



Public Hearing Agenda

Tuesday, February 27, 2024 at 6:00 PM
8301 Westview Drive, Houston, Tx 77055

The City Council of the City of Hilshire Village, Texas will meet on February 27 at 6:00 PM in the City Hall Council Chambers at 8301 Westview, Houston, Texas 77055.

For those wanting to watch the meeting but not address the Commission, the meeting will be streamed on Zoom.

Meeting ID: 844 3236 2807
Passcode: 145007

One tap mobile +13462487799, 84432362807#, *145007# US (Houston)

Comments regarding zoning cases should be submitted to
Cassie.Stephens@HilshireVillageTexas.com

1. CALL TO ORDER

1.1 Roll Call

2. CITIZENS COMMENTS

3. PUBLIC HEARING

3.1 Public Hearing on a Proposed Addition to the Food Pantry at Holy Cross Lutheran Church under the Specific Use Permit

4. ADJOURNMENT

NOTE: Agenda items may not necessarily be considered in the order that they appear. Concerning any item, the Council may take various actions, including but not limited to rescheduling an item in its entirety or for a particular action at a future date or time.

NOTE: IN THE EVENT A QUORUM OF THE CITY COUNCIL IS NOT PRESENT, THE REPORTING MEMBERS WHO ARE PRESENT WILL MEET AS A SUB-COMMITTEE, FOR DISCUSSION PURPOSES ONLY, REGARDING THE ABOVE AGENDA ITEM(S).

City Council reserves the right to adjourn into executive session at any time during this meeting to discuss any of the matters listed above as authorized by Texas Government Code, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), and 551.086 (Certain Public Power Utilities: Competitive Matters). Following the executive session, if any,

the City Council may act in open session on any item discussed in the executive session.

I, Cassie Stephens, do hereby certify that the above Notice of Meeting and Agenda for the City Council of the City of Hilshire Village was posted in a place convenient and readily accessible on February 23, 2024.

This facility is wheelchair-accessible and accessible parking spaces are available. Requests for accommodations or interpretative service must be made 48 hours before this meeting. Please contact the City Hall at 713-973-1779 or FAX at 713-973-7793 for further information.



SPECIFIC USE PERMIT APPLICATION

TO: HONORABLE MAYOR AND COUNCIL
CITY OF HILSHIRE VILLAGE
8301 WESTVIEW DR.
HOUSTON, TX 77055

DATE: 10/13/2023

=====

Applicant: Holy Cross Lutheran Church Food Pantry

Mailing Address: 7901 Westview, Houston, Texas 77055

Representative: Wendy Lambeth - President of Holy Cross

=====

Description: Lot No: _____ Block No: _____ Tract Telge Place
HCMB Survey (See Attachment) Addition of the Robert Vines

PURPOSE:
For the specific use as Storage, and 40'x20' to the existing building
consisting of
 new construction existing structure(s) modification
 addition change of use

ATTACHMENTS **(REQUIRED)**
Topo
Property Survey
Plans

COMMENT: Attach comments on separate page.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Wendy Kay Lambeth 10/13/2023
SIGNATURE DATE



02-27-24 COUNCIL REVIEW

Project Information:

Consultants:

EAST SPRING BRANCH FOOD PANTRY Addition to the Existing Storage Building 7901 Westview Drive Houston, Texas 77055

Sheet Title:

STORAGE BUILDING SITE PLAN + ANALYSIS

Issue:

ISSUED FOR COUNCIL REVIEW

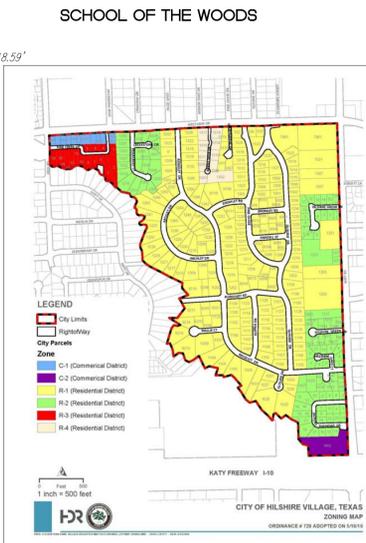
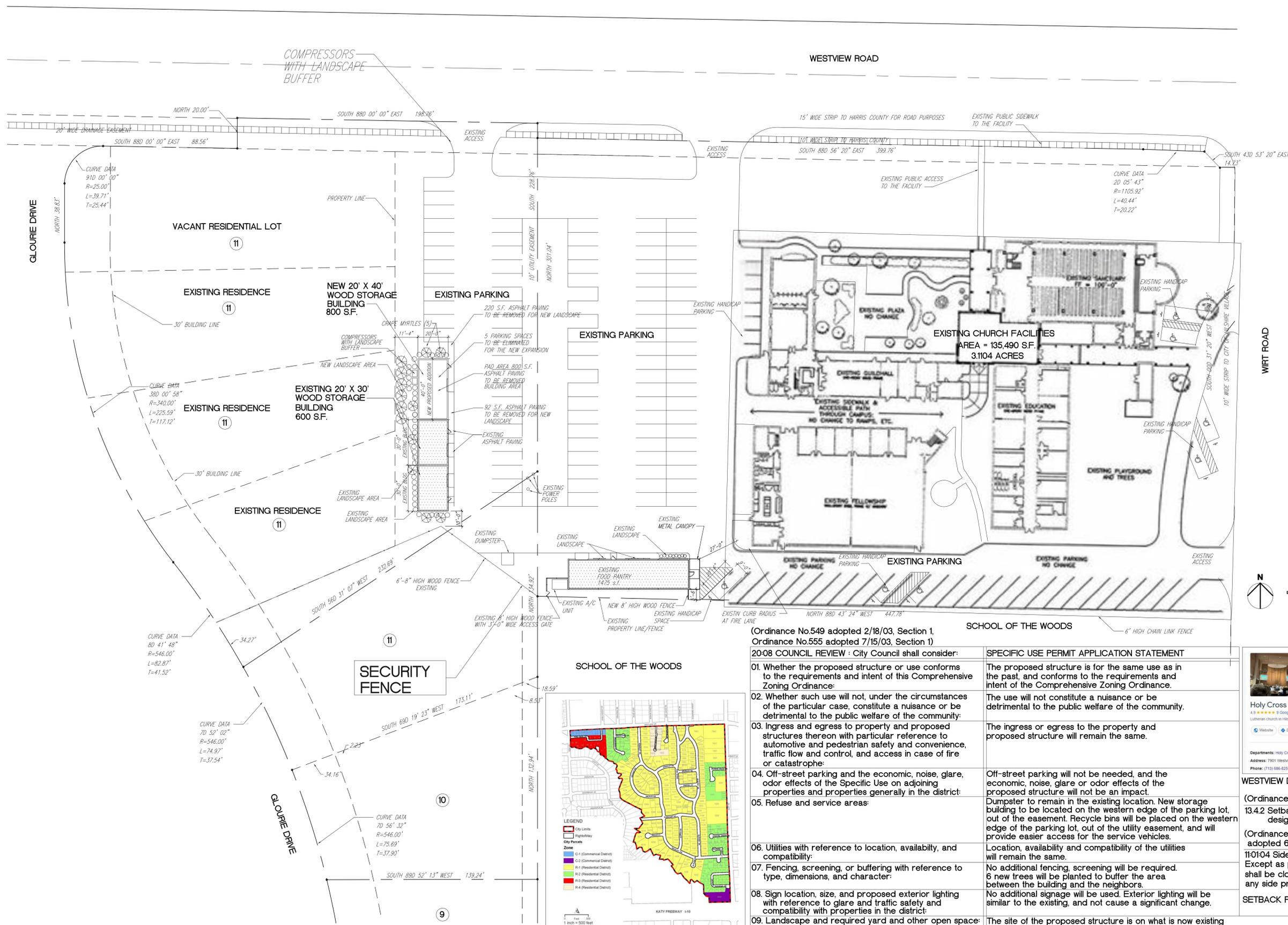
Issue Date:

02-27-24 COUNCIL REVIEW

Revision Date:

Sheet:

A1.0



ZONING MAP - CITY OF HILLSHIRE VILLAGE

(Ordinance No.549 adopted 2/18/03, Section 1, Ordinance No.555 adopted 7/15/03, Section 1)

2008 COUNCIL REVIEW : City Council shall consider:

- 01. Whether the proposed structure or use conforms to the requirements and intent of this Comprehensive Zoning Ordinance:
- 02. Whether such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the public welfare of the community:
- 03. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe:
- 04. Off-street parking and the economic, noise, glare, odor effects of the Specific Use on adjoining properties and properties generally in the district:
- 05. Refuse and service areas:
- 06. Utilities with reference to location, availability, and compatibility:
- 07. Fencing, screening, or buffering with reference to type, dimensions, and character:
- 08. Sign location, size, and proposed exterior lighting with reference to glare and traffic safety and compatibility with properties in the district:
- 09. Landscape and required yard and other open space:
- 10. Setbacks: and
- 11. General Compatibility with adjacent properties and other property in the district.

SPECIFIC USE PERMIT APPLICATION STATEMENT
The proposed structure is for the same use as in the past, and conforms to the requirements and intent of the Comprehensive Zoning Ordinance.
The use will not constitute a nuisance or be detrimental to the public welfare of the community.
The ingress or egress to the property and proposed structure will remain the same.
Off-street parking will not be needed, and the economic, noise, glare or odor effects of the proposed structure will not be an impact.
Dumpster to remain in the existing location. New storage building to be located on the western edge of the parking lot, out of the easement. Recycle bins will be placed on the western edge of the parking lot, out of the utility easement, and will provide easier access for the service vehicles.
Location, availability and compatibility of the utilities will remain the same.
No additional fencing, screening will be required. 6 new trees will be planted to buffer the area between the building and the neighbors.
No additional signage will be used. Exterior lighting will be similar to the existing, and not cause a significant change.
The site of the proposed structure is on what is now existing asphalt/concrete paving. There will be no additional impervious added to this project. There will be 521 sf of asphalt removed for additional landscaping.
The proposed structure complies with the Zoning District R-1 setback requirements.
The proposed structure shall be similar in character to the existing structures, and will be compatible with the adjacent properties and other properties in the district.



WESTVIEW DRIVE ADDRESS

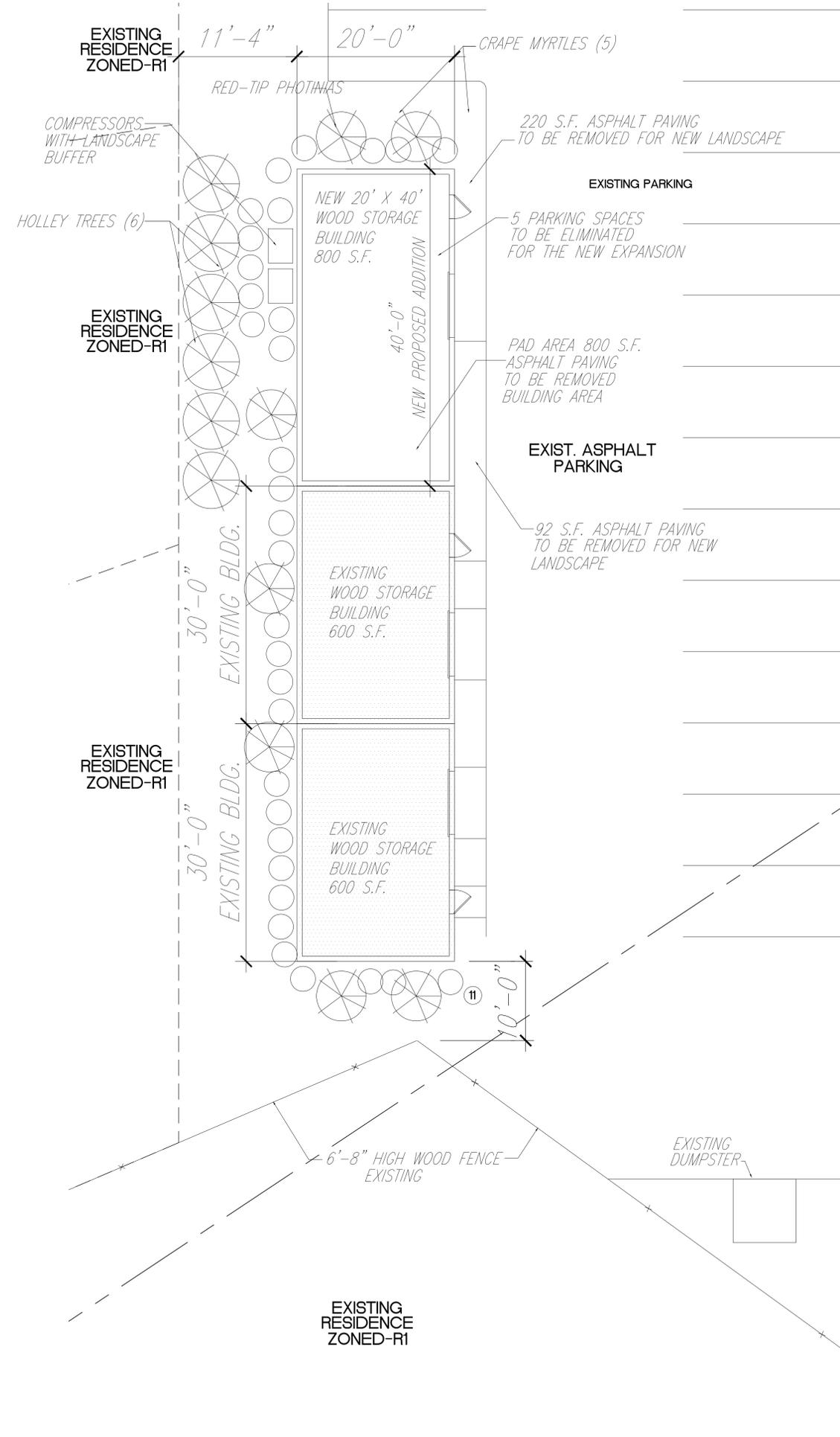
(Ordinance 740, 3/21/17, Section 2) 13.4.2 Setbacks: Westview Drive is designated as the front of all lots.

(Ordinance 796-2020, adopted 6/16/20, Section 2) 11:01:04 Side yard building setbacks: Except as provided in 11:07, no building shall be closer than : Eight (8) feet to any side property line

SETBACK REQUIREMENTS PER ZONING



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LIST OF DRAWINGS

- A10 SITE PLAN + ZONING ANALYSIS
- A20 ENLARGED SITE PLAN + ANALYSIS
- A3.0 FLOOR PLANS, POWER + LIGHTING PLAN
ELEVATIONS, SECTIONS, DETAILS + NOTES
- A3.1 ELEVATIONS, BUILDING + WALL SECTIONS,
DETAILS, COMCHECK
- S0.0 FOUNDATION GENERAL NOTES
- S0.1 FOUNDATION TYPICAL DETAILS
- S1.0 FOUNDATION PLAN + DETAILS
- E1.0 ELECTRICAL PLAN
DETAILS, COMCHECK
- M1.0 MECHANICAL + ELECTRICAL PLAN
SCHEDULES + DETAILS + NOTES

TOTAL PROJECT IMPERVIOUS COVER PERCENTAGE

TOTAL AREA BOTH LOTS	153,239 S.F.
IMPERVIOUS COVER BOTH LOTS	101,830 S.F.
PERCENT IMPERVIOUS COVER	66 PERCENT
GREEN BELT (PERVIOUS) COVER	34 PERCENT

EXISTING IMPERVIOUS COVER AREA CALCS

AREA @ EXIST. CHURCH LOT	135,490 S.F.
AREA LOT 12	17,749 S.F.
TOTAL AREA BOTH LOTS	153,239 S.F.
IMPERVIOUS COVER BOTH LOTS	101,830 S.F.
PERCENT IMPERVIOUS COVER	66 PERCENT
GREEN BELT (PERVIOUS) COVER	34 PERCENT

IMPERVIOUS COVER AREA CALCS FOR PROJECT

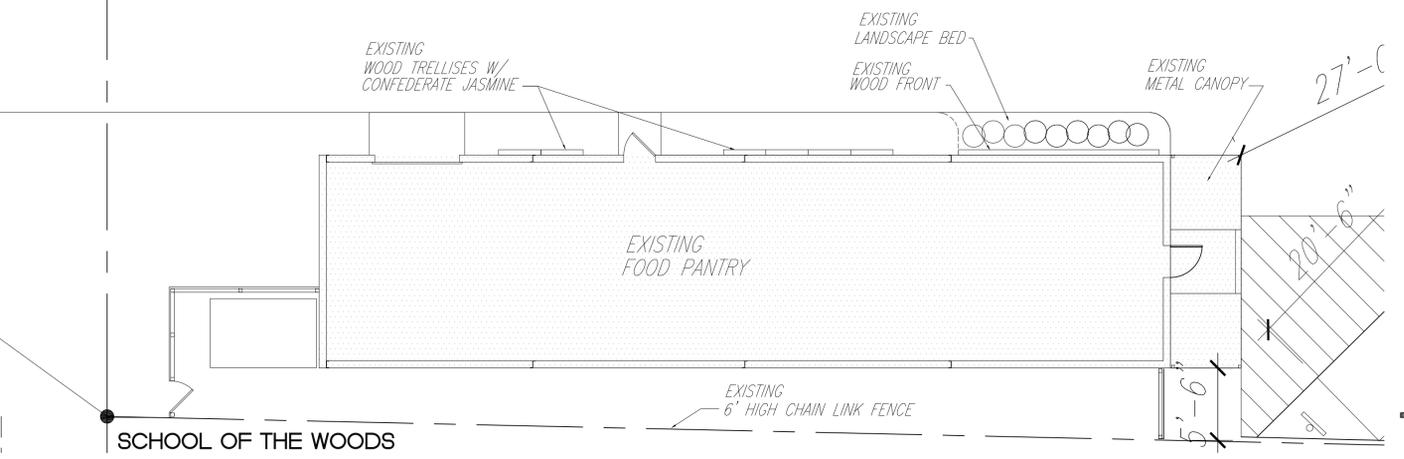
EXISTING IMPERVIOUS COVER TO BE REMOVED	800 S.F.
800 S.F. ASPHALT PAVING @ STORAGE BUILDING ADDITION	
NEW IMPERVIOUS COVER TO BE ADDED	800 S.F.
800 S.F. CONCRETE SLAB @ STORAGE BUILDING	
56 S.F. ASPHALT @ STORAGE BUILDING APPROACH	
TOTAL IMPERVIOUS COVER TO BE REMOVED AND TOTAL GREEN BELT (PERVIOUS) COVER ADDED	0 S.F.

PROJECT DESCRIPTION

A 800 S.F. ADDITION TO THE EXISTING CHURCH STORAGE BUILDING. WOOD FRAME, HARD-PLANK SIDING, AND COMPOSITION ROOF.

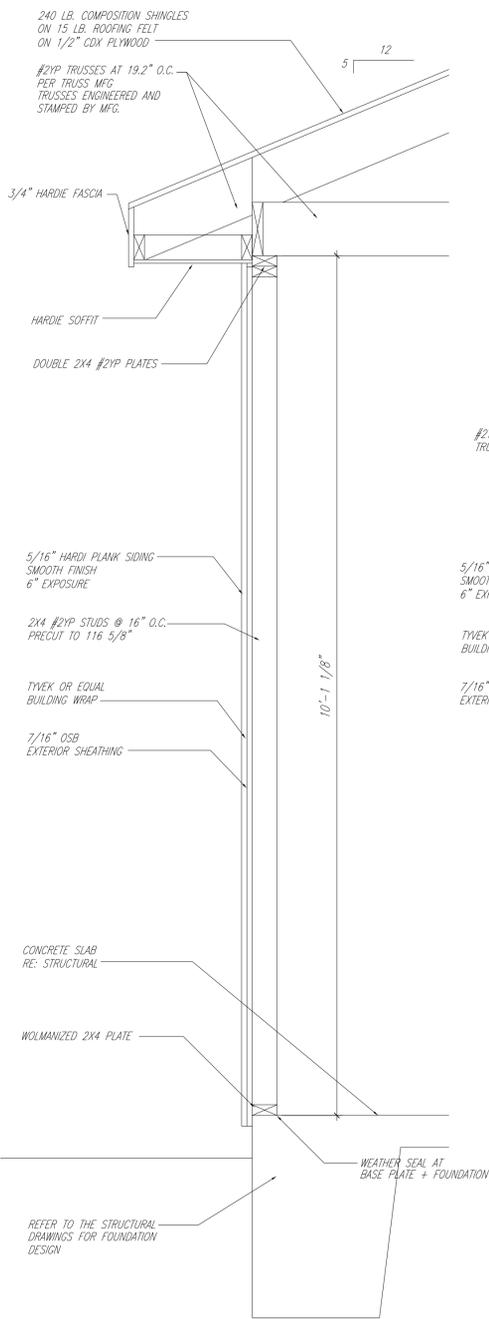
SQUARE FOOTAGE CALCULATIONS

STORAGE BUILDING	
A 20'x40' ADDITION TO THE EXISTING STORAGE BUILDING	800 S.F.
AIR CONDITIONED SPACE	
TOTAL ADDED SQUARE FOOTAGE COVERED SPACE	800 S.F.

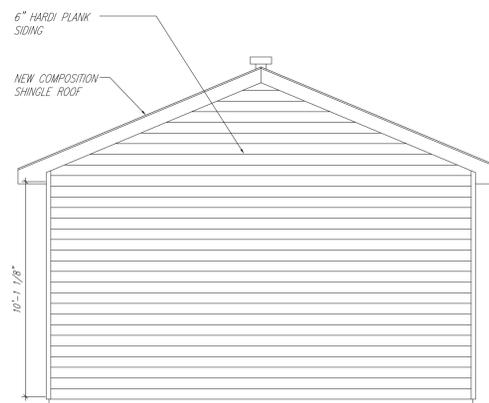


N
1 SITE PLAN
SCALE: 1/8" = 1'-0"

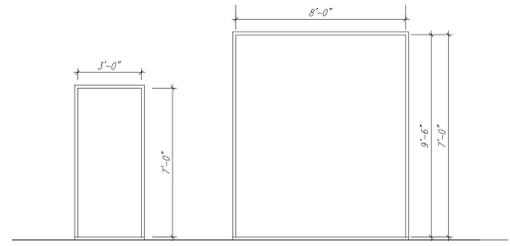
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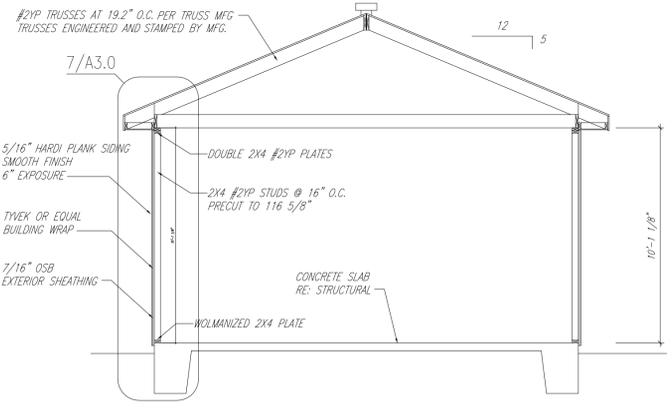
7 WALL SECTION SCALE: 1\"/>



4 BUILDING ELEVATION SCALE: 1\"/>



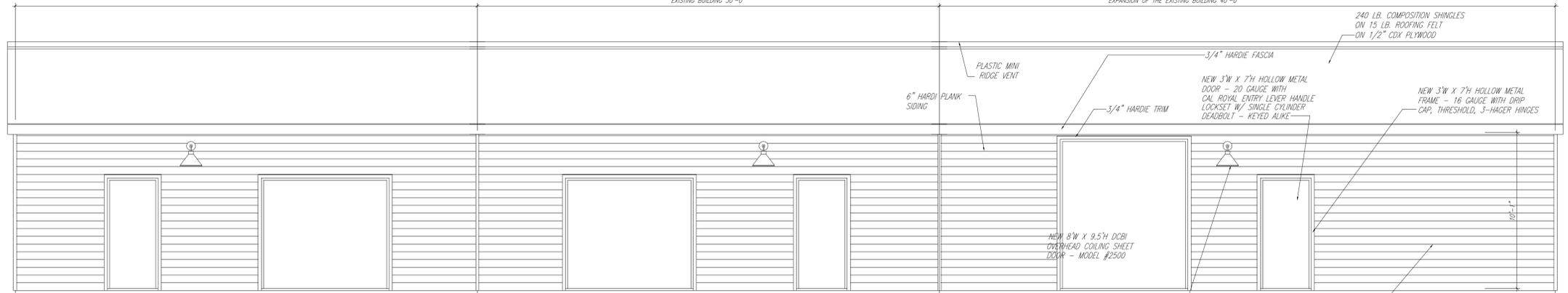
6 DOOR TYPES SCALE: 1\"/>



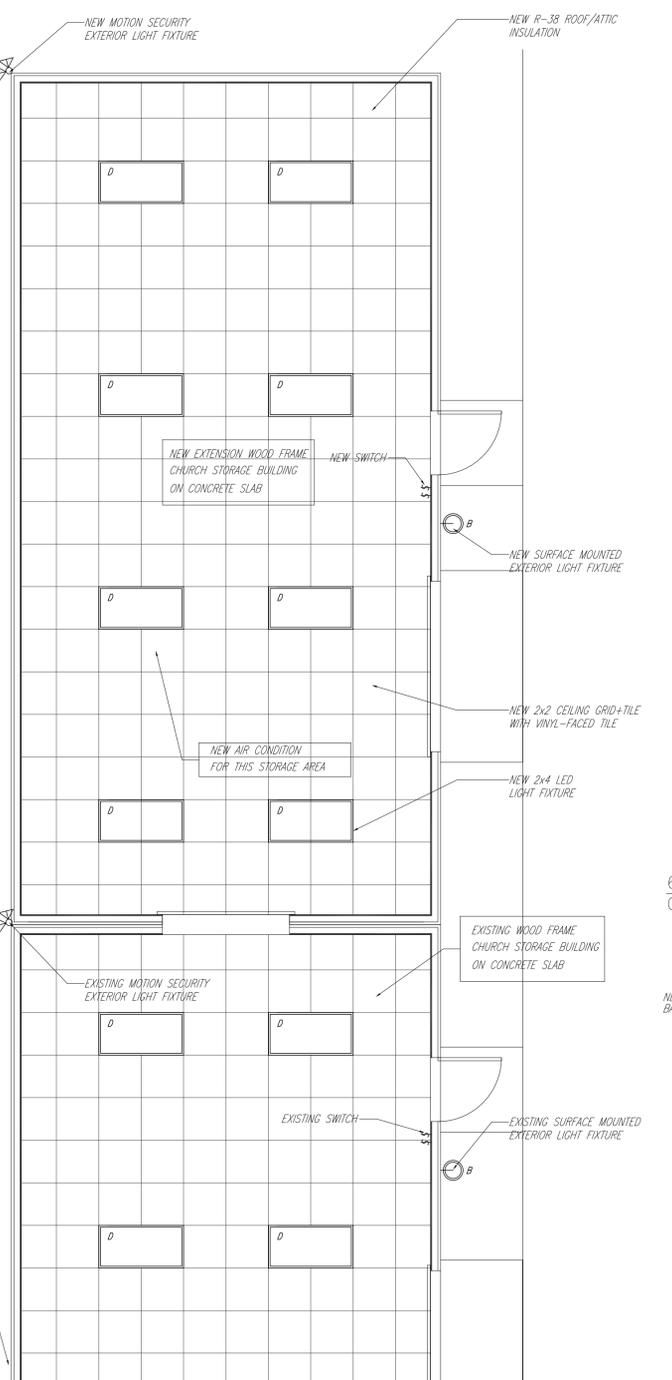
5 BUILDING SECTION SCALE: 1\"/>

- GENERAL NOTES:
• FIELD VERIFY ALL CONDITIONS BEFORE PROCEEDING. INFORM OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
• ALL CONSTRUCTION AND INSTALLATION WORK SHOWN ON THESE DRAWINGS, OR REPORTED IN SPECIFICATIONS, SHALL BE IN ACCORDANCE WITH ALL CITY OF HILSHIRE VILLAGE BUILDING CODES AND ORDINANCES.
• CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS TO COORDINATE WITH THE EXISTING BUILDING CONDITIONS. ANY VARIANCES AND/OR DISCREPANCIES THAT ARISE IN THE ABOVE REVIEW ARE TO BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR RESOLUTION.
• CONTRACTOR IS REQUIRED TO VISIT SITE AND EXAMINE ALL CONDITIONS AFFECTING THE PROJECT PRIOR TO SUBMITTING A BID.
• ALL WORK NOTED "N/C" OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL COORDINATE WITH "OTHER" CONTRACTORS AS REQUIRED.
• ALL WORK SHALL BE GUARANTEED FOR ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
• MANUFACTURER'S MATERIALS, EQUIPMENT, ETC. SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, UNLESS NOTED OTHERWISE.
• THE WORK SHALL BE TURNED OVER TO THE OWNER IN IMMACULATE CONDITION. CLEANING INCLUDES REMOVAL OF SMUDGES, MARKS, STAINS, FINGERPRINTS, SOIL, DIRT, PAINT SPOTS, DUST, LINT, DISCOLORATIONS AND OTHER FOREIGN MATERIALS.
• VERIFY LOCATION OF THE EXISTING MAIN WATERLINE TO CONFIRM THE LINE IS NOTE WITHIN THE AREA FOR THE STORAGE BUILDING EXTENSION.
• VERIFY LOCATION OF THE EXISTING MAIN ELECTRICAL SERVICE TO CONFIRM THE POWER IS ADEQUATE FOR THE STORAGE BUILDING RENOVATIONS.
• CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MISCELLANEOUS METAL DOORS, DOOR HARDWARE AND EQUIPMENT. SHOP DRAWINGS SHOULD INCLUDE DETAILED FABRICATION DRAWINGS AND MATERIALS SCHEDULES. LOCATION AND ORIENTATION OF ALL ITEMS SHALL BE CLEARLY INDICATED. BEGIN FABRICATION ONLY AFTER RECEIVING APPROVAL OF SHOP DRAWINGS.
• PRICING SHALL INCLUDE ALL OBVIOUS WORK TO BE DONE ON AN OVERTIME BASIS: MATERIAL MOVEMENT, SYSTEM SHUTDOWNS, ETC.

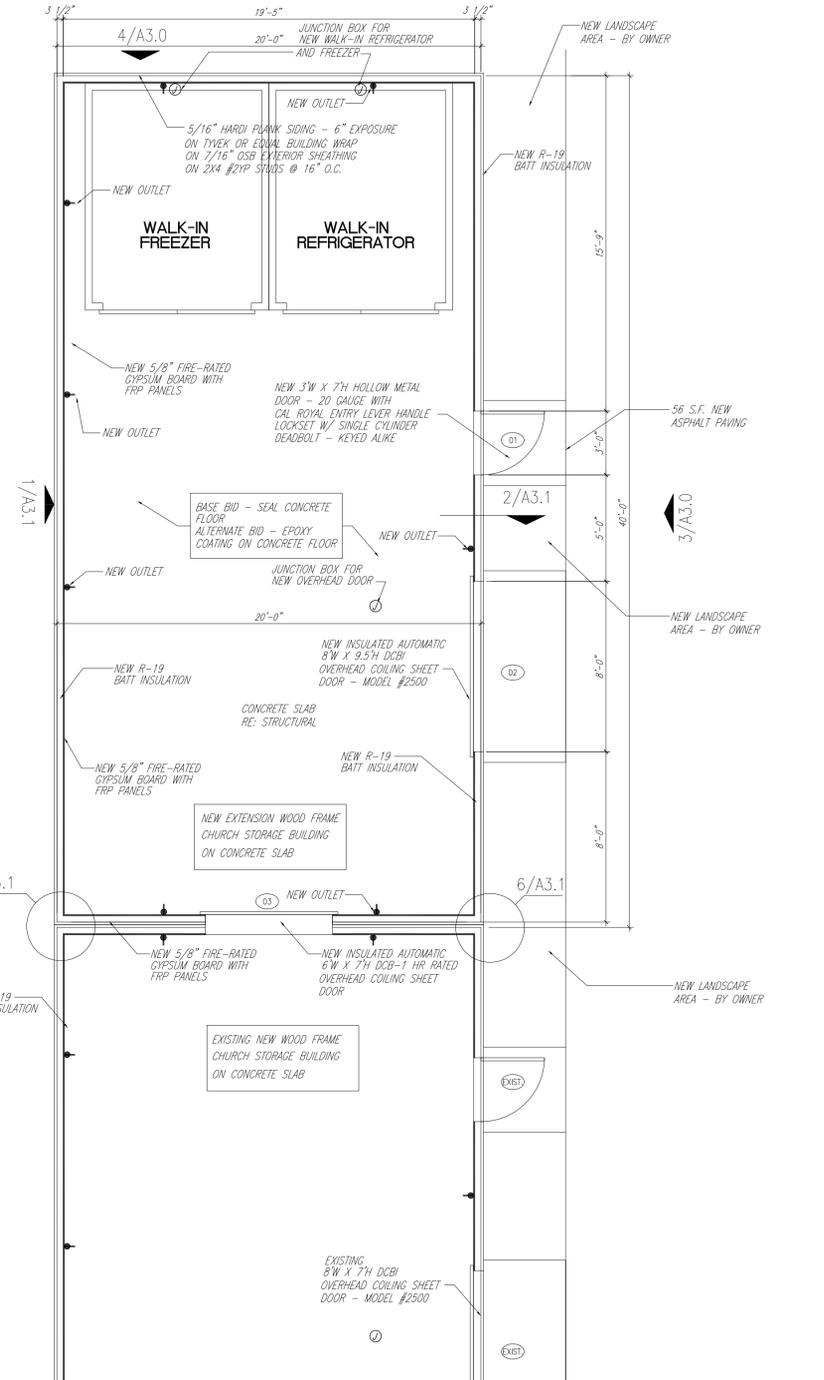
8 GENERAL NOTES SCALE: N/A



3 EXTERIOR ELEVATION SCALE: 1\"/>



2 LIGHTING PLAN - STORAGE BUILDINGS SCALE: 1\"/>



1 FLOOR + POWER PLAN - STORAGE BUILDINGS SCALE: 1\"/>



02-27-24 COUNCIL REVIEW

Project Information:

Consultants:

EAST SPRING BRANCH FOOD PANTRY Addition to the Existing Storage Building 7901 Westview Drive Houston, Texas 77055

Sheet Title:

STORAGE BUILDING ELEVATIONS, WALL + BUILDING SECTIONS, COMCHECK

Issue:

ISSUED FOR COUNCIL REVIEW

Issue Date:

02-27-24 COUNCIL REVIEW

Revision Date:

Sheet:

A3.1

COMcheck Software Version COMcheckWeb Envelope Compliance Certificate

Project Information: Energy Code: 2015 IECC, Project Title: East Spring Branch Food Pantry Addition, Location: Hlshire Village, Texas, Climate Zone: 2a, Project Type: Addition

Construction Site: 7901 Westview Drive Houston, Texas 77055, Owner/Agent: Pam Smelley East Spring Branch Food Pantry, Designer/Contractor: Mark Goulas Goulas & Associates, Inc.

Table with 2 columns: Building Area, Floor Area. Row 1: 1-Warehouse: Nonresidential, 800

Envelope Assemblies table with columns: Assembly, Gross Area of Perimeter, Cavity R-Value, Cont. R-Value, Proposed U-Factor, Budget U-Factor. Rows include Roof, North, East, Door, South, West.

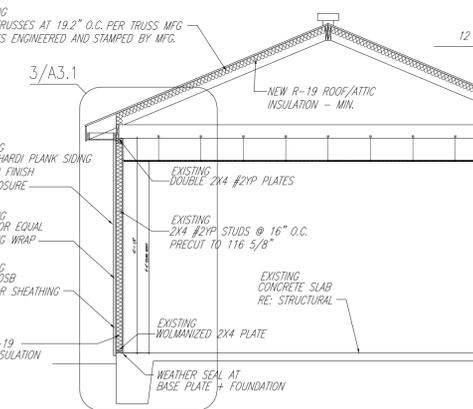
Envelope PASSES: Design 19% better than code

Envelope Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application.

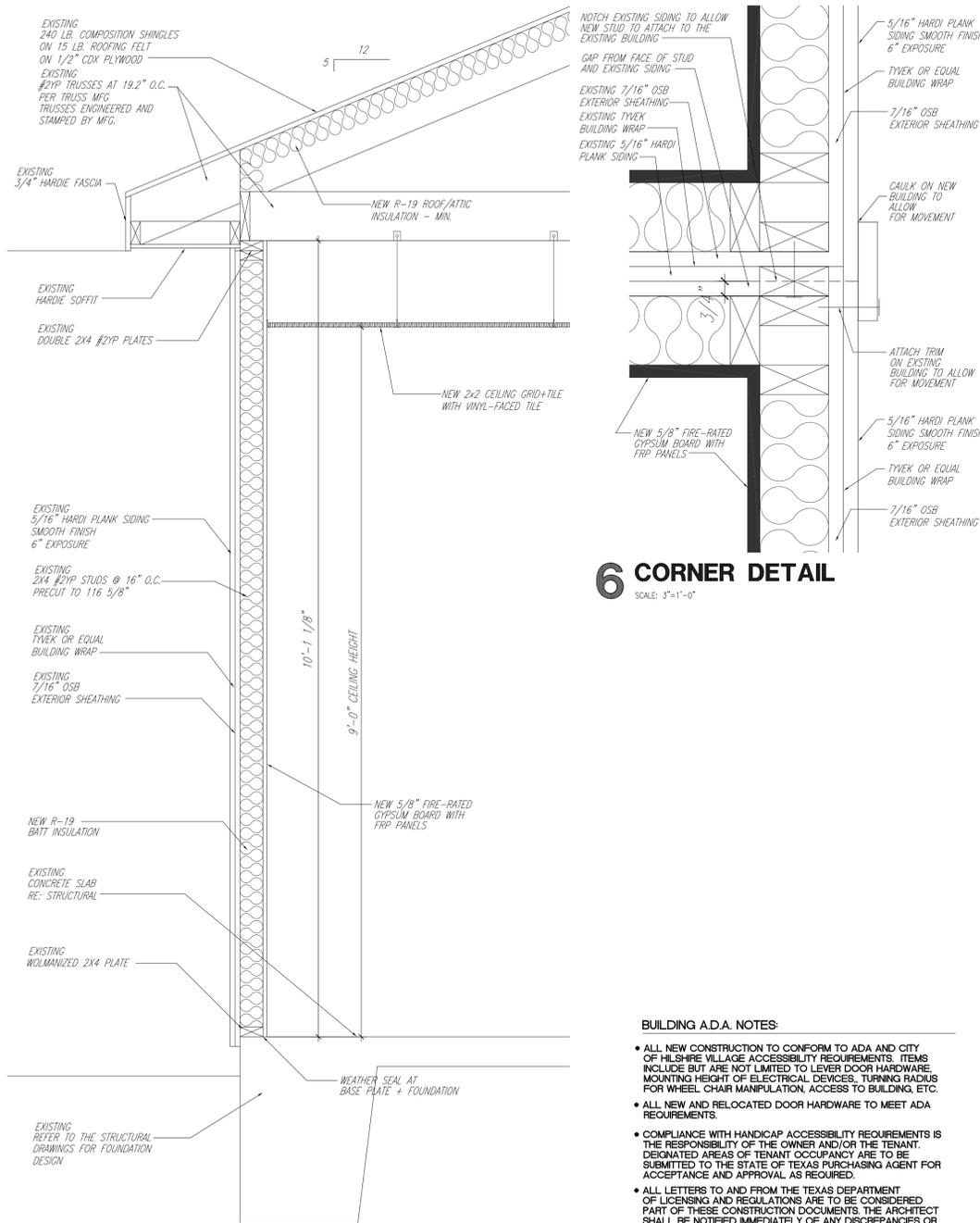
MARK F. GOULAS Signature Date 2-19-24

Project Title: East Spring Branch Food Pantry Addition Report date: 02/19/24 Data filename: Page 1 of 8

5 COMCHECK 2015 ANALYSIS

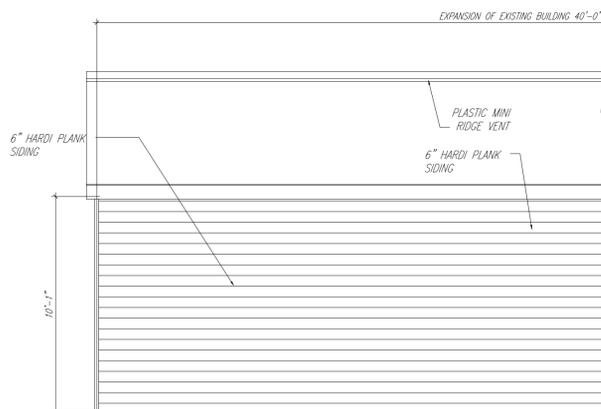


2 BUILDING SECTION



6 CORNER DETAIL

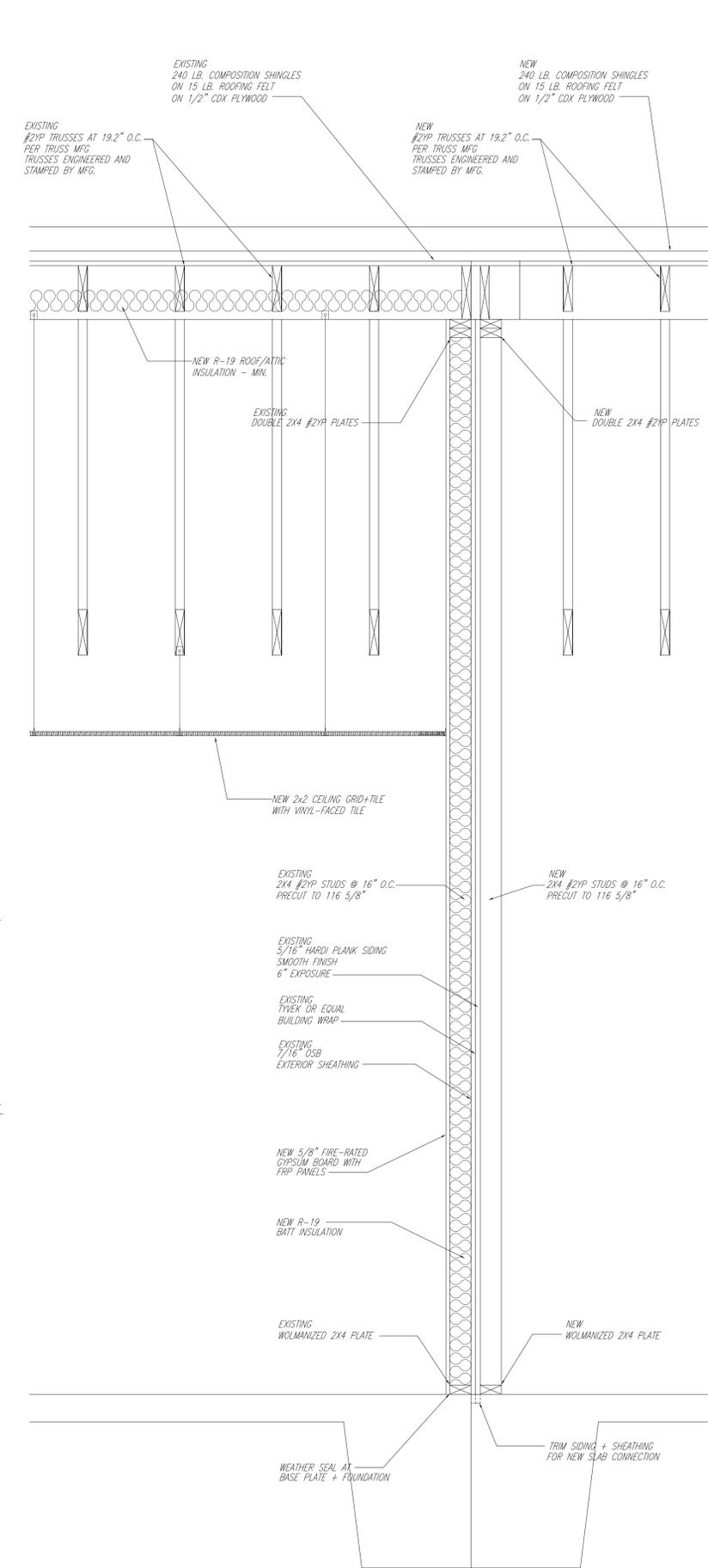
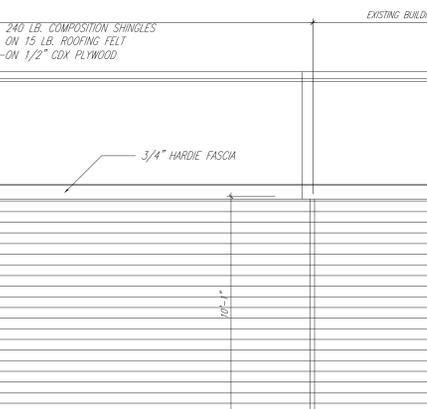
3 WALL SECTION



ELEVATION VIEW-B

1 EXTERIOR ELEVATION

7 ADA GENERAL NOTES



4 WALL SECTION

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