



City of La Porte Zoning Board of Adjustment Meeting Agenda

Notice is hereby given of a **Special Called Meeting** of the La Porte Zoning Board of Adjustment to be held on **January 10, 2013**, at **6:00 P.M.** at City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, regarding the items of business according to the agenda listed below:

1. Call to order
2. Consider approval of November 29, 2012, meeting minutes.
3. A Public Hearing will be held to Consider Variance Request #12-93000009 for the property located at 711 Fairway Drive, further described as Lot 69, Block 2, Lakes at Fairmont Greens, Section 1, Film Code No. 620028, M.R.H.C., La Porte, Harris County, Texas. The applicant seeks a variance to allow one foot encroachment into the rear 15' building setback line, contrary to the provisions of Section 106-333 of the Code of Ordinances. The variance is being sought under the terms of Section 106-192 (b) (2) of the City's Code of Ordinances.
 - A. Staff Presentation
 - B. Proponents
 - C. Opponents
 - D. Proponents Rebuttal
4. A Public Hearing will be held to Consider Variance Request #12-93000010 for the property located at 615 Fairway Drive, further described as Lot 72, Block 2, Lakes at Fairmont Greens, Section 1, Film Code No. 620028, M.R.H.C., La Porte, Harris County, Texas. The applicant seeks a variance to allow one foot encroachment into the rear setback line, contrary to the provisions of Section 106-333 of the Code of Ordinances. The variance is being sought under the terms of Section 106-192 (b) (2) (b) of the City's Code of Ordinances.
 - A. Staff Presentation
 - B. Proponents
 - C. Opponents
 - D. Proponents Rebuttal
5. Administrative Reports
...Building Professional Institute - Seminar
6. Board Comments on matters appearing on agenda or inquiry of staff regarding specific factual information or existing policy
7. Adjourn

A quorum of City Council members may be present and participate in discussions during this meeting; however, no action will be taken by Council.

In compliance with the Americans with Disabilities Act, the City of La Porte will provide for reasonable accommodations for persons attending public meetings. To better serve attendees, requests should be received 24 hours prior to the meetings. Please contact Patrice Fogarty, City Secretary, at 281.470.5019.

CERTIFICATION

I certify that a copy of the January 10, 2013, agenda of items to be considered by the Zoning Board of Adjustment was posted on the City Hall bulletin board on the ____ day of _____, 2013.

_____ Title: _____

Out of consideration for all attendees of the meeting, please turn off all cell phones and pagers, or place on inaudible signal. Thank you for your consideration.

**Zoning Board of Adjustment
Minutes of November 29, 2012**

Board Members Present: Chester Pool, Charles Schoppe, George Maltsberger, Rod Rothermel, and Sherman Moore (Alt 2)

Board Members Absent: T.J. Walker, Lawrence McNeal (Alt 1)

City Staff Present: City Planner, Masood Malik; Assistant City Attorney, Clark Askins; and Office Coordinator, Peggy Lee

1. Call to Order.

Chairman George Maltsberger called the meeting to order at 6:00 p.m.

2. Consider approval of the August 23, 2012, meeting minutes.

Motion by Rod Rothermel to approve the August 23, 2012, meeting minutes. Second by Charles Schoppe. Motion carried.

Ayes: Chester Pool, Charles Schoppe, George Maltsberger, Rod Rothermel, Sherman Moore

Nays: None

3. Consider Variance Request #12-9300007 for the property located at 101 Strang Road, further described as a 10 acre tract of land TR 13D-3, STAASHEN, situated in the Enoch Brinson League Survey, Abstract No. 5, La Porte, Harris County, Texas. The applicant seeks a variance to allow a 50' wide driveway with a 25' radius along Strang Road to remain in place contrary to the provisions of Section 106-835 of the Code of Ordinances. The variance is being sought under the terms of Section 106-192 (b) (2) of the City's Code of Ordinances.

Sherman Moore recused himself from discussion and action on this item.

A. Staff Presentation

City Planner Masood Malik presented the staff report.

Public hearing notices were mailed to six property owners within 200' of the subject property. The City did not receive any responses from the mailout; however the City did receive a letter of support from one of the area businesses.

B. Proponents

Alton Porter, of 10442 Catlett Lane, was sworn in by Chairman Maltsberger. Mr. Porter, affiliated with the business located south of Gulf Intermodal, spoke in favor of the variance, stating the additional driveway width would be safer because the roadway is narrow with poor shoulders.

Bill Trahan, 4907 Silsbee, Pearland, TX, representing Mr. Connell as the general contractor, spoke in favor of the variance. Although the roadway is in good condition, it is narrow with deep ditches making it difficult for trucks to safely enter and exit the property.

C. Opponents

There were no opponents.

D. Proponents Rebuttal

There were no proponent's rebuttals.

Motion by Charles Schoppe to approve Variance Request #12-93000007, for the property located at 101 Strang Road to allow a 50' wide driveway with a 25' radius along Strang Road to remain in place. Second by Rod Rothermel. Motion carried.

Ayes: Chester Pool, Charles Schoppe, George Maltsberger, Rod Rothermel
Nays: None

Assistant City Attorney Clark Askins read from Section 106-196 of the Code of Ordinances: *Appeals from the Board of Adjustment.*

- 4. Consider Variance Request #12-93000008 for the property located at 100 Park Drive, further described as Lots 11-14, Block 8, Sylvan Beach Subdivision, Johnson Hunter Survey, Abstract No. 35, La Porte, Harris County, Texas. The applicants seek a variance to allow a fence to be constructed in the front yard setback contrary to the provisions of Section 106-791 of the Code of Ordinances. The variance is being sought under the terms of Section 106-192 (b) (2) (b) of the City's Code of Ordinances.**

A. Staff Presentation

City Planner Masood Malik presented the staff report.

Public hearing notices were mailed to nine property owners within 200' of the subject property; three responses were received in favor of the variance.

B. Proponents

The applicant, Lythia Powell of 100 Park Dr., was sworn in by Chairman Maltsberger. Ms. Powell's request for a variance to allow a fence to be constructed within the front yard setback is based on security needs; her husband's varying work schedule, their home was recently broken into, and there was an incident where a man walked into the house to ask for work.

C. Opponents

There were no opponents.

D. Proponents Rebuttal

There was no proponent's rebuttal.

Motion by Rod Rothermel to approve Variance Request #12-93000008, for the property located at 100 Park Drive to allow a fence to be constructed within the front yard setback. Second by Charles Schoppe. Motion carried.

Ayes: Chester Pool, Charles Schoppe, George Maltsberger, Rod Rothermel,
Sherman Moore
Nays: None

Assistant City Attorney Clark Askins read from Section 106-196 of the Code of Ordinances: *Appeals from the Board of Adjustment.*

5. Administrative Reports

There were no Administrative Reports.

6. Board comments on matters appearing on agenda or inquiry of staff regarding specific factual information or existing policy.

Sherman Moore inquired about the status of staff working with the Planning and Zoning Commission to determine whether the ordinance intent is for all off-premise signs to be spaced at intervals of not less than 1,000 feet by *radial* measurement, and if so, should verbiage be added to the ordinance for clarification.

Mr. Malik stated the City is in the final stages of adopting the Comprehensive Plan and upon completion, an overall review of the Zoning Ordinance will begin. Spacing for off-premise signs will be included in the Zoning Ordinance review.

7. Adjourn

Motion by Charles Schoppe to adjourn. Second by George Maltsberger. Motion carried. Chairman Maltsberger adjourned the meeting at 6:17 pm.

Respectfully submitted,

Peggy Lee
Secretary, Zoning Board of Adjustment

Passed and Approved on _____, 2012.

George Maltsberger
Chairman, Zoning Board of Adjustment

VARIANCE REQUESTS

12-93000009

12-93000010

FOR

LOTS 69&72 LAKES at FAIRMONT GREENS

EXHIBITS:

STAFF REPORT

APPLICATION FOR VARIANCE

EXHIBIT A – AREA MAP

EXHIBIT B – PLOT PLANS

EXHIBIT C – SECTION 106-333, CODE OF ORDINANCES

EXHIBIT D – PUBLIC NOTICE RESPONSE

Staff Report

January 10, 2013

Variance Requests #12-93000009 & 12-93000010

- Requested by:** D. R. Horton (Builder) and 92 Fairmont Lakes, Inc. (Property Owner)
- Requested for:** Waiver of 1' from the City's rear building setback of 15' on Lots 69 & 72, Block 2, Lakes at Fairmont Greens, Section 1.
- Location:** Lakes at Fairmont Greens, Section 1, Lots 69 and 72, Block 2, Film Code No. 620028, M.R.H.C., W. P. Harris Survey, A-30, La Porte, Harris County, Texas. This property is further described as being located between State Highway 146 and the Bay Forest Golf Course, south of Wharton Weems Boulevard.
- Zoning:** Planned Unit Development (PUD)
- Land Use Plan:** Low-Density Residential
- Background:** Lakes at Fairmont Greens is a residential subdivision located along State Highway 146 South just west of the Bay Forest Golf Course. Under the terms of Development Ordinance 1444, this development is classified as a major subdivision.
- The subdivision consists of 92 lots, 2 blocks, 2 reserves, and two points of entry/exit along Wharton Weems Boulevard. A density of 2.70 dwelling units per acre conforms to the Code of Ordinance, Section 106-333, Table B, residential area requirements of the City.
- D. R. Horton is a designated builder for this subdivision. As a part of their sale agreement with the owner, ten lots were purchased for building homes as an initial phase. A model home was completed in September, 2012, and eight lots have been sold by the builder. The subject lots specifications are as follows:
- | | |
|---------------------------------------|------------|
| Lot Area: | 70'x115' |
| Depth of lot: | 115' |
| Front building setback: | 25' |
| Rear building setback: | 15' |
| Side building setback: | 5' |
| Available building area depth: | 75' |

The applicant intends to build a house with a proposed plot plan #W328, which requires a buildable area depth of **75'8"**. Using the City's setback standards for rear building line, the submitted plans do not meet the requirements. Staff discussed the following options with the applicant:

- re-arrange the building layout within the existing lot area to comply with setback requirements; or
- submit a variance to the Board of Adjustment seeking relief of the rear building setbacks.

Citing Section 106-192 B (2) b, the applicant is seeking a variance from the required setbacks of 15' for rear building line. Applicant is requesting building setbacks of 15' on the rear for lots 69 and 72, Block 2, Lakes at Fairmont Greens Subdivision, Section 1 be reduced to 14'.

The applicant has stated that reducing the rear building setback line of these lots will allow for honoring executed sales contracts with prospective buyers and subsequently improve sale of houses in the subdivision.

Analysis:

Section 106-192 B(1), in the Code of Ordinances, defines a *variance as deviation from the literal provisions of the chapter which is granted by the Board when strict conformity to the chapter would cause an unnecessary hardship because of the circumstances unique to the property on which the variance is granted.*

Except as otherwise prohibited, the board is empowered to authorize a variance from a requirement when the board finds that all of the following conditions have been met.

- ❖ *That the granting of the variance will not be contrary to the best public interest.*
- ❖ *That literal enforcement of the chapter will result in unnecessary hardship because of exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional physical situation unique to the specific piece of property in question. "Unnecessary hardship" shall mean physical hardship relating to the property itself as distinguished from a hardship relating to convenience, financial considerations or caprice, and the hardship must not result from the applicant or property owner's own actions; and*
- ❖ *That by granting the variance, the spirit of the chapter will be observed.*

The Board must decide if the applicant's request to have rear building setbacks at 14' instead of 15' per Code of Ordinances, Section 106-333, Table B, residential area requirements, is reasonable. The Board is charged with deciding whether all of the above conditions have been met.

The applicant believes that imposing current setbacks will void the contract and may cause potential loss of these homes in the subdivision. The applicant requests that the Board recognize this as a hardship.

Measures are in place to ensure the property remains aesthetically pleasing adjacent to the golf course. If the setbacks of 14' are approved, the instrument will be placed in the subdivision folder along with a form survey to avoid any complications at the title assessment.

Conclusion:

Variance Requests seek reduction of 1' rear building setback for Lots 69 and 72, Block 2, Lakes at Fairmont Greens, Section 1, contrary to the City's Code of Ordinances. The circumstances, however, for the requested variances are due to the property owner's own action. While, physical shape, width and depth of these lots do not present any situation unique of the property concerned, the applicant's variance requests appear to meet the spirit of the Ordinances.

While recognizing the grounds for the request associated with the property, the Board could consider:

1. Variance Request #**12-93000009**

- *Granting the variance and allow a reduction of 1' on the rear building setback line.*
- *Denying the variance thereby denying construction of the building encroaching upon the rear building setback.*

2. Variance Request #**12-930000010**

- *Granting the variance and allow a reduction of 1' on the rear building setback line.*
- *Denying the variance thereby denying construction of the building encroaching upon the rear building setback line.*

Appeals:

*As per Section 106-196 of the Code of Ordinances of the City of La Porte:
Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment, or any taxpayer, or any officer, department, board or bureau of the city may present to a court of record a petition for a writ of certiorari, as provided by V.T.C.A., Local Government Code Section 211.011, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within ten days after the filing of the decision in the office of the Board of Adjustment.*

CITY OF LA PORTE
ZONING BOARD OF ADJUSTMENT
VARIANCE REQUEST

Application No.: 12-9300009
OFFICE USE ONLY: Fee: \$150.00 Date Received: 12-19-12
Receipt No.: 35321

Note: This Fee is Non-Refundable Regardless of the Board's Decision

Applicant: D.R. HORTON BUILDERS
Name
56 Sugar Creek Center Blvd #150 281-566-2100
Address Phone
Sugar Land, TX 77478

I am the owner of the herein described property. I have authorized _____
to act on my behalf in this matter.

Owner*: SAME AS ABOVE
Name

Address Phone

I am requesting a variance to Sect. _____ of the City Zoning regulations Chapter 106 of the
Code of Ordinance.
I am requesting this variance for property located at 711 Fairway Drive
Street Address
Lot 69 Block 2 Section 1 of Lakes at Fairmont Greens
Legal Description

Site Plan Minor Development Site Plan
 Major Development Site Plan General Plan

A Site Plan of the property is attached. Also, I have listed the information requested below on the
following pages of this form.

- a) All facts concerning the matter that has led up to this request.
- b) The type of relief I am seeking (setbacks, lot coverage, etc.).
- c) The grounds upon which I am making this request.

* If applicant is NOT the owner, he must provide Authorization to act on the Owner's behalf.
12/19/12 [Signature]
Date Applicant's Signature

Office Use Only
Site Plan and Authorization (if applicable) attached? Yes () No ()

Date transmitted to the Board of Adjustments: _____

Meeting Date: _____ Applicant Notified of Date: _____

Notice to surrounding property owners- Date: _____

Board's Decision: Approved () Denied ()

Notice of Boards Decision mailed to Applicant/Owner: _____

~~675~~ ! 711 FAIRWAY DR.

3

TYPE OF RELIEF BEING SOUGHT:

Please Allow For An 8" Variance For Available Building Area: Plan W328/2328p: (FRONT OR BACK BUILD LINES)

DEPTH OF LOT - DEPTH OF W328 Plan	= X 75'8" W328 Plan 75'0" BLDG AREA * 8" VARIANCE REQUEST FRONT OR BACK / SPLIT DIFFERENCE
115' - 75'8"	
DEPTH OF LOT 115'	
FRONT BLDG LINE - <25'> BACK BLDG LINE <15'>	
AVAILABLE BLDG AREA DEPTH = 75'0"	

THE GROUNDS FOR THE REQUESTS:

Please Allow For ^{1 Foot} ~~8~~ FT VARIANCE ON THESE (2) ADDRESS LOTS FOR THE PLACEMENT OF OUR W328/2328p PLAN - * THESE WILL BE THE ONLY TWO LOT VARIANCE REQUESTS LOCATED ON OPEN LOTS ADJACENT TO THE WATER WAY. * FUTURE PLANS FOR P.R. HORIZON WILL HAVE THE W328 PLAN OPTION REMOVED FROM OUR AVAILABLE PLANS FOR PURCHASE ON SUCH LAKE LOTS - (LOT SIZES - 70' X 115')

CITY OF LA PORTE
ZONING BOARD OF ADJUSTMENT
VARIANCE REQUEST

OFFICE USE ONLY: Fee: \$150.00
Application No.: 12-93000010
Date Received: 12-19-12
Receipt No.: 35324
Note: This Fee is Non-Refundable Regardless of the Board's Decision

Applicant: D.R. HORTON BUILDERS
Name
56 Sugar Creek Center Blvd #150 281-566-2100
Address Sugar Land, TX 77478 Phone

I am the owner of the herein described property. I have authorized _____
to act on my behalf in this matter.

Owner*: SAME AS ABOVE
Name
Address Phone

I am requesting a variance to Sect. _____ of the City Zoning regulations Chapter 106 of the Code of Ordinance.

I am requesting this variance for property located at 615 Fairway Drive
Street Address

Lot 72 Block 2 Section 1 of Lakes at Fairmont Greens
Legal Description

Site Plan
 Major Development Site Plan
 Minor Development Site Plan
 General Plan

A Site Plan of the property is attached. Also, I have listed the information requested below on the following pages of this form.

- a) All facts concerning the matter that has led up to this request.
- b) The type of relief I am seeking (setbacks, lot coverage, etc.).
- c) The grounds upon which I am making this request.

* If applicant is NOT the owner, he must provide Authorization to act on the Owner's behalf.

12/19/12 Date
Applicant's Signature

Office Use Only
Site Plan and Authorization (if applicable) attached? Yes () No ()

Date transmitted to the Board of Adjustments: _____

Meeting Date: _____ Applicant Notified of Date: _____

Notice to surrounding property owners- Date: _____

Board's Decision: Approved () Denied ()

Notice of Boards Decision mailed to Applicant/Owner: _____

615' ~~777~~ FAIRWAY DR.

3

TYPE OF RELIEF BEING SOUGHT:

PLEASE ALLOW FOR AN 8" VARIANCE FOR AVAILABLE BUILDING AREA: PLAN W328/2328P (FRONT OR BACK BUILD LINES)

DEPTH OF LOT - DEPTH OF W328 PLAN	= * 75'8" W328 PLAN
115' - 75'8"	
DEPTH OF LOT 115'	* 75'0" BLDG AREA 8" VARIANCE REQUEST FRONT OR BACK / SPLIT DIFFERENCE
FRONT BLDG LINE - <25'>	
BACK BLDG LINE <15'>	
AVAILABLE BLDG AREA DEPTH = 75'0"	

THE GROUNDS FOR THE REQUESTS: ^{etc}

PLEASE ALLOW FOR ¹⁵⁰⁰⁰ 8" VARIANCE ON THESE (2) ADDRESS LOTS FOR THE PLACEMENT OF OUR W328/2328P PLAN - * THESE WILL BE THE ONLY TWO LOT VARIANCE REQUESTS LOCATED ON OPEN LOTS ADJACENT TO THE WATER WAY. * FUTURE PLANS FOR P.R. HANSON WILL HAVE THE W328 PLAN OPTION REMOVED FROM OUR AVAILABLE PLANS FOR PURCHASE ON SUCH LAKE LOTS - (LOT SIZES - 70'X115')

LAKES AT FAIRMONT GREENS, SEC. 1



S SH 146

**711 FAIRWAY DRIVE
LOT 69, BLOCK 2**

WHARTON WEEMS BLVD

FAIRWAY DR

**615 FAIRWAY DRIVE
LOT 72, BLOCK 2**

BAY FOREST GOLF COURSE

S SH 146

PAR CIR

EAGLE LN

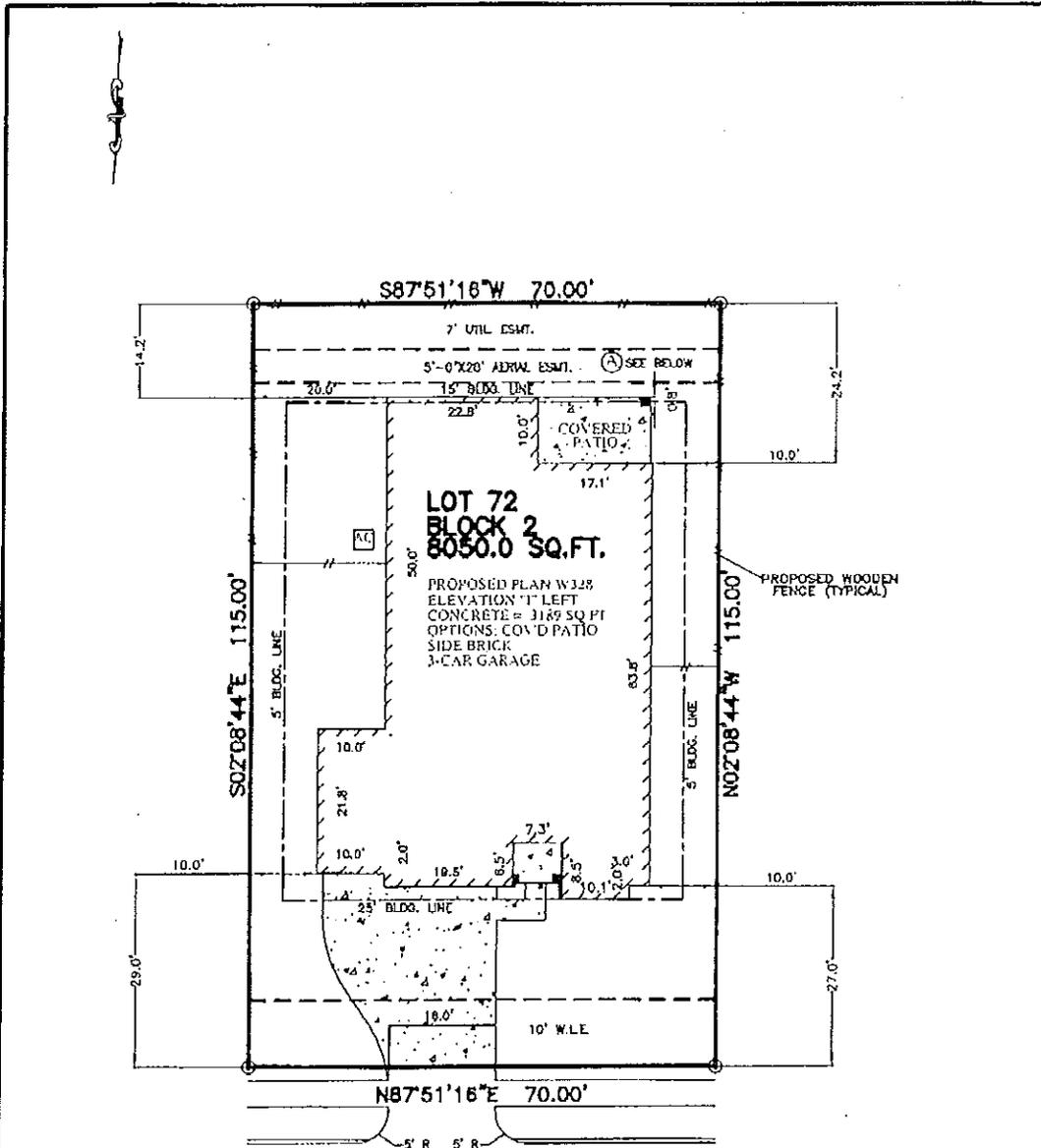
BIRDIE CIR



BAYSHORE ELEMENTARY

**EXHIBIT "A"
AREA MAP**

1 inch = 300 feet



(A) PLAN # W328 ENCLOSES 0.6' INTO THE REAR 15' BUILD LINE. THE BUILDER IS REQUESTING FOR A VARIANCE.

615 FAIRWAY DRIVE
(50' R.O.W.)
28' CONCRETE PAVEMENT

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
 2. THIS PLOT PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS, BUILDING LINES & OTHER MATTERS OF RECORD NOT SHOWN HEREON. SURVEYOR OR ALLPOINTS SERVICES CORP. IS NOT LIABLE FOR ANY DAMAGES THAT MAY INCUR IN ANY EVENT THE BUILDER BUILDS ANY IMPROVEMENTS CLOSER THAN 5.0' OR WITHIN AN EASEMENT.

PLOT PLAN
SCALE: 1 = 20'

LOT AREA	
FENCE	LINEAR FT
BACK	70
LEFT	19
RIGHT	55
FRONT L.I.	20
FRONT RT	16
CONC. PATIO	00 SQ. FT.
PRIVATE WALK	29 SQ. FT.
PUBLIC WALK	146 SQ. FT.
DRIVEWAY	627 SQ. FT.
IN-TURN	183 SQ. FT.
FRONT SOD	130 SQ. YD.
BACK SOD	213 SQ. YD.
LEFT SOD	80 SQ. YD.
RIGHT SOD	37 SQ. YD.
LOT COVERAGE	39.67 %

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FOR: DRHORTON
ADDRESS:
615 FAIRWAY DRIVE
ALLPOINTS JOB #: DR52841 JG
G.P.:



ALLPOINTS SERVICES CORP
PHONE 713-468-7000
FAX: 713-327-1561

LOT 72, BLOCK 2,
LAKES AT FAIRMONT GREENS, SECTION 1,
FILM CODE No. 620028, MAP RECORDS,
HARRIS COUNTY, TEXAS

D·R·HORTON
America's Builder

ISSUE DATE: 12/18/2012

Sec. 106-333. Table B, residential area requirements.

(a) *Table B, residential area requirements.*

<i>Uses⁸</i>	<i>Minimum Lot Area / D.U. S.F.</i>	<i>Minimum Lot Width L.F.</i>	<i>Minimum Yard Setbacks L.F. F.R.S. 2, 3, 4, 5, 6, 10, 11, 12, 13, 14, 15</i>	<i>Maximum Height</i>	<i>Minimum Site Area / Unit S.F. 7</i>	<i>Minimum Development Open Space / Unit S.F.</i>	<i>Maximum Lot Coverage / Minimum Landscaping Required^{9, 19}</i>
Single-family detached	6000	50	25-15-5	35 Ft.	9100 4.8 DU/A	—	40%/N/A
Single-family large lot	43560	90	25-15-5	45 Ft.	43560 1.0 DU/A	—	40%/N/A
Single-family special lot line, 0 lot line	4500	40	20-10-0	35 Ft.	7300 6.0 DU/A	Footnote # 1	60%/N/A
Duplexes	6000	60	25-20-20	45 Ft.	8.0 DU/A	Footnote # 1	60%/N/A
Single-family converted to multifamily	6000	50	20-10-5	35 Ft.	N/A	N/A	50%/N/A
Townhouses, quadraplexes (10,000 s.f of site area 100 ft. wide)	2000	20	25-20-20	45 Ft.	4400 10.0 DU/A	Footnote # 1	75%/25%
Multifamily	20000	100	25-20-20	45 Ft.	1600 14 DU/A	Footnote # 1	60%/25%
Manufactured housing	4500	40	20-10-5	25 Ft.	7300 6.0 DU/A	Footnote # 1	60%/6%
Manufactured housing subdivision or parks (5 acre min.)		100 of front road frontage	N/A	N/A	N/A	N/A	N/A/N/A
Group care facilities (less than 6) and day care homes			25-20-10	25 Ft.	N/A	N/A	N/A/6%



A Meeting of the La Porte

Zoning Board of Adjustment
(Type of Meeting)

Scheduled for

January 10, 2013
(Date of Meeting)

to Consider

Variance #12-93000009 & 12-93000010
(Type of Request)

I have received notice of the above referenced public hearing.

I am in FAVOR of granting this request for the following reasons:

I Support Granting the Request

I am OPPOSED to granting this request for the following reasons:

Malladi S. Reddy
Name (please print)

[Signature]
Signature

92 Farmmont Lakes Inc.
2398 Baycrest drive
Address

Houston, TX 77058
City, State, Zip



CITY OF LA PORTE PLANNING DEPARTMENT

604 W. Fairmont Parkway, La Porte, TX 77571

www.laportetx.gov

Phone: (281) 471-5020 / Fax (281) 471-5005

MEMORANDUM

TO: Zoning Board of Adjustment
FROM: Masood Malik, City Planner
CC: Tim Tietjens, Planning Director
DATE: December 31, 2012
RE: Building Professional Institute - Seminar

Attached please find information for the upcoming 13th Houston Building Professional Institute Seminar to be held February 4-7, 2013, at the Double Tree by Hilton Hobby Airport.

This is an opportunity for a continuing education for the Board members. A complete brochure may be found at www.BPI-TX.com by clicking on the word "Seminars" in the left margin, then on the word "Brochure".

Please inform your attendance for this event.

Thanks. Happy New Year



Building Professional Institute

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Welcome to the Building Professional Institute Web-Site

13th BUILDING PROFESSIONAL INSTITUTE - HOUSTON

February 4-7, 2013
Houston, Texas

21st BUILDING PROFESSIONAL INSTITUTE - ARLINGTON

University of Texas at Arlington
May 20-24, 2013
Arlington, Texas

To view a seminar brochure or register for a seminar on-line, click on the Seminars link on the left side of this page

You can register yourself or your organization's employees on-line (payable by mailing a check, by bank debit card, credit card or entering a P.O. Number) for seminars hosted by the Building Professional Institute.

Government or State Agencies can pay by bank debit card, credit card or P. O. number. BE ADVISED IF PAYING WITH A P. O. NUMBER THE FUNDS MUST BE RECEIVED BY OUR OFFICE PRIOR TO ATTENDANCE. A RESERVATION MAY BE HELD BUT NOT CONFIRMED UNTIL PAYMENT IS RECEIVED.

If you have questions concerning the on-line registration payment options, please contact our office 817-272-3701.

For other seminars hosted by the Construction Research Center at the University of Texas at Arlington, click the Seminars link on the left side of this page.

Supporting the efforts of providing continuing education to industry professionals are:



Construction Research Center - UTA



Building Officials Association of Texas



North Texas ICC Chapter



Fire Prevention Association of North Texas



U.S. Green Building Council - North Texas Chapter



American Planning Association
Texas Chapter
North Central & Midwest Sections
North Central & Midwest Sections of the Texas Chapter of APA



North Central Texas Permit Tech ICC Chapter



Plumbing/Mechanical Code Officials Association of Texas