael Kramer, Secretary**

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Amira Sec 7	C3P	
2	Bayou Oaks at West Orem Sec 9	C3P	
3	Becker Fields GP	GP	
4	Bellaire Boulevard Street Dedication Sec 2	C3P	
5	Bodhan Reserve	C2	
6	Broadstone Woodmill Creek	C2	
7	Church in Houston West District	C2	
8	Clearcroft	C3F	
9	Coatimundi	C2	
10	Contemporary West Sec 1 partial replat no 1	C3F	
11	Dimitrios Tracts	C2	DEF1
12	Fern Terrace	C2	
13	First Urban replat no 1	C3F	
14	Fisk Court	C2	
15	Forest Village Sec 11	C3F	
16	Graceview Baptist Church Telge Road	C3P	DEF1
17	Green Pines Tip	C2	
18	Greens Road Street Dedication Sec 2	SP	
19	Harmon Aue Campus	C2	
20	Harris County MUD no 49 Mitigation Reserve	C2	
21	Hiram Clarke Road Street Dedication and Reserve	C3P	
22	Jasmine Heights Monument	C2	
23	Katy Lakes GP	GP	DEF1
24	Katy Lakes Sec 2	C3P	DEF1
25	Katy Manor South Sec 1	C3F	
26	Lakeview Retreat Sec 5	C3P	
27	Lakeview Retreat Sec 6	C3P	
28	Levey Group C E King Business Park	C2	
29	Linden Lea Sec 2 partial replat no 1	C3F	
30	Long Meadow Farms Sec 46	C3F	DEF1
31	Marcello Lakes Sec 2	C3F	DEF1
32	Miramesa Drive Street Dedication Sec 1 and Reserves	C3F	
33	Miramesa West Sec 4	C3F	
34	MP Highway 290 Business Center	C2	
35	Napa Valley	C3F	
36	Neuen Manor partial replat no 12	C3F	
37	Pecan Estates Sec 1	C3F	
38	Retreat at the Commons of Lake Houston Sec 1 Vacating Plat	VP	
39	Royal Brook At Kingwood Sec 23	C3F	
40	Sendero Tract Sec 9	C3P	
41	Shops at Avalon	C2	
42	Stacy Road Storage	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Terra del Sol Sec 7	C3F	
44	Tidwell C Store Inc	C2	
45	Towne Lake Sec 49	C3P	
46	Ventana Lakes East Sec 1	C3F	DEF1
47	Vivace at Harmony Sec 2	C3F	
48	West Twelfth Business Park	C2	
49	Wyman Gordon Complex Union Crossing Sec 2	C3F	DEF1

B-Replats

50	Anderson Lakes Sec 1	C3R	
51	Becker Fields Sec 1	C3R	
52	Becker Fields Sec 2	C3R	
53	BRI Business Park	C2R	
54	Colquitt Richmond Landing	C2R	DEF1
55	Crossing at Cinco Ranch partial replat no 3	C2R	
56	Edge of Heights	C2R	
57	Emancipation Villas	C2R	
58	First 290 Industrial	C2R	
59	Galindo Family	C2R	
60	Groves Sec 29	C3R	
61	Guidry Retail	C2R	DEF1
62	Hamilton Enclave	C2R	DEF1
63	Harris County MUD No 504 Drainage Reserve no 6	C2R	
64	Hopper Green Plaza	C2R	DEF1
65	Intervale Place Village	C3R	
66	Jacob Grace	C2R	
67	Knoll Oaks	C3R	
68	L and B Ivey Reserve	C2R	DEF1
69	Louetta Storage	C2R	
70	McDaniel Manor	C2R	
71	Minnetex Place partial replat no 2	C2R	DEF1
72	Old River Acres Sec 2 partial replat no 1	C2R	
73	Pineview Vista	C2R	
74	Revolver	C2R	
75	Royal Hearts Townhomes	C3R	
76	Spears Idea School	C2R	
77	Stanford Street Villas	C2R	
78	Sunset Plaza Meadows	C2R	
79	Sunset View	C2R	DEF1
80	Terraces at West 23rd Street	C2R	
81	Tierra y Libertad	C2R	
82	Traces Sec 1 partial replat no 4	C2R	
83	Usmania	C2R	
84	Venus Heights	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Vireo Reserve	C2R	
86	Windrow Sec 2	C3R	

C-Public Hearings Requiring Notification

87	Adelaide Sec 1 partial replat no 1	C3N	
88	Ashley Pointe Sec 11 partial replat no 1	C3N	
89	Briar Hollow Place Apartments	C3N	
90	Chasewood Meadows partial replat no 4	C3N	
91	Craig Woods partial replat no 24	C3N	
92	Enchanted Oaks Sec 2 partial replat no 1 and extension	C3N	
93	Foster Place partial replat no 2	C3N	
94	Houstonian Homes on Edgewood	C3N	DEF1
95	Inwood Park Village replat no 1	C3N	
96	Riverside Terrace Sec 13 partial replat no 1	C3N	

D-Variances

97	Bottled Blonde Houston	C2R	DEF1
98	City of Houston White Oak Water Well Site	C2	
99	General Warehouse Systems	C3P	
100	Grand Parkway at Beckendorff GP	GP	
101	Houston Tradeport	C3R	
102	Houston Ventures Homes at Houston Avenue	C2R	
103	Maison Robert	C2R	
104	Southwest Logistics Park Sec 2	C3P	DEF1
105	Spring Creek RV Park	C2	
106	TKM Estates	C2	
107	Westheimer Site	C2R	
108	York Place	C2R	

E-Special Exceptions

109	Amira Sec 6	C3P	
110	Cypress Heights Drive Street Dedication Sec 1 and Reserves	C3P	
111	Lake House Sec 3	C3P	

F-Reconsideration of Requirements

112	Auz Reserves	C2R	

G-Extensions of Approval

113	Dennison Tract	EOA	
114	Franz Grand Parkway Southwest	EOA	
115	Industrial on Market Street	EOA	
116	Newport Sec 9 partial replat no 1	EOA	

Item No.	Subdivision Plat Name	App Type	Deferral
117	Newport Sec 9 partial replat no 1	EOA	
118	Nueces Park Place South	EOA	
119	Reserve at Highway 90	EOA	
120	Reserve at Parc Binz	EOA	

H-Name Changes

None

I-Certification of Compliance

121	18853 Honeysuckle Lane	COC	

J-Administrative

None

K-Development Plats with Variance Requests

122	1026 Blackhaw Street	DPV	
123	5250 Braesvalley Drive	DPV	
124	604 Hyde Park Boulevard	DPV	
125	1303 Westheimer Road	DPV	

Off-Street Parking Variance Requests

III	214 Avondale Street	PV	
IV	23692 Eastex Freeway	PV	
V	347 W. 20th Street	PV	

Hotel/Motel Variance Requests

VI	Express Inn located at 8585 Eastex Freeway	HMV	
VII	Maison Robert Hotel located at 347 W 20th Street	HMV	

Platting Summary **Houston Planning Commission** **PC Date: January 03, 2019**

A-Consent

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
1	Amira Sec 7	2018-2522	C3P	Harris	ETJ	286Y	10.80	3.30	33	GP 344 Ltd / Beazer Homes Texas	META Planning + Design, LLC
2	Bayou Oaks at West Orem Sec 9	2018-2432	C3P	Harris	City	572Q	20.02	10.28	65	Almeda/Orem 100,LTD.	IDS Engineering Group
3	Becker Fields GP	2018-2485	GP	Harris	ETJ	285W	48.84	0.00	0	Lennar Homes of Texas and Construction	Jones|Carter - Woodlands Office
4	Bellaire Boulevard Street Dedication Sec 2	2018-2462	C3P	Fort Bend	ETJ	526L	2.20	0.00	0	DR Horton	META Planning + Design, LLC
5	Bodhan Reserve	2018-2480	C2	Harris	ETJ	407R	1.82	1.82	0	GM Sai LLC	Windrose
6	Broadstone Woodmill Creek	2018-2436	C2	Montgomery	ETJ	251Y	8.65	8.65	0	Broadstone Woodland Field Crossing	Terra Associates, Inc.
7	Church in Houston West District	2018-2457	C2	Harris	ETJ	444R	4.77	4.77	0	The Church in Houston	HRS and Associates, LLC
8	Clearcroft	2018-2475	C3F	Harris	City	576R	12.83	4.00	76	Pulte Homes of Texas L.P.	LJA Engineering, Inc.-(West Houston Office)
9	Coatimundi	2018-2442	C2	Harris	City	492Q	0.85	0.85	0	Coatimundi, LLC	Marsh Darcy Partners, Inc.
10	Contemporary West Sec 1 partial replat no 1	2018-2456	C3F	Harris	City	490Y	0.08	0.00	1	Contemporary Garden Homes, Ltd., LLP	Karen Rose Engineering and Surveying
11	Dimitrios Tracts (DEF1)	2018-2376	C2	Harris	City	453T	0.28	0.04	5	N/A	E.I.C. Surveying Company
12	Fern Terrace	2018-2520	C2	Harris	ETJ	327D	4.00	0.00	2	SSOT BUILDERS	Survey Solutions of Texas
13	First Urban replat no 1	2018-2461	C3F	Harris	City	494N	0.23	0.00	3	IDB Collaborative	IDB Collaborative
14	Fisk Court	2018-2498	C2	Harris	City	453U	0.50	0.00	8	Frich Investments LLC	Owens Management Systems, LLC
15	Forest Village Sec 11	2018-2504	C3F	Montgomery	ETJ	292D	10.82	0.04	57	Woodmere Development Company, Limited	Van De Wiele & Vogler, Inc.
16	Graceview Baptist Church Telge Road (DEF1)	2018-2387	C3P	Harris	ETJ	287R	55.01	54.60	0	Graceview Baptist Church	Total Surveyors, Inc.
17	Green Pines Tip	2018-2526	C2	Harris	ETJ	371N	1.08	1.08	0	n/a	South Texas Surveying Associates, Inc.
18	Greens Road Street Dedication Sec 2	2018-2468	SP	Harris	ETJ	377N	5.33	0.00	0	Balmoral LT, LLC	Jones|Carter - Woodlands Office
19	Harmon Aue Campus	2018-2486	C2	Harris	City	618J	2.13	2.13	0	Robert Barry Aue	Windrose
20	Harris County MUD no 49 Mitigation Reserve	2018-2438	C2	Harris	ETJ	376W	2.78	2.78	0	Harris County Municipal Utility District No 49	Benchmark Engineering Corporation
21	Hiram Clarke Road Street Dedication and Reserve	2018-2505	C3P	Harris	City/ ETJ	571Z	6.21	2.17	0	Liberty Homes Builders, LLC	Benchmark Engineering Corporation
22	Jasmine Heights Monument	2018-2435	C2	Harris	ETJ	406X	0.16	0.16	0	D.R. Horton-Texas Ltd.	Van De Wiele & Vogler, Inc.
23	Katy Lakes GP (DEF1)	2018-2379	GP	Harris	City/ ETJ	405S	385.98	0.00	0	LJA Engineering, Inc.	LJA Engineering, Inc.-(West Houston Office)

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
24	Katy Lakes Sec 2 (DEF1)	2018-2381	C3P	Harris	ETJ	405S	15.35	0.44	70	LJA Engineering, Inc.	LJA Engineering, Inc.-(West Houston Office)
25	Katy Manor South Sec 1	2018-2467	C3F	Harris	ETJ	444C	38.96	20.42	83	KB Home Lone Star, Inc.	LJA Engineering, Inc.-(West Houston Office)
26	Lakeview Retreat Sec 5	2018-2487	C3P	Fort Bend	ETJ	526M	28.70	4.82	129	DR Horton	META Planning + Design, LLC
27	Lakeview Retreat Sec 6	2018-2463	C3P	Fort Bend	ETJ	526L	23.10	1.57	117	DR Horton	META Planning + Design, LLC
28	Levey Group C E King Business Park	2018-2455	C2	Harris	ETJ	417N	66.72	66.72	0	LEVEY GROUP FUND 18, LLC.,	Atkinson Engineers
29	Linden Lea Sec 2 partial replat no 1	2018-2452	C3F	Harris	City	450Y	0.23	0.00	2	Sauson Investment Corp	RP & Associates
30	Long Meadow Farms Sec 46 (DEF1)	2018-2402	C3F	Fort Bend	ETJ	525V	8.98	1.56	35	DR Horton	Costello, Inc.
31	Marcello Lakes Sec 2 (DEF1)	2018-2401	C3F	Harris	ETJ	445J	56.23	24.71	128	Marcello Lakes Ltd.	EHRA
32	Miramesa Drive Street Dedication Sec 1 and Reserves	2018-2470	C3F	Harris	ETJ	406B	6.89	0.12	0	William Lyon Homes	Jones|Carter - Woodlands Office
33	Miramesa West Sec 4	2018-2469	C3F	Harris	ETJ	406B	9.52	0.69	46	William Lyon Homes	Jones|Carter - Woodlands Office
34	MP Highway 290 Business Center	2018-2483	C2	Harris	ETJ	368T	8.65	8.65	0	Malto Properties	Windrose
35	Napa Valley	2018-2517	C3F	Fort Bend	ETJ	567D	5.00	0.45	32	American Citigroup Construction	Owens Management Systems, LLC
36	Neuen Manor partial replat no 12	2018-2484	C3F	Harris	City	450P	0.59	0.02	12	N/A	The Interfield Group
37	Pecan Estates Sec 1	2018-2473	C3F	Harris	ETJ	419L	33.73	1.55	148	Murff Family Land, LLC	LJA Engineering, Inc.-(West Houston Office)
38	Retreat at the Commons of Lake Houston Sec 1 Vacating Plat	2018-2375	VP	Harris	City	298Z	23.62	0.00	0	Signorelli Investment Company LTD	Texas Engineering And Mapping Company
39	Royal Brook At Kingwood Sec 23	2018-2482	C3F	Harris	City	297P	12.03	0.46	44	Friendswood Development Company	Jones | Carter
40	Sendero Tract Sec 9	2018-2481	C3P	Fort Bend	ETJ	524M	26.10	2.66	99	Meritage Homes	BGE, Inc. - Katy
41	Shops at Avalon	2018-2501	C2	Fort Bend	ETJ	484N	4.21	4.21	0	Stoney Creek Center, LTD	The Interfield Group
42	Stacy Road Storage	2018-2478	C2	Harris	ETJ	447H	4.85	4.85	0	Howard Development	LJA Engineering, Inc.-(West Houston Office)
43	Terra del Sol Sec 7	2018-2441	C3F	Harris	ETJ	528J	12.26	1.31	82	K. Hovnanian Homes	Pape-Dawson Engineers
44	Tidwell C Store Inc	2018-2506	C2	Harris	City	454A	2.98	2.98	0	Tidwell C-Store, Inc.	Windrose
45	Towne Lake Sec 49	2018-2496	C3P	Harris	ETJ	367N	31.18	0.92	30	CW SCOA West, L.P.	EHRA
46	Ventana Lakes East Sec 1 (DEF1)	2018-2413	C3F	Harris	ETJ	445G	25.93	2.73	100	H.L.B. Harris Group	EHRA
47	Vivace at Harmony Sec 2	2018-2525	C3F	Montgomery	ETJ	293L	18.75	0.18	79	Shea Homes Houston, LLC	Manhard Consulting
48	West Twelfth Business Park	2018-2510	C2	Harris	City	452W	2.31	2.31	0	Murphy Mears Architects	Gruller Surveying
49	Wyman Gordon Complex Union Crossing Sec 2 (DEF1)	2018-2340	C3F	Harris	ETJ	367Z	104.08	94.54	0	Union Crossing Development	Civil-Surv Land Surveying, L.C.

B-Replats

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
50	Anderson Lakes Sec 1	2018-2518	C3R				21.55	6.99	97	Liberty Homes Builders and Group Makd	Benchmark Engineering Corporation
51	Becker Fields Sec 1	2018-2489	C3R	Harris	ETJ	285W	14.68	1.66	73	Lennar Homes of Texas and Construction	Jones|Carter - Woodlands Office
52	Becker Fields Sec 2	2018-2491	C3R	Harris	ETJ	285W	10.40	0.24	65	Lennar Homes of Texas and Construction	Jones|Carter - Woodlands Office
53	BRI Business Park	2018-2509	C2R	Harris	City	410Y	4.88	4.82	0	BRI, Ltd	Hovis Surveying Company Inc.
54	Colquitt Richmond Landing (DEF1)	2018-2405	C2R	Harris	City	492Z	0.68	0.65	0	TE GIA SF, LLC	Total Surveyors, Inc.
55	Crossing at Cinco Ranch partial replat no 3	2018-2490	C2R	Fort Bend	ETJ	524G	2.93	2.93	0	Thor Ranch, LLC	Windrose
56	Edge of Heights	2018-2373	C2R	Harris	City	452T	0.50	0.00	10	Rezcom	PLS
57	Emancipation Villas	2018-2499	C2R	Harris	City	493U	0.34	0.00	8	Houston RT Investors, LLC	Pioneer Engineering, LLC
58	First 290 Industrial	2018-2450	C2R	Harris	ETJ	410U	9.60	9.60	0	First Industrial, L.P.	Windrose
59	Galindo Family	2018-2263	C2R	Harris	ETJ	458N	2.10	2.01	1	Galindo	Stewart Engineering
60	Groves Sec 29	2018-2446	C3R	Harris	ETJ	377J	16.02	3.91	43	LH Groves, LLC	BGE, Inc.
61	Guidry Retail (DEF1)	2018-2314	C2R	Fort Bend	ETJ	524Q	7.46	7.46	0	PATTON PROPERTIES	Windrose
62	Hamilton Enclave (DEF1)	2018-2388	C2R	Harris	City	493U	0.11	0.00	2	Sabrenda Littls	Owens Management Systems, LLC
63	Harris County MUD No 504 Drainage Reserve no 6	2018-2447	C2R	Harris	ETJ	377J	8.29	8.29	0	LH Groves LLC	BGE, Inc.
64	Hopper Green Plaza (DEF1)	2018-2204	C2R	Harris	ETJ	414Q	1.05	1.05	0	Maisah Construction Inc.,	BM DESIGN LLC
65	Intervale Place Village	2018-2439	C3R	Harris	City	575M	0.34	0.00	6	Greystone North American Investments	Benchmark Engineering Corporation
66	Jacob Grace	2018-2514	C2R	Harris	City	573D	0.28	0.00	2	Jeo Holdings, LLC.	E.I.C. Surveying Company
67	Knoll Oaks	2018-2524	C3R	Harris	City	450V	0.93	0.02	18	Habitat Construction	Bates Development Consultants
68	L and B Ivey Reserve (DEF1)	2018-2418	C2R	Harris	ETJ	612A	2.75	2.75	0	L AND B IVEY HOLDINGS	Replat Specialists
69	Louetta Storage	2018-2472	C2R	Harris	ETJ	330L	5.68	5.68	0	Genesis Collaborative	Windrose
70	McDaniel Manor	2018-2474	C2R	Harris	City	454J	0.64	0.00	2	PRIME TEXAS SURVEYS LLC	SEM SERVICES
71	Minnetex Place partial replat no 2 (DEF1)	2018-2354	C2R	Harris	City	573T	1.38	1.38	1	Overland Group	John Cowan and Associates
72	Old River Acres Sec 2 partial replat no 1	2018-2516	C2R	Harris	ETJ	458U	4.42	4.42	0	REAL Designs	REAL Designs
73	Pineview Vista	2018-2454	C2R	Harris	City	495W	0.12	0.00	2	HT JOHNSON, LLC	replats.com
74	Revolver	2018-2434	C2R	Harris	City	492F	0.52	0.52	0	LESMR. LLC	replats.com
75	Royal Hearts Townhomes	2018-2459	C3R	Fort Bend	ETJ	528S	2.81	0.43	34	Commander Enterprises Inc	RP & Associates

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
76	Spears Idea School	2018-2355	C2R	Harris	ETJ	372E	15.47	15.47	0	IDEA Public Schools	Pape-Dawson Engineers
77	Stanford Street Villas	2018-2493	C2R	Harris	City	493N	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
78	Sunset Plaza Meadows	2018-2500	C2R	Harris	City	453T	0.13	0.00	2	New Era Development	New Era Development
79	Sunset View (DEF1)	2018-2359	C2R	Harris	ETJ	528F	0.57	0.00	2	TKYL & ASSOCIATES	Advance Surveying, Inc.
80	Terraces at West 23rd Street	2018-2443	C2R	Harris	City	452U	0.25	0.00	3	John Michael LLC	Field Data Srvice, Inc
81	Tierra y Libertad	2018-2415	C2R	Harris	City	455K	0.33	0.00	2	Jose Guadalupe Ambriz Silva	Halff Associates, Inc.
82	Traces Sec 1 partial replat no 4	2018-2511	C2R	Harris	ETJ	371J	1.68	0.04	15	Mint Homes	Tetra Surveys
83	Usmania	2018-2440	C2R	Harris	City	492D	0.15	0.00	2	Ansari Homes, Inc.	MOMENTUM EGINEERING
84	Venus Heights	2018-2471	C2R	Harris	City	411V	0.20	0.00	2	Abc Building Design	PLS
85	Vireo Reserve	2018-2448	C2R	Harris	ETJ	456C	14.00	13.84	0	The Vireo Apartments, LP	BGE, Inc.
86	Windrow Sec 2	2018-2519	C3R	Harris	ETJ	325E	21.60	1.37	120	Pulte Homes of Texas L.P.	7gen Planning

C-Public Hearings Requiring Notification

87	Adelaide Sec 1 partial replat no 1	2018-2335	C3N	Harris	ETJ	447A	0.15	0.15	0	Adelaide Interests, LTD	EHRA
88	Ashley Pointe Sec 11 partial replat no 1	2018-2331	C3N	Harris	ETJ	616L	0.62	0.27	2	Ashley Pointe Development LP	Windrose
89	Briar Hollow Place Apartments	2018-2252	C3N	Harris	City	491R	2.32	2.32	0	Finger-EPCO Briar Hollow, LLC	BGE, Inc.
90	Chasewood Meadows partial replat no 4	2018-2317	C3N	Fort Bend	City	570V	1.73	0.13	10	Aimy Builders LLC	Owens Management Systems, LLC
91	Craig Woods partial replat no 24	2018-2337	C3N	Harris	City	451X	0.25	0.00	2	NA	South Texas Surveying Associates, Inc.
92	Enchanted Oaks Sec 2 partial replat no 1 and extension	2018-2295	C3N	Harris	ETJ	332B	14.16	14.16	0	Poteet Designs	Bowden Land Services
93	Foster Place partial replat no 2	2018-2191	C3N	Harris	City	533R	0.12	0.00	2	Long-Term Builders, LLC	ICMC GROUP INC
94	Houstonian Homes on Edgewood (DEF1)	2018-2061	C3N	Harris	City	494T	0.09	0.00	2	Houstonian Capital Investments, LLC	Owens Management Systems, LLC
95	Inwood Park Village replat no 1	2018-2288	C3N	Harris	City	411R	22.37	22.37	0	hettig-kahn companies	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
96	Riverside Terrace Sec 13 partial replat no 1	2018-2133	C3N	Harris	City	533H	0.20	0.00	1	Greg Wise	Owens Management Systems, LLC

D-Variances

97	Bottled Blonde Houston (DEF1)	2018-2333	C2R	Harris	City	492G	0.57	0.57	0	Cisneros Design Studio	M2L Associates, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
98	City of Houston White Oak Water Well Site	2018-1905	C2	Harris	City	411N	1.39	1.39	0	City of Houston	Windrose
99	General Warehouse Systems	2018-2508	C3P	Harris	ETJ	325W	40.68	39.25	0	Texas General Storage Systems Inc.	Marsh Darcy Partners, Inc.
100	Grand Parkway at Beckendorff GP	2018-2477	GP	Harris	ETJ	405Z	217.60	0.00	0	Woodmere Development Co., LTD.	R.G. Miller Engineers
101	Houston Tradeport	2018-2503	C3R	Harris	City	495P	84.02	84.02	0	Exxon Corporation	Vernon G. Henry & Associates, Inc.
102	Houston Ventures Homes at Houston Avenue	2018-2372	C2R	Harris	City	493C	0.34	0.34	0	2731 Houston Venture llc	South Texas Surveying Associates, Inc.
103	Maison Robert	2018-2433	C2R	Harris	City	452V	0.64	0.64	0	Woodlane Partners, Ltd.	Vernon G. Henry & Associates, Inc.
104	Southwest Logistics Park Sec 2 (DEF1)	2018-2427	C3P	Harris	City	571T	84.24	81.40	0	Hines	Windrose
105	Spring Creek RV Park	2018-2494	C2	Harris	ETJ	293P	29.12	29.12	0	Ress Investment Inc	Landpoint
106	TKM Estates	2018-2411	C2	Harris	ETJ	444F	80.34	78.82	1	TKM Estates LLC	Pape-Dawson Engineers
107	Westheimer Site	2018-2449	C2R	Harris	City	492S	0.40	0.40	0	Ascot Meadow, LLC	Vernon G. Henry & Associates, Inc.
108	York Place	2018-2370	C2R	Harris	City	494N	0.17	0.00	4	Metro Living	PLS

E-Special Exceptions

109	Amira Sec 6	2018-2464	C3P	Harris	ETJ	286U	26.90	1.17	118	GP 344 Ltd / Beazer Homes Texas	META Planning + Design, LLC
110	Cypress Heights Drive Street Dedication Sec 1 and Reserves	2018-2465	C3P	Harris	ETJ	286Y	11.70	10.77	0	GP 344 Ltd / Beazer Homes Texas	META Planning + Design, LLC
111	Lake House Sec 3	2018-2479	C3P	Waller	ETJ	443D	45.10	19.23	77	Trendmaker Homes	META Planning + Design, LLC

F-Reconsideration of Requirements

112	Auz Reserves	2018-2347	C2R	Harris	ETJ	323G	5.00	5.00	0	Auz Materials Company, LLC	Vernon G. Henry & Associates, Inc.

G-Extensions of Approval

113	Dennison Tract	2018-0025	EOA	Harris	ETJ	444C	8.52	0.00	2	D. Keith Dennison & Jannett C. Dennison	Windrose
114	Franz Grand Parkway Southwest	2017-2270	EOA	Harris	ETJ	445T	12.63	12.63	0	Westside Ventures, Ltd	Texas Engineering And Mapping Company
115	Industrial on Market Street	2017-2108	EOA	Harris	ETJ	498J	27.39	27.39	0	National Property Holdings, LP	Windrose
116	Newport Sec 9 partial replat no 1	2017-1844	EOA	Harris	ETJ	419F	1.90	0.40	11	Rochester Enterprises	Windrose
117	Newport Sec 9 partial replat no 1	2018-0050	EOA	Harris	ETJ	419F	1.90	0.40	11	Rochester Enterprises, LLC	Windrose
118	Nueces Park Place South	2017-2017	EOA	Harris	ETJ	415A	23.68	23.68	0	Stantec	Bury

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
119	Reserve at Highway 90	2018-0030	EOA	Harris	ETJ	419Q	2.31	2.31	0	Destination Family Limited Partnership	Windrose
120	Reserve at Parc Binz	2017-2186	EOA	Harris	City	533B	0.43	0.43	0	18 07 76 Partners	Windrose

H-Name Changes

None

I-Certification of Compliance

121	18853 Honeysuckle Lane	19-1421	COC	Montgomery	ETJ	295F				Francisco Antonio Reyes	Francisco Antonio Reyes

J-Administrative

None

K-Development Plats with Variance Requests

122	1026 Blackhaw Street	18074217	DPV	Harris	City	448Y				Ravi Chhibber	Chhibber R. E. Hldg LLC
123	5250 Braesvalley Drive	1896839	DPV	Harris	City	531T				Richard Grothues	Richard Grothues Design
124	604 Hyde Park Boulevard	18098245	DPV	Harris	City	493N				Anja Moore	WDL Lumber
125	1303 Westheimer Road	18136759	DPV	Harris	City	493S				Kris Thielen	Sweetgreen Texas, LLC

Off-Street Parking Variance Requests

III	214 Avondale Street	18096068	PV	Harris	City	493T				James Roman	Big Red Dog Architects
IV	23692 Eastex Freeway	18069727	PV	Harris	City	296W				Richard Ghanem, PE	EFC, Inc.
V	347 W. 20th Street	18137522	PV	Harris	City					Mary Lou Henry	Vernon Henry & Associates

Hotel/Motel Variance Requests

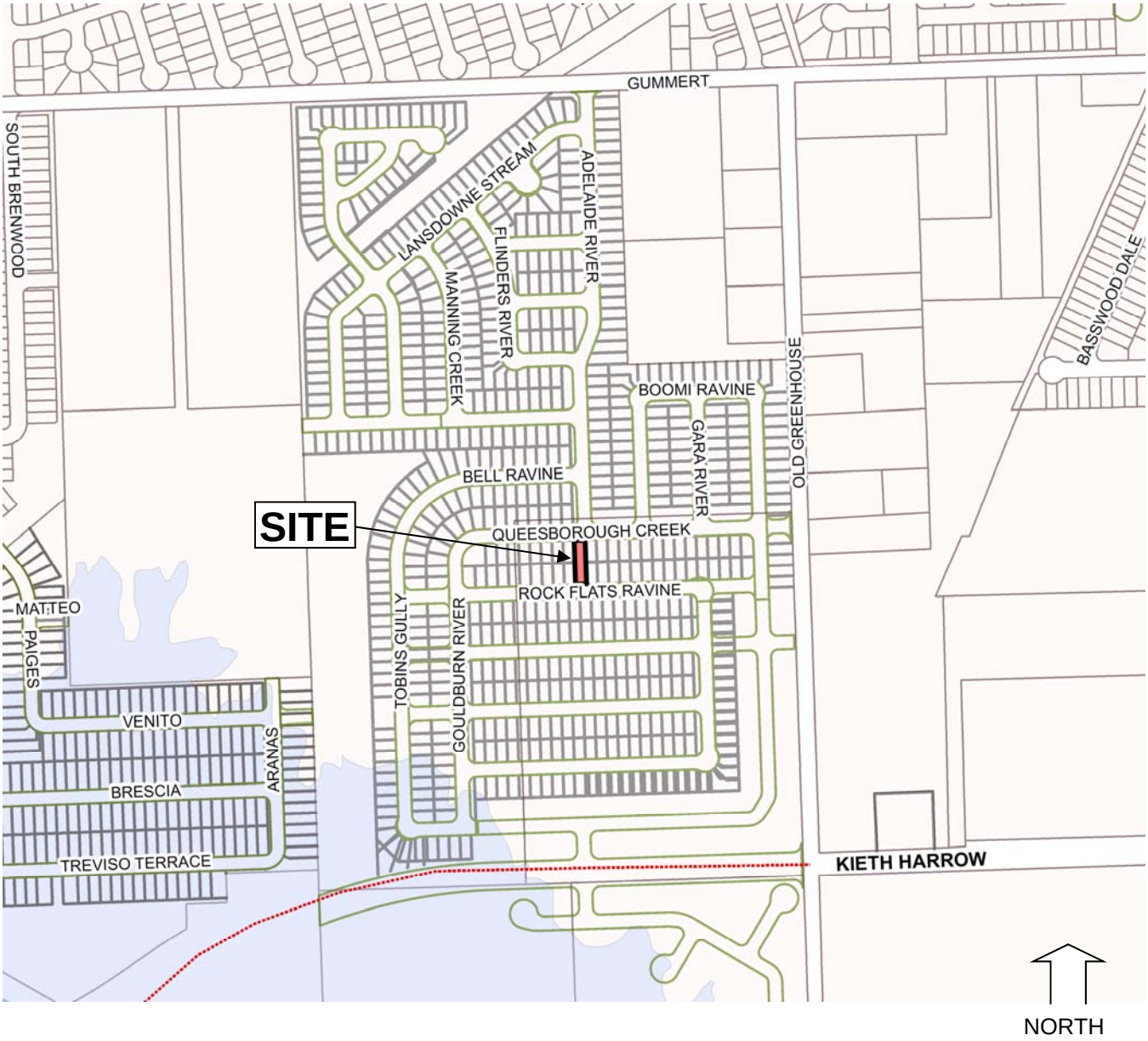
VI	Express Inn located at 8585 Eastex Freeway		HMV	Harris	City	454F				Millie Townsend	Vision Develoment
VII	Maison Robert located at 347 W. 20th Street		HMV	Harris	City	452V				Mary Lou Henry	Vernon Henry & Associates

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Adelaide Sec 1 partial replat no 1

Applicant: EHRA



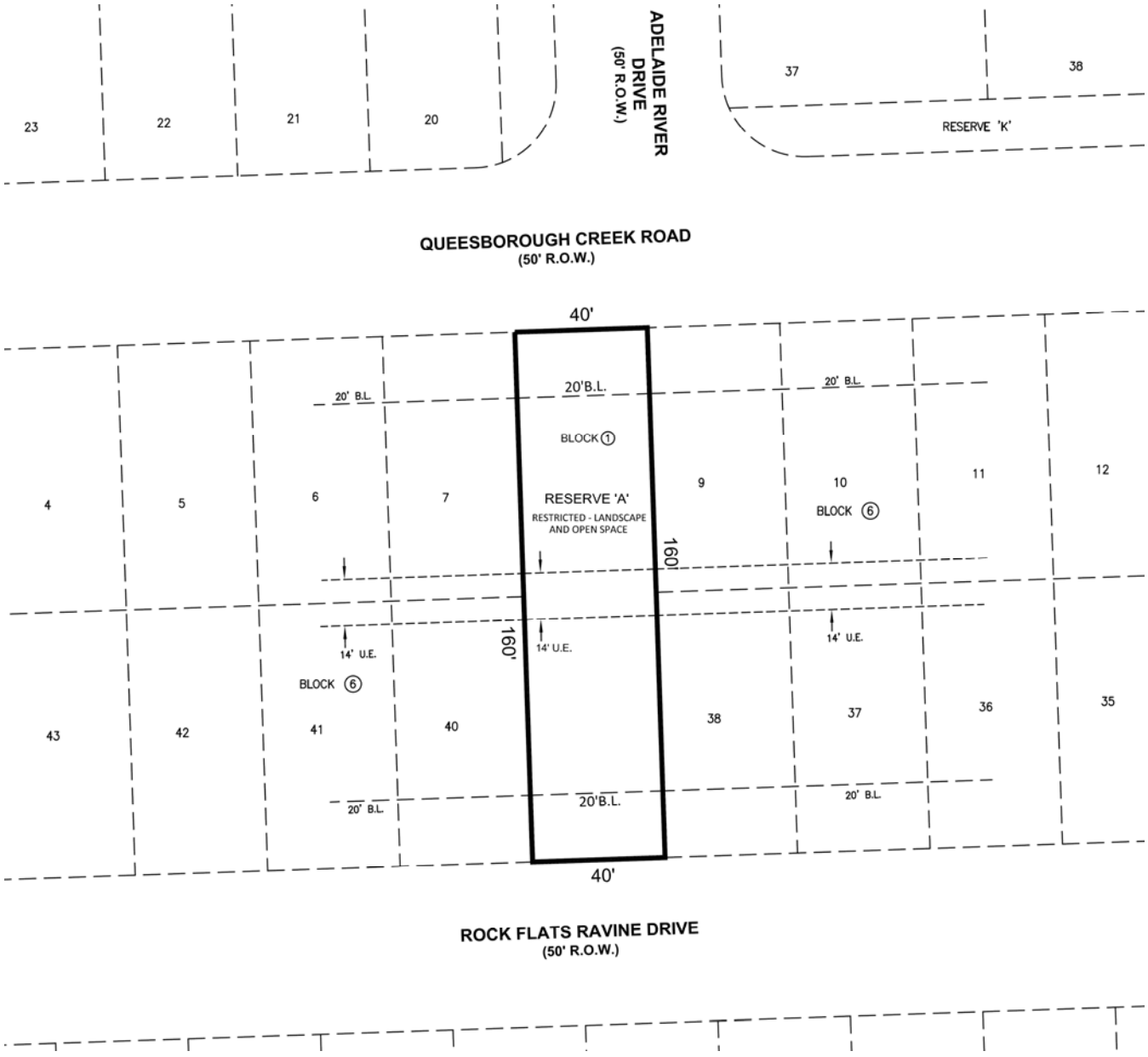
C – Public Hearings Site Location

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Adelaide Sec 1 partial replat no 1

Applicant: EHRA



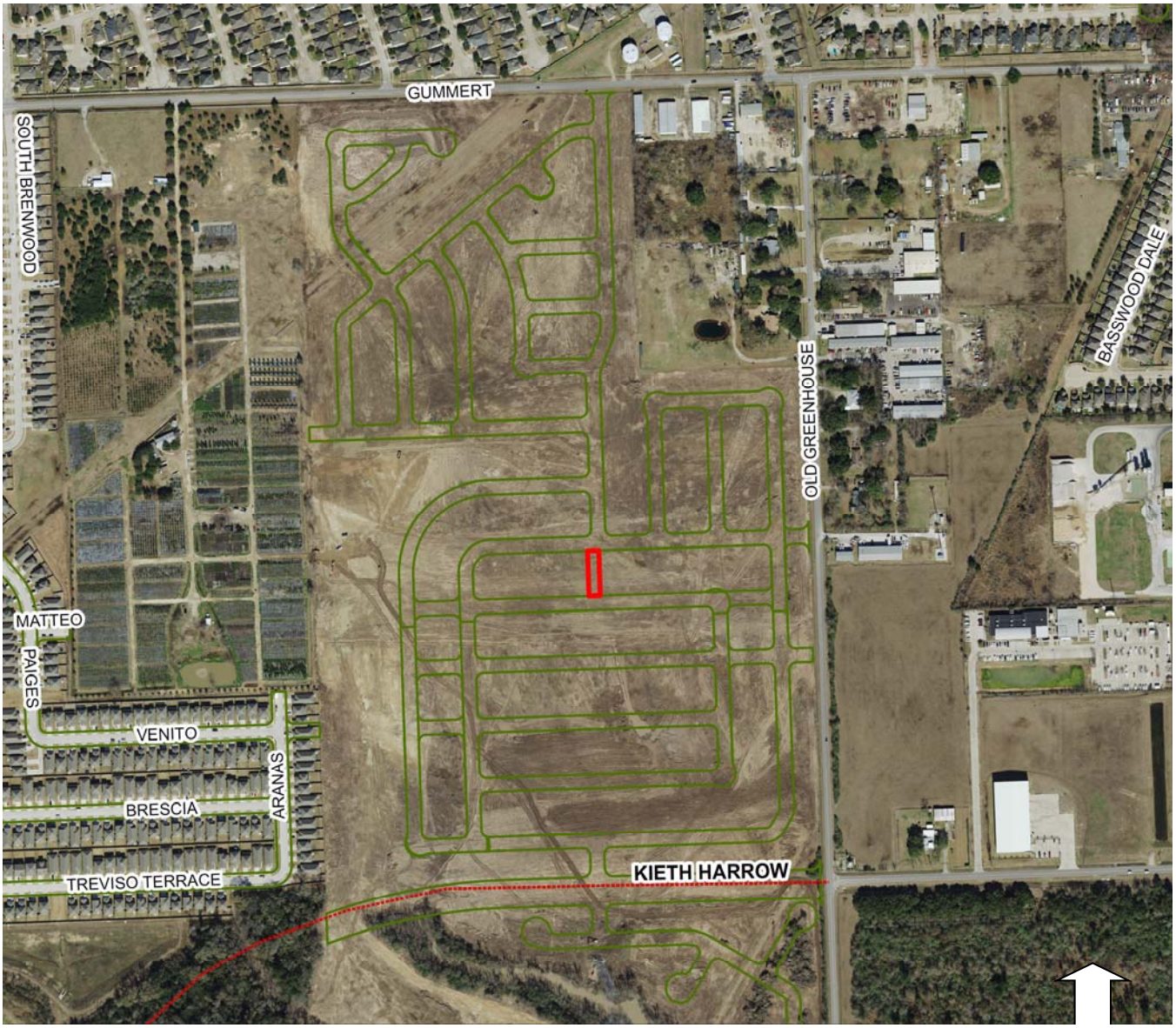
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Adelaide Sec 1 partial replat no 1

Applicant: EHRA



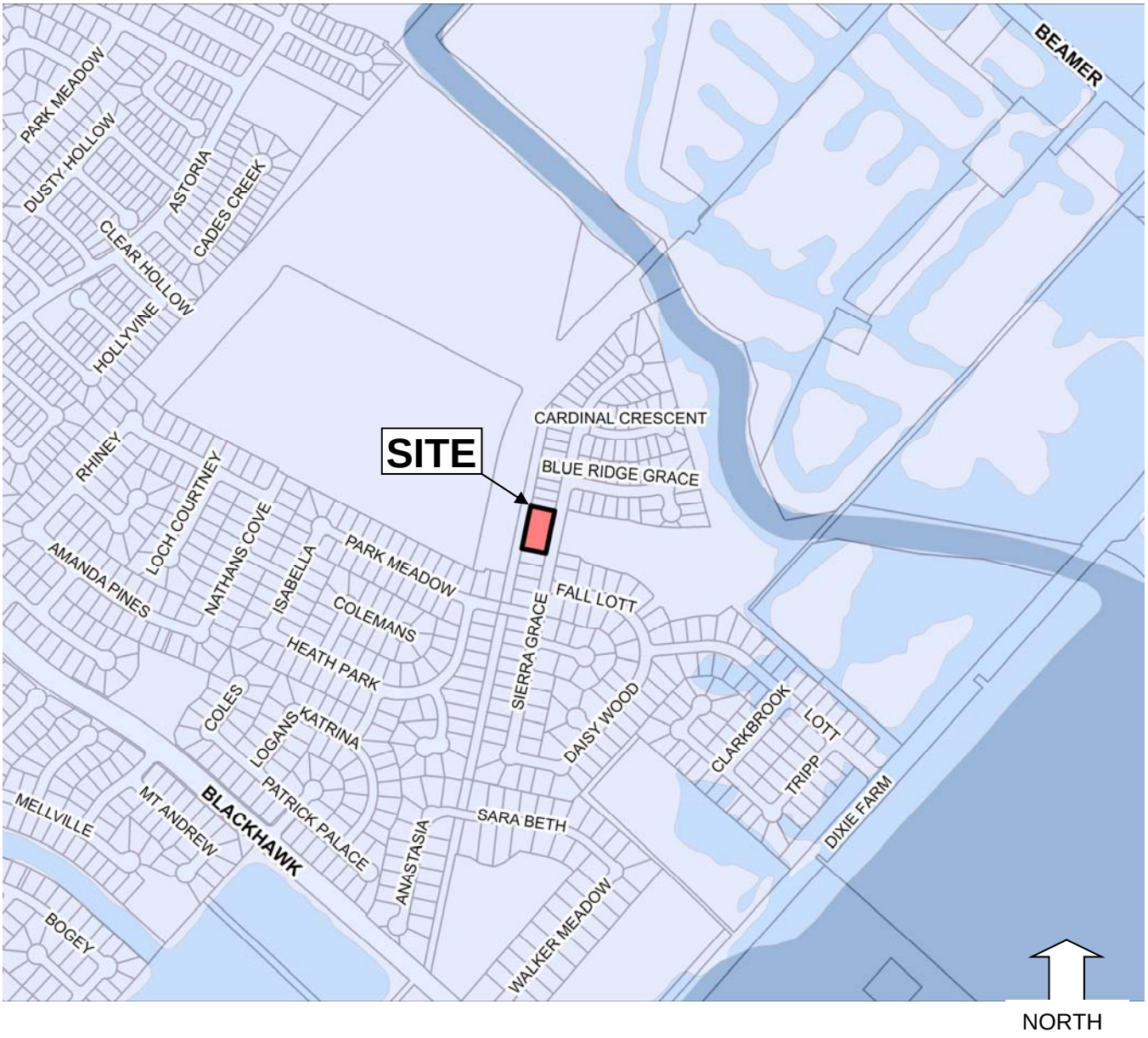
C – Public Hearings Aerial

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Ashley Pointe Sec 11 partial replat no 1

Applicant: Windrose



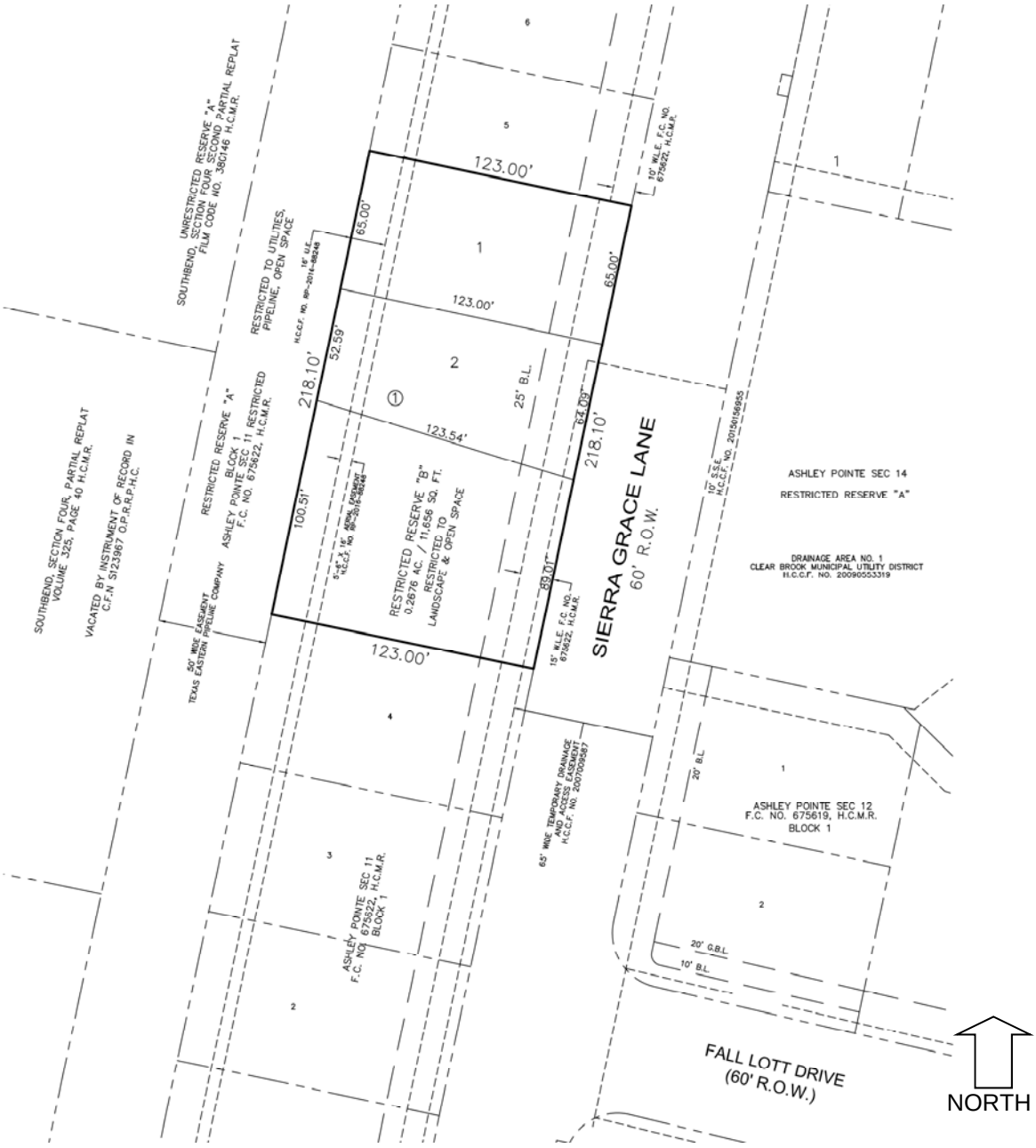
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Ashley Pointe Sec 11 partial replat no 1

Applicant: Windrose



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Ashley Pointe Sec 11 partial replat no 1

Applicant: Windrose



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-2331
Plat Name: Ashley Pointe Sec 11 partial replat no 1
Applicant: Windrose
Date Submitted: 11/13/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
The applicant requests a variance to replat a landscape and open space reserve in to a single-family lot.
Chapter 42 Section: 193(c)1

Chapter 42 Reference:
Sec. 42-193(c)(1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The subject property is 0.6159 acre located north of Fall Lott Drive just west of Sierra Grace Lane. The tract is bordered on the north and south sides by single-family residential lots and by a reserve restricted to utility, pipeline and open spaces uses to the west. The applicant is proposing to replat a portion of the existing landscape and open space reserve in to two single-family residential lots. The site was originally platted as part of Ashley Pointe Section 11 in 2015. When the original land plan was finished, the builder indicated that they did not have a floor plan that would fit on the reserve. The idea at the time was to designate the area as an open space. Since the remaining lots have been sold in the neighborhood, the developer has received constant complaints about the open space reserve asking that something be done with the land. The developer believes that current market conditions and the development character of the area support the designation of the subject site for two single-family lots. Specifically, there is an ample amount of recreational land in the area that has negated the need for additional open space. The builder has developed a floorplan that works on the proposed two lots and desires to move forward with building homes on the lots to regain some value from the land and address the pressure from the community. Without the variance, the developer would be deprived of reasonable use of their land and the community would experience negative effects from the derelict tract sitting vacant.

(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 circumstance supporting the variance is the technicality in the ordinance that inappropriately restricts the ability to replat open space reserves in to single-family lots. Because there no longer a need or desire to maintain such a large open space reserve in the neighborhood, the best use for the land is to develop two single-family lots with a smaller landscape reserve. The tracts are appropriately sized to meet all City ordinance requirements and it is compatible in width and depth to other lots along the same blockface.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The new single-family lots will meet all applicable City and County regulations regarding lot size, width and coverage. The applicant's request is reasonable, compatible with surrounding development, and does not violate any separately filed deed restrictions. The subdivision developer has no cause or market demand to place any open space amenities on the reserve, meaning that denying the variance will undermine any viable use for the property.

(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 additional single-family residential lots will have no impact on the area's traffic pattern, access to emergency services, or access to the public right-of-way. The new lots will completely adhere to the health, safety and welfare requirements of Chapter 42. Without the variance, the land will sit vacant and detract from the surrounding area as a visibly unimproved and unplanned residue. Further, the neighborhood has already expressed significant concerns about the land sitting vacant indefinitely.

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

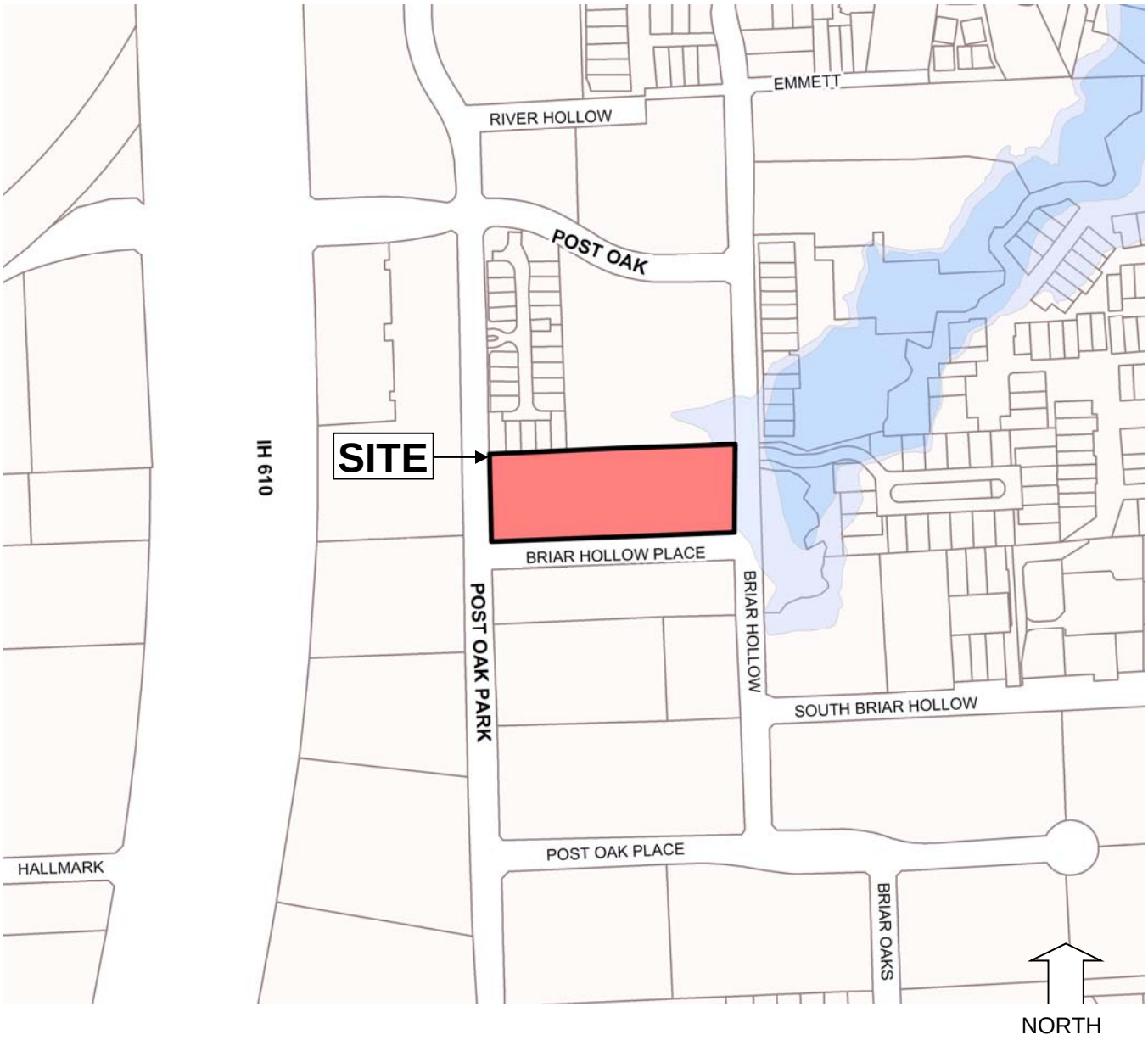
The highest and best use for the property is to create two single-family residential lots and a smaller landscape reserve. The geometry of the reserve matches the typical lot size of the subdivision and will be compatible with and complimentary to the surrounding neighborhood. The conditions that prevent the applicant from replatting are not self-imposed and are not purely financially motived. The applicant is simply trying to preserve a reasonable use for their land and address the concerns of their residents given that the originally projected land use is no longer viable at this location.

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Briar Hollow Place Apartments

Applicant: BGE, Inc.



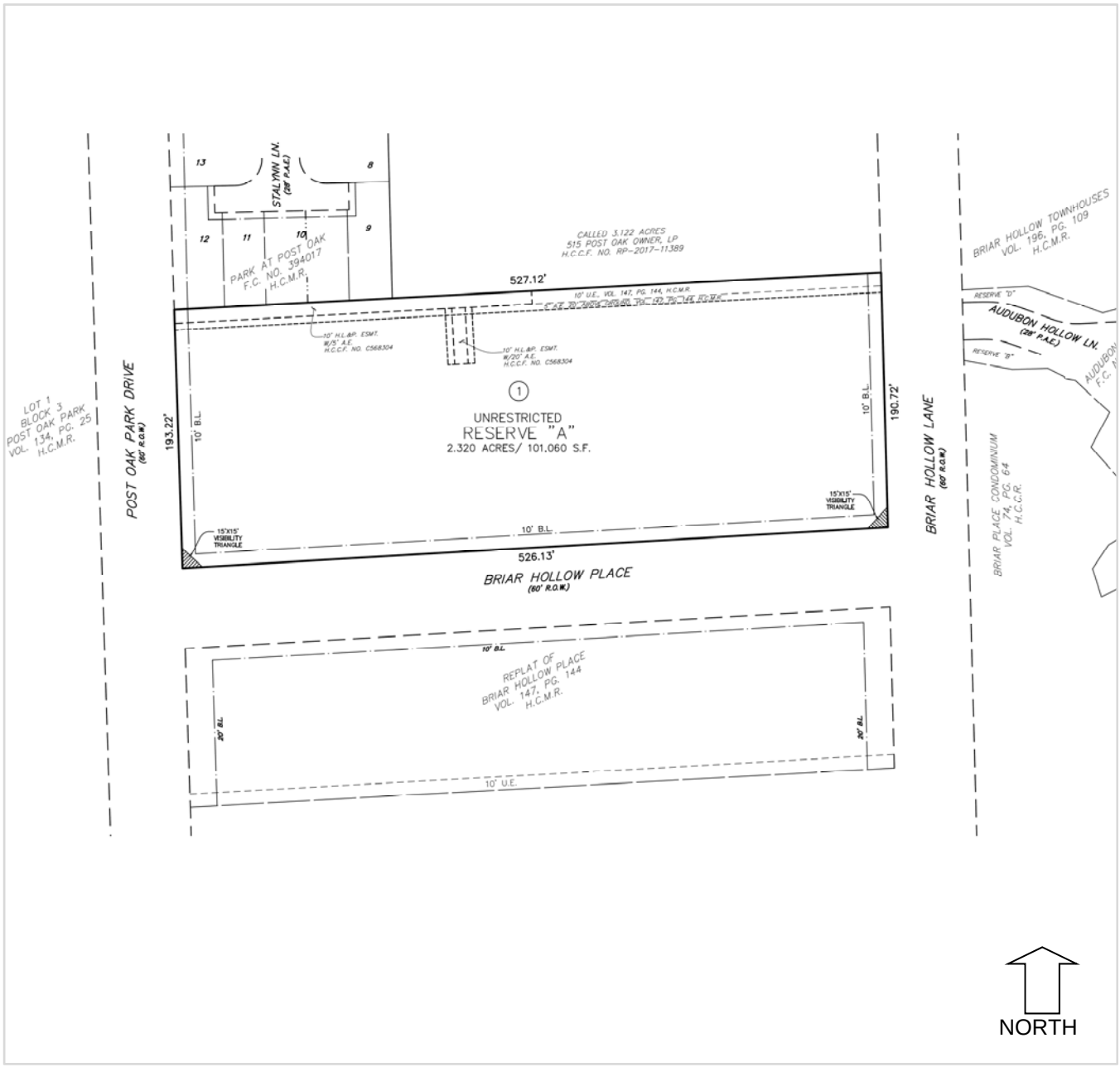
C – Public Hearings Site Location

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Briar Hollow Place Apartments

Applicant: BGE, Inc.



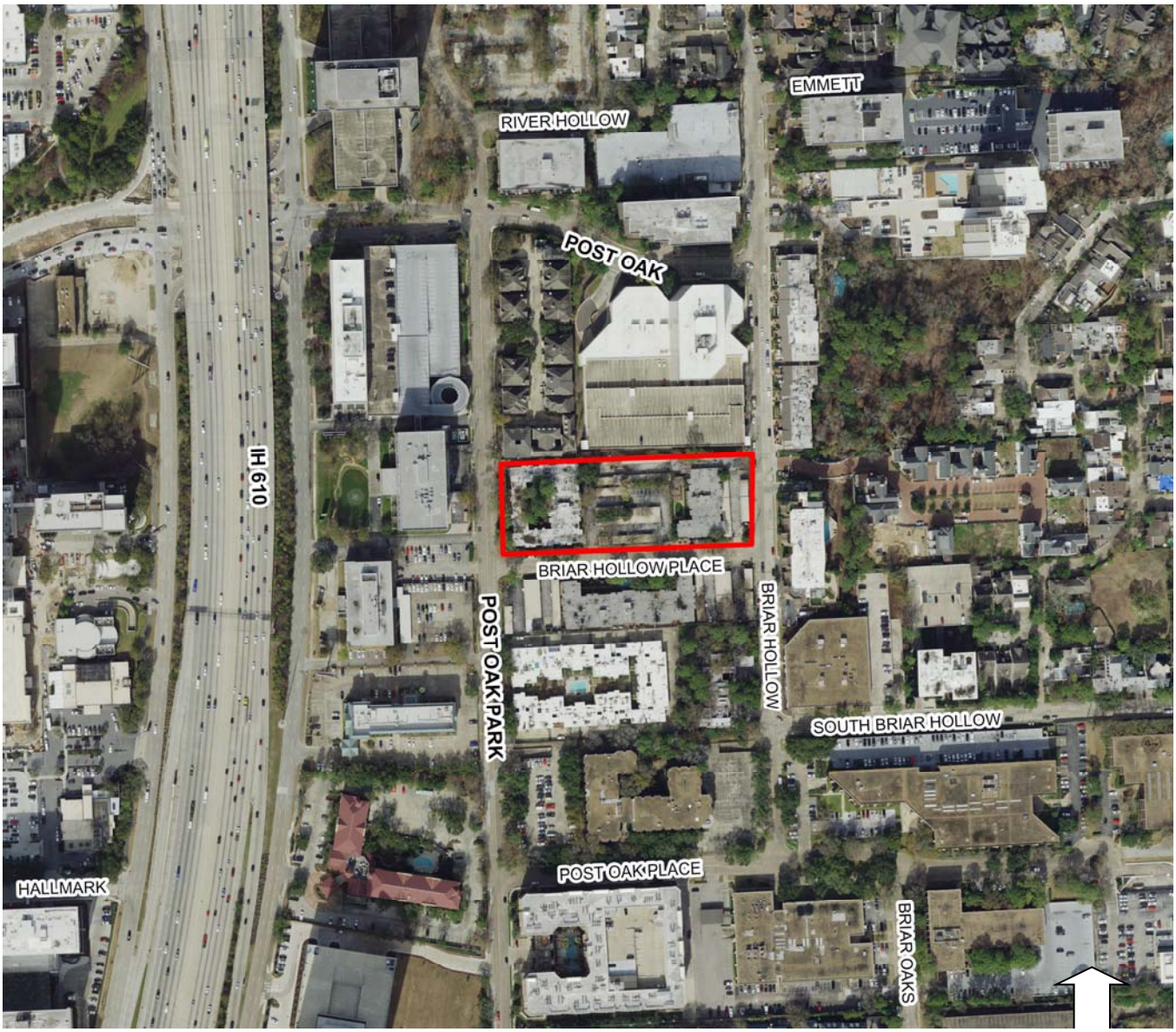
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Briar Hollow Place Apartments

Applicant: BGE, Inc.



C – Public Hearings Aerial

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Chasewood Meadows partial replat no 4

Applicant: Owens Management Systems, LLC



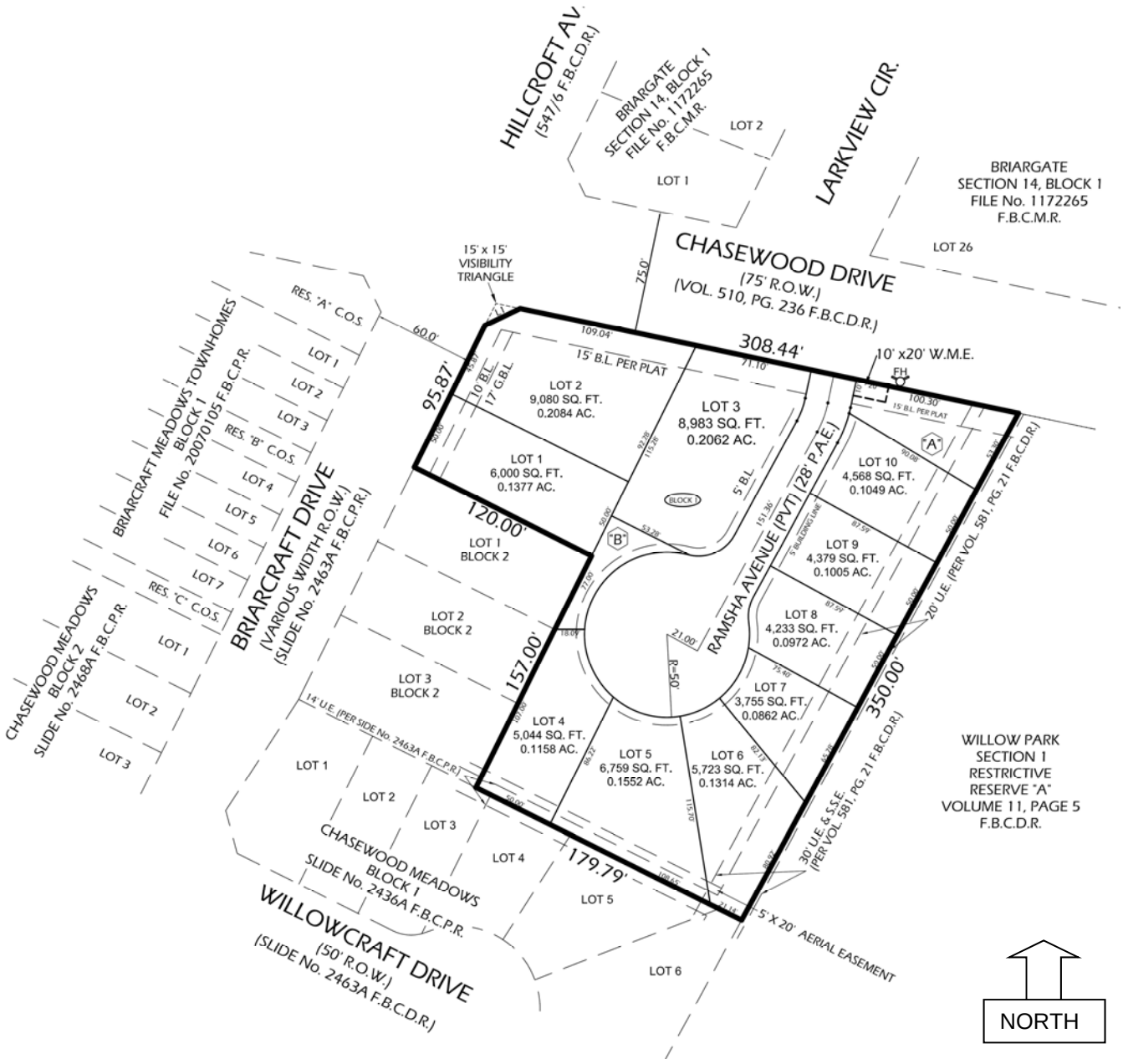
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Chasewood Meadows partial replat no 4

Applicant: Owens Management Systems, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Chasewood Meadows partial replat no 4

Applicant: Owens Management Systems, LLC



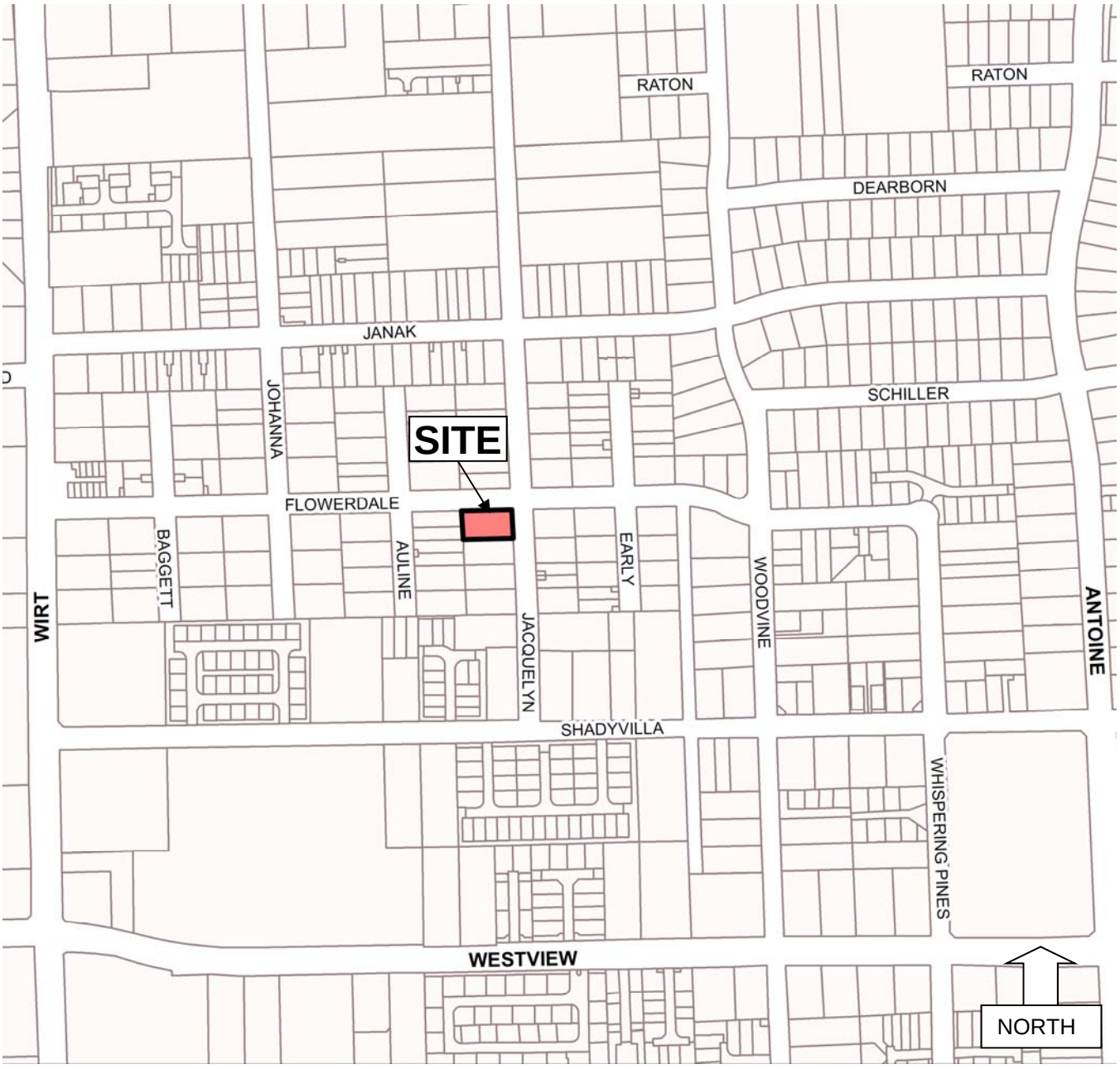
C – Public Hearings Aerial

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Craig Woods partial replat no 24

Applicant: South Texas Surveying Associates, Inc.



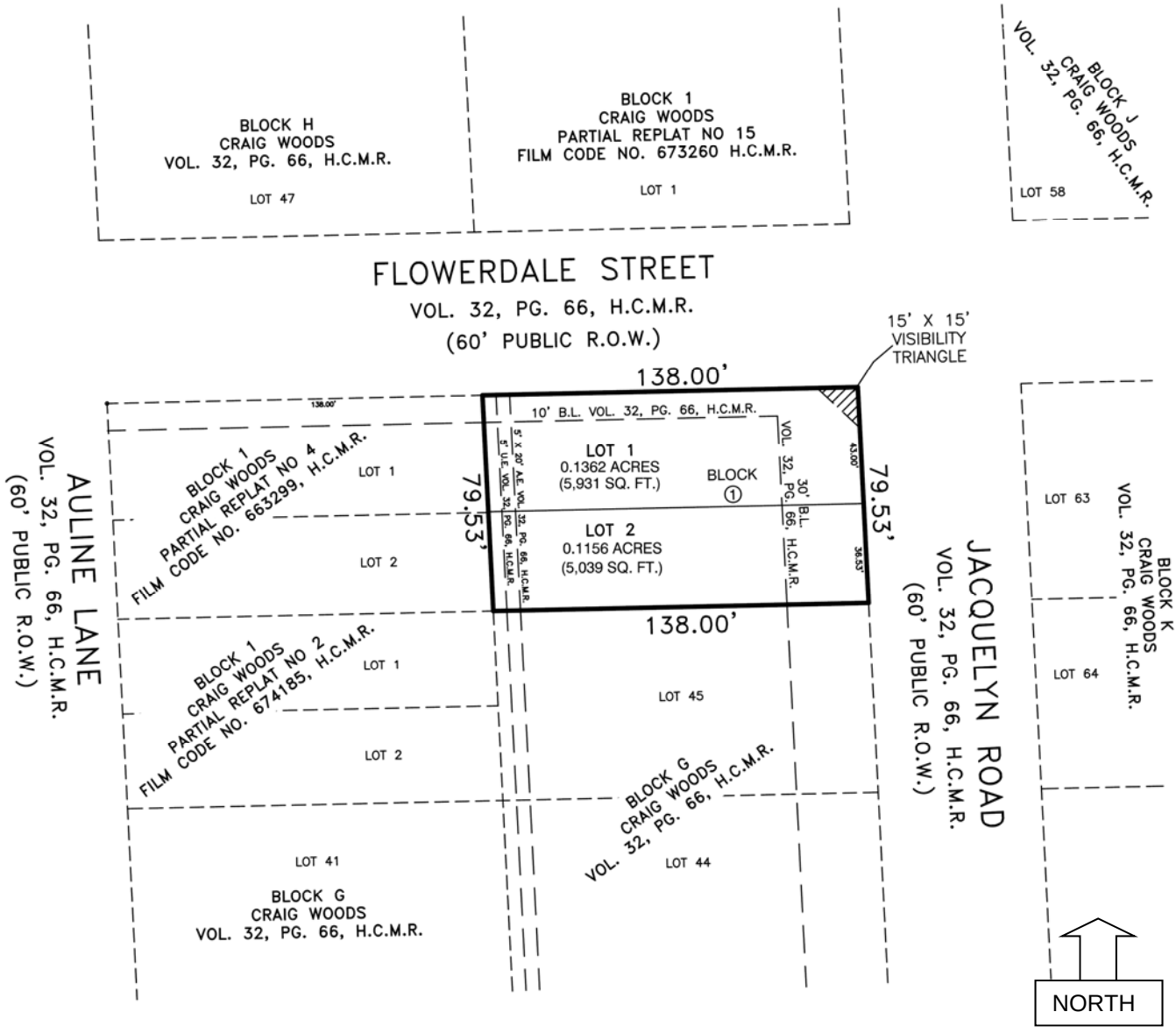
C – Public Hearings Site Location

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Craig Woods partial replat no 24

Applicant: South Texas Surveying Associates, Inc.



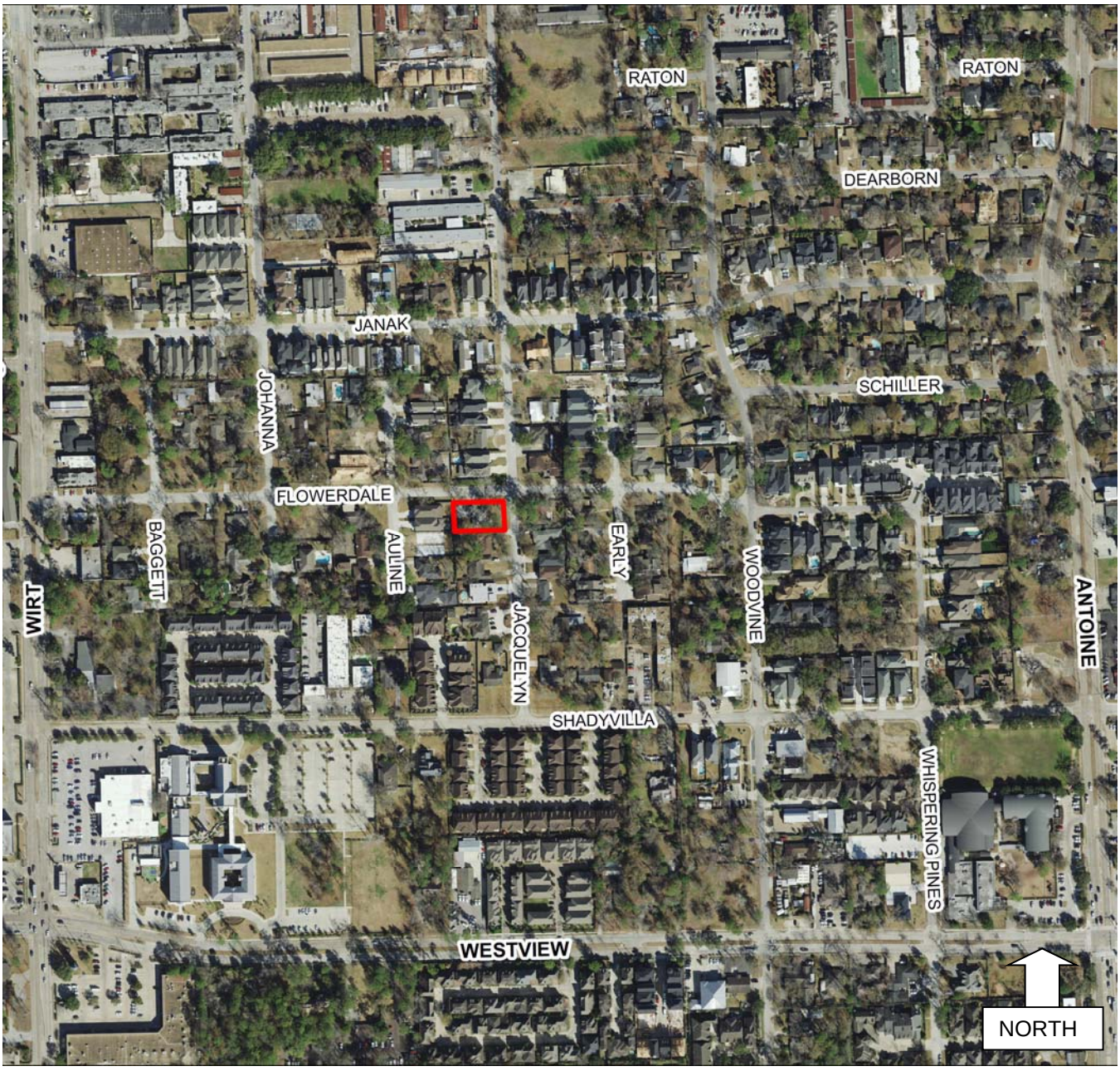
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Craig Woods partial replat no 24

Applicant: South Texas Surveying Associates, Inc.



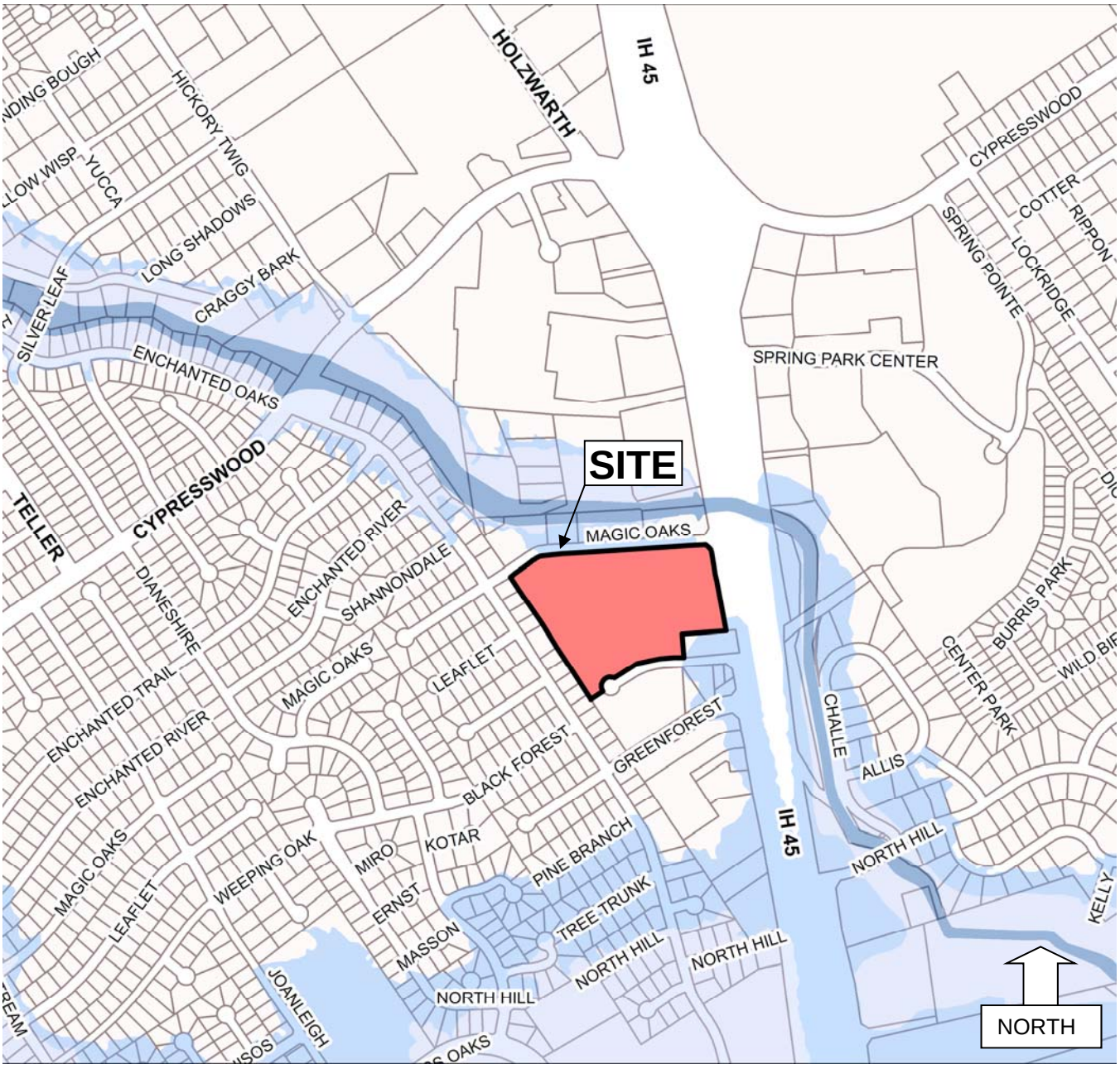
C – Public Hearings Aerial

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Enchanted Oaks Sec 2 partial replat no 1 and extension

Applicant: Bowden Land Services



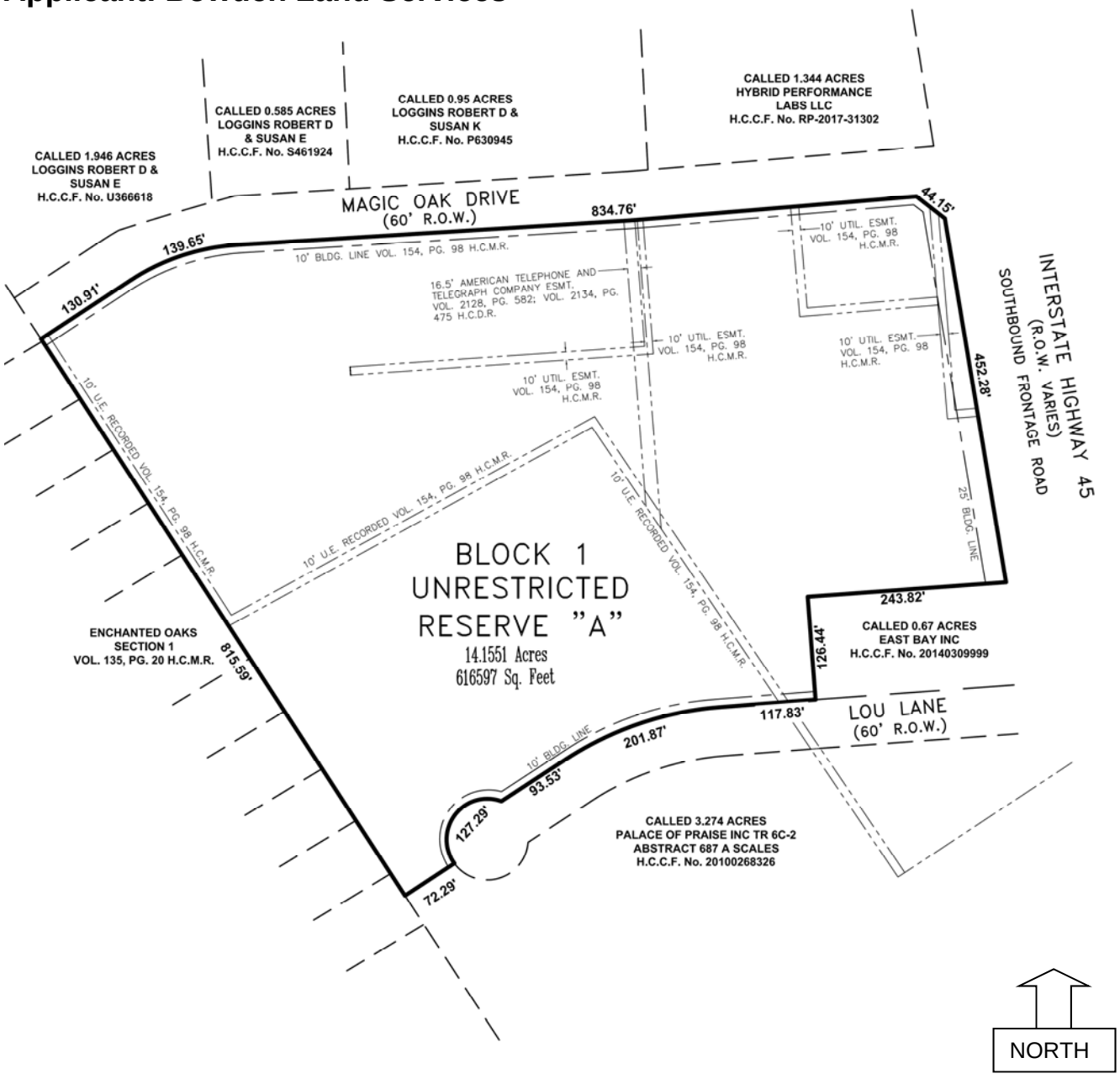
C – Public Hearings Site Location

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Enchanted Oaks Sec 2 partial replat no 1 and extension

Applicant: Bowden Land Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Enchanted Oaks Sec 2 partial replat no 1 and extension

Applicant: Bowden Land Services



C – Public Hearings

Aerial

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Foster Place partial replat no 2

Applicant: ICMC Group Inc



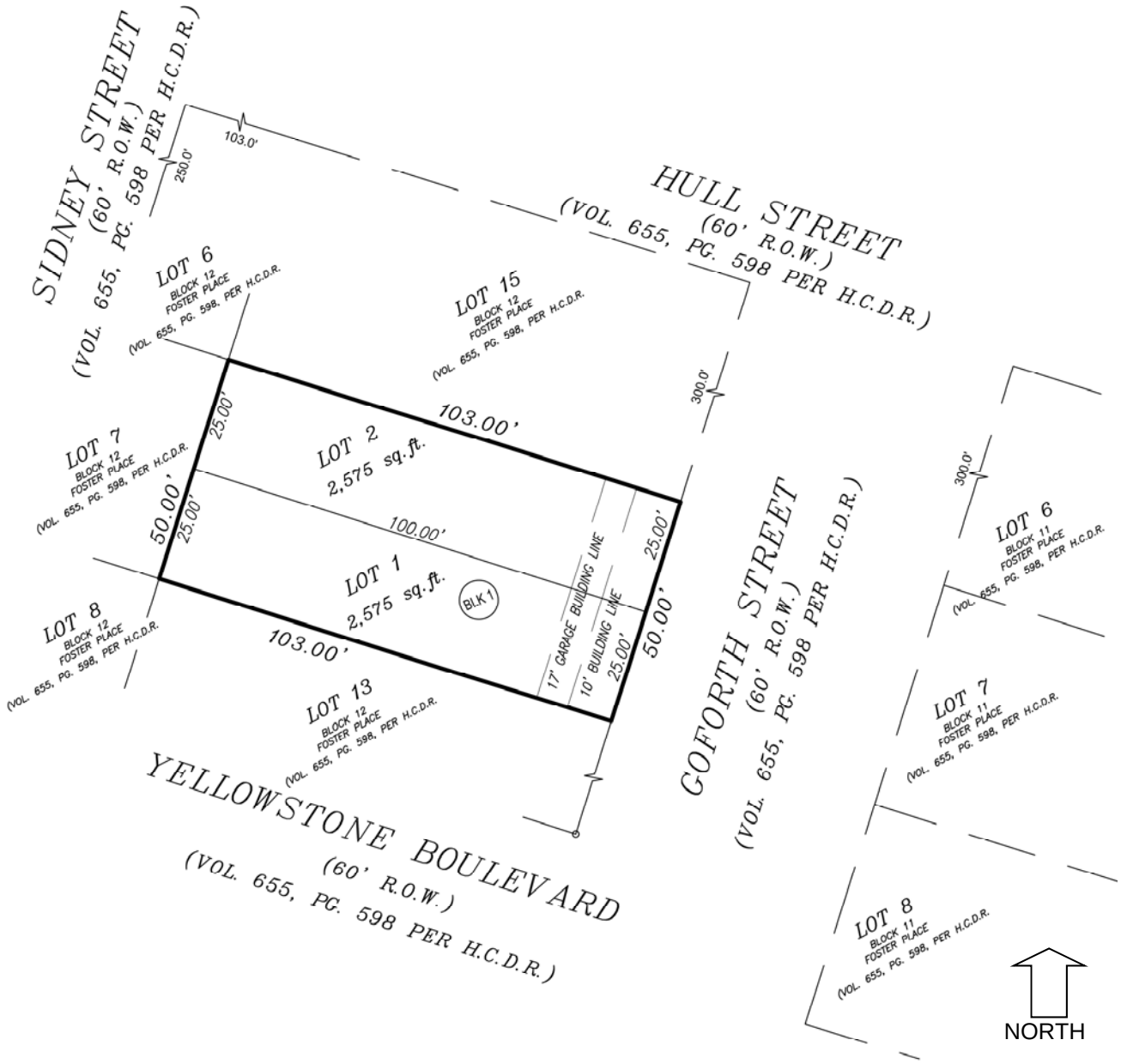
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Foster Place partial replat no 2

Applicant: ICMC Group Inc



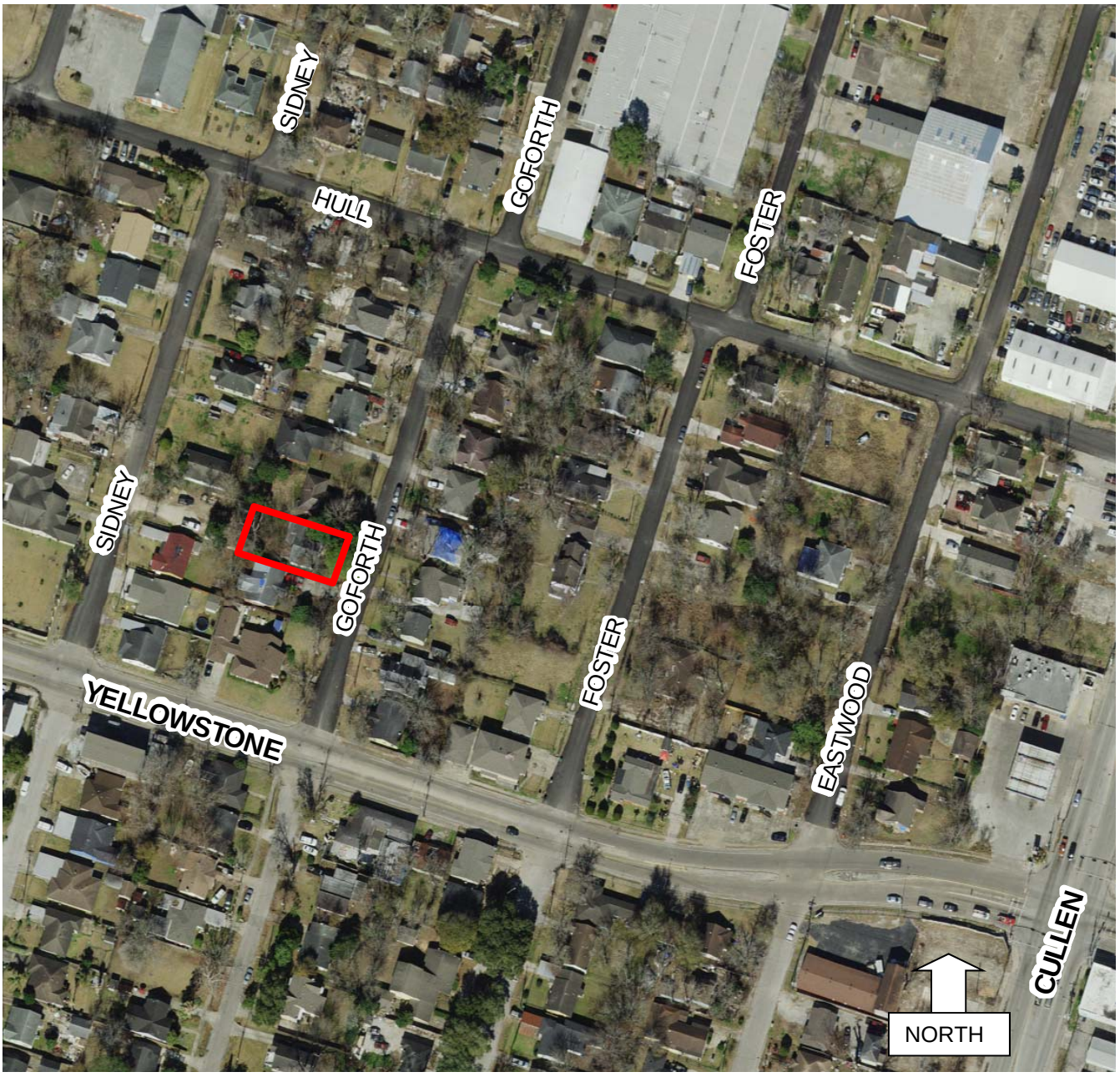
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Foster Place partial replat no 2

Applicant: ICMC Group Inc



C – Public Hearings Aerial

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Houstonian Homes on Edgewood (DEF 1)

Applicant: Owens Management Systems, LLC



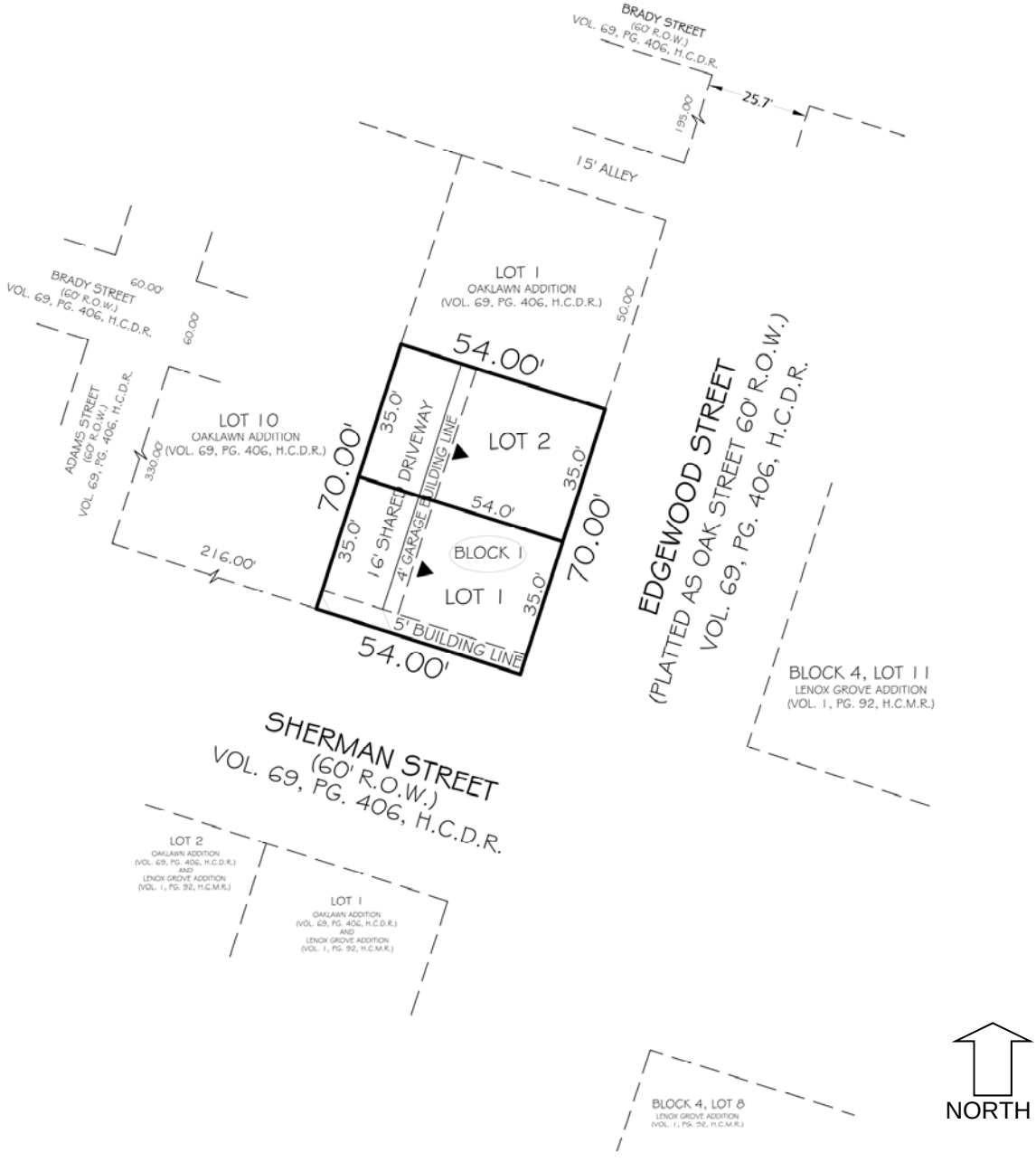
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Houstonian Homes on Edgewood (DEF 1)

Applicant: Owens Management Systems, LLC



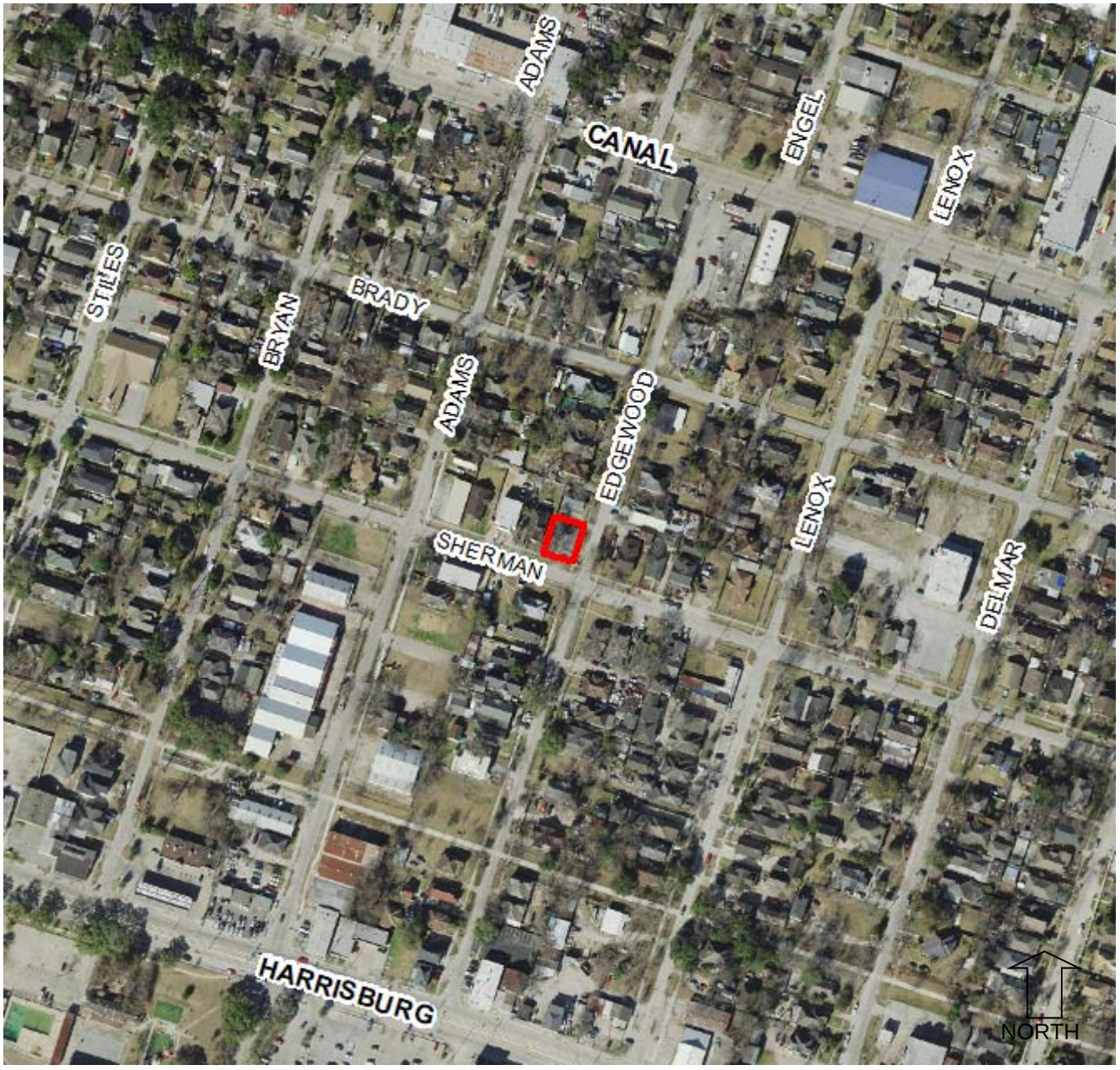
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 94

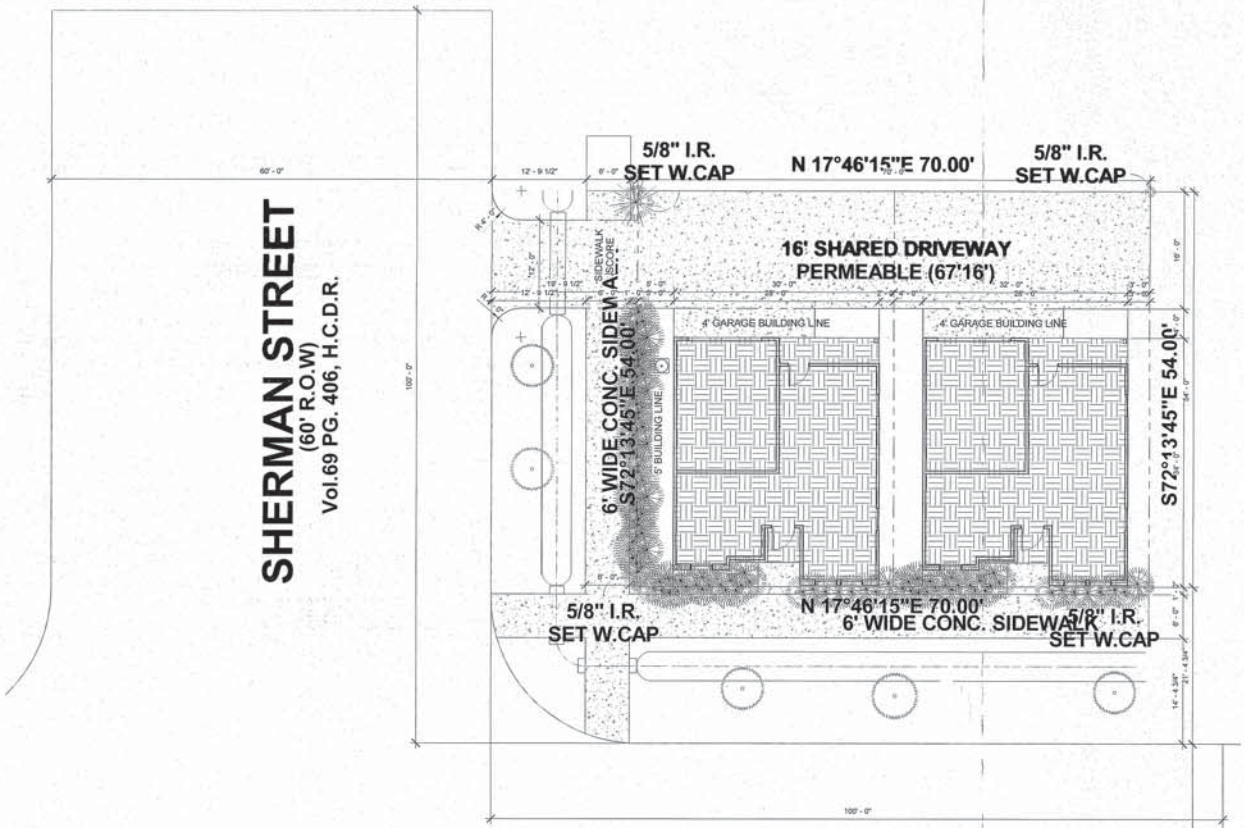
Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Houstonian Homes on Edgewood (DEF 1)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Aerial



Planting Schedule

Assembly Description	Type Comments	OmniClass Title	Type	Count	Comments
Planting	Acacia	Shrubs	Acacia 3'-6"	2	
Planting	Century	Shrubs	Century 1'-10"	14	
Planting	Daphne	Shrubs	Daphne 3'-0"	59	
Planting	Fraser Photina	Shrubs	Fraser Photina 7'-0"	1	
Planting	Lupin	Shrubs	Lupin 3'-10"	4	
Planting	Norway Spruce	Coniferous Trees	Norway Spruce - 15'	2	3" Caliper Tree
Planting	Privet	Shrubs	Privet 3'-3"	6	
Planting	Switchgrass	Shrubs	Switchgrass (2) 4'-0"	18	
Planting	White Pine	Coniferous Trees	White Pine - 14'	4	3" Caliper Tree
Planting	Yew	Shrubs	Yew 2'-4"	2	

Grand total: 111

1 Site_Florplan 1
1/8" = 1'-0"

AUTODESK
HOUSTON PLANS & PERMITS
1415 N. Loop West
Suite 750
Houston, TX 77008
(281) 372-1555

Enter address here

No.	Description	Date
1	REVIEW	10/17/18
2	Revision 1	10/19/18
3	Revision 2	10/22/18
4	Revision 4	10/25/18

Golden Homes Inc

Address

Sight Plan

Project Manager	?
Date	10/18/18
Drawn by	In House Drafting
Checked by	Garcia

A7

Scale 1/8" = 1'-0"

10/25/2018 10:21:23 PM

GENERAL NOTES

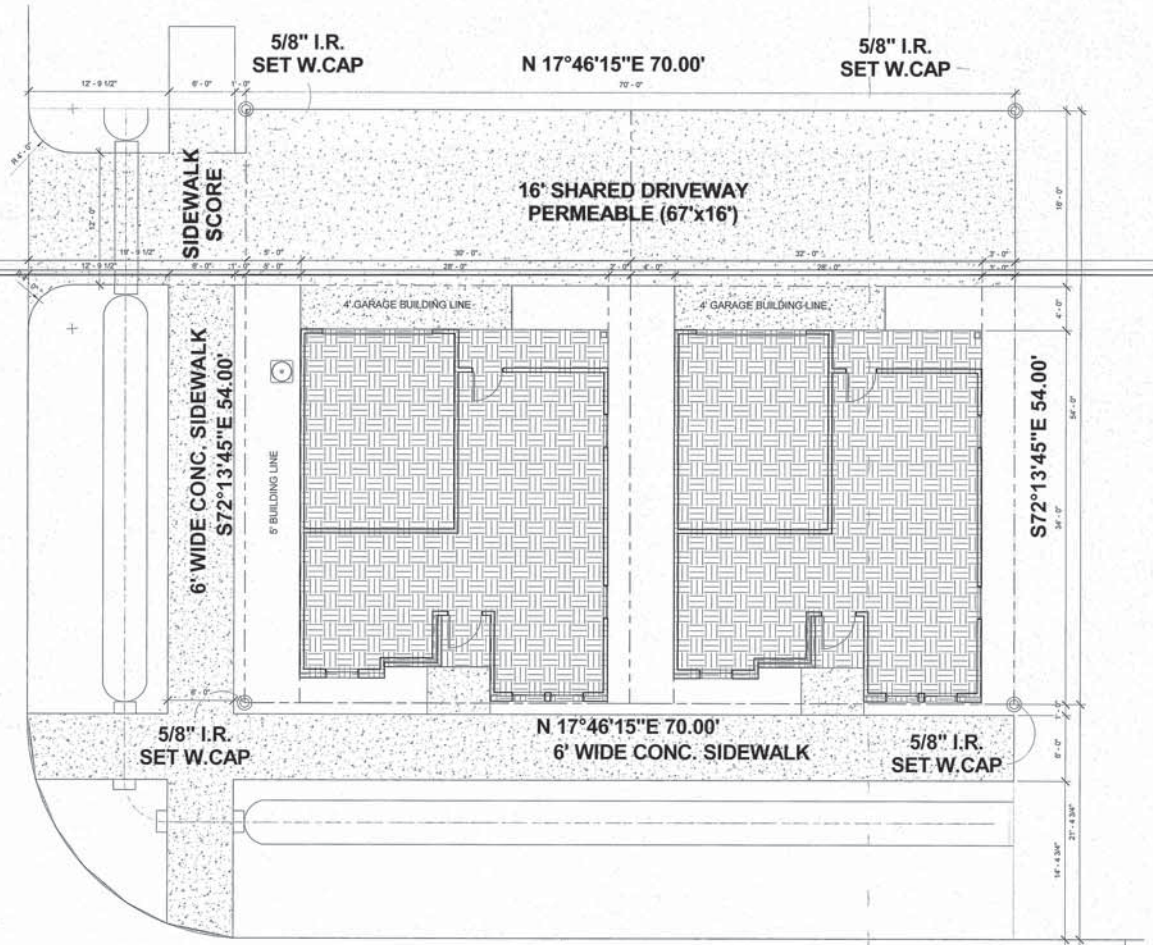
2 GENERAL NOTES
1/4" = 1'-0"



3 3D View 3



4 3D View 5



1 Floorplan_Level 1
3/16" = 1'-0"

SHERMAN STREET
(60' R.O.W)
Vol.69 PG. 406, H.C.D.R.

EDGEWOOD STREET

PLATTED AS OAK STREEET 60' R.O.W)

Planting Schedule

Assembly Description	Type Comments	OmniClass Title	Type	Count	Comments
Planting	Acacia	Shrubs	Acacia 3'-6"	2	
Planting	Century	Shrubs	Century 1'-10"	14	
Planting	Daphne	Shrubs	Daphne 3'-0"	59	
Planting	Fraser Photina	Shrubs	Fraser Photina 7'-0"	1	
Planting	Lupin	Shrubs	Lupin 3'-10"	4	
Planting	Norway Spruce	Coniferous Trees	Norway Spruce - 15'	2	3" Caliper Tree
Planting	Privet	Shrubs	Privet 3'-3"	5	
Planting	Switchgrass	Shrubs	Switchgrass (2) 4'-0"	18	
Planting	White Pine	Coniferous Trees	White Pine - 14'	4	3" Caliper Tree
Planting	Yew	Shrubs	Yew 2'-4"	2	

Grand total: 111

AUTODESK

HOUSTON PLANS & PERMITS

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No.	Description	Date
1	REVIEW	10/17/18
2	Revision 1	10/19/18
3	Revision 2	10/22/18
4	Revision 4	10/25/18

Golden Homes Inc

Address

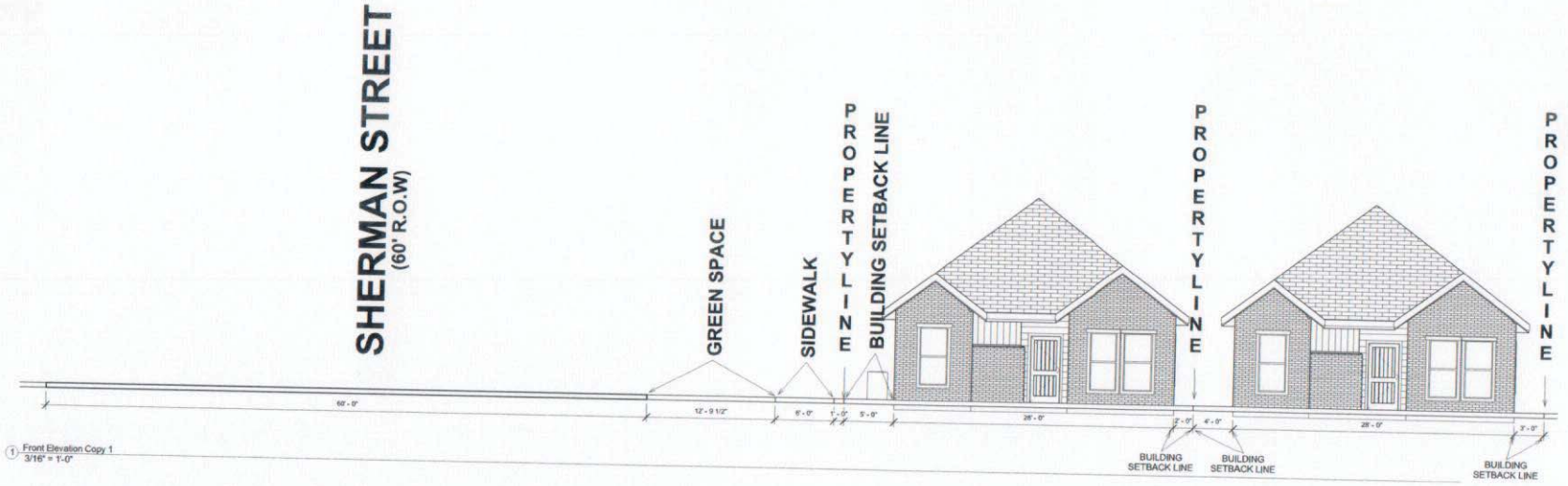
Floorplan_Level 1

Project Manager	?
Date	10/18/18
Drawn by	IN HOUSE DRAFTING
Checked by	HOMEOWNER

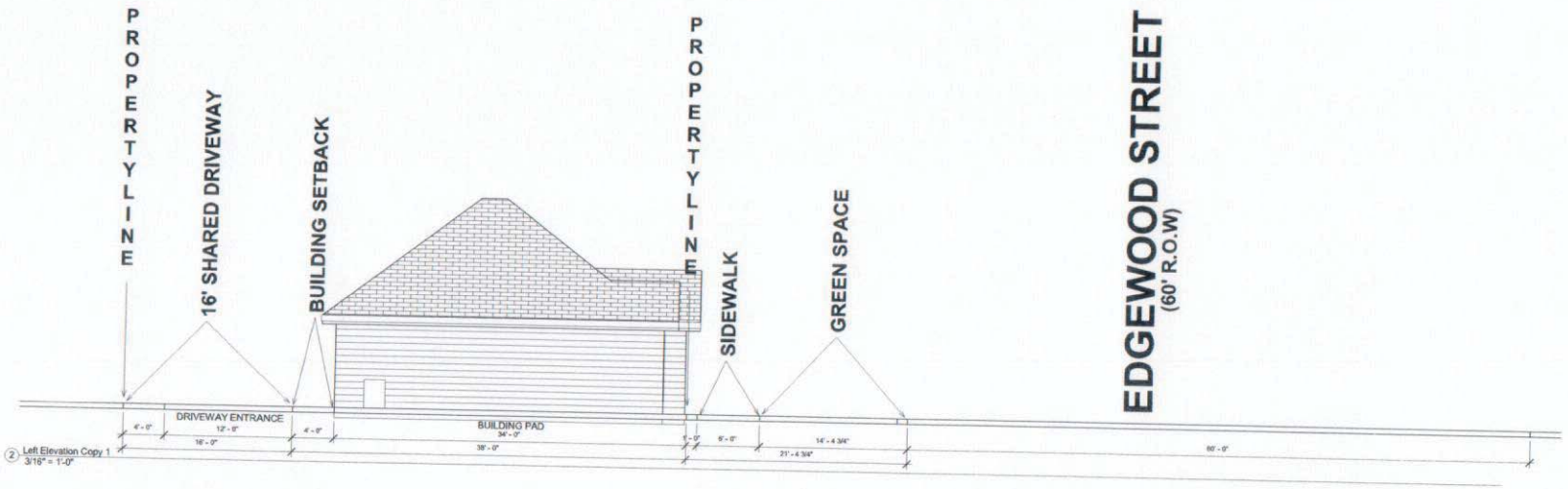
A1

Scale	As indicated

10/25/20 8:10:31 PM



1 Front Elevation Copy 1
3/16" = 1'-0"



2 Left Elevation Copy 1
3/16" = 1'-0"

AUTODESK
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1415 N. Loop West
Suite 750
Houston, TX 77008
(281) 372-1555

Enter address here

No.	Description	Date
1	REVIEW	10/17/18
2	Revision 1	10/19/18
3	Revision 2	10/22/18

Golden Homes Inc

Address

Elevations

Project Manager	?
Date	10/18/18
Drawn by	Author
Checked by	Checker

A2.2

Scale 3/16" = 1'-0"

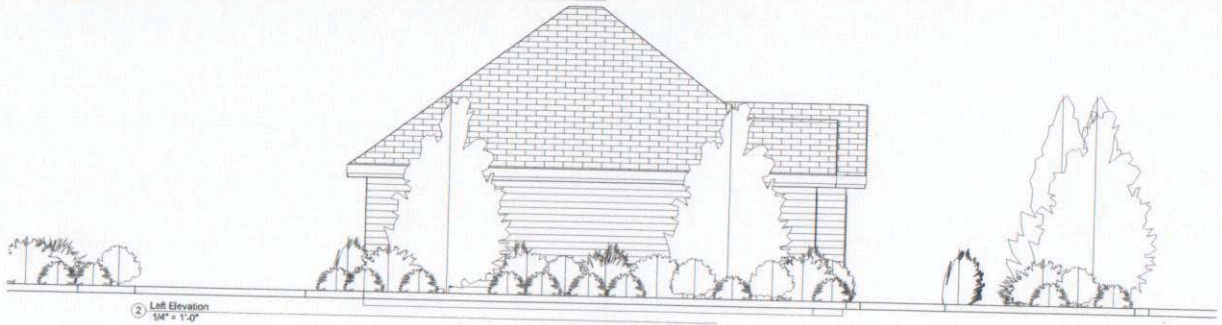
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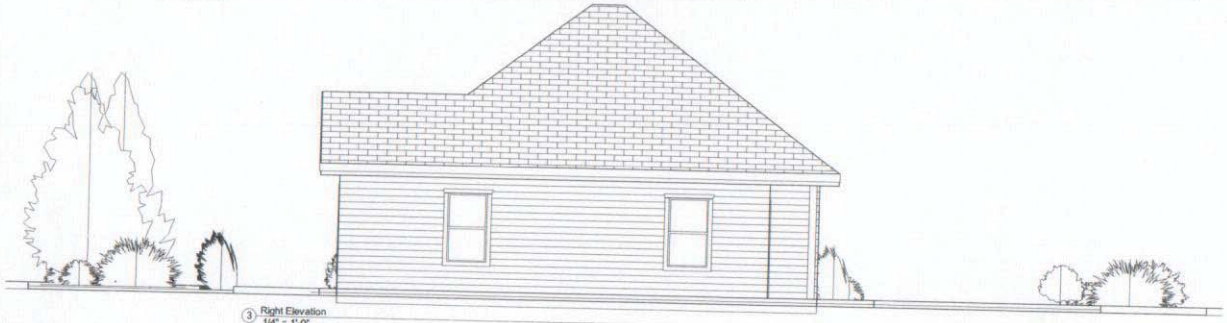
1 Front Elevation
1/4" = 1'-0"



4 Rear Elevation
1/4" = 1'-0"



2 Left Elevation
1/4" = 1'-0"



3 Right Elevation
1/4" = 1'-0"

Planting Schedule

Assembly Description	Type Comments	OmniClass Title	Type	Count	Comments
Planting	Acacia	Shrubs	Acacia 3'-6"	7	
Planting	Century	Shrubs	Century 1'-10"	27	
Planting	Daphne	Shrubs	Daphne 3'-0"	12	
Planting	Fountain Grass	Shrubs	Fountain Grass 3'-6"	5	
Planting	Juniper	Shrubs	Juniper 3'-0"	2	
Planting	Norway Spruce	Coniferous Trees	Norway Spruce - 15'	2	
Planting	Privet	Shrubs	Privet 3'-3"	2	
Planting	Switchgrass	Shrubs	Switchgrass (2) 4'-0"	15	
Planting	White Pine	Coniferous Trees	White Pine - 14'	4	3" Caliper Tree

Grand total: 76

AUTODESK

HOUSTON PLANS & PERMITS

1415 N. Loop West
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Enter address here

No.	Description	Date
1	REVIEW	10/17/18
2	Revision 1	10/19/18
3	Revision 2	10/22/18

Golden Homes Inc

Address

Elevations

Project Manager	?
Date	10/18/18
Drawn by	IN HOUSE DRAFTING
Checked by	HPP

A2

Scale 1/4" = 1'-0"

10/22/2018 4:36:42 PM

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-2061
Plat Name: Houstonian Homes on Edgewood
Applicant: Owens Management Systems, LLC
Date Submitted: 10/01/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
A variance is sought to remove the visibility triangle at the corner of Sherman and Edgewood.
Chapter 42 Section: 161

Chapter 42 Reference:
Sec. 42-161 - Visibility Triangle The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

Statement of Facts

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

The imposition of the terms, rules, conditions,policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land. The subject replat is a corner lot and meets the Optional Performance Standards criteria for 42-157(d) to provide a zero front building line with rear shared driveway. 42-157(d) - A front building line requirement of zero feet is authorized for all or a portion of the lots in a subdivision plat in the city that is restricted to single-family residential use adjacent to a collector street or local street that meets the following performance standards: (1) The subdivision is solely a replat of a lot on a corner at the intersection of two public streets; (2)Each lot in the replat provides for one or more shared driveways so that every dwelling unit will share a shared driveway with at least one other dwelling unit; and (3) Each dwelling unit on a lot that is adjacent to a public street has a front door that faces the public street and provides pedestrian access to the public street. The original lot 9, Block 40, 6480 sf, was platted in the Oak Lawn Addition in 1893 per Vol 69, Pg 406 HCDR. In 2017, lot 9 was replatted in the Edgewood Refuge subdivision creating 2 lots with 10/17 building lines and the visibility triangle. The owner is proposing to construct2 - 1200 sf single story homes to front on Edgewood.

(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 and are not a hardship created or imposed by the applicant. Sherman and Edgwood Streets are 60-foot rights-of way. Edgewood has 17.8' paved section with 20.4' undeveloped ROW from back of curb to property line. Sherman has 21.3 paved section with 19.8' from the back of curb to the property line. At the corner, the distance from the back of back of curb to the property line is 22 feet. This exceeds the required 15' x 15'visibiliy required by 42-161.

(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 purpose of the visibility is to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The site distance within the 22' existing distance exceeds the required visibility.

(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 replat is removing the 10/17 building lines and adding the shared driveway. The replat will decrease curb cuts and street parking. The site visibility does not encroach into the plat boundary. The existing 4' sidewalk will be widened to 5'. The pedestrian experience will be enhanced with 4 - 3" caliper trees and landscaping.

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

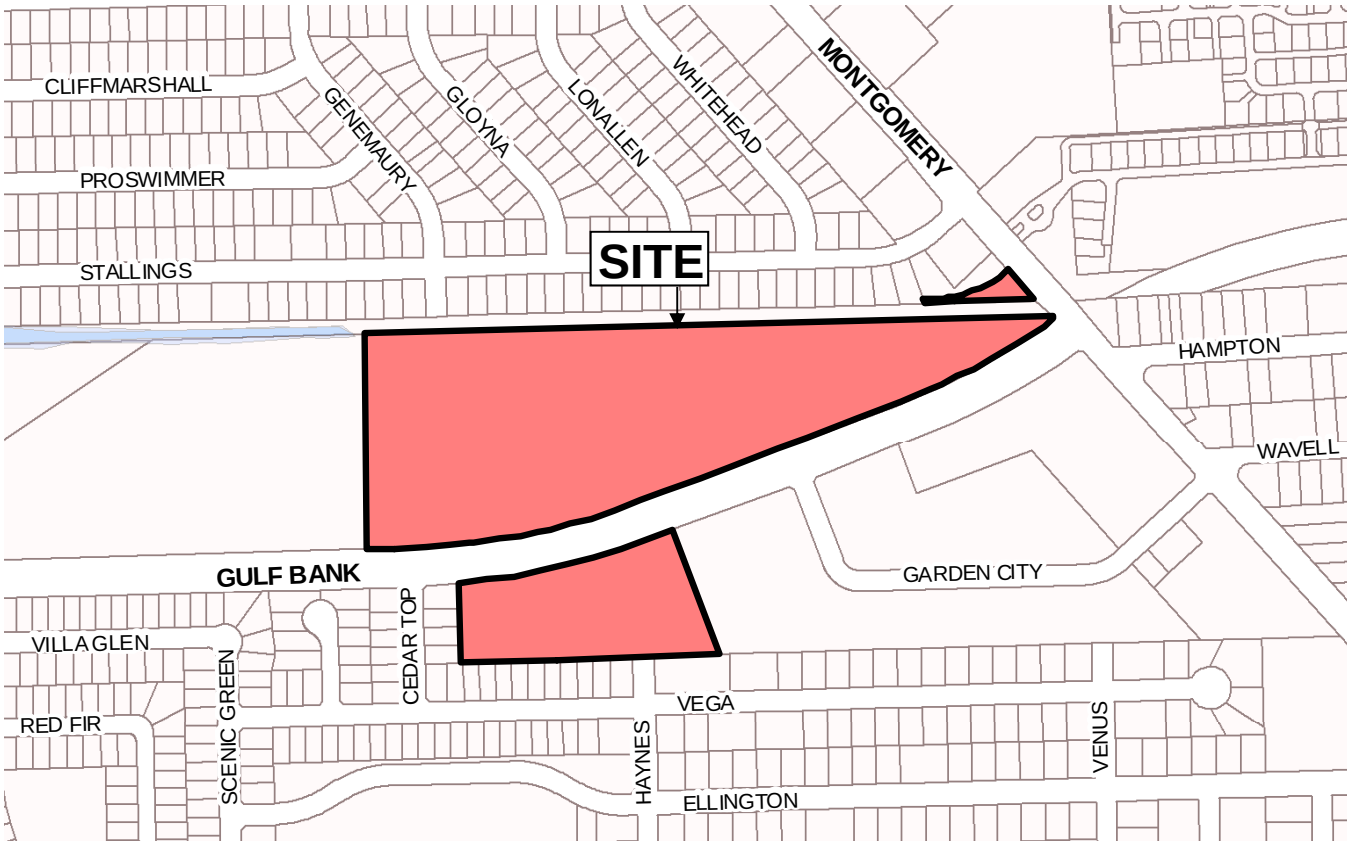
Economic hardship is not the sole justification of the variance. The existing 22' from back of curb to property line at provides greater distance for vehicular visibility than required. An additional 15' x 15' would deprive the developer of reasonable use of the land.

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Inwood Park Village replat no 1

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



NORTH

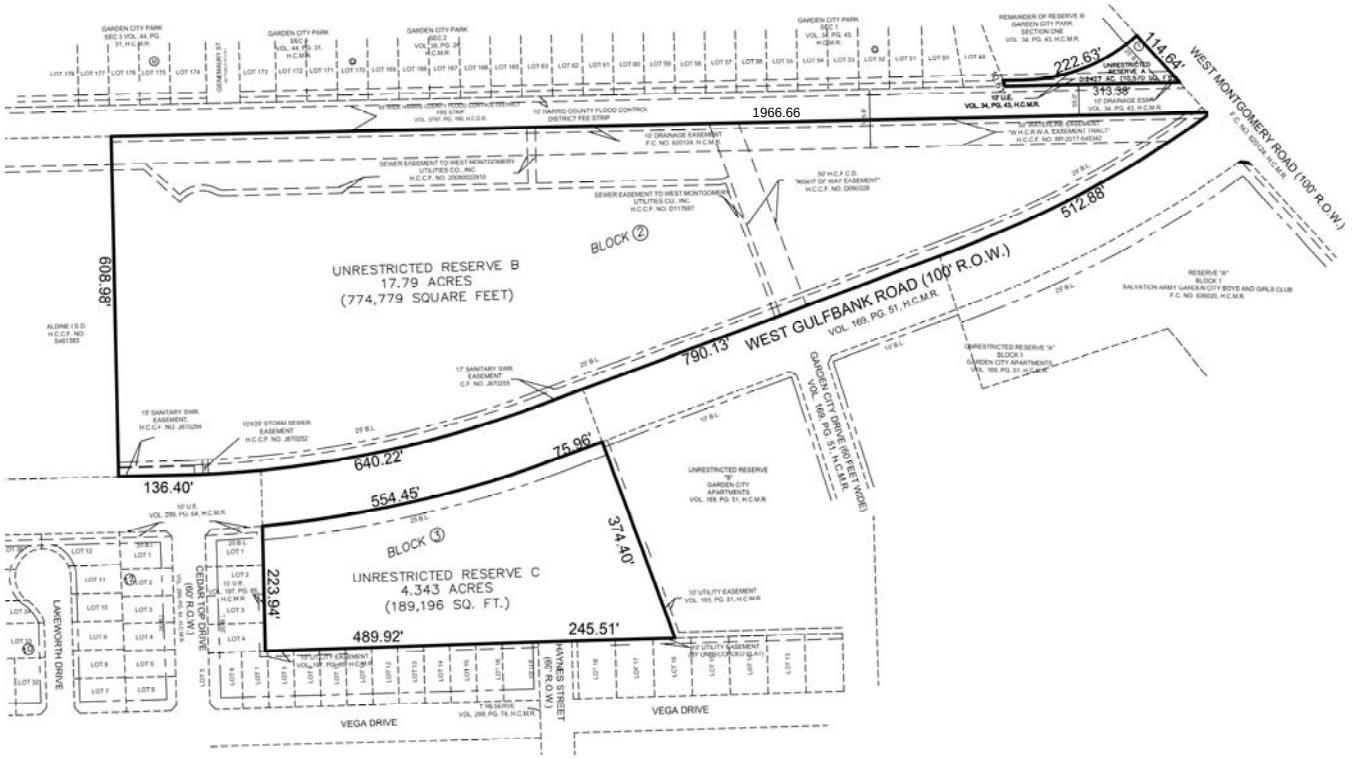
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Inwood Park Village replat no 1

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



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Inwood Park Village replat no 1

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



NORTH

C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-2288
Plat Name: Inwood Park Village replat no 1
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
Date Submitted: 11/12/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
We are requesting a variance to not extend Haynes or Genemaury Streets, nor terminate them with cul-de-sacs, and to exceed the intersection spacing requirement for major thoroughfares along the north side of West Gulf Bank Road.

Chapter 42 Section: 127/134

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;
There is an existing 105' governmental entity owned drainage way along the entire north boundary of Reserve B. In addition, Haynes Street is an existing stub street just one lot in depth, by extending it to West Gulfbank Road, there will be intersections along West Gulfbank in excess of Chapter 42 requirements.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The existing streets of Cedar Top Drive and Garden City Drive, along with the drainage way, were dedicated prior and create the conditions.

(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. At the end of Haynes Street the owner shall 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 Haynes Street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The current circulation pattern is serving the area as it has been for many decades. The granting of this variance will not be injurious to public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.
The previously dedicated streets and drainage way established the conditions in this area and economic hardship is not the sole justification for the variance.

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Riverside Terrace Sec 13 partial replat no 1

Applicant: Owens Management Systems, LLC



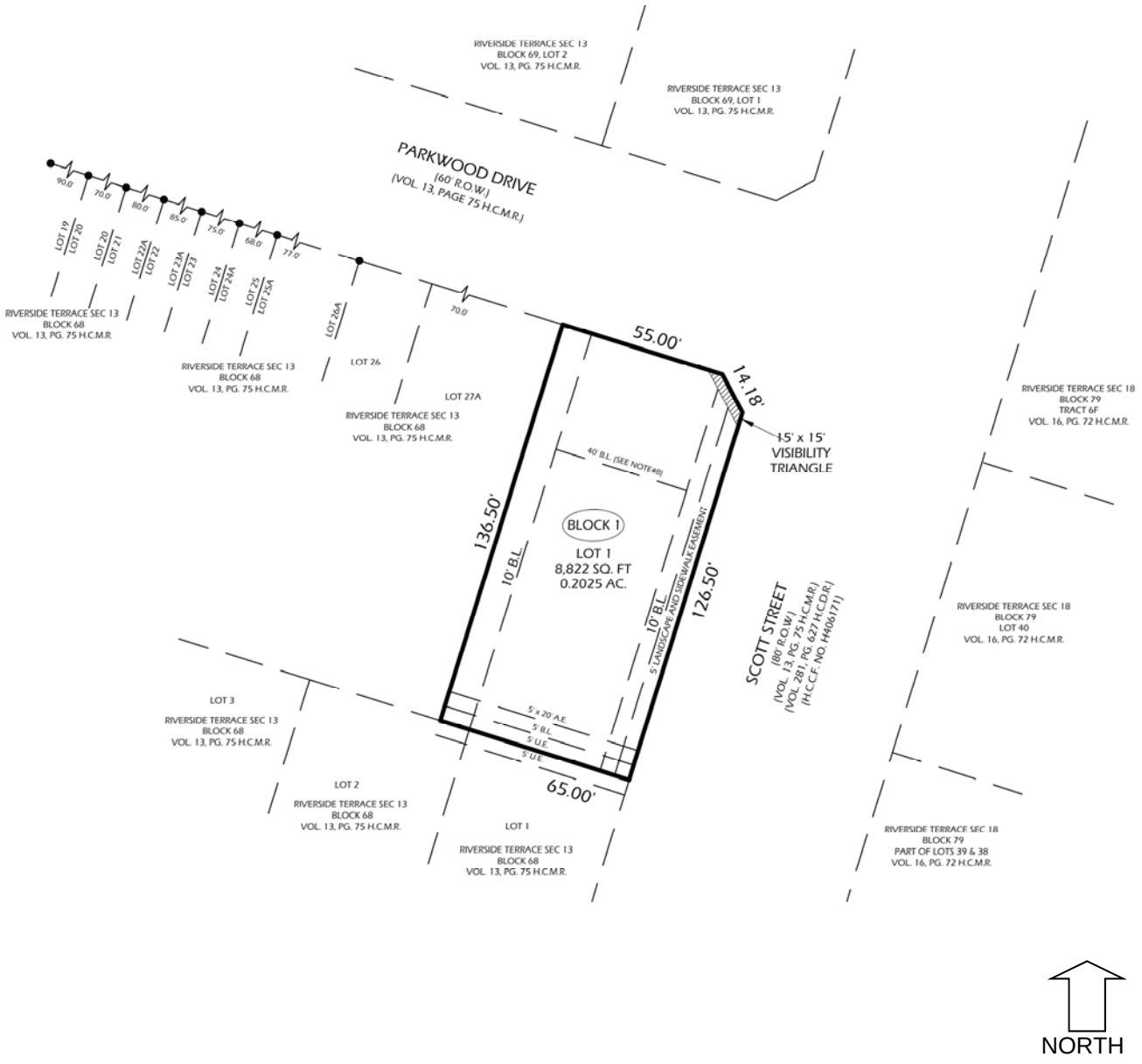
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Riverside Terrace Sec 13 partial replat no 1

Applicant: Owens Management Systems, LLC



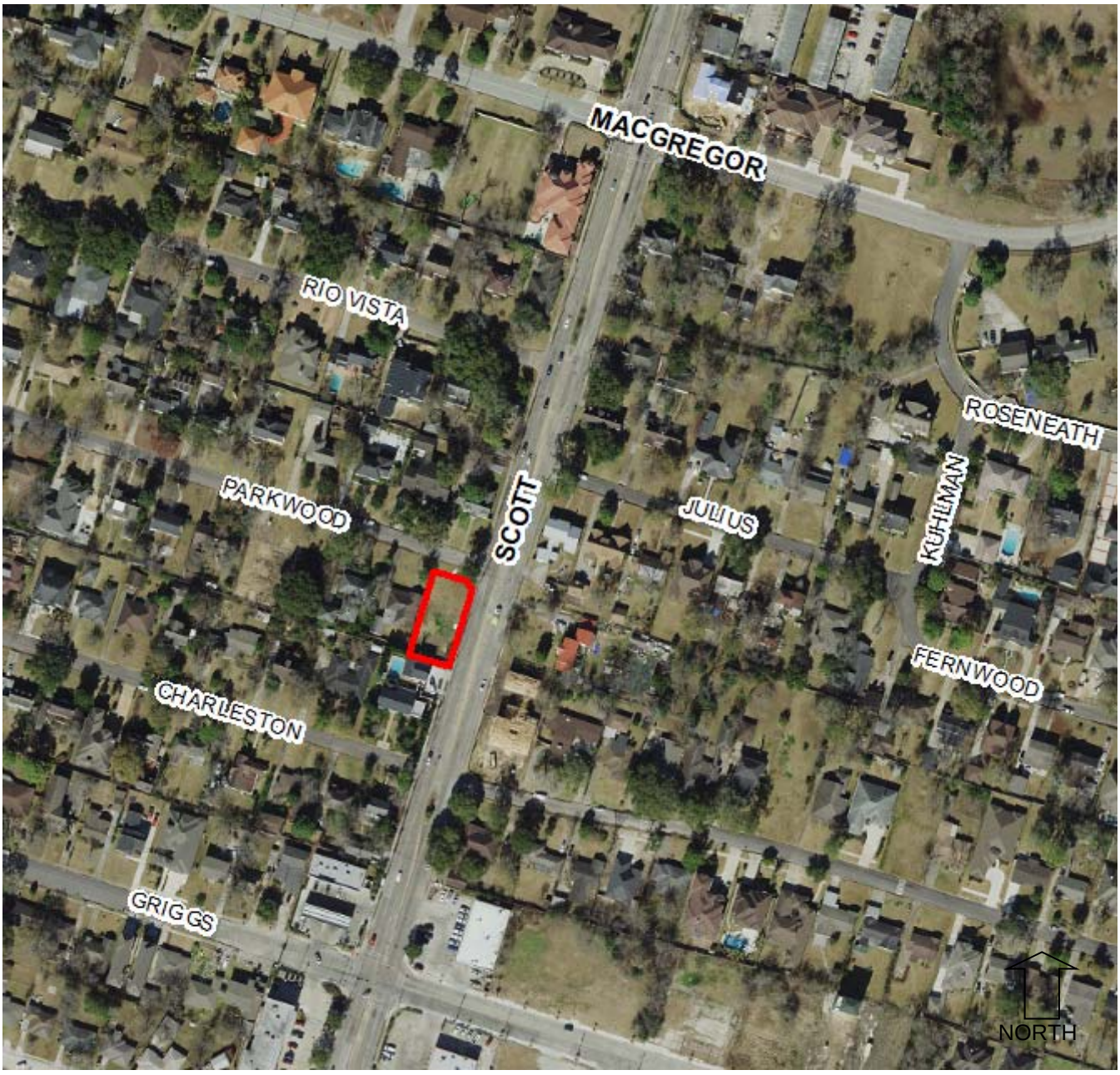
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 96

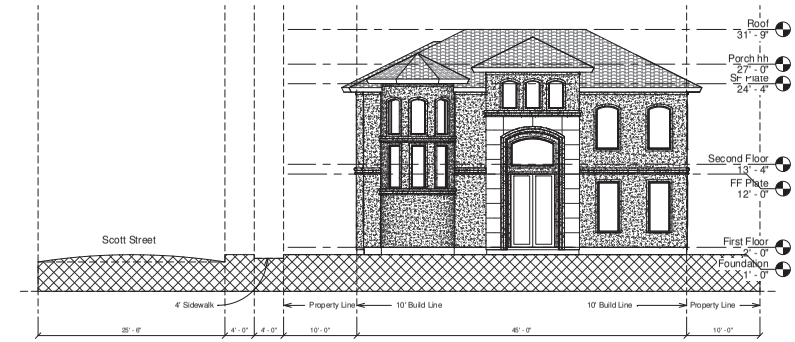
Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Riverside Terrace Sec 13 partial replat no 1

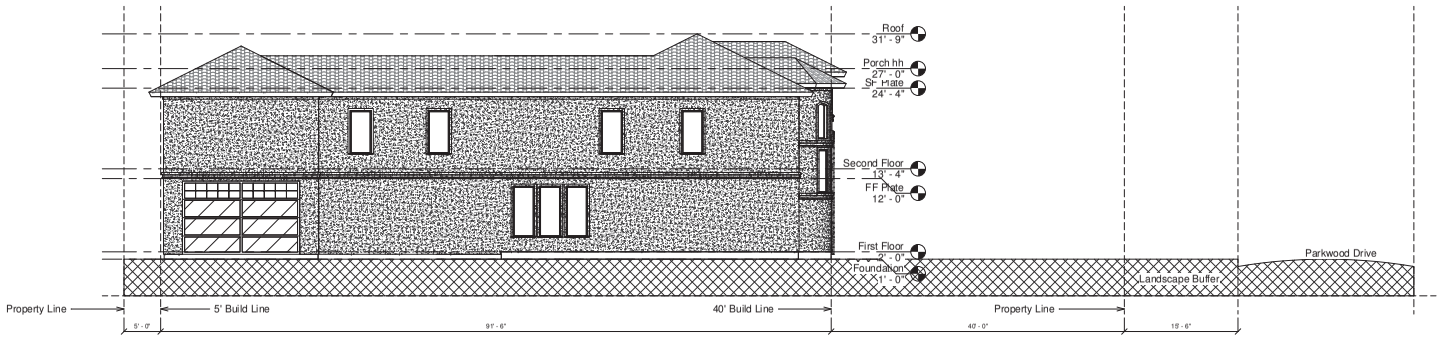
Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Aerial

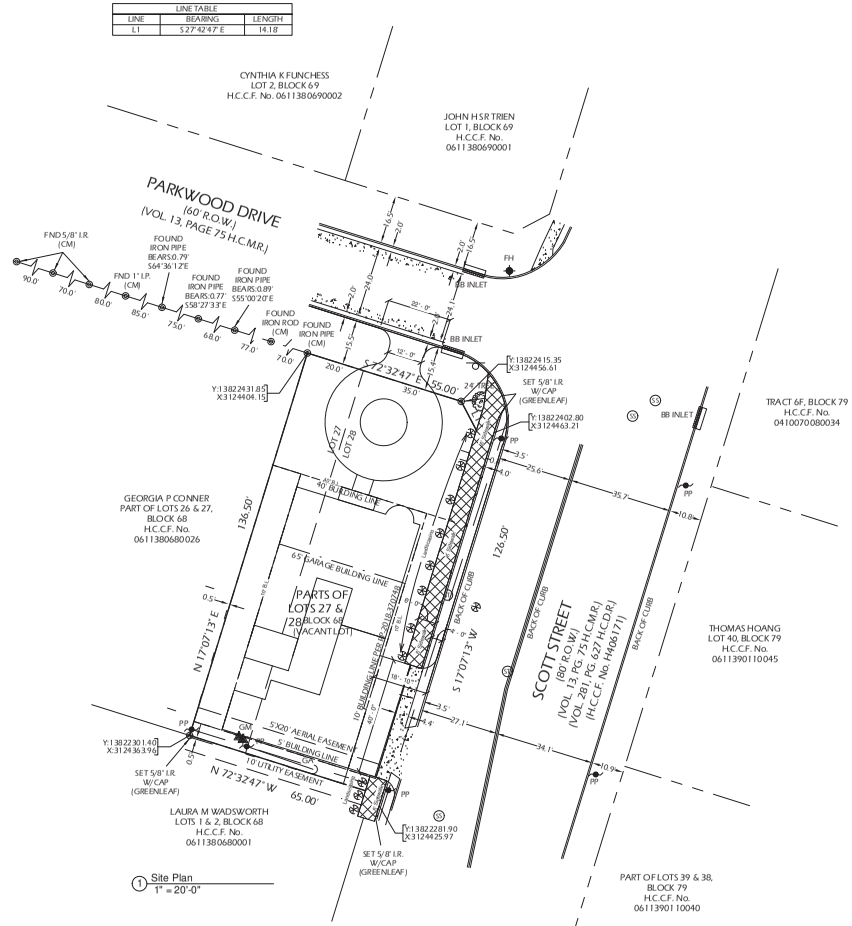


3 Site Elevation 2
1/8" = 1'-0"



2 Site Elevation 1
1/8" = 1'-0"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 27°42'47" E	14.18'



1 Site Plan
1" = 20'-0"

Wise	
Plan # 4187	
Site Plan	
Project number	Wise _2018*
Date	6-26-18
Drawn by	Author
Checked by	Checker
A-1a	
Scale	As indicated

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2 Front Right

Area Schedule		
Name	Living Area	Area
First Floor	* Living	1900 SF
Second Floor	* Living	2287 SF
* Living		4187 SF
Bunk Room	Covered	165 SF
Covered		165 SF
Roof Deck	Deck	172 SF
Deck		172 SF
Garage	Garage	868 SF
Garage		868 SF
Front Porch	Porch	56 SF
Loggia	Porch	392 SF
Porch		448 SF
Grand total		5841 SF

Misc. Area			
Name	Comments	Level	Area
Family	Counter	First Floor	11 SF
Kitchen Island	Counter	First Floor	50 SF
Kitchen Left	Counter	First Floor	24 SF
Master Bath	Counter	First Floor	18 SF
Pool Bath	Counter	First Floor	8 SF
Powder	Counter	First Floor	8 SF
Powder 2	Counter	Second Floor	7 SF
Utility	Counter	Second Floor	23 SF
V.3	Counter	Second Floor	10 SF
V.4	Counter	Second Floor	11 SF
V.5	Counter	Second Floor	11 SF
Counter: 11			181 SF
Back Drive	Flatwork	Foundation	386 SF
Front Drive	Flatwork	Foundation	1196 SF
Sidewalk	Flatwork	Foundation	32 SF
Flatwork: 3			1613 SF
Grand total: 14			1794 SF

Wall Schedule			
Type	Assembly Description	Length	Area
Curtain Wall		24' - 8 1/2"	235 SF
		24' - 8 1/2"	235 SF
Exterior - 8" Stucco Wall		18' - 11"	183 SF
		18' - 11"	183 SF
Exterior - 12" Stucco Wall		26' - 10 1/2"	98 SF
		26' - 10 1/2"	98 SF
Exterior - 12" Stucco Wall 2		25' - 7 1/2"	258 SF
		25' - 7 1/2"	258 SF
Exterior - Stucco on 6" Wood Stud		740' - 10 1/2"	6891 SF
		740' - 10 1/2"	6891 SF
Interior - 4" Partition		505' - 10 1/2"	4486 SF
		505' - 10 1/2"	4486 SF
Interior - 6" Partition		35' - 9"	293 SF
		35' - 9"	293 SF
Interior - 12" Partition		7' - 0"	52 SF
		7' - 0"	52 SF



1 Front Left

Ellis 3D Home Designs
Phone: 713-249-5764
Email: ellishomedesigns@gmail.com

No.	Description	Date

Wise

Final

Plan # 4187
3748 Parkwood

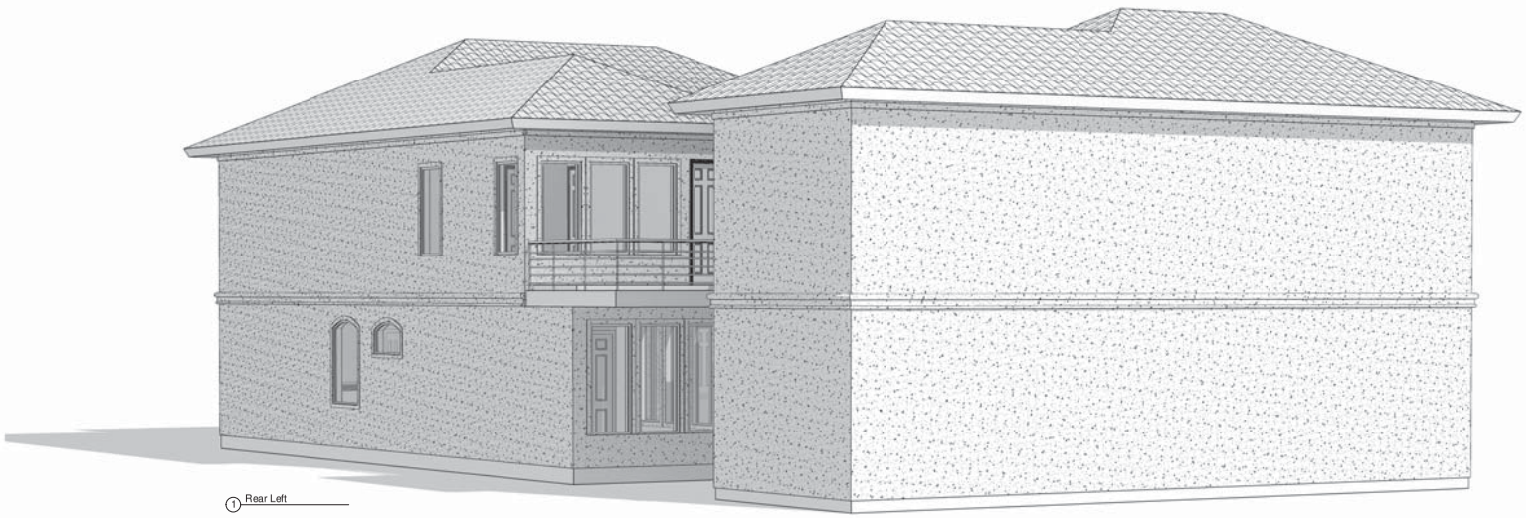
Cover

Project number	Wise _2018*
Date	6-26-18
Drawn by	Author
Checked by	Checker

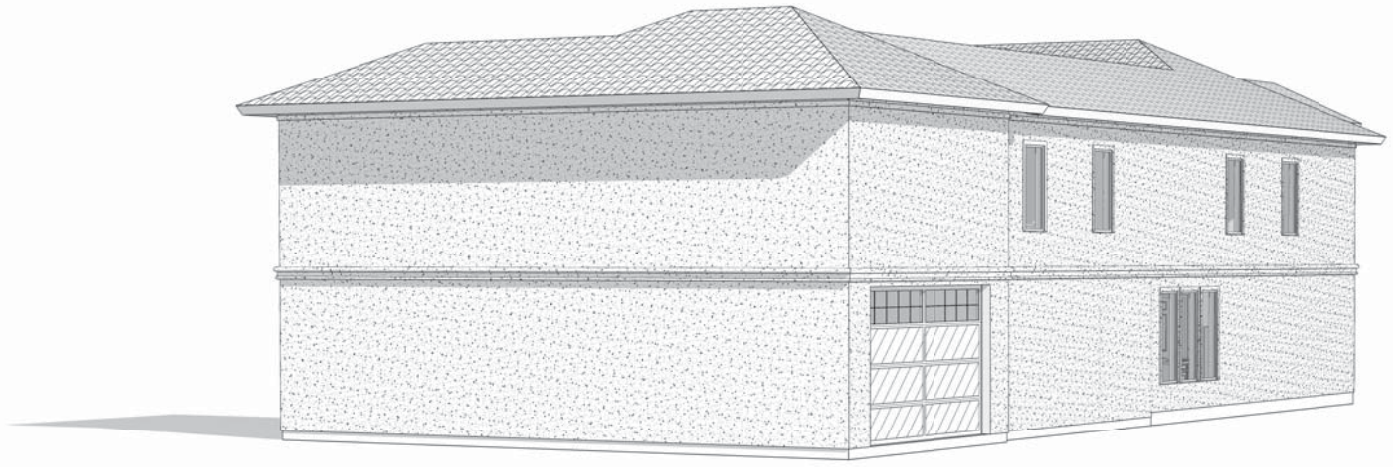
A-1

Scale

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1 Rear Left



2 Rear Right

Wise	
Plan # 4187	
3D Elevations	
Project number	Wise _2018*
Date	6-26-18
Drawn by	Author
Checked by	Checker
A-12	
Scale	

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PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-2133
Plat Name: Riverside Terrace Sec 13 partial replat no 1
Applicant: Owens Management Systems, LLC
Date Submitted: 10/15/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

A variance is sought for a 10-foot side building line and garage access for a residential development along a major thoroughfare.

Chapter 42 Section: 152; 188

Chapter 42 Reference:

42-152 - Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter. (b) A building line requirement of ten feet is authorized for that portion of a single-family residential lot that backs onto a major thoroughfare, provided that the subdivision plat contains a notation that: (1) The area 15 feet behind the building line along the major thoroughfare is restricted to use as a one-story, uninhabited garage; and (2) Vehicular access cannot be taken from the major thoroughfare. 42-188 - Lot access to streets. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: (1) The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article; or (2) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

Statement of Facts

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

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. Scott Street, originally dedicated as 60-foot ROW in April,1912 per Vol 281, Pg 627 HCMR. Riverside Terrace Sec 13 subdivision was recorded in 1937, which includes Parkwood Drive, 60' ROW dedication. All streets are curb and gutter. The subject lot, part of lot 27 and all of lot 28, is at the corner of Scott Street and Parkwood Drive. Lot 28 was originally platted with 55' frontage on Parkwood. The City of Houston acquired 20-feet out of Lot 28 in 1982 to widen Scott Street per H 406171 HCDR, leaving lot 28.35' frontage. The owner acquired 20' from Lot 27 to create existing 55' frontage. Scott Street is an 80' ROW with 2-lanes north and south separated by median. Along the west side of Scott, the distance from the back of curb to the property line is 7.9 feet. Along the east side of Scott, the distance from the back of curb to the property line is 10.8 feet. The previous house was demolished in 2011 - project no. 17111184. The new owner is proposing a 2-story house that will comply with deed restricted 40’ front building line and interior 10’ building line.

(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 City of Houston ROW taking created the existing 7.9'' from back of curb to property line. This corner lot is smaller than all the lots within Riverside Terrace Sec 13. A 25’ building line coupled with the deed restricted 40’ front building line and 10 interior building line will reduce the buildable space by 4,647.50 feet, which is over 50% of the lot size. City code requires 12-feet for a driveway along the interior lot line. This would require additional 2 feet for driveway and deny the owners reasonable use of the land for habitation.

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

The plat includes a 40’ wide driveway that gives vehicle turnaround within the plat boundary to ensure vehicles head on to Scott Street. There isn’t a cut in the median on Scott at this location. Vehicles can only turn south upon egress. The 10’ garage building line is consistent with some houses along Scott, from S. MacGregor Way to Griggs Road.

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

Scott Street does not have a median cut at this location. Upon egress, vehicles can only turn south on Scott minimizing traffic conflicts. The proposed plat includes 4’ green space from back of curb to sidewalk and 6’ improved unobstructed sidewalk. A 5’ sidewalk and landscape buffer is included in the plat. 2.1’ –sidewalk and 2.9’ landscape for improved pedestrian experience and provide consistency landscape buffer from Charleston to Parkwood. Landscape includes 3 trees, shrubs and semi-opaque fencing along Scott. Root barriers will be installed for trees to avoid future root growth through the sidewalk. The front circular drive on Parkwood will elevate on-street parking. The curb cut exceeds 10’ from Scott required by City Code.

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

Scott Street widening reduced the lot size and distance from back of curb to the property line creating the smallest lot in the subdivision. The 10’ garage on Scott is consistent with some houses along Scott, from S. MacGregor Way to Griggs Road. The Parkwood Civic Association supports the variance for the reduced building line.

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Bottled Blonde Houston (DEF 1)

Applicant: M2L Associates, Inc.



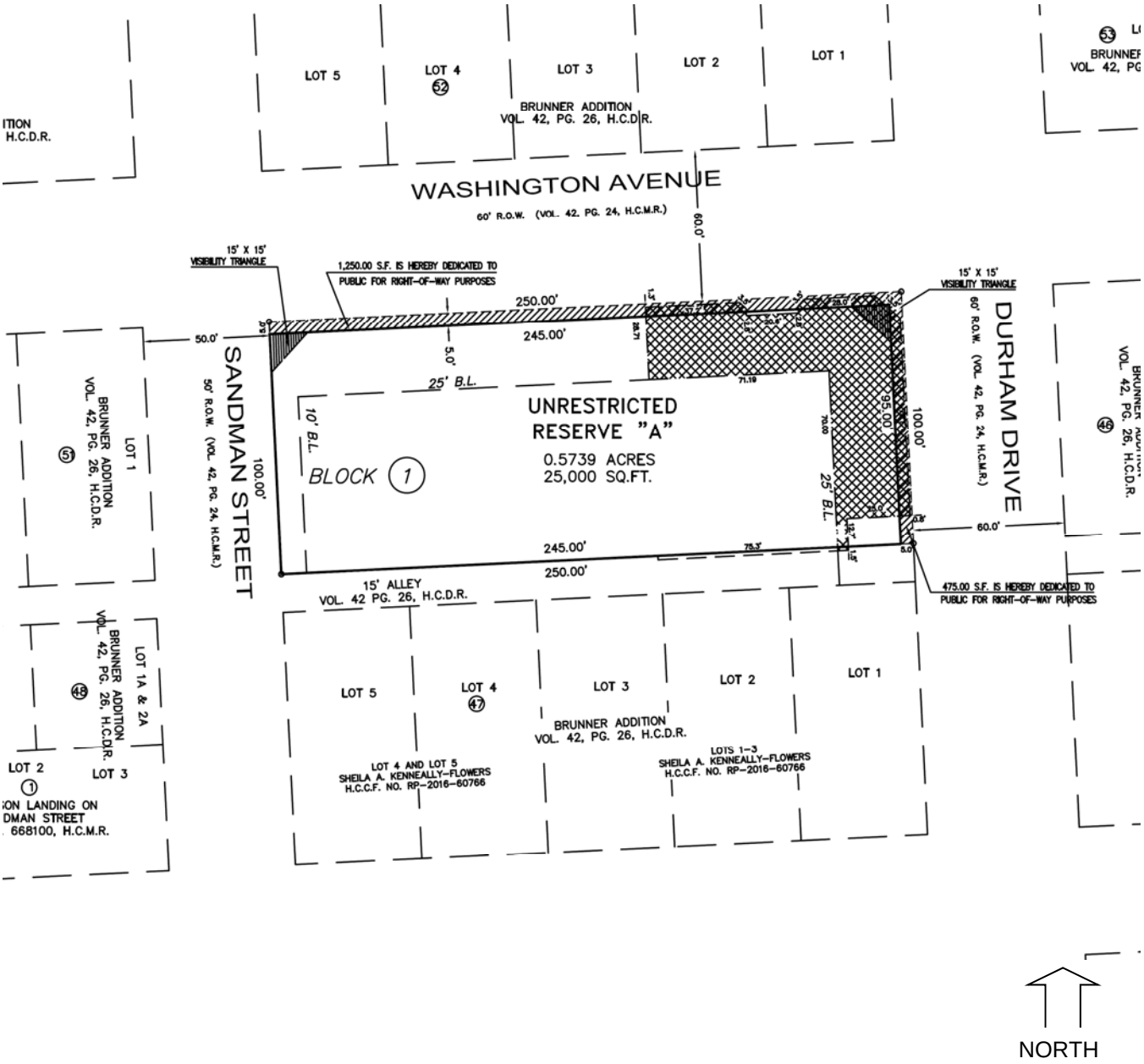
D – Variances **Site Location**

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Bottled Blonde Houston (DEF 1)

Applicant: M2L Associates, Inc.



D – Variances **Subdivision**

Houston Planning Commission ITEM: 97

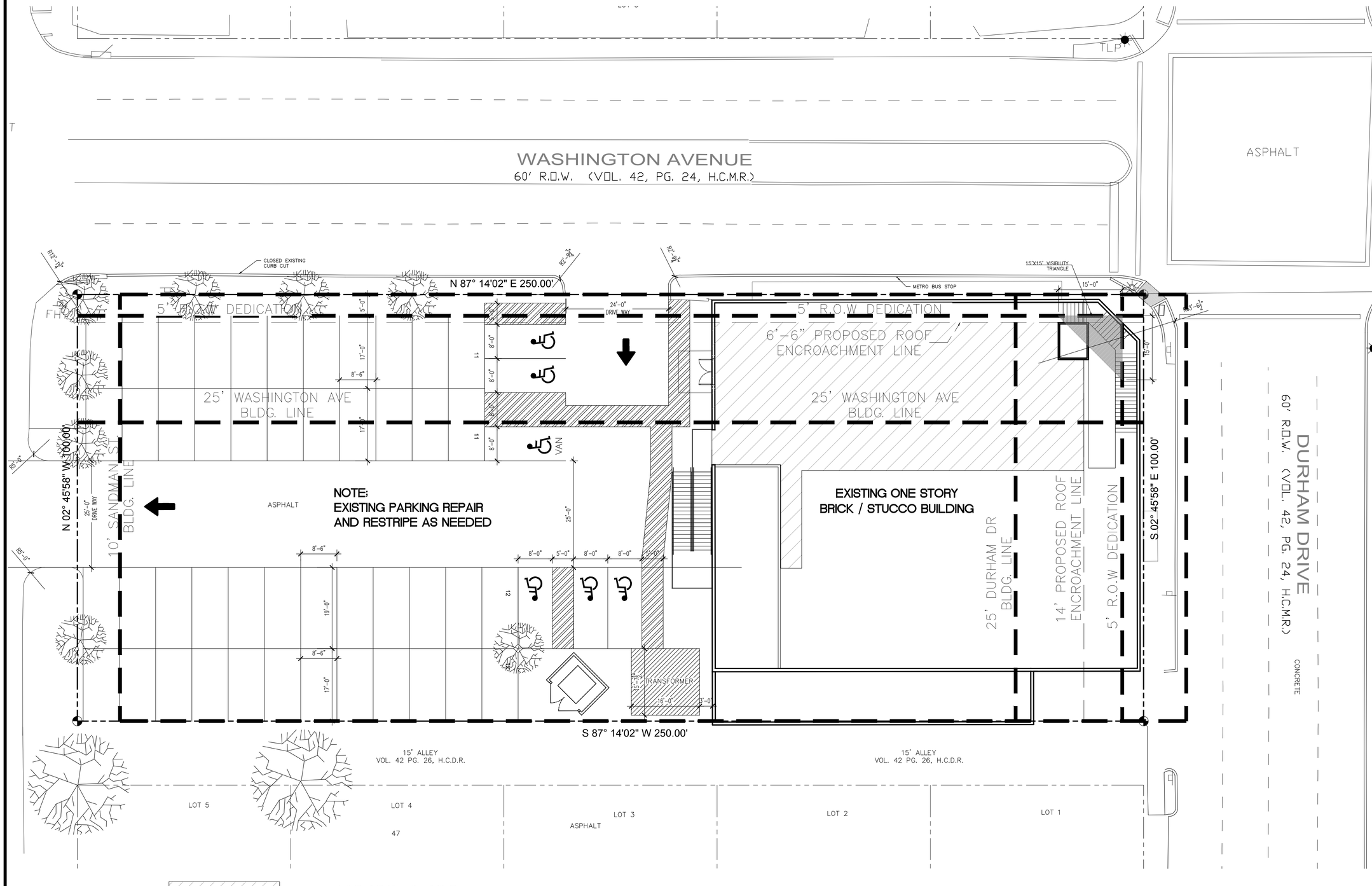
Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Bottled Blonde Houston (DEF 1)

Applicant: M2L Associates, Inc.



D – Variances Aerial



1 A1.0 OVERALL SITE PLAN

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

CISNEROS DESIGN STUDIO,
ARCHITECTS LLC
800 Sampson St, 2nd Floor Houston, Texas 77003
(PH) 713-520-7745

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BOTTLED BLONDE

4901 WASHINGTON AVE.
HOUSTON, TX 77007

ARCHITECT: ROMULO CISNEROS

REGISTERED ARCHITECT ROMULO CISNEROS 15121 STATE OF TEXAS

11.5.18 exp 9.30.19

ENGINEER:

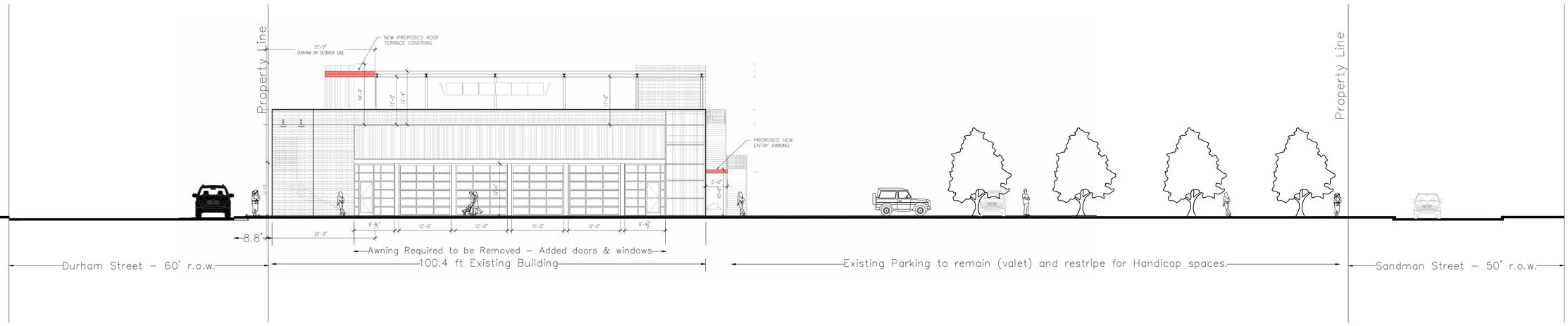
REVISIONS:

DATE ISSUED: 08 NOVEMBER 2018

SHEET:

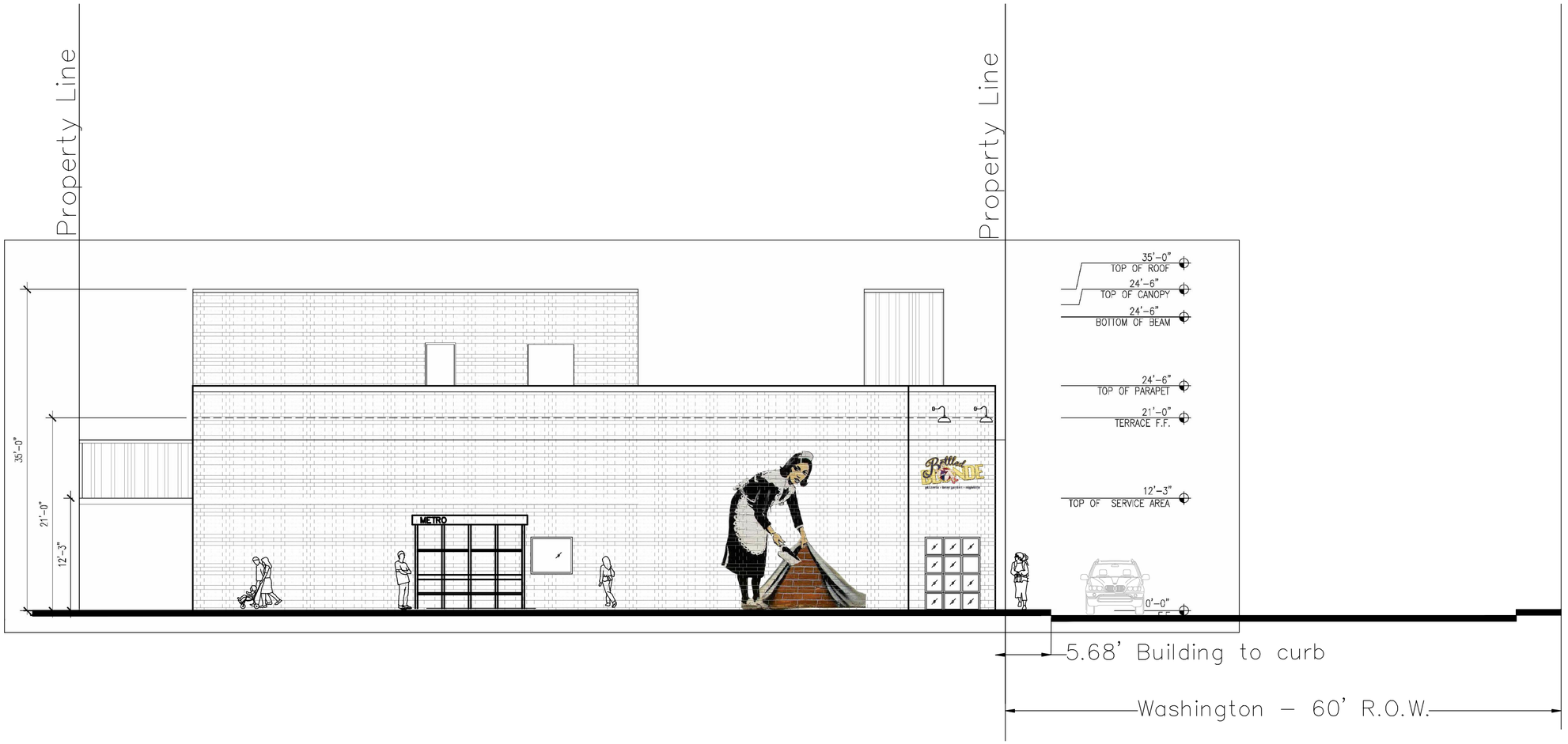
A1.0


WEINER'S
ONE WAY
FURNITURE
S



Cross Section looking South

Scale: 1"= 10'



Cross Section looking West

Scale: 1"= 10'

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-2333
Plat Name: Bottled Blonde Houston
Applicant: M2L Associates, Inc.
Date Submitted: 11/13/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To build a cover over the existing roof patio of the existing building structure within the 25 ft building line.
Chapter 42 Section: 42-150

Chapter 42 Reference:
Building line - Major Thoroughfare - 25 feet building line

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 existing building built 1945 will be preserved and maintained. We are replatting since the existing building overlaps original lot lines. This building currently extends into the required building setback on Washington Avenue and Durham and our variance request is to protrude into this same setback with a sunshade over a proposed rooftop dining /bar and seating area. The sunshade will NOT protrude beyond the existing building perimeter but only into the 25-foot setback already occupied by the existing structure.

(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;
Application of the setback to this rooftop sunshade installation would make use of the rooftop for dining impractical due to the inhospitable weather conditions which patrons would be subjected to. Since the existing building protrudes into the setback, installation of the sunshade is inherently feasible and would be within the current footprint

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The existing building built in 1945 extends into the required building setbacks on Washington Avenue and Durham and will remain. The granting of this variance would allow the tenant to provide shade for the customers to this useful area for dining and is not due to a hardship created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;
In that the intent is to preserve and maintain the existing streetscape uniformity the granting of the variance supports the purpose of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of this variance is not injurious to the public health, safety or welfare as the variance is intended to make comfortable an outdoor eating area for protection from the elements.

(5) Economic hardship is not the sole justification of the variance.
No economic hardship is anticipated and is not used as justification of this variance.

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: City of Houston White Oak Water Well Site

Applicant: Windrose



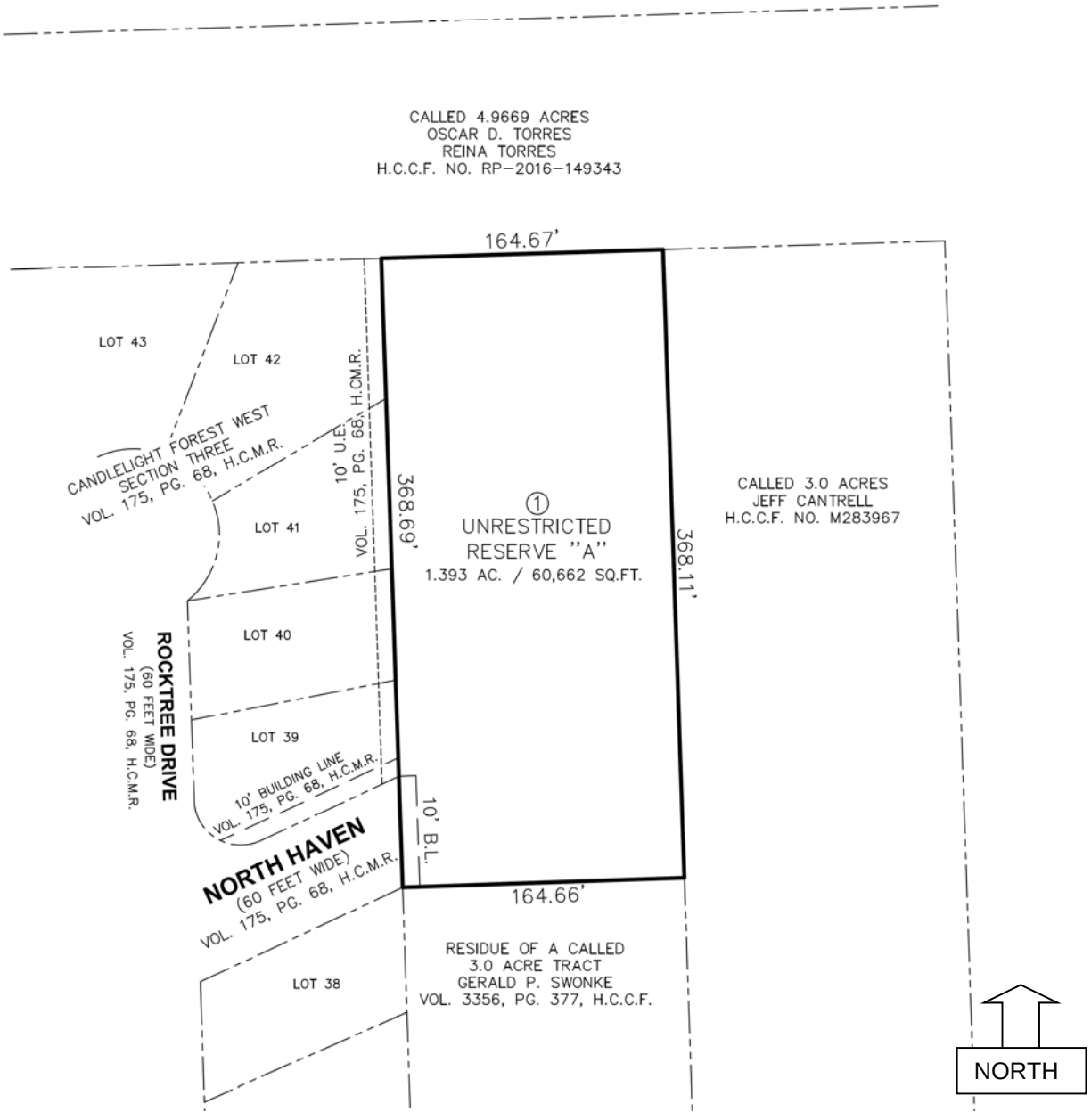
D – Variances **Site Location**

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: City of Houston White Oak Water Well Site

Applicant: Windrose



D – Variances **Subdivision**

Houston Planning Commission ITEM: 98

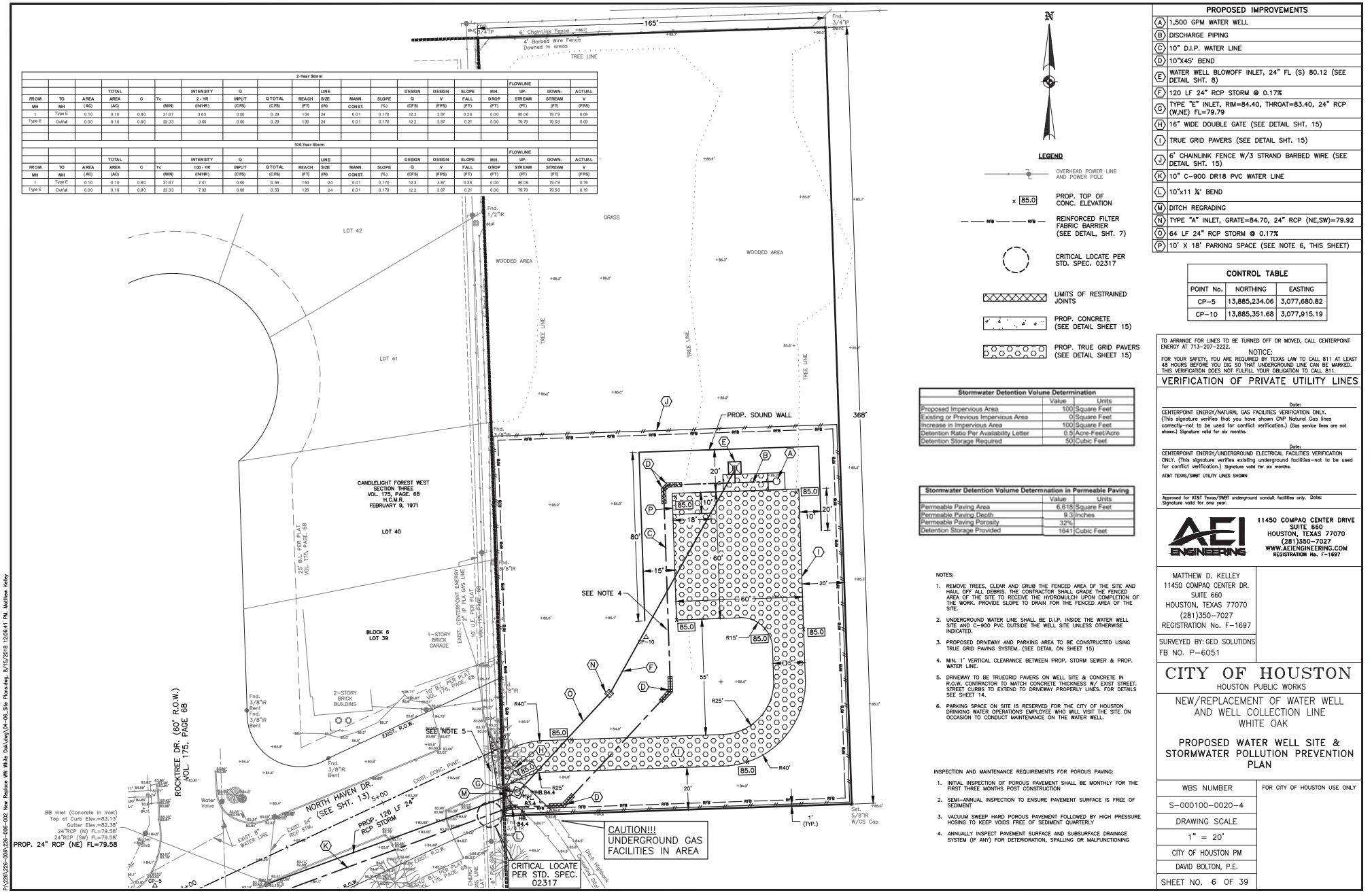
Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: City of Houston White Oak Water Well Site

Applicant: Windrose



D – Variances **Aerial**



2-Year Storm																			
			TOTAL			INTENSITY	Q			LINE			DESIGN	DESIGN	SLOPE			FLOWLINE	
FROM	TO	AREA	AREA	C	Tc	2 - YR	INPUT	Q TOTAL	REACH	SIZE	MANN.	SLOPE	Q	V	FALL	M.H. DROP	UP- STREAM	DOWN- STREAM	ACTUAL V
MH	MH	(AC)	(AC)		(MIN)	(IN/HR)	(CFS)	(CFS)	(FT)	(IN)	CONST.	(%)	(CFS)	(FPS)	(FT)	(FT)	(FT)	(FT)	(FPS)
1	Type E	0.10	0.10	0.80	21.67	3.65	0.00	0.29	154	24	0.01	0.170	12.2	3.87	0.26	0.00	80.06	79.79	0.09
Type E	Outfall	0.00	0.10	0.80	22.33	3.60	0.00	0.29	126	24	0.01	0.170	12.2	3.87	0.21	0.00	79.79	79.58	0.09

100-Year Storm																			
			TOTAL			INTENSITY	Q			LINE			DESIGN	DESIGN	SLOPE			FLOWLINE	
FROM	TO	AREA	AREA	C	Tc	100 - YR	INPUT	Q TOTAL	REACH	SIZE	MANN.	SLOPE	Q	V	FALL	M.H. DROP	UP- STREAM	DOWN- STREAM	ACTUAL V
MH	MH	(AC)	(AC)		(MIN)	(IN/HR)	(CFS)	(CFS)	(FT)	(IN)	CONST.	(%)	(CFS)	(FPS)	(FT)	(FT)	(FT)	(FT)	(FPS)
1	Type E	0.10	0.10	0.80	21.67	7.41	0.00	0.59	154	24	0.01	0.170	12.2	3.87	0.26	0.00	80.06	79.79	0.19
Type E	Outfall	0.00	0.10	0.80	22.33	7.32	0.00	0.59	126	24	0.01	0.170	12.2	3.87	0.21	0.00	79.79	79.58	0.19

Stormwater Detention Volume Determination		
	Value	Units
Proposed Impervious Area	100	Square Feet
Existing or Previous Impervious Area	0	Square Feet
Increase in Impervious Area	100	Square Feet
Detention Ratio Per Availability Letter	0.5	Acre-Feet/Acre
Detention Storage Required	50	Cubic Feet

Stormwater Detention Volume Determination in Permeable Paving		
	Value	Units
Permeable Paving Area	6,616	Square Feet
Permeable Paving Depth	9.3	Inches
Permeable Paving Porosity	32%	
Detention Storage Provided	1641	Cubic Feet

NOTES:

1. REMOVE TREES, CLEAR AND GRUB THE FENCED AREA OF THE SITE AND HAUL OFF ALL DEBRIS. THE CONTRACTOR SHALL GRADE THE FENCED AREA OF THE SITE TO RECEIVE THE HYDROMULCH UPON COMPLETION OF THE WORK. PROVIDE SLOPE TO DRAIN FOR THE FENCED AREA OF THE SITE.
2. UNDERGROUND WATER LINE SHALL BE D.I.P. INSIDE THE WATER WELL SITE AND C-900 PVC OUTSIDE THE WELL SITE UNLESS OTHERWISE INDICATED.
3. PROPOSED DRIVEWAY AND PARKING AREA TO BE CONSTRUCTED USING TRUE GRID PAVING SYSTEM. (SEE DETAIL ON SHEET 15)
4. MIN. 1' VERTICAL CLEARANCE BETWEEN PROP. STORM SEWER & PROP. WATER LINE.
5. DRIVEWAY TO BE TRUEGRID PAVERS ON WELL SITE & CONCRETE IN R.O.W. CONTRACTOR TO MATCH CONCRETE THICKNESS W/ EXIST STREET. STREET CURBS TO EXTEND TO DRIVEWAY PROPERLY LINES. FOR DETAILS SEE SHEET 14.
6. PARKING SPACE ON SITE IS RESERVED FOR THE CITY OF HOUSTON DRINKING WATER OPERATIONS EMPLOYEE WHO WILL VISIT THE SITE ON OCCASION TO CONDUCT MAINTENANCE ON THE WATER WELL.

INSPECTION AND MAINTENANCE REQUIREMENTS FOR POROUS PAVING:

1. INITIAL INSPECTION OF POROUS PAVEMENT SHALL BE MONTHLY FOR THE FIRST THREE MONTHS POST CONSTRUCTION
2. SEMI-ANNUAL INSPECTION TO ENSURE PAVEMENT SURFACE IS FREE OF SEDIMENT
3. VACUUM SWEEP HARD POROUS PAVEMENT FOLLOWED BY HIGH PRESSURE HOSING TO KEEP VOIDS FREE OF SEDIMENT QUARTERLY
4. ANNUALLY INSPECT PAVEMENT SURFACE AND SUBSURFACE DRAINAGE SYSTEM (IF ANY) FOR DETERIORATION, SPALLING OR MALFUNCTIONING

PROPOSED IMPROVEMENTS	
A	1,500 GPM WATER WELL
B	DISCHARGE PIPING
C	10" D.I.P. WATER LINE
D	10"X45° BEND
E	WATER WELL BLOWOFF INLET, 24" FL (S) 80.12 (SEE DETAIL SHT. 8)
F	120 LF 24" RCP STORM @ 0.17%
G	TYPE "E" INLET, RIM=84.40, THROAT=83.40, 24" RCP (W,NE) FL=79.79
H	16' WIDE DOUBLE GATE (SEE DETAIL SHT. 15)
I	TRUE GRID PAVERS (SEE DETAIL SHT. 15)
J	6' CHAINLINK FENCE W/3 STRAND BARBED WIRE (SEE DETAIL SHT. 15)
K	10" C-900 DR18 PVC WATER LINE
L	10"x11 ¼° BEND
M	DITCH REGRADING
N	TYPE "A" INLET, GRATE=84.70, 24" RCP (NE,SW)=79.92
O	64 LF 24" RCP STORM @ 0.17%
P	10' X 18' PARKING SPACE (SEE NOTE 6, THIS SHEET)

CONTROL TABLE		
POINT No.	NORTHING	EASTING
CP-5	13,885,234.06	3,077,680.82
CP-10	13,885,351.68	3,077,915.19

TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL CENTERPOINT ENERGY AT 713-207-2222.

NOTICE:
FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG SO THAT UNDERGROUND LINE CAN BE MARKED. THIS VERIFICATION DOES NOT FULFILL YOUR OBLIGATION TO CALL 811.

VERIFICATION OF PRIVATE UTILITY LINES

Date:
CENTERPOINT ENERGY/NATURAL GAS FACILITIES VERIFICATION ONLY. (This signature verifies that you have shown CNP Natural Gas lines correctly--not to be used for conflict verification.) (Gas service lines are not shown.) Signature valid for six months.

Date:
CENTERPOINT ENERGY/UNDERGROUND ELECTRICAL FACILITIES VERIFICATION ONLY. (This signature verifies existing underground facilities--not to be used for conflict verification.) Signature valid for six months.

AT&T TEXAS/SWBT UTILITY LINES SHOWN

Approved for AT&T Texas/SWBT underground conduit facilities only. Date: Signature valid for one year.

AEI ENGINEERING
11450 COMPAQ CENTER DRIVE
SUITE 660
HOUSTON, TEXAS 77070
(281)350-7027
WWW.AEIENGINEERING.COM
REGISTRATION No. F-1697

MATTHEW D. KELLEY
11450 COMPAQ CENTER DR.
SUITE 660
HOUSTON, TEXAS 77070
(281)350-7027
REGISTRATION No. F-1697

SURVEYED BY: GEO SOLUTIONS
FB NO. P-6051

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

NEW/REPLACEMENT OF WATER WELL AND WELL COLLECTION LINE
WHITE OAK

PROPOSED WATER WELL SITE & STORMWATER POLLUTION PREVENTION PLAN

WBS NUMBER	FOR CITY OF HOUSTON USE ONLY
S-000100-0020-4	
DRAWING SCALE	
1" = 20'	
CITY OF HOUSTON PM	
DAVID BOLTON, P.E.	
SHEET NO. 6 OF 39	

P:\2261\226-006\225-006-002 New Replace WW White Oak\dwg\04-06_Site Plans.dwg, 8/15/2018 12:06:41 PM, Matthew Kelley

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-1905
Plat Name: City of Houston White Oak Water Well Site
Applicant: Windrose
Date Submitted: 09/14/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not extend or terminate with a cul-de-sac North Haven Drive.
Chapter 42 Section: 42-134

Chapter 42 Reference:
Sec. 42-134, Street extension, Paragraph (a), Subparagraphs (3) and (5), state, "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: (3) The existing stub street is only one lot in depth; (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter."

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The subject property is 1.39-acres located in the City of Houston's corporate limits at the terminus of North Haven Drive just east of Rocktree Drive, generally located in the area north of US Highway 290 between Fairbanks North Houston Road on the west and N Houston Rosslyn Road on the east. The City of Houston owns the property and plans to construct a water well facility on the site to provide potable water to the nearby area. The surrounding land uses include single-family to the west, commercial/industrial to the north, and vacant land to the south and east. Because North Haven Drive terminates along the western edge of the site, the City is required to extend the street to the eastern property line or provide a cul-de-sac turnaround in order to meet the provisions of the Code of Ordinances. While the extension of North Haven is not needed to meet intersection spacing requirements, the right-of-way is the applicant's only point of access. The applicant is applying for a variance not to extend North Haven or provide a cul-de-sac due to the unique physical characteristics and planned land use of the site. The North Haven right-of-way intersects with the site at an extreme 45-degree northwesterly angle, meaning that the cul-de-sac required to meet City Codes would bubble-out to the north and consume an unusually large amount of land. This design issue represents a significant hardship will almost certainly make the water well facility infeasible at this location. Further, the proposed water well land use is an extremely low traffic generating activity and putting in a code-compliant turnaround at the terminus of North Haven is not in the public's best interests. The cul-de-sac would be unnecessary right-of-way that the City would have to maintain and patrol frequently because the turnaround would be a viable staging area for criminal activity as it is hidden and there is no traffic generation by the applicant's land use.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The justification for the requested variance are the unusual physical characteristics of the North Haven right-of-way configuration and the proposed use of the site. These conditions create a hardship that make extending the road or providing a cul-de-sac contrary to the public's best interest and detrimental to the viability of the project.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Requiring the applicant to extend North Haven Drive through the site is not required by the City of Houston's intersection spacing requirements as it is a one-lot deep dead-end street and further single-family development is not proposed. Granting the variance will allow the applicant to use the right-of-way in its current configuration to access the water well facility through a private, gated driveway. Without the variance, the unnecessary street extension or turnaround would

dramatically reduce the developable land, make the applicant’s project unfeasible, and create an undesirable situation for the City of Houston maintenance and policing agencies.

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

Granting the variance will have a positive impact on the public's health, safety, and welfare as the City will be able to develop a planned water well facility in accordance with their planned infrastructure needs. Further, the variance will preserve the safety of the existing residents by not installing a turnaround that would almost certainly be used for the staging of criminal activity targeted at the residents or the new water well facilities.

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

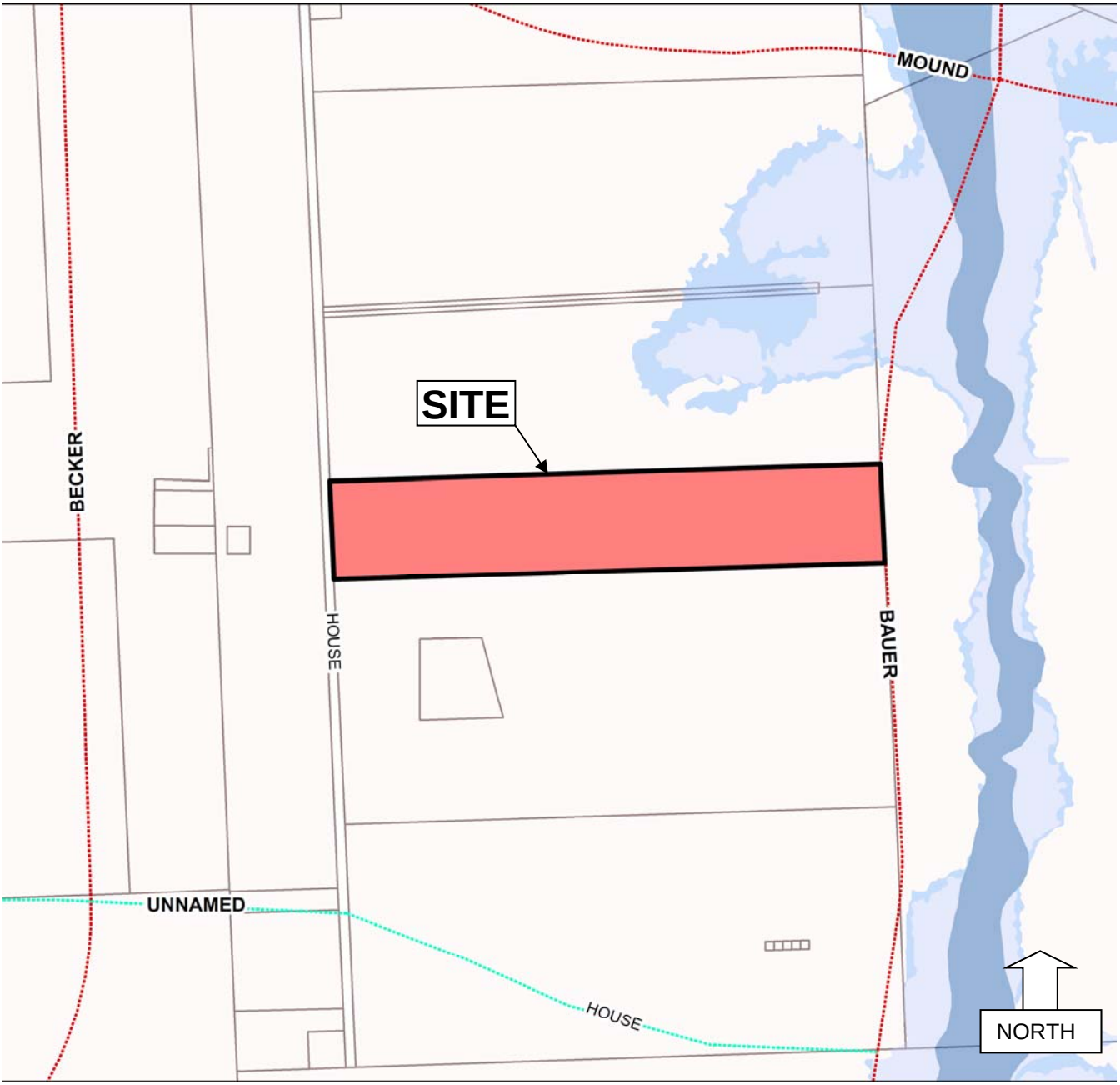
The justification for the variance is the hardship created by the unique configuration of the North Haven Drive right-of-way along with the planed land use. Extending North Haven Drive or providing a turnaround at its terminus provides no benefit to mobility in the area and would surely lessen the safety and quality of life of the nearby single-family residents.

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: General Warehouse Systems

Applicant: Marsh Darcy Partners, Inc.



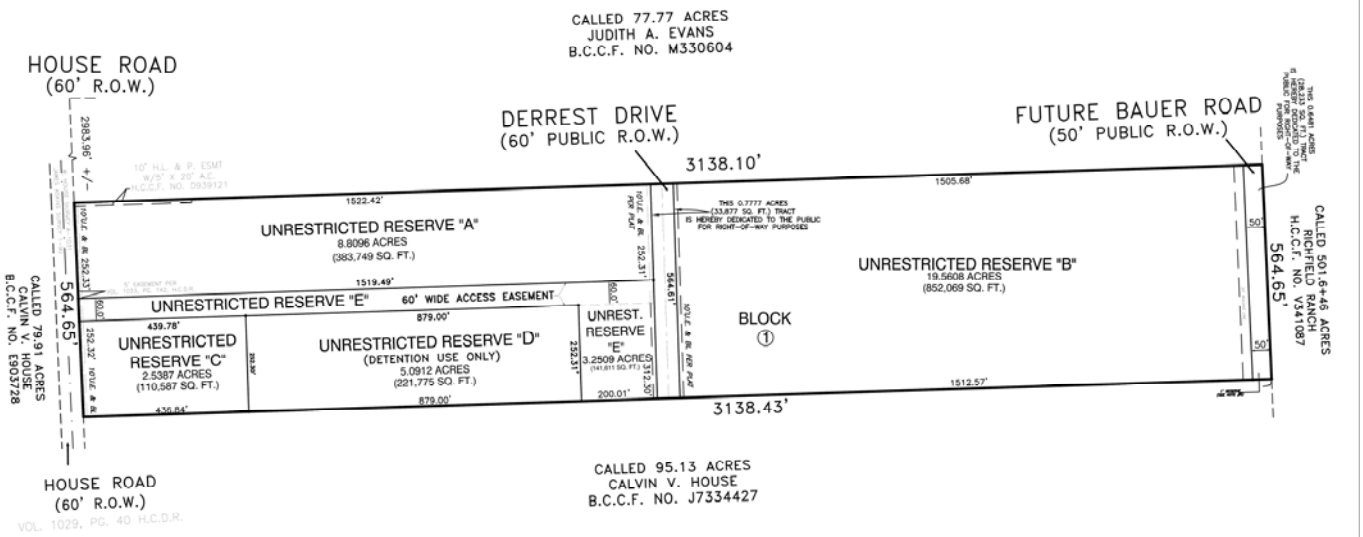
D – Variances **Site Location**

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: General Warehouse Systems

Applicant: Marsh Darcy Partners, Inc.



NORTH

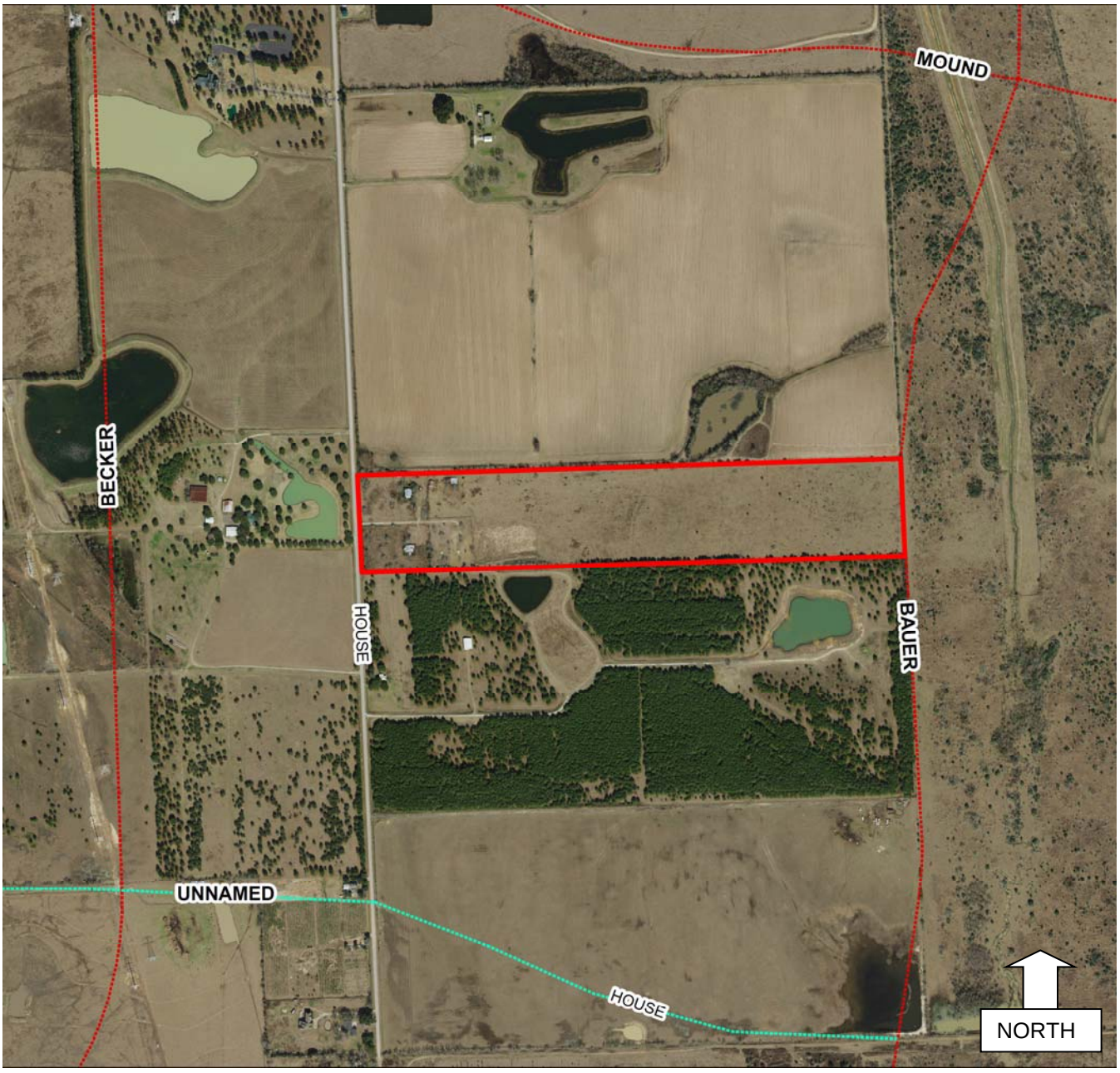
D – Variances **Subdivision**

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: General Warehouse Systems

Applicant: Marsh Darcy Partners, Inc.



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-2508
Plat Name: General Warehouse Systems
Applicant: Marsh Darcy Partners, Inc.
Date Submitted: 12/17/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed intersection spacing between House Road and Future Bauer Road by only providing one north south street
Chapter 42 Section: 128

Chapter 42 Reference:
Chapter 42-128 intersections of local streets (a) each class III plat and each general plan that shows local streets shall provide 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;
The applicant is requesting a variance to dedicate only one north/south 60’ wide public street right-of-way within the boundary of the proposed subdivision plat. There are no planned developments on the adjoining north and south tracts for placement of any roads. Placement of two north/south roads is not possible. Our tract will have a detention pond on the south side near House Road as shown on the proposed plat. The tract to the south of our tract has two existing ponds, one near House Road and one near proposed Bauer Road (See attached aerial view). The tract to the north of our tract has an existing pond near proposed Bauer Road. Aligning a second north/south street on the east side of this property is not possible due to the adjacent tracts containing existing ponds that are offset. We propose to dedicate one north/south street in the middle of our tract as the best case scenario. Future developments to the north and south of our tract can connect to this one north/south street that connects our north and south boundary line. This proposed preliminary plat is a resubmittal of a previously approved and currently active preliminary plat that requested this same variance. The variance was previously granted by the Houston Planning Commission (2017-0282 with EOA valid to 4-27-19).

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The applicant has not created or imposed a hardship. The hardship is the result of Chapter 42 requiring the dedication of two rights-of-way on the property based on block standard block spacing without regard to physical impediments on adjacent property.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose will be preserved and maintained by granting this variance because we are dedicating one north/south right-of-way at a location that is physically feasible for future connection from the north and the south.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting this variance will not be injurious to the public health, safety, or welfare of the community. The properties surrounding this tract are not being developed at this time. However, to ensure that this area and the surrounding area has adequate access, we are dedicating a north/south street for traffic to flow smoothly in and around our site.

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

The hardship of dedicating the public right-of-way is not based on economics. Randomly selecting two north/south rights-of-way would not serve the purpose intended by the ordinance. It would cause problems for the neighboring properties once development began due to their existing ponds. We are providing one north/south right-of-way at a location relating to existing physical conditions suitable for future development.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-2508
Plat Name: General Warehouse Systems
Applicant: Marsh Darcy Partners, Inc.
Date Submitted: 12/17/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed intersection spacing between future Mound Road to the north and the future Minor Collector to the south by not providing an east west street

Chapter 42 Section: 127

Chapter 42 Reference:
Chapter 42-127 intersections of major thoroughfares (a) a major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
This tract is an extremely long, narrow tract of land, sandwiched between two much larger ownerships. There is no known indication that property to the north, east or south of the sujet property will be developed in the foreseeable future. The subject property is approximately 3,138.43 feet long and 564.65 feet wide, or a ratio of 5.5:1. Additionally, the narrowness of the property precludes options for practical development if a public street and related building setbacks are included. As such, we are asking that an east/public street not be required. The current 2017 MTFP indicates north/south major thoroughfare spacing greater than 1 mile in this area. Specifically, the approximate spacing between House Road (indicated as Mound Road on the MTFP) and the subject site is 2900 feet and the spacing between House Road (indicated as Jack on the MTFP and also known as Louetta) and the subject site is 2800 feet. A future collector is proposed 1800 feet south of the subject property. There is no existing portion of proposed Bauer Road south of US 290 and the proposed spacing based on the current MTFP is the spacing between the subject tract and a proposed collector intersecting proposed Bauer Road (at existing House Road) approximately 2800 feet south of the subject site. The resulting maximum spacing of roadways along proposed future Bauer Road would place the required east/west street to the south of the subject site. This location would be more likely as the adjacent tract is significantly larger than the subject tract and would have the ability to provide the required street connections.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The applicant has not created or imposed a hardship. The hardship is the result of both an unusual proposed major thoroughfare spacing and the physical parameters of this in-fill tract between two much larger tracts to the north and south of the subject tract.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose will be preserved and maintained by granting this variance because future development will be required to provide the street connections that will benefit circulation in the future in this area at a location that is supported by Chapter 42 regulations.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting this variance will not be injurious to the public health, safety, or welfare of the community. The properties surrounding this tract are not developed so there is ample opportunity to provide the required street connections at the

regulation spacing in the future. Additionally, the subject tract nor the surrounding tracts would not benefit from an essentially dead-end street 3800 feet long that would be a haven for trash dumping and other negative activities.

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

The hardship of dedicating the public right-of-way is not based on economics for the owner of this tract. In fact, this property has prior plat approval with a proposed east/west public street. However, after further consideration and consultation with Harris County, it was determined that the best interest of the public would be served if this narrow tract did not have an east/west public street that would require substantial public investment in additional security and trash removal for a dead-end 3800 foot long rural street. If there is any economic hardship, it would be to the public that would be required to expend additional funds for the health, safety and welfare of the public.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-2508
Plat Name: General Warehouse Systems
Applicant: Marsh Darcy Partners, Inc.
Date Submitted: 12/17/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not provide the minimum 20' of frontage along a 50' right of way for proposed Reserve D to be used for detention purposes only.

Chapter 42 Section: 190 (c)

Chapter 42 Reference:
Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage as applicable to this type of reserve. Unrestricted reserve - minimum 60 feet of frontage on a 60 feet wide public street right-of-way.

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;
Due to the unusual physical characteristics of this property, the applicant is requesting a variance to not provide public street frontage for a detention reserve but to instead provide frontage and access by a proposed 60 feet wide access easement directly adjacent to the reserve that will provide connection to existing House Road. The detention reserve is located and sized to provide the most efficient location and minimum area required for the development. The location of a north/south street approximately ½ the distance from the east and west boundary lines results in remainder tracts east and west of the detention reserve. The provision of a 60 feet wide access easement will allow two results: first, Reserve F will have physical access to existing House Road via a private driveway within the 60 feet wide access easement and second, Reserve D will have the same physical access to existing House Road without the need of additional street access points along the narrow frontage of House Road. The developer will provide a minimum 24 feet wide private roadway within the 60 feet wide access easement between Hose Road and Derrest Drive to facilitate emergency vehicles. While Reserve B has legal access and frontage on a public street, the frontage street is only a dead-end north/south street stub. Therefore, Reserve B will also have access to the 60 feet wide access easement for existing street access until such time as either Derrest Drive is connected to the north or south or proposed Bauer Road is connected to provide continuous public street access.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The applicant has not created or imposed a hardship. The hardship has been created by the resulting narrowness of the frontage along House Road, the only existing public road in the area. There are no other existing public access points for the subject property.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose will be preserved and maintained by granting this variance that will provide real physical access and frontage rather than legal, but not physical access to a public road. The provision of a 24 feet wide private driveway allows two-way circulation for emergency vehicles and maintains the general purpose of emergency access and site access and resulting public street frontage.

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

Granting this variance will not be injurious to the public health, safety, or welfare of the community. This development plan provides all reserves with access and real frontage to an existing public road. As a result, the public health, safety and welfare will be maintained. However, to ensure that this area and the surrounding area has adequate access, we are dedicating a north/south street for traffic to flow smoothly in and around our site and providing for future Bauer Road, a major thoroughfare to support that aim.

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

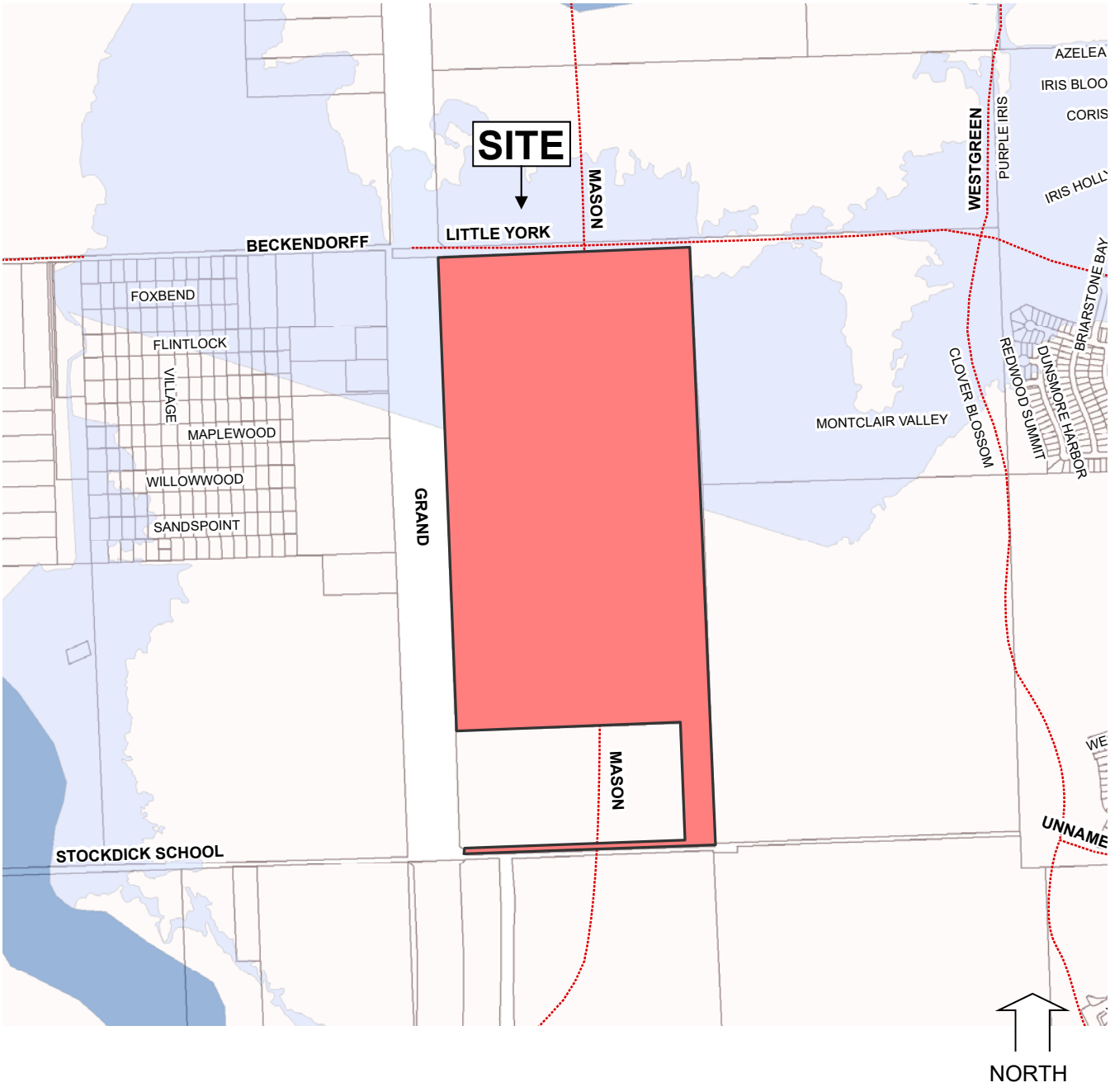
The hardship of providing direct frontage on the only existing public road, House Road, is not based on economics but rather than purely the inability to physically provide a reasonable frontage for each of the 5 reserves and maintain usability of the property. The detention reserve is adequately accessible as is all other reserves with this plan and true physical access is possible.

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Grand Parkway at Beckendorff GP

Applicant: R.G. Miller Engineers



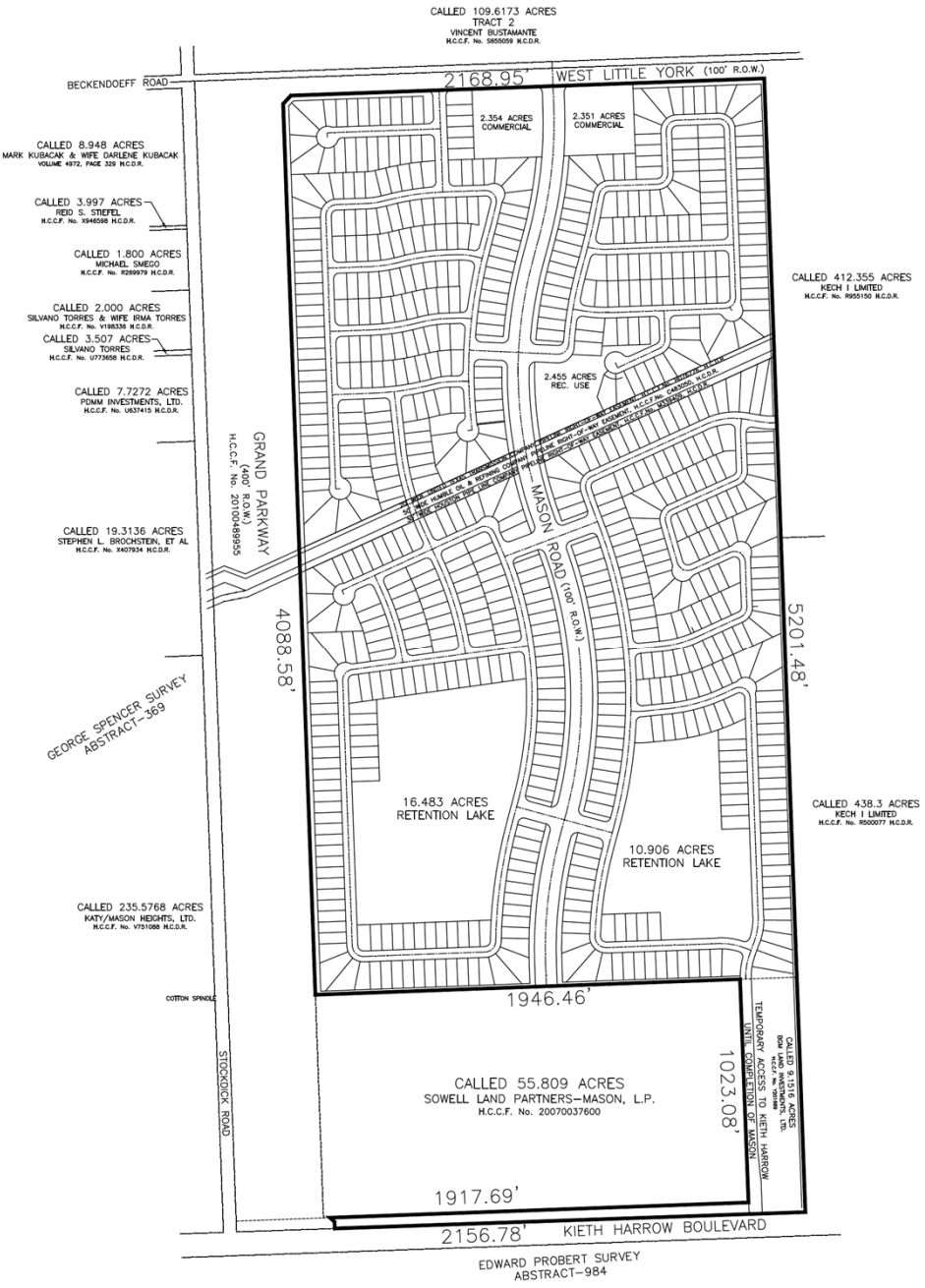
D – Variances **Site Location**

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Grand Parkway at Beckendorff GP

Applicant: R.G. Miller Engineers



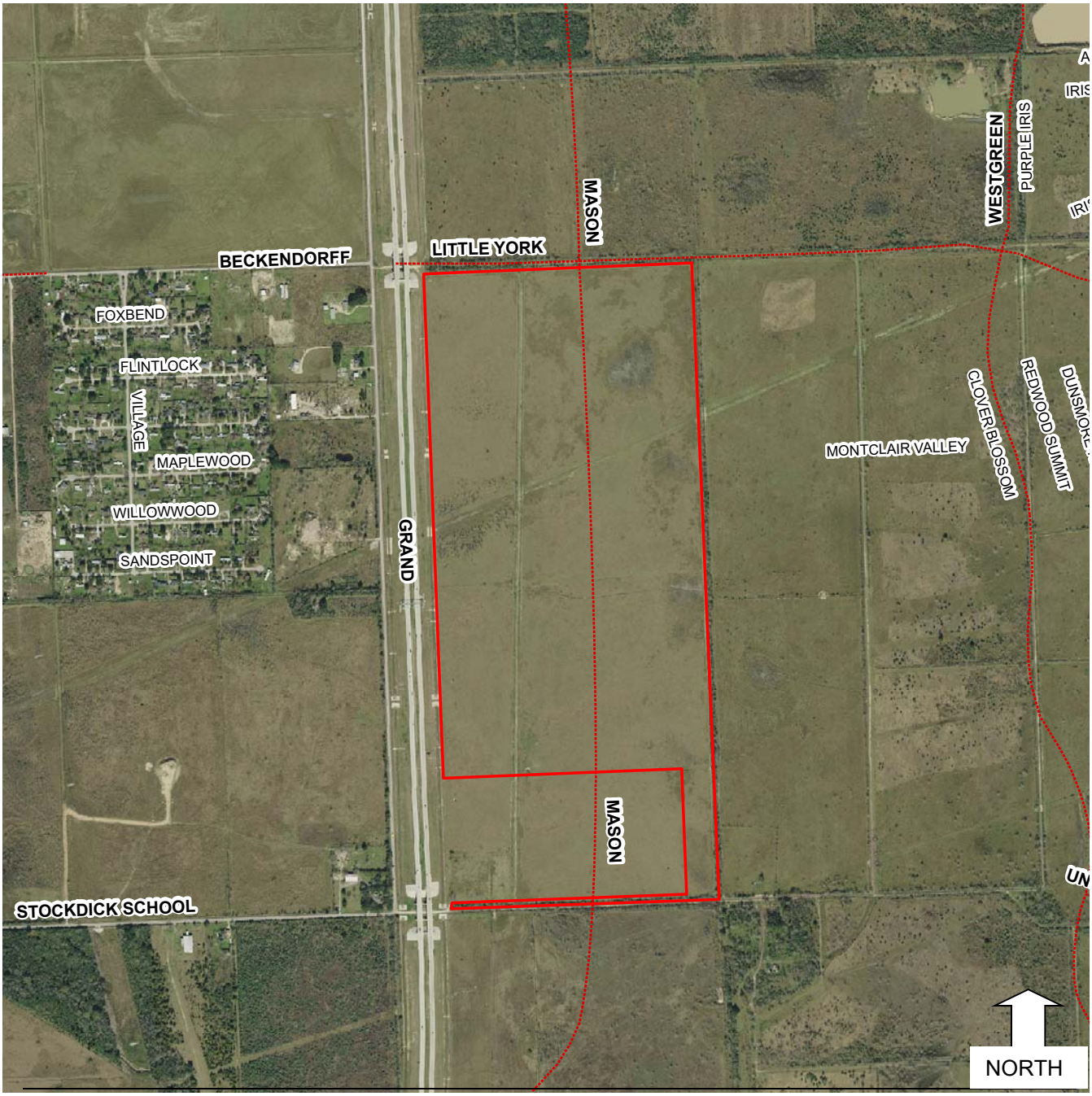
D – Variances **Subdivision**

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Grand Parkway at Beckendorff GP

Applicant: R.G. Miller Engineers



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-2477
Plat Name: Grand Parkway at Beckendorff GP
Applicant: R.G. Miller Engineers
Date Submitted: 12/17/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

We request allowance to exceed 1,400 feet intersection spacing along the western and eastern property boundary. The proposed Grand Parkway at Beckendorf lies east of and adjoining the Grand Parkway (400' wide). Along the eastern boundary of the proposed GP lies the proposed Jasmine Heights Development.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

The proposed Grand Parkway at Beckendorf is bound on the west by the Grand Parkway with denied access recorded under Harris County Clerk's File Number 20100489955. The boundary on the east has one proposed street stub that aligns with the proposed Jasmine Heights Development. The balance of the eastern boundary is proposed detention as shown in the approved Drainage Study titled "Drainage Analysis for Jasmine Heights Master Drainage Plan Addendum 2, Unit U102-00-00, Project No. 1806110199". Providing an additional street stub to the east and a street stub to the west every 1,400 feet would not be very practical due to the existing features in the surrounding areas. The overall development will have access to three proposed major thoroughfares, West Little York to the north, Kieth Harrow Boulevard to the south and Mason Road that will split the community giving the development access to multiple major thoroughfares.

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

The physical conditions discussed above have not been created by the developer nor have any actions taken by him caused the existing physical hindrances upon the tract

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

The proposed subdivision will offer adequate traffic flow for the development and does not, due to the existing features in the surrounding area, pose any contradiction to the intent of the Chapter 42 Ordinances. The internal street system will be used primarily by the residents and guests of Grand Parkway at Beckendorf with points of access from Mason Road, West Little York and Kieth Harrow Boulevard.

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

Access to and from Grand Parkway at Beckendorf will be more than adequate to serve the single family residential lots.

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

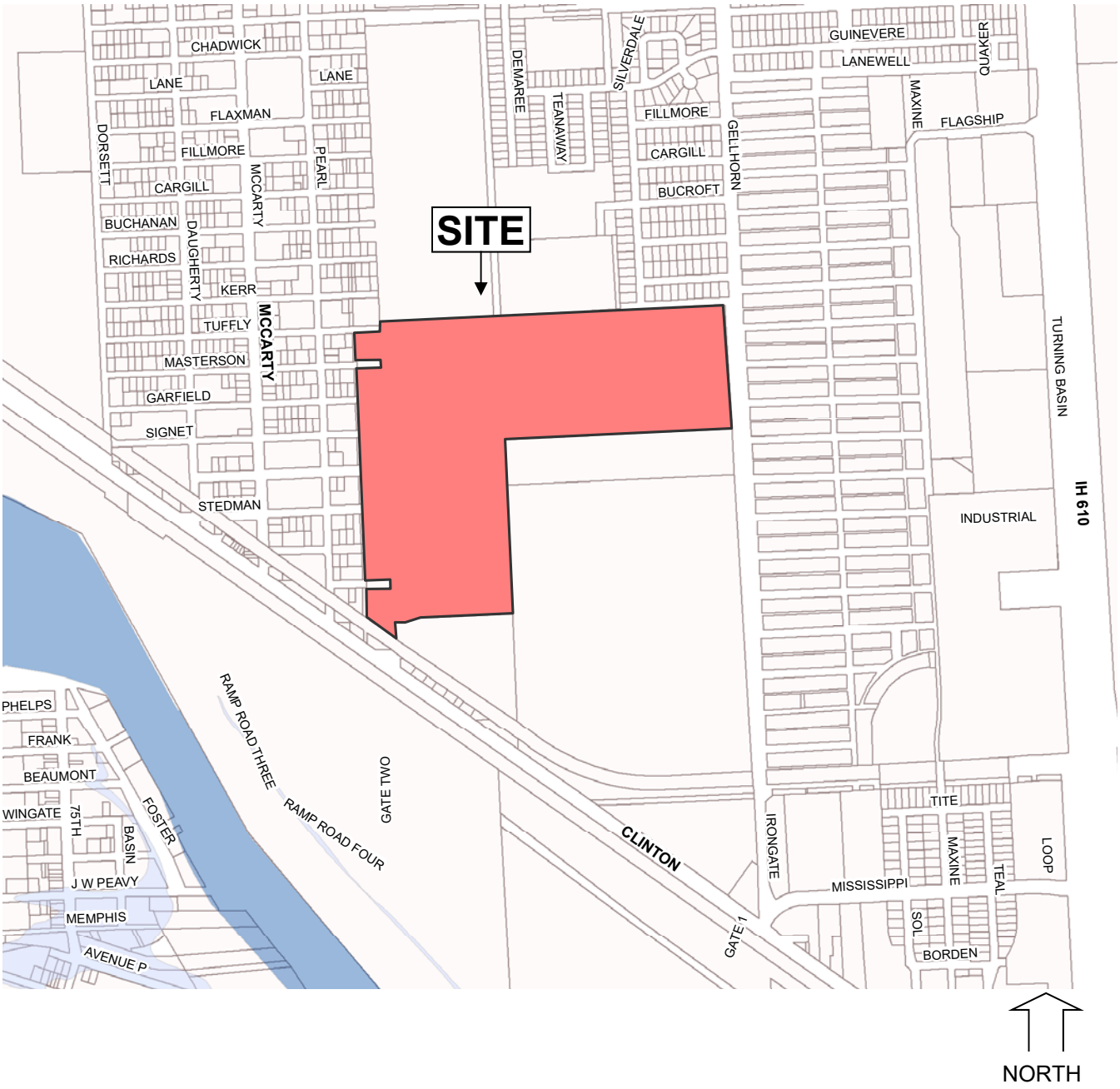
This variance is based on existing conditions and practicality. The site has inherent limiting conditions that cannot be avoided.

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Houston Tradeport

Applicant: Vernon G. Henry & Associates, Inc.



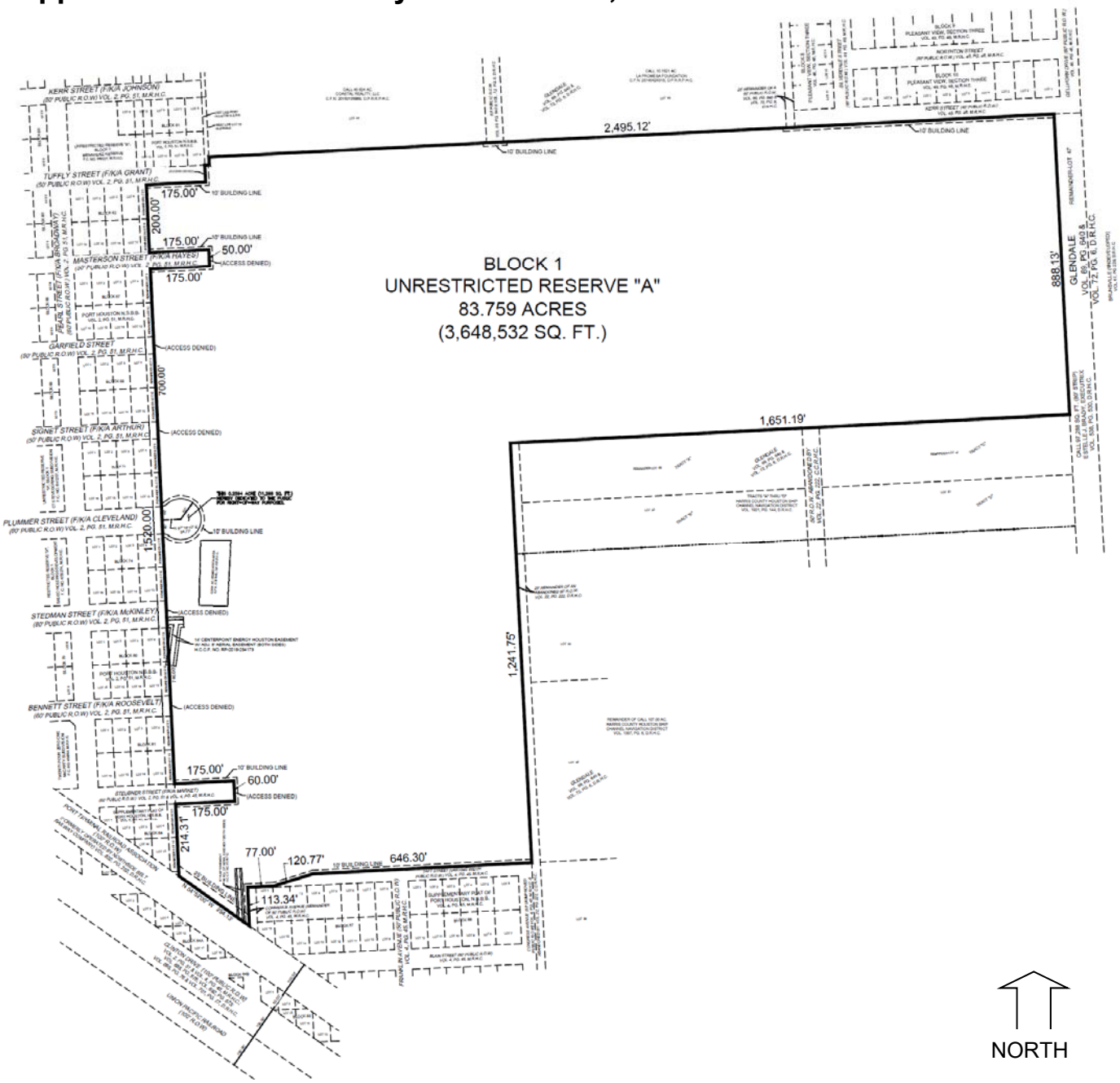
D – Variances **Site Location**

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Houston Tradeport

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances Subdivision

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Houston Tradeport

Applicant: Vernon G. Henry & Associates, Inc.

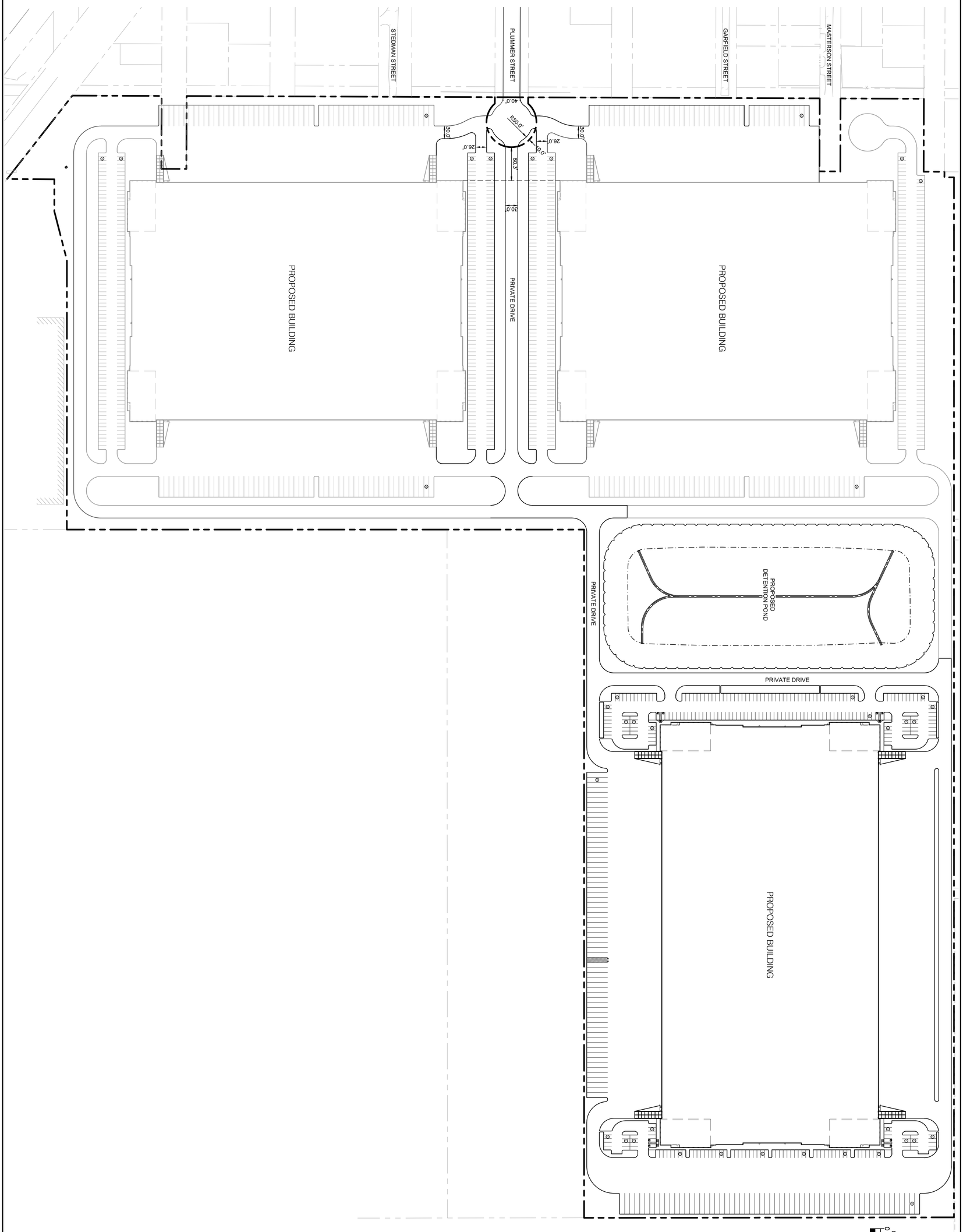


NORTH

D – Variances **Aerial**

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SHEET NUMBER

NORTHPOINT INDUSTRIAL
PREPARED FOR
NORTHPOINT DEVELOPMENT, LLC
HOUSTON TEXAS

TURNAROUND EXHIBIT

KHA PROJECT	068711301
DATE	12/03/2018
SCALE	AS SHOWN
DESIGNED BY	BAL
DRAWN BY	BAL
CHECKED BY	BCA

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TBPE FIRM REGISTRATION F-928

No.	REVISIONS	DATE	BY

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-2503
Plat Name: Houston Tradeport
Applicant: Vernon G. Henry & Associates, Inc.
Date Submitted: 12/17/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Not to extend or terminate with a cul-de-sac bulb the following public streets: Tuffly, Masterson, Garfield, Signet. Stedman .Bennet, Steubner,50' Unnamed public street. This will be creating the following intersection spacings: along the west side 3225' from Munn to Plummer; along the north side approximately 5600' from McCarty to Turning Basin Drive; along the east side 4425' from Kerr to Clinton Drive; along the south side from Turning Basin Drive to McCarty. Not to widen by 11' Kerr Street.

Chapter 42 Section: 42-128;42-122

Chapter 42 Reference:

42-128;42-122

Statement of Facts

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

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

This property has long existed as a single-user industrial site. It was previously a chemical company plant, which has been dismantled and the property has gone through an environmental clean-up. It is now to be used for large warehouse buildings oriented to the nearby Port of Houston. Entrance to the warehouses will be on the west side from Plummer Street, which is to be rebuilt from McCarty with a 40' concrete section. A cul-de-sac bulb will be constructed on the property to terminate Plummer, giving unrelated traffic an opportunity to turn around. Site driveways will be accessed from the bulb. The subdivision on the west perimeter is Port of Houston S.S.B.B. and was platted in the early part of the last century. It presently has spotty development on the small lots and blocks; the development includes industrial, commercial, a few single- family homes and a bar. A number of these existing structures are vacant and in poor condition. Most of the lots are vacant, including those fronting on the Plummer block closest to the site. On the east side of the site is a large spoils area used by the Port for dredge material out of the ship channel. It cannot be developed and will continue to be owned by the Port. All circulation to the east is blocked. To the north is a well-maintained single-family home area known as Pleasantville. Allowing access through this residential area would be very detrimental to the quality of life of the residents. Kerr Street, on the northern boundary of this site, is dedicated but not constructed on the ground. The lots with frontage on Kerr also have frontage on Northton Street. No access will be taken from Kerr so widening is not necessary .Between McCarty and Pleasantville there is a large unplatted industry which blocks north/south circulation. Warehouses oriented to businesses using the nearby port facilities is an appropriate use for this property and the access proposed is appropriate for the level of traffic envisioned. There is no need for the public to circulate through the site given the surrounding street system; exposing the large new warehouses to 24-hour public traffic would create a security risk.

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

The site has long been a single-user property, without through circulation for the public.

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

The purpose of the chapter is to insure that adequate circulation exists to serve users in the area, which will continue to be the case in this circumstance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting the variance will protect the public health by facilitating a use appropriate to the site location and history.

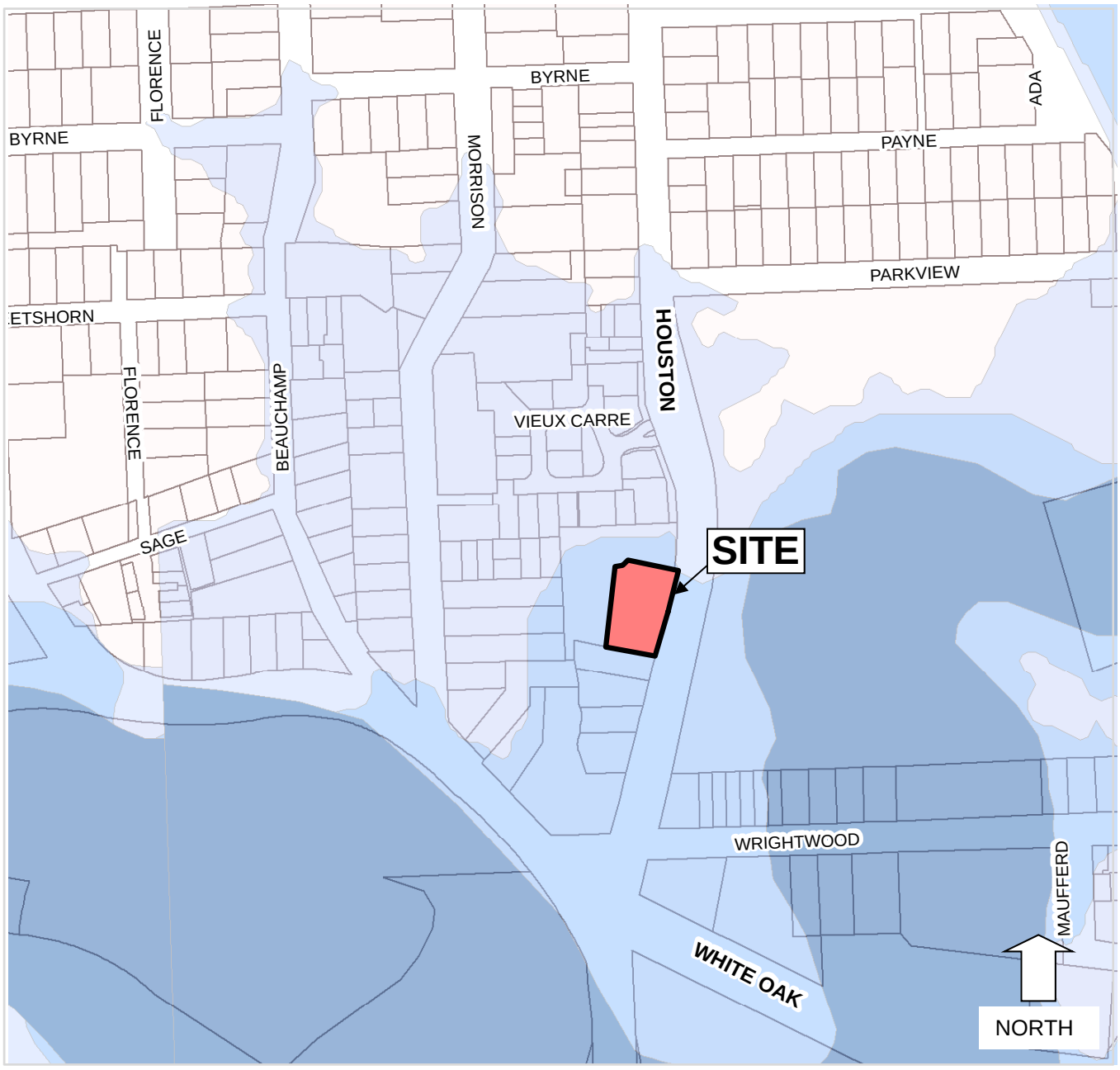
(5) Economic hardship is not the sole justification of the variance.
The justification for the variance is the existence of a street network appropriate to the existing and proposed uses.

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Houston Ventures Homes at Houston Avenue

Applicant: South Texas Surveying Associates, Inc.



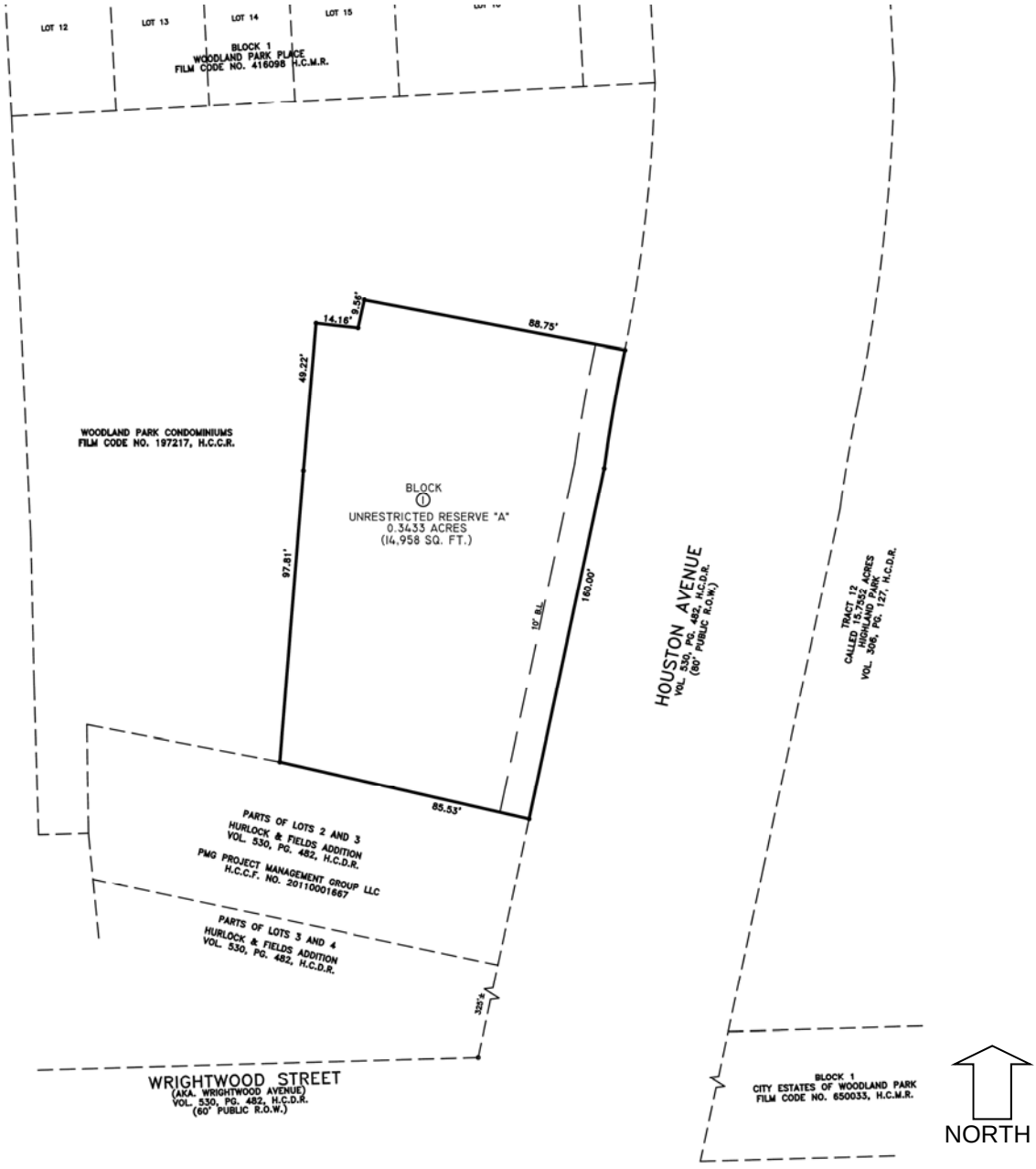
D – Variances **Site Location**

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Houston Ventures Homes at Houston Avenue

Applicant: South Texas Surveying Associates, Inc.



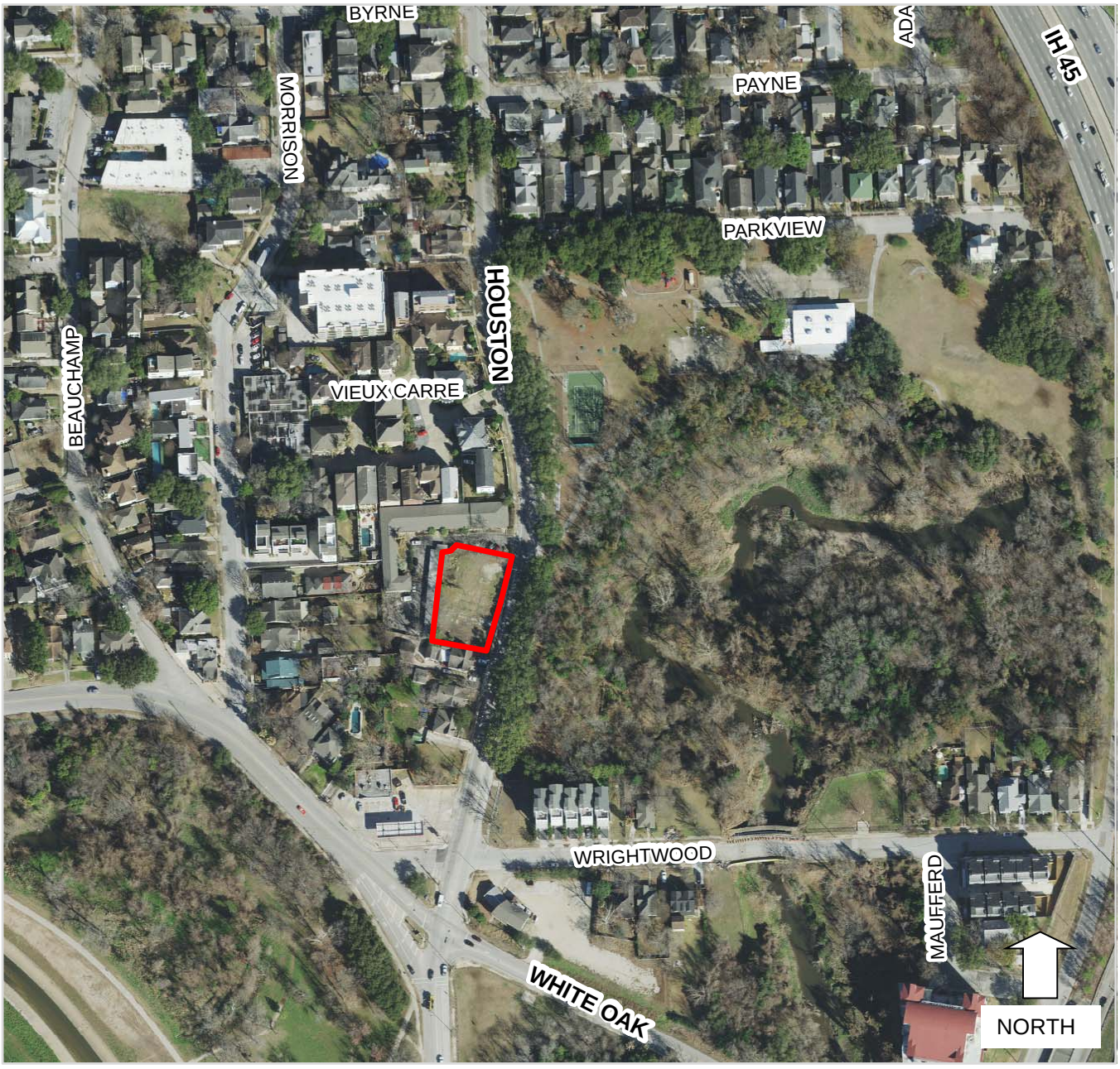
D – Variances **Subdivision**

Houston Planning Commission ITEM: 102

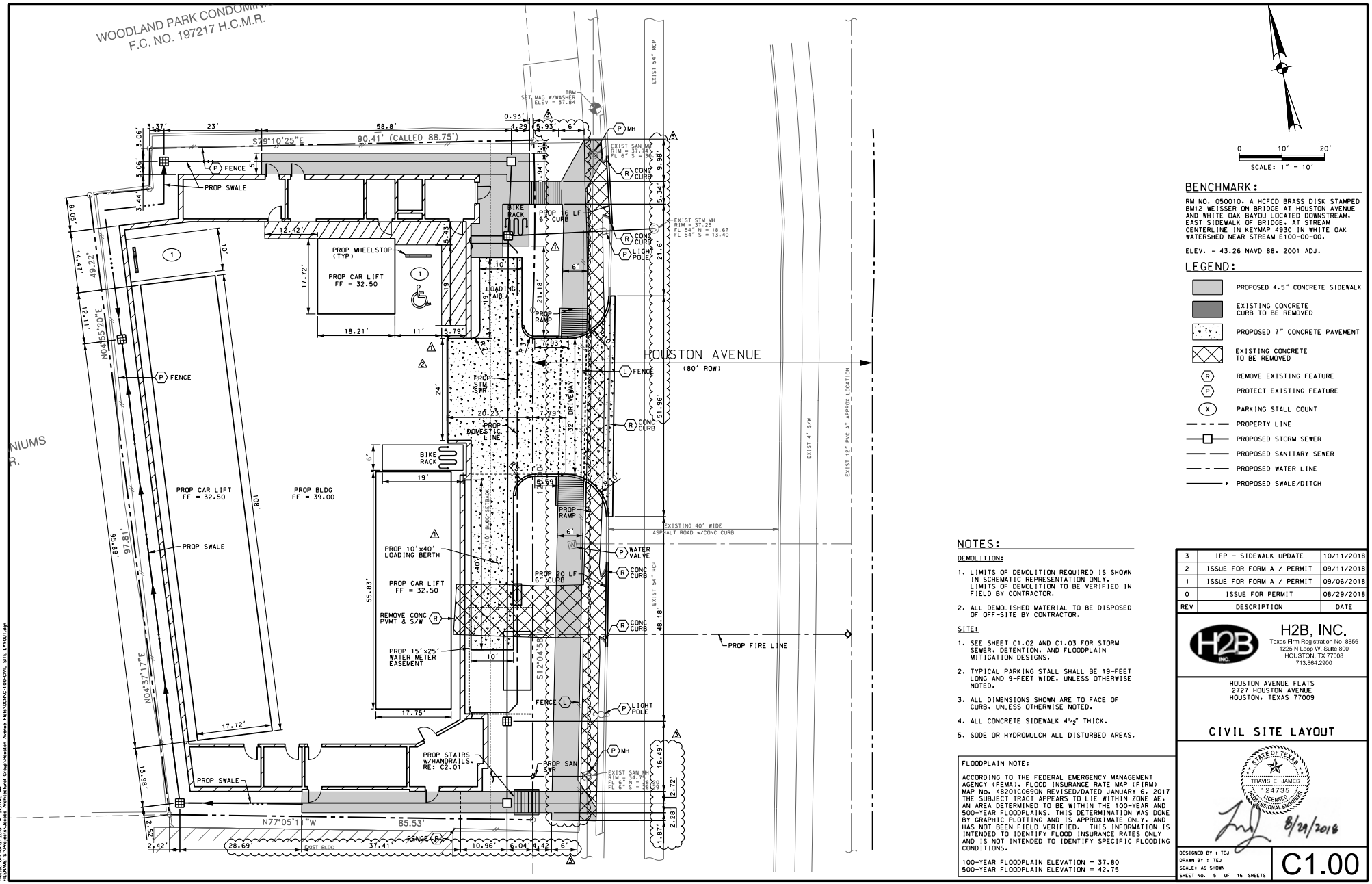
Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Houston Ventures Homes at Houston Avenue

Applicant: South Texas Surveying Associates, Inc.



D – Variances **Aerial**



0 10' 20'

SCALE: 1" = 10'

BENCHMARK:

RM NO. 050010. A HCFCD BRASS DISK STAMPED BM12 WEISSER ON BRIDGE AT HOUSTON AVENUE AND WHITE OAK BAYOU LOCATED DOWNSTREAM. EAST SIDEWALK OF BRIDGE. AT STREAM CENTERLINE IN KEYMAP 493C IN WHITE OAK WATERSHED NEAR STREAM E100-00-00.

ELEV. = 43.26 NAVD 88. 2001 ADJ.

LEGEND:

- PROPOSED 4.5" CONCRETE SIDEWALK
- EXISTING CONCRETE CURB TO BE REMOVED
- PROPOSED 7" CONCRETE PAVEMENT
- EXISTING CONCRETE TO BE REMOVED
- (R) REMOVE EXISTING FEATURE
- (P) PROTECT EXISTING FEATURE
- (X) PARKING STALL COUNT
- PROPERTY LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED SWALE/DITCH

NOTES:

DEMOLITION:

1. LIMITS OF DEMOLITION REQUIRED IS SHOWN IN SCHEMATIC REPRESENTATION ONLY. LIMITS OF DEMOLITION TO BE VERIFIED IN FIELD BY CONTRACTOR.
2. ALL DEMOLISHED MATERIAL TO BE DISPOSED OF OFF-SITE BY CONTRACTOR.

SITE:

1. SEE SHEET C1.02 AND C1.03 FOR STORM SEWER, DETENTION, AND FLOODPLAIN MITIGATION DESIGNS.
2. TYPICAL PARKING STALL SHALL BE 19-FEET LONG AND 9-FEET WIDE. UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. UNLESS OTHERWISE NOTED.
4. ALL CONCRETE SIDEWALK 4½" THICK.
5. SODE OR HYDROMULCH ALL DISTURBED AREAS.

FLOODPLAIN NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) MAP No. 48201C0690N REVISED/DATED JANUARY 6, 2017 THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE AE. AN AREA DETERMINED TO BE WITHIN THE 100-YEAR AND 500-YEAR FLOODPLAINS. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS INFORMATION IS INTENDED TO IDENTIFY FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

100-YEAR FLOODPLAIN ELEVATION = 37.80
500-YEAR FLOODPLAIN ELEVATION = 42.75

REV	DESCRIPTION	DATE
3	IFP - SIDEWALK UPDATE	10/11/2018
2	ISSUE FOR FORM A / PERMIT	09/11/2018
1	ISSUE FOR FORM A / PERMIT	09/06/2018
0	ISSUE FOR PERMIT	08/29/2018

H2B, INC.
Texas Firm Registration No. 8856
1225 N Loop W, Suite 800
HOUSTON, TX 77008
713.864.2900

HOUSTON AVENUE FLATS
2727 HOUSTON AVENUE
HOUSTON, TEXAS 77009

CIVIL SITE LAYOUT

STATE OF TEXAS
TRAVIS E. JAMES
124735
LICENSED PROFESSIONAL ENGINEER
8/29/2018

DESIGNED BY : T TEJ
DRAWN BY : T TEJ
SCALE: AS SHOWN
SHEET No. 5 OF 16 SHEETS

C1.00

User: Travis James
Plotted: 8/29/2018 @ 9:37:40 AM
FILENAME: S:\Projects\Houston Architectural Group\Houston Avenue Flats\00A\C-100-CIVIL SITE LAYOUT.dgn

PROPERTY LINE

TOP OF ROOF LEVEL

2'-3"

CEILING OF 4TH LEVEL 10'-00"

12'-3"

FLOOR OF 4TH LEVEL

ONE HOUR RATED ASSEMBLY PER U.L.528

2'-3"

CEILING OF 3RD LEVEL 10'-00"

10'-0" 21'-7" H. STAIR RISERS

FLOOR OF 3RD LEVEL

ONE HOUR RATED ASSEMBLY PER U.L.528

2'-3"

CEILING OF 2ND LEVEL 10'-00"

12'-3" 21'-7" H. STAIR RISERS

FLOOR OF 2ND LEVEL

ONE HOUR RATED ASSEMBLY PER U.L.528

3'-3"

CEILING OF GARAGE LEVEL 14'-3"

17'-4" 30'-7" H. STAIR RISERS

TOP OF SLAB AT GARAGE 0'-0"

21'-0"

POLYSTRENE FOAM CAP TRIM W/EIFS TYPICAL

SIGN BY OTHERS

NOTE:
PROVIDE GALVANIZED METAL FLASHING AT ALL ROOF WALL INTERSECTIONS WITH A MINIMUM OF 12" AT VERTICAL LEGS.

OVERHANG OF ROOF TO BE 30" MAX. FROM BUILDING SET BACKLINE PER COH PLANNING/BUILDING CODE ALLOWS ⅓ DISTANCE OF THE SET BACK WHICH IS 10'/3.

MODULAR BRICK VENEER TYPICAL

3 COAT STUCCO SYSTEM-TYPICAL

C.J.

A B C D E

8'-0" OPEN TO PARKING GARAGE 4'-4"

11'-0" OPEN TO PARKING GARAGE 4'-4"

MODULAR BRICK VENEER TYPICAL PROVIDE WEEP HOLES AT 32" O.C.-TYPICAL

13'-10" OVERHEAD DOOR

¾" THICK GLASS-BUT JOINT

2727

STOREFRONT WINDOW AND DOOR SYSTEM

MAIN STREET

PROPERTY LINE

01 Front Elevation-East

0 2 4 6 8 16

scale: 1/8"= 1'-0" graphic scale

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-2372
Plat Name: Houston Ventures Homes at Houston Avenue
Applicant: South Texas Surveying Associates, Inc.
Date Submitted: 12/03/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Purpose of the Variance request is to reduce the 25' building set back to a 10' building set back along Houston Ave.
Chapter 42 Section: 150

Chapter 42 Reference:
Building Line Requirement

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 proposed apartment complex design proposes a residence that will be safe from flooding. It will also have amenities such as water wall, landscaped patio and a dog station amenity for neighbors walking their pets. Also, it will include bike racks for cyclist. And car lifts to accommodate the residence. This area would benefit from the engagement of the street and businesses in the community, while providing a destination for neighbors to pause and interact with one another. It is our belief that green space, with light vehicular traffic Monday through Friday, will add life to the area by providing a walkable destination, and an opportunity to enjoy the Heights. Currently, the existing 25’ building line setback along Houston Avenue. is not consistent with the intent of community’s revitalization plan and discourages growth and development of a pedestrian friendly urban environment. Enforcing such a setback promotes developments that locate the building along the back of the tract and push parking towards the front along Houston Ave. This condition creates a less attractive area for pedestrians using the sidewalk. With these considerations in mind, we propose placement of the building at the front of the site to create a green space. The variance is sought to request a 15’-0” adjustment to allow for a 10’ building setback line along Houston Ave. It is our belief that in requesting this we can engage Houston Ave. and provide the amenities and neighborhood destination that would be desired.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
Location of our property is in the 100 year flood plan and being to the west of Little White Oak Bayou and to the north of White Oak Bayou. The hardship was not created by us. Our site plan was created to utilize the property to the maximum capacity while still being true to the up and coming neighborhood and providing a green space with beatifications such as a water feature and benches for the public to utilize and enjoy. Approving this variance will be a benefit because it will reduce flood hazards. This will be accomplished because the new development plans on using the first level as parking. This greatly increases the elevation of all living quarters nearby making the development safer for the tenants.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose of Chapter 42’s requirement is preserved and maintained by encouraging the use of the sidewalks and green space to revitalize the character of the existing neighborhood. This development will bring more people to the existing parks and the White Oak Bike path, that is less than a half a mile away. This bike path is also a route that takes you straight downtown.

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

The proposed design will not be injurious to the public health, safety or welfare of the community. This design will include the development of a new 6' wide sidewalk along Houston Avenue. Which will provide a better line of sight for pedestrians than the existing building and neighboring properties along the street to both the north and south and increases pedestrian mobility and visibility. It will give the neighborhood accessibility to both of the existing parks that are located in both directions on Houston Avenue.

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

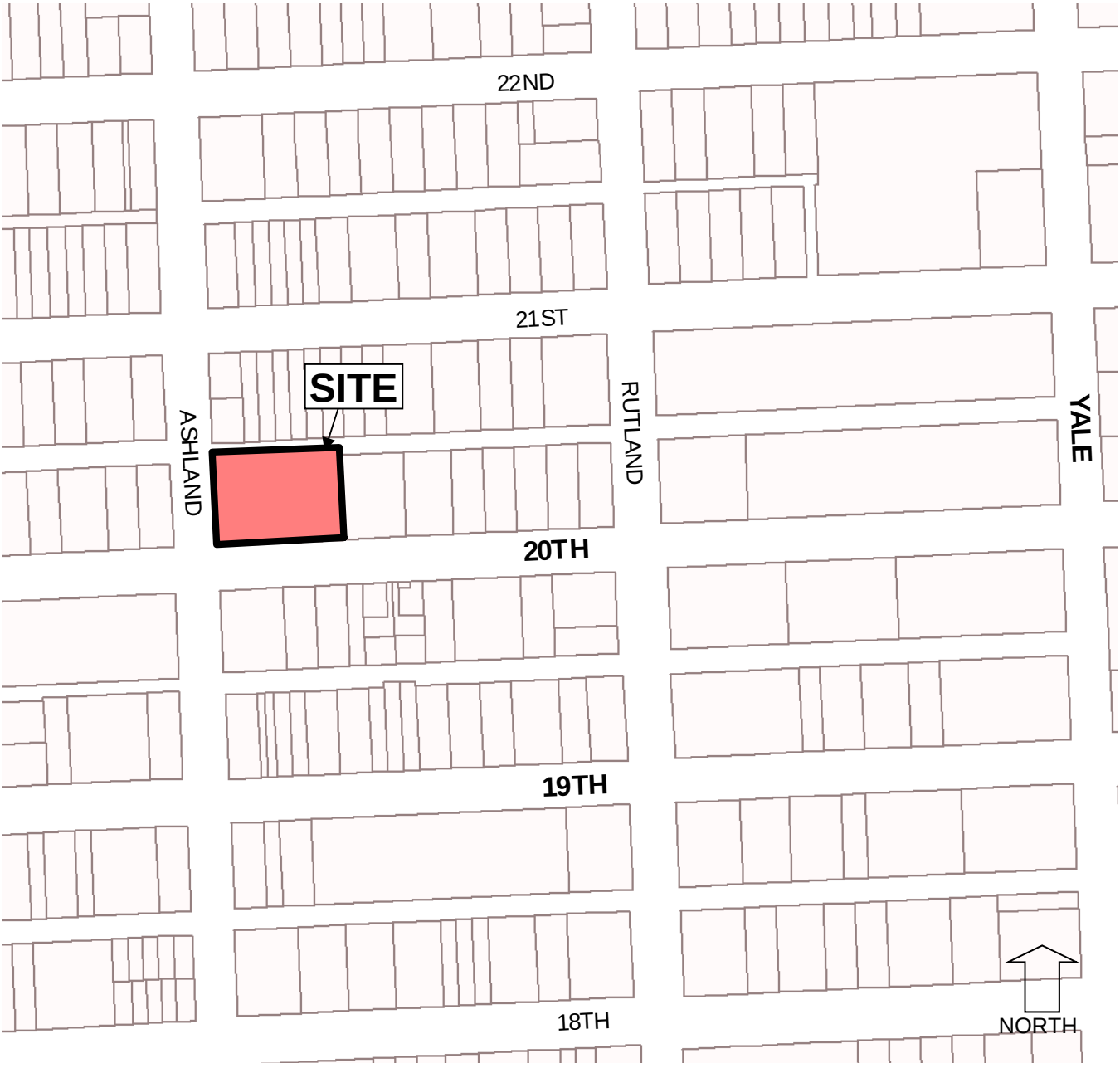
The applicant is intending to match existing City of Houston development patterns and to utilize as much of the subject site as possible to integrate with and expand the existing pedestrian realm that the two neighboring parks provides in order to provide living space/apartments that can best serve the community by providing more places for places for people to live and give a newer fresh look and better the existing area. This development is in an area that needs a large amounts of enhancements to connect this community to the existing parks and local entertainment sites that are very near to the development.

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Maison Robert

Applicant: Vernon G. Henry & Associates, Inc.



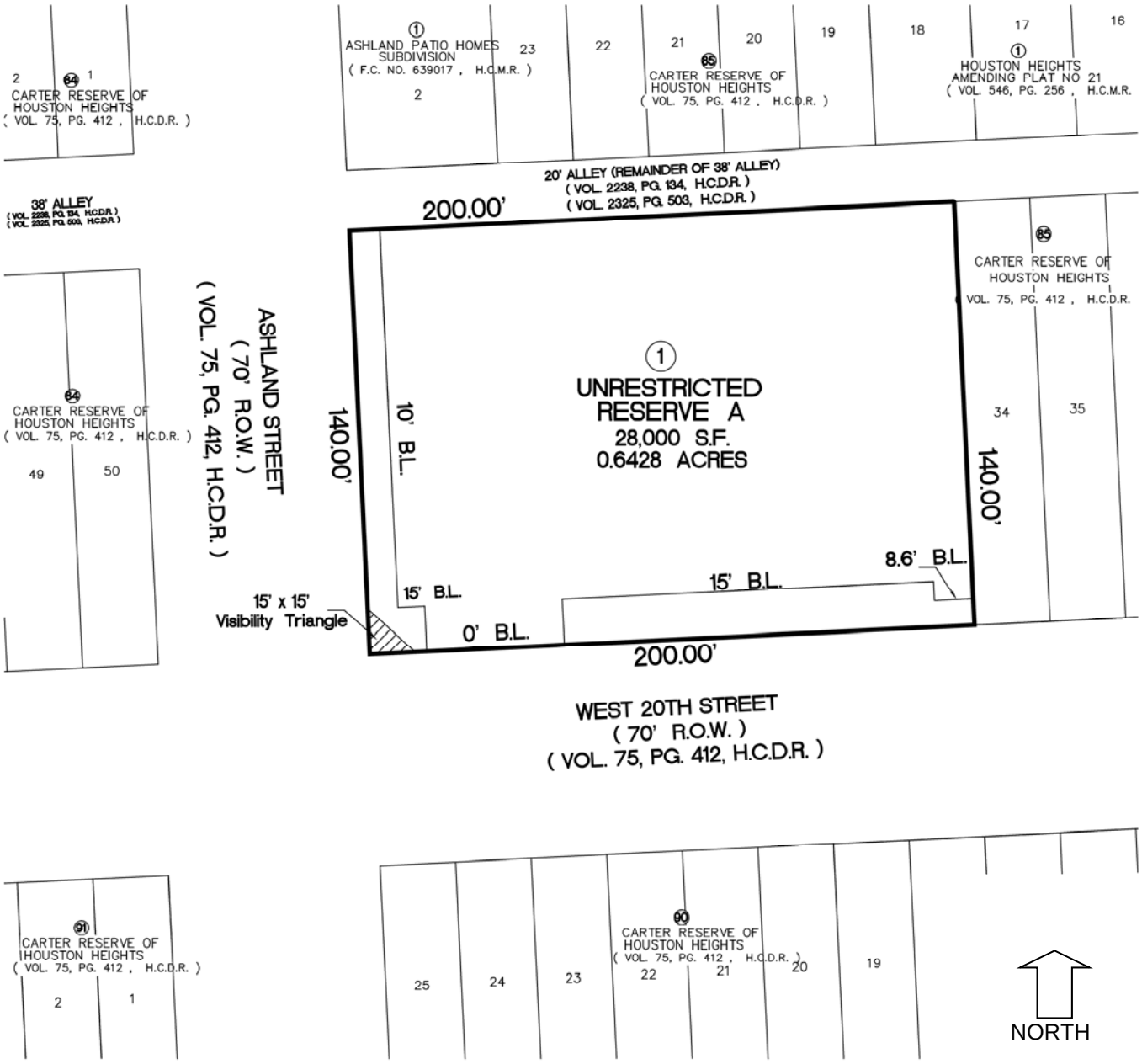
D – Variances **Site Location**

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Maison Robert

Applicant: Vernon G. Henry & Associates, Inc.



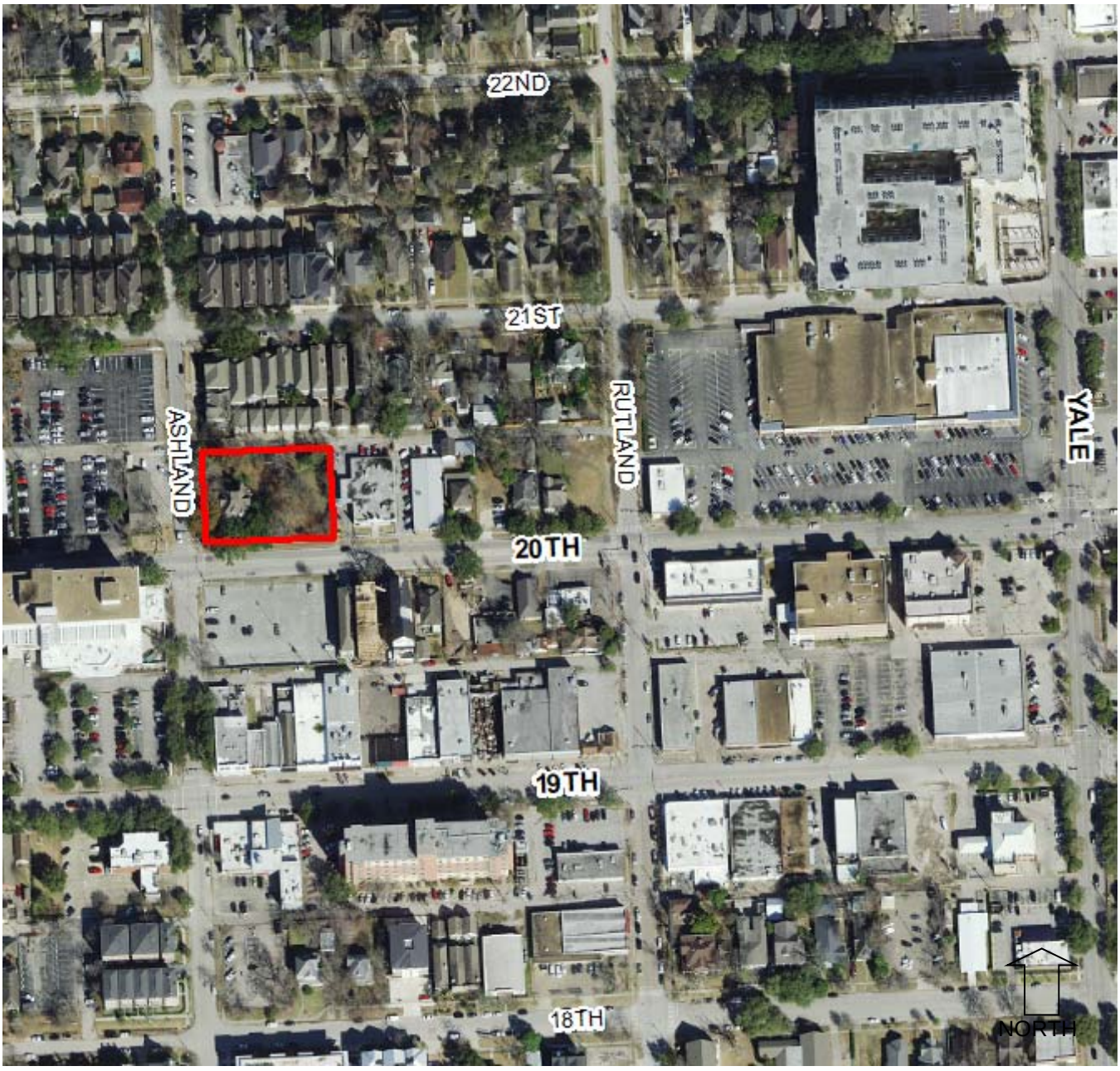
D – Variances **Subdivision**

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Maison Robert

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances **Aerial**



PROPOSED SITE PLAN
1" = 10'-0"

N
0' 8' 16' 32'

MAISON ROBERT

347 WEST 20TH STREET
HOUSTON, TX 77008

DARWIN ARCHITECTURE

DARWIN MCCREDIE, AIA
908 TICO ROAD
OJAI, CA 93023

blanchardA+D
661 MASSACHUSETTS AVENUE
SUITE 20
ARLINGTON, MA 02476

NOT FOR CONSTRUCTION

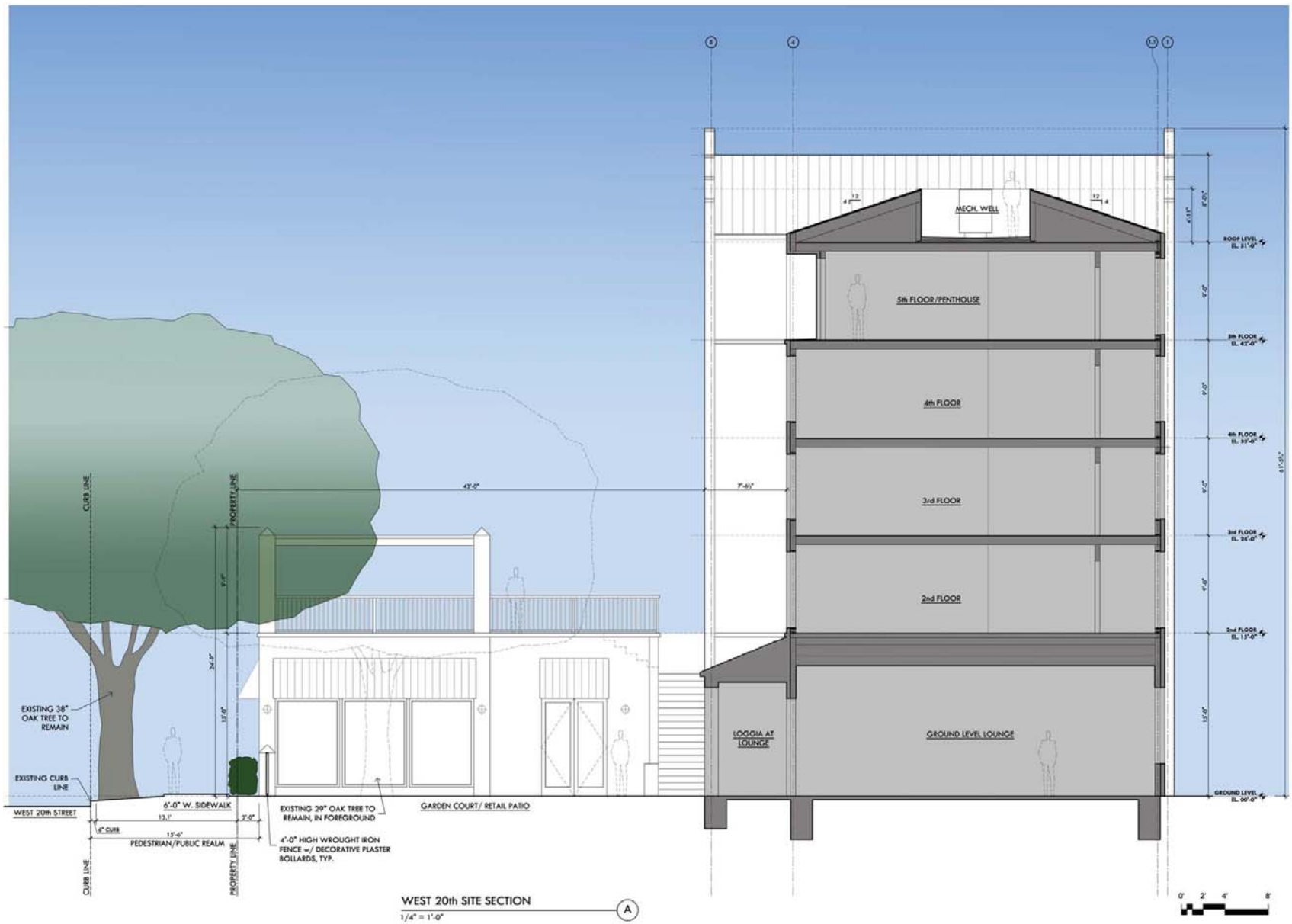
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PROPOSED SITE PLAN

A1.0



WEST 20th SITE SECTION
1/4" = 1'-0"
A

MAISON ROBERT

347 WEST 20TH STREET
HOUSTON, TX 77008

DARWIN ARCHITECTURE

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architecture + design

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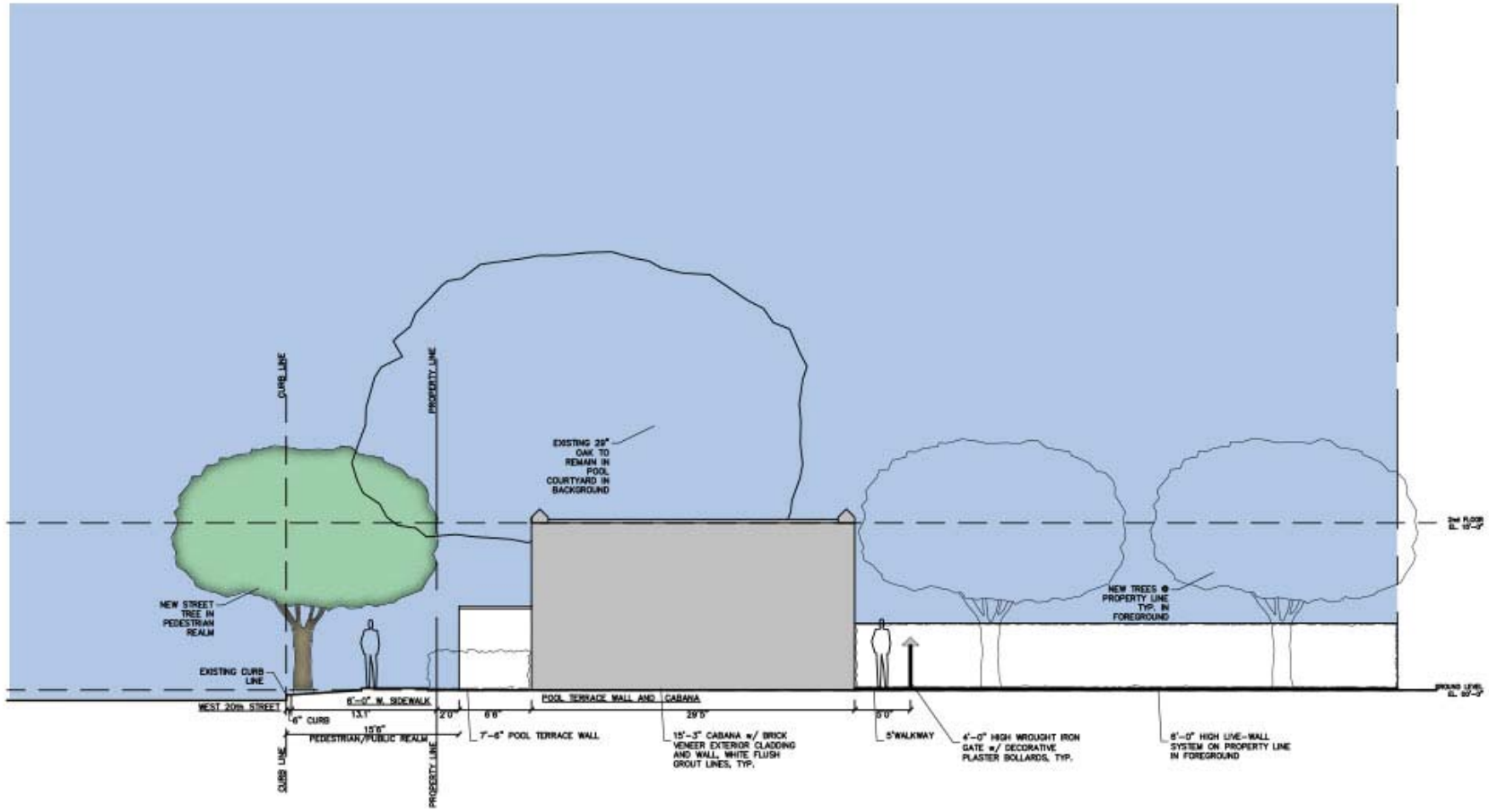
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WEST 20th SITE SECTION

A4.0

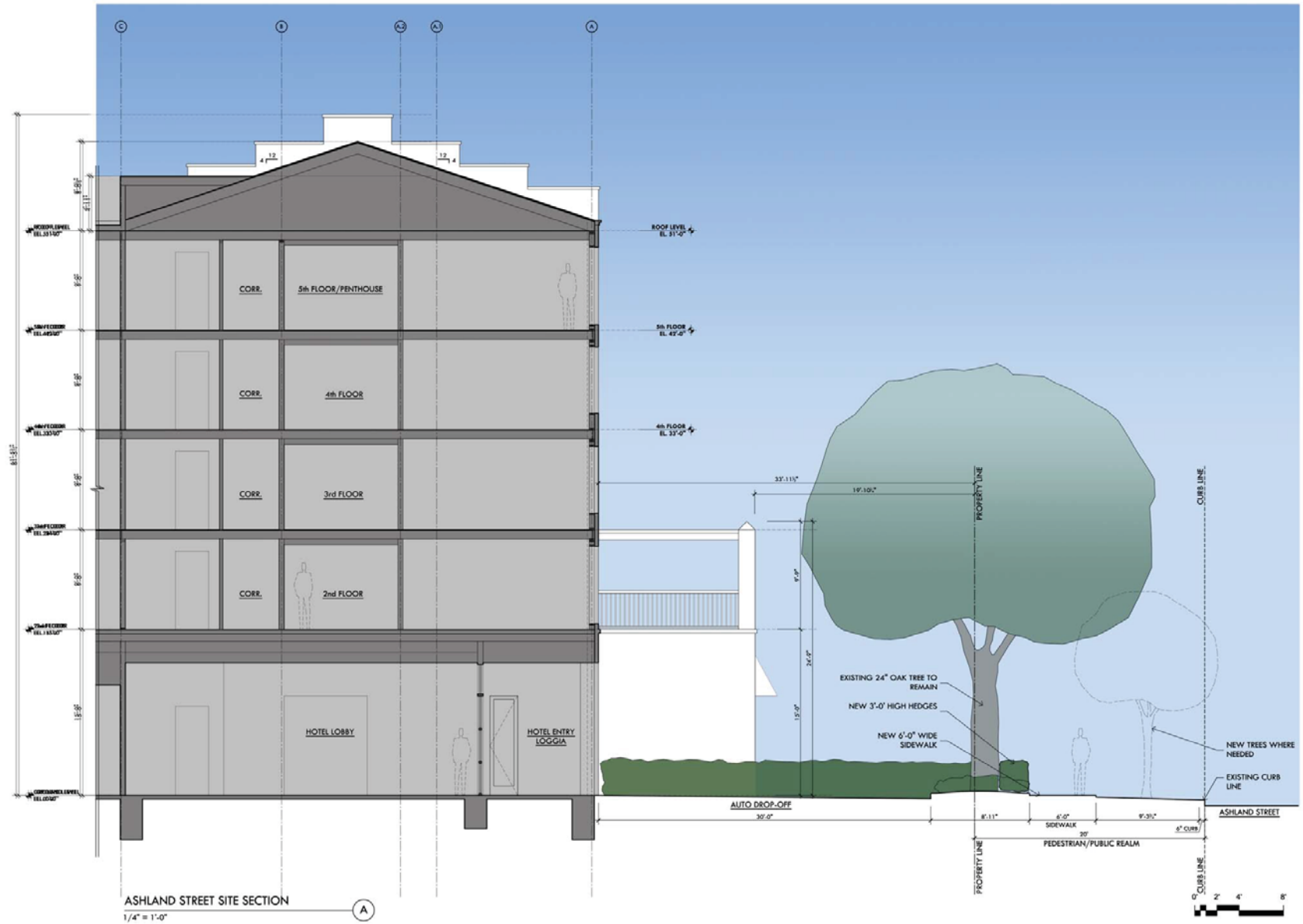


MAISON ROBERT HOTEL

WEST 20TH AT CABANA SECTION

0 5' 10'

GRAPHIC SCALE 1" : 10



ASHLAND STREET SITE SECTION
1/4" = 1'-0"
A

MAISON ROBERT

347 WEST 20TH STREET
HOUSTON, TX 77008

DARWIN ARCHITECTURE

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NOT FOR CONSTRUCTION

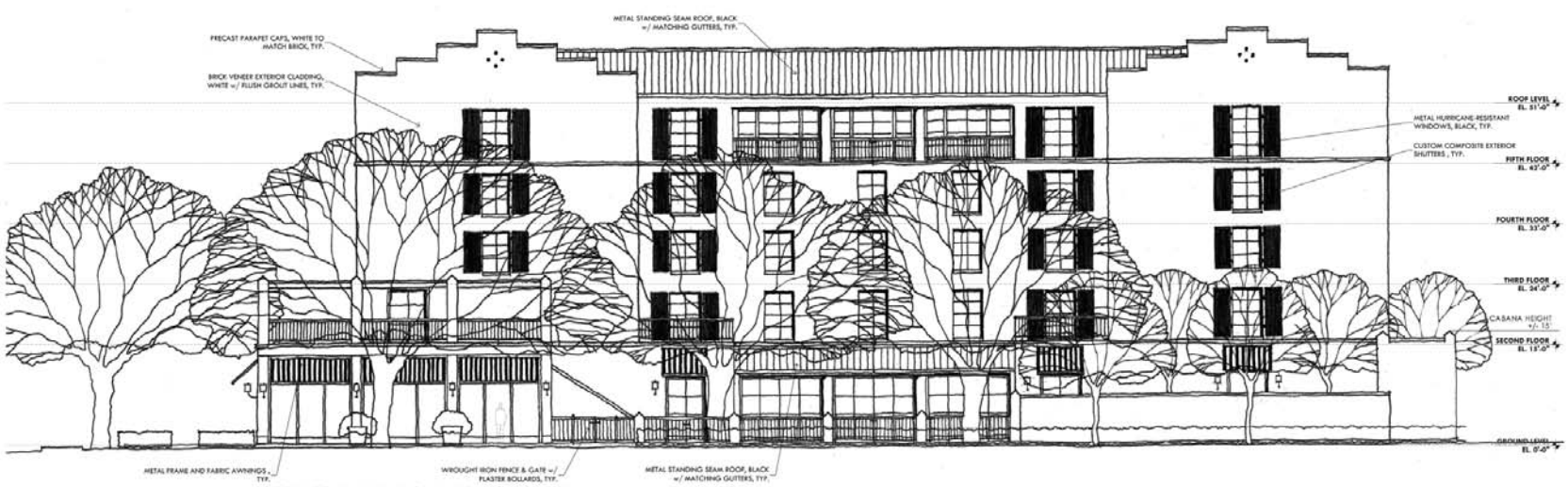
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ASHLAND STREET SITE SECTION

A4.1



PROPOSED SOUTH ELEVATION (WEST 20TH STREET) (A)

1/8" = 1'-0"



PROPOSED WEST ELEVATION (ASHLAND STREET) (B)

1/8" = 1'-0"

0' 2' 4' 8'

MAISON ROBERT

347 WEST 20TH STREET
HOUSTON, TX 77008

DARWIN ARCHITECTURE

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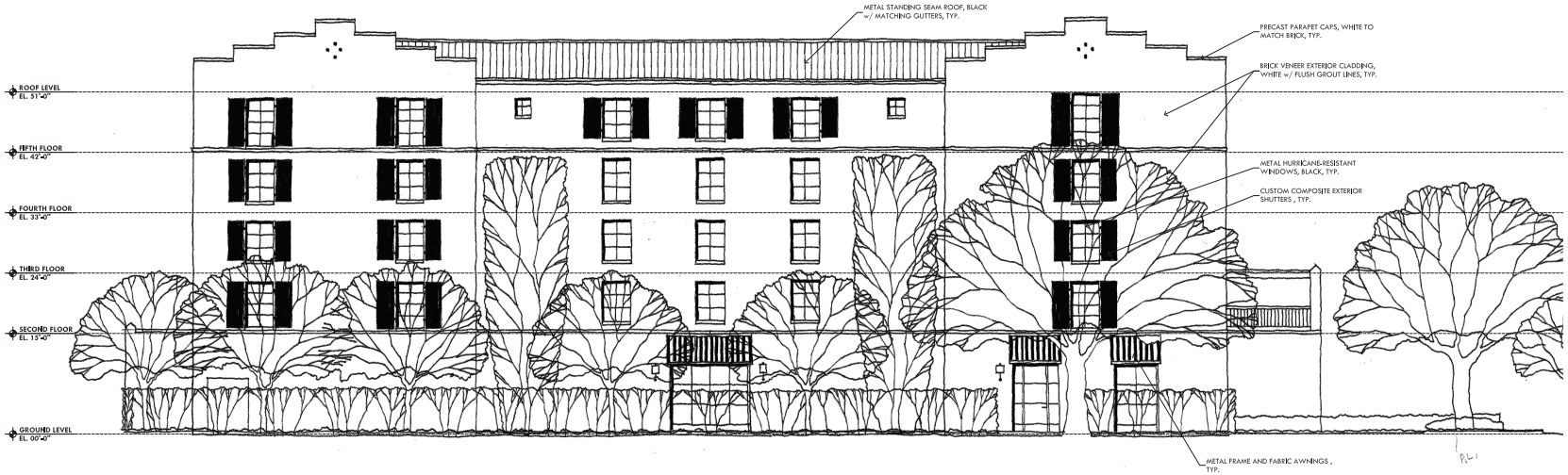
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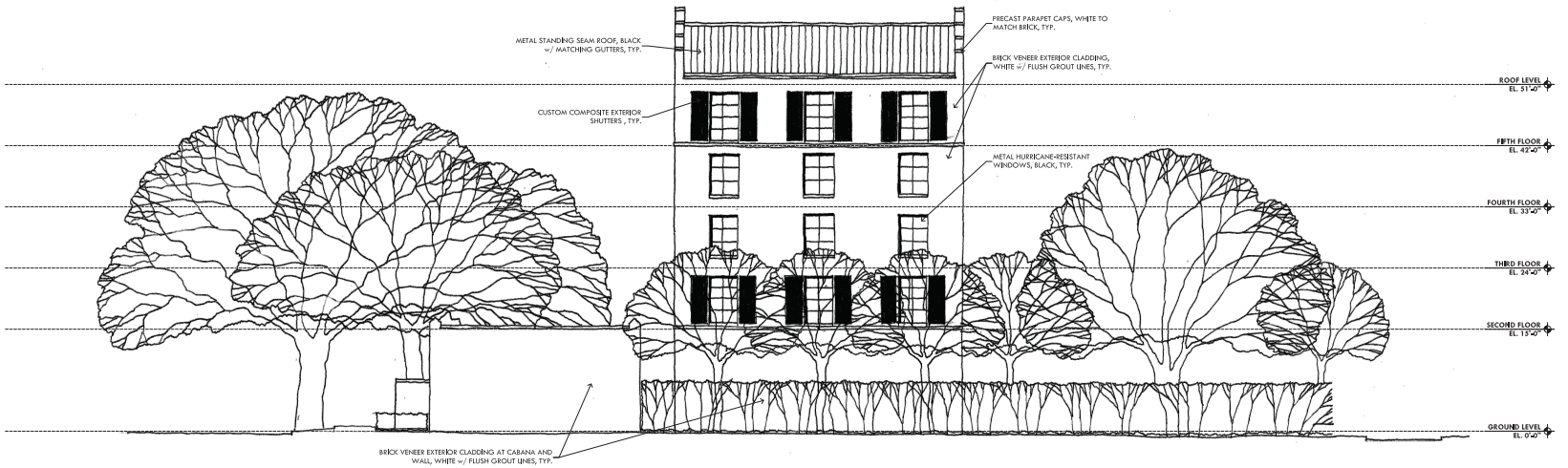
EXTERIOR ELEVATIONS

A3.1



PROPOSED NORTH ELEVATION (PUBLIC ALLEY) — A

1/8" = 1'-0"



PROPOSED EAST ELEVATION — B

1/8" = 1'-0"

0' 2' 4' 8'

MAISON ROBERT

347 WEST 20TH STREET
HOUSTON, TX 77008

DARWIN ARCHITECTURE

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tim@blanchardAD.com
TELEPHONE 617-576-5434

NOT FOR CONSTRUCTION

12/06/18 VARIANCE SUBMISSION

No	Date	Revision Issue

Project Number	Scale
1801	AS NOTED
Drawn By	Checked By
darwin	tim

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EXTERIOR ELEVATIONS

A3.0

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-2433
Plat Name: Maison Robert
Applicant: Vernon G. Henry & Associates, Inc.
Date Submitted: 12/14/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a reduced 0' building line for a 45'6" portion and an 8'7" building line for an 12'9" portion of the site along the W 20th Street frontage; W 20th being a major thoroughfare with a 70' r.o.w..

Chapter 42 Section: 152

Chapter 42 Reference:
The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
This property is in the Heights on the corner of W 20th Street and Ashland St. in an area platted in 1894 with no building setback lines. It is part of the small area along 19th and 20th that has long been the commercial center of the Heights. Most of the older buildings are constructed close to the street, often on the property line or set back a short distance. It is an area with many pedestrians. The proposed five-story boutique hotel will be within easy walking distance of many restaurants and shops and even a nearby theater. A church and hospital within 750' of the site have written support letters in favor of this high-end hotel. The hotel guests are expected to be visiting friends and relatives who live in or near the Heights and would prefer a place with special character rather than the more ordinary hotels and motels that line nearby freeways. While the main structure of the hotel will be behind the 15' building setback line applicable to thoroughfares with 80' of less of r.o.w., the hotel gift shop/flower shop will be 2' from the front property line to interest pedestrians and echo the character of the older commercial buildings. It will have windows facing 20th and a door to allow patrons who are not staying at the hotel to enter the shop directly. Awnings will project out to the property line over the windows and doors. There will also be a door into the hotel lobby. There will be a 15' pedestrian realm along W 20th St. which will include a 6' wide by 8' high unobstructed sidewalk and landscaping. There are large existing live oak trees that will be preserved along W. 20th and Ashland St. as well as in the courtyard area. There will also be new trees planted within the pedestrian realm between the curb and the sidewalk. The courtyard, visible from 20th, will have a 4' high an open steel fence, creating a transparent pleasing view from the sidewalk and the street. A gate in the fence will allow direct access from the sidewalk. Beyond the courtyard, the pool area will have a 7'6" high masonry privacy wall creating an enclosed area for hotel guests. An outdoor cabana set back 8'7" from the front property line will offer shelter from the sun and buffer from adjacent property. There is a rooftop terrace for the guests over the gift shop with access from the hotel's second floor as well as the courtyard below.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The boutique hotel will take access off Ashland St. with pedestrian friendly amenities along W. 20th St., a major thoroughfare, to avoid conflicts with the bike path along 20th and lessen traffic delays from slow-moving cars turning into the parking lot.

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

The intent of the regulations will be ensured by creating a walkable pedestrian friendly environment that respects the character of the historic commercial area and preserves the magnificent old oaks. The boutique hotel will be unique like most of the business in the area.

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

Public safety will be enhanced by providing a sidewalk along the major thoroughfare and creating a pedestrian friendly environment which encourages walking rather than driving from place to place.

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

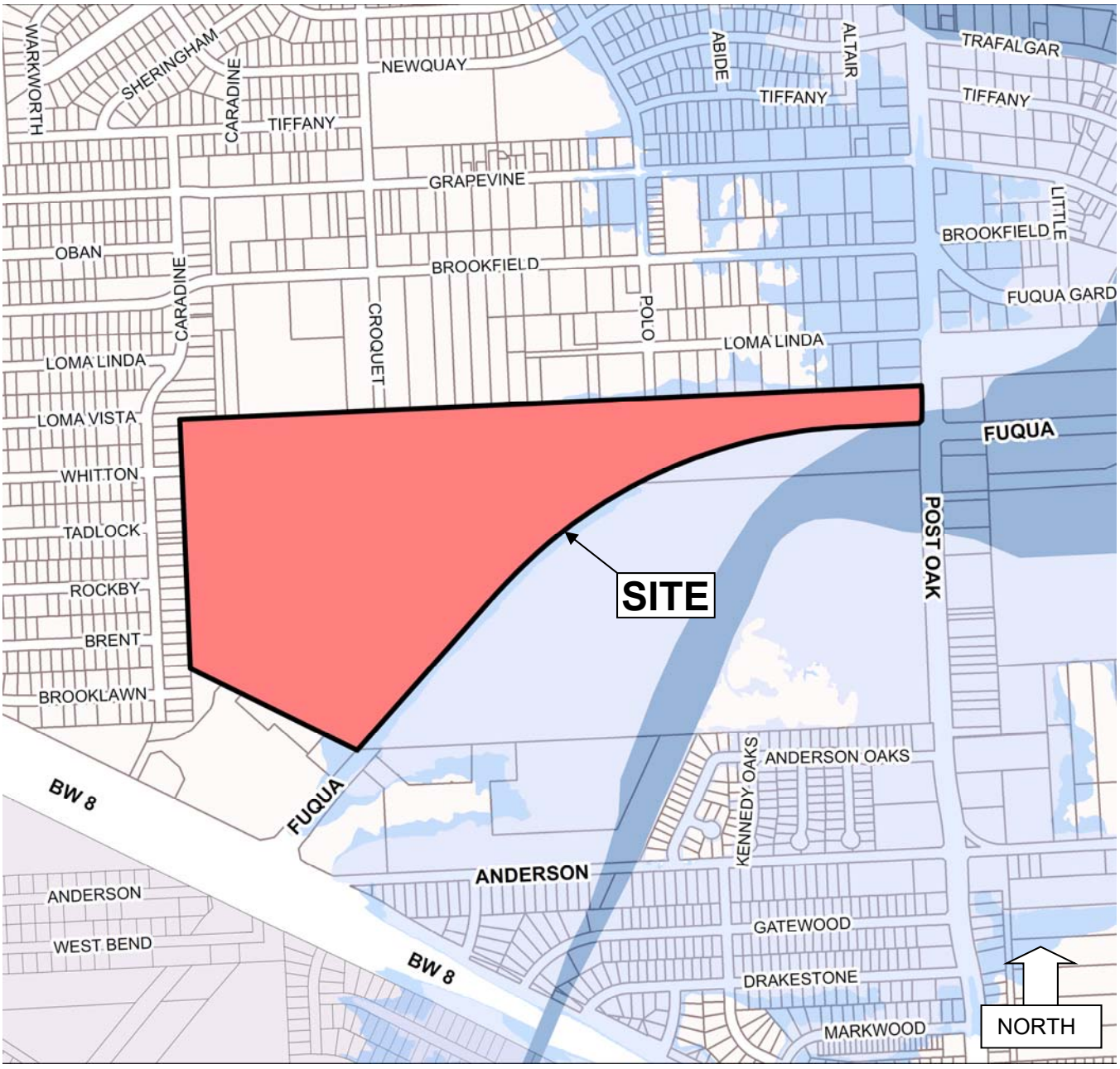
The justification of the variance is the continued enhancement of this business area with unique, pedestrian-friendly small- scale businesses.

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Southwest Logistics Park Sec 2 (DEF 1)

Applicant: Windrose



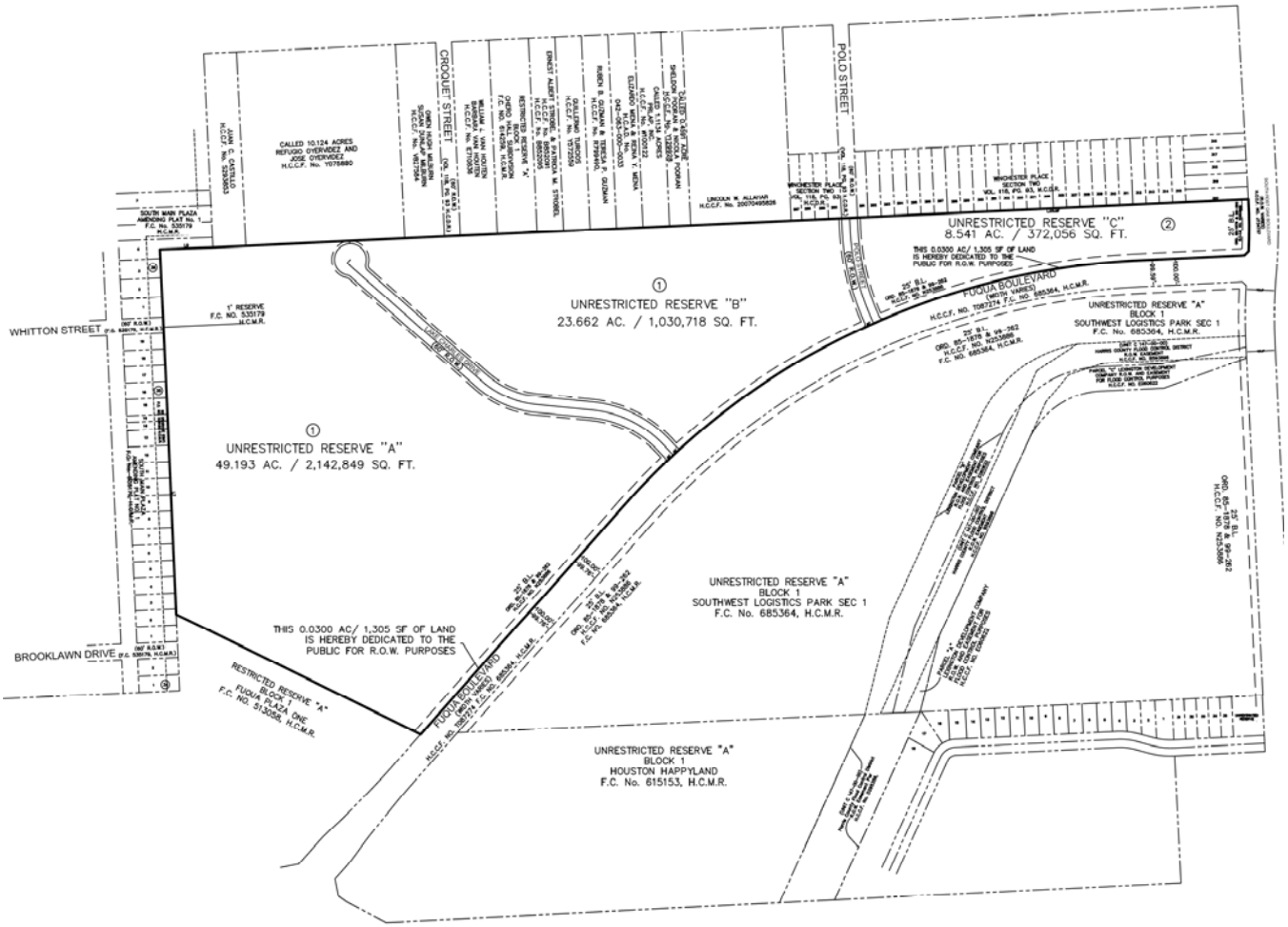
D – Variances **Site Location**

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Southwest Logistics Park Sec 2 (DEF 1)

Applicant: Windrose



D – Variances Subdivision

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Southwest Logistics Park Sec 2

Applicant: Windrose



D – Variances **Aerial**

MASTER PLAN - PHASE I & II

TOTAL SITE AREA: 124.93 ACRES (5,441,781 SF)			
PHASE 01 SITE AREA: 40.68 ACRES (1,772,106 SF)	BUILDING AREA: 429,625 SF	COVERAGE: 24.2%	
PHASE 02 SITE AREA: 84.24 ACRES (3,669,675 SF)	BUILDING AREA: 1,148,460 SF	COVERAGE: 31.3%	TOTAL PHASE II DETENTION : 10.80 AC (470,446 SF) 12.8%



0 75 150 300 600

BLVD OAKS
a project for
HINES

powers brown architecture

HOUSTON 06 AUGUST 2018 TEXAS 171264

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-2427
Plat Name: Southwest Logistics Park Sec 2
Applicant: Windrose
Date Submitted: 12/03/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To exceed intersection spacing along the north block of Fuqua Boulevard and to not extend Croquet Street and Whitton Drive through the subject property.

Chapter 42 Section: 134 A;(a)

Chapter 42 Reference:

Sec. 42-134-A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted 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, AND

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 84.2 acres located west of South Post Oak Boulevard along the north side of Fuqua Boulevard. The proposed Section 2 plat represents a slight modification from the originally approved General Plan, which included variances similar to what the applicant is currently requesting. The site is ideal for large-footprint commercial/industrial warehouse operations given its excellent access to regional transportation nodes - less than a quarter-mile from Beltway 8, 1 mile from the Fort Bend Tollway, and 3 miles from US 90-A. The applicant is requesting variances to: 1) exceed the 2,600-foot intersection spacing along the north block of Fuqua Boulevard; and, 2) not extend or provide culs-de-sacs for Croquet Street or Whitton Drive, small stub streets that terminate at the plat boundary. The primary justifications for the variances are the incompatible land uses and the negative effects on the potential land uses caused by the street extension. First, the proposed land use is big-box commercial/industrial warehouse setup similar to other parks in the area. One park near the site, Beltway Southwest Business Park, received similar variances under similar conditions given that street extensions in to the site would prevent the siting of the proposed uses and would negatively impact the surrounding residential neighborhoods with heavy truck traffic. The streets in the neighborhoods surrounding the site are narrow, older, paved with an asphaltic surface. If the adjacent streets were extended through the site, heavy truck traffic would certainly seek to cut-through the neighborhoods during peak traffic time to avoid congestion on S Post Oak and Fuqua. This traffic would quickly damage the roads and come in to direct conflict with the vehicles and pedestrians within the residential area. Like the approved general plan, the applicant is still proposing to extend Polo Street to Fuqua. The reason why this project is being resubmitted for a variance is to add a new public street that was not on the approved general plan - Lake Charles Drive. While this street will not connect to any of the surrounding residential areas or existing residential stub-out streets, it will provide additional vehicular mobility within the northwestern corner of the park.

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

The circumstances supporting this variance are not the result of a hardship created by the client. The extension of the residential stub out streets that abut the platted area would place disparate traffic patterns in direct conflict with one another. Further, it would negate the intended use of the site which is large-footprint commercial/industrial facilities. The surrounding street network cannot handle the heavy haul truck traffic that would be generated by the proposed land use. These narrow, asphaltic streets would quickly become damaged and undrivable for the existing residents, resulting in a significant maintenance burden for the City.

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

The extension of Polo Street provides adequate traffic movement for the residential area north of the subject site while keeping the land uses as separate as possible. Any further extension of the stub-streets in to the subject site is contrary to the intent of Chapter 42 as the proposed land uses are incompatible and the dense street network would negate the proposed land uses. The applicant is providing a second, internal street to provide enhanced mobility within the business park. Most importantly, the residential area has more than adequate east/west and north/south access to South Post Oak Boulevard, Fuqua Boulevard, and Beltway 8 without the street extensions.

(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 existing street network and planned improvements will more than adequately facilitate vehicular movement on-site and within the surrounding area. South Post Oak Boulevard, Fuqua Boulevard, and Beltway 8, provide adequate vehicular and emergency access to the surrounding area. If the City requires that the adjacent stub-streets be extended through the site, then it would cause the land to be unusable for the intended development. If heavy commercial/industrial uses are eventually developed on the site with the excessive through streets, which is likely as it is the highest and best use for the land, then it would be disastrous for the surrounding residential areas.

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

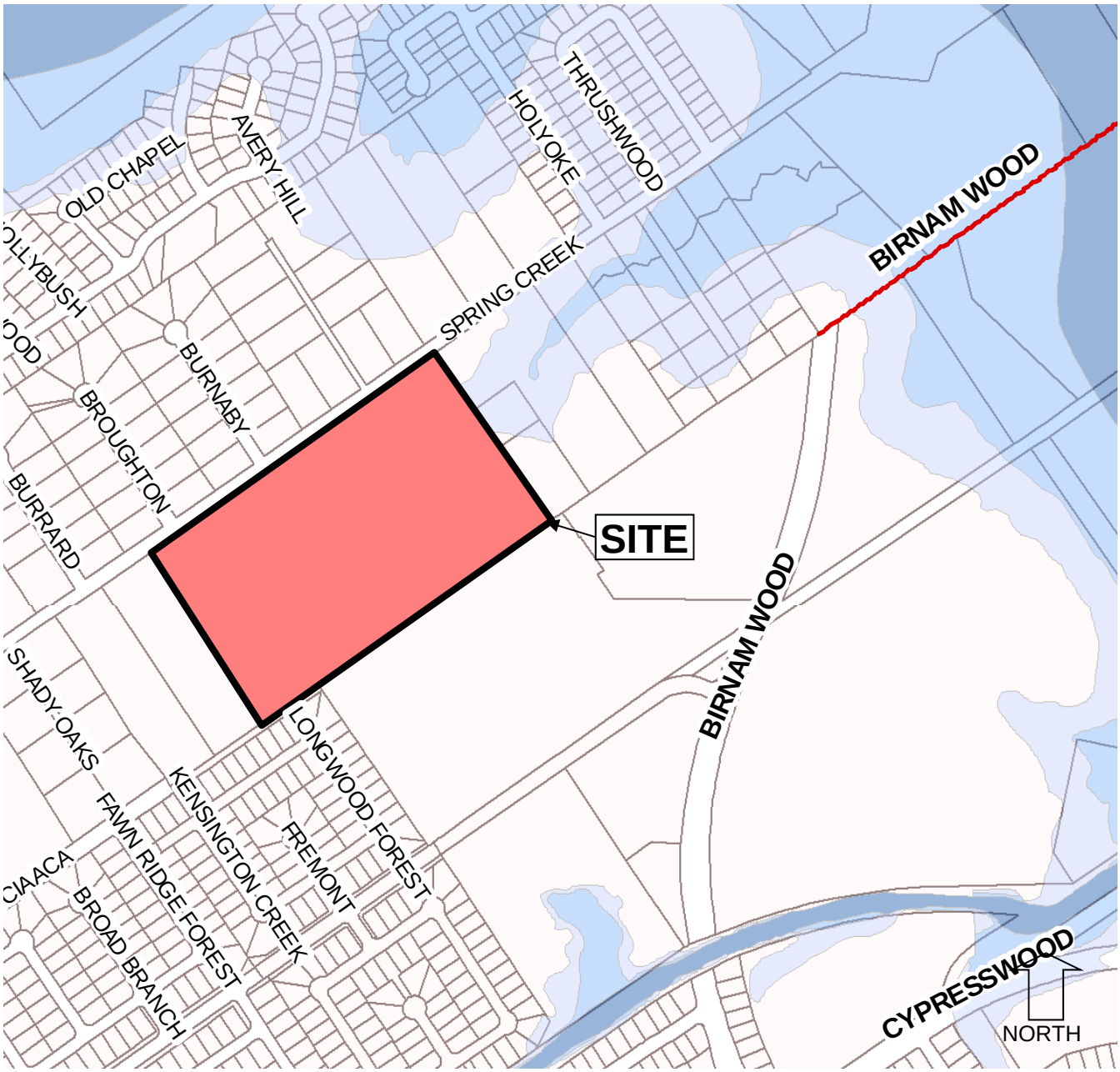
Economic hardship is not the sole justification of the variance. The conditions supporting the variance are the incompatible land uses and the negative effects to the proposed development and surrounding neighborhoods by extending Croquet Street and/or Whitton Drive. Requiring the extension of the adjacent stub-streets will provide little to not improvement to the mobility of the area, but it will negatively affect the traffic patterns and street conditions of the residential areas due to the increase in heavy haul truck traffic. Extending Polo Street and Providing a new public right-of-way in the northwest area of the development is a viable compromise as it provides greater access for the residents to the north, keeps the land uses separated, and preserves the ability of the developer to use the land as intended.

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Spring Creek RV Park

Applicant: Landpoint



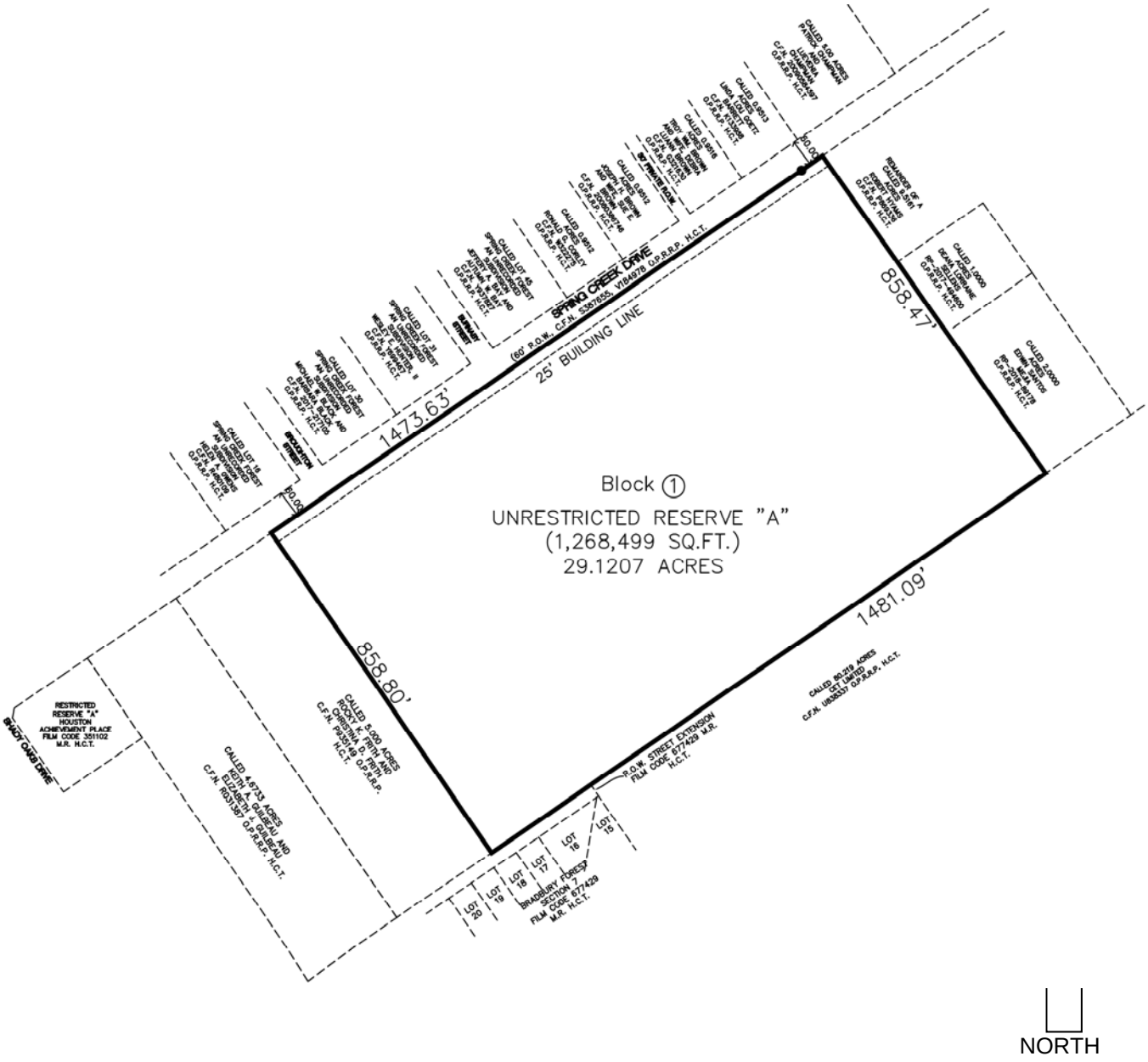
D – Variances **Site Location**

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Spring Creek RV Park

Applicant: Landpoint



D – Variances **Subdivision**

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Spring Creek RV Park

Applicant: Landpoint



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-2494
Plat Name: Spring Creek RV Park
Applicant: Landpoint
Date Submitted: 12/17/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Sec. 42-128. Intersections of local streets.
Chapter 42 Section: 128

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; The developer requests that no local street be required running east and west through proposed plat.

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The variance request being sought is to not dedicate right-of-way acreage on the proposed plat of Spring Creek RV Park. Per City of Houston Chapter 42 Ordinance, the developer of Spring Creek RV will be required to dedicate a north/south road to meet the 1,400-foot street intersection. In addition to the 1,400-foot street intersection there is a possibility to dedicate one-half of a 60-foot wide road along the south line of proposed plat boundary. The safety of the public is at risk if the City of Houston requires for Spring Creek RV Park to meet Chapter 42 Ordinance. The property is located along Spring Creek Drive approximately 6,006 linear feet east of Aldine Westfield Road and 1,630 linear feet west of Birnamwood Drive. The purpose of the plat is to build an RV park, totaling 29.1207-acres. Spring Creek currently provides access for residential and commercial tracts. Majority of the surrounding land is residential use. The current Major Thoughfare Map does not propose any widening of Spring Creek Drive nor a public road along the south boundary line of plat. To the south of Spring Creek RV Park plat is a subdivision called Bradbury Forest. There are future plans to extend and develop new sections for Bradbury Forest subdivision. The implications to build a north/south road will cause a mix of land use of commercial and residential. Medium size trucks will be entering and leaving the RV Park at all times and can increase the percenatage of crashes. The granting of the variance would not be injurious to the public health, safety or welfare of the community. In regards to the east/west right-of-way dedication the developers to Bradbury Forest have not agreed to an alignment of proposed road. Spring Creek RV developer may lose land if the road departs from the current alignment and shifts south to intersect Bradbury Forest Drive.

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

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of the ordinance is to provide traffic collection and flow but there is very little needed in this area due to a low flow of traffic.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The variance would actually be better for public safety and welfare. By granting the variance the current configuration of the area will continue

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

Economics does not come into play in this variance request.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-2494
Plat Name: Spring Creek RV Park
Applicant: Landpoint
Date Submitted: 12/17/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Sec. 42-121. Dedication of rights-of-way
Chapter 42 Section: 121

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

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The variance request being sought is to not dedicate right-of-way acreage on the proposed plat of Spring Creek RV Park. Per City of Houston Chapter 42 Ordinance, the developer of Spring Creek RV will be required to dedicate a north/south road to meet the 1,400-foot street intersection. In addition to the 1,400-foot street intersection there is a possibility to dedicate one-half of a 60-foot wide road along the south line of proposed plat boundary. The safety of the public is at risk if the City of Houston requires for Spring Creek RV Park to meet Chapter 42 Ordinance. The property is located along Spring Creek Drive approximately 6,006 linear feet east of Aldine Westfield Road and 1,630 linear feet west of Birnamwood Drive. The purpose of the plat is to build an RV park, totaling 29.1207-acres. Spring Creek currently provides access for residential and commercial tracts. Majority of the surrounding land is residential use. The current Major Thoughfare Map does not propose any widening of Spring Creek Drive nor a public road along the south boundary line of plat. To the south of Spring Creek RV Park plat is a subdivision called Bradbury Forest. There are future plans to extend and develop new sections for Bradbury Forest subdivision. The implications to build a north/south road will cause a mix of land use of commercial and residential. Medium size trucks will be entering and leaving the RV Park at all times and can increase the percenatage of crashes. The granting of the variance would not be injurious to the public health, safety or welfare of the community. In regards to the east/west right-of-way dedication the developers to Bradbury Forest have not agreed to an alignment of proposed road. Spring Creek RV developer may lose land if the road departs from the current alignment and shifts south to intersect Bradbury Forest Drive

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

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of the ordinance is to provide traffic collection and flow but there is very little needed in this area due to a low flow of traffic.

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

The variance would actually be better for public safety and welfare. By granting the variance the current configuration of the area will continue.

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

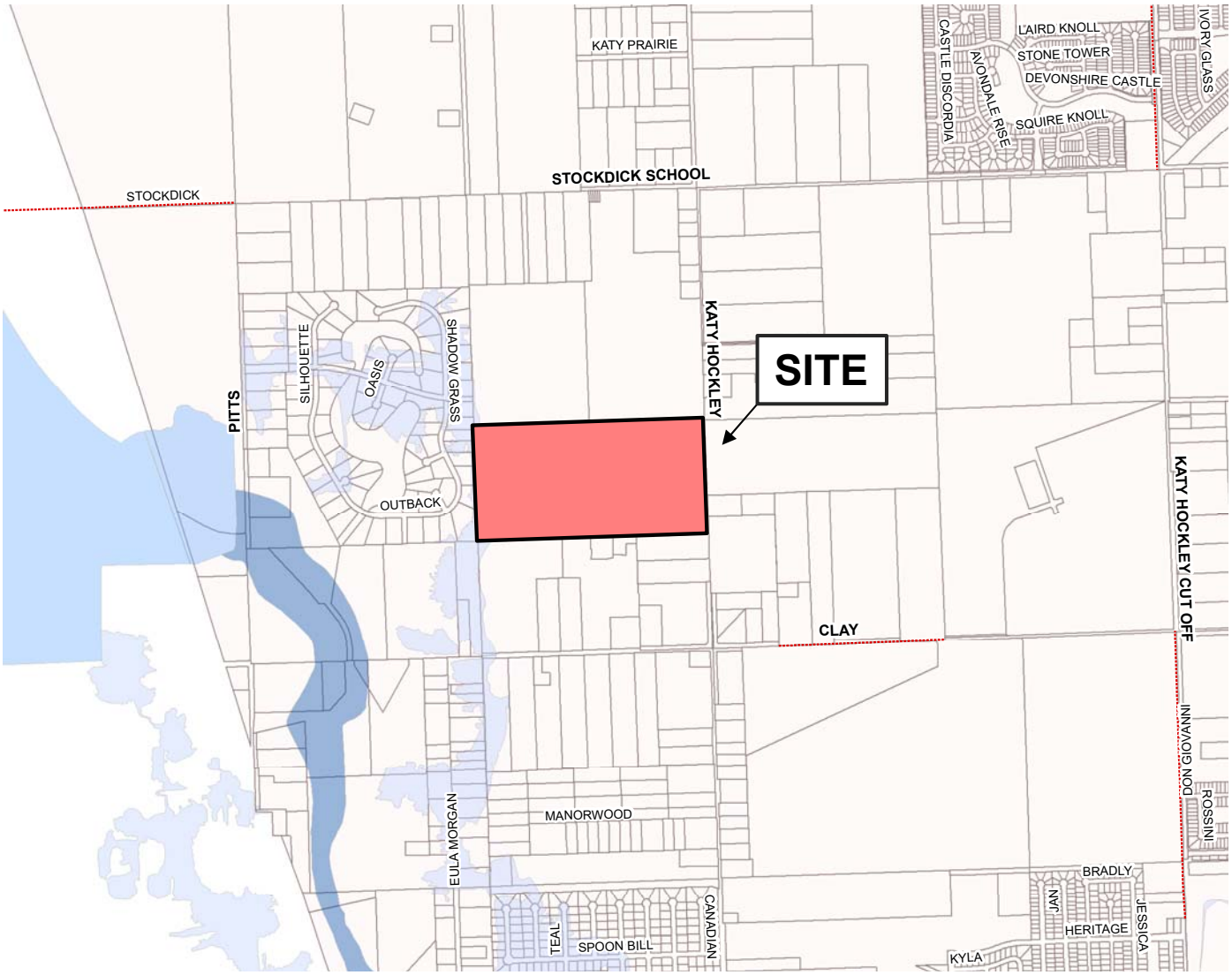
Economics does not come into play in this variance request.

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: TKM Estates

Applicant: Pape-Dawson Engineers



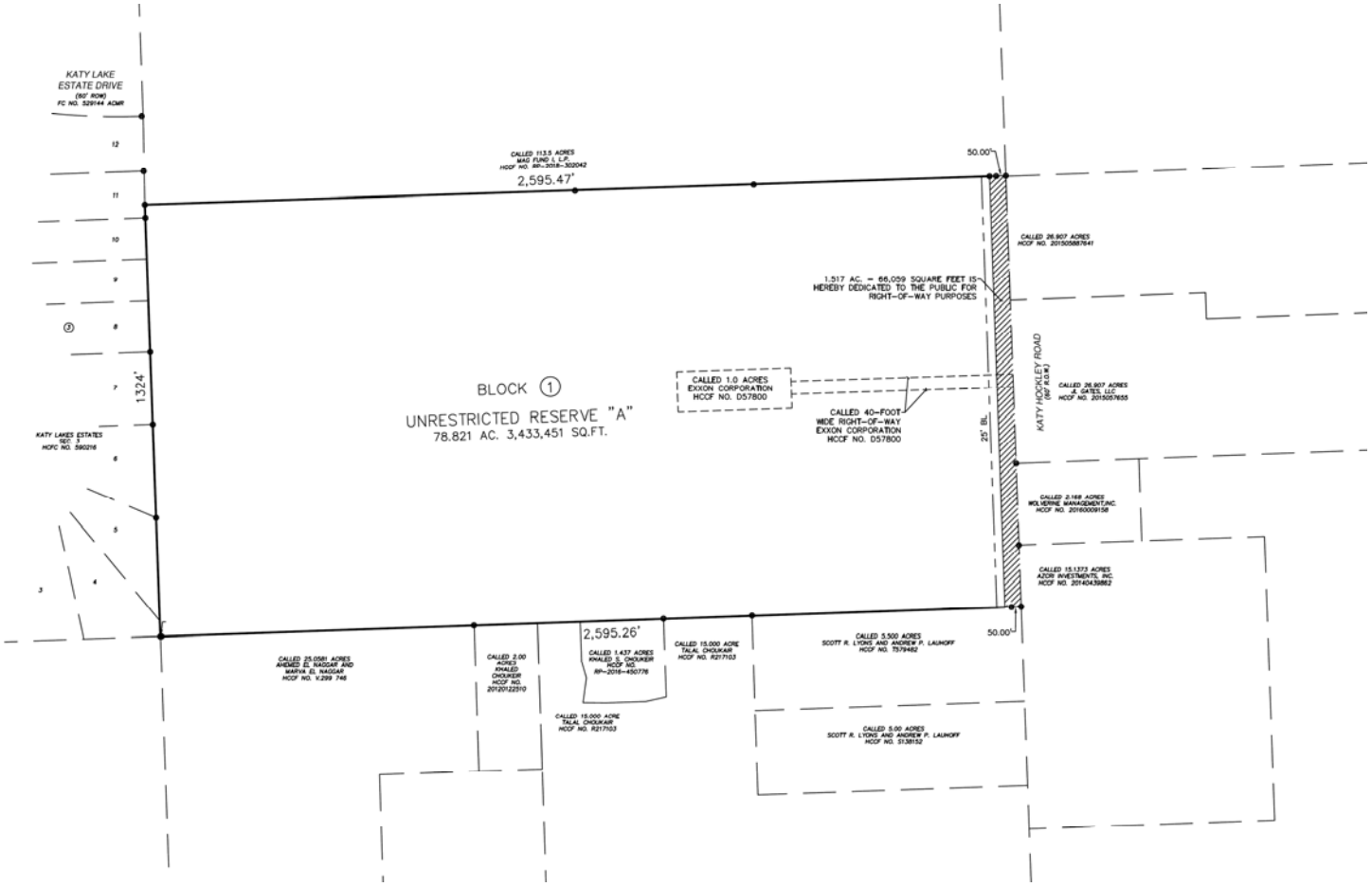
D – Variances **Site Location**

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: TKM Estates

Applicant: Pape-Dawson Engineers



NORTH

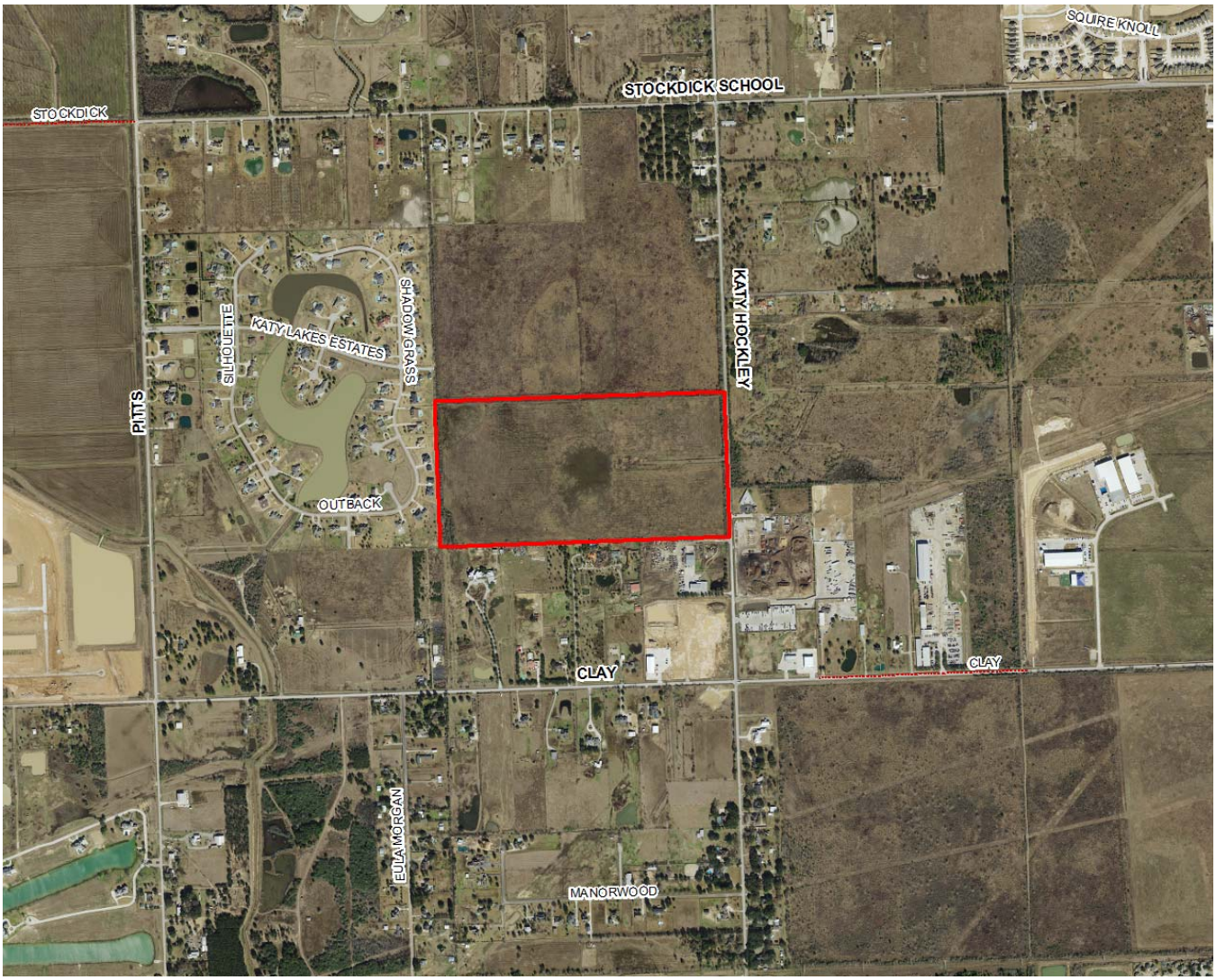
D – Variances **Subdivision**

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: TKM Estates

Applicant: Pape-Dawson Engineers



NORTH

D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-2411
Plat Name: TKM Estates
Applicant: Pape-Dawson Engineers
Date Submitted: 12/03/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To enable a single contiguous commercial development. To exceed intersection spacing along the southern and western boundary of the plat to not provide an east-west and north-south street.

Chapter 42 Section: 127-128

Chapter 42 Reference:

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

Strict application of the requirement would create an impractical development because breaking up the tract would significantly reduce the utility of the site as a commercial / industrial tract. Strict application of this chapter is not possible due to the existence of unusual physical characteristics which affect the property, namely existing development surrounding the western and southern boundaries. These surrounding developments have not established any north/south and/or east/west street adjoining this tract. 1.) Katy Lake Estates bounds the entire western property line. The adjacent subdivision is entirely residential homes with no public street stub to the subject tract. This subdivision did not dedicate a north/south street along its eastern border. This lack of dedication has set a precedence to indicate that a north/south street between Pitts Road and Katy Hockley Road would not be required. This tract should not be burdened to dedicate the entire right-of-way for a north/south street and the likelihood of getting additional street dedication from Katy Lakes Estates is unlikely. Ultimately, the low density within this area does not warrant an internal traffic flow north/south. Katy Lakes Estates did establish an east/west stub street; however, it is located roughly 300 linear feet north of this site. The east/west connection to Katy Hockley will be addressed when the northern adjoiner to this tract is developed. Providing a public street stub to the west within this tract would be impractical because it would stub into the existing lots within Katy Lakes Estates. This tract's southern property is bounded by existing single family and a commercial site (not platted). Providing a separate public street north/south within this tract would not be practical. It would split the tract and not allow this site to develop as planned, it would dedicate an internal street to nowhere, burden the existing residences to the south, and eventually bring commercial traffic through a residential tract, creating compatibility issues. 2.) According to Texas Local Government Code Chapter 232.0015 and Harris County Regulations Section 4.04 this site is exempt from platting. This site will and has remained in its 80-acre configuration since 1987. The owner has elected to plat the site only to have an official recorded map of record. In addition, the current major thoroughfare plan does not depict any streets bisecting this site. The owner has elected to adhere and grant 20 feet of street dedication along Katy Hockley to meet the width requirement. This dedication is something that would not be dedicated if the owner elected to utilize the platting exemption. 3.) Lastly, an internal dedication of local streets within this development would not allow this site to develop as one large reserve. Katy Lakes Estates did not stub an east/west street to this site nor did it dedicate half of a north/south street and has set some precedence's as to the need of said streets; especially since this tract plans to develop as one large reserve. We humbly ask that this low density area does not warrant street dedications as the internal traffic pattern is not warranted.

(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 based on the existing physical characteristics that affect this property. Adjoining properties did not dedicate any north/south street along this tract and the stub street for future east/west is located north of this tract. One large reserve keeps the densities low.

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

The intent of the chapter is to provide reasonable connections to adjacent properties in order to ensure adequate traffic circulation within the general area. Any additional streets extending west or south from the subject tract would have to go through existing residential lots creating compatibility issues.

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

Granting of the variance will not be injurious to the public health, safety, or welfare.

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

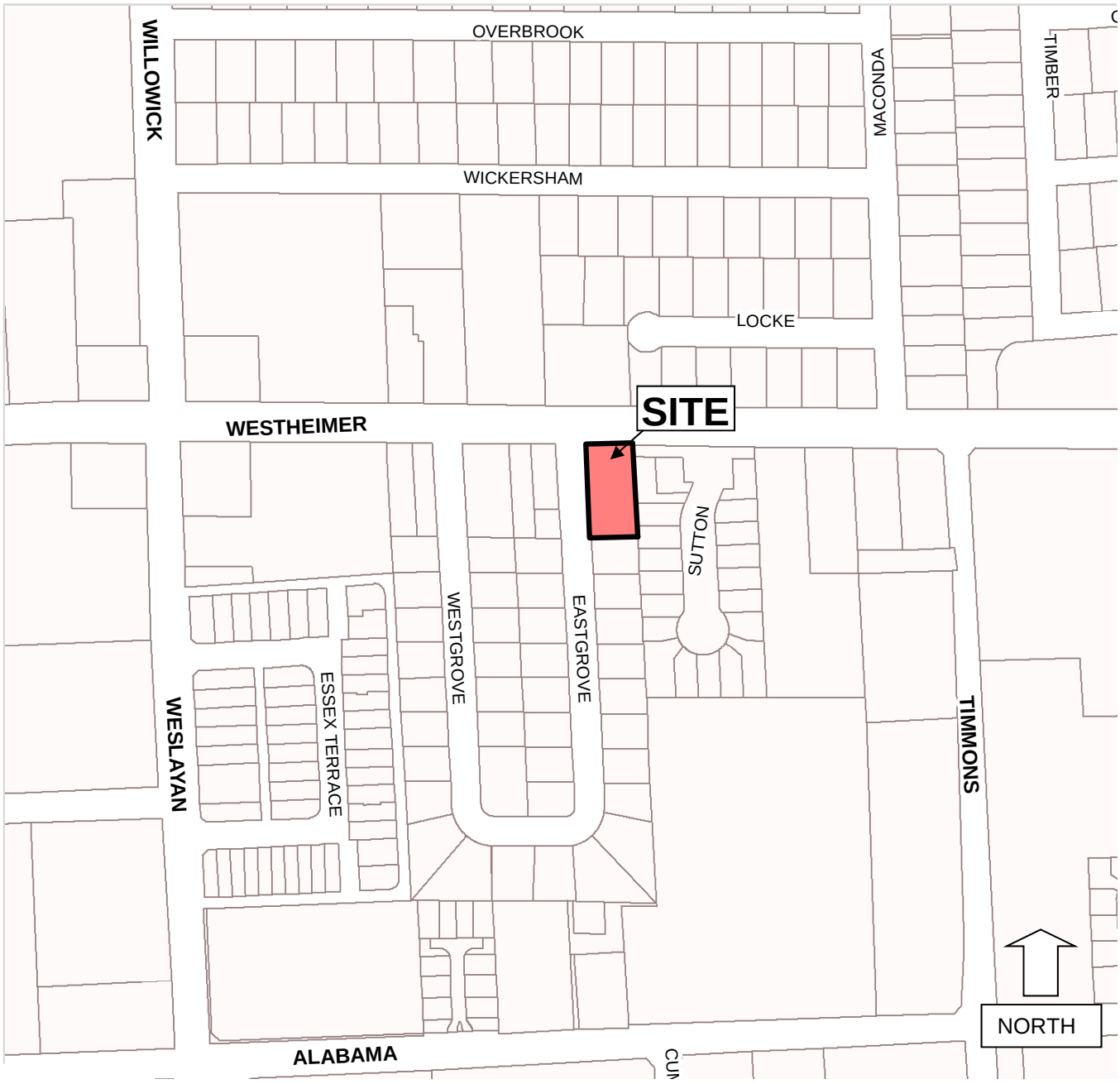
The circumstances supporting the granting of the variance are based on the existing development surrounding the tract. Development as one large reserve keeps density low, no north/south street

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Westheimer Site

Applicant: Vernon G. Henry & Associates, Inc.



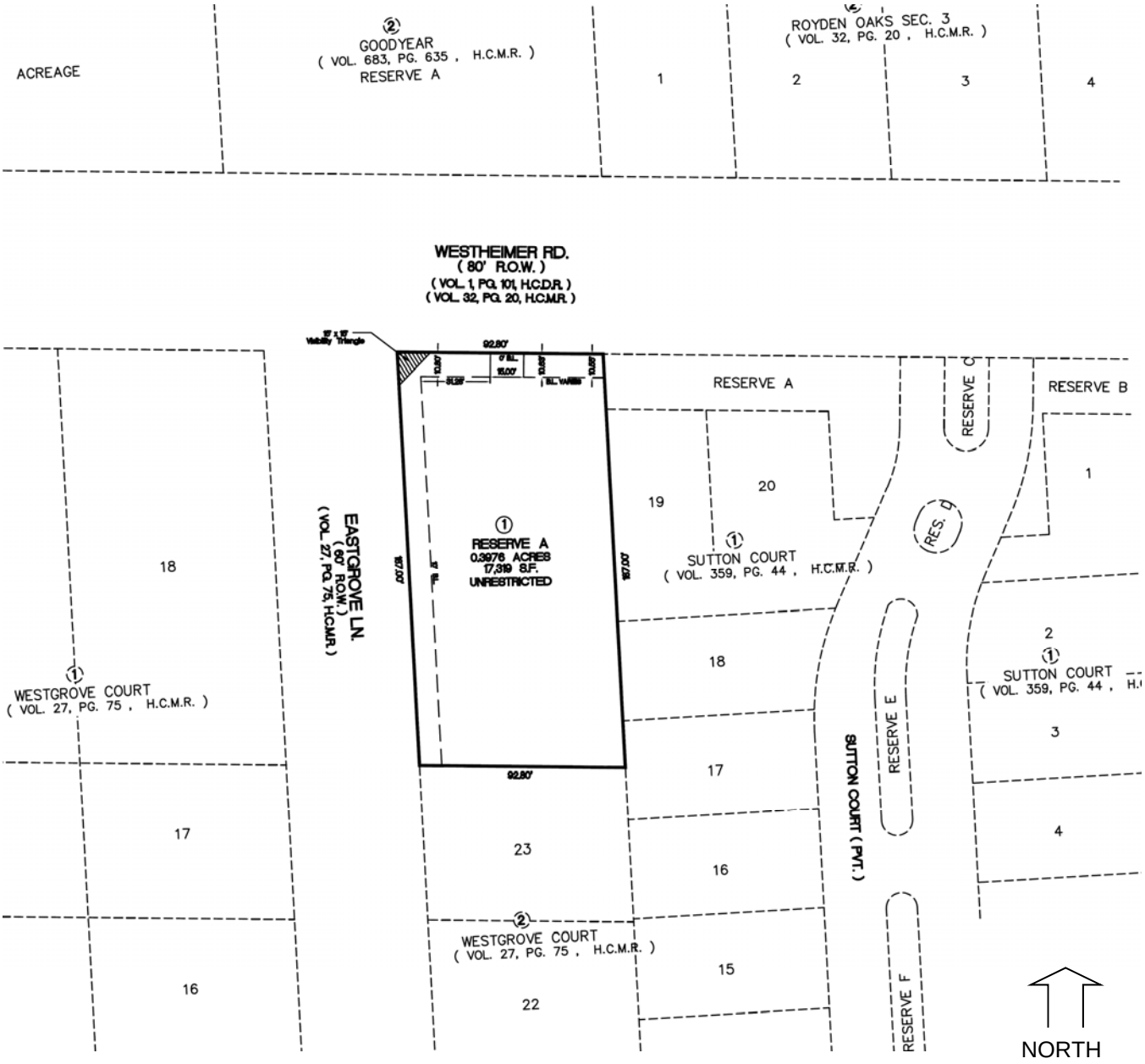
D – Variances **Site Location**

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Westheimer Site

Applicant: Vernon G. Henry & Associates, Inc.



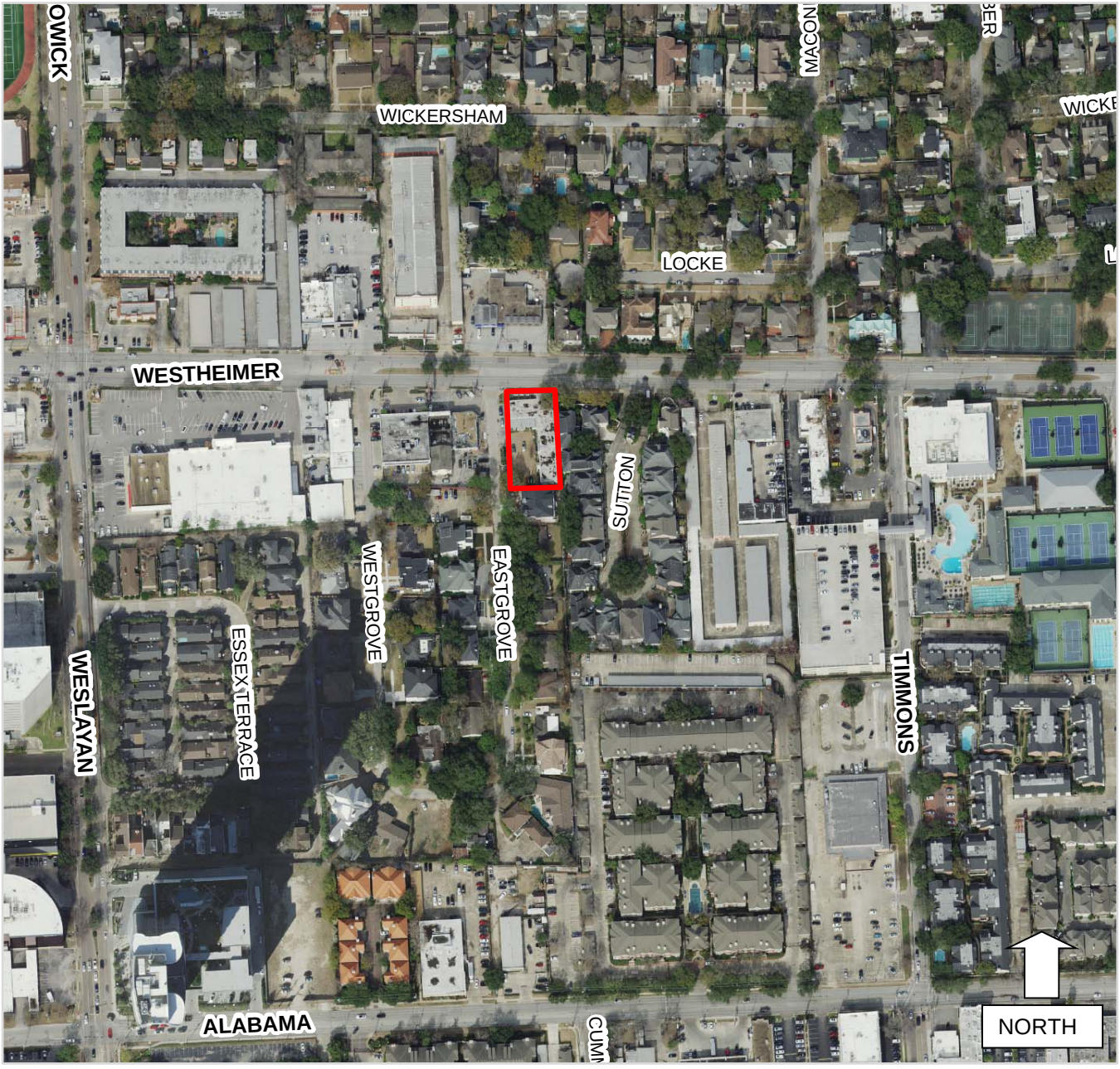
D – Variances **Subdivision**

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Westheimer Site

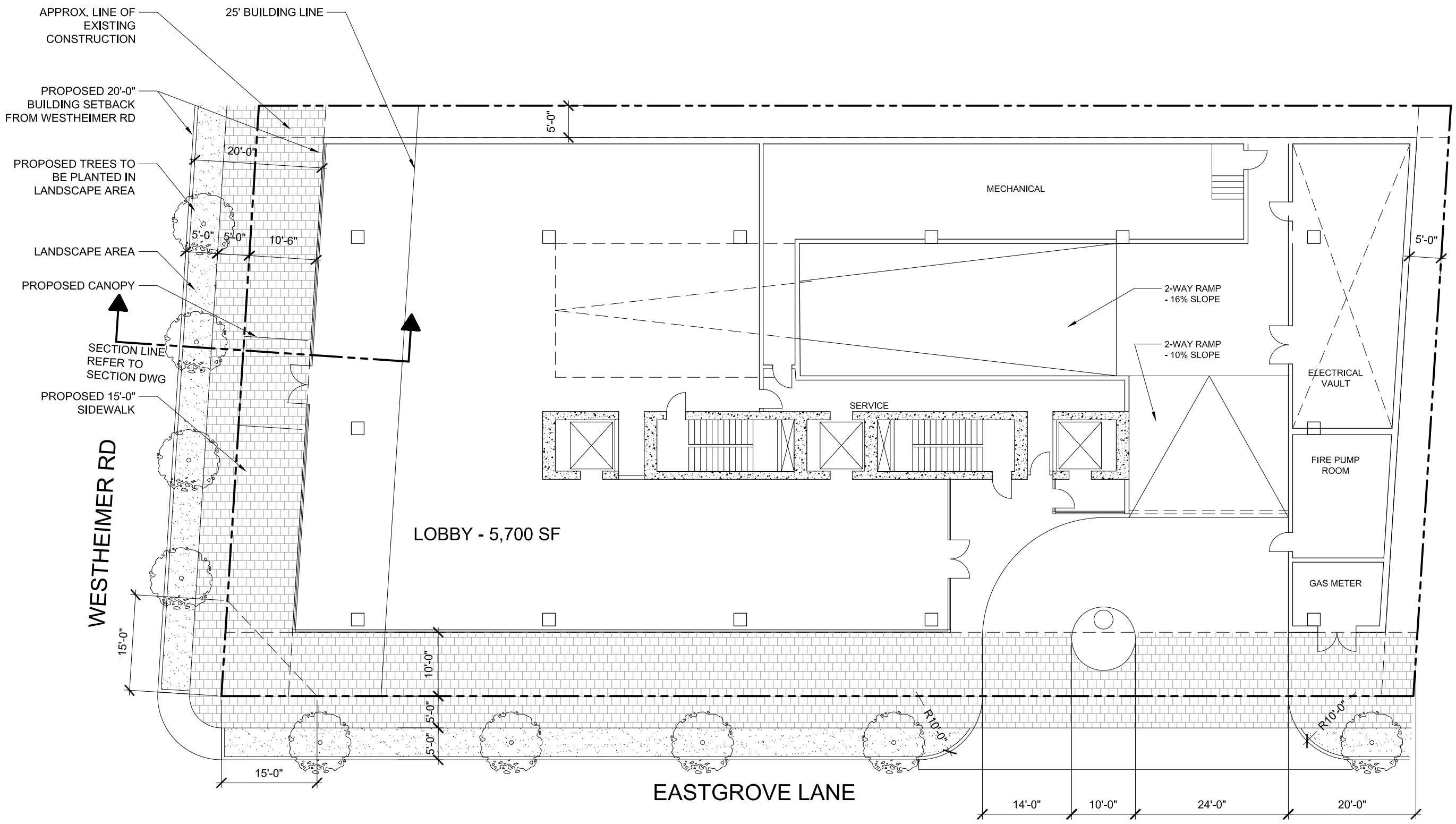
Applicant: Vernon G. Henry & Associates, Inc.



D – Variances **Aerial**

SITE PLAN

CONDOMINIUM TOWER



3723 WESTHEIMER RD
a project for
RANDALL DAVIS COMPANY

powers brown architecture

HOUSTON 24 APRIL 2007 01707 TEXAS

STREETSCAPE CONCEPT

VIEW FROM EASTGROVE AND WESTHEIMER



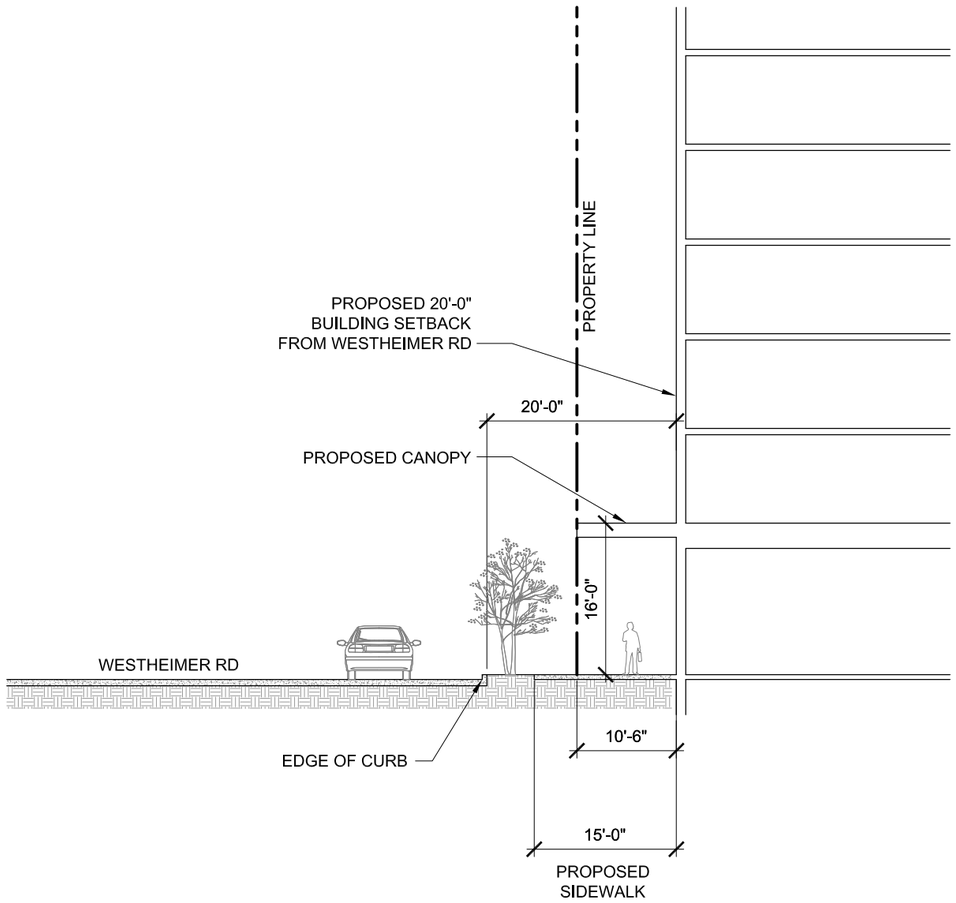
RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

3723 WESTHEIMER
A PROJECT FOR
RANDALL DAVIS COMPANY

powers brown architecture

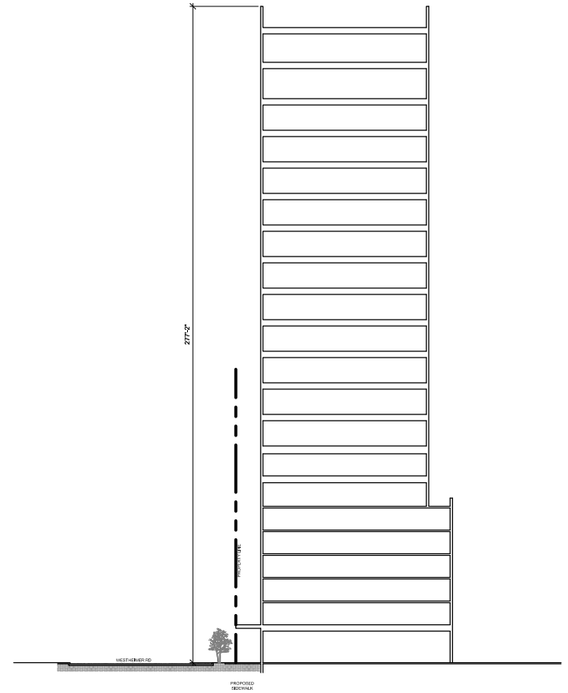
SECTION

STREET SECTION



0 4 8 16 32

OVERALL SECTION



0 16 32 64 128

3723 WESTHEIMER RD

a project for

RANDALL DAVIS COMPANY

powers brown architecture

HOUSTON | 24 APRIL 2007 | 01707 | TEXAS

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-2449
Plat Name: Westheimer Site
Applicant: Vernon G. Henry & Associates, Inc.
Date Submitted: 12/14/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow a reduced building line of 10.5' line along major thoroughfare Westheimer instead of the required 25' BL; To allow a canopy up to the property line for a stretch of 15’ along Westheimer

Chapter 42 Section: 152

Chapter 42 Reference:

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

Statement of Facts

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

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

This is the site of the Krispen Furniture store that was originally constructed in 1962. This is in a commercial area of Westheimer Road just east of Weslayan. Directly across the street are an auto repair shop and a public storage facility. To the west across Eastgrove Lane are several other small retail and commercial establishments. Directly to the east is a small townhome community and then another public storage facility just east of that. To the south is a single family neighborhood. This site has frontage on Westheimer Road with a planned right of way of 80’. Under the performance standards currently in the ordinance, others would be entitled to a 15’ building line for multifamily. The developer is proposing to locate the building 20’ from the back of the curb on Westheimer Road. This 20’ pedestrian realm will include a 5’ safety buffer that will include a planting strip, street trees, and overhead powerlines. The building will be 10’ from the property line on Eastgrove Lane with the same 15’ wide sidewalk and 5’ planting strip. These parameters for the pedestrian realm are in line with what the walkable places committee has proposed recently. In addition to bringing the building up closer to the street and providing a buffer for pedestrians, the frontages of both Westheimer and Eastgrove will be almost entirely glass on the first floor. This will ensure there are always eyes on the street. The developer is also proposing to have an art wall within this area, which will be the lobby for the condominium. There will be only one driveway cut that will be located on the southeast corner of the property along Eastgrove Lane. The developer also requests to have to a canopy up to the property line to protect people entering the building lobby from weather elements.

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

This has long been a commercial property, but has an inadequate pedestrian realm. Currently Westheimer has approximately a 3.5’ sidewalk and no trees. The current building is mostly walled off on Eastgrove and has pocket parallel parking on the side of the building along with a loading area. The proposed development will have 15’ wide sidewalks and will make the area much more inviting for pedestrians. This is in line with what the walkable places committee is trying to accomplish.

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

The intent is to have non single family face major thoroughfares.

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

This development will encourage pedestrian activity along the major thoroughfare Westheimer, and Eastgrove Lane. Redeveloping properties along major thoroughfares in this way will encourage people to walk and patronize nearby businesses. Encouraging this more active lifestyle is a benefit to the public.

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

The hardship is creating a pedestrian friendly urban development. Under strict interpretation of the ordinance, a 25' setback would mean 23% of the property could not be used for development and would create a more suburban style development. Introducing density into our urban core is a key to getting cars off the road for commuting and creating walkable places. Residents of this condominium will be less than one mile from multiple grocery stores, movie theater, myriad restaurants and businesses, and a major employment center, Greenway Plaza. It is also right in between two major activity centers (Greenway Plaza and the Galleria).

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: York Place

Applicant: PLS



D – Variances **Site Location**

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: York Place

Applicant: PLS



D – Variances **Subdivision**

Houston Planning Commission ITEM: 108

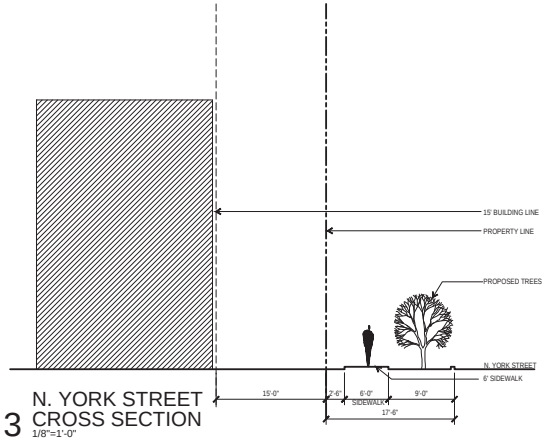
Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: York Place

Applicant: PLS



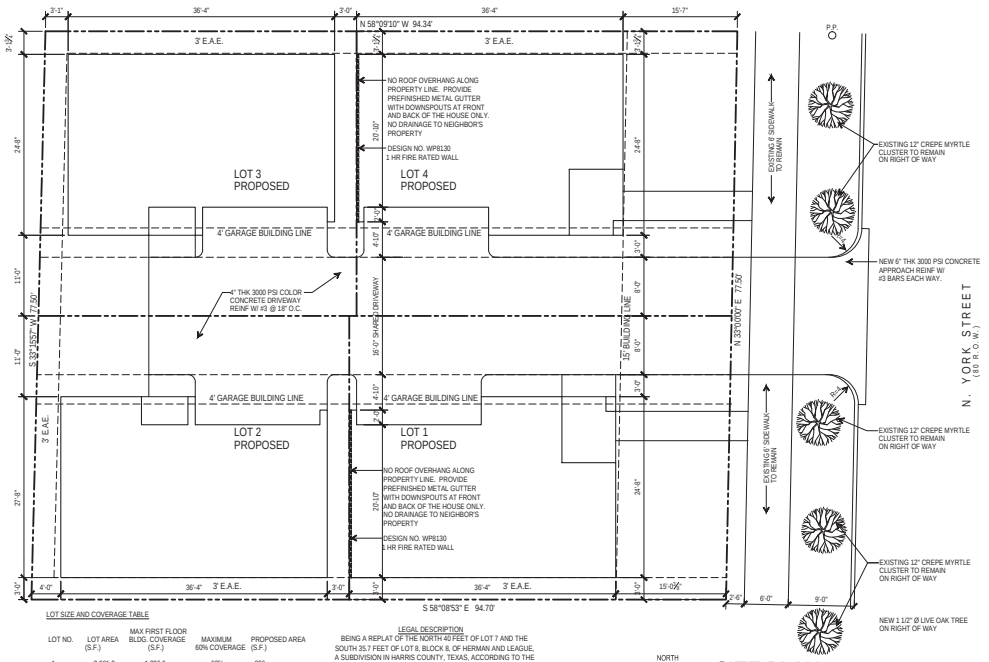
D – Variances Aerial



3 N. YORK STREET CROSS SECTION
1/8"=1'-0"



2 N. YORK STREET ELEVATION
1/8"=1'-0"



1 SITE PLAN
1/8"=1'-0"

LOT SIZE AND COVERAGE TABLE

LOT NO.	LOT AREA (S.F.)	MAX FIRST FLOOR BLDG. COVERAGE (S.F.)	MAXIMUM 60% COVERAGE	PROPOSED AREA (S.F.)
1	2,061.0	1,236.6	60%	806
2	1,604.0	962.4	60%	806
3	1,598.0	958.8	60%	806
4	2,061.0	1,236.6	60%	806

DWELLING UNIT DENSITY TABLE

TOTAL NO. DWELLINGS	TOTAL GROSS ACREAGE (AC.)	TOTAL PROJECT DENSITY
4	0.1681	23.79 UNITS/ACRE

LEGAL DESCRIPTION

BEING A REPLAT OF THE NORTH 40 FEET OF LOT 7 AND THE SOUTH 35.7 FEET OF LOT 8, BLOCK 8, OF HERMAN AND LEAGUE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 56, PAGE 426, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 4 LOTS AND 1 BLOCK

LOTS: 4 BLOCKS: 1

GENERAL NOTES:

1. ALL ROOF PENETRATIONS (I.E. PLUMBING AND GAS VENTS, ETC.) ARE TO BE RESTRICTED TO THE REAR ROOF AREA ONLY. UNDER NO CIRCUMSTANCES SHALL THERE BE ROOF PENETRATIONS AT THE ROOF FACING THE STREET.
2. ALL SITE WORK INCLUDING LOCATION OF TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, TEMPORARY CONSTRUCTION FENCING, CLEARING PROCEDURES, GRADING AND DRAINAGE, ETC., SHALL BE IN ACCORDANCE WITH CITY OF HOUSTON REQUIREMENT/GUIDELINES.
3. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR TEMPORARY UTILITIES TO THE CONSTRUCTION SITE.

PROJECT: 18-91

York Place

0 North York Street
Houston, TX 77003

REV.:	DATE:	DESCRIPTION:
	12/14/18	FOR REVIEW

METRO LIVING

9610 Long Point Rd. Suite 220
Houston, Texas 77055
281.685.9561 Phone
832.767.6272 Fax
jose@metrolivingstudio.com
metrolivingstudio.com

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The building design works depicted herein are the sole property of Metro Living LLC and may not be constructed or used without its express written permission. No permission to modify or reproduce any of these building design works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Metro Living LLC and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

SHEET TITLE:

SITE PLAN
STREET ELEVATION
CROSS SECTION

SHEET NO:

A1.00

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-2370
Plat Name: York Place
Applicant: PLS
Date Submitted: 12/03/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a 15' building line along York Street in lieu of the required 25' building line

Chapter 42 Section: 152

Chapter 42 Reference:
(a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

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

N. York is classified as a major thoroughfare with a planned right-of-way width of 80’ or less in this location. Despite the m the designation as a major thoroughfare, however, the development pattern historically has followed the regulations for parcels within the Central Business District, which is exempt from the building line requirement. The boundaries of the Central Business District had often been a point of contention, often leading confusion for many years during the time in which various chapters of the City of Houston Code of Ordinances conflicted regarding the boundaries of the Central Business District. The work of the City of Houston Planning Commission and its subcommittees is to be lauded for bringing the former point of confusion forward, allowing the current designation of the Central Business District found in 42-1 to be referenced within other areas of the City code as the controlling definition. Additionally, lots have taken access to N. York historically because the original lots in this area have been smaller in size and are not under the control of one large owner for wholesale redevelopment. Denying the applicant vehicular access to N. York would deprive the applicant reasonable use of the land because it creates a scenario in which non-residential use would be the only permissible use in a location in which single family residential use is the only reasonable land use.

(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;

This parcel has remained in this size and configuration for many years, while having been transferred in ownership in this configuration a number of times prior to its current ownership. The prevalence of reduced building line setbacks along N. York has greatly preceded the current applicant, and N. York has remained the sole and exclusive point of vehicular access for this lot since that time. Access to the subject site has been from N. York historically.

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

Area traffic circulation for the surrounding properties will not be affected and has been adequate for many years. Granting this variance request will have no measurable additional impact to the area traffic circulation, as it only proposes four (4) single family residences on a parcel that currently is made up of two (2) single family lots. Additionally, the property line is 17’6” from the edge of paving. With the proposed 15’ building line, the nearest proposed structures would sit at least 32’6” from the edge of paving. The 17’6” when landscaped accordingly would exceed the 15’ pedestrian realm guidelines otherwise set out in this chapter. The distance of 32’6” inches from paving edge to the proposed building meets or exceeds the distance from paving edge to the building face for many properties located along major thoroughfares.

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

The granting of this variance does not alter the existing traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of this area. There is enough room for future residents to pull in and out of the proposed development in a forward direction, just as vehicles would do if the site were developed for non-single family residential use. There are sufficient streets to serve the existing neighborhood, and the net two (2) proposed single family lots create no concerns that would be injurious to public health, safety, or welfare.

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

Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant reasonable use of the land. Existing conditions led to the configuration of the property, and the general intent and purpose of this chapter would be maintained.

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Amira Sec 6

Applicant: META Planning + Design, LLC



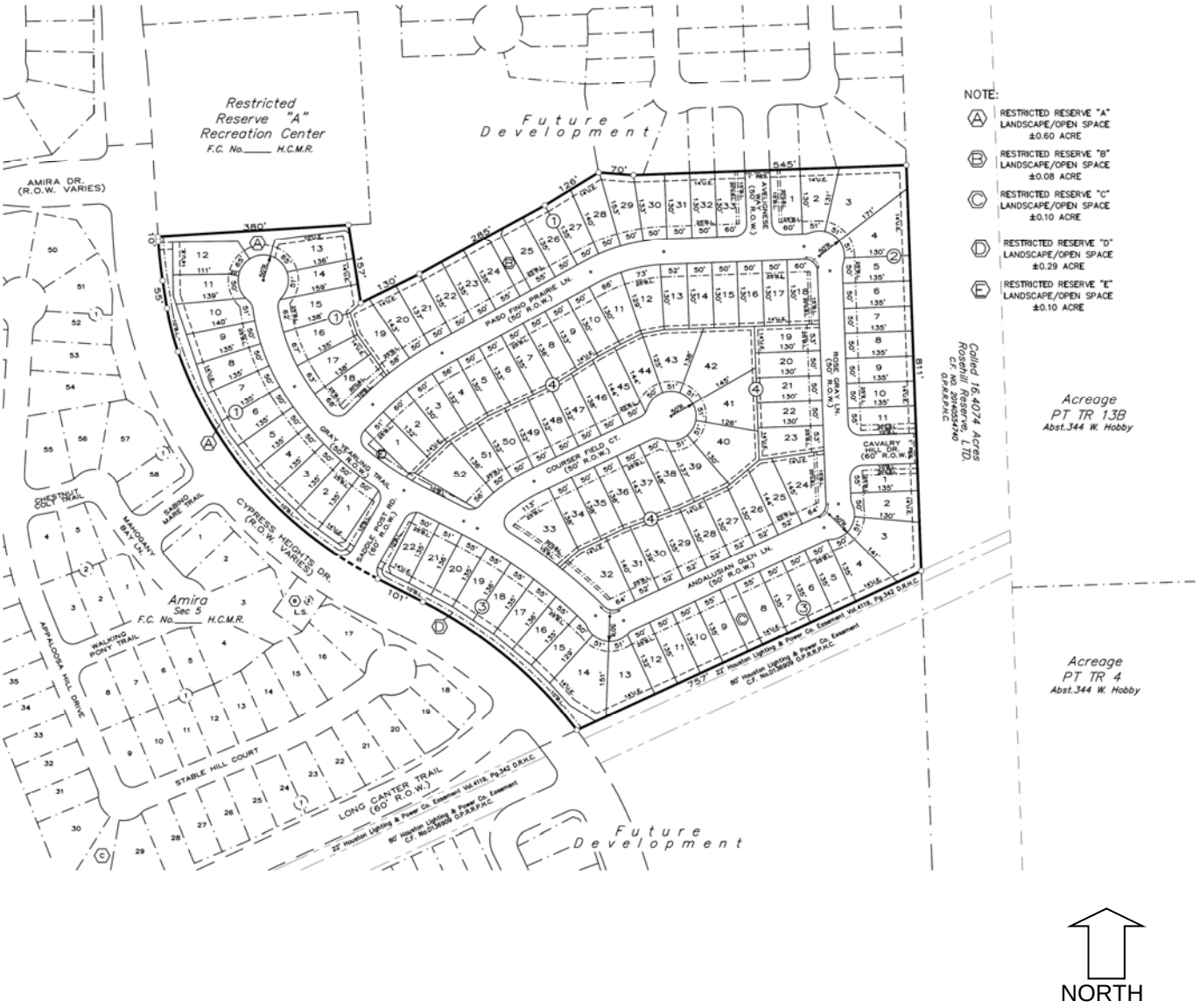
E – Special Exceptions Site Location

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Amira Sec 6

Applicant: META Planning + Design, LLC



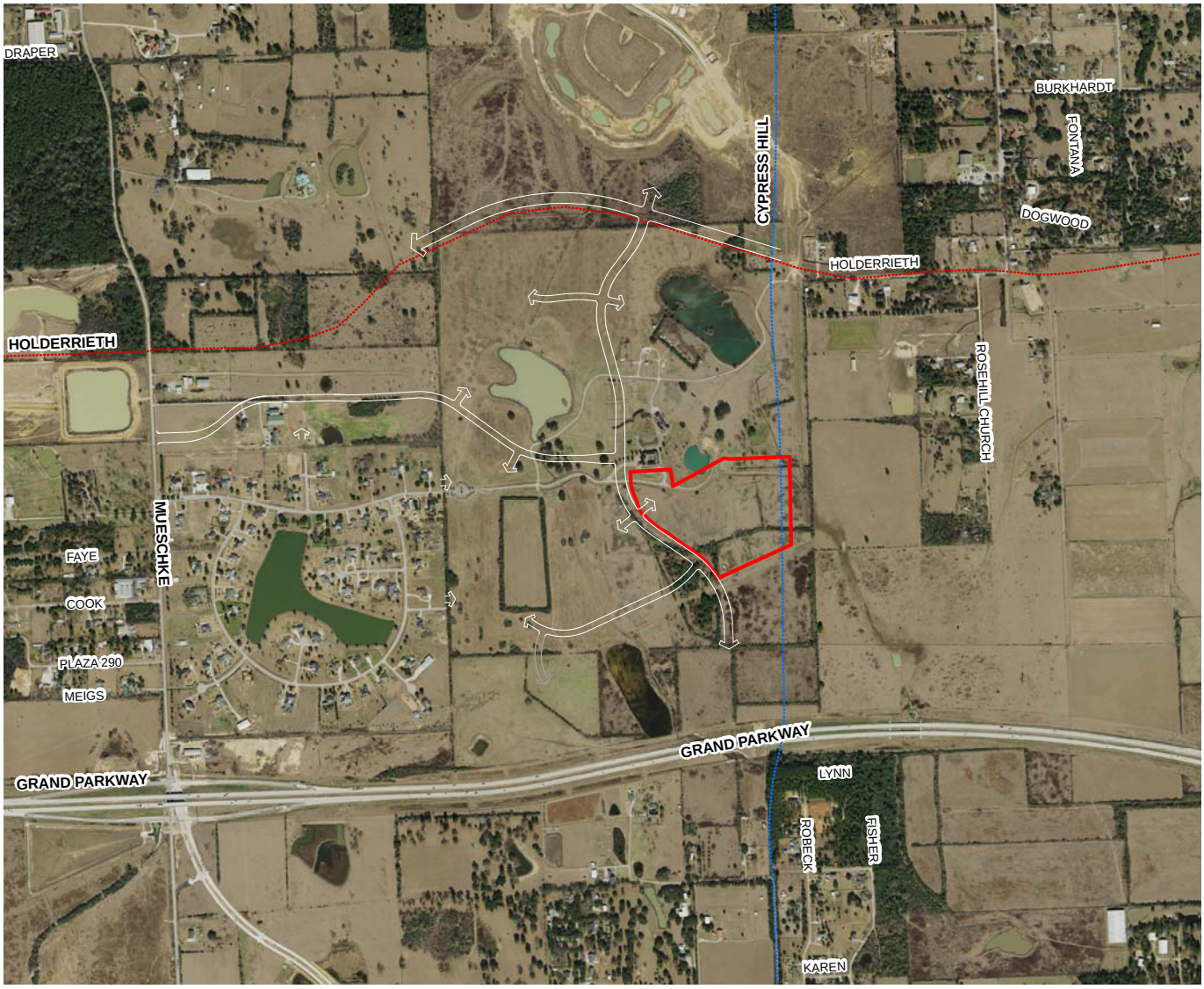
E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Amira Sec 6

Applicant: META Planning + Design, LLC



NORTH

E – Special Exceptions Aerial



a schematic development plan for

AMIRA SEC 6

±26.9 ACRES OF LAND

prepared for

BEAZER HOMES TEXAS HOLDINGS, INC. & GP 344, LTD.

META
PLANNING + DESIGN
Katy, Texas 77494
Tel: 281-810-1422

SCALE 0 50 100 200

MTA-0436
DECEMBER 18, 2018

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PLANNING & DEVELOPMENT DEPARTMENT

SPECIAL EXCEPTION
Request Information Form

Application Number: 2018-2464
Plat Name: Amira Sec 6
Applicant: META Planning + Design, LLC
Date Submitted: 12/16/2018

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:

To allow an intersection spacing of ±1,785' along the eastern project boundary between the Grand Parkway (TX-99) and the proposed stub street Cavalry Hill Drive.

Chapter 42 Section: 128

Chapter 42 Reference:

Chapter 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;

Amira is a ±372.0-acre single-family residential development located in Harris County, northwest of central Houston. The project boundary touches the Grand Parkway to the south, existing major thoroughfare Mueschke Road to the west, and future major thoroughfare Holderrieth Rd to the north. Additionally, the designated major collector Cypress Heights Drive (fka Cypress Hill Road) runs north-south through the development. The subject section is located on the southeastern portion of the overall development. To the east are a few large acreage tracts, separated from Amira by a drainage channel. Several stub streets are proposed for both current and future sections of Amira along the eastern project boundary, with the subject plat containing the southern-most stub street to the east. The distance from this stub street, called Cavalry Hill Drive, to the next nearest through street further south, the Grand Parkway (TX-99), is about ±1,785'. Part of this distance is with an out tract that is not a part of the Amira development; the distance from Cavalry Hill Drive to the Amira property boundary is only about ±1,140', within the 1400' intersection spacing requirement. The property to the south has the ability to extend a public street to the east, and is in fact more capable of doing so, as Amira is separated from the adjacent acreage tracts by a 180' strip of land that runs the full length of the eastern project boundary and is being developed as a drainage channel. This drainage channel is owned by Rosehill Reserve Ltd, the developer for the Rosehill Reserve community north of Amira, and drains stormwater from that development to the headwaters of Willow Creek to the southeast. If the channel were within a drainage easement, it would provide a 2000' intersection spacing along the boundary of Amira, which exceeds the proposed ±1,785' intersection spacing.

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

The proposed plat addresses intersection spacing to the requirements of this chapter within the project boundary and also satisfies the results contemplated by the standards of this chapter regarding intersection spacing along drainage facilities.

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

The proposed modification is a 27% deviation from the 1400' intersection spacing requirement.

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

The proposed stub street location is in keeping with the intent and general purposes of this chapter when considering the existing drainage channel.

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

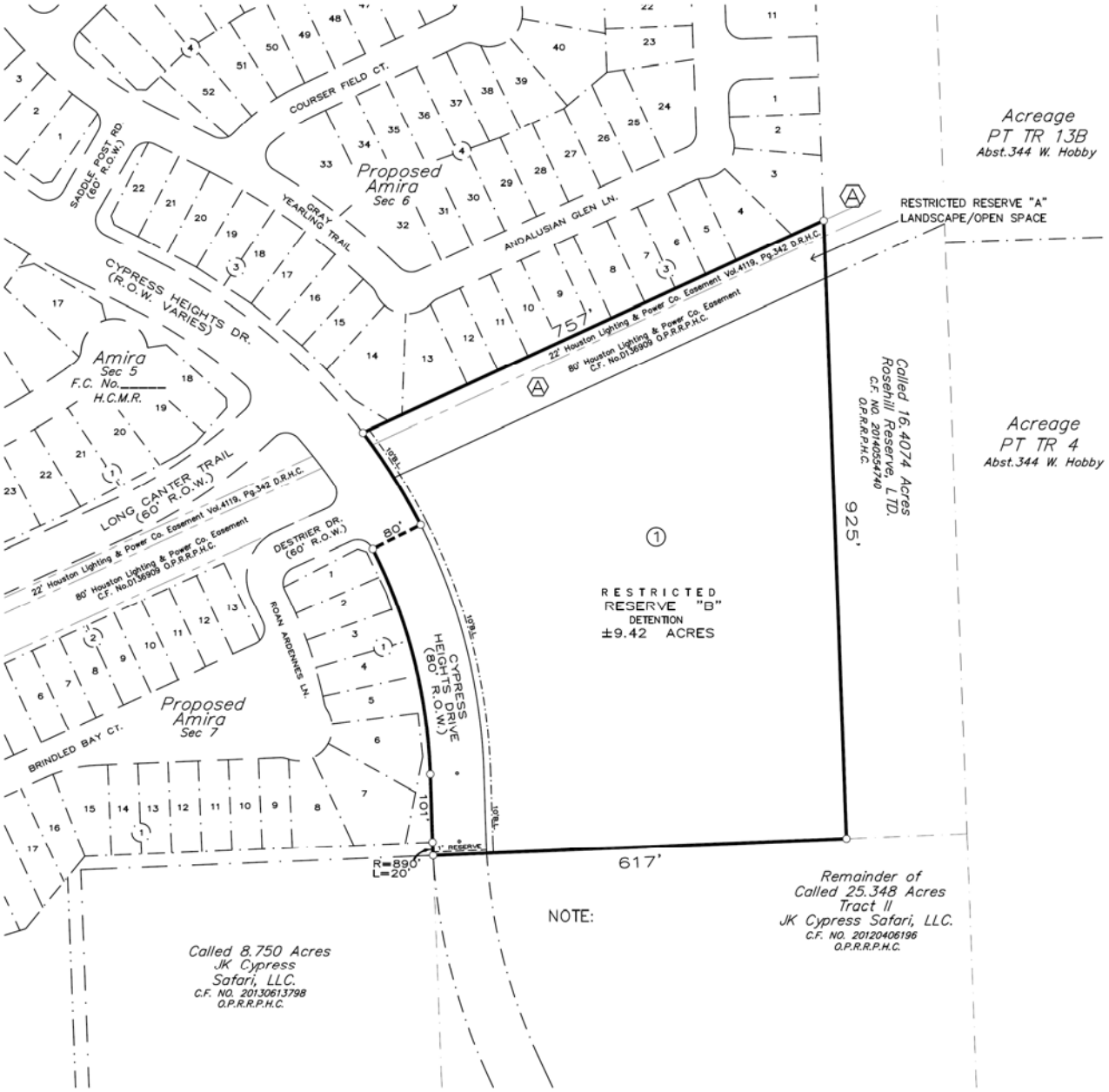
The granting of the special exception will not create any traffic hazards nor frustrate local traffic circulation, and will therefore not be injurious to the public health, safety, or welfare.

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Cypress Heights Drive Street Dedication Sec 1 and Reserves

Applicant: META Planning + Design, LLC



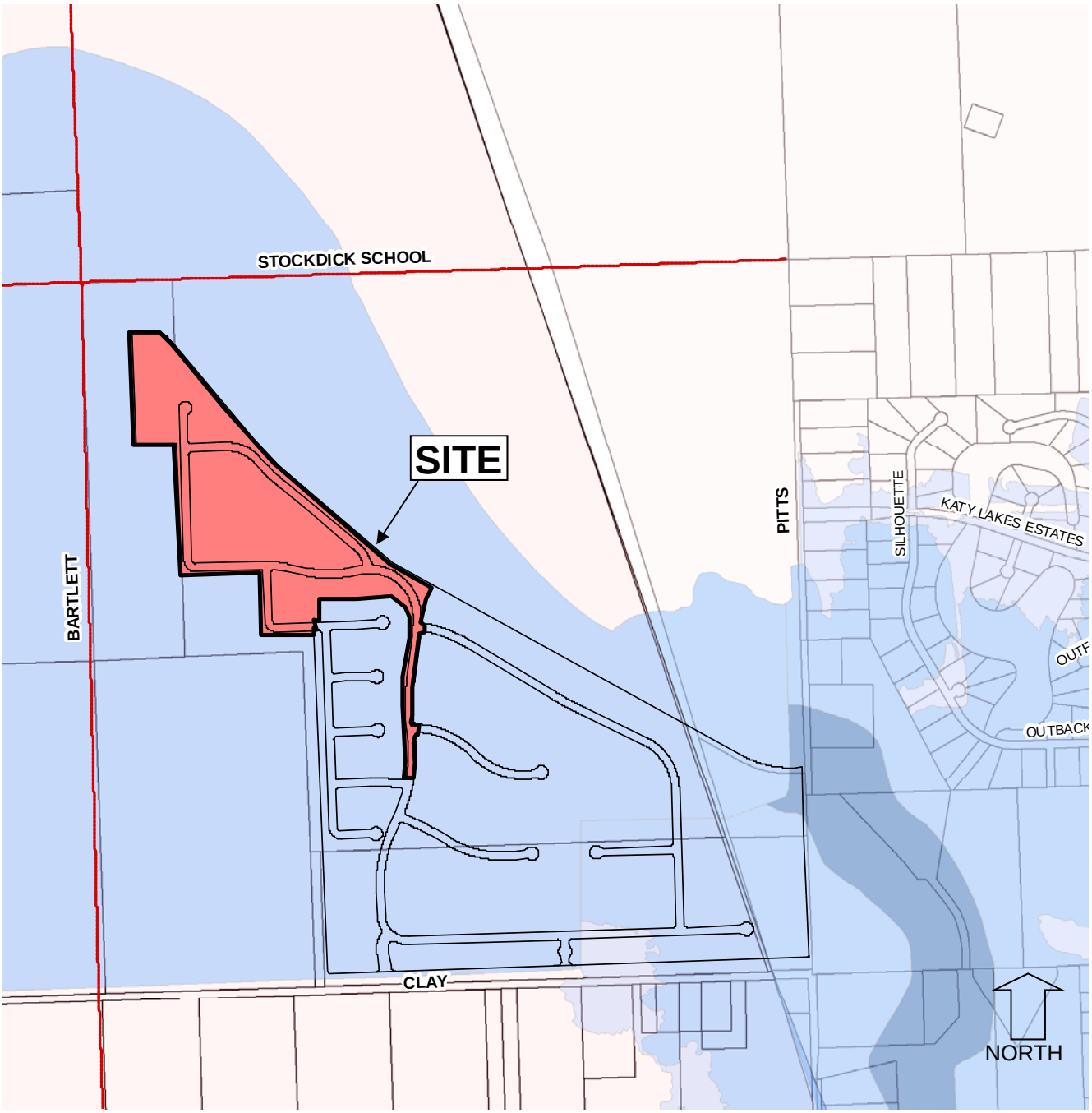
E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Lake House Sec 3

Applicant: META Planning + Design, LLC



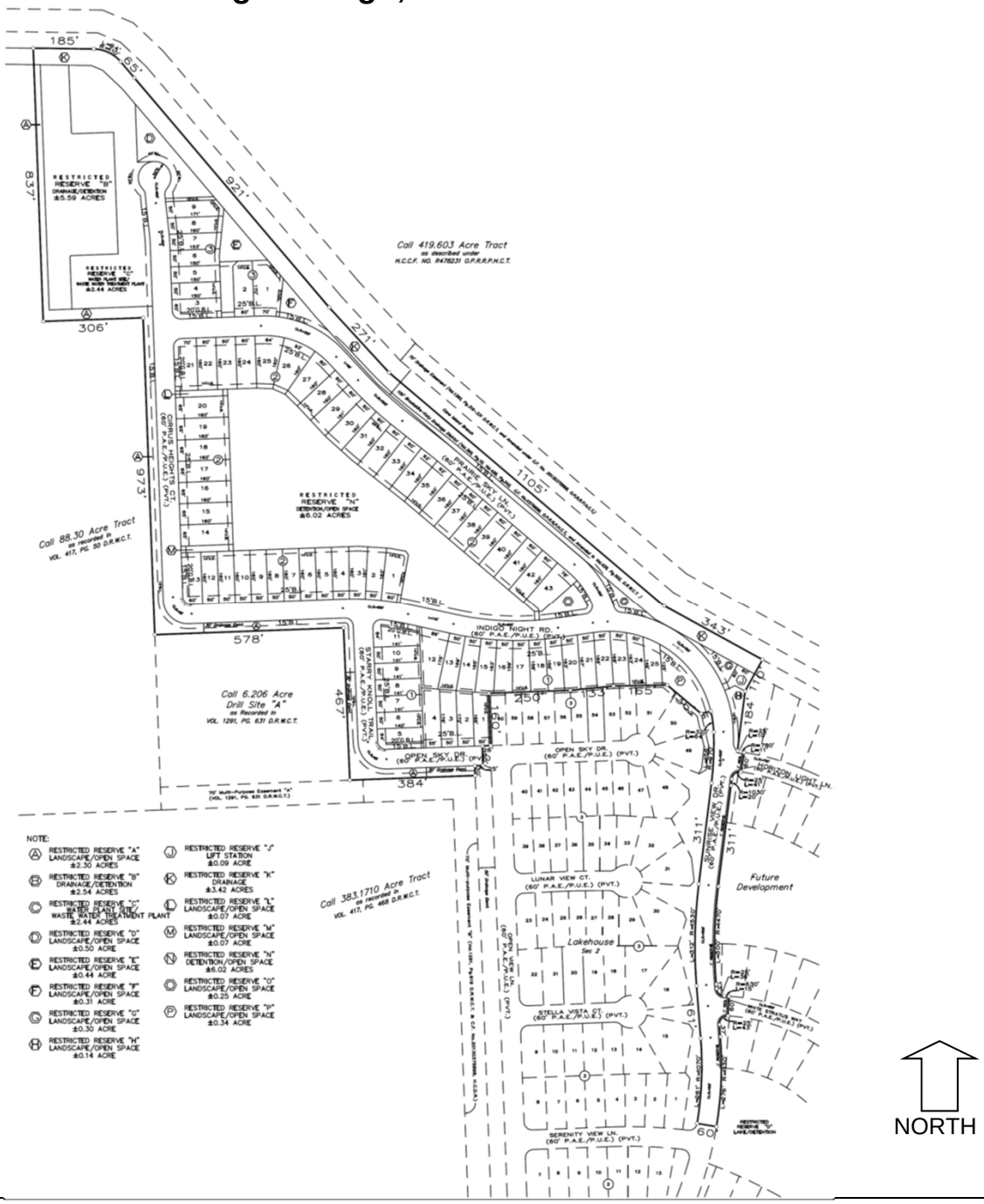
E – Special Exceptions **Site Location**

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Lake House Sec 3

Applicant: META Planning + Design, LLC



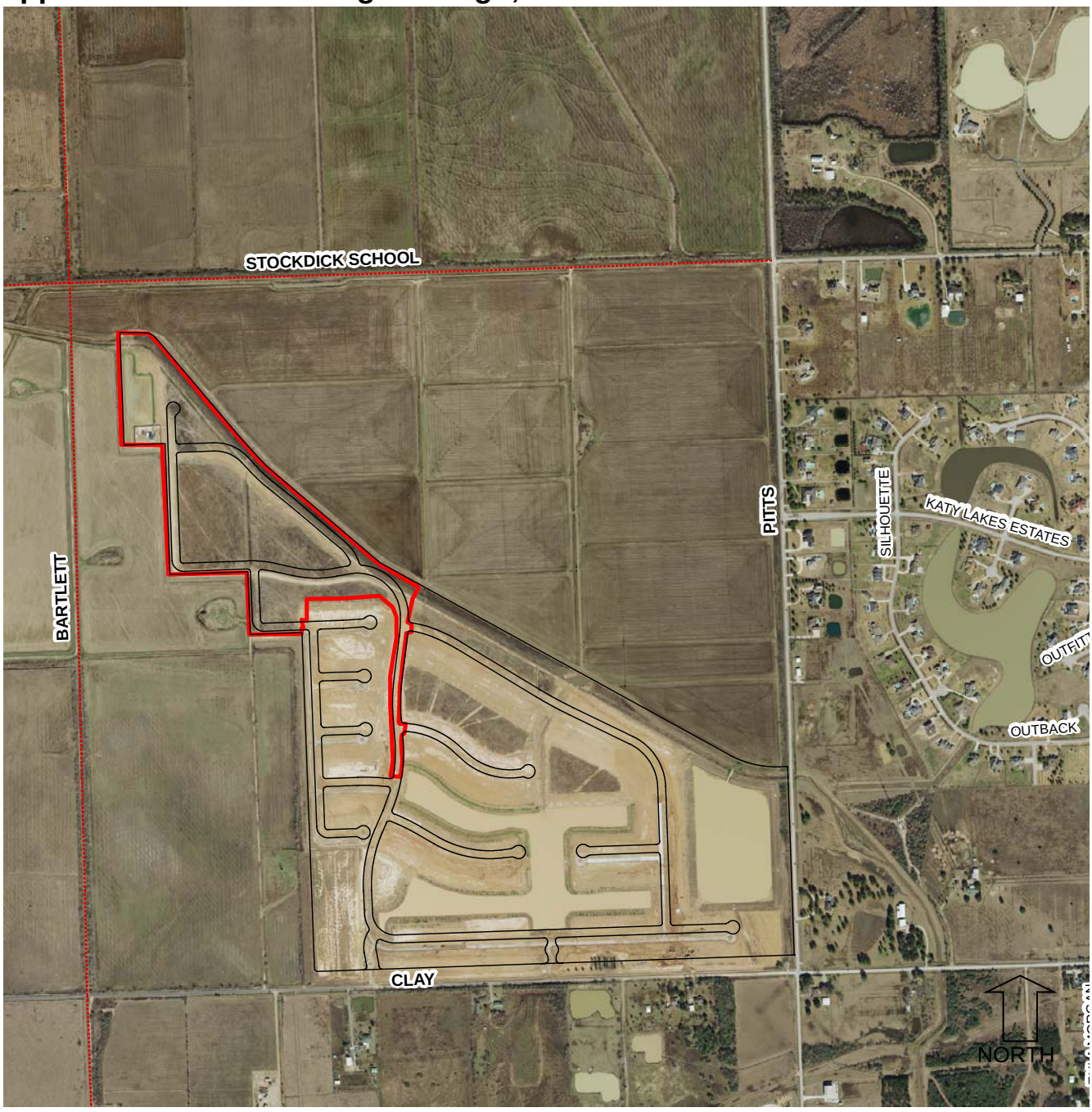
E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 01/03/2019**

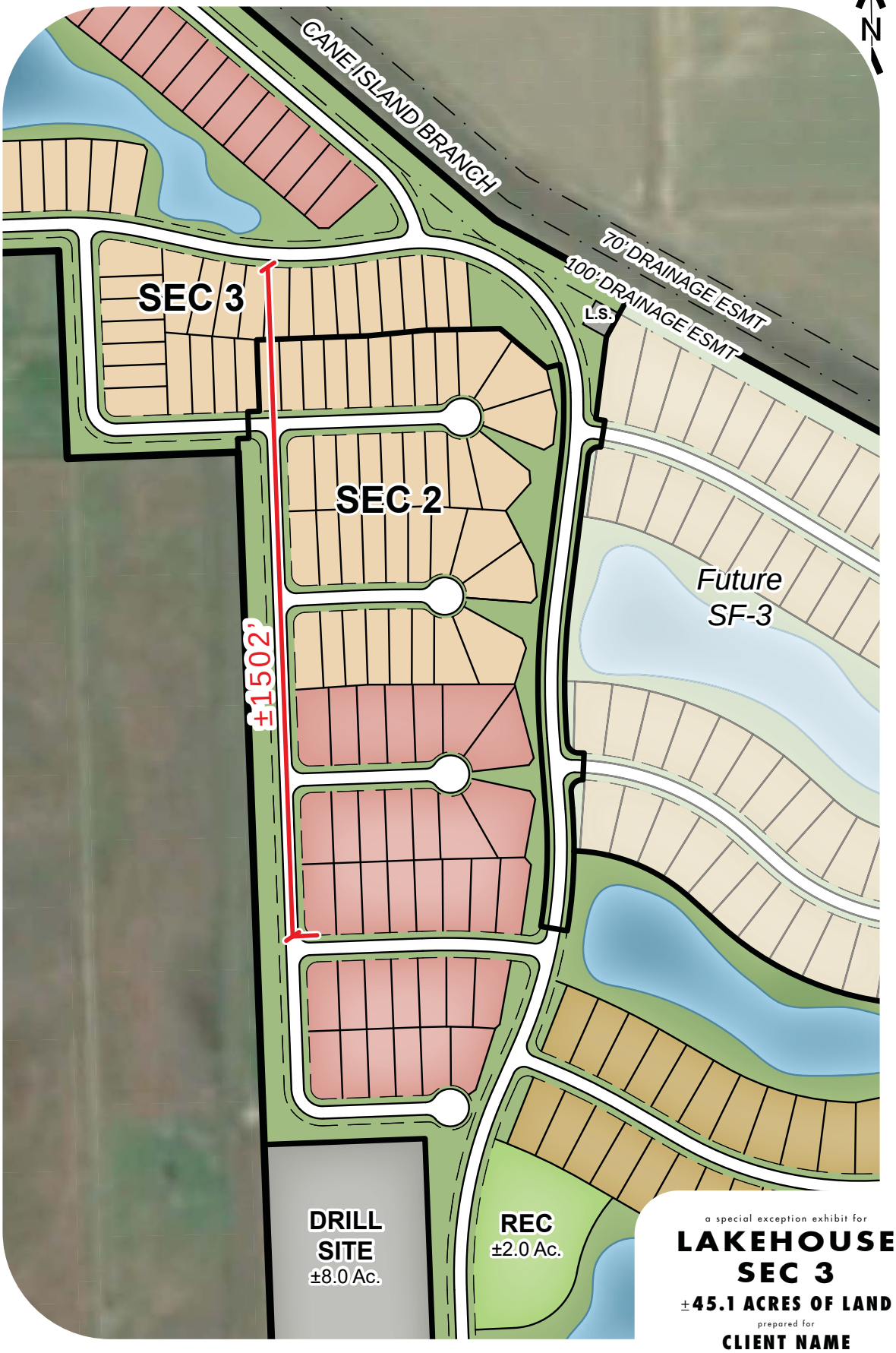
Subdivision Name: Lake House Sec 3

Applicant: META Planning + Design, LLC



E – Special Exceptions Aerial

META PLANNING + DESIGN
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a special exception exhibit for

LAKEHOUSE SEC 3

±45.1 ACRES OF LAND

prepared for

CLIENT NAME

META
PLANNING + DESIGN
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 50 100 200

MTA-1354
DECEMBER 17, 2018

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

SPECIAL EXCEPTION
Request Information Form

Application Number: 2018-2479
Plat Name: Lake House Sec 3
Applicant: META Planning + Design, LLC
Date Submitted: 12/17/2018

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:

To allow an intersection spacing of ±1505' along the midblock parallel to Open View Lane and Sunrise View Drive.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

(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;

Lake House is a ±225.4-acre residential community located far-west of central Houston and north of the City of Katy, straddling the Harris/Waller county line at the intersection of Clay Road and Pitts Road. The community is bounded on the north by Cane Island Branch, a tributary of Willow Fork (of Buffalo Bayou) and is surrounded by acreage farmland and low-density/ large-lot single-family communities on all sides. The Lake House development includes several large internal lakes surrounded by 160'-deep single-family lots utilizing a private street system. The private street network forms internal loops to maintain traffic circulation and access to Clay Road for all lots. However, the large lakes and very deep lots create some longer-than-typical blocks internal to the community. The subject plat closes a block of lots approximately ±1502' wide as shown on the attached exhibit. This is a 7% deviation from the 1400' intersection spacing requirement. As this is a private street community, there is no external public through-traffic to contend with, only the traffic generated internally from the community. The block in question is part of a street loop allowing traffic to circulate in both directions and is therefore not frustrating traffic circulation within the development.

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

The proposed special exception will achieve a block length not disproportionate to the standards of this chapter regarding intersection spacing, in a low-density community with private streets wherein traffic circulation is not critical.

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

The proposed modification is a 7% deviation from the standard, which 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 deviation is not disproportionate to the requirement and is for a large-lot, low-density community with private streets, where local traffic circulation is not critical. This does not contradict the intent and general purposes of this chapter regarding intersection spacing for traffic circulation.

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

The granting of the Special Exception will not create any unsafe traffic conditions nor frustrate local traffic circulation, and is therefore not injurious to the public health, safety, or welfare.

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Auz Reserves

Applicant: Vernon G. Henry & Associates, Inc.



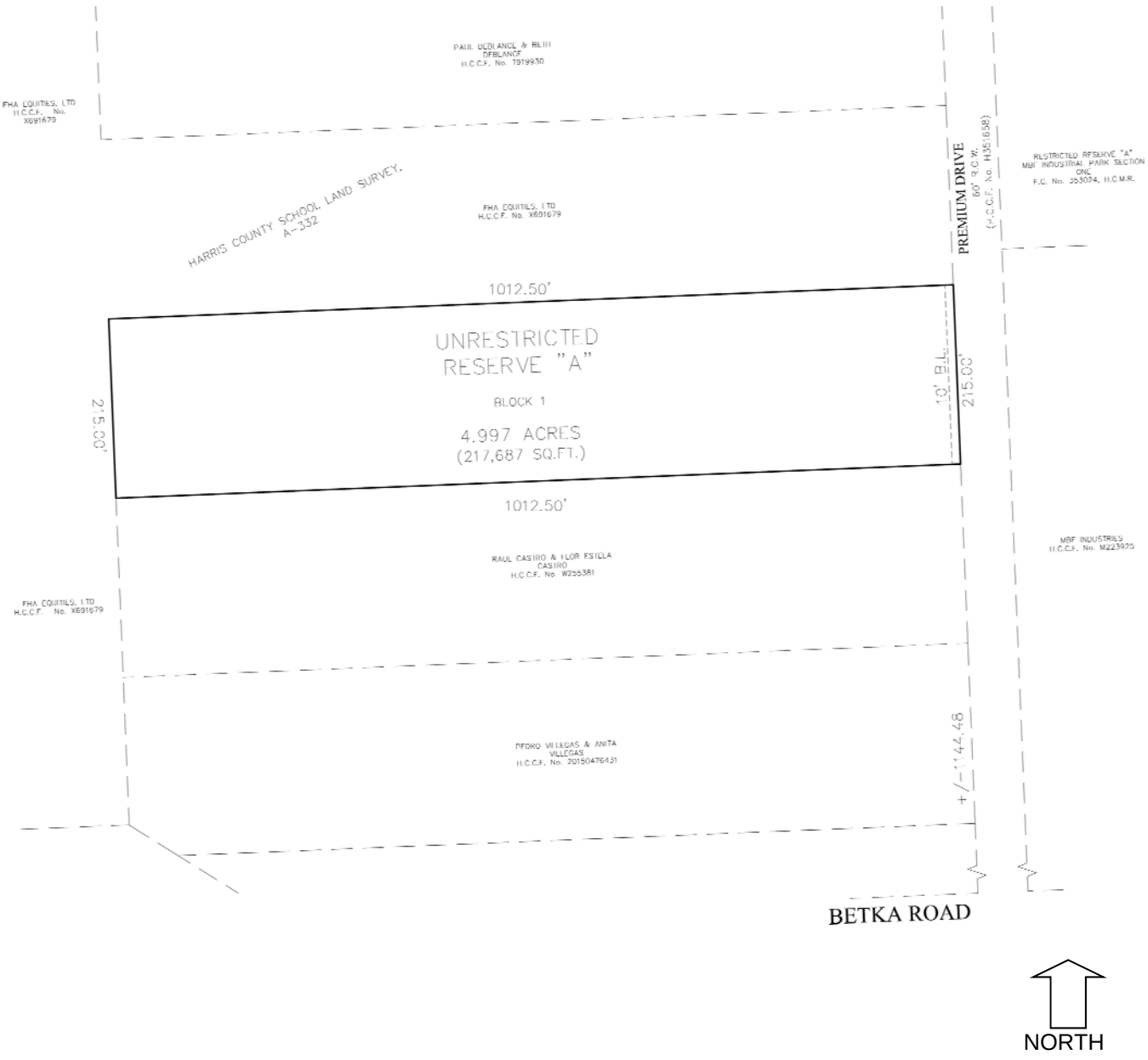
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Auz Reserves

Applicant: Vernon G. Henry & Associates, Inc.



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 01/03/2019**

Subdivision Name: Auz Reserves

Applicant: Vernon G. Henry & Associates, Inc.



F- Reconsideration of Requirements **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2018-2347
Plat Name: Auz Reserves
Applicant: Vernon G. Henry & Associates, Inc.
Date Submitted: 11/30/2018

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
To exceed intersection spacing along Premium Drive by not providing an east west street
Chapter 42 Section: 128

Chapter 42 Reference:
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:
N/A

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-2347
Plat Name: Auz Reserves
Applicant: Vernon G. Henry & Associates, Inc.
Date Submitted: 11/30/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed intersection spacing along Premium Drive by not providing an east west street
Chapter 42 Section: 128

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;
Measuring south from Old Washington along Premium, 1400' falls on the property two tracts to the north of this tract. Measuring north from Betka Road, 1400' falls on the property to the north of this tract. A local east/west street, if needed, should not be the obligation of this tract. If a street were to be provided through this tract, its extension to the west to Kickapoo Road is blocked by an existing 4.5 acre pond so the street would serve no functional purpose other than to remove 27.9% of the site from its intended use. The area is almost entirely developed with low density uses. Along Premium Drive, the property has been systematically divided into 5 acre parcels by a series of coordinated deed conveyances over a several years after the passage of the Development Ordinance. Most of the 5 acre parcels have been developed, largely for homes, and have driveways onto Premium. None of these parcels appear to have been required to plat when getting drainage approval or driveway connection approvals from Harris County. However, this one tract was refused approval when submitting to Harris County. Singling out this one parcel seems to be unfair selective enforcement of regulations that have otherwise been ignored.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The area is almost entirely developed with low density uses. Along Premium Drive, the property has been systematically divided into 5 acre parcels by a series of coordinated deed conveyances over a several years after the passage of the Development Ordinance.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Existing road circulation is adequate for the low density development in the area. . Old Washington and Hempstead Highway flank the rail line on the north. Betka Road, a designated Major Thoroughfare is to the south. Both Premium and Kickapoo provide north/south circulation for the various uses, almost all of which are on 5 acre parcels.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of this variance will not affect the public's health, safety, or welfare in any way.

(5) Economic hardship is not the sole justification of the variance.
If a street were to be provided through this tract, its extension to the west to Kickapoo Road is blocked by an existing 4.5 acre pond so the street would serve no functional purpose other than to remove 27.9% of the site from its intended use.

While the area may someday redevelop and require different circulation, this is 6.5 miles northwest of the Grand Parkway, making any potential redevelopment a long way in the future.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 113
Action Date: 01/03/2019
Original Action Date: 01/18/2018
Plat Name: Dennison Tract
Developer: Windrose
Applicant: Windrose
App No : 2018-0025
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	8.5240	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	444C	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 114
Action Date: 01/03/2019
Original Action Date: 01/04/2018
Plat Name: Franz Grand Parkway Southwest
Developer: Texas Engineering And Mapping Company
Applicant: Texas Engineering And Mapping Company
App No : 2017-2270
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	12.6266	Total Reserve Acreage:	12.6266
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 64

County	Zip	Key Map ©	City / ETJ
Harris	77449	445T	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 115
Action Date: 01/03/2019
Original Action Date: 01/04/2018
Plat Name: Industrial on Market Street
Developer: Windrose
Applicant: Windrose
App No : 2017-2108
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	27.3937	Total Reserve Acreage:	27.3937
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77015	498J	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 116
Action Date: 01/03/2019
Original Action Date: 01/04/2018
Plat Name: Newport Sec 9 partial replat no 1
Developer: Windrose
Applicant: Windrose
App No : 2017-1844
App Type: C3N

Staff Recommendation:
Approve

Total Acreage:	1.8970	Total Reserve Acreage:	0.3951
Number of Lots:	11	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Newport MUD

County	Zip	Key Map ©	City / ETJ
Harris	77532	419F	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 117
Action Date: 01/03/2019
Original Action Date: 01/18/2018
Plat Name: Newport Sec 9 partial replat no 1
Developer: Windrose
Applicant: Windrose
App No : 2018-0050
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	1.8970	Total Reserve Acreage:	0.3951
Number of Lots:	11	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Newport MUD

County	Zip	Key Map ©	City / ETJ
Harris	77532	419F	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 118
Action Date: 01/03/2019
Original Action Date: 01/04/2018
Plat Name: Nueces Park Place South
Developer: Bury
Applicant: Bury
App No : 2017-2017
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	23.6770	Total Reserve Acreage:	23.6770
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Pine Village PUD

County	Zip	Key Map ©	City / ETJ
Harris	77396	415A	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 119
Action Date: 01/03/2019
Original Action Date: 01/18/2018
Plat Name: Reserve at Highway 90
Developer: Windrose
Applicant: Windrose
App No : 2018-0030
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	2.3050	Total Reserve Acreage:	2.3050
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77532	419Q	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 120
Action Date: 01/03/2019
Original Action Date: 01/04/2018
Plat Name: Reserve at Parc Binz
Developer: Windrose
Applicant: Windrose
App No : 2017-2186
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	0.4302	Total Reserve Acreage:	0.4302
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	533B	City

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 01/03/19
ITEM: 121

Applicant: FRANCISCO ANTONIO REYES
Contact Person: FRANCISCO ANTONIO REYES

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	19-1421	77365	5572	295F	ETJ

SOUTH OF: FM 1314 **WEST OF:** SORTERS ROAD

ADDRESS: 18853 Honeysuckle Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT 160, OF SUMMER HILLS SECTION 2, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET D, SHEET 2A, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 122

Meeting Date: 1/3/2019

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
Chhibber R. E. Hldg LLC	Ravi Chhibber	832-275-2863	Building@HFGmed.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1026 Blackhaw Street	18074217	77079	4758D	448Y	A

HCAD ACCOUNT NUMBER(S):	0780010020007
PROPERTY LEGAL DESCRIPTION:	Lot 7, Block 2 Addicks Dam Subdivision
PROPERTY OWNER OF RECORD:	Chhibber Real Estate Holdings LLC
ACREAGE (SQUARE FEET):	18,450 square feet
WIDTH OF RIGHTS-OF-WAY:	Blackhaw Street (60 feet); Park Row Drive (100 feet)
EXISTING PAVING SECTION(S):	Blackhaw Street (15.5 feet); Park Row Drive (50 feet)
OFF-STREET PARKING REQUIREMENT:	20 off-street parking spaces
OFF-STREET PARKING PROVIDED:	20 off-street parking spaces
LANDSCAPING REQUIREMENTS:	Required 10 trees for building and 2 trees for parking stalls. Also required 10 shrubs per tree
LANDSCAPING PROVIDED:	Above requirements met by the proposed plan.

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant (original 2,000 square foot structure cleared in 2017)
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Office Building (5,626 square feet)

PURPOSE OF VARIANCE REQUEST: To allow a 14'-2.5'' building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Park Row 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

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 122

Meeting Date: 1/3/2019

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

This letter is in support of my request for a variance to the building setback requirement for an existing lot. The intention is to rebuild a new small medical office. The proposed new building is 70.5 feet wide. As such based on the current code, in particular Chapter 42-151, the setback requirement for my particular lot of record is 25 feet. However, in an effort to build the required office space while preserving the green canopy on the lot, I am requesting a variance to permit the location of the building on the site plan a few feet to the north. This variance would at least keep in the spirit the intent and purpose of the Chapter 42-151

What is perhaps most relevant here, and what I would request the board to consider, is

(1) Strict enforcement of the 25 feet setback in addition the to the 5 feet required on the South boundary poses extreme hardship by rendering 30% of the lot unusable and will not meet our new building size requirements,

(2) The site plan shows that the building setback from the Park Row curb is at least 26 ft, satisfying the intent of 25ft setback from a thoroughfare,

(3) The fact that as requested the new footprint, even with the variance, would actually be an increase to the setbacks from what existed when the lot was purchased and what exists currently along the Park Row (the only standing structure measures ~18 ft from the Park Row curb,

(4) My intent is to have as little an environmental impact with this project as possible and have endeavored to preserve the trees along the South boundary of the lot, forestry review of the plan is testament to that effort, and

(5) The proposed project would be an improvement to the neighborhood, that has not seen any new development in ~15 years, and result in an overall increase in property value and tax base created by improvement.

Thank you for your consideration.

Respectfully submitted,

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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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

(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;

Strict enforcement of the 25 feet setback in addition the to the 5 feet required on the South boundary poses extreme hardship by rendering 30% of the lot unusable and will not meet our new building size requirements. This will also impact all the grown trees on the lot and remove significant green canopy we have carefully planned to preserve.

No other site plans were deemed feasible by the Architecture and Civil firms contracted to conduct this project.

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

This hardship was not created by any actions on part of the applicant. Building line as proposed, already exceeds what existed when lot was purchased and is in-line with the existing structure(s) on Park Row.

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

Granting this variance in no way impinges on the original intent of the chapter, the variance is only seeking a slight relaxation of the code to execute the project as intended.

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

Granting this variance is not injurious to public health, safety or welfare. The intended use of the building is for general public welfare (medical plaza) and preservation of the green canopy furthers the environmental and public health.

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

While there is Economic hardship imposed with strict application of the requirements, the main reason to seek the variance is preservation of the environment and general look and feel of the neighborhood.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 122

Meeting Date: 1/3/2019

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE

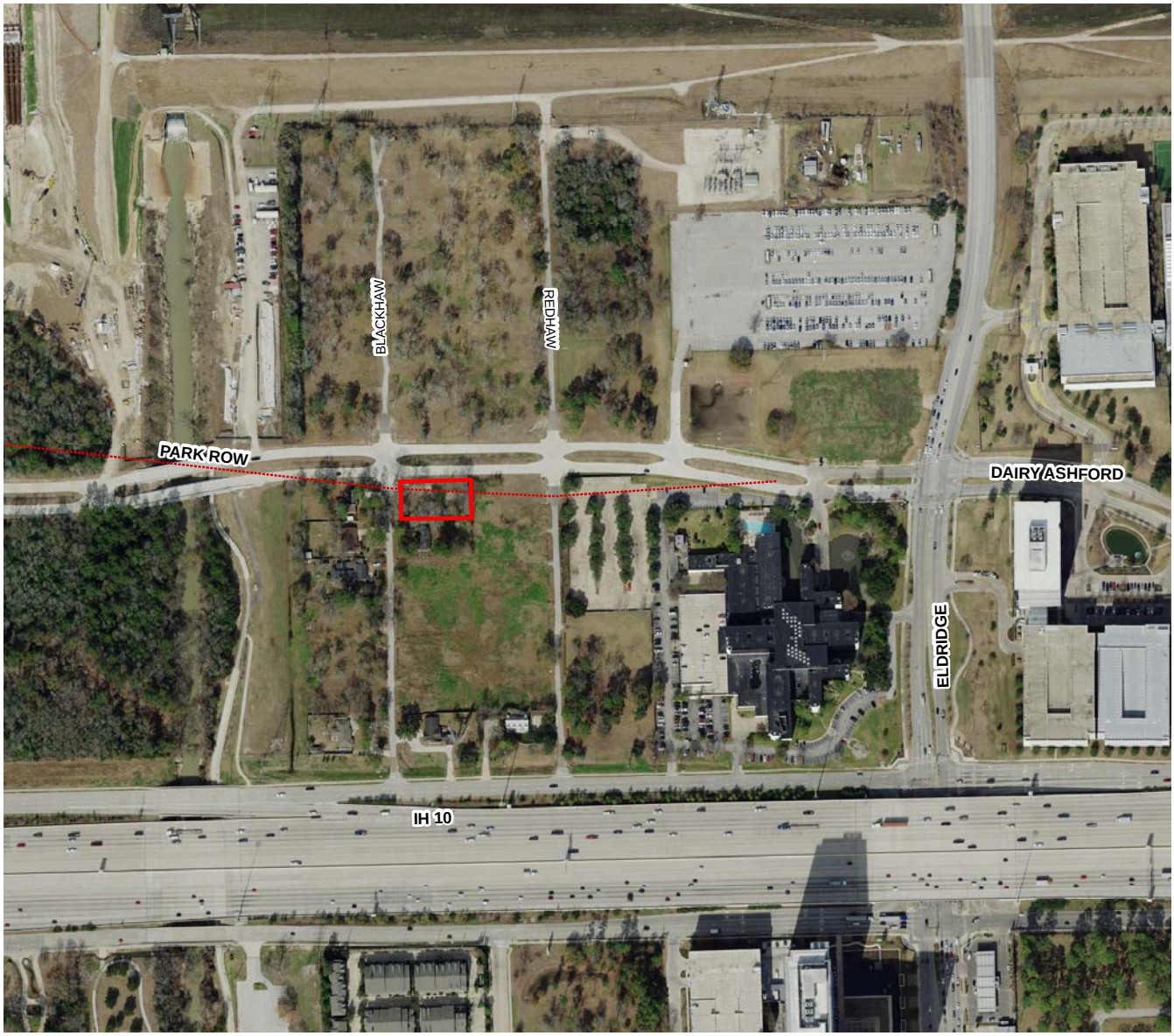
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 122

Meeting Date: 1/3/2019

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE

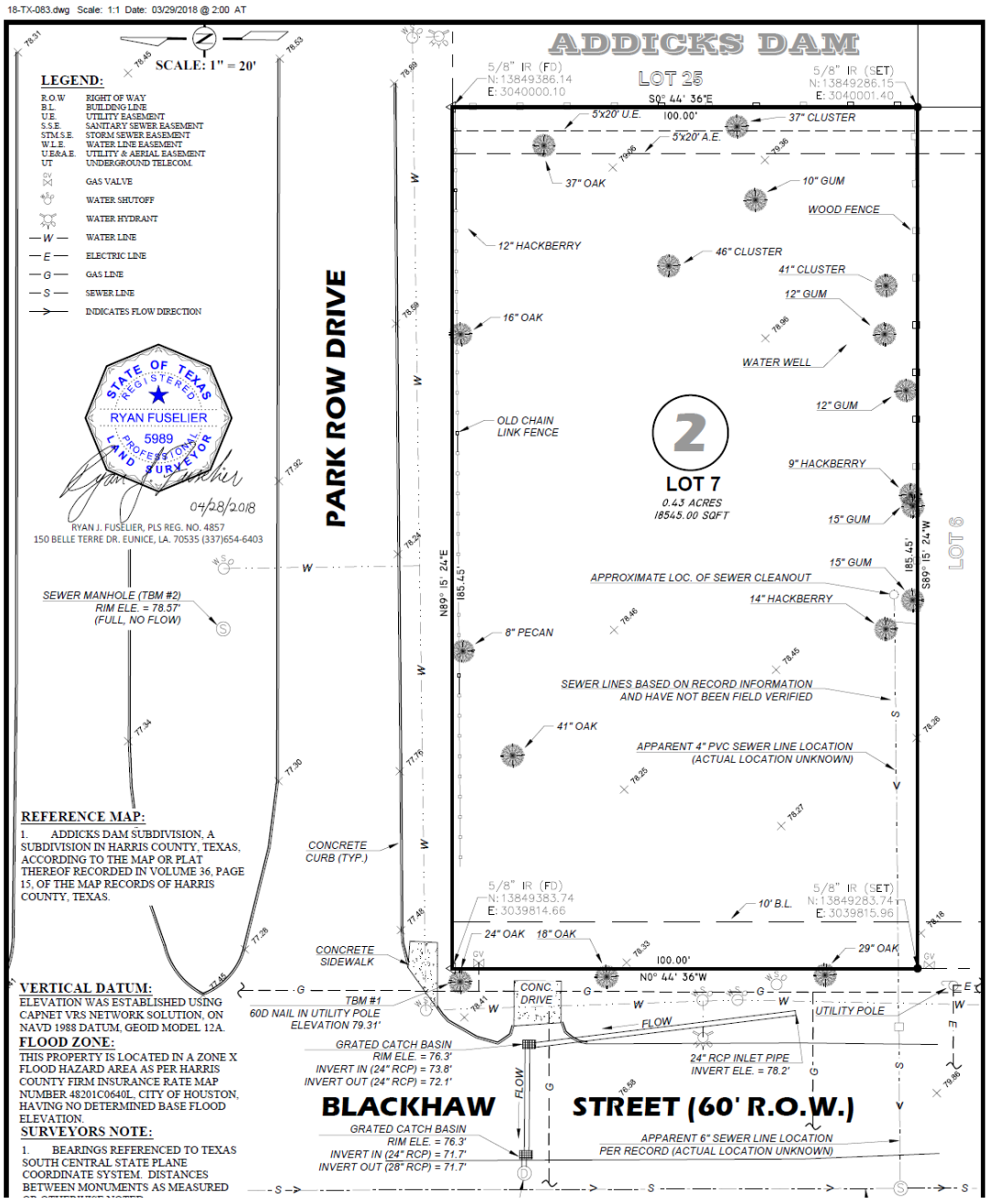
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 122

Meeting Date: 1/3/2019

Survey



DEVELOPMENT PLAT VARIANCE

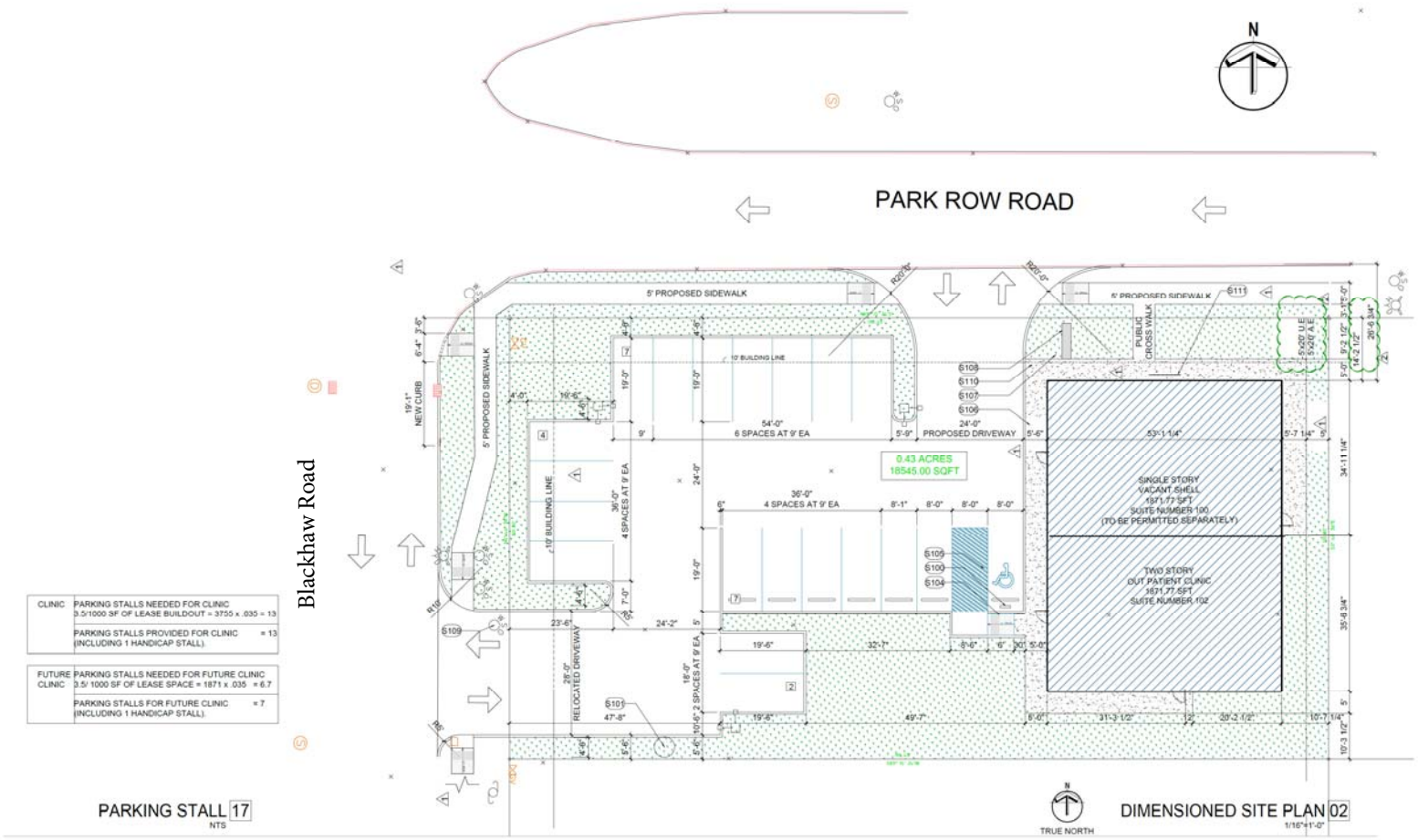
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 122

Meeting Date: 1/3/2019

Site Plan



DEVELOPMENT PLAT VARIANCE

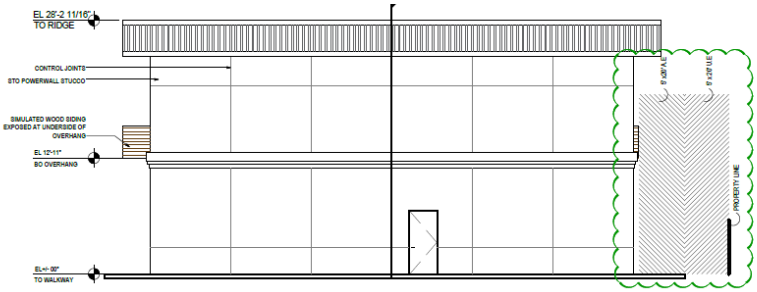
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

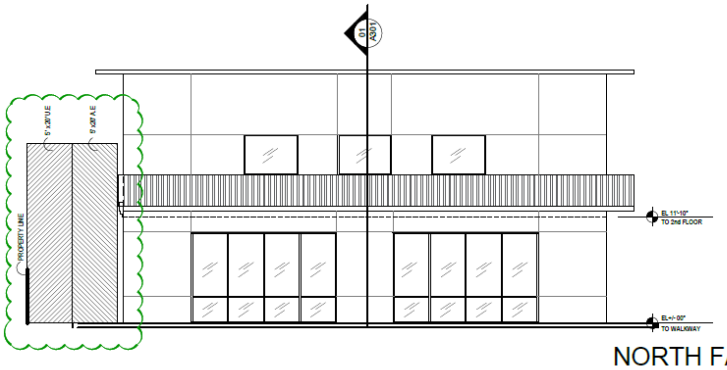
ITEM: 122

Meeting Date: 1/3/2019

Elevations



SOUTH FACADE 04
1/8"=1'-0"



NORTH FACADE 03
1/8"=1'-0"



FRONT & WEST FACADE 02
1/8"=1'-0"

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 123

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Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Richard Grothues Designs	Rick Grothues	713-449-9191	rick@rgrothuesdesigns.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5250 Braesvalley Drive	18096839	77096	5154	531T	C

HCAD ACCOUNT NUMBER(S):	0952180000012
PROPERTY LEGAL DESCRIPTION:	Lot 12 Block 41 Meyerland Section 6B
PROPERTY OWNER OF RECORD:	Ronald K & Barbara Smoller
ACREAGE (SQUARE FEET):	12,597 square feet
WIDTH OF RIGHTS-OF-WAY:	Braesvalley Drive (60 feet); Chimney Rock Road (100+ feet)
EXISTING PAVING SECTION(S):	Braesvalley Drive (28 feet); Chimney Rock Road (24 feet)
OFF-STREET PARKING REQUIREMENT:	2 cars
OFF-STREET PARKING PROVIDED:	2 cars
LANDSCAPING REQUIREMENTS:	2 trees
LANDSCAPING PROVIDED:	2 trees

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Single-family residence; 2,747 square feet
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Single-family residence; 3,276 square feet

PURPOSE OF VARIANCE REQUEST: To allow for a 22' building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Chimney Rock Road.

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirements 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

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 123

Meeting Date: 1/3/2019

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The subdivision plat shows a 20' building line along Chimney Rock Road. We are requesting a 3' encroachment of the building into the 25' building line per city ordinance. The majority of the encroachment is by an uninhabited garage.

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 imposition of the new 25' building line greatly reduces the buildable area on a platted lot with 20' building line combined with the existing HOA regulations for a side entry garage and interior building lines at 7'.

(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;

Chimney Rock at this point of the right-of-way is only a 60' right-of-way. It is one-way and is divided by a storm ditch approximately 125' wide and is only 2 lanes. The garage sits back from the right-of-way 22'-4" at its closest point. The living area of the home sits back from the right-of-way 23'-6" at its closest point. The area of habitable space is only 28 square feet encroaching into the building line and the house is elevated 4'-6" above grade. There is 12'-6" from the face of curb to the property line at which is located an existing 7' wood fence.

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

The intent of the chapter will be maintained by keeping the structure off of a major thoroughfare. The encroachment is mostly an uninhabited garage and a small portion of the utility room.

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

The granting of the variance will not cause any obstacles to sight lines or traffic safety for neither vehicles nor pedestrians.

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

Economic hardship is not the justification of the variance as the amount of square footage of the home could remain the same.

DEVELOPMENT PLAT VARIANCE

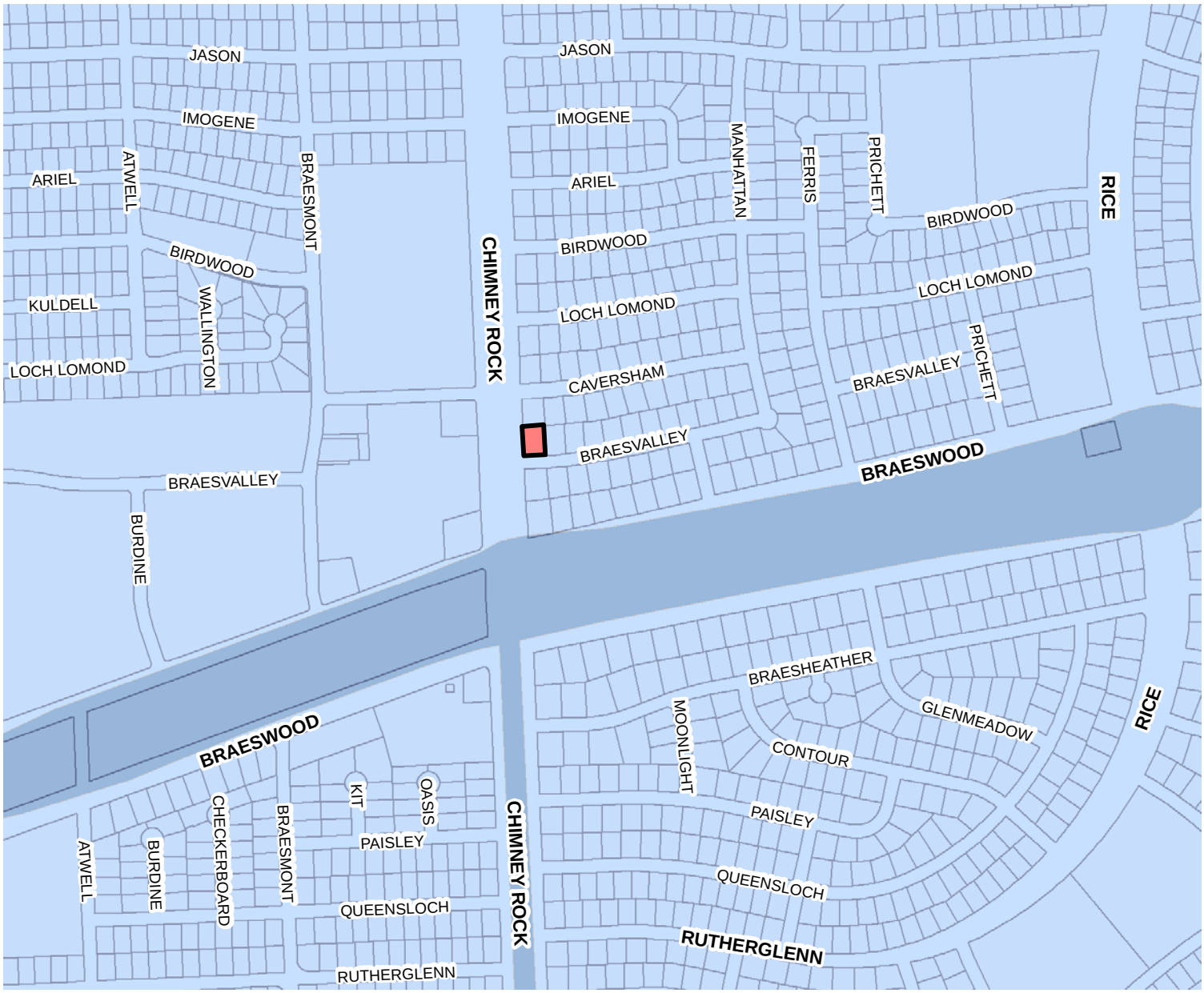
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 123

Meeting Date: 1/3/2019

Location Map



DEVELOPMENT PLAT VARIANCE

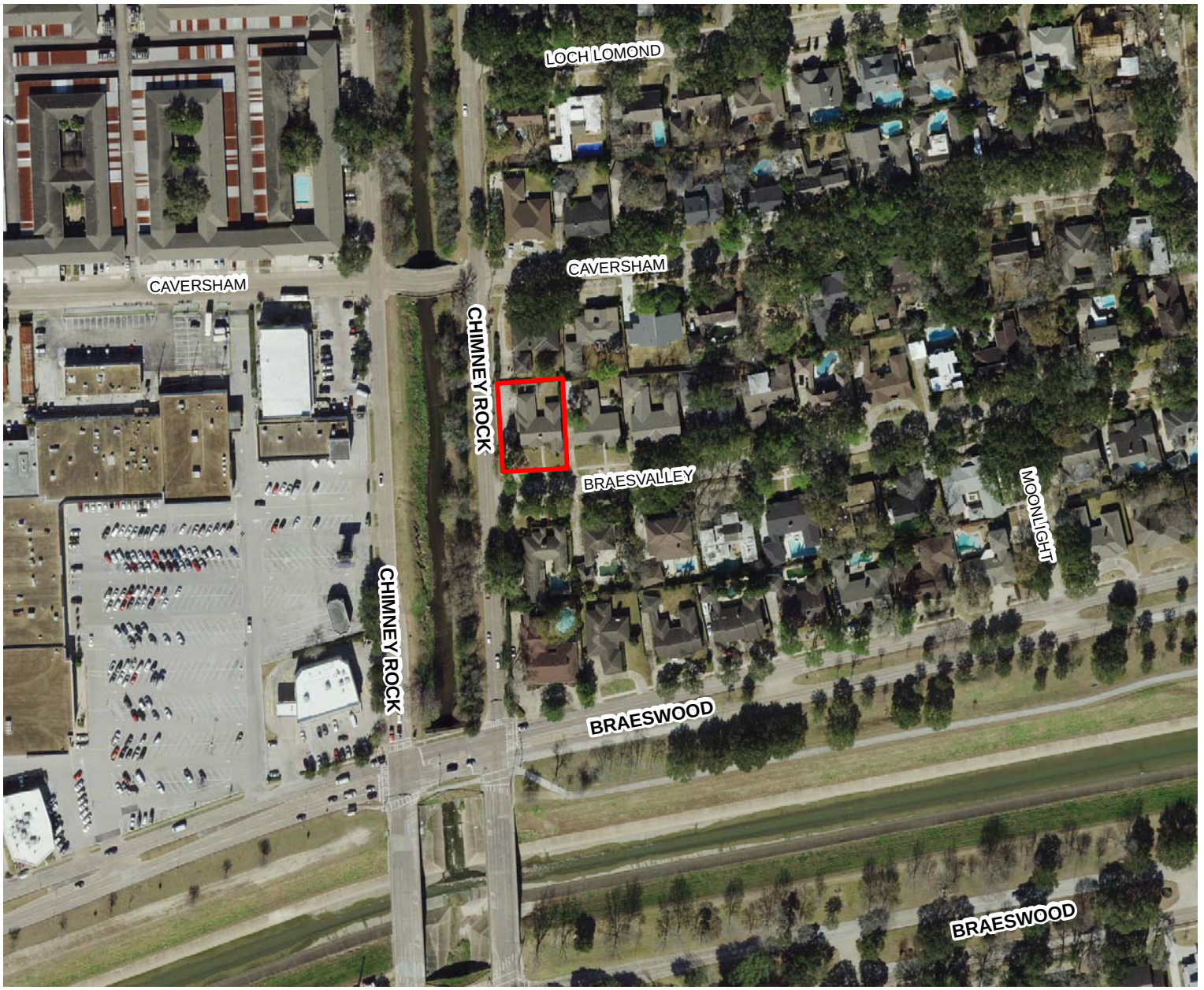
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 123

Meeting Date: 1/3/2019

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE

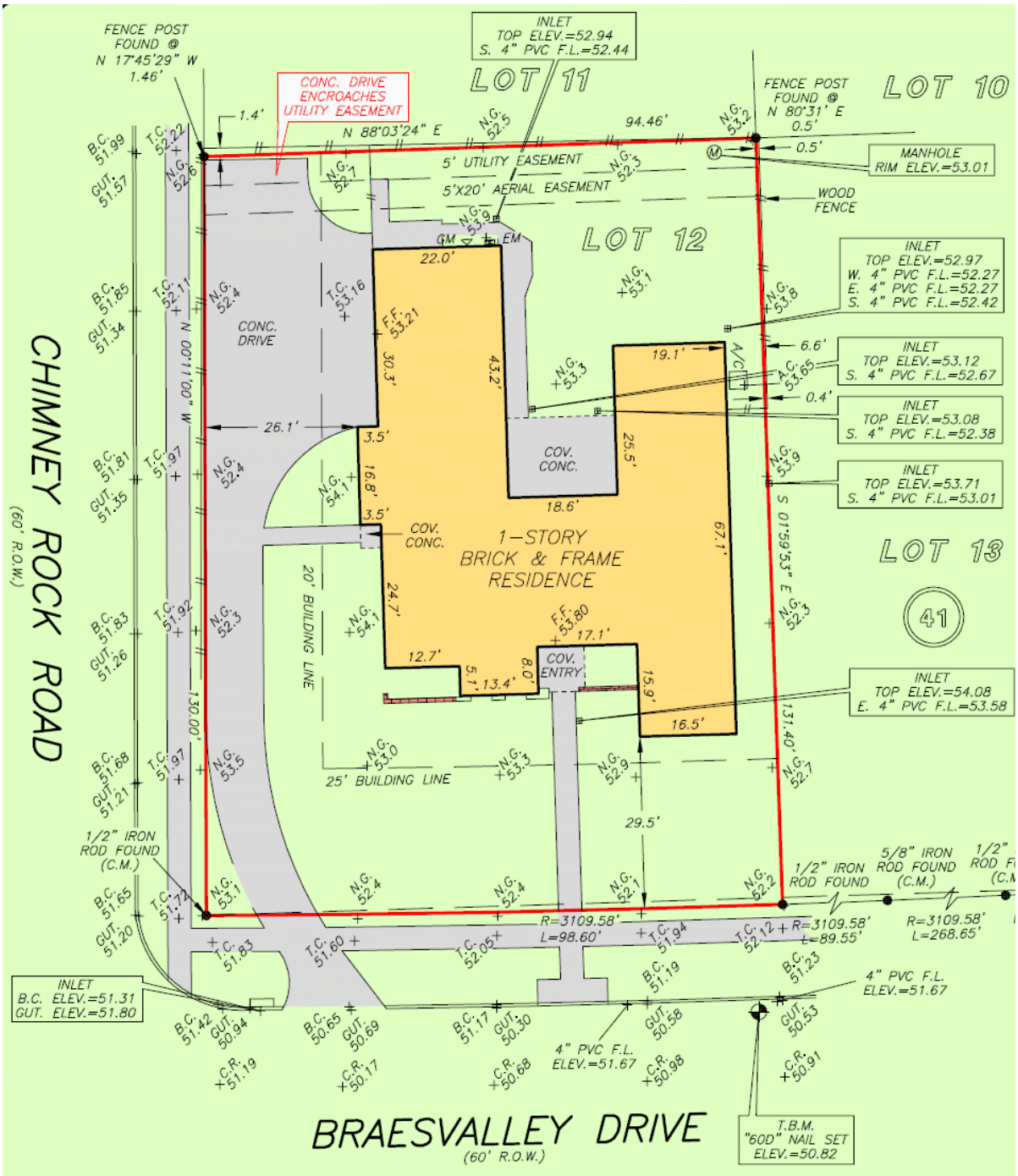
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 123

Meeting Date: 1/3/2019

Survey



DEVELOPMENT PLAT VARIANCE

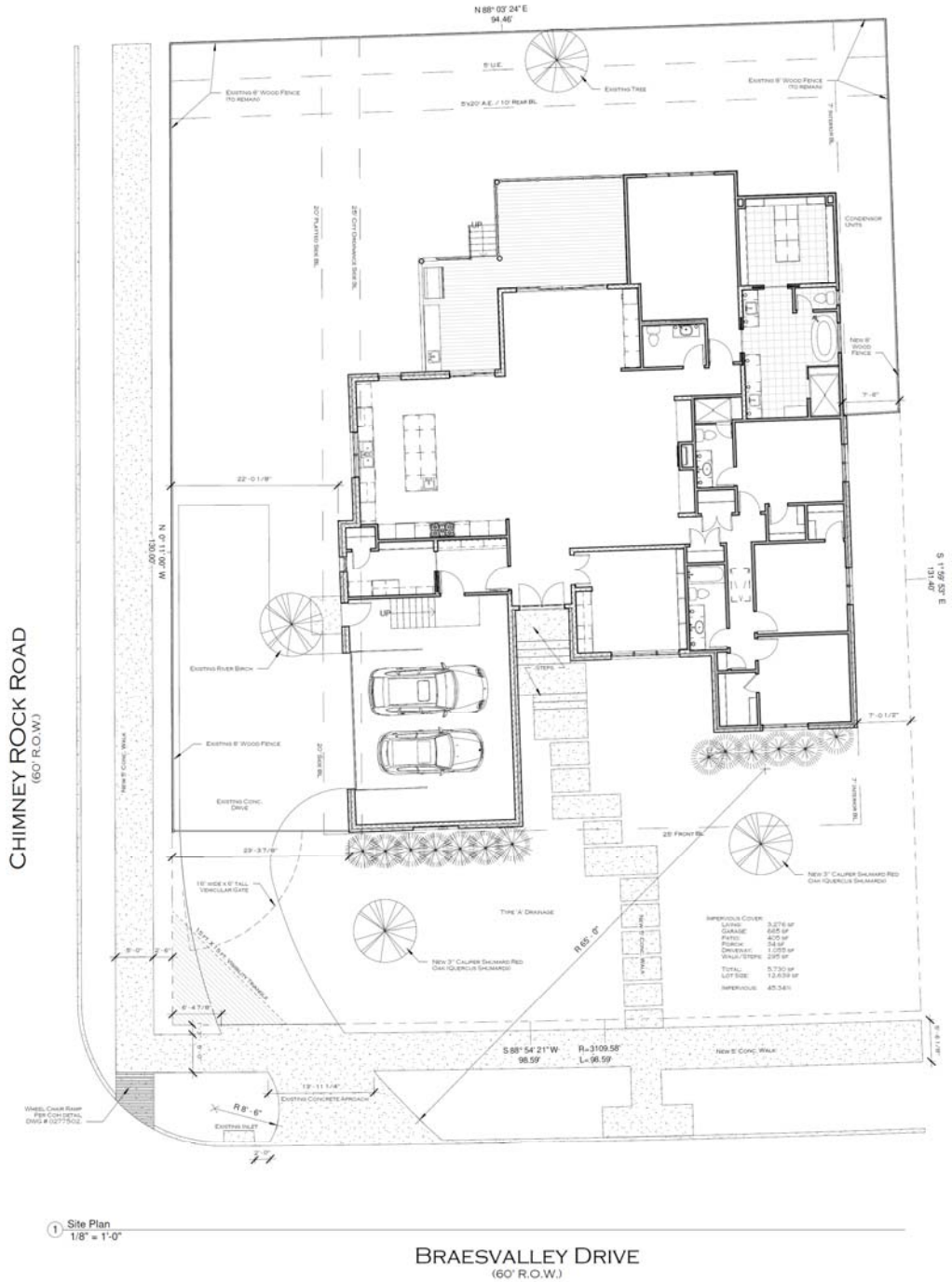
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 123

Meeting Date: 1/3/2019

Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 123

Meeting Date: 1/3/2019

Houston Planning Commission

Elevations



1 Front Elevation
3/16" = 1'-0"



2 Left Elevation
3/16" = 1'-0"



3 Rear Elevation
3/16" = 1'-0"

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 124

Meeting Date: 1/3/2019

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
WDL Lumber	Anja Moore	713-728-5830	permitassistance@hotmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
604 Hyde Park Boulevard	18098245	77006	5357	493N	C

HCAD ACCOUNT NUMBER(S):	0140720000001
PROPERTY LEGAL DESCRIPTION:	Block 20 Tracts 1 & 2, Fairview
PROPERTY OWNER OF RECORD:	William McKenna
ACREAGE (SQUARE FEET):	5,000 square feet
WIDTH OF RIGHTS-OF-WAY:	Hyde Park Boulevard (50 feet); Hopkins Street (50 feet)
EXISTING PAVING SECTION(S):	Hyde Park Boulevard (30 feet); Hopkins Street (26 feet)
OFF-STREET PARKING REQUIREMENT:	3 spaces
OFF-STREET PARKING PROVIDED:	3 spaces
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Single-family Residential; 3,126 square feet
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	2nd floor on top of existing, detached garage; 568 square feet

PURPOSE OF VARIANCE REQUEST: To allow a 1'-10" building line in lieu of the ordinance-required 10' building line along Hopkins Street, a local street.

CHAPTER 42 REFERENCE(S): 42-156(b) Collector and local streets – Single-family residential.

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 10 feet along the back and side of a lot adjacent to a local street.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 124

Meeting Date: 1/3/2019

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The existing house was built in 1921 and remodeled in 2010. The existing, detached garage was built in 1984. We propose to add a 2nd floor on top of the existing structure. Complying with a 10-foot setback from Hopkins Street, in addition to the 3-foot side setback on the north side would significantly reduce the habitable space on the 2nd floor. More importantly, it would make the entire structure facing Hopkins Street look out of character in our neighborhood. If we were to cantilever out the 2nd floor on the back (west) side of our property it would shrink our backyard space quite a bit. This is an essential part of our quality of living, an area providing a safe place for our family and friends, as well as the future growth of our family. We need it. In addition, five citrus trees we currently have in the back yard would have to be removed as they would not get enough light. All of this would create hardship for us. Please approve our variance request to build a 2nd floor on our existing garage, flush with the 1st floor garage, except with a 3-foot setback on the north side.

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

Complying with a 10-foot setback rom Hopkins Street, in addition to the 3-foot side setback on the north side, would significantly reduce the habitable space on the 2nd floor. More importantly, it would make the entire structure facing Hopkins Street look out of character in our neighborhood. If we were to cantilever out the 2nd floor on the back (west) side of our property it would shrink our backyard space quite a bit. This is an essential part of our quality of living, an area providing a safe place for our family and friends, as well as the future growth of our family. We need it. In addition, five citrus trees we currently have in the back yard would have to be removed, as they would not get enough light. All of this would create hardship for us.

(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. The subdivision plat is from 1910. Our house was built in 1921 and the garage in 1984. We would like to add some space, but also keep with the character of our nice neighborhood.

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

The intent and general purposes of this chapter will be preserved and maintained.

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

The granting of our variance will not be injurious to the public health, safety, or welfare. Our garage is already there, we just want to put a 2nd floor on top. The existing public sidewalk in front of the garage will be maintained.

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

Economic hardship is not the sole justification of the variance. A 10-foot setback from Hopkins for the 2nd floor would not keep with the character of our nice neighborhood. It would look really out of place.

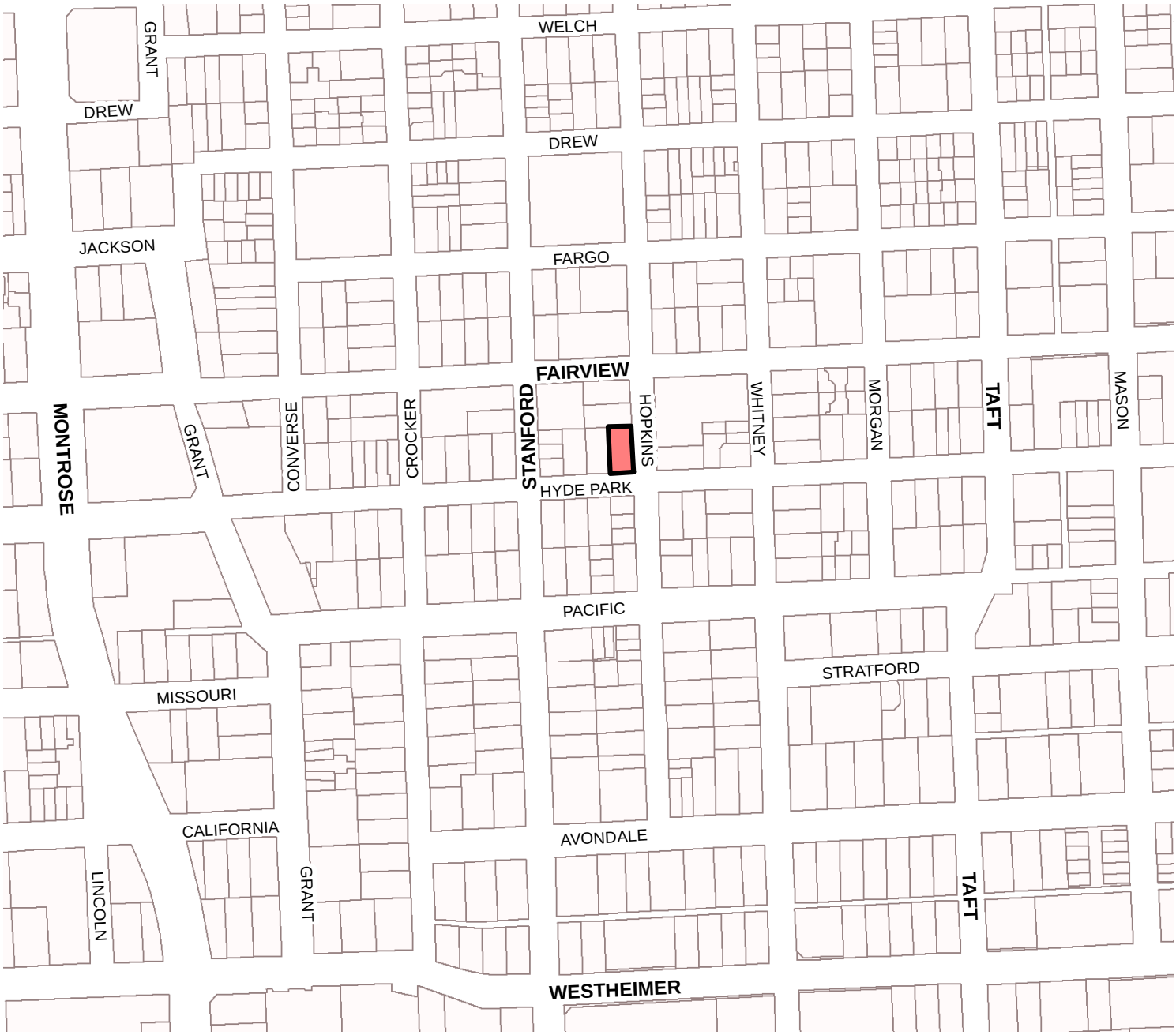
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 124

Meeting Date: 1/3/2019

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE

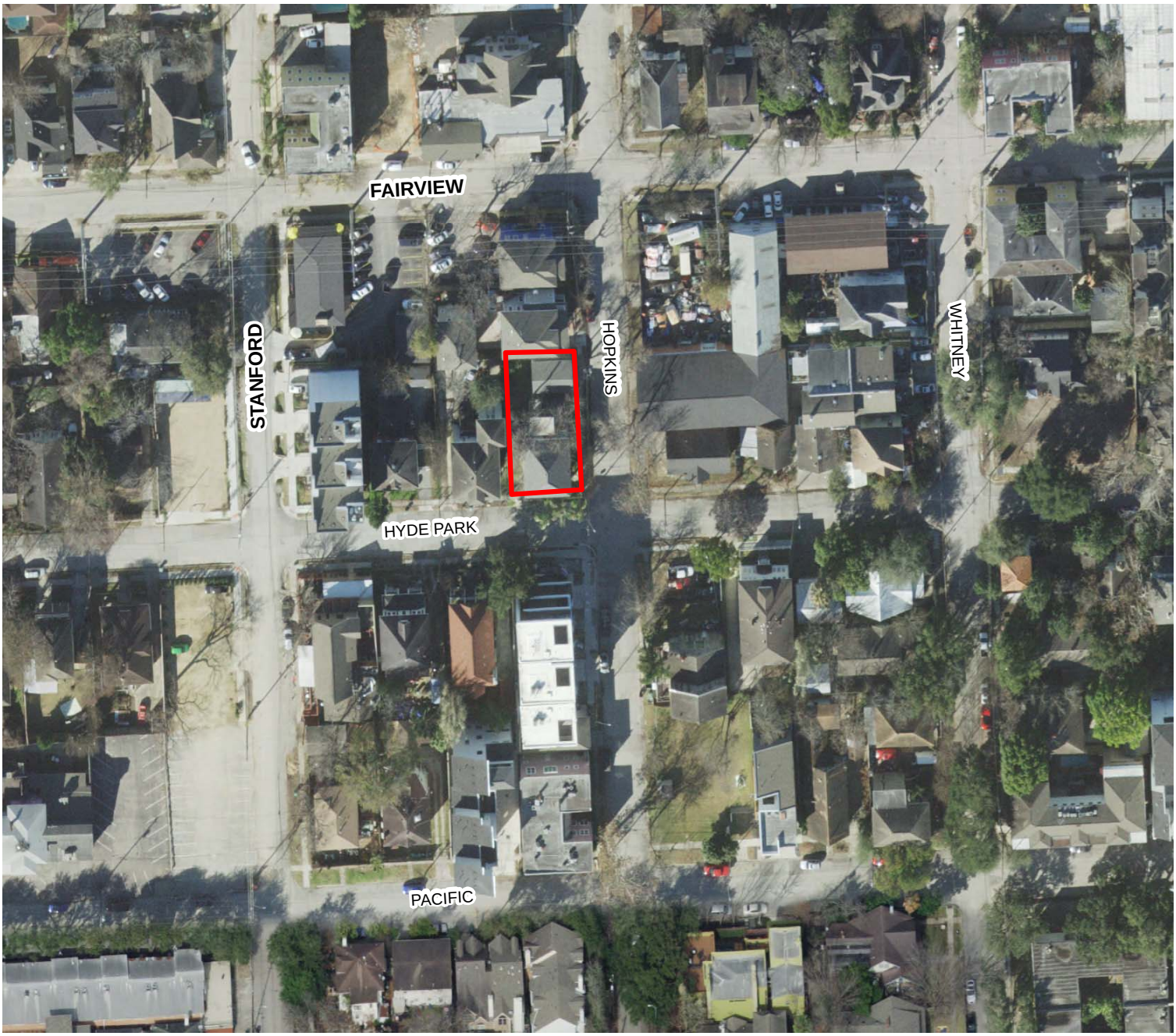
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 124

Meeting Date: 1/3/2019

Aerial Map



DEVELOPMENT PLAT VARIANCE

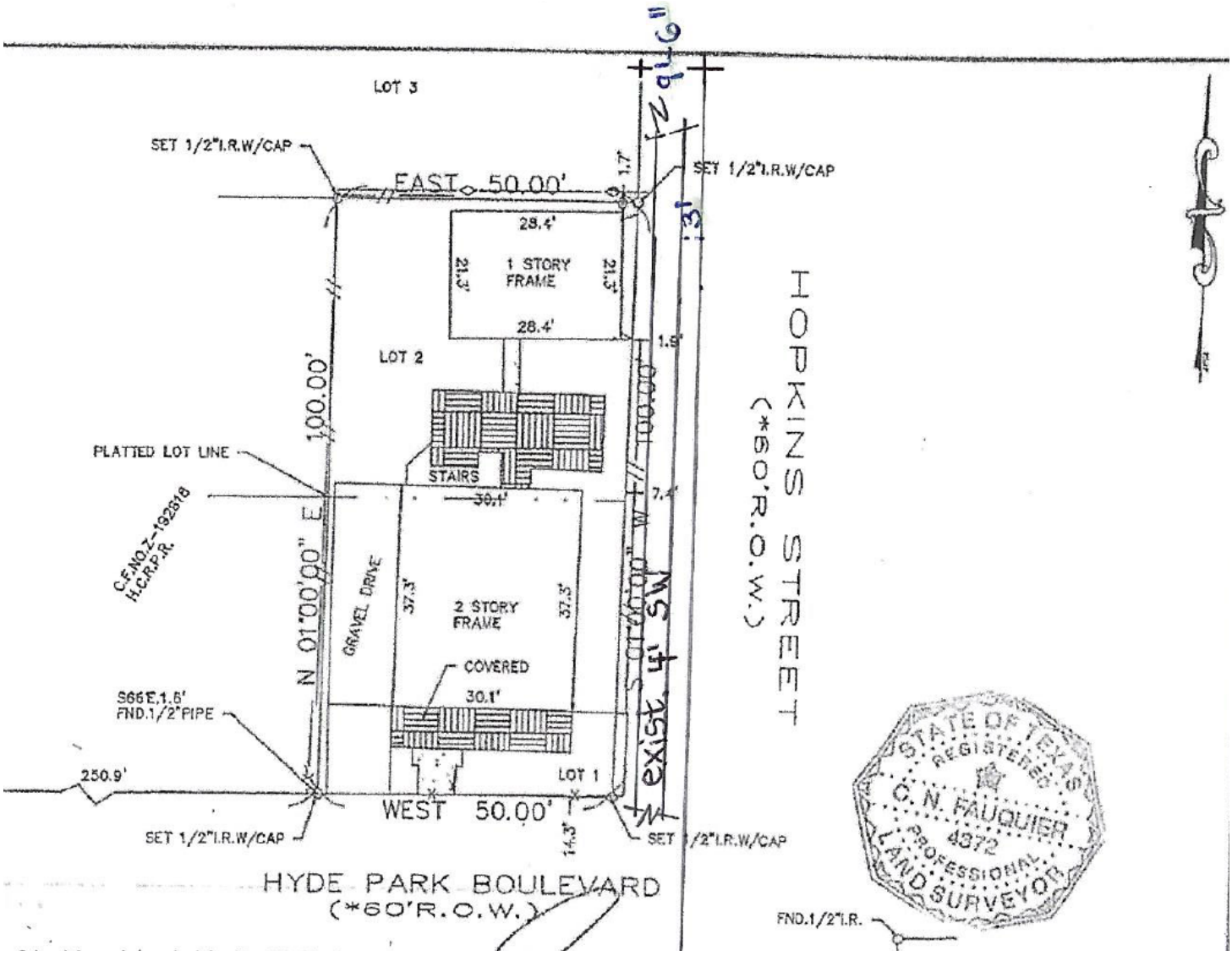
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 124

Meeting Date: 1/3/2019

Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE

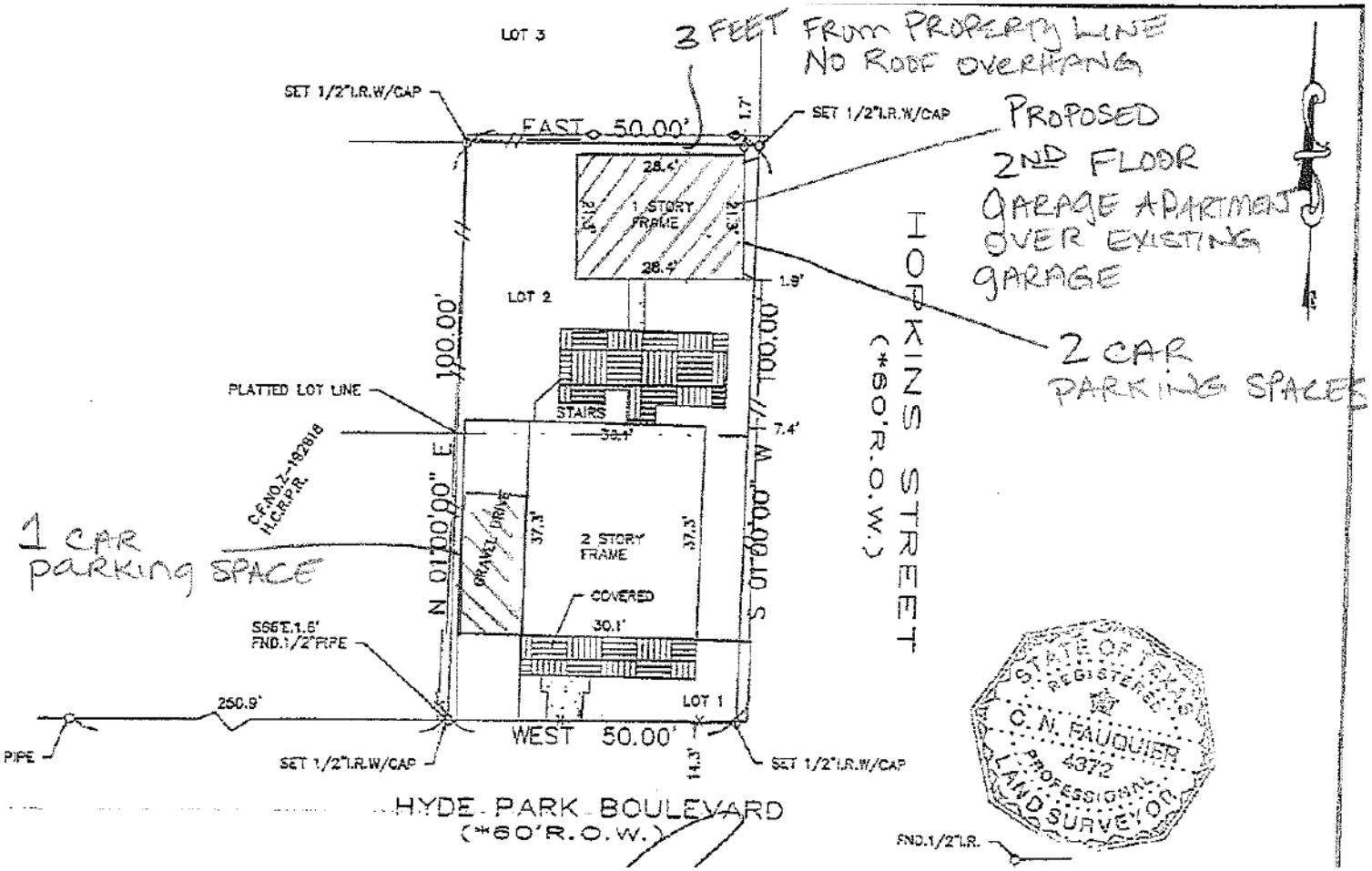
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 124

Meeting Date: 1/3/2019

Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

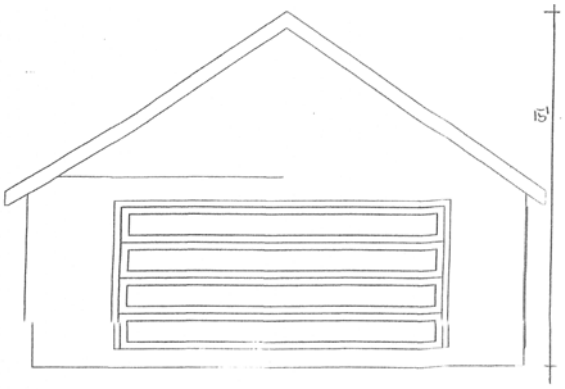
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 124

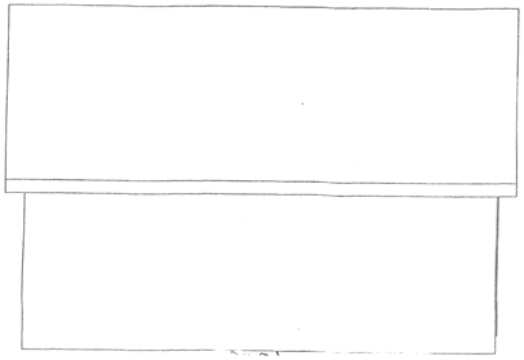
Meeting Date: 1/3/2019

Houston Planning Commission

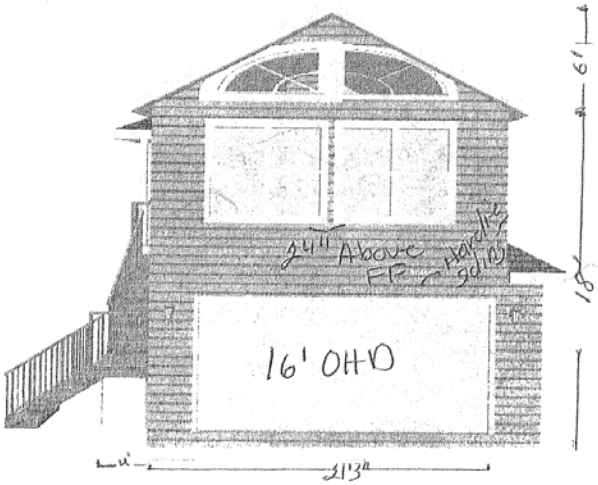
Elevations



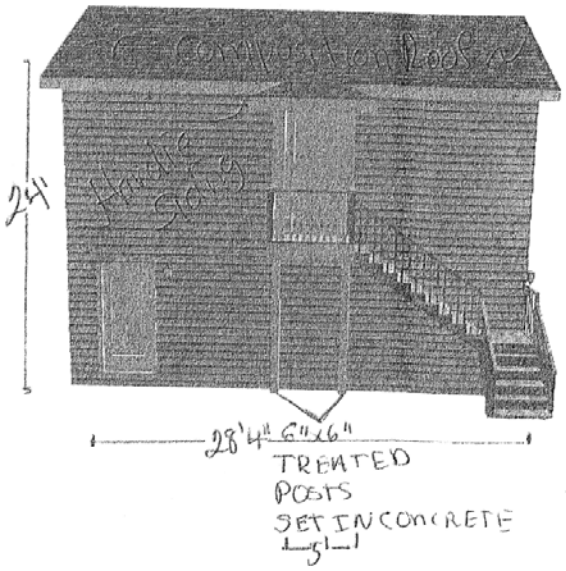
Existing Front Elevation (East)



Existing Side Elevation (South)



Proposed Front Elevation (East)



Proposed Side Elevation (South)

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 125

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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
Sweetgreen Texas, LLC	Kris Thielen	952-843-5037	kmt@wilkusarch.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1303 Westheimer Road	18136759	77006	5356	493S	C

HCAD ACCOUNT NUMBER(S):	0261970000002
PROPERTY LEGAL DESCRIPTION:	Tract 2A Block 70 Montrose
PROPERTY OWNER OF RECORD:	2808 Richmond Partners LP
ACREAGE (SQUARE FEET):	29,274 square feet
WIDTH OF RIGHTS-OF-WAY:	Westheimer Road (varies); Graustark Avenue (60 feet)
EXISTING PAVING SECTION(S):	Westheimer Road (42 feet); Graustark Street (30 feet)
OFF-STREET PARKING REQUIREMENT:	40 spaces (or) 36 vehicle spaces & 4 bicycle racks (16 bicycle spaces)
OFF-STREET PARKING PROVIDED:	43 vehicle spaces & 4 bicycle racks (16 bicycle spaces)
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	1-story commercial; 4,278.46 square feet
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	470 square feet pergola (32' x 14'-8"); 102 lineal feet of railing

PURPOSE OF VARIANCE REQUEST: To allow a 13' building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Westheimer Road.

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirements 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

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 125

Meeting Date: 1/3/2019

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The existing patio deck located on the property was previously constructed by Doc's Motorworks in 2014 and was built past the 25'-0" building line facing Westheimer Road. The condition of the existing patio deck is undeveloped and does not currently provide amenities for proper use or protection from falls as the patio deck elevation is 2'-0" above grade at the adjacent sidewalk along Westheimer Road. Current setback requirements do not allow construction past the required 25'-0" building line. In order to reuse the existing patio deck we request the ability to construct a wood pergola and perimeter metal railing on the existing patio deck footprint, utilizing an existing condition to better serve both the project as well as the community.

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

(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;

Due to the nature of the existing location of the patio deck, we would not be able to provide an outdoor space promoted for use if not allowed to further develop the existing conditions. It is a goal to provide an outdoor seating area that can be enjoyed throughout the year as current conditions are unprotected and unsafe to both the public and patrons.

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

The patio deck, currently residing on the property, is an existing condition that was constructed by the former tenant Doc's Motorworks in 2014 and thus inherited.

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

All requirements of the chapter will be preserved and maintained as it is the best interest of both the client and the city to uphold the standards. The variance request to build a new pergola and perimeter railing would not increase the area of the existing condition but allows the opportunity to further develop an undeveloped outdoor space.

DEVELOPMENT PLAT VARIANCE

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

Allowing construction of a pergola and perimeter railing will promote better health, safety and welfare to the community as it will provide an outdoor space that offers protection from the natural elements such as extreme sun or rain, protection to both patrons and the public by preventing falls onto adjacent sidewalk, and a stronger visual connection to the surrounding area as the existing outdoor space will be further developed for use.

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

Further investment will be provided to allow better use of the existing condition as it is encouraged by the client to provide outdoor spaces that are safe and beautiful for both public and patrons.

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 125

Meeting Date: 1/3/2019

Aerial Map



DEVELOPMENT PLAT VARIANCE

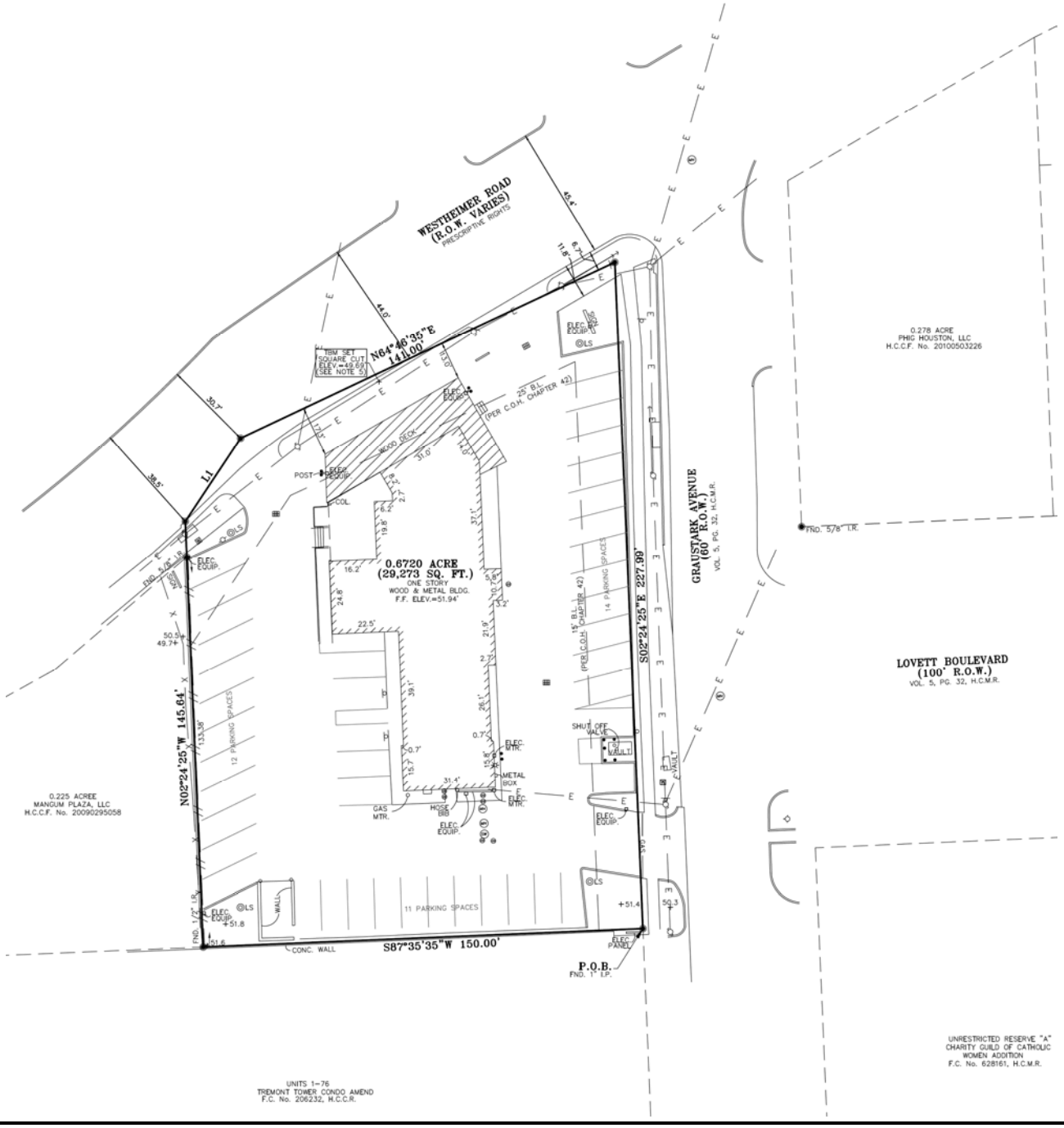
PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE

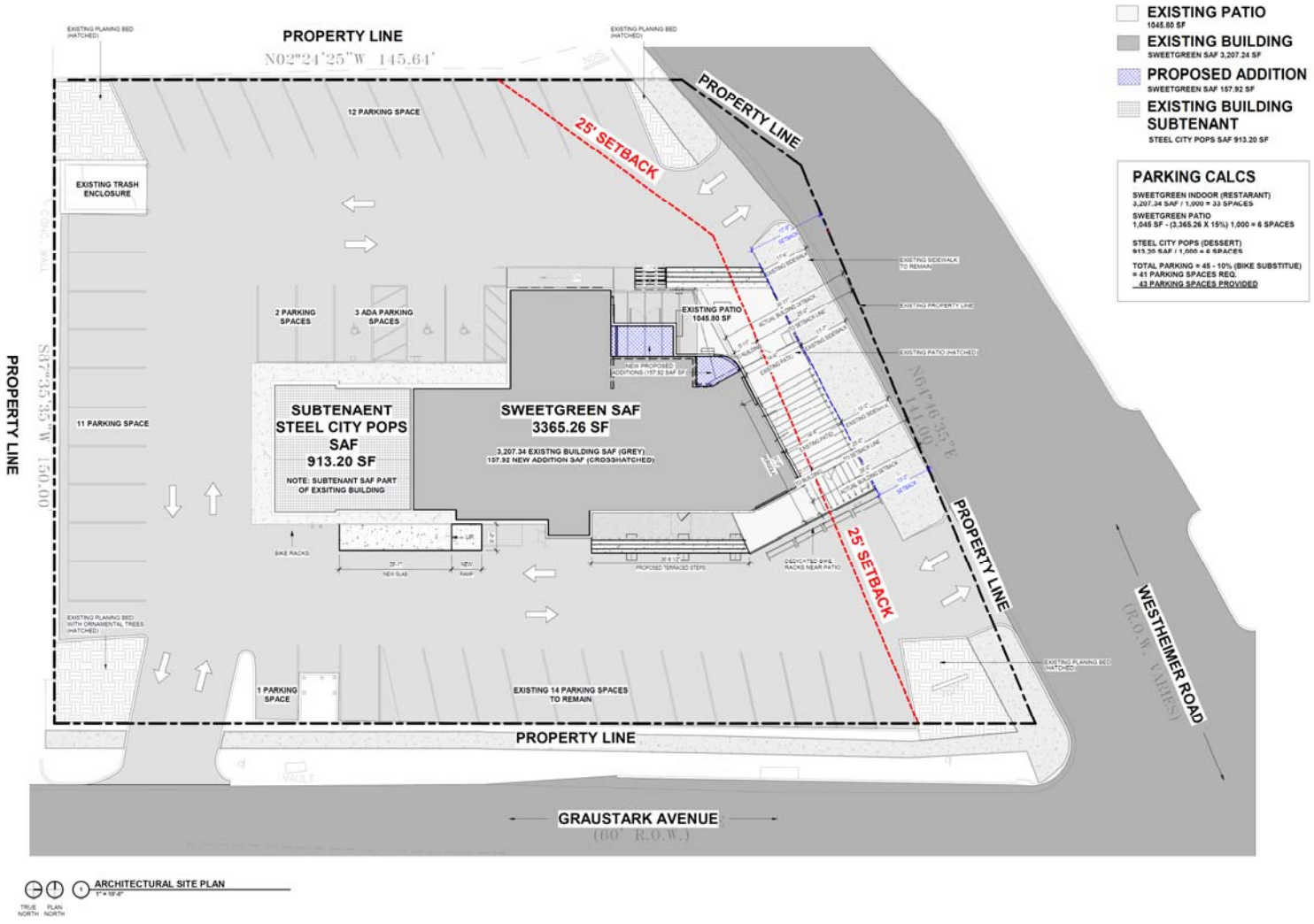
PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

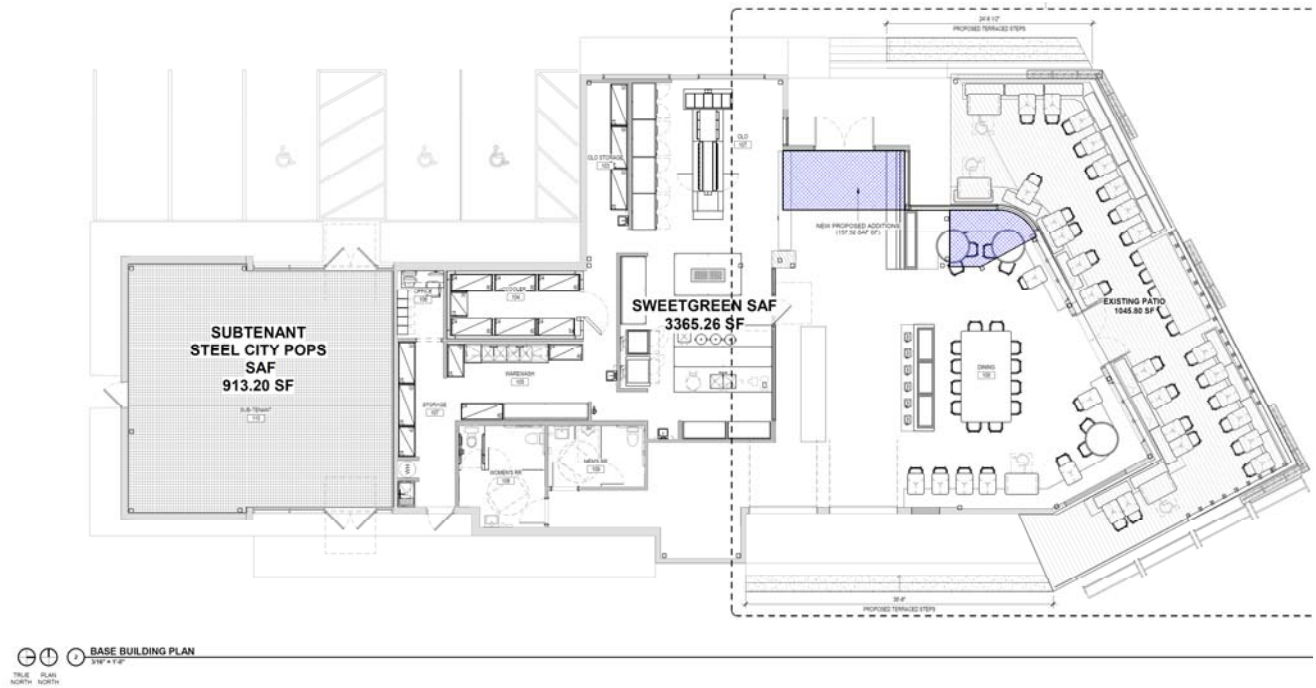
PLANNING & DEVELOPMENT DEPARTMENT

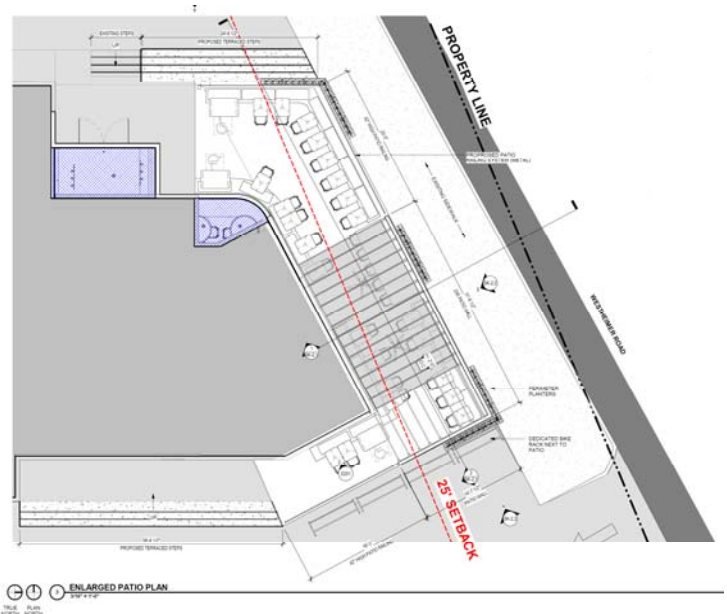
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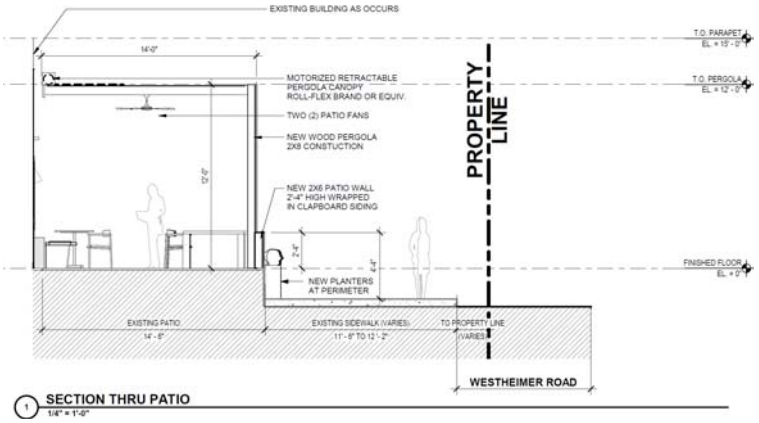
Meeting Date: 1/3/2019

Houston Planning Commission

Floor Plans & Cross Section







DEVELOPMENT PLAT VARIANCE

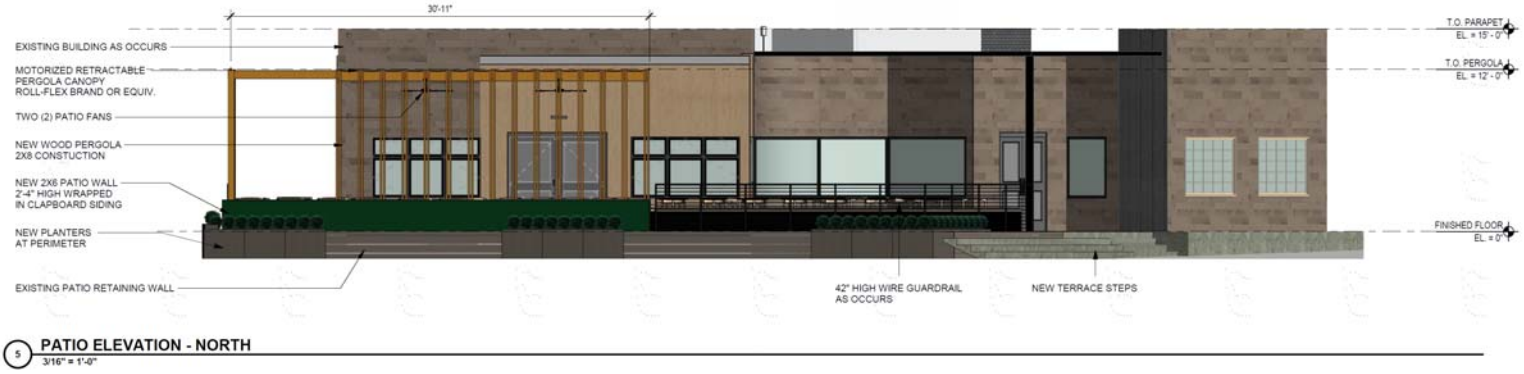
PLANNING & DEVELOPMENT DEPARTMENT

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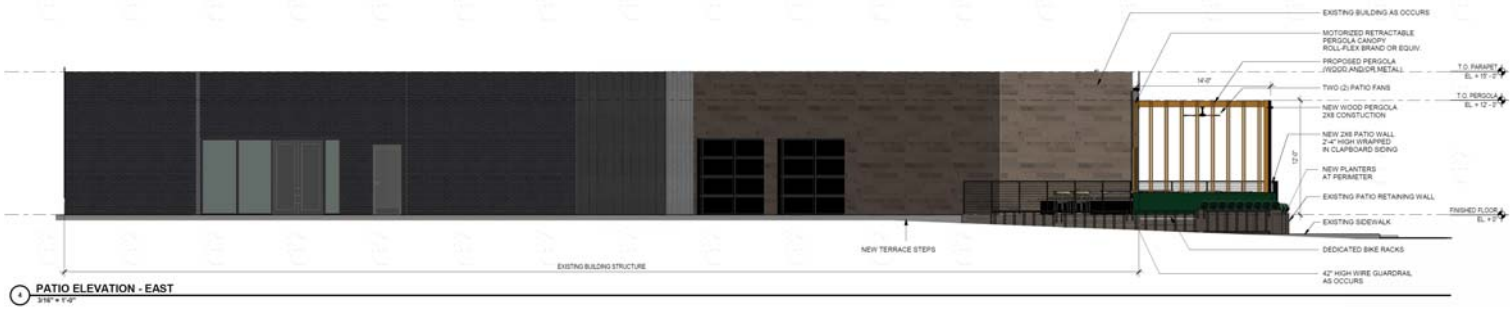
Meeting Date: 1/3/2019

Houston Planning Commission

Elevations



5 PATIO ELEVATION - NORTH
3/16" = 1'-0"



4 PATIO ELEVATION - EAST
3/16" = 1'-0"



6 PATIO ELEVATION - WEST
3/16" = 1'-0"

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III.
Meeting Date: 1/3/2019

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
Big Red Dog	James Roman	832-730-1901	james.roman@bigreddog.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
214 Avondale Street	18096068	77007	5358	493T	C

HCAD ACCOUNT NUMBER(S):	0210150000004, 0210150000018
PROPERTY LEGAL DESCRIPTION:	Reserve A, Block 1, Avondale partial replat no 4
PROPERTY OWNER OF RECORD:	UG Avondale II, LLC
ACREAGE (SQUARE FEET):	0.4656 (20,276.91 square feet)
WIDTH OF RIGHTS-OF-WAY:	70 feet
EXISTING PAVING SECTION(S):	35 feet
OFF-STREET PARKING REQUIREMENT:	66 spaces (or) 59 vehicle spaces & 7 bicycle racks (28 bicycle spaces)
OFF-STREET PARKING PROVIDED:	57 vehicle spaces and 7 bicycle racks (28 bicycle spaces)
LANDSCAPING REQUIREMENTS:	N/A
EXISTING STRUCTURE(S) [SQ. FT.]:	9,816 square feet
PROPOSED STRUCTURE(S) [SQ. FT.]:	58,877 square feet

PURPOSE OF VARIANCE REQUEST: To allow 57 off-street vehicle parking spaces and 7 bicycle racks (28 bicycle spaces) in lieu of the ordinance-required 66 vehicle parking spaces for a multi-family development.

CHAPTER 26 REFERENCE(S): 26-492 Class 2(a) – Apartment. 1.250 parking spaces for each efficiency dwelling unit and 1.333 parking spaces for each one-bedroom dwelling unit. 26-497 – Reduced parking space requirement for additional bicycle spaces.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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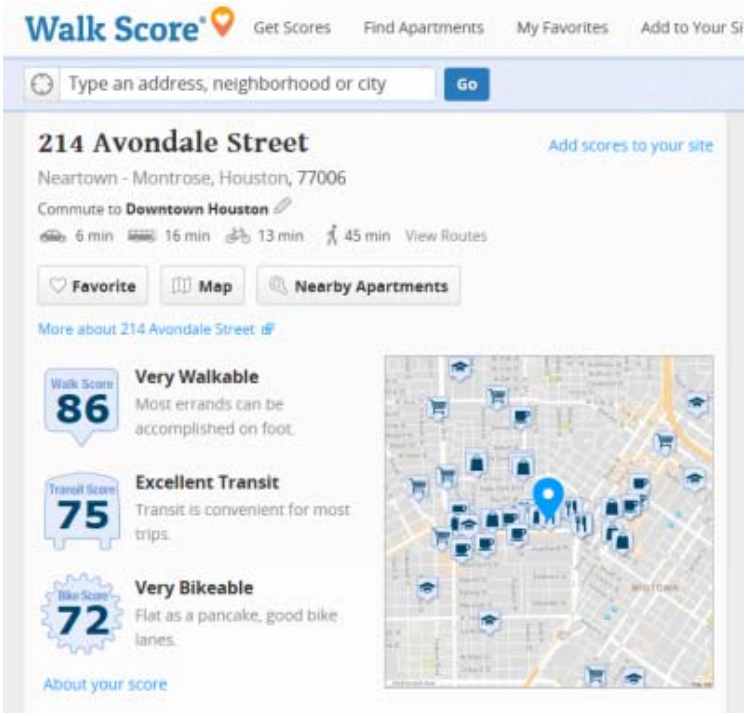
Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

While Houston housing generally remains affordable, rents in urban areas such as the Heights, Montrose, and West U continue to rise and are starting to squeeze out median income earners. A big reason for the increased rents is due to the increase in the cost of construction, which is due to the shortage of skilled construction laborers. Houston ranks in the top 10 of the most expensive cities **globally** to build a commercial or residential project[1].

In the area of the proposed development, the average rent for a one-bedroom apartment is close to $1900. This development seeks to offset the high cost of labor by reducing the overall size of the structure and limiting the parking level to one story. By doing this, the development will be able to offer Class A rents well below comparable developments and help median income earners live in this vibrant community. In order to do this, we cannot provide the required number of parking spaces. **This variance request is to reduce the number of required parking spaces from 59 vehicle spaces and 7 bicycle racks (for 28 bikes) to 57 spaces and 7 bicycle racks (for 28 bikes).**



It is wasteful to access the same parking requirements for a multifamily development located within the urban core as one located in the suburban areas of the city. Due to the location of the site and the proximity to typical trip generators, some tenants will naturally rely on other modes of transportation and some will not own a vehicle at all. This site scores Very Walkable, Very Bikeable, and Excellent Transit according to WalkScore.com. Also, 64% of the apartments within this development will be studio sized apartments which will help reduce the number of guests.

The development will be located:

- Less than half a mile (a 10-minute walk) from three metro bus routes and the metro rail line.
- Within a 13-minute bike ride,15-minute rail ride, or 35-minute walk from central downtown
- One block away from the vibrant Westheimer area which has several retail stores, restaurants, and bars/clubs.
- Within one of the most walkable areas of Houston.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III.
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Houston Planning Commission

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;

The strict imposition of this article would require a multi-level parking facility which would do two things:

1) Increase the overall cost of the development, which would make the project infeasible unless rents were increased. The whole point of this development is to address the affordability of apartments within this area.
2) Create a taller structure that would not be cohesive with the surrounding neighborhood. The tallest buildings on the adjacent streets are two stories.

(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;

As previously mentioned, the increase in construction costs within the City of Houston has led to increased apartment rents which are squeezing out the median income earners and making several of our neighborhood (especially those that are rich in culture) unaffordable. The general purpose of the parking requirements is being observed and maintained.

(3) The intent of this article is preserved;

The intent of Chapter 26-492 is to ensure all developments within the City of Houston have adequate parking provided for the intended use.

The parking spaces provided will be adequate to park the number of residents within the building (50). There will also be several bike storage racks to encourage residents and their guests to use bicycles.

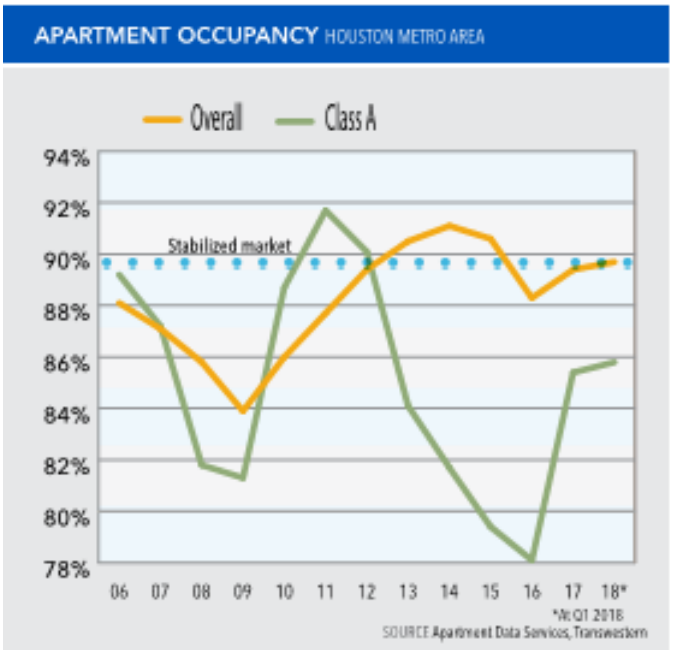
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Furthermore, according to the Q2 2018 Houston Multifamily Market Study by Transwestern, the multifamily market within the City of Houston has held an average occupancy rate of just under 90% for the past 5 years[2]. For Class A developments, the average occupancy rate is even lower, at around 83%. In the Montrose/Museum/Midtown submarket, the overall occupancy rate for Q2 2018 was 88.7%. This data tells us that, for multifamily developments, at any given period we will have ~10% more on-site parking that we need to adequately park residents and their guests. For this development, the 10% vacancy will create an additional 5 parking stalls for which residents and their guests can park their vehicles.



(4) The parking provided will be sufficient to serve the use for which it is intended;

The 57 parking spaces provided will provide the 50 units a parking ratio of 1.14. After including the additional spaces due to vacancy, the parking ratio goes up 1.24 (62/50). Taking into account the walkability, bike-ability, and other modes of readily available transportation in this area, there will be sufficient parking provided to serve the use of the development.

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

According to the Texas Department of Transportation, the City of Houston experienced 67,305 car accidents in 2017[3]. By providing less parking stalls and encouraging the residents to use other modes of transportation we are actually helping to reduce the risk of injury to the public.

(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.

Not applicable

References:

1) **Turner & Townsend's 2017 International Construction Market Survey:**
   - http://www.turnerandtownsend.com/media/2334/icms-2017-average-cost-building-type.pdf

2) **Q2 2018 Houston Multifamily Market Study by Transwestern:**
   - https://assets.recenter.tamu.edu/Documents/MktResearch/Houston-Multifamily-TranswesternOutlook.pdf

3) **Texas Department of Transportation – 2017 Crash Data:**
   - http://ftp.dot.state.tx.us/pub/txdot-info/trf/crash_statistics/2016/14.pdf

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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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.

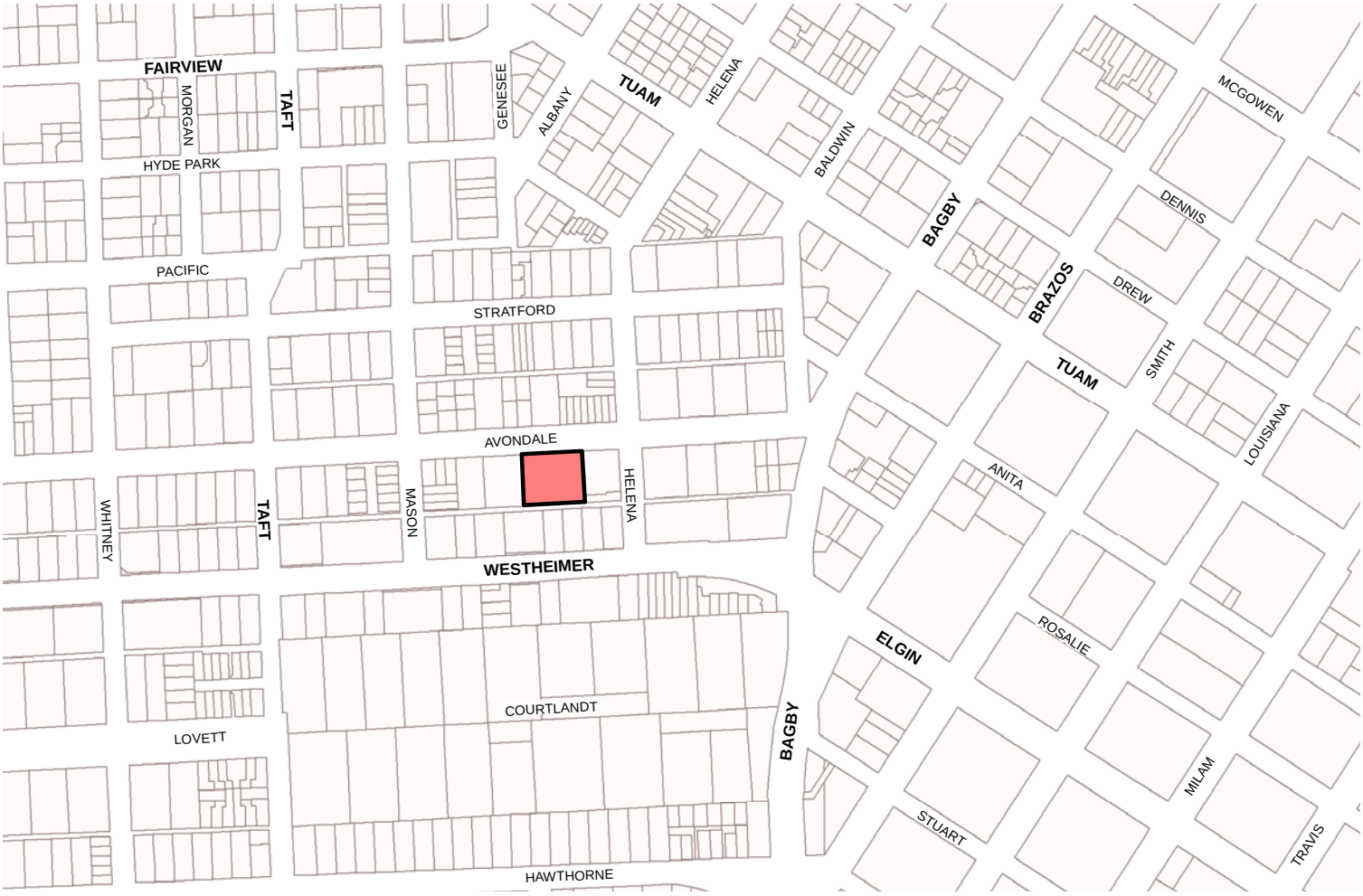
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III.
Meeting Date: 1/3/2019

Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE

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Meeting Date: 1/3/2019

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Aerial Map



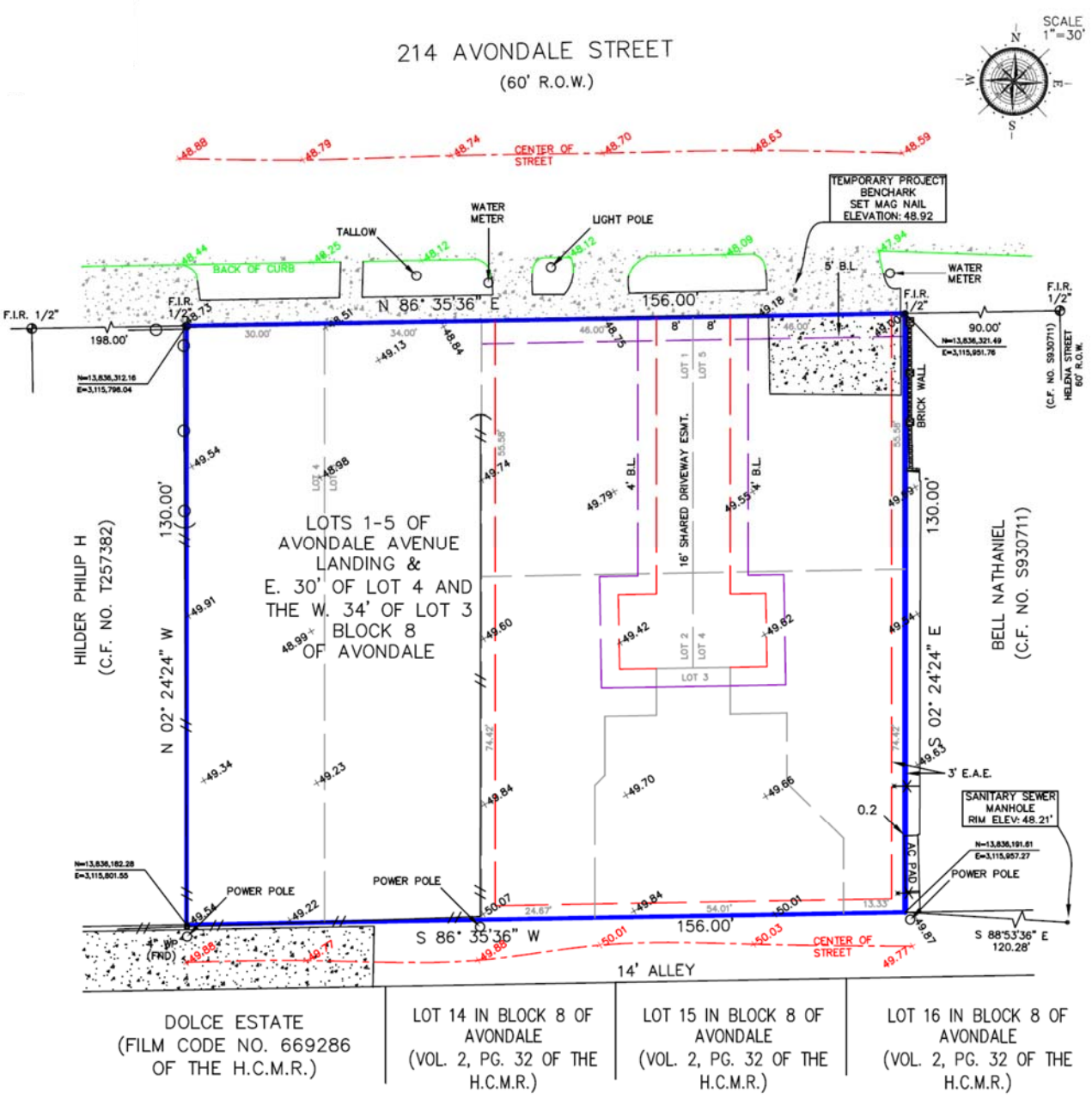
OFF-STREET PARKING VARIANCE

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Survey



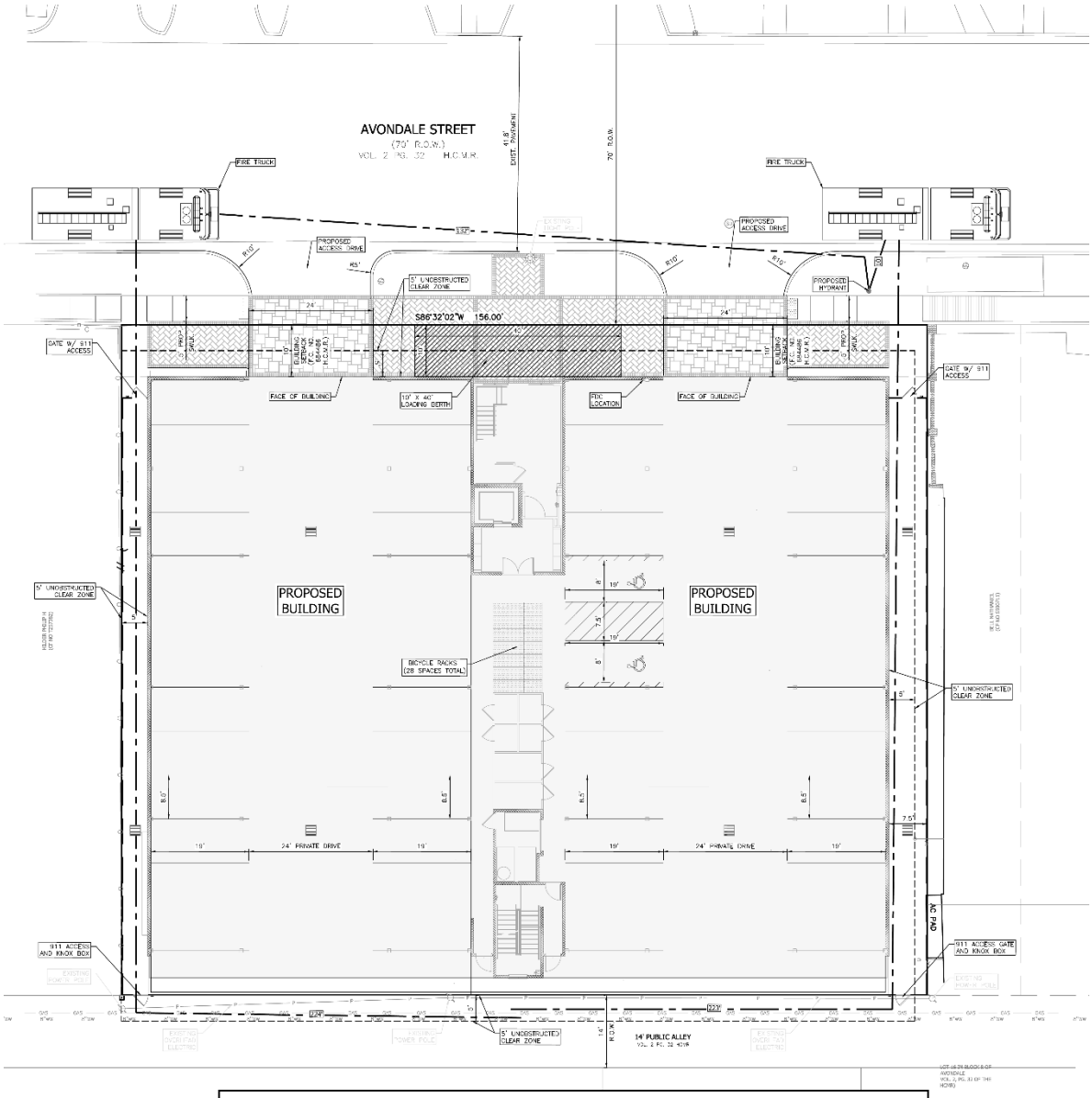
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Meeting Date: 1/3/2019

Houston Planning Commission

Site Plan



CHAPTER 26 SECTION 492 PARKING
(18) STUDIOS @ 1.250 SPACES/DU = 23 SPACES
(32) ONE BEDROOM @ 1.333 SPACES/DU = 43 SPACES
TOTAL REQUIRED = 66

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Meeting Date: 1/3/2019

Houston Planning Commission

Elevations



BLDG ELEVATION - NORTH
SCALE 1/8"=1'-0"



2 BLDG ELEVATION - EAST
SCALE 1/8"=1'-0"

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV.
Meeting Date: 1/3/2019

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 the next available meeting where adequate notification can be provided. 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
EFC, Inc.	Richard Ghanem, PE	713-501-1532	r.ghanem@efctx.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
23692-D Eastex Freeway	18069727	77339	5670	296W	E

HCAD ACCOUNT NUMBER(S):	Montgomery CAD P460824/19400-292-00010
PROPERTY LEGAL DESCRIPTION:	23692-D US Hwy. 59 N. INV/FURN/FIXT/EQUIP
PROPERTY OWNER OF RECORD:	Cousins Holdings LLC (building) The Draft Kingwood (bar)
ACREAGE (SQUARE FEET):	0.842 Acres (36,677.52 square feet)
WIDTH OF RIGHTS-OF-WAY (ROW):	Highway 59 (300+ feet); Northpark Plaza Drive (90 feet)
EXISTING PAVING SECTION(S):	Highway 59 Feeder (60 feet); (Northpark Plaza Drive (24 feet)
OFF-STREET PARKING REQUIREMENT:	91 spaces (or) 82 vehicle spaces & 9 bicycle racks (36 bicycle spaces)
OFF-STREET PARKING PROVIDED:	48 vehicle spaces and 9 bicycle racks (36 bicycle spaces)
LANDSCAPING REQUIREMENTS:	N/A

EXISTING STRUCTURE(S) [SQ. FT.]:	4,000 square feet
PROPOSED STRUCTURE(S) [SQ. FT.]:	Additional 2,500 square feet

PURPOSE OF VARIANCE REQUEST: To allow 48 off-street vehicle parking spaces and 9 bicycle racks (36 bicycle spaces) in lieu of the ordinance-required 91 vehicle parking spaces for a bar expansion.

CHAPTER 26 REFERENCE(S): 26-492 Class 7(h) – Bar, club, or lounge. 14.0 parking spaces for every 1,000 square feet of gross floor area and outdoor decks, patios, and seating areas.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV.
Meeting Date: 1/3/2019

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The existing 4,000 square foot bar is a neighborhood bar with hotel, gas station and apartment complexes within 800 feet radius (see attached exhibits). No single family residential area exists within the 800 square feet. (See attached map with 800-foot radius from the bar). The location of the bar is in Kingwood (District E) and located off the service road of IH-69.

The 6,500 square feet are divided into service areas (about 1,500 square feet and customers area (about 5,000 square feet). The customer base is consisted of drive-in customers, with a significant number of the customers coming from the surrounding apartment complexes and the adjacent hotel (see attached aerial map). The hotel and the apartments are within walking distance of the bar. The owner of the bar has provided motorcycle spaces as well as separate bicycle parking areas (see attached site plan and photos). The owner considers the bar to be a neighborhood bar, where both drive-ins and walk-ins are the make up of the customers.

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@cityofhouston.net.

(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;

Chapter 26 – of the City of Houston off-street parking ordinance is calling for 14 spaces per 1,000 square feet of gross floor area which will make it impossible for the business to expand, or even exist. The requirement goes up from 10 spaces per 1,000 square feet to 14 spaces per 1,000 square feet on gross area without taking under consideration the service areas (1,500 square feet) vs. the customer's area (5,000 square feet). The existing bar is based on 14 spaces per 1,000 square feet. The rules have no allowance for the location of the establishment whether it is located in Montrose, or the woods of Kingwood, nor the clientele.

(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;

Strict application of the requirements of this article 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 policy; due to the land being 100 percent developed and no additional land is available for additional parking spaces, the physical condition of the property makes it impossible to accommodate any additional parking spaces.

OFF-STREET PARKING VARIANCE

(3) The intent of this article is preserved;

Using the 14 spaces per 1,000 square feet of the space (6,500 square feet) will require 91 spaces to meet Chapter 26 requirements and preserve the general purposes of the ordinance. With reduction of 10% due to the presence of motorcycle and bike racks will ultimately put the required parking spaces at 82 spaces.

(4) The parking provided will be sufficient to serve the use for which it is intended;

6,500 square feet will require about 91 spaces, using 14 spaces per 1,000 square feet of gross floor area. With reduction of 9 spaces (10 percent for bike rack) will bring the parking spaces needed to 82 spaces. Providing the bar clientele to have some walk-ins who are not using any vehicles, the provided 48 spaces are sufficient and adequate.

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

Granting the variance of reducing the required number of parking spaces will not have any negative impact on any surrounding areas. At the end, if a customer drives in and there is no place to park, he will have to leave. No grassy area, no undeveloped area to park.

(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.

N/A

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV.
Meeting Date: 1/3/2019

Houston Planning Commission

STANDARDS FOR VARIANCES

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.

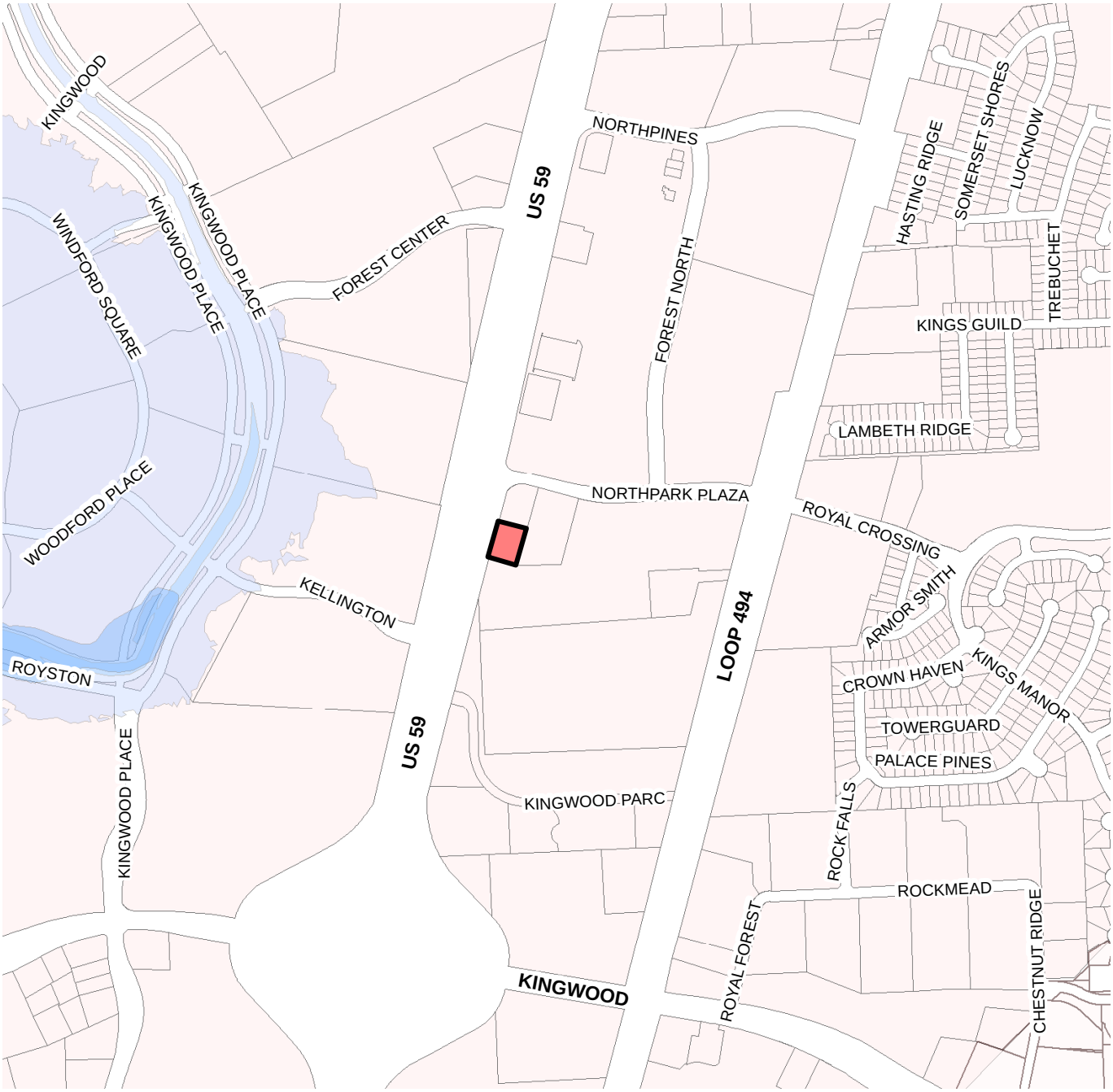
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV.
Meeting Date: 1/3/2019

Location Map



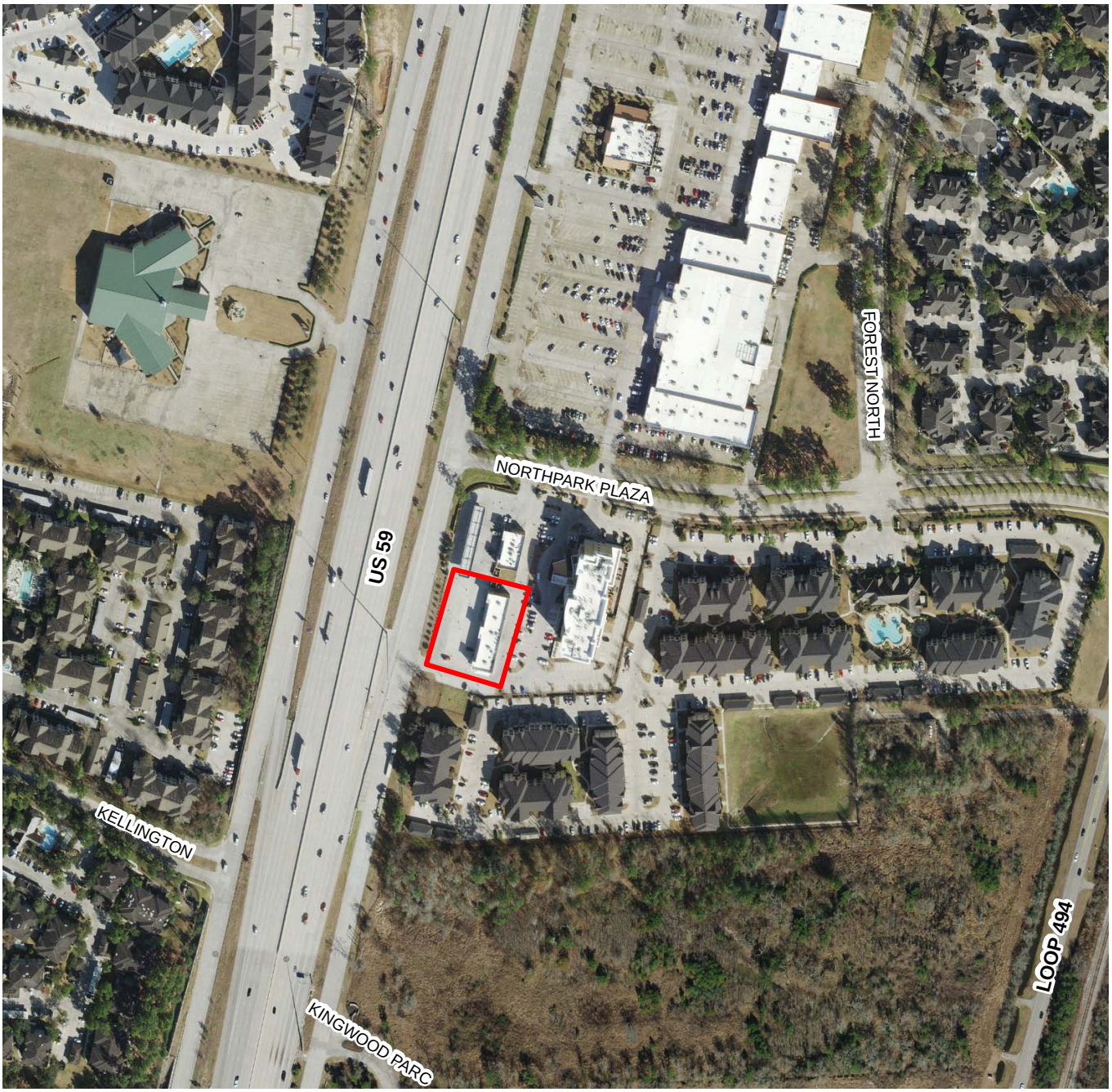
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV.
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Aerial Map



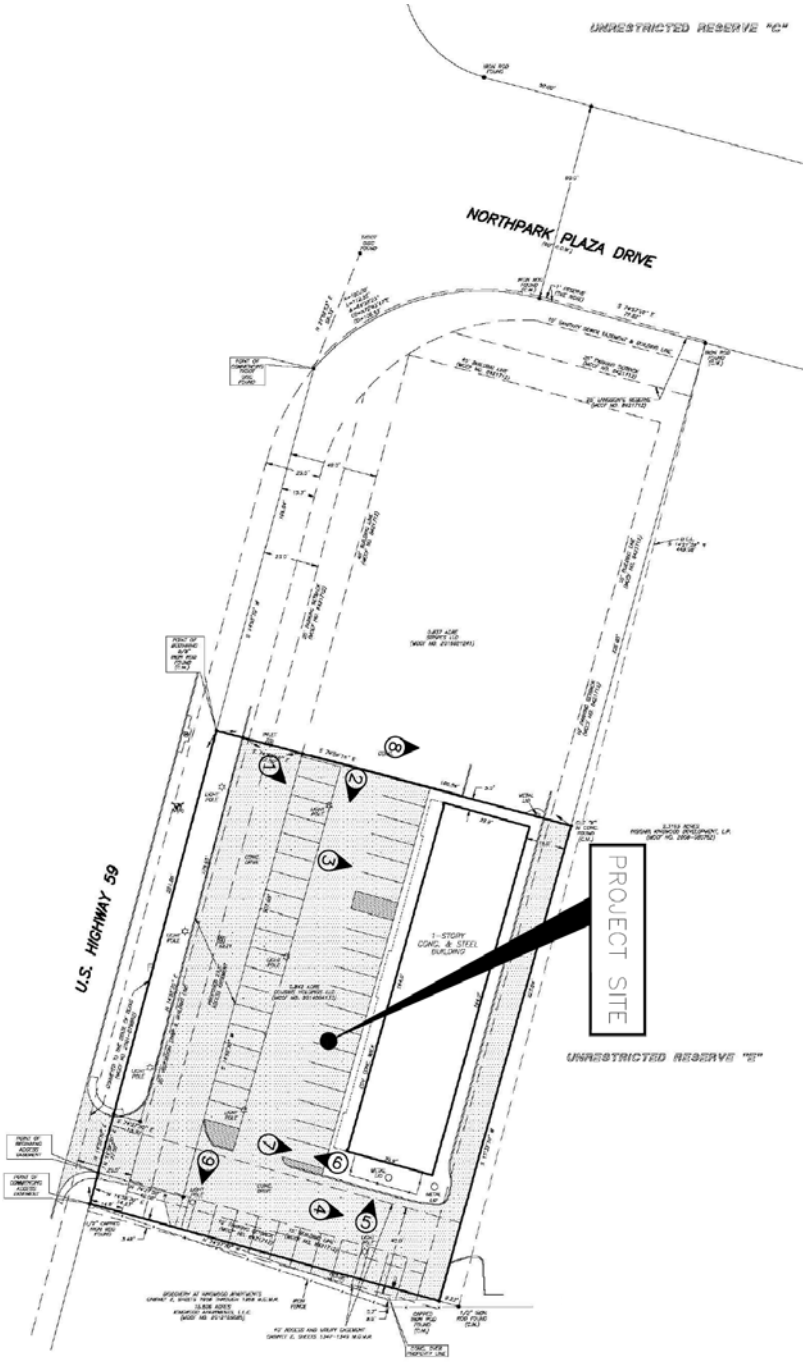
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV.
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Houston Planning Commission

Survey



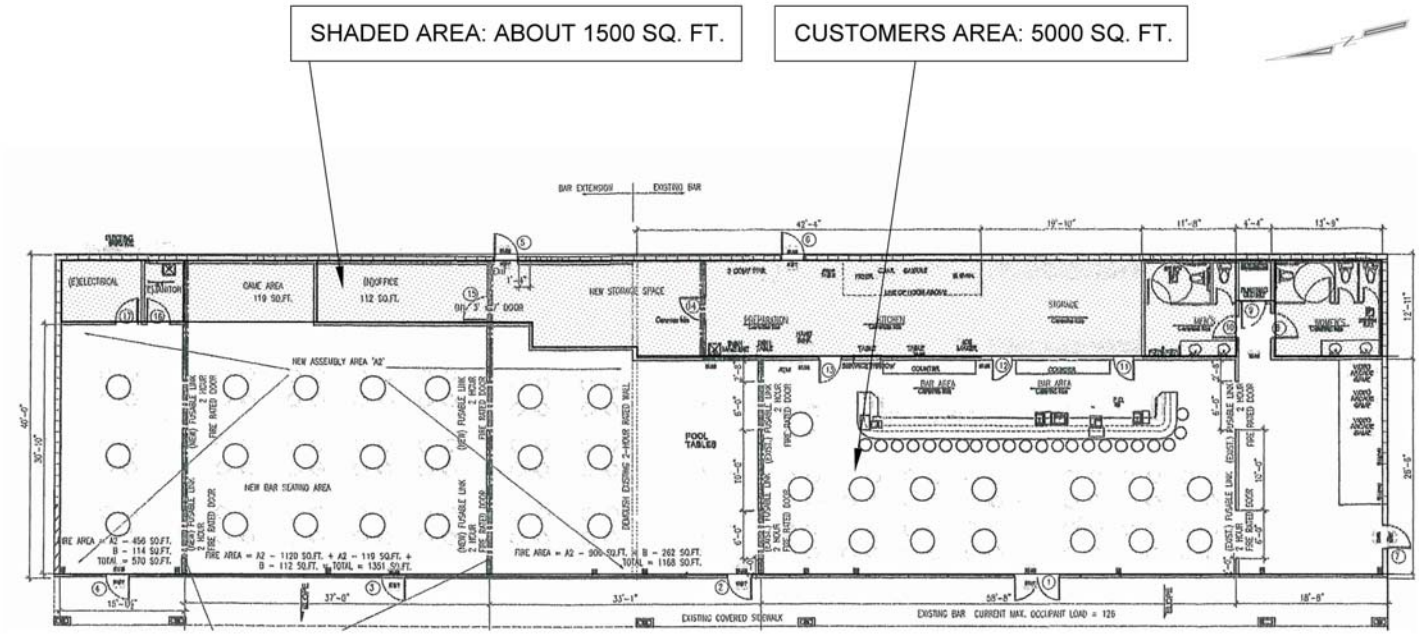
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV.
Meeting Date: 1/3/2019

Houston Planning Commission

Floor Plan & Parking Analysis



PARKING SPACE ANALYSIS

- TOTAL AREA OF THE PUB: 6500 SQ. FT.
- AT 14 PARKING SPACES PER 1,000 SQ. FT. : 91 PARKING SPACES
- WITH BIKE RACK → 10% REDUCTION : 11 X 0.9 = 82 PARKING SPACES
- PARKING SPACES PROVIDED : 48 SPACES
- PARKING SPACES NEEDED: 82 SPACES
- REQUESTED VARIANCE : 1- 49 EXISTING PARKING SPACES TO BE APPROVED

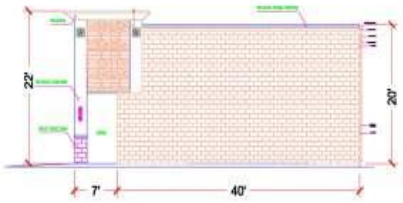
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

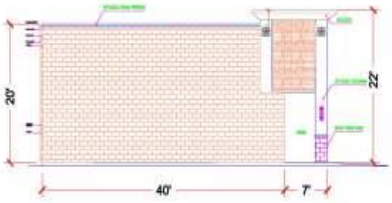
ITEM: IV.
Meeting Date: 1/3/2019

Houston Planning Commission

Elevations



1. EAST ELEVATION SCALE 1/8" = 1' - 0"



2. WEST ELEVATION SCALE 1/8" = 1' - 0"



3. FRONT ELEVATION SCALE 1/8" = 1' - 0"

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V.
Meeting Date: 01/03/2019

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 the next available meeting where adequate notification can be provided. 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
Vernon Henry & Associates	Mary Lou Henry	713-627-8666	marylou.henry@vhaplanning.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
347 West 20th Street	18137522	77008	5359	452V	C

HCAD ACCOUNT NUMBER(S):	0200810000026
PROPERTY LEGAL DESCRIPTION:	Lots 26-33, Block 85, Carter Reserve of Houston Heights
PROPERTY OWNER OF RECORD:	Wood Lane Partners, Ltd., a Texas limited partnership
ACREAGE (SQUARE FEET):	0.6428 acres (28,000 square feet)
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	W. 20th Street (70 feet); Ashland Street (70 feet)
WIDTH OF EXISTING ROW PAVING SECTION(S):	W. 20th Street (42 feet); Ashland Street (30 feet)
OFF-STREET PARKING REQUIREMENT:	37 (or) 36 vehicle spaces & 1 bicycle rack (4 bicycle spaces)
OFF-STREET PARKING PROVIDED:	32 vehicle spaces and 1 bicycle rack (4 bicycle spaces)
LANDSCAPE REQUIREMENTS:	Existing live oaks to remain. New trees will be planted along the public streets, per ordinance requirements.
EXISTING STRUCTURE(S) [SQ. FT.]:	3,595 square foot single-family residence (to be demolished) 2,800 square feet flower shop (to be demolished)
PROPOSED STRUCTURE(S) [SQ. FT.]:	8,162 square foot hotel

PURPOSE OF VARIANCE REQUEST: To allow 32 off-street vehicle parking spaces and 1 bicycle rack (4 bicycle spaces) in lieu of the ordinance-required 37 off-street parking spaces.

CHAPTER 26 REFERENCE(S): 26-492, Class 2(f.) – Hotel or Motel. 1.0 parking spaces for each sleeping room up to and including 250 rooms; 0.75 parking spaces for each sleeping room from 251 rooms to 500 rooms; 0.50 parking spaces for each sleeping room in excess of 500 rooms.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Meeting Date: 01/03/2019

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

A small, high-end, boutique hotel to be called Maison Robert, is proposed for the business area of the Heights on 20th Street, a designated major thoroughfare. Some (19 spaces) will be provided on the same parcel as the hotel building; 13 spaces will be located west across Ashland Street. The hotel clientele is expected to be people visiting friends and relatives in the Heights, including wedding parties. Not all hotel guests are expected to have cars. Many of these guests will have transportation provided by others, including ride-share service. Hotel guests are expected to walk or bike to the growing number of restaurants and shops in the nearby area. A single large parking lot would not be consistent with the character of the Heights.

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@cityofhouston.net.

(1) Either:

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

b. **Strict application of the requirements of this article 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 policy**;

Parcels of land in the Heights are small, in keeping with the character of development early in the past century. Many of the existing businesses do not comply with the requirements of the parking ordinance, which did not go into effect until 1989. There are few large parking lots, such as the ones for the nearby hospital, which seem out of character with the scale of development and discourage pedestrian activity. Parking for the proposed hotel is being provided in two locations: 19 spaces will be on the same tract as the hotel building and 13 will be directly across Ashland Street. The small scale of these lots will allow large existing trees to be preserved and the lots will be in scale with the Heights commercial area. The hotel is expected to attract guests directly related to activities in the Heights, such as weddings, or who are visiting relatives that live nearby. It is not expected to cater to business travelers, who make up most hotel guests. The hotel is to have expensive décor and specialized services, including a gift shop offering floral arrangements. Many guests are expected to arrive without personal cars and to be transported by friends or relatives to events or to depend upon ride-share services such as Uber or Lift. They will also be able to walk to numerous nearby restaurants and shops or to use bikes to travel area trails. In addition to the parking provided by the hotel, there are numerous on-street spaces available near-by that are not in front of single-family homes. Additionally, the hotel parking on the opposite (west) side of Ashland from the hotel building is replacing a florist shop whose parking has long been partially in the street right-of-way since the 1950's in a configuration that makes many believe that it is owned by the shop. The Real Estate section of Public Works has indicated that it might be possible for the hotel to acquire this area, adding 8 spaces.

OFF-STREET PARKING VARIANCE

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

Land parcels in the Heights are small and the dimensions are not sized for parking lots.

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

The intent of the ordinance is to provide parking off the public streets that meets the needs of various uses rather than relying on parking along the street. This is particularly important when the street paving having widths are narrow and/or there is open ditch drainage. The required amount of parking for the hotel will be available even though 4 of the spaces are currently partially in the right-of-way and therefore do not count under the ordinance.

(4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;

The number proposed will be sufficient considering the exclusive nature of the hotel which will be catering to people related in some way to the area and likely to have transportation furnished to them by area resident plus the growing use of ride share services, making the need for individual cars less than it has been in previous decades. The need is also lessened by the walkable nature of the immediate area, with restaurants and shops within easy walking distance.

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

Granting the variance will not affect the public health but, instead, will encourage a healthy habit of walking.

(6) If the building is subject to the requirements of article VII of chapter 33 of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.

The proposed building is not subject to Article VII of Chapter 33. It will be new construction. The house to be removed is old but has not been designated as historic.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V.
Meeting Date: 01/03/2019

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.

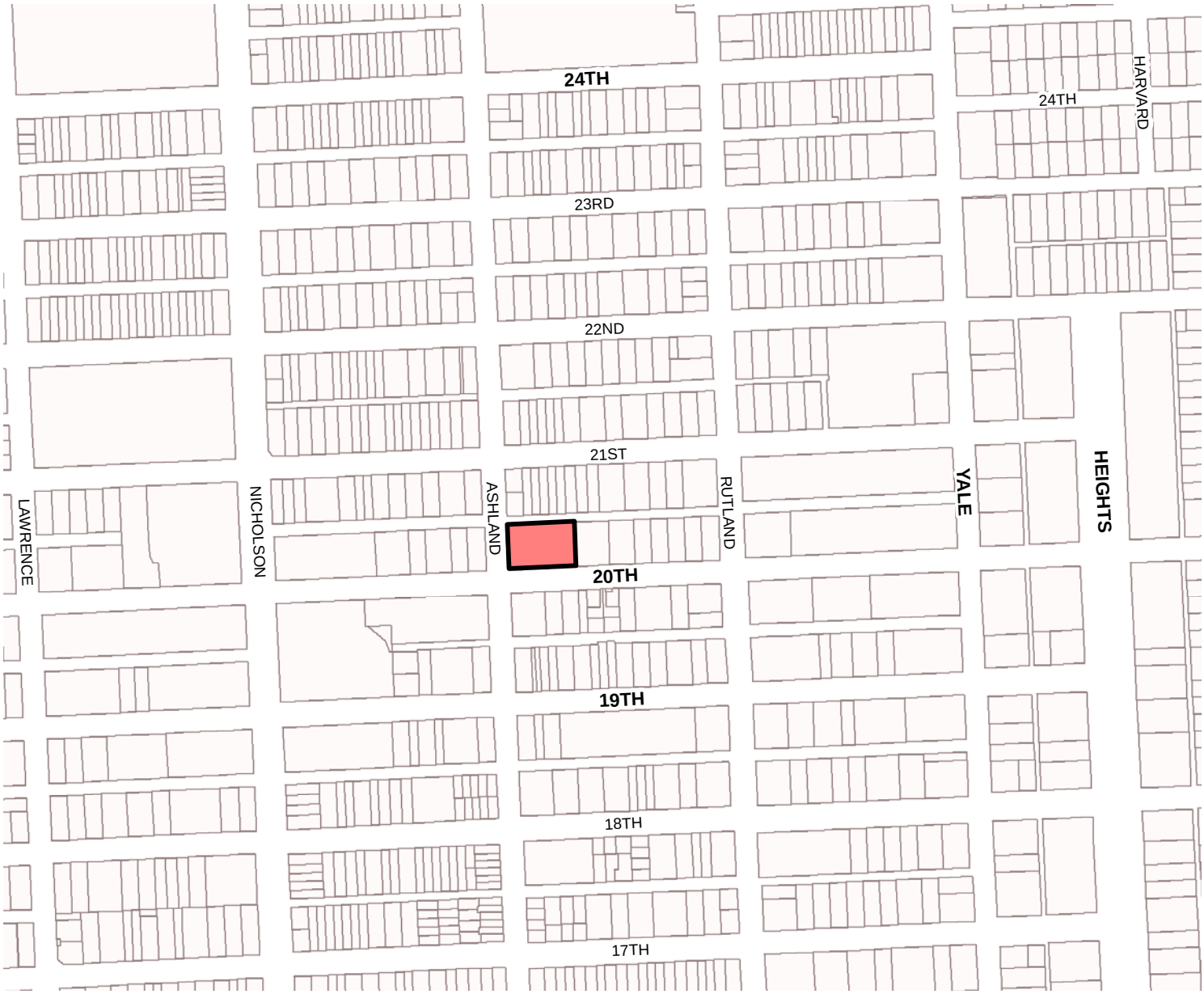
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: V.
Meeting Date: 01/03/2019

Location Map



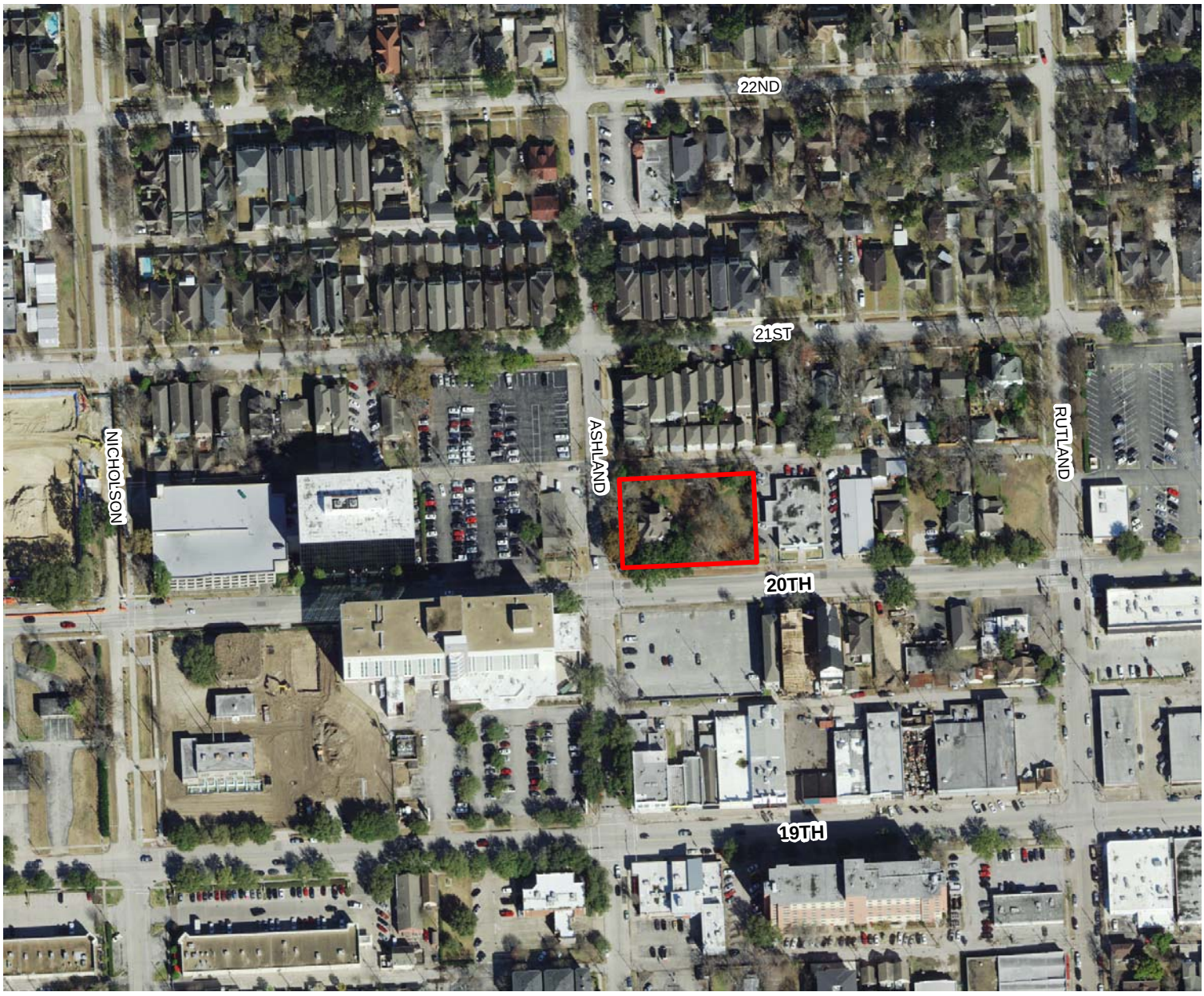
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V.
Meeting Date: 01/03/2019

Houston Planning Commission

Aerial Map



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V.
Meeting Date: 01/03/2019

Houston Planning Commission

Survey



OFF-STREET PARKING VARIANCE

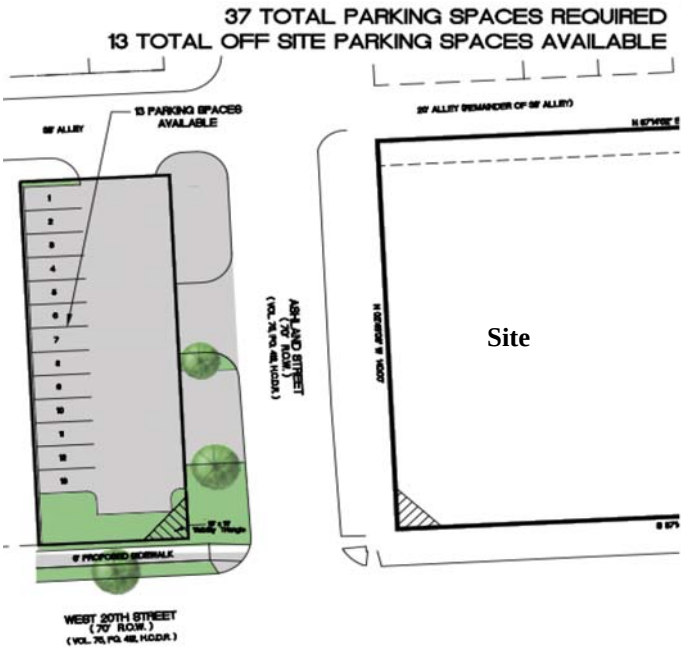
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: V.
Meeting Date: 01/03/2019

Site Plan & Parking Analysis





CHAPTER 26 SECTION 492 PARKING

SPACES REQUIRED:
(37) ROOMS @ 1.0 SPACE/SLEEPING ROOM = 37 SPACES

SPACES PROVIDED:
(19) SPACES ON-SITE, (13) SPACES OFF-SITE
(1) BICYCLE RACK TO LOCK 4 BICYCLES
TOTAL PROVIDED = 33 SPACES

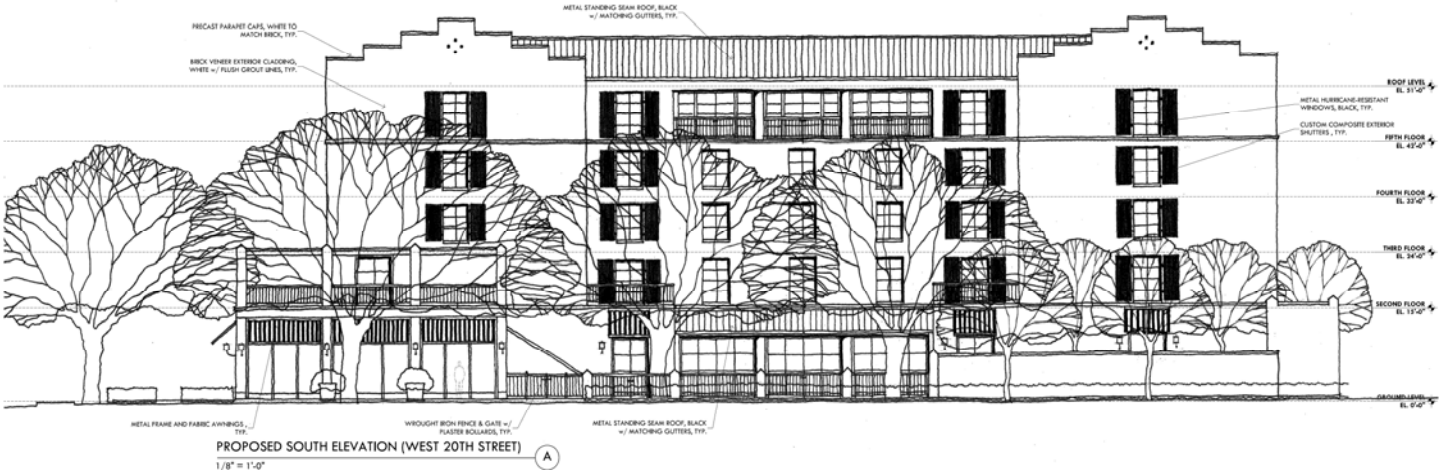
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

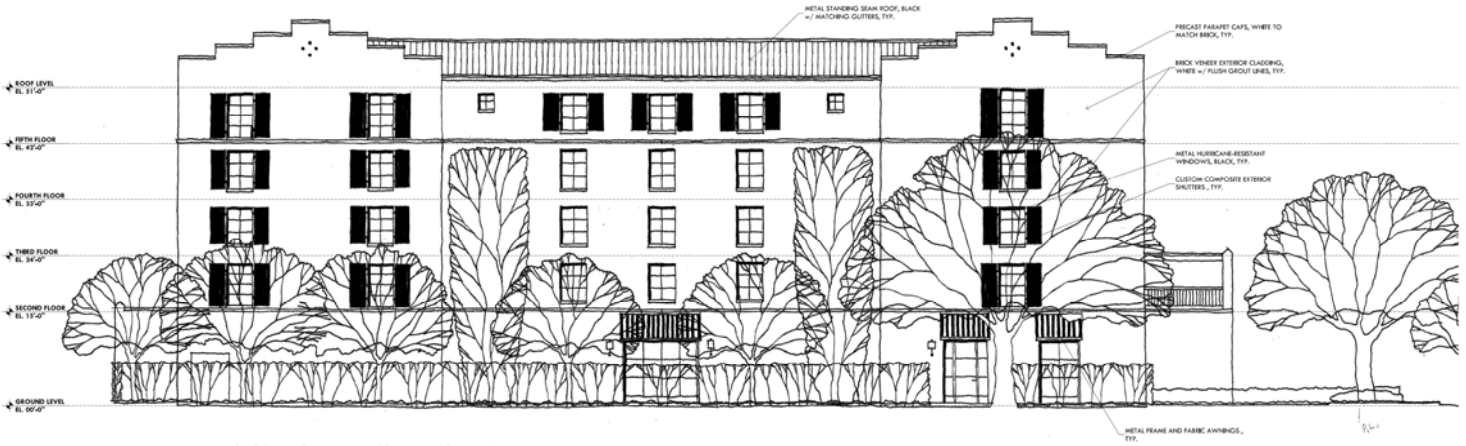
ITEM: V.
Meeting Date: 01/03/2019

Houston Planning Commission

Elevations



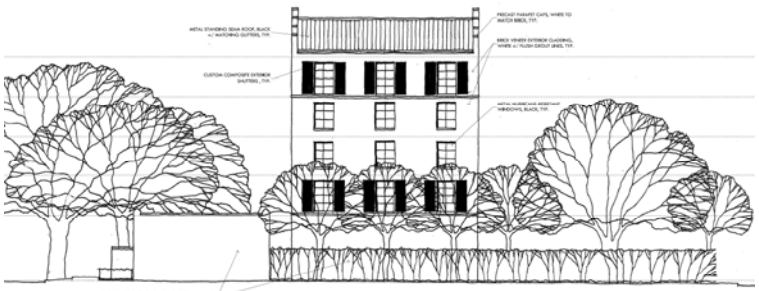
PROPOSED SOUTH ELEVATION (WEST 20TH STREET) (A)
1/8" = 1'-0"



PROPOSED NORTH ELEVATION (PUBLIC ALLEY) (A)
1/8" = 1'-0"



PROPOSED WEST ELEVATION (ASHLAND STREET) (B)



PROPOSED EAST ELEVATION (B)

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: VI

Meeting Date: 01/03/2018

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Vision Development	Amit Patel	615-496-4259	aamitpatel@yahoo.com

COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	H	77093	5460	454F	Eastex Jensen Area

HOTEL/MOTEL NAME: Express Inn Eastex

HOTEL/MOTEL ADDRESS: 8585 Eastex Freeway - Houston, Texas 77093

PROPERTY OWNER OF RECORD: Millie Townsend

OWNER ADDRESS: 25 Kings Lake Estates Blvd - Humble, Texas 77346

PROJECT PERMIT NUMBER: 18106841

TOTAL ACREAGE: +/- 1.063 Acres

TOTAL NUMBER OF ROOMS: 40

PARKING SPACES PROVIDED: 46

SURVEY/ABSTRACT NO: 13A-1 Abst 329 JT Harrell Survey

SCHOOL DISTRICT: Houston ISD

NORTH OF: Keeland Street **EAST OF:** Curry Road

SOUTH OF: Berry Road **WEST OF:** Eastex Freeway

PURPOSE OF VARIANCE REQUEST: 1)To allow a Hotel to take access from a two lane street and to - Sec 28-202(C)
2) To allow a Hotel to be constructed in a residetial area with less than 75 rooms Sec 28-202(1)(5)
3) To allow a Hotel to be located adjacent to residential property with less than 51 rooms - Sec 28-202(C)

CHAPTER 28 REFERENCE(S): 28-202(C) 28-202(1)(5)

HOTEL/MOTEL VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: VI

Meeting Date: 01/03/2018

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

TxDot has denied access from Eastex Freeway as property has frontage off both Berry Road & Eastex Fwy. TxDot will not allow driveway as property is accessible from Berry Road and a variance is req'd based on Sec 28-202(C) Hotel Motel Ordinance.

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). 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.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant or owner of the property of the reasonable use of the land; Due to TxDot regulations of driveway spacing with respect to the proximity of the Berry Road insection, site will not be granted access off Eastex FWY, since site has accessibility from Berry Road. Hotel Motel Ordinance requires a variance to make this site usable and accessible for hotel development.

(2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant; We first approached TxDot to discuss granting and permitting access to avoid the need for requesting a variance. Since TxDot will not allow for curb cut for access to the site, our only form of access to the property is from Berry Road and hence is a hardship not imposed from our end and is a necessity for allowing us reasonable use of this site.

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

We understand the general purposes of this article and have made best efforts to adhere to its intent. For this reason, we revised our site plan to locate the driveway as close to Eastex FWY as possible. This will help traffic flow and minimize impact on Berry Road helping to preserve and maintain the intent of the ordinance and for our surrounding community memebers.

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

The granting of this variance will not be injurious to public health, safety or welfare. We are proposing a driveway access for hospitality use. Our facility will be affiliated with a new national franchise brand of hotels and will be adjacent in proxmity to the Eastex Freeway corridor. We hope that our new proposed development, in conjunction with other developments underway, will help to liven the corridor to attacting futher interest in redeveloping the immediate area for the betterment of the neighborhood and community.

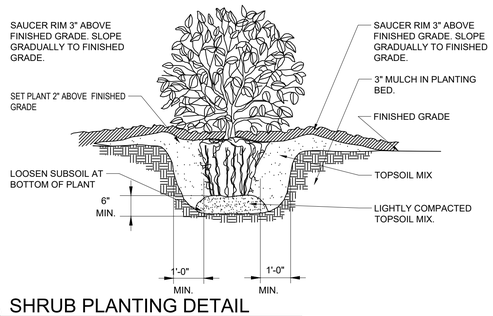
HOTEL/MOTEL VARIANCE

Houston Planning Commission

Planning and Development Department

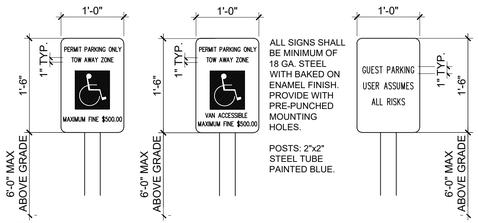


Site Location



2 SHRUB PLANTING DETAIL

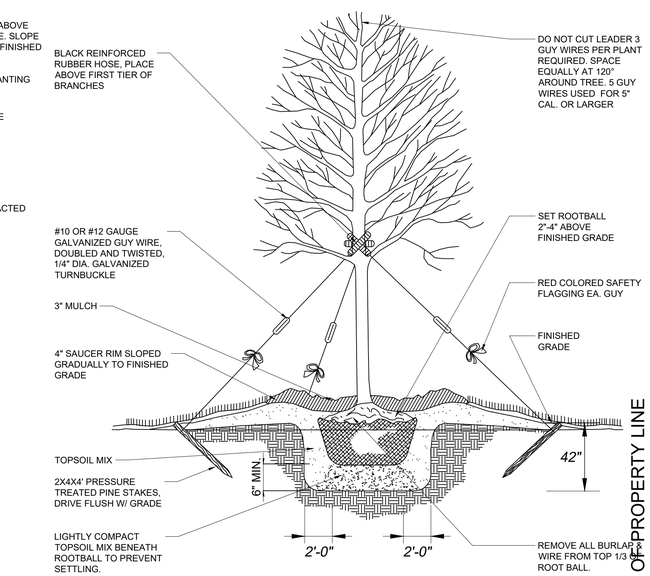
NTS



4 PARKING SIGNS

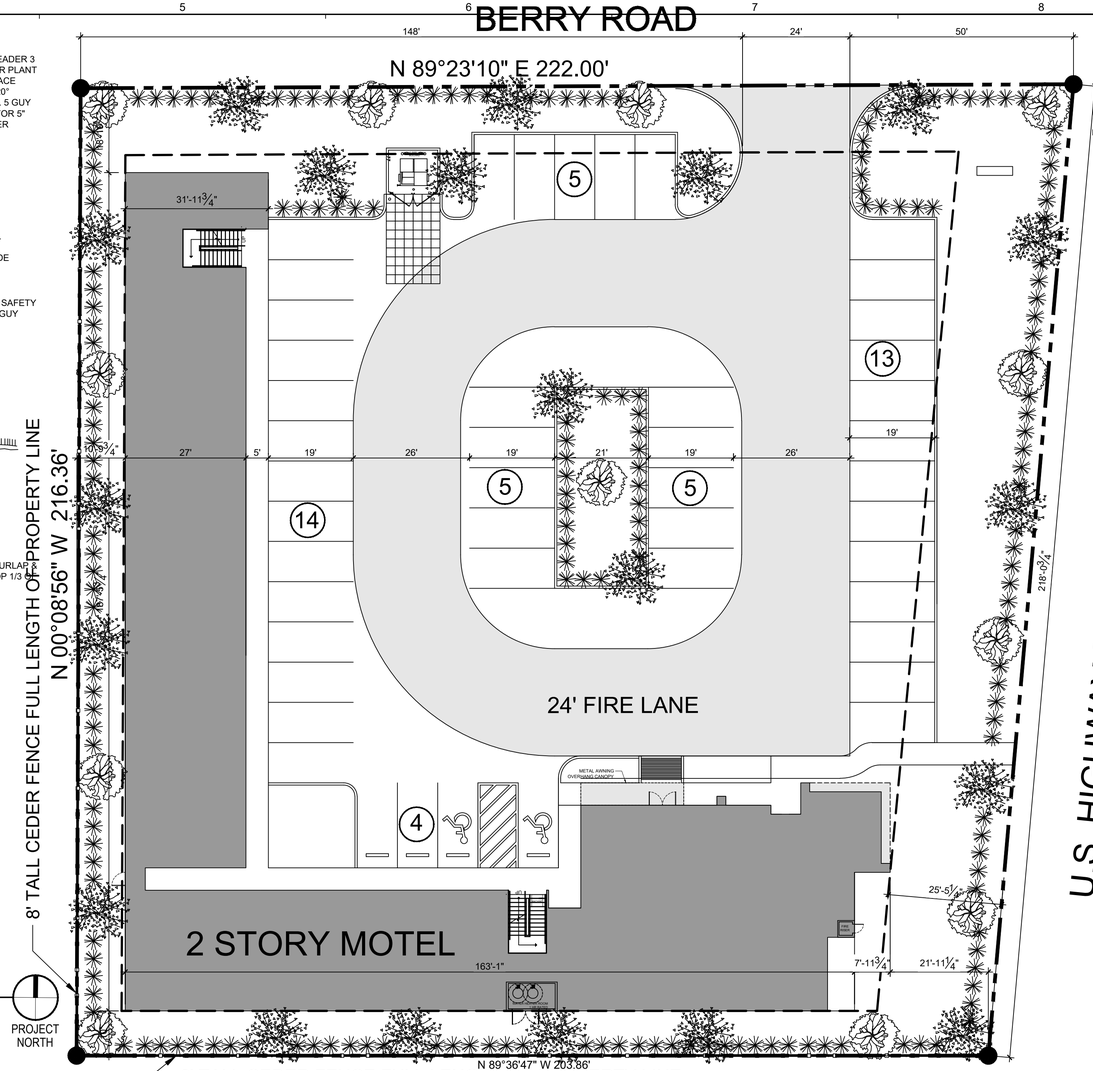
SCALE: NTS

HANDICAP, VAN PARKING, GUEST SIGN



3 TREE PLANTING DETAIL

NTS



1 LANDSCAPE FIRE SITE PLAN

SCALE: 1/16"= 1'-0"

PROJECT NORTH

ADDITIONAL LANDSCPAE REQUIREMENTS SEC 28-202
WESTERN BOUNDRY 216 LINEAR FEET

TYPE	REQUIREMENT	PROVIDED
CANOPY TREES	1 PER 100 LINEAR FEET	2
ORNAMENTAL TREES	2 PER 100 LINEAR FEET	4
SCRUBS	16 PER 100 LINEAR FEET	35
FENCE	8' TALL CEDAR	216 LF

ADDITIONAL LANDSCPAE REQUIREMENTS SEC 28-202
SOUTHERN BOUNDRY 204 LINEAR FEET, REQUIREMENT OF 50'
- PROVIDED FOR ENTIRE BOUNDRY LINE

TYPE	REQUIREMENT	PROVIDED
CANOPY TREES	1 PER 100 LINEAR FEET	2
ORNAMENTAL TREES	2 PER 100 LINEAR FEET	4
SCRUBS	16 PER 100 LINEAR FEET	33
FENCE	8' TALL CEDAR	204 LF

CITY OF HOUSTON DEPARTMENT OF PLANNING AND DEVELOPMENT LANDSCAPE ANALYSIS FORM

A. STREET TREES: Sec. 33-126 (a) Calculation T = (x/30)
Sec. 33-126 (b) minimum spacing 20' O.C.
Sec. 33-126 (6) Required trees will be applies separately to each block face

Street A (222') Length of property line in lineal feet as measured along the each block face.
lineal feet/30 = 7.4 Street trees required.

Street B (218') Length of property line in lineal feet as measured along the each block face.
lineal feet/30 = 7.26 Street trees required.

Street C (216') Length of property line in lineal feet as measured along the each block face.
lineal feet/30 = 7.2 Street trees required. +
(Staff may create an artificial lot)

B. PARKING LOT TREES: Sec. 33-127 (a) parking lot trees. T= (1x10 pkg. Sp.) Sec. 33-127 (a) Each parking space must be within 120' of a tree.

Number of new parking stalls to be constructed 46 / 10 = 4.6
Parking lot trees required.

C. TOTAL TREE REQUIREMENT:
A + B = 26.46 (27) total number of street and parking lot trees required.

D. SHRUBS: Sec. 33-127 (b) shrubs S = (Tx10) Sec. 33-127 (b) 75% of shrubs must be planted along the perimeter of the parking lot.
(Are required for new or the expanded portion of parking lots)
Total number of Street trees required, from "A" above 14.66 x 10 = 146.60 shrubs.

E. LANDSCAPE BUFFER: Sec. 33-128 (1) wood, concrete masonry opaque screening fence.
(Min. 6') Sec. 33-128 (2) Evergreen screening (See 33-130)
A 6' high wood, concrete masonry opaque screening fence, or 15' wide evergreen planting strip along the total length of property line adjacent to existing single-family residential, or limit of expansion adjacent to existing single-family residential.
(Site plan must show land use on all side of the property)

CREDITS WORKSHEET: Sec. 33-123 (a) TREE PLANTING EQUIVALENCY CREDITS:

DETECTABLE WARNINGS:
DETECTABLE WARNINGS ON WALKING SURFACES
DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 (23MM), A HEIGHT OF NOMINAL 0.2 IN. (5MM) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. (60MM) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

CURB RAMP SURFACES AT PUBLIC RIGHT OF WAY NEXT TO DRIVEWAY SHALL HAVE TRUNCATED DOMES AS PER SECTION 705

AUTOMATIC SPRINKLER SYSTEM IS ELECTRONICALLY SUPERVISED AND PROVIDED W/ ALL SUPERVISORY FEATURES AS REQUIRED BY SECT. 903.2.7 GROUP R

MANUAL FIRE ALARM SYSTEM AND MANUAL PULLS ARE PROVIDED. MANUAL PULLS ARE REQUIRED BY FRANCHISEE NOT THE CODE. ALARM SYSTEM AND PULLS TO BE INSTALLED. LOCAL SMOKE DETECTION TO BE PROVIDED IN EACH UNIT PER SECTION 903.2.8 GROUP R1.

a. Hotel building(s) set back at least ten feet from the property line;
See site plan North is set back 18'-10", South 10', East 25' west is 10'
b. Canopy trees at least one per 100 lineal feet of property line; 440 lineal feet property line
5 canopy trees required. 21 provided on the site.
Ornamental trees at least two per 100 lineal feet of property line;
440 lineal feet property line 10 ornamental trees required. 10 provided on the site.
c. Shrubs at least 16 per 100 lineal feet of property line;
440 lineal feet property line 71 shrubs required. 164 shrubs provided on site .
d. Solid wood or masonry fence at least eight feet in height.
South property and West property will have wood fence 8' in height,

PLANT SCHEDULE

SYMBOL	KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
	QV	10	QUERCUS VIRGINIANA	LIVE OAK	2" CAL.	STRAIGHT SINGLE TRANK FULL SYMMETRICAL HEAD 12'-14' HT. X 7'-8' SPREAD
	LI	10	LAGERSTROEMIA INDICA	CRAPEMYRTLE	2" CAL.	STRAIGHT SINGLE TRUNK FULL SYMMETRICAL HEAD 2'-14' HT. X 7'-8' SPREAD
	PN	162	NANDINA DOMESTICA NANA "PURPUREA"	DWARF PURPLE NANDINA	5 GAL.	10" HT. X 15" MIN. SPREAD FULL POT, 2 YEAR PLANT 2'-0" O.C.
	TA	-	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE		
	SS	FULL	ATENDTAPHRUM SECUNDATUM	SAINT AUGUSTINE		SOLID SOD GRASS

GENERAL NOTE:

1. ALL PLANTS SHALL BE FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
3. GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE SPREAD AND AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING; OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.
4. ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.
5. LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.
6. IRRIGATION SPRINKLER @ ALL LANDSCAPING WITH AUTOMATIC TIMER.
7. ALL DUMPSTER, RECYCLING BINS & GREASE TRAPS, SERVICE AREAS, ELECTRICAL BOXES, METERS, HVAC UNITS, LP TANKS, ETC. SHALL BE SCREENED FROM VIEW USING LANDSCAPE OR FENCING.
8. SATELLITE DISHES SHALL BE INSTALLED IN AN INCONSPICUOUS LOCATION AND SCREENED FROM VIEW WITH LANDSCAPE OR FENCING.

PROJECT INFORMATION:

TOTAL LOT AREA	46,304 SQ. FT.
-	-
-	-
FIRST FLOOR AREA	9,720 SQ. FT.
SECOND FLOOR AREA	9,720 SQ. FT.
TOTAL FLOOR AREA	19,440 SQ. FT.
# OF ROOMS	40
# OF PARKING SPACES	46

SH ARCHITECT
4845 WILLOWBEND BLVD.
Houston, Texas 77035
PH: 281-660-9204

ISSUES
1
2
3
4
5

EXPRESS INN

8585 EASTEX FREEWAY
HOUSTON, TX 77093

FOR OWNER OR FRANCHISE REVIEW ONLY

NOT FOR CONSTRUCTION

CONFIDENTIAL AND PROPRIETARY
THIS DRAWING IS THE EXCLUSIVE PROPERTY.
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THIS DRAWINGS MAY NOT BE REUSED OR TRANSFERRED TO ANY OTHER CONSULTING OR ARCHITECTURAL FIRMS WITHOUT THE WRITTEN CONSENT.

2018090036
PROJECT NUMBER

DATE

SHEET TITLE
LANDSCAPE FIRE SITE PLAN

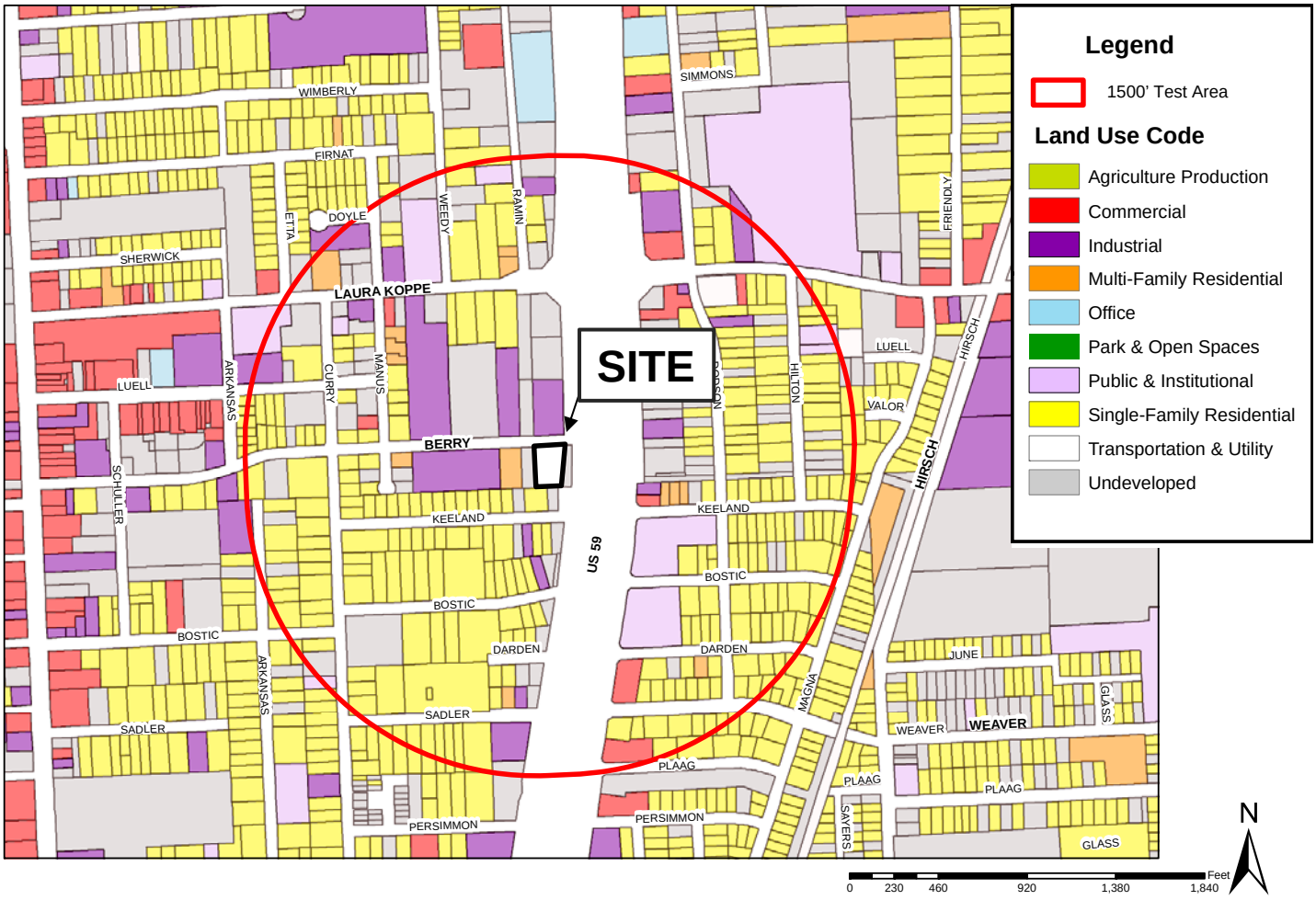
SHEET NUMBER
AC1.01

ALL IDEAS, PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REFRENCED COMPANY. PURCHASERS RIGHTS IS CONDITIONAL AND LIMITED TO ONE-TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN, AND USE IS LIMITED SPECIFICALLY TO SUCH PROPERTY. THE REPRODUCTION OF THESE PLANS CONCERNING OTHER CONSTRUCTION IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION. ALL PLANS DESIGNED FOR THE CONSTRUCTION OF THIS BUILDING SHOULD BE REVIEWED AND REFERRED TO BEFORE ANY CONSTRUCTION BEGINS. IN THE EVENT OF ANY CONFLICTS OR INCONSISTENCIES IN THE PLANS, ARCHITECT SHOULD BE CONTACTED IMMEDIATELY. IF NO SUCH CONTACT IS MADE, THEN THE CONTRACTOR AND SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES ASSUME ALL LIABILITY ASSOCIATED WITH SUCH CONFLICTS OR INCONSISTENCIES.

Houston Planning Commission

Planning and Development Department

AERIAL MAP



NORTH

Land Use

Houston Planning Commission

Planning and Development Department



NORTH

Aerial

LEGEND * ITEMS THAT MAY APPEAR IN * DRAWING BELOW

M.U.E. = MUNICIPAL UTILITY EASEMENT
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
STM.S.E. = STORM SEWER EASEMENT
W.L.E. = WATER LINE EASEMENT

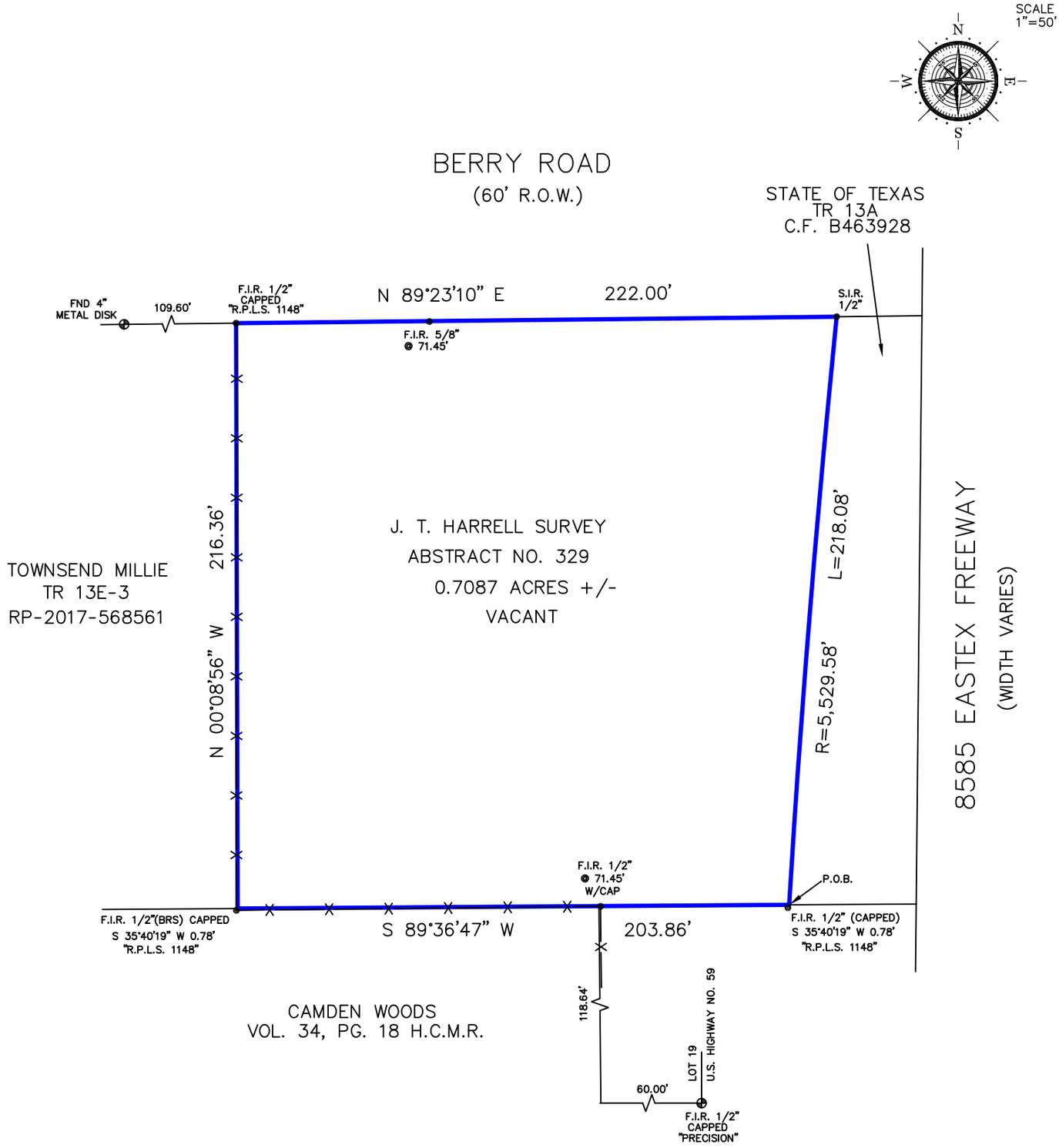
F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
S.I.R. = SET IRON ROD
W.P. = WOODEN POST
M.P. = METAL POST
C.F.# = CLERK'S FILE NUMBER
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING LINE
FND. = FOUND
BRS = BEARS

P.A.E. = PERMANENT ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
W.S.E. = WATER & SEWER EASEMENT
E.E. = ELECTRIC EASEMENT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.P. = POWER POLE
S.F.N.F. = SEARCHED FOR, NOT FOUND
U.T.S. = UNABLE TO SET

CONTROL MONUMENT
= PROPERTY LINE
= EASEMENT LINE
= BUILDING SETBACK LINE
= BUILDING WALL

= WOODEN FENCE
= CHAIN LINK FENCE
= METAL FENCE
= WIRE FENCE
= VINYL FENCE

SCALE 1"=50'



Reviewed & Accepted by: _____ Date _____ / _____ Date _____

NOTES:
– BEARING BASIS: PLAT
– SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
– SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
– UNDERGROUND UTILITY INSTALLATIONS,UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
– THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
– SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
– SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
– PAGE 1 OF 2
– AGREEMENT FOR ELECTRIC SERVICE C.F. F538701
– RIGHT OF WAY ESMT. VOL. 3488, PG. 580 R.P.R.H.C. DOES NOT AFFECT SUBJECT LOT
– PAGE 1 OF 2

LEGAL DESCRIPTION

BEING THAT CERTAIN TRACT OR PARCEL OF LAND AND BEING ALL OF THAT CALLED 0.7087 ACRE TRACT OF LAND CONVEYED TO JACKIE D. TOWNSEND AND MILLIE TOWNSEND AS FILED UNDER FILM CODE NO. 029-06-2492, HARRIS COUNTY, TEXAS, AND THE SOUTHERLY PORTION OF THAT CALLED 1.617 ACRE TRACT OF LAND CONVEYED TO JACKIE D. TOWNSEND AND MILLIE R. TOWNSEND AS DESCRIBED IN WARRANTY DEED AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. M353404 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING OUT OF THE J.T. HARRELL SURVEY, ABSTRACT NO. 329, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

AMIT PATEL & OR ASSIGNS

ADDRESS
8585 EASTEX FREEWAY

STATE OF TEXAS
REGISTERED
TOBY PAUL COUCHMAN
5565
PROFESSIONAL
LAND SURVEYOR

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

JOB # 1811004
DATE 11-6-18
GF# 18-380489-KW

PRO-SURV
P.O. BOX 1366, FRIENDSWOOD, TX 77549
PHONE- 281-996-1113 FAX - 281-996-0112
EMAIL: orders@prosurv.net
T.B.P.L.S. FIRM #10119300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

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PLANNING & DEVELOPMENT DEPARTMENT

ITEM: VII

Meeting Date: 01/03/2018

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	Email Address
Vernon Henry & Associates	Mary Lou Henry	713.627.8666	MaryLou.Henry@vhaplanning.com

COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	C	77008		452 V	Greater Heights

HOTEL/MOTEL NAME:	Maison Robert
HOTEL/MOTEL ADDRESS:	347 W 20th St., Houston, TX. 77008
PROPERTY OWNER OF RECORD:	Wood Lane Partners, Ltd.
OWNER ADDRESS:	347 W 20th St., Houston, TX. 77008
PROJECT PERMIT NUMBER:	18137522
TOTAL ACREAGE:	0.6428
TOTAL NUMBER OF ROOMS:	37
PARKING SPACES PROVIDED:	32 + 4 bike spaces in addition to the 1 required, so 33
SURVEY/ABSTRACT NO:	John Austin A-1
SCHOOL DISTRICT:	HISD

NORTH OF:	Interstate 10	**EAST OF:**	Shepherd Dr.
SOUTH OF:	610	**WEST OF:**	Heights Blvd.

PURPOSE OF VARIANCE REQUEST: **1)** To take primary access off of Ashland Street, a local street, ; 2)To allow a hotel to be situated within 750 ft. from a church and hospital; 3) to allow a hotel to be situated in a residential test area;

HOTEL/MOTEL VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: VII

Meeting Date: 01/03/2018

Houston Planning Commission

CHAPTER 28 REFERENCE(S): 28-202. (a)(1)(a); (a)(1)(c); (a)(2); (a) (5)

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):
This is to be a high-end boutique hotel to cater to visitors to the Heights area. The entrance is proposed from Ashland rather than 20th to avoid conflicts with the bike lane on 20th and to lessen any congestion on 20th for vehicles since there is only one moving lane in each direction. The main driveway is split in two in order to preserve the large oak trees on the perimeter of the property. This hotel is to be owner operated. It is located in the commercial center of the Heights.

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

N/A

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

The site is located within the Heights on the corner of W 20th St. and Ashland St. out of the Carter Reserve of Houston Heights, platted in 1894. The proposed high-end boutique hotel is in the area along 19th and 20th that has traditionally been the retail/commercial area serving the Heights residents. It is within easy walking distance of shops and restaurants as well as a revitalized theatre. While some portions of the Heights are exclusively single-family, this area has traditionally been mixed use. The scale and size of the area businesses is much smaller than contemporary commercial areas, creating a unique place in an otherwise big modern city.

HOTEL/MOTEL VARIANCE

Overnight accommodations for visitors in the Heights are lacking with only a couple of bed and breakfasts. Visitors generally have to stay in hotels or motels around the perimeter on the freeway system, in large hotels void of unique charm.

Ashland St. is a local street with a 70' right-of -way and a paving width of 31 feet. Hotel driveways are located on Ashland rather than on 20th to avoid conflicts with bike traffic on the 20th Street bike route. It will also avoid delaying through traffic on 20th caused by slow moving cars turning into a private parking facility. There is only one travel lane in each direction on 20th. The entry and exit lanes from Ashland are split in order to preserve the large oaks that line the street.

The north side of this block of Ashland, across the alley, contains commercial and townhomes. The hotel will create a landscape screen of trees and shrubs along the alley. . There will be a 20' 9 ¼" pedestrian realm along Ashland, and 15'6" along 20th. Both will have 6' unobstructed sidewalks, separated from the street paving by planting strips.

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

The area was platted with small blocks and lots and without land use restrictions. This area has long been small-scale mixed-use.

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

The intent of the regulations governing the location of hotels was to ensure that their operation would not adversely affect residents or major civic institutions. This hotel will not have an adverse effect but instead will be consistent with the mixed- use character and small scale of the area.

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

The public welfare will be protected by creating a pedestrian realm on W. 20th St. and Ashland St., improving the overall safety of the area. It will also add a unique hospitality facility to the Heights, continuing the redevelopment trend that is making the Heights into one of the most popular area of the City.

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

The small-scale and unique nature of the proposed hotel is appropriate to the small scale mixed use nature of the area where only small parcels of land are available.

Houston Planning Commission

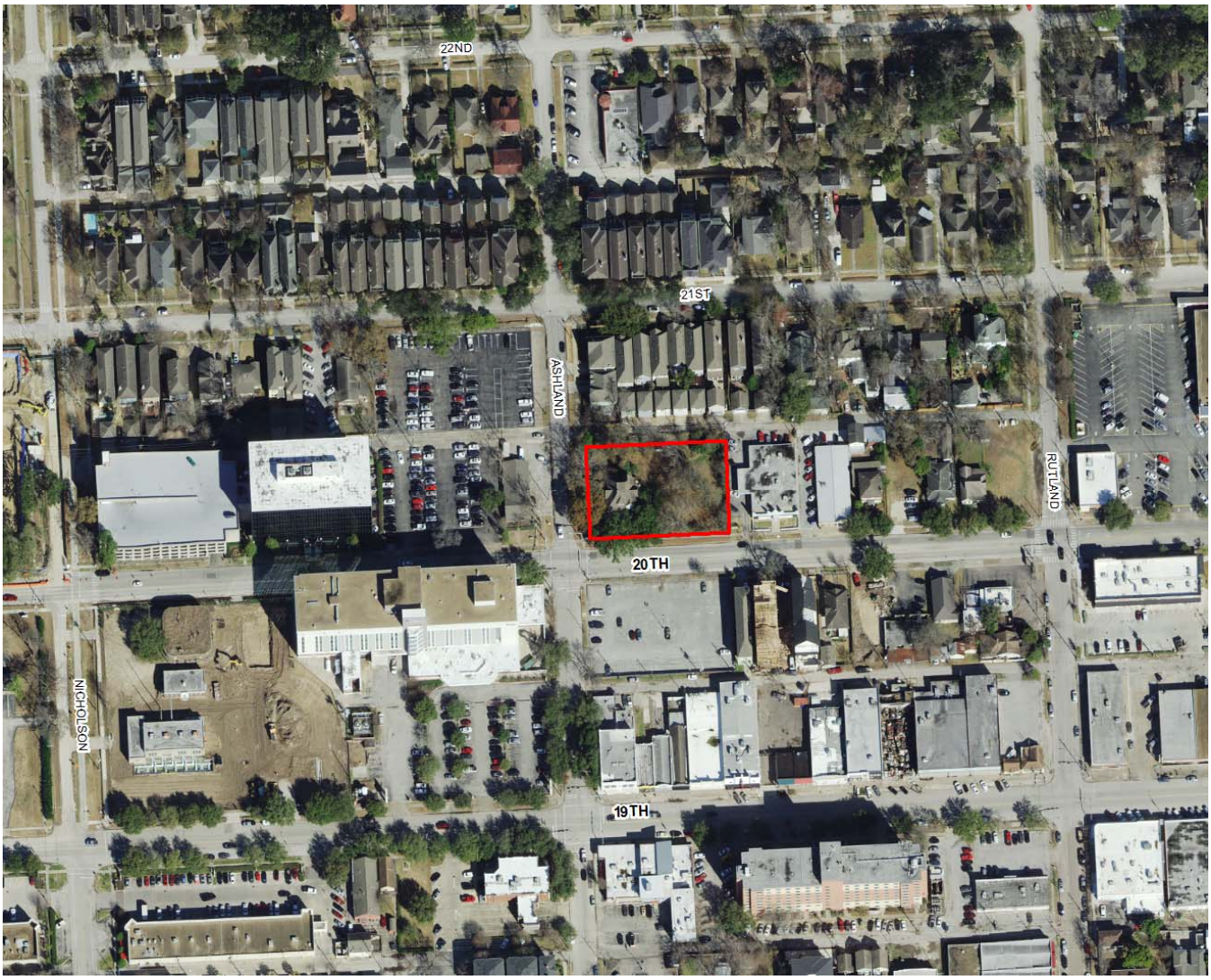
Planning and Development Department



Site Location

Houston Planning Commission

Planning and Development Department



NORTH

Aerial Location



PROPOSED SITE PLAN

1" = 10'-0"

N

0' 8' 16' 32'

MAISON ROBERT

347 WEST 20TH STREET
HOUSTON, TX 77008

DARWIN ARCHITECTURE

DARWIN MCCREDIE,AIA
908 TICO ROAD
OJAI, CA 93023
darwinbuzz@att.net
TELEPHONE 805-223-0821

blanchardA+D architecture + design

blanchardA+D
661 MASSACHUSETTS AVENUE
SUITE 20
ARLINGTON, MA 02476
rim@blanchardAD.com
TELEPHONE 617-519-5434

NOT FOR CONSTRUCTION

12/06/18 VARIANCE SUBMISSION

No	Date	Revision / Issue

Project Number	Scale
1801	AS NOTED
Drawn By	Checked By
tb/ems	tb

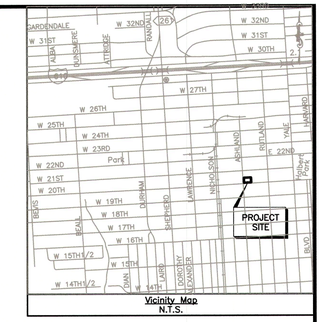
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PROPOSED SITE PLAN

A1.0





Vicinity Map
N.T.S.

0 20 40

TREES

CM	○	CREPE MYRTLE
CW	⊙	COTTONWOOD
CEDAR	✱	CEDAR
ELM	●	ELM
LAUREL	◌	LAUREL CLUSTER
MAGNOLIA	●	MAGNOLIA
OAK	●	OAK
PECAN	●	PECAN
HB	●	HACKBERRY

LEGEND

ESMT		EASEMENT
FND		FOUND
GM	⊕	GAS METER
IR		IRON ROD
H.C.C.F. NO.		HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.		HARRIS COUNTY DEED RECORDS
H.C.M.R.		HARRIS COUNTY MAP RECORDS
LP	☼	LIGHT STANDARD
MH	●	MANHOLE
MB	□	METER BOX
O.P.R.R.P.		OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
PP	⌀	POWER POLE
SIGN	▲	SIGN
TP	⌀	POWER POLE
TCB	▣	TRAFFIC SIGNAL CONTROL BOX
TSS	⊕	TRAFFIC SIGNAL STANDARD
WM	■	WATER METER

NOTES:

1. The basis of Bearings shown hereon is referenced to the Texas Coordinate System, NAD83, South Central Zone (TXSC 4204) based on National Geodetic Survey Monumentation: based on GPS measurements.

We, KM Surveying, LLC, acting by and through Kevin Drew McRae, a Texas Registered Professional Land Surveyor, hereby certify that this survey was made on the ground under my supervision.

Surveyed on this the 24th day of May, 2018

Kevin Drew McRae
Registered Professional Land Surveyor
Texas Registration No. 5485

STATE OF TEXAS REGISTERED KEVIN DREW McRAE 5485 PROFESSIONAL LAND SURVEYOR

REV	DESCRIPTION	BY	DATE
3			
2	Revised per Stephanie Hamilton 5/24/2018 email	jm	5/24/18
1	Revised per Ackerley 5/22/2018 email	jm	5/23/18

KM Surveying, LLC
3902 REESE ROAD - SUITE C-100
ROSENBERG, TEXAS 77471
713-234-6627
TBPLS FIRM #10178700
www.kmsurveying.com

SURVEY OF LOTS 26-33 & THE SOUTH 9' OF 38' ALLEY, BLOCK 85
0.6428 ACRE
CARTER RESERVE OF HOUSTON HEIGHTS
VOL 75, PG. 412 H.C.D.R.
JOHN AUSTIN SURVEY, A-1
HARRIS COUNTY, TEXAS

DATE: Dec. 15, 2017	SCALE: 1"= 20'	JOB NO.: 1851-1709

DWG. NAME:1851-1709PBLT01TREE-02.dwg

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BAPTIST TEMPLE

June 20, 2018

Patrick Walsh
Director of the City of Houston's Planning and Development Department
611 Walker, 6th Floor
Houston, Texas 77002

Dear Mr. Walsh,

On behalf of Baptist Temple, located at 230 W. 20th Street, I am writing to express our support of the proposed hotel at the corner of W. 20th and Ashland Streets, a project being proposed by Ben Ackerley of Wood Lane Partners, LTD.

We are happy with the design of this project, and we believe this proposed project fits with the needs of the neighborhood as we see it evolving. This would be a real compliment to the historic, diverse character of the Houston Heights. Additionally, we this boutique hotel would serve the needs of our community well.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Kelly K. Burkhart

Kelly K. Burkhart
Senior Pastor

AGENDA: VIII.

SMLSA Application No. 735: A.C. Allen Addition Subdivision, all of Blocks 46-A, 50-A, 56, 57-A, 57-B, Block 45-2, Lots 1-3, 5-6, 11-15, Tracts 7, 7A, 8, 8A, Block 46-B, Lots 3-8, 16, Tracts 1, 1A, 2, 2A, Block 47-B, Tracts 5A, 6, 7A, 8, Block 49-A, Lots 3-9, Tracts 1, 1A, 2, 2A, 17, 17A, 18, 18A, Block 51, Lots 24-26, 29-32, Tracts 17, 17A, 18, 18A, 19, 19A, 20, 20A, 27, 27A, 28, 28A, Block 58-A, Lots 1-6, 9, Tracts 7, 7A, 8, 8A, 10B; R.M. Chase's Subdivision, all of Block 50-B; Evlyn Court Replat No. 1, Block 1, Lots 1-2; Hogan Street Townhomes, Block 1, Lots 1-4; Views on Everett, Block 1, Lots 1-3; Issac Terrace, Block 1, Lots 1-2; Freeman Crossing Replat No. 1, Block 1, Lots 1-3

BACKGROUND:
The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for A.C. Allen Addition Subdivision. Analysis shows that a minimum lot size of 5,000 sq. ft. exists for the area. A petition was signed by the owners of 10% of the property within the proposed SMLSA. An application was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-204. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:
Following acceptance of an initially complete application, the Planning Director notifies all owners of property within the proposed SMLSA. Any property owner who wishes to vote for or against the creation of the minimum lot size area may return the response form within thirty days. The Director shall forward a complete application to Planning Commission for public hearing and consideration 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 55% of the property within the proposed SMLSA

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

- the boundaries of the proposed SMLSA shall contain no less than five block faces, composed of 5 lots or more on each blockface;
- at least 80% of the lots to be included within the proposed SMLSA, 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;
- the proposed SMLSA does not include a significant area developed as or restricted to a use that is not single family residential and;
- does not include a significant area that does not share a lot size character with the rest of the proposed area
- that the applicant has demonstrated sufficient support of 55% for the establishment of the proposed SMLSA;
- that the establishment of the SMLSA will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSA 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 SMLSA is enforceable for forty (40) years from the effective date of the ordinance.

STAFF ANALYSIS:
This application includes 166 lots in A.C. Allen Addition Subdivision, R.M. Chase's Subdivision, Evlyn Court Replat No. 1, Hogan Street Townhomes, Views on Everett, Issac Terrace, Freeman Crossing Replat No. 1

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*
  The application contains thirty (30) blockfaces with at least 5 lots on 20 blockfaces
- *At least 80% of the lots to be included within the proposed SMLSA, 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 use of the properties consists of one hundred and forty-four (144) single-family residential properties (representing 87% of the total lots), fourteen (14) commercial properties (representing 8% of the total lots), six (6) vacant properties (representing 4% of the total lots), and two (2) multi-family residential properties (1% of the total lots).
- *The applicant has demonstrated sufficient support for the SMLSA;*
  The applicant obtained 62% support from property owners in the proposed SMLSA
- *Establishment of the SMLSA will further the goal of preserving the area lot size character;*
  A minimum lot size of 5,000 sq. ft. exists on one hundred and thirty-one (131) of one hundred and sixty-six (166) lots in the area.
- *The proposed SMLSA 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 A.C. Allen Addition subdivision was platted in 1862. Some of the houses were constructed in the 1910s and 1940s. The establishment of a 5,000 sq. ft. 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.*
  One hundred and thirty-one (131) out of one hundred and sixty-six (166) lots, representing 85% of the application area, are at least 5,000 square feet in size.

Public notice of the public hearing was transmitted to all property owners in the area.

ATTACHMENTS:
1. Staff Analysis Summary Page
2. Map of Support
3. Additional Maps
4. Application

SPECIAL MINIMUM LOT SIZE AREA							
A.C. ALLEN ADDITION							
Site Address	Lot Number	Lot Size (in sq. ft.)	% by Area	Cumulative % by Area	Signed Petition	Response Form	Land Use
702 PASCHALL ST		8,500	1.08%	1.08%			SFR
2019 EVERETT ST		7,900	1.00%	2.08%	Y	Y	SFR
2017 EVERETT ST		7,900	1.00%	3.08%			SFR
1920 EVERETT ST		6,500	0.82%	3.90%			SFR
2103 FULTON ST		6,200	0.79%	4.69%		N	SFR
1918 EVERETT ST		6,175	0.78%	5.47%			SFR
710 PASCHALL ST		5,800	0.73%	6.20%			SFR
2015 GENTRY ST		5,100	0.65%	6.85%			SFR
2013 GENTRY ST		5,100	0.65%	7.49%		Y	SFR
2011 GENTRY ST		5,100	0.65%	8.14%		Y	SFR
920 PASCHALL ST		5,100	0.65%	8.79%			SFR
2123 CHESTNUT ST		5,000	0.63%	9.42%		Y	SFR
2122 CHESTNUT ST		5,000	0.63%	10.05%			SFR
2121 CHESTNUT ST		5,000	0.63%	10.69%			SFR
2120 CHESTNUT ST		5,000	0.63%	11.32%		Y	SFR
2119 CHESTNUT ST		5,000	0.63%	11.95%		Y	SFR
2118 CHESTNUT ST		5,000	0.63%	12.59%		Y	SFR
2117 CHESTNUT ST		5,000	0.63%	13.22%		Y	SFR
2116 CHESTNUT ST		5,000	0.63%	13.85%		Y	SFR
2114 CHESTNUT ST		5,000	0.63%	14.49%			SFR
2112 CHESTNUT ST		5,000	0.63%	15.12%			SFR
2109 CHESTNUT ST		5,000	0.63%	15.75%			SFR
2024 CHESTNUT ST		5,000	0.63%	16.39%		Y	SFR
2020 CHESTNUT ST		5,000	0.63%	17.02%			SFR
2019 CHESTNUT ST		5,000	0.63%	17.65%		Y	SFR
2017 CHESTNUT ST		5,000	0.63%	18.29%		Y	SFR
2016 CHESTNUT ST		5,000	0.63%	18.92%			SFR
2015 CHESTNUT ST		5,000	0.63%	19.55%			SFR
2013 CHESTNUT ST		5,000	0.63%	20.19%		Y	SFR
2012 CHESTNUT ST		5,000	0.63%	20.82%		Y	SFR
2010 CHESTNUT ST		5,000	0.63%	21.45%		Y	SFR
2009 CHESTNUT ST		5,000	0.63%	22.09%			SFR
2006 CHESTNUT ST		5,000	0.63%	22.72%	Y	Y	SFR
2005 CHESTNUT ST		5,000	0.63%	23.35%			SFR
2001 CHESTNUT ST		5,000	0.63%	23.99%		Y	SFR
1919 CHESTNUT ST		5,000	0.63%	24.62%		Y	SFR

Site Address	Lot Number	Lot Size (in sq. ft.)	% by Area	Cumulative % by Area	Signed Petition	Response Form	Land Use
1917 CHESTNUT ST		5,000	0.63%	25.25%			SFR
1915 CHESTNUT ST		5,000	0.63%	25.88%			SFR
1914 CHESTNUT ST		5,000	0.63%	26.52%			SFR
1913 CHESTNUT ST		5,000	0.63%	27.15%		Y	SFR
1912 CHESTNUT ST		5,000	0.63%	27.78%		Y	SFR
1911 CHESTNUT ST		5,000	0.63%	28.42%		Y	VAC
1910 CHESTNUT ST		5,000	0.63%	29.05%			SFR
1909 CHESTNUT ST		5,000	0.63%	29.68%			SFR
1908 CHESTNUT ST		5,000	0.63%	30.32%		Y	SFR
1907 CHESTNUT ST		5,000	0.63%	30.95%			COM
0 CHESTNUT ST		5,000	0.63%	31.58%		Y	SFR
2122 EVERETT ST		5,000	0.63%	32.22%		Y	SFR
2121 EVERETT ST		5,000	0.63%	32.85%		Y	SFR
2120 EVERETT ST		5,000	0.63%	33.48%		Y	SFR
2119 EVERETT ST		5,000	0.63%	34.12%		N	VAC
2118 EVERETT ST		5,000	0.63%	34.75%		Y	SFR
2117 EVERETT ST		5,000	0.63%	35.38%		Y	SFR
2116 EVERETT ST		5,000	0.63%	36.02%		Y	SFR
2115 EVERETT ST		5,000	0.63%	36.65%		Y	VAC
2114 EVERETT ST		5,000	0.63%	37.28%			SFR
2113 EVERETT ST		5,000	0.63%	37.92%		Y	SFR
2112 EVERETT ST		5,000	0.63%	38.55%	Y	Y	SFR
2109 EVERETT ST		5,000	0.63%	39.18%			SFR
2024 EVERETT ST		5,000	0.63%	39.82%	Y	Y	SFR
2023 EVERETT ST		5,000	0.63%	40.45%	Y	Y	SFR
2022 EVERETT ST		5,000	0.63%	41.08%		Y	SFR
2021 EVERETT ST		5,000	0.63%	41.72%		Y	SFR
2018 EVERETT ST		5,000	0.63%	42.35%		Y	SFR
2014 EVERETT ST		5,000	0.63%	42.98%	Y	Y	SFR
2010 EVERETT ST		5,000	0.63%	43.62%	Y	Y	SFR
2005 EVERETT ST		5,000	0.63%	44.25%		Y	SFR
1917 EVERETT ST		5,000	0.63%	44.88%		Y	SFR
1915 EVERETT ST		5,000	0.63%	45.52%		Y	SFR
1914 EVERETT ST		5,000	0.63%	46.15%			COM
1913 EVERETT ST		5,000	0.63%	46.78%		Y	VAC
1912 EVERETT ST		5,000	0.63%	47.42%		Y	SFR
1911 EVERETT ST		5,000	0.63%	48.05%		Y	SFR
1910 EVERETT ST		5,000	0.63%	48.68%		Y	VAC
1909 EVERETT ST		5,000	0.63%	49.32%		Y	SFR
2122 FREEMAN ST		5,000	0.63%	49.95%		Y	SFR

Special Minimum Lot Size Area

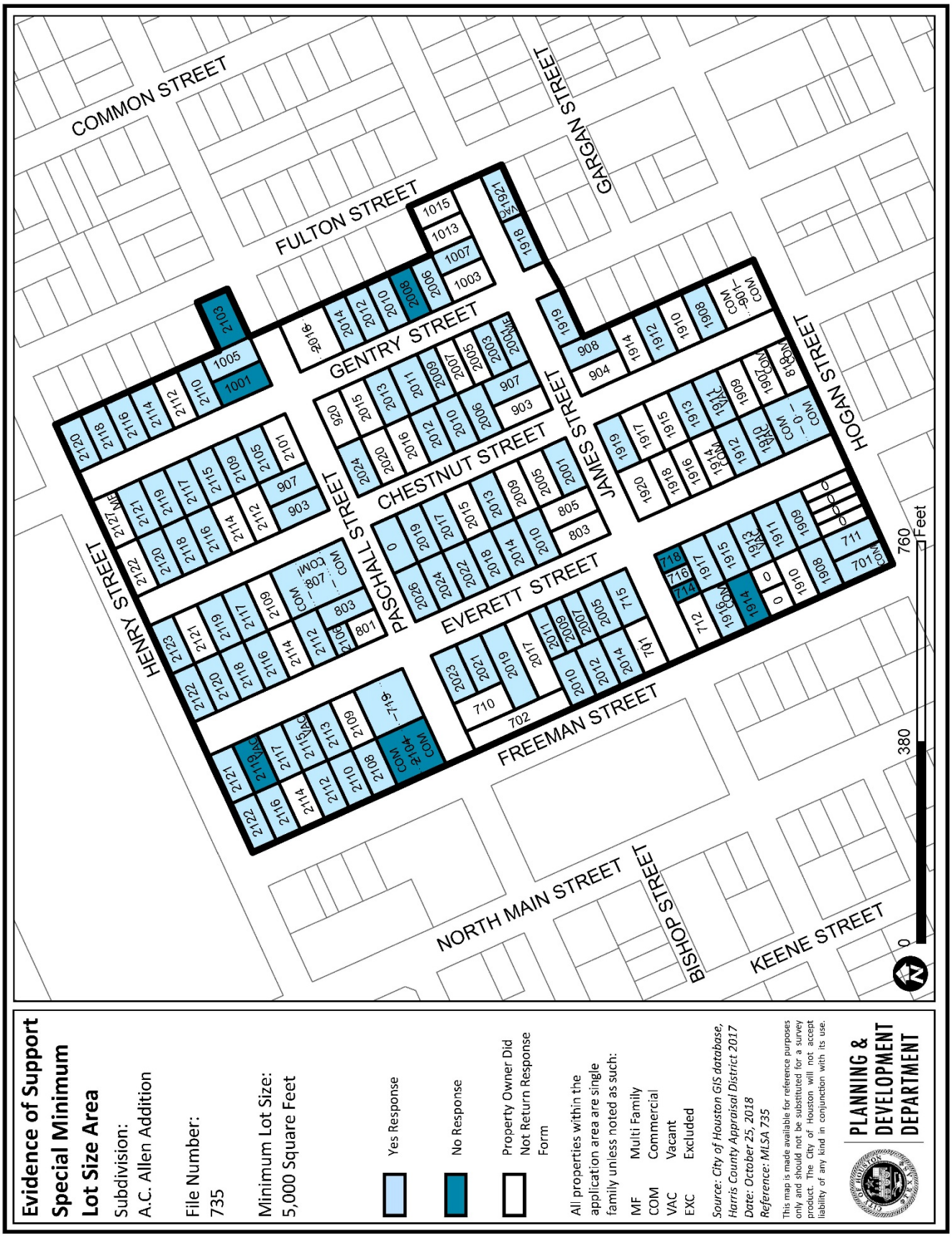
Site Address	Lot Number	Lot Size (in sq. ft.)	% by Area	Cumulative % by Area	Signed Petition	Response Form	Land Use
2116 FREEMAN ST		5,000	0.63%	50.58%		Y	SFR
2114 FREEMAN ST		5,000	0.63%	51.22%			SFR
2112 FREEMAN ST		5,000	0.63%	51.85%		Y	SFR
2110 FREEMAN ST		5,000	0.63%	52.48%		Y	SFR
2108 FREEMAN ST		5,000	0.63%	53.12%		Y	SFR
2104 FREEMAN ST	7	5,000	0.63%	53.75%		N	COM
2104 FREEMAN ST	8	5,000	0.63%	54.38%		N	COM
1916 FREEMAN ST		5,000	0.63%	55.02%		Y	COM
1914 FREEMAN ST		5,000	0.63%	55.65%		N	SFR
1910 FREEMAN ST		5,000	0.63%	56.28%			SFR
1908 FREEMAN ST		5,000	0.63%	56.92%		Y	SFR
2014 FREEMAN ST	3	5,000	0.63%	57.55%	Y	Y	SFR
2010 FREEMAN ST	1	5,000	0.63%	58.18%	Y	Y	SFR
2012 FREEMAN ST	2	5,000	0.63%	58.82%	Y	Y	SFR
2127 GENTRY ST		5,000	0.63%	59.45%			MF
2121 GENTRY ST		5,000	0.63%	60.08%		Y	SFR
2120 GENTRY ST		5,000	0.63%	60.71%		Y	SFR
2119 GENTRY ST		5,000	0.63%	61.35%		Y	SFR
2118 GENTRY ST		5,000	0.63%	61.98%		Y	SFR
2117 GENTRY ST		5,000	0.63%	62.61%		Y	SFR
2116 GENTRY ST		5,000	0.63%	63.25%		Y	SFR
2115 GENTRY ST		5,000	0.63%	63.88%		Y	SFR
2114 GENTRY ST		5,000	0.63%	64.51%		Y	SFR
2112 GENTRY ST		5,000	0.63%	65.15%			SFR
2110 GENTRY ST		5,000	0.63%	65.78%		Y	SFR
2109 GENTRY ST		5,000	0.63%	66.41%		Y	SFR
2105 GENTRY ST		5,000	0.63%	67.05%		Y	SFR
2101 GENTRY ST		5,000	0.63%	67.68%			SFR
901 HOGAN ST	7	5,000	0.63%	68.31%			COM
901 HOGAN ST	8	5,000	0.63%	68.95%			COM
819 HOGAN ST		5,000	0.63%	69.58%			COM
711 HOGAN ST		5,000	0.63%	70.21%		Y	SFR
701 HOGAN ST		5,000	0.63%	70.85%		Y	COM
0 HOGAN ST	7	5,000	0.63%	71.48%		Y	COM
0 HOGAN ST	8	5,000	0.63%	72.11%		Y	COM
908 JAMES ST		5,000	0.63%	72.75%		Y	SFR
907 JAMES ST		5,000	0.63%	73.38%		Y	SFR
904 JAMES ST		5,000	0.63%	74.01%			SFR
903 JAMES ST		5,000	0.63%	74.65%			SFR
805 JAMES ST		5,000	0.63%	75.28%			SFR

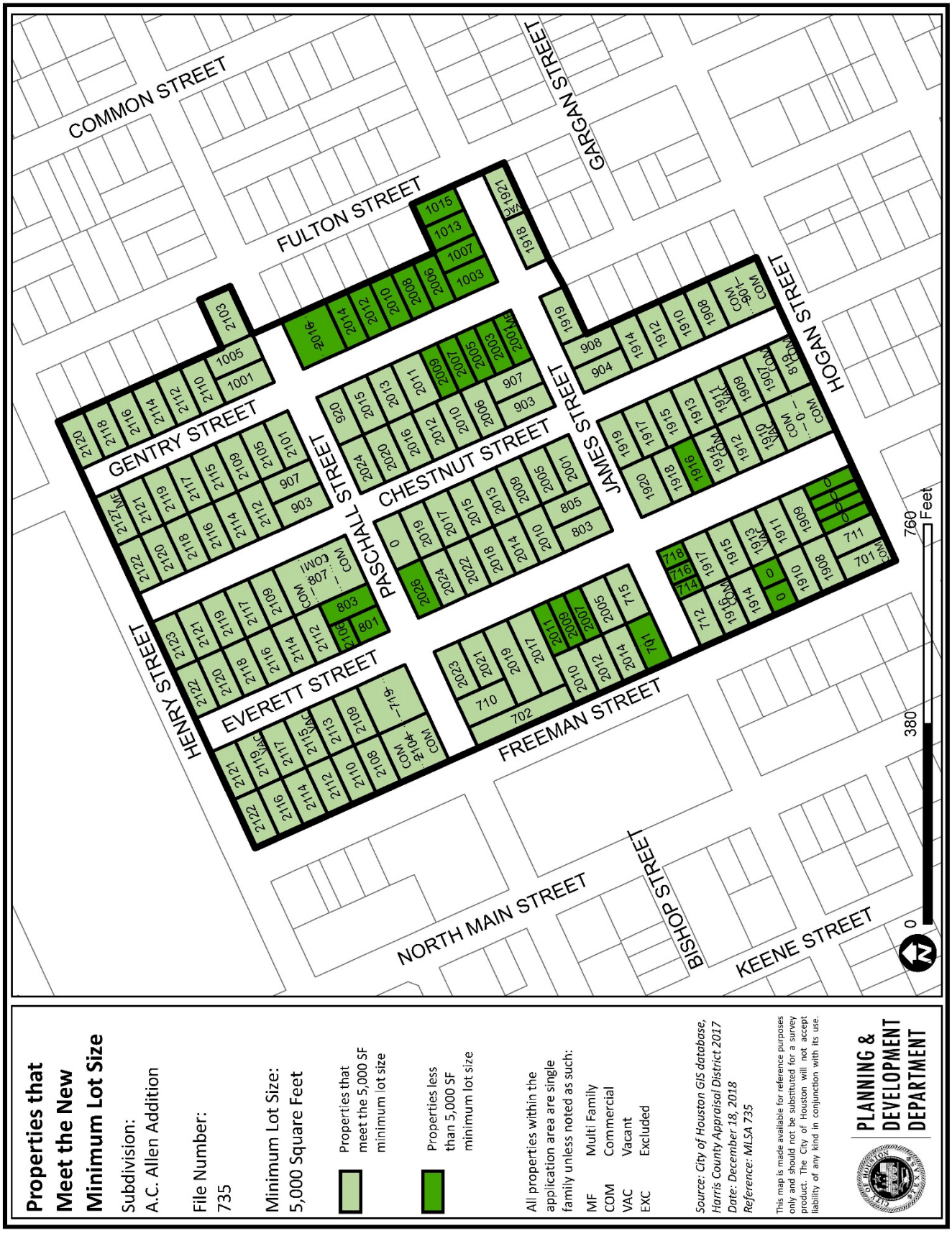
Site Address	Lot Number	Lot Size (in sq. ft.)	% by Area	Cumulative % by Area	Signed Petition	Response Form	Land Use
803 JAMES ST		5,000	0.63%	75.91%			SFR
715 JAMES ST		5,000	0.63%	76.55%	Y	Y	SFR
712 JAMES ST		5,000	0.63%	77.18%			SFR
1005 PASCHALL ST		5,000	0.63%	77.81%		Y	SFR
1001 PASCHALL ST		5,000	0.63%	78.45%		N	SFR
907 PASCHALL ST		5,000	0.63%	79.08%		Y	SFR
903 PASCHALL ST		5,000	0.63%	79.71%		Y	SFR
807 PASCHALL ST	9	5,000	0.63%	80.35%		Y	COM
807 PASCHALL ST	10	5,000	0.63%	80.98%		Y	COM
807 PASCHALL ST	11	5,000	0.63%	81.61%		Y	COM
719 PASCHALL ST	31	5,000	0.63%	82.25%	Y	Y	SFR
719 PASCHALL ST	32	5,000	0.63%	82.88%	Y	Y	SFR
1921 FULTON ST		5,000	0.63%	83.51%	y	Y	VAC
1919 GENTRY ST		5,000	0.63%	84.15%		Y	SFR
1918 GENTRY ST		5,000	0.63%	84.78%	Y	Y	SFR
1003 JAMES ST		4,675	0.59%	85.37%			SFR
2016 GENTRY ST	8	4,500	0.57%	85.94%			SFR
2016 GENTRY ST	9	4,500	0.57%	86.51%			SFR
2026 EVERETT ST		4,500	0.57%	87.08%	Y	Y	SFR
2014 GENTRY ST		4,500	0.57%	87.65%		Y	SFR
2012 GENTRY ST		4,500	0.57%	88.22%		Y	SFR
2010 GENTRY ST		4,500	0.57%	88.79%		Y	SFR
2008 GENTRY ST		4,500	0.57%	89.36%		N	SFR
2006 GENTRY ST		4,500	0.57%	89.93%		Y	SFR
803 PASCHALL ST		4,500	0.57%	90.50%		Y	SFR
1015 JAMES ST		4,250	0.54%	91.04%			SFR
1013 JAMES ST		4,250	0.54%	91.58%			SFR
1916 EVERETT ST		4,175	0.53%	92.11%			SFR
1007 JAMES ST		3,825	0.48%	92.59%		Y	SFR
2005 GENTRY ST		3,800	0.48%	93.07%			SFR
2003 GENTRY ST		3,800	0.48%	93.55%		Y	SFR
2001 GENTRY ST		3,800	0.48%	94.03%		Y	MF
2009 GENTRY ST		3,600	0.46%	94.49%		Y	SFR
2007 GENTRY ST		3,600	0.46%	94.95%			SFR
2011 EVERETT ST		3,300	0.42%	95.36%		Y	SFR
2009 EVERETT ST		3,300	0.42%	95.78%		Y	SFR
2007 EVERETT ST		3,300	0.42%	96.20%		Y	SFR
801 PASCHALL ST		3,300	0.42%	96.62%			SFR
0 EVERETT ST	4	2,660	0.34%	96.96%			SFR
0 FREEMAN ST	1	2,650	0.34%	97.29%			SFR

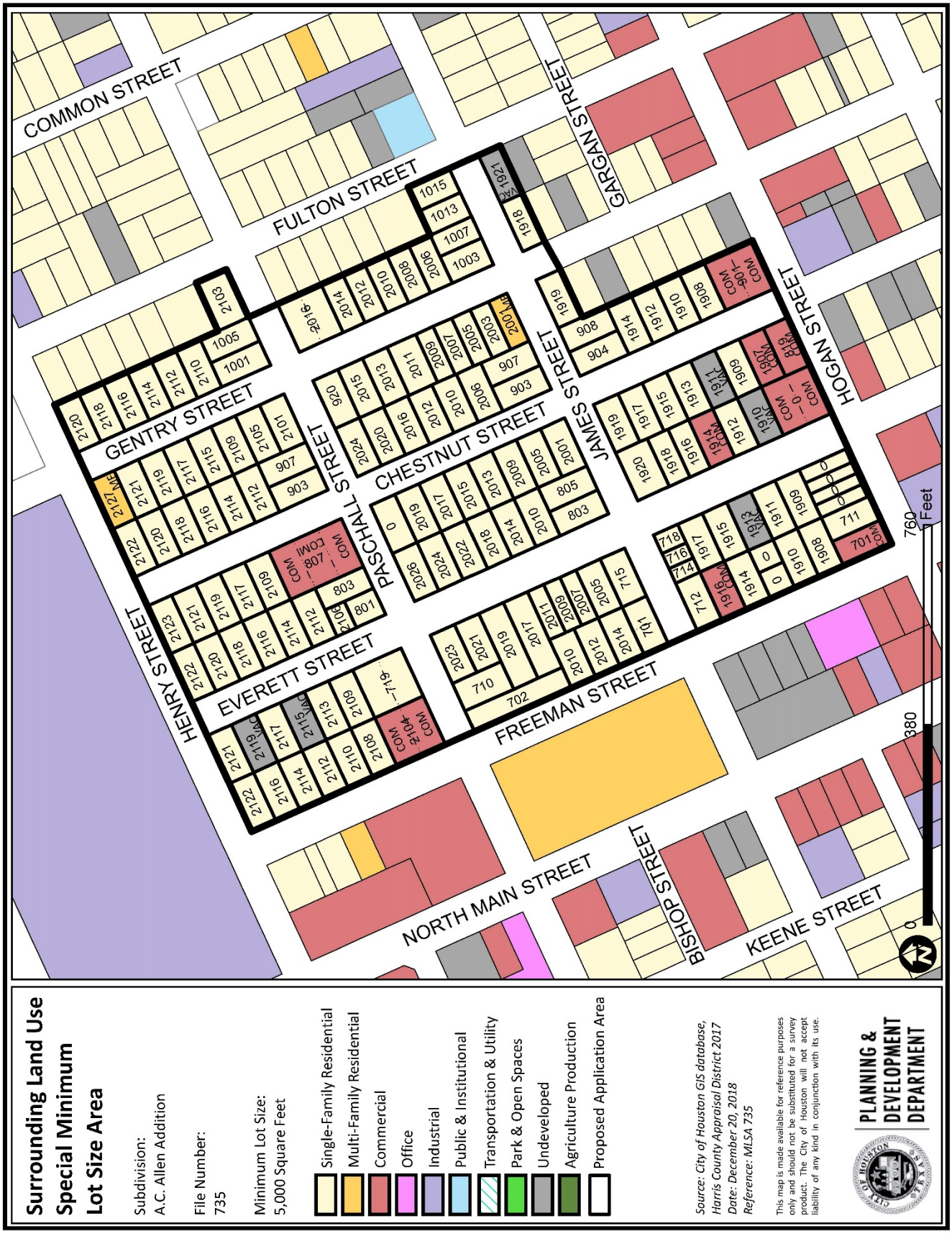
Special Minimum Lot Size Area

Site Address	Lot Number	Lot Size (in sq. ft.)	% by Area	Cumulative % by Area	Signed Petition	Response Form	Land Use
701 JAMES ST	1	2,600	0.33%	97.62%			SFR
0 EVERETT ST	1	2,470	0.31%	97.93%			SFR
701 JAMES ST	2	2,400	0.30%	98.24%			SFR
0 FREEMAN ST	2	2,350	0.30%	98.53%			SFR
2106 EVERETT ST		2,200	0.28%	98.81%	Y	Y	SFR
0 EVERETT ST	2	2,185	0.28%	99.09%			SFR
0 EVERETT ST	3	2,185	0.28%	99.37%			SFR
718 JAMES ST		1,917	0.24%	99.61%		N	SFR
716 JAMES ST		1,567	0.20%	99.81%		Y	SFR
714 JAMES ST		1,517	0.19%	100.00%		N	SFR

This application qualifies for a Special Minimum Lot Size of:	**5,000 sq. ft.**
Response forms received in support of the SMLSA:	**101**
Response forms received in opposition of the SMLSA:	**9**
Percentage of boundary area in support of the SMLSA: (must be at least 55%)	**62%**
Percentage of property owners signed the petition for the SMLSA application: (must be at least 10%)	**10%**
# of developed or restricted to no more than two SFR Units	**144**
# of Multifamily lots	**2**
# of Commercial lots	**14**
# of Vacant Lots	**6**
# of Excluded Lots	**0**
TOTAL NUMBER OF LOTS	**166**
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	**87%**


COMMON STREET
FULTON STREET
GARGAN STREET
GENTRY STREET
HENRY STREET
CHESTNUT STREET
PASCHALL STREET
JAMES STREET
HOGAN STREET
EVERETT STREET
FREEMAN STREET
NORTH MAIN STREET
BISHOP STREET
KEENE STREET
0
380
760
Feet
Evidence of Support
Special Minimum
Lot Size Area
Subdivision:
A.C. Allen Addition
File Number:
735
Minimum Lot Size:
5,000 Square Feet
Yes Response
No Response
Property Owner Did Not Return Response Form
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Source: City of Houston GIS database, Harris County Appraisal District 2017
Date: October 25, 2018
Reference: MLSA 735
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT


COMMON STREET
FULTON STREET
GARGAN STREET
GENTRY STREET
PASCHALL STREET
CHESTNUT STREET
JAMES STREET
HOGAN STREET
HENRY STREET
EVERETT STREET
FREEMAN STREET
NORTH MAIN STREET
BISHOP STREET
KEENE STREET
0
380
760
Feet
Properties that Meet the New Minimum Lot Size
Subdivision:
A.C. Allen Addition
File Number:
735
Minimum Lot Size:
5,000 Square Feet
Properties that meet the 5,000 SF minimum lot size
Properties less than 5,000 SF minimum lot size
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Source: City of Houston GIS database, Harris County Appraisal District 2017
Date: December 18, 2018
Reference: MLSA 735
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT


COMMON STREET
FULTON STREET
GARGAN STREET
HOGAN STREET
GENTRY STREET
PASCHALL STREET
CHESTNUT STREET
JAMES STREET
HENRY STREET
EVERETT STREET
FREEMAN STREET
NORTH MAIN STREET
BISHOP STREET
KEENE STREET
0
380
760
Feet
Surrounding Land Use
Special Minimum
Lot Size Area
Subdivision:
A.C. Allen Addition
File Number:
735
Minimum Lot Size:
5,000 Square Feet
Single-Family Residential
Multi-Family Residential
Commercial
Office
Industrial
Public & Institutional
Transportation & Utility
Park & Open Spaces
Undeveloped
Agriculture Production
Proposed Application Area
Source: City of Houston GIS database, Harris County Appraisal District 2017
Date: December 20, 2018
Reference: MLSA 735
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Portions of the A.C. Allen Addition
Special Minimum Lot Size Area Designation
5,000 Square Feet

Platted Lot Line
Special Minimum Lot Size Boundary

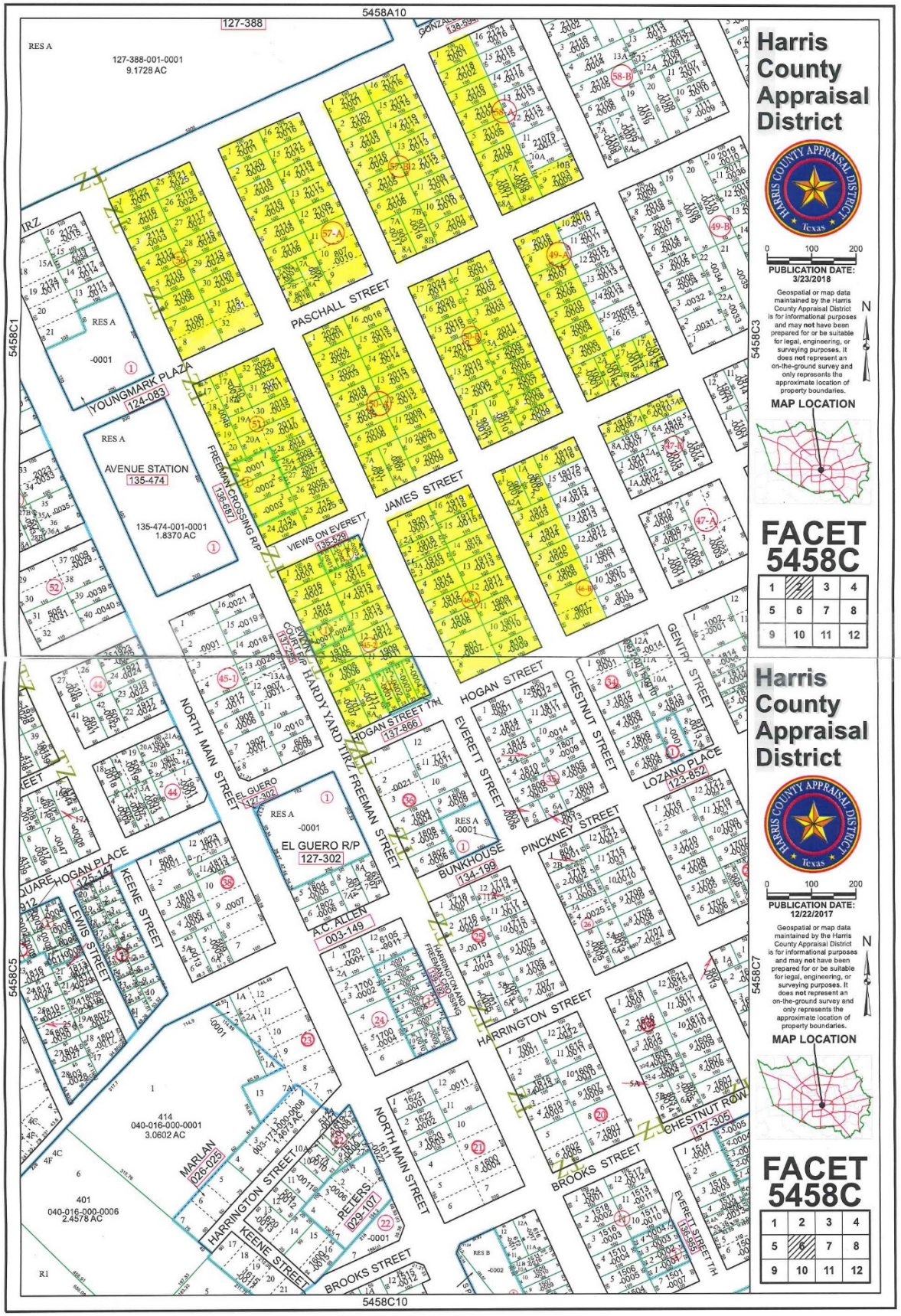
All properties within the application area are single family unless noted as such:

MF	Multi Family
COM	Commercial
VAC	Vacant
EXC	Excluded

Source: Harris County Appraisal District
Date: December 26, 2018
Reference: MLSA 735

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.

PLANNING & DEVELOPMENT DEPARTMENT


5458A10
127-388
RES A
127-388-001-0001
9.1728 AC
PASCHALL STREET
YOUNGMARK PLAZA
124-083
RES A
AVENUE STATION
135-474
135-474-001-0001
1.8370 AC
FREEMAN CROSSING R/P
136-087
VIEWS ON EVERETT
135-525
JAMES STREET
HOGAN STREET
HOGAN STREET T/H
137-866
EVERETT STREET
CHESTNUT STREET
LOZANO PLACE
123-852
PINCKNEY STREET
BUNKHOUSE
134-199
A.C. ALLEN
003-149
HARRINGTON STREET
CHESTNUT ROW
137-305
BROOKS STREET
EVERETT STREET T/H
NORTH MAIN STREET
HARDY YARD TIRZ FREEMAN STREET
EL GUERO
127-302
EL GUERO R/P
127-302
HOGAN PLACE
125-147
KEENE STREET
LEWIS STREET
414
040-016-000-0001
3.0602 AC
401
040-016-000-0006
2.4578 AC
MARLAN
026-025
PETERS
029-107
5458C1
5458C3
5458C5
5458C7
5458C10
Harris County Appraisal District
PUBLICATION DATE: 3/23/2018
PUBLICATION DATE: 12/22/2017
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.
MAP LOCATION
FACET 5458C
1 2 3 4
5 6 7 8
9 10 11 12

PLANNING & DEVELOPMENT DEPARTMENT

Special Minimum Lot Size Area (SMLSA) Application

RECEIVED
JUL 17 2018
D.W.
By

Main Applicant Information (required)

Full Name: Cynthia Reyes Date: 7/12/18

Address: 719 Paschall St.
Street Address *Apartment/Unit #*

Houston TX 77009
City *State* *ZIP Code*

Phone: 832.489.2810 Email [redacted]

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

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: "Houston Subdivision Sections 1 & 2" or "To the north-Astros Street, to the east-Development Drive, to the south-Dash Drive and to the west-Planning Way")
Freeman, Chestnut, Gentry and Everett between Henry and Hogan.

Signature of applicant: [signature]

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: 735
City Council District: H
Super Neighborhood: Near Northside
Planner Assigned: Davonte Caldwell

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