

ZONING MAP - CITY OF HILSHIRE VILLAGE

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

20:08 COUNCIL REVIEW : City Council shall consider:

- Whether the proposed structure or use conforms to the requirements and intent of this Comprehensive Zoning Ordinance:
- 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:
- 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:
- Off-street parking and the economic, noise, glare, odor effects of the Specific Use on adjoining properties and properties generally in the district:
- Refuse and service areas:
- Utilities with reference to location, availability, and compatibility:
- Fencing, screening, or buffering with reference to type, dimensions, and character:
- Sign location, size, and proposed exterior lighting with reference to glare and traffic safety and compatibility with properties in the district:
- Landscape and required yard and other open space:
- Setbacks: and
- General Compatibility with adjacent properties and other property in the district.

SPECIFIC USE PERMIT APPLICATION STATEMENT

The proposed cooler yard area 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 cooler/freezer yard 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.

New screening fence will be installed around the coolers.

No additional signage will be used. No exterior lighting will be added to the project, 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 185 sf of asphalt removed for additional landscaping.

The proposed fence + coolers complies with the Zoning District R-1 setback requirements.

The proposed screen fence around the coolers shall be similar in character to the existing structures, and will be compatible with the adjacent properties and other properties in the district.

East Spring Branch Food Pantry

4.5 ★★★★★ 137 Google reviews 1

Food bank

[Website](#) [Directions](#) [Save](#) [Call](#)

Located in: Holy Cross Lutheran Church

Address: 7901 Westview Dr, Houston, TX 77055

Hours: Closed · Opens 11 AM Mon

Phone: (713) 464-0852

WESTVIEW DRIVE ADDRESS

(Ordinance 740, 3/21/17, Section 2)

13.4.2 Setbacks: Westview Drive is designated as the front of all lots.

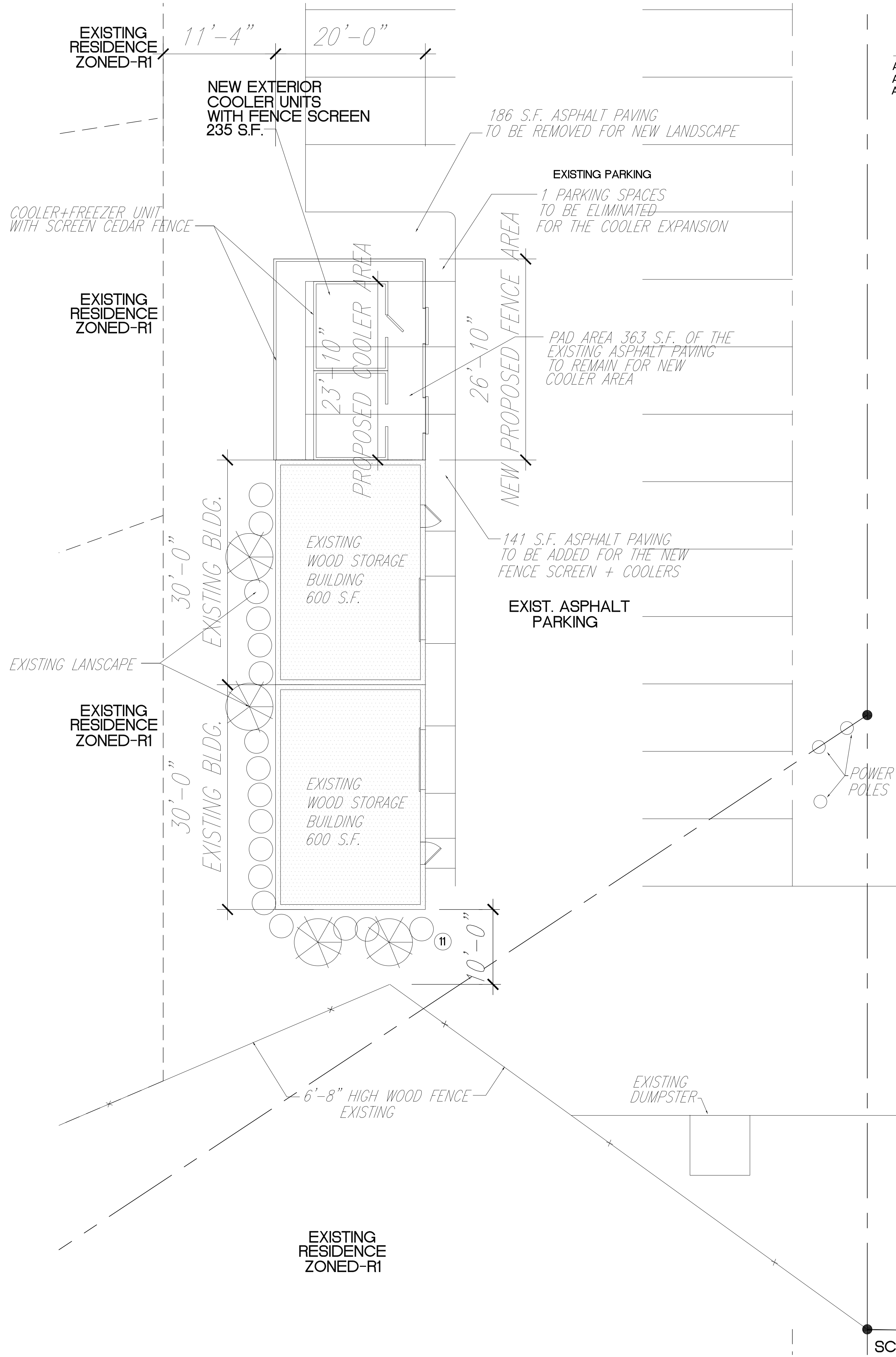
(Ordinance 796-2020, adopted 6/16/20, Section 2)

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

- A1.0 SITE PLAN + ZONING ANALYSIS
- A2.0 ENLARGED SITE PLAN + ANALYSIS
- A3.0 FLOOR PLANS, + ELEVATIONS
- DETAILS + NOTES

### TOTAL PROJECT 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	101,171 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	186 S.F.
186 S.F. ASPHALT PAVING @ FOR NEW LANDSCAPE AREA	

NEW IMPERVIOUS COVER TO BE ADDED	141 S.F.
141 S.F. ASPHALT SURFACE @ COOLER AREA AND WALKWAY AREA	

TOTAL IMPERVIOUS COVER TO BE REMOVED AND TOTAL GREEN BELT (PERVIOUS COVER) ADDED	45 S.F.
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### PROJECT DESCRIPTION

A 235 S.F. ADDITION OF TWO EXTERIOR COOLERS WITH A WOOD FENCE TO SCREEN

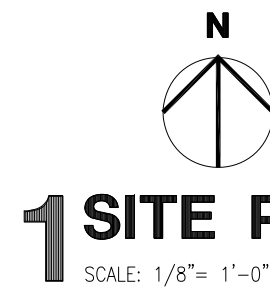
### SQUARE FOOTAGE CALCULATIONS

EXTERIOR COOLER UNITS	
TWO EXTERIOR COOLER UNITS AIR CONDITIONED SPACE	235 S.F.
TOTAL ADDED SQUARE FOOTAGE COVERED SPACE	235 S.F.

EXISTING PARKING

RECYCLING UNITS TO BE REMOVED

SCHOOL OF THE WOODS



1 SITE PLAN

G&A

GOULAS + ASSOCIATES  
ARCHITECTS/PLANNERS



06-17-25  
FOR  
CITY COUNCIL REVIEW  
Project Information:

Consultants:

EAST SPRING BRANCH FOOD PANTRY  
Addition of Cooler + Freezer Yard  
7901 Westview Drive  
Houston, Texas 77055

Sheet Title:

COOLER + FREEZER  
YARD  
ENLARGED SITE PLAN

Issue:

ISSUED FOR REVIEW

Issue Date:

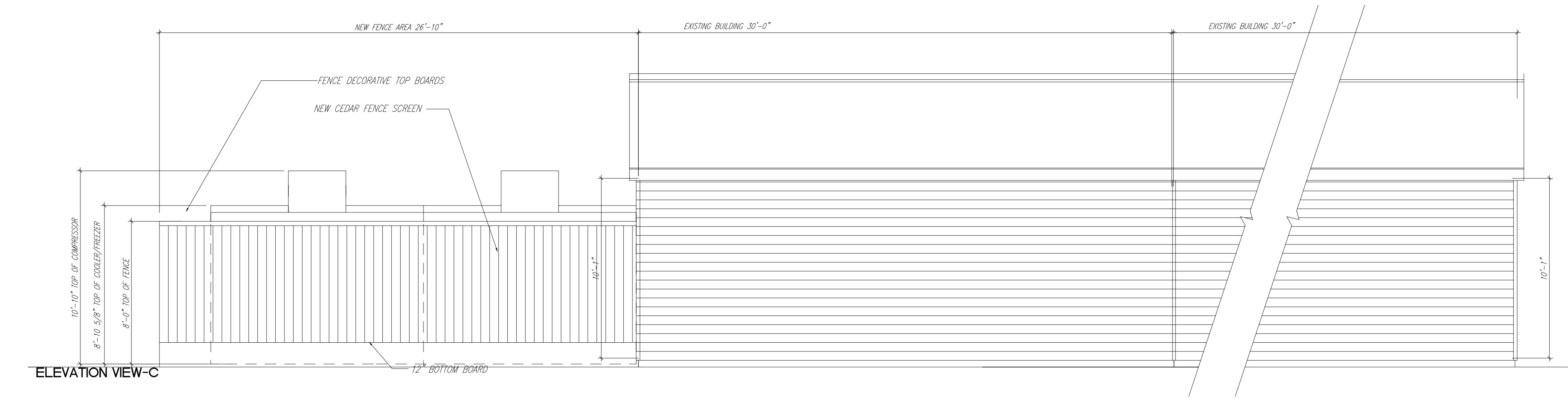
06-17-25 CITY COUNCIL REVIEW

Revision Date:

Sheet:

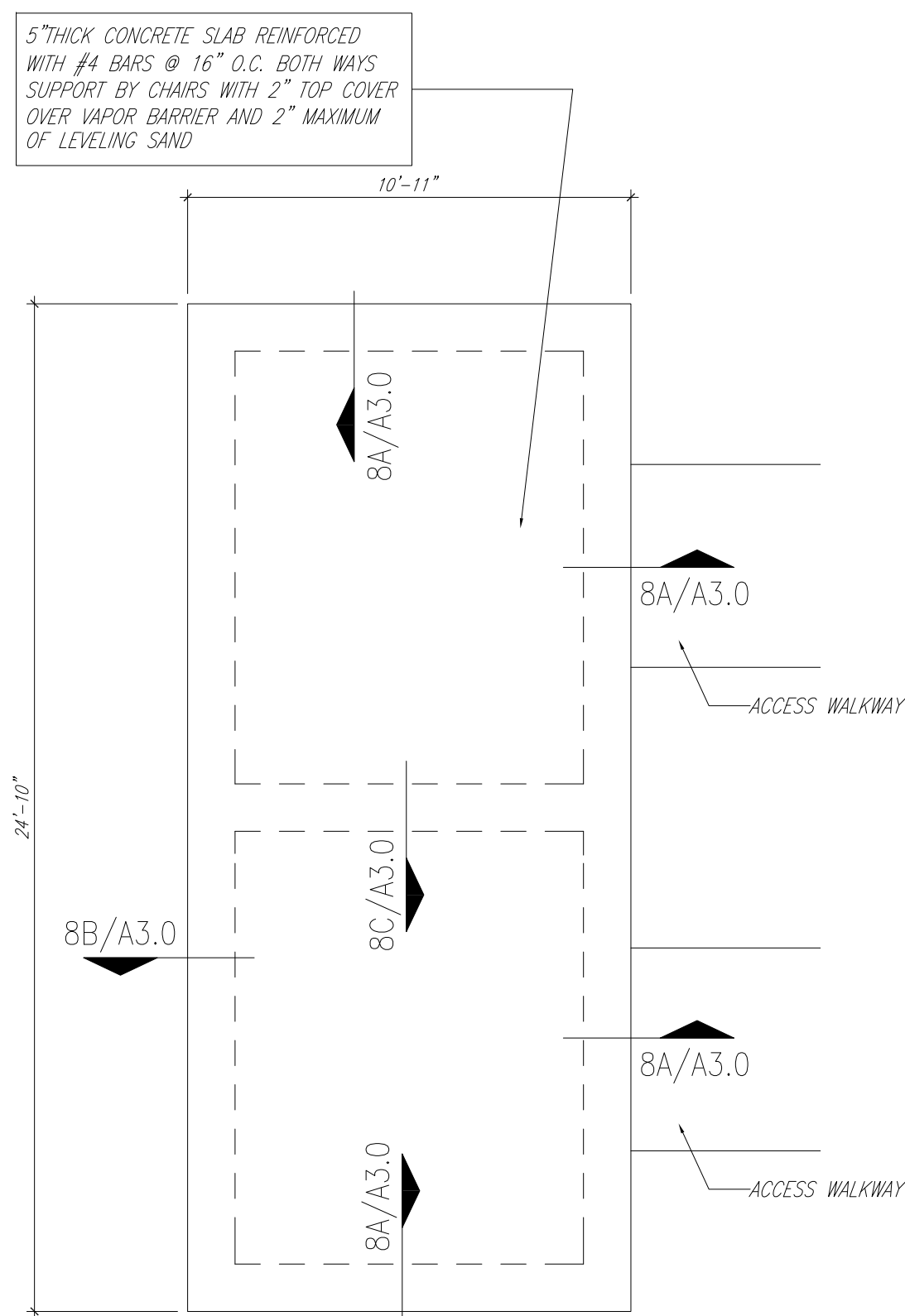
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## 5 BUILDING ELEVATION

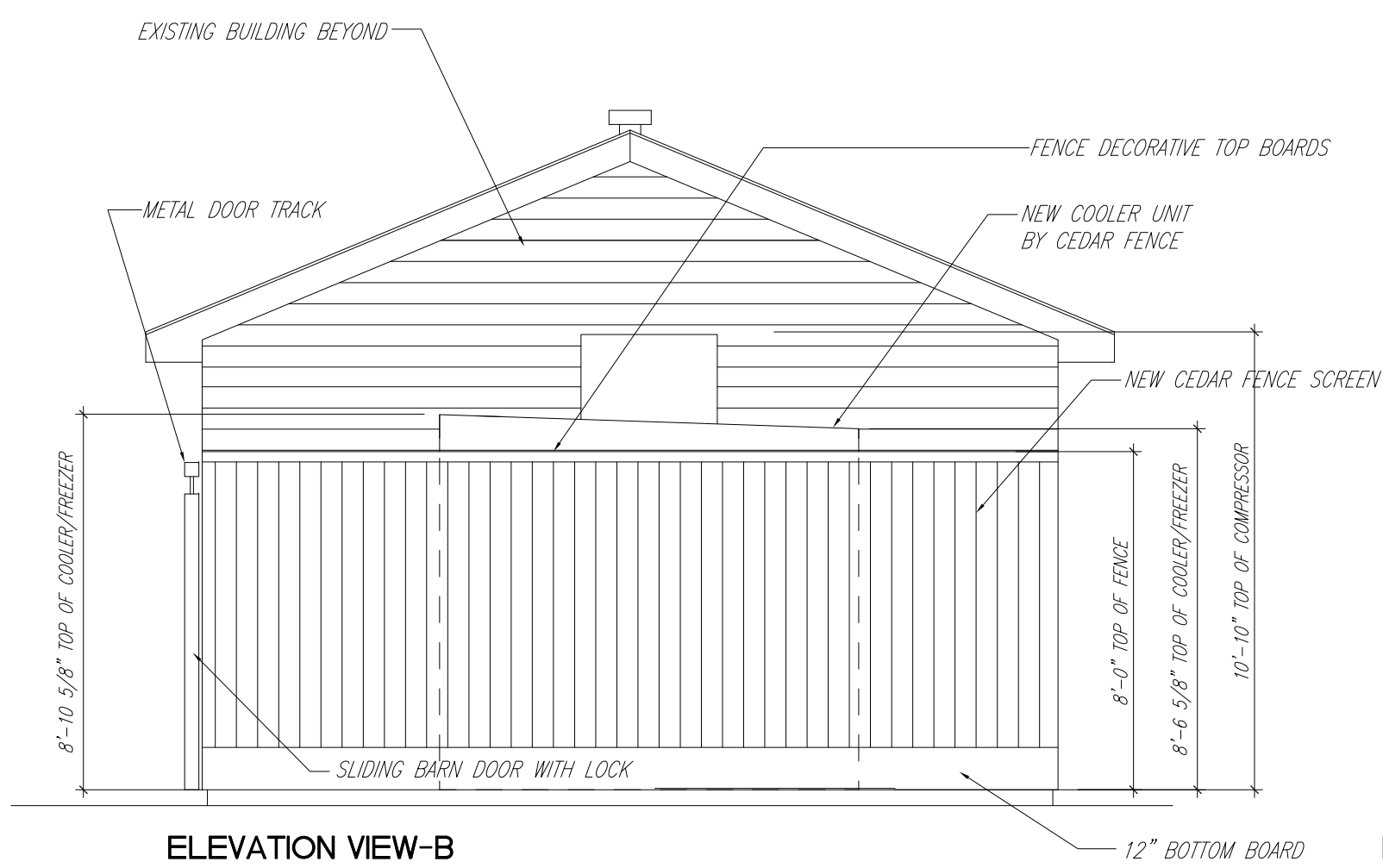
SCALE: 1/4"=1'-0"



•ALTERNATE PAD CONDITION FOR THE COOLER + FREEZER

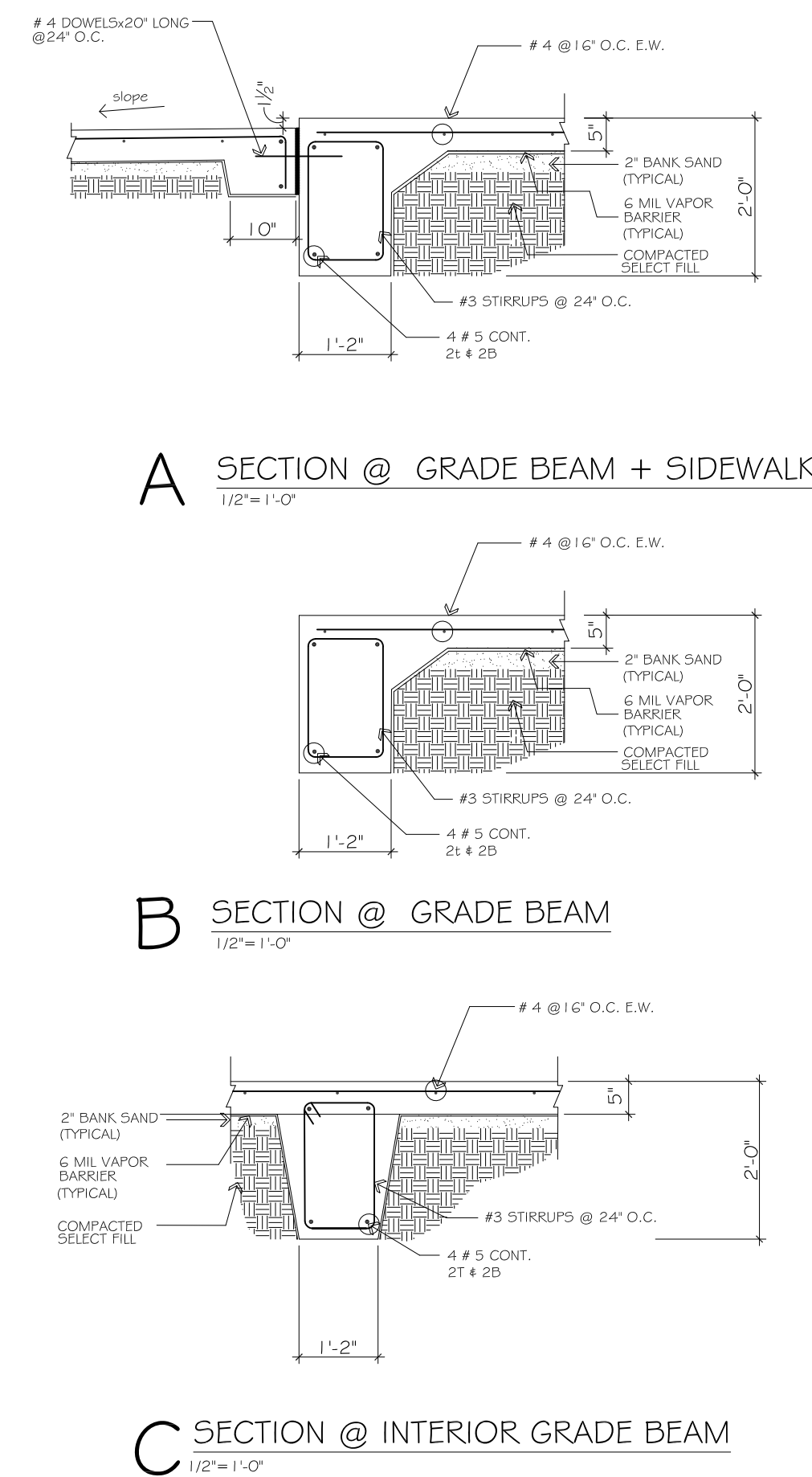
## 7 COOLER/FREEZER PAD

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



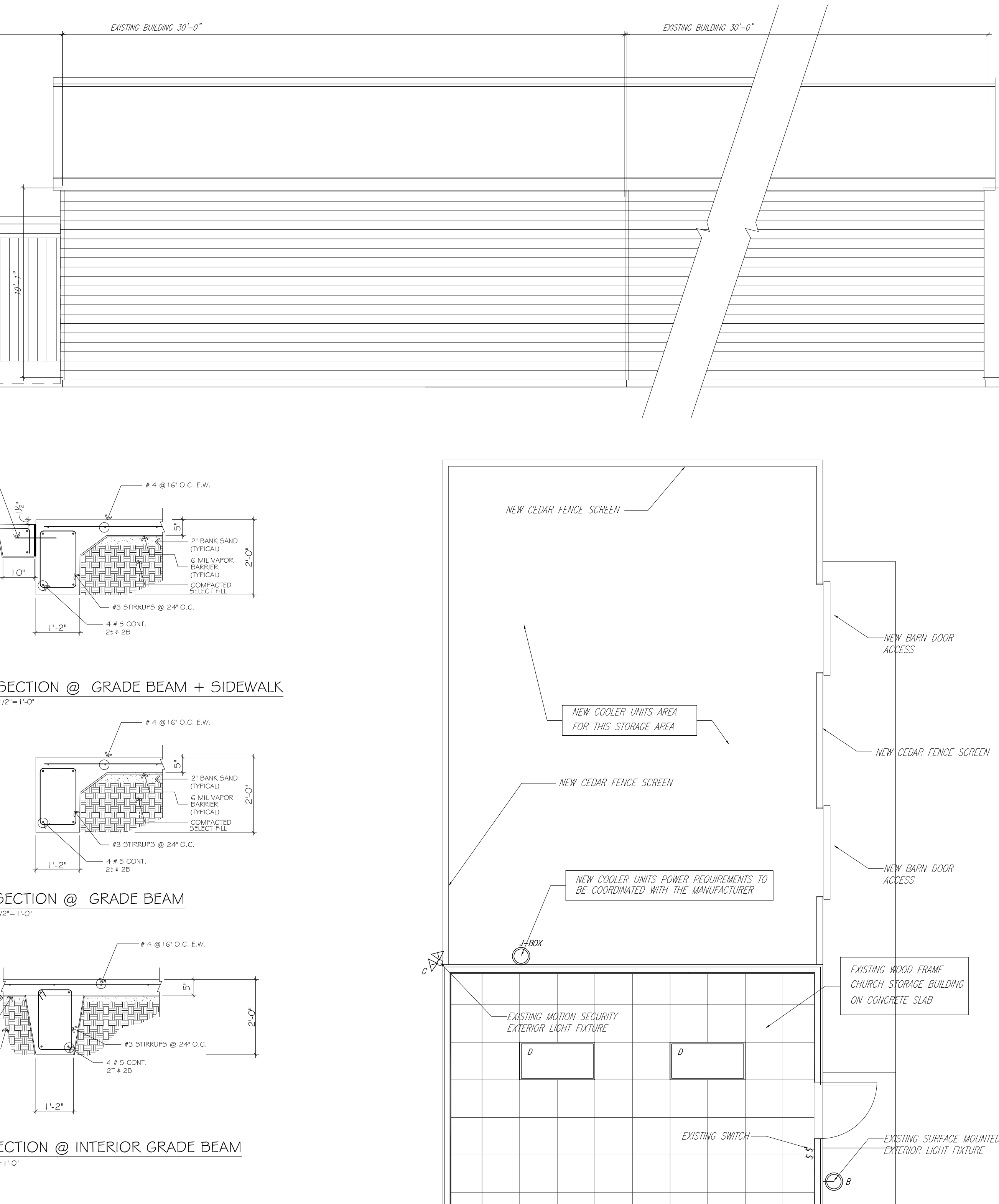
## 4 BUILDING ELEVATION

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



## 8 COOLER/FREEZER PAD DETAILS

SCALE: 1/2"=1'-0"



## 3 EXTERIOR ELEVATION

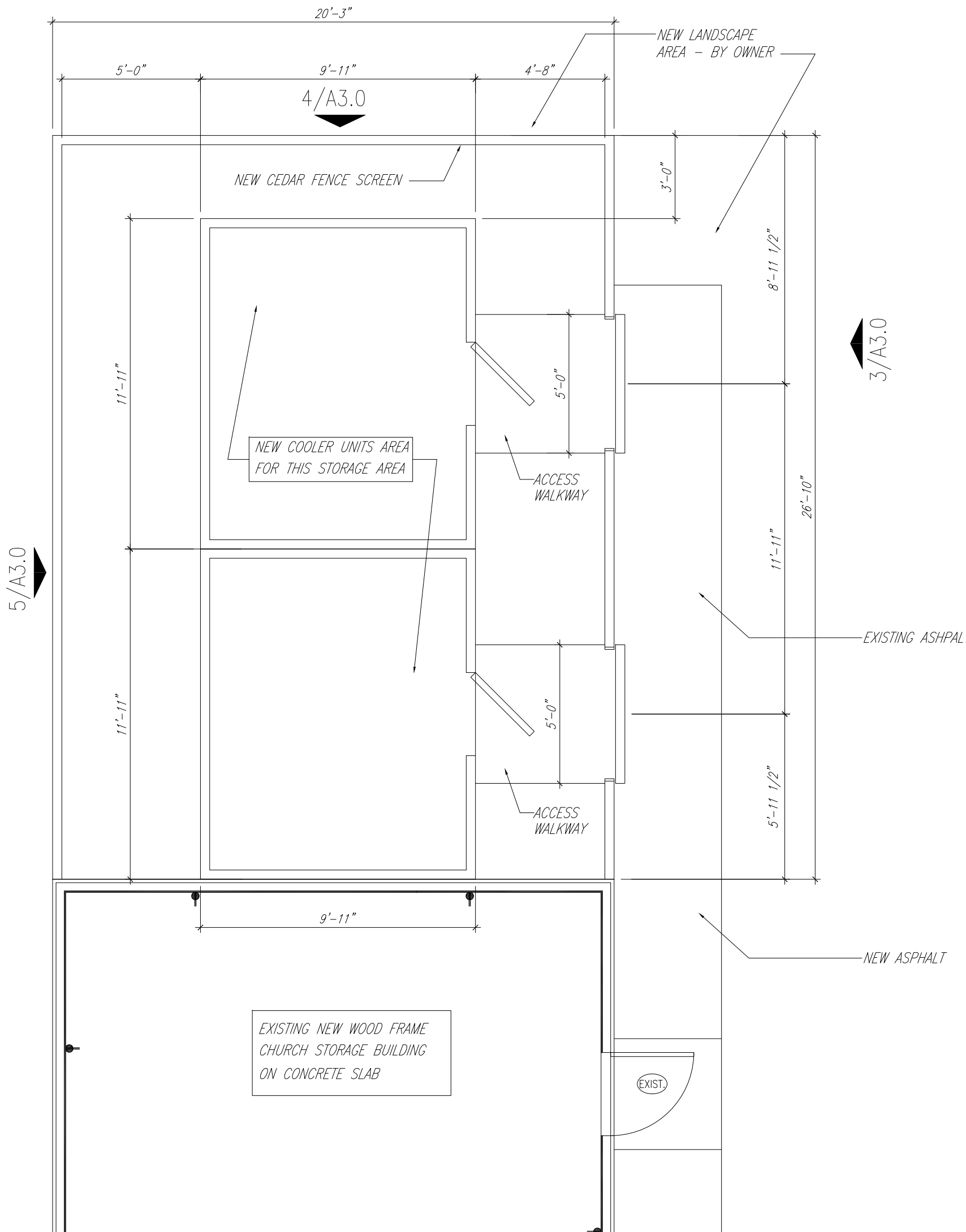
SCALE: 1/4"=1'-0"

### 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.I.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 ELECTRICAL SERVICE TO CONFIRM THE POWER IS ADEQUATE FOR THE COOLER AND FREEZER STORAGE AREA 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.

## 6 GENERAL NOTES

SCALE: N/A



## 1 FLOOR + POWER PLAN - COOLER + FREEZER YARD

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

Consultants:

EAST SPRING BRANCH FOOD PANTRY  
Addition of Cooler + Freezer Yard  
7901 Westview Drive  
Houston, Texas 77055

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COOLER + FREEZER  
YARD  
FLOOR PLANS, POWER  
+ LIGHTING PLAN  
ELEVATIONS  
FOUNDATION PLAN  
+ DETAILS

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