

# HOUSTON PLANNING COMMISSION

## AGENDA

JANUARY 9, 2020



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  
Kevin S. Robins  
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*  
Scott Cain  
*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

The Planning Commission may alter the order of the agenda to consider special requests and 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 consent 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, it will be allowed during Public Comments section.
4. For each item, 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 each for specially called hearing items, replats with notice, variances, and special exceptions.
6. Speakers will be allowed 1 minute each for all consent agenda items.
7. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.
8. When an item has been deferred to a future agenda, speakers will be allowed to speak again when the item appears on the next agenda, but will be limited to one minute.
9. Time limits will not apply to elected officials.
10. No speaker is permitted to accumulate speaking time from another person.

11. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.
12. 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.
13. 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 and related regulations. The Commission cannot exercise discretion nor can it set conditions on plats meeting all requirements. If the Commission does not act on a Sec. I Platting Activity A-F and K. Consent Agenda item within 30 days, the item is deemed approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because of objections to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements of other departments and public agencies, e.g., water, sewer, drainage, or utilities.

### 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 Agenda packets, or can forward or distribute at the meeting.

### 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.

Mailing address is:  
P.O. Box 1562  
Houston, Texas 77251-1562

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

# SPEAKER GUIDELINES

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

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. Speaker's time cannot be allocated to another person. Speaker's times are normally 1-2 minutes or as otherwise identified.

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

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

...

**Commission or Group:**

## SPEAKER SIGN IN FORM

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

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

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

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

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

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

Your position or comments: ☐ Applicant ☐ Supportive ☐ Opposed ☐ Undecided



# **Houston Planning Commission**

## **AGENDA**

**January 9, 2020**

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

### **Call to Order**

**Director's Report**

**Approval of the December 19, 2019 Planning Commission Meeting Minutes**

- I. Presentation of the proposed updates to Chapter 42** (Dipti Mathur)
- II. Presentation of the proposed Walkable Places and Transit-Oriented Development Ordinance Amendments** (Muxian Fang)
- III. Platting Activity (Subdivision and Development plats)**
  - a. Consent Subdivision Plats (John Cedillo)
  - b. Replats (John Cedillo)
  - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Devin Crittle, John Cedillo)
  - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Lyndy Morris, Tammi Williamson, Devin Crittle, Chad Miller)
  - e. Subdivision Plats with Special Exception Requests
  - f. Reconsiderations of Requirement (Chad Miller)
  - g. Extensions of Approval (John Cedillo)
  - h. Name Changes (John Cedillo)
  - i. Certificates of Compliance (John Cedillo)
  - j. Administrative
  - k. Development Plats with Variance Requests (Jose Mendoza)
- IV. Establish a public hearing date of February 6, 2020**
  - a. Afton Oaks Sec 7 partial replat no 1
  - b. Bayou Woods Sec 2 partial replat no 4 and extension
  - c. Evergreen Woods partial replat no 2
  - d. Freeway Manor Sec 3 partial replat no 1 and extension
  - e. Houston Acreage Estates partial replat no 3
  - f. Memorial Green Sec 2 replat and extension partial replat no 2
  - g. Park at Live Oak replat no 1 and extension
  - h. Ranch Country Sec 5 partial replat no 3
- V. Consideration of an Off-Street Parking Variance for property located at 2301 University Blvd** (Jose Mendoza)
- VI. Excuse the absences of Commissioner Abraham and Rodriguez**
- VII. Public Comment**
- VIII. Adjournment**

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

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

**December 19, 2019**

Meeting held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### **Call to Order**

Chair Martha L. Stein called the meeting to order at 2:31 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham Absent

Susan Alleman

Antoine Bryant

Lisa Clark

Rodney Heisch Absent

Randall L. Jones Absent

Lydia Mares

Paul R. Nelson Absent

Linda Porras-Pirtle

Kevin Robins

Ileana Rodriguez Absent

Ian Rosenberg

Megan R. Sigler Arrived at 2:34 p.m. during Director's Report

Zafar Tahir

Meera D. Victor

Scott Cain for

Commissioner James Noack

Rick Staigle for Absent

The Honorable KP George

Loyd Smith for

The Honorable Lina Hidalgo

### **EXOFFICIO MEMBERS**

Carol A. Lewis

Carol Haddock

Yuhayna H. Mahmud

### **Executive Secretary**

Margaret Wallace Brown, Director, Planning and Development

### **DIRECTOR'S REPORT**

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

## **APPROVAL OF THE DECEMBER 05, 2019 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the December 05, 2019 Planning Commission meeting minutes.

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

### **I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 103)**

Item(s) removed for separate consideration: **4, 5, 6, 15 and 23.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 103 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 103 subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff's recommendation for items **4, 5, 6, 15 and 23**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **4, 5, 6, 15 and 23**, subject to the CPC 101 form conditions.

Motion: **Mares** Second: **Garza** Vote: **Carries** Abstaining: **Alleman, Sigler**

### **C PUBLIC HEARINGS**

#### **104 Pin Oak Village Sec 3 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: Deferred the application for three weeks for further study and review.

Motion: **Smith** Second: **Victor** Vote: **Carries** Opposed: **Clark**

Speakers: Jeff Boutlee, applicant – supportive, Fred Ormiston – opposed.

#### **105 Ranch Country Sec 4 partial replat no 1 C3N Approve**

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

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

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

#### **106 Ranch Country Sec 5 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: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

#### **107 Ranch Country Sec 5 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: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

#### **108 Ranch Country Sec 5 partial replat no 3 C3N Withdrawn**

**109 Ruburfield Subdivison no 66 partial replat no 1 C3N Approve**  
Staff recommendation: Defer the application for three weeks for further study and review.  
Commission action: Deferred the application for three weeks for further study and review.  
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**110 Southampton Place partial replat no 3 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: **Porras-Pirtle** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**111 Southgate partial replat no 3 C3N Defer**  
Staff recommendation: Defer the application for three weeks per the applicant's request.  
Commission action: Deferred the application for three weeks per the applicant's request.  
Motion: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**  
Speakers: Jenny Beech – supportive; Michael Bonderer – opposed.

## **D VARIANCES**

**112 AMCAL Midtown 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: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **Rosenberg**

**Items 113 and 114 were taken together at this time.**

**113 Bridgeland Parkland Village Sec 49 C3P Approve**  
**114 Bridgeland Parkland Village Sec 54 C3P Approve**  
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.  
Motion: **Smith** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**115 Broadstone Eado C2 Defer**  
Staff recommendation: Defer the application for three weeks per the applicant's request.  
Commission action: Deferred the application for three weeks per the applicant's request.  
Motion: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**116 Darby Vista C2 Withdrawn**

**117 East River Baptist Church 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: **Clark** Second: **Cain** Vote: **Unanimous** Abstaining: **None**

**118 Elgin Smith C2R Defer**  
Staff recommendation: Defer the application for three weeks per the applicant's request.  
Commission action: Deferred the application for three weeks per the applicant's request.  
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**119 Groves GP Defer**  
Staff recommendation: Defer the application for three weeks per the applicant's request.  
Commission action: Deferred the application for three weeks per the applicant's request.  
Motion: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**120 Indian Hills Road Tract C3P Defer**  
Staff recommendation: Defer the application for three weeks per the Harris County Engineer's office.  
Commission action: Deferred the application for three weeks per the the Harris County Engineer's office.  
Motion: **Mares** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**121 Marvida GP Defer**  
Staff recommendation: Defer the application for three weeks per Harris County Engineer's office.  
Commission action: Deferred the application for three weeks per Harris County Engineer's office.  
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**122 Rancho Grande 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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**123 Smart Living at Allen Genoa 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**124 Svensson Estate C2 Defer**  
Staff recommendation: Defer the application for three weeks for further study and review.  
Commission action: Deferred the application for three weeks for further study and review.  
Motion: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**125 Vantage At Tomball C2 Approve**  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Items 126 and 127 were taken together at this time.

<b>126</b>	<b>Winward Sec 4</b>	<b>C3P</b>	<b>Defer</b>
<b>127</b>	<b>Winward Sec 5</b>	<b>C3P</b>	<b>Defer</b>

Staff recommendation: Defer the applications for three weeks per the applicant's request.  
Commission action: Deferred the applications for three weeks per the applicant's request.  
Motion: **Mares** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

<b>128</b>	<b>Wycliffe Heights</b>	<b>C3R</b>	<b>Withdrawn</b>
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**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS**

<b>129</b>	<b>Park Vista at El Tesoro Sec 1</b>	<b>C3R</b>	<b>Approve</b>
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Staff recommendation: Grant the reconsideration of requirements with special exception(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the reconsideration of requirements with special exception(s) and approved the plat subject to the CPC 101 form conditions  
Motion: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **Garza**

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

**G EXTENSIONS OF APPROVAL**

<b>130</b>	<b>Becker Fields Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>131</b>	<b>Bodhan Reserve</b>	<b>EOA</b>	<b>Approve</b>
<b>132</b>	<b>Buffalo Bayou Park</b>	<b>EOA</b>	<b>Approve</b>
<b>133</b>	<b>First 290 Industrial</b>	<b>EOA</b>	<b>Approve</b>
<b>134</b>	<b>Green Pines Tip</b>	<b>EOA</b>	<b>Approve</b>
<b>135</b>	<b>Louetta Storage</b>	<b>EOA</b>	<b>Approve</b>
<b>136</b>	<b>MP Highway 290 Business Center</b>	<b>EOA</b>	<b>Approve</b>
<b>137</b>	<b>Stavinoha Acres</b>	<b>EOA</b>	<b>Approve</b>
<b>138</b>	<b>Telge Road Business Park</b>	<b>EOA</b>	<b>Approve</b>
<b>139</b>	<b>Tidwell C Store Inc</b>	<b>EOA</b>	<b>Approve</b>
<b>140</b>	<b>Westfield Ranch Sec 5</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES**

<b>141</b>	<b>Winward GP (prev. Avex Tract GP)</b>	<b>NC</b>	<b>Approve</b>
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**I CERTIFICATES OF COMPLIANCE**

<b>142</b>	<b>23793 Ford Road</b>	<b>COC</b>	<b>Approve</b>
<b>143</b>	<b>25072 Needham Rd</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items 130-143.

Commission action: Approved staff's recommendation for items 130-143.

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

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**144 580 N. Shepherd Drive DPV Withdrawn**

**145 121 St. Emanuel Street DPV Approve**

Staff recommendation: Grant the variance to allow a zero-foot building line along St. Emanuel Street, and to allow a 13.5' building line along the Franklin-Navigation underpass, with the condition that applicant coordinates any right-of-way encroachments with Houston Public Works and provides a pedestrian access easement at permitting.

Commission action: Granted the variance to allow a zero-foot building line along St. Emanuel Street, and to allow a 13.5' building line along the Franklin-Navigation underpass, with the condition that applicant coordinates any right-of-way encroachments with Houston Public Works and provides a pedestrian access easement at permitting. to allow xxx.

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

Speakers: Alex Woods, Keith Gendel - supportive.

**II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 23, 2020 FOR:**

- a. Glenhaven Estates Sec 1 partial replat no 1
- b. Newport Country Club Estates Sec 1 partial replat no 1
- c. Newport Sec 7 partial replat no 5
- d. Old River Terrace Sec 2 partial replat no 2 and extension

Staff recommendation: Establish a public hearing date of January 23, 2020 for item II a-d.

Commission action: Established a public hearing date of January 23, 2020 for item II a-d.

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

**III. PUBLIC COMMENT  
NONE**

**IV. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:35 p.m.

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

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**Martha L. Stein, Chair**

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**Margaret Wallace Brown, Secretary**

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Bayou Woods Sec 5	C3P	
2	Breckenridge West Sec 7	C3F	
3	Church in Houston West District	C2	
4	Copper Ridge at Indian Trails Sec 2	C3F	
5	Copper Ridge at Indian Trails Sec 3	C3F	
6	Crossview Complex	C2	
7	Cypress Oaks North Sec 1	C3P	DEF1
8	Eagle Landing Sec 10	C3P	DEF1
9	East Heights at Airline	C3F	
10	Elyson Boulevard Street Dedcation Sec 2	SP	
11	Elyson Sec 21	C3F	
12	Elyson Sec 28	C3P	
13	Elyson Sec 29	C3P	
14	Forest Oaks Addition partial replat and extension partial replat no 2	C3F	
15	Groves Sec 37	C3F	
16	Haven At Highway Six	C2	
17	HCC Katy Educational Building	C2	DEF1
18	Jasmine Heights Sec 17	C3P	
19	Katy Crossing Sec 6	C3F	
20	Katy Legacy GP	GP	DEF1
21	Katy Mason Business Park	C2	
22	Katy Soccer Academy	C2	
23	Lago Vista	C3F	
24	Lamar Upper Yale Heights	C3F	
25	Lantana Sec 5	C3F	DEF1
26	Lantana Sec 6	C3F	DEF1
27	Lockwood Center LLC	C2	
28	Mason Road and Jack Road Street Dedication Sec 1	SP	
29	Mason Road and Mound Road Street Dedication Sec 1	SP	
30	Memorial Municipal Utility District Water Plant Site no 1	C2	
31	Memorial Reserve	C2	
32	Morton Creek Ranch Sec 23	C3F	
33	Northpark Woods Sec 2	C3F	
34	Northpoint 90 Logistics Center Sec 1	C2	DEF1
35	Northwest Harris County MUD no 12 Water Plant no 2	C3F	
36	Oakview Farms Sec 2	C3P	
37	Ranch Country Sec 4 partial replat no 1	C3F	
38	Ranch Country Sec 5 partial replat no 1	C3F	
39	Ranch Country Sec 5 partial replat no 2	C3F	
40	Republic Business Park	C3F	
41	Riverside Park Residences	C3F	
42	Rosslyn Estates	C2	DEF1



**Platting Summary****Houston Planning Commission****PC Date: January 09, 2020**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Sherwood Estates Sec 3 partial replat no 1	C3F	DEF1
44	Shops at Rock Creek	C2	DEF1
45	Southampton Place partial replat no 3	C3F	
46	Stoneworks Park Plaza	C3F	
47	Stuebner Azlan	C2	
48	Treviso Gardens Sec 5	C3F	DEF1
49	Ventana Lakes East Sec 5	C3P	
50	Warren Ranch Sec 6	C3P	DEF1
51	West Road Street Dedication Sec 2	SP	DEF1
52	Westfield Village GP	GP	
53	Wildwood at Northpointe Sec 23	C3F	
54	Winfield Lakes North Sec 7	C3P	
55	Winward Sec 6	C3P	

**B-Replats**

56	Alief Park	C2R	
57	Allison Circle	C3R	DEF1
58	Alpha at River Oaks	C2R	
59	Bellmont Addition no 1 partial replat no 1	C2R	
60	Bland Street Houston Area Urban Community Development	C3R	DEF1
61	Breaktime at Westheimer	C2R	
62	Bush Logistics Center	C2R	
63	Caldwell Gosling	C2R	
64	Channelview ISD High School Campus	C2R	
65	Cordell Place by Sierra Norte	C2R	DEF1
66	Courtyard at Heights	C2R	
67	Escobedo Estates	C3R	DEF1
68	Formosa Estates	C2R	
69	Fulton Enclave	C2R	DEF1
70	Groves Sec 38	C3R	
71	Harlemwood Manors	C2R	
72	Haven at Elgin	C2R	
73	HISD Wisdom High School	C2R	
74	Holt Development	C2R	
75	Houston Heights partial replat no 26	C2R	
76	Iglesia De Jesucristo Camino Al Padre	C2R	
77	Karam Plaza Southloop	C2R	DEF1
78	Laverne Landing	C3R	
79	Live Oak Village	C2R	
80	Mangino Complex	C2R	
81	Maury at Lee Crossing	C2R	
82	Modera at Waugh	C2R	
83	Northwest Pointe	C2R	
84	Oak Lawn Addition partial replat no 1	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Oats Street Landing	C2R	
86	Omega Aviation	C2R	
87	Patio Homes At Robbie	C2R	
88	Phoenix Place	C2R	
89	Quijada Estates	C2R	DEF1
90	Riveras Best Produce	C2R	
91	Ryon Estates	C2R	
92	Saint Emanuel Estates	C2R	
93	Summit Path Investments LLC Development	C2R	
94	West 16th Reserves	C2R	
95	West Road Extension and Reserve replat no 1	C3R	DEF1

### C-Public Hearings Requiring Notification

96	Cotton Oaks Estates replat no 1	C3N	
97	David Crockett Second Replat partial replat no 5	C3N	
98	East End on the Bayou Sec 3 replat no 1 and extension	C3N	
99	Gaywood partial replat no 1	C3N	
100	Livingston Estates partial replat no 1	C3N	
101	Oaks of Lakewood Village Sec 1 replat no 1	C3N	
102	Oaks of Lakewood Village Sec 2 replat no 1	C3N	
103	Pin Oak Village Sec 3 partial replat no 1	C3N	DEF1
104	Royal Oaks Landing replat no 1	C3N	
105	Ruburfield Subdivision no 66 partial replat no 1	C3N	DEF1
106	Southgate partial replat no 3	C3N	DEF1
107	Woodleigh partial replat no 2 and extension	C3N	

### D-Variances

108	Bergamo Vista Lift Station	C2	
109	Broadstone Eado	C2	DEF1
110	Double Oak Commons GP	GP	
111	Elgin Smith	C2R	DEF1
112	Enterra At Oneil	C2R	
113	Ezzi Signs	C2R	
114	Groves GP	GP	DEF1
115	Harris County Improvement District no 13 water plant no 1	C2	
116	Indian Hills Road Tract	C3P	DEF1
117	Marvida GP	GP	DEF1
118	Svensson Estate	C2	DEF1
119	Winward Sec 4	C3P	DEF1
120	Winward Sec 5	C3P	DEF1

### E-Special Exceptions

None

Item No.	Subdivision Plat Name	App Type	Deferral
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**F-Reconsideration of Requirements**

121	CCR Racing	C2R	
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**G-Extensions of Approval**

122	Balmoral Park Lakes East Detention Reserve	EOA	
123	Blucarwash Cypress Station	EOA	
124	Brookwood Forest Sec 7	EOA	
125	Custom Stone Supply and US Concrete	EOA	
126	Enclave at Westpark Meadows Townhomes	EOA	
127	Firecraft BBQ	EOA	
128	Martinez Manor	EOA	
129	Shops at Avalon	EOA	

**H-Name Changes**

130	Sendero Tract Sec 10 (prev. Sendero Sec 10)	NC	
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**I-Certification of Compliance**

None

**J-Administrative**

None

**K-Development Plats with Variance Requests**

131	2715 Mills Branch Drive	DPV	
132	2301 University Boulevard	DPV	

**Off-Street Parking with Variance Requests**

IV	2301 University Boulevard	PV	
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**Platting Summary****Houston Planning Commission****PC Date: January 09, 2020**

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	Bayou Woods Sec 5	2019-2308	C3P	Harris	City	491G	5.03	0.00	1	101 Farish Circle, LLC	Probstfeld & Associates, Inc.
2	Breckenridge West Sec 7	2019-2292	C3F	Harris	ETJ	333C	16.03	1.13	82	D.R. Horton-Texas Ltd.	Van De Wiele & Vogler, Inc.
3	Church in Houston West District	2019-2317	C2	Harris	ETJ	444R	4.77	4.77	0	The Church in Houston	HRS and Associates, LLC
4	Copper Ridge at Indian Trails Sec 2	2019-2290	C3F	Harris	ETJ	328P	13.99	0.63	63	CC Spring Cypress Residential 56.41	Costello, Inc.
5	Copper Ridge at Indian Trails Sec 3	2019-2296	C3F	Harris	ETJ	328P	5.09	0.93	19	CC Spring Cypress Residential 56.41	Costello, Inc.
6	Crossview Complex	2019-2348	C2	Harris	City	490U	0.30	0.30	0	Westside Auto Credit Company	Owens Management Systems, LLC
7	Cypress Oaks North Sec 1 (DEF1)	2019-2176	C3P	Harris	ETJ	406J	31.51	9.74	150	JNC Development, Inc.	Van De Wiele & Vogler, Inc.
8	Eagle Landing Sec 10 (DEF1)	2019-2227	C3P	Harris	ETJ	332W	16.30	5.13	74	Woodmere Development Co. LTD.	EHRA
9	East Heights at Airline	2019-2279	C3F	Harris	City	453T	4.84	0.39	78	CND-Airline, LLC	Pioneer Engineering, LLC
10	Elyson Boulevard Street Dedcation Sec 2	2019-2344	SP	Harris	ETJ	405J	3.00	0.00	0	Nash FM 529, LLC	BGE, Inc.
11	Elyson Sec 21	2019-2278	C3F	Harris	ETJ	405T	24.45	9.06	82	Nash FM 529, LLC.	BGE, Inc.
12	Elyson Sec 28	2019-2250	C3P	Harris	ETJ	405P	12.80	1.25	38	NASH FM 529 LLC	META Planning + Design, LLC
13	Elyson Sec 29	2019-2253	C3P	Harris	ETJ	405N	11.10	0.66	54	NASH FM 529 LLC	META Planning + Design, LLC
14	Forest Oaks Addition partial replat and extension partial replat no 2	2019-2275	C3F	Harris	City	536P	0.53	0.53	0	Hamid Inc	South Texas Surveying Associates, Inc.
15	Groves Sec 37	2019-2283	C3F	Harris	ETJ	377J	20.74	15.53	15	LH Groves LLC	BGE, Inc.
16	Haven At Highway Six	2019-2335	C2	Fort Bend	ETJ	651A	14.74	14.74	0	Ward, Getz and Associates	Windrose
17	HCC Katy Educational Building (DEF1)	2019-2244	C2	Harris	ETJ	445Y	25.17	25.17	1	Kuo & Associates, Inc	Kuo & Associates, Inc
18	Jasmine Heights Sec 17	2019-2313	C3P	Harris	ETJ	406W	28.20	1.34	116	DR Horton	META Planning + Design, LLC
19	Katy Crossing Sec 6	2019-2284	C3F	Harris	ETJ	404Y	12.29	0.62	64	Pulte Group	LJA Engineering, Inc.- (West Houston Office)
20	Katy Legacy GP (DEF1)	2019-2254	GP	Harris	ETJ	445B	160.00	0.00	0	Rooted Development	7gen Planning
21	Katy Mason Business Park	2019-2282	C2	Harris	ETJ	445M	6.42	6.42	0	Katy Mason Business Park, LLC	Civil-Surv Land Surveying, L.C.
22	Katy Soccer Academy	2019-2330	C2	Fort Bend	ETJ	484M	3.00	2.84	0	SLI GROUP, INC.	Windrose
23	Lago Vista	2019-2362	C3F	Harris	City	575R	5.05	1.06	45	Lago Vista LLC	Owens Management Systems, LLC

**Platting Summary****Houston Planning Commission****PC Date: January 09, 2020**

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24	Lamar Upper Yale Heights	2019-2343	C3F	Harris	City	452R	2.52	0.29	43	Omega Touch, LLC	The Interfield Group
25	Lantana Sec 5 (DEF1)	2019-2189	C3F	Harris	ETJ	406S	64.33	49.08	66	M/I Homes of Houston, LLC	LJA Engineering, Inc.- (West Houston Office)
26	Lantana Sec 6 (DEF1)	2019-2191	C3F	Harris	ETJ	406S	17.15	0.22	100	M/I Homes of Houston, LLC	LJA Engineering, Inc.- (West Houston Office)
27	Lockwood Center LLC	2019-2305	C2	Harris	City	494Q	1.84	1.84	0	Lockwood Center LLC	M2L Associates, Inc.
28	Mason Road and Jack Road Street Dedication Sec 1	2019-2303	SP	Harris	ETJ	366A	10.80	0.00	0	Mason Westgreen LP, a Texas limited partnership	BGE, Inc.
29	Mason Road and Mound Road Street Dedication Sec 1	2019-2302	SP	Harris	ETJ	326W	3.92	0.00	0	Mason Westgreen LP, a Texas limited partnership	BGE, Inc.
30	Memorial Municipal Utility District Water Plant Site no 1	2019-2301	C2	Harris	ETJ	486J	0.43	0.43	0	MEMORIAL MUNICIPAL UTILITY DISTRICT	Costello, Inc.
31	Memorial Reserve	2019-2332	C2	Harris	City	488B	6.38	6.38	0	The NRP Group, LLC	Jones Carter - Woodlands Office
32	Morton Creek Ranch Sec 23	2019-2285	C3F	Harris	ETJ	445P	17.41	7.73	46	Woodmere Development Co., LTD.	R.G. Miller Engineers
33	Northpark Woods Sec 2	2019-2340	C3F	Montgomery	ETJ	295Q	35.95	9.76	155	Century Land Holdings Of Texas, LLC	R.G. Miller Engineers
34	Northpoint 90 Logistics Center Sec 1 (DEF1)	2019-2193	C2	Harris	ETJ	457N	190.58	189.47	0	NP-GR Houston Industrial Land, LLC	Vernon G. Henry & Associates, Inc.
35	Northwest Harris County MUD no 12 Water Plant no 2	2019-2353	C3F	Harris	ETJ	446A	1.96	1.96	0	Northwest Harris County MUD No 12	R.G. Miller Engineers
36	Oakview Farms Sec 2	2019-2277	C3P	Harris	ETJ	290J	3.62	0.07	10	Oakview Farms LLC	Provident
37	Ranch Country Sec 4 partial replat no 1	2019-2315	C3F	Harris	ETJ	325E	15.03	14.84	0	Landy Properties	Texas Legal Media
38	Ranch Country Sec 5 partial replat no 1	2019-2316	C3F	Harris	ETJ	324H	9.50	9.50	0	Landy Properties	Texas Legal Media
39	Ranch Country Sec 5 partial replat no 2	2019-2318	C3F	Harris	ETJ	324H	2.61	2.61	0	Landy Properties	Texas Legal Media
40	Republic Business Park	2019-2345	C3F	Harris	ETJ	329E	18.01	15.46	0	Windrose	Windrose
41	Riverside Park Residences	2019-2364	C3F	Harris	City	534E	1.00	0.01	8	P 48 MANAGEMENT	ICMC GROUP INC
42	Rosslyn Estates (DEF1)	2019-2221	C2	Harris	City	452A	0.79	0.00	14	Metro Living	PLS CONSTRUCTION LAYOUT, INC
43	Sherwood Estates Sec 3 partial replat no 1 (DEF1)	2019-2255	C3F	Harris	City	449T	1.43	0.07	24	BC INVESTMENTS	Level Up
44	Shops at Rock Creek (DEF1)	2019-2266	C2	Harris	ETJ	328T	4.56	4.56	0	A-S 150 Spring-Cypress, L.P.	Texas Engineering And Mapping Company
45	Southampton Place partial replat no 3	2019-2287	C3F	Harris	City	532D	0.49	0.00	1	Altitude AAA, LLC	Probstfeld & Associates, Inc.
46	Stoneworks Park Plaza	2019-2360	C3F	Harris	City	413X	6.08	0.42	84	Stoneworks, LLC	Total Surveyors, Inc.
47	Stuebner Azlan	2019-2314	C2	Harris	ETJ	330F	1.89	1.89	0	Survil, LLC	Survil LLC
48	Treviso Gardens Sec 5 (DEF1)	2019-2252	C3F	Harris	ETJ	445J	31.58	16.56	97	Treviso Gardens, LTD.	EHRA

**Platting Summary****Houston Planning Commission****PC Date: January 09, 2020**

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49	Ventana Lakes East Sec 5	2019-2349	C3P	Harris	ETJ	445G	45.64	1.42	208	D. R. Horton - Texas, Ltd.	EHRA
50	Warren Ranch Sec 6 (DEF1)	2019-2263	C3P	Harris	ETJ	324K	8.40	0.30	41	290 WR Holdings	LJA Engineering, Inc.- (West Houston Office)
51	West Road Street Dedication Sec 2 (DEF1)	2019-2247	SP	Harris	ETJ	406B	7.65	0.00	0	Cypress 856, Ltd.	Jones Carter - Woodlands Office
52	Westfield Village GP	2019-2312	GP	Harris	ETJ	446A	1560.80	0.00	0	KECH I LTD	META Planning + Design, LLC
53	Wildwood at Northpointe Sec 23	2019-2280	C3F	Harris	ETJ	328K	49.00	35.13	41	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)
54	Winfield Lakes North Sec 7	2019-2223	C3P	Fort Bend	ETJ	611N	13.09	2.12	59	Woodmere Development Comoany LTD	LJA Engineering, Inc.- (West Houston Office)
55	Winward Sec 6	2019-2295	C3P	Harris	ETJ	404K	9.56	0.30	45	Friendswood Development Company	BGE, Inc. - Katy

**B-Replats**

56	Alief Park	2019-2192	C2R	Harris	City	529E	36.70	36.70	0	Gradient Group, LLC	Windrose
57	Allison Circle (DEF1)	2019-2188	C3R	Harris	City	574S	6.43	1.38	27	Vernon Henry and Associates	Vernon G. Henry & Associates, Inc.
58	Alpha at River Oaks	2019-2367	C2R	Harris	City	492R	0.11	0.00	2	ROC HOMES	Level Up
59	Bellmont Addition no 1 partial replat no 1	2019-2320	C2R	Harris	City	533M	0.11	0.00	2	Rincon	Texas Legal Media
60	Bland Street Houston Area Urban Community Development (DEF1)	2019-2168	C3R	Harris	City	412W	5.01	0.58	23	CAS Consultants, LLC	CAS Consultants, LLC
61	Breaktime at Westheimer	2019-2358	C2R	Harris	City	492U	0.36	0.33	0	Break Time Market	The Interfield Group
62	Bush Logistics Center	2019-2352	C2R	Harris	City	374N	17.32	17.15	0	Windrose	Windrose
63	Caldwell Gosling	2019-2354	C2R	Harris	ETJ	290R	15.25	15.25	0	Bretco	John G. Thomas and Associates, Inc. dba Thomas Land Surveying
64	Channelview ISD High School Campus	2019-2357	C2R	Harris	ETJ	458Y	60.81	60.81	0	Channelview ISD	Pacheco Koch Consulting Engineers, Inc.
65	Cordell Place by Sierra Norte (DEF1)	2019-2195	C2R	Harris	City	453T	11.48	0.00	2	Sierra Norte, LLC	360 Degrees Design and Construction, LLC
66	Courtyard at Heights	2019-2333	C2R	Harris	City	452T	0.38	0.09	7	Courtyard at the Heights, LLC	Owens Management Systems, LLC
67	Escobedo Estates (DEF1)	2019-2198	C3R	Harris	ETJ	416E	7.09	0.90	10	Escobedo Developers	RP & Associates
68	Formosa Estates	2019-2311	C2R	Harris	City	452U	0.15	0.00	3	Archeccentric Concepts & Designs, LLC	JAG Engineering, Inc.
69	Fulton Enclave (DEF1)	2019-2142	C2R	Harris	City	493H	0.34	0.00	7	BB RESIDENTIAL	Level Up
70	Groves Sec 38	2019-2324	C3R	Harris	ETJ	377K	6.21	2.36	26	LH Groves LLC	BGE, Inc.

**Platting Summary****Houston Planning Commission****PC Date: January 09, 2020**

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71	Harlemwood Manors	2019-2336	C2R	Harris	City	494G	0.23	0.00	4	AP Construction	The Interfield Group
72	Haven at Elgin	2019-2361	C2R	Harris	City	494W	0.98	0.98	0	Haven at Elgin, LLC	R.G. Miller Engineers
73	HISD Wisdom High School	2019-2207	C2R	Harris	City	490Z	25.75	25.75	0	Teran Group	Teran Group LLC
74	Holt Development	2019-2187	C2R	Harris	City	491X	0.99	0.99	0	ZK Building Design	Windrose
75	Houston Heights partial replat no 26	2019-2350	C2R	Harris	City	452V	0.19	0.00	2	C H Builders, Inc.	Richard Grothues Designs
76	Iglesia De Jesucristo Camino Al Padre	2019-2356	C2R	Harris	ETJ	372F	10.20	10.20	0	Advance Surveying	Advance Surveying, Inc.
77	Karam Plaza Southloop (DEF1)	2019-2270	C2R	Harris	City	535K	2.65	2.65	0	SNK Holdings LLC	Cornerstone Survey Group LLC
78	Laverne Landing	2019-2281	C3R	Harris	City	450U	0.93	0.01	20	DKZ Properties, LLC	Pioneer Engineering, LLC
79	Live Oak Village	2019-2338	C2R	Harris	City	452C	0.50	0.01	10	Polak Investments, LLC	Pioneer Engineering, LLC
80	Mangino Complex	2019-2337	C2R	Harris	City	454B	0.56	0.56	0	FMU Properties, Inc.	The Interfield Group
81	Maury at Lee Crossing	2019-2306	C2R	Harris	City	493D	0.11	0.00	3	EZ Deal Properties LLC	CE Engineers & Development Consultants, INC
82	Modera at Waugh	2019-2365	C2R	Harris	City	492M	1.46	1.40	0	Mill Creek Residential Trust, LLC	Jones Carter - Woodlands Office
83	Northwest Pointe	2019-2326	C2R	Harris	City	410Y	2.74	2.74	0	ALJ LINDSEY	Windrose
84	Oak Lawn Addition partial replat no 1	2019-2298	C2R	Harris	City	494T	0.39	0.00	3	None	Tetra Surveys
85	Oats Street Landing	2019-2346	C2R	Harris	City	494F	0.11	0.00	2	Jack Huffstetler	Total Surveyors, Inc.
86	Omega Aviation	2019-2297	C2R	Harris	City	575E	0.46	0.46	0	Omega Aviation	Tetra Surveys
87	Patio Homes At Robbie	2019-2334	C2R	Harris	City	453S	0.12	0.00	2	Sandcastle Homes, Inc.	The Interfield Group
88	Phoenix Place	2019-2309	C2R	Harris	City	414S	0.48	0.00	2	PRIME TEXAS SURVEYS LLC	SEM SERVICES
89	Quijada Estates (DEF1)	2019-2055	C2R	Harris	City	570R	0.27	0.00	2	INDIVIDUAL	Bowden Land Services & Consulting
90	Riveras Best Produce	2019-2258	C2R	Harris	City	453T	0.25	0.25	0	Rivera's Best Produce	RED CONSULTANTS
91	Ryon Estates	2019-2368	C2R	Harris	City	493D	0.22	0.00	5	BB RESIDENTIAL	Level Up
92	Saint Emanuel Estates	2019-2342	C2R	Harris	City	493Y	0.34	0.00	6	BB RESIDENTIAL	Level Up
93	Summit Path Investments LLC Development	2019-2331	C2R	Harris	City	452P	0.35	0.33	0	MIRADOR GROUP	Windrose
94	West 16th Reserves	2019-2341	C2R	Harris	City	452Y	0.40	0.40	0	Jamestown Estate Homes, LP	Total Surveyors, Inc.
95	West Road Extension and Reserve replat no 1 (DEF1)	2019-2248	C3R	Harris	ETJ	406B	5.28	0.64	0	MREC LT STERLING CANYON, LLC	Jones Carter - Woodlands Office

**C-Public Hearings Requiring Notification**

96	Cotton Oaks Estates replat no 1	2019-2079	C3N	Harris	ETJ	250Z	10.00	3.48	38	A & J Smalley, LP	Texas Professional Surveying, LLC
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97	David Crockett Second Replat partial replat no 5	2019-2007	C3N	Harris	City	492U	0.81	0.00	8	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
98	East End on the Bayou Sec 3 replat no 1 and extension	2019-2119	C3N	Harris	City	494J	1.58	1.01	15	Padua Realty Company	Gruller Surveying
99	Gaywood partial replat no 1	2019-2012	C3N	Harris	City	489F	0.67	0.00	2	n/a	South Texas Surveying Associates, Inc.
100	Livingston Estates partial replat no 1	2019-2024	C3N	Harris	City	452C	0.39	0.00	10	Stoneworks, LLC	Total Surveyors, Inc.
101	Oaks of Lakewood Village Sec 1 replat no 1	2019-2143	C3N	Harris	City	455G	15.36	3.00	66	Oaks of Lakewood Village, LTD	Century Engineering, Inc
102	Oaks of Lakewood Village Sec 2 replat no 1	2019-2149	C3N	Harris	City	455G	11.33	0.00	63	Oaks of Lakewood Village, LTD	Century Engineering, Inc
103	Pin Oak Village Sec 3 partial replat no 1 (DEF1)	2019-2019	C3N	Fort Bend	ETJ	484G	0.28	0.28	0	Windrose	Windrose
104	Royal Oaks Landing replat no 1	2019-2158	C3N	Harris	City	489W	11.54	0.69	115	Royal Oaks Landing LLC	LJA Engineering, Inc.- (West Houston Office)
105	Ruburfield Subdivision no 66 partial replat no 1 (DEF1)	2019-2041	C3N	Harris	City	533Y	0.11	0.00	1	Young Community and Culture Group LLC	Owens Management Systems, LLC
106	Southgate partial replat no 3 (DEF1)	2019-2022	C3N	Harris	City	532H	0.39	0.39	0	1933 Dryden LLC	Tetra Surveys
107	Woodleigh partial replat no 2 and extension	2019-2162	C3N	Harris	City	494S	0.34	0.00	8	Lamar Builders	The Interfield Group

**D-Variances**

108	Bergamo Vista Lift Station	2019-2276	C2	Harris	ETJ	445B	0.23	0.23	0	WILBOW-BERGAMO VISTA LLC	LJA Engineering, Inc.- (West Houston Office)
109	Broadstone Eado (DEF1)	2019-2177	C2	Harris	City	493V	3.25	3.25	0	Pearland 5948, LTD & Westheimer Retail Center, LTD	Vernon G. Henry & Associates, Inc.
110	Double Oak Commons GP	2019-2299	GP	Harris	ETJ	285T	21.80	0.00	0	Double Oak Resources, Inc.	The Pinnell Group, LLC
111	Elgin Smith (DEF1)	2019-2172	C2R	Harris	City	493T	0.72	0.72	0	Midtown Assemblage LTD	Vernon G. Henry & Associates, Inc.
112	Enterra At Oneil	2019-2359	C2R	Harris	City	493P	0.23	0.00	6	Enterra Homes	The Interfield Group
113	Ezzi Signs	2019-2093	C2R	Harris	ETJ	368S	0.51	0.50	0	EZZI Signs	HRS and Associates, LLC
114	Groves GP (DEF1)	2019-2240	GP	Harris	ETJ	377J	991.50	0.00	0	LH Groves LLC	BGE, Inc.
115	Harris County Improvement District no 13 water plant no 1	2019-2304	C2	Harris	ETJ	366B	3.65	3.65	0	Dunham Point Development LLC	BGE, Inc.
116	Indian Hills Road Tract (DEF1)	2019-2235	C3P	Harris	ETJ	250J	50.50	14.71	150	Toll Brothers / Trendmaker	META Planning + Design, LLC
117	Marvida GP (DEF1)	2019-2245	GP	Harris	ETJ	406F	856.26	0.00	0	Cypress 856, Ltd.	Jones Carter - Woodlands Office
118	Svensson Estate (DEF1)	2019-2269	C2	Harris	ETJ	258V	5.00	0.00	2	Kayla Svensson	Owens Management Systems, LLC



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119	Winward Sec 4 (DEF1)	2019-2243	C3P	Harris	ETJ	404K	12.69	1.53	43	Friendswood Development Company	BGE, Inc. - Katy
120	Winward Sec 5 (DEF1)	2019-2249	C3P	Harris	ETJ	404J	9.92	0.05	61	Friendswood Development Company	BGE, Inc. - Katy

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

121	CCR Racing	2019-2329	C2R	Harris	ETJ	410Q	0.36	0.36	0	CCR Racing Ventures	M2L Associates, Inc.
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**G-Extensions of Approval**

122	Balmoral Park Lakes East Detention Reserve	2019-0131	EOA	Harris	ETJ	376P	80.46	77.71	0	Land Tejas Park Lakes 1023, L.P.	Pape-Dawson Engineers
123	Blucarwash Cypress Station	2018-2521	EOA	Harris	ETJ	332N	2.50	2.50	0	AQ Investments	John G. Thomas and Associates, Inc. dba Thomas Land Surveying
124	Brookwood Forest Sec 7	2019-0226	EOA	Montgomery	ETJ	295R	11.87	0.00	63	KB Home Lone Star Inc.	Pape-Dawson Engineers
125	Custom Stone Supply and US Concrete	2018-2444	EOA	Harris	ETJ	449C	7.00	7.00	0	Oldcastle APG Texas, Inc.	Benchmark Engineering Corporation
126	Enclave at Westpark Meadows Townhomes	2019-0041	EOA	Fort Bend	ETJ	525E	5.67	1.38	73	CR Nevada Associates, LLC	Benchmark Engineering Corporation
127	Firecraft BBQ	2018-2492	EOA	Harris	City	336E	0.56	0.56	0	Loop 494 Realty LLC	John G. Thomas and Associates, Inc. dba Thomas Land Surveying
128	Martinez Manor	2019-0019	EOA	Harris	ETJ	413R	0.43	0.43	0	PRIME TEXAS SURVEYS LLC	SEM SERVICES
129	Shops at Avalon	2018-2501	EOA	Fort Bend	ETJ	484N	4.21	4.21	0	Stoney Creek Center, LTD	The Interfield Group

**H-Name Changes**

130	Sendero Tract Sec 10 (prev. Sendero Sec 10)	2019-0408	NC	Fort Bend	ETJ	524L	12.54	1.46	57	Meritage Homes of Texas, LLC	Costello, Inc.
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**I-Certification of Compliance**

None

**J-Administrative**

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None

**K-Development Plats with Variance Requests**

131	2715 Mills Branch Drive	19047907	DPV	Harris	City	297U				Manuel Lopez	Maneul Lopez
132	2301 University Boulevard	19108668	DPV	Harris	City	532C				Collaborative Projects, LLC	Collaborative Projects, LLC

**Off-Street Parking with Variance Requests**

IV	2301 University Boulevard	19108668	PV	Harris	City	532C				Collaborative Projects, LLC	Collaborative Projects, LLC
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# Houston Planning Commission

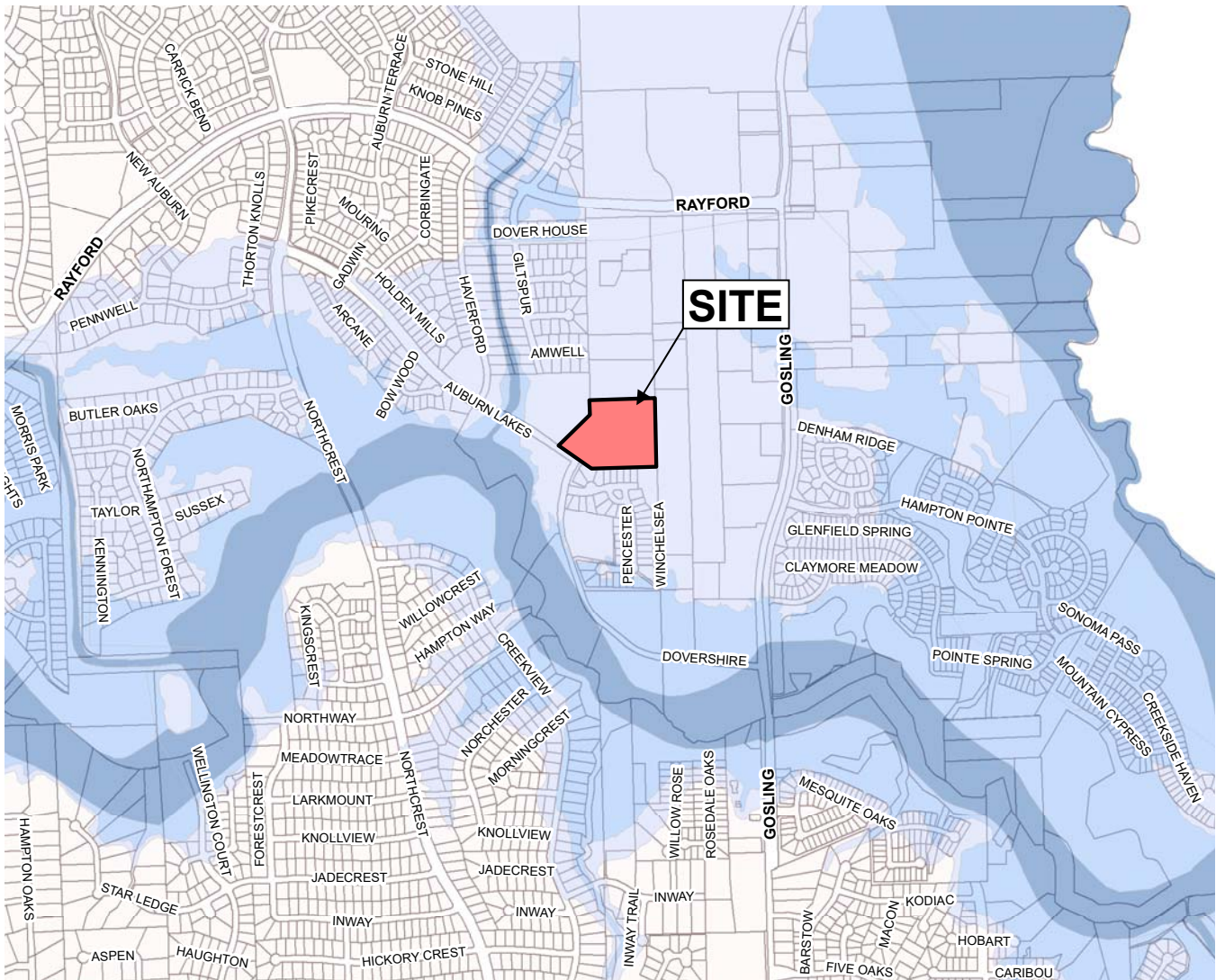
ITEM: 96

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Cotton Oaks Estates replat no 1

Applicant: Texas Professional Surveying, LLC



C – Public Hearings

Site Location

# Houston Planning Commission

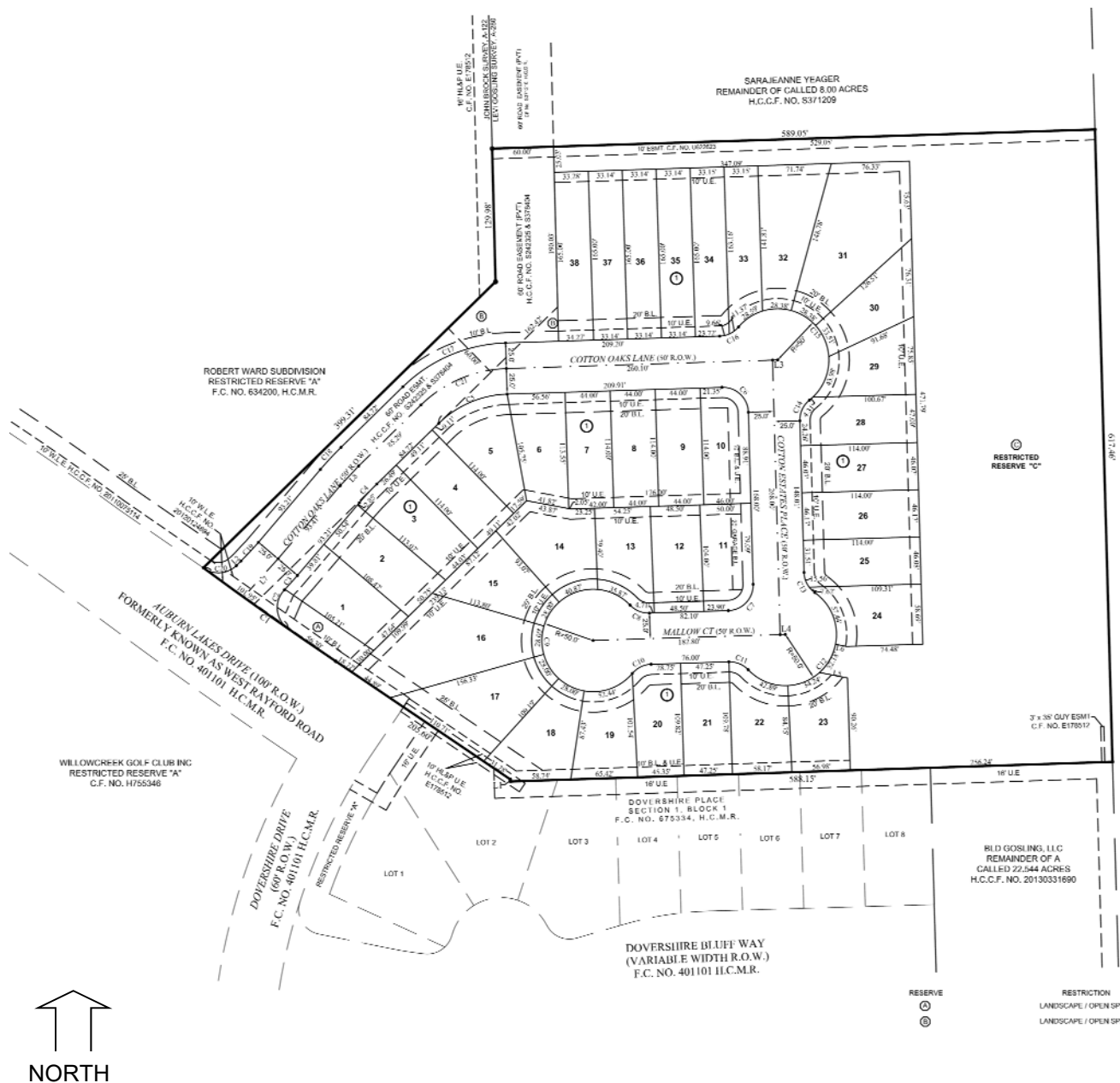
## ITEM: 96

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Cotton Oaks Estates replat no 1

Applicant: Texas Professional Surveying, LLC



### C – Public Hearings

### Subdivision



# Houston Planning Commission

**ITEM: 96**

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Cotton Oaks Estates replat no 1

Applicant: Texas Professional Surveying, LLC



**C – Public Hearings**

**Aerial**



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

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

December 10, 2019

Dear Property Owner:

**Reference Number: 2019-2079**

The Houston Planning and Development Department has received a subdivision plat application to allow the **full** replatting of "**Cotton Oaks Estates**". This proposal includes the replatting of lot 1, block 1, as recorded at Film Code No. 465017 of the Harris County Map Records. The new subdivision name is "**Cotton Oaks Estates replat no 1**".

The property is located at west of Gosling Road south of West Rayford Road.

The purpose of the replat is to create 38 residential lots and 3 reserves.

The applicant, Nneka Steels, with Texas Professional Surveying, LLC, on behalf of A & J Smalley, LP, can be contacted at 936-756-7447 Ext 228.

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, January 9, 2020 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.**

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

*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: 97**

Planning and Development Department

Meeting Date: 01/09/2020

**Subdivision Name: David Crockett Second Replat partial replat no 5**

**Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP**



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

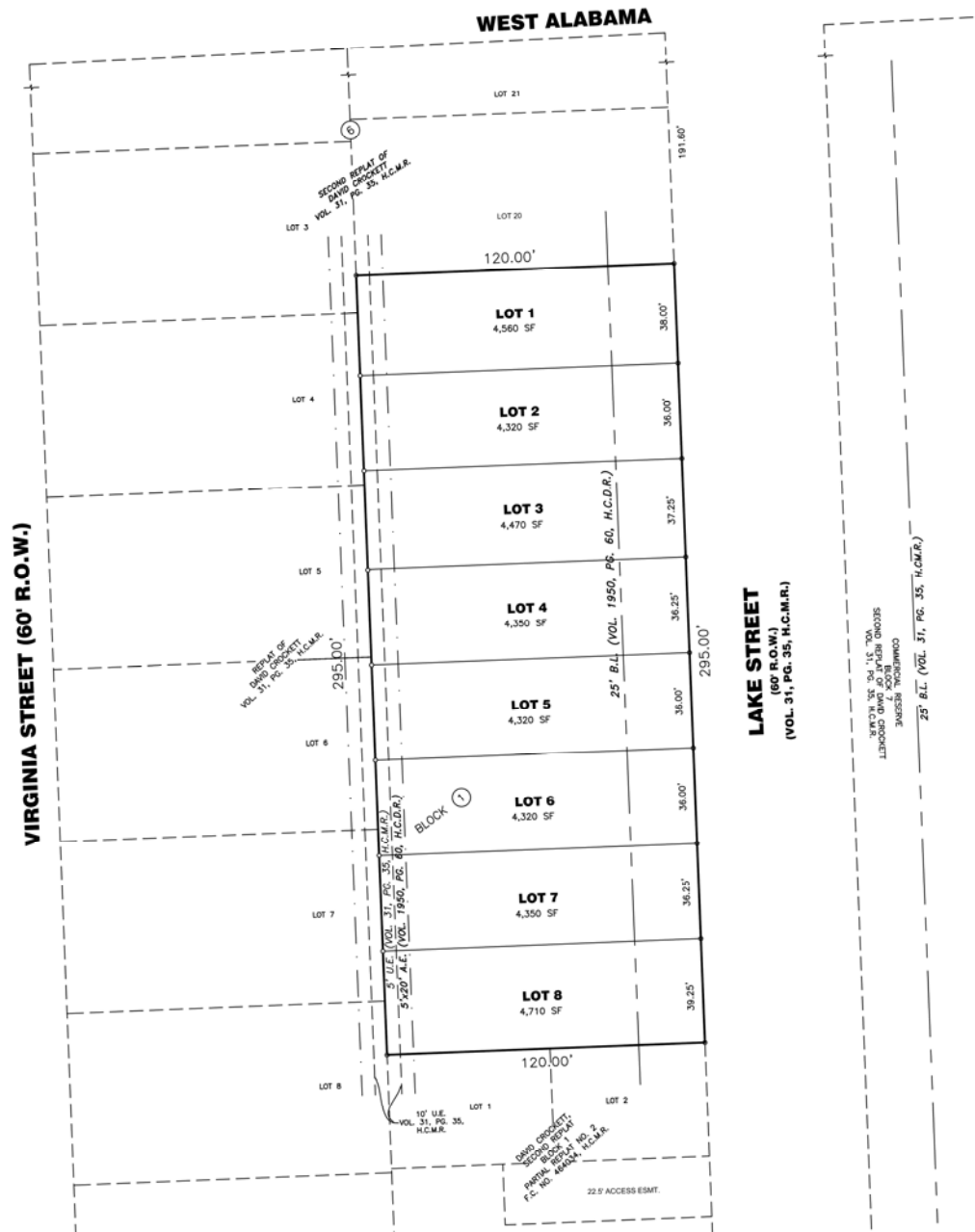
## ITEM: 97

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: David Crockett Second Replat partial replat no 5

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



C – Public Hearings

Subdivision

# Houston Planning Commission

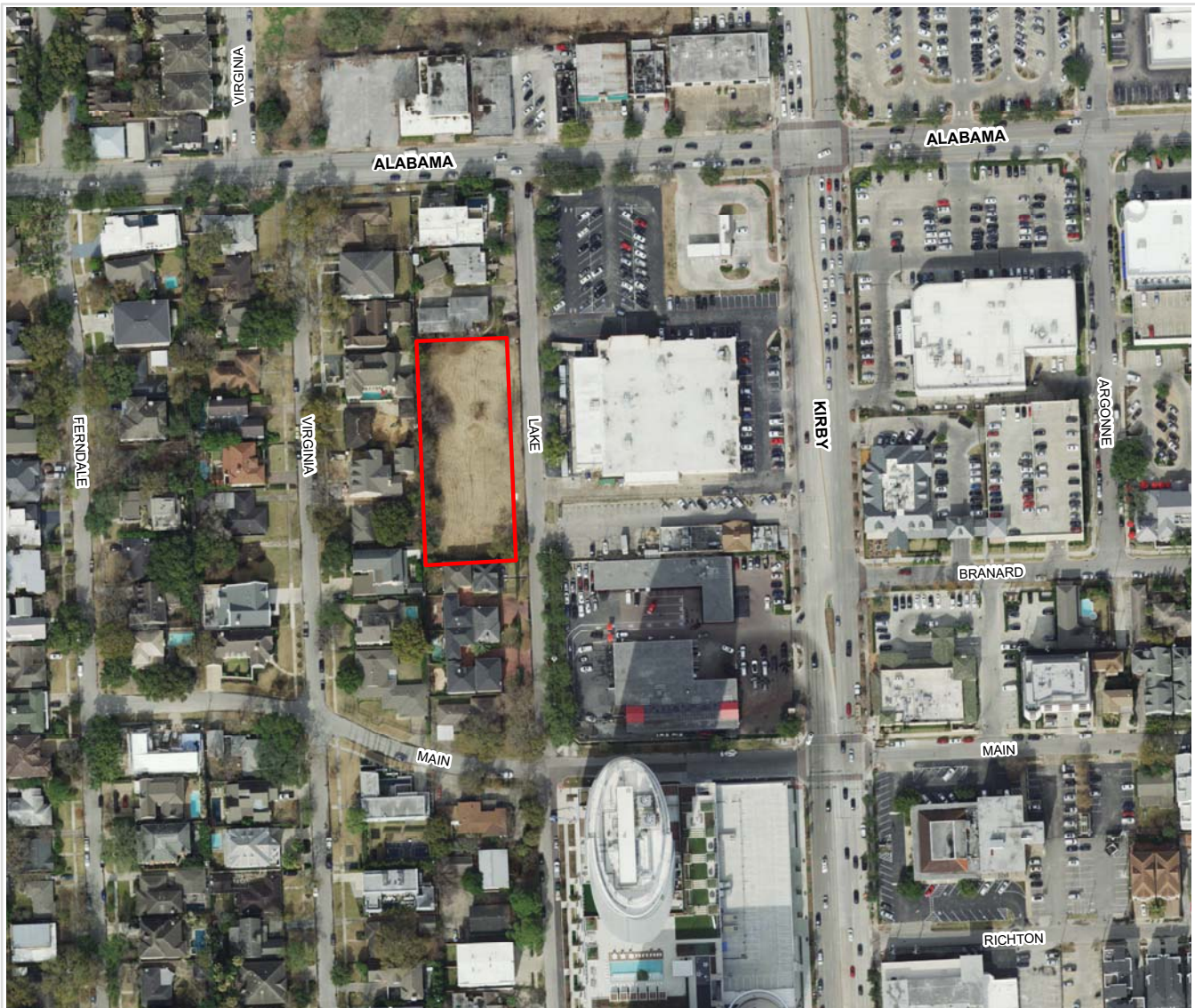
**ITEM: 97**

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: David Crockett Second Replat partial replat no 5

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



**C – Public Hearings**

**Aerial**



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562  
  
T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 10, 2019

Dear Property Owner:

**Reference Number: 2019-2007**

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "Second Replat of David Crockett". This proposal includes the replatting of Lots 15 through 19 of Block 6, as recorded in Volume 31 Page 35 of the Harris County Map Records. The new subdivision name is **"David Crockett Second Replat partial replat no 5"**.

The property is located south of W. Alabama Street, north of W. Main Street, along the west side of Lake Street.

The purpose of the replat is to create 8 lots.

The applicant, Josh Kester, with Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP, can be contacted at 713-667-0800.

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, January 9, 2020 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.**

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

*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***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **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***

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- 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

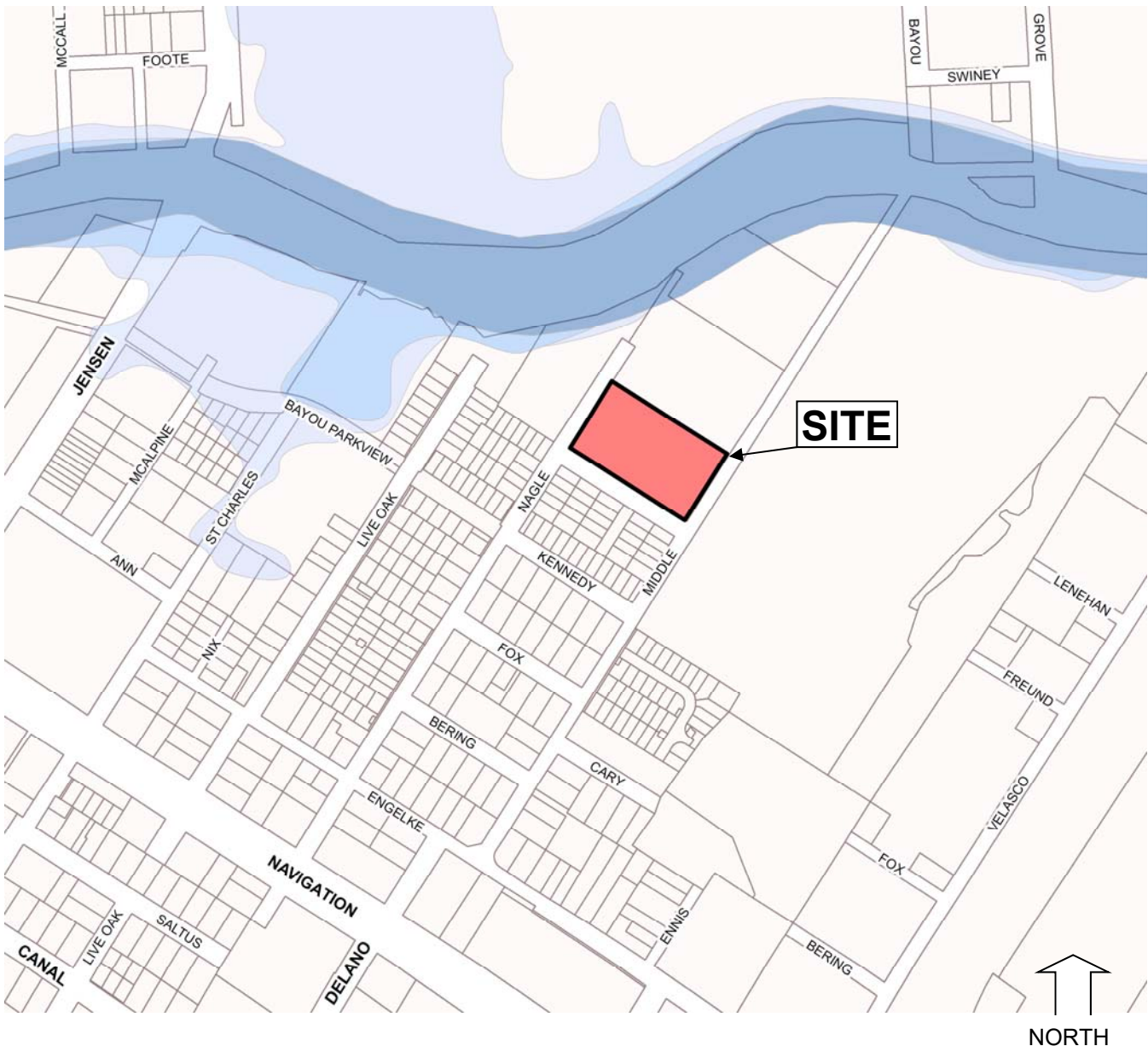
**ITEM: 98**

Planning and Development Department

Meeting Date: 01/09/2020

**Subdivision Name: East End on the Bayou Sec 3 replat no 1 and extension**

**Applicant: Gruller Surveying**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

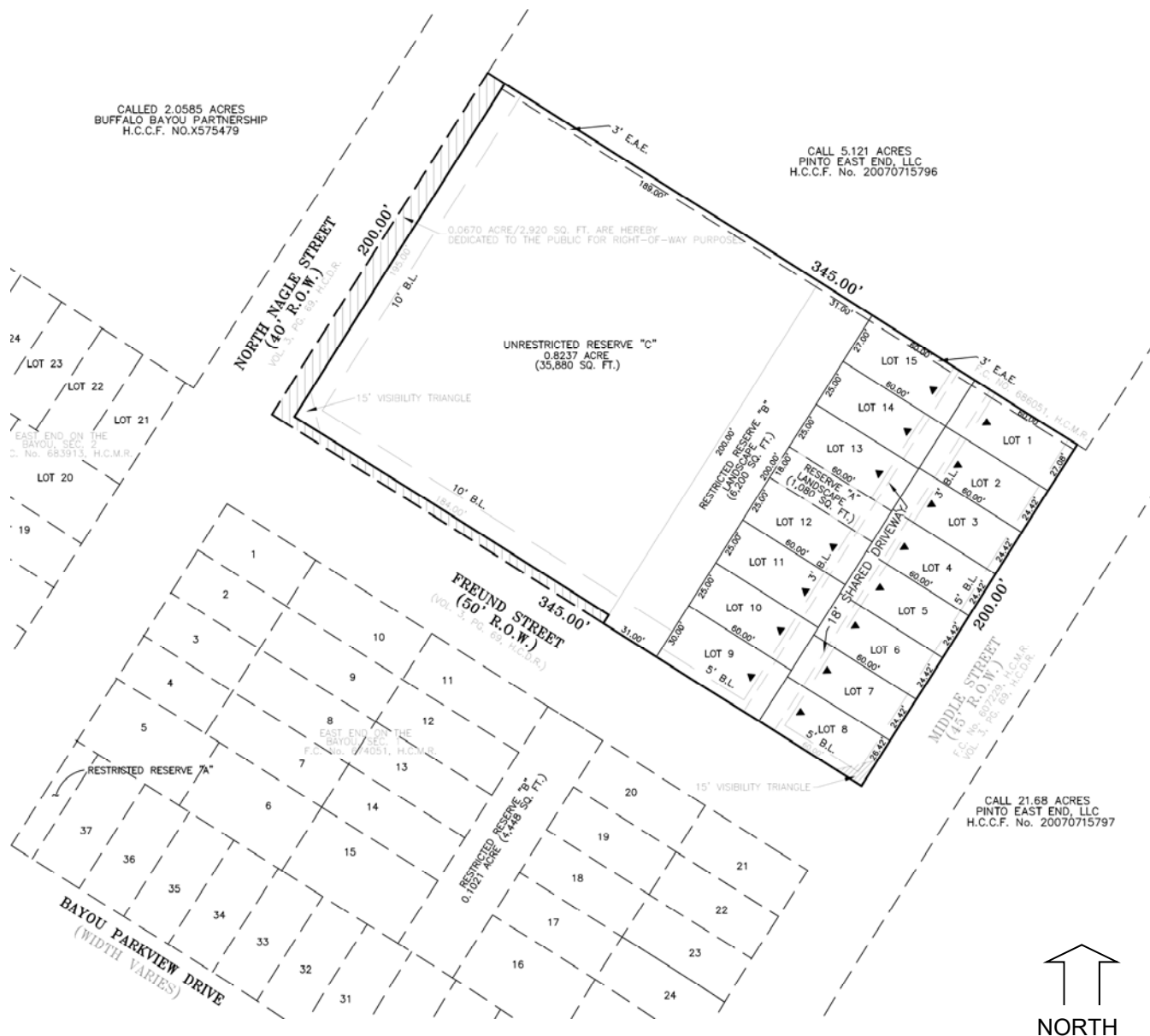
## ITEM: 98

Planning and Development Department

Meeting Date: 01/09/2020

**Subdivision Name: East End on the Bayou Sec 3 replat no 1 and extension**

**Applicant: Gruller Surveying**



**C – Public Hearings**

**Subdivision**



# Houston Planning Commission

**ITEM: 98**

Planning and Development Department

Meeting Date: 01/09/2020

**Subdivision Name: East End on the Bayou Sec 3 replat no 1 and extension**

**Applicant: Gruller Surveying**



**C – Public Hearings**

**Aerial**



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

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

December 10, 2019

Dear Property Owner:

**Reference Number: 2019-2119**

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of **"East End on the Bayou Sec 3."** This proposal includes the replatting of Lots 1-23, Reserves A,B,C of East End on the Bayou Sec 3 as recorded at Film Code No. 686051 of Harris County Map Records and Lots 6,7, 13, 14 and portion of lots 5 and 12 of Factory Addition and Vol 3 pg 69 of HCDR. The new subdivision name is **"East End on the Bayou Sec 3 replat no 1 and extension"**.

The property is located north along Freund Street, east along North Nagle Street and west along Middle Street. The purpose of the replat is to create one unrestricted reserve, two landscape reserves and 15 single family residential lots. The applicant, Chris Garcia, with Gruller Surveying, on behalf of Padua Realty Company, can be contacted at 713-333-1466.

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, January 9, 2020 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.**

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

*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.
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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.
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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.
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# Houston Planning Commission

**ITEM: 99**

Planning and Development Department

Meeting Date: 01/09/2020

**Subdivision Name: Gaywood partial replat no 1**

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



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

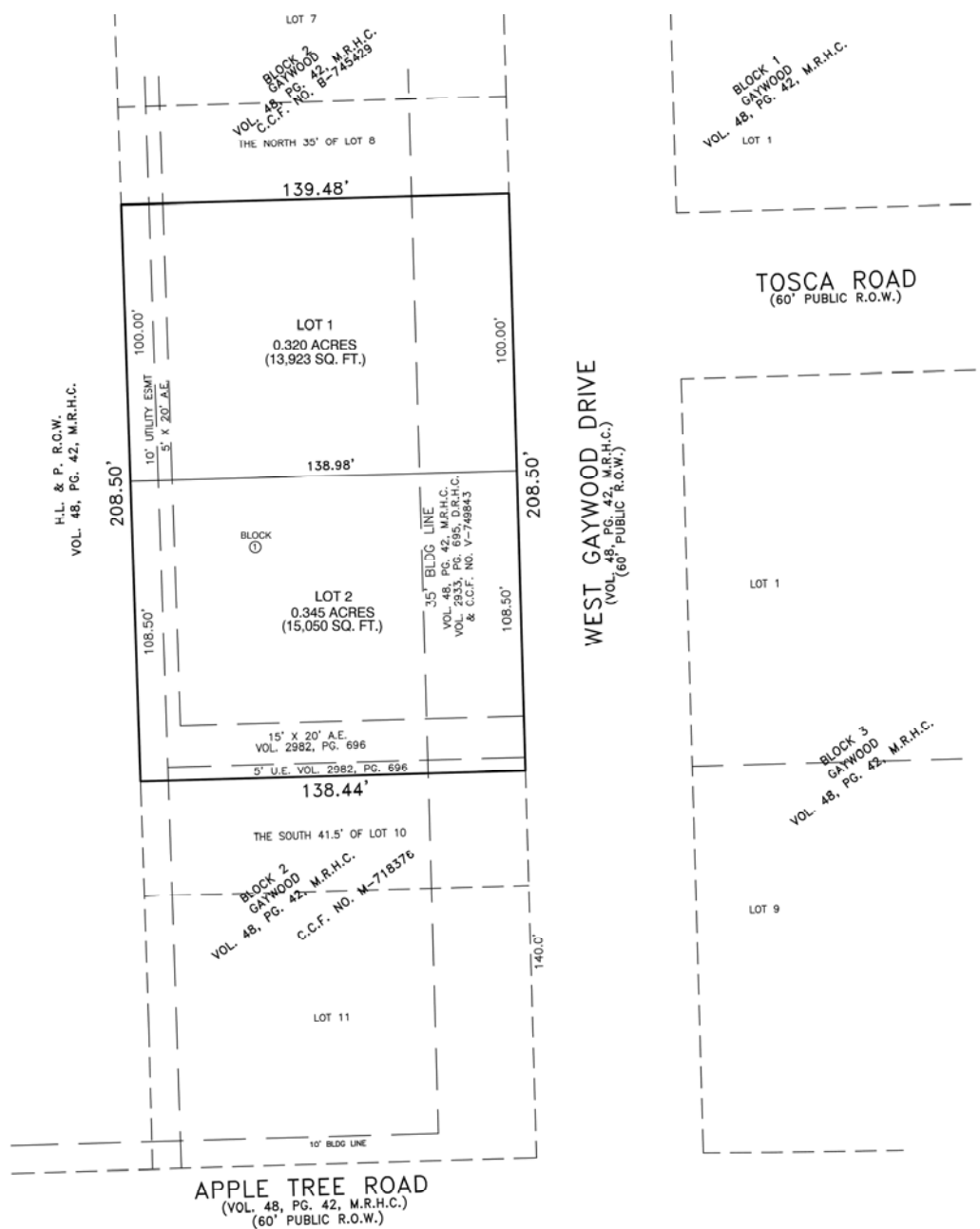
ITEM: 99

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Gaywood partial replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 99

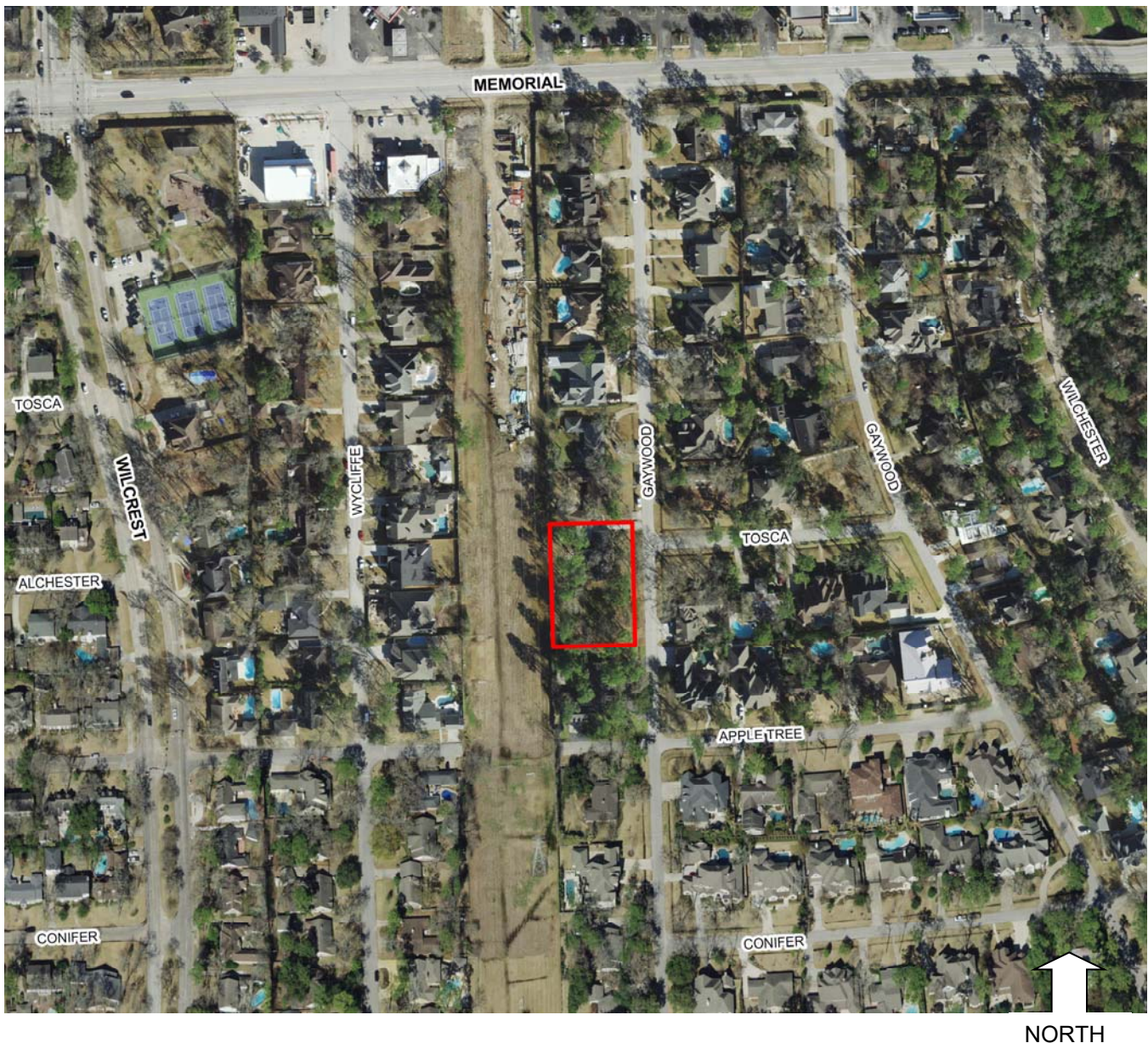
Planning and Development Department

Meeting Date: 01/09/2020

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Subdivision Name: Gaywood partial replat no 1

Applicant: South Texas Surveying Associates, Inc.



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

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

December 10, 2019

Dear Property Owner:

**Reference Number: 2019-2012**

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "Gaywood Amending plat no 1". This proposal includes the replatting of Lot 9 of Block 2, as recorded in Volume 628 Page 276 of the Harris County Map Records. The new subdivision name is "**Gaywood partial replat no 1**".

The property is located south of Memorial Drive, north of Apple Tree Road, along the west side of W. Gaywood Drive.

The purpose of the replat is to create 2 single family residential lots.

The applicant, Patrick Cook, with South Texas Surveying Associates, Inc., can be contacted 281-556-6918.

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

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

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

**Thursday, January 9, 2020 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.**

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

*See reverse side for useful information*

### ***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.
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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

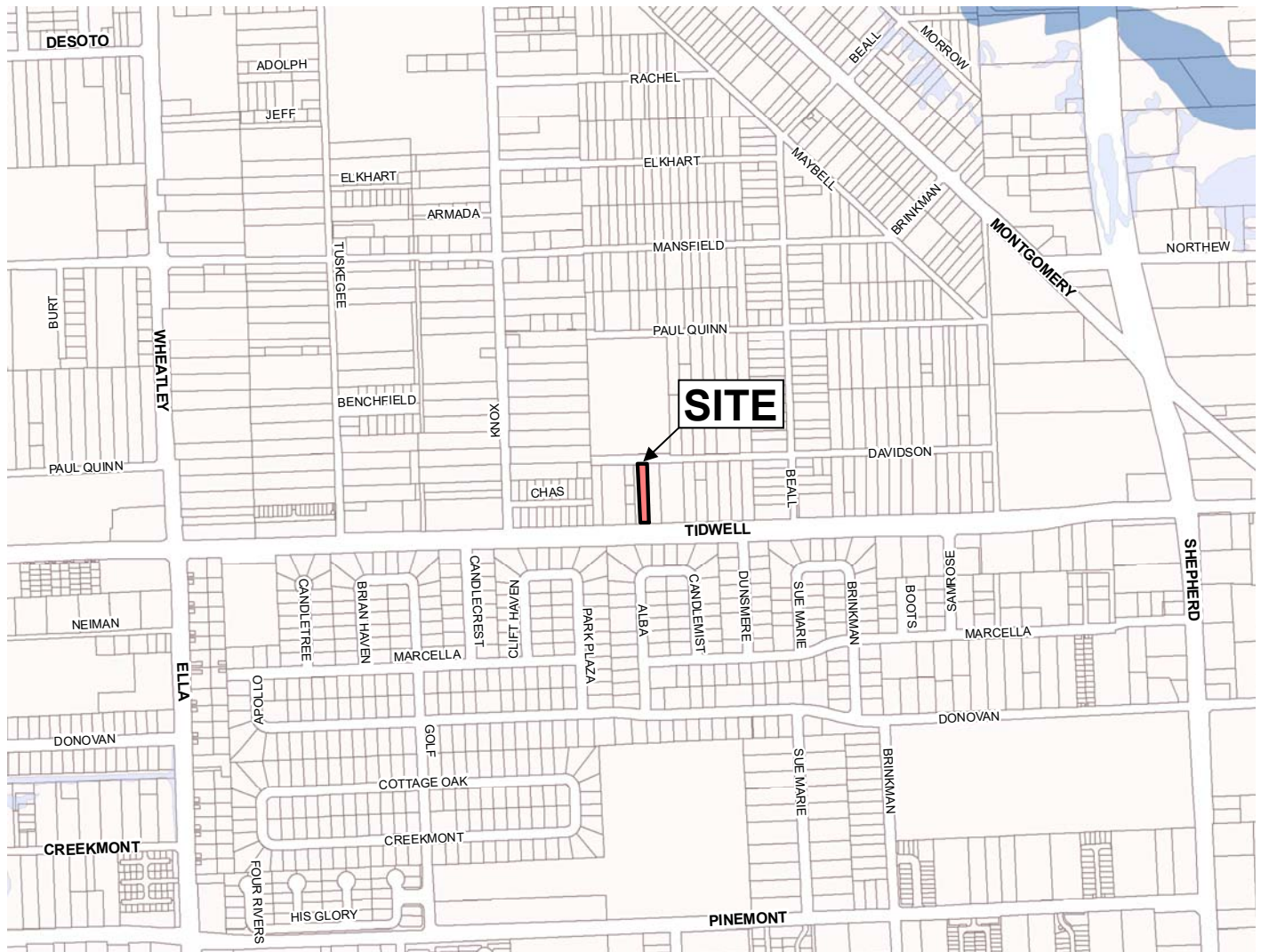
**ITEM: 100**

Planning and Development Department

Meeting Date: 01/09/2020

**Subdivision Name: Livingston Estates partial replat no 1**

**Applicant: Total Surveyors, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

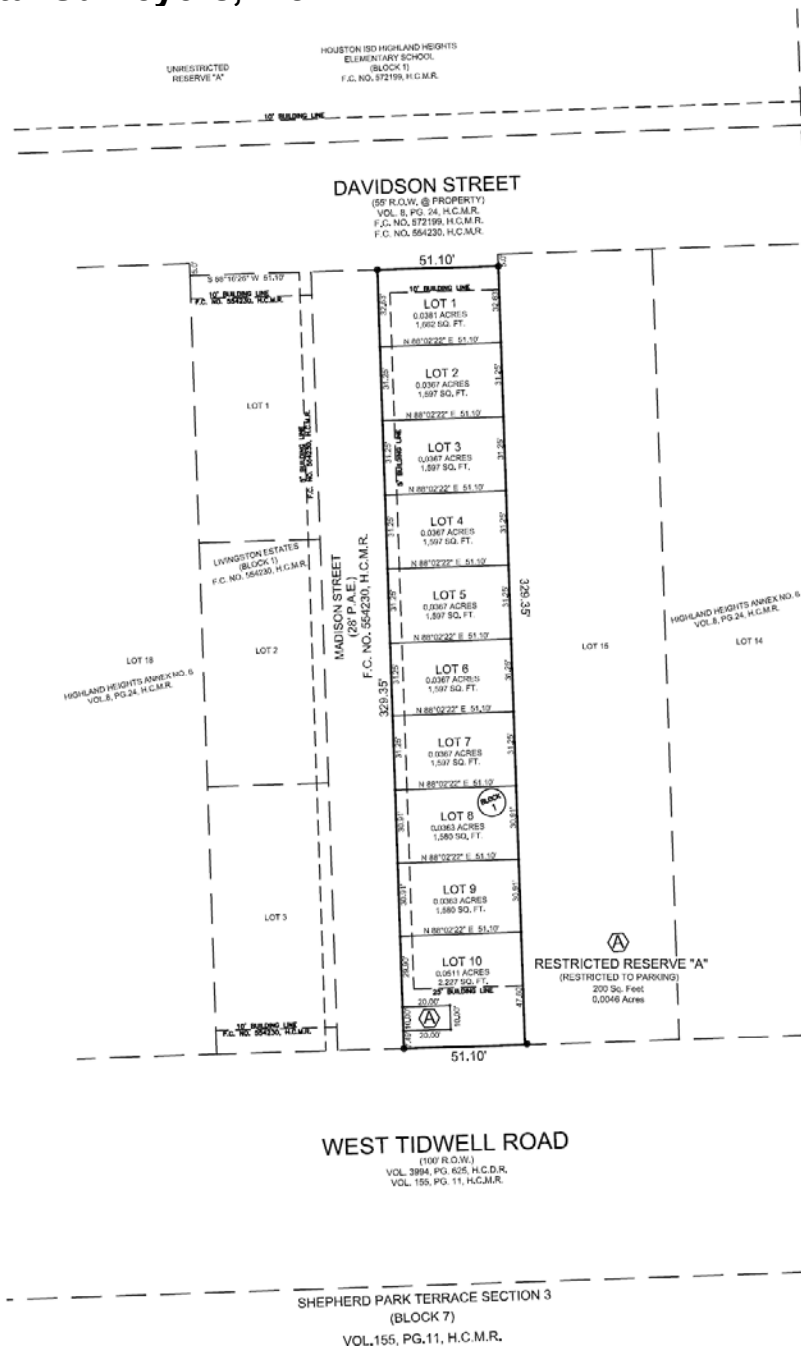
## ITEM: 100

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Livingston Estates partial replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision



# Houston Planning Commission

**ITEM: 100**

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Livingston Estates partial replat no 1

Applicant: Total Surveyors, Inc.



**C – Public Hearings**

**Aerial**



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
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Houston, Texas 77251-1562

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

December 10, 2019

Dear Property Owner:

**Reference Number: 2019-2024**

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Livingston Estates**". This proposal includes the replatting of all of Lots 4, 5 & 6, Block 1, as recorded at Film Code No. 554230, of the Harris County Map Records. The new subdivision name is "**Livingston Estates partial replat no 1**".

The property is located at south of along Davidson Street, North of along West Tidwell Road, west of Beall Street. The purpose of the partial replat is to create 10 single family residential lots. The applicant, Kevin Kolb, with Total Surveyors, Inc., on behalf of Stoneworks, LLC, can be contacted at 281-479-8719 Ext .

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

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

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

**Thursday, January 9, 2020 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.**

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

*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.
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- **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

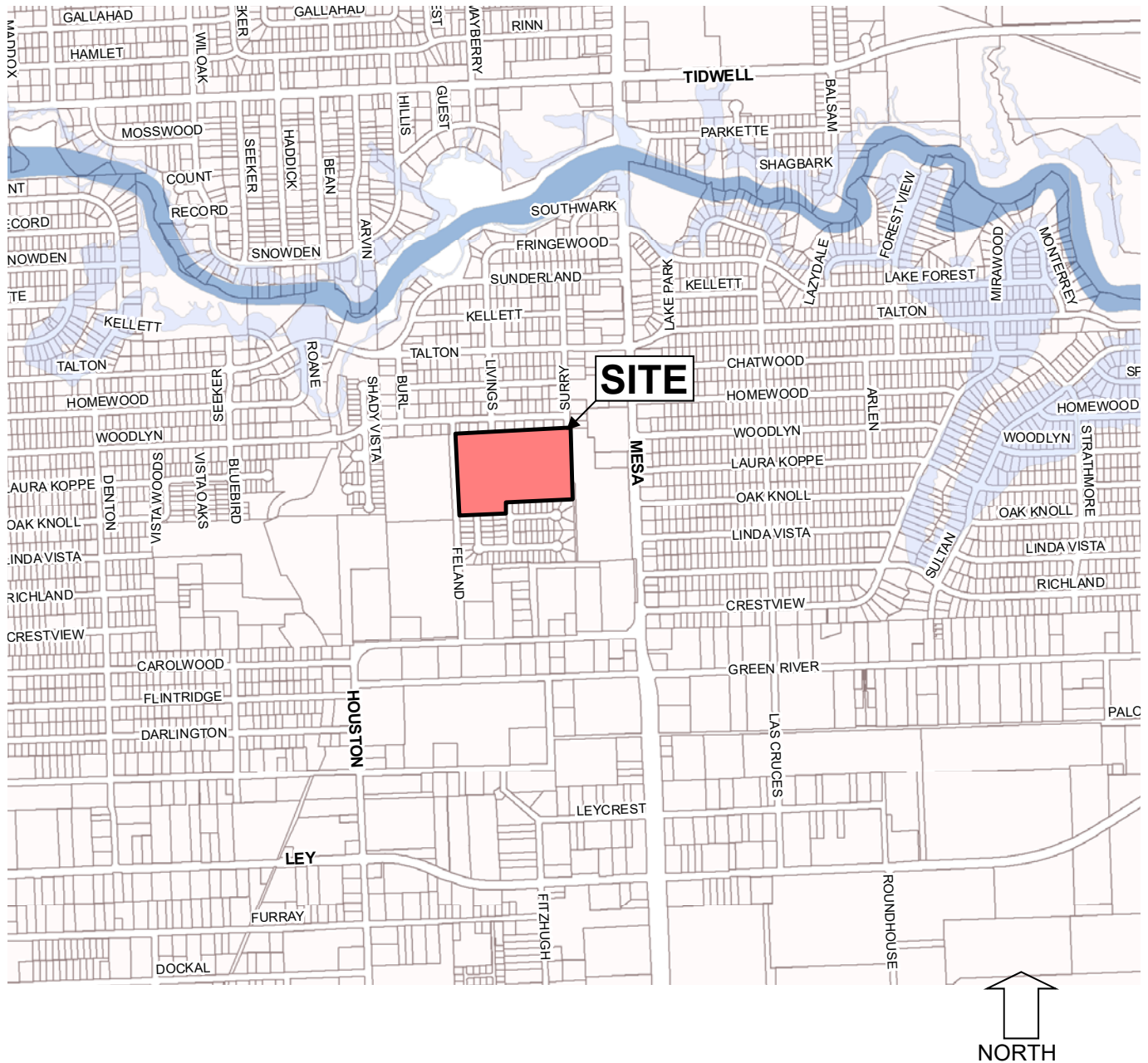
ITEM: 101

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Oaks of Lakewood Village Sec 1 replat no 1

Applicant: Century Engineering, Inc



C – Public Hearings

Site Location

# Houston Planning Commission

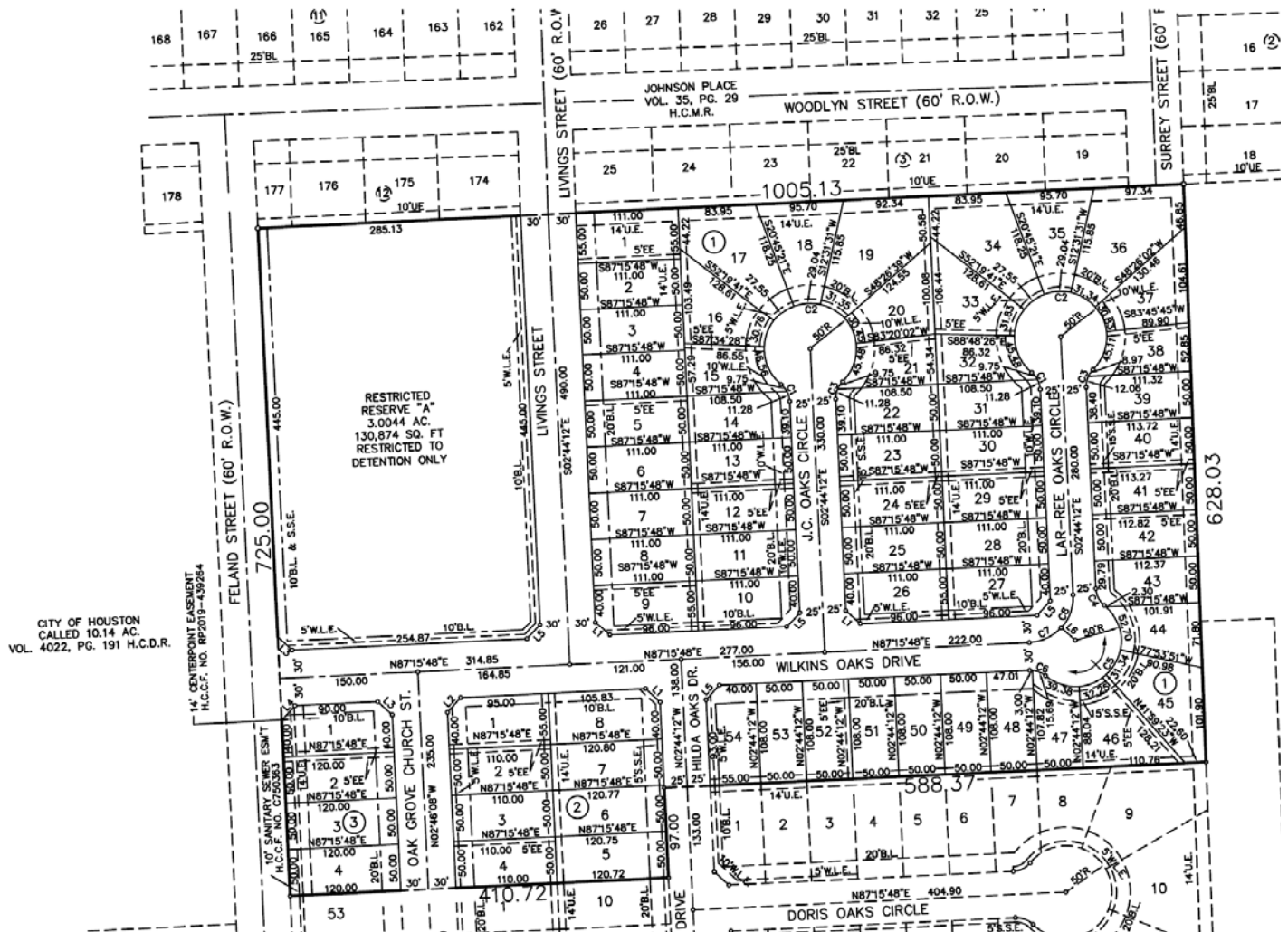
## ITEM: 101

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Oaks of Lakewood Village Sec 1 replat no 1

Applicant: Century Engineering, Inc



C – Public Hearings

Subdivision



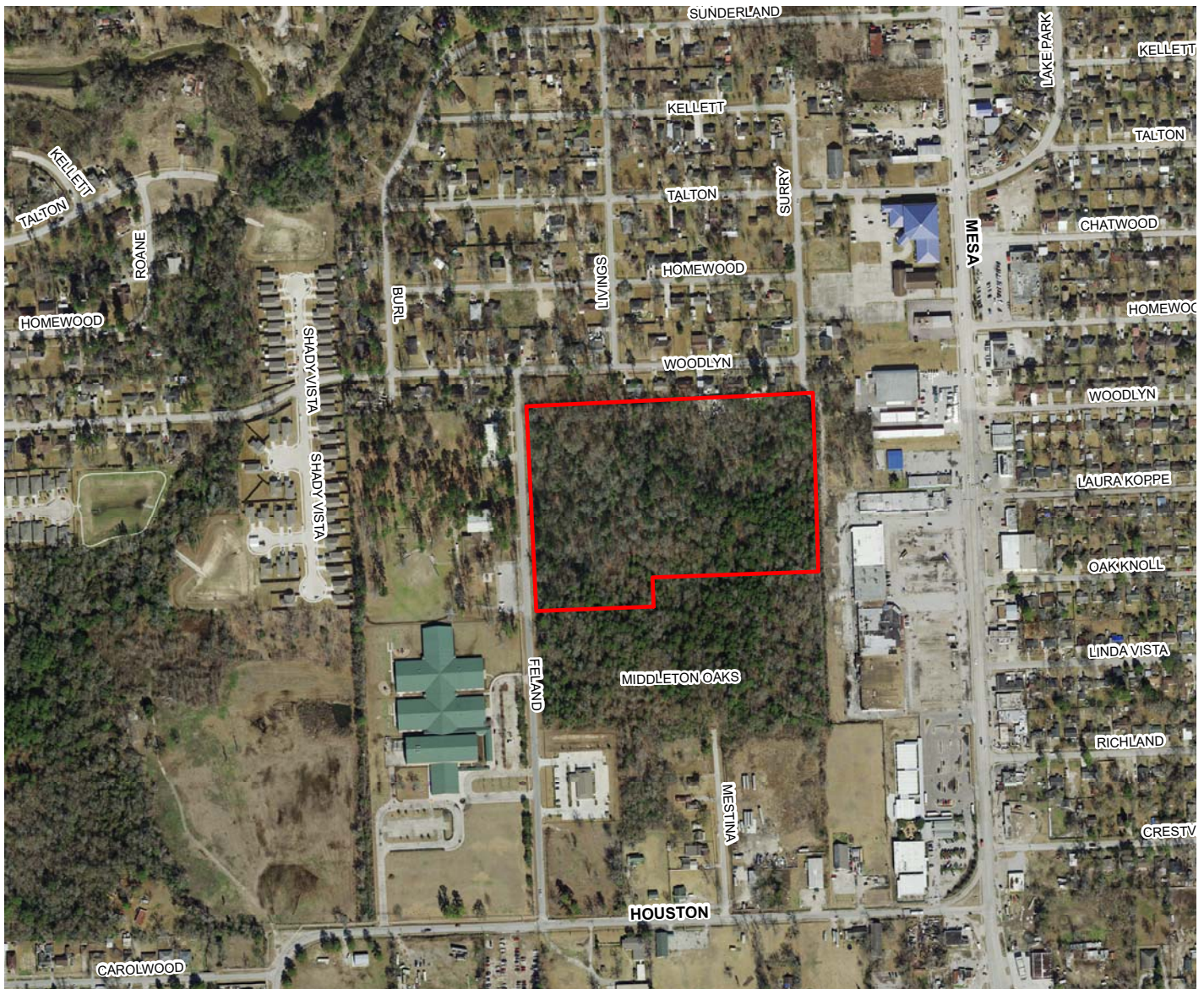
# Houston Planning Commission **ITEM: 101**

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Oaks of Lakewood Village Sec 1 replat no 1

Applicant: Century Engineering, Inc



**C – Public Hearings**

**Aerial**



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

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

December 11, 2019

Dear Property Owner:

**Reference Number: 2018-2143**

The Houston Planning and Development Department has received a subdivision plat application to allow the full replatting of **"Oaks of Lakewood Village Sec 1"**. This proposal includes the replatting of Lots 1-66 and reserve "A", as recorded in F.C No 611065 of the Harris County Map Records. The new subdivision name is **"Oaks of Lakewood Village Sec 1 replat no 1"**.

The property is located west of Mesa Dr. and south of Woodlyn Road

The purpose of the replat is to modify utility easements.

The applicant, **Barry Hunsworth**, with Century Engineering, Inc, can be contacted at **713-780-8871: Ext 231**.

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, January 9<sup>th</sup>, 2019 at 2:30 PM**  
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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.

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

*See reverse side for useful information*



### ***Terminology***

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# Houston Planning Commission

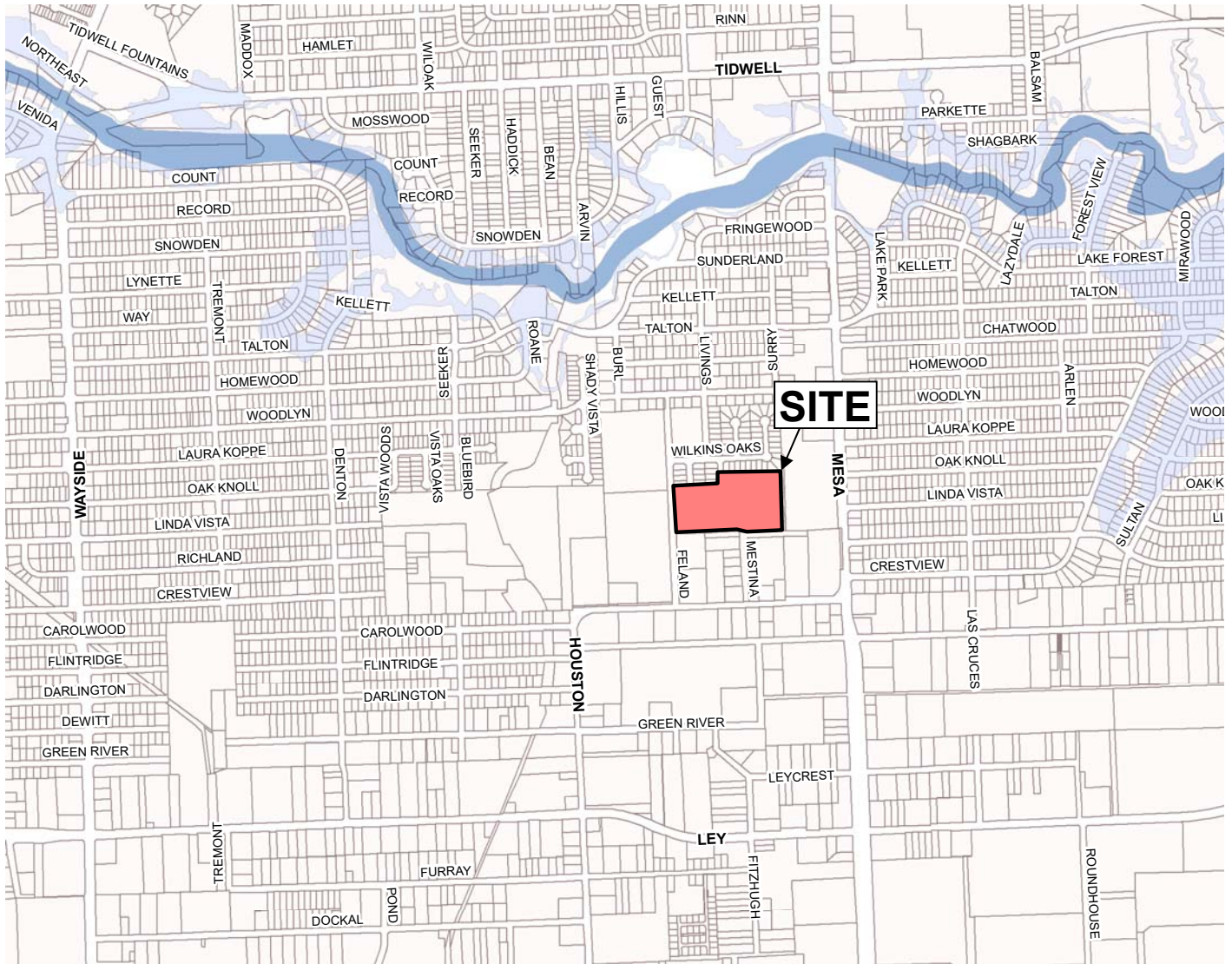
**ITEM: 102**

Planning and Development Department

Meeting Date: 01/09/2020

**Subdivision Name: Oaks of Lakewood Village Sec 2 replat no 1**

**Applicant: Century Engineering, Inc**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission ITEM: 102

Planning and Development Department

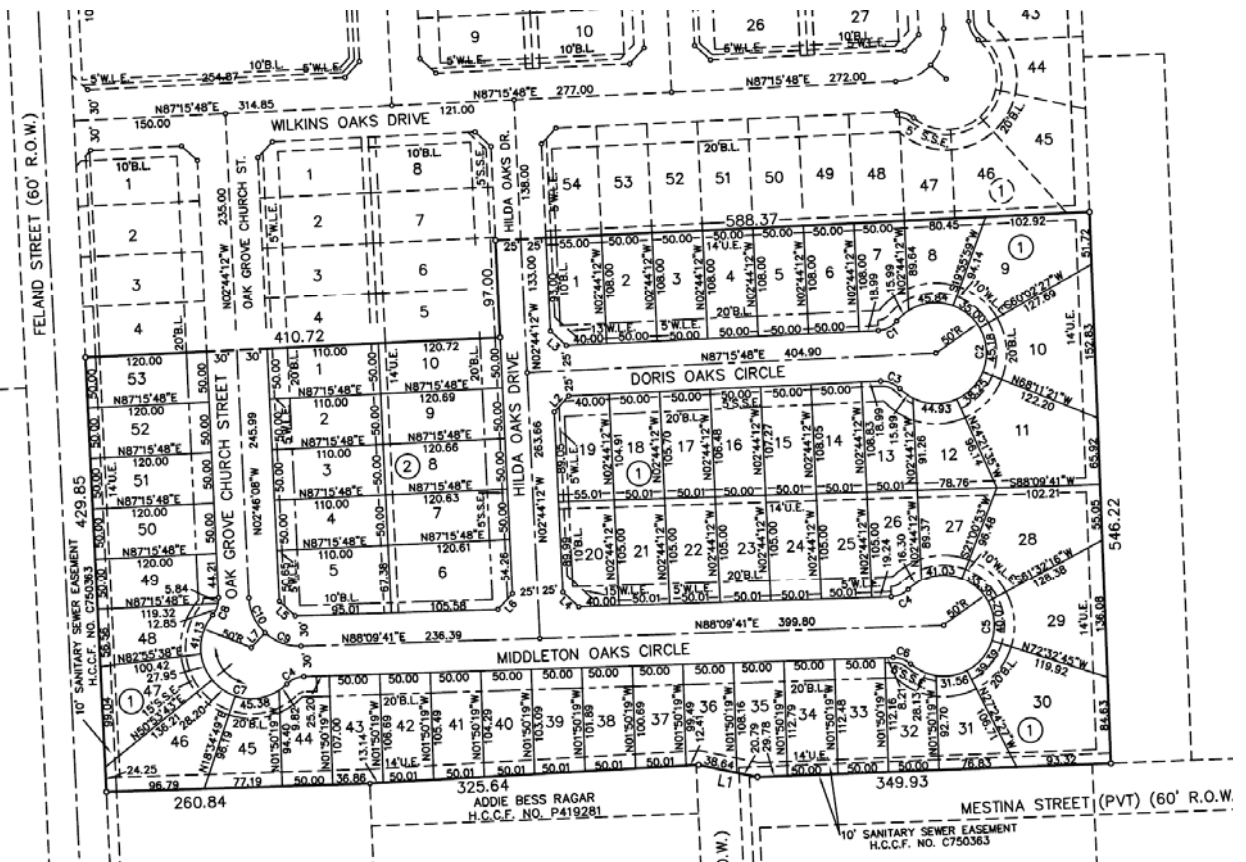
Meeting Date: 01/09/2020

Subdivision Name: Oaks of Lakewood Village Sec 2 replat no 1

Applicant: Century Engineering, Inc

CITY OF HOUSTON  
CALLED 10.14 AC.  
L. 4022, PG. 191 H.C.D.R.

HOUSTON I.S.D.  
CALLED 13.50 AC.  
H.C.C.F. NO. Y740977



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 102

Planning and Development Department

Meeting Date: 01/09/2020

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Subdivision Name: Oaks of Lakewood Village Sec 2 replat no 1

Applicant: Century Engineering, Inc



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C – Public Hearings

Aerial

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

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

December 11, 2019

Dear Property Owner:

**Reference Number: 2018-2149**

The Houston Planning and Development Department has received a subdivision plat application to allow the full replatting of "Oaks of Lakewood Village Sec 2". This proposal includes the replatting of Lots 1-63, as recorded in F.C No 611067 of the Harris County Map Records. The new subdivision name is **"Oaks of Lakewood Village Sec 2 replat no 1"**.

The property is located west of Mesa Dr. and south of Woodlyn Road

The purpose of the replat is to modify utility easements.

The applicant, **Barry Hunsworth**, with Century Engineering, Inc, can be contacted at **713-780-8871: Ext 231**.

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.

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*See reverse side for useful information*



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

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# Houston Planning Commission      ITEM: 103

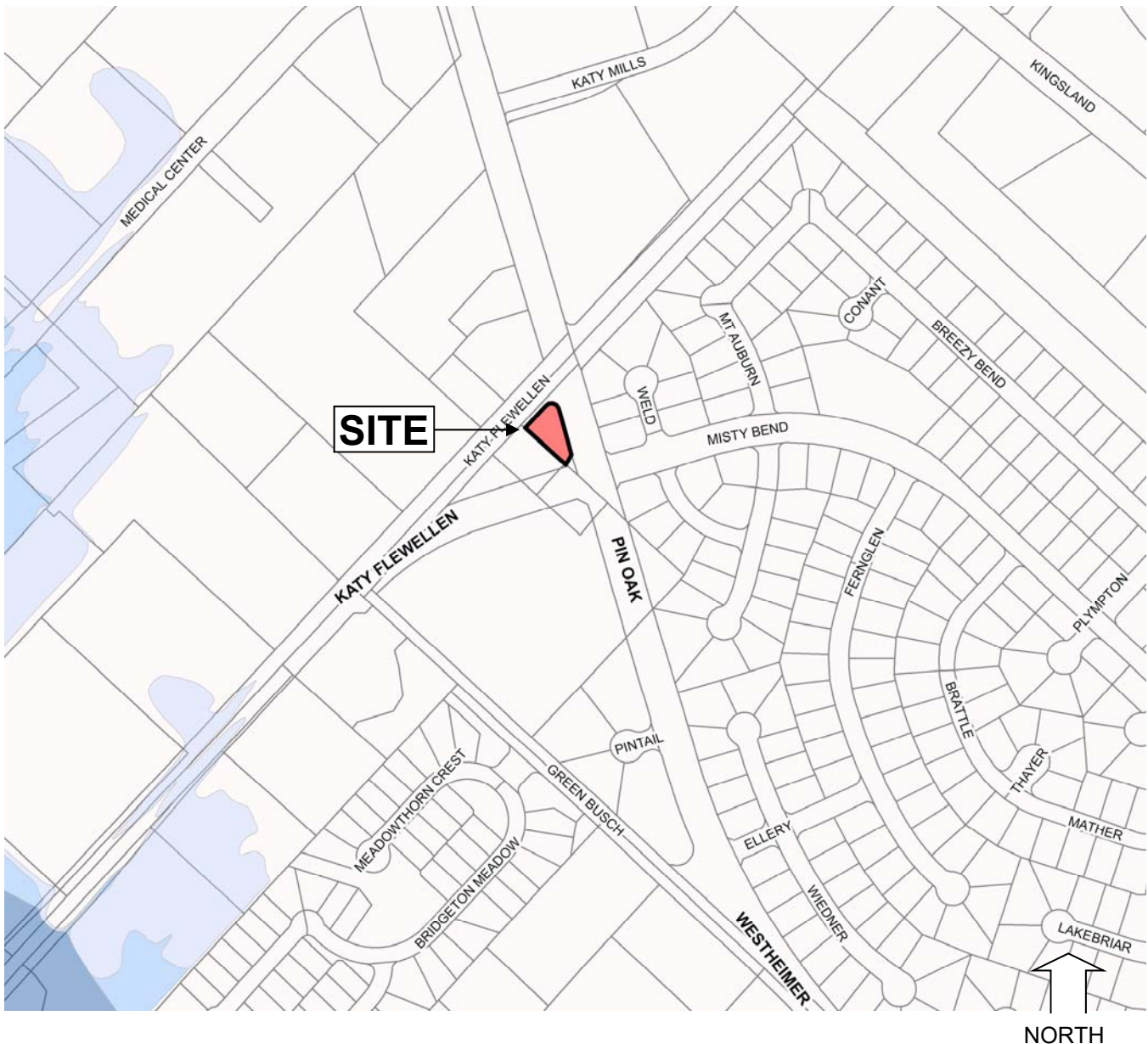
Planning and Development Department

Meeting Date: 01/09/2020

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Subdivision Name: Pin Oak Village Sec 3 partial replat no 1 (DEF 1)

Applicant: Windrose



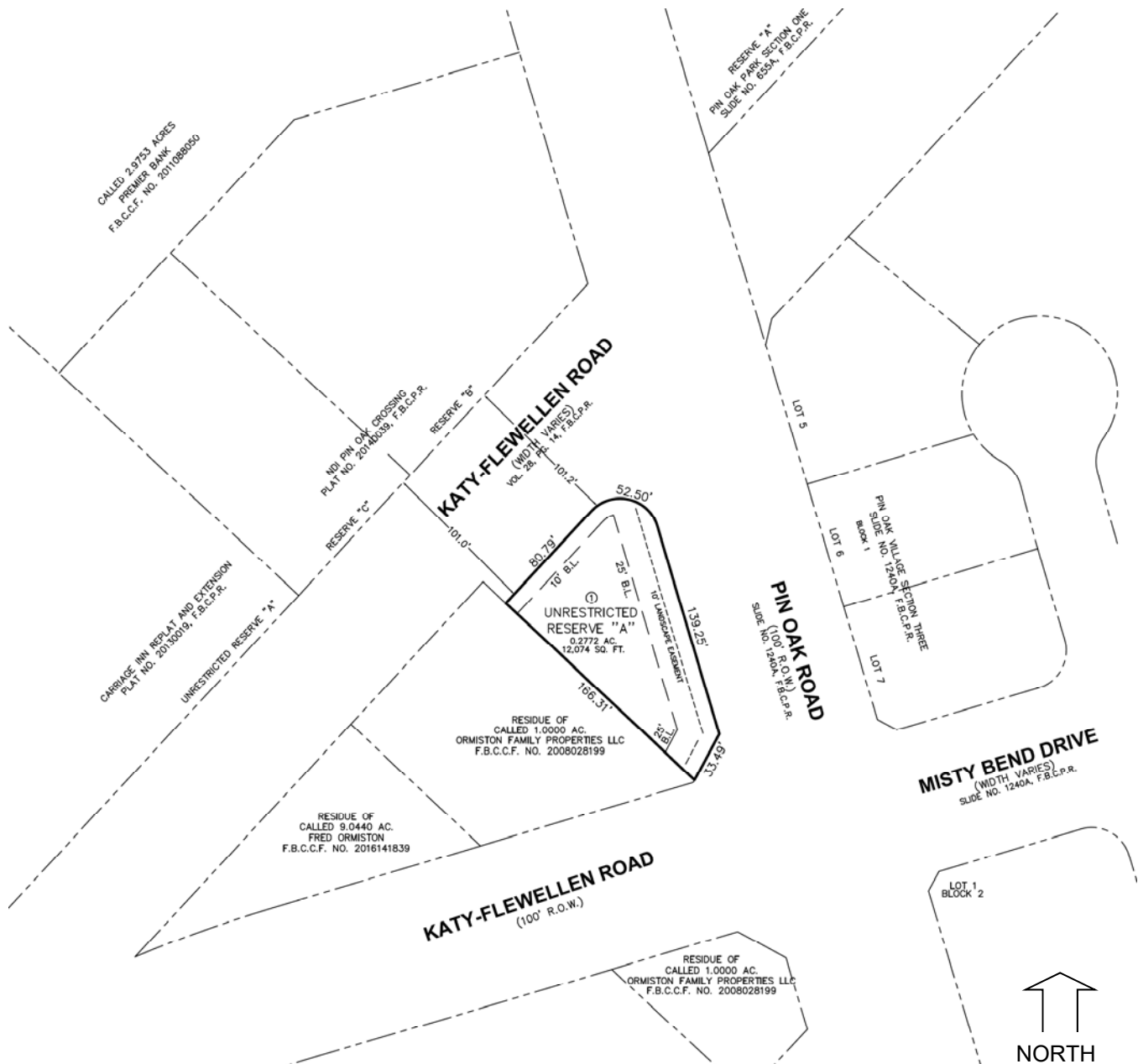
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**C – Public Hearings with Variance      Site Location**

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**Meeting Date: 01/09/2020**

**Applicant: Windrose**



## Subdivision



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# Houston Planning Commission      ITEM: 103

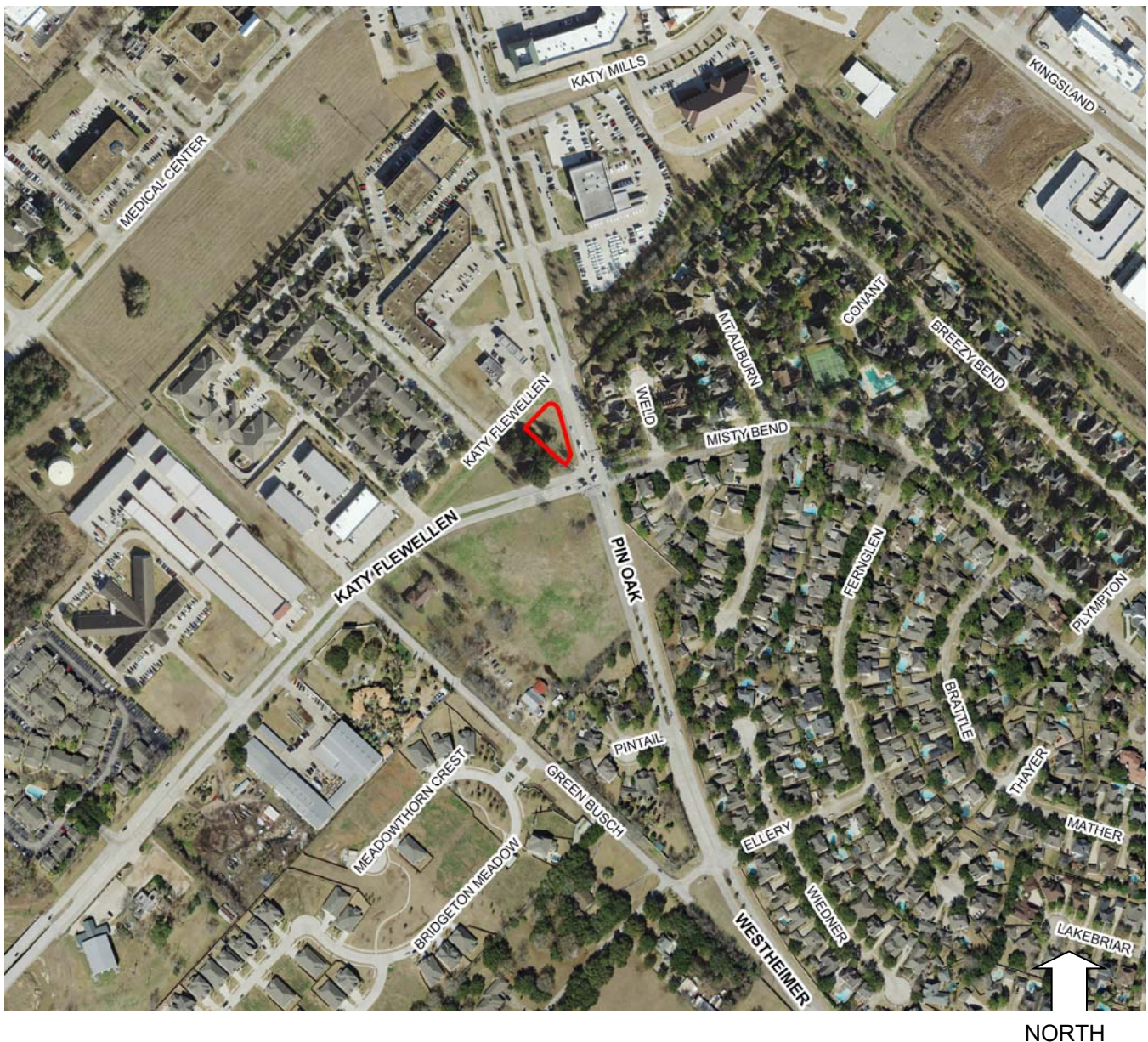
Planning and Development Department

Meeting Date: 01/09/2020

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Subdivision Name: Pin Oak Village Sec 3 partial replat no 1 (DEF 1)

Applicant: Windrose



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**C – Public Hearings with Variance**

**Aerial**

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**Application Number:** 2019-2019

**Plat Name:** Pin Oak Village Sec 3 partial replat no 1

**Applicant:** Windrose

**Date Submitted:** 11/04/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

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

A variance is sought to change a landscape reserve into an unrestricted reserve

**Chapter 42 Section:** 42-193

**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. (4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

## 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 located in the extra-territorial jurisdiction of the City of Houston, in Fort Bend County. It is located at the intersection of major thoroughfares Katy-Flewellen and Pin Oak Roads. The property owner is proposing a 0.2772 Acre site to be an unrestricted reserve. The reserve originally platted as a landscape reserve in 1993. Since this modification in land use is not listed in Chapter 42. We are requesting a variance to ask for the land use change. The owner, the Pin Oak HOA, has no plans to develop the site in the near future but is doing its due diligence for a future project. The HOA has owned the land since 1993 and it was restricted to landscaping usage by the original developer. Since the site is disconnected from the main neighborhood and no reasonable use of the land was given by the developer, except for landscaping. The HOA has never maintained the area as part of their HOA. The 0.2772 acre site



has been left as undeveloped and unimproved land for over 30 years. We believe not changing the land use would deprive reasonable use of the land, as stated previously the land has sit there unattended and empty. In addition to this, the landscaping area is not required then in 1993 or now in 2019 by Chapter 42 nor Fort Bend County. Since all lots all are over the 5,000 sq. ft. meeting minimum lot size requirement. Strict application of the ordinance would deprive the property owner from reasonable use of the land. The land is better suited for a different land use as originally given by the developer. Neighbors in the Pin Oak HOA are all in favor for changing the land use.

**(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 HOA has owned the land since 1993 and it was restricted to landscaping usage by the original developer. Since the site is disconnected from the main neighborhood and no reasonable use of the land was given by the developer, except for landscaping. The HOA has never maintained the area as part of their HOA. The 0.2772 acre site has been left as undeveloped and unimproved land for over 30 years.

**(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 landscaping area is not required then in 1993 or now in 2019 by Chapter 42 nor Fort Bend County. Since all lots all are over the 5,000 sq. ft. meeting minimum lot size requirement.

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

The 0.2772 acre will comply with all requirements per Fort Bend County Engineering's Office as being requested. An Unrestricted Reserve of 12,000+ sq.f.t meets Chapter 42 reserve size & street frontage requirements.

**(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 unattended landscaping reserve aspect is the justification of this variance. The proposed land use change will allow the property reasonable use of the land as per Chapter 42.



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

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

November 20, 2019

Dear Property Owner:

**Reference Number: 2019-2019**

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of **"Pin Oak Village Section 3"**. This proposal includes the replatting of a portion of a portion of Reserve B, as recorded at Film Code No. 01240A of the Fort Bend County Plat Records. The new subdivision name is **"Pin Oak Village Sec 3 partial replat no 1"**.

The property is located at the intersection of Katy Flewellen Road and Pin Oak Road and north along Misty Bend Drive. The purpose of the partial replat is to create an unrestricted reserve and revise building lines. The applicant, Jeff Boutte, with Windrose, on behalf of Windrose, can be contacted at 713-458-2281 Ext 1687.

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.

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**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, December 19, 2019 at 2:30 PM**  
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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.**

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

*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**

- **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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- **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.

# Houston Planning Commission

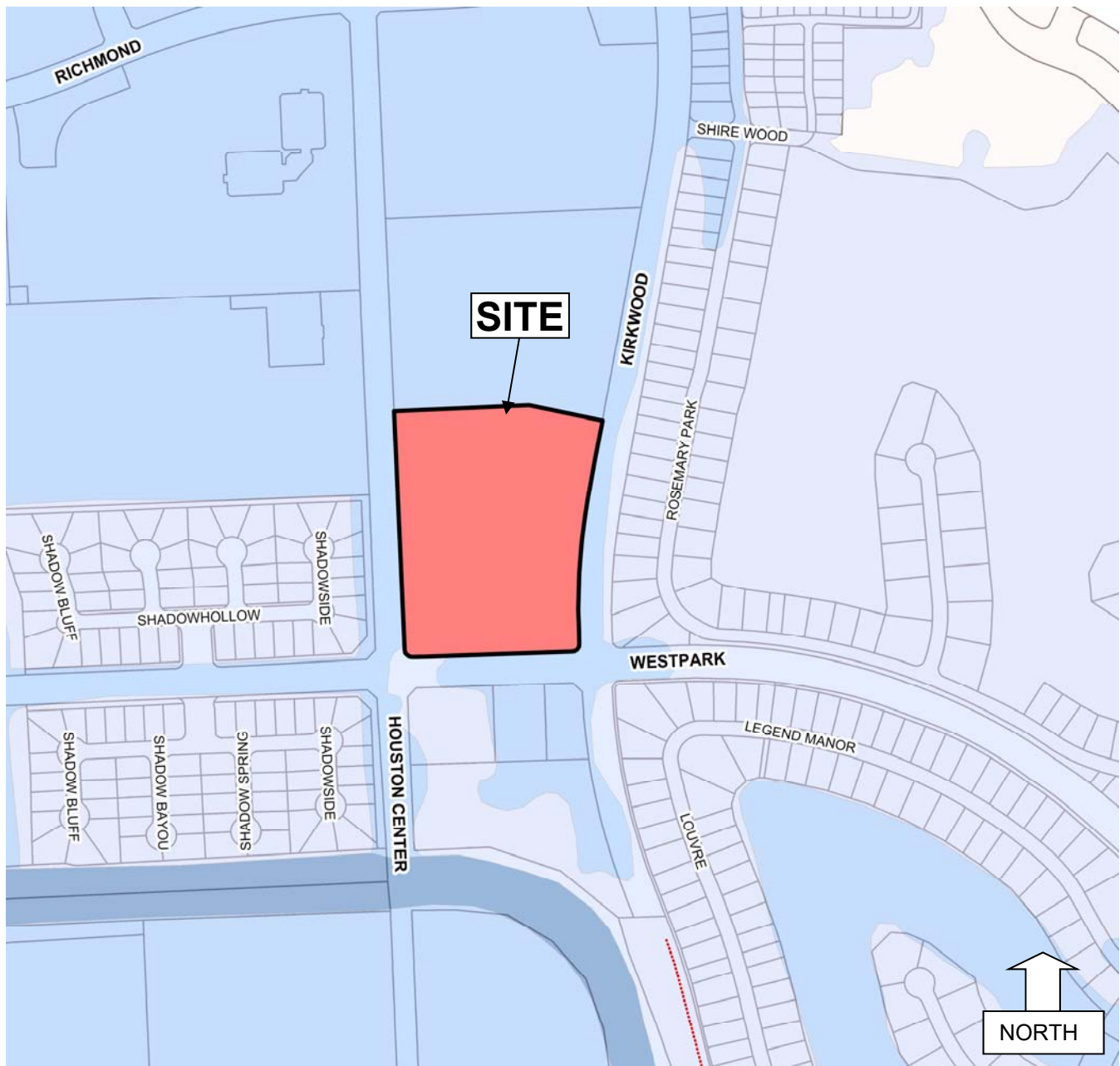
**ITEM: 104**

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Royal Oaks Landing replat no 1

Applicant: LJA Engineering Inc.



**C – Public Hearings**

**Site Location**

## Subdivision



# Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Royal Oaks Landing replat no 1

Applicant: LJA Engineering Inc.



C – Public Hearings

Aerial





**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

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

December 11, 2019

Dear Property Owner:

**Reference Number: 2019-2158**

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Royal Oaks Landing**". This proposal includes the replatting of lots 1-115 and reserve "A-O", as recorded in F.C No 684792 of the Harris County Map Records. The new subdivision name is "**Royal Oaks Landing replat no 1**".

The property is located at the north-west intersection of Kirkwood Drive and Westpark Drive.

The purpose of the replat is to add an amenities plan.

The applicant, **Geoff Freeman**, with LJA Engineering, Inc. -(West Houston Office), can be contacted at **713-358-8830**.

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, January 9, 2020 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.**

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

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

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

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# Houston Planning Commission **ITEM: 105**

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Ruburfield Subdivision no 66 partial replat no 1 (DEF 1)

Applicant: Owens Management Systems, LLC

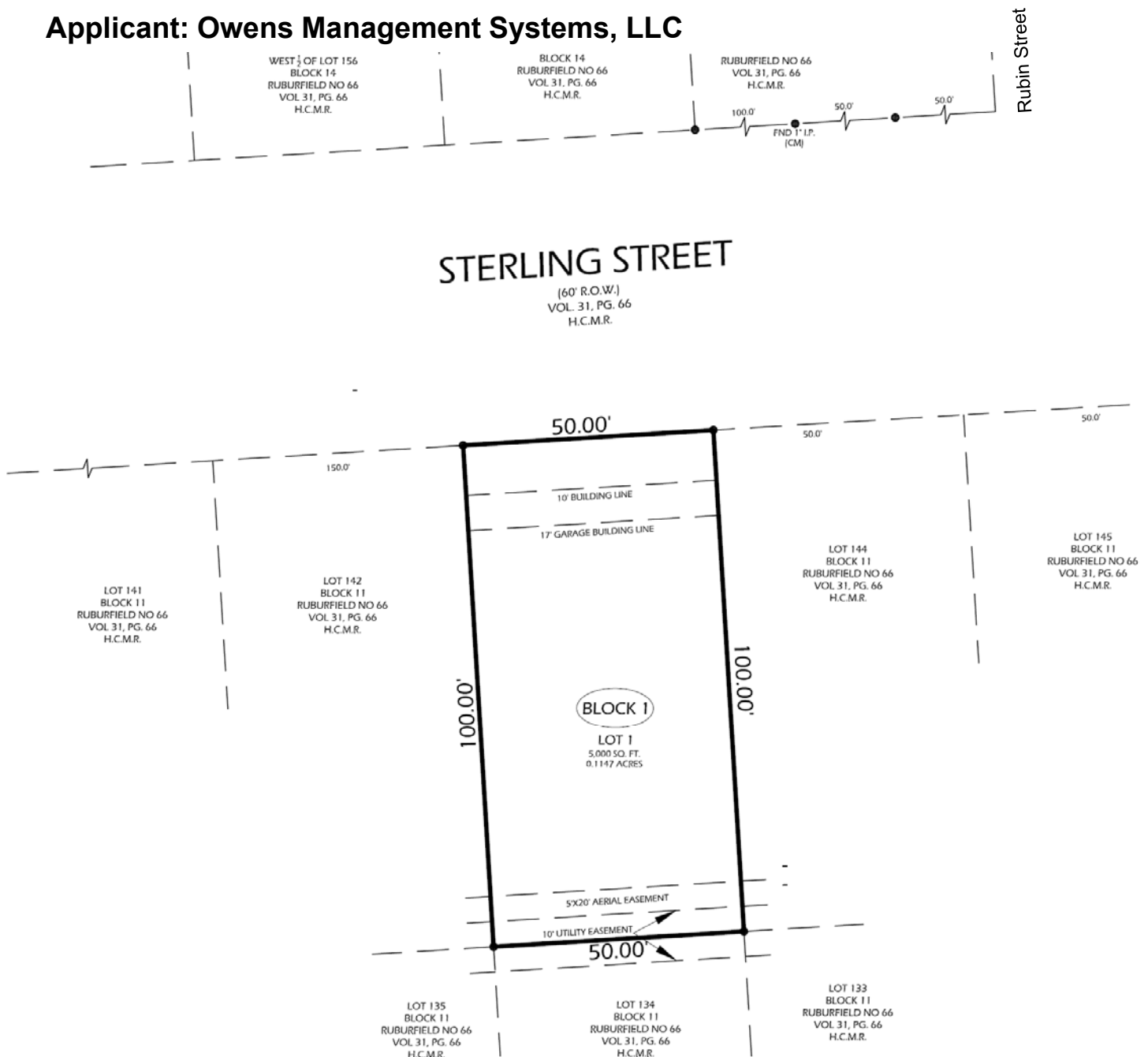


**C – Public Hearings**

**Site Location**

**Meeting Date: 01/09/2020**

**Applicant: Owens Management Systems, LLC**





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# Houston Planning Commission

## ITEM: 105

Planning and Development Department

Meeting Date: 01/09/2020

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Subdivision Name: Ruburfield Subdivision no 66 partial replat no 1 (DEF 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  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

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

November 21<sup>st</sup>, 2019

Dear Property Owner:

**Reference Number: 2019-2041**

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Ruburfield Subdivision no 66**". This proposal includes the replatting of lot 143, Block 11, as recorded in Vol. 31, Pg. 66, Harris County Map Records. The new subdivision name is "**Ruburfield Subdivision no 66 partial replat no 1**".

The property is located south of West Belfort, east of Edgar street and West of Rubin street.

The purpose of the replat is to create one single family lot and modify the building line.

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.

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, December 19<sup>th</sup>, 2019 at 2:30 PM**  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level Houston, Texas

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

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

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

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

*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***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **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.

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# Houston Planning Commission

## ITEM: 106

Planning and Development Department

Meeting Date: 01/09/2020

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**Subdivision Name:** Southgate partial replat no 3 (DEF 1)

**Applicant:** Tetra Surveys



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### C – Public Hearings

### Site Location

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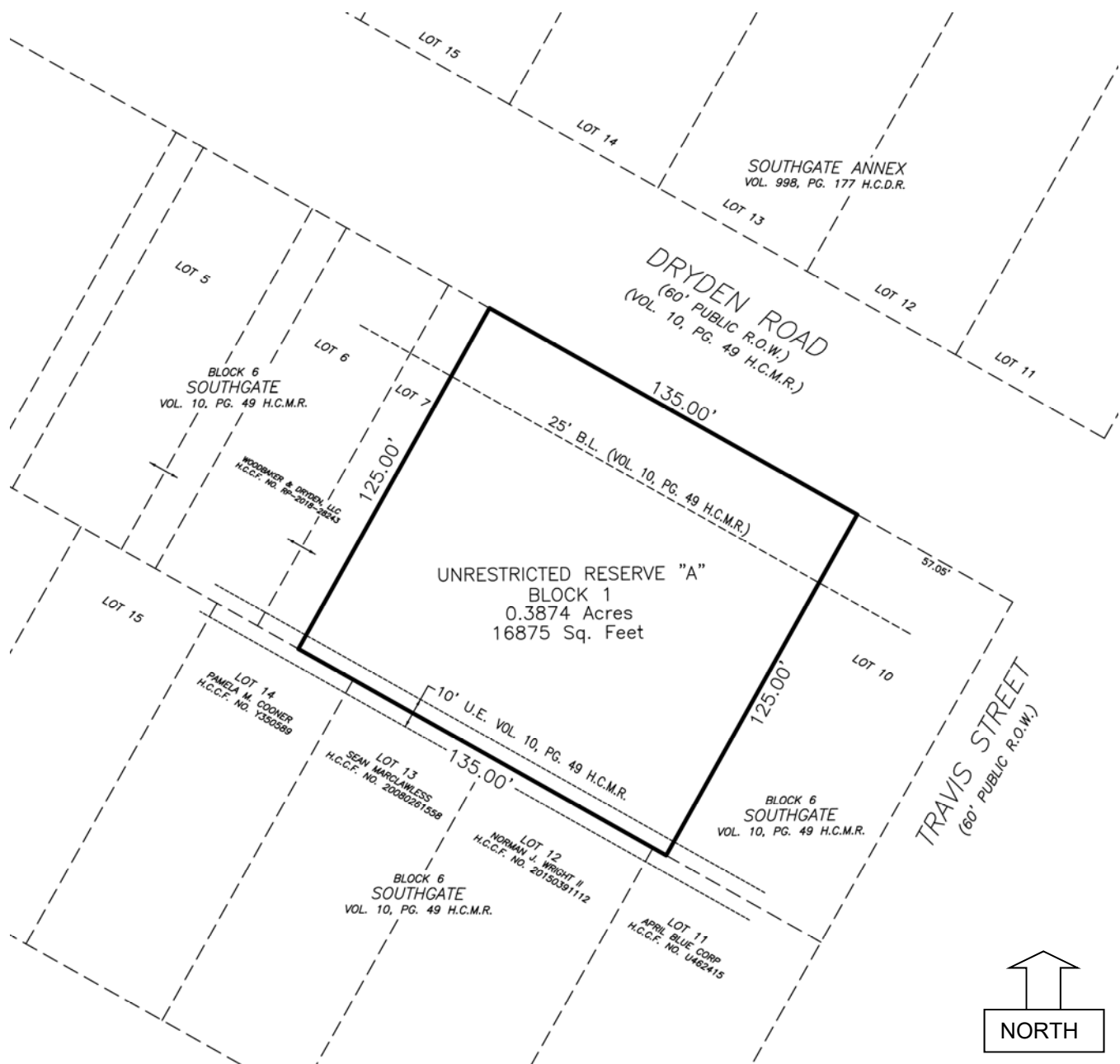
# Houston Planning Commission ITEM: 106

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Southgate partial replat no 3 (DEF 1)

Applicant: Tetra Surveys



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 106

Planning and Development Department

Meeting Date: 01/09/2020

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Subdivision Name: Southgate partial replat no 3 (DEF 1)

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  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

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

November 21<sup>st</sup>, 2019

Dear Property Owner:

**Reference Number: 2018-2022**

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Southgate**". This proposal includes the replatting of lots 8, 9 and the East 35' of lot 7, of Block 6, as recorded in Volume 10 Page 49 of the Harris County Map Records. The new subdivision name is "**Southgate partial replat no 3**".

The property is located south along Dryden Road, west of Travis St. and east of Lanier Dr.

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

The applicant, **Paul Coyne**, with **Tetra Surveying**, 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, December 19<sup>th</sup>, 2019 at 2:30 PM**  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level Houston, Texas

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

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

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

*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



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

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# Houston Planning Commission

## ITEM: 107

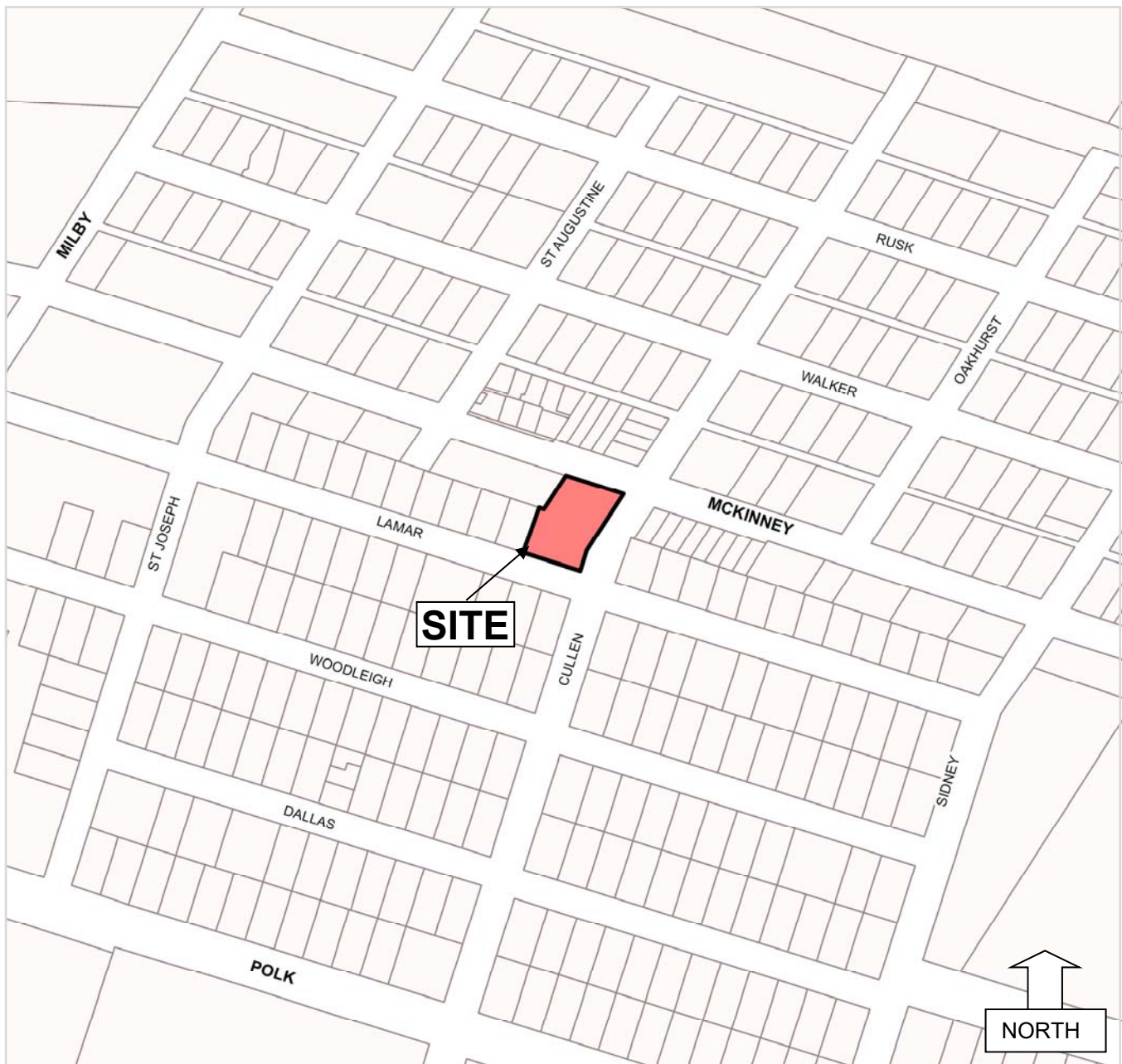
Planning and Development Department

Meeting Date: 01/09/2020

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**Subdivision Name:** Woodleigh partial replat no 2 and extension

**Applicant:** The Interfield Group



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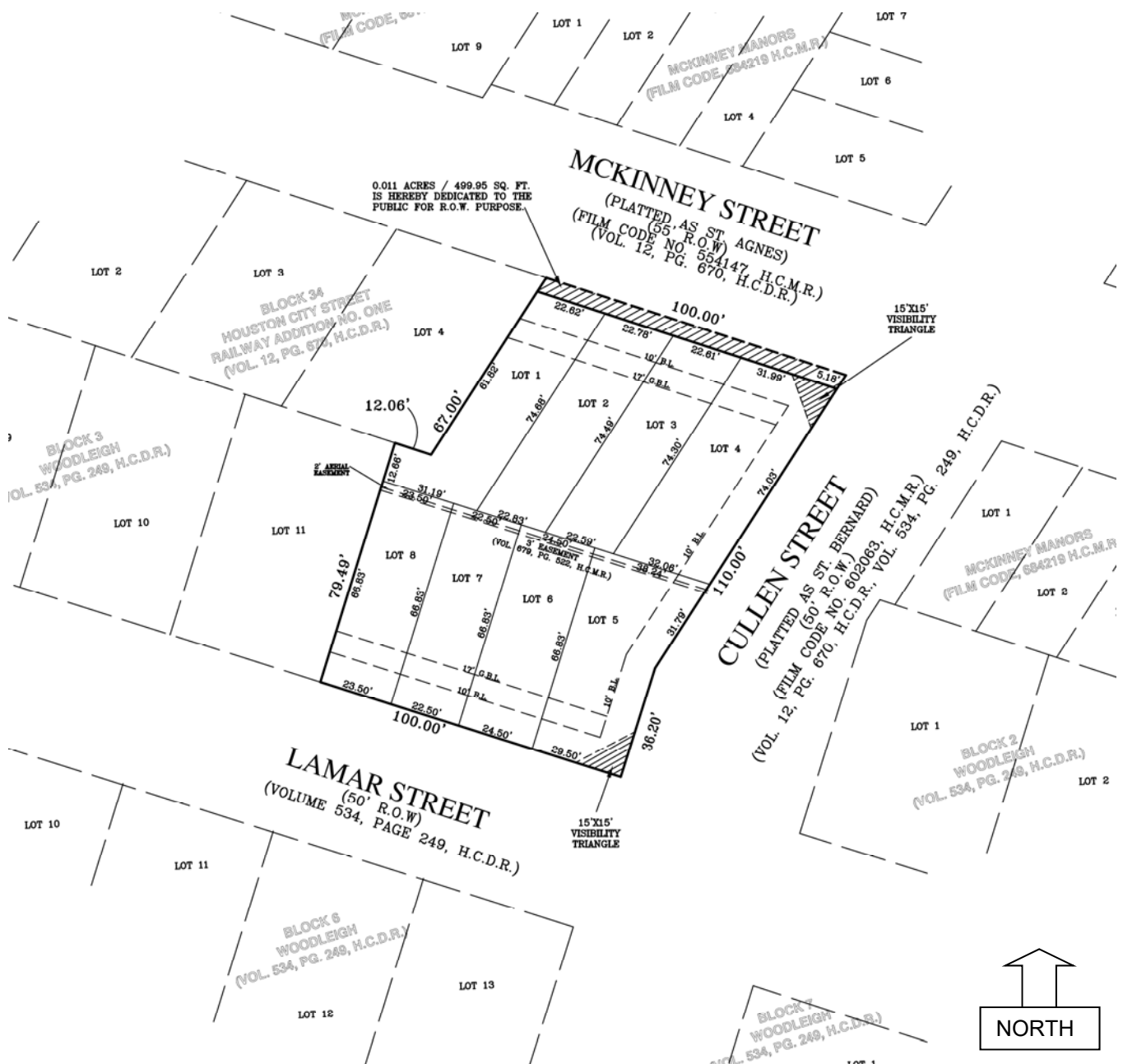
**C – Public Hearings**

**Site Location**

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**Meeting Date: 01/09/2020**

## Applicant: The Interfield Group



## Subdivision



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# Houston Planning Commission

## ITEM: 107

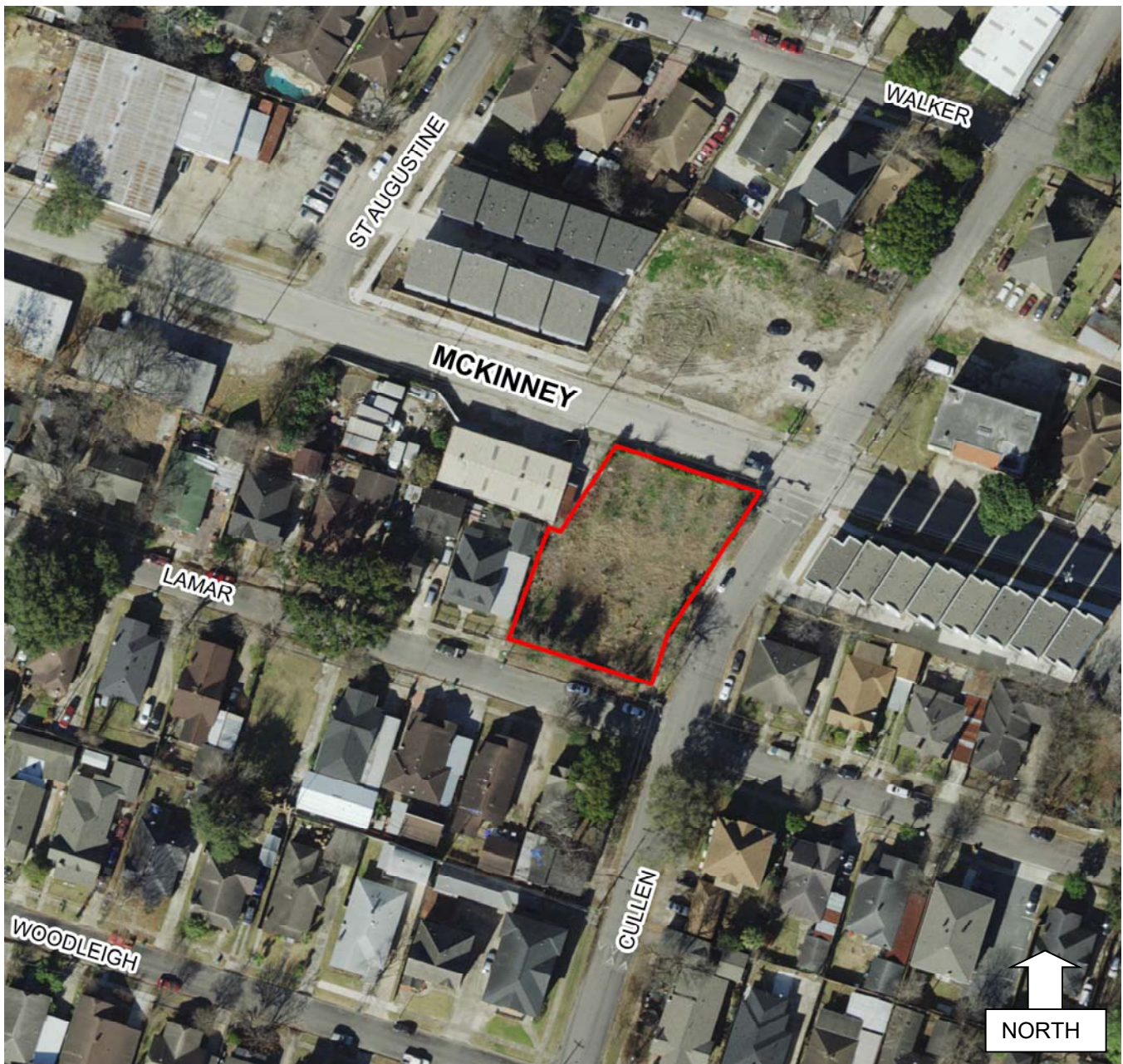
Planning and Development Department

Meeting Date: 01/09/2020

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Subdivision Name: Woodleigh partial replat no 2 and extension

Applicant: The Interfield Group



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C – Public Hearings

Aerial

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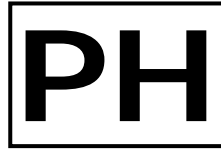
# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

December 11, 2019

Dear Property Owner:

**Reference Number: 2019-2162**

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "Woodleigh" and "Oakhurst-Houston City Railway" additions. This proposal includes the replatting of Lots 12 and 13, Block 3, of Woodleigh and Lots 5 and 6, Block 34, of Oakhurst-Houston City Railway, as recorded in Vol. 534 Pg. 249 and Vol. 12 Pg. 670, H.C.D.R., respectively. The new subdivision name is "**Woodleigh partial replat no 2 and extension**".

The property is located at the southwest intersection of Cullen Boulevard and McKinney Street, north of Polk Street.

The purpose of the replat is to create eight (8) narrow, front-loading lots.

The applicant, Mary Villareal, with The Interfield Group, on behalf of Lamar Builders, can be contacted 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.

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Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Steve Le Greg Travis Karla Cisneros  
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# Houston Planning Commission

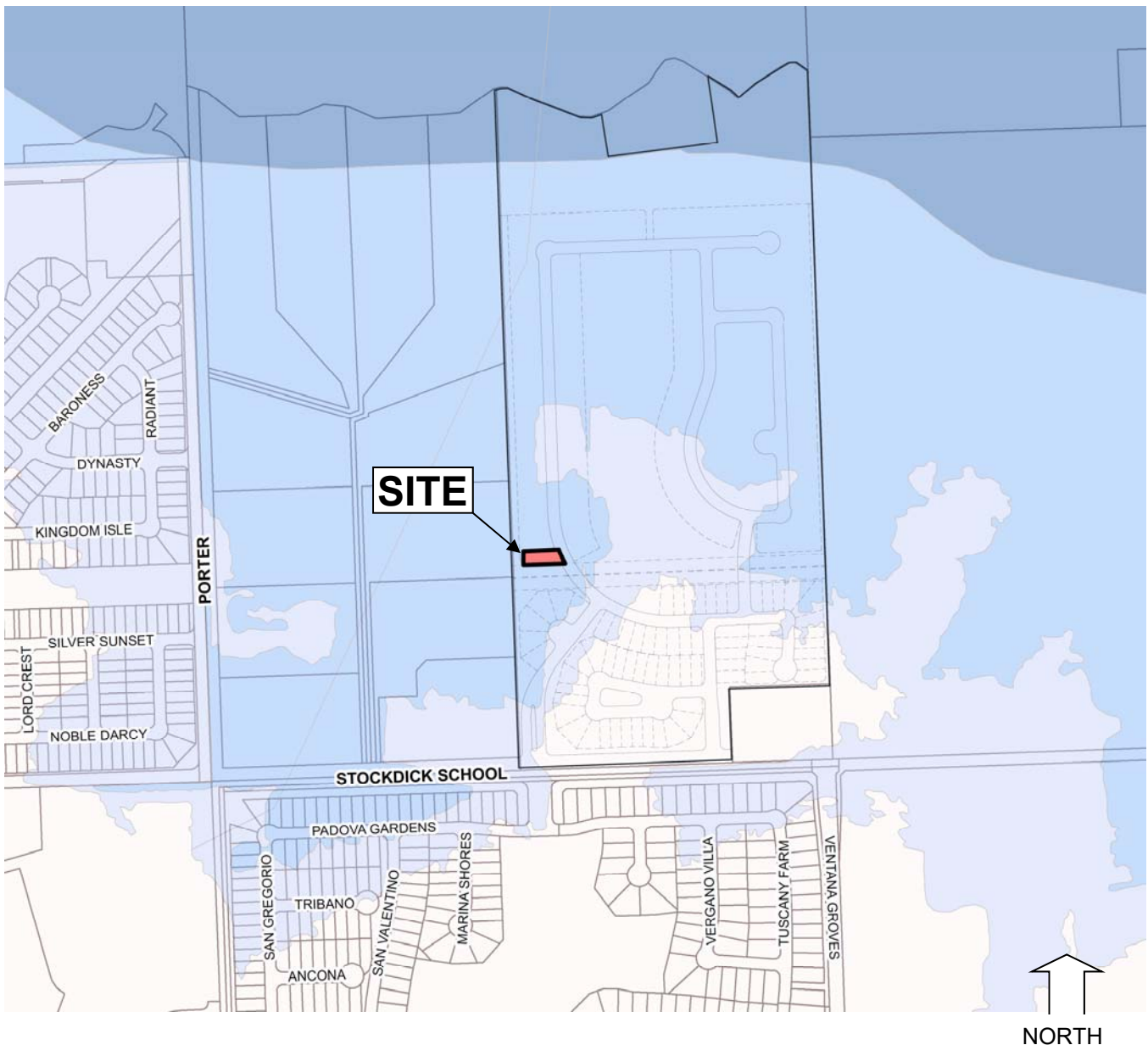
**ITEM: 108**

Planning and Development Department

Meeting Date: 01/09/2020

**Subdivision Name: Bergamo Vista Lift Station**

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



**D – Variances**

**Site Location**

# Houston Planning Commission

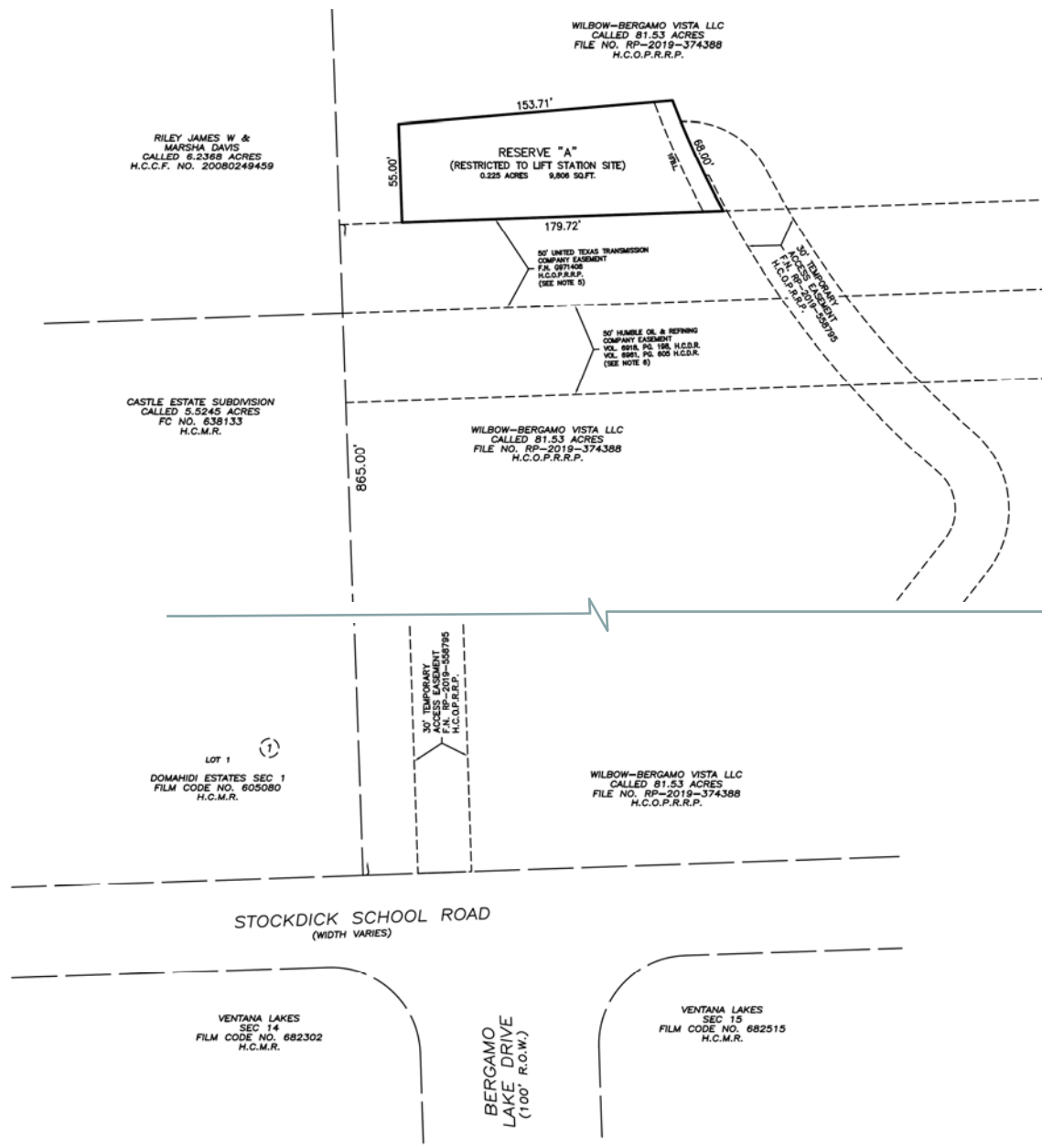
## ITEM: 108

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Bergamo Vista Lift Station

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



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 108

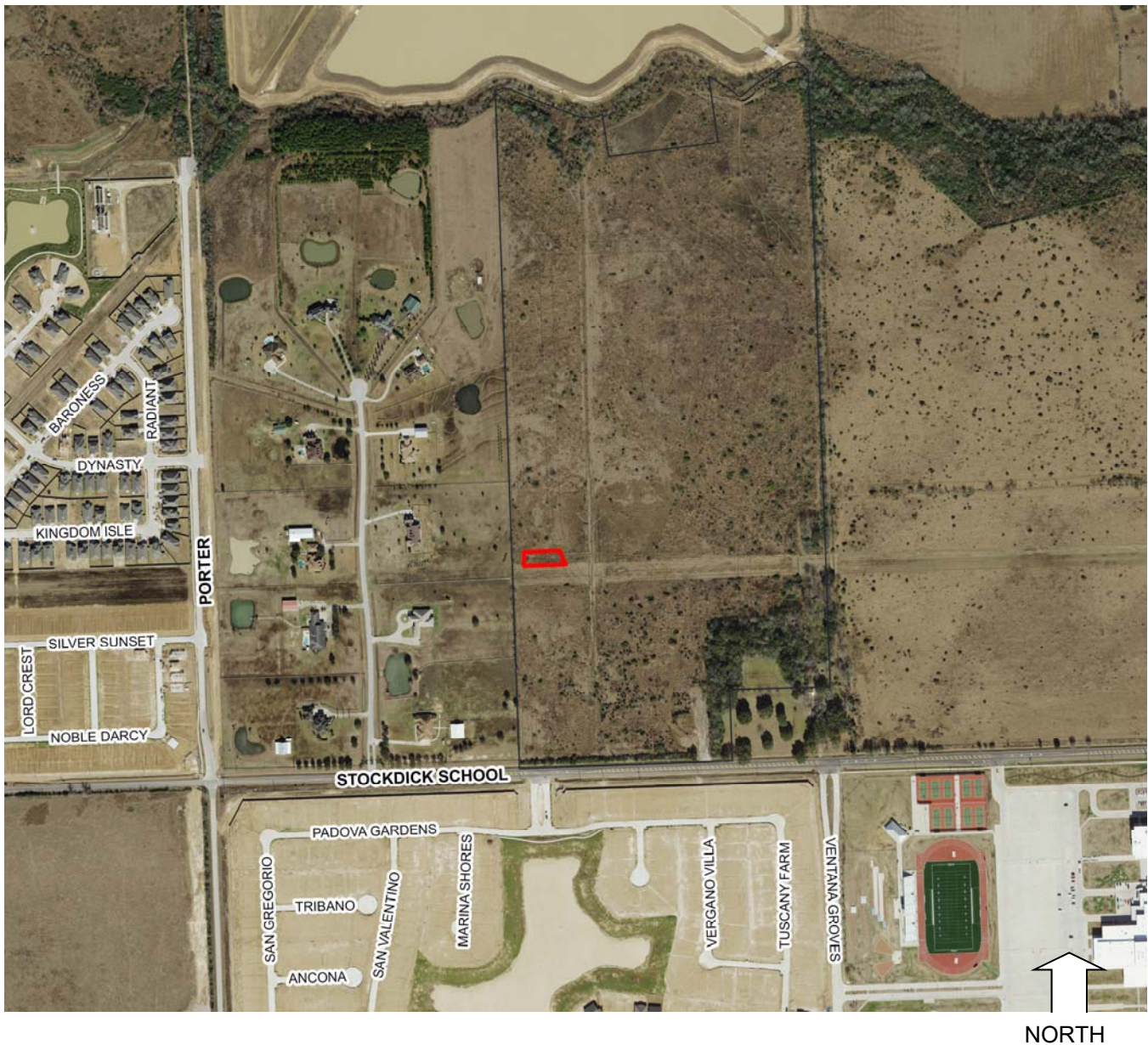
Planning and Development Department

Meeting Date: 01/09/2020

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**Subdivision Name: Bergamo Vista Lift Station**

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



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**D – Variances**

**Aerial**

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**Application Number:** 2019-2276

**Plat Name:** Bergamo Vista Lift Station

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

**Date Submitted:** 12/20/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

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

To allow a reserve restricted to Lift Station to take access via a 30-foot-wide access easement instead of 50' of frontage on a public street.

**Chapter 42 Section:** 42-190

**Chapter 42 Reference:**

(c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Restricted reserve-Lift station -- minimum 20 feet frontage on minimum 50 feet 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**

Bergamo Vista is a 80.6± acre subdivision located northwest of central Houston, immediately west of the Grand Parkway on Stockdick School Road. The community includes several internal streets that traverse the development. The site is bounded on the west and south sides by existing single-family development and on the north by Mayde Creek, with undeveloped property to the east that is expected to become regional detention. The proposed lift station has access with an access easement (30 ft wide) as recorded under File No. RP-2019-558795, Harris County Real Property Records.

**(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 applicant is creating a facility that will feasibly address future capacity needs and at the same time, it will not impede existing requirements. The location and access to the facility, has been established to best achieve the desired result and is not a hardship created or imposed by the applicant. The lift station is necessary to service the future single-family residential homes in the immediate area. Ultimately the lift station will have over 67' of frontage along a future 50' public right of way.

**(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 since existing capacity will be maintained and future capacity will be addressed. The frequency of traffic to this lift station will be minimal and only for lift station related work. This will allow the applicant, and future development(s) in the area, to maintain reasonable use of the land. The access easement will accommodate the construction and maintenance traffic required for the lift station until such time as the public street is dedicated and constructed that will provide the ultimate access to the lift station site.

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

The granting of the variance will address future lift station needs and will not be injurious to the public health, safety or welfare. The proposed lift station will be a benefit for the future development of the surrounding area.

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

This variance is requested due to the timing needed to construct the new lift station prior to other new development occurring adjacent to the plant which would otherwise have provided access to the site. Economic hardship is not the sole justification of the variance.

# Houston Planning Commission

**ITEM: 109**

Planning and Development Department

Meeting Date: 01/09/2020

**Subdivision Name: Broadstone Eado (DEF 1)**

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



**D – Variances**

**Site Location**

# Houston Planning Commission

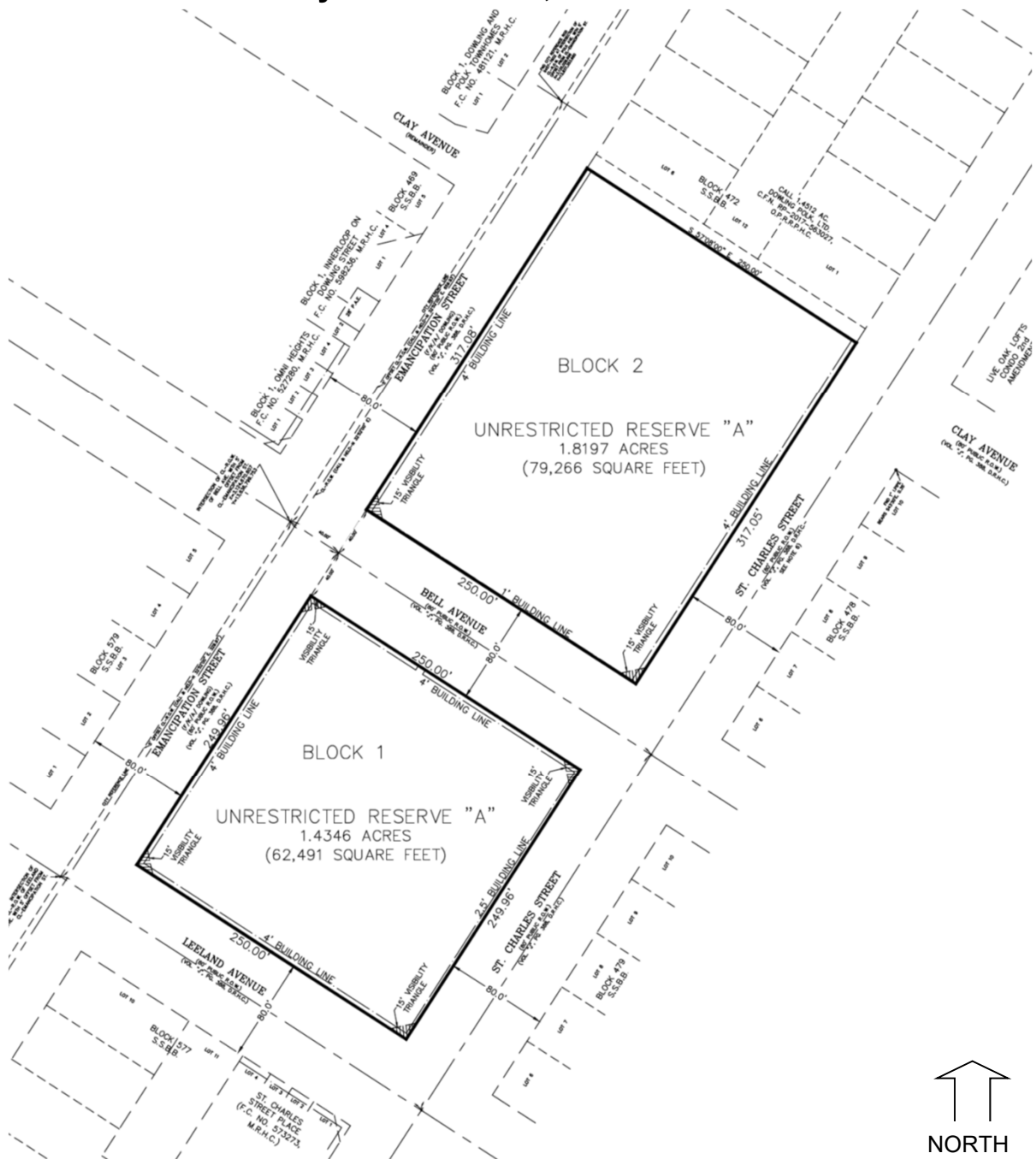
## ITEM: 109

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Broadstone Eado (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



**D – Variances**

**Subdivision**



# Houston Planning Commission

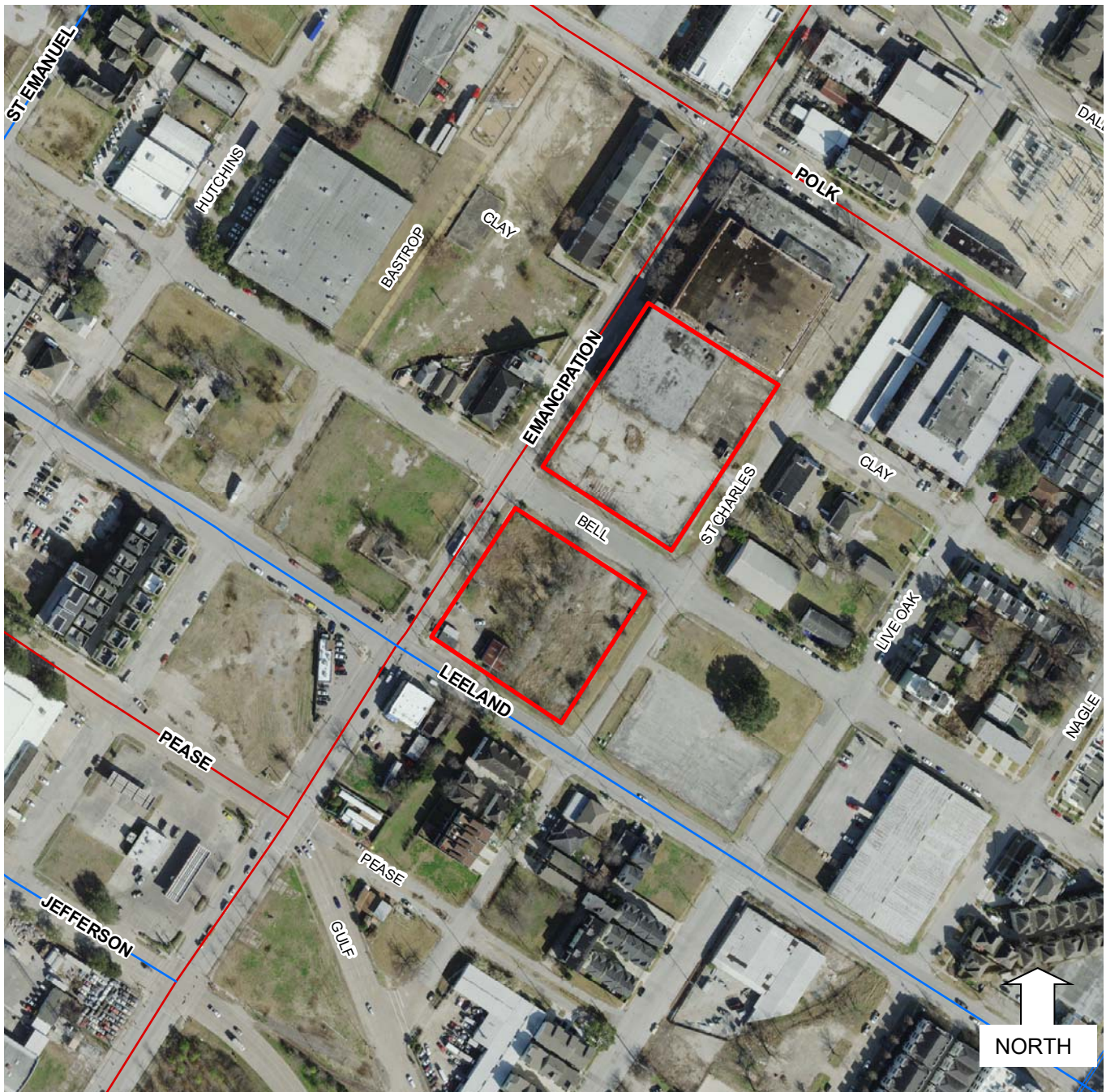
ITEM: 109

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Broadstone Eado (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

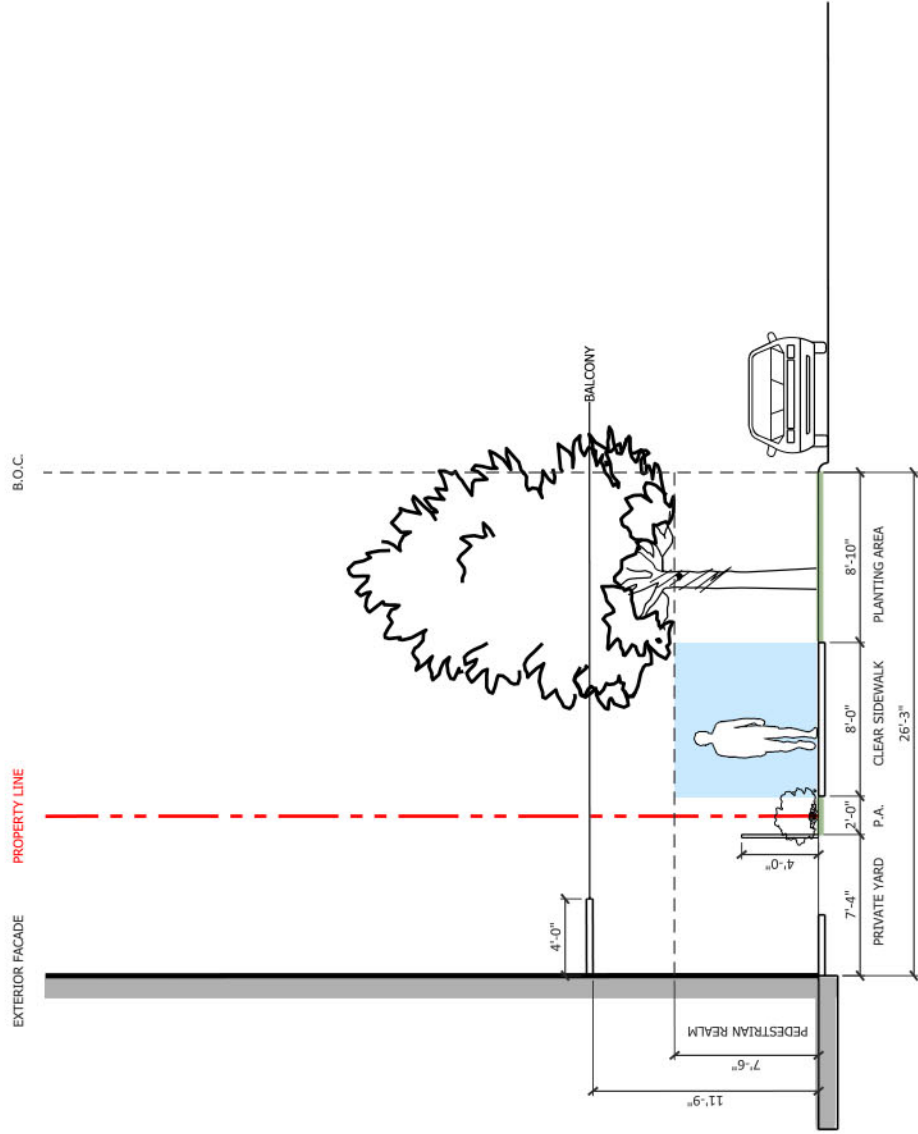
Aerial



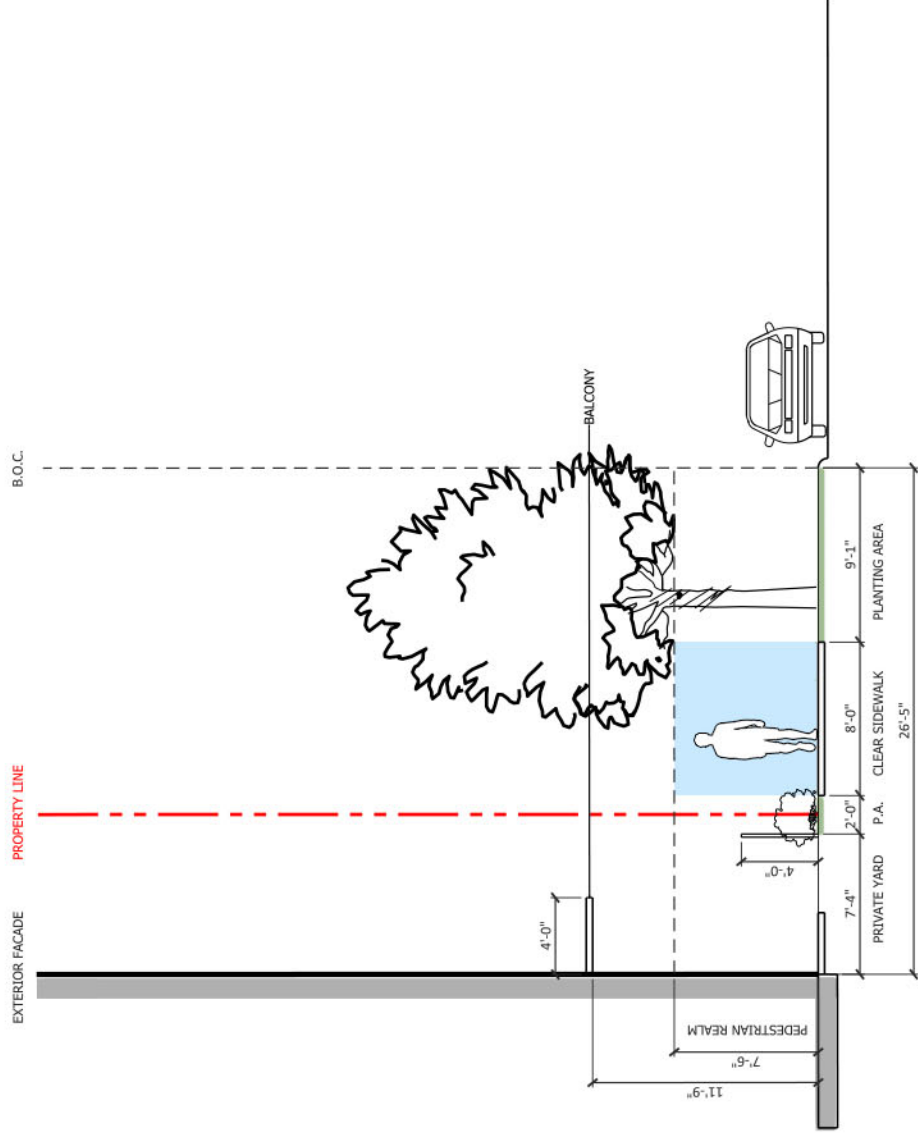


SITEPLAN



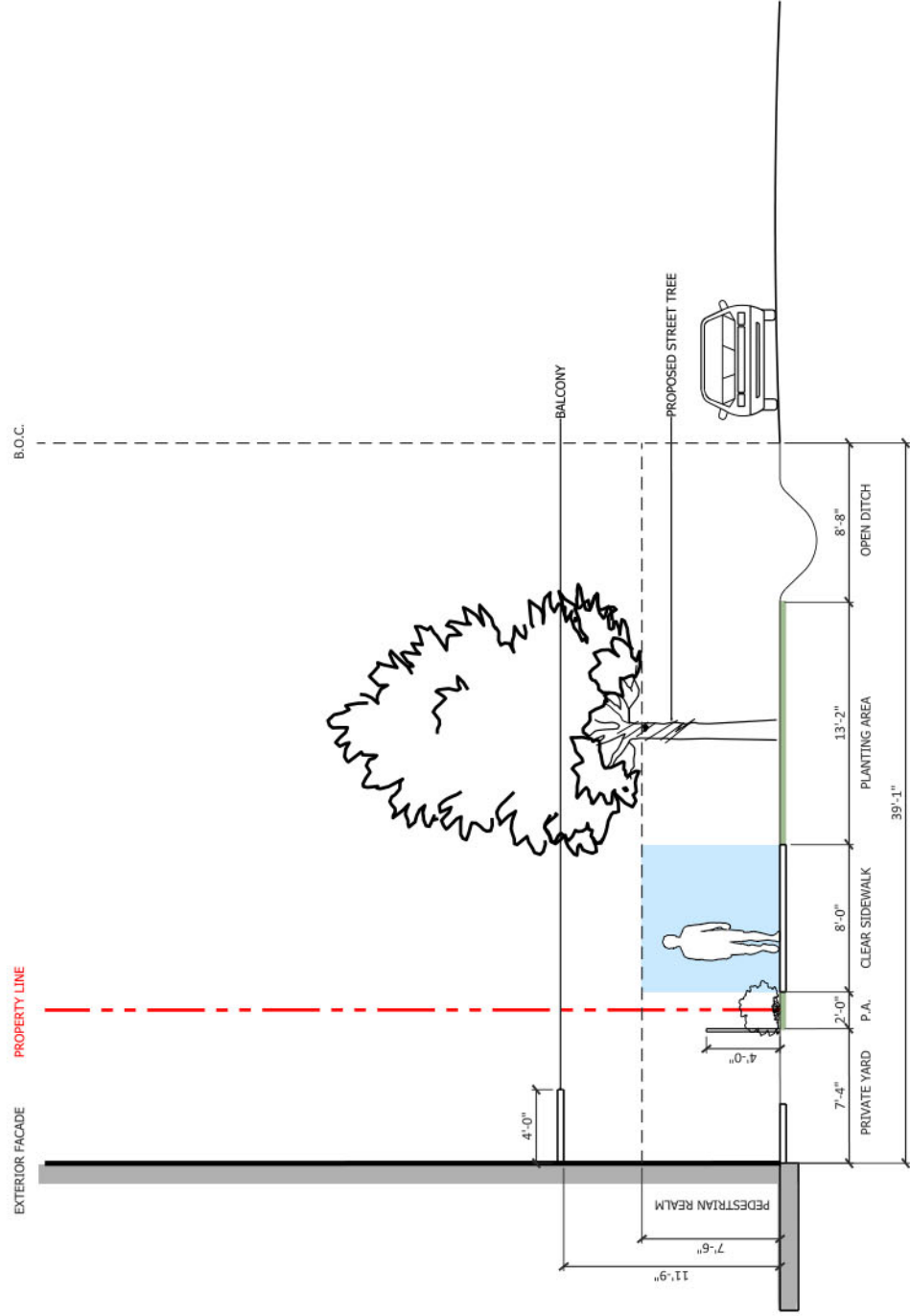


## EMANCIPATION EAST

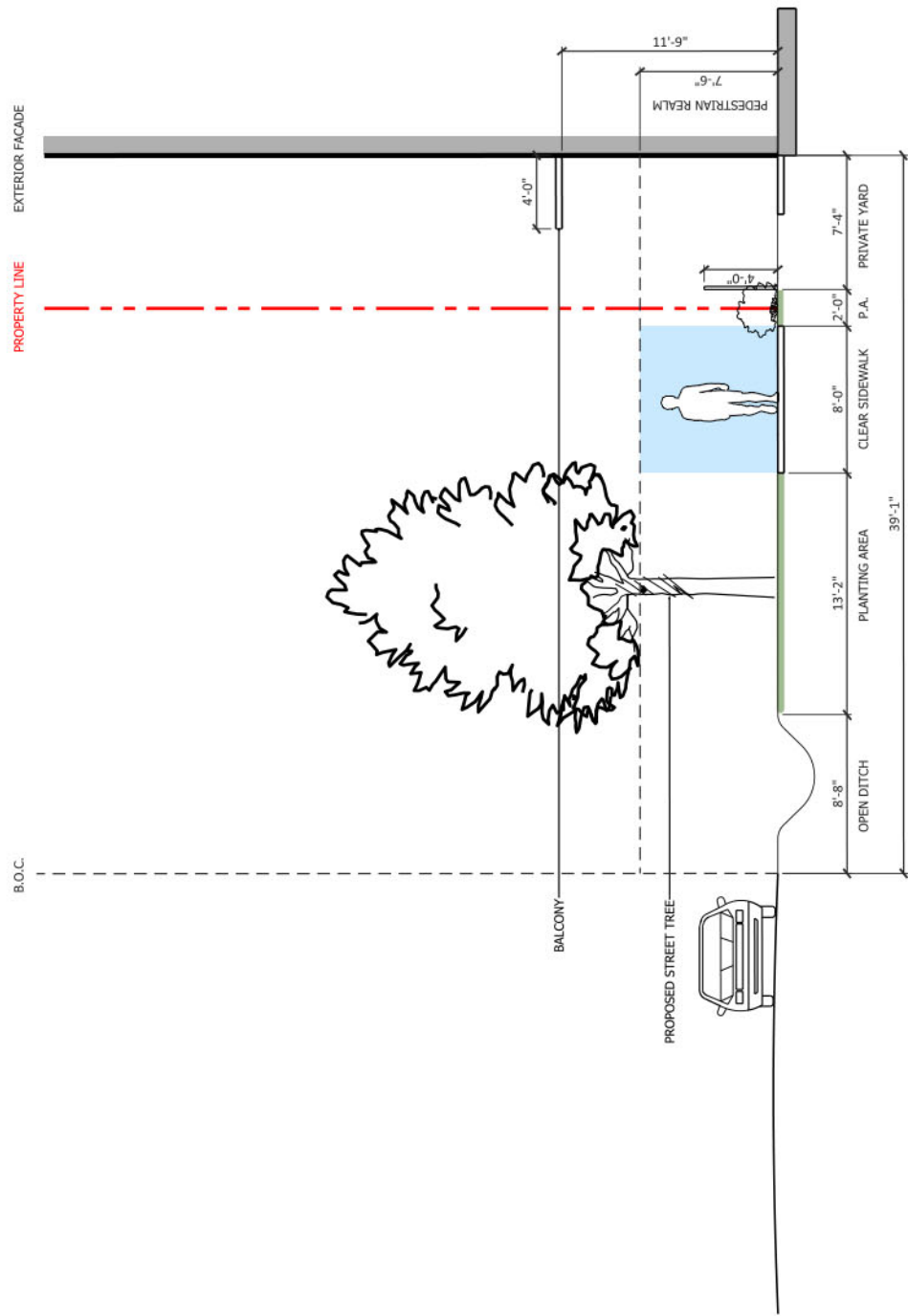


## EMANCIPATION WEST

# EMANCIPATION STREET SECTION

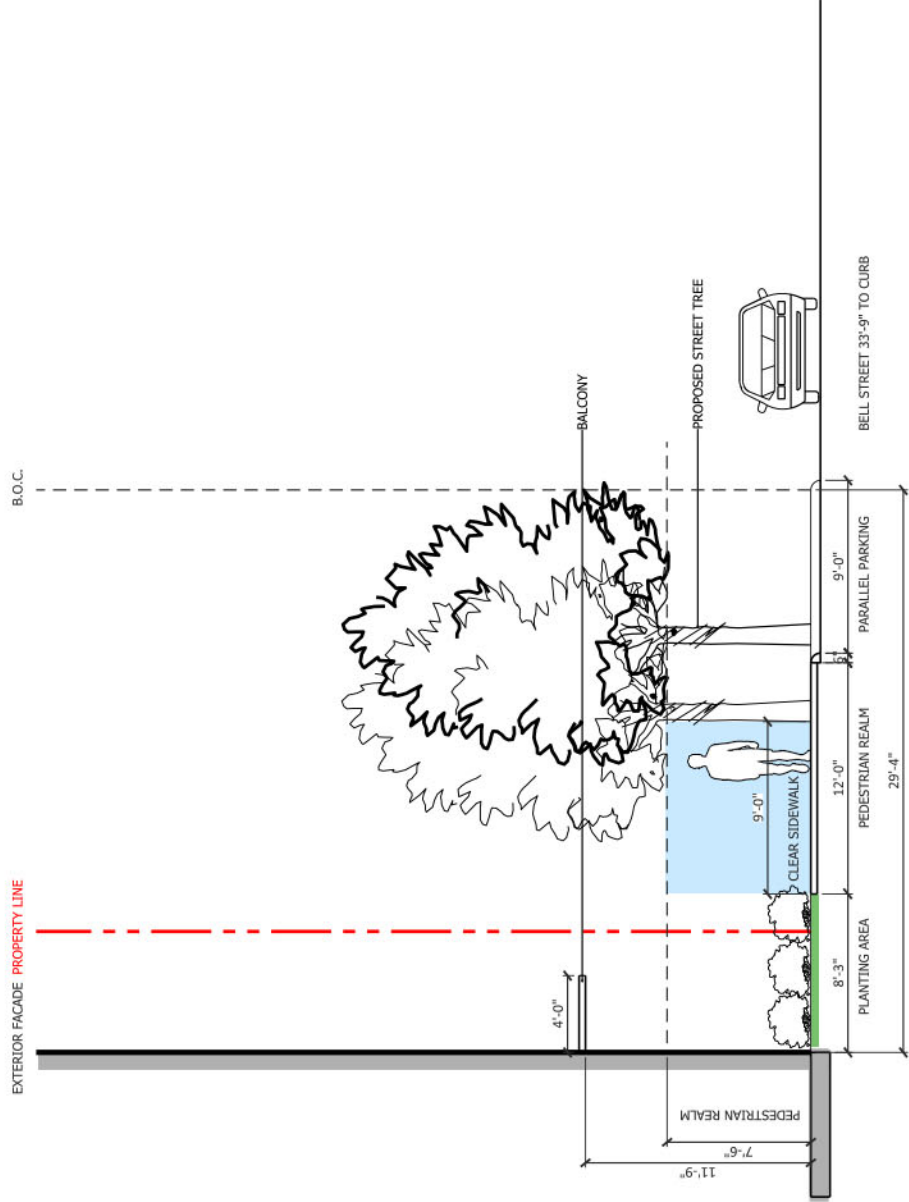


## ST. CHARLES STREET EAST

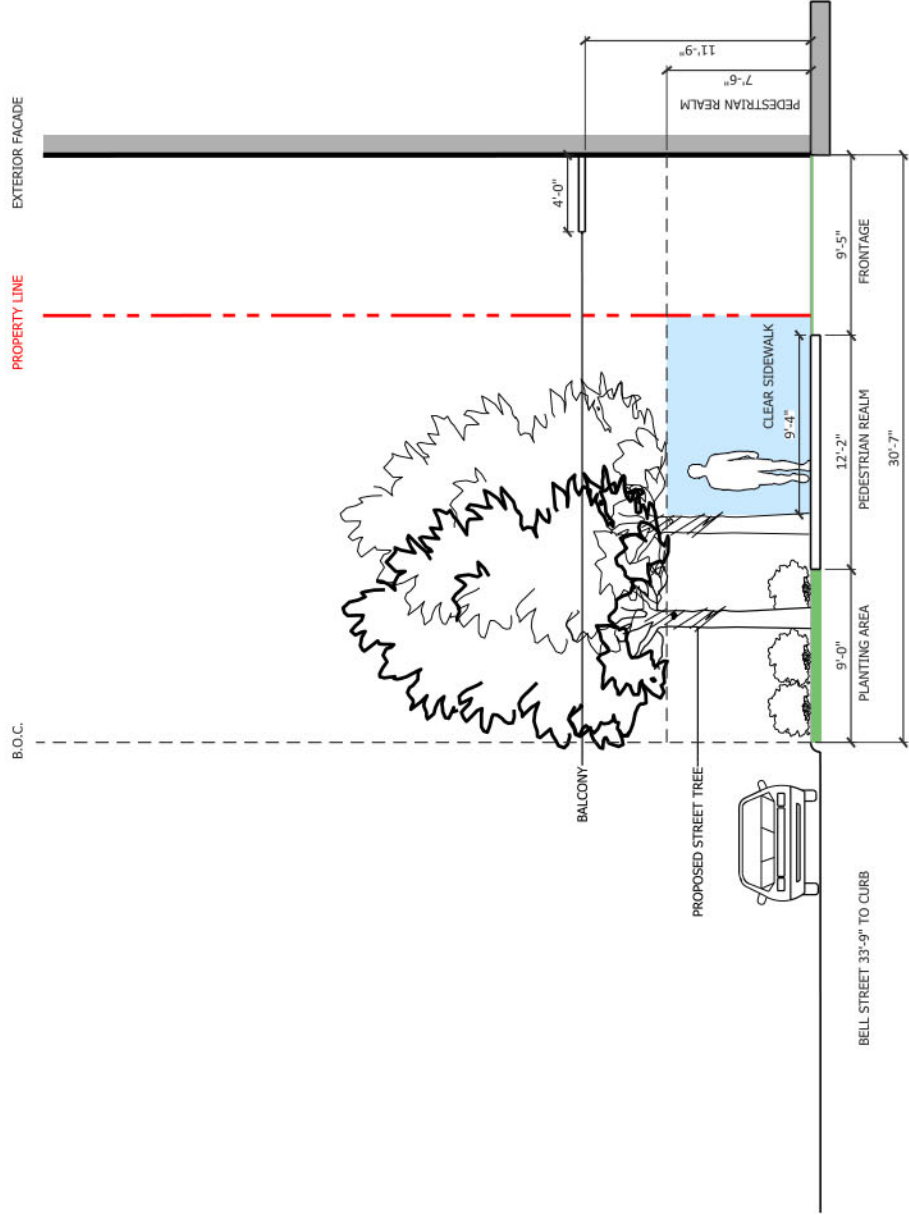


## ST. CHARLES STREET WEST

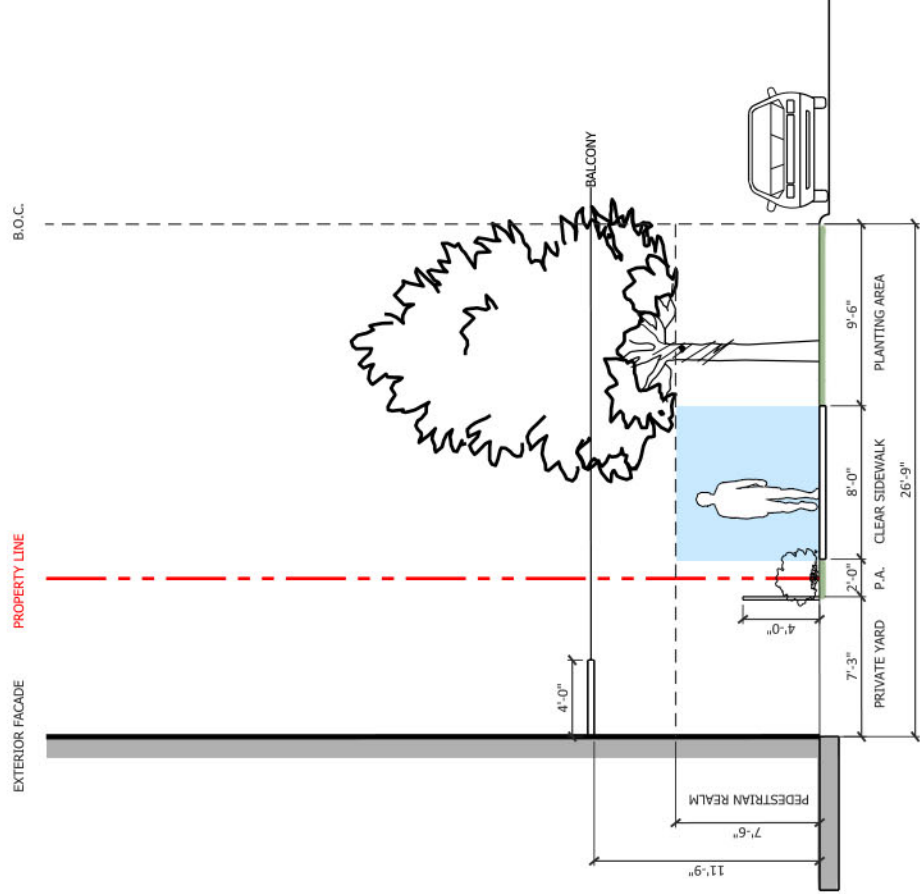




## BELL STREET EAST TYPICAL SECTION



## BELL STREET WEST TYPICAL SECTION



## LEELAND STREET

[illegible][illegible]

KEYNOTES

- |    |   |
|----|---|
| 1  | STYCO COLOR #1 WHITE                                |
| 2  | STYCO COLOR #2 LIGHT GREY                           |
| 3  | STYCO COLOR #3 DARK GREY                            |
| 4  | STYCO COLOR #4 ORANGE COPPER                        |
| 5  | STYCO COLOR #5 RED                                  |
| 6  | WOOD BEING COLOR #6 BUTTERNUT                       |
| 7  | HAIRD PANEL COLOR #7 LIGHT GREY                     |
| 8  | HAIRD PANEL COLOR #8 DARK GREY                      |
| 9  | HORIZONTAL WALL TRIM COLOR #1 WHITE                 |
| 10 | HORIZONTAL WALL TRIM COLOR #2 WHITE                 |
| 11 | WANDWOOD TRIM COLOR #1 ORANGE COPPER                |
| 12 | WANDWOOD TRIM COLOR #2 WHITE                        |
| 13 | WANDWOOD TRIM COLOR #3 BUTTERNUT                    |
| 14 | CEILING WHITE PANEL #1 @ B&B COLOR #1 WHITE         |
| 15 | CEILING WHITE PANEL #2 @ B&B COLOR #1 WHITE         |
| 16 | CEILING WHITE PANEL #3 @ B&B COLOR #3 DARK GREY     |
| 17 | CEILING WHITE PANEL #4 @ B&B COLOR #4 ORANGE COPPER |
| 18 | METAL PANEL #1 ORANGE COPPER                        |
| 19 | METAL PANEL #2 ORANGE COPPER                        |



BUILDING A - EAST ELEVATION 2



BUILDING A - NORTH ELEVATION

[illegible]



ED International P.C.

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Phone: (212) 251-1000  
Fax: (212) 251-1001  
www.edi-international.com  
Email: info@edi-international.com  
New York, New York

ALLIANCE COMMUNITIES  
1000 WEST 12TH STREET  
NEW YORK, NY 10013

DATE: 10/15/19  
PROJECT NO: 190050  
REVISION: 01  
DRAWING TITLE: BUILDING ELEVATIONS

BROADSTONE  
EMANCIPATION  
HOUSTON, TEXAS

NOT FOR CONSTRUCTION  
REGULATORY APPROVAL

KEYNOTES

1	STUCCO COLOR #1: WHITE
2	STUCCO COLOR #2: LIGHT GREY
3	STUCCO COLOR #3: DARK GREY
4	STUCCO COLOR #4: ORANGE COPPER
5	WOOD SING COLOR #5: RED
6	WOOD SING COLOR #6: BUTTERNUT
7	HARDIE PANEL COLOR #7: LIGHT GREY
8	HARDIE PANEL COLOR #8: DARK GREY
9	HORIZONTAL SILL TRIM COLOR #9: WHITE
10	WINDOOROOM TRIM COLOR #10: WHITE
11	WINDOOROOM TRIM COLOR #11: ORANGE COPPER
12	WINDOOROOM TRIM COLOR #12: BUTTERNUT
13	CORRENT FLOOR PANEL @ BALCONY COLOR #13: DARK GREY
14	CORRENT FLOOR PANEL @ BALCONY COLOR #14: ORANGE COPPER
15	METAL PANEL @ CANOPY COLOR #15: ORANGE COPPER

BUILDING B – WEST ELEVATION 2

BUILDING B – SOUTH ELEVATION 1

A203 ELEVATIONS

[illegible]

Architectural drawing showing the East Elevation (left) and North Elevation (right) of Building B. The drawing includes a keynotes section on the left and a title block on the right.

**KEYNOTES**

- 1 STUCCO COLOR #1: WHITE
- 2 STUCCO COLOR #2: LIGHT GREY
- 3 STUCCO COLOR #3: DARK GREY
- 4 STUCCO COLOR #4: ORANGE COPPER
- 5 BRICK COLOR #5: RED
- 6 WOOD SING COLOR #6: BUTTERNUT
- 7 WOOD SING COLOR #7: LIGHT GREY
- 8 WOOD SING COLOR #8: DARK GREY
- 9 HORIZONTAL WALL TRIM COLOR #1: WHITE
- 10 WINDOW DOOR TRIM COLOR #1: WHITE
- 11 WINDOW DOOR TRIM COLOR #2: ORANGE COPPER
- 12 WINDOW DOOR TRIM COLOR #3: BUTTERNUT
- 13 WINDOW DOOR TRIM COLOR #4: DARK GREY
- 14 WINDOW DOOR TRIM COLOR #5: ORANGE COPPER
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- 25 WINDOW DOOR TRIM COLOR #16: DARK GREY
- 26 WINDOW DOOR TRIM COLOR #17: ORANGE COPPER
- 27 WINDOW DOOR TRIM COLOR #18: BUTTERNUT
- 28 WINDOW DOOR TRIM COLOR #19: LIGHT GREY
- 29 WINDOW DOOR TRIM COLOR #20: DARK GREY
- 30 WINDOW DOOR TRIM COLOR #21: ORANGE COPPER
- 31 WINDOW DOOR TRIM COLOR #22: BUTTERNUT
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- 34 WINDOW DOOR TRIM COLOR #25: ORANGE COPPER
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- 37 WINDOW DOOR TRIM COLOR #28: DARK GREY
- 38 WINDOW DOOR TRIM COLOR #29: ORANGE COPPER
- 39 WINDOW DOOR TRIM COLOR #30: BUTTERNUT
- 40 WINDOW DOOR TRIM COLOR #31: LIGHT GREY
- 41 WINDOW DOOR TRIM COLOR #32: DARK GREY
- 42 WINDOW DOOR TRIM COLOR #33: ORANGE COPPER
- 43 WINDOW DOOR TRIM COLOR #34: BUTTERNUT
- 44 WINDOW DOOR TRIM COLOR #35: LIGHT GREY
- 45 WINDOW DOOR TRIM COLOR #36: DARK GREY
- 46 WINDOW DOOR TRIM COLOR #37: ORANGE COPPER
- 47 WINDOW DOOR TRIM COLOR #38: BUTTERNUT
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- 49 WINDOW DOOR TRIM COLOR #40: DARK GREY
- 50 WINDOW DOOR TRIM COLOR #41: ORANGE COPPER
- 51 WINDOW DOOR TRIM COLOR #42: BUTTERNUT
- 52 WINDOW DOOR TRIM COLOR #43: LIGHT GREY
- 53 WINDOW DOOR TRIM COLOR #44: DARK GREY
- 54 WINDOW DOOR TRIM COLOR #45: ORANGE COPPER
- 55 WINDOW DOOR TRIM COLOR #46: BUTTERNUT
- 56 WINDOW DOOR TRIM COLOR #47: LIGHT GREY
- 57 WINDOW DOOR TRIM COLOR #48: DARK GREY
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- 74 WINDOW DOOR TRIM COLOR #65: ORANGE COPPER
- 75 WINDOW DOOR TRIM COLOR #66: BUTTERNUT
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- 77 WINDOW DOOR TRIM COLOR #68: DARK GREY
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- 81 WINDOW DOOR TRIM COLOR #72: DARK GREY
- 82 WINDOW DOOR TRIM COLOR #73: ORANGE COPPER
- 83 WINDOW DOOR TRIM COLOR #74: BUTTERNUT
- 84 WINDOW DOOR TRIM COLOR #75: LIGHT GREY
- 85 WINDOW DOOR TRIM COLOR #76: DARK GREY
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- 189 WINDOW DOOR TRIM COLOR #180: DARK GREY
- 190 WINDOW DOOR TRIM COLOR #181: ORANGE COPPER
- 191 WINDOW DOOR TRIM COLOR #182: BUTTERNUT
- 192 WINDOW DOOR TRIM COLOR #183:

[illegible]





**Application Number:** 2019-2177

**Plat Name:** Broadstone Eado

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

**Date Submitted:** 12/06/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

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

To allow reduced building lines on Emancipation, Bell, St. Charles, and Leeland

**Chapter 42 Section:** 152; 155

**Chapter 42 Reference:**

Sec. 42-152. - Building line requirement along major thoroughfares. (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. Sec. 42-155. - Collector and local streets—Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

## Statement of Facts

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

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

This site is comprised of two blocks and is bisected by Bell Avenue. The western block has been vacant for some time and the eastern block recently had an old industrial building, which was demolished. The developer is proposing a multifamily development that will span both of these blocks. The proposed apartments will locate all of its parking on the eastern block, which is the reason the developer is also proposing a sky bridge that will connect the two blocks on Bell Avenue. The portion of the skybridge within the right of way will need to get separate approval from public works. The developer has also met with the Traffic Department to negotiate a new and enhanced street cross section on Bell Avenue. This proposal includes parallel parking on both sides of the street. Providing this new parking on each side of the street will reduce the width of the paving section, will discourage traffic speeding while still allowing adequate room for a travel lane in each direction, and provide a buffer between pedestrians and the travel lanes. The current paving section on Bell is over 50' wide, which is left over from the era in which industrial uses dominated this part of the city. Paving sections this wide are no longer prudent given this area is rapidly redeveloping and becoming more walkable. The proposed site plan shows buildings that have been brought up closer to the street, which helps to create a more walkable environment. On Emancipation, the building façade is approximately 26' from the back of curb. This includes a safety buffer of about 11', 6' sidewalk, and private yards for the ground level units. On Leeland, the building façade is approximately 27' from the back of curb. This includes an 11'6" safety buffer, 6' clear sidewalk, and private yards for the ground level units. On St. Charles, there is about 39' from the edge of paving to the building façade. This includes a safety buffer of about 24', 6' clear sidewalk, and private yards for the ground level units. For the building on the west side of Bell, there is approximately 31' from the back of curb to the building façade. This includes a 9' safety buffer and a 12' sidewalk. On the east side of Bell, there is approximately 31' from the back of curb to the building façade near the corners and about 20' from the back of the curb to the building façade where the parallel parking is located. The sidewalk is approximately 12' wide and the planting strip is approximately 8' wide. All of the private yards around each block, with the exception of Bell, have pedestrian gates out to the street and are separated by a 4' openwork metal



fence. The building also has extensive glazing on all sides, which allows for more eyes on the street, and makes for a more interesting pedestrian experience. While this site is not technically on a transit corridor, it is about a half mile from a transit stop on the South East Corridor Light Rail. This site is also only 4 blocks from downtown, which makes walking an ideal form of transportation for residents.

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

Due to the project's proximity to the CBD, light rail, and bus lines this site offers a unique opportunity to capitalize on pedestrian-oriented development. By bringing the building up close to the street, there will be more eyes on the street and a more interesting pedestrian experience will be created. If the buildings abided by the building lines in the ordinance, it would create a suburban feel and would harm the development's walkability.

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

The intent of this chapter is to promote walkability in areas near transit lines.

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

The design of the building, which faces the outer units towards the street and gives them outdoor space, encourages more eyes on the street. This, in turn, helps pedestrian safety. Creating enhanced pedestrian realms promotes walking and thus a more active and healthy lifestyle.

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

This site's proximity to rail and downtown make walkability paramount. The justification for the variance is a building and pedestrian realm design that supports this lifestyle.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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

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

December 12, 2019

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Broadstone Eado

**REFERENCE NUMBER:** 2019-2177

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Emancipation Avenue between Leeland Street and Polk 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 Pearland 5948, Ltd and Westheimer Retail Center, Ltd, the developers of the subject site. The applicant is requesting a variance to allow reduced building lines on Emancipation Avenue, Bell Street, Charles Street and Leeland Street. Enclosed are copies of the variance request, the proposed subdivision plat, and the 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, December 19th, 2019, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Jake Patrick with Vernon G. Henry & Associates, Inc. at 713-627-8666. You may also contact Aracely Rodriguez 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.
- **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

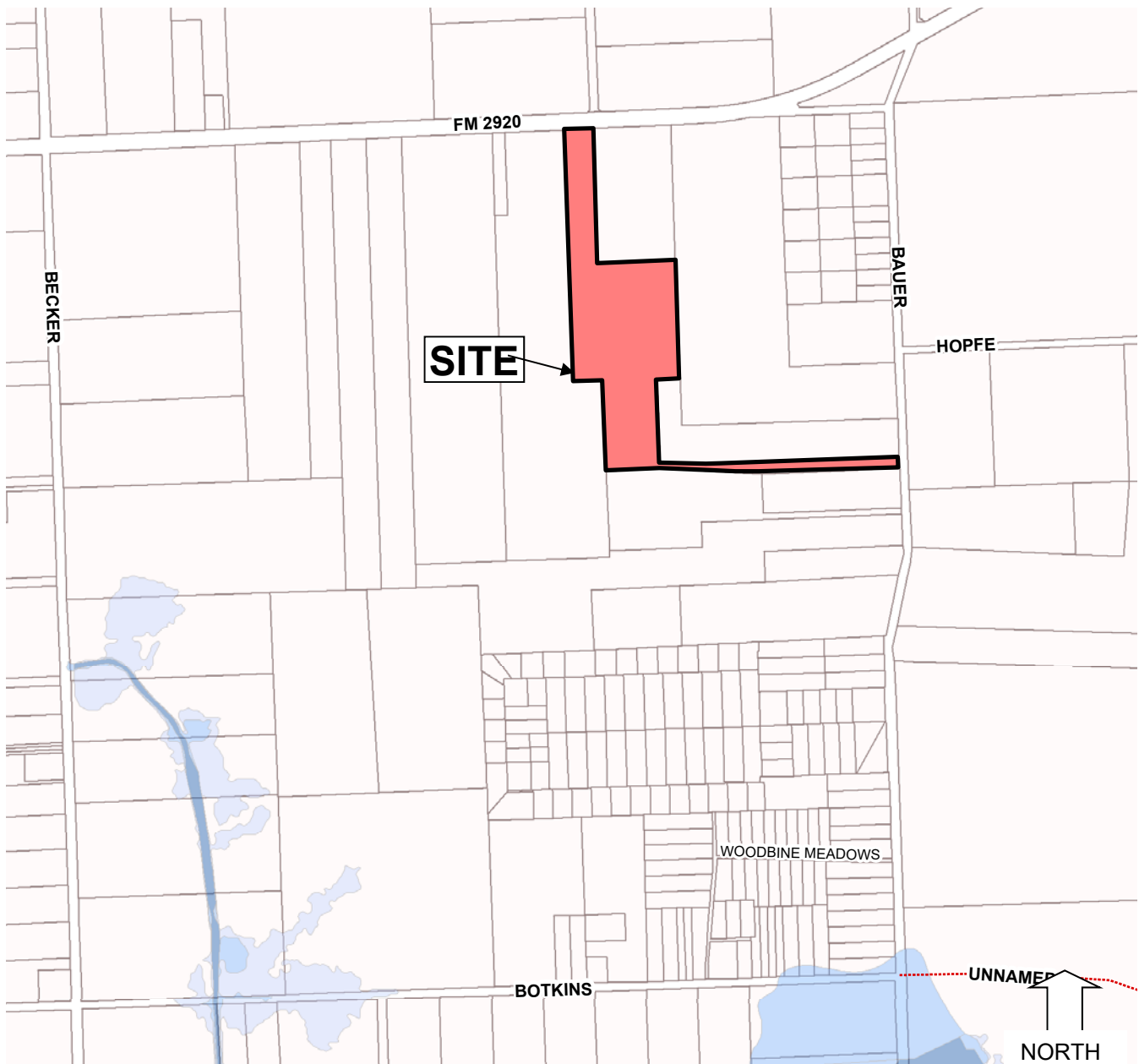
**ITEM: 110**

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Double Oak Commons GP

Applicant: The Pinnell Group, LLC



**D – Variances**

**Site Location**



# Houston Planning Commission

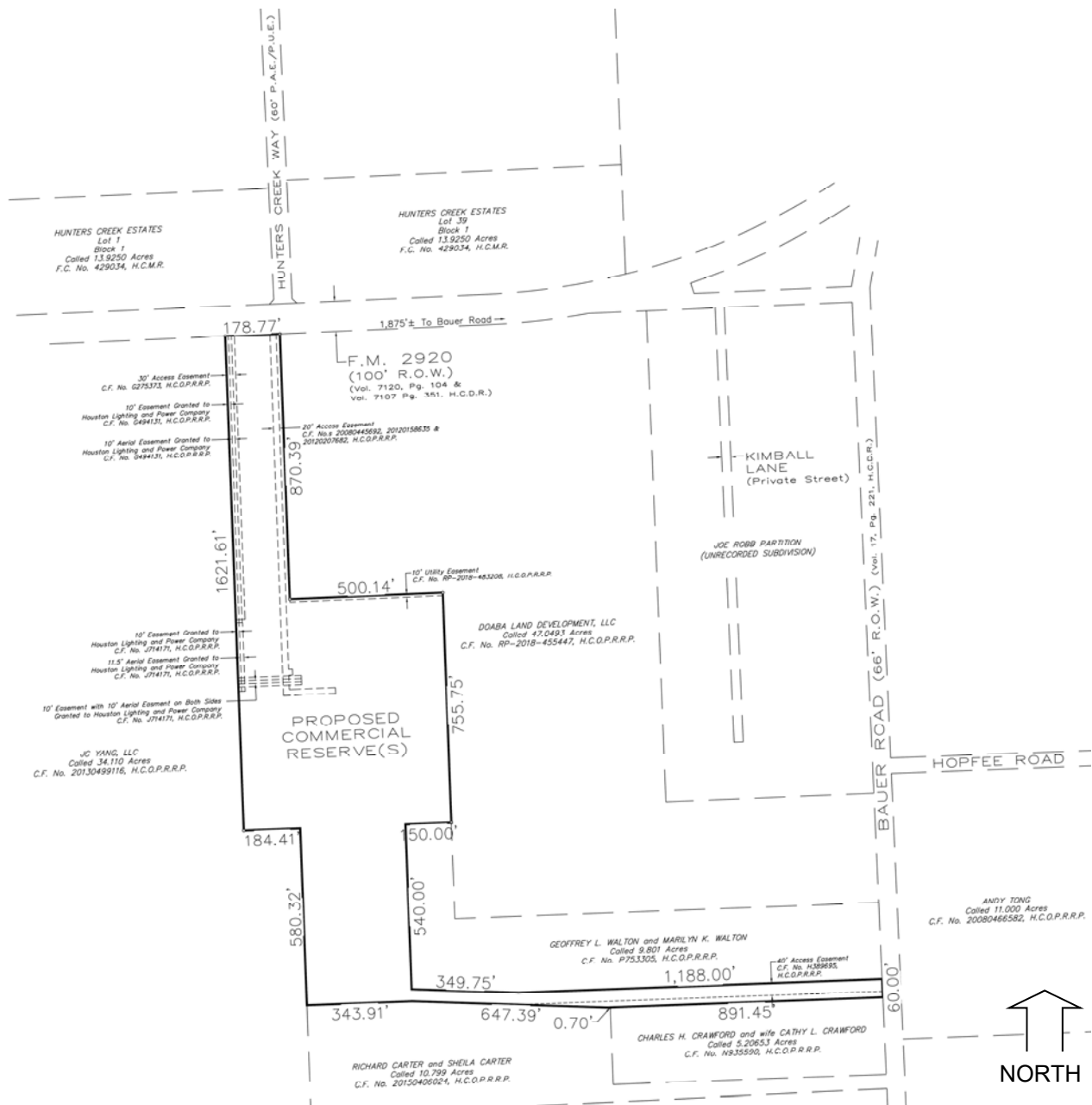
## ITEM: 110

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Double Oak Commons GP

Applicant: The Pinnell Group, LLC



D – Variances

Subdivision

# Houston Planning Commission

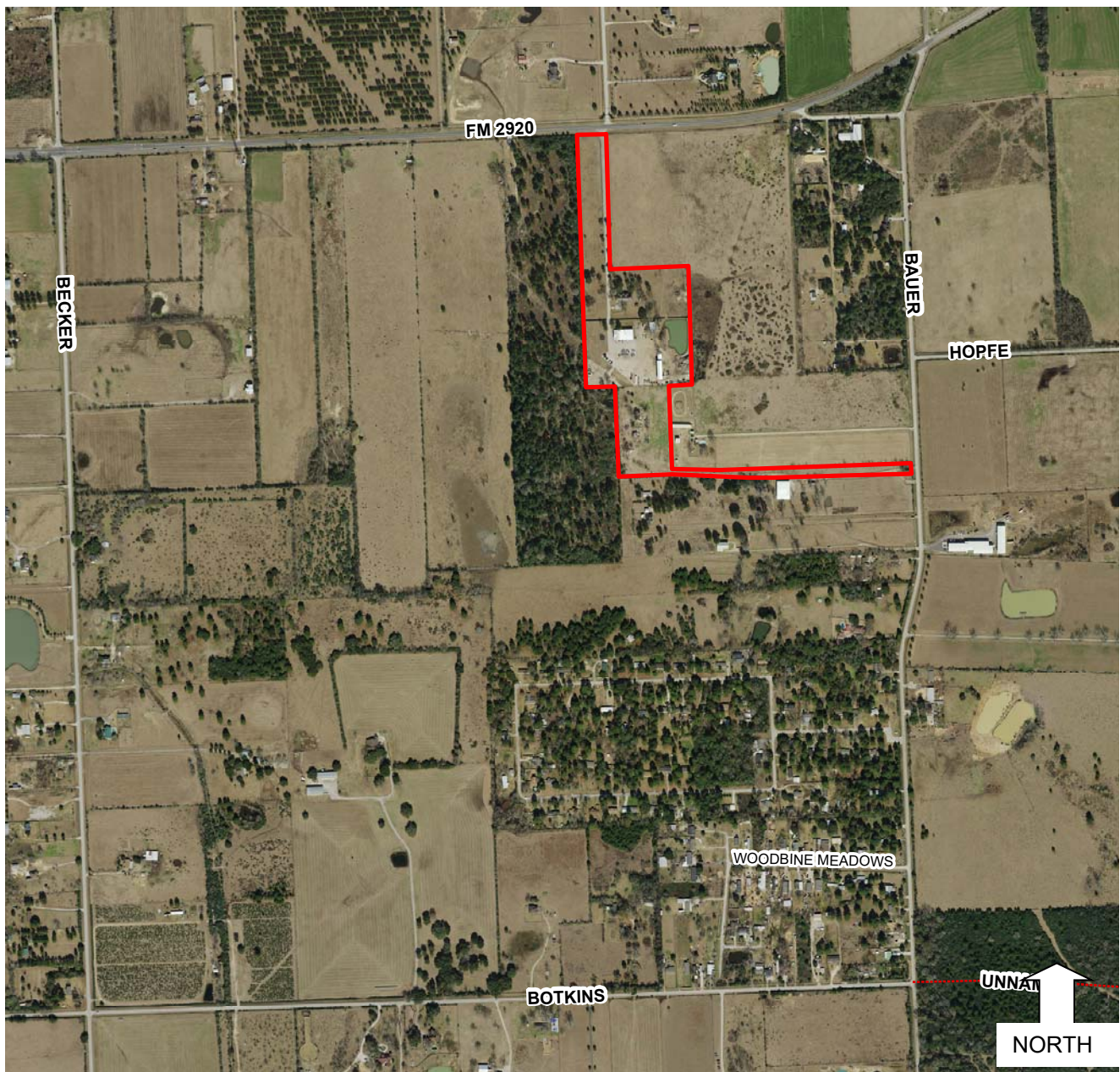
**ITEM: 110**

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Double Oak Commons GP

Applicant: The Pinnell Group, LLC



**D – Variances**

**Aerial**



**Application Number:** 2019-2299

**Plat Name:** Double Oak Commons GP

**Applicant:** The Pinnell Group, LLC

**Date Submitted:** 12/20/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

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

Section Number (42-127 Intersections of Major Thoroughfares); We are seeking a variance to allow the intersection spacing to exceed 2,600 feet along the southerly side of F.M. 2920, between Becker Road and Bauer Road and along the westerly side of Bauer Road between F.M. 2920 and Botkins Road.

**Chapter 42 Section:** 42-127

**Chapter 42 Reference:**

42-127(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

### Statement of Facts

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

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

The owner of this 21.8 +/- acres of land is about to develop its property and are required to plat it before permits are issued. The owner wishes to create a single reserve with buildings located in the middle portion of the property. A dedicated road with building set-back lines through the property would make this project infeasible. Moreover, the surrounding properties are large acreage tracts that front on F.M. 2920, Bauer Road, Botkins Road and Becker Road, and a new North/South street through this property will not improve traffic flow in this area. Hunters Creek Way offers no connection to the north as it was platted as a private access easement and will not line up with a north to south street through the subject property. The short spacing between Hunters Creek Way and a proposed street through the subject property would create an impractical intersection. It would also be impractical to dedicate a road into this property and dead end into a cul-de-sac. This scenario will not improve current traffic flow nor benefit the proposed development. Currently, Botkins Road is the nearest public street to south for connection and is nearly a mile from F.M. 2920.

**(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 logical and make economic sense. If the subject property was created as a residential development, then the installation of a North/South street or East/West street through the property would benefit future residential development in the area. However, the owner is adding to an existing commercial development and the requirement to install a street would not benefit the public, nor the development.

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

Currently, there is no traffic that will benefit from a dedicated street through the property. The intent of a dedicated 60-foot street would be to improve traffic flow for local residences.

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

Currently, there is nothing injurious to the public health, safety and welfare due to the non-existence of a street through the property, and there will continue to be nothing injurious to the public health, safety and welfare if this variance is granted.

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

This request is not based on economic reasons. It is a matter of creating a practical commercial development without a 60-foot public right-of-way leading to a dead end.



# Houston Planning Commission

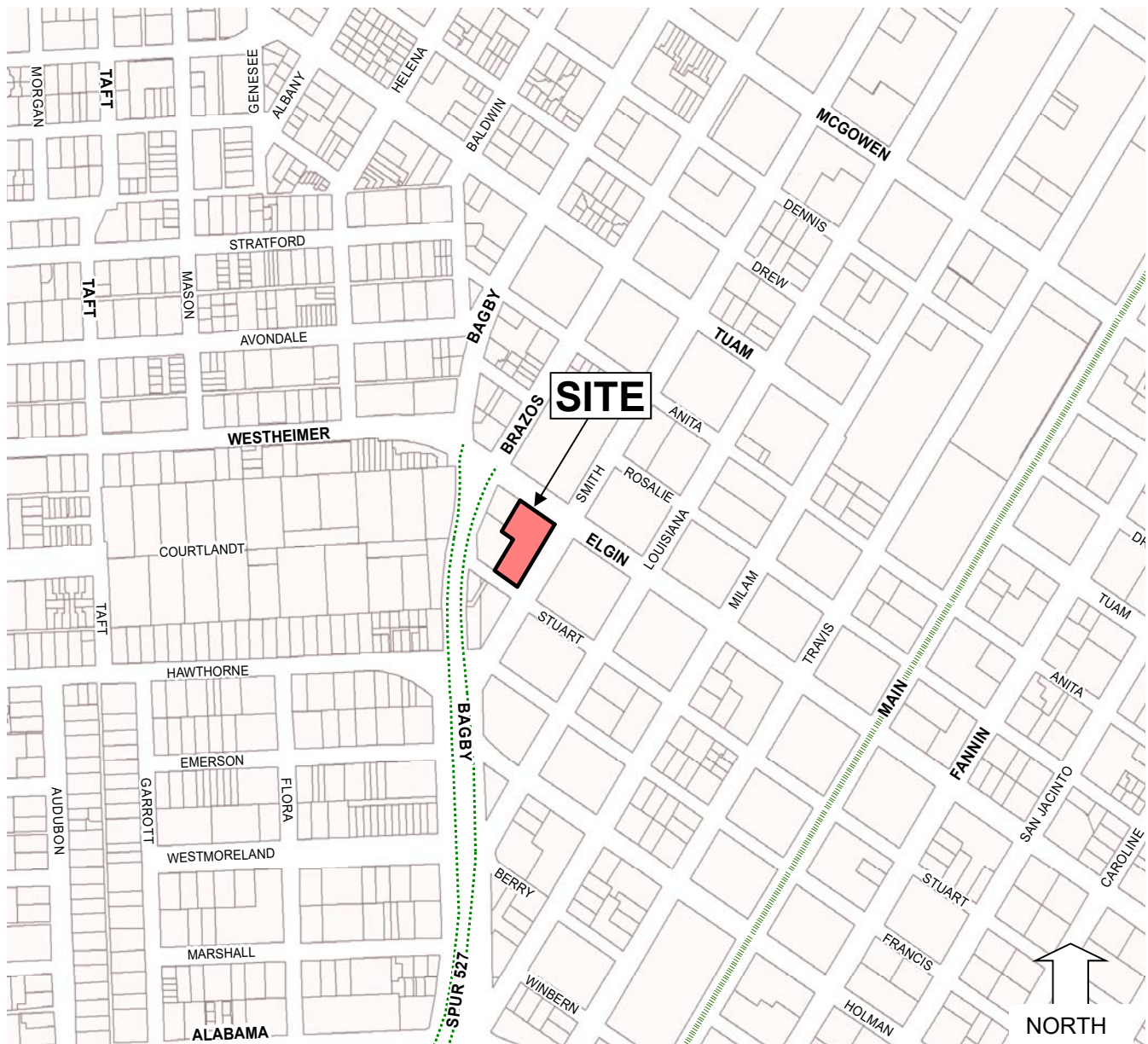
## ITEM: 111

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Elgin Smith (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

# Houston Planning Commission

## ITEM: 111

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Elgin Smith (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision



# Houston Planning Commission

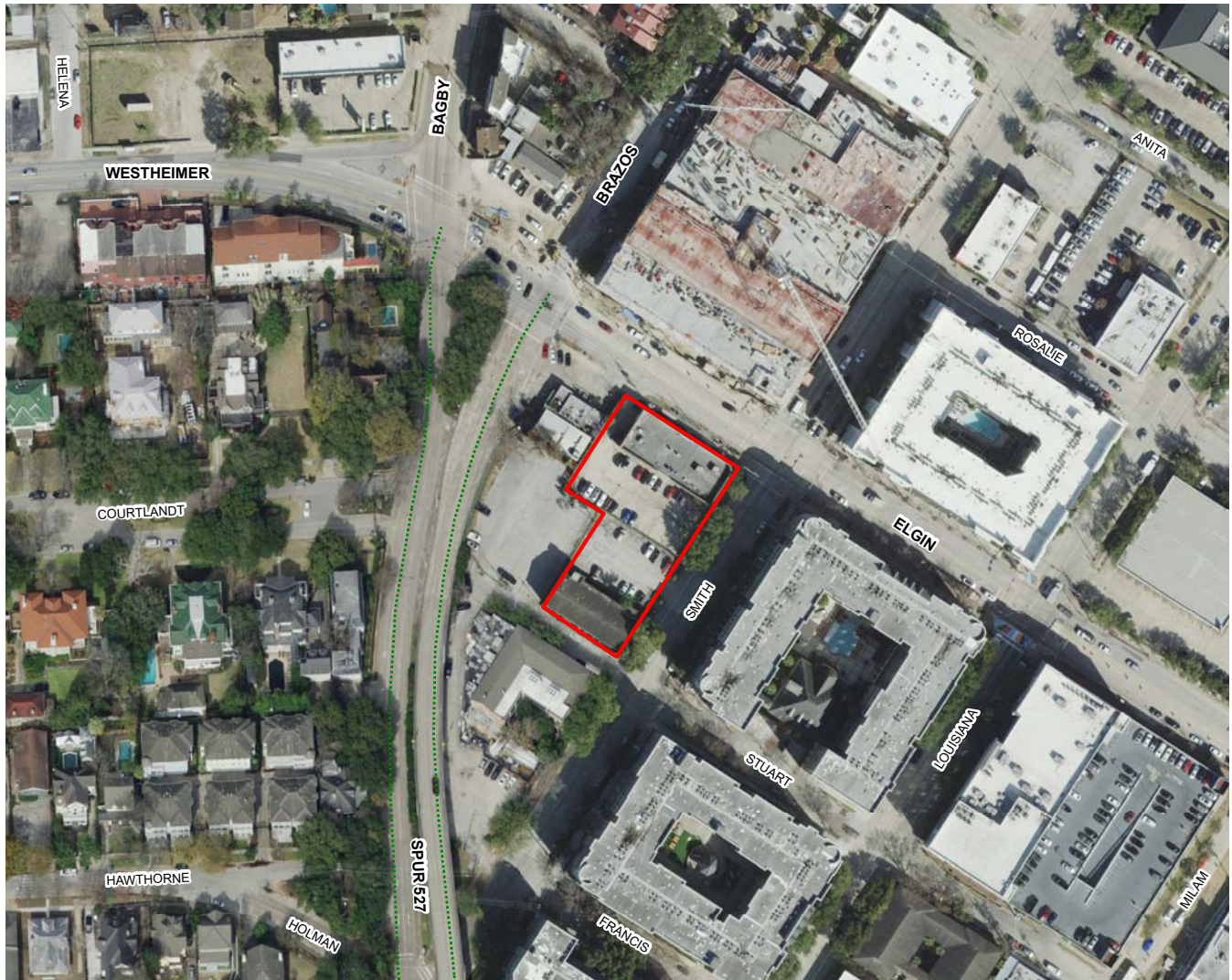
ITEM: 111

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Elgin Smith (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.

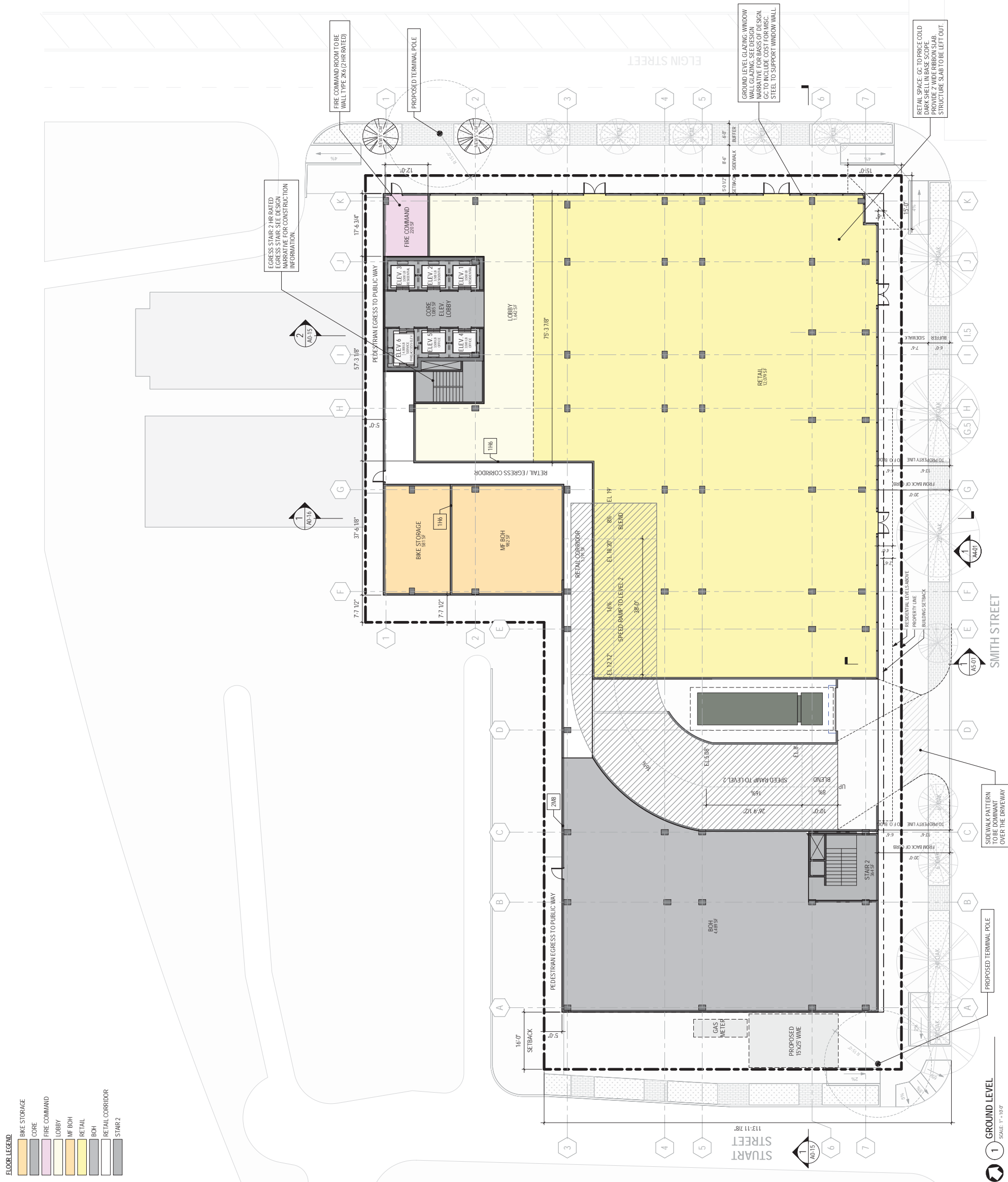


D – Variances

Aerial

[illegible]

JOB NUMBER	1910701
SHEET TITLE	GROUND LEVEL
SHEET NUMBER	A0-01
COMMENTS	NOT FOR CONSTRUCTION © The Prosser Partnership, LLC







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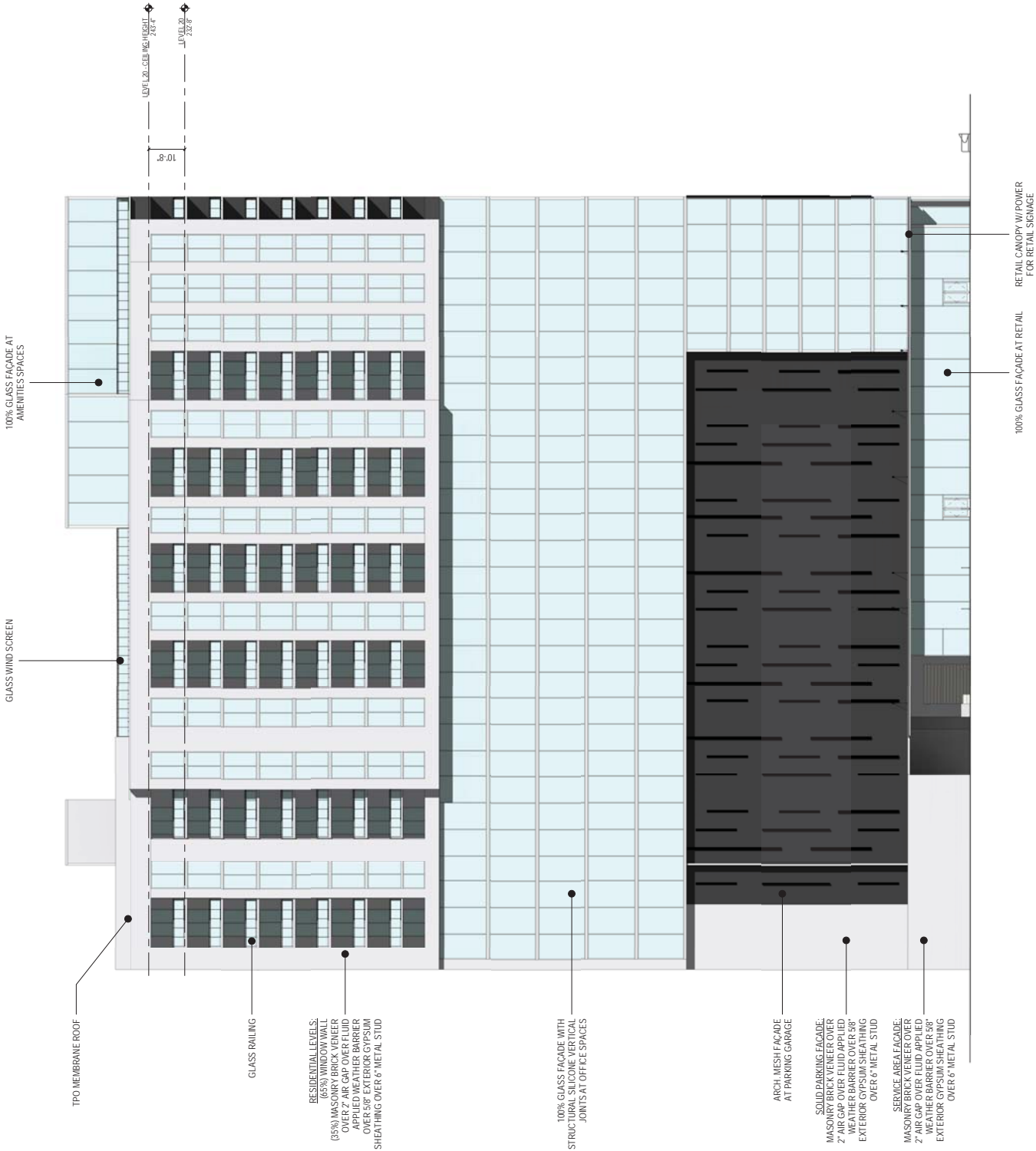
JOB NUMBER 1910701

BUILDING ELEVATIONS

ER

# A4-01

© The Preston Partnership, LLC



1 SMITH ST ELEVATION  
SCALE: 1/16" = 1'-0"

Architect  
The Preston Partnership, LLC  
10000 Westchase, Suite 1000  
Atlanta, Georgia 30336  
Tel: 770.396.7248 Contact: Adam Parrish  
Client  
514 ELGIN DEVELOPMENT,  
LLC  
10000 Westchase, Suite 1000  
Tel: 770.396.7248 Contact: William Dyer  
Design Architects  
MAYFIELD AND RAGNI STUDIO  
3000 Manor Street  
Atlanta, Georgia 30307  
Tel: 770.396.7248 Contact: Kelle Mayfield

SHEET

PROJECT

514 ELGIN  
DEVELOPMENT,  
LLC  
Hudson, Texas

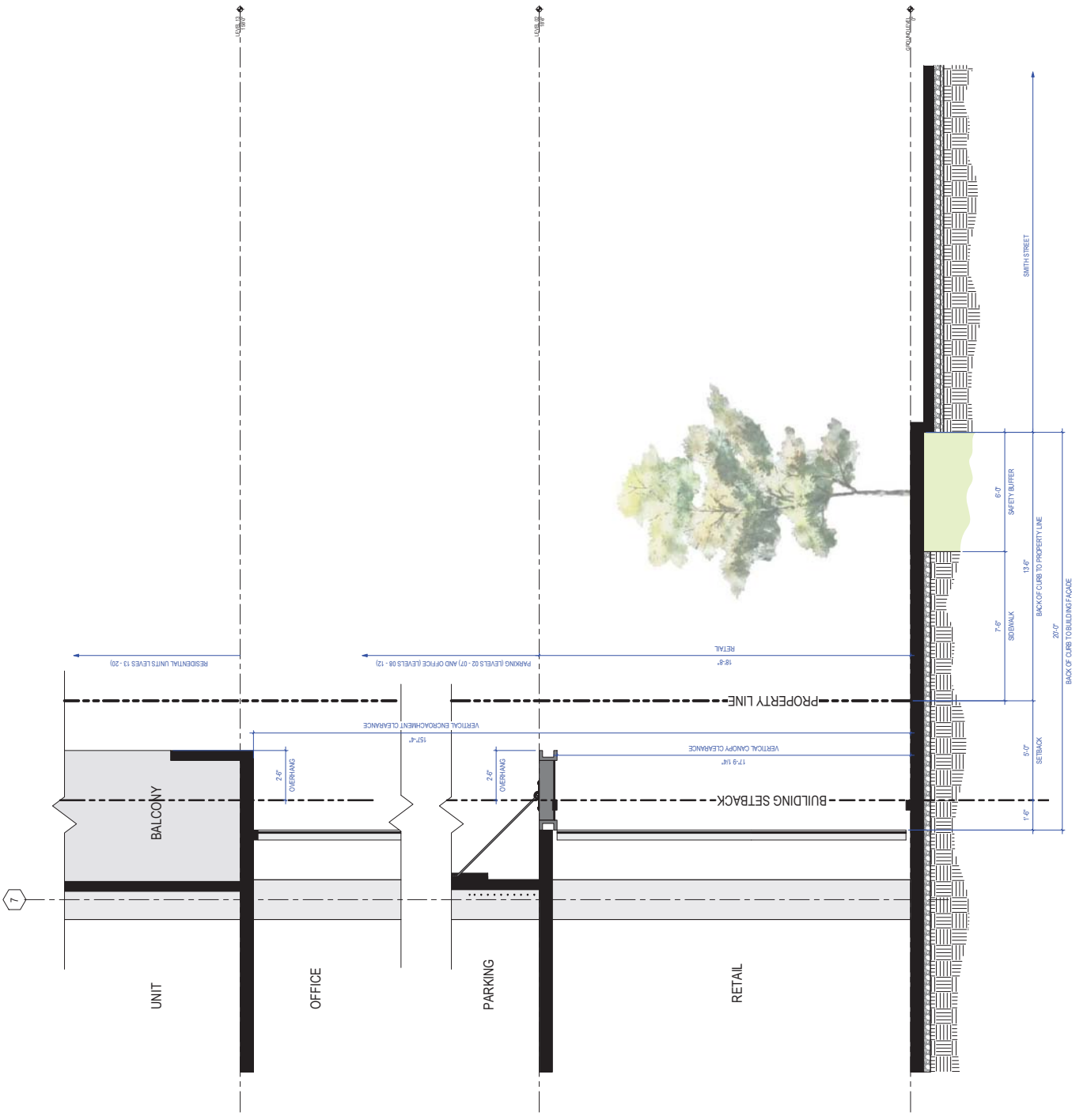
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1910701

BUILDING SECTIONS

A5-01

NOT FOR CONSTRUCTION  
© Preston Partnership, LLC



1 SITE SECTION - SMITH ST  
SCALE: 1/8" = 1'-0"



**Application Number:** 2019-2172

**Plat Name:** Elgin Smith

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

**Date Submitted:** 12/06/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

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

To allow a reduced building line on Smith Street

**Chapter 42 Section:** 155

**Chapter 42 Reference:**

Sec. 42-155. - Collector and local streets—Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

### Statement of Facts

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

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

This is a site on the western edge of Midtown at the southwestern corner of Smith and Elgin Streets. The north half of the site currently has a retail shopping center on it that was approved with a variance for a reduced building line of 5' along Smith Street. On the south side of the site, there is a low density office building that was constructed in 1966. The developer is proposing a higher density mixed-use product that is in line with the ideology of Midtown becoming a more walkable place. This building will contain retail/commercial on floors 1 and 2. Floors 2-7 will primarily consist of parking garage with an attractive screening element on the perimeter. Floors 8-12 will consist of office space. Floors 13 and above will be dedicated to residential use. The proposed mixed-use high-rise building contains multiple retail/commercial spaces on the first and second floors that front on both Elgin and Smith Streets. On Elgin Street, the building will be set back 5' from the property line and will take advantage of the performance standards outlined in Chapter 42, which allow reduced building lines for retail commercial centers on major thoroughfares of 80' or less. On Smith Street, the building will be setback 6'6" from the property line at the ground level, which gives this frontage a 20' pedestrian realm. This pedestrian realm includes a 6' safety buffer and a 14' sidewalk. However, there is a canopy that encroaches this 6'6" on the first floor at a vertical clearance of approximately 17'. There are also residential floors/balconies that come up to 2.5' from the property line starting on the 13th floor of the building, which is approximately 158' in the air. The project plan for Midtown, as approved by City Council, called for new buildings to be constructed close to the street in order to create the kind of dense urban environment often found in sections of older, more walkable cities in this country and abroad. Mixed-use was also sought so that residents might be able to walk or take transit to restaurants, shops, museums, and places of employment. If the Commission grants the requested variance, this project will have an enhanced pedestrian realm on all three sides of the development with wider sidewalks. Several variances have been granted in recent years for reduced building lines in this immediate area. For instance, the Whole Foods mixed use project has a 2' building line on Elgin and 0' building lines on Smith and Brazos. The Calais apartment project also has 0' building lines on all sides of 3 blocks it occupies directly east across Smith. In addition, the Pearl Midtown at the northeast corner of Smith and Elgin has 0' setbacks on Elgin, Smith, and Louisiana. There are also several other buildings in the area, which were developed prior to the City's development ordinance in 1982, that come up all the way to the ROW line.



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

The adopted plan for Midtown calls for the creation of pedestrian-friendly streetscapes, which require variances from the city-wide usual standards as well as extra/enhanced elements within the pedestrian realm. The fact that Midtown is a proposed pilot area for the recent Walkable Places Committee efforts reinforces the guidelines behind the Midtown Plan.

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

One of the purposes of chapter 42 is to support unique neighborhood character/area plans, which can be done by requesting variances from the standard requirements as is appropriate in this circumstance.

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

Bringing buildings up closer to the street promotes walkability, transit use, and pedestrian safety. These things preserve public health, safety, and welfare. The only access and curb cut to the property occurs on Smith Street, thus limiting pedestrian/vehicle conflicts significantly.

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

The justification for the variance is the creation of a pedestrian-friendly environment in accordance with the plan for Midtown and the proposed guidelines from the Walkable Places Subcommittee.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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

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

December 12, 2019

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Elgin Smith

**REFERENCE NUMBER:** 2019-2172

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Smith Street between Stuart Avenue and 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 Midtown Assemblage Ltd, the developer of the subject site. The applicant is requesting a variance to allow reduced 2' building line along Smith Street instead of the required 10' B.L. Enclosed are copies of the variance request, the proposed subdivision plat, and the 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:**

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City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

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#### **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.
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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.

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#### **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: 112**

Planning and Development Department

Meeting Date: 01/09/2019

**Subdivision Name: Enterra At Oneil**

**Applicant: The Interfield Group**



**D – Variances**

**Site Location**



# Houston Planning Commission

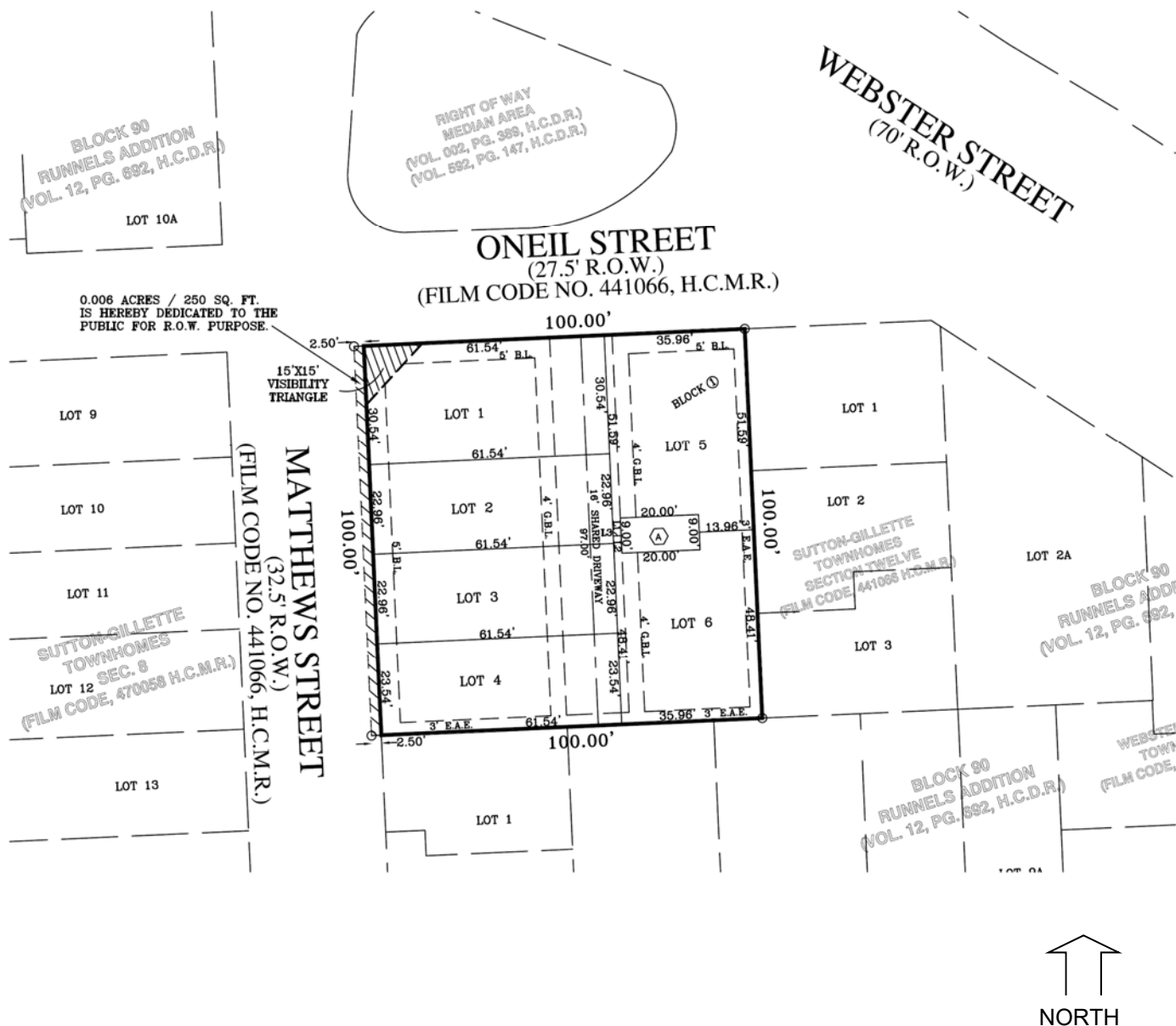
## ITEM: 112

Planning and Development Department

Meeting Date: 01/09/2019

Subdivision Name: Enterra At Oneil

Applicant: The Interfield Group



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 112

Planning and Development Department

Meeting Date: 01/09/2019

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Subdivision Name: Enterra At Oneil

Applicant: The Interfield Group



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**D – Variances**

**Aerial**

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ONEIL AT MATTHEWS  
ANDERSON CANYON, LLC





**Application Number:** 2019-2359

**Plat Name:** Enterra At Oneil

**Applicant:** The Interfield Group

**Date Submitted:** 12/23/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

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

To allow a reduced right of way dedication along Matthews Street, a local street

**Chapter 42 Section:** 122

**Chapter 42 Reference:**

42-122 (d) – Right-of-way widths The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets (1) 50 feet if adjacent to exclusively single-family residential lots; 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;**

Enterra At Oneil is south of Oneil Street, west of Webster Street, north of W. Webster Street and east of Matthews Street. The new development will consist of six (6) single family homes that will access the public street through a shared driveway. Enterra At Oneil is located in the Fourth Ward, south of West Gray, and just outside the Fourth Ward street width exception "as-is" area. However, development is in the street width exception area that requires a minimum right-of-way of 50 feet. Enterra At Oneil would be required to dedicate a 10-foot strip of land along Matthews Street. This dedication would deny developer reasonable use of approximately 1000 SF (0.023-acres) of land, a practical site layout and the ability to be consistent with nearby developments along Matthews Street. Please consider the following:

- Matthews Street was originally created as a 30-foot right-of-way. In 2001, a plat for the development across Matthews Street dedicated 2.5 feet and labeled Matthews a proposed 35-foot right-of-way. In 2003, a plat for the development south of subject property dedicated 2.5 feet to Matthews Street and dimensioned Matthews Street a proposed 35-foot right-of-way.
- Matthews Street is only three (3) blocks in length, terminating at intersection with Victory Street and West Webster Street, and only three (3) homes will access Matthews Street on this block face.
- Enterra At Oneil and adjacent development do not have curb cuts along Matthews Street; therefore, Enterra At Oneil will not significantly increase traffic or deny on-street parking along this street.
- Recently, it has been the City's desire to reduce the number of curb cuts, and encourages developers to consider a shared driveway development. Shared driveway developments require a 16- to 18-foot shared driveway. This strip is unbuildable land that is strictly for access. Enterra At Oneil is a shared driveway development that will require only one curb cut. A 10-foot dedication and 16-foot shared driveway will make the proposed development infeasible.

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

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

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will include a 5-foot sidewalk along Matthews Street b. Homes along Matthews will have a private sidewalk that connects to the public sidewalk c. Development will have an 8' wrought iron/semi opaque fencing d. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Instead, it will make the site layout more practical and beautify the block face, without in any way compromising public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of prevailing conditions, allowing this development a more practical shared driveway site layout and to be consistent with nearby developments.



# 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  
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January 2<sup>nd</sup>, 2020

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Enterra At Oneil

**REFERENCE NUMBER:** 2019-2359

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located at the southeast intersection of Mathews St. and Oneil St. 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.

The Interfiled Group, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance for reduced r.o.w dedication along Mathews St.

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, January 9<sup>th</sup>, 2020, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Mary Villareal of "The Interfiled Group", at 713-780-0909 (Ext:312). You may also contact Devin Crittle 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.

- **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: 01/09/2020

Subdivision Name: Ezzi Signs

Applicant: HRS and Associates, LLC



**D – Variances**

**Site Location**

# Houston Planning Commission

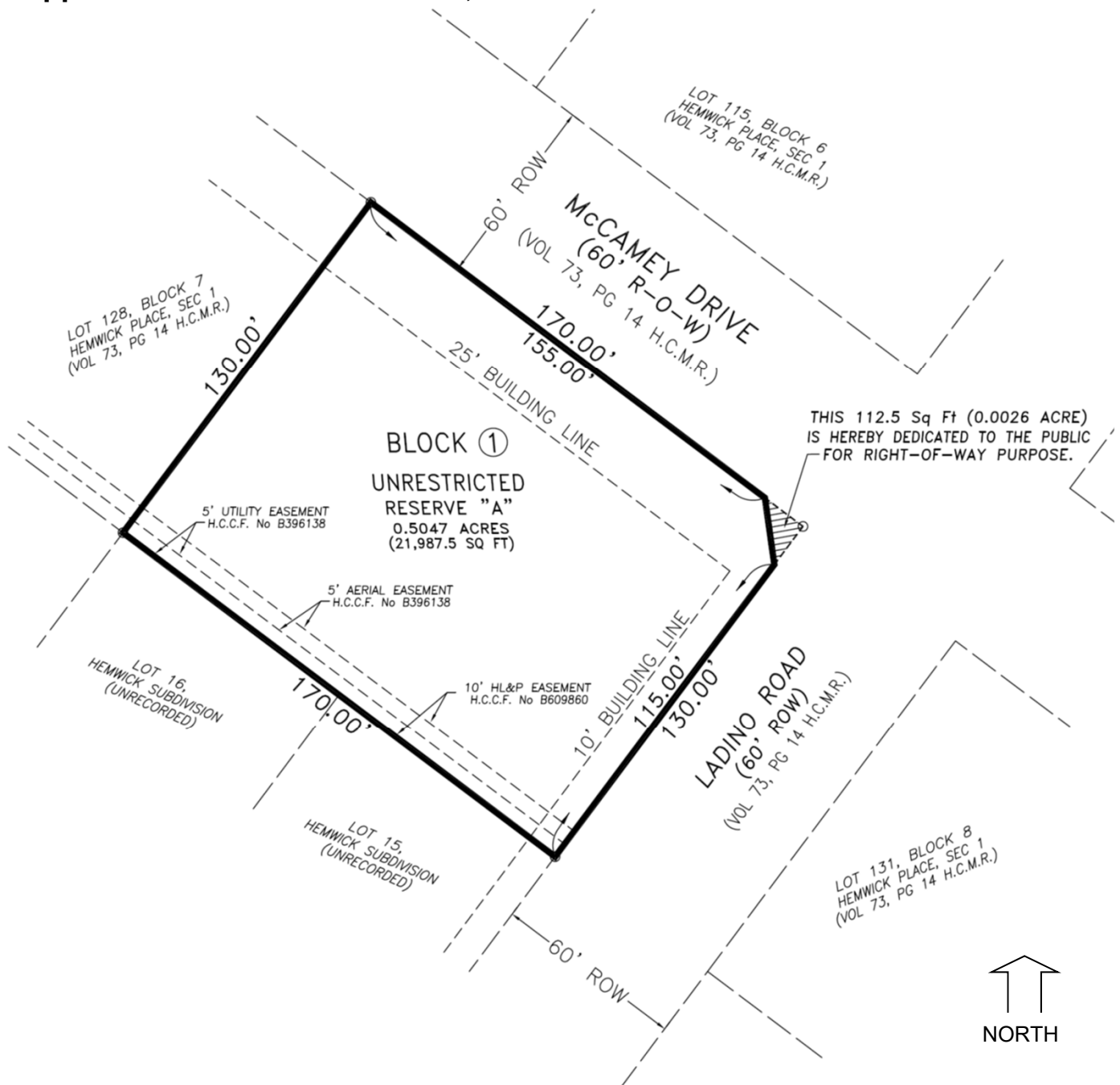
## ITEM: 113

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Ezzi Signs

Applicant: HRS and Associates, LLC



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 113

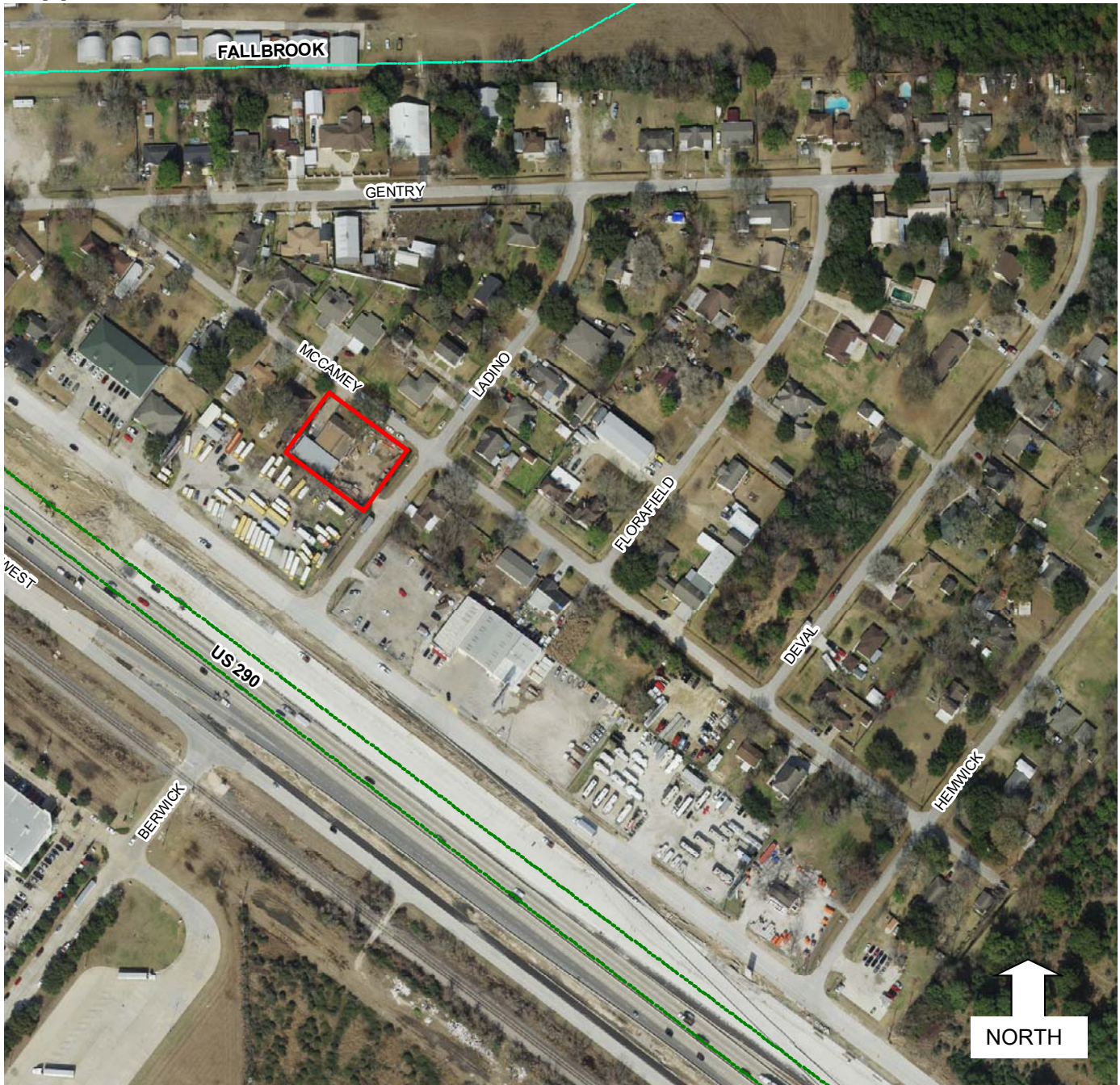
Planning and Development Department

Meeting Date: 01/09/2020

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Subdivision Name: Ezzi Signs

Applicant: HRS and Associates, LLC



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**D – Variances**

**Aerial**

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**Application Number:** 2019-2093

**Plat Name:** Ezzi Signs

**Applicant:** HRS and Associates, LLC

**Date Submitted:** 11/17/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

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

Allow two adjacent lots that are listed as residential on the original subdivision to be replatted to an Unrestricted Reserve.

**Chapter 42 Section:** 42-193 c (1)

**Chapter 42 Reference:**

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.

## 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 proposed replat of Ezzi Signs is two lots in the Hemwick Place, Section 1 Subdivision. The property is located on the southwest corner of McCamey Drive and Ladino Road one block north of Northwest Freeway (US Hwy 290). The subdivision plat proposes to replat the two lots into an unrestricted reserve to allow an office-warehouse building for a small sign company. The applicant is asking for a variance from Sec 42-193 c(1) that restricts lots to single-family or residential to only be amended only to landscape, park, recreation, drainage, or open space uses. The two lots are currently vacant so the variance to allow the lots to be replatted to an unrestricted reserve is the only way to make the project feasible. The applicant plans to build an 8100 square foot office-warehouse building. Strict application of the rules would make the project infeasible.

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

The subdivision of Hemwick Place, section 1 was platted in March of 1960, which is located north of Hempstead Road which later would become US Hwy 290 A.K.A. Northwest Freeway . The restriction of the face of the plat is for "residential purposes." The only residential restriction were those found on the face of the plat. The plat is located on the southern portion of Hemwick Place Subdivision, whose southern boundary abuts US Hwy 290. The properties directly south of the proposed Ezzi Signs has frontage on Hwy 290 and is used as commercial that has trucks and other storage. All other properties along Hwy 290, adjacent to Hemwick Place subdivision are being used as commercial. The property owner to the west is a mobile home and the owners to the north (across the street) are rental duplexes. The subdivision started to develop in the 1960s with smaller homes. Some time later, Hempstead Road was widened and became a State Highway and the area around it began to change. Properties along McCamey Drive are mostly commercial, duplexes, and some residential that have storage sheds and accessory buildings, according to HCAD. The circumstances supporting the granting of the variance is not a hardship created by the applicant but more of the effect of



a neighborhood evolving into a more commercialized area due to its proximity to US Hwy 290. An unrestricted reserve is being requested, but the intent of the applicant is to have a small office-warehouse to operate as a sign company.

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

The intent of Sec 42-193 is to prevent unwanted land uses from taking over a residential neighborhood which isn't happening in this situation. The proximity of Hemwick Place Subdivision to US Hwy 290 will inevitably create more vehicle traffic and allow commercial, light industrial, and multi-family uses to be more common place as the area redevelops. The requested variance preserves the general purpose of this chapter because most of the properties along McCamey Drive are not single-family residential and have become mostly commercial in nature. The highest and best use of a property that is in close proximity to a highway is commercial because of its access to more vehicle traffic. Residential neighborhoods should be located on local streets where the vehicle traffic is less.

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

Granting a variance to allow the property owner to replat two residential lots to an unrestricted reserve, will not be injurious to public health or public safety. The proposed sign warehouse will be on a ½ acre site so the building will be smaller and should complement the character of the neighborhood. There are office buildings on Hwy 290 and some commercial properties on different lots within Hemwick Place subdivision. The proposed subdivision is on the corner of McCamey Drive and Ladino Road. Ladino Road intersects with Hwy 290, thereby giving this property direct access to a major thoroughfare without using McCamey Drive. The trend of this neighborhood appears to be more commercial in nature so the replatting of this property to unrestricted reserve for a small sign company is keeping with the evolving nature of the neighborhood.

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

Economic hardship is not the sole justification for the variance. The proximity to US Hwy 90 and the changing land use of the surrounding area, are the justification for the variance. A small business seems to be a better use of the ½ acre tract than single-family homes.

# Houston Planning Commission

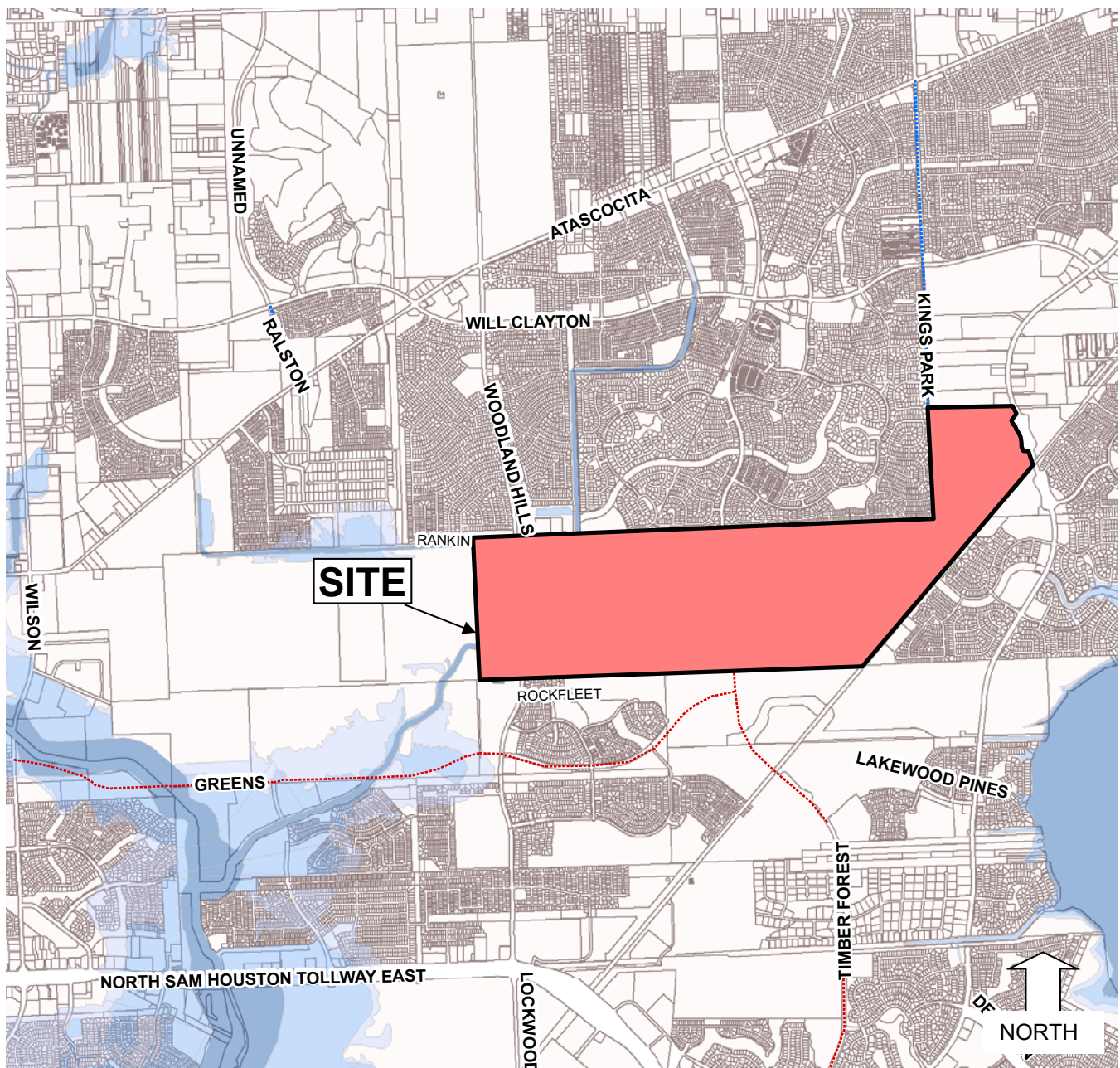
ITEM: 114

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Groves GP (DEF 1)

Applicant: BGE, Inc.



D – Variances

Site Location

# Houston Planning Commission

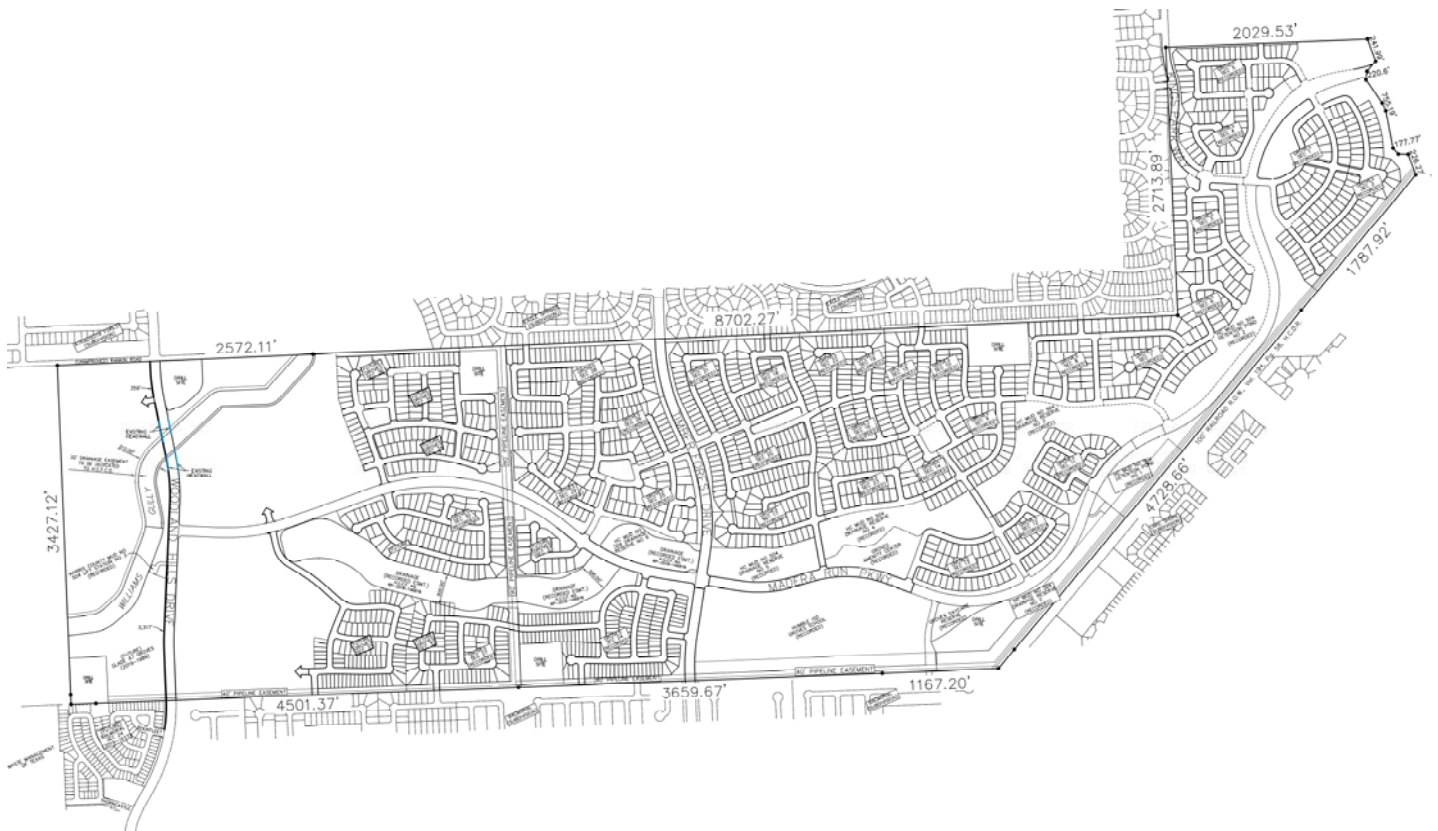
**ITEM: 114**

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Groves GP (DEF 1)

Applicant: BGE, Inc.



**D – Variances**

**Subdivision**



# Houston Planning Commission

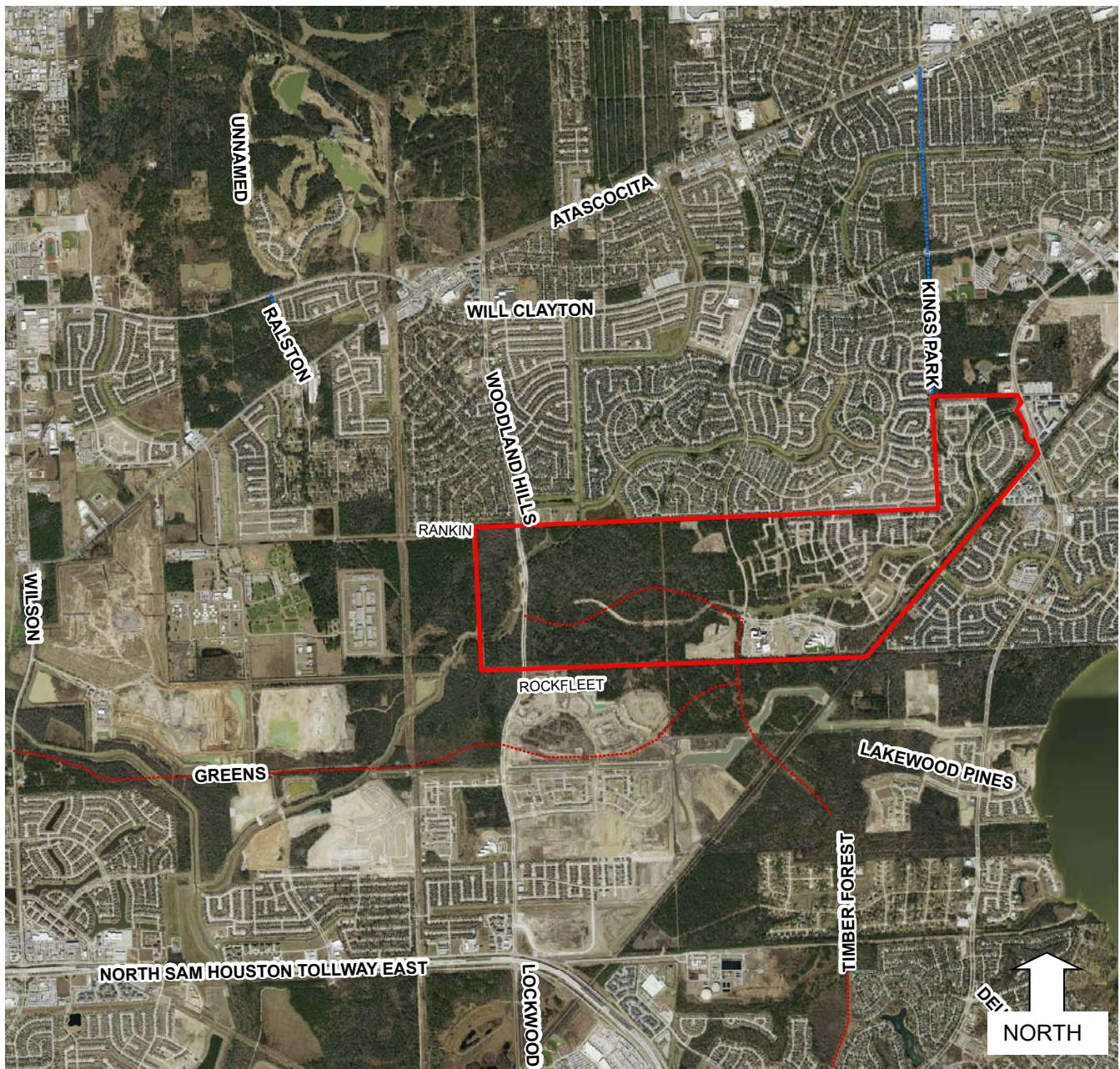
ITEM: 114

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Groves GP (DEF 1)

Applicant: BGE, Inc.



D – Variances

Aerial





**Application Number:** 2019-2240

**Plat Name:** Groves GP

**Applicant:** BGE, Inc.

**Date Submitted:** 12/09/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

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

To provide a public right-of-way west of Woodland Hills Drive which will be located less than the required 600 feet from unimproved Rankin Road.

**Chapter 42 Section:** 127

**Chapter 42 Reference:**

Sec. 42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

### Statement of Facts

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

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

The Groves is a ±991.5-acre master planned community located northeast of downtown Houston within Harris County, within Houston's extra-territorial jurisdiction. The project is west of Lake Houston, east of George Bush Intercontinental Airport, and north of Beltway 8. The project boundary is adjacent to and west of West Lake Houston Parkway, a major thoroughfare. The subject site also includes several major thoroughfares, Madera Run Parkway, Timber Forest Drive, Woodland Hills Drive, and a major collector, Kings Parkway. The development is encumbered by multiple pipelines, drill sites, a 100-foot wide railroad right-of-way, and a H.C.F.C.D Drainage Channel, Williams Gully (ultimate width 212 feet). The Major Thoroughfare and Freeway Plan was amended in 2001 to not extend Madera Run Parkway (formerly named Rankin Road) west beyond Woodland Hills Drive to Atascocita Road. The general plan is adjoined to the west by a 600 acre Harris County parcel which includes Lindsay / Lyons Park and Sports Complex and the Harris County Sheriff's Office Academy and the 64 acre Pam Lychner State Jail. The existing drainage channel, Williams Gully, crosses Woodland Hills Drive approximately 750 feet south of the north general plan boundary. Williams Gully then extends southward paralleling Woodland Hills Drive for approximately 1,630 feet at which point it bends westward towards the 600 acre Harris County parcel. The proposed subdivision, Balmoral Sec 24, proposes a local street intersection 1,958 feet south of existing Madera Run Parkway. Existing Rankin Road is located 1,675 feet north of existing Madera Run Parkway. The proposed location of the westward public right of way will be located 359 feet south of unimproved Rankin Road due to sight distance requirements from the headwall and bridge over Williams Gully. Additionally, the location of the proposed westward public right of way will allow the minimum median length (350 feet) for a Major Thoroughfare allowed by Harris County.

**(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 due to the existing conditions of the headwall and sight distance of the bridge at Williams Gully.

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

The overall circulation of the development is upheld by the major thoroughfare system in place, and internal circulation will be provided with recorded and future sections for the proposed development, thereby 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 proposed westward public right of way will not be injurious to the public health, safety or welfare as the location will keep safe sight visibility distance from the bridge and headwall over Williams Gully.

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

The sole justification of the variance is due to the sight distance of the headwall and bridge over Williams Gully.



**Application Number:** 2019-2240

**Plat Name:** Groves GP

**Applicant:** BGE, Inc.

**Date Submitted:** 12/09/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

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

To exceed 1400' intersection spacing requirements along Groves GP west boundary by only providing one East/West street.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

Sec 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.

### 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 Groves is a ±991.5-acre master planned community located northeast of downtown Houston within Harris County, within Houston's extra-territorial jurisdiction. The project is west of Lake Houston, east of George Bush Intercontinental Airport, and north of Beltway 8. The project boundary is adjacent to and west of West Lake Houston Parkway, a major thoroughfare. The subject site also includes several major thoroughfares, Madera Run Parkway, Timber Forest Drive, Woodland Hills Drive, and a major collector, Kings Parkway. The development is encumbered by multiple pipelines, drill sites, a 100-foot wide railroad right-of-way, and a H.C.F.C.D Drainage Channel, Williams Gully (ultimate width 212 feet). The Major Thoroughfare and Freeway Plan was amended in 2001 to not extend Madera Run Parkway (formerly named Rankin Road) west beyond Woodland Hills Drive to Atascocita Road. The general plan is adjoined to the west by a 600 acre Harris County parcel which includes Lindsay / Lyons Park and Sports Complex, Harris County Sheriffs Office Academy and the 64 acre Pam Lychner State Jail. The existing drainage channel, Williams Gully, crosses Woodland Hills Drive approximately 750 feet south of the north general plan boundary. Williams Gully then extends southward paralleling Woodland Hills Drive approximately 1,630 feet at which point it bends westward towards the 600 acre Harris County parcel. The nearest existing north/south public street, Wilson Road, is located approximately 12,000 feet (2.27 miles) west of the general plan boundary. Any connectivity to the west or south would be required to cross the State Jail, Harris County parks and multiple landfills.

**(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 due to the existing conditions and land uses west of the general plan and not the result of a hardship create or imposed by the developer.

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

The overall circulation of the development is upheld by the major thoroughfare system in place, and internal circulation will be provided with recorded and future sections for the proposed development, thereby 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 existing and proposed road network through the approximately 1,000 acre master planned community will provide adequate traffic circulation for the general public, residents, and/or emergency vehicles.

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

Economic hardship is not the sole justification of the variance as street connections to the west of the general plan are not feasible due to existing conditions and land uses west of the general plan boundary.





**Application Number:** 2019-2240

**Plat Name:** Groves GP

**Applicant:** BGE, Inc.

**Date Submitted:** 12/09/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

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

To exceed 2600' intersection spacing along Woodland Hills Drive and allow a public street right-of-way to be located north of Williams Gully due to the proximity of the headwall and bridge along Woodland Hills Drive.

**Chapter 42 Section:** 127

**Chapter 42 Reference:**

Sec. 42-127. Intersections of major thoroughfares. (a) 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

**(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 Groves is a ±991.5-acre master planned community located northeast of downtown Houston within Harris County, within Houston's extra-territorial jurisdiction. The project is west of Lake Houston, east of George Bush Intercontinental Airport, and north of Beltway 8. The project boundary is adjacent to and west of West Lake Houston Parkway, a major thoroughfare. The subject site also includes several major thoroughfares, Madera Run Parkway, Timber Forest Drive, Woodland Hills Drive, and a major collector, Kings Parkway. The development is encumbered by multiple pipelines, drill sites, a 100-foot wide railroad right-of-way, and a H.C.F.C.D Drainage Channel, Williams Gully (ultimate width 212 feet). The Major Thoroughfare and Freeway Plan was amended in 2001 to not extend Madera Run Parkway (formerly named Rankin Road) west beyond Woodland Hills Drive to Atascocita Road. The general plan is adjoined to the west by a 600 acre Harris County parcel which includes Lindsay / Lyons Park and Sports Complex and the Harris County Sheriff's Office Academy and the 64 acre Pam Lychner State Jail. The existing drainage channel, Williams Gully, crosses Woodland Hills Drive approximately 750 feet south of the north general plan boundary. Williams Gully then extends southward paralleling Woodland Hills Drive for approximately 1,630 feet at which point it bends westward towards the 600 acre Harris County parcel. The proposed subdivision, Balmoral Sec 24, proposes a local street intersection 1,958 feet south of existing Madera Run Parkway. Existing Rankin Road is located 1,675 feet north of existing Madera Run Parkway. Due to the location of Williams Gully, Harris County Lindsay / Lyons Park, and the Pam Lychner State Jail, a public street would be infeasible and would create an unnecessary H.C.F.C.D. drainage channel crossing at the required 2,600 feet intersection spacing. However, a street intersection located 3,317 feet (a 27% deviation) north of the proposed street intersection within Balmoral Sec 24 would give access to the remaining parcel west of Williams Gully within the general plan boundary. However, the location of the proposed westbound right-of-way will be located less than the required 600 feet from unimproved Rankin Road.

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

The proposed special exception will achieve connectivity to the remaining parcel west of Williams Gully and Woodland Hills Drive.

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

The modification of the standard requested is not disproportionate to the requirement as the request is a 27% deviation of the requirement.

**(4) 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 a public street intersection would be provided approximately 717 north of the required 2,600 feet intersection spacing.

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

The granting of the special exception will not be injurious of the public health, safety or welfare as a public street intersection would be provided approximately 717 north of the required 2,600 feet intersection spacing and remove the necessity of a H.C.F.C.D. drainage channel crossing.

# Houston Planning Commission

**ITEM: 115**

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Harris County Improvement District No 13 Water Plant no 1

Applicant: BGE, Inc.



**D – Variances**

**Site Location**

# Houston Planning Commission

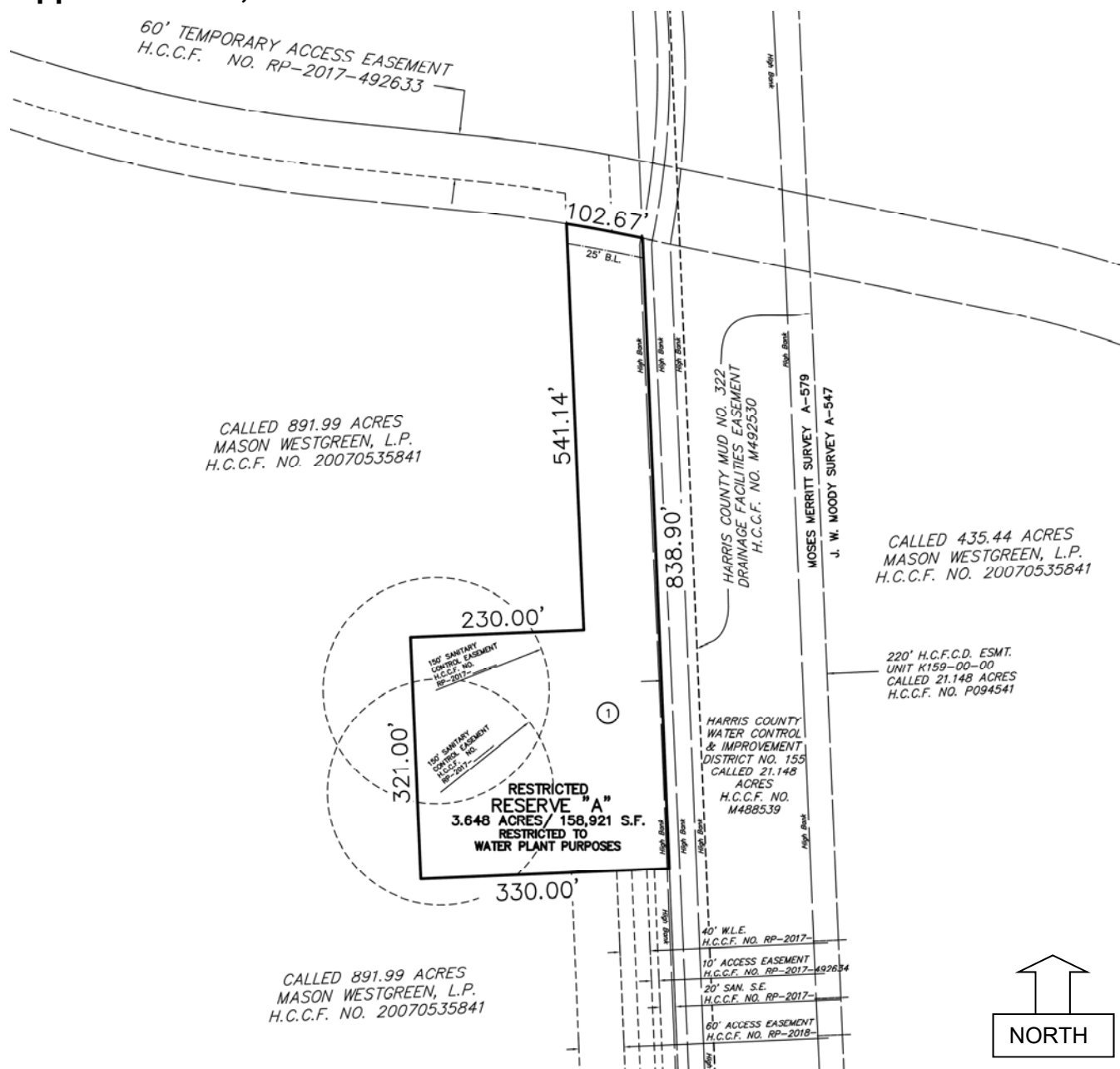
## ITEM: 115

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Harris County Improvement District No 13 Water Plant no 1

Applicant: BGE, Inc.



D – Variances

Subdivision



# Houston Planning Commission

**ITEM: 115**

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Harris County Improvement District No 13 Water  
Plant no 1

Applicant: BGE, Inc.



**D – Variances**

**Aerial**



**Application Number:** 2019-2304

**Plat Name:** Harris County Improvement District no 13 water plant no 1

**Applicant:** BGE, Inc.

**Date Submitted:** 12/20/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

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

To allow a recorded temporary 60 foot access easement to service a water plant until a public street is dedicated within a recorded plat.

**Chapter 42 Section:** 190(c)

**Chapter 42 Reference:**

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

### **Statement of Facts**

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

**(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 water plant is necessary to service the future development in the immediate area. Ultimately the water plant will have over 25 feet of frontage along a future 100 foot public right of way. Strict application of the ordinance would leave the future development in the area without the service of a platted water plant and the appropriate water service.

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

The variance request is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon the necessity to provide proper and adequate water service to the future development in the immediate area.

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

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The developer has provided a 60 foot recorded access easement under Harris County Clerk File Number RP-2017-492633 along the future Mound Road (100 foot Right of Way.) and along future Mason Road (100 foot Right of Way). The recorded temporary access easement consists of an all-weather access road to accommodate the construction and maintenance traffic required for the water plant until such time as the public streets are dedicated and constructed that will provide the ultimate access to the water plant site.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The temporary access easement and all-weather access road will be utilized by authorized construction and maintenance traffic only. The access easement and all-weather access road will not be utilized by the general public for ingress, egress or general traffic circulation for any reason.

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

Economic hardship is not the sole justification of the variance. Having the water plant to provide the required water service for the future development is the basis for this request.



# Houston Planning Commission

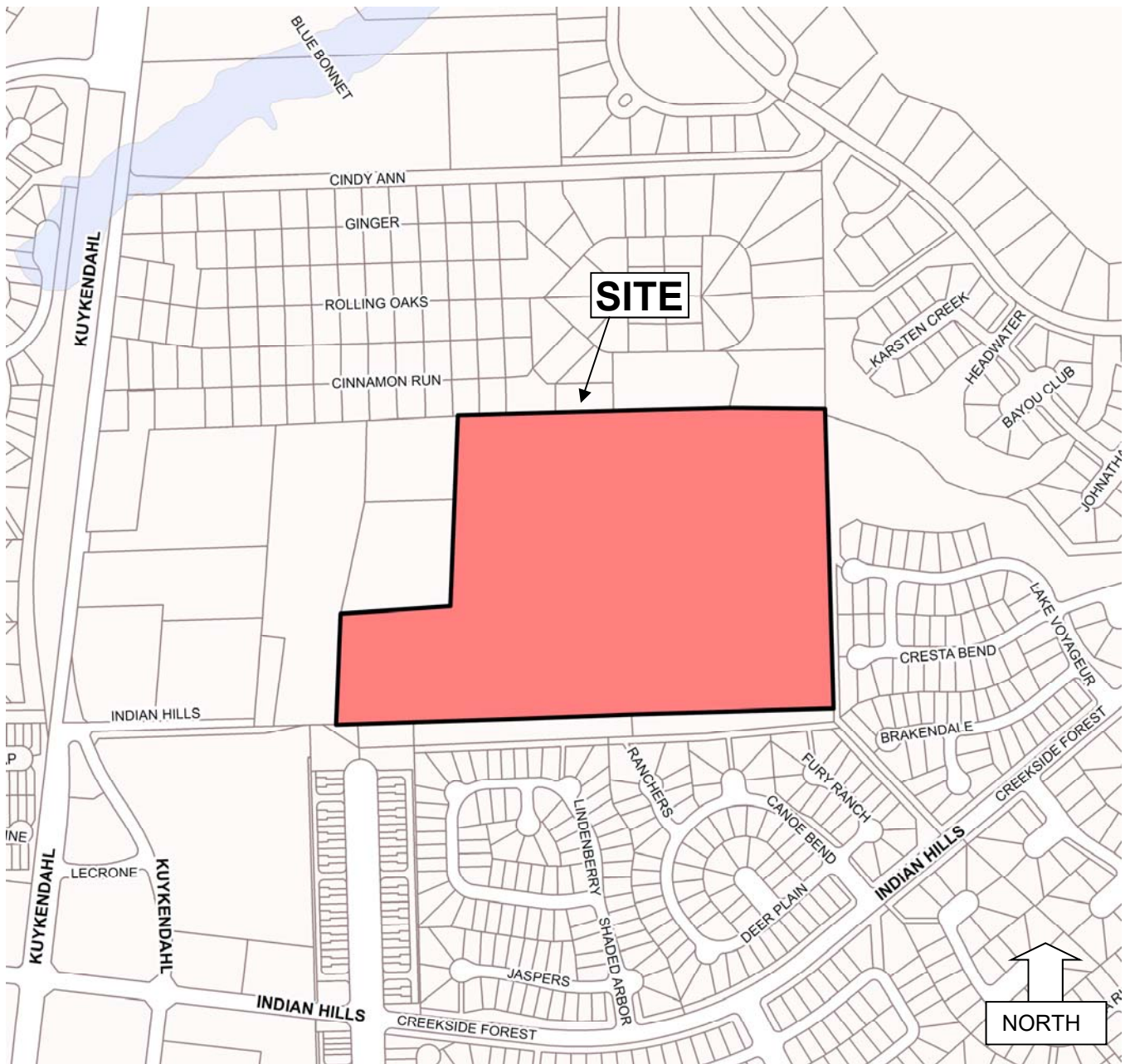
**ITEM: 116**

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Indian Hills Road Tract (DEF 1)

Applicant: META Planning + Design, LLC



**D – Variances**

**Site Location**



# Houston Planning Commission

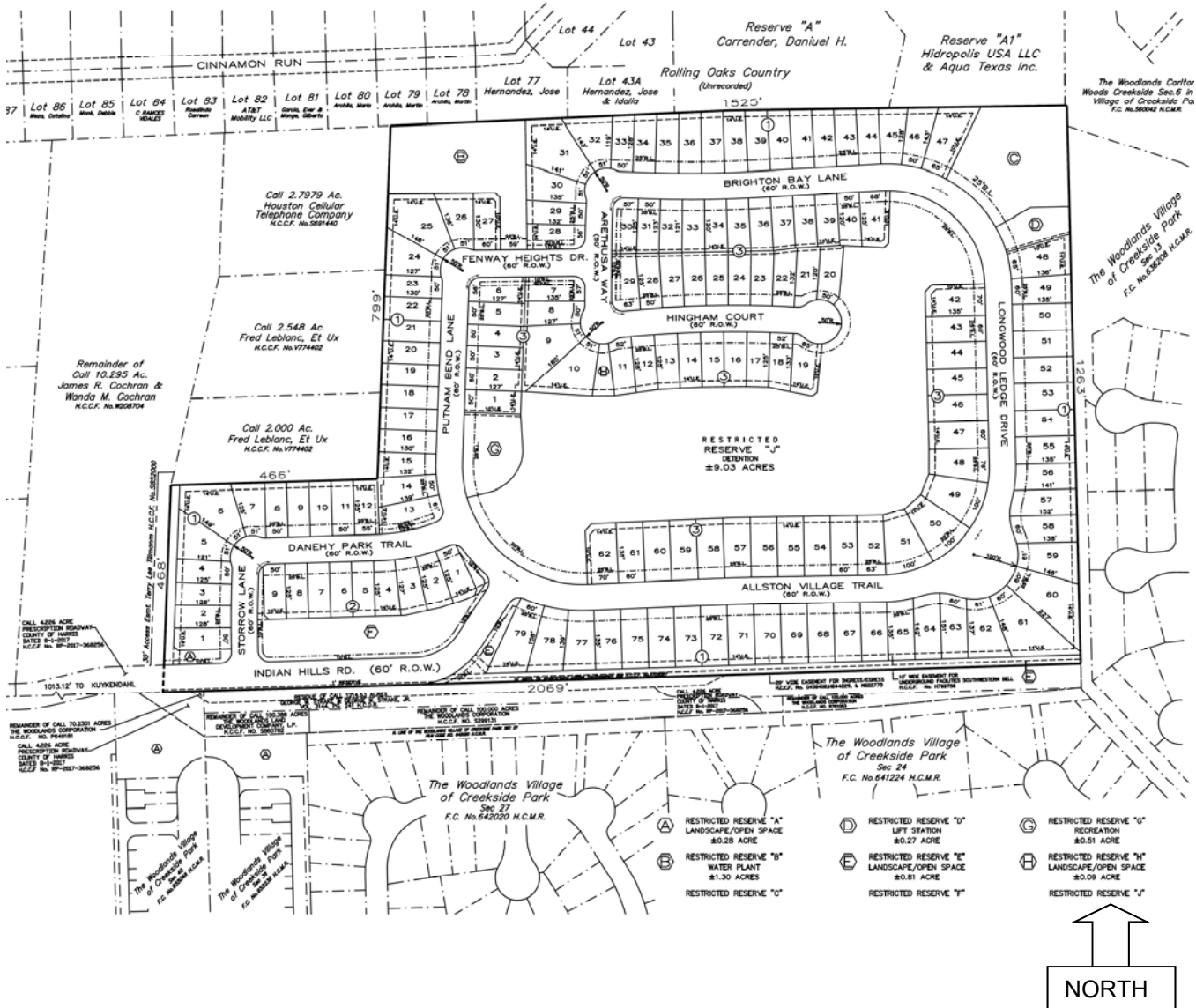
# ITEM: 116

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Indian Hills Road Tract (DEF 1)

Applicant: META Planning + Design, LLC



D – Variances

Subdivision

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# Houston Planning Commission

# ITEM: 116

Planning and Development Department

Meeting Date: 01/09/2020

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Subdivision Name: Indian Hills Road Tract (DEF 1)

Applicant: META Planning + Design, LLC



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**D – Variances**

**Aerial**

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**Application Number:** 2019-2235

**Plat Name:** Indian Hills Road Tract

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

**Date Submitted:** 12/09/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

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

To allow an intersection spacing of  $\pm 4,675'$  along the northern project boundary, between Kuykendahl Road and S. Branson Creek Way, by providing no stub streets to the north within 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; ...

### **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 Indian Hills Road Tract is a  $\pm 50.5$ -acre tract located far north of central Houston near the Montgomery County line, east of major thoroughfare Kuykendahl Road and north of collector street Creekside Forest Drive. The tract is surrounded on the south and east by platted sections of The Woodlands Village of Creekside Park, and on the north by Rolling Oaks Country, an unrecorded subdivision. Several large unplatted tracts to the west separate the site from Kuykendahl Road, with access coming off of Indian Hills Road. To the north, Rolling Oaks Country is an unplatted residential community with no platted streets; the lots take access from shared access easements. The lots are under individual ownership, not commonly owned. North of Rolling Oaks Country is Cindy Ann Way, an east-west through-street that is privately maintained but is publicly accessible from Kuykendahl Road. However, to connect from the subject site to this street would require a street extension across five to seven consecutive lots within Rolling Oaks Country. The likelihood of such a street extension being achieved through normal redevelopment is very low. Therefore, a stub street within the subject site would be of no benefit to the public and would be depriving the developer of reasonable use of their land. Measuring along the northern site boundary, the distance from Kuykendahl Road on the east to Branson Creek Way, the next through-street in a straight line, is approximately  $\pm 4,675'$ . Branson Creek Way is part of the Carlton Woods Creekside community, which has an established street pattern looping around a golf course and backing up to Spring Creek. Access needs to the north are minimal and a connection to this subdivision would not substantially improve local traffic circulation.

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

The surrounding development patterns are existing conditions that were not created or imposed by the applicant.

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

The existing street pattern is adequately serving the surrounding communities and an additional connection would be highly impractical to extend further north; 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 street pattern is already established and the granting of the variance will not disturb the existing traffic circulation patterns nor create any unsafe traffic conditions, and will therefore not be injurious to the public health, safety, or welfare.

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

The existing development surrounding the site is the justification for the granting of the variance.



## Site Location

# Houston Planning Commission

ITEM: 117

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Marvida GP (DEF 1)

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision



# Houston Planning Commission

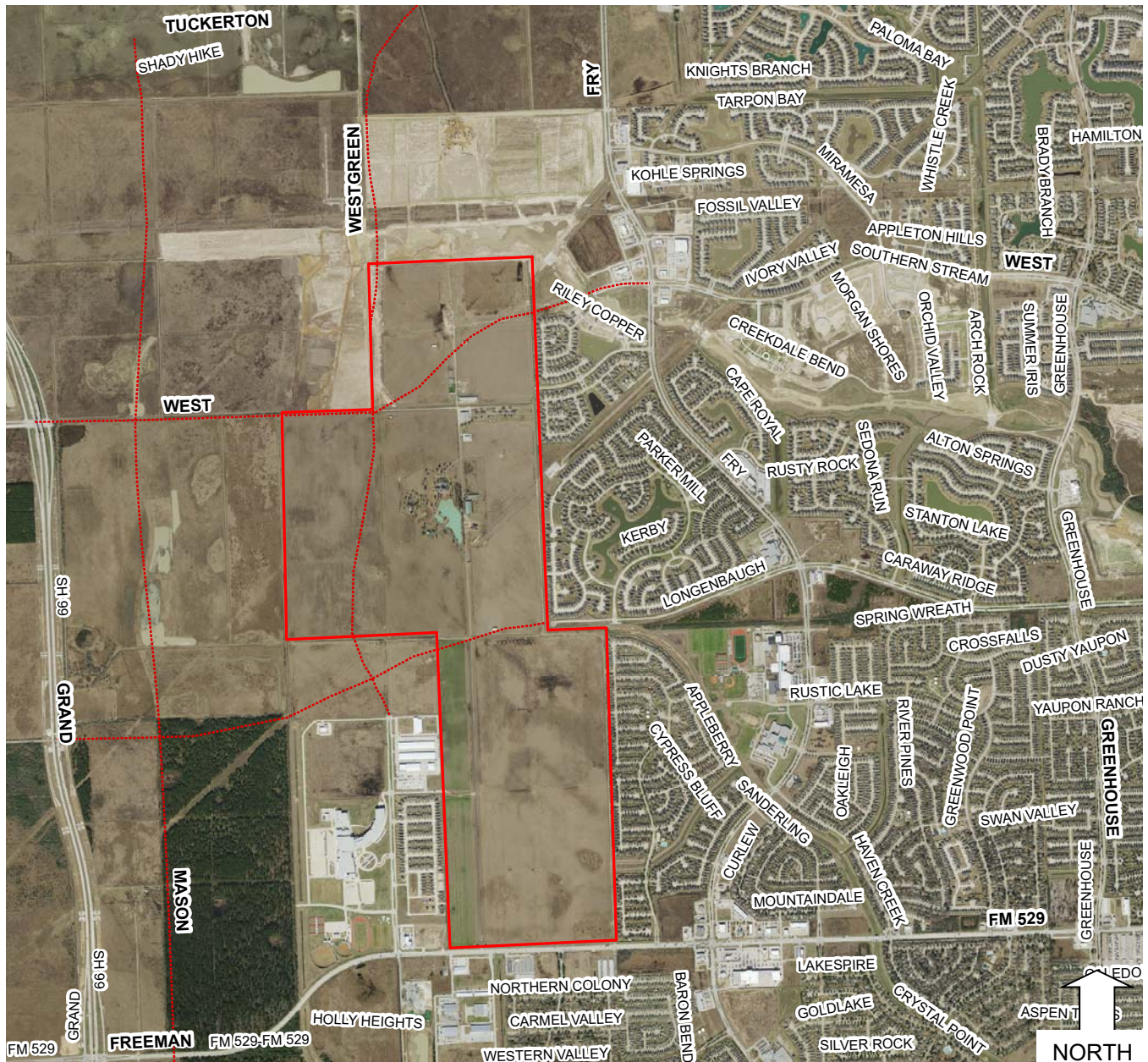
ITEM: 117

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Marvida GP (DEF 1)

Applicant: Jones|Carter - Woodlands Office

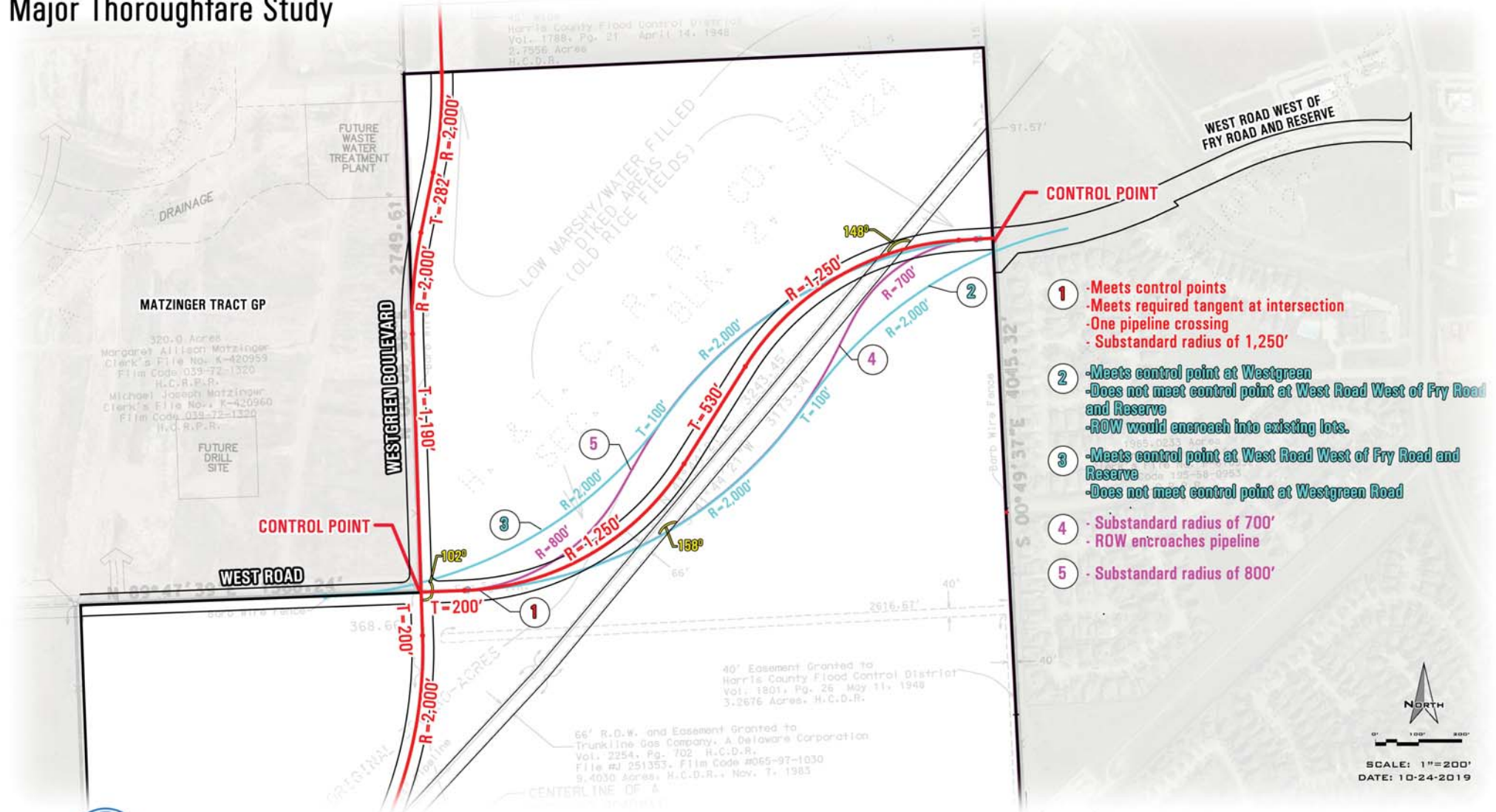


D – Variances

Aerial



# McGill Tract Major Thoroughfare Study



JONES | CARTER



**Major Thoroughfare Study**

48' R.O.W. and Easement Granted to Harris County Flood Control District  
Vol. 1788, Pg. 21 April 14, 1948  
2.7856 Acres  
H.C.D.R.

40' Easement Granted to Harris County Flood Control District  
Vol. 1801, Pg. 26 May 11, 1948  
3.2676 Acres, H.C.D.R.

66' R.O.W. and Easement Granted to Trunkline Gas Company, A Delaware Corporation  
Vol. 2254, Pg. 702 H.C.D.R.  
File #J 251353, Film Code #065-97-1030  
9.4030 Acres, H.C.D.R., Nov. 7, 1983

1985.0233 Acres  
Term Realty L.L.C.  
Clark's File No. P-610932  
Film Code 125-58-0953  
H.C.R.P.R.

320.0 Acres  
Margaret Allison Matzinger  
Clark's File No. K-420959  
Film Code 039-72-1320  
H.C.R.P.R.  
Michael Joseph Matzinger  
Clark's File No. K-420960  
Film Code 039-72-1320  
H.C.R.P.R.

FUTURE WASTE WATER TREATMENT PLANT

DRAINAGE

MATZINGER TRACT GP

FUTURE DRILL SITE

CONTROL POINT

WEST ROAD

WESTGREEN BOULEVARD

LOW MARSHY/WATER FILLED DIKED AREAS (OLD RICE FIELDS)

ADDITIONAL ROW REQUIRING REPLAT OF WEST ROAD WEST OF FRY ROAD AND RESERVE

WEST ROAD WEST OF FRY ROAD AND RESERVE

1"=200'

DATE: 11.15.2019



JONES | CARTER



**Application Number:** 2019-2245

**Plat Name:** Marvida GP

**Applicant:** Jones|Carter - Woodlands Office

**Date Submitted:** 12/09/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

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

To allow a centerline radius of less than 2,000' for major thoroughfare West Road

**Chapter 42 Section:** Sec 42-132 (a)

**Chapter 42 Reference:**

(a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 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 856 acre site is located within the City of Houston's ETJ- Harris County, east of Westgreen Boulevard and the Matzinger Tract GP, south of Bridge Creek GP and north of FM 529 (Freeman Road). The northern 'half' of the GP-north of Longenbough Road is bisected diagonally by multiple pipeline easements and the alignment of designated major thoroughfare West Road. Approved Matzinger Tract GP and Freeman Tract GP and the recorded plat West Road Extension and Reserve (FC No. 677674 HCMR) have set 'control points' for designated thoroughfare West Road at its entry and exit locations with respect to this GP. Requiring a 2,000' centerline radius for the portion of West Road within the Marvida GP is impractical and contrary to sound public policy as it will not allow for an alignment that 1) conforms to both control points, and 2) does not encroach into platted lots to the north-east within the Canyon Lakes West Sec 3 residential development. Prior to plat submittal, the developer coordinated with the Harris County Engineering Department, with respect to alternative alignments for West Road within the subject GP (Exhibit 1). As a result of those discussions, a preferred alignment for West Road, with a centerline radius of 1,800', is being requested with this GP and variance (Exhibit 2). With the requested reduced centerline variance, the proposed West Road alignment will meet the western control point – the intersection with Westgreen Boulevard and will not encroach into platted lots in the adjacent Canyon Lakes West development to the east. However, a partial replat of the West Road ROW as recorded with West Road Extension and Reserve (FC No. 677674 HCMR) will be required and has been submitted simultaneously with this GP.

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

created or imposed by the applicant; The intersection of Westgreen Boulevard and West Road, as set by the approved Matzinger Tract GP and Freeman Tract GP and the existing portion of West Road platted and recorded with West Road Extension and Reserve (FC No. 677674 HCMR) represent the two control points west and east of the Marvida GP by which the ROW alignment for West Road must conform. Requiring a 2,000' centerline radius for the portion of West Road within the Marvida GP is impractical and contrary to sound public policy as it will not allow for an alignment that 1) conforms to both control points, and 2) does not encroach into platted lots to the north-east within the Canyon Lakes

West Sec 3 residential development. Prior to plat submittal, the developer coordinated with the Harris County Engineering Department, with respect to alternative alignments for West Road within the subject GP. As a result of those discussions, a preferred alignment for West Road, with a centerline radius of 1,800', is being requested with this GP and variance. This proposed alignment meets the control points at the Marvida GP's boundary, does not impact adjacent residential development and allows for a near perpendicular crossing of the pipeline easement within the GP boundary.

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

The developer coordinated with the Harris County Engineering Department, with respect to alternative alignments for West Road within the subject GP. As a result of those discussions, a preferred alignment for West Road, with a centerline radius of 1,800', is being requested with this GP and variance. This proposed alignment meets the control points at the Marvida GP's boundary, does not impact adjacent residential development and allows for a near perpendicular crossing of the pipeline easement within the GP boundary.

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

Granting of the reduced centerline radius of 1,800' for West Road within the Marvida GP will allow the alignment of this portion of the designated major thoroughfare to conform to control points along the GP's boundary, without impacting existing single family residential development. The developer has coordinated the proposed West Road alignment with the Harris County Engineering Department prior to plat submittal. Further, a partial replat of West Road Extension and Reserve, as recorded under FC No. 677674 HCMR, has been filed to facilitate the proposed West Road alignment.

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

Justification for the granting of the variance is based on the existence of control points for the West Road alignment along the GP's north east and north-west boundaries as set by approved GPs and recorded plat West Road Extension and Reserve.

# Houston Planning Commission

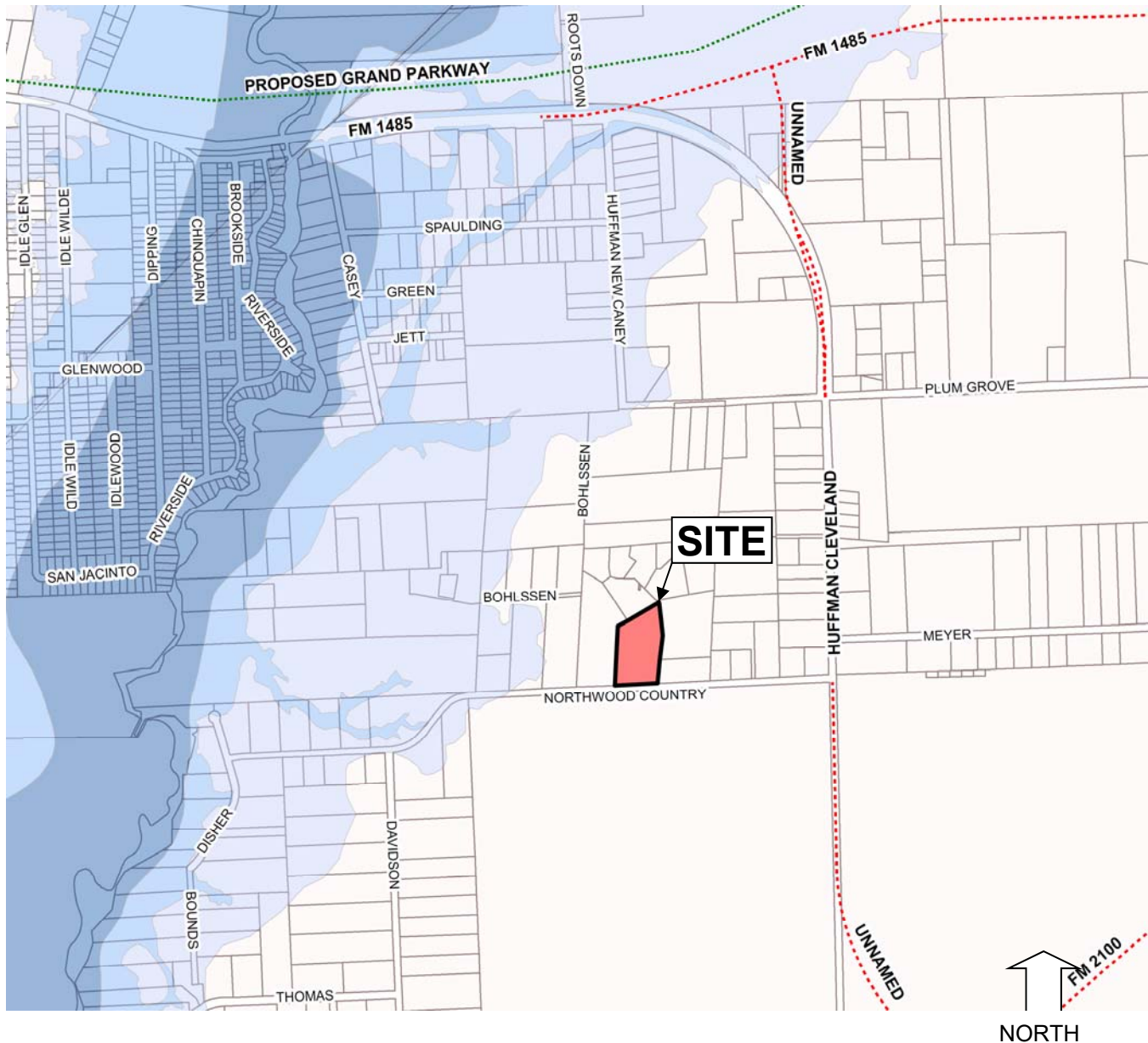
ITEM: 118

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Svensson Estate (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Site Location



# Houston Planning Commission

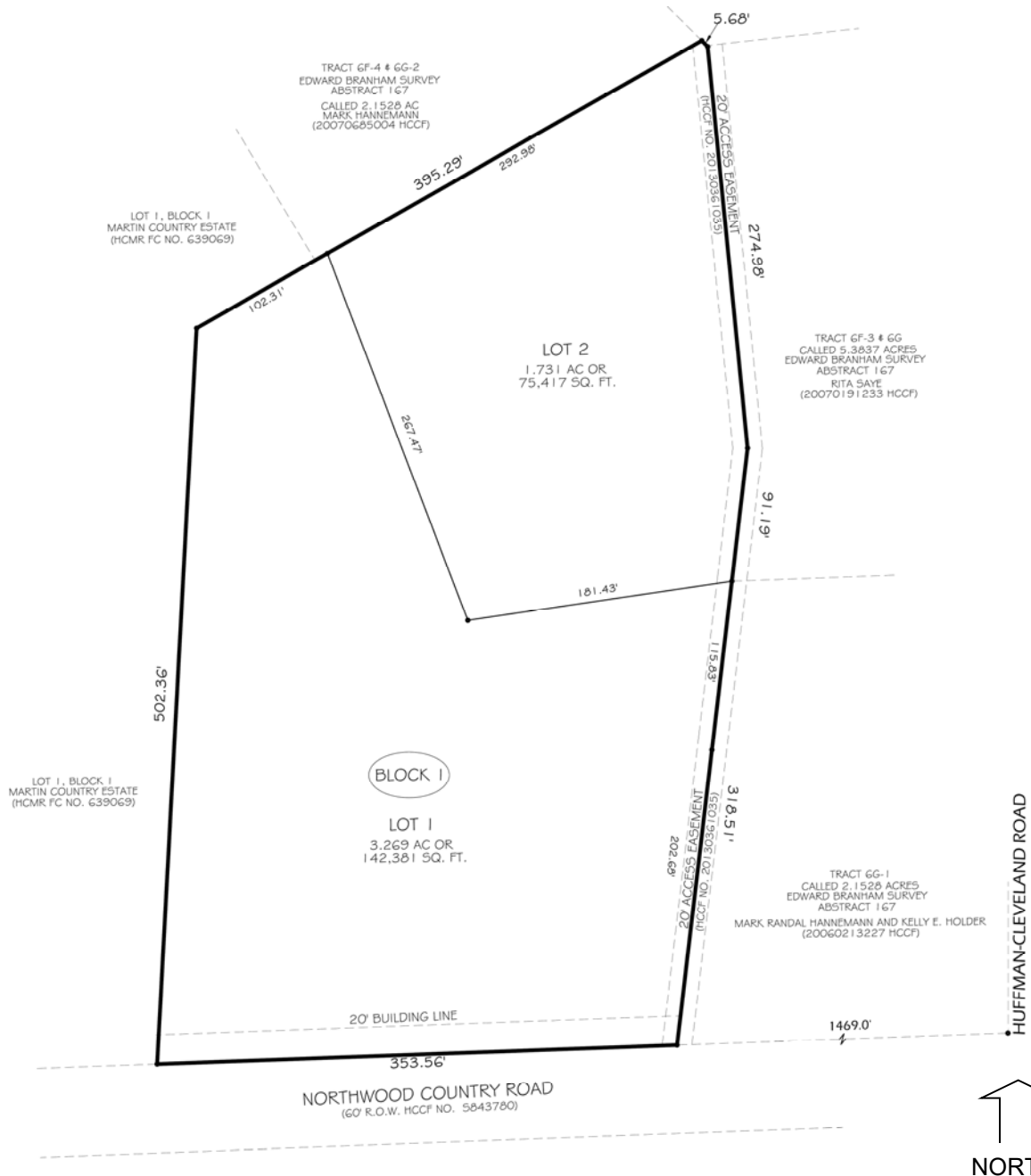
## ITEM: 118

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: Svensson Estate (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

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# Houston Planning Commission **ITEM: 118**

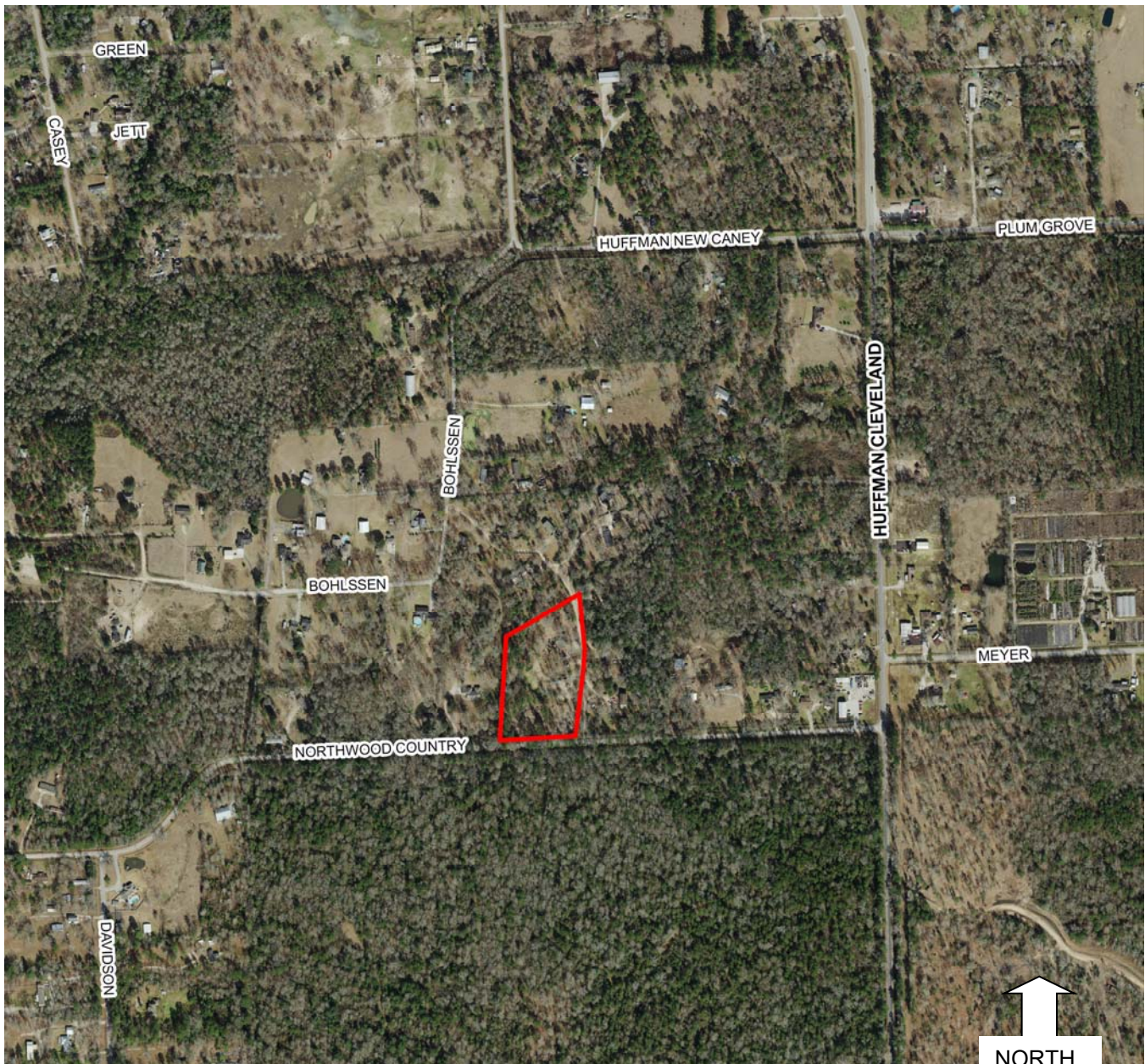
Planning and Development Department

Meeting Date: 01/09/2020

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Subdivision Name: Svensson Estate (DEF 1)

Applicant: Owens Management Systems, LLC



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**D – Variances**

**Aerial**

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**Application Number:** 2019-2269

**Plat Name:** Svensson Estate

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 12/09/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

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

A variance is sought for intersection spacing to exceed 1400 feet on a local street.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Sec. 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**

The plat is located in the rural northeast Harris County between FM 2100 and Davidson Street. Northwood County Drive is a 60' ROW with 20' paved section dedicated per HCCFN S843780 in 1998. The properties along Northwood County Drive are mostly wooded acreage tracts divided by metes & bounds. The east property corner is 1469' from the intersection of Huffman-Cleveland Road. Wildwood Hilltop in an unrecorded subdivision situated between the subject plat and Huffman-Cleveland Road. There is an existing 20'north/south access easement along the east property line that provides access to the tracts north of Northwood County Drive. The easement is recorded under HCCF Nos. 20060213227, 20060281392, 20070191232, 20070191233, 20070191234, 2007191236, and 2007191237. The owner is proposing to build a single family home. The plat is required for septic approval.

**(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 circumstance supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The owner purchased the land in 2006 with 20' access easement in present configuration.

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

The intent and general purposed of this chapter will be preserved and maintained. The corner of the property is 1467' from the nearest intersection. The general area tracts access the Northwood County Drive via road easements.

**(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. A north/south street would not improve vehicular circulation. The lot is 3.269 acres and sufficient for septic and water well.

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

Economic hardship is not the sole justification of the variance. The area is rural and all existing tracts have access to public ROW.



# Houston Planning Commission

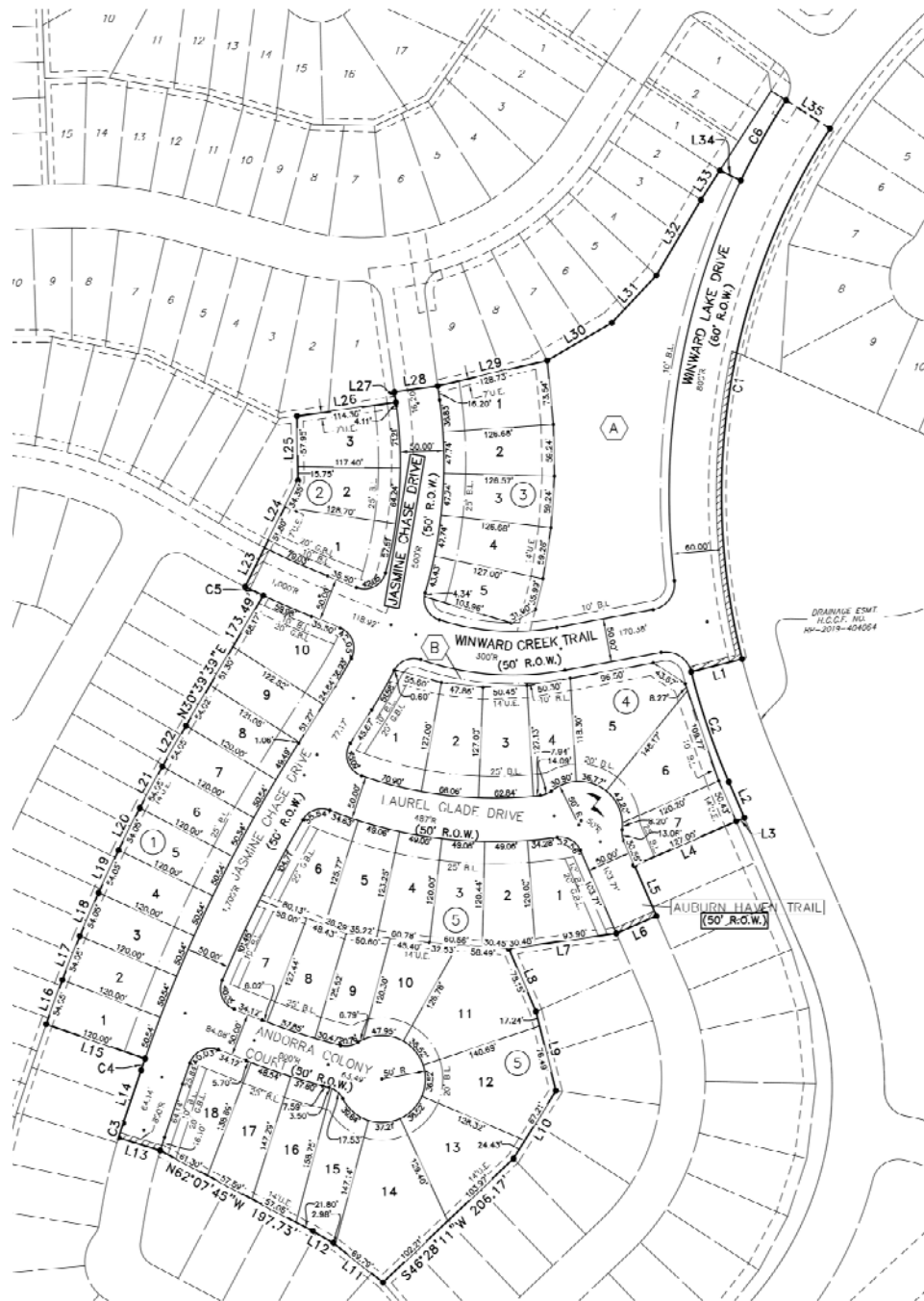
ITEM: 119

Planning and Development Department

Meeting Date: 01/09/2019

Subdivision Name: Winward Sec 4 (DEF 1)

Applicant: BGE, Inc. - Katy



D – Variances

Subdivision

# Houston Planning Commission

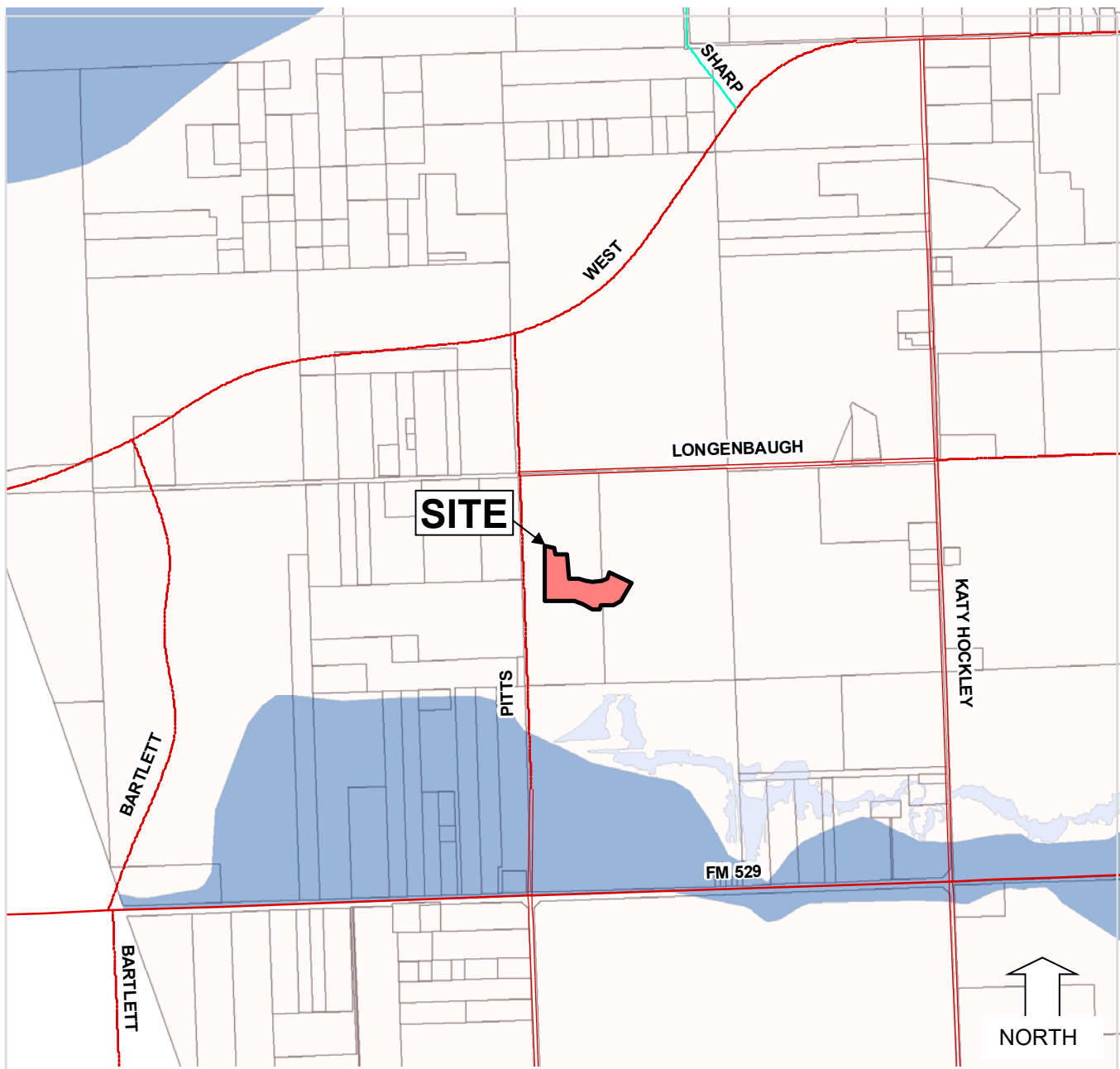
**ITEM: 120**

Planning and Development Department

Meeting Date: 01/09/2019

Subdivision Name: Winward Sec 5 (DEF 1)

Applicant: BGE, Inc. - Katy



**D – Variances**

**Site Location**

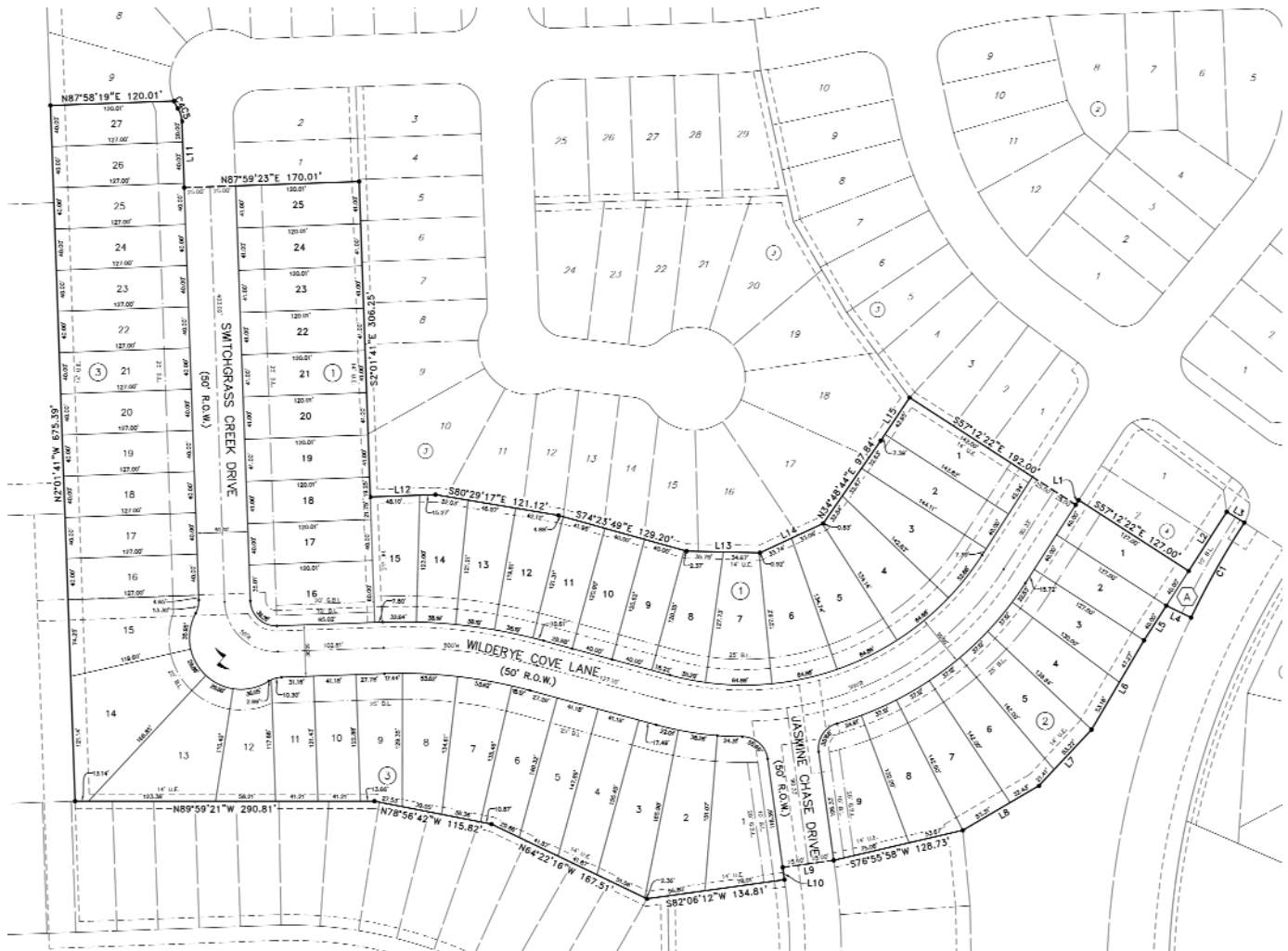
# Houston Planning Commission ITEM: 120

Planning and Development Department

Meeting Date: 01/09/2019

Subdivision Name: Winward Sec 5 (DEF 1)

Applicant: BGE, Inc. - Katy



D – Variances

Subdivision

# Houston Planning Commission

## ITEM: 120

Planning and Development Department

Meeting Date: 01/09/2019

Subdivision Name: Winward Sec 5 (DEF 1)

Applicant: BGE, Inc. - Katy



**D – Variances**

**Aerial**





**Application Number:** 2019-2249

**Plat Name:** Winward Sec 5

**Applicant:** BGE, Inc. - Katy

**Date Submitted:** 12/09/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**This is an inactive variance request.**

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

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

To allow a recreation reserve in an adjacent subdivision to serve as compensating open space for the proposed subdivision.

**Chapter 42 Section:** 182

**Chapter 42 Reference:**

42-182. Optional performance standards for the reduction in lot size—Compensating open space. A subdivision plat may contain a lot of less than minimum lot size required by subsection (a) of section 42-181 of this Code if compensating open space is provided within the boundaries of the subdivision plat in accordance with the following schedule and in conformance with the design standards of section 42-183 of this Code

### 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;**

Winward is a master planned community that will be developed in a series of phases over time. Section 5 will create 61 lots with a typical lot size of 40' by 120' and requires 1,300 square feet of Compensating Open Space (COS). A 1.3 Acre (60,186 square feet) reserve restricted to Compensating Open Space, recreation and landscape purposes has been provided within the Section 4 plat which is immediately adjacent to Section 5. This reserve will be an amenity for all residents of Winward. Because Section 4 will be recorded prior to Section 5, the COS reserve will have already been established at the time Section 4 is recorded.

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

The COS provided in Section 4 will far exceed the amount required for Section 5 and will have already been established prior to the recordation of Section 5 which meets the intent and general purposes of Chapter 42.

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

The COS provided in Section 4 will far exceed the amount required for Section 5 and will have already been established prior to the recordation of Section 5 which meets the intent and general purposes of 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 allow the required COS to be provided in advance of Section 5 and therefore will not be injurious to the public health, safety or welfare. The adjacent subdivision plat of Winward Sec 4 will provide an amount of

recreation area that exceeds the compensating open space that would be required for Winward Sec 5. The total area provided for recreation and compensating open space purposes is ±60,186 square feet, which exceeds the amount of compensating open space required by 58,886 square feet.

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

The granting of the variance will allow the required COS to be provided in advance of Section 5. Economic hardship has no bearing on the variance.

# Houston Planning Commission

ITEM: 121

Planning and Development Department

Meeting Date: 01/09/2020

Subdivision Name: CCR Racing

Applicant: M2L Associates, Inc.



F- Reconsideration of Requirements

Site Location

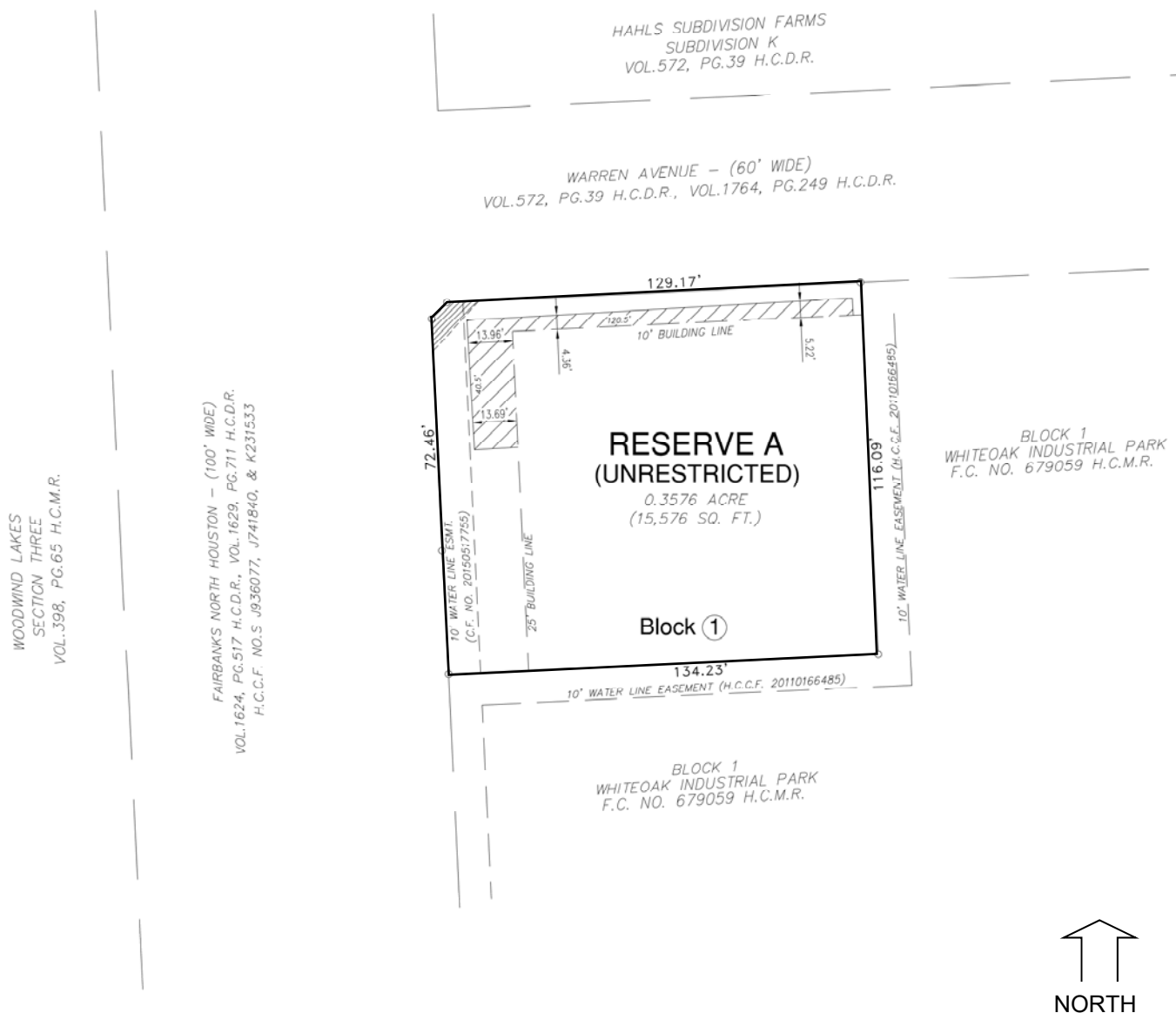
# Houston Planning Commission

## ITEM: 121

Planning and Development Department Meeting Date: 01/09/2020

Subdivision Name: CCR Racing

Applicant: M2L Associates, Inc.



F- Reconsideration of Requirements

Subdivision



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# Houston Planning Commission

## ITEM: 121

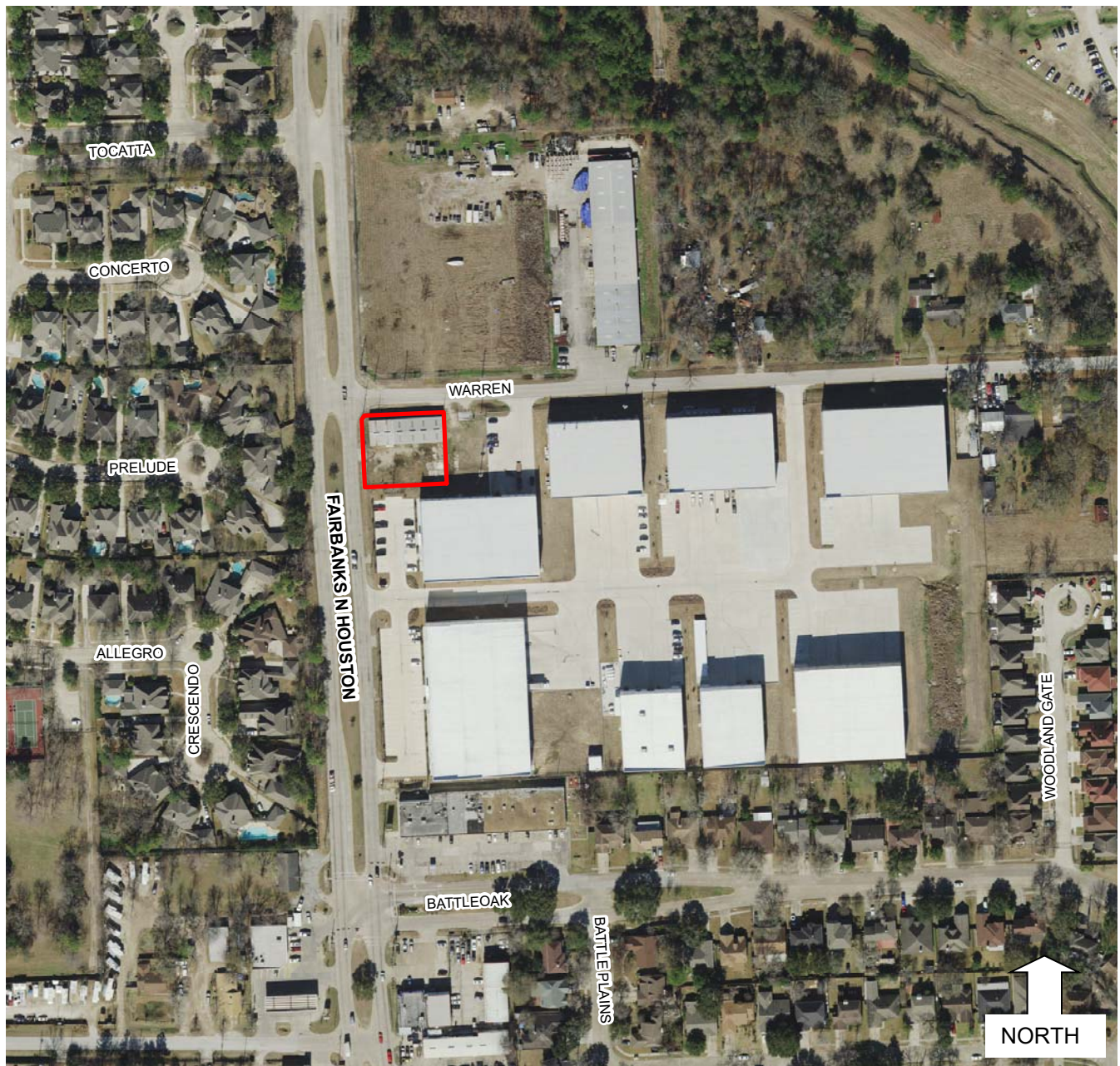
Planning and Development Department

Meeting Date: 01/09/2020

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Subdivision Name: CCR Racing

Applicant: M2L Associates, Inc.

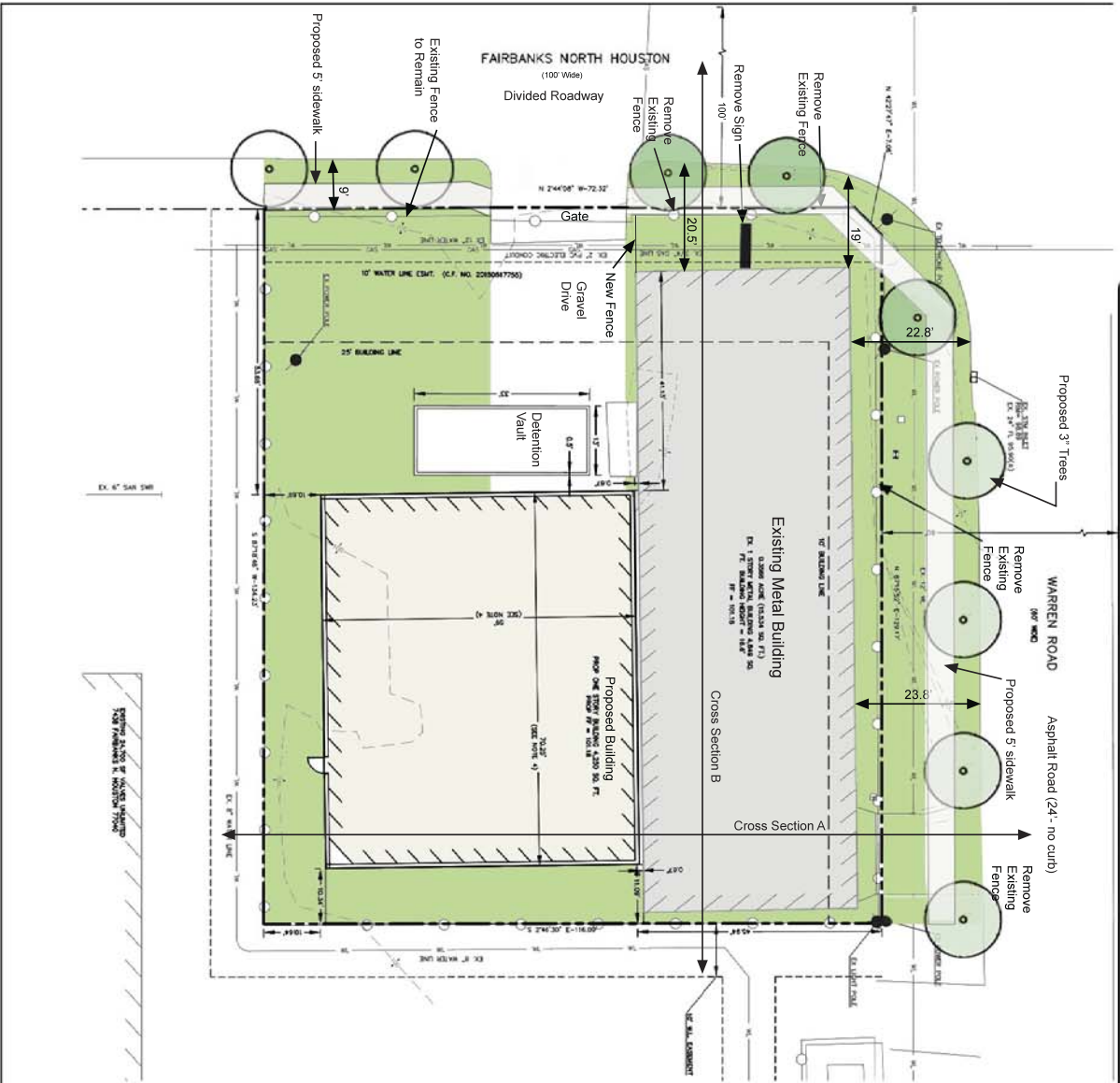


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**F- Reconsideration of Requirements**

**Aerial**

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**PROPOSED BUILDING**  
7450 FAIRBANKS N HOUSTON RD  
CITY OF HOUSTON, TEXAS

**DIMENSION CONTROL PLAN**

**ALJLindsey**  
Civil Engineers  
10000 Katy Road, Suite 300  
Houston, TX 77059  
Phone: 281-410-1000  
Fax: 281-410-1001

**GENERAL NOTES**

1. PROPERTY LINES AND ADJACENT AREAS ARE TO BE MAINTAINED.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON SPECIFICATIONS.
3. REFER TO ADJACENT PLANS FOR EXISTING UTILITIES AND OBSTRUCTIONS.

**LEGEND**

- EX. UNPAVED
- EX. SIDEWALK
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. OVERHEAD POWER LINE
- EX. UNDERGROUND GAS LINE
- EX. CONTAINMENT

**GRAPHIC SCALE**

1" = 10' - 0"

1" = 20' - 0"

1" = 30' - 0"

1" = 40' - 0"

1" = 50' - 0"

1" = 60' - 0"

1" = 70' - 0"

1" = 80' - 0"

1" = 90' - 0"

1" = 100' - 0"

AL PROJECT NO. 08718-CV-002  
DATE: SEPTEMBER 2018  
SCALE: 1:50  
DRAWN BY: AL  
CHECKED BY: DB

REVISIONS

NO.	REVISIONS	DATE

**PROPOSED BUILDING**  
7450 FAIRBANKS N HOUSTON RD  
CITY OF HOUSTON, TEXAS



Application No: 2019-2329  
Plat Name: CCR Racing  
Applicant: M2L Associates, Inc.  
Date Submitted: 12/23/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

**Specific requirement or condition being sought:**

To allow existing building built in 1993 to encroach into building set backs along Fairbanks N. Houston a 100' major thoroughfare 13.7 ft and along Warren Street a 60' r.o.w. an average of 4.75 feet

**Chapter 42 Section: 150**

**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. The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet.

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

**STATEMENT OF FACTS:**

This 0.3576 acre site on the corner of Fairbanks N. Houston a 100' major thoroughfare and Warren Street a 60' r.o.w. was built in 1993. This building has been in place for 26 years. When the Owner purchased the property last year, they were unaware that the building was not in compliance with the building setbacks. The building was purchased for the purpose of storing their race vehicles. It is impractical to alter the existing structure to the current setbacks by ordinance. The businesses along Warren (see Photos) are similar metal building commercial businesses and the street is barricaded to separate commercial and single family traffic creating a dead end.





**Application Number:** 2019-2329

**Plat Name:** CCR Racing

**Applicant:** M2L Associates, Inc.

**Date Submitted:** 12/23/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

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

To allow existing building built in 1993 to encroach into building set backs along Fairbanks N. Houston a 100' major thoroughfare 13.7 ft and along Warren Street a 60' r.o.w. an average of 4.75 feet

**Chapter 42 Section:** 150

**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. The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet.

### 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 0.3576 acre site on the corner of Fairbanks N. Houston a 100' major thoroughfare and Warren Street a 60' r.o.w. was built in 1993. This building has been in place for 26 years. When the Owner purchased the property last year, they were unaware that the building was not in compliance with the building setbacks. The building was purchased for the purpose of storing their race vehicles. It is impractical to alter the existing structure to the current setbacks by ordinance. The businesses along Warren (see Photos) are similar metal building commercial businesses and the street is barricaded to separate commercial and single family traffic creating a dead end.

**(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 structure has been in place for 26 years. It would be most practical to impose a dual building line such that should this building be altered in the future it would have to meet current building line setback requirements.

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

When the Owner purchased the property last year, they were unaware that the building was not in compliance. The building was purchased for the purpose of storing their Race Cars. It is impractical to alter the existing structure to the current setbacks by ordinance.

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

The intent is to provide setback for landscape improvements, pedestrian area and visibility for vehicular circulation. The building is 20 feet from the curb on Fairbanks N. Houston and it is 23 feet from the pavement edge on Warren Road. Fairbanks N Houston is a divided road way with 30' Median. There are no sidewalks on either street nor is there a METRO stop along Fairbanks N Houston corridor.



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

Granting the variance is not injurious to the public health, safety or welfare. This structure has been in place for 26 years. It would be most practical to impose a dual building line such that should this building be altered in the future it would have to meet current building line setback requirements.

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

Economic hardship is not the sole justification. The intent of the property was to utilize the existing metal buildings to provide warehouse storage for their race vehicles.



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Manuel Lopez	Manuel Lopez	832-878-4798	uhsoccer@hotmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2715 Mills Branch Dr.	19047907	77345	5871C	297U	E

**HCAD ACCOUNT NUMBER(S):** 1024140000124  
**PROPERTY LEGAL DESCRIPTION:** LT 124 Oak Manor u/r  
**PROPERTY OWNER OF RECORD:** Manuel & Lillian Lopez  
**ACREAGE (SQUARE FEET):** 18,430 sf  
**WIDTH OF RIGHTS-OF-WAY:** Mills Branch Dr. 100' R.O.W. - Acorn Lane 60' R.O.W.  
**EXISTING PAVING SECTION(S):** Mills Branch Dr. 22.5' - Acorn Lane 22.3'  
**OFF-STREET PARKING REQUIREMENT:** 2 Parking spaces  
**OFF-STREET PARKING PROVIDED:** 2 Parking spaces  
**LANDSCAPING REQUIREMENTS:** Complies  
**LANDSCAPING PROVIDED:** Complies

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** Vacant  
**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** 3,577 sf single family home

**PURPOSE OF VARIANCE REQUEST:** To allow vehicular access thru circular driveway from Mills Branch Road a major thoroughfare.

**CHAPTER 42 REFERENCE(S):** 42.188(B) A single family residential lot shall not have direct vehicular access to a major thoroughfare.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

I would like to have vehicular access thru a circular driveway from major thoroughfare (Mills Branch Drive). Most of the homes on Mills Branch Drive have direct vehicular access to a major thoroughfare. This proposed driveway will fit with the character of the neighborhood. Granting this variance will not be injurious to the public safety and welfare.

*The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.*

- (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**  
When I bought the property, I was unaware of this restriction, all the homes on Mills Branch have circular access with the same proposed driveway. This shared driveway will fit with the rest of the neighborhood, all homes on Mills Branch are facing Mills Branch. It will allow for smoother transition from the right of way into the site.
- (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 front elevation of the house was designed to face Mills Branch Drive.
- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**  
The circular drive will be for visitors for in and out use. We will use side street mostly because the garage is there. The entrance is behind the 25ft building requirement so there is proper maneuvering room availability for vehicles. Its also be safer to access Mills Branch.
- (3) **The intent and general purposes of this chapter will be preserved and maintained;**  
The intent and general purpose will be preserved and maintained because it's a circular driveway. No one will have to back up into a major thoroughfare. This is a single family home that will maintain the character of the neighborhood by adding the proposed circular driveway.

## 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;**  
Granting this variance will not be injurious to the public safety and welfare. The home was designed for front elevation to face Mills Branch. I want to take advantage of that access from the street since I did have to put a sidewalk. The overall of the neighborhood will be better and fit in with the rest of the neighborhood.
- (5) **Economic hardship is not the sole justification of the variance.**  
I adhere to all building lines and keep the driveway flow design between the street and the garage. I am not requesting this because I don't have enough money to complete my home.

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# DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 131**

Meeting Date: 01/09/2020

## Houston Planning Commission

### Location Map



## DEVELOPMENT PLAT VARIANCE





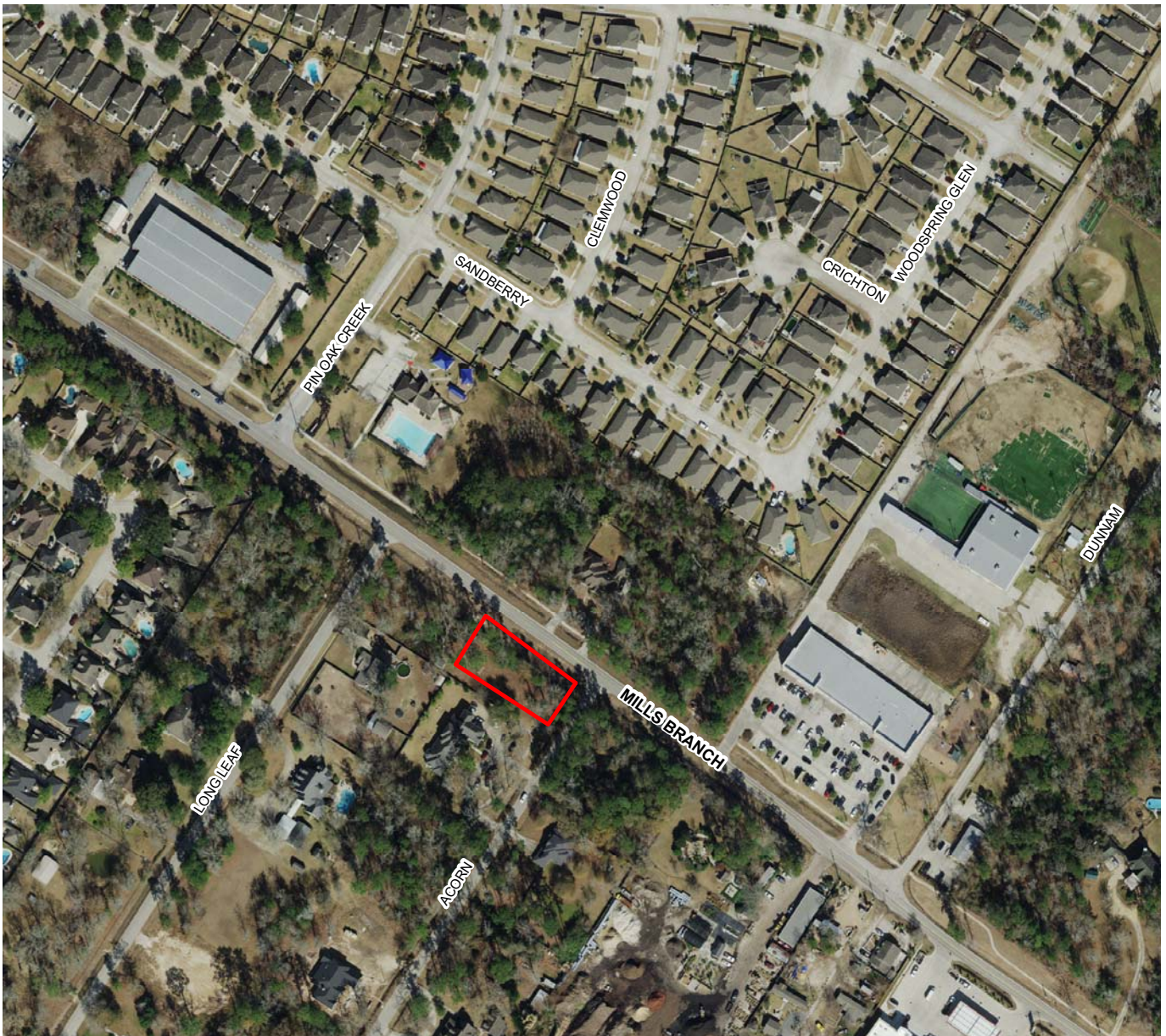
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 131**

Meeting Date: 01/09/2020

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE





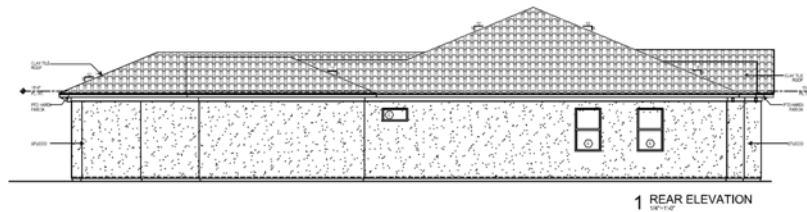
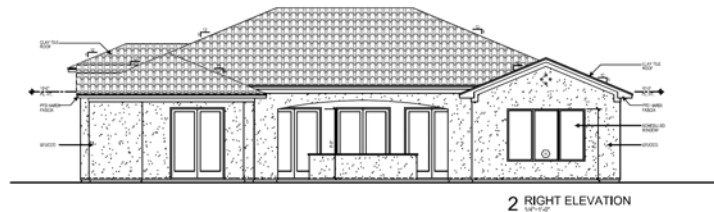
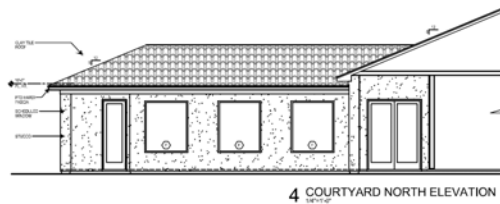






## Houston Planning Commission

### Elevations



# 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 the Planning & Development Department at 1002 Washington Avenue 3<sup>rd</sup> floor 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		
Collaborative Projects, LLC	Jonas Herd	713.334.9127	jbherd@collpro.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2301 University Blvd	19108668	77005	5255	532C	C

HCAD ACCOUNT NUMBER(S):	0600450110024
PROPERTY LEGAL DESCRIPTION:	LT 24 BLK 11 WINDERMERE
PROPERTY OWNER OF RECORD:	Stewart Ventures Ltd
ACREAGE (SQUARE FEET):	7,500 SF
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	University Blvd. – 70' ROW; Greenbriar Dr. – 60' ROW
WIDTH OF EXISTING ROW PAVING SECTION(S):	University Blvd. – 40'; Greenbriar Dr. – 40'
OFF-STREET PARKING REQUIREMENT:	12 Spaces
OFF-STREET PARKING PROVIDED:	10 spaces
LANDSCAPING REQUIREMENTS:	Street Trees – 6, Parking Lot Trees – 1, Shrubs = 60
LANDSCAPING PROVIDED:	Street Trees – 6 (includes existing), Parking Lot Trees – 1 (includes existing), Shrubs = 60

EXISTING STRUCTURE(S) [SQ. FT.]:	1 Story Retail – 2 Buildings – 4,720 sf – TO BE DEMOLISHED
PROPOSED STRUCTURE(S) [SQ. FT.]:	1 Story New Construction Full Service Restaurant – 1,784 sf. with 161 sf patio Note: GFA = 1,660 sf as defined by Chapter 26

**PURPOSE OF VARIANCE REQUEST:** The purpose of this variance is to request a 10' building line along Greenbriar to utilize a patio cover area and access to building.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

**CHAPTER 42 REFERENCE(S):** Ch 42-152; 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):**

Collaborative Projects, LLC is working with Stewart Ventures Ltd and 1111 Black Dragon, LLC (dba Rice Box) to build a new construction full service restaurant. The purpose of this variance is to request a variance of the building line setback for use of a covered patio area and access area to the building. Due to the nature of the land size and required spatial needs to run the business effectively, we request allowance of the area shown in the Site Plan for patio and access use. This area is 25'-7 1/2" from the curb line along Greenbriar. This area is not connected to the building structure. Both the flat work for access into building and the patio cover are built separately from the building pier and beam foundation and building itself while maintaining safety for all customers. The City of Houston Health Department requires that patio tables have cover. This is typically accomplished by the use of umbrellas. In this case, we have designed a removeable cover of our own. The lot location is within the 500 year flood plain and given the new requirements post Hurricane Harvey regarding flood control, our proposed building must be elevated. We are requesting the ability to pour flat work that provides the appropriate height access to the building, which is located within the building setback lines.

*The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.*

**(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;**

Due to the nature of the land size and required spatial needs to run the business effectively, the imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land. This is because the nature of the required setbacks and spatial area needs of the restaurant to conduct business successfully given the land size tract do not allow for the ability to maintain appropriate cover of the patio area as required by Health code and access to the building due to height required by location within the 500 year plain.

## 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;**

No hardship is being created or imposed. We have thoroughly utilized and made maximum use of available space and gone through numerous test fits to maintain the ability to conduct business successfully and maintain the safety and well being of the customer base.

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

The land will be enhanced and made safer for the community. The proposed patio cover can be removed if and when necessary. The design will not restrict visibility across the setback. Furthermore, the access to the patio and building will be protected with the use of guardrails for customer safety. The design creates a more inviting presence for the corner lot.

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

The proposed building, site work, and parking lot will enhance the safety and mobility use of the land location. The scope will not be injurious to the public health, safety or welfare. Improvements to the site development will also bring the location up to current flood control standards thus helping to relieve the adjoining streets from flooding.

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

The lot will be redeveloped thoroughly to adhere to all current codes set forth by the IBC and City of Houston. Drainage will be improved, walkability will be enhanced, general site conditions will be made safer for the surrounding community, and landscaping will be added and enhanced. Furthermore, we are willing to make improvements to the sidewalks surrounding the property. Bicycle racks will be added beyond requirement as well. As such, economic hardship is not the sole justification.

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# DEVELOPMENT PLAT VARIANCE





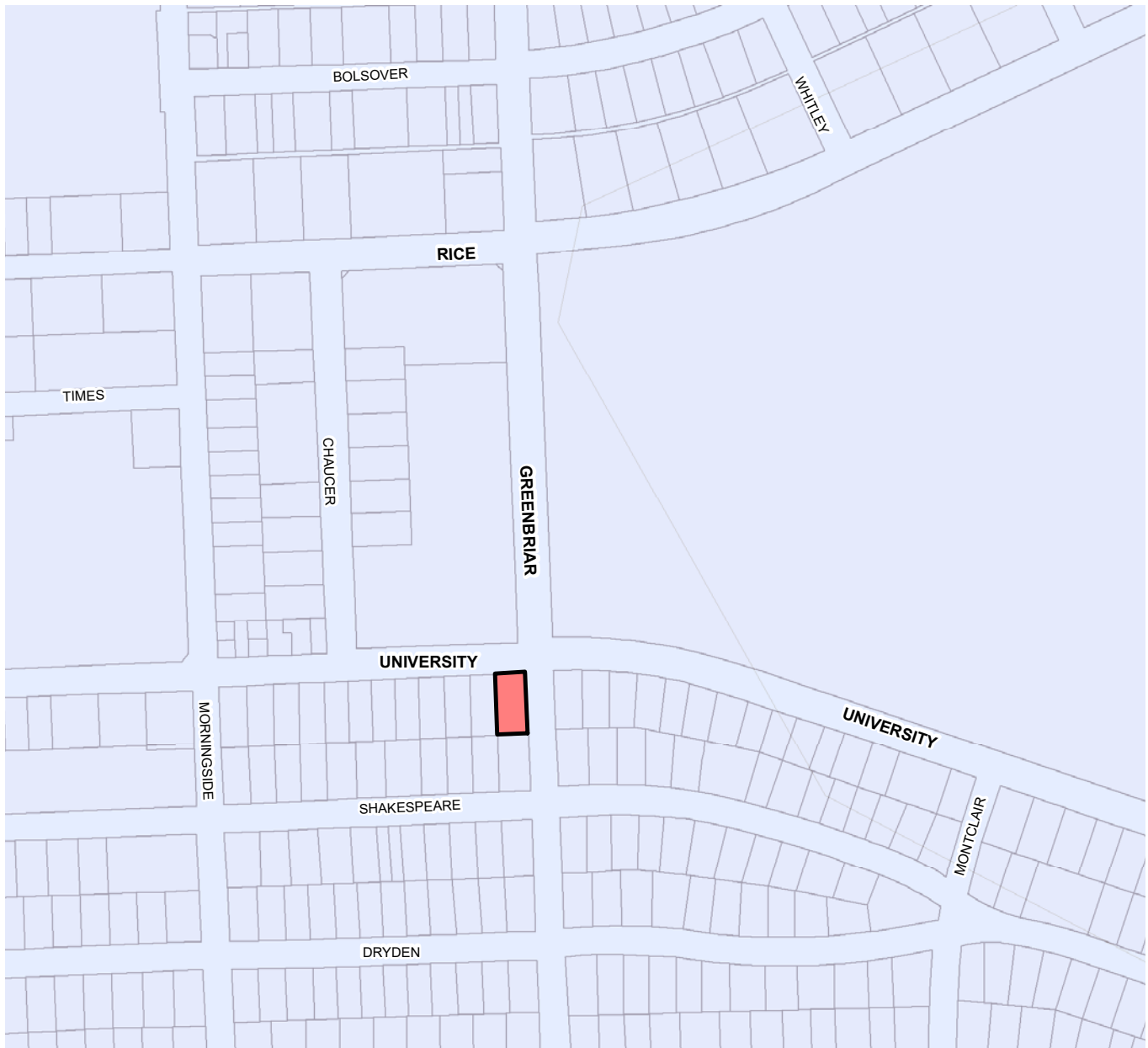
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 132**

Meeting Date: 1/9/2020

## Houston Planning Commission

Location Map



## DEVELOPMENT PLAT VARIANCE



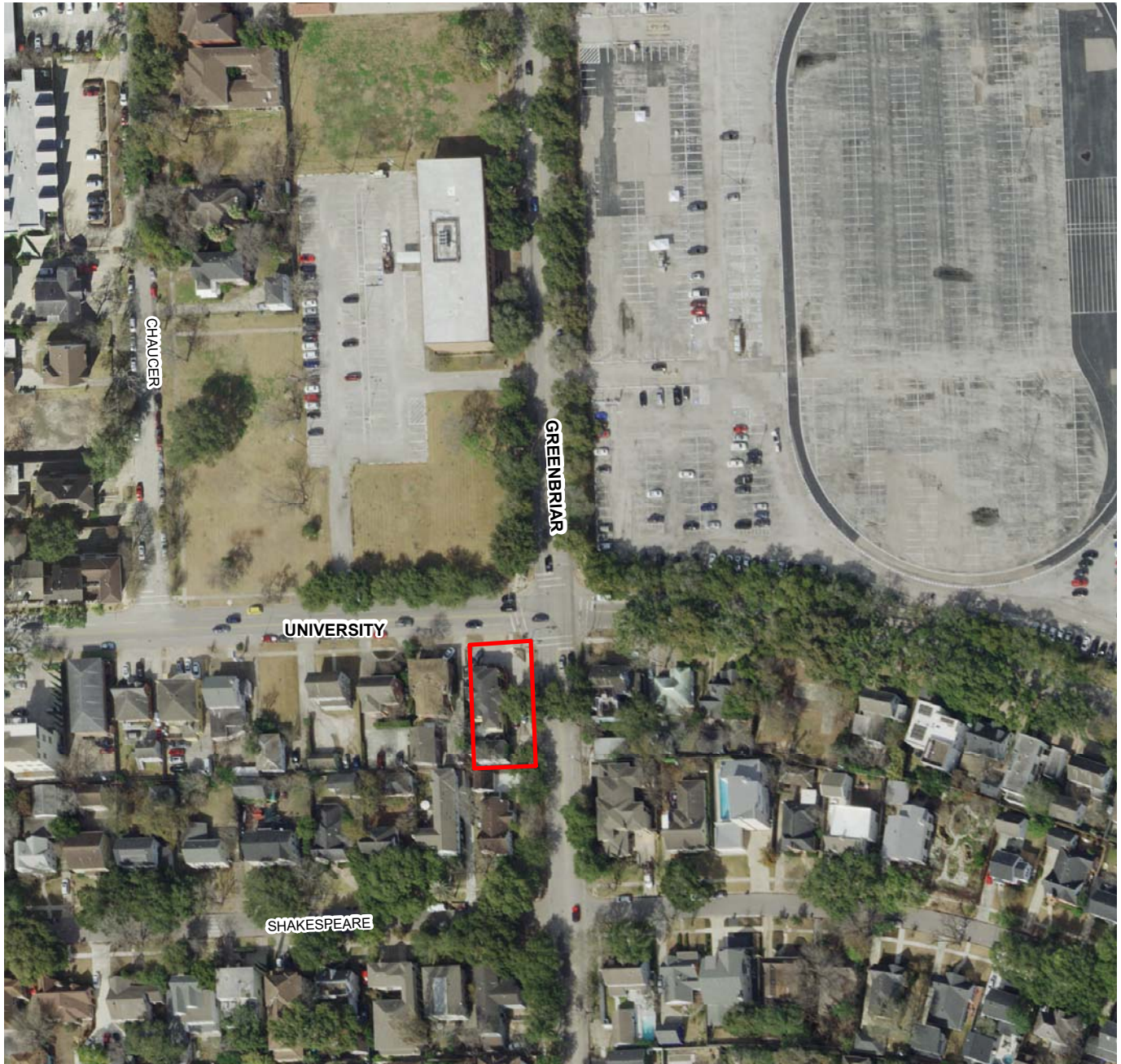
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 132**

Meeting Date: 1/9/2020

## Houston Planning Commission

Aerial Map

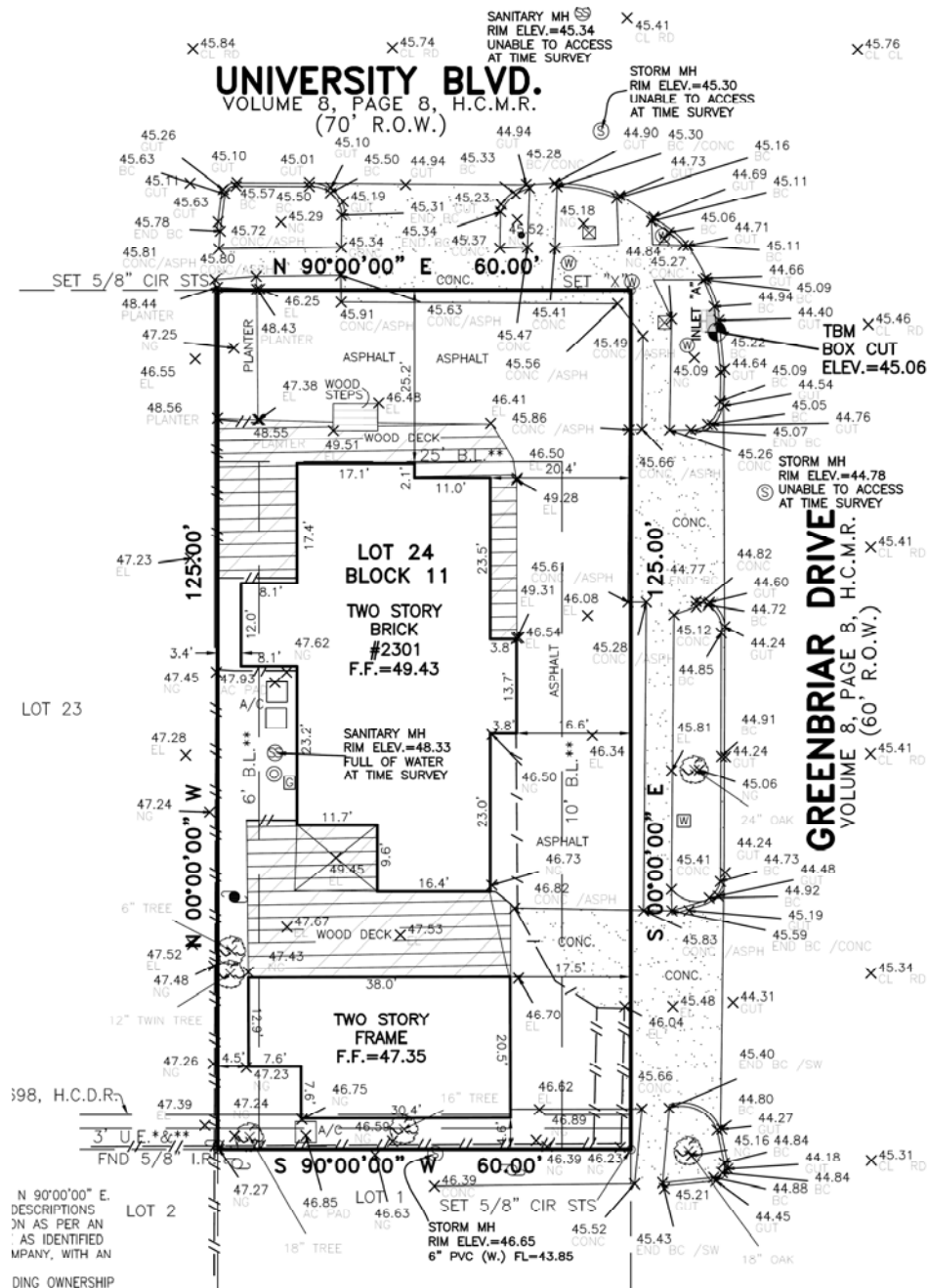


# DEVELOPMENT PLAT VARIANCE



# Houston Planning Commission

## Survey



# DEVELOPMENT PLAT VARIANCE



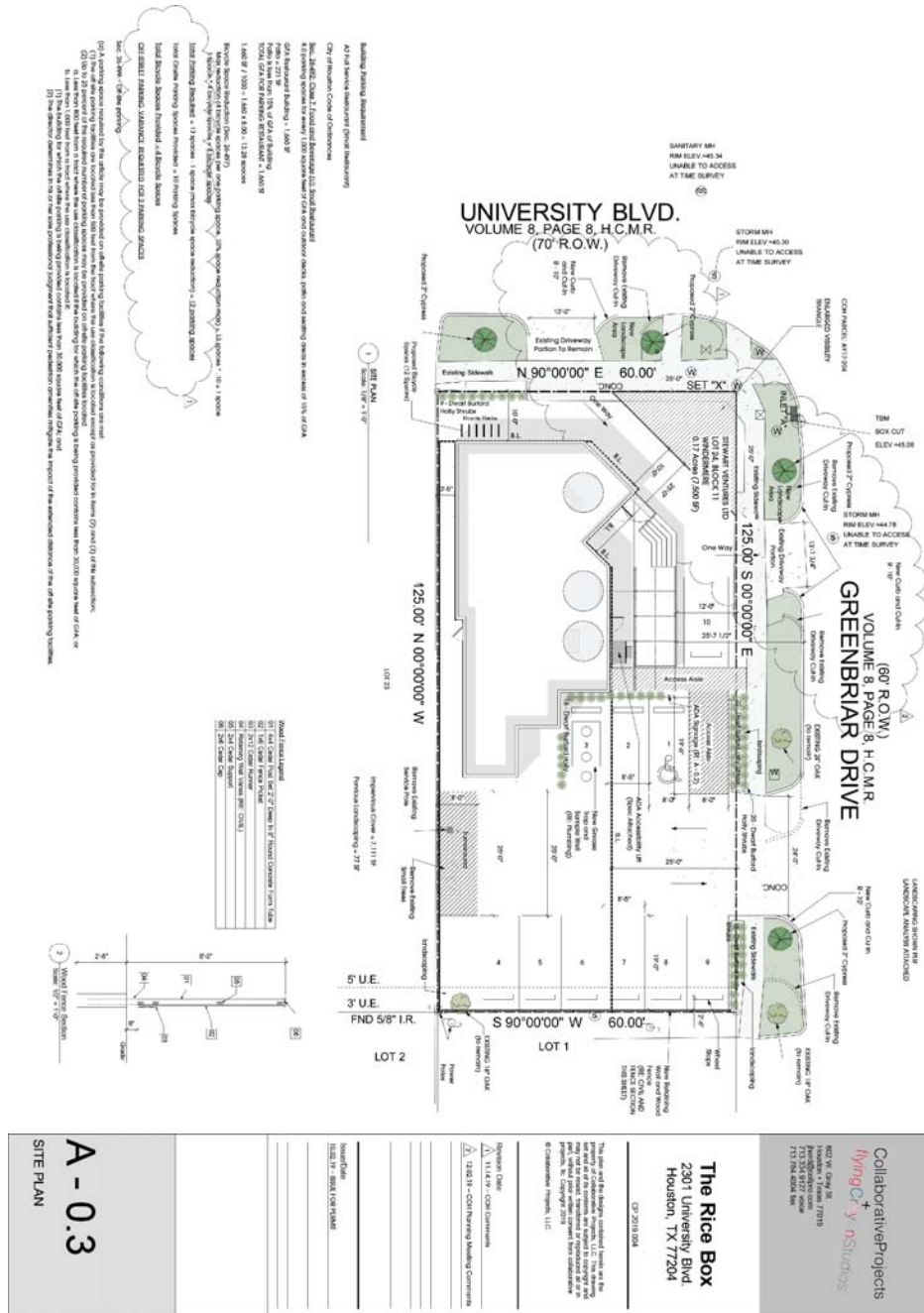


# Houston Planning Commission

ITEM: 132

Meeting Date: 1/9/2020

## Site Plan



# DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 132**

Meeting Date: 1/9/2020

## Houston Planning Commission

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### Renderings



THE RICE BOX TYPE\_04

Collaborative Projects, LLC  
602 W Gray St. Houston, TX 77019

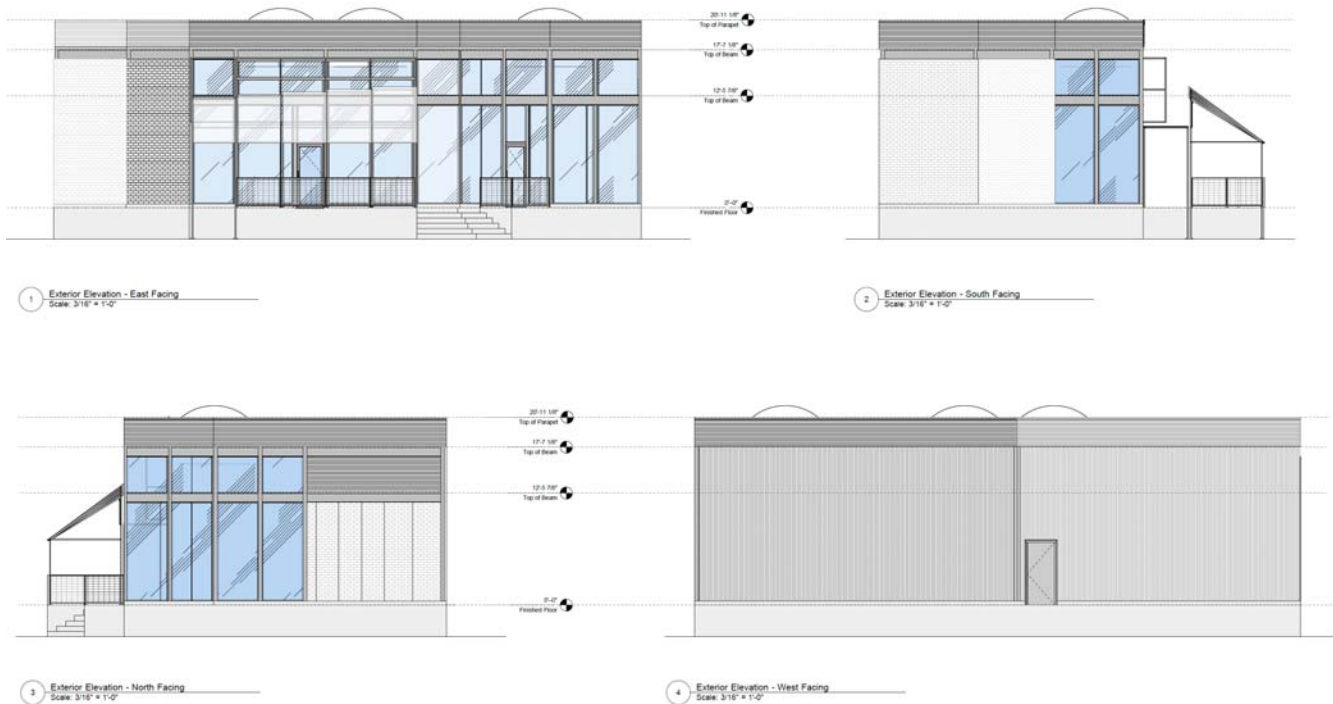
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# DEVELOPMENT PLAT VARIANCE



## 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 the next available meeting where adequate notification can be provided. 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		
Collaborative Projects LLC	Jonas Herd	713-334-9127	jbherd@collpro.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2301 University Blvd	19108668	77005	5255	532C	C

HCAD ACCOUNT NUMBER(S):	0600450110024
PROPERTY LEGAL DESCRIPTION:	LT 24 BLK 11 WINDERMERE
PROPERTY OWNER OF RECORD:	Stewart Ventures Ltd
ACREAGE (SQUARE FEET):	7,500 SF
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	University Blvd. – 70' ROW; Greenbriar Dr. – 60' ROW
WIDTH OF EXISTING ROW PAVING SECTION(S):	University Blvd. – 40'; Greenbriar Dr. – 40'
OFF-STREET PARKING REQUIREMENT:	12 Spaces
OFF-STREET PARKING PROVIDED:	10 spaces

EXISTING STRUCTURE(S) [SQ. FT.]:	1 Story Retail – 2 Buildings – 4,720 sf – TO BE DEMOLISHED
PROPOSED STRUCTURE(S) [SQ. FT.]:	1 Story New Construction Full Service Restaurant – 1,784 sf. with 161 sf patio Note: GFA = 1,660 sf as defined by Chapter 26

#### PURPOSE OF VARIANCE REQUEST:

The purpose of this variance is to request an off-street parking deduction of 2 spaces as calculated by Chapter 26

**CHAPTER 26 REFERENCE(S):** 8 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

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

Collaborative Projects, LLC is working with Stewart Ventures Ltd and Black Dragon Village, LLC (dba Rice Box) to build a new construction full service restaurant. The purpose of this variance is to request an off-street parking deduction of 2 spaces as calculated by Chapter 26.

#### APPLICANT'S STATEMENT OF FACTS:

*The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.*

#### (1) Either:

- a. **The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- b. **Strict application of the requirements of this article 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 policy;**

The proposed building and parking lot meet requirements set forth by City of Houston Code of Ordinances and all other regulatory codes including 2012 IBC save and except Chapter 26. Due to the nature of the land size and required spatial needs to run the business effectively, the imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land. This is because the nature of the required setbacks and spatial area needs of the restaurant to conduct business successfully given the land size tract do not allow for the ability to maintain all required off street safely and according to regulatory codes.

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

No hardship is being created or imposed. We have thoroughly utilized and made maximum use of available space and gone through numerous test fits to maintain the ability to conduct business successfully and maintain the safety and well being of the customer base.

## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

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

The land will be enhanced and made safer for the community. The scope of work includes parking per code size requirements as well as pedestrian friendly and bicycle friendly means of use and access. The scope completely strives to preserve the intent of this article.

**(4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;**

Although classified as a small full serve restaurant, 60% of customer orders are take out. We feel the 10 spaces being provided coupled with the high pedestrian volume of the neighborhood and high volume of bicycle use in the neighborhood is sufficient to serve the use for which it is intended.

Total Parking Required = 13 spaces - 1 spaces (max bicycle space reduction) = 12 parking spaces

Total Onsite Parking Spaces Provided = 10 spaces plus 4 bicycle spaces.

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

The proposed building, site work, and parking lot will enhance the safety and mobility use of the land location. The scope will not be injurious to the public health, safety or welfare. Improvements to the site development will bring the location up to current flood control standards thus helping to relieve the adjoining streets from flooding.

**(6) If the building is subject to the requirements of article VII of 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 of chapter 33 of this Code.**

N/A

### 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;

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## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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- (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.

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## OFF-STREET PARKING VARIANCE



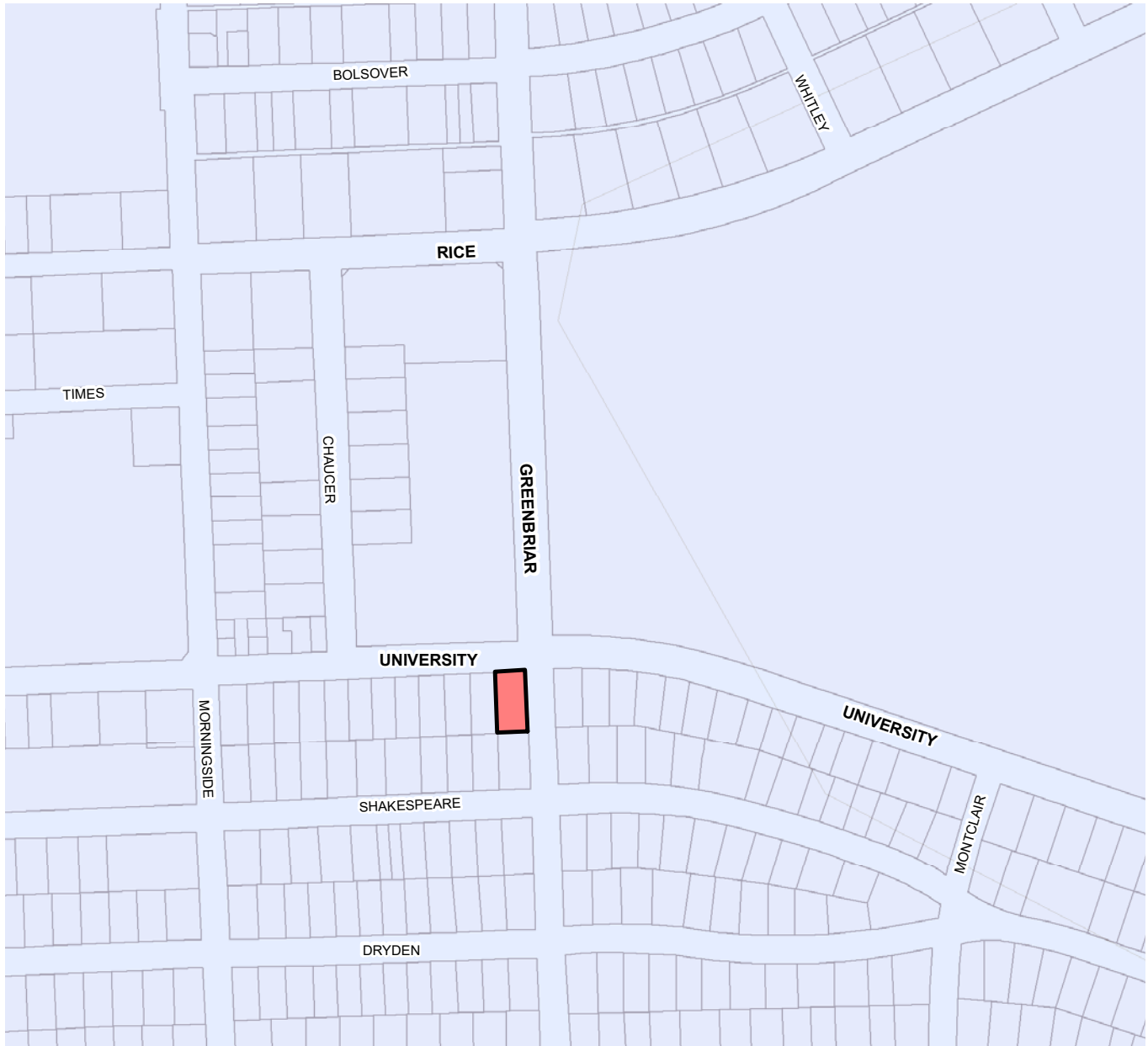
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: IV**

Meeting Date: 1/9/2020

## Houston Planning Commission

Location Map



## OFF-STREET PARKING VARIANCE



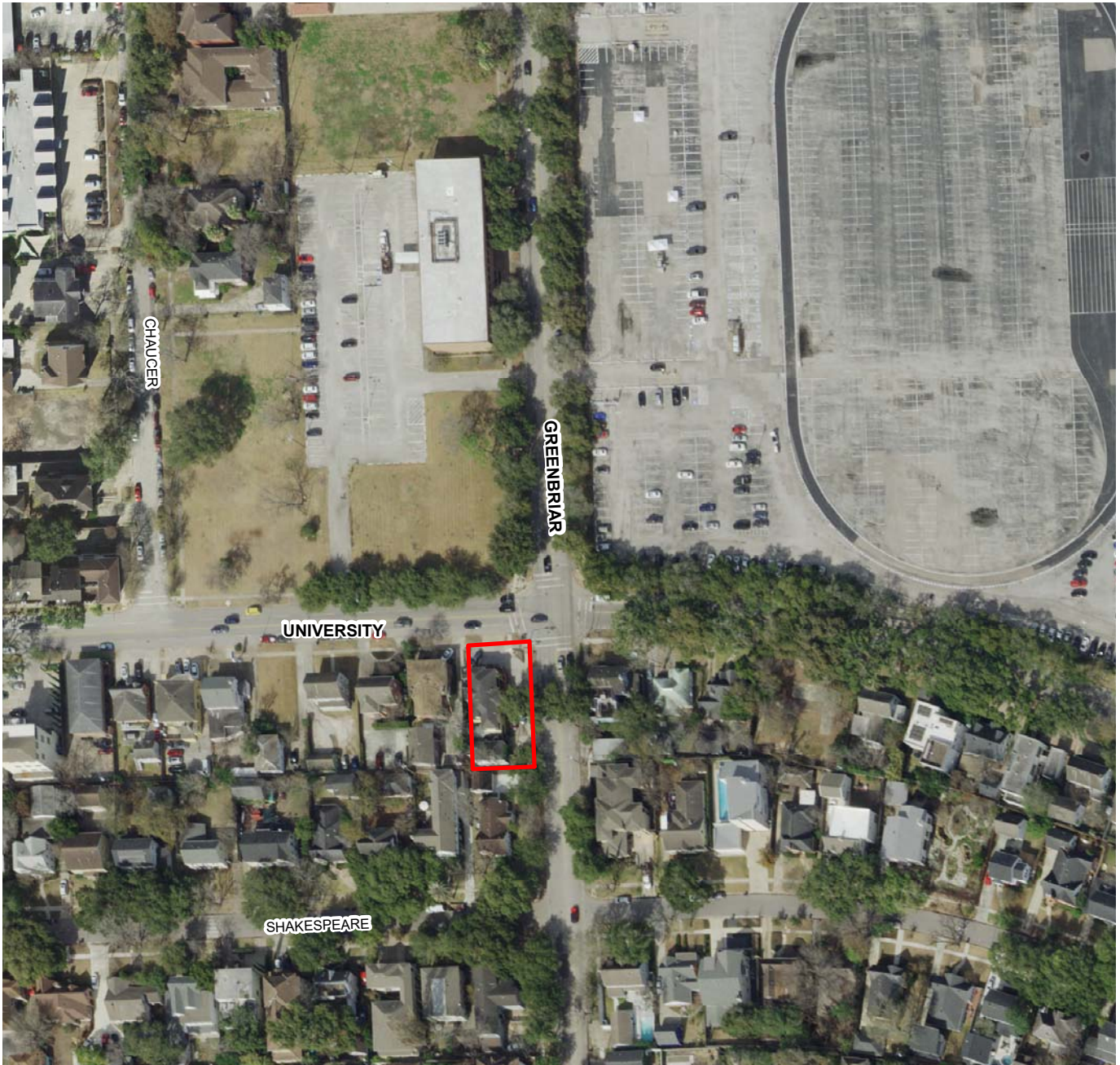
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: IV**

Meeting Date: 1/9/2020

## Houston Planning Commission

Aerial Map



# OFF-STREET PARKING VARIANCE







**ITEM: IV**  
**Meeting Date: 1/9/2020**

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## 02/03/2015



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: IV**

Meeting Date: 1/9/2020

## Houston Planning Commission

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Rendering



THE RICE BOX TYPE\_04

Collaborative Projects, LLC  
602 W Gray St. Houston, TX 77019

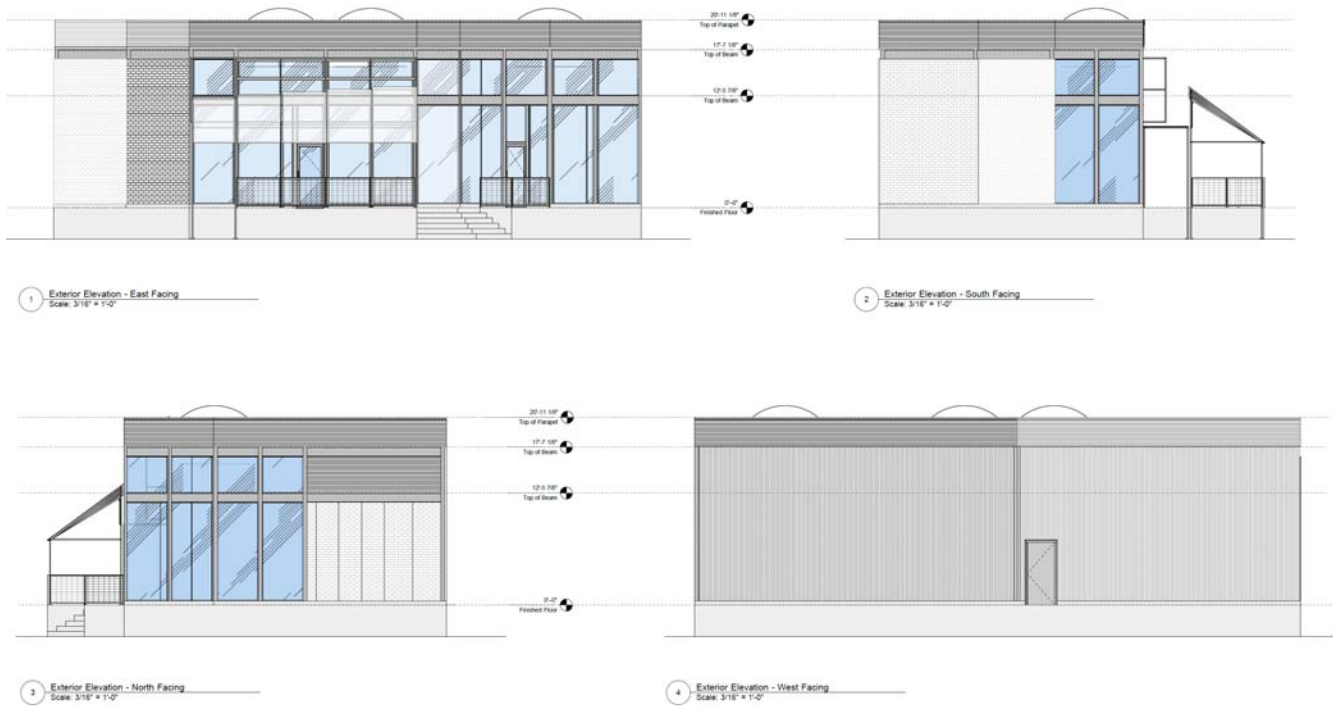
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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### Elevations



# OFF-STREET PARKING VARIANCE