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[Home](#) | [Construction Preview](#) | [Houston: Trammell Crow Co. Obtains Variances on Weiser Air Park Project](#) |

Houston· Trammell Crow Co. Obtains Variances on Weiser Air Park Project

Feature Photo (above): An airplane being fueled up at Weiser Airpark. Image: Google Streets.

6-26-2019

by Adolfo Pesquera

Houston (Harris County) — Trammell Crow Company was able to sort out several traffic related issues affecting its plans for a business park that will eventually have more than 1.7 million square feet of industrial space.

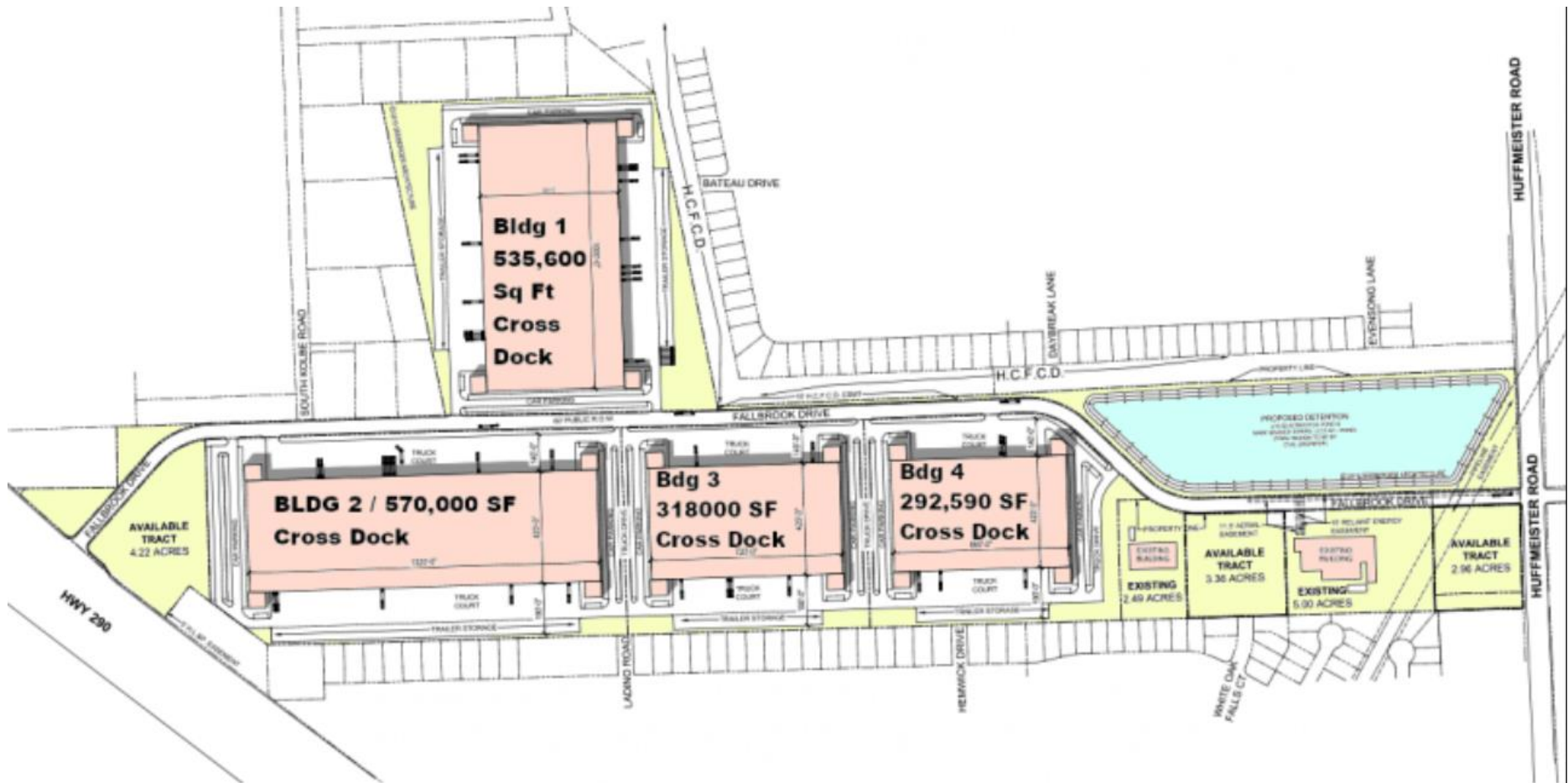
Late last year, the family-owned **Weiser Airpark** near Cypress was put on the market. The private airfield had been in operation from approximately 1945 to 2018. It was originally known as the F.H. Jackson Airport and was renamed Weiser Airpark in 1963. The airfield was a popular with local aviation enthusiasts and the home of a flying school.

TCC purchased the property and now controls almost 132 acres of which 94.62 acres will be developed, according to the case report. TCC has drawn up plans to convert it into a business park. The official plat name is **Weiser Business Park GP**, but a preliminary site plan prepared by **Seeberger Architecture** also refers to it as **Weiser Air Park**, 21904 Northwest Freeway.

The issues before the Planning Commission at the June 20 regular session were:

- Exceed the maximum 1,400-foot intersection spacing along a proposed Fallbrook Drive by not extending Bateau Drive, Daybreak Lane or Evenson Lane.
- Exceed the maximum 1,400-foot intersection spacing along a proposed Fallbrook Drive and the southern GP boundary line by not extending White Oak Falls Court, Hemwick Drive and Ladino Road into the business park.

TCC proposes the construction of a 60-foot-wide, east-west connector, Fallbrook Drive, that will cut through its property and connect Huffmeister Road to the frontage road of U.S. Highway 290. But TCC wants to avoid connecting the residential streets the run north-south on either side of its northern and southern property lines.



DETENTION LAYOUT
 This drawing shows a conceptual detention layout only, as required by the owner. A Civil Engineer will be required to fully develop the detention requirements for this site.
 No full verification of existing site conditions has been made.

Note: The parking shown is Approximate. Once a final design is chosen, various, P.C. systems, landscaping islands, etc. will need to be added. This will potentially impact the final parking count.

Building 1	Building 2	Building 3	Building 4	TOTAL
Approximately 160 parking spaces	Approximately 175 parking spaces	Approximately 210 parking spaces	Approximately 260 parking spaces	Approximately 1,300 parking spaces
37' Clear Ht.	37' Clear Ht.	37' Clear Ht.	37' Clear Ht.	Approximately 1,650,000 cu ft
4250' Spine/lot	4250' Spine/lot	4250' Spine/lot	4250' Spine/lot	Approximately 34.62 acres
48' construction	48' construction	48' construction	48' construction	Approximately 40,000' coverage
6.1'-1. And 5'-1' Occupancy	6.1'-1. And 5'-1' Occupancy	6.1'-1. And 5'-1' Occupancy	6.1'-1. And 5'-1' Occupancy	Approximately 385 Trailer Storage
Approximately 355,000 cu ft	Approximately 375,000 cu ft	Approximately 345,000 cu ft	Approximately 292,590 cu ft	
Approximately 25.00 acres	Approximately 27.71 acres	Approximately 15.30 acres	Approximately 15.27 acres	
Approximately 140 Trailer Storage	Approximately 115 Trailer Storage	Approximately 50 Trailer Storage	Approximately 50 Trailer Storage	

PRELIMINARY SITE PLAN
 This Drawing is intended for use as a Preliminary Master Plan or a Site Design Concept Drawing. It is not intended for use as a Construction Drawing.
 This Drawing was prepared without full knowledge of all survey monuments, building setbacks, deed restrictions, utility easements, storm water detention requirements, flood plain regulation, parking requirements, transportation authority requirements, and fire department access requirements. The final design may be affected by any of the above.



SITE PLAN

PRELIMINARY SITE PLAN BASED ON SURVEY CAD FILE "19100600V-PK01" PROVIDED BY OWNER

Preliminary site plan for Weiser Air Park. Courtesy: TCC.

Bateau, Daybreak and Evensong dead-end into a 100-foot wide Harris County Flood Control District active drainage channel and bridges would have to be constructed to extend them into the business park.

"Such access is unneeded by the Bonaire Subdivision since multiple connections to both Cypress North Houston Road and Huffmeister Road already exist," the case report states. "Traffic generated by light industrial or warehouse/distribution uses as are planned for this tract would be out of character with the existing residences."

The other streets in question do not have a storm channel barrier, but staff deemed any connections incompatible because this would mix tractor-trailer traffic with residential traffic. Both requests were granted, but with two exceptions.

TCC agreed to staff's mark-up to provide connections to Fallbrook at Kolbe Drive and Daybreak Lane.

"Requiring dedication of the short stub street Daybreak would provide opportunity in the future for a more connected local street network in the area if/when a bridge is constructed," staff said.

The preliminary site plan provides these specifications on the four proposed industrial buildings:

- Building 1: Approximately 300 parking spaces; 32-foot clear height; ESFR sprinkled; IIB Construction; B, F-1, and S-1 occupancy; approximately 535,600 SF; approximately 28.05 acres; approximately 145 trailer storage.
- Building 2: Approximately 370 parking spaces; 32-foot clear height; ESFR sprinkled; IIB Construction; B, F-1, and S-1 occupancy; approximately 570,000 SF; approximately 27.71 acres; approximately 115 trailer storage.
- Building 3: Approximately 250 parking spaces; 32-foot clear height; ESFR sprinkled; IIB Construction; B, F-1, and S-1 occupancy; approximately 318,000 SF; approximately 16.30 acres; approximately 55 trailer storage.
- Building 4: Approximately 260 parking spaces; 32-foot clear height; ESFR sprinkled; IIB Construction; B, F-1, and S-1 occupancy; approximately 292,590 SF; approximately 16.57 acres; approximately 50 trailer storage.



(Above): Aerial view of a Weiser Airpark hangar. (Below): Airplanes parked in the airfield. (Left) Google Earth view of the property.



Images from Google Streets and Google Earth.

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