HOUSTON PLANNING COMMISSION

AGENDA

MAY 24, 2018

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

PLANNING COMMISSION MEMBERS

Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Bill Baldwin
Fernando L. Brave
Antoine Bryant
Lisa Clark
Mark A. Kilkenny
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porras-Pirtle
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor

The Honorable Judge Robert Hebert
Fort Bend County
The Honorable Ed Emmett
Harris County
Commissioner James Noack
Montgomery County

ALTERNATE MEMBERS
Richard W. Stolleis, P.E.
Maggie Dalton
Fort Bend County
Loyd Smith, P.E.
Harris County
Mark J. Mooney, P.E.
Montgomery County

EX- OFFICIO MEMBERS
Carol Lewis, Ph.D.
Carol Haddock, P.E.
Yuhayna H. McCoy, AICP

SECRETARY
Patrick Walsh, P.E.

Meeting Policies and Regulations

Order of Agenda

Planning Commission may alter the order of the agenda to consider variances first, followed by replats requiring a public hearing second and consent agenda last. Any contested consent item will be moved to the end of the agenda.

Public Participation

The public is encouraged to take an active interest in matters that come before the Planning Commission. Anyone wishing to speak before the Commission may do so. The Commission has adopted the following procedural rules on public participation:

1. Anyone wishing to speak before the Commission must sign-up on a designated form located at the entrance to the Council Chamber.

2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted on the sign-up form.

3. If the speaker wishes to discuss any subject not otherwise on the agenda of the Commission, time will be allowed after all agenda items have been completed and "public comments" are taken.

4. The applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.

5. Speakers will be allowed two minutes for specially called hearing items, replats with notice, variances, and special exceptions.

6. Speakers will be allowed 1 minute for all consent agenda items.

7. Time limits will not apply to elected officials.

8. No speaker is permitted to accumulate speaking time from another person.

9. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.

10. The Commission reserves the right to limit speakers if it is the Commission's judgment that an issue has been sufficiently discussed and additional speakers are repetitive.

11. The Commission reserves the right to stop speakers who are unruly or abusive.

Limitations on the Authority of the Planning Commission

By law, the Commission is required to approve subdivision and development plats that meet the requirements of Chapter 42 of the Code of Ordinances of the City of Houston. The Commission cannot exercise discretion nor can it set conditions when granting approvals that are not specifically authorized by law. If the Commission does not act upon a Sec. I agenda item within 30 days, the item is automatically approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because it objects to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements, e.g., water, sewer, drainage, or other public agencies.

Contacting the Planning Commission

Should you have materials or information that you would like for the Planning Commission members to have pertaining to a particular item on their agenda, contact staff at 832-393-6600. Staff can either incorporate materials within the members Agenda packets, or can forward to the members messages and information.

Contacting the Planning Department

The Planning and Development Department is located at 611 Walker Street on the Sixth Floor. Code Enforcement is located at 1002 Washington Street.

The Departments mailing address is:
P.O. Box 1562
Houston, Texas 77251-1562

The Departments website is:
www.houstonplanning.com

E-mail us at:
Planning and Development
Dylan.Osborne@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

PLANNING & DEVELOPMENT DEPARTMENT

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

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners take action according to established standards; see rules or policies for details. Staff is available to help orient you on meeting procedures. **For the City's I SPEAK language line, including traducción en Español, call (832) 393-3000.**

Submit a SPEAKER FORM to be recognized as a speaker. Turn in the completed, legible form to the staff near the front desk, normally before the item is called for consideration. Organized groups may submit forms in a desired speaker sequence to staff. However, the Chair may take items out of order.

One recognized speaker at the podium at a time. As your name is called, move to the podium to speak, or announce from your seat if you wish to decline. Any handouts can be provided to staff near the podium, for distribution while you begin speaking. Speakers may speak only one time per item, including if the item is deferred. Speaker's time cannot be allocated to another person. Speaker's times are normally 1-2 minutes or as otherwise identified.

At the podium, state your name for the record. Ideally, also state your position on the item, and then deliver your comments. A bell is rung if the allowed speaking time is exceeded. There may also be questions for you, from the Chair or recognized Commissioners, before you return to your seat. No audible expressions from the audience, including no applause, boos, or verbal outbursts.

Speakers with general comments can sign up to speak during the public comment section of the agenda. Turn in visitor badges at the building's check stations at departure. THANK YOU.

…

Commission or Group:

SPEAKER SIGN IN FORM

DATE:_____

AGENDA ITEM NUMBER_____

AGENDA ITEM NAME_____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

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

Houston Planning Commission

AGENDA

May 24, 2018

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

Call to Order

Director's Report

Approval of the May 10th, 2018 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

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

II. Establish a public hearing date of June 21, 2018

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

III. Consideration of an Off-Street Parking Variance for property located at 777 West 23rd Street, The Goodard School Daycare (Chad Miller)

IV. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 1400 block of Indiana Street, north side, between Commonwealth Street and Waugh Drive - MLS 708 (David Welch)

V. Excuse the absence of Commissioner Baldwin, Brave and Bryant

VI. Public Comment

VII. Adjournment

Minutes of the Houston Planning Commission

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

May 10, 2018
Meeting held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order
Chair Martha L. Stein called the meeting to order at 2:38 p.m. with a quorum present.

Martha L. Stein, Chair	
M. Sonny Garza, Vice Chair	
Susan Alleman	
Bill Baldwin	Absent
Fernando L. Brave	Absent
Antoine Bryant	Absent
Lisa Clark	
Mark A. Kilkenny	
Lydia Mares	
Christina Morales	
Paul R. Nelson	
Linda Porras-Pirtle	
Ian Rosenberg	
Megan R. Sigler	
Zafar Tahir	
Meera D. Victor	Left at 3:03 p.m. during item #129
Mark Mooney for The Honorable James Noack	Absent
Maggie Dalton for The Honorable Robert E. Hebert	Absent
Loyd Smith for The Honorable Ed Emmett	

EXOFFICIO MEMBERS
Carol A. Lewis
Carol Haddock
Yuhayna H. McCoy

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

DIRECTOR'S REPORT
The Director's Report was given by Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE APRIL 26, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 26, 2018 Planning Commission meeting minutes.
Motion: **Victor** Second: **Garza** Vote: **Carries** Abstaining: **Kilkenny and Smith**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 116)

Items removed for separate consideration **3, 4, 5, 18, 54 and 65**.

Staff recommendation: Approve staff's recommendations for items **1 – 116,** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items **1 – 116,** subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman and Sigler recused themselves.

Staff recommendation: Approve staff's recommendations for items **3, 4, 5, 18, 54, and 65,** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items **3, 4, 5, 18, 54 and 65,** subject to the CPC 101 form conditions.
Motion: **Kilkenny** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman and Sigler returned.

C PUBLIC HEARINGS

117 Bayou Woods Sec 2 partial replat no 3 **C3N** **Withdrawn**

118 Braeswood partial replat no 4 **C3N** **Withdrawn**

119 Braeswood partial replat no 5 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

120 Briarcroft 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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Matt Tucker, applicant – supportive; Earl Ritchie – undecided.

121 Briarcroft partial replat no 4 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Loe Dillard and Earl Ritchie – undecided; Jennifer Barron – opposed.

122 Briargrove Park Sec 1 partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Kilkenny** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speaker: Mike Hessel – opposed.

123 Crosby Village Sec 3 partial replat no 1 C3N Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Kilkenny** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

124 Hermann Park Addition partial replat no 2 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

125 Hyde Park partial replat no 7 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Nelson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker: Michael McKann – opposed.

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

127 North Shepherd Square C3N Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Garza** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

128 Pelham Place Sec 1 partial replat no 1 C3N Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

129 Shadywood Addition 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: **Rosenberg** Second: **Gaza** Vote: **Unanimous** Abstaining: **None**
Speaker: David Strickland, applicant – supportive.

130 Towne Lake Sec 39 partial replat no 1 C3N Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Kilkenny** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

131 Tulane West 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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Teresa Edgar and Chrissie Dickerson – opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department.

132 Willow Creek Estates Sec 1 replat partial replat no 2 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

133 Bridgeland Parkland Village Sec 33 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: **Kilkenny** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

134 Fulton Lofts CR2 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: **Sigler** Vote: **Unanimous** Abstaining: **None**
Speakers: Zach Cavender, applicant, Mark Robinson, Ryan Bibbs – supportive; Sharon Budzise, Jason Caro, Robert Beydler and Lisa Calzada – opposed; Randall Baxley – undecided.

135 Revere Condominium 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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

136 Rosemont Cottage C2R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

137 Schindewolf Properties C2 Defer
Staff recommendation: Defer the application for two weeks to allow the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to allow the applicant time to submit additional information.
Motion: **Nelson** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

138 Skylink Terrace 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: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

139 Village of Grogans Mill Lake Woodlands East Shore Sec 19 C3R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Kilkenny** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

140 Willowcreek Ranch Sec 10 C3P Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

141 Bauer Landing GP GP Defer
Staff recommendation: Defer the application for two weeks to allow the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to allow the applicant time to submit additional information.
Motion: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

142 Forestwood Sage GP GP 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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

143 Santos Villas 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

144	**Aldine ISD Spears Gears Road Reserve**	**EOA**	**Approve**
145	**American Tank Beaumont Highway**	**EOA**	**Approve**
146	**Bogs Road Plant South Site**	**EOA**	**Approve**
147	**Cunningham Park Sec 1**	**EOA**	**Approve**
148	**Dahri Heights**	**EOA**	**Approve**
149	**Lakewood Pines Sec 8**	**EOA**	**Approve**
150	**Lakewood Pines Sec 9**	**EOA**	**Approve**
151	**North Vintage Centre**	**EOA**	**Approve**
152	**Northpointe Reach Drive Street Dedication Sec 2**	**EOA**	**Approve**
153	**Trailview Townhomes**	**EOA**	**Approve**
154	**Wildwood at Northpointe Sec 23**	**EOA**	**Approve**

H NAME CHANGES

155	**Brae Burn Acres Sec 2 partial replat no 1 (prev. Brae Burn Acres partial replat no 1)**	**NC**	**Approve**

I CERTIFICATES OF COMPLIANCE

156	**25250 Redbird Lane**	**COC**	**Approve**

Staff recommendation: Approve staff's recommendation for items 144-156.

Commission action: Approved staff's recommendation for items 144-156.

Motion: **Sigler** Second: **Clark** Vote: **Carries** Abstaining: **Alleman from item #144**

J ADMINISTRATIVE

NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

NONE

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 7, 2018 FOR:

a. Craig Woods partial replat no 23
b. Heights Gateway
c. Houston Community College Auxiliary Reserve
d. Lakeview Homes Addition partial replat no 3
e. MacGregor Park Estates Sec 1 partial replat no 1
f. Old River Terrace Sec 2 partial replat no 2 and extension
g. Shadyvilla Addition no 2 partial replat no 6

Staff recommendation: Establish a public hearing date of June 7, 2018 for items II a-g.

Commission action: Established a public hearing date of June 7, 2018 for items II a-g.

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

III. CONSIDERATION OF A LANDSCAPE PLAN VARIANCE FOR A PROPERTY LOCATED AT 1958 W. GRAY STREET

Staff recommendation: Grant the Landscape Plan variance(s).
Commission action: Granted the Landscape Plan variance(s).

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

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

Staff recommendation: Grant the Landscape Plan variance(s).
Commission action: Granted the Landscape Plan variance(s).

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

V. CONSIDERATION OF A OFF-STREET PARKING VARIANCE FOR AUSTIN HIGH SCHOOL LOCATED AT 1700 DUMBLE STREET

Staff recommendation: Grant the off-street parking variance(s), and approve the development plat subject to the conditions listed.
Commission action: Granted the off-street parking variance(s), and approved the development plat subject to the conditions listed.

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

Items VI and VII were taken together at this time.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 100 BLOCK OF EAST 25TH STREET, NORTH AND SOUTH SIDES, BETWEEN HARVARD STREET AND YALE STREET (MLS 706)

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 100 BLOCK OF EAST 25TH STREET, NORTH AND SOUTH SIDES, BETWEEN HARVARD STREET AND YALE STREET (MBL 239)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application (MLS 706) and Special Minimum Building Line Block application (MBL 239) for the 100 block of East 25th Street, north and south sides, between Harvard Street and Yale Street, and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application (MLS 706) and Special Minimum Building Line Block application (MBL 239) for the 100 block of East 25th Street, north and south sides, between Harvard Street and Yale Street, and forwarded to City Council.

Motion: **Garza** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
Speakers: Chantal Rappi, applicant, Sirel White, Karen Easley, Noah Klein, Pablo Rappi, co-applicant, Alexander Peguero, Shapiro and Rick Rears – supportive; Matthew Wylie – opposed.

VIII. EXCUSE THE ABSENCE OF COMMISSIONER(S) KILKENNY AND NELSON

Commissioner Kilkenny and Nelson were present; therefore, no Commission action was required.

IX. PUBLIC COMMENT

Mary Lou Henry apologized to the Commissioner for not having the elaborate Winfield Road presentation available during the Major Thoroughfare and Freeway Plan Amendment Request Workshop that was given to staff prior to the meeting.

X. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:44 p.m.

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

_____ _____

Martha L. Stein, Chair **Patrick Walsh, Secretary**

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Aliana Sec 50	C3P	
2	Allen Street Park	C2	
3	Amira Drive Street Dedication Sec 1	SP	DEF2
4	Ashford Point Apartments	C2	
5	Balmoral Sec 13	C3F	
6	Briarcroft partial replat no 3	C3F	
7	Briarcroft partial replat no 4	C3F	
8	Briargrove Park Sec 1 partial replat no 1	C3F	
9	Bridgeland Parkland Village Sec 12	C3F	
10	Bridgeland Parkland Village Sec 30	C3F	
11	Bridgeland Parkland Village Sec 31	C3F	
12	Bridgeland Parkland Village Sec 32	C3F	
13	Bridgeland Parkland Village Sec 34	C3P	
14	Bridgeland Summit Point Crossing Street Dedication Sec 4	SP	
15	Buvinghausen Offices	C2	DEF1
16	CenterPoint Energy Allum West Junction Peak Shaving Facility	C3F	
17	Creekside Ranch Sec 8	C3F	
18	Crossing at Katy Trails	C2	
19	Cumberland Ridge Drive in Dellrose Street Dedication Sec 1	C3F	
20	Eagle Landing Sec 9	C3F	
21	Elyson Sec 19	C3P	
22	Enclave at Longwood Sec 2	C3F	
23	Franklin Venus Interests	C2	
24	Global New Millennium Reserve	C3F	
25	Grand Mission Estates Sec 22	C3P	
26	Grand Mission Estates Sec 24	C3P	
27	Grand Mission Estates Sec 25	C3P	
28	Grand Park Professional Place	C2	
29	Grand Parkway at FM 2920	C2	DEF1
30	Harvest Green Sec 26	C3F	
31	Heights at Minimax	C3F	
32	HISD Scarborough Elementary School	C2	DEF1
33	Huffman Snow Cone and Snack Shack	C2	
34	Hyde Park partial replat no 7	C3F	
35	Imperial Forest Sec 3	C3F	DEF1
36	La Raza on HufSmith	C2	DEF1
37	Lakes at Creekside Sec 5	C3P	
38	Long Canter Trail Street Dedication Sec 1 and Reserves	C3F	DEF2
39	Main Street Gardens replat no 1	C3F	
40	Mason Ranch Sec 2	C2	
41	McKaskle Warehouses	C2	
42	Meyerland Sec 2 partial replat no 1	C3F	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Mirandola Lane Street Dedication and Reserve	C3F	
44	Northpointe East Business Park	C3P	DEF2
45	Ortegas Properties LLC Development	C2	
46	Park at Woodline Drive	C2	
47	Pelham Place 1 partial replat no 1	C3F	
48	Pembroke Estates	C1	
49	Pine Meadows Estates	C2	
50	Pinecrest Sec 3	C3F	DEF1
51	Richey Road Street Dedication Sec 1	C3F	
52	Rosehille Reserve Sec 4	C3P	
53	Royalwood Sec 1 partial replat no 2	C3F	
54	Satya Mason	C2	
55	Shadywood Addition partial replat no 1	C3F	
56	Somerset Lofts	C2	
57	Summit Place Addition partial replat no 4	C3F	
58	Terra Del Sol Sec 6	C3F	
59	Terra Del Sol Sec 7	C3F	
60	Thiltgen Acres	C1	
61	Tulane West partial replat no 1	C3F	
62	Upland Square	C3F	DEF1
63	Wayside Village Sec 5	C3P	
64	West Orem Shop	C2	DEF2
65	Westgreen Boulevard and West Little York Road Street Dedication Sec 1	SP	DEF1

B-Replats

66	Aldine Mail Plaza	C2R	
67	Austin at US 59 Townhomes	C2R	
68	Averys Acre replat no 1 and Extension	C2R	
69	Brickell Reserve	C2R	
70	Cedarpost Park	C3R	
71	Century Plaza partial replat no 5	C2R	
72	East Parker Villas	C2R	DEF2
73	Edgar Court	C2R	
74	Fairfield Place Sec 2 replat no 1	C2R	
75	HCWCID No 89 Wastewater Treatment Plant	C2R	DEF2
76	Houston Cao Dai Temple	C2R	
77	Inker Estates	C2R	
78	Intercontinental Reserve	C2R	DEF1
79	Kickapoo Plaza	C2R	
80	La Porziuncola	C2R	
81	Long Point Acres partial replat no 3	C2R	
82	Meadow Lea partial replat no 1	C2R	
83	Modern at Warwana	C2R	DEF1
84	Morningside Square Corral	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Mundito Habitat	C2R	
86	Munford Place	C2R	
87	Peden Street Villas	C2R	
88	Ramsol Center	C2R	
89	Reagan Redevelopment	C2R	DEF1
90	Reserve at Washington Sec 2	C3R	
91	Rosslyn Addition partial replat no 3	C2R	DEF1
92	S and H Business Park	C2R	
93	Smithers Easton Commons	C2R	
94	South Morningside Square	C2R	
95	Southeast Distribution Center	C2R	
96	Views at Cohn Street	C2R	
97	Views at East Hardy Street	C2R	DEF1
98	Waynebeck Enterprises	C2R	
99	Weber Landing	C2R	DEF1
100	West Bell Street Grove	C2R	
101	West Clay Place	C2R	
102	Willbanks Place	C2R	

C-Public Hearings Requiring Notification

103	Briarmont Sec 1 partial replat no 1	C3N	
104	Crosby Village Sec 3 partial replat no 1	C3N	DEF1
105	Foxhollow West Sec 1 partial replat no 1	C3N	
106	Little York partial replat no 1	C3N	
107	North Shepherd Square	C3N	DEF1
108	Palisades Park	C3N	
109	Pine Terrace Sec 1 partial replat no 1	C3N	
110	Remington Creek Ranch Sec 5	C3N	
111	Spring Branch Woods Sec 4 partial replat no 1	C3N	

D-Variances

112	Harvest Green GP	GP	
113	Harvest Green Sec 20	C3F	DEF1
114	Salem Lutheran Church of Rosehill GP	GP	
115	Schindewolf GP	GP	
116	Schindewolf Properties	C2	DEF1
117	Skylink Terrace	C2R	DEF1
118	Texas Medical Center Three	C2R	
119	Turtle Pines	C2	
120	Willowcreek Ranch Sec 10	C3P	DEF1

E-Special Exceptions

None

Item No.	Subdivision Plat Name	App Type	Deferral
F-Reconsideration of Requirements			
121	Bauer Landing GP	GP	DEF1
122	Wayside Village GP	GP	
123	Wayside Village Sec 6	C3P	
G-Extensions of Approval			
124	Central at South Square	EOA	
125	Dosey Doe	EOA	
126	Grant Road PUD WWTP	EOA	
127	Lopez Milroy Development	EOA	
128	Palai Preserve	EOA	
129	Pine Trace Village Drive Street Dedication	EOA	
130	Pine Trace Village Sec 8	EOA	
131	Sunrise Montrose	EOA	
132	Windfern IV LLC	EOA	
H-Name Changes			
None			
I-Certification of Compliance			
133	25679 Magnolia Drive	COC	
134	23675 Panky Lane	COC	
135	23878 McShan Lane	COC	
136	25689 Lantern Lane	COC	
137	20177 Plantation Meadow	COC	
138	27056 Spanish Oaks Lane	COC	
139	8418 Furay Road	COC	
J-Administrative			
None			
K-Development Plats with Variance Requests			
140	2419 Locke Lane	DPV	
Off-Street Parking Variance			
III	777 W 23rd Street	PV	

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
A-Consent											
1	Aliana Sec 50	2018-0992	C3P	Fort Bend	ETJ	526Z	18.44	1.96	76	Aliana Development Company	LJA Engineering, Inc.-(West Houston Office)
2	Allen Street Park	2018-0908	C2	Harris	City	492G	0.59	0.01	16	City Choice Homes L.L.C.	ICMC GROUP INC
3	Amira Drive Street Dedication Sec 1 (DEF2)	2018-0814	SP	Harris	ETJ	286U	7.31	0.00	0	Beazer Homes Texas, L.P., A Delaware Limited Partnership	Costello, Inc.
4	Ashford Point Apartments	2018-1002	C2	Harris	City	528B	2.00	2.00	0	Mission Engineering	Gruller Surveying
5	Balmoral Sec 13	2018-0997	C3F	Harris	ETJ	376V	19.23	1.83	70	Balmoral LT, LLC	Jones|Carter - Woodlands Office
6	Briarcroft partial replat no 3	2018-0980	C3F	Harris	City	491P	1.25	1.25	0	MBL 2200 Main II, LLC	Windrose
7	Briarcroft partial replat no 4	2018-1031	C3F	Harris	City	491P	1.26	1.23	0	The RAMA Companies	South Texas Surveying Associates, Inc.
8	Briargrove Park Sec 1 partial replat no 1	2018-1043	C3F	Harris	City	489M	1.28	0.00	1	N/A	The Interfield Group
9	Bridgeland Parkland Village Sec 12	2018-1039	C3F	Harris	ETJ	365V	29.10	3.98	108	Bridgeland Development, LP	Costello, Inc.
10	Bridgeland Parkland Village Sec 30	2018-0969	C3F	Harris	ETJ	365V	7.18	2.00	42	Bridgeland Development LP	Costello, Inc.
11	Bridgeland Parkland Village Sec 31	2018-0971	C3F	Harris	ETJ	366W	25.68	4.00	113	Bridgeland Development LP	Costello, Inc.
12	Bridgeland Parkland Village Sec 32	2018-0972	C3F	Harris	ETJ	366S	6.34	1.92	16	Bridgeland Development LP	Costello, Inc.
13	Bridgeland Parkland Village Sec 34	2018-1008	C3P	Harris	ETJ	366W	15.28	1.18	51	Bridgeland Devlopment L.P.	LJA Engineering, Inc -(Woodlands Office)
14	Bridgeland Summit Point Crossing Street Dedication Sec 4	2018-0968	SP	Harris	ETJ	365V	2.50	0.00	0	Bridgeland Development LP	Costello, Inc.
15	Buvinghausen Offices (DEF1)	2018-0860	C2	Harris	ETJ	329N	2.99	2.99	0	Cheer United, LLC	Windrose
16	CenterPoint Energy Allum West Junction Peak Shaving Facility	2018-0845	C3F	Harris	City	571H	4.42	4.34	0	Arborleaf Engineering & Surveying, Inc.	Arborleaf Engineering & Surveying, Inc.
17	Creekside Ranch Sec 8	2018-1000	C3F	Fort Bend	ETJ	524T	19.08	0.77	81	Friendswood Development Company	Jones | Carter
18	Crossing at Katy Trails	2018-1046	C2	Harris	ETJ	445F	10.00	10.00	0	Crossing at Katy Crossing, Ltd	Jones|Carter - Woodlands Office
19	Cumberland Ridge Drive in Dellrose Street Dedication Sec 1	2018-0963	C3F	Harris	ETJ	325K	4.22	4.22	0	Cypress 600 Development Partners, LP	Texas Engineering And Mapping Company
20	Eagle Landing Sec 9	2018-1021	C3F	Harris	ETJ	332W	15.19	0.12	88	Woodmere Development Co,. LTD., A Texas Limited Partnership	EHRA
21	Elyson Sec 19	2018-1006	C3P	Harris	ETJ	405S	15.70	1.10	65	Newland Communities	BGE|Kerry R. Gilbert Associates

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
22	Enclave at Longwood Sec 2	2018-1025	C3F	Harris	ETJ	368A	4.39	0.13	15	HTX Land Development Company	Jones | Carter
23	Franklin Venus Interests	2018-0959	C2	Harris	ETJ	404U	5.11	4.94	0	Franklin Venus Interests	Weisser Engineering Company
24	Global New Millennium Reserve	2018-1047	C3F	Harris	ETJ	457B	23.53	23.53	0	Anchor Construction & Management	PROSURV
25	Grand Mission Estates Sec 22	2018-0995	C3P	Fort Bend	ETJ	526P	15.50	2.24	50	McGuyer Homebuilders, Inc.	BGE|Kerry R. Gilbert Associates
26	Grand Mission Estates Sec 24	2018-0996	C3P	Fort Bend	ETJ	526N	16.10	1.10	64	McGuyer Homebuilders, Inc.	BGE|Kerry R. Gilbert Associates
27	Grand Mission Estates Sec 25	2018-1004	C3P	Fort Bend	ETJ	526P	18.50	4.56	69	McGuyer Homebuilders, Inc.	BGE|Kerry R. Gilbert Associates
28	Grand Park Professional Place	2018-1001	C2	Fort Bend	ETJ	525L	5.29	5.29	0	Grand Park Professional Place, LLC	Windrose
29	Grand Parkway at FM 2920 (DEF1)	2018-0870	C2	Harris	ETJ	289R	9.41	9.41	0	LANDMARK INDUSTRIES ENERGY, LLC	Century Engineering, Inc
30	Harvest Green Sec 26	2018-1007	C3F	Fort Bend	ETJ	566F	7.68	2.80	17	Johnson Development	Jones | Carter
31	Heights at Minimax	2018-1036	C3F	Harris	City	452W	5.37	0.49	64	Weekely Homes	Pioneer Engineering, LLC
32	HISD Scarborough Elementary School (DEF1)	2018-0892	C2	Harris	City	414T	5.25	5.25	0	Houston Independent School District	C.L. Davis & Company
33	Huffman Snow Cone and Snack Shack	2018-0977	C2	Harris	ETJ	299W	4.00	4.00	0	Survey 1, Inc	Survey 1, Inc.
34	Hyde Park partial replat no 7	2018-0832	C3F	Harris	City	493N	0.14	0.00	3	LM Tiles	HRS and Associates, LLC
35	Imperial Forest Sec 3 (DEF1)	2018-0937	C3F	Harris	ETJ	457J	20.40	1.06	110	Forestar (USA) Real Estate Group, Inc.	Manhard Consulting
36	La Raza on HufSmith (DEF1)	2018-0862	C2	Harris	ETJ	329K	9.35	9.35	0	Juan Ruvalcaba	RP & Associates
37	Lakes at Creekside Sec 5	2018-1012	C3P	Harris	ETJ	249Y	24.20	1.41	94	Flair Development	BGE|Kerry R. Gilbert Associates
38	Long Canter Trail Street Dedication Sec 1 and Reserves (DEF2)	2018-0823	C3F	Harris	ETJ	286U	5.16	0.46	0	Beazer Homes Texas, L.P., A Delaware Limited Partnership	Costello, Inc.
39	Main Street Gardens replat no 1	2018-0967	C3F	Harris	City	570M	4.49	2.22	24	Tapovanam Investments, LLC	South Texas Surveying Associates, Inc.
40	Mason Ranch Sec 2	2018-0990	C2	Harris	ETJ	445V	14.25	14.25	0	EXETER MASON RANCH	Civil-Surv Land Surveying, L.C.
41	McKaskle Warehouses	2018-0985	C2	Fort Bend	ETJ	567D	3.93	3.93	0	OSIRIS Holdings, LLC	HRS and Associates, LLC
42	Meyerland Sec 2 partial replat no 1	2018-1034	C3F	Harris	City	531Q	0.42	0.00	1	PRO-SURV	PROSURV
43	Mirandola Lane Street Dedication and Reserve	2018-1033	C3F	Fort Bend	ETJ	524M	18.66	15.79	0	Meritage Homes of Texas, LLC	Costello, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
44	Northpointe East Business Park (DEF2)	2018-0808	C3P	Harris	ETJ	329E	7.50	4.40	0	North Point Business Park, LLC	Jones|Carter - Woodlands Office
45	Ortegas Properties LLC Development	2018-1030	C2	Harris	ETJ	447G	2.66	0.00	2	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
46	Park at Woodline Drive	2018-1028	C2	Montgomery	ETJ	252X	0.13	0.13	0	Pandula	Gruller Surveying
47	Pelham Place 1 partial replat no 1	2018-1023	C3F	Harris	City	454M	0.88	0.00	4	Ben Adams	Owens Management Systems, LLC
48	Pembroke Estates	2018-0976	C1	Harris	City	573R	6.01	0.00	3	Survey 1, Inc	Survey 1, Inc.
49	Pine Meadows Estates	2018-0961	C2	Harris	ETJ	290B	6.05	1.40	2	Lou Harvey	C & C Surveying, Inc
50	Pinecrest Sec 3 (DEF1)	2018-0945	C3F	Harris	City	450J	13.22	2.86	130	Meritage Homes	Jones | Carter
51	Richey Road Street Dedication Sec 1	2018-1026	C3F	Harris	ETJ	332W	2.82	0.00	0	Woodmere Development Co,. LTD., A Texas Limited Partnership	EHRA
52	Rosehille Reserve Sec 4	2018-0994	C3P	Harris	ETJ	286Q	18.40	0.60	61	Rosehille Reserve, LTD	LJA Engineering, Inc.-(West Houston Office)
53	Royalwood Sec 1 partial replat no 2	2018-0989	C3F	Harris	ETJ	457E	1.26	0.00	2	DELAROSE HOMES	Paksima Group
54	Satya Mason	2018-0955	C2	Fort Bend	ETJ	525D	1.16	1.16	0	Mason Project LTD	Hovis Surveying Company Inc.
55	Shadywood Addition partial replat no 1	2018-0965	C3F	Harris	City	452Y	0.15	0.00	3	OREON DESIGN GROUP	replats.com
56	Somerset Lofts	2018-0953	C2	Harris	City	492A	2.63	2.63	0	Blossom Development, Inc	BGE, Inc.
57	Summit Place Addition partial replat no 4	2018-0861	C3F	Harris	City	492V	0.11	0.00	2	Loftech Homes LLC	Bowden Land Services
58	Terra Del Sol Sec 6	2018-0973	C3F	Harris	ETJ	528J	11.84	1.15	72	K.Hovnanian Homes	AECOM
59	Terra Del Sol Sec 7	2018-0974	C3F	Harris	ETJ	528J	4.51	0.45	30	K.Hovnanian Homes	AECOM
60	Thiltgen Acres	2018-0978	C1	Harris	City	493G	0.11	0.00	2	Survey 1, Inc	Survey 1, Inc.
61	Tulane West partial replat no 1	2018-0987	C3F	Harris	City	492D	0.86	0.00	11	Sullivan Brotthers Builders LTD	TKE Development Services, Ltd.
62	Upland Square (DEF1)	2018-0922	C3F	Harris	City	449X	5.01	1.37	68	Upland Estates LTD	Windrose
63	Wayside Village Sec 5	2018-0970	C3P	Harris	City	415X	24.69	0.19	148	Cove Matrix Development, Ltd	Pape-Dawson Engineers
64	West Orem Shop (DEF2)	2018-0781	C2	Harris	City	572L	0.92	0.92	0	JJ AND EG LLC	RSG Engineering
65	Westgreen Boulevard and West Little York Road Street Dedication Sec 1 (DEF1)	2018-0842	SP	Harris	ETJ	406W	8.39	0.00	0	D.R.Horton-Texas Ltd., A Texas Ltd., Partnership	Van De Wiele & Vogler, Inc.

B-Replats

66	Aldine Mail Plaza	2018-0979	C2R	Harris	ETJ	413E	2.05	2.00	0	Survey 1, Inc	Survey 1, Inc.
67	Austin at US 59 Townhomes	2018-1022	C2R	Harris	City	493X	0.27	0.04	4	The HSL Group, LLC	Windrose

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
68	Averys Acre replat no 1 and Extension	2018-1032	C2R	Harris	City	575X	1.85	1.85	0	Rising Star Systems	Total Surveyors, Inc.
69	Brickell Reserve	2018-0954	C2R	Harris	City	492T	1.44	1.38	0	GBL Developers LLC	BGE, Inc.
70	Cedarpost Park	2018-0986	C3R	Harris	City	450X	2.28	0.20	40	City Choice Homes L.L.C.	ICMC GROUP INC
71	Century Plaza partial replat no 5	2018-1005	C2R	Harris	ETJ	332Z	4.00	4.00	0	titan investors	South Texas Surveying Associates, Inc.
72	East Parker Villas (DEF2)	2018-0626	C2R	Harris	City	453D	0.98	0.01	17	Hugo and Luis	SEM SERVICES
73	Edgar Court	2018-1009	C2R	Harris	City	533Y	0.27	0.00	3	TEAM HBC, Inc	Owens Management Systems, LLC
74	Fairfield Place Sec 2 replat no 1	2018-0957	C2R	Harris	ETJ	326X	4.09	4.09	0	A-S 123 HWY 290-Mason Rd, L.P.	Texas Engineering And Mapping Company
75	HCWCID No 89 Wastewater Treatment Plant (DEF2)	2018-0757	C2R	Harris	ETJ	613C	2.14	2.14	0	Harris County Water Control and Improvement District NO 89	Windrose
76	Houston Cao Dai Temple	2018-0958	C2R	Harris	ETJ	371P	1.03	1.03	0	B & P ENGINEERING, INC.	Advance Surveying, Inc.
77	Inker Estates	2018-1040	C2R	Harris	City	492G	0.25	0.25	0	na	South Texas Surveying Associates, Inc.
78	Intercontinental Reserve (DEF1)	2018-0907	C2R				12.98	11.10	0	International Park, LTD., a Texas Limited Partnership	Benchmark Engineering Corporation
79	Kickapoo Plaza	2018-0950	C2R	Harris	ETJ	323C	26.58	26.18	0	290 Kickapoo Development, Inc.	E.I.C. Surveying Company
80	La Porziuncola	2018-0948	C2R	Harris	City	452A	1.95	0.00	2	NA	Karen Rose Engineering and Surveying
81	Long Point Acres partial replat no 3	2018-1003	C2R	Harris	City	450T	1.77	1.77	0	Apia Property, LLC	Richard Grothues Designs
82	Meadow Lea partial replat no 1	2018-0998	C2R	Harris	City	453F	0.47	0.00	6	Avenue Development, LLC	Jones|Carter - Woodlands Office
83	Modern at Warwana (DEF1)	2018-0770	C2R	Harris	City	449U	0.32	0.00	8	MTY Builders Inc	PLS
84	Morningside Square Corral	2018-0962	C2R	Harris	City	492Y	0.29	0.29	0	1996FT Portsmouth LLC	Century Engineering, Inc
85	Mundito Habitat	2018-1019	C2R	Harris	City	573D	0.83	0.83	0	None	Tetra Surveys
86	Munford Place	2018-1037	C2R	Harris	City	453S	0.18	0.00	2	David Lee	Total Surveyors, Inc.
87	Peden Street Villas	2018-1015	C2R	Harris	City	493N	0.11	0.00	2	Wayne Bruce	Total Surveyors, Inc.
88	Ramsol Center	2018-0975	C2R	Harris	City	453B	0.34	0.34	0	EG Architecture LLC	Melissa's platting service
89	Reagan Redevelopment (DEF1)	2018-0833	C2R	Harris	City	452V	3.10	3.10	0	19th Street Property, LLC	Windrose
90	Reserve at Washington Sec 2	2018-0858	C3R	Harris	City	492A	2.36	0.17	34	CDCG 3 DWH LP	Windrose
91	Rosslyn Addition partial replat no 3 (DEF1)	2018-0942	C2R	Harris	City	451B	9.74	9.74	0	Reytec Construction Resources, Inc.	Gruller Surveying

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
92	S and H Business Park	2018-0952	C2R	Harris	City	495S	0.23	0.23	0	S & H SHEET METAL & FABRICATING CO. INC.	The Pinnell Group, LLC
93	Smithers Easton Commons	2018-0949	C2R	Harris	ETJ	408F	6.31	6.31	0	Clay Venture Fund #3, LP	BGE, Inc.
94	South Morningside Square	2018-0951	C2R	Harris	City	492Y	0.34	0.34	0	1996FT Bethany Lucas LP	Century Engineering, Inc
95	Southeast Distribution Center	2018-0960	C2R	Harris	City	577N	10.19	10.19	0	Vigavi	Texas Engineering And Mapping Company
96	Views at Cohn Street	2018-1013	C2R	Harris	City	492G	0.13	0.00	3	Joe's Construction LLC	PLS
97	Views at East Hardy Street (DEF1)	2018-0895	C2R	Harris	City	453H	0.70	0.00	3	ABC Building Design	PLS
98	Waynebeck Enterprises	2018-1014	C2R	Harris	ETJ	291V	7.86	7.86	0	waynebeck enterprises, ltd	Hovis Surveying Company Inc.
99	Weber Landing (DEF1)	2018-0639	C2R	Harris	City	493F	0.16	0.00	4	TBM Investments	Building and Infrastructure Solutions
100	West Bell Street Grove	2018-1024	C2R	Harris	City	493N	0.11	0.00	2	Marco Echeverria	Total Surveyors, Inc.
101	West Clay Place	2018-1029	C2R	Harris	City	492R	0.22	0.00	4	Karim Nasreddin	Total Surveyors, Inc.
102	Willbanks Place	2018-1018	C2R	Harris	City	493F	0.11	0.00	1	None	Tetra Surveys

C-Public Hearings Requiring Notification

103	Briarmont Sec 1 partial replat no 1	2018-0767	C3N	Harris	City	490Y	0.48	0.00	0	Pulte Homes of Texas, LP	Jones|Carter - Woodlands Office
104	Crosby Village Sec 3 partial replat no 1 (DEF1)	2018-0585	C3N	Harris	ETJ	419C	0.71	0.00	6	Castlerock Communities, LP, a Texas limited partnership	Windrose
105	Foxhollow West Sec 1 partial replat no 1	2018-0681	C3N	Harris	ETJ	291E	0.50	0.00	2	Leonard Guerrero	Owens Management Systems, LLC
106	Little York partial replat no 1	2018-0798	C3N	Harris	City	413S	0.98	0.98	0	HOS Business, LLC	Hovis Surveying Company Inc.
107	North Shepherd Square (DEF1)	2018-0544	C3N	Harris	City	452V	1.20	1.20	0	Braun Enterprises	Tetra Surveys
108	Palisades Park	2018-0912	C3N	Harris	City	492B	13.08	2.60	207	Vernon Henry and Associates	Vernon G. Henry & Associates, Inc.
109	Pine Terrace Sec 1 partial replat no 1	2018-0751	C3N	Harris	City	451T	0.56	0.56	0	K&D Interests	Paksima Group, Inc.
110	Remington Creek Ranch Sec 5	2018-0774	C3N	Harris	ETJ	373E	12.56	6.21	42	Woodmere Development Company, Limited	Van De Wiele & Vogler, Inc.
111	Spring Branch Woods Sec 4 partial replat no 1	2018-0815	C3N	Harris	City	450S	0.40	0.40	0	DOAN AND ASSOCIATES	Advance Surveying, Inc.

D-Variances

112	Harvest Green GP	2018-1011	GP	Fort Bend	ETJ	566C	1041.90	0.00	0	Johnson Development	BGE|Kerry R. Gilbert Associates
113	Harvest Green Sec 20 (DEF1)	2018-0887	C3F	Fort Bend	ETJ	566F	24.28	11.05	43	Johnson Development	Jones | Carter

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
114	Salem Lutheran Church of Rosehill GP	2018-1027	GP	Harris	ETJ	287G	118.90	0.00	0	Salem Lutheran Church	BGE|Kerry R. Gilbert Associates
115	Schindewolf GP	2018-1035	GP	Harris	ETJ	291X	18.00	0.00	2	N/A	The Interfield Group
116	Schindewolf Properties (DEF1)	2018-0924	C2	Harris	ETJ	291X	2.00	0.00	2	N/A	The Interfield Group
117	Skylink Terrace (DEF1)	2018-0938	C2R	Harris	City	453P	0.16	0.00	2	N/A	The Interfield Group
118	Texas Medical Center Three	2018-0857	C2R	Harris	City	533J	37.15	37.15	0	Texas Medical Center	C.L. Davis & Company
119	Turtle Pines	2018-1010	C2	Harris	ETJ	370B	2.01	0.00	1	Johnson Deluca Kurisky & Gould, P.C.	Weisser Engineering Company
120	Willowcreek Ranch Sec 10 (DEF1)	2018-0784	C3P	Harris	ETJ	288N	100.54	32.46	40	CC Telge Road, L.P. - A Texas Limited Partnership	EHRA

E-Special Exceptions

None

F-Reconsideration of Requirements

121	Bauer Landing GP (DEF1)	2018-0778	GP	MULTIPLE	ETJ	285L	454.13	0.00	0	LGI Homes - Texas, LLC	Pape-Dawson Engineers
122	Wayside Village GP	2018-0931	GP	Harris	City	415X	316.94	0.00	0	Cove Matrix Development, LTD	Pape-Dawson Engineers
123	Wayside Village Sec 6	2018-1045	C3P	Harris	City	415X	36.79	8.42	142	Cove Matrix Development, LTD	Pape-Dawson Engineers

G-Extensions of Approval

124	Central at South Square	2017-0928	EOA	Harris	ETJ	367K	0.50	0.50	0	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
125	Dosey Doe	2017-0855	EOA	Montgomery	ETJ	252S	1.73	1.73	0	L Squared	Town and Country Surveyors
126	Grant Road PUD WWTP	2017-1043	EOA	Harris	ETJ	328Y	0.99	0.99	0	Grant Road PUD	GBI Partners, LP
127	Lopez Milroy Development	2017-0918	EOA	Harris	ETJ	371Q	2.42	2.42	0	Jose Fredith Lopez	Doshi Engineering & Surveying Company
128	Palai Preserve	2017-0955	EOA	Harris	ETJ	447H	1.40	1.40	1	Palai, LLC	ASV Consulting Group, Inc.
129	Pine Trace Village Drive Street Dedication	2017-0982	EOA	Harris	ETJ	289C	0.73	0.00	0	DRH Land Opportunities I, Inc.	R.G. Miller Engineers
130	Pine Trace Village Sec 8	2017-0949	EOA	Harris	ETJ	289C	34.82	18.73	80	D.R. Horton-Texas, Ltd.	R.G. Miller Engineers
131	Sunrise Montrose	2017-0819	EOA	Harris	City	493N	1.87	1.87	0	Sunrise Montrose Apartments LLC	BGE, Inc.
132	Windfern IV LLC	2017-0893	EOA	Harris	ETJ	410A	1.26	1.26	0	Windfern IV LLC	Hovis Surveying Company Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Lots	Customer Developer	Customer Applicant's Company
H-Name Changes											
None											
I-Certification of Compliance											
133	25679 Magnolia Drive	18-1354	COC	Montgomery	ETJ	257L	0.2636		1	Carmen Caballero and Gumercindo Lopez	Carmen Caballero and Gumercindo Lopez
134	23675 Panky Lane	18-1355	COC	Montgomery	ETJ	256Z	0.5213		1	James B. Eason Jr.	James B. Eason Jr.
135	23878 McShan Lane	18-1356	COC	Montgomery	ETJ	295Z	0.1783		1	Pedro Cruz	Pedro Cruz
136	25689 Lantern Lane	18-1357	COC	Montgomery	ETJ	257L				Luis Muñoz	Luis Muñoz
137	20177 Plantation Meadow	18-1358	COC	Montgomery	ETJ	295Q				Jose Cepeda	Jose Cepeda
138	27056 Spanish Oaks Lane	18-1359	COC	Montgomery	ETJ	258J				Nora E. Moran and Meyling M. Castro	Aryani Marquez
139	8418 Furay Road	18-1360	COC	Harris	ETJ	296M				Karla Montano	Karla Montano
J-Administrative											
None											
K-Development Plats with Variance Requests											
140	2419 Locke Lane	18016579	DPV	Harris	City	492U				Matthew Frazier	JRP Company
Off-Street Parking Variance											
III	777 W 23rd Street	18006994	PV	Harris	City	452U				The Goddard School (Daycare)	Simba Enterprise, LLC

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Briarmont Sec 1 partial replat no 1

Applicant: Jones|Carter - Woodlands Office



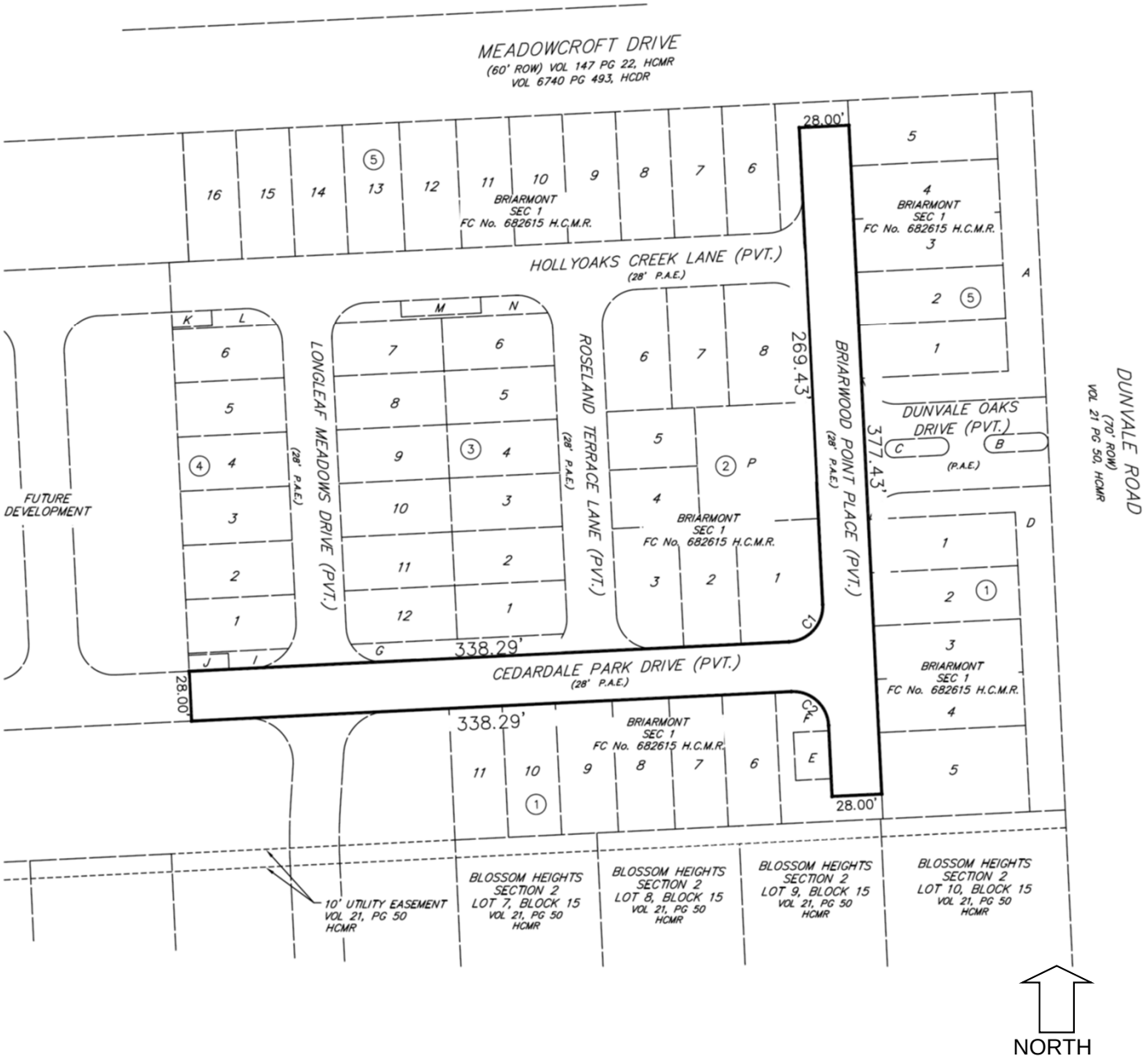
C – Public Hearings Site Location

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Briarmont Sec 1 partial replat no 1

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Briarmont Sec 1 partial replat no 1

Applicant: Jones|Carter - Woodlands Office



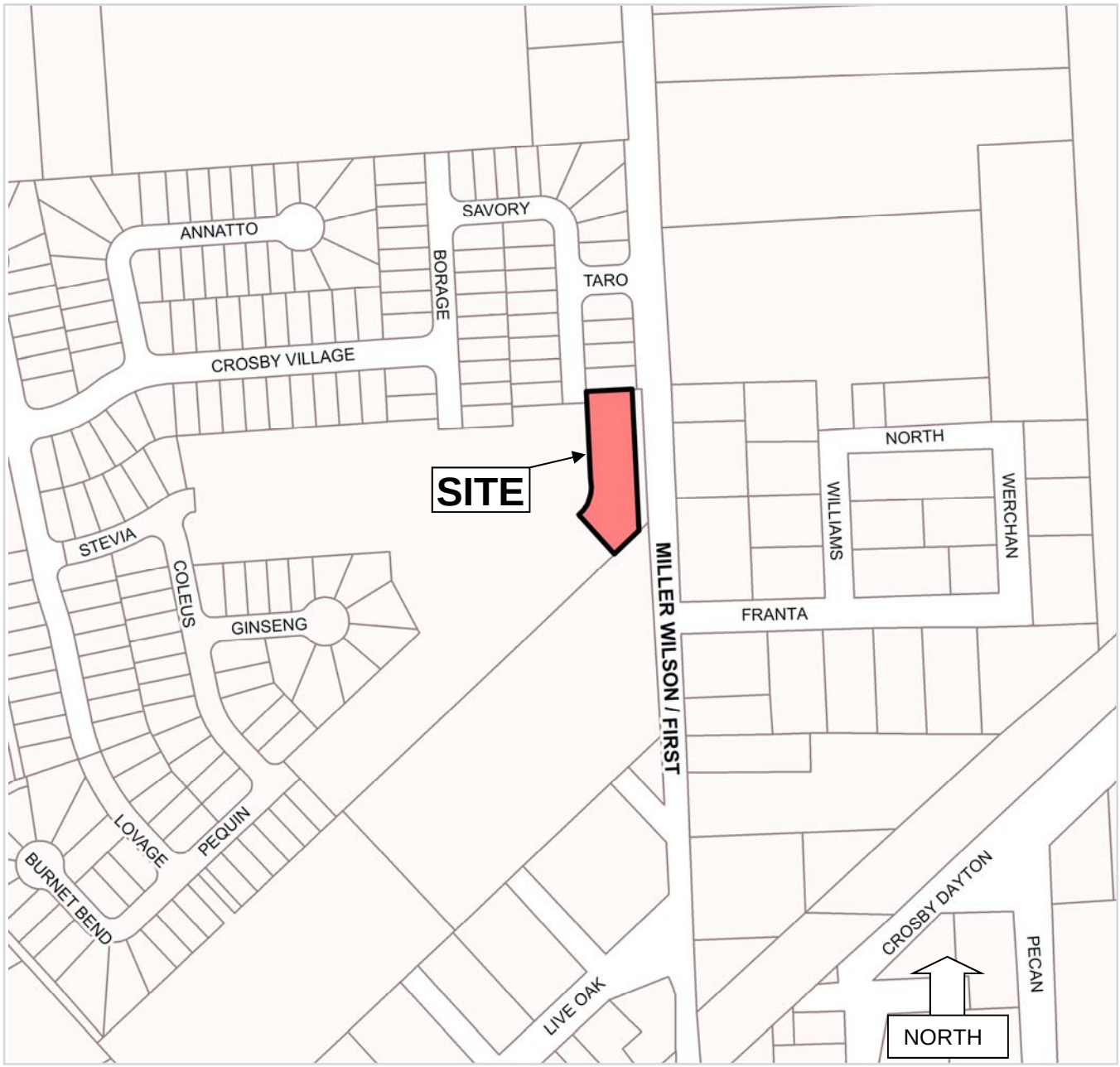
C – Public Hearings Aerial

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Crosby Village Sec 3 partial replat no 1 (DEF1)

Applicant: Windrose



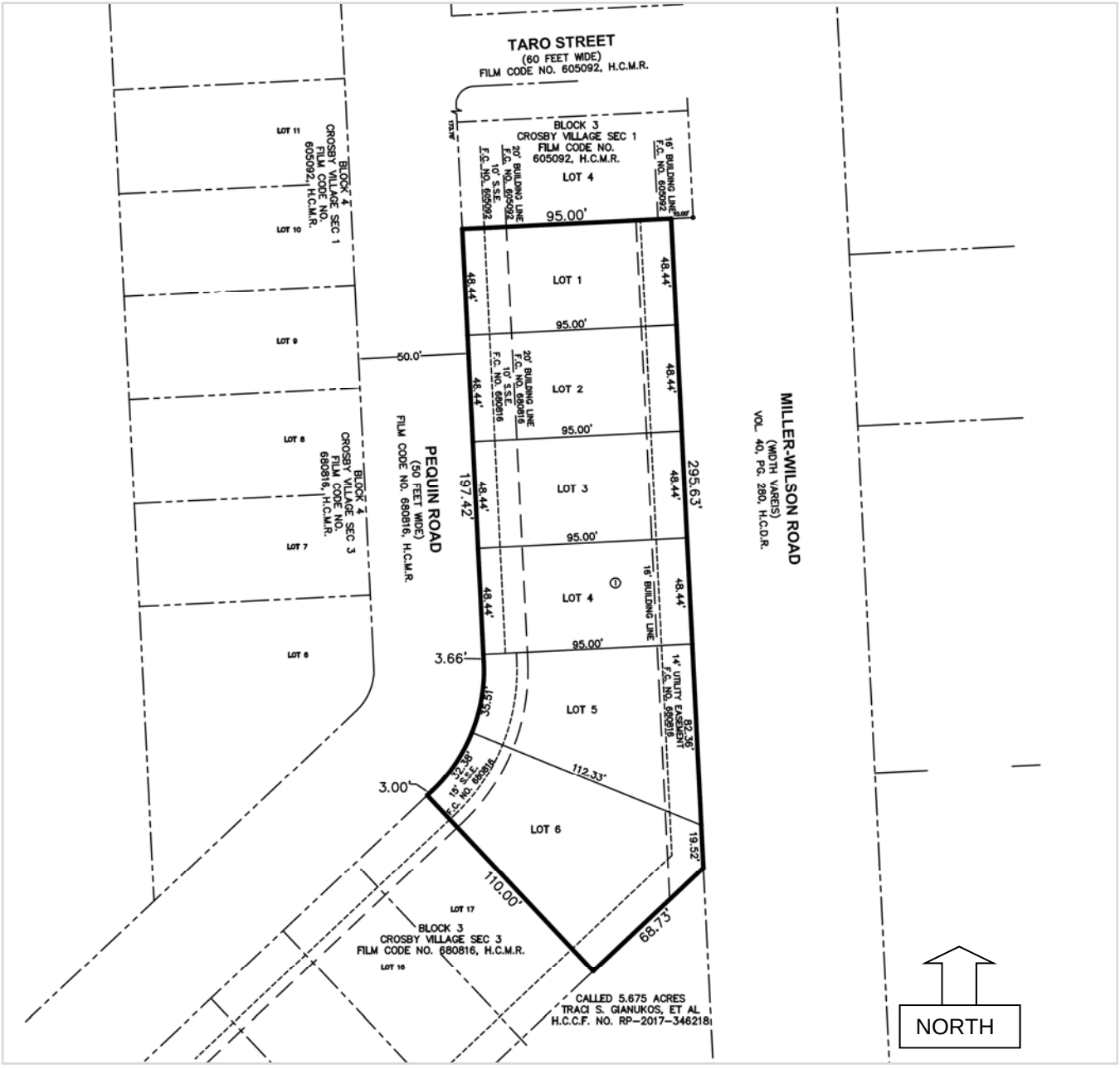
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Crosby Village Sec 3 partial replat no 1 (DEF1)

Applicant: Windrose



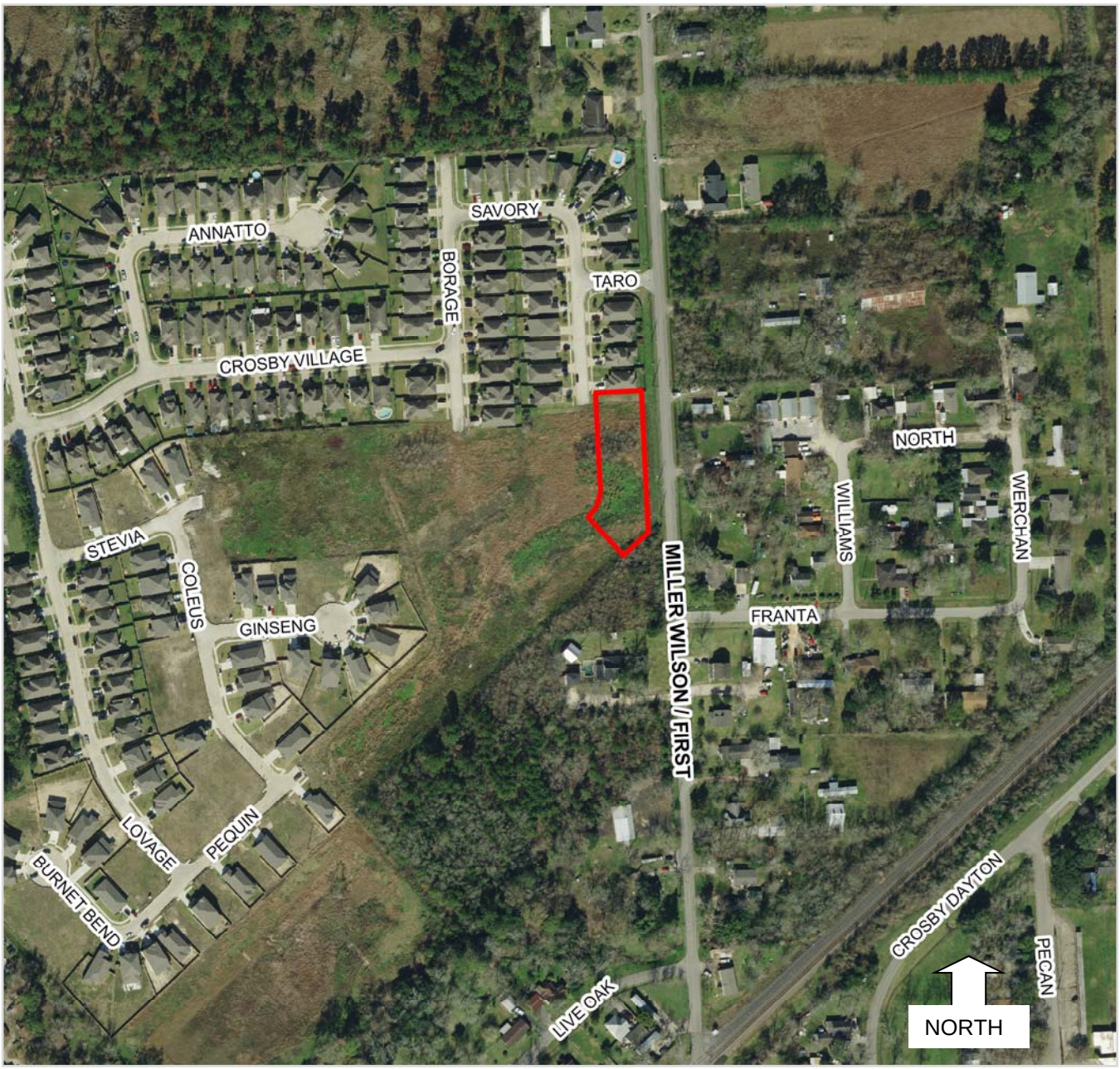
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Crosby Village Sec 3 partial replat no 1 (DEF1)

Applicant: Windrose



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-0585
Plat Name: Crosby Village Sec 3 partial replat no 1
Applicant: Windrose
Date Submitted: 03/19/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
The applicant requests a variance to allow a 16-foot building line along Miller-Wilson Road in lieu of the code-required 25-foot building line.

Chapter 42 Section: 42-152

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

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The subject property is 0.7 acre located between Pequin Road and Miller-Wilson Road, approximately 200 feet south of Taro Street. The purpose of the proposed replat is to reduce the code-required 25-foot building setback along Miller-Wilson Road, a thoroughfare on the City's Major Thoroughfare and Freeway Plan ("MTFP"), to a 16-foot building setback. The variance is necessary to preserve reasonable use of the land given the unique right-of-way configuration of the subject site and the adjacent lots. When Crosby Village Sec 1 was platted to the north, it received a variance to allow for only a 10' dedication on the West side of Miller-Wilson road, along with a reduced rear setback of 16 feet. Crosby Village Sec 3 was filed in March 2017, and consultant at the time did not request a variance and dedicated the full 20' widening for Miller-Wilson Road per the MTFP. That dedication created a greater amount of right-of-way dedication and a larger building setback than was previously approved in Section 1. Because the block depth and existing street network had already been established by the preceding plat, the modified public dedication and building line requirements created a hardship on the subject lots. Instead of the 105-foot lot depths and associated 64-foot deep building pads from Sec 1, the developer is now left with 95-foot lot depths and 45-foot deep building pads.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the variance were the inconsistency in the approval for the widening on the East side of Miller Wilson Road. The approval of Section 3, with the 20' dedication and 25' setback was inconsistent with the previous sections and general plan previously approved by the commission. Going from a 105-foot deep lot with a 16-foot rear building line to a 95-foot deep lot with a 25-foot rear building setback created lots that were not viable and not compatible with the established subdivision to the north.

(3) The intent and general purposes of this chapter will be preserved and maintained;
If the Commission votes to approve the variance, the applicant will be able to provide single-family homes that are reasonably sized and compatible with other homes along the same street. Without the variance, very few builders will touch the lots. If a builder did choose to develop on the subject lots, the homes would be dramatically incompatible with all of the other homes in Crosby Village Sections 1 and 3. The only way to preserve the intent of the City's Subdivision Regulations is to recognize the unusual and impossible hardship faced by the applicant and approve the requested variance.

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

The granting of the variance will not be injurious to the public health, safety, or welfare as it will simply provide lots that are more compatible with the surrounding lands. The subject lots will actually be further away from the driving surface on Miller-Wilson Road than those in Section 1 of Crosby Village. No access will be allowed for the subject lots to Miller-Wilson Road, which will ensure that traffic on the thoroughfare is not affected.

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

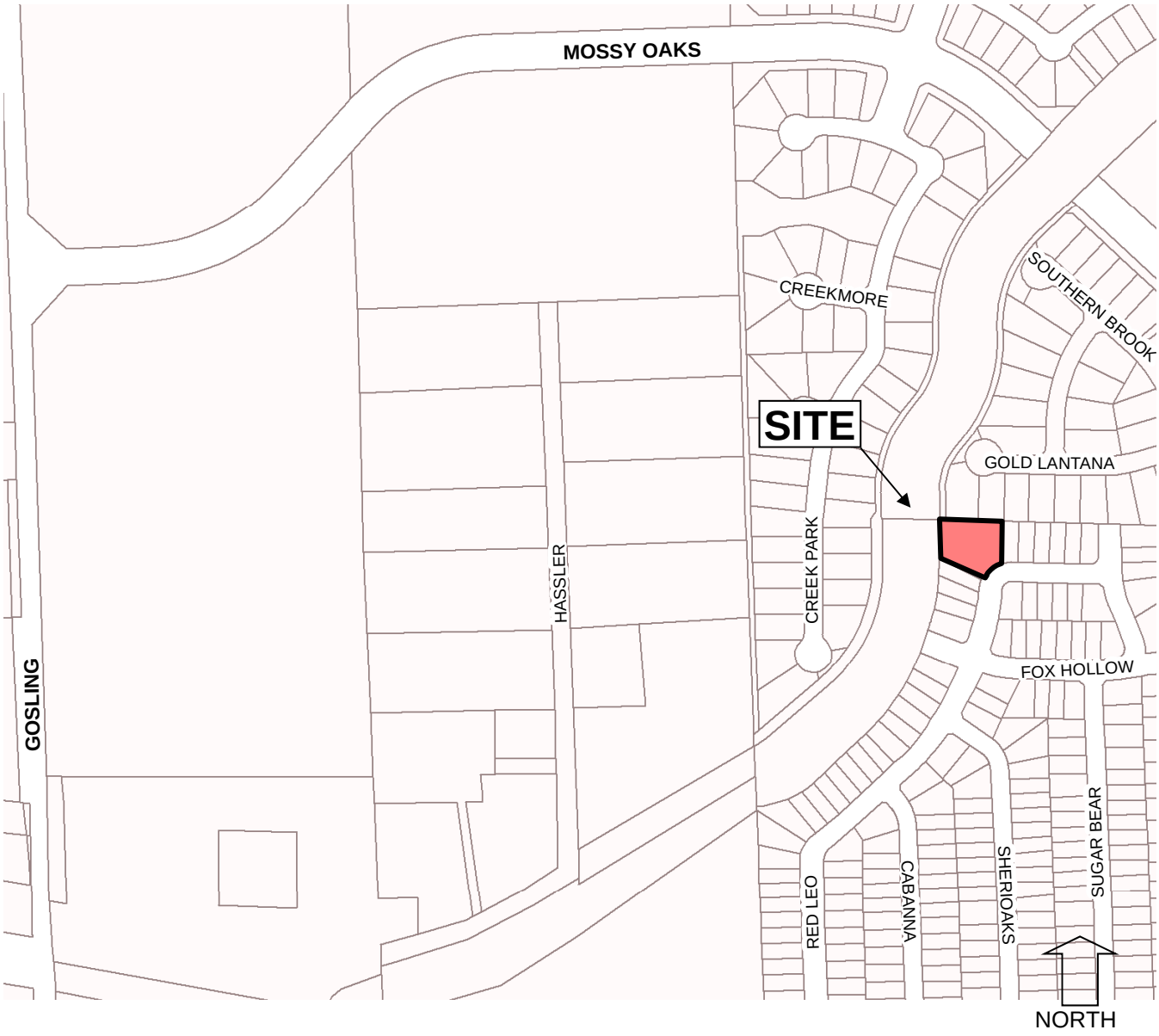
The reclassification of Miller-Wilson Road and the need to prevent the construction of grossly incompatible single-family homes are the justifications for the variance. Without the support of the Commission, the developer and their builder have unviable lots that will either sit vacant or create homes that will detract from the entire subdivision. These unique conditions create a definite hardship and prevent the applicant from realizing reasonable use of their land.

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Foxhollow West Sec 1 partial replat no 1

Applicant: Owens Management Systems, LLC



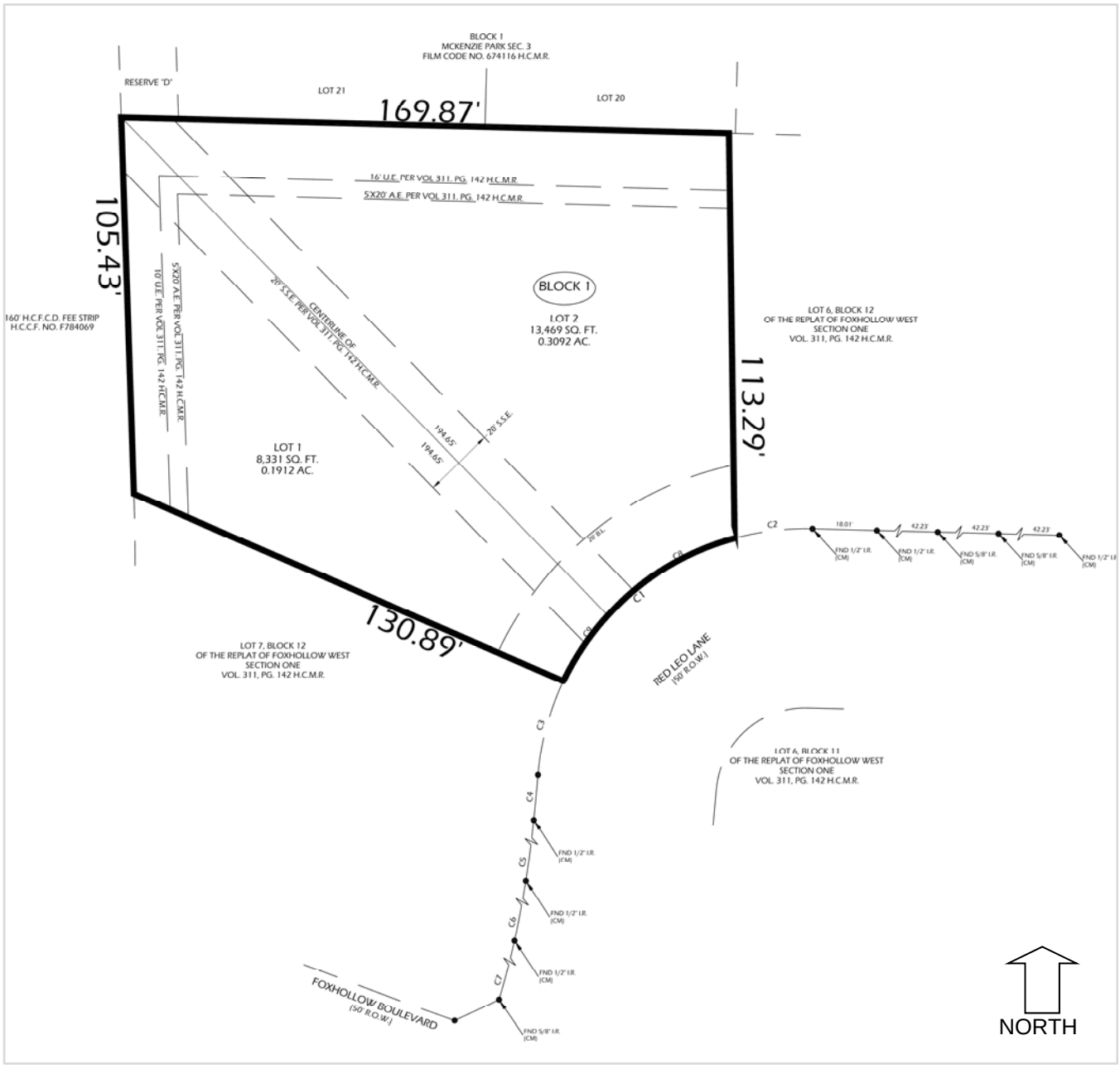
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Foxhollow West Sec 1 partial replat no 1

Applicant: Owens Management Systems, LLC



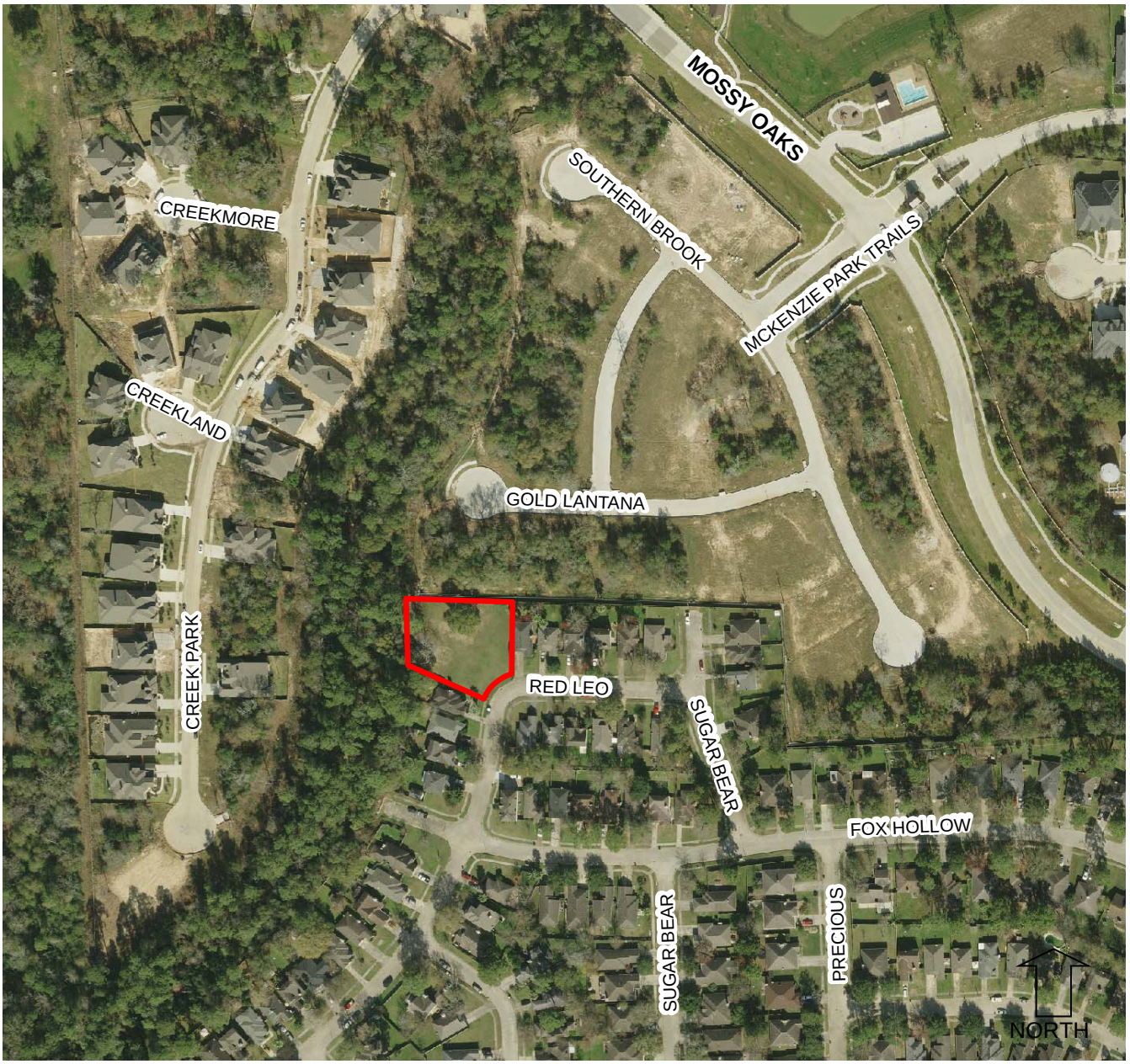
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Foxhollow West Sec 1 partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-0681
Plat Name: Foxhollow West Sec 1 partial replat no 1
Applicant: Owens Management Systems, LLC
Date Submitted: 04/02/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
A variance is sought to change a common area reserve to residential lots.
Chapter 42 Section: 193(c)

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

Statement of Facts

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

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The Replat of Foxhollow West Sec 1 created the common area reserve for a public park. The HOA decided not to continue upkeep and terminated their lease with the District. Complaints of drug and gang activity made the property

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

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

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

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

The granting of the variance will not be injurious to the public health, safety or welfare. The land use change will allow 2 new homes. The houses will not encroach the 20' sanitary easement that transverses the property. The lots will add value to the District and create a safer living environment. With new ownership, the land will be properly maintained.

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

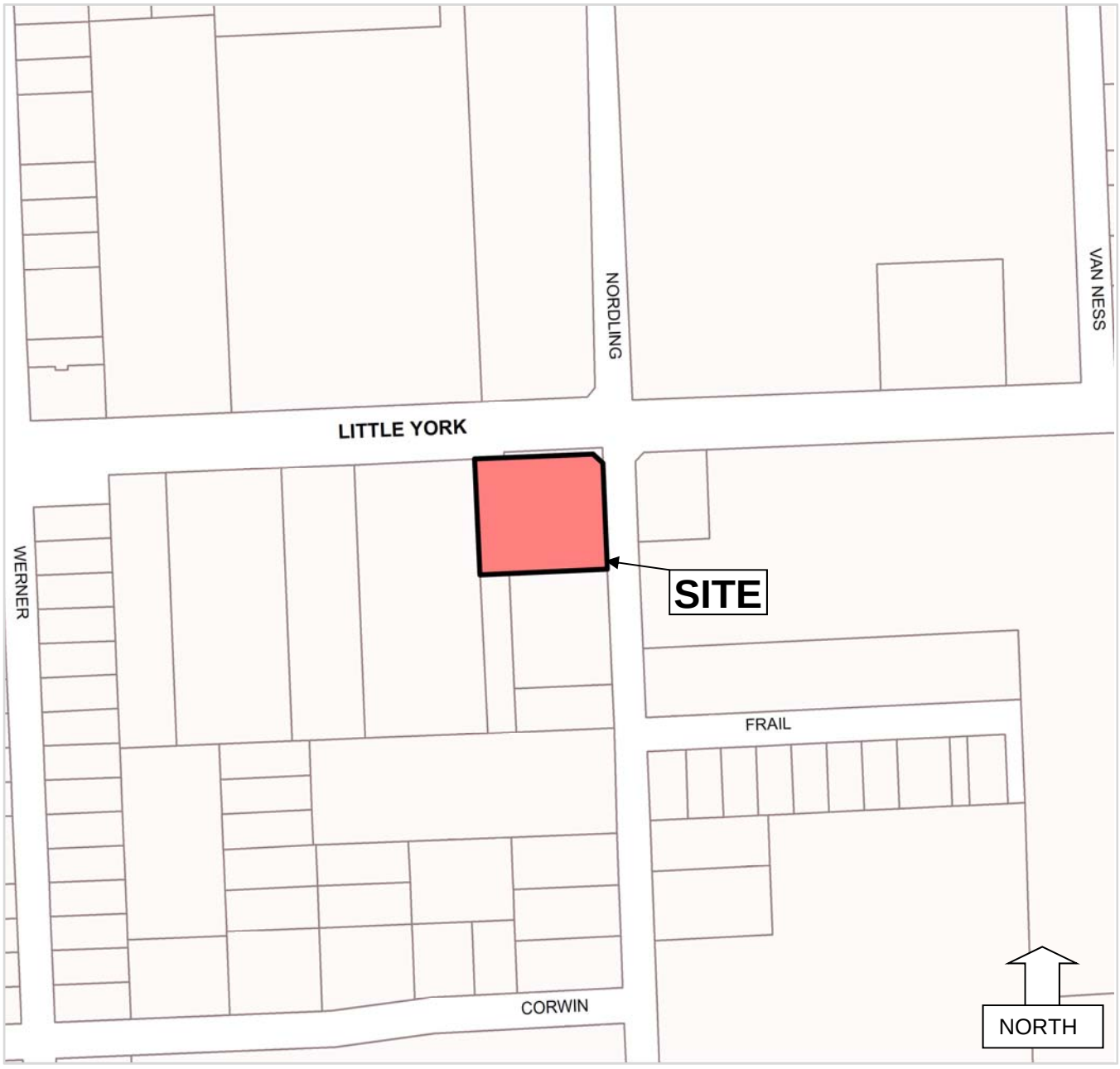
Economic hardship is not the sole justification of the variance. Single family lots will eliminate blight and enhance the quality of life for neighborhood. The variance is supported by the Encanto Utility District and Foxhollow HOA.

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Little York partial replat no 1

Applicant: Hovis Surveying Company Inc.



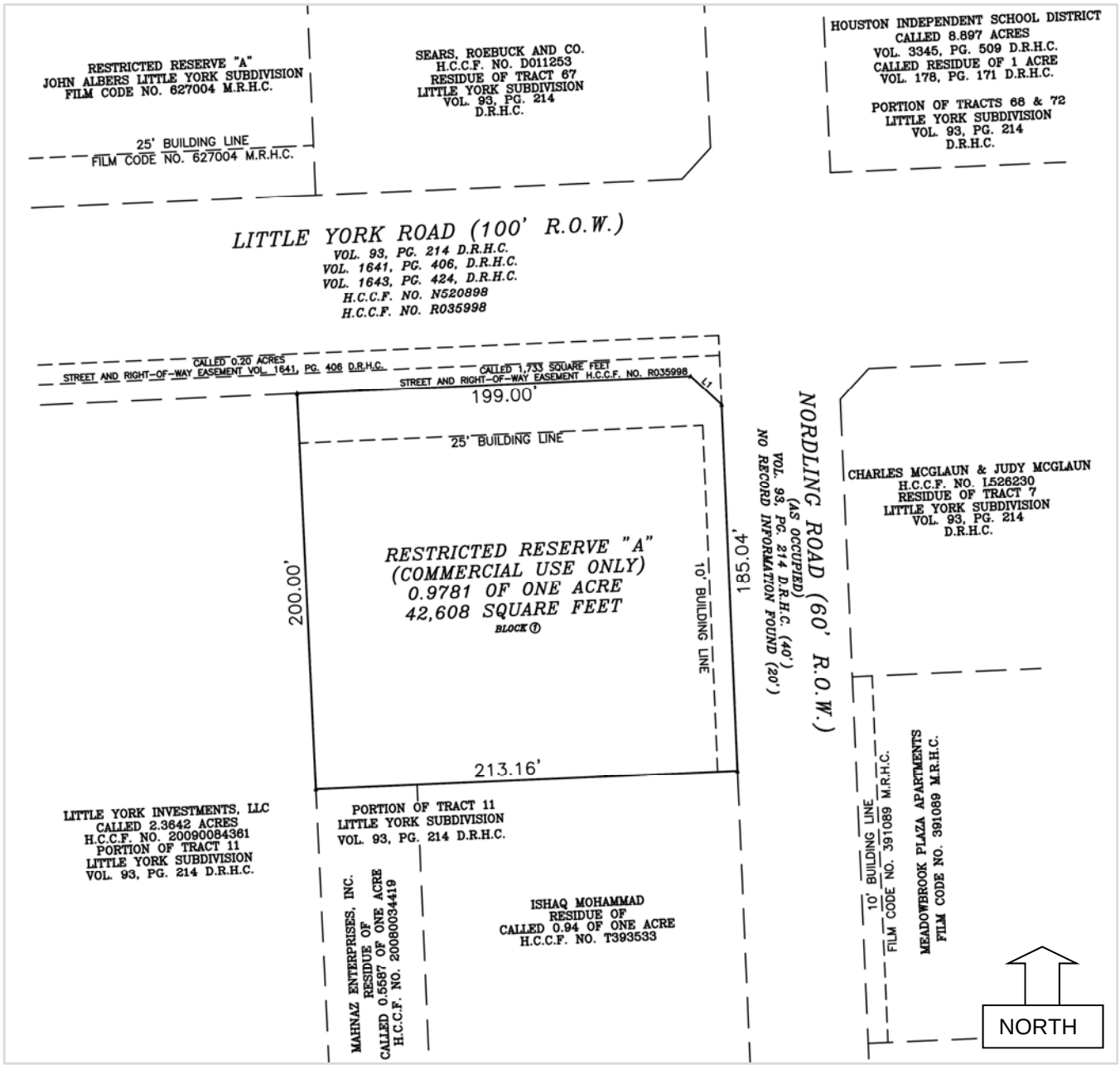
C – Public Hearings Site Location

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Little York partial replat no 1

Applicant: Hovis Surveying Company Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Little York partial replat no 1

Applicant: Hovis Surveying Company Inc.



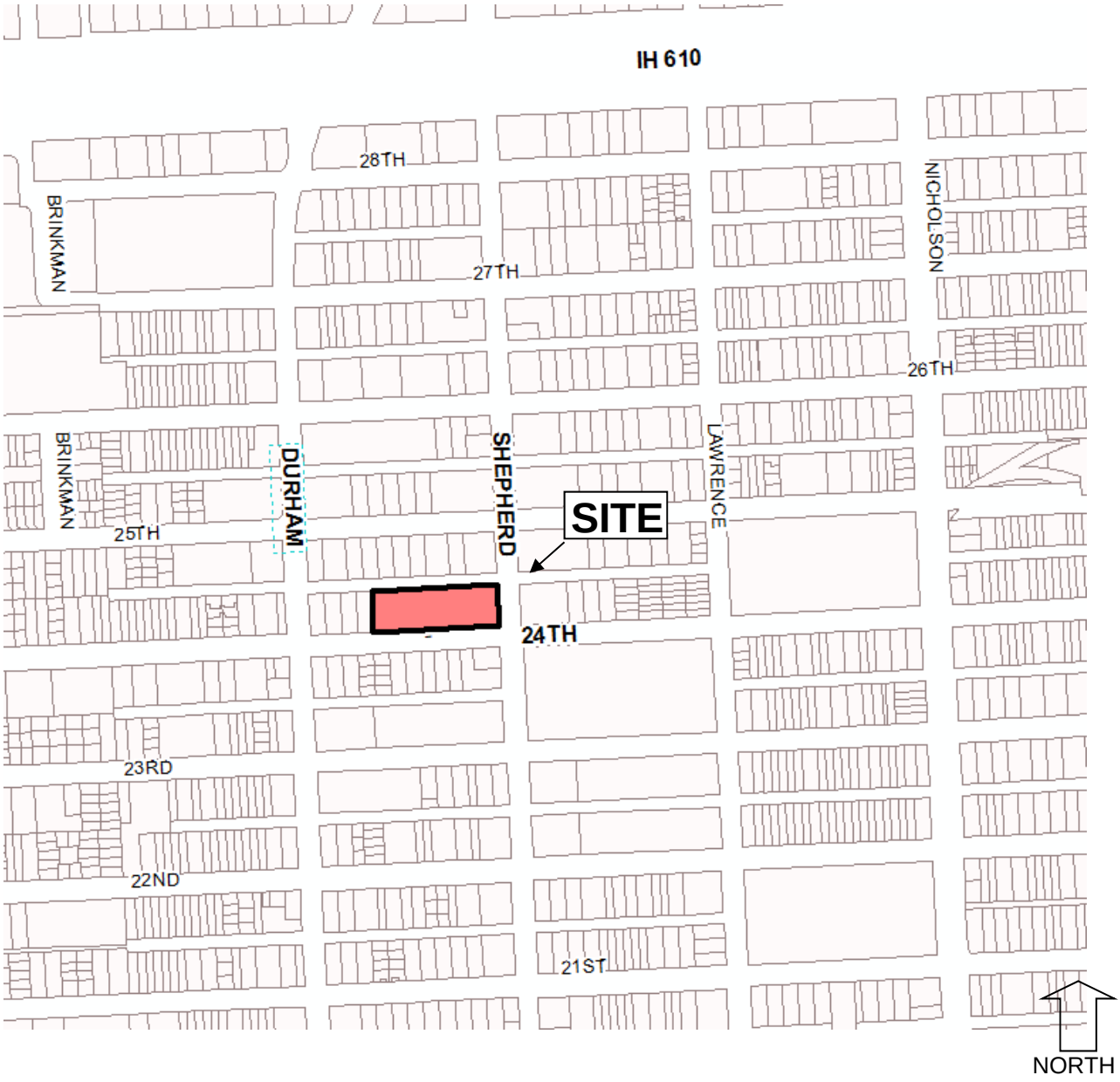
C – Public Hearings Aerial

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: North Shepherd Square (DEF1)

Applicant: Tetra Surveys



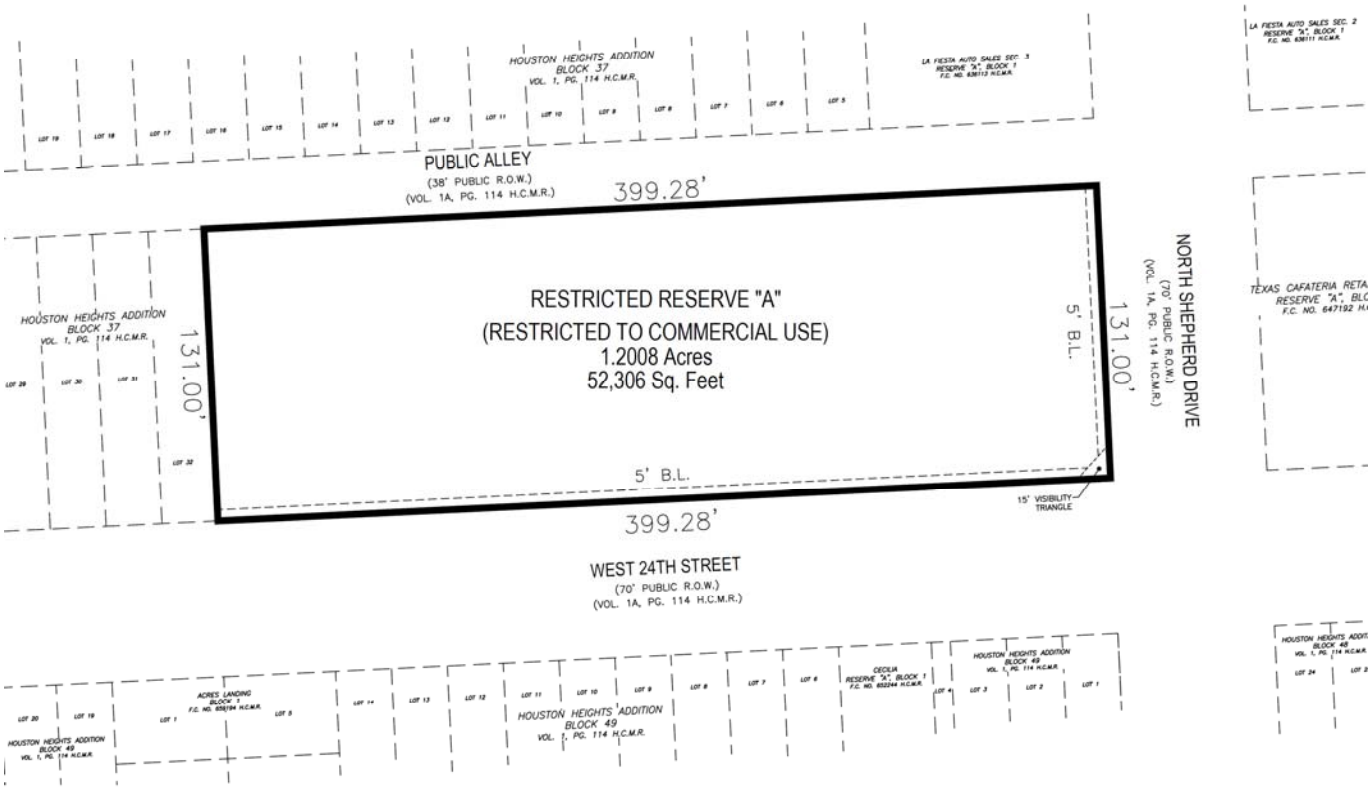
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: North Shepherd Square (DEF1)

Applicant: Tetra Surveys



NORTH

C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 107

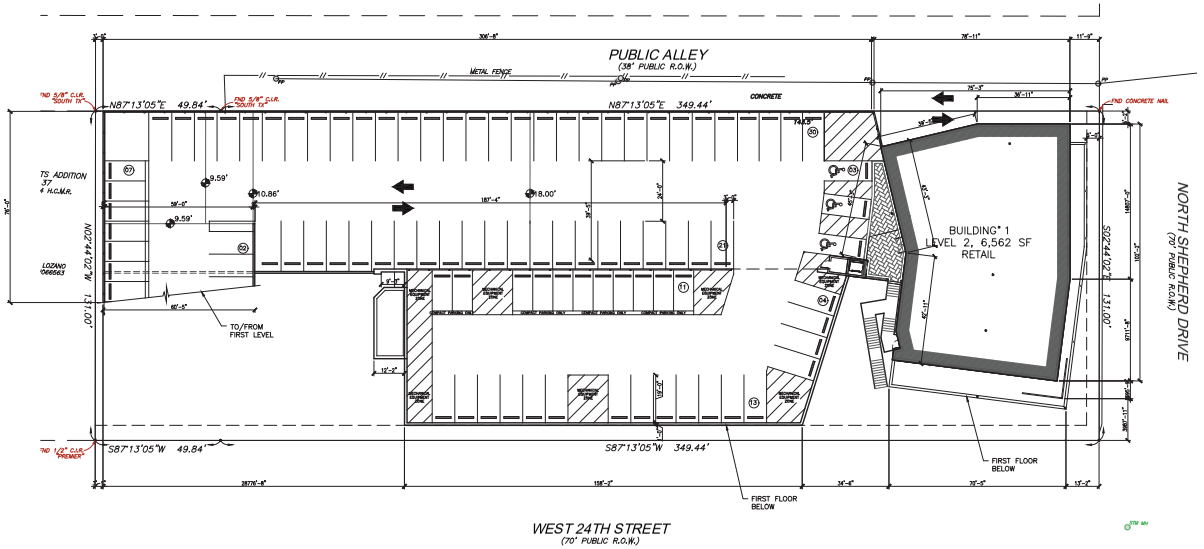
Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: North Shepherd Square (DEF1)

Applicant: Tetra Surveys



C – Public Hearings with Variance Aerial

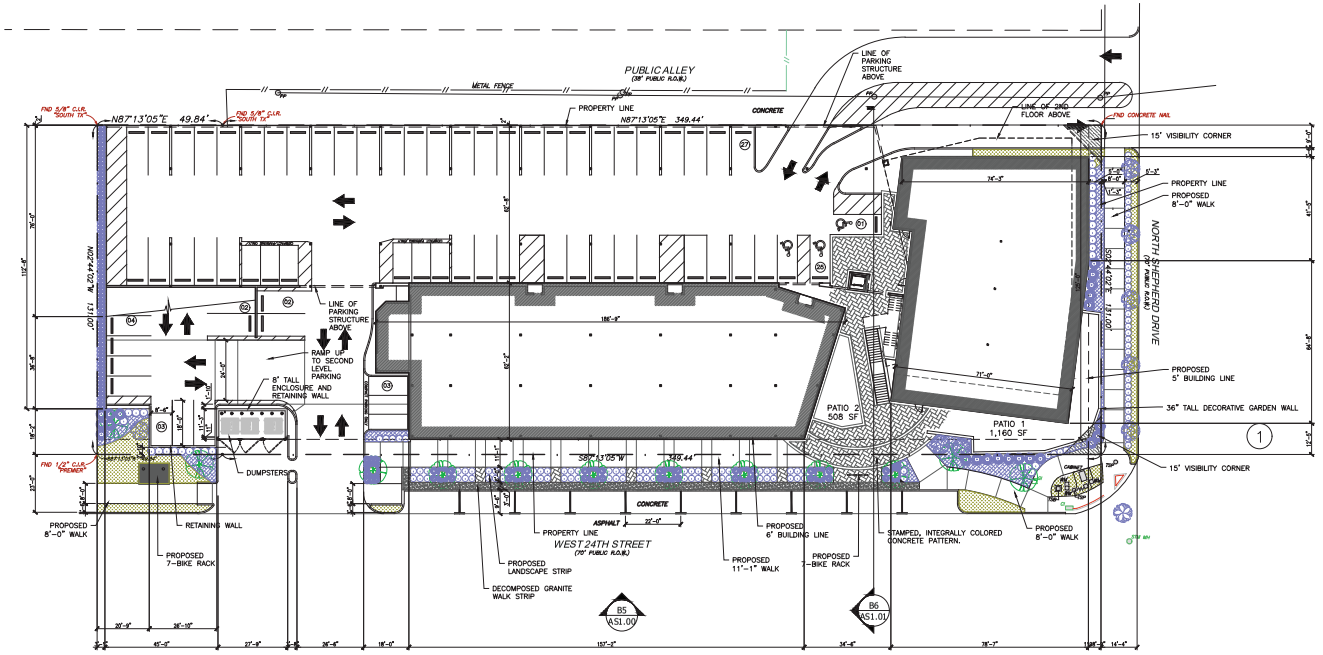


B5 SITE PLAN, 2ND LEVEL
Scale: 1" = 20'

STREET TREE 1
STREET TREE 2
SHRUB 1
SHRUB 2
HORSE TAIL REED
GROUND COVER/COLOR
SOD GRASS
RIVER ROCK
DECOMPOSED GRANITE

NOTE:
1. LANDSCAPING SHALL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM AS A DELEGATED DESIGN COMPONENT
2. LANDSCAPE PLAN IS SCHEMATIC. A FINAL DESIGN WILL BE PROVIDED FOR PERMIT

A5 LANSCAPE LEGEND AND NOTES
Scale: 1" = 20'



B6 SITE PLAN, GROUND LEVEL
Scale: 1" = 20'

A6 AREA AND PARKING SUMMARY

	Building 1	Building 2	Total
First Floor	7,394	10,573	17,967 Sq. Ft.
Second Floor	6,562		6,562 Sq. Ft.
Total	13,956	10,573	24,529 Sq. Ft.
Patio	1,160	508	1,668 Sq. Ft.

Retail Center--Total GFA	24,529 Sq. Ft.
Total Restaurant Area Available	6,264 Sq. Ft.
Total Patio Area Available	1,387 Sq. Ft.
Parking Provided	155 Spaces
Parking Ratio	6.3 Spaces per Thousand GFA

NOTE:
PARKING SPACES SHOWN ABOVE DO NOT INCLUDE ON STREET PARKING ALONG 24TH STREET

Tipps
3301 Edloe St.,Suite 400
Houston, Texas 77027
7 1 3 . 2 2 8 . 1 7 0 0
info@tippsarchitecture.com

05/09/18
ARCHITECT SEAL

CONSULTANT SEAL

2401 N. SHEPHERD
2401 N. SHEPHERD DRIVE
HOUSTON, TEXAS

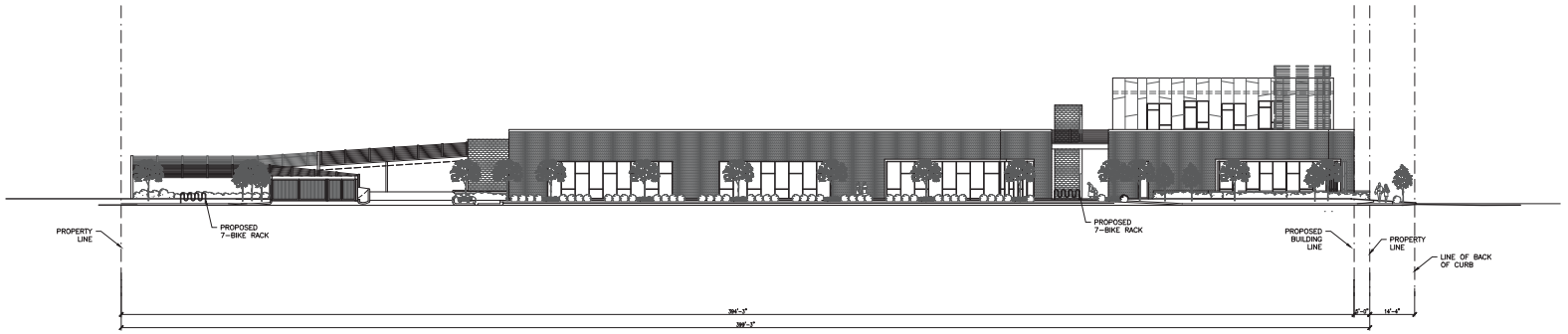
MARK	ISSUE/REVISION	DATE
	DD SET	10/06/17
	CLIENT REVIEW	11/03/17
	CITY PLANNING COMMENTS FOR PLAT	12/01/17
	CITY PLANNING COMMENTS FOR PLAT	03/02/18

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Jere Tipps, AIA, LEED AP

PROJECT NUMBER: 16.0000.000
PROJECT MANAGER: JTG
DRAWN BY: JTG
CHECKED BY: JT

SITE PLAN
1.DECEMBER.2017

AS1.01



B5 ELEVATION AND STREET CONTEXT FROM 24TH STREET (SOUTH ELEVATION LOOKING NORTH)

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



B6 SITE SECTION LOOKING WEST

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

Tipps
3301 Edloe St.,Suite 400
Houston, Texas 77027
7 1 3 . 2 2 8 . 1 7 0 0
info@tippsarchitecture.com

15071 8

ARCHITECT SEAL

CONSULTANT SEAL

2401 N. SHEPHERD

2401 N. SHEPHERD DRIVE
HOUSTON, TEXAS

MARK	ISSUE/REVISION	DATE
1	DD SET	12/05/17
2	CLIENT REVIEW	12/11/17
3	CITY PLANNING COMMENTS FOR PLAT	12/20/17

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Jerry Tipps, AIA, LEED-AP

PROJECT NUMBER:	15-0333-000
PROJECT MANAGER:	JTS
DRAWN BY:	JTS
CHECKED BY:	JT

SITE SECTION

1. DECEMBER. 2017

AS1.01

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-0544
Plat Name: North Shepherd Square
Applicant: Tetra Surveys
Date Submitted: 03/19/2018

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

We are seeking reduced building lines along both North Shepherd Drive and 24h Street. We are requesting a 5' building line along North Shepherd Drive, and a dual building line along 24th Street of 5' including a 2.67' building line for a 30 foot portion of 24th Street per the submitted site plan.

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150(d). - Building line requirement for Collector Streets.

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;

North Shepherd Square will be located at the northwest intersection of N. Shepherd Drive and West 24th Street. To provide a more pedestrian friendly design and Walkable Place we are requesting a 5' building line along North Shepherd. The developer is dedicated to creating a pedestrian and neighborhood friendly design as evidenced in submitted site plan includes widened sidewalks, bicycle racks and ample parking. The building line variance along the 24th Street frontage is necessary in order to provide a compliant parking field on the site. This variance would increase public safety by maximizing on-site parking and thus reducing on-street parking in the surrounding area. The dual building line allows for at least three additional on-site parking spaces to further serve the development. Furthermore, by shifting the building forward along North Shepherd, it creates a more walkable pedestrian realm that is in keeping with the City's "Walkable Places" initiatives while building synergy with the urban-styled HEB development under construction across Shepherd Drive.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The goal is to maximize density, promote on-site parking and public safety while promoting City of Houston initiatives such as "Walkable Places". Without the 24th Street variance, an additional floor would be needed to meet the parking needs, making the proposed building taller and less compatible with other new area construction.

(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, pedestrian access and maintaining the integrity and character of the neighborhood. We feel this development will maintain the intent of the ordinance and adhere to sound public policy. This variance would increase public safety by maximizing on-site parking and thus reducing on-street parking in the surrounding area. Furthermore, by shifting the building forward, it creates a more walkable pedestrian realm that is in keeping with the City's "Walkable Places" initiatives.

(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 variance will increase public safety by maximizing on-site parking. We are making every effort to create a safe environment for pedestrian experience and consider the betterment of the community as a whole. The site design includes widened sidewalks,

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

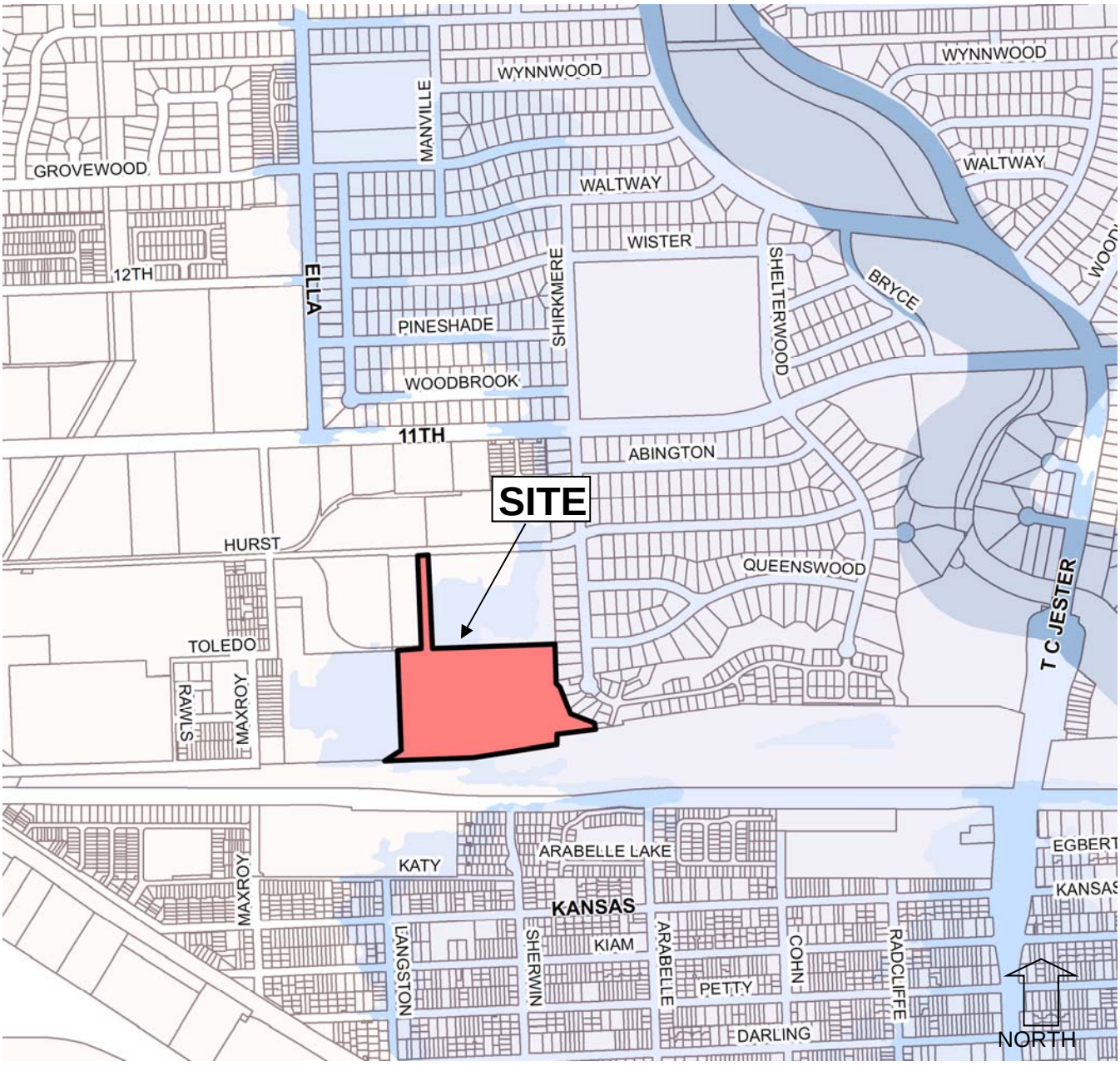
Economic hardship is not the sole justification of the variance. This variance increases public safety and promotes the City of Houston's "Walkable Places" initiative.

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Palisades Park

Applicant: Bowden Land Services



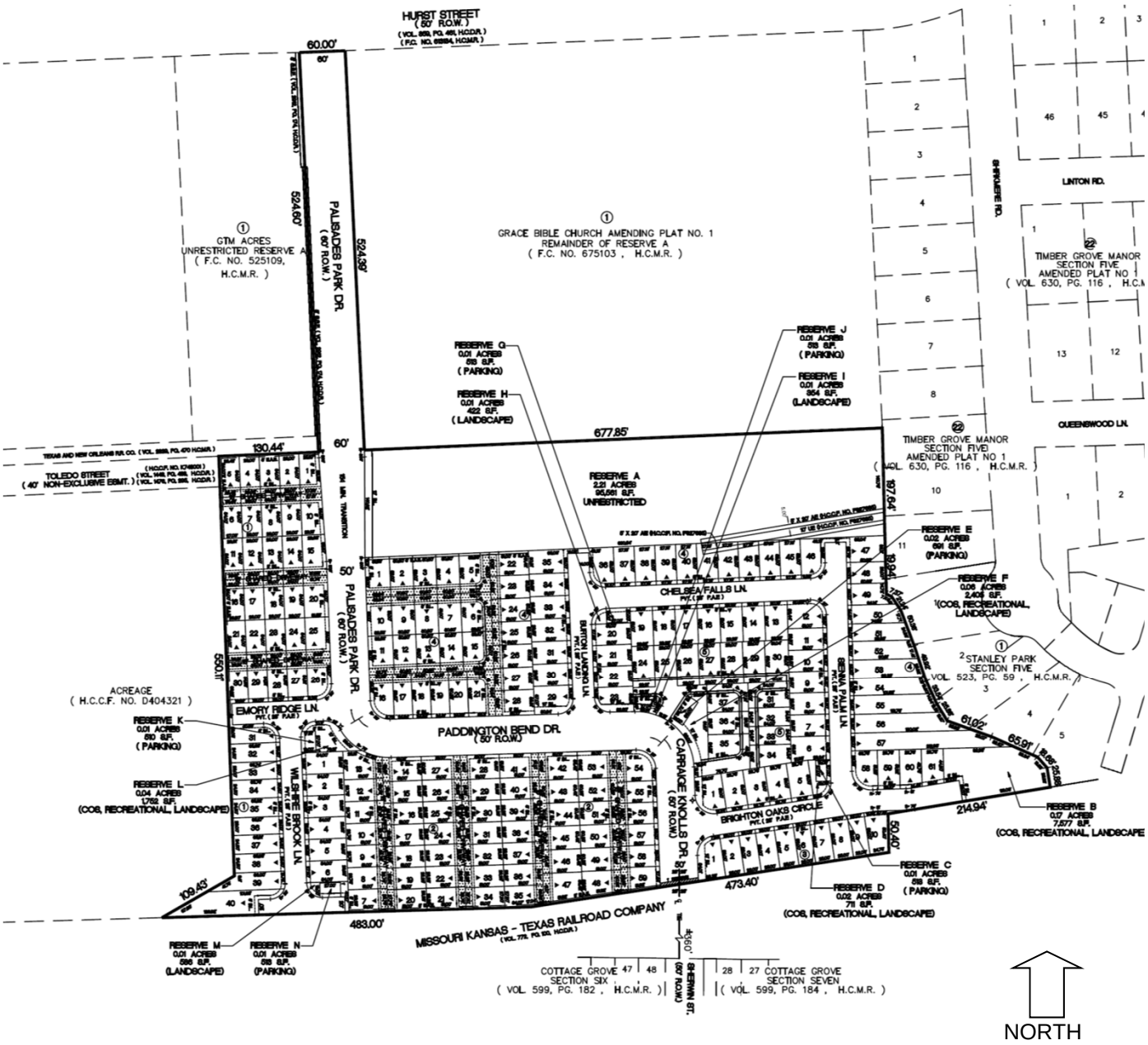
C – Public Hearings Site Location

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Palisades Park

Applicant: Bowden Land Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Palisades Park

Applicant: Bowden Land Services



C – Public Hearings Aerial

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Pine Terrace Sec 1 partial replat no 1

Applicant: Paksima Group Inc



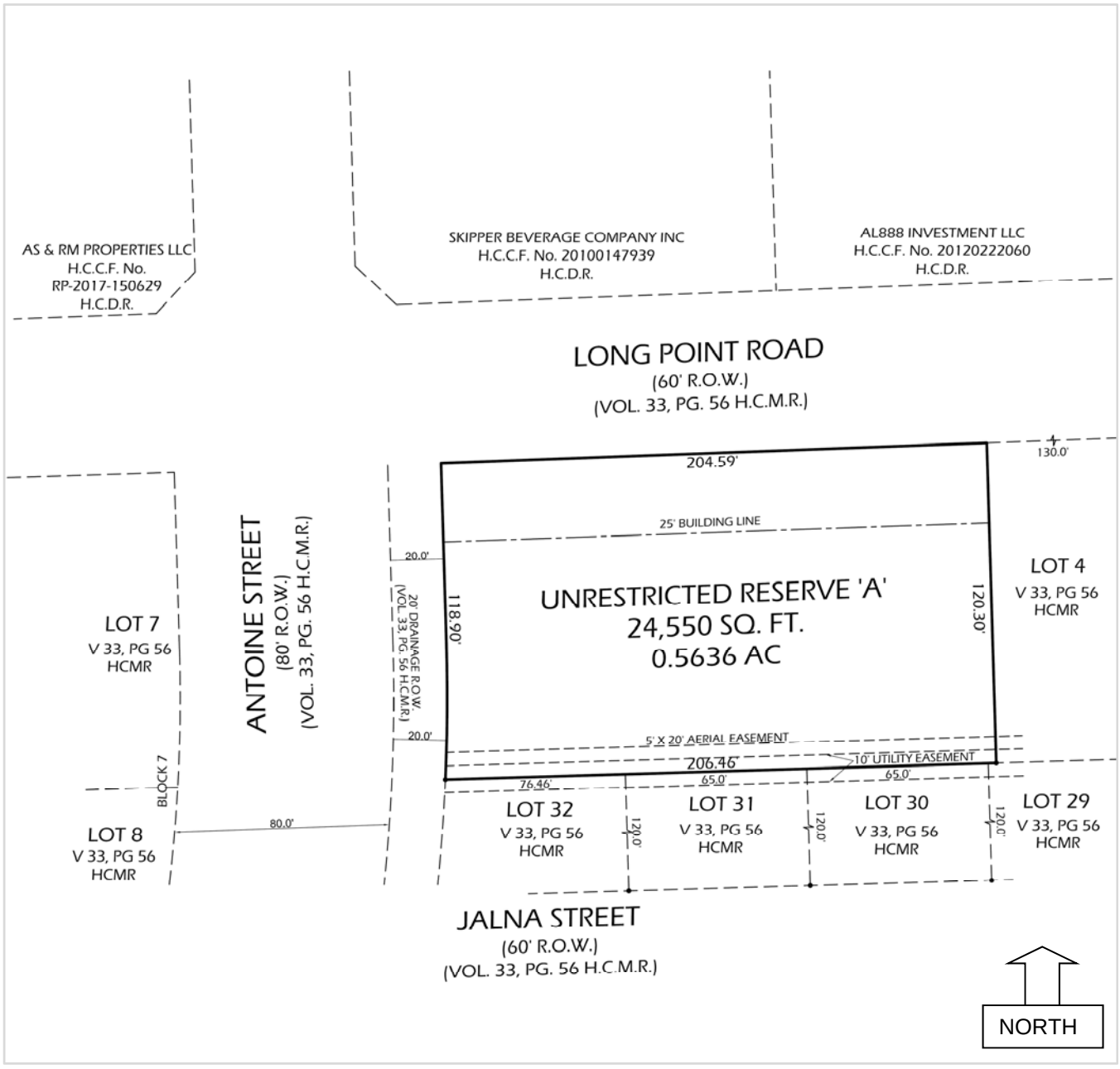
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Pine Terrace Sec 1 partial replat no 1

Applicant: Paksima Group Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Pine Terrace Sec 1 partial replat no 1

Applicant: Paksima Group Inc



C – Public Hearings Aerial

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Remington Creek Ranch Sec 5

Applicant: Van De Wiele & Vogler Inc



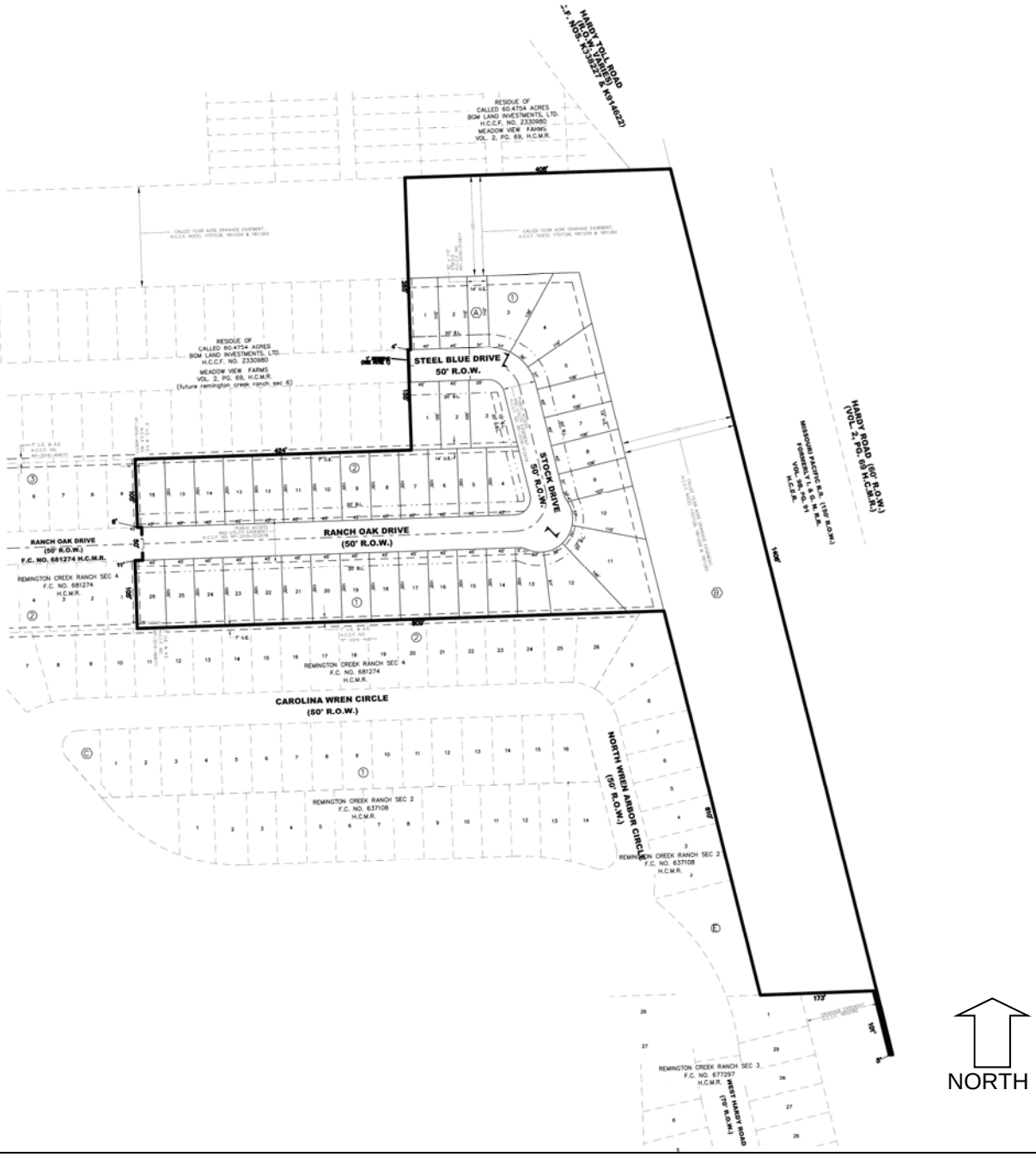
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Remington Creek Ranch Sec 5

Applicant: Van De Wiele & Vogler Inc



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Remington Creek Ranch Sec 5

Applicant: Van De Wiele & Vogler Inc



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-0774
Plat Name: Remington Creek Ranch Sec 5
Applicant: Van De Wiele & Vogler, Inc.
Date Submitted: 04/16/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
A variance is being sought to allow a unique subdivision name.
Chapter 42 Section: 42-41(1)(b)

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

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The terms rules, conditions, policies and standards of this chapter would not create an undue hardship by depriving the applicant of the reasonable use of land, we are only requesting a name change of the subdivision for the purpose of name continuity.

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

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are not the result of hardship created or imposed by the applicant. We are only requesting a name change of the subdivision for the purpose of name continuity.

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

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance will not be injurious to the public health, safety or welfare. We are only requesting a name change of the subdivision for name continuity.

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

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

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 05/24/2018**

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

Applicant: Advance Surveying, Inc.



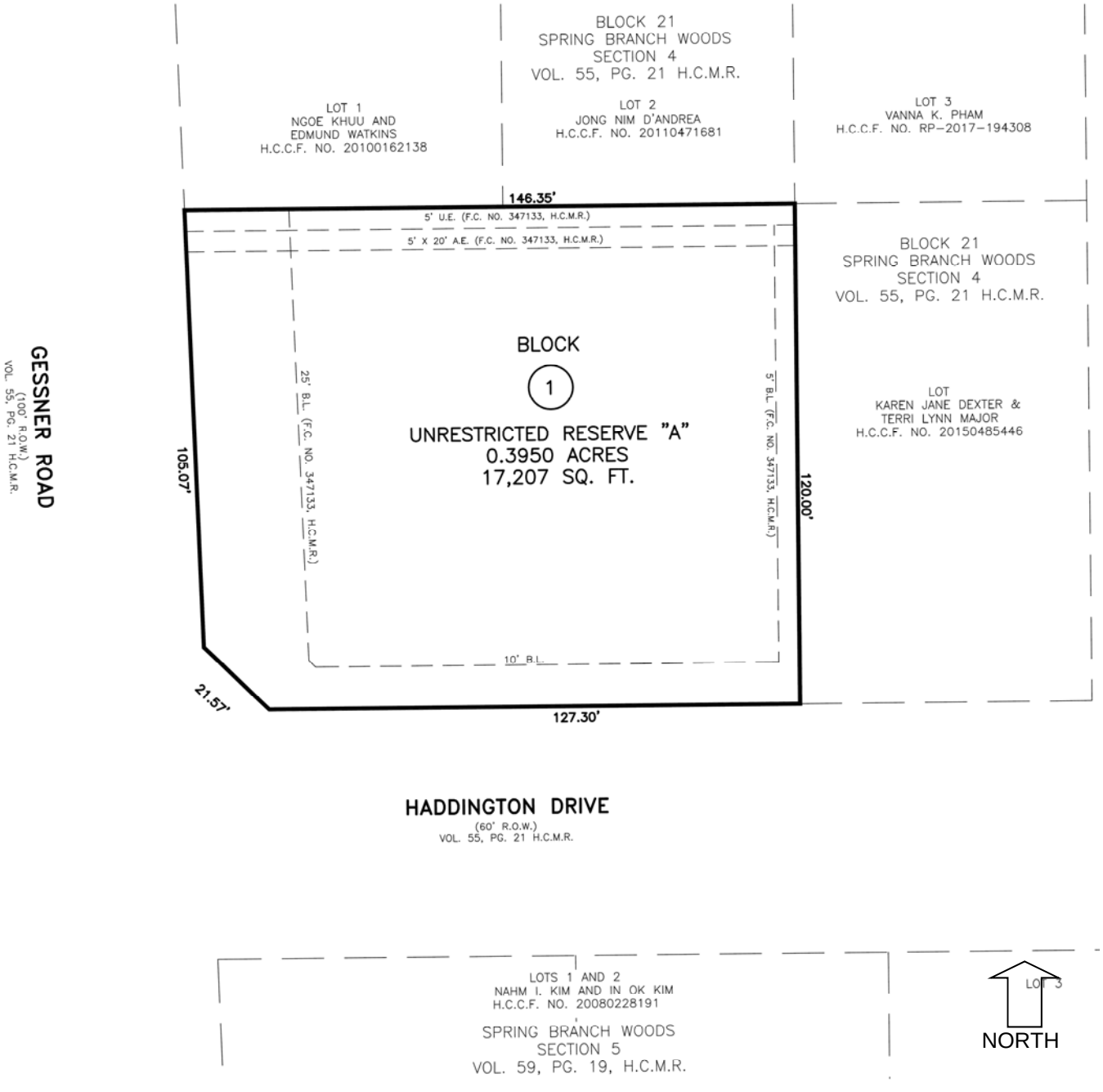
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 05/24/2018**

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

Applicant: Advance Surveying, Inc.



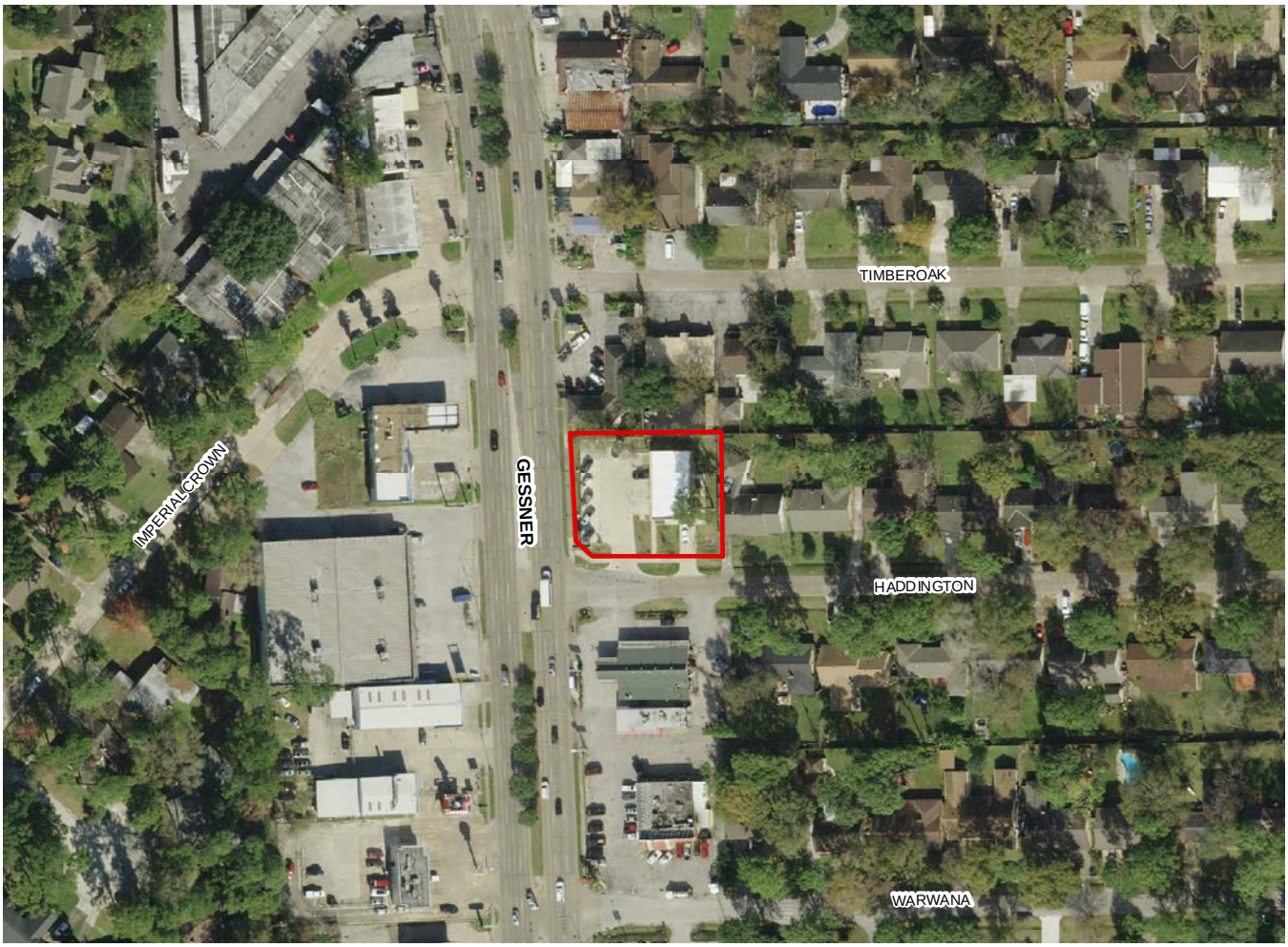
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 05/24/2018**

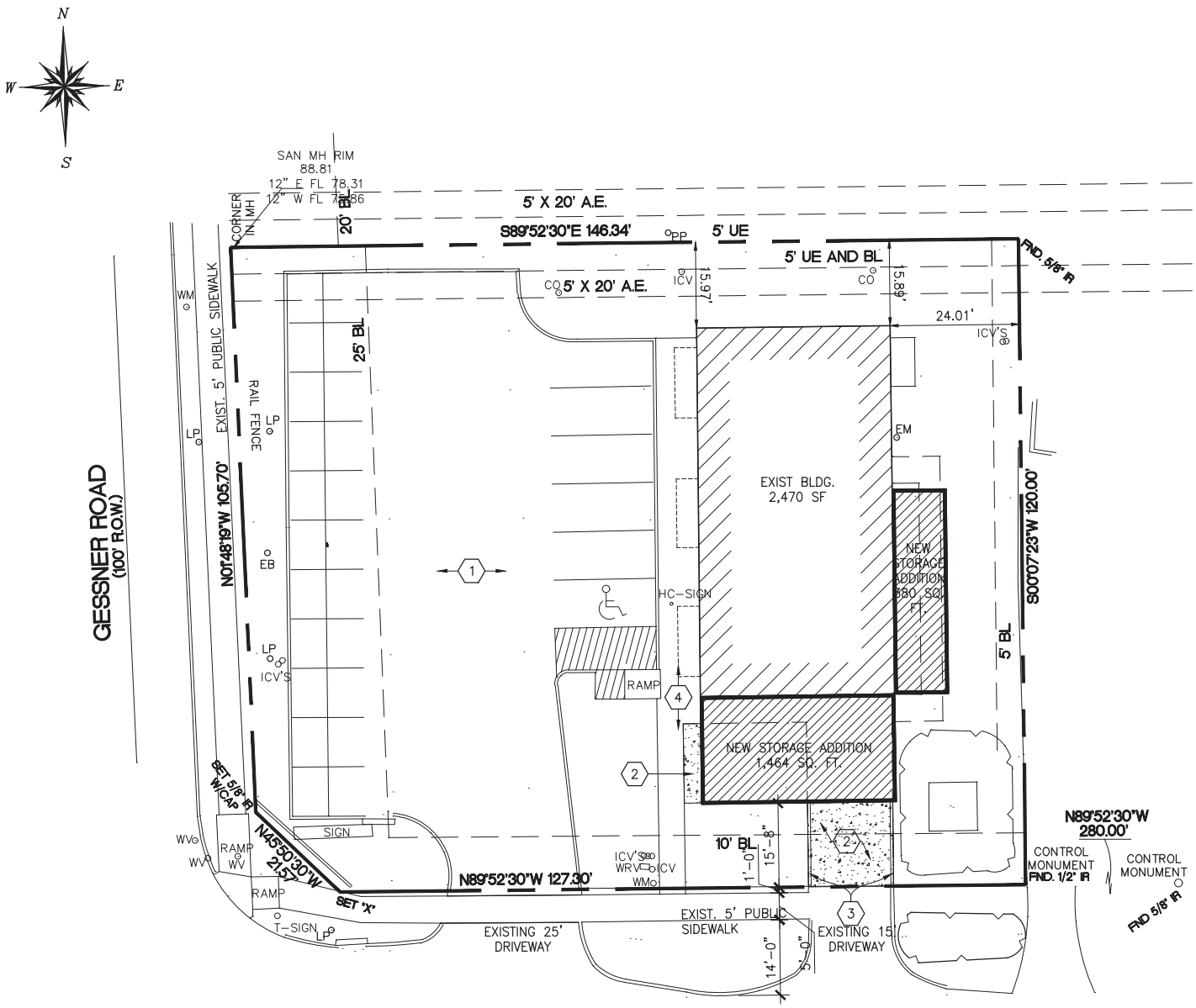
Subdivision Name: Spring Branch Woods Sec 4 partial replat no 1

Applicant: Advance Surveying, Inc.



NORTH

C – Public Hearings with Variance Aerial

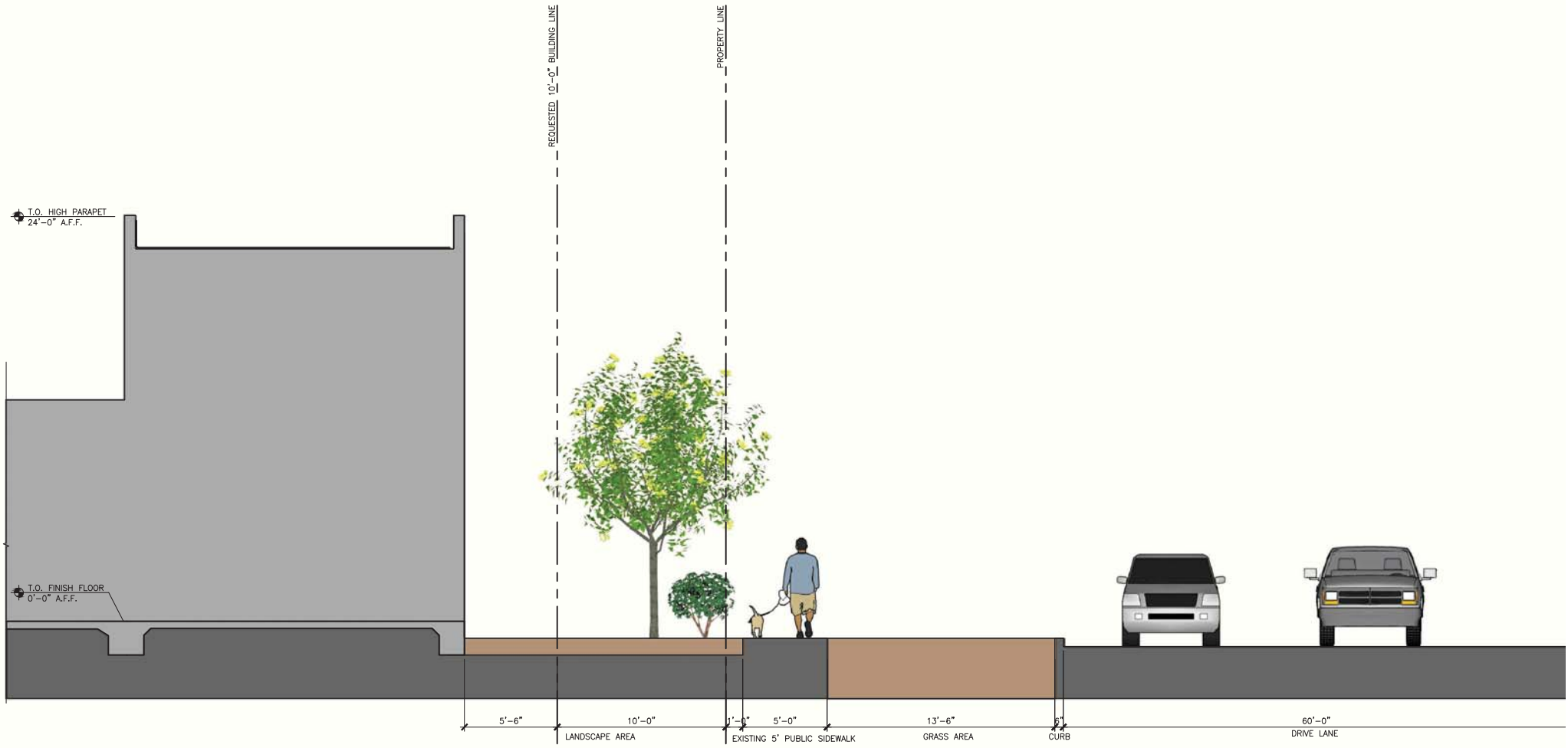


01 SITE PLAN

SCALE: 1"=30'-0"

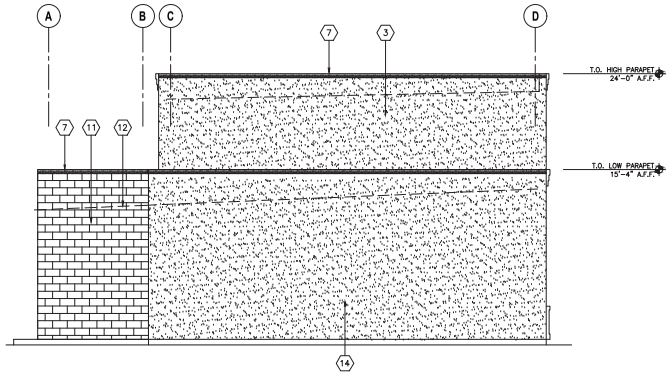
KEYED NOTES:

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

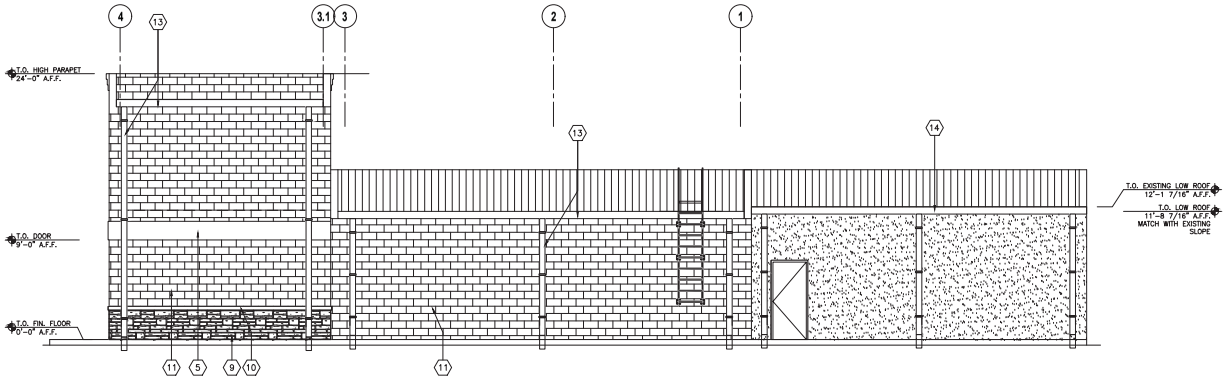


01 STREET SECTION

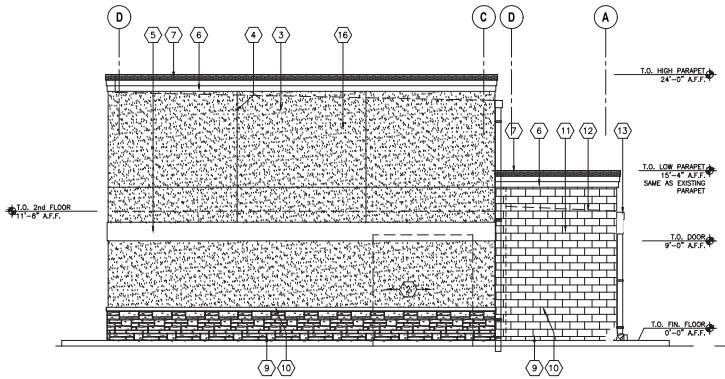
SCALE: 1/4"=1'-0"



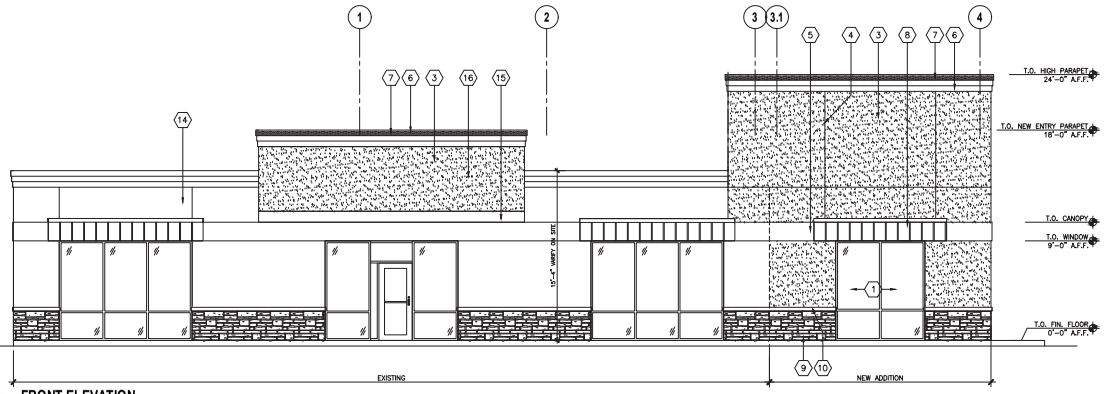
03 LEFT ELEVATION
SCALE: 3/16"=1'-0"



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



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



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

KEYED NOTES

1	1/4" CLEAR TEMPERED GLASS IN CLEAR ANODIZED ALUMINUM FRAME. RE: WINDOW SCHEDULE.
2	ROLL UP DOOR. RE: DOOR SCHEDULE
3	7/8" STUCCO FINISH. PAINTED TO MATCH EXISTING
4	1/4" STUCCO JOINT, TYP.
5	DECORATIVE STUCCO BAND PAINTED TO MATCH EXISTING
6	EIFS MOLDING, MATCH WITH EXISTING EFIS MOLDING
7	4" PRE-FINISHED METAL COPING.
8	METAL AWNING MATCH WITH EXISTING
9	CAST STONE - MATCH WITH EXISTING
10	PRE-CAST CONCRETE BULLNOSE MATCH WITH EXISTING
11	8"x8"x16" CONCRETE MASONRY UNIT SPLIT FACE TYPE PAINTED COLOR SELECTED BY OWNER
12	ROOF LINE BEHIND
13	8x8 GUTTER & 6x6 DOWNSPOUT
14	EXISTING STRUCTURE
15	ALUMINUM, BURGUNDY COLOR
16	SIGNAGE BY OTHER

GENERAL NOTES

A. PAINTING:
1 TOPCOATS A-100® EXTERIOR LATEX
PRIMER: ONE (1) COAT; FINISH COAT SHERWIN WILLIAMS DURATION SATIN, TWO (2) COATS.
2 EXTERIOR CMU & BLOCK AREAS (POROUS):
FLAT FINISH FILLER: LOXON BLOCK SURFACER, A24W200
1ST COAT: A-100 EXTERIOR LATEX FLAT, A6 SERIES
2ND COAT: A-100 EXTERIOR LATEX FLAT, A6 SERIES
3 EXTERIOR PLASTER/STUCCO/EIFS:
FLAT FINISH
PRIMER: LOXON CONCRETE & MASONRY PRIMER SEALER, 24W8300
1ST COAT: A-100 EXTERIOR LATEX FLAT, A6 SERIES
2ND COAT: A-100 EXTERIOR LATEX FLAT, A6 SERIES

B. STUCCO:
1. THREE COAT (7/8 INCH) PLASTER ASSEMBLY OVER FRAMING:
SILICONE CORE/FIBERGLASS FACE OR WOOD BASED SHEATHING (PER APA) EXTERIOR SHEATHING BOARD, WITH ONE SHEET OF A SELF-ADHERED FLASHING (SAF) APPLIED AT ALL HORIZONTAL SURFACES, UNDER TWO SHEETS OF BLACK GRADE 'D' BUILDING (KRAFT) PAPER AS A WEATHER-RESISTIVE BARRIER, GALVANIZED PLASTER ACCESSORIES, METAL LATH, A CONVENTIONAL PLASTER SCRATCH AND BROWN COAT MEETING ASTM STANDARD C 926, WITH AN INTEGRALLY COLORED FINISH.
2. TWO-COAT (5/8 INCH) PLASTER OVER CMU
SUBSTRATE: A 3/8" TO 1/2" ASTM C 926 BASECOAT DIRECTLY APPLIED TO PROPERLY-PREPARED CONCRETE MASONRY UNITS, WITH AN INTEGRALLY COLORED FINISH. A METAL LATH (NO WRB) IS REQUIRED FOR APPLICATIONS OVER 5/8 INCH THICK.
3. FINISH COAT: CEMENT. SMOOTH CEMENT FINISH SHALL BE PRE-BLENDED BASE MATERIAL WITH PRE-PACKAGED COLOR BOXES (IF REQUIRED). TEXTURE SHALL BE SMOOTH UNLESS NOTICE OTHERWISE.

C. RELATED ITEMS:
- SHEATHING: REFER TO SECTIONS FOR INFORMATION.
- WATER-RESISTANT BARRIER (WRB) SHALL BE MINIMUM 60 MINUTE WATER RESISTIVE GRADE D AND COMPLY WITH FED. SPEC. UU-B-790A. ALTERNATE WRB MUST BE APPROVED BY THE ARCHITECT.
- SELF ADHERED FLASHING (SAF) MUST BE COMPATIBLE WITH THE WRB, MINIMUM 25 MILS THICK, SELFSEALING AND WATERPROOF.
- COLD-ROLLED CHANNEL (CRC): 1 ½ INCH AND 3/4 INCH WITH A MINIMUM OF 33,000 PSI YIELD STRENGTH AND A MINIMUM OF .0538 INCH BARE STEEL THICKNESS, COMPLY WITH ASTM A 653.
NOTE: FOR SUSPENDED SOFFITS AND CEILINGS USE 1½ INCH CRC AS MAIN CARRYING CHANNELS AND 3/4 INCH CRC AS CROSS FURRING. REFER TO SECTIONS FOR DETAILS.
- LATH: TYPE AND STYLE APPROPRIATE USE. PAPER-BACKED LATH MUST BE APPROVED BY ARCHITECT PRIOR TO USE. EXPANDED METAL: GALVANIZED DIAMOND MESH, 3.4 LBS/SY, SELF-FURRED, COMPLYING WITH ASTM C 847 (FOR METAL FRAMING, CONCRETE AND/OR MASONRY SUBSTRATES).
- ACCESSORIES:
FOUNDATION WEEP SCREEDS: MINIMUM 26 GAGE GALVANIZED STEEL WITH A 3 ½ INCH ATTACHMENT FLANGE. MUST BE TYPE THAT IS DESIGNED TO ALLOW MOISTURE TO WEEP OUT. INDUSTRY GENERIC NAME- #7 WEEP SCREED.
CONTROL JOINTS: SINGLE-PIECE MINIMUM 26 GAGE GALVANIZED STEEL WITH A FLANGE DESIGNED TO ENGAGE PLASTER. GROUNDS TO PROVIDE FULL 7/8 INCH THICKNESS OF CEMENT PLASTER. INDUSTRY GENERIC NAME- XJ -15
EXPANSION JOINT: TWO-PIECE JOINT DESIGNED TO ALLOW FOR MOVEMENT IN MULTIPLE DIRECTIONS. MADE FROM ALUMINUM OR GALVANIZED STEEL. INDUSTRY GENERIC NAME- #40 2-PIECE JOINT.
DRIP SCREED: MINIMUM 26 GAGE GALVANIZED STEEL WITH GROUND AND HOLES TO ALLOW FOR DRAINAGE. INDUSTRY GENERIC NAME #10 DRIP.
CASING BEADS: MINIMUM 26 GAGE GALVANIZED STEEL WITH 7/8 INCH GROUNDS. EXPANDED FLANGE CASING BEADS. INDUSTRY GENERIC NAMES: MILCOR, J-MOLDOR #66.
REVEALS: SIZE, SHAPE AND PROFILE AS DESIGNATED ON DRAWINGS. ALUMINUM REVEALS SHALL HAVE 4 WAY INTERSECTIONS SHALL BE FACTORY MITERED. CONTRACTOR TO USE INTERSECTION AND TERMINATION CLIPS AS SUPPLIED BY MANUFACTURER.

D. STONE VENEER: 1 1/2" CULTURED STONE VENEER: REFER TO ELEVATION NOTES FOR TYPES

•INSTALL CULTURED STONE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S CULTURED STONE INSTALLATION INSTRUCTIONS USING GROUTED TIGHT FITTED JOINTS.
•INSTALL ARCHITECTURAL TRIM PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S CULTURED STONE INSTALLATION INSTRUCTIONS.
•INSTALL/APPLY RELATED MATERIALS SPECIFIED ABOVE IN ACCORDANCE WITH TYPE OF SUBSTRATE AND MANUFACTURED STONE CLADDING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
•INSTALL WEATHER RESISTANT BARRIER IN ACCORDANCE WITH AS4200-1 PLIABLE BUILDING MEMBRANES AND UNDERLAYS – INSTALLATION REQUIREMENTS

WATER RESISTIVE BARRIER: MANUFACTURED IN ACCORDANCE WITH AS4200-1 PLIABLE BUILDING MEMBRANES AND UNDERLAYS – MATERIALS

METAL LATH: 1.4 KG/M2 GALVANIZED EXPANDED METAL LATH

FASTENERS: INTO TIMBER STUDS: 40MM GALVANISED CLOUTS OR SCREWS. MINIMUM LENGTH TO PENETRATE 25MM MINIMUM INTO THE TIMBER STUD. INTO METAL STUDS: MINIMUM 11.1 MM HEAD DIAMETER, CORROSION-RESISTANT, SELF-DRILLING, SELF TAPPING, PANCAKE HEAD SCREWS OF SUFFICIENT LENGTH TO PENETRATE 10 MM MINIMUM INTO THE STUD.

MORTAR: MIXED FOLLOWING MANUFACTURED MASONRY MANUFACTURER'S INSTALLATION INSTRUCTIONS.

MORTAR COLOR: IRON OXIDE PIGMENTS. TAN MORTAR WITH EARTH-TONE STONES

WATERTABLES/SILLS PROVIDE A TRANSITION PIECE BETWEEN A STONE WAINSCOT AND OTHER EXTERIOR FINISHES AND FOR WATER RUNOFF. INSTALL USING GALVANIZED METAL SUPPORT BRACKETS (SIMPSON STRONG TIE A-21 OR OTHER GALVANIZED RIGHT ANGLE BRACKET WITH HOLDING CAPACITY MINIMUM 5 LBS./LF) FASTENED WITH GALVANIZED NAILS OR SCREWS PENETRATING STUDS 1' AT A MINIMUM OF 16' ON CENTER. CAULK AND FLASH AS REQUIRED AT WATERTABLE/SILL LOCATIONS USING AN APPROVED CORROSION-RESISTIVE FLASHING THAT EXTENDS TO THE SURFACE OF EXTERIOR WALL FINISH AND IS INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE.



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-0815
Plat Name: Spring Branch Woods Sec 4 partial replat no 1
Applicant: Advance Surveying, Inc.
Date Submitted: 04/16/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a reduced building setback of 10 feet on Haddington Drive as opposed to the required 25 foot setback.
Chapter 42 Section: 42-155(b)

Chapter 42 Reference:
The building line requirement for property used or intended to be used for other than single family residential purposes adjacent to a street that is a collector or a local street that is not an alley and across which street are located single family residential lots having platted building lines greater than ten feet shall be the lesser of 25' or the greatest building line on the single family residential lots directly across the street from the property.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
This property has frontage on both Gessner, a major thoroughfare, and Haddington Drive, a local street. The subdivision plat of Jerrys Cleaners has a 25 foot setback line along Haddington Drive, a local street to mirror the building setback line across the street. Since this area is redeveloping, having a 25 foot setback line on Haddington Drive will not be consistent with the neighborhood theme. A 5 feet sidewalk and landscape is being provided, existing wood fence shall extent between the adjacent property to continue of the privacy. By granting these reduced setback line variances, the owner can maximize the use of the land by constructing a Commercial Retail Center.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
This variance request is consistent with the general layout of the immediate residential block fare and area. The goal is to create a traditional neighborhood design with “Urban” development, providing a pedestrian-friendly setting through enhanced street paving, sidewalks and landscape treatments. Reducing the building setback line to 10 foot along Haddington Drive to create a more inviting and encumbered pedestrian experience.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The overall development plan for the proposed plat is designed to enhance the pedestrian district by creating a safe and inviting place to walk. By reducing the building setback line from 25 foot to 10 foot, the proposed Retail Center will be built closer to the enhanced pedestrian walks, landscaping and street trees thus creating a safer and inviting place to live and walk.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The applicant’s goal for this project is to provide a new Retail Center that is aesthetically pleasing and compatible with the pedestrian-friendly urban setting. The redevelopment proposed Retail Center will keep the compatible character of the homes, the existing wood fence will be extended and sidewalk will be kept along the Haddington Drive. Enhanced sidewalks and landscape treatments in the design will be keeping with the approved planning standards in creating a more Urban pedestrian friendly environments.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The applicant’s goal for this project is to provide a new Retail Center that is aesthetically pleasing and compatible with the pedestrian-friendly urban setting. The redevelopment proposed Retail Center will keep the compatible character of

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

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

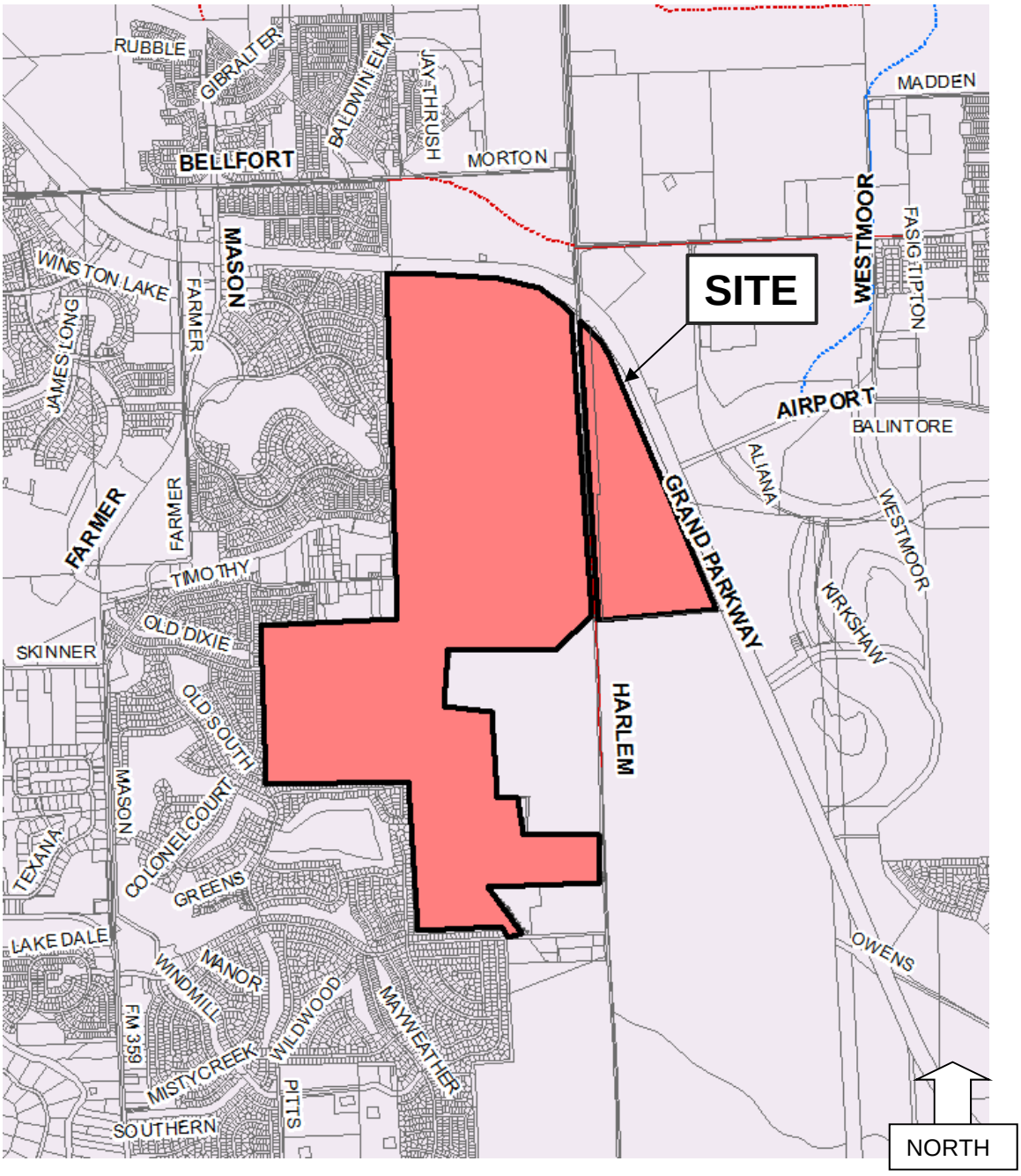
Economic hardship is not the sole justification for the variance request. The ability to create a safer and more appealing pedestrian-friendly environment for the residents is the justification.

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Harvest Green GP

Applicant: BGE|Kerry R. Gilbert Associates



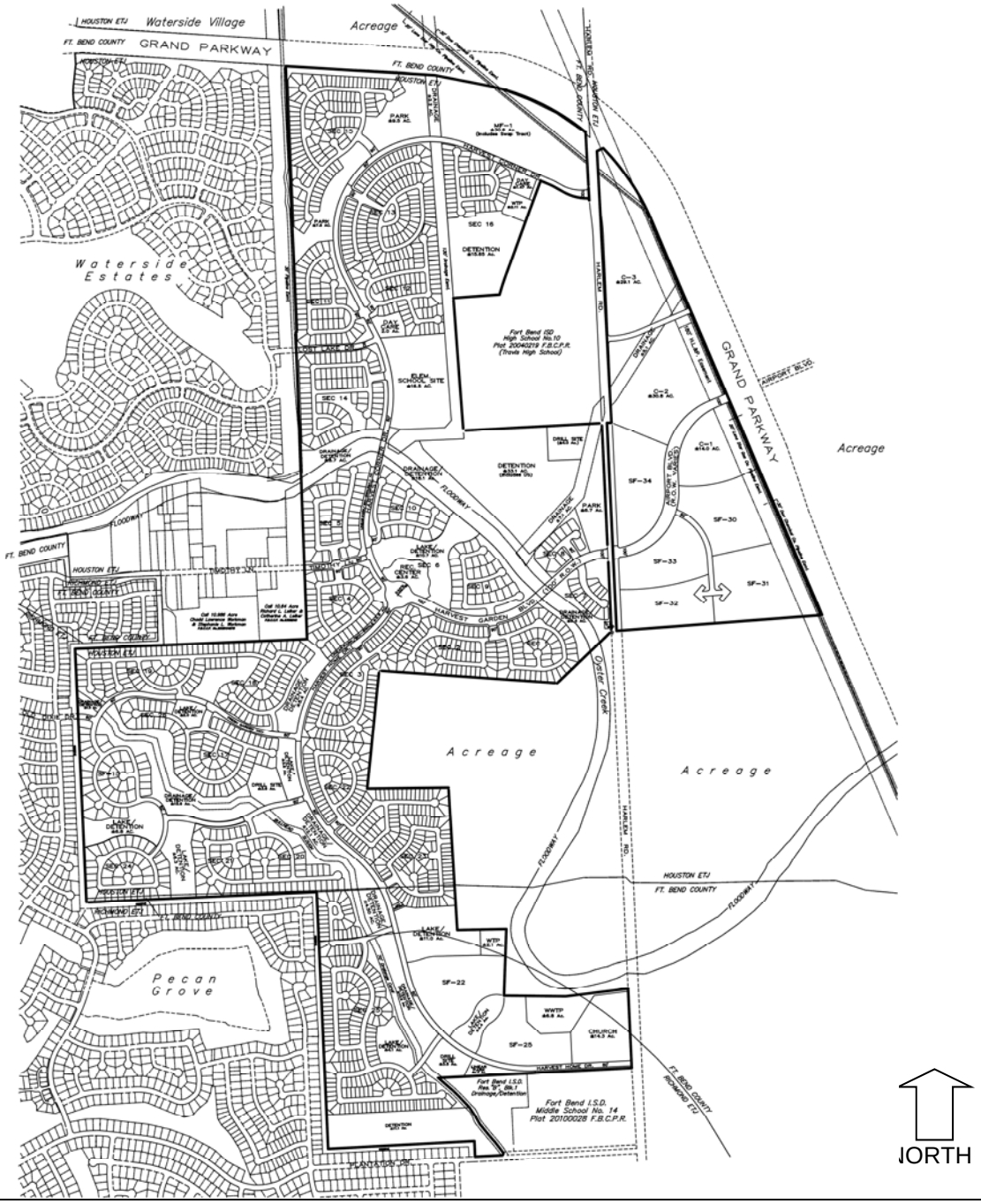
D – Variances **Site Location**

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Harvest Green GP

Applicant: BGE|Kerry R. Gilbert Associates



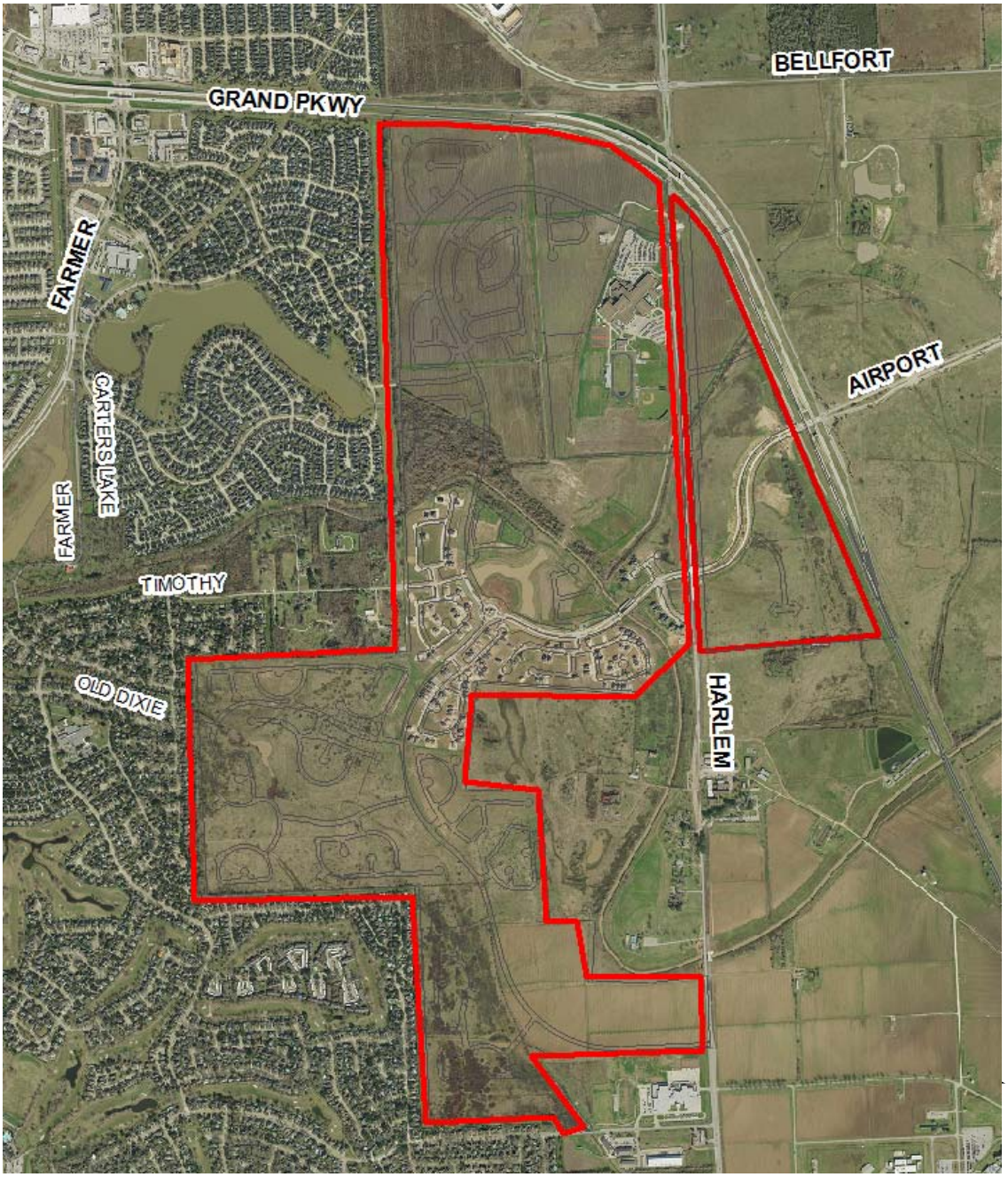
D – Variances **Subdivision**

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Harvest Green GP

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-1011
Plat Name: Harvest Green GP
Applicant: BGE|Kerry R. Gilbert Associates
Date Submitted: 05/14/2018

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

To exceed 1400' maximum intersection spacing along the project boundary, between existing Old South Drive / Colonel Court Drive in Pecan Grove and the collector street Harvest Home Drive in Harvest Green, for a straight line distance of approximately ±3980'.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

NA

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

Harvest Green is a +1042-acre master-planned community located southwest of central Houston, immediately southwest of the Grand Parkway at its intersection with Harlem Rd and Airport Blvd. The community includes a variety of single-family residential and other land uses, interwoven by the combination of two major thoroughfares and several internal collector streets that traverse the development. The site is bounded on the west and south sides by existing single-family development and on the north by the Grand Parkway, with undeveloped property to the east. To the west of Harvest Green is the existing subdivision Pecan Grove. Pecan Grove is outside Houston's jurisdiction and is regulated by the City of Richmond and Fort Bend County. Pecan Grove provided only two stub streets into Harvest Green: Old Dixie Drive and Timothy Lane, both east-west streets. There are existing and proposed north-south connections between Timothy Lane and Old Dixie Drive both in Harvest Green (via Harvest Home Drive) and in Pecan Grove (via Colonel Court Drive and Old South Drive). However, there are no opportunities for interconnections of local streets along the boundary between the two subdivisions. Harvest Green has a common boundary with Pecan Grove on the southwest for approximately ±2669'. The distance west to the intersection of Colonel Court Drive and Old South Drive is an additional ±581'. This existing ±3250' is outside the control of the developer. Within Harvest Green, the collector street Harvest Home Drive has been platted approximately ±730' from the property corner. No other north-south local street connections are proposed across the ±730' gap between the collector street and the property line. This results in a block length of ±3980' between north-south streets in Harvest Green and Pecan Grove. Even if a local street connection were proposed in the ±730' span inside Harvest Green, there would still be an existing block length of ±3250' which is fully developed with no street connections. This block length is outside the control of Harvest Green. The developer of Harvest Green can only address intersection spacing within their project boundary. The proposed collector street system in Harvest Green is less than 1400' from the property boundary and is more than adequate to carry the traffic for the surrounding developments. Additionally, the City of Houston ETJ boundary falls along the same line as the property boundary under discussion in this request. Sections to the south of this line are subject to approval by the City of Richmond and Fort Bend County. The Section 25 preliminary plat has already been approved in Richmond with no connection to the north in the ±730' window.

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

The existing Pecan Grove subdivision and property configurations are not a hardship created or imposed by the applicant.

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

The overall circulation of the area is upheld by the collector street system, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will not modify the long-existing traffic patterns in Pecan Grove, nor create any unsafe traffic conditions, due to the superior circulation provided by the collector street system within the Harvest Green development, and will therefore not be injurious to the public health, safety, or welfare.

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

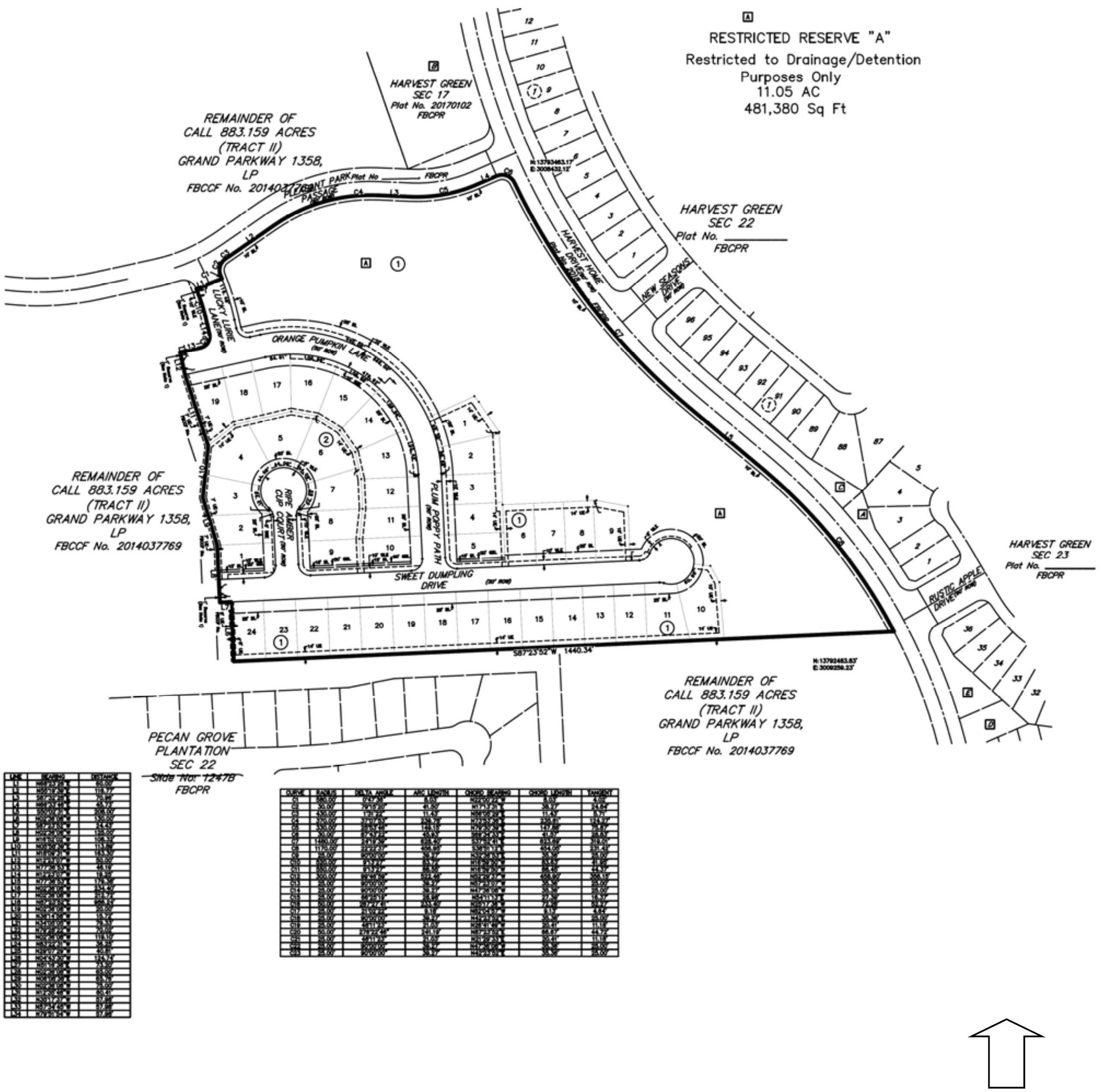
The existing conditions and property configuration are the supporting circumstances for this request.

Houston Planning Commission ITEM: 113

Planning and Development Department Meeting Date: 05/24/2018

Subdivision Name: Harvest Green Sec 20

Applicant: BGE|Kerry R. Gilbert Associates



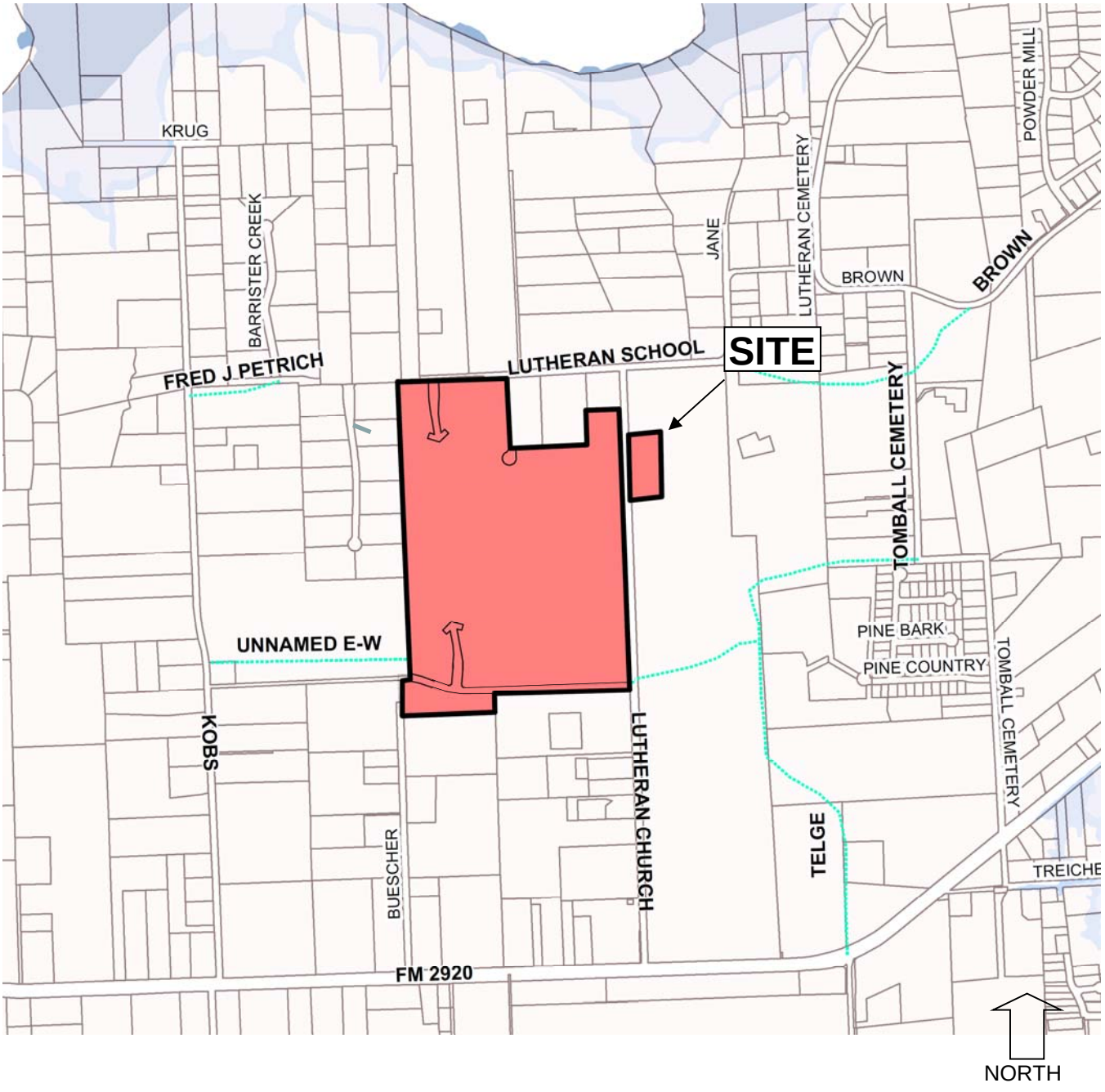
D – Variances Subdivision

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Salem Lutheran Church of Rosehill GP

Applicant: BGE | Kerry R. Gilbert Associates



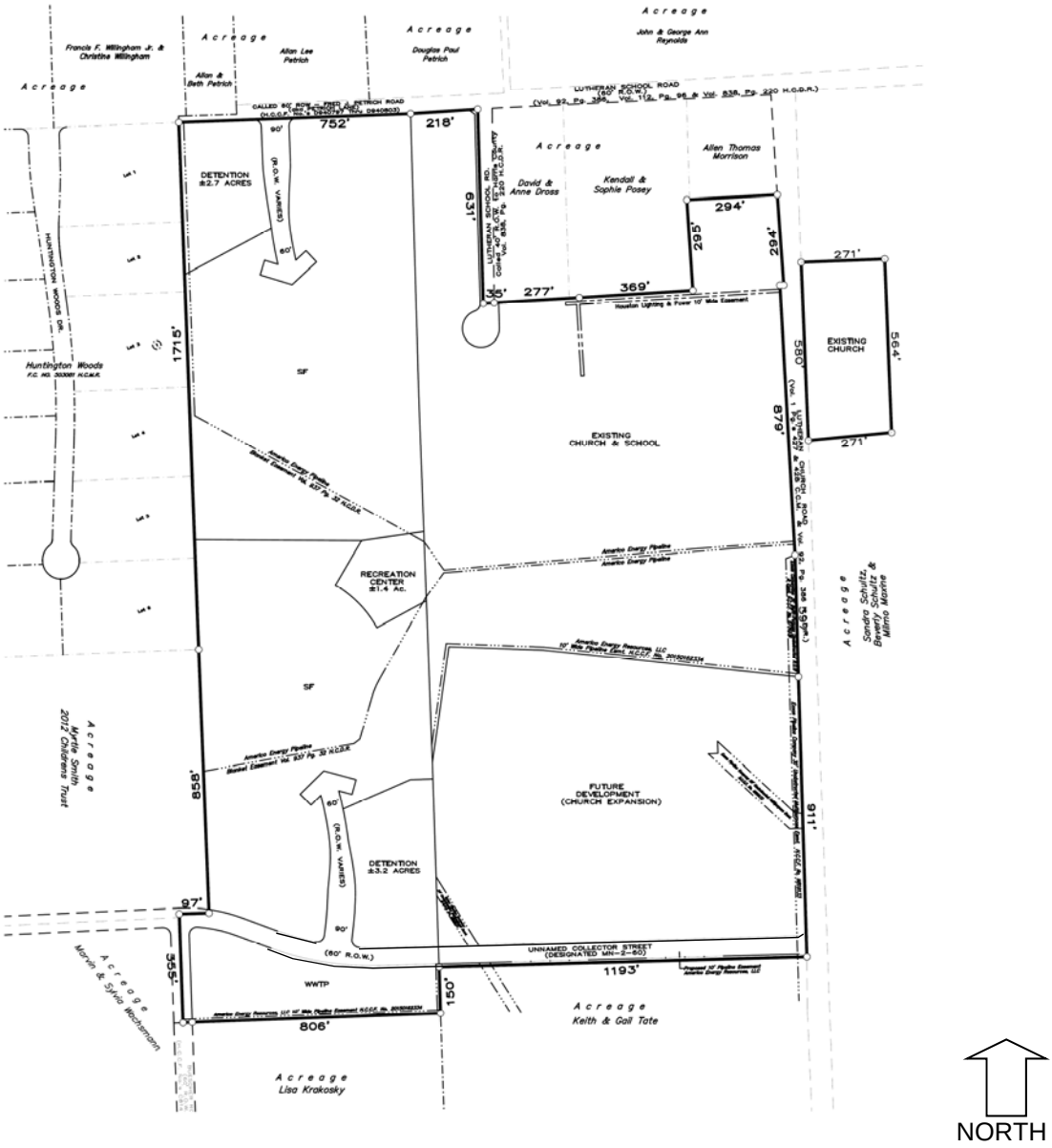
D – Variances **Site Location**

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Salem Lutheran Church of Rosehill GP

Applicant: BGE | Kerry R. Gilbert Associates



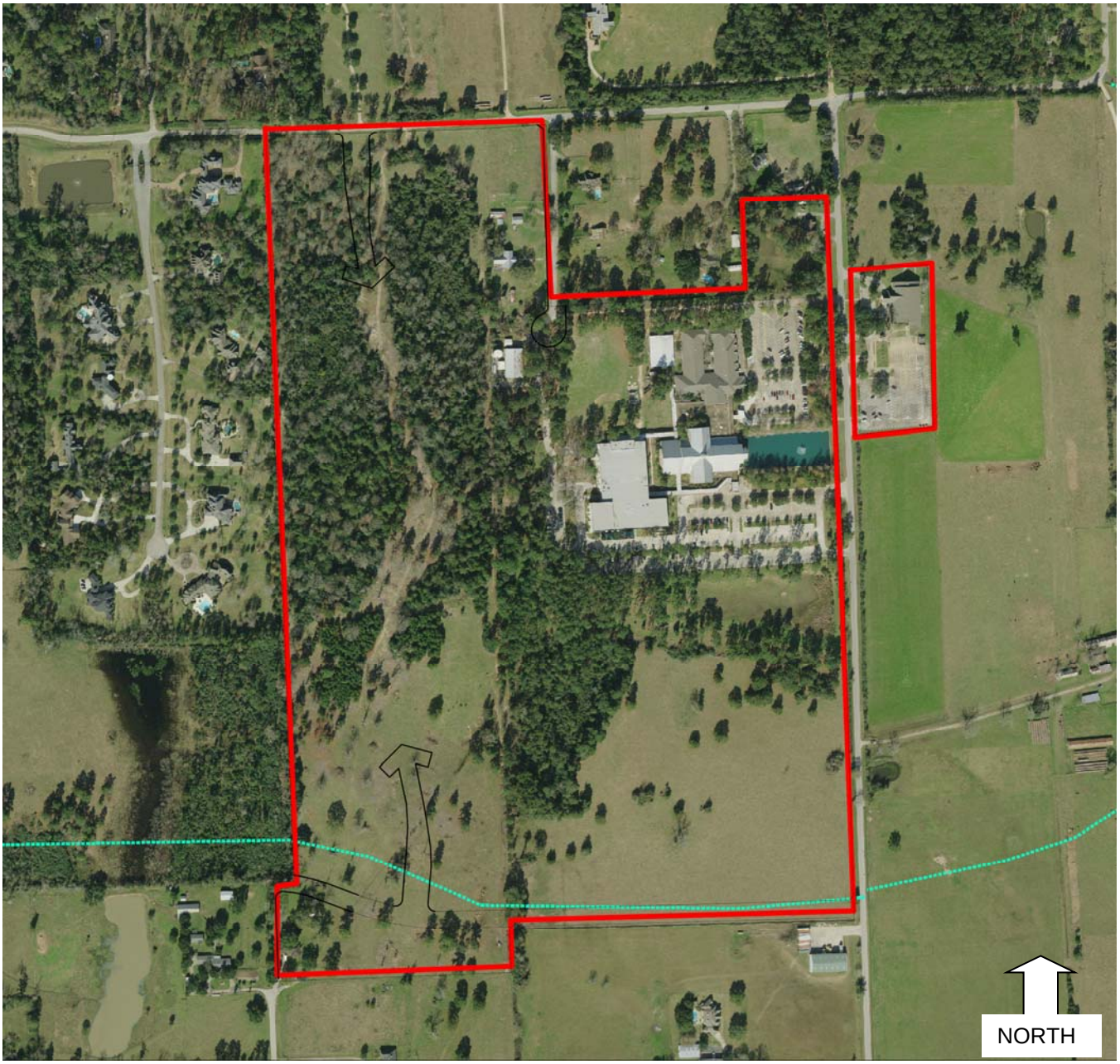
D – Variances **Subdivision**

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 05/24/2018**

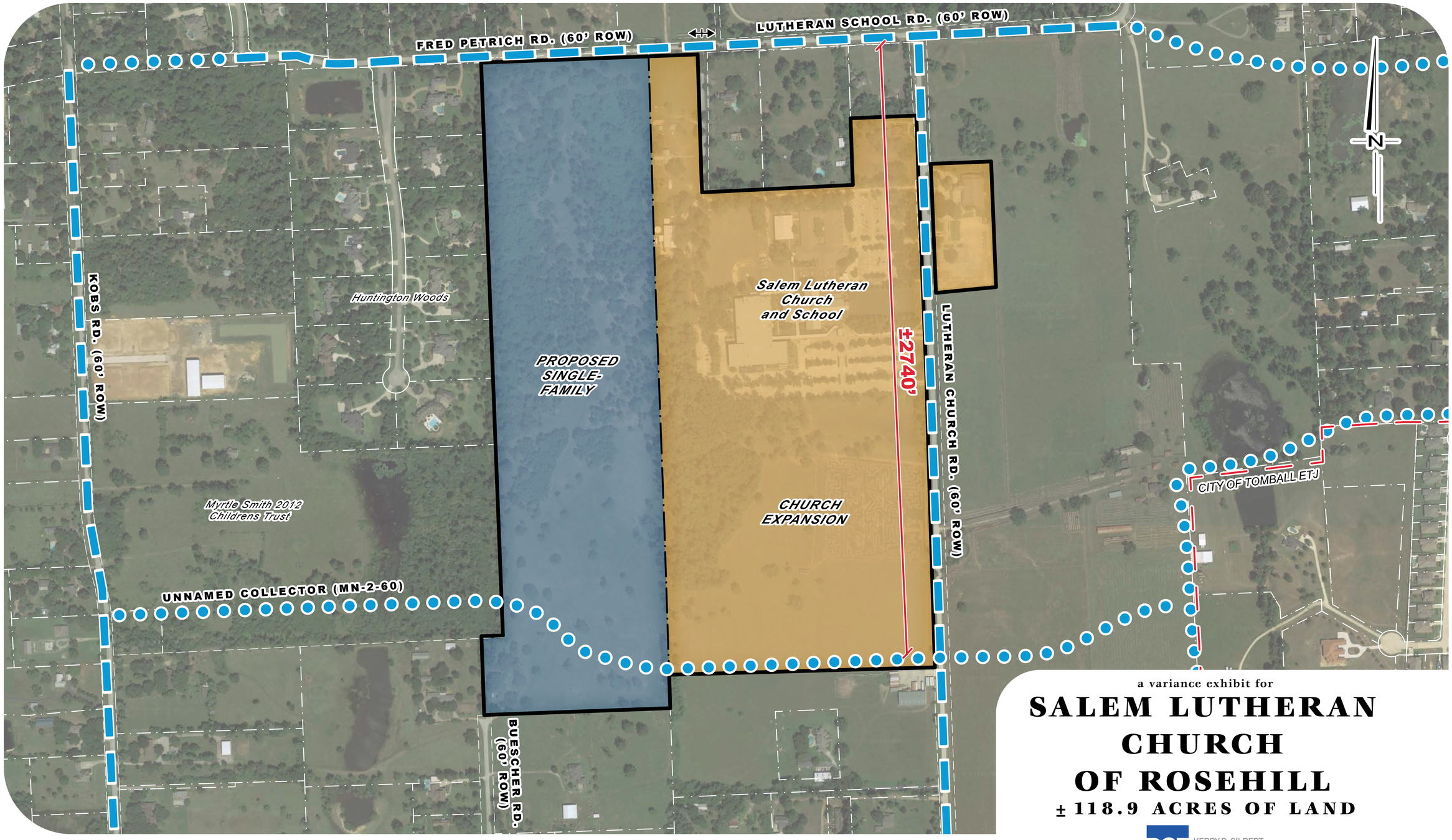
Subdivision Name: Salem Lutheran Church of Rosehill GP

Applicant: BGE | Kerry R. Gilbert Associates



D – Variances **Aerial**

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a variance exhibit for

SALEM LUTHERAN CHURCH OF ROSEHILL

± 118.9 ACRES OF LAND

LEGEND

- ETJ line
- PROPOSED MINOR COLLECTOR (Per Houston MTP)
- EXISTING MINOR COLLECTOR (Per Houston MTP)

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BGE | KERRY R. GILBERT & ASSOCIATES

– Land Planning Consultants –
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494

Tel: 281-579-0340

SCALE
0 150 300 600

MAY 17, 2018
KGA #I-489

BGE | KERRY R. GILBERT & ASSOCIATES

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a schematic development plan for

SALEM LUTHERAN CHURCH OF ROSEHILL

± 50.0 ACRES OF LAND

prepared for

SALEM LUTHERAN CHURCH

LOT SUMMARY

55'x120'	136 LOTS
TOTAL	136 LOTS

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOODPLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITATES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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Tel: 281-579-0340

SCALE
0 100 200 400

MAY 14, 2018
KGA #I-489

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-1027
Plat Name: Salem Lutheran Church of Rosehill GP
Applicant: BGE|Kerry R. Gilbert Associates
Date Submitted: 05/14/2018

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

To exceed the maximum intersection spacing along the eastern and western project boundaries, for approximately ±2740' north-south between Lutheran School Road / Petrich Road and an unnamed collector street, by providing no east-west through streets across the subject site.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

Salem Lutheran Church of Rosehill is an existing church and school located along Lutheran Church Road and Lutheran School Road, two designated minor collector streets, which are north of FM 2920 (Waller Tomball Road) in northwest Harris County. The church property is also crossed by a proposed, unnamed minor collector street designated on the Houston Major Thoroughfare and Freeway Plan. The surrounding land uses are largely agricultural or acreage residential tracts, with an overall character of low traffic and low density. A General Plan for the Church was previously approved in 2007 (Ref# 2007-1094). At that time, a variance was granted for the property to have no through streets, either north-south or east-west, with the exception of one east-west through-street near the southern boundary of the property. The 2017 amendments to the Houston MTFP included the designation of the proposed east-west street as an unnamed MN-2-60 collector street. The 2007 General Plan is now expired, and the subject application sets the alignment of the east-west collector, includes new acreage, and once more requests to have no other east-west through streets. The attached proposed site plan illustrates a potential configuration for the ultimate development of the property. The eastern half is proposed for expansion of the existing church and school facilities. An east-west through street in the middle of the site would be detrimental to these uses, inviting cut-through traffic that would separate the facilities and force users to cross a public street to move around the site. The western half of the property is contemplated for a small single-family development in the future, which will be tied to the church with walking trails and will most likely be an age-targeted community of residents involved in the church community. Cut-through traffic would be equally detrimental in this case. The collector streets on the north, east, and south provide adequate access for these low-impact uses as well as the low-density development that surrounds the site. On the west, the platted Huntington Woods neighborhood leaves a window of about ±850' for a street connection, but this is immediately adjacent to the future collector street and an additional connection would be superfluous. The resulting north-south intersection spacing is about ±2740' as measured along Lutheran Church Road between Lutheran School Road and the unnamed future collector street.

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

The low-density nature of the community and the collector street grid are not the result of hardships created or imposed by the applicant.

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

The collector street network is more than adequate to carry the low-density traffic of the church, school, and surrounding residential communities, therefore the intent and general purposes of this chapter is preserved and maintained.

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

The granting of the variance will not frustrate local traffic circulation due to the low-density nature of the area and the proposed collector street network, therefore the variance will not be injurious to the public health, safety, or welfare.

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

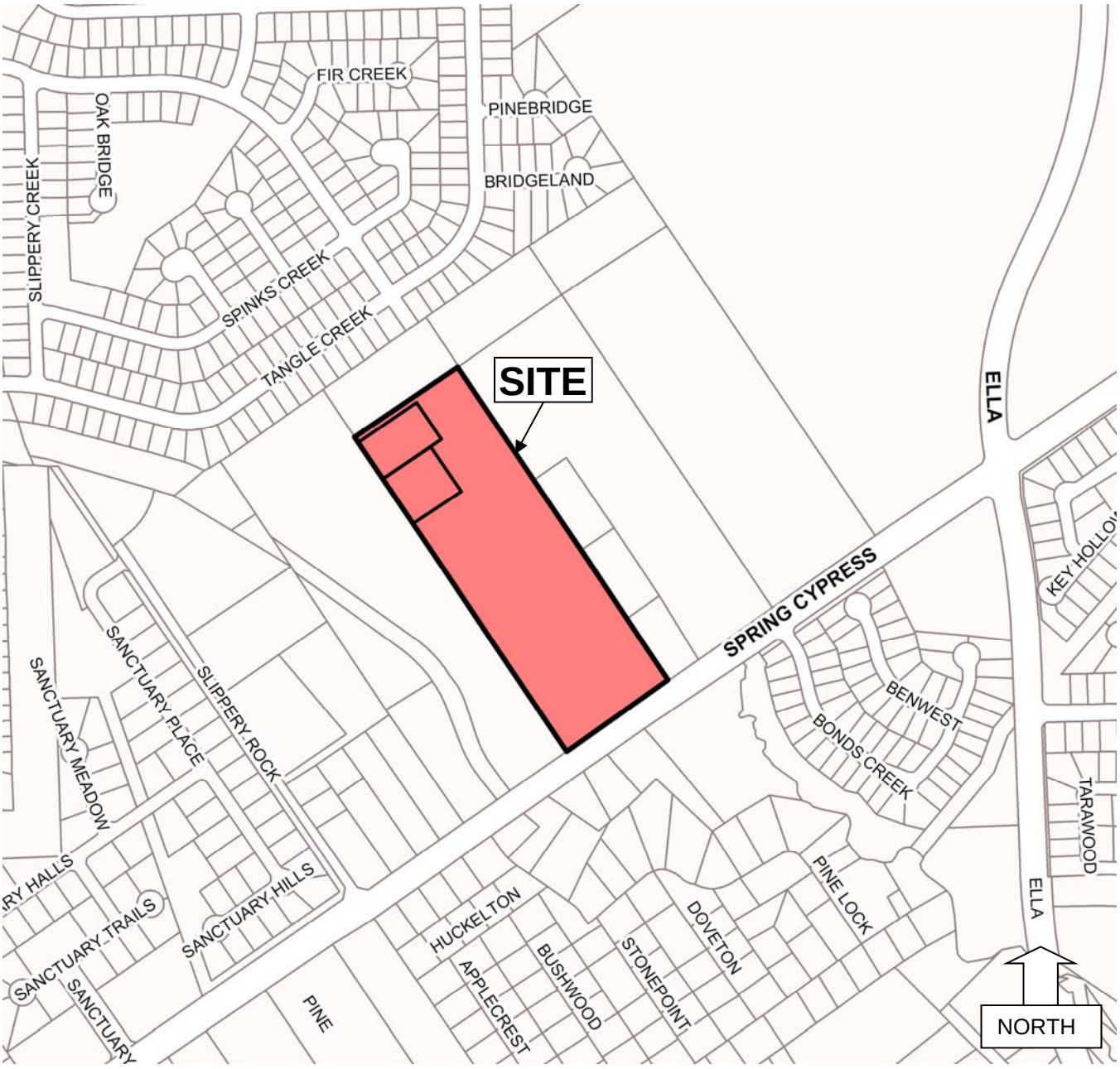
The existing and proposed land uses, the low-density nature of the surrounding communities, and the proposed collector street network are the supporting circumstances for this request.

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Schindewolf GP

Applicant: The Interfield Group



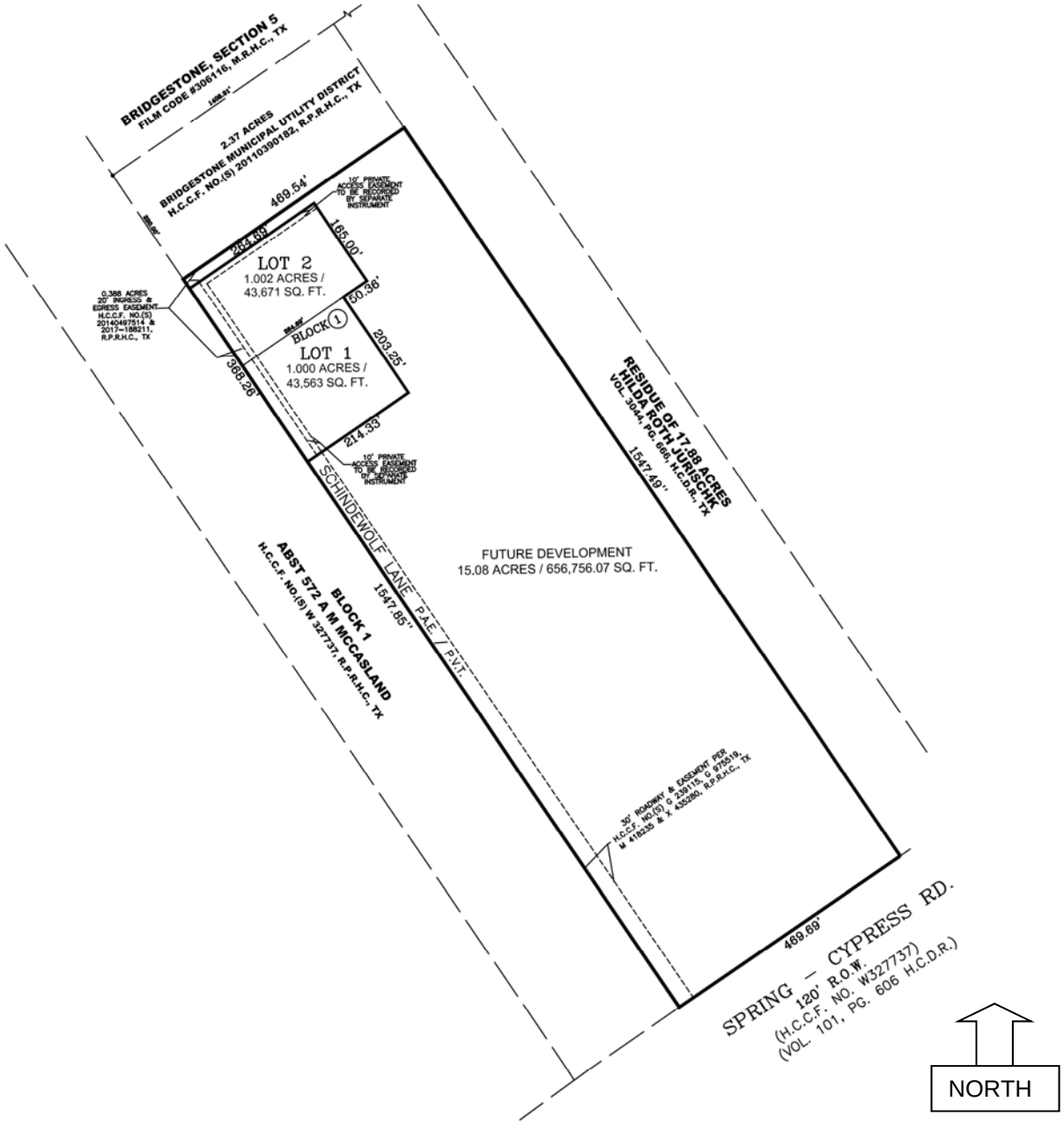
D – Variances **Site Location**

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Schindewolf GP

Applicant: The Interfield Group



D – Variances **Subdivision**

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Schindewolf GP

Applicant: The Interfield Group



D – Variances

Aerial



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DATE	
04/24/18	CLIENT REVIEW		
	PERMIT		
	BIDDING		

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

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

04/18/18

80' 40' 0 80'
SCALE: 1 INCH = 80 FEET

SCHINDEWOLF PROPERTIES
PRPOSED RESIDENTIAL

4020 SPRING CYPRESS
SPRING, TEXAS 77388

PAVEMENT SECTION

PROJECT #18035.00

DATE: 04/24/18
DRAWN BY: AR
CHECKED BY: MLV

SHEET: 1 OF: 1

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-1035
Plat Name: Schindewolf GP
Applicant: The Interfield Group
Date Submitted: 05/14/2018

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

Specific variance is being sought and extent of condition is to not provide a north/south public street through subject tract and exceed 2600' intersection spacing along Spring Cypress

Chapter 42 Section: 127(a)

Chapter 42 Reference:

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

Statement of Facts

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

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

Schindewolf Properties is located northwesterly of Spring Cypress Road, northeasterly of Slippery Rock Lane, south of Tangle Creek Lane and west of Ella Blvd. In regard to the matter of extending a public street north/south, please note the following: 1. Lost Lake Lane northwesterly of subject tract is not a through street and terminates at a “T” at Lark Song Lane; therefore, it is less likely that the use of a through street would be utilize by most residents. Another reason would be the winding traffic pattern of this community is likely make this commute less desirable to residents, since they have alternative routes available to FM 2920 and Kuykendahl Road. The community of Bridgstone SEC 5 has an adequate traffic pattern, and a through street would most likely increase traffic volume through this subdivision. A through street in this location would not serve a great purpose to the property owners in the general area of subject tract. 2. There is a 220’ wide drainage facility, owned by Bridgestone MUD, located northwesterly of subject tract. It is unlikely that a bridge would be constructed in this location. 3. With the idea that we established that there is no apparent need for a cross street within subject tract, we further would like to note that the through street would most likely not connect further to the northwest, due to the amount of homes and Bridgestone Park being in its path of construction. The parent tract has been in the family of the applicants since the 1870s when their ancestors from Germany bought this property in order to live a more free life in the United States. The parent tract was part of what was once a larger family farm, and over four generations, pieces of the land were given from the parents to their children in order for them to raise a family surrounded by their extended family, and be near other relatives and friends in the surrounding Spring/Klein community. As such, the parent tract was given to the two applicant’s grandmother (17.88 acres) by her parents for her and her husband (applicant’s grandfather) to raise their family. The applicants and their family understand that platting requirements and regulations have changed much over the years (particularly the last 30 years) due to the area becoming urbanized as farms are being sold and developed into neighborhoods. While regulation of development can be beneficial for various reasons to ensure proper quality of life, the applicants and their family feel that their desire to continue their family heritage is being greatly hindered by the regulations meant for corporate residential and commercial development. The applicant’s main desire is to simply continue their family legacy for another generation. We are of the opinion that extending a public street through subject tract would not significantly improve the current traffic pattern, as it would most likely be utilized by a small percentage of the residents. Furthermore, extending a public street through subject tract will place an undue hardship on this family, by depriving them of reasonable use of the land. A requirement of a north/south public street would deprive this family of approximately 1.605-acres of land that has been in their family for 140 years. We would like to thank Staff and the Planning Commission’s consideration of this variance request.

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

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

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

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

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

The granting of the variance will not be injurious to the public health, safety or welfare. Property does not impede traffic; nor will in any way compromise public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of nearby prevailing conditions, and the requirement of a north/south public street preventing this family from continuing their legacy and preserving character of their family-owned land.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-1035
Plat Name: Schindewolf GP
Applicant: The Interfield Group
Date Submitted: 05/14/2018

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

Specific variance is being sought and extent of condition is to not provide an east/west public street through subject tract and exceed 1400' intersection spacing

Chapter 42 Section: 128(a)

Chapter 42 Reference:

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

Statement of Facts

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

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

Schindewolf Properties is located northwesterly of Spring Cypress Road, northeasterly of Slippery Rock Lane, south of Tangle Creek Lane and west of Ella Blvd. In regards to the matter of extending a public street east/west, please note the following: 1. Residents of the community of Sanctuary Veritas have adequate access to Spring Cypress Road that leads to Ella Blvd. to the east. 2. There is a 450' wide drainage facility, owned by Bridgestone MUD, located west of subject tract. It is unlikely that a bridge would be constructed in this location. 3. There are existing homes along Sanctuary Place Drive, and its curve to the north aligns with the drainage facility, and not subject tract. This path would also conflict with what appears to be a sanitary sewer facility also owned by Bridgestone MUD. 4. Klein Collins High School is located east of subject tract, and land depths are similar. Therefore, there is really no sensible location for a public street that would not conflict with the location of this school. The parent tract has been in the family of the applicants since the 1870s when their ancestors from Germany bought this property in order to live a more free life in the United States. The parent tract was part of what was once a larger family farm, and over four generations, pieces of the land were given from the parents to their children in order for them to raise a family surrounded by their extended family, and be near other relatives and friends in the surrounding Spring/Klein community. As such, the parent tract was given to the two applicant's grandmother (17.88 acres) by her parents for her and her husband (applicant's grandfather) to raise their family. The applicants and their family understand that platting requirements and regulations have changed much over the years (particularly the last 30 years) due to the area becoming urbanized as farms are being sold and developed into neighborhoods. While regulation of development can be beneficial for various reasons to ensure proper quality of life, the applicants and their family feel that their desire to continue their family heritage is being greatly hindered by the regulations meant for corporate residential and commercial development. The applicant's main desire is to simply continue their family legacy for another generation. We are of the opinion that extending a public street through subject tract would not significantly improve the current traffic pattern. Furthermore, extending a public street through subject tract will place an undue hardship on this family, by depriving them of reasonable use of the land. A requirement of an east/west public street would deprive the family of approximately 0.539-acres of land that has been in their family for 140 years. We would like to thank Staff and the Planning Commission's consideration of this variance request.

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

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

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

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

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

The granting of the variance will not be injurious to the public health, safety or welfare. Property does not impede traffic; nor will in any way compromise public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of nearby prevailing conditions, and the requirement of an east/west public street preventing this family from continuing their legacy and preserving character of their family-owned land.

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Schindewolf Properties (DEF 1)

Applicant: The Interfield Group



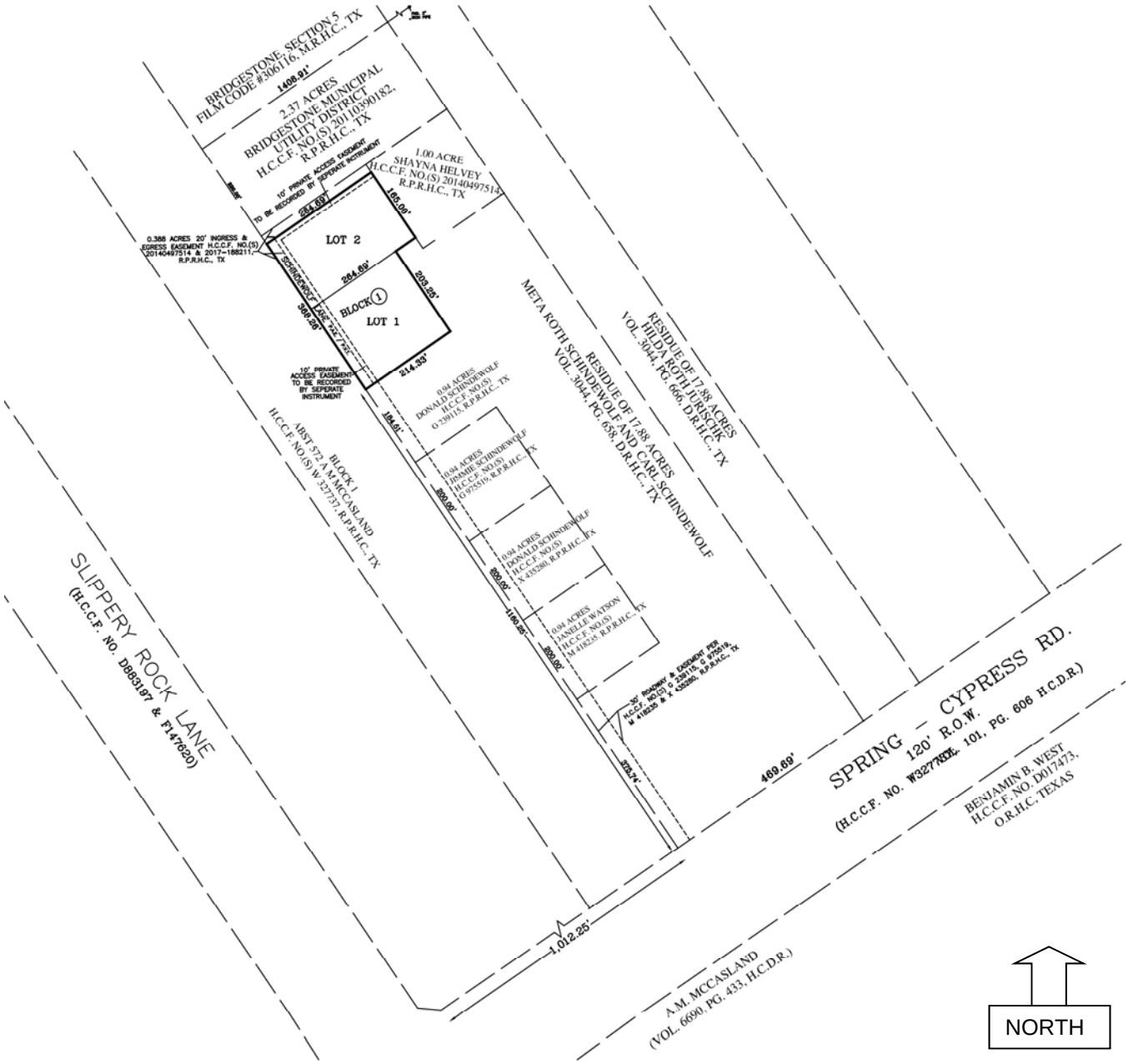
D – Variances **Site Location**

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Schindewolf Properties (DEF 1)

Applicant: The Interfield Group



D – Variances Subdivision

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Schindewolf Properties (DEF 1)

Applicant: The Interfield Group



D – Variances

Aerial



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DATE	
04/24/18	CLIENT REVIEW		
	PERMIT		
	BIDDING		

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

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

04/18/18

80' 40' 0 80'
SCALE: 1 INCH = 80 FEET

SCHINDEWOLF PROPERTIES
PRPOSED RESIDENTIAL

4020 SPRING CYPRESS
SPRING, TEXAS 77388

PAVEMENT SECTION

PROJECT #18035.00

DATE: 04/24/18
DRAWN BY: AR
CHECKED BY: MLV

SHEET: 1 OF: 1

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-0924
Plat Name: Schindewolf Properties
Applicant: The Interfield Group
Date Submitted: 04/30/2018

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

Specific variance is being sought and extent of condition is to allow Lots access to a public street through a 30' private access easement.

Chapter 42 Section: 188

Chapter 42 Reference:

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

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;

Schindewolf Properties is located northwesterly of Spring Cypress Road, northeasterly of Slippery Rock Lane, south of Tangle Creek Lane and west of Ella Blvd. Schindewolf Properties are two tracts of land out of an original 17.88 parcel of land that has been in the family since the mid-1870s. In the past, tracts of land were portioned out and deeded to family members, as it is planned the land will remain family-owned. There are currently five (5) homes on the family land, with four (4) of the tracts utilizing the existing private access known as Schindewolf Lane. Owners of Schindewolf Properties were deeded their portion of the land in 2017 and 2018, with rights to enter and traverse on and across the dedicated access easement. According to Harris County, per TX LGC 232.0015, since the tract been subdivided into more than four tracts and deeded to family members, there is now no exception to the rule and a plat will now be required for all of the tracts. Applicants of Schindewolf Properties are in the process of having their new homes designed and permitted. There is no immediate plans for any of the other family members to obtain permits; therefore, the hardship of requesting a plat variance is on the Schindewolf Properties owners, to build their homes. Please consider the following: (1) Schindewolf Properties will dedicate an additional 10' strip of land, so that the existing 20' private access easement will match the alignment of the 30' access easement. (2) The parent tract has been in the family of the applicants since the 1870s when their ancestors from Germany bought this property in order to live a more free life in the United States. The parent tract was part of what was once a larger family farm, and over four generations, pieces of the land were given from the parents to their children in order for them to raise a family surrounded by their extended family, and be near other relatives and friends in the surrounding Spring/Klein community. As such, the parent tract was given to the two applicant's grandmother (17.88 acres) by her parents for her and her husband (applicant's grandfather) to raise their family. The applicants and their family understand that platting requirements and regulations have changed much over the years (particularly the last 30 years) due to the area becoming urbanized as farms are being sold and developed into neighborhoods. While regulation of development can be beneficial for various reasons to ensure proper quality of life, the applicants and their family feel that their desire to continue their family heritage is being greatly hindered by the regulations meant for corporate residential and commercial development. The applicant's main desire is to simply continue their family legacy for another generation. We would like to thank Staff and the Planning Commission, in advance, for your kind consideration of this variance request.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property that prevent existing owners from obtaining required permits to construct their homes.

(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. The proposed Lots will have access to a public street through a 30' private access easement.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Property does not impede traffic; nor will in any way compromise public health or safety.

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

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

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Skylink Terrace (DEF 1)

Applicant: The Interfield Group



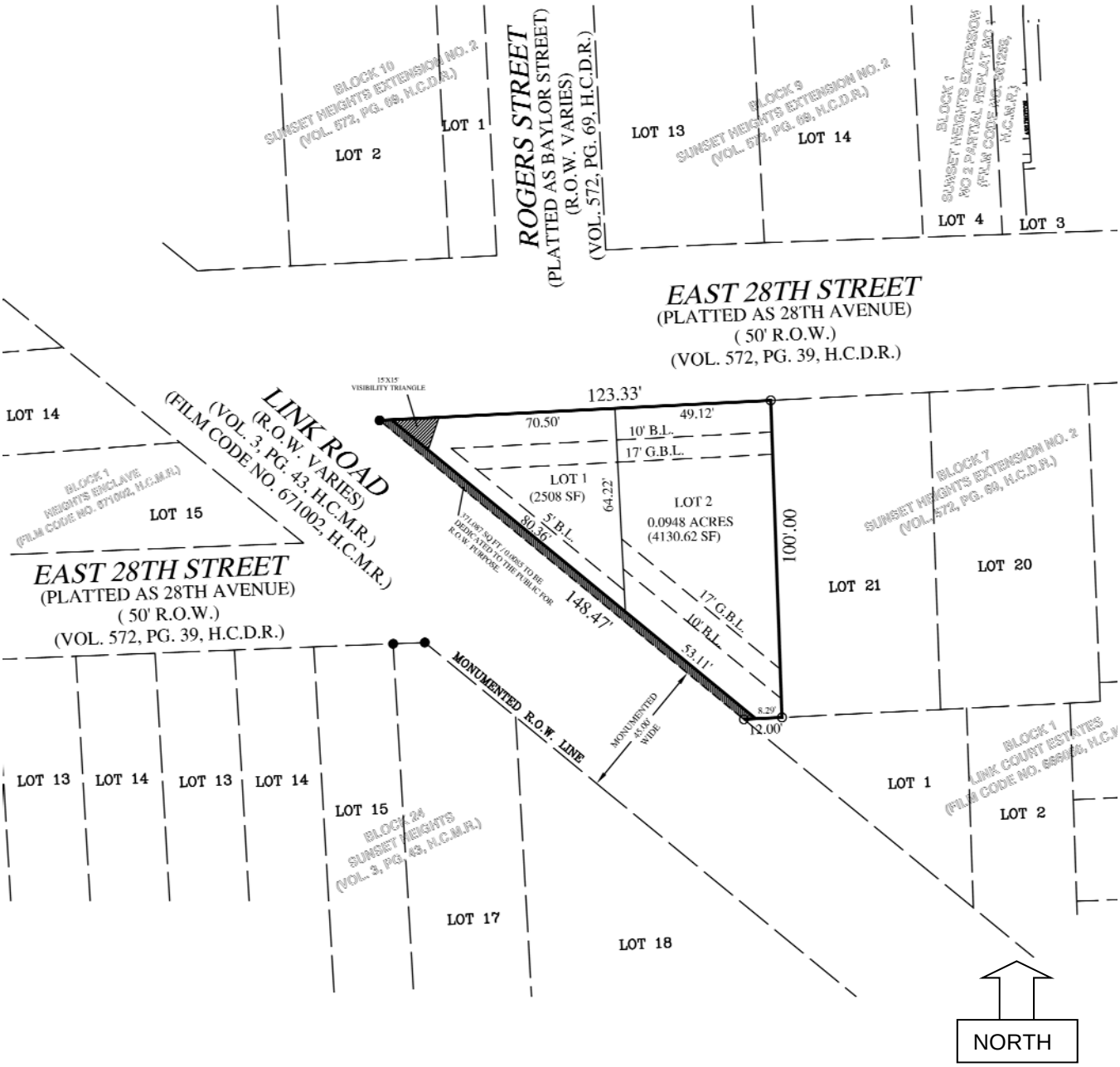
D – Variances **Site Location**

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Skylink Terrace (DEF 1)

Applicant: The Interfield Group



D – Variances **Subdivision**

Houston Planning Commission ITEM: 117

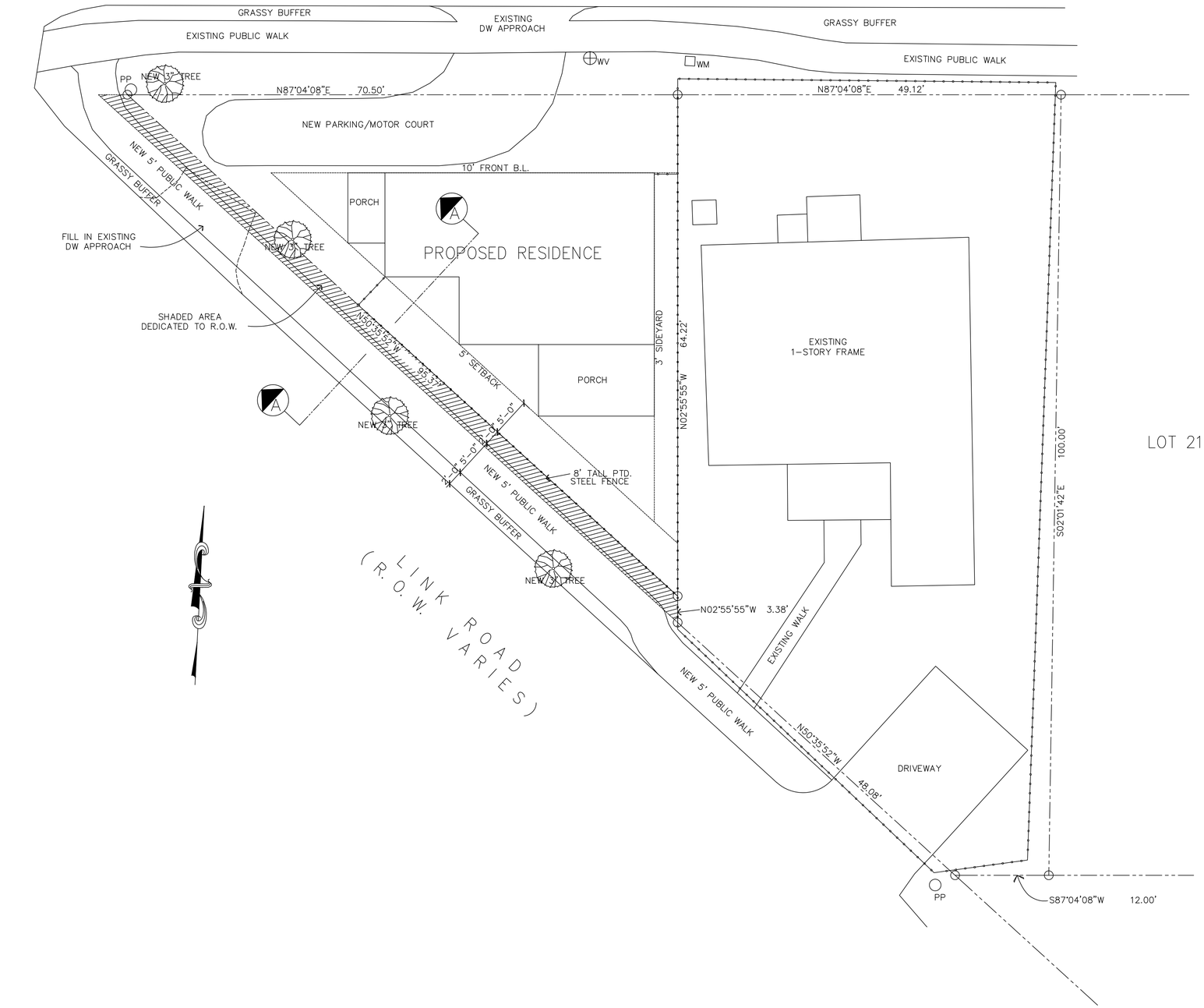
Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Skylink Terrace (DEF 1)

Applicant: The Interfield Group



D – Variances **Aerial**



SITE PLAN NOTES:

1. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MIN. OF 12" PLUS 2 PER CENT.
2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET AS PER 2012 I.R.C. SECTION R401.3.
3. ANY GRASS WITHIN THE CITY'S RIGHT-OF-WAY WHICH IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH ST. AUGUSTINE GRASS.
4. ANY DAMAGE TO EXISTING ROADS, DRIVEWAYS, SIDEWALKS OR OTHER APPURTENANCES WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE SAW-CUT, REMOVED AND REPLACED WITH MATERIAL AT LEAST EQUAL TO THAT WHICH WAS DAMAGED. ALL REPLACEMENT SHALL BE PERFORMED TO CITY STANDARDS AND WILL REQUIRE A BUILDING PERMIT ISSUED PRIOR TO STARTING WORK.
5. DURING THE CONSTRUCTION PROCESS THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE TO ASSURE THAT NO WATER FLOWS ONTO ADJACENT PROPERTIES.
6. ALL ACCESSORY BUILDINGS, POOLS, DRIVEWAYS, SIDEWALKS, FLATWORK, FENCES, GENERATORS ARE INCLUDED WITH THE NEW CONSTRUCTION PLAN SETS.
7. ANY CHANGES OR REVISIONS TO THE PLANS MUST HAVE CITY APPROVAL.
8. ALL GUTTER DOWNSPOUTS AND DRAINS MUST BE TIED INTO THE STORM SEWER.

SUNSET HEIGHTS SUBDIVISION
EXTENSION 2/BLOCK 7/LOT 22
HARRIS COUNTY/TEXAS

SITE PLAN

1" = 30'-0"

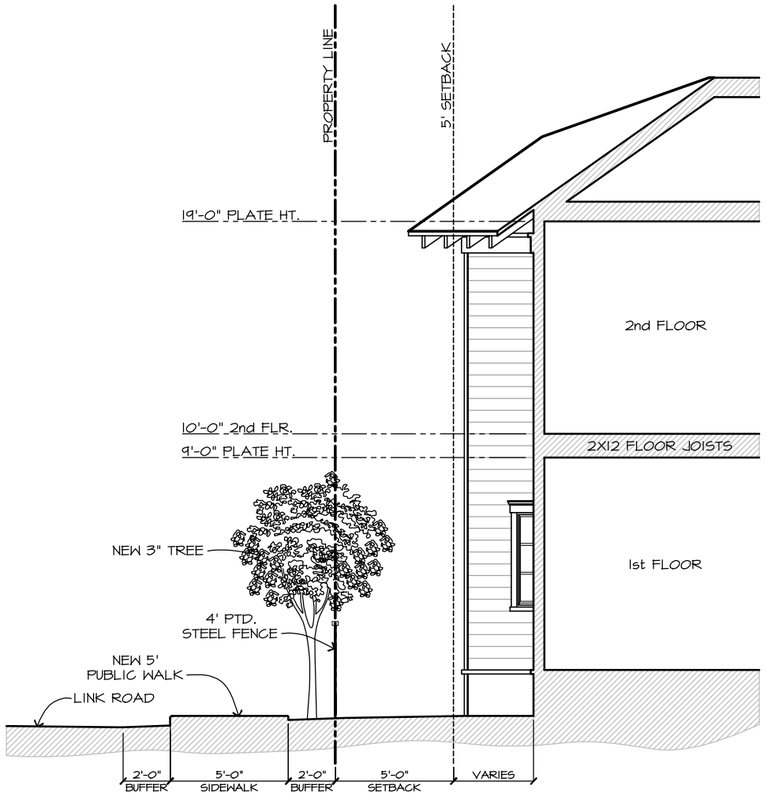
DATE 22 JUL 2017

REVISIONS

RAYBURN
DRAFTING SERVICES
8927 LAWNCLIFF LANE
HOUSTON, TEXAS 77040
(713) 851-7075

A CUSTOM REMODEL PROJECT FOR:
DOUG BLOCK PROJECT
A D VICE SERVICES - HOUSTON, TEXAS

SHEET 1



SECTION A-A

NTS



LINK ROAD ELEVATION

NTS

DATE 22 JUL 2017

REVISIONS

RAYBURN
DRAFTING SERVICES

8927 LAWNCLIFF LANE
HOUSTON, TEXAS 77040
(713) 851-7075

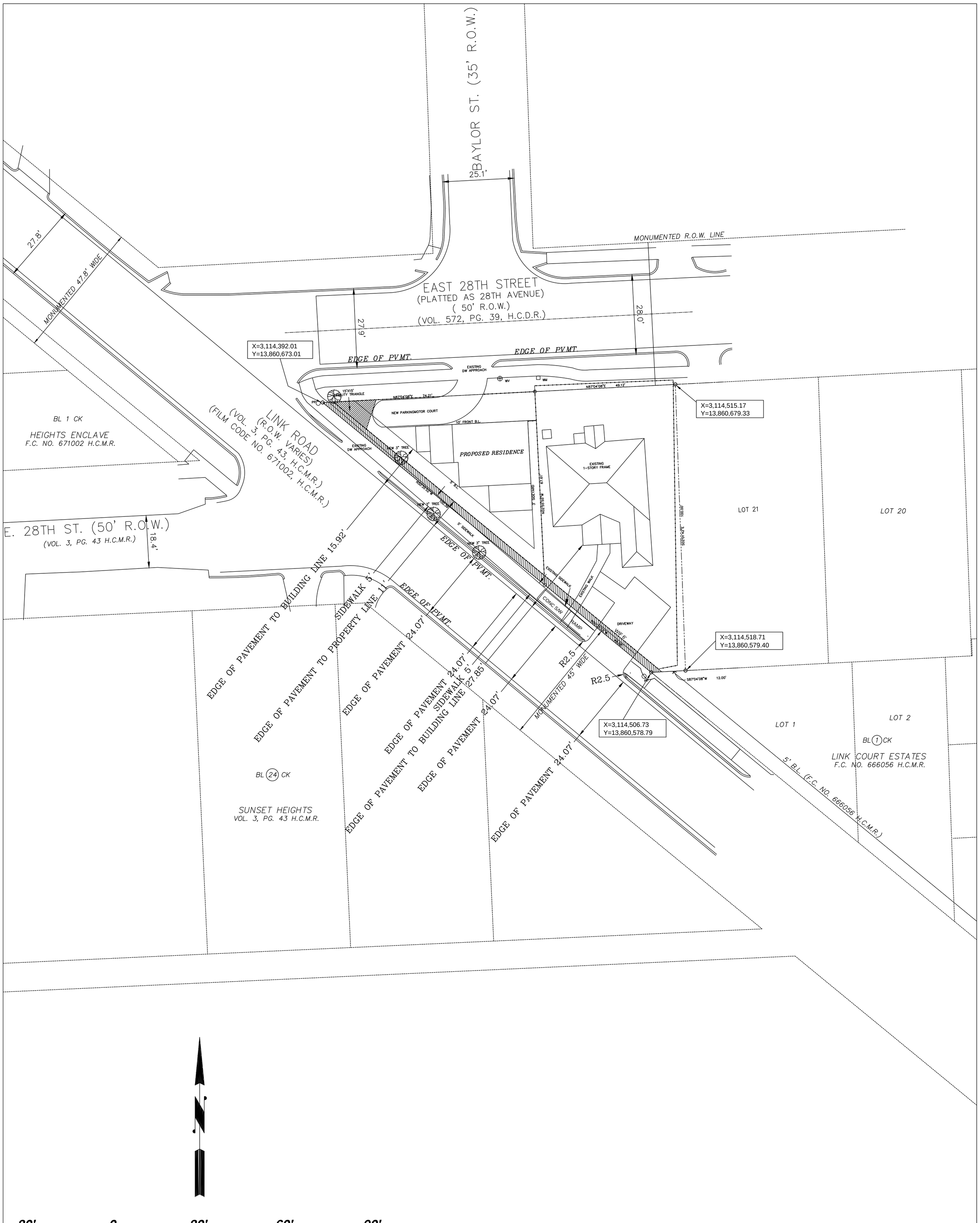
PROJECT FOR:

DOUG BLOCK PROJECT

A CUSTOM REMODEL PROJECT

A D VICE SERVICES - HOUSTON, TEXAS

SHEET 2



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

TITLE
PAVEMENT SECTION

PROJECT
2712 Link Rd.

DATE: 05/16/18 | JOB #:18027.00 | SHEET NO. 1

DRAWN BY: AC

CHECKED BY: MLV

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-0938
Plat Name: Skylink Terrace
Applicant: The Interfield Group
Date Submitted: 04/30/2018

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

Specific variance is being sought and extent of variance is to allow a reduced building line of 5' along link Rd, for Lot 1.

Chapter 42 Section: 152

Chapter 42 Reference:

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

Statement of Facts

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

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

Skylink Terrace is located north of E. 27th Street, south of E. 28th Street, west of Airline Drive and east of Link Road. Skylink Terrace will create two (2) Lots, with one of the Lot having an existing residence. Lot 2 will provide the required setbacks along W. 28th Street and Link Road. However, the peculiar shape and dimensions of the tract, along with a 10' foot building line and 17' garage setback along Link Road and E. 28th Street, and a 2.5' widening dedication on Link Road prevents owner from having reasonable use of Lot 2. Lot 2 will provide a 10' Building Line along W. 28th Street. There are unusual factors along Link Road that we would like to be taken into consideration. These items include: 1. Link Road is currently classified as a local street, and this portion of Link Road will most likely not be classified as a major thoroughfare in the future. 2. Existing conditions on Link Road, along subject tract's west property line consists of a curb, sidewalk and grassy area and additional 2.5' street widening dedication, for a combined distance of approximately 15.92' to proposed residence on Lot 2. 3. The subdivision of Link Court Estates is south of subject property. This subdivision was recorded in 2014, with a 5' building line along Link Road. Granting the 5' building line along Link Road will allow Skyline Terrace to be consistent with this nearby development 4. Skylink Terrace is dedicating 2.5' for street widening purposes, along Link Rd. Therefore, in addition to the property having a peculiar shape, the 371.08 SF (0.0085) of land dedication further inhibits developer's ability to provide a more practical site layout for a future resident. 5. There are Chapter 42 performance standards that would allow a 0' or 5' building line along Link Rd. and E. 28th Street. However, the site layout of the existing residence, to remain, makes a shared driveway option difficult to achieve. We would like to thank Staff and the Planning Commission, in advance, for your kind consideration of this variance request.

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

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

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

2. The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will include a 5-foot side walk along Link Road b. 3" caliper trees along Link Road c. 8' wrought iron/semi opaque along Link Road d. Yard between building and right-of-way will be landscaped and will

preserve and enhance the general character of block face. e. A safety buffer between the sidewalk and travel lanes is being provided along Link Rd.

(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, on the contrary, will contribute to the beautification of the block face and add a safety buffer between the sidewalk and travel lanes along Link Rd.

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

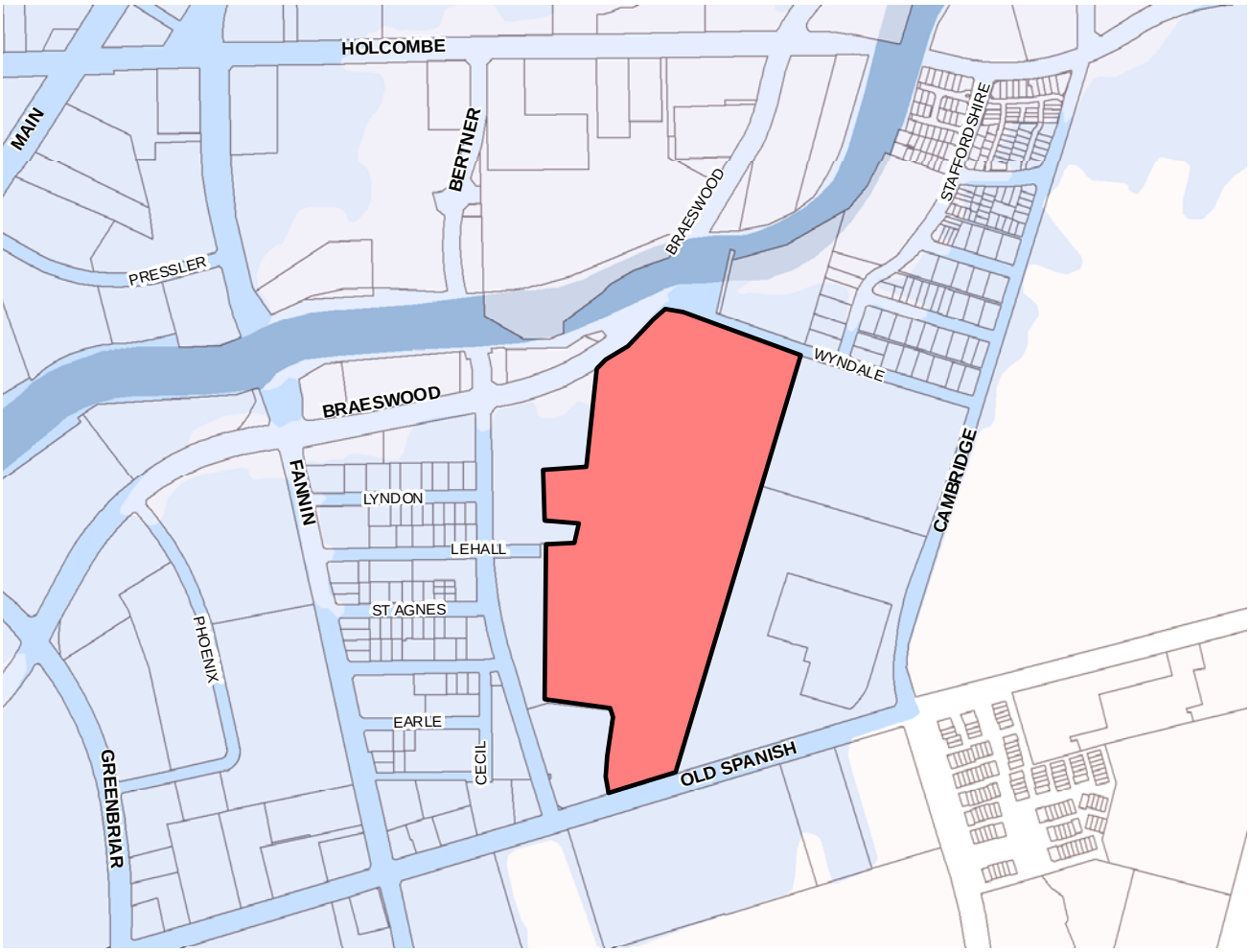
Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing nearby prevailing conditions.

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Texas Medical Center Three

Applicant: C.L. Davis & Company



NORTH

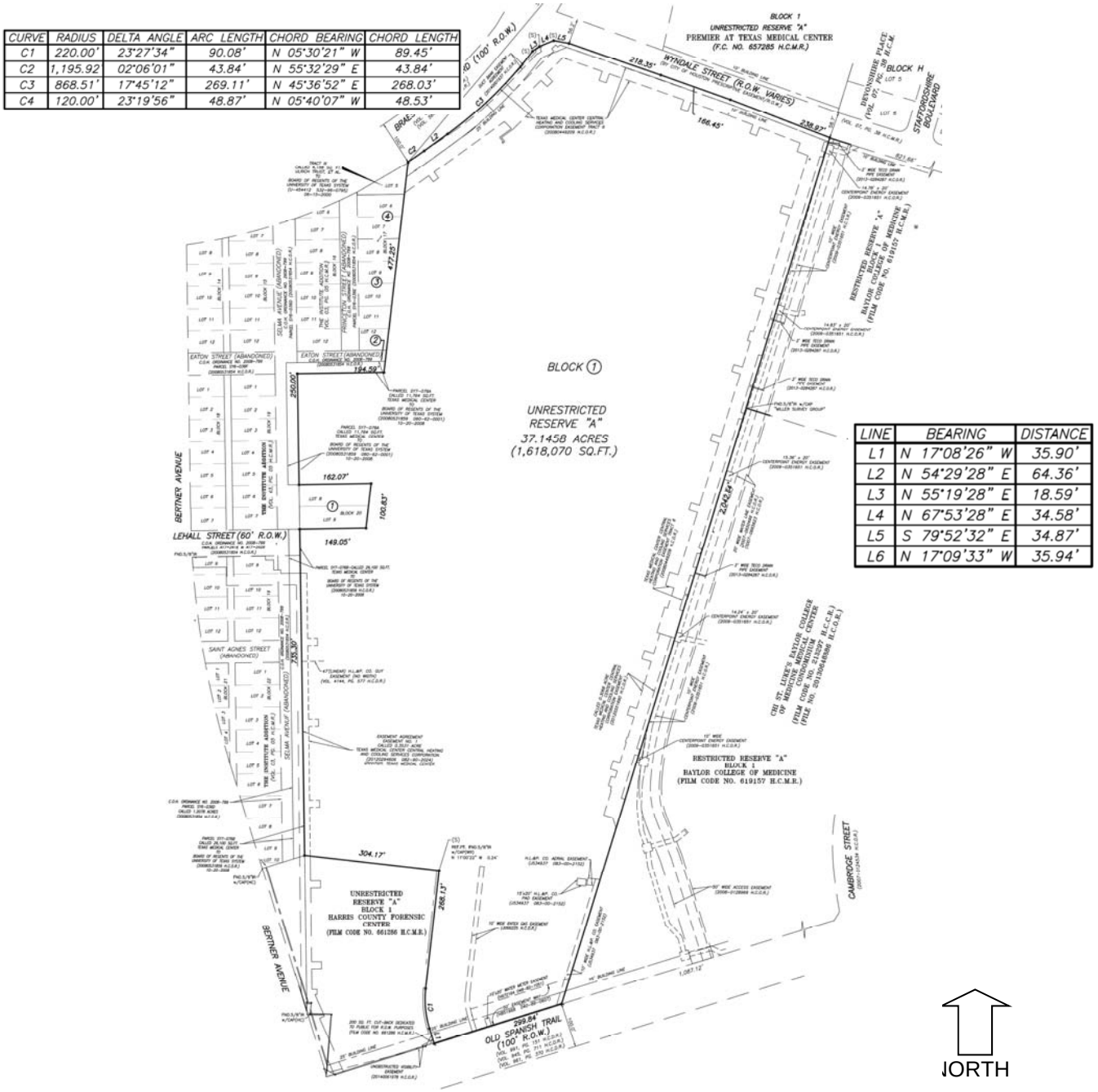
D – Variances **Site Location**

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Texas Medical Center Three

Applicant: C.L. Davis & Company



D – Variances **Subdivision**

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 05/24/2018**

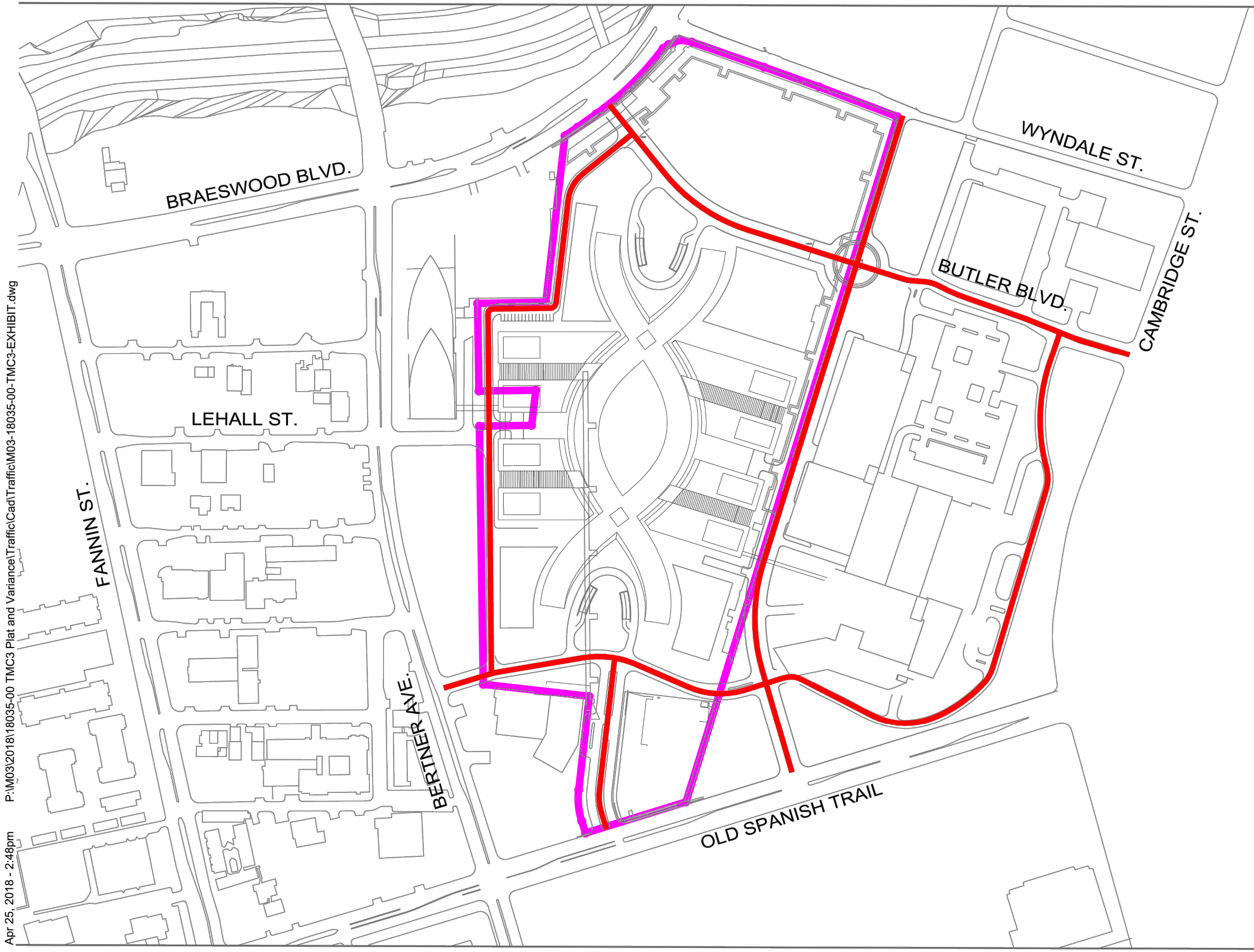
Subdivision Name: Texas Medical Center Three

Applicant: C.L. Davis & Company



NORTH

D – Variances **Aerial**



WALTER P MOORE
WALTER P. MOORE AND ASSOCIATES, INC.
1301 McKINNEY, SUITE 1100
HOUSTON, TEXAS 77010
PHONE: 713.630.7300 FAX: 713.630.7396

N.T.S.

- PRIVATE ROADS
PLAT BOUNDARY

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Engineer: THOMAS D .DUNCAN, P.E.
P.E. Serial No.: 98353
Date: APRIL 25, 2018
Walter P. Moore and Associates, Inc.
TBPE Firm Registration No. 1856

NO.	DATE	REVISION

DESIGNED BY	TDD
REVIEWED BY	TDD
DRAWN BY	TME
PROJECT NUMBER	M03-18035-00
DATE	APRIL 2018

SHEET TITLE

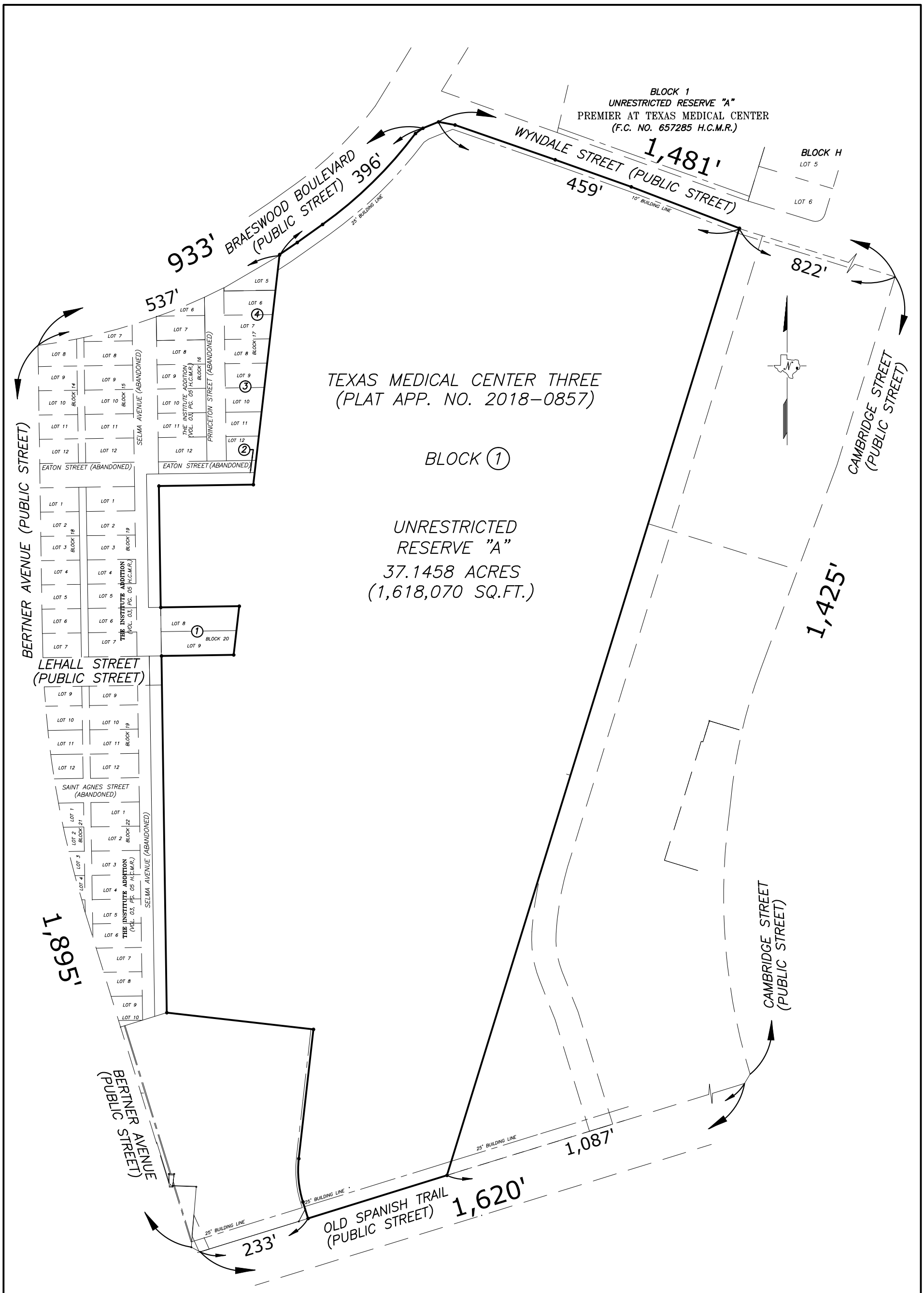
TEXAS MEDICAL CENTER THREE-TRANSLATIONAL RESEARCH CAMPUS

SHEET NUMBER

EXHIBIT 1

Copyright © 2018 WALTER P. MOORE AND ASSOCIATES, INC.

P:\M03\2018\18035-00 TMC3 Plat and Variance\Traffic\Cad\Traffic\M03-18035-00-TMC3-EXHIBIT.dwg
Apr 25, 2018 - 2:48pm



TEXAS MEDICAL CENTER THREE

C.L. DAVIS & CO.
LAND SURVEYING
1500 WINDING WAY
FRIENDSWOOD, TEXAS 77546
281-482-9490
FIRM NO. 10082000

STREET INTERSECTION EXHIBIT

DATE: 05-11-2018	NOT TO SCALE	JOB No. 15-171

15-171-STREET INTERSECTION EXHIBIT.dwg

TMC

Future TMC|3 Innovation Campus



TMC|3 Campus Top View Piazza



TMC|3 Campus Piazza



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-0857
Plat Name: Texas Medical Center Three
Applicant: C.L. Davis & Company
Date Submitted: 04/27/2018

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

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

Chapter 42 Section: 42-128 & 134

Chapter 42 Reference:

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

Statement of Facts

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

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

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

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

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

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

The proposed development is a translational research campus

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

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

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

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

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Turtle Pines

Applicant: Weisser Engineering Company



NORTH

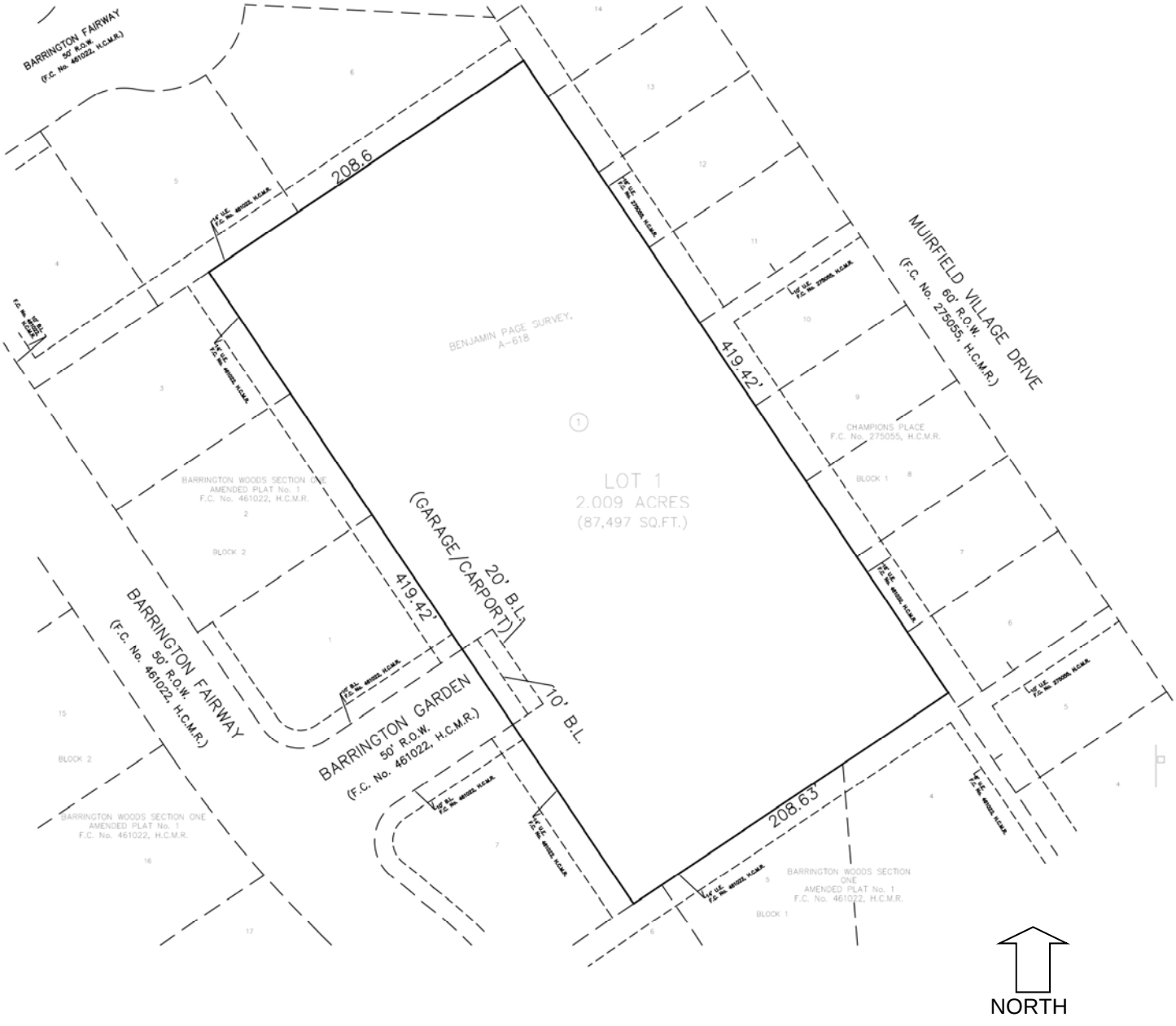
D – Variances **Site Location**

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Turtle Pines

Applicant: Weisser Engineering Company



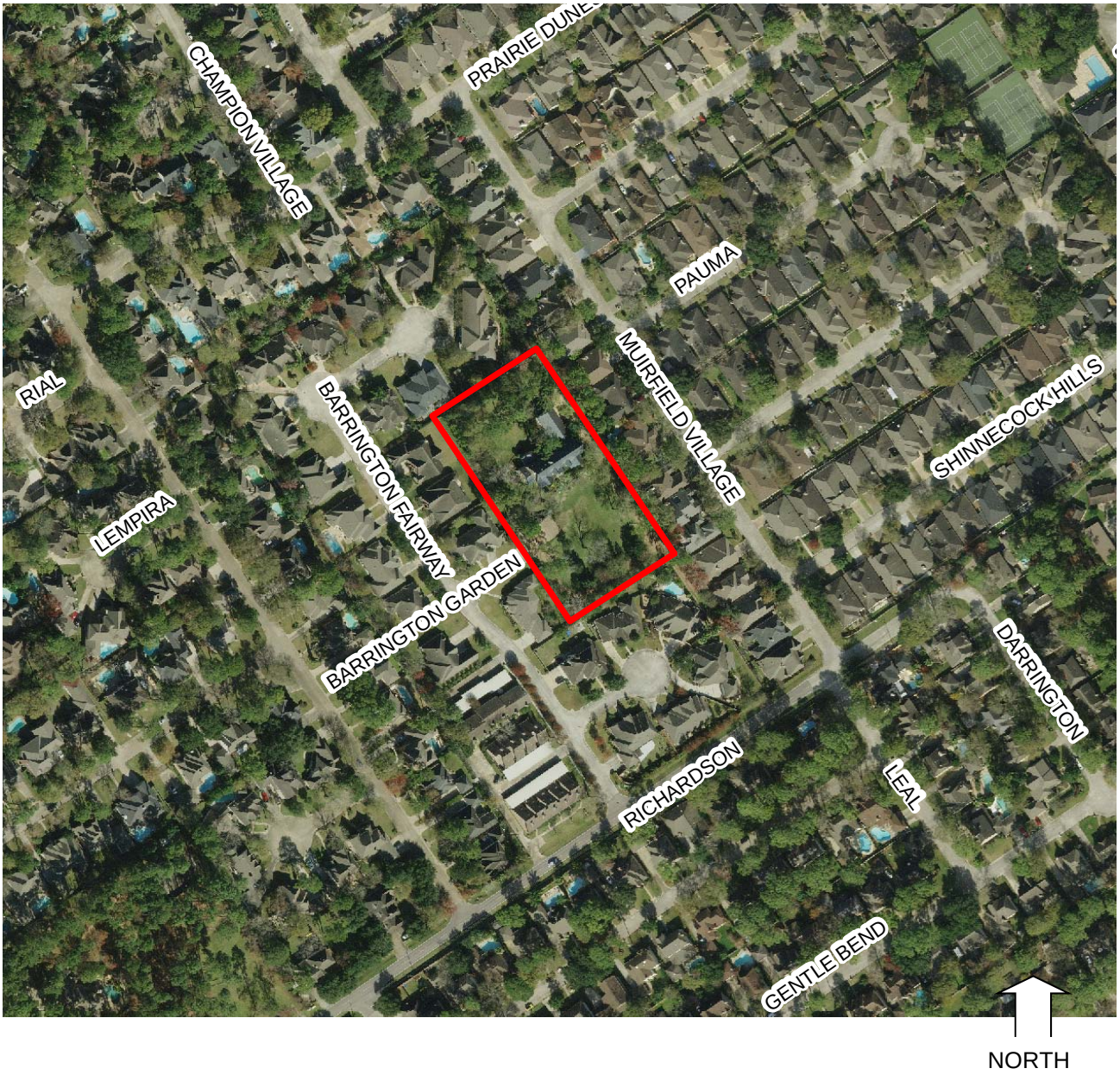
D – Variances Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Turtle Pines

Applicant: Weisser Engineering Company



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-1010
Plat Name: Turtle Pines
Applicant: Weisser Engineering Company
Date Submitted: 05/14/2018

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

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

Chapter 42 Section: 131 134

Chapter 42 Reference:

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

Statement of Facts

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

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

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

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

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

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

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

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

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

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

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

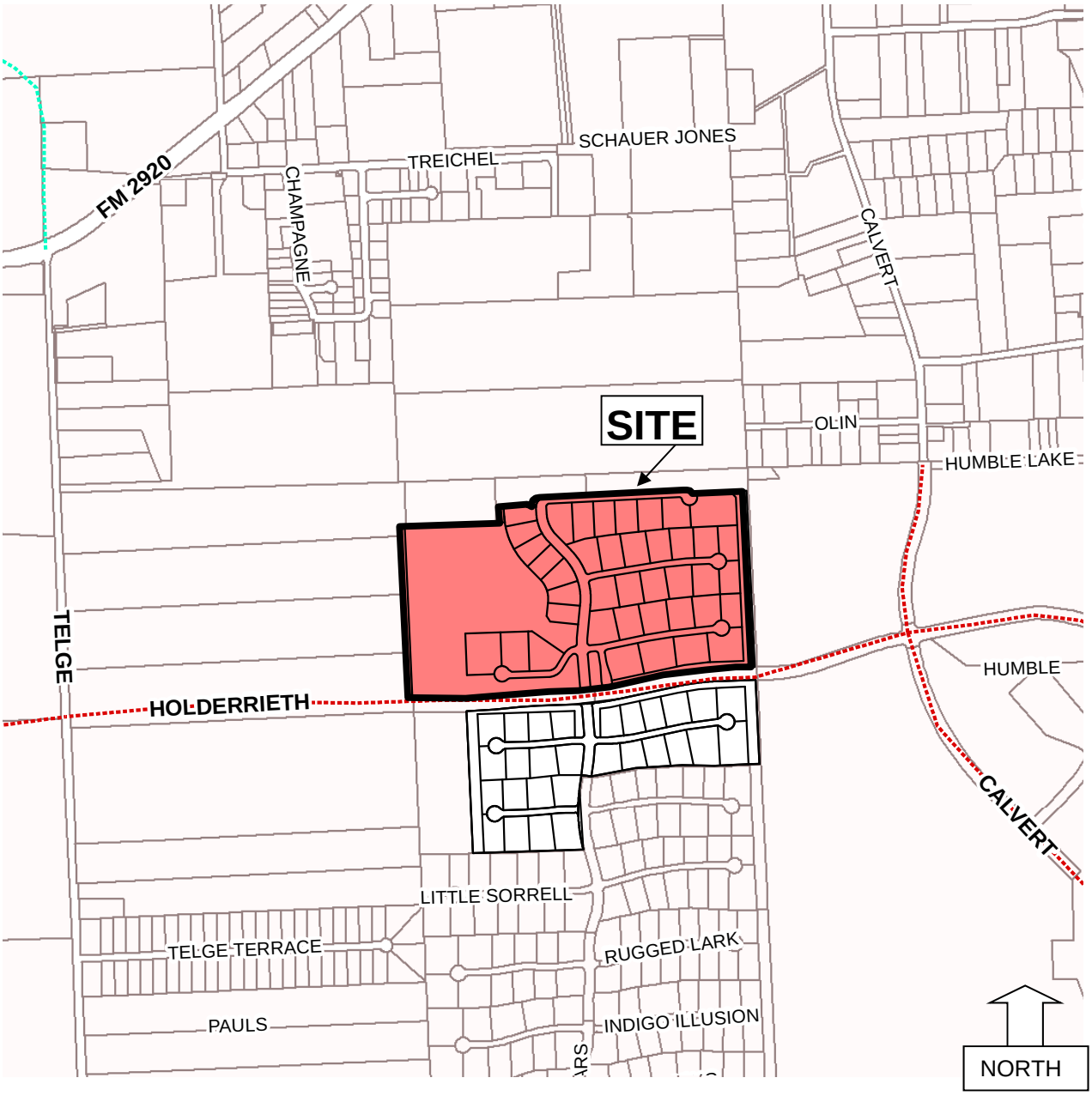
(a). The applicant could have sought this solution earlier but elected to access his new home via the historic private easement from Richardson Road. Its address has always been from that location. However, due to the loss of the easement the land owners access the property via Barrington Gardens. (b).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

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Willowcreek Ranch Sec 10 (DEF 1)

Applicant: EHRA



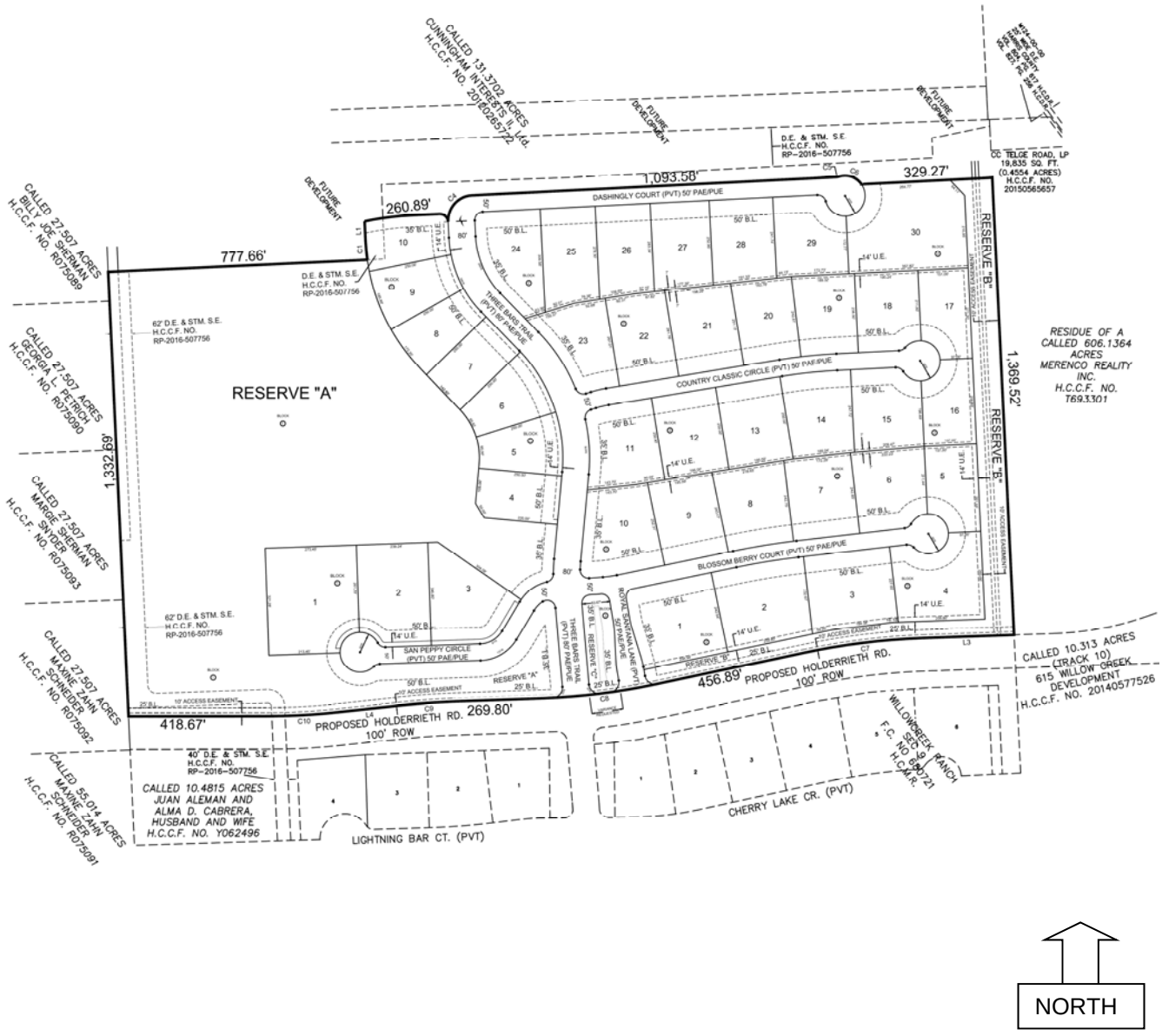
D – Variances **Site Location**

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Willowcreek Ranch Sec 10 (DEF 1)

Applicant: EHRA



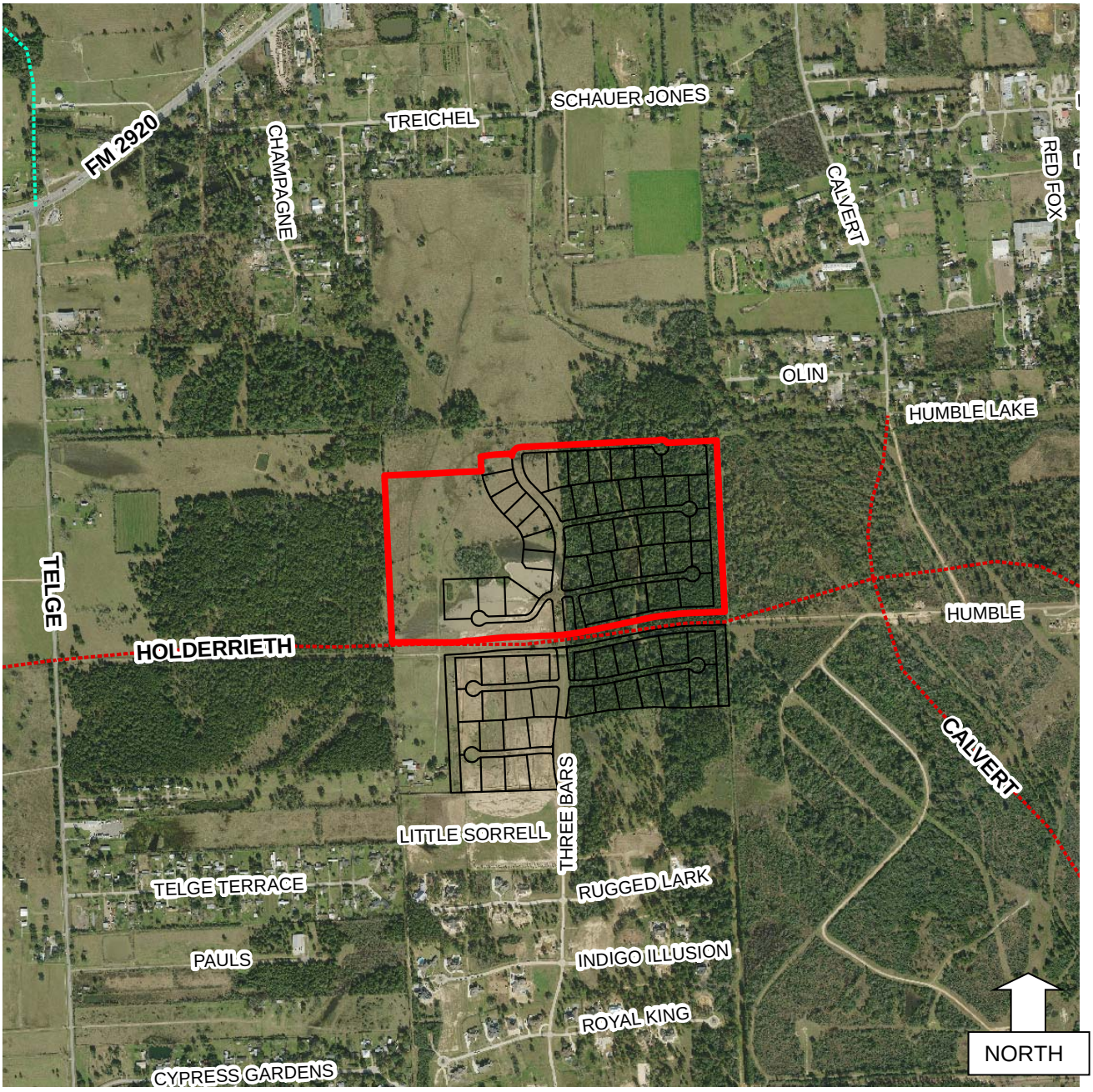
D – Variances **Subdivision**

Houston Planning Commission ITEM: 120

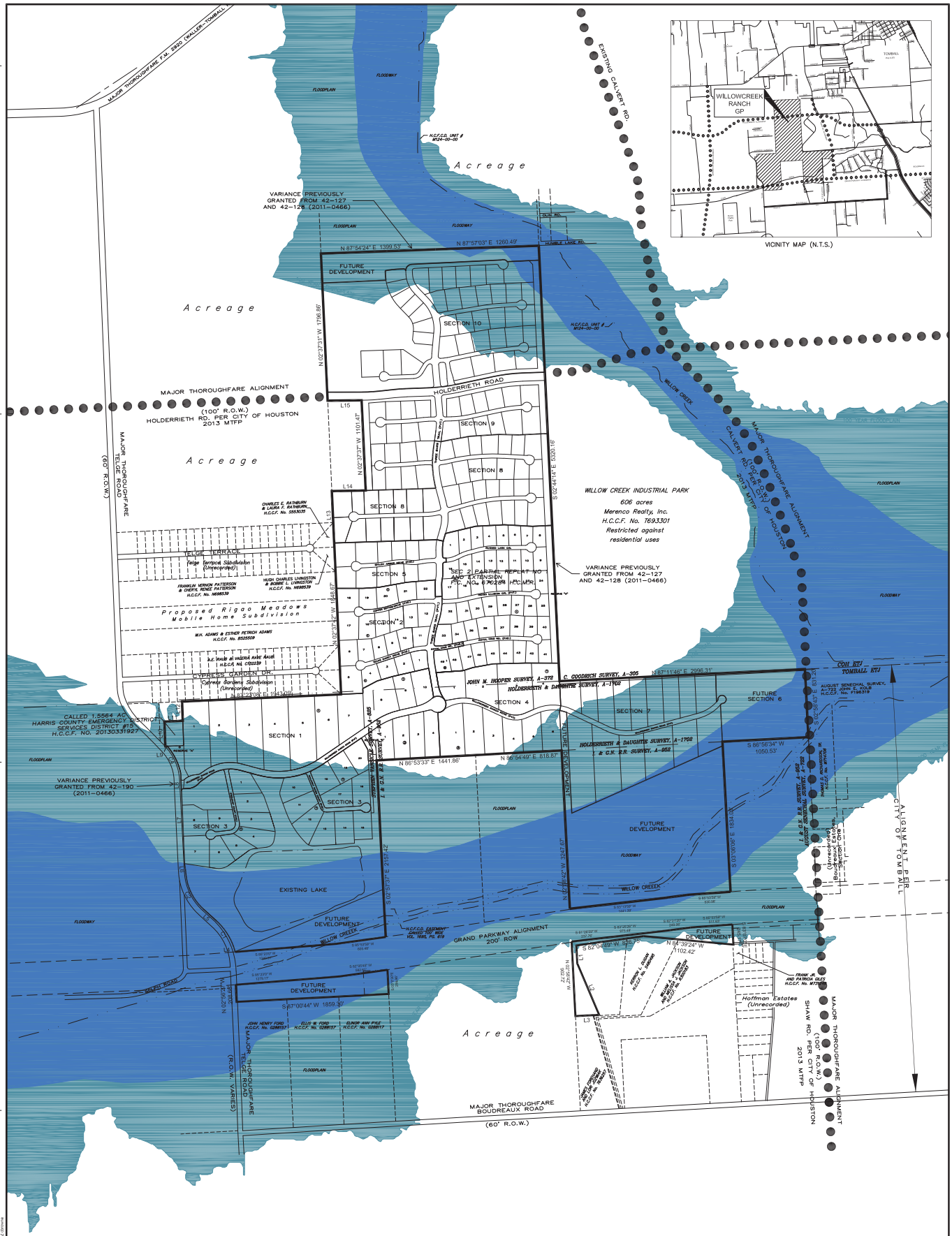
Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Willowcreek Ranch Sec 10 (DEF 1)

Applicant: EHRA



D – Variances **Aerial**



Willowcreek Ranch GP

Development exhibit with floodway and 100-year floodplain
to accompany Variance Request for Willowcreek Ranch Section 10

Owner/Developer: CC Telge Road, L.P.

April 30, 2018

SCALE: 1"=500'

NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10555 WESTOFFICE DRIVE
HOUSTON, TEXAS 77042
713.784-4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPLS No. 10092300
EHRA JOB NO. 081-007-10

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

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-0784
Plat Name: Willowcreek Ranch Sec 10
Applicant: EHRA
Date Submitted: 04/16/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Variance to allow intersection spacing of 6,460' along major thoroughfare Holderrieth Road.
Chapter 42 Section: 127(a)

Chapter 42 Reference:
A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

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

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The hardship for this variance is due to the location of the floodway and floodplain of H.C.F.C.D. Unit # M124-00-00 which resides immediately north of the Willowcreek Ranch GP does not allow for a public street extension beyond the GP boundary.

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-0784
Plat Name: Willowcreek Ranch Sec 10
Applicant: EHRA
Date Submitted: 04/16/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Variance to allow a platted intersection spacing of 90' along major thoroughfare Holderrieth Road.
Chapter 42 Section: 42-127(b)

Chapter 42 Reference:
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;
Three Bars Trail is an existing 80' wide private street within the Willowcreek Ranch general plan. A connection to Holderrieth Road has been shown on all general plans previously, however a modification to this intersection is desired at this time. In order to provide greater pedestrian and vehicular connectivity within the Willowcreek Ranch gated community, Three Bars Trail is now being proposed to bridge over Holderrieth Road. This will allow residents within section 10 unobstructed access to the community's trails and recreation center which are located south of Holderrieth Road. Bridging over Holderrieth Road will prevent both vehicular and pedestrian crossings of a major thoroughfare. The developer is working with Harris County to facilitate the engineering design needed for the bridge. In order to continue to provide necessary vehicular connectivity to Holderrieth Road, a new connection is proposed via Royal Santana Lane which will be a gated entry on the north side of Holderrieth Road. Internally, Royal Santana Lane is 83' from Three Bars Trail along Blossom Berry Court which meets intersection spacing requirements on local streets. By plat it would appear that Royal Santana Lane is only 90' from Three Bars Trail along Holderrieth Road instead of the required 600'. Since Three Bars Trail is now proposed to cross Holderrieth Road as a bridge, the reality is that there is no violation of the 600' minimum intersection spacing requirement since both streets are not at-grade intersections with Holderrieth Road.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The hardship for this variance is due to Holderrieth Road crossing the Willowcreek Ranch tract. Since Holderrieth Road is a public major thoroughfare, the gated private streets within Willowcreek Ranch, specifically Three Bars Trail, would be bisected thus disconnecting residents from their neighbors and the equestrian center located on the south side of Holderrieth Road.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Access points to major thoroughfares Telge Road and Holderrieth Road within the Willowcreek Ranch GP are being maintained. Granting the variance is simply a modification to the location of the connection to Holderrieth Road as shown on previous general plans.

(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. The entirety of Willowcreek Ranch will continue to have two points of access to major thoroughfares as shown on previous general plans. Additionally, should anything block use of the bridge over Holderrieth Road, at-grade access will be provided to lots within section 10 via Royal Santana Lane.

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

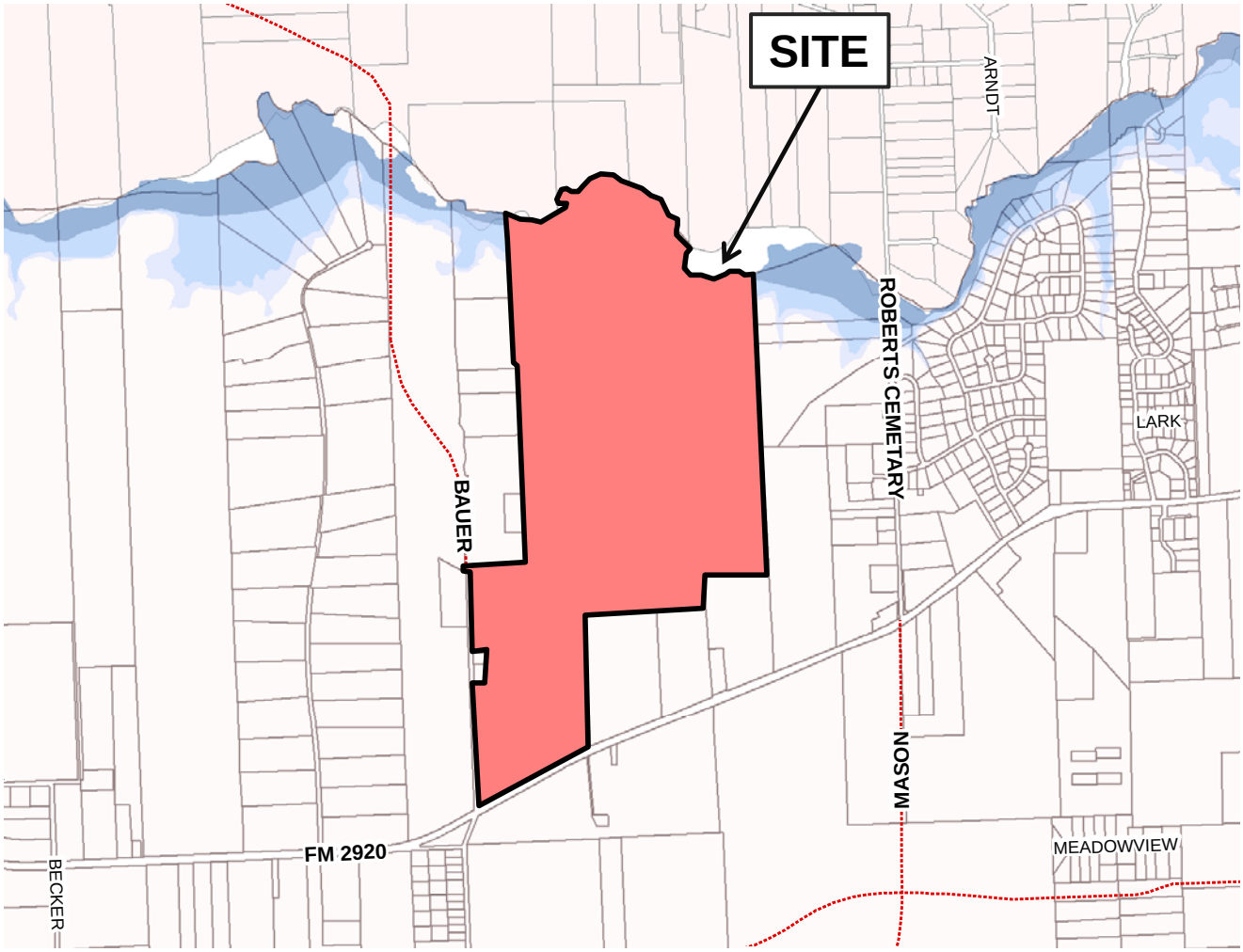
Justification for this variance is that Three Bars Trail only appears by the plat drawing to be 90’ from Royal Santana Lane when in fact, since Three Bars Trail is proposed as a bridge over Holderrieth Road, only Royal Santana Lane actually intersects Holderrieth Road at grade..

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Bauer Landing GP (DEF 1)

Applicant: Pape-Dawson Engineers



NORTH

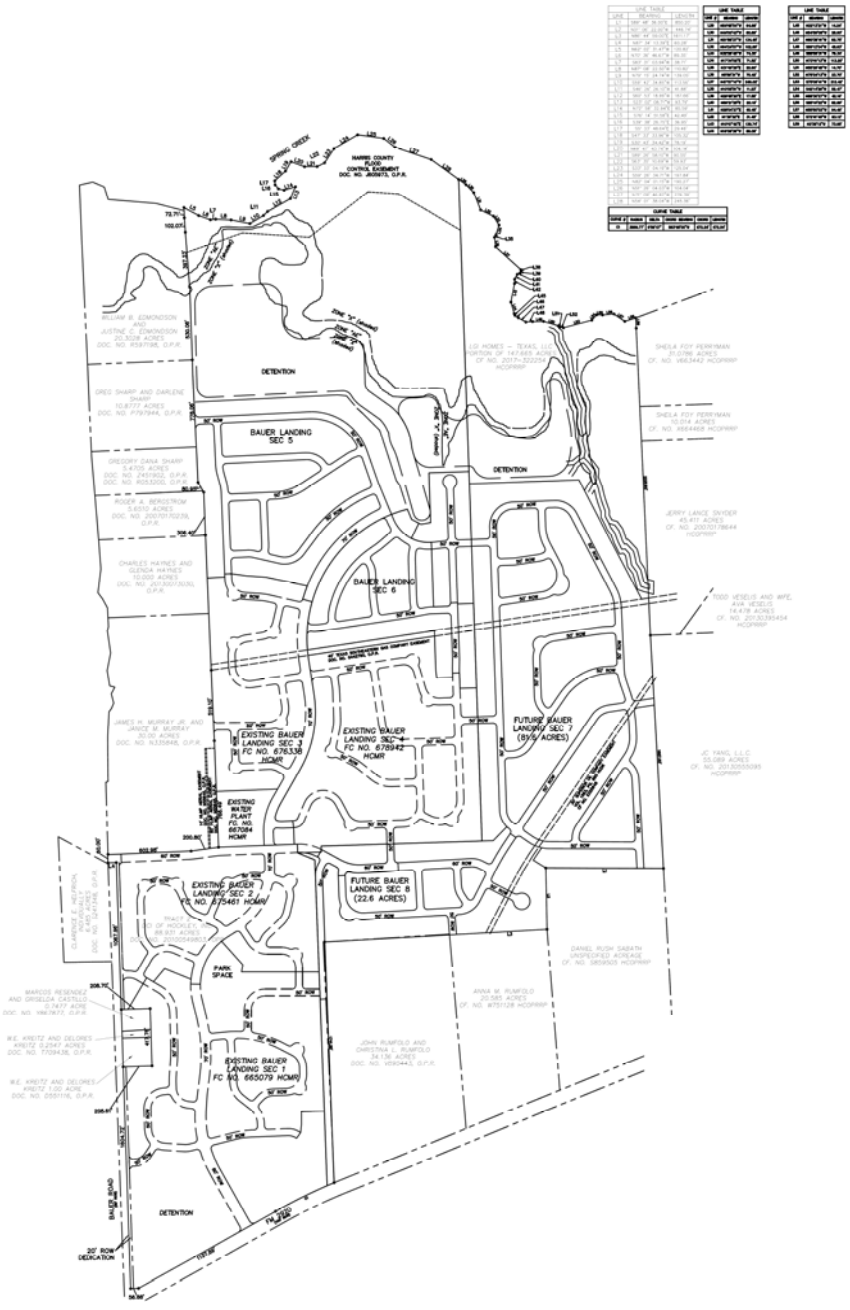
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Bauer Landing GP (DEF 1)

Applicant: Pape-Dawson Engineers



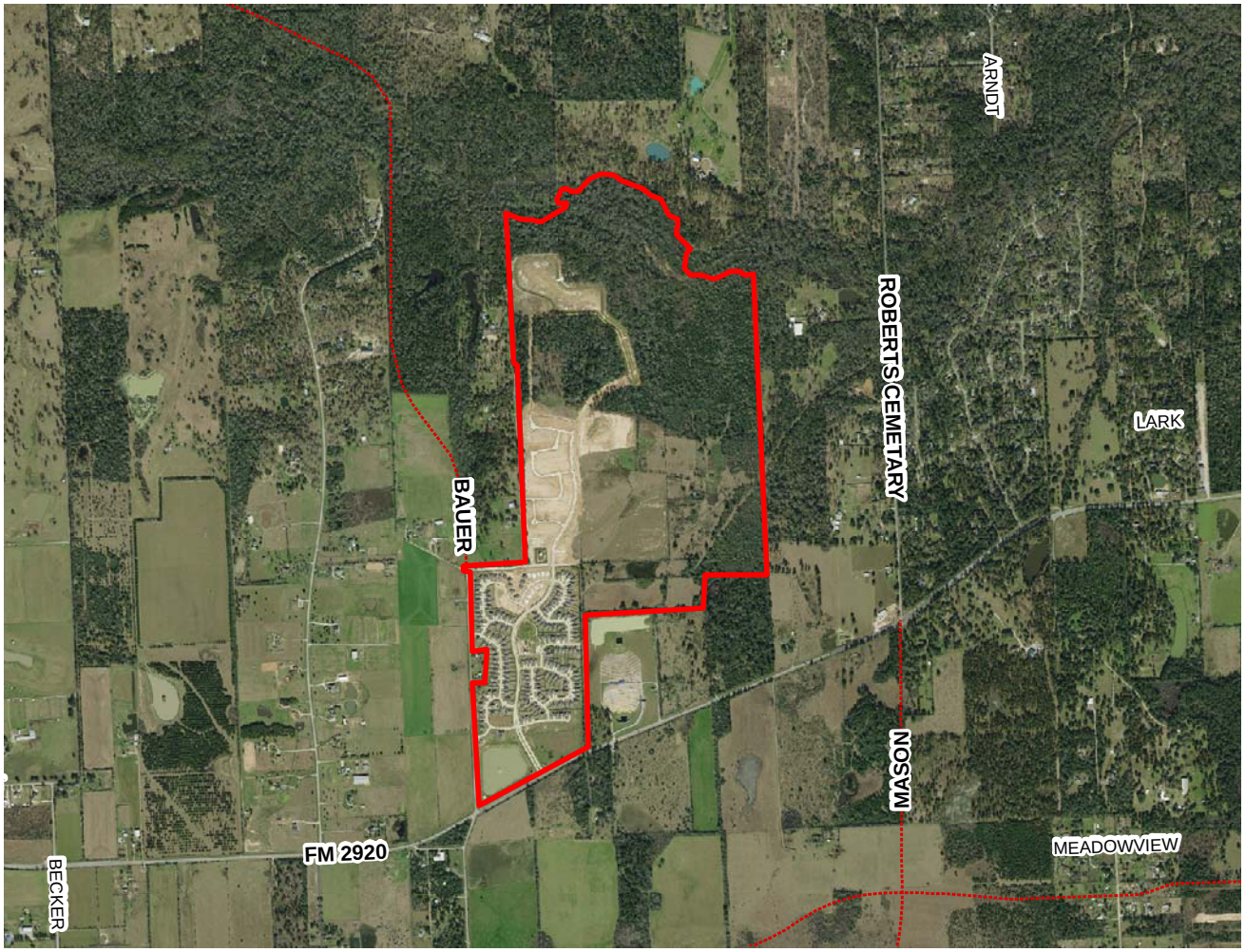
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 05/24/2018**

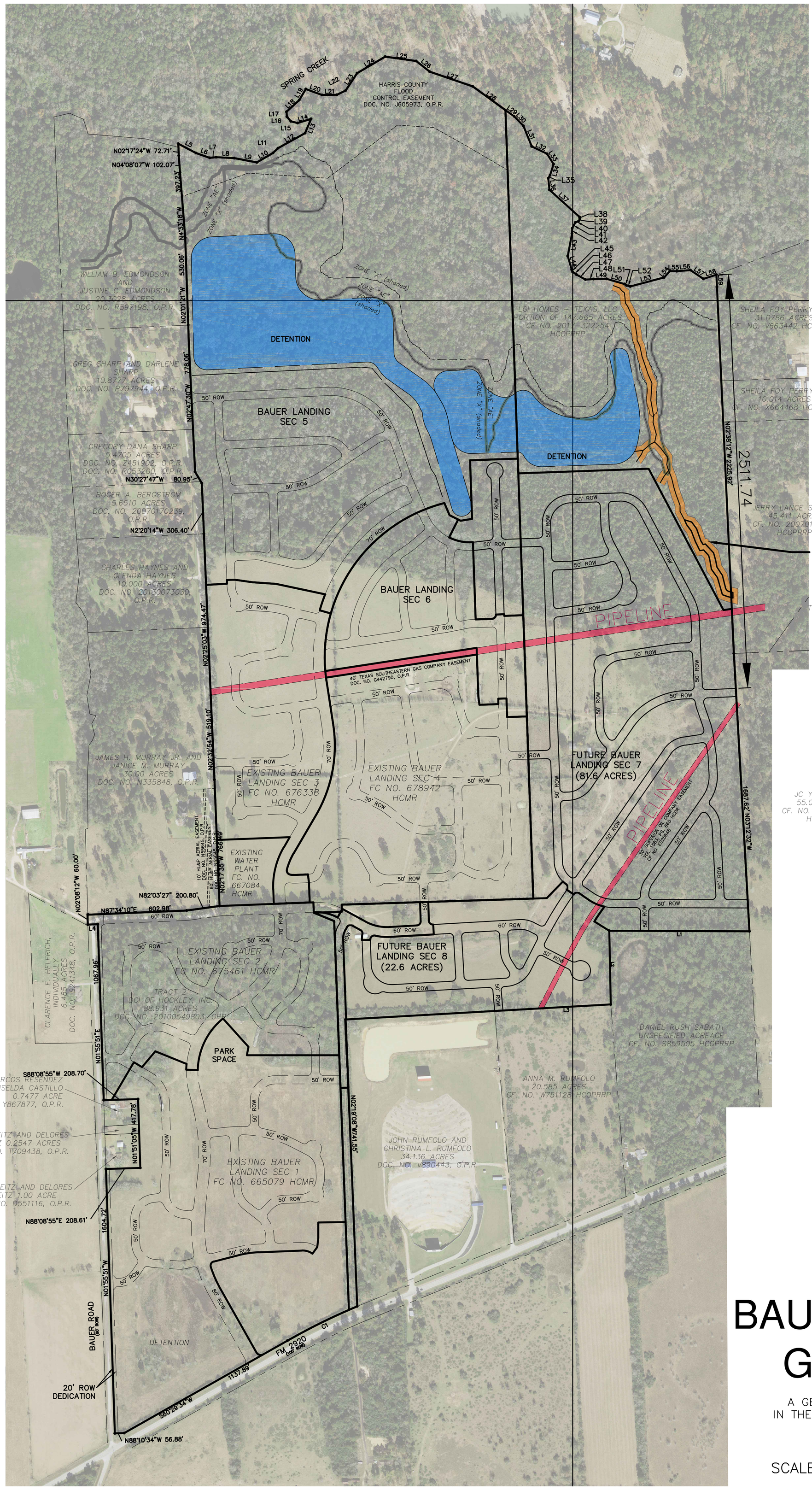
Subdivision Name: Bauer Landing GP (DEF 1)

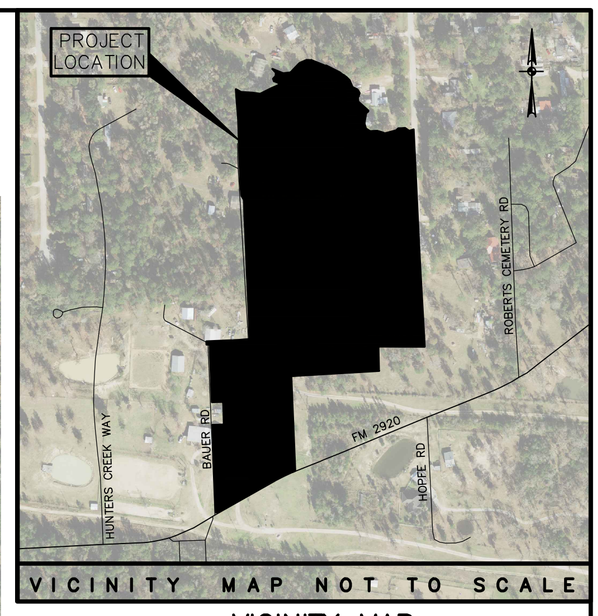
Applicant: Pape-Dawson Engineers



NORTH

F- Reconsideration of Requirements **Aerial**





VICINITY MAP
KEY MAP 285

SCALE: 1"= 300'

0' 300' 600' 900'

BAUER LANDING GP EXHIBIT

A GENERAL PLAN OF 454.134 ACRES
IN THE ABRAHAM ROBERTS SURVEY, A-63
HARRIS COUNTY, TEXAS

SCALE: 1":300' ARPIL 2018

OWNER:
LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
JACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998

PAPE-DAWSON ENGINEERS
HOUSTON I SAN ANTONIO I AUSTIN I FORT WORTH I DALLAS
10350 RICHMOND AVE, STE 200 I HOUSTON, TX 77042 I 713.428.2400
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10193974

PLANNING & DEVELOPMENT DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2018-0778
Plat Name: Bauer Landing GP
Applicant: Pape-Dawson Engineers
Date Submitted: 04/16/2018

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

Sec. 42-128

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

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:

Based on the natural geography of the land, a jurisdictional stream shown on the revised GP restricts the revised land plan to address the stub comment from the GP markup application NO. 2015-2005. As recently discussed with the COH planning department, we would like the COH to reconsider the requirement "address 1400' intersection spacing along Eastern GP boundary" according to the revised land plan and known jurisdictional stream.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-0778
Plat Name: Bauer Landing GP
Applicant: Pape-Dawson Engineers
Date Submitted: 04/16/2018

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed the intersection spacing along the eastern boundary
Chapter 42 Section: 128

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

Statement of Facts

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

Seeking variance from the comment on the general plan stating “address 1400’ intersection spacing along Eastern GP boundary” which comes from Ch 42, Sec 128, a.1. The variance we are specifically seeking is to exceed the maximum block length along the northeastern boundary of the General Plan. The proposed GP has reconfigured the two eastbound stubs to distribute the space more effectively and an additional south bound stub has been added. These meet the maximum spacing requirements. Furthermore, physical barriers along the northeastern boundary make a third stub unfeasible for both the proposed Bauer Landing development and any future development to the east. The third connection in this location would require the crossing of jurisdictional waters. The three stub streets provided south of the jurisdictional waters meet the 1,400 linear feet requirement. The variance we are humbly seeking is to exceed the maximum block length along the northeastern boundary. Physical barriers along the northeastern boundary make a second connection unfeasible for both the proposed development and any future development to the east. A connection in this location would require crossing of jurisdictional waters. The granting of this variance will keep the general mobility of this development intact. Residents within this section and surrounding sections have access to two major thoroughfares (FM 2920 & Bauer Road). Development of the tract east of Bauer Landing will have direct access to two thoroughfares (FM 2920 & Roberts Cemetery Road), therefore a third connection to Bauer Landing will not provide a benefit to mobility. It is our humble request that the Commission grant the variance.

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

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

The physical barriers include jurisdictional waters that contribute to the block length being exceeded. These were not a result of a hardship created or imposed by the applicant.

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

The intent and general purposes of this chapter will be maintained and preserved. Mobility throughout the development remains intact.

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

The granting of this variance will not be injurious to public health, safety or welfare because Bauer Landing and the tract to the east maintain direct thoroughfare access.

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

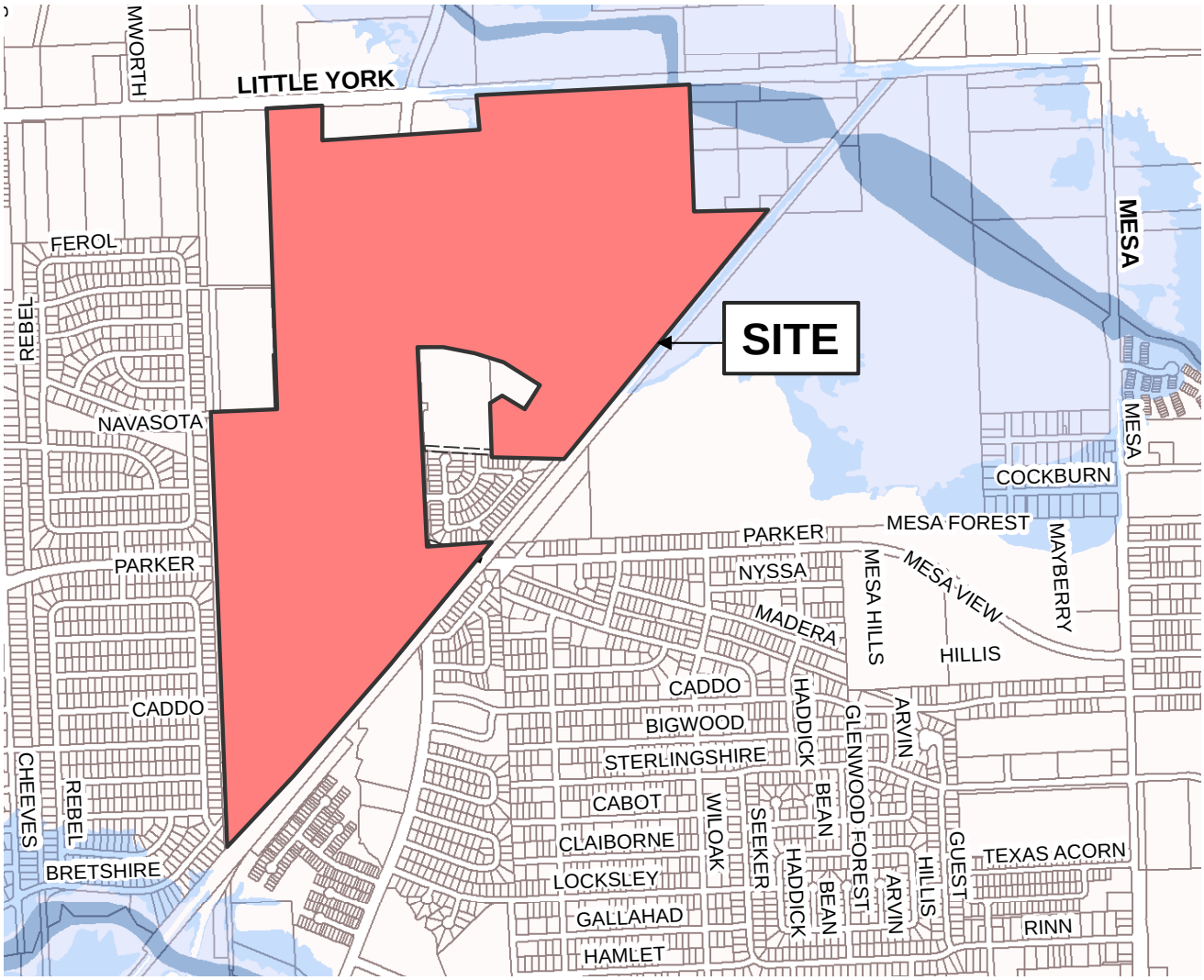
Economic hardship is not the sole justification of the variance. It is based on the natural geography of the tract. Mobility throughout the development remains intact.

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Wayside Village GP

Applicant: Pape-Dawson Engineers



NORTH

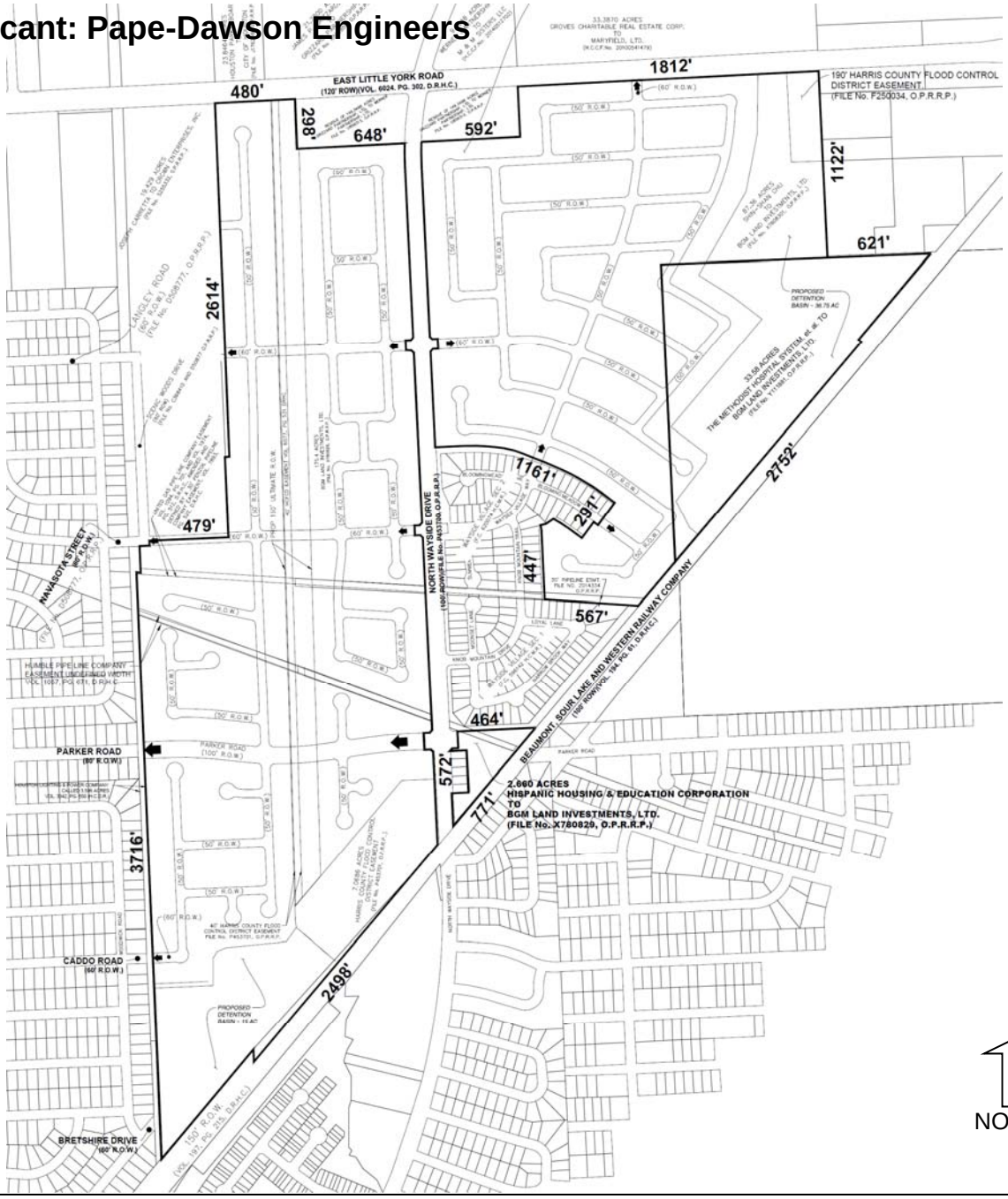
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Wayside Village GP

Applicant: Pape-Dawson Engineers



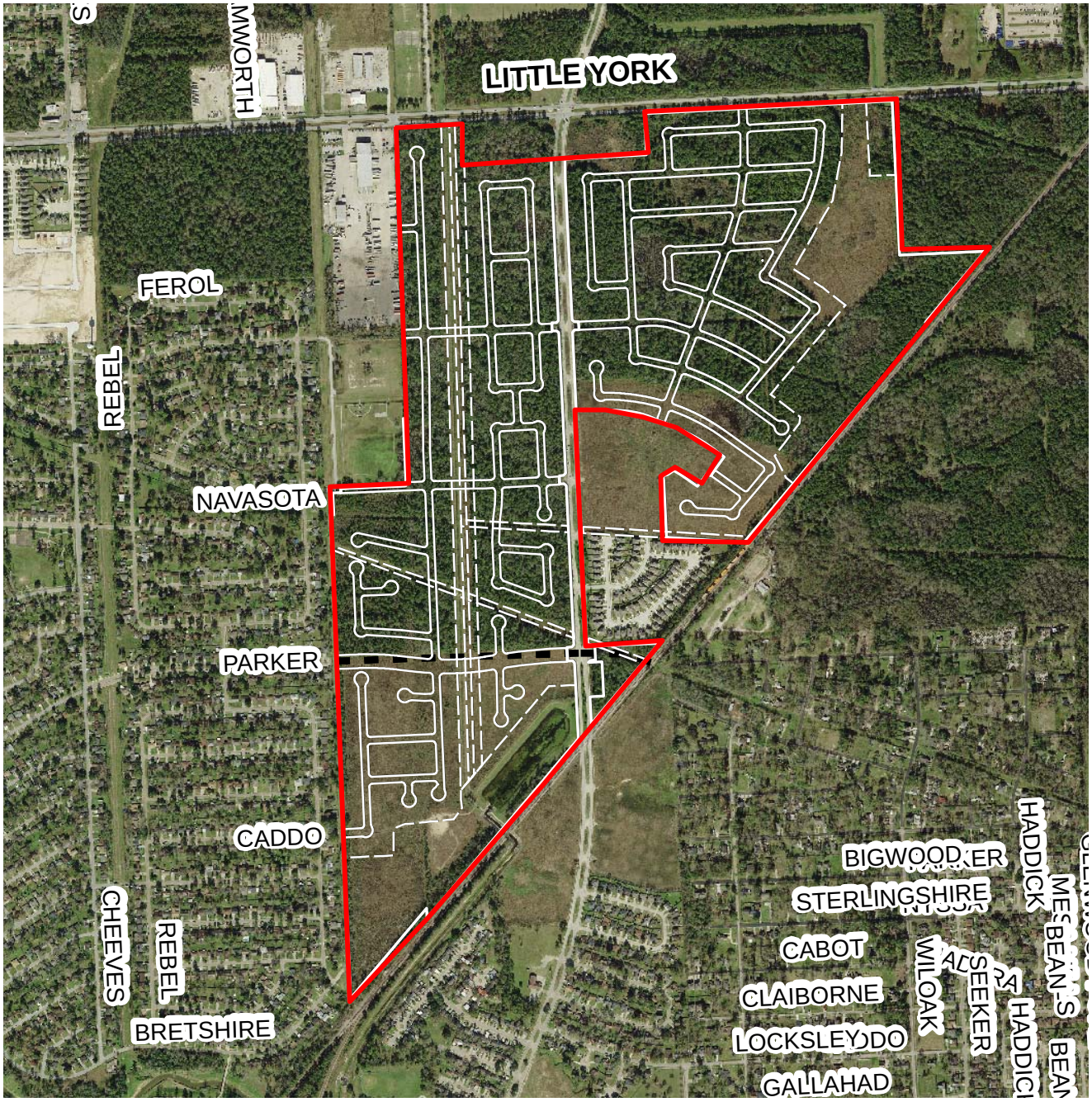
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Wayside Village GP

Applicant: Pape-Dawson Engineers



F- Reconsideration of Requirements **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2018-0931
Plat Name: Wayside Village GP
Applicant: Pape-Dawson Engineers
Date Submitted: 04/30/2018

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

Sec 127: Seeking variance from the comment on the general plan stating “must meet min 600’ intersection spacing required along Parker Road (Major Thoroughfare)”, which comes from Ch 42, Sec 127, b. The variance we are specifically seeking is to reduce the minimum block length between 2 local streets along major thoroughfare (Parker Road). Sec 134: Seeking variance from the comment on the general plan stating “address street stub” at Bretshire Drive at the southern corner of the development, which comes from Ch 42, Sec 134, a “Street Extension”. The variance we are specifically seeking is to not extend the existing stub into the Wayside Village Development.

Chapter 42 Section: 127 & 134

Chapter 42 Reference:

Sec. 42-127 - Intersection Spacing (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

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

STATEMENT OF FACTS:

See both variance requests for details.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-0931
Plat Name: Wayside Village GP
Applicant: Pape-Dawson Engineers
Date Submitted: 04/30/2018

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

Seeking variance from the comment on the general plan stating “must meet min 600’ intersection spacing required along Parker Road (Major Thoroughfare)”, which comes from Ch 42, Sec 127, b. The variance we are specifically seeking is to reduce the minimum block length between 2 local streets along major thoroughfare (Parker Road). “Road A” as shown on Exhibit “A” is currently 519’ west of its intersection with N. Wayside Drive (13% less) and 416’ east of the next proposed intersection to the west (30% less).

Chapter 42 Section: Sec 127, Intersections of Major Thoroughfares, (b)

Chapter 42 Reference:

(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

The variance we are humbly seeking is for reduced minimum intersection spacing between 2 local streets along a major thoroughfare (Parker Road). Due to the unique existing physical characteristics and site configuration of the existing North Wayside Drive to the east, existing HCFCD ditch to the west, Humble Pipeline Company Easement to the north, and existing basin to the south, road A on attached exhibit A is placed in the most feasible area while taking these constraints into account. The granting of this variance will keep the general mobility of this development intact. It is our humble request that the Commission grant the variance.

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

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

The physical constraints include the existing North Wayside Drive, existing HCFCD ditch, Humble Pipeline Company easement to the north and existing basin to the south all contribute to the block lengths being reduced. These were not a result of a hardship created or imposed by the applicant. The proposed locations of “Road A” is a balance between the existing site constraints and the developable land use. If this area cannot be developed as residential the likely route would be a commercial use. The driveway spacing requirement is much less than 600 feet and would serve far more trips per day than the 30 proposed single family homes.

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

The intent and general purpose of this chapter will be maintained and preserved. Mobility throughout the development remains intact.

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

The granting of this variance will not be injurious to public health, safety or welfare because the excessive intersection spacing is only being reduced by 30 and 13 percent.

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

Economic hardship is not the sole concern. Practicality of single family residential development is the primary concern.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2018-0931
Plat Name: Wayside Village GP
Applicant: Pape-Dawson Engineers
Date Submitted: 04/30/2018

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

Seeking variance from the comment on the general plan stating “address street stub” at Bretshire Drive at the southern corner of the development, which comes from Ch 42, Sec 134, a “Street Extension”. The variance we are specifically seeking is to not extend the existing stub into the Wayside Village Development. Four of the five exceptions are met in order to not extend the existing Bretshire Drive street and explained herein: the existing stub street is a local street, not a collector 42-134.a(1), is not shown as a through street on a current GP approved by the commission 42-134.a(2), is only one lot in depth 42-134.a(3), and the extension is not required to meet the intersection spacing required 42-134.a(5). The only item not being met is from 42-134.a(4), which states “The proposed subdivision will not extend residential development”. In addition to the exceptions mentioned above in Ch. 42, Houston Lighting & Power Company owns a fee strip roughly 40-feet wide between the existing development on the west (Scenic Wood) and the proposed GP. There is an approved drainage report by Harris County Flood Control District and approved construction plans for the 15-acre detention basin at the end of the existing stub (see attached Rough Grading to serve Wayside Detention Basin 1 construction plans) and the previous owner is beginning construction on the detention basin 1 at the end of the existing stub. Also, the basin will ultimately allow for a buffer between the proposed homes and the existing railroad.

Chapter 42 Section: Chapter 42, Sec 134, Street Extension, (a)

Chapter 42 Reference:

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

Statement of Facts

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

The variance we are humbly seeking is to not provide a street extension at the end of an existing stub street. As mentioned above, there is an approved to be built 15-acre detention basin at the end of the existing stub (see attached Rough Grading to serve Wayside Detention Basin 1 construction plans) and the previous owner is beginning construction on the detention basin 1 at the end of the existing stub. The proposed basin will adjoin an existing basin further north near N. Wayside Drive. Houston Lighting & Power Company owns a fee strip roughly 40-feet wide between the existing development on the west (Scenic Wood) and the proposed GP. For the development of this site, the prime location of the detention ponds is in this area due to the existing layout of the site. With recent flooding, the size and location of basins have become increasingly important to the existing watersheds. The basins will also serve as a buffer between the homes and the existing railroad. The granting of this variance will keep the general mobility of this development intact. It is our humble request that the Commission grant the variance.

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

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

The physical barriers include approved construction plans and drainage analysis on the Wayside basin that is beginning construction at the end of the stub street, as well as the fee strip roughly 40-feet wide owned by Houston Lighting & Power Company between the developments. With recent flooding, the size and location of basins have become increasingly important to the existing watersheds.

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

The intent and general purposes of this chapter will be maintained and preserved. Mobility throughout the existing development (Scenic Wood) remains intact as it has been to this day. Scenic Woods has been in its current configuration for 64 years without any east mobility. While Bretshire Street may not get extended, this development will make at least 4 connections to N. Wayside Drive to the east. This will only benefit Scenic Woods connectivity and mobility.

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

The granting of this variance will not be injurious to public health, safety or welfare because Wayside Village and the existing development (Scenic Wood) to the west will ultimately offer more direct connections to thoroughfare access.

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

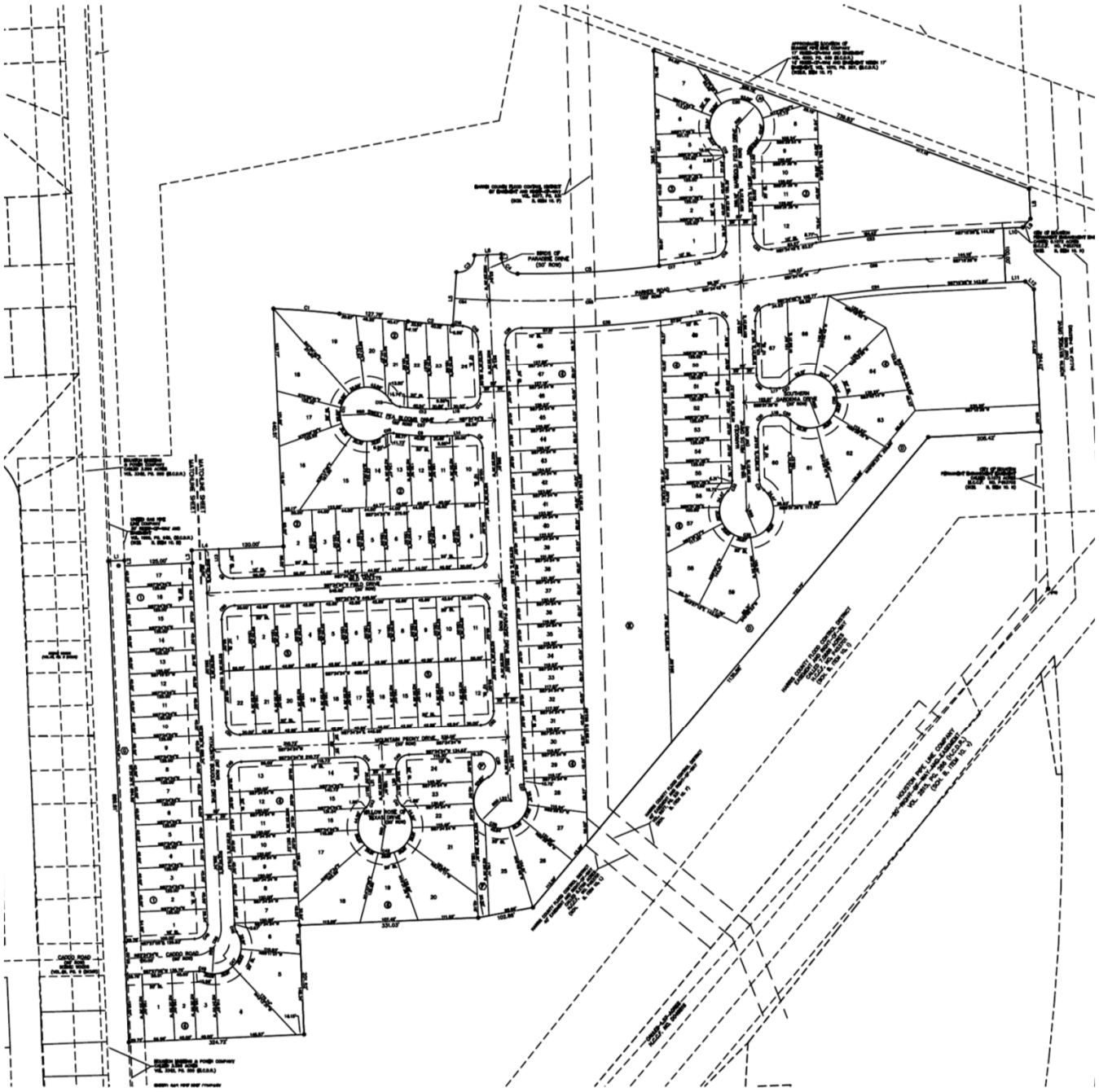
Economic hardship is not the sole justification of the variance. The physical impediments (detention ponds) are the main justification for this variance.

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 05/24/2018**

Subdivision Name: Wayside Village Sec 6

Applicant: Pape-Dawson Engineers



F- Reconsideration of Requirements **Aerial**

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/24/18
ITEM: 133

Applicant: CARMEN CABALLERO & GUMERCINDO LOPEZ
Contact Person: CARMEN CABALLERO & GUMERCINDO LOPEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	18-1354	77357	5874	257L	ETJ

SOUTH OF: ROMAN FOREST **EAST OF:** US 59

ADDRESS: 25679 Magnolia Drive

ACREAGE: 0.2636

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND CONTAINING 0.2636 ACRE KNOWN AS LOT 497 OF PEACH CREEK FOREST SUBDIVISION, SECTION 3, OUT OF A TRACT DESCRIBED IN INSTRUMENT RECORDED IN 672, PAGE 789 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/24/18
ITEM: 134

Applicant: JAMES B. EASON JR.
Contact Person: JAMES B. EASON JR.

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	18-1355	77357	5773	256Z	ETJ

SOUTH OF: GRAND PARKWAY **EAST OF:** LOOP 494

ADDRESS: 23675 Panky Lane

ACREAGE: 0.5213

LEGAL DESCRIPTION:

BEING 0.5213 ACRE OF LAND IN THE WILLIAM SMITH SURVEY, A-540, MONTGOMERY COUNTY, TEXAS AND BEING OUT OF AND PART OF THE DONALD EARL OAKLEY 10.123 ACRE TRACT OF LAND AS DESCRIBED BY QUIT CLAIM DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 9253898, OF THE MONTGOMERY COUNTY REAL PROPERTY RECORDS, TEXAS.

PURPOSE OF REQUEST: MOBILE HOME

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/24/18
ITEM: 135

Applicant: PEDRO CRUZ
Contact Person: PEDRO CRUZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	18-1356	77357	5772	256Z	ETJ

SOUTH OF: FORD **EAST OF:** LOOP 494

ADDRESS: 23878 Mcshan Lane

ACREAGE: 0.1783

LEGAL DESCRIPTION:

A 0.1783 ACRE TRACT OF LAND, KNOWN AS LOT "S" OF THE M. B. YOUNG SUBDVISION, OUT OF THE J. M. EVERETT SURVEY, A-197, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: MOBILE HOME

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/24/18
ITEM: 136

Applicant: LUIS MUÑOZ
Contact Person: LUIS MUÑOZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	18-1357	77357	5874	257L	ETJ

NORTH OF: FM 1485 **WEST OF:** DEER RUN

ADDRESS: 25689 Lantern Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT 368-A OUT OF PEACH CREEK FOREST SEC 3, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/24/18
ITEM: 137

Applicant: JOSE CEPEDA
Contact Person: JOSE CEPEDA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	18-1358	77365	5671	295Q	ETJ

SOUTH OF: MILLS BRANCH **EAST OF:** SORTERS ROAD

ADDRESS: 20177 Plantation Meadow

ACREAGE:

LEGAL DESCRIPTION:

LOT 42, BLOCK 1, PLANTATION ESTATES, AN UNRECORDED SUBDIVISION SITUATED IN THE ROBERT HOWELL SURVEY, ABSTRACT 254, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/24/18
ITEM: 138

Applicant: NORA E. MORAN AND MEYLING M. CASTRO
Contact Person: NORA E. MORAN AND MEYLING M. CASTRO

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	18-1359	77357	5974	258J	ETJ

NORTH OF: FM 1485 **EAST OF:** DEER RUN

ADDRESS: 27056 Spanish Oaks Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT 1060 AND 1061, SEC 5 OF PEACH CREEK FOREST, AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: MOBILE HOME

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/24/18
ITEM: 139

Applicant: KARLA MONTANO
Contact Person: KARLA MONTANO

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	18-1360	77365	5663	296M	ETJ

SOUTH OF: MOUNT HOUSTON RD **WEST OF:** MESA DR

ADDRESS: 8418 Furay Rd.

ACREAGE:

LEGAL DESCRIPTION:

A 1.0892 ACRE TRACT OF LAND, SITUATED IN THE WHITNEY BRITTON SURVEY, ABSTRACT NO. 117, BEING OUT OF AND A PART OF LOT 13A, IN BLOCK 16, OF HOUSTON SUBURBAN HEIGHTS SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 3, PAGE 10 OF THE MAP RECORDS OF HARRIS COUNTY.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION: Approve

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

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 140

Meeting Date: 5/24/2018

VARIANCE REQUEST APPLICATION

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

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

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2415 Locke Lane	18016579	77019	5256	492U	G

ACCOUNT NUMBER(S):	0641720140008
PROPERTY LEGAL DESCRIPTION:	Lot 8, Block P Avalon Place Section 5
PROPERTY OWNER OF RECORD:	Matthew & Mary Frazier
ACREAGE (SQUARE FEET):	6,300 square feet
WIDTH OF RIGHTS-OF-WAY:	Locke Lane (60 feet); San Saba Street (50 feet)
EXISTING PAVING SECTION(S):	Locke Lane (28 feet); San Saba Street (38 feet)
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	3,206 square feet
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	5,197 square feet

PURPOSE OF VARIANCE REQUEST: To allow a 0' garage building line in lieu of the ordinance-required 20' building line along San Saba Street, a local street.

CHAPTER 42 REFERENCE (S): Sec. 42-156(c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 140

Meeting Date: 5/24/2018

APPLICANT'S STATEMENT OF FACTS

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

HCAD indentifies property as Lot 8, Block P Avalon Place Sec 5 located at 2419 Locke Lane. The property has a house on a 25' front building line along Locke Lane and an existing garage. There is no building set back line along San Saba Street, per original, January 1941, plat of Avalon Place Sec 5 and deed restrictions. This is a well-developed residential area where the rear of the lot abuts San Saba Street. The neighboring house at 2415 Locke Lane has their existing garage using a zero-building line on San Saba Street. There is currently no sidewalk on the north side of San Saba Street and a new apartment complex on the south side was built using a zero-building line.

The new garage design, using the zero-building line, and the expansion for the second floor of the house has been reviewed and approved for construction by the HOA as meeting the requirements of the deed restrictions and are in support of the granting of the variance per the plat of Avalon Place Sec 5. (Approval letters submitted) (Photos of existing conditions included with variance submittal)

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

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

This is a tract that has functioned as a single-family home lot for many years. This lot currently has a single-family home originally built in 1940 and remodeled 2012. Requiring a 17' garage building line for the San Saba Street portion of the property would create and undue hardship in that there is a 25' building line on Locke Lane, an existing swimming pool, and no front opening new garage at least 70' from the front property line per deed restrictions, this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably use the lot efficiently if restricted by the Chapter 42 garage building lines per plat of January 1941.

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

The requirement of a 17' Garage building line per Sec. 42-157 (b) along San Saba Street which has an existing garage next door on a zero-building line, per subdivision plat of January 1941. The new garage placed at the 17' building line would place the front of the garage at 66' from the front property line on Locke Lane and would be in violation of current deed restrictions. Therefore, this would create an undue hardship in conjunction with the 25' building line and deed restrictions.

DEVELOPMENT PLAT VARIANCE

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

(42-157) (b) (2) the property was originally sized and platted (January 1941) with no building line setback along San Saba Street. The garage design has adhered to the original zero building setback line. The imposition of 17' building setback making the garage 66' from the front property line, which is a violation of deed restrictions, is an unreasonable hardship imposed on this property by the Chapter 42, as other properties along San Saba Street have their buildings using a zero-building setback and the approval and support of the HOA**.** These circumstances support the granting of the variance and is not the result of a hardship created or imposed by applicant.

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 8, Block P Avalon Place Sec 5 is an existing lot that does not allow any options for development other than single-family fronting Locke Lane and the rear of the lot facing San Saba Street. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the uses that are already present in this neighborhood. (42-157) The new garage structure honors the original subdivision plat, with the prevailing zero setback condition along San Saba Street and a 25' building line along Locke Lane, per original plat (January 1941) with the approval and support of the HOA**.**

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

Locke Lane is a local street that serves as a collector in the area, and San Saba Street is a dead-end street, one block long, and dead ends into Dickey Place. The granting of the variance will not be injurious to the public health, safety or welfare as other properties along San Saba Street have buildings using a zero foot building line. (42-157) The new garage structure's location itself poses no jeopardy to public safety using the zero foot building setback line as the existing garage next door, as well as across San Saba Street, are using a zero foot building setback line and there is parking on both sides of San Saba Street.

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

The hardship is that Lot 8, Block P Avalon Place Sec 5 is an existing lot platted in 1941 for a single-family home and the deed restrictions. The request to not provide a 17' garage building line per Sec. 42-157 (b) (2) and allow the existing zero garage setback and access from San Saba Street will allow reasonable development and follow the building lines set out in the subdivision plat and deed restrictions. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Location Map



DEVELOPMENT PLAT VARIANCE

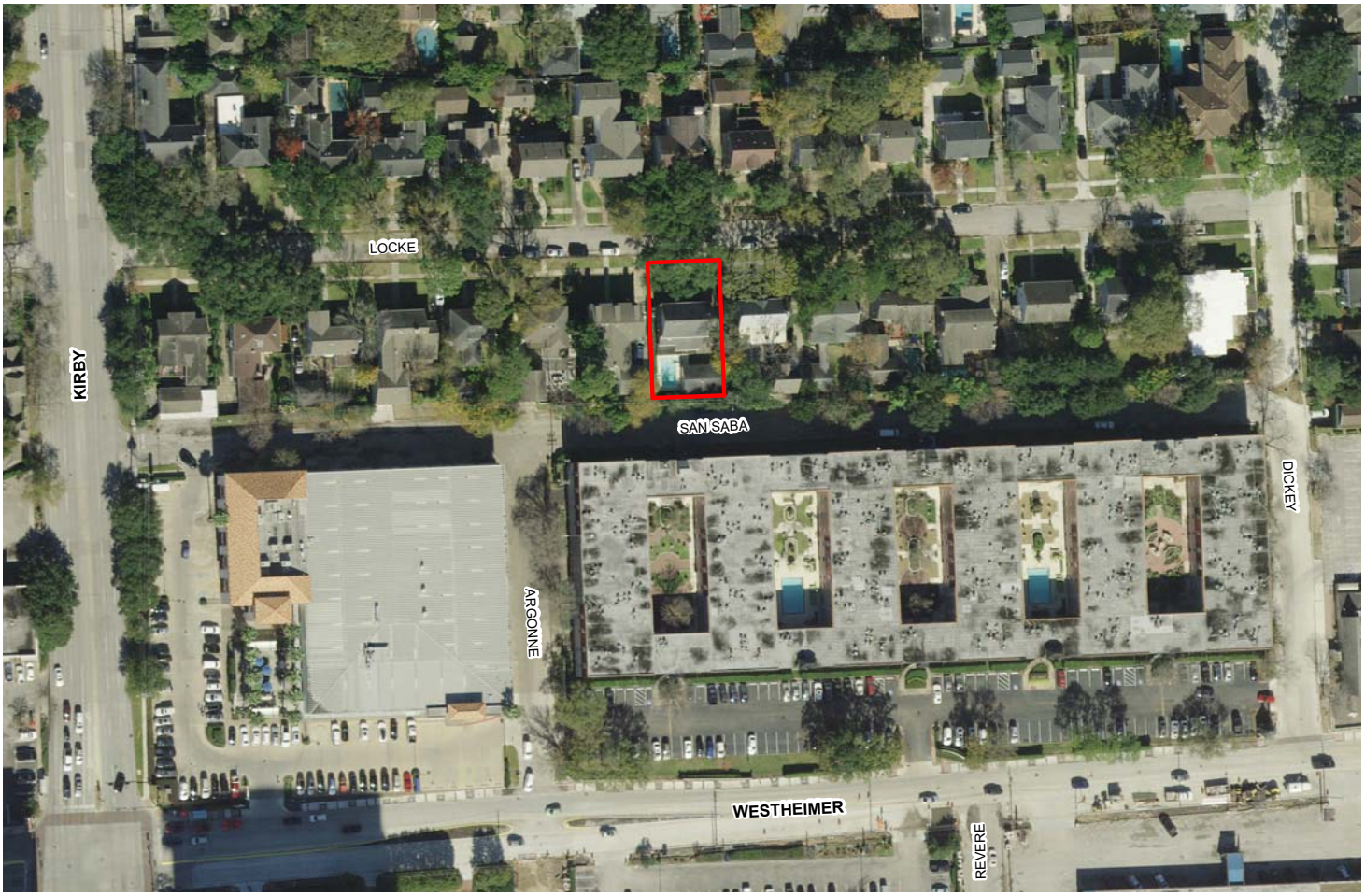
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Aerial Map



DEVELOPMENT PLAT VARIANCE

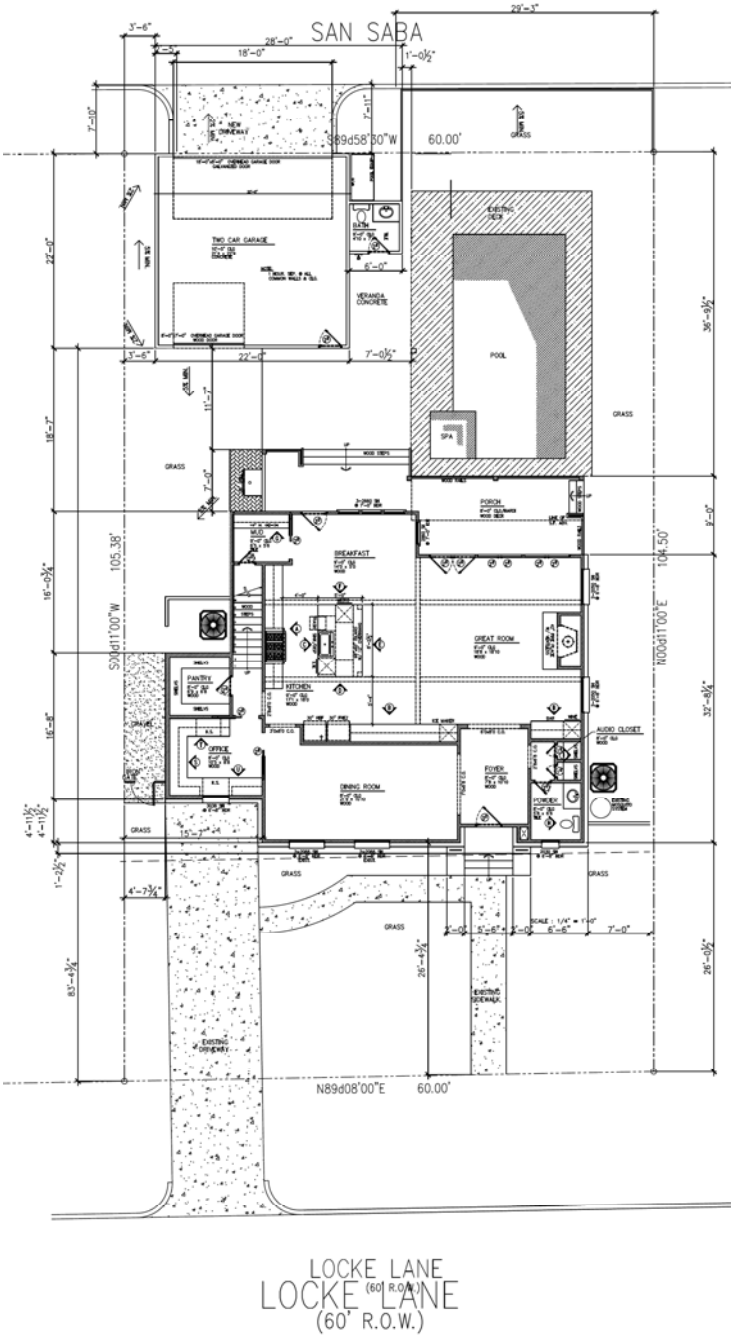
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Site Plan



DEVELOPMENT PLAT VARIANCE

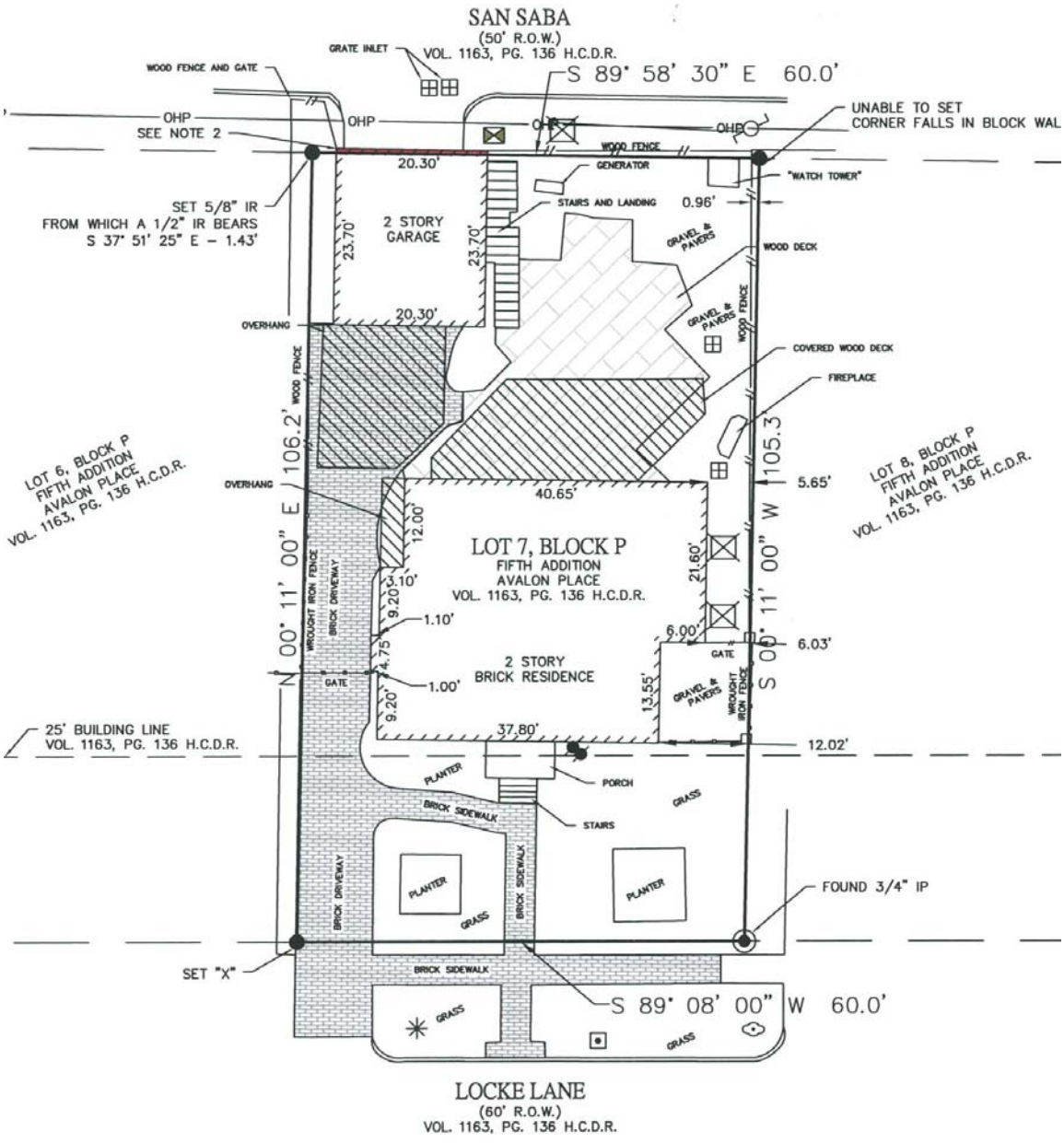
PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Survey



2415 LOCKE LANE - HOUSTON, TEXAS 77019

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Elevations



PROPOSED FRONT ELEVATION

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



PROPOSED RIGHT ELEVATION

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

DEVELOPMENT PLAT VARIANCE

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Elevations (cont.)



PROPOSED REAR ELEVATION

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



PROPOSED LEFT ELEVATION

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 5/24/2018

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Simba Enterprises, LLC	Christi Barrett	713-628-6168	houston4tx@goddardschools.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
777 W 23rd St The Goddard School (Daycare)	18006994	77008	5259B	452U	C

HCAD ACCOUNT NUMBER(S):	1371910010001
PROPERTY LEGAL DESCRIPTION:	Reserve A Block 1 Heights Creek
PROPERTY OWNER OF RECORD:	Ingen Enterprises LLC
ACREAGE (SQUARE FEET):	24,951 square feet
WIDTH OF RIGHTS-OF-WAY:	North Durham Drive 70'; W. 23rd Street 70'
EXISTING PAVING SECTION(S):	North Durham Drive 45'; W. 23rd Street 40'
OFF-STREET PARKING REQUIREMENT:	35 Spaces (If re-designated as drop off facility)
OFF-STREET PARKING PROVIDED:	18
LANDSCAPING REQUIREMENTS:	Complies
EXISTING STRUCTURE(S) [SQ. FT.]:	8,400 square feet
PROPOSED STRUCTURE(S) [SQ. FT.]:	N/A
PURPOSE OF VARIANCE REQUEST:	To allow 18 parking spaces to be provided on site in lieu of the ordinance required 35.
CHAPTER 26 REFERENCE(S):	26-492 Class 5(b) 1 Parking space for every 10 children and 1 for each employee during largest shift.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

Simba Enterprises (The Preschool) will be classified as a drop-off facility. Once it classified as a drop off facility, The Preschool will be lacking 20 parking spaces required by the City Parking Ordinance. The Preschool had originally enacted a shared parking agreement with the Mt. Zion Church – 249 feet away from the school building. This agreement had to be dissolved when the church sold the property. This agreement served to meet the City Parking Ordinance, but school operations did not necessitate using the church parking. There is adequate parking on-site for school operations. The Preschool has exhausted all available options in the area to meet the City Parking Ordinance, and therefore, The Preschool is requesting a variance.

APPLICANT'S STATEMENT OF FACTS:

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

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

The imposition of the City Parking Ordinance would deprive Simba Enterprises (The Preschool) of reasonable use of the property. To meet the required parking spaces, 20 additional parking spaces would have to be created on-site. This would mean demolishing part of the existing school building and playground. The Preschool has not needed to use the extra parking from the shared parking agreement in the nearly 2 years of school operation.

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

The applicant, The Preschool, has not created this parking problem. The Preschool had originally enacted a shared parking agreement with the Mt. Zion Church – 249 feet away from the school building. This agreement had to be dissolved when the church sold the property. This agreement served to meet the City Parking Ordinance, but school operations did not necessitate using the church parking. There is adequate parking on-site for school operations. The Preschool has exhausted all available options in the area to meet the City Parking Ordinance**.**

(3) The intent of this article is preserved;

The existing on-site parking lot for The Preschool provides sufficient off-street parking and loading at all times when the school building is occupied. West 23rd Street offers parking for more than 18 vehicles near The Preschool, without utilizing street space in front of residential property. Several faculty members car pool, use public transport, or are dropped off at work, leading to fewer parking spaces needed to accommodate staff parking needs.

OFF-STREET PARKING VARIANCE

(4) The parking provided will be sufficient to serve the use for which it is intended;
The existing on-site parking provides sufficient off-street parking at all times when the school building is occupied. The Preschool has been open and operating for almost two years and the existing on-site parking has proven suitable for employee parking and parent drop-offs and pick-ups. This has occurred without the use of the Mt. Zion Church parking lot engaged in the shared parking agreement.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
The granting of this variance will not endanger public safety or welfare. As noted in the parent/teacher testimonials, for the last two years, the flow of cars in and through the parking lot has not posed any safety or welfare concerns for those utilizing the lot daily.

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

Not applicable

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

STANDARDS FOR VARIANCES

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

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

(3) The intent of this article is preserved;

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

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

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

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

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

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

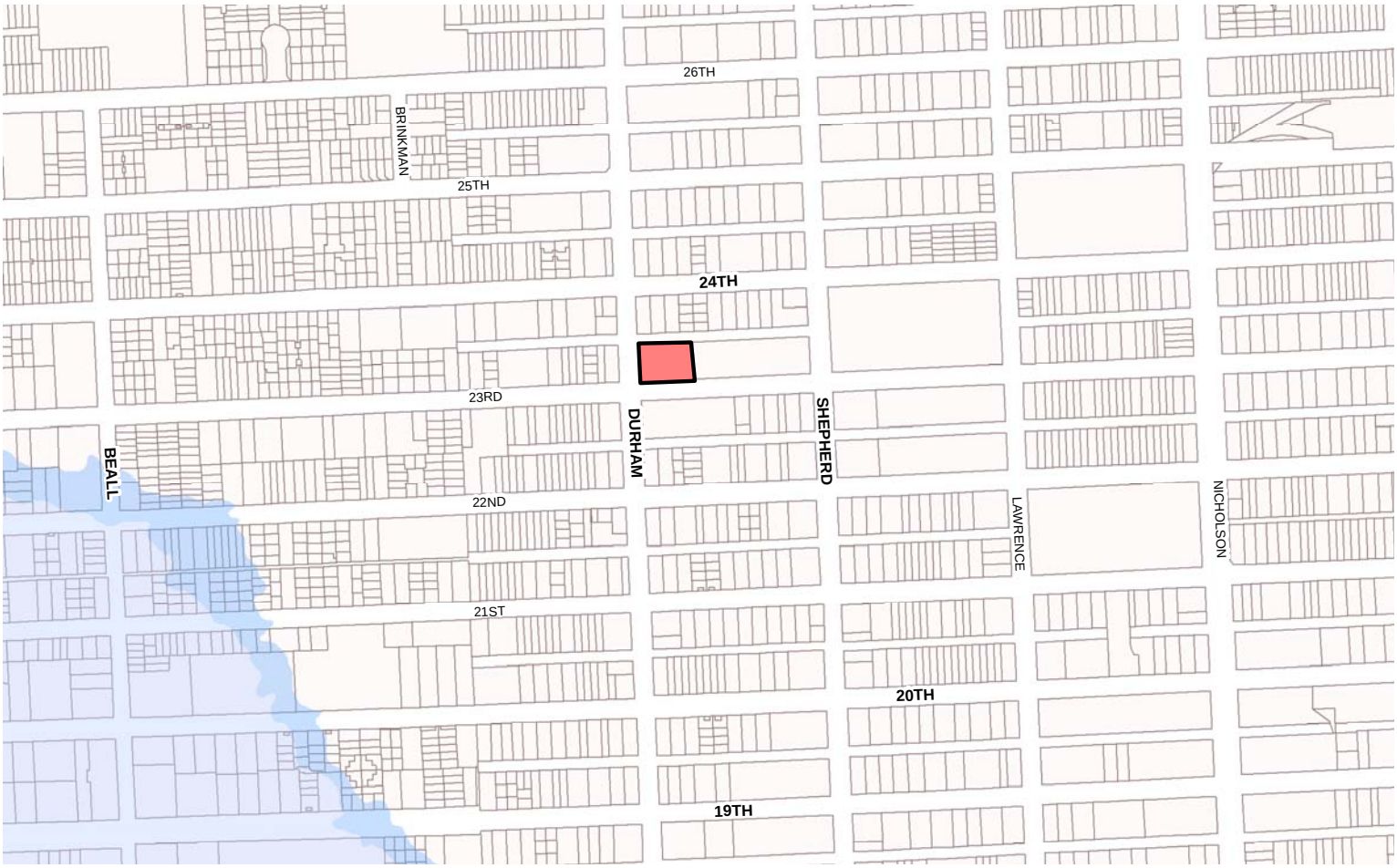
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Location Map



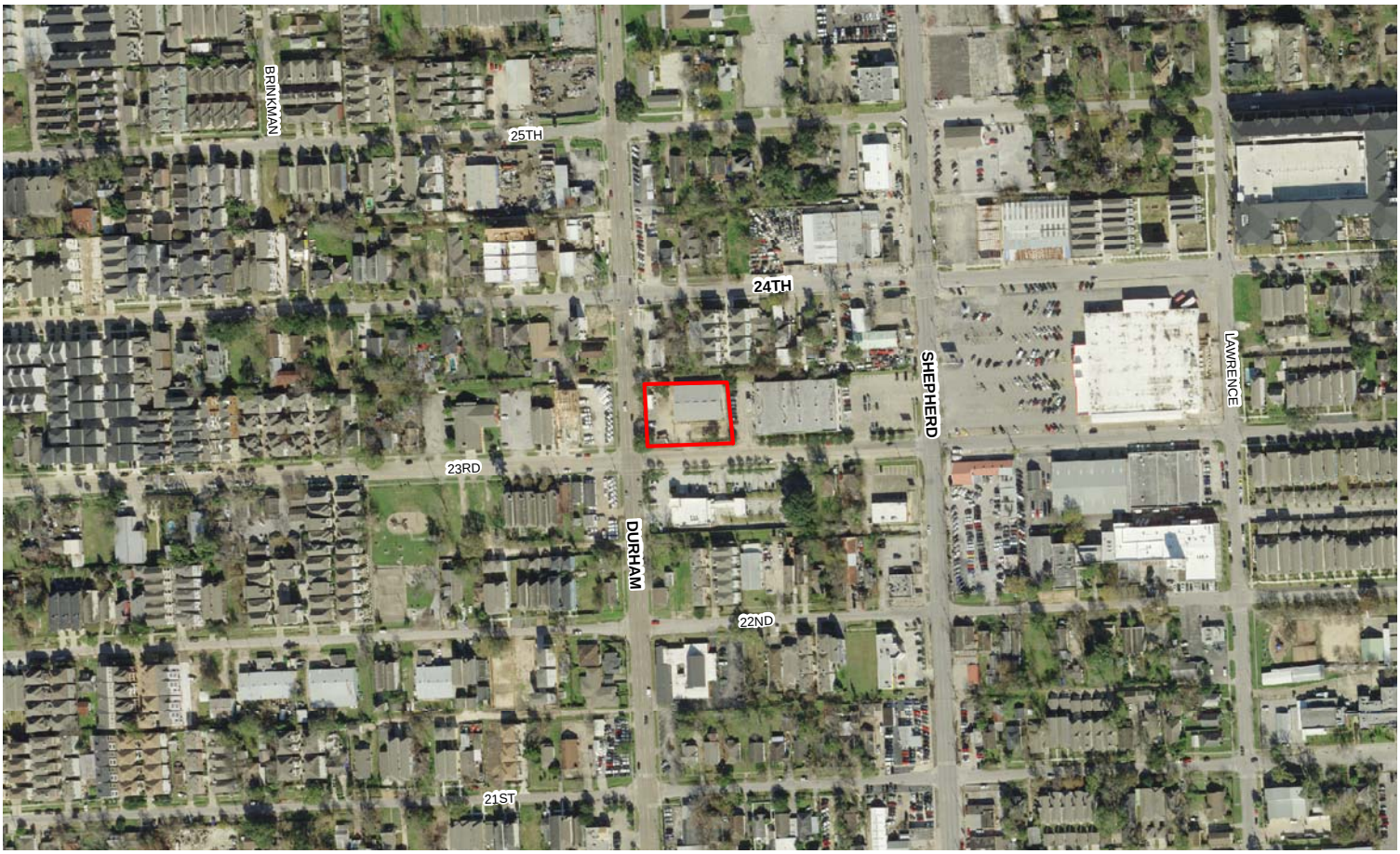
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Aerial Map



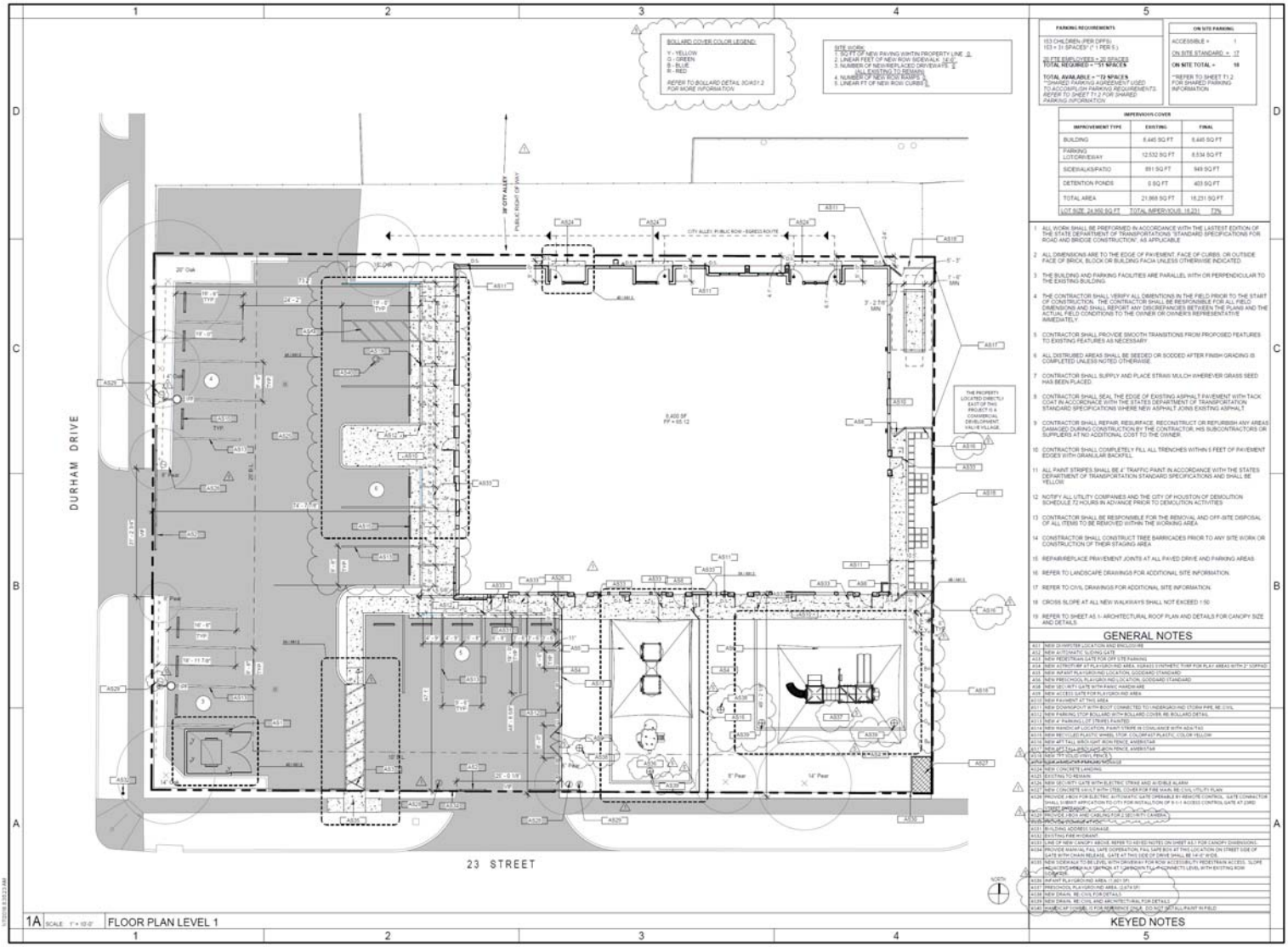
OFF-STREET PARKING VARIANCE

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Site Plan



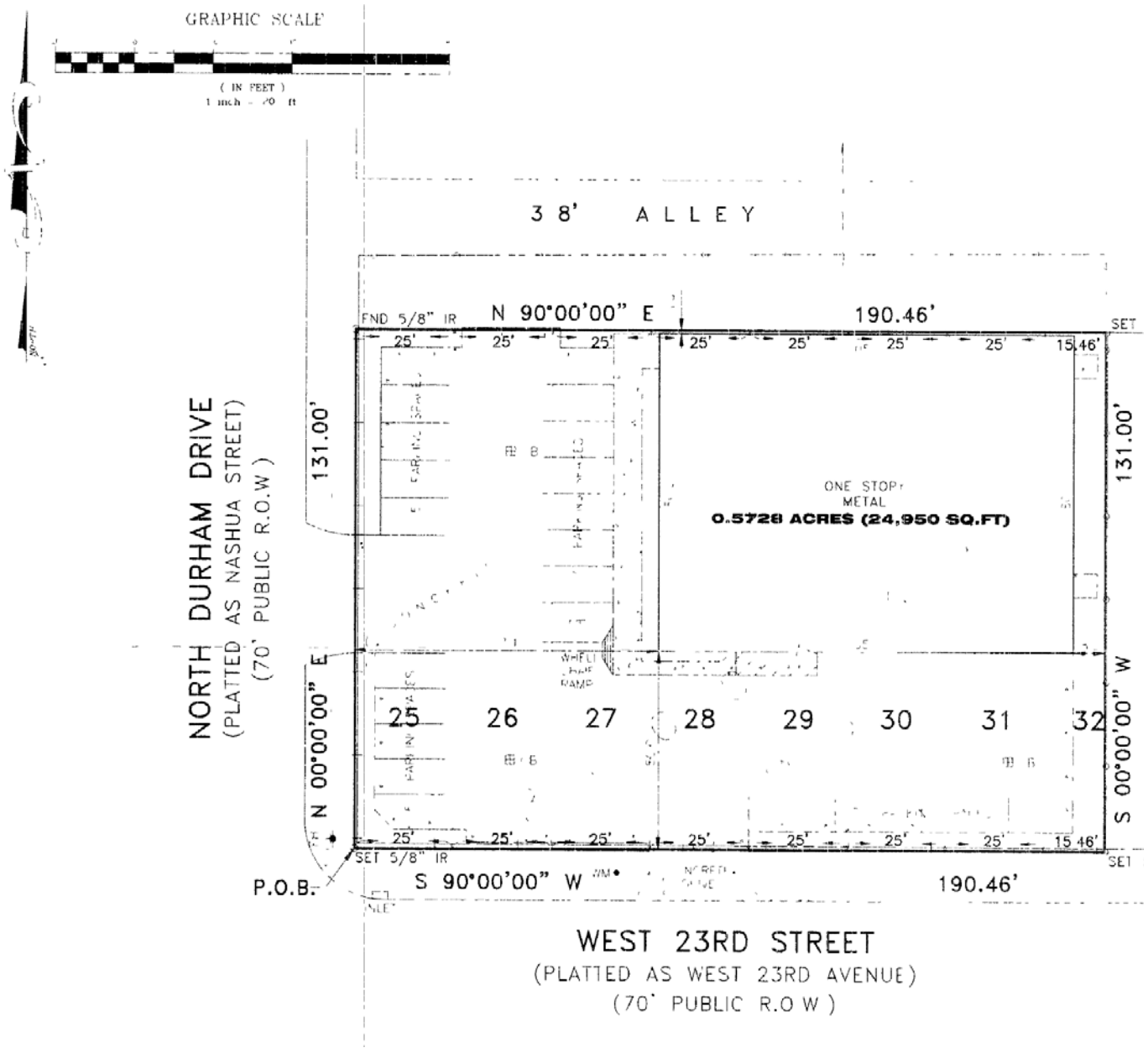
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Survey



OFF-STREET PARKING VARIANCE

AGENDA: IV

SMLSB Application No. 708: 1400 block of Indiana Street, north side, between Commonwealth Street and Waugh Drive

BACKGROUND:
The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 1400 block of Indiana Street, north side, between Commonwealth Street and Waugh Drive. Analysis shows that a minimum lot size of 6,250 sf exists for the blockface. A petition was signed by the owners of 75% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

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

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

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

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

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

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

STAFF ANALYSIS:

The application includes six (6) lots along the 1400 block of Indiana Street, north side, between Commonwealth Street and Waugh Drive.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*
  The application is comprised of one blockface, the north side of Indiana Street.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
  Land uses of the properties consist of four (4) single-family residential lots (representing 67% of the total lots within the boundary area), one (1) multi-family residential lot, and one (1) commercial lot.
- *The applicant has demonstrated sufficient support for the SMLSB;*
  The applicant obtained four (4) of six (6) signatures of support from property owners in the proposed SMLSB (owning 75% of the total area). There was one (1) protest.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
  A minimum lot size of 6,250 sf exists on four (4) lots in the blockface.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
  The subdivision was platted in 1905. The earliest house was constructed in the 1910s. The establishment of a 6,250 sf minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
  Four (4) out of six (6) lots (representing 75% of the application area) are at least 6,250 square feet in size.

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

ATTACHMENTS:
1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application
6. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **708**

Date Received: **2/26/2018**

Date Complete: **2/28/2018**

Street(s) Name: **Indiana Street**

Lot(s) **1400 block of Indiana Street**

Cross Streets: **Commonwealth Street** and **Waugh Drive**

Side of street: **North**

MINIMUM LOT SIZE:

Address	Land Use	Signed in Support	Lot size (in Sq Feet)
2011 COMMONWEALTH ST	SFR		2,185
1404 INDIANA ST	MF	Y	6,250
1406 INDIANA ST	SFR	Y	6,250
1408 INDIANA ST	SFR	Y	6,250
1410 INDIANA ST	SFR	Y	6,000
2010 WAUGH DR	COM		6,250

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

Of	**33,185**	Square Feet in the Proposed Application Area	**24,750**	Square Feet are Owned by Property Owners Signing in Support of the Petition =	**75%**	

Single Family Calculation:

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

4	# developed or restricted to no more than two SFR Units	Of	**4**	Total number of SFR lots in the Proposed Application Area	**6**	Total number of lots in the Proposed Application Area **67%**
1	# of Multifamily lots					
1	# of Commercial lots					
0	# of Vacant Lots					
6	Total					

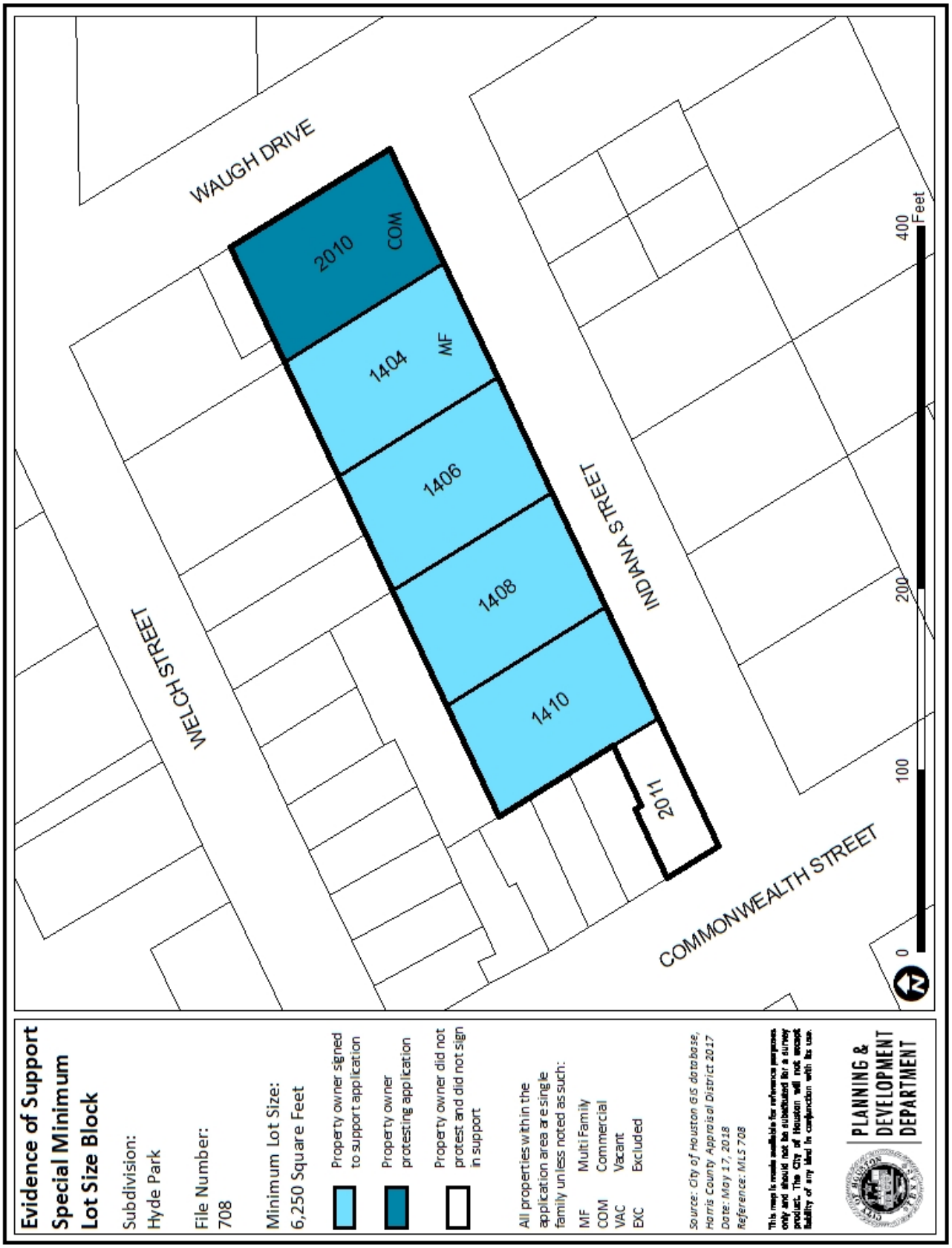
Minimum Lot Size Calculations:

Total # of lots	**6**	Total sq. ft. =	**33,185**	/ # of lots =	**5,531**	average sq. ft.
					6,250	median sq. ft.

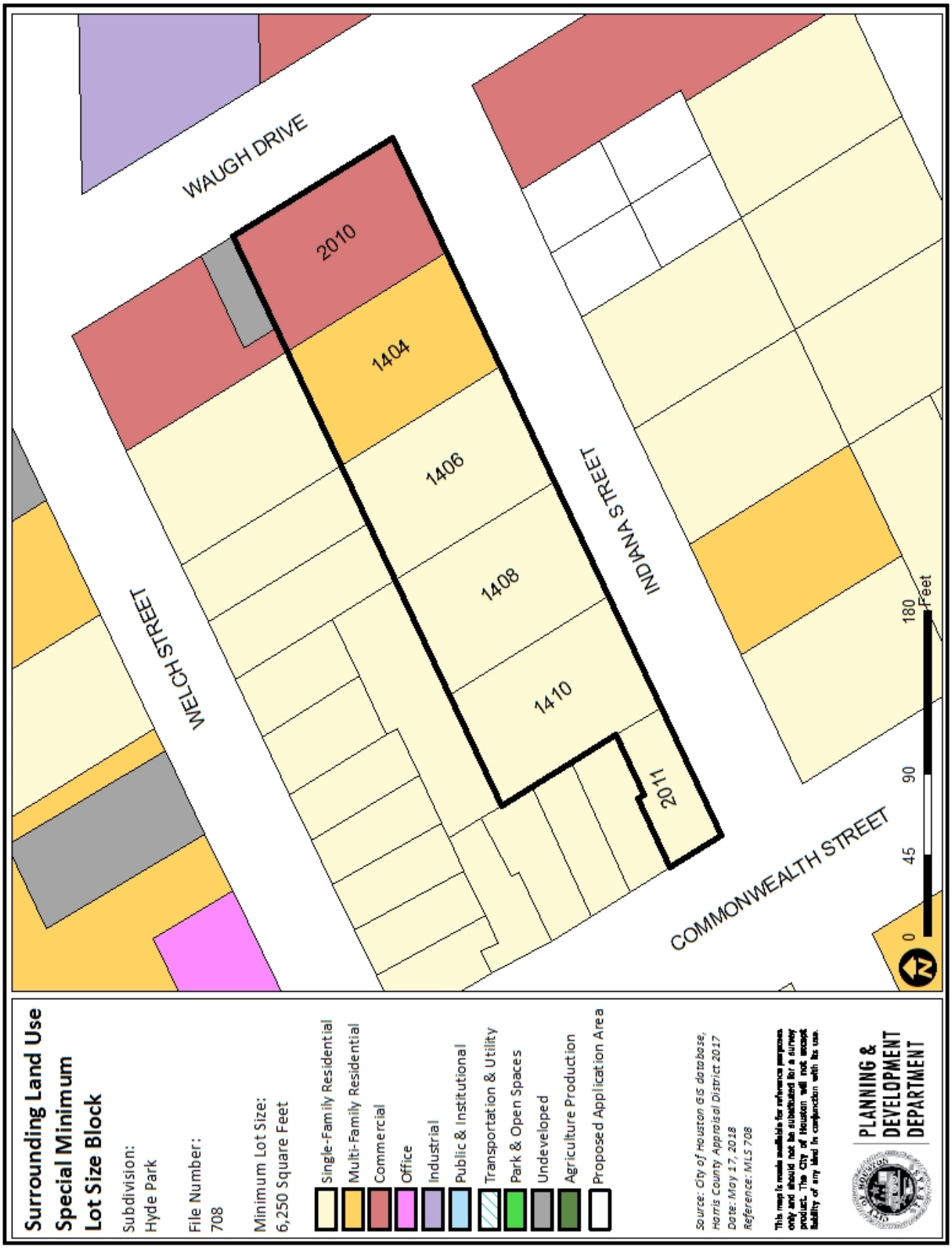
70 %

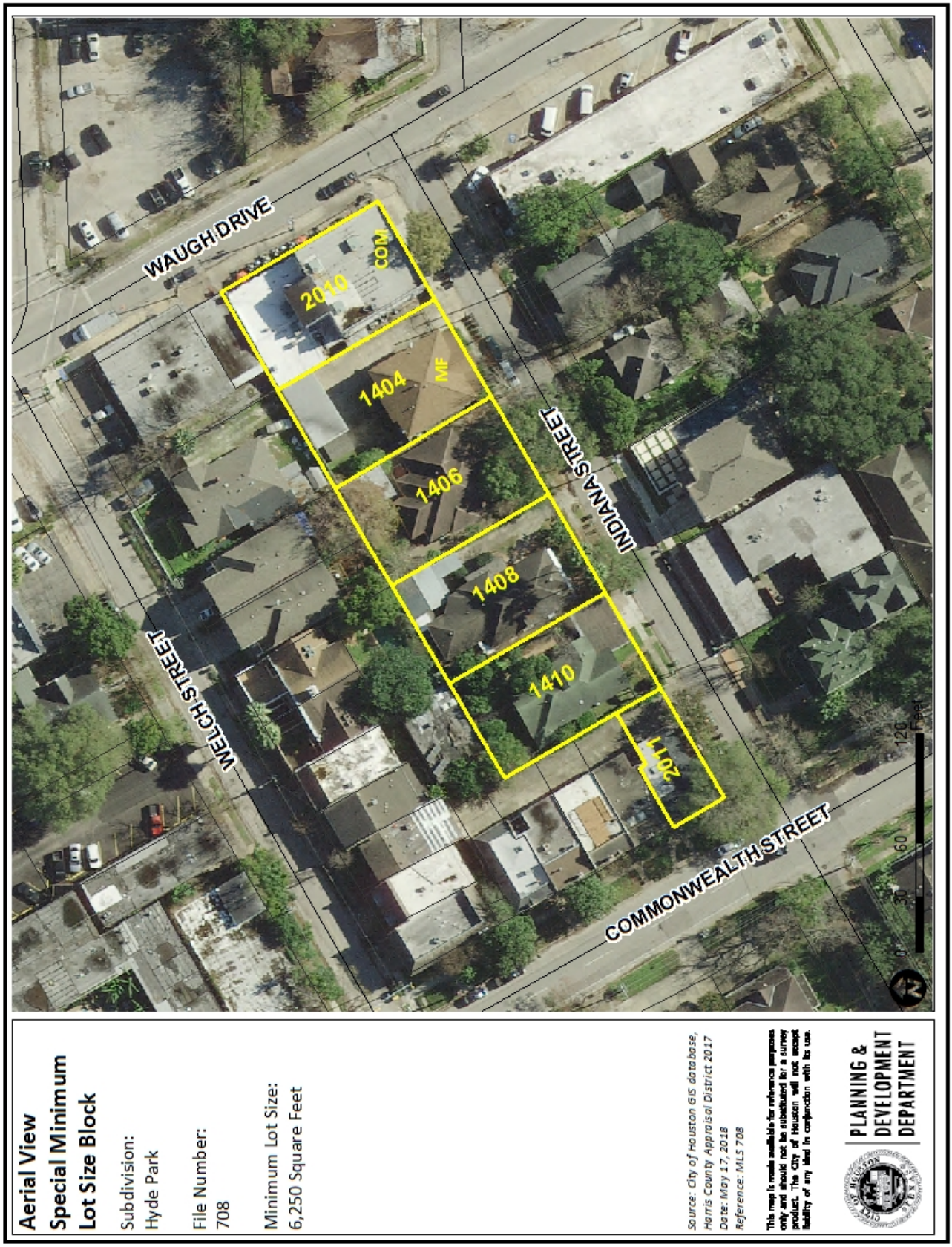
Lots ranked by size	Size	% by Area	Cumulative % by Area
1	6,250	18.8%	18.8%
2	6,250	18.8%	37.7%
3	6,250	18.8%	56.5%
4	**6,250**	18.8%	**75.3%**
5	6,000	18.1%	93.4%
6	2,185	6.6%	100.0%
Total	33,185	100.0%	

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


WAUGH DRIVE
WELCH STREET
INDIANA STREET
COMMONWEALTH STREET
2010
COM
1404
MF
1406
1408
1410
2011
0
100
200
400
Feet
Evidence of Support
Special Minimum
Lot Size Block
Subdivision:
Hyde Park
File Number:
708
Minimum Lot Size:
6,250 Square Feet
Property owner signed to support application
Property owner protesting application
Property owner did not protest and did not sign in support
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Source: City of Houston GIS database, Harris County Appraisal District 2017
Date: May 17, 2018
Reference: MLS 708
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT


WAUGH DRIVE
WELCH STREET
INDIANA STREET
COMMONWEALTH STREET
2010 COM
1404 MF
1406
1408
1410
2011
0
45
90
180
Feet
Properties that Meet the New Minimum Lot Size
Subdivision:
Hyde Park
File Number:
708
Minimum Lot Size:
6,250 Square Feet
Properties that meet the 6,250 SF minimum lot size
Properties less than the 6,250 SF minimum lot size
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Source: City of Houston GIS database; Harris County Appraisal District 2017
Date: May 17, 2018
Reference: MLS 708
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT


WAUGH DRIVE
WELCH STREET
INDIANA STREET
COMMONWEALTH STREET
2010
1404
1406
1408
1410
2011
0
45
90
180
Feet
Surrounding Land Use
Special Minimum
Lot Size Block
Subdivision:
Hyde Park
File Number:
708
Minimum Lot Size:
6,250 Square Feet
Single-Family Residential
Multi-Family Residential
Commercial
Office
Industrial
Public & Institutional
Transportation & Utility
Park & Open Spaces
Undeveloped
Agriculture Production
Proposed Application Area
Source: City of Houston GIS database, Harris County Appraisal District 2017
Date: May 17, 2018
Reference: MLS 708
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PLANNING & DEVELOPMENT DEPARTMENT


WAUGH DRIVE
WELCH STREET
INDIANA STREET
COMMONWEALTH STREET
2010
COM
1404
MF
1406
1408
1410
2011
0
30
60
120 Feet
N
Aerial View
Special Minimum
Lot Size Block
Subdivision:
Hyde Park
File Number:
708
Minimum Lot Size:
6,250 Square Feet
Source: City of Houston GIS database, Harris County Appraisal District 2017
Date: May 17, 2018
Reference: MLS 708
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT

Planning and Development Department
PO Box 1562
Houston, TX 77251-1562



RE: Special Minimum Lot Size Application North Side of 1400 Block of Indiana Street, between Commonwealth and Street and Waugh Drive

To Whom It May Concern:

This letter is formal notice that I protest the application for a Special Minimum Lot Size for the North side of the 1400 block of Indiana Street.

My property's address is: 2010 WAUGH DR.
Houston, TX 77006

Regards,

Sign: [signature]

Printed Name: LELIA RODGERS, PRESIDENT, R&H, INC.

PLANNING & DEVELOPMENT DEPARTMENT

ot Size Block (SMLSB) Application

RECEIVED
FEB 26 2018
By CSA

Main Applicant Information (required)

Full Name: LINDBERGH VICKERS, JR Date: 26 FEB 2018

Address: 1404 MICHIGAN ST
Street Address Apartment/Unit #

HOUSTON TX 77006
City State ZIP Code

Phone: Email

Are you a property owner within the application boundary? YES ☐ NO ☒ If no, what is your relation to the application boundary? NEIGHBOR 1 STREET OVER

Did you have a preliminary meeting with the Planning and Development Department? YES ☐ NO ☒ If yes, what was the date of the meeting? NEIGHBORS DID MY STREET LAST YEAR

Does the application boundary have deed restrictions? YES ☒ NO ☐ If yes, do they address a Minimum Lot Size? DO NOT ADDRESS MLS

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

NORTH AND SOUTH BLOCKFACES OF INDIANA ST (1400 BLOCK) IN HYDE PARK

Signature of applicant: Lindbergh Vickers Jr

Alternate Applicant Information (optional)

Full Name: RONALD G. WHITLEY JR Date: 26 FEB 2018

Address: 1404 MICHIGAN ST
Street Address Apartment/Unit #

HOUSTON TX 77006
City State ZIP Code

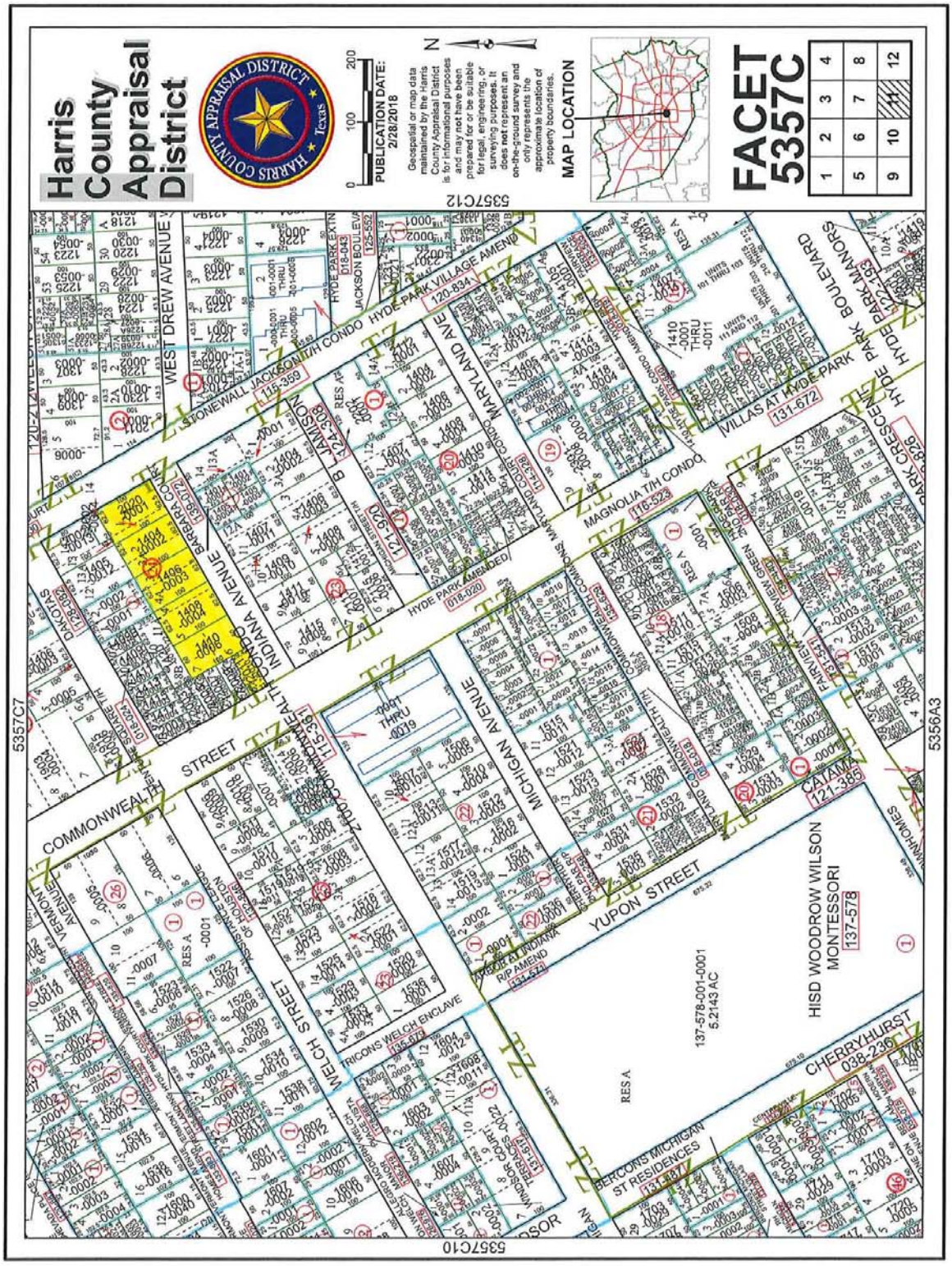
Phone: Email

Signature of alternate applicant: Ronald G. Whitley II

Application Information (STAFF USE ONLY)

File Number: 708
City Council District: C
Super Neighborhood:
Planner Assigned: David Welch

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Harris County Appraisal District
HARRIS COUNTY APPRAISAL DISTRICT Texas
PUBLICATION DATE: 2/28/2018
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.
MAP LOCATION
FACET 5357C
5357C12
5357C7
5356A3
5357C10
WEST DREW AVENUE
STONEWALL JACKSON T/H CONDO
HYDE PARK VILLAGE AMEND
JACKSON BOULEVARD
HYDE PARK EXTN
HYDE PARK BOULEVARD
VILLAS AT HYDE PARK
MAGNOLIA T/H CONDO
HYDE PARK AMENDED
MARYLAND AVENUE
INDIANA AVENUE
MICHIGAN AVENUE
COMMONWEALTH STREET
YUPON STREET
CHEROKEE PARK
CATAMA
HISD WOODROW WILSON MONTESSORI
137-578
137-578-001-0001
5.2143 AC
RES A
TRICONS WELCH ENCLAVE
WELCH STREET
CHERRYHURST
BERCONS MICHIGAN ST RESIDENCES