

# **HOUSTON PLANNING COMMISSION**

## **AGENDA**

**FEBRUARY 28, 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 KP George  
*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](http://www.houstonplanning.com)

E-mail us at:  
Planning and Development  
[Anna.Sedillo@houstontx.gov](mailto:Anna.Sedillo@houstontx.gov)

Plat Tracker Home Page:  
[www.HoustonPlatTracker.org](http://www.HoustonPlatTracker.org)



## PLANNING & DEVELOPMENT DEPARTMENT

# SPEAKER GUIDELINES

[www.HoustonPlanning.com](http://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.**

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**Commission or Group:**

## SPEAKER SIGN IN FORM

**DATE:** \_\_\_\_\_

**AGENDA ITEM NUMBER** \_\_\_\_\_

**AGENDA ITEM NAME** \_\_\_\_\_

**YOUR NAME (Speaker)** \_\_\_\_\_

Telephone or email (Optional) \_\_\_\_\_

Do you have handouts or items to be distributed during your comments? \_\_\_\_\_ (Check if Yes)

Your position or comments: ☐ **Applicant** ☐ **Supportive** ☐ **Opposed** ☐ **Undecided**

# **Houston Planning Commission**

## **AGENDA**

**February 28, 2019**

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

### **Call to Order**

### **Director's Report**

### **Approval of the February 14<sup>th</sup> , 2019 Planning Commission Meeting Minutes**

#### **I. Platting Activity (Subdivision and Development plats)**

- a. Consent Subdivision Plats (John Cedillo)
- b. Replats (John Cedillo)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm and Devin Crittle)
- d. Subdivision Plats with Variance Requests (Chad Miller, Tammi Williamson, Aracely Rodriguez, Lyndy Morris and Suvidha Bandi)
- e. Subdivision Plats with Special Exception Requests (Homero Guajardo Alegria)
- f. Reconsiderations of Requirement (Homero Guajardo Alegria)
- g. Extension of Approvals (Jose Mendoza)
- h. Name Changes (Jose Mendoza)
- i. Certificates of Compliance (Jose Mendoza)
- j. Administrative
- k. Development Plats with Variance Requests (Eric Pietch)

#### **II. Establish a public hearing date of March 28, 2019**

- a. Bassey Woods partial replat no 1
- b. Craig Woods partial replat no 18
- c. Hyde Park partial replat no 8
- d. Lindale Park Sec 5 partial replat no 2
- e. Macgregor Terrace Sec 2 partial replat no 1

#### **III. Consideration of an Off-Street Parking Variance for property located at 117 E. 20<sup>th</sup> Street (Eric Pietsch)**

#### **IV. Consideration of a Hotel/Motel for Hotel Blue located at 166 Esplanade Blvd. (Devin Crittle)**

#### **V. Public Hearing and Consideration of a Special Minimum Lot Size Area for Portions of the Brady Place Subdivision – MLSA 736 (David Welch)**

#### **VI. Excuse the absence of Commissioner Morales**

#### **VII. Public Comment**

#### **VIII. Adjournment**

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Ashley Pointe Sec 11 partial replat no 1	C3F	
2	Balmoral Sec 12	C3F	
3	Balmoral Sec 14	C3F	
4	Banna Property	C2	
5	Barker Living	C2	
6	Berry Villas	C3F	DEF1
7	Bridgeland Parkland Village Sec 35	C3F	
8	Bridgeland Parkland Village Sec 36	C3P	
9	Bridgeland Parkland Village Sec 38	C3P	
10	City of Houston Jersey Village Well no 2	C2	
11	City of Houston Jersey Village Well no 3	C2	
12	Cypress Fellowship Church	C2	DEF1
13	Cypress Oaks North Sec 1	C3P	
14	Edgewater Park East	C2	
15	Elyson Sec 22	C3F	
16	Estates of Muoneke	C2	DEF2
17	Eve Artist Park	C2	
18	Forestwood Sage Sec 1	C2	
19	Glencairn Civic Center	C2	
20	Grand Parkway Distribution Center Retail Reserve	C2	
21	Gray Development	C2	
22	Harris County ESD No 5 Stroker Road	C2	
23	Katy ISD Elementary no 43	C2	
24	Lakewood Pines Sec 11	C3P	
25	McCrary Meadows Sec 2 partial replat no 1 and extension	C3F	DEF1
26	Merrylands Sec 2	C3F	
27	Merrylands Sec 1 partial replat no 1	C3F	
28	Miramesa Sec 4	C3P	
29	Newport Sec 6 partial replat no 1 and extension	C3F	
30	Northgrove General Plan	GP	
31	Northgrove Sec 13	C3P	
32	Pine Grove GP	GP	DEF2
33	Pine Grove Sec 1	C3P	DEF2
34	Rayford Office Park	C2	
35	Rolk Road Street Dedication	C3P	
36	Royal Brook at Kingwood Sec 17	C3P	
37	Royal Brook at Kingwood Sec 20	C3P	
38	Royal Brook at Kingwood Sec 23	C3P	
39	Saxxon Place	C2	
40	Silver Springs GP	GP	DEF1
41	Silver Springs Sec 3	C3P	DEF1
42	Spring Creek RV Park	C3F	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Springwoods Village District Sec 5	C2	
44	Springwoods Village District Sec 6	C2	
45	Springwoods Village Parkway Street Dedication Sec 5	SP	
46	Storage Solutions Plus on Tower Oaks Boulevard	C2	DEF1
47	Talia Court Village replat no 1 and extension	C3F	
48	Timber Forest Drive Street Dedication Sec 5	SP	
49	Towne Lake Commercial Reserve at Barker Cypress	C2	
50	Towne Lake Sec 53	C3P	
51	Treviso Gardens Sec 3	C3F	DEF1
52	Treviso Gardens Sec 4	C3F	DEF1
53	Ventana Lakes East Sec 3	C3P	
54	Villages Of Pine Ridge Sec 1	C3P	
55	Vistas of Klein Lake Sec 3	C3P	
56	Waterstone Morton Ranch Reserve	C2	
57	Wayside Center	C2	
58	West Bellfort Auto Park	C2	
59	West Shorewood at Woodlake Estates	C2	
60	Willow Fork Groves Sec 2	C3F	
61	Woodridge Village Sec 4	C3F	

**B-Replats**

62	Alfred Estates	C2R	
63	Anzaldua Castillo Plaza	C2R	DEF1
64	Brahim Oaks	C2R	
65	Bridgeland Mason Road Street Dedication Sec 1 replat no 1	SP	
66	Centre at Garden Oaks	C2R	
67	Dunlavy Plaza	C2R	DEF2
68	Evaneric	C2R	
69	Ferguson Estates	C2R	DEF1
70	Fisher Street Towers	C2R	
71	Hollins Properties	C2R	
72	Huffmeister Crossing	C2R	
73	Intervale Meadows Village	C2R	
74	Kelton Court	C2R	
75	Live Oak Views	C2R	
76	Mani Investments	C2R	
77	Mansfield Heights	C2R	DEF1
78	Marylee Place	C2R	
79	Mogun House Hutcheson	C2R	
80	Mykawa Estates	C2R	
81	Olive Street Landing	C2R	
82	Partner Industrial Coating	C2R	
83	Perez Estates	C2R	
84	Pham Addition	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Pinto JCB Reserve	C2R	
86	Sarai Properties	C2R	
87	South Court partial replat no 1	C2R	DEF1
88	Studes Landing	C2R	
89	Terraces at West 24th Street	C2R	
90	Tyne Street Terraces	C2R	DEF1

**C-Public Hearings Requiring Notification**

91	Pine Briar Addition replat no 1	C3N	
92	Pine Hollow Sec 2 partial replat no 2	C3N	
93	West Oaks plat no 2 partial replat no 3	C3N	
94	Westheimer Gardens Extension partial replat no 6	C3N	
95	Westheimer Gardens Extension partial replat no 8	C3N	
96	Willow Meadows Sec 17 partial replat no 1	C3N	

**D-Variances**

97	Adelaide Sec 3	C3P	
98	Avex Tract GP	GP	DEF1
99	Avex Tract Sec 1	C3P	
100	City Gate GP	GP	DEF1
101	Coatimundi	C2	DEF1
102	Eado Navigation	C2R	DEF1
103	Gatherings at Westview	C2	
104	Gosling Road Apartments	C3P	
105	Guidry Retail	C2R	
106	Katy Lakes GP	GP	DEF2
107	Klein Forest GP	GP	
108	Klein Forest Sec 1	C3P	
109	Lakemont Waste Water Treatment Plant	C2	
110	Little Woodrows Timber Tech	C2	
111	Makenzie Highlands	C2R	DEF1
112	Spurling Estates	C2	DEF1

**E-Special Exceptions**

113	Lakeview Retreat GP	GP	
114	Lakeview Retreat Detention Reserve	C2R	DEF1
115	Lakeview Retreat Sec 5	C3F	

**F-Reconsideration of Requirements**

116	Elyson Sec 24	C3P	
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Item		App	
No.	Subdivision Plat Name	Type	Deferral

### **G-Extensions of Approval**

117	Contempo at Katy	EOA	
118	Dellrose Sec 6	EOA	
119	Ezwerks Storage	EOA	
120	JDS 370 Tract Sec 4	EOA	
121	Learning Experience Cypress	EOA	
122	Towne Park Development	EOA	

### **H-Name Changes**

None

### **I-Certification of Compliance**

123	23265 E Community Drive	COC	
124	20074 S. White Oak Drive	COC	
125	24410 Timber Lane	COC	
126	1424 North Park Drive	COC	
127	23899 Mary Lane	COC	

### **J-Administrative**

None

### **K-Development Plats with Variance Requests**

128	1918 Wheeler Street	DPV	
129	117 E. 20th Street	DPV	

### **Off-Street Parking with Variance Requests**

III	117 E. 20th Street	PV	
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### **Hotel/Motel with Variance Requests**

IV	Hotel Blue located at 166 Esplanade Boulevard	HMV	
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**Platting Summary****Houston Planning Commission****PC Date: February 28, 2019**

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

**A-Consent**

1	Ashley Pointe Sec 11 partial replat no 1	2019-0318	C3F	Harris	ETJ	616L	0.62	0.27	2	Windrose	Windrose
2	Balmoral Sec 12	2019-0312	C3F	Harris	ETJ	377S	18.46	1.25	94	Balmoral LT, LLC	Jones Carter - Woodlands Office
3	Balmoral Sec 14	2019-0313	C3F	Harris	ETJ	377N	16.56	1.44	69	Balmoral LT, LLC	Jones Carter - Woodlands Office
4	Banna Property	2019-0260	C2	Harris	City	454F	0.58	0.58	0	Discount Paper & Packaging Supply	tejas surveying, inc
5	Barker Living	2019-0275	C2	Harris	ETJ	447N	9.75	9.75	0	D.R. DESIGN GROUP	Advance Surveying, Inc.
6	Berry Villas (DEF1)	2019-0239	C3F	Harris	City	453G	4.10	0.11	67	Stoneworks, LLC	Total Surveyors, Inc.
7	Bridgeland Parkland Village Sec 35	2019-0283	C3F	Harris	ETJ	365R	6.51	1.16	42	Bridgeland Development LP	Costello, Inc.
8	Bridgeland Parkland Village Sec 36	2019-0284	C3P	Harris	ETJ	365V	1.09	0.34	3	Bridgeland Development LP	Costello, Inc.
9	Bridgeland Parkland Village Sec 38	2019-0286	C3P	Harris	ETJ	365V	11.22	3.07	41	Bridgeland Development LP	Costello, Inc.
10	City of Houston Jersey Village Well no 2	2019-0280	C2	Harris	ETJ	409P	0.51	0.51	0	City of Houston	BGE, Inc.
11	City of Houston Jersey Village Well no 3	2019-0281	C2	Harris	ETJ	409P	0.40	0.40	0	City of Houston	BGE, Inc.
12	Cypress Fellowship Church (DEF1)	2019-0228	C2	Harris	ETJ	327N	10.80	10.80	0	Cypress Fellowship	Morales Engineering Associates, LLC
13	Cypress Oaks North Sec 1	2019-0347	C3P	Harris	ETJ	406J	31.09	6.58	133	JNC Development, Inc.	Van De Wiele & Vogler, Inc.
14	Edgewater Park East	2019-0308	C2	Harris	City	336J	19.14	19.14	0	Harris County	LJA Engineering, Inc.- (West Houston Office)
15	Elyson Sec 22	2019-0277	C3F	Harris	ETJ	405T	13.64	1.98	64	Nash FM 529, LLC	BGE, Inc.
16	Estates of Muoneke (DEF2)	2019-0058	C2	Harris	ETJ	327U	3.04	0.00	1	Action Surveying	Action Surveying
17	Eve Artist Park	2019-0289	C2	Harris	City	494M	0.47	0.47	0	ALJ Lindsey	Windrose
18	Forestwood Sage Sec 1	2019-0299	C2	Harris	ETJ	456R	24.07	24.07	0	Kimley-Horn	Windrose
19	Glencairn Civic Center	2019-0311	C2	Harris	ETJ	447C	4.38	4.38	0	Windrose	Windrose
20	Grand Parkway Distribution Center Retail Reserve	2019-0282	C2	Harris	ETJ	445P	6.20	6.20	0	GPW Properties, LP	BGE, Inc.
21	Gray Development	2019-0331	C2	Harris	City	493V	0.60	0.60	0	WASC Properties	Tetra Surveys
22	Harris County ESD No 5 Stroker Road	2019-0350	C2	Harris	ETJ	379F	2.00	2.00	0	HC Emergency Services District No. 5	Windrose
23	Katy ISD Elementary no 43	2019-0341	C2	Harris	ETJ	405T	13.05	13.05	0	West Belt Surveying, Inc.	West Belt Surveying, Inc.
24	Lakewood Pines Sec 11	2019-0321	C3P	Harris	ETJ	377P	16.67	2.68	51	KB Home Lone Star, Inc.	Jones Carter - Woodlands Office
25	McCrary Meadows Sec 2 partial replat no 1 and extension (DEF1)	2019-0247	C3F	Fort Bend	ETJ	565G	49.23	12.55	179	Ventana Development	Jones   Carter



**Platting Summary****Houston Planning Commission****PC Date: February 28, 2019**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
26	Merrylands Sec 2	2019-0328	C3F	Harris	ETJ	377G	32.91	3.71	231	Merrylands Interest Ltd. By: Camcorp Management Inc	Van De Wiele & Vogler, Inc.
27	Merrylands Sec 1 partial replat no 1	2019-0346	C3F	Harris	ETJ	377G	8.02	8.02	0	Merrylands Interests LTD.	Windrose
28	Miramesa Sec 4	2019-0317	C3P	Harris	ETJ	406D	11.66	0.63	48	Westin Homes and Properties, L.P.	Jones Carter - Woodlands Office
29	Newport Sec 6 partial replat no 1 and extension	2019-0290	C3F	Harris	ETJ	379T	5.69	0.71	27	Windrose	Windrose
30	Northgrove General Plan	2019-0287	GP	Montgomery	ETJ	249J	558.00	0.00	0	Toll Brothers	Costello, Inc.
31	Northgrove Sec 13	2019-0320	C3P	Montgomery	ETJ	249F	11.44	0.79	9	Toll Brothers	Costello, Inc.
32	Pine Grove GP (DEF2)	2019-0168	GP	Harris	ETJ	293Z	59.61	0.00	0	Pulte Group	Van De Wiele & Vogler, Inc.
33	Pine Grove Sec 1 (DEF2)	2019-0161	C3P	Harris	ETJ	293Z	38.72	19.15	122	Pulte	Van De Wiele & Vogler, Inc.
34	Rayford Office Park	2019-0262	C2	Montgomery	ETJ	252Y	8.05	8.05	0	LORETTA SONNIER BROWN	CobbFendley
35	Rolk Road Street Dedication	2019-0269	C3P	Harris	City	488T	0.40	0.00	0	NOBA 187 LLC	BGE, Inc.
36	Royal Brook at Kingwood Sec 17	2019-0295	C3P	Harris	City	297P	15.20	0.46	52	Friendswood Development	META Planning + Design, LLC
37	Royal Brook at Kingwood Sec 20	2019-0296	C3P	Harris	City	297K	18.70	2.17	68	Friendswood Development	META Planning + Design, LLC
38	Royal Brook at Kingwood Sec 23	2019-0297	C3P	Harris	City	297P	12.00	0.45	49	Friendswood Development	META Planning + Design, LLC
39	Saxxon Place	2019-0268	C2	Harris	City	493F	0.11	0.00	2	SAXXON HOMES	Field Data Srvce, Inc
40	Silver Springs GP (DEF1)	2019-0205	GP	Harris	ETJ	371F	46.30	0.00	0	Silver Springs Interest, Ltd.	Odyssey Engineering Group
41	Silver Springs Sec 3 (DEF1)	2019-0206	C3P	Harris	ETJ	371F	14.45	2.43	103	Silver Springs Interest, Ltd.	Odyssey Engineering Group
42	Spring Creek RV Park	2019-0335	C3F	Harris	ETJ	293P	29.12	26.91	0	Ress Investments, Inc	Landpoint
43	Springwoods Village District Sec 5	2019-0192	C2	Harris	ETJ	291M	80.30	80.30	0	Springwoods Realty, Inc.	C.L. Davis & Company
44	Springwoods Village District Sec 6	2019-0285	C2	Harris	ETJ	291M	30.80	30.80	0	Springwoods Realty, Inc.	C.L. Davis & Company
45	Springwoods Village Parkway Street Dedication Sec 5	2019-0272	SP	Harris	ETJ	291M	4.92	0.00	0	Springwoods Realty, Inc.	C.L. Davis & Company
46	Storage Solutions Plus on Tower Oaks Boulevard (DEF1)	2019-0078	C2	Harris	ETJ	369T	1.00	0.99	0	Texas Cubes inc.	Matkin Hoover Engineering
47	Talia Court Village replat no 1 and extension	2019-0339	C3F	Harris	City	452U	1.90	1.90	0	Windrose	Windrose
48	Timber Forest Drive Street Dedication Sec 5	2019-0323	SP	Harris	ETJ	377N	2.58	0.00	0	Land Tejas Park Lakes 1023, L.P.	Jones Carter - Woodlands Office
49	Towne Lake Commercial Reserve at Barker Cypress	2019-0209	C2	Harris	ETJ	407B	14.01	14.01	0	Lone Star College System	EHRA

**Platting Summary****Houston Planning Commission****PC Date: February 28, 2019**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
50	Towne Lake Sec 53	2019-0324	C3P	Harris	ETJ	367N	20.49	3.20	89	CW SCOA West, L.P.	EHRA
51	Treviso Gardens Sec 3 (DEF1)	2019-0223	C3F	Harris	ETJ	445J	26.83	5.07	153	Treviso Gardens, LTD.	EHRA
52	Treviso Gardens Sec 4 (DEF1)	2019-0225	C3F	Harris	ETJ	445J	41.15	16.86	166	Treviso Gardens, LTD.	EHRA
53	Ventana Lakes East Sec 3	2019-0340	C3P	Harris	ETJ	445G	22.83	2.49	85	H.L.B. Harris Group	EHRA
54	Villages Of Pine Ridge Sec 1	2019-0305	C3P	Harris	ETJ	298V	40.85	18.53	181	Pine Ridge Interests, L.P.	Odyssey Engineering Group
55	Vistas of Klein Lake Sec 3	2019-0325	C3P	Harris	ETJ	290Y	31.78	10.71	49	Friendswood Development Compan	LJA Engineering, Inc.- (West Houston Office)
56	Waterstone Morton Ranch Reserve	2019-0279	C2	Harris	ETJ	445M	7.68	7.68	0	Clay Road 628 Development, LP	BGE, Inc.
57	Wayside Center	2019-0293	C2	Harris	City	534G	0.53	0.50	0	Panjwani Properties, LTD.	Century Engineering, Inc
58	West Bellfort Auto Park	2019-0077	C2	Fort Bend	ETJ	527T	1.21	1.21	1	Ahmad Nassar	Hussam Ghuneim
59	West Shorewood at Woodlake Estates	2019-0334	C2	Harris	City	338Z	0.87	0.00	4	SCALE LIVING	Survey Solutions of Texas
60	Willow Fork Groves Sec 2	2019-0327	C3F	Fort Bend	ETJ	484L	16.70	0.89	52	H.T. Flewellen L.P.	EHRA
61	Woodridge Village Sec 4	2019-0306	C3F	Montgomery	ETJ	297N	6.51	2.98	14	Figure Four Partners	LJA Engineering, Inc.- (West Houston Office)

**B-Replats**

62	Alfred Estates	2019-0264	C2R	Harris	City	410W	0.37	0.00	4	Sauson Investment Corp	RP & Associates
63	Anzaldua Castillo Plaza (DEF1)	2019-0057	C2R	Harris	ETJ	413D	4.81	0.00	2	HEAR DESIGN	hear design
64	Brahim Oaks	2019-0251	C2R	Harris	City	453V	0.29	0.00	6	American Construction Services	The Interfield Group
65	Bridgeland Mason Road Street Dedication Sec 1 replat no 1	2019-0278	SP	Harris	ETJ	365V	6.77	0.00	0	Bridgeland Development, LP	BGE, Inc.
66	Centre at Garden Oaks	2019-0288	C2R	Harris	City	452R	1.74	1.74	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
67	Dunlavy Plaza (DEF2)	2018-2495	C2R	Harris	City	492V	0.11	0.00	3	FIRST ARIA GROUP	Survey Solutions of Texas
68	Evaneric	2019-0300	C2R	Montgomery	ETJ	296F	1.39	1.39	0	EVEN HOLDINGS LLC	Melissa's platting service
69	Ferguson Estates (DEF1)	2019-0224	C2R	Harris	City	412N	0.72	0.00	8	Rezcom	PLS
70	Fisher Street Towers	2019-0270	C2R	Harris	City	452Q	1.04	0.00	4	Ricky L Edrington	Karen Rose Engineering and Surveying
71	Hollins Properties	2019-0332	C2R	Harris	City	493Z	0.11	0.00	2	PRIME TEXAS SURVEYS LLC	SEM SERVICES
72	Huffmeister Crossing	2019-0349	C2R	Harris	ETJ	368X	1.70	1.70	0	Windrose	Windrose
73	Intervale Meadows Village	2019-0276	C2R	Harris	City	575L	0.80	0.00	12	Greystone North American Investments, LLC	Benchmark Engineering Corporation

**Platting Summary****Houston Planning Commission****PC Date: February 28, 2019**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
74	Kelton Court	2019-0314	C2R	Harris	City	533F	0.13	0.00	2	Houston Secured Development Partners, LLC	Owens Management Systems, LLC
75	Live Oak Views	2019-0344	C2R	Harris	City	493U	0.23	0.00	5	Zenith Urban Homes, LLC	Total Surveyors, Inc.
76	Mani Investments	2019-0189	C2R	Harris	ETJ	413U	2.56	2.56	0	Accurate Precision Platting	John G. Thomas and Associates, Inc. dba Thomas Land Surveying
77	Mansfield Heights (DEF1)	2019-0188	C2R	Harris	City	452C	0.26	0.00	3	Ejam Home Builders Inc	South Texas Surveying Associates, Inc.
78	Marylee Place	2019-0263	C2R	Harris	City	494F	0.11	0.00	2	DJBB Investments	South Texas Surveying Associates, Inc.
79	Mogun House Hutcheson	2019-0267	C2R	Harris	City	494S	0.22	0.00	4	Damascus Dev	Field Data Srvce, Inc
80	Mykawa Estates	2019-0304	C2R	Harris	City	574G	9.51	5.41	1	Hilario Jiminez	Paksima Group1
81	Olive Street Landing	2019-0329	C2R	Harris	City	492M	0.12	0.00	2	Mazzarino Development	Total Surveyors, Inc.
82	Partner Industrial Coating	2019-0258	C2R	Harris	City	577R	12.21	12.21	0	Partner Industrial Infrastructure LP	South Texas Surveying Associates, Inc.
83	Perez Estates	2019-0101	C2R	Harris	City	574Q	2.88	0.00	2	Individual	Bowden Land Services
84	Pham Addition	2019-0274	C2R	Harris	City	574N	1.05	1.05	1	Overland Group	John Cowan and Associates
85	Pinto JCB Reserve	2019-0271	C2R	Harris	ETJ	372Y	10.83	10.82	0	PINTO REALTY DEVELOPMENT, INC.	BGE, Inc.
86	Sarai Properties	2019-0185	C2R	Harris	City/ ETJ	413V	7.84	7.84	0	Accurate Precision Platting	John G. Thomas and Associates, Inc. dba Thomas Land Surveying
87	South Court partial replat no 1 (DEF1)	2019-0074	C2R	Harris	City	533R	1.84	1.84	0	J. MORALES, INC.	J.Morales, Inc.
88	Studes Landing	2019-0326	C2R	Harris	City	493A	0.23	0.00	3	Gotham Development, LLC	Total Surveyors, Inc.
89	Terraces at West 24th Street	2019-0266	C2R	Harris	City	452U	0.29	0.00	3	John Michael LLC	Field Data Srvce, Inc
90	Tyne Street Terraces (DEF1)	2019-0211	C2R	Harris	City	492F	0.12	0.00	3	Build Vestors On Spencer	The Interfield Group

**C-Public Hearings Requiring Notification**

91	Pine Briar Addition replat no 1	2019-0169	C3N	Harris	City	452U	0.30	0.00	7	Lakhani W 21st Street, LLC	Bates Development Consultants
92	Pine Hollow Sec 2 partial replat no 2	2019-0132	C3N	Harris	City	491L	0.44	0.00	1	N/A	The Interfield Group
93	West Oaks plat no 2 partial replat no 3	2019-0123	C3N	Harris	City	491Q	3.86	3.86	0	McNair Interests	Terra Surveying Company, Inc.
94	Westheimer Gardens Extension partial replat no 6	2019-0154	C3N	Harris	City	491X	0.83	0.01	21	RZ Enterprises	Total Surveyors, Inc.
95	Westheimer Gardens Extension partial replat no 8	2019-0139	C3N	Harris	City	491T	0.25	0.01	6	RZ Enterprises	Total Surveyors, Inc.

**Platting Summary****Houston Planning Commission****PC Date: February 28, 2019**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
96	Willow Meadows Sec 17 partial replat no 1	2019-0093	C3N	Harris	City	531R	0.39	0.00	1	Rob Ryan Construction	Melissa's platting service

**D-Variances**

97	Adelaide Sec 3	2019-0336	C3P	Harris	ETJ	447A	45.20	19.90	190	Adelaide Interests, LTD, Camcorp Management Inc.	EHRA
98	Avex Tract GP (DEF1)	2019-0235	GP	Harris	ETJ	404P	320.78	0.00	0	Friendswood Development Company	RVi Planning + Landscape Architecture
99	Avex Tract Sec 1	2019-0337	C3P	Harris	ETJ	404K	24.48	9.15	60	Friendswood Development Company	RVi Planning + Landscape Architecture
100	City Gate GP (DEF1)	2019-0135	GP	Harris	City	573P	159.10	0.00	0	DR Horton	META Planning + Design, LLC
101	Coatimundi (DEF1)	2019-0186	C2	Harris	City	492Q	0.85	0.80	0	Coatimundi, LLC	Marsh Darcy Partners, Inc.
102	Eado Navigation (DEF1)	2019-0232	C2R	Harris	City	494J	1.86	1.86	0	KBRN, LP	Vernon G. Henry & Associates, Inc.
103	Gatherings at Westview	2019-0231	C2	Harris	City	451Y	4.50	4.50	0	Beazer Homes, Inc	LJA Engineering, Inc.- (West Houston Office)
104	Gosling Road Apartments	2019-0353	C3P	Harris	ETJ	290H	17.15	16.22	0	Cypressbrook Company	Jones Carter - Woodlands Office
105	Guidry Retail	2019-0315	C2R	Fort Bend	ETJ	524Q	7.46	7.46	0	Windrose	Windrose
106	Katy Lakes GP (DEF2)	2019-0150	GP	Harris	ETJ	405S	540.31	0.00	0	Mini-B, Inc.	LJA Engineering, Inc.- (West Houston Office)
107	Klein Forest GP	2019-0303	GP	Harris	ETJ	371F	14.03	0.00	0	RAJ DEVELOPMENT CORP	Bowden Land Services
108	Klein Forest Sec 1	2019-0117	C3P	Harris	ETJ	371E	7.90	1.45	86	RAJ DEVELOPMENT CORP	Bowden Land Services
109	Lakemont Waste Water Treatment Plant	2019-0310	C2	Fort Bend	ETJ	526F	7.90	7.90	0	Fort Bend County MUD 122	LJA Engineering, Inc.- (West Houston Office)
110	Little Woodrows Timber Tech	2019-0173	C2	Harris	ETJ	329E	3.18	3.18	0	Little Woodrow's, LLC	John G. Thomas and Associates, Inc. dba Thomas Land Surveying
111	Makenzie Highlands (DEF1)	2019-0257	C2R	Harris	City	452C	0.50	0.01	9	IH Development, LLC	The Interfield Group
112	Spurling Estates (DEF1)	2019-0124	C2	Harris	ETJ	334B	3.61	0.00	1	Survuel Surveying	SEM SERVICES

**E-Special Exceptions**

113	Lakeview Retreat GP	2019-0298	GP	Fort Bend	ETJ	526H	441.30	0.00	0	DR Horton	META Planning + Design, LLC
114	Lakeview Retreat Detention Reserve (DEF1)	2019-0222	C2R	Fort Bend	ETJ	526M	20.92	20.92	0	D. R. Horton-Texas, Ltd.,	Jones   Carter
115	Lakeview Retreat Sec 5	2019-0348	C3F	Fort Bend	ETJ	526M	28.63	4.54	117	D.R. Horton - Texas, Ltd.	Jones   Carter

**Platting Summary****Houston Planning Commission****PC Date: February 28, 2019**

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

**F-Reconsideration of Requirements**

116	Elyson Sec 24	2019-0333	C3P	Harris	ETJ	405T	36.35	14.60	103	Newland Communities	BGE, Inc. - Katy
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**G-Extensions of Approval**

117	Contempo at Katy	2018-0379	EOA	Harris	ETJ	447J	1.35	0.47	16	Contempo Builders	PLS
118	Dellrose Sec 6	2018-0317	EOA	Harris	ETJ	325J	26.08	11.85	45	Dannenbaum	Texas Engineering And Mapping Company
119	Ezwerks Storage	2018-0468	EOA	Harris	ETJ	290A	3.13	3.13	0	Virgil Knox	Bretco LLC
120	JDS 370 Tract Sec 4	2018-0429	EOA	Harris	ETJ	286Y	24.40	3.22	103	Johnson Development	META Planning + Design, LLC
121	Learning Experience Cypress	2018-0203	EOA	Harris	ETJ	328E	2.27	2.27	0	CYPRESS SHAW INVESTORS	REKHA ENGINEERING, INC.
122	Towne Park Development	2018-0335	EOA	Harris	City	415S	36.01	5.80	175	Survey 1, Inc	Survey 1, Inc.

**H-Name Changes**

None

**I-Certification of Compliance**

123	23265 E Community Drive	19-1432	COC	Montgomery	ETJ	256Z				Missy Young/ S&B Construction Services	Dusty George
124	20074 S. White Oak Drive	19-1433	COC	Montgomery	ETJ	257M				Matthew Johnson	Rebeca Haines
125	24410 Timber Lane	19-1434	COC	Montgomery	ETJ	295M				Carlos Parra	Daniel Diaz
126	1424 North Park Drive	19-1435	COC	Montgomery	ETJ	296T				Erik Johnson	Erik Johnson
127	23899 Mary Lane	19-1436	COC	Montgomery	ETJ	295H				Raquel Rodea	Raquel Rodea

**J-Administrative**

None

**K-Development Plats with Variance Requests**

128	117 E. 20th Street	19000934	DPV	Harris	City	453S				Design, Environment, & Knowledge Studio	Derek Webb
129	1918 Wheeler Street	18139723	DPV	Harris	City	493X				Adolfo Esquivel	Adolfo Esquivel

**Platting Summary****Houston Planning Commission****PC Date: February 28, 2019**

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

**Off-Street Parking with Variance Requests**

III	117 E. 20th Street	19000934	PV	Harris	City	453S				Design, Environment, & Knowledge Studio	Derek Webb
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**Hotel/Motel with Variance Requests**

IV	Hotel Blue located at 166 Esplanade Blvd		HMV	Harris	City	373S				Jose A Rodriguez	Dr Design Group
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## **Minutes of the Houston Planning Commission**

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

**February 14, 2019**

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

Arrived at 2:42 p.m. during item 60

Susan Alleman

Absent

Bill Baldwin

Antoine Bryant

Lisa Clark

Absent

Randall L. Jones

Isabel Longoria

Lydia Mares

Christina Morales

Absent

Paul R. Nelson

Linda Porras-Pirtle

Arrived at 2:39 p.m. during item 60

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for

Absent

Commissioner James Noack

Maggie Dalton for

Absent

The Honorable KP George

Loyd Smith for

Arrived at 2:32 p.m. during Director's Report

The Honorable Lina Hidalgo

### **EXOFFICIO MEMBERS**

Carol A. Lewis

Carol Haddock

Yuhayna H. McCoy

### **Executive Secretary**

Margaret Wallace Brown, Interim Director, Planning and Development

### **CHAIR'S REPORT**

**NONE**

## **DIRECTOR'S REPORT**

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

## **APPROVAL OF THE JANUARY 31, 2019 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the January 31, 2019 Planning Commission meeting minutes.

Motion: **Garza**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

### **I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 81)**

Item removed for separate consideration **60**.

Staff recommendation: Approve staff's recommendations for items **1 – 81**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 81**, subject to the CPC 101 form conditions.

Motion: **Jones**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

#### **60 Lakeview Retreat Detention Reserve**

**C2R**

**Defer**

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

Commission action: Deferred the application for two weeks.

Motion: **Baldwin**

Second: **Mares**

Vote: **Carries**

Abstaining: **None**

Speaker(s): Jennifer Curtis, applicant – supportive.

### **C PUBLIC HEARINGS**

#### **82 Bassey Woods partial replat no 1**

**C3N**

**Withdrawn**

#### **83 Devonshire Place partial replat no 1**

**C3N**

**Approve**

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

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

Motion: **Sigler**

Second: **Bryant**

Vote: **Carries**

Abstaining: **None**

Speaker(s): George Fowler – opposed.

#### **84 Freeway Manor 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: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Nick Cankovic Sr. – undecided.

#### **85 Merrylands 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: **Jones**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Abstaining: **None**

#### **86 Quinn Way partial replat no 1**

**C3N**

**Withdrawn**

#### **87 Talia Court Village replat no 1 and extension**

**C3N**

**Withdrawn**



**88 Temple Terrace partial replat no 3 C3N Approve**

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

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

Motion: **Garza**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

**D VARIANCES**

**89 Avex Tract GP GP Defer**

Staff recommendation: Defer the application for two weeks for further study and review.

Commission action: Deferred the application for two weeks for further study and review.

Motion: **Mares**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

**90 Bays FM 1960 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: **Bryant**

Second: **Rodriguez**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Vijaya R. Atlura – opposed.

**91 Calumet Contempo Living 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, including that a grease trap in street is addressed.

Approved the plat subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Mary Villareal, applicant – supportive; Susan Granberg, Alberto Ramos and Manuel Heredia – undecided.

**92 City Gate GP GP Defer**

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

Commission action: Deferred the application for two weeks for further study and review.

Motion: **Baldwin**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Jennifer Curtis, applicant – supportive; Berdie Bellard, Dorian Benn, Yessica Cavasos, Chris Davies, Ankur Desai and Mahmoud Hoozmouche – opposed; Joe Myers, Houston Public Works.

**93 Coatimundi C2 Defer**

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

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

Motion: **Bryant**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

**94 Eado Navigation C2R Defer**

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

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

Motion: **Longoria**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

**95 Garden Oaks Multifamily C2R Approve**  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**  
Speaker(s): Chris O'Neil, applicant – supportive; Larry Justice – opposed; Jennifer Woodruff – undecided.

**96 Katy Gaston Tract C3P Approve**  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Jones** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**97 Katy Lakes GP GP Defer**  
Staff recommendation: Defer the application for two weeks per Harris County's request.  
Commission action: Deferred the application for two weeks per Harris County's request.  
Motion: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**  
Speaker(s): Shawn McCoy, Clay Weissen, applicants – supportive; Erin Zimmerman – opposed.

**98 Makenzie Highlands C2R Defer**  
Staff recommendation: Defer the application for two weeks per the applicant's request.  
Commission action: Deferred the application for two weeks per the applicant's request.  
Motion: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**  
Speaker(s): Sandra Price – undecided.

**99 Ranch at Dos Brisas GP GP Withdrawn**

**100 Ranch at Dos Brisas Sec 1 C2 Withdrawn**

**101 Spurling Estates C2 Defer**  
Staff recommendation: Defer the application for two weeks to allow the applicant time to submit revised information.  
Commission action: Deferred the application for two weeks to allow the applicant time to submit revised information.  
Motion: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**Item(s) 102 and 103 were taken together at this time.**

**102 Tomball ISD at Cypress Rose Hill GP GP Approve**  
**103 Tomball ISD Educational Campus C3P Approve**  
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.  
Motion: **Mares** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**104 Trinity Lutheran Church North Annex 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: **Sigler** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**105 Upper Kirby Senior Living C2R Approve**  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

## **E SPECIAL EXCEPTIONS**

**106 Bridgeland Tuckerton Road C3P Approve**  
**and Summer Camp Drive Street**  
**Dedication and Reserve**  
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Smith** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

## **F RECONSIDERATION OF REQUIREMENTS**

**107 Balmoral Park Lakes East Sec 7 C3F Approve**  
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions  
Motion: **Jones** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

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

## **G EXTENSIONS OF APPROVAL**

<b>108</b>	<b>Balmoral Park Lakes East Sec 7</b>	<b>EOA</b>	<b>Approve</b>
<b>109</b>	<b>Carlsway Property partial replat no 1</b>	<b>EOA</b>	<b>Approve</b>
<b>110</b>	<b>Garza Mount Houston</b>	<b>EOA</b>	<b>Approve</b>
<b>111</b>	<b>Khin Residence</b>	<b>EOA</b>	<b>Approve</b>
<b>112</b>	<b>Renmar Terrace</b>	<b>EOA</b>	<b>Approve</b>
<b>113</b>	<b>Silverdale Heights</b>	<b>EOA</b>	<b>Approve</b>

## **H NAME CHANGES**

<b>114</b>	<b>GPT Wallisville Road Tract</b>	<b>NC</b>	<b>Approve</b>
	<b>(prev. GBT Wallisville Road Tract)</b>		

## **I CERTIFICATES OF COMPLIANCE**

<b>115</b>	<b>7013 De Priest Street</b>	<b>COC</b>	<b>Approve</b>
<b>116</b>	<b>23624 Park Drive</b>	<b>COC</b>	<b>Approve</b>
<b>117</b>	<b>24889 Lynn Lane</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items 108-117.

Commission action: Approved staff's recommendation for items 108-117.

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

## **J ADMINISTRATIVE NONE**

## **K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

<b>118</b>	<b>3202 Glen Haven Boulevard</b>	<b>DPV</b>	<b>Approve</b>
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Staff recommendation: Grant and approve the development plat variance(s) subject to the conditions that 1) allow a 12'-10" building line in lieu of the ordinance-required 25' building line along Buffalo Speedway, a major thoroughfare; and 2) to allow an existing curb cut and existing driveway to remain for vehicular access to a single-family lot from Buffalo Speedway, a major thoroughfare.

Commission action: Granted and approved the development plat variance(s) subject to the conditions that 1) allow a 12'-10" building line in lieu of the ordinance-required 25' building line along Buffalo Speedway, a major thoroughfare; and 2) to allow an existing curb cut and existing driveway to remain for vehicular access to a single-family lot from Buffalo Speedway, a major thoroughfare.

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

<b>119</b>	<b>2512 Southmore Blvd.</b>	<b>DPV</b>	<b>Withdrawn</b>
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<b>120</b>	<b>1918 Wheeler Street</b>	<b>DPV</b>	<b>Defer</b>
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Staff recommendation: Defer the application for two weeks to allow the applicant time to submit revised information.

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

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

## **II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 14, 2019 FOR:**

- a. Crawford Addition partial replat no 2
- b. Gleannloch Farms Office Enclave
- c. Magnolia Park partial replat no 6
- d. Memorial Green Sec 2 replat and extension partial replat no 1
- e. Windermere partial replat no 1
- f. Steeplechase Sec 1 partial replat no 1 and extension
- g. Traces Sec 1 partial replat no 5
- h. Westgrove Court partial replat no 1
- i. Wildwood Glen Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of March 14, 2019 for item II a-i.

Commission action: Established a public hearing date of March 14, 2019 for item II a-i.

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

### **III. CONSIDERATION OF A HOTEL/MOTEL FOR HOTEL BLUE AT 166 ESPLANADE BLVD**

Staff recommendation: Defer the application for two weeks for further study and review.

Commission action: Deferred the application for two weeks for further study and review.

Motion: **Garza**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

### **IV. EXCUSE THE ABSENCES OF COMMISSIONER BRYANT**

Commissioner Bryant was present; therefore, no Commission action was required.

### **V. PUBLIC COMMENT**

**NONE**

### **VI. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:37 p.m.

Motion: **Victor**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

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**Martha L. Stein, Chair**

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**Michael Kramer, Secretary**

# Houston Planning Commission

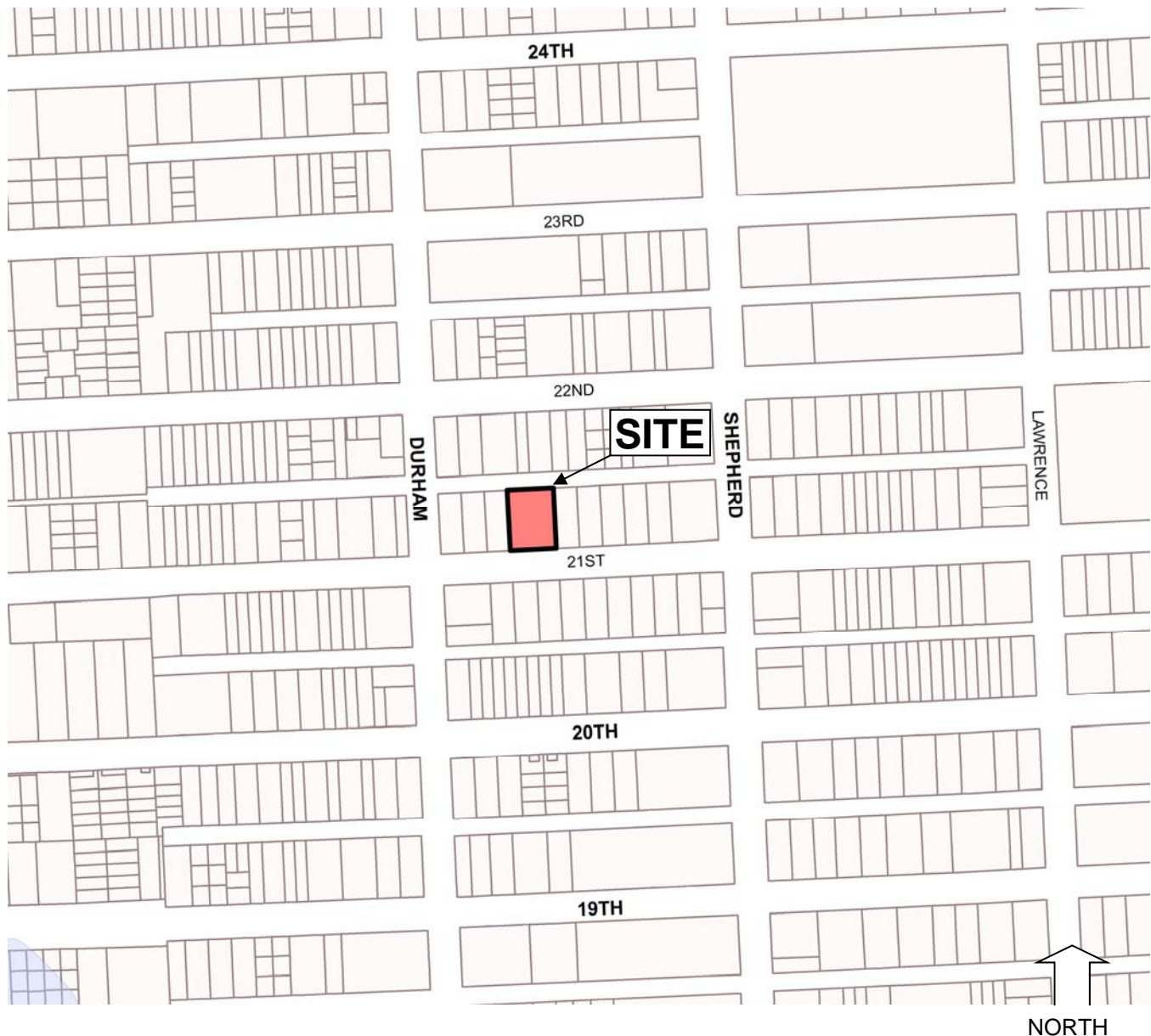
**ITEM: 91**

Planning and Development Department

Meeting Date: 02/28/2019

**Subdivision Name: Pine Briar Addition replat no 1**

**Applicant: Bates Development Consultants**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

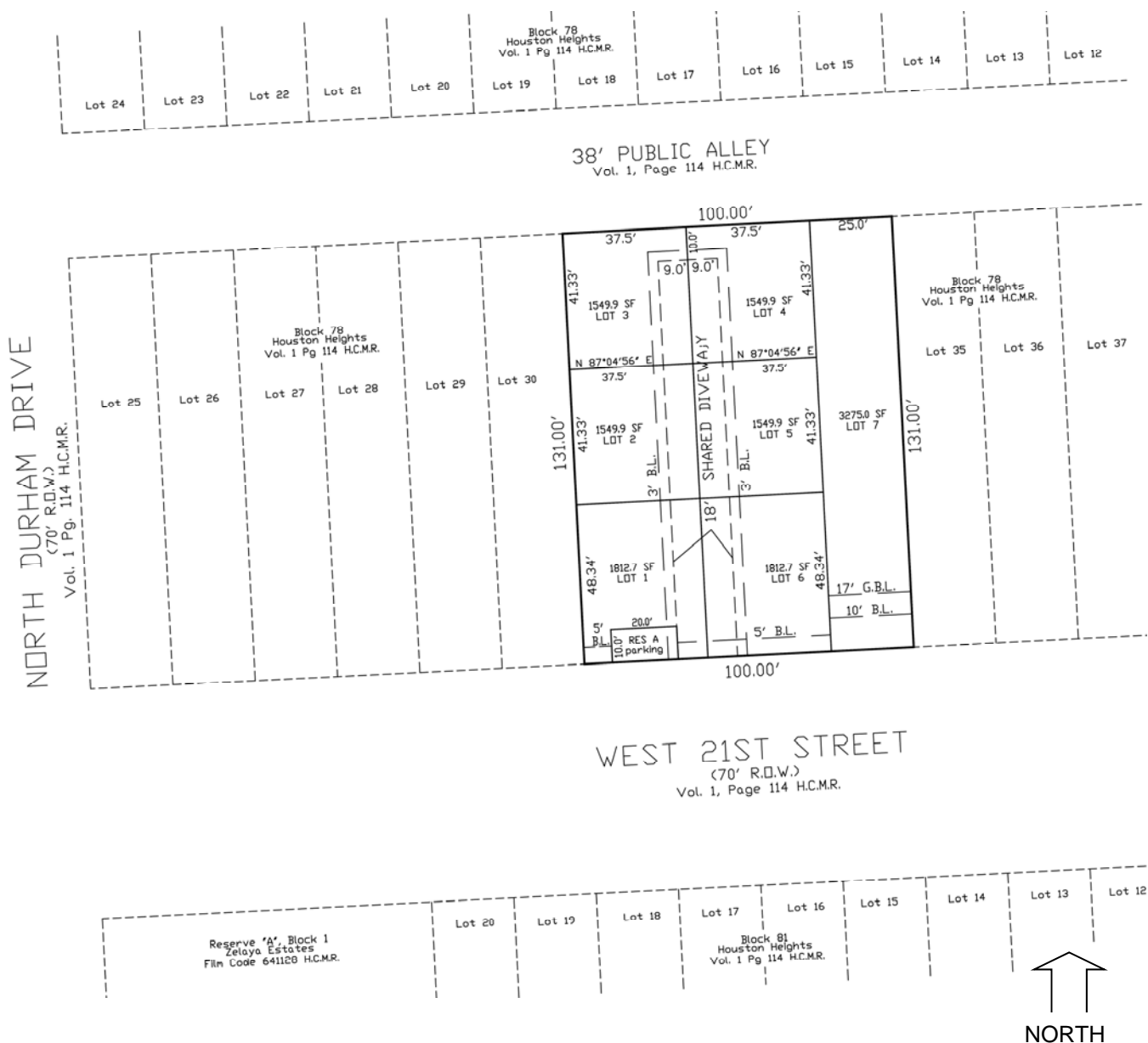
## ITEM: 91

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Pine Briar Addition replat no 1

Applicant: Bates Development Consultants



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 91

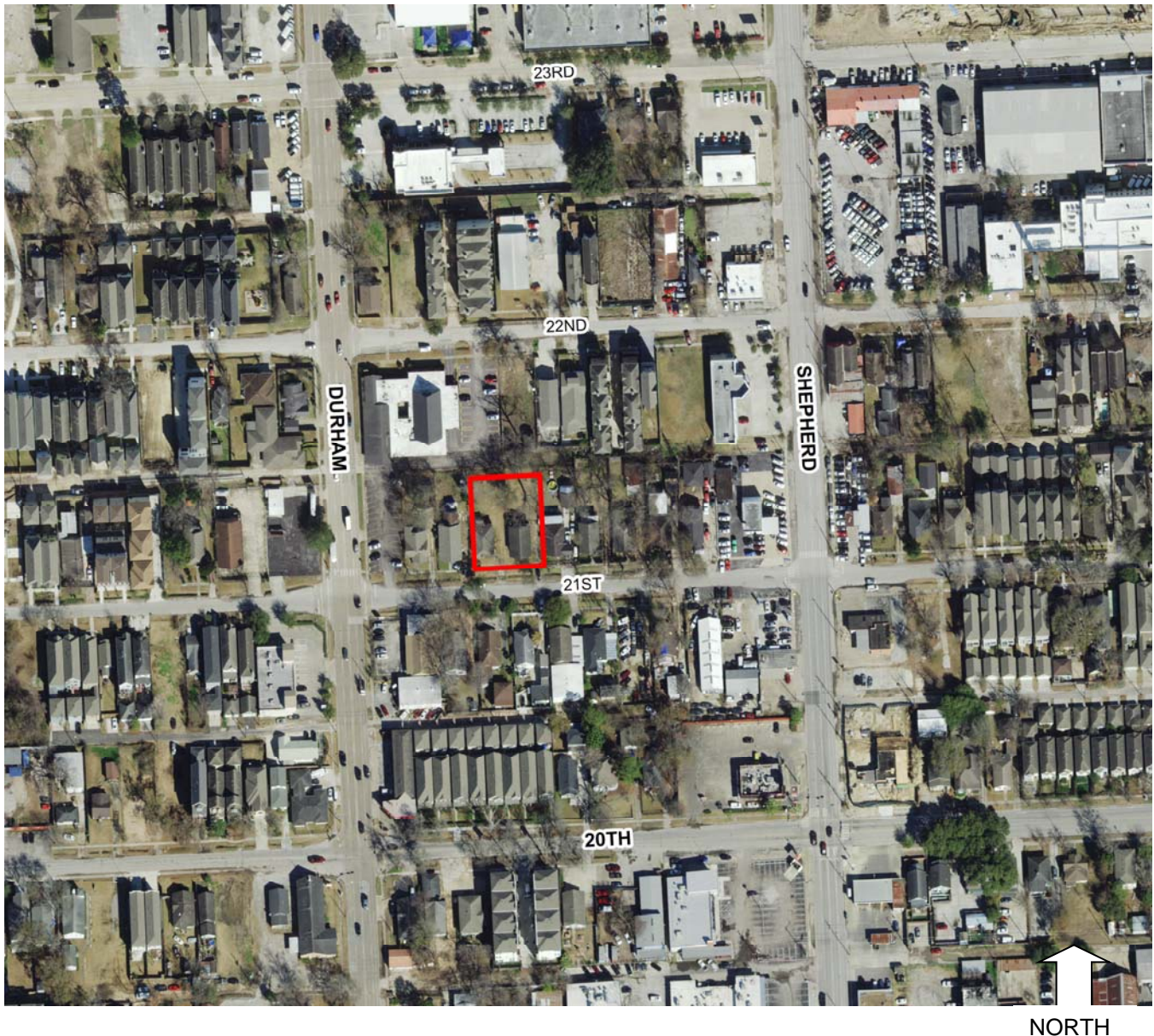
Planning and Development Department

Meeting Date: 02/28/2019

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Subdivision Name: Pine Briar Addition replat no 1

Applicant: Bates Development Consultants



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

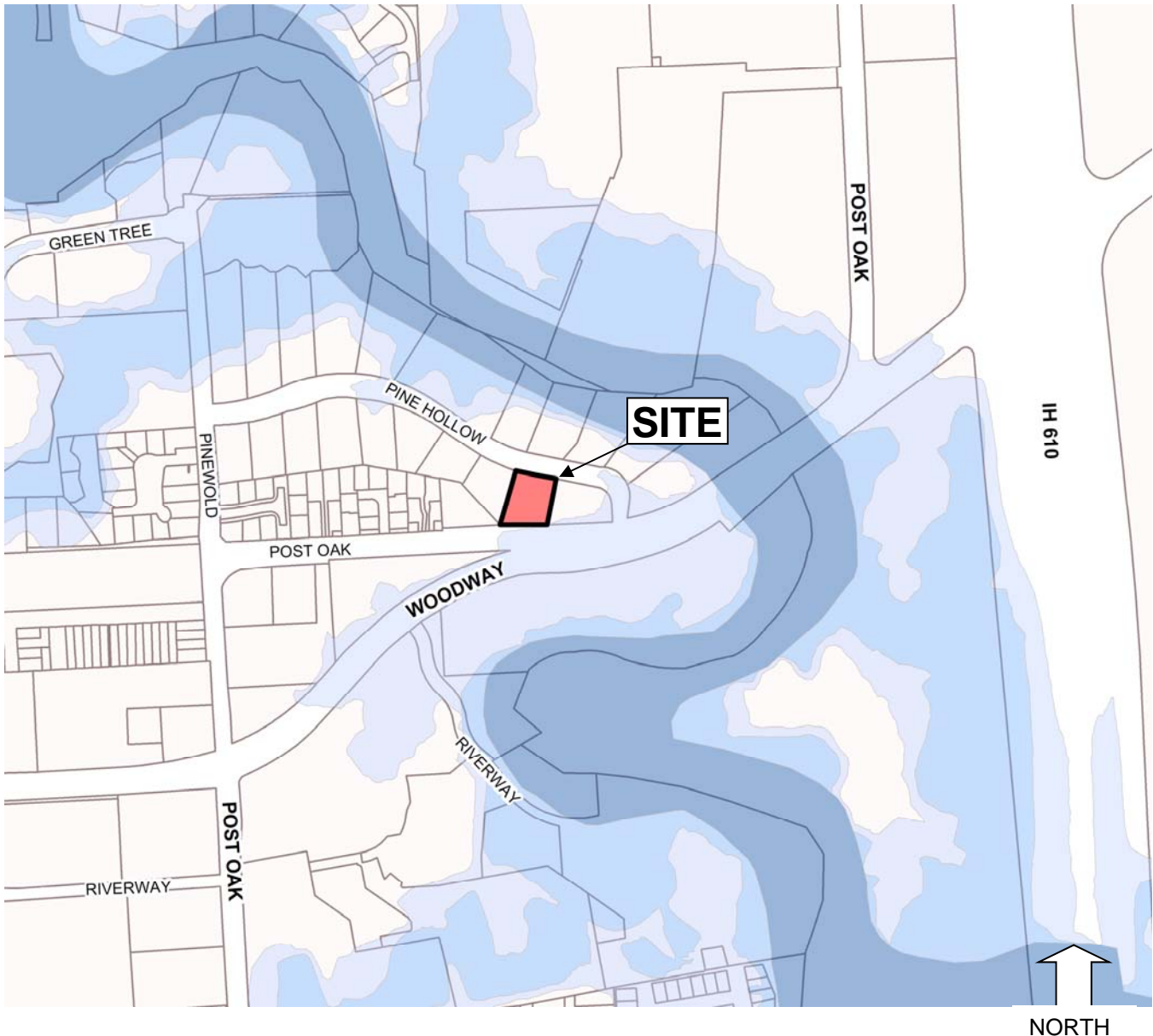
**ITEM: 92**

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Pine Hollow Sec 2 partial replat no 2

Applicant: The Interfield Group



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

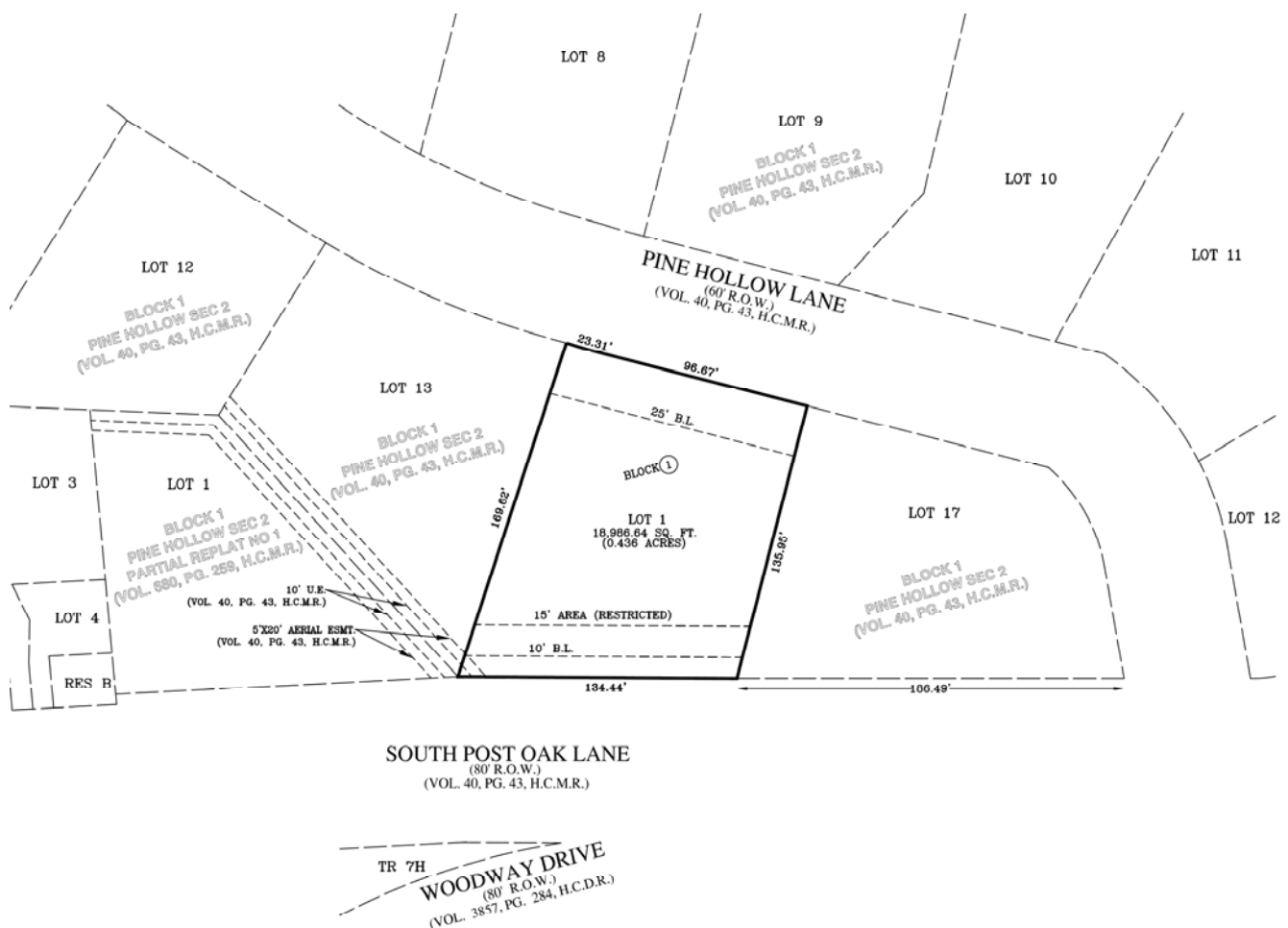
ITEM: 92

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Pine Hollow Sec 2 partial replat no 2

Applicant: The Interfield Group



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 92

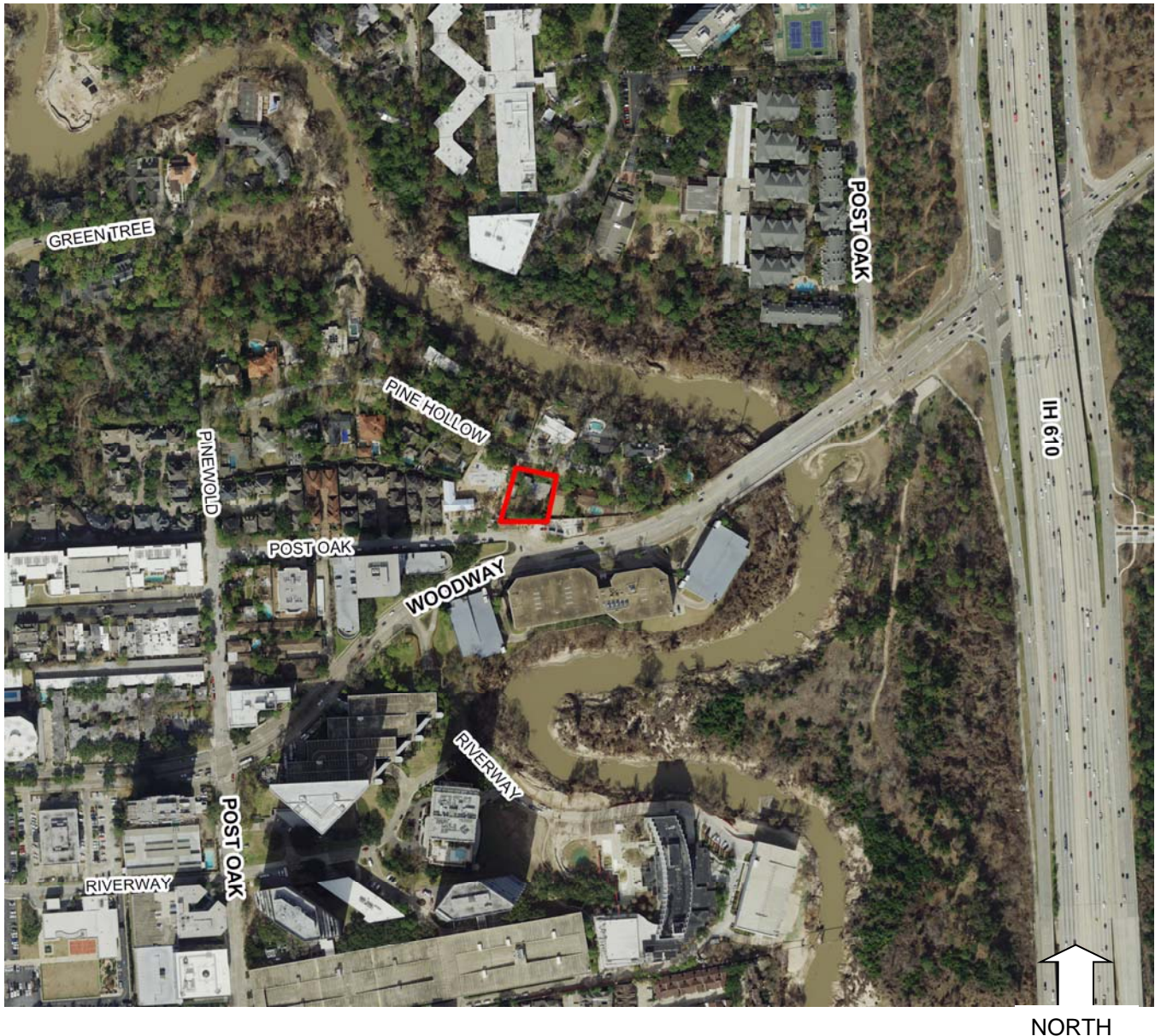
Planning and Development Department

Meeting Date: 02/28/2019

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Subdivision Name: Pine Hollow Sec 2 partial replat no 2

Applicant: The Interfield Group



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

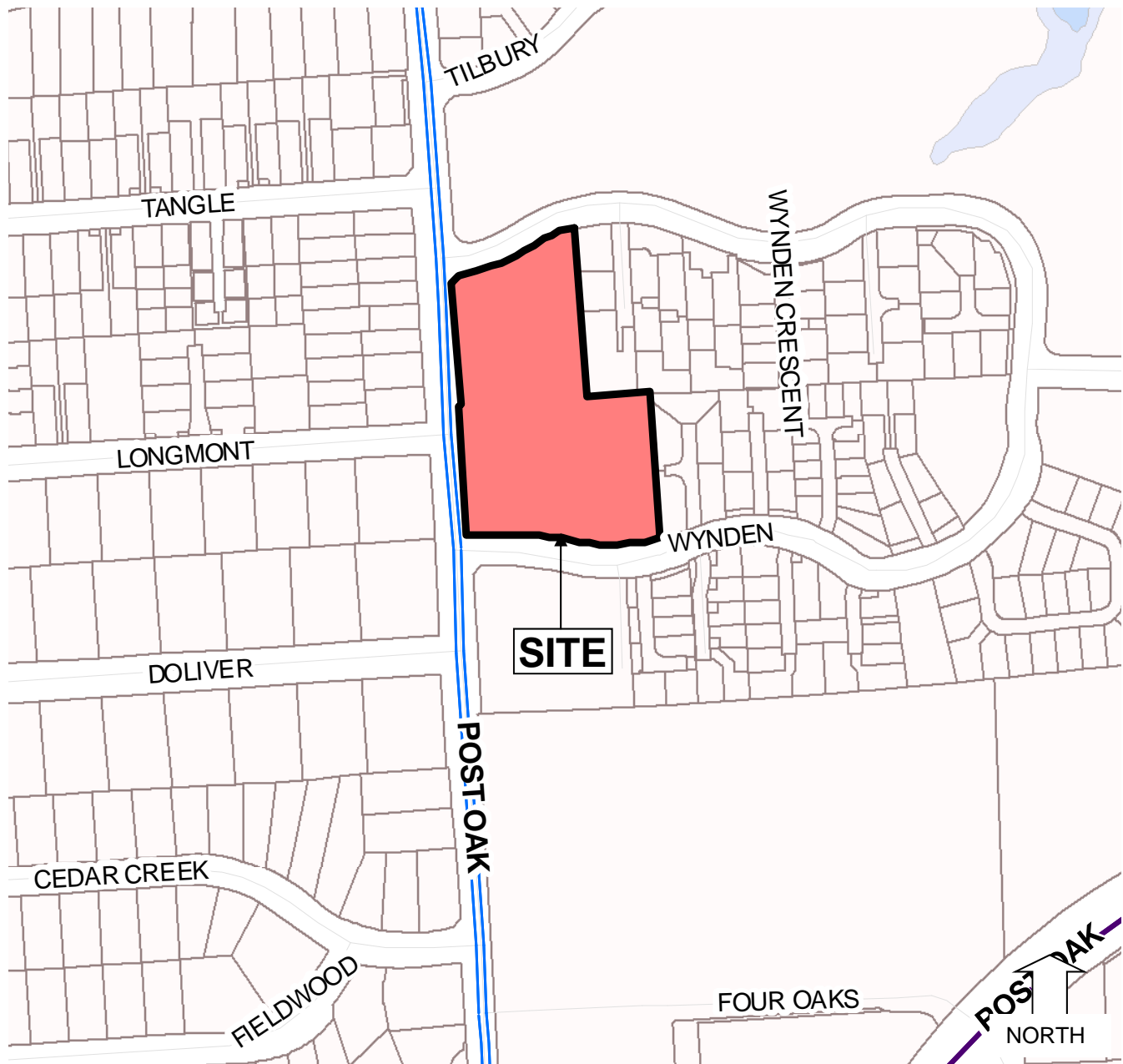
**ITEM: 93**

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: West Oaks Plat No 2 partial replat no 3

Applicant: Terra Surveying Company, Inc.



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

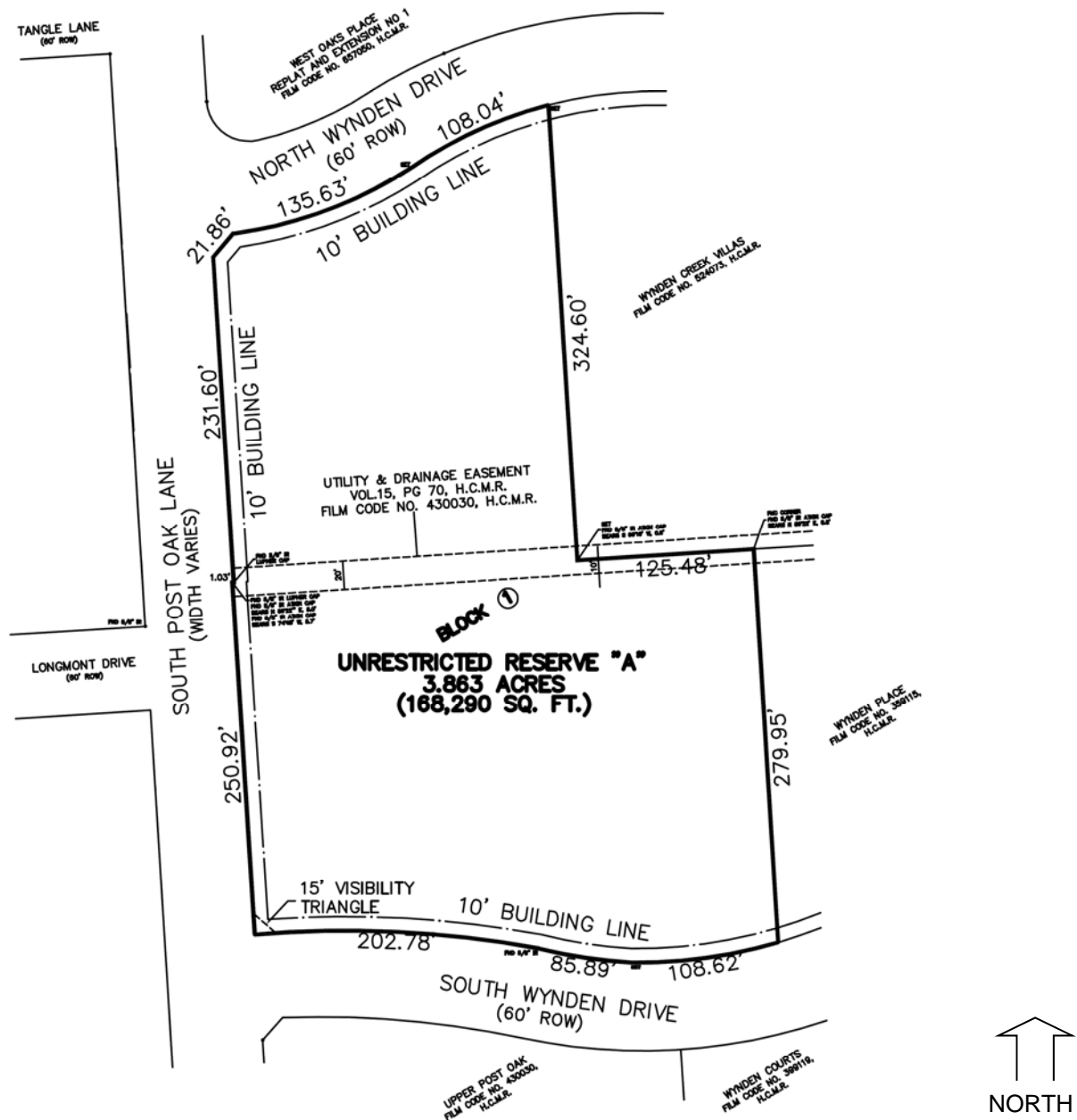
ITEM: 93

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: West Oaks Plat No 2 partial replat no 3

Applicant: Terra Surveying Company, Inc.



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 93

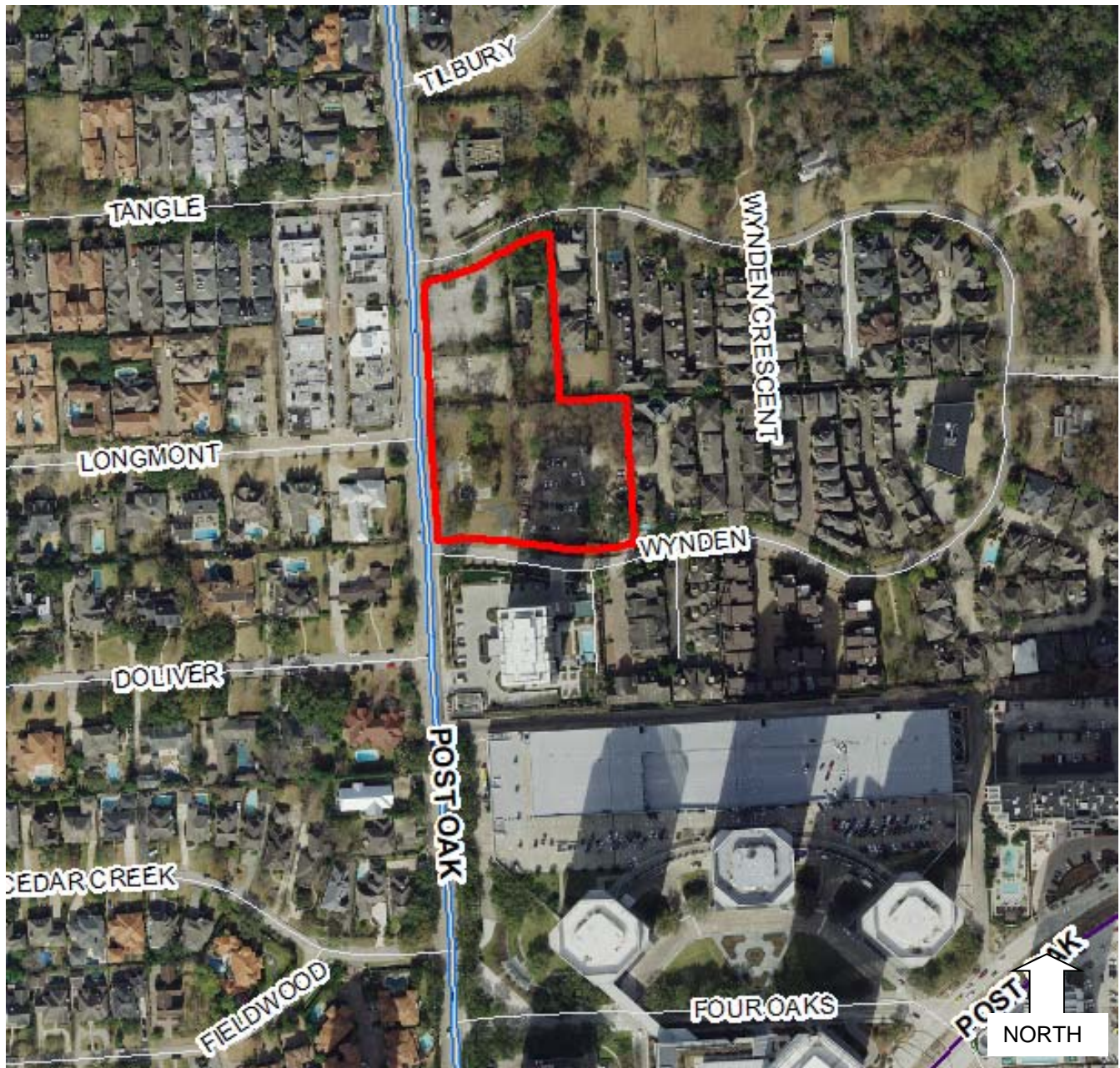
Planning and Development Department

Meeting Date: 02/28/2019

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Subdivision Name: West Oaks Plat No 2 partial replat no 3

Applicant: Terra Surveying Company, Inc.



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C – Public Hearings

Aerial

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# Houston Planning Commission

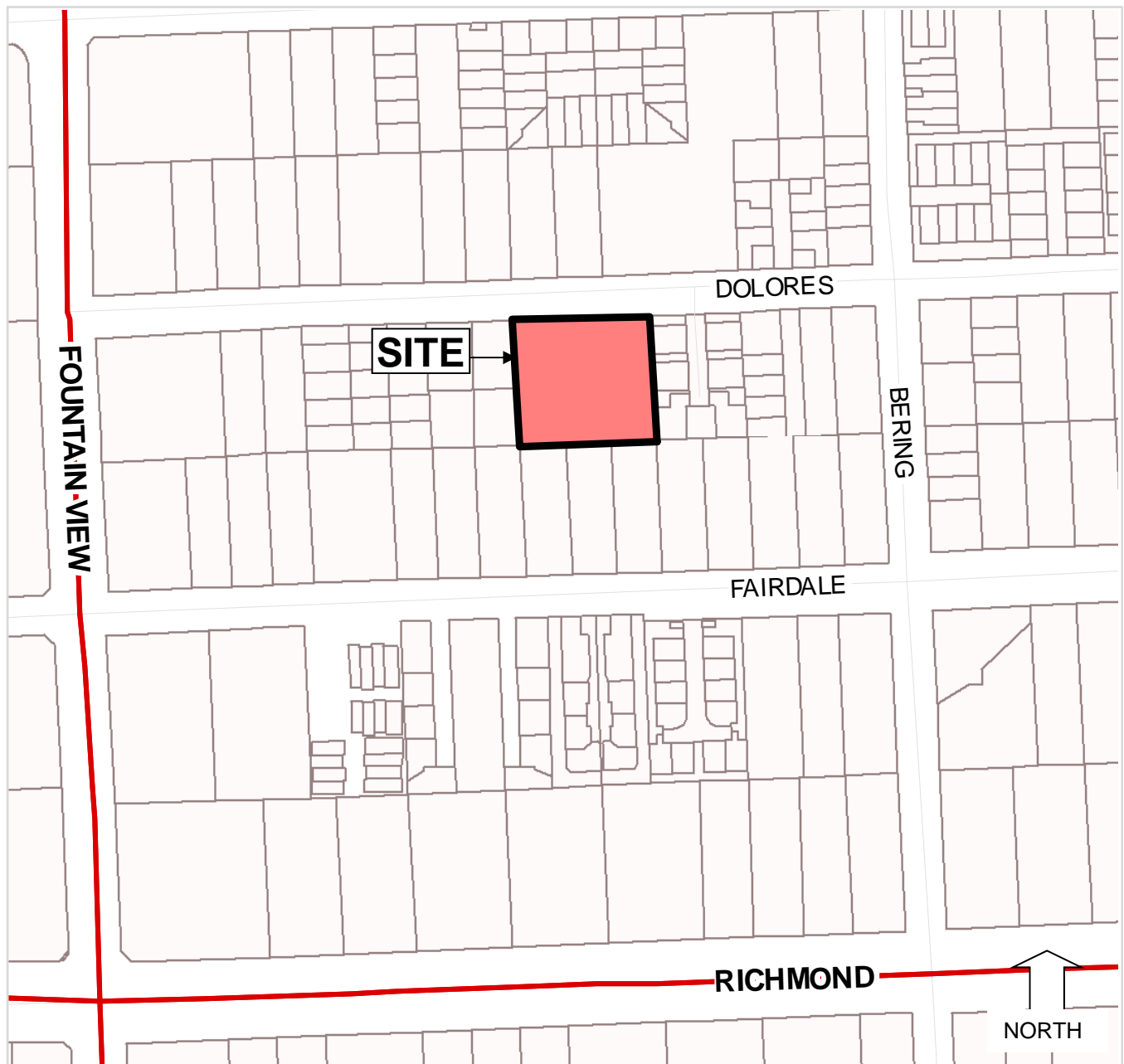
**ITEM: 94**

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Westheimer Gardens Extension partial replat no 6

Applicant: Total Surveyors, Inc.



**C – Public Hearings**

**Site Location**

## Subdivision



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# Houston Planning Commission

**ITEM: 94**

Planning and Development Department

Meeting Date: 02/28/2019

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**Subdivision Name: Westheimer Gardens Extension partial replat no 6**

**Applicant: Total Surveyors, Inc.**



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

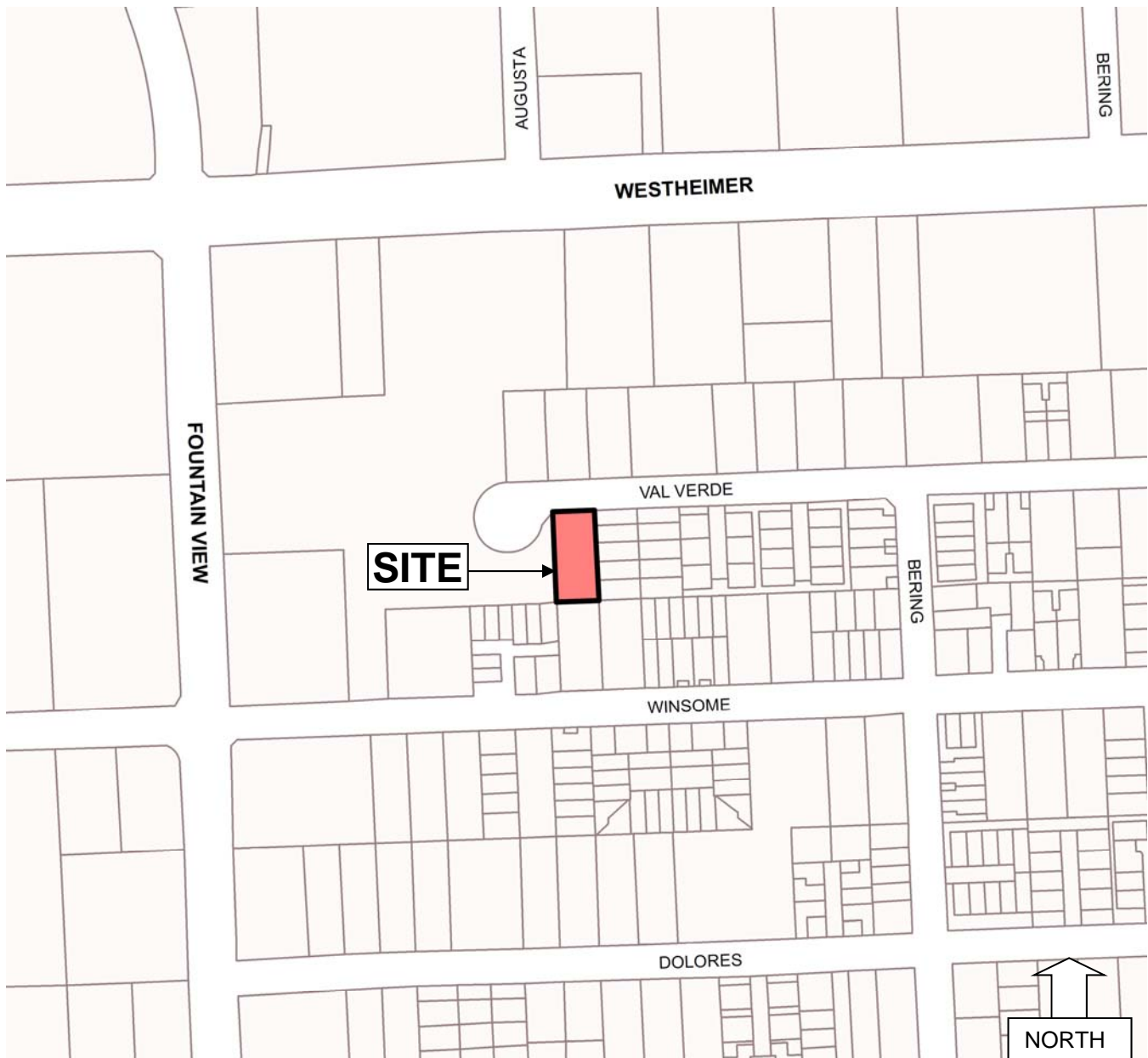
**ITEM: 95**

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Westheimer Gardens Extension partial replat no 8

Applicant: Total Surveyors, Inc.



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

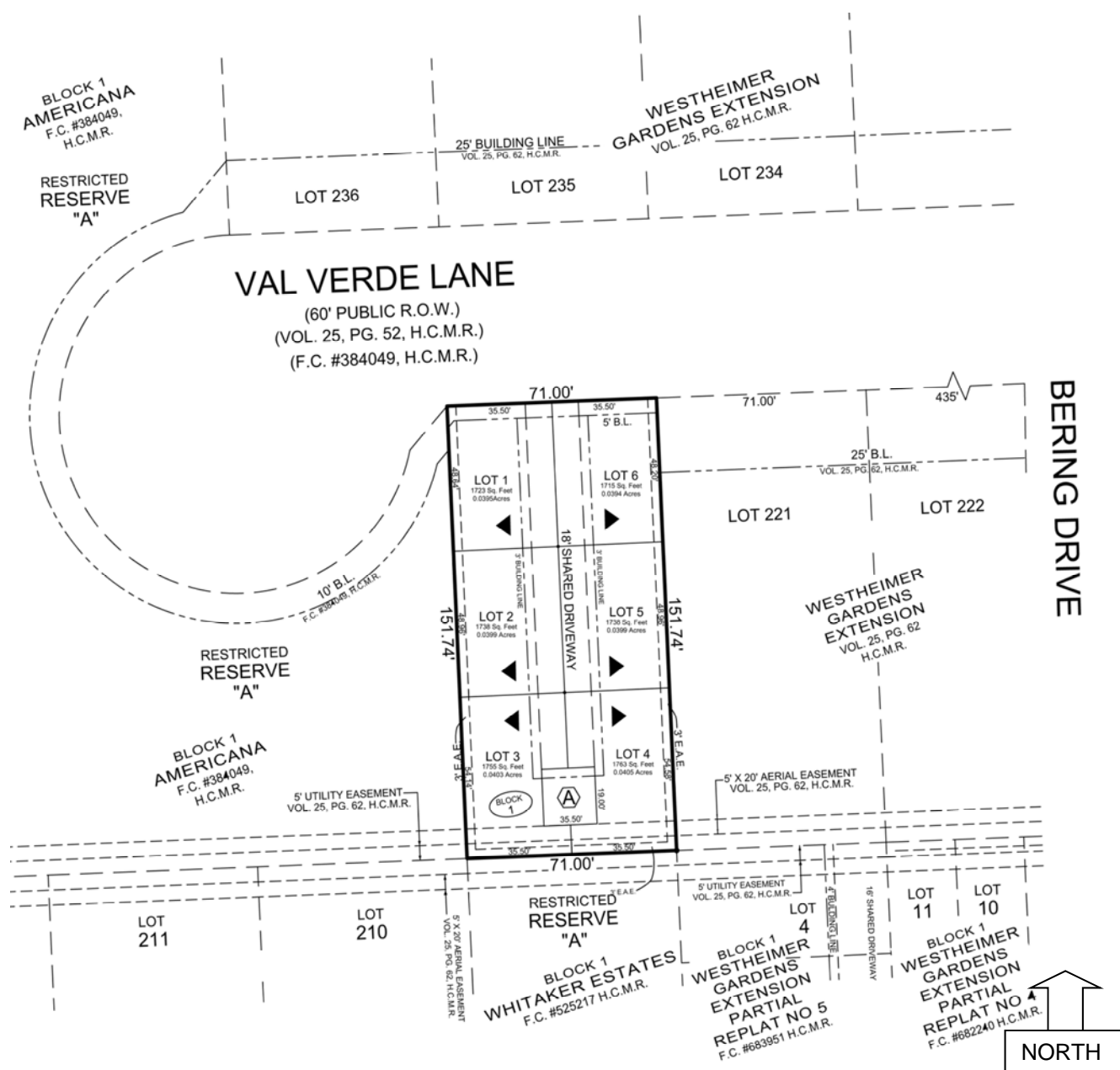
ITEM: 95

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Westheimer Gardens Extension partial replat no 8

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision



# Houston Planning Commission

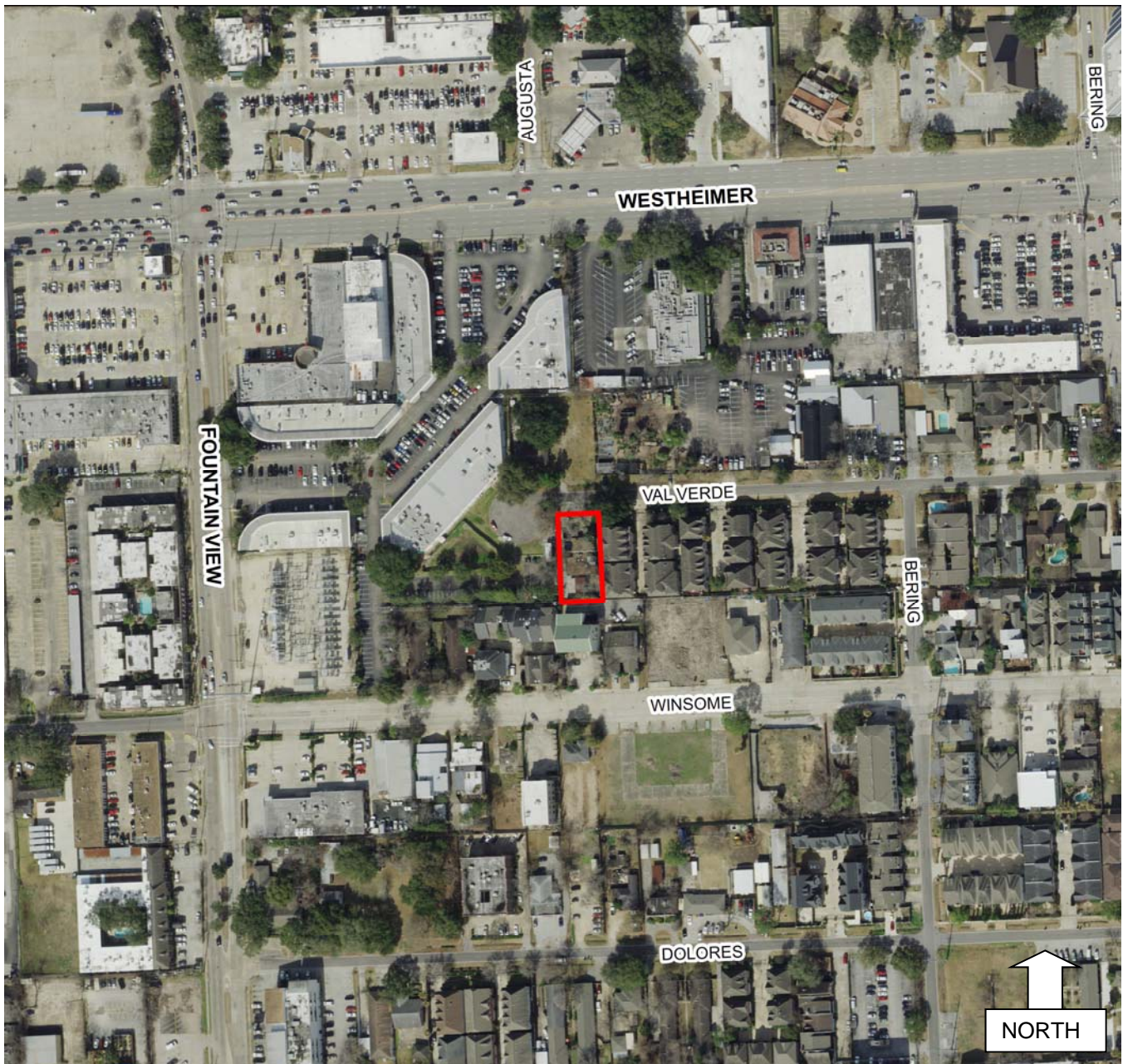
**ITEM: 95**

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Westheimer Gardens Extension partial replat no 8

Applicant: Total Surveyors, Inc.



**C – Public Hearings**

**Aerial**

# Houston Planning Commission

**ITEM: 96**

Planning and Development Department

Meeting Date: 02/28/2019

**Subdivision Name: Willow Meadows Sec 17 partial replat no 1**

**Applicant: Melissa's Platting Service**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

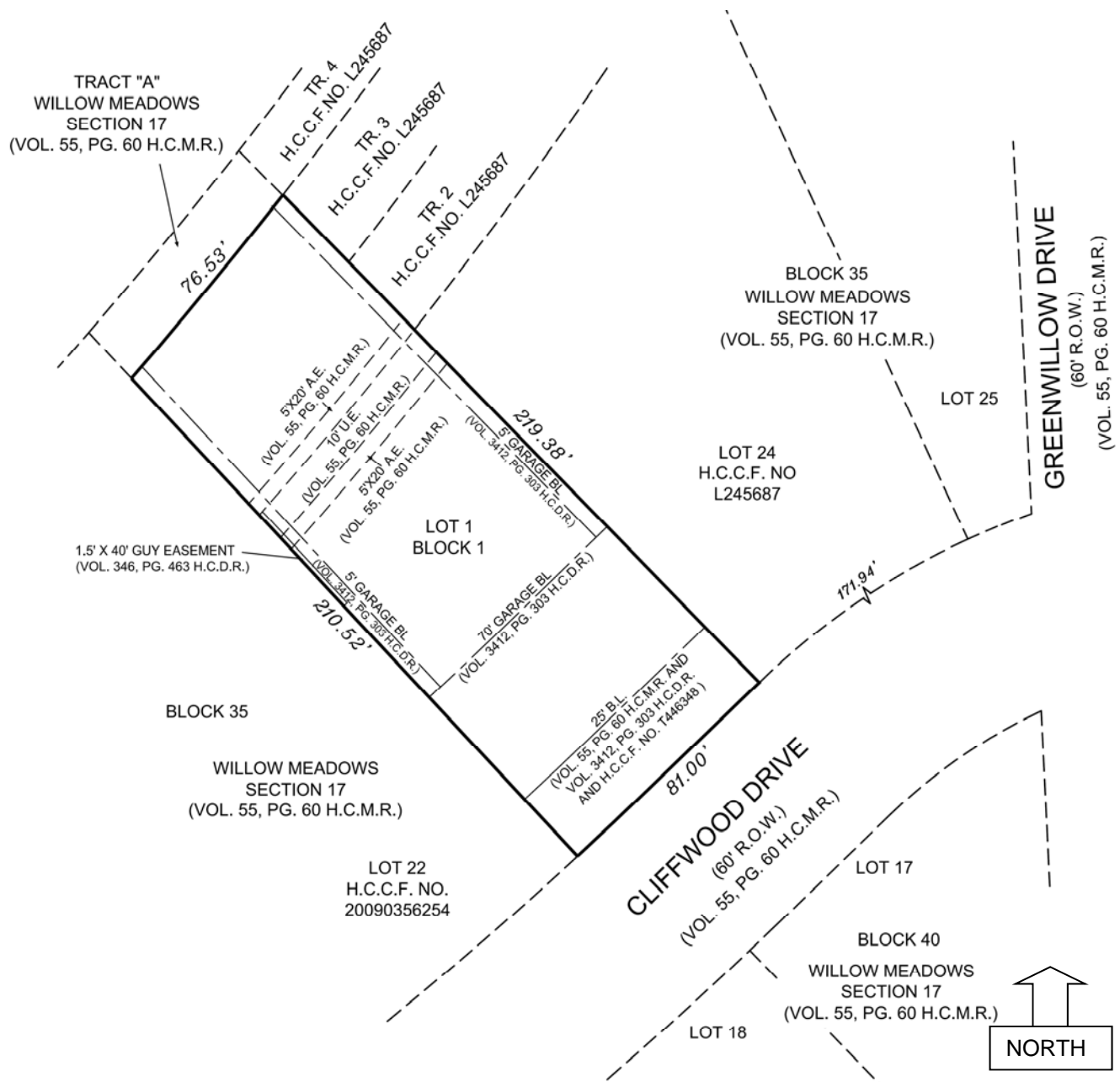
## ITEM: 96

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Willow Meadows Sec 17 partial replat no 1

Applicant: Melissa's Platting Service



C – Public Hearings

Subdivision



# Houston Planning Commission

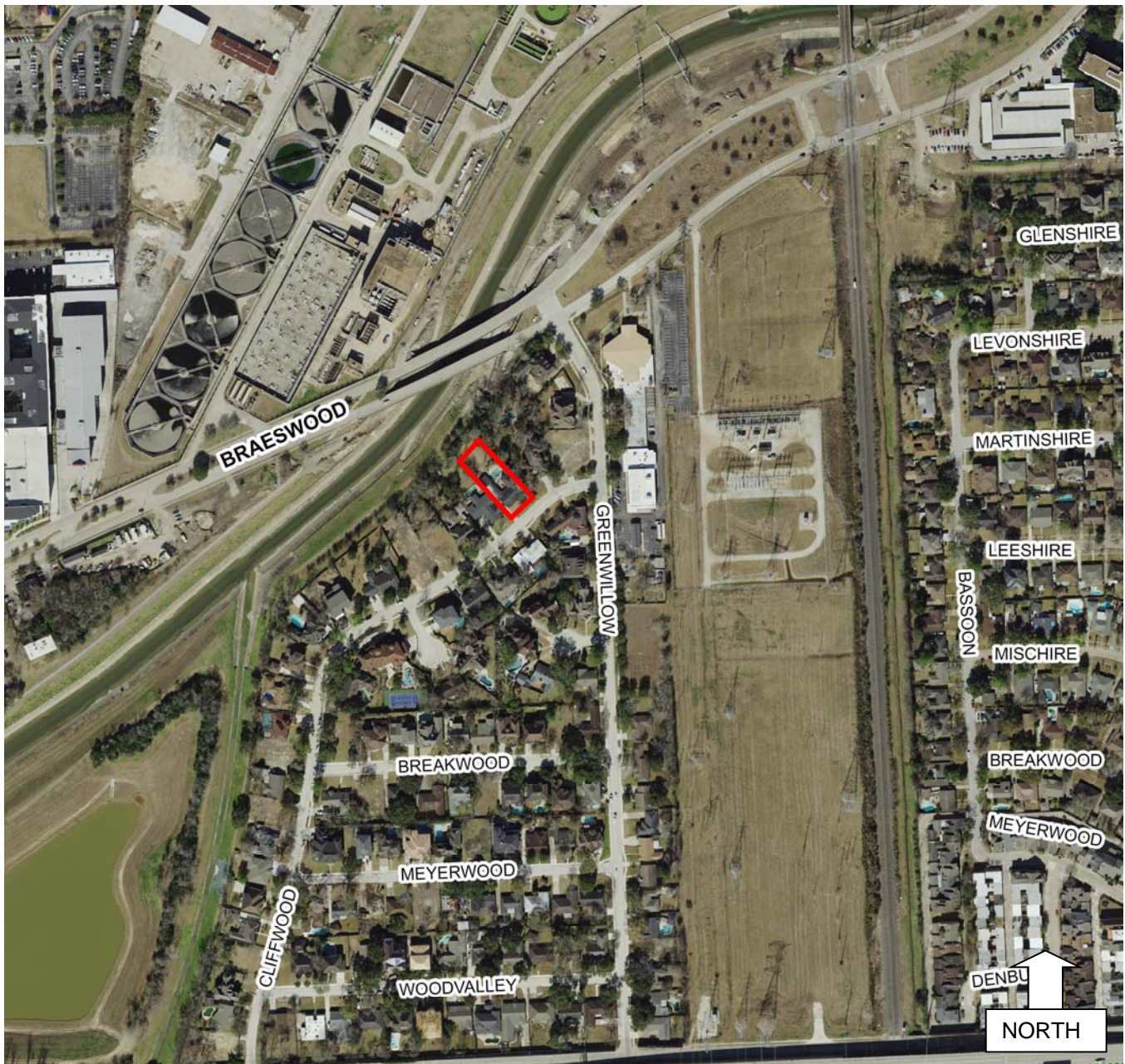
**ITEM: 96**

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Willow Meadows Sec 17 partial replat no 1

Applicant: Melissa's Platting Service



**C – Public Hearings**

**Aerial**

# Houston Planning Commission

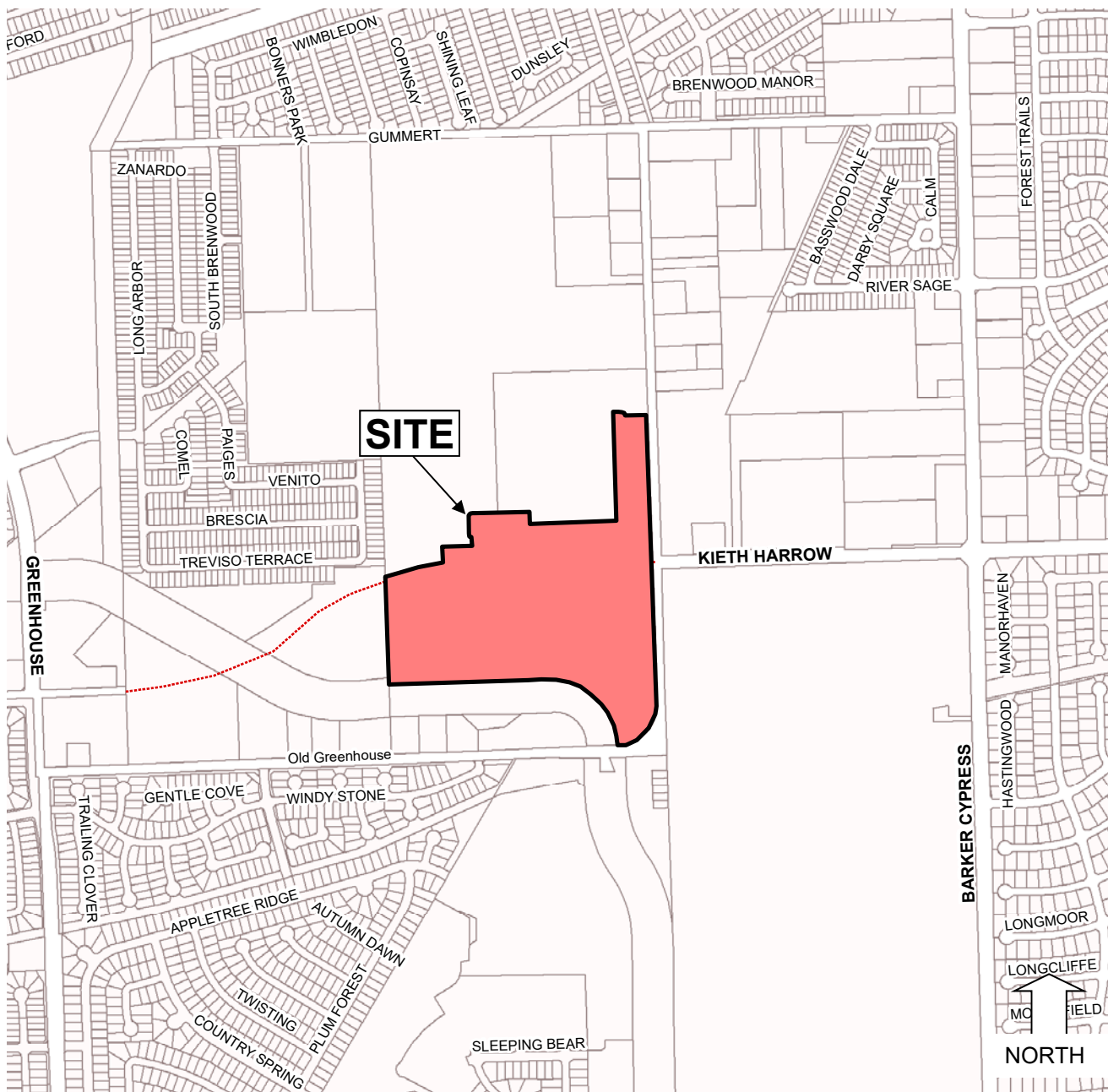
**ITEM: 97**

Planning and Development Department

Meeting Date: 02/28/2019

**Subdivision Name: Adelaide Sec 3**

**Applicant: EHRA**



**D – Variances**

**Site Location**



# Houston Planning Commission

ITEM: 97

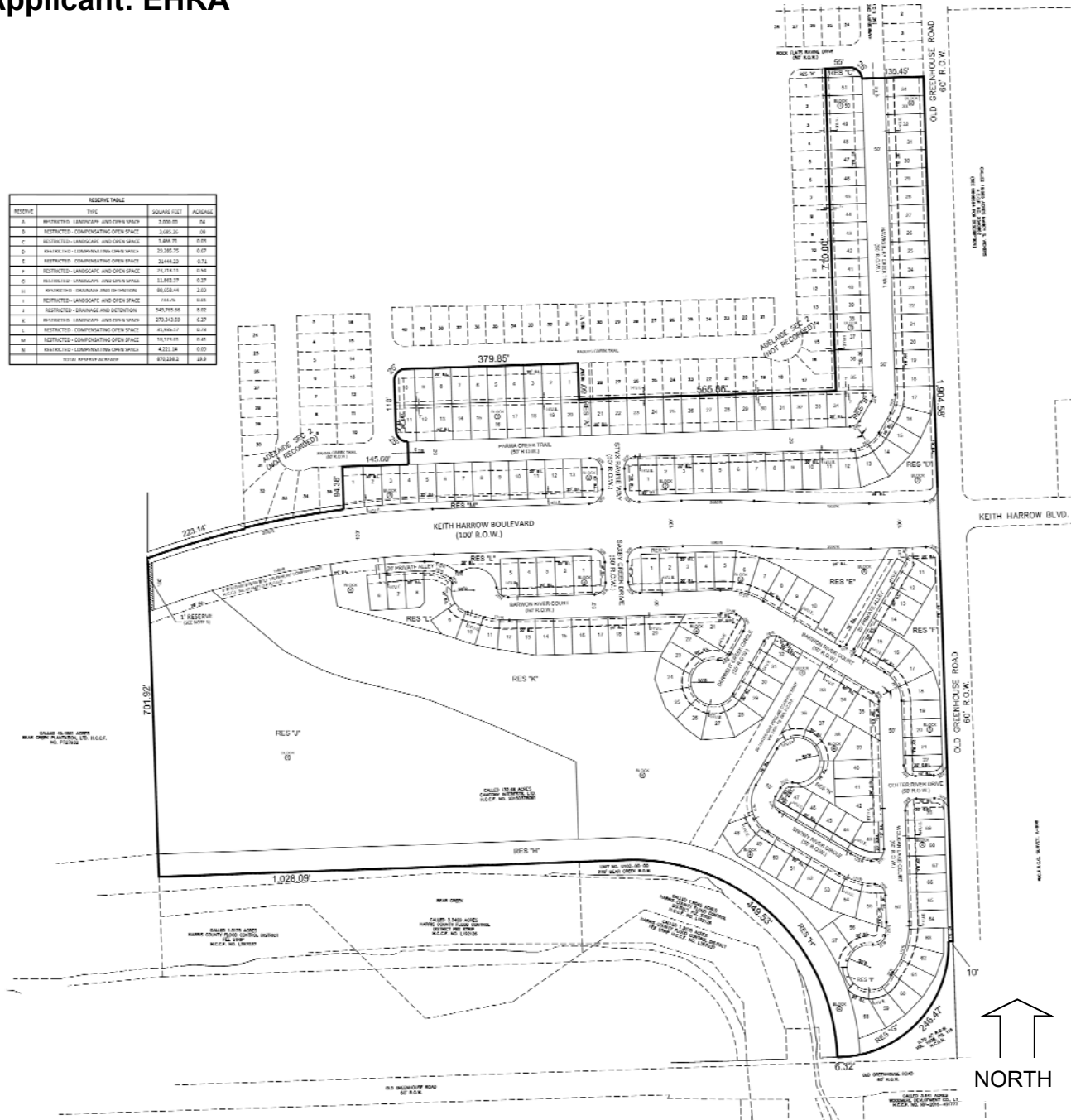
Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Adelaide Sec 3

Applicant: EHRA

RESERVE TABLE			
RESERVE	TYPE	SQUARE FEET	ACRES
A	RESTRICTED - LANDSCAPE AND OPEN SPACE	5,000.00	0.14
B	RESTRICTED - COMPENSATING OPEN SPACE	2,660.25	0.06
C	RESTRICTED - LANDSCAPE AND OPEN SPACE	5,000.00	0.14
D	RESTRICTED - LANDSCAPE AND OPEN SPACE	25,385.75	0.57
E	RESTRICTED - COMPENSATING OPEN SPACE	24,484.22	0.56
F	RESTRICTED - LANDSCAPE AND OPEN SPACE	74,714.11	1.71
G	RESTRICTED - LANDSCAPE AND OPEN SPACE	11,885.37	0.27
H	RESTRICTED - LANDSCAPE AND OPEN SPACE	88,038.44	2.02
I	RESTRICTED - LANDSCAPE AND OPEN SPACE	194.74	0.00
J	RESTRICTED - DRAINAGE AND DETENTION	145,100.00	3.30
K	RESTRICTED - LANDSCAPE AND OPEN SPACE	273,345.55	6.27
L	RESTRICTED - COMPENSATING OPEN SPACE	45,940.37	1.04
M	RESTRICTED - COMPENSATING OPEN SPACE	74,714.11	1.71
N	RESTRICTED - LANDSCAPE AND OPEN SPACE	4,223.34	0.09
TOTAL RESERVE ACROSS		870,428.2	19.9



D – Variances

Subdivision

# Houston Planning Commission

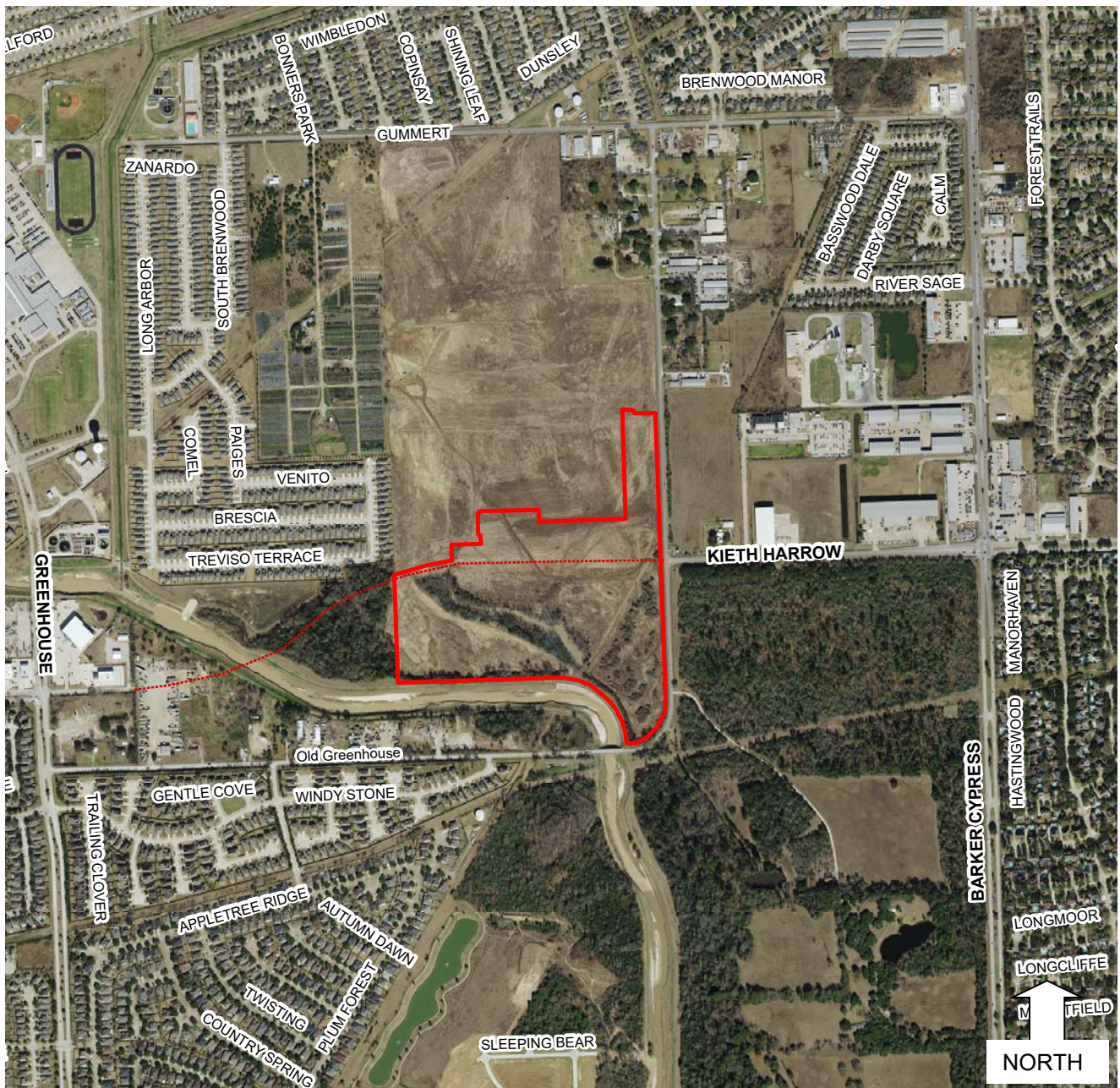
ITEM: 97

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Adelaide Sec 3

Applicant: EHRA



D – Variances

Aerial



**Application Number:** 2019-0336

**Plat Name:** Adelaide Sec 3

**Applicant:** EHRA

**Date Submitted:** 02/18/2019

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

**Specific Variance is being sought and extent of variance:**

Variance to allow lots to have frontage and access from private alleys in City of Houston ETJ.

**Chapter 42 Section:** 121,188

**Chapter 42 Reference:**

42-121 The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law. 42-188 Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

### **Statement of Facts**

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

Adelaide Section 3 includes a total of 7 lots taking vehicular access from 2 alleys. These lots will take physical addresses and front door pedestrian access from landscape and compensating open space reserves. Chapter 42 specifically states that alleys must be dedicated to the public, however this plat is situated within the City of Houston ETJ and public alleys are not allowed within Harris County. The use of alleys on this section plat is due to the location of existing floodplain and pipelines which required reduced paving in order to preserve the typical lot size prevalent throughout the subdivision. This is a design solution which is common within the city limits and requires no variance, however the same solution within the ETJ needs relief from Chapter 42-121 due to Harris County regulations.

**(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 request is made simply because Chapter 42 has no provision for private alleys.

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

Providing vehicular access via an alley is an accepted and permissible practice as defined by Chapter 42. This request is made simply due to the differences between City and County regulations.

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

Public health, safety and welfare are not negatively impacted by granting this variance since vehicular and pedestrian access will be maintained.

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

Justification for this variance is due to the lack of provision for private alleys within Chapter 42 as needed for approval in the City's ETJ and Harris County.



# Houston Planning Commission

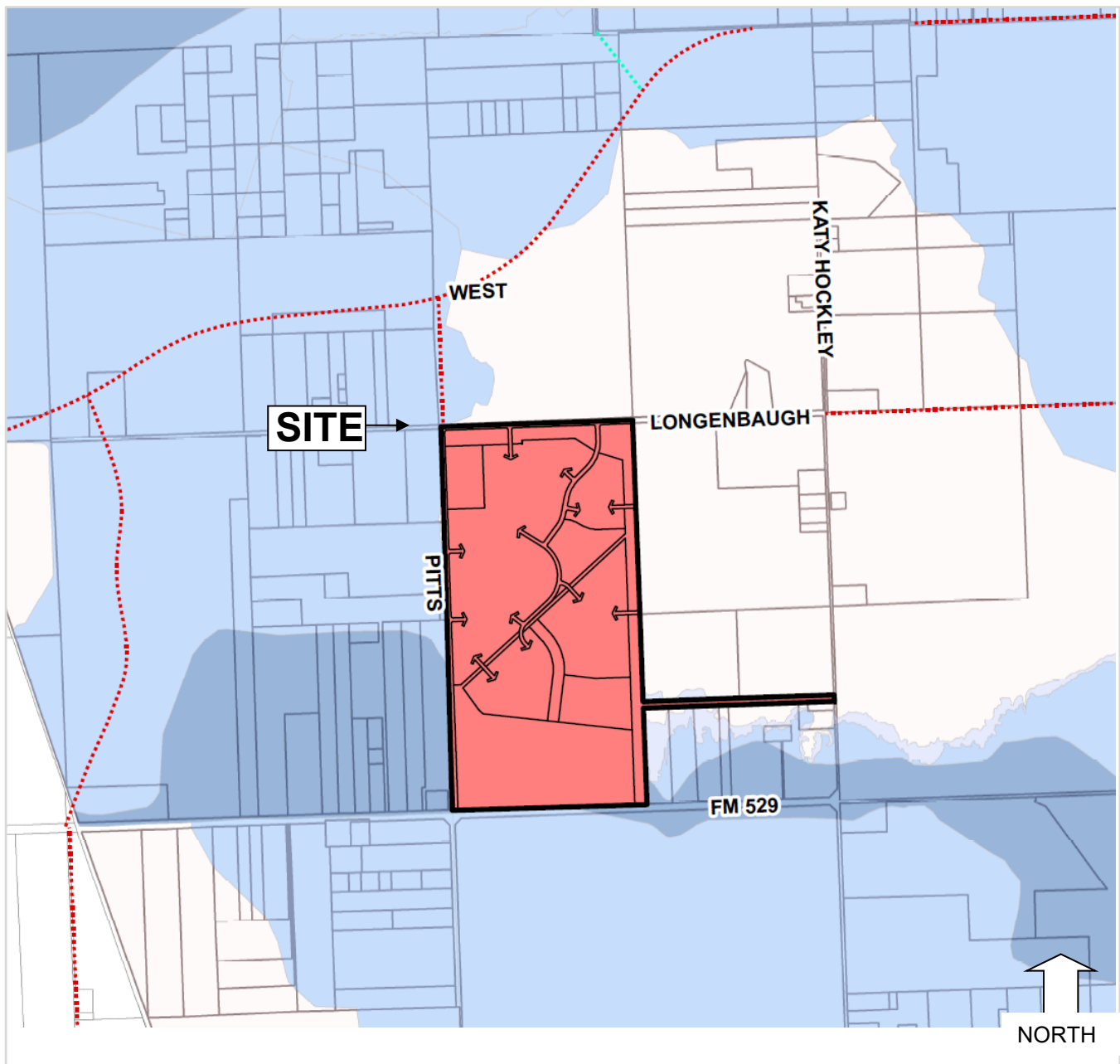
**ITEM: 98**

Planning and Development Department

Meeting Date: 2/28/2019

Subdivision Name: Avex Tract GP (DEF 1)

Applicant: RVi Planning + Landscape Architecture



**D – Variances**

**Site Location**

# Houston Planning Commission

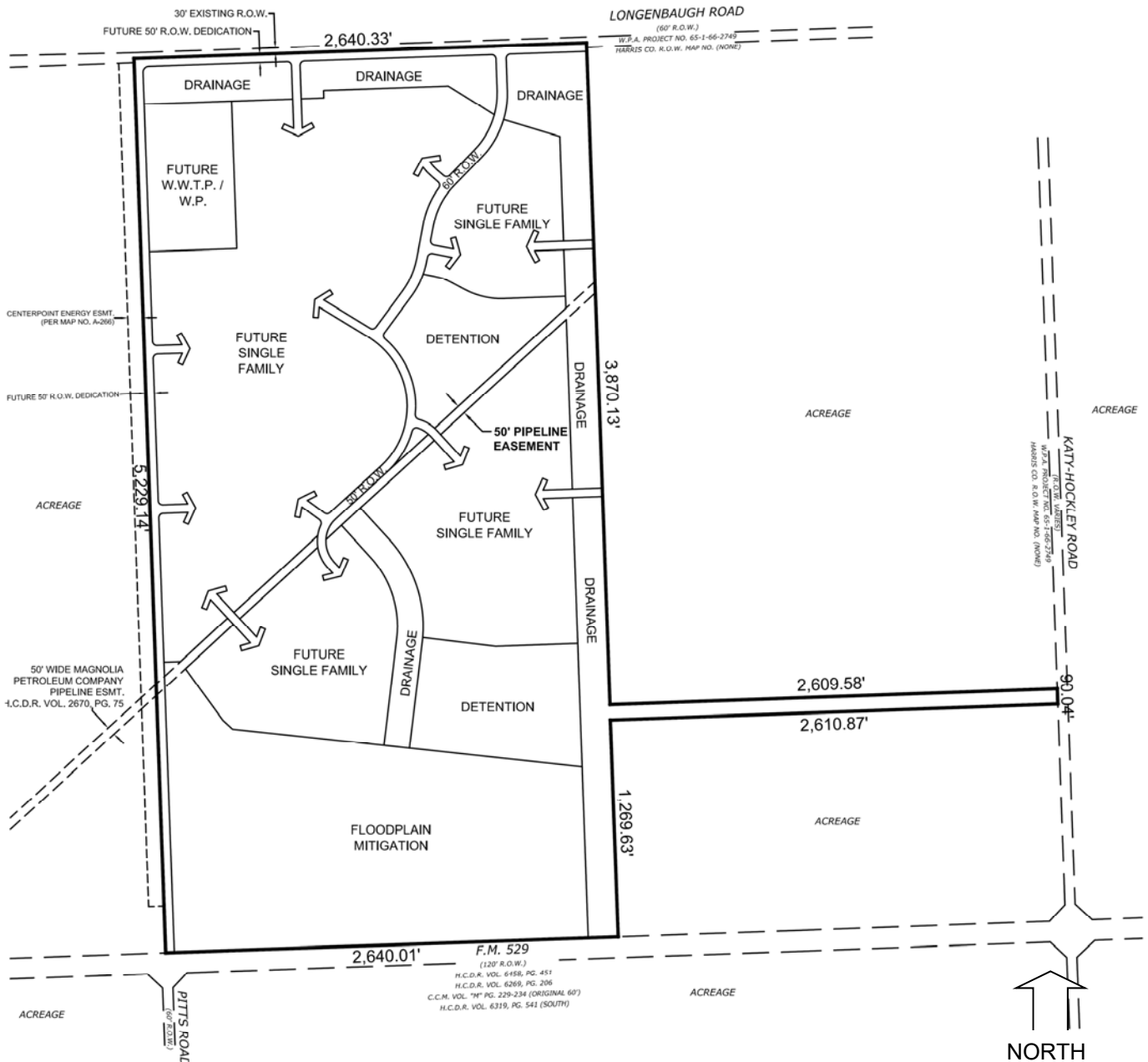
ITEM: 98

Planning and Development Department

Meeting Date: 2/28/2019

Subdivision Name: Avex Tract GP (DEF 1)

Applicant: RVi Planning + Landscape Architecture



D – Variances

Subdivision

# Houston Planning Commission

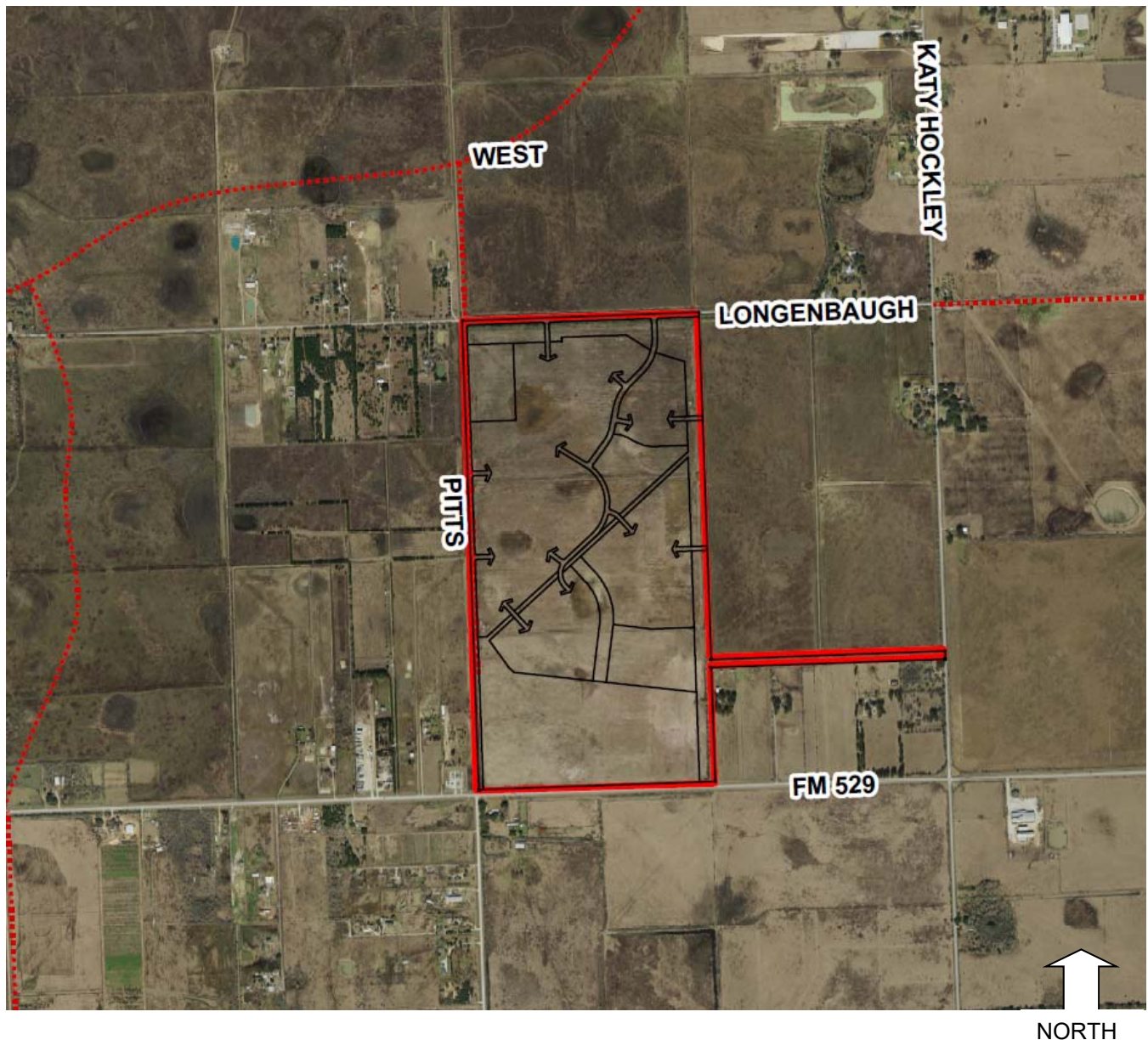
**ITEM: 98**

Planning and Development Department

Meeting Date: 2/28/2019

Subdivision Name: Avex Tract GP (DEF 1)

Applicant: RVi Planning + Landscape Architecture



**D – Variances**

**Aerial**

# Houston Planning Commission

## ITEM: 99

Planning and Development Department

Meeting Date: 2/28/2019

Subdivision Name: Avex Tract Sec 1

Applicant: RVi Planning + Landscape Architecture



### D – Variances

### Subdivision



**Application Number:** 2019-0235

**Plat Name:** Avex Tract GP

**Applicant:** RVi Planning + Landscape Architecture

**Date Submitted:** 02/04/2019

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

**Specific Variance is being sought and extent of variance:**

Not to provide a north/south street along the southern boundary of the property and to not provide an intersection along the southeastern boundary of the property for a distance of approximately 2,600 feet.

**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 Intersections of Local Streets: Each local street shall intersect with a street... at least every 1,400 feet.

### **Statement of Facts**

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

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

The subject property is located at the northeast corner of F.M. 529 and future Pitts Road within northwest Harris County. Along the northern edge of F.M. 529 there is an existing roadside ditch which serves as the primary drainage conveyance for the upper reaches of the South Mayde Creek watershed system. The ditch is included in the FEMA Flood Insurance Study as a studied stream, mapped with a floodway that extends approximately 1,000 to 1,300 feet north into the subject property. Chapter 42 does not require local streets to cross major creeks or bayous provided that they are in a recorded easement with a width of greater than 300 feet. Although this area is not permanently inundated or in a recorded easement, it significantly exceeds the 300 feet width mentioned in Chapter 42. A crossing is provided at Katy Hockley Road, a major thoroughfare located approximately 2,640 east of the subject property. Right-of-way will also be dedicated for Pitts Road by this project (a future major thoroughfare that bounds the western property line). Requiring an additional north/south street along F.M. 529 is both impractical and inconsistent with the intent of Chapter 42. Along the eastern boundary of the property, strict application of Chapter 42-128 would require three "stub" streets. However, in addition to the floodway that impacts the southern portion of the property, this tract is located in a zone that collects shallow overland flows from the Cypress Creek floodplain which flow toward South Mayde Creek. In order to accommodate this natural drainage pattern, a 170 foot wide conveyance channel is required along the northern and eastern boundaries of the site. Two street stubs are being proposed along the northern two thirds of the property, but the existence of the floodway, conveyance channel and necessary detention ponds make a third street stub impractical.

**(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 variances are based on the unique physical characteristics that affect the subject property.

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

The proposed street pattern provides for adequate circulation in the area while respecting significant natural features. Therefore, the granting of the variance is consistent with the intent and general purposes of the Chapter.

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



The proposed street pattern provides for adequate circulation in the area for residents as well as police, fire and emergency vehicles, and therefore will not be injurious to the public health, safety or general welfare.

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

The circumstances supporting the granting of the variances are based on the unique physical characteristics that affect the subject property.

# Houston Planning Commission

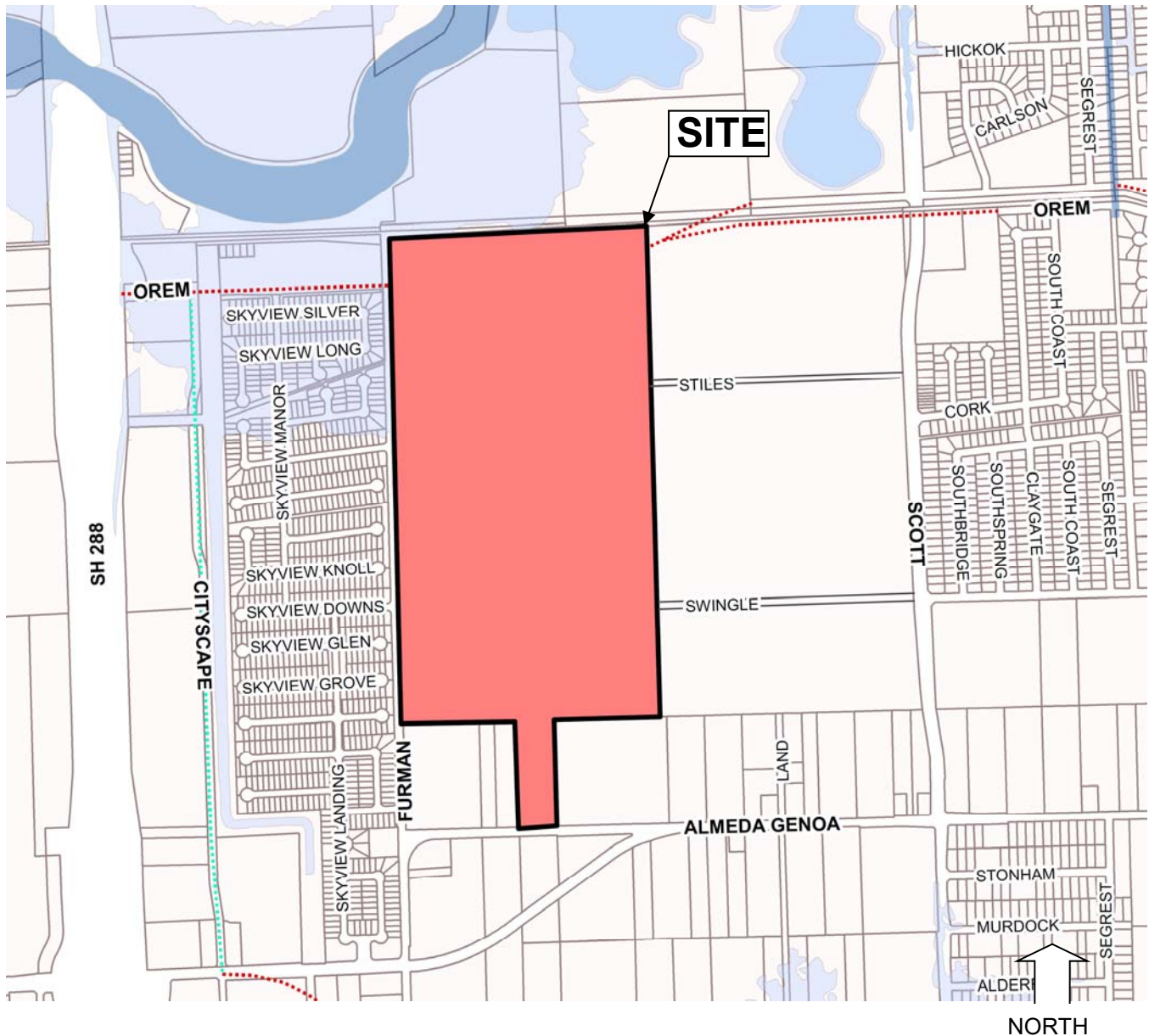
**ITEM: 100**

Planning and Development Department

Meeting Date: 2/28/2019

Subdivision Name: City Gate GP (DEF 1)

Applicant: META Planning + Design, LLC



**D – Variances**

**Site Location**

# Houston Planning Commission

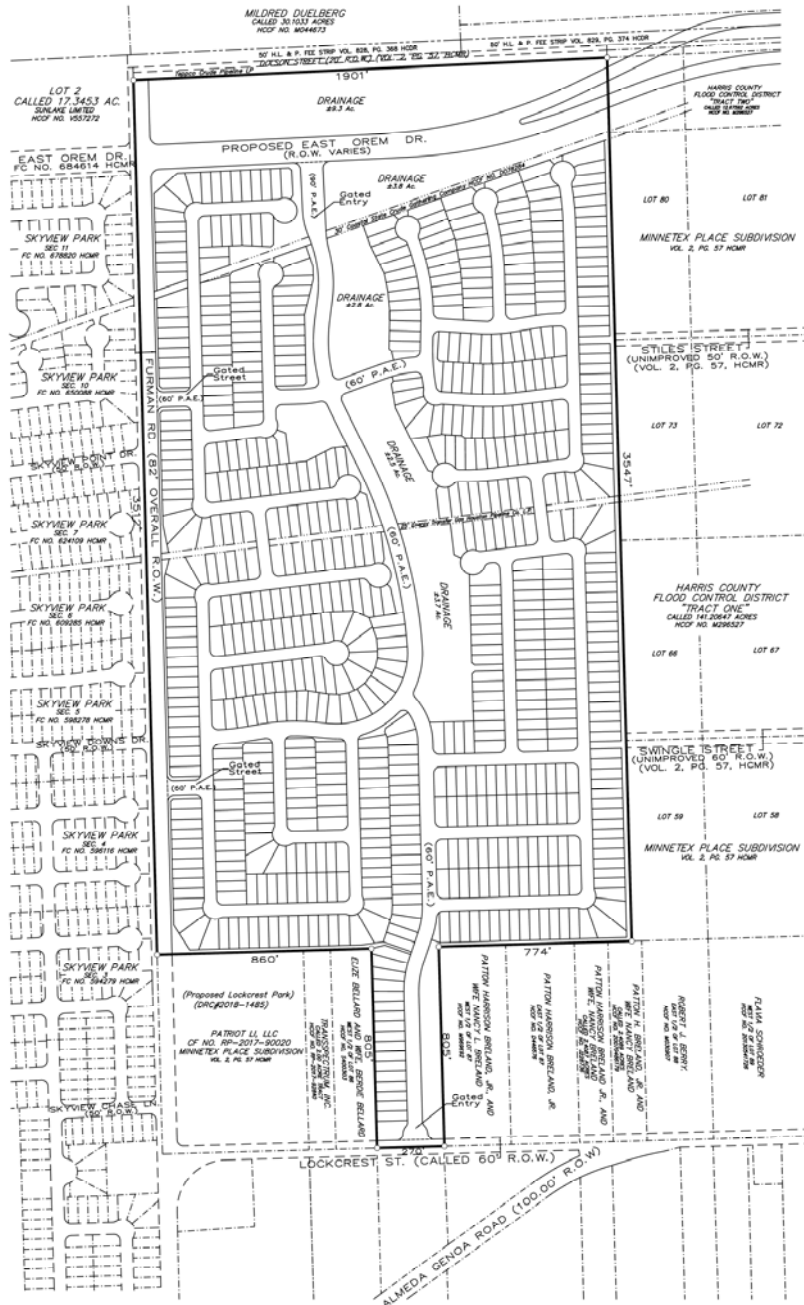
## ITEM: 100

Planning and Development Department

Meeting Date: 2/28/2019

Subdivision Name: City Gate GP (DEF 1)

Applicant: META Planning + Design, LLC



D – Variances

Subdivision



# Houston Planning Commission

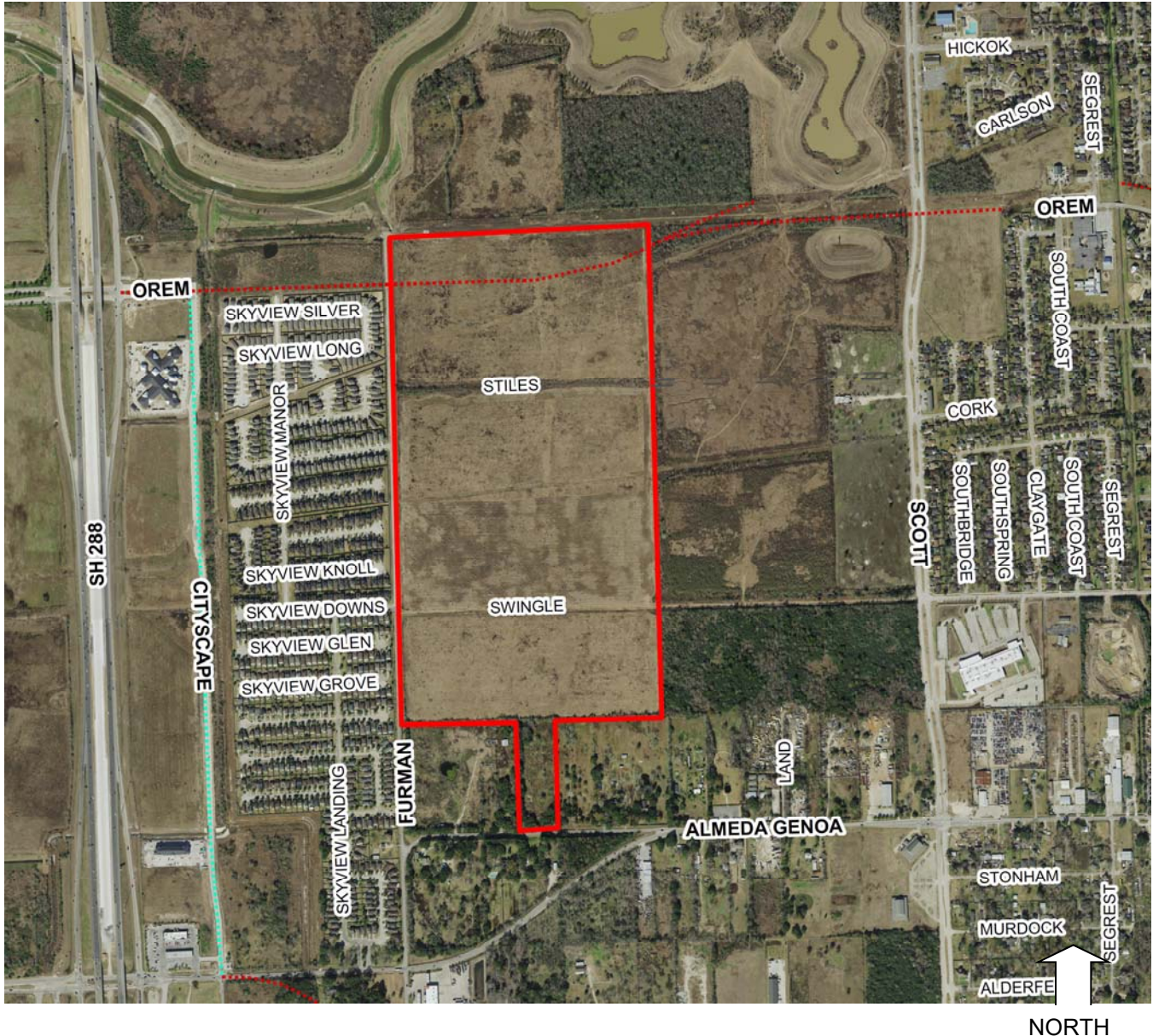
ITEM: 100

Planning and Development Department

Meeting Date: 2/28/2019

Subdivision Name: City Gate GP (DEF 1)

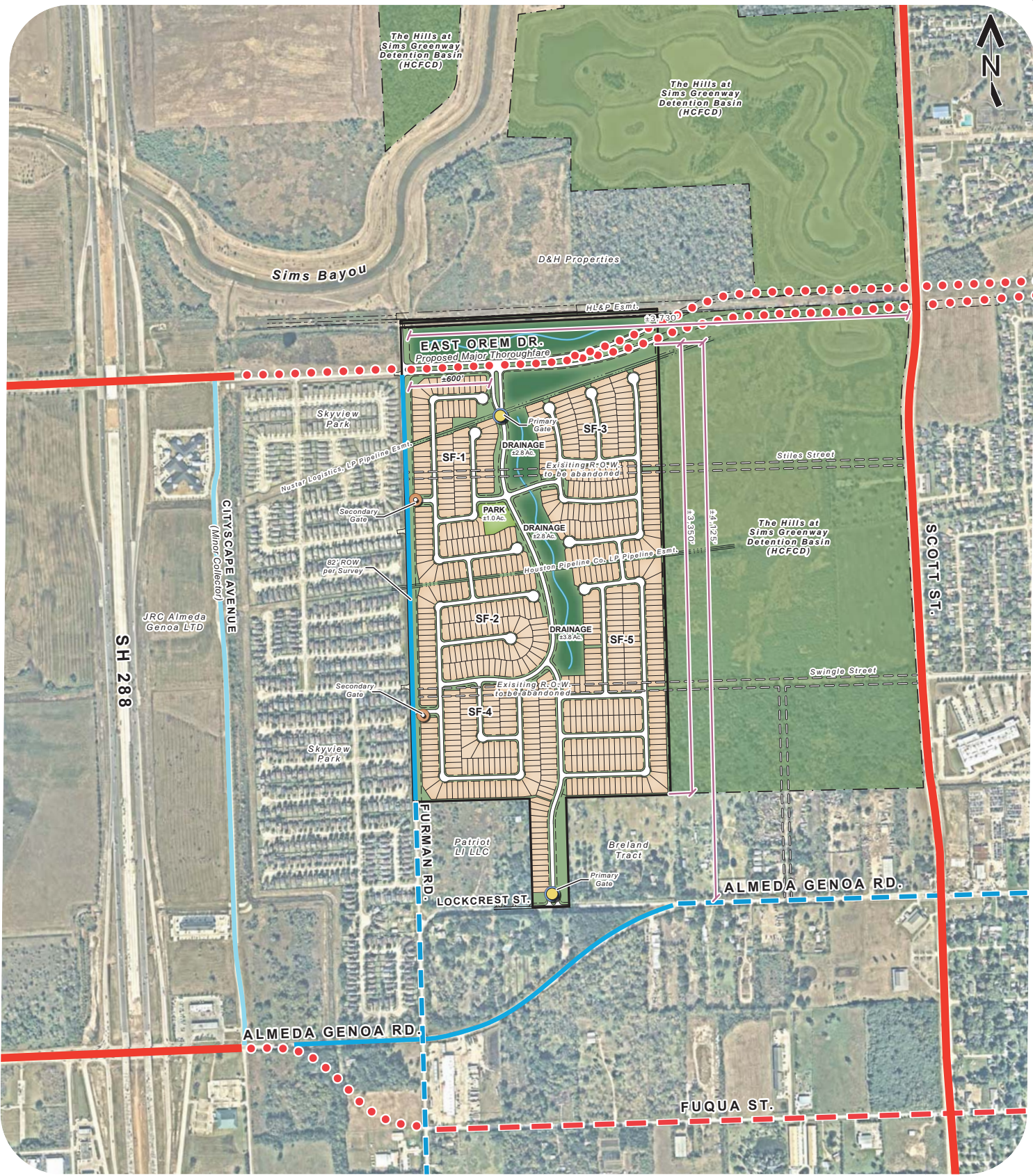
Applicant: META Planning + Design, LLC



D – Variances

Aerial





### LEGEND

- MAJOR THOROUGHFARE - SUFFICIENT WIDTH
- - - - MAJOR THOROUGHFARE - TO BE WIDENED
- ● ● ● MAJOR THOROUGHFARE - PROPOSED
- MAJOR COLLECTOR - SUFFICIENT WIDTH
- - - - MAJOR COLLECTOR - TO BE WIDENED
- MINOR COLLECTOR - SUFFICIENT WIDTH

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a regional circulation exhibit for  
**CITY GATE GP**  
 ± 159.1 ACRES OF LAND  
 prepared for

**D-R-HORTON** DRI NYSE  
*America's Builder*

**META**  
 PLANNING + DESIGN

24275 Katy Freeway, Ste. 200  
 Katy, Texas 77494  
 Tel: 281-810-1422

SCALE  
 0 150 300 600

MTA-21030  
 JANUARY 30, 2019





**Application Number:** 2019-0135

**Plat Name:** City Gate GP

**Applicant:** META Planning + Design, LLC

**Date Submitted:** 01/22/2019

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

**Specific Variance is being sought and extent of variance:**

To allow an intersection spacing of approximately  $\pm 4,125'$  along the eastern and western project boundaries, and approximately  $\pm 3,730'$  along the northern and southern project boundaries, by providing no public streets through the subject site.

**Chapter 42 Section:** 128,130

**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. - AND - Chapter 42-130. Intersection Exceptions. (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: ... (6) The crossing of a stormwater detention facility required by a governmental entity with flood control jurisdiction by a street more than once every 2,000 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;**

City Gate is a  $\pm 159$ -acre tract located south of central Houston along SH-288, south of Sims Bayou between East Orem Drive and Almeda-Genoa Road / Fuqua Street. The property is located within a grid of designated major thoroughfares and collector streets, as shown in the attached exhibit. Immediately to the east is the Hills at Sims Greenway Detention Basin property owned by Harris County Flood Control. The developer proposes to develop a single-family residential community on the subject tract. Due to the up-and-coming thoroughfare grid, regional access for this area is well-served, and local street access is already established for the residential areas surrounding the site. To the north, major thoroughfare East Orem Road cuts through the subject site just inside the property boundary; on the other side of the boundary lies an HL&P power easement, and then Sims Bayou and the associated detention facilities, which together create a physical development boundary with no opportunities for local street connections. To the west, designated collector Furman Road creates the western property boundary, and the Skyview Park development on the other side of Furman Rd is completely built out and is bounded on all sides by the MTFP network, providing excellent local traffic access. To the south is an assortment of large-lot tracts all fronting on Lockcrest St. where it branches off from Almeda-Genoa Rd.; Lockcrest St. connects to Furman Rd. which connects back to Almeda-Genoa Rd, both major collectors. To the east, no local interconnections are possible. Harris County Flood Control District owns approximately 150 acres along most of the eastern boundary of the subject site, as a part of the Hills at Sims Greenway Detention Basin system. Any local stub street into this HCFCD property would most likely never be extended and would thus provide no practical benefit to local traffic circulation. Additionally, there are already two platted east-west streets, Stiles Street and Swingle Street, which were a part of the Minnetex Place Subdivision recorded in 1908. These rights-of-way would theoretically connect Furman Rd with Scott Street east of the HCFCD property, but the streets have never been constructed. The detention facilities on HCFCD property eliminate any possibility of Stiles Street or Swingle Street ever being constructed to Scott Street. The subject site proposes to plat over the remaining portions of these unbuilt streets as a part of the development, without provision of right-of-way for a turnaround. The portion of the subject site that extends south of the HCFCD property is only 800' deep and is in-line with similar-sized tracts all fronting on Lockcrest St / Almeda-Genoa Rd. A through-street to the east or west in this 800' window would not substantially improve traffic circulation and would be burdensome for the many individual properties to extend. As a result of these conditions, local stub streets provided at

the boundaries of the subject site would not extend inter-local traffic circulation, and through-streets across the subject site would not provide any substantial improvement to regional traffic circulation. This makes the property ideal for a gated single-family residential community. The proposed General Plan provides multiple street connections along the north, west, and south property boundaries; however, all entrances are proposed to be gated, with no public through-traffic allowed. No stub streets are proposed into the HCFCD property or the smaller separate tracts to the south or southeast. North-south traffic will be adequately handled by major thoroughfare Scott Street to the east of the HCFCD property and by major collector Furman Rd on the western boundary of the subject site. East-west traffic will be handled along future E. Orem Dr. on the north and Fuqua St. / Alameda-Genoa Rd on the south. The distance between Furman Rd and Scott St is approximately  $\pm 3,730'$ . The distance between Alameda-Genoa Rd / Lockcrest St and future E. Orem Dr is approximately  $\pm 4,125'$ .

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

The existing HCFCD property and surrounding street grid and thoroughfare network are existing conditions not under the control of the applicant.

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

The private street network within the proposed development will provide adequate access and circulation for all lots internally, with multiple means of ingress/egress to the surrounding thoroughfare and collector street network to carry regional traffic. Thus, the proposed plan will preserve and maintain the intent and general purposes of this chapter.

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

The proposed gated community will not frustrate local traffic circulation nor remove any potential benefits to the public street network, nor will it create any unsafe traffic conditions, therefore the 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 existing thoroughfare network and property configurations are the primary justifications for the granting of the variance.

# Houston Planning Commission

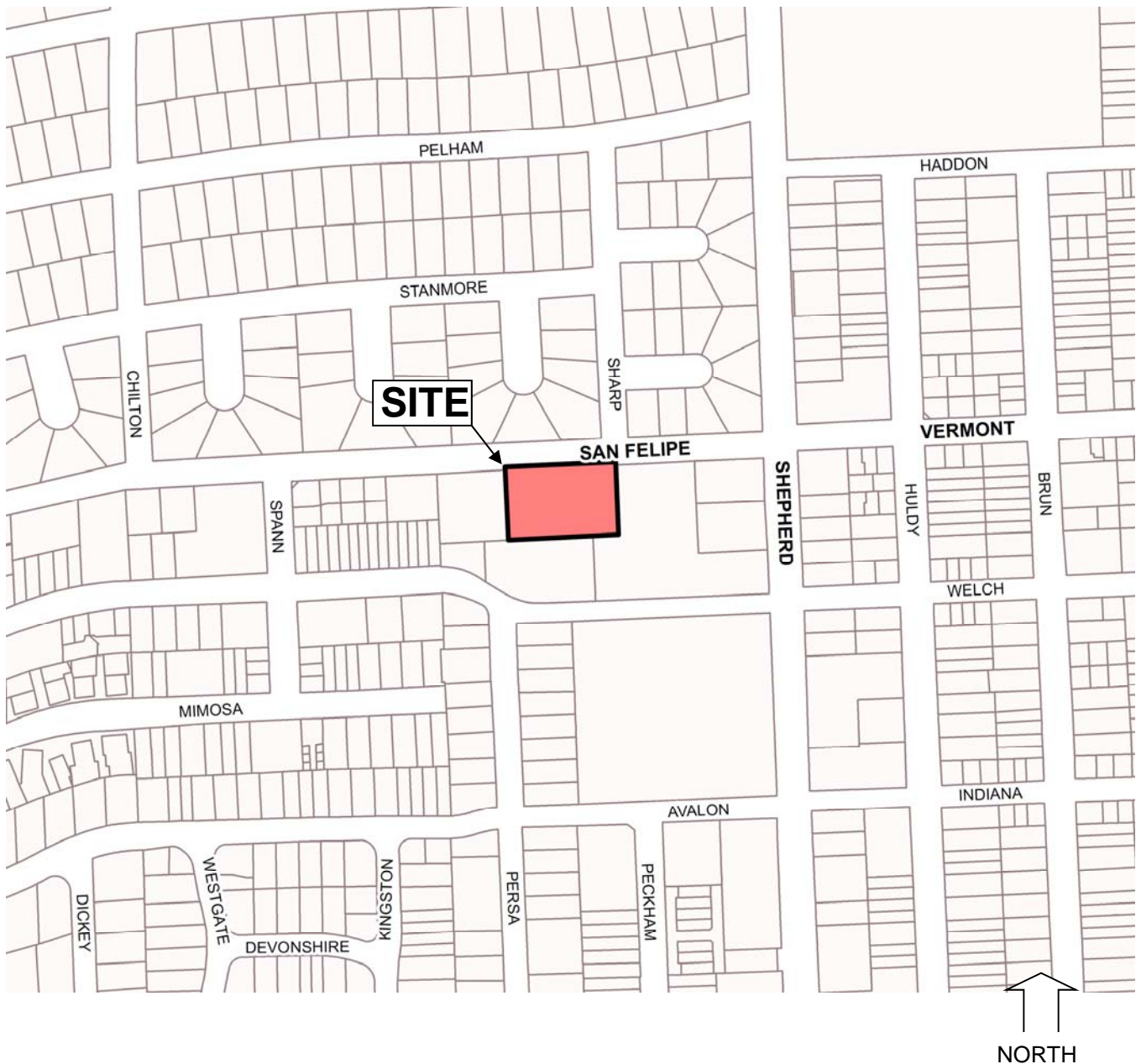
**ITEM: 101**

Planning and Development Department

Meeting Date: 02/28/2019

**Subdivision Name: Coatimundi (DEF 1)**

**Applicant: Marsh Darcy Partners, Inc.**



**D – Variances**

**Site Location**



# Houston Planning Commission

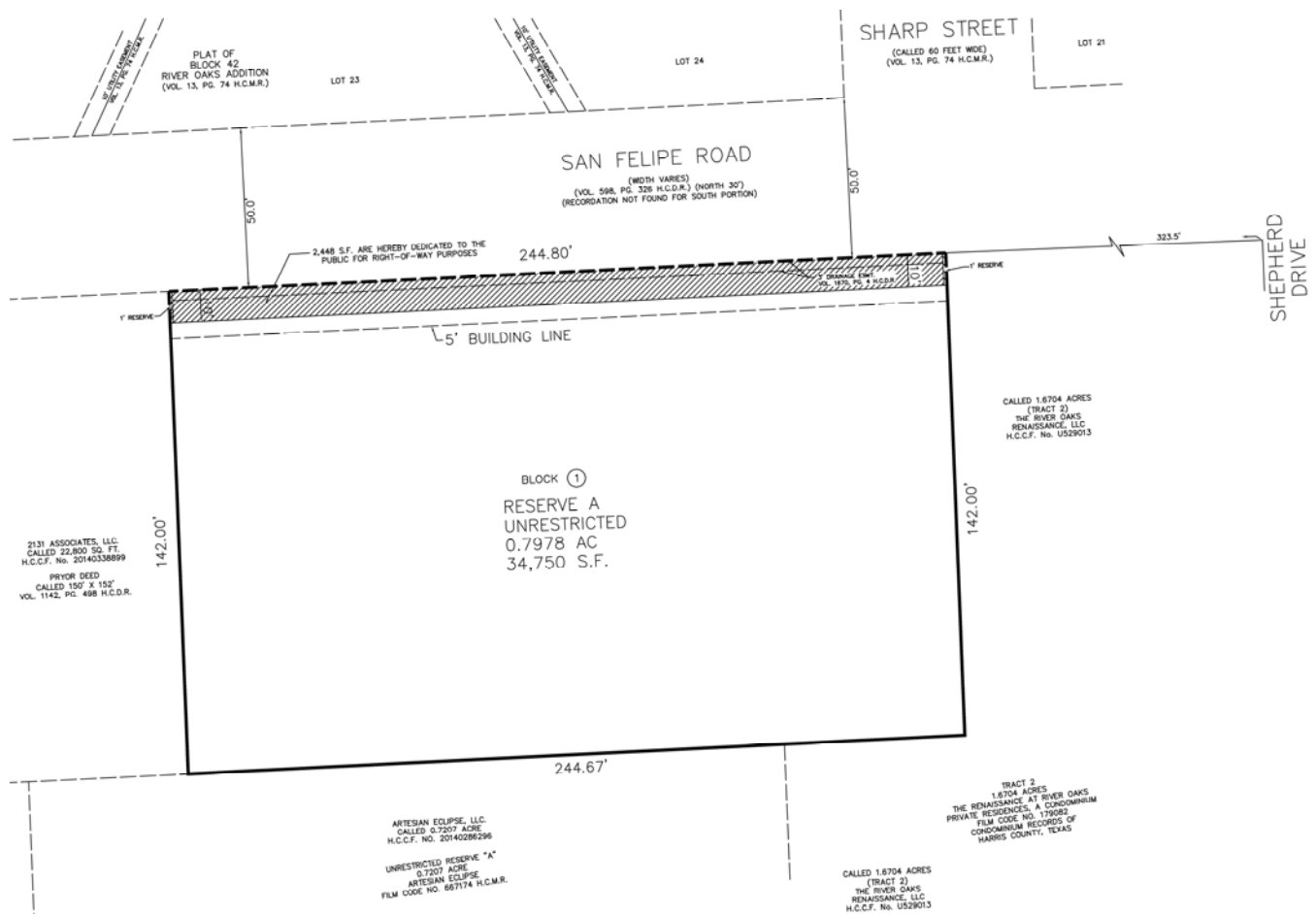
## ITEM: 101

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Coatimundi (DEF 1)

Applicant: Marsh Darcy Partners, Inc.



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 101

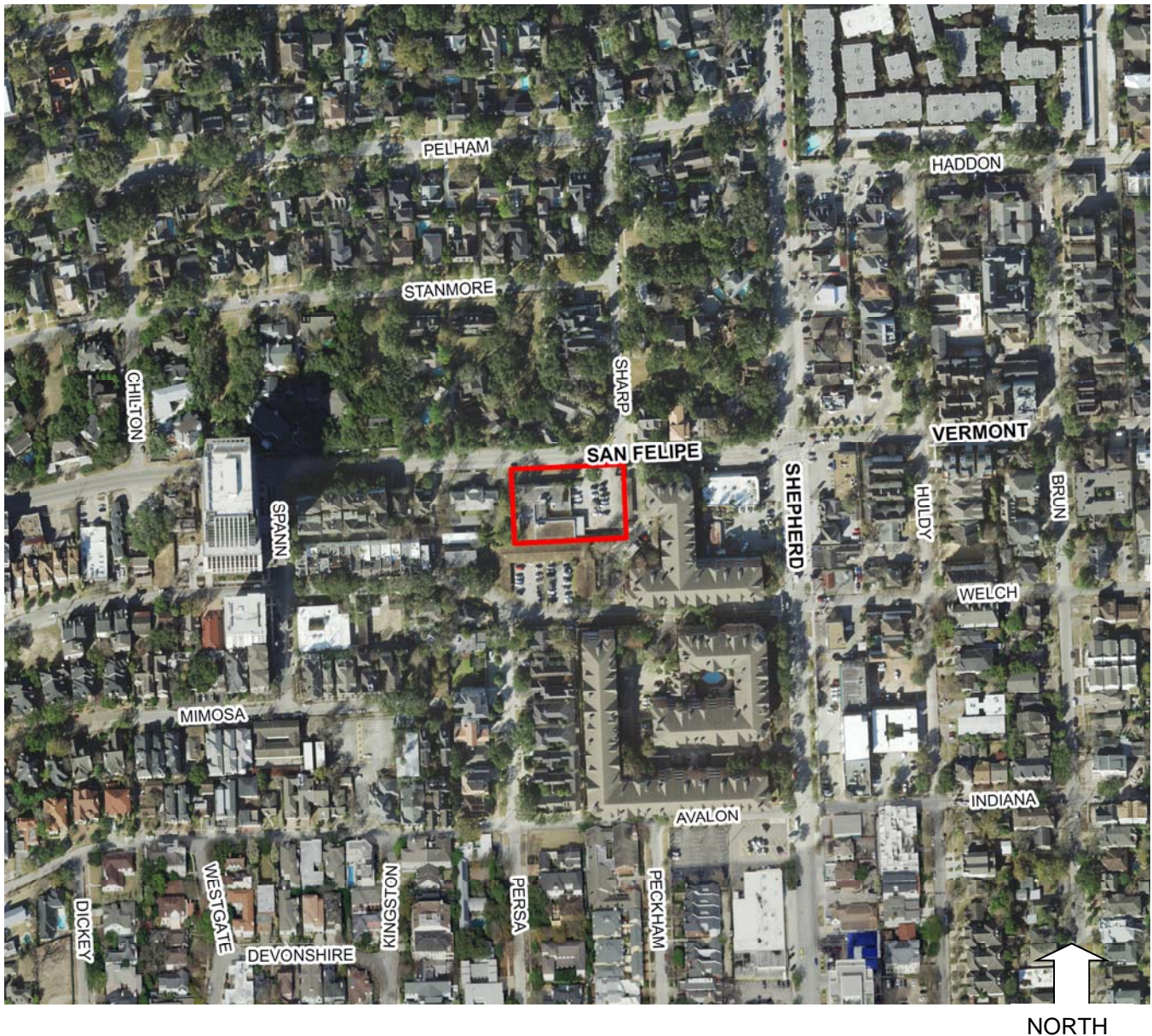
Planning and Development Department

Meeting Date: 02/28/2019

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Subdivision Name: Coatimundi (DEF 1)

Applicant: Marsh Darcy Partners, Inc.



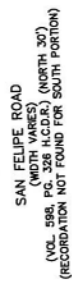
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**D – Variances**

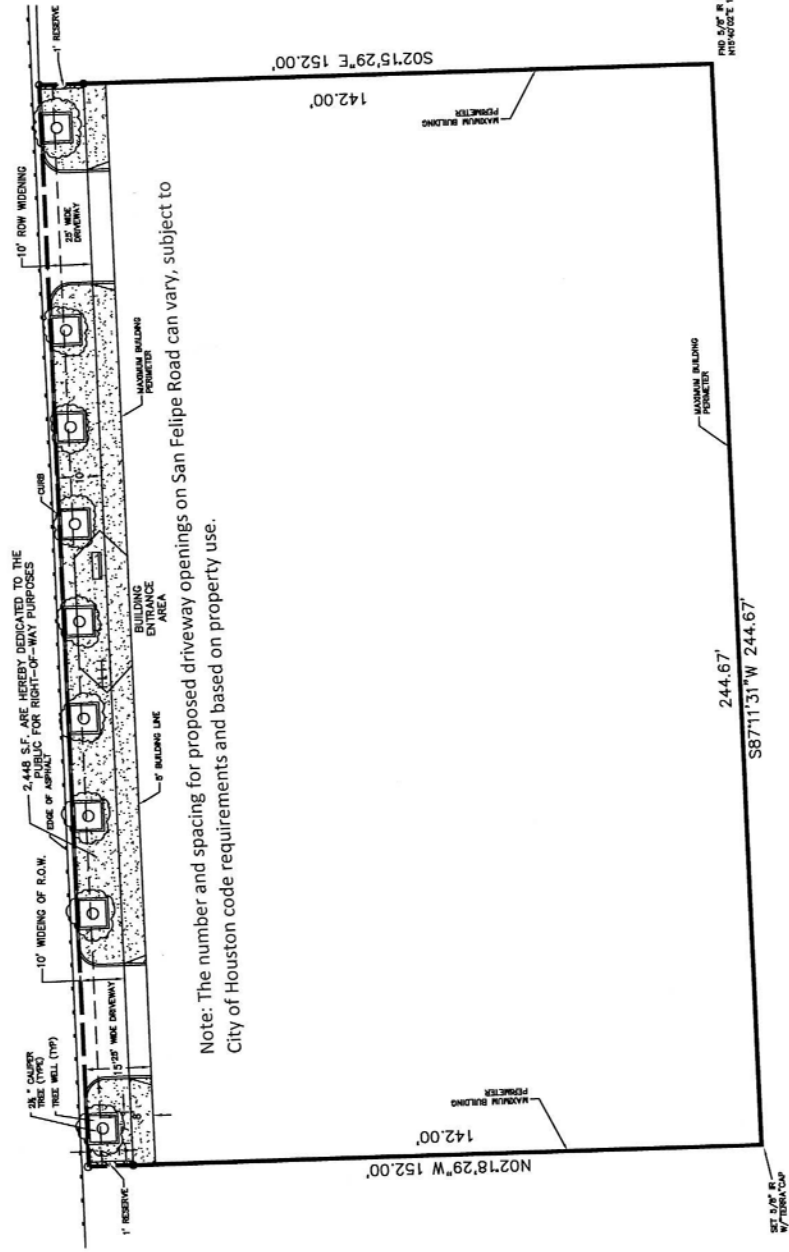
**Aerial**

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## FEBRUARY 2019



2,448 S.F. ARE HEREBY DEDICATED TO THE  
USE OF THE STATE OF CALIFORNIA FOR THE PURPOSES OF THE  
CALIFORNIA HIGHWAY PATROL



**Note:** The number and spacing for proposed driveway opening City of Houston code requirements and based on property use.


A north arrow pointing upwards, with a scale from 30 to 15 to 0 to 15 to 30.

MARSH DARCY PARTNERS, INC.

EXHIBIT B  
COATIMUNDI  
CROSS SECTION LOOKING WEST


FEBRUARY

2019



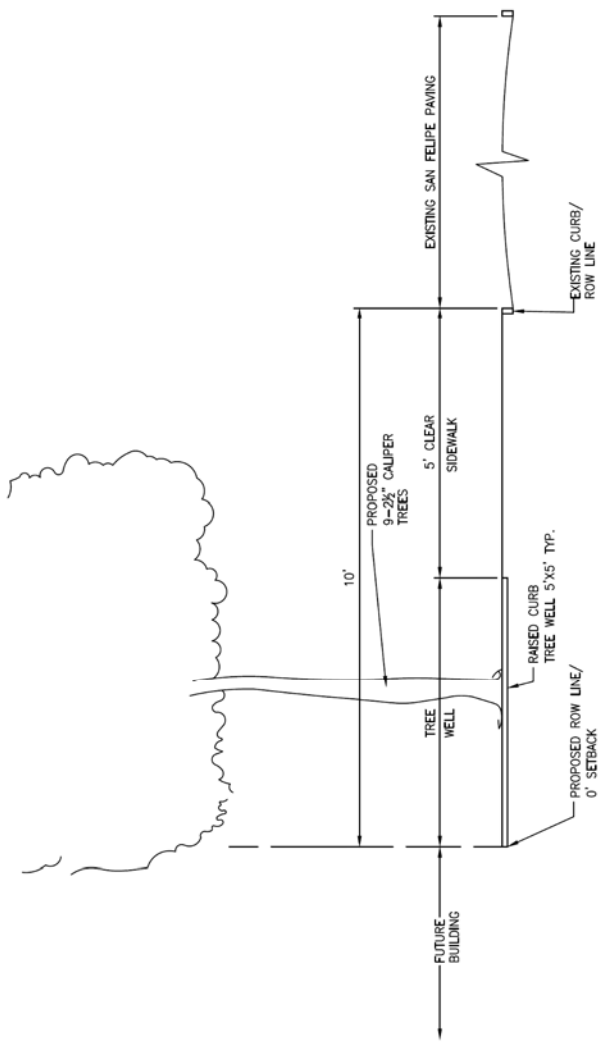
NORTH

GRAPHIC SCALE



2 1 0

MARSH DARCY PARTNERS, INC.







**Application Number:** 2019-0186

**Plat Name:** Coatimundi

**Applicant:** Marsh Darcy Partners, Inc.

**Date Submitted:** 02/01/2019

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

**Specific Variance is being sought and extent of variance:**

To allow a five (5) feet building line setback along San Felipe Road

**Chapter 42 Section: 155 (a)**

**Chapter 42 Reference:**

42-155 (a) - Collector and local streets— Uses other than single-family residential: "The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter."

### **Statement of Facts**

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

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

The property is currently identified as all of Lot No. Thirty-one (31), of Great Lot No. Forty-eight (48), of the Obedience Smith Survey as a portion of an unrecorded subdivision (lot 6 of Melanie Court – unrecorded) and has not been previously subdivided. The dimensions of the 0.8539-acre tract are 152.0 feet deep by approximately 244 feet wide with 244.8 feet of frontage along San Felipe Road. The current MTFP indicates this portion of San Felipe to be a collector (with a history of various other designations) with sufficient right-of-way while the Street Hierarchy Table indicates the desired right-of-way width is 60 feet. This roadway has existed since before 1895 and has an unclear history regarding actual and recorded right-of-way width. The current existing right-of-way width at this location has been in use since at least as far back as 1926 in the City of Houston records and the current paving section, recently re-paved (2006) by the City of Houston as a paving project with as-built drawings indicating the San Felipe ROW as 60 feet wide and paving as 41.7 feet wide at this property location consisting of two travel lanes and two parallel parking lanes, considered to be a full, ultimate collector paving section. In fact, the existing south side curb of the San Felipe Road paving is adjacent to the current property line. However, our surveyor, after extensive research indicates the San Felipe ROW width along our frontage to be 50 feet. In fact, the San Felipe Road ROW between Spann Street and Shepherd Drive varies in width between 50 feet and 60 feet with approximately 68 percent of the frontage being less than 60 feet wide ROW (715 feet of 1040 feet total). In 2000, the Houston Planning Commission approved a subdivision plat, The Renaissance at River Oaks Private Residences, a Condominium, adjacent to the east boundary of our property with an indicated width of San Felipe ROW as 54.74 feet. The plat reference related to the recorded ROW width has been researched and it has been found that the reference was not valid (it most likely should have been 50 feet). However, the subdivision plat was approved without any additional San Felipe Road ROW widening required (with the indicated ROW width less than 60 feet) and no building setback line was indicated on the plat nor was a sidewalk constructed along San Felipe Road. The multi-story residential condominium project exists today, on the ground, with insufficient ROW, no sidewalk, and no street trees. The likelihood of this recently developed property being replated and the opportunity to obtain both 10 feet of additional ROW widening and a building setback line with at least a minimum width sidewalk is remote to say the least. This condition will likely persist for decades, if not longer. Who knows what the real needs will be at that time. Additionally, the adjacent tract to the west of our tract is also a part of the same unrecorded subdivision and has no widening or building setback line of record with the remaining 50 feet of San Felipe ROW and no sidewalk or street trees. The unusual physical characteristics of the Coatimundi property include a tract of land that is wider than deep along San Felipe so that any decrease in the depth of the property has an adverse effect to use. The additional 10 feet of widening to get to a total ROW width of 60 feet will impose a 7 percent penalty on the use of the property. The owner expects only this amount of loss of use as 10 feet was the expected reduction (without the 10 feet of ROW widening). However, requiring both a granting of 10 feet of ROW widening and an additional 10 feet building setback line would be

an almost 15 percent loss of use of the property which results in an impractical development that is contrary to sound public policy. There are numerous conditions along this side of San Felipe Road at this location where the existing building location is less than 10 feet from the existing ROW and in several cases the property has no building setback line at all. Cadogan Place replat, located on San Felipe Road at Revere Street, was approved as recently as 2014 with a 5 feet building line along San Felipe Road and the Renaissance at River Oaks, Private Residences, located on San Felipe Road immediately to the east and adjacent to the proposed Coatimundi property was approved in 2000 with no building line shown on the plat. Additionally, the Coatimundi property owner is willing to improve the public realm in exchange for granting a variance of 5 feet to the building line setback. Proposed improvements within the 10 feet of public ROW widening and the 5 feet building line setback include a minimum 8 feet clear sidewalk as a part of a total 15 feet wide pedestrian walk area (there is currently no sidewalk on the site) between the existing curb and the building face to allow vehicle passengers to exit from the parking lane onto improved paving rather than into a dirt area. Also, larger caliper trees (2 ½ inch caliper instead of the required 1 ½ inch caliper) will be placed within 7 feet by 7 feet tree wells along the street frontage as a pedestrian protector, the addition of a bicycle parking rack and the addition of a 6 foot long bench, all to enhance the pedestrian realm. These improvements will be constructed when the property is developed in the future as a part of the site building permit. The site plan for the project indicates 2 proposed driveway openings on San Felipe but the final number and location of driveway openings will vary, subject to City of Houston code requirements and determined final use. The problem with this plat is a catch-22 circumstance. The owner has no development plans since he is unsure of the available developable land. Therefore, the provision of a building elevation is not possible. The irony is that if the owner submitted a subdivision plat with both the 10 feet of widening and a 10-foot wide building line, the plat would be considered "Shall Approve". No building elevation or site use/configuration would be required but that approval would only require a 5 feet wide sidewalk and 9 – 1 ½ inch caliper trees with the sidewalk being 11 feet from the building. Not a very pleasant pedestrian setting. We propose the same consideration, without a building elevation or cross-section, and provide a much more acceptable pedestrian environment. This would be accomplished by providing a minimum 8-foot wide sidewalk, adjacent to the building with a 7-foot wide buffer area between the curb and the sidewalk. A much better and safer pedestrian environment. This would be in exchange for reducing the standard 10 feet building setback by 5 feet to a 5-foot building setback. In any case, the proposed enhancements would be isolated to this site only for years to come and not connected to any adjacent improvements but they would at least be on this site and establish a higher standard for future development. Sound public policy would be to allow the building closer to San Felipe with a greater level of pedestrian-oriented improvements and pedestrian safety. With all things considered, we request that, in addition to the 10 feet of ROW widening for San Felipe, a variance for a five (5) feet setback be granted to provide an enhanced pedestrian condition and provide for public street ROW if it is needed in the future whenever (if ever) the adjacent properties provide such widening. We recommend that this variance be granted that, in combination with ROW dedication, the resulting use for the property will be 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 hardship has not been created by the applicant but the strict application of a regulation requiring 60 feet of ROW when clearly the existing conditions of less than 60 feet satisfy the need and the likelihood of pavement widening greater than the sufficient existing paving is remote at best. Additionally, standard regulations that require a building elevation and cross section to secure a building line variance cannot be provided.

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

The intent and general purposes of this chapter will actually be enhanced if this variance is granted and will provide a better pedestrian environment with more enhancements and pedestrian safety. This variance will establish a standard that can be used by the Planning Dept. staff to provide a more-user friendly pedestrian environment along the remainder of San Felipe.

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

The granting of this variance with the proposed public realm improvements will result in a better condition for the public health, safety, and welfare. Not granting the variance will result in providing only the minimum standard which should be considered insufficient to walking Houstonians.

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

Economic hardship is not the sole justification for the variance. The existing physical conditions of both the property configuration and the history of the ROW dedication of the area are the justification. The need to provide the best possible pedestrian environment for Houstonians is the primary justification for granting the variance.

# Houston Planning Commission

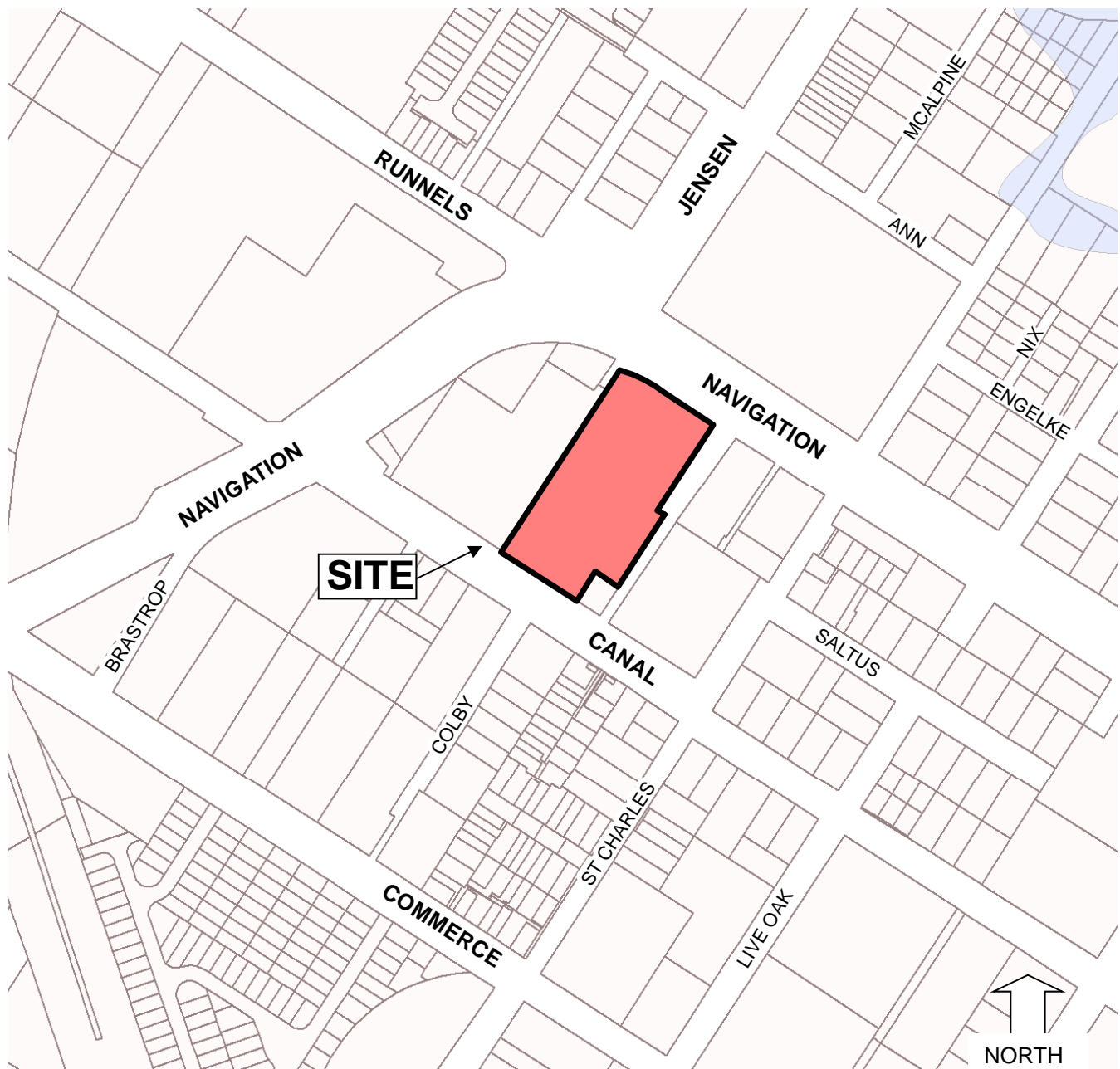
**ITEM: 102**

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Eado Navigation (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



**D – Variances**

**Site Location**



# Houston Planning Commission

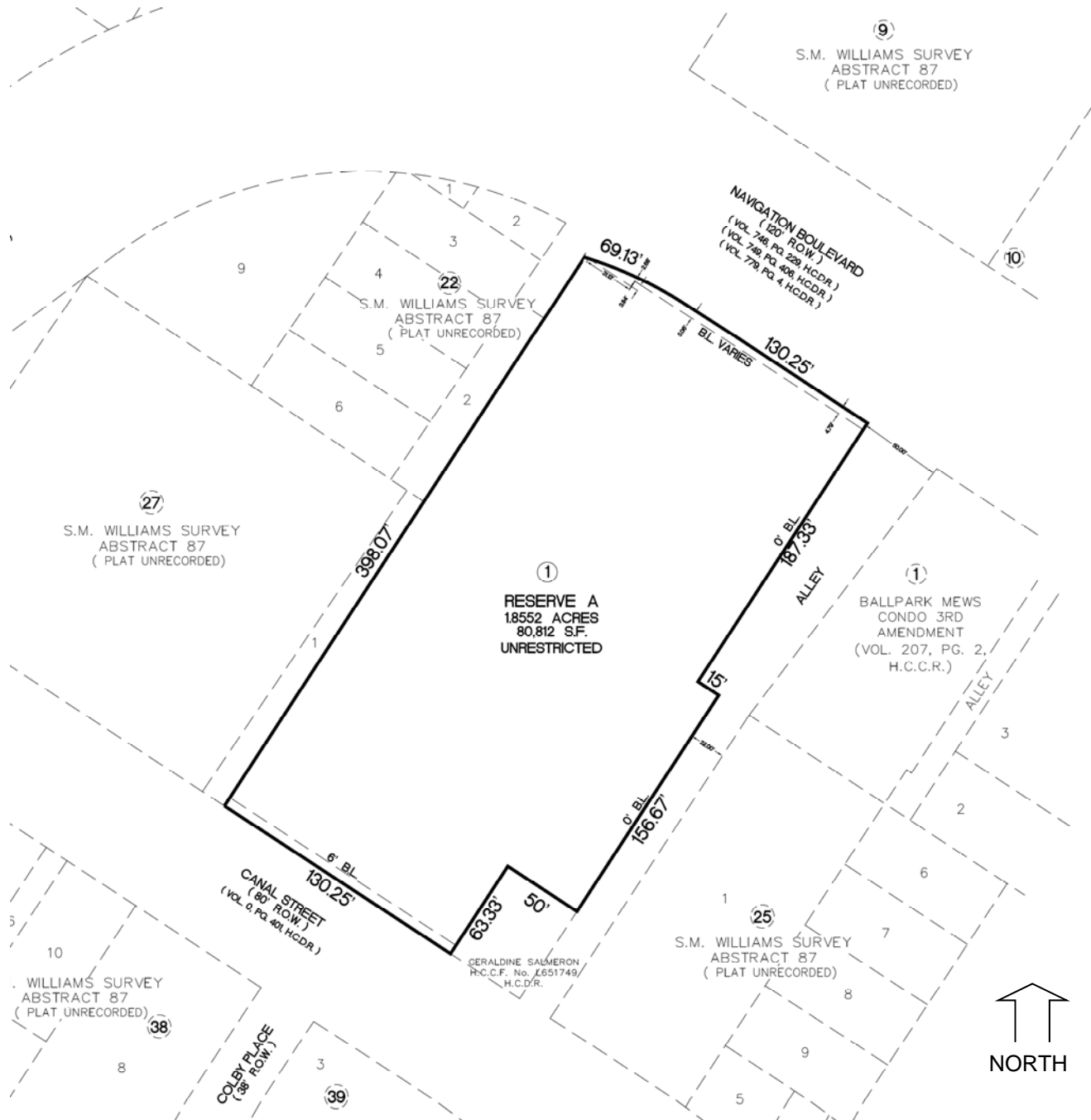
## ITEM: 102

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Eado Navigation (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



### D – Variances

### Subdivision

# Houston Planning Commission

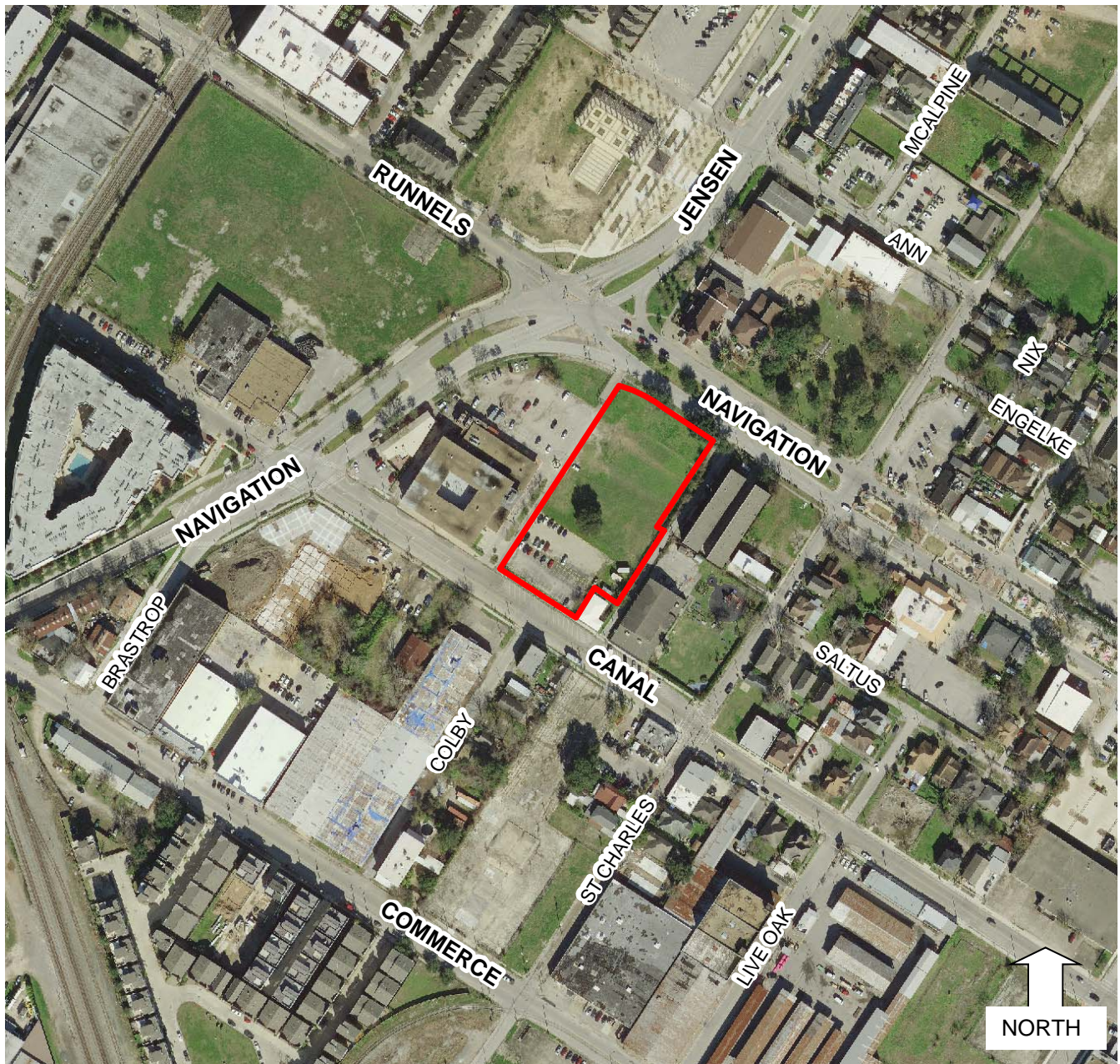
ITEM: 102

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Eado Navigation (DEF 1)

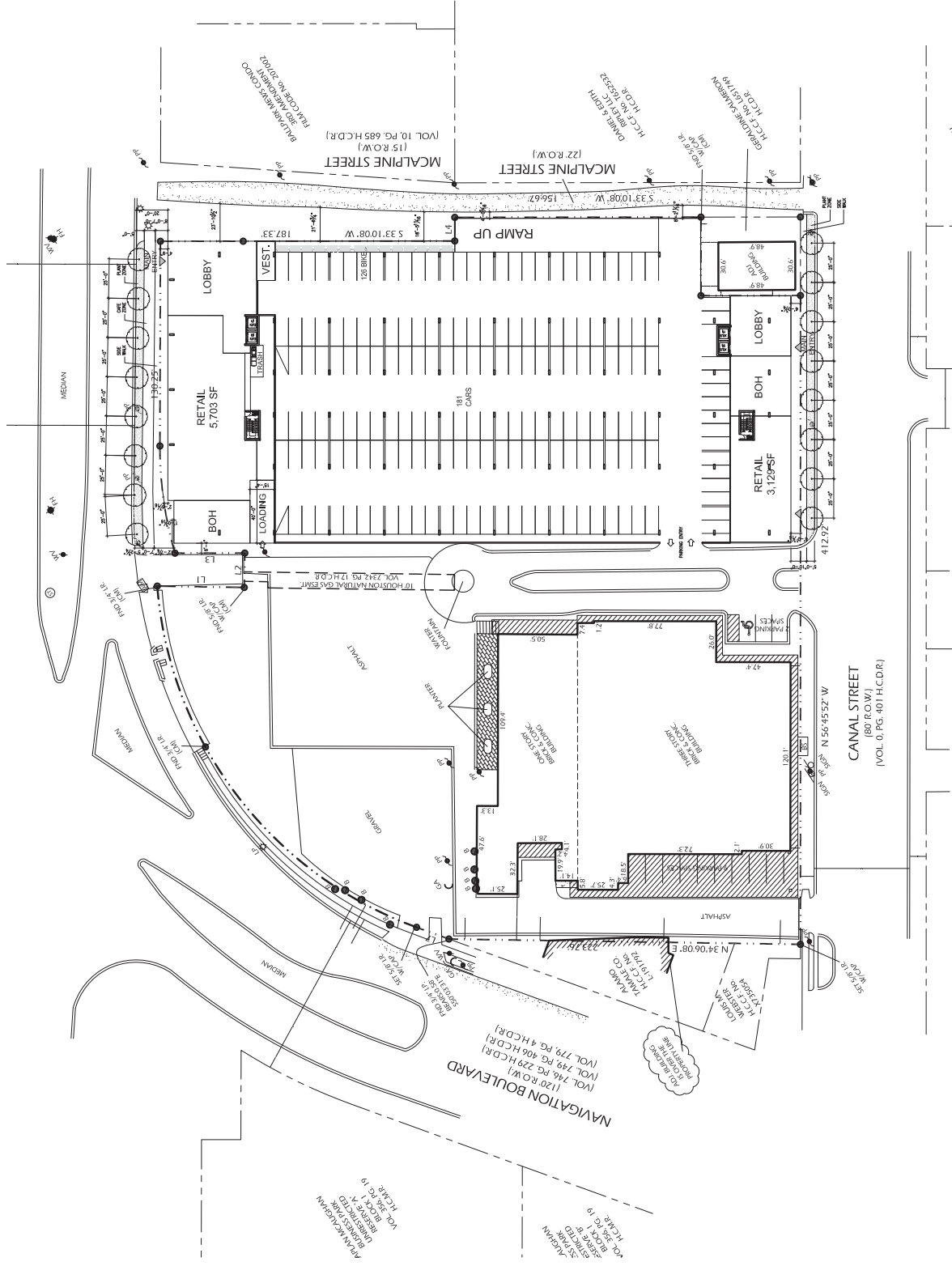
Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial

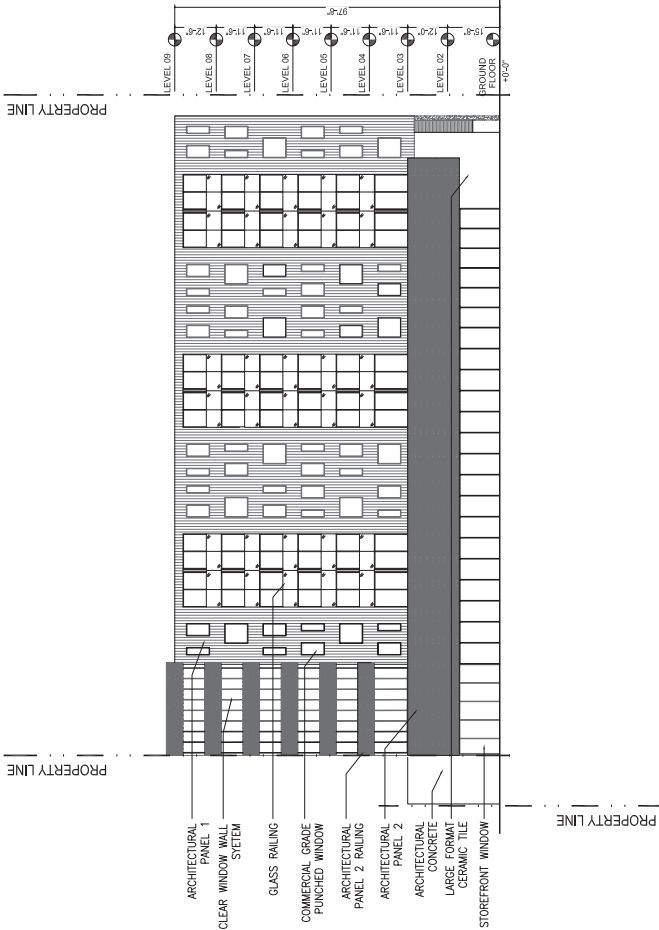


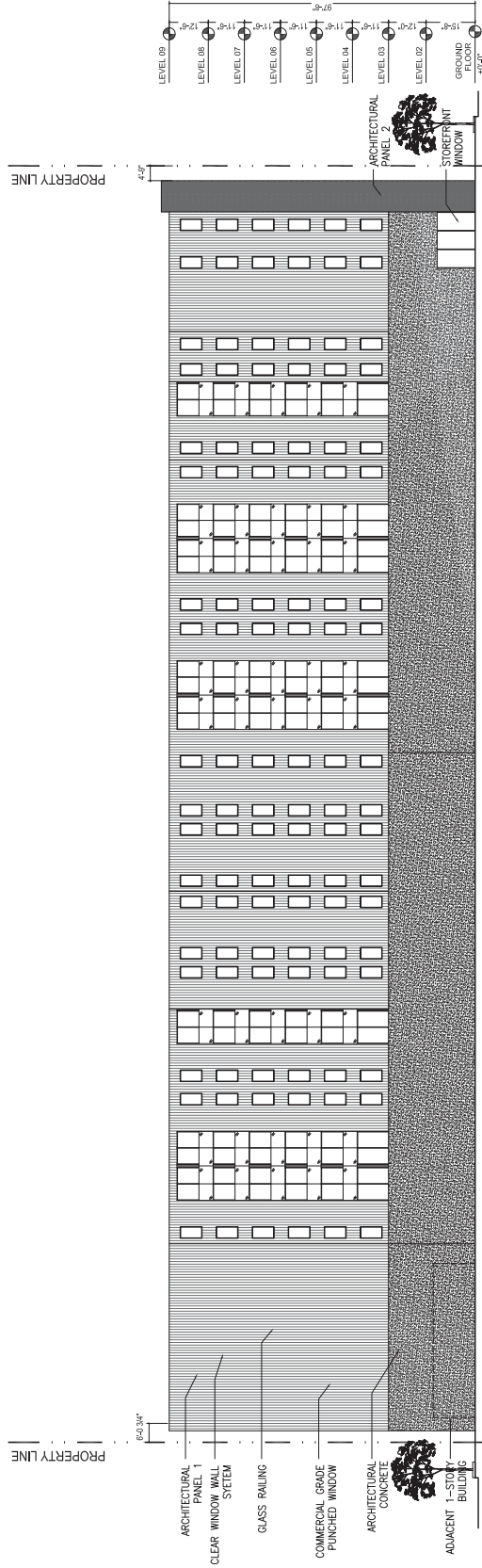






NAVIGATION BLVD. ELEVATION





**MCALPINE ELEVATION**





0 25 50 100  
GRAPHIC SCALE  
( IN FEET )  
1" = 50'

**SITE SUBJECT TO:**  
1. RESTRICTIVE COVENANTS IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 20070103688 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.  
2. RIGHT OF WAY AND EASEMENT GRANTED BY HOUSTON INDEPENDENT SCHOOL DISTRICT TO HOUSTON NATURAL GAS CORPORATION BY INSTRUMENT DATED AUGUST 28, 1968, RECORDED IN VOLUME 7342, PAGE 17 OF THE DEED RECORDS (CLERK'S FILE NO. C779051) OF HARRIS COUNTY, TEXAS.

**FLOOD INFORMATION:**  
PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE. THIS PROPERTY LIES IN ZONE 2, ACCORDING TO FEMA MAP NO. 4802010690N DATED 1-9-2017.

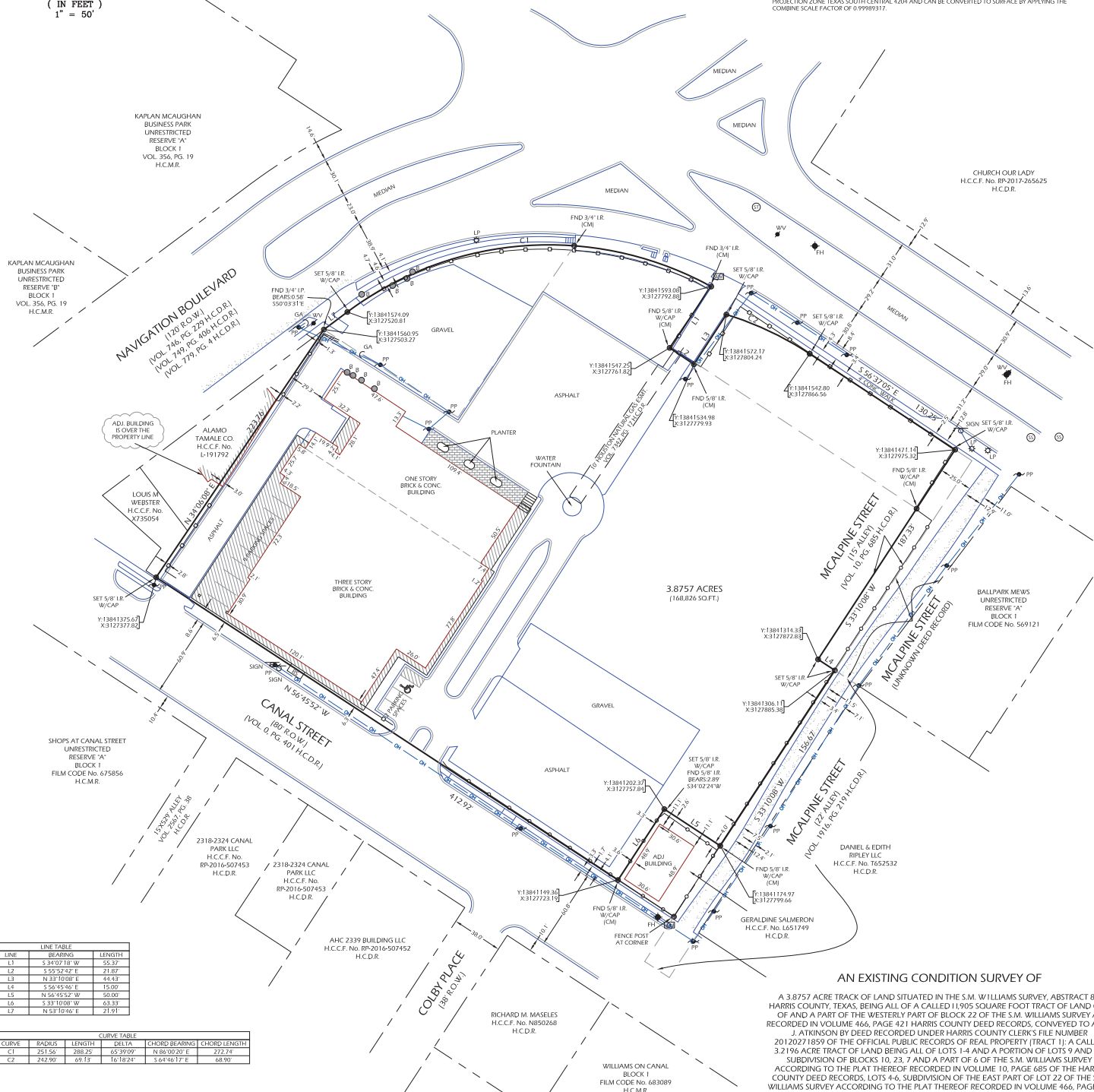
BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION, BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY FEMA MAPS THAT WILL AFFECT DEVELOPMENT.

**LEGEND:**  
H.C.B.R. - HARRIS COUNTY MAP RECORD  
H.C.C.F. - HARRIS COUNTY CLERK FILE  
H.C.D.R. - RIGHT OF WAY  
C.M. - CONTROL MONUMENT  
L.R.P. - IRON ROD/IRON PIPE  
P.T.P. - PINCHED TOP PIPE  
S.S. - SANITARY MANHOLE  
S.T. - STORM MANHOLE  
W.V. - WATER VALVE  
P.P. - POWER POLE  
B.P. - BUS STOP  
B. - BOLLARD  
G.A. - GUT ANCHOR  
F.H. - FIRE HYDRANT  
L.P. - LIGHT POLE

**NOTES:**  
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS BASED ON LEGAL DESCRIPTIONS PROVIDED BY CLIENT. THERE MAY BE ADDITIONAL BUILDING LINES AND/OR EASEMENTS AFFECTING SUBJECT PROPERTY. ALL BUILDING LINES AND/OR EASEMENTS SHOWN HEREON ARE FOR RECORDED PLAT UNLESS OTHERWISE SHOWN.  
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.  
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.  
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

THERE ARE NO TREES & STORM SEWER INLETS ON THE TRACT OR IN THE RIGHT OF WAY WITHIN FEET OF THE TRACT.

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON NAD83 HORIZONTAL DATUM, PROJECTION ZONE TEXAS SOUTH CENTRAL 4204 AND CAN BE CONVERTED TO SURFACE BY APPLYING THE COMBINE SCALE FACTOR OF 0.99989317.



LINE TABLE	
LINE	BEARING
L1	S 34° 07' 18" W
L2	S 55° 52' 42" E
L3	N 23° 10' 06" E
L4	S 56° 45' 40" E
L5	N 56° 45' 52" W
L6	S 53° 10' 06" W
L7	N 53° 10' 06" E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARINGS
C1	211.50	288.25	65° 35' 09"	N 80° 00' 20" E
C2	242.90	69.13	16° 18' 24"	S 64° 46' 12" E

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCUMBRANCES APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

Daniel W. Goodale  
DANIEL W. GOODALE, EPLS No. 4919



DATE: 01-29-19	CLIENT: CAS CONSULTANTS, LLC
REVISION: 01-31-19	BUYER: --
DRAWN BY: AFB	LENDER: --
APPROVED BY: DWG	
PROJECT NO: GL-0357	

2311 CANAL STREET  
HOUSTON, TEXAS 77003

GREENLEAF LAND SURVEYS, LLC  
10900 NORTHWEST FWY SUITE # 129  
HOUSTON, TEXAS 77092  
DIR: 832-668-5003 FAX: 832-553-7210  
FIRM# 10193977  
orders@glls.com  
www.greenleaflandsurveys.com





**Application Number:** 2019-0232

**Plat Name:** Eado Navigation

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 02/04/2019

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

**Specific Variance is being sought and extent of variance:**

To allow reduced building lines on Canal, Navigation, McAlpine and Marsh; to not dedicate ROW for Marsh or McAlpine Streets. Not to create visibility triangles at Canal and McAlpine, Canal and Marsh, or Navigation and Marsh Streets.

**Chapter 42 Section: 121,152, 155, 161**

**Chapter 42 Reference:**

42-121. - Dedications of rights-of-way. (a) The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law.

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.

42-155.- Collector and local streets -- Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required by this chapter.

42-161.- Visibility triangles. 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**

**(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 proposed mixed use project is located on the site of a former HISD school and is located in an area on the near east side that is experiencing rapid redevelopment with a total change in character. There will be ground floor commercial spaces with glass wall front on both Navigation and Canal. Garage parking and residential units will be above. Access to the garage will be taken from an adjacent access easement which is shared with the property to the west on this same block. No access will be taken from McAlpine on the east side. No one has been able to determine how McAlpine was created, likely prior to 1900, but the Settegast family quit-claimed the 22' McAlpine Alley to the City of Houston in 1949. The paving width varies but is generally 12', which would be consistent with an alley rather than a street. However, some City records indicate it is a street. Since the physical improvements match those of an alley and not a street, and since neither this proposed project or others along it are taking access from it, no widening or building setback is proposed. McAlpine does not extend north of Navigation or south of Canal. No visibility triangle is proposed for McAlpine and Canal since any opposing traffic is on the opposite side of the street and would be visible to southbound motorists on McAlpine. The glass-front commercial space on the ground floor facing both Canal and Navigation will encourage pedestrian traffic along these streets by providing views of activities and merchandise, giving vitality to the street scene. Along Navigation, the pedestrian realm is to be 20' from the face of the building to the back of curb. Most of this area will be paved, including an 8' unobstructed sidewalk. There will be a 5' planting zone and an area for tables and chairs for a sidewalk café. Along Canal, the pedestrian realm will be 15' and will have a 10' sidewalk and a 5' planting zone. The reduced setbacks and enhanced pedestrian realms are necessary to allow the neighborhood to reach its full potential for residents in this century as the change in land use goes from predominantly industrial to largely residential. Without these enhancements the area would continue to be auto-dependent like the suburbs. Marsh Street was originally dedicated in the early 1870s. After the HISD bought the property for a school and found no use for Marsh Street right of way, they began the abandonment process in the late 1960s and it was later formally completed in

2007. There seems to be some question whether one segment near Canal was abandoned although it does not exist on the ground and therefore no visibility triangle is proposed. A private driveway was constructed in the same approximate location by the person that made the purchase from HISD and had a title commitment that does not show Marsh Street as an encumbrance. To the north, a piece of Marsh still exists adjacent to Navigation for about 44' and serves no function. No widening or setback and no visibility triangle are proposed for this area.

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

Due to the project's proximity to the CBD, light rail, and bus lines this site offers a unique opportunity to capitalize on pedestrian-oriented development. By bringing the building up close to the street, there will be more eyes on the street and a more interesting pedestrian experience will be created. We are recognizing this overarching goal by using a significant amount of glass on the Navigation and Canal frontages as well as providing a much wider sidewalk than required by code. The developer also plans to have an outdoor café area along Navigation, which will also enhance the pedestrian experience and overall safety.

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

The intent of this chapter is to encourage mixed-use development where appropriate. This site has frontage on a major thoroughfare and major collector. Encouraging mixed-use development in the inner city will help improve health and walkability.

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

The granting of these variances will promote a more active and healthy lifestyle through the promotion of walking and cycling which is a positive for the overall public health and welfare of the community.

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

The justification for the variances is creating a mixed-use and pedestrian-friendly environment for this up and coming area of town. Its proximity to transit, CBD, and bus lines make it a perfect place to implement a pedestrian-forward design mindset. Moving away from the suburban style buildings with parking in the front is exactly what is appropriate for this geography.

# Houston Planning Commission

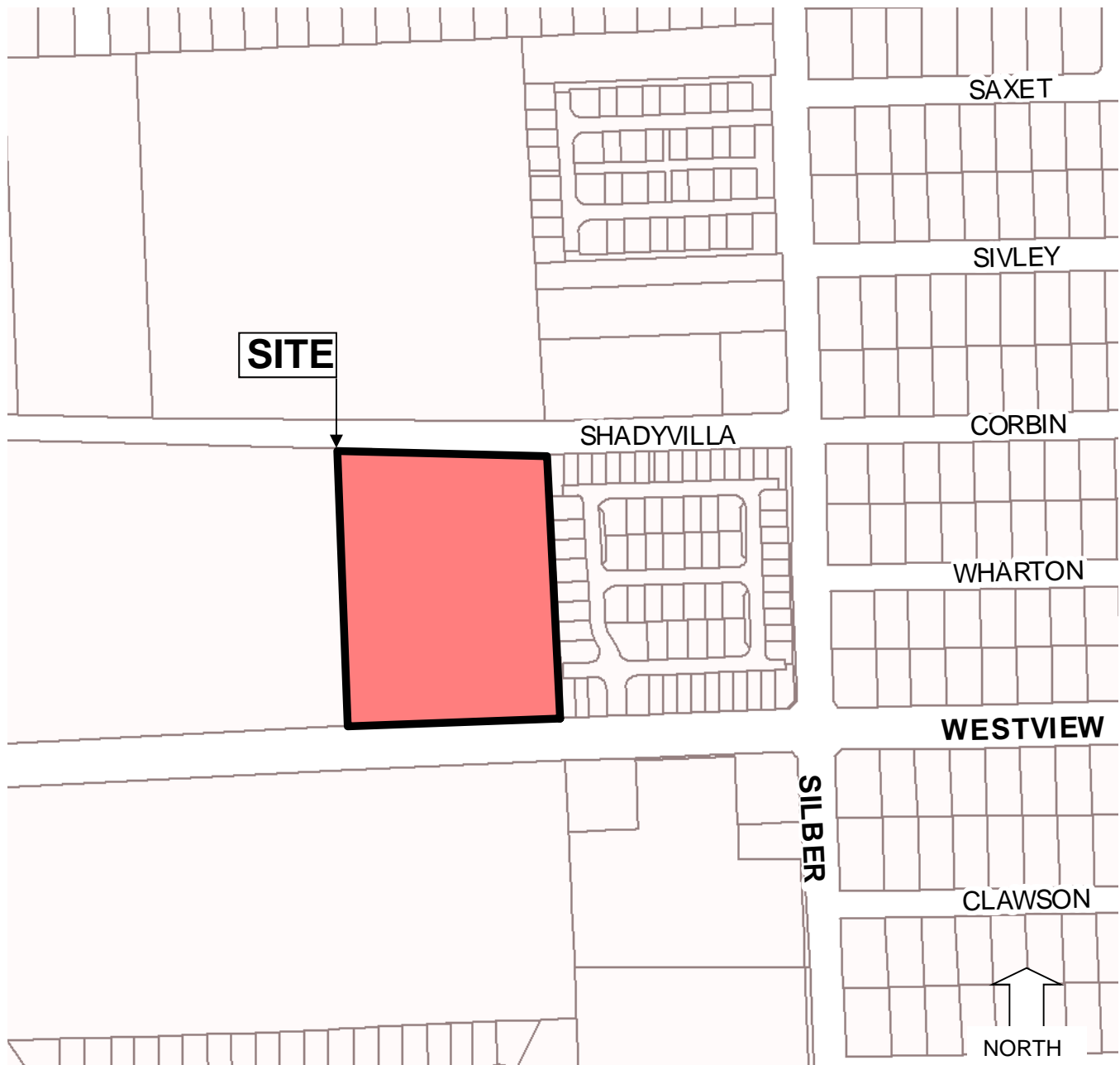
## ITEM: 103

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Gatherings at Westview

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



**D – Variances**

**Site Location**

# Houston Planning Commission

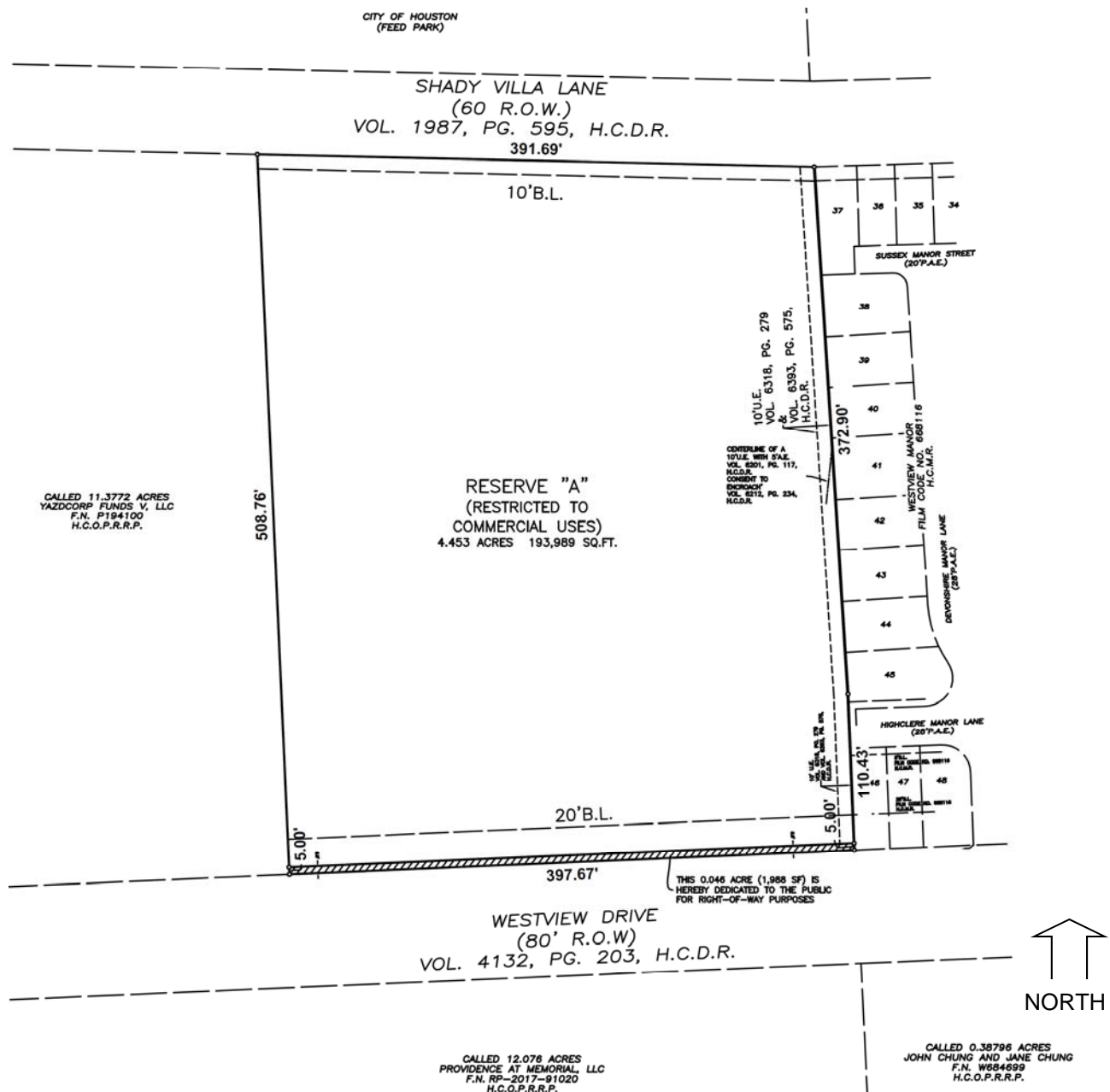
## ITEM: 103

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Gatherings at Westview

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



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 103

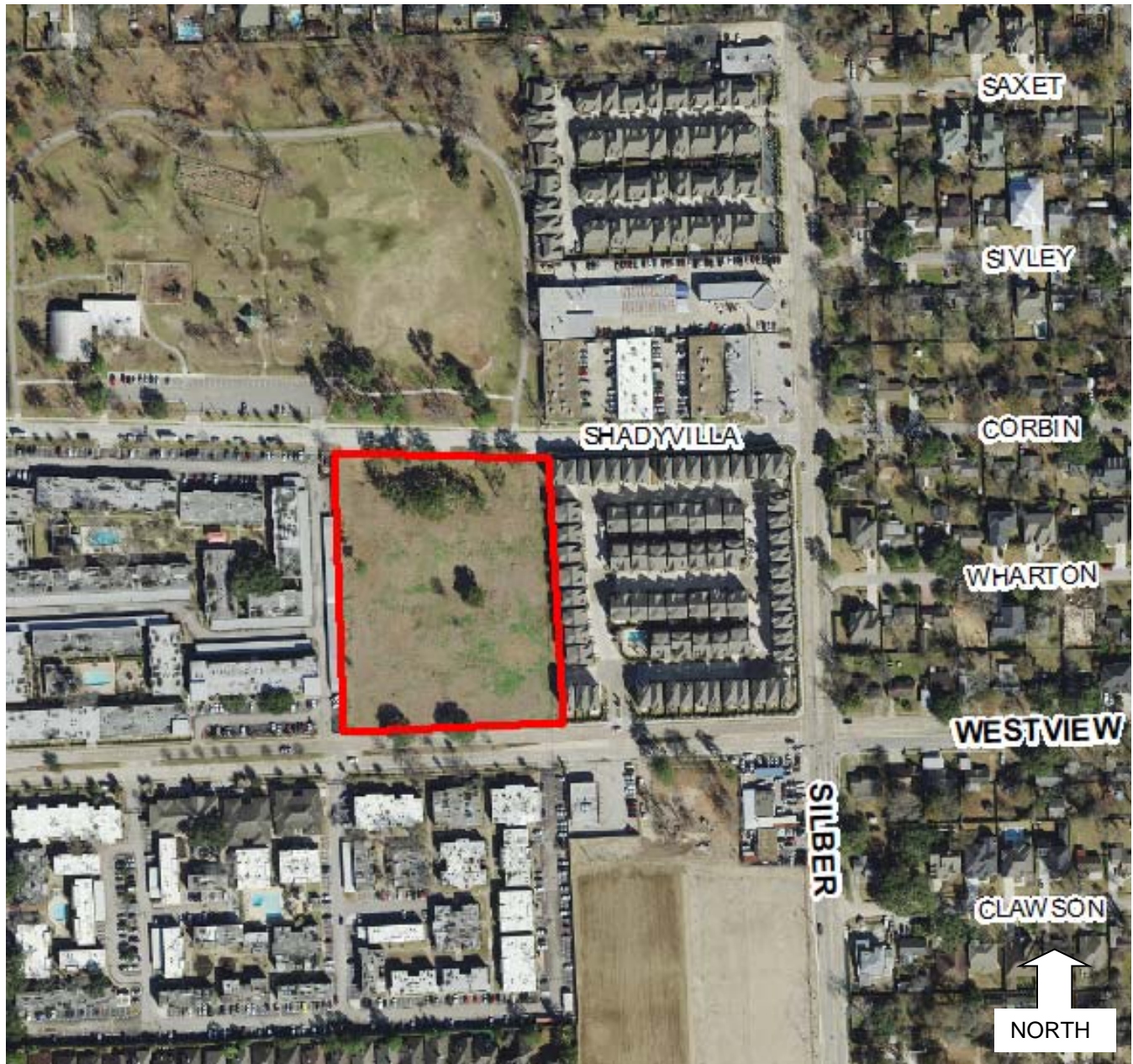
Planning and Development Department

Meeting Date: 02/28/2019

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**Subdivision Name: Gatherings at Westview**

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



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**D – Variances**

**Aerial**

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Viewing to North East from Proposed Development Entrance at Westview Dr.



Viewing to North West from East Property Line at Westview Dr.

\*Building exterior finishes are representation from similar project. Finishes may be modified based on developer and architectural coordination, programming, market analysis, etc.



**Application Number:** 2019-0231

**Plat Name:** Gatherings at Westview

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

**Date Submitted:** 02/04/2019

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

**Specific Variance is being sought and extent of variance:**

To allow a 20 foot building line along the plat boundary at the Westview Drive major thoroughfare instead of a 25 foot building line as required by Chapter 42 section 42-152.

**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;**

Gatherings at Westview is a plat that is proposed to be an unrestricted reserve/multi-family plat located in the city of Houston, Harris County. Westview Drive runs parallel along the southern boundary, and Shady Villa Lane runs parallel on the northern boundary. Silber Road is located to the east of the subject tract and Antoine Drive is located to the west of the subject tract. The surrounding developments are primarily multi-family or single family residential. Westview Drive is a major thoroughfare with a current ROW width of 80 feet and a required width of 90 feet per the major thoroughfare plan. Westview Drive is classified as a T-4-90 and already constructed as a 4 lane boulevard street therefore future pavement widening will not be required. Because of this required ROW width, there is a required 5 feet of ROW dedication along the southern plat boundary with a required 25 foot building line per Chapter 42 section 42-152. Currently, a 25 foot building line would create an impractical development which is not of sound public policy as the multi-family development is required to meet performance standard design requirements to create a development that is beneficial for the surrounding neighborhood. The proposed multi-family development includes 3 buildings. Per the City of Houston Code of Ordinances Sec. 42-231(a-d) the development must provide at least one private street with a minimum right-of-way width of 28 feet. We have provided a 28 foot Private Street for each building. In addition to the private street requirement the development must meet fire protection requirements. Due to the height of the building the minimum fire lane width is 28 foot. A 25' building line would cause the required private street widths and parking counts to be insufficient for this development. The development will have access to both Westview Drive and Shady Villa Lane. A proposed 20 foot building line will be in character with the surrounding developments. Across Westview Drive is a recorded Afton Village Apartments (Vol. 173, Pg. 10 H.C.M.R.) plat which provides a 20 foot building line. To the east, and adjacent to Gatherings at Westview, is the recorded Westview Manor (F.C. No. 558116 H.C.M.R.) plat which was recorded in 2014. The Plat did not dedicate the additional 5 feet for future of ROW widening; however, it did provided a 25 foot building line as required by the Chapter 42 ordinance. To the west, and adjacent to Gatherings at Westview, is an existing large multi-family development which have existing buildings that set closer than 25 feet to Westview. To the north, across Shady Villa Lane, is Freed Park which provides many recreational amenities and maintains certain service hours. Since this park covers a large amount of acreage, and limited hours, there will be less traffic on Shady Villa Lane. This will allow less traffic flow onto Westview Drive as Shady Villa Lane will be a viable second point of access to the multi-family development. Westview Drive, at an approximate 1.1 miles between N. Post Oak to Antoine Drive is the only stretch of this major thoroughfare, out of an approximate 5.4 miles (to Gessner), that requires more than the currently recorded 80 feet ROW width. The proposed development is providing for the 5 feet of required additional ROW dedication to meet this requirement but proposes a 20 foot building line. With the proposed 20 foot building line, the proposed structures will align with structures adjacent to the site on the east and supersede the building line on the west. The distance from existing back of curb to the building will mirror Westview Manor to the east. The proposed



development will include a new 6' wide concrete sidewalk located along Westview Drive. In addition to preserving 2 existing 30" and 36" oak trees located along Westview Drive; there will be 4 new oak trees and shrubs planted along the property line. The surrounding neighborhoods and developments have been functioning effectively in the current configuration, with the 80' ROW width, to which the new development will be consistent with. A proposed 20' building line would make for a practical development, that is consistent with the adjacent neighborhood, and that of 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 proposed Gatherings at Westview multi-family plat is in keeping with the surrounding multi-family and single-family residential developments. Granting the 20 foot building line will be a benefit for the surrounding area and is not a hardship created or imposed by the applicant.

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

The approval of the 20 foot building line for the multi-family development will be a benefit to the area. It will provide beneficial residential opportunities and the general purpose 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;**

By granting a 20 foot building line, the development will maintain efficient traffic circulation, and be consistent with adjacent developments to be a beneficial part of the area. This proposed building line will not be injurious to the public health, safety or welfare.

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

The intent is to create a multi-family development that is a benefit to, and consistent with, the surrounding area. The 20 foot building line would achieve this benefit and economic hardship is not a justification of the variance.

# Houston Planning Commission

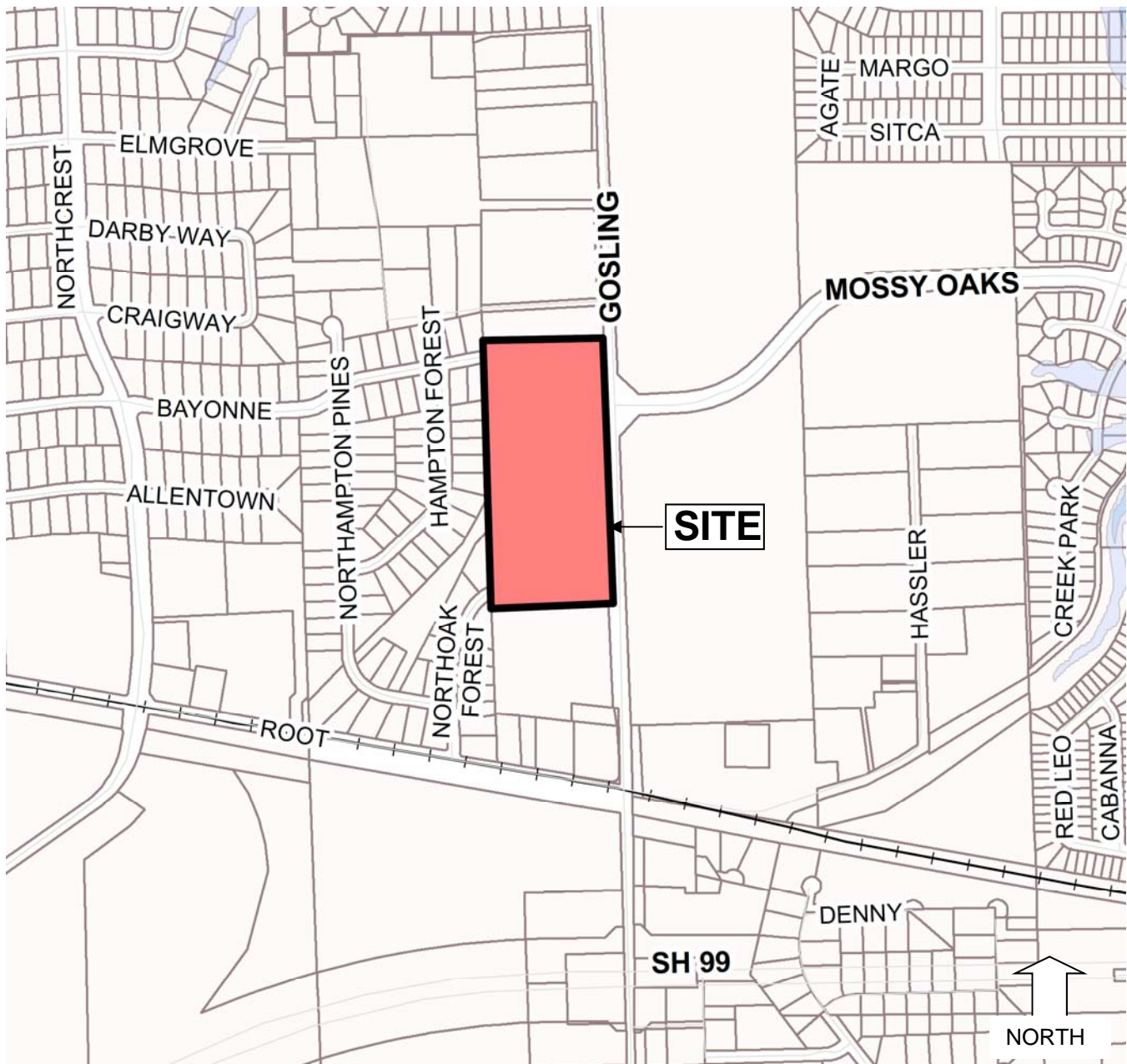
**ITEM: 104**

Planning and Development Department

Meeting Date: 02/28/2019

**Subdivision Name: Gosling Road Apartments**

**Applicant: Jones|Carter - Woodlands Office**



**D – Variances**

**Site Location**

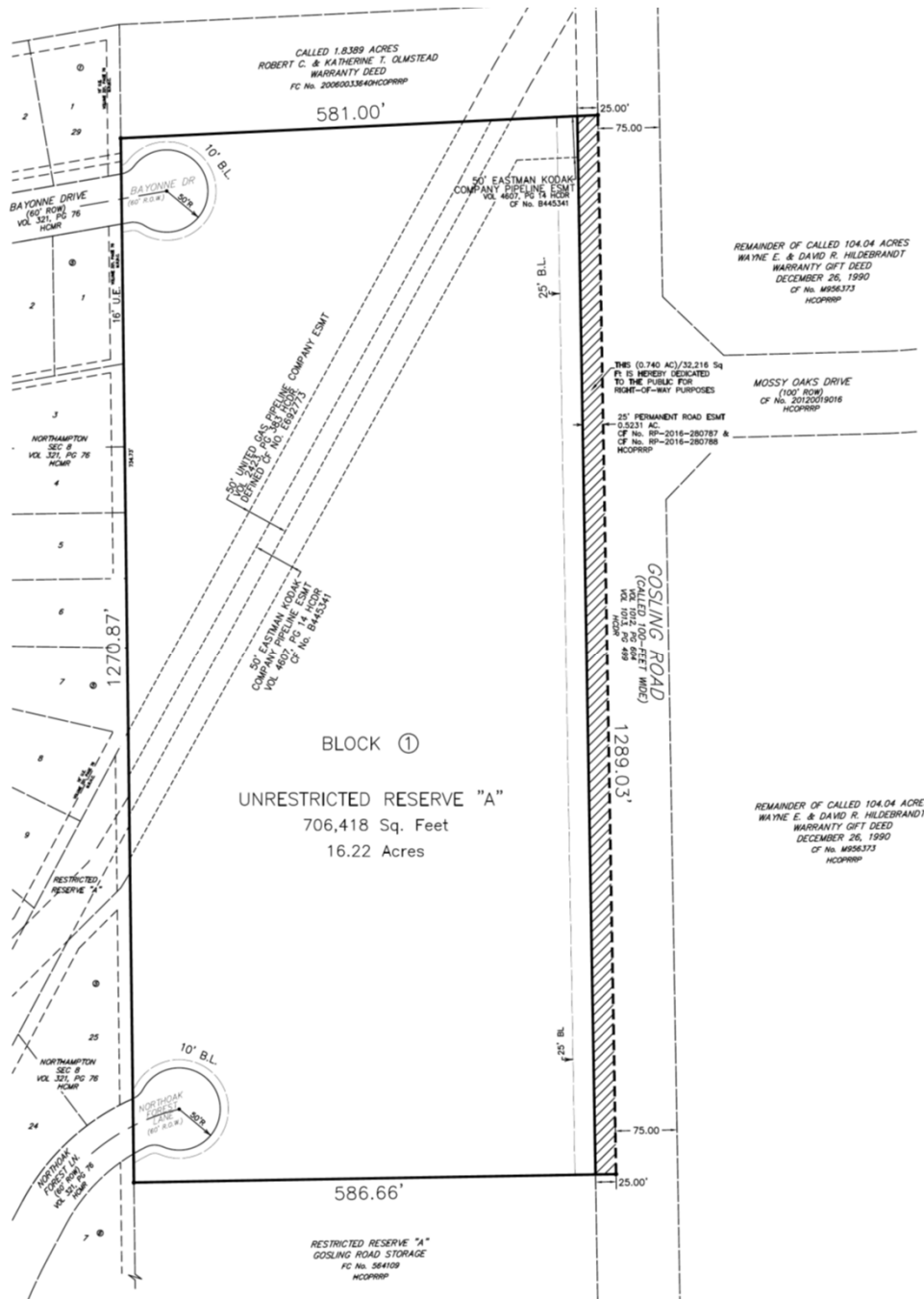
# Houston Planning Commission ITEM: 104

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Gosling Road Apartments

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision



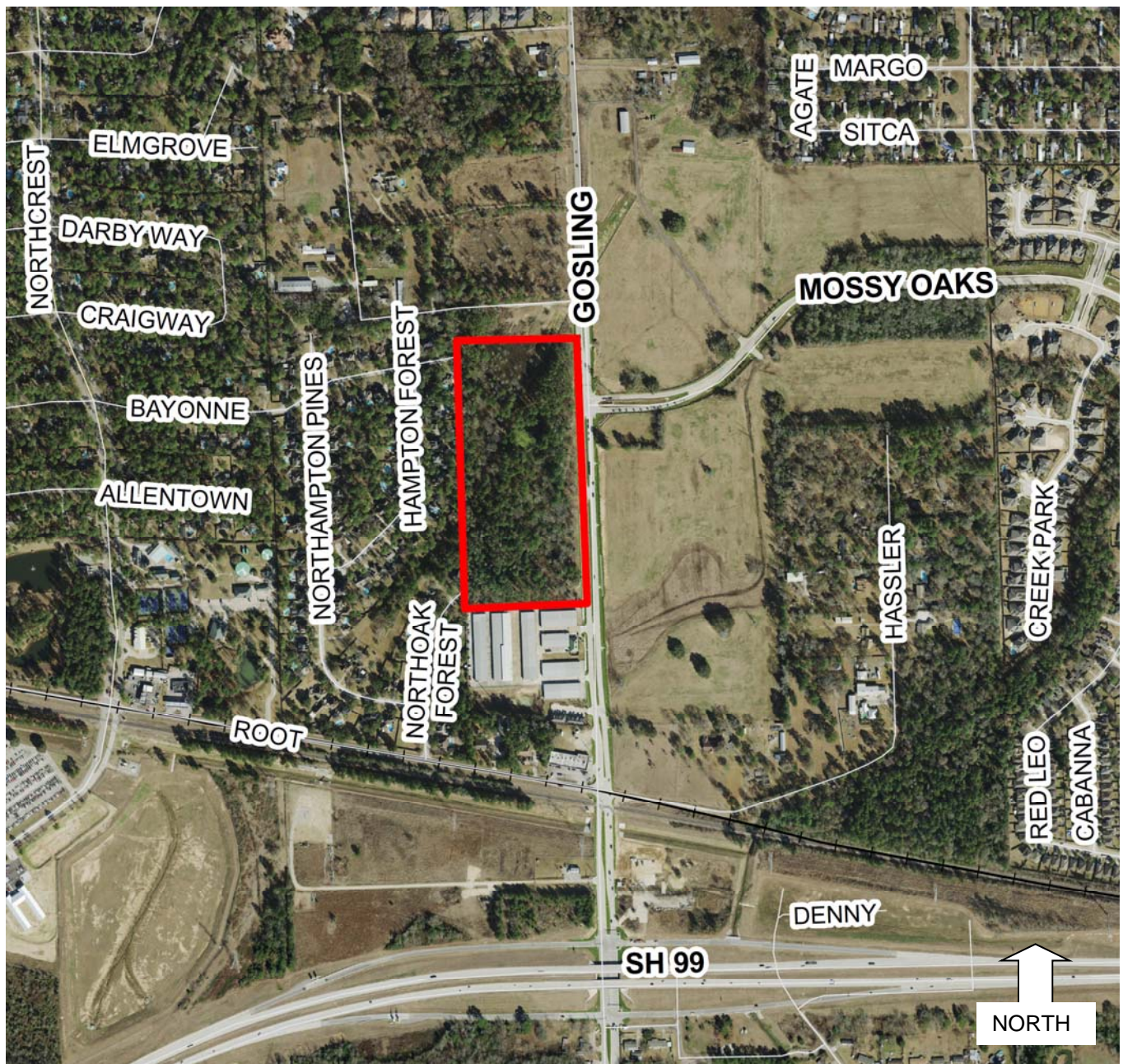
# Houston Planning Commission **ITEM: 104**

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Gosling Road Apartments

Applicant: Jones|Carter - Woodlands Office



**D – Variances**

**Aerial**



# Gosling Road Apartments



DATE: 02.17.2019

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT AGREES TO HOLD THE ENGINEER HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE ENGINEER OR ITS AGENTS, CONSULTANTS OR SUBCONSULTANTS, FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



JONES | CARTER



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2019-0353

**Plat Name:** Gosling Road Apartments

**Applicant:** Jones|Carter - Woodlands Office

**Date Submitted:** 02/18/2019

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

**Specific Variance is being sought and extent of variance:**

To not extend Northoak Forest Lane or Bayonne Drive through the subject tract, but rather provide cul-de-sacs for vehicular turnaround purposes and to exceed intersection spacing along Gosling Road.

**Chapter 42 Section:** 127, 128

**Chapter 42 Reference:**

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

### Statement of Facts

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

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

The subject tract is 17.150 acres in the City of Houston's ETJ in northwest Harris County. The tract is located along Gosling Road, a designated major thoroughfare, north of the Grand Parkway and south of West Mossy Oaks Road. Directly to the west of the site is Northampton Sec 8 which was platted in 1983 and developed shortly thereafter. The Section 8 plat established two stub streets, Northoak Forest Lane and Bayonne Drive, which would eventually be extended into land that at the time of development would most likely be single-family. At the time, Gosling Road was a sparsely traveled road that ended at Spring Creek which primarily provided access to large homestead tracts that were predominately owned by the descendants some of the earliest German settlers to the Spring area. As Spring and the Woodlands areas developed and grew, Gosling was eventually extended over Spring Creek providing an important north-south connection between Harris and Montgomery Counties. As a result of extension and the construction of the Grand Parkway to the south, the desired land uses along Gosling Road transitioned from lower density single-family to higher density residential and commercial uses. As shown on the site plan provided with the subdivision plat, the current developer is proposing a mix of Multi-Family and Commercial uses. During the developer's due diligence period, they approached the neighboring Northampton MUD AND Northampton HOA regarding their development plans and the possibility of being annexed into the District. Both the MUD District and HOA made it clear that they object to connecting either of the stub streets to Gosling Road as they feel it will negatively affect the safety of their subdivision, which has existed in its current form for over 30 years. As indicated on the letter form the MUD District dated January 14, 2019 from the General Manager of the District, to the connection to Gosling Road serves no practical purpose to them as they can easily access Gosling via Root Road which they have always done. Additionally, the direct connection between the two incompatible land uses would result in a hardship to the residents of Northampton due to increased traffic on their neighborhood streets. Any street connections would most likely result in increased cut-through traffic through the subdivision for those trying to avoid the traffic light and railroad at Gosling and Root Road to get to one of the 3 nearby Klein ISD schools. As the tract is less than 2,600' from Root Road, a public street would not be required along the Major Thoroughfare Gosling Road. Internal 1,400' block length spacing would require a street somewhere along the western boundary, but the existence of two 50' pipeline easements on site would trigger the exception that the crossing of multiple pipelines by a street is only required every ½ mile. This would place the required street north of the site closer to the extension of the Elmgrove Road Stub. Extending Bayonne Drive over the 2 pipelines is also problematic in that meeting the reverse curve standards to hit the pipelines at 90 degrees and tie to West Mossy Oaks Road is difficult. Furthermore, extending both streets would create a significant number of connections with minimal spacing along the west side of Gosling Road between Root Road and West Mossy Oaks.

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

Northampton and the stub streets were platted before the proposed future land uses along Gosling Road were known. The two existing pipelines existed prior to Northampton Sec 8 being developed or the current owner acquiring the property.

**(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 as the existing traffic circulation pattern has sufficiently served the area for over 30 years. The extension of either of the streets will result in traffic from dis-similar land uses driving through the existing single-family neighborhood. Means of vehicular turnaround for both the street stubs have been provided.

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

Granting of the variance will not be injurious to the public health safety and welfare as the existing public street pattern has provided sufficient traffic circulation for over 30 years as evidenced by coordination with the neighboring subdivision. The neighborhood wishes to maintain the public health, safety and welfare of their residents by eliminating cut-through traffic between the incompatible land uses.

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

The justification for the variance is the desire of the neighboring residents to avoid undesirable cut-through traffic through an existing subdivision and the unique physical constraints created by the existing pipelines.

# Houston Planning Commission

**ITEM: 105**

Planning and Development Department

Meeting Date: 2/28/2019

**Subdivision Name: Guidry Retail**

**Applicant: Windrose**



**D – Variances**

**Site Location**



# Houston Planning Commission

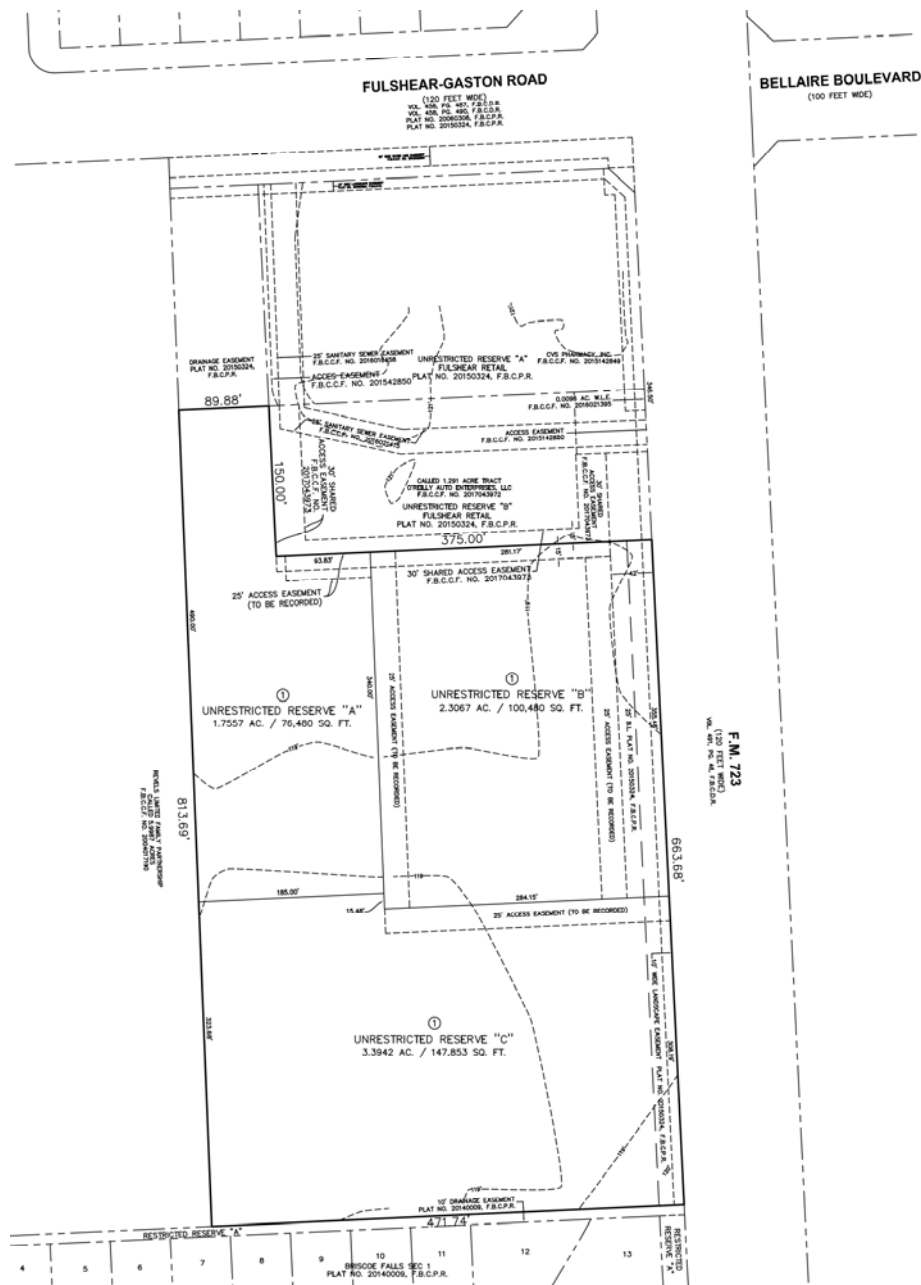
ITEM: 105

Planning and Development Department

Meeting Date: 2/28/2019

Subdivision Name: Guidry Retail

Applicant: Windrose



D – Variances

Subdivision

# Houston Planning Commission

**ITEM: 105**

Planning and Development Department

Meeting Date: 2/28/2019

**Subdivision Name: Guidry Retail**

**Applicant: Windrose**



**D – Variances**

**Aerial**



**Application Number:** 2019-0315

**Plat Name:** Guidry Retail

**Applicant:** Windrose

**Date Submitted:** 02/18/2019

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

**Specific Variance is being sought and extent of variance:**

To allow an unrestricted reserve without frontage on a public street

**Chapter 42 Section:** 190

**Chapter 42 Reference:**

Section 42-190. "Tracts for non-single-family use—Reserves", paragraph (c) states, "Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve – Unrestricted; Type of Street or Shared Driveway – public street; Minimum Street or Shared Driveway Frontage – 60 feet"

### Statement of Facts

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

The subject property is located on the west side of FM 725 approximately 346 feet south of Fulshear-Gaston Road in the City's Extraterritorial Jurisdiction in Fort Bend County. The property is bordered by an O'Reilly Auto Parts to the north, vacant land across FM 723 to the east, and by single-family residential uses to the south and west. The applicant desires to develop Unrestricted Reserve 'A' into a one-story assisted living center. However, there are unusual characteristics affecting the site that are depriving the applicant from realizing the reasonable use of their land. The sale of what is to be platted as Unrestricted Reserve 'A' is currently impossible without a variance to both City and County subdivision regulations as they require unrestricted reserves to have frontage on a public street. This would not be an issue for the applicant if the property were located in Harris County because City of Houston and Harris County regulations allow further subdivision of previously platted reserves outside of the platting process. But Fort Bend County regulations require currently platted property to be further subdivided through a replat. The hardship supporting the variance is that the applicant cannot obtain the required public street frontage due to access regulations, conflicts with surrounding development, and incompatibility with planned development. The developer has approached Fort Bend County Engineering, TxDOT and the MUD Engineer regarding the access management plans for the senior living facility and surrounding retail uses. The planned access for the facility to Fulshear-Gaston Road will be via an access drive located between CVS and a detention pond. Because the access drive is on CVS property and the detention pond encompasses the rest of the available width, there is no ability to gain anywhere close to 60 feet of frontage for the subject property. Because of where the TxDOT-approved access point is for the existing O'Reilly's Auto establishment, there is also no logical location to gain a 60-foot wide swath of property to FM 723. While this site is also very viable for retail development, the significant depth of more than 470 feet results in a significant challenge. When you place a traditional-depth retail use along FM 723, you are left with between 100 and 200 feet of dead space. The proposed senior living facility utilizes this space and is highly compatible with the retail establishments .

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

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

The justifications for the variance are the unusual physical characteristics that prevent the applicant from securing feasible frontage locations to FM 723 or Fulshear-Gaston Road. The depth of the property that was caused by the surrounding uses is not the fault of the applicant. Further, the access management standards or existence of the detention pond to the north are out of the applicant's control. Without the variance, the applicant will be forced to go

against logical development form to gain illogically-situated frontage or leave undeveloped land behind otherwise viable retail uses that will detract from their long-term sustainability.

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

The City and County subdivision regulations are intended to promote development in accordance with the land's highest and best use. The rear portion of the subject site will likely continue to sit vacant because of its unusual configuration and access issues.

**(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 facility will provide much needed housing for seniors and will have access via permanently dedicated cross-access easements to FM 723 and Fulshear-Gaston Road. Limiting the number of access points to FM 723 is also in the best interest of the general public as it groups vehicular traffic and limits conflict points with the adjacent roadways.

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

The justifications for the requested variance are the unusual physical characteristics of the land and restrictions associated with existing development that prevent the developer from securing viable public street frontage. Limited access and the unusual depth of the property make securing the variance the only way for the applicant to realize reasonable use of the land and for the City and County to support the highest and best use.



# Houston Planning Commission

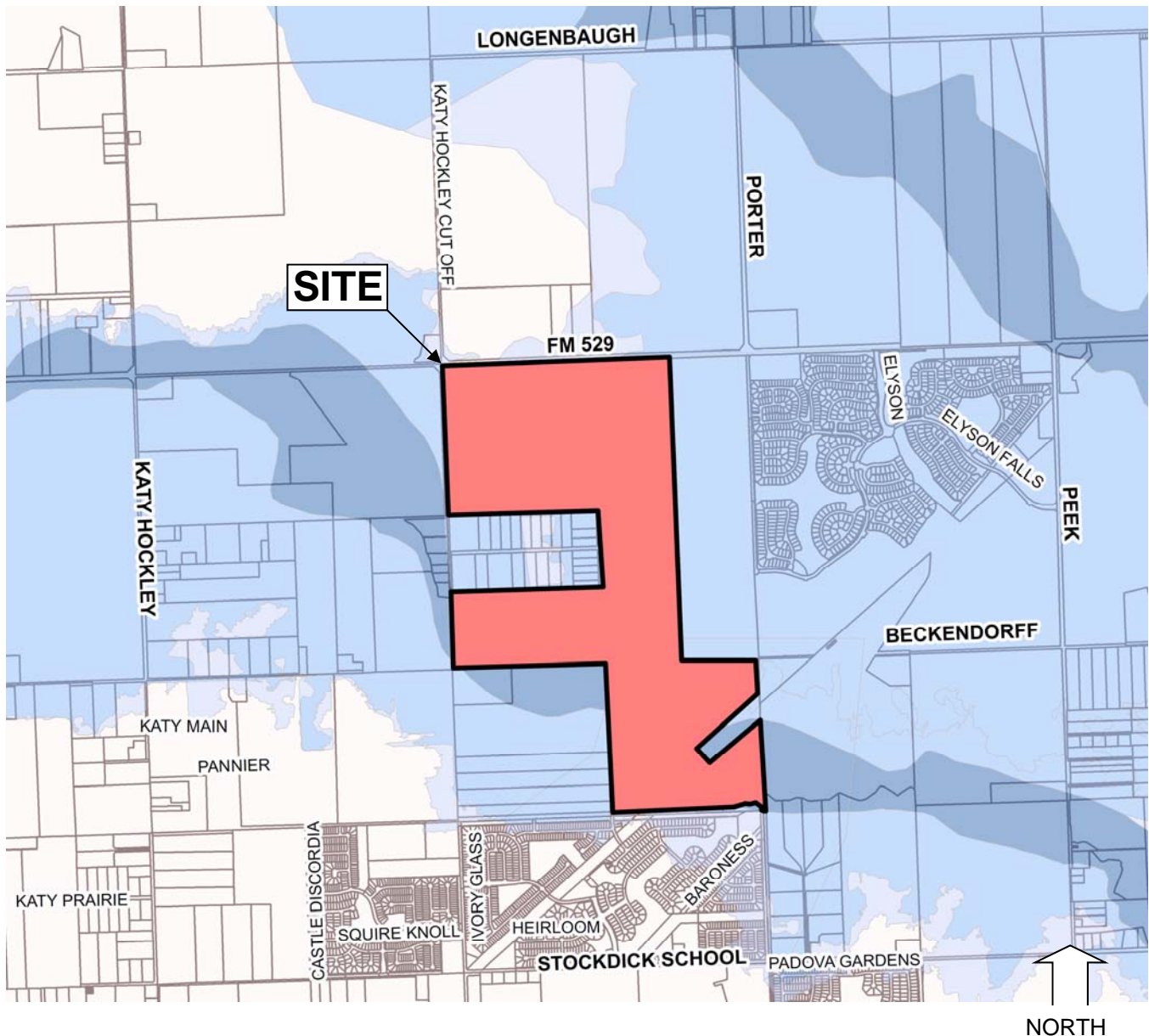
**ITEM: 106**

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Katy Lakes GP (DEF 2)

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



**D – Variances**

**Site Location**

# Houston Planning Commission

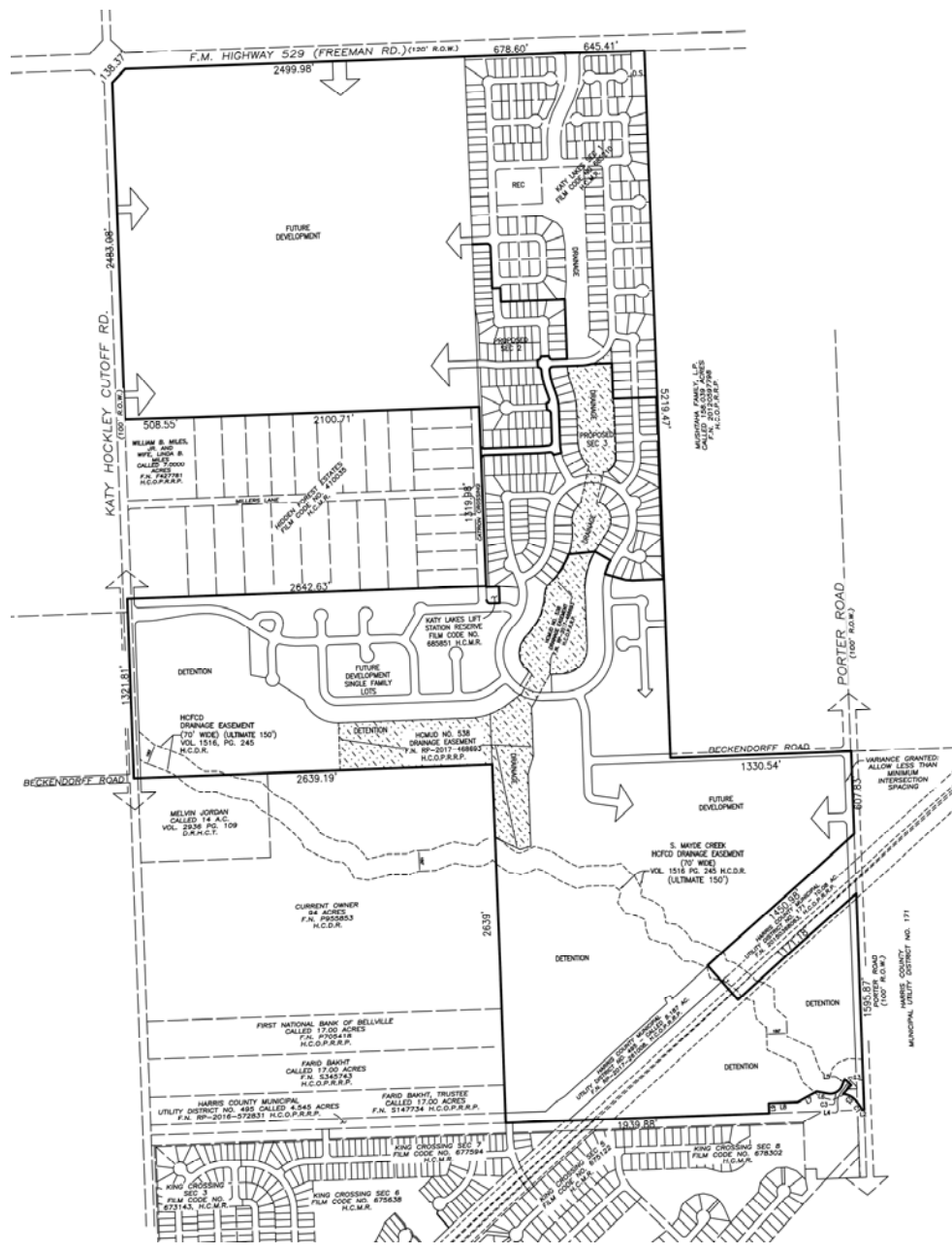
## ITEM: 106

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Katy Lakes GP (DEF 2)

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



D – Variances

Subdivision

# Houston Planning Commission

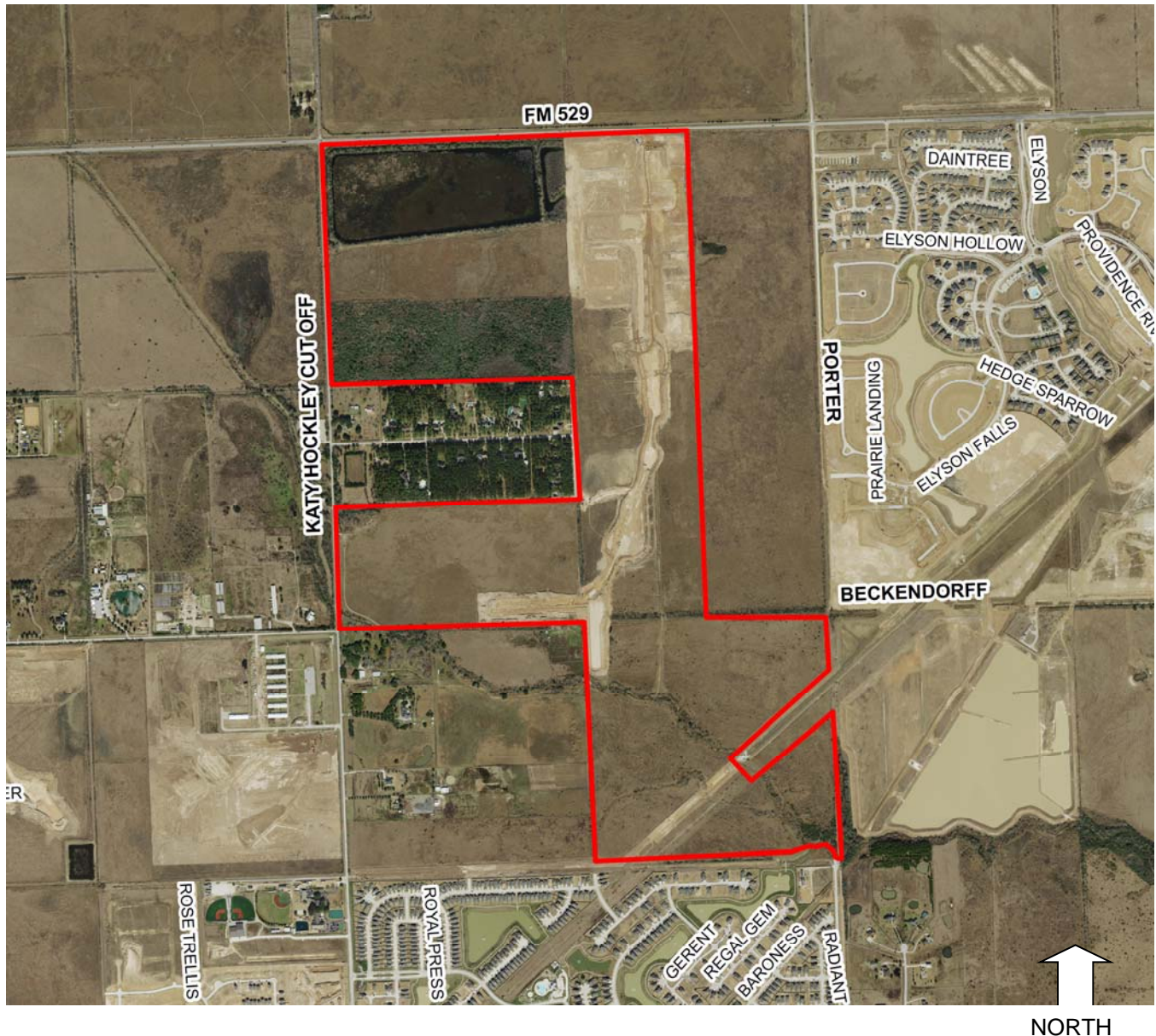
**ITEM: 106**

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Katy Lakes GP (DEF 2)

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



**D – Variances**

**Aerial**





**Application Number:** 2019-0150

**Plat Name:** Katy Lakes GP

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

**Date Submitted:** 01/22/2019

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

**Specific Variance is being sought and extent of variance:**

To exceed 1,400' intersection spacing by not providing a north-south public street between Katy Hockley Cut Off Road and Catron Crossing Road.

**Chapter 42 Section: 47 & 81**

**Chapter 42 Reference:**

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

### **Statement of Facts**

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

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

The Katy Lakes General Plan is a 540 acre development located in the Houston ETJ, Harris County. There is an existing single family residential development recorded as Hidden Forest Estates (Film Code No. 410035 H.C.M.R.) that is adjacent and north of a middle portion of the GP that extends westward to Katy Hockley Cutoff Road. Hidden Forest Estates was platted with public street access to Katy Hockley Cutoff Road via Millers Lane and Catron Crossing. All of the lots adjacent to the proposed GP are improved and it is unlikely that a street would ever be extended through the existing Hidden Forest Estates: thus the provision of a street stub would be impractical and contrary to sound public policy. A dead-end stub street would be an intrusion upon the existing, Hidden Forest Estates and, therefore, a hardship for those affected property owners. The proposed street pattern of the Katy Lakes development includes an extension of Catron Crossing to eventually extend into the Katy Lakes development with access to Beckendorf Road. Currently, there's a constructed pond in a drainage easement (F.N. RP-2017-468693 H.C.O.P.R.R.P) to the south that would prohibit a north-south intersection and would be impractical and contrary to sound public policy. This will be followed by another recorded drainage easement extending westward to Katy Hockley Cutoff Road. Additionally, the recorded drainage easement was created to mitigate drainage problems and reduce flood risks associated with the unique hydrologic conditions in upper Cypress Creek. A recorded S. Mayde Creek HCFCD Drainage Easement (Vol. 1516 Pg. 245). Located on the subject tract and extending to through the acreage tract to the south, will be widened to have an ultimate 150' width which will make a further street extension to the south infeasible and not of 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 based on the existing physical characteristics that affect this property, namely the existing high end single family development Hidden Forest Estates planned and recorded in 1998. Additionally, the recorded detention easement was created to mitigate drainage problems and reduce flood risks associated with the unique hydrologic conditions in upper Cypress Creek. By granting the variance, the property will be able to develop a street pattern that will provide efficient circulation, reduce drainage problems and be a benefit to the local area. This not a hardship created or imposed by the applicant.

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

By granting the variance, the purpose of this chapter will be preserved and maintained by providing the ability to capture, detain and delay storm drainage into S. Mayde Creek and to proposed detention areas which will preserve and maintain the intent and general purpose of this chapter. A north-south street within this area would severely impact the intent to



address the unique drainage throughout the development. Approval of the variance would preserve and maintain the intent and general purpose of this chapter.

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

The granting of the variance will not be injurious to the public health, safety as there is sufficient circulation through the subdivision. The GP is divided into two areas encompassing the northern portion which is predominately residential and the southern portion which addresses the unique drainage of the area. This is designed to best utilize the existing creeks and drainage features such as the South Mayde Creek Floodway. The residential areas will have many options for circulation to and from the major thoroughfares surrounding the development. Providing a north-south street will not benefit the proposed, or the future adjacent subdivision, since circulation will be met and all points of access will be provided.

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

The justification for granting the variance is based on the existing physical characteristics. The intent is to create a subdivision that exceeds drainage requirements and provides beneficial circulation.



**Application Number:** 2019-0150

**Plat Name:** Katy Lakes GP

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

**Date Submitted:** 01/22/2019

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

**Specific Variance is being sought and extent of variance:**

To exceed 1,400' intersection spacing by not providing an east-west extension of Beckendorf Road to Katy Hockley Cut Off Road

**Chapter 42 Section: 47 & 81**

**Chapter 42 Reference:**

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

### **Statement of Facts**

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

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

The Katy Lakes General Plan is a 540 acre development located in the Houston ETJ, Harris County. A the part of the GP extends to Katy Hockley Cutoff Road with a constructed pond in a recorded drainage easement (F.N. RP-2017-468693 H.C.O.P.R.R.P) that would prohibit an east-west intersection and would be impractical and contrary to sound public policy. Additionally, the recorded drainage easement was created to mitigate drainage problems and reduce flood risks associated with the unique hydrologic conditions in upper Cypress Creek. Beckendorf Road, through the GP, has been removed from the major thoroughfare plan. It is currently proposed as a 60' public street through the eastern side of the GP allowing the development access to the Porter Road major thoroughfare. The variance process cannot remove a major thoroughfare and it has always been the intent to remove this portion of Beckendorf Road so that the site can best mitigate drainage. Providing a street through this location is infeasible and not of 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 based on the recorded detention easement that was created to mitigate drainage problems and reduce flood risks associated with the unique hydrologic conditions in upper Cypress Creek. By granting the variance, the property will be able to develop a street pattern that will provide efficient circulation, reduce drainage problems and be a benefit to the local area. This not a hardship created or imposed by the applicant.

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

By granting the variance, the purpose of this chapter will be preserved and maintained by providing the ability to capture, detain and delay storm drainage into S. Mayde Creek and to proposed detention areas which will preserve and maintain the intent and general purpose of this chapter. An east-west street within this area would severely impact the intent to address the unique drainage throughout the development. Approval of the variance would preserve and maintain the intent and general purpose of this chapter.

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

The granting of the variance will not be injurious to the public health, safety as there is sufficient circulation through the subdivision. The GP is divided into two areas encompassing the northern portion which is predominately residential and the southern portion which addresses the unique drainage of the area. This is designed to best utilize the existing creeks

and drainage features such as the South Mayde Creek Floodway. The residential areas will have many options for circulation to and from the major thoroughfares surrounding the development. Providing an east-west street will not benefit the proposed development since circulation will be met and all points of access will be provided.

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

The justification for granting the variance is based on the existing physical characteristics. The intent is to create a subdivision that exceeds drainage requirements and provides beneficial circulation.



**Application Number:** 2019-0150

**Plat Name:** Katy Lakes GP

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

**Date Submitted:** 01/22/2019

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

**Specific Variance is being sought and extent of variance:**

To not extend nor terminate in a cul-de-sac north of Catron Crossing Road.

**Chapter 42 Section:** 135

**Chapter 42 Reference:**

Sec. 42-135. Street Extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted

### **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 Katy Lakes General Plan is a 540 acre development located in the Houston ETJ, Harris County. There is an existing single family residential development recorded as Hidden Forest Estates (Film Code No. 410035 H.C.M.R.) that is adjacent and south of a Katy Lakes 154 acre future development which is located at the intersection of F.M. 529 (Freeman Road) and Katy Hockley Cutoff Road. Hidden Forest Estates was platted with public street access to Katy Hockley Cutoff Road via Millers Lane and Catron Crossing. All of the Hidden Forest Estates lots, adjacent to the proposed GP, are improved and internal circulation is met through platted streets. Catron Crossing northward is proposed to not extend nor terminate in a cul-de-sac north of Catron Crossing Road. This will help reduce any impact drainage would have if an extension or cul-de-sac were to be include northward into the 154 acre tract. An extension of Catron Crossing is infeasible and not of sound public policy. All Drainage for this 154 acre future development will be handled internally with a proposed centrally located detention pond. Not extending Catron Crossing, nor terminating with a cul-de-sac, would reduce the amount of runoff through the existing Hidden Forest Estates subdivision during an extreme storm event. Circulation within this 154 acres will efficiently meet platting requirements and all points of access will be provided. It is highly likely that a street extension of Catron Crossing would substantially increase traffic through Hidden Forest Estates, and would adversely impact drainage; therefore, approval of the variance would be practical and of 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 based on the existing physical characteristics that affect this property, namely the existing high end single family development Hidden Forest Estates planned and recorded in 1998. By granting the variance, the property will be able to develop a street pattern that will provide efficient circulation, reduce drainage problems and be a benefit to the local area. This is not a hardship created or imposed by the applicant.

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

By granting the variance, the purpose of this chapter will be preserved and maintained by providing the ability to prevent increased traffic through Hidden Forest Estates, and prevent adverse drainage to the south. Approval of the variance would preserve and maintain the intent and general purpose of this chapter.

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



The granting of the variance will not be injurious to the public health, safety as there is sufficient circulation through the subdivision. Providing a north-south street will not benefit the proposed, or the future adjacent subdivision, since circulation will be met and all points of access will be provided.

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

The justification for granting the variance is based on the existing physical characteristics. Hidden Forest Estates is an existing recorded subdivision that has defined street access & circulation, and drainage. The intent is to create a subdivision within the Katy Lakes 154 acres that exceeds drainage requirements internally and will be a benefit to the adjacent neighborhood/subdivisions.

# Houston Planning Commission

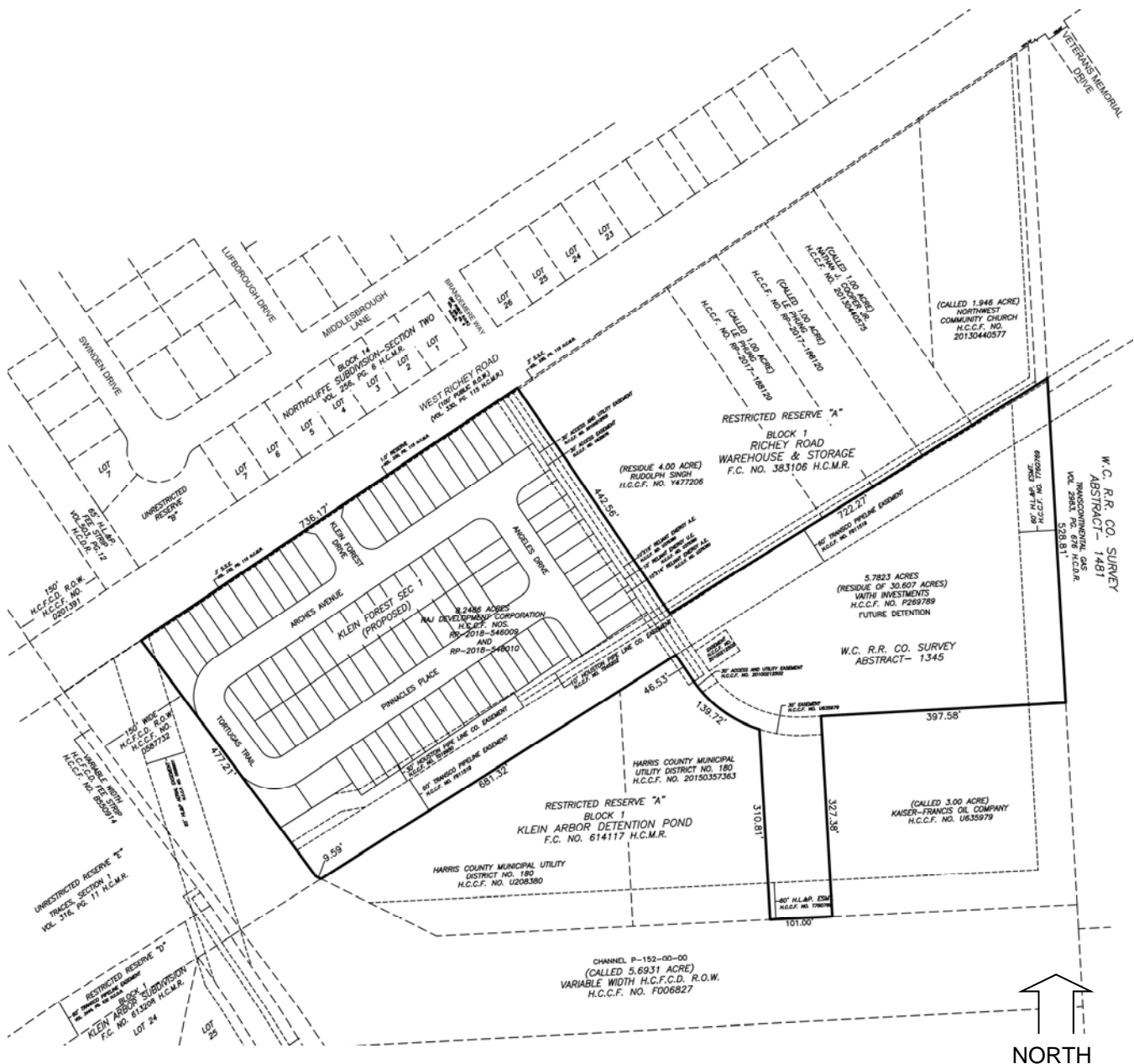
## ITEM: 107

Planning and Development Department

Meeting Date: 2/28/2019

Subdivision Name: Klein Forest GP

Applicant: Bowden Land Services



D – Variances

Subdivision

# Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 2/28/2019

Subdivision Name: Klein Forest Sec 1

Applicant: Bowden Land Services



D – Variances

Site Location

## Subdivision



# Houston Planning Commission

**ITEM: 108**

Planning and Development Department

Meeting Date: 2/28/2019

Subdivision Name: Klein Forest Sec 1

Applicant: Bowden Land Services



**D – Variances**

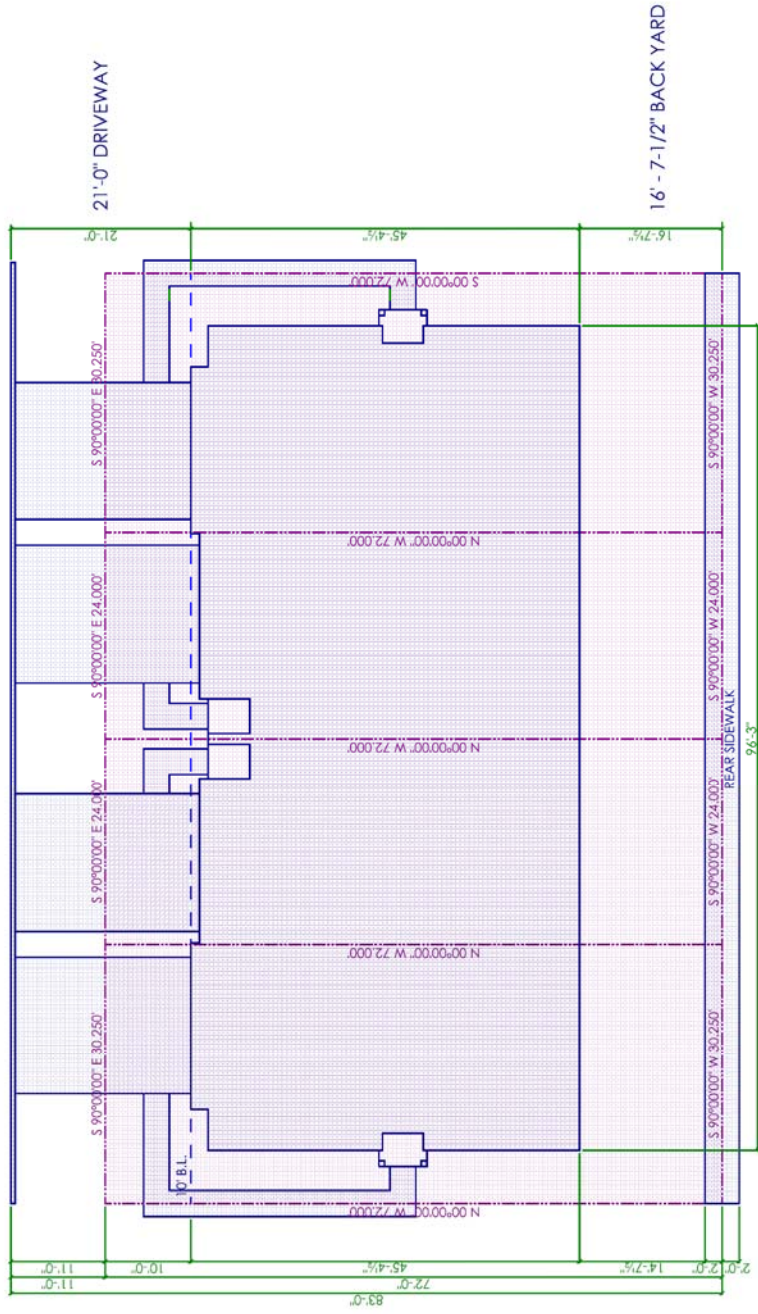
**Aerial**





**KLEIN FOREST TOWNHOUSES, 10' BUILDING LINE**

SCALE: 1" = 20'-0"





**Application Number:** 2019-0117

**Plat Name:** Klein Forest Sec 1

**Applicant:** Bowden Land Services

**Date Submitted:** 01/21/2019

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

**Specific Variance is being sought and extent of variance:**

To allow a reduced setback of 10' instead of the required 20' BL.

**Chapter 42 Section:** 150

**Chapter 42 Reference:**

Building line requirements for a single family residential along a local street shall be 20 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;**

Subject site is located along West Richey Rd, southwest of Veterans Memorial Dr. and northeast of Bammel North Houston Rd. within the Harris County ETJ. The subject property abuts a 150-180' HCFCD Drainage Channel along the west boundary. We have reached out to HCFCD to confirm the required width, and requested comments and no-objection to the proposed plat. There is an existing Pipeline Easement along the south boundary. We have reached out to the Pipeline Company to confirm they have no objection to the proposed plat. There is a Detention Pond owned and maintained by MUD 180 that abuts the property to the South, and 30' access easement along the west line of the proposed subdivision protecting access to and from the detention pond. That area is being conveyed to MUD 180 and is excluded from the boundary of this plat. However, we are working with MUD 180 to allow pedestrian access within the same area providing a walking trail to around the proposed subdivision and providing pedestrian access to the proposed park. The proposed streets within the subdivision will be considered public, using a loop system through the community. The distance from the edge of pavement to the proposed garages will be 21' therefore maintaining the intent of the ordinance. This request will not negatively affect the traffic circulation in the area and does not allow for cross traffic from nearby major thoroughfares. This is a suburban subdivision where sidewalks are not required. The vehicles park in driveways, do not block pedestrian access and comply with ADA standards. The lack of sidewalks do not negatively impact the subdivision since there will be no need for pedestrian access to reach bus stops, schools, parks, etc. along the major thoroughfare. However, the proposed community does offer interior sidewalks between the buildings that allow for pedestrian circulation through and around the subdivision without the need to use the street to access the community playground and dog park. The proposed walking trail will also provide alternative pedestrian access through and around the subdivision to access the proposed park amenity and back to their property. The developer is also proposing parking reserves to prevent visitors from having to park on the street. The biggest parking reserve will accommodate 10 spaces and will be located near the proposed dog park & playground area. Proposed amenities include playground, Dog Park, parking reserves, walking trail and internal sidewalks. The reduced building line will allow for a bigger back yard for the property owners, and their families to enjoy a safe area for children, pets and family gatherings. The Drainage Channel, Pipelines and Detention Facility prevent the developer from acquiring additional land and must design in accordance to the ordinance to the best of their ability. This concept provides much more usable space for the home owners while still being 21 feet back from the street.

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

The current requirement calls for a 20' GBL effectively creating a 31' driveway and extremely small back yard. The pipeline easement along the south boundary prevents the construction within that area. The detention property owned by



MUD 180 prevents acquisition of additional land. The size, location, pipeline easements and nearby detention facility create the hardship not the applicant or owner.

**(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. Chapter 42's general intent and purpose in this case appears to be concerned with public safety, and pedestrian access. Providing 21' feet of driveway from the edge of pavement will maintain the intent of the ordinance and adhere to sound public policy.

**(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. The community is designed with 4' internal sidewalks between the buildings to allow pedestrian circulation without the need to use the street. The developer is also offering a pedestrian walking trail within the south Reserve C, and along the east boundary within the existing access easement. This provides alternative pedestrian circulation through the community to access the park area safely without having to use the paving section of the proposed streets for pedestrian access. The additional parking reserves will provide plenty of guest parking to prevent having to park on the street.

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

The additional amenities and maintenance will cost more than developing without the variance. As proposed, this community will provide a better living environment for families with children while still meeting the intent and general purpose of the ordinance.



**Application Number:** 2019-0117

**Plat Name:** Klein Forest Sec 1

**Applicant:** Bowden Land Services

**Date Submitted:** 01/21/2019

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

**Specific Variance is being sought and extent of variance:**

We are respectfully requesting to provide a north/south public street approx. 400 feet from Brandemere Way as platted in 1977 in NORTHCLIFFE SUBDIVISION SECTION 2

**Chapter 42 Section: 127**

**Chapter 42 Reference:**

Sec. 42-127. - Intersections of major thoroughfares. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

### **Statement of Facts**

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

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

Subject site is located along West Richey Rd, (100' foot MTF sufficient in width) and being southwest of Veterans Memorial Dr. and northeast of Kleinmeadow DR. within the Harris County ETJ. The proposed development has several unique physical characteristics that create design challenges and prevent the owner from acquiring additional land. Klein Forest Dr. is proposed approx. 1800 feet from Kleinmeadow Dr. within the 2600 feet requirement, but will NOT meet the 600' feet minimum intersection spacing along a major thoroughfare. Brandemere Way was platted in 1977 in NORTHCLIFFE SUBDIVISION SECTION 2 PER VOLUME 256 PAGE 6 HCMR. The existing 30' foot access easement was created in 1978 under HCCF F868133 directly across from Brandemere Way would seem logical to dedicate to the public and extend south at first glance, however that 30' foot easement currently services a platted Detention Pond as recorded in 2007 as KLEIN ARBOR DETENTION POND in Film code No. 614117 HCMR and 2 other unplatted properties one of which is owned by KAISER-FRANCIS OIL CO, currently undeveloped with the exception of 3 industrial silos and the current developer owns the other unplatted land as shown on the General Plan. MUD 180 controls and maintains the Detention Pond, and there is no need for the general public to access the area. Based on the surrounding properties and the current owner KAISER-FRANCIS OIL CO, public access to any future development will more than likely be controlled to prevent the general public from meandering off the major thoroughfare into the facility. The current developer owns the other portion of the land shown in the General Plan. That land expected to be conveyed to MUD 180 as well for additional detention in the area. Just south of the Detention facility is Harris County Flood Control District Drainage Channel P152-00-00 was created in 1972 under HCCF D587732 at an ultimate ROW width of 174' feet sufficient in width at this location and 2 platted subdivisions TRACES SECT 2 and TRACEMEADOW. Hidden Trace CT as recorded in TRACES SECT 2 in Volume 327 Page 16 HCMR in 1984 is cul-de-sac'd and will never be required to extend or connect to the 30' Access Easement if dedicated to the public. Warrenwood Dr. as recorded in TRACEMEADOW Volume 519 Page 44 HCMR in 2002 also, cul-de-sac'd preventing extension or connection to the 30' Access Easement if dedicated to the public. The 30' Access Easement is not practical to be dedicated to the public. The next logical north/south running street utilizes the existing median cut that would allow for both northeast and southwest traffic to access the subdivision. The proposed streets within the subdivision will be considered public, using a loop system through the community. This request will not negatively affect the traffic circulation in the area and does not allow for cross traffic from nearby major thoroughfares. As proposed Klein Forest Dr. is the most logical location for a north/south running street within the proposed subdivision even though it is approx. 400 feet from Brandemere Way because there is no other median cut existing. Using the existing median cut reduces the amount of disruption to the traffic conditions on W. Richey Road during construction of the new subdivision.

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

The 30' Access Easement south of Brandemere Way was created in 1978 under HCCF F868133, the Detention Pond was platted in 2007 in Film Code 614117 HCMR, and HCFCD Drainage Chanel was created in 1972 under HCCF D587732 neither of the land uses creating the hardship were created or imposed by the applicant.

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

Dedicating the public ROW within the 30' foot access easement would create a development contrary to sound public policy, therefore allowing Klein Forest Dr. to be dedicated at this location, using an existing median cut creating the least amount of traffic impact will preserve and maintain the intent and general purpose of the ordinance.

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

Preventing the general public from accessing MUD owned and maintained detention facilities, and a future industrial development protects the public and allowing the dedication of Klein Forest Dr. within 400 feet of Brandemere Way will not be injurious to the public health, safety or welfare.

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

The developer is proposing 5 new public streets, 86 new townhomes, playground/dog park, parking reserves, & walking trail within the subdivision, the cost to develop far exceeds the request and should be considered a location and existing land use hardship not an economic hardship.



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2019-0117

**Plat Name:** Klein Forest Sec 1

**Applicant:** Bowden Land Services

**Date Submitted:** 01/21/2019

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

**Specific Variance is being sought and extent of variance:**

We are respectfully requesting not to cul-de-sac, and allow a "T" turnaround for Arches Ave.

**Chapter 42 Section:** 134

**Chapter 42 Reference:**

Sec. 42-134. - Street extension.

### Statement of Facts

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

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

Subject site is located along West Richey Rd, (100' foot MTF sufficient in width) and being southwest of Veterans Memorial Dr. and northeast of Kleinmeadow DR. within the Harris County ETJ. The proposed development has several unique physical characteristics that create design challenges and prevent the owner from acquiring additional land. The subject property abuts a HCFCD Drainage Channel P152-00-00 created in 1972 under HCCF D587732 at an ultimate ROW width of 174' feet along the west boundary. We have reached out to HCFCD to confirm the sufficient width, and requested review comments & no-objection to the proposed plat. There is an existing active Pipeline & Pipeline Easement along the south property line within the plat boundary. We have reached out to the Pipeline Company to confirm they have no objection to the proposed plat. To the south of the subject tract is a Detention Pond as recorded in 2007 as KLEIN ARBOR DETENTION POND in Film code No. 614117 HCMR owned and maintained by MUD 180. The proposed streets within the subdivision will be considered public, using a loop system through the community. This request will not negatively affect the traffic circulation in the area and does not allow for cross traffic from nearby major thoroughfares. In order to provide the radius for the cul-de-sac, the 30' access first recorded 1978 under HCCF F868133 & currently under HCCF NOS 20100212502, U635979 & U637380 would be impeded if constructed creating an adverse access within the same area. The 30' foot easement currently services a platted Detention Pond as recorded in 2007 as KLEIN ARBOR DETENTION POND in Film code No. 614117 HCMR and 2 other unplatted properties one of which is owned by KAISER-FRANCIS OIL CO, currently undeveloped with the exception of 3 industrial silos and the current developer, also owns unplatted land as shown on the General Plan. Constructing the cul-de-sac would block the access route as previously dedicated. Only 2 Lots (23 & 24) in Block 2 take access from this street 59 feet in length. Emergency Access Vehicles should have no trouble accessing the 2 lots, and reversing and turning around to exit the subdivision. The access easement is also being proposed for additional pedestrian circulation using grasscrete to create a walking trail. The developer is proposing several amenities for the community such as a park/playground area, Dog Park, parking reserves, internal sidewalks and walking trail.

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

The existing 30' foot access easement created was in 1978 under HCCF F868133 & currently under HCCF NOS 20100212502, U635979 & U637380, and was not created or imposed by the applicant.

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

Preserving the access easement and intent of the land use for the current and future detention facility will also preserve and maintain the intent and general purpose of the ordinance.



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

The cul-de-sac construction would prevent MUD 180 from accessing the detention facility for maintenance and that would prove more injurious to the public health, safety and welfare. Therefore, granting this request will not be injurious to the public health, safety or welfare.

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

In this case the ordinance conflicts with the intent of the easement and would create a development that would be impractical at this location.



**Application Number:** 2019-0117

**Plat Name:** Klein Forest Sec 1

**Applicant:** Bowden Land Services

**Date Submitted:** 01/21/2019

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

**Specific Variance is being sought and extent of variance:**

We are respectfully requesting not to cul-de-sac, and allow a "T" turnaround for Angeles Dr.

**Chapter 42 Section:** 134

**Chapter 42 Reference:**

Sec. 42-134. - Street extension.

### Statement of Facts

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

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

Subject site is located along West Richey Rd, (100' foot MTF sufficient in width) and being southwest of Veterans Memorial Dr. and northeast of Kleinmeadow DR. within the Harris County ETJ. The proposed development has several unique physical characteristics that create design challenges and prevent the owner from acquiring additional land. The subject property abuts a HCFCD Drainage Channel P152-00-00 created in 1972 under HCCF D587732 at an ultimate ROW width of 174' feet along the west boundary. We have reached out to HCFCD to confirm the sufficient width, and requested review comments & no-objection to the proposed plat. There is an existing active Pipeline & Pipeline Easement along the south property line within the plat boundary. We have reached out to the Pipeline Company to confirm they have no objection to the proposed plat. To the south of the subject tract is a Detention Pond as recorded in 2007 as KLEIN ARBOR DETENTION POND in Film code No. 614117 HCMR owned and maintained by MUD 180. The proposed streets within the subdivision will be considered public, using a loop system through the community. This request will not negatively affect the traffic circulation in the area and does not allow for cross traffic from nearby major thoroughfares. In order to provide the radius for the cul-de-sac, the construction of the cul-de-sac will encroach to the Houston Pipeline Easement recorded under HCCF NO T545202 and TRANSCO PIPELINE EASEMENT as recorded under HCCF F911519. This is an active pipeline, and after correspondence with the pipeline company and locating the pipeline underground, it has been determined that the actual pipeline falls outside of the easement creating prescriptive rights and preventing construction of any permanent structures and paving within this area. The pipeline company has specifically objected to encroachment in this area in order to properly maintain the active line. It is in the best interest of the public health, safety and welfare not to pave in this area but to maintain the ability to access and maintain the line. Only 3 Lots (32-34) in Block 3 take access from this "T" turnaround. The length is 77 feet allowing Emergency Access Vehicles to access the lots and safely and efficiently reverse in order to exit the subdivision. The developer is proposing several amenities for the community such as a park/playground area, Dog Park, parking reserves, internal sidewalks and walking trail.

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

The location of the active pipeline was not created or imposed by the applicant. The pipeline's physical location being outside of the easement was not created or imposed by the applicant.

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

The ordinance provides relief from extending streets over pipelines therefore meeting the intent and general purpose of the ordinance by not constructing a cul-de-sac at this location.

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

The cul-de-sac construction would prevent the active pipeline from being accessed and maintained creating a public safety situation contrary to sound public policy. Therefore, granting this request will not be injurious to the public health, safety or welfare.

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

In this case the ordinance requirement conflicts with public safety due to the location of the active pipeline and the fact that the pipeline is NOT contained within the easement as intended, therefore economic hardship is not a factor in justifying this request.

# Houston Planning Commission

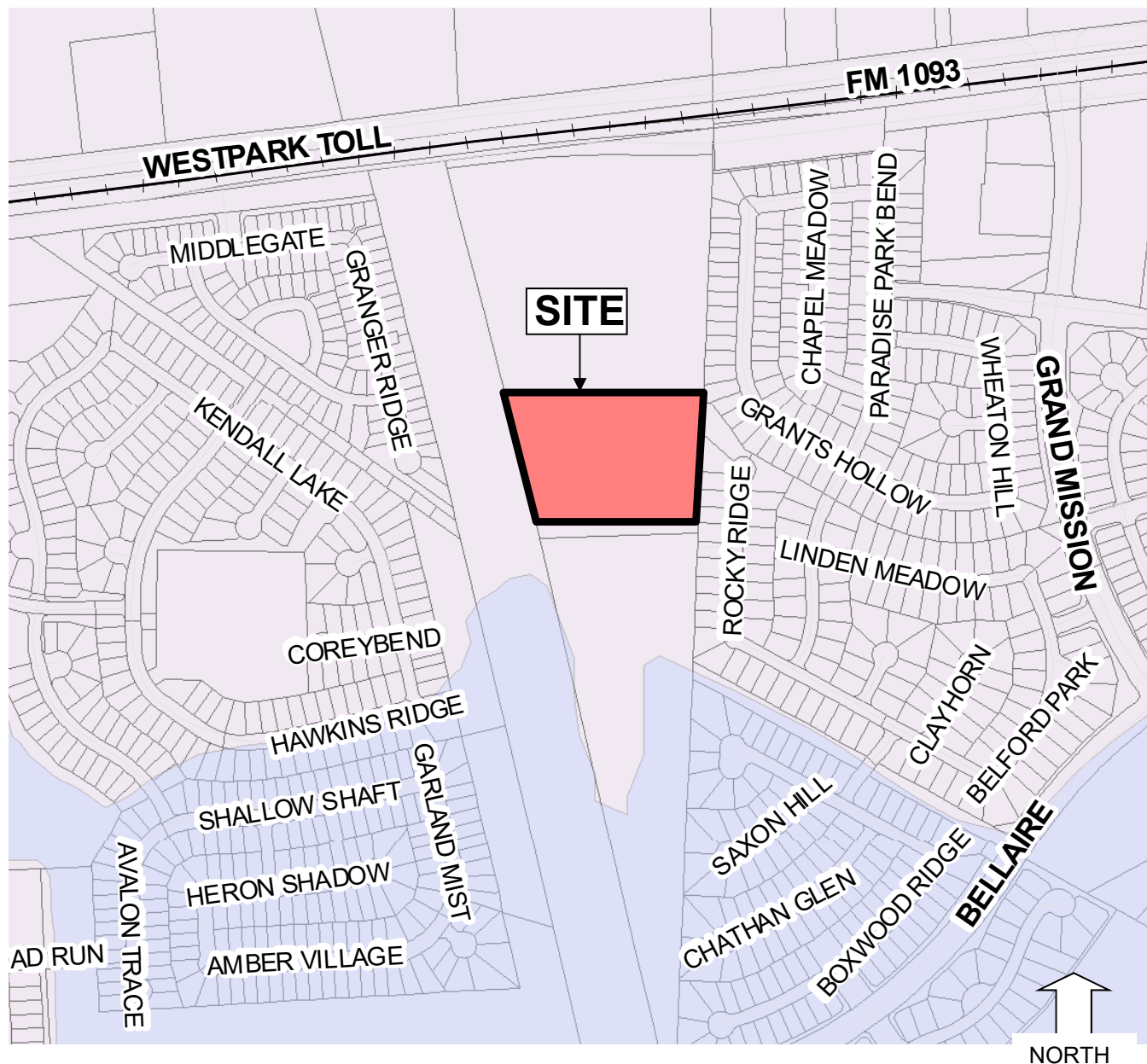
**ITEM: 109**

Planning and Development Department

Meeting Date: 2/28/2019

Subdivision Name: Lakemont Waste Water Treatment Plant

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



**D – Variances**

**Site Location**



# Houston Planning Commission

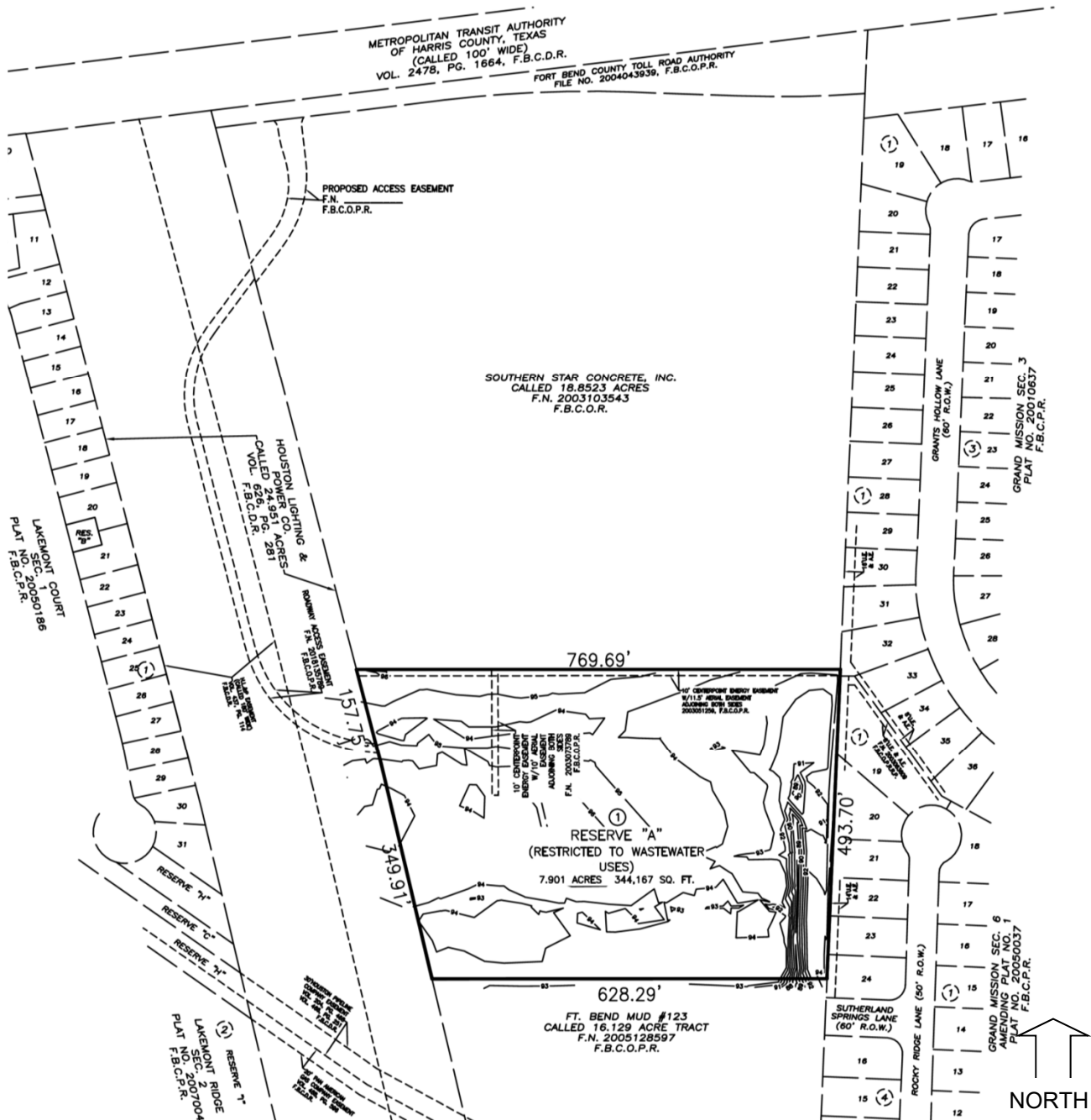
## ITEM: 109

Planning and Development Department

Meeting Date: 2/28/2019

Subdivision Name: Lakemont Waste Water Treatment Plant

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



### D – Variances

### Subdivision

# Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 2/28/2019

Subdivision Name: Lakemont Waste Water Treatment Plant

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

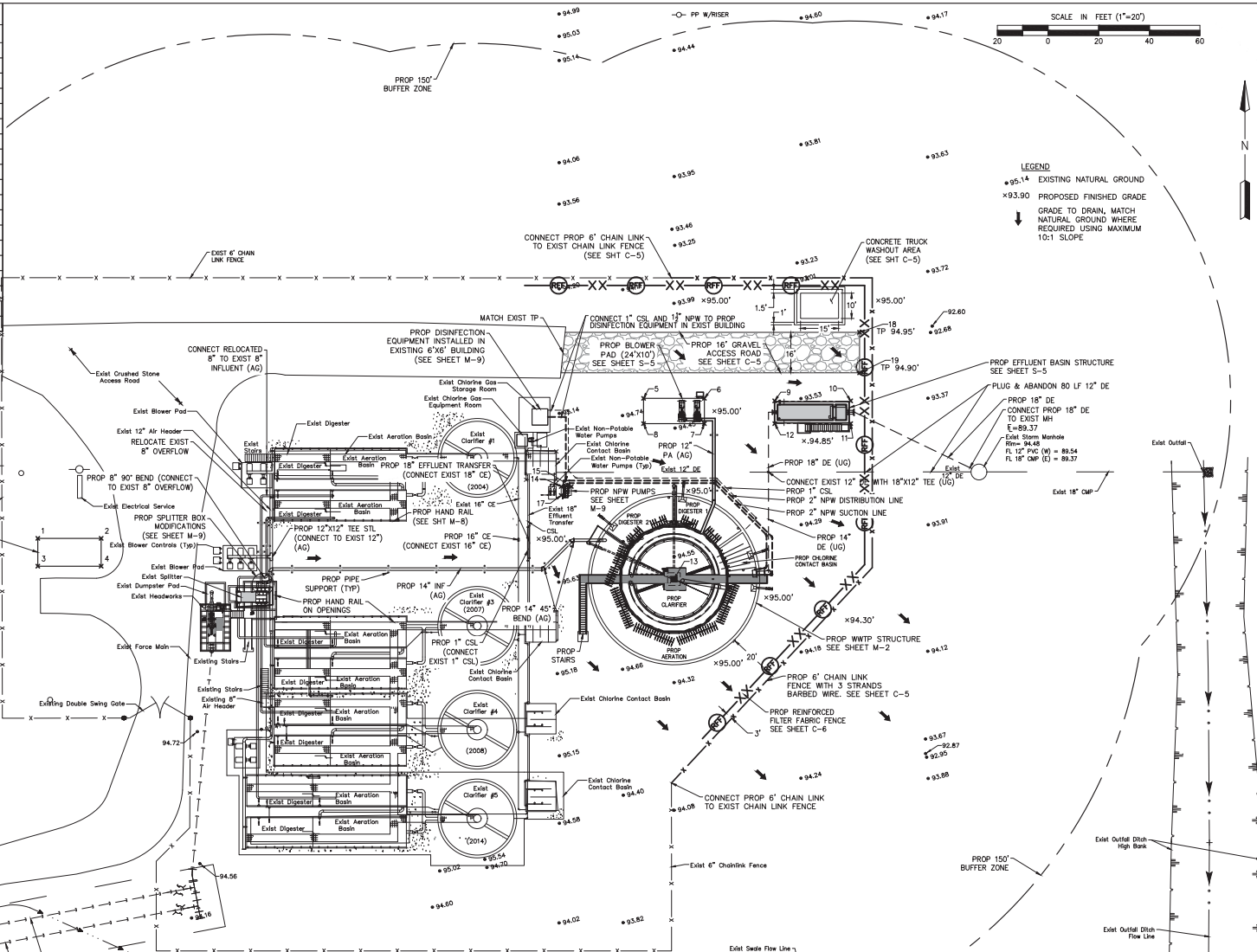


D – Variances

Aerial



SITE ACCESS DRIVE			
Point #	Raw Description	Northing	Easting
1	GEN PAD CORNER	13818590.2440	3008112.7042
2	GEN PAD CORNER	13818590.2440	3008137.7042
3	GEN PAD CORNER	13818579.2440	3008112.7042
4	GEN PAD CORNER	13818579.2440	3008137.7042
5	BLOWER PAD CORNER	13818645.5427	3008351.8583
6	BLOWER PAD CORNER	13818645.5427	3008375.8583
7	BLOWER PAD CORNER	13818635.5427	3008375.8583
8	BLOWER PAD CORNER	13818635.5427	3008351.8583
9	EFF BASIN CORNER	13818644.5434	3008403.6354
10	EFF BASIN CORNER	13818644.5541	3008433.6354
11	EFF BASIN CORNER	13818635.5541	3008433.6354
12	EFF BASIN CORNER	13818635.5428	3008403.6377
13	PROP WWTP CENTER	13818574.1472	3008363.8583
14	NPW PAD	13818610.7085	3008319.3407
15	NPW PAD	13818610.7103	3008323.4077
17	NPW PAD	13818607.2069	3008319.3422
18	END GRAVEL ROAD	13818671.6160	3008437.1354
19	END GRAVEL ROAD	13818655.6160	3008437.1354



**BENCHMARK:**

TBM 5020  
X CUT IN CONCRETE SIDEWALK IN THE NORTH RIGHT OF WAY OF LAKEMONT BEND LANE, NORTHEAST OF THE INTERSECTION OF LAKEMONT BEND LANE AND MASON ROAD APPROX. 95.0 FEET EAST OF THE EAST CURB OF MASON ROAD, 45.0 FEET NORTH OF THE NORTH CURB OF LAKEMONT BEND LANE, AND 21.0 FEET SOUTH OF THE SOUTH CURB OF A CONCRETE RETAINING WALL AROUND A LAKE.

PROJECT SURFACE COORDINATES:  
N = 13817814.11  
E = 3003548.53  
ELEVATION = 96.65 FEET (NAVD-88)

TBM REC:  
W/ WOOD ROD & CAP SET NORTHEAST OF THE LAKEMONT RECREATION CENTER APPROX. 0.3 MILES WEST ALONG LAKEMONT BEND LANE FROM THE INTERSECTION WITH MASON ROAD APPROX. 54.2 FEET SOUTH FROM THE SOUTH CURB OF LAKEMONT BEND LANE 52.5 FEET EAST FROM THE EAST CURB OF THE RECREATION CENTER DRIVEWAY, 87.0 FEET NORTHWEST FROM THE NORTHWEST CORNER OF A CONCRETE RETAINING WALL AROUND A LAKE.

PROJECT SURFACE COORDINATES:  
N = 13817855.355  
E = 3003339.855  
ELEVATION = 98.145 FEET (NAVD-88)

**NOTES:**

**FORT BEND COUNTY ENGINEERING DEPARTMENT**

APPROVED: \_\_\_\_\_  
DEVELOPMENT COORDINATOR

DATE: \_\_\_\_\_

DATE	REVISION	BY

PLAT NAME:  
CPC 101 FILE NO.  
C.O.H. LOG NO. 17-1158

FORT BEND COUNTY  
MUNICIPAL UTILITY DISTRICT 122

LAKEMONT  
WASTEWATER TREATMENT PLANT  
PHASE 8

PROPOSED SITE AND  
YARD PIPING PLAN

**LJA Engineering Inc.**  
2929 Briarpark Drive Phone: 713.953.5300  
Suite 600 Fax: 713.953.5026  
Houston, Texas 77042 FRI: F-1388

LJA PROJECT NO.: 1786-1701  
DESIGNED BY: TJS DATE: AUG 2017  
DRAWN BY: SM

NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY  
AFTER DATE OF SIGNATURES

**CITY OF HOUSTON**  
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

FILE NO:	FOR CITY OF HOUSTON USE ONLY

DRAWING SCALE

SHEET 6 OF 26

**C-3**

08/23/17

- NOTES:**
- CONTRACTOR SHALL RESTORE TO EQUAL OR BETTER CONDITION ANY FACILITIES TO REMAIN WHICH ARE DAMAGED BY DEMOLITION OR CONSTRUCTION ACTIVITIES. NO SEPARATE PAY.
  - CONTRACTOR SHALL ADJUST FINISHED GRADE ELEVATIONS TO ACHIEVE DRAINAGE PLAN, AS APPROVED BY ENGINEER.
  - CONTRACTOR SHALL MAINTAIN SITE SECURITY VIA FENCING THROUGH THE DURATION OF CONSTRUCTION ACTIVITIES. NO SEPARATE PAY.
  - CONTRACTOR SHALL RESTORE ALL SIALES TO REMAIN AFTER CONSTRUCTION ACTIVITIES TO DRAIN AFTER COMPLETION OF WORK. NO SEPARATE PAY.
  - CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY THE "REGULATIONS OF HARRIS COUNTY, TEXAS FOR FLOOD PLAIN MANAGEMENT" PRIOR TO STARTING CONSTRUCTION.
  - CUT EXIST HANDRAIL AS REQUIRED FOR REMOVED EQUIPMENT. CLOSE OPENINGS USING REMOVED HANDRAIL AND CONNECT TO PROP HANDRAIL.
  - REUSE REMOVED PROCESS PIPING FOR PROPOSED DESIGN AND RECONNECT EXISTING PROCESS PIPING WITH PROPOSED PIPING TO REMAIN IN SERVICE.
  - SEE SHEET 2 FOR PIPING ABBREVIATIONS.
  - ALL GRAVITY LINES SHALL SLOPE TO DRAIN. DEFLECT PRESSURE LINES USING GRAVITY LINES UTILIZING FITTINGS AS REQUIRED. NO SEPARATE PAY.
  - CONTRACTOR TO DEFLECT PIPING WHERE REQUIRED UNDER ELECTRICAL DUCT BANKS AND EXISTING YARD PIPING UTILIZING ALL NECESSARY FITTINGS AND APPURTENANCES AS REQUIRED. NO SEPARATE PAY.
  - CONTRACTOR SHALL FIELD VERIFY DIAMETER AND FLOW LINE OF EXISTING LINES TO BE CONNECTED TO PRIOR TO STARTING WORK.
  - NOMINAL CENTERLINE ELEVATION FOR ALL NPW, CLS, AND WATER LINES LESS THAN 3" SHALL BE 2' BELOW GRADE. PROVIDE NECESSARY FITTINGS AND APPURTENANCES TO DEFLECT LINES UNDER OTHER PIPING AS REQUIRED. NO SEPARATE PAY.
  - A MINIMUM GRADE OF 1% SLOPE SHALL BE USED ON DRAIN LINES.
  - INSTALL PROCESS PIPING UNDERGROUND WITH 3" OF COVER.
  - ALL DIMENSIONS SHOWN ARE MEASURED PARALLEL OR PERPENDICULAR FROM EXISTING FACILITIES.
  - ALL BELOW GROUND PIPING SHALL HAVE PUSH-ON JOINTS UNLESS OTHERWISE NOTED. ALL PROPOSED FITTINGS SHALL BE STANDARD 45° AND 90° BENDS UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL FIELD VERIFY DIAMETER AND FLOW LINE OF EXISTING LINES TO BE CONNECTED TO PRIOR TO STARTING WORK.
  - CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING PIPING AND ALIGNMENT FOR PROPOSED BENDS AND FITTINGS PRIOR TO CONSTRUCTION.
  - PLUG & ABANDON IN PLACE EXISTING PIPING NOT BEING REUSED OR REMOVED.
  - PROVIDE INSULATION FOR ALL LINES SMALLER THAN 4 INCHES.
  - THRUST BLOCK ALL UNDERGROUND FITTINGS.
  - HANDRAILS TO BE INSTALLED AT ALL PLACES TO AVOID FALL AS REQUIRED WITH REMOVABLE CHAIN FOR EQUIPMENT ACCESS.



**Application Number:** 2019-0310

**Plat Name:** Lakemont Waste Water Treatment Plant

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

**Date Submitted:** 02/18/2019

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

**Specific Variance is being sought and extent of variance:**

To allow a WWTP reserve not to have frontage on a public street.

**Chapter 42 Section:** 190

**Chapter 42 Reference:**

Sec. 42-190. Tracts for non-single-family use—Reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:

### 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 Lakemont WWTP (wastewater treatment plant) is located south of FM 1093 / Westpark Tollway, East of South Mason Road, West of Grand Mission Blvd., and north of Bellaire Blvd. Immediately adjoining the tract to the east is the Grand Mission subdivision, to the north is a concrete batch plant, to the south are a series of detention ponds bisected by multiple pipeline easements and to the west is the Lakemont subdivision. Originally constructed in 2003, the property was deeded to Fort Bend County MUD 122 (the District) in 2004 (FBCCF #2004105934). The 7.901 acre WWTP property was originally part of a 24.031 acre tract of land (FBCCF #98105269). The 24.031 acre tract was originally part of a 360 acre tract (V570, P361, FBCCR). The previous owner of the 360 acre tract deeded a 24.951 acre tract to HL&P for a transmission tower corridor (V626, P281, FBCCR). In the 24.951 acre deed to HL&P the then owner, heirs or assigns reserved the right to extend railroad spur tracks and roads or streets and drainage ditches across but not along the HL&P tract. Since the WWTP has been in operation it has taken access via an all-weather access road across the HL&P tract and through Reserve "H" of Lakemont Court Sec. 1 (restricted to open space & access) to Granger Ridge Lane. The portion of the access road within Reserve "H" is concrete. For new residential communities the Developer will sometimes build a smaller WWTP than what will be ultimately needed at full build out to keep start-up costs down. As the community grows, demand on the WWTP also grows. Eventually the WWTP must be expanded to handle additional capacity. In the case of the Lakemont WWTP, this expansion has previously happened 7 times and the District is currently preparing construction plans for expansion #8. In addition to the capacity expansion, the District is replacing the original metal tanks and replacing them with concrete tanks. Also, to keep start-up costs down developers will sometimes install less expensive metal tanks on a temporary basis until the ultimate concrete tanks can be built. It's possible future expansions of the WWTP will be needed to keep up with increased capacity demands. A recorded access easement (F.N. 2018135789) is providing access to the WWTP across an HL&P fee strip (Vol. 626 Pg. 281 F.B.C.D.R.) and ultimately to the Westpark Tollway through a future proposed access easement. This proposed access easement will be recorded prior to or simultaneously with the recordation of this plat. Without a recorded plat of the WWTP the construction plans for the 8th expansion cannot be approved. If the plans cannot be approved the capacity expansion and tank replacement cannot take place. If the capacity cannot be expanded any future development in the District would not be possible as the WWTP could not handle the additional capacity demands. Therefore, approval of the variance is of sound public policy and will enable the District to handle additional and future demands.

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



The land-locking of the WWTP property by the HL&P tract was not created by the property owner. The District has the right, per deed, to place and maintain an access road across the HL&P fee strip.

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

The District has and will continue to maintain the all-weather access road across the HL&P fee strip and within Reserve "H" of Lakemont Court Sec. 1. The District's right to cross the HL&P fee strip cannot be removed or abandoned by anyone except the District therefore their access rights will remain as long as the WWTP is owned and operated by the District.

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

District personnel and the District Operator's are the only people that use the access road and there is a locked access gate at the entrance to the WWTP site itself therefore the 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 configuration of the WWTP, the adjoining properties, the need to address future capacity and maintenance, and the access rights of the District across the HL&P tract are the justification of this request.

# Houston Planning Commission

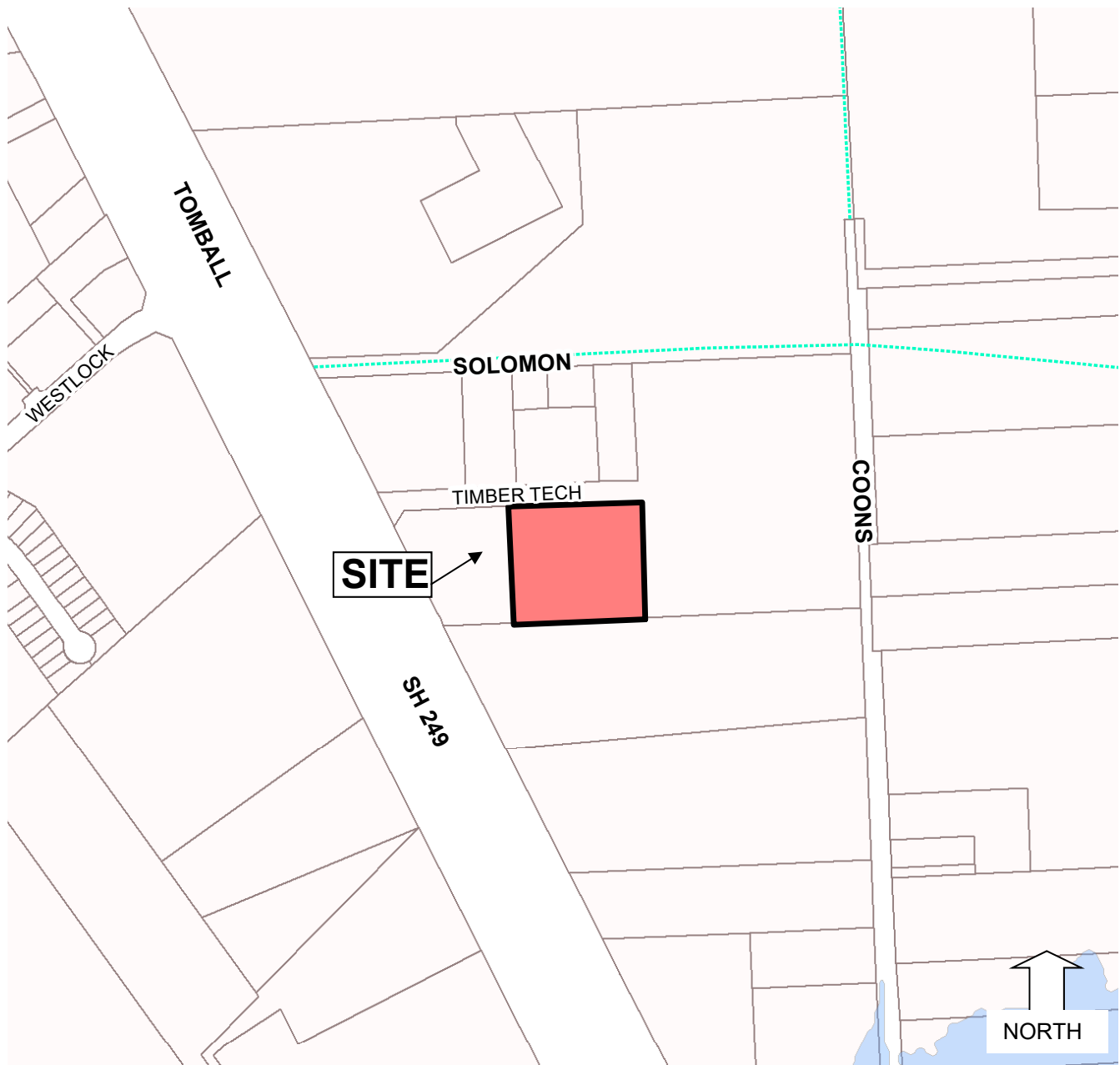
**ITEM: 110**

Planning and Development Department

Meeting Date: 2/28/2019

**Subdivision Name: Little Woodrows Timber Tech**

**Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying**



**D – Variances**

**Site Location**

# Houston Planning Commission

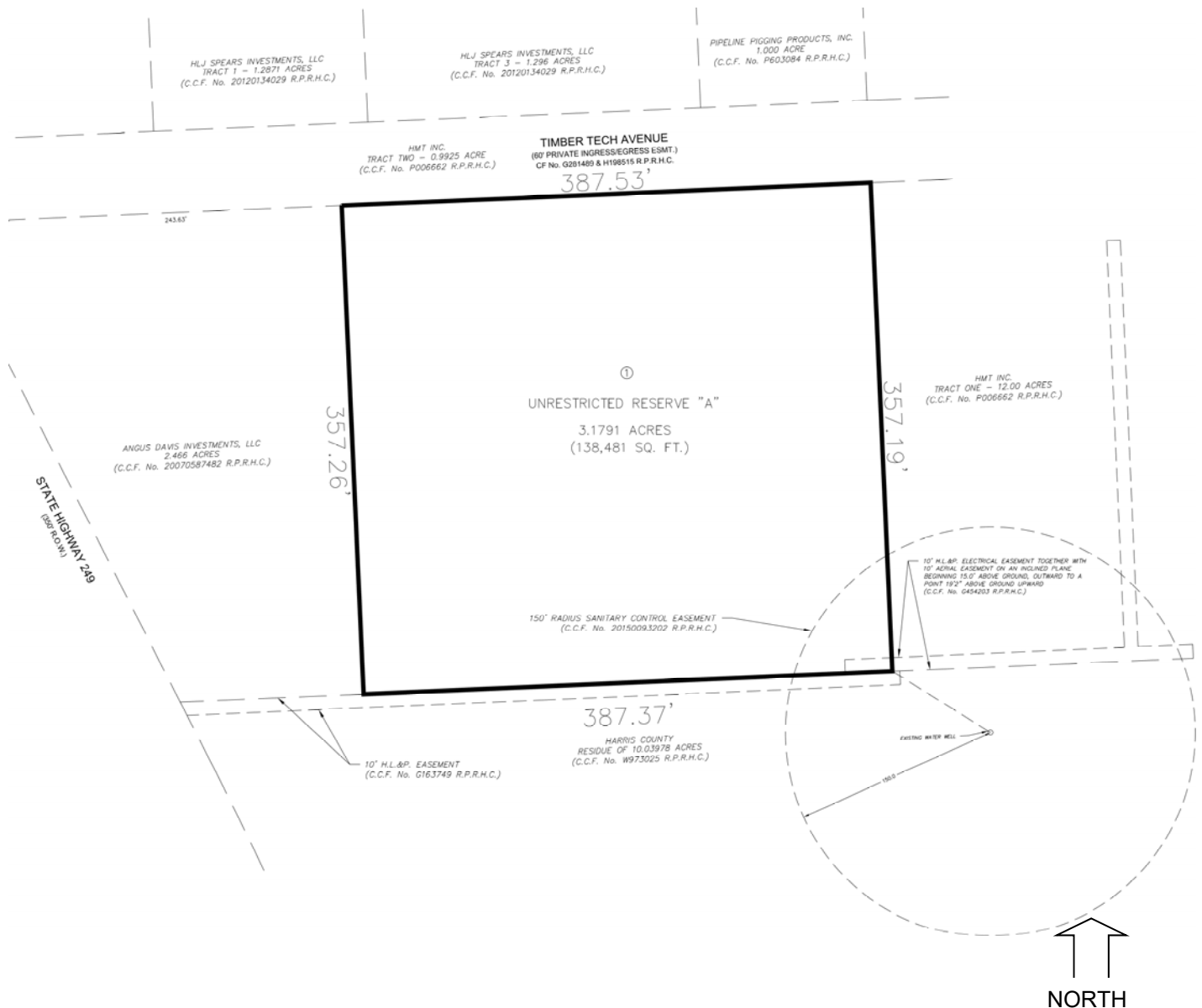
## ITEM: 110

Planning and Development Department

Meeting Date: 2/28/2019

**Subdivision Name: Little Woodrows Timber Tech**

**Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying**



**D – Variances**

**Subdivision**

# Houston Planning Commission      ITEM: 110

**ITEM: 110**

## Planning and Development Department

**Meeting Date: 2/28/2019**

**Subdivision Name: Little Woodrows Timber Tech**

**Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying**



## D – Variances

# Aerial





**Application Number:** 2019-0173

**Plat Name:** Little Woodrows Timber Tech

**Applicant:** John G. Thomas and Associates, Inc. dba Thomas Land Surveying

**Date Submitted:** 01/22/2019

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

**Specific Variance is being sought and extent of variance:**

To take access from an access easement instead of a public street for an unrestricted reserve.

**Chapter 42 Section:** 190

**Chapter 42 Reference:**

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: 60 feet of street frontage along a public street is required for an unrestricted reserve.

### **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 for the owner. Timber Tech Avenue is a paved road used to access the project site as well as other businesses along the street. The owner should be able to plat his property, develop his property, and use the existing road for ingress/egress. The road is a 60-foot wide Ingress/Egress Easement dedicated by Clerk's File No G281489 and H198515 by Deed. The deeds grant access to the adjacent land owners and their successors and assigns along Timber Tech for vehicular traffic with free unobstructed and unrestricted right of access.

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

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

The applicant did not create the hardship. Access to his site is granted by the easements listed above. When the applicant purchased the property he had access to an easement and a paved road to access his site. Typically, right-of-ways are considered easements and not owned by the state or county. If they are ever abandoned the owners on either side of the street get half of the right-of-way. Same as the easement for Timber Tech

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

The intent will be maintained. The purpose of this chapter is to provide access to and from adjacent lands through a paved roadway. The existing road is maintained and has a dedicated easement. Land owners and patrons/customers have access to the adjacent lands through the existing road. The road has a stop sign at SH249 and a dedicated street name and sign.

**(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. The adjacent road and easement is a maintained asphalt road with a stop sign at the intersection with SH249, dedicated street name with a sign, has safety guard rails, lighting, utilities, and driveways into existing properties. The road is not gated so Fire, Police, and EMS have free access to the road and adjacent land owners.

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

Economic hardship is not the sole justification. The owner is not being asked to build a road or purchase any property. There is no expense associated with our request for the variance. The owner is trying to plat their property so it can be developed. The road is existing and there is a dedicated easement for ingress/egress.

# Houston Planning Commission

ITEM: 111

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Makenzie Highlands (DEF 1)

Applicant: The Interfield Group



D – Variances

Site Location

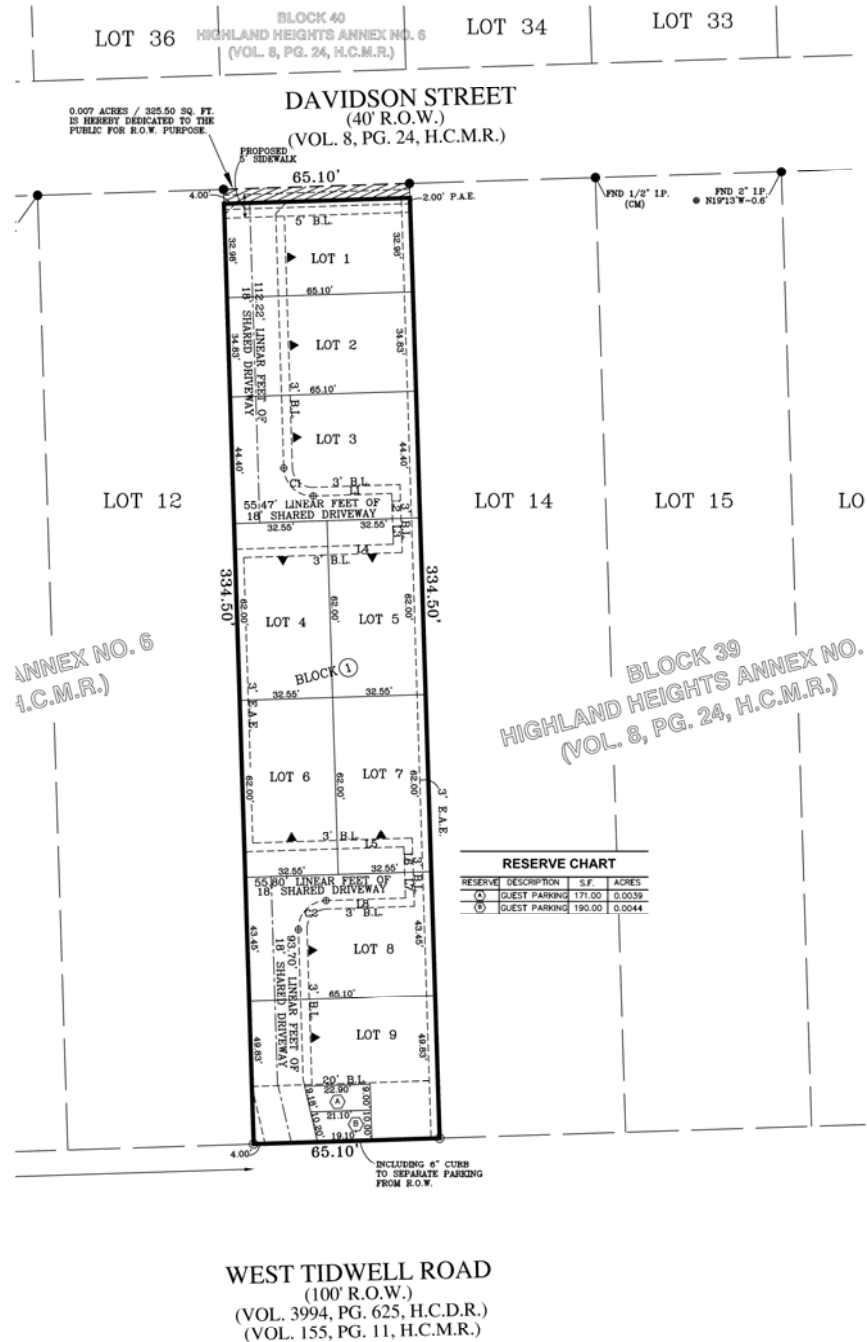
# Houston Planning Commission

## ITEM: 111

Planning and Development Department Meeting Date: 02/28/2019

Subdivision Name: Makenzie Highlands (DEF 1)

Applicant: The Interfield Group



D – Variances

Subdivision



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# Houston Planning Commission

# ITEM: 111

Planning and Development Department

Meeting Date: 02/28/2019

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Subdivision Name: Makenzie Highlands (DEF 1)

Applicant: The Interfield Group



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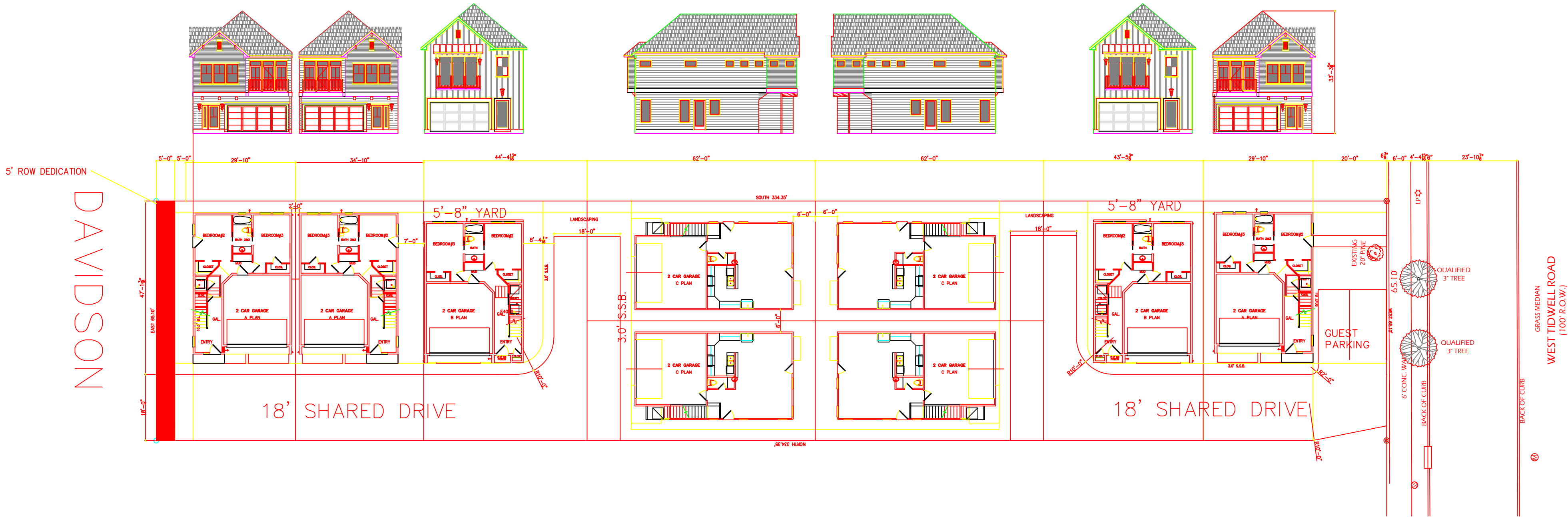
## D – Variances

## Aerial

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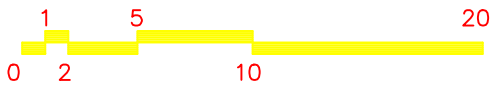






## SITE PLAN

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



NOTE! BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING LINES AND SETBACK LINES PRIOR TO CONSTRUCTION

PRESTON WOOD & ASSOCIATES, L.L.C.  
500 Lovett Blvd., Suite 250 Houston, TX 77060  
phone: 713.522.2724  
www.jackprestonwood.com  
Jack Preston Wood PBD Certification: 12/12/2018  
AMERICAN INSTITUTE OF BUILDING DESIGNERS

REDRAW #			
DESIGNER:	DATE:	PRODUCTION 4:	DATE:
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 1:	DATE:	SENT TO ENGINEER:	DATE:
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 2:	DATE:	CORRECTIONS:	DATE:
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 3:	DATE:	CHECKED:	DATE:
XXX	X-X-XX	XXX	X-X-XX

## SITE NOTES

- 1) ALL DRAWINGS PRESENTED HERE REFERENCES THE 2012 IRC AND 2012 IBC BUILDING CODES W/CITY OF HOUSTON AMENDMENTS.
- 2) FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12" ABOVE THE TOP OF THE NEAREST SANITARY SEWER MANHOLE COVER. QUALIFIED ENGINEER TO DETERMINE FINAL SLAB ELEVATION AND PROVIDE A SITE GRADING PLAN OR PER LOCAL AUTHORITY.
- 3) ELEVATION OF THE NEAREST SANITARY SEWER MANHOLE COVER IS ASSUMED TO BE 100.0'. CURB ELEVATION (AS REFERENCED) TAKEN FROM TOP OF THE CURB.
- 4) BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING, BLOCK FACE, AND SETBACK LINES PRIOR TO CONSTRUCTION.
- 5) PLUMBER TO CONNECT INTO EXISTING SANITARY SEWER. PIPING TO BE SCH. 40 P.V.C. (OR EQ.) INSIDE PROPERTY, AND CONCRETE PIPING IN THE R.O.W. OR EASEMENT. SEE PLAN FOR SIZES.
- 6) PLUMBER TO DETERMINE LOCATION OF WATER METER AND TO CONTACT THE LOCAL AUTHORITY TO CONNECT. WATER PIPE AND METER SIZES TO CONFORM WITH 2012 U.P.C. PIPING TO BE SCH. 40 P.V.C. (OR EQ.) SEE PLAN FOR SIZES. ABOVE GRADE "ELBOWS" ALLOWED FOR WATER AND GAS LINES ENTERING THE BUILDING PROPER (ONLY).
- 7) ELECTRICIAN TO RUN THREE UNDERGROUND CONDUITS FROM SOURCE POLE OR TRANSFORMER TO GARAGE FOR: A) ELECTRIC SERVICE. B) COMMUNICATION SERVICE. C) ENTERTAINMENT SERVICE. AT THE SAME LOCATION, PROVIDE CONDUITS IN SLAB, PRIOR TO POUR, TO MINIMIZE ABOVE GRADE "ELBOWS" ENTERING THE BUILDING PROPER.
- 8) ALL DRAINAGE AND RUNOFFS SHALL BE COLLECTED ON SITE IN AN UNDERGROUND SYSTEM OR DIRECTED ON THE SURFACE TO THE STREET. DRAINAGE AND RUNOFF ARE NOT ALLOWED TO BE DIRECTED ONTO ADJACENT PROPERTIES. SEE SWALE DETAIL. DRAIN PIPING TO BE SCH. 40 P.V.C. (OR EQ.) WHEN AREA DRAINS.
- 9) PROVIDE ONE QUALIFIED TREE PER 5000 SQ. FT. OF LOT SIZE OR ONE QUALIFIED TREE PER FAMILY.
- 10) SHADED AREAS DESIGNATES MINIMUM COMMON AREAS AND/OR PRIVATE UTILITY EASEMENTS (PER APPLICATION). THIS PANEL IS USED AS A GUIDE FOR THE DRAFTING OF THE REQUIRED COMMON AREA AGREEMENT LETTER. THE REQUIRED COMMON AREA AGREEMENT LETTER TAKES PRECEDENCE.
- 11) ALL WATER, SANITARY SEWER, STORM, ELECTRICAL PIPING, AND PAVING LOCATED IN THE COMMON AREA(S) ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 12) SIMILAR LINES (ELECTRIC, WATER, COMMUNICATION, ENTERTAINMENT) OF EACH TYPE CAN BE LOCATED IN THE SAME DITCH PROVIDED ALL LINES ARE SLEEVED THE ENTIRE RUN, OR MAINTAIN MINIMUM 36 INCH SPACING BETWEEN ALL LINES.
- 13) ALL PIPING IN THE R.O.W. SHALL BE REINFORCED CONCRETE.
- 14) PROVIDE MINIMUM 12" CLEARANCE OF A/C PADS TO ANY VERTICAL SURFACE, WITH MINIMUM 18" BETWEEN A/C PADS, AND A 30" MINIMUM SERVICE AREA.
- 15) ALL FENCING ALONG PROJECT BOUNDARY, AGAINST AN ADJACENT PROPERTY, TO BE MIN. 6 FOOT WOOD FENCE. ANY FENCE SHOWN AGAINST THE R.O.W. TO BE METAL AND CAN BE PLACED AGAINST THE PROPERTY LINE PROVIDED THE 6 FOOT MIN. METAL FENCE IS 25K OR LESS OBSCURE (3/4 INCH BARS OR TUBES PLACED 4 TO 5 INCHES ON CENTER), OTHERWISE PLACE FENCE A MINIMUM OF 2 FOOT AWAY FROM THE PROPERTY LINE THAT IS AGAINST THE R.O.W..

C.O.H. RESIDENTIAL TREE REQUIREMENTS:  
LOTS < 5000 S.F. - 1 TREE REQUIRED  
LOTS > 5000 S.F. - 2 TREE REQUIRED  
1 TREE MINIMUM REQUIRED IN R.O.W.

COMMON DRAINAGE AGREEMENT BY OTHERS IF REQUIRED  
ADDRESS ASSIGNMENTS BY OTHERS.

## SITE SYMBOLS

ELEVATION MARK	SITE AREA DRAIN
ELECTRICAL METER	PHONE STUB
WATER METER	SEWER CLEAN OUT
GAS METER	HOSE BIB
FIRE WALL (TYPE)	A/C PAD
	POOL EQUIP.

## LOT CALCULATIONS

LOT SIZE:	7200
BUILDING FOOTPRINT:	2220
% OF BUILDING COVERAGE:	30.83%
INTERIOR LOT: MAXIMUM ALLOWABLE COVERAGE IS 60% CORNER LOT: MAXIMUM ALLOWABLE COVERAGE IS 75%	
DRIVE & WALKS:	409
TOTAL IMPERVIOUS COVERAGE:	2629
TOTAL % OF LOT COVERAGE:	36.51%
MAXIMUM ALLOWABLE COVERAGE IS 75% BEFORE DETENTION IS REQUIRED	

## AI VAN NESS

SUBDIVISION SECTION LOT BLOCK  
772 DAVIDSON

JOB #  
E8180

2 OF XX

NOT FOR CONSTRUCTION  
DESIGN SCHEMATIC

ISSUE DATE: 12 December 2018





**Application Number:** 2019-0257

**Plat Name:** Makenzie Highlands

**Applicant:** The Interfield Group

**Date Submitted:** 02/04/2019

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

**Specific Variance is being sought and extent of variance:**

To allow a 20' building line along W. Tidwell Road, a major thoroughfare

**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;**

Makenzie Highlands is located North of W Tidwell Road, west of North Shepherd Drive, East of Beall Street and South of Davidson Street. The new townhomes development will consist of nine (9) residences accessing the public street through shared driveways. Davidson Street is a 40' right of way, so 5' strip of land is being dedicated along the north property line. This strip of land denies owner use of 325.50 SF of land, which in turn, denies yard space for future residents. A 20' building line is not being requested to add for more square footage to the homes, but to provide the planned yard space to future residents. Granting of the variance will allow Makenzie Highland to enhance the beautification of this block face, and provide future residents more green space: Please note the following: • Proposed building will set approximately 31' from edge of pavement and back of curb. • The development is designed so that only four (4) residences take access from Davidson Street and five (5) will take access from W. Tidwell Road. • Developments providing shared driveway access to a major thoroughfare typically are granted setbacks of 15 feet or less, under certain conditions. Makenzie Heights would like to be allowed a 20' building line along W. Tidwell Road to provide future residents additional yard space. • Makenzie Heights will assist in the beautification of the block face by providing a 6' sidewalk along W. Tidwell and 5' sidewalk along Davidson Street. In order to provide a sidewalk along Davidson Street, a 2' pedestrian sidewalk easement is being provided. In addition, Makenzie Heights will provide two (2) guest parking spaces along W. Tidwell and 3" caliper trees along W. Tidwell Road, between edge of pavement and 6' sidewalk, to create a pedestrian buffer. We hope these improvements meet with Staff's and Planning Commissions approval, so as to grant the requested variance.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on prevailing conditions and beautification of the block face.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: 1. An unobstructed 6' sidewalk will be provided along W. Tidwell Road 2. 3" caliper trees along W. Tidwell Road, between edge of pavement and proposed sidewalk, to create a pedestrian buffer. 3. Two (2) guest parking spaces are provided along the shared driveway off W. Tidwell Road. 4. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face.



**(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. Instead, it will make the site layout more practical and beautify the block face, without in any way compromising public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing conditions and beautification of the block face.

# Houston Planning Commission

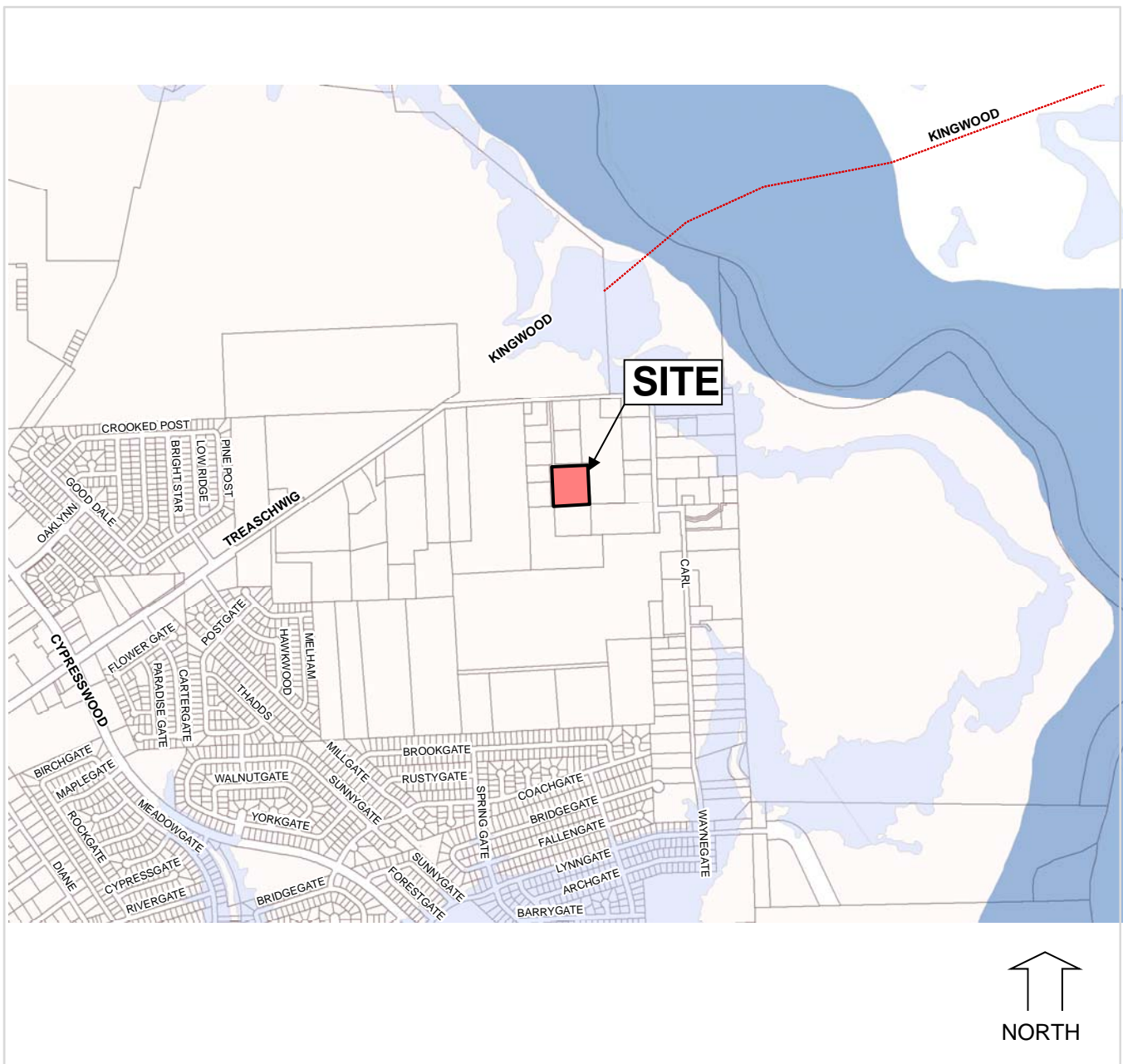
ITEM: 112

Planning and Development Department

Meeting Date: 2/28/2019

Subdivision Name: Spurling Estates (DEF 1)

Applicant: SEM SERVICES.



D – Variances

Site Location

# Houston Planning Commission

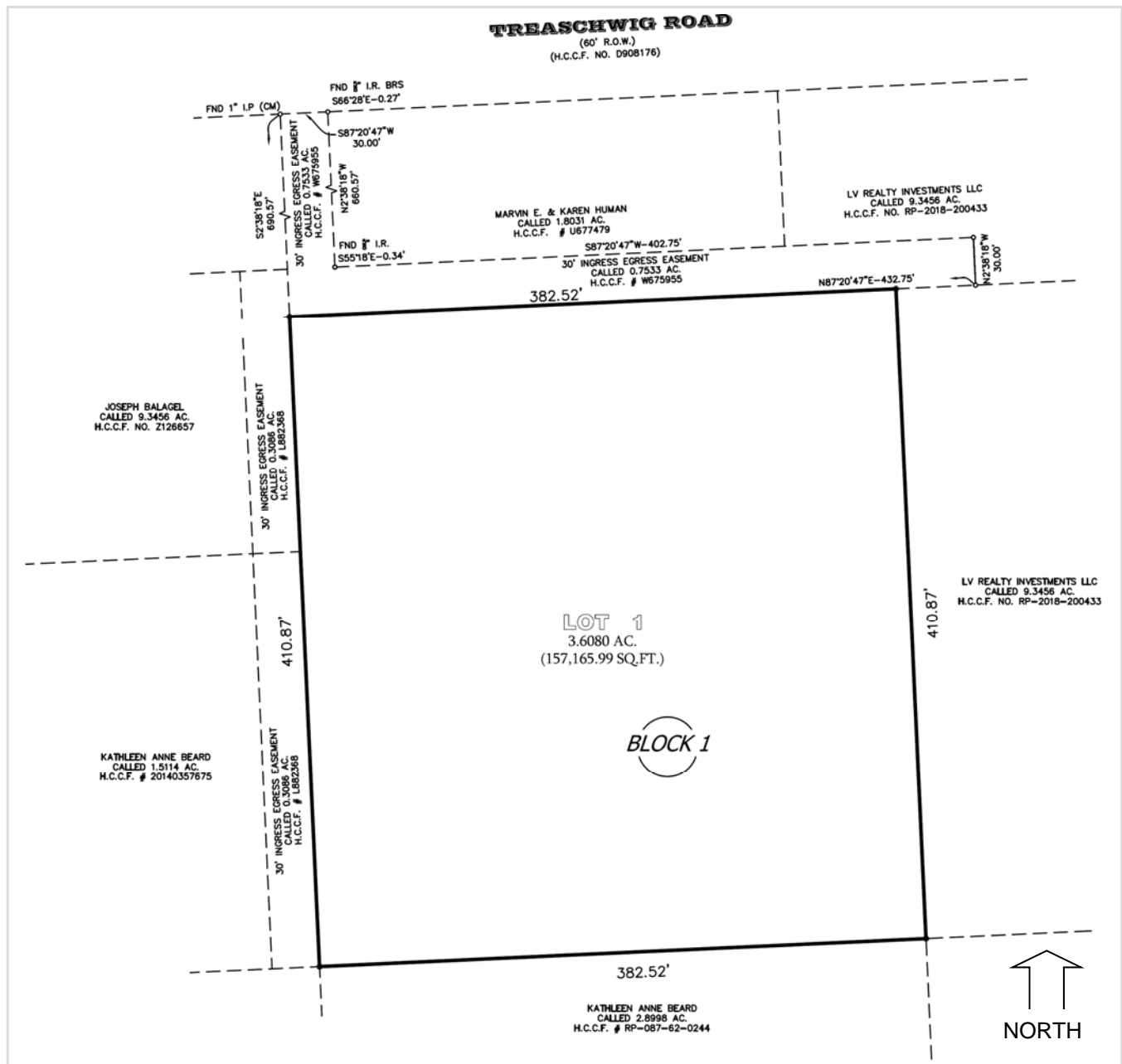
## ITEM: 112

Planning and Development Department

Meeting Date: 2/28/2019

Subdivision Name: Spurling Estates (DEF 1)

Applicant: SEM SERVICES.



D – Variances

Subdivision

# Houston Planning Commission

**ITEM: 112**

Planning and Development Department

Meeting Date: 2/28/2019

Subdivision Name: Spurling Estates (DEF 1)

Applicant: SEM SERVICES.



**D – Variances**

**Aerial**







**Application Number:** 2019-0124

**Plat Name:** Spurling Estates

**Applicant:** SEM SERVICES

**Date Submitted:** 01/21/2019

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

**Specific Variance is being sought and extent of variance:**

A variance is sought for residential lot to take access from a 30' ingress/egress easement

**Chapter 42 Section:** 42-188

**Chapter 42 Reference:**

Sec. 42-188. - Lot access to streets. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

### **Statement of Facts**

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

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

The subject property is located in the extra-territorial jurisdiction of the City of Houston. It is south of Treaschwig and east of Cypresswood. The property owner is proposing a 3.6+ acre single-family lot to build their residence. The property is fronting on an ingress/egress easement instead of a public ROW as required per the ordinance. The ingress/egress road is a 30' right-of-way. The property owner bought the parcel of land recently in 2018. After the access easement was created in approximately 1995. Overall the creation of the access easement was not due to the property owner's responsibility

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

All of the properties, within the immediate boundary, are undeveloped and in a survey/abstract. The property owner did not create the easement; therefore developing a single-family residence should not be prohibited since there is a 30' easement present and acting as a 60' ROW public street giving access to this property and multiple others along the easement.

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

The intent and general purposes of this chapter will be preserved and maintained. The lots will have 30' road access acting as a public street as it has been for over 20+ years.

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

The 3.6+ acre lots provide sufficient are for water well and septic. The proposed single-family residence will comply with all requirements per Harris County Engineering's Office.

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

Economic hardship is not the sole justification of the variance. Ingress/egress easements are consistent with lot access in the area and the existing character of this area of rural Harris County.

# Houston Planning Commission

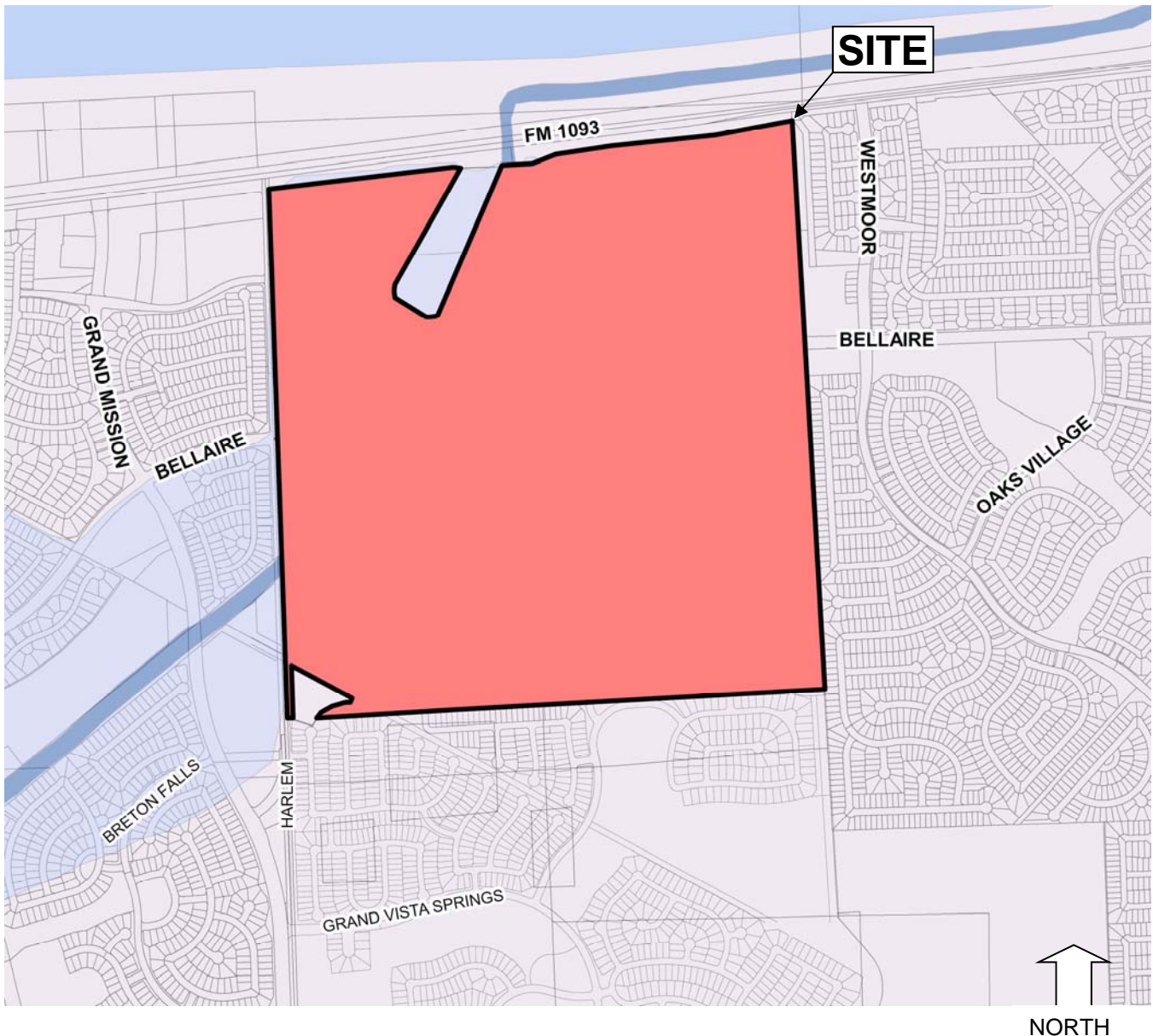
**ITEM: 113**

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Lakeview Retreat GP

Applicant: META Planning + Design, LLC



**E – Special Exceptions**

**Site Location**

# Houston Planning Commission

## ITEM: 113

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Lakeview Retreat GP

Applicant: META Planning + Design, LLC



E – Special Exceptions

Subdivision



# Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Lakeview Retreat GP

Applicant: META Planning + Design, LLC



E – Special Exceptions

Aerial





a special exception exhibit for  
**LAKEVIEW  
 RETREAT GP**  
 prepared for

**D-R HORTON** DRI NYSE  
*America's Builder*

**META**  
 PLANNING + DESIGN

24275 Katy Freeway, Ste. 200  
 Katy, Texas 77494  
 Tel: 281-810-1422

SCALE  
 0 50 100 200

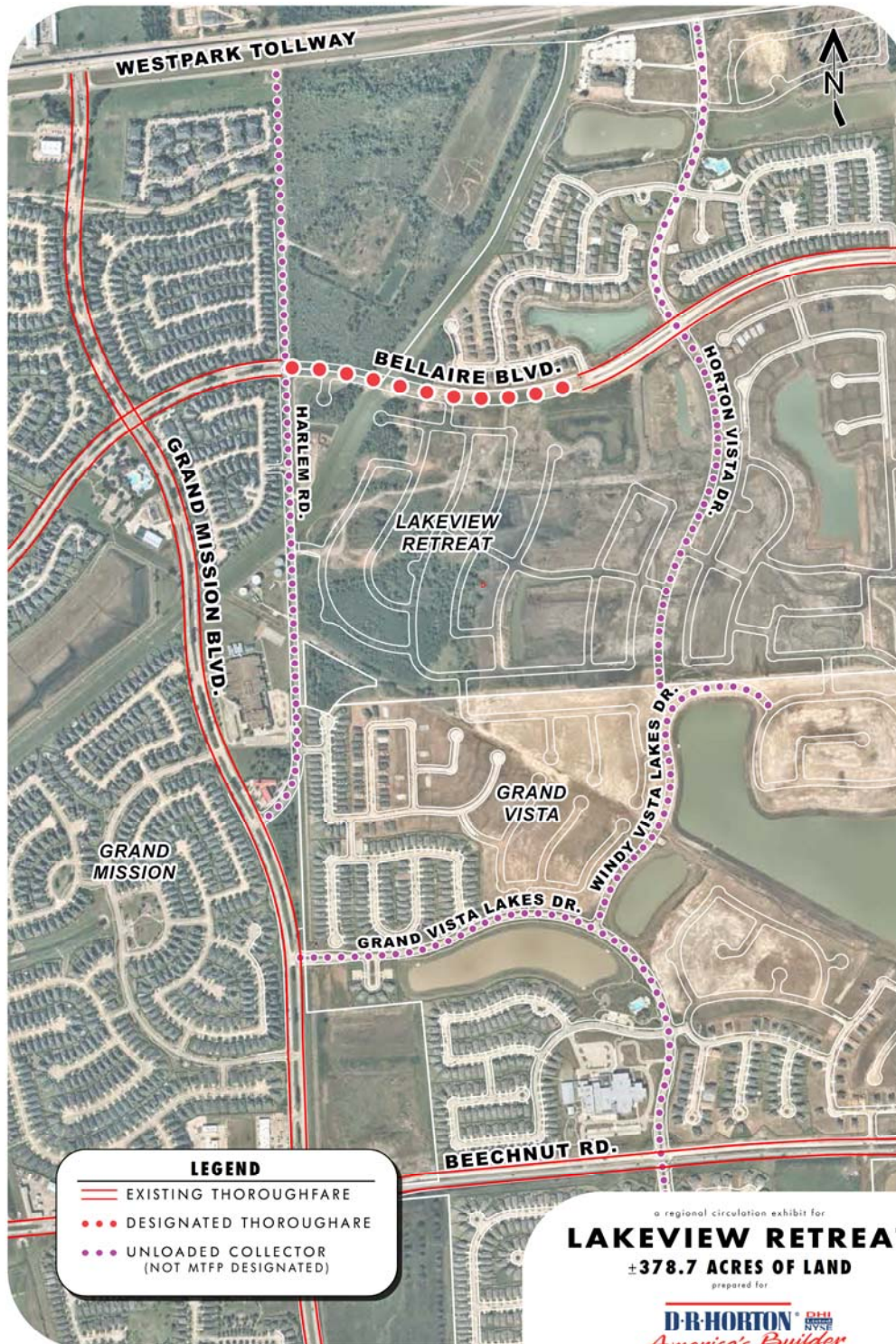
MTA-21030  
 FEBRUARY 18, 2019

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META PLANNING + DESIGN

META PLANNING + DESIGN  
 2018-02-18



**LEGEND**

- EXISTING THOROUGHFARE
- ... DESIGNATED THOROUGHFARE
- ... UNLOADED COLLECTOR (NOT MTFP DESIGNATED)

a regional circulation exhibit for  
**LAKEVIEW RETREAT**  
 ±378.7 ACRES OF LAND  
 prepared for



24275 Katy Freeway, Ste. 200  
 Katy, Texas 77494  
 Tel: 281-810-1422



MTA-1-516  
 FEBRUARY 14, 2019

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## SPECIAL EXCEPTION Request Information Form

**Application Number:** 2019-0298

**Plat Name:** Lakeview Retreat GP

**Applicant:** META Planning + Design, LLC

**Date Submitted:** 02/17/2019

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

**Specific requirement for which the special exception is being sought:**

To allow an intersection spacing of  $\pm 1860'$  along the west side of Horton Vista Drive, between Bellaire Blvd and proposed Chalcedony Drive, the entrance to Lakeview Retreat Sec 5.

**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;**

Lakeview Retreat is a  $\pm 378.7$ -acre developing single-family residential community located southwest of central Houston along the south side of Westpark Tollway, east of Grand Mission Boulevard. The community is bisected east-to-west by major thoroughfare Bellaire Blvd. The developer has also provided a north-south unloaded collector street, Horton Vista Drive, extending from the Westpark Tollway to the southern project boundary, where it ties into another unloaded collector street in the Grand Vista community to the south. A large detention pond is proposed for future development on the southwest corner of the intersection of Bellaire Blvd and Horton Vista Drive. South of the detention pond is a section of single-family homes, Lakeview Retreat Sec 5. The proposed entrance to Sec 5 is approximately  $\pm 1858'$  from Bellaire Blvd, measuring along the centerline of Horton Vista Drive. This is a 32.7% deviation from the 1400' intersection spacing requirement. However, the curvilinear nature of the proposed street pattern means that the block narrows to less than 1400' on the west; the intersection spacing is more a result of the irregular shape of the block. Additionally, the proposed collector street network provides superior circulation for the area, creating a block bounded by major thoroughfares and collector streets similar to the conditions of 42-128(a)(2) for intersection spacing on collector streets. And the detention pond, required for project development, ranges 600'-900' in width at the corner, comparable to the conditions of 42-130 (a)(6) for intersection spacing along detention and drainage facilities. Altogether, these conditions prove that the requested intersection spacing is in keeping with the intent of the ordinance and is not a hazard to the public health, safety, or welfare.

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

The proposed intersection spacing achieves a result contemplated by the standards of Chapter 42 regarding intersection spacing along detention facilities and along collector streets.

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

The modification is a 33% deviation from the 1400' intersection spacing.

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

The collector street system will preserve and maintain the intent and general purposes of this chapter.

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



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

## Subdivision

# Houston Planning Commission

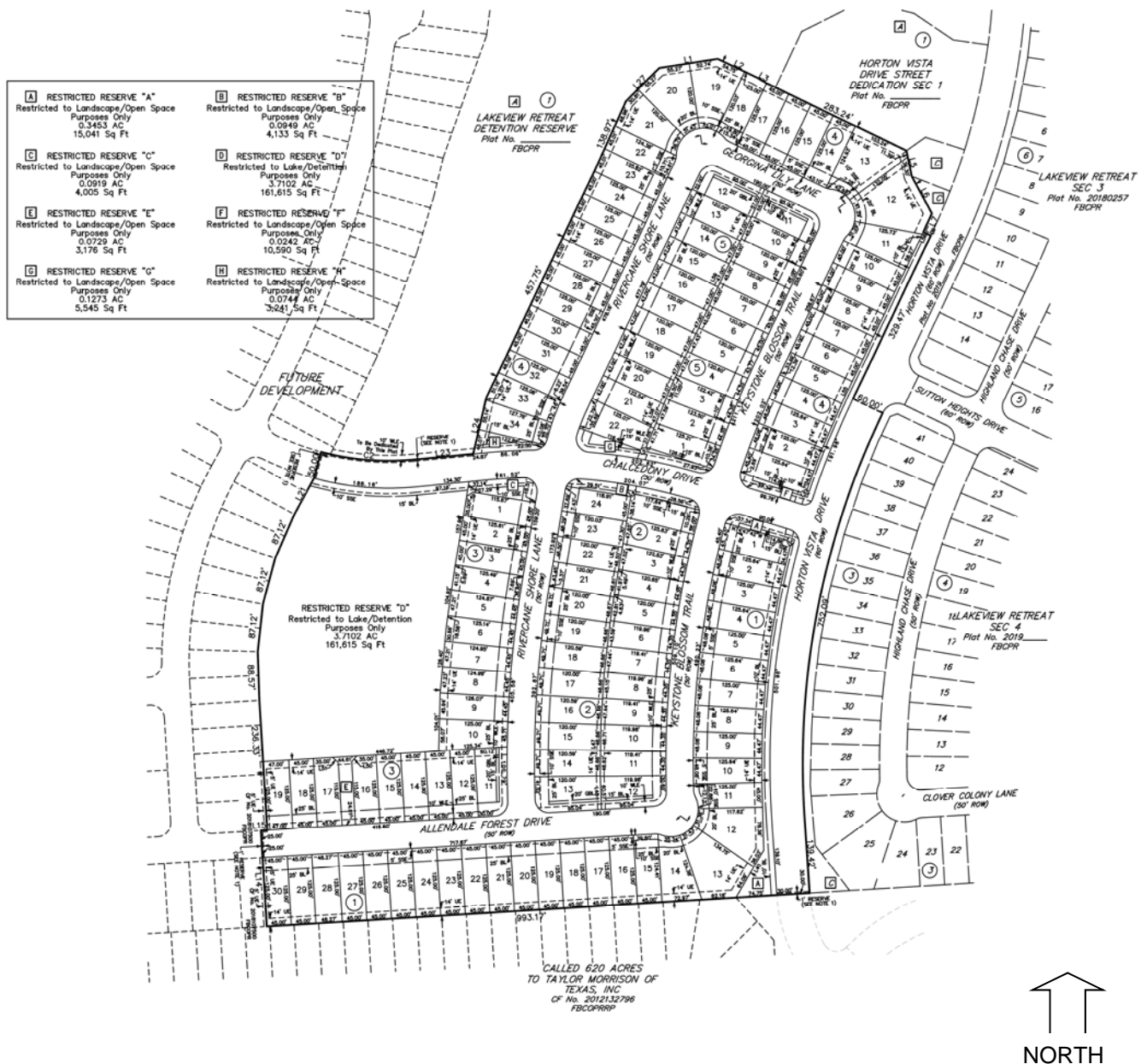
## ITEM: 115

Planning and Development Department

Meeting Date: 02/28/2019

Subdivision Name: Lakeview Retreat Sec 5

Applicant: META Planning + Design, LLC



E – Special Exceptions

Subdivision

# Houston Planning Commission

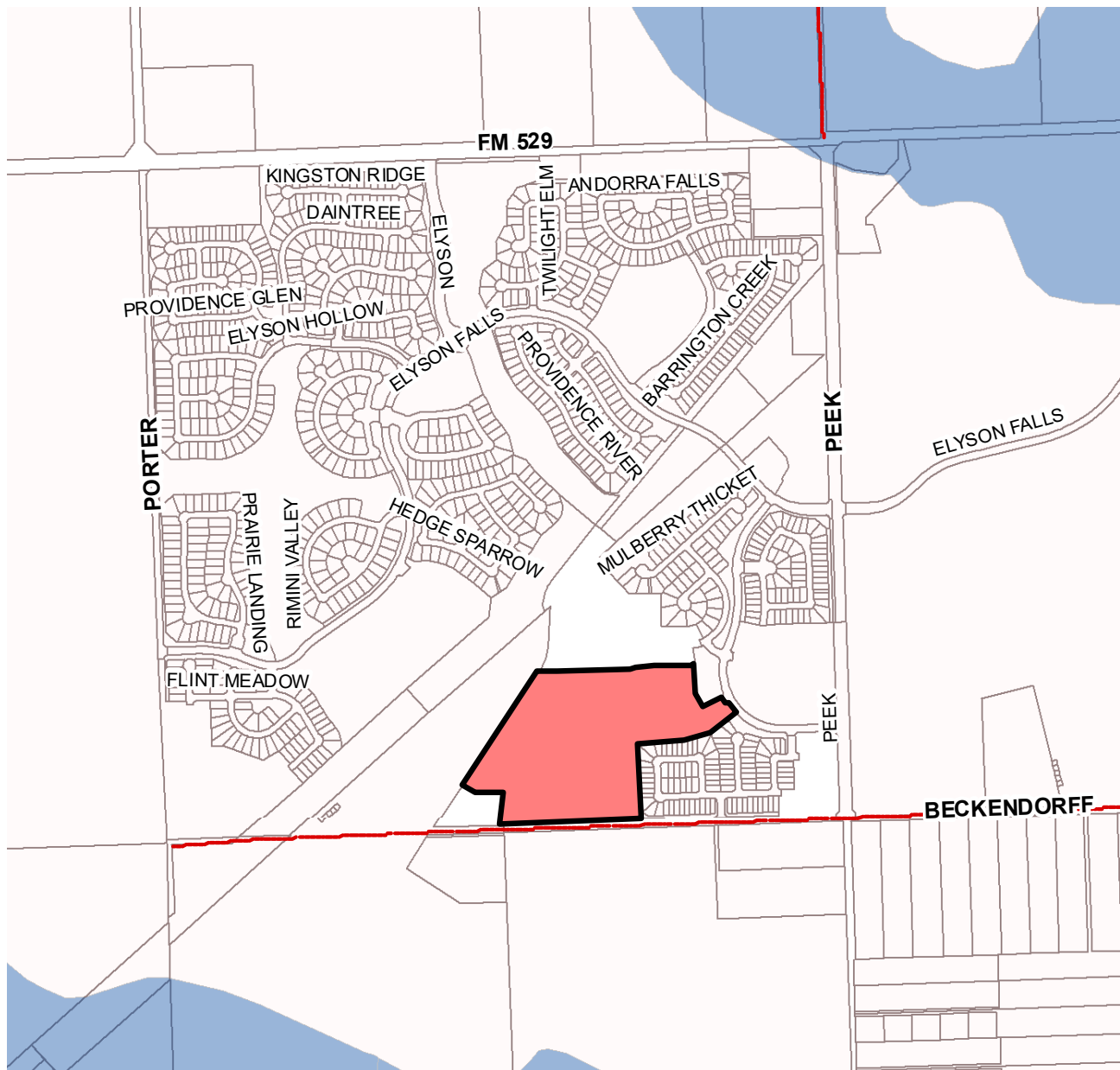
**ITEM: 116**

Planning and Development Department

Meeting Date: 2/28/2019

**Subdivision Name: Elyson Sec 24**

**Applicant: BGE, Inc. - Katy**



**F- Reconsideration of Requirements**

**Site Location**



# Houston Planning Commission

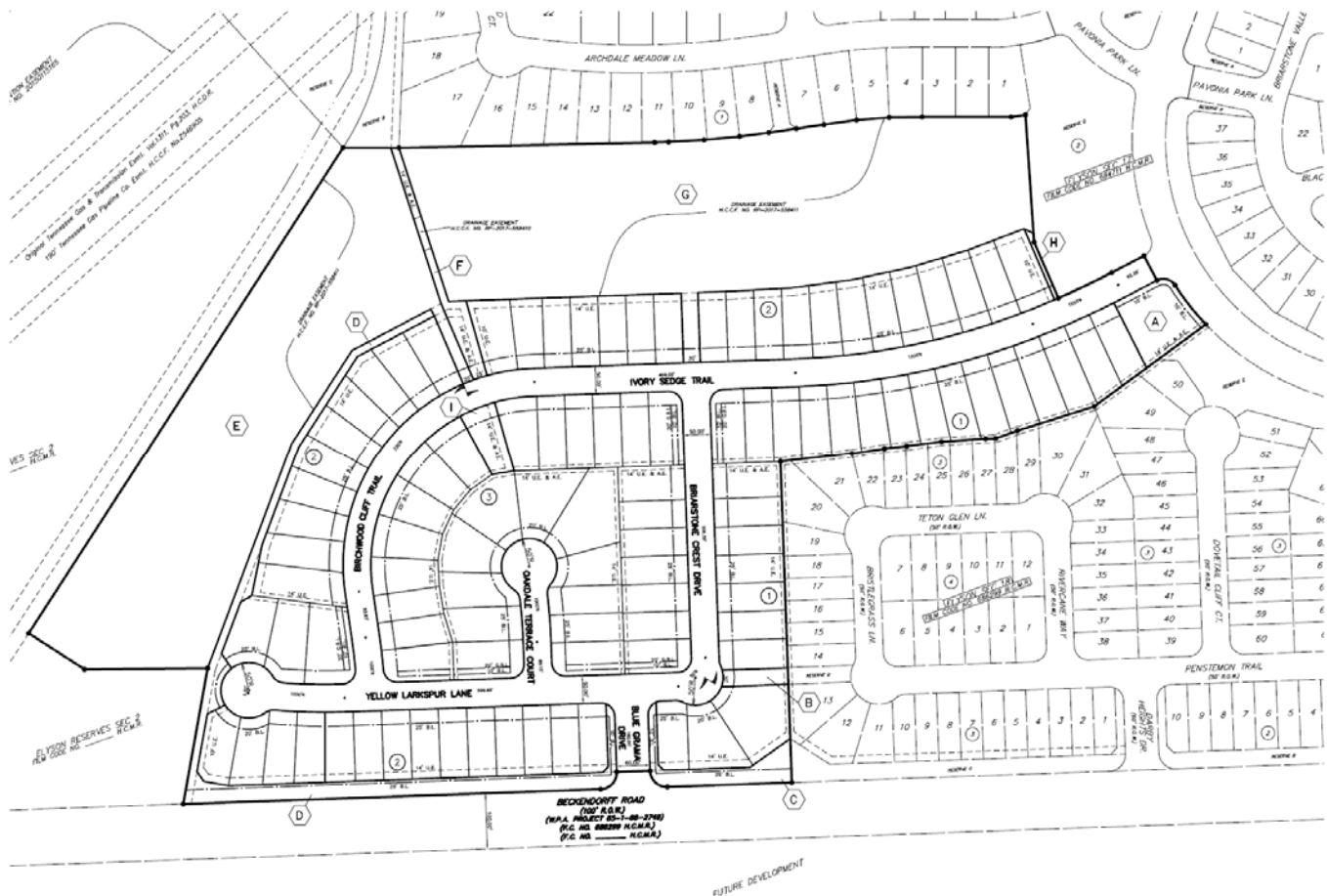
## ITEM: 116

Planning and Development Department

Meeting Date: 2/28/2019

Subdivision Name: Elyson Sec 24

Applicant: BGE, Inc. - Katy



F- Reconsideration of Requirements

Subdivision

# Houston Planning Commission

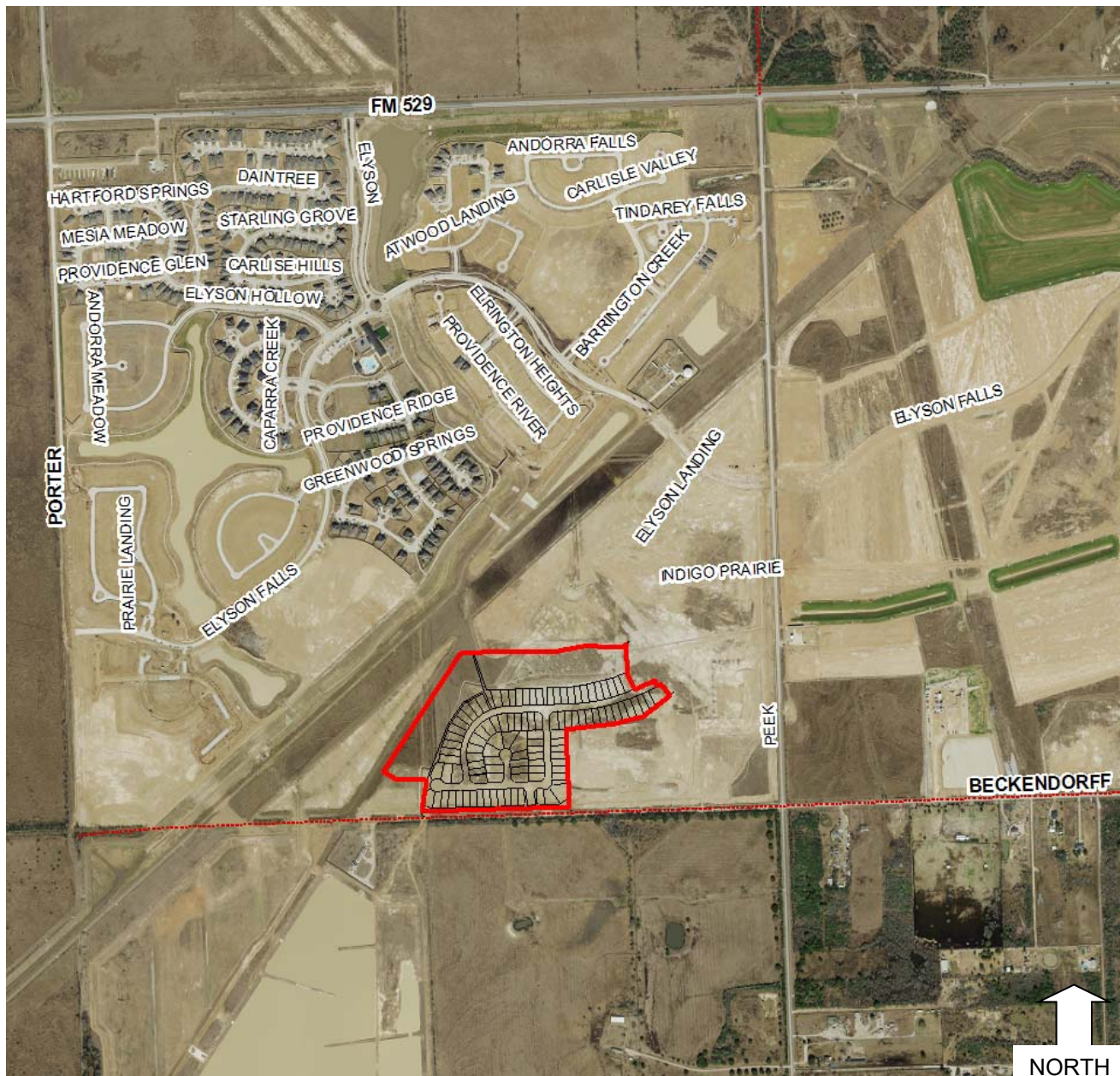
ITEM: 116

Planning and Development Department

Meeting Date: 2/28/2019

Subdivision Name: Elyson Sec 24

Applicant: BGE, Inc. - Katy



F- Reconsideration of Requirements

Aerial



## RECONSIDERATION OF REQUIREMENT Request Information Form

**Application No:** 2019-0333  
**Plat Name:** Elyson Sec 24  
**Applicant:** BGE, Inc. - Katy  
**Date Submitted:** 02/18/2019

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

**Specific requirement or condition being sought:**

To allow an intersection spacing of approximately 3,322 feet between Porter Road and the previously approved Blue Grama Drive along Beckendorff Road.

**Chapter 42 Section:** 127

**Chapter 42 Reference:**

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

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

**STATEMENT OF FACTS:**

Elyson is a ±3,640-acre master planned community located west of the Grand Parkway and north of Interstate 10, along the north side of major thoroughfare Beckendorff Road and east of major thoroughfare Katy Hockley Road. The community is north of the Ventana Lakes development and east of the Katy Lakes development. The property is encumbered by multiple pipeline easements, utility easements, existing drainage ditches and easements, including portions of Bear Creek, and considerable drainage and detention requirements impacting the regional drainage system. Nearly all single-family sections north of Beckendorff Road are either recorded or under construction, and the next section of development is proposed directly north of Beckendorff Road. The subject plat includes the extension of Blue Grama Drive, which was approved as a stub in the Beckendorff Road Street Dedication Sec 1 plat. Elyson Sec 24 lies just east of a 250' overflow channel within a recorded detention easement, a group of pipelines measuring approximately 200' in width, a second overflow easement over 300' in width, and a second pipeline measuring approximately 50' in width, for a total width of approximately 800' in width of encumbrances. The aforementioned easements are within the plat boundary of the Elyson Reserves Sec 2 final plat which was granted approval by the City of Houston Planning Commission on January 31, 2019. Finally, within the Elyson Sec 24 plat boundary on the west side of Lots 15-27 Block 2 is a detention pond situated within a recorded detention easement. The existing conditions will prevent a north/south street connection from proceeding north or west of this section, and therefore the deviation is not unreasonable.



## SPECIAL EXCEPTION Request Information Form

**Application Number:** 2019-0333

**Plat Name:** Elyson Sec 24

**Applicant:** BGE, Inc. - Katy

**Date Submitted:** 02/18/2019

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

**Specific requirement for which the special exception is being sought:**

To allow an intersection spacing of approximately 3,322 feet between Porter Road and the previously approved Blue Grama Drive along Beckendorff Road.

**Chapter 42 Section:** 127

**Chapter 42 Reference:**

Sec 42-127. Intersections of major thoroughfares 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

**(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;**

Elyson is a ±3,640-acre master planned community located west of the Grand Parkway and north of Interstate 10, along the north side of major thoroughfare Beckendorff Road and east of major thoroughfare Katy Hockley Road. The community is north of the Ventana Lakes development and east of the Katy Lakes development. The property is encumbered by multiple pipeline easements, utility easements, existing drainage ditches and easements, including portions of Bear Creek, and considerable drainage and detention requirements impacting the regional drainage system. Nearly all single-family sections north of Beckendorff Road are either recorded or under construction, and the next section of development is proposed directly north of Beckendorff Road. The subject plat includes the extension of Blue Grama Drive, which was approved as a stub in the Beckendorff Road Street Dedication Sec 1 plat. Elyson Sec 24 lies just east of a 250' overflow channel within a recorded detention easement, a group of pipelines measuring approximately 200' in width, a second overflow easement over 300' in width, and a second pipeline measuring approximately 50' in width, for a total width of approximately 800' in width of encumbrances. The aforementioned easements are within the plat boundary of the Elyson Reserves Sec 2 final plat which was granted approval by the City of Houston Planning Commission on January 31, 2019. Finally, within the Elyson Sec 24 plat boundary on the west side of Lots 15-27 Block 2 is a detention pond situated within a recorded detention easement. The existing conditions will prevent a north/south street connection from proceeding north or west of this section, and therefore the deviation is not unreasonable.

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

The special exception is within the allowable 33% deviation and will provide a street connection that will meet the intent of the ordinance within the context of the existing conditions and constraints that will uphold the full requirements of this chapter.

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

The modification is a 28% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

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

The proposed configuration of the sections which take access from this connection and the existing conditions that bound the section together preserve and maintain the intent and general purposes of this chapter.

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



The granting of the special exception will allow for a connection that is better suited to traffic circulation within the context and is therefore not injurious to the public health, safety, or welfare.

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 02/28/19

**ITEM: 123**

**Applicant:** DUSTY GEORGE

**Contact Person:** MISSY YOUNG, S&B CONSTRUCTION SERVICES

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1432	77357	5773	256Z	ETJ
SOUTH OF: ROBERTS RD EAST OF: LOOP 494					

**ADDRESS:** 23265 E Community Dr.

**ACREAGE:**

**LEGAL DESCRIPTION:**

0.4490 ACRES BEING KNOWN AS LOT 39 OF OAKLEY-GUBERT UNRECORDED SUBDIVISION OR THE E.N. OAKLEY UNRECORDED SUBDIVISION IN THE WILLIAM SMITH SURVEY, ABSTRACT 540 IN MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home

## STAFF REPORT

**STAFF RECOMMENDATION:**

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

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

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

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 02/28/19

**ITEM: 124**

**Applicant:** REBECCA HAINES

**Contact Person:** MATTHEW JOHNSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	<b>19-1433</b>	77357	5874	257M	ETJ
<b>NORTH OF: FM 1485 WEST OF: DEER</b>					

**ADDRESS:** 20074 S. White Oak Drive

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING LOTS 16 AND 17 OF PEACH CREEK FOREST SEC 1, AN UNRECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home

## STAFF REPORT

**STAFF RECOMMENDATION:**

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

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

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

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 02/28/19

**ITEM: 125**

**Applicant:** DANIEL DIAZ

**Contact Person:** CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	<b>19-1434</b>	77365	5671	295M	ETJ
<b>NORTH OF:</b> MILLS BRANCH <b>WEST OF:</b> US 59					

**ADDRESS:** 24410 Timber Lane

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING LOTS 2 AND 3 IN BLOCK 3 OF PORTER TERRACE, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home

## STAFF REPORT

**STAFF RECOMMENDATION:**

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

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

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

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 02/28/19

**ITEM: 126**

**Applicant:** ERIK JOHNSON

**Contact Person:** ERIK JOHNSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>SOUTH OF: N. PARK EAST OF: LOOP 494</b>	<b>19-1435</b>	77339	5770	296T	ETJ

**ADDRESS:** 1424 N. Park Drive

**ACREAGE:**

**LEGAL DESCRIPTION:**

A TRACT OF LAND CONTAINING 2.5080 ACRES OUT OF THE ORIGINAL O.H. NEEDHAM 20 ACRE TRACT DESCRIBED IN VOLUME 194, PAGE 522 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Business

## STAFF REPORT

**STAFF RECOMMENDATION:**

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

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

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

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

## CERTIFICATE OF COMPLIANCE

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 02/28/19

**ITEM: 127**

**Applicant:** RAQUEL RODEA

**Contact Person:** RAQUEL RODEA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>SOUTH OF: FM 1314 EAST OF: SORTERS</b>	<b>19-1436</b>	77365	5672	295H	ETJ

**ADDRESS:** 23899 Mary Lane

**ACREAGE:**

**LEGAL DESCRIPTION:**

LAND LOT A063, TAYLOR GREEN TRACT 9A A-0.257 ADDITION, CITY OF PORTER, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Business

## STAFF REPORT

**STAFF RECOMMENDATION:**

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

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

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

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

## CERTIFICATE OF COMPLIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto: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](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
N/A	Adolfo Esquivel	832-875-4667	<a href="mailto:1918wheeler@gmail.com">1918wheeler@gmail.com</a>		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1918 Wheeler Street	18139723	77004	5356	493X	D
HCAD ACCOUNT NUMBER(S):		052145000001			
PROPERTY LEGAL DESCRIPTION:		Lot 12 & Tract 11 Block 11 Almeda Place			
PROPERTY OWNER OF RECORD:		Adolfo & Cristina Esquivel			
ACREAGE (SQUARE FEET):		6,121 square feet			
WIDTH OF RIGHTS-OF-WAY:		Wheeler Street (80 feet); Chartres Street (80 feet)			
EXISTING PAVING SECTION(S):		Wheeler Street (36 feet); Chartres Street (34 feet)			
OFF-STREET PARKING REQUIREMENT:		2 vehicles			
OFF-STREET PARKING PROVIDED:		2 vehicles			
LANDSCAPING REQUIREMENTS:		2 trees			
LANDSCAPING PROVIDED:		2 trees			
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:		Vacant			
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:		Single-family residential; 3,600 square feet			

**PURPOSE OF VARIANCE REQUEST:** 1) To allow a 20' building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Wheeler Street.

**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.

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 is greater than one acre in size; and (2) 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.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

When we started looking for a lot to build our home we first came across 1615 Bass Street Houston, TX 77007. A small narrow lot located at the corner of I-10 West Freeway and Bass Street. Being next to the freeway, our realtor advised us to seek the guidance of the City Planning Department. After the first visit, we discovered the power of the planning department as they advised us that the 25' lot had a 25' setback due to I-10 being a major thoroughfare.

We then came across 1918 Wheeler Street and fell in love with the lot. We did our due diligence and used the resources available before purchasing it by seeking the advice of a city planner and there was no mention of Wheeler being a major thoroughfare. Based on this information, we purchased the lot and designed our house and submitted our plans on December 6, 2018.

On January 2, 2019, we received our plans back with only two comments from the planning department: (1) the requirement of the 25' setback on Wheeler and (2) the clarification of the two tree requirements for new construction. We were given the option of applying for a setback variance. Throughout the two weeks of getting the setback variance ready for the submittal, we talked to a total of four different planners which all overlooked Chapter 42-188. It wasn't until the day of submitting the setback variance on January 31, 2019, that the fifth planner we talked to, Kathryn Grigsby, mentioned that we also needed to submit a variance for Chapter 42-188 – Access to a Major Thoroughfare. Kathryn advised us to change the driveway to a T-shaped to prevent vehicles backing up into a major thoroughfare. We quickly changed this and submitted both variances on February 1, 2019.

Overall, designing our home has been a yearlong process that included multiple visits to the City Planning Department. Our plans have already gone through the permitting process with no mention of Chapter 42-188. Our current status of the project is one foot in the permitting process and another in the building process with contractors waiting on a construction start date - meaning we had already passed the planning process. By not allowing us these variances, it will be devastating and a major setback to the overall project.

With this being said, during the planning process our intentions were to access to the lot from Chartres Street. All design variations for this concept resulted in either a third of the backyard that we originally anticipated, no backyard, or no garage. Accessing the lot from Wheeler results in the most efficient and practical use of the space for a single-family home. This also allows us to use the backyard to create our inner-city oasis and place where we can create memories and start our family with our two huskies.

We selected this parcel of land because of the established neighborhood. We liked the fact that the homes were not cookie cutter or overwhelming saturated with townhomes. Although each home in this neighborhood is unique, there is a level of consistency and uniformity that adds value to the neighborhood. A 25' set back will create inconsistency with the current neighboring single-family homes which have a setback ranging from 10'-20' and decreasing backyard and living space.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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*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](mailto: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**

42-188 Lot Access to Streets

Accessing the lot through Chartres Street will position the garage in the most inefficient use of the land by creating an awkward floor plan and minimizing the green space. A detached garage on Chartres will deprive the usage of valuable square footage for this site. An attached garage on Chartres will create an awkward floor plan for the desired square footage of the development and will shift most of the house towards the rear giving it an unconventional look from the front.

42-150 Building Lines

Rules created by this chapter will make the proposed project inconsistent to the existing neighboring single-family homes and not uniformed to the overall character of the neighborhood. We are not seeking the minimum building line allowed but rather requesting a setback similar to the existing neighboring single-family homes. A 25' building line will decrease the green space in the backyard and living area for the intended site.

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

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

While planning our home, we sought the guidance and resources of the planning department. We met with the planner of the day on various occasions and these city ordinances were overlooked by multiple planners. It wasn't until the permitting stage when these ordinances were brought to our attention. By granting the variance, we shall change the shape of the driveway from a straight driveway to a T-shaped driveway to not create or impose a hardship of vehicles backing onto a major thoroughfare.

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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

42-188 Lot Access to Streets

The variance request of access to a major thoroughfare will be preserved and maintained by providing a T-shaped turnaround that prevents vehicles from backing onto the major thoroughfare.

42-150 Building Lines

The purpose of this chapter will be preserved and maintained as the proposed development is requesting a setback consistent with the existing neighboring single-family homes. The proposed development will also be providing the required 6' sidewalk and ADA wheelchair ramps at the corner of Wheeler and Chartres Streets.

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

42-188 Lot Access to Streets

The variance request of access to a major thoroughfare will not be injurious to public health, safety, and welfare as this development will provide a T-shaped turnaround that prevents vehicles from backing onto the major thoroughfare.

42-150 Building Lines

The 20' building set back variance request will not be injurious to the public because it will provide a 6' sidewalk and ADA wheelchair ramps at the corner of Wheeler and Chartres Streets.

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

42-188 Lot Access to Streets

When we first bought the lot, our intentions were to access to the lot from Chartres Street. All design variations for this concept resulted in either a third of the backyard that we originally anticipated, no backyard, or no garage. Accessing the lot from Wheeler results in the most efficient and practical use of the space for a single-family home. This also allows us to use the backyard to create our inner-city oasis and place where we can create memories and start our family with our two huskies.

42-150 Building Lines

When searching for a lot for our future home, we selected this parcel of land because of the established neighborhood. We liked the fact that the homes were not cookie cutter or overwhelming saturated with townhomes. Although each home in this neighborhood is unique, there is a level of consistency and uniformity that adds value to the neighborhood. A 25' set back will create inconsistency with the current neighboring single-family homes which have a setback ranging from 10'-20' and decreasing backyard and living space.

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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

**ITEM: 128**

Meeting Date: 2/28/2019

Aerial Map



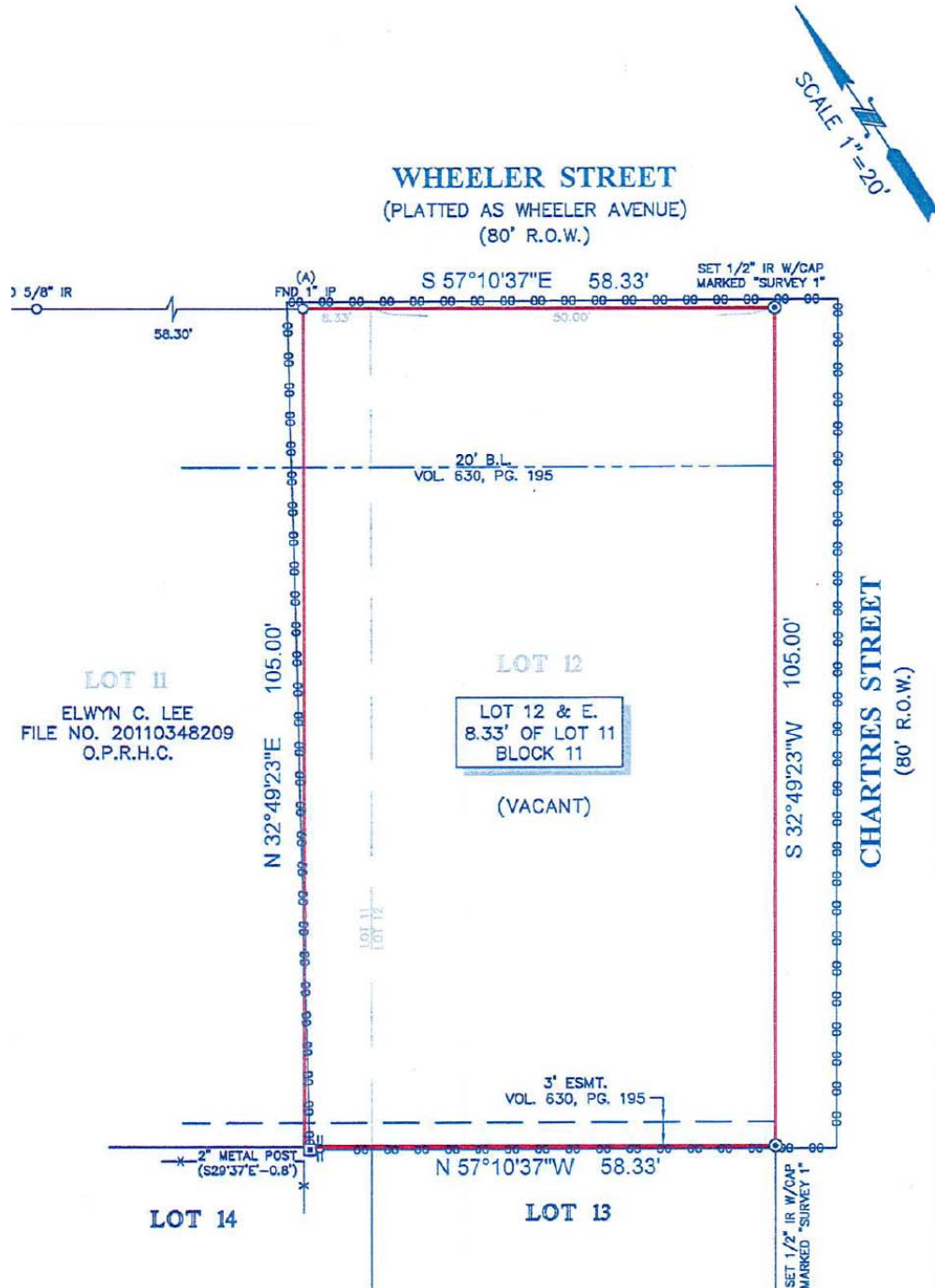
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Survey



## DEVELOPMENT PLAT VARIANCE

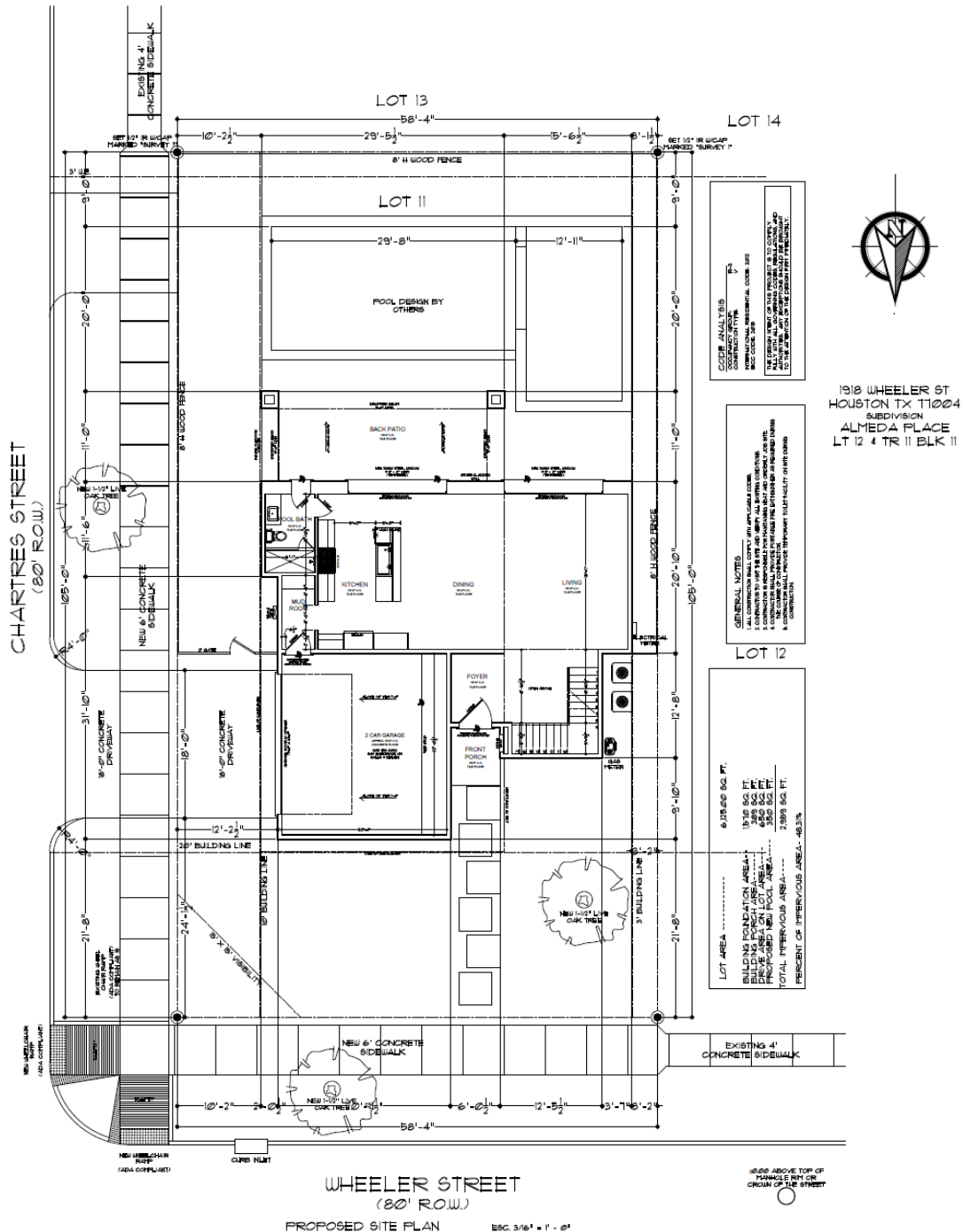


# Houston Planning Commission

ITEM: 128

Meeting Date: 2/28/2019

## Site Plan

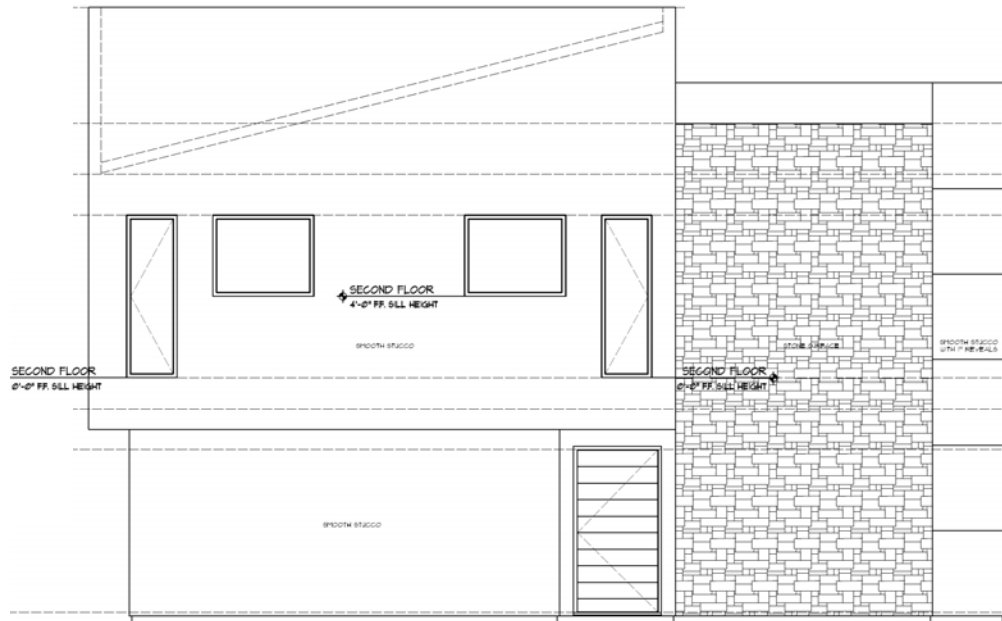


# DEVELOPMENT PLAT VARIANCE

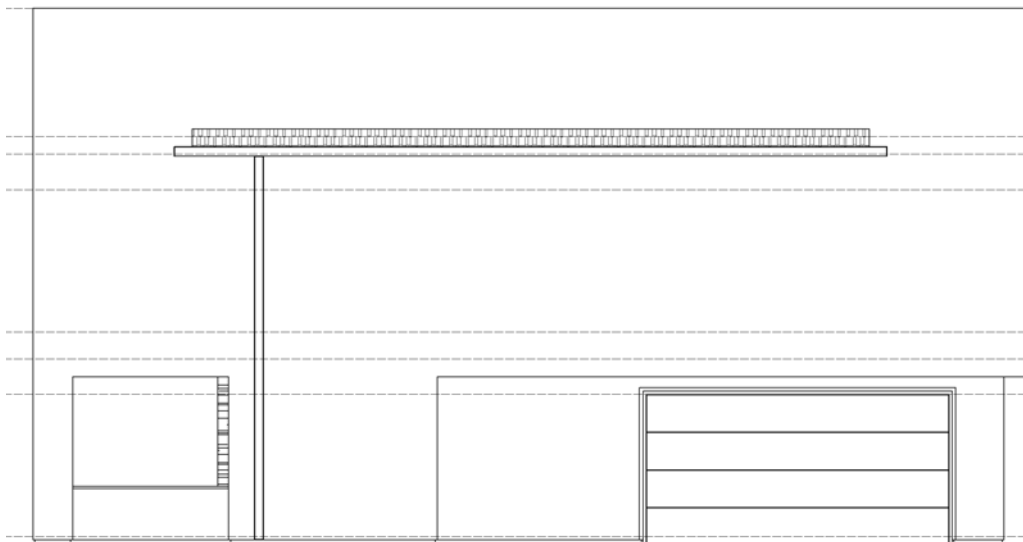


## Houston Planning Commission

### Elevations



PROPOSED FRONT ELEVATION ESC. 1/4" = 1' - 0"



PROPOSED WEST ELEVATION ESC. 1/4" = 1' - 0"

# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto: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](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Design, Environment, and Knowledge Studio PLLC	Derek C. Webb AIA	713-517-2057	dwebb@dekstudioarch.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
117 E. 20 <sup>th</sup> Street	19000934	77008	5359	453S	C

HCAD ACCOUNT NUMBER(S):	0200670000012
PROPERTY LEGAL DESCRIPTION:	Reserve A Block 1, East 20 <sup>th</sup> Reserve
PROPERTY OWNER OF RECORD:	119 E. 20 <sup>th</sup> Street LLC
ACREAGE (SQUARE FEET):	14,520 square feet
WIDTH OF RIGHTS-OF-WAY:	E. 20 <sup>th</sup> Street (70 feet); Harvard Street (70 feet)
EXISTING PAVING SECTION(S):	E. 20 <sup>th</sup> Street (43 feet); Harvard Street (40 feet)
OFF-STREET PARKING REQUIREMENT:	15 spaces (or) 14 vehicle spaces & 1 bicycle rack (4 bicycle spaces)
OFF-STREET PARKING PROVIDED:	11 vehicle spaces & 1 bicycle rack (4 bicycle spaces)
LANDSCAPING REQUIREMENTS:	E. 20 <sup>th</sup> St.: 4 trees, Harvard St.: 4 trees. 1 Parking lot tree. Shrubs: 80
LANDSCAPING PROVIDED:	E. 20 <sup>th</sup> St.: 4 trees; Harvard St.: 5 trees. 1 Parking lot tree. Shrubs: 250

EXISTING STRUCTURE(S) [SQ. FT.]:	Historic office building (3,284 square feet) to remain
PROPOSED STRUCTURE(S) [SQ. FT.]:	Dental clinic (1,967 square feet); (1) Two-bedroom, (1) One-bedroom residential apartments (2,083 square feet)

**PURPOSE OF VARIANCE REQUEST:** To allow a 15' building line in lieu of the ordinance-required 25' building line along E. 20<sup>th</sup> Street, a major thoroughfare.

**CHAPTER 26 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





## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

A dentist and his family who have recently relocated from New York City desire to build a new, small, owner-occupied, mixed-use building on a highly trafficked street in the Houston Heights, adjacent to a historic structure that is listed on the National Register of Historic Places. Preservation of the structure is vital for the character of the Houston Heights, and the redevelopment of the site ensures the long-term viability, both financially and structurally, for the existing building. Located on E. 20<sup>th</sup> Street, a street classified as a major thoroughfare by the City of Houston, a building setback of 25' from the ROW is automatically in place. However, the existing building on site, along with many other commercial and residential structures up and down 20<sup>th</sup> Street, are situated well within the 25' setback, and in some cases extend all the way up to the sidewalk. The new building, as proposed, honors the 15' setback indicated on the existing survey, while simultaneously aligning itself with the existing historic structure in order to provide a harmonious and consistent street presence between old and new.

*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](mailto: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;**

The proposed project is within the same property boundary as an existing historic structure currently listed on the National Register of Historic Places, the Banta House. Redeveloping the site at large is a necessary strategy to ensure the continued use, maintenance, and care required to keep the Banta House as a viable and contributing component of the 20<sup>th</sup> Street corridor. Given the site dimensional constraints of existing buildable area versus the shallow dimension of the site, the requirement as written prohibits the site from attaining its full development potential. The new building as proposed at 117 E. 20<sup>th</sup> Street is aligned with the existing Banta House facade in its dimensional relation to the street, providing for continual and harmonious street-front along the entire property.

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

This proposed building provides for transformational uses to stimulate higher value land use for the E 20<sup>th</sup> Street corridor and the surrounding neighborhood. The imposition of a 25' building setback positions the new building not only far beyond the historic Banta House, but also far beyond other new and existing buildings along the 20<sup>th</sup> Street corridor. This project provides necessary balance between reducing building setbacks and improving the pedestrian realm for the corridor.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

This project provides active street edge to better engage the community in creating a more livable enclave in the city. The project will still abide by a 15' setback along E. 20<sup>th</sup> Street, with the first floor set back nearly 4' beyond that. The new building's first floor façade is transparent and inviting, allowing for a direct inside-to-outside connection for staff, patients, and pedestrians. In addition, the corresponding redevelopment of the existing Banta House into new boutique office space will add to the urban vibrancy in the neighborhood.

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

The project provides improved and enhanced public realms transformative for the corridor. As the building is configured along the western boundary of the property, off street parking stalls are located on the interior of the property. The existing sidewalk is setback 5' from the back of curb while new street trees and lighting from the building façade will provide for a safer walking space.

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

Economic hardship is not the sole reason for this variance request. The request is based on a careful project design process that balances the numerous site constraints with project goals of providing for the community, improving and enhancing the public realm while remaining sensitive to the historic context of the Houston Heights neighborhood in scale, massing, and materiality.

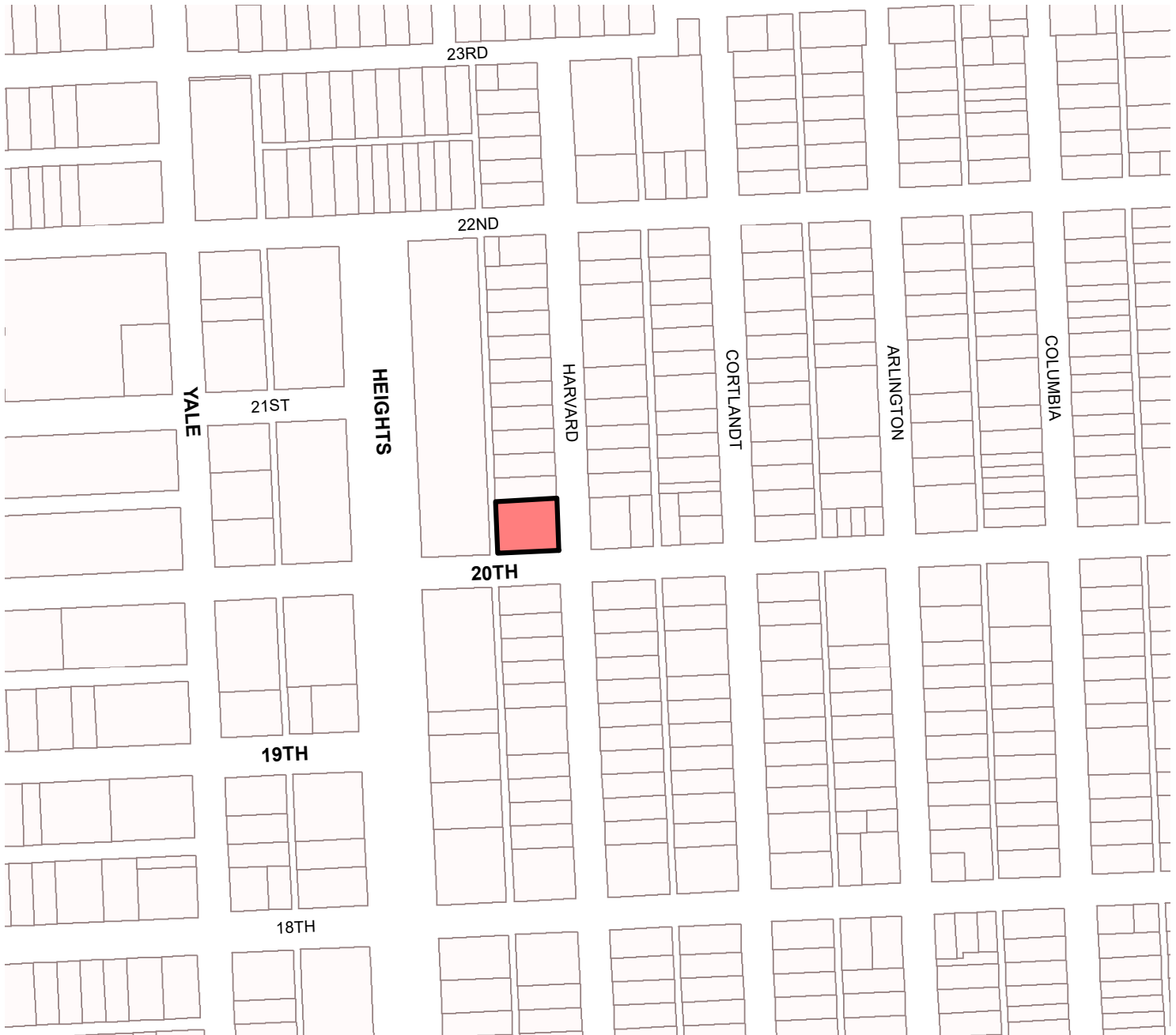
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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE





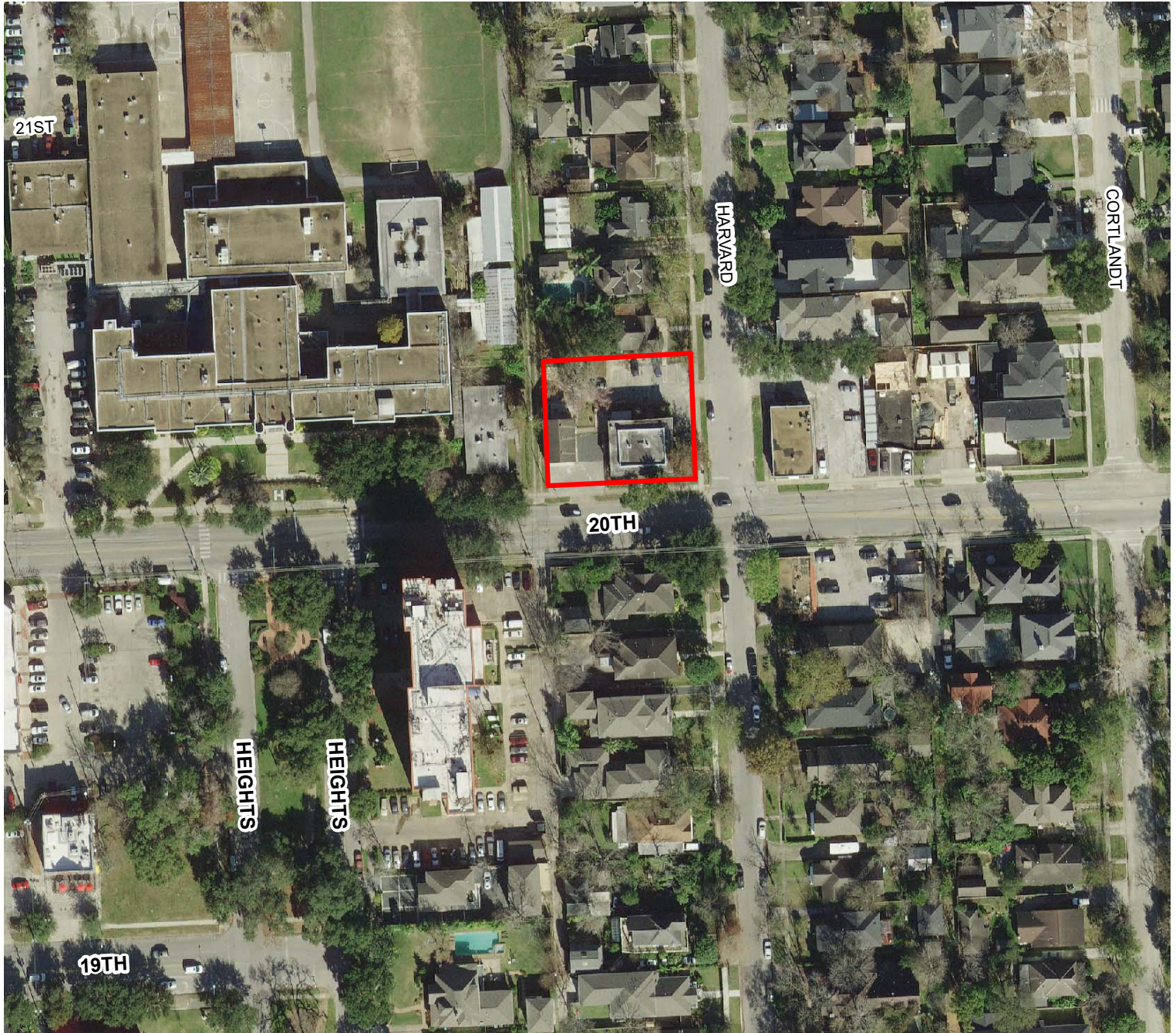
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 129**

Meeting Date: 2/28/2019

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE





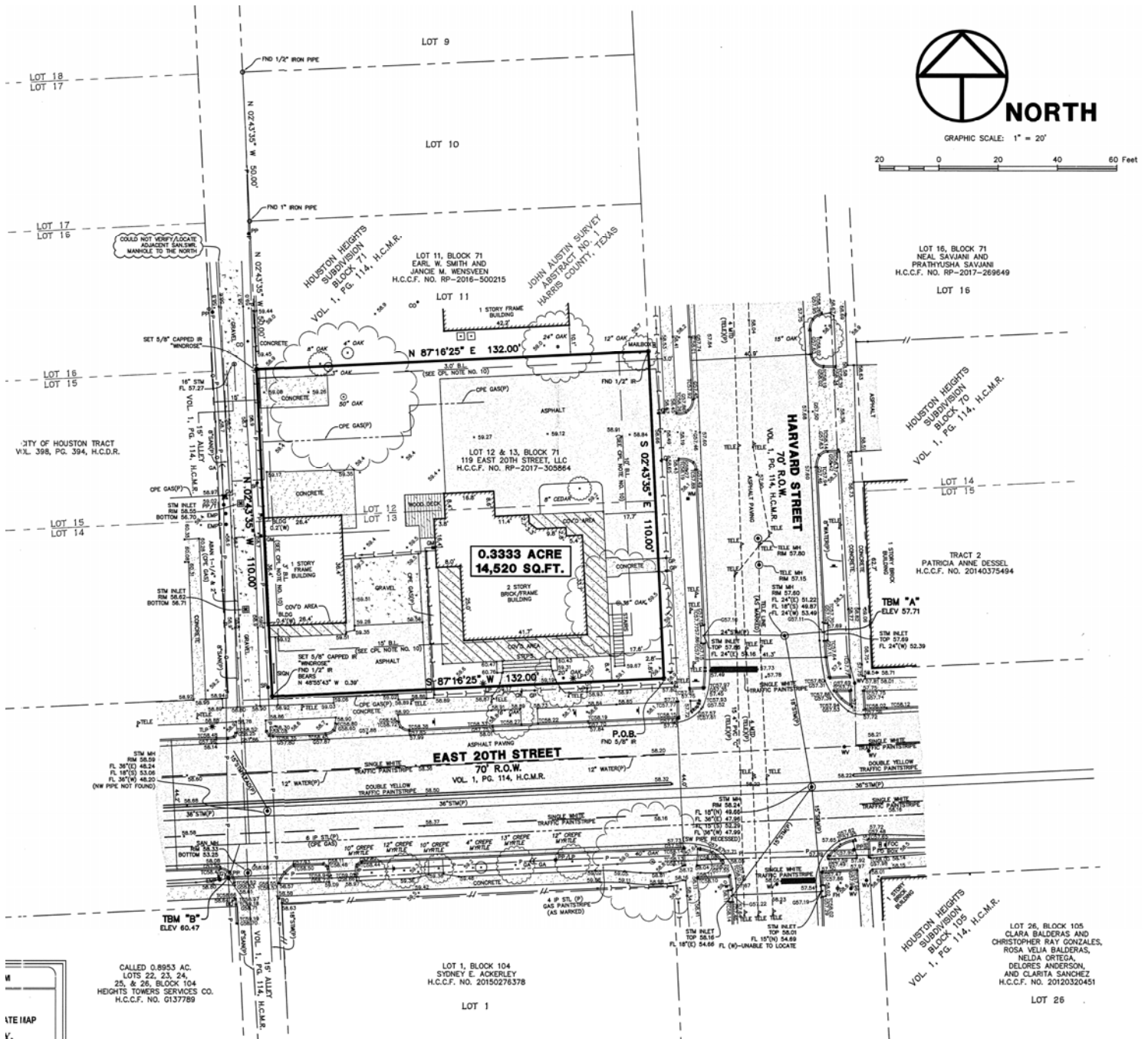
PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

**ITEM: 129**

Meeting Date: 2/28/2019

### Survey

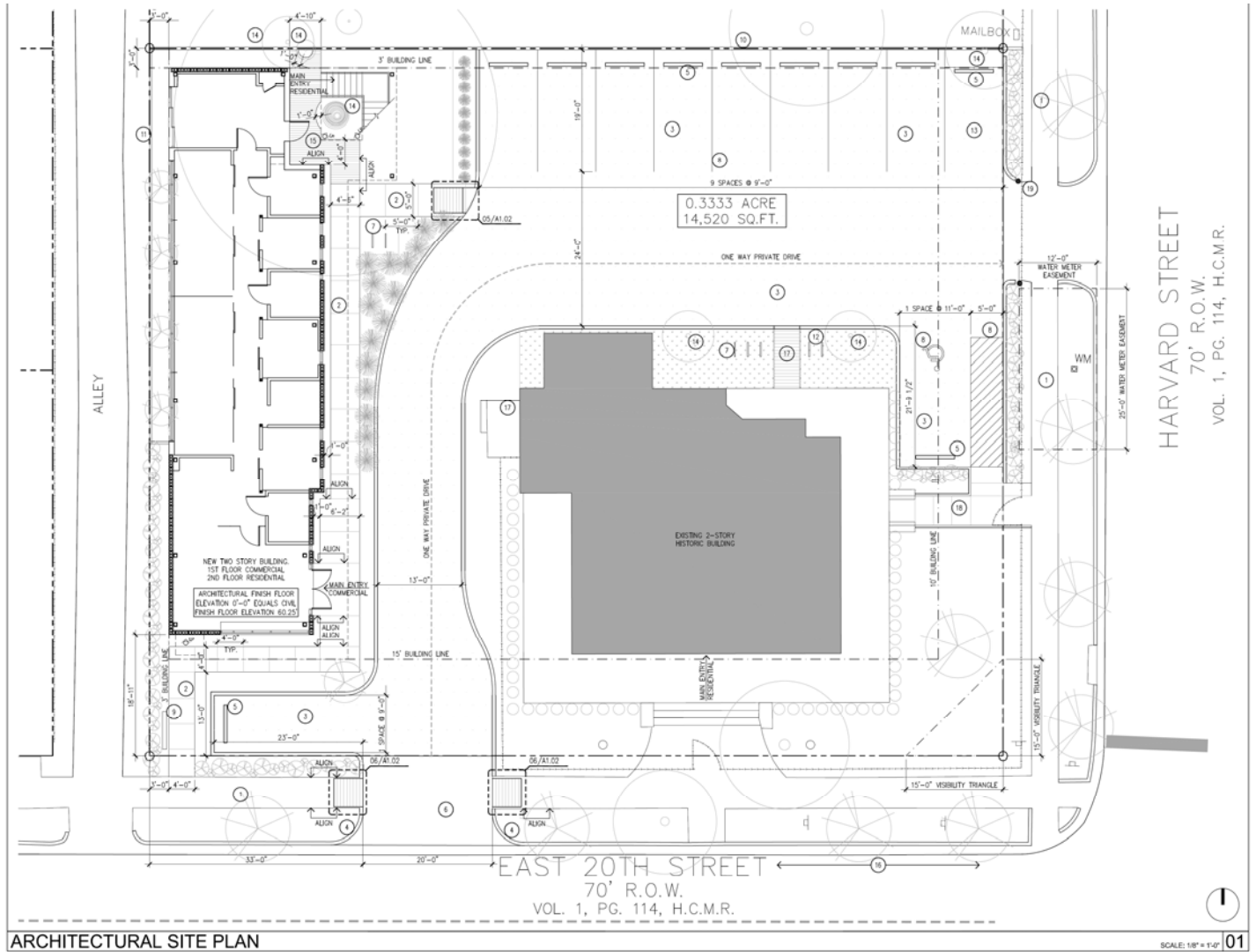


# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Site Plan & Parking Analysis



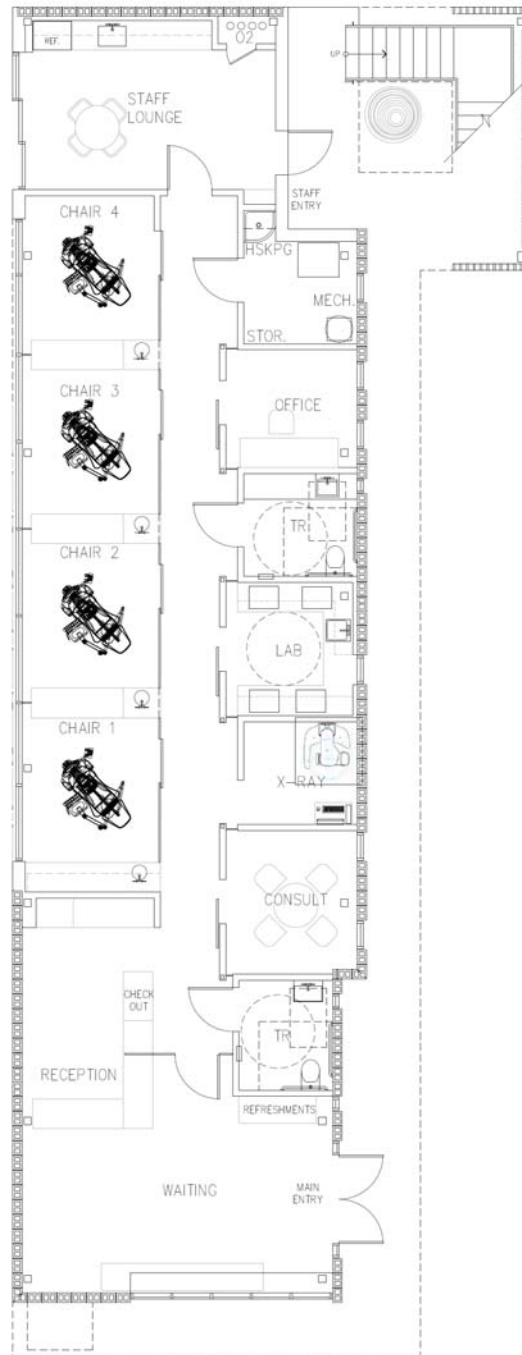
PARKING REQUIREMENTS:			
DENTAL:	3.5/1000 SF	1967 SF:	7 SPACES
RESIDENTIAL:			3 SPACES
BICYCLE PARKING REDUCTION (10%):			-1 SPACE
HISTORIC STRUCTURE (OFFICE)			
OFFICE:	2.5/1000 SF	3284 SF:	8 SPACES
HISTORIC PARKING REDUCTION (40%):			-3 SPACES
TOTAL REQUIRED:			14 SPACES
11 SPACES AVAILABLE			

# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

**First Floor Plan**

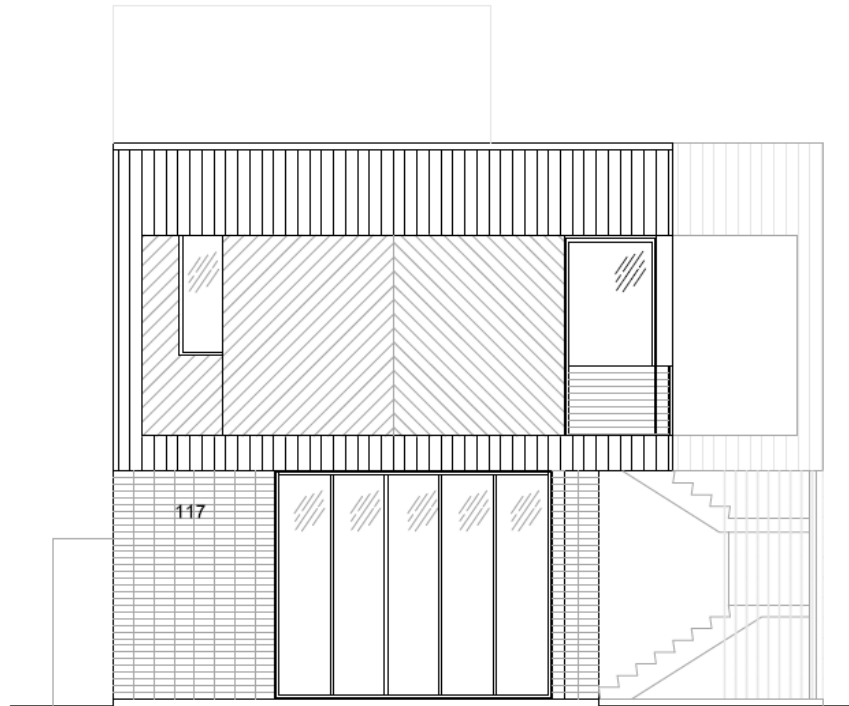


# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Elevations



SOUTH ELEVATION - 20TH ST.



## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto: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](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Design, Environment, and Knowledge Studio PLLC	Derek C. Webb AIA	713-517-2057	dwebb@dekstudioarch.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
117 – 119 E. 20 <sup>th</sup> Street	19000934	77008	5359	453S	C

HCAD ACCOUNT NUMBER(S):	0200670000012
PROPERTY LEGAL DESCRIPTION:	Reserve A Block 1, East 20 <sup>th</sup> Reserve
PROPERTY OWNER OF RECORD:	119 E. 20 <sup>th</sup> Street LLC
ACREAGE (SQUARE FEET):	14,520 square feet
WIDTH OF RIGHTS-OF-WAY:	E. 20 <sup>th</sup> Street (70 feet); Harvard Street (70 feet)
EXISTING PAVING SECTION(S):	E. 20 <sup>th</sup> Street (43 feet); Harvard Street (40 feet)
OFF-STREET PARKING REQUIREMENT:	15 spaces (or) 14 vehicle spaces & 1 bicycle rack (4 bicycle spaces)
OFF-STREET PARKING PROVIDED:	11 vehicle spaces and 1 bicycle rack (4 bicycle spaces)
LANDSCAPING REQUIREMENTS:	E. 20 <sup>th</sup> St.: 4 trees, Harvard St.: 4 trees. 1 Parking lot tree. Shrubs: 80
LANDSCAPING PROVIDED:	E. 20 <sup>th</sup> St.: 4 trees; Harvard St.: 5 trees. 1 Parking lot tree. Shrubs: 250

EXISTING STRUCTURE(S) [SQ. FT.]:	Historic office building (3,284 square feet)
PROPOSED STRUCTURE(S) [SQ. FT.]:	Dental clinic (1,967 square feet); (1) Two-bedroom, (1) One-bedroom residential apartments (2,083 square feet)

**PURPOSE OF VARIANCE REQUEST:** To allow 11 off-street parking spaces in lieu of the ordinance-required 14 parking spaces for a clinic, office, and residential development.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

**CHAPTER 26 REFERENCE(S):** Sec. 26-492 Class 3(d) – Clinic (medical or dental). 3.5 parking spaces for every 1,000 square feet of gross floor area. 26-492 Class 1(a) – Office. 2.5 parking spaces for every 1,000 square feet of GFA. 26-492 Class 2(a) – Apartment. 1.333 parking spaces for each one-bedroom dwelling unit and 1.666 parking spaces for each two-bedroom dwelling unit. 26-497 – Reduced parking space requirement for additional bicycle spaces. 26-498 – Reduced parking space requirement for a historic building. For a building designated as a protected landmark or a contributing structure within a historic district pursuant to Article VII of Chapter 33 of this Code, the total number of parking spaces required by this article shall be reduced by 40 percent. No reduction under this section shall be permitted for a building where an exterior alteration or rehabilitation was performed without a certificate of appropriateness required by article VII of Chapter 33 of this Code.

### APPLICANT STATEMENT OF FACTS

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

A dentist and his family who have recently relocated from New York City desire to build a new, small, owner-occupied mixed-use building on a highly trafficked street in the Houston Heights, adjacent to a historic structure that is listed on the National Register of Historic Places. Preservation of the structure is vital for the preservation of Houston's built history and the character of the Houston Heights, and the redevelopment of the site ensures the long-term viability, both financially and structurally, for the existing building. However, preservation of the structure is an encumbrance to the parking required for the new mixed-use building and the site at large. The new building as proposed, provides a harmonious and consistent street presence between old and new, and continues the transformation of the 20<sup>th</sup> Street corridor.

**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](mailto: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 proposed project is within the same property boundary as an existing historic structure currently listed on the National Register of Historic Places, the Banta House. Redeveloping the site at large is a necessary strategy to ensure the continued use, maintenance, and care required to keep the Banta House as a viable and contributing component of the 20<sup>th</sup> Street corridor. With the coming transformation of 20<sup>th</sup> Street into a major bicycle way, per Houston's bicycle plan, the adjacency of public transportation immediately to the west, and the actual programmatic configuration of the dental clinic, the parking requirements, as written, are in excess of the actual need for this site. Ample bicycle parking is being provided so that nearby residents who use the services provided may do so without the need for their cars.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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- (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;**

This proposed building provides for transformational uses to stimulate higher value land use for the E 20<sup>th</sup> Street corridor and is able to successfully mask the new parking area from 20<sup>th</sup> Street. Reducing the actual ground foot print of the parking is a necessary component of a walkable district making it a more pedestrian friendly environment. This project provides necessary balance between reducing parking requirements, preserving our built history, and improving the pedestrian realm for the 20<sup>th</sup> Street corridor.

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

The project as proposed attains the highest and best use that this property can allow for. This project provides an active street edge to better engage the community in creating a more livable enclave in the city. The new building façade is transparent and inviting while the historic Banta House at the corner will be entirely maintained in its current form and improved in appearance as it is redeveloped into boutique office space. In addition, the proposed site plan incorporates a porous internal drive and parking areas to minimize the impact of storm water runoff from the site.

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

Based solely upon the square footage of both structures on site, the parking requirement is in excess of what would actually be demanded. The dental clinic can only facilitate one or two patients at any one time, and only two or three staff at any one time. The internal configuration of the existing Banta House belies its actual occupancy capacity versus its gross square footage. Additionally, as the proposed uses for the site are primarily daytime activities, the redeveloped property has potential to offer after hours parking capacity to the adjacent restaurant businesses through shared parking agreements.

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

The project provides improved and enhanced community services and uses for the Houston Heights. With one exception, new parking stalls are located interior to the site so that the street front remains engaging and inviting with the public, particularly to families of the adjacent Hamilton Middle School students who walk by every day to drop off and pick up at school times. The existing E. 20<sup>th</sup> Street sidewalk is setback 5' from the back of curb, so additional street trees and plantings will provide for a safer and more pleasant walking space.

- (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.**

The request is based on a careful project design process that balances the numerous site constraints with project goals of providing for the community, improving and enhancing the public realm while remaining sensitive to the historic context of the Houston Heights neighborhood in scale, massing, and materiality.

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STANDARDS FOR VARIANCES

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

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

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

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

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

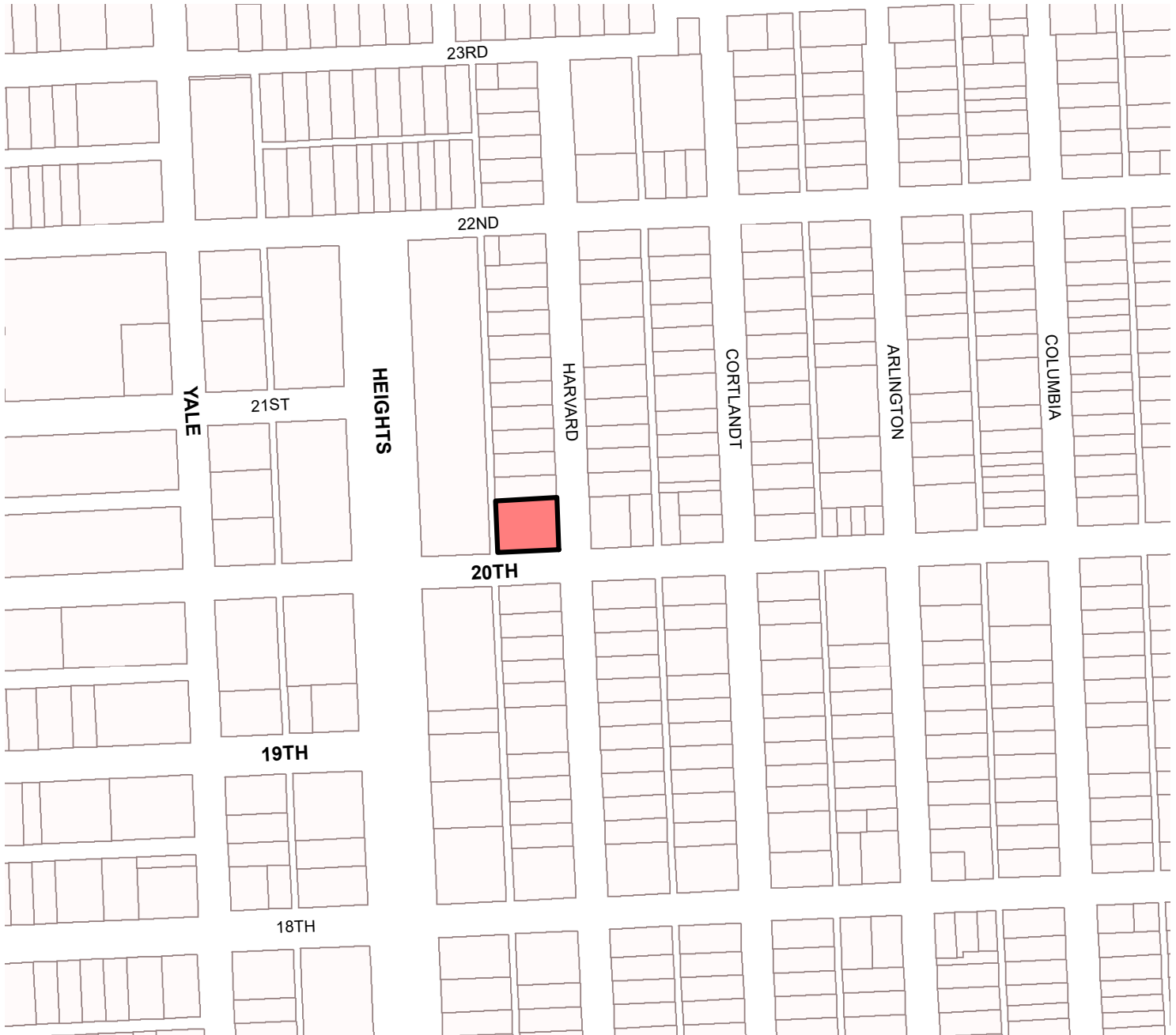
## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

Location Map



# OFF-STREET PARKING VARIANCE



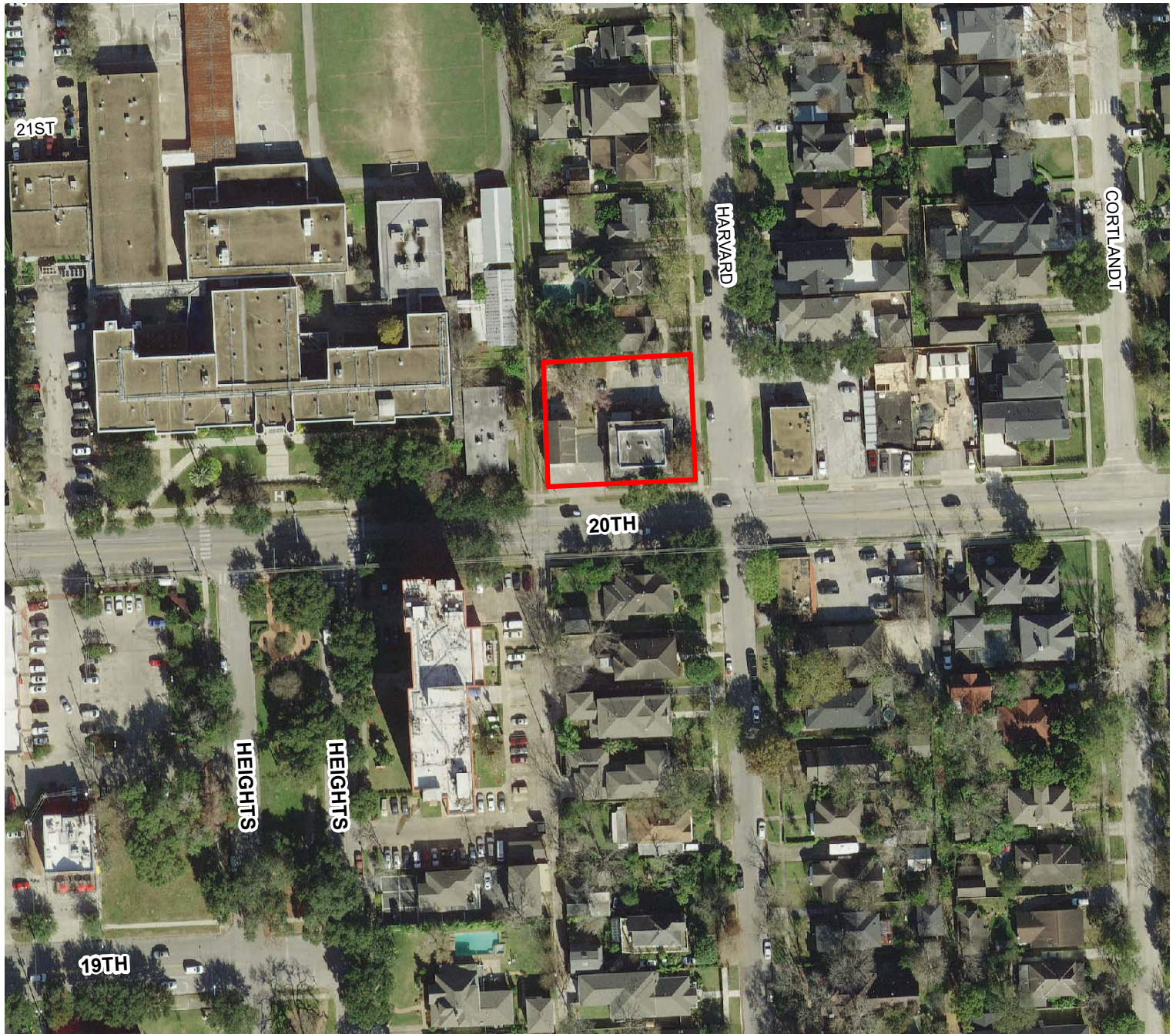
PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

**ITEM: III**

Meeting Date: 2/28/2019

Aerial Map



# OFF-STREET PARKING VARIANCE

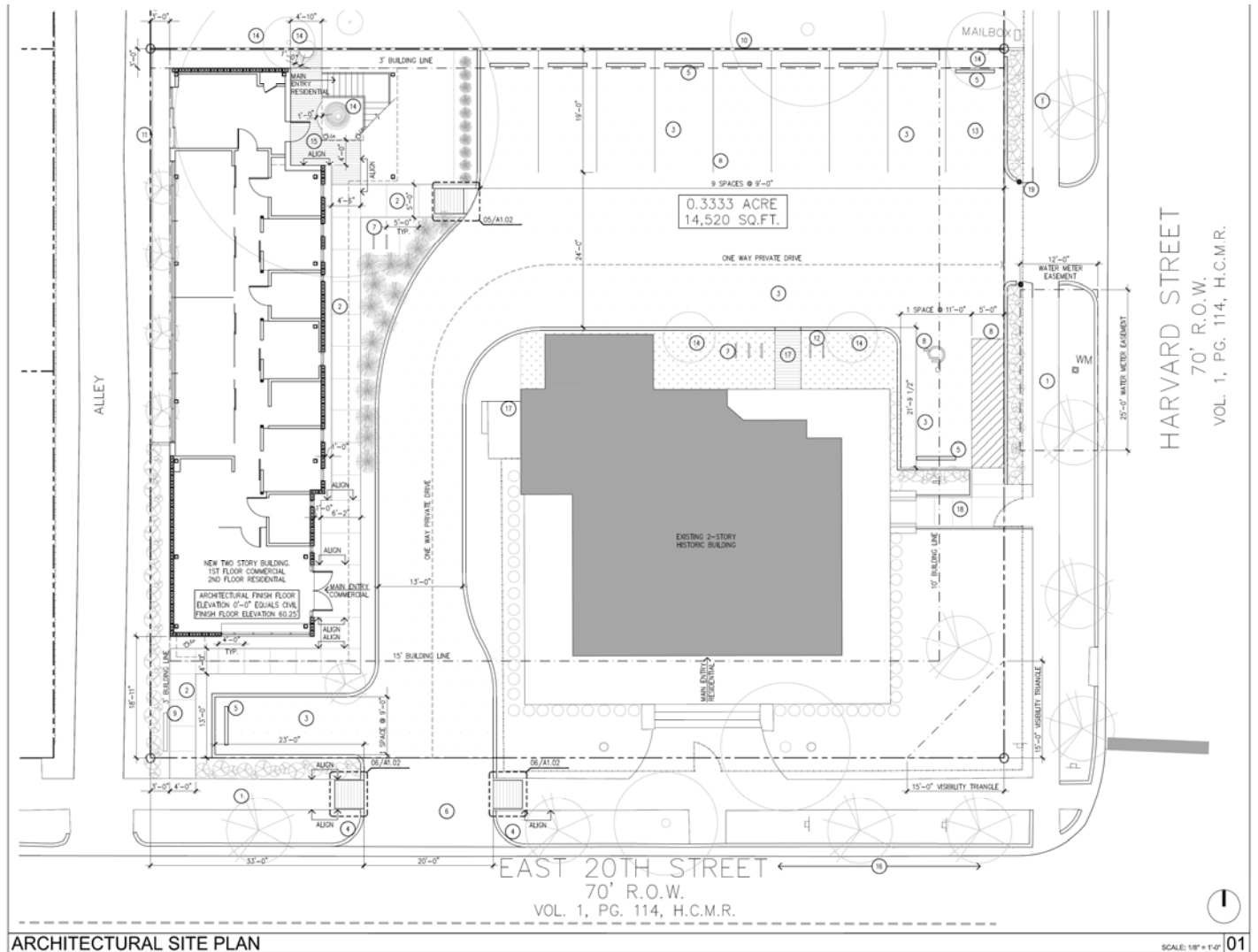






## Houston Planning Commission

### Site Plan & Parking Analysis



PARKING REQUIREMENTS:			
DENTAL: 3.5/1000 SF	1967 SF:	7 SPACES	
RESIDENTIAL:		3 SPACES	
BICYCLE PARKING REDUCTION (10%):			
		-1 SPACE	
HISTORIC STRUCTURE (OFFICE)			
OFFICE: 2.5/1000 SF	3284 SF:	8 SPACES	
HISTORIC PARKING REDUCTION (40%):			
		-3 SPACES	
TOTAL REQUIRED:		14 SPACES	
11 SPACES AVAILABLE			

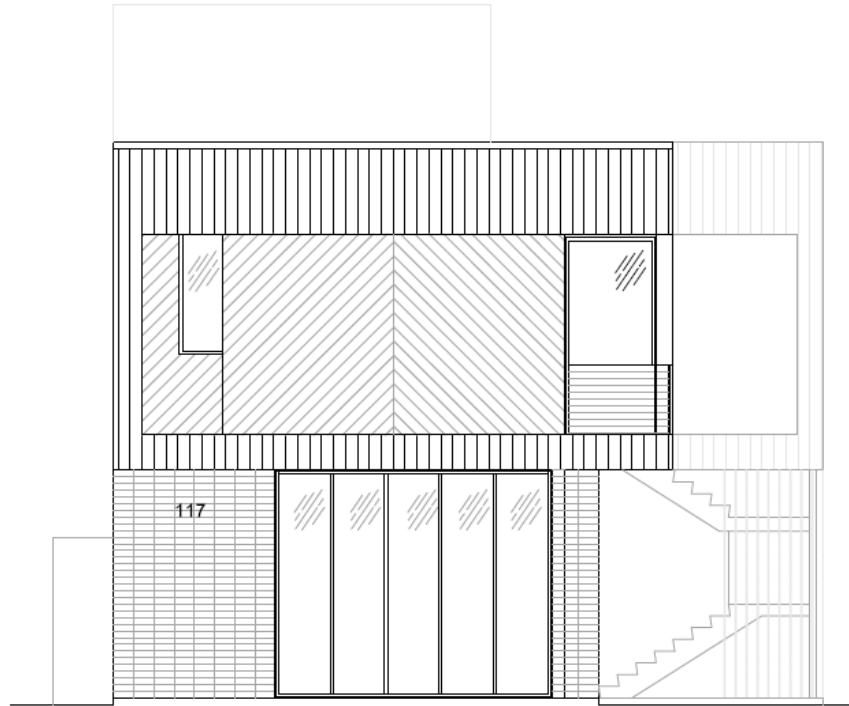
# OFF-STREET PARKING VARIANCE



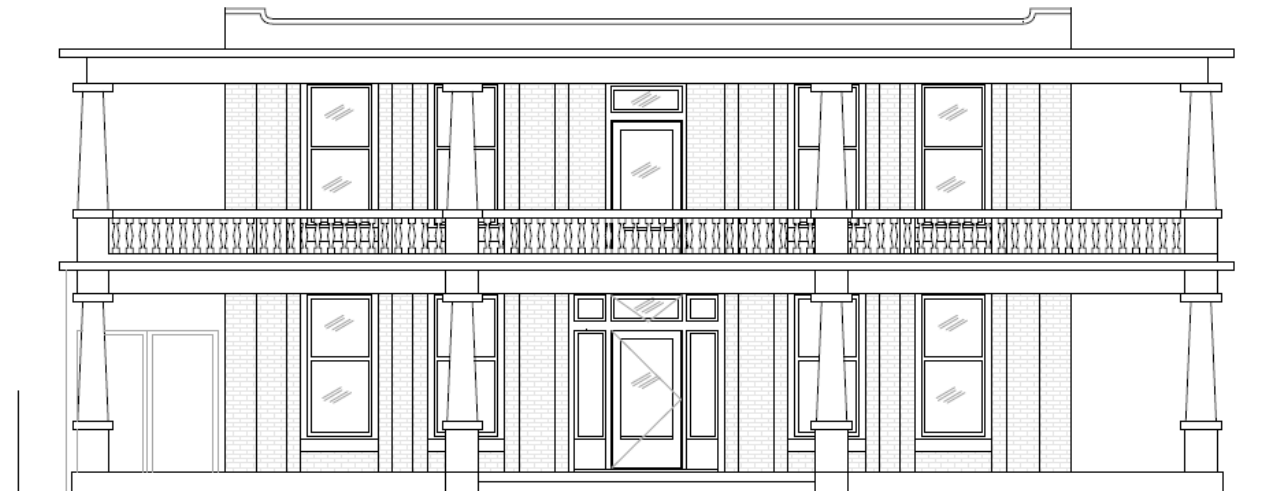


## Houston Planning Commission

### Elevations



SOUTH ELEVATION - 20TH ST.



## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### Variance Request Application

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

APPLICANT COMPANY		CONTACT PERSON		PHONE NUMBER	EMAIL ADDRESS
Dr Design Group		Jose A Rodriguez		832-247-8994	<a href="mailto:alex@dr-designgroup.com">alex@dr-designgroup.com</a>
COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	B	77060	5364	373S	Greater GreenPoint

**HOTEL/MOTEL NAME:** Hotel Blue

**HOTEL/MOTEL ADDRESS:** 166 Esplanade Blvd

**PROPERTY OWNER OF RECORD:** Palwasha Inc.

**OWNER ADDRESS:** 17127 Spiller Dr

**PROJECT PERMIT NUMBER:** 18134419

**TOTAL ACREAGE:** 3.823

**TOTAL NO OF ROOMS:** 51

**PARKING SPACES PROVIDED:** 53

**SURVEY/PLAT:** The Simon Contraras/Abs No 220

**SCHOOL DISTRICT:** Aldine ISD

**NORTH OF:** Imperial Valley Dr

**EAST OF:** Northchase Dr

**SOUTH OF:** Esplanade Blvd

**WEST OF:** Imperial Valley Dr

**PURPOSE OF VARIANCE REQUEST:** To allow a hotel with less than 75 rooms to be located in a residential area.

**CHAPTER 28 REFERENCE(S):** 28-202(a) 3

## HOTEL/MOTEL VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

*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](mailto:planning.hotel-motel@houstontx.gov).*

- (1) 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**

Effectively rules and conditions make hard to comply and develop this project although this is a highly commercial area and is nearby Beltway 8 and there are others lodge developments within the area.

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

No because there are already some Motels within the area...

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

This variance will not affect in the overall the Residential Area, because the property is located between Esplanade Blvd. and Imperial Valley Dr. (major thoroughfares) and located 1,500 +/- LF from Beltway 8.

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

No because in the area there are already all kind of commercial business, service providers and how I already mentioned before there's as well some Lodges within the area.

## HOTEL/MOTEL VARIANCE

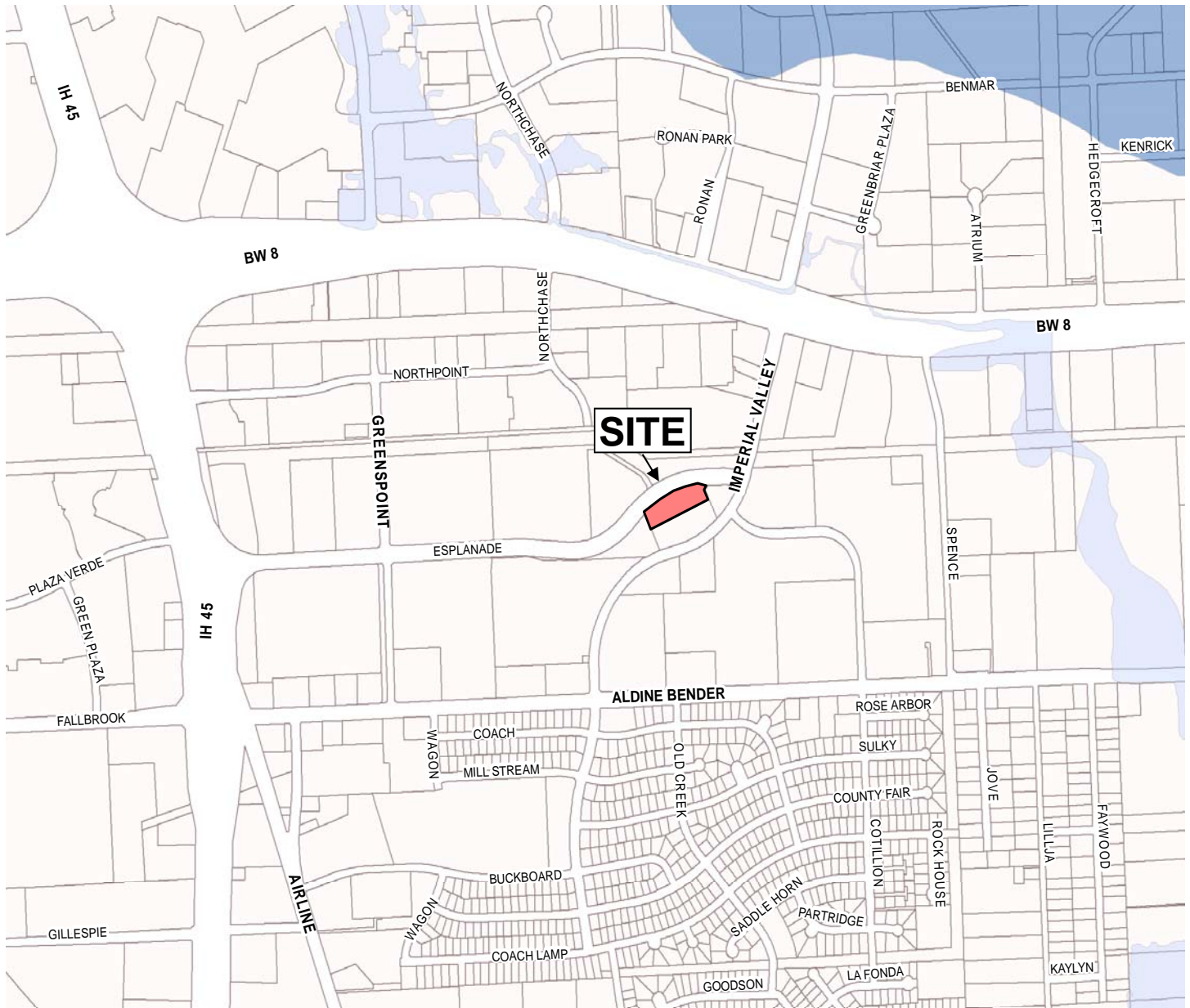
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# Houston Planning Commission

Planning and Development Department

Meeting Date: 02/28/2019

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## Site Location

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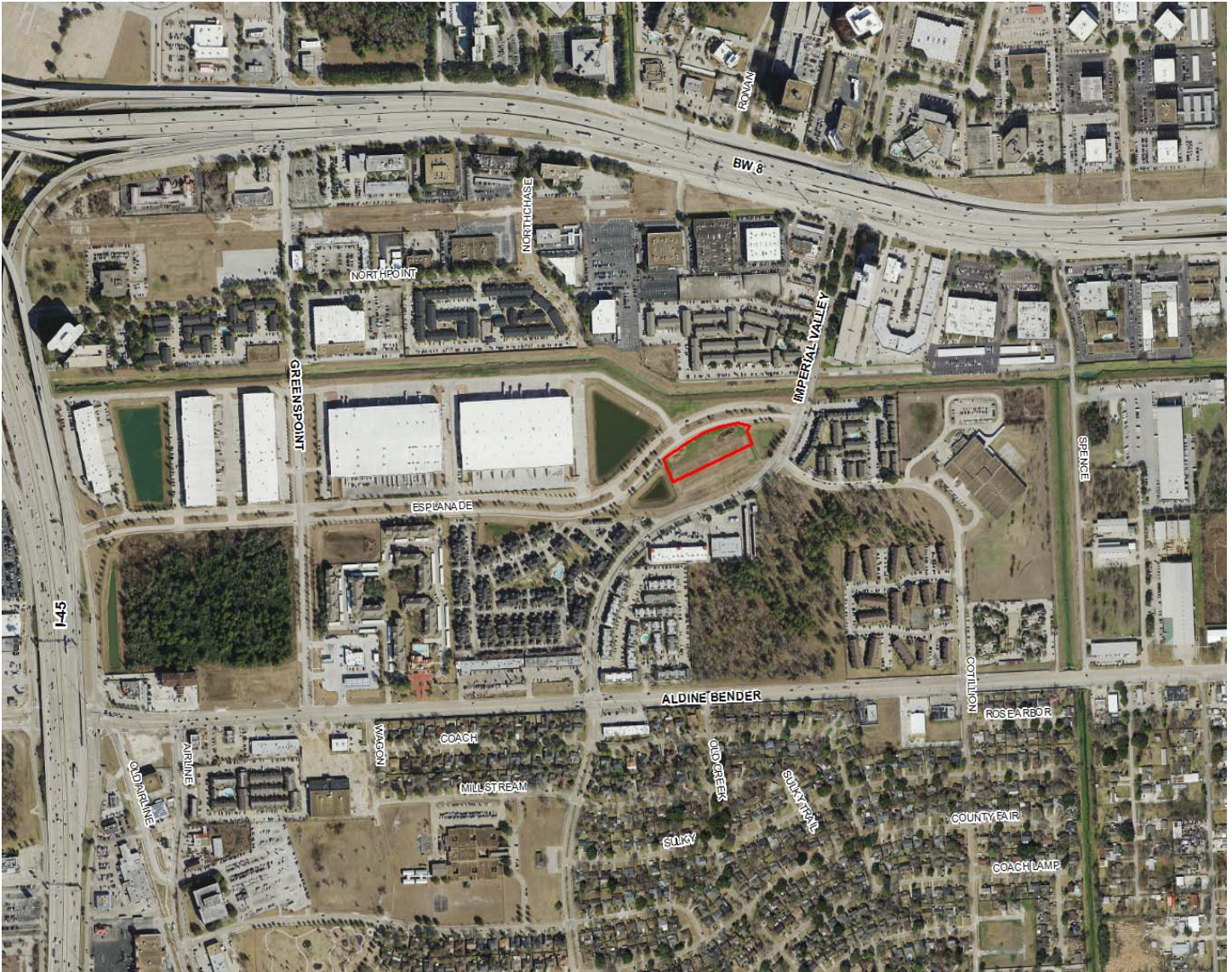
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# Houston Planning Commission

Planning and Development Department

Meeting Date: 02/28/2019

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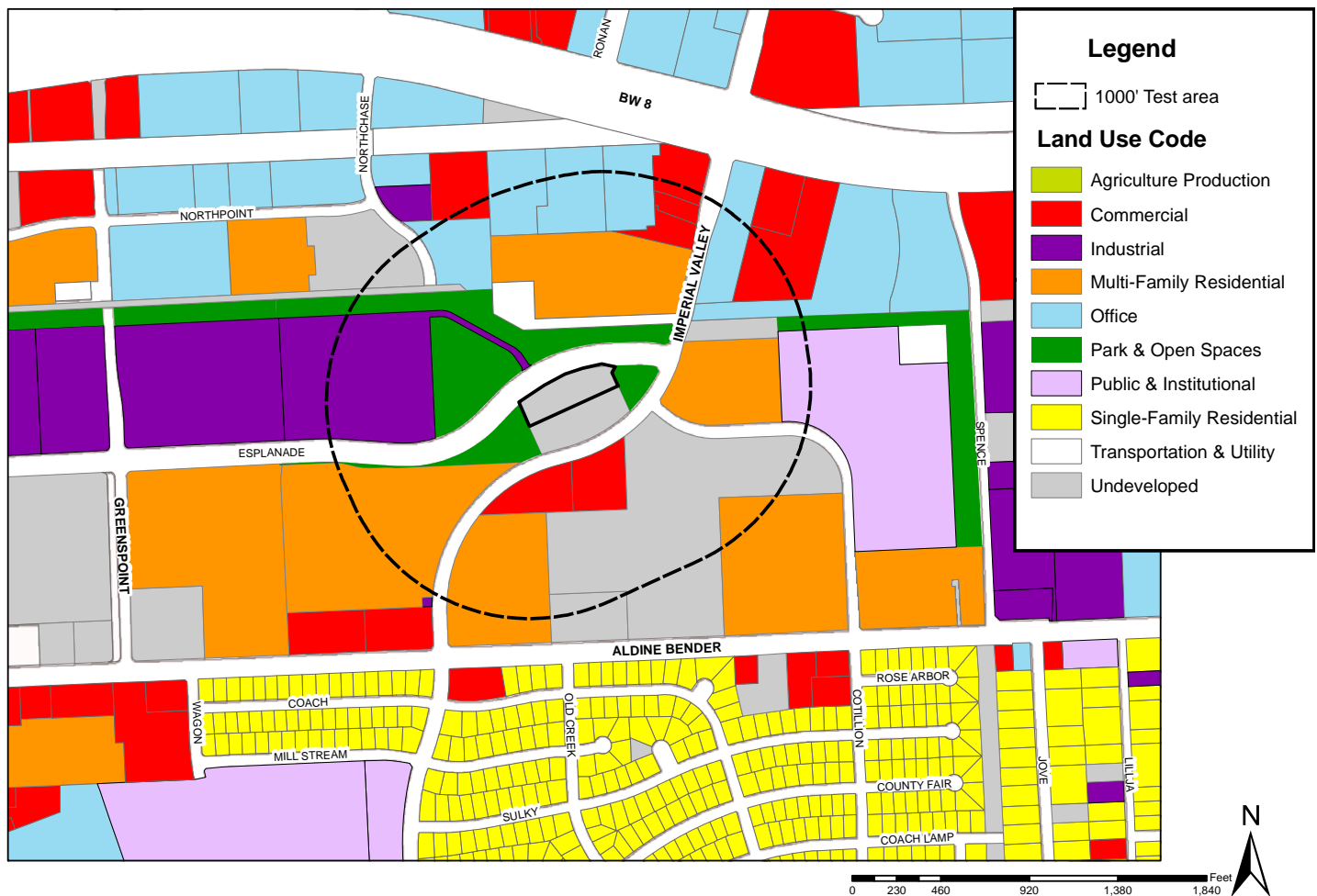
**Aerial**

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# Houston Planning Commission

Planning and Development Department

Meeting Date: 02/28/2019



## Land Use Map



ESPLANADE BOULEVARD  
(120' R.O.W.) PUBLIC  
CONCRETE

SIGNAGE LOCATION

SUBJECT TRACT  
1.1337 ACRES  
(49,384 SQ. FT.)

HOTEL BLUE  
2 STORY MOTEL  
51 GUESTROOMS

1 SITE PLAN  
SCALE: 1"=20'

PROJECT INFORMATION:

LAND AREA	49,384 SQ. FT.
BLDG. FOOTPRINT (1st. FLOOR AREA)	11,696 SQ. FT.
SECOND FLOOR AREA	--- SQ. FT.
# OF PARKING SPACES	53

PARKING REQUIREMENTS

PROPOSED MOTEL -51 SLEEPING ROOMS.  
1.0 parking space for each sleeping room up and including  
250 rooms = 51

TOTAL = 51

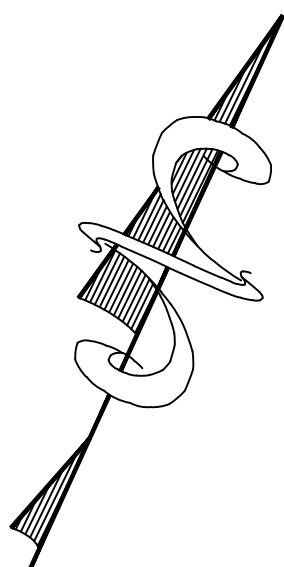
ACCESSIBLE PARKING REQUIREMENTS

NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES (PER ADA)  
51-75 PARKING: 3  
ACC. PARKING PROVIDED = 3

TOTAL REQUIRED PARKING SPACES INCLUDING ACCESSIBLE = 51

TOTAL PROVIDED PARKING SPACES INCLUDING ACCESSIBLE = 53

GREENSPPOINT BUSINESS CENTER  
BEING A REPLAT OF  
A PORTION OF  
UNRESTRICTED RESERVE "A" OF  
ESPLANADE PHASE II  
F.C. 606178 M.R. H.C.T.



UNRESTRICTED RESERVE "E"  
BLOCK 2

BUSINESS CENTER  
REPLAT OF  
PORTION OF  
RESERVE "A" OF  
PHASE II  
R. H.C.T.

L=110.21  
R=840.00  
Δ=07°31'03"  
CHD.=110.13  
BRG.=N67°38'34"E

LEGEND / ABBREVIATIONS

A ABSTRACT  
B.L. BUILDING LINE  
C.F. CLERK'S FILE  
FND. FOUND  
I.R. IRON ROD  
H.C.T. HARRIS COUNTY, TEXAS  
M.R. MAP RECORDS  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
R.O.W. RIGHT OF WAY  
S" SET 5/8 INCH IRON ROD WITH CAP  
"S" "LANDPOINT 10194172"  
PROPERTY MARKER ○



VICINITY MAP  
N.T.S.

SUBJECT TRACT DESCRIPTION:

Being a 1.337 acres (49,384 square feet) of land situated in the Simon Contreras Survey, A-220 of Harris County, Texas being out of Unrestricted Reserve "F" as shown on the plat of GREENSPPOINT BUSINESS CENTER BEING A REPLAT OF A PORTION OF UNRESTRICTED RESERVE "A" OF ESPLANADE PHASE II, a subdivision per plat recorded under Film Code Number (F.C.) 606178 recorded under Map Records of Harris County, Texas (M.R. H.C.T.), said 1.337 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap found for the south corner of Unrestricted Reserve "E" of said GREENSPPOINT BUSINESS CENTER BEING A REPLAT OF A PORTION OF UNRESTRICTED RESERVE "A" OF ESPLANADE PHASE II, lying on the north right-of-way line of Imperial Valley Drive (80-foot public right-of-way) recorded under Volume 245, Page 123 of the M.R. H.C.T., same being the beginning of a curve to the right;

THENCE along and with said north right-of-way line of said Imperial Valley Drive and said curve to the right, having an arc distance of 110.21 feet, a radius of 840.00 feet, a central angle of 0°31'03", and whose long chord bears North 67°38'34" East, 110.13 feet to a 5/8 inch iron rod with cap found for the south corner said Unrestricted Reserve "F", same being the east corner of said Unrestricted Reserve "E";

THENCE North 24°35'47" West, along and with the common line to said Unrestricted Reserve "E" and said Unrestricted Reserve "F", a distance of 213.30 feet to a 5/8 inch iron rod with cap stamped "Landpoint 10194172" set for the south corner and POINT OF BEGINNING of the herein described tract;

THENCE North 24°35'47" West, continuing along and with the common line to said Unrestricted Reserve "E" and said Unrestricted Reserve "F", a distance of 70.95 feet to the west corner of the herein described tract and said Unrestricted Reserve "F", same being the north corner of said Unrestricted Reserve "E", lying on the south right-of-way line of Esplanade Boulevard (120-foot public right-of-way), and being the beginning of a curve to the right;

THENCE along and with the south right-of-way line of said Esplanade Boulevard and said curve to the right, having an arc distance of 535.51 feet, a radius of 740.00 feet, a central angle of 41°27'46", and whose long chord bears North 67°12'15" East, 523.90 feet to a 5/8 inch iron rod found for a point for a point of tangency;

THENCE North 87°56'08" East, continuing along and with the south right-of-way line of said Esplanade Boulevard, a distance of 16.34 feet to a 5/8 inch iron rod with cap stamped "Landpoint 10194172" set for the northeast corner of the herein described tract, same being the north corner of Unrestricted Reserve "G" of said GREENSPPOINT BUSINESS CENTER BEING A REPLAT OF A PORTION OF UNRESTRICTED RESERVE "A" OF ESPLANADE PHASE II;

THENCE South 31°32'57" West, along and with the common line to said Unrestricted Reserve "F" and said Unrestricted Reserve "G", a distance of 33.42 feet to a 5/8 inch iron rod with cap stamped "Landpoint 10194172" set for an angle point for corner;

THENCE South 24°35'47" East, continuing along and with said common line, a distance of 29.61 feet to a 5/8 inch iron rod with cap stamped "Landpoint 10194172" set for the east corner of the herein described tract;

THENCE South 65°24'13" West, over and across said Unrestricted Reserve "F", a distance of 510.98 feet to the POINT OF BEGINNING and containing a computed 1.337 acres (49,384 square feet) of land.

BOUNDARY SURVEY  
1.1337 ACRES (49,384 SQ. FT.)  
OUT OF PREVIOUS DESCRIPTION  
SITUATED IN THE  
SIMON CONTREROS SURVEY, A-220  
HARRIS COUNTY, TEXAS

To Showkat All:

I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition III Survey.

Jay Dean Canine  
Registered Professional Land Surveyor  
Texas Registration No. 4345  
September 27, 2018

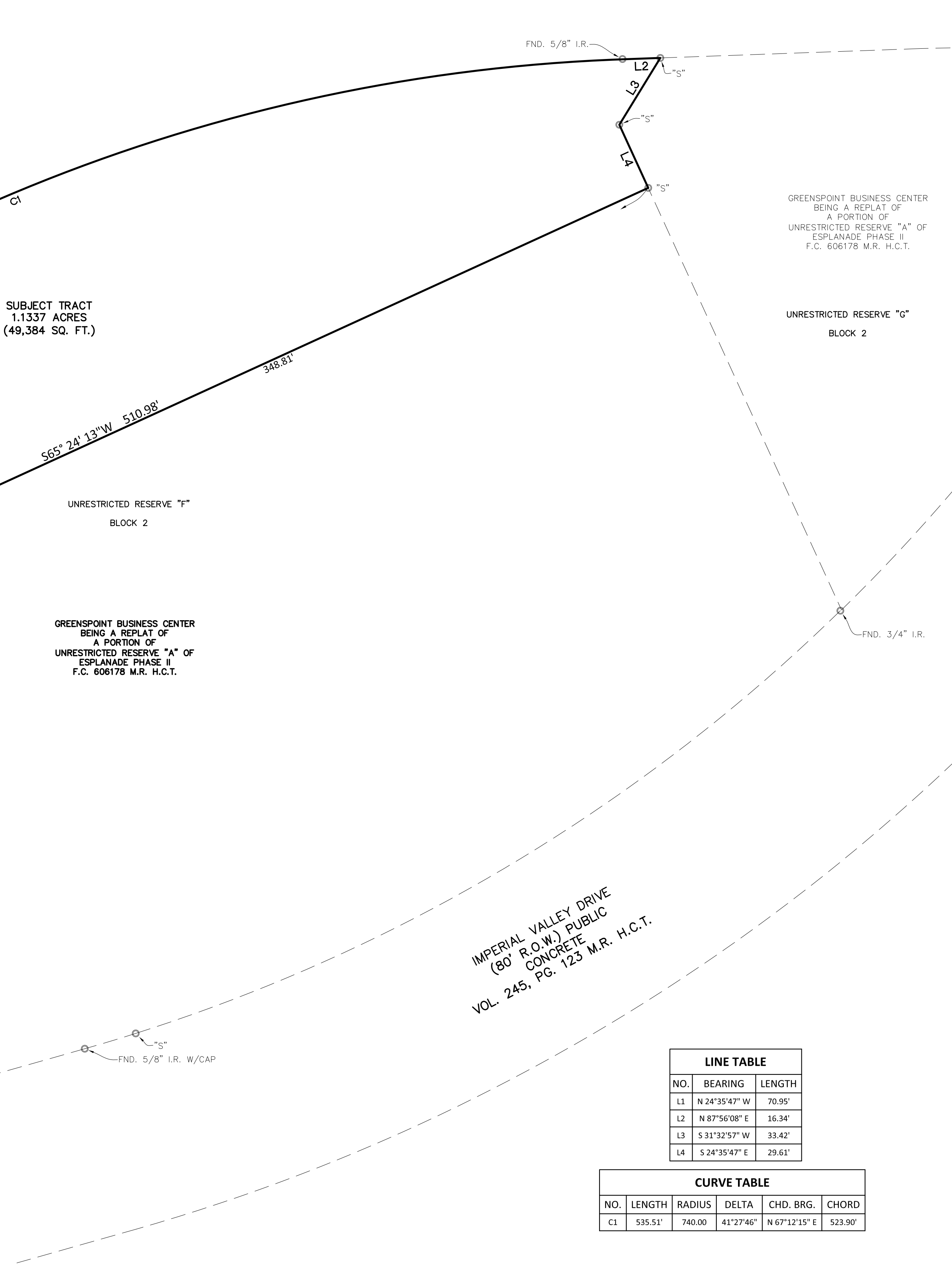
OWNER	FIELD BOOK	304/25
PALWASHA INC.	FIELD WORK	R.B.
	DATE	2-15-17
	DRAFTING	J.S.
PURCHASER	DATE	9-27-18
	CHECKED	R.S.
	DATE	9-27-18
ADDRESS	MTGE. CO.	
0 IMPERIAL VALLEY DRIVE	G.F. NO.	
HOUSTON, TEXAS 77060	SCALE	1"=30'
	KEY MAP	N/A
	JOB. NO.	18-1500

Formerly  
TOWN AND COUNTRY SURVEYORS  
2219 SAWDUST ROAD, STE. 2003  
THE WOODLANDS, TX 77380  
(281)465-8730  
www.landpoint.net  
TBPLS REG. NO. 10194172  
SHEET 1 OF 1



LINE TABLE		
NO.	BEARING	LENGTH
L1	N 24°35'47" W	70.95'
L2	N 87°56'08" E	16.34'
L3	S 31°32'57" W	33.42'
L4	S 24°35'47" E	29.61'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	535.51'	740.00	41°27'46"	N 67°12'15" E	523.90'



SUBJECT TRACT  
1.1337 ACRES  
(49,384 SQ. FT.)

UNRESTRICTED RESERVE "F"  
BLOCK 2

GREENSPPOINT BUSINESS CENTER  
BEING A REPLAT OF  
A PORTION OF  
UNRESTRICTED RESERVE "A" OF  
ESPLANADE PHASE II  
F.C. 606178 M.R. H.C.T.

GREENSPPOINT BUSINESS CENTER  
BEING A REPLAT OF  
A PORTION OF  
UNRESTRICTED RESERVE "A" OF  
ESPLANADE PHASE II  
F.C. 606178 M.R. H.C.T.

UNRESTRICTED RESERVE "G"  
BLOCK 2

IMPERIAL VALLEY DRIVE  
(80' R.O.W.) PUBLIC  
CONCRETE  
VOL. 245, PG. 123 M.R. H.C.T.

GREENSPPOINT BUSINESS CENTER  
BEING A REPLAT OF  
A PORTION OF  
UNRESTRICTED RESERVE "A" OF  
ESPLANADE PHASE II  
F.C. 606178 M.R. H.C.T.

UNRESTRICTED RESERVE "E"  
BLOCK 2

P.O.C.  
FND. 5/8" I.R. W/CAP

R-110.21  
R-840.00  
Δ-07°31'03"  
CHD BRG-N67°38'34"E

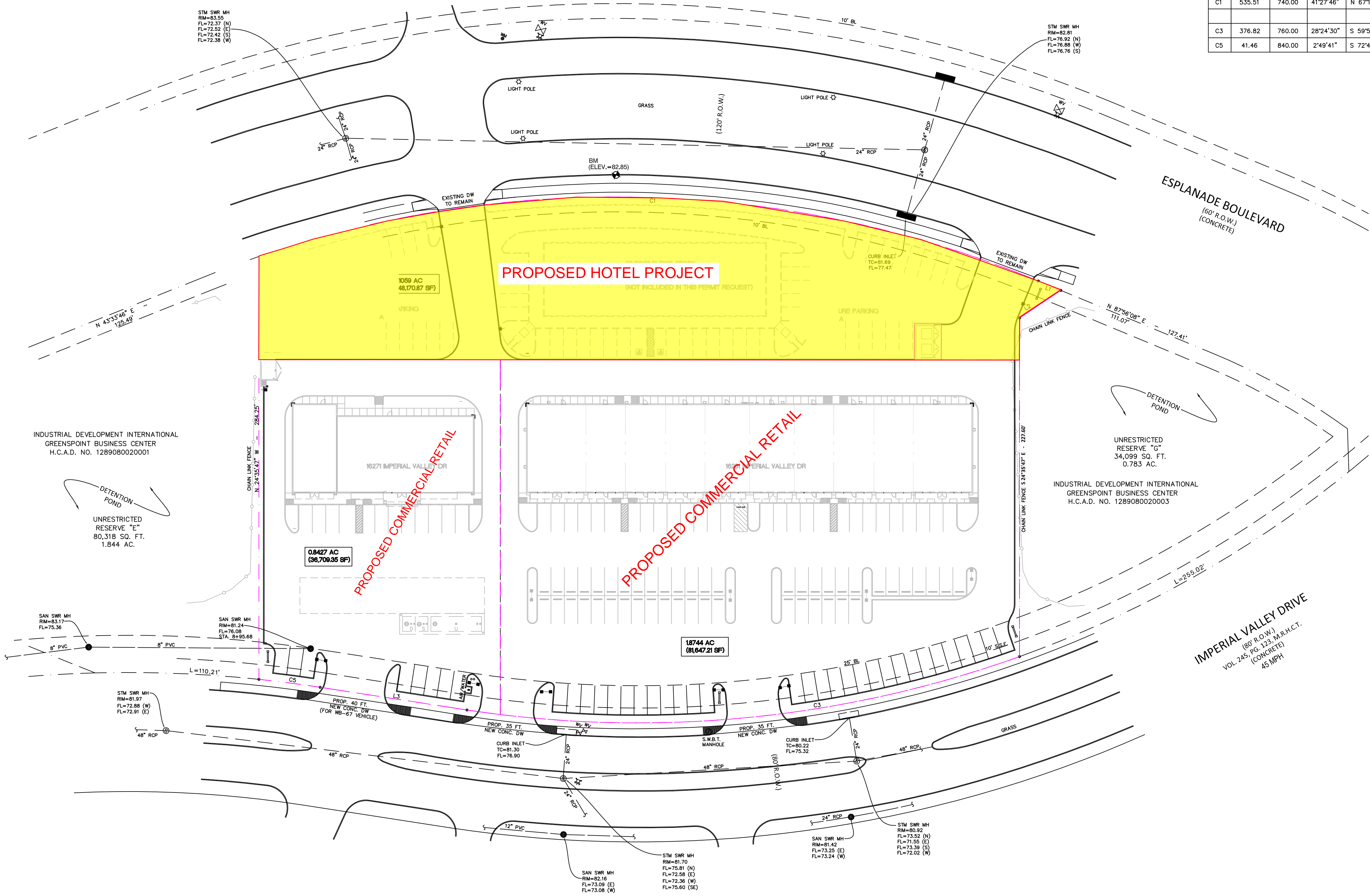
GENERAL NOTES

- The surveyor has not abstracted the site. This survey was prepared without the benefit of a title commitment or other abstracting and may not reflect all items of record.
- Bearings based on Texas State Plane Coordinate System, South Central Zone, North American Datum 1983 (NAD83).
- Property lies within the city limits of the City of Houston and is subject to all building setbacks, platting requirements and other development requirements of that entity.
- This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
- Flood Statement: This site is situated in Zone "X" in Harris County, Texas according to FEMA map number 48201C0470L dated June 18, 2007. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



LINE TABLE		
NO.	BEARING	LENGTH
L1	N 87°56'08" E	16.34
L2	S 31°32'57" W	33.42
L3	S 74°10'43" W	99.79

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	535.51	740.00	41°27'46"	N 67°12'15" E	523.90
C3	376.82	760.00	28°24'30"	S 59°53'02" W	372.97
C5	41.46	840.00	2°49'41"	S 72°48'56" W	41.46



SCALE: 1" = 40'  
TOTAL LAND AREA: 3.823 AC (166,528 SF)  
SUBDIVISION: GREENSPPOINT BUSINESS CENTER  
IN THE SIMON CONTRERAS SURVEY, A-220  
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

Front





Rear



## **AGENDA: V**

**SMLSA Application No. 736:** Brady Place, Block 8, Lots 5-8, Block 9, Lots 1-4, Block 10, Lots 7-12, Blocks 12-14, Block 19, Lots 8-13 and Tract 14, Blocks 20 and 21; Estelle Street Villas; Estelle Town Homes

## **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for Brady Place. Analysis shows that a minimum lot size of 5,000 sq ft exists for the area. A petition was signed by the owners of 16% 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 ninety-three (93) properties in the Brady Place, Estelle Street Villas, and Estelle Town Homes subdivisions.

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 twelve (12) blockfaces with at least 5 lots on 5 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 seventy (70) single-family residential lots representing 86% of the total lots, eight (8) multi-family residential lots, three (3) vacant lots, and twelve (12) lots excluded from the land use calculation.
- *The applicant has demonstrated sufficient support for the SMLSA;*  
The applicant obtained 57% 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 eighty-nine (89) of ninety-three (93) 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 subdivisions were platted in 1923, 2012, and 2018. The earliest houses were constructed in the 1910s. 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.*  
Eighty-nine (89) out of ninety-three (93) lots representing 98% 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. Map of Lots that meet SMLSA
4. Land Use Map
5. Aerial Map
6. HCAD Map
7. Letter of Support
8. Application

### SPECIAL MINIMUM LOT SIZE AREA

#### BRADY PLACE

Site Address	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
4015 SHERMAN ST	10,913	2.0%	2.0%	Y	Y	EXC
4015 SHERMAN ST	10,913	2.0%	4.0%	Y	Y	EXC
4015 SHERMAN ST	10,913	2.0%	6.1%	Y	Y	EXC
4015 SHERMAN ST	10,913	2.0%	8.1%	Y	Y	EXC
4015 SHERMAN ST	10,913	2.0%	10.1%	Y	Y	EXC
4015 SHERMAN ST	10,913	2.0%	12.1%	Y	Y	EXC
4015 SHERMAN ST	10,913	2.0%	14.1%	Y	Y	EXC
4015 SHERMAN ST	10,913	2.0%	16.2%	Y	Y	EXC
4015 SHERMAN ST	10,913	2.0%	18.2%	Y	Y	EXC
4015 SHERMAN ST	10,913	2.0%	20.2%	Y	Y	EXC
4015 SHERMAN ST	10,913	2.0%	22.2%	Y	Y	EXC
101 HUNT ST 6	7,000	1.3%	23.5%			MF
108 SIDNEY ST	6,812	1.3%	24.8%	Y		SFR
4015 SHERMAN ST	6,200	1.1%	25.9%	Y	Y	EXC
202 HUNT ST	6,200	1.1%	27.1%			SFR
209 GRACE ST	6,200	1.1%	28.2%		Y	SFR
206 HUNT ST	6,200	1.1%	29.4%			SFR
201 HUNT ST	6,200	1.1%	30.5%	Y	Y	MF
206 ESTELLE ST	6,200	1.1%	31.7%	Y		SFR
207 HUNT ST	6,200	1.1%	32.8%			SFR
210 ESTELLE ST	6,200	1.1%	34.0%	Y		SFR
209 ESTELLE ST	6,200	1.1%	35.1%	Y	Y	SFR
204 SIDNEY ST	6,200	1.1%	36.3%			SFR
201 ESTELLE ST	6,200	1.1%	37.4%			SFR
208 SIDNEY ST	6,200	1.1%	38.6%			SFR
302 ESTELLE ST	5,000	0.9%	39.5%	Y	Y	MF
304 ESTELLE ST	5,000	0.9%	40.4%	Y		SFR
306 ESTELLE ST	5,000	0.9%	41.3%			SFR
312 ESTELLE ST	5,000	0.9%	42.3%	Y		SFR
315 GRACE ST	5,000	0.9%	43.2%			MF
309 GRACE ST	5,000	0.9%	44.1%	Y	Y	SFR
305 GRACE ST	5,000	0.9%	45.0%	Y		SFR
301 GRACE ST 4	5,000	0.9%	46.0%			MF
4020 GARROW ST	5,000	0.9%	46.9%			MF
4018 GARROW ST	5,000	0.9%	47.8%	Y	Y	SFR
4016 GARROW ST	5,000	0.9%	48.7%	Y		SFR
4014 GARROW ST	5,000	0.9%	49.7%		Y	SFR

## Special Minimum Lot Size Area

Planning and Development Department

4012 GARROW ST	5,000	0.9%	50.6%		Y	SFR
4010 GARROW ST	5,000	0.9%	51.5%			SFR
Site Address	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
231 GRACE ST	5,000	0.9%	52.4%		Y	SFR
227 GRACE ST	5,000	0.9%	53.4%	Y	Y	SFR
225 GRACE ST	5,000	0.9%	54.3%	Y	Y	SFR
221 GRACE ST	5,000	0.9%	55.2%			SFR
217 GRACE ST	5,000	0.9%	56.1%			SFR
213 GRACE ST	5,000	0.9%	57.1%			SFR
210 HUNT ST	5,000	0.9%	58.0%			SFR
214 HUNT ST	5,000	0.9%	58.9%			SFR
216 HUNT ST	5,000	0.9%	59.8%			SFR
220 HUNT ST	5,000	0.9%	60.8%			SFR
224 HUNT ST	5,000	0.9%	61.7%	N		SFR
226 HUNT ST	5,000	0.9%	62.6%	Y		SFR
227 HUNT ST	5,000	0.9%	63.5%	Y		SFR
225 HUNT ST	5,000	0.9%	64.5%	Y		SFR
221 HUNT ST	5,000	0.9%	65.4%	Y		SFR
217 HUNT ST	5,000	0.9%	66.3%	Y		SFR
213 HUNT ST	5,000	0.9%	67.3%			SFR
209 HUNT ST	5,000	0.9%	68.2%			SFR
214 ESTELLE ST	5,000	0.9%	69.1%	Y		SFR
216 ESTELLE ST	5,000	0.9%	70.0%			SFR
220 ESTELLE ST	5,000	0.9%	71.0%			SFR
224 ESTELLE ST	5,000	0.9%	71.9%			SFR
228 ESTELLE ST	5,000	0.9%	72.8%			SFR
230 ESTELLE ST	5,000	0.9%	73.7%	Y		SFR
4203 GARROW ST 7	5,000	0.9%	74.7%	Y		MF
4203 GARROW ST 7	5,000	0.9%	75.6%	Y		MF
229 ESTELLE ST	5,000	0.9%	76.5%	Y		SFR
225 ESTELLE ST	5,000	0.9%	77.4%	Y		SFR
221 ESTELLE ST	5,000	0.9%	78.4%			SFR
217 ESTELLE ST	5,000	0.9%	79.3%	Y		SFR
213 ESTELLE	5,000	0.9%	80.2%	Y	Y	SFR
210 SIDNEY ST	5,000	0.9%	81.1%			SFR
214 SIDNEY ST	5,000	0.9%	82.1%			SFR
218 SIDNEY ST	5,000	0.9%	83.0%	Y		SFR
222 SIDNEY ST	5,000	0.9%	83.9%			SFR
228 SIDNEY ST	5,000	0.9%	84.8%			SFR
4217 SHERMAN ST 5	5,000	0.9%	85.8%	N		VAC
122 SIDNEY ST	5,000	0.9%	86.7%			SFR
118 SIDNEY ST	5,000	0.9%	87.6%	Y		SFR
116 SIDNEY ST	5,000	0.9%	88.5%			VAC

## Special Minimum Lot Size Area

Planning and Development Department

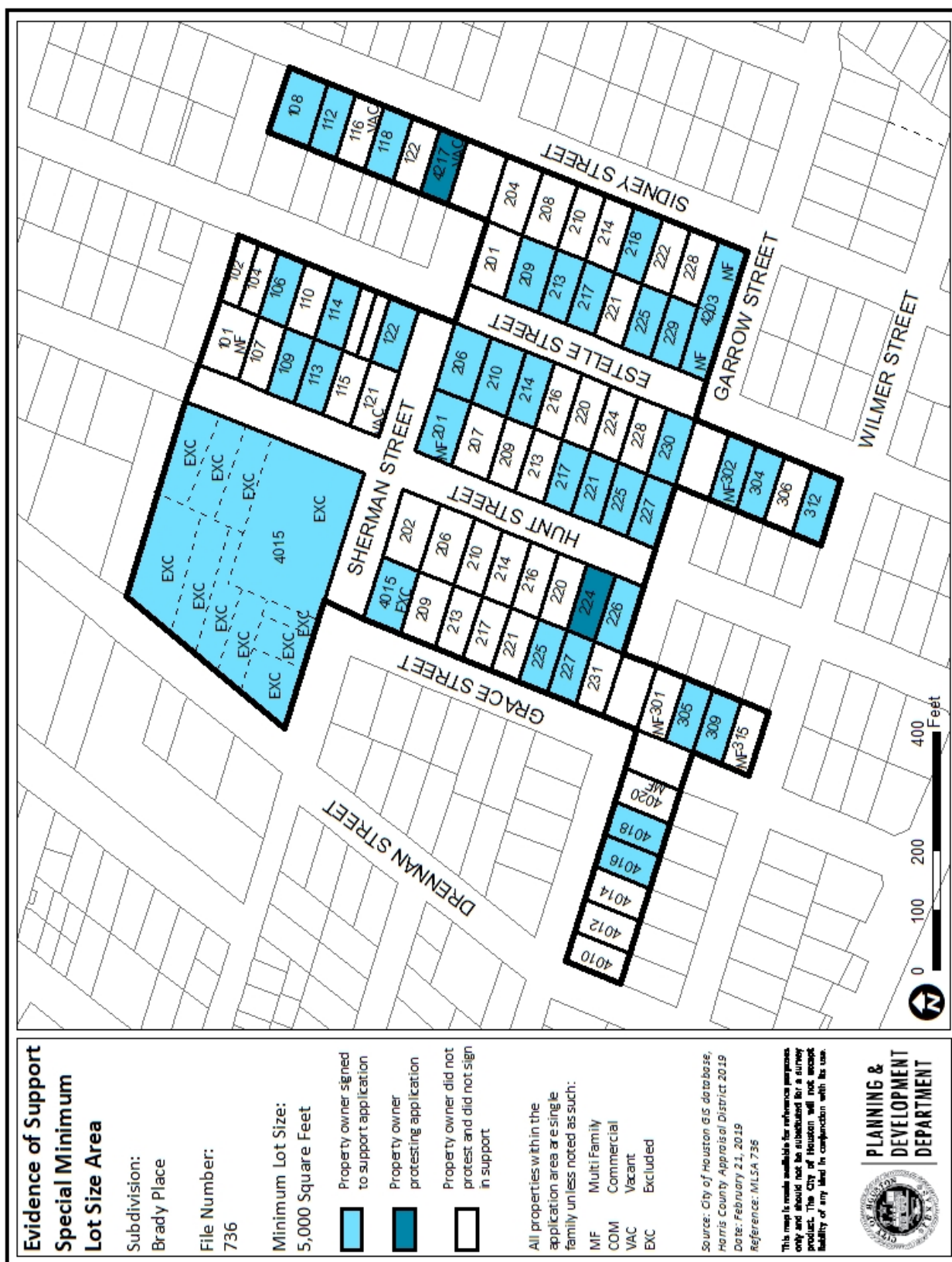
112 SIDNEY ST	5,000	0.9%	89.5%	Y		SFR
107 HUNT ST	5,000	0.9%	90.4%			SFR
Site Address	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
109 HUNT ST	5,000	0.9%	91.3%	Y		SFR
113 HUNT ST	5,000	0.9%	92.2%	Y		SFR
115 HUNT ST	5,000	0.9%	93.2%			SFR
121 HUNT ST	5,000	0.9%	94.1%			VAC
122 ESTELLE ST	5,000	0.9%	95.0%	Y		SFR
114 ESTELLE ST	5,000	0.9%	95.9%	Y		SFR
110 ESTELLE ST	5,000	0.9%	96.9%			SFR
106 ESTELLE ST	5,000	0.9%	97.8%	Y		SFR
104 ESTELLE ST	3,450	0.6%	98.4%			SFR
102 ESTELLE ST	3,450	0.6%	99.1%			SFR
118 ESTELLE ST	2,500	0.5%	99.5%			SFR
118 ESTELLE ST	2,500	0.5%	100.0%			SFR

This application qualifies for a Special Minimum Lot Size of:	5,000 sq ft
Response forms received in support of SMLSA:	47
Response forms received in opposition of SMLSA:	2
Percentage of property owners in support of the SMLSA boundary: (must be at least 55%)	57.0%
Percentage of property owners that signed the petition for the SMLSA application: (must be at least 10%)	16%

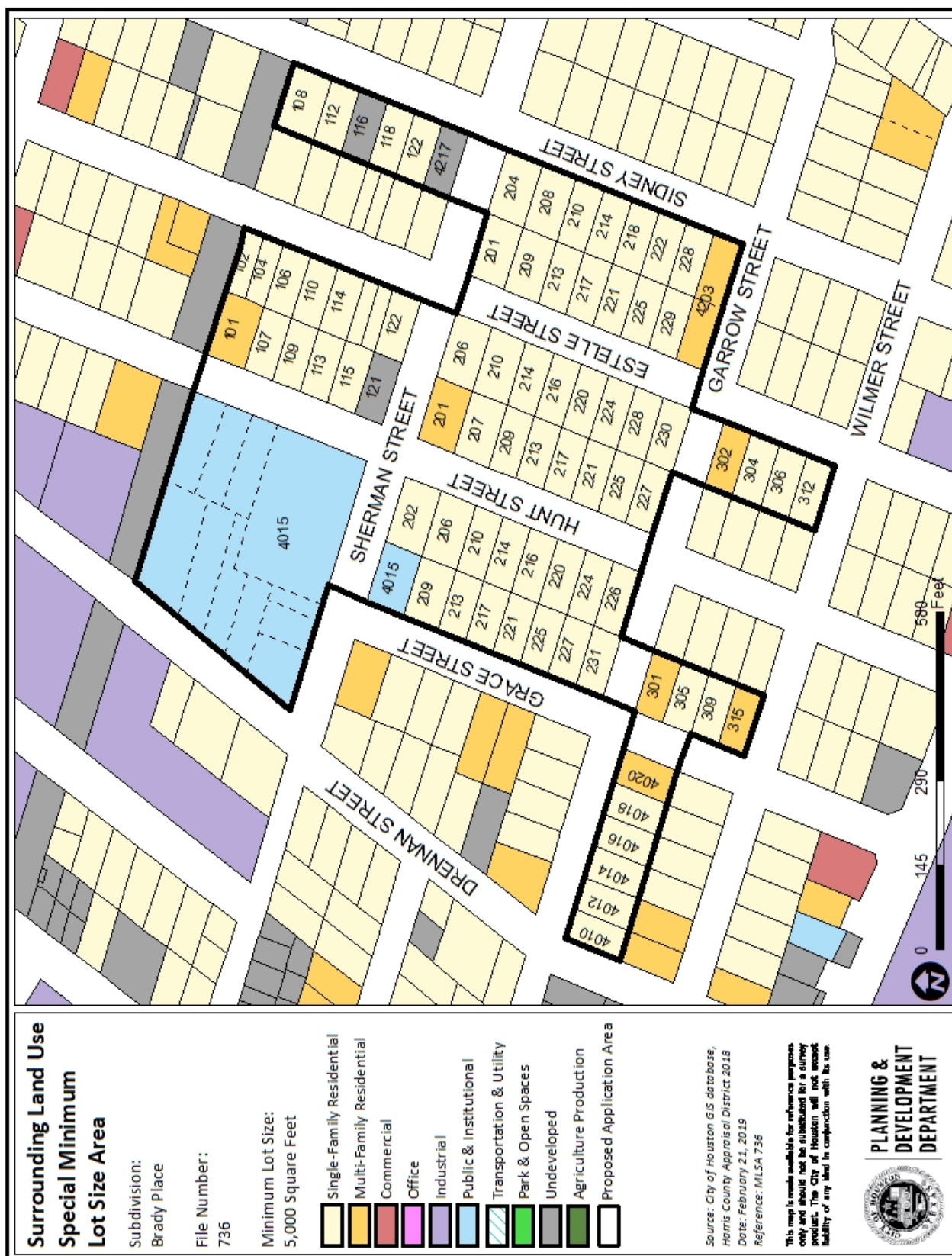
# of lots developed or restricted to no more than two SFR units	70
# of multi-family residential lots	8
# of commercial lots	0
# of vacant lots	3
# of excluded lots	12
TOTAL NUMBER OF LOTS	93
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	86.4%



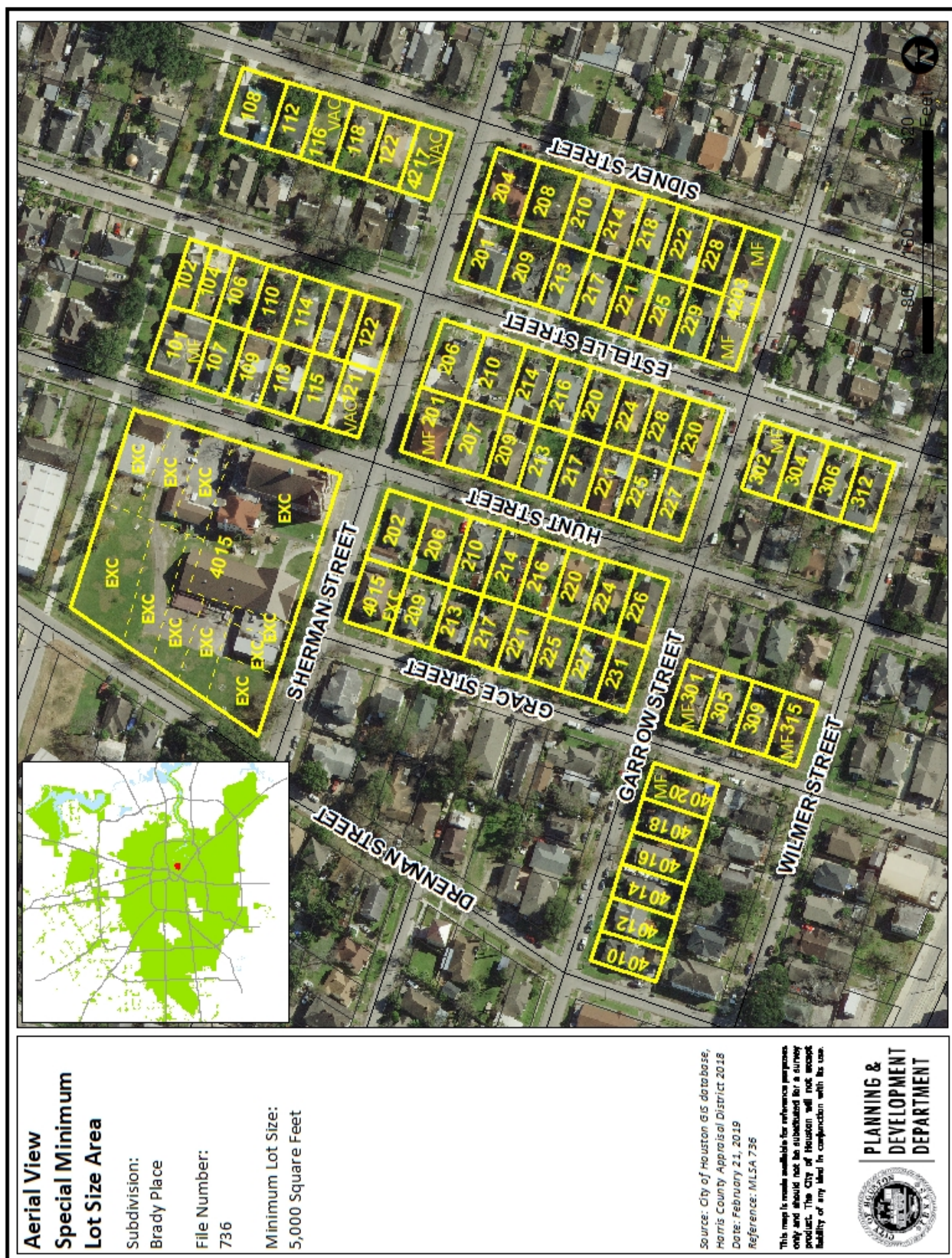








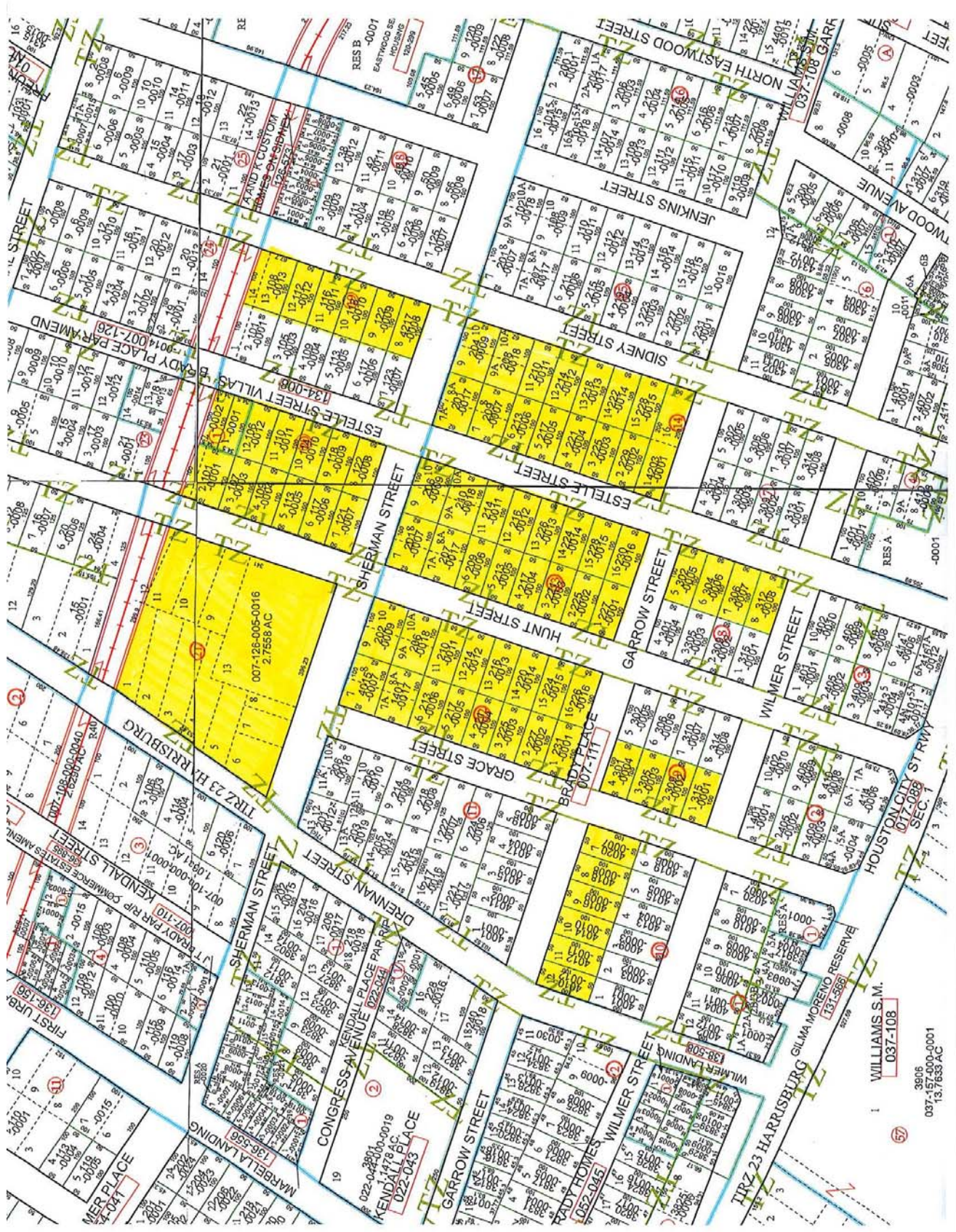






### Special Minimum Lot Size Area

Planning and Development Department







Rev. Rudy Sanchez  
Blessed Sacrament Catholic Church  
4015 Sherman Street  
Houston, Texas 77003

Phone: (713) 224-5291  
Fax: (713) 224-5292

City of Houston Planning Commission  
900 Bagby Street  
Houston, Texas 77002

19 February 2019

Dear Commissioners,

I, Rev. Rodolfo Sanchez, live and work at 4015 Sherman (Blessed Sacrament Catholic Church). We are the cornerstone of the Brady Place community and we fully embrace the minimum lot size area application. The church would very much like to be included in the protected area, despite criteria item 5, which states:

*For a proposed special minimum lot size area, no blockface within the boundaries includes a significant area developed as or restricted to a use that is not single-family residential use.*

The logic being that if for some unknown reason the church property is ever subdivided, it would also be limited to a minimum lot size of 5,000 sf.

The church requests permission to be included in the Brady Place Minimum Lot Size Area.

Respectfully,

A handwritten signature in black ink, appearing to read "Rodolfo Sanchez", with a long horizontal line extending to the right.

Rev. Rodolfo Sanchez



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### Special Minimum Lot Size Area (SMLSA) Application

AUG 23 2018

#### Main Applicant Information (required)

Full Name: GEOFFREY WHEELER Date: 8-16-2018

Address: 227 GRACE STREET Apartment/Unit # \_\_\_\_\_  
HOUSTON TX 77003  
City State ZIP Code

Phone: 713-351-9421 Email: \_\_\_\_\_

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? 1-8-2018

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")

North - Harrisburg Trail, East - Eastwood street, South - Wilmer st., West - Drennon st.

Signature of applicant: \_\_\_\_\_

#### Alternate Applicant Information (optional)

Full Name: MARIE RODRIGUEZ Date: 8/16/18

Address: 225 GRACE STREET Apartment/Unit # \_\_\_\_\_  
HOUSTON TX 77003  
City State ZIP Code

Phone: 713-882-7105 Email: \_\_\_\_\_

Signature of alternate applicant: \_\_\_\_\_

#### Application Information (STAFF USE ONLY)

File Number: 736 Super Neighborhood: Second Ward  
City Council District: H Planner Assigned: Danish Walck