

# HOUSTON PLANNING COMMISSION

## AGENDA

JULY 25, 2019



COUNCIL CHAMBER  
CITY HALL ANNEX  
2:30 P.M.

# PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*  
M. Sonny Garza, *Vice Chair*  
David Abraham  
Susan Alleman  
Bill Baldwin  
Antoine Bryant  
Lisa Clark  
Rodney Heisch  
Randall L. Jones  
Isabel Longoria  
Lydia Mares  
Paul R. Nelson  
Linda Porras-Pirtle  
Ileanna Rodriguez  
Ian Rosenberg  
Megan R. Sigler  
Zafar Tahir  
Meera D. Victor

The Honorable KP George  
*Fort Bend County*  
The Honorable Lina Hidalgo  
*Harris County*  
Commissioner James Noack  
*Montgomery County*

## ALTERNATE MEMBERS

J. Stacy Slawinski, P.E.  
Maggie Dalton  
*Fort Bend County*  
Loyd Smith, P.E.  
*Harris County*  
Mark J. Mooney, P.E.  
*Montgomery County*

## EX- OFFICIO MEMBERS

Carol Lewis, Ph.D.  
Carol Haddock, P.E.  
Yuhayna H. McCoy, AICP

## SECRETARY

Margaret Wallace Brown

## Meeting Policies and Regulations

### Order of Agenda

Planning Commission may alter the order of the agenda to consider variances first, followed by replats requiring a public hearing second and consent agenda last. Any contested consent item will be moved to the end of the agenda.

### Public Participation

The public is encouraged to take an active interest in matters that come before the Planning Commission. Anyone wishing to speak before the Commission may do so. The Commission has adopted the following procedural rules on public participation:

1. Anyone wishing to speak before the Commission must sign-up on a designated form located at the entrance to the Council Chamber.
2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted on the sign-up form.
3. If the speaker wishes to discuss any subject not otherwise on the agenda of the Commission, time will be allowed after all agenda items have been completed and "public comments" are taken.
4. The applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.
5. Speakers will be allowed two minutes for specially called hearing items, replats with notice, variances, and special exceptions.
6. Speakers will be allowed 1 minute for all consent agenda items.
7. Time limits will not apply to elected officials.
8. No speaker is permitted to accumulate speaking time from another person.
9. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.
10. The Commission reserves the right to limit speakers if it is the Commission's judgment

that an issue has been sufficiently discussed and additional speakers are repetitive.

11. The Commission reserves the right to stop speakers who are unruly or abusive.

### Limitations on the Authority of the Planning Commission

By law, the Commission is required to approve subdivision and development plats that meet the requirements of Chapter 42 of the Code of Ordinances of the City of Houston. The Commission cannot exercise discretion nor can it set conditions when granting approvals that are not specifically authorized by law. If the Commission does not act upon a Sec. I agenda item within 30 days, the item is automatically approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because it objects to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements, e.g., water, sewer, drainage, or other public agencies.

### Contacting the Planning Commission

Should you have materials or information that you would like for the Planning Commission members to have pertaining to a particular item on their agenda, contact staff at 832-393-6600. Staff can either incorporate materials within the members Agenda packets, or can forward to the members messages and information.

### Contacting the Planning Department

The Planning and Development Department is located at 611 Walker Street on the Sixth Floor. Code Enforcement is located at 1002 Washington Street.

The Departments mailing address is:  
P.O. Box 1562  
Houston, Texas 77251-1562

The Departments website is:  
[www.houstonplanning.com](http://www.houstonplanning.com)

E-mail us at:  
Planning and Development  
[Anna.Sedillo@houstontx.gov](mailto:Anna.Sedillo@houstontx.gov)

Plat Tracker Home Page:  
[www.HoustonPlatTracker.org](http://www.HoustonPlatTracker.org)



## PLANNING & DEVELOPMENT DEPARTMENT

[www.HoustonPlanning.com](http://www.HoustonPlanning.com) or (832) 393-6600

# SPEAKER GUIDELINES

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners take action according to established standards; see rules or policies for details. Staff is available to help orient you on meeting procedures. **For the City's I SPEAK language line, including traducción en Español, call (832) 393-3000.**

Submit a **SPEAKER FORM** to be recognized as a speaker. Turn in the completed, legible form to the staff near the front desk, normally before the item is called for consideration. Organized groups may submit forms in a desired speaker sequence to staff. However, the Chair may take items out of order.

One recognized speaker at the podium at a time. As your name is called, move to the podium to speak, or announce from your seat if you wish to decline. Any handouts can be provided to staff near the podium, for distribution while you begin speaking. Speakers may speak only one time per item, including if the item is deferred. Speaker's time cannot be allocated to another person. Speaker's times are normally 1-2 minutes or as otherwise identified.

At the podium, state your name for the record. Ideally, also state your position on the item, and then deliver your comments. A bell is rung if the allowed speaking time is exceeded. There may also be questions for you, from the Chair or recognized Commissioners, before you return to your seat. No audible expressions from the audience, including no applause, boos, or verbal outbursts.

Speakers with general comments can sign up to speak during the public comment section of the agenda. Turn in visitor badges at the building's check stations at departure. **THANK YOU.**

...

**Commission or Group:**

## SPEAKER SIGN IN FORM

**DATE:** \_\_\_\_\_

**AGENDA ITEM NUMBER** \_\_\_\_\_

**AGENDA ITEM NAME** \_\_\_\_\_

**YOUR NAME (Speaker)** \_\_\_\_\_

Telephone or email (Optional) \_\_\_\_\_

Do you have handouts or items to be distributed during your comments? \_\_\_\_\_ (Check if Yes)

Your position or comments: \_\_\_\_ **Applicant** \_\_\_\_ **Supportive** \_\_\_\_ **Opposed** \_\_\_\_ **Undecided**



## **Houston Planning Commission**

### **AGENDA**

**July 25, 2019**

Meeting to be held in  
Council Chamber, City Hall Annex  
2:30 p.m.

#### **Call to Order**

#### **Director's Report**

#### **Approval of the July 11, 2019 Planning Commission Meeting Minutes**

- I. Presentation and Consideration of the July 2019 Semi-Annual Water/Wastewater Impact Fee Report**  
(Deidre VanLangen)
- II. Presentation and Consideration of the July 2019 Drainage Impact Fee Report** (Deidre Van Langen)
- III. Platting Activity (Subdivision and Development plats)**
  - a. Consent Subdivision Plats (John Cedillo)
  - b. Replats (John Cedillo)
  - c. Replats requiring Public Hearings with Notification (John Cedillo, Dorianne Powe-Phlegm, Devin Crittle, Thomas Kirn)
  - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Lyndy Morris, Tammi Williamson, Chad Miller)
  - e. Subdivision Plats with Special Exception Requests
  - f. Reconsiderations of Requirement (Aracely Rodriguez, Suvidha Bandi, Chad Miller)
  - g. Extension of Approvals (Thomas Kirn)
  - h. Name Changes (Thomas Kirn)
  - i. Certificates of Compliance (Thomas Kirn)
  - j. Administrative
  - k. Development Plats with Variance Requests (Chad Miller, Aracely Rodriguez)
- IV. Establish a public hearing date of August 22, 2019**
  - a. Garden Acres partial replat no 4
  - b. Houstonian Homes on Edgewood replat no 1
  - c. Long Point Acres partial replat no 4
  - d. Martinville partial replat no 1 and extension
  - e. Melody Oaks partial replat no 21
  - f. Plainview Addition partial replat no 6
  - g. Take Five FM 2920
  - h. Westgrove Court partial replat no 4
  - i. Willow Meadows Sec 18 partial replat no 2
- V. Consideration of an Off-Street Parking Variance for property located at 6412 Calhoun Road** (Chad Miller)
- VI. Consideration of an Off-Street Parking Variance for property located at 3275 Summer Street** (Chad Miller)
- VII. Consideration of an Off-Street Parking Variance for property located at 1012 Westheimer Road** (Chad Miller)
- VIII. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 2400 – 2500 block of Rosewood Street, north and south sides, between Emancipation Avenue and Live Oak Street.** (Abraham Zorrilla)
- IX. Excuse the absence of Commissioner Abraham**
- X. Public Comment**
- XI. Adjournment**

## **Minutes of the Houston Planning Commission**

(A CD/DVD of the full proceedings is on file in the Planning and Development Department)

**July 11, 2019**

Meeting held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

### **Call to Order**

Chair Martha L. Stein, called the meeting to order at 2:30 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham Absent

Susan Alleman

Bill Baldwin

Antoine Bryant Arrived at 2:54 p.m. during I

Lisa Clark

Rodney Heisch

Randall L. Jones

Isabel Longoria Arrived at 2:35 p.m. during Commissioner Smith's announcement

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle Arrived at 3:25 p.m. during item 68

Ileana Rodriguez Absent

Ian Rosenberg

Megan R. Sigler Arrived at 2:34 p.m. during Commissioner Smith's announcement

Zafar Tahir

Meera D. Victor Absent

Mark Mooney for Absent

Commissioner James Noack

Maggie Dalton for

The Honorable KP George

Loyd Smith for

The Honorable Lina Hidalgo

### **EXOFFICIO MEMBERS**

Carol A. Lewis

Carol Haddock

Yuhayna H. McCoy

### **Executive Secretary**

Margaret Wallace Brown, Interim Director, Planning and Development

### **DIRECTOR'S REPORT**

The Director's Report was given by Margaret Wallace Brown, Interim Director, Planning and Development Department.

Loyd Smith announced new information for Harris County Flood Control District regarding Interim Guidelines and Criteria for Atlas 14 Implementation.

## **APPROVAL OF THE JUNE 20, 2019 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the June 20, 2019 Planning Commission meeting minutes, as corrected.

Motion: **Baldwin**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

### **I. PRESENTATION OF THE PROPOSED WALKABLE PLACES ORDINANCE FRAMEWORK AND TRANSIT COORIDOR ORDINANCE AMENDMENTS**

Presentation given by Muxian Fang, Planning and Development Department.

### **II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 64)**

Item(s) removed for separate consideration: **1, 2, 7, 8, 9, 10, 14, 18, 31, 35 and 36.**

Staff recommendation: Approve staff's recommendations for item(s) **1 - 64** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) **1 - 64** subject to the CPC 101 form conditions.

Motion: **Tahir**

Second: **Longoria**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **1, 2, 7, 8, 9, 10, 14, 18, 31, 35 and 36**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1, 2, 7, 8, 9, 10, 14, 18, 31, 35 and 36**, subject to the CPC 101 form conditions.

Motion: **Sigler** Second: **Bryant** Vote: **Unanimous** Recused: **Alleman, Dalton and Heisch**

### **C PUBLIC HEARINGS**

#### **65 Acre Villa partial replat no 1**

**C3N**

**Defer**

Staff recommendation: Defer the application for two weeks per the applicant's request.

Commission action: Deferred the application for two weeks per the applicant's request.

Motion: **Garza**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

#### **66 Carverdale Sec 7 partial replat no 1**

**C3N**

**Disapprove**

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

Motion: **Baldwin**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Heisch recused himself.**

#### **67 Houston Ennis Multifamily**

**C3N**

**Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Stephanie Ingle and Robert Salazar – undecided.

**Commissioner Heisch returned.**

**68 Sherwood Estates Sec 3 partial replat no 1 C3N****Approve**

Staff recommendation: Deny the variance and disapprove the plat.

Commission action: Granted the variance(s) and approved the plat subject to dedication of the 10ft common area north of lots 1-10, block 1 of the proposed plat to the public for right-of-way purposes, continue with the 2ft dedication by plat and provide written approval from PWE Joint Referral and utility companies for the removal or relocation of easements prior to final plat submittal and the legal issue concerning the dedication of the common area be worked out with City Legal before the final plat is approved.

Motion: **Clark**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Teresa Dutta – opposed; Omar Izfar, applicant, Jeri Spence and Darren Martin - supportive

**69 Terrace Oaks partial replat no 2****C3N****Withdrawn****70 Wilcrest Garden****C3N****Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Jones**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**71 Woodleigh partial replat no 1****C3N****Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Alleman**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Santiago Lee – undecided.

**D VARIANCES**

**Commissioner Alleman recused herself.**

**72 Center for Pursuit****C2R****Approve**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Longoria**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Alleman returned.**

**73 Enterra at Emancipation****C2****Defer**

Staff recommendation: Defer the application for two weeks per the applicant's request.

Commission action: Deferred the application for two weeks per the applicant's request.

Motion: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**74 Harris County MUD no 441 Water Plant no 1 C2****Approve**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Mares**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

**75 Harris Fort Bend Counties MUD C3P Approve**  
**no 3 water plant no 2**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**76 In and Out Fuel C2 Approve**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**City Attorney Kim Mickelson stepped out and City Attorney Jenny Nguyen stepped in for her.**

**77 X Houston C2R Defer**

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to give applicant time to submit additional information.

Motion: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speaker(s): Bill Powell, Sandra Stevens, Larry Estes, Barbara Hiem, Dale Furrow, Sarah Edmonson and Julie Farr – opposed.

**City Attorney Kim Mickelson returned.**

**E SPECIAL EXCEPTIONS**  
**NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**78 Balmoral Sec 19 C3P Approve**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**79 Champions Oak GP GP Defer**

Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.

Commission action: Deferred the application for two weeks per Chapter 42 planning standards.

Motion: **Mares** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**Items G, H, and I were taken together at this time.**

**G EXTENSIONS OF APPROVAL**

**80 Bauer Trails partial replat no 1 EOA Approve**

**81 Hannoun Plaza EOA Approve**

**82 Lopez Mendoza Place EOA Approve**

**83 Morningside Place Sec 2 partial replat no 1 EOA Approve**

<b>H</b>	<b>NAME CHANGES</b>		
<b>84</b>	<b>San Jacinto College Generation Park replat no 1 and extension (prev. San Jacinto College Generation Park replat no 1)</b>	<b>NC</b>	<b>Approve</b>

<b>I</b>	<b>CERTIFICATES OF COMPLIANCE</b>		
<b>85</b>	<b>25815 Peach Creek Dr</b>	<b>COC</b>	<b>Approve</b>
<b>86</b>	<b>25801 Peach Creek Dr</b>	<b>COC</b>	<b>Approve</b>
<b>87</b>	<b>26191 Edmondson Dr.</b>	<b>COC</b>	<b>Approve</b>
<b>88</b>	<b>21163, 21165, 21167, 21169, 21171 Punkin St.</b>	<b>COC</b>	<b>Approve</b>
<b>89</b>	<b>23732 Elmwood Dr.</b>	<b>COC</b>	<b>Approve</b>
<b>90</b>	<b>24307 Sanders Cemetery Rd.</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items 80-90.

Commission action: Approved staff's recommendation for items 80-90.

Motion: **Sigler**      Second: **Mares**      Vote: **Carries**      Abstaining: **Alleman item 84**

**J      ADMINISTRATIVE**  
**NONE**

**K      DEVELOPMENT PLATS WITH VARIANCE REQUESTS**  
**NONE**

**III.      ESTABLISH A PUBLIC HEARING DATE OF AUGUST 8, 2019 FOR:**

- a.      Benders Landing Estates Sec 6 partial replat no 1
- b.      El Dorado Clear Lake City Sec 14 partial replat no 1
- c.      Goldquest Group
- d.      Granite Village Mobile Home Park
- e.      Lindale Park Sec 6 partial replat no 1
- f.      Willowcreek Ranch Sec 1 partial replat no 2 and Willowcreek Ranch Sec 4 partial replat no 1

Staff recommendation: Establish a public hearing date of August 8, 2019 for item III a-f.

Commission action: Established a public hearing date of July 25, 2019 for item III a-f.

Motion: **Clark**      Second: **Garza**      Vote: **Unanimous**      Abstaining: **None**

**IV.      CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 6412 CALHOUN ROAD**

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

Motion: **Baldwin**      Second: **Alleman**      Vote: **Unanimous**      Abstaining: **None**

**V.      CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3275 SUMMER STREET**

Staff recommendation: Defer the application for two weeks per the applicant's request.

Commission action: Deferred the application for two weeks per the applicant's request.

Motion: **Baldwin**      Second: **Rosenberg**      Vote: **Unanimous**      Abstaining: **None**

Speaker(s): Mike Van Dusen – opposed.

**VI. PUBLIC COMMENT**  
**NONE**

**VII. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:26 p.m.

Motion: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

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**Martha L. Stein, Chair**

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**Margaret Wallace Brown, Secretary**

**July 2019**  
**Semiannual Report of the**  
**Capital Improvements Advisory**  
**Committee**  
**On Water and Wastewater Impact Fees**

**Planning Commission**  
**Acting as the**  
**Capital Improvements Advisory Committee**

**Martha L. Stein, Chair**

**City of Houston**  
**Houston Public Works**  
**Houston Water**

**JULY 2019 SEMIANNUAL REPORT OF THE**  
**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE**  
**ON IMPACT FEES**



## I. PURPOSE OF THIS REVIEW

Cities imposing impact fees on new development must comply with Chapter 395 of the Texas Local Government Code. In accordance with Chapter 395, City Council adopted Ordinances 90-675 and 90-676 to establish procedures to administer the City's water and wastewater impact fees programs, respectively. Approval of Motion 90-0614 by the City Council appointed the Planning Commission as the Capital Improvements Advisory Committee. Under State law, the Committee is charged with the following responsibilities:

- Assisting and advising the City in adopting land-use assumptions;
- Reviewing the IFCIP and filing written comments;
- Monitoring and evaluating the implementation of the IFCIP;
- Filing semiannual reports on the progress of the plan;
- Reporting actual or perceived inequities in plan implementation or the application of impact fees; and
- Recommending updates or revisions to the plan or any impact fees

This documentation fulfills the State requirement of the semiannual report on the progress of the plan. Preparation and conveyance of this report complies with City Council Motion 90-0614 to file a report by January and July of each year. This report documents changes that occurred between the period of **November 1, 2018-April 30, 2019**, of the 2010-2020 Impact Fees Program.

## II. FINDINGS AND RECOMMENDATIONS

The Planning Commission, acting in its capacity as the Capital Improvements Advisory Committee, finds the following for this period:

- A total of **227** single-family residence (SFR) building permit application exemptions (from paying impact fees) were granted to single-family residences below the median housing price for the City of Houston between **November 1, 2018 and April 30, 2019**. The unit cost range for considering residences below the median housing price was from **\$232,017.00-\$235,369.00**. The range is published by the Real Estate Center at Texas A & M University. A total of **26,631** exemptions have been applied for since the ordinance was adopted in 1997.
- A total of **\$14,504,101.00** generated from revenues and interest for water and wastewater impact fees accrued in the impact fees accounts between **November 1, 2018 and April 30, 2019**, the **second half of the eighth year** of the 2010-2020 Impact Fees Program. The program has an all-time total income of **\$434,752,368.57**.

**Based on these findings, the CIAC recommends the following actions:**

- The total amount of the revenues and interest generated from water and wastewater impact fees during the reporting period in the sum of **\$14,504,101.00** should be authorized for appropriation to debt retirement.

### **III. BACKGROUND**

The City of Houston established an impact fees program in June 1990, and adopted updates beginning in July of 2010 in compliance with State legislative requirements. The Planning Commission, acting in the capacity of the Capital Improvements Advisory Committee, oversees the program. The program institutes a method to collect fees for new development applications for water and/or sanitary sewer service. The fees offset a portion of costs associated with capital improvements for providing water and wastewater facilities to meet the new demand.

According to State legislation, estimates of new demand and needed facilities must be based on approved land-use assumptions. Maximum chargeable impact fees, the maximum fees the City can charge, are calculated from the estimated cost of the facilities and the capacity of the system. City Council determines the impact fees collection rates, which cannot exceed the maximum chargeable fees. These are the actual rates paid by the developer upon request for service. The City applies collected fees to the cost of the capacity needed by new development for designated water and wastewater capital improvements. These capital improvements are identified in the IFCIP. (Note that the IFCIP is not the City's five year Capital Improvement Plan.)

### **IV. EVALUATION OF IMPACT FEE PROGRAM COMPONENTS**

#### **A. Land Use Assumptions**

Review of the Land Use Assumptions (LUA) consists of monitoring the following components: population and employment, and water and wastewater service units. Population and employment projections were distributed among census tracts, followed by calculation of water demand and wastewater generation for the projected growth within each census tract.

##### **1. Population and Employment**

Population and employment projections provide the foundation to develop forecasts of future land use. The 2010-2020 Impact Fee Program is based on population and employment projections using Traffic Analysis Zone (TAZ) data from the Houston-Galveston Area Council.

##### **2. Service Units**

The second method of analysis involves a comparison of service units projected in IFCIP to service units generated by actual development. Service units provide a method for converting demand from different land uses to a common unit of measure. Adopted units of measure are based on the average daily demands for a single-family residence, which are 250 gallons for water and 250 gallons for sewer in the current 2010-2020 Impact Fee Program. Service unit analysis compares prorated ten-year growth projections in service units with service units generated by actual development. The number of projected service units was calculated for each ten-year planning period.

The maximum impact fee for each service unit calculated in the IFCIP is based on the prorated cost of projects divided by the capacity of the system. For both water and wastewater, the maximum rate is not time sensitive since it was calculated as the average cost per gallon for the entire system. Without a change to project costs or capacities in that IFCIP, maximum fees per service unit will not change.

Growth projections anticipate citywide demands will increase to **217,461** service units for water and **108,384** service units for wastewater between 2010 and 2020. Using an interpolation of proportionate service unit consumption, **192,090** service units for water and **95,737** service units for wastewater were projected to be consumed through this period of the updated program (November 1, 2018 and April 30, 2019). Service unit data was compiled from actual permit applications and totaled for the entire service area. Actual service units generated during this 6-month period totaled **7,416** water service units and **7,600** wastewater service units for a cumulative total of **123,809** water service units and **110,342** wastewater service units (See Table 1).

Table 1 shows that historically the percentage of actual growth has been slower than projected through each reporting period. The current consumption of service units for this reporting period is **64%** for water and **115%** for wastewater. This shows slower growth for water and consistent growth for wastewater compared to the linear projection, resulting that sufficient capacity remains in the systems for new development through 2020, the end of the ten-year reporting period. Since the rate of growth for wastewater is slightly higher than the linear projection at this point in the 2010-2020 Impact Fee Program, the wastewater system demand is being evaluated with the Houston Water.

**TABLE 1**  
**November 1, 2018 to April 30, 2019**  
**Percent of Actual to Prorated Projected Service Units (s.u.)**

Semiannual Report	Duration (months)	Water			Wastewater		
		Prorated s.u.	Actual s.u.	%	Prorated s.u.	Actual s.u.	%
January 2011	4	7,255	1,471	20	3,613	1,516	42
July 2011	10	18,122	7,011	39	9,032	5,467	61
January 2012	16	28,995	17,025	59	14,451	10,037	69
July 2012	22	39,868	21,089	53	19,870	14,213	72
January 2013	28	50,741	26,621	52	25,289	20,205	80
July 2013	34	61,614	33,728	55	30,709	25,968	85
January 2014	40	72,487	43,016	59	36,128	34,686	96
July 2014	46	83,360	51,865	62	41,547	43,016	104
January 2015	52	94,233	62,480	66	46,966	53,129	113
July 2015	58	105,106	71,091	68	52,385	61,192	117
January 2016	64	115,979	78,472	68	57,804	67,563	117
July 2016	70	126,852	83,440	66	63,223	72,480	115
January 2017	76	137,725	89,247	65	68,642	78,167	114
July 2017	82	148,598	94,157	63	74,061	82,950	112
January 2018	88	159,471	100,990	63	79,480	89,230	112
July 2018	94	170,344	108,348	64	84,899	94,927	112
January 2019	100	181,217	116,393	64	90,318	102,742	114
July 2019	106	192,090	123,809	64	95,737	110,342	115

### 3. Impact Fees Capital Improvement Plan (IFCIP)

An update of the Impact Fees Capital Improvement Plan (IFCIP) has been performed in the 2010-2020 Impact Fee Program. The combined Water and Wastewater impact fee of **\$1,905.94** per service unit has been effective since **July 1, 2018** under the program. Examination of data regarding service unit consumption from **November 1, 2018 through April 30, 2019**, indicates significant capacity remains in the water and wastewater systems to support future demand.

### 4. Maximum Chargeable Impact Fees

The maximum fees are derived by using the formula given in Chapter 395 of the Texas Local Government Code. The City of Houston has evaluated the changes in the 2010-2020 Impact Fee Program and determined that the maximum allowable fees have increased, and that the fees the City has adopted are sufficiently below the maximum as proscribed by Chapter 395.

## 5. Findings:

- The 2010-2020 Impact Fee Program has been implemented and is acceptable for continued administration through the next reporting period.
- Review of service unit data indicates excess capacity in both the water and wastewater systems sufficient to accommodate new development through the next scheduled report in **January of 2020**.
- Water and wastewater facilities identified in the IFCIP are adequate to meet anticipated demand through **October 31, 2019**, the end of the next reporting period.

## V. SUMMARY OF IMPACT FEE ACCOUNTS

### A. Impact Fees Rates

Impact Fee rates are set by City Council in accordance with Chapter 395 of the Texas Local Government Code. A summary of the maximum allowable Impact Fees collectable and the rates adopted for the 2010-2020 Impact Fee Program is provided in Table 2. The Water/Wastewater impact fee for the reporting period has been effective since **July 1, 2018** with the implementation of the 2010-2020 Impact Fee Program. The current Water/Wastewater impact fee of **\$1,905.94** per service unit for water and wastewater is **26.24%** of the maximum fees allowed by current law.

**TABLE 2**  
Maximum and Adopted Impact Fees

<b>2010-2020 Program</b>	<b><u>Wastewater</u></b>	<b><u>Water</u></b>	<b><u>Total</u></b>
Maximum Impact Fee/Residential Equivalent	<b>\$3,427.07</b>	<b>\$3,835.44</b>	<b>\$7,262.51</b>
<b>Adopted Fee</b>	<b>\$1,199.11</b>	<b>\$706.83</b>	<b>\$1,905.94</b>

### B. Current Status of Fees

The City maintains separate accounts for recording revenues received from water and wastewater impact fees. The funds may be expended for design and construction services, and/or retiring debt service. As of **April 30, 2019**, the City has accrued **\$434,752,368.57** since implementing the impact fees ordinances in 1990. A total of **\$420,248,267.57** has been transferred to the revenue bond debt service fund. The amount of **\$14,504,101.00** is available for transfer to the debt service fund from impact fees accounts. Table 3 provides a summary of impact fee revenues and account balances.

**TABLE 3**  
**Status of Impact Fees Accounts**

	<u><b>Wastewater</b></u>	<u><b>Water</b></u>	<u><b>Totals</b></u>
<b><i>1990-2000 Program Total</i></b>			
<b><i>Income</i></b>	<b>\$44,115,871.05</b>	<b>\$19,557,816.07</b>	<b>\$63,673,687.12</b>
<b><i>Transfers to Debt Service:</i></b>	<b>\$44,115,871.05</b>	<b>\$19,557,816.07</b>	<b>\$63,673,687.12</b>
<b><i>2000-2010 Program Total</i></b>			
<b><i>Income</i></b>	<b>\$121,439,622.12</b>	<b>\$43,094,284.12</b>	<b>\$164,533,906.24</b>
<b><i>Transfers to Debt Service:</i></b>	<b>\$121,439,622.12</b>	<b>\$43,094,284.12</b>	<b>\$164,533,906.24</b>
<b><i>2010-2020 Program</i></b>			
<b><i>Collections InCome</i></b>			
<b><i>(7/1/2010 - 4/30/2019)</i></b>	<b>\$132,311,294.94</b>	<b>\$72,936,323.73</b>	<b>\$205,247,618.67</b>
<b><i>Interest Income</i></b>			
<b><i>(7/1/2010 - 4/30/2019)</i></b>	<b>\$837,254.73</b>	<b>\$459,901.81</b>	<b>\$1,297,156.54</b>
<b><i>Total Income:</i></b>	<b>\$133,148,549.67</b>	<b>\$73,396,225.54</b>	<b>\$206,544,775.21</b>
<b><i>Transfers to Debt Service:</i></b>	<b>\$123,940,812.32</b>	<b>\$68,099,861.89</b>	<b>\$192,040,674.21</b>
<b><i>Not Transferred to Debt</i></b>			
<b><i>Service:</i></b>	<b>\$9,207,737.35</b>	<b>\$5,296,363.65</b>	<b>\$14,504,101.00</b>
<b><i>All-Time Total Income</i></b>			
<b><i>(6/1/1990 - 4/30/2019)</i></b>	<b>\$298,704,042.84</b>	<b>\$136,048,325.73</b>	<b>\$434,752,368.57</b>
<b><i>TOTAL AVAILABLE FOR</i></b>			
<b><i>TRANSFER</i></b>	<b>\$9,207,737.35</b>	<b>\$5,296,363.65</b>	<b>\$14,504,101.00 *</b>

\*Total Available for Transfer reflects dollars to be transferred less payments made with insufficient funds.

### **C. Finding**

- A total of **\$14,504,101.00** in the impact fee requires authorization for transfer to the revenue bond debt service fund.

## **VI. REVIEW OF PROGRAM IMPLEMENTATION**

### **A. Analysis of Inequities**

- Implementation: The Committee finds no inequitable implementation of the plan during this reporting period.
- Application of Fees: Impact fees for water and wastewater are based on a uniform usage standard calculated in single-family residential equivalents, i.e. 250 gallons per day (gpd) for water and 250 gpd for wastewater. City Council adopted the current single-family residential equivalent unit, and a standard conversion table (Impact Fee Service Unit Equivalent Table) which applies to the types of land uses, with the implementation of the 2010-2020 Impact Fee Program on July 1, 2010.

### **B. Reporting Period Activity**

Provided by Ordinance 97-442, applicants qualify for a single-family residence (SFR) impact fee exemption as approved by Houston Public Works if the purchase price of the house does not exceed the latest available average of median prices for the past twelve months for single-family housing in the city as published by the Real Estate Center at Texas A&M University. The Maximum Exempt Unit Cost for the reporting period ranged from **\$232,017.00-235,369.00**.

### **C. Findings**

- The Impact Fees Program continues to be implemented in an equitable manner.
- For this reporting period, 227 exemptions from impact fees have been applied for, and 26,631 impact fee exemptions for SFR building permits have been applied for since Ordinance 97-442 was enacted in April 1997.

**July 2019**  
**Semiannual Report of the**  
**Capital Improvements Advisory**  
**Committee**  
**On Drainage Impact Fees**

**Planning Commission**  
**Acting as the**  
**Capital Improvements Advisory Committee**

**Martha L. Stein, Chair**

**City of Houston**  
**Houston Public Works**  
**Houston Water**

**JULY 2019 SEMIANNUAL REPORT OF THE**  
**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE**  
**ON DRAINAGE IMPACT FEES**



## A. Background

In accordance with Chapter 395 Texas Local Government Code, City Council adopted Ordinances to establish procedures to administer the City's impact fee programs. Approval of Motion 90-0614 by City Council appointed the Planning Commission as the Capital Improvements Advisory Committee.

On November 2, 2010, Houston voters approved an amendment to the City Charter known as Proposition 1 on the ballot, commonly referred to as "ReBuild Houston", to "provide for the enhancement, improvement and ongoing renewal of Houston's drainage and streets by creating a Dedicated Pay-As-You-Go Fund for Drainage and Streets".

On February 7, 2012, City Council passed Ordinance No. 2012-0097, which authorized a professional services agreement enabling an engineering consulting firm to perform the *City of Houston Drainage Impact Fee Study* (Study).

Ordinance No. 2013-281 adopted Drainage Impact Fees based on recommendations made in the Study in accordance with Chapter 395 of the Texas Local Government Code. The Ordinance also amended Chapter 47 of the Code of Ordinances of Houston, Texas by adding Article XV entitled *Drainage Impact Fees*, as well as providing any additional findings and provisions that may be related to implementation and collection of Drainage Impact Fees.

## B. Drainage Impact Fee Rates By Service Area

The purpose of the Study was to determine the maximum impact fee per unit of new development allowed by state law. Based on the recommendations provided in the Study, City Council adopted the following drainage impact fees per service unit, as shown in Table 4 below. These fees show the increase as required in the ordinance to begin on July 1, 2018.

**TABLE 4 Impact Fees Per Service Area**

<u>Service Area<sup>1</sup></u>	<u>Impact Fees per Service Units</u>
Addicks Reservoir	\$0.00
Barker Reservoir	\$0.00
Brays Bayou	\$9.01
Buffalo / White Oak	\$17.10
Clear Creek	\$0.41
Greens Bayou	\$14.00
Hunting Bayou	\$10.69
San Jacinto	\$0.00
Ship Channel	\$0.00
Sims / Vince	\$18.50

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<sup>1</sup>*Service Area: geographic section within the boundary of the City of Houston in which all watersheds drain to a common outfall point.*

<sup>2</sup>*Service Unit: a measure of use of the Capital Improvement facilities within the Service Area, specifically defined as an additional 1,000 square feet of impervious cover.*

### C. Drainage Impact Fees Purchased

The total fees purchased by Service Area are shown in Table 5 below.

**TABLE 5**  
**Total Drainage Impact Fees Purchased Per Service Area**  
**November 1, 2018 through April 30, 2019**

<u>Service Area<sup>1</sup></u>	<u>Drainage Impact Fees</u>
Addicks Reservoir	\$0.00
Barker Reservoir	\$0.00
Brays Bayou	\$37,321.67
Buffalo Bayou	\$63,166.28
White Oak Bayou	\$63,989.29
Clear Creek	\$563.26
Greens Bayou	\$137,050.34
Hunting Bayou	\$1,852.95
San Jacinto	\$0.00
Ship Channel	\$0.00
Sims Bayou	\$53,658.12
Vince Bayou	\$0.00
<b>TOTAL</b>	<b>\$357,601.91</b>

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*\*Fees to be reallocated to correct service area.*

### D. Findings

- A total of **\$357,601.91** in Drainage Impact Fees was purchased between **November 1, 2018 through April 30, 2019**.
- A total of **\$2,486,081.28** was purchased since program inception.

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Adelaide Sec 3	C3F	
2	Aliana Sec 73	C3P	
3	Balmoral Sec 19	C3F	
4	Balmoral Sec 20	C3F	
5	Basilica Bay Addition	C3F	
6	Beckendorff Road Street Dedication Sec 1	SP	
7	Becker Meadows Sec 2	C3F	
8	Benders Landing Estates Sec 4 partial replat no 3	C3F	
9	Bissonnet Park	C2	
10	Bridge Creek Sec 1	C3F	
11	Bridge Creek Sec 2	C3F	
12	Bridgeland Parkland Village Sec 48	C3P	
13	Bridgeland Peek Road Street Dedication Sec 1	SP	
14	Camillo Lakes Sec 5	C3P	
15	City Gate Sec 2	C3F	
16	Colina Homes on Jacquelyn Drive	C3P	
17	Copper Ridge at Indian Trails Sec 2	C3P	
18	Copper Ridge at Indian Trails Sec 3	C3P	
19	Creeside Ranch Sec 11	C3F	
20	Crossing at Highway Six	C2	
21	Crossroads 99 North	C2	
22	Crossroads 99 South	C2	
23	Cypress Station Townhomes	C3F	
24	Cypresswood Point Sec 10	C3P	
25	Danesh Square	C3F	DEF1
26	Dellrose Sec 8	C3F	
27	Denbury Resources GP	GP	
28	Dovershire Place Sec 2	C3F	DEF1
29	Dowdell PUD Water Plant no 4	C2	
30	East End Court	C2	
31	East River Sec 1	C3F	
32	East River Sec 2	C3F	
33	Enclave at Cypress Springs	C3F	
34	Forbes Crossing Sec 3	C3F	
35	Forbes Crossing Sec 4	C3F	
36	Freeman Ranch GP	GP	
37	Good Day Braeswood	C3F	
38	Grand Oaks Sec 12	C3F	
39	Greenwood Grove	C3P	
40	Harris County Emergency Service District No 16 Station 1	C3P	
41	Harris County MUD no 278 Waste Water Treatment Plant no 2	C2	
42	Juergen Joint Tract GP	GP	

**Platting Summary****Houston Planning Commission****PC Date: July 25, 2019**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Kana Kantu Estates	C2	
44	Lakeview Retreat Sec 6	C3P	
45	Louetta North Business Park	C3F	
46	Mission Prairie GP	GP	
47	Morton Creek Ranch Sec 15	C3F	
48	New Caney MUD Hendricks Lift Station	C2	
49	Northside Yards	C2	
50	Northwood Street Park Sec 2	C2	
51	Pinto Johnson Industrial at Fallbrook	C2	
52	Prudence Park	C2	
53	Rebollar Lujano Place	C2	
54	Rhodes School	C2	
55	River Oaks Highland	C2	
56	Silver Springs Sec 3	C3F	
57	South Meadow Place Sec 2	C3F	
58	Tavola Sec 23	C3F	
59	Tavola Sec 27	C3F	
60	Tavola Sec 35	C3P	
61	Texan Auto Body Reserve	C2	
62	Timewise at Katy Hockley Reserve	C2	
63	Towne Lake Sec 53	C3F	
64	Valley Ranch Reserve	C2	
65	Van Siblings LLC	C2	
66	Villages of Pine Ridge Sec 1	C3F	
67	Westfield Ranch Sec 6	C3F	
68	Willow Wood Place Sec 1	C3P	
69	Windrow GP	GP	
70	Windrow Sec 3	C3P	
71	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 19	C3F	
72	Woodleigh partial replat no 1	C3F	
73	Yalamanchili Complex	C2	

**B-Replats**

74	Archers Subdivision of Wright Acres partial replat no 1	C2R	
75	Arlo Heights	C2R	
76	Becker Meadows Wastewater Treatment Plant	C2R	
77	Bens Landing	C2R	
78	Brittmoore Crossing GP	GP	
79	Brittmoore Crossing Sec 1	C3R	
80	Century Court	C2R	
81	Cockerel Avenue Landing	C2R	
82	DNN Properties LLC	C2R	
83	Driscoll Street Grove	C2R	
84	Floyd Street Cottages	C2R	

**Platting Summary****Houston Planning Commission****PC Date: July 25, 2019**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Fuqua Place	C2R	
86	Gator Place	C2R	
87	Haven at Kieth Harrow	C3R	
88	Houston Family Church	C2R	
89	Maple Bingle	C2R	
90	Martin Street Landing	C2R	
91	Modern at Harrington	C2R	
92	Montano Residence	C2R	
93	New Era Living	C2R	
94	Omega Townhomes	C3R	
95	OST Acres partial replat no 1	C2R	
96	Patrick Street Landing	C2R	
97	Petty Street Villas	C2R	
98	Plaza Sinai	C2R	
99	Ram Airtex South	C2R	
100	Rivera Place	C2R	
101	Roseway Business Center	C2R	
102	Sabic Americas Campus Bluebonnet	C3R	
103	Spring RV and Boat Storage	C2R	
104	St Marks Ministries	C2R	
105	Stevens Springs	C2R	
106	Tobias Landing	C2R	
107	UH Hammond Reserve	C2R	
108	Urban Walnut	C2R	
109	West Pierce Terrace	C2R	
110	West Pierce Villas	C2R	

**C-Public Hearings Requiring Notification**

111	Acre Villa partial replat no 1	C3N	DEF1
112	Austinville partial replat no 2	C3N	
113	Broad Oaks partial replat no 11	C3N	
114	Eagle Landing Townhomes	C3N	
115	Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 2	C3N	
116	Houstonian Homes on Edgewood replat no 1	C3N	
117	Modern at Alber	C3N	
118	Saddle Creek Farms partial replat no 1	C3N	

**D-Variances**

119	Benders Creek GP	GP	
120	Benders Creek Sec 1	C3P	
121	City of Houston Katy Addicks Well no 11	C2	
122	Enterra at Emancipation	C2	DEF1
123	Northcrest Industrial	C2	
124	River Oaks Green	C2R	

**Platting Summary****Houston Planning Commission****PC Date: July 25, 2019**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
125	X Houston	C2R	DEF1
126	Zube Business Park	C2R	

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

127	Champions Oak GP	GP	DEF1
128	Grand Park Haven	C2R	
129	Pine Grove Sec 1	C3P	
130	Reserve in Memorial Sec 1	C3R	

**G-Extensions of Approval**

131	Alpine Development LLC	EOA
132	Artiga Reserve	EOA
133	Atascocita Business Park partial replat no 1	EOA
134	Bauer Landing Sec 9	EOA
135	Beaumont Place Street Dedication Sec 1	EOA
136	Becker Enclave	EOA
137	Carnegie Oaks at Westmoreland Sec 2	EOA
138	Cypress Academy Kuykendahl	EOA
139	Hardy Spring Crossing replat no 1	EOA
140	Hidden Meadow Sec 11	EOA
141	Main Buffalo Retail	EOA
142	Momentum Exterior Systems	EOA
143	Remington Creek Ranch Sec 6	EOA
144	Shadyvilla Addition no 1 Annex partial replat no 3	EOA
145	Slate Heights	EOA
146	Woodland Lakes Sec 5	EOA
147	Woodland Lakes Sec 6	EOA

**H-Name Changes**

148	Becker Meadows Sec 1 (prev. Schultz Sec 1)	NC
149	PGSBRVB LLC (prev. PGSBRVD LLC)	NC
150	Stuebner Hollow (prev. Villages of Stuebner Hollow GP)	NC

**I-Certification of Compliance**

151	23892 White Oak Court	COC
152	22500 Roberts Cemetery Road	COC
153	21379 W Wallis Drive	COC
154	25845 Peach Drive	COC

**Platting Summary****Houston Planning Commission****PC Date: July 25, 2019**

Item		App	
No.	Subdivision Plat Name	Type	Deferral
155	26782 Coach Light Street	COC	

**J-Administrative**

None

**K-Development Plats with Variance Requests**

156	1501 Ennis Street	DPV
157	1604 W. Bellfort Avenue	DPV
158	2033 Wroxtton Road	DPV

**Off-Street Parking with Variance Requests**

V	6412 Calhoun Road	PV
VI	3275 Summer Street	PV
VII	1012 Westheimer Road	PV

**Platting Summary****Houston Planning Commission****PC Date: July 25, 2019**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company

**A-Consent**

1	Adelaide Sec 3	2019-1272	C3F	Harris	ETJ	447A	45.20	19.47	193	Adelaide Interests, LTD	EHRA
2	Aliana Sec 73	2019-1215	C3P	Fort Bend	ETJ	566H	2.81	0.05	5	Aliana Development Company	LJA Engineering, Inc. - (West Houston Office)
3	Balmoral Sec 19	2019-1269	C3F	Harris	ETJ	377N	22.60	6.54	190	Balmoral LT 168, LLC	Jones Carter - Woodlands Office
4	Balmoral Sec 20	2019-1267	C3F	Harris	ETJ	377N	7.37	0.79	31	Balmoral LT, LLC	Jones Carter - Woodlands Office
5	Basilica Bay Addition	2019-1195	C3F	Montgomery	ETJ	252X	10.46	10.19	1	CobbFendley	CobbFendley
6	Beckendorff Road Street Dedication Sec 1	2019-1307	SP	Harris	ETJ	405X	3.80	0.00	0	Nash FM 529, LLC.	BGE, Inc.
7	Becker Meadows Sec 2	2019-1276	C3F	Harris	ETJ	325A	11.41	0.21	70	Friendswood Development Company	Costello, Inc.
8	Benders Landing Estates Sec 4 partial replat no 3	2019-1261	C3F	Montgomery	ETJ	294K	0.09	0.09	0	Benders Landing Estates POA	Jones Carter - Woodlands Office
9	Bissonnet Park	2019-1217	C2	Harris	City	529S	2.22	2.22	0	CE Engineers & Development Consultants, INC	CE Engineers & Development Consultants, INC
10	Bridge Creek Sec 1	2019-1253	C3F	Harris	ETJ	366X	34.53	4.84	130	WLH Communities-Texas LLC	Jones Carter - Woodlands Office
11	Bridge Creek Sec 2	2019-1254	C3F	Harris	ETJ	366W	12.93	0.12	51	WLH Communities-Texas LLC	Jones Carter - Woodlands Office
12	Bridgeland Parkland Village Sec 48	2019-1295	C3P	Harris	ETJ	366S	32.05	8.34	34	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
13	Bridgeland Peek Road Street Dedication Sec 1	2019-1242	SP	Harris	ETJ	365Q	2.57	0.00	0	Bridgeland Development, LP	McKim & Creed, Inc.
14	Camillo Lakes Sec 5	2019-1260	C3P	Harris	ETJ	444H	3.76	0.38	25	Marcello Lakes Ltd.	EHRA
15	City Gate Sec 2	2019-1239	C3F	Harris	City	573P	25.27	1.09	149	D.R. Horton-Texas, LTD.	Pape-Dawson Engineers
16	Colina Homes on Jacquelyn Drive	2019-1287	C3P	Harris	City	451T	0.99	0.01	19	Colina Homes	ICMC GROUP INC
17	Copper Ridge at Indian Trails Sec 2	2019-1290	C3P	Harris	ETJ	328P	13.99	0.57	58	Caldwell Companies	7gen Planning
18	Copper Ridge at Indian Trails Sec 3	2019-1296	C3P	Harris	ETJ	328P	5.09	0.93	17	Caldwell Companies	7gen Planning
19	Creeside Ranch Sec 11	2019-1252	C3F	Fort Bend	ETJ	524T	18.95	4.73	67	Friendswood Development Company	Jones   Carter
20	Crossing at Highway Six	2019-1169	C2	Harris	ETJ	408C	20.36	20.36	0	Windrose	Windrose
21	Crossroads 99 North	2019-1211	C2	Harris	ETJ	290N	0.80	0.80	0	Grand Parkway 8600 Land Trust	Atkinson Engineers
22	Crossroads 99 South	2019-1212	C2	Harris	ETJ	290N	3.73	3.73	0	Grand Parkway 8600 Land Trust	Atkinson Engineers
23	Cypress Station Townhomes	2019-1297	C3F	Harris	ETJ	332K	2.67	0.76	30	n/a	Texas Engineering And Mapping Company



**Platting Summary****Houston Planning Commission****PC Date: July 25, 2019**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
24	Cypresswood Point Sec 10	2019-1176	C3P	Harris	ETJ	334K	51.92	36.78	73	Woodmere Development., LTD.	IDS Engineering Group
25	Danesh Square (DEF1)	2019-1025	C3F	Harris	City	372V	2.78	0.47	41	County Investments	South Texas Surveying Associates, Inc.
26	Dellrose Sec 8	2019-1299	C3F	Harris	ETJ	325K	16.57	0.90	73	Cypress 600 Development Partners LP	META Planning + Design, LLC
27	Denbury Resources GP	2019-1265	GP	Harris	City	617G	511.11	0.00	0	Denbury Onshore, LLC	Denbury Onshore, LLC
28	Dovershire Place Sec 2 (DEF1)	2019-1138	C3F	Harris	ETJ	250Z	14.55	0.09	55	BLD Gosling, LLC	Jones Carter - Woodlands Office
29	Dowdell PUD Water Plant no 4	2019-1186	C2	Harris	ETJ	290K	3.48	3.45	0	dowdell pud	Van De Wiele & Vogler, Inc.
30	East End Court	2019-1175	C2	Harris	City	494N	0.63	0.63	0	Alt-H Partners, LLC	South Texas Surveying Associates, Inc.
31	East River Sec 1	2019-1303	C3F	Harris	City	494J	26.26	22.64	0	KBRN, LP	BGE, Inc.
32	East River Sec 2	2019-1306	C3F	Harris	City	494J	11.70	9.58	0	KBRN, LP	BGE, Inc.
33	Enclave at Cypress Springs	2019-1201	C3F	Harris	ETJ	406P	7.80	3.00	40	Grason Communities, LTD	BGE, Inc.
34	Forbes Crossing Sec 3	2019-1248	C3F	Harris	City	574R	21.50	0.15	123	Pulte Homes of Texas, L.P.	Pape-Dawson Engineers
35	Forbes Crossing Sec 4	2019-1255	C3F	Harris	City	574R	31.46	13.09	108	Pulte Homes of Texas, L.P.	Pape-Dawson Engineers
36	Freeman Ranch GP	2019-1197	GP	Waller	ETJ	403T	562.64	0.00	0	LGI Homes - Texas, LLC	Pape-Dawson Engineers
37	Good Day Braeswood	2019-1294	C3F	Harris	City	532N	0.60	0.60	0	CFM Braeswood 12, LLC	Richard Grothues Designs
38	Grand Oaks Sec 12	2019-1231	C3F	Harris	ETJ	447A	5.50	0.77	18	Woodmere Development Company	LJA Engineering, Inc. - (West Houston Office)
39	Greenwood Grove	2019-1245	C3P	Harris	ETJ	456C	8.50	2.51	37	Friendswood Development Company	LJA Engineering, Inc. - (West Houston Office)
40	Harris County Emergency Service District No 16 Station 1	2019-1099	C3P	Harris	ETJ	330B	13.66	13.66	0	Blackline Engineering	Blackline Engineering
41	Harris County MUD no 278 Waste Water Treatment Plant no 2	2019-1300	C2	Harris	City/ ETJ	376E	17.80	17.78	0	Harris County Municipal Utility District No 278	BGE, Inc.
42	Juergen Joint Tract GP	2019-1264	GP	Harris	ETJ	326A	628.30	0.00	0	PDLoftus Investments LLC & Bauer Hockley 550	META Planning + Design, LLC
43	Kana Kantu Estates	2019-1268	C2	Harris	City	494F	0.11	0.00	2	Mileen Anderson	Owens Management Systems, LLC
44	Lakeview Retreat Sec 6	2019-1286	C3P	Fort Bend	ETJ	526L	29.00	1.39	155	DR Horton	META Planning + Design, LLC
45	Louetta North Business Park	2019-1074	C3F	Harris	ETJ	292W	7.31	7.31	0	VMB Equity Properties IV, LLC.	Provident
46	Mission Prairie GP	2019-1289	GP	Harris	ETJ	444B	112.30	0.00	0	Pulte Homes of Texas, LP	Jones Carter - Woodlands Office
47	Morton Creek Ranch Sec 15	2019-1240	C3F	Harris	ETJ	445J	14.21	4.35	58	Woodmere Development Co., LTD.	R.G. Miller Engineers

**Platting Summary****Houston Planning Commission****PC Date: July 25, 2019**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
48	New Caney MUD Hendricks Lift Station	2019-1180	C2	Montgomery	ETJ	256Q	0.07	0.07	0	Randal A. Hendricks, Trustee	LJA Engineering, Inc.- (West Houston Office)
49	Northside Yards	2019-1270	C2	Harris	City	452H	0.62	0.01	13	Cityside Homes, LLC	Total Surveyors, Inc.
50	Northwood Street Park Sec 2	2019-1232	C2	Harris	City	453T	0.30	0.00	6	City Choice Homes L.L.C.	ICMC GROUP INC
51	Pinto Johnson Industrial at Fallbrook	2019-1202	C2	Harris	ETJ	372Y	11.94	11.94	0	JIF I45 North Houston II, LLC	BGE, Inc.
52	Prudence Park	2019-1185	C2	Harris	City	572M	6.00	6.00	0	Prudence Park Limited Partnership	Daram Engineers, Inc.
53	Rebollar Lujano Place	2019-1087	C2	Harris	City	414R	1.28	1.00	1	Robert Rebollar	Replat Specialists
54	Rhodes School	2019-1042	C2	Harris	ETJ	456V	12.47	12.47	0	Rhodes School for the Performance Arts	CE Engineers & Development Consultants, INC
55	River Oaks Highland	2019-1191	C2	Harris	City	492T	0.56	0.56	0	32 E broad oaks	South Texas Surveying Associates, Inc.
56	Silver Springs Sec 3	2019-1106	C3F	Harris	ETJ	371F	14.45	2.42	103	Silver Springs Interest, Ltd.	Miller Survey Group
57	South Meadow Place Sec 2	2019-1189	C3F	Harris	City	574V	12.97	1.40	86	Lexington 26, L.P.	BGE, Inc.
58	Tavola Sec 23	2019-1213	C3F	Montgomery	ETJ	257F	15.44	0.66	61	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)
59	Tavola Sec 27	2019-1214	C3F	Montgomery	ETJ	257F	20.17	4.88	66	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)
60	Tavola Sec 35	2019-1192	C3P	Montgomery	ETJ	256M	33.28	21.35	57	Friendswood Development Company	RVi Planning + Landscape Architecture
61	Texan Auto Body Reserve	2019-1206	C2	Fort Bend	ETJ	527U	1.00	1.00	0	PRO-SURV	PROSURV
62	Timewise at Katy Hockley Reserve	2019-1200	C2	Harris	ETJ	404R	4.75	4.58	0	Texas Petroleum Group, LLC.	BGE, Inc.
63	Towne Lake Sec 53	2019-1266	C3F	Harris	ETJ	367N	20.50	3.21	89	CW SCOA West, L.P.	EHRA
64	Valley Ranch Reserve	2019-1222	C2	Montgomery	ETJ	256X	2.00	2.00	0	SIG-VALLEY RANCH	Jones Carter - Woodlands Office
65	Van Siblings LLC	2019-1227	C2	Harris	ETJ	528T	3.29	3.29	0	The Van Siblings LLC	Hovis Surveying Company Inc.
66	Villages of Pine Ridge Sec 1	2019-1184	C3F	Harris	ETJ	298V	40.85	18.58	178	Pine Ridge Interests, LP	Miller Survey Group
67	Westfield Ranch Sec 6	2019-1238	C3F	Harris	ETJ	446F	10.25	0.55	60	Woodmere Development Co., LTD	Pape-Dawson Engineers
68	Willow Wood Place Sec 1	2019-1305	C3P	Harris	ETJ	328M	20.02	6.14	110	KB Home	7gen Planning
69	Windrow GP	2019-1277	GP	Harris	City/ETJ	325E	177.70	0.00	0	Pulte Homes of Texas L.P.	7gen Planning
70	Windrow Sec 3	2019-1302	C3P	Harris	ETJ	325A	14.53	0.74	76	Pulte Homes of Texas L.P.	7gen Planning

**Platting Summary****Houston Planning Commission****PC Date: July 25, 2019**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
71	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 19	2019-1179	C3F	Montgomery	ETJ	251L	3.89	0.44	30	CND - East Shore, LLC	LJA Engineering, Inc. - (West Houston Office)
72	Woodleigh partial replat no 1	2019-1262	C3F	Harris	City	494S	0.09	0.00	2	N/A	The Interfield Group
73	Yalamanchili Complex	2019-1166	C2	Harris	ETJ	369J	2.97	1.12	1	Adara Communities	Owens Management Systems, LLC

**B-Replats**

74	Archers Subdivision of Wright Acres partial replat no 1	2019-1149	C2R	Harris	City	453D	0.62	0.00	3	CAS SURVEY	CAS SURVEY
75	Arlo Heights	2019-1291	C2R	Harris	City	493J	4.91	4.91	0	Archstone Memorial Heights Villages I LLC	BGE, Inc.
76	Becker Meadows Wastewater Treatment Plant	2019-1278	C2R	Harris	ETJ	325A	3.00	3.00	0	Friendswood Development Company	Costello, Inc.
77	Bens Landing	2019-1271	C2R	Harris	City	412N	1.00	0.02	22	Green Valley Construction, LLC	The Interfield Group
78	Brittmoore Crossing GP	2019-1236	GP	Harris	City	449Y	10.26	0.00	0	Classic Neighborhood Development, LLC	Crestline Engineering
79	Brittmoore Crossing Sec 1	2019-1237	C3R	Harris	City	449Y	5.49	0.80	71	Classic Neighborhood Development, LLC	Crestline Engineering
80	Century Court	2019-1053	C2R	Harris	ETJ	332Z	4.00	3.95	0	titan investors	South Texas Surveying Associates, Inc.
81	Cockerel Avenue Landing	2019-1263	C2R	Harris	City	452R	0.10	0.00	2	Stoneworks, LLC	Total Surveyors, Inc.
82	DNN Properties LLC	2019-1223	C2R	Harris	City	528G	1.99	1.99	0	DNN Properties LLC	Hovis Surveying Company Inc.
83	Driscoll Street Grove	2019-1256	C2R	Harris	City	492R	0.12	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
84	Floyd Street Cottages	2019-1246	C2R	Harris	City	492M	0.10	0.00	2	Field Data Service, INC	Field Data Srvce, Inc
85	Fuqua Place	2019-1234	C2R	Harris	City	574S	5.00	4.28	0	Rezcom	PLS CONSTRUCTION LAYOUT, INC
86	Gator Place	2019-1036	C2R	Harris	ETJ	377G	1.69	1.69	0	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
87	Haven at Kieth Harrow	2019-1235	C3R	Harris	ETJ	446C	6.06	1.10	40	Grason Communities, LTD.	Pape-Dawson Engineers
88	Houston Family Church	2019-1188	C2R	Harris	City	449X	0.75	0.75	0	Holy Spirit Assoc for Unification of World Christianity	Pioneer Engineering, LLC
89	Maple Bingle	2019-1194	C2R	Harris	City	451A	16.76	16.76	1	Claude Jones Company, LLC	Terra Associates, Inc.
90	Martin Street Landing	2019-1250	C2R	Harris	City	452G	0.92	0.00	20	Zenith Urban Homes, LLC	Total Surveyors, Inc.
91	Modern at Harrington	2019-1273	C2R	Harris	City	493H	0.11	0.00	3	Metro Living	PLS CONSTRUCTION LAYOUT, INC

**Platting Summary****Houston Planning Commission****PC Date: July 25, 2019**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
92	Montano Residence	2019-1257	C2R	Harris	ETJ	415Q	1.09	0.00	1	Karla & Gerardo Montano	Hovis Surveying Company Inc.
93	New Era Living	2019-1244	C2R	Harris	City	453N	0.22	0.00	4	Matthews Investments Southwest XX	Pioneer Engineering, LLC
94	Omega Townhomes	2019-1283	C3R	Harris	City	453P	0.51	0.07	12	River Bridge Investments	Hovis Surveying Company Inc.
95	OST Acres partial replat no 1	2019-1219	C2R	Harris	City	455U	1.83	1.83	0	CE Engineers & Development Consultants	CE Engineers & Development Consultants, INC
96	Patrick Street Landing	2019-1224	C2R	Harris	City	452D	0.50	0.01	12	Stoneworks, LLC	Total Surveyors, Inc.
97	Petty Street Villas	2019-1251	C2R	Harris	City	492C	0.12	0.00	3	Houston Quality Builders, Inc.	Total Surveyors, Inc.
98	Plaza Sinai	2019-1178	C2R	Harris	City	528R	0.87	0.82	0	MELENDEZ CONSULTING LLC.	Advance Surveying, Inc.
99	Ram Airtex South	2019-1207	C2R	Harris	ETJ	373A	1.26	1.22	0	Arac Services LLC	Atkinson Engineers
100	Rivera Place	2019-1293	C2R	Harris	City	413Z	0.49	0.49	0	horacio river	Replat Specialists
101	Roseway Business Center	2019-1221	C2R	Harris	City	532W	0.86	0.86	0	SAO Global, LLC	HRS and Associates, LLC
102	Sabic Americas Campus Bluebonnet	2019-1281	C3R	Harris	ETJ	445T	71.38	66.69	0	Windrose	Windrose
103	Spring RV and Boat Storage	2019-1121	C2R	Harris	ETJ	328R	11.51	11.51	0	JWR Land LLC	E.I.C. Surveying Company
104	St Marks Ministries	2019-1288	C2R	Harris	City	452A	3.00	2.94	0	St. Mark's Ministries	The Interfield Group
105	Stevens Springs	2019-1203	C2R	Harris	City	494A	0.31	0.01	6	corinthian contracting	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
106	Tobias Landing	2019-1101	C2R	Harris	City	493D	0.11	0.00	2	Mass Realty	Baker & Lawson, Inc.
107	UH Hammond Reserve	2019-1280	C2R	Harris	City	533D	0.34	0.34	0	UH Hammond, LTD., A Texas limited partnership	Windrose
108	Urban Walnut	2019-1241	C2R	Harris	City	493M	0.94	0.94	0	Urban Genesis	Civil-Surv Land Surveying, L.C.
109	West Pierce Terrace	2019-1274	C2R	Harris	City	493N	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
110	West Pierce Villas	2019-1259	C2R	Harris	City	493N	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.

**C-Public Hearings Requiring Notification**

111	Acre Villa partial replat no 1 (DEF1)	2019-0809	C3N				0.22	0.00	2	PRIME TEXAS SURVEYS LLC	SEM SERVICES
112	Austinville partial replat no 2	2019-1029	C3N	Harris	ETJ	407S	1.59	0.06	14	Austinville Interests, Ltd.	BGE, Inc.
113	Broad Oaks partial replat no 11	2019-1028	C3N	Harris	City	491K	0.47	0.00	3	32 E broad oaks	South Texas Surveying Associates, Inc.
114	Eagle Landing Townhomes	2019-1071	C3N	Harris	ETJ	372B	2.53	0.51	22	Odyssey Engineering Group	Miller Survey Group

**Platting Summary****Houston Planning Commission****PC Date: July 25, 2019**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
115	Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 2	2019-1016	C3N	Harris	City	570C	47.15	12.35	96	NorthfieldDH	Vernon G. Henry & Associates, Inc.
116	Houstonian Homes on Edgewood replat no 1	2019-1069	C3N	Harris	City	494T	0.09	0.00	2	Houstonian Capital Investments, LLC	Owens Management Systems, LLC
117	Modern at Alber	2019-1077	C3N	Harris	City	453Z	0.23	0.00	6	MTY Builders Inc	PLS CONSTRUCTION LAYOUT, INC
118	Saddle Creek Farms partial replat no 1	2019-0947	C3N	Harris	City	378C	2.24	0.00	1	Jasen Rabalais	Morales Engineering Associates, LLC

**D-Variances**

119	Benders Creek GP	2019-1258	GP	Harris	City	375P	53.81	0.00	0	Benders Creek LTD	LJA Engineering, Inc.- (West Houston Office)
120	Benders Creek Sec 1	2019-1182	C3P	Harris	City	375P	34.32	8.73	161	Camillo Properties, Ltd	LJA Engineering, Inc.- (West Houston Office)
121	City of Houston Katy Addicks Well no 11	2019-1216	C2	Harris	City	448Y	0.69	0.69	0	City of Houston	BGE, Inc.
122	Enterra at Emancipation (DEF1)	2019-1171	C2	Harris	City	493V	1.44	0.16	34	Enterra Homes	The Interfield Group
123	Northcrest Industrial	2019-1304	C2	Harris	ETJ	290M	64.57	64.57	0	Sage Interests, Inc.	Windrose
124	River Oaks Green	2019-1210	C2R	Harris	City	492T	16.77	16.77	0	3120 Buffalo Speedway Associates, LP	BGE, Inc.
125	X Houston (DEF1)	2019-1105	C2R	Harris	City	533B	0.72	0.72	0	ORANGESTONE LA BRANCH LLC	Vernon G. Henry & Associates, Inc.
126	Zube Business Park	2019-1220	C2R	Harris	ETJ	324G	7.62	7.57	0	Zube Business Park, LLC	Hovis Surveying Company Inc.

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

127	Champions Oak GP (DEF1)	2019-1168	GP	Harris	ETJ	370M	75.62	0.00	0	Woodmere Development Company, Limited	Van De Wiele & Vogler, Inc.
128	Grand Park Haven	2019-1226	C2R	Harris	City	533M	1.84	0.56	24	Agape Homes CDC	Crestline Engineering
129	Pine Grove Sec 1	2019-1285	C3P	Harris	ETJ	293Z	37.74	13.59	142	Pulte Group	Van De Wiele & Vogler, Inc.
130	Reserve in Memorial Sec 1	2019-1199	C3R	Harris	City	489J	6.12	3.15	34	Marsh Darcy Partners, Inc - Agent	Marsh Darcy Partners, Inc.

**G-Extensions of Approval**

131	Alpine Development LLC	2018-1753	EOA	Harris	ETJ	293W	1.29	1.29	0	Alpine Development LLC	Hovis Surveying Company Inc.
132	Artiga Reserve	2018-1443	EOA	Harris	ETJ	457S	0.32	0.32	0	vilma artiga	Replat Specialists

**Platting Summary****Houston Planning Commission****PC Date: July 25, 2019**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
133	Atascocita Business Park partial replat no 1	2018-1582	EOA	Harris	ETJ	337U	9.67	9.67	0	M R Interest, LLC	Landpoint
134	Bauer Landing Sec 9	2018-1941	EOA	Harris	ETJ	285Q	1.27	0.23	7	LGI Homes - Texas, LLC	Pape-Dawson Engineers
135	Beaumont Place Street Dedication Sec 1	2018-1459	EOA	Harris	ETJ	457N	2.80	0.00	0	Sowell Equities - Forestwood, L.P.	EHRA
136	Becker Enclave	2018-1529	EOA	Harris	ETJ	284Z	10.99	0.00	2	Rezcom	PLS CONSTRUCTION LAYOUT, INC
137	Carnegie Oaks at Westmoreland Sec 2	2018-1562	EOA	Harris	City	493T	0.30	0.01	8	Carnegie Homes & Construction	Knudson, LP
138	Cypress Academy Kuykendahl	2018-1537	EOA	Harris	ETJ	290F	12.97	12.88	0	ARCAB-Kuykendahl, LLC	GBI Partners, LP
139	Hardy Spring Crossing replat no 1	2018-1441	EOA	Harris	ETJ	292B	6.64	6.64	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
140	Hidden Meadow Sec 11	2018-1481	EOA	Harris	ETJ	417W	13.98	0.95	79	Century Land Holdings of Texas, LLC	McKim & Creed, Inc.
141	Main Buffalo Retail	2018-1586	EOA	Harris	City	532T	4.39	4.39	0	Lovett Commercial	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
142	Momentum Exterior Systems	2018-1501	EOA	Harris	ETJ	292R	6.85	6.76	0	Momentum Glass	John G. Thomas and Associates, Inc. dba Thomas Land Surveying
143	Remington Creek Ranch Sec 6	2018-1350	EOA	Harris	ETJ	373E	12.90	5.77	43	Woodmere Development Company, Limited	Van De Wiele & Vogler, Inc.
144	Shadyvilla Addition no 1 Annex partial replat no 3	2018-1818	EOA	Harris	City	451X	0.25	0.00	3	2015 PARTNERS SHADY VILLA, LLC	MOMENTUM ENGINEERING
145	Slate Heights	2018-1581	EOA	Harris	City	452U	2.84	2.84	0	Slate	Terra Surveying Company, Inc.
146	Woodland Lakes Sec 5	2018-1751	EOA	Harris	City	338M	21.40	2.85	95	UDF	META Planning + Design, LLC
147	Woodland Lakes Sec 6	2019-0134	EOA	Harris	City	338L	18.70	6.12	67	UDF	META Planning + Design, LLC

**H-Name Changes**

148	Becker Meadows Sec 1 (prev. Schultz Sec 1)	2018-2239	NC	Harris	ETJ	325A	17.99	7.04	57	Lennar Homes of Texas and Construction, LTD.	Costello, Inc.
149	PGSBRVB LLC (prev. PGSBRVD LLC)	2018-2179	NC	Harris	ETJ	404X	8.64	8.19	0	PGSBRVB LLC	RP & Associates
150	Stuebner Hollow (prev. Villages of Stuebner Hollow GP)	2019-0818	NC	Harris	ETJ	331W	45.58	0.00	0	Rausch Coleman Homes	IDS Engineering Group

**I-Certification of Compliance**

151	23892 White Oak Court	19-1475	COC	Montgomery	ETJ	297E				Terry Vogt	Terry Vogt
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**Platting Summary****Houston Planning Commission****PC Date: July 25, 2019**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
152	22500 Roberts Cemetery Road	17-1476	COC	Montgomery	ETJ	285G				Sterling Septic Services Inc.	Jennifer L. Bird Miller
153	21379 W Wallis Drive	19-1477	COC	Montgomery	ETJ	296J				Darren Frankenger	Frankenger 2, LLC
154	25845 Peach Drive	19-1478	COC	Montgomery	ETJ	257Q				Cesar Garcia	Cesar Garcia
155	26782 Coach Light Street	19-1479	COC	Montgomery	ETJ	258J				Carlos Parra	Cristian Serrato

**J-Administrative**

None

**K-Development Plats with Variance Requests**

156	1501 Ennis Street	19064385 DPV	Harris	City	493V					Daria Conlan	Kaleidoscope Design Build, LLC
157	1604 W. Bellfort Avenue	18141774 DPV	Harris	City	532V					Ramon Herrera	Midtown Engineers, LLC
158	2033 Wroxton Road	19064432 DPV	Harris	City	532D					Jenifer Pool	JRP Company

**Off-Street Parking with Variance Requests**

V	6412 Calhoun Road	PV	Harris	City	533M					Agape Homes	Crestline Engineering
VI	3275 Summer Street	PV	Harris	City	493E					Vernon Henry & Associates	Vernon Henry & Associates
VII	1012 Westheimer Road	PV	Harris	City	493S					BBG Consulting	BBG Consulting



# Houston Planning Commission

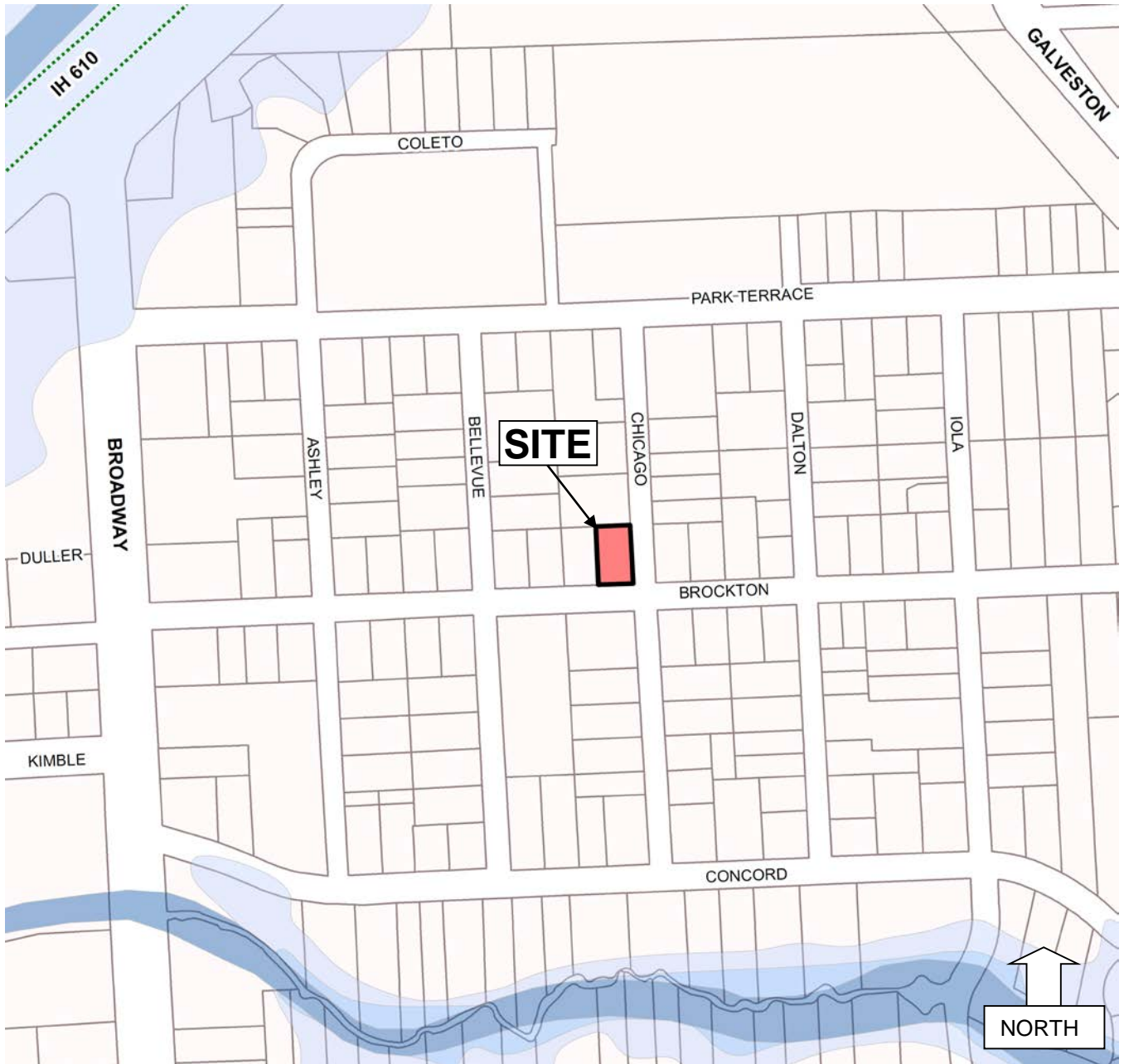
# ITEM: 111

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Acre Villa partial replat no 1 (DEF 1)

Applicant: SEM Services



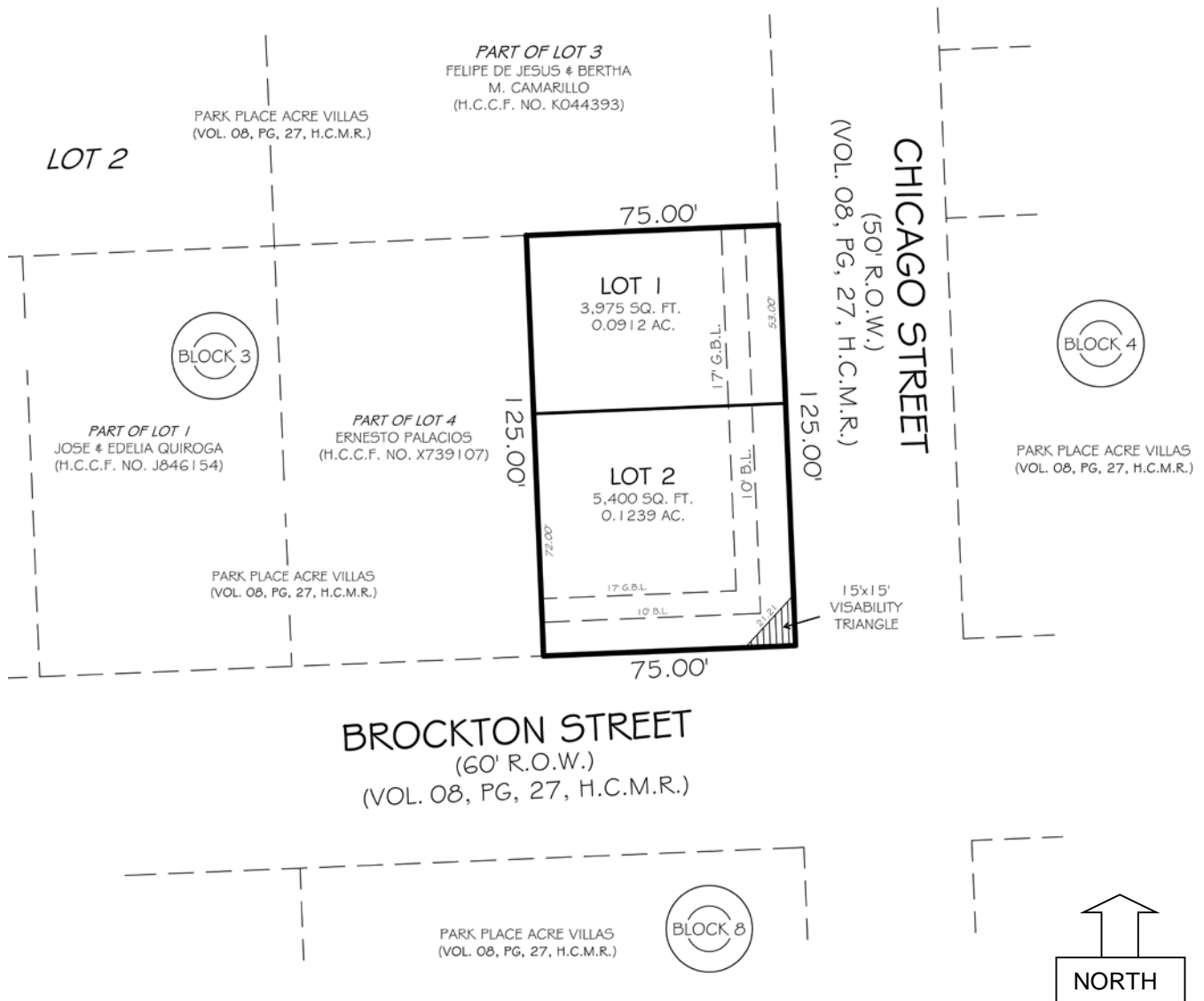
C – Public Hearings

Site Location



Subdivision Name: Acre Villa partial replat no 1 (DEF 1)

Applicant: SEM Services



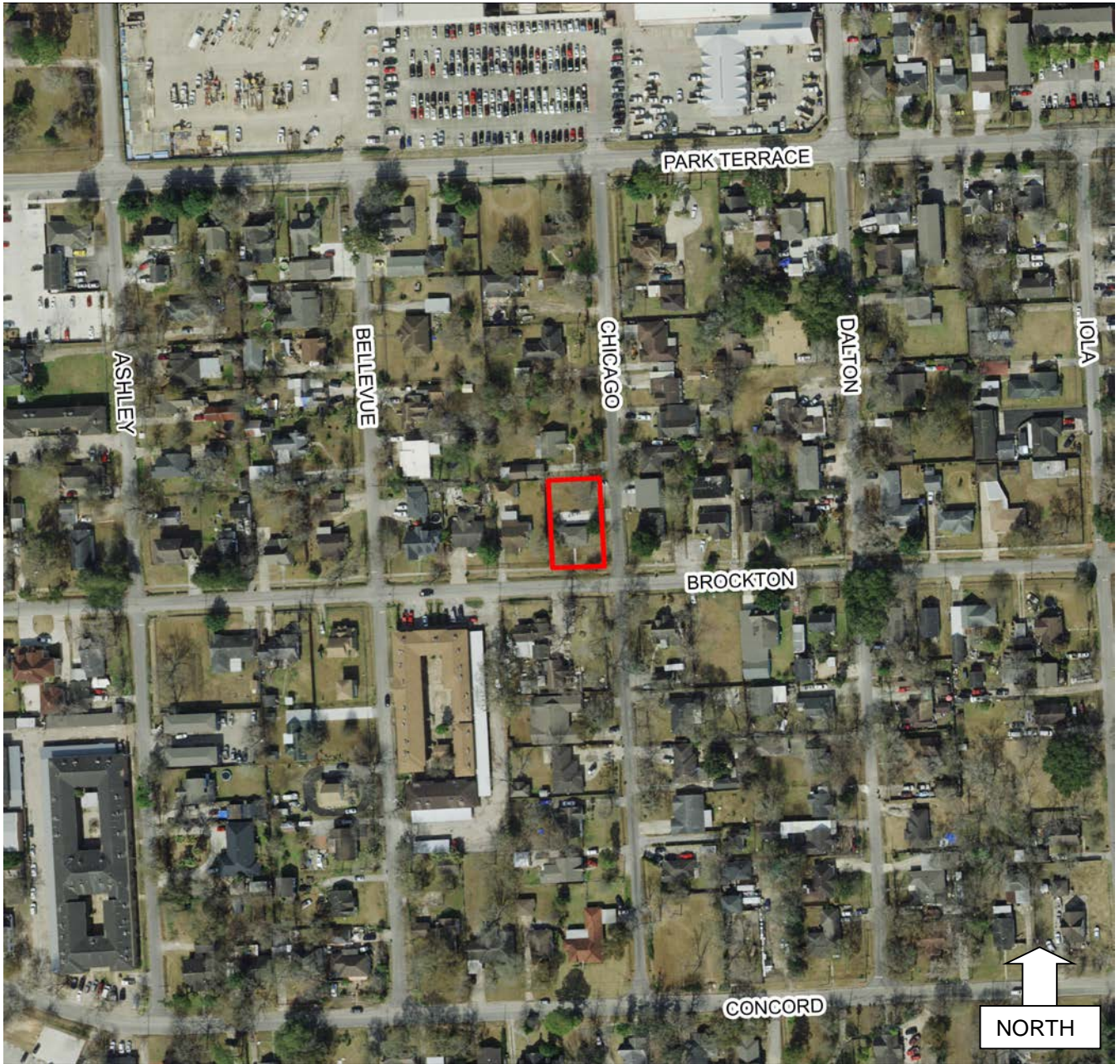
# Houston Planning Commission **ITEM: 111**

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Acre Villa partial replat no 1 (DEF 1)

Applicant: SEM Services



**C – Public Hearings**

**Aerial**



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 21, 2019

Dear Property Owner:

**Reference Number: 2019-0809**

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Acre Villa**" subdivision. This proposal includes the replatting of all of Lot 4, Block 3, as recorded in Volume 8, Page 27 of the Harris County Map Records. The new subdivision name is "**Acre Villa partial replat no 1**".

The property is located at the northwest intersection of Brockton Street and Chicago Street.  
The purpose of the replat is to create two (2) single-family residential lots.  
The applicant, Stephanie Rivera, with SEM Services, can be contacted at 832-986-8208.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

**Thursday, July 11, 2019 at 2:30 PM**  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

*See reverse side for useful information*

## ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



# Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Austinville partial replat no 2

Applicant: BGE, Inc.



C – Public Hearings

Site Location

**Meeting Date: 07/25/2019**

**Applicant: BGE, Inc.**





# Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Austinville partial replat no 2

Applicant: BGE, Inc.



C – Public Hearings

Aerial



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 28, 2019

Dear Property Owner:

**Reference Number: 2019-1029**

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of Austinville partial replat no 1, being all of Reserve "A" of Block 1 and Reserve "B" of Block 2, as recorded in Film Code 615297 of the Harris County Map Records. The new subdivision name is "**Austinville partial replat no 2**".

The property is located north along West Little York Road, divided by Austinville Drive and west of Barker-Cypress Road.

The purpose of the replat is to create 14 lots and one (1) reserve.

The applicant, Ralph Lopez, with BGE, Inc., can be contacted at 281-558-8700.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

**Thursday, July 25, 2019 at 2:30 PM**  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

*See reverse side for useful information*



## ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

# Houston Planning Commission

**ITEM: 113**

Planning and Development Department

Meeting Date: 07/25/2019

**Subdivision Name: Broad Oaks partial replat no 11**

**Applicant: South Texas Surveying Associates, Inc.**

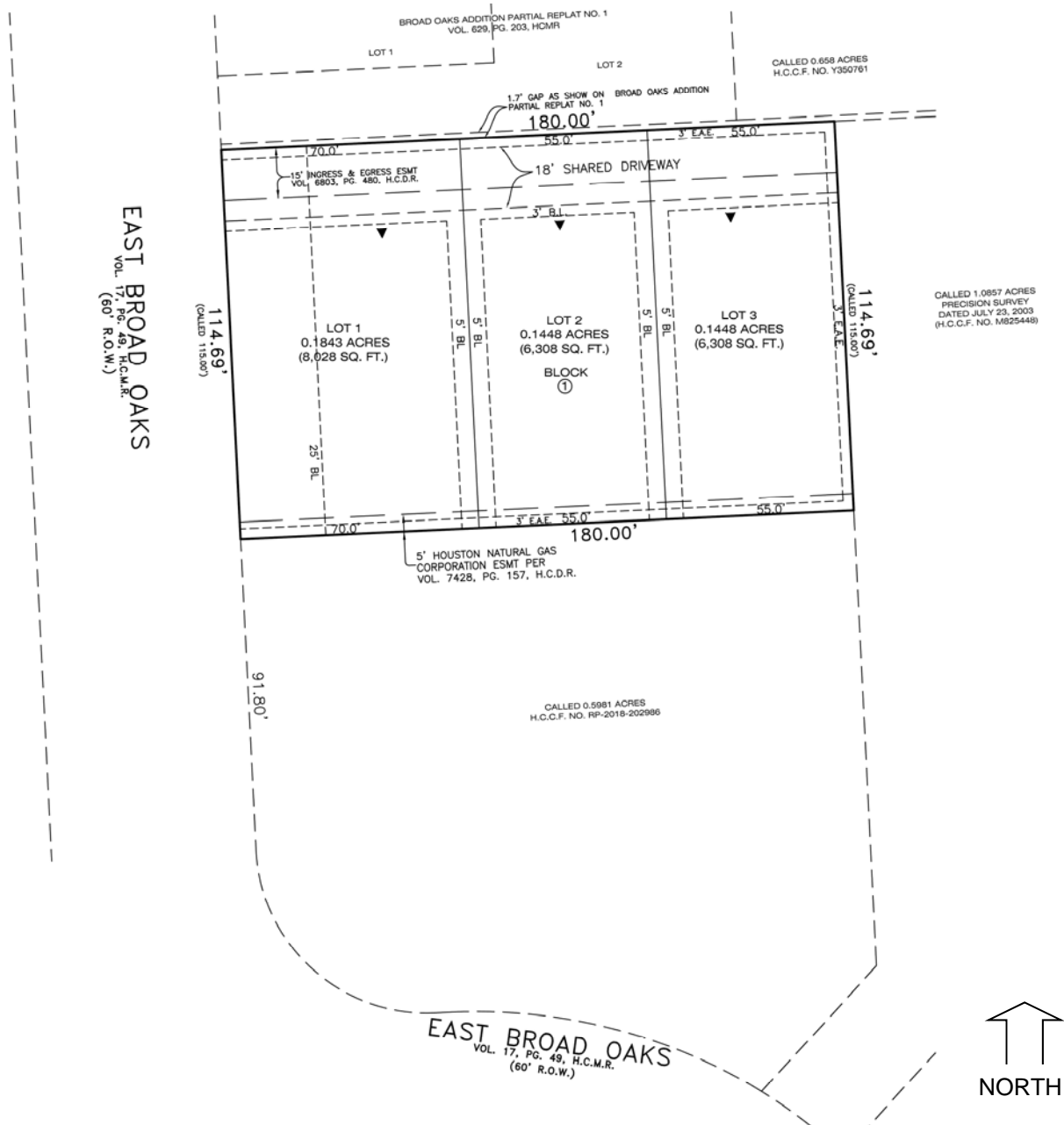


**C – Public Hearings**

**Site Location**

**Meeting Date: 07/25/2019**

**Applicant: South Texas Surveying Associates, Inc.**





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# Houston Planning Commission

## ITEM: 113

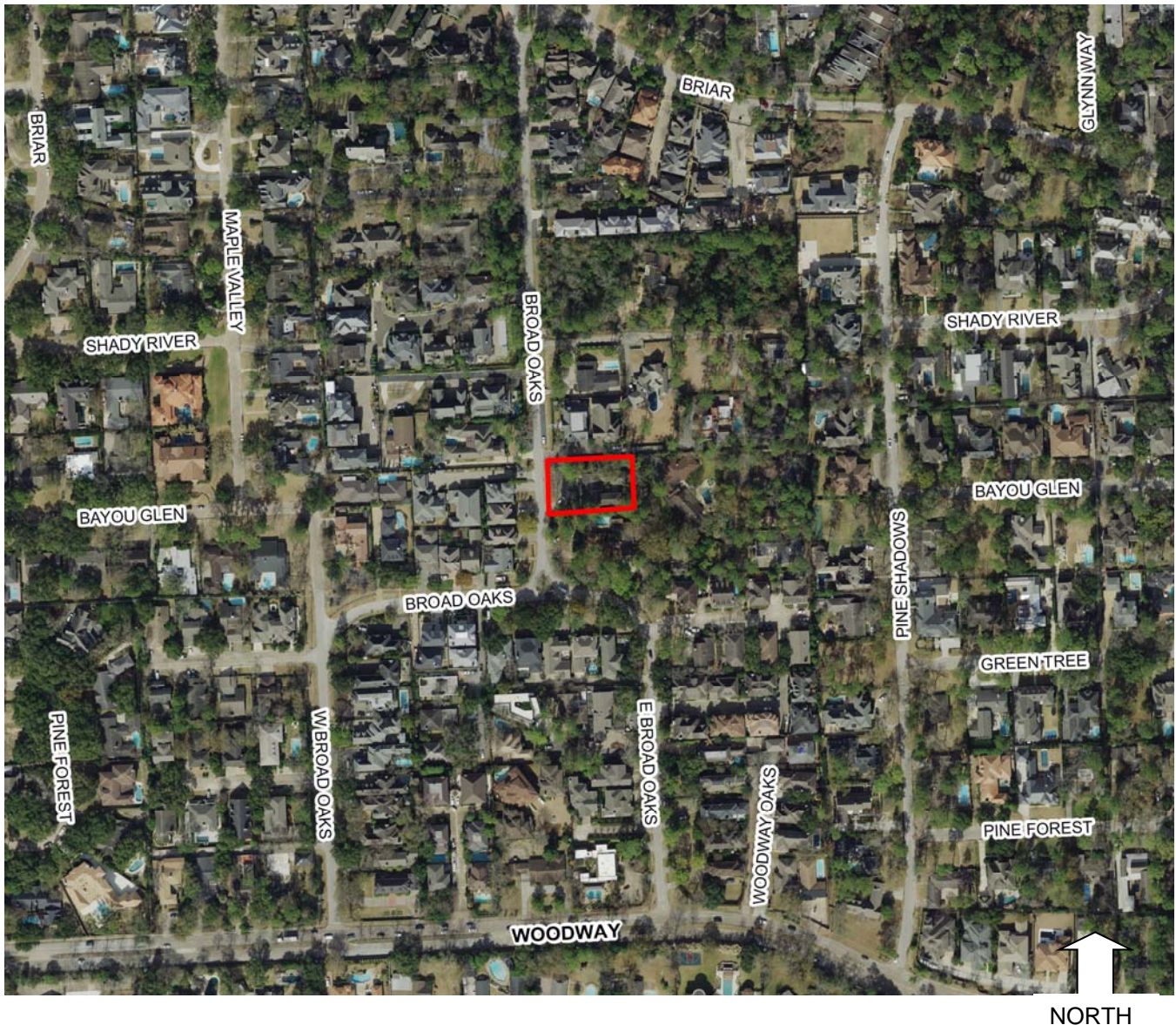
Planning and Development Department

Meeting Date: 07/25/2019

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**Subdivision Name: Broad Oaks partial replat no 11**

**Applicant: South Texas Surveying Associates, Inc.**



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 25<sup>th</sup>, 2019

Dear Property Owner:

**Reference Number: 2019-1028**

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Broad Oaks**". This proposal includes the replatting of a portion of Lot 8 of Block 3, as recorded in Volume 17 Page 49 of the Harris County Map Records. The new subdivision name is "**Broad Oaks partial replat no 11**".

The property is located East along Broad Oaks Drive, North of Woodway Drive and South of Briar Drive. The purpose of the replat is to create 3 lots and a shared driveway. The applicant, Patrick Cook, with South Texas Surveying Associates, Inc, can be contacted at 281-556-6918

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

**Thursday, July 25<sup>th</sup>, 2019 at 2:30 PM**  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

*See reverse side for useful information*

## ***Terminology***

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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

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### ***Planning Department Staff Authority and Obligation***

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# Houston Planning Commission

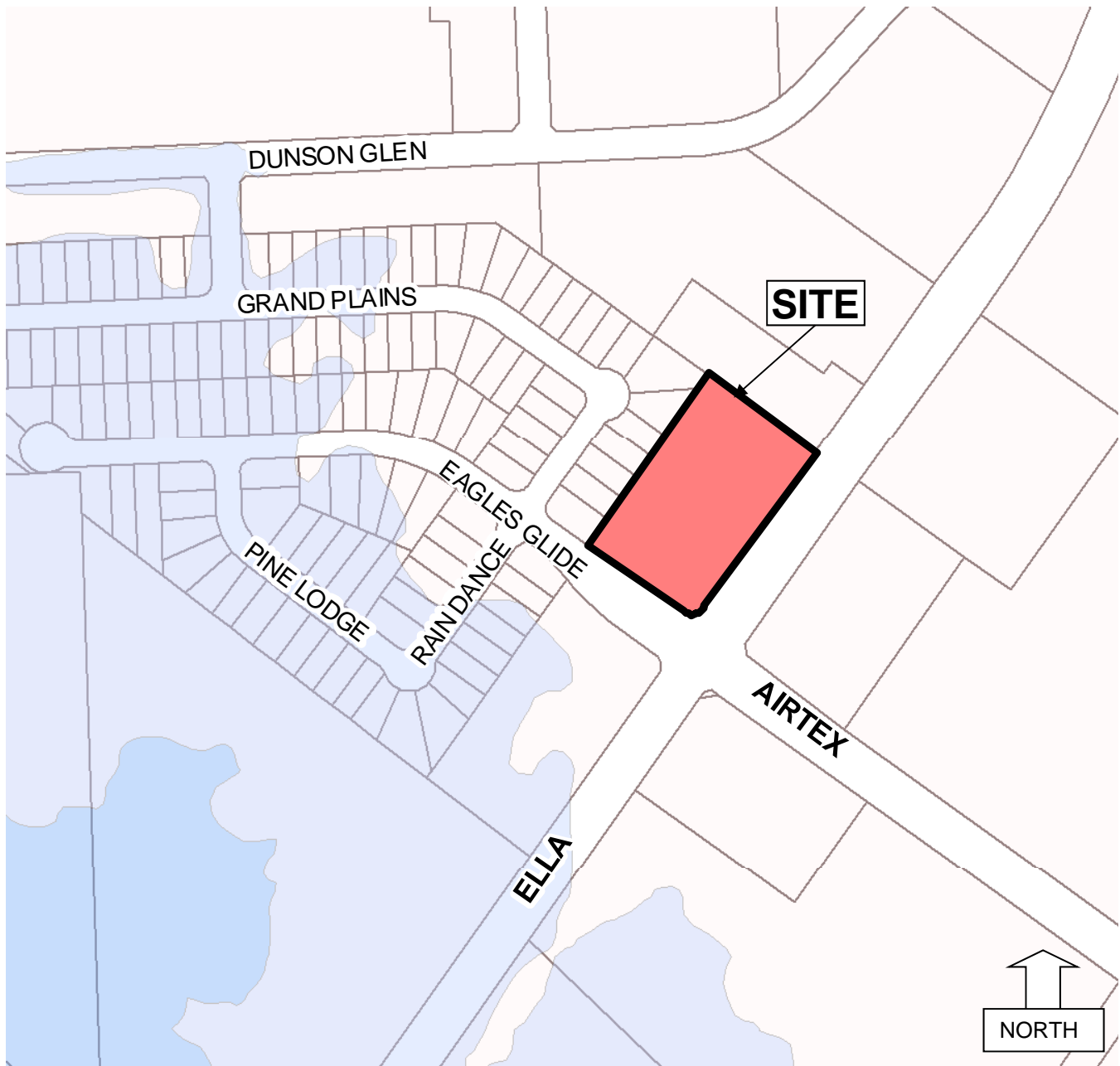
**ITEM: 114**

Planning and Development Department

Meeting Date: 07/25/2019

**Subdivision Name: Eagle Landing Townhomes**

**Applicant: Miller Survey Group**



**C – Public Hearings with Variance    Site Location**

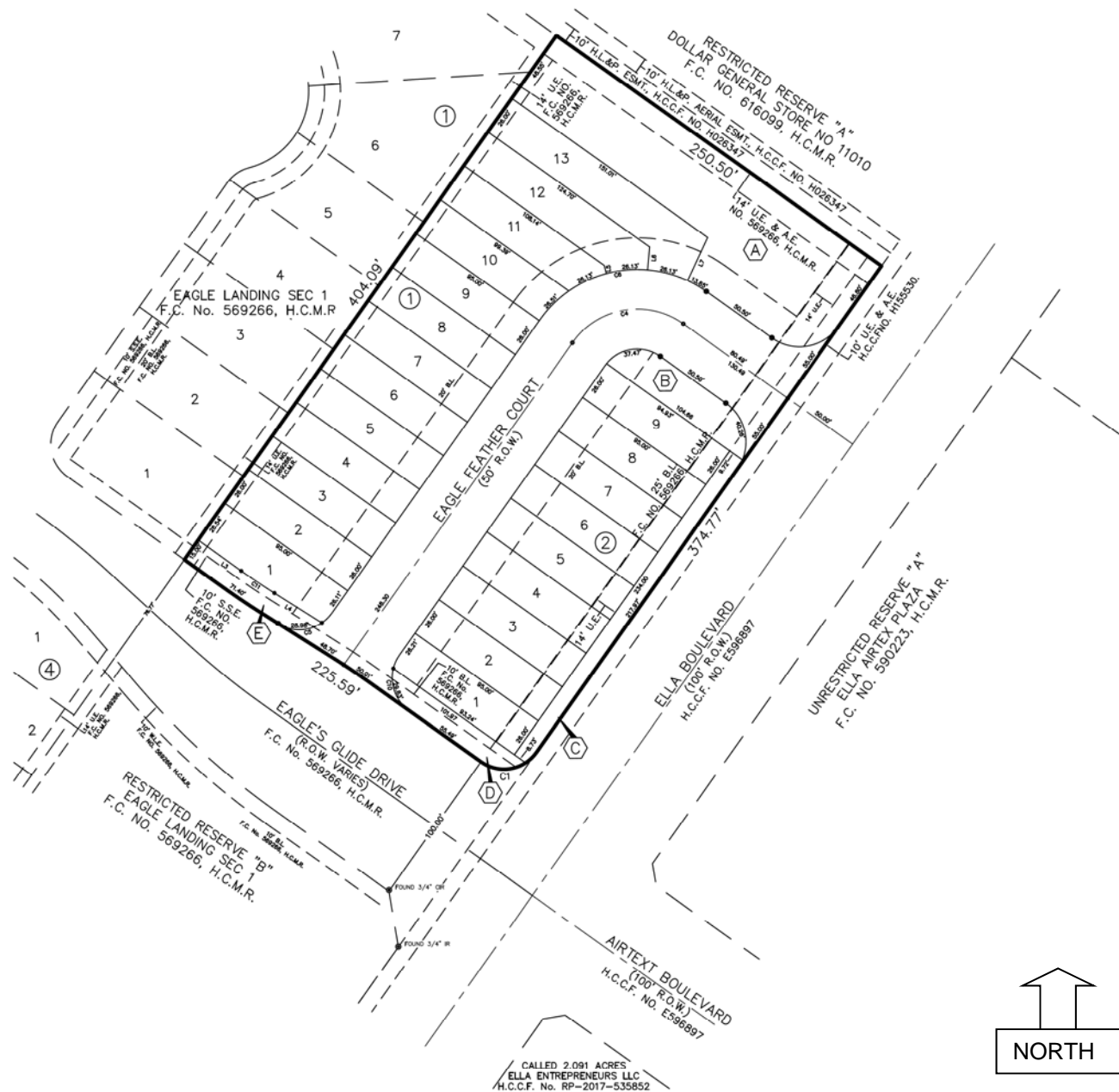
# Houston Planning Commission ITEM: 114

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Eagle Landing Townhomes

Applicant: Miller Survey Group



C – Public Hearings with Variance

Subdivision



---

# Houston Planning Commission

## ITEM: 114

Planning and Development Department

Meeting Date: 07/25/2019

---

Subdivision Name: Eagle Landing Townhomes

Applicant: Miller Survey Group



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**C – Public Hearings with Variance**

**Aerial**

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**Application Number:** 2019-1071

**Plat Name:** Eagle Landing Townhome

**Applicant:** Miller Survey Group

**Date Submitted:** 06/10/2019

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**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow intersection along an existing major thoroughfare at a distance of less than 600-feet.

**Chapter 42 Section: 127b**

**Chapter 42 Reference:**

42-127 (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The property is located at the intersection of Ella Boulevard (a 100-foot publicly dedicated road) and Eagle's Glide Drive (public street, width varies). There is an existing median at the entrance to Eagle Landing Sec 1 which extends the full length of the proposed subdivision along Eagle's Glide Drive. A median opening would not be allowed as it would be too close to existing signalization at the Eagle's Glide Drive and Ella Boulevard intersection. The main entrance to the proposed subdivision from Eagle's Glide Drive would create a right-in/right-out traffic situation which is not ideal for traffic circulation. An entrance on Ella Boulevard would allow traffic circulation into and out of the proposed subdivision at an existing median cut on Ella Boulevard. The proposed street intersection spacing is 272.03 feet and coincides with the existing median cut on Ella Boulevard.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Strict application of the ordinance would not allow the land owner to develop the land with a dedicated street. The ordinance requirement that street intersections be more than 600 feet apart on a major thoroughfare cannot be applied to this property as the property only has 374-feet of frontage on Ella Boulevard and is bounded to the northwest by an existing single-family development and the northeast by an existing shop.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of the chapter is to provide safe and effective traffic circulation. The proposed street intersection attempts to create safe and effective traffic circulation to the development with the least amount of impact on the surrounding, existing developments.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Allowing the land owner to develop a single-family townhome subdivision with ample traffic circulation will not be injurious to public health, safety or welfare. The proposed street would aid in the circulation of traffic through the development.

**(5) Economic hardship is not the sole justification of the variance.**

Justification for granting the variance is based solely on the existing conditions of the property and surrounding development. The dimensions of the property will not allow the minimum street intersection spacing along Ella

Boulevard, per the ordinance. Combined with the existing median on Eagle's Glide Drive, the land owner does not have a choice but to ask for a variance to allow the proposed street.



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 24, 2019

Dear Property Owner:

**Reference Number: 2019-1071**

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "Eagle Landing Sec 1". This proposal includes the replatting of Reserve A of Block 1, as recorded at Film Code No. 569266 of the Harris County Map Records. The new subdivision name is "Eagle Landing Townhome".

The property is located along Ella Blv, east of Kuykendahl Road.

The purpose of the replat is to create 22 lots and five (5) reserves.

The applicant, Carolyn Jardine, with Miller Survey Group, can be contacted at 713-413-1900.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

**Attach you will find a copy of the variance(s) being requested by the application. Additionally, a sign has been posted on the site including the public hearing date, location and time.**

You may speak regarding this replat at the public hearing on:

**Thursday, July 25, 2019 at 2:30 PM**  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

**NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.**

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

*See reverse side for useful information*



## **Terminology**

- **Original subdivision plat.** For the purpose of protest, original subdivision plat means the first recorded subdivision plat in which a single family residential restriction was included.
- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

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### ***Planning Department Staff Authority and Obligation***

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### ***Local Government Code 212.015***

*(Statement below is required as a part of the written notice)*

- When a variance is requested:  
(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

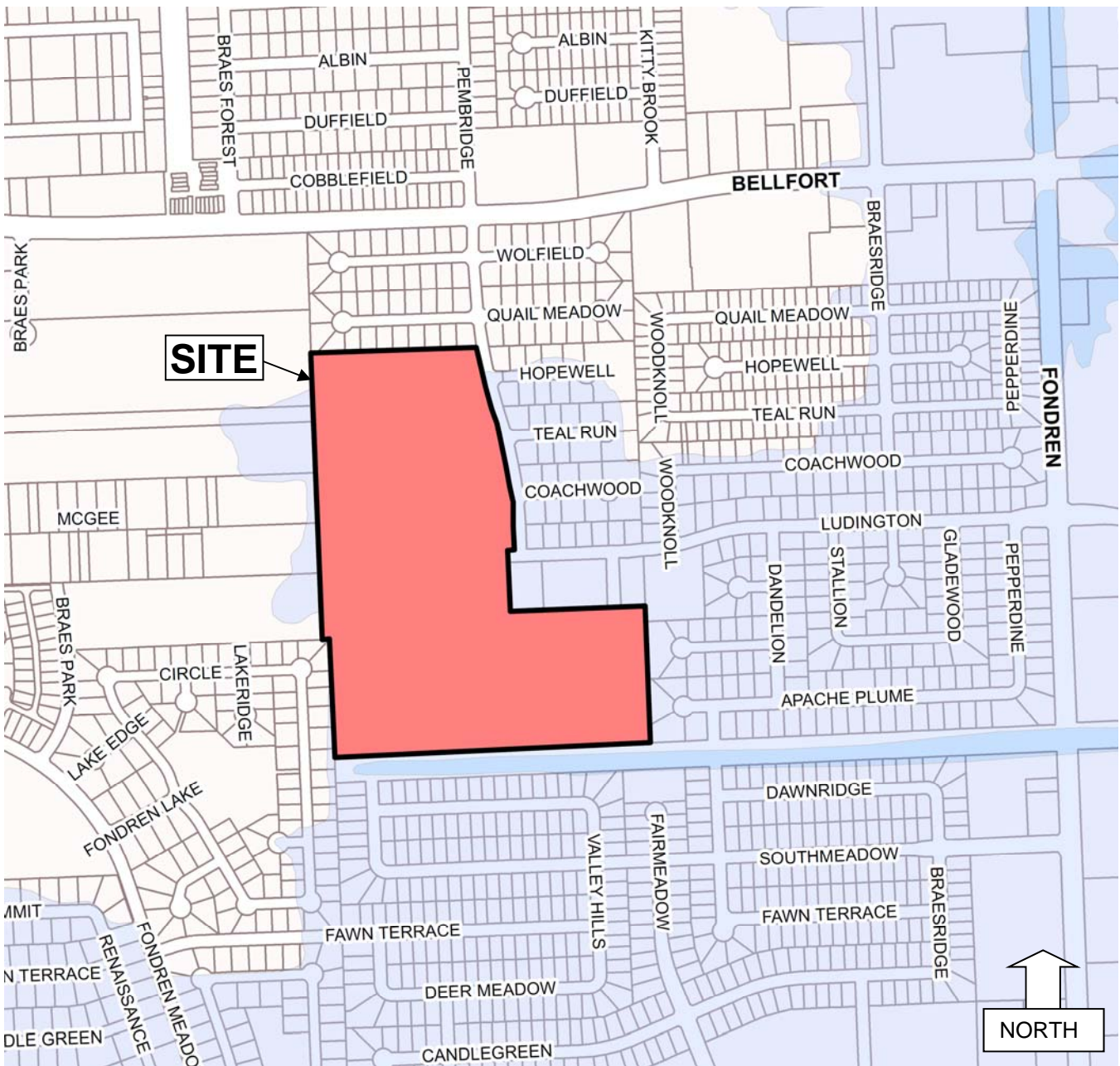
**ITEM: 115**

## Planning and Development Department

**Meeting Date: 07/25/2019**

**Subdivision Name: Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 2**

**Applicant: Vernon G. Henry & Associates, Inc.**

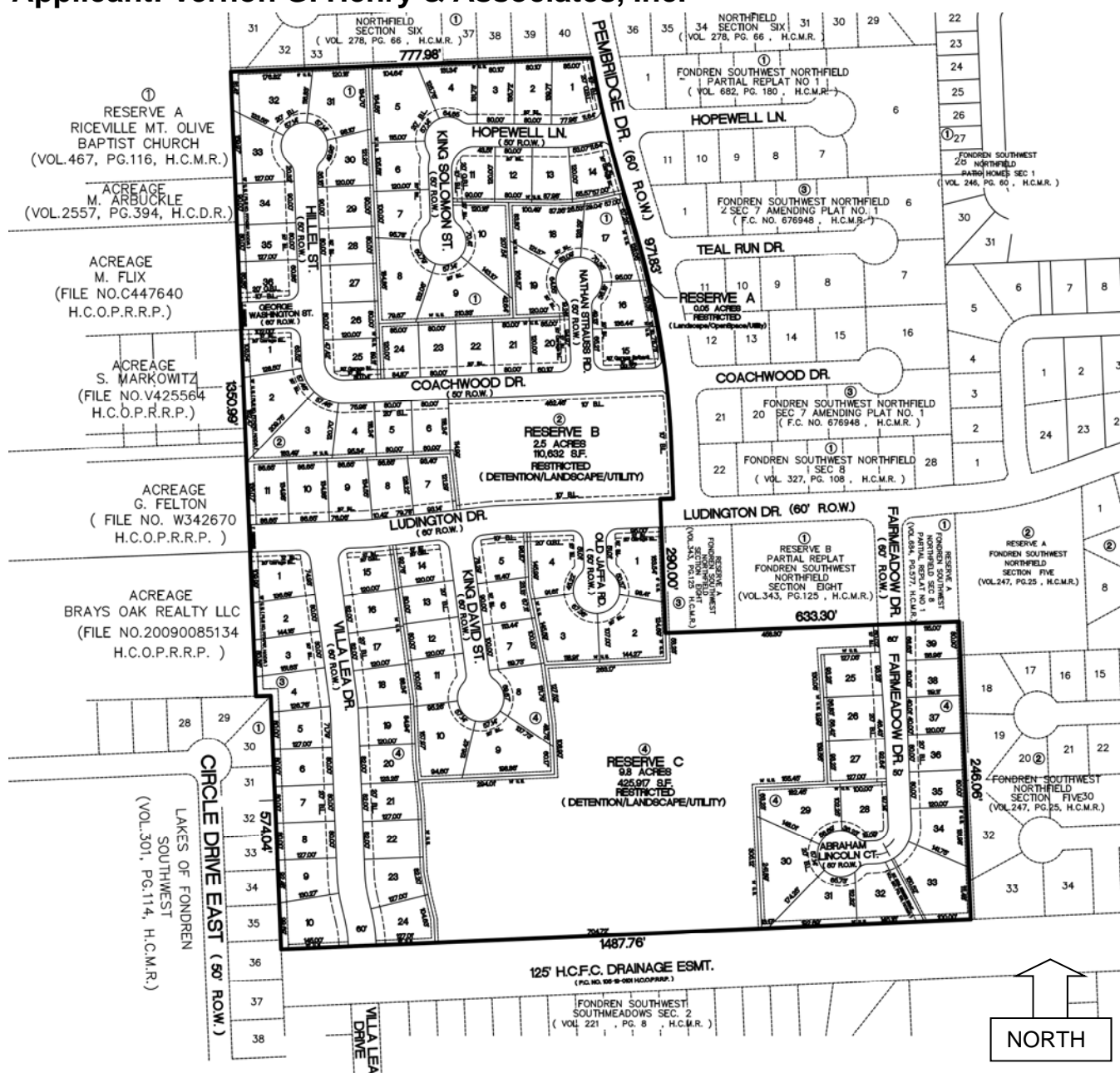


## C – Public Hearings

## Site Location

**Meeting Date: 07/25/2019**

**Applicant: Vernon G. Henry & Associates, Inc.**



## Subdivision



# Houston Planning Commission **ITEM: 115**

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 2

Applicant: Vernon G. Henry & Associates, Inc.



**C – Public Hearings**

**Aerial**



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 28, 2019

Dear Property Owner:

**Reference Number: 2019-1016**

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "of Corrected Plat of Fondren Southwest Northfield Section Seven" and "Replat of Fondren Southwest Northfield Section Eight". This proposal includes the replatting of part of lots 1-22, block 1, lots 1-35, block 2, a portion of Hopewell Lane, Coachwood Drive, and Teal Run Drive in Correct Plat of Fondren Southwest Northfield Section Seven, as recorded in Volume 303 Page 83 of the Harris County Map Records, and part of lots 1-30, block 2, lots 1-5, 14-18, block 3, lots 1-35, block 4, lots 1-23, block 5, lots 1-11, block 6, a portion of Ludington Drive and Fair Meadow Drive, and all of Moondance Lane, Janabrook Drive, Valley Hills Drive, Apache Plume Drive, and Villa Lea Drive, in Replat of Fondren Southwest Northfield Section Eight, as recorded in Volume 327, Page 108 of the Harris County Map Records. The new subdivision name is "**Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 2.**"

The property is located west along Pembridge Drive and south of West Belfort Street.

The purpose of the replat is to create 96 single-family residential lots and 3 reserves.

The applicant, Mary Lou Henry, with Vernon G. Henry and Associates can be contacted at 713-627-8666.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

**Thursday, July 25, 2019 at 2:30 PM**  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

*See reverse side for useful information*

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Steve Le Greg Travis Karla Cisneros  
Robert Gallegos Mike Laster Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Amanda Edwards Jack Christie  
Controller: Chris B. Brown



**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

### ***Terminology***

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- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

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# Houston Planning Commission      ITEM: 116

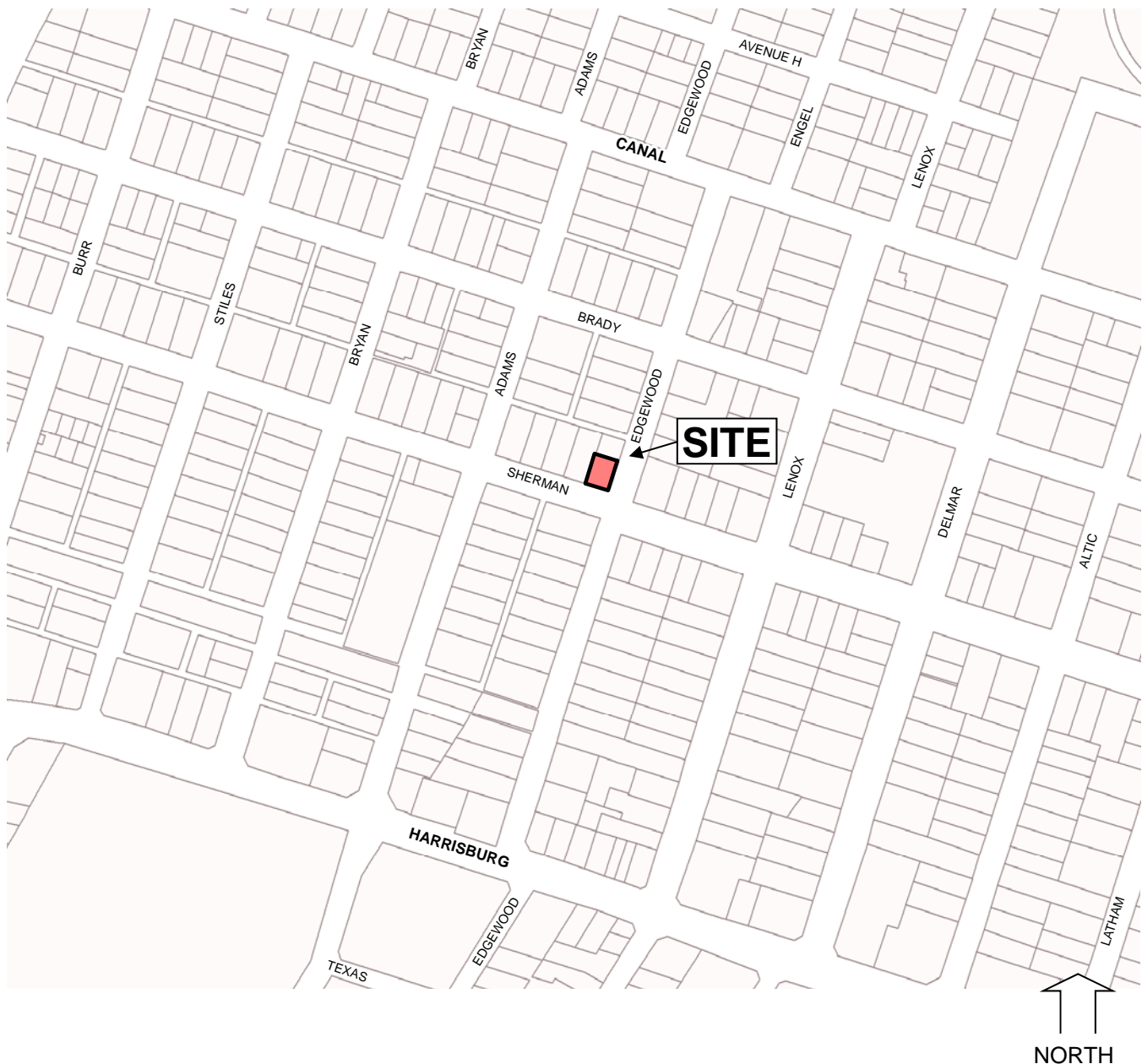
Planning and Development Department

Meeting Date: 07/25/2019

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**Subdivision Name: Houstonian Homes on Edgewood replat no 1**

**Applicant: Owens Management Systems, LLC**



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**C – Public Hearings**

**Site Location**

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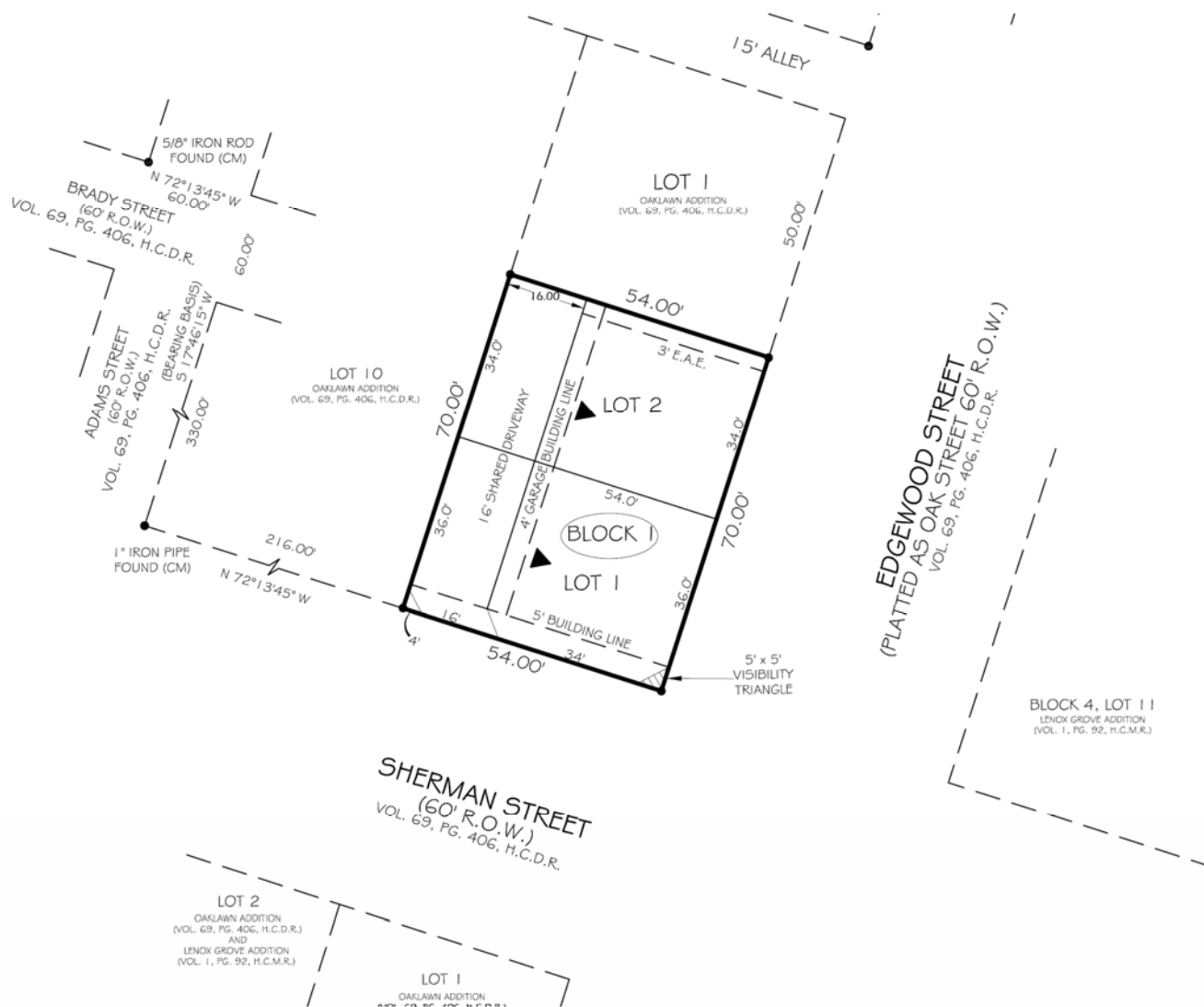
# Houston Planning Commission ITEM: 116

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Houstonian Homes on Edgewood replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision



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# Houston Planning Commission **ITEM: 116**

Planning and Development Department

Meeting Date: 07/25/2019

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**Subdivision Name: Houstonian Homes on Edgewood replat no 1**

**Applicant: Owens Management Systems, LLC**



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 24, 2019

Dear Property Owner:

**Reference Number: 2019-1069**

The Houston Planning and Development Department has received a subdivision plat application to allow the full replatting of "**Houstonian Homes on Edgewood**". This proposal includes the replatting of lots 1 & 2, Block 1, as recorded at Film Code no. 688202 of the Harris County Map Records. The new subdivision name is "**Houstonian Homes on Edgewood replat no 1**".

The property is located at northwest intersection of Edgewood and Sherman Streets.  
The purpose of the replat is to remove an emergency access easement along Edgewood Street.  
The applicant, Joyce Owens, with Owens Management Systems, LLC, on behalf of Houstonian Capital Investments, LLC, can be contacted at 713-643-6333 Ext.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

**Thursday, July 25, 2019 at 2:30 PM**  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

*See reverse side for useful information*

## ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



# Houston Planning Commission

**ITEM: 117**

Planning and Development Department

Meeting Date: 07/25/2019

**Subdivision Name: Modern at Alber**

**Applicant: PLS Construction Layout, Inc**



**C – Public Hearings**

**Site Location**

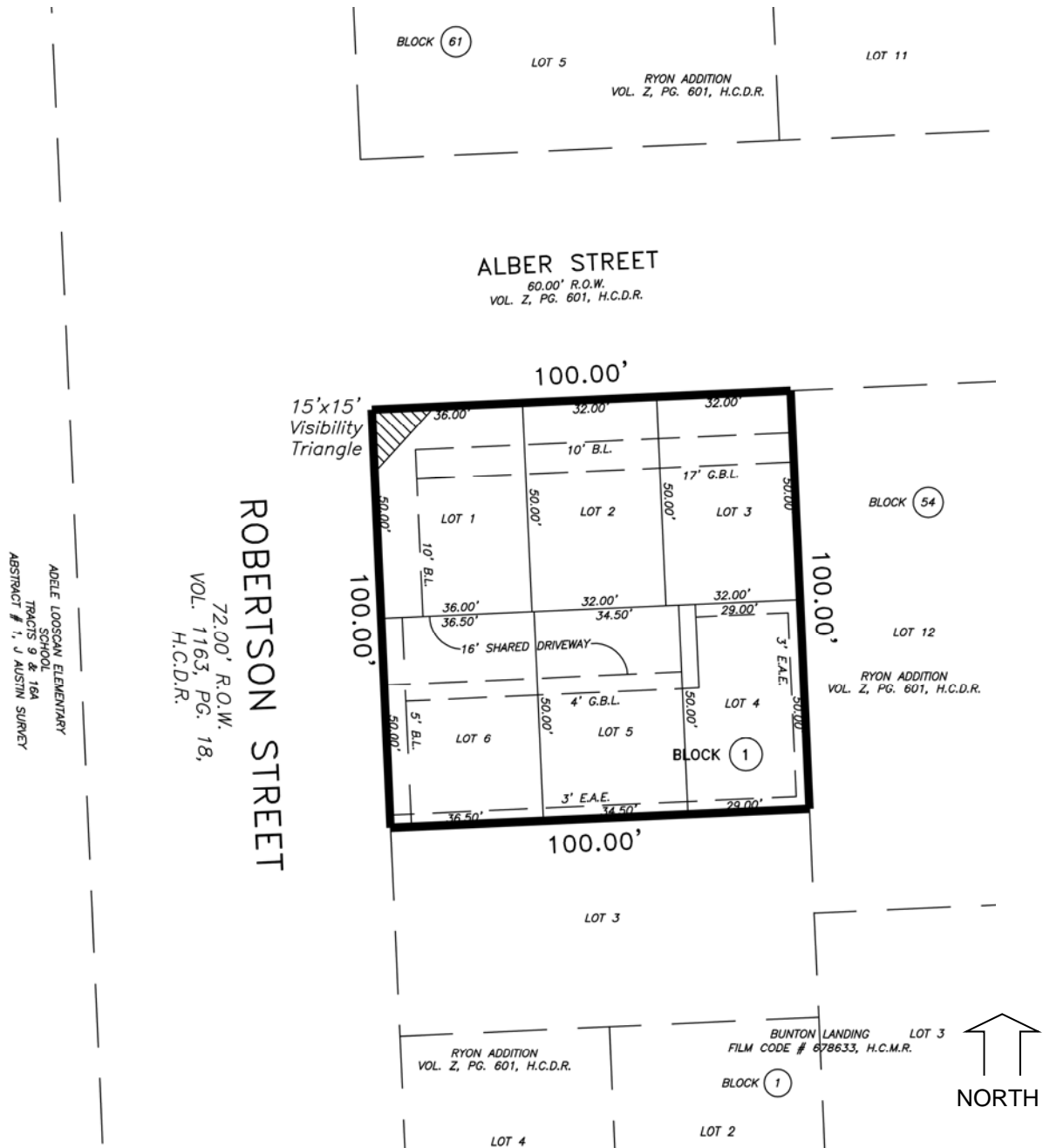
# Houston Planning Commission ITEM: 117

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Modern at Alber

Applicant: PLS Construction Layout, Inc



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 117

Planning and Development Department

Meeting Date: 07/25/2019

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Subdivision Name: Modern at Alber

Applicant: PLS Construction Layout, Inc



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**C – Public Hearings**

**Aerial**

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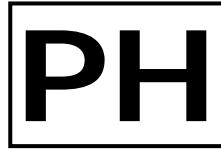
# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 25, 2019

Dear Property Owner:

**Reference Number: 2019-1077**

The Houston Planning and Development Department has received a subdivision plat application to allow the full replatting of "Mason Garden". This proposal includes the replatting of Lots 1 through 4 of Block 1, as recorded in Film code 683869 of the Harris County Map Records. The new subdivision name is "Modern at Alber".

The property is located at the southeast intersection of Robertson Street and Alber Street. The purpose of the replat is to create six (6) single family lots with a shared driveway. The applicant, Uriel Figueroa, with PLS Construction Layout, Inc, can be contacted at 713-480-4075.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

**Thursday, July 25, 2019 at 2:30 PM**  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

*See reverse side for useful information*

## ***Terminology***

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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

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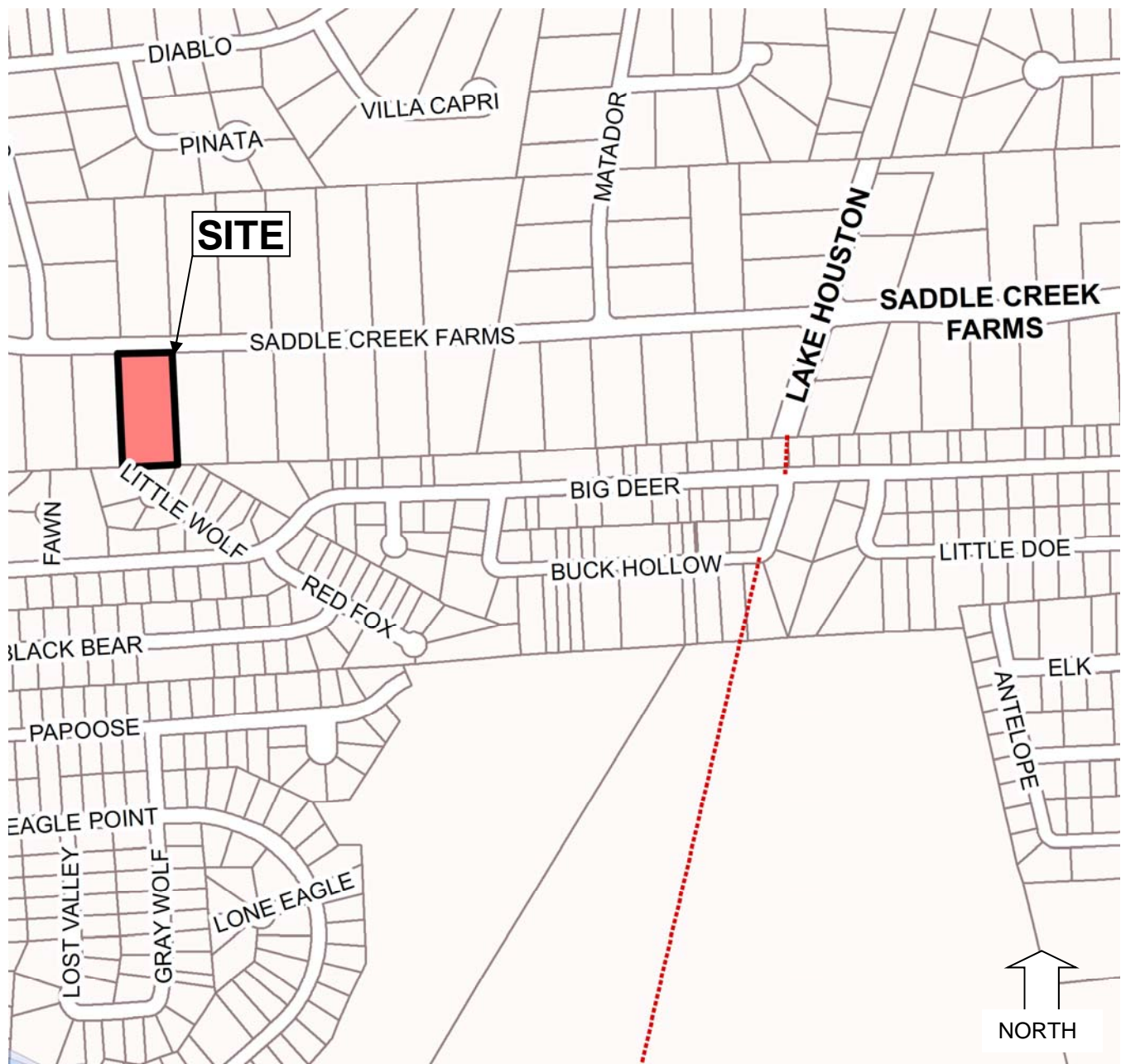
# Houston Planning Commission **ITEM: 118**

Planning and Development Department

Meeting Date: 07/25/2019

**Subdivision Name: Saddle Creek Farms partial replat no 1**

**Applicant: Morales Engineering Associates, LLC**



**C – Public Hearings**

**Site Location**

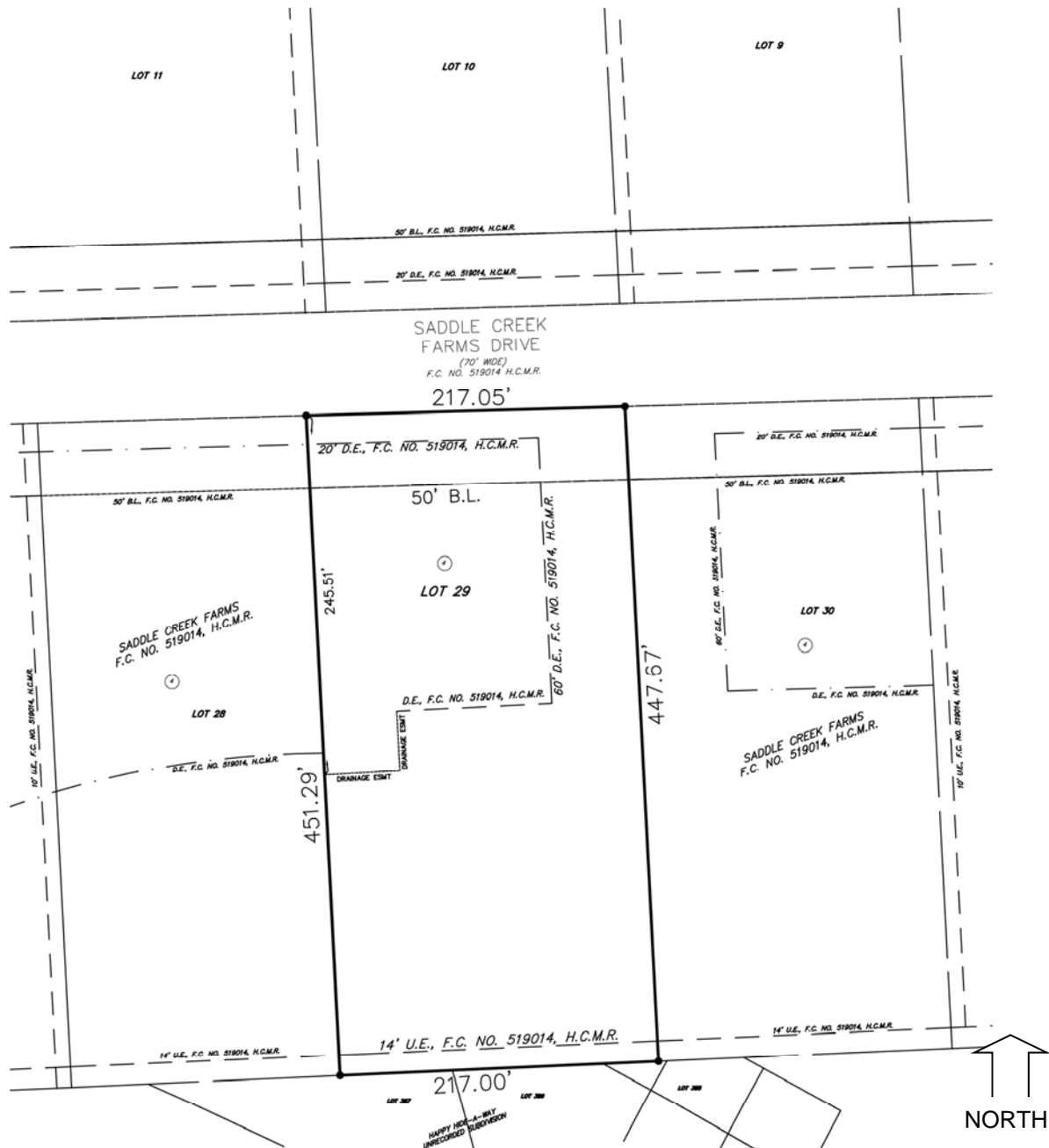
# Houston Planning Commission ITEM: 118

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Saddle Creek Farms partial replat no 1

Applicant: Morales Engineering Associates, LLC



C – Public Hearings

Subdivision



# Houston Planning Commission **ITEM: 118**

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Saddle Creek Farms partial replat no 1

Applicant: Morales Engineering Associates, LLC



**C – Public Hearings**

**Aerial**





## CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

### Public Hearing Notice



Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 24, 2019

Dear Property Owner:

**Reference Number: 2019-0947**

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Saddle Creek Farms**". This proposal includes the replatting of Lot 29 and a portion of Lot 28 of Block 4, as recorded in Film Code 519014 of the Harris County Map Records. The new subdivision name is "**Saddle Creek Farms partial replat no 1**".

The property is located on Saddle Creek Farms Dr., east of Sunset View Dr. and west of E. Lake Houston Pkwy.

**The purpose of the replat is to create one single family residential lot and to abandon a utility easement.**

The applicant, Enrique Morales, with Morales Engineering Associates, LLC, can be contacted at 281-497-6272.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

**Thursday, July 25, 2019 at 2:30 PM**

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For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

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*See reverse side for useful information*

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Steve Le Robert Gallegos Mike Laster Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Amanda Edwards Jack Christie  
Controller: Chris B. Brown

## ***Terminology***

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### ***Planning Commission Body, Authority and Obligation***

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### ***Planning Department Staff Authority and Obligation***

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# Houston Planning Commission

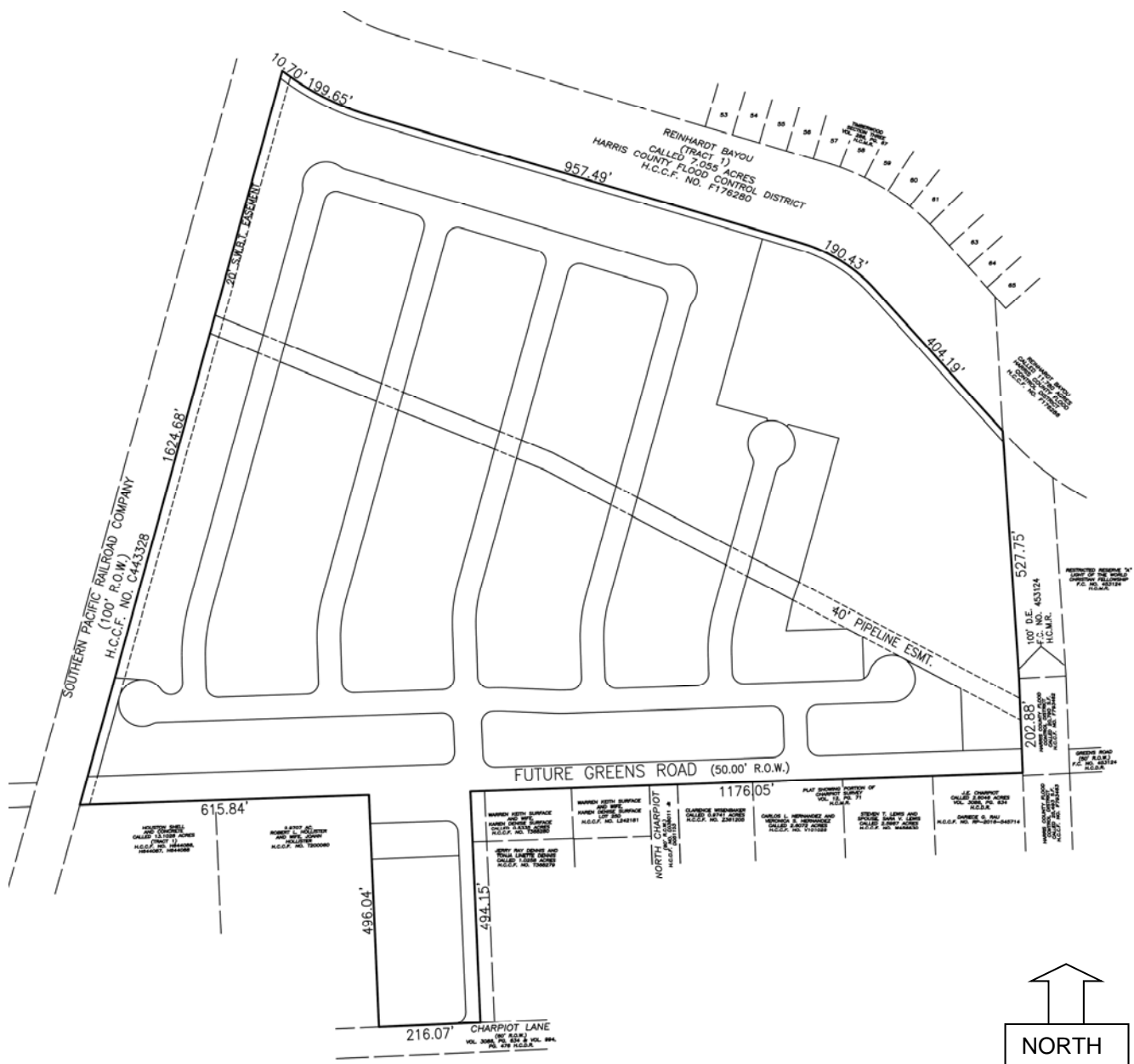
## ITEM: 119

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Benders Creek GP

Applicant: LJA Engineering, Inc.



D – Variances

Subdivision

# Houston Planning Commission

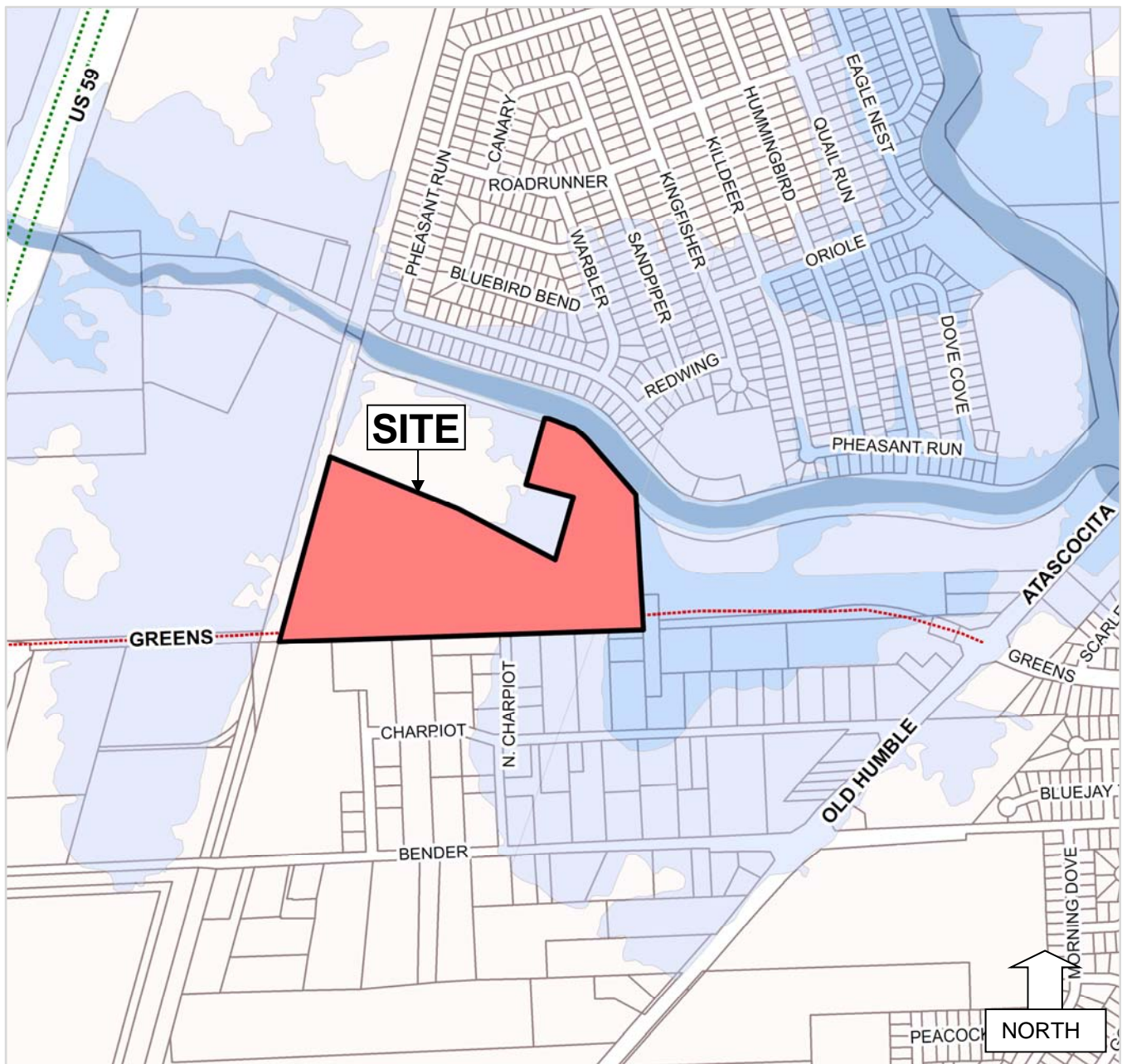
**ITEM: 120**

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Benders Creek Sec 1

Applicant: LJA Engineering, Inc.



**D – Variances**

**Site Location**

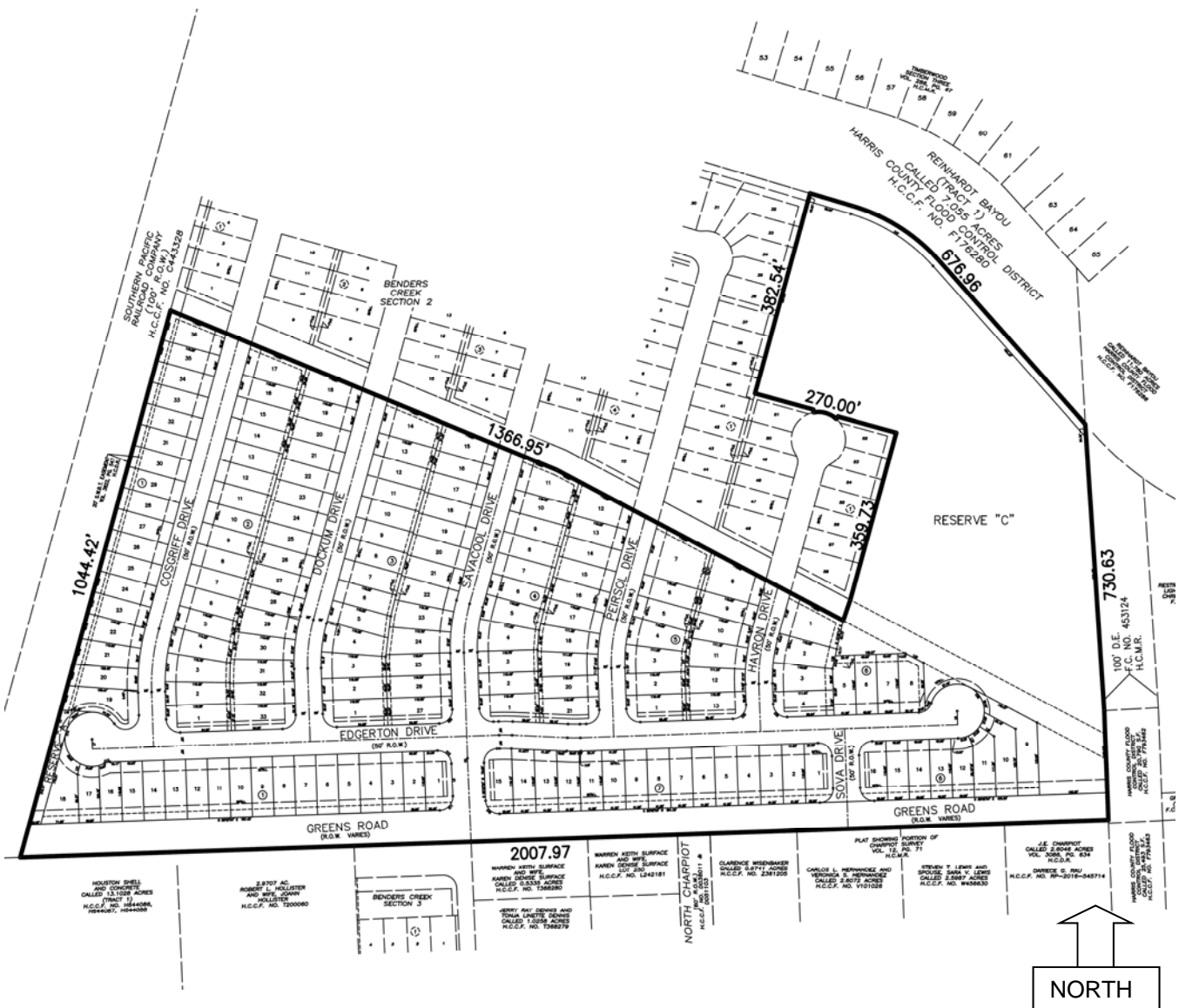
# Houston Planning Commission ITEM: 120

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Benders Creek Sec 1

Applicant: LJA Engineering, Inc.



D – Variances

Subdivision



# Houston Planning Commission

**ITEM: 120**

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Benders Creek Sec 1

Applicant: LJA Engineering, Inc.



**D – Variances**

**Aerial**





**Application Number:** 2019-1182

**Plat Name:** Benders Creek Sec 1

**Applicant:** LJA Engineering, Inc.- (West Houston Office)

**Date Submitted:** 07/12/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow for a variance for the minimum intersection distance of 230 feet along proposed Greens Road, a major thoroughfare.

**Chapter 42 Section:** 127(b)

**Chapter 42 Reference:**

Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

N/A

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Strict application of the requirements of this chapter would cause the development to be infeasible due to the existence of unusual physical characteristics as it would not be possible to be compliant with the regulation due to existing intersection spacing between North Charpiot Lane and the 60' unimproved right of way and the necessity to allow for a future overpass of the Southern Pacific Railroad. Benders Creek is a proposed development of 53.81 acres and will have approximately 285 single family residences when completed. It is located East of Hwy 59, South and West of Reinhardt Bayou, and North of Charpiot Lane. Additionally, it is bound on the west by Southern Pacific Rail Road and is to be a phased development of three sections. The southern boundary of the proposed Benders Creek Section 1 subdivision is the centerline of the proposed Greens Road which is designated as a major thoroughfare on the current Major Thoroughfare Plan. The eastern boundary of the proposed Benders Creek Section 3 was created by deed recorded at D238528 on December 29, 1970 and is unimproved 60' right of way of which the western 30' is to be dedicated by plat as public right of way. The western 802 feet of the proposed Greens Road that lies within the plat boundary opens to sixty feet of right of way to allow for the future construction of an overpass of the Southern Pacific Rail Road. To the south of the proposed subdivision are various property owners who take access to their properties from a network of roadways. Those roadways are Charpiot Lane, North Charpiot Lane, South Charpiot Lane, and West Charpiot Lane. North Charpiot Lane is a 60' Right of Way that has asphalt paving approximately 18 feet wide and extends from Charpiot Lane northerly to about fifteen feet south of the southern boundary of the deeded Right of Way for Greens Road. It was established by right of way deed recorded at D036011 on December 23, 1969. The eastern boundary of the existing 60' unimproved right of way is 350 feet west of the western boundary of the existing North Charpiot Lane.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are based on existing physical characteristics that affect this property. The intersection spacing of 350 feet between the 60' public right of way (created by a deed recorded at D238528 on December 29, 1970) and the 60' Right of Way at North Charpiot Lane (created by deed recorded at D036011 on December 23, 1969) is not a hardship created by the applicant. By granting the variance, the property will be able to develop a street pattern that will provide efficient circulation of the area by utilizing Greens Road access to Old Humble Highway and minimize traffic on the existing rights of way to the south of the development. Additionally, it will allow for the proposed development to be compliant with Chapter 42-127(b) in that minimum intersection spacing will be achieved.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained as the applicant is proposing to have intersection spacing to be a minimum of 600 feet from the eastern boundary of the existing 60' public access easement to the eastern entrance into Benders Creek Section 1. A second point of access will be established with the construction of the westerly entrance into Benders Creek Section 1 which is in alignment with the proposed Right of Way in Benders Creek Section 3.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The justification for granting the variance is based on the existing physical characteristics. Economic hardship is not the sole justification of the variance.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6662  
[www.houstontx.gov](http://www.houstontx.gov)

July 18, 2019

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Benders Creek Sec 1

**REFERENCE NUMBER:** 2019-1182

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along proposed Greens Road between US 59 and Old Humble Road. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

LJA Engineering, Inc. (West Houston Office), the applicant, has filed the request on behalf of Camillo Properties, Ltd, the developer of the subject site. The applicant is requesting a variance to allow an intersection spacing of approximately 230' along proposed Greens Road, a major thoroughfare in lieu of the required 600' for a proposed single-family development. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, July 25th, 2019, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call George Dewey with LJA Engineering, Inc. at 713-953-5011. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter. **Para más información acerca de este documento, favor de llamar a Hector Rodriguez del Departamento de Planificación y Desarrollo al 832-393-6600.**

## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

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- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

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- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

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- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

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- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

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# Houston Planning Commission

# ITEM: 121

Planning and Development Department

Meeting Date: 7/25/2019

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Subdivision Name: City of Houston Katy Addicks Well no 11

Applicant: BGE, Inc.



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**D – Variances**

**Site Location**

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## Subdivision



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# Houston Planning Commission

## ITEM: 121

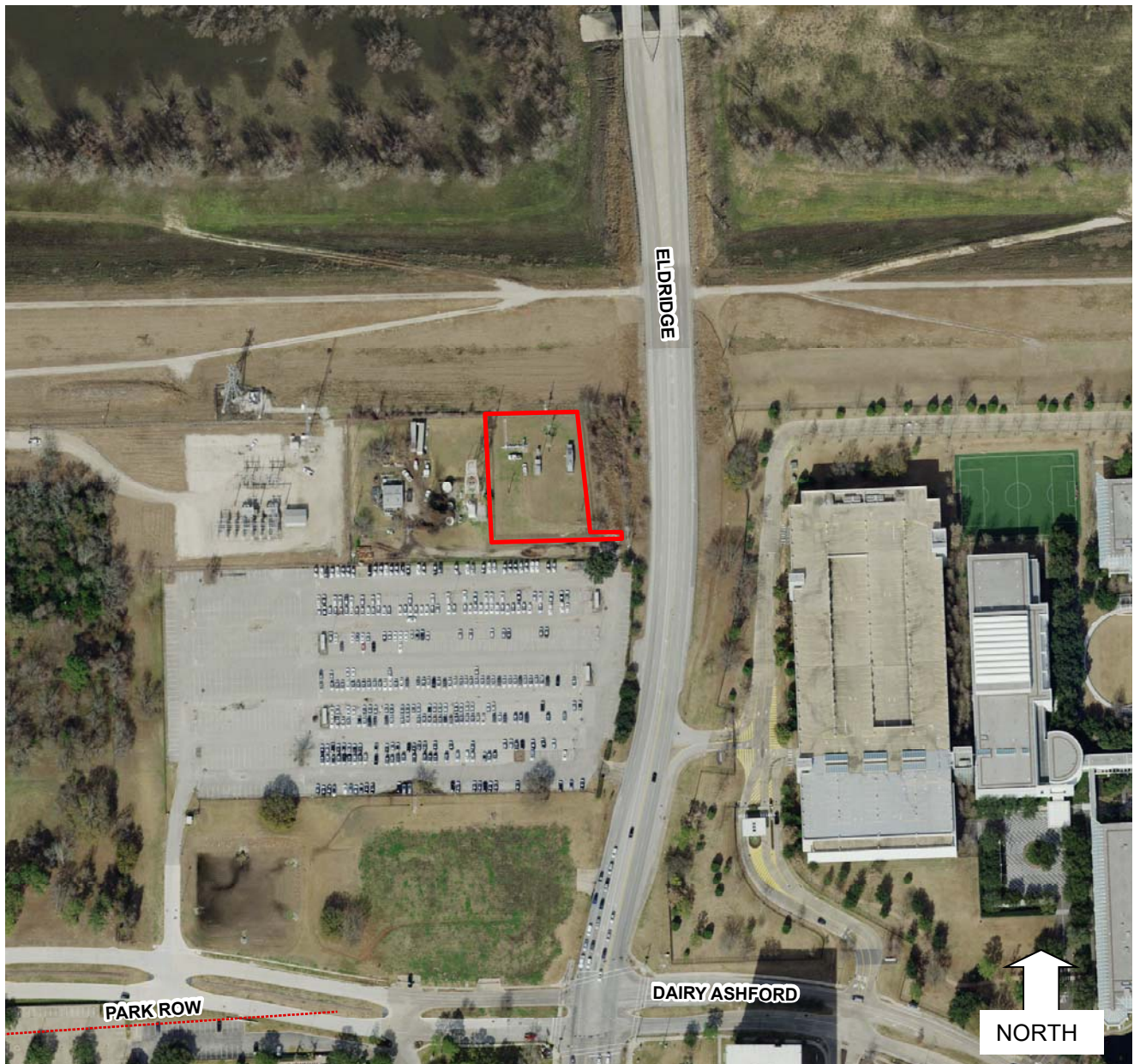
Planning and Development Department

Meeting Date: 7/25/2019

---

Subdivision Name: City of Houston Katy Addicks Well no 11

Applicant: BGE, Inc.



---

**D – Variances**

**Aerial**

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**Application Number:** 2019-1216

**Plat Name:** City of Houston Katy Addicks Well no 11

**Applicant:** BGE, Inc.

**Date Submitted:** 07/12/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a reserve restricted to water well and related uses to have 10 feet of frontage in lieu of the required 50 feet.

**Chapter 42 Section: 190**

**Chapter 42 Reference:**

42-190 (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve. Restricted reserve – Wastewater treatment, water production, or water repressurization: Minimum size - 5,000 sq. ft.; Type of street or shared driveway – public street or type 1 permanent access easement; Minimum street or shared driveway width – 50 feet; Minimum street or shared driveway frontage – 50 feet.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy; The subject site is a ± 0.6922-acre tract located on the west side of North Eldridge Parkway, south and abutting the Addicks Reservoir. The subject site has been operating as a water well since approximately 1983. Addicks Reservoir is directly adjacent to the subject site, as well as a piece of property owned by Conoco Phillips, and a remainder of the Conoco property creates a "flag" condition between the well site and the North Eldridge right-of-way. The long-standing existing condition makes it impossible for the well site to meet the Chapter 42 requirements for right-of-way frontage for a reserve restricted to water production. Additionally, the "flag" portion of the reserve will contain an all-weather access road to accommodate the construction and maintenance traffic required for the well site.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; The circumstances are not the result of a hardship created by the applicant; the circumstances are a result of the existing conditions created by the adjacent right-of-way and Addicks Reservoir.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained; The intent and general purposes of this chapter will be preserved and maintained; the subject site will continue to function as it has since 1983, and the plat submittal is intended to document the current property configuration of the water well site.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare; The granting of the variance will not be injurious to the public health, safety, or welfare as the well site has already been operating under the current site

conditions and this plat is intended to bring the current site into permitting compliance. The access road will be utilized by authorized construction and maintenance traffic only.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. Economic hardship is not the justification of the variance; the proposed subdivision is for an existing water well operated by the City of Houston and is the result of existing property conditions.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6662  
[www.houstontx.gov](http://www.houstontx.gov)

July 18, 2019

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** City of Houston Katy Addicks Well No 11

**REFERENCE NUMBER:** 2019-1216

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along the west side of North Eldridge Parkway, south of Addicks Reservoir and north of Park Row. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

BGE, Inc., the applicant, has filed the request on behalf of the City of Houston, the developer of the subject site. The applicant is requesting a variance to allow 10' of public street frontage in lieu of the required 50' of frontage required by the ordinance for a proposed Water Well site. Enclosed are copies of the variance requests and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, July 25th, 2019, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Ralph Lopez with BGE, Inc. at 281-558-8700. You may also contact Chad Miller with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter. **Para más información acerca de este documento, favor de llamar a Hector Rodríguez del Departamento de Planificación y Desarrollo al 832-393-6600.**

## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

---

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

---

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

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- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

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- Addressed envelopes and postage are provided by the applicant.



# Houston Planning Commission

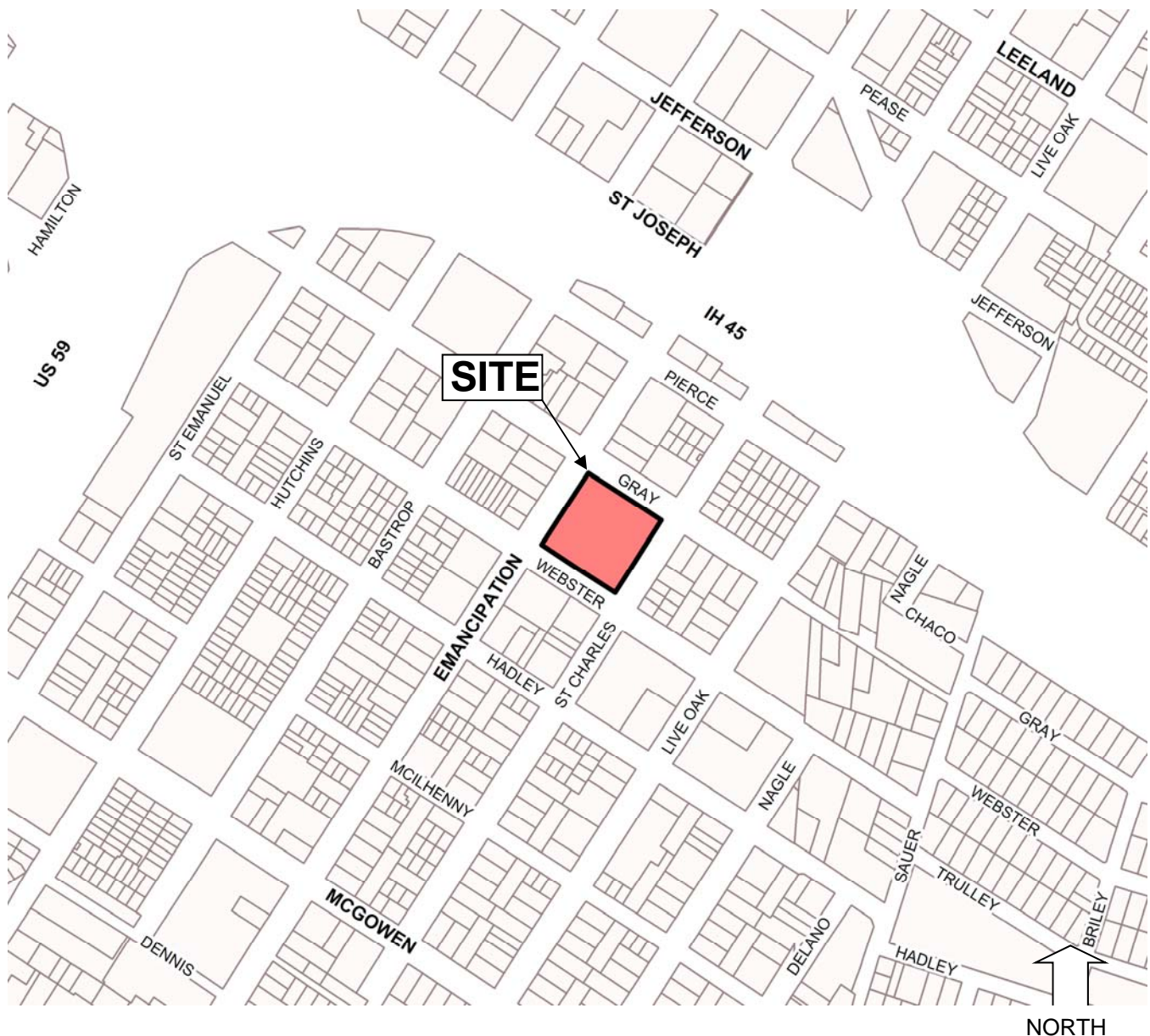
**ITEM: 122**

Planning and Development Department

Meeting Date: 07/25/2019

**Subdivision Name: Enterra at Emancipation (DEF 1)**

**Applicant: The Interfield Group**



**D – Variances**

**Site Location**



# Houston Planning Commission

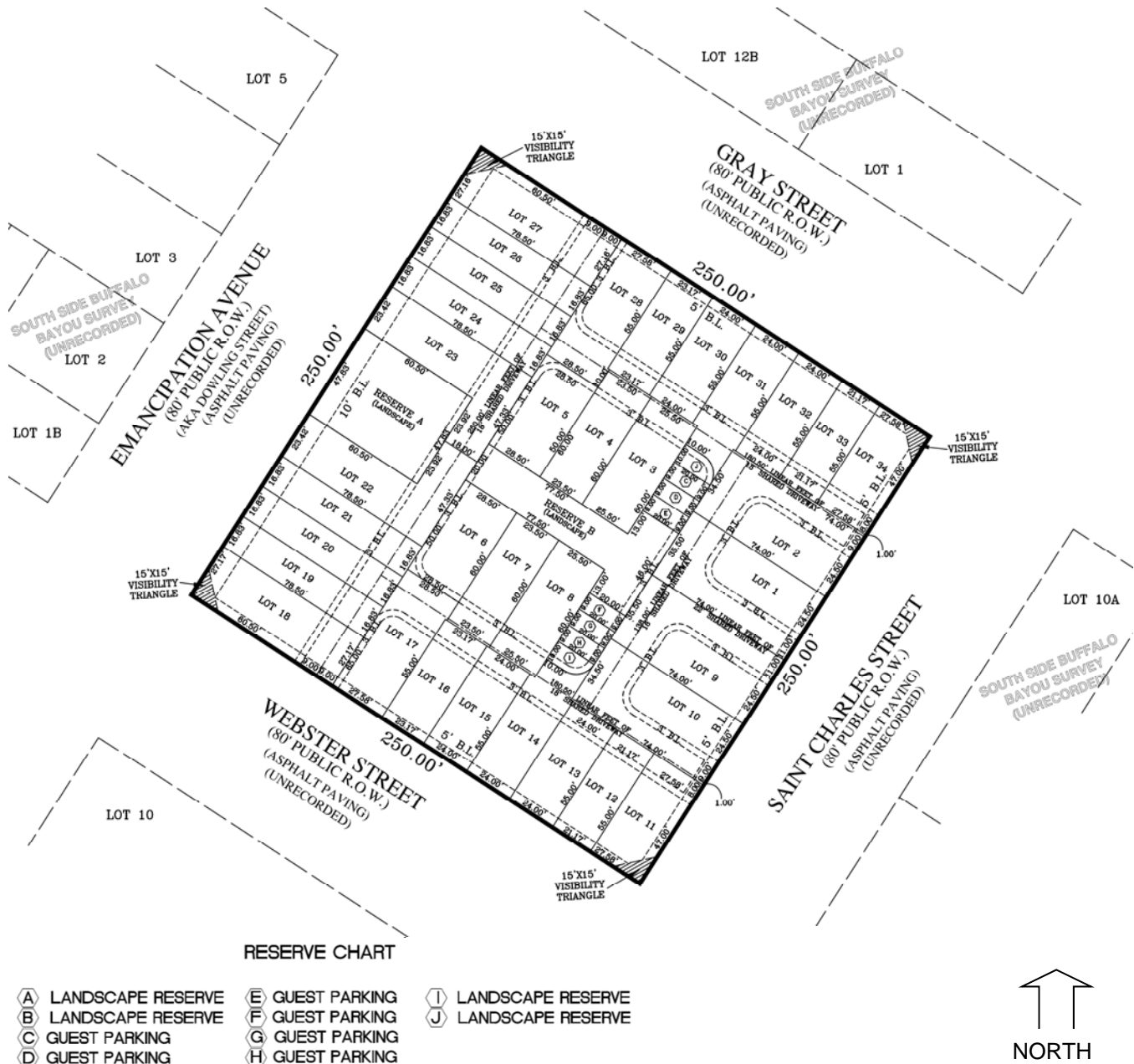
## ITEM: 122

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Enterra at Emancipation (DEF 1)

Applicant: The Interfield Group



D – Variances

Subdivision

# Houston Planning Commission

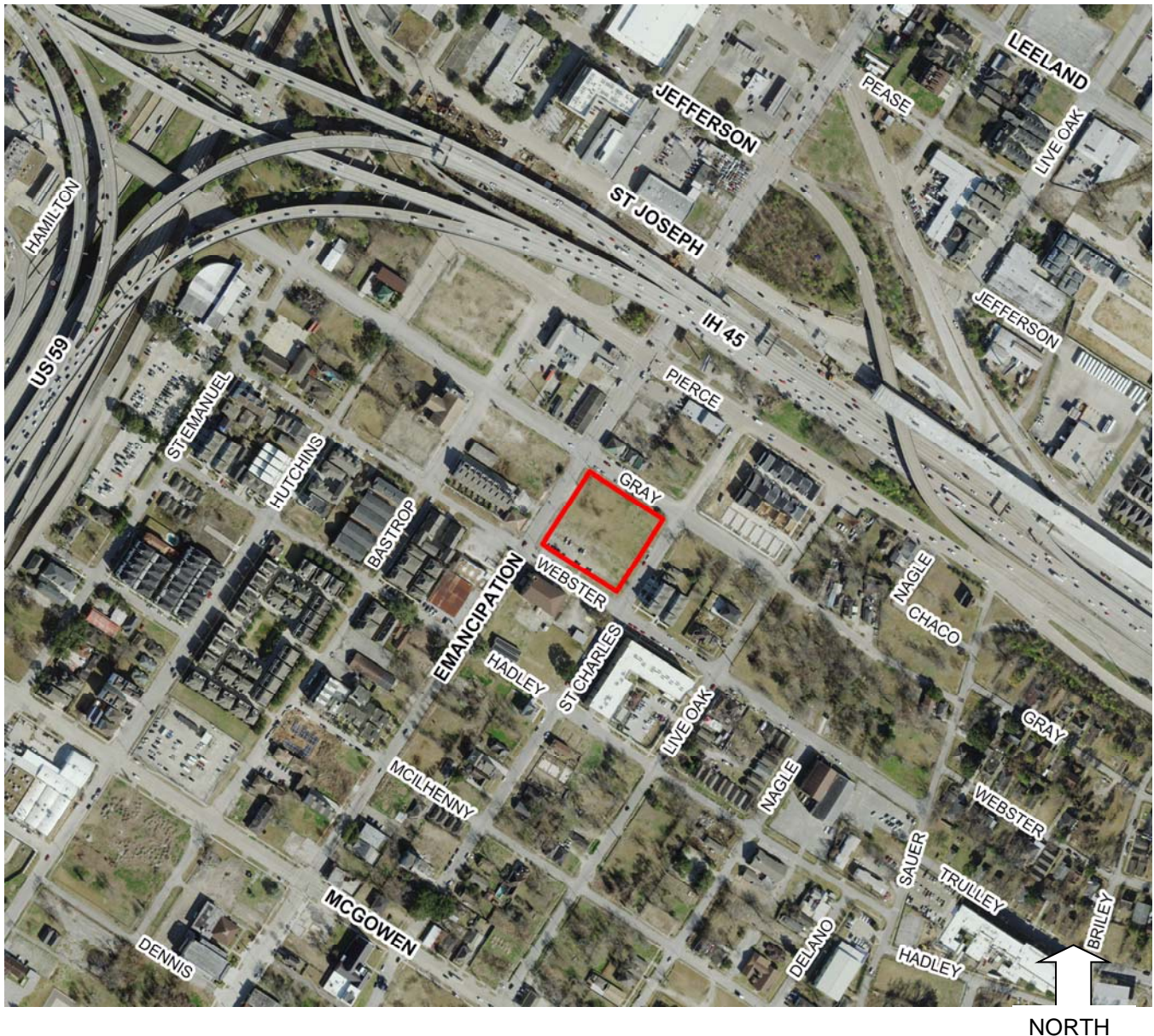
ITEM: 122

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Enterra at Emancipation (DEF 1)

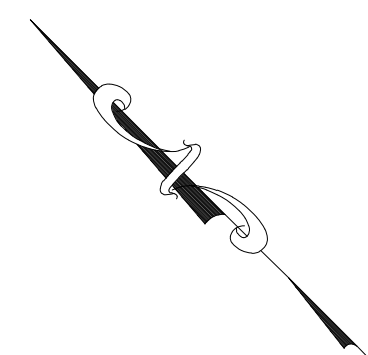
Applicant: The Interfield Group



D – Variances

Aerial



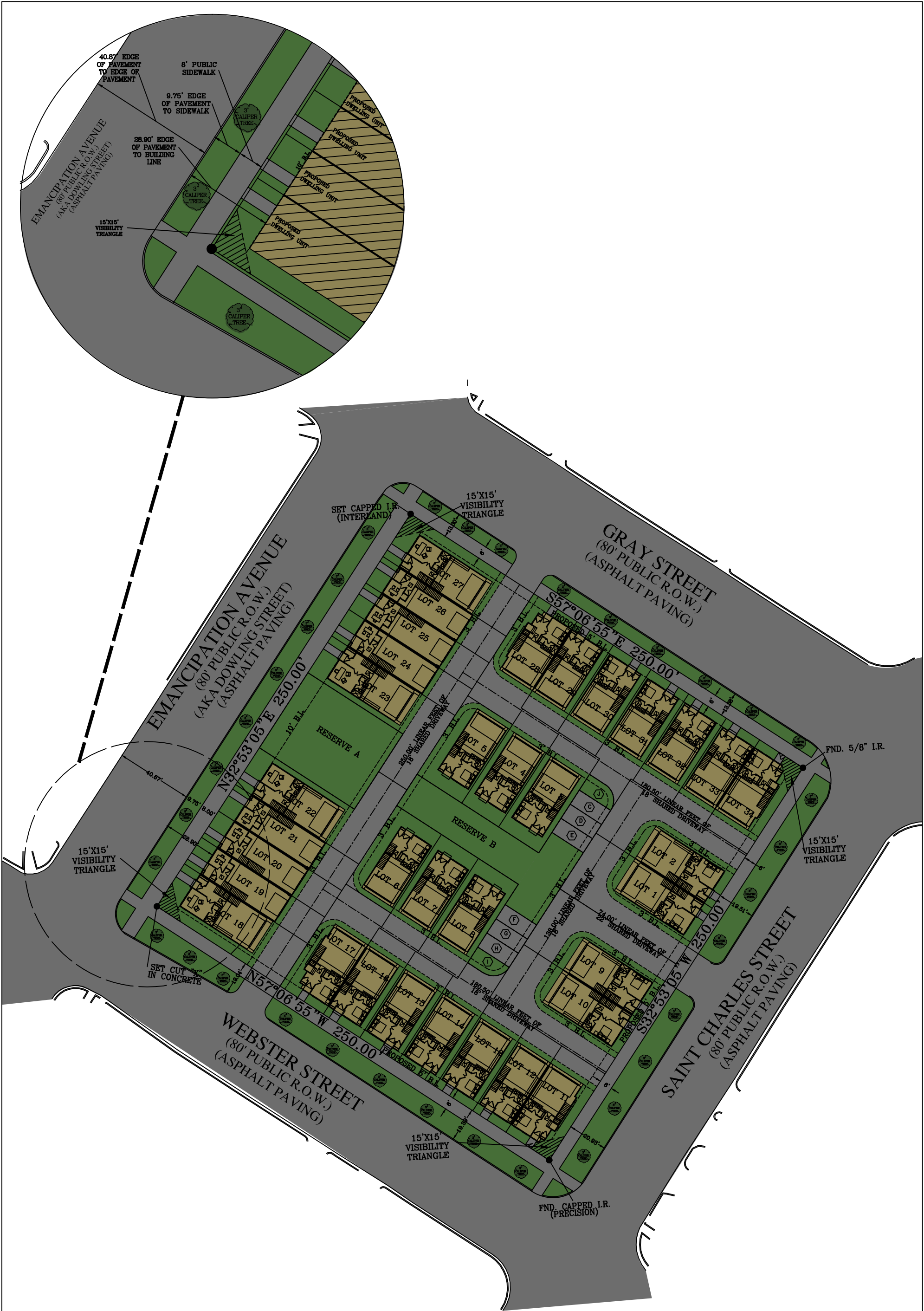


SCALE: 1" = 20'-0"

A horizontal scale bar with tick marks at 0, 2, 5, 10, and 20 feet. The segments are labeled 1, 5, and 20 above the bar.

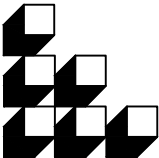
LOT	SIZE	TOTAL SLAB	% COVERAGE
1	2627	908	34.56 %
2	2553	908	35.56 %
3	1530	761	49.74 %
4	1410	761	53.97 %
5	1425	761	53.40 %
6	1425	761	53.40 %
7	1410	761	53.97 %
8	1530	761	49.74 %
9	2627	908	34.56 %
10	2553	908	35.56 %
11	1517	810	53.99 %
12	1164	780	67.01 %
13	1320	780	50.09 %
14	1541	780	50.62 %
15	1320	780	50.09 %
16	1274	780	61.22 %
17	1802	810	44.95 %
18	2133	938	43.98 %
19	1321	781	50.12 %
20	1321	781	50.12 %
21	1321	781	50.12 %
22	1838	938	51.03 %
23	1838	938	51.03 %
24	1321	781	50.12 %
25	1321	781	50.12 %
26	1321	781	50.12 %
27	2133	938	43.98 %
28	1802	810	44.95 %
29	1274	780	61.22 %
30	1320	780	50.09 %
31	1541	780	50.62 %
32	1320	780	50.09 %
33	1164	780	67.01 %
34	1517	810	53.99 %

ENTERRA HOMES 2209 Emancipation Avenue, Ho Enterra @ Emancipation, Lo	
JOB # E0102-1	ISSUE



**THE INTERFIELD GROUP**  
ARCHITECTURE / PLANNING/ ENGINEERING

401 STUDEWOOD, SUITE 300  
HOUSTON, TEXAS 77007  
TEL. (713) 780-0909  
TBPE REG. NO. F-5611  
TBAE REG. NO. BR741

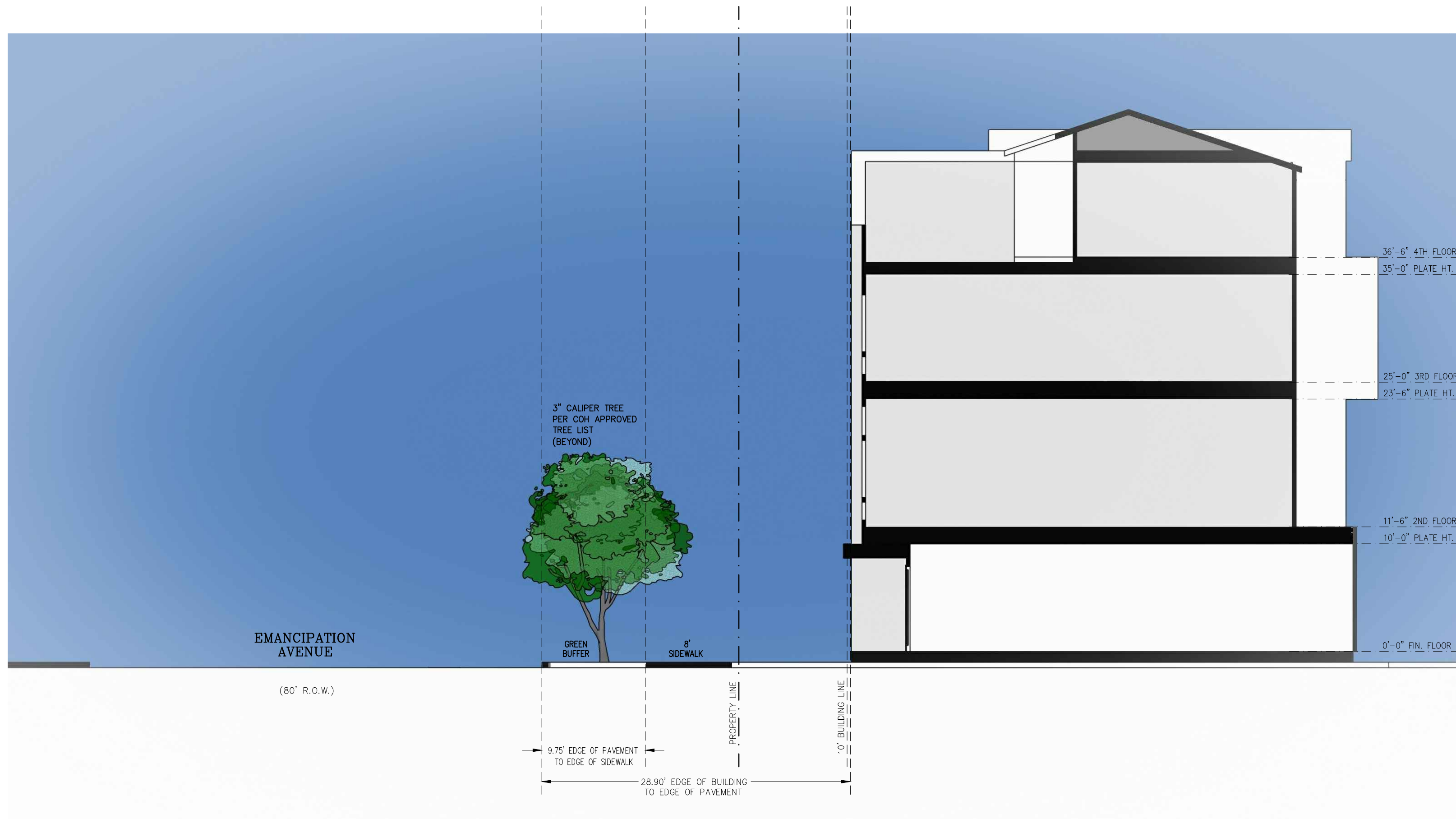


**TITLE**  
**ENTERRA AT EMANCIPATION**  
**PROJECT**  
**2209 EMANCIPATION AVE.**

DATE: 07.15.19	PROJ #: 19057.00
DRAWN BY: TO	CHECKED BY: MLV
SCALE: NTS	

**SHEET NO.**  
**SK1**  
**OF 1**





EMANCIPATION AT WEBSTER  
ANDERSON CANYON, LLC





**Application Number:** 2019-1171

**Plat Name:** Enterra at Emancipation

**Applicant:** The Interfield Group

**Date Submitted:** 06/24/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Specific variance is being sought and extent of condition to allow a 10' building line along Emancipation Avenue

**Chapter 42 Section:** 150

**Chapter 42 Reference:**

42-150 (c) – Building line requirement - A single-family lot abutting a Major Thoroughfare – Urban Area – 25 feet

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Enterra At Emancipation consists of all of Block 427 of South Side of Buffalo Bayou, located easterly of Emancipation Avenue, southerly of Gray Street, northerly of Webster Street and westerly of Saint Charles Street. Enterra At Emancipation will consist of a residential development, with ten (10) of the homes fronting on Emancipation Avenue. These ten (10) homes are designed with the flexibility of being utilize as live-work space on the ground floor. Enterra At Emancipation will not have a curb cut along Emancipation Avenue. Main entrance will be located on Saint Charles Street, with two (2) additional entrance/exits along Webster and Gray Streets. In recent years, several developments along Emancipation Avenue were granted variances that allowed 0' to 15' building lines. These projects establish prevailing setbacks, with a strong likelihood that this prevalence will be in place for any foreseeable future period, due to the permanent nature of these developments. As with these developments, a 10' building line will allow for a more practical site layout to provide future residents with 0.66-acres of green space along Emancipation and 3 additional guest parking spaces. Existing conditions along this portion of Emancipation Avenue will place buildings at approximately 28.69' from the edge of pavement, with a 10' the building line. There are existing structures that share Emancipation Avenue intersections with this development that appear to be at 0' to 5' building lines. A 25' building line would deny Enterra At Emancipation the ability to be in general character of the block face and would cause homes to be set back from the façade of developments existing/planned along Emancipation Avenue. Developer intends to improve the pedestrian realm along Emancipation Avenue, by providing a pedestrian buffer that includes a 8' sidewalk and 3" caliper trees planted between travelled lanes and proposed sidewalk, so allowing a 10' building line will allow development to be in character with other developments and enhancement of the block face. We believe that with the flexibility of the ground floor live-work space, green space and improved pedestrian realm, Enterra At Emancipation will enhance the walkability and beautification of the nearby community and future residents.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject tract.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: (a) Proposed development will include a 8-foot side walk along Emancipation Avenue (b) 3" caliper trees will create a pedestrian buffer between sidewalk and traveled lanes. (c) A private sidewalk, from doors facing Emancipation Avenue that will connect to 8' public sidewalk (d) 8" wrought iron fence (e) Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face.



**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare. Instead, it will allow development the ability to be in general character of this block face and not be setback further back from nearby developments, without in any way compromising public health or safety.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of prevailing conditions and beautification of the block face.



**Application Number:** 2019-1171

**Plat Name:** Enterra at Emancipation

**Applicant:** The Interfield Group

**Date Submitted:** 06/24/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow intersection spacing within a shared driveway to be less than 65 feet.

**Chapter 42 Section:** 145

**Chapter 42 Reference:**

42-145(c) Intersections within a shared driveway shall comply with the following requirements: (1) Intersections shall be spaced a minimum of 65 feet apart measured from the closest edges of the shared driveway and shall not intersect at less than an 80 degree angle

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Enterra At Emancipation consists of all of Block 427 of South Side of Buffalo Bayou, located easterly of Emancipation Avenue, southerly of Gray Street, northerly of Webster Street and westerly of Saint Charles Street. Enterra At Emancipation will consist of a residential development, with ten (10) of the homes fronting on Emancipation Avenue. These ten (10) homes are designed with the flexibility of being utilize as live-work space on the ground floor. A deep building setback is not conducive to ground floor business uses and contravenes well established architectural and planning philosophies and practices for the creation of urban live/work properties. Enterra At Emancipation will not have a curb cut along Emancipation Avenue. Main entrance will be located on Saint Charles Street, with two (2) additional entrance/exits along Webster and Gray Streets. Please note the following: (1) The internal driveways are 70' apart from centerline to centerline. (2) This is an internal access-controlled intersection. (3) Shared driveways do not intersect with the public street at this location. Developer intends to improve the pedestrian realm along Emancipation Avenue, by providing a pedestrian buffer that includes a 8' sidewalk and 3" caliper trees planted between travelled lanes and proposed sidewalk, as well as a 0.66-acres of green space, being approximately 48'x10' area of the green space along development's Emancipation frontage that will be on the public side of the green space fence. Strict application of this Ordinance would deny owner the ability to reasonably design a practical site layout that will allow better amenities to future residents and nearby community. We appreciate your kind consideration of this request.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on facts internal to subject tract.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: (a) Proposed development will include a 8-foot side walk along Emancipation Avenue (b) 3" caliper trees will create a pedestrian buffer between sidewalk and traveled lanes. (c) A private sidewalk, from doors facing Emancipation Avenue that will connect to 8' public sidewalk (d) 8" wrought iron fence (e) Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare. Instead, it will allow development the ability to be in general character of this block face and not be setback further back from nearby developments, without in any way compromising public health or safety.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of internal conditions and beautification of the block face.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace-Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

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F. 832.393.6662  
[www.houstontx.gov](http://www.houstontx.gov)

June 27, 2019

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Enterra at Emancipation

**REFERENCE NUMBER:** 2019-1171

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located along Emancipation Avenue South of I 45. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

**Mary Villareal** of **The Interfield Group**, the applicant, has filed a variance request on behalf of **Enterra Homes**, to allow reduced building lines of 10 feet along Emancipation Avenue as opposed to the required 25-foot building line.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, July 11, 2019, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call **Mary Villareal** at **713-780-0909**. You may also contact Homero Guajardo with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

**Para más información acerca de este documento, favor de llamar a Hector Rodriguez del Departamento de Planificación y Desarrollo al 832-393-6659.**

## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

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- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

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- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

---

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

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- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



# Houston Planning Commission

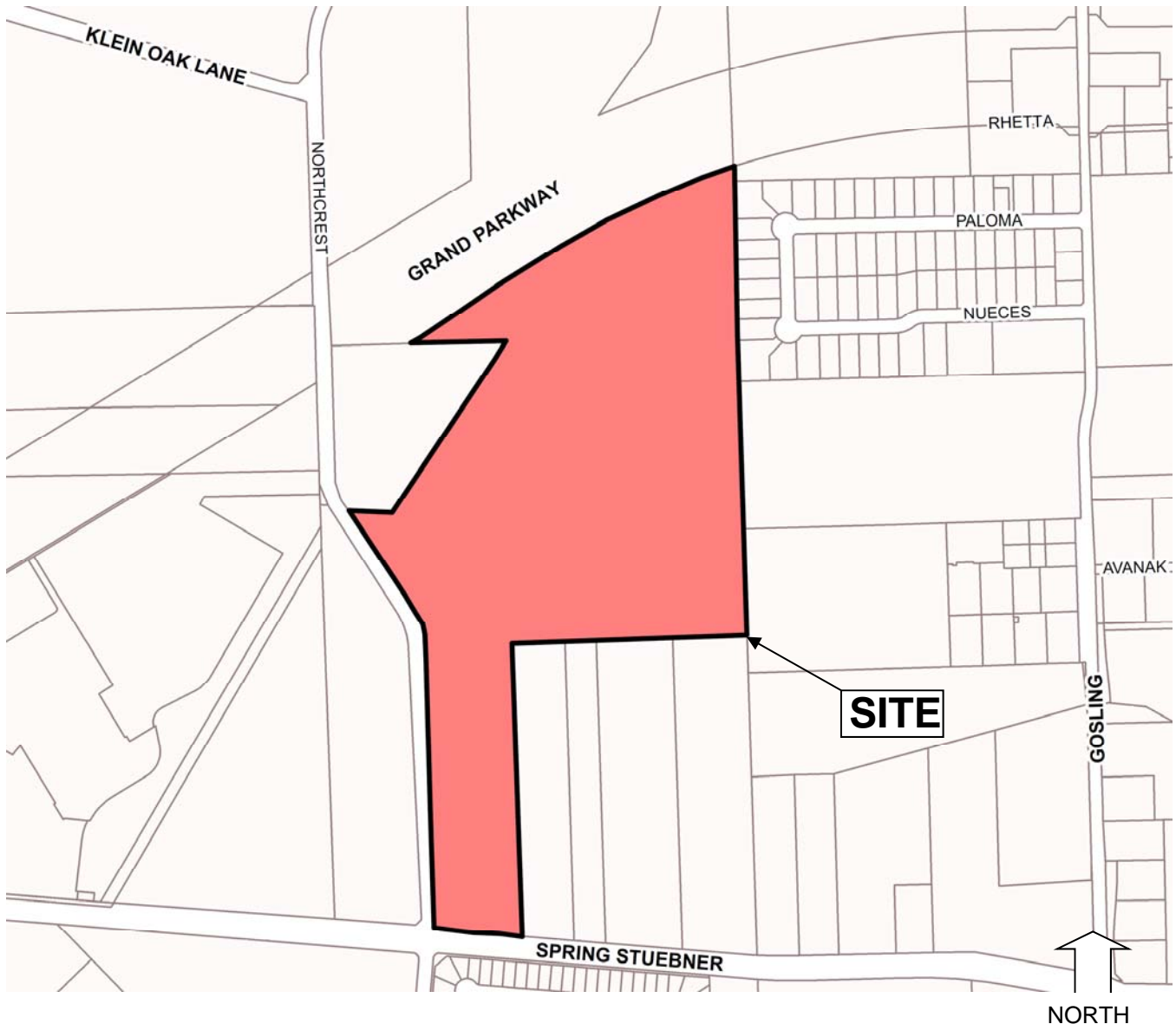
**ITEM: 123**

Planning and Development Department

Meeting Date: 7/25/2019

Subdivision Name: Northcrest Industrial

Applicant: Windrose



**D – Variances**

**Site Location**

# Houston Planning Commission

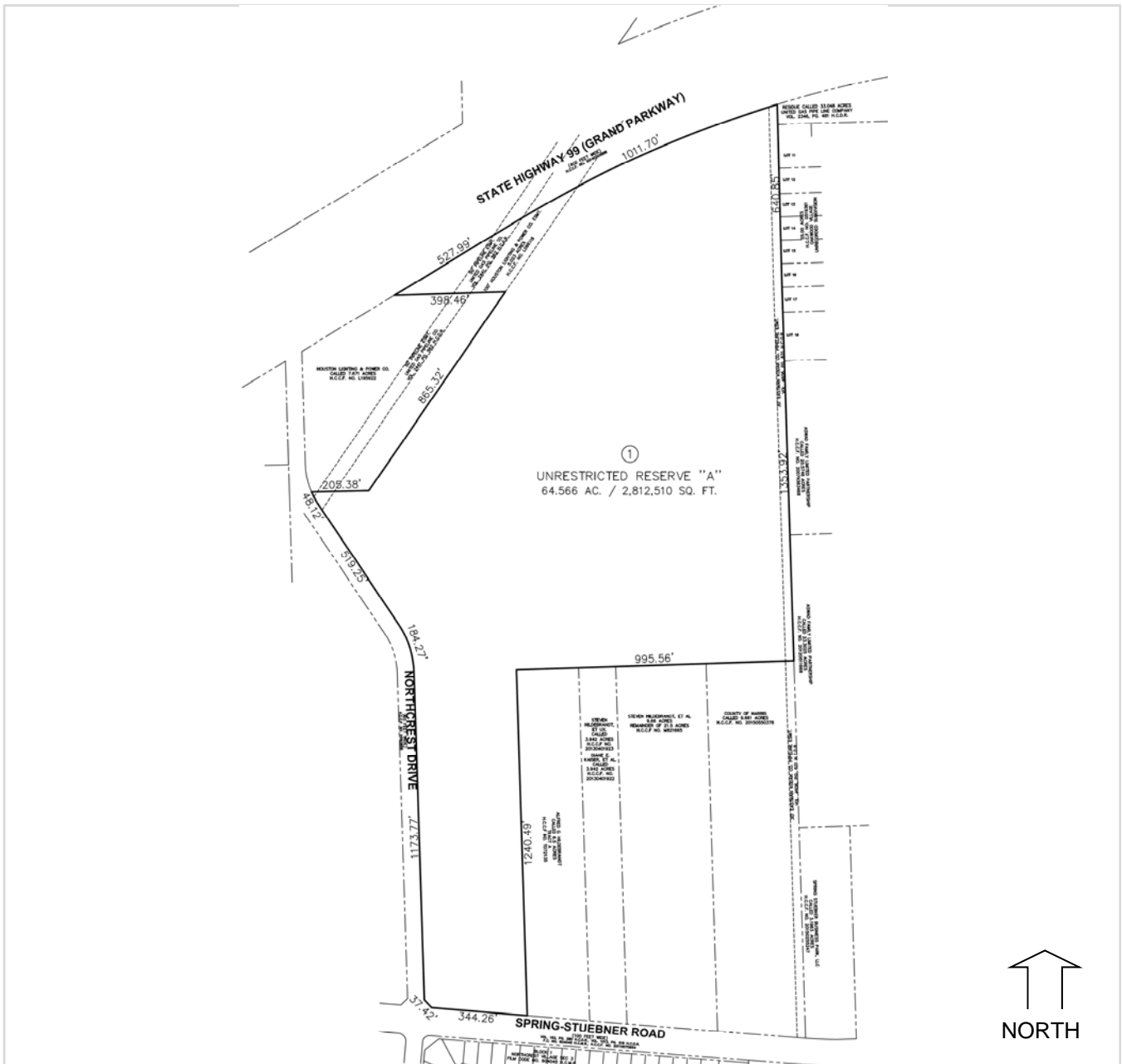
## ITEM: 123

Planning and Development Department

Meeting Date: 7/25/2019

Subdivision Name: Northcrest Industrial

Applicant: Windrose



D – Variances

Subdivision

# Houston Planning Commission

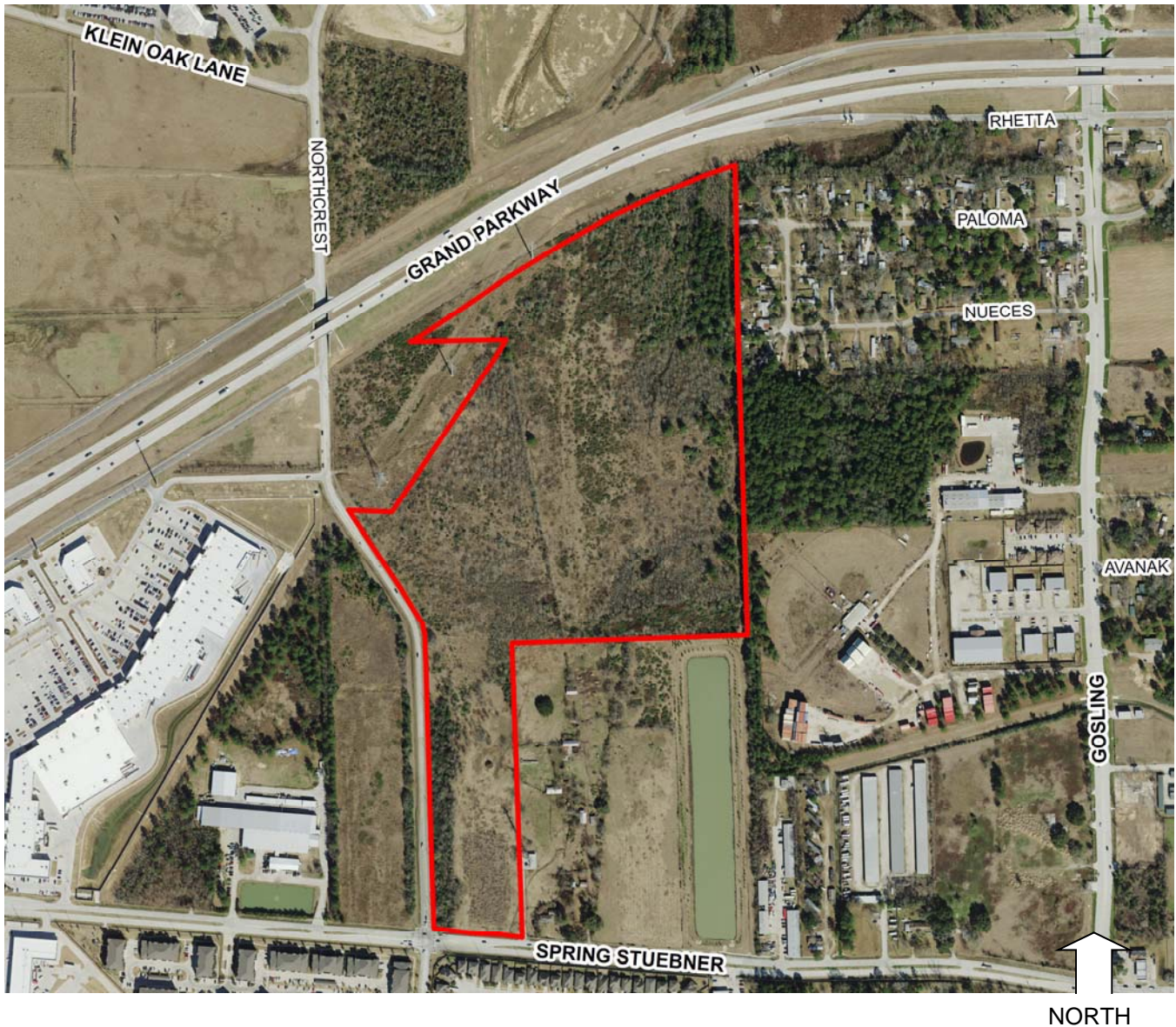
**ITEM: 123**

Planning and Development Department

Meeting Date: 7/25/2019

Subdivision Name: Northcrest Industrial

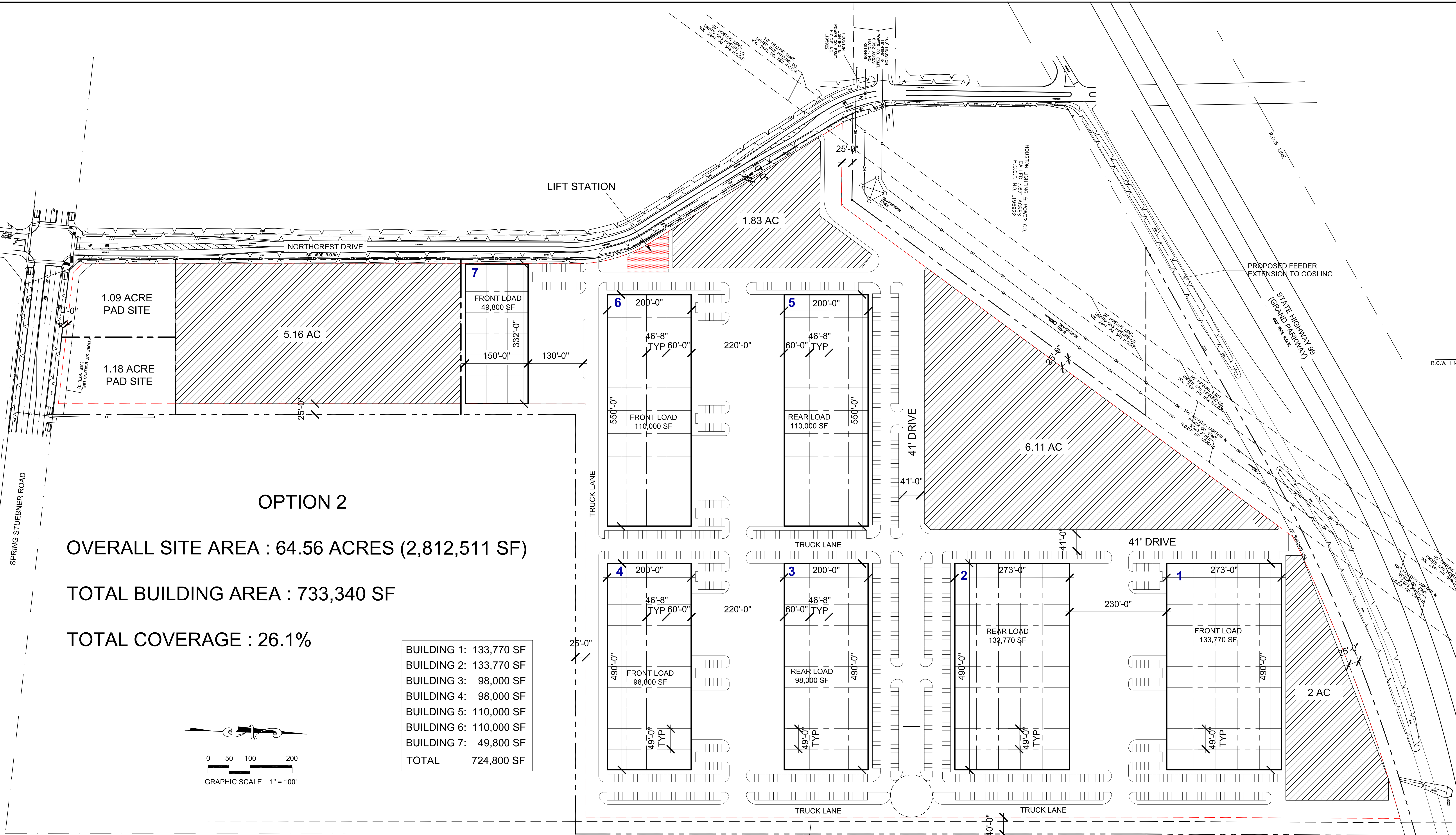
Applicant: Windrose



**D – Variances**

**Aerial**







**Application Number:** 2019-1304

**Plat Name:** Northcrest Industrial

**Applicant:** Windrose

**Date Submitted:** 07/15/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not provide an east-west street through the subject property to meet local street intersection requirements and to not provide a north-south street through the subject property to meet major thoroughfare intersection requirements.

**Chapter 42 Section:** 127, 128

**Chapter 42 Reference:**

Sec. 42-128, Intersections of local streets, Paragraph (a), Subparagraph (1) states, "Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet."

Sec. 42-127, Intersections of major thoroughfares, Paragraph (a), states, "A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet."

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The subject property is 64 acres located on the east side of Northcrest Drive between the Grand Parkway (State Highway 99) and Spring Stuebner Road. The applicant is proposing to develop a logistics facility consisting of 7 buildings and 733,340 square feet. This site is very viable for a logistics facility given its proximity to the Grand Parkway, Interstate 45, and the growing north Houston/Spring corridor. City of Houston regulations require an east-west street through the middle of the property to meet intersection spacing requirements. Regulations also require a new north-south major thoroughfare somewhere in eastern portion of the site if measured from Gosling Road. Measuring from Kuykendahl Road would put the required thoroughfare off the site to the east. Because of the unusual physical characteristics associated with the surrounding area, neither an east-west street nor a north-south arterial is not necessary or nor in the public's best interests. The Grand Marketplace retail power center is located adjacent to and immediately west of the subject property across Northcrest Drive. This power center's configuration, including large detention ponds and multi-tenant retail buildings, prevents any possible extension of a street to the west. Even if the power center did not exist, the respective alignments of the Grand Parkway and Spring Stuebner Road, which taper down going westward, prevent any extension of another east-west street coming from the subject site. To the east, a street extension is also prevented by existing development conditions. A regional detention pond, cell phone towers, several commercial businesses (Titan Industries, Spring Stuebner Storage), and an industrial park leave no path for the prospective street. A north-south arterial situated through the eastern portion of the site would also not be viable or logical. It would have no path further to the south beyond Spring Stuebner Road because of an existing single-family residential subdivision. There is also no logical path northward because a new flyover would need to be constructed that crosses the Grand Parkway, a regional detention pond, and finally a Union Pacific railroad right-of-way. Northcrest Drive, if it was spaced appropriately and classified as a future major thoroughfare, would not be viable for reclassification because it terminates so quickly to the south at Kuykendahl Road.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The hardship for the variance is created by the surrounding development conditions. A new street within the subject property cannot be extended beyond the site because of existing development and alignment issues associated with the



Grand Parkway and Spring Stuebner Road. These conditions existed prior to the applicant's development plans and are not self-imposed.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Requiring the applicant to construct either of the code-required streets is unnecessary and counter to the public interest. The streets would split the applicant's site in half, provide no benefit to traffic mobility in the area, and create unnecessary maintenance liability for the county. If the City required a new east-west street bisecting the site, it would only serve to channel logistics facility traffic to Northcrest Drive. This purpose can be accomplished with private interior drives without creating unnecessary right-of-way that the County will have to maintain indefinitely. If the City required a new north-south major thoroughfare, it would only provide an expensive and useless cut-through from Spring Stuebner Road to the Grand Parkway. This is unnecessary as Northcrest Drive currently provides more than sufficient mobility between these two roadways.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public's health, safety, or welfare as adequate traffic circulation exists in the surrounding area. The large-footprint developments that characterize this region, including the proposed logistics facility and existing commercial developments, have safe and convenient access to Northcrest Drive and several major thoroughfares (Grand Parkway, Gosling Road, Spring Stuebner Road). An additional local street or major thoroughfare through the subject site, even if it could be extended, would provide no benefit to traffic movement or emergency vehicle access.

**(5) Economic hardship is not the sole justification of the variance.**

The conditions supporting the variance are the unique physical characteristics of the surrounding development environment. The existing uses to the east, and west, north and south, as well as the tapered alignment of the Grand Parkway and Spring Stuebner Road, prevent any possible logical street extensions of the of the code-required streets. Because the proposed local east-west street and north-south major thoroughfare are not necessary to facilitate traffic movement and they provide no tangible benefit to the public or applicant, the requested variance is justified and should be granted by the Planning Commission.

# Houston Planning Commission

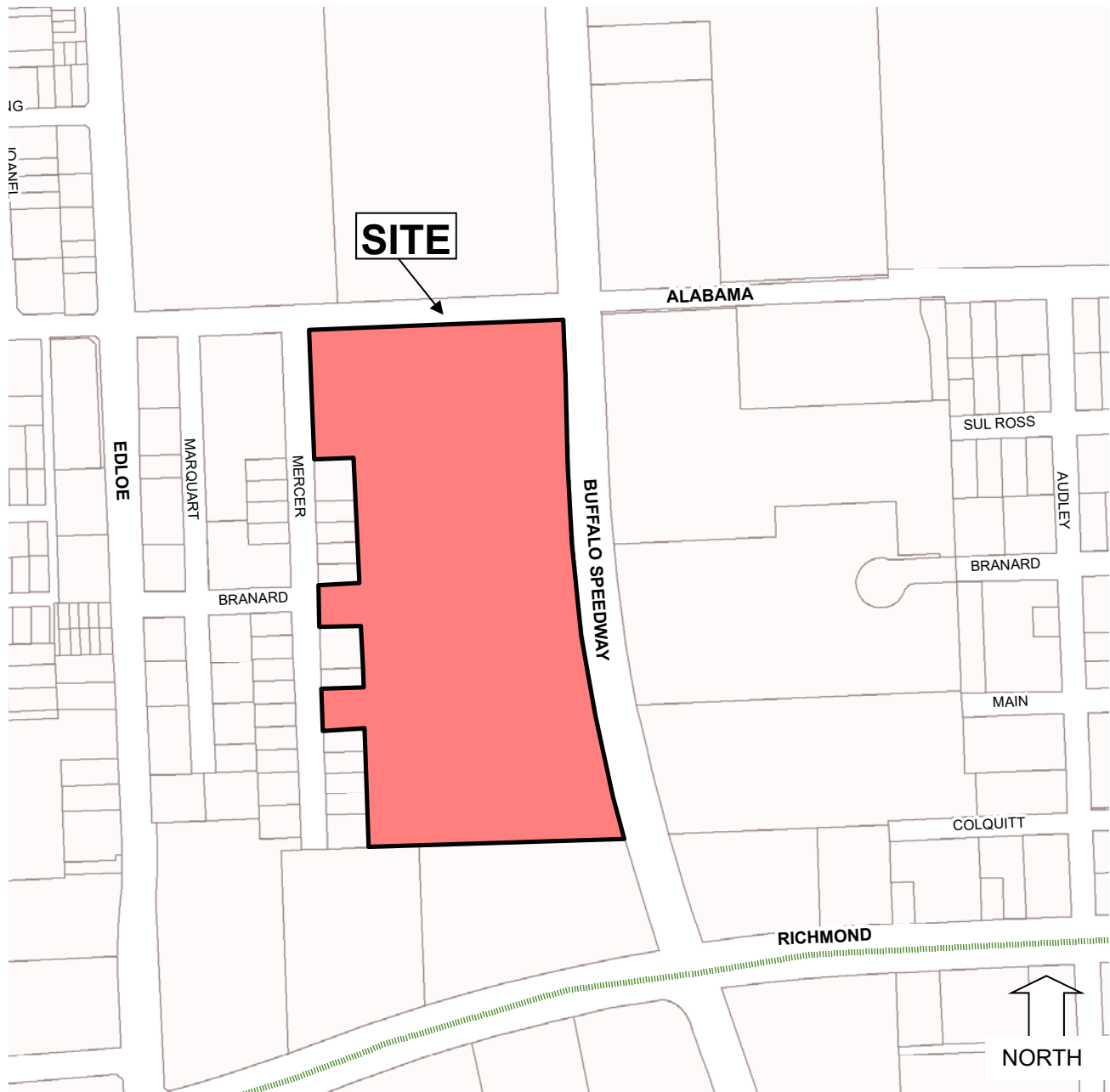
ITEM: 124

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: River Oaks Green

Applicant: BGE, Inc.



D – Variances

Site Location

# Houston Planning Commission

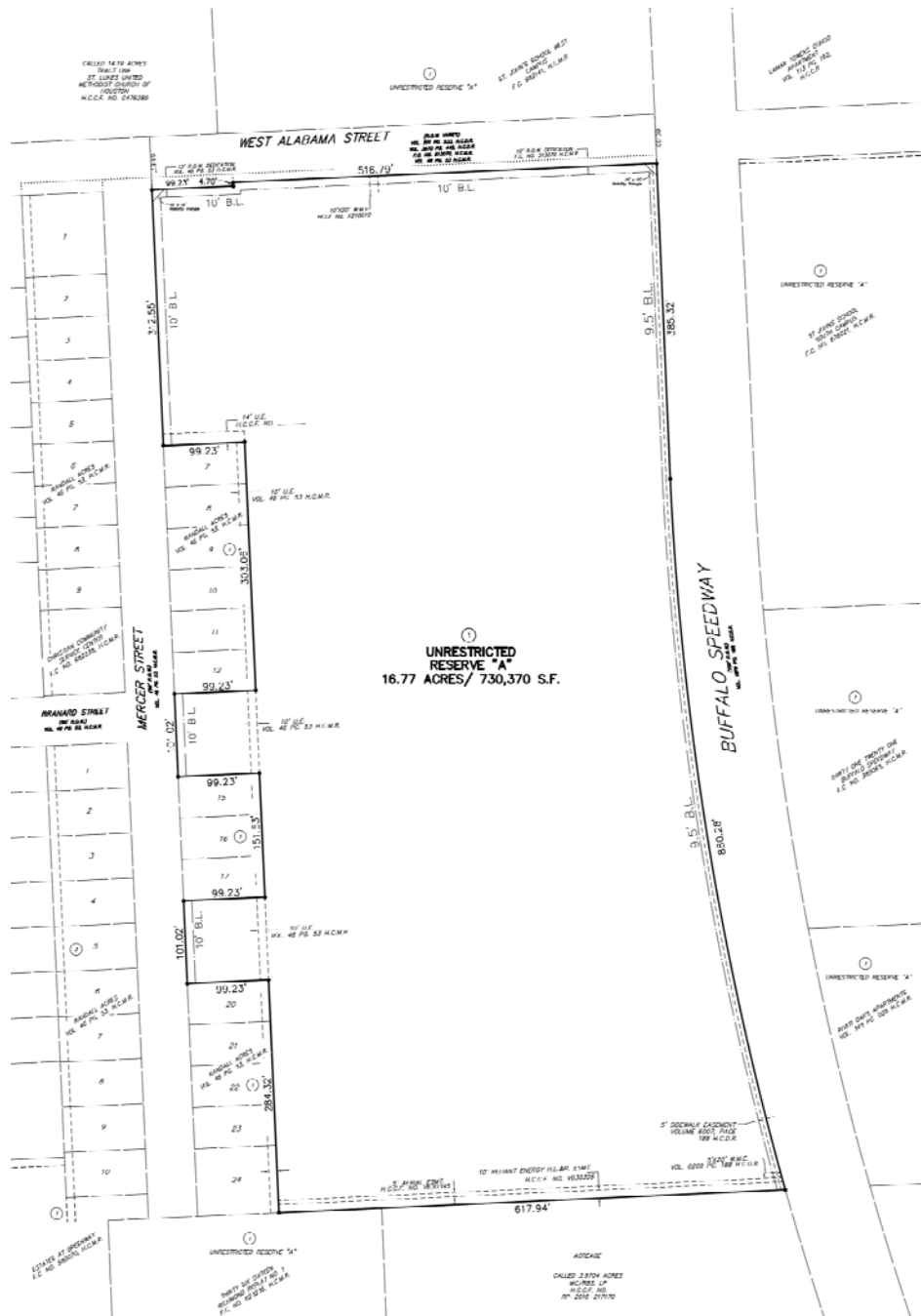
## ITEM: 124

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: River Oaks Green

Applicant: BGE, Inc.



D – Variances

Subdivision

# Houston Planning Commission

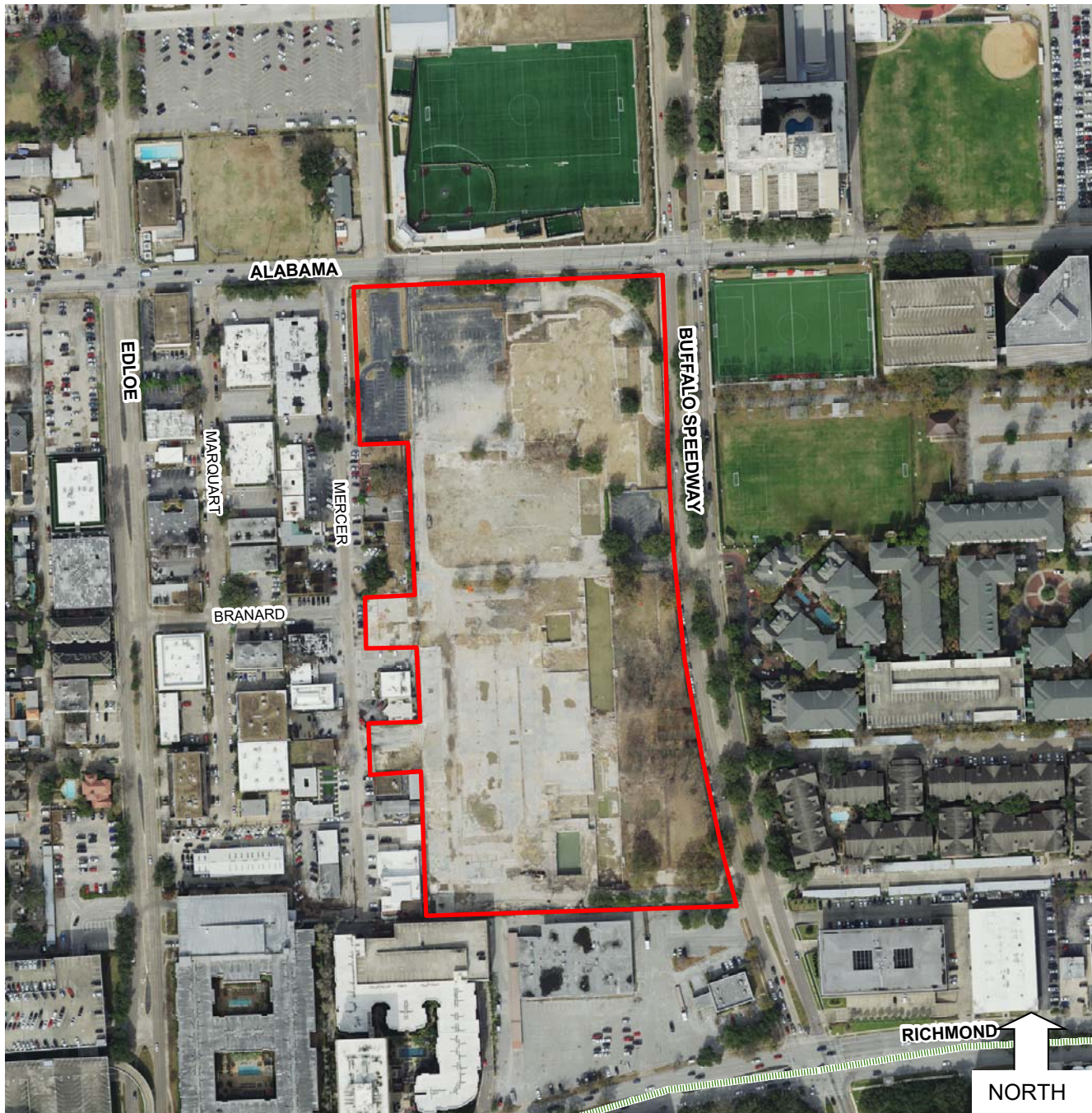
ITEM: 124

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: River Oaks Green

Applicant: BGE, Inc.



D – Variances

Aerial





**SITE PLAN OF  
RIVER OAKS GREEN**

A SITE PLAN OF 16.77 ACRES OF LAND ALSO  
BEING A REPLAT OF RESTRICTED RESERVE "A",  
BLOCK 1, OF EXXONMOBIL UPSTREAM RESEARCH  
COMPANY TRACT LOCATED IN THE  
A.C. REYNOLDS SURVEY, ABSTRACT NO. 61  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

SCALE: 1"=60'

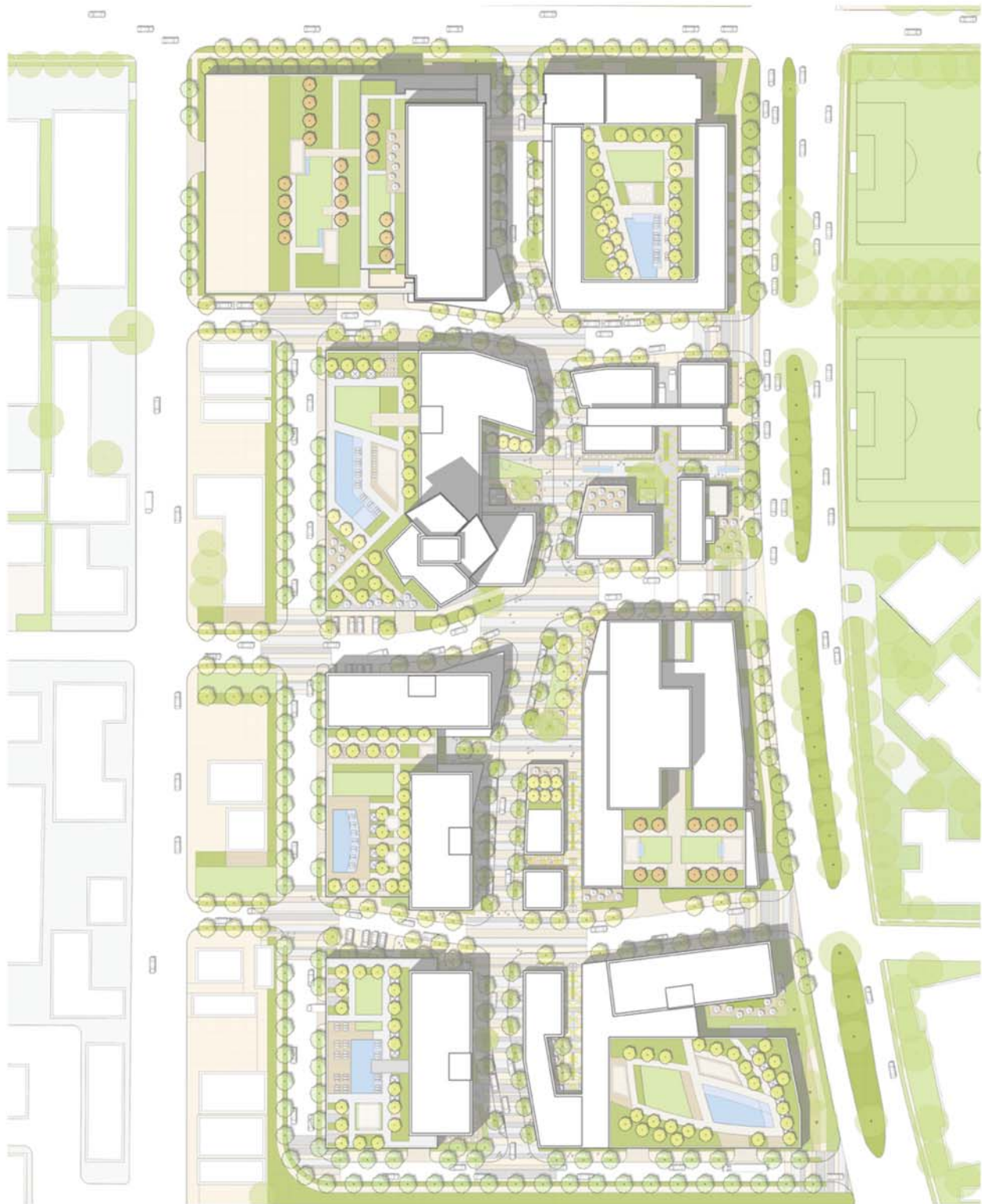
DATE: JULY, 2019



BGE, Inc.  
10777 Westheimer, Suite 400, Houston, TX 77042  
Tel: 281-558-8700 • www.bgeinc.com  
TSP# Registration No. F-1048  
TBPLS Licensed Surveying Firm No. 101065-00

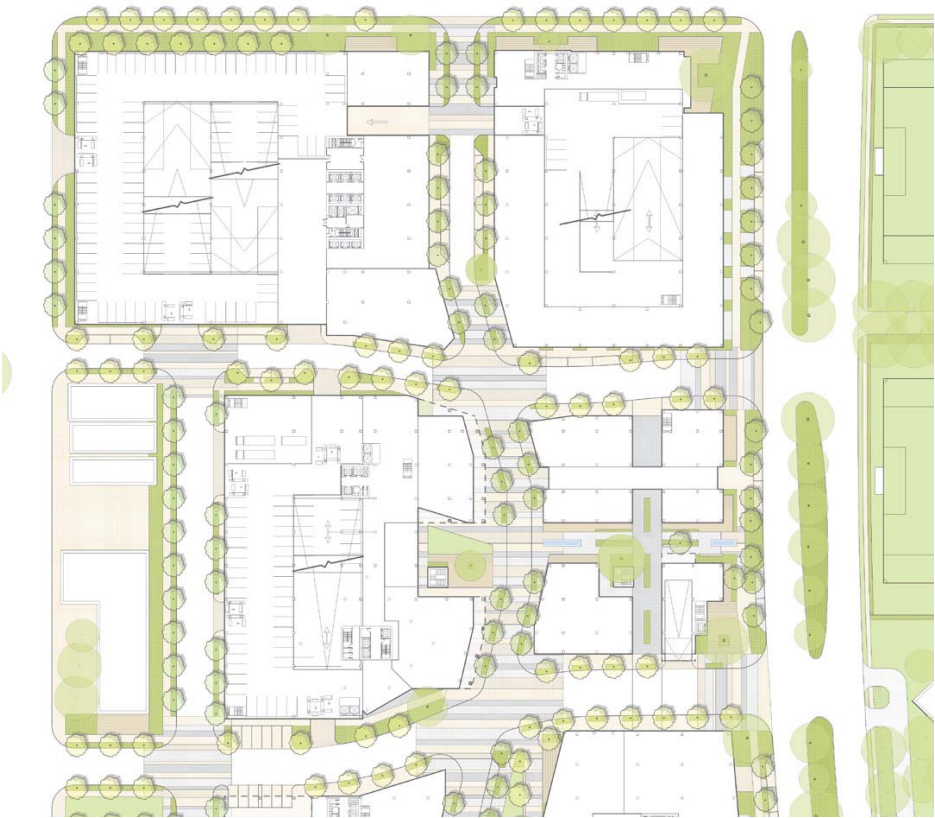


## Site Plan



Conceptual Landscape Plan  
Houston, Texas

PICKARD CHILTON



Ground Level Plan



Amenity Plan







Ground Level Plan

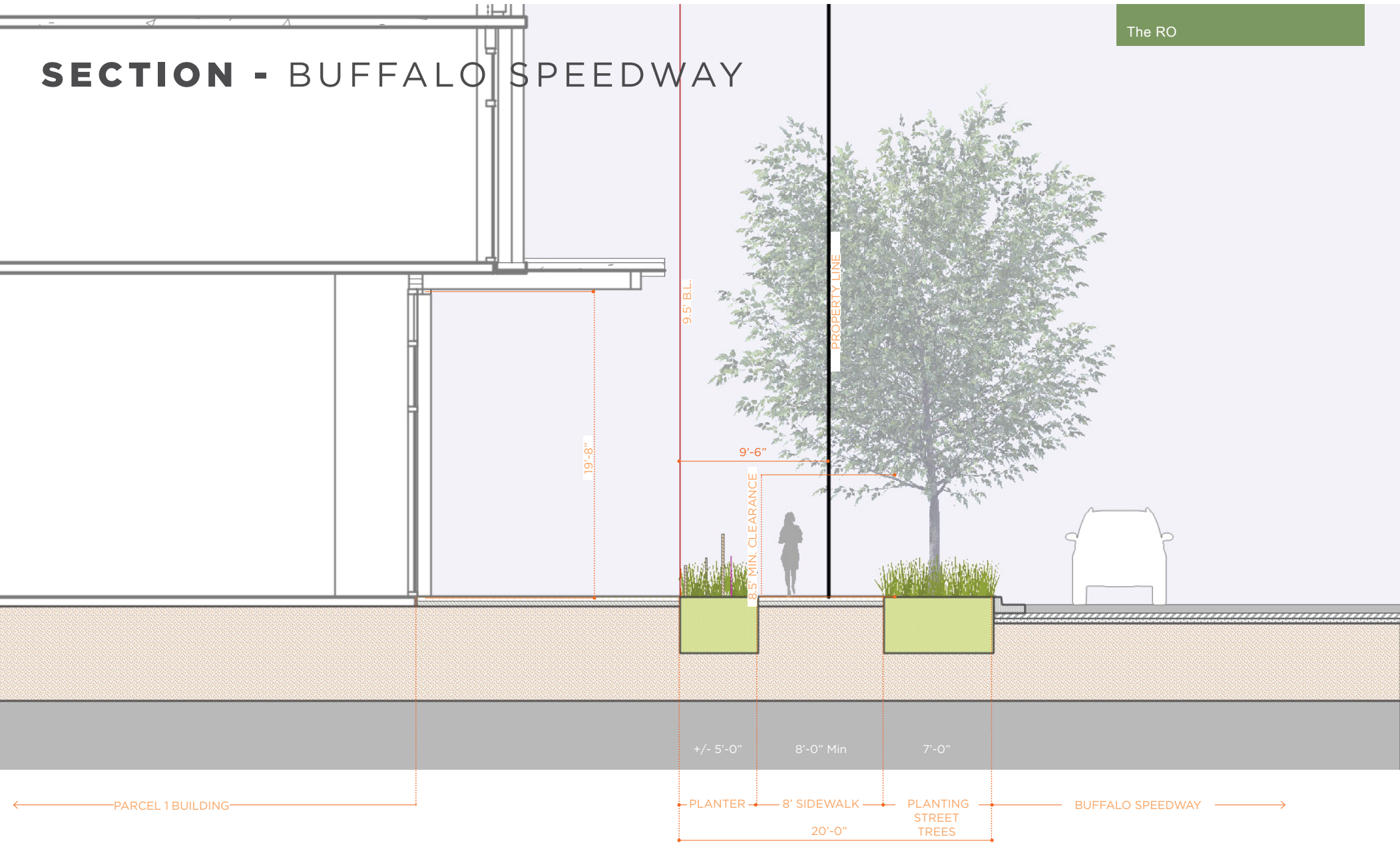


Amenity Level Plan



# SECTION - BUFFALO SPEEDWAY

The RO





# SECTION - ALABAMA ST.

The RO



PICKARD CHILTON

PRESTON PARTNERSHIP

MAYFIELD AND RAGNI STUDIO

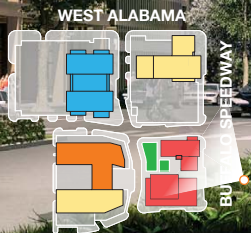
OJB LANDSCAPE ARCHITECTURE

3120 BUFFALO SPEEDWAY, HOUSTON, TEXAS - PARCEL 1



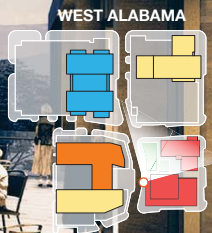


3120 Buffalo Speedway





3120 Buffalo Speedway





**Application Number:** 2019-1210

**Plat Name:** River Oaks Green

**Applicant:** BGE, Inc.

**Date Submitted:** 07/12/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a 9.5 foot building line along the west side of Buffalo Speedway to allow for architectural features, overhangs, and cantilevered habitable building area.

**Chapter 42 Section:** 152

**Chapter 42 Reference:**

(a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The subject site is a ± 16.8-acre tract bounded by Mercer Street on the west, West Alabama Street on the north, and Buffalo Speedway on the east. The subject site was formerly home to the ExxonMobil Research Center and is undergoing a complete redevelopment to create a new mixed-use development including residential units. The preceding plat dedicated approximately 10 feet to the West Alabama Street right of way. West Alabama is a designated Major Collector with an ultimate width of 70 feet, and Buffalo Speedway is a designated Major Thoroughfare with a sufficient width right of way of 100 feet at this location. The proposed redevelopment will be divided into two phases and eight different parcels. Phase I (see Site Phasing diagram included in Variance Package A) will include a mixed-use retail/office building and a mixed-use retail/multi-family residential building. Phase I also includes parcels three and four which remain under conceptual development. The proposed development will be a pedestrian oriented mixed-use commercial center with significant landscaping and green space including plazas. The proposed redevelopment contemplates transforming West Alabama Street and Buffalo Speedway into an aesthetically pleasing pedestrian realm to serve and enhance the commercial and residential uses. The redevelopment will establish a minimum pedestrian realm of 20 feet along West Alabama Street and a variable width pedestrian realm along Buffalo Speedway (a minimum 20-foot pedestrian realm along the Buffalo Speedway frontage will be provided). A minimum 8-foot sidewalk will be provided along both the west side of Buffalo Speedway and the south side of West Alabama Street in keeping with the pending Walkable Places and updated Transit-Oriented Development Standards. The proposed sidewalks will be variable width due to landscape buffers and tree wells along both rights-of-way. The landscape buffers provided will be a minimum of 7-feet wide to accommodate both new and existing landscaping, and to create a pedestrian environment that is more comfortable for pedestrians walking along both Buffalo Speedway and West Alabama Street. Additionally, ornamental planting wells will be created on the west side of the 8-foot sidewalk along Buffalo Speedway, as well as on the south side of the 8-foot sidewalk along West Alabama. The contemplated uses for the first floors of both the initial buildings will be commercial retail uses allowing for engagement and activity at the street level to create a meaningful pedestrian experience for both residents/users of the site and pedestrians traveling along both Buffalo Speedway and West Alabama Street.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances are not the result of a hardship created by the applicant; the circumstances are a result of the existing conditions created by the inadequate pedestrian facilities within the urban context of the site.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained; the subject streets will continue to function with an enhanced pedestrian experience. Pedestrian safety will be enhanced by the proposed improvements to West Alabama Street and Buffalo Speedway including clear delineation and separation of the pedestrian realm versus the vehicular travel way.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The redevelopment of the site will enhance the public health, safety, and welfare by creating a pedestrian realm separate from the travel way of West Alabama Street and Buffalo Speedway. Today, the pedestrian realm has sidewalks and some green space buffers, however the proposed improvements will be significantly more substantial than the existing conditions. The improvements will provide a clear access route for residents, patrons, neighboring property owners, nearby residents, and/or emergency vehicles.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the justification of the variance; the proposed improvements along West Alabama Street and Buffalo Speedway will only enhance the resident, patrons, neighboring property owners, and nearby resident experience and will allow better access to and from the proposed development.





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

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July 18, 2019

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** River Oaks Green

**REFERENCE NUMBER:** 2019-1210

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the south west intersection of W. Alabama Street and Buffalo Speedway. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

BGE, Inc., the applicant, has filed the request on behalf of 3120 Buffalo Speedway Associates, LP, the developer of the subject site. The applicant is requesting a variance to allow a 9.5' building line along Buffalo Speedway in lieu of the required 25' building line for a proposed mixed-use development. Enclosed are copies of the variance requests and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, July 25th, 2019, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Gerald Grissom with BGE, Inc. at 281-558-8700. You may also contact Chad Miller with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter. **Para más información acerca de este documento, favor de llamar a Hector Rodríguez del Departamento de Planificación y Desarrollo al 832-393-6600.**

## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

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- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

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- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

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- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

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- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

# Houston Planning Commission

**ITEM: 125**

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: X Houston (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



**D – Variances**

**Site Location**





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# Houston Planning Commission

## ITEM: 125

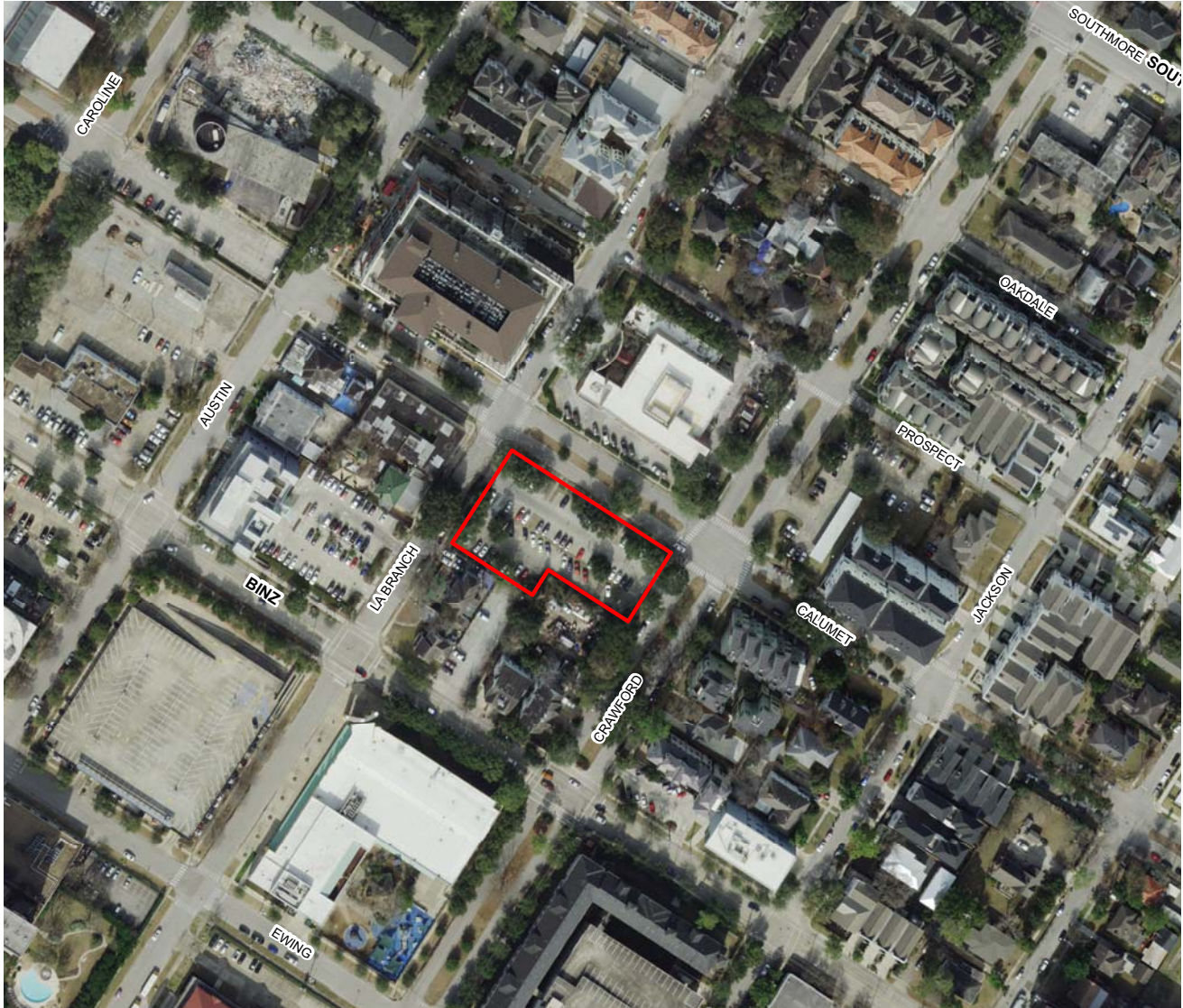
Planning and Development Department

Meeting Date: 07/25/2019

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Subdivision Name: X Houston (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



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**D – Variances**

**Aerial**

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# 5501 LA BRANCH, HOUSTON TX



## CALUMET SECTION



5501 LA BRANCH, HOUSTON TX



CALUMET LOOKING WEST



5501 LA BRANCH, HOUSTON TX



CALUMET LOOKING EAST

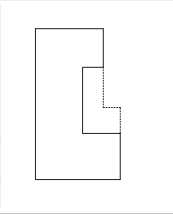


**LJC** 

LAMAR JOHNSON COLLABORATIVE

300 NORTH ELIZABETH STREET  
SUITE 200 | CHICAGO, IL 60607

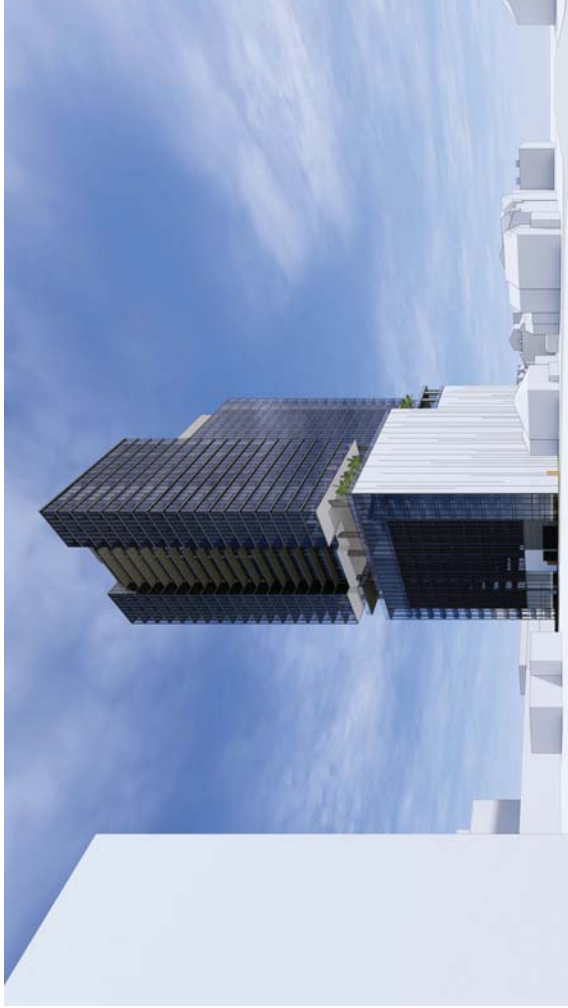
312.429.0400

[illegible][illegible]

Project Number	Scale
19.0050	

3D

A001



WEST VIEW



NORTH VIEW



2024

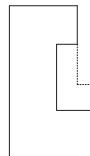
**2009-2010**

A. J. BARNES AND M. J. HARRIS

SUITE 200 | CHICAGO, IL 60607

CHICAGO, IL 60601-1242

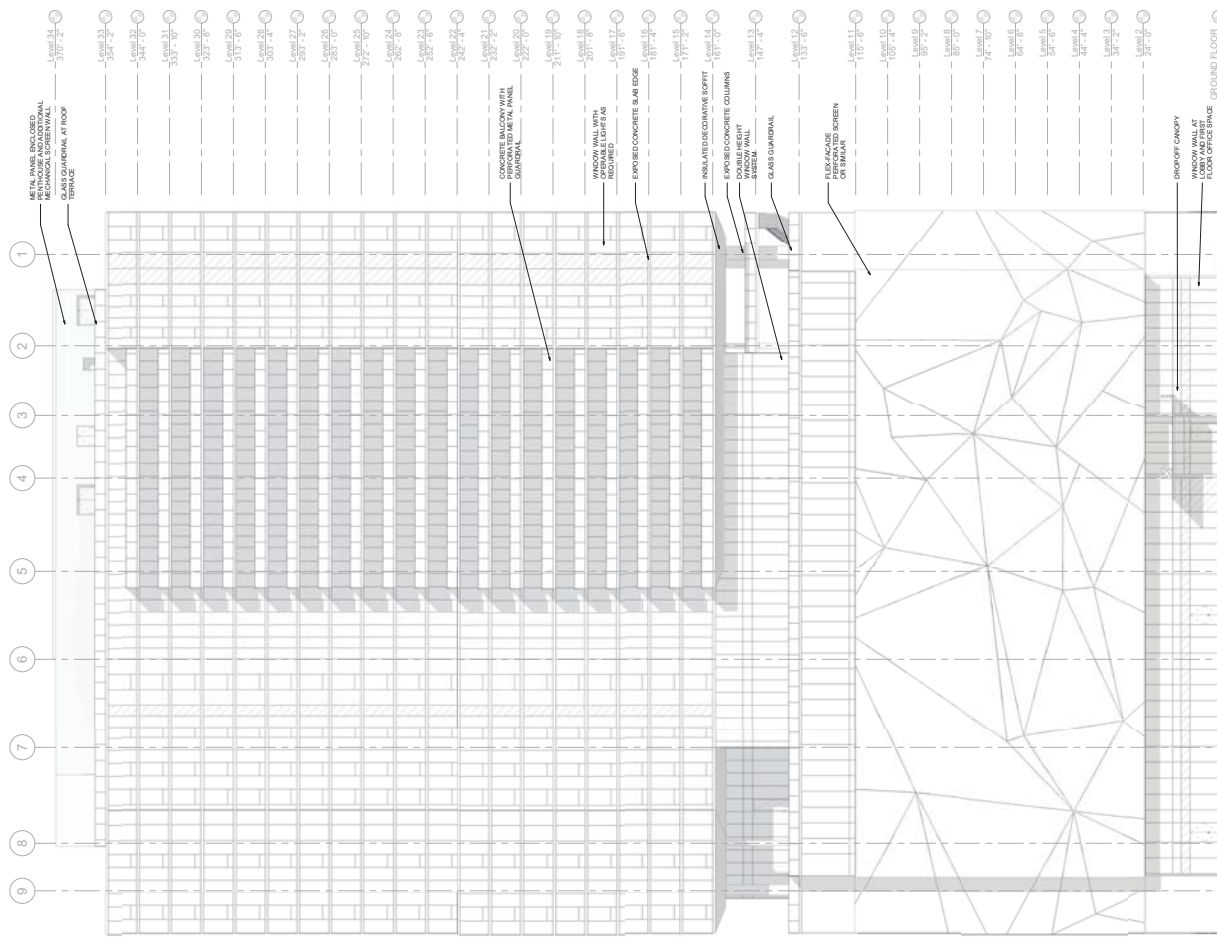
## REVISIONS

[illegible]

Project Number 19 0093

[illegible]

## EXTERIOR ELEVATIONS

1 Elevation - NORTH

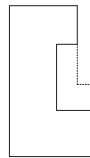




2025

LAMAR JOHNSON COLLABORATIVE  
300 NORTH ELIZABETH STREET  
SUITE 200 | CHICAGO, IL 60607  
312.429.0400

## REVISIONS

[illegible]

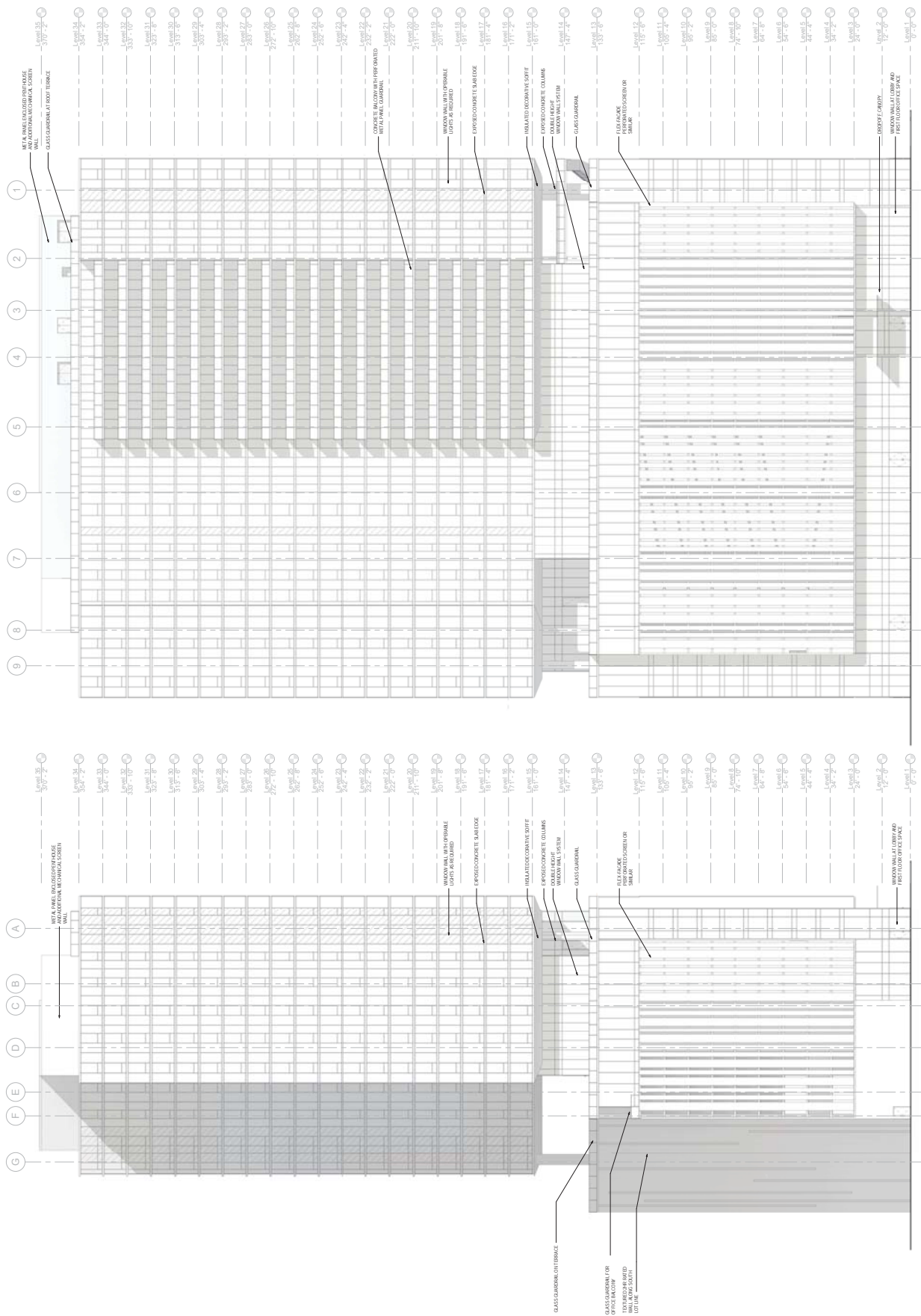
Project Number 19 0093

 $17.5^\circ = 91.0^\circ$ 

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## EXTERIOR ELEVATIONS

2 Elevation - EAST

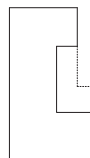
1 Elevation - NORTH





LAMAR JOHNSON COLLABORATIVE  
300 NORTH ELIZABETH STREET  
SUITE 200 | CHICAGO, IL 60607  
312.429.0400

△	Date	Description
		REVISIONS

[illegible]

Project Number	19-0383
Scale	1"=50' = 1:50'

## EXTERIOR ELEVATIONS

# A302





**Application Number:** 2019-1105

**Plat Name:** X Houston

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 06/21/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a 5' building line along Calumet Street for all floors above the ground level; To allow a canopy to come up to the property line on Calumet street for a stretch of approximately 29.33'

**Chapter 42 Section:** 42-155

**Chapter 42 Reference:**

The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

This is the site of a surface parking lot in the Museum Park neighborhood three blocks north of Hermann Park and three blocks east of the San Jacinto Street transit corridor. The site is also located within the boundary of the OST/Almeda tax increment reinvestment zone. The property has frontage on La Branch, Calumet, and Crawford Streets and is located within the original Hermann Park Addition subdivision, which was platted in 1917. Given this property's proximity to the rail line and Hermann Park, the developer is proposing a mixed-use high-rise building with a very pedestrian-friendly design on the ground level. This immediate area has several high-rise buildings, so this development will not adversely affect the neighborhood character. There is only one vehicular ingress/egress point to the building, which will limit pedestrian conflicts. The building also has extensive glazing and active uses on the ground floor such as the residential and office/commercial lobbies, bike room, and office/commercial space, which promotes walkability and pedestrian safety. There is a proposed area along Calumet that will be designated for passenger drop-off, which will prevent cars from unsafely stopping/blocking traffic on Calumet. The project's engineer will be working with Public Works to make this drop-off area, which is partially within the city's right of way, possible. There is also a proposed canopy with approximately 14' of vertical clearance coming out to the property line above the drop-off area, which will protect residents from the elements. The unobstructed sidewalk is continuous for the entire frontage with the exception of this drop-off area where the sidewalk temporarily comes closer to the building's façade. On Calumet Street, the distance between the back of the curb and property line varies from 11.2' to 11.7', which makes the pedestrian realm width 21.2' to 21.7'. On La Branch Street, the distance from the back of the curb to the property line is 15.8', which makes the pedestrian realm width 25.8'. On Crawford Street, the distance between the back of the curb and the property line varies from 16.3' to 16.4', which makes the pedestrian realm width 26.3' to 26.4'. This mixed-use building will have several floors of structured parking from floors 2-10. Since this project has an irregular "L" shape, it makes designing a parking layout including internal stairs, elevator banks, ramp systems, parking stalls, and aisles a challenge. Allowing the 5' building line, promotes a much more efficient design. The developer is also proposing to install balconies on the upper floors above the garage on floors 14-32. The ordinance allows for 30" of encroachment into the 10' building line, but the developer would like to give a little extra outdoor space to residents so they can make use of the space with tables and chairs. Allowing a 5' building line for the balconies and floors above the first floor will be inconsequential to pedestrians at the ground level.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The unusual shape of the property was not created by the applicant. The pedestrian realm and the setback at the ground floor will be preserved. Additional property on this block is not available.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of this chapter is to maintain light, air, and open space, which this proposal maintains. Promoting pedestrian friendly developments near transit corridors is also a main purpose of this chapter.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will promote a healthy and active lifestyle by promoting walkability.

**(5) Economic hardship is not the sole justification of the variance.**

The justification for the variance is the layout of the parking garage floors relative to the total depth of the property measured north to south. The reduced building line will allow for efficient design of the garage, while maintaining the more-than-adequate pedestrian realm at the ground floor. Allowing a canopy up the property line will allow for people entering and exiting the building to be protected from the elements as rideshare services continue to grow in popularity. If this property were across La Branch Street to the west, this property would be entitled to the 15' from the back of curb building line performance standards within the transit rules. This property being across La Branch Street will not make it any less likely that someone would walk to transit.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Interim Director  
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Houston, Texas 77251-1562

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[www.houstontx.gov](http://www.houstontx.gov)

June 27, 2019

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** X Houston

**REFERENCE NUMBER:** 2019-1105

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located west of Crawford Street, south of Calumet Street and east of La Branch Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Vernon G. Henry & Associates, Inc., the applicant, has filed the request on behalf of ORANGESTONE LA BRANCH LLC, the developer of the subject site. The applicant is requesting a variance to allow a 5' building line along Calumet Street for floors two and above and to allow a 0' building line for a canopy in lieu of the required 10' building line for a proposed mixed-use building. Enclosed are copies of the variance requests and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, July 11th, 2019, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Jake Patrick with Vernon G. Henry & Associates, Inc. at 713-627-8666. You may also contact Chad Miller with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter. **Para más información acerca de este documento, favor de llamar a Hector Rodriguez del Departamento de Planificación y Desarrollo al 832-393-6600.**



## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

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- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

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- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

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- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

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- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

# Houston Planning Commission

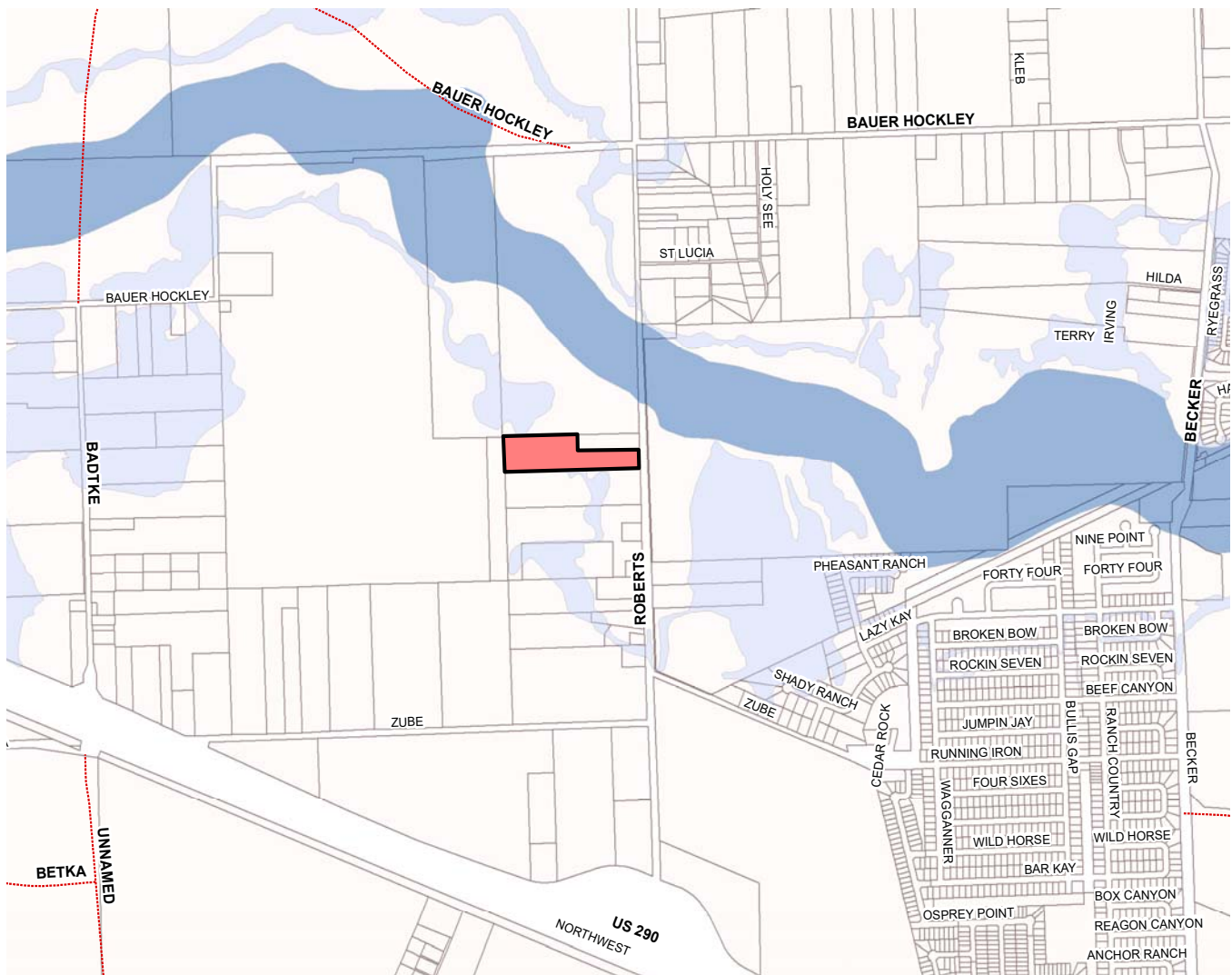
ITEM: 126

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Zube Business Park

Applicant: Hovis Surveying Company Inc.



D – Variances

Site Location

# Houston Planning Commission

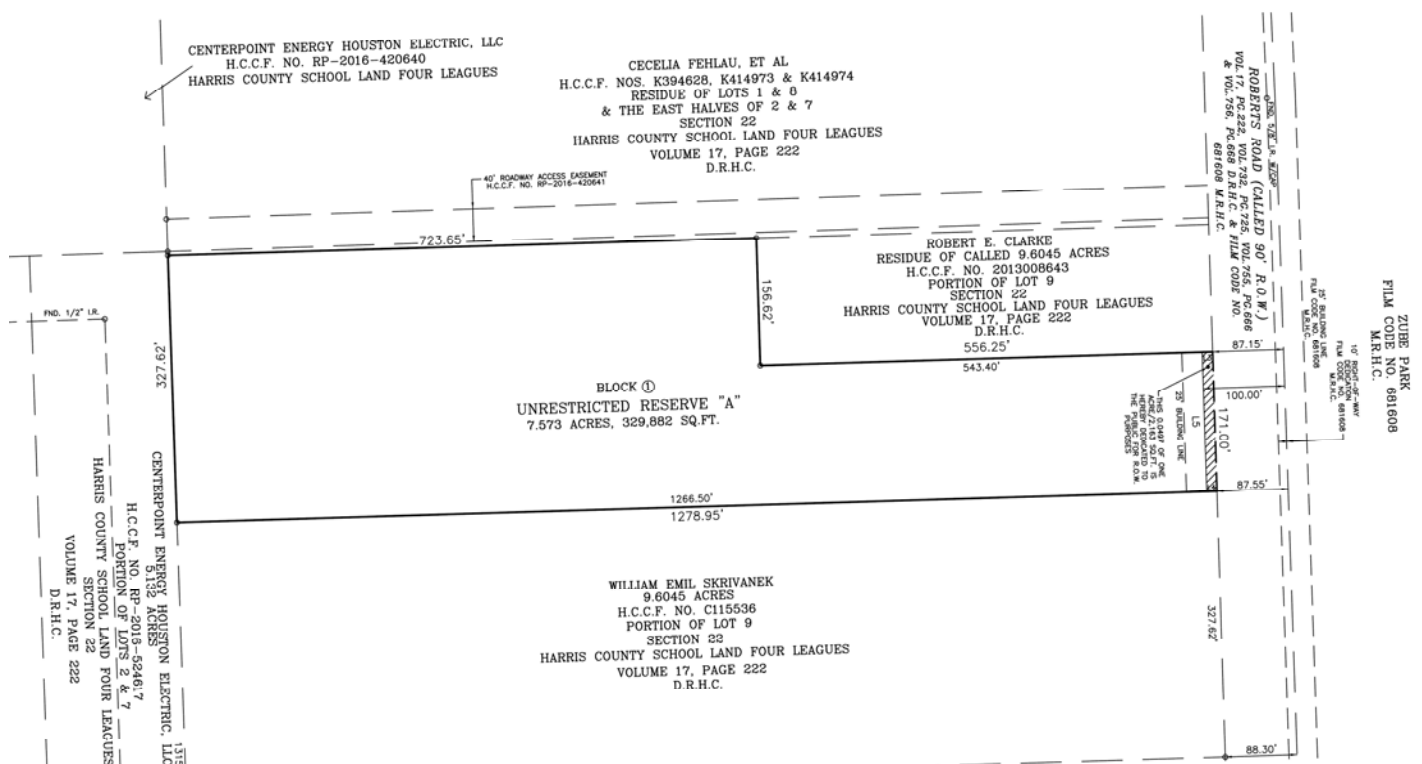
# ITEM: 126

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Zube Business Park

Applicant: Hovis Surveying Company Inc.



D – Variances

Subdivision

# Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Zube Business Park

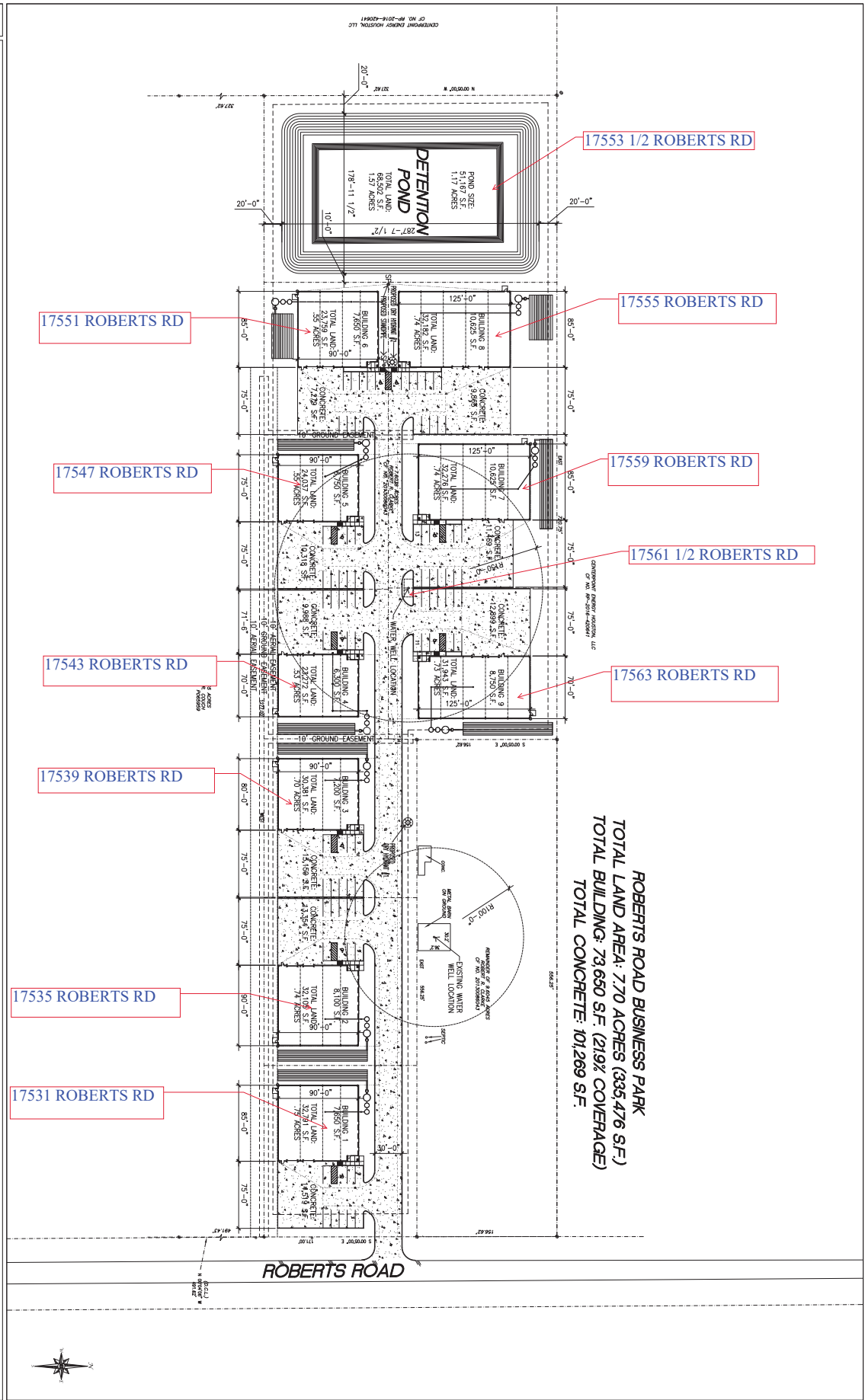
Applicant: Hovis Surveying Company Inc.



D – Variances

Aerial



[illegible]



**Application Number:** 2019-1220

**Plat Name:** Zube Business Park

**Applicant:** Hovis Surveying Company Inc.

**Date Submitted:** 07/14/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To exceed intersection spacing by not providing a north south street through the subject site

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

This 7.6227 acre development is located on the Westerly right-of-way line of Roberts Road, 2,288.43 feet North of Zube Road and approximately 2,773 feet South of Bauer-Hockley Road. The majority of this development lies within the 100 year flood plain. The parcel to the North of this development has Little Cypress Creek traversing through it so that the creation of a North South Street through this development would require the crossing of Little Cypress Creek. This would require the extension of a street through the 100 year flood plain and floodway in order to extend a street north to Bauer-Hockley Road. There are several parcels to the South that are currently developed as single family residential and there are existing detention ponds to the South that would hinder the extension of a North South road further South.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant because Little Cypress Creek and the existing developments to the South were in existence prior to the proposed development of this tract.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposed of this chapter will be preserved and maintained because there is adequate circulation in this area provided by the current street pattern and the creation of street that has limited ability to extend further North or South does not significantly increase the circulation in this area. There are also larger tracts to the West of this development that when developed in the future could provide for North South circulation to Bauer-Hockley without the crossing of Little Cypress Creek.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare because there is adequate circulation in the area provided by the existing street pattern and Little Cypress Creek to the North of this development would hinder the extension of a North South Street further North. This would not allow for the circulation that is intended by the intersection spacing requirement.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance because these physical characteristics and developments were in place prior to this proposed development. Little Cypress Creek to the north of this development would hinder the

extension of a North South Street further to the North and the existing single family development to this South of this development also limit the extension of a street further South of this proposed development.

## Planning and Development Department

**Meeting Date: 07/25/2019**

**Applicant: Van De Wiele & Vogler, Inc.**



## Site Location



# Houston Planning Commission

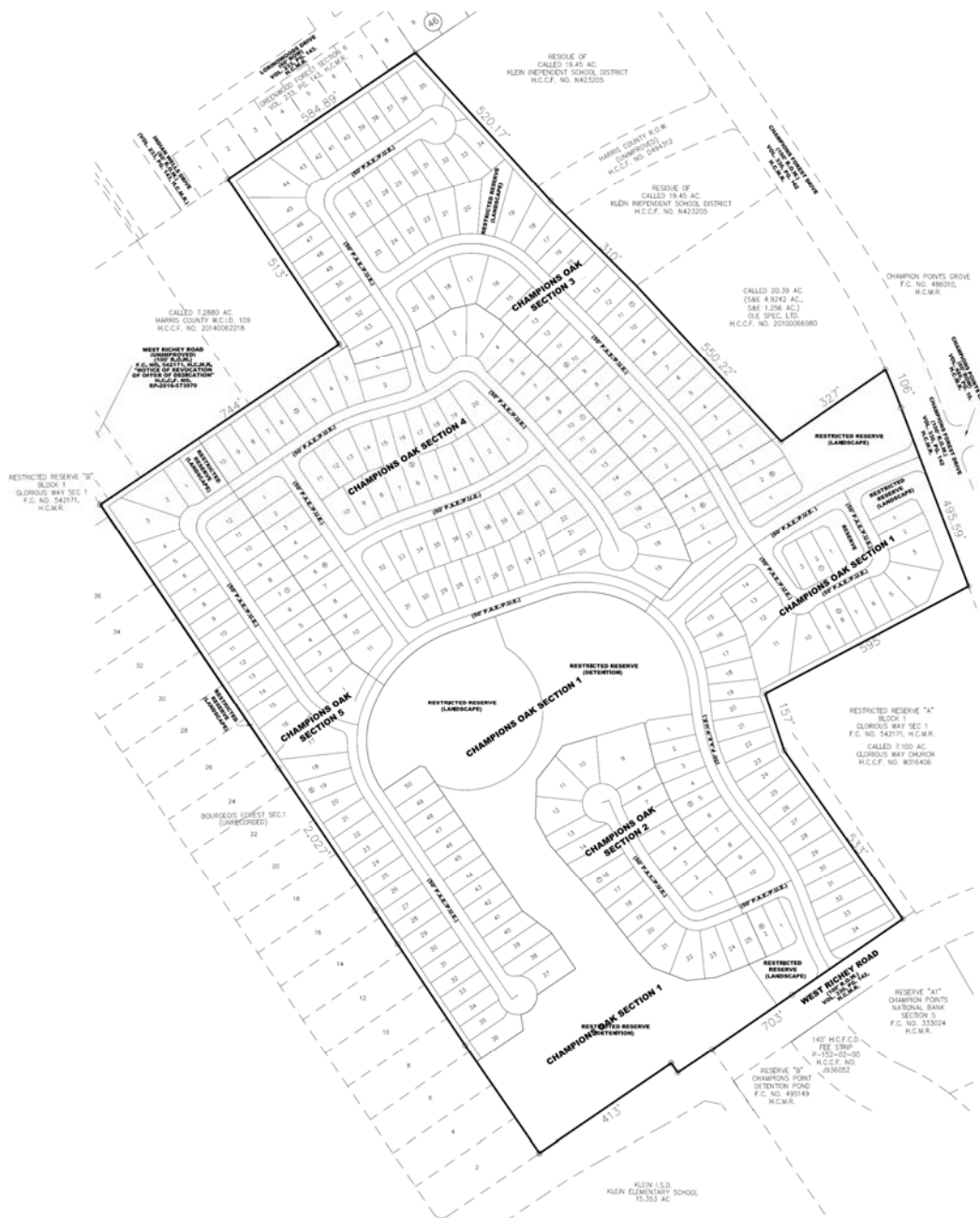
# ITEM: 127

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Champions Oak GP (DEF 1)

Applicant: Van De Wiele & Vogler, Inc.



F- Reconsideration of Requirements

Subdivision

# Houston Planning Commission

**ITEM: 127**

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Champions Oak GP (DEF 1)

Applicant: Van De Wiele & Vogler, Inc.



**F- Reconsideration of Requirements**

**Aerial**





## RECONSIDERATION OF REQUIREMENT Request Information Form

**Application No:** 2019-1168  
**Plat Name:** Champions Oak GP  
**Applicant:** Van De Wiele & Vogler, Inc.  
**Date Submitted:** 06/24/2019

(Sec. 42-47 and Sec. 42-81)

**Specific requirement or condition being sought:**

To not have to extend local streets 1400 feet in the North-South direction and the East-West direction to intersect with public streets.

**Chapter 42 Section:** 128(a)(1)

**Chapter 42 Reference:**

(1)Each local street shall intersect with a public street at least every 1400 feet.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

In 2003 Glorious Way Sec 1 plat was recorded and it dedicated a 100' R.O.W. for West Richey Road. In 2004 West Richey Road was placed on the Major Thoroughfare Plan (MTFP), it extended through the current plat boundary of the Champions Oak GP and provided a North-South R.O.W. that intersected with a public street at 1400' in compliance with 42-128(a)(1). There was an unrecorded subdivision, Bourgeois Forest Sec 1, to the west of West Richey Road and further north there was an existing Hurst Park/ Hurst Park Detention Pond to the east of West Richey Road. In May 2016, Harris County removed the portion of West Richey Road that extended in the North-South direction from the MTFP and extend it West to connect to Hollister Street. In December of 2016 The Glorious Way Church, Inc. filed a Notice of Revocation Of Offer Of Dedication to revoke and withdraw the dedication of West Richey Road on the plat of Glorious Way Sec 1. The removal of the portion of West Richey Road from the MTFP that extended through the current plat boundary of the Champions Oak GP in the North-South direction created situations that prevent extending local streets in the North-South and East-West direction to meet the 1400 feet intersection spacing requirements. We cannot extend the local street in the North-South direction because of the existing Hurst Park/ Hurst Park Detention Pond, it blocks the existing stub street, Indian Wells Drive, in the Greenwood Forest Sec 6 subdivision, which is north of the detention pond. The detention pond is owned by Harris County Water Control and Improvement District No.109; they have no intentions of relocating the park/detention pond in the future. We cannot extend the street in East-West direction because the West Richey Road North-South R.O.W. provided the connection for the East-West R.O.W. As a result of the removal, there in an unrecorded subdivision, Bourgeois Forest Section 1, there are existing houses/lots along the entire western boundary of the plat and it does not have a stub street to connect to a local street in the Champions Oak GP.



**Application Number:** 2019-1168

**Plat Name:** Champions Oak GP

**Applicant:** Van De Wiele & Vogler, Inc.

**Date Submitted:** 06/24/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not have to extend local a street 1400 feet in the North-South direction to intersect with a public street as required by ordinance.

**Chapter 42 Section:** 128(a)(1)

**Chapter 42 Reference:**

1) Each local street shall intersect with a public street at least every 1400 feet.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

Prior to 2016, West Richey Road was on the Major Thoroughfare Plan (MTFP) and extended through the current plat boundary of the Champions Oak GP in the north-south direction and it was in compliance with 42-128(a)(1). West Richey Road ran parallel to the Hurst Park/Hurst Park Detention Pond that is located east of the subdivision, Greenwood Forest Sec 6, it was not designed to connect to the stub street, Indian Wells Drive in the subdivision, which dead ends into the detention pond. In 2016 Harris County removed the portion of West Richey Road that extended in the north-south direction through the plat boundary and extended it west to connect to Hollister Road. The portion of West Richey Road that was dedicated by the Glorious Way Sec 1 Plat was revoked and withdrawn. The realignment of West Richey road created a situation that makes it impractical to connect to the existing stub street to the north because it is blocked by the detention pond. However, when the park/detention pond was designed, specific points of access with attention to traffic, parking and security were considered.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

There is an existing subdivision, Greenwood Forest Sec 6, with a stub street, Indian Wells Drive (60' ROW) to the north of the Champions Oak GP, but the stub street dead ends into Hurst Park/Hurst Park Detention Pond that is owned by Harris County Water Control and Improvement District No. 109. To connect Indian Wells Drive to a north-south R.O.W. in Champions Oak GP would be impractical and detrimental, it would cost a significant amount to modify the park/detention pond to accommodate the extension of the R.O.W. and if not modified, the detention pond would become smaller, which would affect its capacity and cause flooding in the area.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The Hurst Park/Hurst Park Detention Pond that blocks the stub street, Indian Wells Drive, to the north in Greenwood Forest Sec 6, was needed to prevent flooding in the existing subdivisions.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Vehicular circulation in the north-south direction will not be affected if we do not extend the local streets 1400 feet to meet intersection spacing requirements, there are major thoroughfares, Champions Forest Drive 700' to east and Hollister Street 1700' to the west that provide vehicular circulation in the north-south direction.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The public's safety will not be jeopardized by granting the variance, there are alternate north-south routes that will assure R.O.W. connectivity.



**(5) Economic hardship is not the sole justification of the variance.**

A change in the Major Thoroughfare Plan and the building of a Hurst Park/Hurst Park Detention Pond that blocked the existing stub street, Indian Wells Drive, to the north of the Champions Oak GP created circumstances that make it impractical to extend R.O.W.'s in the north-south direction to meet intersection spacing requirements.



**Application Number:** 2019-1168

**Plat Name:** Champions Oak GP

**Applicant:** Van De Wiele & Vogler, Inc.

**Date Submitted:** 06/24/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not have to extend a local street 1400 feet in the East-West direction to intersect with a public street as required by ordinance.

**Chapter 42 Section: 128(a)(1)**

**Chapter 42 Reference:**

1) Each local street shall intersect with a public street every 1400 feet.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

Prior to 2016, West Richey Road was on the Major Thoroughfare Plan (MTFP) and extended through the current plat boundary of the Champions Oak GP in the north-south direction, it ran parallel to an unrecorded subdivision to the west of the Champions Oak GP and it provided a R.O.W. to connect to in the East-West direction. In 2016 Harris County removed the portion of West Richey Road that extended in the north-south direction through the plat boundary and extended it west to connect to Hollister Road. The portion of West Richey Road that was dedicated by the Glorious Way Sec 1 Plat was revoked and withdrawn. The realignment of West Richey road created a situation that makes it impractical to provide a local street in the east-west direction that intersects with a public street every 1400 feet per ordinance 128(a)(1) because there is no stub street in the unrecorded subdivision that provides a R.O.W. connection in the east-west direction.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

There is an unrecorded subdivision, Bourgeois Forest Sec 1, to the west of the Champions Oak GP that does not provide a stub street for a east-west R.O.W. connection. After examination of the subdivision, we have concluded that there is not a practical way to provide an east-west R.O.W. connection because there are existing houses built along the western boundary of the Champions Oak GP.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The unrecorded subdivision, Bourgeois Forest Sec 1, did not provide a stub street to provide a future east-west R.O.W. connection. The West Richey Road north-south R.O.W. connection provided the east-west R.O.W. connection, when removed, there was no practical way to connect a R.O.W. in the east-west direction.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Vehicular circulation in the east-west direction will not be affected if we do not extend the local streets to meet intersection spacing requirements, there is a major thoroughfare, West Richey Road/Bourgeois Road to the south; however the stub street (Lorinowoods Drive) to the north in subdivision, Greenwood Forest Sec 6, were altered to provide specific points of access to the Hurst Park/ Hurst Park Detention Pond with attention to traffic, parking and security matters.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The public's safety will not be jeopardized by granting the variance, there are alternate east-west routes that will assure R.O.W. connectivity.

**(5) Economic hardship is not the sole justification of the variance.**

A change in the Major Thoroughfare Plan alignment and the building of an unrecorded subdivision without a stub street to the west of the Champions Oak GP created circumstances that make it impractical to extend R.O.W.'s in the east-west direction to meet intersection spacing requirements. There are existing lots/houses along the entire west boundary of the Champions Oak GP.



**Application Number:** 2019-1168

**Plat Name:** Champions Oak GP

**Applicant:** Van De Wiele & Vogler, Inc.

**Date Submitted:** 06/24/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not have to align Colossal Oak Drive with Bourgeois Road to create a minimum 600' intersection on a major thoroughfare.

**Chapter 42 Section:** 127(b)

**Chapter 42 Reference:**

(b) Intersection along a major thoroughfare shall be spaced a minimum of 600 feet apart.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

Harris County has requested that Colossal Oak Drive in proposed Champions Oak align with Bourgeois Road at the intersection of West Richey Road and Bourgeois Road but it is not possible because there is an existing Harris County Regional Water Authority Air Release Valve Station located at the intersection that prevents the alignment. The Air Release Valve Station serves the Champions Oak area and it cannot be relocated because it is critical to the operation and maintenance of a major water line.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

We could not align Colossal Oak Drive with Bourgeois Road because there is an existing Air Release Valve Station located at the intersection of West Richey Road and Bourgeois Road.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

While not optimum, the vehicular circulation will be adequate; the intersection of Colossal Oak Drive will be located approximately 340 feet to the east of Bourgeois Road in lieu of the required 600 feet, a variance of about 44% is required. Furthermore, it is not possible to meet the 600 feet intersection spacing requirements for Champions Oak because 600 feet to the east or west of Bourgeois Road is beyond the plat boundary of Champions Oak.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Locating Colossal Oak Drive to east of the intersection will not jeopardize the public's health and safety. The R.O.W. will be designed in compliance with all of the local codes, ordinances and regulation.

**(5) Economic hardship is not the sole justification of the variance.**

The existing Air Release Valve Station at the intersection of West Richey Rd and Bourgeois Rd serves the Champions Oaks area and it is critical to the operation and maintenance of a major water line and it cannot be relocated. Its location prevents the alignment of proposed Colossal Oak Drive and Bourgeois Rd which was requested by Harris County. The location of Bourgeois Road also makes it difficult to comply with the 600 feet intersection spacing requirements because 600 feet to the east or west of the intersection is beyond the plat boundary of Champions Oak. The location of Colossal Oak Drive to east of the intersection will be adequate when considering all of the existing conditions.



# Houston Planning Commission

**ITEM: 128**

Planning and Development Department

Meeting Date: 07/25/2019

**Subdivision Name: Grand Park Haven**

**Applicant: Crestline Engineering**



**F- Reconsideration of Requirements**

**Site Location**

# Houston Planning Commission

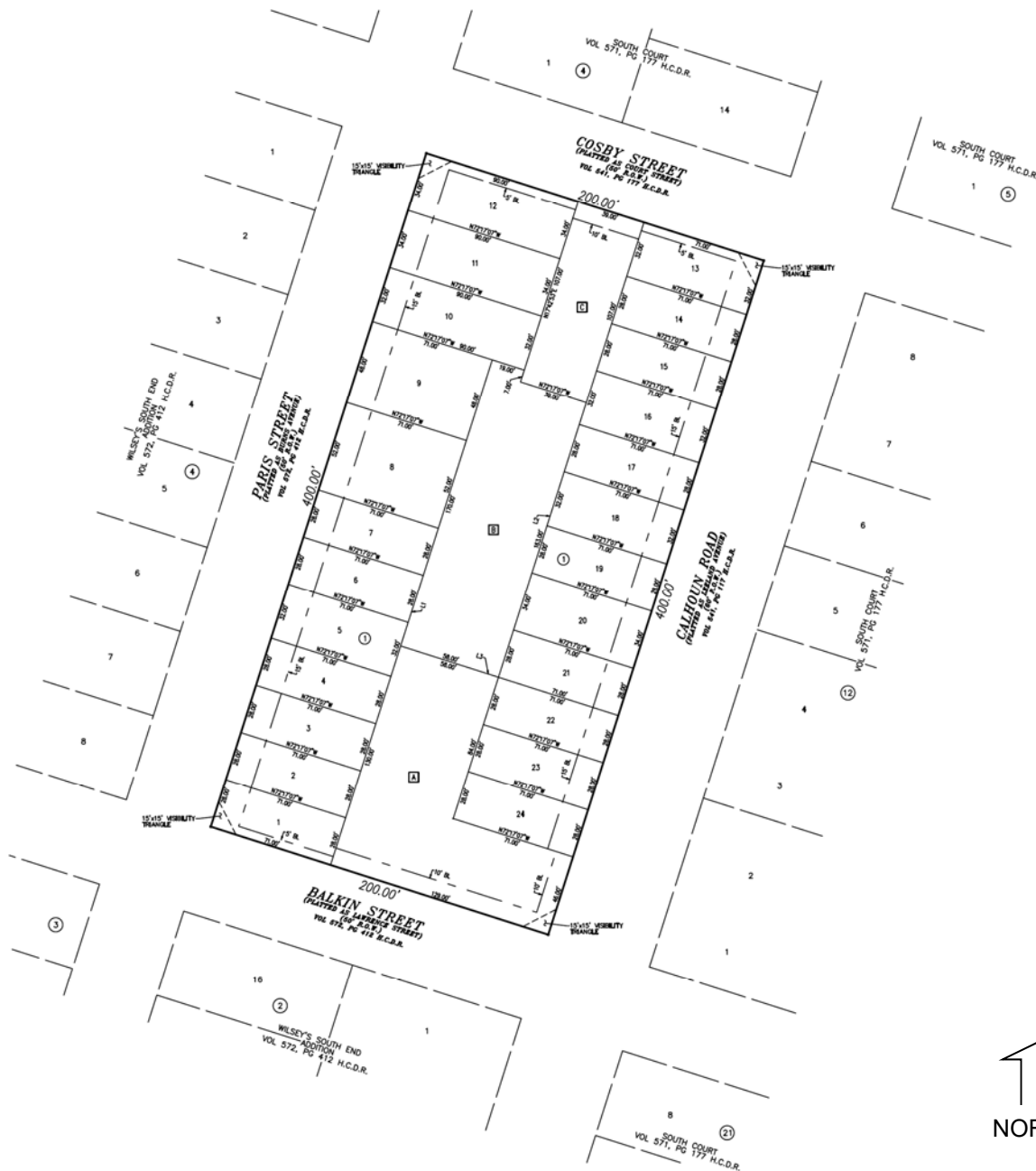
ITEM: 128

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Grand Park Haven

Applicant: Crestline Engineering



F- Reconsideration of Requirements

Subdivision



# Houston Planning Commission

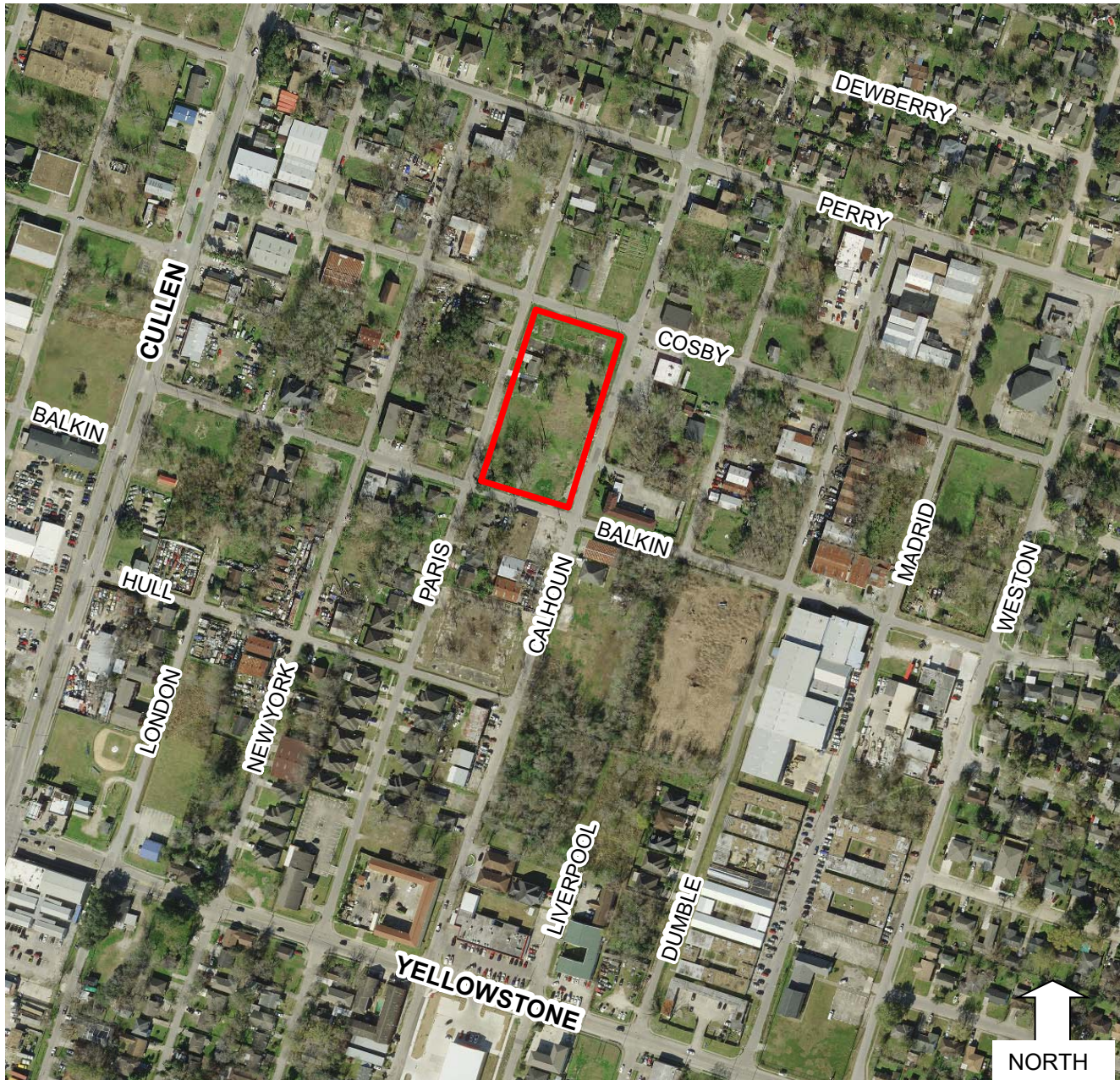
ITEM: 128

Planning and Development Department

Meeting Date: 07/25/2019

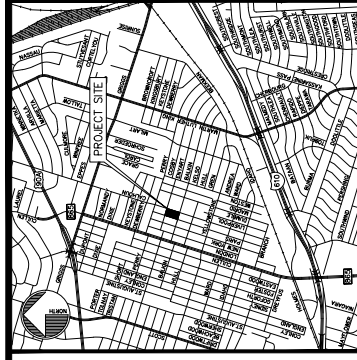
Subdivision Name: Grand Park Haven

Applicant: Crestline Engineering



F- Reconsideration of Requirements

Aerial



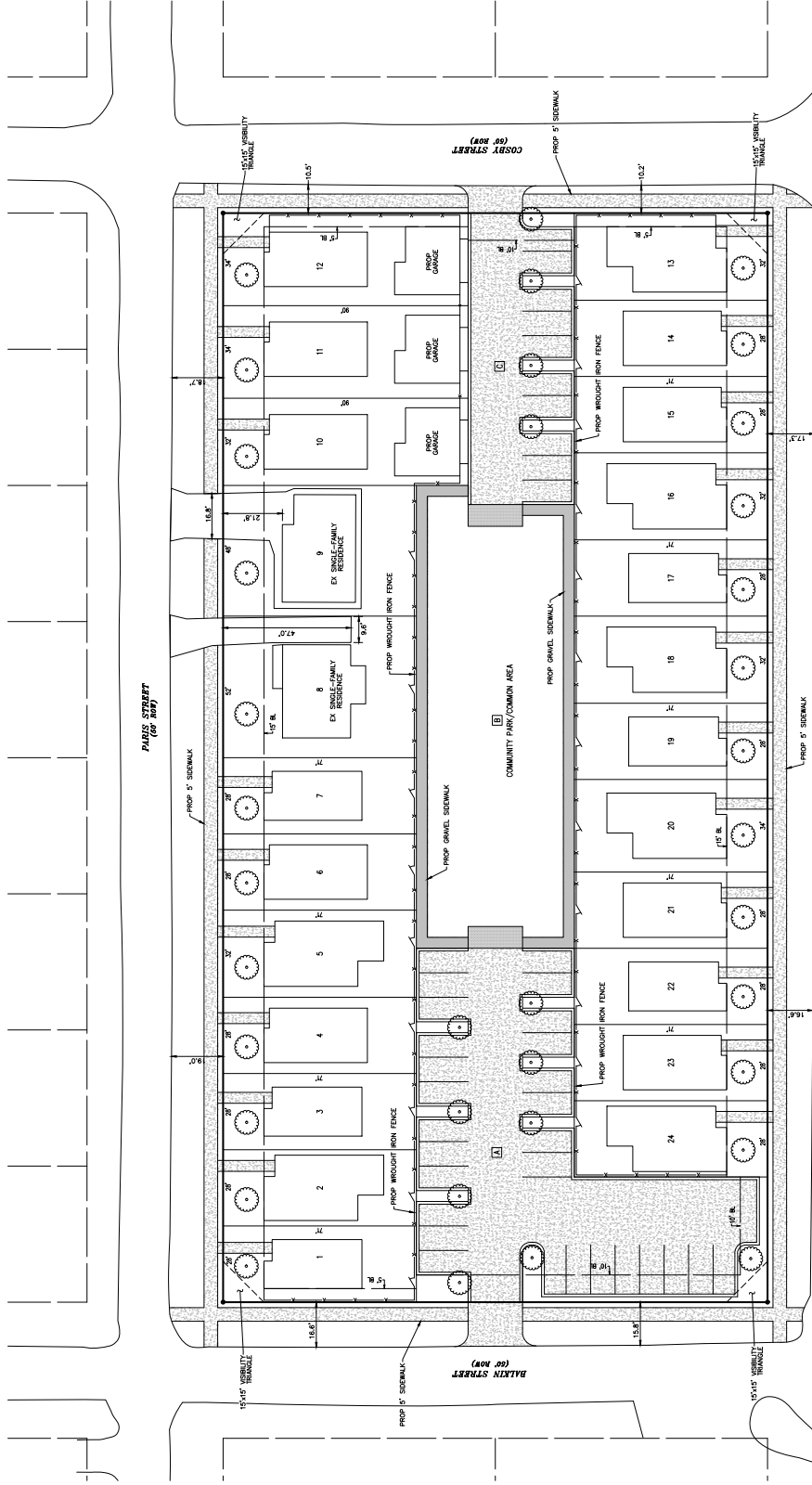
MONTY MAP



20 10 0 20 40  
( IN FEET )  
1 INCH = 20 FT

LEGEND

- 6-INCH CONCRETE PAVEMENT
- BRICK PAVED
- CONCRETE SIDEWALK
- GRAVEL SIDEWALK
- PROPOSED TREE
- WROUGHT IRON FENCE/ACCESS GATE



PARKING FOR SF RESIDENTIAL USE

NO. OF PROPOSED RESIDENTIAL UNITS	NO. OF OFF-STREET PARKING SPACES REQUIRED	NO. OF OFF-STREET PARKING SPACES PROVIDED
24	48	48

\* SPACES WITHIN PARKING RESERVES, 10 SPACES ON NEIGHBORING LOTS

RESTRICTED RESERVES

RESERVE	AREA	AREA (SQ. FT.)
A	PARKING PURPOSES	1,000
B	OPEN SPACE AND LANDSCAPING PURPOSES	1,000
C	PARKING PURPOSES	1,000

# GRAND PARK HAVEN OFF-STREET PARKING VARIANCE REQUEST SITE PLAN

6412 CALHOUN ROAD

CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

1 BLOCK

3 RESERVES

24 LOTS

JULY 2019

OWNER  
HANS-ULRICH CO., L.P.  
HANS-ULRICH CO., L.P.  
HANS-ULRICH CO., L.P.  
HANS-ULRICH CO., L.P.

ENGINEER



2000 S. DAWSON ROAD, SUITE 200, HOUSTON, TX 77057  
REGISTERED PROFESSIONAL ENGINEER NO. 14,888





## RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2019-1226  
Plat Name: Grand Park Haven  
Applicant: Crestline Engineering  
Date Submitted: 07/14/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific requirement or condition being sought:**

To allow a 15' front building line in lieu of the required 20' along Paris Street and Calhoun Road, and a 5' side building line in lieu of the required 10' along Cosby Street and Balkin Street.

**Chapter 42 Section: 42-156**

**Chapter 42 Reference:**

42-156 (b)(1) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

Agape Homes CDC would be deprived reasonable use of the land for its purpose of creating an affordable housing development by the condition of requiring a 20' front building line and 10' side building line. This property is a 1.837-acre tract of land located in the historic Third Ward. The intent of the developer is to create a neighborhood to best serve the community, optimize the use of the land and ensure affordability. Agape Homes CDC will be building 22 new homes and renovating 2 existing homes as part of this project. Half of these homes are slated for individuals and families making under 80 percent of AMI. The remaining half of the homes will be slated for moderate income buyers at 80 to 120 percent of AMI. The design results in a pocket neighborhood with decks or patios in the front (instead of driveways) to enhance the community/neighborhood feel, and pedestrian realm. A large park area in the back of the homes provides a common recreation space for children and families. In order to provide for these amenities, the design does not provide on lot parking spaces for all lots, but does provide the required total number of off-street parking spaces within community parking reserves. An off-street parking variance request has been submitted to allow off-street parking in the community parking reserves. The required 20' front building line, and 10' side building line would unnecessarily reduce the backyard space for each lot, and would reduce the park space in the center of the neighborhood intended for the residents. Optional performance standards within Ch. 42 allow for a reduction of the building line to a minimum of 5' for single-family residential lots taking vehicular access to a driveway, garage or carport from the rear of each lot and providing pedestrian access to the public street. While a majority of the proposed lots will not have driveways, garages or carports, all vehicular access to the lots will be provided through the community parking reserves located in the rear of the lots, and pedestrian connectivity to the public street is greatly enhanced by the removal of driveways along the front of each lot.



**Application Number:** 2019-1226

**Plat Name:** Grand Park Haven

**Applicant:** Crestline Engineering

**Date Submitted:** 07/14/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a 15' front building line in lieu of the required 20' along Paris Street and Calhoun Road, and a 5' side building line in lieu of the required 10' along Cosby Street and Balkin Street.

**Chapter 42 Section:** 42-156

**Chapter 42 Reference:**

42-156 (b)(1) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

Agape Homes CDC would be deprived reasonable use of the land for its purpose of creating an affordable housing development by the condition of requiring a 20' front building line and 10' side building line. This property is a 1.837-acre tract of land located in the historic Third Ward. The intent of the developer is to create a neighborhood to best serve the community, optimize the use of the land and ensure affordability. Agape Homes CDC will be building 22 new homes and renovating 2 existing homes as part of this project. Half of these homes are slated for individuals and families making under 80 percent of AMI. The remaining half of the homes will be slated for moderate income buyers at 80 to 120 percent of AMI. The design results in a pocket neighborhood with decks or patios in the front (instead of driveways) to enhance the community/neighborhood feel, and pedestrian realm. A large park area in the back of the homes provides a common recreation space for children and families. In order to provide for these amenities, the design does not provide on lot parking spaces for all lots, but does provide the required total number of off-street parking spaces within community parking reserves. An off-street parking variance request has been submitted to allow off-street parking in the community parking reserves. The required 20' front building line, and 10' side building line would unnecessarily reduce the backyard space for each lot, and would reduce the park space in the center of the neighborhood intended for the residents. Optional performance standards within Ch. 42 allow for a reduction of the building line to a minimum of 5' for single-family residential lots taking vehicular access to a driveway, garage or carport from the rear of each lot and providing pedestrian access to the public street. While a majority of the proposed lots will not have driveways, garages or carports, all vehicular access to the lots will be provided through the community parking reserves located in the rear of the lots, and pedestrian connectivity to the public street is greatly enhanced by the removal of driveways along the front of each lot.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant. Rather, they are the result of a desire to optimize the land use on the property in order to better serve low-income residents who are at high risk of displacement without suitable options. By granting this variance, the general purposes of this article are being observed.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained by improving the pedestrian realm, reducing the number of curb breaks along the public streets, and following the intent of the optional performance standards for reduction of the building line for single-family residential lots with rear access and pedestrian connectivity to the public street.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare, but will instead enhance the community by providing an improved pedestrian realm and a neighborhood recreation area for children and families. The development's goal is to serve some of Houston's most vulnerable citizens and provide improvements to the neighborhood.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. Instead the goal of this development is to facilitate affordable homeownership for individuals and families.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
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July 17, 2019

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Grand Park Haven

**REFERENCE NUMBER:** 2019-1226

**ROR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirement and a variance request for a property located at the northwest intersection of Paris Street and Balkin Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Crestline Engineering, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 15' front building line in lieu of the required 20' along Paris Street and Calhoun Road and to allow a 5' side building line in lieu of the required 10' along Cosby Street and Balkin Street. Enclosed are copies of the variance requests and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, July 25<sup>th</sup>, 2019, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Emil Haddad with E.I.C. Surveying Company at 281-955-2772. You may also contact Chad Miller with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter. **Para más información acerca de este documento, favor de llamar a Hector Rodriguez del Departamento de Planificación y Desarrollo al 832-393-6600.**



## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

---

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

---

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

---

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

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- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

# Houston Planning Commission

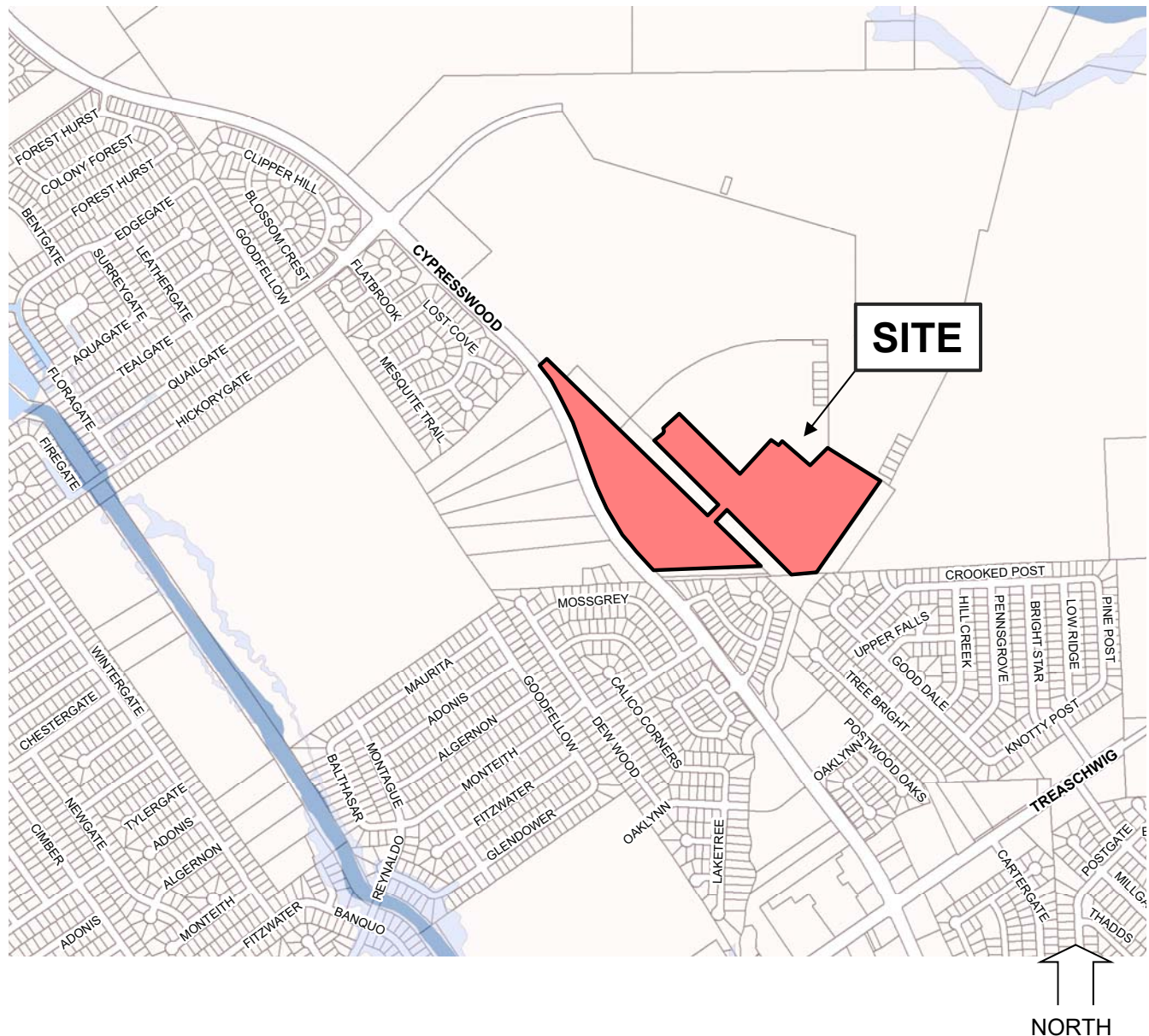
ITEM: 129

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Pine Grove Sec 1

Applicant: Van De Wiele & Vogler, Inc..



F- Reconsideration of Requirements

Site Location

## Subdivision



# Houston Planning Commission

ITEM: 129

Planning and Development Department

Meeting Date: 07/25/2019

Subdivision Name: Pine Grove Sec 1

Applicant: Van De Wiele & Vogler, Inc..



F- Reconsideration of Requirements

Aerial





## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2019-1285  
**Plat Name:** Pine Grove Sec 1  
**Applicant:** Van De Wiele & Vogler, Inc.  
**Date Submitted:** 07/15/2019

---

**(Sec. 42-47 and Sec. 42-81)**

**Specific requirement or condition being sought:**

To not have to provide a local street in the northwest-southeast direction to comply with 1400 feet intersection spacing requirements.

**Chapter 42 Section:** 128(a)(1)

**Chapter 42 Reference:**

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet;

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

We cannot extend a local street to the northwest because Spring ISD is currently platting a tract for a new stadium and they didn't provide and stub street to provide a local street connection to the northwest from Pine Grove Sec 1. We cannot extend a local street to the southeast because there is an existing Wildlife Reserve and Harris County does not want a R.O.W. extended through the Wildlife Reserve. In lieu of providing a local street that connects in the northwest-southeast direction, a R.O.W. loop is being proposed around the stadium to accommodate the expected high volumes of traffic and to minimize the possibility of traffic congestion. The loop will remove the need for a local street that connects in the northwest-southeast direction.



**Application Number:** 2019-1285

**Plat Name:** Pine Grove Sec 1

**Applicant:** Van De Wiele & Vogler, Inc.

**Date Submitted:** 07/15/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not have to provide a local street in the northwest-southeast direction to comply with 1400 intersection spacing requirements.

**Chapter 42 Section:** 128(a)(1)

**Chapter 42 Reference:**

(a) Each class III plat or general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The tracts adjacent to Proposed Pine Grove Sec 1 do not provided optimal conditions for providing a local street in the northwest-southeast direction to comply with intersection spacing requirements. Spring ISD is currently platting the tract to the northwest for a new stadium and a stub street was not provided for a northwest-southeast connection to Proposed Pine Grove Sec 1. In lieu of that connection, a R.O.W. that loops around the stadium is being proposed to address the expected high volume of traffic and to minimize the possibility of traffic congestion. The loop will be a major collector, Cypresswood Heights Drive (60' R.O.W.), that connects to a major thoroughfare, Cypresswood Drive (100' R.O.W.). A portion of the major collector, Cypresswood Heights Drive, goes through the plat boundary of Proposed Pine Grove Sec's 1 & 2 and R.O.W. is being dedicated in both sections for that purpose. Variances to exceed intersection spacing were granted to Spring ISD to plat the proposed loop. To the southeast, there is an existing Wildlife Reserve that has protected land for wildlife, Harris County does not want a R.O.W. to extend through the Wildlife Reserve. In addition, Harris County advised the applicant that if they dedicated R.O.W. for the major collector, they would not have to extend a R.O.W. in the southeast direction.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Spring ISD is platting the tract of land to the northwest and proposing to build a stadium with a R.O.W. that loops around the stadium to minimize traffic congestion. There was no stub street provided on the plat to connect a local street in the northwest-southeast direction from Pine Grove Sec 1.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

There are a sufficient number of continuous streets to accommodate the traffic generated by Proposed Pine Grove Sec 1, the R.O.W. that will be dedicated in Pine Grove Sec 1 for the major collector, Cypresswood Heights Drive (60' R.O.W.), will aid in assuring that the circulation is adequate.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Building a loop in lieu of an intersection will not jeopardize the publics health and safety. The loop is being proposed to minimize traffic congestion, which benefits the public. The proposed R.O.W.'s will be in compliance with current local codes, regulations and ordinances.

**(5) Economic hardship is not the sole justification of the variance.**

The platting of the stadium by Spring ISD and the need to have a vehicular circulation system that can accommodate large volumes of traffic created a situation where it is more practical to have a R.O.W that loops around the stadium rather than a local street that extends in the northwest-southeast direction through Pine Grove Sec 1. The loop consist of a major collector that connects to a major thoroughfare which can accommodate the large volumes of traffic that will be generated by the stadium and the Proposed Pine Grove Sec 1. If we extended the local street in the northwest direction to the stadium, it would probably contribute to traffic congestion rather than relieving it, which is the reason for the R.O.W. loop. We cannot extend in the southeast direction because of the protected land for the Wildlife Reserve.

# Houston Planning Commission

**ITEM: 130**

Planning and Development Department

Meeting Date: 07/25/2019

**Subdivision Name: Reserve in Memorial Sec 1**

**Applicant: Marsh Darcy Partners, Inc.**



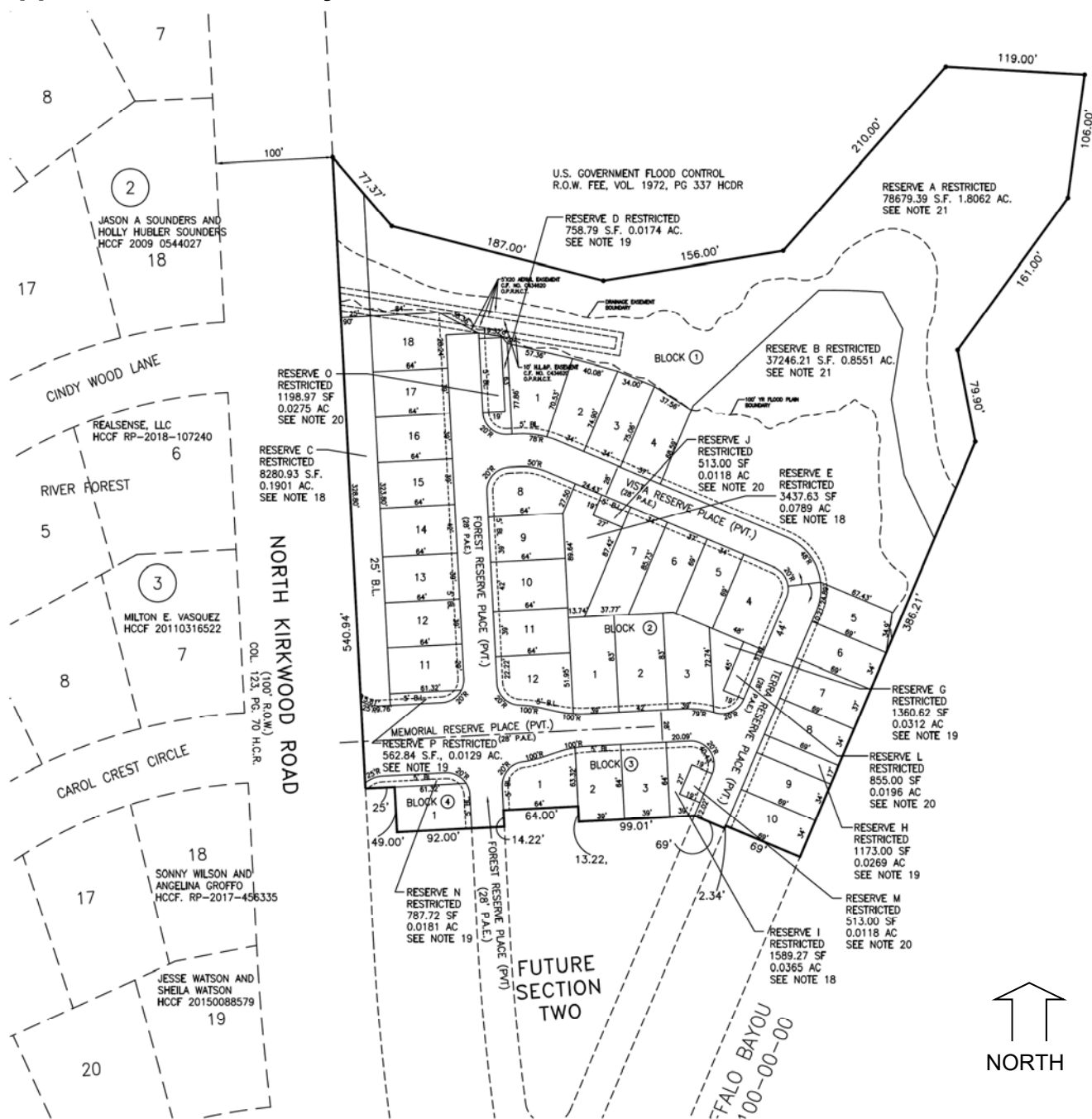
**F- Reconsideration of Requirements**

**Site Location**



**Meeting Date: 07/25/2019**

**Applicant: Marsh Darcy Partners, Inc.**



## Subdivision

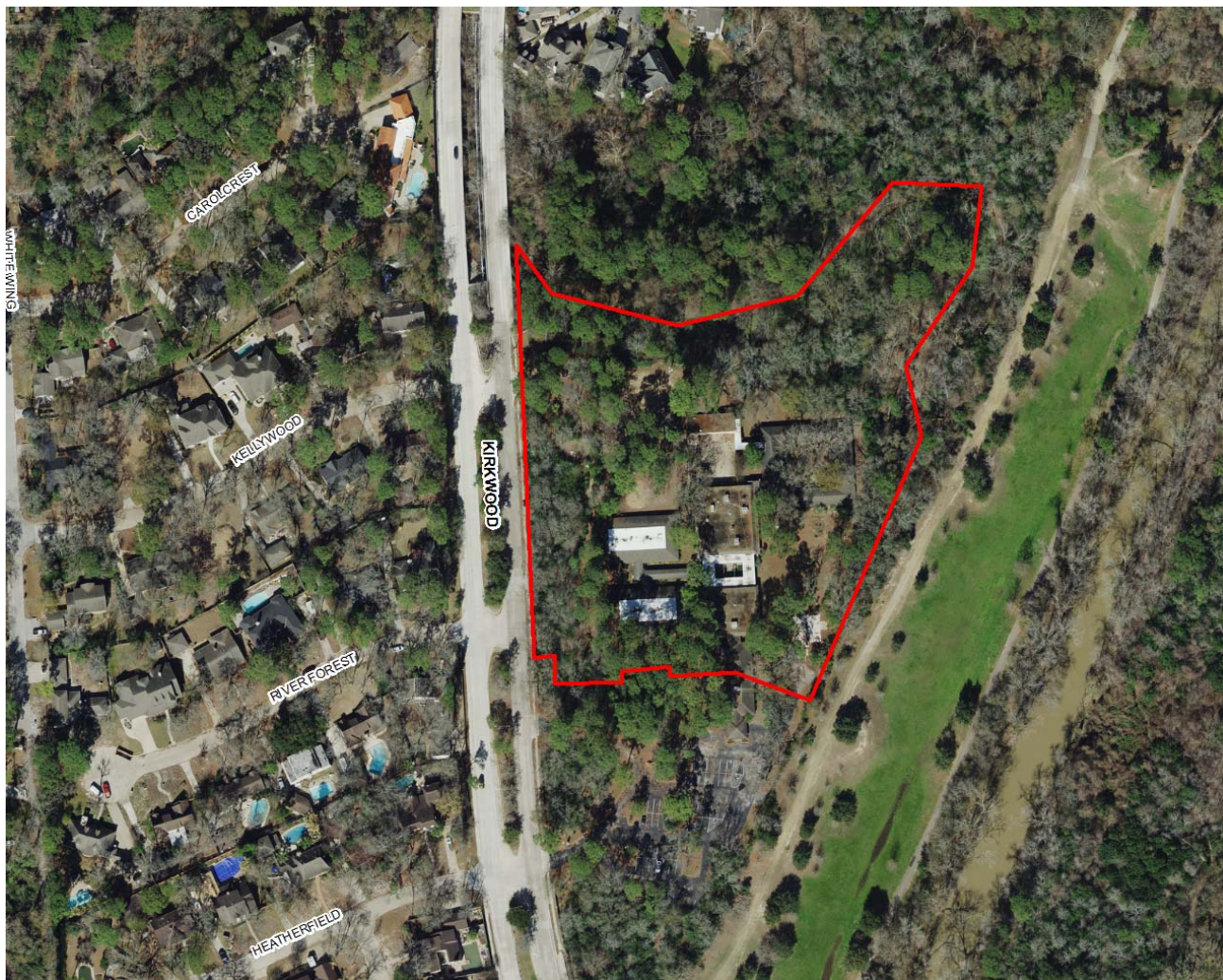
**ITEM: 130**

## Planning and Development Department

**Meeting Date: 07/25/2019**

**Subdivision Name: Reserve in Memorial Sec 1**

**Applicant: Marsh Darcy Partners, Inc.**



## F- Reconsideration of Requirements

## Aerial



## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2019-1199  
**Plat Name:** Reserve in Memorial Sec 1  
**Applicant:** Marsh Darcy Partners, Inc.  
**Date Submitted:** 07/12/2019

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**(Sec. 42-47 and Sec. 42-81)**

**Specific requirement or condition being sought:**

Strict compliance with this Section will violate the minimum tree spacing regulation elsewhere in this Section. A variance request has been submitted to allow existing trees to be used as an alternative.

**Chapter 42 Section:** 192 (c)(1)a.

**Chapter 42 Reference:**

One 2.5-inch caliper tree from the street tree list, as defined in article V of chapter 33 of this Code, for each 30 feet of the boundary of the area included in the open space amenities plan:

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

This request requires a variance.



**Application Number:** 2019-1199

**Plat Name:** Reserve in Memorial Sec 1

**Applicant:** Marsh Darcy Partners, Inc.

**Date Submitted:** 07/12/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow existing trees located in one of the compensating open space reserves along an existing major thoroughfare to be utilized in place of planting new trees. All other criteria have been deemed satisfied for an Open Space Amenities Plan by the Planning Department Staff.

**Chapter 42 Section: 192 (c)(1)a.**

**Chapter 42 Reference:**

One 2.5-inch caliper tree from the street tree list, as defined in article V of chapter 33 of this Code, for each 30 feet of the boundary of the area included in the open space amenities plan:

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

An existing tree survey, indicating the size and species of existing trees along N. Kirkwood Road has been submitted that indicates 21 trees ranging in size from 8 inches diameter to 24 inches in diameter. The total caliper-inch diameter of all the existing trees in this size range within Reserve C is 304 caliper-inches. The required number of caliper-inches at 2 ½ caliper-inches per new planted tree is a total caliper-inches of 102.5. Per Section 33-110, single-family residential properties can comply with new tree planting requirements by preserving existing trees and obtaining credit for the preservation of existing trees. Per Section 33-105, the developer would be allowed to remove the existing trees as these trees are not designated trees and are situated upon a parcel of land devoted by valid deed restrictions or covenants running with the land to single-family residential use. Strict adherence to the 42-192 (b) (1) c regulation would result in 41 trees within 12,240 square feet of land of compensating open space with the resulting tree spacing being less than the 20 feet desired minimum. Only 298.53 square feet would be available for trees that require 400 square feet in growth area (20 feet by 20 feet) The developer desires to retain the existing tree-scape along N. Kirkwood Road and utilize the existing preserved tree-scape in lieu of the required additional new tree planting. The resulting existing tree-scape will be visible to drivers along N. Kirkwood Road, to residents on the west side of N. Kirkwood Road and to residents within the Reserve in Memorial Sec 1 development. This tree-preservation credit would result in sound public policy. The addition of new trees in lieu of preservation credit would result in an impractical development and be contrary to sound public policy.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The hardship is created by strict interpretation of the geometric relationship of total perimeter to area of parcels. A greater number of parcels results in a greater perimeter which results in a greater number of required new planted trees. However, a greater number of parcels results in the amenity being dispersed to a greater potential user group of homeowners. The developer desires to offset this geometric anomaly with a more-desirable physical result using existing developed trees on-site.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The desired benefits of additional trees by utilizing an existing tree-scape will not only meet but will exceed the strict interpretation of the regulation. This tree preservation action will support the general purposes and intent of this chapter.



**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of this variance will result in more total tree cover than the strict interpretation of the regulation will provide and result in enhancement to the public health, safety, and welfare in addition to preserving our mature tree forest.

**(5) Economic hardship is not the sole justification of the variance.**

The sole justification for this variance is to provide a better, greater-quality of life for residents of Houston. This is not an economic hardship but a physical hardship created by strict interpretation of the regulation.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

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[www.houstontx.gov](http://www.houstontx.gov)

July 18, 2019

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Reserve in Memorial Sec 1

**REFERENCE NUMBER:** 2019-1199

**ROR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with reconsideration of requirement with a variance request for a property located along proposed N. Kirkwood Road between Memorial Drive and Briar Forest Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Marsh Darcy Partners, Inc. the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow existing trees located in one of the compensating open space reserves along an existing major thoroughfare to be utilized in place of planting new trees. Enclosed are copies of the reconsideration of requirement and variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, July 25th, 2019, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call J. Kent Marsh with Marsh Darcy Partners, Inc. at 7136479880. You may also contact Suvidha Bandi with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

**Para más información acerca de este documento, favor de llamar a Hector Rodriguez del Departamento de Planificación y Desarrollo al 832-393-6600.**

## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
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- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

---

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

---

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

---

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

---

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 07/25/19

**ITEM: 151**

**Applicant:** TERRY VOGT

**Contact Person:** TERRY VOGT

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	19-1475	77365	5772	297E	ETJ

**NORTH OF:** FORD ROAD **WEST OF:** NORTH LAKE HOUSTON DRIVE

**ADDRESS:** 23892 White Oak Ct.

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING A 1.001 ACRE TRACT OF LAND SITUATED IN THE J.M. EVERETT SURVEY, ABSTRACT NUMBER 197, MONTGOMERY COUNTY, TEXAS, ALSO BEING LOT 6-B OF THE SUBDIVISIONS OF LOTS 1 THROUGH 6, AND A PART OF RESERVE A, WHITE OAK FOREST SUBDIVISION, AN UNRECORDED SUBDIVISION, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Residence

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

---



# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 07/25/19

**ITEM: 152**

**Applicant:** JENNIFER L. BIRD MILLER

**Contact Person:** STERLING SEPTIC SERVICES INC.

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	<b>19-1476</b>	77447	4371	285G	ETJ
<b>NORTH OF:</b> ROBERTS CEMETERY RD <b>EAST OF:</b> ROBERTS CEMETERY RD					

**ADDRESS:** 22500 Roberts Cemetery Rd.

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING A 12.994 ACRE TRACT IN THE ROBERTS ABRAHAM SURVEY, A-32, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Residence

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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## CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 07/25/19

**ITEM: 153**

**Applicant:** FRANKENBERGER 2, LLC

**Contact Person:** DARREN FRANKENBERGER

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1477	77365	5671	296J	ETJ
NORTH OF: MILLS BRANCH RD WEST OF: US 59					

**ADDRESS:** 21379 W Wallis Dr.

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT 13, BLOCK 7, TIMBERLANE ACRES, AN ADDITION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 5, PAGE 195, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Residence

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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## CERTIFICATE OF COMPLIANCE

---

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 07/25/19

**ITEM: 154**

**Applicant:** CESAR GARCIA

**Contact Person:** CESAR GARCIA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1478	77357	5874	257Q	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN					

**ADDRESS:** 25845 Peach Dr.

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOTS 75 AND 76, PEACH CREEK PINES SUBDIVISION, AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO 75 AND THE SEMORE GARSEE SURVEY ABSTRACT NO 229, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Residence

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

## CERTIFICATE OF COMPLIANCE

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 07/25/19

**ITEM: 155**

**Applicant:** CRISTIAN SERRATO

**Contact Person:** CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1479	77357	5874	258J	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN					

**ADDRESS:** 26782 Coach Light St.

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOTS 686 AND 687, OF PEACH CREEK FOREST SECTION NO. 5, AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO 75, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

## CERTIFICATE OF COMPLIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Kaleidoscope Design Build, LLC	Daria DB Conlan, RA	917-771-4999	<a href="mailto:daria@kaleidoscopedb.com">daria@kaleidoscopedb.com</a>

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1501 Ennis Street	19064385	77003	5456	493V	I

HCAD ACCOUNT NUMBER(S):	0030620000010
PROPERTY LEGAL DESCRIPTION:	Lot 10 Block 685, SSBB
PROPERTY OWNER OF RECORD:	Sanders, Johnny Ray & Candice Paige
ACREAGE (SQUARE FEET):	5,000 square feet
WIDTH OF RIGHTS-OF-WAY:	Ennis Street (80 feet); Bell Street (80 feet)
EXISTING PAVING SECTION(S):	Ennis Street (24 feet); Bell Street (50 feet)
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	1 car garage with an additional, single parking space
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Existing house, 1,395 square feet
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Addition with attached garage, 933 square feet

**PURPOSE OF VARIANCE REQUEST:**

To allow a 6'-3 1/2" building line in lieu of the ordinance-required 10' building line along Bell Street, a local street.

**CHAPTER 42 REFERENCE(S):**

42-156(b). – Collector and local streets – Single-family residential.

Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

We are requesting a variance to build a portion of a new addition within the city mandated 10' setback from collector streets, Chapter 42, Division 3, Section 42-157.

The existing 19<sup>th</sup> century home was built before any deeds. The house was set 6'-3 ½" off Bell Street, the side street, property line. There is a small portion which projects further into the 10' setback at 5'-2" off the property line. The project needs are to preserve the existing home, rehabilitate it, renovate it to modern standards, and add a master bedroom & bathroom, third bedroom & full bath, laundry room, and garage. Our objective is to preserve the characteristic of the existing house and utilize the property in the most reasonable way. The master bedroom addition along Bell Street is inset 10'-0" off the property line in order to preserve and maintain the recently imposed City of Houston setback where possible, but the master bath (a smaller volume) is aligned even with the primary existing house setback, 6'-3 ½" off of the side street, in order to create a better relationship with the existing house and minimize what would be a monotonous view down a long flat wall otherwise. The garage is set back 17'-8" from the Bell street property boundary.

*The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

- (1a) **The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- (1b) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The existing house location and structural components determined the use of the interior space and the manner that the addition is connected to the pre-existing home. A strict adherence to the new setbacks on the addition would create exterior spaces that aren't easily accessed by the house and an addition that significantly diverges from the existing design rather than supports the century old house. A strict adherence would also significantly impact the available space for the master bathroom by requiring a redesign that would chop off nearly 4' of planned-for space in the bathroom.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance directly relate to the existing home and its pre-existing site conditions and the design intent of the proposed final project. They do not stem from a hardship created by the applicant or otherwise. It is not a question of how much time, money, or effort would be required to redesign the proposed addition to be in accordance with the new setback and thereby why we are seeking a variance to the setback rules. It is only to preserve the original design intent of the existing house and its position and relationship to the property and also its aesthetic and practical relationship to the new proposed addition.

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**

Where possible, the design takes into consideration the desired 10' setback from collector streets. The master bedroom addition, for instance, is set back 10' from the Bell Street property line. The garage too is set back 17'-8" from the Bell Street property line. There is only a small portion of the new proposed addition, the master bathroom, that would be set within the 10' setback to match the existing setback of the existing home on the property, at 6'-3½" from the property line. We believe that granting this variance will preserve the general purposes of the chapter by not encroaching further on the property boundary than the existing home already is and thereby protecting pedestrian access to sidewalks and public right of ways. Parking is not an issue as there are no parking variances being requested. Vehicles will not have any further possibility of encroaching on pedestrian sidewalks or right-of-way by granting this variance and the new proposed garage is already in compliance.

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare. In no way does the proposed encroachment obstruct the sidewalk or result in vehicles blocking the sidewalk. The variance will support the original characteristic of the neighborhood and this particular home specifically and improve a transitional neighborhood whose original homes have largely fallen into major disrepair and otherwise been re-platted, sub-divided and chopped apart to facilitate the construction of many multi-story flat front town homes.

- (5) **Economic hardship is not the sole justification of the variance.**

Economic hardship is only relatable to the variance in that the owner would be forced to pay additional fees to redesign to be within compliance of the current rules. The actual justification of the variance is to be able to match the existing home setback and thereby maintain the design intent of the architect as planned to promote and secure a harmonious aesthetic of the existing home and practical and intelligent use of the land.

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## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 156**

Meeting Date: 7/25/2019

## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE





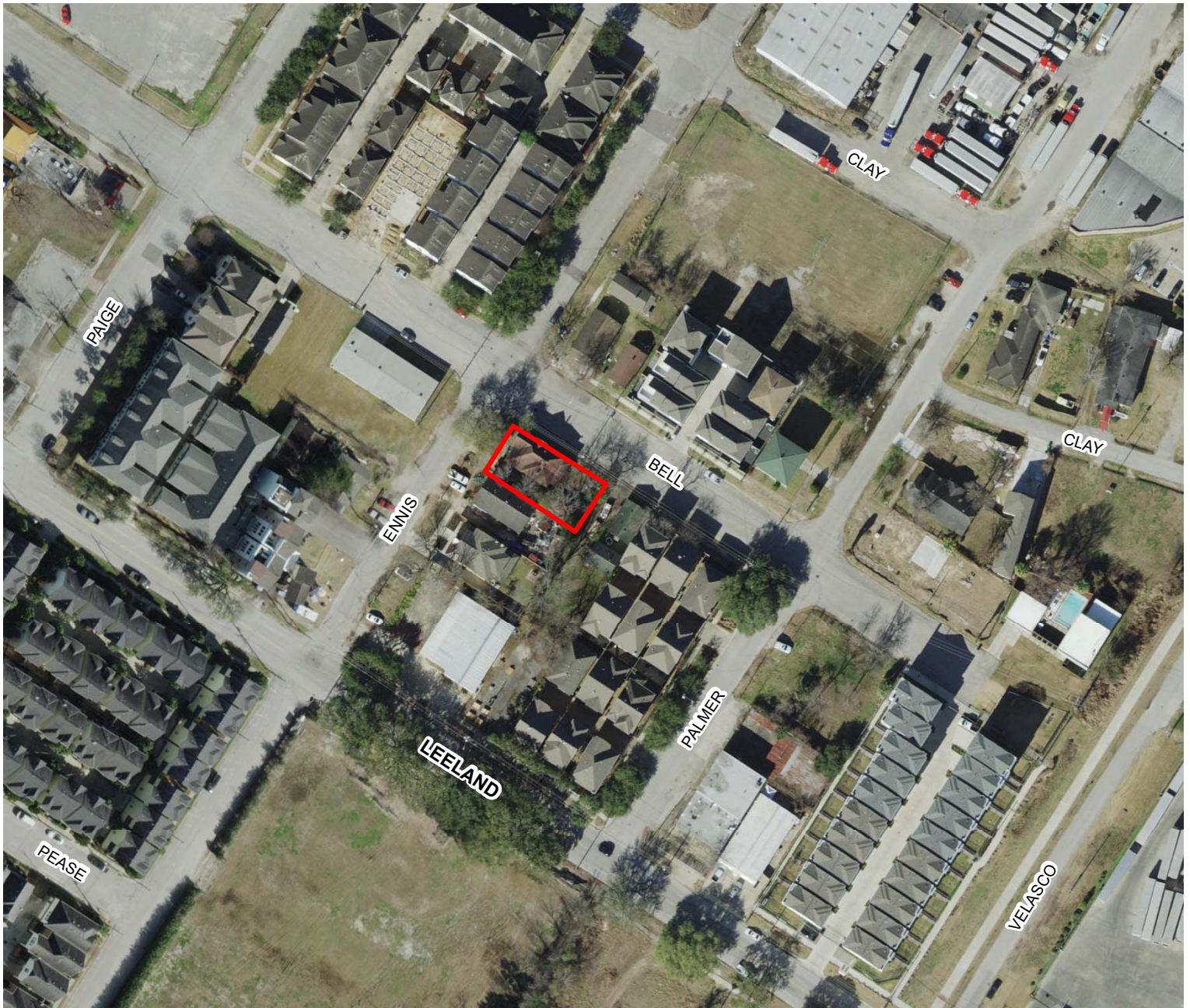
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 156**

Meeting Date: 7/25/2019

## Houston Planning Commission

Aerial Map



## DEVELOPMENT PLAT VARIANCE



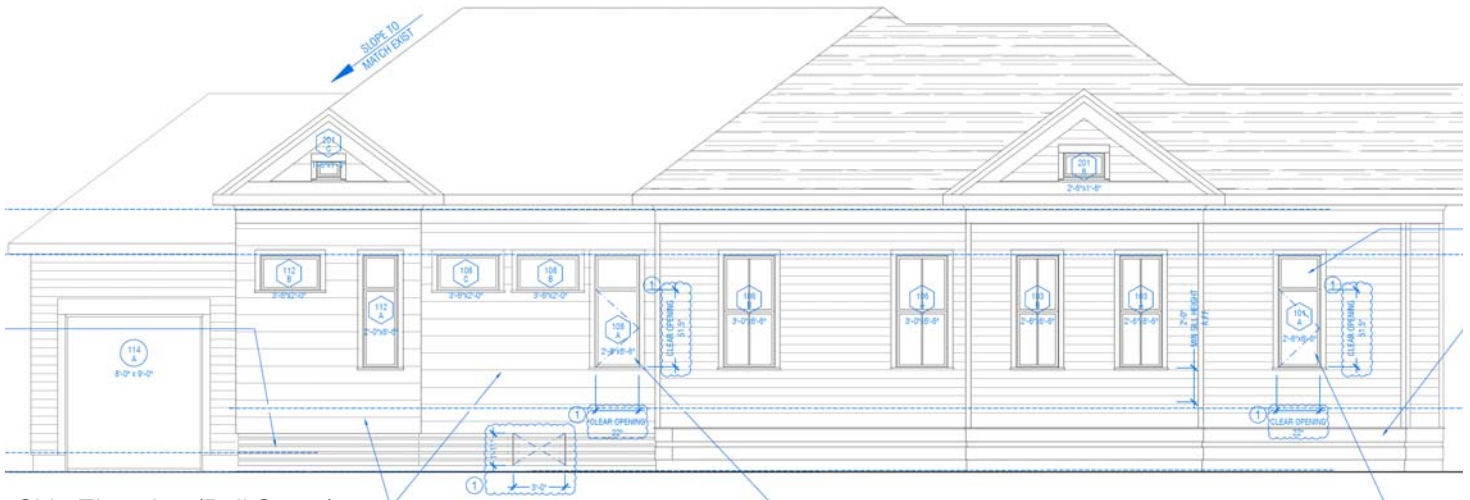




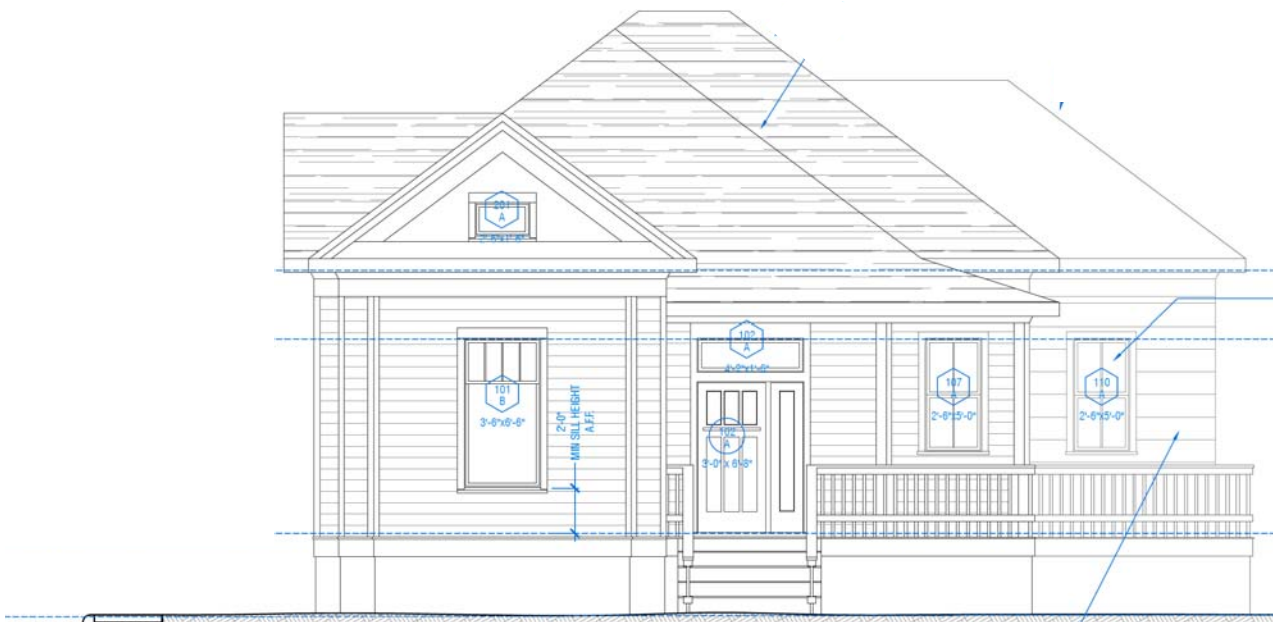


## Houston Planning Commission

### Elevations



Side Elevation (Bell Street)



Front Elevation (Ennis Street)

# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Midtown Engineers, LLC	Ramon Herrera	713-862-8848	rherrera@midtownengineers.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1604 W. Bellfort Avenue	18141774	77054	5353	532V	K

HCAD ACCOUNT NUMBER(S):	0451780000055
PROPERTY LEGAL DESCRIPTION:	Tracts 2A-1, 2B-2 & 2C-2 Abstract 874 J Walters
PROPERTY OWNER OF RECORD:	METRO Transit Authority
ACREAGE (SQUARE FEET):	655,401 square feet
WIDTH OF RIGHTS-OF-WAY:	W. Bellfort Avenue (100 feet); Fannin Street (100 feet)
EXISTING PAVING SECTION(S):	W. Bellfort Avenue (60 feet); Fannin Street (22 feet)
OFF-STREET PARKING REQUIREMENT:	N/A
OFF-STREET PARKING PROVIDED:	N/A
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Fannin South Park and Ride; 655,401 square feet
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Sidewalk; 794 square feet, Foundation; 100 square feet

**PURPOSE OF VARIANCE REQUEST:** To allow a 0' building line in lieu of the ordinance-required 25' building line along W. Bellfort Avenue, a major thoroughfare.

**CHAPTER 42 REFERENCE(S):** 42-152(a) – Building line requirement along major thoroughfares.

The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

As per the ordinance, West Bellfort Avenue being a major thoroughfare, requires a 25-foot building line. The proposed structure is a modular restroom on a 10'x10' concrete foundation that is located on the right-of-way line north of West Bellfort Avenue. The proposed concrete foundation extends from the right of way line (north) of West Bellfort Avenue to the METRO's bus loop.

*The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

**(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The proposed concrete foundation for the METRO Operator Restroom extends from the West Bellfort north right-of-way line to the METRO's bus loop. Placing the METRO Operator Restroom north of the 25-foot building line would place it directly in the bus loop which would require a complete reconfiguration of METRO bus operations. In addition, there is not enough physical room to relocate the bus loops and bus shelter areas so yes, the project would be infeasible if METRO was required to comply with the 25-foot building line requirement.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

As stated in 1b, there is very limited room at the METRO Fannin South facility to place a new restroom for the bus operators. Bus operators have limited time to utilize the restroom facilities so close proximity and a safe access are crucial for the site of the restroom. METRO and the engineering design team exhausted all possible locations for the new restroom facility.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Yes – all intent and general purposes of this chapter will be preserved and maintained including compliance with ADA, TDLR and City of Houston IDM requirements.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

There is 18 feet wide "S" Dimension from the street curb to the ROW with about 11.5 feet of distance from the edge of the sidewalk to the operator restroom building. Therefore, there is plenty of separation from the operator restroom and pedestrians, cyclists, motor vehicles and rest of the traveling public.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. Disruption to METRO bus operations, lack of additional space and unnecessary inconvenience to the day-to-day METRO customer are also justifications of the variance.

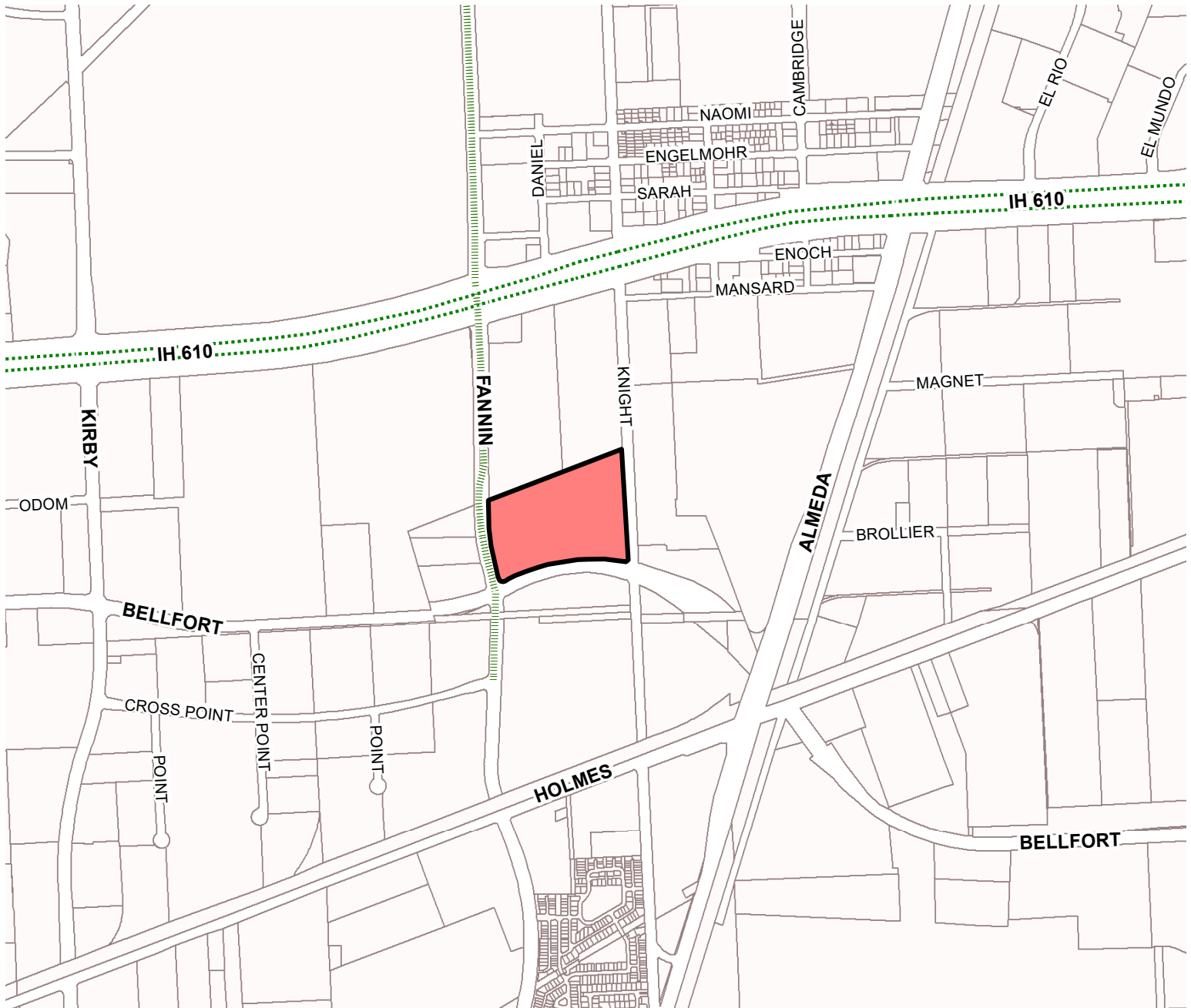
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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 157**

Meeting Date: 7/25/2019

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE



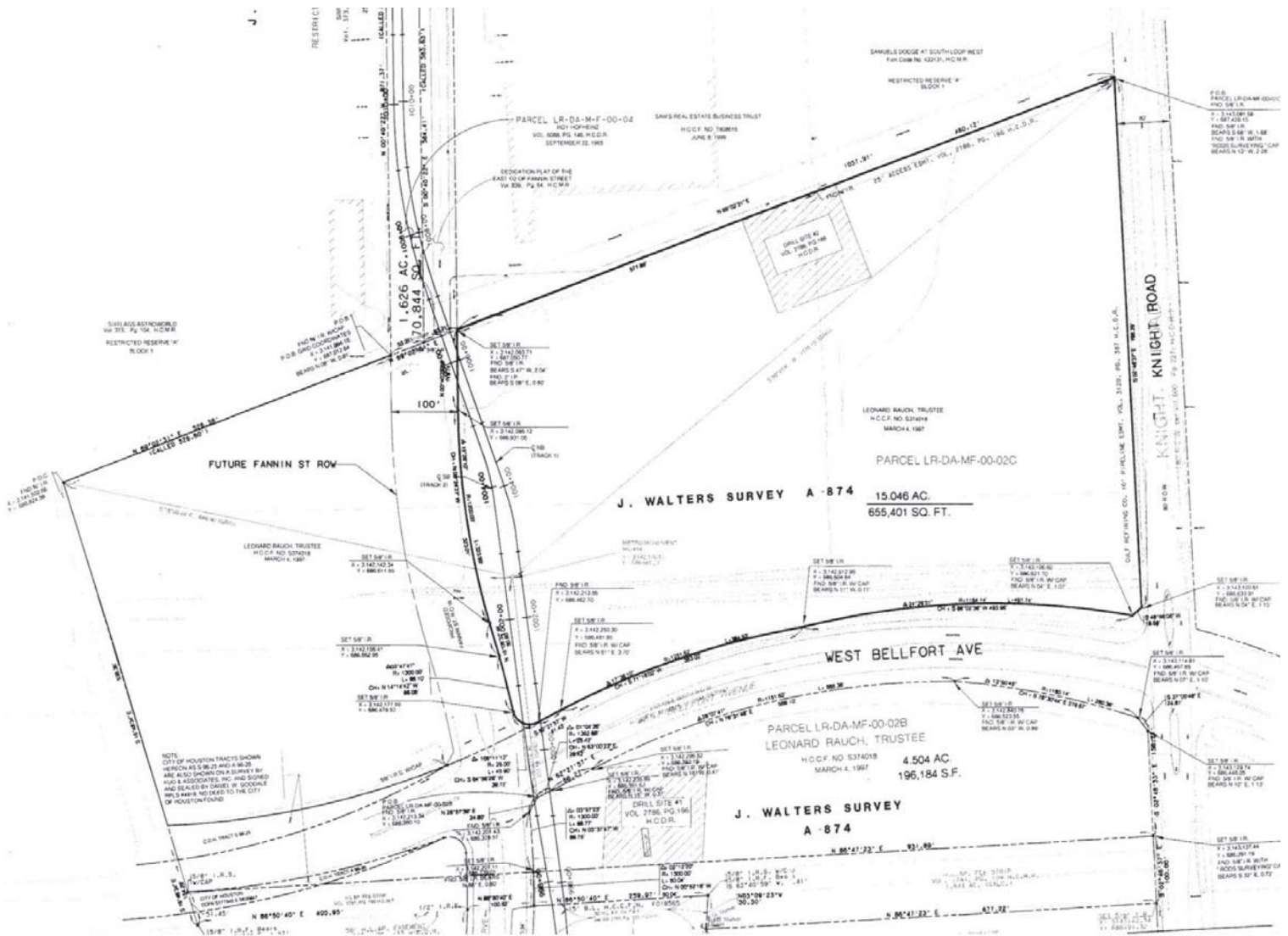


# Houston Planning Commission

**ITEM: 157**

Meeting Date: 7/25/2019

## Survey

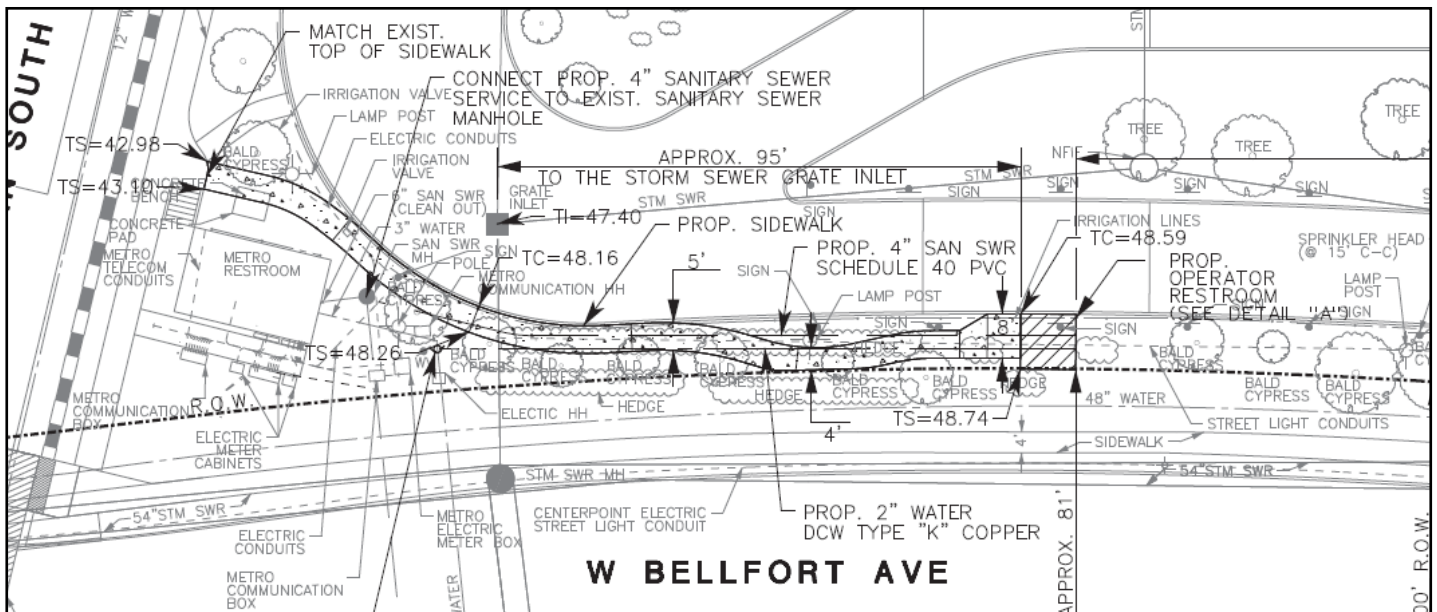
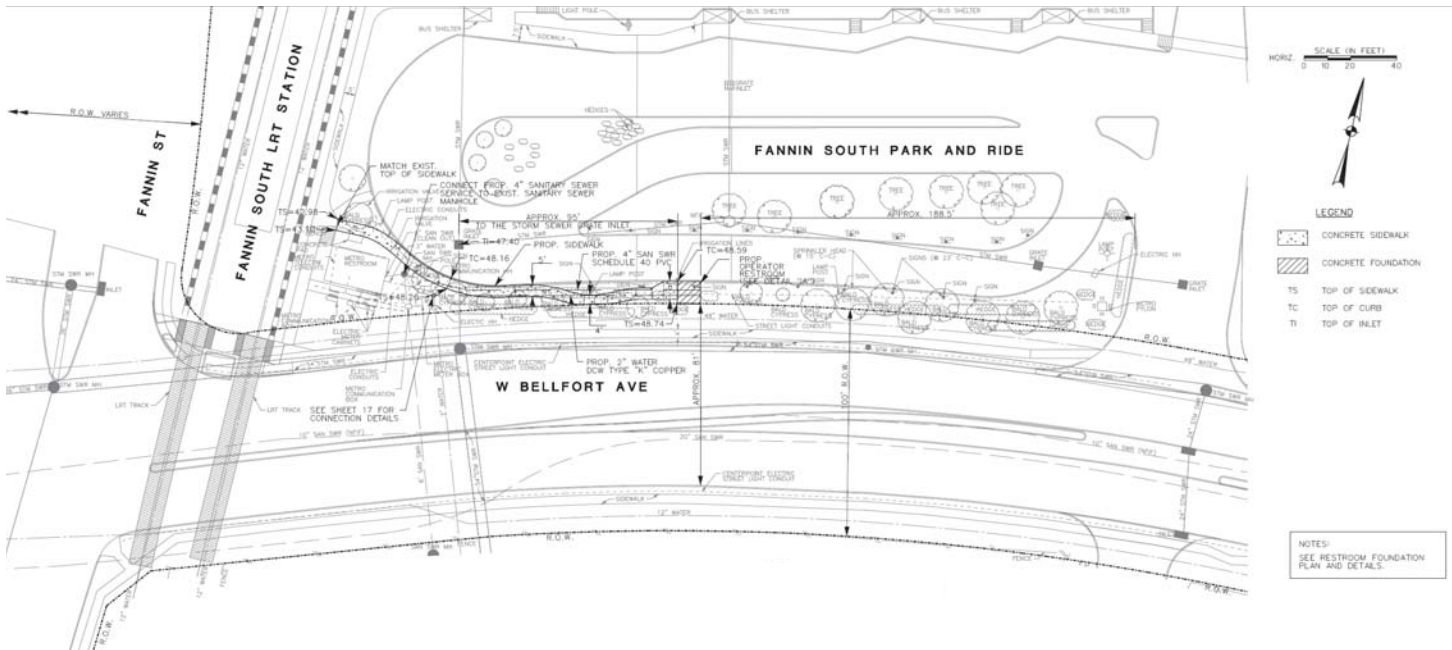


# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Site Plan



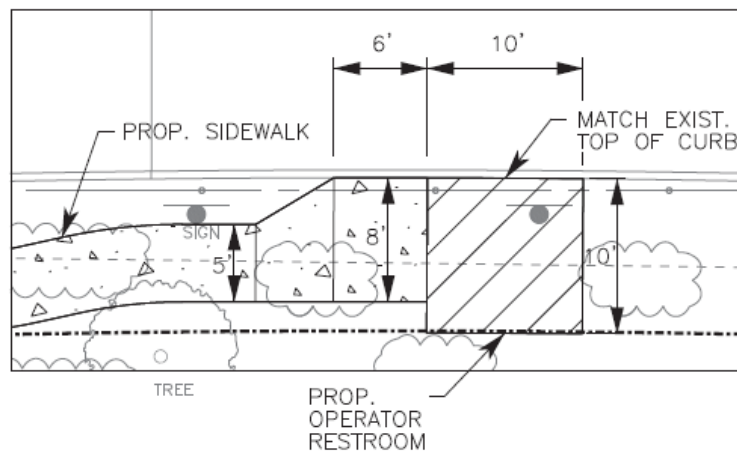
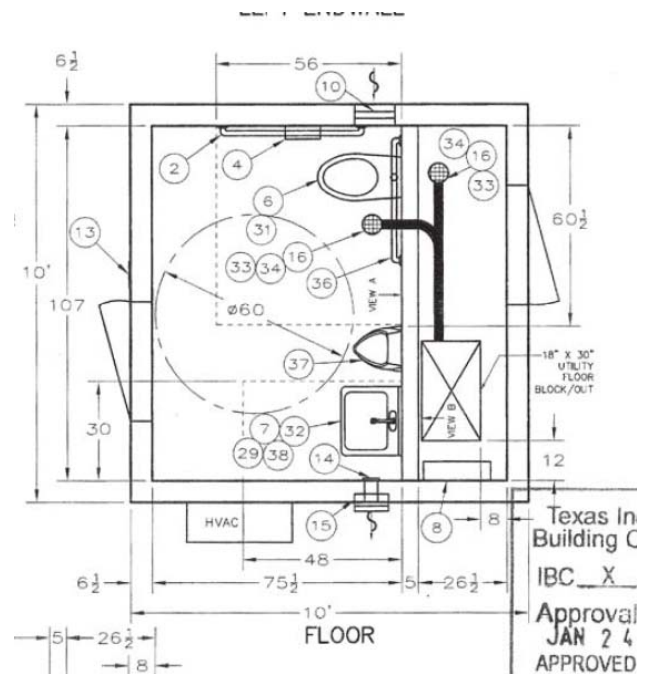
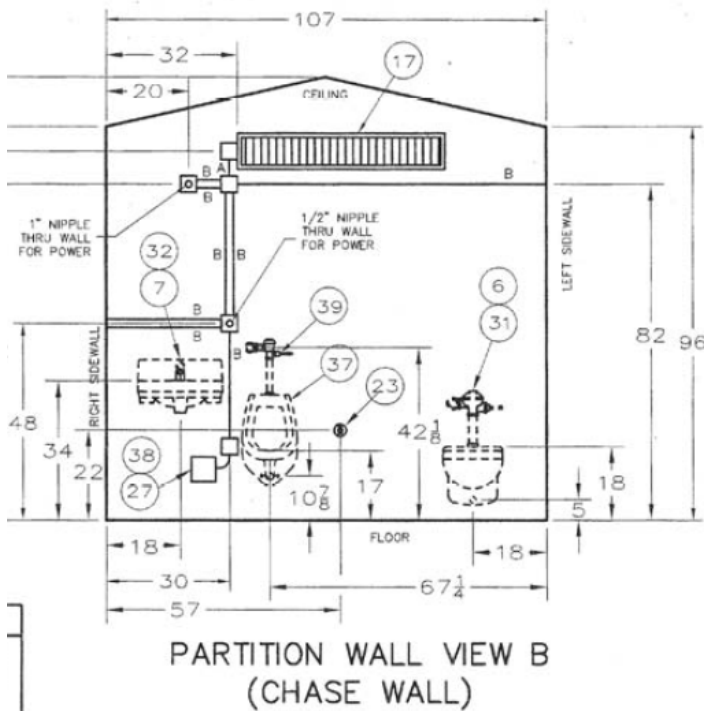
Zoomed Detail

# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Building Plans



**DETAIL "A"**

# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP Company	Jenifer Pool	832-594-8420	jrpcom@aol.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2033 Wroxtan Road	19064432	77005	5356	532D	C
HCAD ACCOUNT NUMBER(S):		0540980000016			
PROPERTY LEGAL DESCRIPTION:		Lot 18, Block 36 Southampton Place			
PROPERTY OWNER OF RECORD:		Robyn Rothmen & John Stevenson Jr.			
ACREAGE (SQUARE FEET):		7,200 square feet			
WIDTH OF RIGHTS-OF-WAY:		Wroxtan Road (60 feet); Wilton Street (60 feet)			
EXISTING PAVING SECTION(S):		Wroxtan Road (40 feet); Wilton Street (40 feet)			
OFF-STREET PARKING REQUIREMENT:		2 spaces			
OFF-STREET PARKING PROVIDED:		2 spaces			
LANDSCAPING REQUIREMENTS:		N/A			
LANDSCAPING PROVIDED:		N/A			
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:		2,634 square feet			
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:		6,438 square feet			

**PURPOSE OF VARIANCE REQUEST:**

To allow a 10' garage building line in lieu of the ordinance-required 20' building line along Wilton Street, a local street.

**CHAPTER 42 REFERENCE(S):** 42-156(c) – Collector and local streets – single-family residential.

Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies the property as Lot 18, Block 36 Southampton Place located at 2033 Wroxtton Road. The property has a house on a 25' front building line along Wroxtton Road and a 10' garage building line along Wilton Street. Per deed restrictions, the original, June 1924, plat of Southampton Place has no building lines. The property is a corner lot with Wroxtton Road and Wilton Street, both local streets. This is a well-developed residential area and most of the houses that abut the property are built using the 10' or zero building line for the garage. There are sidewalks on both Wroxtton Road and Wilton Street.

*The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

This is a tract that has functioned as a single-family home lot for many years. This lot had a single-family home that has been there since 1930. Requiring a 17' garage building line for the Wilton Street portion of the property would create an undue hardship in that there is a 25' building line on Wroxtton Road, per deed restrictions, and this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably use the lot efficiently if restricted by the Chapter 42-157 garage building line.

- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The strict requirement of a 17' garage building line per Sec. 42-157 (b) (2) along Wilton Street which has an existing 10' garage building line per deed restrictions and zero building line subdivision plat of June 1924, would create an undue hardship in conjunction with the 25' building line on Wroxtton Road.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

(42-157) (b) (2) the property was originally sized and platted (June 1924) with a zero-building line setback along Wilton Street. The property will adhere to the 10' garage building setback line and the proposed 25' building line for the new home, as per HOA approved design per the deed restrictions. Therefore, imposition of 17' garage building setback is an unreasonable hardship imposed on this property by the Chapter 42, while adhering to the deed restrictions building line along Wilton Street. These circumstances support the granting of the variance and is not the result of a hardship created or imposed by applicant.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 18, Block 36 Southampton Place is an existing lot that does not allow any options for development other than single-family. The intent and general purposes of Chapter 42 will be preserved by allowing the 10' garage building line, per deed restrictions, and per (42-157 (a) (2) as the new garage will be no less than 26'-8" from the back of the existing curb and 17'-0" from the sidewalk. Therefore, this sensible development will encourage the uses that are already present in this neighborhood. Per Chapter 42, the structure honors the deed restrictions and original subdivision plat of June 1924, including the prevailing 10' garage setback condition along Wilton Street and a 25' building line along Wroxtan Road.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Wroxtan Road and Wilton Street are both local streets. The granting of the variance will not be injurious to the public health, safety or welfare as most other properties adjacent to the property along Wilton Street are generally the same size. (42-157) The new garage structure's location itself poses no jeopardy to public safety using the 10' garage setback line on Wilton Street and the garage will be no less than 26'-8" from the back-of-curb and 17'-0" from the sidewalk. This fulfills the intent of Sec. 42-157 (a) (2).

**(5) Economic hardship is not the sole justification of the variance.**

The hardship is that Lot 18, Block 36 Southampton Place is an existing lot platted in June 1924 for a single-family home with zero building lines. The new residence will adhere to the existing deed restrictions. The request to not provide a 17' garage building line per Sec. 42-157 (b) (2) and allow the existing 10' garage building line from Wilton Street, per deed restrictions, will complying with the intent of Chapter 42 - Sec.42-157 (a) (2). This will allow reasonable development and follow the building lines set out in the deed restrictions and subdivision plat of June 1924. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty property.

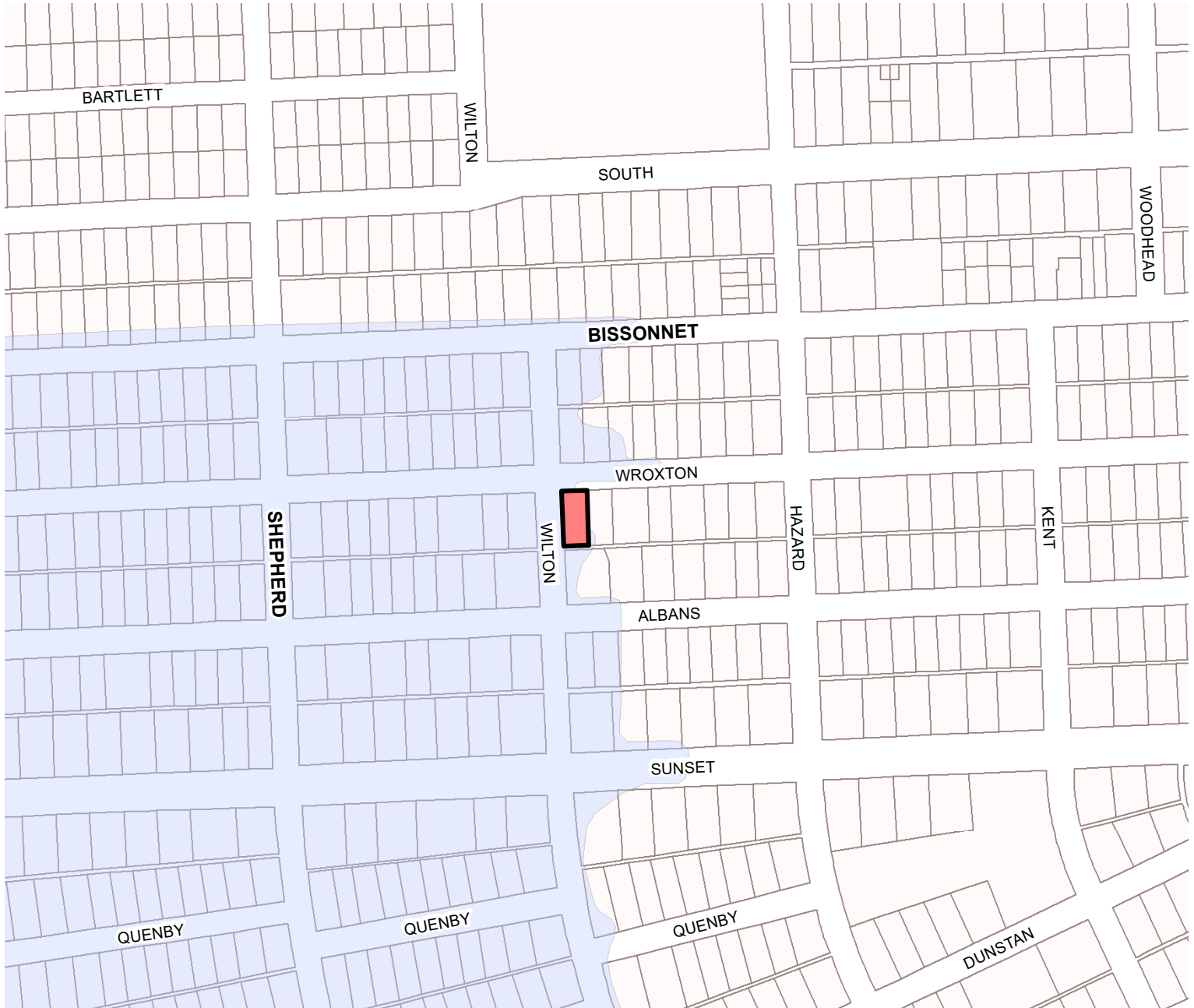
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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Area Map



# DEVELOPMENT PLAT VARIANCE





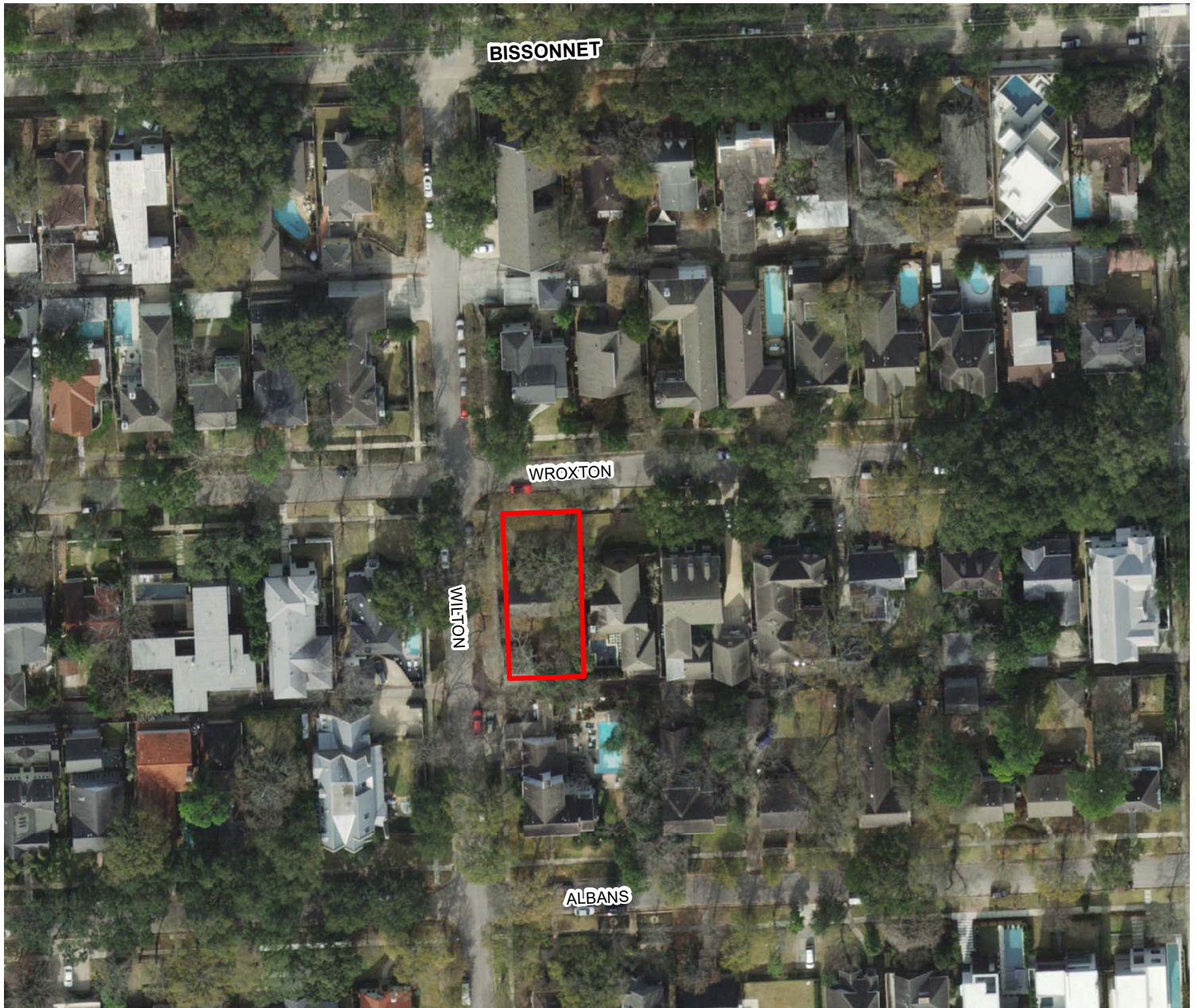
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 158**

Meeting Date: 7/25/2019

## Houston Planning Commission

Location Map



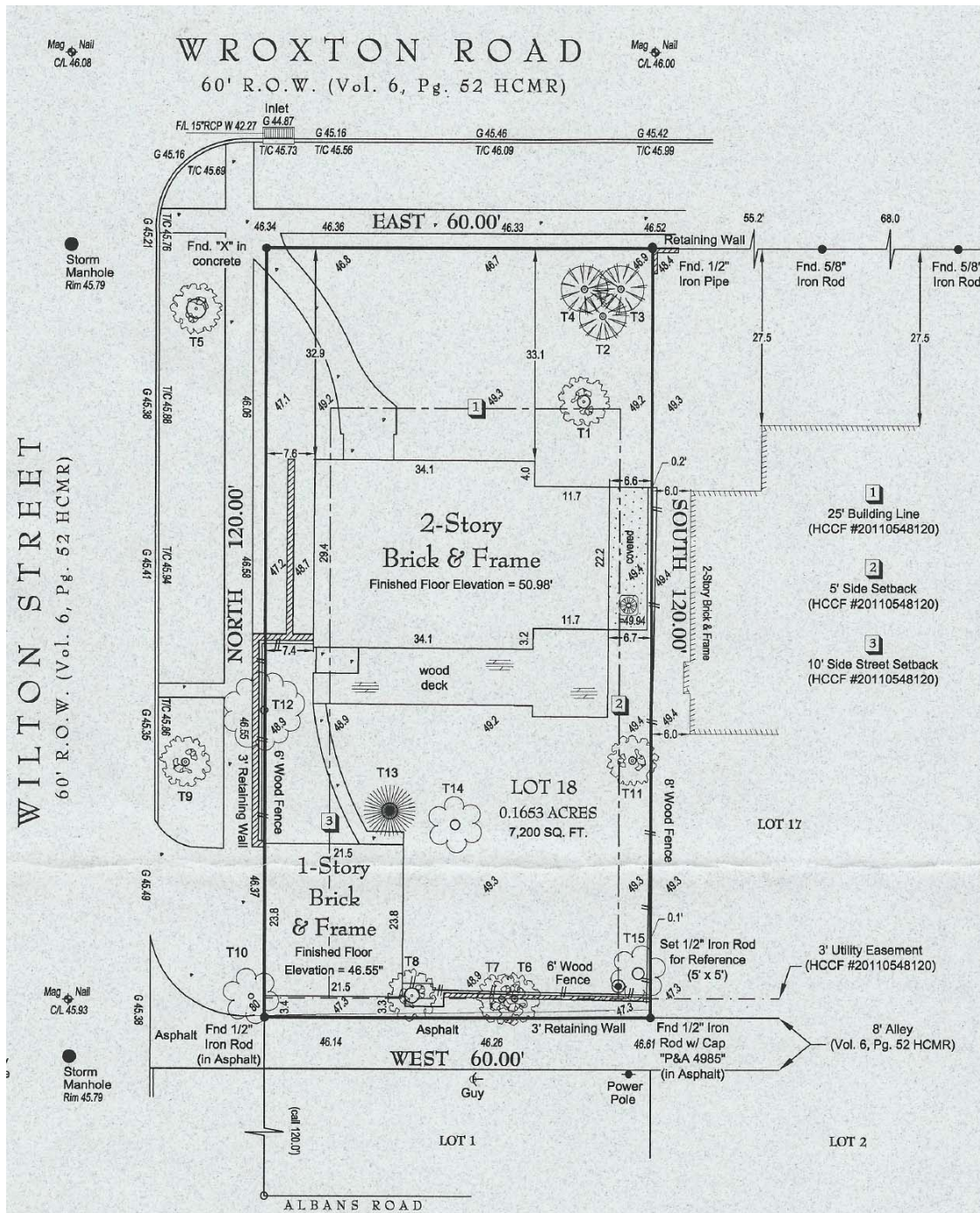
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Survey

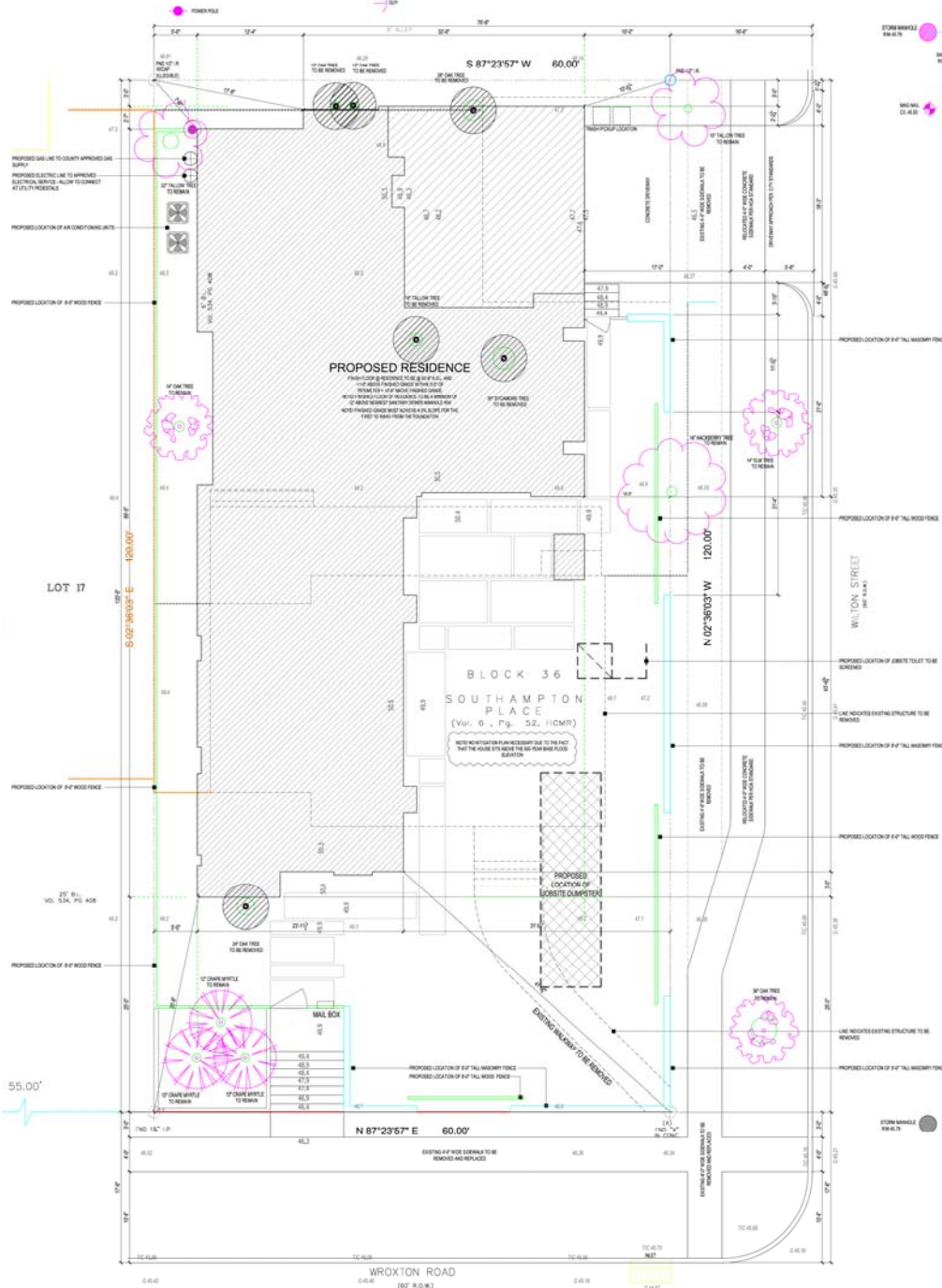


# DEVELOPMENT PLAT VARIANCE



# Houston Planning Commission

Site Plan



## DEVELOPMENT PLAT VARIANCE



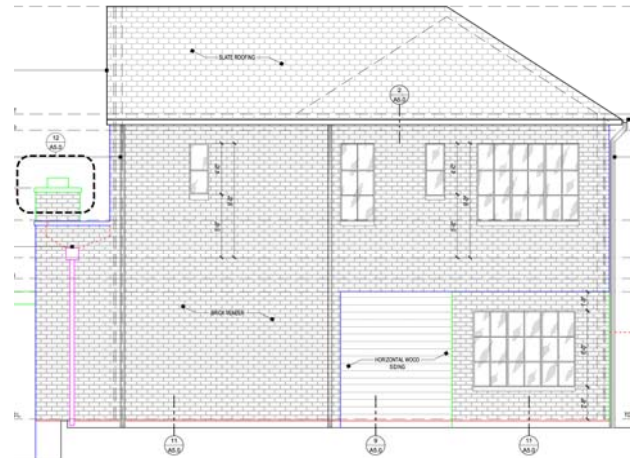


## Houston Planning Commission

### Elevations



ELEVATION A: FRONT



ELEVATION C: BACK



ELEVATION B: RIGHT

# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Crestline Engineering, PLLC	Mark Shelfer	(713) 314-7029	mark@crestlineeng.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6412 Calhoun Road	19068041	77021	5454	533M	D

HCAD ACCOUNT NUMBER(S):	0581330000001, 0581330000003, 0581330000004, 0581330000007, 0581330000015, 0581330000009, 0581330000011, 0581330000013, 0581330000014
PROPERTY LEGAL DESCRIPTION:	Lots 1-5, 7-9, 11-14 & Tracts 6, 6A, 6A-1, 10, 10A, Blk 1, Wilsey's South End
PROPERTY OWNER OF RECORD:	Agape Homes CDC, a Texas non-profit corporation
ACREAGE (SQUARE FEET):	1.837 AC (80,000 SF)
WIDTH OF RIGHTS-OF-WAY:	Cosby Street (50' ROW), Calhoun Road (60' ROW), Balkin Street (50' ROW), Paris Street (50' ROW)
EXISTING PAVING SECTION(S):	Cosby Street (22.7' Asphalt), Calhoun Road (25.7' Asphalt), Balkin Street (21.5' Asphalt), Paris Street (19.2' Asphalt)
OFF-STREET PARKING REQUIREMENT:	48 spaces
OFF-STREET PARKING PROVIDED:	48 spaces
LANDSCAPING REQUIREMENTS:	N/A

EXISTING STRUCTURE(S) [SQ. FT.]:	2 single family residences (1061 SF and 932 SF)
PROPOSED STRUCTURE(S) [SQ. FT.]:	22 single family residences (839 SF, 1,119 SF and 1,431 SF)

**PURPOSE OF VARIANCE REQUEST:** To not provide two parking spaces each on 19 individual lots but instead within a common parking reserves within the development (the remaining 5 lots will accommodate 2 parking spaces each for a total of 48 off-street parking spaces for 24 lots within the development).

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### CHAPTER 26 REFERENCE(S): Sec. 26-489. - In general.

The building official shall not issue a building permit or certificate of occupancy for the construction of a building or tract unless the building or tract includes the construction of or provides for the parking facilities required by this article. The parking facilities shall be on the same tract as the use classification those facilities are intended to serve except as otherwise provided for in this article.

Sec. 26-492. – Parking spaces for certain types of use classifications.

#### Use Classification

#### Required Number of Parking Spaces

Class 2. Residential:

b. Single-family residential

2.0 parking spaces for each dwelling unit

## APPLICANT STATEMENT OF FACTS

### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Over the span of more than 14 years, Agape Development Ministries “Agape Development” has served individuals and families of the Greater OST/ South Union neighborhood of the 3rd Ward. Agape Development’s programs have benefited numerous community members ranging from children, teens, young adults and adults. In 2018 Agape Development expanded on its mission with the creation of Agape Homes Community Development Corporation “Agape Homes CDC” to provide affordable homeownership options in an area where significant land speculation and gentrification is occurring. We want to make home ownership available, affordable, attractive and supportive for our most vulnerable neighbors.

The property subject to this variance request is Agape Homes CDC’s first development site. It is located in the historic Third Ward, a near-downtown low to moderate income residential neighborhood, which has been underserved in the recent past, but is located in close proximity to downtown, the Medical Center, and the University of Houston. Because of this prime location, gentrification and the lack of affordable and work-force housing, threaten to push longtime residents out.

Through a series of charettes with professionals and experts from many fields and members of the neighborhood, Agape Homes CDC designed this development to best serve the community, to optimize the use of the land and ensure affordability. The results of this combined effort resulted in a pocket neighborhood with decks or patios in the front (instead of driveways) to enhance the community/ neighborhood feel. A large park area in the back of the homes, at the center of the development provides a common recreational space for children and families. In order to provide for these amenities, this design does not provide on lot parking spaces for all lots, but does provide the required total number of off-street parking spaces. This design also provides for a homeowners association that will own the land in the common parking reserves and the landscaping reserve, thereby reducing lot cost and maintenance, which will also enhance affordability.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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We will be building 22 new homes and 2 renovated existing homes as part of this project. Half of these homes are slated for individuals and families making under 80 percent of AMI. Our goal is to facilitate affordable homeownership by keeping monthly principal, interest, taxes and insurance payments approximately equivalent to current market rent of an area apartment. The remaining half of the homes will be slated for moderate income buyers at 80 to 120 percent of AMI and market buyers with an attractive price point much lower than the median price of a home in Houston. The intended result will be a diverse economic and skilled community without the negative side effect of concentrating poverty. Additionally, this development is being built on vacant lots thus causing zero displacement. Two existing homes that have been used for Agape Development's programs for years are incorporated in the development.

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### **APPLICANT'S STATEMENT OF FACTS:**

*The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houston.tx.gov](mailto:planning.variances@houston.tx.gov).*

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

The Agape Homes CDC would be deprived the reasonable use of the land for its purpose of creating an affordable housing development by the condition of requiring two parking spaces on each individual lot, rather than providing the required total parking spaces through our design's mixture of off-street solutions.

- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant. Rather, they are the result of a desire to optimize the land use on the property in order to better serve low-income residents who are at high risk of displacement without suitable options. By granting this variance, the general purposes of this article are being observed because the required total number of off-street parking spaces are being provided.

- (3) The intent of this article is preserved;**

The total number of required off-street parking spots are provided from a combination of common parking reserve spaces, on lot spaces and on lot garage parking. The intent of this article is to provide 2 off-street parking spots per household. This design and variance request does exactly that.

- (4) The parking provided will be sufficient to serve the use for which it is intended;**
- 

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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The parking provided provides the exact number parking spots required by this article.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

Granting the variance requested will not be injurious to the public health, safety or welfare. The development's goal is to serve some of Houston's most vulnerable citizens and provide improvements to the neighborhood.

- (6) **For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

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# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

## OFF-STREET PARKING VARIANCE



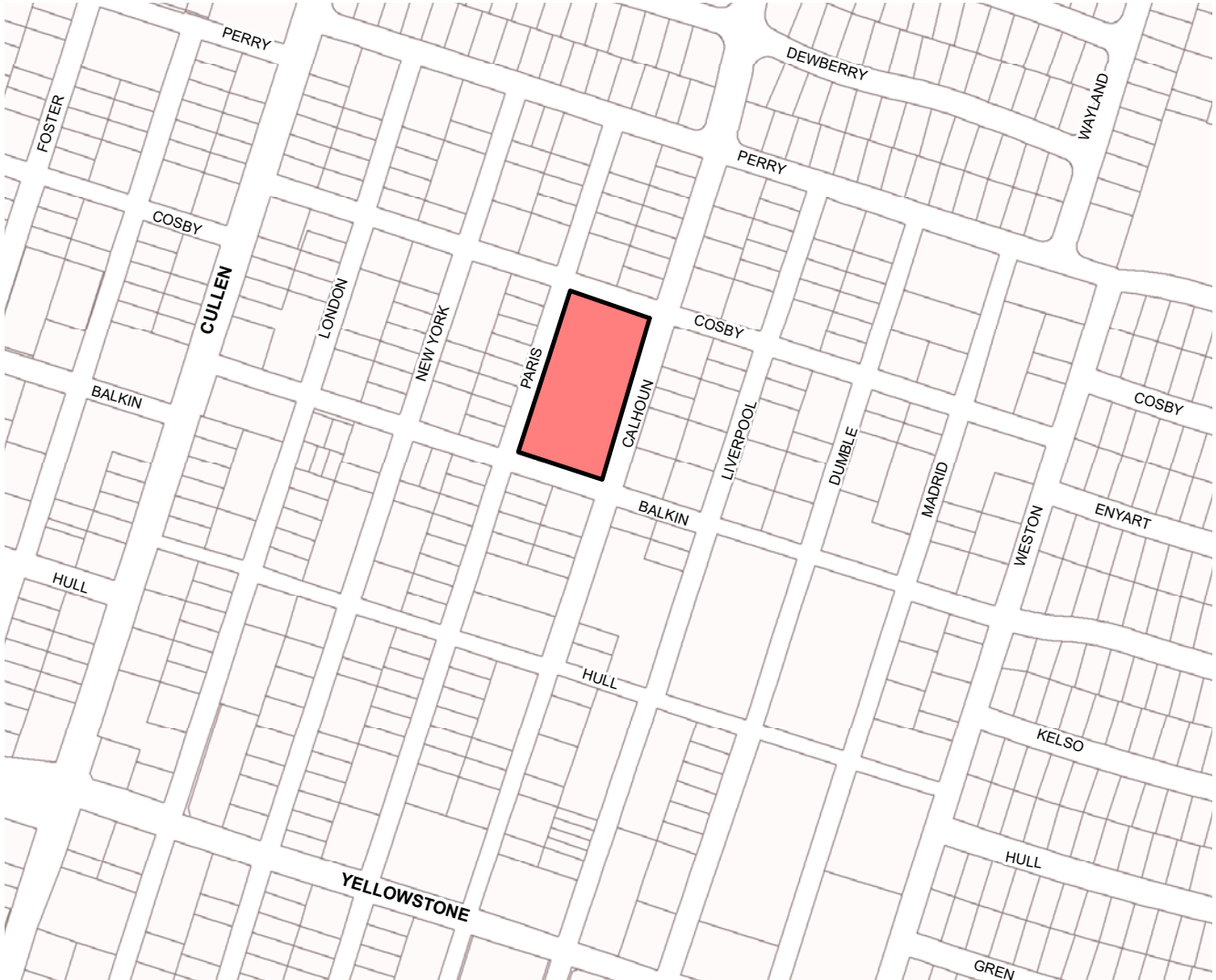
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: V**

Meeting Date: 7/25/2019

## Houston Planning Commission

Location Map



# OFF-STREET PARKING VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: V**

Meeting Date: 7/25/2019

## Houston Planning Commission

Aerial Map



# OFF-STREET PARKING VARIANCE







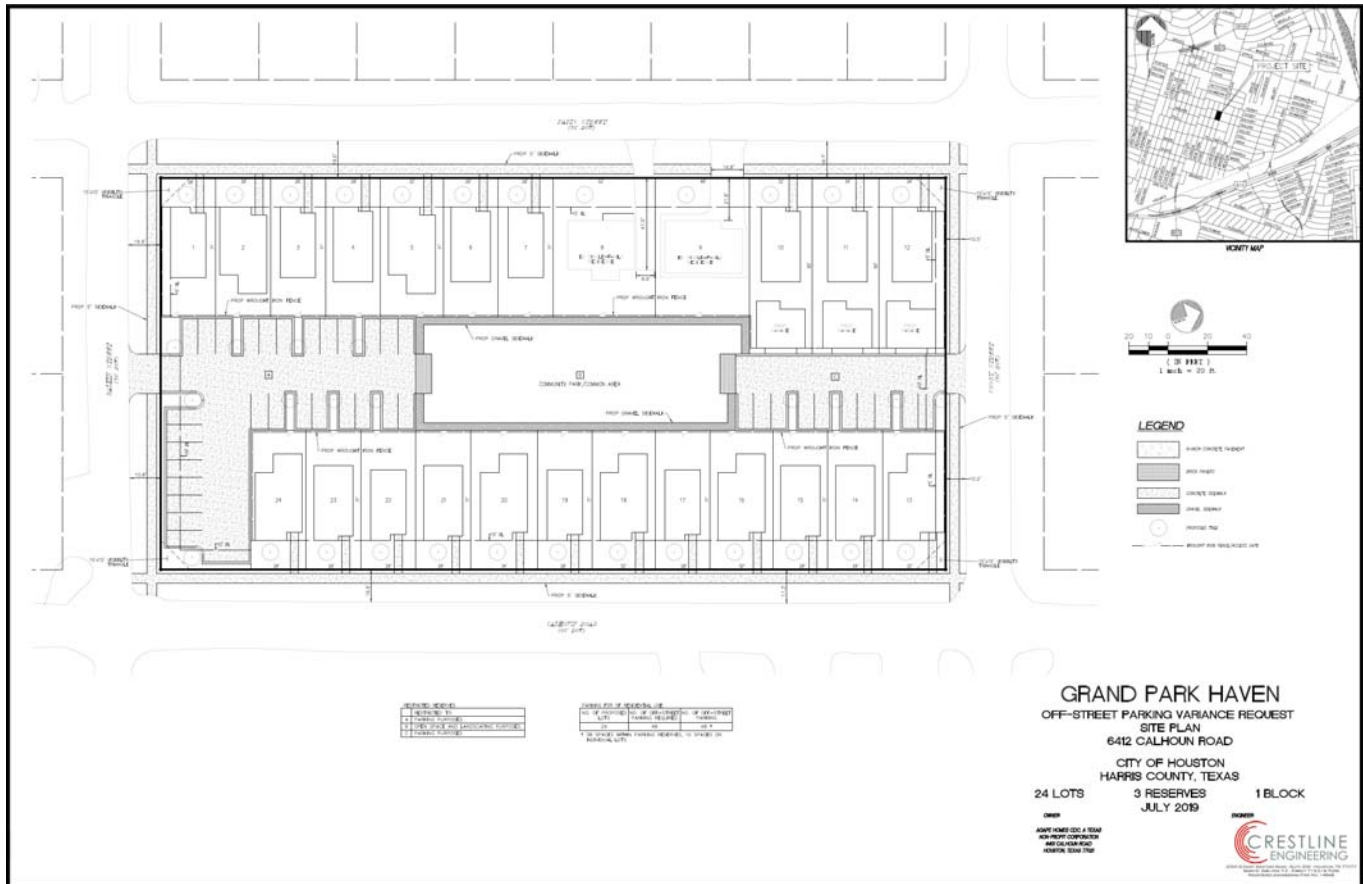
PLANNING &  
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DEPARTMENT

## Houston Planning Commission

**ITEM: V**

Meeting Date: 7/25/2019

### Site Plan



# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@cityofhouston.net](mailto:planning.variances@cityofhouston.net) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Vernon Henry & Associates	Mary Lou Henry, FAICP	713-627-8666	marylou.henry@vhaplanning.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3275 Summer Street	19062769	77007	5358C	493E	C

HCAD ACCOUNT NUMBER(S):	1386910010003
PROPERTY LEGAL DESCRIPTION:	RES A2 BLK 1 STUDEMONT JUNCTION SEC 1
PROPERTY OWNER OF RECORD:	STUDEMONT VENTURE LP
ACREAGE (SQUARE FEET):	101,743 SF (2.336 ac)
WIDTH OF RIGHTS-OF-WAY:	60 feet (Summer Street); 40.3 feet (Lakin Street); 70 feet (Hicks Street)
EXISTING PAVING SECTION(S):	Sufficient (Summer Street); 13 feet (Lakin Street); 17 feet (Hicks Street)
OFF-STREET PARKING REQUIREMENT:	231 parking spaces
OFF-STREET PARKING PROVIDED:	208 parking spaces
LANDSCAPING REQUIREMENTS:	N/A

EXISTING STRUCTURE(S) [SQ. FT.]:	N/A
PROPOSED STRUCTURE(S) [SQ. FT.]:	55,329 SF (1.27 ac)

**PURPOSE OF VARIANCE REQUEST:** To reduce the number of parking spaces for apartments from 231 spaces required to 208 spaces provided.

**CHAPTER 26 REFERENCE(S):** 26-492 – Class 2(a) – Apartment. 1.250 parking spaces for each efficiency dwelling unit, 1.333 parking spaces for each one-bedroom dwelling unit, and 1.667 parking spaces for each two-bedroom dwelling unit. 26-497 – Reduced parking space requirement for additional bicycle spaces.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

To reduce the number of parking spaces required from 231 spaces to 208 spaces, or 10% fewer spaces, for a new project called Summer Street High Line, located in the inner-city based on changing transportation habits and car ownership of millennials as evidenced by the experience of existing projects built in previous years in Houston and in other locations around the U.S.

Many now choose to use a car service, such as Uber or Lyft, use car-shares such as Zip Car, use increasing public transportation, do not own car because they cannot afford them, are reluctant to pay the high price of parking at CBD office locations or for sports and social events, and generally have a different life-style than their parents and grandparents. With the coming introduction of autonomous vehicles, the need for parking at a personal residence is expected to further decrease. The parking ratios for apartments in Houston have not changed since the middle of the last century despite the societal changes, resulting in unused parking spaces which only add to the urban heat island and increase storm water run-off as well as increasing the cost of renting an apartment.

#### APPLICANT'S STATEMENT OF FACTS:

*The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@cityofhouston.net](mailto:planning.variances@cityofhouston.net).*

**(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

The size and location of this property will not allow the builder to provide rental housing for people not in the top 20% income bracket without a variance for the amount of on-site parking required. Indications are that the parking currently required by Ch. 42 unnecessarily burdens projects with the provision of parking spaces that are not needed or used and simply serve to increase the cost of housing and the waste of natural resources. It is not reasonable to continue to use standards for parking requirements that were set 60 years ago when life-styles, particularly for the young, were very different than they are today, and which result in additional paved areas that turn out to be wasted space. The apartment parking standards in the current ordinance are exactly the same as they were in the original standalone ordinance done decades before Chapter 26 or Chapter 42 were created. The news media is filled with reports of changing habits, particularly for people in their 20's and 30's, which this project is designed to attract. People are marrying later (or not at all), fewer are buying cars and relying instead on transit and car services; more people are going to college and graduating with debt that inhibits home and car purchasing; more want to live in the inner city with greater access to entertainment and diverse restaurants; more have listened to the message of "don't drink and drive" so they use a car service when going to bars and find that it is more convenient and cost effective for additional activities; fewer entertain at home but, instead, meet their friends out at restaurants or events so they do not need guest parking or large apartments; parking limitations and high costs discourage taking personal vehicles to games and concerts making car ownership less and less necessary. There is increased awareness of the benefit of walking and biking. People are getting married

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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later and having children later. The percentage of single-person households is increasing. All of these things are combining to diminish the need for parking at inner-city locations.

The changes in attitudes and choices have accelerated in the last ten years, as indicated by inner-city apartment projects with parking areas that have never been used by cars. This planned project is close to the CBD, within walking distance of bus stops. This builder has a partnership with two others in the immediate area to build trail connections to the White Oak Trail system to encourage biking and walking both for exercise and for use as a transportation alternative to personal autos. A large grocery store is within easy walking distance and offers home-delivery. Recognizing all these things, the builder-owner-manager intends to issue only one parking sticker for efficiency and one-bedroom units and two parking stickers for two-bedroom units and want to avoid the wasteful provision of parking that will never be used. This will allow lower rents for the apartment units because they will not have to carry the cost of unused parking spaces, which are very expensive when they must be constructed in parking garages in inner-city locations where smaller tracts at higher costs are all that is available for new housing.

All of the apartment units are virtually never occupied at the same time. Some tenants have chosen to live in apartments because their work requires extensive travel. Beyond that, a project considered "full" are not accepting new leases, about 5%-10% of the units are not being occupied because of move-ins/move-outs, repainting and re-carpeting, appliance replacements, or repairs. These unoccupied apartments lessen the need for parking.

A recent article in *Planning* magazine, published by the American Planning Association, cited the changes being made by cities all over the country in recognition of the changing life-styles. Some of these cities have been as auto-dependent as Houston in the past but have recognized that it is time to make changes to parking requirements. Among these cities are Buffalo, Lexington, Portland, New York, Hartford, Seattle, and Spokane. Some of the changes were to promote specific targets, like affordable housing, but others were not.

Two organizations, one in Chicago and the other in California, actually surveyed apartment parking use in the middle of the night and found 25% to 33% of the spaces were empty, the provision of empty spaces unnecessarily runs up the costs of rentals. Locally, two apartment owners in the inner-city have recently remarked that 20%-25% of their spaces are going unused.

- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

Life-style changes and choices have resulted in a need for fewer parking spaces for inner-city projects designed for young adults. Existing inner-city apartments are experiencing parking use that is 20% to 25% lower than what was built using the current standards. This is the result of changing norms that were not created by the developer. The need for each adult to own a personal vehicle is expected to diminish even more with the pending advent of autonomous vehicles.

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## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

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- (3) **The intent of this article is preserved;**  
The intent is to provide the parking needed on site, for which there is evidence that the amount proposed will do. There will be at least one space for each unit, more than is expected to be used. Only one parking sticker will be issued for each efficiency and one-bedroom unit and two stickers for each two-bedroom unit and the tenant of every apartment is not expected to have a car or to be at home in the city at all times
- (4) **The parking provided will be sufficient to serve the use for which it is intended;**  
Since other apartment projects that appeal to the young adults are experiencing 20%-25% of parking spaces, built to conform to these 60-year-old standards, are going unused, this project with 10% fewer spaces should be sufficient to serve the use.
- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**  
Granting this variance will recognize the change in priorities and life-styles of young adults who opt to live, work, and play in the inner-city and will help to deliver quality housing that they can afford. This opportunity will be beneficial to their health and safety, and welfare.  
They might otherwise be forced to live in suburban areas where employment is limited, and a car is mandatory for work commutes and daily activities.
- (6) **For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STANDARDS FOR VARIANCES

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- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

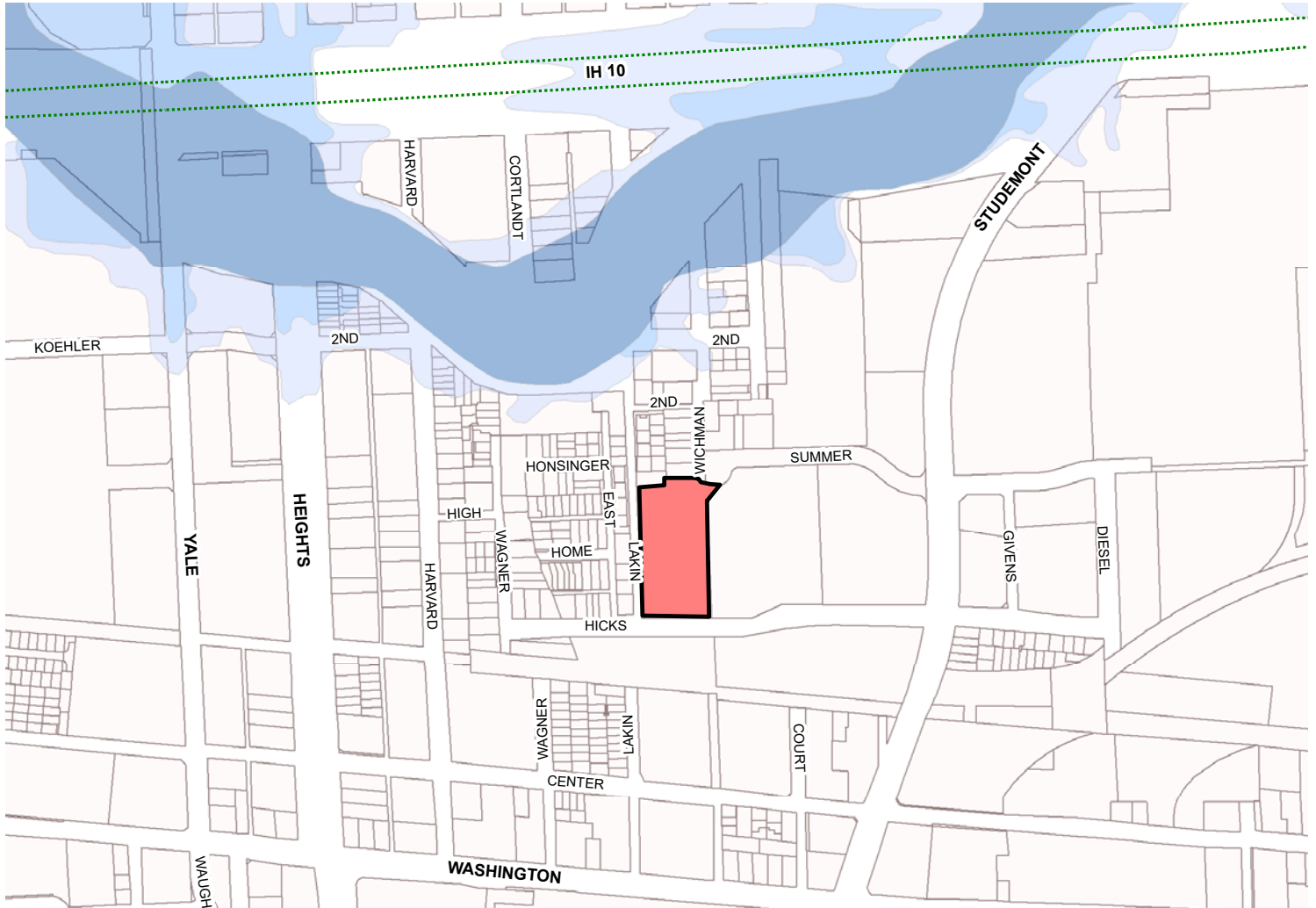
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

Location Map



# OFF-STREET PARKING VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: VI**

Meeting Date: 7/25/2019

## Houston Planning Commission

Aerial Map



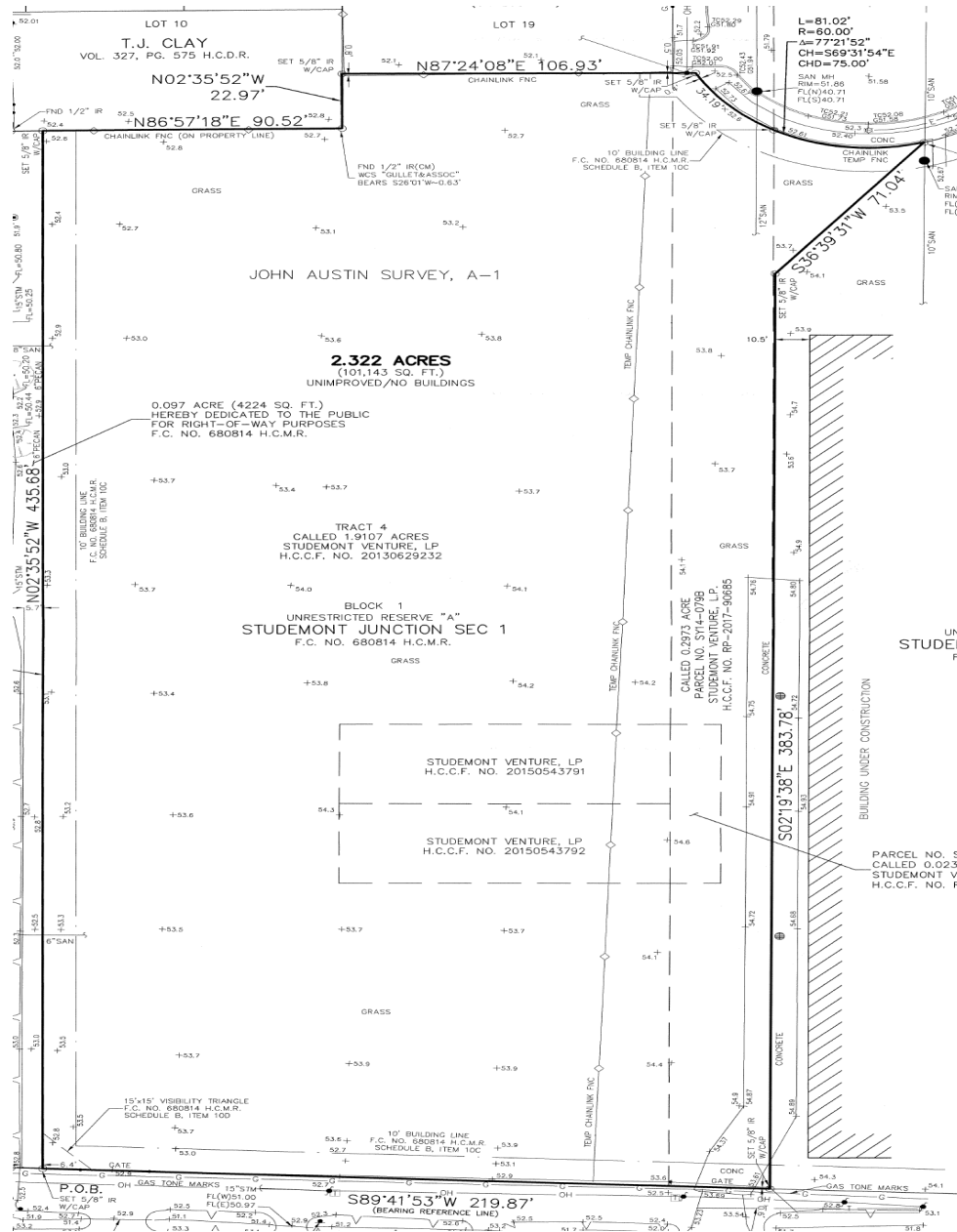
# OFF-STREET PARKING VARIANCE





# Houston Planning Commission

## Survey



# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

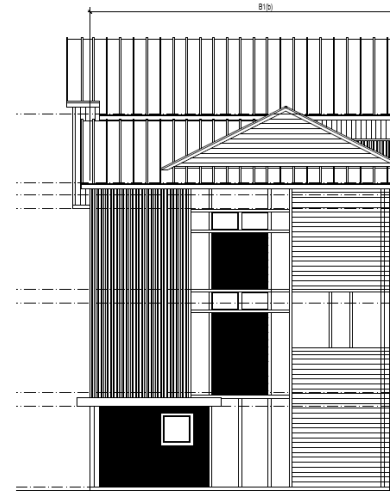
**ITEM: VI**

Meeting Date: 7/25/2019

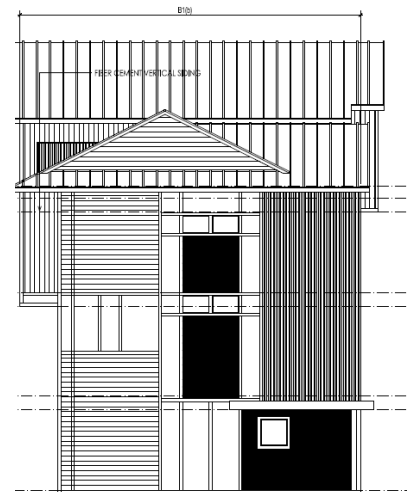
### Elevations



Elevations



2 EAST ELEVATION - BUILDING C  
SCALE 1/8"=1'-0"



4 WEST ELEVATION - BUILDING C  
SCALE 1/8"=1'-0"

# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
BBG Consulting	Evan DuVall	310-308-2177	<a href="mailto:eduvall@bbgcode.com">eduvall@bbgcode.com</a>		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1012 Westheimer	19028142	77006	5356	493S	C

HCAD ACCOUNT NUMBER(S):	1304930010001
PROPERTY LEGAL DESCRIPTION:	RES A BLK 1, STRATFORD RESERVES
PROPERTY OWNER OF RECORD:	MOUZI MOSTAFA
ACREAGE (SQUARE FEET):	9,374 square feet
WIDTH OF RIGHTS-OF-WAY:	70' right-of-way (Westheimer)
EXISTING PAVING SECTION(S):	45' +/-
OFF-STREET PARKING REQUIREMENT:	19 Parking spaces required (includes bicycle parking)
OFF-STREET PARKING PROVIDED:	11 parking spaces provided (includes one handicap parking space), and two bicycle racks.
LANDSCAPING REQUIREMENTS:	Meets Criteria

EXISTING STRUCTURE(S) [SQ. FT.]:	0 SQ. FT. Vacant
PROPOSED STRUCTURE(S) [SQ. FT.]:	6,730 square feet

**PURPOSE OF VARIANCE REQUEST:** To allow 11 parking spaces in lieu of the required 19 spaces for a new office/medical building

**CHAPTER 26 REFERENCE(S):** Office 2.5 parking spaces for every 1,000 square feet of GFA or 2.75 parking spaces for every 1,000 square feet of UFA – Dental Office 3.5 parking spaces for every 1,000 square feet of GFA

## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

This property is located in the Montrose District, and this project has been designed to utilize this small parcel for a medical and office building. According to Walkscore.com, 1012 Westheimer Road has an extremely high walk Score of 91, a good transit rating of 52, and a great bike score of 72. This proposed Variance is to allow 11 parking spaces where 19 parking spaces are required by Chapter 26, and rely more on the already established multimodal transportation network shown by the walk score. This project is located within the Montrose District, which similar to EADO and Midtown, has strong grid patterns, mature multi-modal transportation systems, and land availability encourages small scale more dense developments.

This proposal is to rely on the nearby network of bus stops, bicycle racks, and the proposed 11 parking spaces to fulfill the parking need for this Medical/Dental Office, and Office development. This development will provide much needed dental and office services to Montrose.

#### APPLICANT'S STATEMENT OF FACTS:

*The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@cityofhouston.net](mailto:planning.variances@cityofhouston.net).*

- (1) **The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

This proposed development is an infill parcel located within the heart of the Montrose District. This parcel is a small 9,374 square feet and has not been developed for 30 plus years, and currently is a paved parking area. The strict imposition of the standards of this article does not take into account the transportation infrastructure that is in place within this established area of Montrose, similar to EADO and Midtown. The hours that this Office development will be active are not those times that are significantly impacted by the nearby restaurants and bars. Likewise, this parcels parking may be utilized by adjacent businesses for parking off-hours, thereby providing for additional parking in peak time periods. The approval of this Variance will allow the further redevelopment of another parcel within the Montrose District.

- (2) **That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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The circumstances supporting granting this variance are not a hardship imposed or created by the applicant. As the Montrose District has developed overtime, this area is become denser, and large parcels of land are not common. The subject parcel size, established nature of transportation and the infill nature of this development are the reasons for this requested Variance.

**(3) The intent of this article is preserved;**

The intent of this article is preserved, as this development will provide ample parking for the development with the utilization of buses and bicycles. Multiple bus service lines are located within a short distance from this proposed development. This development will not adversely impact adjacent properties, and will provide a needed dental and office services to the Montrose community. The proposed uses operate during a normal work day time frame that is not as impacted by nighttime activities such as the nearby restaurants and bars within the Montrose District. This development will be a positive addition to the Montrose District.

**(4) The parking provided will be sufficient to serve the use for which it is intended;**

The parking provided is sufficient to serve the use of a dental office and office uses. The transportation infrastructure augments this property, and allow this development to have less parking than another similar area without this infrastructure. The office uses will encourage their employees to take buses, rideshare, walk or bike to work to enable the customers access to the onsite parking. The proposed parking is sufficient to serve the uses that are intended.

**(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and**

The granting of this variance will not cause any public health, safety or welfare issues. The building will be sprinkled, and satisfy all of the applicable building codes to ensure the safety and welfare for those that work, and visit this office building.

**(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

This building is not subject article VII of chapter 33.

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

Location Map



# OFF-STREET PARKING VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: VII**  
Meeting Date: 7/25/19

## Houston Planning Commission

Aerial Map



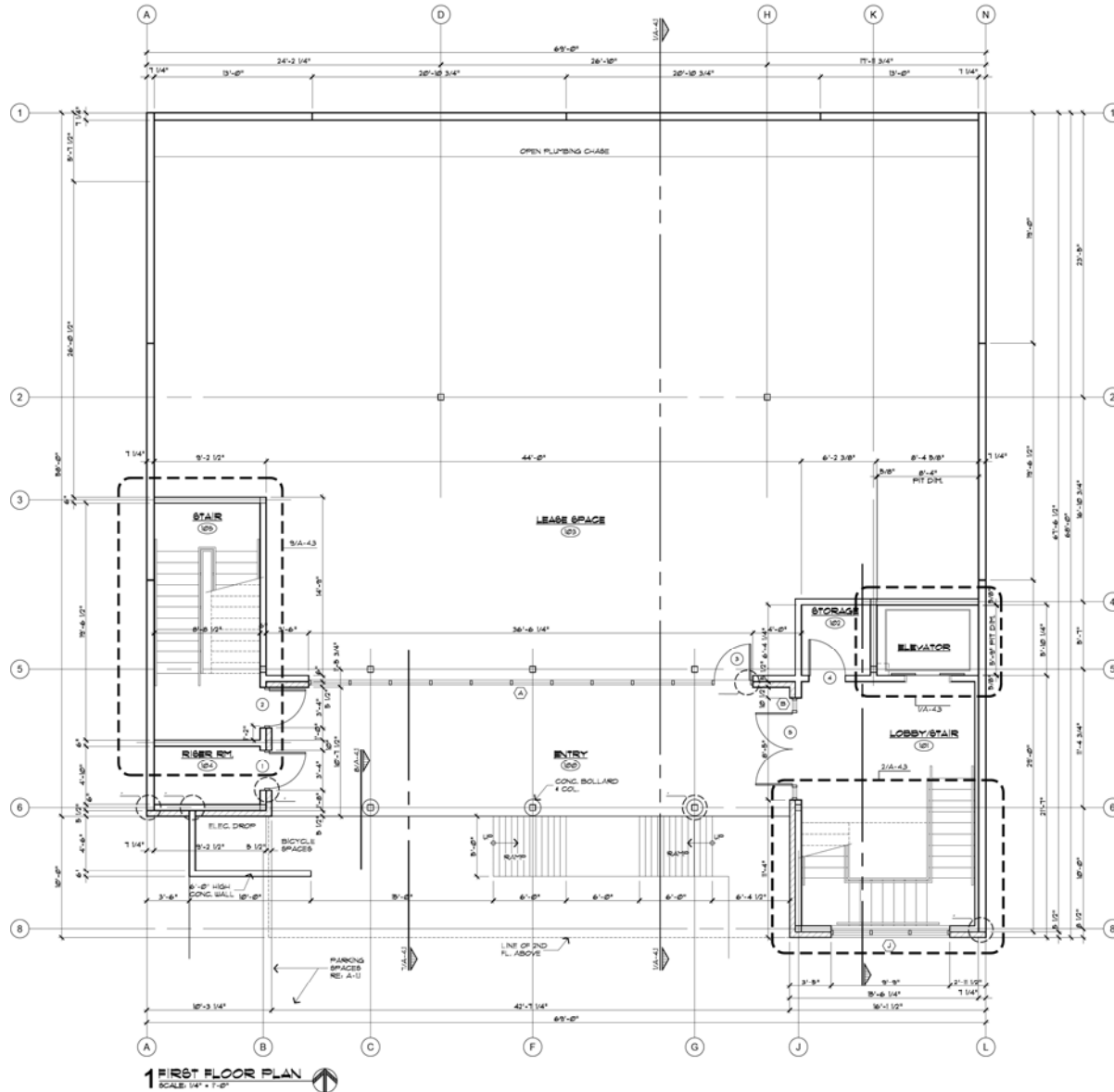
# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### Floor Plans

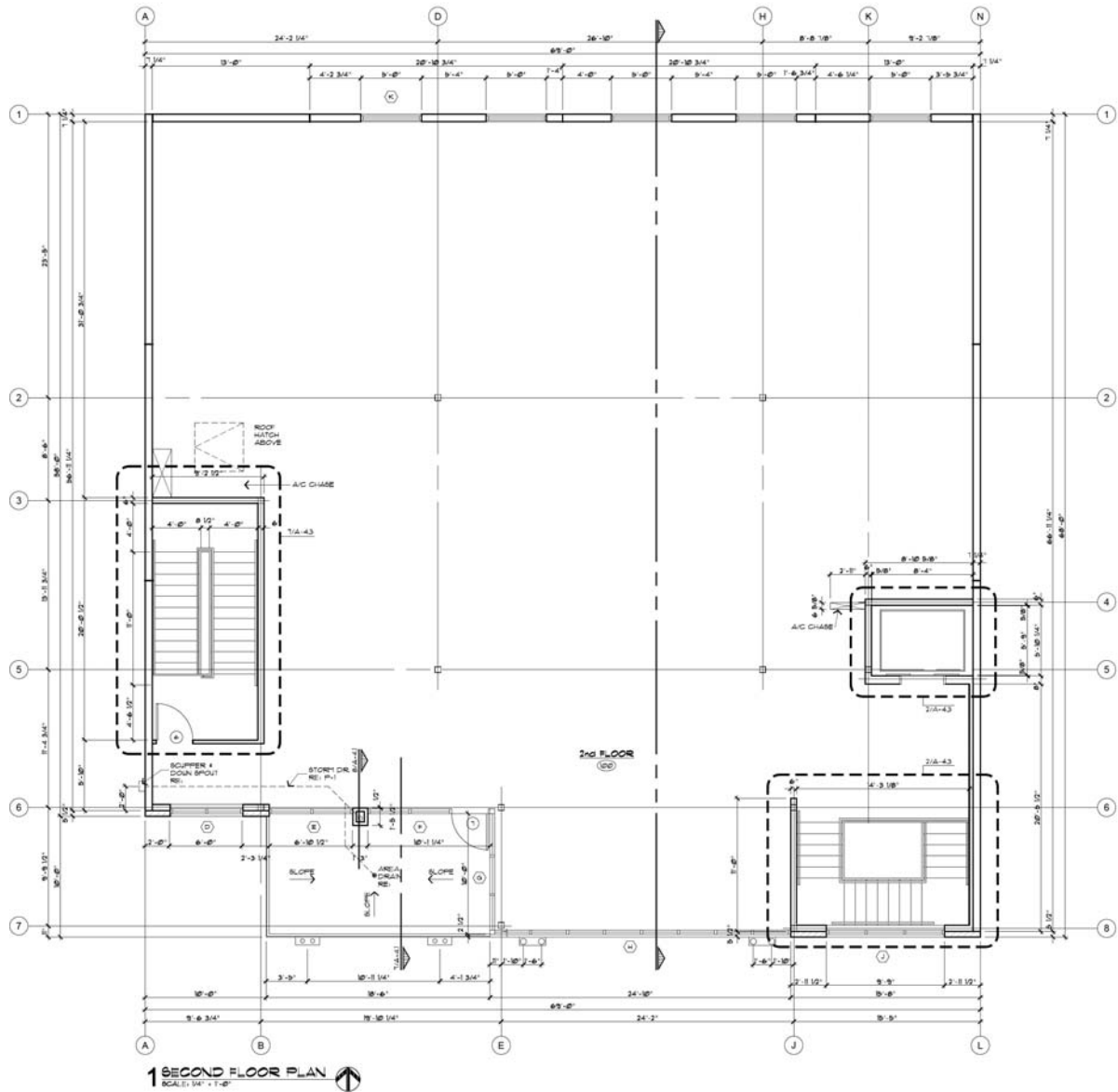


# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### Floor Plans Cont.



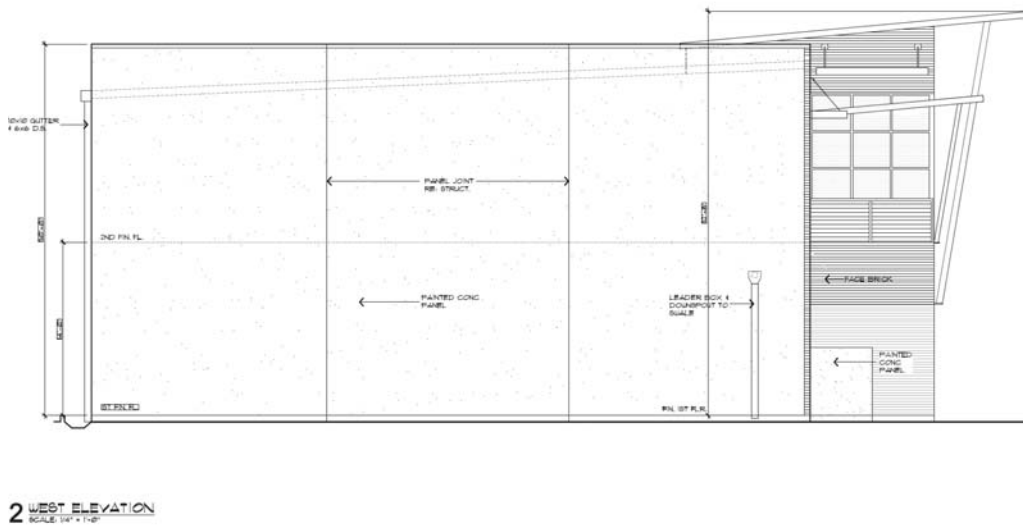
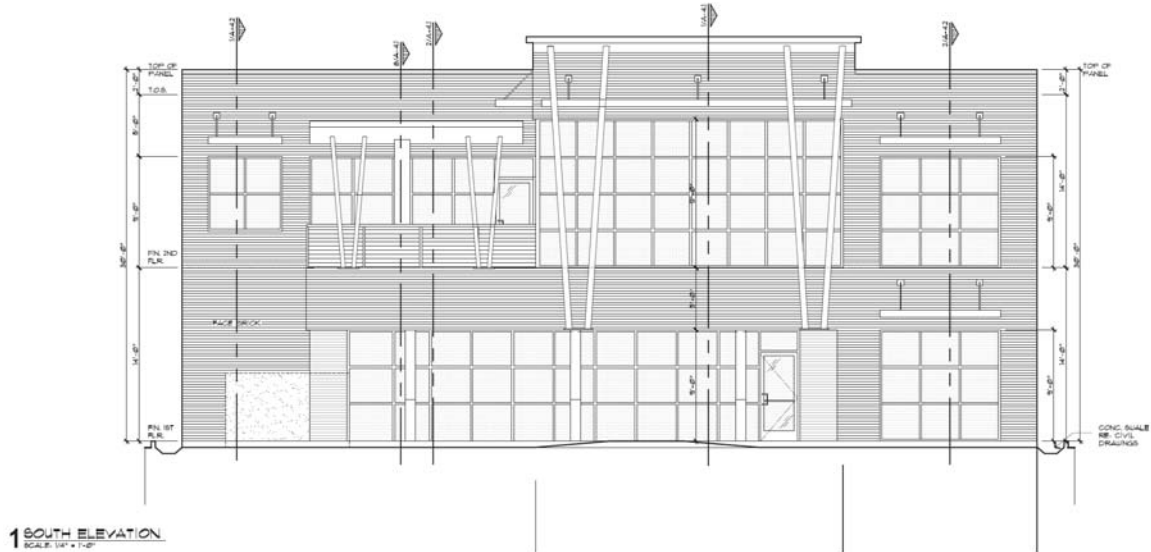
# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### Elevations



## OFF-STREET PARKING VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: VII**

Meeting Date: 7/25/19

## Houston Planning Commission

### Renderings



## OFF-STREET PARKING VARIANCE

## **AGENDA: VIII**

**SMLSB Application No. 751:** 2400-2500 block of Rosewood Street, north and south sides, between Emancipation Avenue and Live Oak Street

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 2400-2500 block of Rosewood Street, north and south sides, between Emancipation Avenue and Live Oak Street. Analysis shows that a minimum lot size of 5,250 sf exists for the blockfaces. A petition was signed by the owners of 54% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### **PROCEDURES:**

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one blockface, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

### STAFF ANALYSIS:

The application includes twenty-two (22) lots along the 2400-2500 block of Rosewood Street, north and south sides, between Emancipation Avenue and Live Oak Street.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one blockface, and no more than two opposing blockfaces;*  
The application comprises two blockfaces, the north and south sides of Rosewood Street.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of twenty (20) of twenty-two (22) single-family residential properties (representing 91% of the total lots within the boundary area).
- *The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained twelve (12) of twenty-two (22) signatures of support from property owners in the proposed SMLSB (owning 54% of the total area). There was one protest.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 5,250 sf exists on twenty-two (22) lots in the blockfaces.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The subdivision was platted in 1925. The houses originate from the 1930s. The establishment of a 5,250 sf minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Twenty-two (22) out of twenty-two (22) lots (representing 100% of the application area) are at least 5,250 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the blockfaces.

### ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application
6. Boundary Map



### SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **751**

Date Received: **5/20/2019** Date Complete: **5/29/2019**

Street(s) Name: **Rosewood Street** **2400 - 2500 block of Rosewood Street**

Lot(s)

Cross Streets: **Emancipation Avenue** and **Live Oak Street**

Side of street: **north and south**

### MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
0 Emancipation (LT 1)	COM		5,775
4411 Emancipation (LT 22)	COM		5,775
2422 Wheeler (LT 17)	SFR		5,775
2405 (LT 21)	SFR		5,775
2406 (LT 2)	SFR	Y	5,775
2407 (LT 20)	SFR	Y	5,775
2413 (LT 19 & TR 18A)	SFR		6,300
2414 (LT 3)	SFR	Y	5,775
2414 (LT 4)	SFR	Y	5,775
2417 (TR 18)	SFR		5,250
2418 (LT 5)	SFR	Y	5,775
2422 (LT 6)	SFR		5,775
2501 (LT 16)	SFR		5,250
2502 (LT 7)	SFR	Y	5,250
2505 (LT 15)	SFR	Y	5,250
2508 (LT 8)	SFR	Y	5,250
2509 (LT 14)	SFR	Y	5,250
2510 (LT 9)	SFR		5,250
2513 (LT 13)	SFR	Y	5,250

2516 (LT 10)	SFR	Y	5,250
2519 (LT 12)	SFR	Y	5,250
2520 (LT 11)	SFR		5,250

<b>Evidence of Support</b> (must be 51% or more by area for Director administrative approval):							
Of	<b>121,800</b>	Square Feet in the Proposed Application Area	<b>65,625</b>	Square Feet are Owned by Property Owners Signing in Support of the Petition =	<b>54%</b>		
<b>Single Family Calculation:</b>							
<b>Percentage of lots developed or restricted to no more than two SFR units per lot</b> (must be at least 60%):							
	<b>20</b>	# developed or restricted to no more than two SFR Units	Of	<b>20</b>	Total number of SFR lots in the Proposed Application Area	<b>22</b>	Total number of lots in the Proposed Application Area <b>91%</b>
	<b>0</b>	# of Multifamily lots					
	<b>2</b>	# of Commercial lots					
	<b>0</b>	# of Vacant Lots					
	<b>22</b>	Total					

### Minimum Lot Size Calculations:

Total # of lots	22	Total sq. ft. =	121,800	/ # of lots=	5,536	average sq. ft.
	70 %				5,513	median sq. ft.

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	6,300	5.2%	5.2%
2	5,775	4.7%	9.9%
3	5,775	4.7%	14.7%
4	5,775	4.7%	19.4%
5	5,775	4.7%	24.1%
6	5,775	4.7%	28.9%
7	5,775	4.7%	33.6%
8	5,775	4.7%	38.4%
9	5,775	4.7%	43.1%
10	5,775	4.7%	47.8%
11	5,775	4.7%	52.6%
12	5,250	4.3%	56.9%
13	5,250	4.3%	61.2%
14	5,250	4.3%	65.5%
15	5,250	4.3%	69.8%
16	5,250	4.3%	74.1%
17	5,250	4.3%	78.4%
18	5,250	4.3%	82.8%
19	5,250	4.3%	87.1%
20	5,250	4.3%	91.4%
21	5,250	4.3%	95.7%
22	5,250	4.3%	100.0%

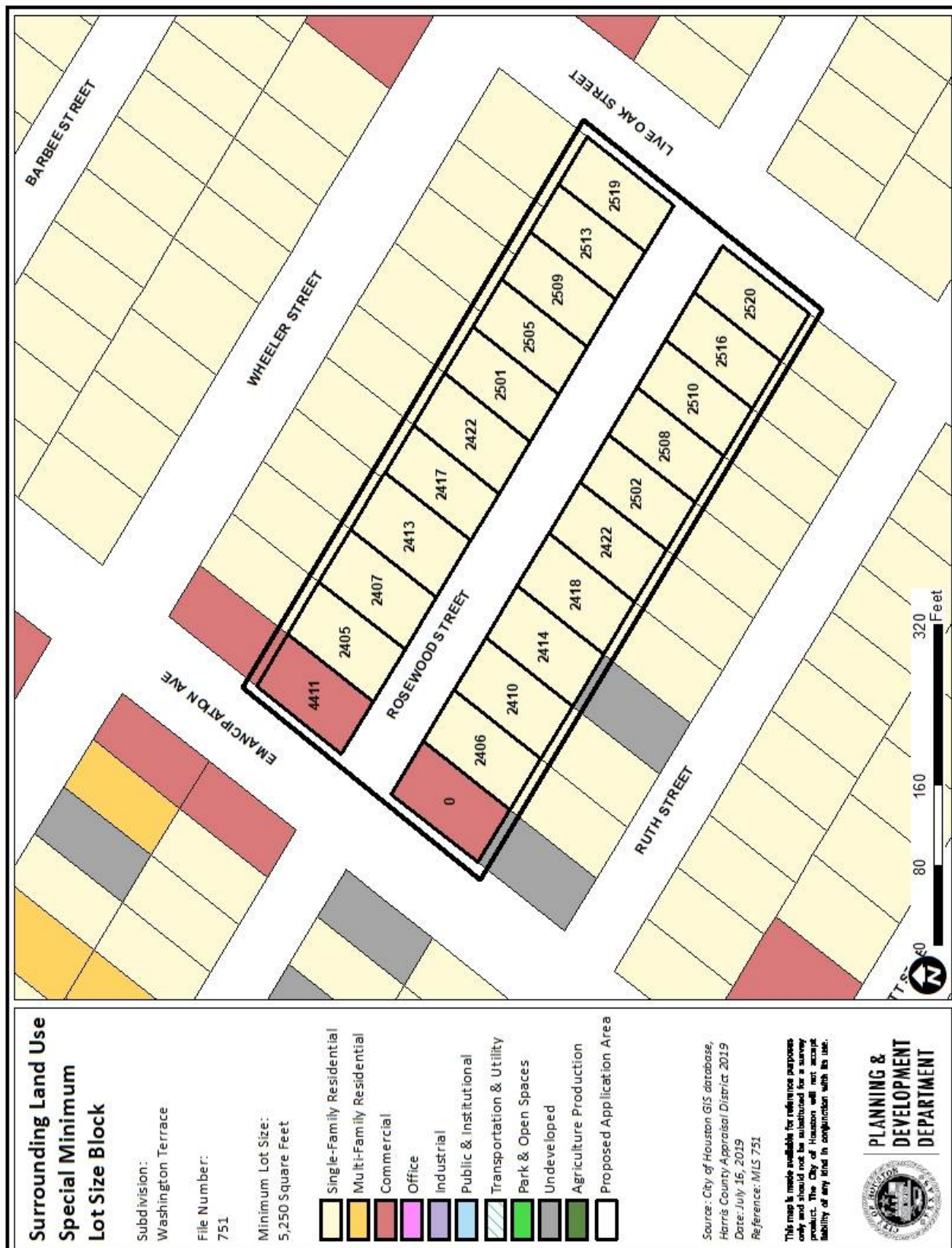
Total	121,800	100.0%
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This application qualifies for a **5,250** Square Feet Special Minimum Lot Size

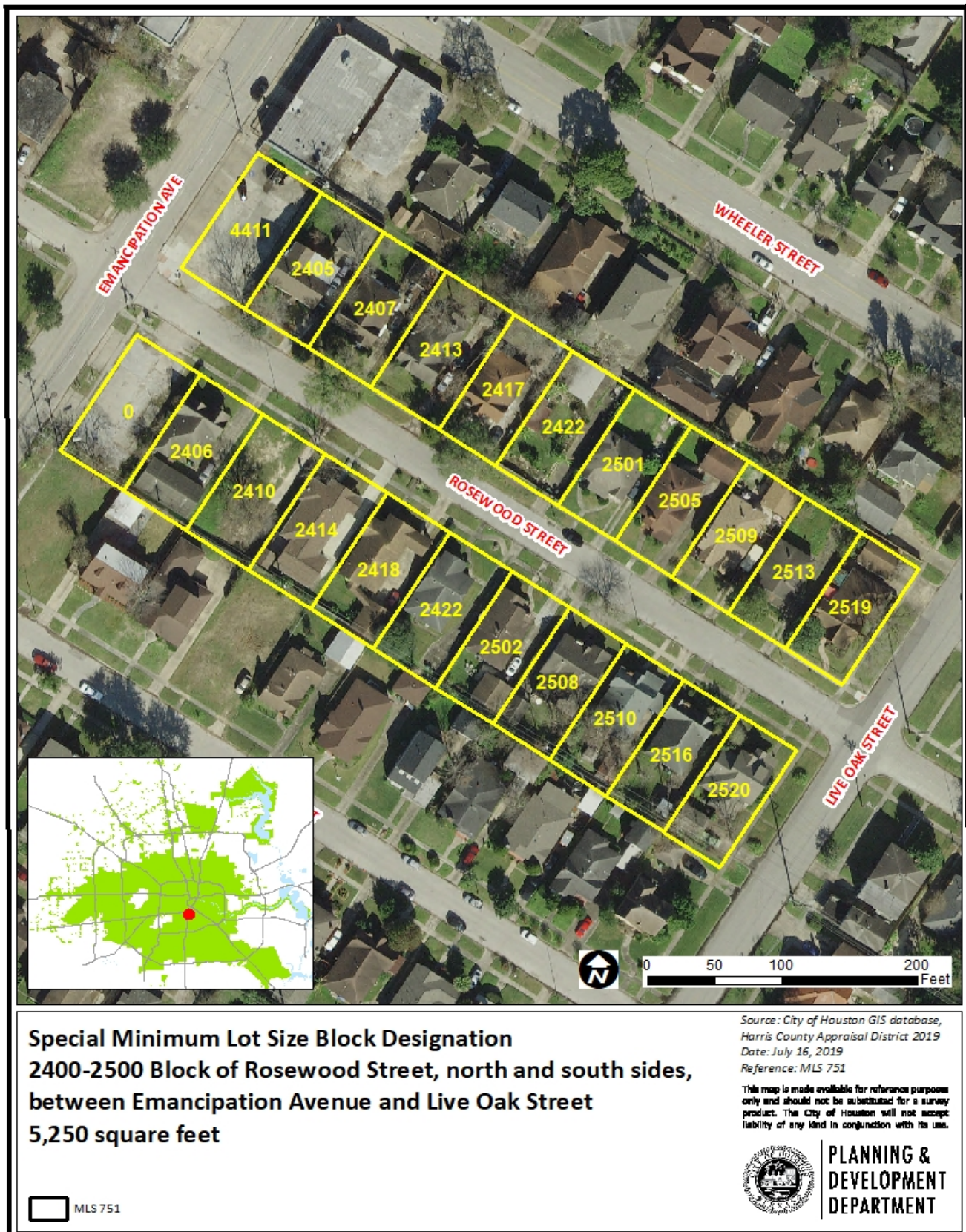












### Zorrilla, Abraham - PD

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**From:** jamil hasan [REDACTED]  
**Sent:** Sunday, June 2, 2019 10:39 PM  
**To:** Zorrilla, Abraham - PD  
**Subject:** Fwd: Protest minimum lot size 5,250 Sq FT- 2400-2500 Rosewood street

[Message Came from Outside the City of Houston Mail System]

Hello Mr. Zorrilla

We bought the 2422 Wheeler St which was listed as non-restricted. It states "Please verify Commercial use (since the community opt not to renew the building restriction for the area - the buyer needs to confirm that info)." We also checked with the city and with the title company and we were given the impression that that we can Replat the property.

We would like to FORMALLY PROTEST the ordinance for minimum lot size 5,250 square feet. We would also like to know the 51% owners that signed the petition if allowed. We also have filled before the ordinance was filled to replat the lot that will not meet the minimum lot size requirements. Why the ordinance only picks on only one block?

Please let me know if additional information is needed to file the protest for the minimum lot size.

Thanks.

Jamil Hasan

[REDACTED]





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

### Special Minimum Lot Size Block (SMLSB) Application

#### Main Applicant Information (required)

Full Name: Washington Terrace Civic Association / Jason Hyman Date: 5/16/19

Address: 2515 BARBEE ST  
Street Address Apartment/Unit #  
Houston TX 77004  
City State ZIP Code

Phone:  Email:

Are you a property owner within the application boundary? YES ☐ NO ☒ If no, what is your relation to the application boundary? CIVIC PRESIDENT

Did you have a preliminary meeting with the Planning and Development Department? YES ☒ NO ☐ If yes, what was the date of the meeting? 5/13/19

Does the application boundary have deed restrictions? YES ☐ NO ☒ If yes, do they address a Minimum Lot Size? \_\_\_\_\_

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision")

2400-2500 Block of Rosewood St between Emancipation & Live Oak

Signature of applicant: 

#### Alternate Applicant Information (optional)

Full Name: Consuello Fusilier Date: 5/16/19

Address: \_\_\_\_\_  
Street Address Apartment/Unit #  
\_\_\_\_\_  
City State ZIP Code

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Signature of alternate applicant: \_\_\_\_\_

#### Application Information (STAFF USE ONLY)

File Number: 751  
City Council District: D

Super Neighborhood: Greater Third Ward  
Planner Assigned: Abraham Zarrillo

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# City of Houston

## Special Minimum Lot Size Block

Planning Commission Staff Report  
Planning and Development Department

