

# HOUSTON PLANNING COMMISSION

## AGENDA

AUGUST 22, 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  
Antoine Bryant  
Lisa Clark  
Rodney Heisch  
Randall L. Jones  
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. Mahmud, 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.**

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**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**

**August 22, 2019**

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

### **Call to Order**

### **Director's Report**

### **Approval of the August 1, 2019 Major Thoroughfare and Freeway Plan Planning Commission Minutes**

### **Approval of the August 8, 2019 Planning Commission Meeting Minutes**

- I. A Presentation on New Legislation Affecting Planning Commission Meetings and Actions (Kim Mickelson)**
- II. 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 (Homero Guajardo Alegria, Lyndy Morris, Tammi Williamson, Chad Miller, Suvidha Bandi, Aracely Rodriguez, Devin Crittle)
  - e. Subdivision Plats with Special Exception Requests (Suvidha Bandi)
  - f. Reconsiderations of Requirement (Aracely Rodriguez, Suvidha Bandi)
  - 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 (Jose Mendoza)
- III. Establish a public hearing date of September 19, 2019**
  - a. Cal Run Estates in North Park
  - b. Lanier Place partial replat no 4
  - c. McFarland Court partial replat no 2 and extension
  - d. Oak Grove partial replat no 1 replat no 1
  - e. Rio Amendig Plat no 1 partial replat no 1
  - f. Rosewood Estates Sec 2 partial replat no 2
- IV. Consideration of an Off-Street Parking Variance for a property located at 2619 Hadley Street (Chad Miller)**
- V. Excuse the absences of Commissioner Rodriguez and Stein**
- VI. Public Comment**
- VII. Adjournment**

**Minutes of the Houston Planning Commission  
2019 Major Thoroughfare and Freeway Plan Amendments  
Public Hearing**

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

**August 1, 2019**

Meeting held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

**Call to Order**

Vice Chair M. Sonny Garza called the meeting to order at 2:34 p.m. with a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	
David Abraham	Absent
Susan Alleman	
Bill Baldwin	
Antoine Bryant	Absent
Lisa Clark	
Rodney Heisch	
Randall L. Jones	
Isabel Longoria	
Lydia Mares	
Paul R. Nelson	Absent
Linda Porras-Pirtle	
Ileana Rodriguez	Absent
Ian Rosenberg	
Megan R. Sigler	
Zafar Tahir	Left at 3:47 p.m. during item G-1
Meera D. Victor	
Mark Mooney for Commissioner James Noack	Absent
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.

**I. INTRODUCTION AND TERMINOLOGY**

Presentation was given by Sharon Moses-Burnside, Transportation Division Manager, Planning and Development Department.

**II. MAJOR THOROUGHFARE AMENDMENT (MTFP) REQUESTS – Private Sector**

Commissioner Heisch recused himself on items II A and B.

**A. Acres Homes - Carver & Cebra – BGE, Inc.**

Presenter: Andrew Lang, BGE, Inc.

The public hearing was opened and closed.

Speaker: Rocio Alaniz – supportive.

**B. Bridgeland & Tuckerton – BGE, Inc.- Withdrawn**

**C. Crockett & Hogan – Paul Benz**

Presenter: Paul Benz

The public hearing was opened and closed.

Speaker(s): Robert Shumway, Sandra Socaiman, Matthew Dillahunty, Jeff Trevino – supportive; Dori Boon – opposed; Frank J. Phillips – undecided; Peter Eccles, Sharon Moses-Burnside - Planning and Development.

**D. West Gray – Bowden Land Services**

Presenter: Nichole Bowden, Bowden Land Services

The public hearing was opened and closed.

Speaker(s): Duane Heffley, Dora Alejandro, Mark Favre, Ralph Willis, Jack Passante, applicants – supportive; Lauren Grove, Planning and Development.

**E. Braeswood – Vernon Henry and Associates**

Presenter: Mary Lou Henry, Vernon Henry and Associates

The public hearing was opened and closed.

Speakers: None

**III. MAJOR THOROUGHFARE AMENDMENT REQUESTS – Public Sector**

Commissioner Dalton recused herself.

**F. FM 359 – Fort Bend County**

Presenter: Maggie Dalton, Fort Bend County

The public hearing was opened and closed.

Speakers: None

Commissioner Dalton returned.

#### **G. City of Houston Planning and Development Department**

##### **G-1. Hogan Street**

Presenter: Peter Eccles, Assistant Planner, City of Houston Planning and Development Department

The public hearing was opened and closed.

Speakers: None.

##### **G-2. Downtown/Midtown Streets – Withdrawn**

Presenter: Peter Eccles, Assistant Planner, City of Houston Planning and Development Department

Speaker: Lonnie Hoogeboom, supportive.

#### **H. Harris County Engineering Department**

##### **H-1. NS Collector (between Holderrieh and Triechel)**

##### **H-2. Spring Stadium Loop**

##### **H-3. E-W Minor Collector**

Presenter: Fred Mathis, Harris County

The public hearings were opened and closed.

Speakers: None.

#### **IV. NEXT STEPS**

August 29 is the next MTFP meeting. After a question by Commissioner Longoria, Margaret Wallace Brown commented that the process for the MTFP may evolve.

#### **V. PUBLIC COMMENT**

Mary Filley commented about the need for advance planning, such as related to I-45.

#### **VII. ADJOURNMENT**

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 4:12 p.m.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

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**M. Sonny Garza, Vice Chair**

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**Margaret Wallace Brown, Secretary**

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

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

**August 08, 2019**

Meeting held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

### **Call to Order**

Vice Chair M. Sonny Garza called the meeting to order at 2:34 p.m. with a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	
David Abraham	
Susan Alleman	
Bill Baldwin	Absent
Antoine Bryant	Arrived at 2:52 p.m. during item 101
Lisa Clark	
Rodney Heisch	Absent
Randall L. Jones	
Isabel Longoria	
Lydia Mares	
Paul R. Nelson	
Linda Porras-Pirtle	Arrived at 2:51 p.m. during item 101 Left at 4:58 p.m. after item 116
Ileana Rodriguez	Absent
Ian Rosenberg	Left at 4:30 p.m. during items 108 and 109
Megan R. Sigler	
Zafar Tahir	Absent
Meera D. Victor	Absent
Mark Mooney for	Absent
Commissioner James Noack	
Maggie Dalton for	
The Honorable KP George	
Loyd Smith for	Arrived at 2:35 p.m. during Director's Report
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 Michael Kramer, Assistant Director, Planning and Development Department.

## **APPROVAL OF THE JULY 25, 2019 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the July 25, 2019 Planning Commission meeting minutes, as corrected.

Motion: **Clark**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

### **I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 99)**

Item(s) removed for separate consideration: **21, 23, and 25.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 99 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 99 subject to the CPC 101 form conditions.

Motion: **Jones**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **21, 23 and 25**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **21, 23 and 25**, subject to the CPC 101 form conditions.

Motion: **Sigler**

Second: **Mares**

Vote: **Unanimous**

Recused: **Alleman, Dalton**

### **C PUBLIC HEARINGS**

#### **100 Austinville partial replat no 2**

**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: **Smith**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Ralph Lopez, applicant – supportive; Cornelius Keus, undecided.

#### **101 Benders Landing Estates Sec 6 partial replat no 1**

**C3N**

**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: **Rosenberg**

Vote: **Carries**

Opposed: **Abraham, Bryant, Mares, Smith**

Speakers: James Kelly, applicant, Misty Perrine, supportive.

#### **102 El Dorado Clear Lake City Sec 14 partial replat no 1**

**C3N**

**Defer**

Staff recommendation: Defer the application for two weeks per the Parks Department.

Commission action: Deferred the application for two weeks per the Parks Department.

Motion: **Bryant**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

**103 Goldquest Group C3N 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**104 Granite Village Mobile Home Park 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

**105 Lindale Park Sec 6 partial replat no 1 C3N Withdrawn**

**106 Willowcreek Ranch Sec 1 partial replat no 2 C3N Approve**  
**and Willowcreek Ranch Sec 4 partial replat no 1**  
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: **Bryant** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

#### **D VARIANCES**

**107 Arcade on Spencer C2R 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: **Alleman** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

**Items 108 and 109 were taken together at this time.**

**108 Benders Creek GP GP Defer**  
**109 Benders Creek Sec 1 C3P Defer**  
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.  
Commission action: Deferred the applications for two weeks for more information.  
Motion: **Smith** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Speakers: Steven Perez, applicant – supportive; Charles Welch, Tonja Dennis, Jerry Dennis, Steven McKinley, Tom Bedinnus, Tonya Dennis, Jerry Dennis, Steven McKinley, Shelby Dennis, Kenneth Chouest, Paula McKinley, Dudley Hernandez, Carlos Hernandez, Keith Surface - opposed.

**110 City of Houston Katy Addicks Well no 11 C2 Withdrawn**

**111 Espinoza Acres 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: **Porras-Pirtle** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**112 Gutierrez Plaza** **C2** **Defer**  
Staff recommendation: Defer the application for two weeks for further study and review.  
Commission action: Deferred the application for two weeks for further study and review.  
Motion: **Jones** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**113 Hass Center** **C2** **Defer**  
Staff recommendation: Defer the application for two weeks for further study and review.  
Commission action: Deferred the application for two weeks for further study and review.  
Motion: **Mares** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

**114 Marina Place** **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: **Jones** Second: **Clark** Vote: **Carries** Opposed: **Longoria**

**115 Mesa Drive IOV** **C2R** **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: **Mares** Vote: **Unanimous** Abstaining: **None**  
Speaker: Kevin Sadlemyer, applicant – supportive; Cheryl Graves, opposed.

**116 Morris Villas** **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: **Jones** Second: **Nelson** Vote: **Carries** Opposed: **Longoria**  
Speakers: Jesse Givens, applicant, Sylvia Castillo – supportive.

**117 Northcrest Industrial** **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: **Abraham** Vote: **Unanimous** Abstaining: **None**

**118 Penn City Road Reserve** **C2R** **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: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**119 Pinto Business Park Drainage Detention Sec 2** **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: **Clark** Vote: **Unanimous** Abstaining: **None**



**Items 120 and III were taken together at this time.**

<b>120</b>	<b>PRH Preservation Hadley</b>	<b>C2</b>	<b>Defer</b>
<b>III.</b>	<b>CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2619 HADLEY STREET</b>	<b>PV</b>	<b>Defer</b>

Staff recommendation: Defer the applications for two weeks for revised information.

Commission action: Deferred the applications for two weeks for revised information.

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

<b>121</b>	<b>Redimer Cypress Forest</b>	<b>C2</b>	<b>Defer</b>
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Staff recommendation: Defer the application for two weeks per the Harris County Engineering Department.

Commission action: Deferred the application for two weeks per the Harris County Engineering Department.

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

<b>122</b>	<b>River Oaks Green</b>	<b>C2R</b>	<b>Defer</b>
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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: **Longoria**      Second: **Mares**      Vote: **Unanimous**      Abstaining: **None**

<b>123</b>	<b>South Belt Logistics Park</b>	<b>C3R</b>	<b>Approve</b>
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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: **Smith**      Second: **Mares**      Vote: **Unanimous**      Abstaining: **None**

<b>124</b>	<b>Summer Park</b>	<b>C2</b>	<b>Approve</b>
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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**

<b>125</b>	<b>West Harris County MUD No 6 Wastewater Treatment Plant</b>	<b>C2</b>	<b>Approve</b>
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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: **Jones**      Vote: **Unanimous**      Abstaining: **None**

## **E SPECIAL EXCEPTIONS**

**Items 126 and 127 were taken together at this time.**

<b>126</b>	<b>Braemar Village GP</b>	<b>GP</b>	<b>Approve</b>
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<b>127</b>	<b>Braemar Village Sec 1</b>	<b>C3R</b>	<b>Approve</b>
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Staff recommendation: Grant the special exception(s) and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the special exception(s) and approved the plats subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**128 Raven Meadows GP**

**GP**

**Approve**

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

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

Motion: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**129 Towne Lake Sec 55**

**C3P**

**Defer**

Staff recommendation: Defer the application for two weeks for further study and review.

Commission action: Deferred the application for two weeks for further study and review.

Motion: **Longoria**

Second: **Abraham**

Vote: **Unanimous**

Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

**130 Champions Oak GP**

**GP**

**Approve**

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

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

Motion: **Jones**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

**131 Hebron Church**

**C2R**

**Approve**

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

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

Motion: **Alleman**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

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

**G EXTENSIONS OF APPROVAL**

**132 Grove Landing**

**EOA**

**Approve**

**133 Kuykendahl Evam Place replat  
no 1 and extension**

**EOA**

**Approve**

**134 Westgreen Developments Sec 1**

**EOA**

**Approve**

**H NAME CHANGES  
NONE**

**I CERTIFICATES OF COMPLIANCE**

**135 20032 South Live Oak St.**

**COC**

**Approve**

**136 26763 Royal Coach Ln.**

**COC**

**Approve**

**137 26767 Royal Coach Ln.**

**COC**

**Approve**

Staff recommendation: Approve staff's recommendation for items 132-137.

Commission action: Approved staff's recommendation for items 132-137.

Motion: **Mares**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**138 2401 Elmen Street DPV Approve**

Staff recommendation: Deny the development plat with variance(s) to allow a reduced building line of 3', instead of the ordinance required 20' building line along Fairview Street, a designated minor collector, for a proposed two-story garage and carport.

Commission action: Granted the development plat with variance(s) to allow a reduced building line of 3', instead of the ordinance required 20' building line along Fairview Street, a designated minor collector, for a proposed two-story garage and carport; with an additional condition that the fence and gate are moved out of the public right-of-way.

Motion: **Clark** Second: **Nelson** Vote: **Carries** Opposed: **Mares**

Speaker: Colleen Barnett, applicant – supportive.

**139 1702 De Milo Drive DPV Approve**

Staff recommendation: Grant the development plat with variance(s) subject to the conditions listed per staff report.

Commission action: Granted the development plat with variance(s) subject to the conditions listed per staff report.

Motion: **Bryant** Second: **Jones** Vote: **Carries** Opposed: **Mares, Smith**

**140 5630 Reamer Street DPV Defer**

Staff recommendation: Defer the application for two weeks for further study and review.

Commission action: Deferred the application for two weeks for further study and review.

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

**II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 05, 2019 FOR:**

- a. Acre Villa partial replat no 2
- b. Brookhaven Addition partial replat no 1
- c. Cypress Creek Landing Sec 1 partial replat no 1
- d. Northgrove Sec 5 partial replat no 1
- e. Nottingham Forest Sec 3 partial replat no 1
- f. Stone Lake partial replat no 2
- g. Westgrove Court partial replat no 2
- h. Westgrove Court partial replat no 3

Staff recommendation: Establish a public hearing date of September 05, 2019 for item II a-h.

Commission action: Established a public hearing date of September 05, 2019 for item II a-h.

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

**Item III was considered earlier in the meeting.**

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY  
LOCATED AT 4900 JACKWOOD STREET Withdrawn**

**V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY  
LOCATED AT 1012 WESTHEIMER ROAD Deny**

Staff recommendation: Grant the variance to allow 10 parking spaces in lieu of the required 19 spaces for a new office/medical building, subject to conditions.

Commission action: Denied the variance to allow 10 parking spaces in lieu of the required 19 spaces for a new office/medical building.

Motion: **Mares** Second: **Abraham** Vote: **Carries** Abstaining: **Longoria**

Speaker: Evan DuVall, applicant, Sara Mouzi – supportive; Lindsay Lanagan, opposed.

**IX. EXCUSE THE ABSENCE(S) OF COMMISSIONERS ABRAHAM AND BRYANT**

Commissioners Abraham and Bryant were present; no Commission action was required.

**X. PUBLIC COMMENT**

Vice Chair Garza commented that Commissioner Baldwin has resigned from the Planning Commission and is running for City Council.

**XI. ADJOURNMENT**

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 6:10 p.m.

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

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**M. Sonny Garza, Vice Chair**

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**Michael Kramer, Secretary**

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Aliana Sec 73	C3F	
2	AMCAL Equities LLC Katy	C2	
3	Balmoral Swing Tract Drainage Channel	C3P	DEF1
4	Bauer Landing Sec 7	C3F	
5	Bauer Landing Sec 8	C3F	
6	Bauer Schiel Retail	C2	
7	Beckendorff Road Street Dedication Sec 2	SP	
8	Breckenridge West Lift Station	C2	
9	Bridgeland Peek Road Street Dedication Sec 2	SP	DEF1
10	Bridgeland Prairieland Village Sec 1	C3F	
11	Broad Oaks partial replat no 11	C3F	
12	Brooklyn Trails Sec 1	C3P	
13	Buffalo Bayou Park Sec 1	C3F	
14	Buffalo Bayou Park Sec 2	C3F	
15	Carvana Spring	C2	
16	Colina Homes on Jacquelyn Drive	C3P	DEF2
17	Creekside Ranch Sec 13	C3F	
18	Crossing at Highway Six GP	GP	
19	Crossing at Highway Six Sec 1	C2	DEF2
20	Cuartas Business Park	C3F	DEF1
21	Cypresswood Landing Sec 1	C3F	DEF1
22	Freeman Ranch Sec 3	C3P	
23	Genoa Red Bluff Reserve	C2	
24	Gleannloch Farms Office Enclave	C3F	
25	Global New Millennium Reserve	C3P	
26	Goldquest Group	C3F	
27	Grand Mission Estates Sec 27	C3P	
28	Grand Vista Sec 18	C3P	
29	Granite Village Mobile Home Park	C3F	
30	Greenwood Grove	C3P	DEF2
31	Huffman Place	C2	
32	Industrial at 1960 GP	GP	
33	Kana Kantu Estates	C2	DEF2
34	Katy Pointe Sec 3	C3F	
35	Kendrick and Frawley Acres	C2	DEF1
36	Lakewood Pines Sec 11	C3F	
37	Lantana Sec 6	C3P	
38	McCrary Meadows Sec 6	C3P	DEF1
39	McCrary Meadows Sec 7	C3P	
40	Meadows At Westfield Village Sec 5	C3F	DEF1
41	Millan Ranch	C2	DEF1
42	Morton Creek Ranch Sec 23	C3P	DEF1

**Platting Summary****Houston Planning Commission****PC Date: August 22, 2019**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	New Caney MUD Hendricks Lift Station	C2	DEF2
44	Northgrove Sec 10	C3F	
45	Northside Yards	C2	DEF2
46	ODFL West Houston	C2	
47	Old Sandy Road Street Dedication and Reserve	C3P	
48	Pleasant Green Baptist Church	C2	
49	Porter Ranch Sec 3	C3F	
50	Porter Road Street Dedication Sec 4	SP	
51	Raven Meadows Sec 1	C3P	DEF1
52	Reserve at Gulfpoint	C3F	
53	Reserve at Hillcroft and Highway 90	C2	
54	River Oaks Highland	C2	DEF2
55	South Meadow Place Sec 3	C3P	
56	Texan Auto Body Reserve	C2	DEF2
57	Villages of Pine Ridge Sec 1	C3F	DEF2
58	Villas at Fountain River Sec 1	C3P	
59	Villas of Fountain River GP	GP	
60	West Greens Cutten Industrial Park	C2	
61	Winkler Crossing	C2	DEF1
62	Woodland Lakes Sec 3	C3F	
63	Woodland Lakes Sec 4	C3F	
64	Wyman Gordon Complex Sec 1	C2	

**B-Replats**

65	Blossom Heights Addition partial replat no 1	C2R	
66	Calidad Centre	C2R	DEF1
67	Capital Greater Heights	C2R	
68	Carrillo Homes	C2R	
69	Chateau New Orleans	C2R	
70	Colquitt Richmond Landing partial replat no 1 and extension	C2R	
71	Cowboy	C2R	DEF1
72	Dominic Hideout	C2R	
73	Durham Commons	C2R	
74	Esther Estates	C2R	DEF1
75	Fisher Gardens	C2R	
76	Fisher Street Terrace	C2R	
77	Genesis McKee	C2R	DEF1
78	Groves Sec 34	C3R	
79	Groves Sec 35	C3R	
80	Gulfgate Oaks Apartments	C2R	DEF1
81	Homes on New Orleans	C2R	
82	Icon and Extension	C2R	
83	Kristen Villas	C2R	
84	Lozier Place	C2R	

**Platting Summary****Houston Planning Commission****PC Date: August 22, 2019**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Mendez Homes	C2R	
86	Modern at Allegheny	C2R	
87	Momentum Volkswagen	C2R	
88	Muneera replat no 1 and extension	C2R	
89	New Orleans Place	C2R	
90	Nicole Homes	C2R	
91	Northwood Street Park Sec 3	C2R	
92	Oak Grove East	C2R	
93	Park at Eado	C2R	
94	Richmond Business Inc	C2R	
95	Riley Fuzzel Business Center	C2R	DEF1
96	Sunflower Crossing	C2R	
97	Urban Nance	C2R	DEF1
98	Victoria Estates in Cloverleaf	C2R	
99	West 23rd Street Reserve	C2R	
100	West 23rd Street Villas	C2R	
101	Winter View Terrace	C2R	DEF1

**C-Public Hearings Requiring Notification**

102	El Dorado Clear Lake City Sec 14 partial replat no 1	C3N	DEF1
103	Garden Acres partial replat no 4	C3N	
104	Houstonian Homes on Edgewood replat no 1	C3N	
105	Long Point Acres partial replat no 4	C3N	
106	Martinville partial replat no 1 and extension	C3N	
107	Melody Oaks partial replat no 21	C3N	
108	Plainview Addition partial replat no 6	C3N	
109	Take Five FM 2920	C3N	
110	Westgrove Court partial replat no 4	C3N	
111	Willow Meadows Sec 18 partial replat no 2	C3N	

**D-Variances**

112	Anita Street Artist Lofts	C2R	
113	Arcade on Spencer	C2R	DEF1
114	Benders Creek GP	GP	DEF2
115	Benders Creek Sec 1	C3P	DEF2
116	CBS Outdoor Studemont replat no 1 and extension	C2R	
117	Cherry Industrial Center	C2	
118	Groves Sec 36	C3R	
119	Gutierrez Plaza	C3P	DEF1
120	Hass Center	C2	DEF1
121	JDS Nursery Tract GP	GP	
122	Lantana Sec 5	C3P	
123	Penn City Road Reserve	C2R	DEF1
124	PRH Preservation Hadley	C2	DEF1

**Platting Summary****Houston Planning Commission****PC Date: August 22, 2019**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
125	Redimer Cypress Forest	C2	DEF1
126	River Oaks Green	C2R	DEF2
127	Sanchez Addition on Becker Road	C2	

**E-Special Exceptions**

128	Towne Lake Sec 55	C3P	DEF1
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**F-Reconsideration of Requirements**

129	Becker Meadows Wastewater Treatment Plant	C2R	
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**G-Extensions of Approval**

130	Auz Reserves	EOA	
131	Avance Oakwood	EOA	
132	District West Pacfin Tract	EOA	
133	Imperial Forest Sec 4	EOA	
134	Rose Meadow Farms Sec 2	EOA	
135	TPS Business Park	EOA	
136	Willowcreek Ranch Sec 10	EOA	

**H-Name Changes**

None

**I-Certification of Compliance**

137	26335 Hunters Trail	COC	
138	18581 Summer Hills	COC	
139	18597 Huckleberry Lane	COC	

**J-Administrative**

None

**K-Development Plats with Variance Requests**

140	5630 Reamer Street	DPV	
141	4002 Silverwood Drive	DPV	

**Off-Street Parking with Variance Requests**

III	2619 Hadley Street	PV	
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**Platting Summary****Houston Planning Commission****PC Date: August 22, 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	Aliana Sec 73	2019-1439	C3F	Fort Bend	ETJ	566H	2.81	0.32	5	Aliana Development Company	LJA Engineering, Inc. - (West Houston Office)
2	AMCAL Equities LLC Katy	2019-1494	C2	Harris	ETJ	444V	14.91	14.91	0	Windrose	Windrose
3	Balmoral Swing Tract Drainage Channel (DEF1)	2019-1359	C3P	Harris	ETJ	376Q	5.17	5.03	0	Harris County MUD 423	Jones Carter - Woodlands Office
4	Bauer Landing Sec 7	2019-1422	C3F	Harris	ETJ	285L	90.10	13.44	390	LGI Homes - Texas, LLC	Pape-Dawson Engineers
5	Bauer Landing Sec 8	2019-1424	C3F	Harris	ETJ	285Q	22.64	3.66	98	LGI Homes - Texas, LLC	Pape-Dawson Engineers
6	Bauer Schiel Retail	2019-1427	C2	Harris	ETJ	325F	10.00	9.31	0	MPK Hospitality, Inc.	tejas surveying, inc
7	Beckendorff Road Street Dedication Sec 2	2019-1452	SP	Harris	ETJ	405W	5.02	0.00	0	Nash FM 529, LLC.	BGE, Inc.
8	Breckenridge West Lift Station	2019-1419	C2	Harris	ETJ	333C	0.21	0.21	0	D.R. Horton-Texas Ltd.	Van De Wiele & Vogler, Inc.
9	Bridgeland Peek Road Street Dedication Sec 2 (DEF1)	2019-1383	SP	Harris	ETJ	365Q	3.42	0.00	0	Bridgeland Development, LP	McKim & Creed, Inc.
10	Bridgeland Prairieland Village Sec 1	2019-1470	C3F	Harris	ETJ	365Q	18.43	4.37	73	Bridgeland Development, LP	McKim & Creed, Inc.
11	Broad Oaks partial replat no 11	2019-1429	C3F	Harris	City	491K	0.47	0.00	3	32 E Broad Oaks LLC.	South Texas Surveying Associates, Inc.
12	Brooklyn Trails Sec 1	2019-1490	C3P	Montgomery	ETJ	296P	42.52	6.90	203	Brooklyn Trails, LTD	Pape-Dawson Engineers, Inc.
13	Buffalo Bayou Park Sec 1	2019-1440	C3F	Harris	City	492M	2.40	2.40	0	BB Land Development Holdings LLC	LJA Engineering, Inc. - (West Houston Office)
14	Buffalo Bayou Park Sec 2	2019-1441	C3F	Harris	City	492M	2.74	2.74	0	BB Land Development Holdings LLC	LJA Engineering, Inc. - (West Houston Office)
15	Carvana Spring	2019-1390	C2	Harris	ETJ	292F	0.88	0.88	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
16	Colina Homes on Jacquelyn Drive (DEF2)	2019-1287	C3P	Harris	City	451T	0.99	0.01	19	Colina Homes	ICMC GROUP INC
17	Creekside Ranch Sec 13	2019-1460	C3F	Fort Bend	ETJ	524T	23.13	10.64	67	Friendswood Development Company	Jones   Carter
18	Crossing at Highway Six GP	2019-1478	GP	Harris	ETJ	408C	26.39	0.00	0	Windrose	Windrose
19	Crossing at Highway Six Sec 1 (DEF2)	2019-1169	C2	Harris	ETJ	408C	20.36	20.36	0	Windrose	Windrose
20	Cuartas Business Park (DEF1)	2019-1205	C3F	Harris	ETJ	407U	3.26	2.94	0	Cuartas Business Park	Hussam Ghuneim
21	Cypresswood Landing Sec 1 (DEF1)	2019-1376	C3F	Harris	ETJ	293Z	42.06	5.86	292	Benchmark Aquisitions,LLCy	EHRA

**Platting Summary****Houston Planning Commission****PC Date: August 22, 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
22	Freeman Ranch Sec 3	2019-1415	C3P	Waller	ETJ	403T	64.45	12.98	227	LGI Homes - Texas, LLC	Pape-Dawson Engineers
23	Genoa Red Bluff Reserve	2019-1458	C2	Harris	City	577Q	20.34	20.34	0	Jerry Carter Corporation	Weisser Engineering Company
24	Gleannloch Farms Office Enclave	2019-1438	C3F	Harris	ETJ	329D	3.90	3.90	0	Gleannloch Farms 18, LLC	John G. Thomas and Assoc, Inc. dba Thomas Land Surveying
25	Global New Millennium Reserve	2019-1444	C3P	Harris	ETJ	457B	23.53	23.53	0	Anchor Construction & Management	PROSURV
26	Goldquest Group	2019-1463	C3F	Harris	City	492G	0.31	0.31	0	Survey 1, Inc	Survey 1, Inc.
27	Grand Mission Estates Sec 27	2019-1451	C3P	Fort Bend	ETJ	526N	14.54	2.28	44	688 Development Inc.	Jones   Carter
28	Grand Vista Sec 18	2019-1284	C3P	Fort Bend	ETJ	526R	42.20	21.99	75	Taylor Morrison of Texas	META Planning + Design, LLC
29	Granite Village Mobile Home Park	2019-1481	C3F	Harris	City	338M	36.62	1.28	237	Granite Lakewood Village llc	Hovis Surveying Company Inc.
30	Greenwood Grove (DEF2)	2019-1245	C3P	Harris	ETJ	456C	8.50	2.51	37	Friendswood Development Company	LJA Engineering, Inc.- (West Houston Office)
31	Huffman Place	2019-1406	C2	Harris	ETJ	339A	2.26	2.25	0	SRS Huffman Property LLC	E.I.C. Surveying Company
32	Industrial at 1960 GP	2019-1450	GP	Harris	ETJ	369P	51.85	0.00	0	Windrose	Windrose
33	Kana Kantu Estates (DEF2)	2019-1268	C2	Harris	City	494F	0.11	0.00	2	Mileen Anderson	Owens Management Systems, LLC
34	Katy Pointe Sec 3	2019-1431	C3F	Harris	ETJ	445E	18.38	5.10	73	TELEPHONE INVESTMENTS, INC.	LJA Engineering, Inc.- (West Houston Office)
35	Kendrick and Frawley Acres (DEF1)	2019-1320	C2	Fort Bend	ETJ	525W	4.26	0.00	2	Individual	Texas Engineering And Mapping Company
36	Lakewood Pines Sec 11	2019-1492	C3F	Harris	ETJ	377P	16.67	2.72	61	KB Home Lone Star, Inc.	Jones Carter - Woodlands Office
37	Lantana Sec 6	2019-1465	C3P	Harris	ETJ	406S	19.60	0.22	100	Beazer Homes & M/I Homes	META Planning + Design, LLC
38	McCrary Meadows Sec 6 (DEF1)	2019-1389	C3P	Fort Bend	ETJ	565C	25.70	0.98	132	Ventana Development	Jones   Carter
39	McCrary Meadows Sec 7	2019-1469	C3P	Fort Bend	ETJ	565C	31.66	10.07	97	Ventana Development	Jones   Carter
40	Meadows At Westfield Village Sec 5 (DEF1)	2019-1315	C3F	Harris	ETJ	446F	23.17	8.47	75	KB Home Lone Star Inc.	R.G. Miller Engineers
41	Millan Ranch (DEF1)	2019-1318	C2	Harris	ETJ	286S	1.20	0.00	1	KING'S LAND SURVEYING SOLUTIONS LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
42	Morton Creek Ranch Sec 23 (DEF1)	2019-1316	C3P	Harris	ETJ	445P	17.42	9.61	46	Woodmere Development Co., LTD.	R.G. Miller Engineers
43	New Caney MUD Hendricks Lift Station (DEF2)	2019-1180	C2	Montgomery	ETJ	256Q	0.07	0.07	0	Randal A. Hendricks, Trustee	LJA Engineering, Inc.- (West Houston Office)
44	Northgrove Sec 10	2019-1425	C3F	Montgomery	ETJ	249L	1.48	1.01	0	Toll Brothers	Costello, Inc.
45	Northside Yards (DEF2)	2019-1270	C2	Harris	City	452H	0.62	0.01	13	Cityside Homes, LLC	Total Surveyors, Inc.
46	ODFL West Houston	2019-1335	C2	Harris	ETJ	324V	29.07	28.43	0	Old Dominion Freight Line, Inc.	GBI Partners, LP

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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
47	Old Sandy Road Street Dedication and Reserve	2019-1461	C3P	Harris	ETJ	416G	2.31	0.09	0	Generation Park Management District	Baseline Corporation
48	Pleasant Green Baptist Church	2019-1467	C2	Harris	ETJ	457P	6.11	6.11	0	Windrose	Windrose
49	Porter Ranch Sec 3	2019-1449	C3F	Harris	ETJ	445A	9.64	0.18	53	Lennar Homes of Texas Land and Construction	EHRA
50	Porter Road Street Dedication Sec 4	2019-1456	SP	Harris	ETJ	405S	1.54	0.00	0	Nash FM 529, LLC.	BGE, Inc.
51	Raven Meadows Sec 1 (DEF1)	2019-1352	C3P	Harris	ETJ	444C	31.20	11.60	110	Beazer Homes Texas, LP	LJA Engineering, Inc. - (West Houston Office)
52	Reserve at Gulfpoint	2019-1443	C3F	Harris	City	576Z	42.98	42.98	0	Wycoff Development	PROSURV
53	Reserve at Hillcroft and Highway 90	2019-1416	C2	Harris	City	571J	18.38	18.38	0	FKM Partnership, LTD.	Texas Engineering And Mapping Company
54	River Oaks Highland (DEF2)	2019-1191	C2	Harris	City	492T	0.56	0.56	0	32 E broad oaks	South Texas Surveying Associates, Inc.
55	South Meadow Place Sec 3	2019-1447	C3P	Harris	City	574V	18.29	1.68	133	Lexington 26, L.P.	BGE, Inc.
56	Texan Auto Body Reserve (DEF2)	2019-1206	C2	Fort Bend	ETJ	527U	1.00	1.00	0	PRO-SURV	PROSURV
57	Villages of Pine Ridge Sec 1 (DEF2)	2019-1184	C3F	Harris	ETJ	298V	40.85	18.58	178	Pine Ridge Interests, LP	Miller Survey Group
58	Villas at Fountain River Sec 1	2019-1437	C3P	Harris	ETJ	289G	14.14	12.98	0	FRI Tomball	Landpoint
59	Villas of Fountain River GP	2019-1426	GP	Harris	ETJ	289G	48.73	0.00	0	FRI Tomball	Landpoint
60	West Greens Cutten Industrial Park	2019-1493	C2	Harris	ETJ	370L	2.39	2.39	0	Texas Capital Holdings, LLC	GBI Partners, LP
61	Winkler Crossing (DEF1)	2019-1392	C2	Harris	City	534M	1.41	1.41	0	Spotted Palms LLC	GBI Partners, LP
62	Woodland Lakes Sec 3	2019-1428	C3F	Harris	City	338M	17.13	0.42	98	WL Woodland Lakes, LLC	Texas Engineering And Mapping Company
63	Woodland Lakes Sec 4	2019-1432	C3F	Harris	City	338M	15.52	1.10	78	WL Woodland Lakes, LLC	Texas Engineering And Mapping Company
64	Wyman Gordon Complex Sec 1	2019-1408	C2	Harris	ETJ	367Z	2.58	2.58	0	Wyman Gordon Forgings, Inc.	Baseline Corporation

**B-Replats**

65	Blossom Heights Addition partial replat no 1	2019-1405	C2R	Harris	City	490Y	0.34	0.34	0	JASON BRICE	Texas Field Services
66	Calidad Centre (DEF1)	2019-1323	C2R	Harris	City	573B	0.61	0.61	1	Texas Black Angel, LLC	R.W. Patrick & Associates, Inc.
67	Capital Greater Heights	2019-1459	C2R	Harris	City	452Z	0.27	0.00	2	Capital Real Estate Group	The Interfield Group
68	Carrillo Homes	2019-1407	C2R	Harris	City	453J	0.11	0.00	2	AG & E Properties LLC	South Texas Surveying Associates, Inc.
69	Chateau New Orleans	2019-1453	C2R	Harris	City	494F	0.13	0.00	2	Oceanfront Realty, LLC	Owens Management Systems, LLC
70	Colquitt Richmond Landing partial replat no 1 and extension	2019-1375	C2R	Harris	City	492Z	0.68	0.65	0	TE GIA SF, LLC	Total Surveyors, Inc.

**Platting Summary****Houston Planning Commission****PC Date: August 22, 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	Cowboy (DEF1)	2019-1368	C2R	Harris	City	573G	50.84	50.84	0	TEXAN LAND AND CATTLE II, LTD.,	Atkinson Engineers
72	Dominic Hideout	2019-1417	C2R	Harris	City	412T	0.17	0.00	2	Spectrum Construction	South Texas Surveying Associates, Inc.
73	Durham Commons	2019-1455	C2R	Harris	City	492H	0.21	0.20	0	Ilan Feld	Owens Management Systems, LLC
74	Esther Estates (DEF1)	2019-1218	C2R	Harris	ETJ	325A	1.50	1.50	0	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
75	Fisher Gardens	2019-1496	C2R	Harris	City	452L	1.00	0.00	15	Windrose	Windrose
76	Fisher Street Terrace	2019-1473	C2R	Harris	City	452L	0.34	0.00	8	Manco Associates, LC	RVi Planning + Landscape Architecture
77	Genesis McKee (DEF1)	2019-1310	C2R	Harris	City	493M	2.02	2.02	0	Urban Genesis	Civil-Surv Land Surveying, L.C.
78	Groves Sec 34	2019-1480	C3R	Harris	ETJ	377J	28.17	11.39	54	LH Groves LLC	BGE, Inc.
79	Groves Sec 35	2019-1483	C3R	Harris	ETJ	376M	9.75	1.24	38	LH Groves LLC	BGE, Inc.
80	Gulfgate Oaks Apartments (DEF1)	2019-1196	C2R	Harris	City	535K	3.08	3.08	0	SNK Holdings LLC	Cornerstone Survey Group LLC
81	Homes on New Orleans	2019-1446	C2R	Harris	City	494F	0.13	0.00	2	SRRE Developers & Builders LLC	Owens Management Systems, LLC
82	Icon and Extension	2019-1457	C2R	Harris	City	493Z	3.41	3.37	0	3509 Elgin, LLC and Scott Street Ventures, LLC	Vernon G. Henry & Associates, Inc.
83	Kristen Villas	2019-1329	C2R	Harris	City	453T	0.11	0.00	2	GRAYWOOD LLC	Field Data Srvce, Inc
84	Lozier Place	2019-1434	C2R	Harris	City	533L	0.12	0.00	2	American Risk	RP & Associates
85	Mendez Homes	2019-1409	C2R	Harris	City	453K	0.11	0.00	2	Ag & E properties llv	South Texas Surveying Associates, Inc.
86	Modern at Allegheny	2019-1466	C2R	Harris	City	533K	0.27	0.00	5	Metro Living	PLS CONSTRUCTION LAYOUT, INC
87	Momentum Volkswagen	2019-1479	C2R	Harris	City	492Y	1.26	1.26	0	Lago Bella, L.C.C.	Windrose
88	Muneera replat no 1 and extension	2019-1468	C2R	Harris	ETJ	373U	6.91	6.91	0	Sunshine Petroleum, LLC	Century Engineering, Inc
89	New Orleans Place	2019-1448	C2R	Harris	City	494G	0.12	0.00	2	Stackhouse Investment Group LLC	Owens Management Systems, LLC
90	Nicole Homes	2019-1393	C2R	Harris	City	494F	0.34	0.00	2	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
91	Northwood Street Park Sec 3	2019-1442	C2R	Harris	City	453T	0.30	0.00	5	City Choice Homes L.L.C.	ICMC GROUP INC
92	Oak Grove East	2019-1379	C2R	Harris	City	452P	1.03	1.03	0	Braun Enterprises	Tetra Surveys
93	Park at Eado	2019-1433	C2R	Harris	City	494N	0.33	0.00	8	City Choice Homes L.L.C.	ICMC GROUP INC
94	Richmond Business Inc	2019-1475	C2R	Harris	City	491W	1.70	1.70	0	Richmond Business Inc	ICMC GROUP INC
95	Riley Fuzzel Business Center (DEF1)	2019-1322	C2R	Harris	ETJ	292M	2.11	2.10	0	BHKS Ventures LLC	The Pinnell Group, LLC
96	Sunflower Crossing	2019-1421	C2R	Harris	City	533Z	0.25	0.00	4	CAS Consultants, LLC	CAS Consultants, LLC

**Platting Summary****Houston Planning Commission****PC Date: August 22, 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
97	Urban Nance (DEF1)	2019-1311	C2R	Harris	City	493M	0.98	0.97	0	Urban Genesis	Civil-Surv Land Surveying, L.C.
98	Victoria Estates in Cloverleaf	2019-1314	C2R	Harris	ETJ	497B	0.12	0.00	1	Survil, LLC	Survil LLC
99	West 23rd Street Reserve	2019-1471	C2R	Harris	City	452U	0.25	0.25	0	SGC Real Estates LLC	Jones Carter - Woodlands Office
100	West 23rd Street Villas	2019-1454	C2R	Harris	City	452U	0.25	0.00	6	Stoneworks, LLC	Total Surveyors, Inc.
101	Winter View Terrace (DEF1)	2019-1394	C2R	Harris	City	493G	0.13	0.00	2	N & E INVESTMENTS	Survey Solutions of Texas

**C-Public Hearings Requiring Notification**

102	El Dorado Clear Lake City Sec 14 partial replat no 1 (DEF1)	2019-1160	C3N	Harris	City	578T	6.20	0.00	28	Trendmaker Clear Lake, LLC	LJA Engineering, Inc.- (West Houston Office)
103	Garden Acres partial replat no 4	2019-1079	C3N	Harris	City	453E	0.78	0.00	2	VOLUNTEERS OF AMERICA	Tetra Surveys
104	Houstonian Homes on Edgewood replat no 1	2019-1249	C3N	Harris	City	494T	0.09	0.00	2	Houstonian Capital Investments, LLC	Owens Management Systems, LLC
105	Long Point Acres partial replat no 4	2019-1292	C3N	Harris	City	450T	1.99	1.99	0	Avenue Secured Capital Group, LLC	Richard Grothues Designs
106	Martinville partial replat no 1 and extension	2019-1183	C3N	Harris	ETJ	327S	7.67	7.67	0	Martin & Martin Real Estate Partnership, Ltd.	Miller Survey Group
107	Melody Oaks partial replat no 21	2019-1282	C3N	Harris	City	451X	0.24	0.00	3	Sandcastle Homes, Inc.	The Interfield Group
108	Plainview Addition partial replat no 6	2019-1243	C3N	Harris	City	492V	0.12	0.00	2	Sandcastle Homes, Inc.	The Interfield Group
109	Take Five FM 2920	2019-1104	C3N	Harris	ETJ	290Q	0.83	0.83	1	AS&D	K. Chen Engineering
110	Westgrove Court partial replat no 4	2019-1279	C3N	Harris	City	492S	0.40	0.40	0	Vernon Henry and Associates	Vernon G. Henry & Associates, Inc.
111	Willow Meadows Sec 18 partial replat no 2	2019-1225	C3N	Harris	City	531R	0.34	0.00	1	Rick S. Guttman	Texas Field Services

**D-Variances**

112	Anita Street Artist Lofts	2019-1385	C2R	Harris	City	493Y	0.06	0.06	0	Sean D. Murphy	Vernon G. Henry & Associates, Inc.
113	Arcade on Spencer (DEF1)	2019-1345	C2R	Harris	City	492H	0.22	0.03	5	CE Engineers and Development Consultants, Inc	CE Engineers & Development Consultants, Inc
114	Benders Creek GP (DEF2)	2019-1258	GP	Harris	City	375P	53.81	0.00	0	Benders Creek LTD	LJA Engineering, Inc.- (West Houston Office)
115	Benders Creek Sec 1 (DEF2)	2019-1182	C3P	Harris	City	375P	34.32	8.89	160	Benders Creek LTD	LJA Engineering, Inc.- (West Houston Office)
116	CBS Outdoor Studemont replat no 1 and extension	2019-1482	C2R	Harris	City	493E	2.45	2.45	0	Outfront Media	Terra Surveying Company, Inc.
117	Cherry Industrial Center	2019-1423	C2	Fort Bend	ETJ	612E	28.88	28.88	0	Cherry Companies	Texas Engineering And Mapping Company
118	Groves Sec 36	2019-1489	C3R	Harris	ETJ	376M	11.45	1.18	43	LH Groves LLC	BGE, Inc.
119	Gutierrez Plaza (DEF1)	2019-1159	C3P	Harris	ETJ	333H	2.26	0.00	2	PRIME TEXAS SURVEYS LLC	SEM SERVICES

**Platting Summary****Houston Planning Commission****PC Date: August 22, 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
120	Hass Center (DEF1)	2019-1381	C2	Harris	City	534C	5.06	5.06	0	DOAN & ASSOCIATES, LLC	Century Engineering, Inc
121	JDS Nursery Tract GP	2019-1474	GP	Fort Bend	ETJ	524N	437.60	0.00	0	JDS Nursery Tract, LLC	META Planning + Design, LLC
122	Lantana Sec 5	2019-1464	C3P	Harris	ETJ	406S	14.70	0.22	66	Beazer Homes & M/I Homes	META Planning + Design, LLC
123	Penn City Road Reserve (DEF1)	2019-1328	C2R	Harris	ETJ	497V	0.38	0.38	0	TDWP Terminals 1 LLC	BGE, Inc.
124	PRH Preservation Hadley (DEF1)	2019-1003	C2	Harris	City	493V	1.43	1.43	0	PRH Preservation, Inc.	Texas Engineering And Mapping Company
125	Redimer Cypress Forest (DEF1)	2019-1204	C2	Harris	ETJ	330M	3.46	0.00	1	REDIMER	Atkinson Engineers
126	River Oaks Green (DEF2)	2019-1210	C2R	Harris	City	492T	16.77	16.77	0	3120 Buffalo Speedway Associates, LP	BGE, Inc.
127	Sanchez Addition on Becker Road	2019-1445	C2	Harris	ETJ	325A	3.80	0.00	1	Appian Way Pavers	PROSURV

**E-Special Exceptions**

128	Towne Lake Sec 55 (DEF1)	2019-1402	C3P	Harris	ETJ	367J	10.08	1.43	42	CW SCOA West, L.P.	EHRA
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**F-Reconsideration of Requirements**

129	Becker Meadows Wastewater Treatment Plant	2019-1430	C2R	Harris	ETJ	325A	3.04	3.04	0	Friendswood Development Company	Costello, Inc.
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**G-Extensions of Approval**

130	Auz Reserves	2018-1795	EOA	Harris	ETJ	323G	5.00	5.00	0	Auz Materials Company, LLC	Weisser Engineering Company
131	Avance Oakwood	2018-1662	EOA	Harris	ETJ	330L	0.60	0.60	0	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
132	District West Pacfin Tract	2018-1857	EOA	Fort Bend	ETJ	525H	6.06	6.06	0	PacFin 6, Ltd	Hovis Surveying Company Inc.
133	Imperial Forest Sec 4	2018-1777	EOA	Harris	ETJ	457J	31.12	3.04	171	Forestar (USA) Real Estate Group, Inc.	Manhard Consulting
134	Rose Meadow Farms Sec 2	2018-1656	EOA	Harris	ETJ	286V	22.05	9.89	67	RAUSCH COLEMAN HOUSTON, LLC	LJA Engineering, Inc.- (West Houston Office)
135	TPS Business Park	2018-1721	EOA	Harris	ETJ	456K	21.32	0.00	3	TPS	Stewart Engineering
136	Willowcreek Ranch Sec 10	2018-1612	EOA	Harris	ETJ	288N	86.55	33.03	40	CC Telge Road, L.P.	EHRA

**H-Name Changes**

None

**I-Certification of Compliance**

**Platting Summary****Houston Planning Commission****PC Date: August 22, 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
137	26335 Hunters Trail	19-1483	COC	Montgomery	ETJ	258J				Eleazar Cuevas	Eleazar Cuevas
138	18581 Summer Hills	19-1484	COC	Montgomery	ETJ	258J				Edgar Garcia	Edgar Garcia
139	18597 Huckleberry Lane	19-1485	COC	Montgomery	ETJ	258J				Edgar Garcia	Edgar Garcia

**J-Administrative**

None

**K-Development Plats with Variance Requests**

140	5630 Reamer Street	19070266 DPV	Harris	City	531S					Mary Villareal	The Interfield Group
141	4002 Silverwood Drive	19072337 DPV	Harris	City	532S					Jenifer Pool	JRP Company

**Off-Street Parking with Variance Requests**

III	2619 Hadley Street	19083165 PV	Harris	City	493V					Project Row House	Texas Engineering and Mapping Co.
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# Houston Planning Commission

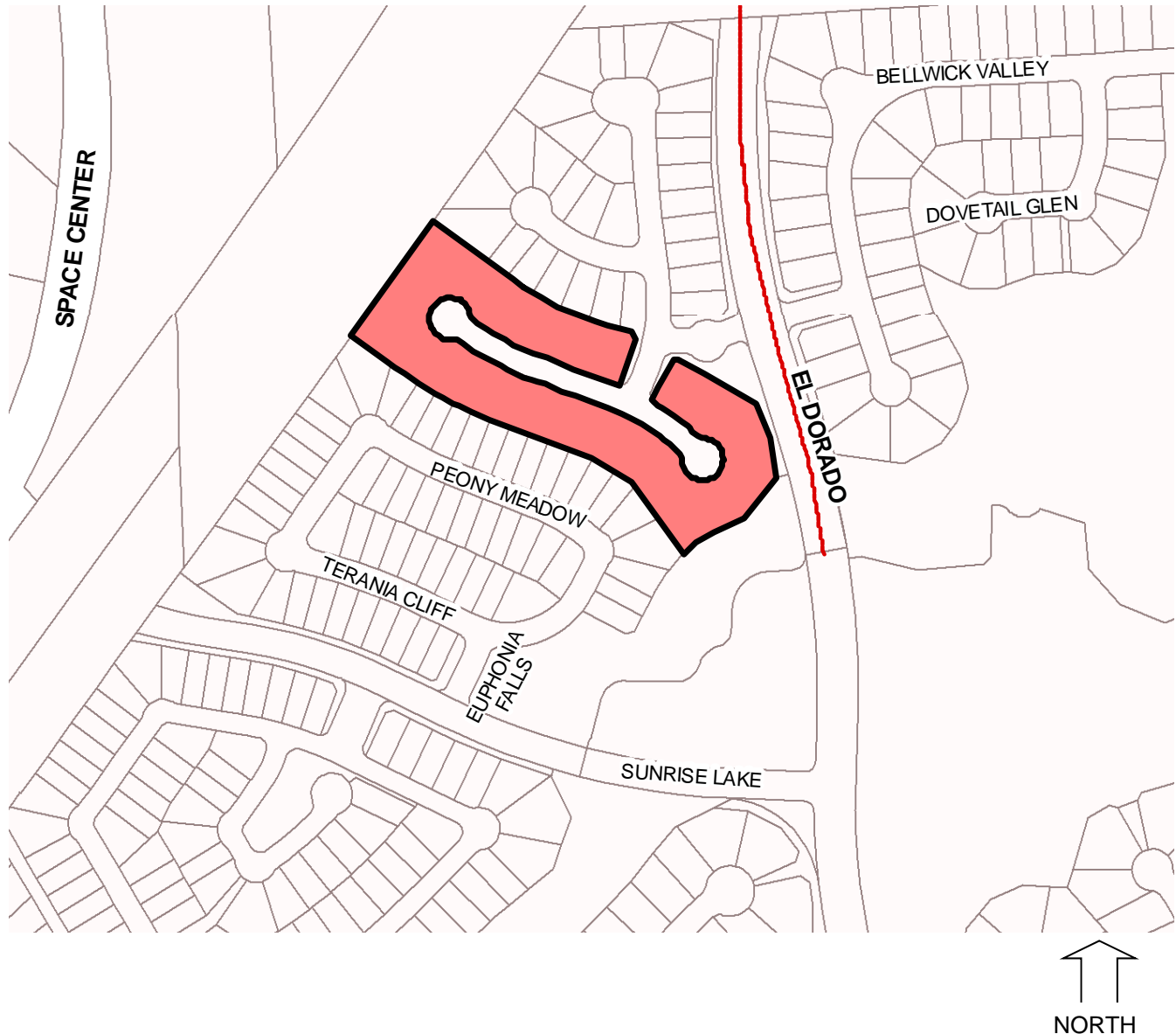
## ITEM: 102

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: El Dorado Clear Lake City partial replat no 1 (DEF 1)

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



**C – Public Hearings**

**Site Location**



**ITEM: 102**

**Meeting Date: 08/22/2019**

**Subdivision Name: El Dorado Clear Lake City partial replat no 1 (DEF 1)**

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



## C – Public Hearings

## Subdivision

# Houston Planning Commission

**ITEM: 102**

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: El Dorado Clear Lake City partial replat no 1 (DEF 1)

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



**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)

July 15, 2019

Dear Property Owner:

**Reference Number: 2019-1160**

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**El Dorado Clear Lake City Sec 14**". This proposal includes the replatting of Lots 1-34, Block 1 and Reserve B, as recorded in Film Code 684852 of the Harris County Map Records. The new subdivision name is "**El Dorado Clear Lake City Sec 14 partial replat no1**".

The property is located west of El Dorado Blvd and north of Sunrise Lake Drive.  
The purpose of the replat is to change lot size from 50 foot wide lots to 60 foot wide lots.  
The applicant, Laurie Chapa, with LJA Engineering, Inc., can be contacted at 713-953-5173.

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, August 8, 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.



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# Houston Planning Commission

## ITEM: 103

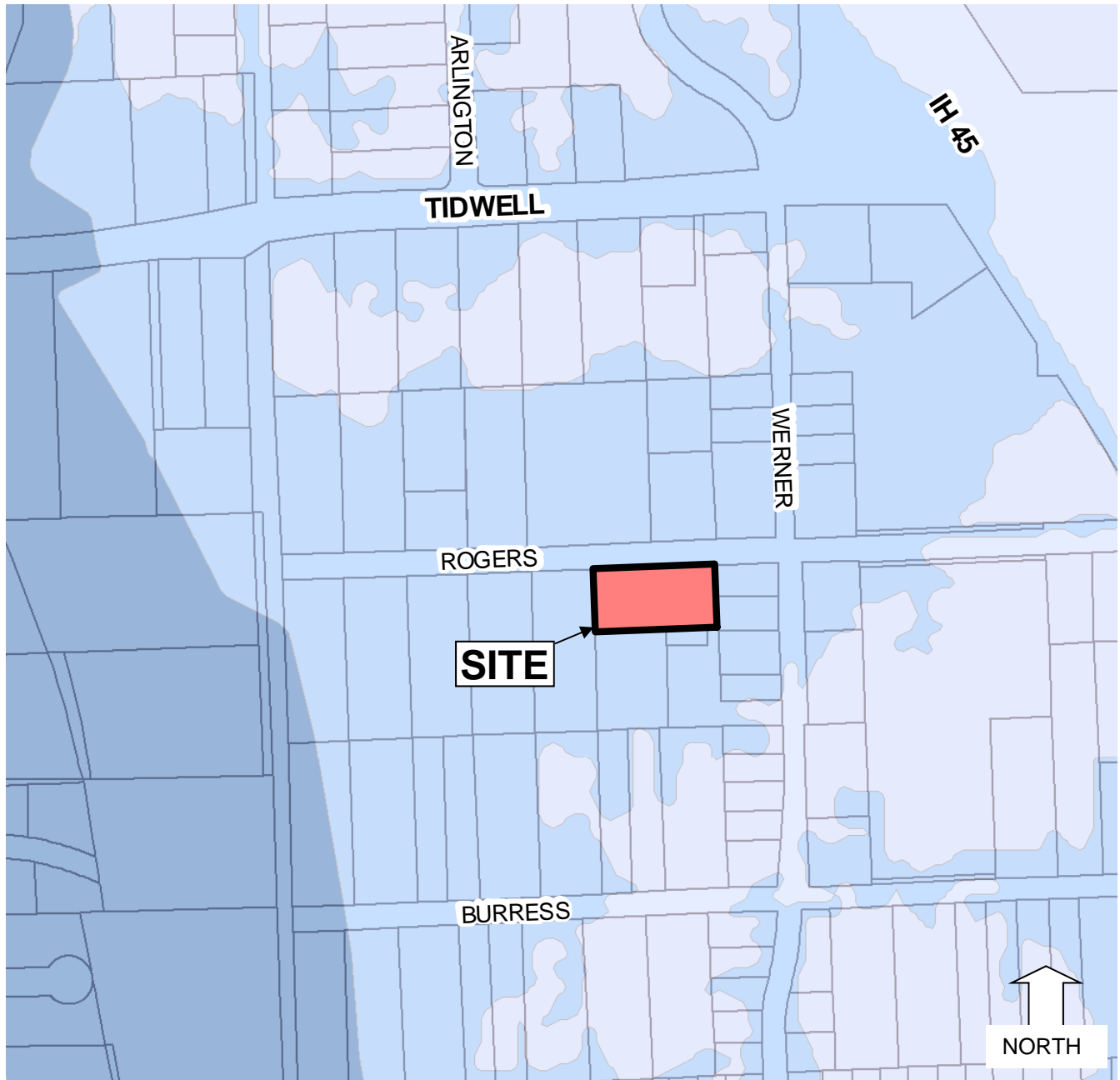
Planning and Development Department

Meeting Date: 08/22/2019

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**Subdivision Name:** Garden Acres partial replat no 4

**Applicant:** Tetra Surveys



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

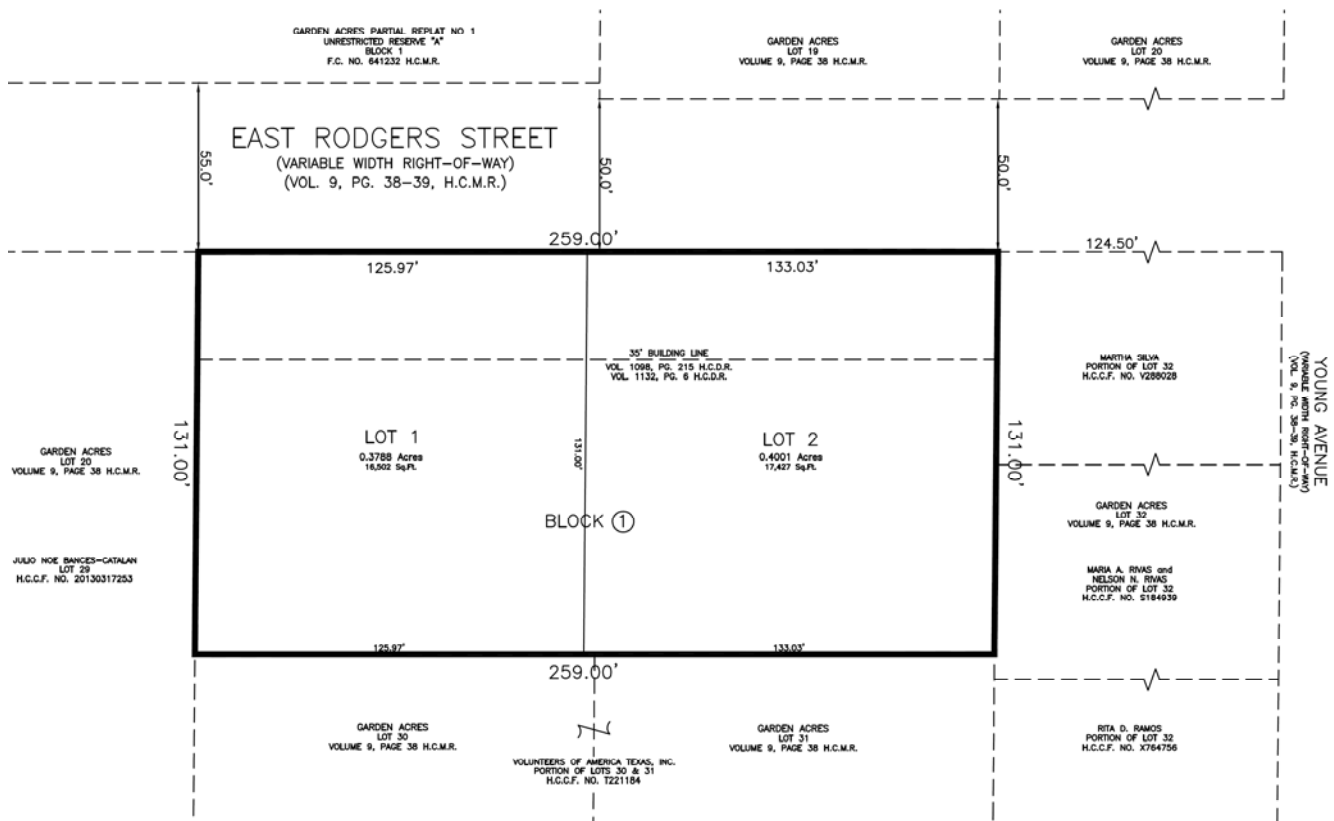
## ITEM: 103

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Garden Acres partial replat no 4

Applicant: Tetra Surveys



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 103

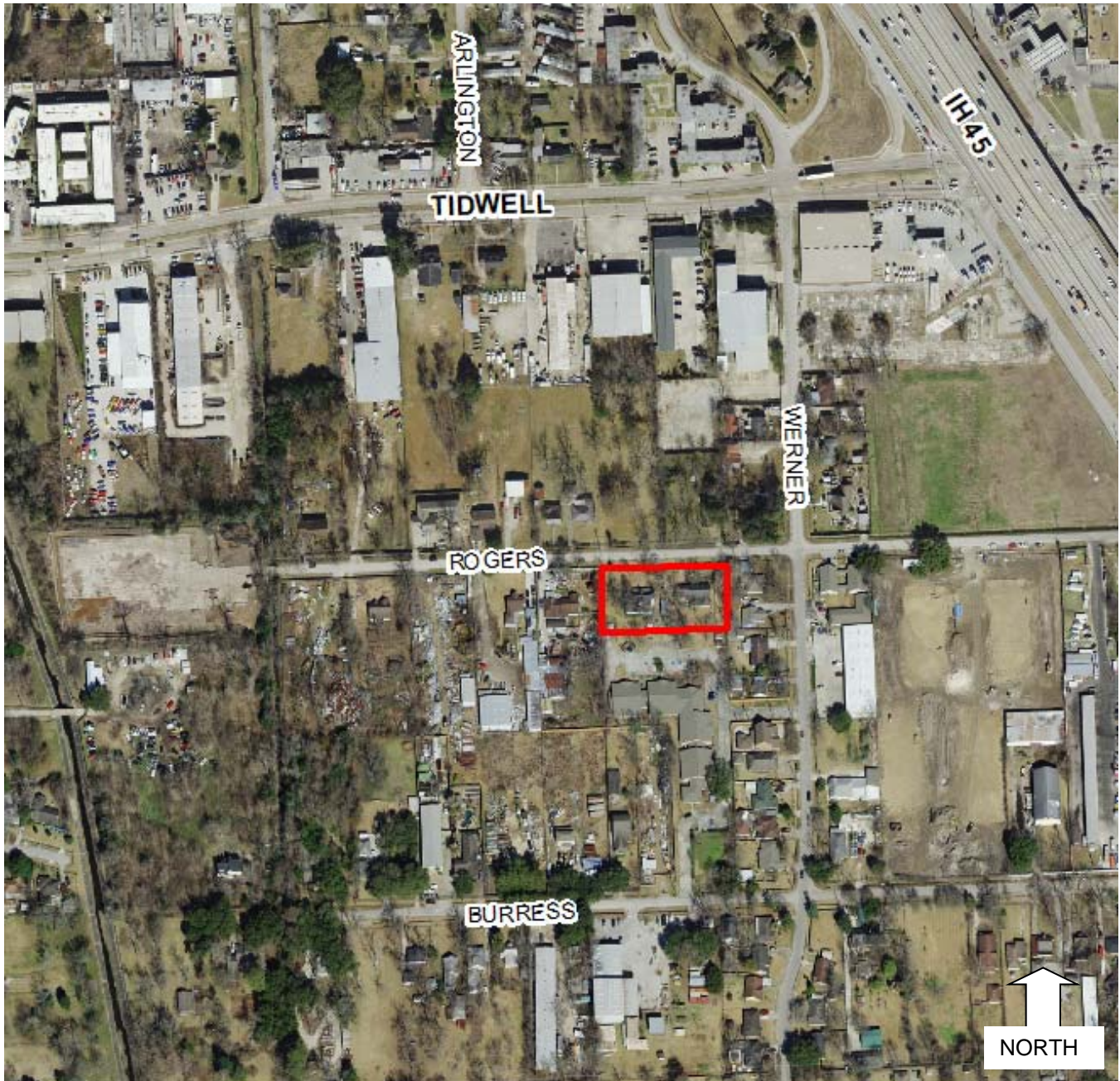
Planning and Development Department

Meeting Date: 08/22/2019

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Subdivision Name: Garden Acres partial replat no 4

Applicant: Tetra Surveys



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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)

July 30, 2019

Dear Property Owner:

**Reference Number: 2019-1079**

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Garden Acres**" subdivision. This proposal includes the replatting of a portion of Lots 30 and 31, as recorded in Volume 9, Page 38 of the Harris County Map Records. The new subdivision name is "**Garden Acres partial replat no 4**".

The property is located at south along East Rogers Street, west of Werner Street.

The purpose of the replat is to create two (2) single-family residential lots.

The applicant, Paul Coyne, with Tetra Surveys, on behalf of Volunteers of America, can be contacted at 713-462-6100 Ext 0099.

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, August 22nd, 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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- **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***

- 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.

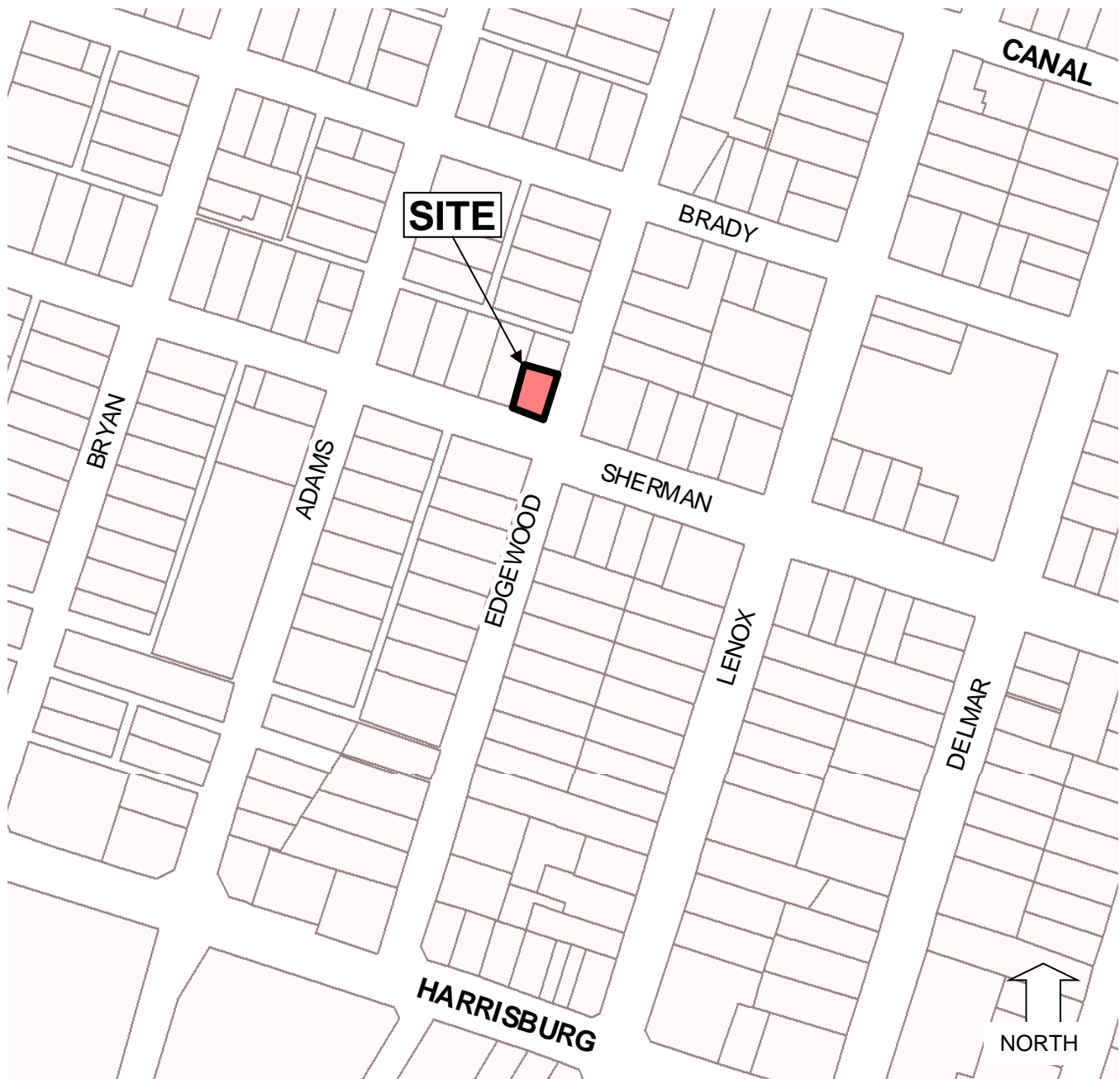
# Houston Planning Commission **ITEM: 104**

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Houstonian Homes on Edgewood replat no 1

Applicant: Owens Management Systems, LLC.



**C – Public Hearings**

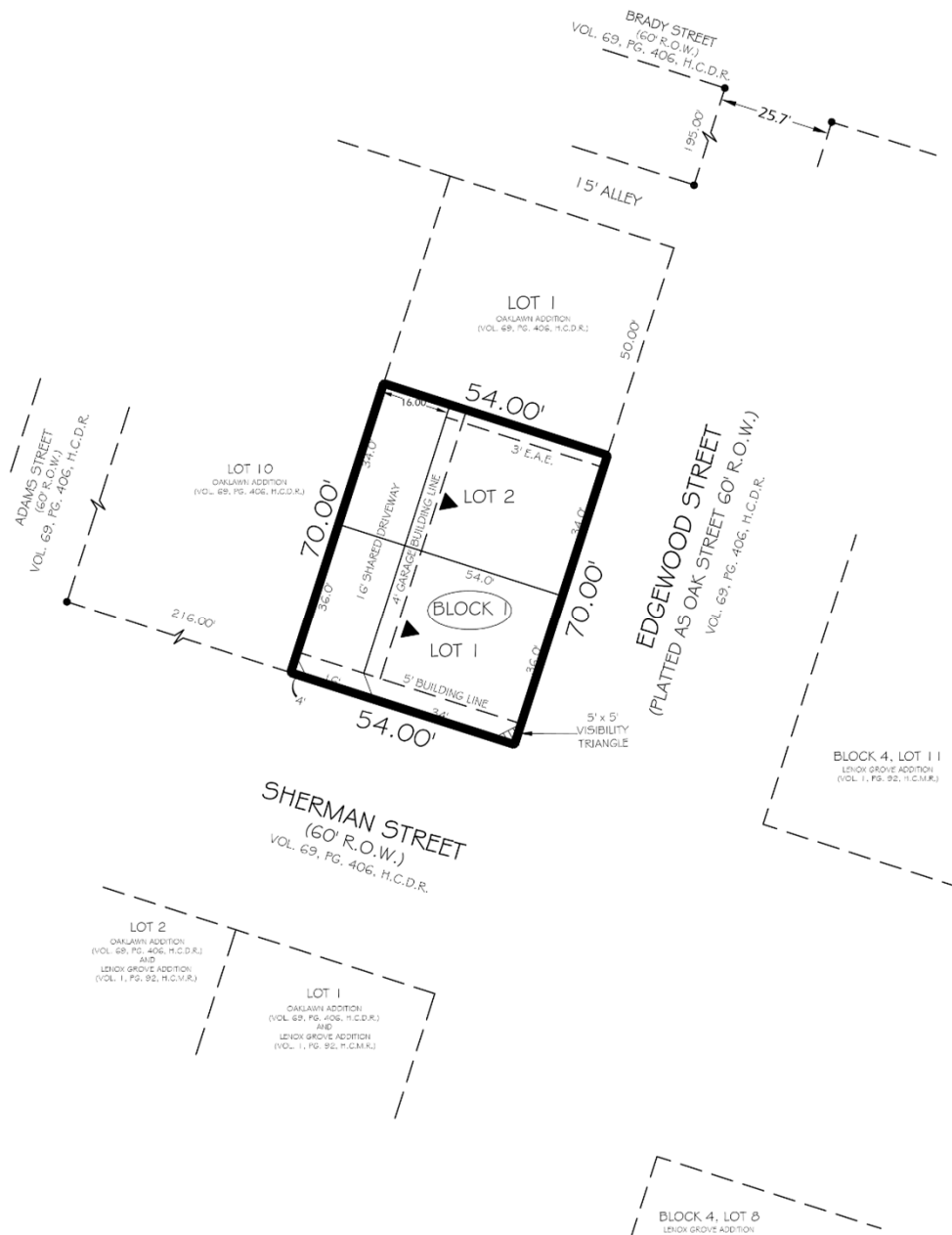
**Site Location**

**ITEM: 104**

**Meeting Date: 08/22/2019**

**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: 104**

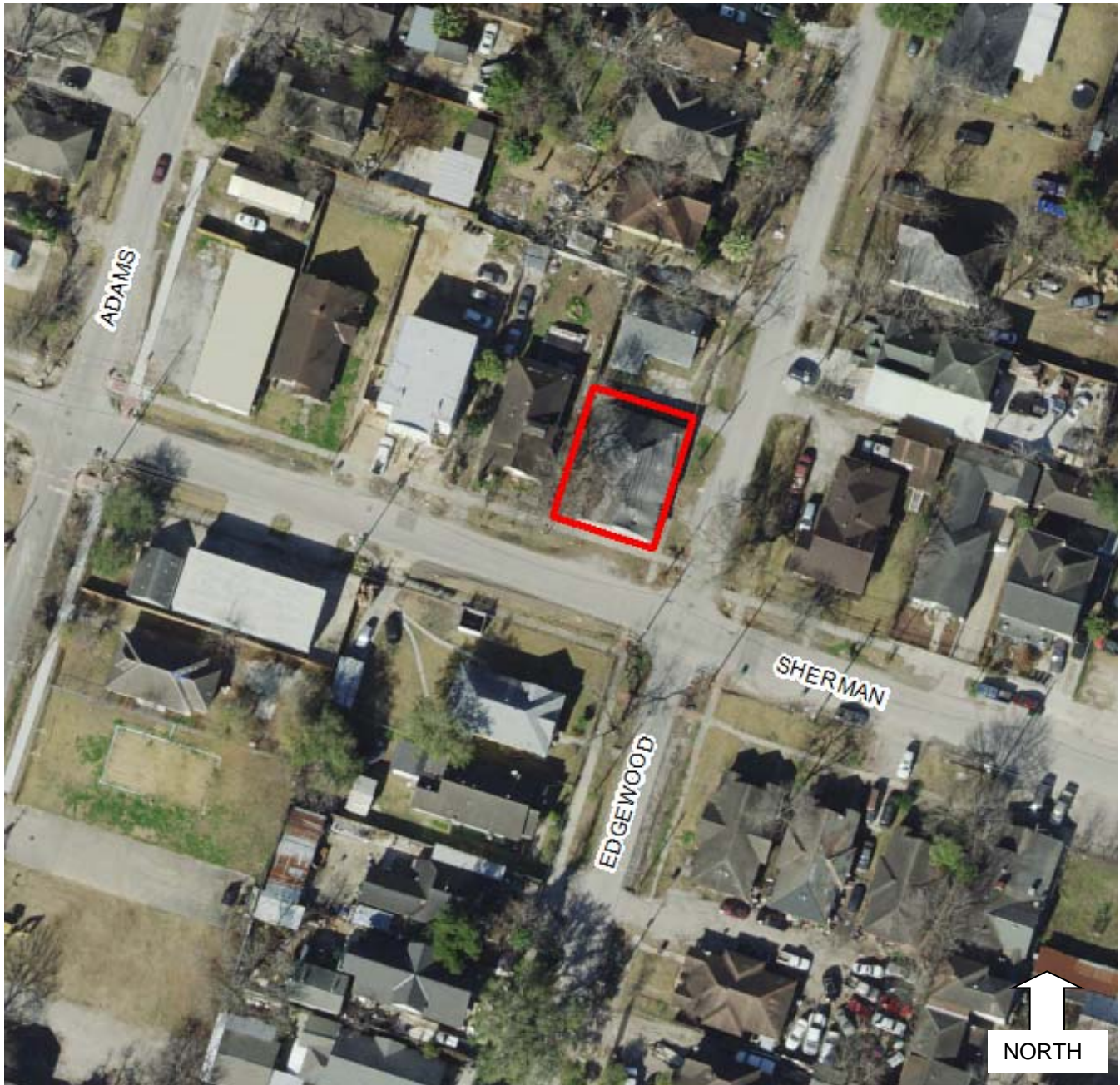
Planning and Development Department

Meeting Date: 08/22/2019

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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)

July 30, 2019

Dear Property Owner:

**Reference Number: 2019-1249**

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

The property is located at the north-west intersection of Edgewood Street and Sherman Street. The purpose of the replat is to create 2 lots and remove a 3ft. Emergency Access Easement (EAE) along Edgewood Street. The applicant, Joyce Owens, with Owens Management Systems, LLC, can be contacted at 713-643-6333.

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.

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**Thursday, August 22, 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**.

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**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.**

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

*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

## ***Terminology***

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- **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.

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# Houston Planning Commission

## ITEM: 105

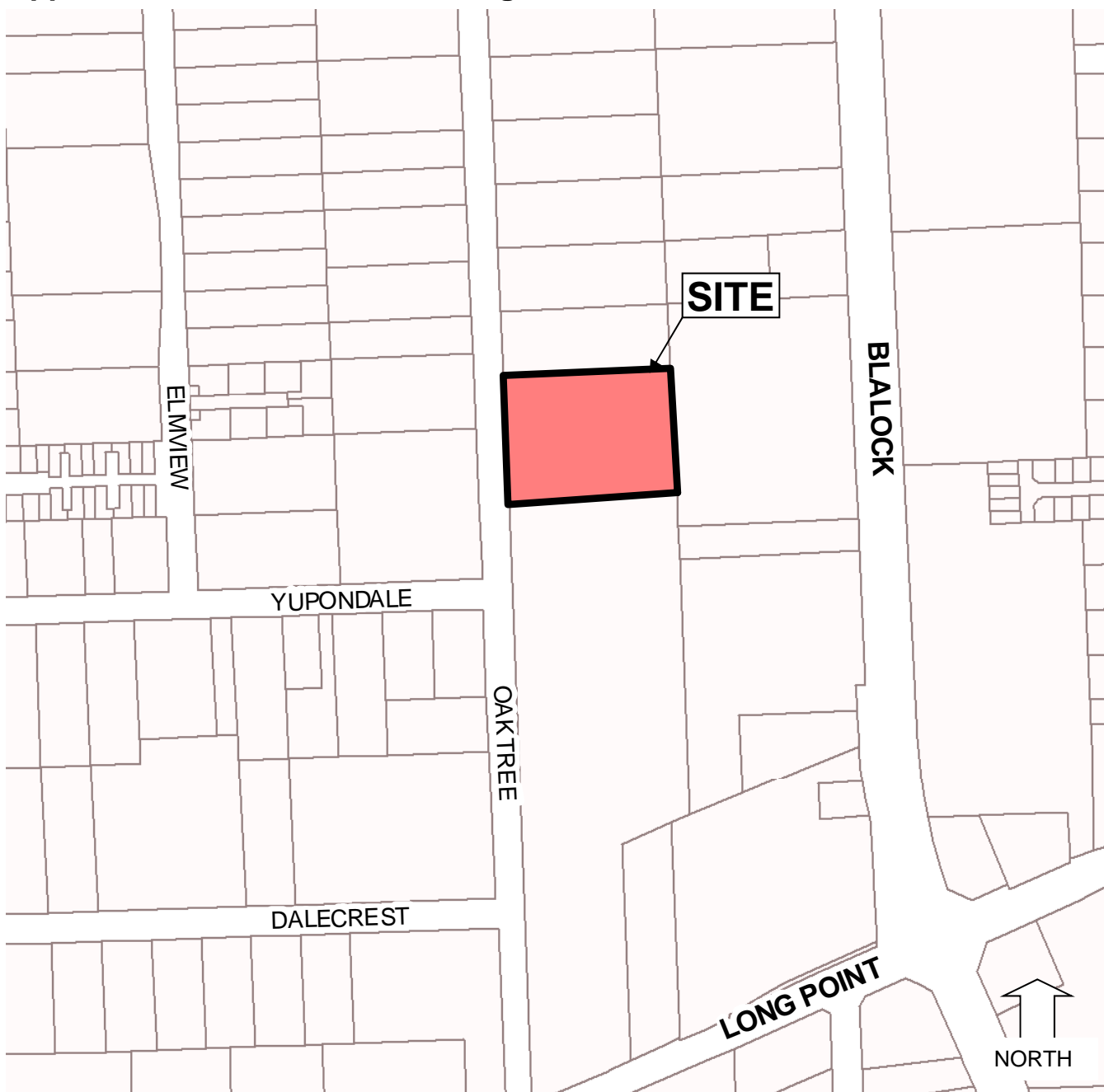
Planning and Development Department

Meeting Date: 08/22/2019

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**Subdivision Name: Long Point Acres partial replat no 4**

**Applicant: Richard Grothues Designs**



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

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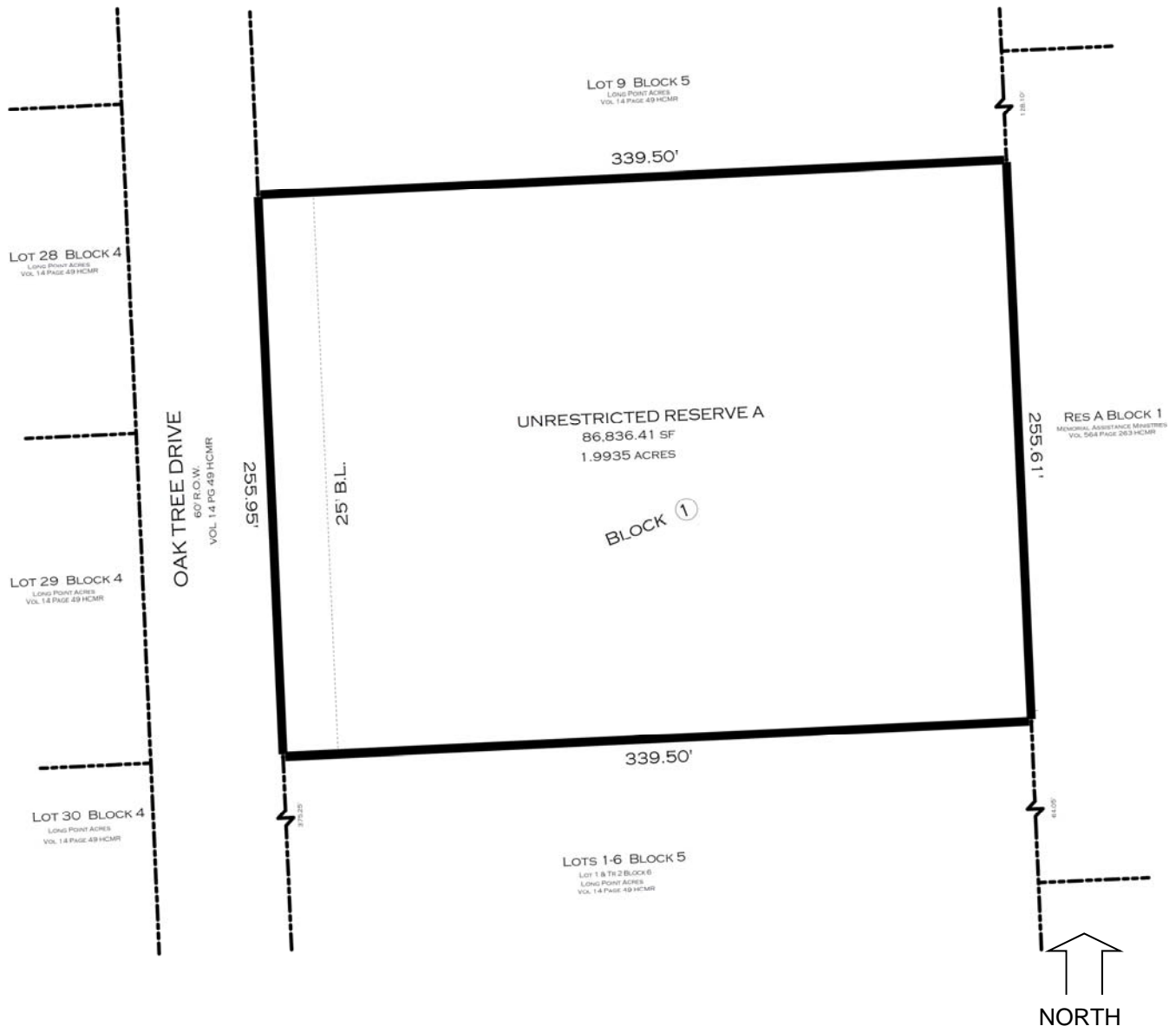
# Houston Planning Commission ITEM: 105

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Long Point Acres partial replat no 4

Applicant: Richard Grothues Designs



C – Public Hearings with Variance

Subdivision



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# Houston Planning Commission

## ITEM: 105

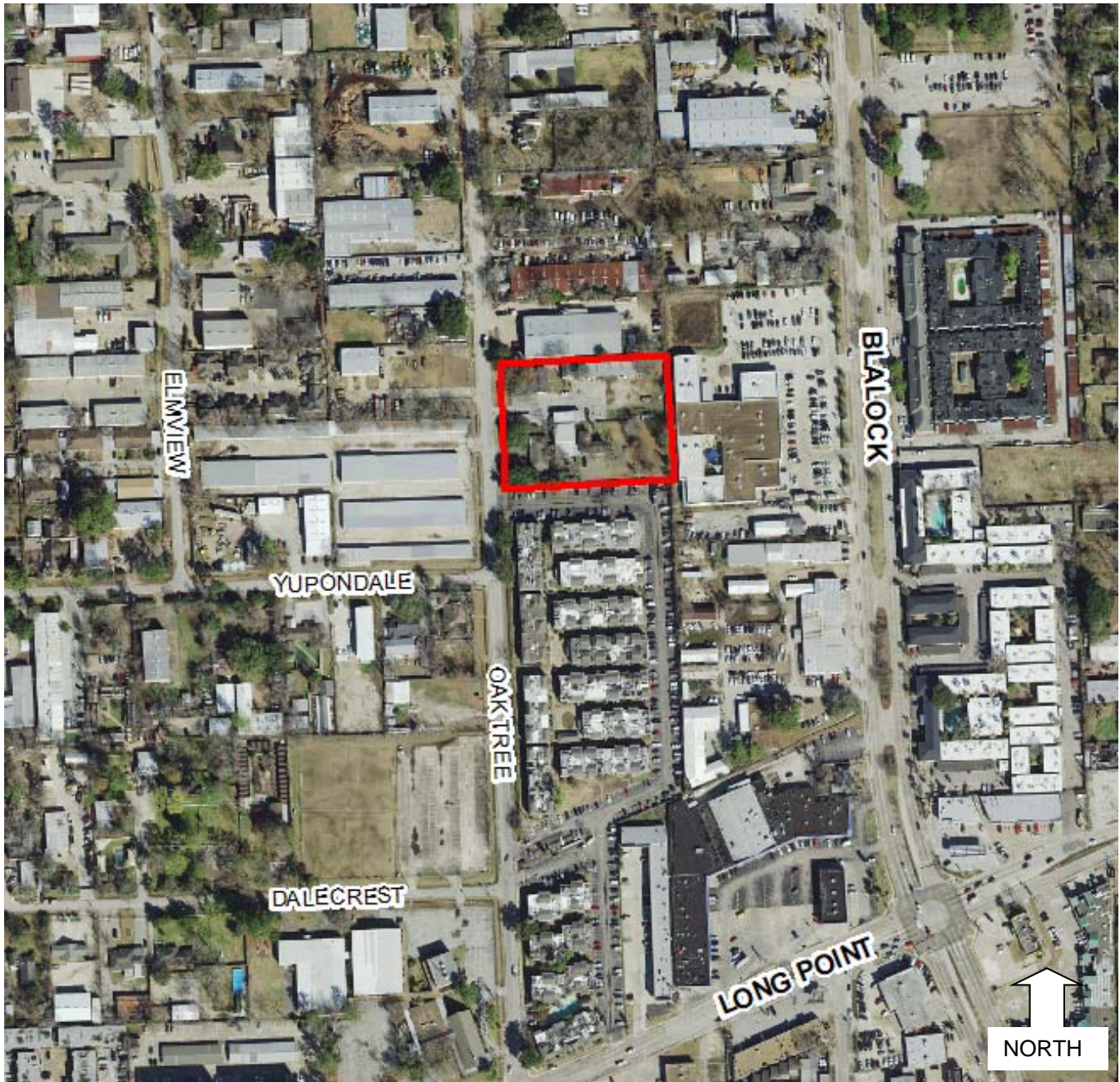
Planning and Development Department

Meeting Date: 08/22/2019

---

Subdivision Name: Long Point Acres partial replat no 4

Applicant: Richard Grothues Designs



---

**C – Public Hearings with Variance**

**Aerial**

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**Application Number:** 2019-1292

**Plat Name:** Long Point Acres partial replat no 4

**Applicant:** Richard Grothues Designs

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

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

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

Requesting a variance to not be required to have a local street with an intersection spacing of 1,400 feet.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Section 42-128 (a)(1) 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;**

The imposition of this ordinance is physically impossible due to the property located to the east of this tract. The adjacent property is developed as a single parcel with a commercial building.

**(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 existing and out of the control of the applicant as the adjacent property is not owned by the same entity.

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

The intent of this chapter will be preserved in the fact the two intersecting streets are approximately 2,389 feet in spacing.

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

The granting of the variance will not detract from traffic flow in the area as there are ample local streets as well as a major thoroughfare in close proximity.

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

Economic hardship plays no role in the request for this variance as the same project would be able to be placed on the site.



# 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)

July 16, 2019

Dear Property Owner:

**Reference Number: 2019-1292**

The Houston Planning and Development Department has received a subdivision plat application to allow the full replatting of "**Long Point Acres**". This proposal includes the replatting of all of Lots 7 and 8, in Block 5, as recorded in Volume 14, Page 49 of the Harris County Map Records. The new subdivision name is "**Long Point Acres partial replat no 4**".

The property is located along and east of Oak Tree Drive between Neuens Road and Long Point Road.

The purpose of the replat is to create one (1) unrestricted reserve.

The applicant, Richard Grothues, with Richard Grothues Designs, can be contacted at 713-449-9191.

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, August 22nd, 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.
- **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.

### ***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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**VARIANCE  
Request Information Form**

**Application Number:** 2019-1292

**Plat Name:** Long Point Acres partial replat no 4

**Applicant:** Richard Grothues Designs

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

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

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

Requesting a variance to not be required to have a local street with an intersection spacing of 1,400 feet.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Section 42-128 (a)(1) 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;**

The imposition of this ordinance is physically impossible due to the property located to the east of this tract. The adjacent property is developed as a single parcel with a commercial building.

**(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 existing and out of the control of the applicant as the adjacent property is not owned by the same entity.

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

The intent of this chapter will be preserved in the fact the two intersecting streets are approximately 2,389 feet in spacing.

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

The granting of the variance will not detract from traffic flow in the area as there are ample local streets as well as a major thoroughfare in close proximity.

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

Economic hardship plays no role in the request for this variance as the same project would be able to be placed on the site.

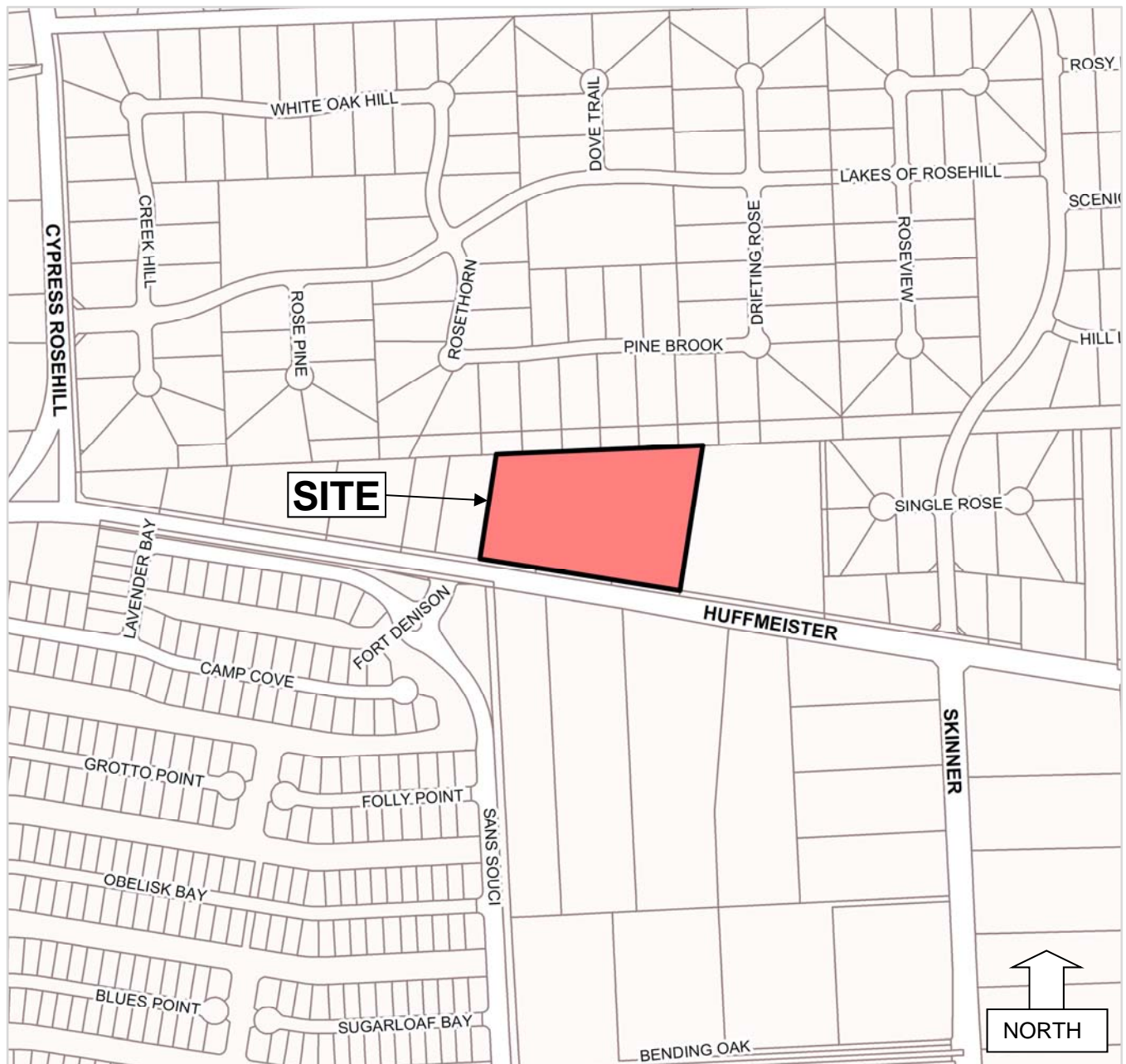
# Houston Planning Commission      ITEM: 106

Planning and Development Department

Meeting Date: 08/22/2019

**Subdivision Name:** Martinville partial replat no 1 and extension

**Applicant:** Miller Survey Group



**C – Public Hearings**

**Site Location**

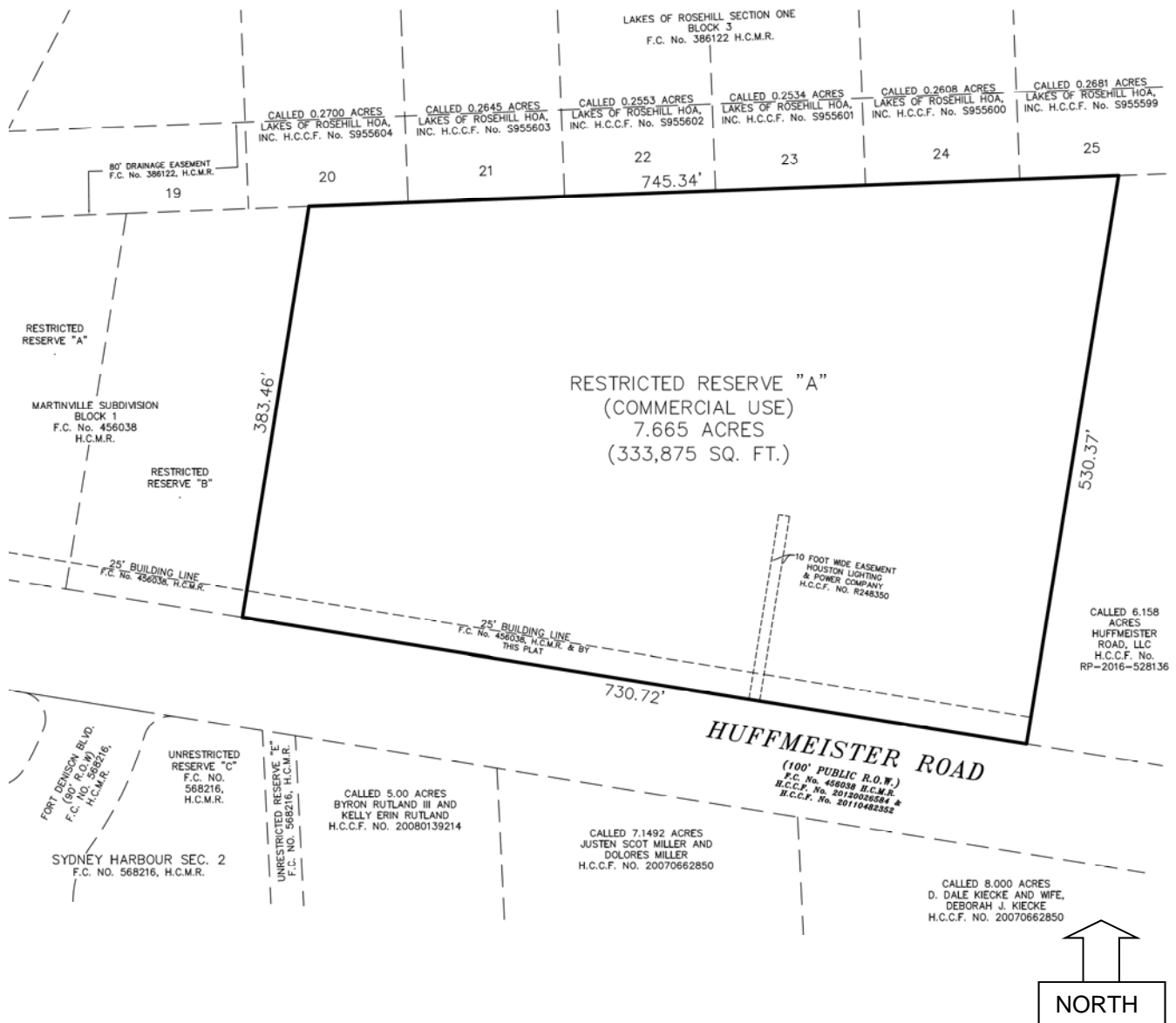
# Houston Planning Commission ITEM: 106

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Martinville partial replat no 1 and extension

Applicant: Miller Survey Group



C – Public Hearings

Subdivision



# Houston Planning Commission **ITEM: 106**

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Martinville partial replat no 1 and extension

Applicant: Miller Survey Group



**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)

July 29, 2019

Dear Property Owner:

**Reference Number: 2019-1183**

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Martinville**". This proposal includes the replatting of Lot 1 Block 1, as recorded in Film Code Number 456038 of the Harris County Map Records. The new subdivision name is "**Martinville partial replat no 1 and extension.**"

The property is located on Huffmeister Road and east of Cypress Rosehill Road.  
The purpose of the replat is to create one reserve restricted to commercial uses.  
The applicant, Randy Peacock, 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 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, August 22, 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

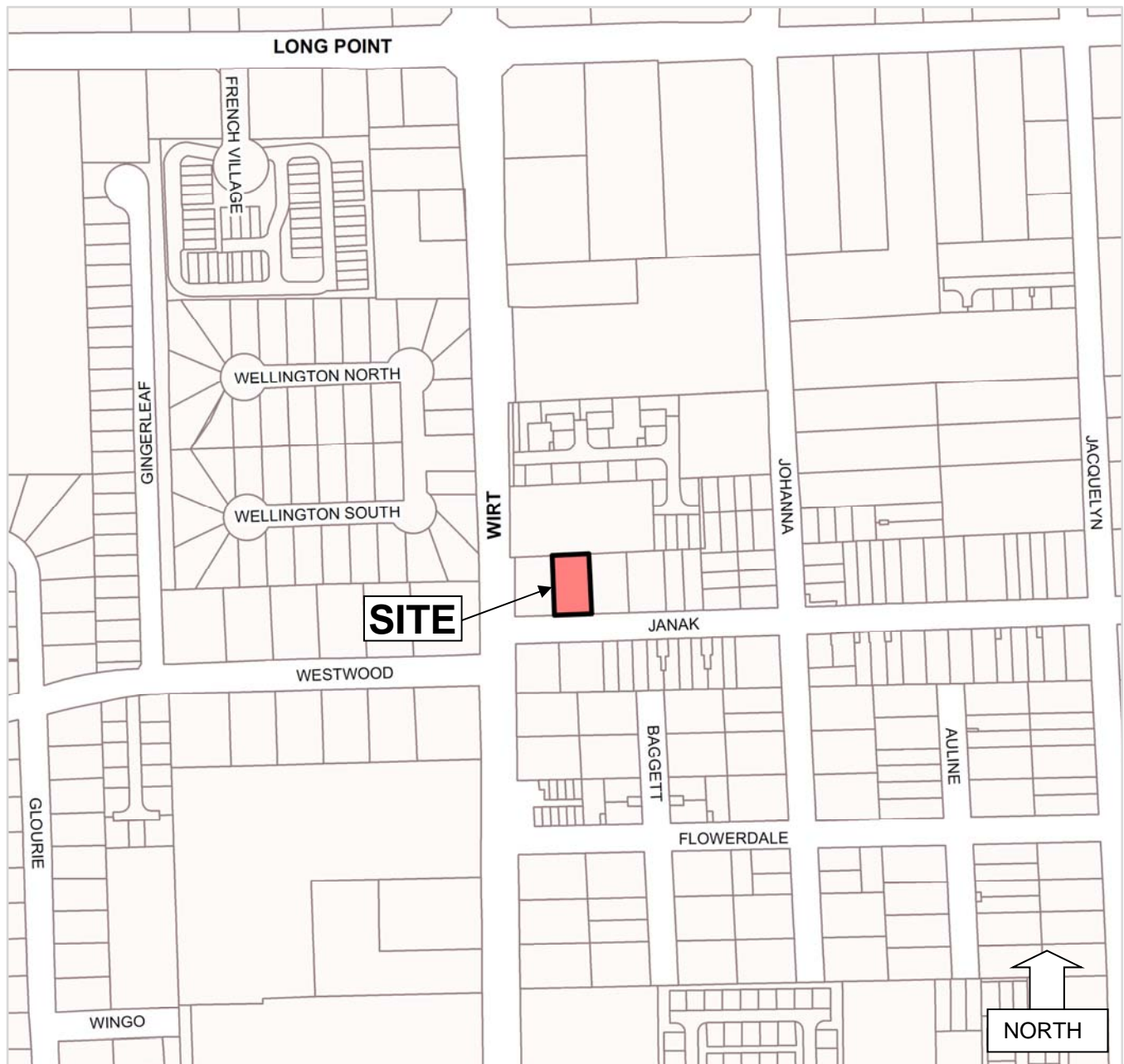
**ITEM: 107**

Planning and Development Department

Meeting Date: 08/22/2019

**Subdivision Name: Melody Oaks partial replat no 21**

**Applicant: The Interfield Group**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

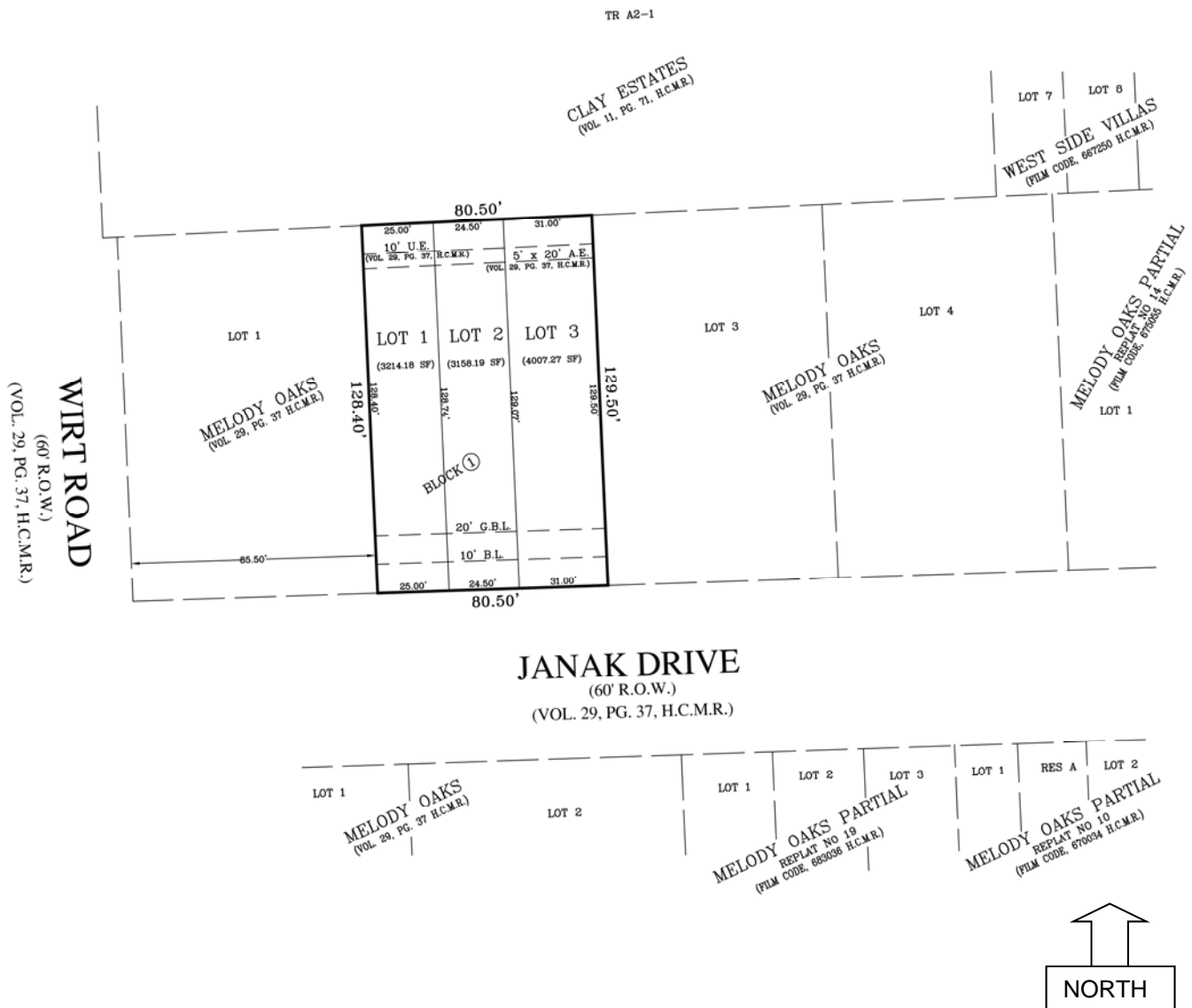
## ITEM: 107

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Melody Oaks partial replat no 21

Applicant: The Interfield Group



C – Public Hearings

Subdivision



# Houston Planning Commission

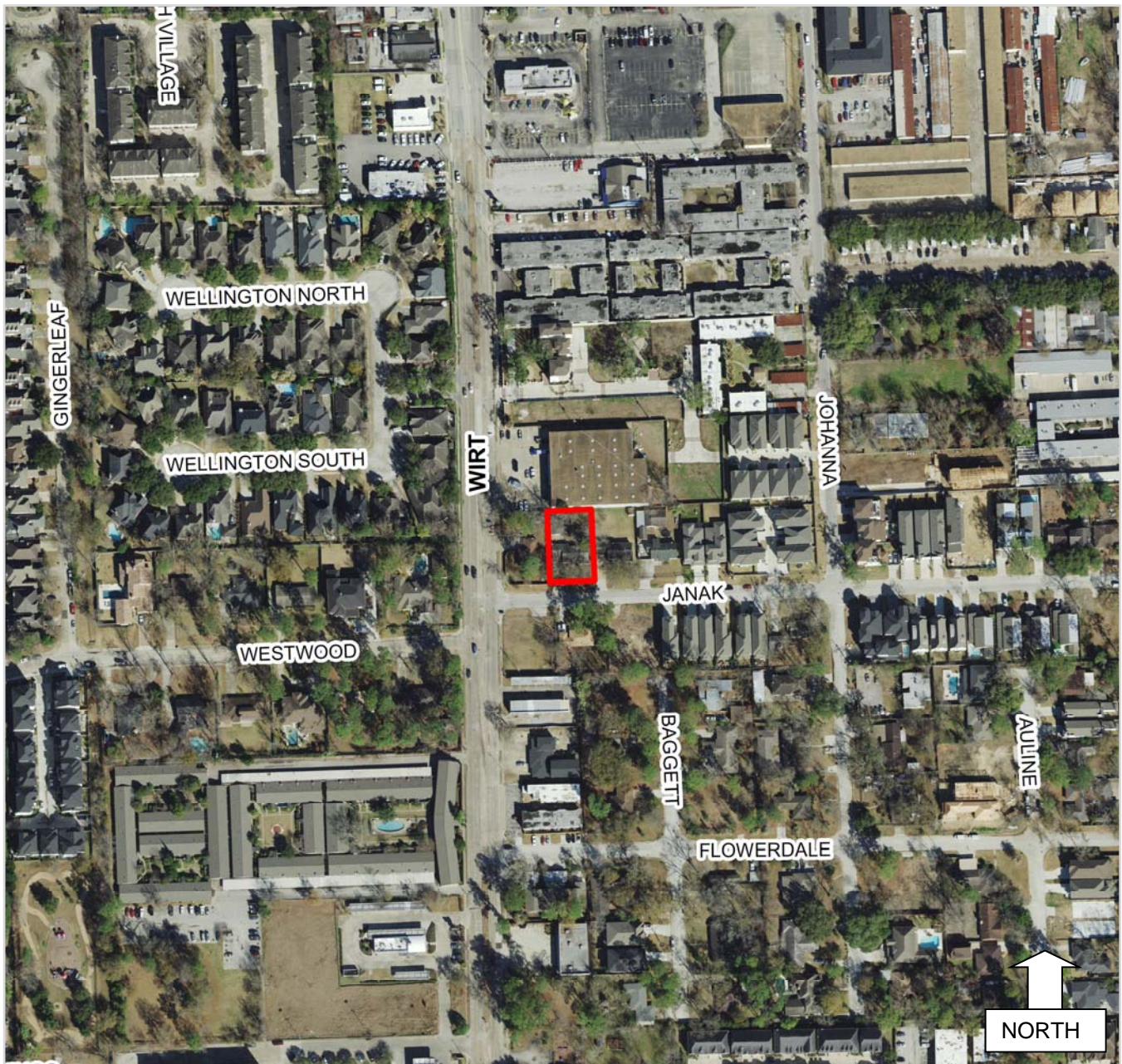
**ITEM: 107**

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Melody Oaks partial replat no 21

Applicant: The Interfield Group



**C – Public Hearings**

**Aerial**



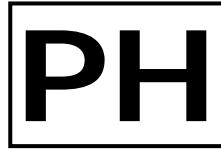
# CITY OF HOUSTON

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)

July 29, 2019

Dear Property Owner:

**Reference Number: 2019-1282**

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of Lot Two (2) in Block Four (4) of "**Melody Oaks**" as recorded in Vol. 29, Pg. 37 of the Harris County Map Records. The new subdivision name is "**Melody Oaks partial replat no 21**".

The property is located north along Janak Dr, east of Wirt Road and south of Long Point Rd.

The purpose of the replat is to create two (1) lots.

The applicant, Mary Villareal, with The Interfield Group, can be contacted at 713-780-0909, Ext 312.

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, August 22, 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

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



- **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: 108**

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Plainview Addition partial replat no 6

Applicant: The Interfield Group



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

## ITEM: 108

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Plainview Addition partial replat no 6

Applicant: The Interfield Group



C – Public Hearings

Subdivision

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# Houston Planning Commission **ITEM: 108**

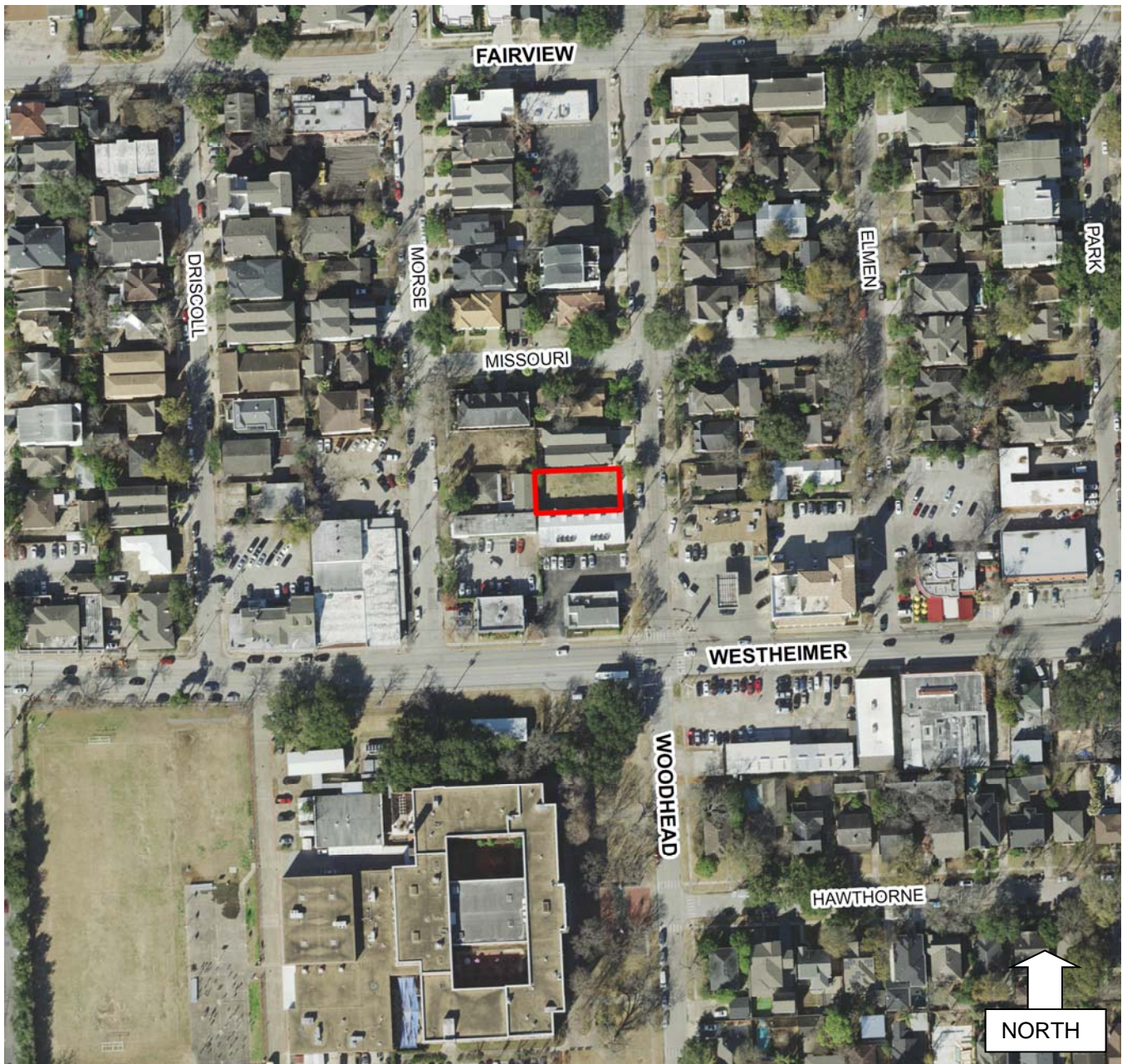
Planning and Development Department

Meeting Date: 08/22/2019

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Subdivision Name: Plainview Addition partial replat no 6

Applicant: The Interfield Group



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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)

July 29, 2019

Dear Property Owner:

**Reference Number: 2019-1243**

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Plainview Addition**". This proposal includes the replatting of Lot 10, Block 3, as recorded in Volume 2, Page 25 of the Harris County Map Records. The new subdivision name is "**Plainview Addition partial replat no 6**".

The property is located on Woodhead Sreet. and south of Missouri Avenue.

The purpose of the replat is to create two (2) single family lots.

The applicant, Mary Villareal, with The Interfield Group, can be contacted at 173-780-0909 ext.312.

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, August 22, 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.



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# Houston Planning Commission

## ITEM: 109

Planning and Development Department

Meeting Date: 08/22/2019

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**Subdivision Name: Take Five FM 2920**

**Applicant: K. Chen Engineering**



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

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# Houston Planning Commission

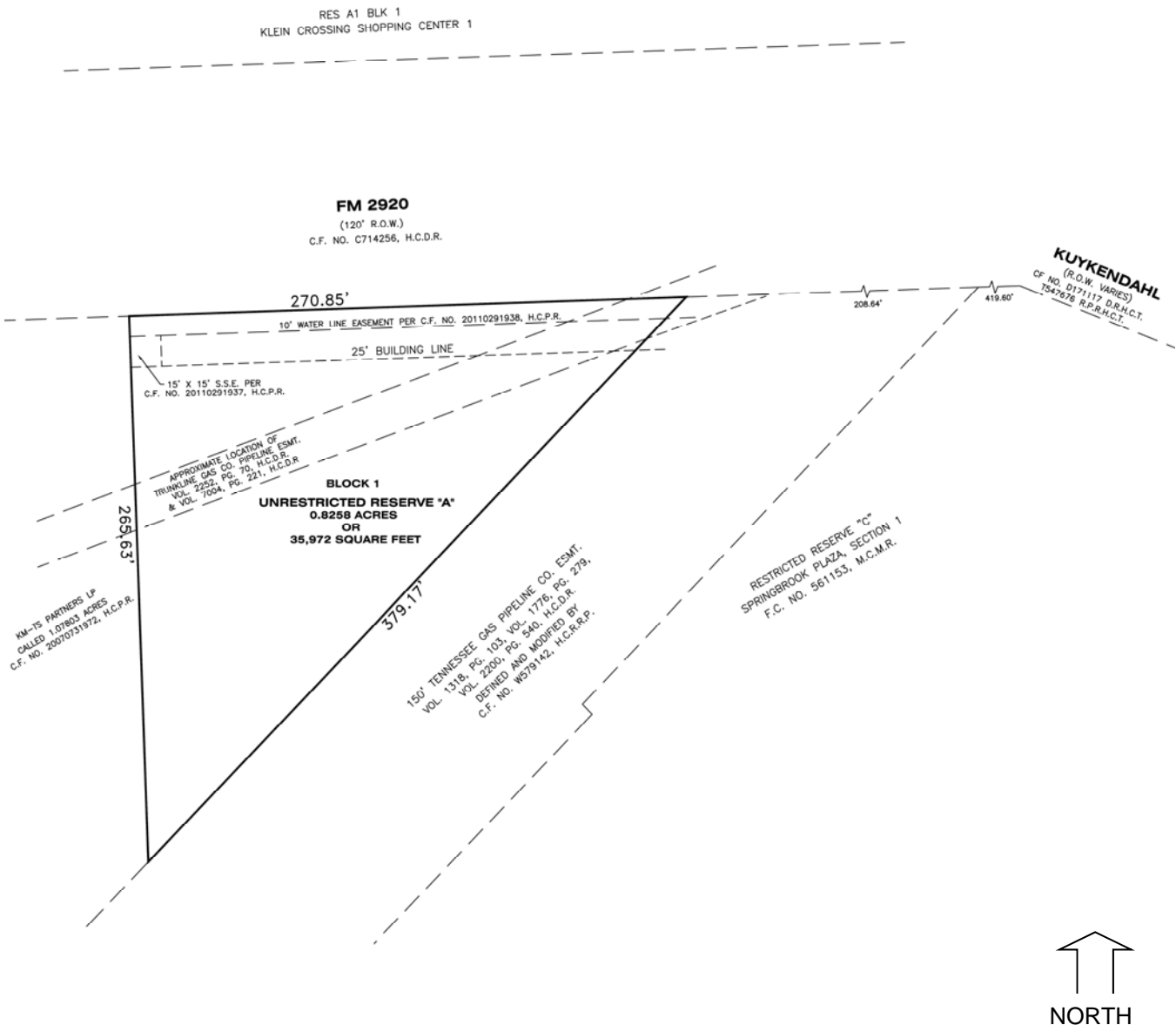
## ITEM: 109

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Take Five FM 2920

Applicant: K. Chen Engineering



C – Public Hearings with Variance

Subdivision



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# Houston Planning Commission

## ITEM: 109

Planning and Development Department

Meeting Date: 08/22/2019

---

Subdivision Name: Take Five FM 2920

Applicant: K. Chen Engineering



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**C – Public Hearings with Variance**

**Aerial**

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**Application Number:** 2019-1104

**Plat Name:** Take Five FM 2920

**Applicant:** K. Chen Engineering

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

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

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

We are requesting that the subdivision plat, Take Five FM 2920, a subdivision of Rochester Place Plat, currently zoned for residential use, be changed to commercial use.

**Chapter 42 Section: 193**

**Chapter 42 Reference:**

(a) The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat. (b) Property within a subdivision plat that does not contain lots restricted to single-family residential or residential use may be replatted to amend any plat restriction contained on the preceding subdivision plat. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. (2) A plat restriction limiting the use of property specifically to "nonresidential" use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multi-family residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "nonresidential" use of that property. (3) A plat restriction limiting the use of property specifically to 'commercial' use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multifamily residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "commercial" use of that property.

### **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 completely separate from all residential development and surrounded by all commercial development.

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

All neighboring developments were in the same property restrictions and has been replatted to allow for commercial use.

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

Allowing the property to be developed into commercial use will better serve the community.

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



Granting the variance will better protect the public health, safety and welfare because building a commercial development right next to major thoroughfare (FM 2920) always have better health, safety and welfare characteristics than building a residential development next to FM 2920

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

There are no economic hardship issues, only public safety, welfare and health concerns. The property in question would be better serve as a commercial property because of its location.



# 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)

July 30, 2019

Dear Property Owner:

**Reference Number: 2019-1104**

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "Rochester Place". This proposal includes the replatting of Lot 1, Block 1 as recorded in film code number 66762 of the Harris County Map Records. The new subdivision name is "Take Five FM 2920".

The property is located along FM 2920 west of Kuykendahl Road. The purpose of the replat is to create one unrestricted reserve. The applicant, Geoarge Torres with K. Chen Engineering, on behalf of AS&D, can be contacted at 713-952-6888.

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, August 22, 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.*

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

# Houston Planning Commission

**ITEM: 110**

Planning and Development Department

Meeting Date: 08/22/2019

**Subdivision Name: Westgrove Court partial replat no 4**

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



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

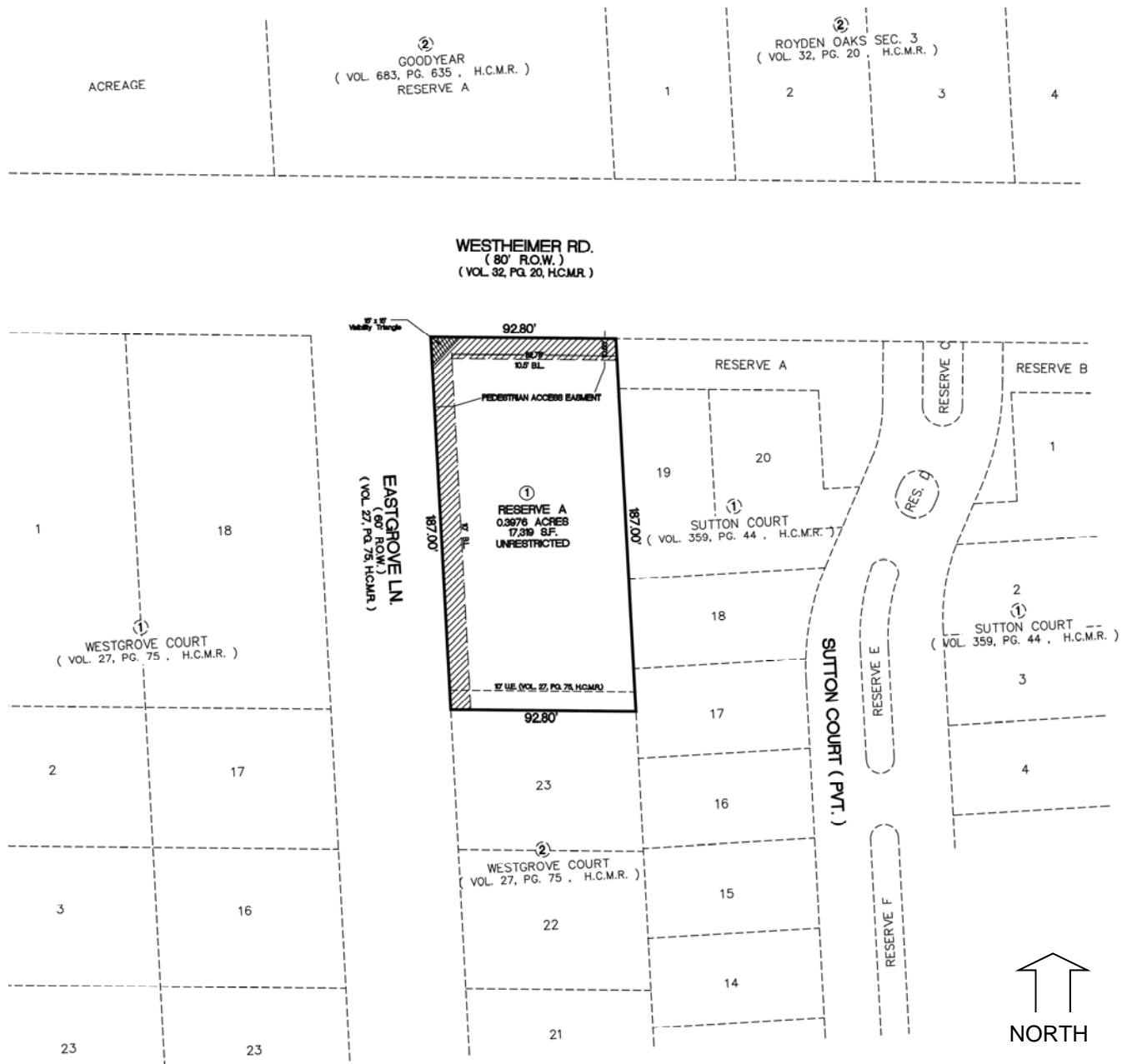
# Houston Planning Commission **ITEM: 110**

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Westgrove Court partial replat no 4

Applicant: Vernon G. Henry & Associates, Inc.



**C – Public Hearings with Variance**

**Subdivision**



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# Houston Planning Commission

## ITEM: 110

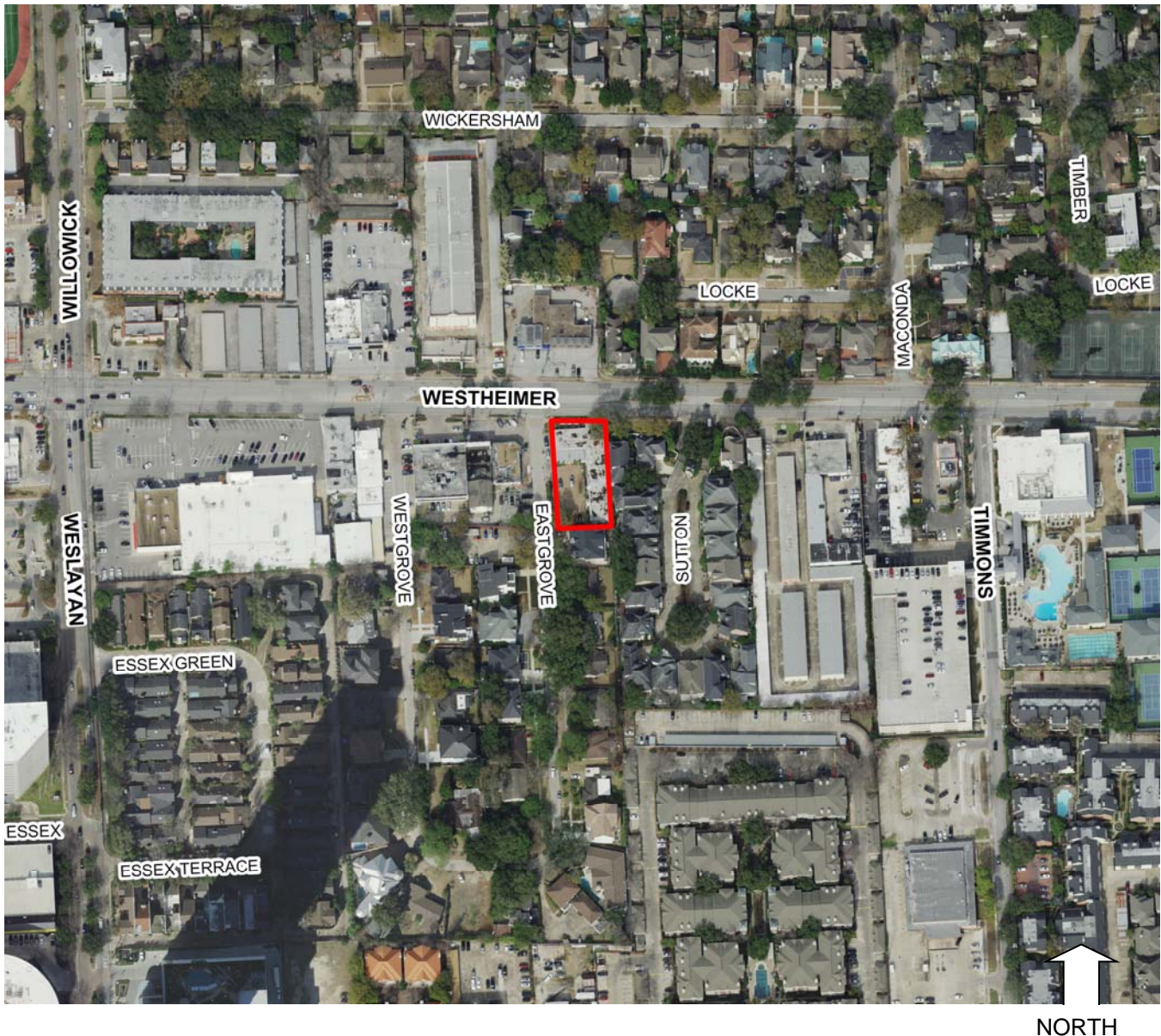
Planning and Development Department

Meeting Date: 08/22/2019

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Subdivision Name: Westgrove Court partial replat no 4

Applicant: Vernon G. Henry & Associates, Inc.



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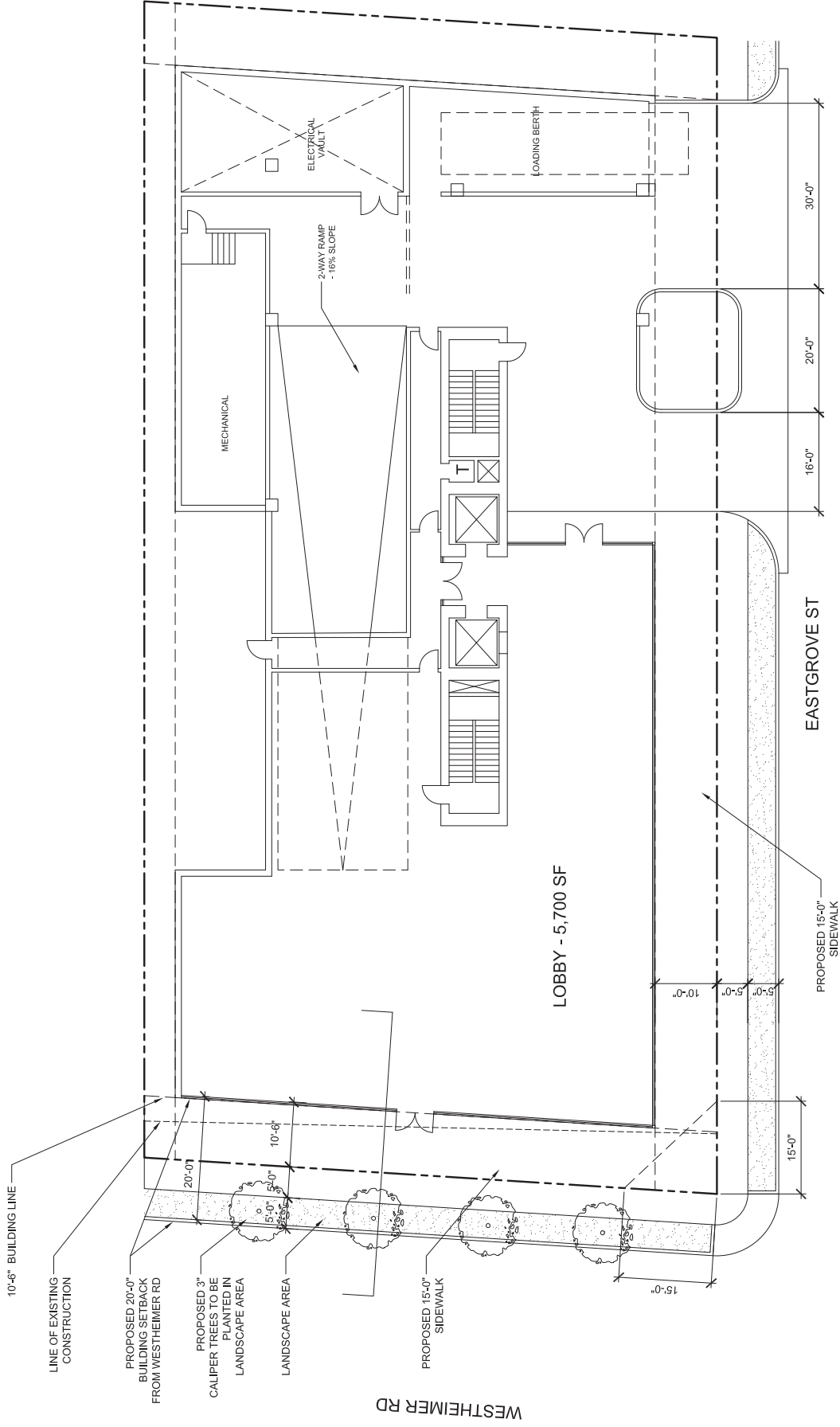
C – Public Hearings with Variance

Aerial

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SITE PLAN

SITE PLAN



Power  
of  
Architect  
Houston  
Texas

0107

24 APRIL 2007

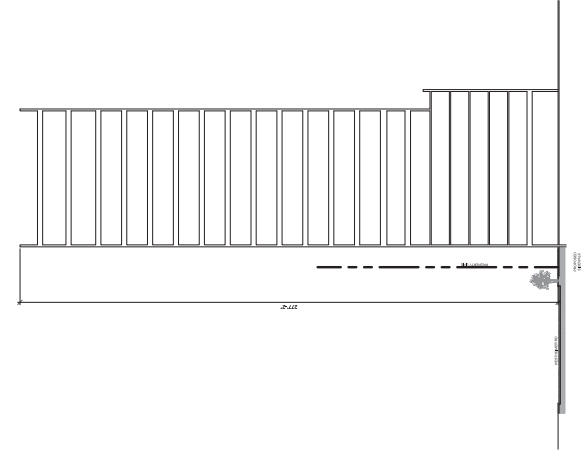
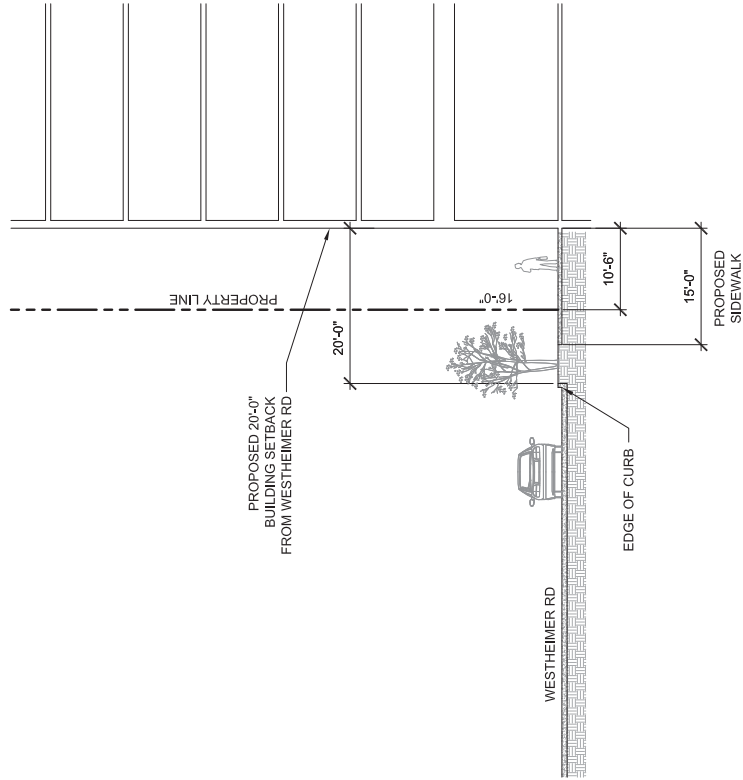
HOUSTON



SECTION

STREET SECTION

OVERALL SECTION



3723 WESTHEIMER RD  
a project for  
RANDALL DAVIS COMPANY

HOUSTON

24 APRIL 2007

0107

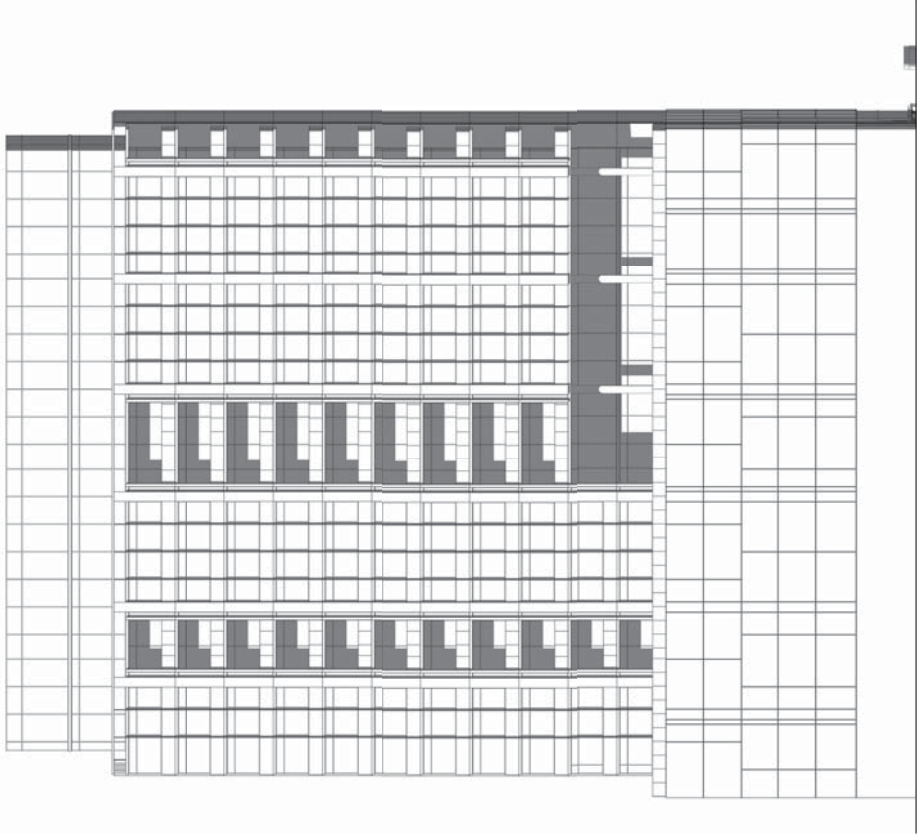
TEXAS

Power  
Plant  
Architect  
Houston

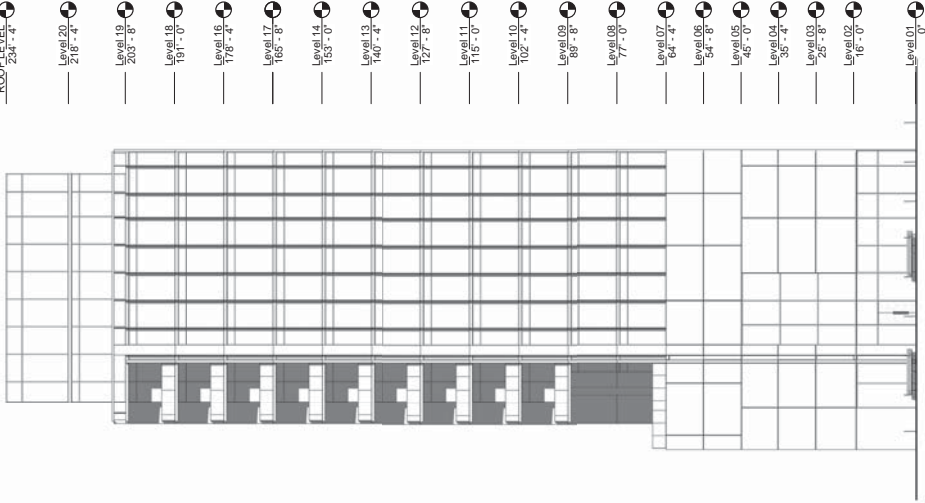
NORTH & EAST ELEVATIONS

ELEVATIONS

SCALE: 1/16" = 1'-0"



EAST ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTO-REALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

3723 WESTHEIMER  
A PROJECT FOR  
RANDALL DAVIS COMPANY  
HOUSTON

12.06.18

TEXAS

Author

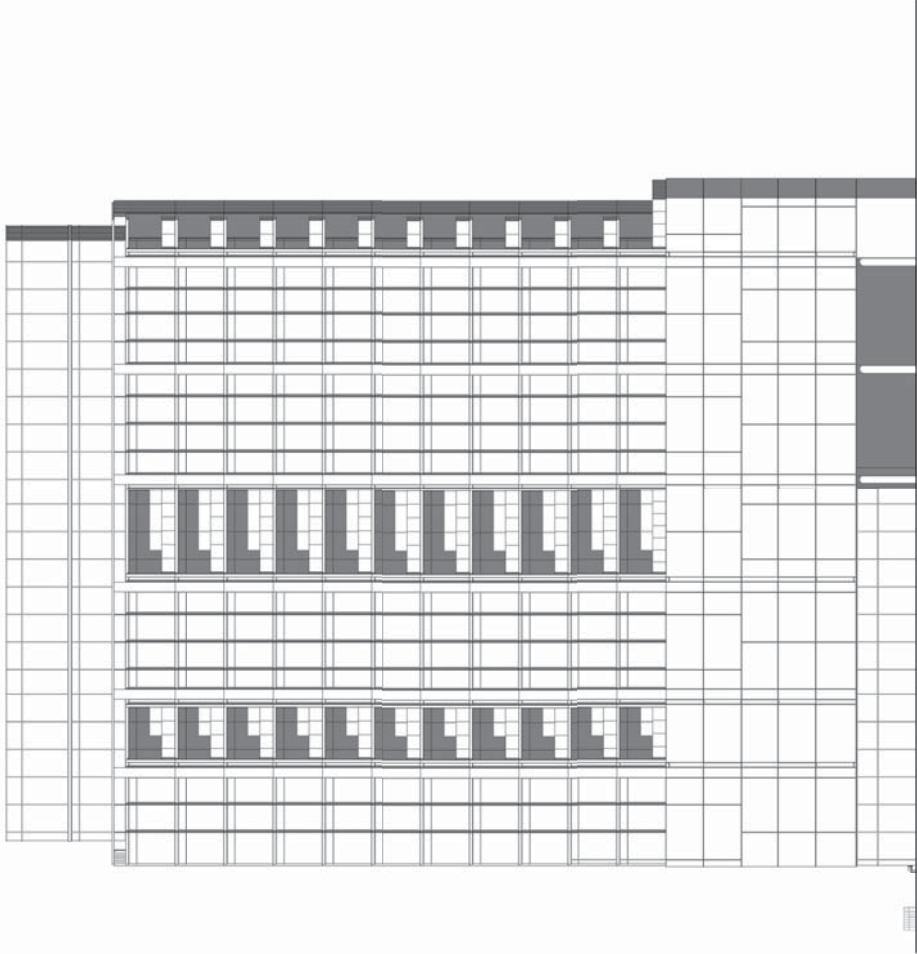
XXXXXX

powers  
brown  
architecture

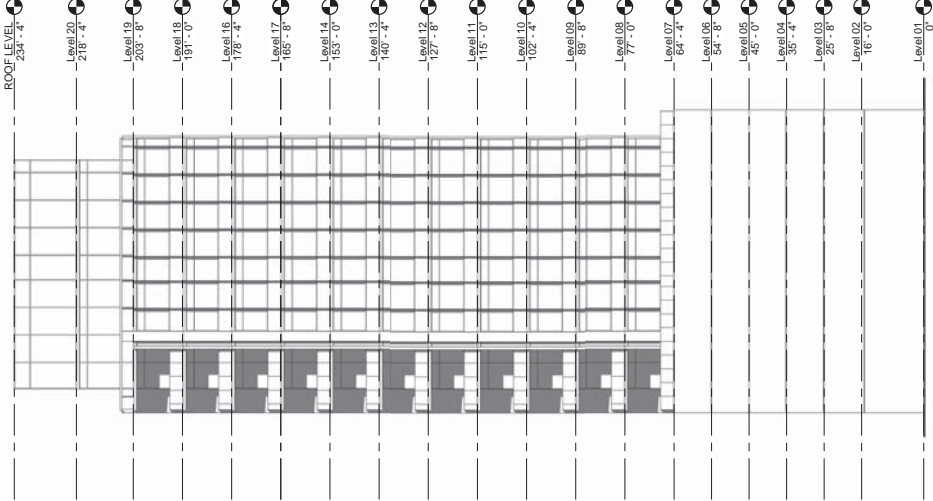
SOUTHWEST & WEST ELEVATIONS

ELEVATIONS

SCALE: 1/16" = 1'-0"



WEST ELEVATION  
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

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3723 WESTHEIMER  
A PROJECT FOR  
RANDALL DAVIS COMPANY  
HOUSTON

12.06.18

TEXAS

Author

XXXXXX

powers  
brown  
architecture



**Application Number:** 2019-1279

**Plat Name:** Westgrove Court partial replat no 4

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

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

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

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

To allow a reduced building line along Westheimer (10.5')

**Chapter 42 Section:** 42-150

**Chapter 42 Reference:**

150(a)An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time." (d) Major Thoroughfares In general 25 feet. Not single-family residential and abutting a major thoroughfare with a planned right-of-way width of 80 feet or less 15 feet, if the reserve meets the standards of section 42-153 Retail commercial center abutting a major thoroughfare with a planned right-of-way width of 80 feet or less 5 feet, if the reserve meets the standards of section 42-154(a) zero feet, if the reserve meets the standards of section 42-154(b)

### **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;**

This is the site of the Krispen Furniture store that was originally constructed in 1962. This is in a commercial area of Westheimer Road just east of Wesleyan. Directly across the street are a 7-story medical office building that is under construction, a public storage facility just west of that, and a planned 8-story apartment building under construction at the northeast corner of Wesleyan and Westheimer. To the west across Eastgrove Lane are several other small retail and commercial establishments. Directly to the east is a small townhome community and then another public storage facility just east of that. To the south is a single family neighborhood. This site has frontage on Westheimer Road with a planned right of way of 80'. Chapter 42 offers optional performance standards for apartment buildings on 80' rights of way. One is to setback 15' from the property and then restrict the next 15' behind the building to under 75' as measured in accordance with the building code. This would produce a building that would be architecturally displeasing and would create the impression of a residential tower perched on top of a parking garage rather than a unified design in which the parking is indistinguishable from the residential units when viewing the building. The optional performance standards that allow for 5' and 0' building lines require that the ground floor be a retail commercial center, which does not mix well from an ownership standpoint with condominium units. Any prospective owner of the retail commercial space would fear being under control of the residential condominium owners. The developer is proposing to locate the building 20' from the back of the curb on Westheimer Road. This 20' pedestrian realm will include a 5' safety buffer that will include a planting strip, street trees, and overhead powerlines. This means the building will be 10.5' from the property line on Westheimer. The building will be 10' from the property line on Eastgrove Lane with the same 15' wide sidewalk and 5' planting strip. These parameters for the pedestrian realm are in line with what the walkable places committee has approved. In addition to bringing the building up closer to the street and providing a buffer for pedestrians, the frontages of both Westheimer and Eastgrove will be almost entirely glass on the first floor. This will ensure there are always eyes on the street. The developer is also proposing to have an art wall within this area, which will be the lobby for the condominium. There will be only one driveway cut, which will be located on the southeast corner of the property along Eastgrove Lane. The original plat of Westgrove Court had 10' setback lines along Westheimer and Eastgrove. These setbacks took up 16% of the developable land on the property. The existing building seems to have ignored these setbacks because it is built up

to the property line on Eastgrove and about 4' from the property line on Westheimer. Allowing these requested reduced setbacks will lessen the height of the building.

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

This has long been a commercial property, but has an inadequate pedestrian realm. Currently Westheimer has approximately a 3.5' sidewalk and no trees. The current building is mostly walled off on Eastgrove and has pocket parallel parking on the side of the building along with a loading area. The proposed development will have 15' wide sidewalks and will make the area much more inviting for pedestrians. This is in line with what the walkable places committee is trying to accomplish. In addition, this property was originally platted with much less stringent setback requirements. If a 25' setback is imposed, 23% of the property will be taken up by the setbacks, which is inequitable and creates a hardship.

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

The intent is to have non single family face major thoroughfares.

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

This development will encourage pedestrian activity along the major thoroughfare, Westheimer, and Eastgrove Lane. Redeveloping properties along major thoroughfares in this way will encourage people to walk and patronize nearby businesses. Encouraging this more active lifestyle is a benefit to the public.

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

The hardship is creating a pedestrian friendly urban development. Under strict interpretation of the ordinance, a 25' setback would mean 23% of the property could not be used for development and would create a more suburban style development. Introducing density into our urban core is a key to getting cars off the road for commuting and creating walkable places. Residents of this condominium will be less than one mile from multiple grocery stores, movie theater, myriad restaurants and businesses, and a major employment center, Greenway Plaza. It is also right in between two major activity centers (Greenway Plaza and the Galleria).



## 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)

July 30, 2019

Dear Property Owner:

**Reference Number: 2019-1279**

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Westgrove Court**". This proposal includes the replatting of a portion of Lot 24, Block 2, as recorded at Film Code No. Vol 27, Pg. 75 of the Harris County Map Records. The new subdivision name is "**Westgrove Court partial replat no 4**".

The property is located at the southeast intersection of Westheimer Road and Eastgrove Lane..

The purpose of the partial replat is to create one unrestricted reserve and a reduced building line along Westheimer Road.

The applicant, **Jake Patrick**, with **Vernon G. Henry & Associates, Inc.**, on behalf of **Vernon Henry and Associates**, can be contacted at **713-627-8666 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 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, August 22nd, 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.

*See reverse side for useful information*



**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.**

### ***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.

### ***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.

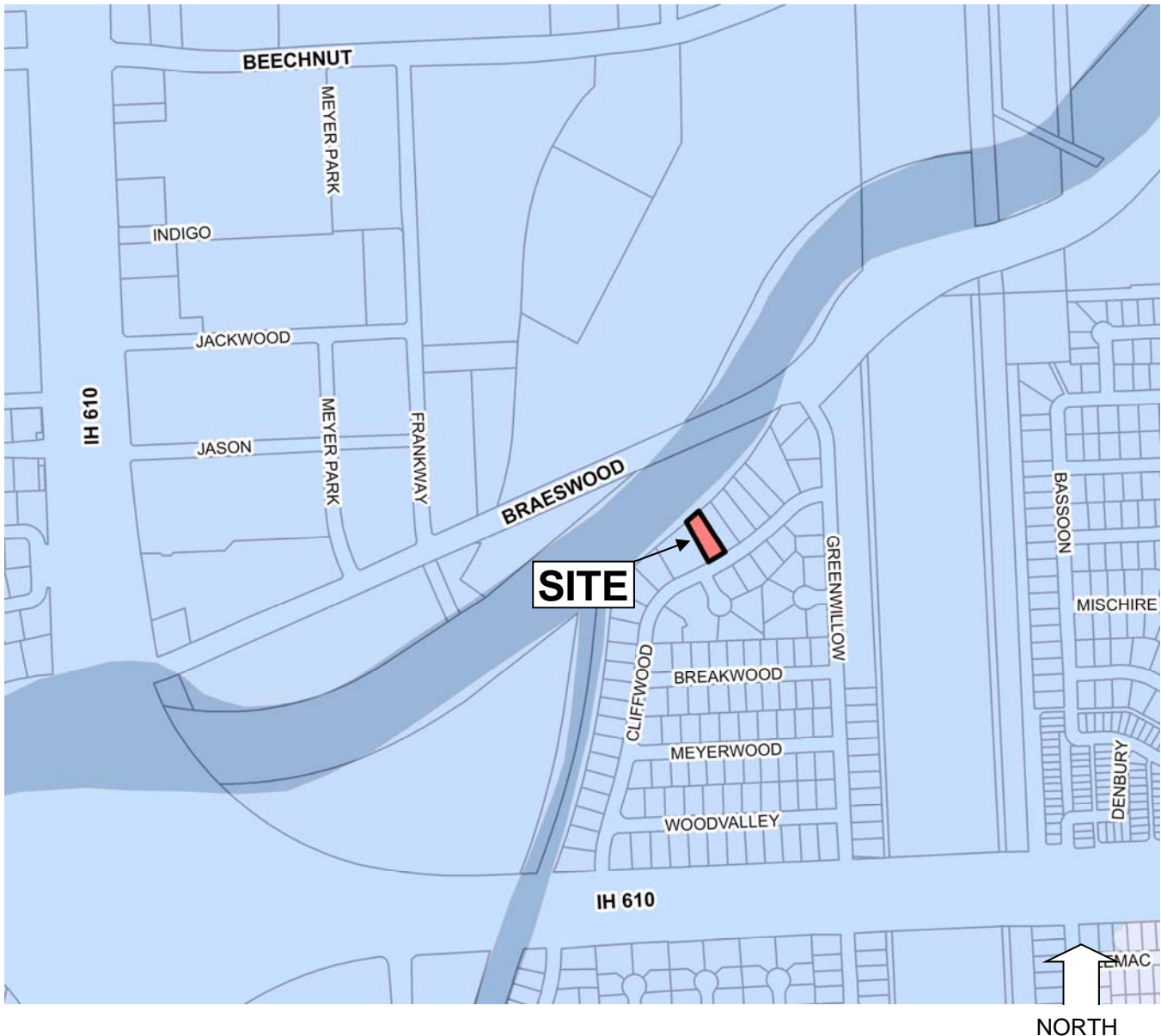
# Houston Planning Commission      ITEM: 111

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Willow Meadows Sec 18 partial replat no 2

Applicant: Texas Field Services



C – Public Hearings

Site Location

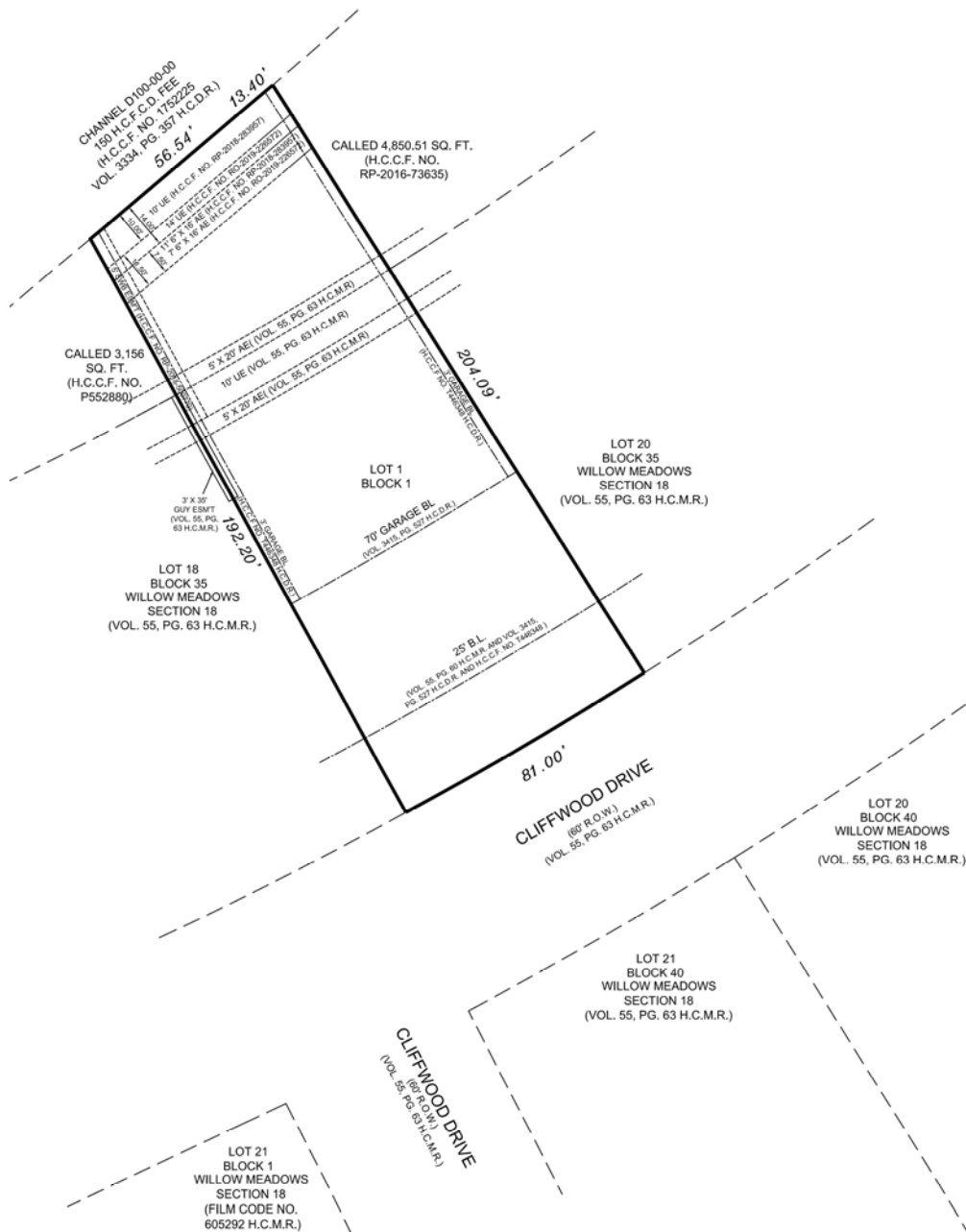
# Houston Planning Commission ITEM: 111

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Willow Meadows Sec 18 partial replat no 2

Applicant: Texas Field Services



C – Public Hearings

Subdivision

# Houston Planning Commission      ITEM: 111

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Willow Meadows Sec 18 partial replat no 2

Applicant: Texas Field 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)

July 31, 2019

Dear Property Owner:

**Reference Number: 2019-1225**

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of Lot 19 in Block 35 of "**Willow Meadows Sec 18**" as recorded in Vol.55, Pg. 63 of the Harris County Map Records. The new subdivision name is "**Willow Meadows Sec 18 partial replat no 2**".

The property is located south of North Braeswood Blvd and North of South Loop 610 west. The purpose of the replat is to create 1 lot and to remove a rear building line. The applicant, Roy Rodela, with Texas Field Services., can be contacted at 281-300-0445.

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, August 22, 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: 08/22/2019

**Subdivision Name: Anita Street Artist Lofts**

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



**D – Variances**

**Site Location**

# Houston Planning Commission

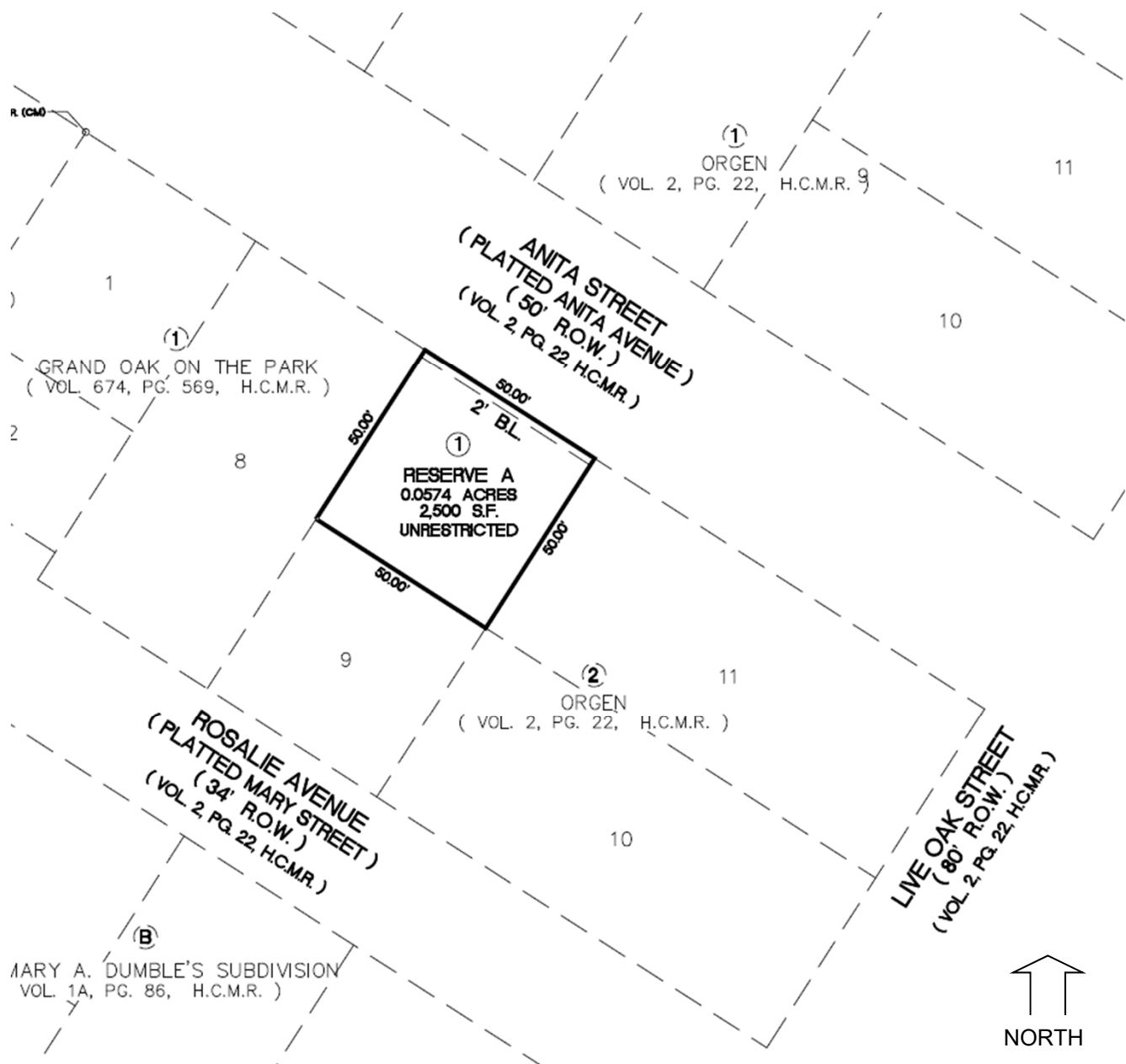
## ITEM: 112

Planning and Development Department

Meeting Date: 08/22/2019

**Subdivision Name: Anita Street Artist Lofts**

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



**D – Variances**

**Subdivision**

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# Houston Planning Commission

## ITEM: 112

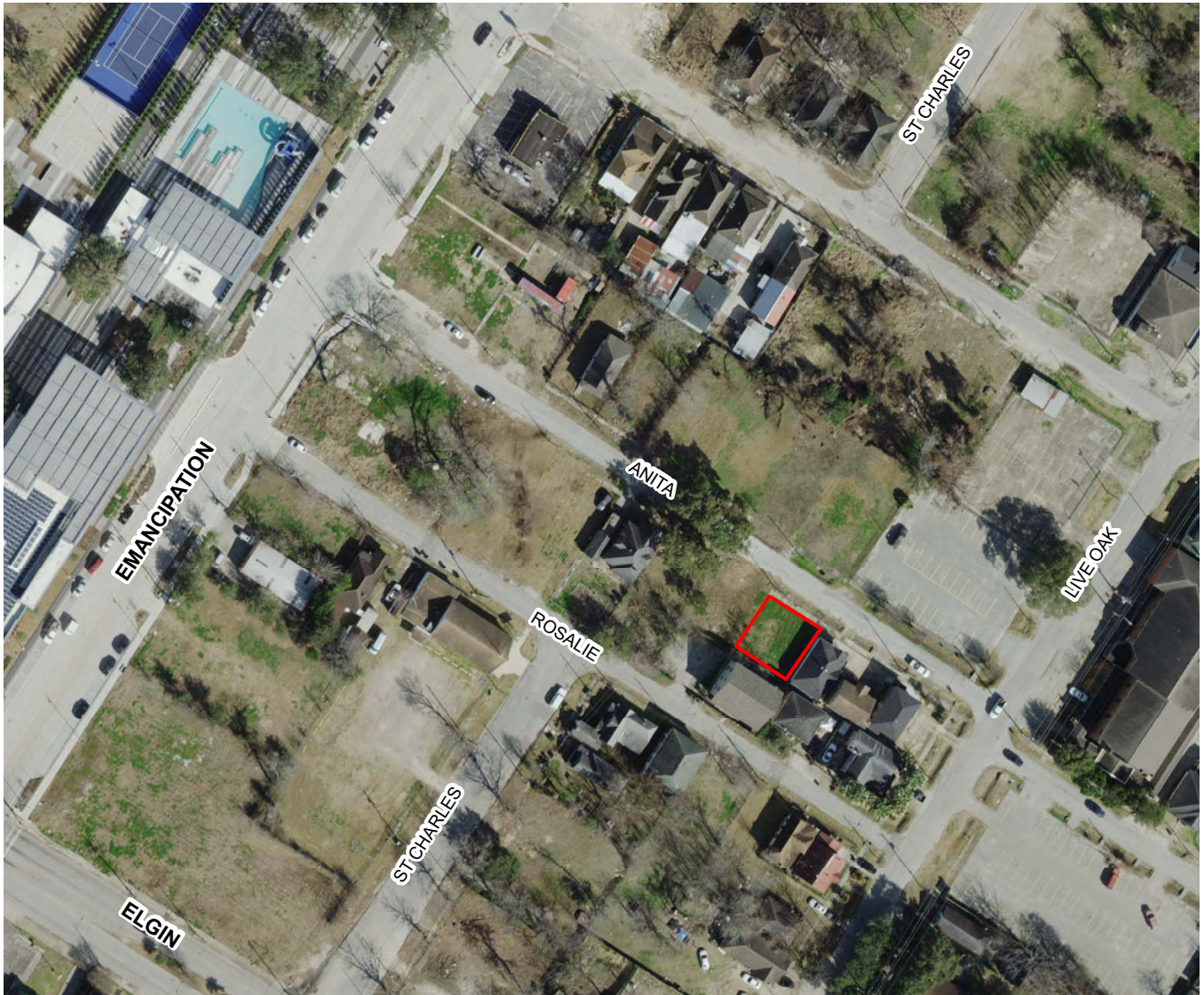
Planning and Development Department

Meeting Date: 08/22/2019

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Subdivision Name: Anita Street Artist Lofts

Applicant: Vernon G. Henry & Associates, Inc.

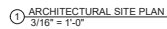
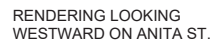
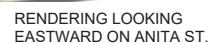


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**D – Variances**

**Aerial**

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Consultant  
Address  
Address  
Phone  
Fax  
e-mail

[illegible]

ANITA STREET
ARTIST LOFTS
ARCHITECTURAL SITE PLAN

Project number	2018-101
Date	07/30/2019
Drawn by	SDM
Checked by	HEM
A002	
Scale	3/16" = 1'-0"





**Application Number:** 2019-1385

**Plat Name:** Anita Street Artist Lofts

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

**Date Submitted:** 07/29/2019

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

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

To allow a reduced building line along Anita Street; to allow a reserve to be less than 5,000 square feet; to allow a reserve to have less than 60' of frontage

**Chapter 42 Section:** 42-150, 190

**Chapter 42 Reference:**

42-150; 42-190(c)

### **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**

This is the site of a vacant lot in the Third Ward within one block of the recently restored Emancipation Park. The property is out of the original plat, Orgen, which was platted in 1907. Most of the lots in Block 2, which front on what was Anita Avenue and Mary Street, but are now Anita Street and Rosalie Avenue, have double frontage. Many years ago, prior to the passage of Chapter 42 in 1982, property owners in this block have divided their lots in half and built at or near the property lines of Rosalie Avenue and Anita Street. Since these lots have been divided up by metes and bounds to create these de facto shallow 50'x50' lots, the ordinance-imposed 10' building line takes up 20% of the developable land area, which is a disproportionately large percentage to leave undeveloped. The south half of the original lot 9 still has a four-plex on it. This particular property used to have a four-plex multifamily building on it in 2013 that had a 7' building line for the façade and a covered patio that came up to 2' from the property line. In 2014, a fire broke out and burned down the four-plex apartment building and the adjacent bungalow. In 2015, the site was cleared and put on the market for sale. The current owner would like to redevelop the property into a triplex apartment building with parking on the ground floor. The site for this triplex must be replatted into a reserve even though the four-plex it is replacing was on an adequate lot. Chapter 42 requires that more than two units be placed on a reserve rather than a lot. This building will be partially affordable housing. One of the three units is proposed to be Section 8 housing with the other two being market-rate housing. In order to achieve density in the area without creating large apartment buildings that drastically change the neighborhood character, there needs to be a way for developers to create small apartment buildings like the one the developer is proposing. Unfortunately, there is not a good tool within Chapter 42 for encouraging or allowing these small-scale apartment structures. This new structure is proposed to be 2' from the property line on Anita Street. This means that Anita Street would have a pedestrian realm of 18' from the closest part of the building to the edge of paving. This 18' pedestrian realm will include an 8' safety buffer and a 6' sidewalk, which will promote walkability. Promoting walkability is important for the neighborhood when considering this property's proximity to the park. The requirement for having 60' of frontage on a public street for a reserve originated by the city's need to ensure that if a reserve were ever redeveloped, there would be enough room to put a public street on the property. Since this block from Emancipation Street to Live Oak Street is less than 600' long, there is already adequate circulation for the area. The requirement for needing 5,000 square feet for a minimum area within an unrestricted reserve was created to ensure that there would be enough space on site for any use besides single family residential. The size of this property relative to the triplex's use and site layout proves to be adequate to practically develop the property.

**(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 property's unusually shallow depth is due to the lots being double-fronted on the original plat of Orgen, then, subsequently, being further subdivided prior to the passage of Chapter 42 in 1982.

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

The granting of the variance will be consistent with other setbacks in the immediate area, most of which are not consistent with Chapter 42.

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

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

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

The hardship has to do with the property's unusually shallow depth as a result of the original lots in Orgen having double frontage on Rosalie and Anita and consequently being split up by metes and bounds.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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Interim Director  
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August 15, 2019

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Anita Street Artist Lofts

**REFERENCE NUMBER:** 2019-1385

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located along Anita Street East of Emancipation Avenue and north of Elgin 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 the developer of the subject site. The applicant is requesting three variances, to plat a 2' building line along Anita Street as opposed to the required 10', to allow a reserve to be less than 5,000 square feet and to allow a reserve to have less than 60' of frontage.

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, August 22, 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** of **Vernon G. Henry & Associates, Inc.** at 713-627-8666. 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.
- **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**

- 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.

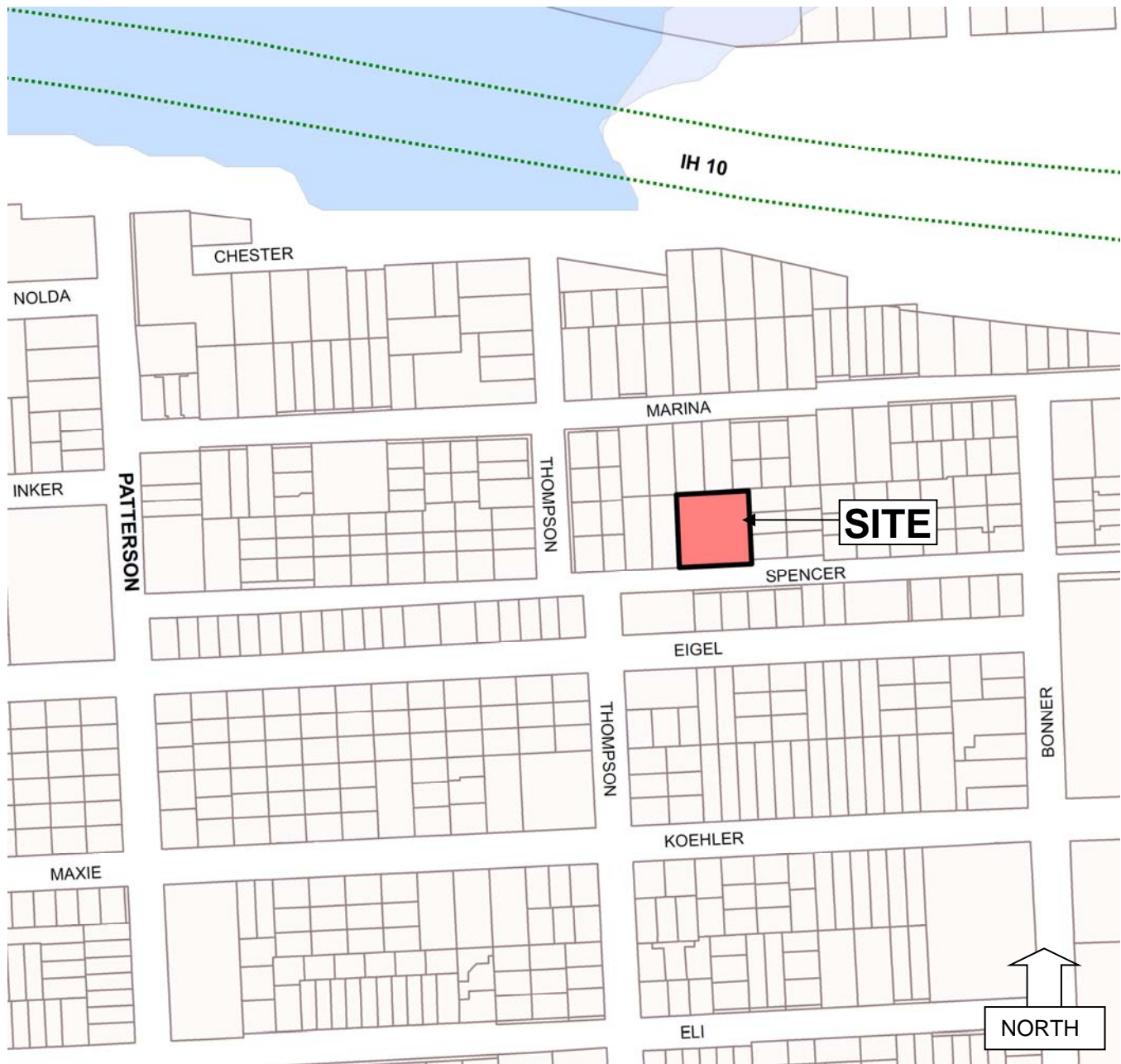
# Houston Planning Commission **ITEM: 113**

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Arcade on Spencer (DEF 1)

Applicant: CE Engineers & Development Consultants, INC.



**D – Variances**

**Site Location**

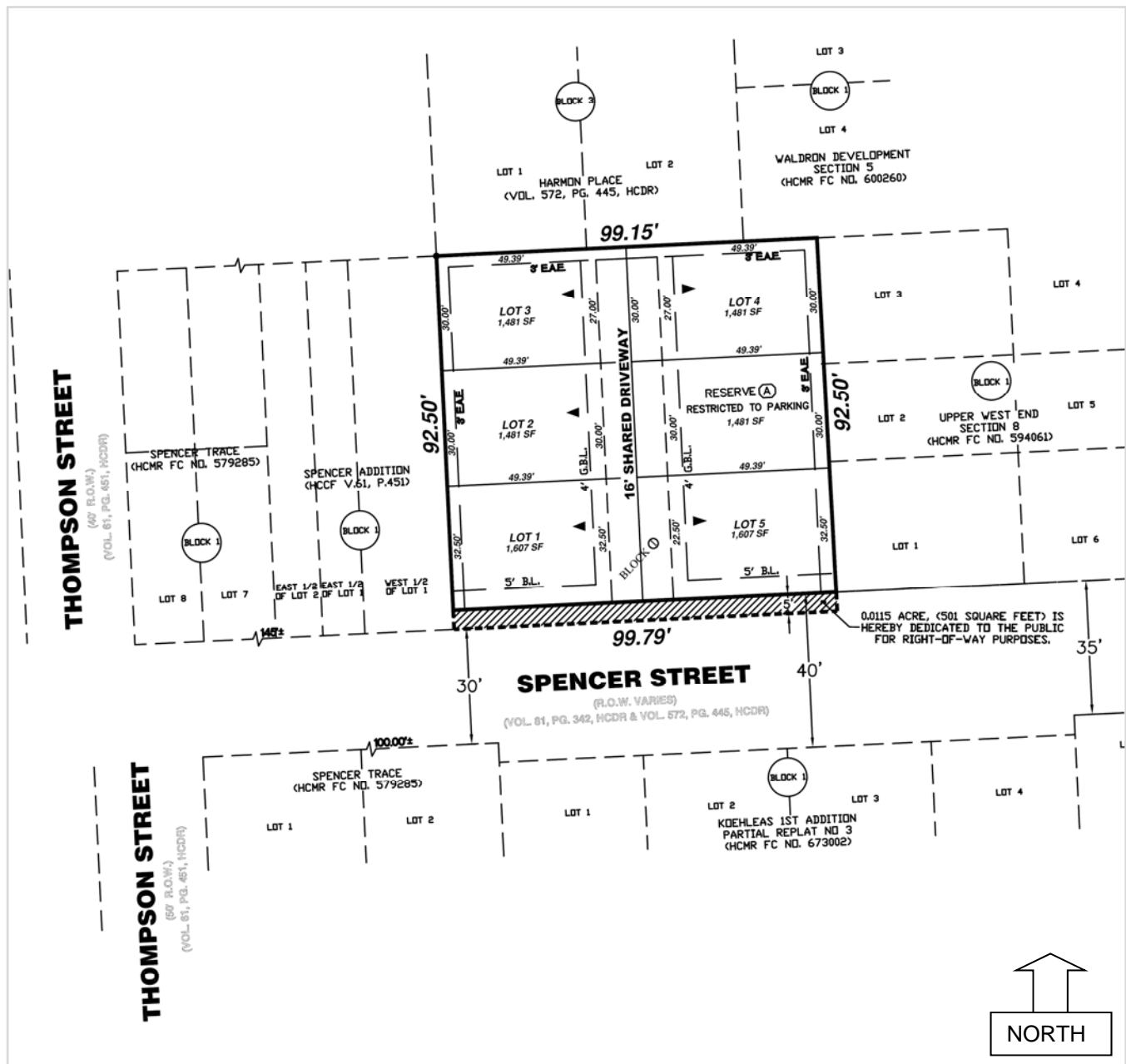
# Houston Planning Commission ITEM: 113

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Arcade on Spencer (DEF 1)

Applicant: CE Engineers & Development Consultants, INC.



D – Variances

Subdivision



# Houston Planning Commission

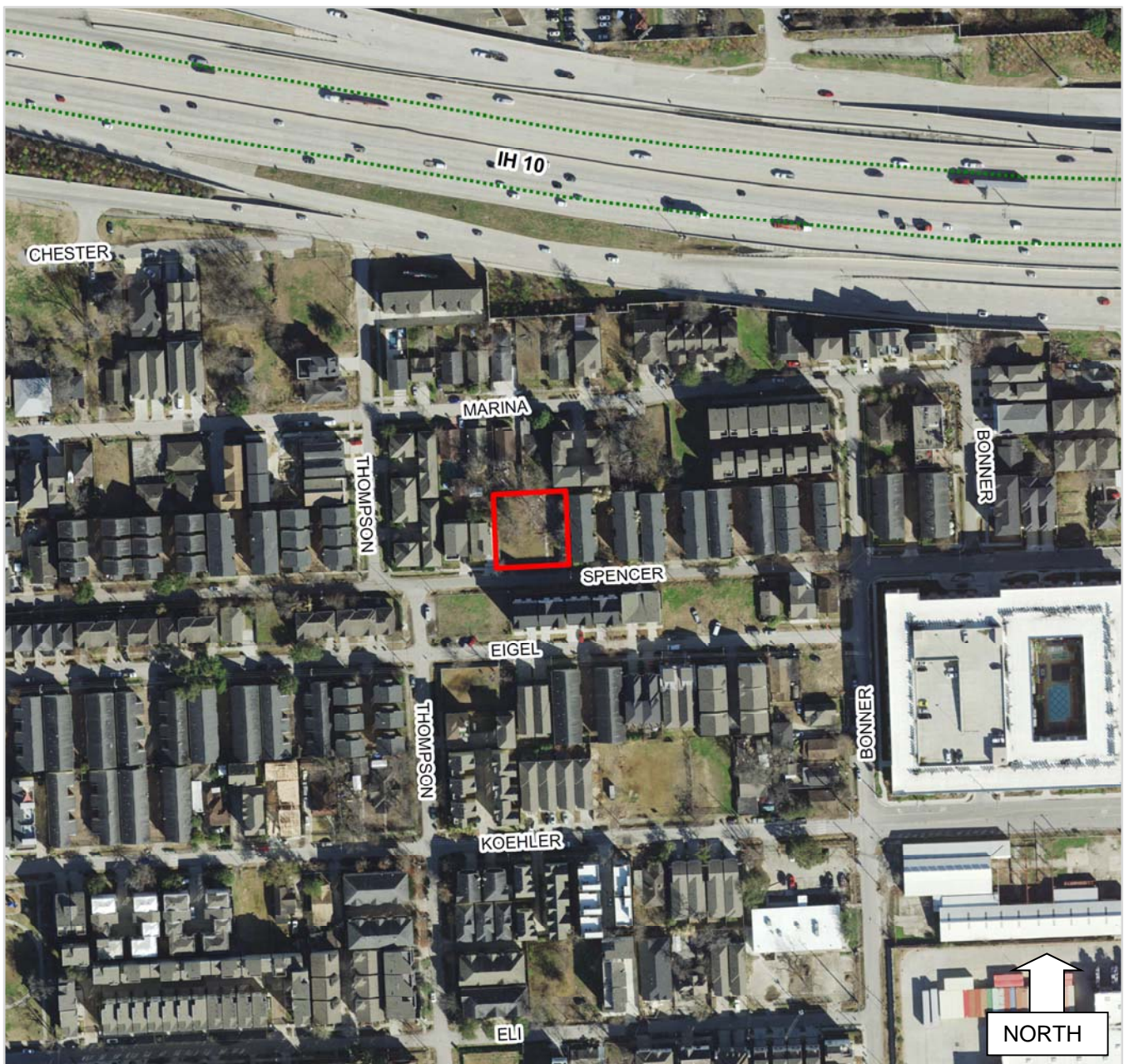
**ITEM: 113**

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Arcade on Spencer (DEF 1)

Applicant: CE Engineers & Development Consultants, INC.



**D – Variances**

**Aerial**





**Application Number:** 2019-1345

**Plat Name:** Arcade on Spencer

**Applicant:** CE Engineers & Development Consultants, INC

**Date Submitted:** 07/28/2019

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

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

To dedicate 5' ROW to Spencer Street instead of the ordinance required dedicating 10' to Spencer Street.

**Chapter 42 Section:** 42-121

**Chapter 42 Reference:**

The reference is at Chapter 42, Section 121. (42-121) (a) The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law. (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the 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**

**(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 developer is planning to build a five 3-story townhome development. Per the requirement of City of Houston Ordinance Chapter 42-121, Spencer Street is a local street. The development should be required to dedicate 10' on Spencer Street. The reason for the variance is because the Spencer Street currently has a varying R.O.W. width from 30', 35' to 40'. Most of the neighboring townhomes developments have already been built for many years with no dedication of R.O.W., the street itself cannot be widened enough in the near future to allow more capacity than what is currently allowed. Also, the developer had a conversation with Mr. Richard Smith in the traffic department back sometime and has been confirmed the street is in a hardship to widen. (there is no email exchange saved) We are proposing the 6' sidewalk along the property and this will enhance the walkability in the neighborhood as people prefer to walk and play in this beautiful street. Meanwhile, we would like to hear from the commission about any suggestions on the design of community and ROW. We comply to follow all those requirements. Hence, the developer is seeking the variance of dedicating 5' ROW to Spencer Street.

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

The developer has decided not to comply with the ordinance and would like to request the variance. The circumstances in that area are not caused by the result of a hardship created by the applicant. Due to the lack of R.O.W. width for the whole Spencer Street, dedicating R.O.W. for our development cannot benefit the whole street. For the aforementioned reasons we are requesting to dedicate 5' R.O.W. on the Spencer Street so that we are able to move forward with the project.

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

The developer is promising to strictly adhere to the above-mentioned criteria and follow the intent and general purpose of Chapter 42. Our main purpose for this development is to not only construct a beautiful townhome community which will benefit the housing situation in the area, but also to comply with City's requirement and make it convenient and user-friendly for all the neighbors. We understand that the commission is authorized to impose any condition on this variance we are requesting, and we will follow all those conditions.

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

We will not cause any injuries to the public health, safety and welfare because of this project. We are proposing 6' sidewalk along the property. Meanwhile, we would like to hear from the commission about any suggestions on the design of walkway and we comply to follow all those requirements.

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

The proposed plat will provide a better and more efficient development to which economic hardship is not the sole justification of the variance. The replat is in keeping with the residential character of the neighborhood. The existing character of this street network is the justification of this variance.





# 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)

August 8, 2019

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Arcade on Spencer

**REFERENCE NUMBER:** 2019-1345

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north along Spencer Street, west of Bonner 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.

CE Engineers & Development Consultants, INC, the applicant, has filed the request on behalf of CE Engineers & Development Consultants, Incorporated, the developer of the subject site. The applicant is requesting a variance to allow 5' ROW dedication to Spencer Street in lieu of the required 10' ROW dedication for a proposed single-family residential 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, August 8th, 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 Chen Wang with CE Engineers & Development Consultants, INC at 832-491-1458. 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.
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## **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**

---

- 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

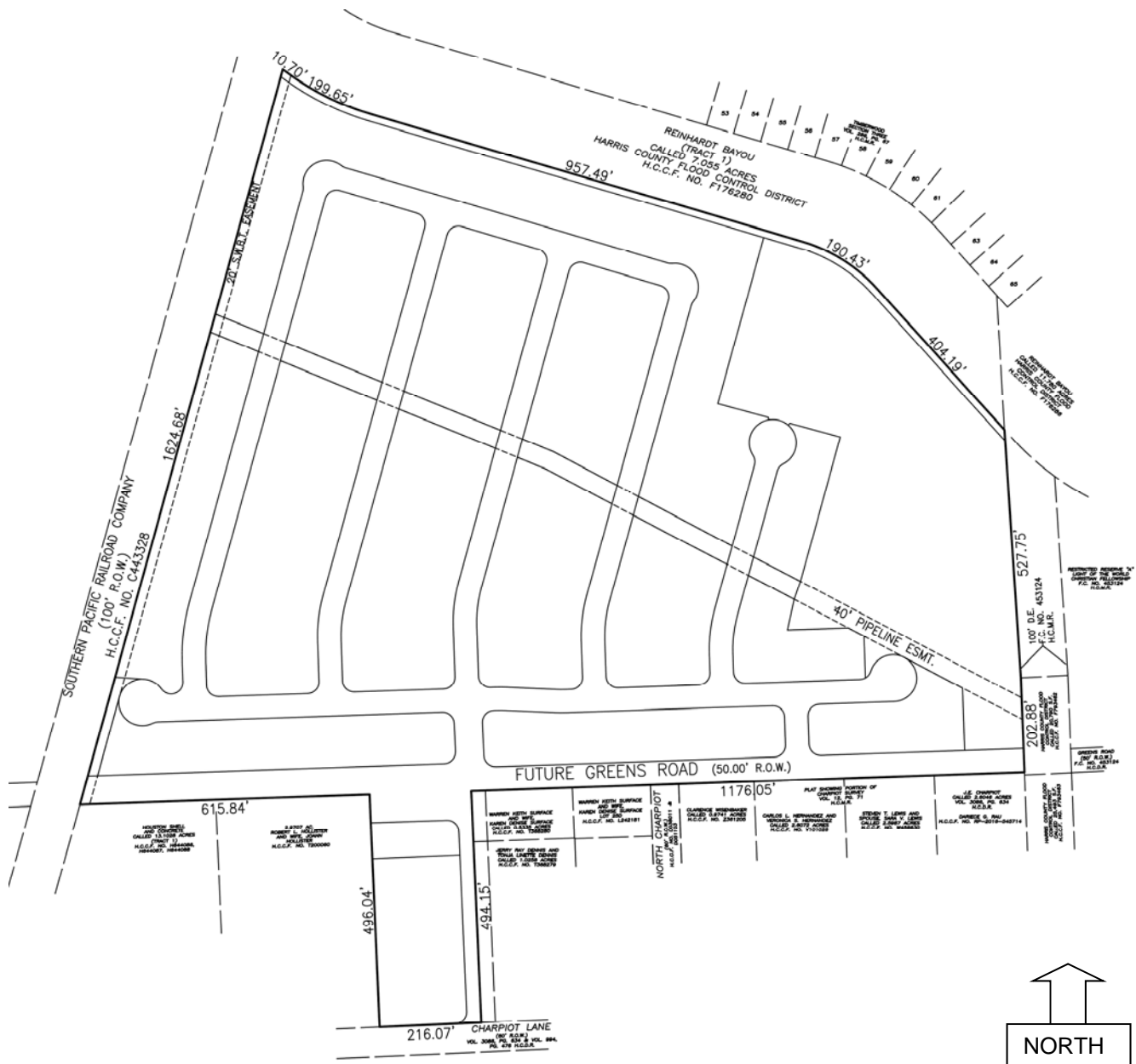
## ITEM: 114

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Benders Creek GP (DEF 2)

Applicant: LJA Engineering, Inc.



D – Variances

Subdivision

# Houston Planning Commission

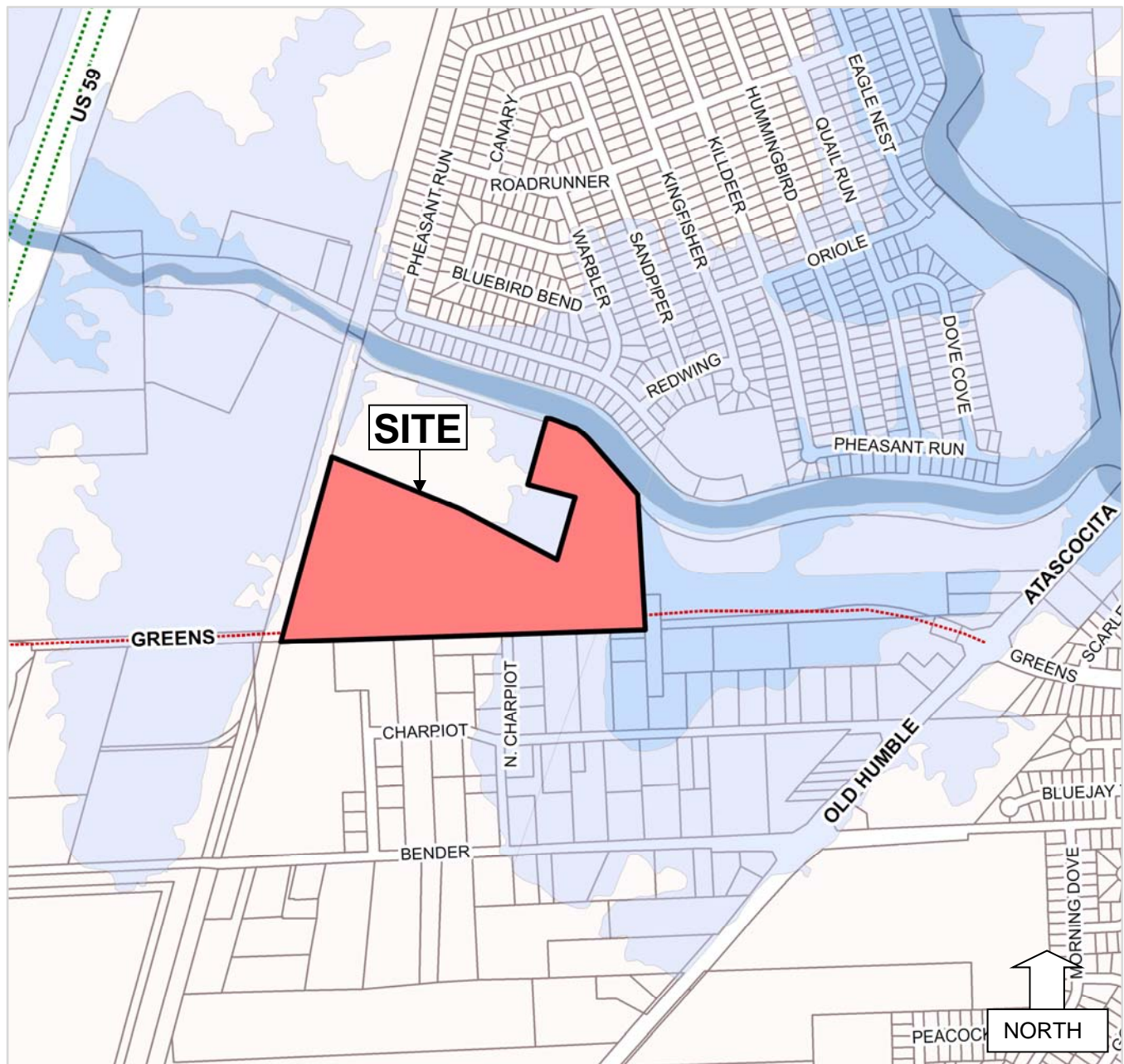
**ITEM: 115**

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Benders Creek Sec 1 (DEF 2)

Applicant: LJA Engineering, Inc.



**D – Variances**

**Site Location**

**ITEM: 115**

## Planning and Development Department

**Meeting Date: 08/22/2019**

**Subdivision Name: Benders Creek Sec 1 (DEF 2)**

**Applicant: LJA Engineering, Inc.**



## D – Variances

## Subdivision



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# Houston Planning Commission

# ITEM: 115

Planning and Development Department

Meeting Date: 08/22/2019

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Subdivision Name: Benders Creek Sec 1 (DEF 2)

Applicant: LJA Engineering, Inc.



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**D – Variances**

**Aerial**

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**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  
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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.

# Houston Planning Commission

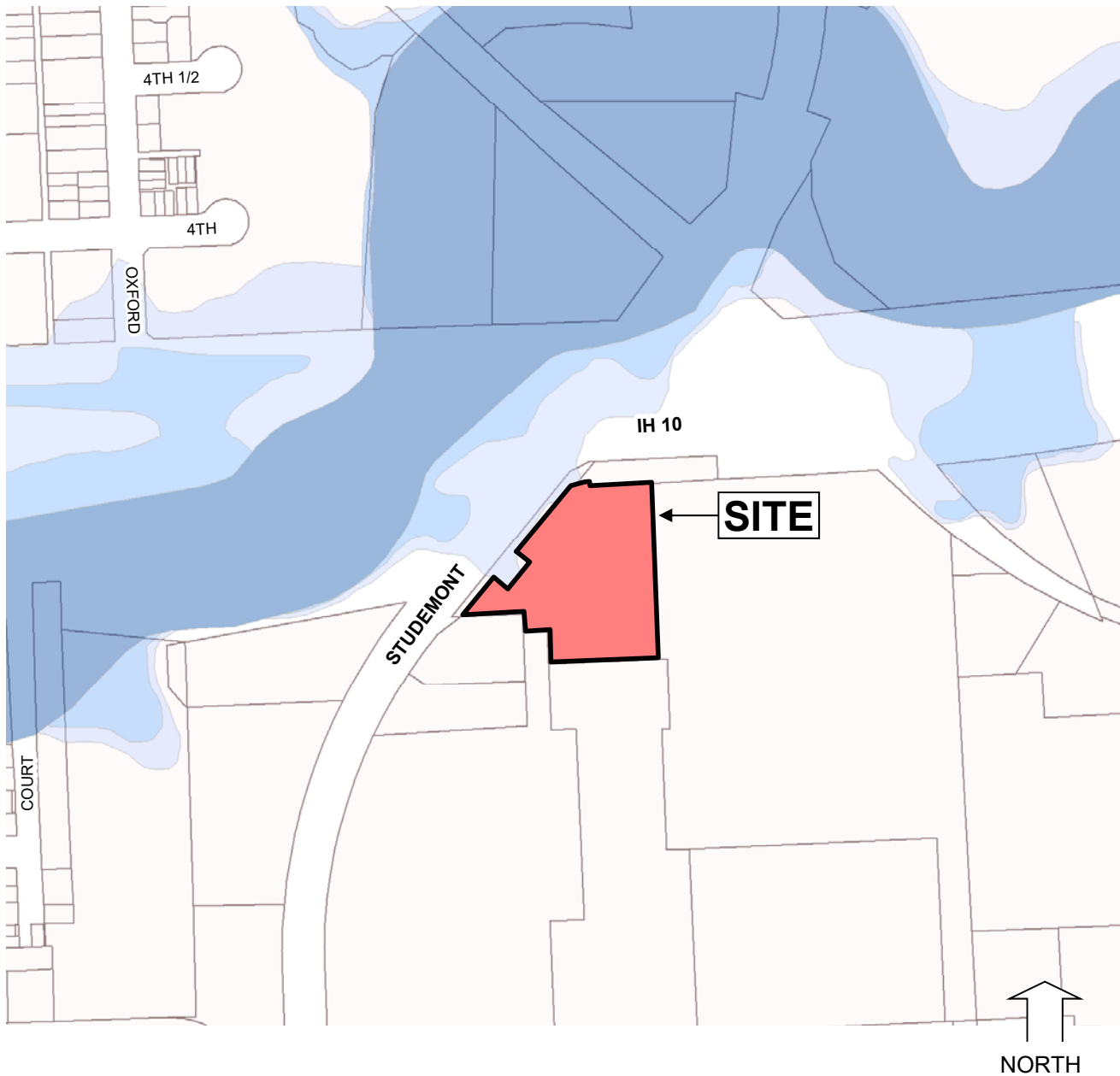
**ITEM: 116**

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: CBS Outdoor Studemont replat no 1 and extension

Applicant: Terra Surveying Company, Inc.



**D – Variances**

**Site Location**





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# Houston Planning Commission **ITEM: 116**

Planning and Development Department

Meeting Date: 08/22/2019

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Subdivision Name: CBS Outdoor Studemont replat no 1 and extension

Applicant: Terra Surveying Company, Inc.



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**D – Variances**

**Aerial**

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**Application Number:** 2019-1482

**Plat Name:** CBS Outdoor Studemont replat no 1 and extension

**Applicant:** Terra Surveying Company, Inc.

**Date Submitted:** 08/12/2019

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

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

To allow a dual building line along Studemont Street in lieu of the required 25' building line

**Chapter 42 Section:** 42-152

**Chapter 42 Reference:**

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;**

This tract is a replat of "CBS Outdoor Studemont" (recorded in October, 2006). After Planning Commission approval (2016-2147; 12/14/2017) of "CBS Outdoor Studemont replat no 1 and extension" and at the beginning of the recordation process, questioning of the right-of-way alignment generated further review and discussion of a deed noted as a City of Houston Easement for public street purposes (Volume 3437, Page 582, Harris County Deed Records). In compliance to the City's Legal and Surveying Department, the owners of the tract will concede to adjusting the alignment of the existing right-of-way as per the deed. By doing so, an existing one-story brick building will protrude over the 25-foot building line, now imposed by the adjusted right-of-way. Due to the adjustment of the right-of-way alignment of Studemont Street, an existing one-story building built in the early 2000's will protrude over the 25-building line imposed on the said right-of-way alignment. The present back of curb is roughly 30-feet from the adjusted right-of-way alignment.

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

There are no hardships created or imposed by the applicant. This existing building protrusion is being imposed by a now determined adjustment to the right-of-way alignment along Studemont Street.

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

The intent and general purposes of Chapter 42 will be preserved and maintained; there is sufficient distance (roughly 30 feet) from the existing back-of-curb to the face of this existing one-story building.

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

This will not be injurious to public health, safety, or welfare. This existing building protrusion is being imposed by a now determined adjustment to the right-of-way alignment along Studemont Street. Not affecting access by emergency vehicle and not impeding pedestrian traffic.

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

Economic hardship is not a justification of this variance request. This existing building protrusion is being imposed by a now determined adjustment to the right-of-way alignment along Studemont Street.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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August 15, 2019

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** CBS Outdoor Studemont replat no 1 and extension

**REFERENCE NUMBER:** 2019-1482

**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 east intersection of Studemont Street and Interstate I10. 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.

Terra Surveying Company, Inc., the applicant, has filed the request on behalf of Outfront Media, the developer of the subject site. The applicant is requesting a variance to allow a dual building for an existing structure along Studemont Street, in lieu of the required 25' building line. 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, August 22<sup>nd</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 Jerry Scott with Terra Surveying Company, Inc. at 713-993-0327. 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 al 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.
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- **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**

- 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

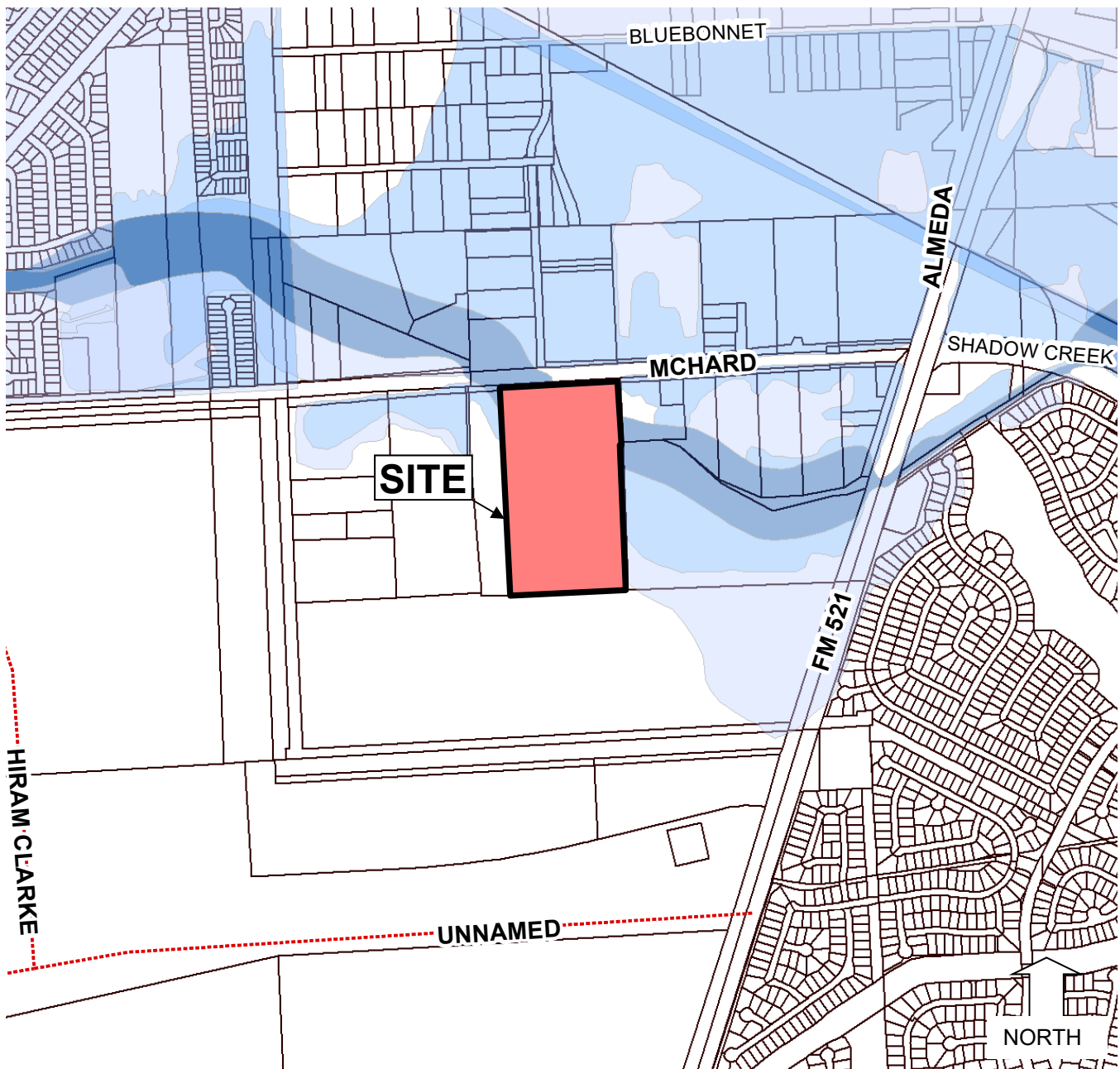
**ITEM: 117**

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Cherry Industrial Center

Applicant: Texas Engineering And Mapping Company



**D – Variances**

**Site Location**

# Houston Planning Commission

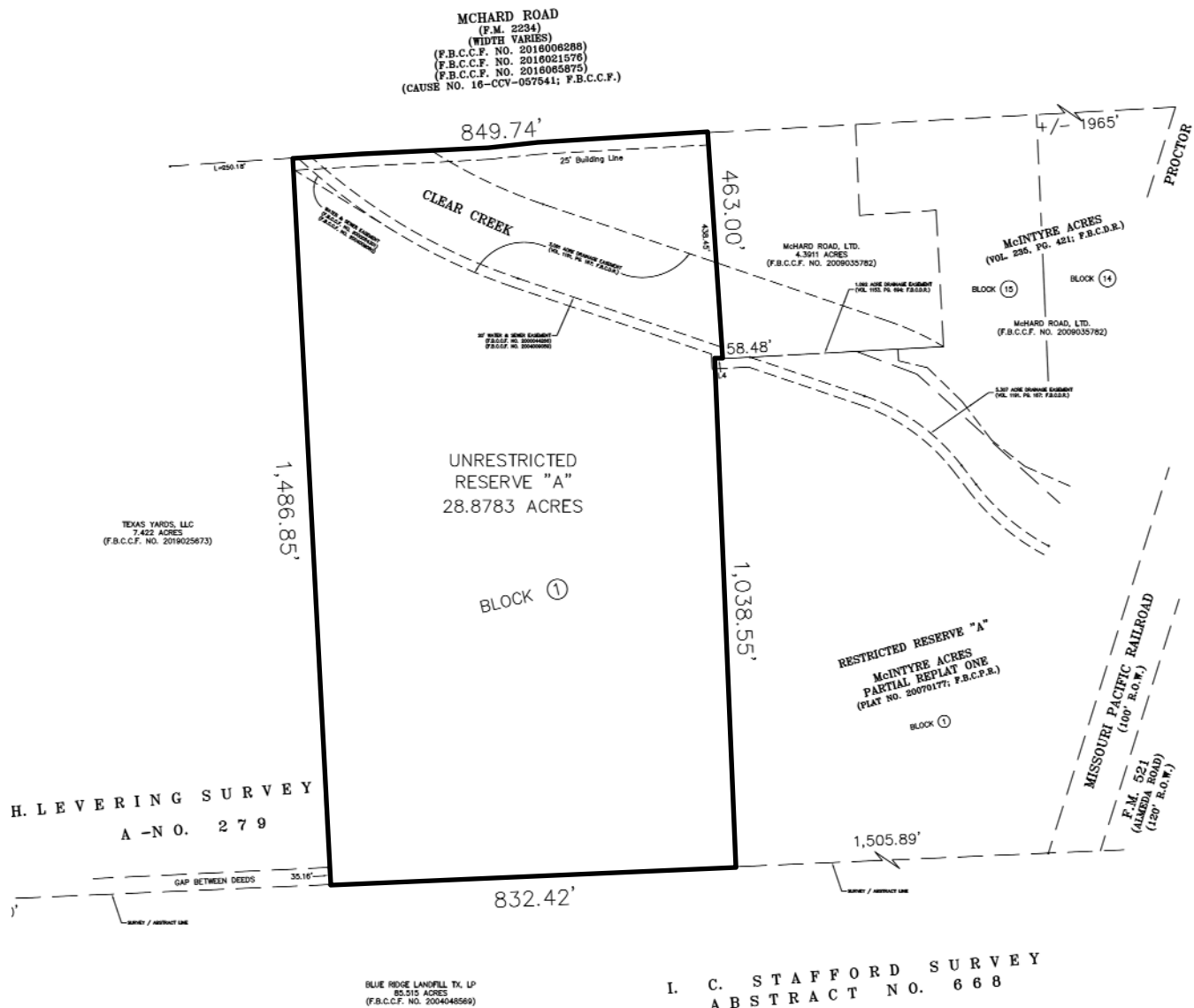
## ITEM: 117

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Cherry Industrial Center

Applicant: Texas Engineering And Mapping Company



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 117

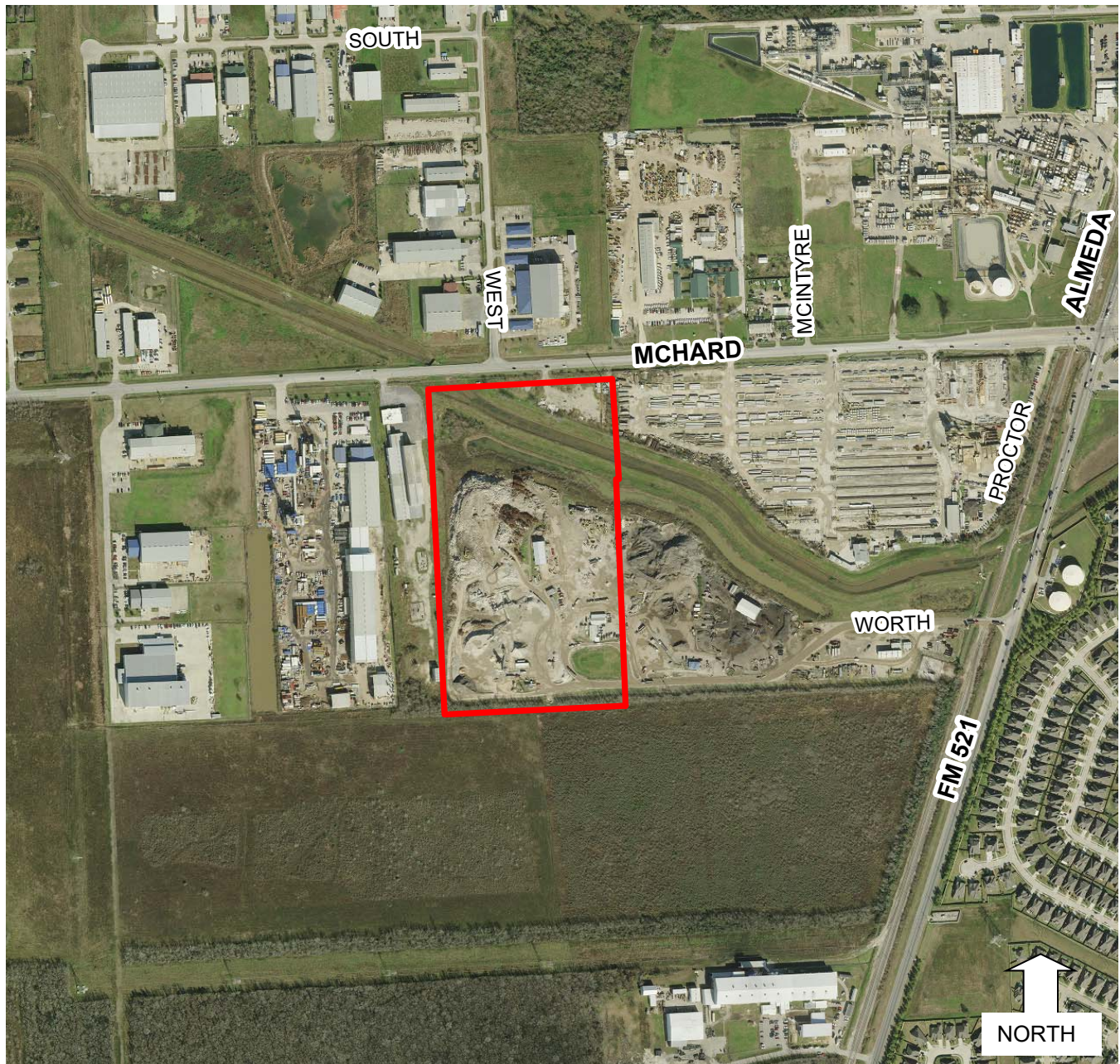
Planning and Development Department

Meeting Date: 08/22/2019

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Subdivision Name: Cherry Industrial Center

Applicant: Texas Engineering And Mapping Company



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**D – Variances**

**Aerial**

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**Application Number:** 2019-1423

**Plat Name:** Cherry Industrial Center

**Applicant:** Texas Engineering And Mapping Company

**Date Submitted:** 08/09/2019

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

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

To exceed intersection spacing along McHard by not providing a north-south public street through their existing industrial site.

**Chapter 42 Section:** 42-127

**Chapter 42 Reference:**

Intersection of major thoroughfares. 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**

McHard Road (F.M. 2234) is a TXDOT major thoroughfare. Proctor Street is located 1,964 feet to the east of the subject property. The subject property is 850 feet wide. (1,964 feet + 850 feet = 2,814 feet). The owner has operated this site as an industrial use since 2004. The site is also surrounded by industrial users and owners. A public street through the subject property has little chance to be extended to serve this area for mobility. Furthermore, the owner would not be required to plat this property for their current use except for an industrial warehouse needed on the property. This plat is required to obtain a building permit for the warehouse. A public street would remove a portion of this property already being utilized. Furthermore, the owner owns the property to the east of this subject property, now known as "McIntyre Acres Partial Replat One" (Plat No. 20070177 of the Fort Bend County Plat Records), where access is obtained to F.M. 521 through a private driveway. No street or driveway access will be obtained to McHard Road. Furthermore, a public street connection to McHard Road would require this street to cross Clear Creek. This crossing would require a very large drainage structure and possibly a bridge. The land ownership, industrial uses, and physical barriers on and surrounding the subject property do not warrant a public street in this location.

**(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 owner of this property did not create the circumstances that exist for the granting of this variance. This area has long been utilized for industrial uses with restricted access. Therefore, a public street through the subject property would have little chance to be extended through to any properties south, east, or west of the subject property. Clear Creek also restricts access from this property to McHard Road.

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

The intent and purpose of this chapter for mobility purposes is maintained because of the large industrial users in this area. Access is restricted to many of these sites for security and control. Local traffic is directed around these industrial areas by the major thoroughfares. A north-south public street would have little chance to be extended to provide connectivity and will only cause problems with maintenance and nuisance, without helping with mobility.

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

The mobility in this area will not be injurious to the public health, safety, or welfare by granting this variance. In fact, it will not change the character of this area at all since the function of this site will not change. Building this street would not



accomplish increased mobility since it has little chance to extend into other properties. A dead-end street here would just become a maintenance and nuisance headache. And, with the crossing of Clear Creek needed, this street may negatively impact the drainage of the area. The granting of this variance will actually preserve the existing public health, safety, and welfare for this industrial area.

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

Economic hardship is not the sole justification for this variance request. In fact, economic hardship has yet to be mentioned. However, in addition to the reasons given above, it would be a hardship for the owner to be required to build a public street with a substantial crossing of Clear Creek that would (1) take up valuable land; (2) be a maintenance headache for the owner, Fort Bend County, and ultimately the City of Houston; and (3) be a street to nowhere.

# Houston Planning Commission

**ITEM: 118**

Planning and Development Department

Meeting Date: 08/22/2019

**Subdivision Name: Groves Sec 36**

**Applicant: BGE, Inc.**

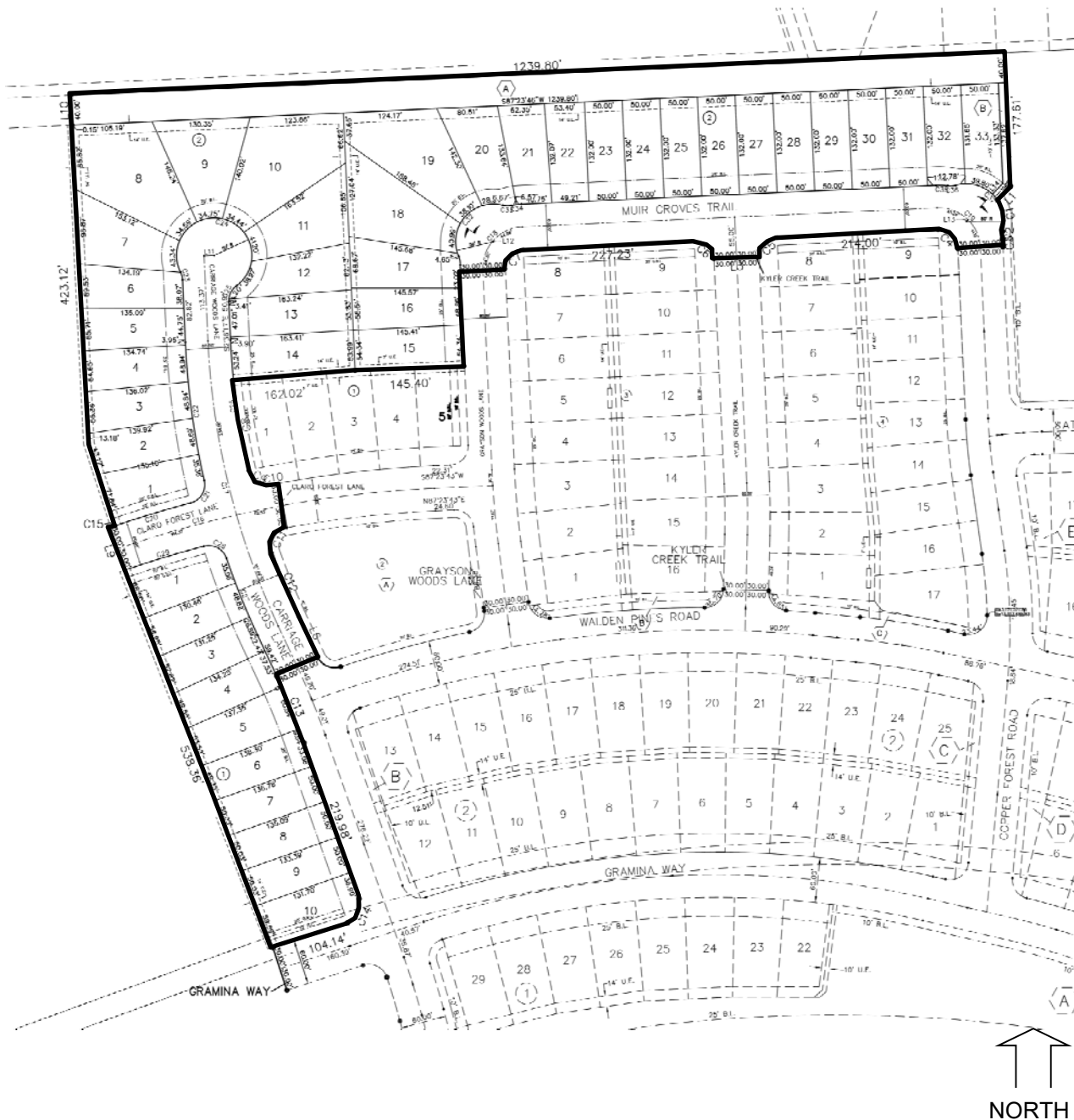


**D – Variances**

**Site Location**

**Meeting Date: 08/22/2019**

**Applicant: BGE, Inc.**



## Subdivision



# Houston Planning Commission

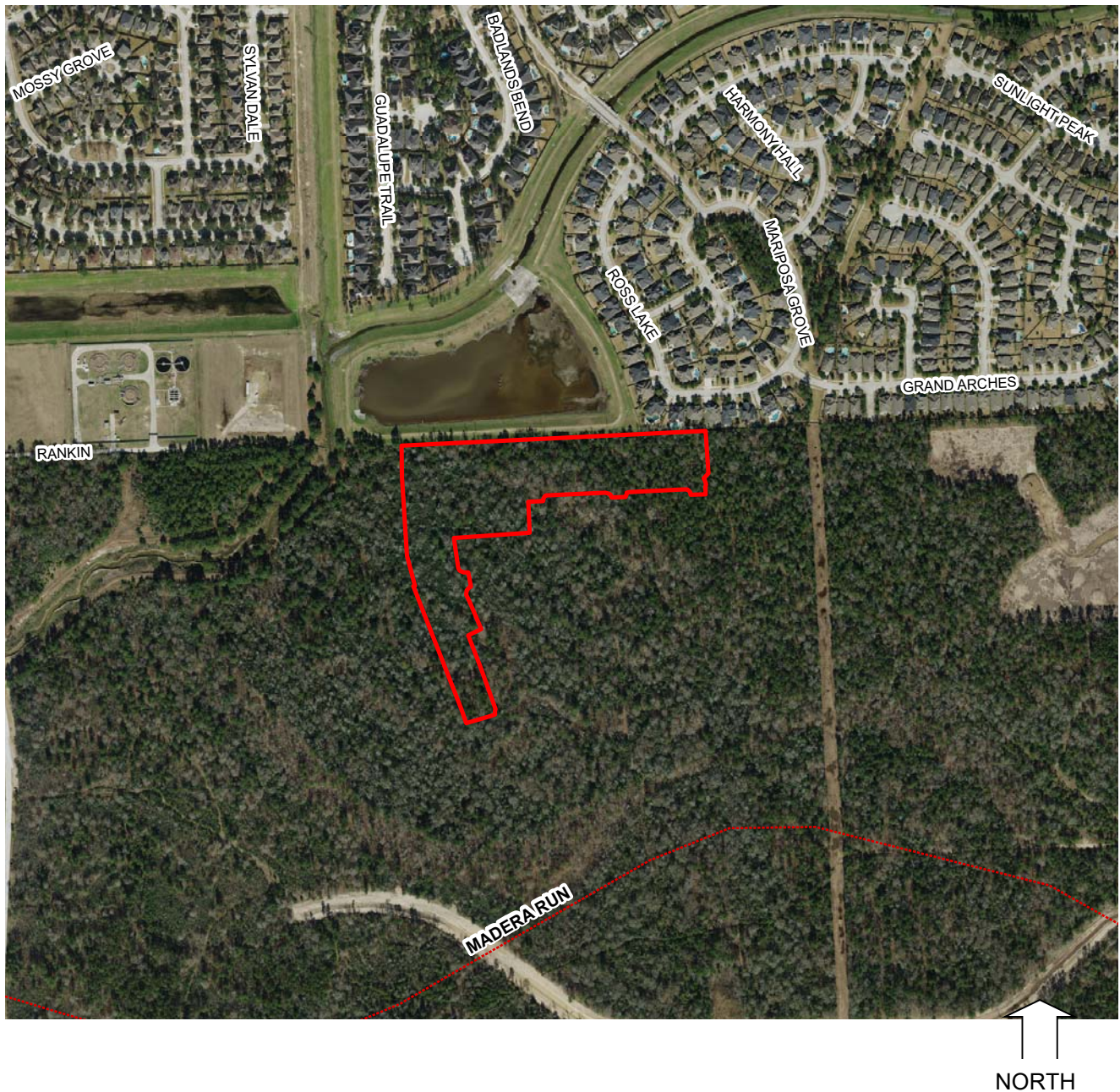
ITEM: 118

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Groves Sec 36

Applicant: BGE, Inc.



D – Variances

Aerial



**Application Number:** 2019-1489

**Plat Name:** Groves Sec 36

**Applicant:** BGE, Inc.

**Date Submitted:** 08/12/2019

**(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 stub street with this proposed plat.

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

42-128. – 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; or 2. One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

### 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;**

Strict application of requiring an intersection every 1,400 feet would create an impractical development due to the unusual physical characteristics affecting the subject tract. In January of 2004 the plat, Eagle Springs Drainage Reserves Sec 3, was recorded which created a Reserve over 300' in width and a 170' Drainage Channel adjacent to the existing 140' Harris County Flood Control Drainage Channel, Williams Gully. Further, in January of 2007 the plat, Eagle Springs Sec 31, was recorded creating a reserve restricted to Open Space / Utility purposes only and several single family lots along the abutting area of the subject plat. The existing physical constraints prohibit a street extension through any portion of the northern boundary of the subject plat, therefore, dedicating a stub street to the north would be impractical and 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 based upon the physical characteristics adjacent to and surrounding the proposed Groves Sec 36 plat. The existing physical constraints include: recorded Eagle Springs Drainage Reserve Sec 3, recorded Eagle Springs Sec 31, and existing Williams Gully.

**(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 development is being master planned to provide sufficient internal traffic circulation with local streets in addition to the major thoroughfare and collector street network

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

Granting of the variance will not be injurious to the public health, safety or welfare. The traffic circulation by and distributed through the Groves master planned community will maintain a healthy and safe environment.

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

Economic hardship is not the justification of the variance; the hardship is created by and the basis for granting of the variance is the surrounding unique physical constraints.



# Houston Planning Commission

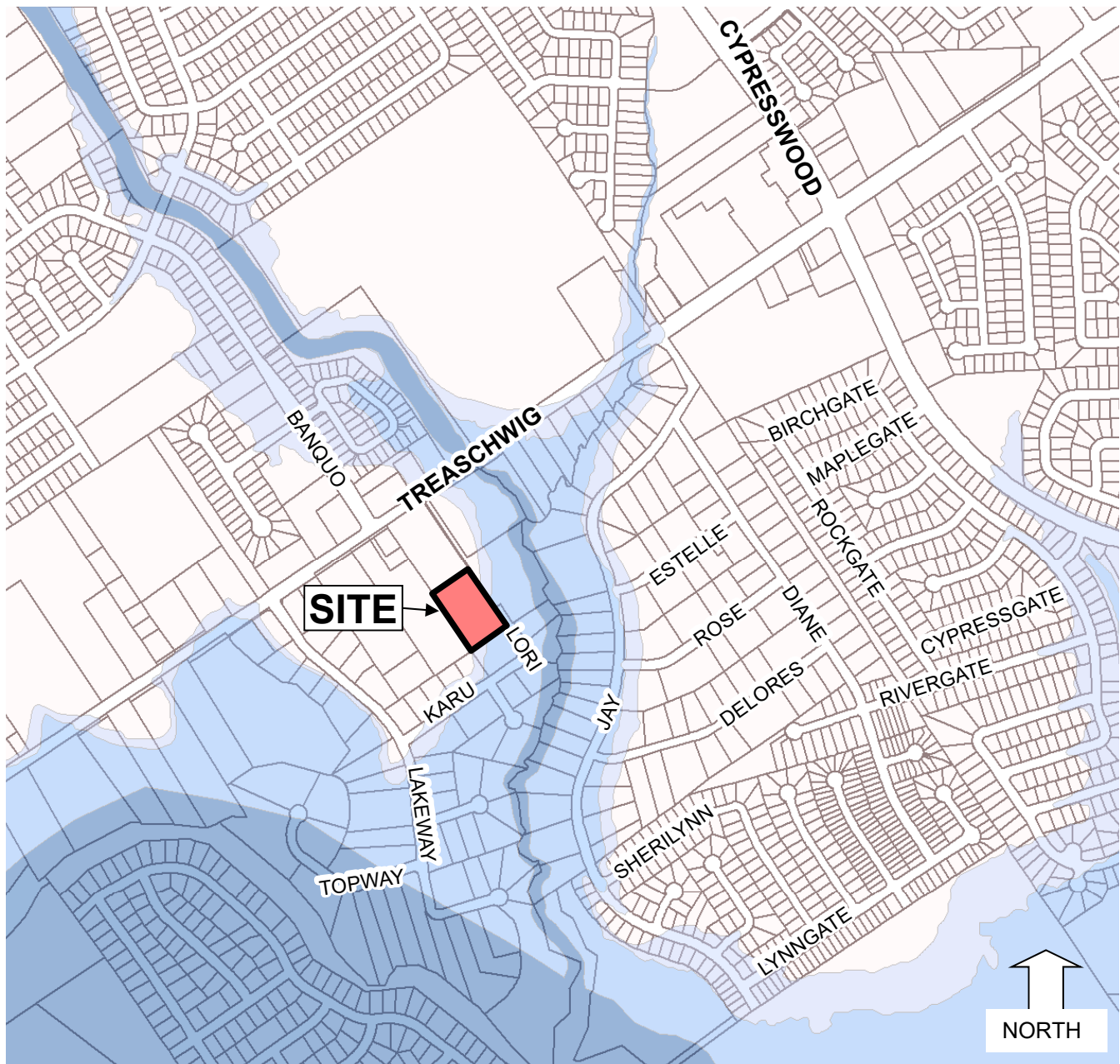
**ITEM: 119**

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Gutierrez Plaza (DEF 1)

Applicant: SEM SERVICES



**D – Variances**

**Site Location**

# Houston Planning Commission

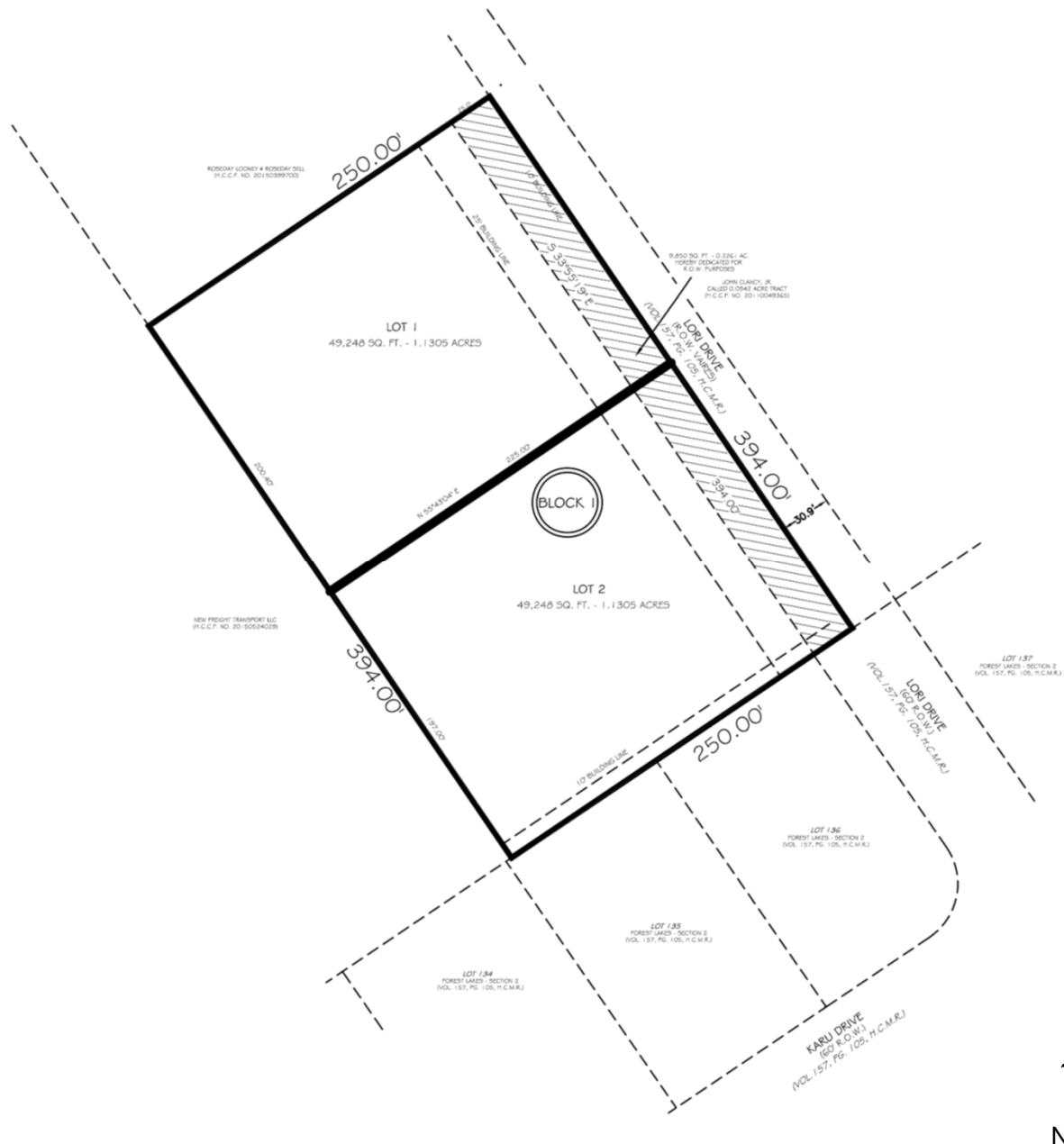
ITEM: 119

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Gutierrez Plaza (DEF 1)

Applicant: SEM SERVICES



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 119

Planning and Development Department

Meeting Date: 08/22/2019

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Subdivision Name: Gutierrez Plaza (DEF 1)

Applicant: SEM SERVICES



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**D – Variances**

**Aerial**

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**Application Number:** 2019-1159

**Plat Name:** Gutierrez Plaza

**Applicant:** SEM SERVICES

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

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

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

A variance is sought for two single-family lots to have access to a 25'+ ROW, instead of the required 50' ROW.

**Chapter 42 Section:** 42-188

**Chapter 42 Reference:**

(a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section. (b) Lots must have a 50' public ROW of frontage or shared driveway or permanent access easement.

### **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 located in the extra-territorial jurisdiction of the City of Houston in Harris County. It is located near the intersection of Treaschwig Road and Lakeway Drive, along/dead ending on Lori Drive. The property owner is proposing a 2.2 + acre to be split into two single-family lots to build their residences for family members. The future single-family residences are located on dead-end public ROW that has been in this configuration with a 1' Reserve. Lots fronting on Lori Drive have been unplatted property/acreage since 1968, pre-dating the current ordinance. Lots fronting on Lori Drive have gotten access to said street since the inception of such ROW before the property owners bought the land in 2005, therefore predating the owner's history with this property long before the purchase of the land. The intent is to subdivide the land to allow a family member to live next door to their parents and meeting Harris County Wastewater Requirements. Strict application of the ordinance would make this single-family residences proposal unfeasible. Street Access to Lori Drive will be temporarily be issued through at least 25'+ of public ROW, the redevelopment of this rural property has a potential to allow for the additional ROW to be made up to 50' down the road. Harris County Engineering requirements office requirements would be met in terms of drainage/sewage paperwork. In addition to this, a Lori Drive connection to the major thoroughfare to the north would be practical to have more connectivity. This north-south connection will also improve circulation in this rural part of Harris County. Many of the properties to the north of the site already have access to the major thoroughfare. Lots within the Forest Lakes Sec 2 does not exceed 150 lots, as required per the ordinance, therefore no two points of access are required (no Lori Drive connection needed). But connecting Lori Drive will be in the spirit of the ordinance to allow these two lots and others to have proper frontage.

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

All of the properties, within the immediate northern boundary, are undeveloped and in a survey/abstract. A street connection/cul-de-sac through the 2.2+ acre site being proposed to be residential will improve traffic. Also by allowing these lots to have frontage on a 20'+ROW temporarily as it the area develops will help the safety of the lots for emergency access and for meeting the ordinance within the limitations of the land ownership. A 20'+ROW will allow for a one land street to allow traffic circulation for these two lots (single-family) to access the 50' ROW south 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 property owners are promoting other neighbors to meet Chapter 42 by dedicating the public ROW of Lori Drive to promotes safety and connectivity in the area.

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

The 2.2+ acre lots provide sufficient are for water well and septic. The proposed single-family residence will comply with all requirements per Harris County Engineering's Office as being requested.

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

Economic hardship is not the sole justification of the variance. The existing character of this rural street network is the justification of this variance. The proposed 20'+ROW dedication to Lori Drive will improve future connectivity and current safety and welfare for the Harris County neighbors and owners. Connecting property by the proper ROW and safety, meets the intent of the ordinance to give access to these two lots and future growth for the neighborhood.



# Houston Planning Commission

**ITEM: 120**

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Hass Center (DEF 1)

Applicant: Century Engineering, Inc.



**D – Variances**

**Site Location**

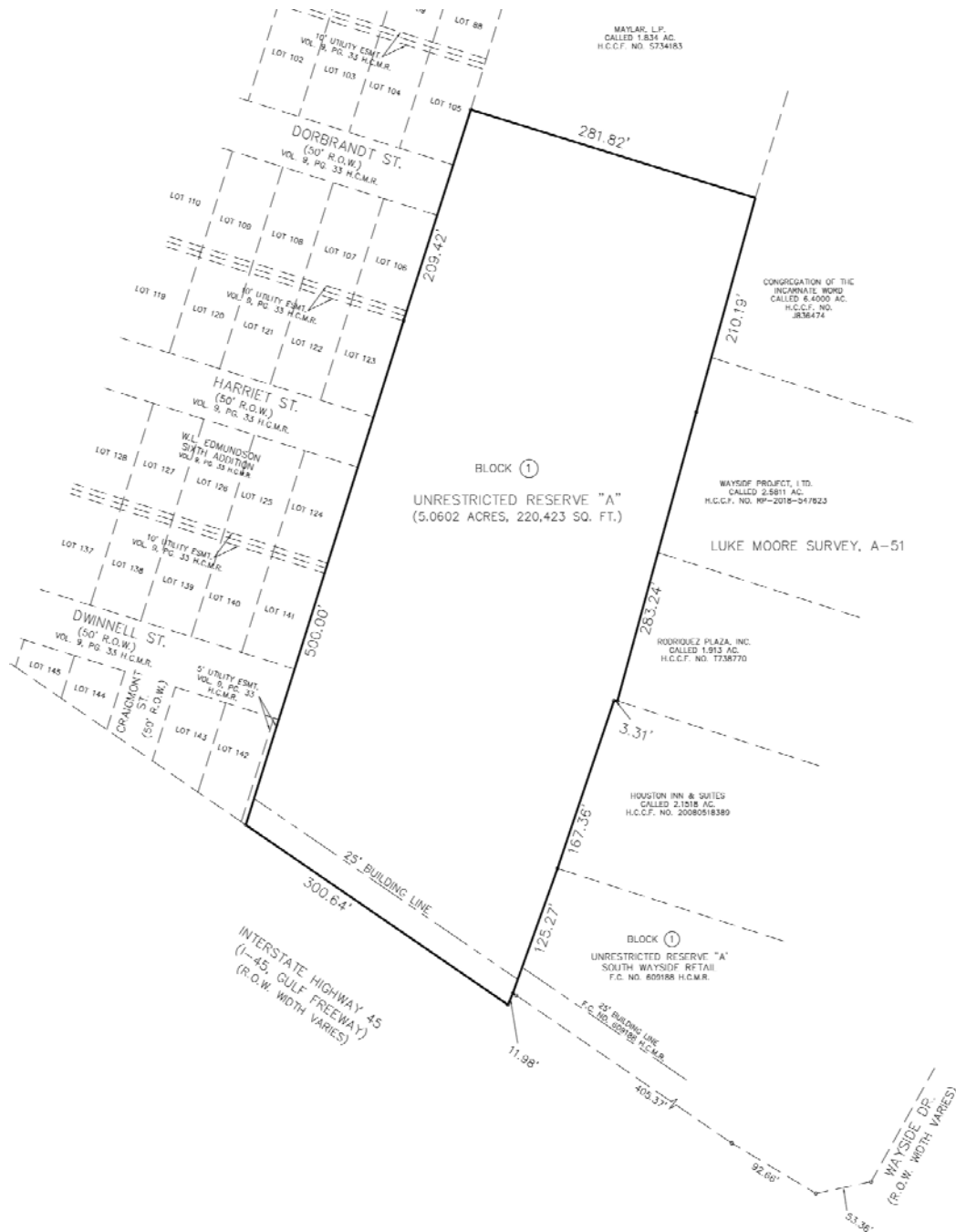
# Houston Planning Commission ITEM: 120

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Hass Center (DEF 1)

Applicant: Century Engineering, Inc.



D – Variances

Subdivision

# Houston Planning Commission

**ITEM: 120**

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Hass Center (DEF 1)

Applicant: Century Engineering, Inc.



**D – Variances**

**Aerial**

DWINNELL ST



I-45 SOUTH

**PROP. RETAIL-OFFICE**  
**2 STORIES BUILDING**  
**TOTAL= 24,794 SQ. FT.**

**PROP. RETAIL  
BUILDING  
1 STORY  
16048 SQ. FT.**

FOR CONCRETE  
60'-0"  
FOR 8' DEEP  
DIRT POND  
14'-11"

**PARKING ANALYSIS:**

24,794 S.F. X	4/1000	=	100 PARKING SPACES
10,000 S.F. X	4/1000	=	40 PARKING SPACES
6,000 S.F. X	10/1000	=	60 PARKING SPACES
TOTAL PARKING REQUIRED		=	200 PARKING SPACES
PARKING PROVIDED		=	239 PARKING SPACES

TO 1ST HERRING-SPICE FILE No. 1000000  
TRANS GULF REALTY MGT  
26 ACRES  
CONSTRUCTION OF CO. INC.  
WMA CAMP  
CALVERTON

24.69 SQ. FT.  
SCHNEIDER, ET AL.  
07/15, 07/16

1.070 ACRES  
KOCUREK, ET AL  
CHOW, ET AL  
087, OPBPD

TRACT TWO  
CALLED 67071 OF ONE ACR  
H.C.C.P. NO. 4441861

LOUIS J. KOCCUREK, FT. UX  
0.618 SQ. FT. UX  
85-73789, OPBIB

INSTRUCTED RESERVE "B"  
 ATTENTION OFFICE PARK  
 FILM CODE NO. 018114  
 廣式社





**Application Number:** 2019-1381

**Plat Name:** Hass Center

**Applicant:** Century Engineering, Inc

**Date Submitted:** 07/29/2019

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

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

Specific variance is being sought and extent of variance: Not to extend Dwinnell Street, Harriet Street and Dorbrant Street to the East and not to terminate with a cul-de-sac.

**Chapter 42 Section: 134**

**Chapter 42 Reference:**

A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of 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**

The property owner intends plat all of the property he owns, to create an Unrestricted Reserve, the property will be developed as Commercial, therefore allowing these streets to be extended East and/or end in a cul-de-sac would create an undue hardship by depriving the applicant of the reasonable use of the land. The property served by the aforementioned streets is residential subdivision (W. L. Edundon Sixth Addition, platted in 1928), which takes access from Sunnyland Street.

**(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;**

Strict application would create an impractical development, it would create a burden to the residential neighborhood due to traffic from Single-Family and or Commercial Development.

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

The intent and general purpose of this chapter will be preserved and maintained, because the existing properties to the West have adequate access to and from their property from Sunnyland Street.

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

Allowing this variance will not impact existing traffic flows and not impact the residential properties West of and adjacent to the subject property, the subject property has direct access to Interstate Highway 45 existing paved roads.

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

Economic hardship is not the justification of the variance, as discussed above with respect to adequate traffic circulation for the surrounding area.





# 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)

August 1, 2019

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Hass Center

**REFERENCE NUMBER:** 2019-1381

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located east of Sunnyland Street, west of Wayside Drive, along the north side of IH 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.

Century Engineering, Inc., the applicant, has filed the request on behalf of DOAN & ASSOCIATES, LLC, the developer of the subject site. The applicant is requesting a variance to not extend nor terminate in a cul-de-sac Dwinnell Street, Harriet Street and Dorbrandt 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, August 8th, 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 Daniel Massiatte with Century Engineering, 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 Rodriguez del Departamento de Planificación y Desarrollo al 832-393-6600.**

## **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.
- **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

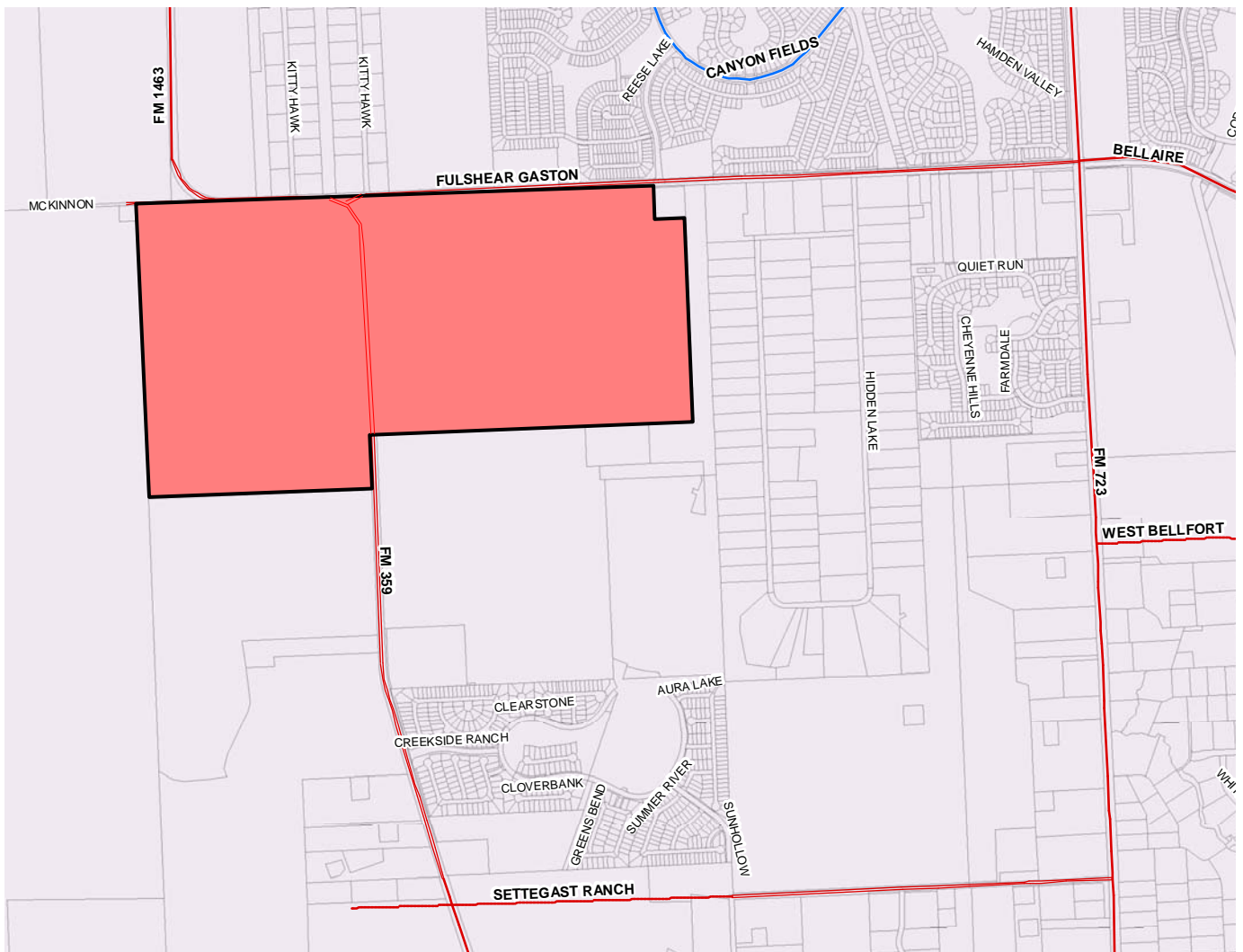
## ITEM: 121

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: JDS Nursery Tract GP

Applicant: META Planning + Design, LLC



D – Variances

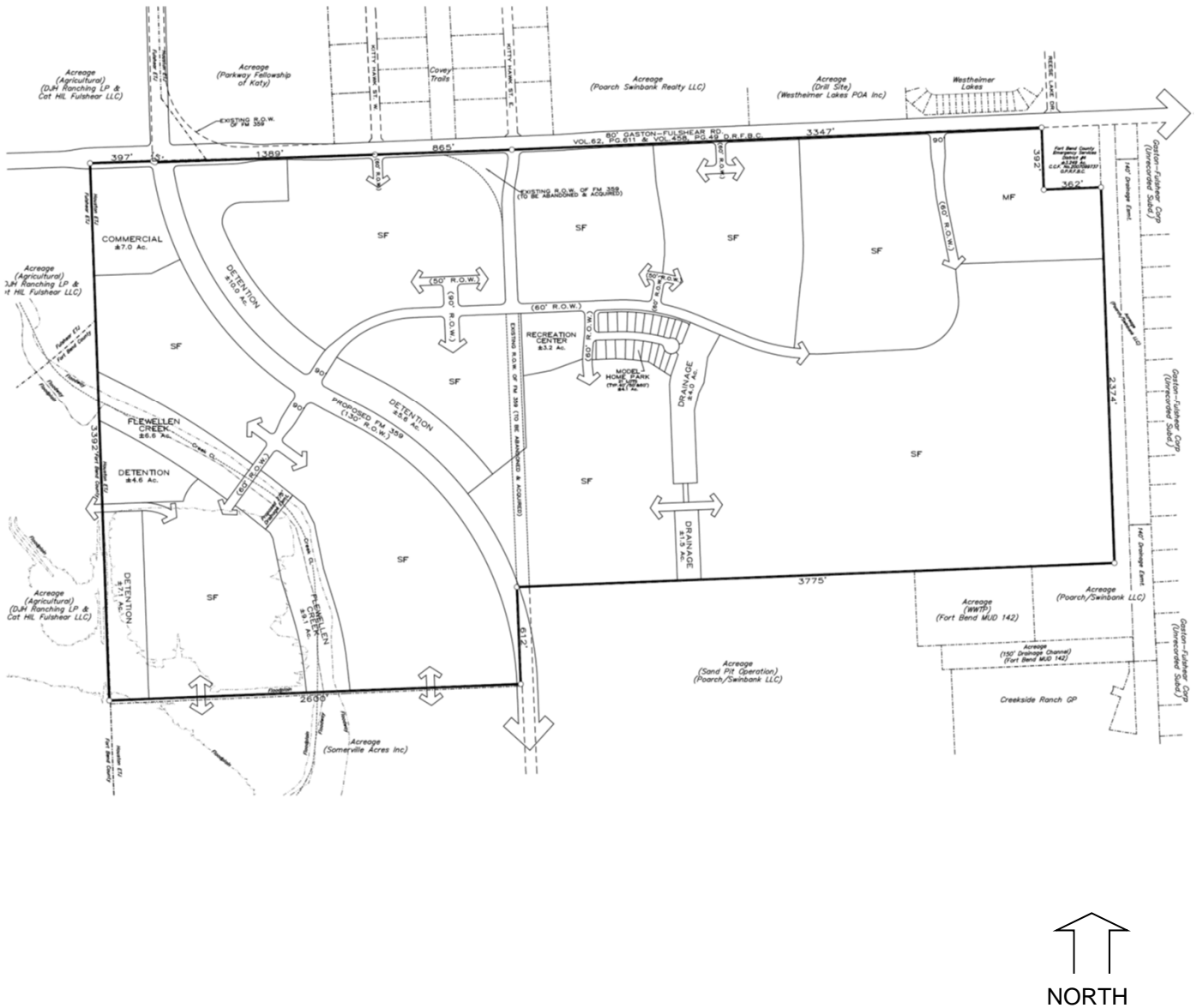
Site Location

**ITEM: 121**

**Meeting Date: 08/22/2019**

**Subdivision Name: JDS Nursery Tract GP**

**Applicant: META Planning + Design, LLC**



## D – Variances

## Subdivision



# Houston Planning Commission

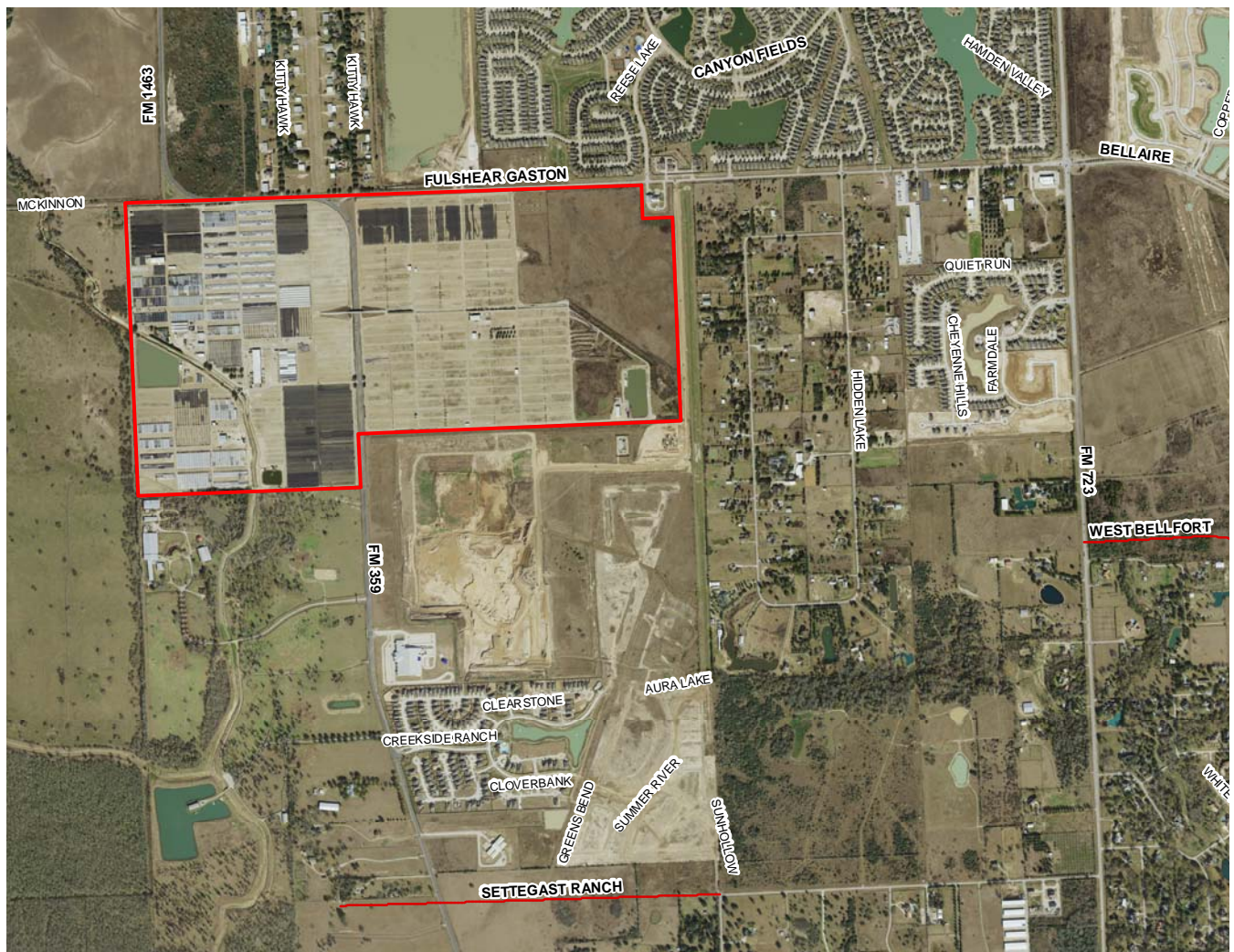
ITEM: 121

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: JDS Nursery Tract GP

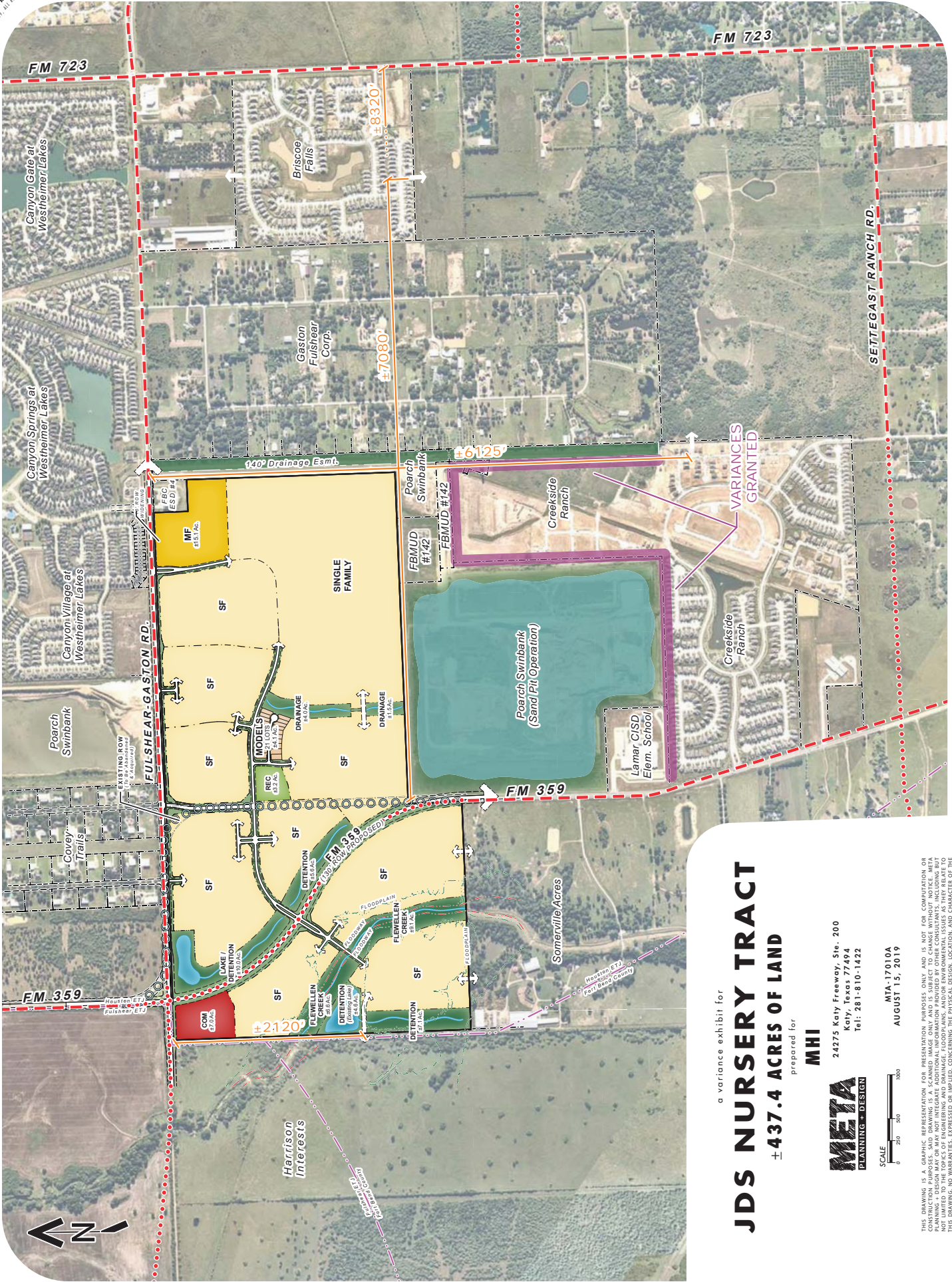
Applicant: META Planning + Design, LLC



D – Variances

Aerial





# JDS NURSERY TRACT

## ± 437.4 ACRES OF LAND

prepared for

**MHI**

24275 Katy Freeway, Ste. 200  
 Katy, Texas 77494  
 Tel: 281-810-1422

**META**  
 PLANNING + DESIGN

MTA-170104  
 AUGUST 15, 2019

SCALE  
 0 250 500 1000

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR CONSTRUCTION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. ANY PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO, SURVEY DATA, ENGINEERING, ENVIRONMENTAL, AND OTHER INFORMATION. THE USER OF THIS DRAWING AND THE FACILITIES SHOWN ON THIS MAP ARE INTENDED, ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.





**Application Number:** 2019-1474

**Plat Name:** JDS Nursery Tract GP

**Applicant:** META Planning + Design, LLC

**Date Submitted:** 08/12/2019

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

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

To allow a local street intersection spacing of  $\pm 6,125'$  between major thoroughfare Fulshear-Gaston Road and the first proposed stub street in Creekside Ranch, the next possible east-west through-street to the south, by providing no stub streets to the eastern boundary of the development.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Chapter 42-128. Intersections of local streets. (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 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

### 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 JDS Nursery Tract is a proposed single-family community located along FM 359 in Fort Bend County, south of FM 1093 (Westpark Tollway) at the edge of Houston's ETJ. Major thoroughfare Fulshear-Gaston Road forms the northern boundary of the site, and FM 359 crosses north-to-south through the middle of the site, roughly parallel to Flewellen Creek, a major creek in the Fulshear area that clips the southwest corner of the property. East of the subject site is a long strip of land owned by operator of the sandpit operation occurring south of the subject site. This strip is also encumbered by a 140'-wide drainage easement which contains an existing drainage channel extending from the thoroughfare to the south for over a mile. Further east is "Gaston-Fulshear Corp.", an unrecorded subdivision of large lots around a single looped street that takes sole access from Fulshear-Gaston Rd, with no stubs. Gaston-Fulshear Corp extends from Fulshear-Gaston Road south for approximately  $\pm 5,800'$ . The Creekside Ranch community, which is an ongoing development further south of the subject site, also borders on Gaston-Fulshear Corp and was granted a variance to allow no stub streets into the unrecorded subdivision. This request is similar to what was granted to the Creekside Ranch development. East of Gaston-Fulshear Corp. is Briscoe Falls, a new single-family community that also provided no stub streets into Gaston-Fulshear Corp. North of Briscoe Falls are various single-user tracts along Fulshear-Gaston Road, nearly all of which have been recently platted, and no east-west streets provided. These and Briscoe Falls together block all opportunities for a direct east-west connection from the subject site to FM 723, the next north-south thoroughfare. An indirect connection might theoretically be achieved, but this would be dependent on a stub street from the subject application being extended through multiple privately-owned tracts in Gaston-Fulshear Corp, and then out and through at least two of the various acreage tracts further east. The likelihood of such coordination occurring without an officially designated route is slim at best. The next east-west connection south of Fulshear-Gaston Road will be via one of the stub streets proposed in the Creekside Ranch development, which could potentially be extended into the acreage tracts to the east in that area. The first proposed stub street appears to be located about  $\pm 6,125'$  from Fulshear-Gaston Rd, measuring in a straight line along the eastern boundary of the subject site. Discounting the Creekside Ranch stub streets, the next east-west connection would be Settegast Ranch Rd, the next designated major thoroughfare to the south. The distance from Fulshear-Gaston Rd to Settegast Ranch Rd is approximately  $\pm 8,275'$ .

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

The existing property configurations and the variances previously granted to adjacent developments are not the result of hardships created or imposed by the applicant.

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

The surrounding developments all have access to the thoroughfare network according to their needs, and the provision of a stub street would be impractical to extend and would not further improve local traffic circulation. Therefore, the granting of the variance will preserve and maintain the intent and general purposes of this chapter.

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

The surrounding tracts have developed in such a manner that precludes the possibility of inter-local traffic circulation, such that a stub street would offer no improvements to public health, safety, or welfare, while the provision of a stub street would invite dumping, loitering, and other undesirable activities in the neighborhood. Therefore, the granting of the variance for no stub streets will be beneficial to the public health, safety, and welfare.

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

The existing property configuration and the previously granted variances are the justifications for the granting of the variance.



**Application Number:** 2019-1474

**Plat Name:** JDS Nursery Tract GP

**Applicant:** META Planning + Design, LLC

**Date Submitted:** 08/12/2019

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

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

To allow an intersection spacing of  $\pm 8320'$  between future FM 359 within the subject site and FM 723, the next existing north-south through-street to the east, by providing no stub streets to the southern boundary east of FM 359.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Chapter 42-128. Intersections of local streets. (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 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

### 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 JDS Nursery Tract is a proposed single-family community located along FM 359 in Fort Bend County, south of FM 1093 (Westpark Tollway) at the edge of Houston's ETJ. Major thoroughfare Fulshear-Gaston Road forms the northern boundary of the site, and FM 359 crosses north-to-south through the middle of the site, roughly parallel to Flewellen Creek, a major creek in the Fulshear area that clips the southwest corner of the property. East of FM 359, the southern boundary is completely blocked by incompatible land uses that will prevent the extension of any stub streets proposed within the subject site. An active sandpit operation takes up approximately 2432' along the southern property boundary – over half the distance from FM 359 to the property corner. The remaining distance along the southeast boundary is covered by an active Waste Water Treatment plant owned by FBCMUD 142 and additional acreage belonging to the sandpit operator, which includes a 140' drainage channel connecting to Fulshear-Gaston Rd on the eastern boundary of the subject site. FBCMUD 142 also owns a 150' drainage channel south of the treatment plant site. Further south beyond these obstacles is the Creekside Ranch community, an ongoing single-family development. The 2014 Creekside Ranch GP was granted a variance for no stub streets to their northern or northwestern boundaries, as they are encumbered by the same existing, incompatible uses that block the southern boundary of the subject site. (This request is virtually identical to what was granted to the Creekside Ranch GP, but from the other direction.) As a result of the variance granted to Creekside Ranch, even if a street were to be extended from the subject application across the sand pit or the drainage channel, no connections to Creekside Ranch will be available, and the hypothetical street would be forced to turn east or west in search of a connection point, while also dodging the sand pit operation. This would not provide any substantial improvement to traffic circulation for the area. Looking to the east of the subject site for the next north-south connection opportunity, the subject site borders on property owned by the sandpit operator, which is encumbered by a 140'-wide drainage easement. Further east is "Gaston-Fulshear Corp.", an unrecorded subdivision of large lots around a single looped street that takes sole access from Fulshear-Gaston Rd, with no stubs. East of Gaston-Fulshear Corp. is Briscoe Falls, a new single-family community that has platted one stub each to the north and south into the adjacent acreage tracts. To the east of Briscoe Falls is FM 723, a major thoroughfare. The straight-line distance from FM 359 to FM 723 along the southern boundary of the subject site is  $\pm 8320'$ . The distance from FM 359 to the nearest stub street in Briscoe Falls is  $\pm 7080'$ .

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

The existing property configurations and the variances previously granted to adjacent developments are not the result of hardships created or imposed by the applicant.

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

The surrounding developments all have access to the thoroughfare network according to their needs, and the provision of a stub street would be impractical to extend and would not further improve local traffic circulation. Therefore, the granting of the variance will preserve and maintain the intent and general purposes of this chapter.

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

The surrounding tracts have developed in such a manner that precludes the possibility of inter-local traffic circulation, such that a stub street would offer no improvements to public health, safety, or welfare, while the provision of a stub street would invite dumping, loitering, and other undesirable activities in the neighborhood. Therefore, the granting of the variance for no stub streets will be beneficial to the public health, safety, and welfare.

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

The existing property configuration and the previously granted variances are the justifications for the granting of the variance.





**Application Number:** 2019-1474

**Plat Name:** JDS Nursery Tract GP

**Applicant:** META Planning + Design, LLC

**Date Submitted:** 08/12/2019

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

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

To allow a local street intersection spacing of  $\pm 2,120'$  between major thoroughfare Fulshear-Gaston Road and the nearest proposed stub street to the western boundary of the subject site.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Chapter 42-128. Intersections of local streets. (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 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

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**(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 JDS Nursery Tract is a proposed single-family community located along FM 359 in Fort Bend County, south of FM 1093 (Westpark Tollway) at the edge of Houston's ETJ. Major thoroughfare Fulshear-Gaston Road forms the northern boundary of the site, and FM 359 crosses north-to-south through the middle of the site, roughly parallel to Flewellen Creek, a major creek in the Fulshear area that clips the southwest corner of the property. Houston's ETJ line falls on the western project boundary; beyond to the west is a large acreage tract which is partially within the City of Fulshear's ETJ and partially within unincorporated Fort Bend County. The realignment of FM 359 will create a relatively small parcel depth at the southwest corner of the Fulshear-Gaston/FM 359 intersection, which would be best suited for commercial development. Single-family development is proposed beyond the corner; however, the approaching angle of Flewellen Creek creates a narrow triangular shape on both sides of the property line; a stub street from the subject site would be pushed north back towards Fulshear-Gaston Rd rather than crossing the creek, which would invite cut-through traffic into the neighborhood without providing much benefit in the way of interlocal traffic circulation. The subject site proposes a stub street south of Flewellen Creek, where the angle of the creek is more advantageous to extension of the stub street in the future. The distance from this stub street to the ultimate ROW line for Fulshear-Gaston Rd is approximately  $\pm 2,120'$ , measuring along the western boundary of the subject site.

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

The existing property configurations and the presence of Flewellen Creek are not the result of hardships created or imposed by the applicant.

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

A stub street located north of Flewellen Creek will ultimately divert back to Fulshear-Gaston Rd rather than be extended further west and will thus not achieve the intent of this chapter for intersection spacing and interlocal traffic circulation. The proposed stub street is more likely to be extended for the benefit of traffic circulation and therefore the granting of the variance will preserve and maintain the intent and general purposes of this chapter.

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

The proposed stub street location will not have a detrimental impact on local traffic circulation and will also preclude the possibility of cut-through traffic in the future single-family development of the subject site, therefore the granting of the variance will not be injurious to the public health, safety, and welfare.

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

The existing property configuration and the configuration of Flewellen Creek are the justifications for the granting of the variance.

# Houston Planning Commission

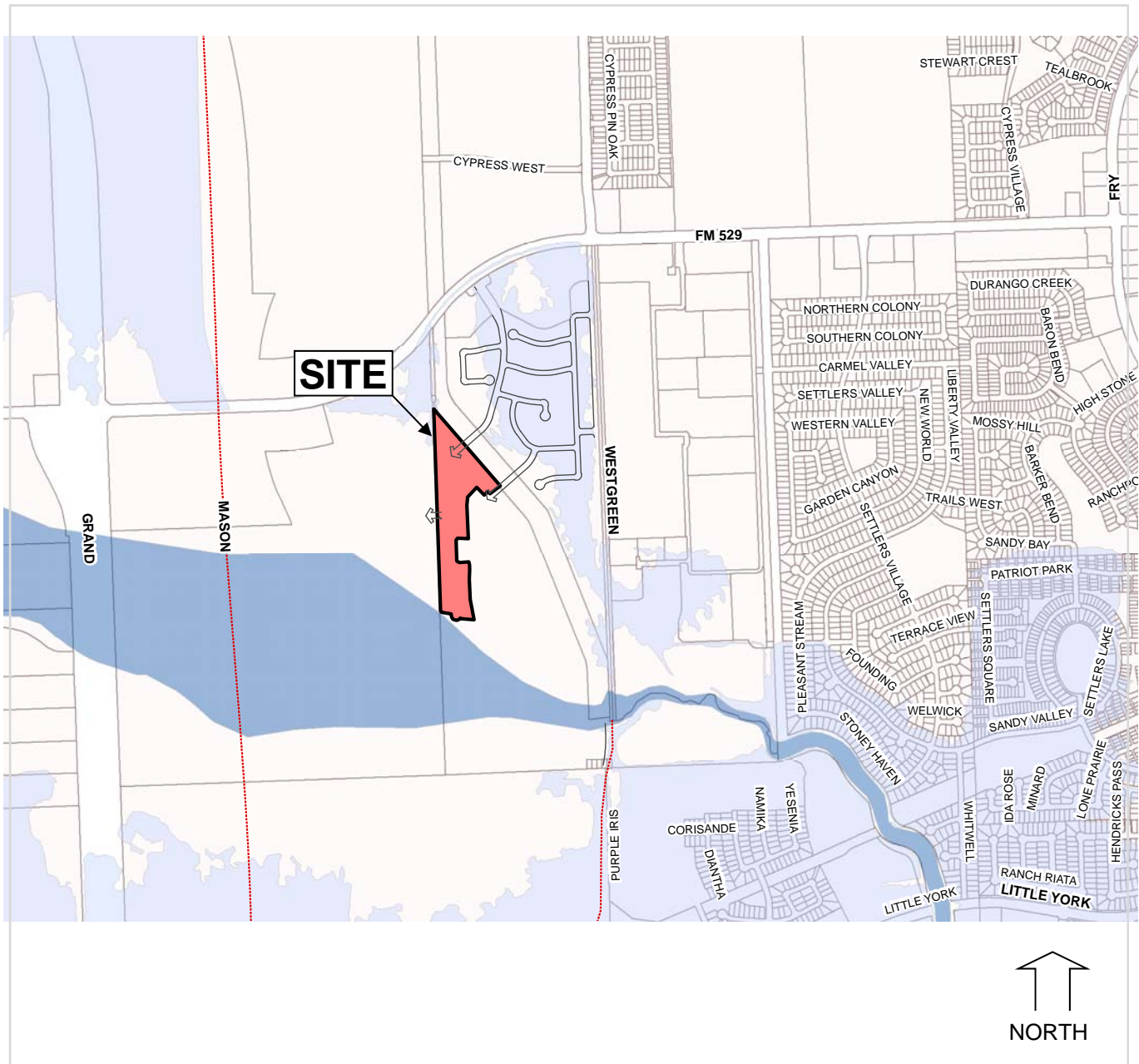
**ITEM: 122**

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Lantana Sec 5

Applicant: META Planning + Design, LLC



**D – Variances**

**Site Location**

# Houston Planning Commission

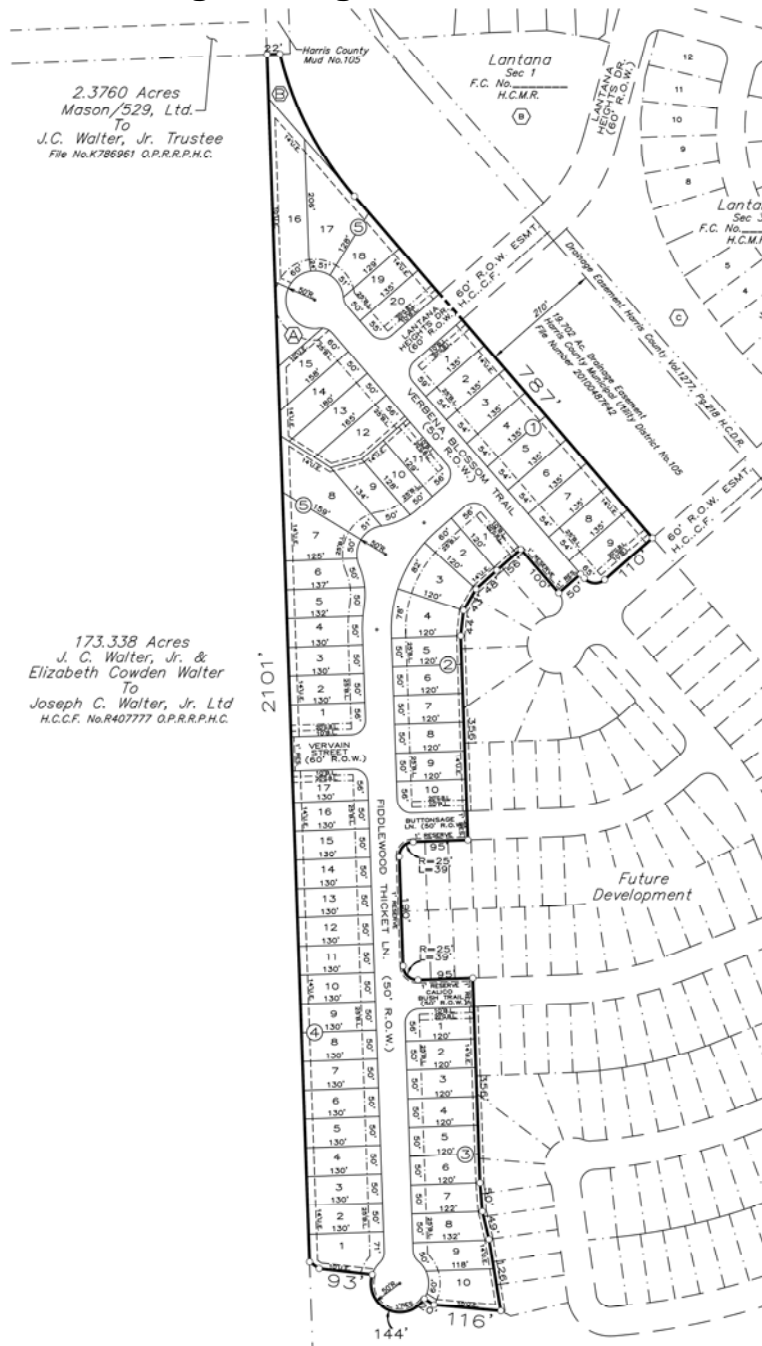
## ITEM: 122

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Lantana Sec 5

Applicant: META Planning + Design, LLC



D – Variances

Subdivision



# Houston Planning Commission

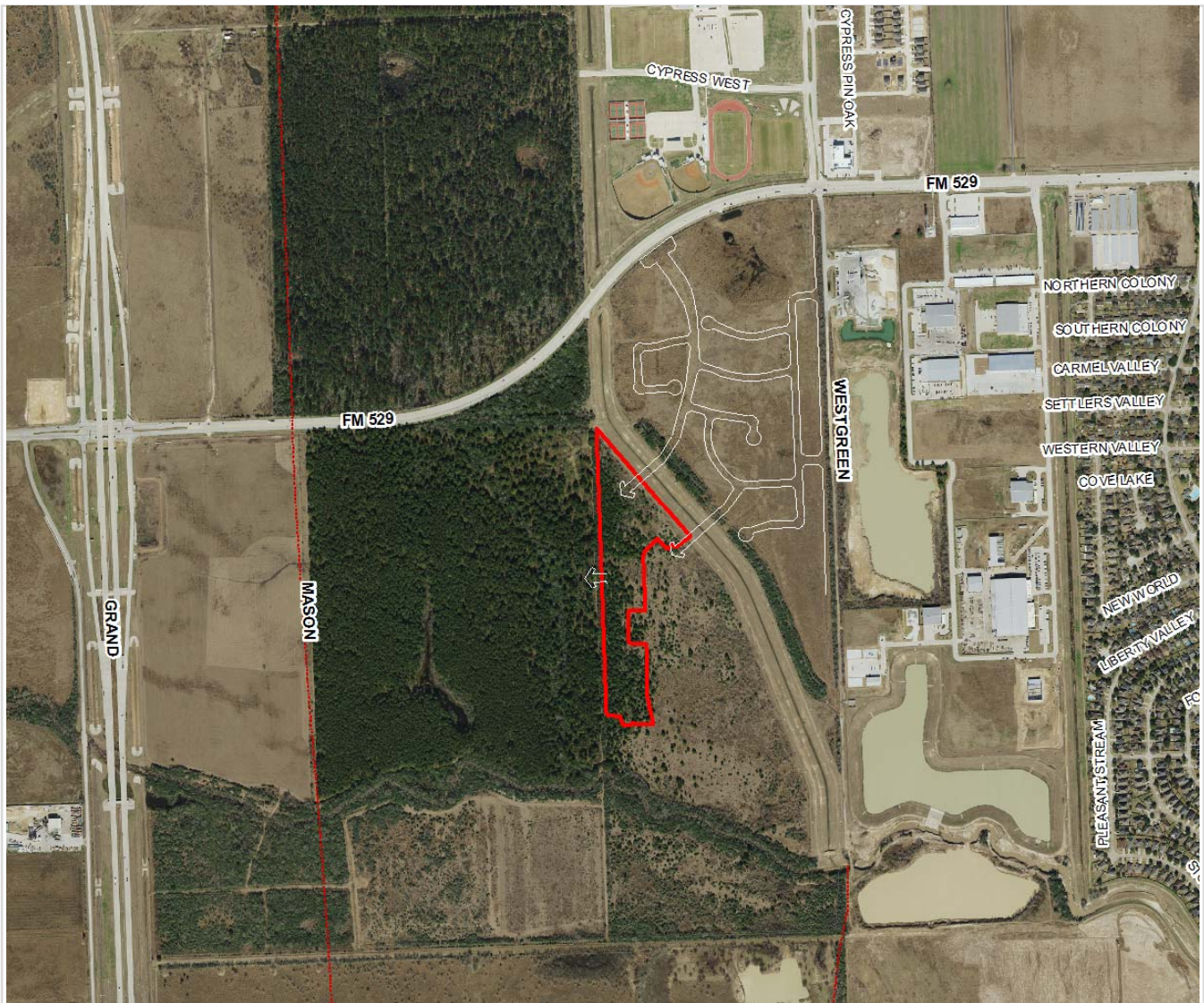
ITEM: 122

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Lantana Sec 5

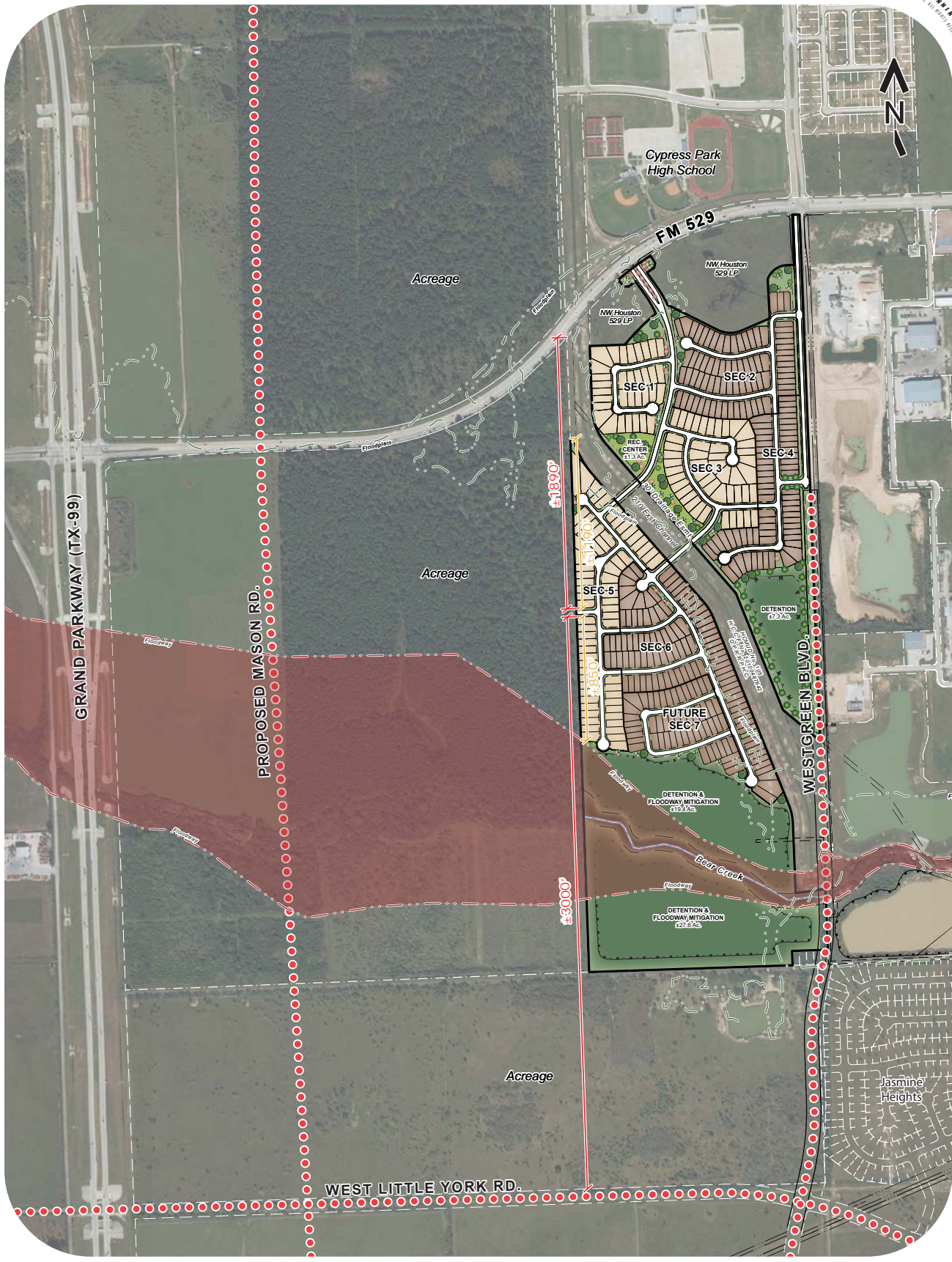
Applicant: META Planning + Design, LLC



D – Variances

Aerial





a regional intersection spacing exhibit for

## LANTANA

±152.4 ACRES OF LAND

prepared for

**BEAZER HOMES & M/I HOMES**

**META**  
PLANNING + DESIGN

24275 Katy Freeway, Ste. 200  
Katy, Texas 77494  
Tel: 281-810-1422

SCALE  
0 150 300 450

MTA-0434  
AUGUST 12, 2019

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**Application Number:** 2019-1464

**Plat Name:** Lantana Sec 5

**Applicant:** META Planning + Design, LLC

**Date Submitted:** 08/12/2019

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

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

To allow one stub street to the western project boundary instead of the required two streets, thus creating an intersection spacing of  $\pm 1890'$  between FM 529 and the proposed street, and a distance of  $\pm 2480'$  from the proposed street to the southern property line.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Chapter 42-128. Intersections of local streets. (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 1,400 feet; or; ...

### 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;**

Lantana is a single-family development in progress, located far west of downtown Houston, south of FM 529 just inside the Grand Parkway. Major thoroughfare Westgreen Blvd falls on the eastern boundary of the development, and Bear Creek crosses the southern portion of the property. Existing physical characteristics have created an unusual physical shape and some unique challenges to development in this area. Bear Creek to the south currently possesses an easement of only 100' in width but a floodway ranging from  $\pm 240'$  to  $\pm 1115'$  wide just within the subject site, extending even wider to the west. This heavily impacts the southern half of the property. Additionally, the Lantana community is divided by an existing 210'-wide drainage channel owned by HCMUD 105, which is being widened by 30' as a part of the development. The channel crosses from Bear Creek at the southeast corner to FM 529 at the northwest corner of the development. This existing channel isolates the southwestern tract from any access to either FM 529 or Westgreen Blvd. The attached exhibit illustrates the property configuration and the proposed connections to and from the southwestern half of the Lantana development. Chapter 42 requires a crossing every 2000' for a 210'-wide drainage channel, or every half-mile for a 240'-wide channel; two local street crossings of the existing channel are proposed to meet this requirement between FM 529 and Westgreen Blvd and to provide access for the overall development. The western property boundary meets the existing channel at an angle, narrowing to a point at the northern end, so that the 1400' intersection spacing applies to the western boundary, but as it approaches the northern tip, the drainage channel controls the practical limits of where an east-west connection could be located. Measuring along the western property boundary, the subject application proposes only one stub street to the west, located  $\pm 1890'$  from FM 529, which is above the 1400' requirement but below the 2000' requirement. The southern tract is divided from FM 529 by the existing channel and the proposed stub street is actually located only  $\pm 1190'$  from the property corner. The remaining distance to FM 529 is taken up by the existing drainage channel. Extensive detention and floodplain mitigation is required to make the southwest half of the project developable. This detention area is proposed to either side of Bear Creek, at a width varying between  $\pm 1120'$  and  $\pm 1625'$  altogether, taking up nearly half of the acreage of the southern tract. Extending any kind of local street connection through or across Bear Creek's floodway or the associated detention facilities would be entirely impractical and of no benefit to the surrounding land uses. The distance from the proposed stub street to the nearest edge of developable land is only about  $\pm 850'$  along the boundary, or about  $\pm 1000'$  to the midpoint of the developable area, and about  $\pm 1395'$  from the centerline of Bear Creek. The distance from the proposed stub to the property corner is about  $\pm 2480'$ , keeping in mind that well over half that distance is undevelopable floodway and detention. The distance from the proposed stub to major thoroughfare West Little York Road further south is approximately  $\pm 3000'$ , but this distance includes both Bear Creek and the large undeveloped acreage tract to the south,

which may develop its own street pattern in time. Measuring the western project boundary solely along the developable area, the available distance for which a stub street could feasibly be extended is approximately  $\pm 2025'$ . This distance would ordinarily require two stub streets. However, one must also consider the likelihood of a stub street being extended in the property to the west. The adjacent tract must also contend with the floodway and floodplain of Bear Creek, which is even more extensive upstream of the subject tract. Additionally, this property being at the corner of FM 529 and the Grand Parkway makes it very likely to develop as commercial or other non-single-family uses, which would be incompatible traffic-wise with the single-family development of Lantana. These uses would also most likely be large single-owner tracts, making it much more likely for a single stub street to be planned for and extended, rather than two closely-spaced stub streets. Locating one stub street at the approximate midpoint is the most practical solution and is the most likely to be extended to the west in the future, thus achieving the intent of the intersection spacing requirement.

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

The unique physical characteristics and encumbrances surrounding the property are the supporting circumstances for the variance and are not the result of a hardship created or imposed by the applicant.

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

The provision of one stub street will allow for the possibility of future public street circulation to the west, thus preserving and maintaining the intent and general purposes 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 allow for future street extension without any impractical street locations and will not create any unsafe traffic conditions or otherwise be injurious to the public health, safety, or welfare.

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

The unusual physical encumbrances of the site are the justifications of the variance.

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# Houston Planning Commission

## ITEM: 123

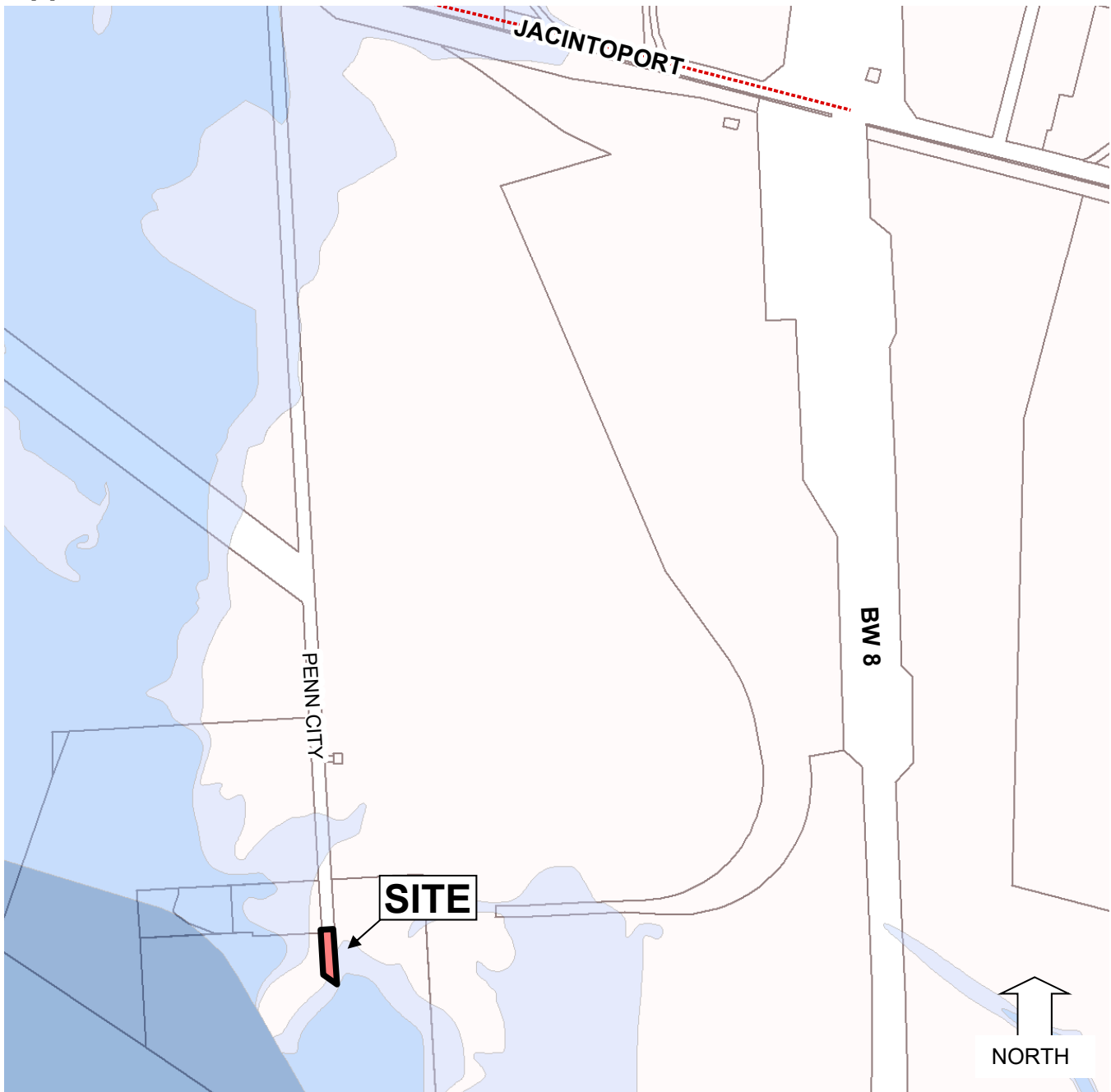
Planning and Development Department

Meeting Date: 08/22/2019

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Subdivision Name: Penn City Road Reserve (DEF 1)

Applicant: BGE, Inc.



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**D – Variances**

**Site Location**

---

# Houston Planning Commission

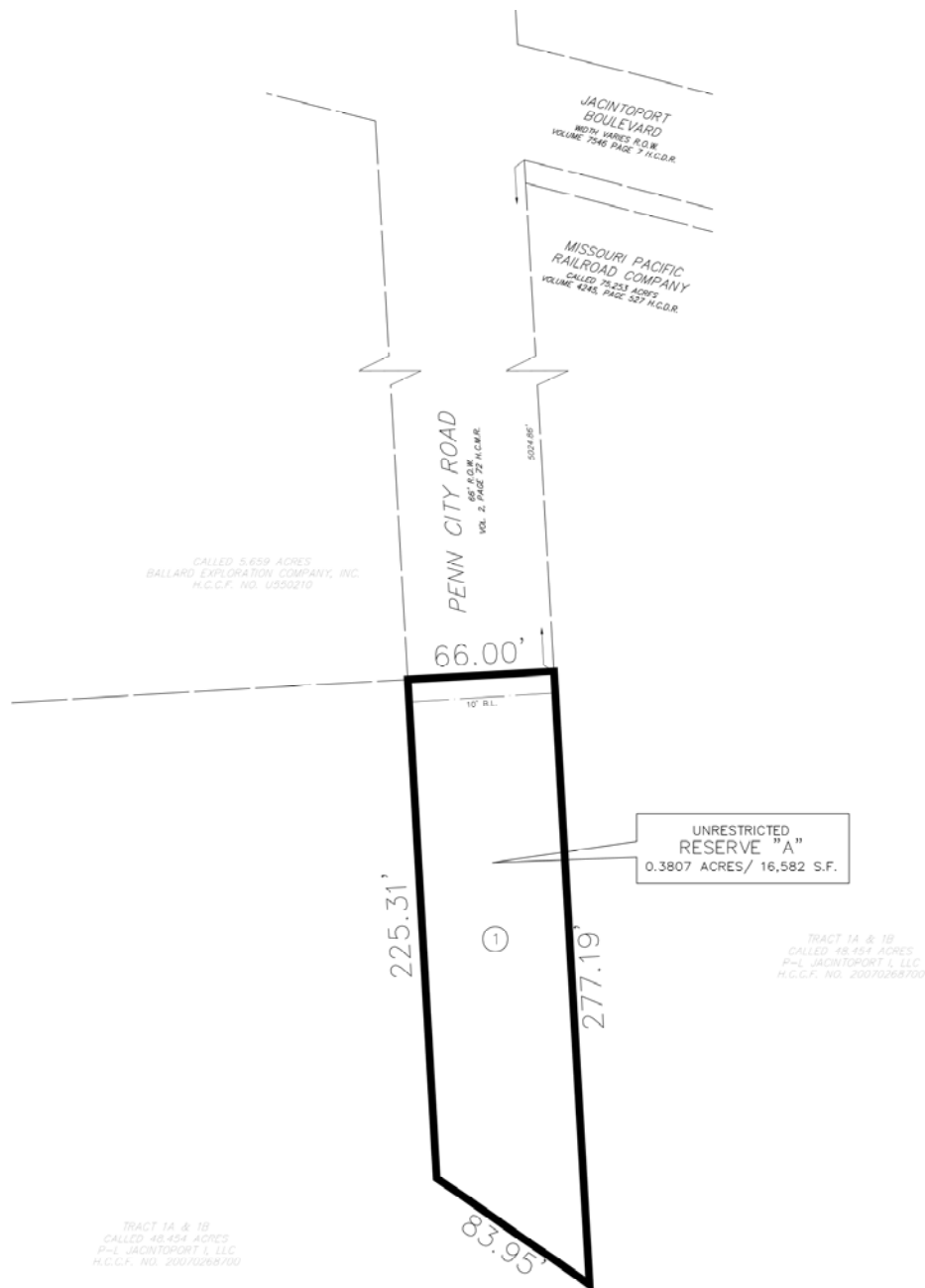
## ITEM: 123

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Penn City Road Reserve (DEF 1)

Applicant: BGE, Inc.



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 123

Planning and Development Department

Meeting Date: 08/22/2019

---

Subdivision Name: Penn City Road Reserve (DEF 1)

Applicant: BGE, Inc.



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**D – Variances**

**Aerial**

---



**Application Number:** 2019-1328

**Plat Name:** Penn City Road Reserve

**Applicant:** BGE, Inc.

**Date Submitted:** 07/26/2019

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

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

To not terminate Penn City Road with a cul-de-sac and to allow access from the stub street.

**Chapter 42 Section:** 42-134

**Chapter 42 Reference:**

42-134 (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turn around shall be extended in the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

### **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;**

Strict application of requiring a cul-de-sac at the stub of Penn City Road and denying access to the stub of Penn City Road would create an impractical development due to the existence of unusual physical characteristics. The subject site currently a 66-foot wide public right of way with a gated gravel driveway at the termination of the stub street. The right of way has not been accepted by Harris County. There are five property owners adjacent to Penn City Road. The total length of Penn City Road adjacent to property owned by TDWP TERMINALS 1 LLC, is approximately 5,300 feet comprised of mostly asphalt paving. The southernmost  $\pm$  540 feet of right of way is comprised of gravel. The  $\pm$  0.38 acre plat proposes to abandon  $\pm$  277 feet of gravel covered right of way. TDWP TERMINALS 1 LLC property is bound to the north by Missouri Pacific Railroad, to east by grade separated Beltway 8 which is currently under construction to double its width, to the south by the Houston Ship Channel and to the west by Penn City Road. Today, Penn City Road functions mainly as a driveway to the 5 adjoining property owners.

**(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 upon the physical characteristics adjacent to and surrounding Penn City Road. Penn City Road is not required to extend south due to the Houston Ship Channel and the current improvements within the Penn City Road would not improve access or circulation.

**(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 right of way will continue to function as it has for 110 years.

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

Penn City Road will continue to function as it has since its dedication in 1909. 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.**

Economic hardship is not the justification of the variance; the proposed plat will abandon 277 feet of unimproved right of way removing any burden on the public to maintain public right of way.



# Houston Planning Commission

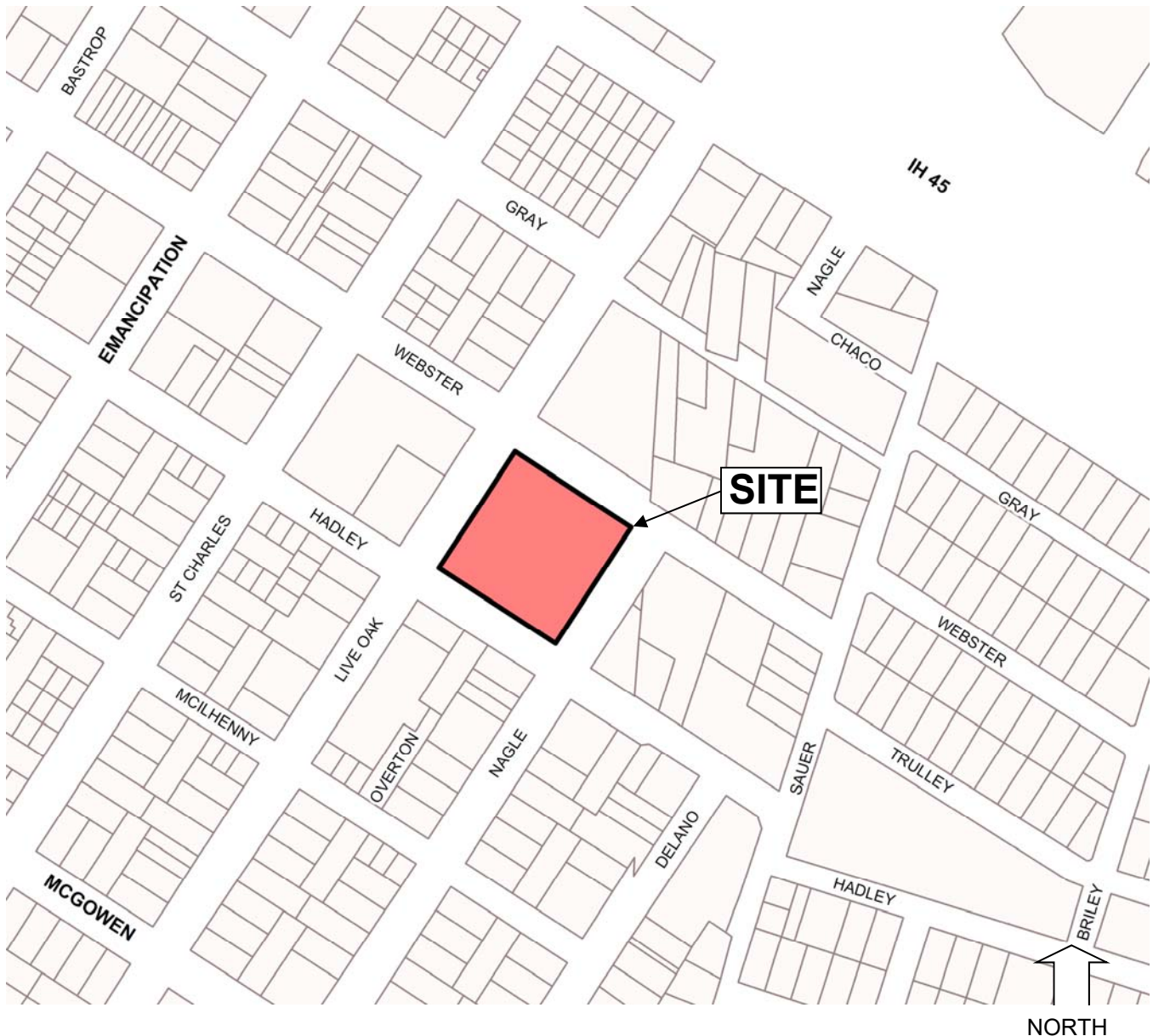
**ITEM: 124**

Planning and Development Department

Meeting Date: 08/22/2019

**Subdivision Name: PRH Preservation Hadley (DEF 1)**

**Applicant: Texas Engineering And Mapping Company**



**D – Variances**

**Site Location**

## Subdivision



# Houston Planning Commission

**ITEM: 124**

Planning and Development Department

Meeting Date: 08/22/2019

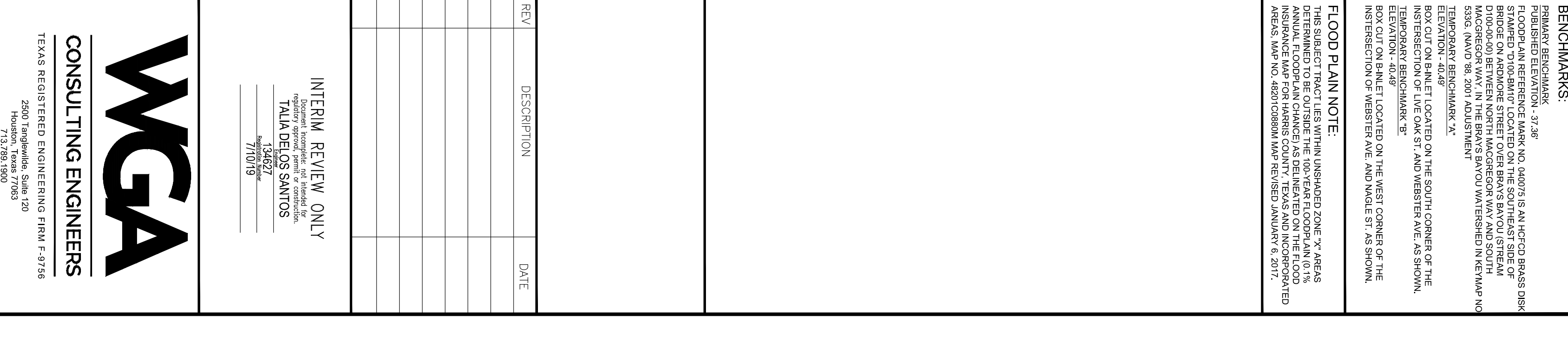
Subdivision Name: PRH Preservation Hadley (DEF 1)

Applicant: Texas Engineering And Mapping Company



**D – Variances**

**Aerial**

[illegible]

INTERIM REVIEW ONLY  
Document incomplete, not intended for  
regulatory approval, permit, or construction.  
TALIA DE LOS SANTOS  
134627  
Registration Number  
7/10/19



**CONSULTING ENGINEERS**

---

TEXAS REGISTERED ENGINEERING FIRM F-9756  
2500 Tanglewilde, Suite 120  
Houston, Texas 77063  
713.769.1900

PRH RESERVATION

## OVERALL SITE PLAN

SCALE	DESIGN	DRAWN
1" = 20'	RE	RE

SHEET

—







**Application Number:** 2019-1003

**Plat Name:** PRH Preservation Hadley

**Applicant:** Texas Engineering And Mapping Company

**Date Submitted:** 05/28/2019

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

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

To allow a 2.5 building line along Webster and 5' building lines along Nagel, Hadley and Love Oak Streets

**Chapter 42 Section:** 42-150

**Chapter 42 Reference:**

42-150 (d) Type of Street, Local streets; Tract Description, All others; Minimum Building Line Requirement; 10 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**

PRH Preservation, Inc. ("PRH") is a charitable organization and the owner of the subject property. The mission of PRH is to maintain and enhance existing buildings in Houston's Northern Third Ward to ensure long-term, safe, and affordable housing for its residents. This block currently consists of 19 wood-frame homes constructed between 1930 and 1950. These structures have been renovated with major updates for the health, welfare and safety of the occupants. PRH plans to add 10 additional homes with a similar style within the block. Due to the location of the existing homes being within 10-feet of the adjacent right-of-way, PRH requests a variance to provide the following reduced building lines: - Webster Avenue – 2.5-foot Building Line (the closest existing building is at 2.7 feet); - Nagle Street – 5-foot Building Line (the closest existing building is at 6.2 feet); - Hadley Avenue – 5-foot Building Line (the closest existing building is at 5.3 feet); and - Live Oak Street – 5-foot Building Line (the closest existing building is at 5.1 feet). A variance is needed to prevent the owner from an undue hardship from not complying with 10-foot building lines even though these homes have existed in this manner for many years. Additionally, only seven (7) homes are planned to be added in this block along the street right-of-ways. These homes are planned to be substantially in line with the existing homes to preserve the character of the block.

**(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;**

PRH did not create this situation as the character of these homes have been existing for many years, long before PRH purchased the property to further its charitable mission. The existing homes are located closer to the street rights-of-way than 10 feet. To the best of PRH's knowledge, the location of the existing homes pre-dates the Chapter 42 requirements of building lines for this area.

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

The low traffic volume on the streets that surround this block combined with the extra wide right-of-way widths of the streets (80 feet for Live Oak Street, Webster Avenue, and Nagle Street; and 65 feet for Hadley Avenue) mitigate the impact of reduced building lines. These local characteristics will preserve and maintain the intent and general purpose for building lines in this instance. Furthermore, this block is near the central business district (CBD) and is part of South Side Buffalo Bayou (SSBB). No building lines are required in the CBD within the SSBB.

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

The existing homes have existed for many years in this current location without any injurious impact to the public health, safety, or welfare of the area. The granting of this variance will have no impact.

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

The granting of this variance will acknowledge the grandfathered existing conditions of the homes on this block and will preserve the character of this community. This variance is not a product of economic hardship.





# 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:** PRH Preservation Hadley

**REFERENCE NUMBER:** 2019-1103

**PROJECT ADDRESS:** 2619 Hadley Street

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at **2619 Hadley Street**, south of Webster Street, east of Live Oak Street, north of Hadley Street, and west of Nagle 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.

**Texas Engineering and Mapping Company**, the applicant, has filed the request on behalf of **PRH Preservation, Inc.**, to allow 1) reduced building lines of 5' along Live Oak Street, Hadley Street, and Nagle Street and a reduced building line of 2.5' along Webster in lieu of the required 10' building line; and 2) reduced visibility triangles on all four block corners for a proposed multi-family site. Enclosed are copies of the variance requests, the proposed subdivision plat, and the proposed site plan 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, August 8th, 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 Ryan Moeckel with Texas Engineering and Mapping Company at 281-491-2525. 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.

# Houston Planning Commission

**ITEM: 125**

Planning and Development Department

Meeting Date: 08/22/2019

**Subdivision Name: Redimer Cypress Forest (DEF 1)**

**Applicant: Atkinson Engineers**



**D – Variances**

**Site Location**

# Houston Planning Commission

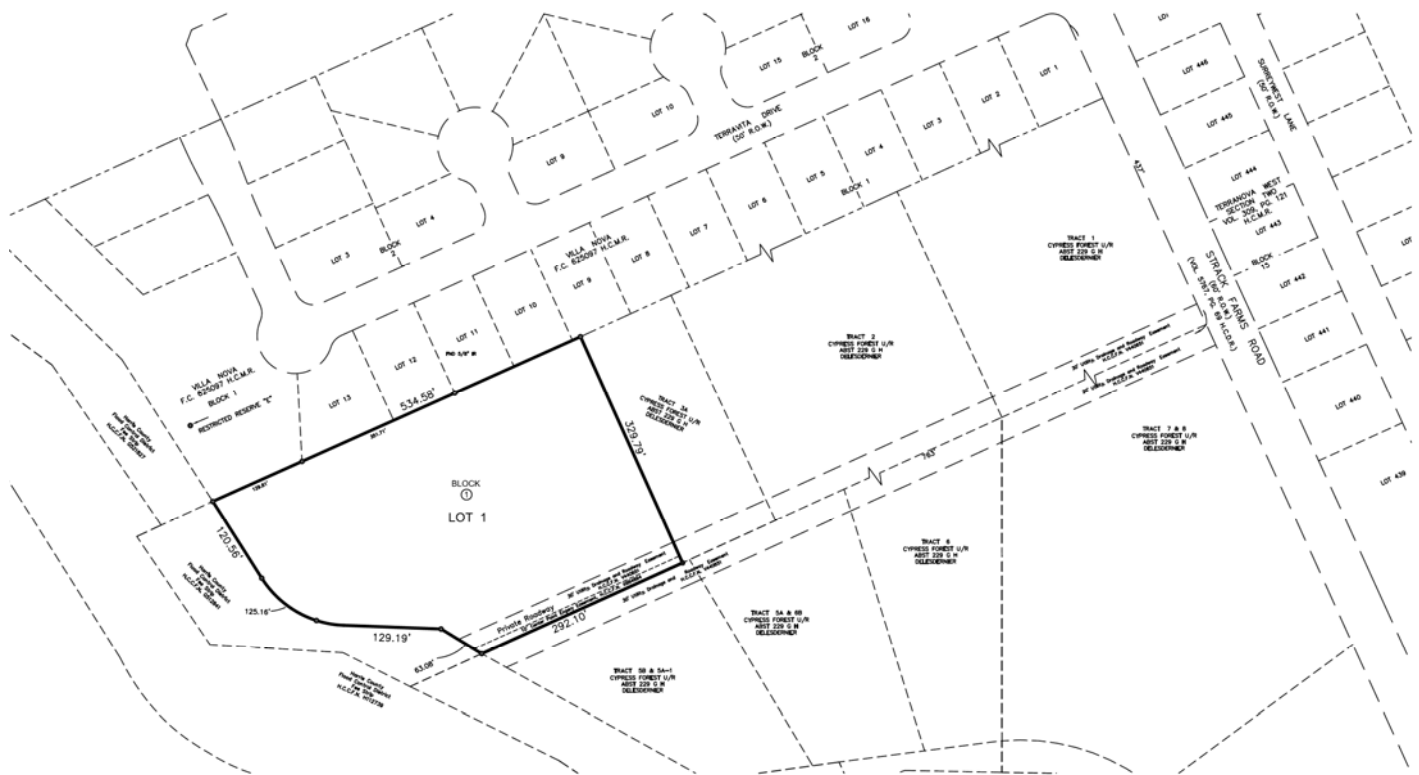
## ITEM: 125

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Redimer Cypress Forest (DEF 1)

Applicant: Atkinson Engineers



D – Variances

Subdivision



# Houston Planning Commission

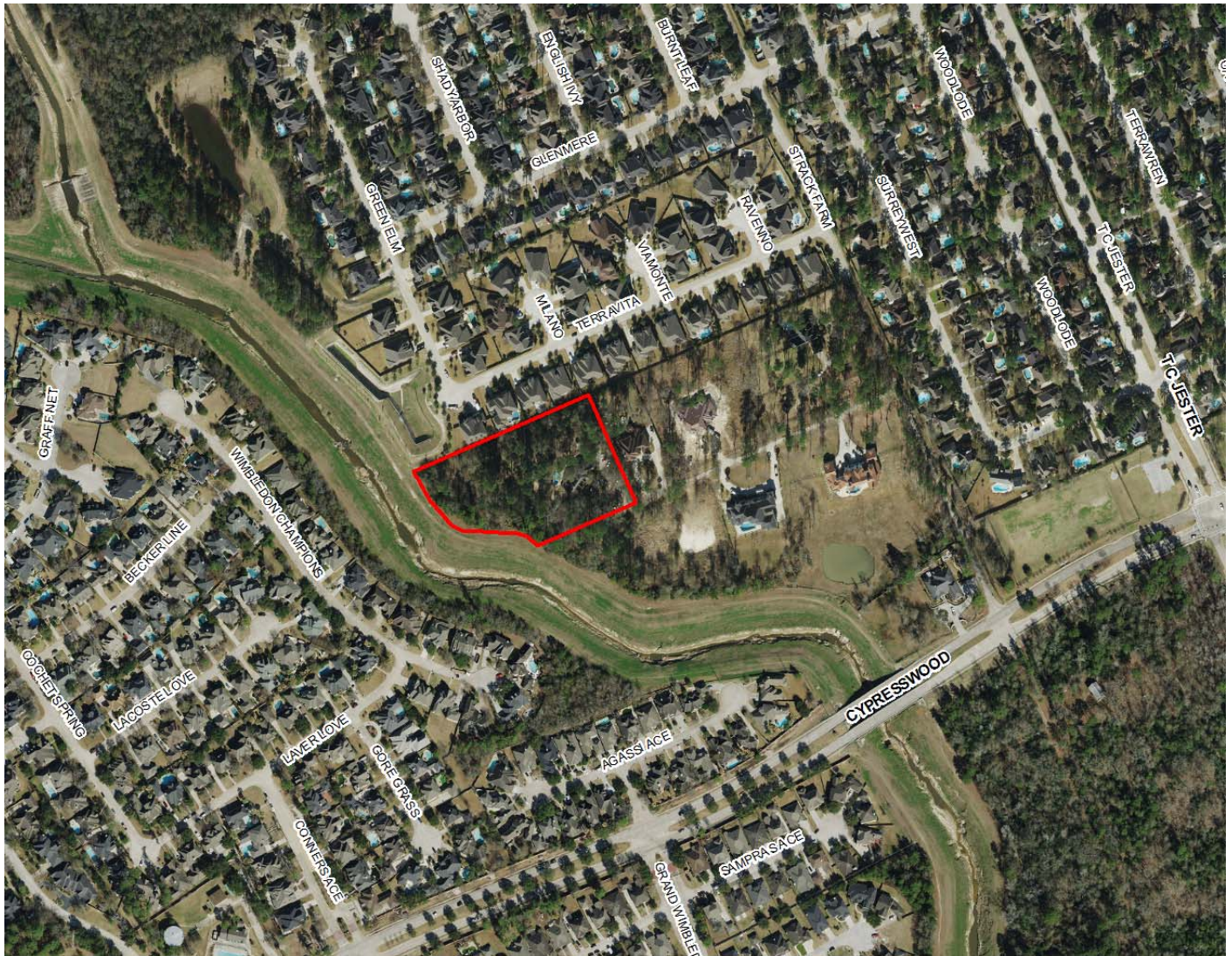
**ITEM: 125**

Planning and Development Department

Meeting Date: 08/22/2019

**Subdivision Name: Redimer Cypress Forest (DEF 1)**

**Applicant: Atkinson Engineers**



**D – Variances**

**Aerial**



NOTE:  
ACCORDING TO FEMA PANEL 48201C0245M DATED OCTOBER, 16, 2013 THIS TRACT  
OF LAND LIES IN THE FOLLOWING ZONE:

UNSHADED ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL  
CHANCE FLOODPLAIN.

SHADED ZONE "X" AREAS OF 0.2% AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH  
AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1  
SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE  
FLOODPLAIN.

ZONE AE THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD). ALSO KNOWN AS THE  
BASE FLOOD. IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR  
EXCEEDED IN ANY YEAR. THE AREA IS THE AREA  
SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD.

Legal Description  
3.4642 Acres

BEING 3.4642 acres of land in the George H. Delesdernier Survey, Abstract  
Number 229 Harris County, Texas, being the same tract of land described in  
Deed to Redmire as recorded under Harris County Clerk's File Number  
RP-2016-533598 of the Harris County Deed Records, and being more  
particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron rod with "WINDROSE" cap found for the  
southwest corner of Restricted Reserve "E" of that Villa Nova Subdivision as  
recorded in Film Code 625097 of the Harris County Map Records.

THENCE N 66°05'28" E along the common line between said south line of  
Villa Nova Subdivision and the north line of the herein described tract passing  
at 129.81 feet a found 5/8 inch iron rod with "HOVIS" cap for the southeast  
corner of said Restricted Reserve "E", passing at 351.71 feet a found 5/8 inch  
iron rod for the southeast corner of Lot 12, and the southwest corner for Lot  
11, and continuing in all 534.56 feet to a 5/8 inch iron rod with "WINDROSE"  
cap found marking the northeast corner of the herein described tract, and the  
northwest corner of a tract of land described in Deed to David & Beverly  
Flaming as recorded in Harris County Clerk's File Number 20070304686;

THENCE S 23°54'32" E 329.79 feet along the common line between said  
David & Beverly Flaming tract and the herein described tract to a mag nail  
with "ATKINSON 5897" shiner set for the southeast corner of the herein  
described tract, in the north line of a tract of land described in Deed to  
Hendricus & Olga Jelsma as recorded under Harris County Clerk's File  
Number RP-2017-213784 of the Harris County Deed Records, from which a  
found 5/8 inch iron rod with "HOVIS" cap bears N 71°26'07" W 0.86;

THENCE S 66°02'50" W 292.10 feet along the common line of said  
Hendricus & Olga Jelsma tract and the herein described tract to a found 3/4  
inch iron rod in the east line of a Harris County Flood Control District Fee  
Strip as recorded under Harris County File Clerk's Number C512841 of the  
Harris County Deed Records

THENCE N 58°21'48" W 63.08 feet along the common line of said Harris  
County Fee Strip, and the herein described tract to a found 3/4 inch iron rod;

THENCE N 87°30'32" W 129.19 feet along the common line of said Harris  
County Fee Strip, and the herein described tract to a found 3/4 inch iron rod  
marking the beginning of a curve to the right;

THENCE in a northeasterly direction along the arc of said curve to the right  
130.14 feet, having a radius of 135.00 feet, a central angle of 55°14'05" and a  
long chord of N 59°53'30" W, 125.16 feet to a 3/4 inch iron rod with  
"WINDROSE" cap found for corner;

THENCE N 32°16'27" W 120.56 to the PLACE OF BEGINNING.

Hendricus & Olga Jelsma  
H.C.C.F.N. RP-2017-213784

SCALE: 1"=40'

NOTE: ALL BEARINGS SHOWN HEREON ARE BASED  
ON GRID NORTH OF THE TEXAS COORDINATE  
SYSTEM, SOUTH CENTRAL ZONE 4204.  
MAD 1983 DATUM

BOUNDARY SURVEY OF  
3.4642 ACRES OF LAND IN THE  
GEORGE DELESDERNIER SURVEY,  
ABSTRACT NO 229, HARRIS COUNTY, TEXAS

Civil Engineers - Land Surveyors

ATKINSON  
ENGINEERS



DATE: 07-18-2018 SCALE: 1"=40' DRAWN BY: JB DMC NO. 3104

- LEGEND
- H.C.C.F.N. denotes HARRIS COUNTY CLERK'S FILE NUMBER
  - H.C.D.R. denotes HARRIS COUNTY DEED RECORDS
  - H.C.M.R. denotes HARRIS COUNTY MAP RECORDS
  - IP denotes iron pipe
  - IR denotes iron rod
  - RCOP denotes reinforced concrete pipe
  - denotes found and held for boundary
  - denotes monument found for boundary
  - denotes power pole
  - denotes overhead elec.
  - denotes underground telephone
  - denotes buried gas utility
  - denotes buried wire fence line
  - denotes chain link fence
  - denotes wood fence
  - denotes wrought iron fence

THIS SURVEY WAS PREPARED WITH THE ASSISTANCE OF A TITLE REPORT.  
OLD REPUBLIC NATIONAL TITLE OF NO H7076301 ISSUED ON NOVEMBER 16, 2017

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND,  
THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME  
OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO  
THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND  
SPECIFICATIONS FOR A CATEGORY 1A CONDITION III SURVEY.



**Application Number:** 2019-1204

**Plat Name:** Redimer Cypress Forest

**Applicant:** Atkinson Engineers

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

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

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

To allow a residential lot to take access from a recorded access easement.

**Chapter 42 Section:** 42-188

**Chapter 42 Reference:**

Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

### **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;**

The Lot Owner would not be able to meet the requirements of having a P.A.E and or a Public Street. to provided the needed access to his lot, as it would require the consent and participation of the adjoining lot owners to establish a record plat for development.

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

The variance requested is not of the Owner doing, the Owner is applying for a permit to update his current septic system and the in the process was informed by Harris County that he need to be in approved plat.

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

The Owner has prepared this plat for review by city and county and pending platting conditions to obtain approval. This Lot / Plat will not need any additional utility service and currently has access to a Public R.O.W. via the "Access Easements" to Cypresswood Drive. The current conditions on the ground can be considered and is being used as a "Paved Private Drive" to serve the all the exisiting lots.

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

Granting the variance will allow the Owner to apply for and obtain approval for a Septic System for his lot. The granting of the variance would not affect the adjoining property owners and or the existing condition for the surround area or communities.

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

Not granting the variance will limit the effectiveness of the current Septic System and would affect the quality of life for the Owner. Requiring the Sole Owner to try to meet Sec. 42-188(a).-Lot access to Streets, would be a nearly impossible task to meet the intent of the rules. Again, all the existing Tracts / Lot have a joint access to a Public Street – Cypresswood Drive. This condition has served the owner(s) and applying this rule would not improve the current conditions of access to each Tract / Residential Lot(s).

# Houston Planning Commission

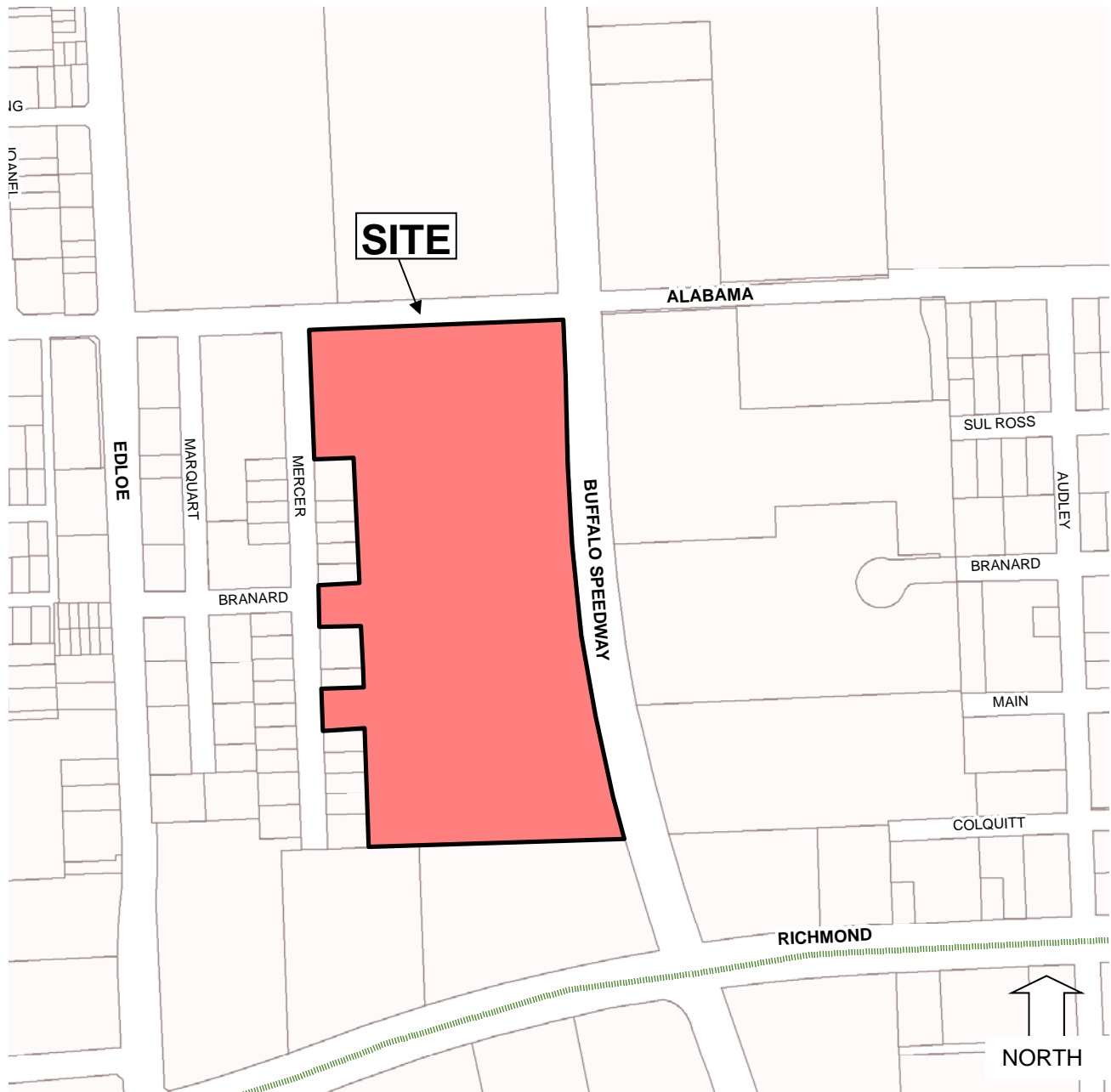
**ITEM: 126**

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: River Oaks Green (DEF 2)

Applicant: BGE, Inc.



**D – Variances**

**Site Location**

# Houston Planning Commission

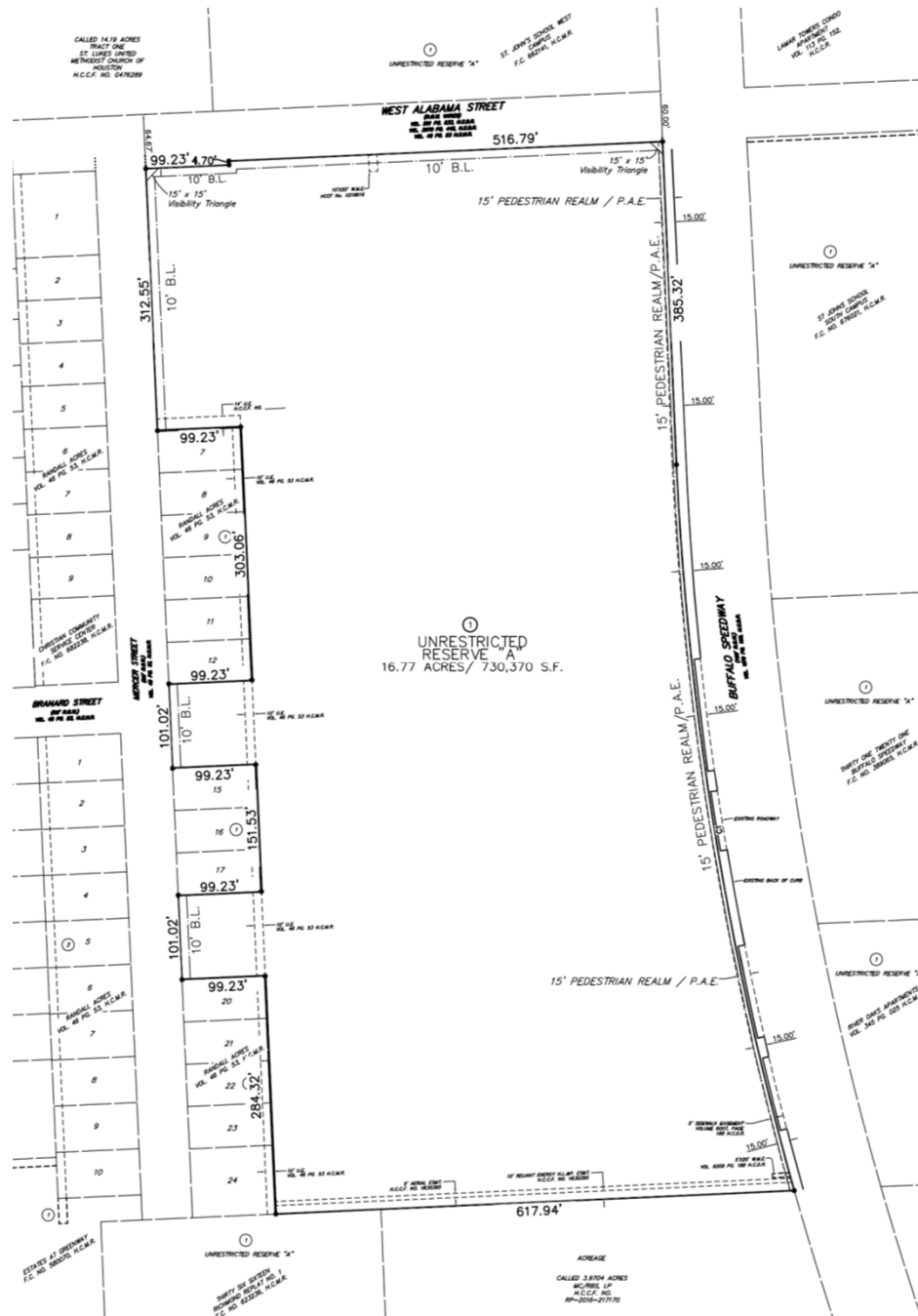
## ITEM: 126

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: River Oaks Green (DEF 2)

Applicant: BGE, Inc.



D – Variances

Subdivision



# Houston Planning Commission

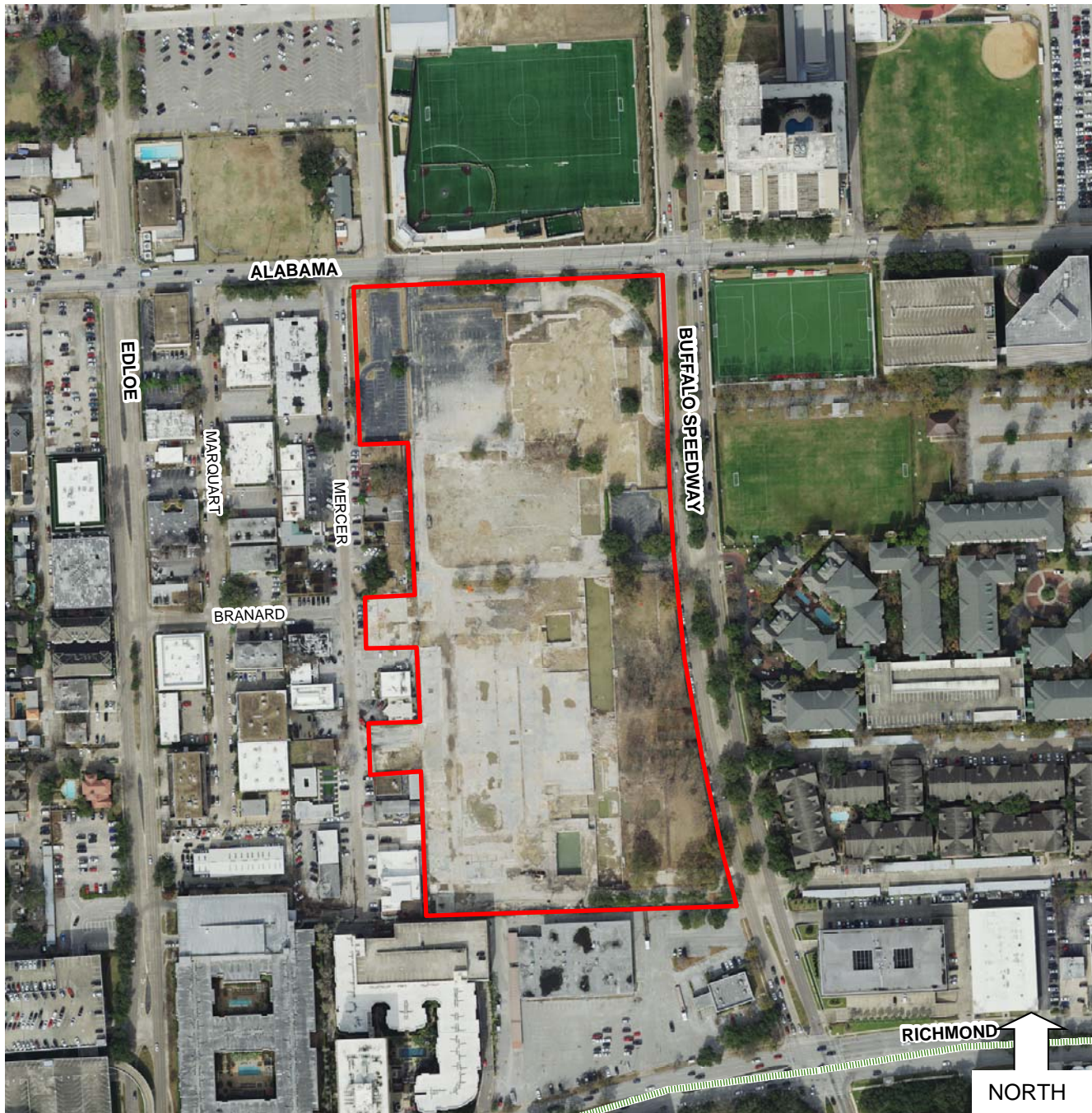
ITEM: 126

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: River Oaks Green (DEF 2)

Applicant: BGE, Inc.



D – Variances

Aerial



**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 and 10.5 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). The building lines established will be 9.5 feet for Parcel 1 and Parcel 3 (see exhibit) and then transitions to a 10.5 foot building line in front of Parcel 5 and Parcel 7 on the west side of Buffalo Speedway. 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

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

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.



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# Houston Planning Commission

## ITEM: 127

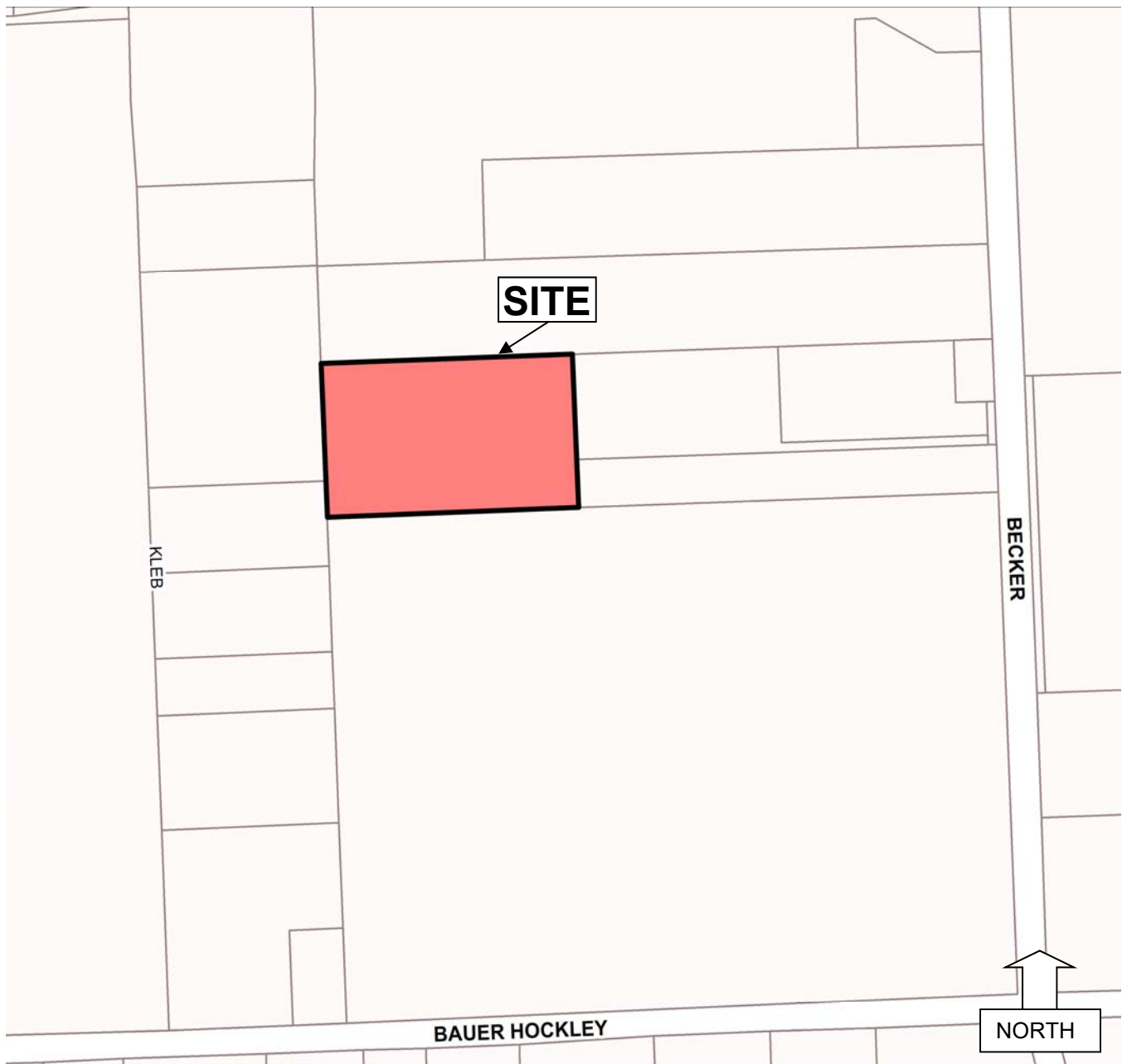
Planning and Development Department

Meeting Date: 08/22/2019

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Subdivision Name: Sanchez Addition on Becker Road

Applicant: PROSURV



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**D – Variances**

**Site Location**

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# Houston Planning Commission

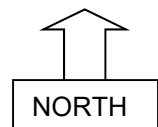
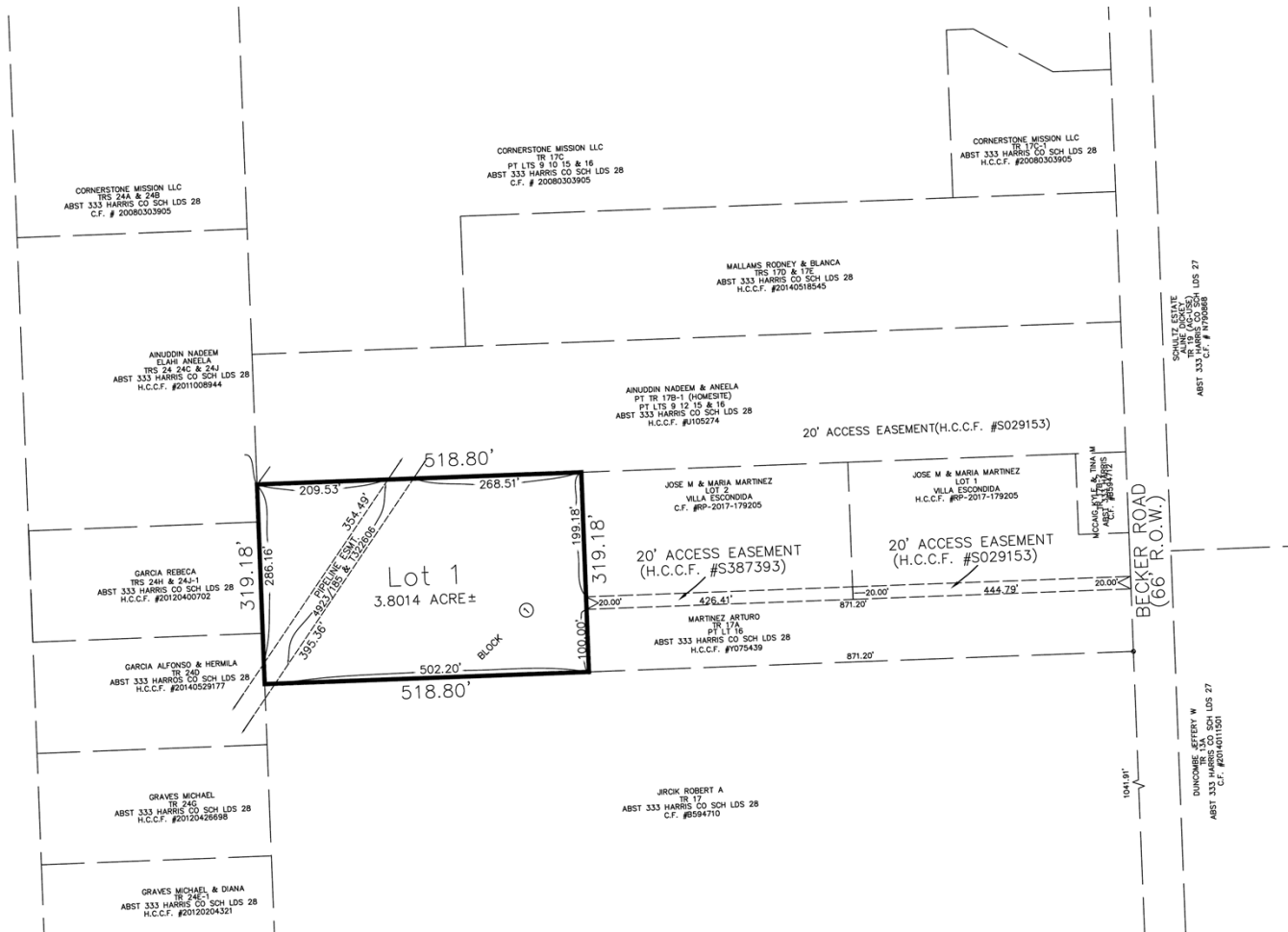
## ITEM: 127

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Sanchez Addition on Becker Road

Applicant: PROSURV



D – Variances

Subdivision

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# Houston Planning Commission **ITEM: 127**

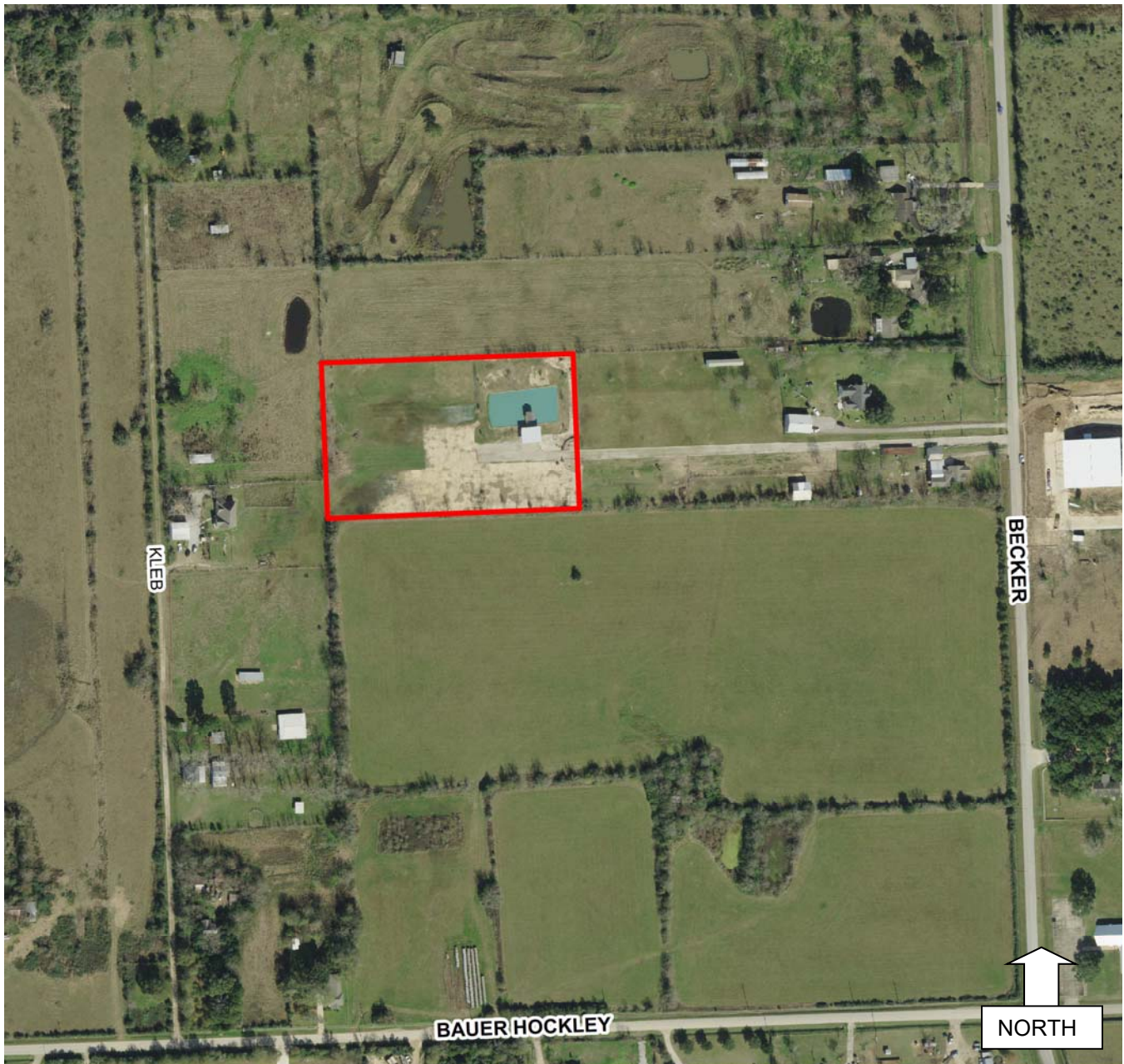
Planning and Development Department

Meeting Date: 08/22/2019

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Subdivision Name: Sanchez Addition on Becker Road d

Applicant: PROSURV




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**D – Variances**

**Aerial**

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DATE: 10-05-17	DRAWN BY: <b>SG</b> S&S MAG GROUP	PROJECT NAME:	PREPARED BY:		THIS IS A CONCEPT DRAWING MEANT TO AID THE CONSTRUCTION OF THE PROJECT. IT IS NOT A FINAL DESIGN. THE EXISTENCE OF THIS DRAWING DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER SHALL ASSUME ALL LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR. ALL INFORMATION MUST BE VERIFIED BY THE USER PRIOR TO ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
		PROPOSED SITE PLAN	CURTIS DUMAS-F10344		
DATE:	PROJECT NO.:	PROJECT TITLE:			
		2-STORY RESIDENTIAL			
		SIZE: LOCATION			
		D 18211 BECKER ROAD, HOCKLEY, TEXAS, 77447			
		SCALE: 1/32"=1'	CLIENT: JAIME AND ESTHER SANCHEZ		



**Application Number:** 2019-1445

**Plat Name:** Sanchez Addition on Becker Road

**Applicant:** PROSURV

**Date Submitted:** 08/12/2019

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

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

A variance is being sought to not be required to extend a street through the subject property nor be required to pay for a street installation through subject property

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

42-128 – Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare 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 subject property is a 3.8014 acre tract of land located in the City of Houston ETJ area. This is a rural area consisting primarily of acreage tracts of land. The property is located approximately 1,400 feet North of Bauer Hockley Road. If a street were required to go North through the subject property it would need to be extended through a Large Acreage Tract to the South of Subject Property. If a collector street were required to go through this property it would disrupt the occupation in this rural area of Northwest Harris County.

**(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;**

No, the application for a variance is not due to a hardship created by the applicant. By granting the variance, this will allow the property owner to use the full amount of land they originally purchased. This would not disrupt the current typical land use and surrounding adjoining lands by adding a collector street through existing structures of tracts of land adjoining the property.

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

Yes, the area of Harris County is not a high traffic and density area where a collector street would benefit traffic flow.

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

No, the variance will not be injurious to the public. The property owner is platting the subject property into one Lot and not multiple lots. The development proposed should not increase traffic or density in the area which would necessitate a collector street

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

No, economic hardship is not the sole justification of the variance. By allowing the variance to be granted of not adding a collector street this will allow the subject property and adjoining already improved tracts to not be impacted.





**Application Number:** 2019-1445

**Plat Name:** Sanchez Addition on Becker Road

**Applicant:** PROSURV

**Date Submitted:** 08/12/2019

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

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

Specific variance is being sought and extent to allow drive access to be taken from a 20 foot road access easement instead of a 60 foot road frontage.

**Chapter 42 Section: 42-188 (a)**

**Chapter 42 Reference:**

Each Lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

### **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 subject property is comprised of a unplatted piece of land owned that has no road frontage on Becker Road. It was divided years ago from a larger piece of land with a 20 foot access easement being the only way to get ingress and egress to the property. The property has been in the current configuration for over 20 years. In order to build on the property, the property owner must now plat the property to obtain a permit. With only having a 20 foot access easement by deed, the property owner will not be able to build upon this property without obtaining a variance to the road frontage requirement.

**(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;**

No, the application for a variance is not due to a hardship created by the applicant. No hardship created or imposed by the applicant is used as a basis to support the request for this variance. The land being platted has no road frontage on Becker Road. The only means of access is through a 20 foot access easement that was included in the deed when the property was originally divided. Variance request is based on the condition of the property as it was sold to the current owner.

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

Yes. The applicant seeks to keep the property in current configuration as it was purchased. The Property owner desires to build on the property at some point in the future and will need to have it platted in order to obtain a permit.

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

No, the variance will not be injurious to the public health, safety or welfare. The goal of obtaining the variance is to keep property in current configuration as it was purchased.

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

No, economic hardship is not the sole justification of the variance. The Property owner desires to build on the property at some point in the future and will need to have it platted in order to obtain a permit. The only means of access to the property does not meet the requirement for road frontage and without the variance being obtained, the land will not be usable.

# Houston Planning Commission

ITEM: 128

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Towne Lake Sec 55 (DEF 1)

Applicant: EHRA



E – Special Exceptions

Site Location

# Houston Planning Commission

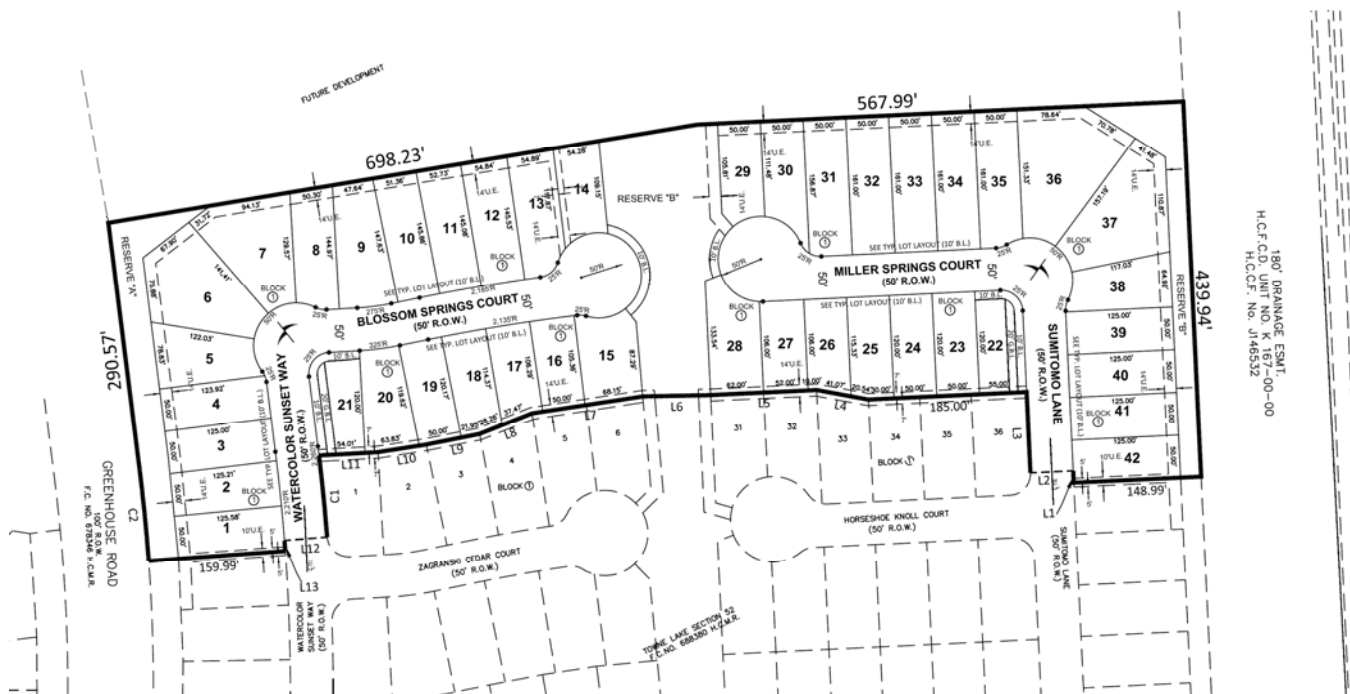
## ITEM: 128

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Towne Lake Sec 55 (DEF 1)

Applicant: EHRA



E – Special Exceptions

Subdivision



# Houston Planning Commission

ITEM: 128

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Towne Lake Sec 55 (DEF 1)

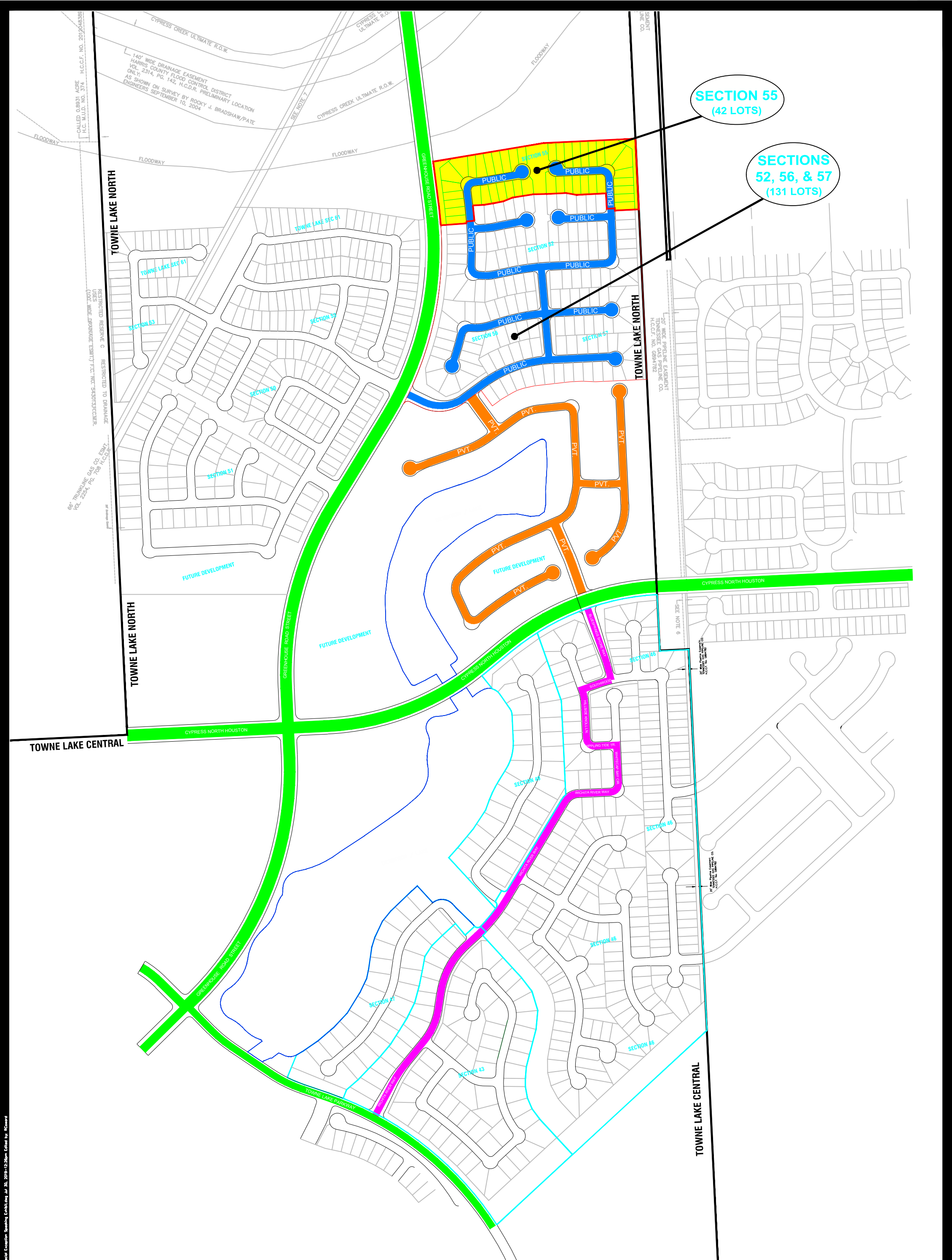
Applicant: EHRA



E – Special Exceptions

Aerial





# Towne Lake Sec 55 Special Exception Exhibit

A 632± Acre Community located in Harris County, Texas.

JULY, 2019



Environmental Health Resources Agency  
10655 WESTOFFICE DRIVE  
HOUSTON, TEXAS 77042  
713.784.4300  
WWW.EHRA.ORG  
TREC No. F-726  
TBPIS No. 10092800

EHRA JOB NO.  
061-059-55

No warranty or representation of intended use, design, or construction is made herein. All plans to be used for facilities are subject to change without notice.





## SPECIAL EXCEPTION Request Information Form

**Application Number:** 2019-1402

**Plat Name:** Towne Lake Sec 55

**Applicant:** EHRA

**Date Submitted:** 07/29/2019

**(Sec. 42-48 and Sec. 42-82)**

**Specific requirement for which the special exception is being sought:**

A Special Exception is requested to allow 173 lots on a single point of access.

**Chapter 42 Section:** 42-189

**Chapter 42 Reference:**

Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

### Statement of Facts

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

The Towne Lake North GP (2019-0751) received a variance to create private streets as a deterrent to cut-through traffic between Cypress North Houston Road and Greenhouse Road. As a result, previously planned single family residential lots in Towne Lake sections 52, 56, 57, and now section 55 have a single point of access to Greenhouse Road via Country Shores Lane. While section 55 has only 42 lots, the combination of previously platted sections 52, 56, and 57 brings the total number of lots taking access via Country Shores Lane to 173. There are only two options to provide a second point of connectivity for the combined sections, neither of which are consistent with Chapter 42 design standards. First, connecting a second point of access to Cypress North Houston Road is not possible since there is an existing intersection at Bluesprings Shore Way which must be met. There is not sufficient frontage on Cypress North Houston Road to create both a private street entry and a public second point of access and still meet the 600' minimum intersection spacing. Additionally, such a connection would contradict the variance which was received earlier this year to eliminate cut-through traffic by creating private streets. The second option would be to create a new connection to Greenhouse Road directly from section 55. This would be inconsistent with the street hierarchy established by Chapter 42 which seeks to minimize the connections to major thoroughfares in order to enhance safety and improve traffic flow. Typically, in master planned communities, including Towne Lake, vehicular traffic from individual development sections exits local street patterns onto collector streets which then distribute concentrated traffic to major thoroughfares at signalized intersections. Since Greenhouse Road essentially bisects this portion of the Towne Lake GP, there is a variation of only 1,000 to 1,800 feet of distance from Greenhouse Road to the east and west property boundaries. This distance precluded the establishment of collector streets to gather local traffic. Instead, we minimized connections to Greenhouse Road, designed longer local street entries and tapered the ROW at the Greenhouse Road intersection to create turn lanes and allow 500' of deceleration when entering the community. Adding a new intersection at Greenhouse Road from section 55 would in essence be treating Greenhouse as a collector from a design standpoint, but reality is that it is a major thoroughfare with higher speed limits and more traffic volumes. Creating a second point of access to Greenhouse Road compromises the safety of the section 55 local streets and is thus inconsistent with Chapter 42 standards.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The Towne Lake master planned community has routinely demonstrated a commitment to good design and makes resident safety one of many priorities. In receiving the recent GP variance, the developer sought to alleviate current resident concerns about cut-through traffic. The conversion to private streets north of Cypress North Houston Road addresses this issue, however the required second point of connectivity was effectively removed for all future sections in this portion of the Towne Lake North GP. The existing street geometry of Winding Willow Oak Way provides safe ingress and egress from sections 52, 55, 56 and 57. Vehicular traffic exiting from these sections have turn lanes each direction on Greenhouse while traffic coming from Greenhouse Road into the community has 500' of deceleration lane. The daily traffic generated by the additional 23 lots will not adversely impact this intersection because of its paving layout. Though

it is a local street, Winding Willow Oak Way functions as a collector street at its intersection with Greenhouse Road thus achieving a similar result as intended in Chapter 42.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The additional 23 lots is 15% over Chapter 42 standards which is not an unreasonable modification since it remains under the 33% Special Exception standard.

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

Chapter 42 sets a reasonable 150 lot threshold that prevents extreme numbers of vehicles from accessing and clogging local street intersections. This special exception request does not add an unreasonable number of vehicle trips to Winding Willow Oak Way which is designed with dual turn lanes and a deceleration lane into the community at Greenhouse Road, thus the intent of the Chapter will be maintained.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

Public health, safety and welfare will not be affected by granting the special exception since the increase in local street traffic is addressed by the layout of the Greenhouse Road at Winding Willow Oak Way intersection. Additionally, section 55 is the final addition of streets and lots in this portion of the Towne Lake GP. No additional lots can ever be constructed off of the Winding Willow Oak Way access point.

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# Houston Planning Commission

## ITEM: 129

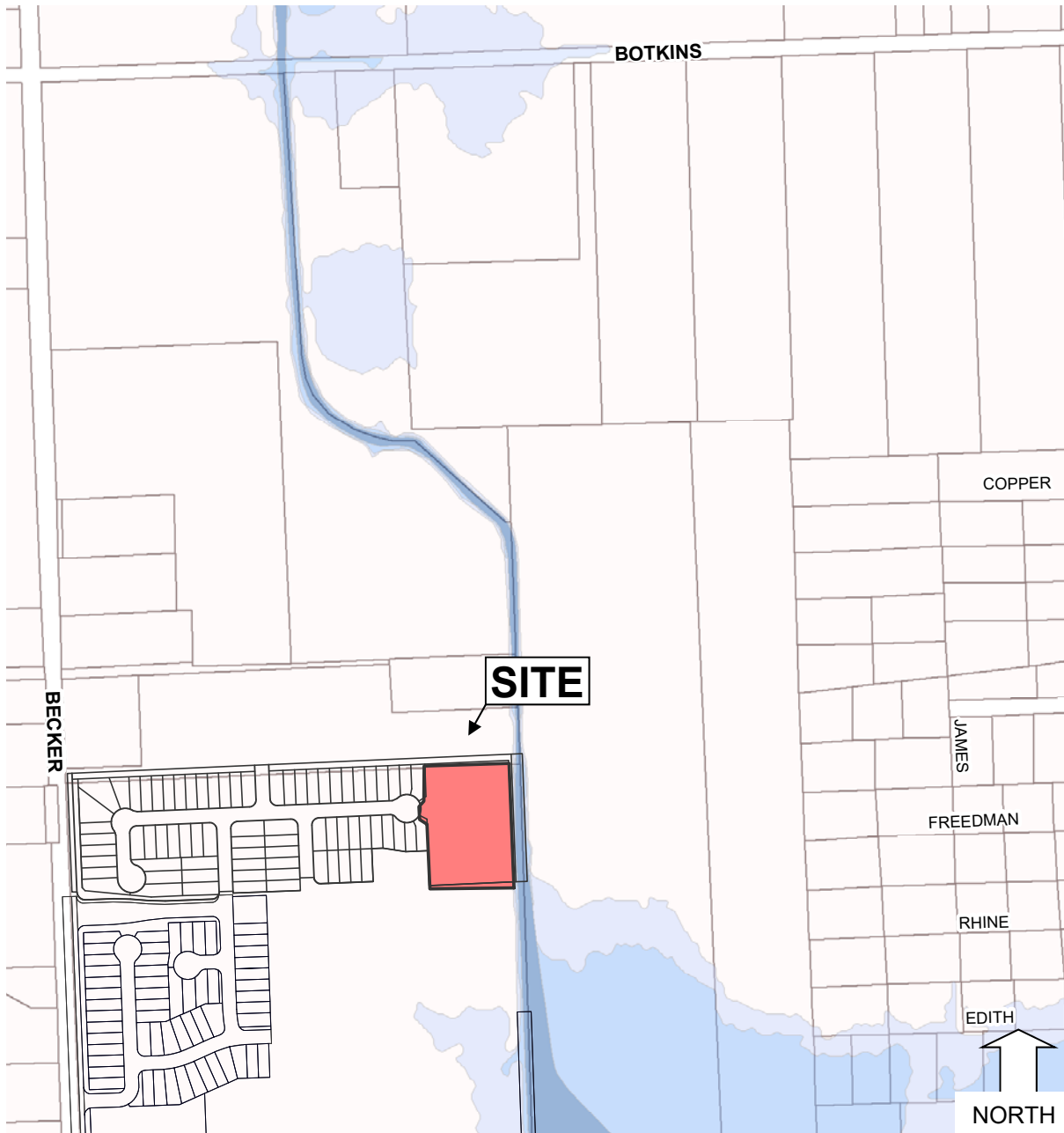
Planning and Development Department

Meeting Date: 08/22/2019

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**Subdivision Name: Becker Meadows Wastewater Treatment Plant**

**Applicant: Friendswood Development Company**



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**F- Reconsideration of Requirements**

**Site Location**

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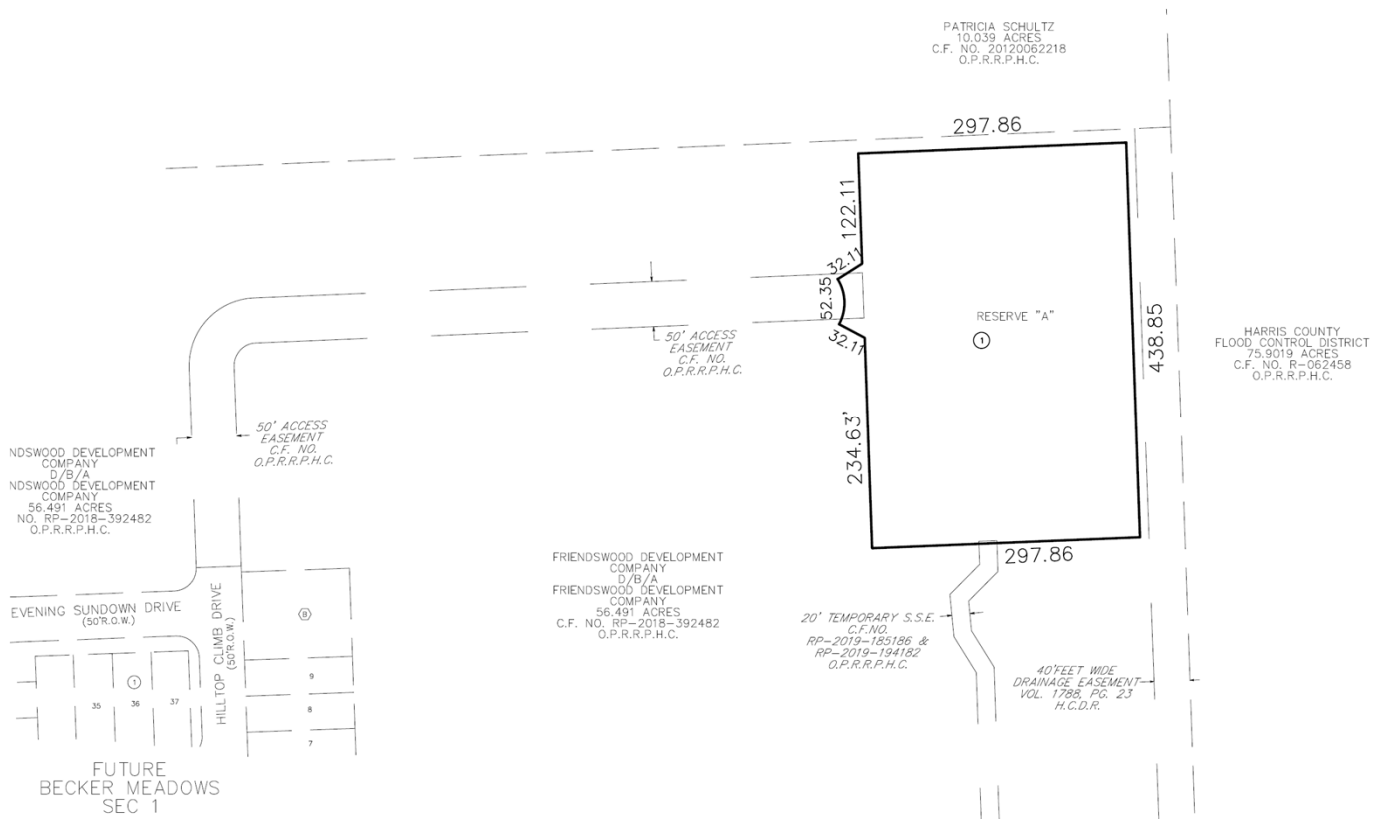
# Houston Planning Commission ITEM: 129

Planning and Development Department

Meeting Date: 08/22/2019

Subdivision Name: Becker Meadows Wastewater Treatment Plant

Applicant: Friendswood Development Company



F- Reconsideration of Requirements

Subdivision

---

# Houston Planning Commission

## ITEM: 129

Planning and Development Department

Meeting Date: 08/22/2019

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**Subdivision Name: Becker Meadows Wastewater Treatment Plant**

**Applicant: Friendswood Development Company**



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**F- Reconsideration of Requirements**

**Aerial**

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**Application Number:** 2019-1430

**Plat Name:** Becker Meadows Wastewater Treatment Plant

**Applicant:** Costello, Inc.

**Date Submitted:** 08/09/2019

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

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

To provide access to the wastewater treatment plant by an 50' access easement.

**Chapter 42 Section:** 190

**Chapter 42 Reference:**

Sec. 42-190. Tracts for non-single-family use-- Reserves. Restricted reserve-- Wastewater treatment, water production, or water repressurization 5,000 sq. ft. public street or type 1 permanent access easement

### **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**

Due to the character of the land for the 55.3 acres development (Becker Meadows, reference General Plan, Plat Application No. 2019-1060), there is limited frontage adjacent to existing public right-of-ways. Owner does have access to Becker Road (public right-of-way). It is the owner's intent to access the Wastewater Treatment plant through Becker Meadows Sec 1 and by dedicating a temporary 50' access easement to the Wastewater Treatment plant. Owner will construct an all-weather road from Becker Meadows Sec 1 to only serve the Wastewater Treatment plant. The temporary 50' access easement and all-weather road are only a temporary or interim condition to serve just the Wastewater Treatment plant. Once, owner develops single family residential for future Becker Meadows Sec 4, this will serve as the "trigger" to dedicate a 50' wide public road right-of-way by subdivision plat to construct a permanent street, and terminate the temporary 50' access easement. This fulfills the ultimate condition of serving the Wastewater Treatment plant. Granting of a variance will allow owner to fulfill interim conditions for development within this subdivision.

**(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;**

N/A

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

The requested variance is not a result of hardship, but simply an allowance for the timely development of public roads and right-of-ways as development necessitates. A temporary access easement and all-weather road to serve only a Wastewater Treatment plant is sufficient. A public right-of-way and permanent street will not be necessary, until development occurs within this subdivision.

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

A temporary access easement and all-weather road will generally preserve the intent of the Chapter 42, Section 190 requirements. The temporary access easement and all weather road are only an interim or temporary condition to serve just the Wastewater Treatment Plant. In the interim, there is no reason to provide access to the public to the Wastewater Treatment Plant. The current General Plan (2019-1060) submitted to Planning Staff supports the ultimate dedication of a public right-of-ways through Becker Meadows Sections 1 and 4. Once, development commences for Becker Meadows Sec 4, this will necessitate the construction of a permanent road and dedication of a public right-of-way to meet the full requirements of Chapter 42, Section 42-190.

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

The granting of this variance will in no way be injurious to the public health, safety or welfare. In fact, in the interim it would be best to limit public access to the Wastewater Treatment Plant. The public has no reason to travel down a road that dead ends at the Wastewater Treatment Plant. The temporary 50' access easement can limit public access to the Wastewater Treatment Plant until development occurs at which time the owner will dedicate and construct a permanent road which will serve the Wastewater Treatment plant and public.

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

Economic hardship is not the sole justification for this variance. In fact, the owner will not save any expense. The only difference is that the owner will be given latitude to dedicate right-of-way and build a permanent street as development necessitates. This allows the owner to defer costs, until the need arises to dedicate and build a permanent street to serve other development besides just the Wastewater Treatment plant.



## 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		
The Interfield Group	Mary Villareal	713-780-0909	mvillareal@interfield.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5630 Reamer Street	19070266	77096	5154	531S	C

HCAD ACCOUNT NUMBER(S):	0953980000001
PROPERTY LEGAL DESCRIPTION:	Lot 1, Block 8 of Maplewood North Sec 1
PROPERTY OWNER OF RECORD:	Paul & Susan Brokhin
ACREAGE (SQUARE FEET):	0.220 (9,600 SF)
WIDTH OF RIGHTS-OF-WAY:	Pontiac Drive (60') and Reamer Street (60')
EXISTING PAVING SECTION(S):	Pontiac Drive (27.9') and reamer Street (28')
OFF-STREET PARKING REQUIREMENT:	Two
OFF-STREET PARKING PROVIDED:	Two
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Residence
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	5320 SF 2-story single family residence

**PURPOSE OF VARIANCE REQUEST:** To allow a 10' garage building line along Pontiac Drive in lieu of the required 20' garage building line

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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### CHAPTER 42 REFERENCE(S):

#### Sec. 42-156. - Building line requirement - Collector and Local Streets

(c) 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.

## APPLICANT'S STATEMENT OF FACTS

### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Variance is being requested so that proposed two-story single family residence may be constructed on the 10' building line, as original residence and as created by the original plat, instead of a 20' building line required by Ordinance.

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*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 residence will be located at 5630 Reamer, southwesterly of Cheltenham Drive, west of Mullins Drive, easterly of Pontiac Drive and northerly of Reamer Drive.

Subject property is a corner lot out of Maplewood North Sec One subdivision, filed in 1961. The plat of Maplewood North Sec One created a 10' building line along Pontiac Drive and 25' building line along Reamer Drive. The original residence was built in 1964, with the garage at the 10' building line. There are currently several homes along Pontiac Drive which also appear to be built on the original 10' building line.

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## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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Please note the following:

- a) The near vicinity of subject property is substantially residential and well developed.
- b) Reamer is only one Lot in length, at intersection with Pontiac Drive. Pontiac Drive terminates at its intersection with N Braeswood Blvd.
- c) Pontiac Drive is currently a 60' right-of-way, with a 27.9' pavement section. It does not appear that Pontiac Drive would require widening in the near future.
- d) The distance from Pontiac back of curb, to proposed garage opening, is approximately 26.6'.
- e) Plans for proposed residence have been approved by the neighborhood association and comply with building lines shown on the face of the original plat. According to the plat of Maplewood North Section One, property is subject to a 25' building line along Reamer Street and 10' building line along Pontiac Drive, as well as a 5' utility easements along with 5'x20' aerial easements along the northly and easterly property lines which further limit the buildable area of the lot.
- f) Rotating garage to front on Reamer would conflict with the location of existing trees.
- g) Owners purchased a larger lot to have a backyard for children to play, and would not like a driveway taking up the space.
- h) Rotating garage to front on Reamer would conflict with the location of existing trees.
- i) A variance was recently approved (3 homes north) for a 10' building line.

**(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, and to allow proposed home to be constructed on the building line designated by plat and deed restriction.

**(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. Granting the variance will help preserve the prevailing 10' building line along Pontiac Drive
- b. Yards between right-of-way line and residence will be landscaped and will preserve and enhance the general character of the block face.
- c. A 5' unobstructed sidewalk will be constructed along Pontiac Drive
- d. 3" caliper trees will be added along Pontiac Drive

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# 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;**

The granting of the variance will not be injurious to the public health, safety or welfare. New residence will enhance the existing block face, enhance walkability along Pontiac, without 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 existing and nearby prevailing conditions.

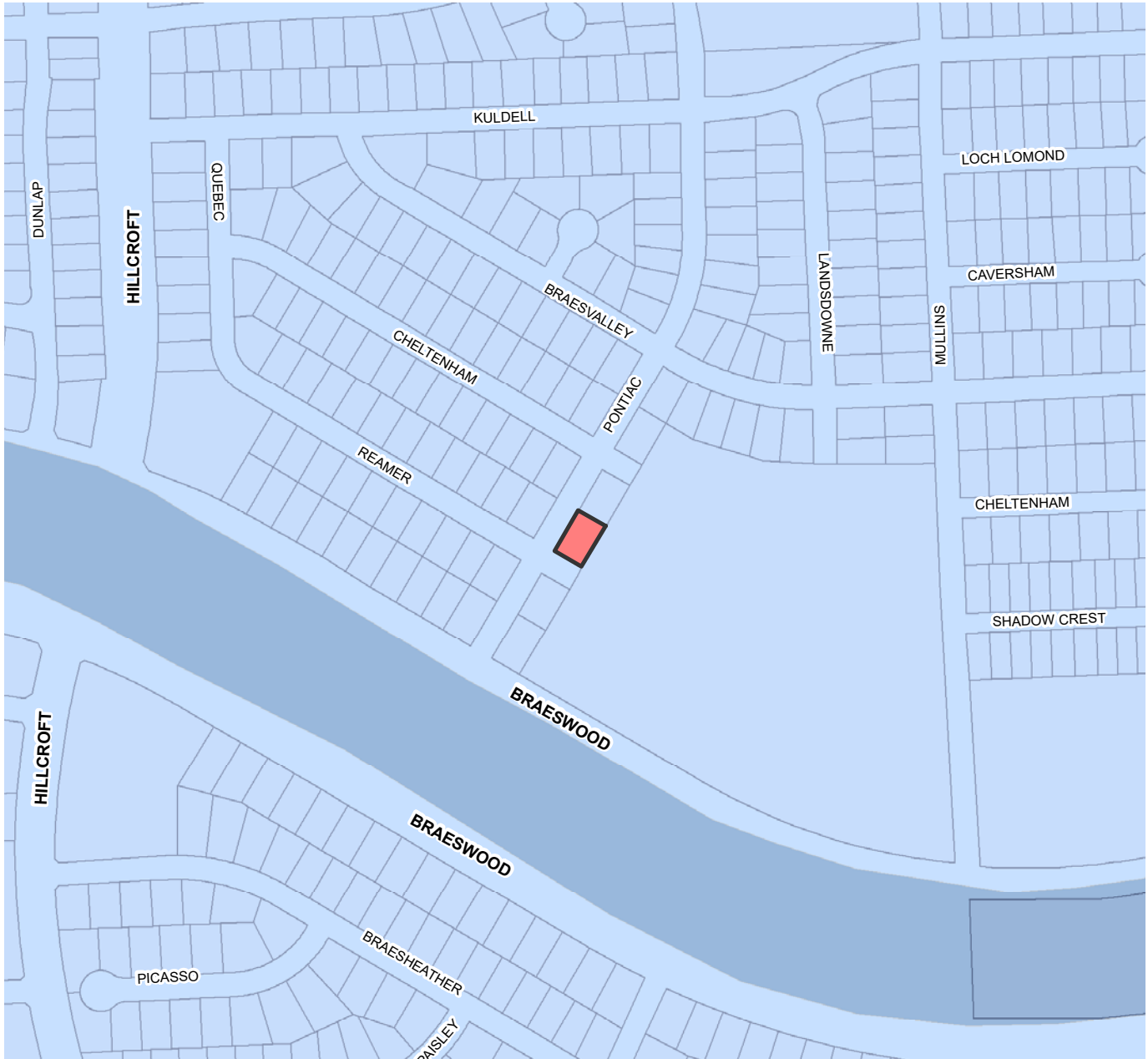
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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 140**

Meeting Date: 8/22/19

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE





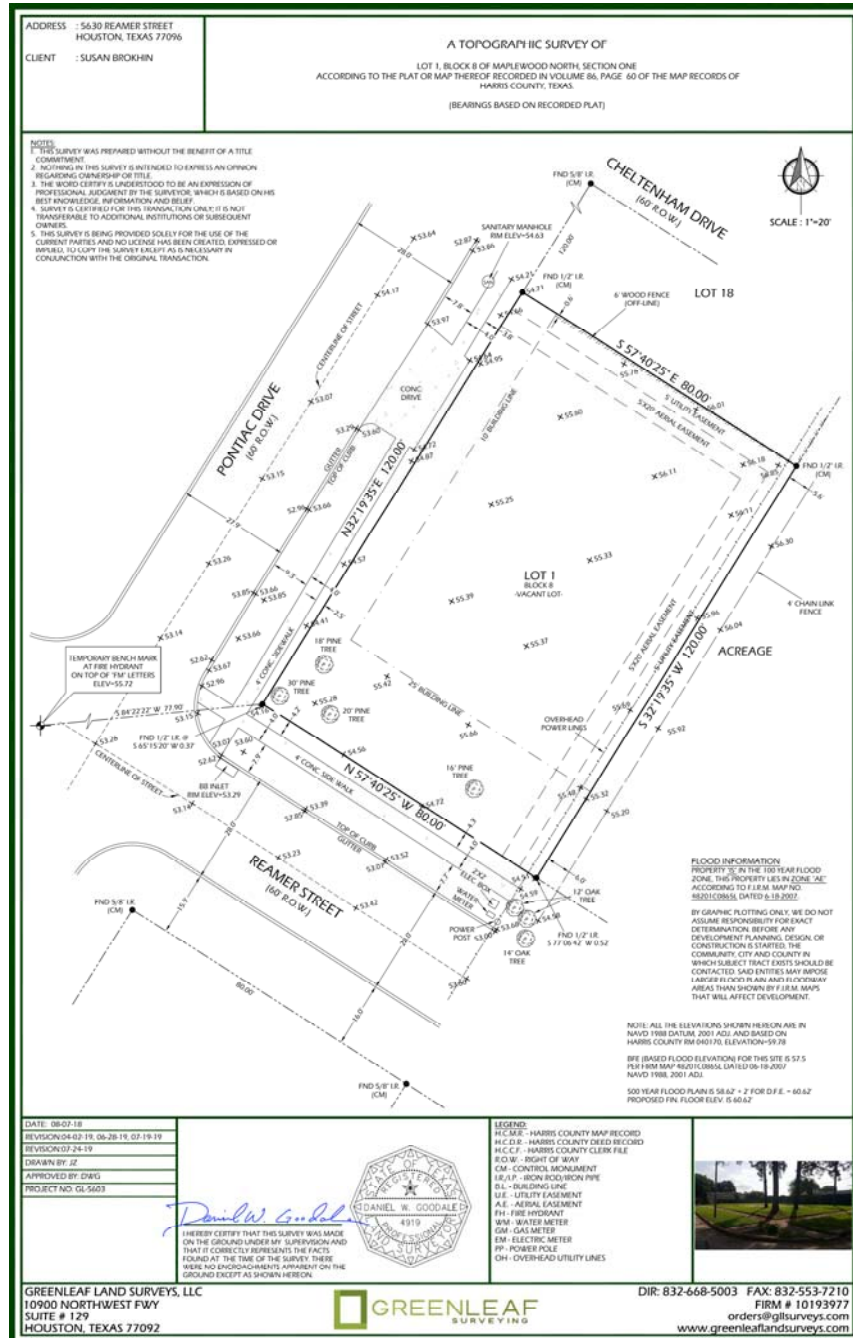
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DEPARTMENT

## Houston Planning Commission

**ITEM: 140**

Meeting Date: 8/22/19

### Survey



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Site Plan



# 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).

<b>APPLICANT COMPANY</b>	<b>CONTACT PERSON</b>	<b>PHONE NUMBER</b>	<b>EMAIL ADDRESS</b>		
JRP COMPANY	JENIFER POOL	832-594-8420	JRPCOM@AOL.COM		
<b>PROPERTY ADDRESS</b>	<b>FILE NUMBER</b>	<b>ZIP CODE</b>	<b>LAMBERT</b>	<b>KEY MAP</b>	<b>DISTRICT</b>
4002 Silverwood Drive	19072337	77025	5253A	532S	K
<b>HCAD ACCOUNT NUMBER(S):</b>		0805790000023			
<b>PROPERTY LEGAL DESCRIPTION:</b>		BLOCK 5 LOT 23 WESTWOOD SEC 5			
<b>PROPERTY OWNER OF RECORD:</b>		VESTALIA LTD			
<b>ACREAGE (SQUARE FEET):</b>		8,760			
<b>WIDTH OF RIGHTS-OF-WAY:</b>		SILVERWOOD DRIVE 60'; STELLA LINK RD 100' (Divided Roadway)			
<b>EXISTING PAVING SECTION(S):</b>		SILVERWOOD DRIVE 35'; STELLA LINK ROAD 60' (Divided Roadway)			
<b>OFF-STREET PARKING REQUIREMENT:</b>		2			
<b>OFF-STREET PARKING PROVIDED:</b>		2			
<b>LANDSCAPING REQUIREMENTS:</b>		Complies			
<b>LANDSCAPING PROVIDED:</b>		Complies			
<b>EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:</b>		Vacant			
<b>PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:</b>		4,345 SF 2-story single family residence			

**PURPOSE OF VARIANCE REQUEST:** To allow 10' building line along Stella Link Rd, a major thoroughfare in lieu of the required 25' building line

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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### CHAPTER 42 REFERENCE(S):

**Sec. 42-152. (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

## APPLICANT'S STATEMENT OF FACTS

### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies property as Block 5 Lot 23 Westwood Sec 5 located at 4002 Silverwood Drive. Property is currently vacant; however, a house of 2,482 sf was removed, and was built on the 10' building line along Stella Link Road per original Westwood Sec 5 plat of June 1953. This is a well-developed area and most of the houses that abut Stella Link Road are built using the 10' building line along Stella Link Road.

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*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 currently is vacant having removed a single-family home that has been there since 1953. Requiring a 25' building line for the Stella Link Road portion of the property would create an undue hardship in that there is a 25' building line on Silverwood Drive and this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably build using the larger building line along Stella Link Road.

- (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;**

Requiring a 25' building line per Sec. 42-152 (a) along Stella Link Road in lieu of the 10' building line per subdivision plat of June 1953, would create an undue hardship in conjunction with the 25' building line on Silverwood Drive. The 10' building line per subdivision plat of June 1953, would fulfill the intent of Chapter 42.

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## 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;**

(42-152) The property was originally sized and platted in June 1953 with 10' building line setback along Stella Link Road. The imposition of 25' building setback along Stella Link Road is an unreasonable hardship imposed on this property, as the vast majority of homes in this area are built using the 10' building set back line along Stella Link Road. Therefore, the circumstances supporting the granting of the variance is not the result of a hardship created or imposed by applicant.

- (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. Block 2 Lot 23 Westwood Sec 5 is an existing lot that does not allow any options for development other than single family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the use that is already present in this neighborhood, with most houses along Stella Link Road are built on the 10' building line.

(42-152) Our structure honors the prevailing 10' setback conditions along Stella Link Road per the Westwood Sec 5 plat of June 1953

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

Silverwood Drive is a local street that serves the neighborhood and the area. The granting of the variance will not be injurious to the public health, safety or welfare as most other properties along Stella Link Road in the Westwood subdivision, with the east side of the property, along Stella Link Road are generally the same size and adhere to the 10' building set back line per plat of June 1953.

(42-152) The new structure's location itself poses no jeopardy to public safety using the 10' setback and fulfills the intent of Chapter 42;

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

Economic hardship for Block 5 Lot 23 Westwood Sec 5 is not a factor for the existing lot platted for single family homes in June 1953 is limited by the 25' building line along Stella Link Road. The request to not provide a 25' building line per Sec. 42-152 (a) along Stella Link Road will allow reasonable development and follow the building lines set out in the plat. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot following the intent of Chapter 42.

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# DEVELOPMENT PLAT VARIANCE



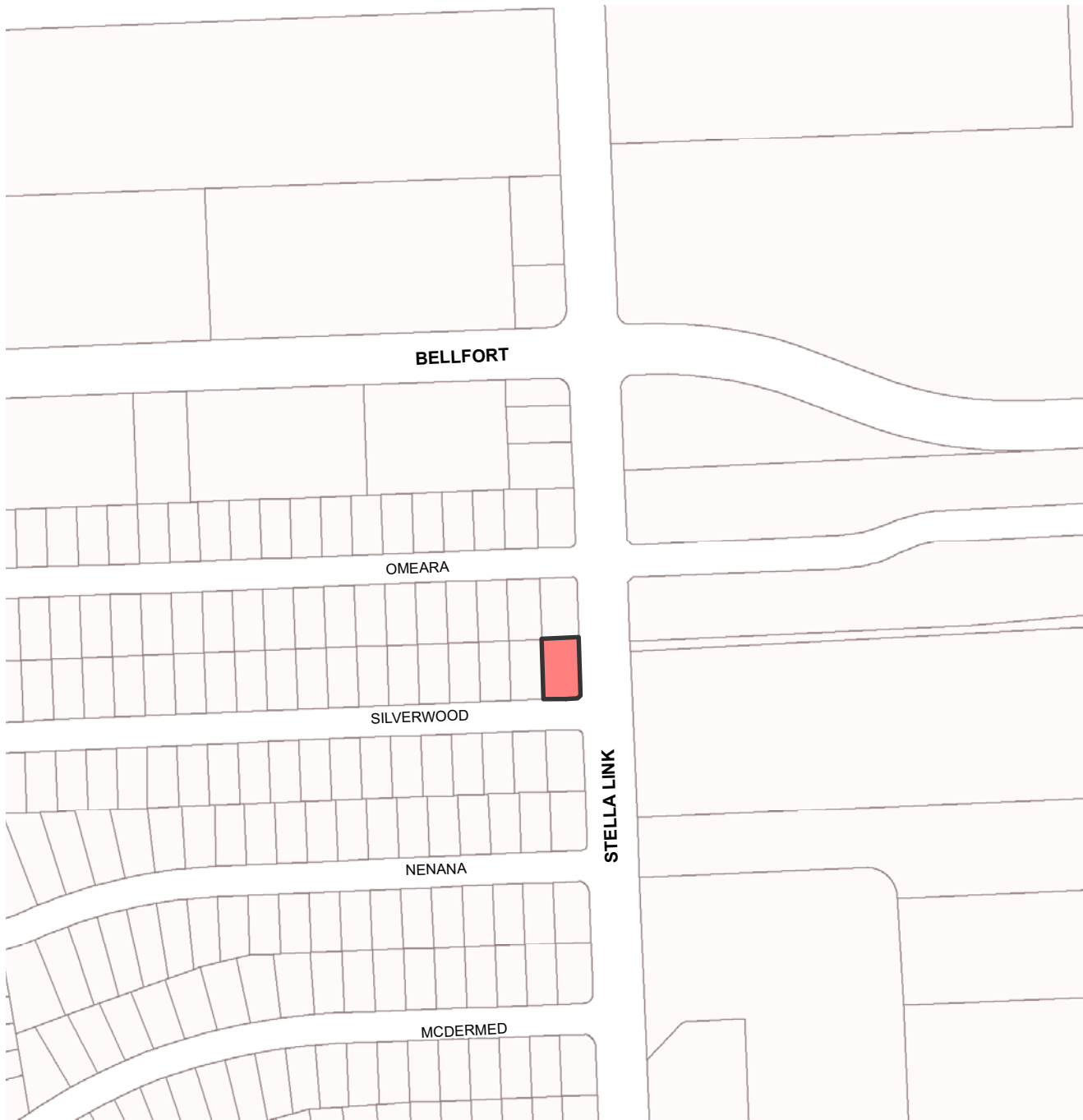
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 141**

Meeting Date: 8/22/19

## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 141**

Meeting Date: 8/22/19

## Houston Planning Commission

Aerial Map

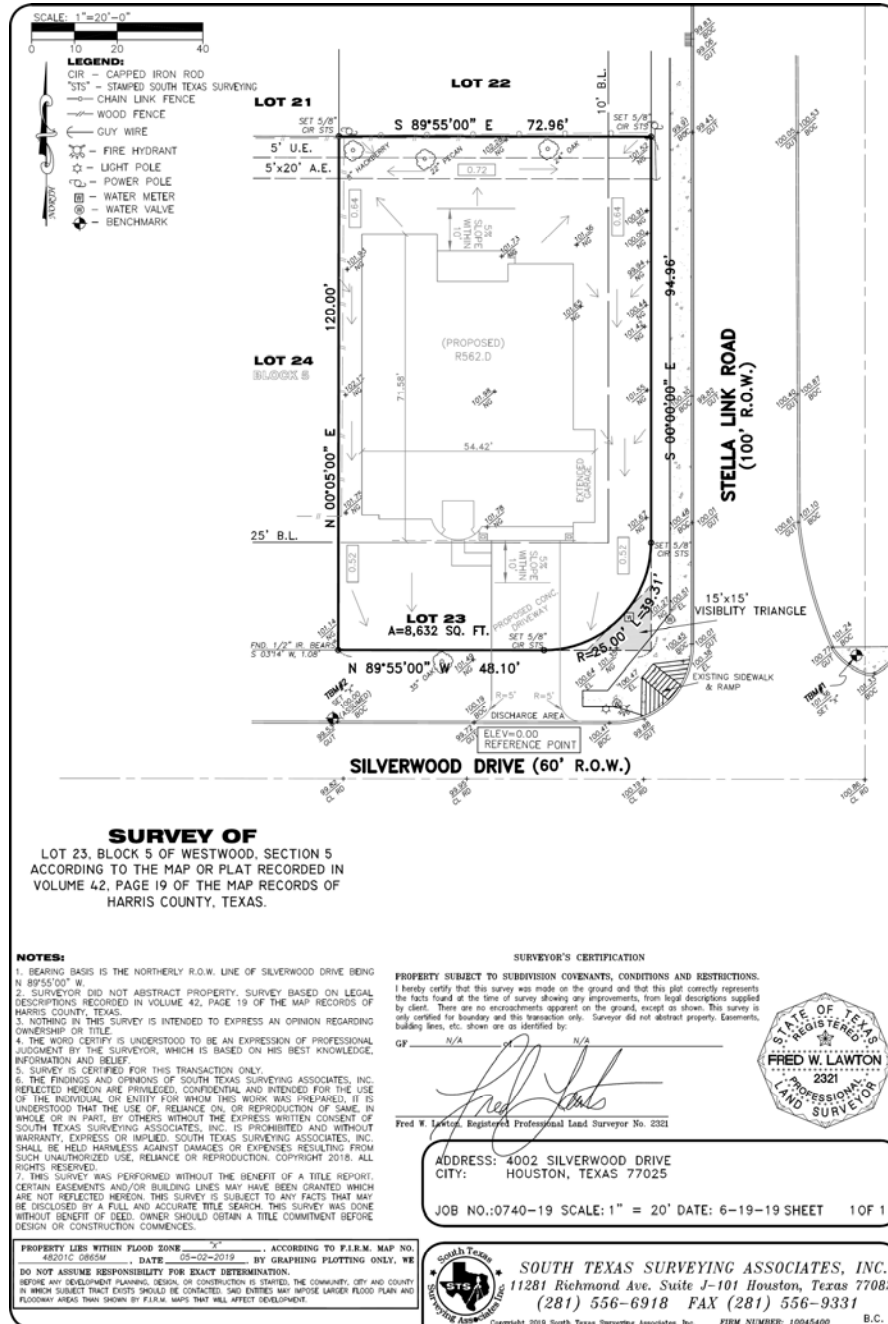


# DEVELOPMENT PLAT VARIANCE





Survey



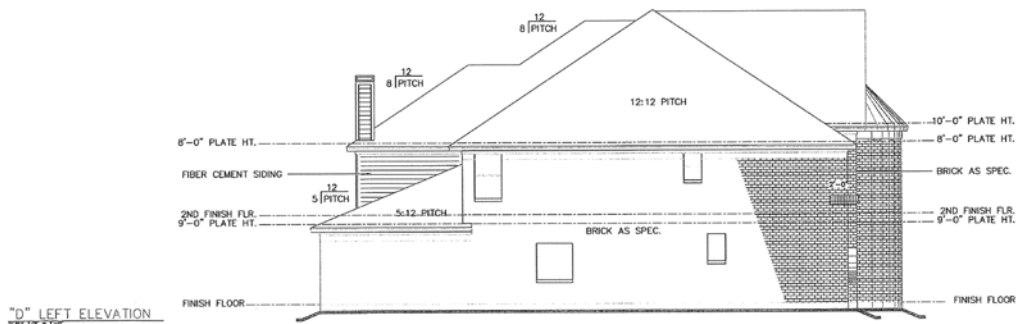
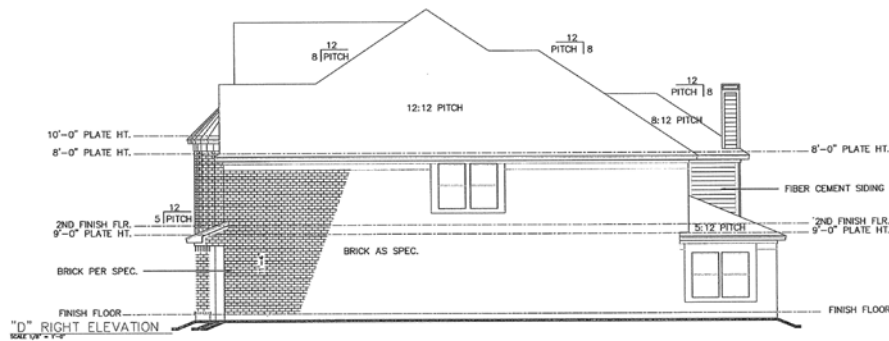
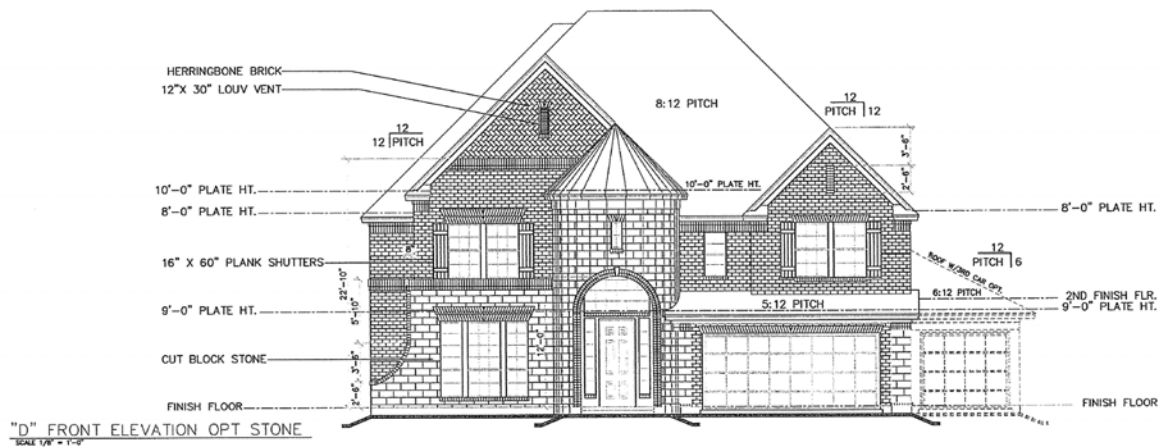
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Elevations



# 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
Texas Engineering and Mapping Co.	Ryan Moeckel	281-491-2525	rmoeckel@team-civil.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2619 Hadley Street	19083165	77003	5456A	493V	D

HCAD ACCOUNT NUMBER(S):	0021610000001
PROPERTY LEGAL DESCRIPTION:	LTS 1 2 3 6 7 8 12 & TRS 4 5 & 11 BLK 443 SSBB
PROPERTY OWNER OF RECORD:	PRH Preservation, Inc.
ACREAGE (SQUARE FEET):	1.4348 AC (62,500 SF)
WIDTH OF RIGHTS-OF-WAY:	Webster St. (80'), Nagle St. (80'), Hadley St. (65') Live Oak (80')
EXISTING PAVING SECTION(S):	Webster St. (37'), Nagle St. (40'), Hadley St. (20') Live Oak (30')
OFF-STREET PARKING REQUIREMENT:	48 Spaces
OFF-STREET PARKING PROVIDED:	31 Spaces
LANDSCAPING REQUIREMENTS:	Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	(9) 2-bedroom residential units & (12) 1-bedroom residential units
PROPOSED STRUCTURE(S) [SQ. FT.]:	(10) 2-bedroom residential units

PURPOSE OF VARIANCE REQUEST:	To reduce the number of off-street parking spaces from 48 spaces to 31 spaces because of the character of the existing neighborhood
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**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, 1.666 parking spaces for each two-bedroom dwelling unit, and 2 parking spaces for each dwelling unit with three or more bedrooms.

## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

PRH Preservation, Inc., the owner of the subject property, is seeking a variance from the Off-Street Parking requirement of Chapter 26 in order to maintain the character of the existing houses and to add additional houses according to the site plan in similar fashion.

PRH supports the charitable purposes of Project Row Houses with a mission to maintain and enhance existing buildings in Houston's Northern Third Ward to ensure long-term, safe, and affordable housing for its residents. This block currently consists of 19 wood-frame homes constructed between 1930 and 1950. These structures have been renovated with major updates for liability and safety. Renovations began in 2017 and the majority of the work was completed in March 2019. There are additional repairs/improvements that are ongoing but this is outside the scope of our original rehab contract for the existing homes. PRH plans to add 10 additional homes with a similar style within the block.

Several factors exist in this community that combine for this reduced parking variance request. First, the residents of this community are low income and are being provided assistance for their housing needs. All residents required to provide statement confirming that their household income does not exceed 60% of AMI (as determined annually by HUD). Over 90% of existing residents are considered Very Low Income based on HUD standards. Please see below for General Eligibility Requirements. Second, most of these homes do not, and will not, have driveways. Third, public transportation is easily accessible to these residents. The nearest Metro Station is located at the corner of Live Oak and McGowen approximately 1,000 feet away from the site. These factors combine for very low vehicle ownership for the residents of this community. The 31 new parking spaces that will be provided for this block combined with the current on-street parking available will be more than adequate to provide for their parking needs.

#### General Eligibility Requirements

Intake applications accepted from all interested parties. All applicants must be:

- 18 years of age or older
- Provide proof of U.S. residency or legal temporary residency
- Provide verifiable proof of income
- Be willing to participate in community building initiatives such as public art projects, neighborhood clean-ups, and be an active attendee of meetings and participate in Residents Council activities
- The household's annual income does not exceed 60% of the current HUD approved AMI
- The applicant's minimum income meets or exceeds 2.65 multiplied by the amount of monthly rent.
- Applicant must agree to pay the rent

#### 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@houstontx.gov](mailto:planning.variances@houstontx.gov).*

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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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;**

Providing more than 31 off-street parking spaces for this project would be both infeasible because of the existing conditions of the community and impractical considering the characteristics of area. Public transportation is the primary option of the majority of the residents of this community. Few residents own vehicles. Therefore, applying the strict application of the parking ordinance in this instance is unnecessary and not in harmony with the community.

- (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 applicant did not create a hardship for this parking variance request. This request is a result of Practical community needs fitting into the culture of the area.

- (3) **The intent of this article is preserved;**

The 31 new off-street parking spaces being provided for this community is 1.06 spaces per new home being proposed. However, demand is not expected to be near this high because of the previously mentioned factors. Therefore, the intent and general purpose of the parking ordinance will be preserved.

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

For reasons listed above, this community is not a high user of private vehicular transportation. The 31 new off-street parking spaces being provided, along with street parking, will be more than adequate to serve these residents.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

This community is well served by public transportation. It does not require many parking spaces simply because of low ownership of private vehicles. Granting this variance will not be injurious to the public health, safety or welfare.

- (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.**

Not applicable.

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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



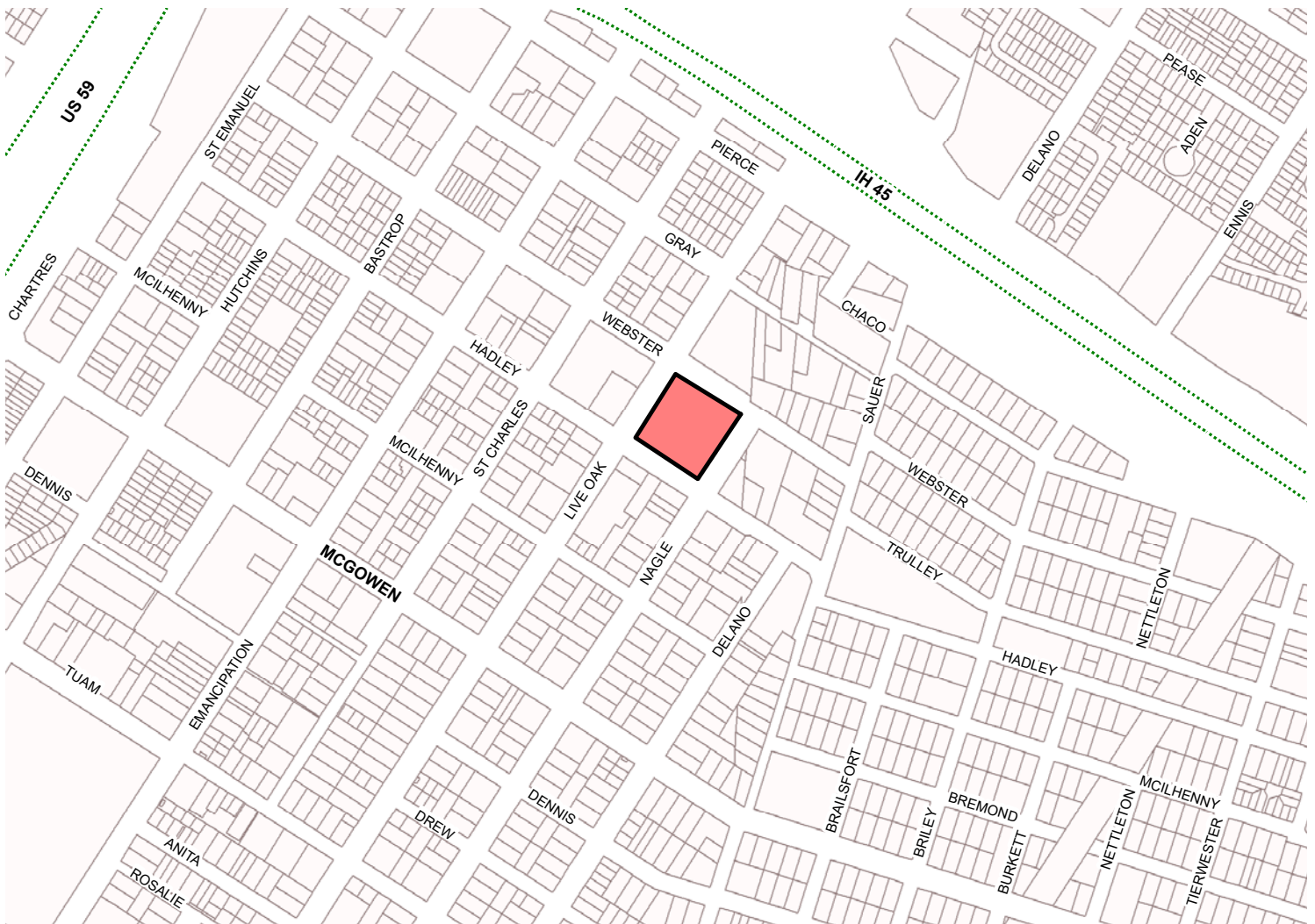
PLANNING &  
DEVELOPMENT  
DEPARTMENT

## ITEM: III

Meeting Date: 08/22/2019

# Houston Planning Commission

Location Map



## OFF-STREET PARKING VARIANCE





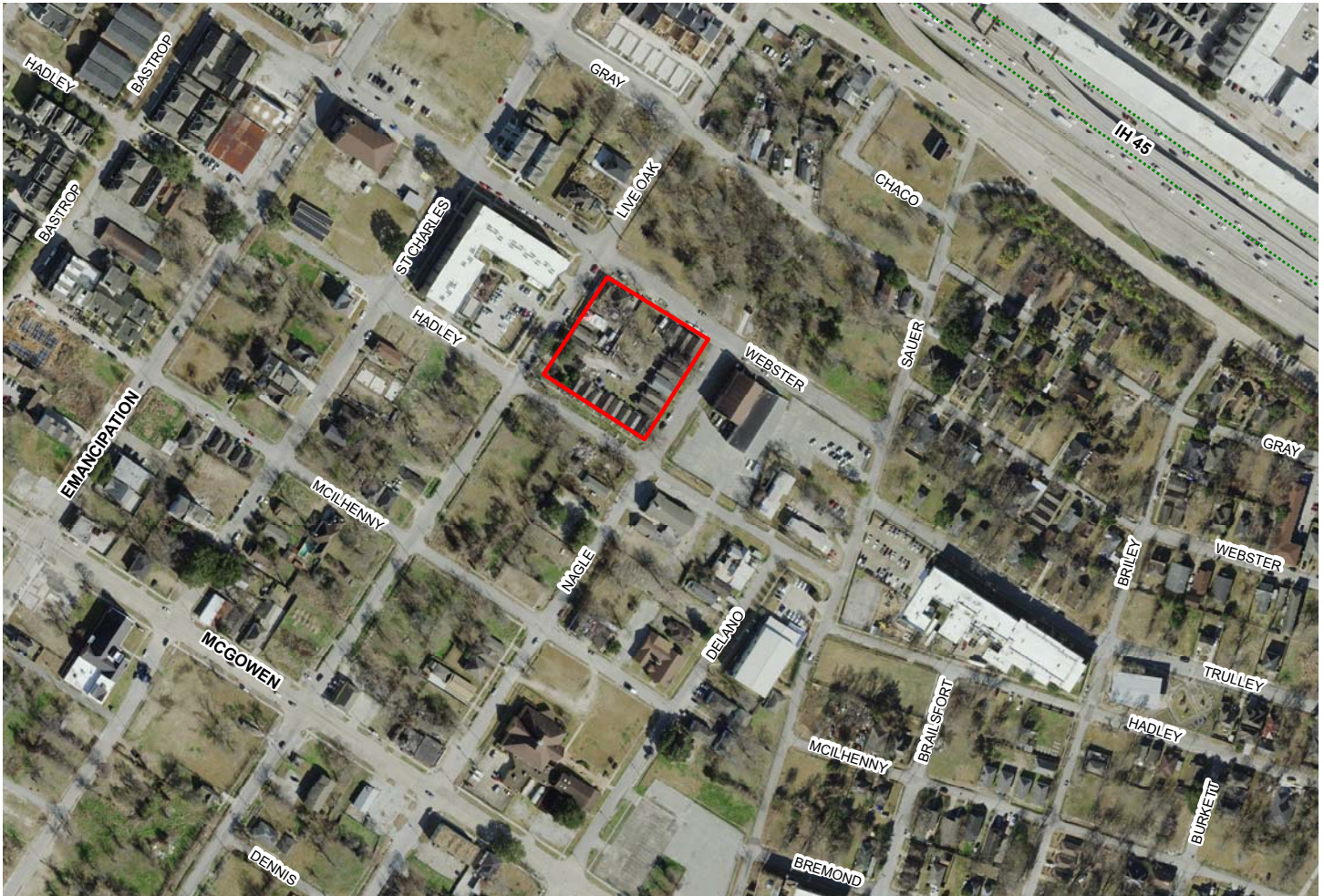
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: III**

Meeting Date: 08/22/2019

## Houston Planning Commission

Aerial Map



# OFF-STREET PARKING VARIANCE

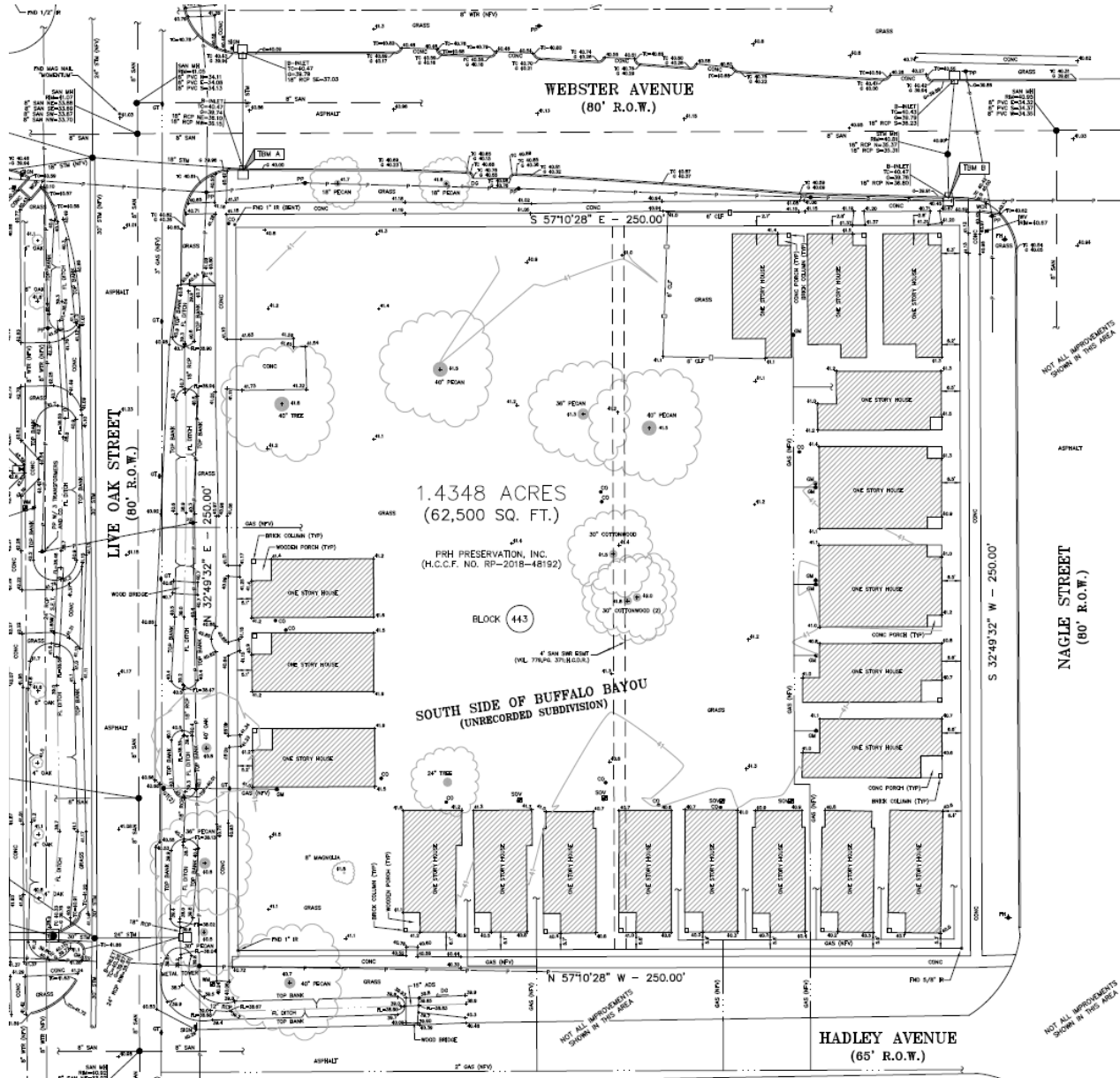


# Houston Planning Commission

ITEM: III

Meeting Date: 08/22/2019

## Survey



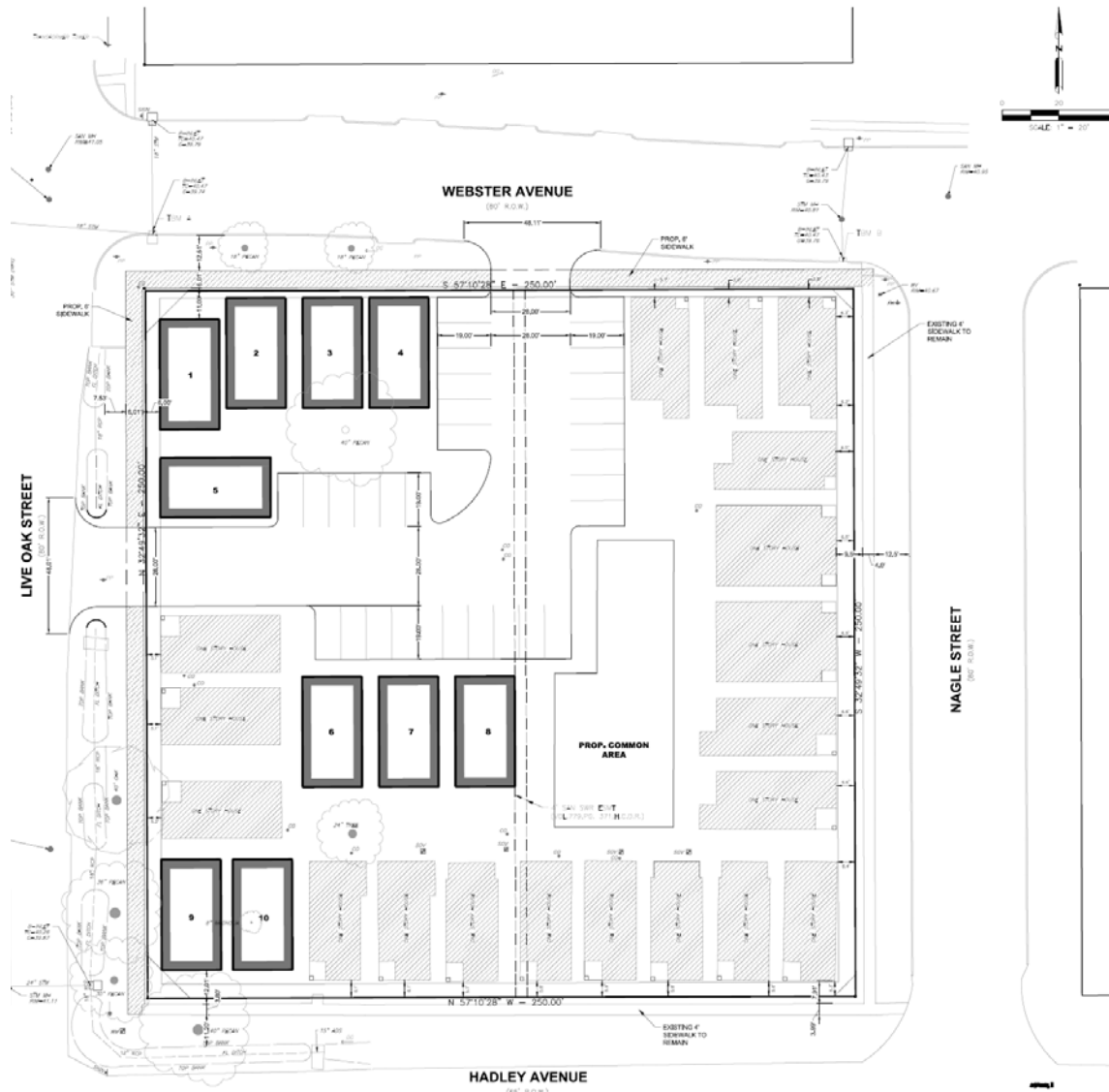
# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

Site Plan



(10) new 2-BR units at 1.66 cars each	16.6 spaces
Existing units	
(9) 2-BR @ 1.66	15 spaces
(12) 1-BR @ 1.33	16 spaces
Total Required:	48 Spaces
Proposed spaces:	31 spaces

# OFF-STREET PARKING VARIANCE