

# PRESENTATION TO HILSHIRE VILLAGE CITY COUNCIL

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IN SUPPORT OF VARIANCE REQUEST FOR 1123 & 1126 GUINEA DRIVE

AUGUST 16, 2022

# THE REQUEST

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- We respectfully request the City Council approve a variance from Section 4.623
- Our intent is to retain the current configuration
  - A cut-through at the front of the residence (Guinea Drive to Burkhart) for 1126
  - A circular drive for 1123 on Guinea
  - A driveway for access to the detached garage at the side of the property (Burkhart) for both
- We believe the variance is in the interest of public safety

# ORDINANCE IN QUESTION

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- **Sec. 4.623. - Permitted Driveway and Pedestrian Access within Public Rights-of-Way.**
- Subject to the provisions of this article, a property owner may cause or permit the construction, installation or placement of a single point of access driveway, pedestrian walkway, and related culvert facilities within public drainage right-of-way for purposes of providing a driveway access, not to exceed a combined twenty-two (22) feet in width (exclusive of curve/curb returns) with a minimum driveway width of ten (10) feet, and a walkway for pedestrian access, not to exceed six (6) feet in width. If a property owner proposes to construct a circular driveway, then such property owner shall be allowed two (2) points of driveway access, not to exceed a combined total of thirty (30) feet in driveway width (exclusive of curve/curb returns); otherwise, such access shall be limited to one (1) point of driveway access and one (1) point of pedestrian access. There must be at least ten (10) feet of open ditch without a culvert between the inner access points of any circular driveway. The pedestrian access may not be contiguous to any driveway or circular driveway. A driveway access may have an additional five-foot turning radius added to each side of the driveway access where it meets the paved surface of the street only. The total number of feet of the width of the driveway and any walkway where it meets the paved street shall not exceed fifty (50) percent of the front property line length (exclusive of curve/curb returns). A property owner will be allowed one (1) driveway access of twenty-two (22) feet in width (exclusive of curve/curb returns) even if the width of the driveway exceeds fifty (50) percent of the front property line length.

# THE PROBLEM \_ GUINEA DRIVE VIEW

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- This is a view looking East on Guinea Drive
- This is an uncontrolled intersection.
- The vehicles are at least a vehicle length from Burkhart
- Note the wheels of the vehicles are off the pavement

# THE PROBLEM – BURKHART VIEW

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- Emergency vehicles would be prevented from using the street
- If a bicycle or pedestrian is walking past one of the vehicles, there is no escape

# THE PROBLEM – ON BURKHART

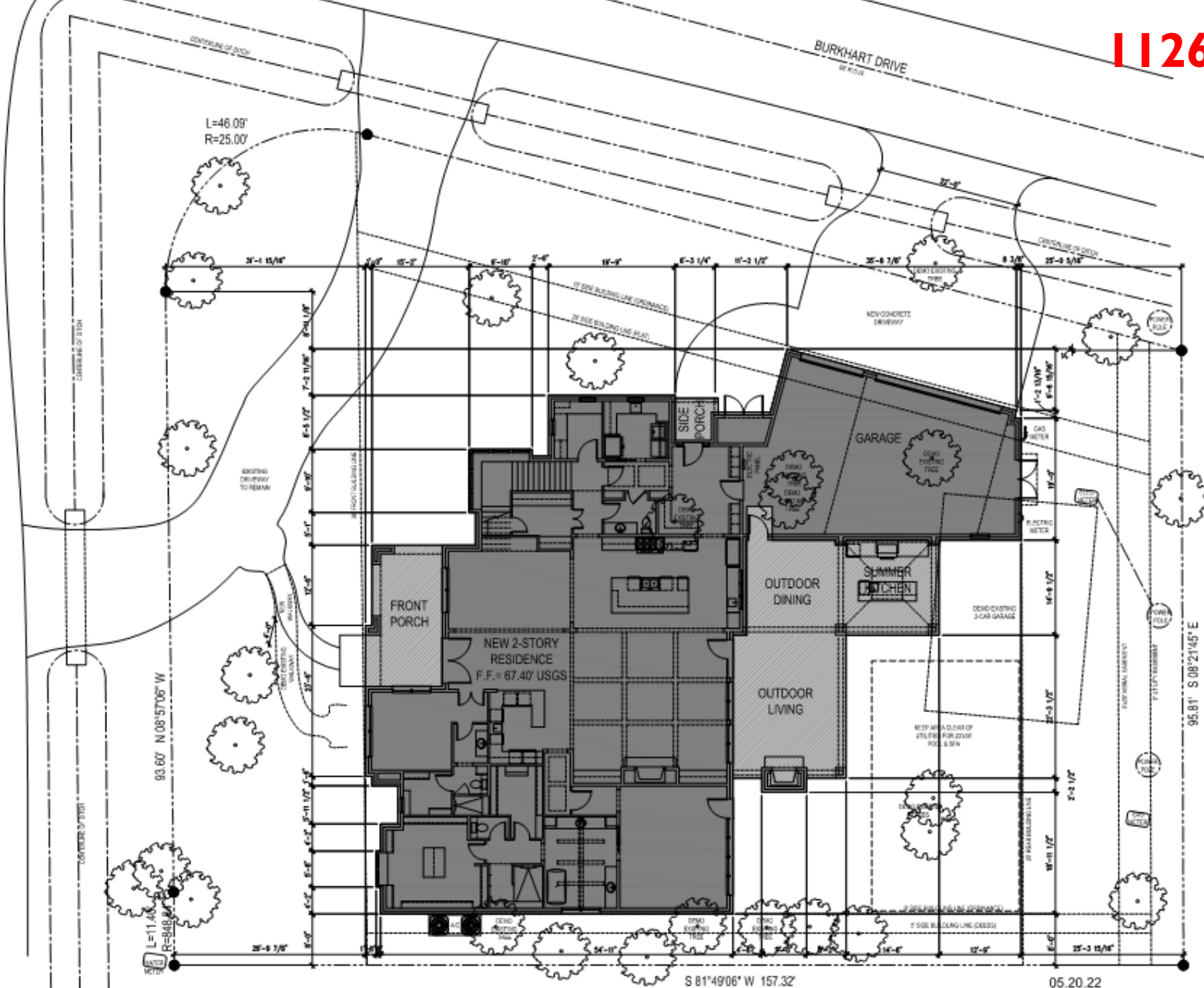
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- This road is passable but barely
- The existence of driveways on the east side of Burkhart and to the south of the subject property limit options for parking on a staggered basis

# 1126 Site Plan

GUINEA DRIVE  
10' R.O.W.



LOT 15, BLOCK 4  
BURKHARDT PLAZA  
CITY OF HOUSTON

ENCLOSED AREA  
COVERED AREA

CALCULATIONS OF IMPERVIOUS PERCENTAGE	
HOUSE & GARAGE	4,869 SQ. FT.
PORCHES	1,163 SQ. FT.
DRIVEWAY/SIDEWALK	1,913 SQ. FT.
POOL & COPING	897 SQ. FT.
TOTAL OF IMPERVIOUS COVERED	8,842 SQ. FT.
LOT AREA	18,198 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA 48.59%	
AREA BEHIND FRONT BUILDING LINE 14,432 SQ. FT.	
IMPERVIOUS AREA * 8,083 SQ. FT.	
PERCENTAGE OF IMPERVIOUS AREA 56.01%	
MAXIMUM ALLOWED 55.00%	
*145 SQ. FT. OVER MAXIMUM ALLOWED	



## SITE PLAN

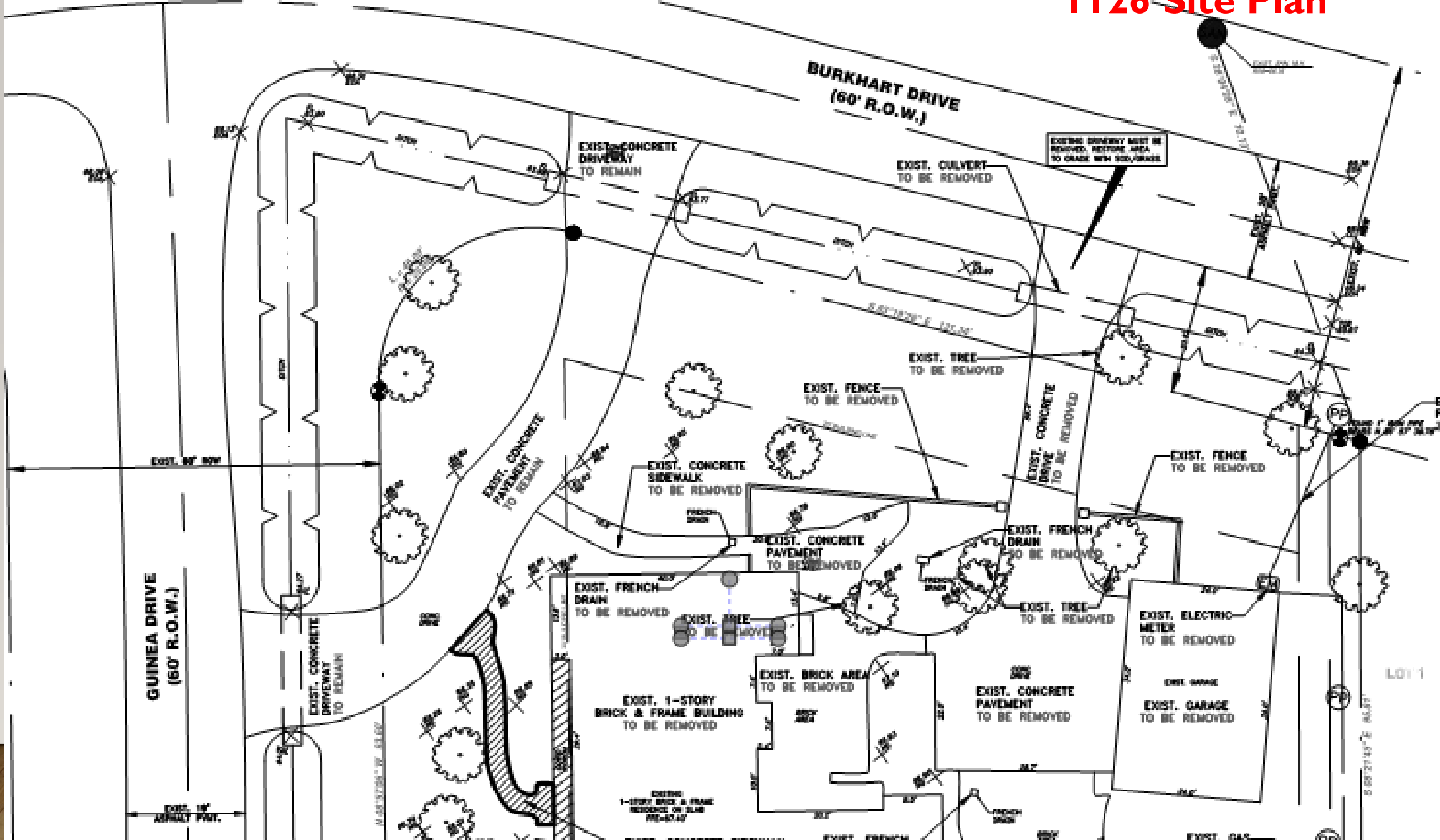
SCALE: 1/16" = 1'-0"

05.20.22

1126 GUINEA

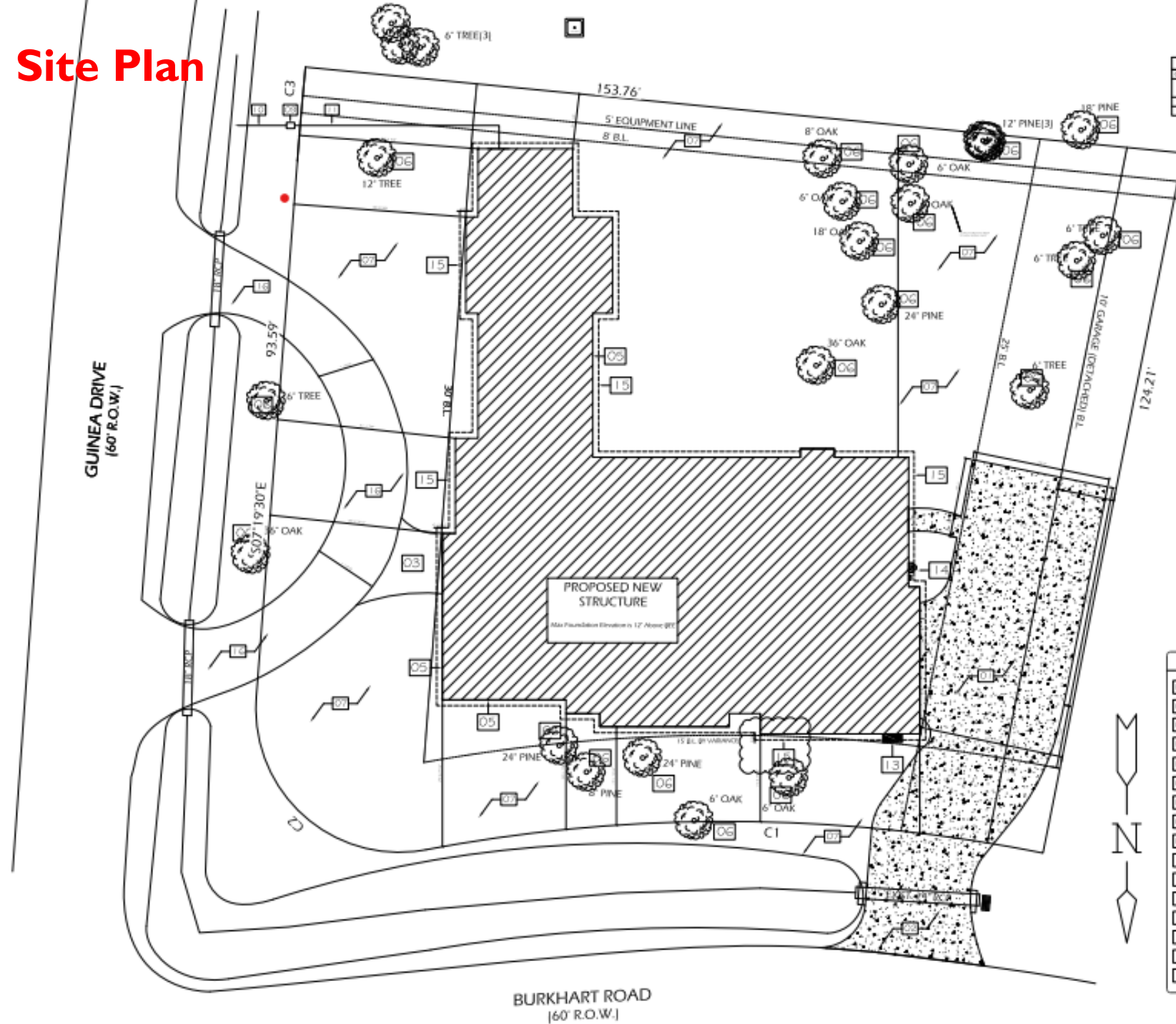
MARK & MARGARET HUBER RESIDENCE

# 1126 Site Plan





# I 123 Site Plan



CURVE TABLE					
CURVE	LENGTH	ANGLE	DELTA	CHORD BEARING	CHORD DISTANCE
C1	136.77	280.30	2708.23	N49°15'11"	107.52
C2	CALLER 132.20				
C3	75.81	25.30	181.2847	N57°31'41"	25.13
C4	16.93	208.21	1117.32	S84°42'41"	16.43

IMPERVIOUS COVER CALCULATIONS		
TRACK SIZE (SQ FT)		16,455
TOTAL IMPERVIOUS COVER (SQ FT)		7,850
PERCENTAGE OF IMPERVIOUS COVER		39.45 %
TRACK SIZE BEHIND 30' B.L. (SQ FT)		14,550
TOTAL IMPERVIOUS COVER (SQ FT)		6,062
PERCENTAGE OF IMPERVIOUS COVER		41.66 %
TRACK SIZE IN FRONT OF 30' B.L. (SQ FT)		3,905
TOTAL IMPERVIOUS COVER (SQ FT)		1,788
PERCENTAGE OF IMPERVIOUS COVER		30.29 %

SITE PLAN KEYED NOTES	
01	NEW CONCRETE DRIVEWAY
02	NEW CONCRETE APPROACH
03	FRONT WALKWAY
04	CITY WALK
05	BUILDING OUTLINE
06	EXISTING TREE TO REMAIN
07	LANDSCAPE
08	NEW WOOD FENCE, 8' HIGH & 3' WIDE GATE
09	NEW 1.00" WATER METER
10	MIN. 1.00" PVC WATER LINE TO BUILDING
11	1.00" COPPER PIPE TO CITY WATER MAIN
12	4" PVC SEWER LINE TO EXIST. TAP (2% SLOPE)
13	GAS METER
14	ELECTRIC METER WITH MAIN DISCONNECT
15	ROOF OUTLINE
16	EXISTING ASPHALT DRIVEWAY

# OTHER SIMILAR DRIVEWAY CONFIGURATIONS

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- Circular With separate driveway
  - 1232 Ridgeley
- Cut Through With separate driveway
  - 1201 Archley
  - 1322 Pinecrest