

Fonn Villas Guidelines for Architectural and Neighborhood Standards

Proposed Updates for Building Height, Drainage, and Variances

Background

- Guidelines Purpose and Objectives
 - Promote the maintenance and appreciation of real estate values
 - Preserve and extend the harmonious and aesthetically pleasing design of individual properties and the aesthetics, uniformity, and natural setting and beauty of the whole subdivision
- Our neighborhood and how it is changing
 - 348 lots in Fonn Villas
 - Original homes built between 1961 - 67
 - 1 out of 6 homes will be have been built since 2006
 - Average of 4 new homes/year since 2006
 - In 2020 there are 10+ new homes under construction and this rate is expected to continue
 - Hurricane Harvey was an exceptional event that raised awareness of flooding
 - Drainage on the south end of cul-de-sacs has greatly improved but still a concern

Guidelines vs. Restrictions

- Fonn Villas Restrictions (last updated 2005)
 - Base document for the Fonn Villas subdivision
 - Variances to the Restrictions cannot be granted
 - Examples - Defines Lots, Setbacks, up to 2-story Single Family dwellings to be used for residential purposes only, 2-3 car garage, requirement for 51% of exterior walls to be bricks, no detached habitable structures, etc.
 - Can only be amended by a majority vote of homeowners
- Guidelines for Architectural and Neighborhood Standards (last updated 2014)
 - Supplements the Restrictions to provide additional details
 - Examples – Building height, Building % footprint of the lot, New Construction, Swimming Pools, Patio Covers, Decks, Exterior Painting, Windows and doors, Fences, Lighting, Trash Bins, Overnight Parking, etc.
 - Can be amended by a majority vote of the FVCA Board of Directors



The discussion tonight is about updating the Guidelines

Research

- Nearby neighborhood guidelines researched and Fonn Villas is comparable
 - Fonn Villas has smaller median size lots and the smallest set backs of surrounding neighborhoods
- 35+ residents, architects, and builders were interviewed
- 200+ person-hours invested in the research and recommendations
- 66 new homes built/building since 2006
- 16 homes built/building since Harvey (6 on streets that flooded)
- No Fonn Villas lots are in the 100 Year Flood Plain
- Four lots on the south end of Hallie are partially in the 500 Year Flood Plain
- The north end of Fonn Villas is 10' higher than the south end
- Improved drainage has reduced the frequency of flooding on N/S cul-de-sacs
- Few variances are requested but are very important to understand the impact
 - Every Fonn Villas resident should be aware of and participate in the meeting if desired

Committee Formed

- Goals
 - Determine if the height and drainage requirements need to be amended
 - Recommend changes to the variance definition to increase clarity and improve the notification process
- Guiding principles of this committee
 - The Guidelines need to allow for homes that are desirable, harmonious, and economically viable
 - Set the “outside of the house” standards but do not instruct how the inside is designed
 - The Guidelines are published so that potential new homeowners can decide if a Fonn Villas home meets their needs
 - One standard for the entire neighborhood
 - If a variance meeting is requested all homeowners should be aware of the meeting and have enough lead time to be able to attend
- Committee

Tim Davis	Kyle Hill	Karl Holub	Nete Sundt
Kiel Von Feldt	Ladd Williams	Sheen Smith	

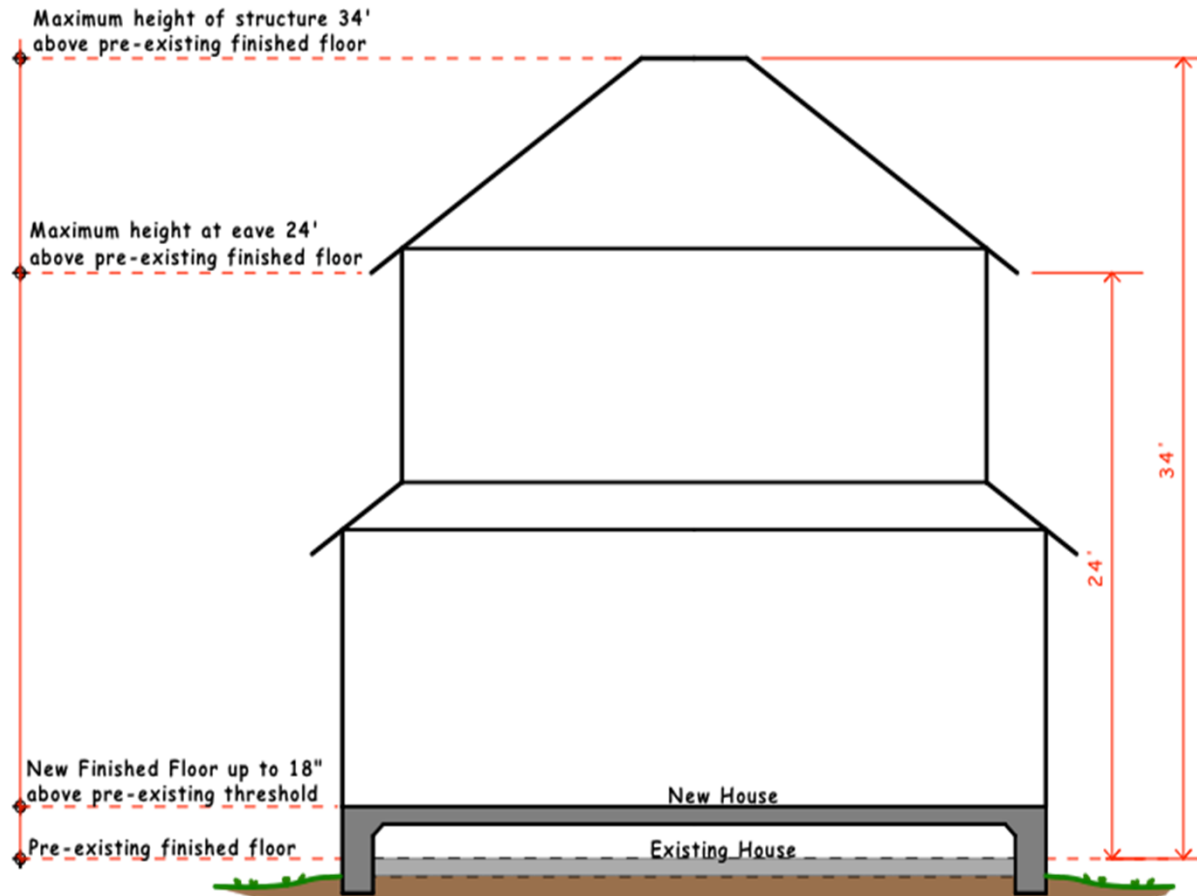
Building Height and Drainage

- Recent flooding of certain streets in Fonn Villas has caused a desire to increase the height of the foundation
- The desired height of ceilings has increased in recent years
- There is a general desire to not have new homes that overwhelm the lot and neighboring homes



- Increase the Building height restriction from 33' to 34' from the pre-existing threshold
 - Accounts for increased ceiling heights in new homes and the raised elevation of the new finished floor
 - New foundation limited to 18" higher than the pre-existing threshold to address the potential of flooding but maintain a pleasing appearance
 - Allowance to be made for lots within the 500 Year Flood Plain
- Highest roof eve limited to 24' at the drip edge from the pre-existing threshold to maintain a harmonious design
- Engineered and stamped grading and drainage plans required to be submitted with plans
- No recommendation to change the 40% of the lot footprint

Proposed Guidelines



Variance and Meeting Notification

- Improve clarity of the criteria to determine a variance approval
- Improve clarity of the definition of Notified Neighbors and Adjacent Homeowners
- Improve the notification process for a variance request and the subsequent meeting announcement to ensure that all homeowners are aware of the meeting and have enough lead time to attend



- The criteria for considering approval of a variance will be based on:
 - The lot's physical characteristics are substantially different from similarly situated lots in Fonn Villas making strict compliance to the Guidelines inequitable
 - The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the homeowner
 - Strict compliance with the Guidelines would cause the improvements to be in violation of City of Houston Ordinances or adopted Building Codes

Variance and Meeting Notification (con't)

- The notification letter of the variance request will be sent by registered mail from the requesting homeowner to all the Notified Neighbors. The letter will:
 - Explain the variance request – details, why the variance meets the criteria for approval
 - State that a Variance Request meeting (the Meeting) will be held and open to all Fonn Villas homeowners
 - Notification of the Meeting to the Notified Neighbors will be coming from the ACC
- Notified Neighbors will mean all the homeowners on the street that the variance is being requested and Adjacent Homeowners
- Adjacent Homeowners will mean all homeowners with a lot behind, whose lot shares a corner or some portion of lot line, or a lot across an intersecting street from the homeowner requesting the variance
- The Architectural Control Committee will directly notify (email or direct contact) all Notified Neighbors of the scheduled variance meeting
- The Meeting email notification to all Fonn Villas homeowners will be sent 10 days in advance of the meeting and a second email will be sent 3 days before the meeting. The FVCA email system will be used
- Signs will be posted 10 days in advance of the meeting and maintained until the meeting takes place, detailing the purpose, time, date, and location of the Meeting at the Fonn Villas entrances, at the pool, and in the park

How to Provide Feedback

- Email – fonnvillasBOD@hotmail.com
- Deadline for feedback – Monday, September 7, 2020
- Sheen Smith – 832-723-3080
- The presentation will be posted on the FVCA website within the next several days