

HOUSTON PLANNING COMMISSION

AGENDA

OCTOBER 29, 2015



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

PLANNING COMMISSION MEMBERS



Mark A. Kilkenny, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Kenneth J. Bohan
Fernando L. Brave
Antoine Bryant
Lisa Clark
Algenita Davis
Truman C. Edminster, III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Shafik I. Rifaat
Patricio Sanchez
Mark Sikes
Martha Stein
Eileen Subinsky
Shaukat Zakaria

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.
Clay Forister, P.E.
Fort Bend County
Raymond J. Anderson, P. E.
Harris County
Mark J. Mooney, P.E.
Montgomery County

EX- OFFICIO MEMBERS

Carol Lewis, Ph.D.
Dale A. Rudick, P.E.
Dawn Ullrich
Gilbert Andrew Garcia, CFA

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
Suzy.Hartgrove@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org

Speakers Sign In Form

Instructions:

1. So that the Commission's Chairperson can call on those wishing to address the Commission, please provide the information below. Make sure the information is legible. If you have questions about the form or a particular item while filling out this form Planning and Development Department staff members are available at the front of the room to answer any questions. Hand the completed form to a staff member prior to the meeting's Call to Order.
2. It is important to include your "position" so that the Chairperson can group the speakers by position.
3. If you are a part of an organized group of speakers and want to address the Commission in a particular order please let a staff member know prior to the beginning of the meeting.
4. The Chairperson will call each speaker's name when it is his or her turn to speak. The Chairperson will also call out the speaker to follow.
5. As the called speaker you should move forward to the podium, state your name for the record, and then deliver your comments.
6. If you have materials to distribute to the Commission hand them to a staff member at the beginning of your presentation. Staff will distribute the information to Commission members on both sides of the table as you begin your comments.

Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

Your Position Regarding the Item (supportive, opposed, undecided): _____

Speakers Sign In Form

Instructions:

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Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

Your Position Regarding the Item (supportive, opposed, undecided): _____

Houston Planning Commission

AGENDA

October 29, 2015

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

Call to Order

Director's Report

- **Approval of the October 15, 2015 Planning Commission Meeting Minutes**

I. Platting Activity (Subdivision and Development plats)

- Consent Subdivision Plats (Christa Stoneham)
- Replats (Christa Stoneham)
- Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Suvidha Bandi)
- Subdivision Plats with Variance Requests (Suvidha Bandi, Aracely Rodriguez, Marlon Connley, Muxian Fang and Christa Stoneham)
- Subdivision Plats with Special Exception Requests
- Reconsiderations of Requirement (Muxian Fang, Suvidha Bandi, Marlon Connley and Christa Stoneham)
- Extension of Approvals (Chad Miller)
- Name Changes (Chad Miller)
- Certificates of Compliance (Chad Miller)
- Administrative
- Development Plats with Variance Requests (Eric Pietsch)

II. Establish a public hearing date of December 3, 2015

- Craig Woods partia repla no 17
- Famik Place
- Garcia Oaks Enclave replat no 1
- Hunters Grove
- Lusco Terrace partial replat no 1
- Marshall Oaks Sec 2 partial replat no 1
- Pecore Complex
- Raintree Place Sec 3 replat no 1
- Quail Glen Sec 1 partial replat no 1
- Terraaces on West 28th Street replat no 1

III. Consideration of an Off-Street Parking Variance for a property located at 514 Westheimer Street (Indika Restaurant) (Muxian Fang)

IV. Consideration of a Landscape Plan Variance for a property located at 2019 Washington Avenue (Muxian Fang)

V. Consideration of a hotel motel variance located at 12483 Westheimer Road (Marlon Connley)

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)

October 15, 2015
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order

Chair, Mark A. Kilkenny called the meeting to order at 2:34 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Absent

Fernando Brave

Arrived at 2:35 during directors report

Kenneth Bohan

Antoine Bryant

Absent

Lisa Clark

Algenita Davis

Arrived at 2:38 during directors report

Truman C. Edminster III

Arrived at 2:36 During item I

James R. Jard

Absent

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Absent

Shafik Rifaat

Pat Sanchez

Mark Sikes

Martha Stein

Eileen Subinsky

Shaukat Zakaria

Absent

Mark Mooney for

Arrived at 2:49 during item 89 Left at 3:58 pm During item #103

Honorable James Noack

Gerald P. Wilson for

The Honorable Grady Prestage

Raymond Anderson for

The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis

Dale A. Rudick, P.E.

DIRECTOR'S REPORT

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

APPROVAL OF THE OCTOBER 1, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 1, 2015 Planning Commission meeting minutes.

Motion: **Rifaat**

Second: **Clark**

Vote: **Carries**

Abstaining: **Sikes**

I. PLATTING ACTIVITY (Consent items A and B, 1- 85)

Items removed for separate consideration: 39.

Staff recommendation: Approve staff's recommendations for items **1 - 85** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 85** subject to the CPC 101 form conditions.

Motion: **Subinsky**

Second: **Sikes**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Edminster recused himself and left the room

Staff recommendation: Approve staff's recommendation to approve items **39** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **39** subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster returned.

C- Public Hearings

86 Gillespie Street Sec 2 replat no 3

C3N

Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to submit additional information.

Commission action: Deferred the plat for two weeks to allow time for the applicant to submit additional information.

Motion: **Davis**

Second: **Bohan**

Vote: **Unanimous**

Abstaining: **None**

87 Greenbriar partial replat no 1

C3N

Approve

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

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

Motion: **Rifaat**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

88 Greenway Addition Gulfgate Dodge

C3N

Defer

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

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

Motion: **Davis**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Arva Howard – Legal Department, Rosa M. Cuadro and (Alicia Cuadro spoke for her mother Rosa Cuadro) – undecided; Raymond Ruiz -opposed.

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

90	Naomi Patio Homes replat no 1 and extension	C3N	Approve
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Staff recommendation: Approve the plat subject to CPC 101 form conditions.
Commission action: Approved the plat subject to CPC 101 form conditions.

91	Newport Sec 4 partial replat no 1	C3N	Approve
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Staff recommendation: Approve the plat subject to CPC 101 form conditions.
Commission action: Approved the plat subject to CPC 101 form conditions.

Speakers: Lee Webb and Roger Jones - undecided; Courtenay Gulley, Nicholas Burnett, John Felder, and Lawrence Harrison - opposed.

93	Spring Oaks replat no 1 partial replat no 1	C3N	Approve
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Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

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

94	University Grove partial replat no 1	C3N	Defer
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Staff recommendation: Defer the plat for two week to give the applicant time to submit additional information.

Commission action: Deferred the plat for two weeks to give the applicant time to submit additional information.

95	Whispering Pines Estates partial replat no 10	C3N	Approve
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Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

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

D - Variances

Items 96 and 97 were taken together at this time.

96 Cambridge Village Park GP GP Approve
97 Cambridge Village Park Sec 1 C2 Approve

Staff recommendation: Grant the requested variance and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plats subject to the CPC 101 form conditions.

Motion: **Davis** Second: **Sanchez** Vote: **Unanimous** Abstaining: **None**

Speakers: Donald Perkins, Representative Council Member Green's office and Linda Scurlock - supportive; Nina Taylor, undecided.

98 Navigation Court C2R Approve

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

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

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

99 Park Place River Oaks replat no 1 C2R Defer

Staff recommendation: Defer the requested variance for two weeks per chapter 42 planning standards.

Commission action: Deferred the requested variance for two weeks per chapter 42 planning standards.

Motion: **Bohan** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Speakers: John Arensdorf, Mike Lucas and Julie Dill – opposed.

100 Tealpointe Lake Estates C3P Defer

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

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

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

101 Washington Avenue Interests C3P Approve

Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Commission action: Deferred the requested variances two week per council member Gonzales' request.

Motion: **Garza** Second: **Davis** Vote: **Carries** Opposed: **Edminster**

Speakers: Tyler Flood, applicant - supportive; Jane West – opposed; and Laura Thorp, Council Member Gonzales' office.

The Landscape variance item V was taken out of order at this time.

V. CONSIDERATION OF A LANDSCAPE PLAN VARIANCE FOR A PROPERTY LOCATED AT 2019 WASHINGTON AVENUE

Staff recommendation: Defer for two weeks per council member Gonzales' request.

Commission action: Deferred for two weeks per council member Gonzales' request.

Motion: **Garza** Second: **Bohan** Vote: **Carries** Abstaining: **Edminster**

102 Woodlands Village of Indian Springs Sec 30 C2 Approve

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

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

Motion: **Mooney** Second: **Clark** Vote: **Unanimous** Opposed: **None**

**E – Special Exceptions
NONE**

F – Reconsideration of Requirements

Commissioner Edminster recused himself and left the room.

103 Camellia Reserves C3P Approve

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

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

Motion: **Wilson** Second: **Clark** Vote: **Unanimous** Opposed: **None**

Commissioner Edminster returned.

104 Dietz Acres C2 Defer

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

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

Motion: **Wilson** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

105 Richmond Road Farms partial replat no 1 C2R Approve

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

Commission action: Granted the requested variance and approve the plat subject to CPC 101 form conditions.

Motion: **Wilson** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

106 Trails at Dowling Street C2R Defer

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

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

Motion: **Davis** Second: **Brave** Vote: **Unanimous** Opposed: **None**

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

G EXTENSIONS OF APPROVAL

**107 Braeburn Gardens EOA Approve
partial replat no 1**

108	City Plaza Drive Street Dedication Sec 1	EOA	Approve
109	Klein ISD Willow Lake Village Elementary School	EOA	Approve
110	Mcdonalds Eastex Freeway and Little York	EOA	Approve
111	Plantation Lakes Sec 24	EOA	Approve
112	Rayford Road Crossing replat no 1	EOA	Approve
113	Spring Pine Forest Drive Street Dedication Sec 1	EOA	Approve
114	Springwoods Plaza Drive Street Dedication	EOA	Approve
115	Summer Creek Baptist Church Campus of Woodridge Baptist Church	EOA	Approve
116	Verizon Summerbrook	EOA	Approve
117	Woodridge Forest Sec 9	EOA	Approve
118	Woodridge Forest Sec 11	EOA	Approve

H NAME CHANGES

119	Klein ISD Mahaffey Elementary School (prev. Klein ISD Willow Lake Village Elementary School)	NC	Approve
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I CERTIFICATES OF COMPLIANCE NONE

Staff recommendation: Approve staff's recommendation for items 107-119.

Commission action: Approved staff's recommendation for items 107-119.

Motion: **Davis** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

120 3419 Dowling Street DPV Approve

Staff recommendation: Approve the requested variance for a 0' building line on Holman and Dowling street subject to the applicant providing 6' foot sidewalks and 3" caliber trees.

Commission action: Approved the requested variance for a 0' building line Holman and Dowling street subject to the applicant providing 6' foot sidewalks and 3" caliber trees.

Motion: **Davis** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

121 3850 Grennoch Lane DPV Approve

Staff recommendation: Approve the requested variance to allow 15 foot building line for a single-family home, instead of the requested 10 foot building line, and allow an 18 foot garage building line along Stella Link Road.

Commission action: Approved the requested variance to allow 15 foot building line for a single-family home, instead of the requested 10 foot building line, and allow an 18 foot garage building line along Stella Link Road.

Motion: **Bohan** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 12, 2015 FOR:

- a. Camellia Sec 1 partial replat no 1**
- b. Candlelight Estates Sec 1 partial replat no 1**
- c. Royal Brook at Kingwood Sec 1 partial replat no 1 and extension**
- d. Villages of Northgate Crossing Sec 8 partial replat no 1**

Staff recommendation: Establish a public hearing date of November 12, 2015 for items **II a-d**.

Commission action: Established a public hearing date of November 12, 2015 for items **II a-d**.

Motion: **Rifaat**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3419 DOWLING STREET (Doshi House)

Staff recommendation: Grant the requested variance to provide 17 instead of the required 35 off-street parking spaces for a proposed neighborhood restaurant.

Commission action: Granted the requested variance to provide 17 instead of the required 35 off-street parking spaces for a proposed neighborhood restaurant.

Motion: **Davis**

Second: **Clark**

Vote: **Carries**

Opposed: **Bohan**

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 514 WESTHEIMER STREET (Indika Restaurant)

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

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

Motion: **Bohan**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Item V. was taken at an earlier time.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1000 BLOCK OF BINGHAM STREET (North and South MLS 573)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 1000 block of Bingham Street with modified boundaries to only include the north side of the street and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 1000 block of Bingham Street with modified boundaries to only include the north side of the street and forward to City Council.

Motion: **Garza**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Bijan Saddughi, builder – opposed.

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1100 BLOCK OF BINGHAM STREET (North and South MLS 572)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 1100 block of Bingham Street north and south side and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 1100 block of Bingham Street north and south side and forward to City Council.

Motion: **Garza**

Second: **Rifaat**

Vote: **Carries**

Opposing: **Bohan and Sanchez**

**VIII. PUBLIC COMMENT
NONE**

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 4:29 pm.

Motion: **Edminster**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary

Item No.	Subdivision Plat Name	App	
		Type	Deferral

A-Consent

1	Aliana Commercial Center	C2	
2	Baethe Estates	C3F	DEF1
3	Bayou Fifth Sec 4	C3F	DEF2
4	Bellaire Square	C2	
5	Bridgeland Creek Parkway Street Dedication Sec 4	SP	
6	Bridgeland Creek Parkway Street Dedication Sec 5	SP	
7	Bridgeland Mason Road Street Dedication Sec 1	SP	
8	Buddhist Center French Road Development	C2	
9	Cemex GP	GP	
10	Claytons Park East Sec 2	C3F	
11	Cypress Preserve Park Sec 2	C3F	
12	Deca	C2	
13	Deleon Family	C2	DEF1
14	Deleon GP	GP	
15	Delta Atterbury Development	C2	
16	Elyson Sec 7	C3F	
17	Emmanuel Baptist Church of Houston	C2	
18	Evergreen Villas Sec 1	C3F	DEF1
19	First Baptist Church of the Woodlands	C2	
20	Franklin at Milam	C2	
21	Fusion Autoplex	C2	
22	Grand Oaks Partners LLC	C2	
23	Grand Vista Lakes Drive and Reserves	C3P	
24	Grand Vista Sec 14	C3F	DEF1
25	Grand Vista Sec 16	C3P	
26	Greenbriar partial replat no 1	C3F	
27	Harmony Village Sec 1	C3P	
28	Harmony Village Sec 3	C3P	
29	Harmony Village Sec 4	C3P	
30	Holly Greensbrook replat no 1	C3F	DEF1
31	Kaleigh Place	C3F	
32	Kennedy Greens Park West GP	GP	
33	Kennedy Greens Park West Sec 1	C2	
34	KM Aliana	C2	
35	Lakes at Creekside Sec 3	C3F	
36	Lakes at Creekside Sec 4	C3F	
37	Laurel Park Sec 4	C3F	
38	Leblanc Tract	C2	
39	Lodge at Westlake	C2	
40	Long Meadow Farms Sec 43	C3P	
41	Market Street Industrial	C2	
42	Mission Trace Sec 6	C3P	

Platting Summary**Houston Planning Commission****PC Date: October 29, 2015**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Naomi Patio Homes replat no 1 and Extension	C3F	
44	Northgrove Sec 10	C3P	
45	Northgrove Sec 11	C2	
46	Oakview Farms GP	GP	
47	Oneals Reserve	C3F	
48	Palai	C2	
49	Prosperity Media Ventures	C3F	DEF2
50	Rancho Verde Sec 7	C3P	
51	Reflections Sec 2 partial replat no 1	C3F	
52	Remington Creek Ranch Sec 3	C3F	
53	Rinox Green Plaza	C2	
54	Royal Brook at Kingwood Sec 7	C3F	
55	Royal Brook at Kingwood Sec 12	C3F	
56	Saddle Ridge Sec 6	C3P	
57	Seven Oaks Event Complex	C2	
58	Sheldon Ridge GP	GP	DEF1
59	Shenwari Plaza	C2	
60	Spring RV and Boat Storage	C2	
61	Stillwater Cove Sec 1	C3F	
62	Tavola Recreation Center	C3F	
63	Terravista Lakes Reserves GP	GP	
64	Terravista Lakes Reserves Sec 1	C2	
65	Theater Square	C2	DEF1
66	Towne Lake Sec 34	C3F	
67	Trails on Winter Street	C2	
68	Via Principale Parkway Sec 2	C3F	
69	Via Principale Sec 3	C3F	
70	Waterview Town Center Sec 3	C3P	
71	West at Grand Parkway GP	GP	
72	Whispering Pines Estates partial replat no 10	C3F	
73	Wildwood at Oakcrest North Sec 18	C3F	
74	Wilshire Complex	C2	DEF1
75	Woodlands Creekside Park West Sec 36	C3F	
76	Woodlands Village of Sterling Ridge Sec 89	C3F	

B-Replats

77	Agrawal Corinth Development	C2R	
78	Ahmadali Estate	C2R	
79	Airline Berry Square	C2R	
80	BLPL Holdings at Post Oak	C2R	
81	Broadway Commercial Reserves	C2R	
82	Canal Living	C2R	
83	Cardosa Estates	C3R	
84	Cemex Navigation	C2R	

Platting Summary**Houston Planning Commission****PC Date: October 29, 2015**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Clearpoint Plaza	C2R	
86	Colina Homes on Crockett Street	C2R	
87	Emerald Gardens	C3R	
88	Fullerton Vista	C2R	DEF1
89	Groves Sec 10	C3R	DEF1
90	Gulf Coast Northpark Place Sec 1 replat no 1 amending plat no 2 partial replat no 1	C2R	DEF1
91	Hardy Oaks	C2R	
92	Highland Knolls Plaza partial replat no 1	C2R	
93	Houston Sportsplex	C2R	
94	I 10 Bella Terra partial replat no 1	C3R	
95	Insperity Services on SH 494	C2R	
96	Julia First Estate	C2R	
97	Khera Estates	C2R	DEF1
98	Lake Houston Substation	C2R	
99	Lazy River Green Plaza	C2R	
100	Milby Townsites	C2R	
101	Newport Court	C3R	
102	NTV Imperial Valley Development	C2R	
103	Park at Converse Street	C2R	
104	Paulette Estates	C2R	
105	Phobia Haunted Reserve	C2R	DEF1
106	Rutland Mews	C2R	
107	Sampson Landing	C2R	
108	South Union Patio Homes	C2R	
109	Stuart Hutchins Villas	C2R	DEF1
110	Tidwell Green Plaza	C2R	DEF1
111	Tricons Oxford Villas	C2R	
112	Waffle House Will Clayton	C2R	
113	West 20th Street Reserve	C2R	
114	West Road and Peek Road and Fed Ex Drive Street Dedication Sec 1	SP	
115	Westmoreland Farms Third partial replat no 1	C2R	DEF2
116	Wilmer Townsites	C2R	

C-Public Hearings Requiring Notification

117	Bingham Estates replat no 1 and extension	C3N	
118	Champions Centre Mirage partial replat no 1	C3N	
119	Gillespie Street Sec 2 replat no 3	C3N	DEF1
120	Greenway Addition Gulfgate Dodge	C3N	DEF1
121	Hidden Arbor replat no 1	C3N	
122	Sage partial replat no 5	C3N	
123	Scoya Brittmoore Development	C3N	
124	University Grove partial replat no 1	C3N	DEF1
125	West Side Villas partial replat no 1	C3N	

Item No.	Subdivision Plat Name	App	
		Type	Deferral

D-Variances

126	Canal Street Reserve	C2	
127	Cleburne Senior Living	C2R	
128	Harmony GP	GP	
129	Harmony Village Sec 2	C3P	
130	Harmony Village Sec 5	C3P	
131	Kirby Mansion	C2R	
132	Park Place River Oaks replat no 1	C2R	DEF1
133	Tealpointe Lake Estates	C3P	DEF1
134	Washington Avenue Interests	C3P	DEF2

E-Special Exceptions

None

F-Reconsideration of Requirements

135	Dietz Acres	C2	DEF2
136	Towne Lake Sec 42	C3P	
137	Trails at Dowling Street	C2R	DEF2

G-Extensions of Approval

138	Arzell Robotics	EOA	
139	Elyson Sec 8	EOA	
140	Fore Washington Apartments	EOA	
141	HCC Northline Annex	EOA	
142	Hotel Valencia	EOA	
143	Houston Heights Swift Replat	EOA	
144	Memorial City Gateway replat no 3	EOA	
145	Richmond Square	EOA	
146	Shermandale Addition partial replat no 1 and extension	EOA	
147	Shively Carlson Addition partial replat no 2	EOA	
148	Skyview Park Sec 11	EOA	
149	Wells Fargo Gessner at Kingside	EOA	

H-Name Changes

None

I-Certification of Compliance

150	12107 Advance Dr.	COC	
151	7407 Greenyard Dr.	COC	

Platting Summary**Houston Planning Commission****PC Date: October 29, 2015**

Item		App	
No.	Subdivision Plat Name	Type	Deferral
152	7411 Greenyard Dr.	COC	
153	26251 Peach Creek Dr.	COC	
154	20870 Brazos Dr.	COC	
155	16611 Oak Ln.	COC	
156	23645 Robinson Rd	COC	
157	11011 Sheldon Rd.	COC	
158	11732 Possum Hollow Ln.	COC	

J-Administrative

None

K-Development Plats with Variance Requests

None

Platting Summary**Houston Planning Commission****PC Date: October 29, 2015**

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

A-Consent

1	Aliana Commercial Center	2015-2125	C2	Fort Bend	ETJ	526Y	19.78	19.78	0	Bury	Bury
2	Baethe Estates (DEF1)	2015-2037	C3F	Waller	ETJ	322P	13.78	0.00	6	James C. Henderson Construction	Arborleaf Engineering & Surveying, Inc.
3	Bayou Fifth Sec 4 (DEF2)	2015-2003	C3F	Harris	City	494K	7.94	0.83	86	Jacobs Engineering Group Inc.	Jacobs Engineering Group Inc.
4	Bellaire Square	2015-2147	C2	Harris	City	528G	10.36	10.36	0	AW ELECTRICAL AND HVAC SUPPLY	Advance Surveying, Inc.
5	Bridgeland Creek Parkway Street Dedication Sec 4	2015-2180	SP	Harris	ETJ	366T	8.22	0.00	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
6	Bridgeland Creek Parkway Street Dedication Sec 5	2015-2178	SP	Harris	ETJ	366S	12.43	0.00	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
7	Bridgeland Mason Road Street Dedication Sec 1	2015-2185	SP	Harris	ETJ	365V	8.82	0.00	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
8	Buddhist Center French Road Development	2015-2166	C2	Harris	ETJ	447C	5.00	5.00	0	Quang Duc Buddhist Center	Doshi Engineering & Surveying Company
9	Cemex GP	2015-2226	GP	Harris	City	494Q	45.85	0.00	0	Sunbelt Asphalt & Materials Inc	South Texas Surveying Associates, Inc.
10	Claytons Park East Sec 2	2015-2155	C3F	Harris	ETJ	377E	17.97	2.76	76	Woodmere Development Co., LTD.	Brown & Gay Engineers, Inc.
11	Cypress Preserve Park Sec 2	2015-2132	C3F	Harris	ETJ	332G	156.54	148.24	0	Hendricks Interests, LLC.	LJA Engineering, Inc. - (West Houston Office)
12	Deca	2015-2168	C2	Harris	City	494J	0.62	0.04	11	GILLESPIE - JENSEN DEVELOPMENT LLC	ICMC GROUP INC
13	Deleon Family (DEF1)	2015-2066	C2	Harris	ETJ	333C	1.48	0.00	1	N/A	E.I.C. Surveying Company
14	Deleon GP	2015-2146	GP	Harris	ETJ	333C	3.20	0.00	1	N/A	E.I.C. Surveying Company
15	Delta Atterbury Development	2015-2167	C2	Fort Bend	ETJ	528S	0.83	0.83	0	Delta Troy Intrerest, Ltd.	Doshi Engineering & Surveying Company
16	Elyson Sec 7	2015-2227	C3F	Harris	ETJ	405T	15.03	1.96	38	NASH FM 529, LLC	Brown & Gay Engineers, Inc.
17	Emmanuel Baptist Church of Houston	2015-2186	C2	Harris	ETJ	327E	10.21	10.21	0	Emmanuel Baptist Church	R.W. Patrick & Associates, Inc.
18	Evergreen Villas Sec 1 (DEF1)	2015-2012	C3F	Harris	ETJ	416Z	23.80	5.32	126	Academy Development	Arborleaf Engineering & Surveying, Inc.
19	First Baptist Church of the Woodlands	2015-2214	C2	Montgomery	ETJ	251V	9.88	9.88	0	First Baptist Church of the Woodlands	Hovis Surveying Company Inc.
20	Franklin at Milam	2015-2053	C2	Harris	City	493L	0.35	0.35	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
21	Fusion Autoplex	2015-2160	C2	Harris/ Fort Bend	ETJ	527M	1.43	1.43	0	Fusion Autoplex	Bowden Survey

Platting Summary**Houston Planning Commission****PC Date: October 29, 2015**

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22	Grand Oaks Partners LLC	2015-2133	C2	Montgomery	ETJ	253W	1.57	1.57	0	Grand Oaks Partners, LLC	Jones & Carter, Inc. - The Woodlands
23	Grand Vista Lakes Drive and Reserves	2015-2200	C3P	Fort Bend	ETJ	526Q	20.80	17.75	0	Taylor Morrison of Texas	BGE Kerry R. Gilbert Associates
24	Grand Vista Sec 14 (DEF1)	2015-2122	C3F	Fort Bend	ETJ	526Q	12.97	0.32	66	Taylor Morrison of Texas Inc.	Costello, Inc.
25	Grand Vista Sec 16	2015-2197	C3P	Fort Bend	ETJ	526L	16.10	1.25	77	Taylor Morrison of Texas	BGE Kerry R. Gilbert Associates
26	Greenbriar partial replat no 1	2015-2152	C3F	Harris	City	492Y	0.38	0.04	6	Kays Partners, LLC	Probstfeld & Associates, Inc.
27	Harmony Village Sec 1	2015-2217	C3P	Montgomery	ETJ	293M	56.00	26.45	105	Discovery Spring Trails, LLC	Jones & Carter, Inc. - The Woodlands
28	Harmony Village Sec 3	2015-2223	C3P	Montgomery	ETJ	293L	31.40	9.95	74	Discovery Spring Trails, LLC	Jones & Carter, Inc. - The Woodlands
29	Harmony Village Sec 4	2015-2225	C3P	Montgomery	ETJ	293L	28.10	8.76	54	Discovery Spring Trails, LLC	Jones & Carter, Inc. - The Woodlands
30	Holly Greensbrook replat no 1 (DEF1)	2015-2097	C3F	Harris	City	493G	0.11	0.00	3	N/A	The Interfield Group
31	Kaleigh Place	2015-2216	C3F	Harris	City	450Z	2.59	0.01	16	Walker Residential	The Interfield Group
32	Kennedy Greens Park West GP	2015-2184	GP	Harris	ETJ	414B	17.92	0.00	0	Skymark Development Co., Inc.	Gruller Surveying
33	Kennedy Greens Park West Sec 1	2015-2112	C2	Harris	ETJ	414B	2.19	2.19	0	Skymark Development Co., Inc.	Gruller Surveying
34	KM Aliana	2015-2127	C2	Fort Bend	ETJ	527W	4.37	4.37	0	KM 1464 Partners, LP	Windrose Land Services, Inc.
35	Lakes at Creekside Sec 3	2015-2138	C3F	Harris	ETJ	249V	21.80	6.66	57	Lakes at Creekside, LLC	LJA Engineering, Inc.- (West Houston Office)
36	Lakes at Creekside Sec 4	2015-2139	C3F	Harris	ETJ	249Y	14.00	1.24	56	Lakes at Creekside, LLC	LJA Engineering, Inc.- (West Houston Office)
37	Laurel Park Sec 4	2015-2142	C3F	Harris	ETJ	290T	21.91	1.38	69	RH of Texas Limited Partnership	LJA Engineering, Inc.- (West Houston Office)
38	Leblanc Tract	2015-2135	C2	Harris	ETJ	368A	1.71	1.71	0	LeBlanc Investments Company LLC,	E.I.C. Surveying Company
39	Lodge at Westlake	2015-2210	C2	Harris	ETJ	338S	5.73	5.66	0	KG Residential	Total Surveyors, Inc.
40	Long Meadow Farms Sec 43	2015-2134	C3P	Fort Bend	ETJ	526N	23.62	0.41	68	LM Development, LP	Knudson, LP
41	Market Street Industrial	2015-2100	C2	Harris	ETJ	498K	15.00	15.00	0	Duplantis Design Group, PC	Gruller Surveying
42	Mission Trace Sec 6	2015-2208	C3P	Fort Bend	ETJ	527S	21.30	1.46	93	DR Horton	BGE Kerry R. Gilbert Associates
43	Naomi Patio Homes replat no 1 and Extension	2015-2141	C3F	Harris	City	532R	0.72	0.01	18	City Choice Homes L.L.C.	ICMC GROUP INC
44	Northgrove Sec 10	2015-2149	C3P	Montgomery	ETJ	249L	1.48	1.01	0	Toll Brothers	Costello, Inc.
45	Northgrove Sec 11	2015-2156	C2	Montgomery	ETJ	249L	19.18	19.18	0	Toll Brothers	Costello, Inc.
46	Oakview Farms GP	2015-2032	GP	Harris	ETJ	290J	18.58	4.47	37	OAKVIEW FARMS LLC	Provident
47	Oneals Reserve	2015-2042	C3F	Harris	ETJ	330N	1.88	1.88	0	C&R SURVEYING, INC.	C&R Surveying, Inc.
48	Palai	2015-2183	C2	Harris	ETJ	447H	1.40	1.40	1	Palai, LLC	ASV Consulting Group, Inc.

Platting Summary**Houston Planning Commission****PC Date: October 29, 2015**

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49	Prosperity Media Ventures (DEF2)	2015-1930	C3F	Harris	ETJ	410T	3.52	3.17	0	Prosperity Media Ventures	Hovis Surveying Company Inc.
50	Rancho Verde Sec 7	2015-2143	C3P	Harris	ETJ	458W	31.61	5.01	166	D.R. HORTON-TEXAS, LTD	huitt-zollars
51	Reflections Sec 2 partial replat no 1	2015-2124	C3F	Harris	City	488Q	4.52	2.00	44	DAC ENGINEERS	AGS CONSULTANTS LLC
52	Remington Creek Ranch Sec 3	2015-2131	C3F	Harris	ETJ	373E	19.27	6.21	69	Woodmere Development Company, Limited	Van De Wiele & Vogler, Inc.
53	Rinox Green Plaza	2015-2191	C2	Harris	City	412U	3.71	3.71	1	Maisah Construction Inc.,	BM DESIGN LLC
54	Royal Brook at Kingwood Sec 7	2015-2187	C3F	Harris	City	297P	13.30	0.74	51	Friendswood Development	Jones & Carter, Inc.
55	Royal Brook at Kingwood Sec 12	2015-2205	C3F	Harris	City	297P	22.49	2.69	69	Friendswood Development Company, L.L.C.	Jones & Carter, Inc.
56	Saddle Ridge Sec 6	2015-2190	C3P	Harris	ETJ	334R	8.43	0.22	54	Castlerock Communities	IDS Engineering Group
57	Seven Oaks Event Complex	2015-2233	C2	Harris	ETJ	444V	10.01	9.99	0	Faith West Development, LLC	McKim & Creed, Inc.
58	Sheldon Ridge GP (DEF1)	2015-2067	GP	Harris	ETJ	418S	378.38	0.00	0	Woodmere Development Co., Ltd	Robert Doley, Planner
59	Shenwari Plaza	2015-2175	C2	Fort Bend	ETJ	527N	2.80	2.80	0	Rezcom	PLS
60	Spring RV and Boat Storage	2015-2136	C2	Harris	ETJ	329N	5.86	5.86	0	JWR Land LLC	E.I.C. Surveying Company
61	Stillwater Cove Sec 1	2015-2170	C3F	Harris	City/ ETJ	617E	22.63	9.08	64	Meritage Homes of Texas, LLC	Windrose Land Services, Inc.
62	Tavola Recreation Center	2015-2145	C3F	Montgomery	ETJ	257E	4.73	3.26	0	Friendswood Development Compan	LJA Engineering, Inc.- (West Houston Office)
63	Terravista Lakes Reserves GP	2015-2231	GP	Fort Bend	ETJ	526Q	23.78	0.00	0	Terravista Lakes, LLC	Windrose Land Services, Inc.
64	Terravista Lakes Reserves Sec 1	2015-2232	C2	Fort Bend	ETJ	526Q	2.13	2.02	0	Terravista Lakes, LLC	Windrose Land Services, Inc.
65	Theater Square (DEF1)	2015-2061	C2	Harris	City	493L	1.47	1.47	0	Theater Square L P	M2L Associates, Inc.
66	Towne Lake Sec 34	2015-2203	C3F	Harris	ETJ	367S	27.35	3.38	92	CW SCOA West, L.P., a Texas Limited Partnership	EHRA
67	Trails on Winter Street	2015-2144	C2	Harris	City	493F	0.11	0.00	2	JAS DREAMS LLC	ICMC GROUP INC
68	Via Principale Parkway Sec 2	2015-2150	C3F	Montgomery	ETJ	257E	3.10	0.23	0	Friendswood Development Compan	LJA Engineering, Inc.- (West Houston Office)
69	Via Principale Sec 3	2015-2151	C3F	Montgomery	ETJ	257E	19.21	15.74	0	Friendswood Development Compan	LJA Engineering, Inc.- (West Houston Office)
70	Waterview Town Center Sec 3	2015-2213	C3P	Fort Bend	ETJ	526Y	59.59	55.23	0	99 Grand Mission LLC	M2L Associates, Inc.
71	West at Grand Parkway GP	2015-2198	GP	Harris	ETJ	405C	490.60	0.00	0	Fedex Ground Package System, Inc.	Brown & Gay Engineers, Inc.
72	Whispering Pines Estates partial replat no 10	2015-2177	C3F	Harris	City	451X	0.29	0.00	3	Big Star Management, Inc	Bates Development Consultants

Platting Summary**Houston Planning Commission****PC Date: October 29, 2015**

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73	Wildwood at Oakcrest North Sec 18	2015-2140	C3F	Harris	ETJ	328A	22.68	9.60	43	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)
74	Wilshire Complex (DEF1)	2015-2082	C2	Harris	City	450Y	1.94	1.94	0	CIVE	Owens Management Systems, LLC
75	Woodlands Creekside Park West Sec 36	2015-2189	C3F	Harris	ETJ	249U	22.47	2.70	54	The Woodlands Land Development Company, L.P.	IDS Engineering Group
76	Woodlands Village of Sterling Ridge Sec 89	2015-2181	C3F	Montgomery	ETJ	249B	45.97	10.58	124	THE WOODLANDS LAND DEVELOPMENT COMPANY, LP	LJA Engineering, Inc.- (West Houston Office)

B-Replats

77	Agrawal Corinth Development	2015-2163	C2R	Harris	City	533T	1.20	1.20	0	Piping Technology & Products, Inc.	Doshi Engineering & Surveying Company
78	Ahmadali Estate	2015-2169	C2R	Harris	City	493Z	0.29	0.29	0	Ali's Enterprise	Jalayer And Associates, Inc.
79	Airline Berry Square	2015-2130	C2R	Harris	City	453F	0.47	0.47	0	Global New Millennium Partners LTD.	MOMENTUM ENGINEERING
80	BLPL Holdings at Post Oak	2015-2162	C2R	Harris	City	491Q	6.41	6.41	0	BLPL Holdings	M2L Associates, Inc.
81	Broadway Commercial Reserves	2015-2128	C2R	Harris	City	535B	0.55	0.55	0	Jean McKinley Company	Jean McKinley Company
82	Canal Living	2015-2211	C2R	Harris	City	494N	0.23	0.00	6	AGS CONSULTANTS, LLC	AGS CONSULTANTS LLC
83	Cardosa Estates	2015-2062	C3R	Harris	ETJ	367P	1.03	0.00	1	Mbella Properties	Survey 1, Inc.
84	Cemex Navigation	2015-2224	C2R	Harris	City	494Q	4.57	4.57	0	Sunbelt Asphalt & Materials Inc	South Texas Surveying Associates, Inc.
85	Clearpoint Plaza	2015-2193	C2R	Harris	City	578N	1.43	1.43	0	Space Center Development, PL	R.W. Patrick & Associates, Inc.
86	Colina Homes on Crockett Street	2015-2041	C2R	Harris	City	493F	0.11	0.00	2	COLINA HOMES	ICMC GROUP INC
87	Emerald Gardens	2015-2230	C3R	Harris	City	573T	4.29	0.80	39	Ralph Abercia	Jones & Carter, Inc. - The Woodlands
88	Fullerton Vista (DEF1)	2015-2060	C2R	Harris	City	449Q	0.14	0.00	2	INTERVESTMENT S, LLC	replats.com
89	Groves Sec 10 (DEF1)	2015-2040	C3R	Harris	ETJ	377K	11.42	0.43	44	Crescent LHTX 2012, LLC	Brown & Gay Engineers, Inc.
90	Gulf Coast Northpark Place Sec 1 replat no 1 amending plat no 2 partial replat no 1 (DEF1)	2015-2090	C2R	Montgomery	City/ ETJ	296S	2.38	2.38	0	GCCLE-Northpark I, LP	LJA Engineering, Inc.- (West Houston Office)
91	Hardy Oaks	2015-2212	C2R	Harris	City	493D	0.11	0.00	2	IH Constructors	PROSURV
92	Highland Knolls Plaza partial replat no 1	2015-2207	C2R	Harris	ETJ	486K	3.23	3.23	0	Highland Knolls Plaza, LP	Hovis Surveying Company Inc.

Platting Summary**Houston Planning Commission****PC Date: October 29, 2015**

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93	Houston Sportsplex	2015-2158	C2R	Harris	City	571G	27.05	27.05	0	Quasar Land, Ltd	Terra Surveying Company, Inc.
94	I 10 Bella Terra partial replat no 1	2015-2129	C3R	Harris	ETJ	485A	15.24	14.12	0	I-10 /Katy, Ltd.	Van De Wiele & Vogler, Inc.
95	Insperity Services on SH 494	2015-2126	C2R	Montgomery	City	336A	4.87	4.87	0	Insperity Services, LP	Windrose Land Services, Inc.
96	Julia First Estate	2015-2204	C2R	Harris	City	453G	0.47	0.02	8	Wilkerson Properties, Inc.	Karen Rose Engineering and Surveying
97	Khera Estates (DEF1)	2015-2045	C2R	Harris	ETJ	411F	0.49	0.02	3	Khera Interests Inc	Survey 1, Inc.
98	Lake Houston Substation	2015-2157	C2R	Harris	ETJ	337V	9.08	9.08	0	CenterPoint Energy Houston Electric, LLC	Brown & Gay Engineers, Inc.
99	Lazy River Green Plaza	2015-2196	C2R	Harris	City	452T	0.29	0.29	0	Maisah Construction Inc.,	BM DESIGN LLC
100	Milby Townsites	2015-2221	C2R	Harris	City	494P	0.10	0.00	2	Townsite Custom Homes	The Interfield Group
101	Newport Court	2015-2137	C3R	Harris	ETJ	379T	23.92	9.58	68	Dunhill Builders, LLC	LJA Engineering, Inc.- (West Houston Office)
102	NTV Imperial Valley Development	2015-2164	C2R	Harris	ETJ	332L	4.77	4.77	0	NTV ENTRIPRISES LP	Doshi Engineering & Surveying Company
103	Park at Converse Street	2015-2056	C2R	Harris	City	493N	0.16	0.00	4	CHANG EVERGREEN INVESTMENT LLC	ICMC GROUP INC
104	Paulette Estates	2015-2206	C2R	Harris	City	493X	0.14	0.00	3	Sweitzer & Associates	TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING, L.P./GLOBAL SURVEYORS, INC.
105	Phobia Haunted Reserve (DEF1)	2015-2043	C2R	Harris	City	574W	35.12	35.12	0	PBJZ Holdings LLC	Texas Engineering And Mapping Company
106	Rutland Mews	2015-2172	C2R	Harris	City	452V	0.12	0.00	3	Central Heights LLC	TKE Development Services, Ltd.
107	Sampson Landing	2015-2218	C2R	Harris	City	493V	0.37	0.00	9	Urban Mosaic Custom Homebuilders	Total Surveyors, Inc.
108	South Union Patio Homes	2015-2161	C2R	Harris	City	533P	0.23	0.00	3	The Jacobs International Group Inc.	Bowden Survey
109	Stuart Hutchins Villas (DEF1)	2015-2117	C2R	Harris	City	493Y	0.27	0.00	6	Aar-Flo, Ltd.	The Interfield Group
110	Tidwell Green Plaza (DEF1)	2015-2106	C2R	Harris	City	454C	0.81	0.81	1	Maisah Construction Inc.,	BM DESIGN LLC
111	Tricons Oxford Villas	2015-2174	C2R	Harris	City	493A	0.38	0.38	0	Tricon Homes	Owens Management Systems, LLC
112	Waffle House Will Clayton	2015-2092	C2R	Harris	ETJ	377A	0.72	0.72	0	Waffle House, Inc	R.G. Miller Engineers
113	West 20th Street Reserve	2015-2154	C2R	Harris	City	452V	0.32	0.32	0	Vaugh Desing Studio	Total Surveyors, Inc.
114	West Road and Peek Road and Fed Ex Drive Street Dedication Sec 1	2015-2159	SP	Harris	ETJ	405C	15.98	0.00	0	Fedex Ground Package System, Inc.	Brown & Gay Engineers, Inc.
115	Westmoreland Farms Third partial replat no 1 (DEF2)	2015-1892	C2R	Harris	City	530P	4.66	4.66	0	Mainstreet	SAM, Inc.
116	Wilmer Townsites	2015-2220	C2R	Harris	City	494S	0.33	0.01	8	Townsite Custom Homes	The Interfield Group

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C-Public Hearings Requiring Notification

117	Bingham Estates replat no 1 and extension	2015-1945	C3N	Harris	City	493G	0.28	0.00	7	DaRam Engineers	Daram Engineers, Inc.
118	Champions Centre Mirage partial replat no 1	2015-1935	C3N	Harris	ETJ	370A	1.46	0.34	2	Chayn Mousa	Hovis Surveying Company Inc.
119	Gillespie Street Sec 2 replat no 3 (DEF1)	2015-1864	C3N	Harris	City	494J	1.09	0.04	29	UNIQUE DEVELOPMENT GROUP	ICMC GROUP INC
120	Greenway Addition Gulfgate Dodge (DEF1)	2015-1795	C3N	Harris	City	535J	1.07	1.07	0	Wycoff Development	PROSURV
121	Hidden Arbor replat no 1	2015-1921	C3N	Harris	City/ ETJ	326L	96.43	40.63	129	Jen Texas XI, LLC	LJA Engineering, Inc. - (West Houston Office)
122	Sage partial replat no 5	2015-1939	C3N	Harris	City	491U	0.21	0.00	1	Individual	South Texas Surveying Associates, Inc.
123	Scoya Brittmoore Development	2015-1871	C3N	Harris	ETJ	409Y	0.42	0.42	0	Scoya Holding Company LLV	Doshi Engineering & Surveying Company
124	University Grove partial replat no 1 (DEF1)	2015-1866	C3N	Harris	City	494S	0.21	0.01	6	Texas InTownHomes, LLC	TKE Development Services, Ltd.
125	West Side Villas partial replat no 1	2015-2010	C3N	Harris	City	451T	0.12	0.03	1	Prebish Homes	Total Surveyors, Inc.

D-Variances

126	Canal Street Reserve	2015-2113	C2	Harris	City	494N	1.75	1.75	0	Licata Stone Creek, LLC	Windrose Land Services, Inc.
127	Cleburne Senior Living	2015-2201	C2R	Harris	City	493Y	2.87	2.87	0	Midtown Redevelopment Authority	Brown & Gay Engineers, Inc.
128	Harmony GP	2015-2215	GP	Harris/ Montgo mery	ETJ	293L	1023.25	0.00	0	Discovery Spring Trails, LLC	Jones & Carter, Inc. - The Woodlands
129	Harmony Village Sec 2	2015-2222	C3P	Montgo mery	ETJ	293R	98.30	61.32	135	Discovery Spring Trails, LLC	Jones & Carter, Inc. - The Woodlands
130	Harmony Village Sec 5	2015-2228	C3P	Montgo mery	ETJ	293Q	98.60	57.00	171	Discovery Spring Trails, LLC	Jones & Carter, Inc. - The Woodlands
131	Kirby Mansion	2015-2229	C2R	Harris	City	493P	1.44	1.44	0	Benchmark Engineering Corp.	Benchmark Engineering Corp.
132	Park Place River Oaks replat no 1 (DEF1)	2015-1918	C2R	Harris	City	492Q	0.25	0.25	0	Revere Park at River Oaks LLC	Vernon G. Henry & Associates, Inc.
133	Tealpointe Lake Estates (DEF1)	2015-2095	C3P	Harris	ETJ	286S	99.50	11.16	51	Tealpointe Lake Estates, Ltd.	BGE Kerry R. Gilbert Associates
134	Washington Avenue Interests (DEF2)	2015-1959	C3P	Harris	City	493K	0.27	0.27	0	Mast Interests, LLC	Civil-Surv Land Surveying, L.C.

E-Special Exceptions

None

Platting Summary**Houston Planning Commission****PC Date: October 29, 2015**

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

F-Reconsideration of Requirements

135	Dietz Acres (DEF2)	2015-1956	C2	Fort Bend	ETJ	567C	10.90	10.90	0	Individual	South Texas Surveying Associates, Inc.
136	Towne Lake Sec 42	2015-2219	C3P	Harris	ETJ	367S	41.80	8.26	100	CW SCOA West, L.P., a Texas Limited Partnership	EHRA
137	Trails at Dowling Street (DEF2)	2015-1867	C2R	Harris	City	493Y	0.49	0.01	12	Legion Custom Homes	ICMC GROUP INC

G-Extensions of Approval

138	Arzell Robotics	2014-2389	EOA	Harris	ETJ	368B	5.73	5.73	1	Arzell Robotics	Stewart Engineering
139	Elyson Sec 8	2014-2633	EOA	Harris	ETJ	405S	38.50	20.99	63	Newland Communities	BGE Kerry R. Gilbert Associates
140	Fore Washington Apartments	2014-2587	EOA	Harris	City	492G	1.23	1.21	0	Washington Shepherd Partners, Ltd.	Windrose Land Services, Inc.
141	HCC Northline Annex	2014-2623	EOA	Harris	City	453K	17.44	17.44	0	The Houston Community College System	EHRA
142	Hotel Valencia	2014-2602	EOA	Harris	City	493Q	1.47	1.47	0	Houston Pavilions, LP	Windrose Land Services, Inc.
143	Houston Heights Swift Replat	2014-2272	EOA	Harris	City	492D	8.65	8.65	0	Waterman Steele	Marsh Darcy Partners, Inc.
144	Memorial City Gateway replat no 3	2014-2923	EOA	Harris	City	490A	37.21	37.21	0	Metro National Corporation, a Texas corporation	Windrose Land Services, Inc.
145	Richmond Square	2014-2596	EOA	Harris	City	491X	0.98	0.98	0	CAS SURVEY	CAS SURVEY
146	Shermandale Addition partial replat no 1 and extension	2014-2708	EOA	Harris	City	535F	18.88	18.57	0	Houston ISD	Windrose Land Services, Inc.
147	Shively Carlson Addition partial replat no 2	2014-2833	EOA	Harris	City	493S	0.38	0.00	1	Menil Foundation, Inc.	Civil-Surv Land Surveying, L.C.
148	Skyview Park Sec 11	2014-2544	EOA	Harris	City	573P	21.46	1.24	118	Skymark Development Co., Inc.	Brown & Gay Engineers, Inc.
149	Wells Fargo Gessner at Kingsride	2014-2599	EOA	Harris	City	490A	1.24	1.24	0	Wells Fargo Bank, NA	Windrose Land Services, Inc.

H-Name Changes

None

I-Certification of Compliance

150	12107 Advance Dr.	15-1070	COC	Harris	ETJ	368-R				Ruben Garcia	Ruben Garcia
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Platting Summary**Houston Planning Commission****PC Date: October 29, 2015**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
151	7407 Greenyard Dr.	15-1071	COC	Harris	ETJ	371--S				Homero Cerda / Benny Rodriguez	Homero Cerda / Benny Rodriguez
152	7411 Greenyard Dr.	15-1072	COC	Harris	ETJ	371-S				Homero Cerda / Benny Rodriguez	Homero Cerda / Benny Rodriguez
153	26251 Peach Creek Dr.	15-1073	COC	Montgomery	ETJ	257-M				Maria Mendoza	Maria Mendoza
154	20870 Brazos Dr.	15-1074	COC	Montgomery	ETJ	256-N				Jeanette and Johnny Woods	Jeanette and Johnny Woods
155	16611 Oak Ln.	15-1075	COC	Harris	ETJ	458-Z				Robert L. Hardin	Robert L. Hardin
156	23645 Robinson Rd.	15-1076	COC	Montgomery	ETJ	256-M				Glenn Bryant Jr.	Robert L. Hardin
157	11011 Sheldon Rd.	15-1077	COC	Harris	ETJ	418-T				Conestoga Supply Corporation, a Texas Corporation	Conestoga Supply Corporation, a Texas Corporation
158	11732 Possum Hollow Ln.	15-1078	COC	Harris	ETJ	369-N				James C. Vo	James C. Vo

J-Administrative

None

K-Development Plats with Variance Requests

None

Houston Planning Commission

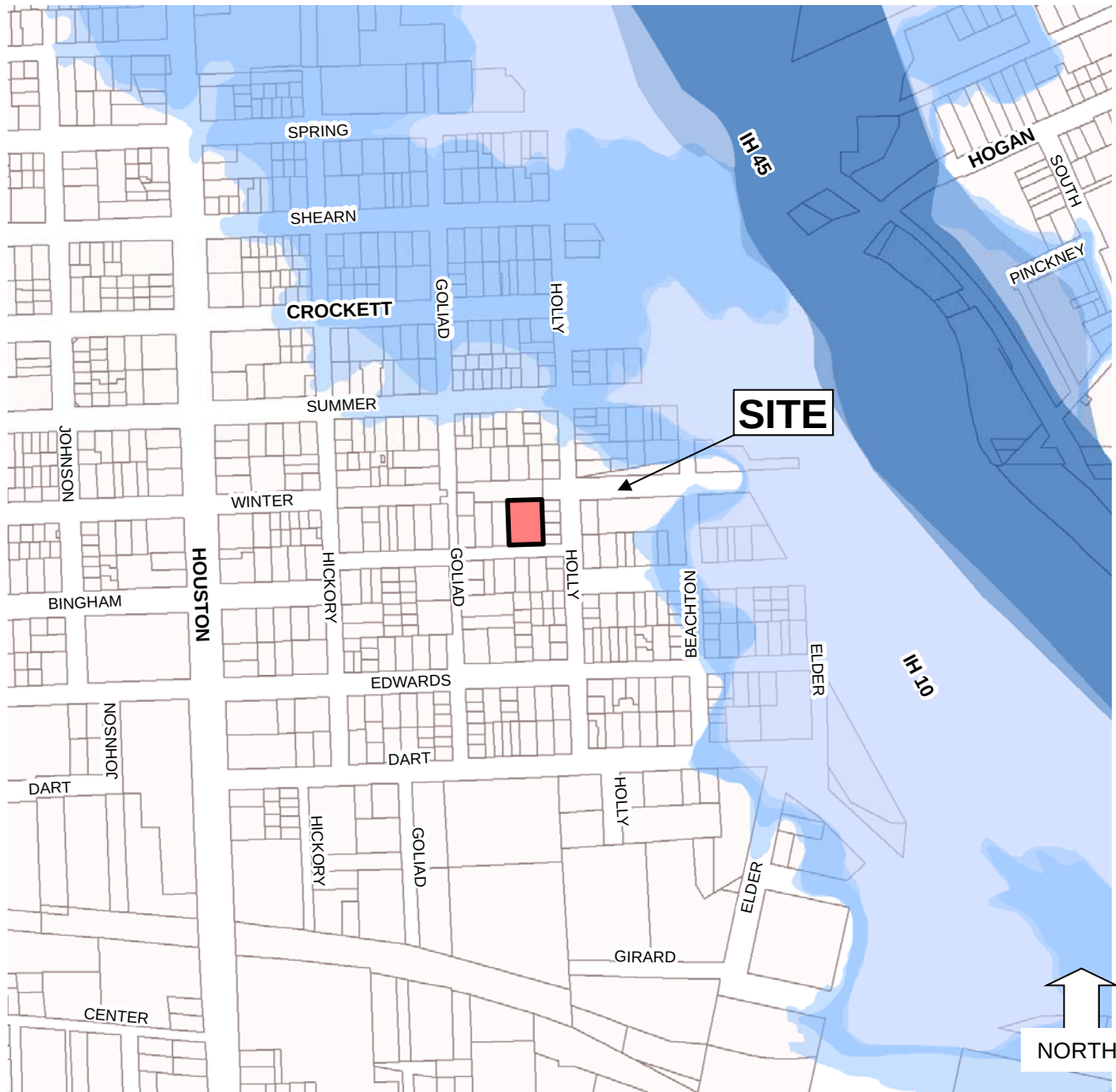
ITEM: 117

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Bingham Estates replat no 1 and extension

Applicant: Daram Engineers, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

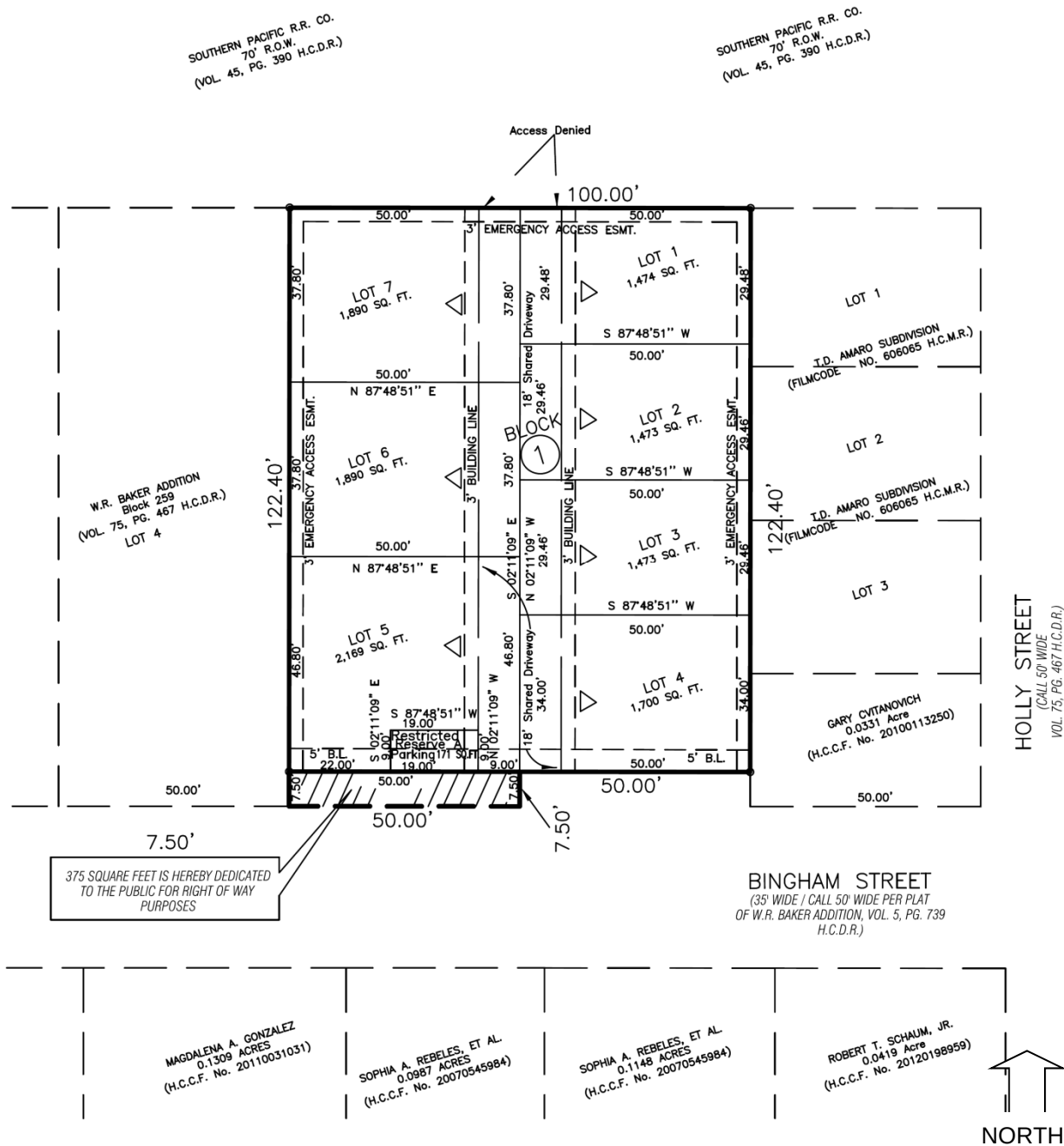
ITEM: 117

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Bingham Estates replat no 1 and extension

Applicant: Daram Engineers, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 117

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Bingham Estates replat no 1 and extension

Applicant: Daram Engineers, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

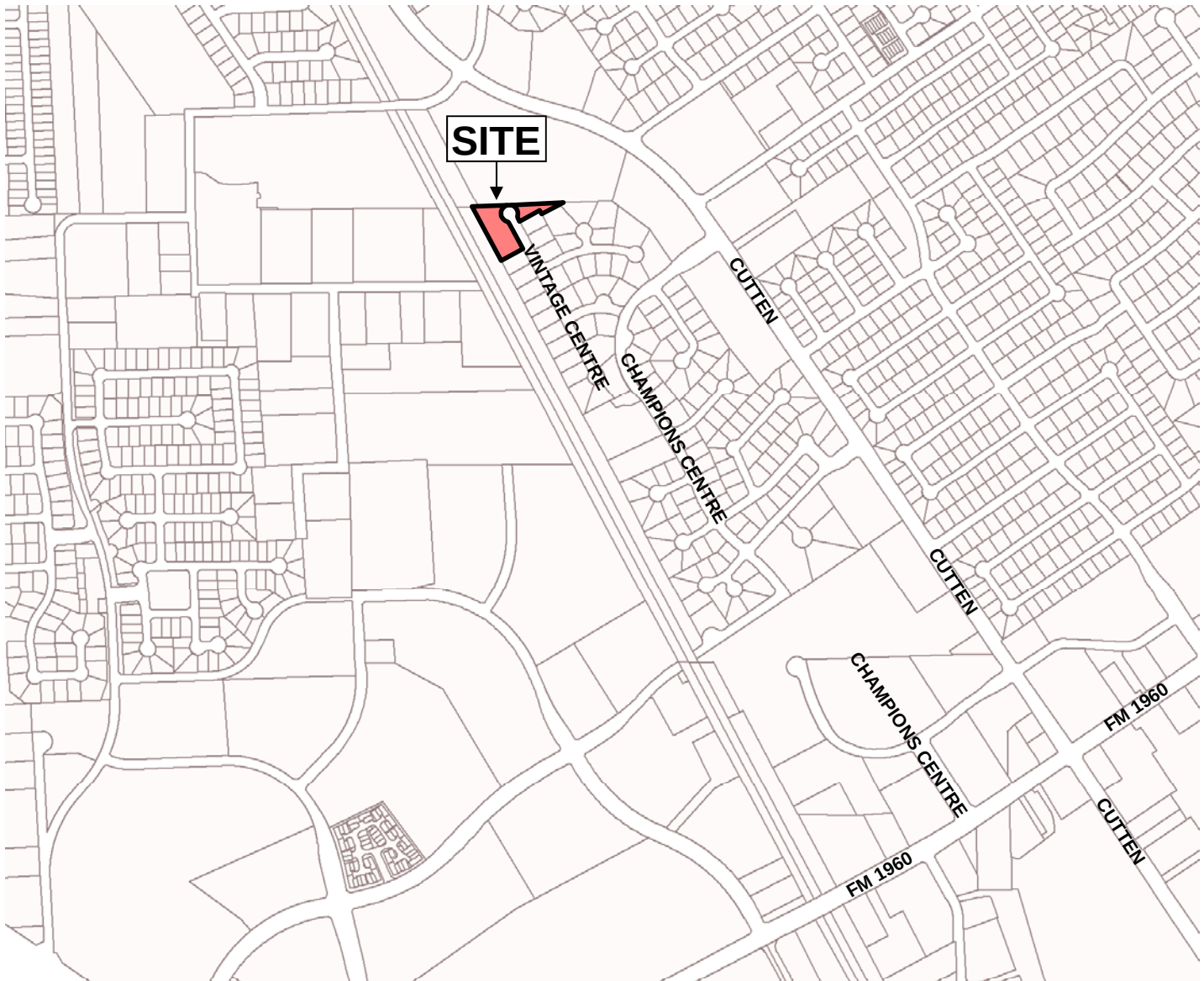
ITEM: 118

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Champions Centre partial replat no 1

Applicant: Hovis Surveying Company, Inc.



C – Public Hearings with Variance

Site Location

Subdivision

Houston Planning Commission

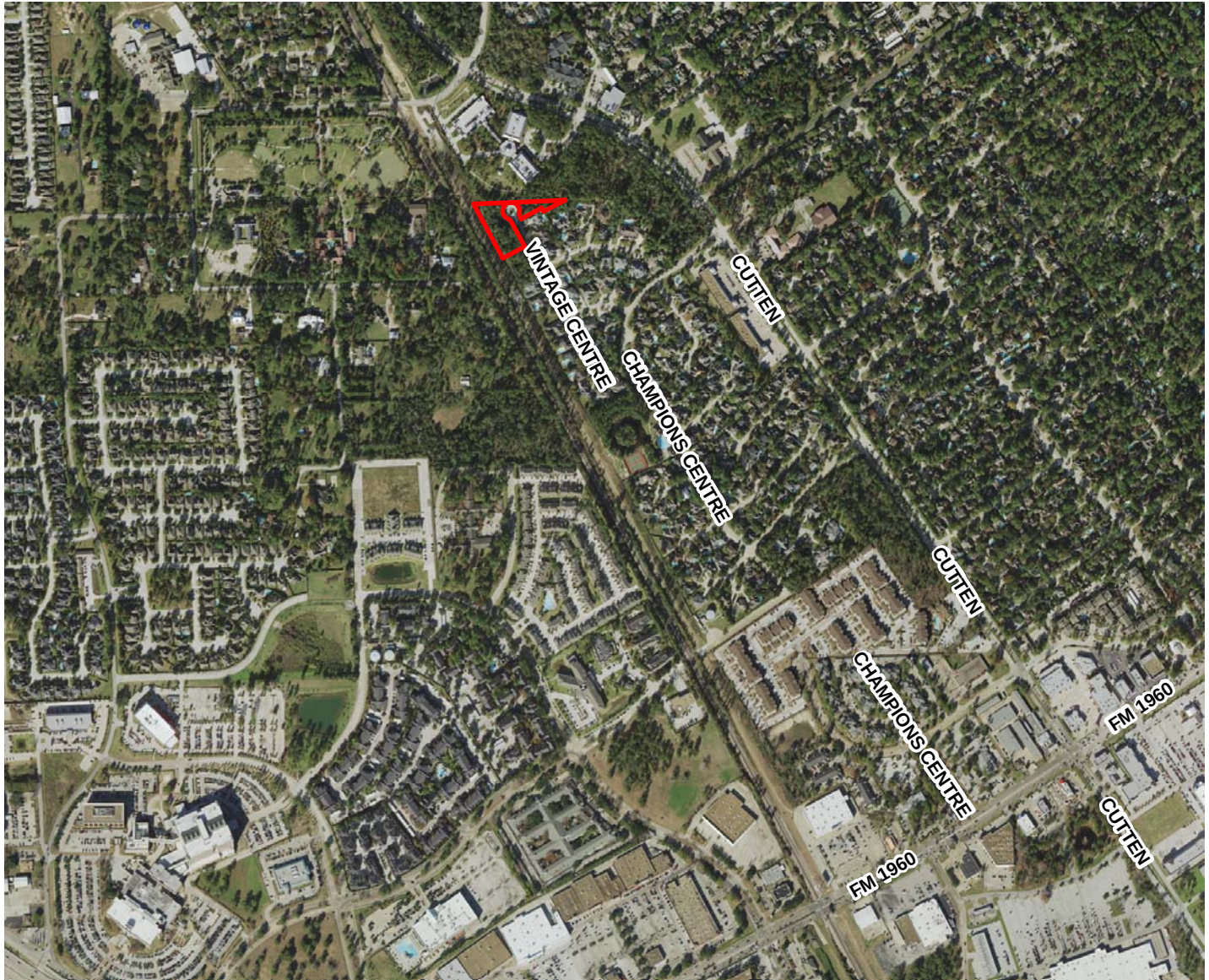
ITEM: 118

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Champions Centre partial replat no 1

Applicant: Hovis Surveying Company, Inc.



C – Public Hearings with Variance

Aerial



Application Number: 2015-1935

Plat Name: Champions Centre Mirage partial replat no 1

Applicant: Hovis Surveying Company Inc.

Date Submitted: 09/18/2015

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

Specific Variance is being sought and extent of variance:

To allow a single family lot to be created from a Common Open Space Reserve

Chapter 42 Section: 193

Chapter 42 Reference:

Rules governing partial replats of certain 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

(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;

Champions Centre Mirage was platted and recorded on September 13, 1996. The original plat created 41 lots, 2 blocks and 3 reserves. Two of the reserves created by this plat were restricted to Common Open Space. These two reserves have remained undeveloped since the subdivision was developed. This partial replat includes the replatting of Restricted Reserve "C" with Lots 17, 18 & 19, Block 1 to create two large single family residential lots. Restricted Reserve "C" currently has no access to the private street system within this development. Currently Lot 19 and the North half of Lot 18 have been developed and this reserve would be added to this current development. The South half of Lot 18 and all of Lot 17 will be combined to create one Lot. All of the lots within the original plat are over the minimum lot size requirement of 5000 square feet and no open space was required for this development. The developer of Champions Centre Mirage is still the current owner of the property included within this partial replat. This partial replat will also create two landscape reserves from Restricted Reserve "B". The only significant change to Restricted Reserve "B" is that two landscape reserves will be created from the one reserve.

(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 because currently Restricted Reserve "C" has no use or value to the neighborhood and is not needed or required due to the oversized lots within this development. The ordinance allows for single family lots to be changed to landscape, park, recreation, drainage or open space uses but does not specifically state that common open space reserves can be changed into single family lots.

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

The intent and general purposes of this chapter will be preserved and maintained because Lot 18 is already divided and the north half has existing improvements on it. The addition of Restricted Reserve "C" to create one large lot will eliminate the Common Open Space reserve which currently has no access to the neighborhood. This plat will eliminate the lot line between Lots 18 and 17 and create a lot which is more suitable for development. It will also remove the lot line between Lots 18 and 19 which currently has been built over.

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

The granting of the variance will not be injurious to the public health, safety or welfare because Restricted Reserve "C" is currently just sitting undeveloped and nothing has been done with them since they were created 19 years ago.

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

Economic hardship is not the sole justification of the variance because the main reason for the replat is to create something within the development that is more marketable and usable. As Reserve "C" currently exist there is not a use for it and the reserves are not needed to meet any requirement for minimum lot size. All of the lots within the original plat are oversized and these two lots will not be an exception. Several of the Lots in block 1 have been combined to create larger building sites. This development will be keeping with the existing character within this neighborhood.

Houston Planning Commission

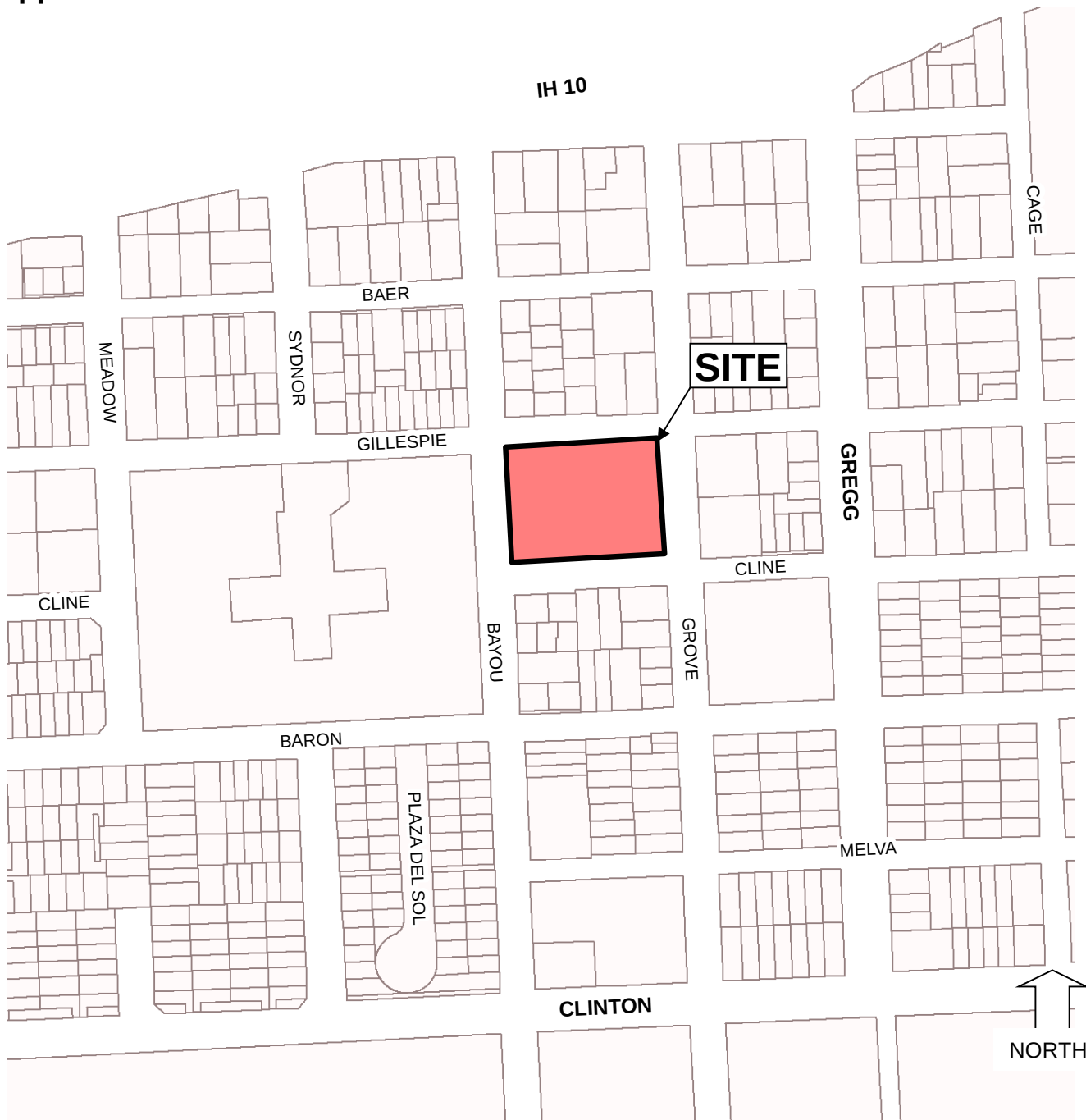
ITEM: 119

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Gillespie Street Sec 2 replat no 3 (DEF1)

Applicant: ICMC GROUP INC



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Gillespie Street Sec 2 replat no 3 (DEF1)

Applicant: ICMC GROUP INC



C – Public Hearings

Aerial

Houston Planning Commission

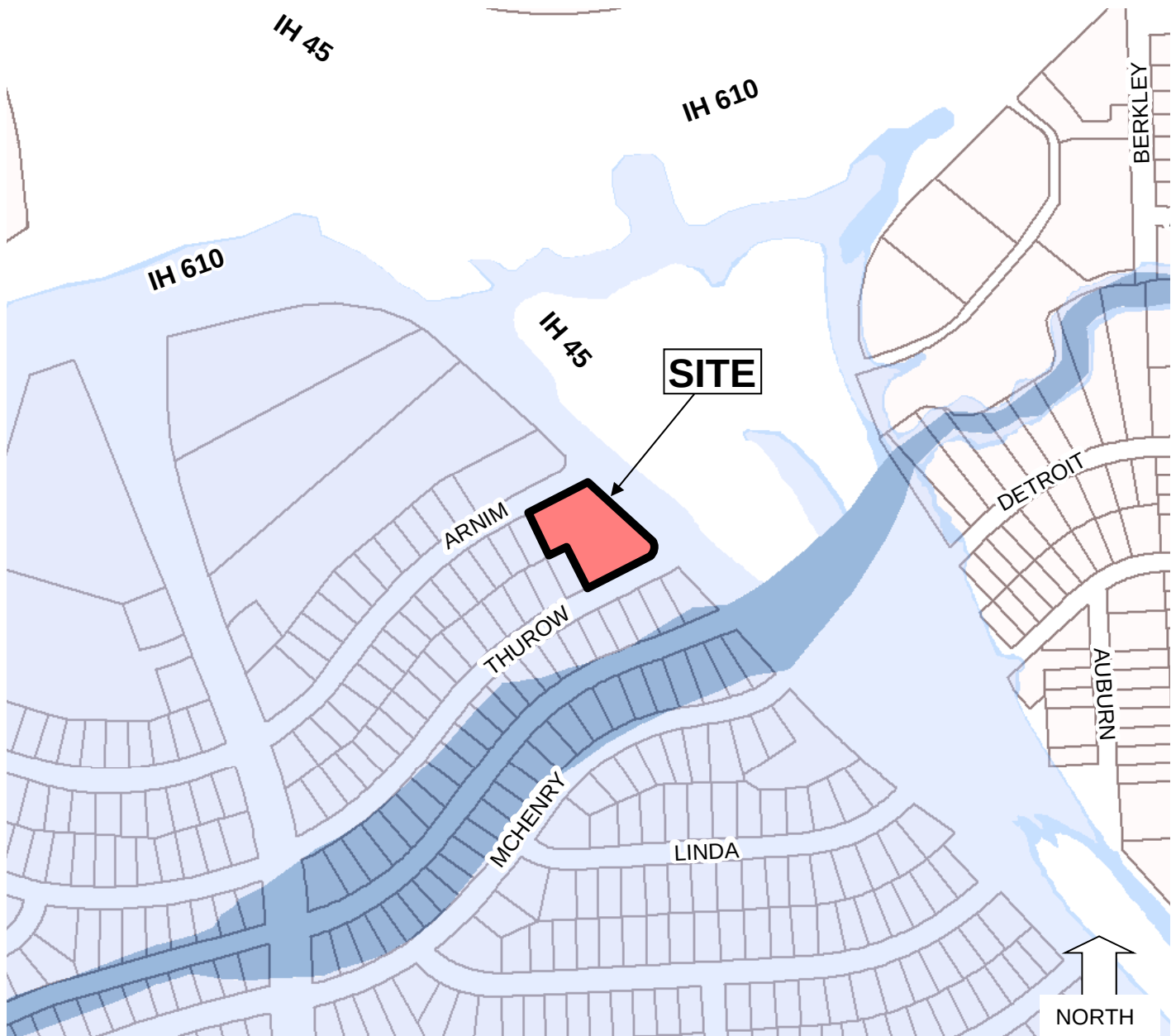
ITEM: 120

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Greenway Addition Gulfgate Dodge (DEF1)

Applicant: PROSURV



C – Public Hearings with Variance

Site Location

Houston Planning Commission

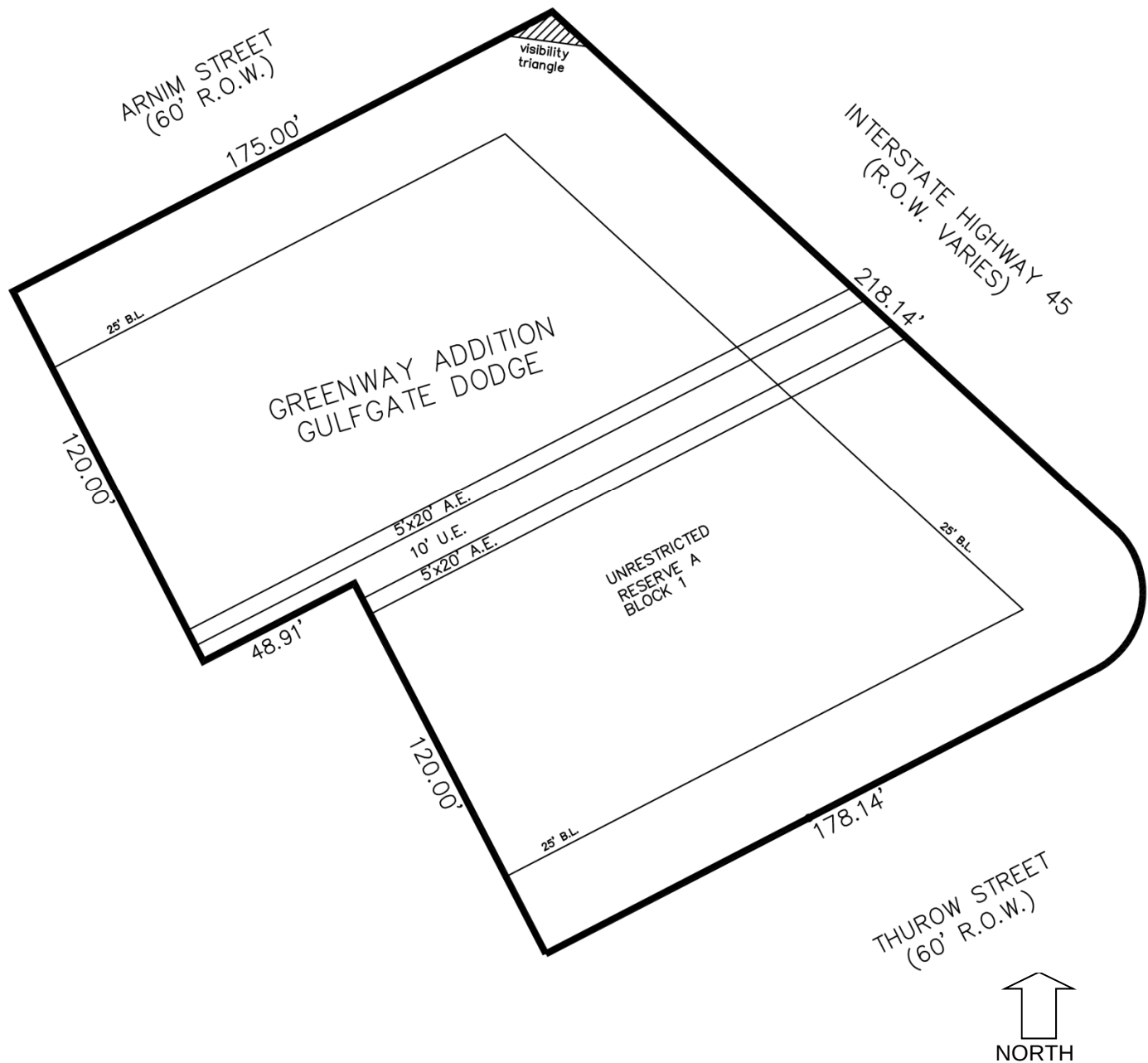
ITEM: 120

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Greenway Addition Gulfgate Dodge (DEF1)

Applicant: PROSURV



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 120

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Greenway Addition Gulfgate Dodge (DEF1)

Applicant: PROSURV



C – Public Hearings with Variance

Aerial



Application Number: 2015-1795

Plat Name: Greenway Addition Gulfgate Dodge

Applicant: PROSURV

Date Submitted: 08/24/2015

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

Specific Variance is being sought and extent of variance:

Variance to allow a partial replat to use 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

This proposed section is a partial replat of Greenway Addition Sec 5 and Sec 6. Chapter 42-41(1) b. specifically states that replats be named using the same name as the original subdivision plat followed by the words "partial replat no. X" and numbered sequentially. However, this portion of the ordinance does not specifically provide for the ability to name a subdivision replat when the replat encompasses two previously platted sections. The problem lies with the inability to name this replat using the subdivision name "Greenway Addition Sec 5 partial replat no 1 and Greenway Addition Sec 6 partial replat no 1", which is a correct description, but the word "and" is not specifically referenced in Chapter 42-41. Therefore, this naming convention is not allowed.

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

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

This portion of Chapter 42 was amended in 2013 with the intent of preventing applicants from using subdivision names on replats which differed from the original subdivision name. We understand that clear notifications to current neighbors is the intent, and we intend that clear notification will be preserved by keeping the original subdivision name at the beginning of the proposed name.

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

Naming this replat as requested retains the original subdivision name in the proposed name. The full legal description of the property being replatted is on the face of the plat to clarify the scenario.

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

Public health, safety and welfare are not negatively impacted by granting this variance since the variance request has to do with a plat naming requirement within Chapter 42.

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

The hardship for this application is that the boundaries of the replat goes over two previously platted sections. Naming the replat with a description referencing both plats is only allowed with this variance request being granted. Thank you.

Houston Planning Commission

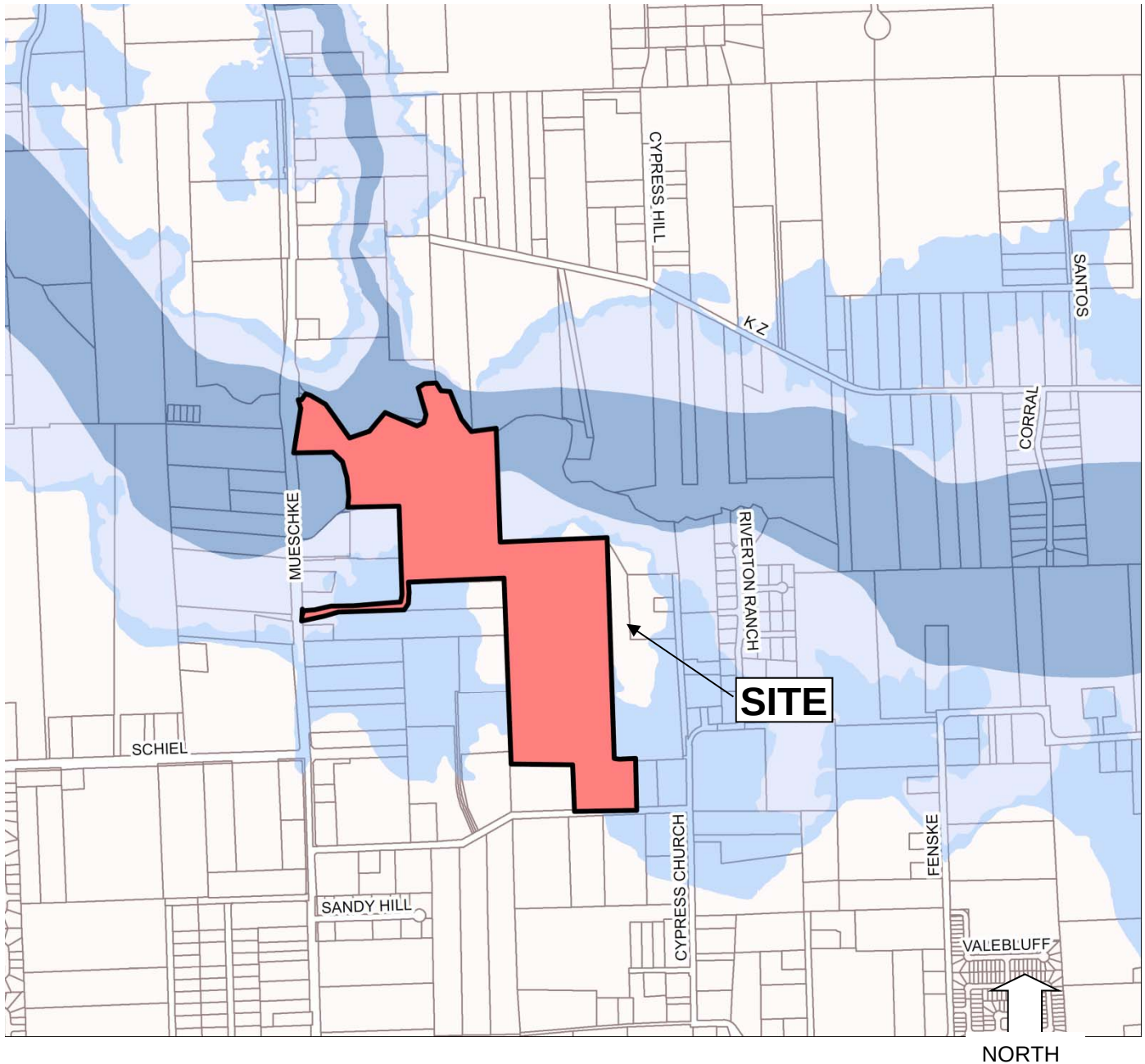
ITEM: 121

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Hidden Arbor replat no 1

Applicant: LJA Engineering, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

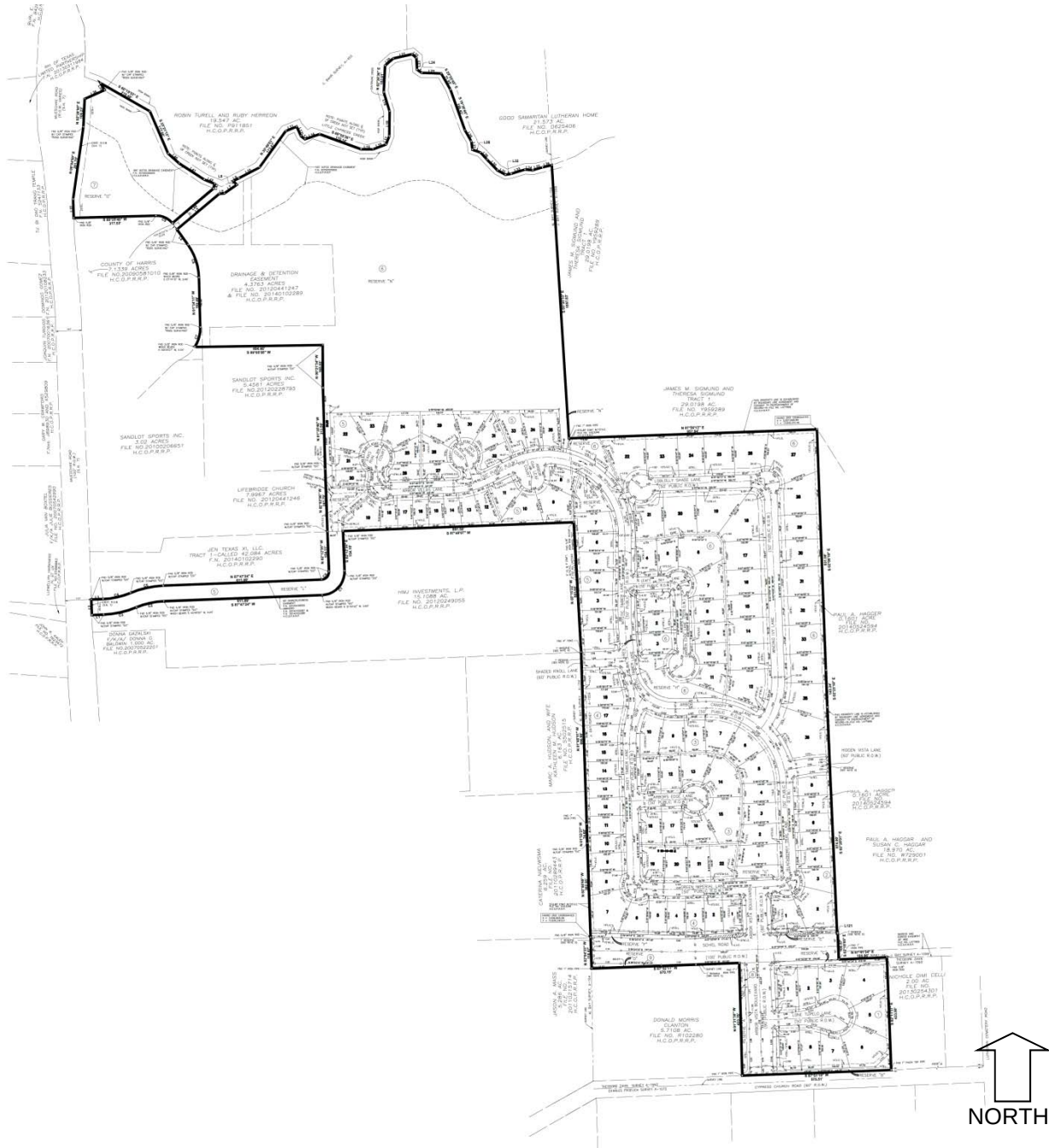
ITEM: 121

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Hidden Arbor replat no 1

Applicant: LJA Engineering, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

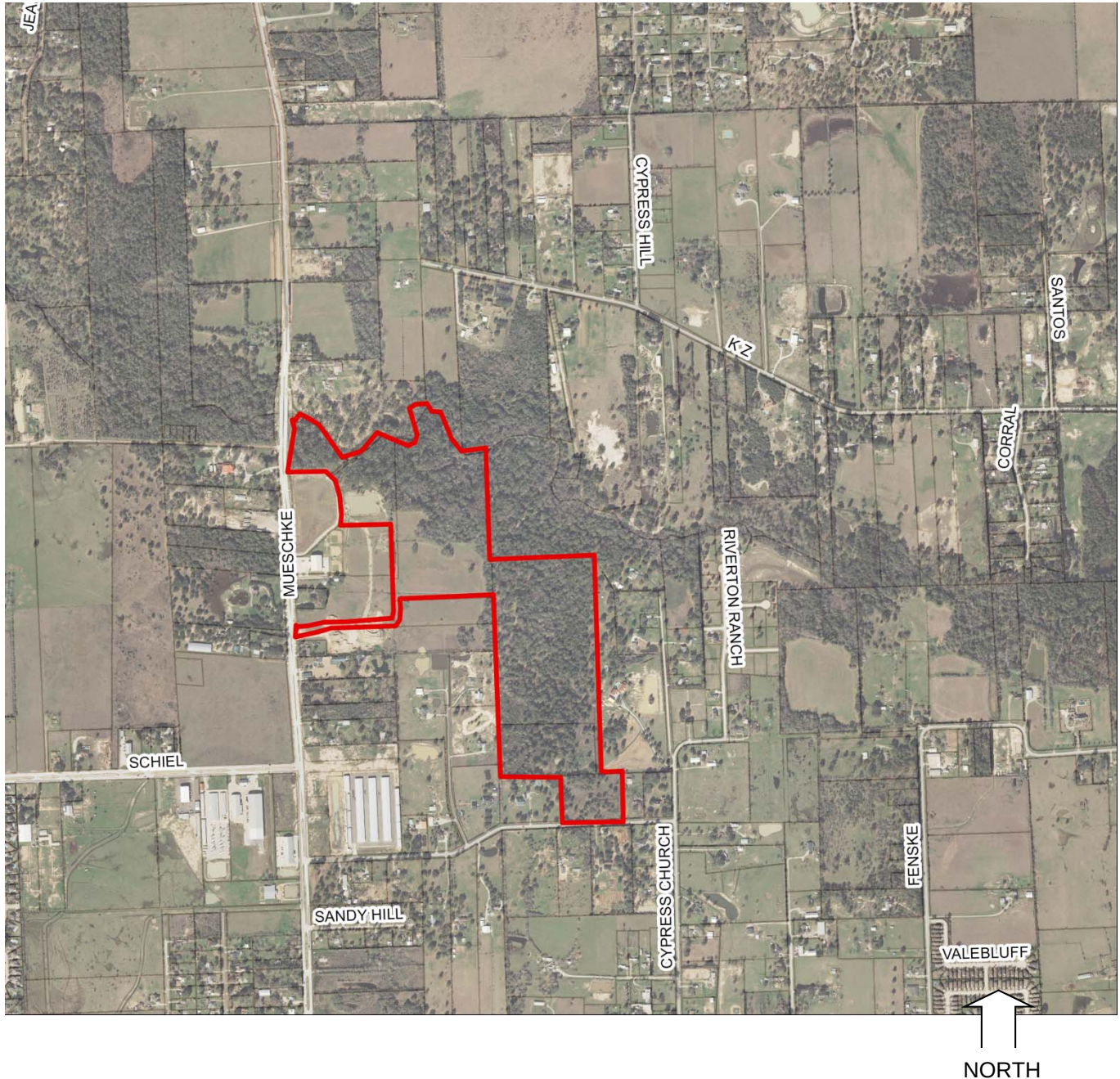
ITEM: 121

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Hidden Arbor replat no 1

Applicant: LJA Engineering, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

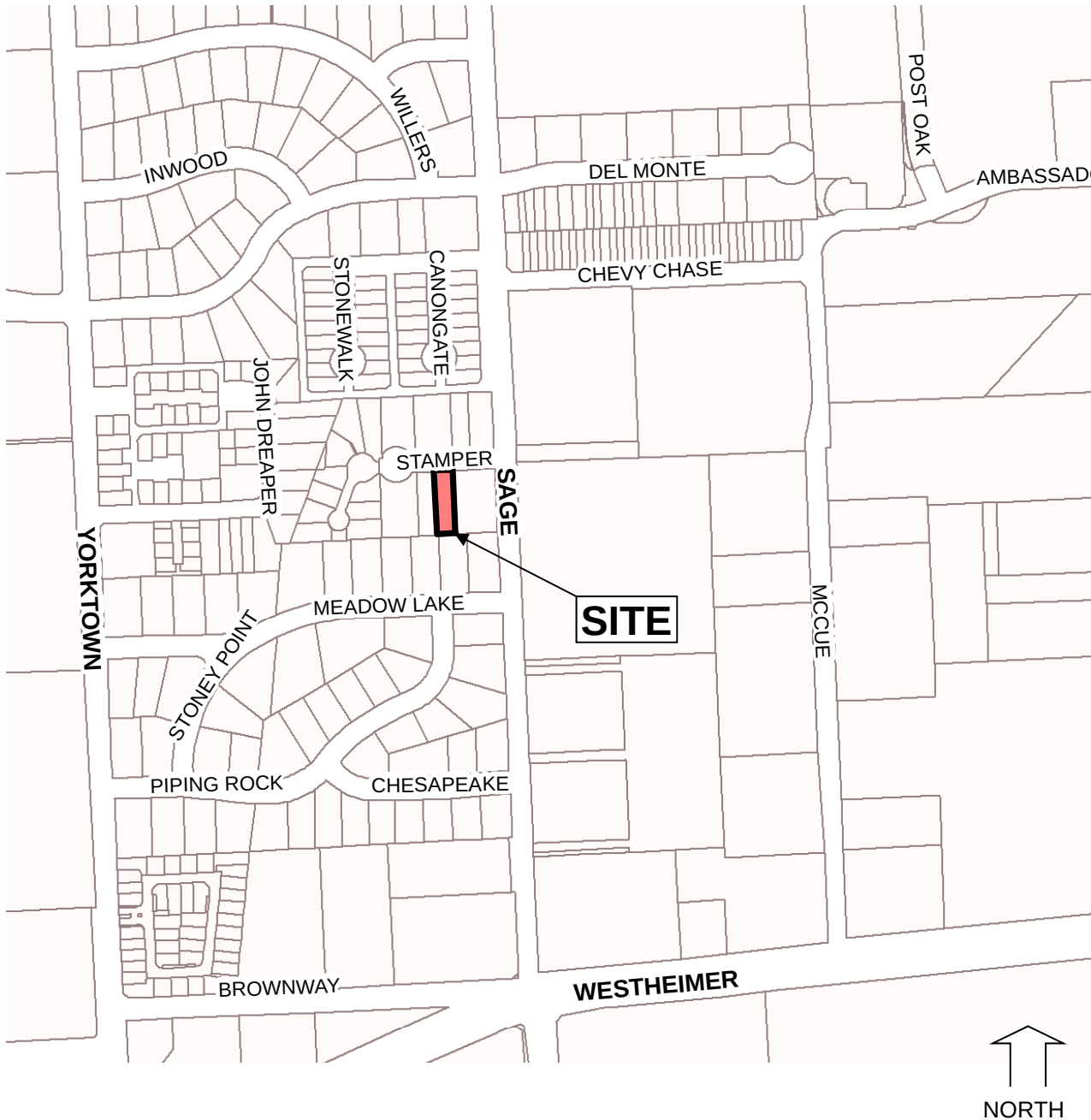
ITEM: 122

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Sage partial replat no 5

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 122

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Sage partial replat no 5

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 123

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Scoya Brittmoore Development

Applicant: Doshi Engineering & Surveying Company



C – Public Hearings with Variance

Site Location

Houston Planning Commission

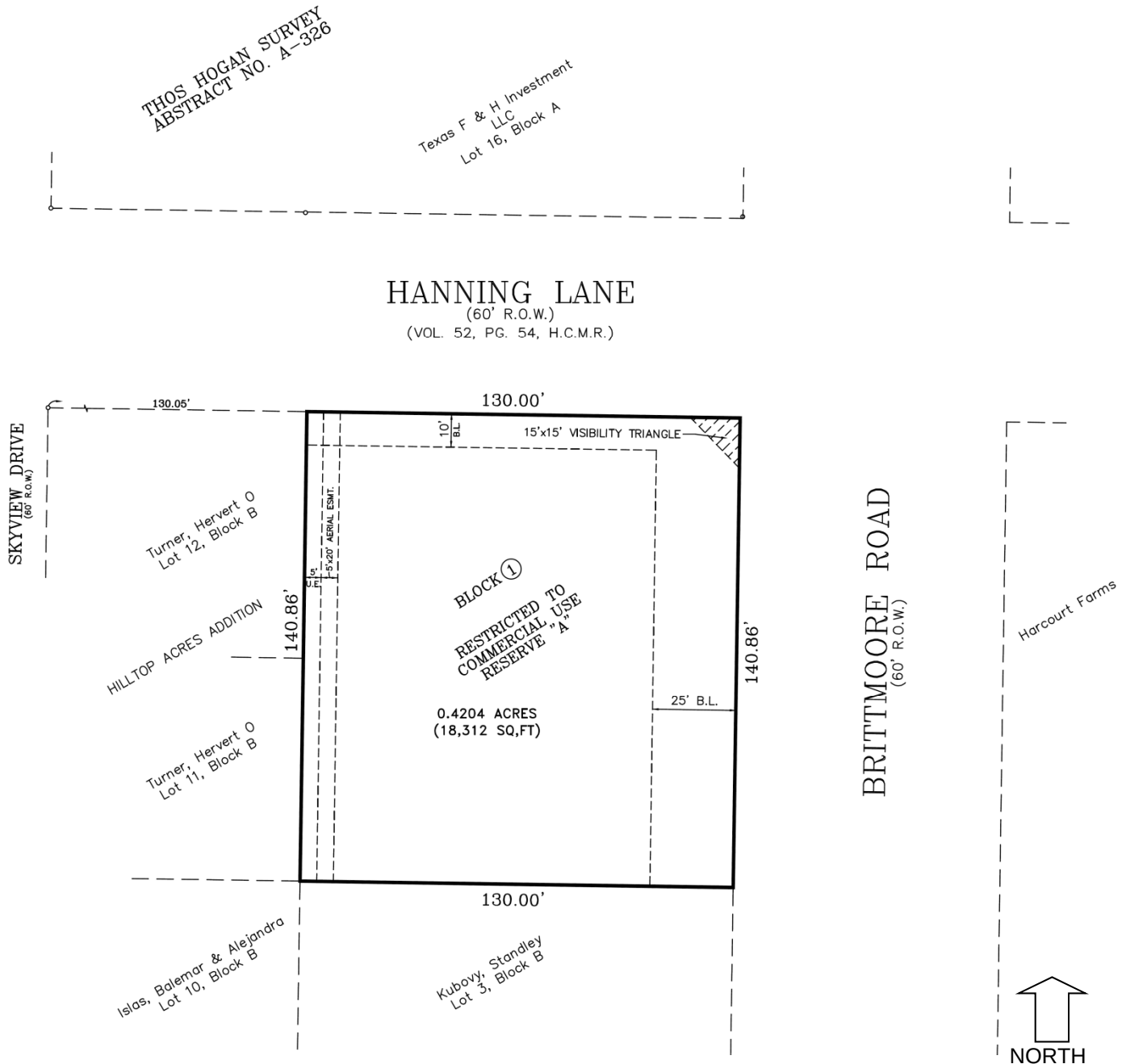
ITEM: 123

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Scoya Brittmoore Development

Applicant: Doshi Engineering & Surveying Company



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 123

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Scoya Brittmoore Development

Applicant: Doshi Engineering & Surveying Company



C – Public Hearings with Variance

Aerial



Application Number: 2015-1871

Plat Name: Scoya Brittmoore Development

Applicant: Doshi Engineering & Surveying Company

Date Submitted: 09/08/2015

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

Specific Variance is being sought and extent of variance:

Partial Re-plat of Residential Lots into commercial reserve

Chapter 42 Section: **42-193a**

Chapter 42 Reference:

Partial Re-plat of Residential Lots of Hilltop Acres Subdivision. Section 42-193(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

Looking into the Google map along the West side of the Brittmoore Road, there exists lots of commercial development from the West little York Road to south up to I-10. The existing Hilltop Acres Addition is 59 years old subdivision and the development of the Beltway 8 parallel to Brittmoore Road brought lots of commercial development in this area. Scoya Holding Company (SHC) is proposing to re-plat Lot 1 & 2, of Block B to create a commercial reserve. SCH is proposing office/warehouse facility of 6,175 Square Feet of warehouse and office building for supply of Unique Wood Products, such as Custom Millwork, Moldings, Countertops, stair treads, etc. Variance is requested so that Scoya Holding Company can make a reasonable use of the land.

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

n/a

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

Along the West side of the Brittmoore Road, there are no single family residence homes. East and West side of the Brittmoore Road have light to heavy commercial development including warehouse/office facilities. Proposed development is warehousing facility for the Unique Wood product. Manufacturing of the wood product is not part of the development

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

The intent and general purposes of this chapter will be preserved and maintained by partial Re-plating of two lots. Majority of the Block A and B along the Brittmoore Road is commercial development.

(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 in any way injurious to the public health, safety or welfare, as As manufacturing of unique wood product is not part of the development. Only manufactured unique wood products are to be stored and supplied. Warehouse/office will be operate during the regular office hours and will not generate any noise. Access from both Brittmoore Road and Hanning lane will not interfere with traffic to the residence of the sub-division.

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

There are similar commercial development along the east and west side of the Brittmoore Road. West side of the Brittmoore is part of the Hilltop Acres Addition, Block A & B.

Houston Planning Commission

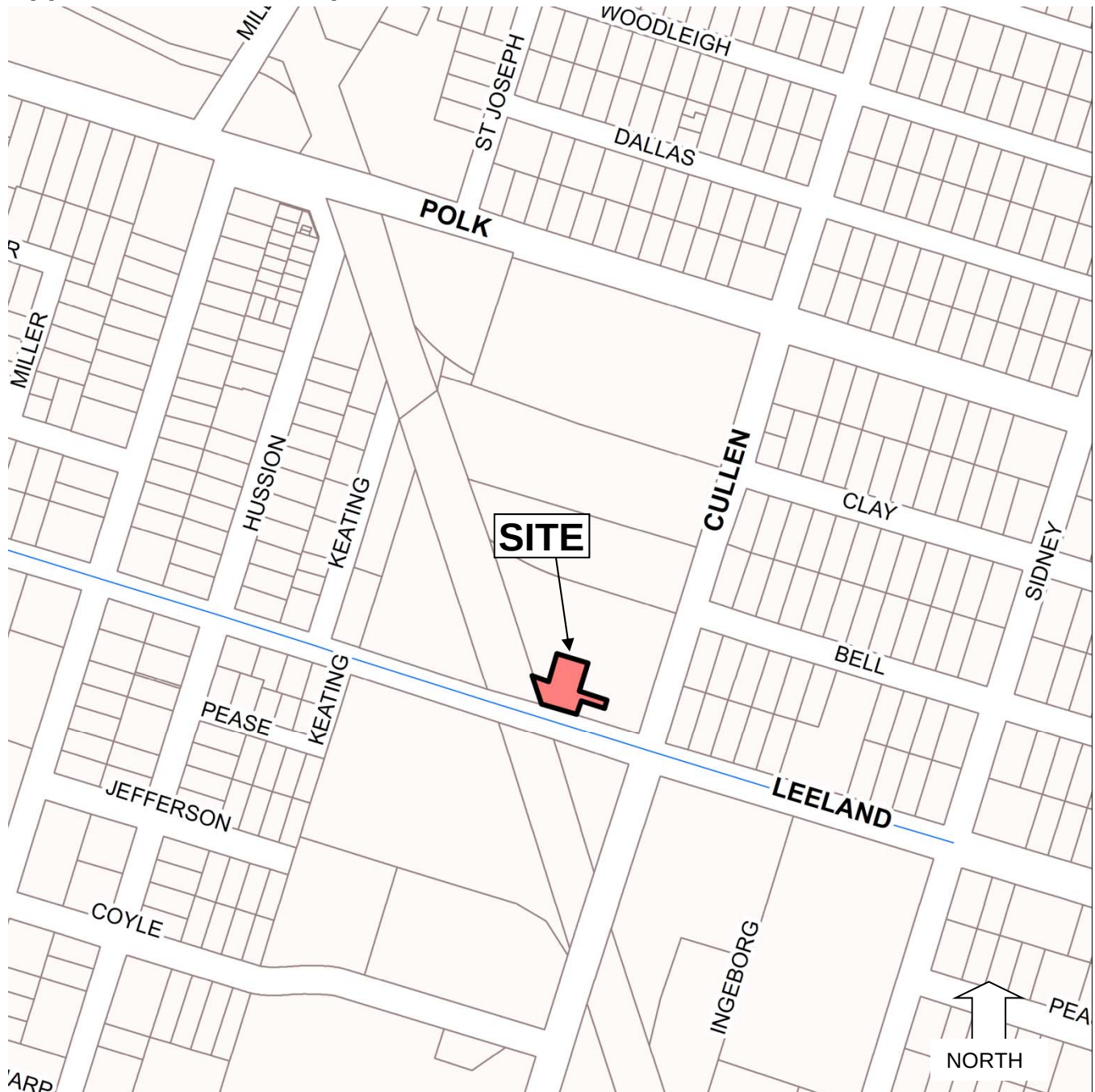
ITEM: 124

Planning and Development Department

Meeting Date:10/29/2015

Subdivision Name: University Grove partial replat no 1 (DEF1)

Applicant: TKE Development Services, Ltd



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: University Grove partial replat no 1 (DEF1)

Applicant: TKE Development Services, Ltd



C – Public Hearings

Aerial

Houston Planning Commission

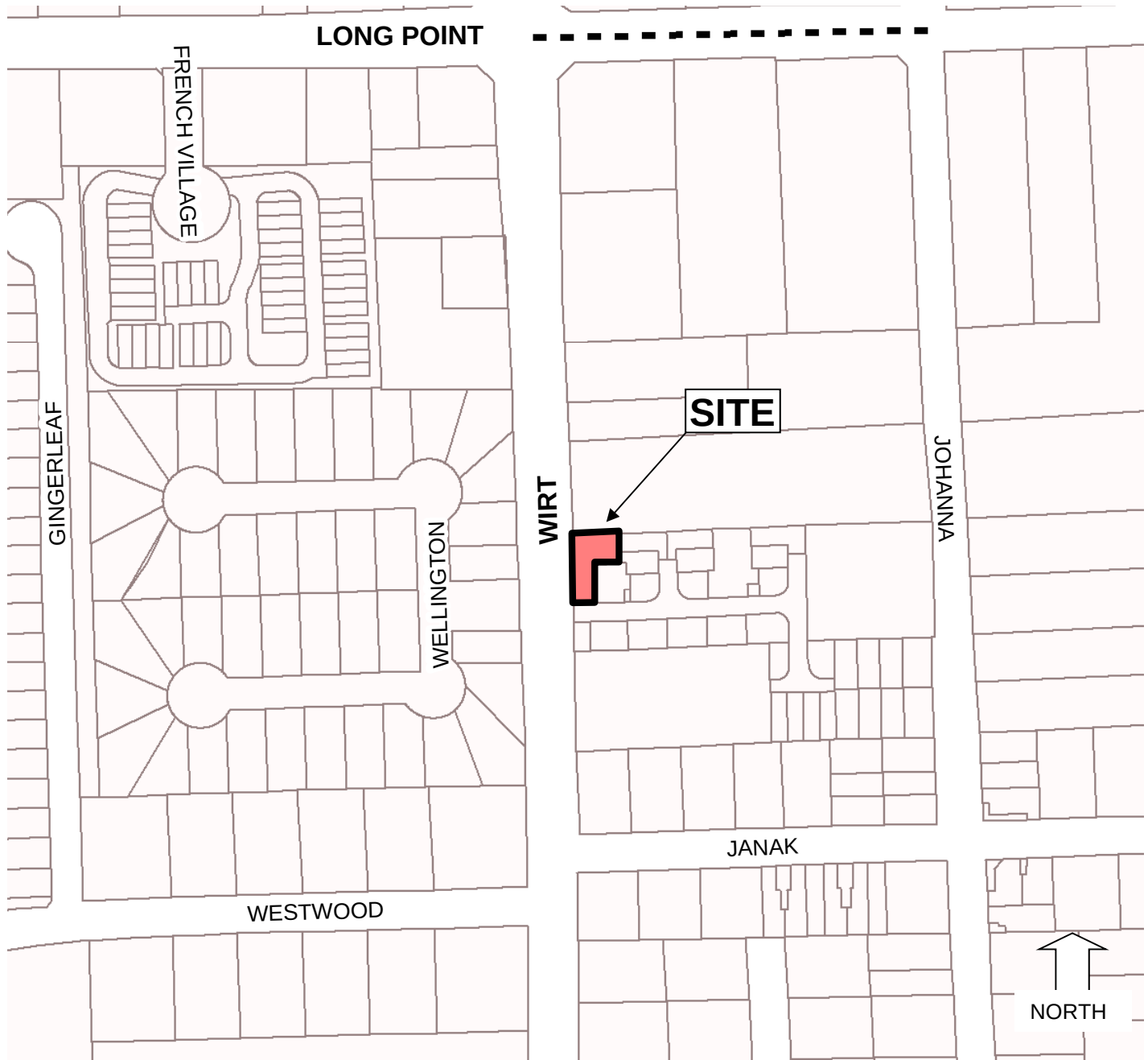
ITEM: 125

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: West Side Villas partial replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance

Site Location

Subdivision

Houston Planning Commission

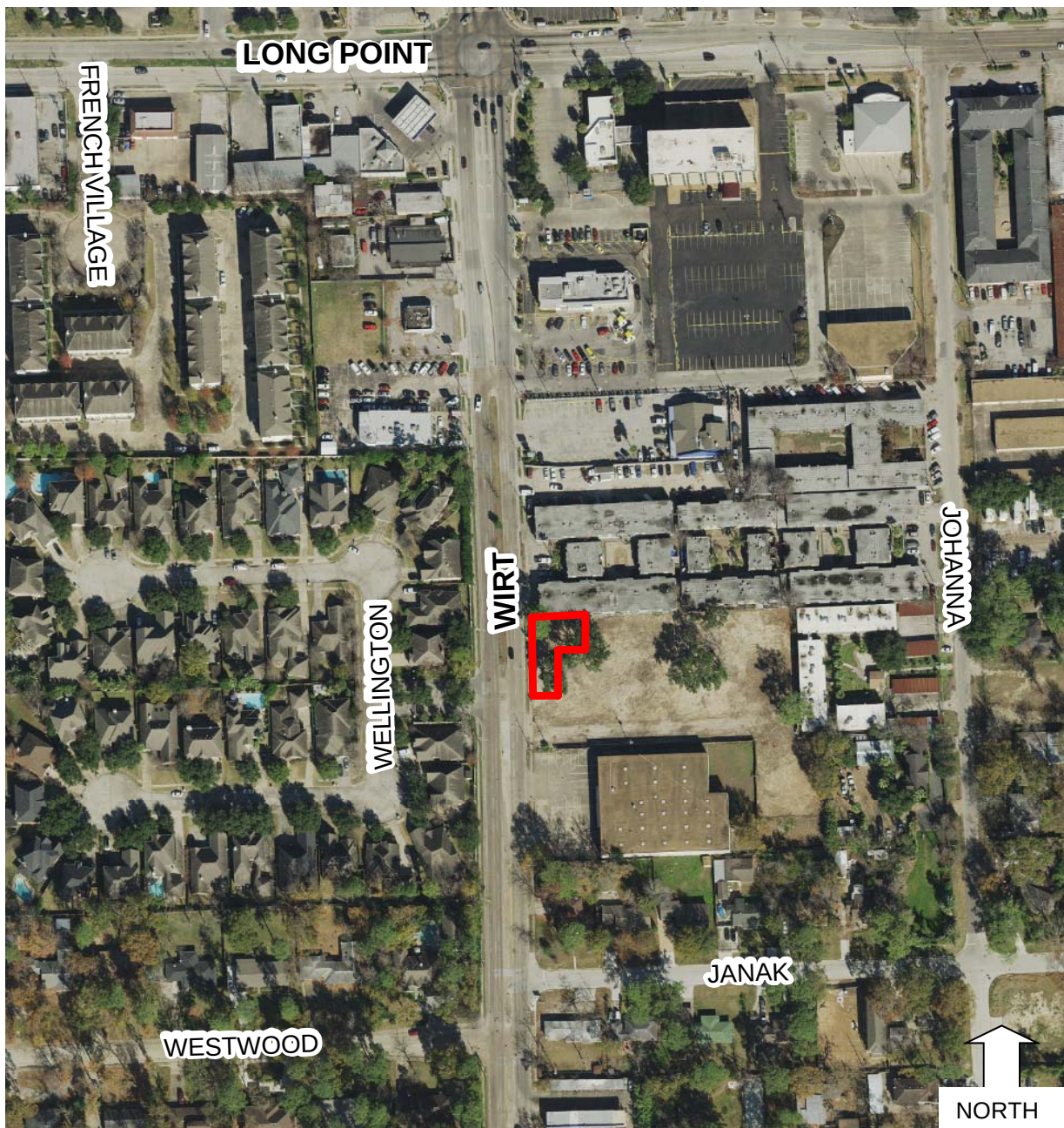
ITEM: 125

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: West Side Villas partial replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance

Aerial



Application Number: 2015-2010

Plat Name: West Side Villas partial replat no 1

Applicant: Total Surveyors, Inc.

Date Submitted: 09/21/2015

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

Specific Variance is being sought and extent of variance:

To allow a portion of a reserve restricted to Compensating Open Space to be replatted into a single family lot.

Chapter 42 Section: 42-193

Chapter 42 Reference:

Rules governing partial replats of certain 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 subdivision was originally replatted in August of 2014, into 21 single family lots with 6 restricted reserves. Four of the reserves were restricted to Compensating Open Space, providing 12,617 square feet of land area. At the time that this property was replatted, a total of 12,600 square feet was required to meet the lot size requirements of Chapter 42. It was later determined that the driveway for this unit needed to be on the other side of the house to allow a front door entry along the park area. In May of this year, the amendments to Chapter 42 went into full effect which reduced the minimum lot size within the Houston city limits, to 3,500 square feet. The new lot area for Lot 21 is 3,982 square feet, which means that we do not need to provide any compensating open space for this lot. As stated above, 12,600 square feet of Compensating Open Space was needed at the time of the original replat. With the one lot being removed from the lots requiring Compensating Open Space the amount required based upon the old requirements is 12,000 square feet. The amount of Compensating Open Space being provided by all of the reserves after the replat is 12,295 square feet. All of the lots outside of the replat will still have an adequate amount of Compensating Open Space as required by the ordinance at the time of the original replat. If we were to replat the entire subdivision, it would meet all of the ordinance requirements and not need a 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 circumstances supporting the granting of the variance are based on the amendments to Chapter 42 as approved and adopted. The developer is replatting the lot and reserve to create a better entry into the single family residence. By today's Chapter 42, a variance would not be required, and the plat would meet all of the Compensating Open Space requirements.

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

The intent and purposes of the current Chapter 42 include the ability to reduce lot sizes by providing Compensating Open Space. This replat does meet all of the current requirements for Compensating Open Space. As well, all of the original lots from the replat meet all of the old requirements.

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

The granting of this variance does not alter the existing conditions imposed on this site. The variance will not be injurious to public health, safety or welfare.

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

The justification of this variance is to obtain approval through the planning commission of a desirable residential project consistent with the character and circumstances of its surroundings. The existing conditions and structures on and surrounding the property are the justification of the variance.

Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Canal Street Reserve

Applicant: Windrose Land Services, Inc.



D – Variances

Site Location

Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Canal Street Reserve

Applicant: Windrose Land Services, Inc.

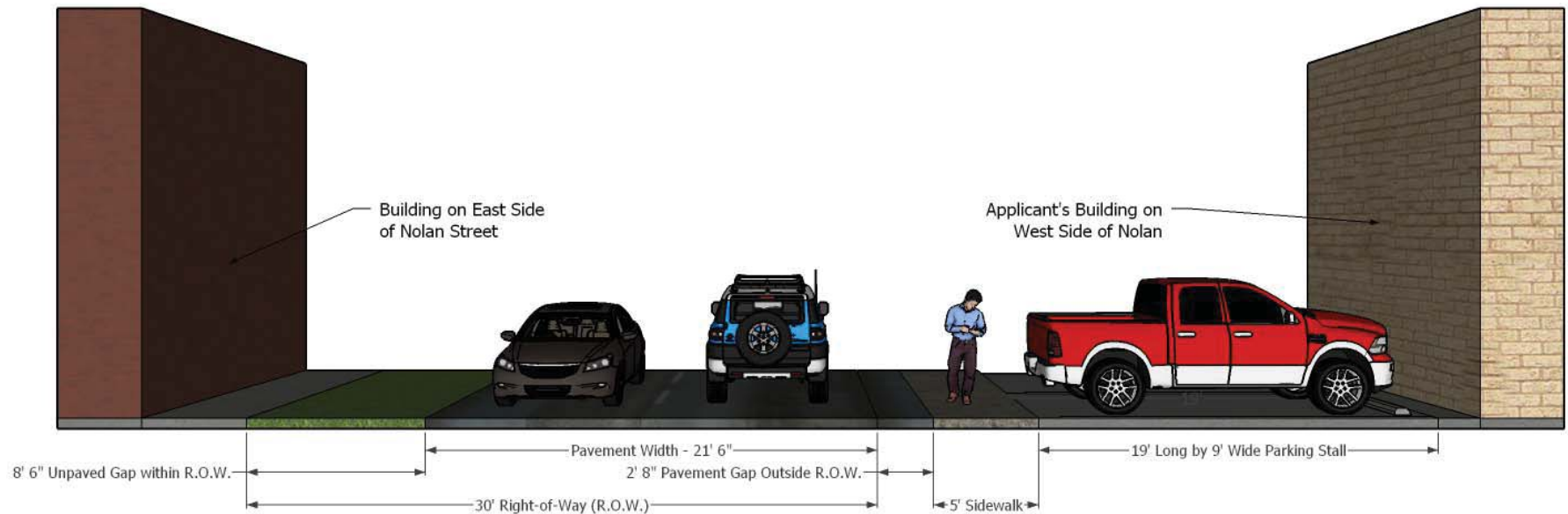
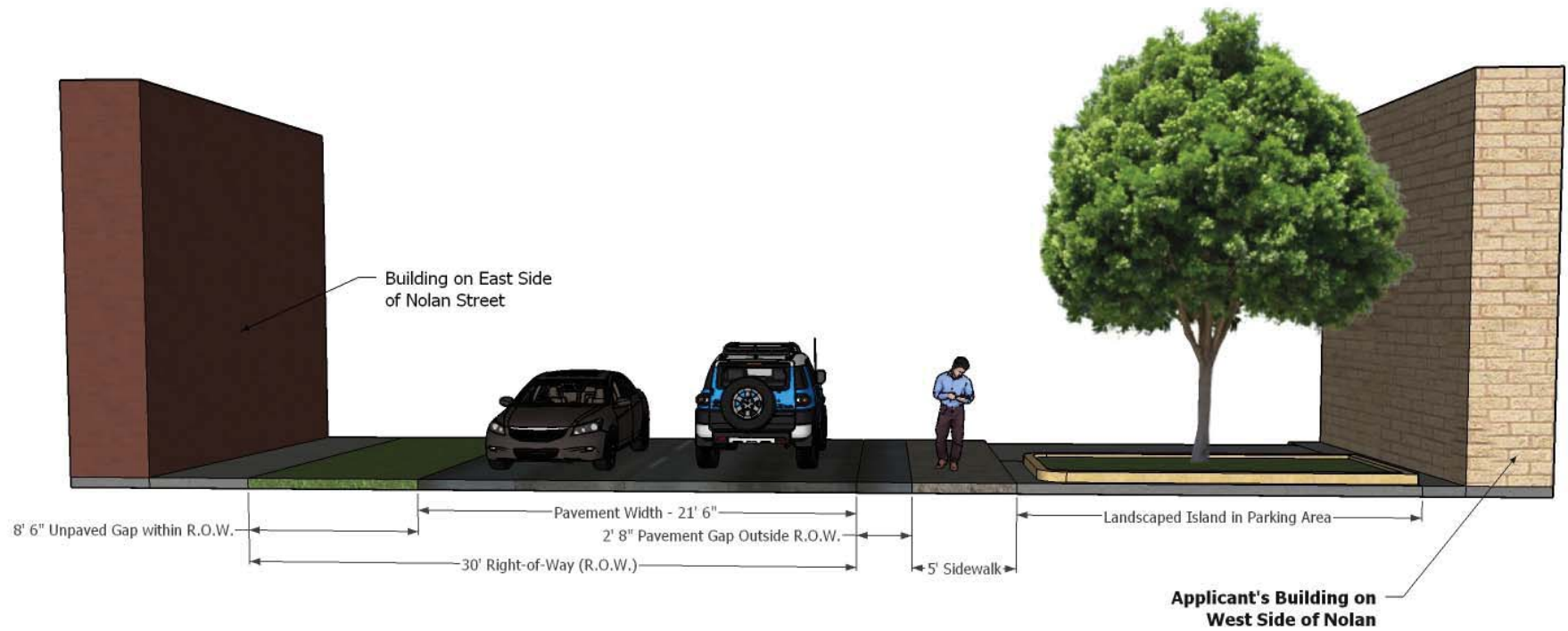


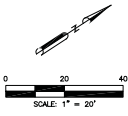
D – Variances

Aerial

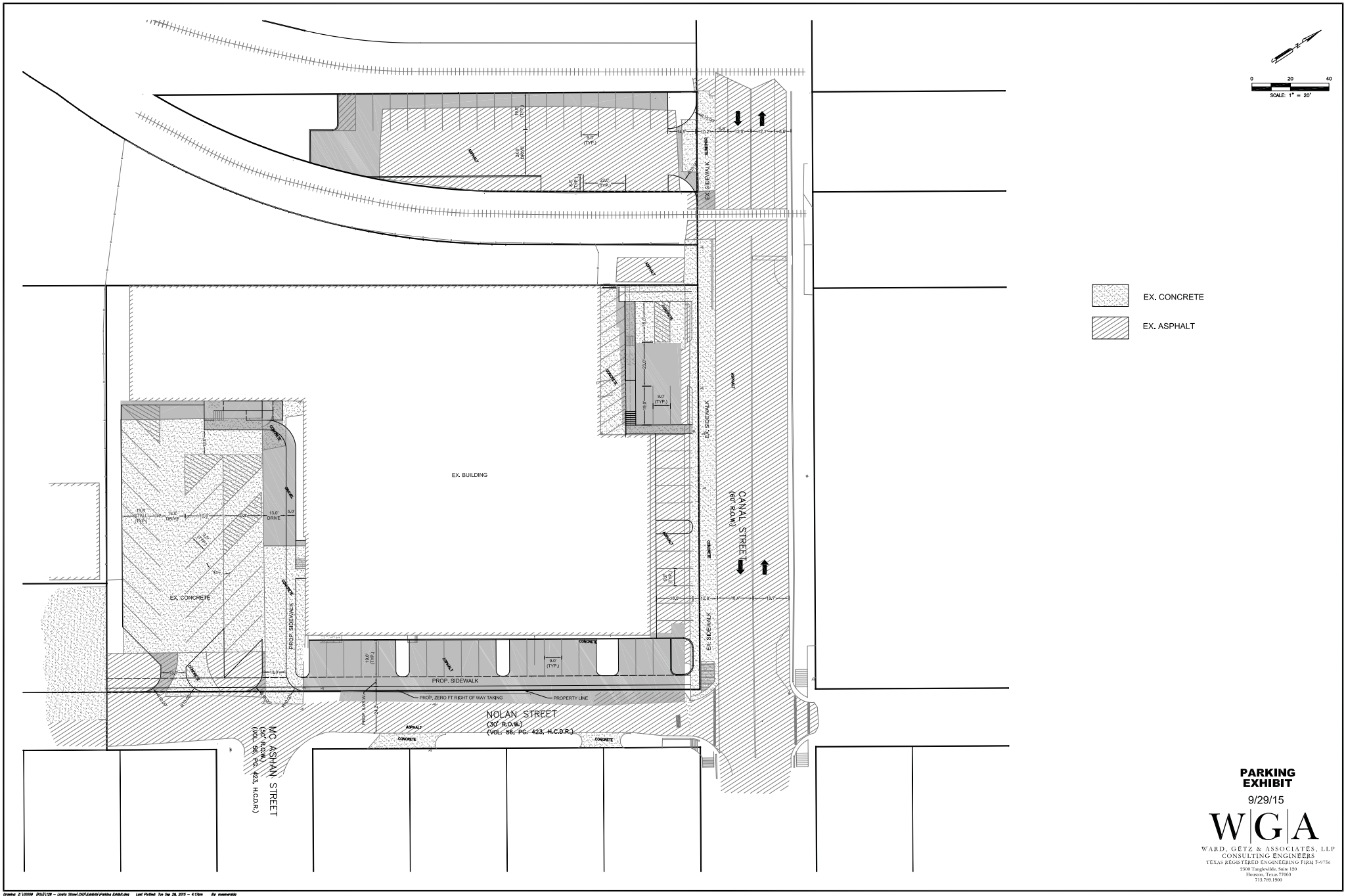
STREET CROSS SECTIONS FOR SUBDIVISION VARIANCE APPLICATION (DRC NO. 2015-2113)

NOLAN STREET LOOKING SOUTH





-  EX. CONCRETE
-  EX. ASPHALT



PARKING EXHIBIT
9/29/15
WGA
WARD, GETZ & ASSOCIATES, LLP
CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM F-7756
5000 Longview, Suite 150
Houston, Texas 77063
713.785.1800



Application Number: 2015-2113

Plat Name: Canal Street Reserve

Applicant: Windrose Land Services, Inc.

Date Submitted: 10/05/2015

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

Specific Variance is being sought and extent of variance:

The applicant requests a variance not to dedicate right-of-way on Nolan Street.

Chapter 42 Section: 42-121

Chapter 42 Reference:

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

Statement of Facts

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

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

The subject property is located at the southwest corner of Canal Street and Nolan Street. Licata Stone Creek, LLC (the "applicant") is renovating the existing, vacant industrial building to create new commercial lease space. The applicant is requesting a variance to Section 42-121 of the City's Code of Ordinances to not dedicate right-of-way along Nolan Street during the platting process. The unique physical characteristics of Nolan Street in combination with the proposed improvements associated with the project justify the variance request. Nolan Street is approximately 300 feet long and only serves three businesses, all of which have their primary frontage on other public rights-of-way. Because Nolan Street cannot be extended to the south due to existing structures and its level of service is so constrained by existing development conditions, it functions as a supplemental commercial access drive in lieu of a public through street. This configuration has served this area very well up to this point and there is no justification for the requested widening. Additionally, the existing Texaco station to the East of Nolan Street was recently renovated and is currently positioned directly adjacent to the existing right-of-way line, making ultimate widening to the standard 60 foot R.O.W. infeasible. The applicant intends to utilize the area adjacent to Nolan Street to provide head-in parking spaces adjacent to the building face and has discussed the rehabilitation project with, and submitted site plans to representatives from the Greater East End District and the City's Public Works, and Traffic Departments. Proposed R.O.W. widening would force a portion of those parking spaces to fall into the public right-of-way. All jurisdictions agree that the proposed re-development will be highly beneficial to the area and that providing the head-in spaces along Nolan Street, along with the applicants proposed paving and drainage improvements to the existing Nolan Street Pavement section are in the best interests of the businesses in the area or the community as a whole and would be more desirable than any non-functional widening of such a limited use R.O.W.

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

Granting the variance is the only way for the applicant to rehabilitate and utilize the existing building and provide the necessary parking to support the intended use. The circumstances supporting the variance are the limitations of the physical environment and the fact that the applicant's proposed development is so much more beneficial to the area when compared to the result of dedicating the right-of-way along Nolan Street. Head-in parking spaces in combination with sidewalk and storm sewer improvements result in a higher quality development that is more sustainable and compatible with the surrounding land uses. Strict conformance with the ordinance would deprive the applicant of necessary parking spaces, forcing the complete demolition of the existing building and making the proposed project infeasible.

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

The intent of the cited Section of Chapter 42 is to ensure that adequate right-of-way for needed street improvement projects is acquired through the platting process. Because of the unique configuration and level of service of Nolan Street, no street widening will ever be required. The only street improvement project necessary to support the area is the addition of parking spaces and the improvement of the pedestrian realm. The applicant is proposing a configuration that accomplishes those goals more effectively than simply dedicating right-of-way. As the proposed development is more beneficial to the public and the users of the commercial building, the variance is the best way to uphold the intent and general purposes of Chapter 42.

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

Granting the variance is the only way to provide the right-of-way configuration that is the most effective for the applicant and beneficial for this location. Note that the applicant is dedicating the necessary right-of-way along Canal Street. Right-of-way dedication along Nolan Street is not only unnecessary but it prevents the installation of more head-in parking spaces that could better serve the area. Additionally, by using the private property for parking the public will receive sidewalk and storm sewer infrastructure that would otherwise be precluded or installed in a less than ideal configuration. Further note that Nolan Street has very limited functionality, only serving three uses that take have their primary public street frontage and emergency response access from Canal Street, N Sampson Street, or McAshan Street. That means that emergency service to this location is at least maintained and at best enhanced by preventing the installation of parallel parking, which detracts more from the level of street service than head-in parking.

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

The incompatibility of the Code with the proposed use and the restrictions of the existing built-out site are the justifications for the variance. The applicant has agreed to dedicate the requisite right-of-way on Canal Street; however, there is not enough room to provide the much needed head-in parking along Nolan Street if additional right-of-way widening occurs. The applicant is already improving the street condition, adding sidewalks, and mitigating storm water management issues along Nolan as part of the project. Granting the variance is the only way for the applicant to use the existing building and provide the desired level of service for the future tenants. The proposed development without right-of-way widening is much more beneficial for the area, which is why the Greater East End District and several City Departments have already expressed their support of the project. By supporting the variance, the City will be allowing the applicant to provide a safer, more effective parking and street configuration which is the purpose of the variance process.

Houston Planning Commission

Planning and Development Department

ITEM: 127

Meeting Date: 10/29/2015

Subdivision Name: Cleburne Senior Living

Applicant: Brown & Gay Engineers, Inc.



D – Variances

Site Location

Houston Planning Commission

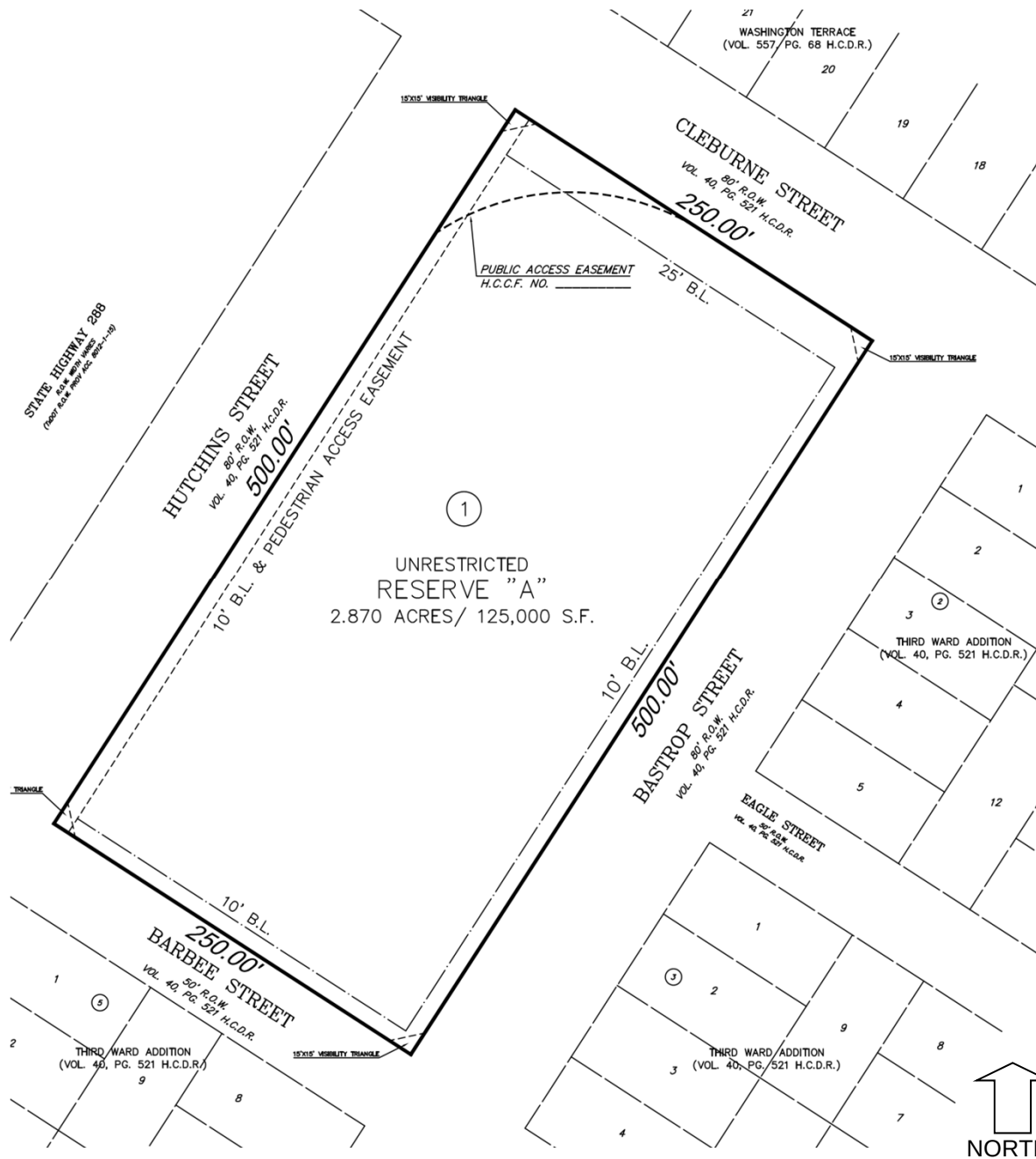
ITEM: 127

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Cleburne Senior Living

Applicant: Brown & Gay Engineers, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 127

Planning and Development Department

Meeting Date: 10/29/2015

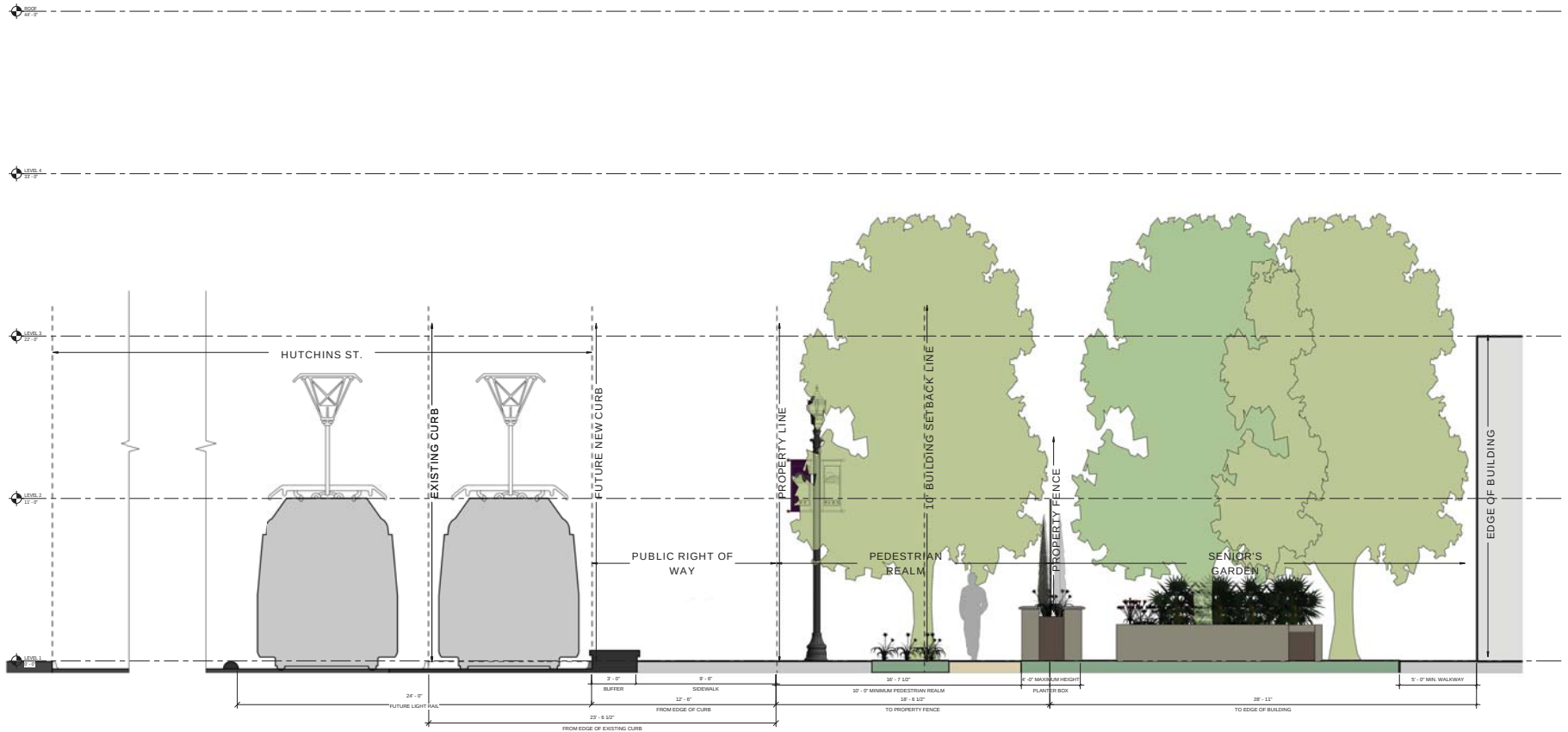
Subdivision Name: Cleburne Senior Living

Applicant: Brown & Gay Engineers, Inc.



D – Variances

Aerial



10/12/15

CONCEPTUAL CROSS SECTION - VIEW 2

SCALE: 3/8" = 1'-0"



CLEBURNE SENIOR HOUSING

THE MONTROSE CENTER

HOUSTON TX

SMITH & COMPANY
ARCHITECTS



10/12/15

PROPOSED PEDESTRIAN REALM - SCHEMATIC SKETCH



SCALE: 



CLEBURNE SENIOR HOUSING

THE MONTROSE CENTER
HOUSTON TX

SMITH & COMPANY
ARCHITECTS



10/09/15

SITE PLAN

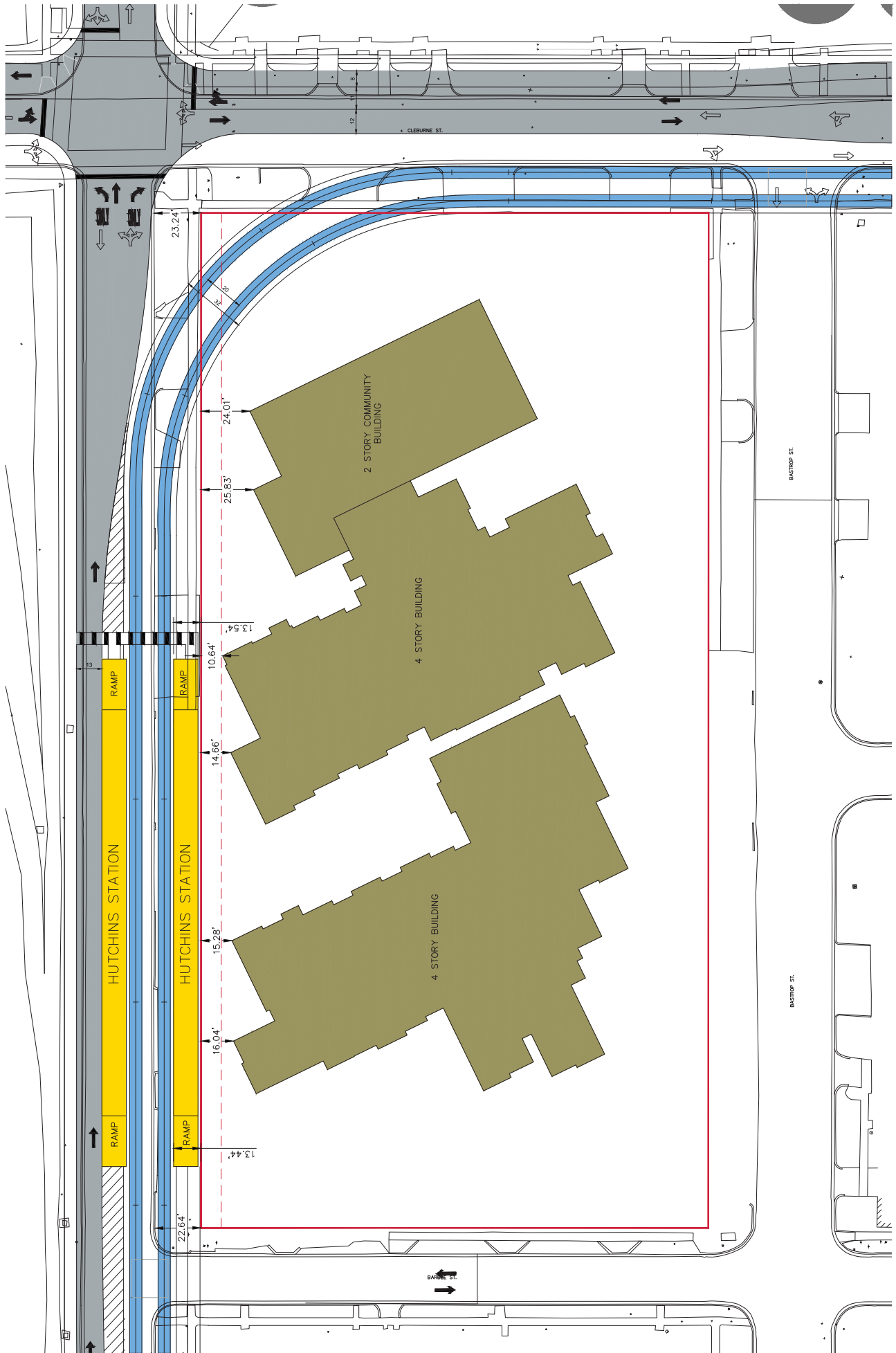
SCALE: 1" = 20'-0"



CLEBURNE SENIOR HOUSING

THE MONTROSE CENTER
HOUSTON TX

SMITH & COMPANY
ARCHITECTS





Application Number: 2015-2201

Plat Name: Cleburne Senior Living

Applicant: Brown & Gay Engineers, Inc.

Date Submitted: 10/19/2015

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

Specific Variance is being sought and extent of variance:

To allow for a 10-building line and a 10-foot pedestrian realm easement along Hutchins Street along with a $\pm$ 3,100 square-foot variable width public access easement at the northwest corner of the Hutchins Street and Cleburne Street intersection in lieu of a 25-foot building line.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Sec. 42-150. Building Line Requirement. All tracts abutting a Transit Corridor Street shall have a 25-foot building line; a reduced building line is permitted if the tract meets the standards of Article IV of Chapter 42.

Statement of Facts

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

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

Strict application of the ordinance would make the project infeasible due to the unique physical characteristics of the subject tract and the proposed transit corridor improvements along Hutchins Street. The subject 2.87 acre tract is located on a 250' x 500' block of land bound by Cleburne Street, Bastrop Street, Barbee Street, and Hutchins Street. The vacant tract is east of Highway 288 and south of the US Highway 59 and Highway 288 interchange. Originally platted in 1888, as the Third Ward Addition, the vacant block of land currently owned by the Midtown Redevelopment Authority is proposed to be redeveloped into an affordable 4-story senior living development; specifically the site is proposed to consist of two 4-story residential buildings with one two story community building and on-site surface parking. The project team has been working closely with the City of Houston and the City of Houston's Housing and Community Development Department (HCDD) since February of 2014; in addition, the team has been coordinating with the Washington Terrace Civic Association in regards to the proposed 4-story affordable senior living development since December of 2014. Designated as a Transit Corridor in 2013, Hutchins Street currently meets the sufficient width of 80-feet per the 2014 City of Houston Major Thoroughfare and Freeway Plan. However, the improvements proposed by METRO within the existing 80-foot right-of-way of Hutchins Street abutting the subject tract calls for two light rail tracks, one travelling north bound and one travelling south bound along with two light rail stations. The proposed light rail stations account for approximately $\pm$ 250-feet of frontage along Hutchins Street which results in an ultimate curb location being relocated $\pm$ 22-feet closer to the western property line of the subject tract. In addition, a one-way northbound vehicular travel lane is proposed west of the two light rail lines. Therefore, due to the unique physical characteristics consisting of the two light rail lines, two light rail stations, relocation of the ultimate curb line to be $\pm$ 22-feet closer to the property line along Hutchins Street, and the narrow width of the subject site a 10-foot building line is requested in lieu of a 25-foot building line. In addition, the proposed senior living development proposes to dedicate a 10-foot pedestrian realm easement along Hutchins Street and a variable width public access easement at the northwest corner of the subject

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

The variance is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon the existing physical characteristics surrounding the subject tract and the proposed light rail plan physically impacting approximately 337-feet of the 500-feet of frontage along Hutchins Street.

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

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. A pedestrian realm is proposed along Hutchins Street along with a ± 3,100 square foot variable width public access easement at the northwest corner to accommodate pedestrians and the turning movements of the proposed light rail lines.

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

The granting of the variance will not be injurious to the public health. The granting of the variance will assist in providing for the safety and welfare of the public by allowing for a pedestrian realm along Hutchins Street and allowing for a public access easement for the S-curve turning movements of the light rail lines.

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

Economic hardship is not the sole justification of the variance. The justifications for the variance are related to the existing physical characteristics of the subject tract combined with the proposed METRO improvements along Hutchins with two light rail lines and two stations.

Houston Planning Commission

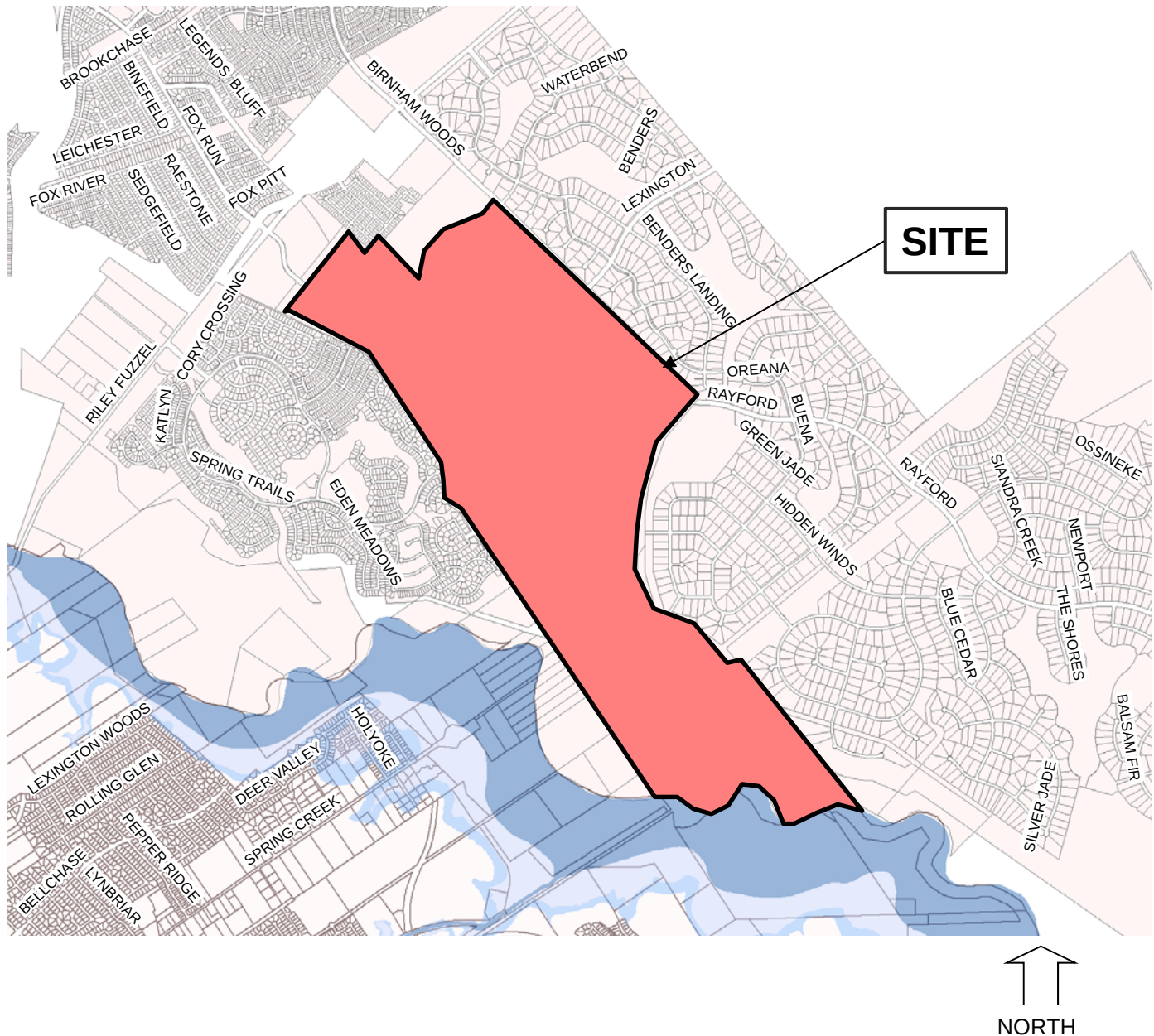
ITEM: 128

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Harmony GP

Applicant: Jones & Carter, Inc. - The Woodlands



D – Variances

Site Location

Houston Planning Commission

ITEM: 128

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Harmony GP

Applicant: Jones & Carter, Inc. - The Woodlands



D – Variances

Subdivision

Houston Planning Commission

ITEM: 128

Planning and Development Department

Meeting Date: 10/29/2015

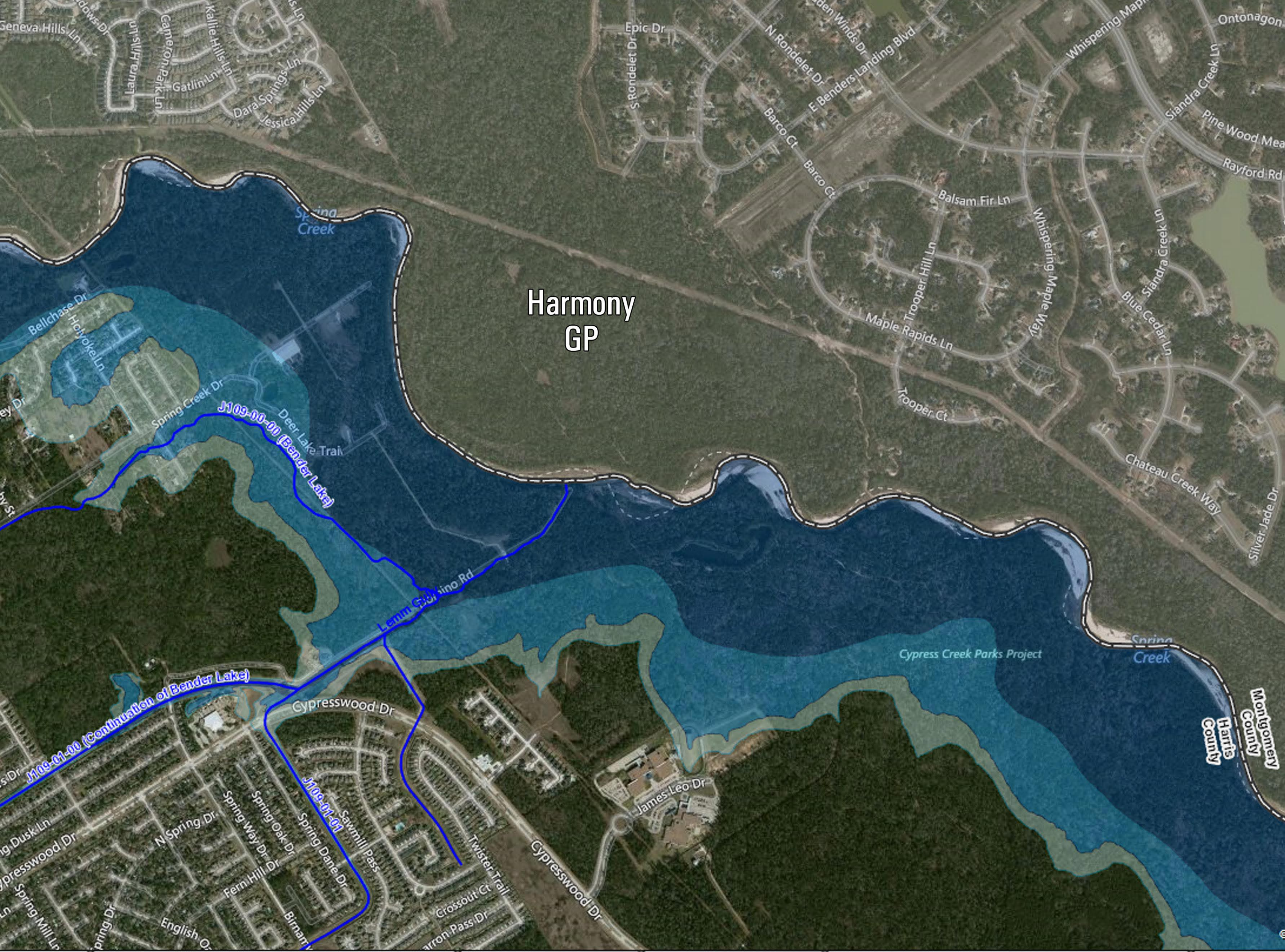
Subdivision Name: Harmony GP

Applicant: Jones & Carter, Inc. - The Woodlands



D – Variances

Aerial



Harmony
GP

Cypress Creek Parks Project

Montgomery
County
Harb
County



PUNDT PARK

4129 SPRING CREEK DRIVE

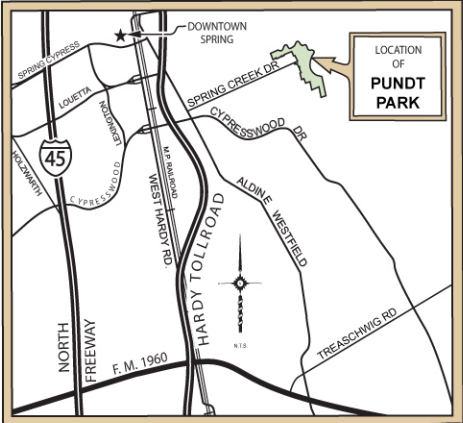
SPRING, TX 77373



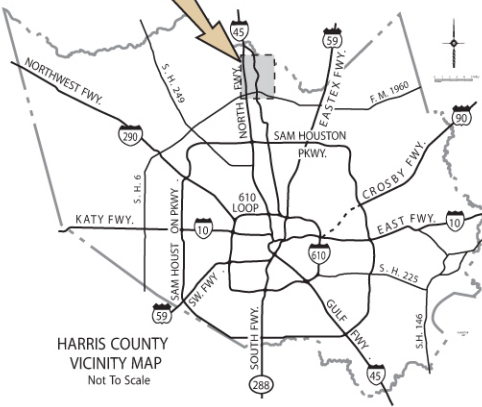
R. Jack Cagle, Commissioner



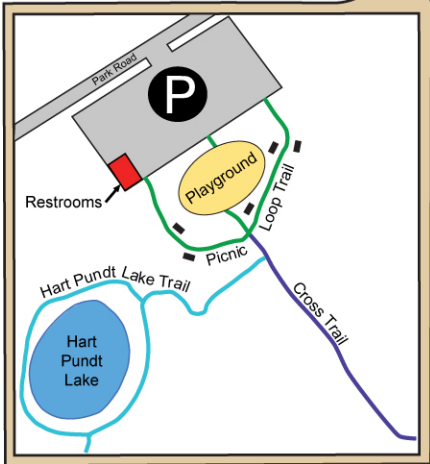
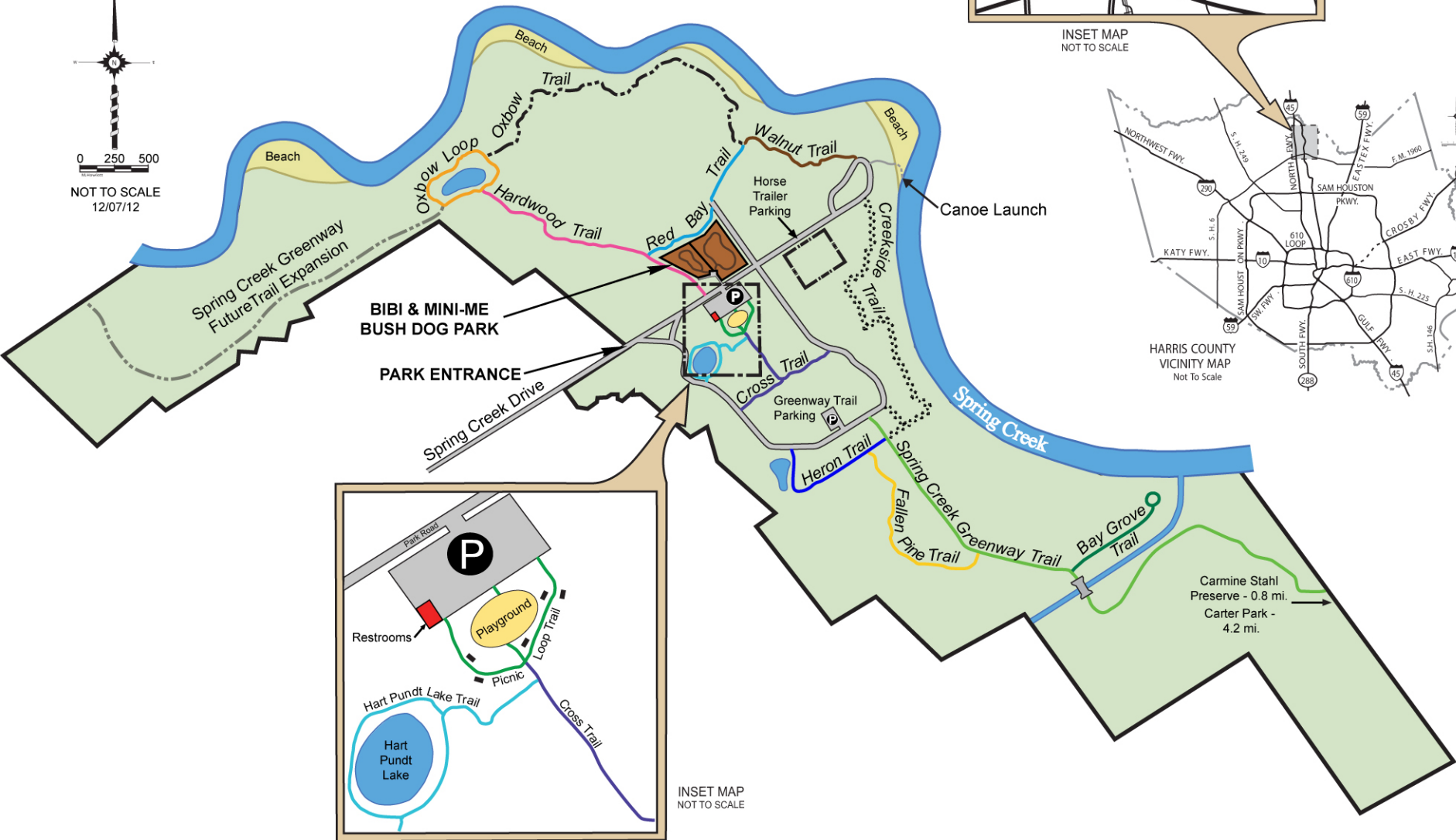
NOT TO SCALE
12/07/12



INSET MAP
NOT TO SCALE



HARRIS COUNTY
VICINITY MAP
Not To Scale



INSET MAP
NOT TO SCALE



Application Number: 2015-2215

Plat Name: Harmony GP

Applicant: Jones & Carter, Inc. - The Woodlands

Date Submitted: 10/19/2015

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

Specific Variance is being sought and extent of variance:

To exceed 1,400 block length along the GP's southern and south-western plat boundary by not providing a public street across Spring Creek

Chapter 42 Section: 42-128 (a) (1)

Chapter 42 Reference:

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

Statement of Facts

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

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

The Spring Creek floodway and floodplains abut the GP's southern and south-western plat boundary and present an existing, physical characteristic that affects the plat. Providing a public street connection across the Creek is impractical, as there are no opportunities for a local public street connection south of the Creek. Additionally, Spring Creek plays an integral role within the overall Spring Creek Greenway – a 12,000-acre linear park system that extends from The San Jacinto River at Highway 59 to Spring Creek Park in Tomball. Therefore multiple crossings of the Greenway trail system by public streets is not a desired condition. The current Major Thoroughfare and Freeway Plan (MTFP) shows an alignment for Birnham Woods across the Creek. The submitted GP includes a portion of Birnham Woods Drive, up to the GP boundary, that conforms to the alignment per the current MTFP. Proposed streets with future sections of Harmony Village will provide for internal traffic circulation and distribution between sections, as well as, access to major thoroughfare Birnham Woods Drive. The proposed GP also includes the extension of Daltonridge Drive- from adjacent Benders Landing Sec 2. The existing and proposed adjacent public street system provides for safe and efficient traffic circulation in the immediate area while allowing for the orderly development of land and preservation of natural features of Spring Creek and the Greenway park system.

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

The extent of Spring Creek and its associated floodplain is an existing condition. There are no stub streets south of the creek to substantiate the crossing of the creek.

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

Proposed streets with future sections Harmony Village will provide for internal traffic circulation between sections, as well as, access to major thoroughfare Birnham Woods Drive. The proposed GP includes the extension of Daltonridge Drive- from adjacent Benders Landing Sec 2, and a portion of Birnham Woods Drive, up to the GP boundary, per the current Major Thoroughfare Plan.

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

The existing and proposed adjacent public street system provides for safe and efficient traffic circulation in the immediate area while allowing for the orderly development of land and preservation of natural features. This GP also

provides for the extension of Daltonridge Drive- from adjacent Benders Landing Sec 2. , and a portion of Birnham Woods Drive, up to the GP boundary.

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

Justification for the granting of this variance is based on existing Spring Creek and its associated floodplain. Additionally, there are no opportunities for a public street connection south of the creek.

Houston Planning Commission ITEM: 129

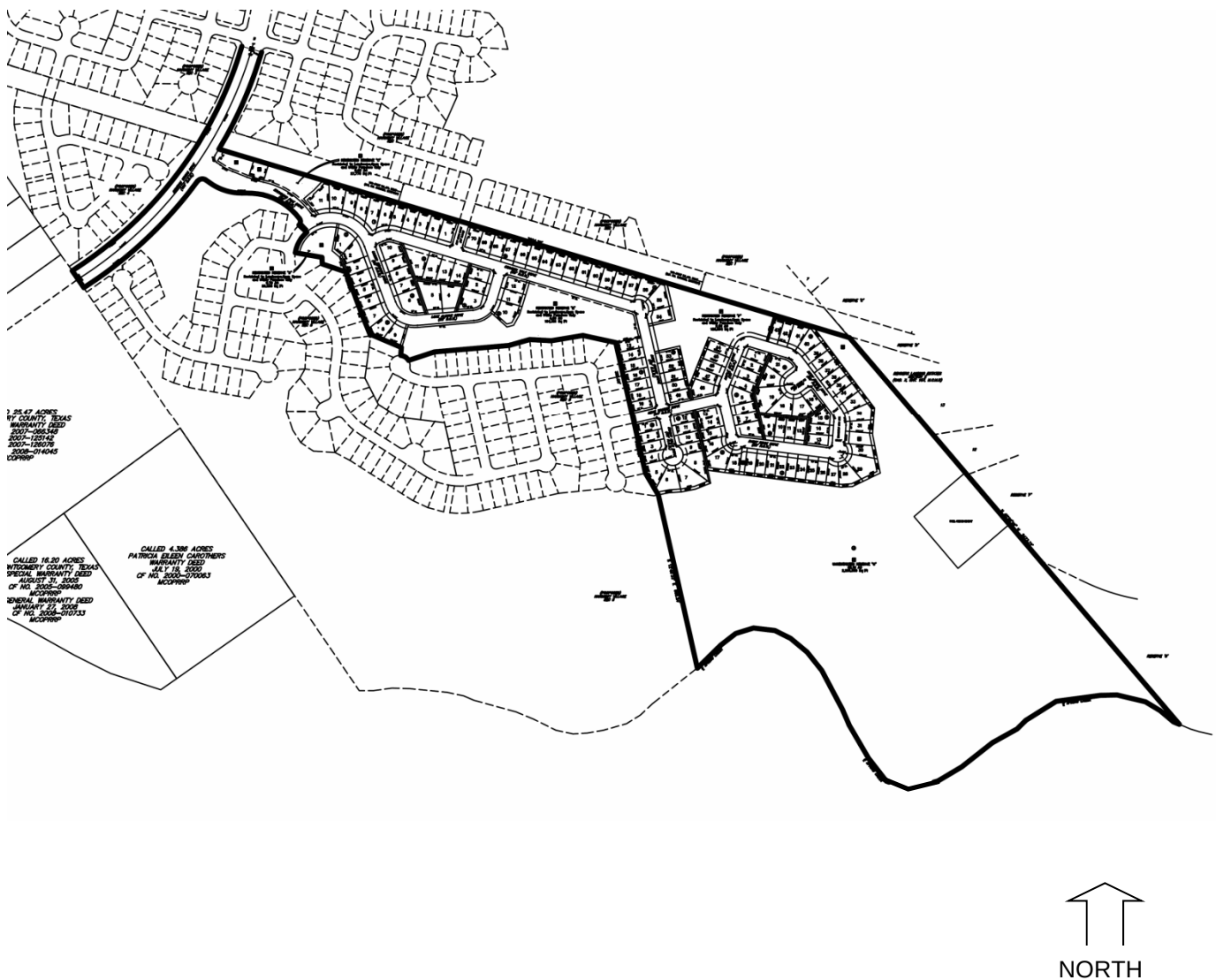
ITEM: 129

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Harmony Village Sec 2

Applicant: Jones & Carter, Inc. - The Woodlands



D – Variances

Subdivision

Houston Planning Commission

ITEM: 130

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Harmony Village Sec 5

Applicant: Jones & Carter, Inc. - The Woodlands



D – Variances

Subdivision

Houston Planning Commission

ITEM: 131

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Kirby Mansion

Applicant: Benchmark Engineering Corp.



D – Variances

Site Location

Houston Planning Commission

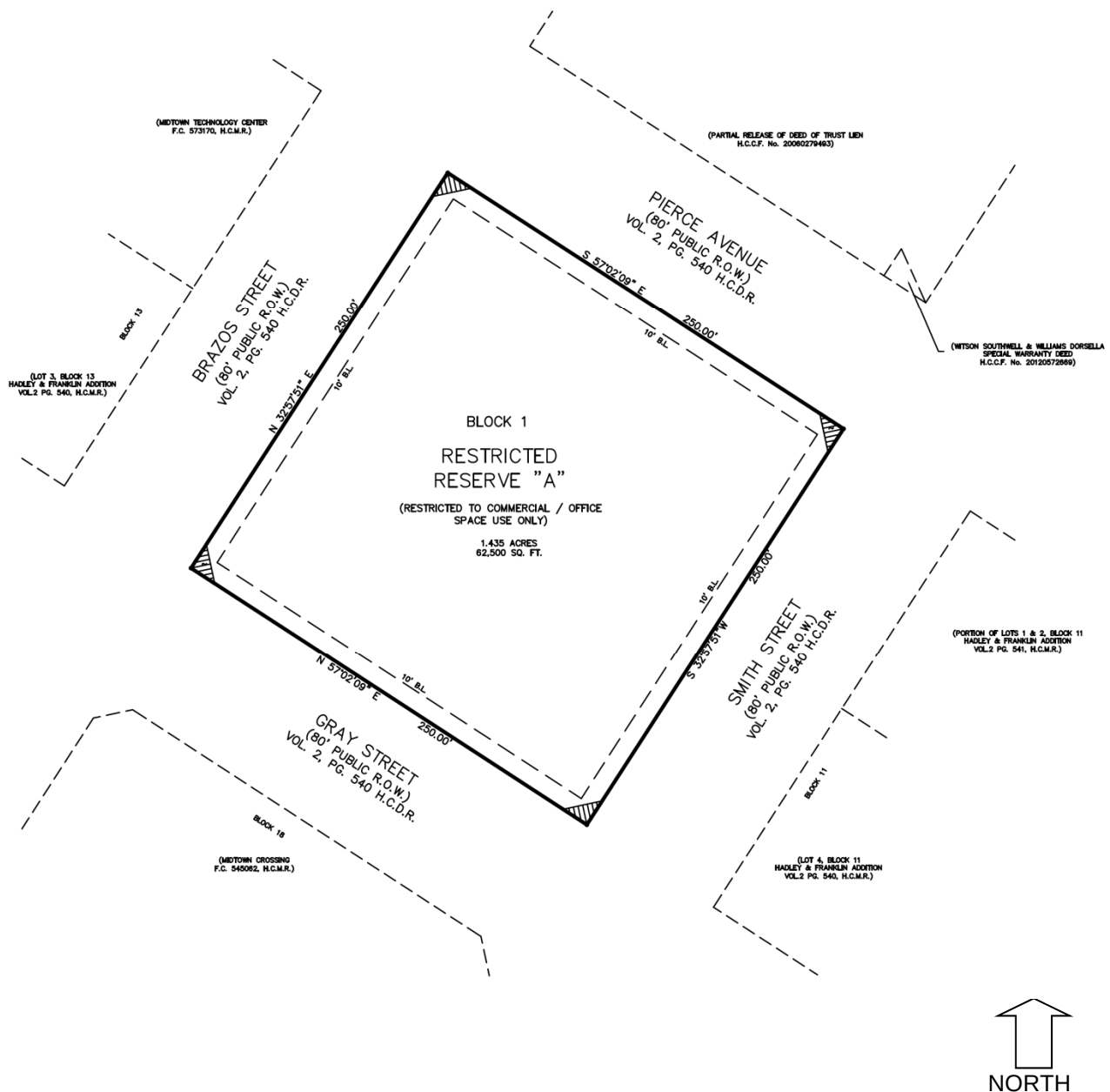
ITEM: 131

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Kirby Mansion

Applicant: Benchmark Engineering Corp.



D – Variances

Subdivision

Houston Planning Commission

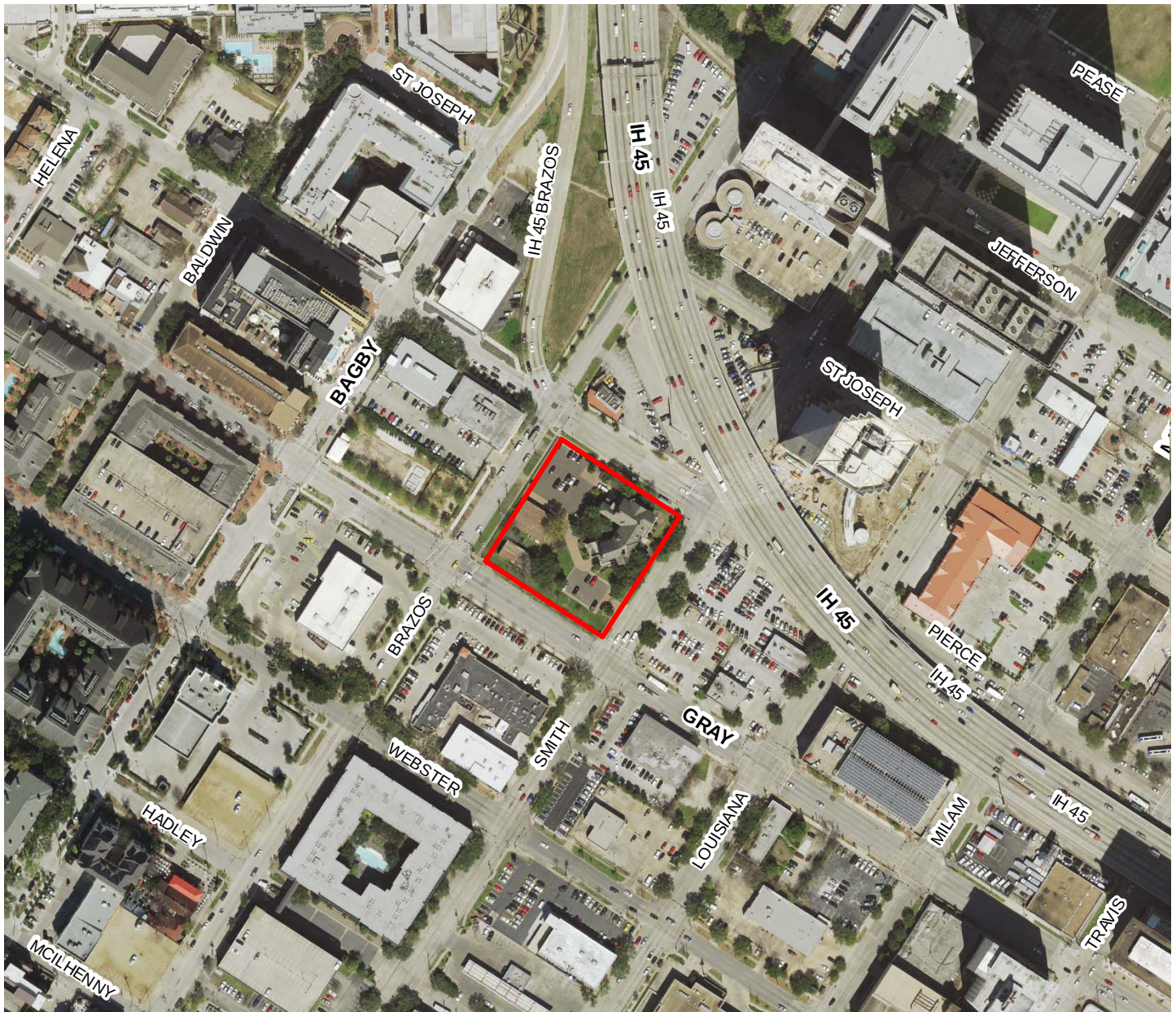
ITEM: 131

Planning and Development Department

Meeting Date: 10/29/2015

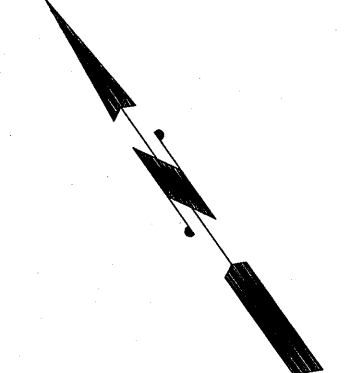
Subdivision Name: Kirby Mansion

Applicant: Benchmark Engineering Corp.



D – Variances

Aerial



CONCRETE

C. WALL	
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(80' PUBLIC R.O.W.)
VOL. 2, PG. 540, H.C.D.R.

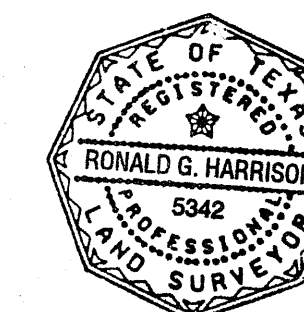
(80' PUBLIC R.O.W.)
VOL. 2, PG. 540, H.C.D.R.

ALL OF BLOCK TWELVE (12) IN THE HADLEY AND FRANKLIN ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME NO. 2 ON PAGE 540 OF THE DEED
RECORDS OF HARRIS COUNTY, TEXAS,

The undersigned, being a Registered Professional Land Surveyor of the State of Texas certifies to (i) Phillip Azar, Murphree & Co., Inc., a Texas corporation and Fidelity National Title Insurance Company.

1. This map and plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the ALTA, ACSM and NSPS in 1993.
2. This survey was made on the ground on September 2015, and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters of record situated on the property.
3. There are no visible easements or rights-of-way of the kind the undersigned has been advised.
4. There are no observable above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, street or alleys upon the subject property, (other than wrought iron fences along the south property line and concrete sidewalk along north property line)
5. The location of each easement, rights-of-way, servitude, and other matters affecting the subject property and listed in the Commitment for Title Insurance issued by Fidelity National Title Insurance Company under GF No. FAH15005561, with an effective date of September 15, 2015 with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in said Commitment for Title Insurance. The location of all improvements on the subject property is in accord with the minimum set-back provisions and restrictions of record referenced in said Commitment for Title Insurance
6. The subject property has access to and from a duly dedicated and accepted public street or highway.
7. The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
8. The record description of the subject property forms a mathematically closed figure.
9. According to the Federal Emergency Management Agency's Flood Rate Map No. 48201C090J for Harris County and Incorporated Areas, the subject property lies wholly within Zone "X" (unshaded), described as areas outside the 500-year floodplain.
10. Property is subject to terms, conditions and stipulations as set forth in Reciprocal Easement Agreement as set forth in instrument recorded under Harris County Clerk's File No. T688956.
11. Property is subject to terms, condition and stipulations as set forth in Permit for Use and Occupancy License No. 51511234 as set forth in instrument recorded under Harris County Clerk's File No. 20100533027.
12. Visibility Triangles and Setbacks shown hereon are to illustrate probable future platting requirements of the subject property per City of Houston Ordinance 2015-820 (Chapter 42).
13. The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

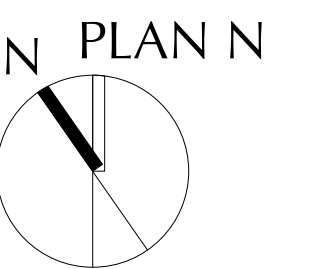
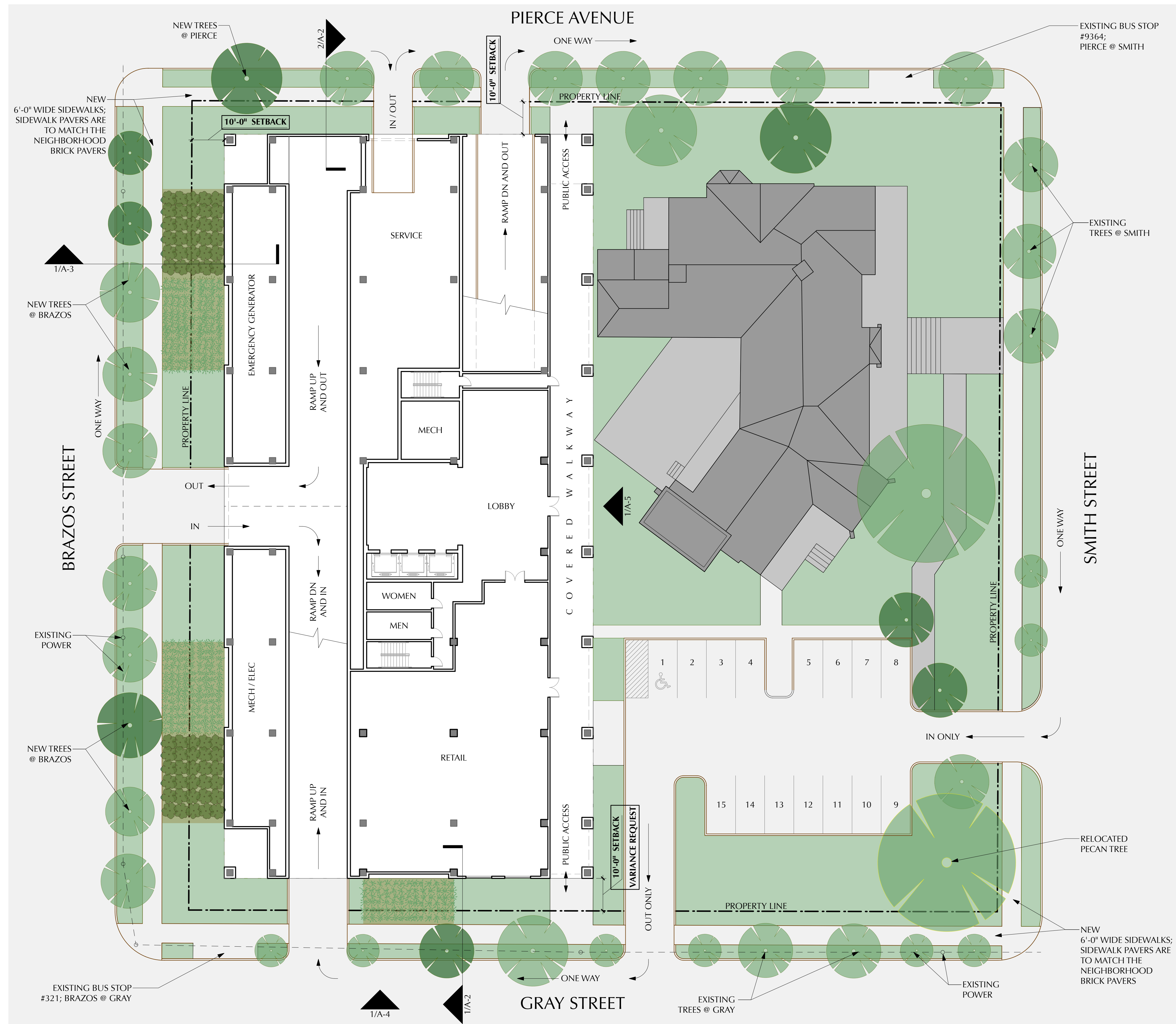
Ronald G. Harrison
Registered Professional Land Surveyor
Texas Registration No. 5342
October 6, 2015

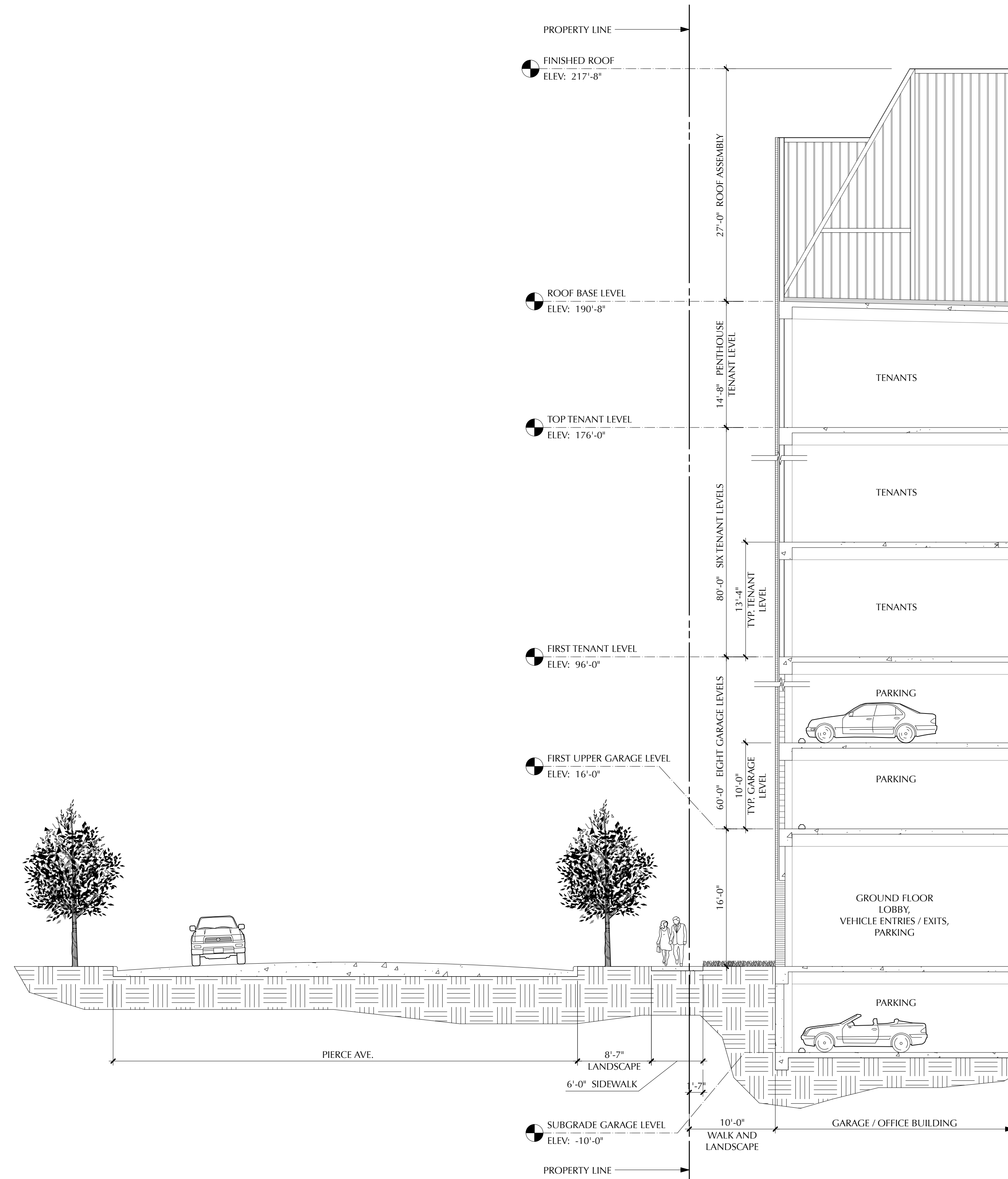


For further development of this tract of land it may be subject to the City of Houston Ordinance No. 2015-820. Said ordinance is for the establishment of rules, regulations, procedures and design standards to govern the development, redevelopment, platting and re-platting of real property within the corporate limits of the jurisdiction of the City of Houston, Texas; Providing for the establishment of building set-back lines. Making other provisions relating to the subject, etc. This tract of land is located within the boundaries of the "Midtown Area" as defined under Section 40-351(2).

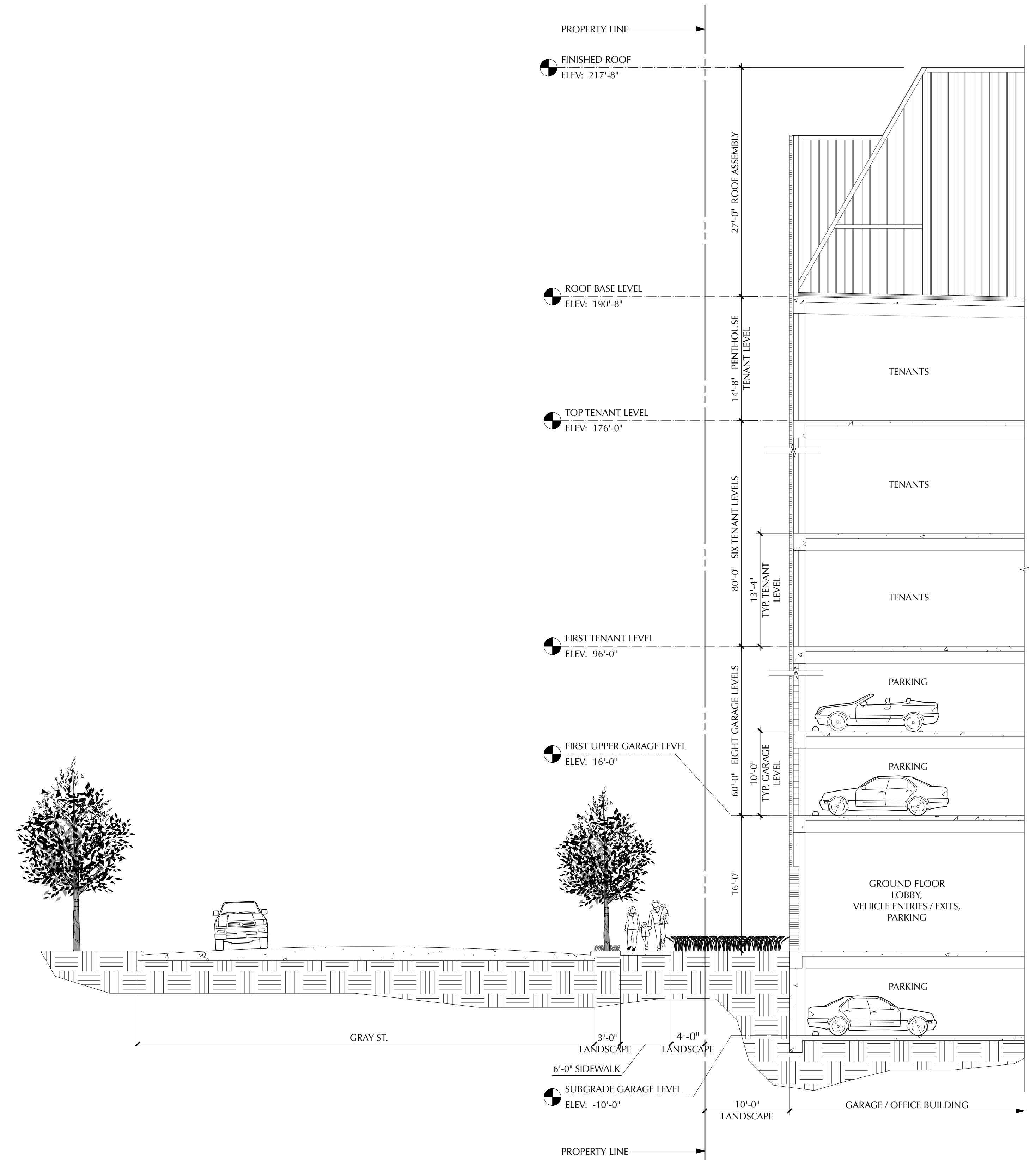
(80' PUBLIC R.O.W.)
VOL. 2, PG. 540, H.C.D.R.

 Benchmark Engineering Corporation Consulting Engineers – Planners – Surveyors		
2401 Fountainview Suite 220 Houston, Texas 77057 U.S.A. (713)266-9930		
ALTA/ACSM SURVEY LAND TITLE SURVEY		
ALL OF BLOCK 12, HADLEY FRANKLIN SUBDIVISION VOL. 2, PG. 540, D.R.H.C.T. LOCATED AT 2000 SMITH STREET, CITY OF HOUSTON		
DRAWN BY: RGH	DATE: 9-29-15	SCALE: 1" = 20'
CHECKED BY: RGH	JOB No. 99024-15	SHEET No.





2 PARTIAL BUILDING SECTION - PIERCE AVE.
Scale: 1/8" = 1'-0"



1 PARTIAL BUILDING SECTION - GRAY ST.
SCALE: 1/8" = 1'-0"

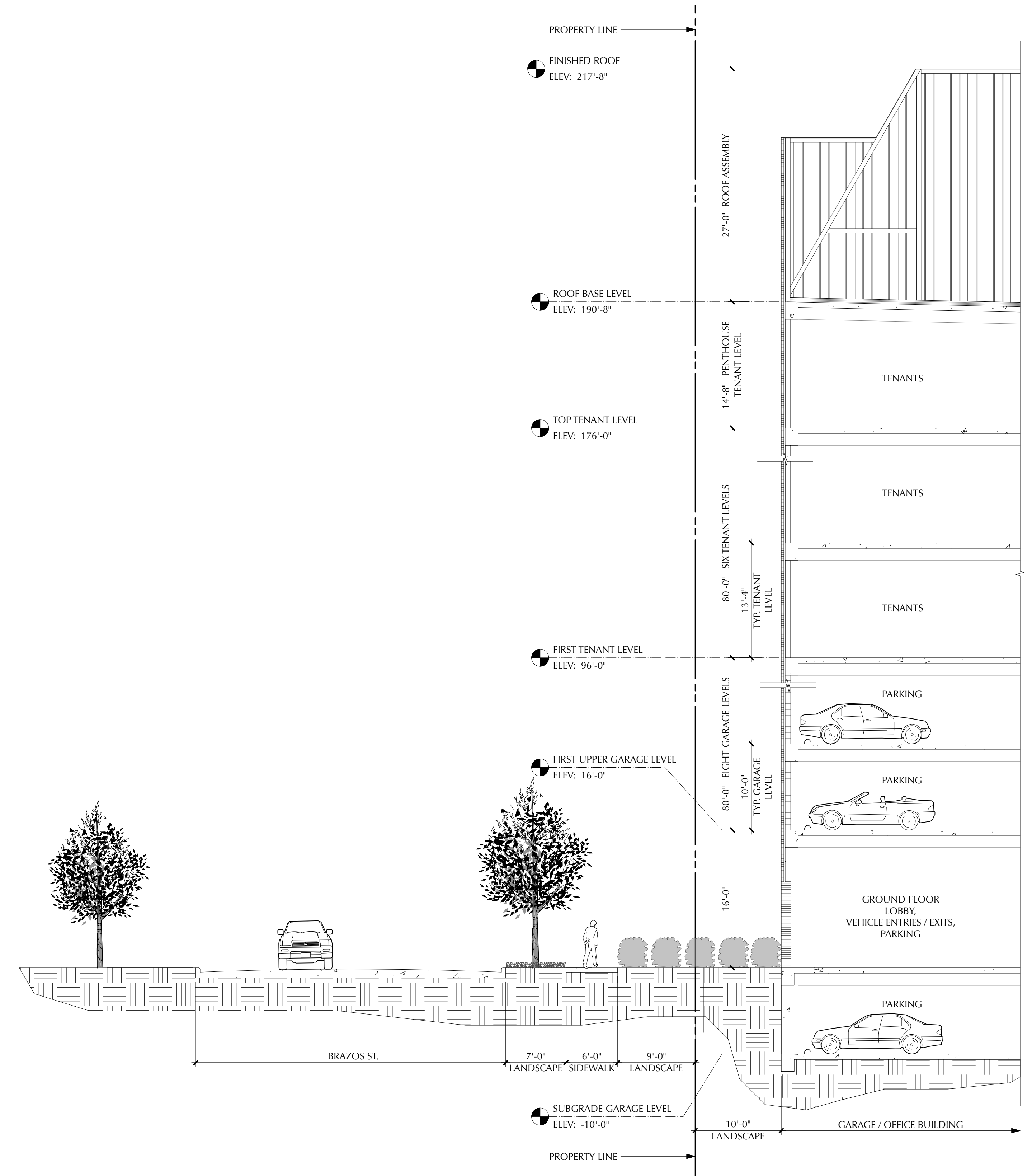
SECTION VIEWS
THE KIRBY MANSION - VARIANCE REQUEST

JACKSON & RYAN ARCHITECTS

OCTOBER 19, 2015
JOB #15012

SHEET

A-2



1 PARTIAL BUILDING SECTION - BRAZOS ST.
SCALE: 1/8" = 1'-0"

SECTION VIEWS
THE KIRBY MANSION - VARIANCE REQUEST

JACKSON & RYAN ARCHITECTS

OCTOBER 19, 2015
JOB # 15012

SHEET

A-3



1 EXTERIOR ELEVATION - GRAY ST.
SCALE: 1/16" = 1'-0"

ELEVATIONS
THE KIRBY MANSION - VARIANCE REQUEST
JACKSON & RYAN ARCHITECTS
OCTOBER 19, 2015
JOB#15012

SHEET
A-4



1 EXTERIOR ELEVATION - BRAZOS ST.
SCALE: 1/16" = 1'-0"

ELEVATIONS
THE KIRBY MANSION - VARIANCE REQUEST
JACKSON & RYAN ARCHITECTS
OCTOBER 19, 2015
JOB#15012

SHEET
A-5



Show

1 AERIAL PERSPECTIVE
SCALE: N.T.S.

ELEVATIONS
THE KIRBY MANSION - VARIANCE REQUEST

JACKSON & RYAN ARCHITECTS

OCTOBER 19, 2015
JOB #15012

SHEET
A-6



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2015-2229

Plat Name: Kirby Mansion

Applicant: Benchmark Engineering Corp.

Date Submitted: 10/19/2015

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

Specific Variance is being sought and extent of variance:

To allow a reduced building setback from the required 25' ft. to the requested 10' ft. along Gray Street (a major thoroughfare) in order to accommodate the need for the development and construction of a new fifteen (15) story office/commercial tower that includes a few levels to be designated for a parking garage to serve project. The planning and design of the new office tower will take into consideration the preservation and update of the existing Kirby Mansion building.

Chapter 42 Section: Chapter 42 Reference: Section 150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement. (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. Type of Street or Private Roadway- Major Thoroughfares Tract Description - In general Minimum Building Line Requirement - 25 Feet

Statement of Facts

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

The imposition of policies, standards, rules & regulations would create an undue hardship by limiting the land use and marketability of The Kirby Mansion project. The 10' ft. building setback line along Gray Street will blend with the typical pedestrian oriented streetscape of the adjacent downtown and midtown multi-mixed use of retail/commercial office and residential developments.

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

Subject property is located within the boundaries of Midtown Management District. It is bound by Brazos Street to the west, Pierce Avenue to the north, Smith Street to the east and Gray Street to the south. Midtown Park is located east across Brazos street from The Kirby Mansion. The current Kirby Mansion property owner purchased the property in 1992 with the understanding that it was located within the City of Houston's Central Business District in accordance with Chapter 42 Section 7-c (11) of the City of Houston Code of Ordinances dealing with platting and development of properties. Said ordinance was approved by city council on October 23rd, 1985 under City of Houston Ordinance No. 85-1878 that was recorded under Harris County Clerk's File No. N253886 of the official Real Records of Harris County, Texas. This ordinance allowed zero (0) building setback lines along the streets immediately surrounding the property. The applicant recently learned that the City of Houston has since revised the boundaries of the CBD and according to the current CBD map, the subject site is located just outside of the CBD limits. Such change has not been reflected on the instrument of records as did in Ordinance No. 85-1878. The project which consists of 62,000 square feet is currently improved with three (3) buildings. There are two ancillary buildings, one brick structure built in 1940 and one metallic structure that was built in 1970, these two buildings will be demolished upon development. The main structure is a two (2) story office building of approximately 17,676 sq. feet that was constructed in 1892 by The Kirby Family for a business office, this building will be preserved and will be updated and incorporated into the proposed development project. Due to the fact that the main building, with an area of 17,676 sq ft. has a great historic value, it will remain for continued office use and will become an integral part of the new development. The existing structure occupies a substantial portion of the property that is considerably higher in area than the net area resulting from the reduced setback line area of 3,750 sq. ft. There have been a number of projects that were platted and constructed in the immediate vicinity of The Kirby Mansion with varied reduced building setback line ranging from 0 to 5 & 10 feet. It is noteworthy to mention that the Midtown Crossing subdivision to the south of The Kirby Mansion and across Gray Street has been previously platted utilizing a 10' ft. building setback line at Gray Street. Visibility triangle easements at all four corners of the property are depicted on the plat of The Kirby Mansion in accordance with Chapter 42-161.

The distance between the back of curb and the property line at Gray Street is approximately 15 feet in width. The Developer will reconstruct the sidewalk at Gray Street to meet the newly required 6' ft. wide sidewalk by City's Public Works & Engineering Department.

Upon review of prior deeds of the property, no restrictions for residential use were noted.

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

The preservation and continued use of the existing Kirby Mansion office building is recommended due to its status as a vitally important historical landmark to downtown and midtown neighborhoods.

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

The spirit and purpose behind the adoption of Chapter 42 ordinance is to encourage compatibility with the neighborhood characteristics. As such, the 10' ft. building setback line will help The Kirby Mansion project upon development to blend with the prestigious pedestrian streetscape of the adjacent development and properties thereby resulting in a desirous urban environment.

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

As evident from the responses stated above in this application, the new office tower together with the existing Kirby Mansion building will help improve the pedestrian-friendly ambiance and as such, it will not be injurious to the public health, safety and welfare.

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

This request is based on the owner's desire to develop the property utilizing options to integrate the new office tower with an existing office building that is of valuable historical nature that will cater to the promotion of a favorable urban setting in the area. As such, this application is not based on economic hardship.

Houston Planning Commission

ITEM: 132

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Park Place River Oaks replat no 1 (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

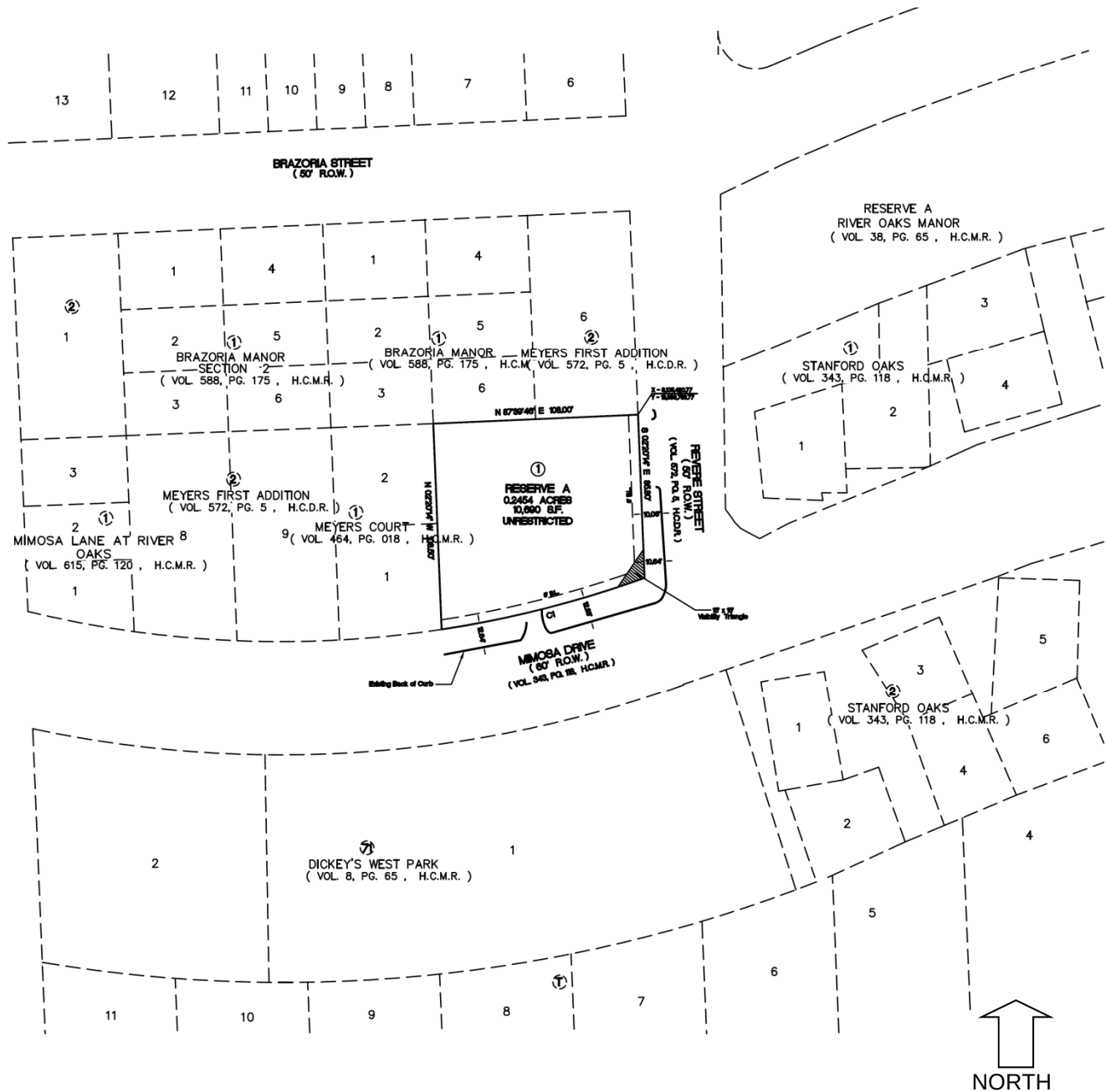
ITEM: 132

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Park Place River Oaks replat no 1 (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variance

Subdivision

Houston Planning Commission

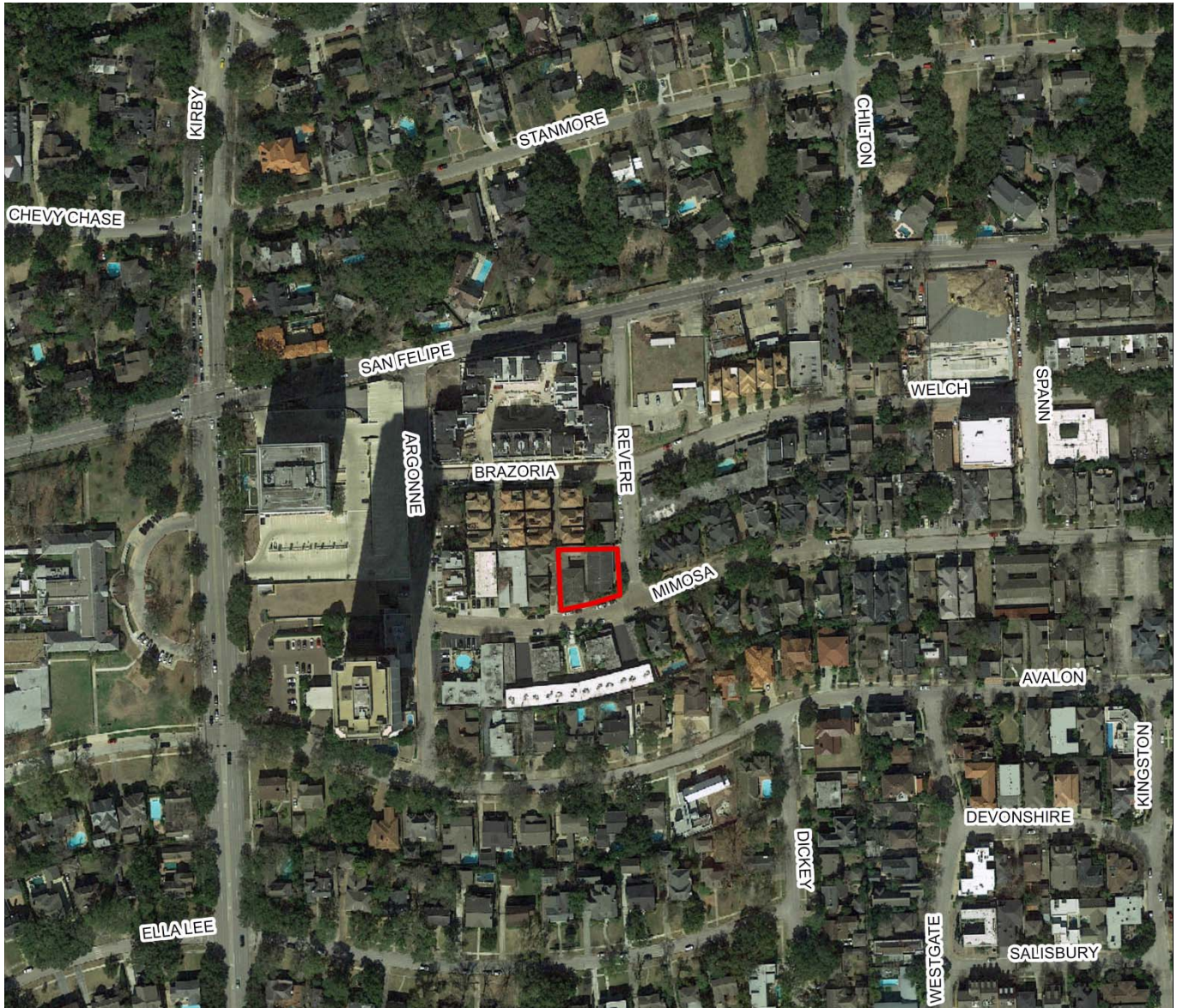
ITEM: 132

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Park Place River Oaks replat no 1 (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



Revere Park At River Oaks

2406 MIMOSA DRIVE
HOUSTON, TEXAS 77019

10/21/15

PERSPECTIVE



1250 Wood Branch Park Dr
Ste 215, Houston TX 77079
Office phone 713.874.0775
www.elementarchitects.com



Revere Park At River Oaks

2406 MIMOSA DRIVE
HOUSTON, TEXAS 77019

10/21/15



1250 Wood Branch Park Dr
Ste 215. Houston TX 77079
Office phone 713.874.0775
www.elementarchitects.com



SITE PLAN - STREET LEVEL
SCALE: 1/16" = 1' - 0"



Revere Park At River Oaks

2406 MIMOSA DRIVE
HOUSTON, TEXAS 77019

10/21/15



1250 Wood Branch Park Dr
Ste 215. Houston TX 77079
Office phone 713.874.0775
www.elementarchitects.com



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



Revere Park At River Oaks

2406 MIMOSA DRIVE
HOUSTON, TEXAS 77019

10/21/15

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



1250 Wood Branch Park Dr
Ste 215. Houston TX 77079
Office phone 713.874.0775
www.elementarchitects.com



Revere Park At River Oaks

2406 MIMOSA DRIVE
HOUSTON, TEXAS 77019

10/21/15

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



1250 Wood Branch Park Dr
Ste 215, Houston TX 77079
Office phone 713.874.0775
www.elementarchitects.com



Application Number: 2015-1918

Plat Name: Park Place River Oaks replat no 1

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/18/2015

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

Specific Variance is being sought and extent of variance:

to setback 5' from the property line on Revere St. and Mimosa St. rather than 10'

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. Building line requirement. (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. Type of Street or Private Roadway: Local streets Tract Description : All others Minimum Building Line Requirement: 10 feet

Statement of Facts

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

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

This property is south of San Felipe between Kirby and Shepherd, in an area that is experiencing a lot of new, high-density construction, which is replacing things built 50 and 60 years ago. In the 1980's townhomes were introduced into the area, replacing single-family detached houses. The character of the area has been gradually changing from suburban, auto-oriented to urban, as office buildings, mid-rise condos, and 3-4 story townhomes are replacing the older predominantly 2-story buildings. Many original homes were first converted to offices or other businesses. Most of the older development had surface parking. The new buildings have structured parking or, in the case of the new townhomes, garages integrated into the main house structure. Front lawns are going away. Sidewalks are now being built with new construction throughout the area and will serve the increasing number of pedestrians. The new townhomes are setback only 5'. Allowing this mid-rise condo to setback the same 5' will be consistent with the character being developed. Requesting the variance gives the Commission the ability to require an enhanced pedestrian area along the two streets. These enhancements are not required under City regulations and are generally not occurring on the other new development even though it would be desirable to have them throughout the area. Such enhancements make an area more pleasant for pedestrians and enhance their safety. The proximity of the building windows to the sidewalk and the street makes it easier for pedestrians and residents to observe activities and feel connected to and responsible for one another. The face of the building on Mimosa is proposed to be 5' from the property line and 15' from the curb at the east end; the west end will be approximately 6' from the property line and 18.6' from the curb. The face of the building is proposed to be 5.1' from the Revere property line and 15' from the street paving. Because the site property lines are not at 90 degrees at the street intersection, designing a building for the site presents unusual design problems. The dimensions vary slightly along the building façades as a result and in order to avoid having a "flat-faced" building. There will be a 6' wide pedestrian clear zone on the two street sides of the building. Sidewalks will have enhanced paving materials. Trees will be planted in tree wells and paving between these will be continuous to the curbs. Benches will be provided within the pedestrian realm and situated under the trees for shade.

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

The character of the area is changing from suburban auto-oriented to urban pedestrian-oriented and the new development needs to be designed to enhance that new character. The change in neighborhood character that has occurred is not the result of actions of this developer

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

One of the purposes of the chapter is to reinforce unique neighborhood character, which this proposal will do

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

Granting this variance will enhance pedestrian and resident safety. As well as create a pleasant walking environment.

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

The justification for the variance is the changing character of the neighborhood.

Houston Planning Commission

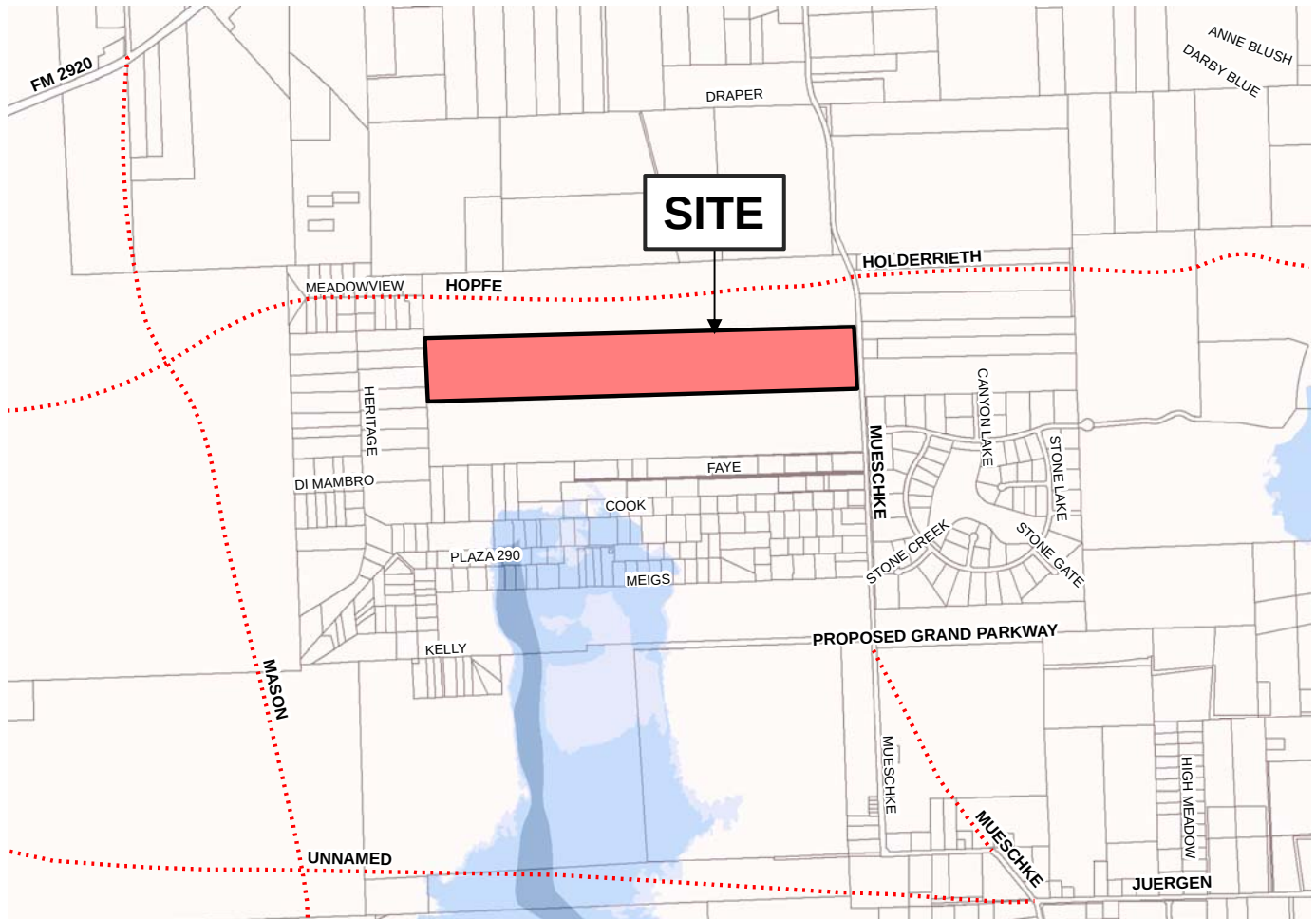
ITEM: 133

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Tealpointe Lake Estates (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Site Location

Houston Planning Commission

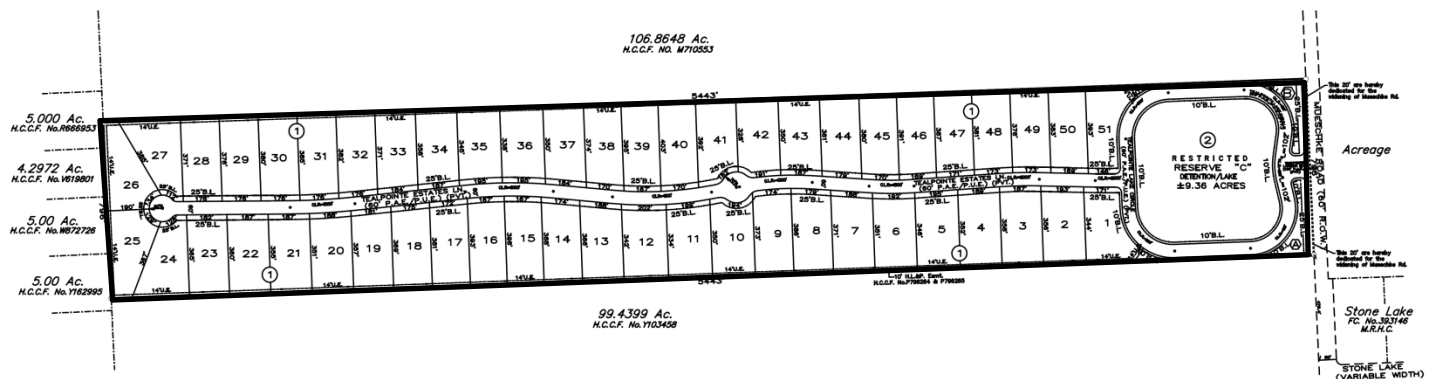
ITEM: 133

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Tealpointe Lake Estates (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Houston Planning Commission

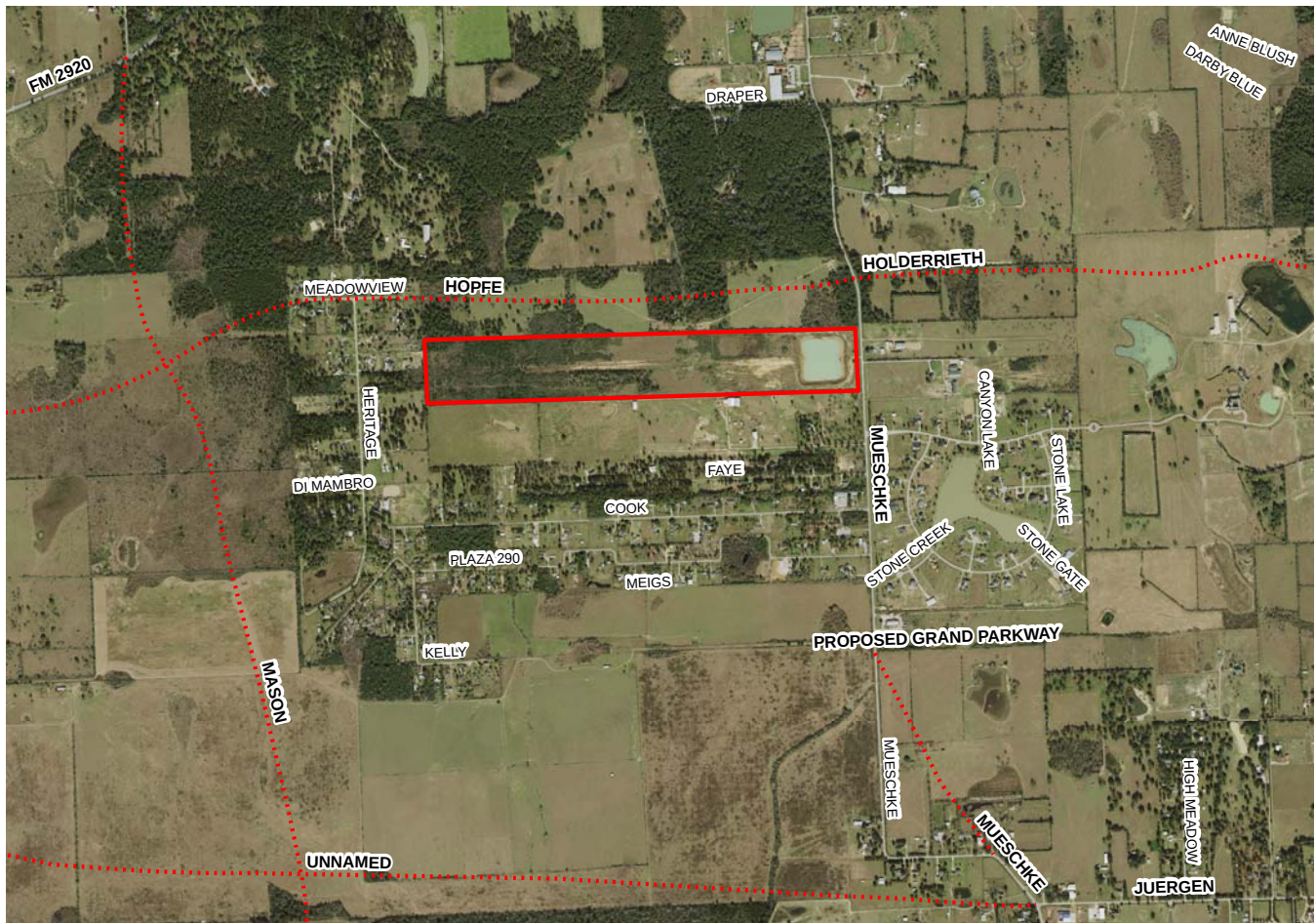
ITEM: 133

Planning and Development Department

Meeting Date: 10/29/2015

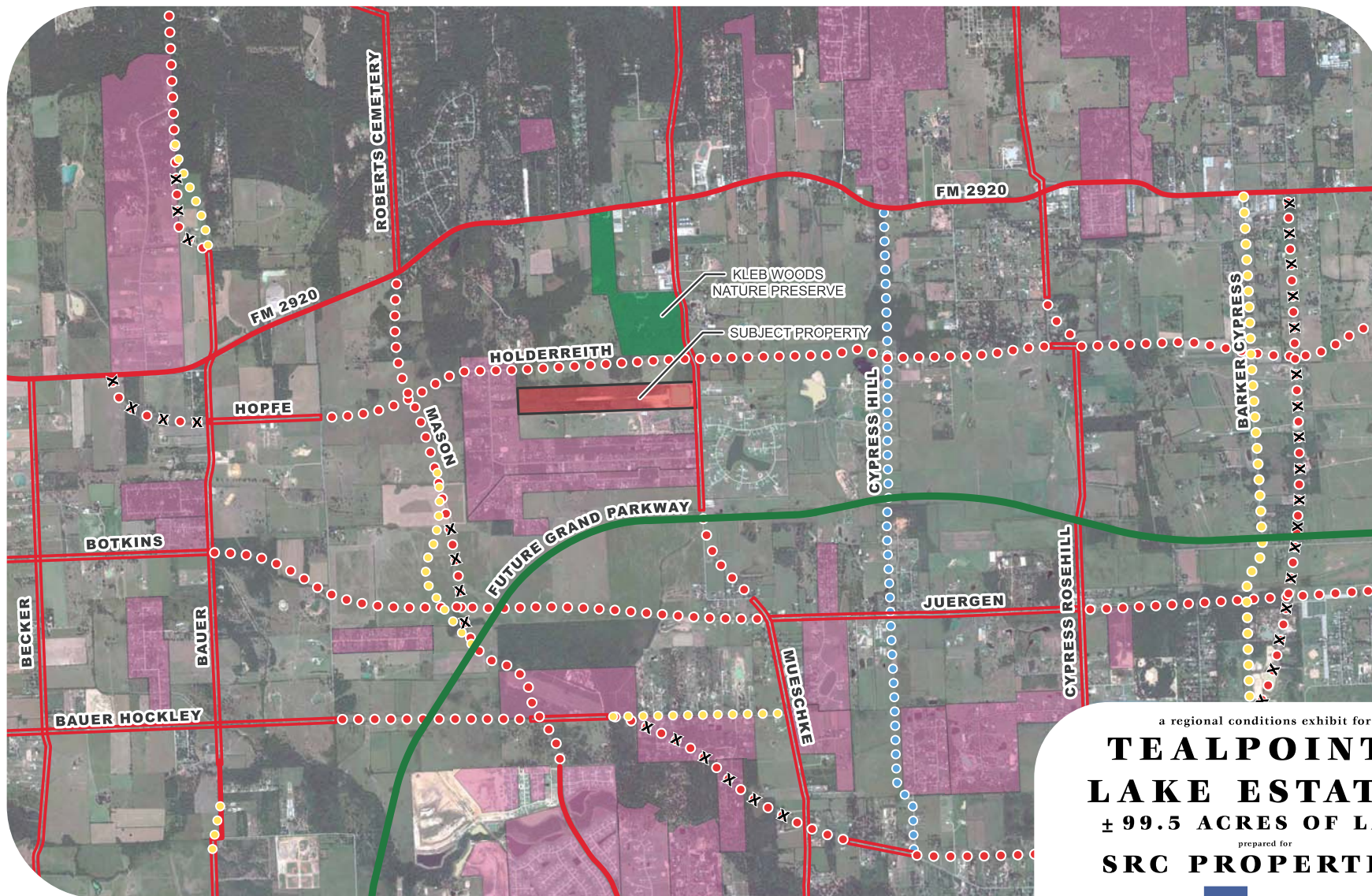
Subdivision Name: Tealpointe Lake Estates (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Aerial



a regional conditions exhibit for
**TEALPOINTE
 LAKE ESTATES**
 ± 99.5 ACRES OF LAND
 prepared for
SRC PROPERTIES

LEGEND

- /xxx 2015 THOROUGHFARE AMENDMENT
- FUTURE GRAND PARKWAY
- THOROUGHFARE - TO BE ACQUIRED
- THOROUGHFARE - TO BE WIDENED
- THOROUGHFARE - SUFFICIENT WIDTH
- COLLECTOR STREET - TO BE ACQUIRED
- PRIVATE STREET SUBDIVISION

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

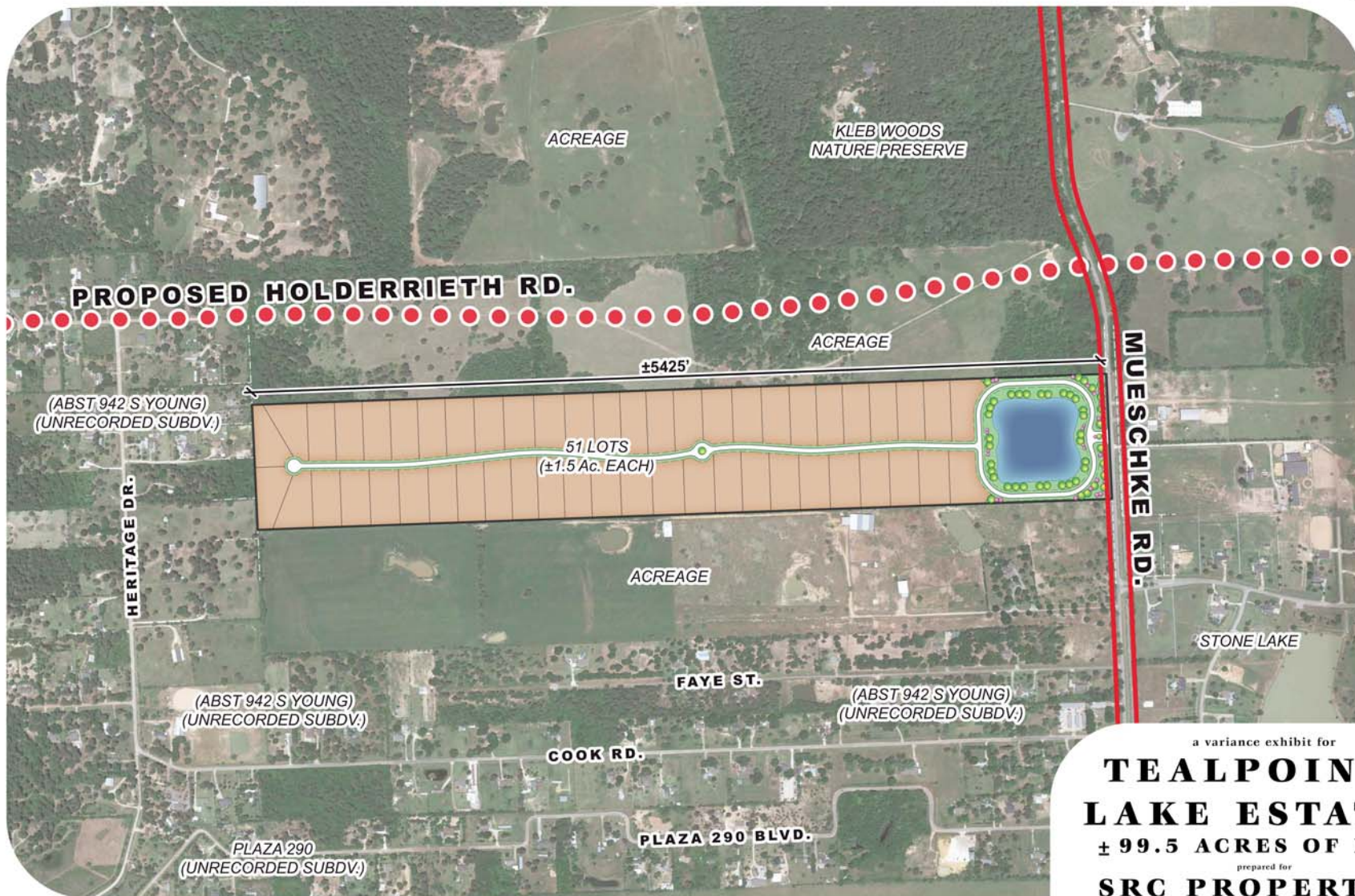
7000 North Mopac, Suite 330
 Austin, TX 78731

2595 Dallas Parkway, Suite 204
 Frisco, TX 75034

Tel: 281-579-0340

NOT TO SCALE

SEPTEMBER 30, 2015
 KGA #1-53



LEGEND

- EXISTING THOROUGHFARE - TO BE WIDENED
- PROPOSED THOROUGHFARE

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a variance exhibit for
**TEALPOINTE
 LAKE ESTATES**
 ± 99.5 ACRES OF LAND
 prepared for
SRC PROPERTIES



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

7000 North Mopac, Suite 330
 Austin, TX 78731

2595 Dallas Parkway, Suite 204
 Frisco, TX 75034

Tel: 261-579-0340

SCALE
 0 150 300 450

SEPTEMBER 24, 2015
 KGA #1-283



Application Number: 2015-2095

Plat Name: Tealpointe Lake Estates

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 10/05/2015

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

Specific Variance is being sought and extent of variance:

To exceed the maximum intersection spacing by not providing any public north-south through-streets in the tract.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

Tealpointe Lake Estates is a 99.5 acre residential development located in northwest Harris County, north of US 290 along Mueschke Rd. The property is an unusual shape, being a rectangle $\pm 5443'$ long and only $\pm 796'$ wide (see attached site exhibit). Access to the subject property comes from $\pm 796'$ of frontage along Mueschke Road to the east. The property is bounded on the north and south by undeveloped tracts and on the west by residential development. The Tealpointe Lake Estates development consists of 51 large residential lots, each typically 1.5 acres in size, contained in a private gated community. Due to the large lot size, the traffic generated by the development is unusually low in comparison to the size of the development. The proposed development is also following the precedent set by the surrounding tracts, which have consistently developed into large lot subdivisions or other uses with low traffic yield (see attached regional exhibit). Thus, the area already has lower-than-typical traffic counts, which the proposed project is not substantially affecting, and therefore a higher degree of local connectivity is not warranted for either residents or emergency services. Additionally, there are two limiting factors on the expansion of local connectivity in the area. First, the future Grand Parkway alignment is proposed less than a mile to the south. There are no frontage roads on the Grand Parkway in this location, and the tollway will therefore become a terminating point for all nearby local street circulation. Second, the existing development that surrounds the subject property has already been developed without provision for local connections. A public street south from the subject site would only be able to be extended to the immediately adjacent acreage tract. Further south and west of the subject site, three unrecorded subdivisions have created similar large-lot private street communities without any provision for public street circulation. The possibility of assembling sufficient acreage out of these lots to redevelop, or for multiple adjacent lots to develop in such a way that a public north-south street could be extended, is extremely remote. A public street to the north of the subject site would only extend into the immediately adjacent large acreage tract before terminating at Kleb Woods Nature Preserve and the proposed alignment of east-west major thoroughfare Holderreith Blvd. Due to these factors, local connectivity is not a reasonable objective for the subject property, and the site is ideal for a private street community. The large lot size and the property's overall dimensions dictate the street pattern of the development, which consists of a single street along the relative center of the property, with a circular turnaround near the middle of the tract, terminating in a single standard cul-de-sac at the west. This central street circles an existing lake at the front of the property and connects directly to Mueschke Road, which provides significant north-south connectivity for the area. Additionally, if the subject property were to provide a stub street to the north or south, said street would be roughly 350' in length – far in excess of the typical stub street length. Until and unless development occurs on the adjacent tracts, a stub street would serve no purpose and would collect debris over time. Providing additional stub streets solely to create shorter block lengths would be impractical, wasteful and of no further benefit to either the subject property or its surrounding tracts.

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

The unusual shape of the subject property and its surrounding conditions create the need for an atypical development and are not conditions that were created or imposed by the applicant.

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

The streets provided in the Tealpointe Lake Estates development preserve the intent and general purposes of Chapter 42. The streets will accommodate the traffic generated by the development of the subdivision, will provide adequate vehicular access to all new properties, including access for fire, police, and other emergency services, and will not be detrimental to the circulation of the surrounding area.

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

The streets provided by the Tealpointe Lake Estates development are adequate for the purposes of vehicular circulation and emergency vehicle access, thus creating no danger to public health, safety or welfare.

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

The restrictive shape of the subject property, and the equally-restricted surrounding properties, are the primary factor necessitating the requested variance.



Application Number: 2015-2095

Plat Name: Tealpointe Lake Estates

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 10/05/2015

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

Specific Variance is being sought and extent of variance:

To exceed the maximum number of lots allowed on a cul-de-sac.

Chapter 42 Section: 131

Chapter 42 Reference:

Sec 42-131. Culs-de-sac. (a) A cul-de-sac shall not serve a single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. (...) For purposes of the foregoing requirements, each dwelling unit type shall be deemed to generate the following trips per day: Detached Units - 10 trips per unit

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;

Tealpointe Lake Estates is a 99.5 acre residential development located in northwest Harris County, north of US 290 along Mueschke Rd. The property is an unusual shape, being a rectangle $\pm 5443'$ long and only $\pm 796'$ wide (see attached exhibit). Access to the subject property comes from $\pm 796'$ of frontage along Mueschke Road to the east. The property is bounded on the north and south by undeveloped tracts and on the west by residential development. The unusual shape of the site dictates a street pattern that is ultimately a straight line moving east-to-west. Additionally, the unrecorded subdivisions and similarly-shaped acreage tracts that surround the site (see attached site exhibit), mean that there are no existing opportunities for through-street connections other than at the frontage of the site on Mueschke Rd. Future connections to the north, west, or south are all highly unlikely. The natural result of this condition is a "dead-end" street pattern in which all vehicle trips will be directed back to the boulevard entry street onto Mueschke Rd. This result is entirely independent of the size or quantity of lots proposed within the subject site. The proposed street pattern provides two opportunities for vehicles to turn around within the site – one at the far-west end of the tract, which is a true cul-de-sac, and one in the middle of the tract for better traffic movement within the site. The development proposes 51 large lots, each approximately ± 1.5 acres in size – only about 30 of which are located beyond the mid-way turn-around. In proportion to the size of the tract, this is a relatively small number of lots, with a proportionally low traffic impact. Furthermore, the entry street at Mueschke Rd is proposed as a boulevard entry, which will minimize potential delays and difficulties for traffic entering and exiting the site. Due to the proportionally low traffic volume for the subject site, the extra provisions of the proposed street pattern, and the surrounding conditions that preclude the possibility of any other through-street connections either currently or in the future, the proposed plan provides the best possible solution for the development of the site where a "dead-end" street condition is inevitable.

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

The unusual shape of the subject property and its surrounding conditions create the need for an atypical development and are not conditions that were created or imposed by the applicant.

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

The streets provided in the Tealpointe Lake Estates development preserve the intent and general purposes of Chapter 42. The streets will accommodate the traffic generated by the development of the subdivision, will provide adequate vehicular access to all new properties, including access for fire, police, and other emergency services, and will not be detrimental to the circulation of the surrounding area.

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

The streets provided by the Tealpointe Lake Estates development are adequate for the purposes of vehicular circulation and emergency vehicle access, both within the development and at the entry with Mueschke Rd, thus creating no danger to public health, safety or welfare.

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

The restrictive shape of the subject property, and the equally-restricted surrounding properties, are the primary factor necessitating the requested variance.

Houston Planning Commission

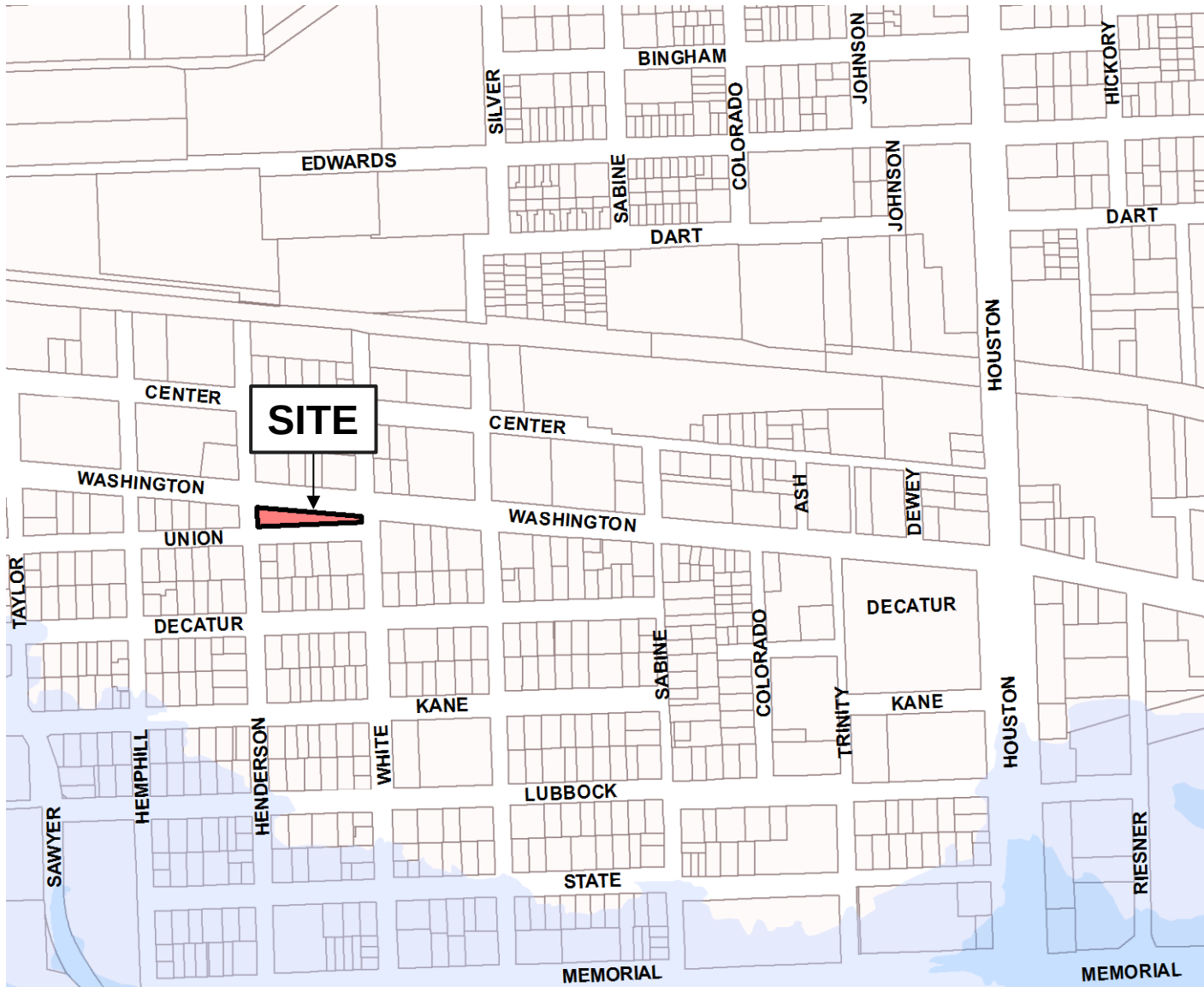
ITEM:134

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Washington Avenue Interests (DEF 2)

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

Site Location

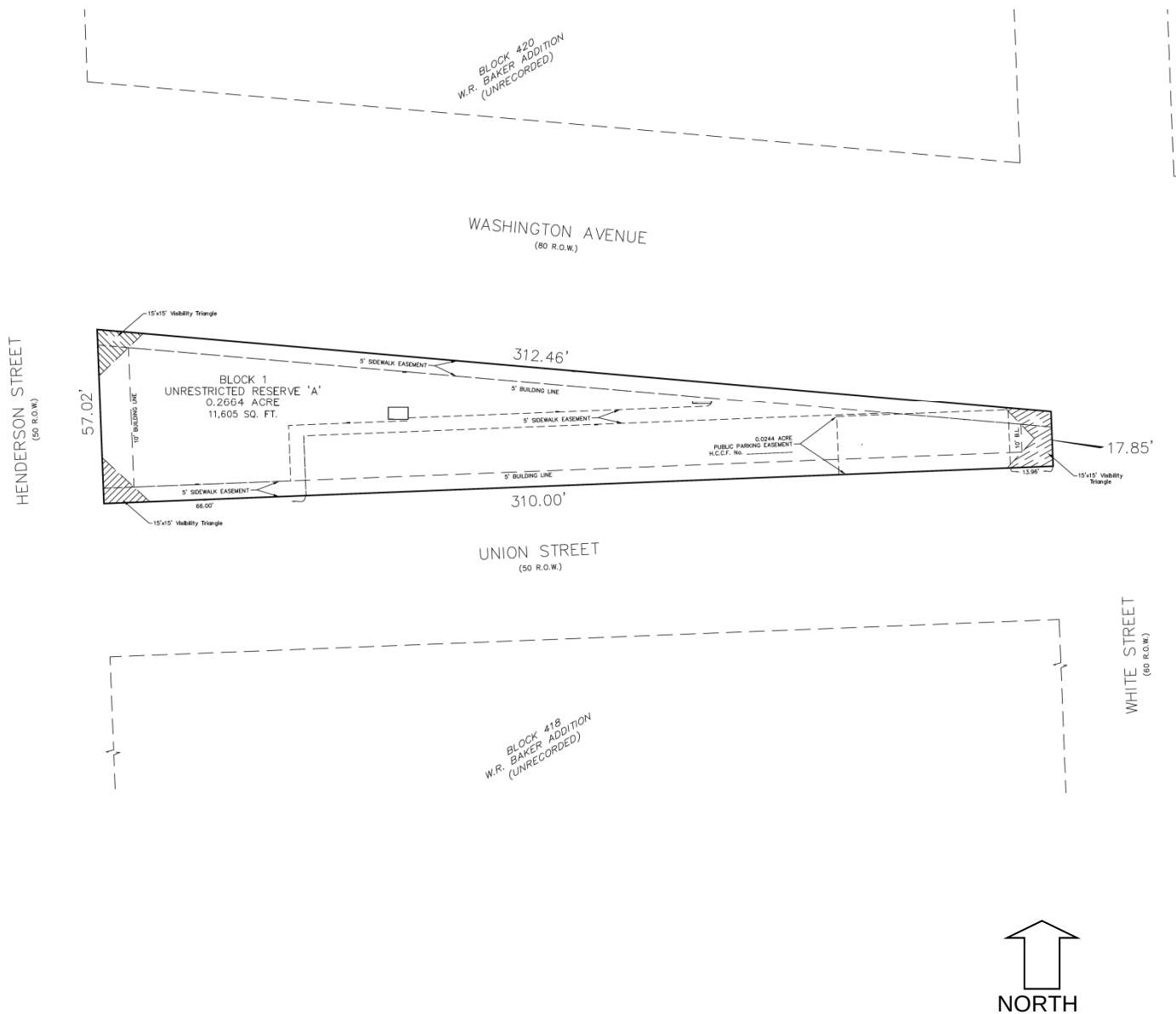
Houston Planning Commission ITEM: 134

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Washington Avenue Interests (DEF 2)

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

Subdivision

Houston Planning Commission

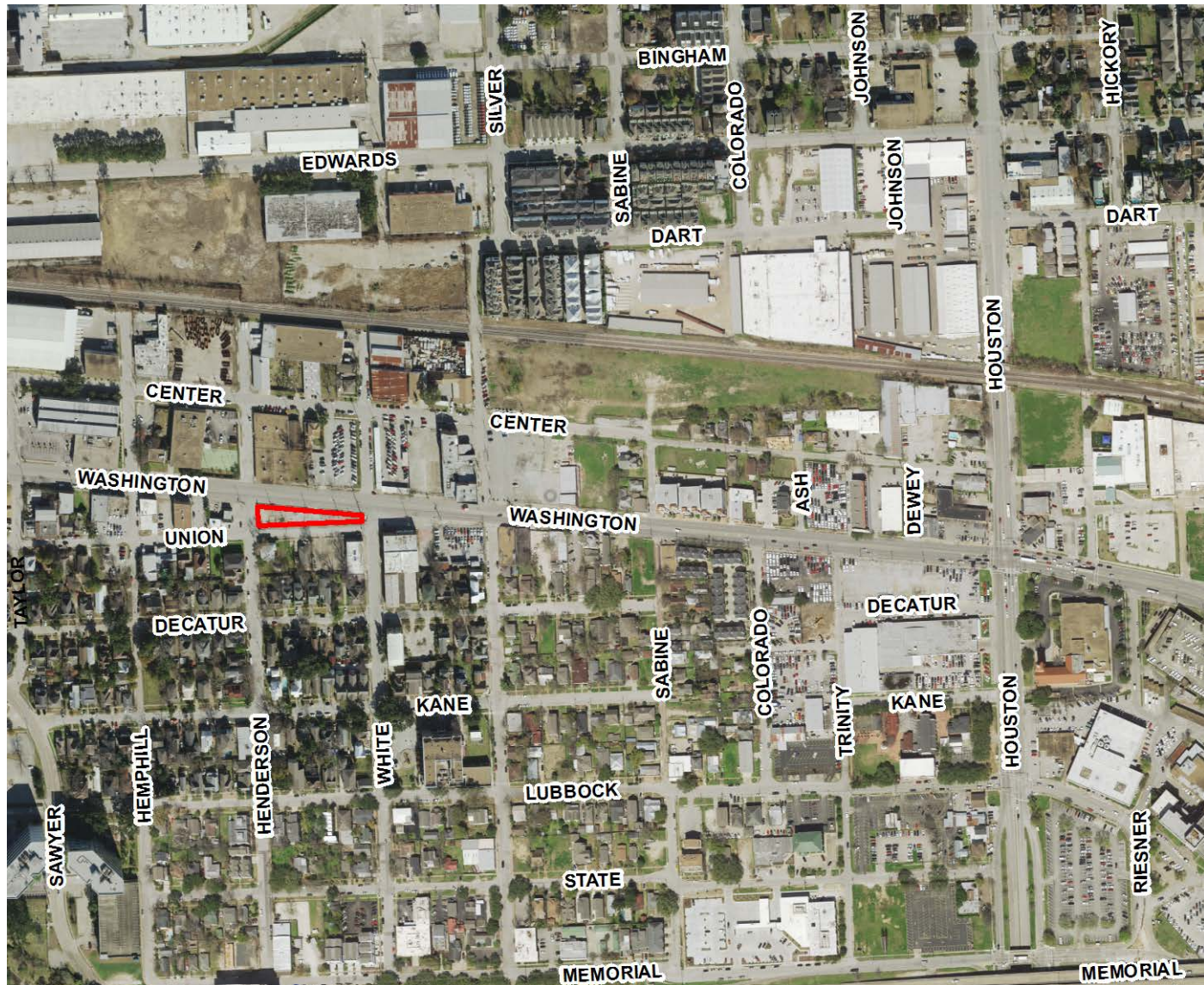
ITEM:134

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Washington Avenue Interests (DEF 2)

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

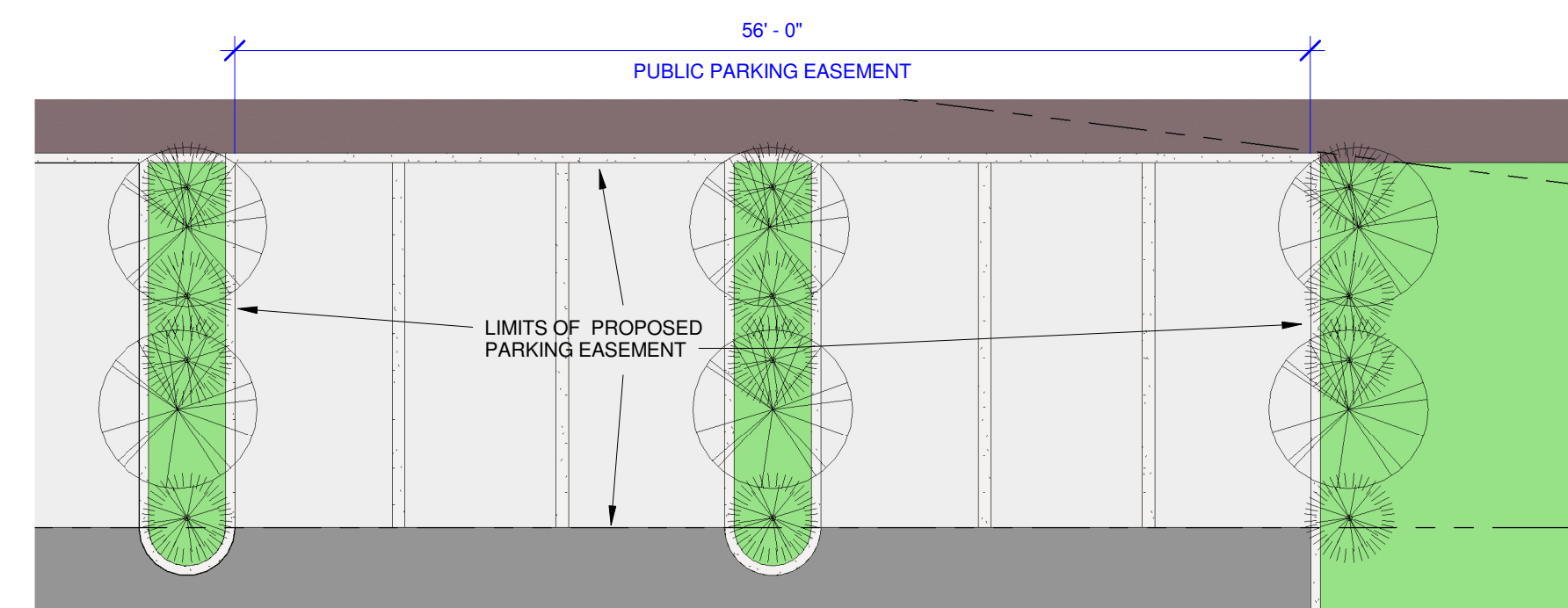
Aerial

BASED ON 2.75/1000 UFA	
TOTAL GFA = 6,977 SQ FT.	
TOTAL CARS REQUIRED = 6977 X 2.75 /1000	
TOTAL CARS REQUIRED = 19.18 CARS - 19 CARS	
REDUCTION IN PARKING W/ BICYCLE RACK PROVISION	
= 1 PARKING SPACE PER A BICYCLE SPACES	
TOTAL CARS REQUIRED W/ BICYCLE SPACES = 19 - 2 = 17 CARS	
WITH BICYCLE SPACES CREDIT OF 2 CARS	
TOTAL CARS REQUIRED = 17 CARS	TOTAL CARS PROVIDED = 17 CARS
PARKING BREAKDOWN	
OFFICE BUILDING OCCUPANCY	17
PUBLIC PARKING ON WASHINGTON 10	
PUBLIC PARKING ON UNION	2
PUBLIC PARKING ON SITE	6
TOTAL PUBLIC PARKING	18
TOTAL PARKING	17+18 = 35 CARS

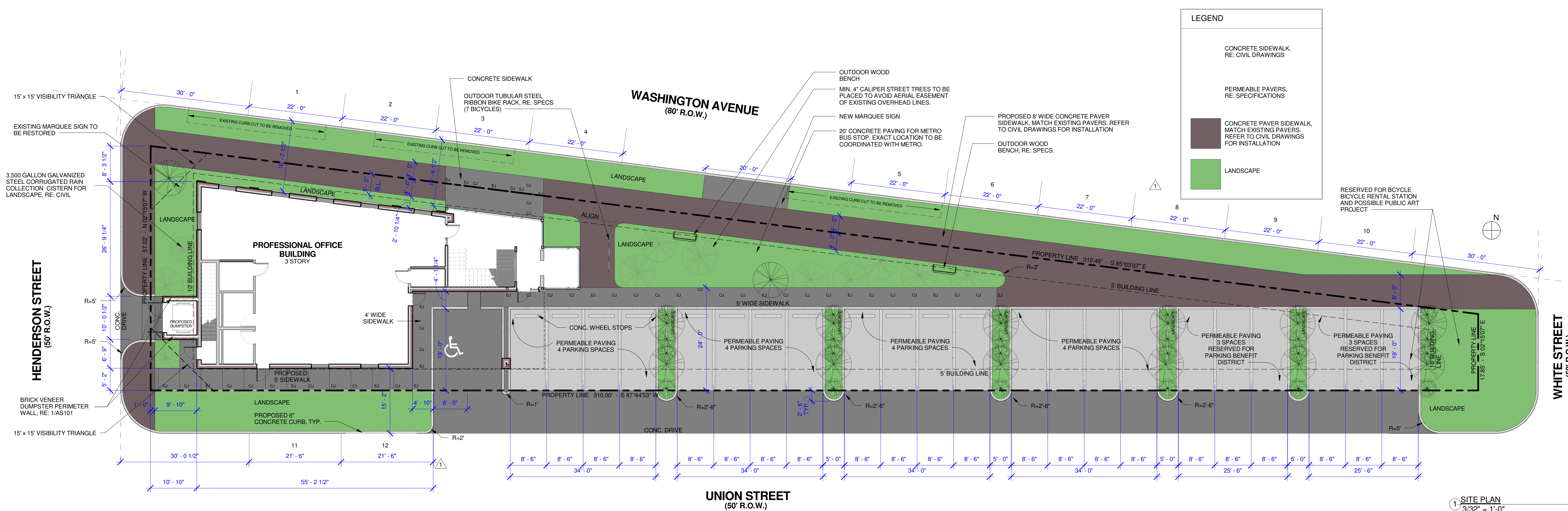
- ALL SITE WORK, INCLUDING LOCATION OF TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, TEMPORARY CONSTRUCTION BARCADE/GENERATOR, TEMPORARY STORAGE OF MATERIALS, TEMPORARY EROSION CONTROL, TEMPORANCE CONFORMANCE TO POLLUTION AND PREVENTION CONTROL, AND TEMPORARY UTILITY FACILITIES, ETC. SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO'S STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL TEMPORARY FACILITIES AND CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH ELECTRICAL, GAS, CABLE, AND TELEPHONE PROVIDERS TO DETERMINE AND VERIFY EXISTING UNDERGROUND UTILITIES TO BE CONSTRUCTION. NOTY ARCHITECT AND OWNER OF ANY POSSIBLE RELOCATION OF EXISTING LINES WHICH CONFLICT WITH THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING ONLY. OWNER SHALL PROVIDE ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY TAP FEES. CONTRACTOR SHALL PROVIDE TO PROTECT ALL EXISTING TREES TO REMAIN. CONTRACTOR SHALL CONSIDER AND PROVIDE TO PROTECT AND THICKEN EXPANSION JUNT AT SIDEWALK TO BE 20" O.C. MAX. TYP. AND 12" MIN. DEEP. CONTRACTOR SHALL PROVIDE 6" O.C. TEMPORARY FENCING AROUND ENTIRE SITE DURING THE CONSTRUCTION. CHICAGO CITY CODE 22-01-04 MAY BE VERTICAL AND WITHOUT TREATMENT. CHANGES IN LEVEL BETWEEN 14" AND 12" SHALL BE REVEALED WITH A SLOPE NOT LESS THAN 12:12. NO CHANGES IN LEVEL, GREATER THAN ALLOWED ON SITE.
10. PAINT CONC. RAMPS AND FIELDS WITH CONTRASTING COLOR (BLACK UNLESS OTHERWISE SPECIFIED) TO BE 18" DEEP X 36" WIDE UNLESS OTHERWISE SPECIFIED. LITHOCHROME TO BE USED FOR ALL PAINTS. CONTRACTOR SHALL PROVIDE 18" DEEP X 36" WIDE UNLESS OTHERWISE SPECIFIED. RAMP SURFACE SHALL BE 18" DEEP X 36" WIDE UNLESS OTHERWISE SPECIFIED. TYP. GROVES AT 2' O.C. TYP.
- THE FUTURE OFFICE BUILDING WILL BE SUBMITTED ON A SEPARATE PERMIT.

1250 Wood Branch Park Dr
Ste 215. Houston TX 77079
Office phone 713.874.0775
www.elementarchitects.com

Tyler Flood
& ASSOCIATES, INC.
Attorneys at Law



4. PARKING EASEMENT PLAN
1/8" = 1'-0"



6 PARKING SPACES RESERVED FOR PARKING BENEFIT DISTRICT

NOTE: STREET TREE, PARKING LOT TREE AND SHRUB QUANTITIES SHALL COMPLY WITH CHAPTER 33

CONCRETE SIDEWALK,
RE: CIVIL DRAWINGS

PERMEABLE PAVERS,
RE: SPECIFICATIONS

CONCRETE PAVER SIDEWALK,
MATCH EXISTING PAVERS.
REFER TO CIVIL DRAWINGS
FOR INSTALLATION

① SITE PLAN
3/32" = 1'-0"

10/02/15

10/12

[illegible]

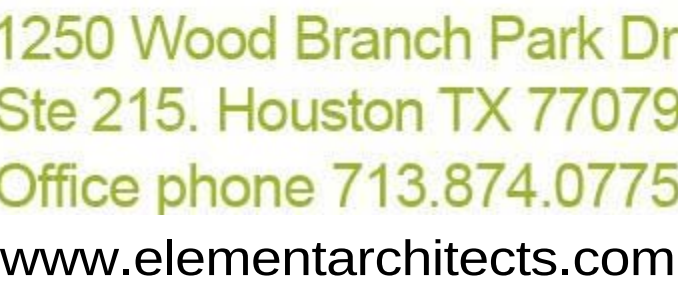
TYLER FLOOD
PERSPECTIVE

2019 Washington Ave.
Houston, TX 77007

SITE PLAN

Project number	1302
Date	10/12/1
Drawn by	MB
Checked by	
AS100	
Scale	As indicated

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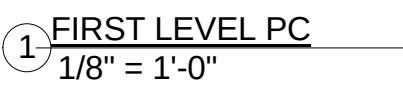
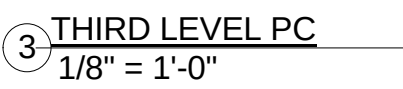
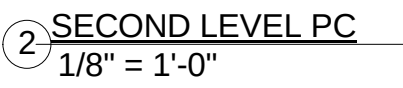
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2019 Washington Ave
Houston, TX 77007

Project number	13024
Date	9/18/15
Drawn by	Author
Checked by	Checker

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

PARKING SUMMARY	
BASED ON 2.5/1000 GFA	BASED ON 2.75/1000 UFA
TOTAL GFA = 8,418 SQ.FT.	TOTAL GFA = 6,977 SQ.FT.
TOTAL CARS REQUIRED = 8418 X 2.5 /1000	TOTAL CARS REQUIRED = 6977 X 2.75 /1000
TOTAL CARS REQUIRED = 21.04 CARS = 21 CARS	TOTAL CARS REQUIRED = 19.18 CARS = 19 CARS
REDUCTION IN PARKING W/ BICYCLE RACK PROVISION = 1 PARKING SPACE PER 4 BICYCLE SPACES	REDUCTION IN PARKING W/ BICYCLE RACK PROVISION = 1 PARKING SPACE PER 4 BICYCLE SPACES
TOTAL CARS REQUIRED = 21 - 2 = 19 CARS WITH BICYCLE SPACES CREDIT OF 2 CARS	TOTAL CARS REQUIRED W/ BICYCLE SPACES = 19 - 2 = 17 CARS WITH BICYCLE SPACES CREDIT OF 2 CARS
TOTAL CARS REQUIRED = 19 CARS	TOTAL CARS REQUIRED = 17 CARS
TOTAL CARS PROVIDED = 21 CARS	TOTAL CARS PROVIDED = 21 CARS





Application Number: 2015-1959

Plat Name: Washington Avenue Interests

Applicant: Civil-Surv Land Surveying, L.C.

Date Submitted: 09/21/2015

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

Specific Variance is being sought and extent of variance:

Reduce the building line requirement from 25' along Washington Avenue and 10' along Union Street, to 5' along both Washington Avenue and Union Street.

Chapter 42 Section: 150

Chapter 42 Reference:

42-150

Statement of Facts

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

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

The subject tract is a narrow, "flatiron" shaped lot. Standard building lines would render most of the site unusable for development. Applying the standard 25' building line along Washington Avenue and the standard 10' building line along Union Street would result in an available building area of less than 1,700 square feet in an awkward, triangular building footprint. Such a small building area is not conducive to the office building that is proposed for the site.

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

This site is surrounded by public streets that were platted (in an unrecorded subdivision) and built many years before the current owner took possession of the property. These streets create the narrow, triangular parcel, which is difficult to develop using the standard building lines.

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

Section 42-154 of the City of Houston Code of Ordinances allows for an optional performance standard 5' building line for retail centers. While the proposed development is an office building not a retail center, it does meet the physical standards set out in Section 42-154 by not having any parking, driveways or other automotive circulation areas in the front of the building. Also, being that this is an older, dense, urban neighborhood, the reduced building line would be more in keeping with existing historic building patterns in the area. Additionally, the variance has the support of the Old Sixth Ward Neighborhood Association and the Old Sixth Ward TIRZ.

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

On the contrary, the variance would enhance the neighborhood by helping to develop a vacant tract that otherwise would be nearly impossible to develop when using standard building lines. The density of the development and the placement of the building closer to the street would also be more compatible with non-automotive transportation options such as walking, bicycling and public transit, and would fit the dense urban character of the neighborhood. The variance has the full support of the Old Sixth Ward Neighborhood Association as well as the Old Sixth Ward TIRZ. The TIRZ board voted to support the variance, and issue a letter to the city stating such, at their October 30, 2013, monthly meeting. Additionally, the Old Sixth Ward Neighborhood Association unanimously voted to reaffirm its support of the current Application in a Board of Directors' meeting on October 19, 2015. TIRZ 13 has also recently reaffirmed its support of the current Application. The proposed development is also consistent with the development guidelines in the Washington Avenue Livable Centers Study per the author, Asakura Robinson. Additionally, the owner is proposing to compensate for

the granting of the variance by providing the following amenities on the subject site: -Grass pavers with brick striping in the parking area to help the parking blend with the green space and reduce impervious surface/improve drainage. -Addition of curbs and gutters along Union Street near the southwest corner of the site. -8' sidewalks along Washington Avenue in a public easement to improve pedestrian circulation and comfort. -Brick or stone dumpster enclosure to match the building façade. -Restoration of existing pole sign to maintain historic character of the neighborhood, as well as a ban on billboards and spectacular signs. -Green features such as cisterns to reduce water usage and the general environmental impact of the development. These cisterns could be placed in a prominent, decorative way, such as displaying the Sixth Ward neighborhood logo. -Restrictions against any stand-alone bars, which have been a nuisance to neighborhood residents. -Extensive landscaping, including re-use of existing trees. -Public art installation in the green space on the east end of the site. -Public bike rental facilities on the east end of the site. -Restrictions against oversized and/or spectacular signage. -Public availability of parking spaces along Union Street.

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

Regardless of cost, there is not much that could be built on this narrow site if the standard building setbacks were applied to it.

Houston Planning Commission

ITEM: 135

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Dietz Acres (DEF 2)

Applicant: South Texas Surveying Associates, Inc.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

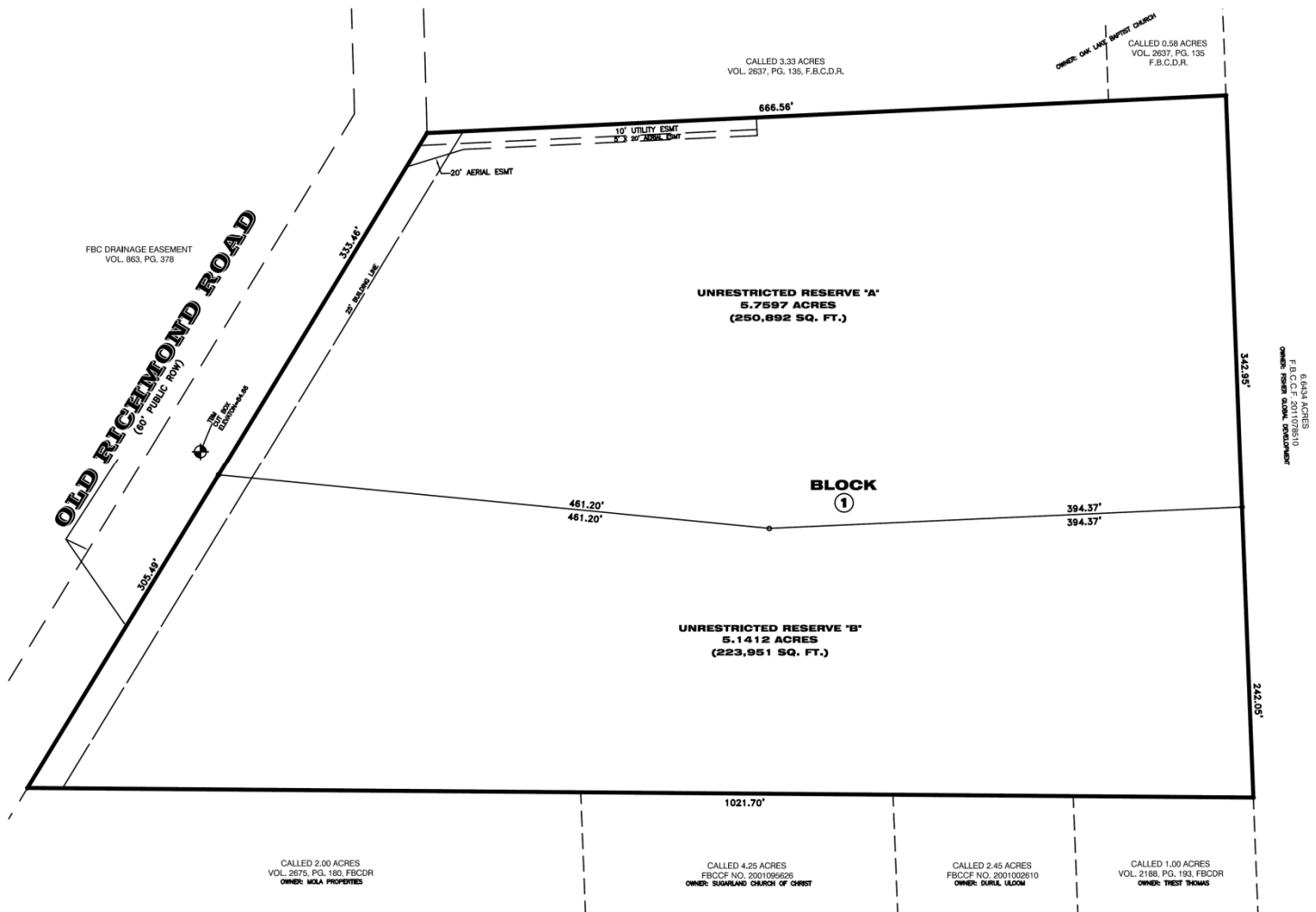
ITEM: 135

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Dietz Acres (DEF 2)

Applicant: South Texas Surveying Associates, Inc.



F – Reconsideration of Requirements

Subdivision

Houston Planning Commission

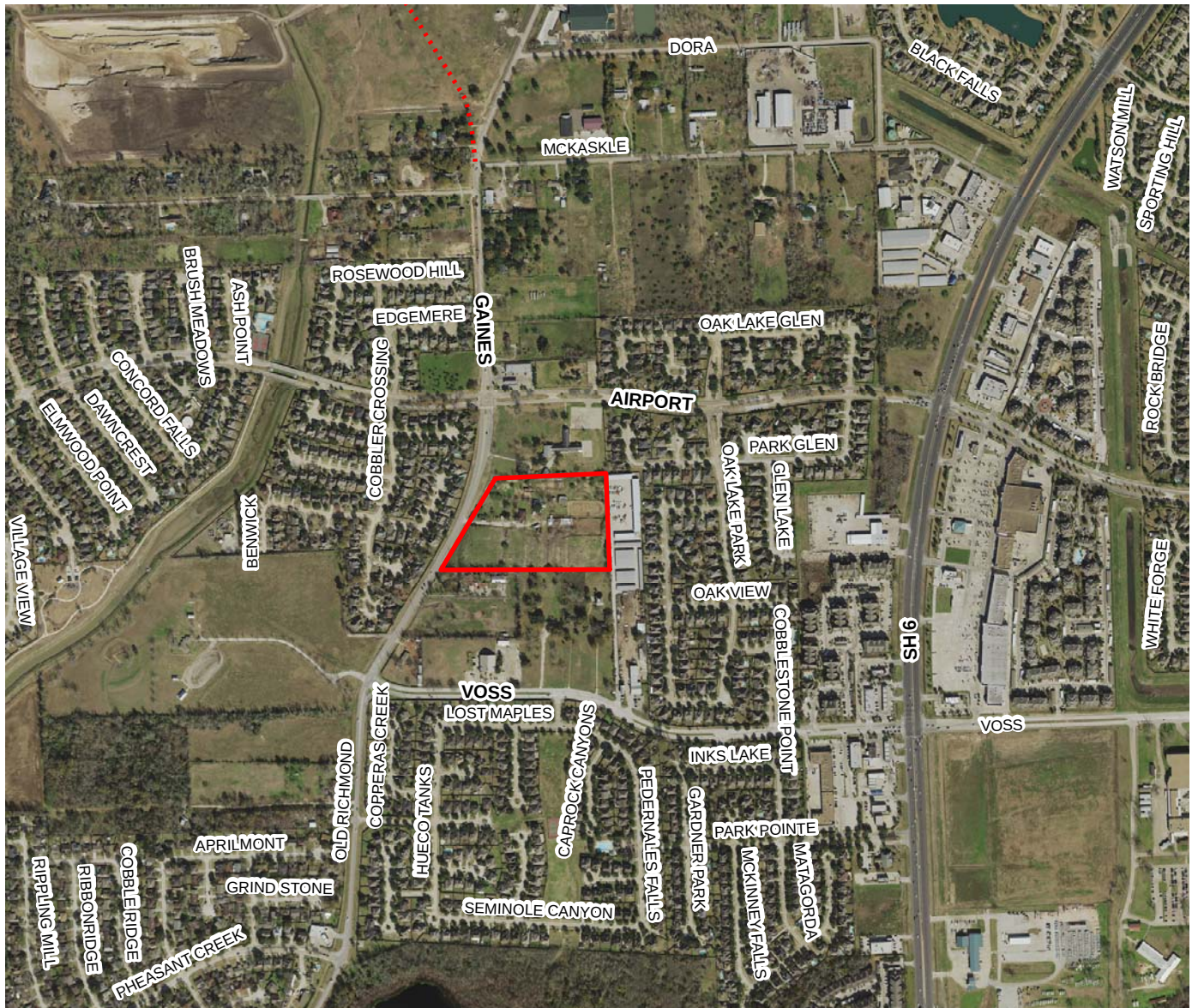
ITEM: 135

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Dietz Acres (DEF 2)

Applicant: South Texas Surveying Associates, Inc.



F- Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1956
Plat Name: Dietz Acres
Applicant: South Texas Surveying Associates, Inc.
Date Submitted: 09/20/2015

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

Specific requirement or condition being sought:

We are requesting a variance not to dedicate a 60' ROW within plat boundary.

Chapter 42 Section: 128

Chapter 42 Reference:

1. 42-128 Intersections of local streets.

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:

not to dedicate a 60' ROW within plat boundary.



Application Number: 2015-1956

Plat Name: Dietz Acres

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 09/20/2015

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

Specific Variance is being sought and extent of variance:

We are requesting a variance not to dedicate a 60' ROW within plat boundary.

Chapter 42 Section: 128

Chapter 42 Reference:

1. 42-128 Intersections of local 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

The project site is located on Old Richmond Rd between Voss Rd and W Airport Rd in Fort Bend County, Texas. Fort Bend County considers Old Richmond Rd a major collector with a ROW requirement of 60'feet and 25' BL. We have contacted Ft Bend County Engineering Dept. and was advised they would support the request not to dedicate the 60' ROW. The requirement of a 60' dedication of another street would significantly deprive the applicant of the reasonable use of the land, and would not improve traffic circulation. Requiring the connection to Peachwood Hollow Lane to the east would effectively turn that roadway from a residential street to a collector which would not be the original intended purpose of the roadway. Fort Bend County has advised they would not want a connective roadway going between an existing residential subdivision and a new commercial, industrial, or multi-family use. Connectivity to Peachwood Hollow will be incredibly difficult due to the existing development which lays between our development and the existing portion of Peachwood Hollow.

(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;

As stated the requirement would not benefit the community, our development or Fort Bend County. The hardship is meeting this requirement when it is really against the general purpose and intent of the ordinance.

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

Our request not to dedicate the ROW, will preserve and maintain the general purpose and intent of the ordinance. The residential community to the east will benefit by preventing cross traffic from Old Richmond.

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

Granting the request not to dedicate a street through this property will not adversely affect the surrounding community. Therefore, this request not be injurious to the health, safety and welfare.

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

The hardship is not economically motivated in anyway. The requested ROW would not benefit anyone and Fort Bend County has advised they would not want to accept the street into their inventory or maintain it as a public ROW.

Houston Planning Commission

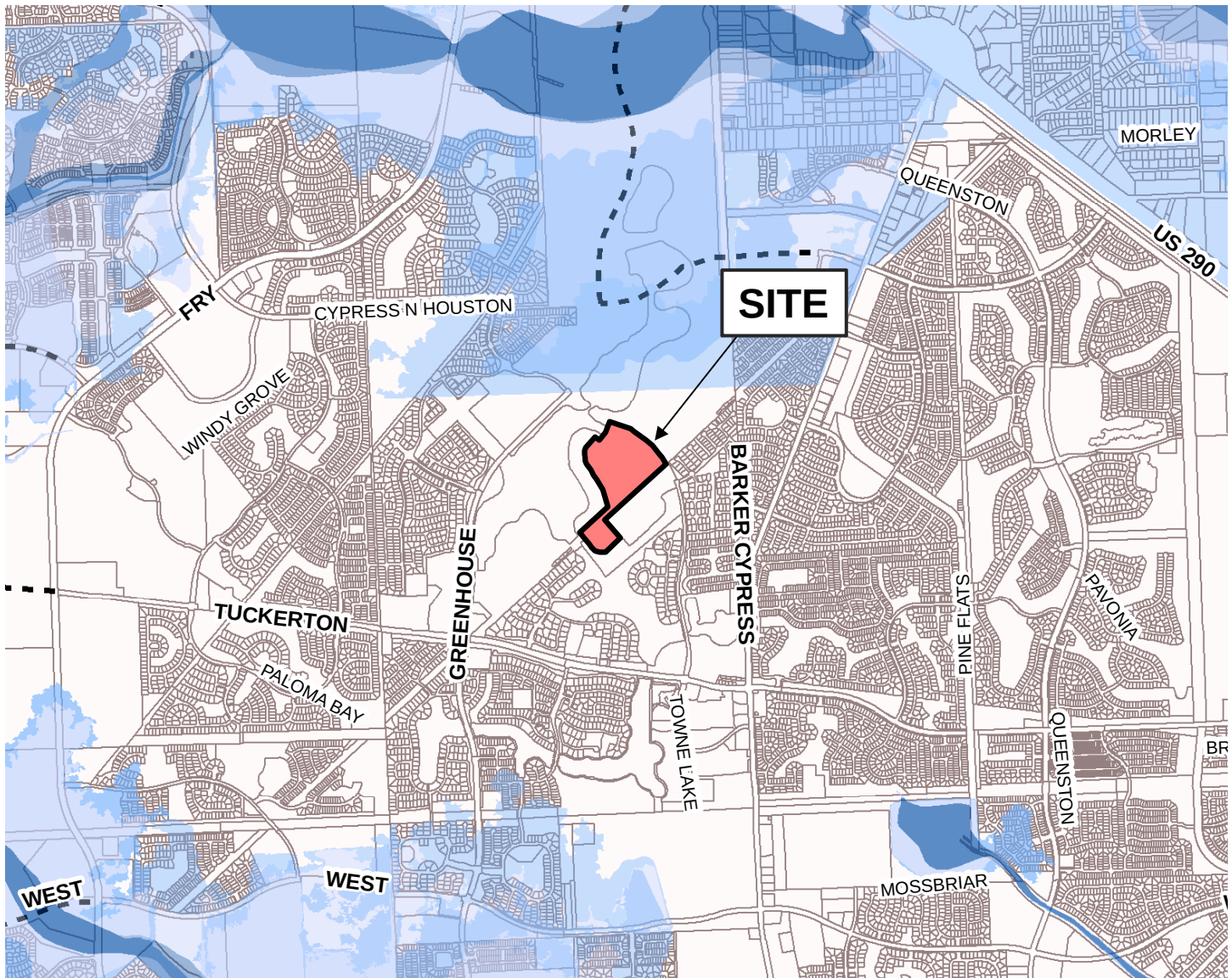
ITEM: 136

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Towne Lake Sec 42

Applicant: EHRA



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

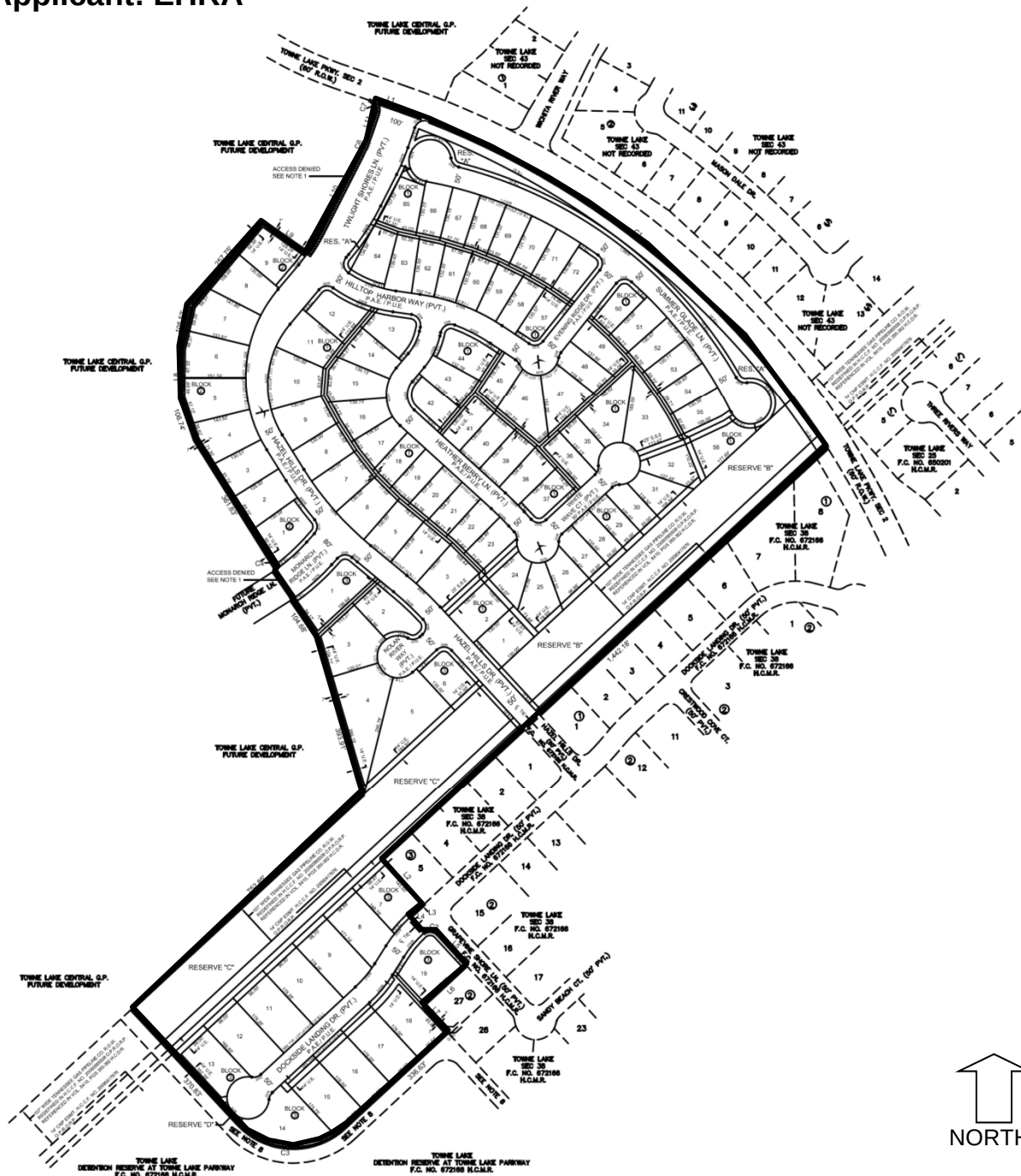
ITEM: 136

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Towne Lake Sec 42

Applicant: EHRA



F – Reconsideration of Requirements

Subdivision

Houston Planning Commission

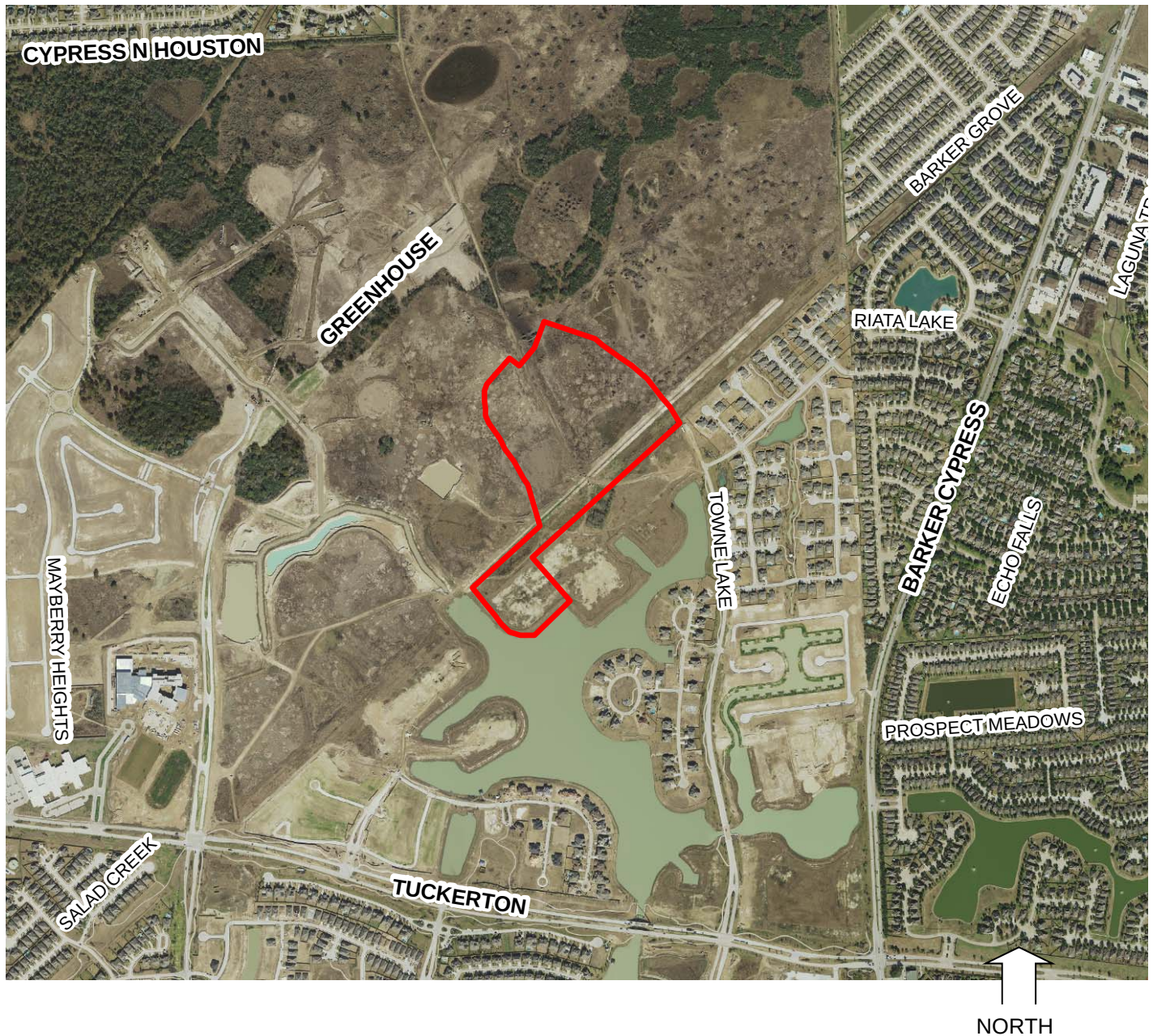
ITEM: 136

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Towne Lake Sec 42

Applicant: EHRA



F- Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-2219
Plat Name: Towne Lake Sec 42
Applicant: EHRA
Date Submitted: 10/19/2015

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

Specific requirement or condition being sought:

Removal of CPC 101 requirement by City of Houston from the Towne Lake sec 42 Preliminary Plat (2015-1948) which states that "Lake/detention to the west must be platted with future development to the west and recorded prior to or simultaneously with this plat."

Chapter 42 Section: 42-20 (a)

Chapter 42 Reference:

Except as provided in section 42-21 of this Code, any subdivision of property in the city and its extraterritorial jurisdiction shall require a subdivision plat approved pursuant to this article. Prior to the subdivision of any property within the city or its extraterritorial jurisdiction, the owner of the property proposed to be subdivided, or the owner's authorized agent, shall obtain approval from the commission or the director, as applicable, of a subdivision plat of the subdivision submitted pursuant to the requirements of this chapter. All property in the city and its extraterritorial jurisdiction that is subdivided shall be laid out under the direction of the commission, and the city will recognize no other subdivisions.

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:

Towne Lake is a master planned community with centralized detention and amenity lakes. Section 42 is a private street section with connectivity to the public collector road, Towne Lake Parkway. The recent preliminary plat for section 42 was marked by the City of Houston Planning Staff with this note: "Lake/detention to the west must be platted with future development to the west and recorded prior to or simultaneously with this plat." This is an unreasonable requirement for the following reasons. 1) The amenity lakes and detention areas within Towne Lake are designed over a period of time and are constantly changing due to design and platting changes which occur over time. As individual sections are built, the lake/detention edge is revised. It is only until all adjacent sections are designed that the final lake/detention area can be defined. 2) The lakes are ultimately owned and maintained by multiple Municipal Utility Districts. The lake areas are transferred to the MUD's by the developer upon completion of single family lots in adjacent sections and approval of the drainage features by Harris County Flood Control. This approval and transfer occurs well after platting and recordation of individual sections. 3) The previous two points illustrate that at this time the lake/detention area is currently not ready to be platted. As with all previous detention areas in Towne Lake, the drainage/detention reserve will be platted once final design is approved by Harris County Flood Control. In the interim, drainage easements are created within the future reserves in order to facilitate required drainage needs on a section by section basis. This has been a standard practice with Towne Lake for many years, thus the requirement to record drainage reserves with section 42 is inconsistent with previous platting and recordation history. 4) Finally, the future lots west of section 42 are also private street lots which provide no additional connectivity and will be platted per the approved Towne Lake Central General Plan. Thus, requiring recordation of a section which provides no additional connectivity is illogical with regard to section 42 platting and recordation requirements. We therefore request removal of the requirement as stated from the preliminary plat so that we may proceed to final plat for this section.

Houston Planning Commission

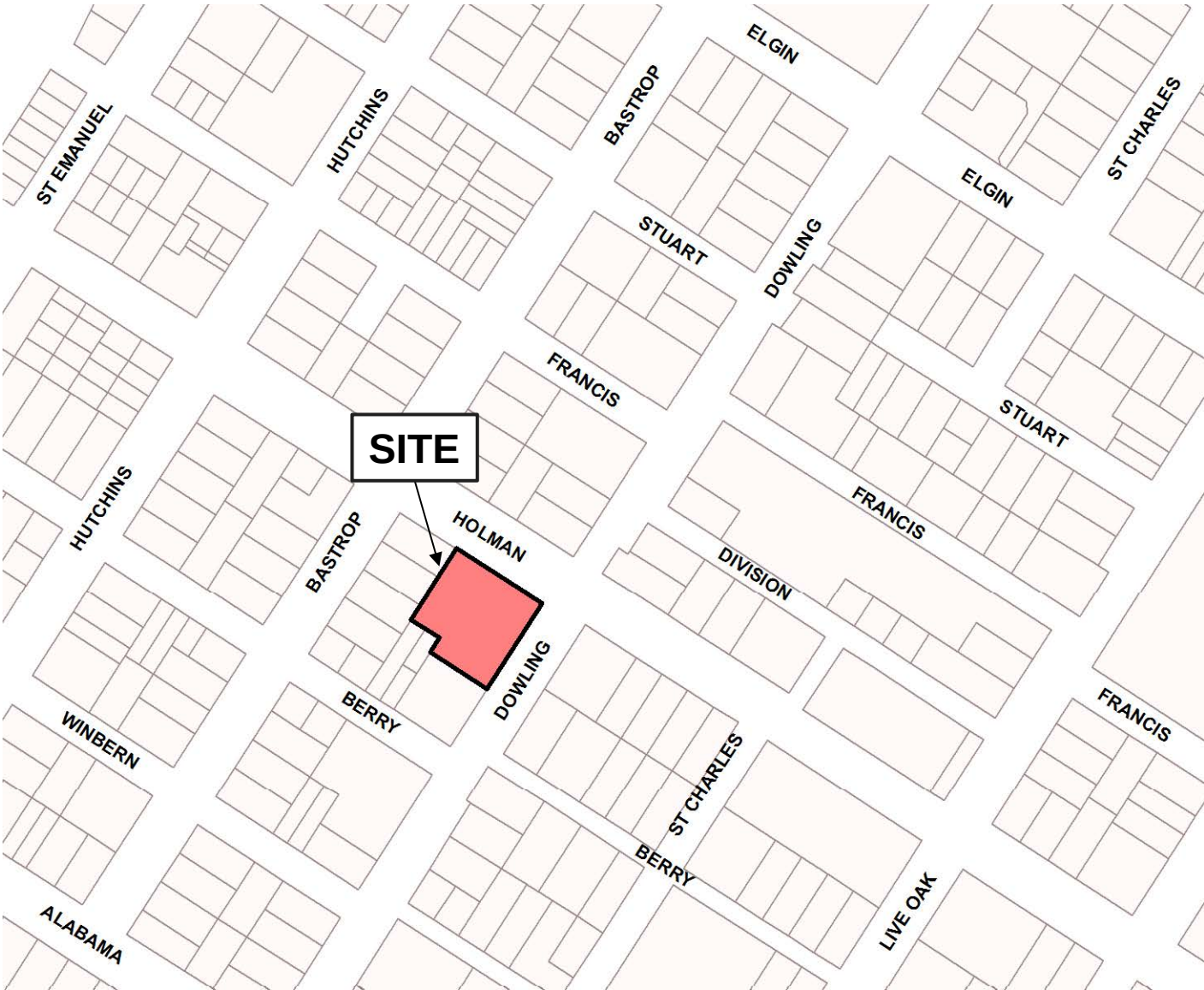
ITEM:137

Planning and Development Department

Meeting Date: 10/29/2015

Subdivision Name: Trails at Dowling Street (DEF 2)

Applicant: ICMC Group Inc.



F- Reconsideration of Requirements

Site Location

Subdivision

Houston Planning Commission

ITEM:137

Planning and Development Department

Meeting Date: 10/29/2015

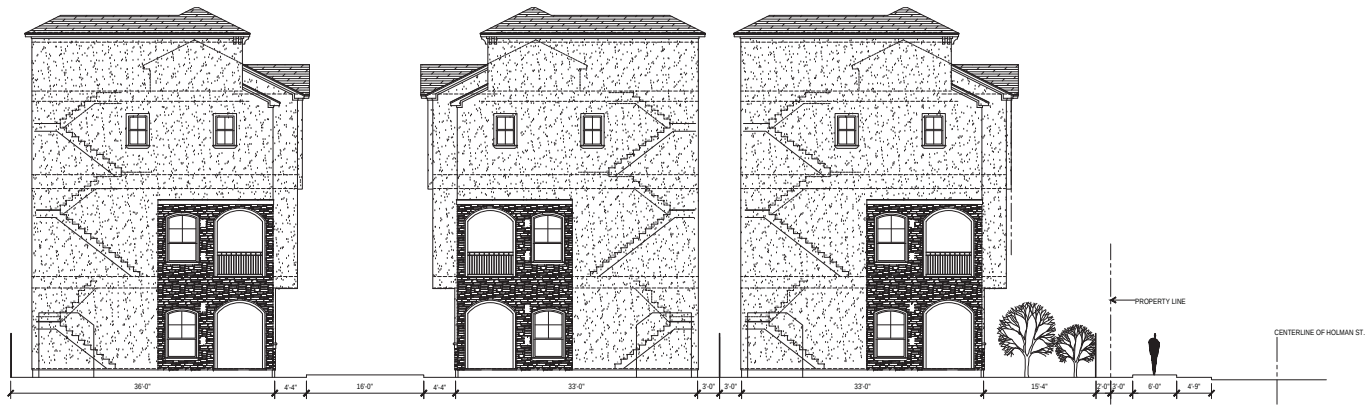
Subdivision Name: Trails at Dowling Street (DEF 2)

Applicant: ICMC Group Inc.



F- Reconsideration of Requirements

Aerial



2 DOWLING ELEVATION
1/8"=1'-0"



1 HOLMAN ELEVATION
1/8"=1'-0"



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yamametro_1@hotmail.com

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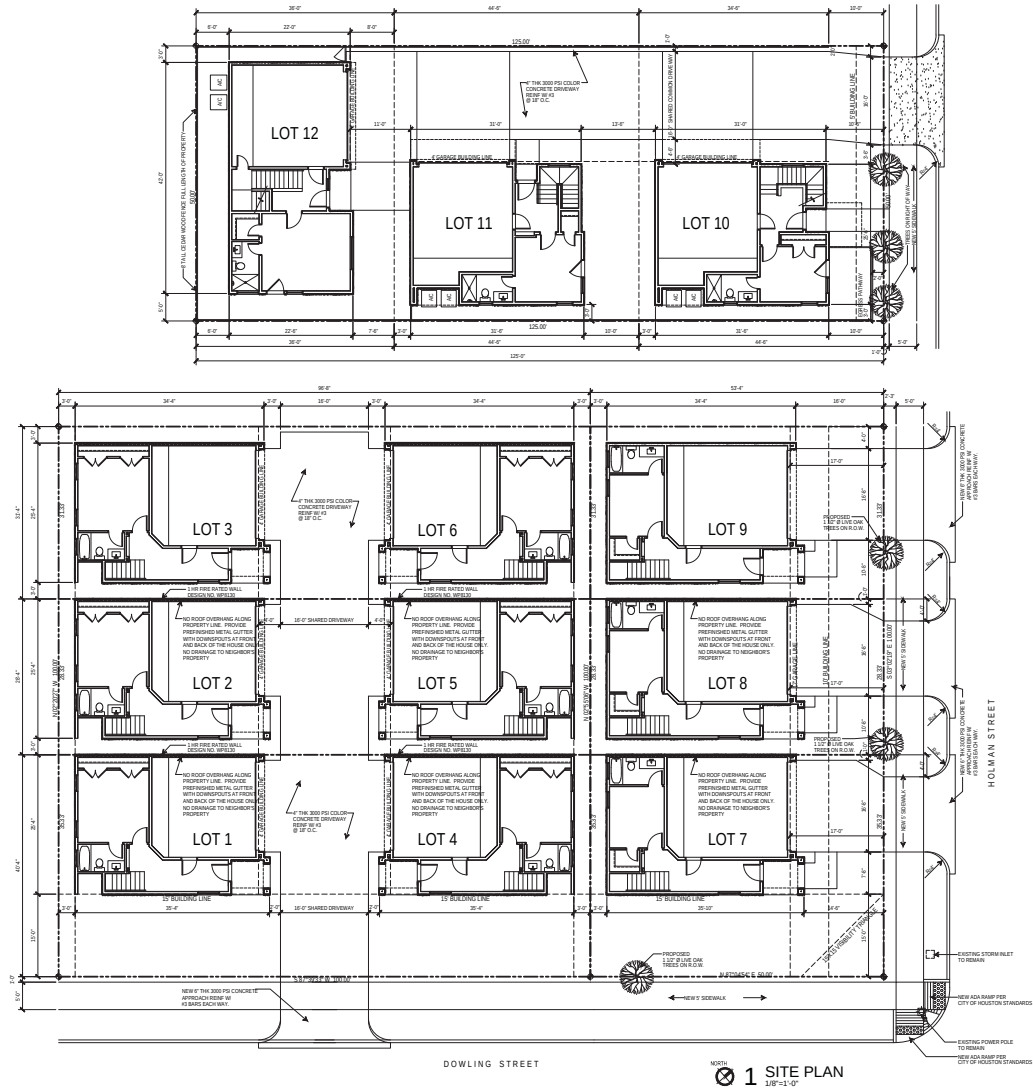
The designers of Metro Living LLC are not, and do not represent to be, licensed architects. The designation Professional Building Designer (PBD) does not confer or imply any legal status in the State of Texas as a "registered professional". In Texas the practice of Commercial and Residential Design by a designer who is not a licensed architect is limited and permitted by exemptions to the Architect statute Chapter 1053. The building design works depicted herein are the sole property of Metro Living LLC and may not be constructed or used without its express written permission. No permission to modify or reproduce any of these building design works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Metro Living LLC and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

SHEET TITLE:

SITE PLAN

SHEET NO.

A1.00





RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1867
Plat Name: Trails at Dowling Street
Applicant: ICMC GROUP INC
Date Submitted: 09/07/2015

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

Specific requirement or condition being sought:

To allow a 15', instead of the required 25' building line along Major Thoroughfare Dowling Street.

Chapter 42 Section: 152

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

n.a.



Application Number: 2015-1867
Plat Name: Trails at Dowling Street
Applicant: ICMC GROUP INC
Date Submitted: 09/07/2015

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

Specific Variance is being sought and extent of variance:

To allow a 15', instead of the required 25' building line along Major Thoroughfare Dowling Street.

Chapter 42 Section: 152

Chapter 42 Reference:

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

Statement of Facts

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

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

The site is located in the third ward, which has experienced a rapid town house redevelopment in the past several years. The applicant purposes to follow the development trend in the area and develop ten town houses on the subject site. The site is located along Dowling Street, south of Emancipation Park. Emancipation Park was created in 1872. Over the years, many improvements have taken place in the park, resulting in a fine recreational facility. In 1998, the parks to standard program resulted in extensive renovations. In 2013, a plan was undertaken to improve the community center and a swimming facility and to build a new building and a grand entrance way. It is expected to finish in 2015. Once it is finished, Emancipation Park boasts tennis courts, a basketball court, a large combined softball/football field, a picnic area, exercise equipment, a playground, a huge swimming pool and a community center. It is surrounded by a busy city and is in constant use. It's the applicant's opinion that the town house development is the best fit for the site. With its close vicinity to downtown, a medical center and Museum district and its wonderful view of the beautiful park, the proposed town houses would definitely be attractive homes for the young professionals. The distance between the curb and the property line along the Dowling Street is about 14'. With the proposed 15' building line, the proposed townhomes will be 29 feet from the Curb. There would be a sufficient space to accommodate a pedestrian friendly amenities supported by the TIRTZ. Specifically, the applicant will provide a 6" sidewalk and 3" caliper street trees located between the street and the proposed wrought- iron fence at the front of the development. It will allow for easier neighborhood walkability for the fronting town homes. In brief, the proposed development is consistent with the approved townhome development in the adjacent area.

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

The basis for the request variance is the existing development characteristics in the adjacent area. The proposed 15' building line will allow sufficient space to accommodate pedestrian friendly amenities supported by TIRTZ.

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

There would be sufficient space to accommodate pedestrian friendly amenities supported by the TIRTZ. Specifically, the applicant will provide a 6" walk and 3" caliper street trees located between the street and the proposed wrought-iron fence at the front of the development. Sidewalks at gates in the wrought-iron fence will allow for easier neighborhood walkability for the fronting townhomes. The proposed development is consistent with the approved townhome development in the adjacent area.

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

The proposed development actually helps to improve the pedestrian friendly environment for the neighborhood. It will not be injurious to the public health, safety or welfare.

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

The main justification for the requested variance is that the proposed development will be consistent with the existing development characteristics in the adjacent area.



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					
Indika Restaurant		Jacob Buckwalter		(832) 272-8423		Jacobhps@yahoo.com					
PROPERTY ADDRESS		FILE NUMBER		ZIP CODE		LAMBERT		KEY MAP		DISTRICT	
516 WESTHEIMER ROAD		15069989		77006		5356		493S		C	

HCAD ACCOUNT NUMBER(S): 026-132-000-0015 / 026-132-000-0016

PROPERTY LEGAL DESCRIPTION: LT 15 & 16 BLK 6 MONTROSE

PROPERTY OWNER OF RECORD: Plant Control Solutions, Inc.

ACREAGE (SQUARE FEET): 0.2525 Acres (11,000 Square Feet)

WIDTH OF RIGHTS-OF-WAY: Westheimer Road - 60'

EXISTING PAVING SECTION(S): Westheimer Road – 40'

OFF-STREET PARKING REQUIREMENT: 27 parking spaces

OFF-STREET PARKING PROVIDED: 17 parking spaces

LANDSCAPING REQUIREMENTS: Project Complies

EXISTING STRUCTURE(S) [SQ. FT.]: 4,614 Sq. Ft.

PROPOSED STRUCTURE(S) [SQ. FT.]: N/A (Existing to remain)

PURPOSE OF VARIANCE REQUEST: To request a reduction in the requirement of off-street parking spaces from 27 required spaces to 17 off-street parking spaces.

CHAPTER 26 REFERENCE(S): **26-492 Class 7. Food and Beverage:** Small Restaurant - 8.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): To allow Indika Restaurant to continue business with the 17 spaces we have on our property, with the help of our valet service. We had parking across the street but the City Parks Dept. purchased the leased lot and is building a park in this area. This leaves us to find additional parking which is unavailable with the code parameters.

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;**

(2)

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 land and building. The code requires 27 parking spaces, but with valet parking on site during all open hours, the actual need is satisfied with the existing 17 parking spaces.

Most of our diners carpool and come in less than 1 car/person, quite a few of our employees live nearby and walk/bike to work and some take the metro.

Furthermore, even though our occupancy permit mentions 124 person capacity, our table and dining layout is for 95 persons only so as to permit more comfort space and privacy per table. (We have acquired a parking lease with the Cat Doctor for 10 additional spaces for dinner time which is the prime time. It is located at 534 Westheimer.

- (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 circumstances to support the granting of this variance are not hardships imposed or created by the applicant because the applicant with the services of a valet company does not require the 27 parking spaces. Granting the variance may actually improve the parking situation in the neighborhood as off-premise parking spaces leased to meet code requirements, but not actually used deprive the area of parking availability.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

(3) The intent of this article is preserved;

The intent of this article is maintained as the applicant can do with fewer parking spaces by utilizing valet services, and by reducing the number of dining seats (from the occupancy permit maximum) for the comfort of its clients. The intent of the article is to provide adequate parking for the customers of this business and the intent of this article is being preserved.

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

Economic hardship is not the sole justification of the variance. This variance allows an existing building and Indika restaurant business (consistently rated in the Top 10 restaurants of Houston, and an Award Winning Restaurant listed on the Greater Houston Convention and Visitors Bureau (GHCVB))) to continue in productive commerce employing residents and paying taxes.

With existing neighboring land being purchased by the City for a park and other buildings/housing fast coming up, there is not sufficient land available for parking according to code standards by all nearby restaurants. For this reason, Valet services have been implemented by most Montrose restaurants.

Without this variance a landmark business may be made to shut-down and the property may revert to deserted and unproductive piece of property.

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

The granting of the variance will not be injurious to the public health, safety or welfare as the existing 17 spaces are used by valet and the customer's pick-up and drop-off their cars near the restaurant entrance without having to go through the tribulation of parking in a restaurant parking lot. The valet service actually reduces traffic in the parking lot and makes car parking in and out safer for the customer.

If the variance is not granted, leasing of an off-premise/site parking area may be more susceptible to safety and welfare of our dining customers.

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

N/A

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

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

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

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

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

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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

SITE LOCATION MAP



OFF-STREET PARKING VARIANCE



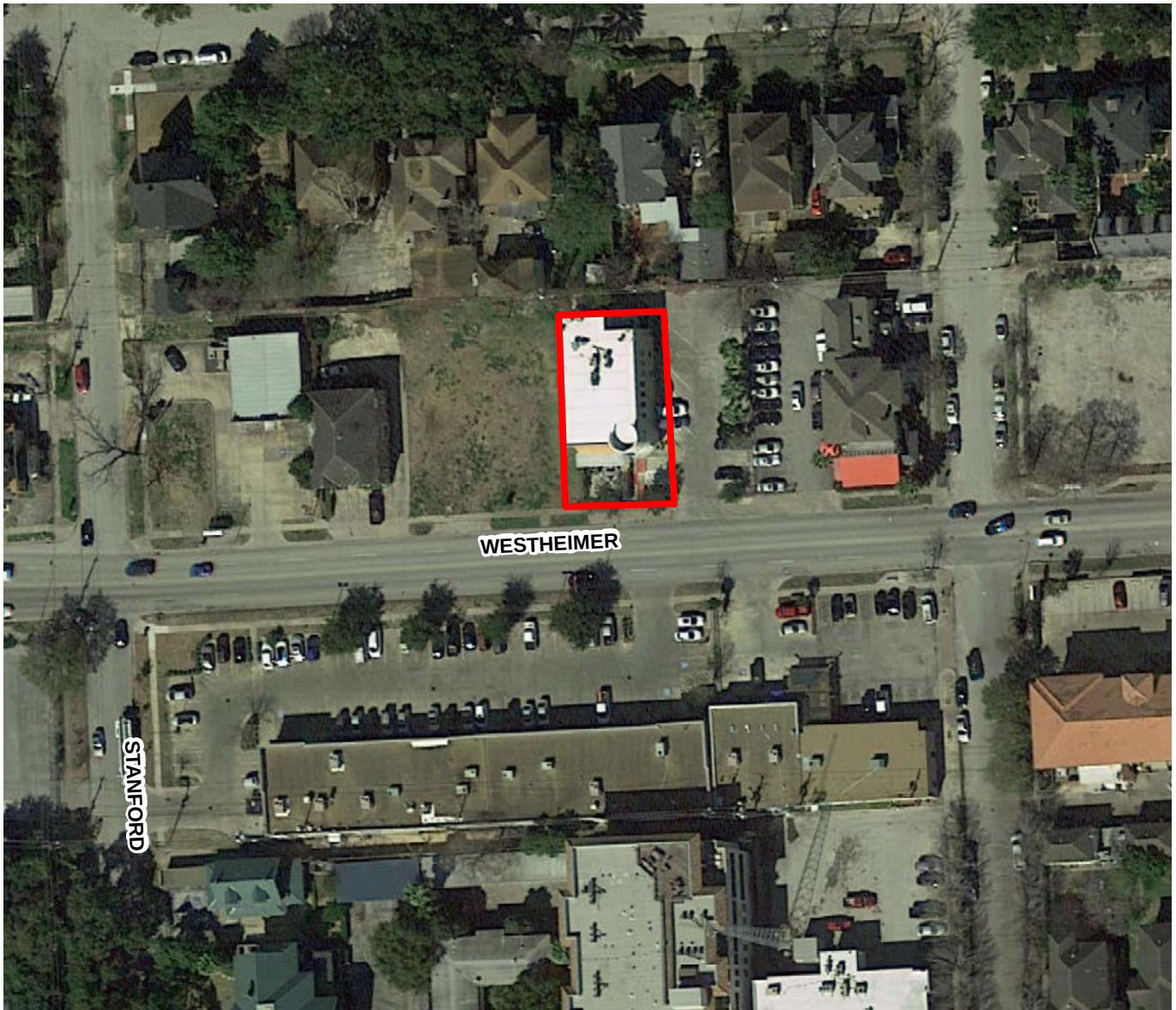
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 10/29/15

Houston Planning Commission

AERIAL MAP



OFF-STREET PARKING VARIANCE



Houston Planning Commission

SUPPORTING PHOTO EXHIBITS

Indika – Lunch Time Parking Lot



July 15, 2015, Wednesday
12:20pm



July 16, 2015, Thursday
12:53pm

Indika – Lunch Time Parking Lot



July 23, 2015, Thursday
1:16pm



July 24, 2015, Friday
12:17pm

OFF-STREET PARKING VARIANCE



Houston Planning Commission



MONTROSE
DISTRICT

July 21, 2015

Shawn Royer
Houston Permit Service
City of Houston
Permitting Department

Subject: Indika Restaurant Parking Variance Request

Dear Mr. Royer,

Thank you for assisting Holli Robinson, Director of Services for the Montrose Management District (MMD), with understanding the proper protocol for parking variance requests.

I am the Executive Director for the District with offices at 5020 Montrose Blvd, Suite 311, Houston, TX, 77006. As you may know we partner with the city on a variety of issues that improve the quality of life and business in the area.

I write in support of Indika Restaurant's request for a parking variance which would require the City of Houston's approval to reduce the number of spaces they currently use from 27 to 17. They have 17 spaces on their property and have lost their lease to contract an additional 10 spaces across the street on property no longer available for lease, and additional shared parking at an adjacent lot that was purchased by the City of Houston Parks Department. I understand that all possible parking locations around Indika are under contract and there is absolutely no space available.

We know the tremendous parking challenges in Montrose with 80% of the restaurants in need of additional space. Granting Indika's request will help keep a preferred restaurant in the Montrose area.

The Montrose Management District has been working with the City of Houston on SPA improving the parking problems in Montrose and hope to see some results in the very near future.

Thank you for your attention to this important matter. Please contact me if you have any questions.

Sincerely,



David H. Hawes
Executive Director

Montrose District | 5020 Montrose Blvd., Suite 311 | Houston, Texas 77006 | 713-595-1200

OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Tree, Shrub and Landscape Standards of Chapter 33 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		
Civil-Surv	Chris Rhodes	713-839-9181	chris@civil-surv.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2019 Washington Avenue	15028081	77007	5357	493K	H

PROJECT NAME:	Tyler Flood & Associate Professional Office Building
HCAD ACCOUNT NUMBER(S):	0052020000001
PROPERTY LEGAL DESCRIPTION:	0.2664 AC being the remainder of block 419 of the W.R. Baker Addition to the City of Houston on the North side of the Buffalo Bayou in the John Austin Survey Abstract No. 1 Harris County Texas
PROPERTY OWNER OF RECORD:	MAST INTERESTS LLC
ACREAGE (SQUARE FEET):	11,605
WIDTH OF RIGHTS-OF-WAY:	80' on Washington Ave; 50' on Henderson; 50' on Union; 60' on White;
EXISTING PAVING SECTION(S):	
OFF-STREET PARKING REQUIREMENT:	17 Cars required
OFF-STREET PARKING PROVIDED:	21 Cars Provided (See site plan for full breakdown) The 4 cars above the code minimum 17 shall be labeled as reserved for public parking
EXISTING STRUCTURE(S) [SQ. FT.]:	0
PROPOSED STRUCTURE(S) [SQ. FT.]:	6,977 sq. ft.
PURPOSE OF VARIANCE REQUEST:	To allow the required number of shrubs, parking lot trees and street trees in a, however their locations will vary due to the unusual thin triangle shape of the property.

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

CHAPTER 33 REFERENCE(S): 33-126. Street Trees Required

- a) Street trees shall be planted within the public street rights-of-way or on private property within ten feet parallel and adjacent to a local street right-of-way or on private nonresidential property within 25 feet parallel and adjacent to a major thoroughfare. The number of street trees planted shall equal the total number of trees (T) required under the following formula: $T = (X/30)$, where X shall represent the length in linear feet measured along each side of the property line on the public street(s).
- b) Street trees planted in accordance with this section shall be of a species listed on the street tree list. In the case of trees planted within the public rights-of-way, trees shall be planted in a location which conforms with the requirements of section 33-129 of this division. The trees shall be planted so as not to interfere with existing utilities, roadways, sidewalks, or street lights.....
- c) The planting scheme for street trees shall be such that no street tree is planted closer than 20 feet to any other street tree (whether an existing tree or a tree planted hereunder) with the trees being spaced without extreme variation in distance across each block face frontage taking into account existing site conditions and driveway locations.....

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS: Strict application of the landscape ordinance would be impossible on this site due to its unusual triangular shape. The thin shape of the site forces us to provide head in style parking accessed directly from Union Street. We have coordinated with the City and provided a landscape island after each group of 4 parking spaces. We can provide the required number of shrubs, parking lot trees and street trees, however their locations will vary due to the unusual thin triangle shape of the property.

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4); and, if applicable, the fifth (5) 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 division would deprive the owner or applicant of the property of reasonable use of the land or building;**

(2) **The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained;**

The hardship of this property is its thin triangular shape, bounded on all sides by existing streets. The site is so thin we cannot layout a traditional drive aisle with parking on each side. Parking must be achieved via head in style parking with direct access from Union.

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

The intent of the landscape ordinance is preserved. We can meet the required counts for shrubs, parking lot trees and street trees. The property will be improved from its existing state as a concrete slab along Washington Avenue.

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

On the contrary, the variance would enhance the neighborhood by helping to develop a vacant tract that otherwise would be nearly impossible to develop when using standard building lines.

(5) **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 of chapter 33 of this Code.**

N/A

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

Sec. 33-136. Standards for variance.

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

- (1) The imposition of the terms, rules, conditions, policies and standards of this division would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained; and
- (3) The intent of this article is preserved;
- (4) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (5) 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 of chapter 33 of this Code.

Sec. 33-137. Applicability of variance.

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. 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.

LANDSCAPE PLAN VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 10/29/15

Houston Planning Commission

LOCATION MAP



LANDSCAPE PLAN VARIANCE



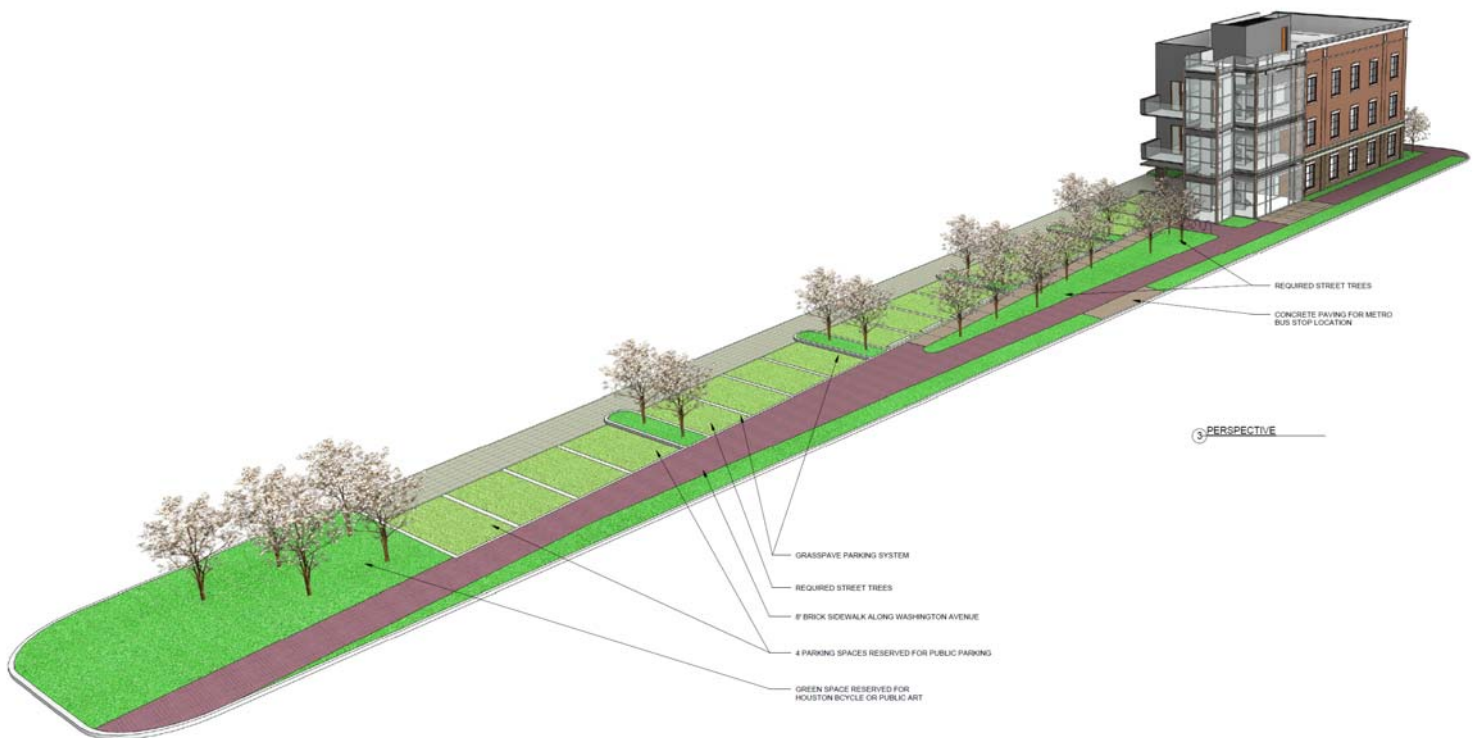
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: IV

Meeting Date: 10/29/15

LANDSCAPE PLAN PERSPECTIVE ENLARGED



LANDSCAPE PLAN VARIANCE

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING & DEVELOPMENT DEPARTMENT

AGENDA ITEM: V

MEETING DATE: OCTOBER 29, 2015

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ETJ
	000	77077	4856	488V	City
NORTH OF: Richmond SOUTH OF: Westheimer	EAST OF: Dairy Ashford WEST OF: Shadowbriar				

APPLICANT: Blue Moon Development Consultants

ADDRESS: 12483 Westheimer

EXISTING USE: Vacant

PROPOSED USE: 43 unit **Sleep Inn & Suites**

APPLICATION DATE: 10/05/15

DIRECTOR DECISION: Disapprove

BASIS OF DECISION:

Failed to comply with section 28-202 location requirements:

It shall be unlawful for any person to construct any new hotel, to alter or remodel any existing hotel so as to add more sleeping rooms thereto, or to convert any premises for use as a hotel unless the following requirements are met:

The property line of the tract on which a hotel with 50 or fewer separately rentable units is situated may not abut at any point any other tract that is in whole or in part residential in character. To the extent that any property line of the tract on which a hotel with 51 or more separately rentable units is situated abuts at any point any other tract that is in whole or in part residential in character, then the owner of the hotel shall provide a buffer along the entire length of that property line of the hotel. The buffer shall include the provision and maintenance of each of the following:

- Hotel building(s) set back at least ten feet from the property line;
- Canopy trees at least one per 100 lineal feet of property line;
- Ornamental trees at least two per 100 lineal feet of property line;
- Shrubs at least 16 per 100 lineal feet of property line; and
- Solid wood or masonry fence at least eight feet in height.

Upon request by the applicant in writing, the director may waive any of the buffer requirements of item (3) above upon finding the following: (i) the project is a conversion of another premises to a suites hotel; (ii) the project, if a waiver is granted, will not be contrary to the public interest or detrimental to the public health, safety, or welfare; and (iii) the project, if a waiver is granted, will not result in a violation of any other applicable ordinance, regulation or statute.

A hotel, with or without service facilities, that has 75 or fewer separately rentable units may not be situated in a residential area unless the hotel is situated upon a tract that is contiguous to and abuts the right-of-way of a limited access or controlled access highway and takes its primary access from the frontage road of that highway, provided that the hotel may not take secondary access from any residential street.

PRIMARY ENTRANCE LOCATION: Indirect Access from Westheimer

PLANNING COMMISSION ACTION

DATE: OCTOBER 29, 2015

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: V

MEETING DATE: OCTOBER 29, 2015

PURPOSE OF REQUEST: To allow a hotel with fewer than 51 units to abut a tract residential in character. To allow a hotel with fewer than 76 units to be situated in a residential area.

BASIS OF REQUEST: Residential development currently abuts the commercial corridor.

STAFF ANALYSIS: The site is located north of Richmond Avenue, west of Shadowbriar Drive, south of Westheimer Road and east of Dairy Ashford Road. The applicant is requesting 2 variances:

- 1) To allow a hotel with fewer than 51 units to abut a tract residential in character.
- 2) To allow a hotel with fewer than 76 units to be situated in a residential area.

Staff is not in support of either request. At this location, within the 1500' residential test area, residential land use comprises 91% and thus is not an ideal location for a hotel with fewer than 76 units. Abutting the east and south sides of the development is an apartment complex, and the hotel won't be directly fronting on Westheimer, but rather tucked behind Schlotzsky's and wedged in between residential development with only 43 rooms. This is exactly what Chapter 28 was established to prevent, and thus why a variance is required. This application, on two levels, fails to meet the locational requirements as set forth in the ordinance. The applicant has agreed to provide the required landscape buffer to abut the residential development, but this is only permitted if the applicant is willing to provide at least 51 rooms. This hotel is not conducive to the established character of the community. The Planning & Development Department recommends that the Planning Commission disapprove this hotel variance.

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: OCTOBER 29, 2015

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM: V

MEETING DATE: OCTOBER 29, 2015

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION

PLANNING & DEVELOPMENT DEPARTMENT

HOTEL / MOTEL APPLICATION FORM

☒ To expedite this application, please complete entire application form.

Staff will complete shaded items.

1. HOTEL / MOTEL NAME: Sleep Inn & Suites

2. HOTEL / MOTEL ADDRESS: _____

3. PROJECT INFO.:
File no.: Survey: _____ Abstract no.: _____
Lambert: 4856 Census Tract: 452000 School Dist.: Alief
Key Map: 488 V Zip Code: 77082 City Council Dist.: F
County: Harris Super Neighborhood: 17

4. GEOGRAPHIC:
North of: Richmond Avenue East of: Dairy Ashford Road
South of: Westheimer Road West of: Shadowbriar Drive

5. PROJECT DATA:
Total acreage: .98 Total no. of rooms: 43
Total no. of suites: _____

7. CONTACTS:
Owner: Hasu Patel c/o DR Associates
Address: 888 W. Sam Houston Parkway, # 123 Phone: 713-266-3304 Fax: 713-266-3305
City: Houston State: Tx Zip: 77

Applicant: Blue Moon Development Consultants.
Address: 603 Lovett Phone: 281-796-9996 Fax: _____
City: Cleveland State: Tx Zip: 77327
ordener@att.net

8. SUBMITTAL REQUIREMENTS	HM
Completed Application form	☐
One copy complete building permit drawings (including survey or plat)	☐
Title information	☐
Land use parcel map	☐
Copy of the application for building permit with project number	☐
Filing fee (\$200.00 payable to "City of Houston")	☐

Caroline Ordener 10/5/15
Hot_mot 10/04/15

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED DATE: OCTOBER 29, 2015

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM: V

MEETING DATE: OCTOBER 29, 2015



Blue Moon Development Consultants
603 Lovett
Cleveland, Texas 77327
281-796-9996

The proposed 43-unit Sleep Inn & Suites motel will comply with the requirements of the hotel/motel ordinance except that the hotel has indirect access, will abut residential property, and the residential test area is 91% residential. The pertinent ordinance sections are:

Sec. 28-202. - Locational requirements.

(1) The tract on which the hotel is situated shall have direct frontage on and take primary access from:

a. At least one major thoroughfare that is not a residential street;

(3) The property line of the tract on which a hotel with 50 or fewer separately rentable units is situated may not abut at any point any other tract that is in whole or in part residential in character. To the extent that any property line of the tract on which a hotel with 51 or more separately rentable units is situated abuts at any point any other tract that is in whole or in part residential in character, then the owner of the hotel shall provide a buffer along the entire length of that property line of the hotel. The buffer shall include the provision and maintenance of each of the following:

- a. Hotel building(s) set back at least ten feet from the property line;*
- b. Canopy trees at least one per 100 lineal feet of property line;*
- c. Ornamental trees at least two per 100 lineal feet of property line;*
- d. Shrubs at least 16 per 100 lineal feet of property line; and*
- e. Solid wood or masonry fence at least eight feet in height.*

(5) A hotel, with or without service facilities, that has 75 or fewer separately rentable units may not be situated in a residential area unless the hotel is situated upon a tract that is contiguous to and abuts the right-of-way of a limited access or controlled access highway and takes its primary access from the frontage road of that highway, provided that the hotel may not take secondary access from any residential street.

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: OCTOBER 29, 2015

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM: V

MEETING DATE: OCTOBER 29, 2015

2

More Basic Information: The area in which the hotel is proposed has been planned and developed so that properties along Westheimer Road are uniformly non-residential. The area, also, does not encourage foot traffic and is very reliant on automotive travel. Mandalay At Shadowlake Apts, the abutting residential property, turns its back on the commercial tracts along Westheimer. The site has full easement access across the Schlitzky's property.

Variance Request (1)a:

We, respectfully, request a variance from Houston Planning Commission to allow the proposed hotel to be constructed without abutting and having direct access to a public street for the reasons set out below::

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

The applicant is buying into the situation, however, not development of this property will have public street frontage and abutment. The tract is unique in this block-face in-so-far-as it is the only tract without public street frontage and abutment.

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

The situation lack of frontage and abutment exists. The applicant merely would like to place a hotel on the property and use the existing business to screen his hotel from those who might object.

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

One of the foremost intents of the ordinance is to keep hotels out of residential area. A major reason for the requirement for direct frontage and abutment to a public street meeting the criteria set out is to prevent gerrymandering of sites to place a hotel in a residential area or near a protected use by using a tract without direct access and abutment. This tract exists. The applicant is not trying to fool anyone. It is a great spot for a small hotel and he would like to develop one here,

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

Since this requirement is intended to bolster the approval criteria in the ordinance to avoid gerrymandering to thwart the ordinance and since Westheimer frontage is 100% commercial, we believe the variance would not be injurious to the public health, safety and welfare,

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: OCTOBER 29, 2015

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM: V

MEETING DATE: OCTOBER 29, 2015



Variance Request (3):

We, respectfully, request a variance from Houston Planning Commission to allow the proposed hotel to abut a residential property the following reasons:

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

The abutting residential property was planned and developed with full knowledge that it would abut commercial properties existing or to be developed along the Westheimer-fronting block-face. The apartments turn their back to the commercial development area showing its parking, auxiliary buildings and the backs of apartments. Out-door amenities are located two apartment buildings and a parking lined private street away from the property line shared with the hotel site. The hotel should have negligible impact on life at the apartments.

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

The development of the hotel site as hotel is in keeping with the 'only commercial uses' format along Westheimer. The hotel developer did not create that situation. He merely hopes to provide additional commercial development.

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

The apartments have already mitigated abutment to commercial development to the best of their ability. Placing a hotel next to them will not disturb the residents because the two uses will be turning their backs on one another. The intent and general purposes will be met.

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

Since the intent and general purpose of the ordinance will be met, there will be no threat of injury to the public health, safety or welfare.

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: OCTOBER 29, 2015

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM: V

MEETING DATE: OCTOBER 29, 2015



Variance Request (5):

We, respectfully, request a variance from Houston Planning Commission to allow the proposed hotel to be developed in a residential area for the following reasons:

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

The area was planned and developed to separate residential and non-residential areas—non-residential along major thoroughfares and residential backing up to the commercial. The general plan for the area protects residential uses as well or better than this ordinance. Yes, there are residences within 1,500' but to get from those residences to the hotel site, one must go at least half-way around the block. While the ordinance causes one to count the area 91% residential, the residential is really a separate area from the commercial strip along Westheimer.

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

The circumstances supporting the variance is how the area was laid out and developed to separate residential and non-residential uses. The hotel site was planned for commercial use. The hotel is a commercial use.

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

The intent and general purpose of the article (separation of residential and hotel properties) will be accomplished within the scope of the general plan for development devised and used by the developer. Residential uses, though predominant, are protected.

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

Because the intent and general purposes of the ordinance are honored, the hotel will not be injurious to the public health, safety, or welfare.

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: OCTOBER 29, 2015

HOUSTON PLANNING COMMISSION

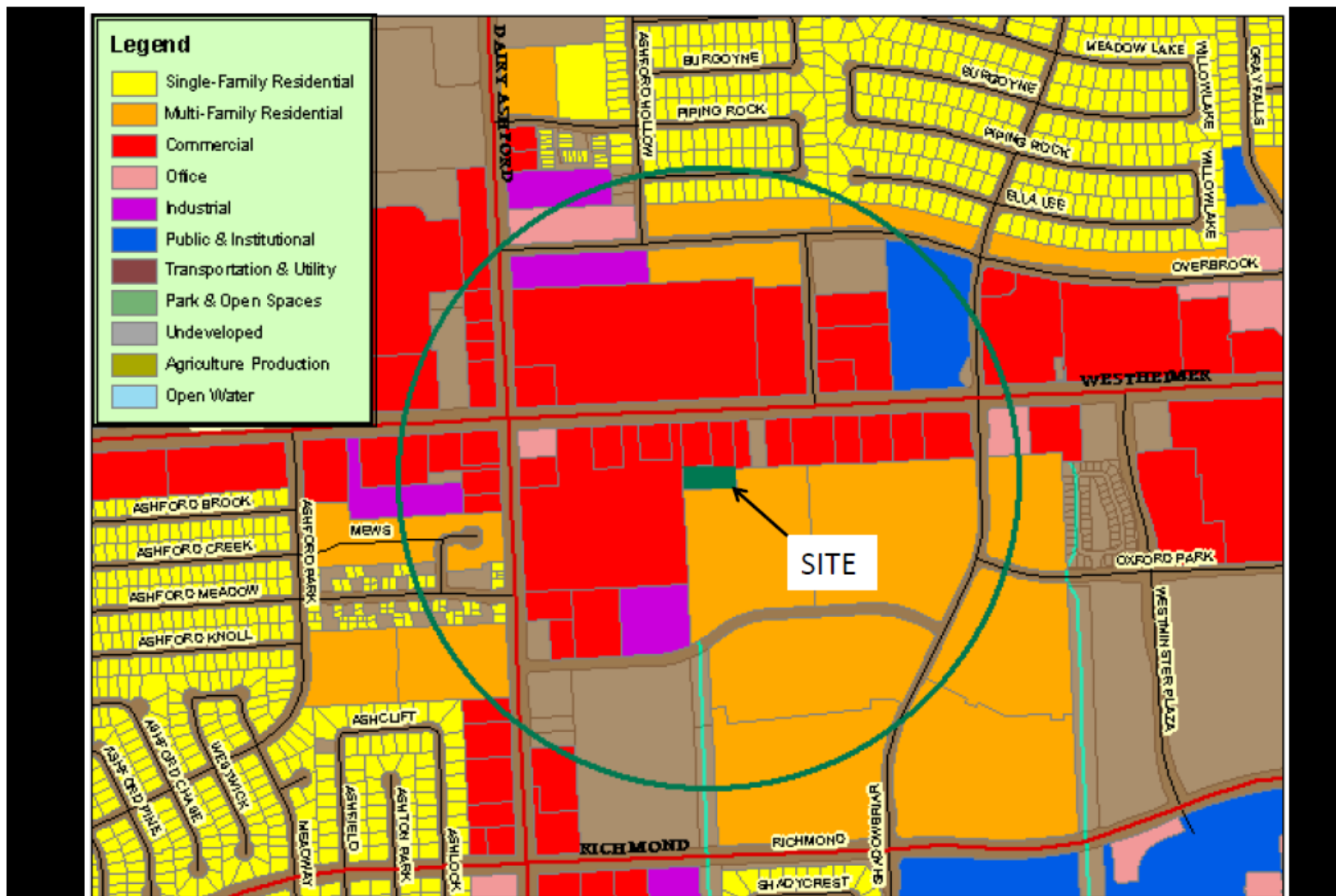
HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: V

MEETING DATE: OCTOBER 29, 2015



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission Agenda

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: OCTOBER 29, 2015

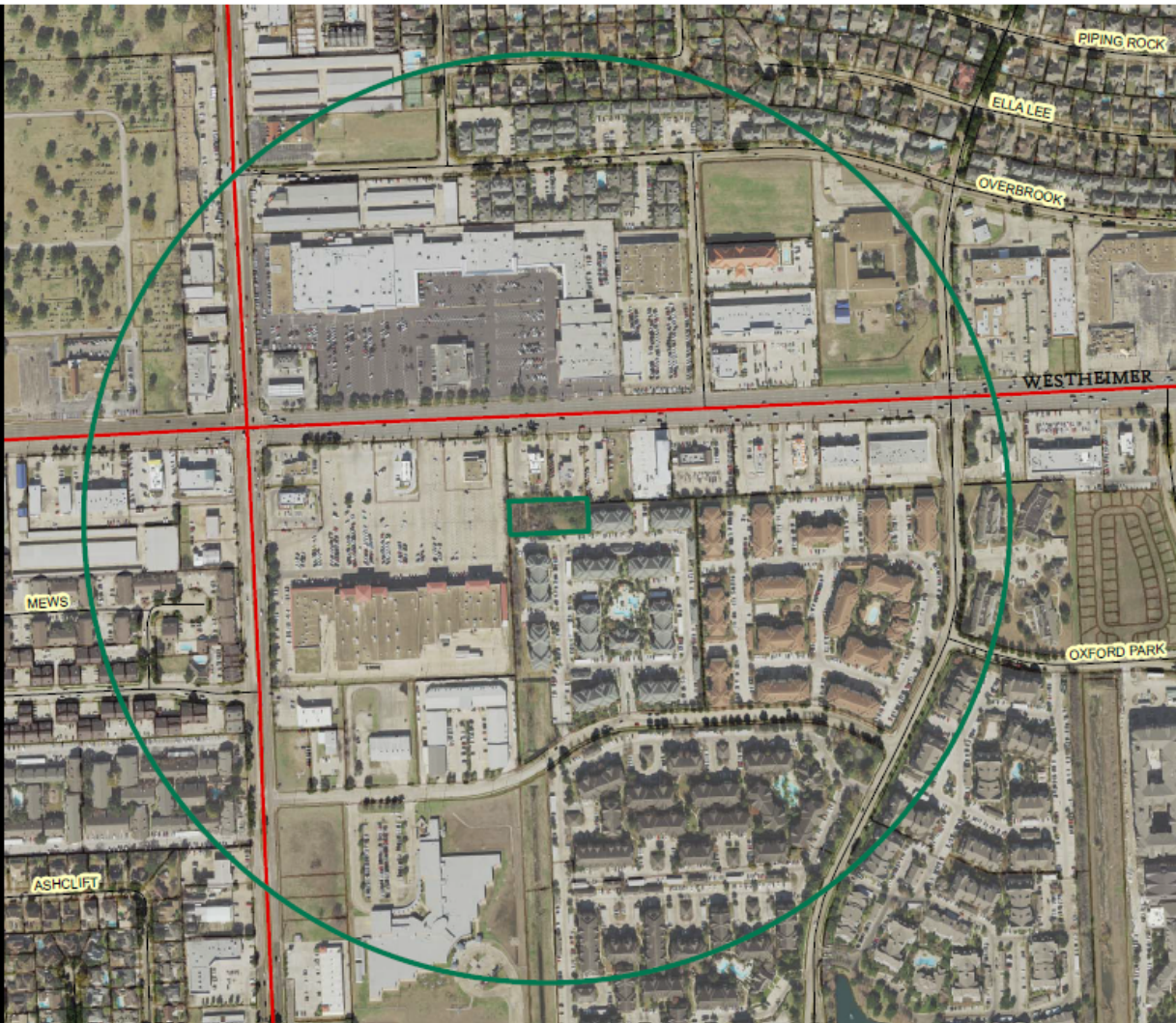
HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM: V

MEETING DATE: OCTOBER 29, 2015



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission Agenda

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: OCTOBER 29, 2015

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM: V

MEETING DATE: OCTOBER 29, 2015



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission Agenda

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: OCTOBER 29, 2015

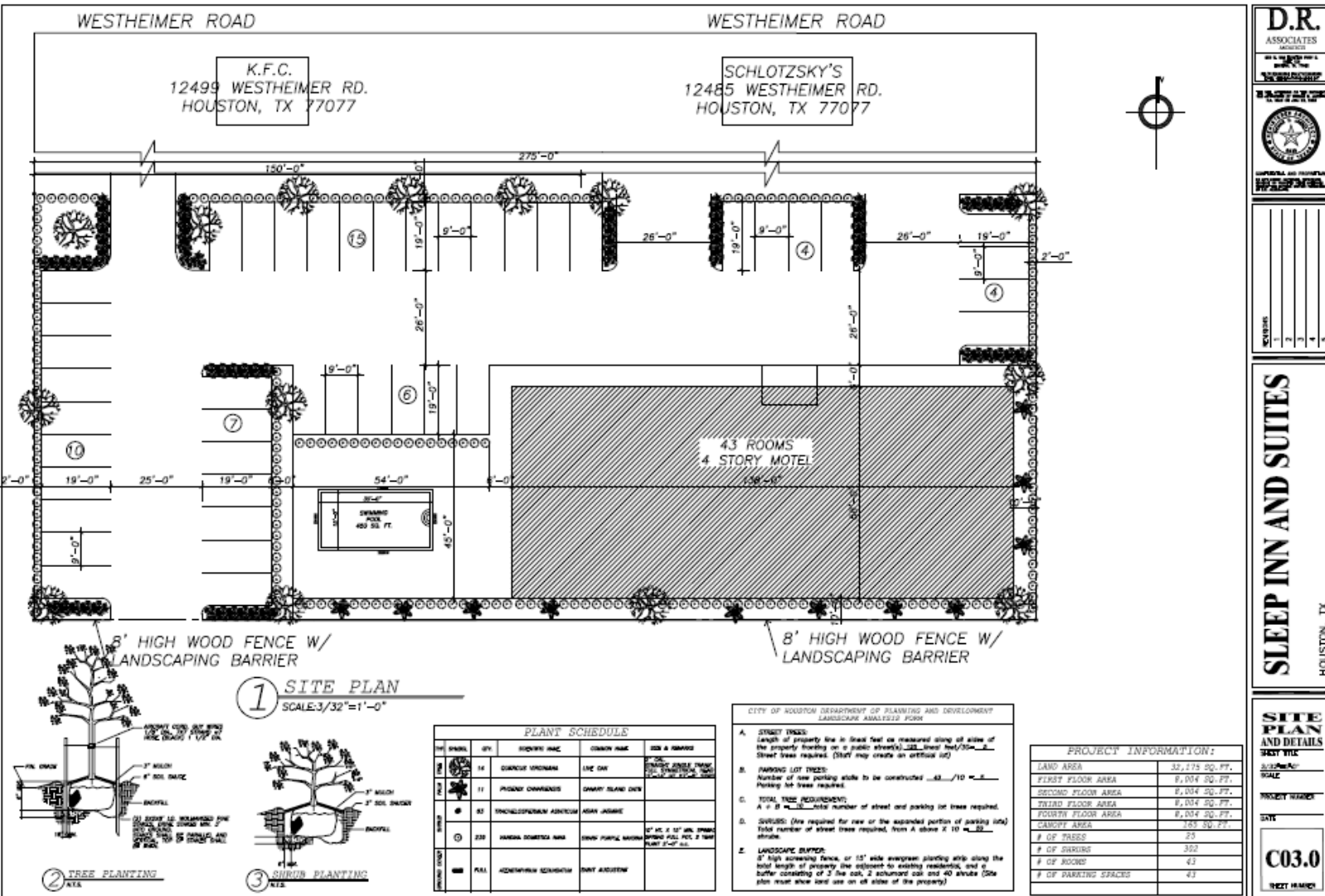
HOUSTON PLANNING COMMISSION HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: V

MEETING DATE: OCTOBER 29, 2015



SLEEP INN AND SUITES
HOUSTON, TX

SITE PLAN AND DETAILS
C03.0
NEXT MAP

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: OCTOBER 29, 2015