

HOUSTON PLANNING COMMISSION

AGENDA

FEBRUARY 20, 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
Bill Baldwin
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

E-mail us at:
Planning and Development
Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

SPEAKER GUIDELINES

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

February 20, 2020

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

Call to Order

Director's Report

Approval of the February 6, 2020 Planning Commission Meeting Minutes

I. Public Hearing for the proposed Walkable Places and Transit-Oriented Development Ordinances

II. 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, Homero Guajardo Alegria, Suvidha Bandi, Devin Crittle, Geoff Butler, Lyndy Morris)
- e. Subdivision Plats with Special Exception Requests (Tammi Williamson)
- f. Reconsiderations of Requirement (Homero Guajardo Alegria)
- 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, Eric Pietsch)

III. Establish a public hearing date of March 19, 2020

- a. Blueridge Sec 2 partial replat no 1
- b. Crestmont Park Sec 1 partial replat no 1
- c. East End On the Bayou Sec 3 replat no 1 and extension
- d. Neuen Manor partial replat no 17
- e. Pine Briar Addition partial replat no 1 and extension
- f. Terraces on Texas Avenue replat no 1
- g. Westheimer Gardens Extension partial replat no 10
- h. Westheimer Manor partial replat no 2

IV. Consideration of an Off-Street Parking Variance for property located at 1001 Frio Street (Jose Mendoza)

V. Consideration of an Off-Street Parking Variance for property located at 2100 Memorial Drive (Homero Guajardo Alegria)

VI. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 1000 block of Usener Street, south side, and the 1100 block of Usener Street, north and south sides – MLS 760 (Sasha Marshall)

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)

February 06, 2020

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

Arrived at 2:43 p.m. during item 95

Susan Alleman

Bill Baldwin

Antoine Bryant

Absent

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle

Arrived at 2:40 p.m. during item 95

Kevin Robins

Ileana Rodriguez

Ian Rosenberg

Arrived at 2:42 p.m. during item 95

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Scott Cain for

Absent

Commissioner James Noack

Rick Staigle for

Absent

The Honorable KP George

Loyd Smith for

Absent

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 JANUARY 23, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 23, 2020 Planning Commission meeting minutes.

Motion: **Mares**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 93)

Staff recommendation for item **70** was changed from approve to defer.

Items removed for separate consideration: **1, 11, 16, 21, 22, 23, 25, 35, 50, 51, and 52.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 93 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 93 subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **1, 11, 16, 21, 22, 23, 25, 35, 50, 51, and 52**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1, 11, 16, 21, 22, 23, 25, 35, 50, 51, and 52**, subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Alleman**

Vote: **Carried**

Abstaining: **Heisch and Sigler**

C PUBLIC HEARINGS

94 Afton Oaks Sec 7 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: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Devonee Hays, opposed.

95 Bayou Woods Sec 2 partial replat no 4 and extension

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: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Elizabeth Harris, undecided.

96 Evergreen Woods partial replat no 2

C3N

Defer

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

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

Motion: **Porras-Pirtle**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

97 Freeway Manor Sec 3 partial replat no 1 and extension

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: **Garza**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

98 Houston Acreage Estates 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: **Garza**

Second: **Clark**

Vote: **Carried**

Abstaining: **Sigler**

99 Memorial Green Sec 2 replat and extension C3N Approve
partial replat no 2

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

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

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

Speaker: Jeff Boutee, applicant – supportive.

100 Park at Live Oak replat no 1 and extension 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: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

101 Ranch Country Sec 5 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: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

102 Allison Circle C3R Approve

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

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

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

Commissioner Heisch recused himself.

103 Breen Reserve GP GP Approve

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

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

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

Commissioner Heisch returned.

104 Cypresswood Drive Tract C2 Approve

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

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

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

105 Enterra at Oneil C2R Withdrawn

Items 106 and 107 were presented together at this time, and voted on separately.

106 Forest Village Sec 12 C3P Approve

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

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

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

107 Forest Village Sec 13**C3P****Defer**

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

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

Motion: **Heisch**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Heisch recused himself.

**108 Harris County Improvement District
no 13 Lift Station no 1****C2****Approve**

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

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

Motion: **Mares**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Heisch returned.

109 Mykawa Business Park Sec 1**C2****Approve**

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

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

Motion: **Mares**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Jeff Boutee, applicant – supportive, Carmen Cavasos – undecided.

110 New Caney ISD High School no 3**C2R****Defer**

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

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

Motion: **Victor**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Heisch recused himself.

111 Reserves on Airport Sec 2**C2****Approve**

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

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

Motion: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Heisch returned.

112 Scott Street Lofts**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: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

113 Spring Creek Forest C3P Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

Commissioner Heisch recused himself.

114 Breckenridge West GP Approve
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

115 Elyson Sec 30 C3P Approve
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

F RECONSIDERATION OF REQUIREMENTS

116 Porter Road Investments at US 59 C3P Approve
Staff recommendation: Approve the reconsideration of requirements with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

117	Garden Oaks Multifamily	EOA	Approve
118	Newer Heights Village replat no 1	EOA	Approve
119	Porter Ranch Sec 2	EOA	Approve
120	Roland Road Katy	EOA	Approve
121	Rosemont Estates	EOA	Approve
122	Saint Elizabeth Place	EOA	Approve
123	Sam Houston Distribution Center	EOA	Approve
124	Sam Houston Distribution Center Detention Pond	EOA	Approve
125	Temple Terrace partial replat no 3	EOA	Approve
126	Trinity Lutheran Church North Annex	EOA	Approve

H NAME CHANGES

127	Aquaworld Estates (prev. Aquaworld System)	NC	Approve
128	Cavalry Hill Drive Street Dedication Sec 1 (prev. Calvary Hill Drive Street Dedication Sec 1)	NC	Withdrawn

I CERTIFICATES OF COMPLIANCE

129	19931 S Plantation Estates Dr.	COC	Approve
130	19709 Red Oaks N	COC	Approve
131	23169 Smith Road	COC	Approve

Staff recommendation: Approve staff's recommendation for items 117-131.

Commission action: Approved staff's recommendation for items 117-131.

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

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

132	3841 Meadow Lake Lane	DPV	Defer
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Staff recommendation: Defer the application for two weeks for further study and review.

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

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

133	2004 River Oaks Boulevard	DPV	Defer
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Staff recommendation: Defer the application for two weeks per the applicant's request.

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

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

134	4002 Turnberry Circle	DPV	Approve
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Staff recommendation: Approve the requested variance(s) to allow a 20' side building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Stella Link Road, and to coordinate with Houston Public Works regarding existing sidewalks.

Commission action: Approved the requested variance(s) to allow a 20' side building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Stella Link Road, and to coordinate with Houston Public Works regarding existing sidewalks.

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

135	3903 W Main Street	DPV	Approve
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Staff recommendation: Approve the requested variance(s) to allow a new addition to be built at a 15' building line to align with existing structure, rather than the required 25' building line, and to coordinate with Houston Public Works on existing sidewalks.

Commission action: Approved the requested variance(s) to allow a new addition to be built at a 15' building line to align with existing structure, rather than the required 25' building line, and to coordinate with Houston Public Works on existing sidewalks, and to remove the driveway and replace curb along Wesleyan.

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

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 05, 2020 FOR:

a. Houston Cao Dai Temple at Milroy

Staff recommendation: Establish a public hearing date of March 05, 2020 for item II a.

Commission action: Established a public hearing date of March 05, 2020 for item II a.

Motion: **Clark**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 1001 FRIO STREET

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

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

Motion: **Abraham**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE HOUSTON HEIGHTS AND STUDES SECOND ADDITION SUBDIVISIONS - MSLA 755

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area for portions of the Houston Heights and Studes Second Addition Subdivisions, MLSA 755 and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Area for portions of the Houston Heights and Studes Second Addition Subdivisions, MLSA 755 and forwarded to City Council.

Motion: **Baldwin**

Second: **Heisch**

Vote: **Carried**

Abstaining: **Clark**

Speakers: Grant Sovereign, applicant, Chad Carollos, Thomas Conry, Mark Williamson - supportive.

**V. PUBLIC COMMENT
NONE**

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:10 p.m.

Motion: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App	
		Type	Deferral

A-Consent

1	Afton Oaks Sec 7 partial replat no 1	C3F	
2	Amira GP	GP	DEF1
3	Bayou Woods Sec 2 partial replat no 4 and extension	C3F	
4	Breckenridge West Sec 8	C3P	
5	Breckenridge West Sec 9	C3P	
6	Bridgeland Tuckerton Road and Copper Breaks Crossing Street Dedication	SP	
7	Buffalo Business Park	C2	DEF1
8	Calvary Hill Drive Street Dedication Sec 1	SP	
9	Champions Oak Sec 1	C3F	
10	Cotton Oaks Estates replat no 1	C3F	
11	Cypress Creek Landing Sec 3	C3F	
12	Cypress Fairbanks ISD Yeager Elementary	C2	
13	Cypress Heights Drive Street Dedication Sec 1 and Reserves	C3P	
14	Elyson Sec 21	C3F	
15	Elyson Sec 27	C3F	
16	Freeway Manor Sec 3 partial replat no 1 and extension	C3F	
17	Gaywood partial replat no 1	C3F	
18	Grand Vista Sec 18	C3F	
19	Grogans Crest	C2	
20	Harris County Improvement District no 13 Waste Water Treatment Plant no 1	C2	
21	Harvest Green Sec 30	C3F	
22	Hope City at Westview	C2	
23	Houston Acreage Estates partial replat no 3	C3F	
24	Katy Crossing GP	GP	
25	Katy Crossing Sec 8	C3P	
26	Kingfield Sec 1	C3F	
27	Lakeview Retreat Medical Park	C2	
28	Lanza Plaza	C3P	DEF1
29	Longenbaugh Greenhouse Plaza	C2	
30	Mandana Complex	C2	
31	Marisol Sec 2	C3P	
32	Meandering Bend Drive Extension and Reserves	C3P	
33	Memorial Green Sec 2 replat and extension partial replat no 2	C3F	
34	Morning Star Landing	C2	
35	Morrison Grove Street Dedication Sec 1	SP	
36	MRB Development	C2	
37	Newport Sec 7 partial replat no 5	C3F	
38	Olympia Falls Sec 1	C3F	
39	Quiktrip 7109 Addition	C2	
40	Royal Brook at Kingwood Sec 22	C3F	
41	Sendero Sec 11	C3F	
42	Sendero Sec 12	C3F	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Sun Lake Village Sec 1	C3P	DEF2
44	Tavola Sec 35	C3F	
45	Towne Lake Detention Reserve at Tuckerton	C2	
46	Towne Lake Sec 54	C3P	
47	Towne Lake Sec 60	C3F	
48	Treviso Gardens Sec 5	C3P	
49	Vivace at Harmony Sec 3	C3F	
50	Weiser Business Park Sec 1	C3F	
51	West Road Street Dedication Sec 2	SP	
52	Westgreen Boulevard Street Dedication Sec 6	SP	

B-Replats

53	Alamo Plaza	C2R	DEF1
54	Alief ISD Elementary School no 23 replat no 1 and extension	C3R	
55	American Good Murdock Street Community	C2R	DEF1
56	Arabelle Homes	C2R	
57	Barzar Plaza	C2R	
58	Branard Street Grove	C2R	
59	Brownstone Heights	C2R	
60	Brundage Woods replat no 2 and extension	C2R	
61	Calwoods of East River	C2R	
62	Chase Bank Bay Area partial replat no 1	C2R	
63	Chateaus on Hutchins Street	C2R	
64	Christ Community Church Of Praise	C2R	
65	Clark Road Villas	C2R	DEF1
66	Cypress Preserve Logistic Center LLC replat no 1	C2R	
67	Delano Square	C2R	DEF2
68	Estates At West Tidwell	C2R	
69	Faulk Properties LTD	C2R	
70	Golf Oaks Homes	C2R	
71	Grove East AHC	C2R	DEF1
72	HFD Station no 67	C2R	
73	Huldy Street Terrace	C2R	
74	Independence Heights Homes	C3R	DEF2
75	International Society for Krishna Consciousness of Houston Inc	C2R	
76	Kelton Enclave at Riverside	C2R	DEF1
77	Kingwood Place Apartments	C2R	DEF1
78	Kirby Crossing	C2R	
79	Krog Skyline Homes	C2R	
80	Live Oak Crossing	C2R	
81	Magnolia Oaks	C3R	
82	Mainview Heights	C2R	DEF1
83	Marek Place	C2R	
84	McCrary Meadows Detention Reserve partial replat no 1	C2R	

Platting Summary**Houston Planning Commission****PC Date: February 20, 2020**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	McDuffie Street Grove	C2R	
86	Morgan Estate	C2R	
87	Murdock Place	C2R	DEF1
88	North Loop Place	C2R	
89	Prose Champions	C2R	
90	Rutland Terrace	C2R	
91	Shady Acres Extension no 3 partial replat no 14	C2R	
92	Shadyacres Oaks	C2R	
93	SLD and HJK Investments	C3R	
94	Tierra y Libertad	C2R	
95	Truxillo Estates	C2R	
96	Truxillo Place	C2R	
97	wavell place	C2R	
98	Welch Street Villas	C2R	
99	Westwind Business Park West	C3R	
100	Westwind Business Park East	C3R	
101	World Hope Ministries International	C2R	
102	Wycliffe Heights	C2R	

C-Public Hearings Requiring Notification

103	Ashcreek partial replat no 1	C3N	
104	Craig Woods partial replat no 26	C3N	
105	Evergreen Woods partial replat no 2	C3N	DEF1
106	Houston Gardens partial replat no 1	C3N	
107	Pine Terrace partial replat no 2	C3N	
108	RB Gaut partial replat no 1	C3N	
109	River Oaks Sec 9 partial replat no 1	C3N	
110	Southgate partial replat no 3	C3N	
111	Stoneworks Mansfield Park	C3N	
112	Windmill Lakes Villas replat no 1	C3N	
113	Woodleigh partial replat no 2 and extension	C3N	

D-Variances

114	Avalon at Bridge Creek GP	GP	
115	Brookdale Galleria	C2	
116	Forest Village Sec 13	C3P	DEF2
117	HC MUD 43 Water Plant no 2	C2	
118	Kickapoo Industrial Park GP	GP	
119	Kickapoo Industrial Park Sec 1	C2R	
120	Modulate Motor Sports	C2R	
121	New Caney ISD High School no 3	C2R	DEF1
122	Parnell Havens	C2R	
123	Redimir Cypress Forest GP	GP	
124	Redimir Cypress Forest Sec 1	C2	

Platting Summary**Houston Planning Commission****PC Date: February 20, 2020**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
125	Spring Creek Forest	C3P	DEF1
126	Twenty One Hundred Memorial	C2	
127	Valley Ranch Parkway Reserves	C3P	

E-Special Exceptions

128	Werrington Park Sec 6	C3P
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F-Reconsideration of Requirements

129	Los Pinos Sec 1	C3P
130	Rosslyn Estates	C2

G-Extensions of Approval

131	Ashley Pointe Sec 11 partial replat no 1	EOA
132	Fairway North Logistics Park	EOA
133	Glencairn Civic Center	EOA
134	Harris County ESD No 5 Stroker Road	EOA
135	Huffmeister Crossing	EOA
136	Little Woodrows Timber Tech	EOA
137	Mani Investments	EOA
138	Merrylands Sec 2	EOA
139	Sarai Properties	EOA
140	Towne Lake Commercial Reserve at Barker Cypress	EOA

H-Name Changes

141	Rancho Paraiso (prev. Rancho Grande)	NC
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I-Certification of Compliance

142	26698 Spanish Oaks Lane	COC
143	18910 Iris Lane	COC
144	21023 Patricia Lane- 20962 Steven Street	COC

J-Administrative

none

K-Development Plats with Variance Requests

145	3841 Meadow Lake Lane	DPV
146	2004 River Oaks Boulevard	DPV

Item**App****No.****Subdivision Plat Name****Type****Deferral****Off-Street Parking with Variance Requests**

IV	1001 Frio Street	PV
V	2100 Memorial Drive	PV

Platting Summary**Houston Planning Commission****PC Date: February 20, 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	Afton Oaks Sec 7 partial replat no 1	2020-0227	C3F	Harris	City	491V	0.62	0.62	0	4722 Place LLC	ICMC GROUP INC
2	Amira GP (DEF1)	2020-0131	GP	Harris	ETJ	286U	484.60	0.00	0	Johnson Development Services	META Planning + Design, LLC
3	Bayou Woods Sec 2 partial replat no 4 and extension	2020-0214	C3F	Harris	City	491G	4.05	0.00	2	101 Farish Circle, LLC	Probstfeld & Associates, Inc.
4	Breckenridge West Sec 8	2020-0285	C3P	Harris	ETJ	333B	32.10	7.91	149	DR Horton	META Planning + Design, LLC
5	Breckenridge West Sec 9	2020-0287	C3P	Harris	ETJ	333C	25.60	1.48	131	DR Horton	META Planning + Design, LLC
6	Bridgeland Tuckerton Road and Copper Breaks Crossing Street Dedication	2020-0188	SP	Harris	ETJ	366X	7.63	0.00	0	Bridgeland Development, LP	BGE
7	Buffalo Business Park (DEF1)	2020-0048	C2	Harris	City	452H	3.54	3.54	0	Clay Development	Grueller Surveying
8	Calvary Hill Drive Street Dedication Sec 1	2020-0290	SP	Harris	ETJ	286Y	0.46	0.00	0	Beazer Homes Texas, L.P.	Costello, Inc.
9	Champions Oak Sec 1	2020-0192	C3F	Harris	ETJ	370H	28.69	16.97	54	Woodmere Development Co., LTD,	Van De Wiele & Vogler, Inc.
10	Cotton Oaks Estates replat no 1	2020-0210	C3F	Harris	ETJ	250Z	10.00	3.48	38	A & J Smalley, LP	Texas Professional Surveying, LLC
11	Cypress Creek Landing Sec 3	2020-0182	C3F	Harris	ETJ	330V	9.13	0.22	52	KB Home Lone Star Inc	IDS Engineering Group
12	Cypress Fairbanks ISD Yeager Elementary	2020-0269	C2	Harris	ETJ	330Y	12.62	12.62	0	West Belt Surveying, Inc.	West Belt Surveying, Inc.
13	Cypress Heights Drive Street Dedication Sec 1 and Reserves	2020-0293	C3P	Harris	ETJ	286Y	11.20	10.27	0	Beazer Homes Texas, L.P.	Costello, Inc.
14	Elyson Sec 21	2020-0193	C3F	Harris	ETJ	405T	24.45	9.06	82	Nash FM 529, LLC.	BGE
15	Elyson Sec 27	2020-0244	C3F	Harris	ETJ	405P	19.57	4.61	96	Nash FM 529, LLC	BGE
16	Freeway Manor Sec 3 partial replat no 1 and extension	2020-0200	C3F	Harris	City	576A	0.28	0.00	2	NA	South Texas Surveying Associates, Inc.
17	Gaywood partial replat no 1	2020-0181	C3F	Harris	City	489F	0.67	0.00	2	n/a	South Texas Surveying Associates, Inc.
18	Grand Vista Sec 18	2020-0254	C3F	Fort Bend	ETJ	526R	42.35	23.97	75	Taylor Morrison of Texas	Costello, Inc.
19	Grogans Crest	2020-0106	C2	Montgomery	ETJ	252N	3.13	3.13	0	Silver Crest Developments, LLC	Landpoint
20	Harris County Improvement District no 13 Waste Water Treatment Plant no 1	2020-0190	C2	Harris	ETJ	366B	6.51	6.51	0	Dunham Point Development LLC	BGE

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21	Harvest Green Sec 30	2020-0288	C3F	Fort Bend	ETJ	566G	28.45	2.19	139	Grand Parkway 1358 LP	Jones Carter
22	Hope City at Westview	2020-0289	C2	Harris	City	449Z	17.01	17.01	0	Hope City Live, Inc.	Pape-Dawson Engineers
23	Houston Acreage Estates partial replat no 3	2020-0236	C3F	Harris	City	534R	0.30	0.00	7	Rezcom	PLS CONSTRUCTION LAYOUT, INC
24	Katy Crossing GP	2020-0266	GP	Harris	ETJ	404Y	174.99	0.00	0	Pulte Homes of Texas, L.P.	LJA Engineering, Inc.- (West Houston Office)
25	Katy Crossing Sec 8	2020-0273	C3P	Harris	ETJ	404Y	35.00	11.90	119	Pulte Homes of Texas, L.P.	LJA Engineering, Inc.- (West Houston Office)
26	Kingfield Sec 1	2020-0204	C3F	Harris	ETJ	407V	16.62	1.03	110	Pulte Homes of Texas, L.P.	IDS Engineering Group
27	Lakeview Retreat Medical Park	2020-0278	C2	Fort Bend	ETJ	526H	8.39	8.39	0	DHI Commerical - LAKEVIEW LLC	Jones Carter
28	Lanza Plaza (DEF1)	2020-0114	C3P	Harris	ETJ	368G	3.82	3.82	0	M LANZA	Century Engineering, Inc
29	Longenbaugh Greenhouse Plaza	2020-0216	C2	Harris	ETJ	406H	13.27	13.27	0	Read King	Terra Surveying Company, Inc.
30	Mandana Complex	2020-0260	C2	Harris	City	450V	0.16	0.16	0	Mandana Gholamhosseini	Owens Management Systems, LLC
31	Marisol Sec 2	2020-0229	C3P	Harris	ETJ	404Y	14.04	1.28	78	DRP TX 1, LLC	LJA Engineering, Inc.- (West Houston Office)
32	Meandering Bend Drive Extension and Reserves	2020-0248	C3P	Montgomery	ETJ	293L	7.26	6.95	0	Montgomery County MUD No. 119	Manhard Consulting
33	Memorial Green Sec 2 replat and extension partial replat no 2	2020-0275	C3F	Harris	City	489M	1.32	0.26	18	Midway Companies	Windrose
34	Morning Star Landing	2020-0191	C2	Harris	City	492H	0.13	0.00	2	Stahlman	Field Data Svrice, Inc
35	Morrison Grove Street Dedication Sec 1	2020-0264	SP	Harris	ETJ	406F	5.93	0.00	0	Cypress 856, Ltd.	Jones Carter - Woodlands Office
36	MRB Development	2020-0245	C2	Harris	City	456X	24.42	0.00	1	Oc Plans & Permits	Oc Plans & Permits
37	Newport Sec 7 partial replat no 5	2020-0230	C3F	Harris	ETJ	419B	11.79	0.69	52	Friendswood Development Company	LJA Engineering, Inc.- (West Houston Office)
38	Olympia Falls Sec 1	2020-0089	C3F	Fort Bend	ETJ	610R	17.11	2.76	63	KB Home Lone Star INC	LJA Engineering, Inc.- (West Houston Office)
39	Quiktrip 7109 Addition	2020-0198	C2	Harris	ETJ	375W	10.03	10.03	0	QuikTrip Corporation	Matkin Hoover Engineering
40	Royal Brook at Kingwood Sec 22	2020-0143	C3F	Harris	City	297P	13.33	0.17	61	Friendswood Development	Jones Carter
41	Sendero Sec 11	2020-0255	C3F	Fort Bend	ETJ	524M	9.28	0.81	44	Meritage Homes of Texas LLC	Costello, Inc.
42	Sendero Sec 12	2020-0256	C3F	Fort Bend	ETJ	524M	13.23	1.49	62	Taylor Morrision of Texas	Costello, Inc.
43	Sun Lake Village Sec 1 (DEF2)	2019-2271	C3P	Harris	ETJ	446J	15.39	0.88	82	Morton Lake Company, Inc.	CobbFendley
44	Tavola Sec 35	2020-0199	C3F	Montgomery	ETJ	256M	33.31	21.98	62	Friendswood Development Company	LJA Engineering, Inc.- (West Houston Office)

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45	Towne Lake Detention Reserve at Tuckerton	2020-0301	C2	Harris	ETJ	407A	40.58	40.58	0	CW SCOA West, L.P.	EHRA
46	Towne Lake Sec 54	2020-0283	C3P	Harris	ETJ	367N	7.33	0.31	26	CW SCOA West, L.P.	EHRA
47	Towne Lake Sec 60	2020-0291	C3F	Harris	ETJ	407A	28.89	11.13	91	CC Lakeshore West 28	EHRA
48	Treviso Gardens Sec 5	2020-0279	C3P	Harris	ETJ	445J	31.60	17.75	93	Marcello Lakes Ltd.	EHRA
49	Vivace at Harmony Sec 3	2020-0284	C3F	Montgomery	ETJ	293L	19.50	3.61	80	Shea Homes Houston, LLC	Manhard Consulting
50	Weiser Business Park Sec 1	2020-0274	C3F	Harris	ETJ	368T	131.93	123.68	0	Trammell Crow Company	EHRA
51	West Road Street Dedication Sec 2	2020-0261	SP	Harris	ETJ	406B	7.67	0.00	0	Cypress 856, Ltd.	Jones Carter - Woodlands Office
52	Westgreen Boulevard Street Dedication Sec 6	2020-0258	SP	Harris	ETJ	406E	9.05	0.00	0	Cypress 856, Ltd.	Jones Carter - Woodlands Office

B-Replats

53	Alamo Plaza (DEF1)	2020-0165	C2R	Harris	City	454N	0.46	0.46	0	FRANCO FAMILY	Survey Solutions of Texas
54	Alief ISD Elementary School no 23 replat no 1 and extension	2020-0268	C3R	Harris	City	529U	31.76	31.45	0	West Belt Surveying, Inc.	West Belt Surveying, Inc.
55	American Good Murdock Street Community (DEF1)	2020-0133	C2R	Harris	City	573U	0.51	0.00	4	American Good Investment & Constn LLC	Pioneer Engineering, LLC
56	Arabelle Homes	2020-0297	C2R	Harris	City	492B	0.12	0.00	2	BB Residential	Level Up
57	Barzar Plaza	2020-0186	C2R	Harris	City	453N	0.47	0.00	5	CAS Consultants, LLC	CAS Consultants, LLC
58	Branard Street Grove	2020-0259	C2R	Harris	City	492V	0.14	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
59	Brownstone Heights	2020-0184	C2R	Harris	City	533Y	0.11	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
60	Brundage Woods replat no 2 and extension	2020-0215	C2R	Harris	ETJ	372B	9.53	9.53	0	Church Development Services, LLC	REKHA ENGINEERING, INC.
61	Calwoods of East River	2020-0242	C2R	Harris	City	494J	0.10	0.00	2	Calwood Investments, LLC	Baker & Lawson, Inc.
62	Chase Bank Bay Area partial replat no 1	2020-0237	C2R	Harris	City	618L	1.99	1.99	0	Cumulus Design	Windrose
63	Chateaus on Hutchins Street	2020-0252	C2R	Harris	City	493Y	0.69	0.00	18	City Choice Homes L.L.C.	ICMC GROUP INC
64	Christ Community Church Of Praise	2020-0172	C2R	Harris	City	573D	0.48	0.48	0	The Porter Drating Co.	The Porter Drafting Co.
65	Clark Road Villas (DEF1)	2020-0157	C2R	Harris	City	453B	0.97	0.03	20	Stoneworks, LLC	Total Surveyors, Inc.
66	Cypress Preserve Logistic Center LLC replat no 1	2020-0125	C2R	Harris	ETJ	332G	34.91	34.91	0	Cypress Preserve Logistic Center LLC	LJA Engineering, Inc.- (West Houston Office)
67	Delano Square (DEF2)	2020-0057	C2R	Harris	City	493Y	0.11	0.00	3	Arabelle Properties, LLC	ICMC GROUP INC

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68	Estates At West Tidwell	2020-0234	C2R	Harris	City	452A	0.81	0.01	11	CMJ BRUDER	PLS CONSTRUCTION LAYOUT, INC
69	Faulk Properties LTD	2020-0207	C2R	Harris	City	534U	9.60	9.60	0	SPD Construction	Windrose
70	Golf Oaks Homes	2020-0246	C2R	Harris	City	452P	0.16	0.00	4	FRAM Development, LLC	Pioneer Engineering, LLC
71	Grove East AHC (DEF1)	2020-0095	C2R	Harris	ETJ	375Z	12.16	12.16	0	AHC Grove East, LLC	Terra Associates, Inc.
72	HFD Station no 67	2020-0189	C2R	Harris	City	412X	2.88	2.85	0	CSF Consulting LP	CSF Consulting LP
73	Huldy Street Terrace	2020-0253	C2R	Harris	City	492V	0.14	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
74	Independence Heights Homes (DEF2)	2020-0024	C3R	Harris	City	452H	2.97	0.24	50	Yale Plaza, LLC	HRS and Associates, LLC
75	International Society for Krishna Consciousness of Houston Inc	2020-0201	C2R	Harris	City	452P	0.67	0.00	8	The Intl Society for Krishna Consciousness	Hovis Surveying Company Inc.
76	Kelton Enclave at Riverside (DEF1)	2020-0156	C2R	Harris	City	533F	0.51	0.04	10	DCT Capital Fund, LLC	Owens Management Systems, LLC
77	Kingwood Place Apartments (DEF1)	2020-0169	C2R	Montgomery	City	295V	13.58	13.58	0	TX-Morrow Construction	Miller Survey Group
78	Kirby Crossing	2020-0206	C2R	Harris	City	492U	3.65	3.65	0	2700 Alabama Kirby, LLC	BGE
79	Krog Skyline Homes	2020-0081	C2R	Harris	City	452R	0.10	0.00	2	Poteet Design	Bowden Land Services & Consulting
80	Live Oak Crossing	2020-0233	C2R	Harris	City	493V	0.11	0.00	3	Metro Living	PLS CONSTRUCTION LAYOUT, INC
81	Magnolia Oaks	2020-0083	C3R	Harris	ETJ	414H	2.04	0.22	18	Hearthstone Homes	Cadniques Designs, LLC
82	Mainview Heights (DEF1)	2020-0151	C2R	Harris	City	453N	0.22	0.00	4	503 34th Holdings LLC	The Interfield Group
83	Marek Place	2020-0171	C2R	Harris	City	493Z	0.12	0.00	2	N/A	The Interfield Group
84	McCrary Meadows Detention Reserve partial replat no 1	2020-0292	C2R	Fort Bend	ETJ	565G	0.08	0.08	0	Ventana Development McCrary, LTD	Jones Carter - Woodlands Office
85	McDuffie Street Grove	2020-0263	C2R	Harris	City	492R	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
86	Morgan Estate	2020-0185	C2R	Harris	City	574A	0.13	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
87	Murdock Place (DEF1)	2020-0175	C2R	Harris	City	573U	0.71	0.23	19	Windrose	Windrose
88	North Loop Place	2020-0243	C2R	Harris	City	453N	0.28	0.00	5	Metro Living	PLS CONSTRUCTION LAYOUT, INC
89	Prose Champions	2020-0205	C2R	Harris	ETJ	370F	24.39	24.39	0	Chayn Mousa	Terra Associates, Inc.
90	Rutland Terrace	2020-0195	C2R	Harris	City	452M	0.14	0.00	2	JST HOMES	Field Data Svcs, Inc
91	Shady Acres Extension no 3 partial replat no 14	2020-0298	C2R	Harris	City	452Y	0.25	0.00	6	Deep Blue Custom Home Builders, LLC	CE Engineers & Development Consultants, INC
92	Shadyacres Oaks	2020-0277	C2R	Harris	City	452Y	0.14	0.00	3	BB Residential	Level Up
93	SLD and HJK Investments	2020-0202	C3R	Harris	ETJ	333B	12.99	12.43	0	SLD & HJK Investments and Management	The Pinnell Group, LLC

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94	Tierra y Libertad	2020-0103	C2R	Harris	City	455K	0.33	0.00	8	Tierra y Libertad Holdings, LLC	Halff Associates, Inc.
95	Truxillo Estates	2020-0232	C2R	Harris	City	493Y	0.13	0.00	2	Metro Living	PLS CONSTRUCTION LAYOUT, INC
96	Truxillo Place	2020-0231	C2R	Harris	City	493Y	0.12	0.00	2	Metro Living	PLS CONSTRUCTION LAYOUT, INC
97	wavell place	2020-0196	C2R	Harris	City	412N	0.17	0.00	2	McKinney Homes	South Texas Surveying Associates, Inc.
98	Welch Street Villas	2020-0265	C2R	Harris	City	493N	0.11	0.00	2	Ultavillas, LLC	Total Surveyors, Inc.
99	Westwind Business Park West	2020-0224	C3R	Harris	City/ ETJ	449C	11.03	9.39	0	Westwind Industries, LP	Precision Land Surveying
100	Westwind Business Park East	2020-0225	C3R	Harris	City/ ETJ	449D	28.36	27.74	0	Westwind Industries, LP	Precision Land Surveying
101	World Hope Ministries International	2020-0241	C2R	Harris	ETJ	329Q	1.58	1.58	0	World Hope Ministries International	E.I.C. Surveying Company
102	Wycliffe Heights	2020-0212	C2R	Harris	City	449X	0.60	0.02	13	Homesite Residential, LLC	Richard Grothues Designs

C-Public Hearings Requiring Notification

103	Ashcreek partial replat no 1	2019-2294	C3N	Harris	ETJ	370R	0.52	0.52	0	Northwest Harris County MUD No 24	Pape-Dawson Engineers
104	Craig Woods partial replat no 26	2020-0055	C3N	Harris	City	451X	0.28	0.00	3	BC INVESTMENTS	Level Up
105	Evergreen Woods partial replat no 2 (DEF1)	2019-2066	C3N	Harris	ETJ	369N	0.52	0.00	2	N/A	E.I.C. Surveying Company
106	Houston Gardens partial replat no 1	2020-0059	C3N	Harris	City	454M	2.76	0.00	5	Veronica Chevalier	Owens Management Systems, LLC
107	Pine Terrace partial replat no 2	2019-2322	C3N	Harris	City	451T	0.62	0.62	0	Sandlot Engineering	Civil-Surv Land Surveying, L.C.
108	RB Gaut partial replat no 1	2020-0035	C3N	Harris	City	491R	5.26	5.26	0	Brazos Presbyterian Homes, Inc.	Total Surveyors, Inc.
109	River Oaks Sec 9 partial replat no 1	2020-0013	C3N	Harris	City	492N	0.92	0.00	2	N/A/	South Texas Surveying Associates, Inc.
110	Southgate partial replat no 3	2020-0064	C3N	Harris	City	532H	0.39	0.39	0	1933 Dryden LLC	Tetra Surveys
111	Stoneworks Mansfield Park	2020-0045	C3N	Harris	City	452B	3.30	0.12	60	Stoneworks, LLC	Total Surveyors, Inc.
112	Windmill Lakes Villas replat no 1	2020-0078	C3N	Harris	City	576S	6.04	1.58	65	Villas at Windmill Lakes LP	Owens Management Systems, LLC
113	Woodleigh partial replat no 2 and extension	2020-0070	C3N	Harris	City	494S	0.34	0.00	8	Lamar Builders	The Interfield Group

D-Variances

114	Avalon at Bridge Creek GP	2020-0262	GP	Harris	ETJ	406A	263.70	0.00	0	Taylor Morrison of Texas	META Planning + Design, LLC
115	Brookdale Galleria	2020-0149	C2	Harris	City	491U	1.89	1.89	0	Windrose	Windrose

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116	Forest Village Sec 13 (DEF2)	2020-0005	C3P	Montgomery	ETJ	292D	9.39	0.91	46	Woodmere Development Co., LTD	Van De Wiele & Vogler, Inc.
117	HC MUD 43 Water Plant no 2	2020-0270	C2	Harris	ETJ	333D	1.90	1.90	0	Cypresswood Landing Interests. LTD.	EHRA
118	Kickapoo Industrial Park GP	2020-0238	GP	Harris	ETJ	323D	22.00	0.00	0	3004 Aldine Bender Partners, LP	Hovis Surveying Company Inc.
119	Kickapoo Industrial Park Sec 1	2020-0239	C2R	Harris	ETJ	323D	2.03	2.03	0	3004 Aldine Bender Partners LP	Hovis Surveying Company Inc.
120	Modulate Motor Sports	2020-0300	C2R	Harris	ETJ	417R	1.00	0.00	1	Alejandro Elizondo	Hovis Surveying Company Inc.
121	New Caney ISD High School no 3 (DEF1)	2019-2310	C2R	Montgomery	City	335H	58.76	58.76	0	West Belt Surveying, Inc.	West Belt Surveying, Inc.
122	Parnell Havens	2020-0030	C2R	Harris	City	533T	0.20	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
123	Redimir Cypress Forest GP	2020-0220	GP	Harris	ETJ	330M	3.46	1.50	1	Redimer	Atkinson Engineers
124	Redimir Cypress Forest Sec 1	2020-0221	C2	Harris	ETJ	331J	1.50	1.50	0	REDIMER	Atkinson Engineers
125	Spring Creek Forest (DEF1)	2020-0179	C3P	Harris	ETJ	293U	15.28	4.75	69	KB Home	Van De Wiele & Vogler, Inc.
126	Twenty One Hundred Memorial	2020-0098	C2	Harris	City	493K	1.56	1.56	0	The Housing Authority of the City of Houston	Marsh Darcy Partners, Inc.
127	Valley Ranch Parkway Reserves	2020-0272	C3P	Montgomery	ETJ	256W	41.90	41.90	0	Signorelli Company	META Planning + Design, LLC

E-Special Exceptions

128	Werrington Park Sec 6	2020-0208	C3P	Harris	ETJ	333K	11.16	2.72	96	Werrington Interests, LTD.	Van De Wiele & Vogler, Inc.
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F-Reconsideration of Requirements

129	Los Pinos Sec 1	2020-0299	C3P	Harris	ETJ	298D	100.40	3.39	245	Cayetano Development, LLC	META Planning + Design, LLC
130	Rosslyn Estates	2020-0249	C2	Harris	City	452A	0.79	0.00	14	Metro Living	PLS CONSTRUCTION LAYOUT, INC

G-Extensions of Approval

131	Ashley Pointe Sec 11 partial replat no 1	2019-0318	EOA	Harris	ETJ	616L	0.62	0.27	2	Windrose	Windrose
132	Fairway North Logistics Park	2019-0382	EOA	Harris	ETJ	373F	66.06	66.06	0	Lovett Commercial Realty	Gruller Surveying
133	Glencairn Civic Center	2019-0311	EOA	Harris	ETJ	447C	4.38	4.38	0	Windrose	Windrose
134	Harris County ESD No 5 Stroker Road	2019-0350	EOA	Harris	ETJ	379F	2.00	2.00	0	HC Emergency Services District No. 5	Windrose

Platting Summary**Houston Planning Commission****PC Date: February 20, 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
135	Huffmeister Crossing	2019-0349	EOA	Harris	ETJ	368X	1.70	1.70	0	Windrose	Windrose
136	Little Woodrows Timber Tech	2019-0173	EOA	Harris	ETJ	329E	3.18	3.18	0	Little Woodrow's, LLC	John G. Thomas & Assoc dba Thomas Land Surveying
137	Mani Investments	2019-0189	EOA	Harris	ETJ	413U	2.56	2.56	0	Accurate Precision Platting	John G. Thomas & Assoc dba Thomas Land Surveying
138	Merrylands Sec 2	2019-0328	EOA	Harris	ETJ	377G	32.91	3.71	231	Merrylands Interest Ltd.	Van De Wiele & Vogler, Inc.
139	Sarai Properties	2019-0185	EOA	Harris	City/ETJ	413V	7.84	7.84	0	Accurate Precision Platting	John G. Thomas & Assoc dba Thomas Land Surveying
140	Towne Lake Commercial Reserve at Barker Cypress	2019-0209	EOA	Harris	ETJ	407B	14.01	14.01	0	Lone Star College System	EHRA

H-Name Changes

141	Rancho Paraiso (prev. Rancho Grande)	2019-2068	NC	Harris	ETJ	325B	11.16	0.00	11	N/A	E.I.C. Surveying Company
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I-Certification of Compliance

142	26698 Spanish Oaks Ln.	20-1516	COC	Montgomery	ETJ	258J				Carlos Parra	Hector M Tenorio Jr.
143	18910 Iris Ln.	20-1517	COC	Montgomery	ETJ	295F				Two Sons Environmental	Ubidelmi Munoz
144	21023 Patricia Lane-20962 Steven Street	20-1518	COC	Montgomery	ETJ	256N				Maura Margarita Rios	Maura Margarita Rios

J-Administrative

none

K-Development Plats with Variance Requests

145	3841 Meadow Lake Lane	19116712	DPV	Harris	City	492N				Jeff Boutte	Windrose Land Services
146	2004 River Oaks Boulevard	19139114	DPV	Harris	City	492P				Jenifer Pool	JRP Company

Off-Street Parking with Variance Requests

IV	1001 Frio Street	19113681	PV	Harris	City	535B				Jeff Boutte	Windrose Land Services
V	2100 Memorial Drive	20008789	PV	Harris	City	493K				Kent Marsh	Marsh Darcy Partners, Inc.

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Ashcreek partial replat no 1

Applicant: Pape-Dawson Engineers



C – Public Hearings

Site Location

Houston Planning Commission

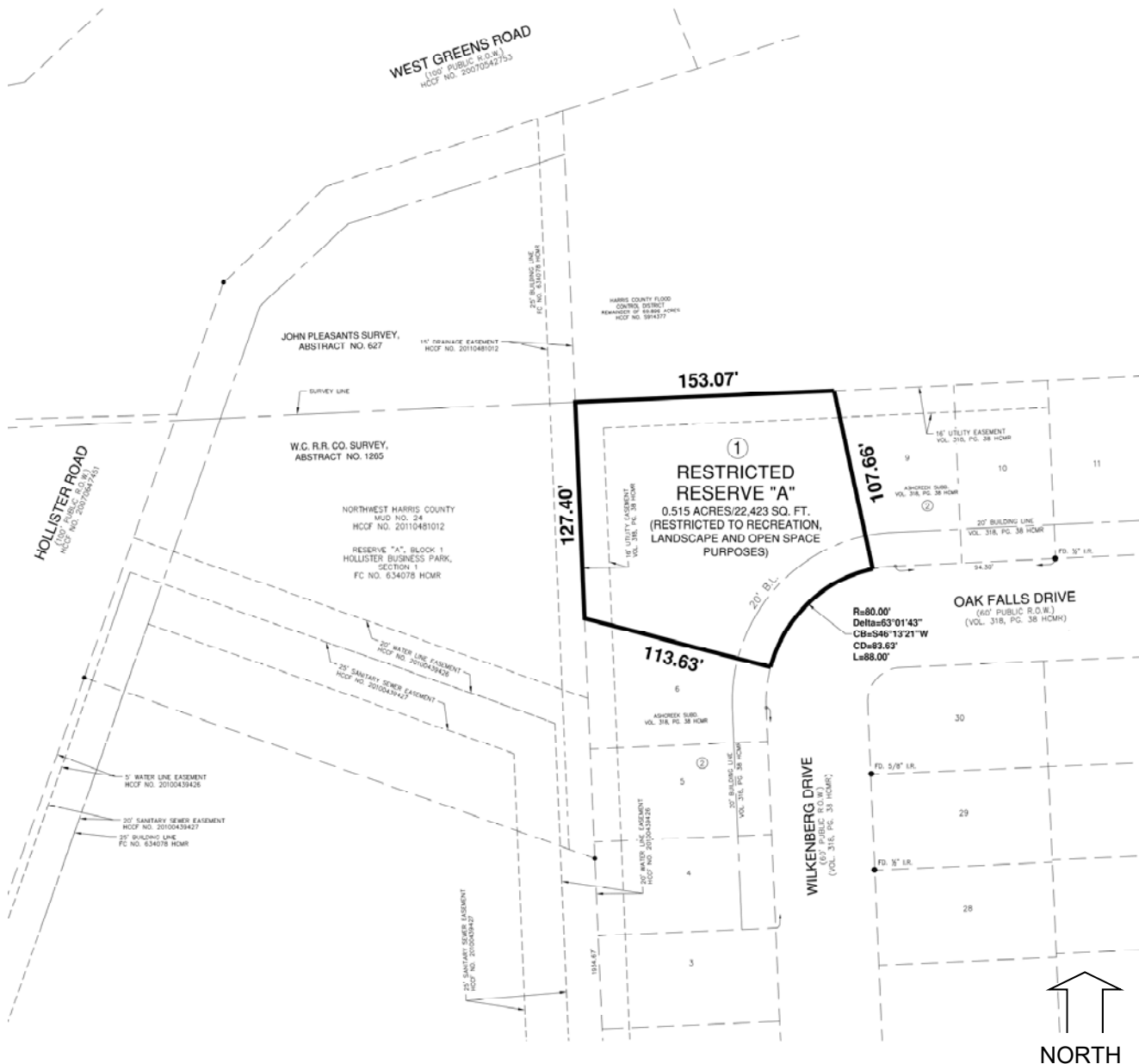
ITEM: 103

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Ashcreek partial replat no 1

Applicant: Pape-Dawson Engineers



C – Public Hearings

Subdivision

Houston Planning Commission

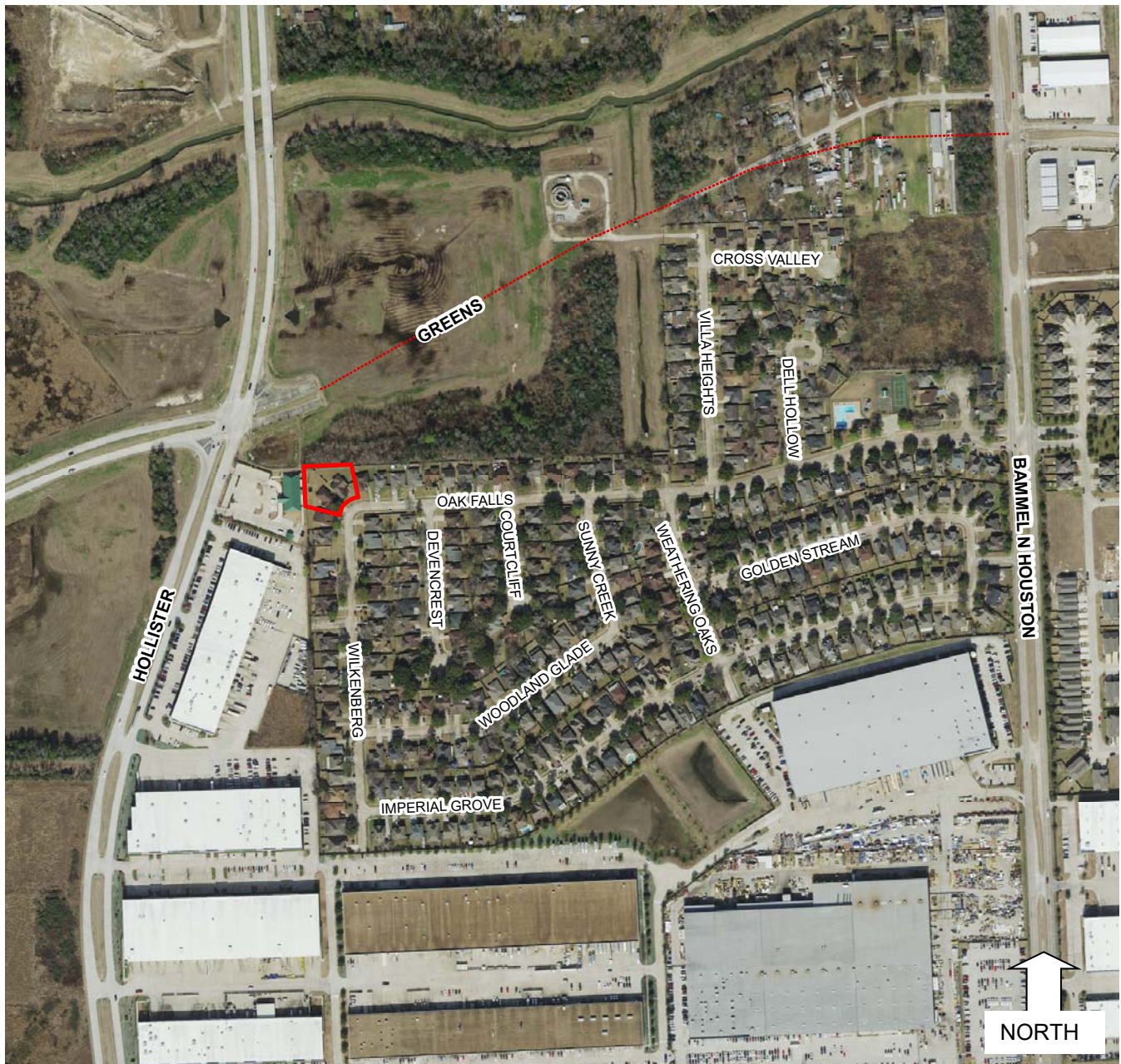
ITEM: 103

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Ashcreek partial replat no 1

Applicant: Pape-Dawson Engineers



C – Public Hearings

Aerial



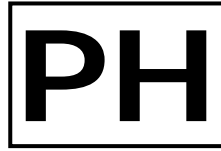
CITY OF HOUSTON

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

January 14, 2020

Dear Property Owner:

Reference Number: 2019-2294

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Ashcreek**". This proposal includes the replatting of Lot 7 and Lot 8, Block 2, as recorded in Volume 318, Page 38 of the Harris County Map Records. The new subdivision name is "**Ashcreek partial replat no 1**".

The property is located at the northwest intersection of Oak Falls Drive and Wilkenberg Drive. South of Greens Rd and East of Hollister St.

The purpose of the replat is to create one (1) reserve restricted to recreation, landscape and open space.

The applicant, Brian Nawara, with Pape-Dawson Engineers, on behalf of Northwest Harris County MUD No 24, can be contacted at 713-428-2400.

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, February 20th, 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. See reverse side for useful information

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

Terminology

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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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- 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.
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Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Craig Woods partial replat no 26

Applicant: Level Up



C – Public Hearings

Site Location

Houston Planning Commission

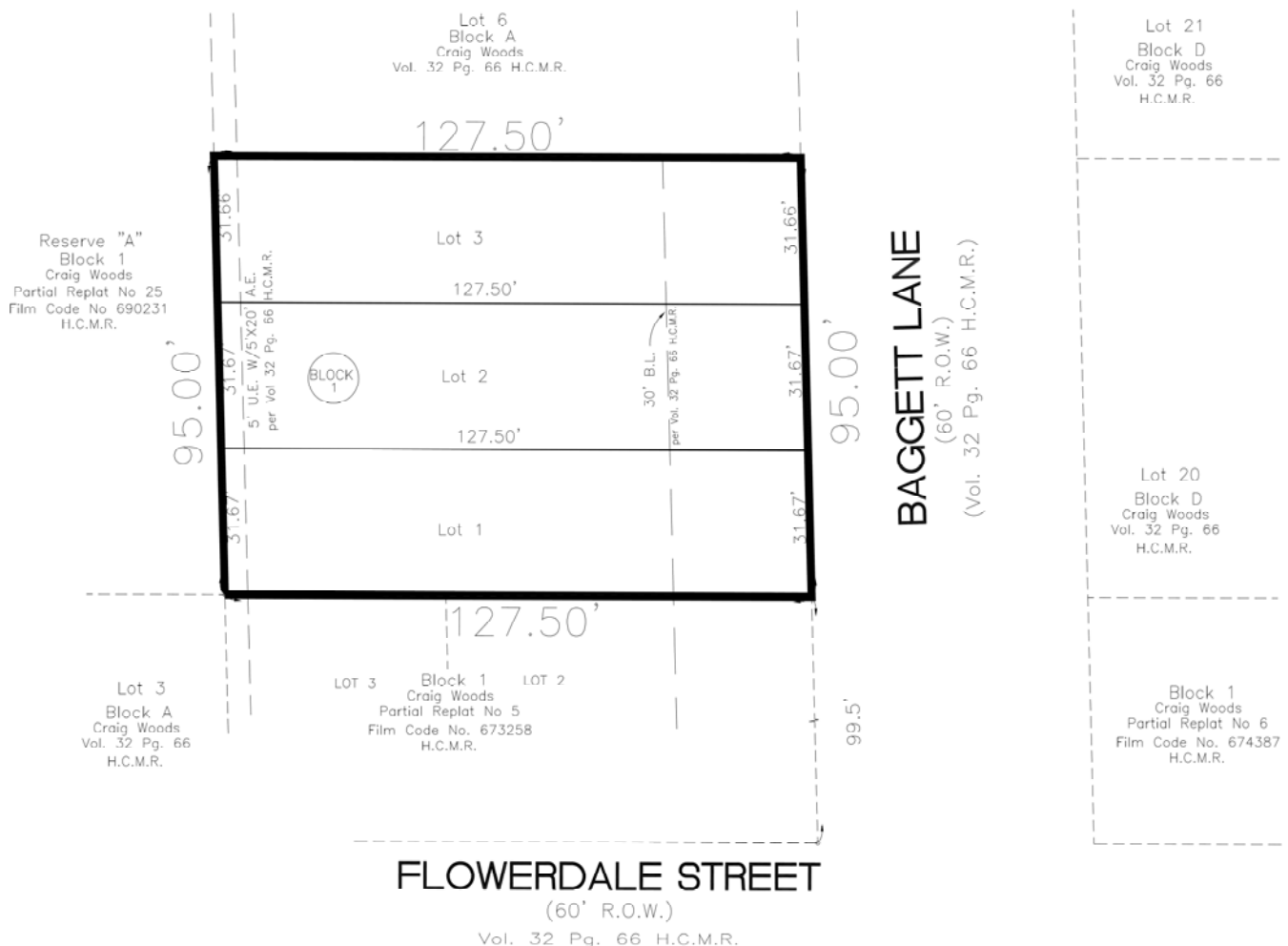
ITEM: 104

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Craig Woods partial replat no 26

Applicant: Level Up



C – Public Hearings

Subdivision

Houston Planning Commission

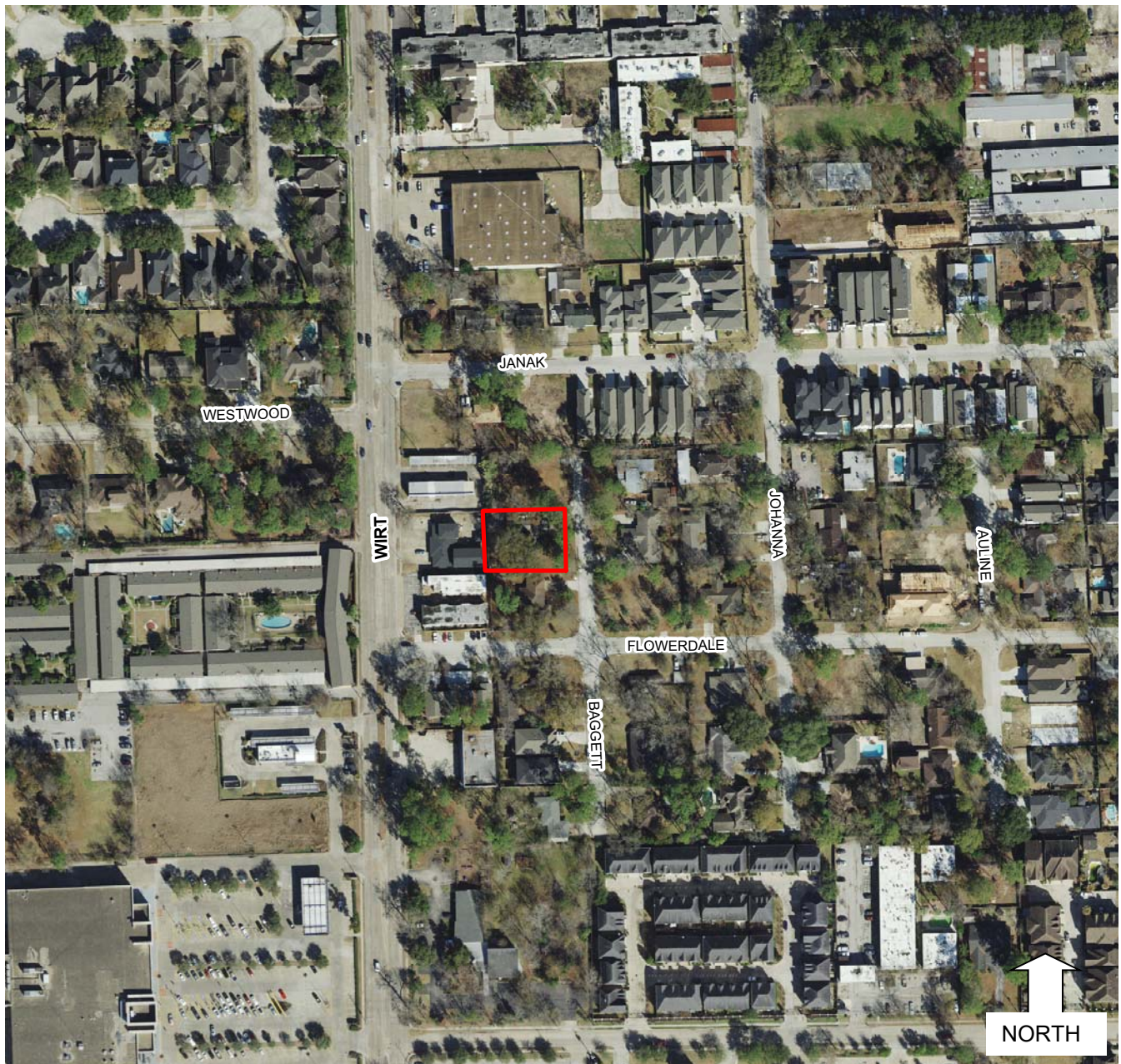
ITEM: 104

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Craig Woods partial replat no 26

Applicant: Level Up



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

January 24, 2020

Dear Property Owner:

Reference Number: 2020-0055

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Craig Woods**". This proposal includes the replatting of all of Lot 5, Block A, as recorded in Volume 32, Page 66 of the Harris County Map Records. The new subdivision name is "**Craig Woods partial replat no 26.**"

The property is located along and west of Baggett Lane, north of Flowerdale Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, Debi Tribble, with Level Up, on behalf of BC Investments, can be contacted at 281-636-6270.

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, February 20th, 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**.

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

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

Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

Terminology

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Houston Planning Commission

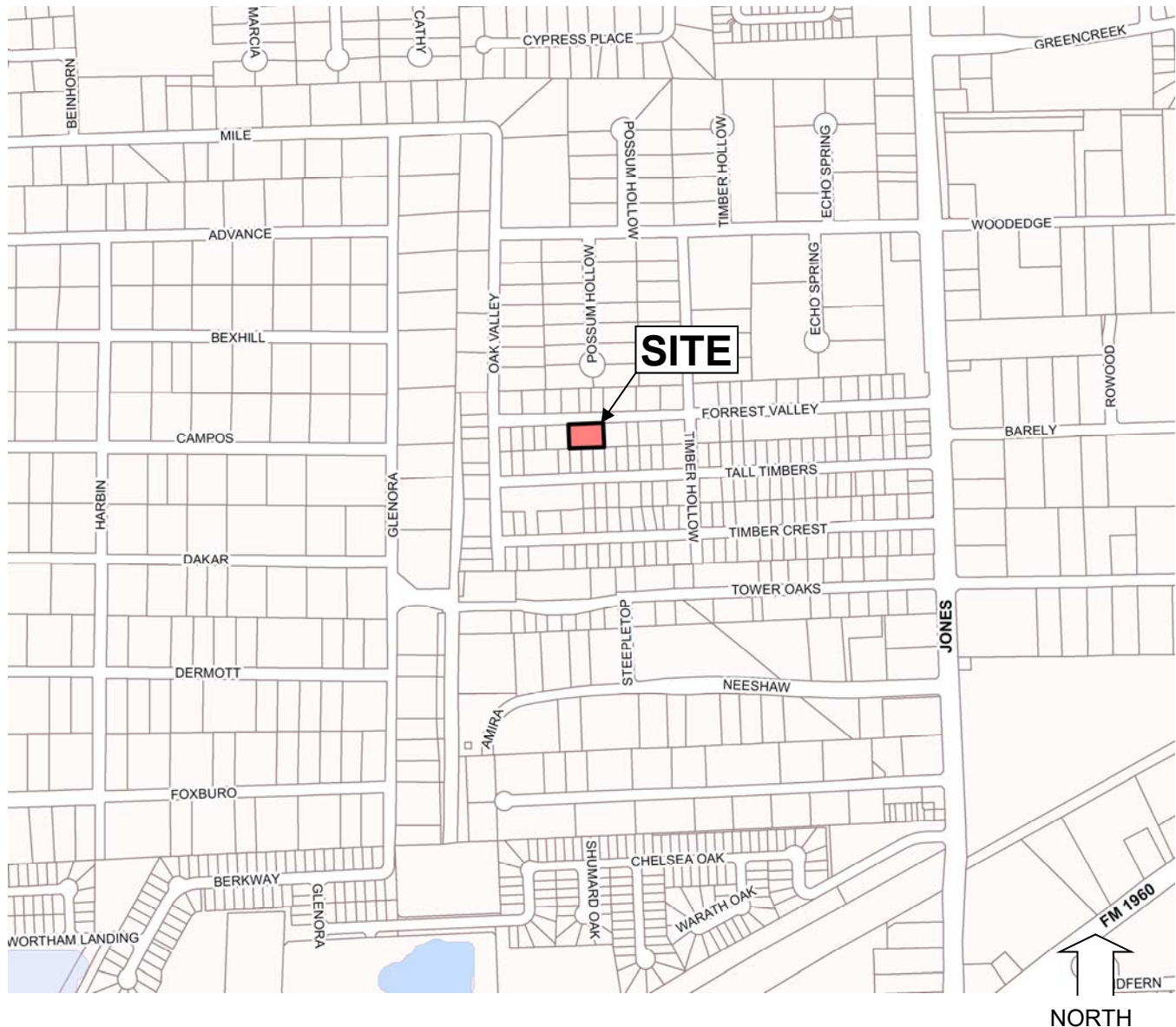
ITEM: 105

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Evergreen Woods partial replat no 2 (DEF 1)

Applicant: E.I.C. Surveying Company



C – Public Hearings

Site Location

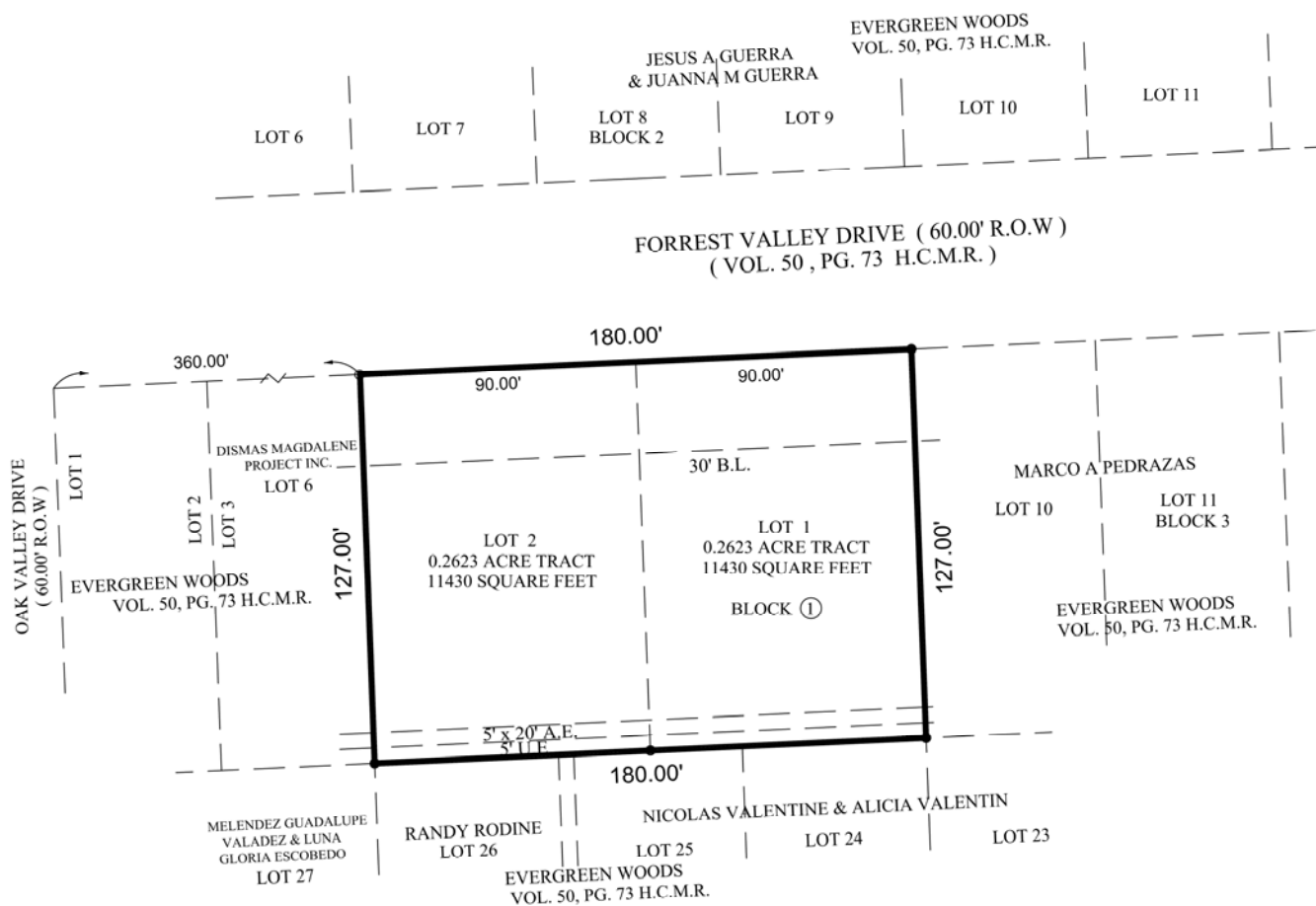
ITEM: 105

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Evergreen Woods partial replat no 2 (DEF 1)

Applicant: E.I.C. Surveying Company



NORTH

C – Public Hearings

Subdivision

Houston Planning Commission

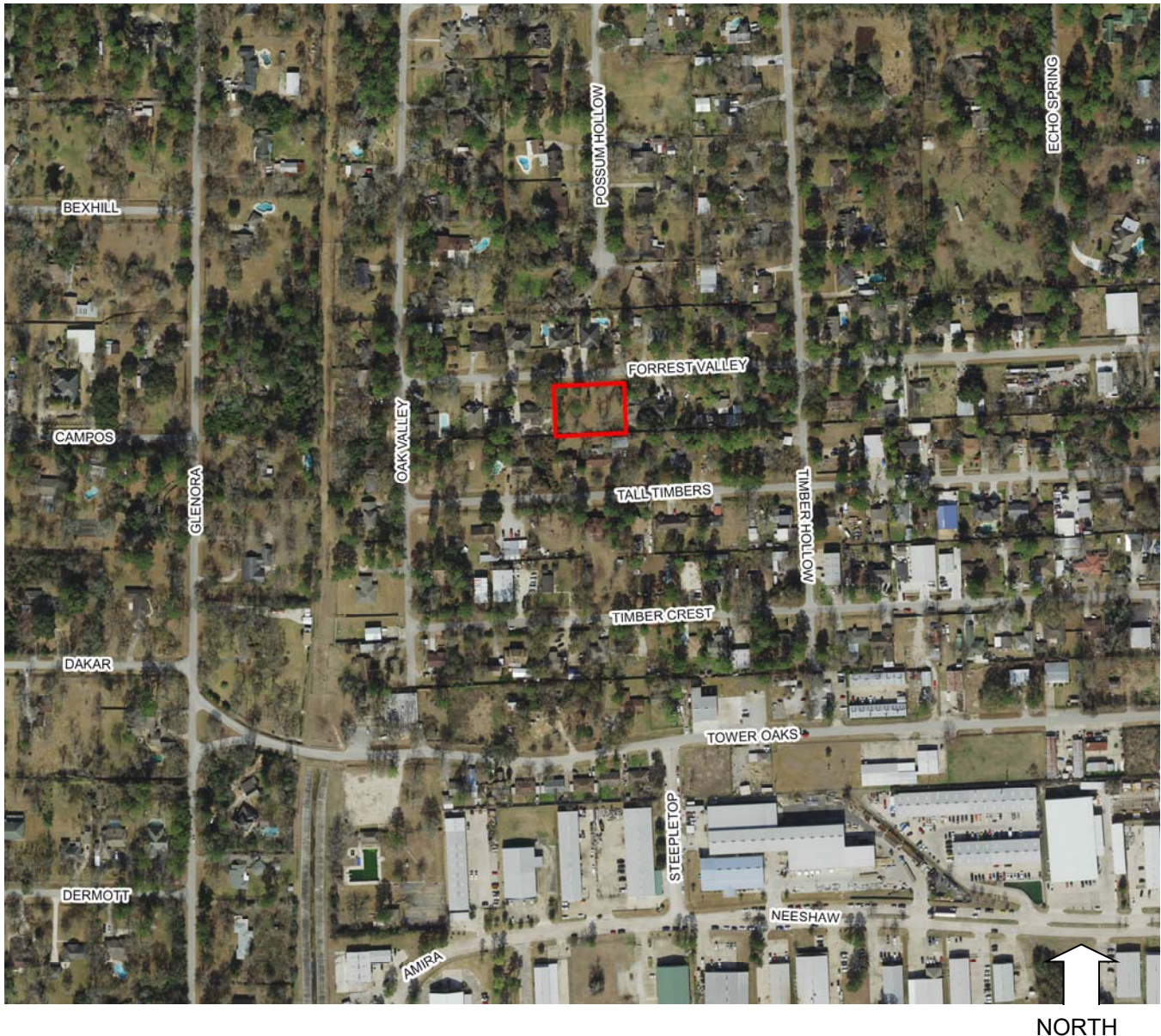
ITEM: 105

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Evergreen Woods partial replat no 2 (DEF 1)

Applicant: E.I.C. Surveying Company



C – Public Hearings

Aerial



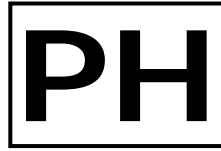
CITY OF HOUSTON

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

January 13, 2020

Dear Property Owner:

Reference Number: 2019-2066

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "Evergreen Woods". This proposal includes the replatting of Lot 7-9 in Block 3 as recorded in Vol 50, Pg 73, Harris County Map Records. The new subdivision name is **"Evergreen Woods partial replat no 2"**.

The property is located east of Oak valley Drive, west of Timber Hollow Drive, along the south side of Forrest Valley Drive.

The purpose of the replat is to create two residential lots.

The applicant, Emil Hadded, with E.I.C. Surveying Company, can be contacted at 281-955-2772.

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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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, February 6th, 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**.

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See reverse side for useful information

Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

Terminology

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Houston Planning Commission

ITEM: 106

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Houston Gardens partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Meeting Date: 02/20/2020

Applicant: Owens Management Systems, LLC



Houston Planning Commission

ITEM: 106

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Houston Gardens partial replat no 1

Applicant: Owens Management Systems, 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

January 24, 2020

Dear Property Owner:

Reference Number: 2020-0059

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "Houston Gardens." This proposal includes the replatting of part of Lot 1, Block 2, Houston Gardens as recorded in Volume 13, Page 51 of the Harris County Map Records. The new subdivision name is "**Houston Gardens partial replat no 1**".

The property is located along and north of Carey Street and west of Camway Street. The purpose of the replat is to create five single-family lots. The applicant, Joyce Owens, with Owens Management Systems, 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.

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Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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Houston Planning Commission

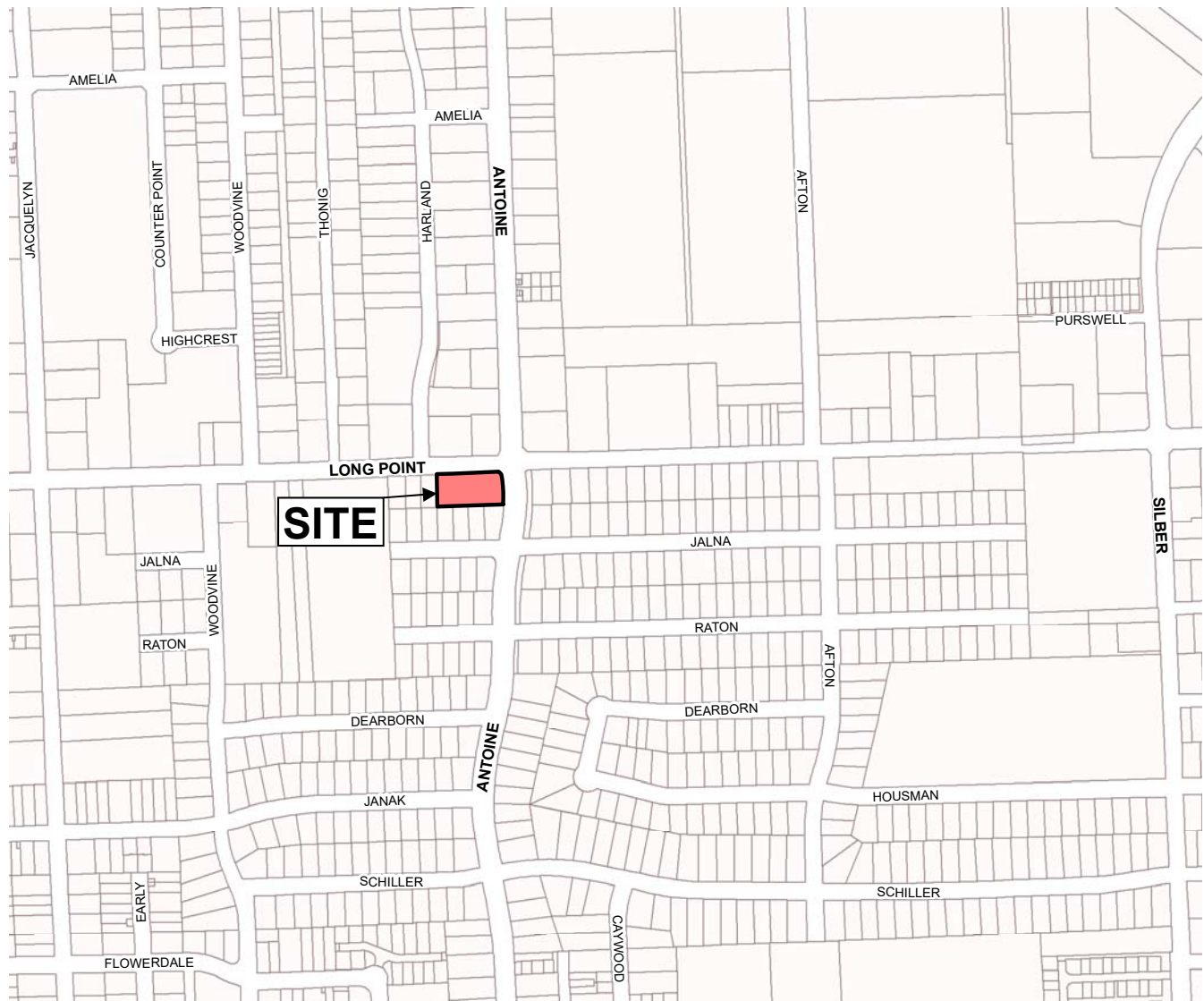
ITEM: 107

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Pine Terrace partial replat no 2

Applicant: Civil-Surv Land Surveying, L.C.



C – Public Hearings

Site Location

Houston Planning Commission ITEM: 107

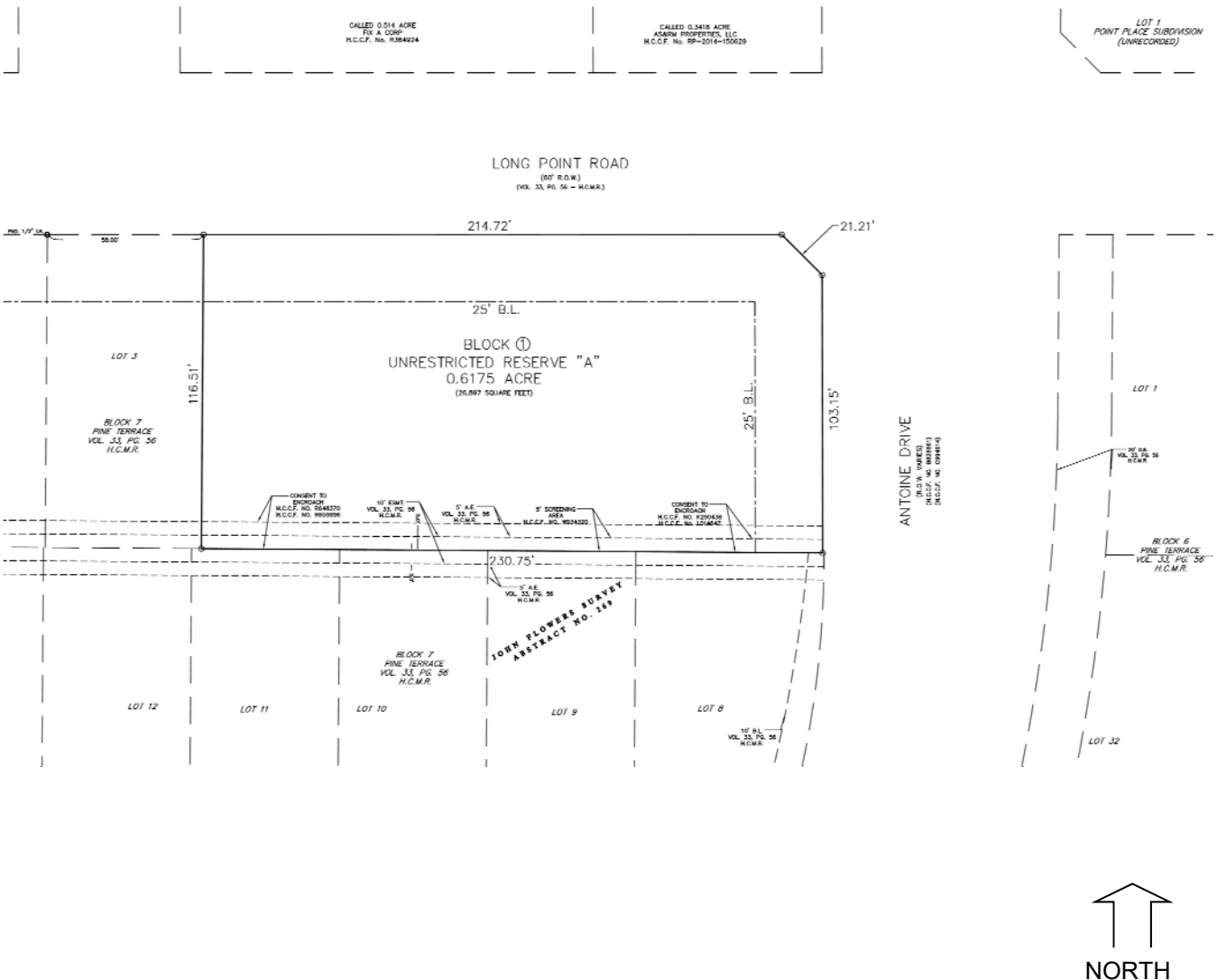
Houston Planning Commission ITEM: 107

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Pine Terrace partial replat no 2

Applicant: Civil-Surv Land Surveying, L.C.



C – Public Hearings

Subdivision

Houston Planning Commission

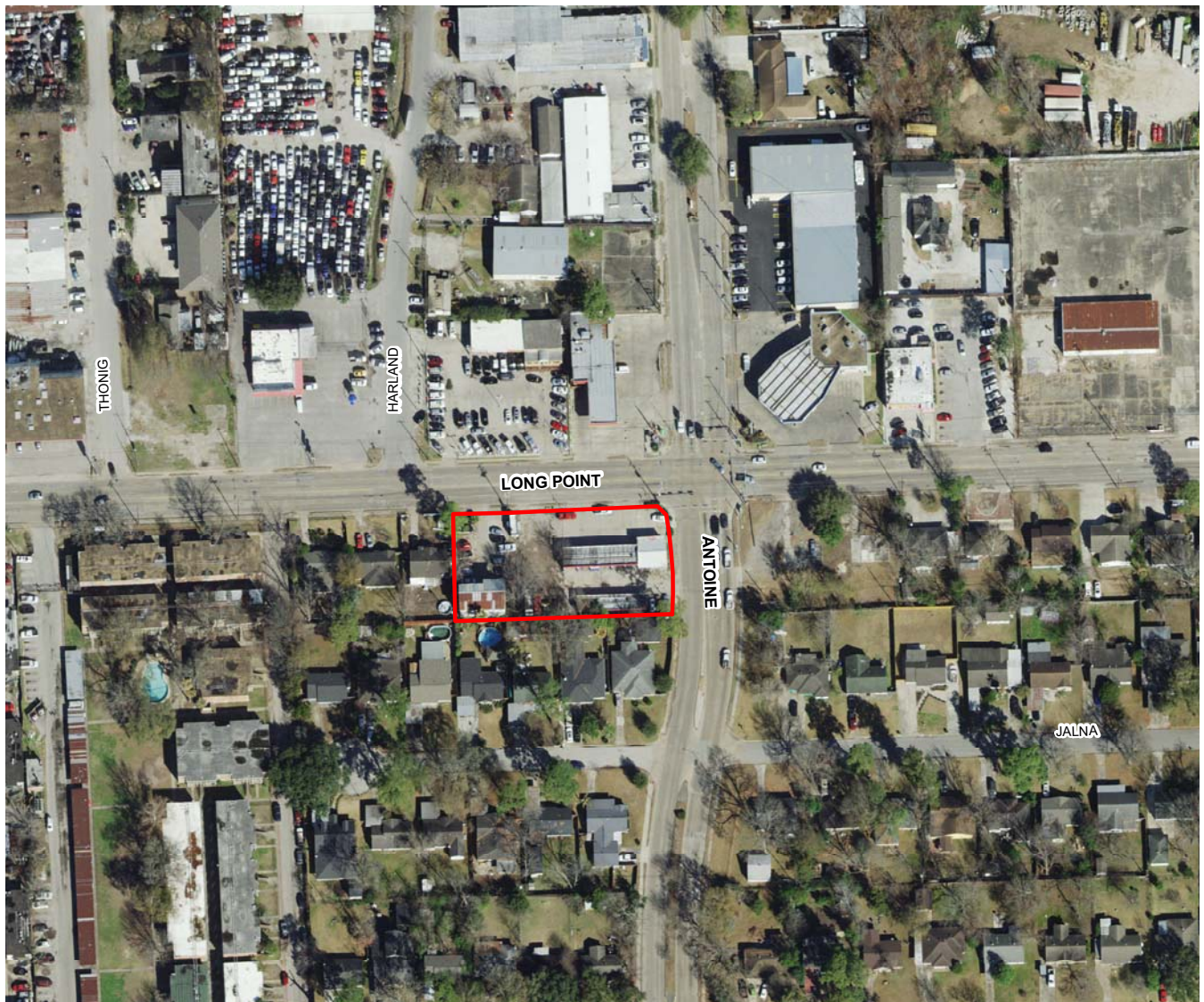
ITEM: 107

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Pine Terrace partial replat no 2

Applicant: Civil-Surv Land Surveying, L.C.



C – Public Hearings

Aerial



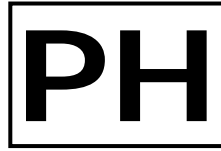
CITY OF HOUSTON

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

January 24, 2020

Dear Property Owner:

Reference Number: 2019-2322

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Pine Terrace**". This proposal includes the replatting of all of Lots 4 thru 6 and a portion of Lot 7, Block 7, as recorded in Volume 33, Page 56 of the Harris County Map Records. The new subdivision name is "**Pine Terrace partial replat no 2**".

The property is located at the southwest intersection of Long Point Road and Antoine Drive. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, Chris Rhodes, with Civil-Surv Land Surveying, L.C., on behalf of Sandlot Engineering, can be contacted at 713-839-9181.

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, February 20th, 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. See reverse side for useful information

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

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.

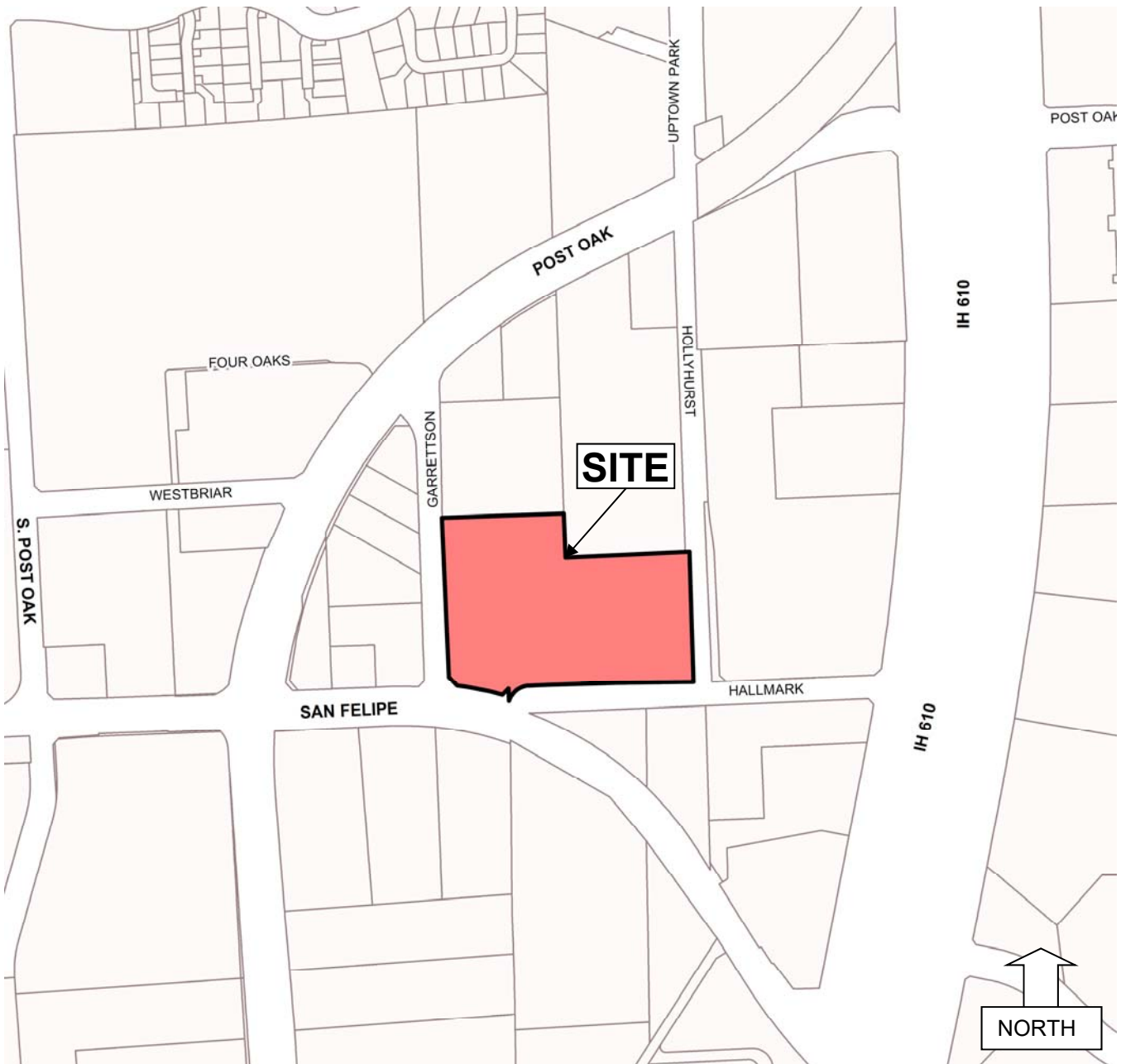
Houston Planning Commission **ITEM: 108**

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: RB Gaut partial replat no 1

Applicant: Total Surveyors, Inc.

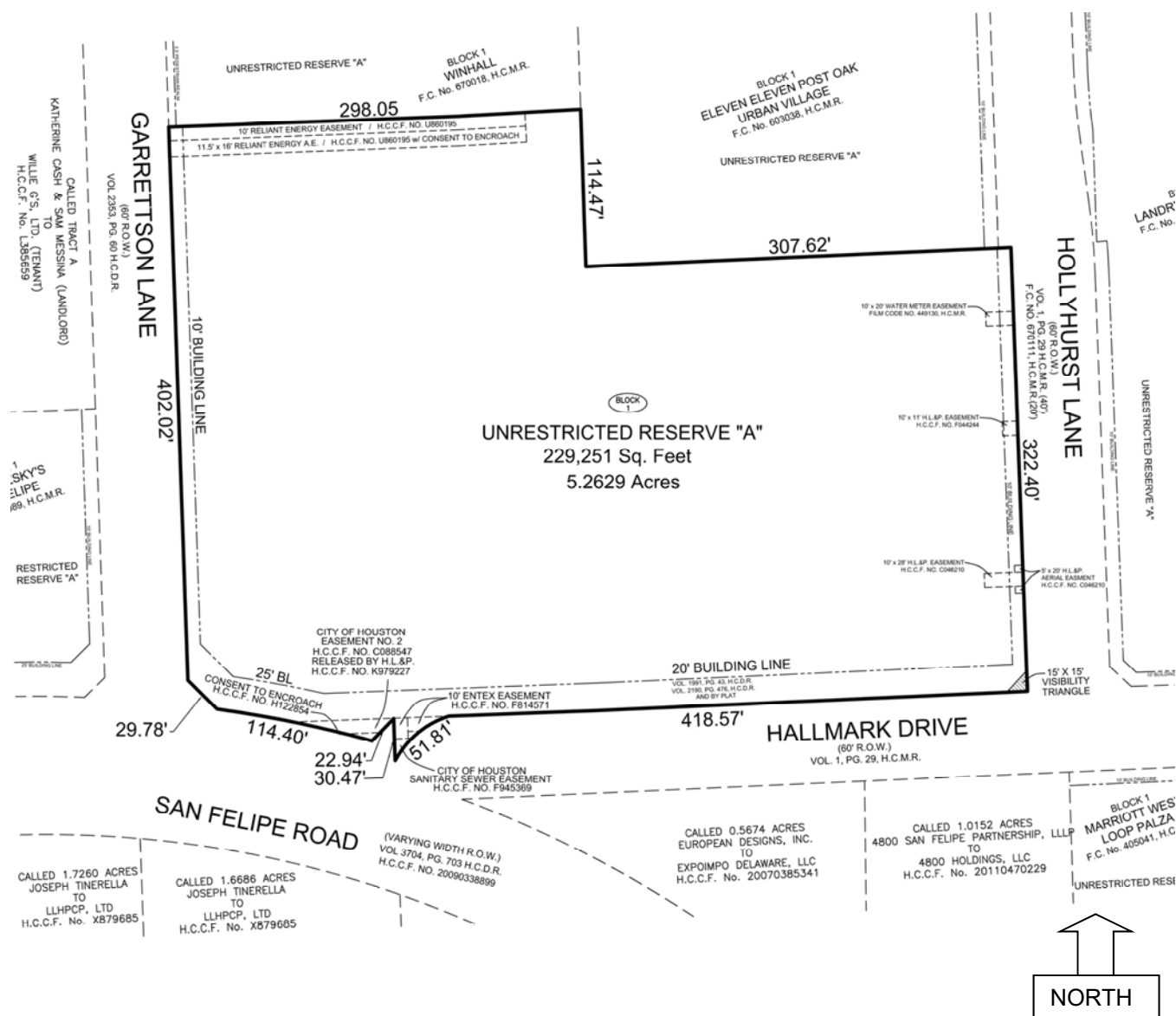


C – Public Hearings

Site Location

Meeting Date: 02/20/2020

Applicant: Total Surveyors, Inc.



Subdivision

Houston Planning Commission

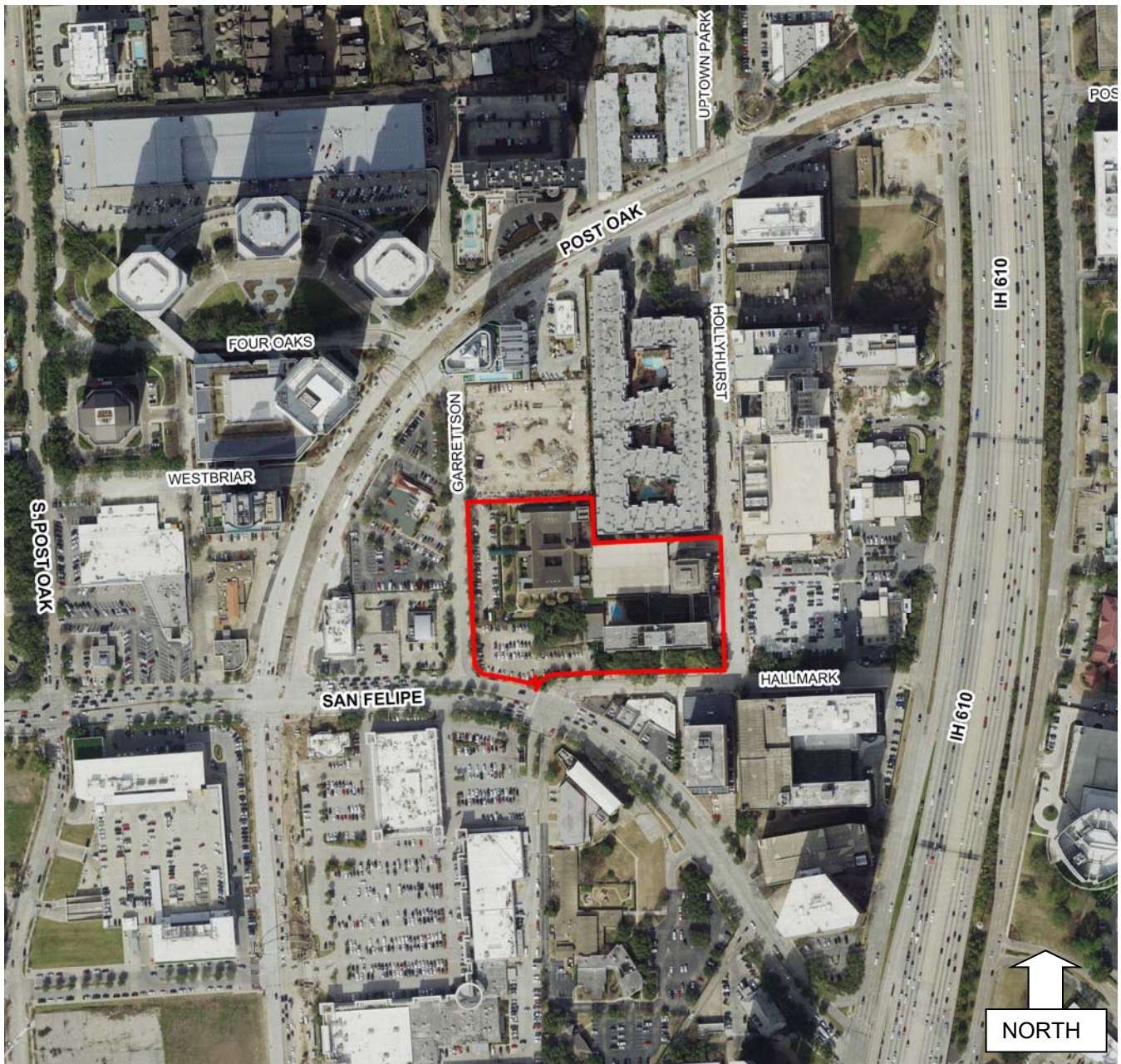
ITEM: 108

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: RB Gaut 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
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 29, 2020

Dear Property Owner:

Reference Number: 2020-0035

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**RB Gaut Subdivision**". This proposal includes the replatting of a portion of Lot 1, Block D, as recorded in Volume 01, Page 29 of the Harris County Map Records. The new subdivision name is "**RB Gaut partial replat no 1**".

The property is located at the northeast intersection of San Felipe Street and Garrettson lane. East of Post Oak Boulevard and west of IH610.

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

The applicant, Kevin Kolb, with Total Surveyors Inc., on behalf of Brazos Presbyterian Homes, Inc., can be contacted at 281-479-7819.

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, February 20th, 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. *See reverse side for useful information*

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

Terminology

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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

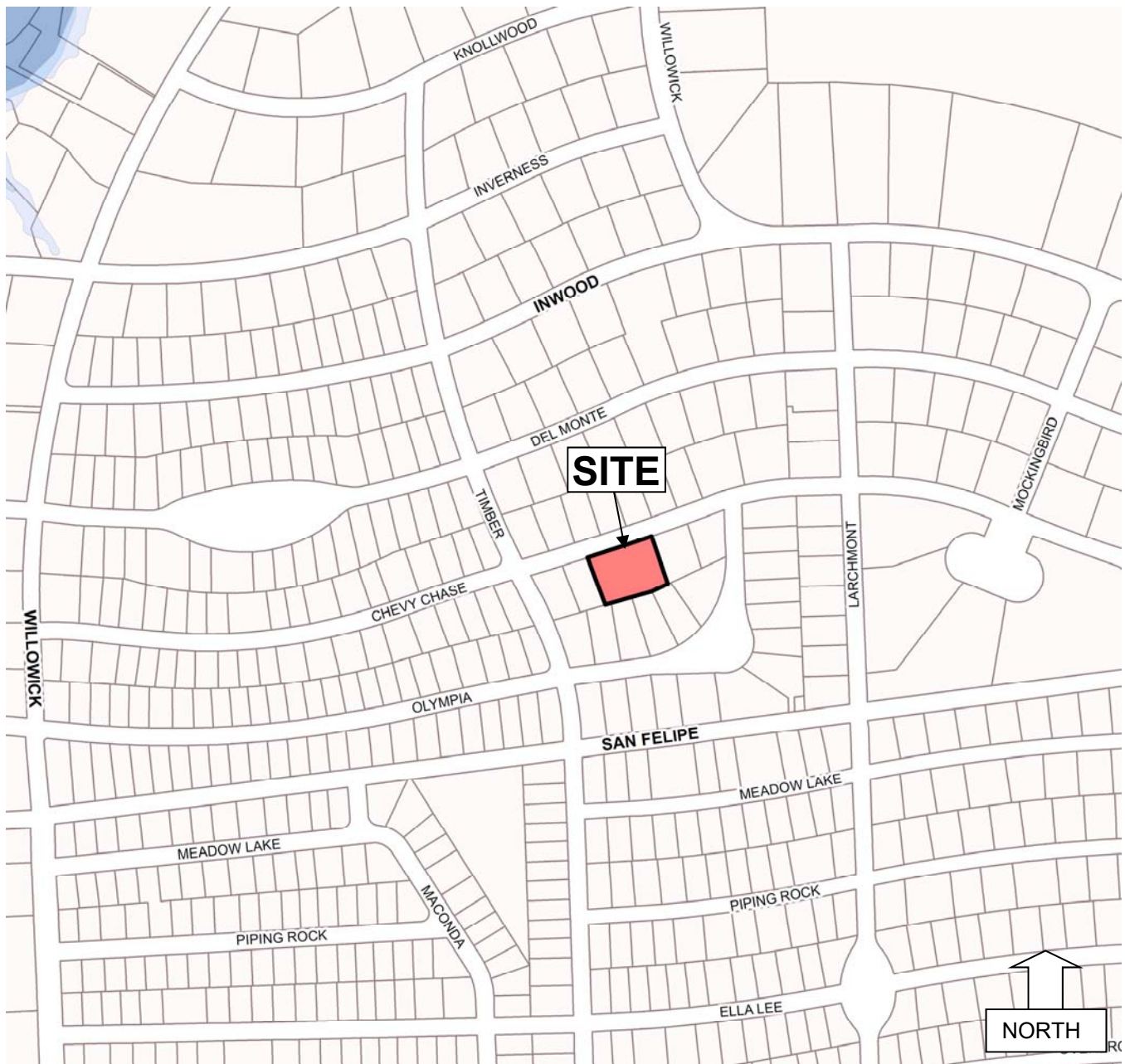
ITEM: 109

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: River Oaks Sec 9 partial replat no 1

Applicant: South Texas Surveying Associates, Inc.

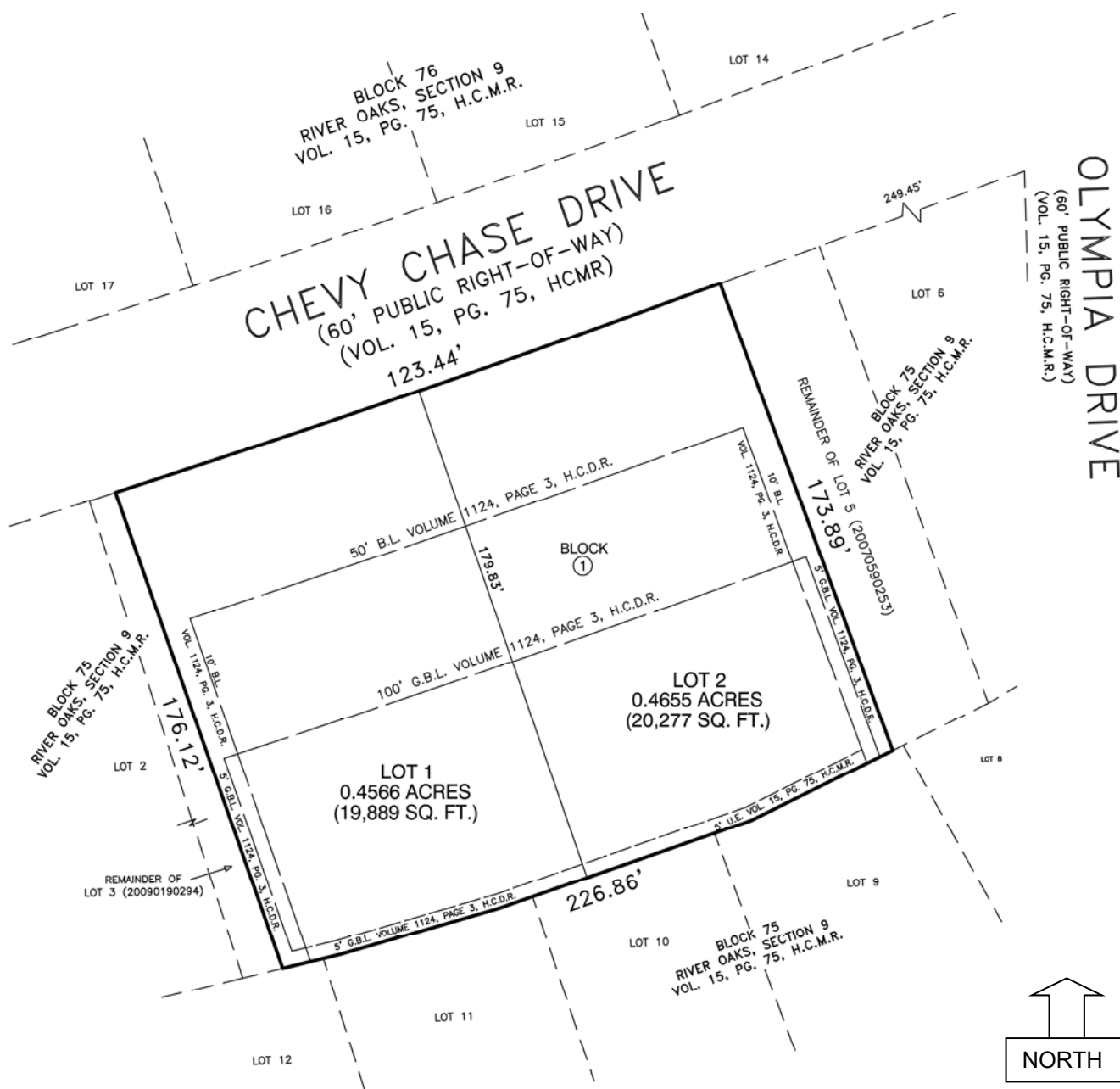


C – Public Hearings

Site Location

Meeting Date: 02/20/2020

Applicant: South Texas Surveying Associates, Inc.



Subdivision

Houston Planning Commission

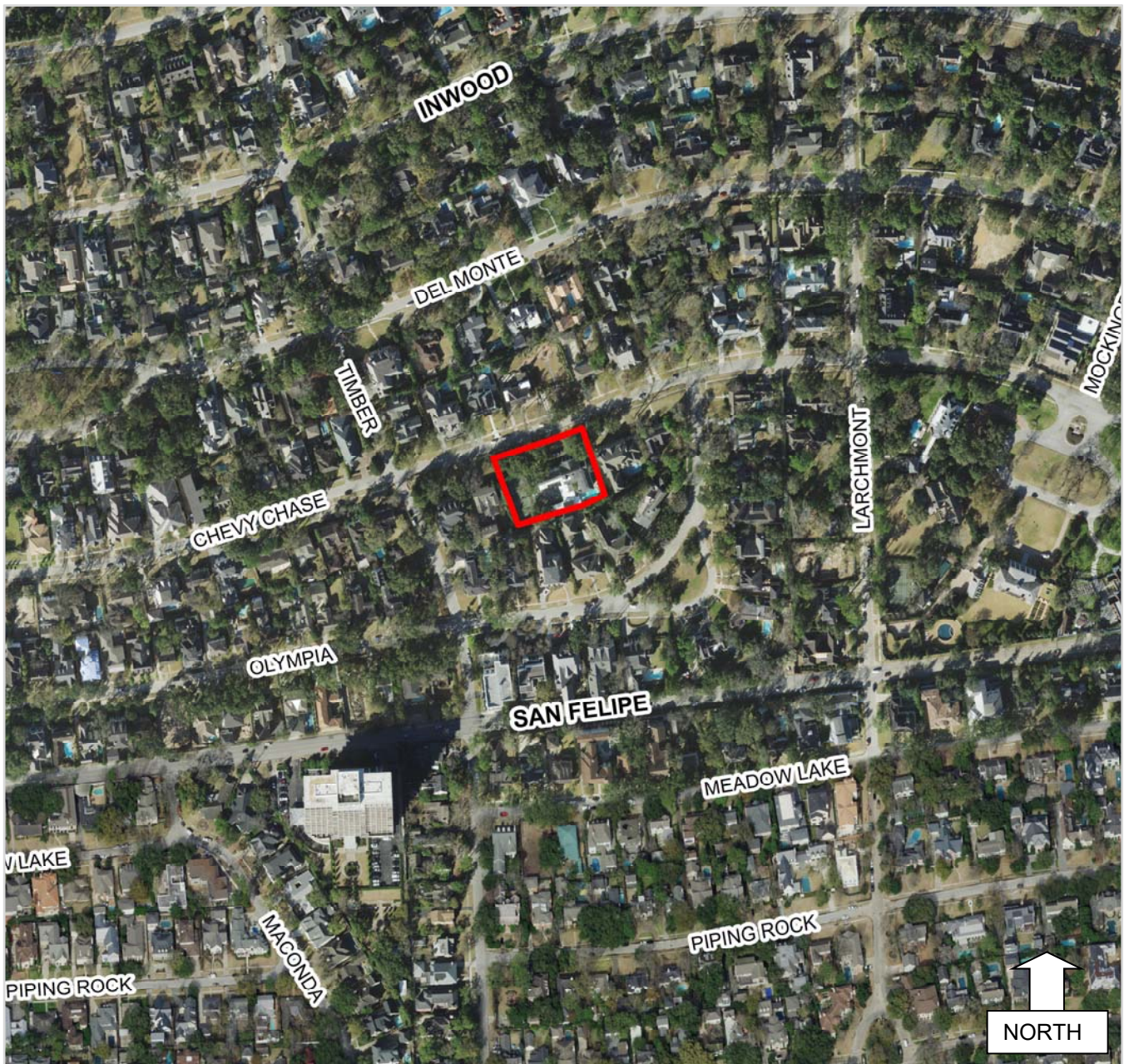
ITEM: 109

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: River Oaks Sec 9 partial replat no 1

Applicant: South Texas Surveying Associates, 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

January 27, 2020

Dear Property Owner:

Reference Number: 2020-0013

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "River Oaks". This proposal includes the replatting of a portion of portion of lot 3 & 5 and all of 4 block 75, as recorded at Film Code No. 15, 75 of the Harris County Map Records. The new subdivision name is **"River Oaks Sec 9 partial replat no 1"**.

The property is located at north of San Felipe, east of Willowick Road. The purpose of the partial replat is to create 2 lots. The applicant, Patrick Cook, with South Texas Surveying Associates, Inc., on behalf of N/A/, can be contacted at 281-556-6918

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

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

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

Thursday, February 20th, 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. *See reverse side for useful information*

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

Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

Terminology

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Southgate partial replat no 3

Applicant: Tetra Surveys



C – Public Hearings

Site Location

Houston Planning Commission ITEM: 110

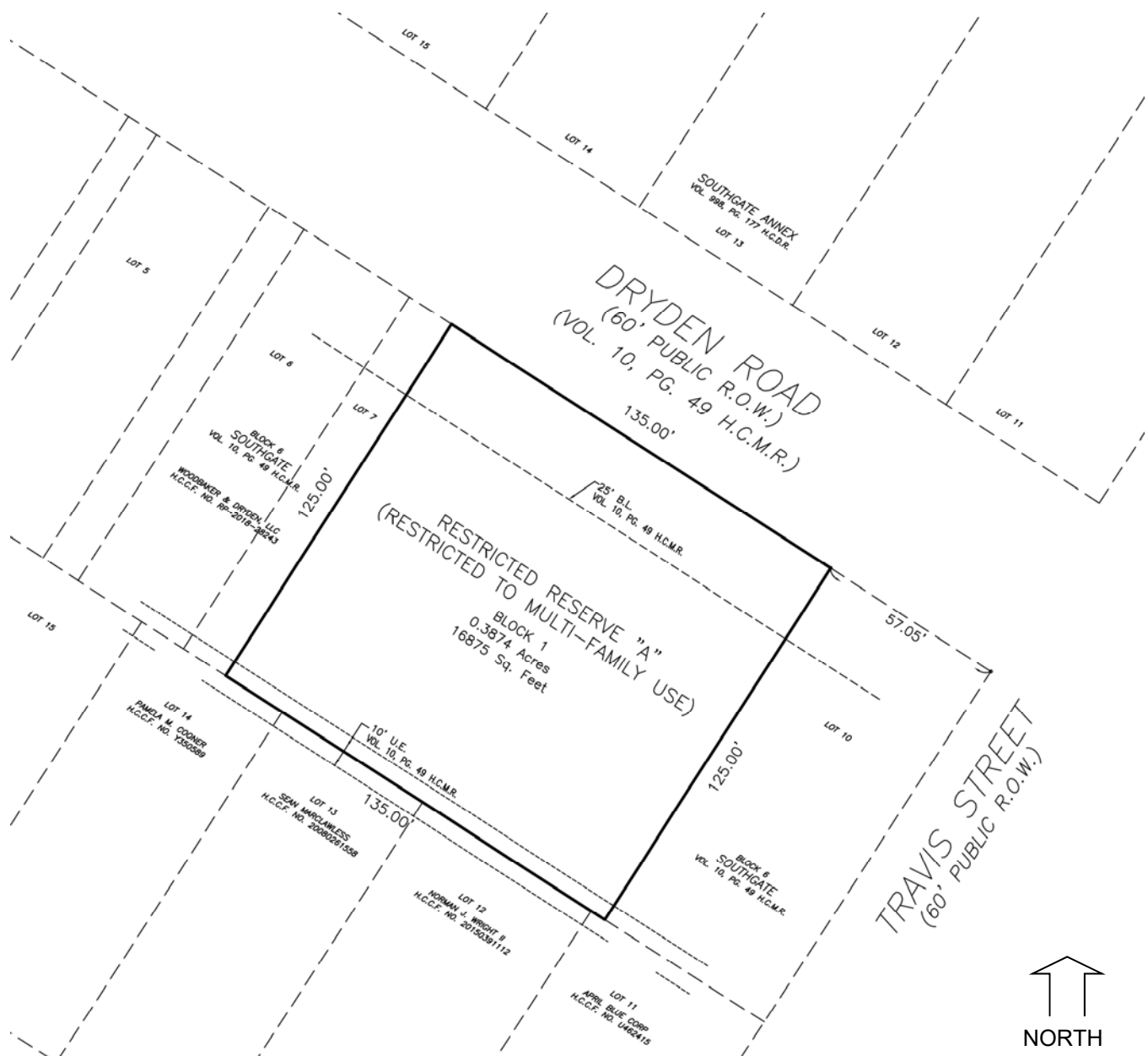
ITEM: 110

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Southgate partial replat no 3

Applicant: Tetra Surveys



C – Public Hearings

Subdivision

Houston Planning Commission

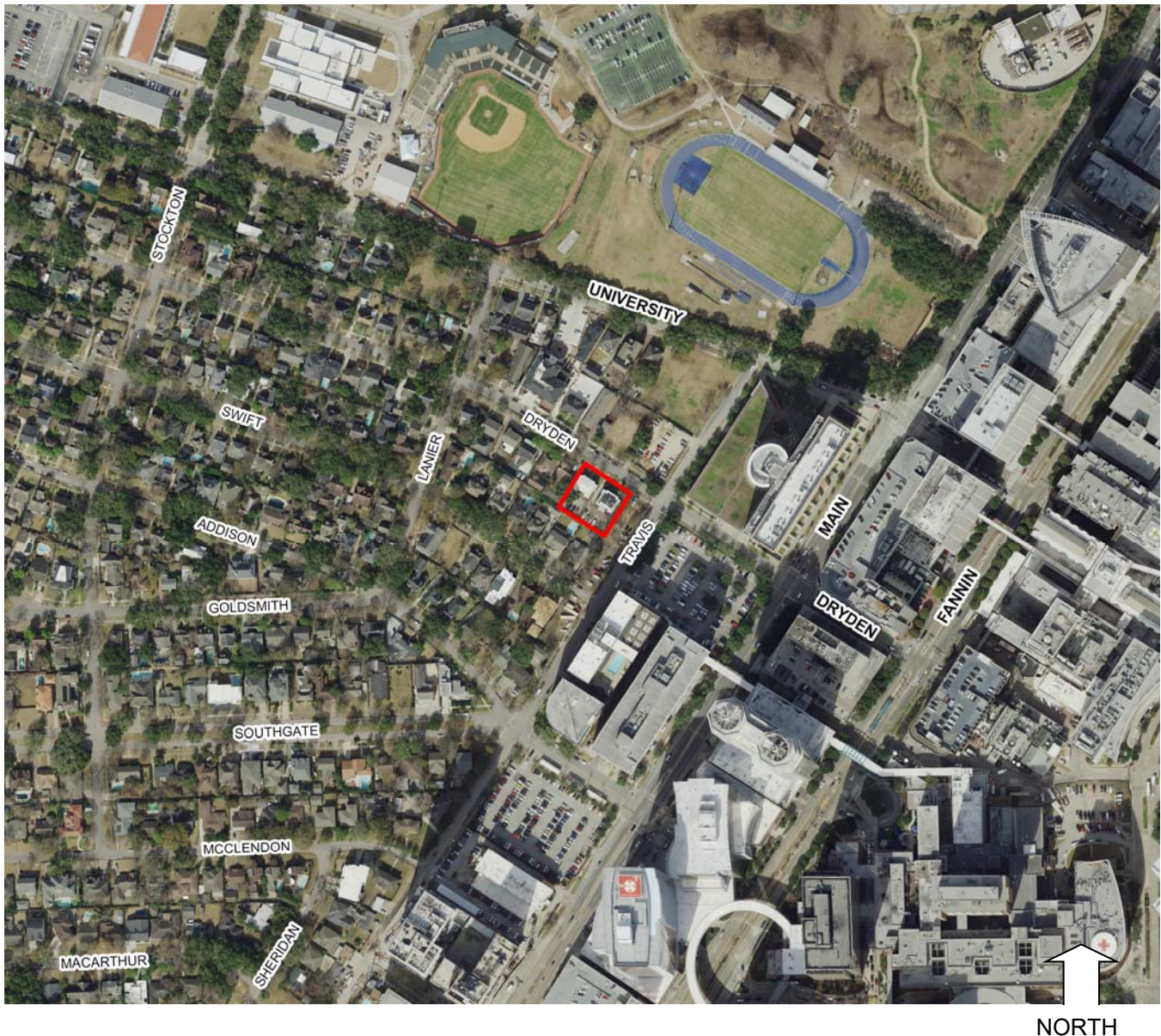
ITEM: 110

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Southgate partial replat no 3

Applicant: Tetra Surveys



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

January 28, 2020

Dear Property Owner:

Reference Number: 2020-0064

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, 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 Rd, east of Lanier St and west of Travis St.

The purpose of the replat is to create one reserve restricted to multifamily use.

The applicant, **Paul Coyne**, with Tetra Surveys, on 1933 Dryden LLC, can be contacted at **713-462-6100**.

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, February 20th, 2020 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**.

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

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Terminology

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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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- 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

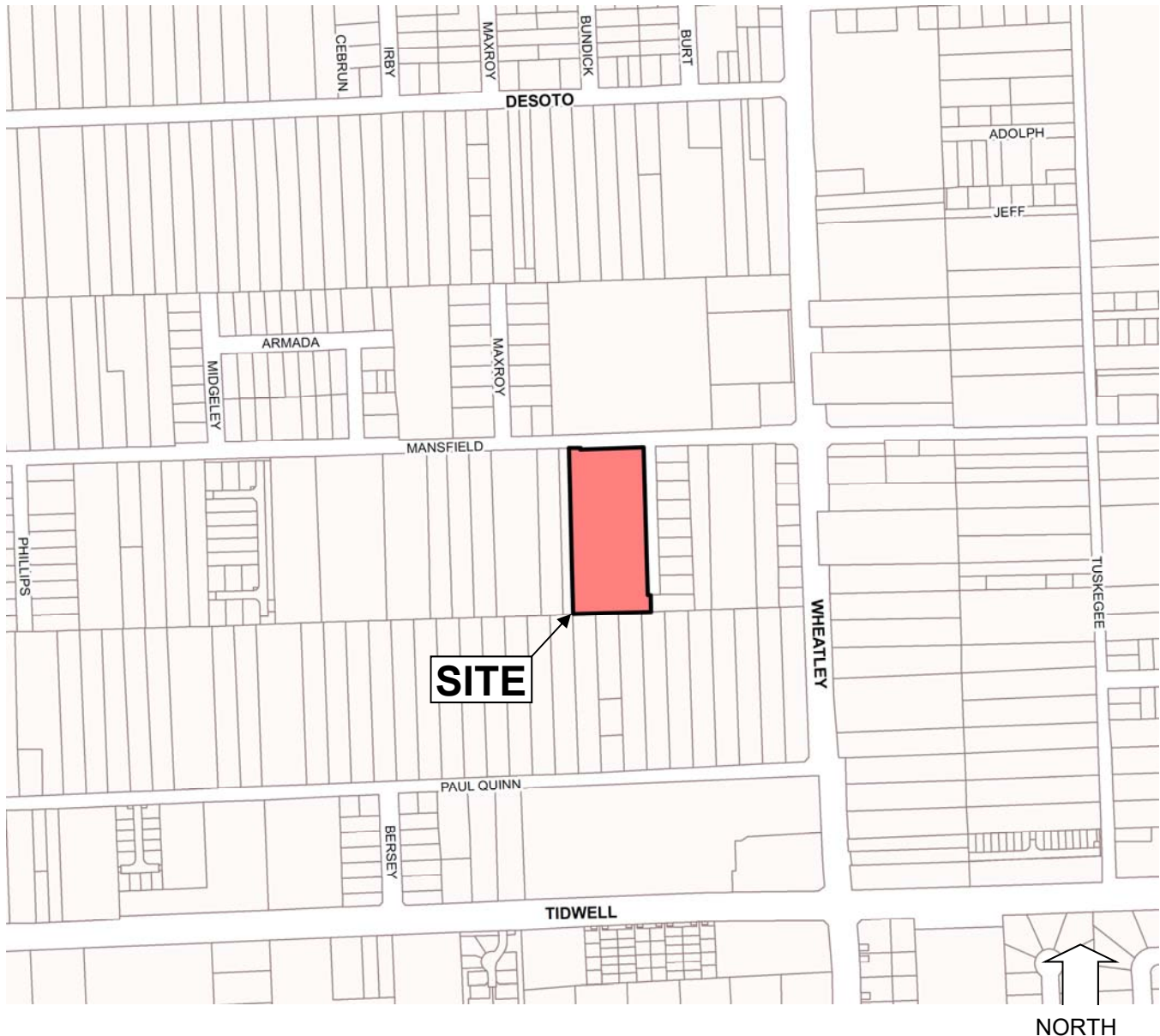
ITEM: 111

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Stoneworks Mansfield Park

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

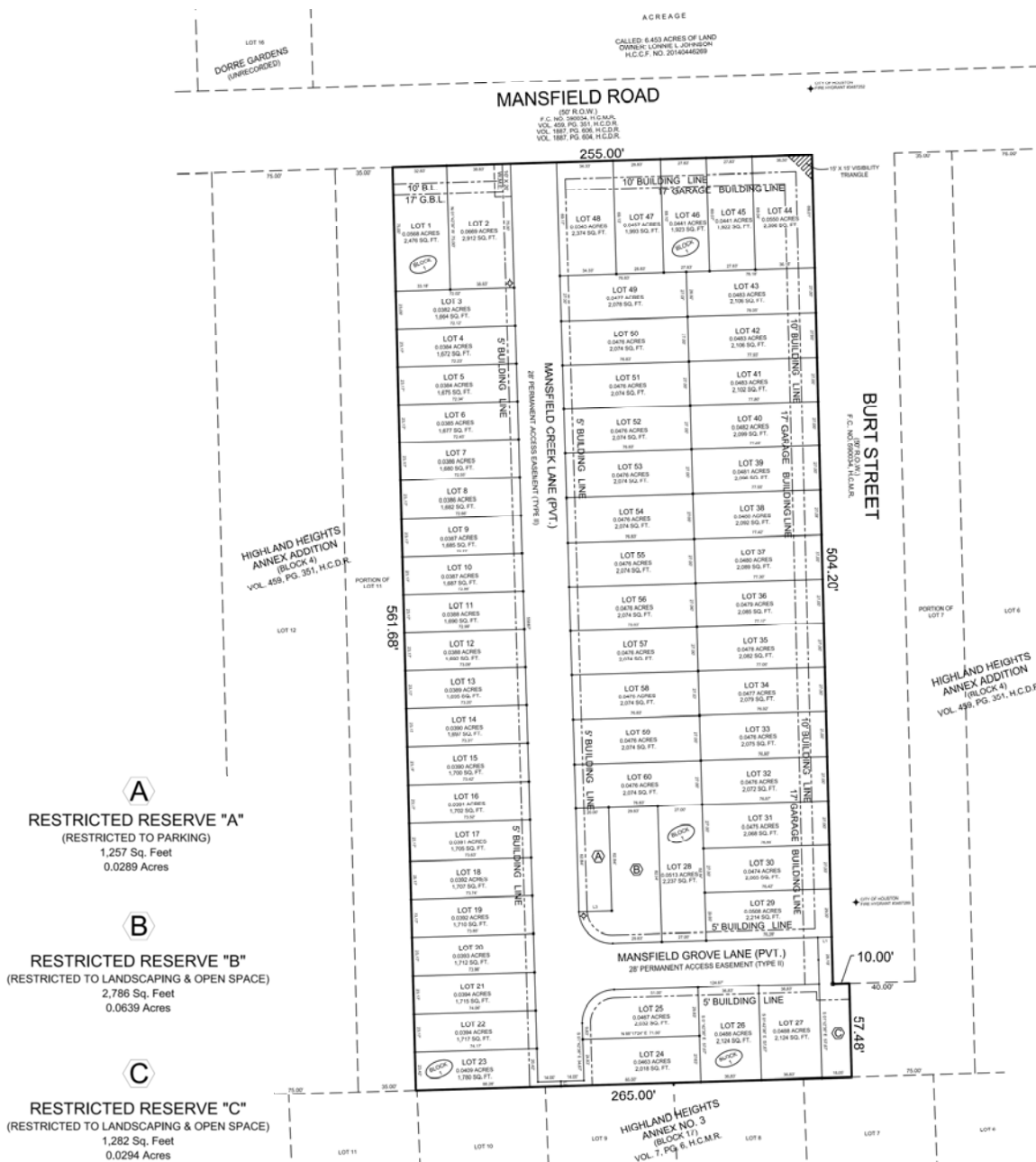
ITEM: 111

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Stoneworks Mansfield Park

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 111

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Stoneworks Mansfield Park

Applicant: Total Surveyors, 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

January 24, 2020

Dear Property Owner:

Reference Number: 2020-0045

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "Burt Street Addition" and "Highland Heights Annex Addition." This proposal includes the replatting of all of Burt Street Addition, as recorded at Film Code No. 590034 of the Harris County Map Records and a portion of Lot 11, of Highland Heights Annex Addition, as recorded in Vol. 459, Pg. 351 of the Harris County Deed Records. The new subdivision name is **"Stoneworks Mansfield Park"**.

The property is located along and south of Mansfield Street, west of Burt Street and east of Phillips Street. The purpose of the replat is to create sixty (60) single-family residential lots and three (3) reserves. The applicant, Kevin Kolb, with Total Surveyors, Inc., on behalf of Stoneworks, LLC, can be contacted at 281-479-8719.

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, February 20th, 2020 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**.

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

Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Windmill Lakes Villas replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

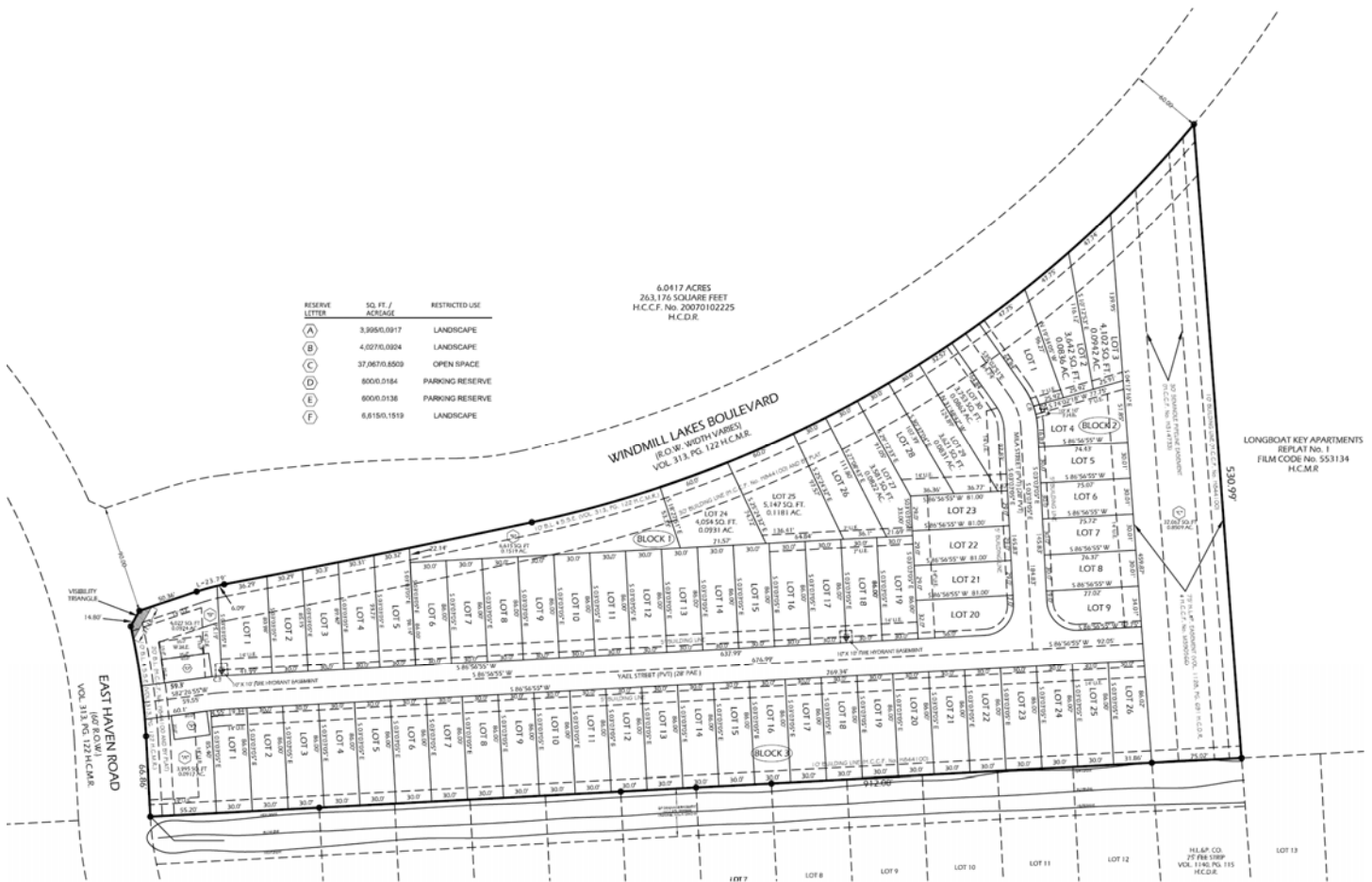
ITEM: 112

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Windmill Lakes Villas replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Windmill Lakes Villas replat no 1

Applicant: Owens Management Systems, 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

January 29th, 2020

Dear Property Owner:

Reference Number: 2020-0078

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "Windmill Lakes Villas". This proposal includes the replatting of all lots 1- 29 of Block 1, lots 1-9 of block 2, lots 1-26 of block 3, and all reserves A -F, as recorded under film code 685752 Harris County Map Records. The new subdivision name is "**Windmill Lakes Villas replat no 1**".

The property is located at the southeast intersection of Windmill Lakes Blvd and Stover St.

The purpose of the replat is to create 65 lots and 6 reserves.

The applicant, **Joyce Owens**, with Owens Management Systems, LLC, on behalf of Villas at Windmill Lakes LP, 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, February 20th, 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. *See reverse side for useful information*

Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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Planning Department Staff Authority and Obligation

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Houston Planning Commission

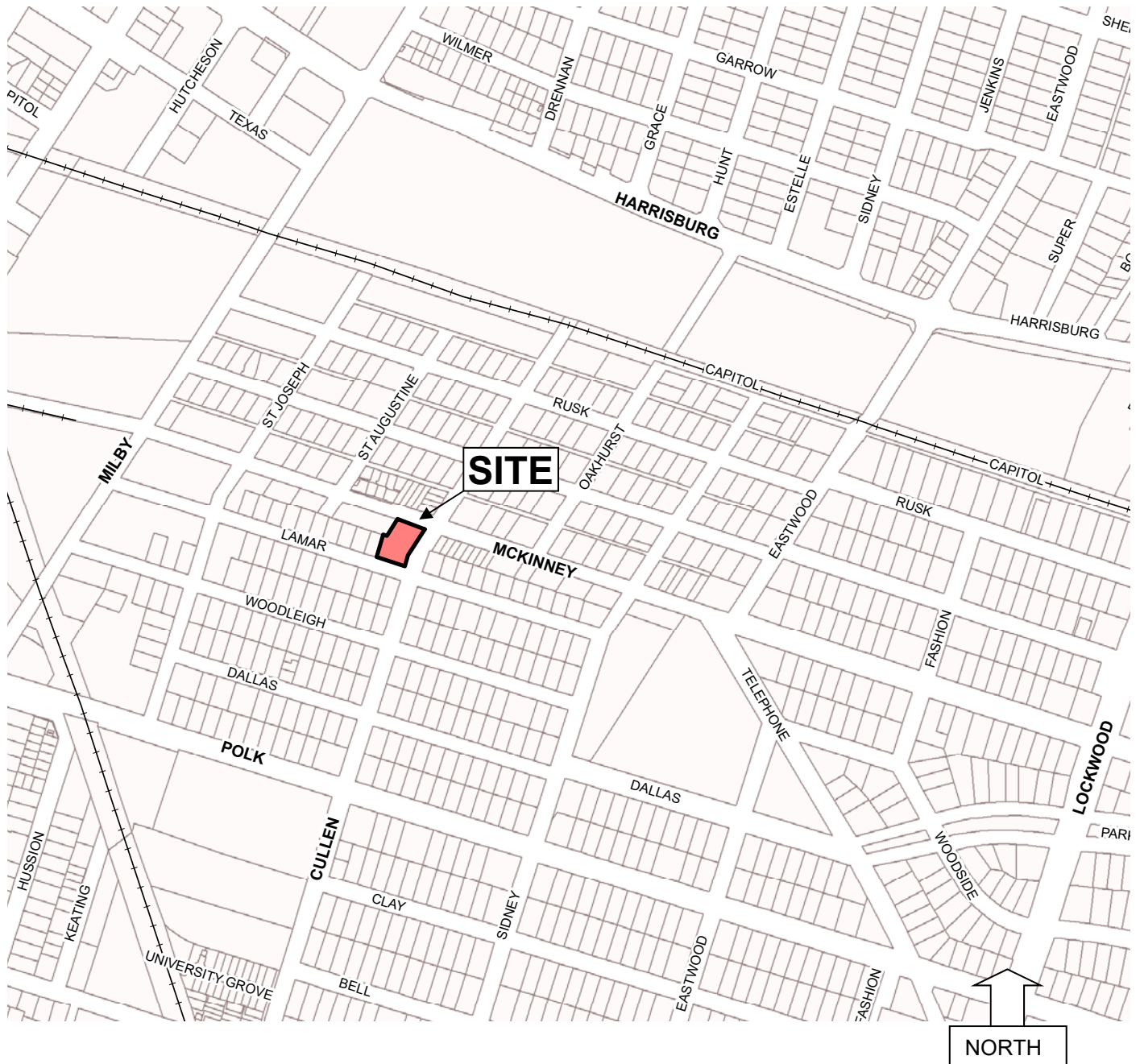
ITEM: 113

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Woodleigh partial replat no 2 and extension

Applicant: The Interfield Group

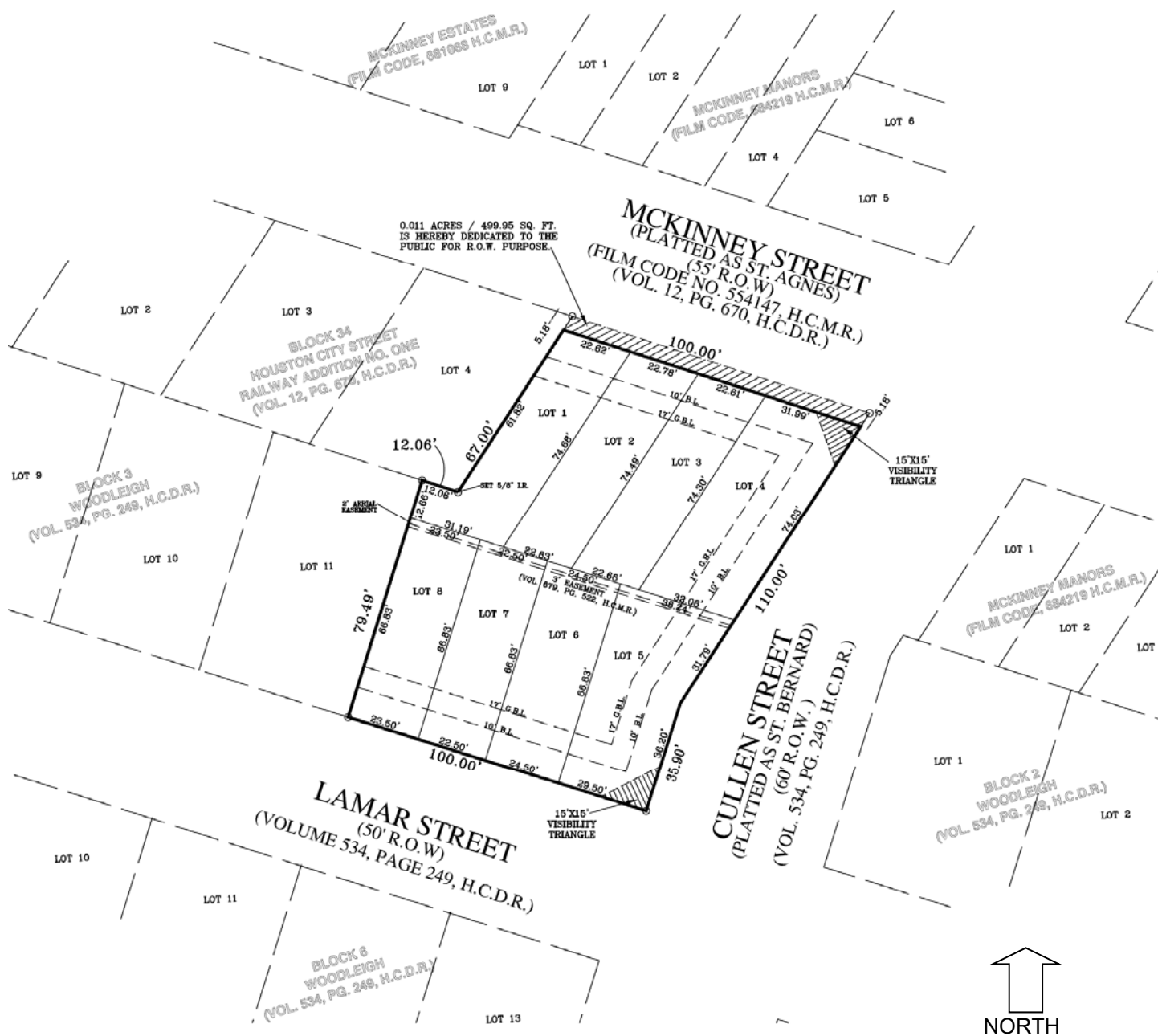


C – Public Hearings

Site Location

Meeting Date: 02/20/2020

Applicant: The Interfield Group



Subdivision

Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Woodleigh partial replat no 2 and extension

Applicant: The Interfield Group



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

January 29th, 2020

Dear Property Owner:

Reference Number: 2020-0070

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Woodleigh**". This proposal includes the replatting of lots 12 and 13 of Block 3, as recorded in Volume 534, Page 249 Harris County Deed Records. This proposal also includes the replatting of lots 5 and 6, Block 34, of Oakhurst-Houston City Railway Addition no 1 as recorded in Volume 12 page 670 of the Harris County Deed Records. The new subdivision name is "**Woodleigh partial replat no 2 and extension**".

The property is located at the southwest intersection of Cullen Street and McKinney Street.

The purpose of the replat is to create 8 single family.

The applicant, **Mary Villareal**, with "The interfiled Group", on behalf of Lamar Builders, can be contacted at **713-780-0909**.

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:

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

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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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- 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

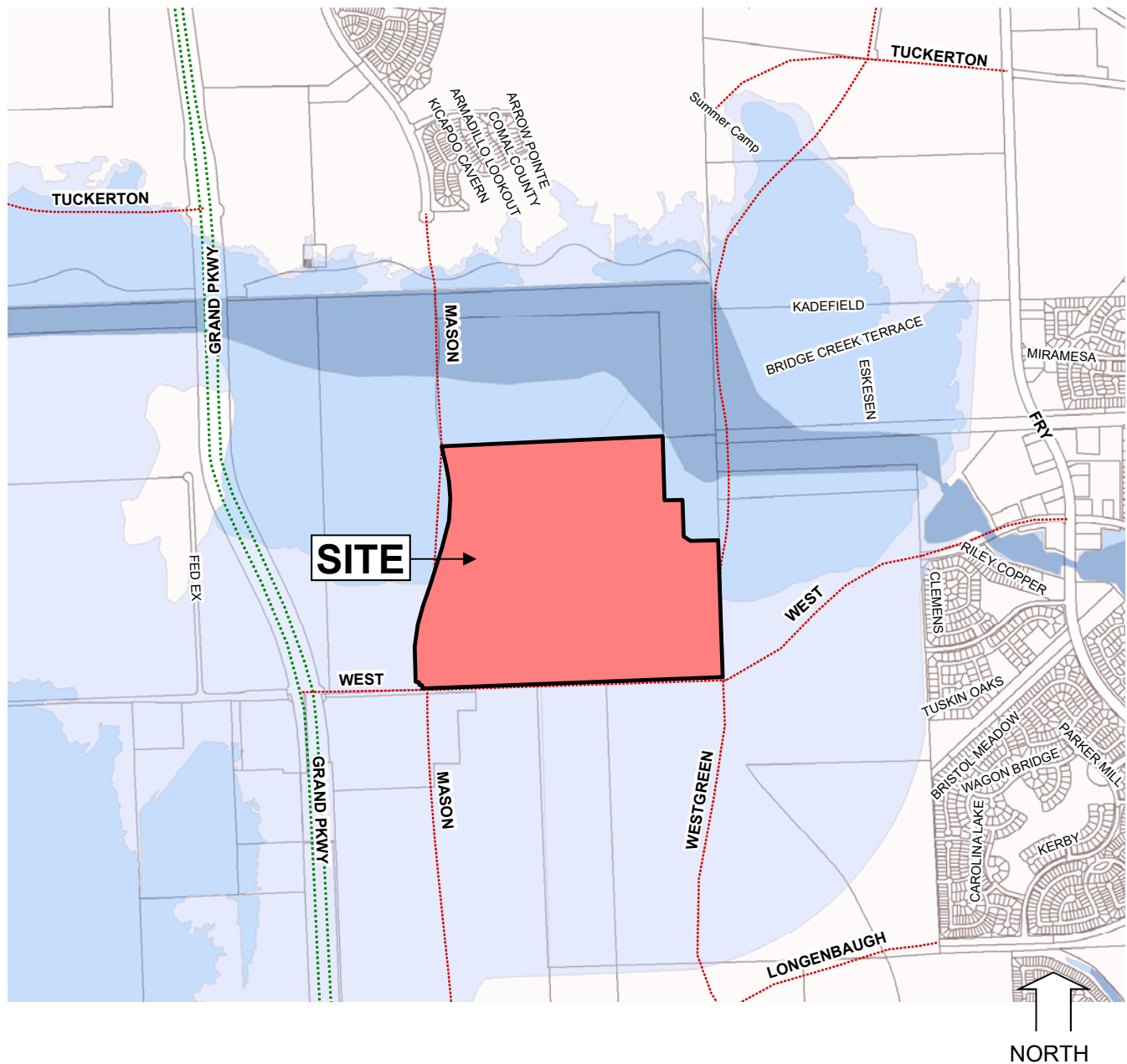
ITEM: 114

Planning and Development Department

Meeting Date: 2/20/2020

Subdivision Name: Avalon at Bridge Creek GP

Applicant: META Planning + Design, LLC



D – Variances

Site Location

Houston Planning Commission

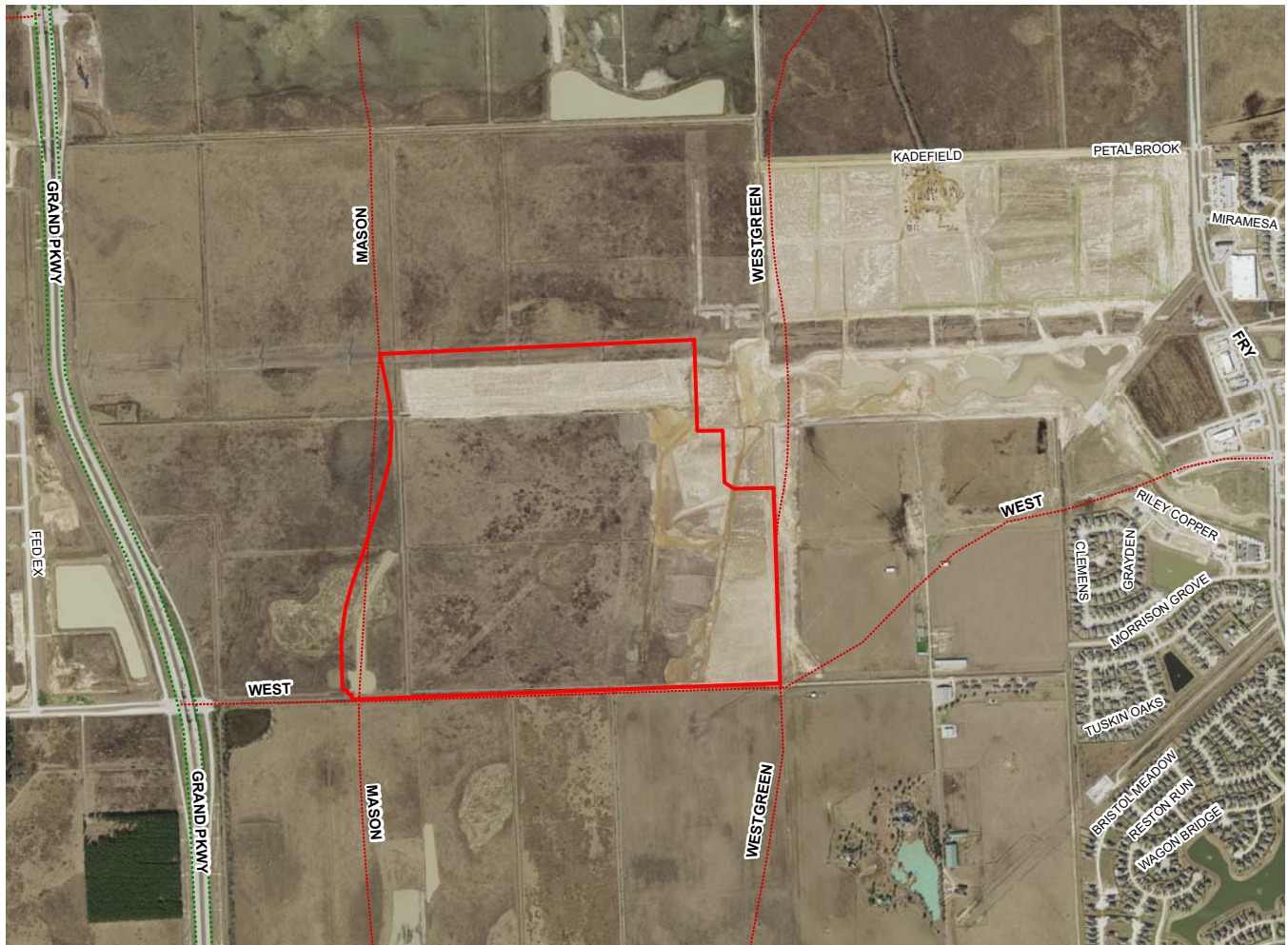
ITEM: 114

Planning and Development Department

Meeting Date: 2/20/2020

Subdivision Name: Avalon at Bridge Creek GP

Applicant: META Planning + Design



D – Variances

Aerial



Application Number: 2020-0262

Plat Name: Avalon at Bridge Creek GP

Applicant: META Planning + Design, LLC

Date Submitted: 02/10/2020

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 $\pm 3,415'$ between West Road and future Miramesa Drive, and $\pm 1,930'$ between Westgreen Road and an internal collector street.

Chapter 42 Section: 128

Chapter 42 Reference:

Chapter 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. [...] ~ and ~ Chapter 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: 1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or 2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

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

Avalon at Bridge Creek is a proposed ± 263 -acre tract located far west of central Houston, just inside the Grand Parkway (TX-99) between major thoroughfares Mason Road, West Road, and Westgreen Road. The subject area is out of a prior General Plan, the Matzinger Tract, and is changing hands to a new owner for development as a single-family residential community. Active GPs surround the property on all sides. The site is bounded on three sides (east, south, and west) by major thoroughfares, providing excellent regional circulation. To the north is the Matzinger Northeast GP, which includes an east-west collector street, Miramesa Drive. Miramesa Drive is shown to connect from Mason Road to Westgreen Road north of the subject site, and continues on to Fry Road further east, thus providing another regional circulation route. Preceding General Plans for both tracts have indicated that a connection from the subject site to Miramesa Drive is required. The subject application is electing to provide an internal public collector street network that connects to Mason Road and West Road, and also proposes a direct collector connection to the northern boundary, which would extend to Miramesa Drive for an additional regional connection. This voluntary collector street network provides a secondary hierarchy of public through-street connections to handle the distribution of interlocal traffic between residential sections, aside from the surrounding thoroughfares. The proposed public collector street network follows the intent of Ch. 42-128(a)(2) for local street intersection spacing utilizing a collector network, although a portion of the network (Miramesa Drive, and portions of Westgreen Road and the collector connection) lies outside the boundary of the subject application. Local traffic trips within the individual neighborhood sections will be handled on the internal streets. Trips from section to section will utilize the collector street network, which will also handle local transitions to the regional network and regional cut-through traffic when trips are diverted from the surrounding thoroughfares. The thoroughfares themselves will handle all regional traffic. As a result, the internal residential sections do not require the higher level of interconnection represented by the 1400' local street intersection spacing requirement. The subject application proposes a gated residential community, with private streets serving the individual lots. The gated sections are self-contained as separate pods within the public collector street network, thus maintaining interlocal and regional connectivity around the gated enclaves. In particular, the eastern half of the community is composed of two private residential pods, separated by a drainage channel, which are bounded by a grid of thoroughfares and proposed collector streets. On the south is

major thoroughfare West Rd; on the east is major thoroughfare Westgreen Road; on the north is future Miramesa Drive in the Matzinger Northeast GP; and on the west is the proposed public collector street within this application. The greatest north-south distance from West Road to Miramesa Drive is approximately $\pm 3,415'$. The greatest east-west distance from Westgreen Road to the future internal collector street is $\pm 1,930'$. Both spans are also encumbered by other factors – particularly the northwest corner, where Langham Creek exists within a drainage corridor approx. 700' wide, and where the drainage for the subject application must also outfall with a proposed channel ranging 230'-300' wide, both allowing an intersection spacing of $\frac{1}{2}$ -mile (2640'), well above the distance provided by the proposed collector street. The distance between Westgreen Road and the internal collector along West Road is well under the 2600' thoroughfare intersection spacing requirement along that thoroughfare, and along the northern boundary, the 1822' offset is within Special Exception range. Along Westgreen Road, the proposed intersection spacing is approx. 3,510', which is also within Special Exception range for a major thoroughfare – a distance that could be considered not disproportionate to the requirements for public through-streets along thoroughfares. Ultimately, although the distances between public streets exceed the 1400' intersection spacing, the future thoroughfares and proposed collectors provide the interlocal and regional circulation contemplated by the standards of Chapter 42-128.

(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 the existing and proposed major thoroughfare and collector street network, which is not a hardship created or imposed by the applicant.

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

The thoroughfare/collector network will provide the circulation network contemplated in this chapter, therefore the intent and general purposes of this chapter regarding intersection spacing for traffic circulation will be preserved and maintained.

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

The granting of the variance will not frustrate local traffic circulation 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 provision of the proposed thoroughfare/collector street network in keeping with the intent of this chapter is the justification for the granting of the variance.



Application Number: 2020-0262

Plat Name: Avalon at Bridge Creek GP

Applicant: META Planning + Design, LLC

Date Submitted: 02/10/2020

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 allow an intersection spacing of $\pm 1,822$ along the northern project boundary between Mason Rd and an internal collector street.

Chapter 42 Section: 128

Chapter 42 Reference:

Chapter 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: 1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or 2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

(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;

Avalon at Bridge Creek is a proposed ± 263 -acre tract located far west of central Houston, just inside the Grand Parkway (TX-99) between major thoroughfares Mason Road, West Road, and Westgreen Road. The subject area is out of a prior General Plan, the Matzinger Tract, and is changing hands to a new owner for development as a single-family residential community. Active GPs surround the property on all sides. The site is bounded on three sides (east, south, and west) by major thoroughfares, providing excellent regional circulation. To the north is the Matzinger Northeast GP, which includes an east-west collector street, Miramesa Drive. Miramesa Drive is shown to connect from Mason Road to Westgreen Road north of the subject site, and continues on to Fry Road further east, thus providing another regional circulation route. Preceding General Plans for both tracts have indicated that a connection from the subject site to Miramesa Drive is required. The standard 1400' intersection spacing along the northern boundary would require two local street connections. However, the subject application is electing to provide an internal public collector street network that proposes a direct collector connection to the northern boundary, which would extend to Miramesa Drive for an additional regional connection. This voluntary collector street network provides a secondary hierarchy of public through-street connections to handle the distribution of interlocal traffic between residential sections, aside from the surrounding thoroughfares. The collector street is proposed to reach the common property line between the two developments at the midpoint between Mason Road and Westgreen Road. The distance right-of-way to right-of-way along the common boundary is approximately 1822' in each direction. This distance is a deviation of approximately 30% above the 1400' requirement, which is within the 33% for a Special Exception request. Additionally, the proposed collector street network is in keeping with the intent of Chapter 42-128(a)(2) for intersection spacing, which would allow the proposed configuration by right if the entire collector network were contained within a single General Plan.

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

The proposed collector street system meets the intent of Chapter 42-128(a)(2) for local street intersection spacings, and will also allow a single collector street instead of two local streets, thus providing a superior circulation system and achieving a result contemplated by the standards of this chapter.

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

The proposed modification is a 30% deviation from the standard, and would be allowed by right if the entire collector street network were contained within a single General Plan.

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

The intent and general purposes of this chapter are preserved and maintained by the proposed collector/thoroughfare street network which will provide traffic circulation in a manner contemplated by this chapter.

(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 frustrate local traffic circulation and nor create any unsafe traffic conditions, and will allow a collector street network between two developments, which will not be injurious to the public health, safety, and welfare.

Houston Planning Commission

ITEM: 115

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Brookdale Galleria

Applicant: Windrose

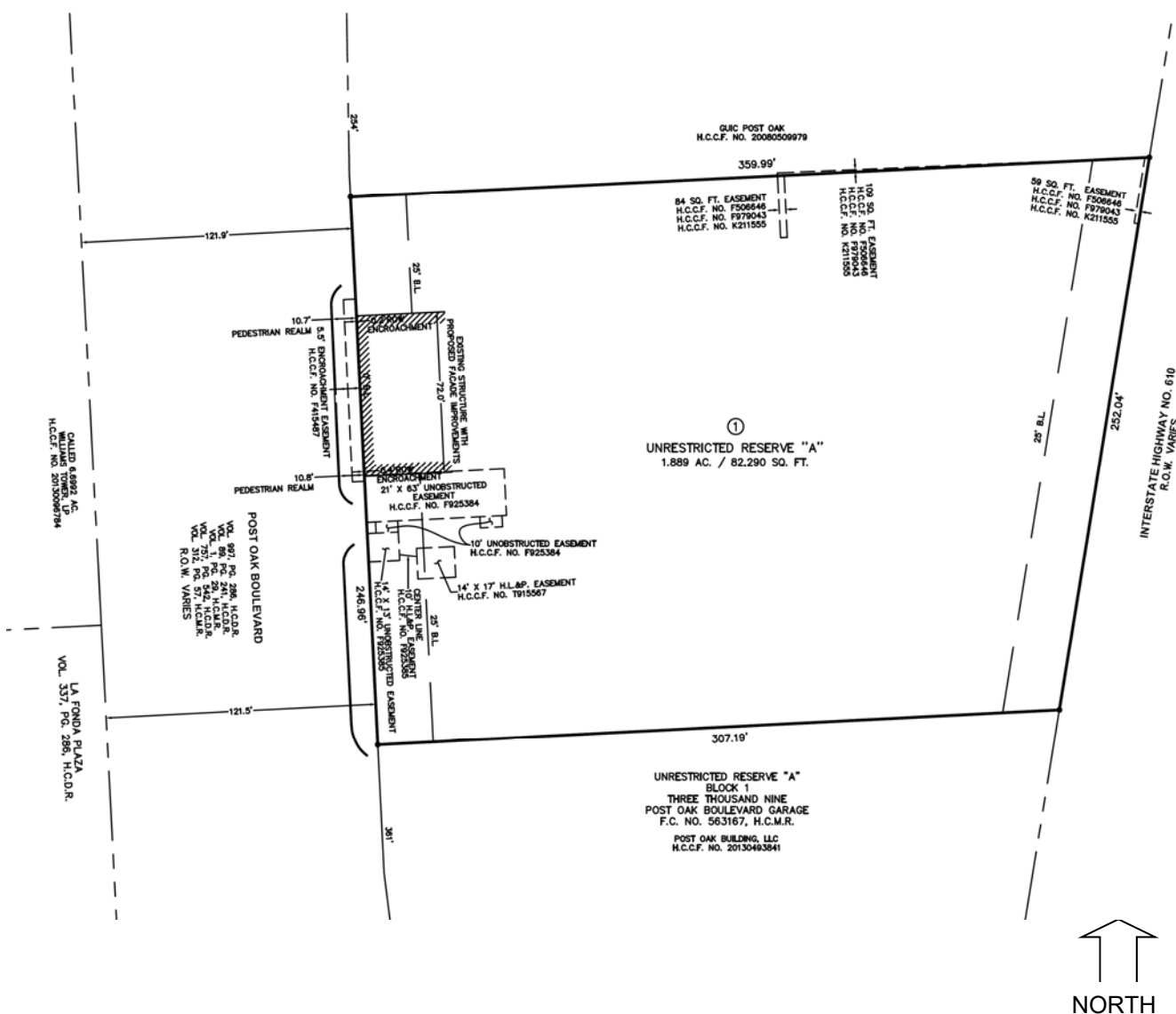


D – Variances

Site Location

Meeting Date: 02/20/2020

Applicant: Windrose



Houston Planning Commission

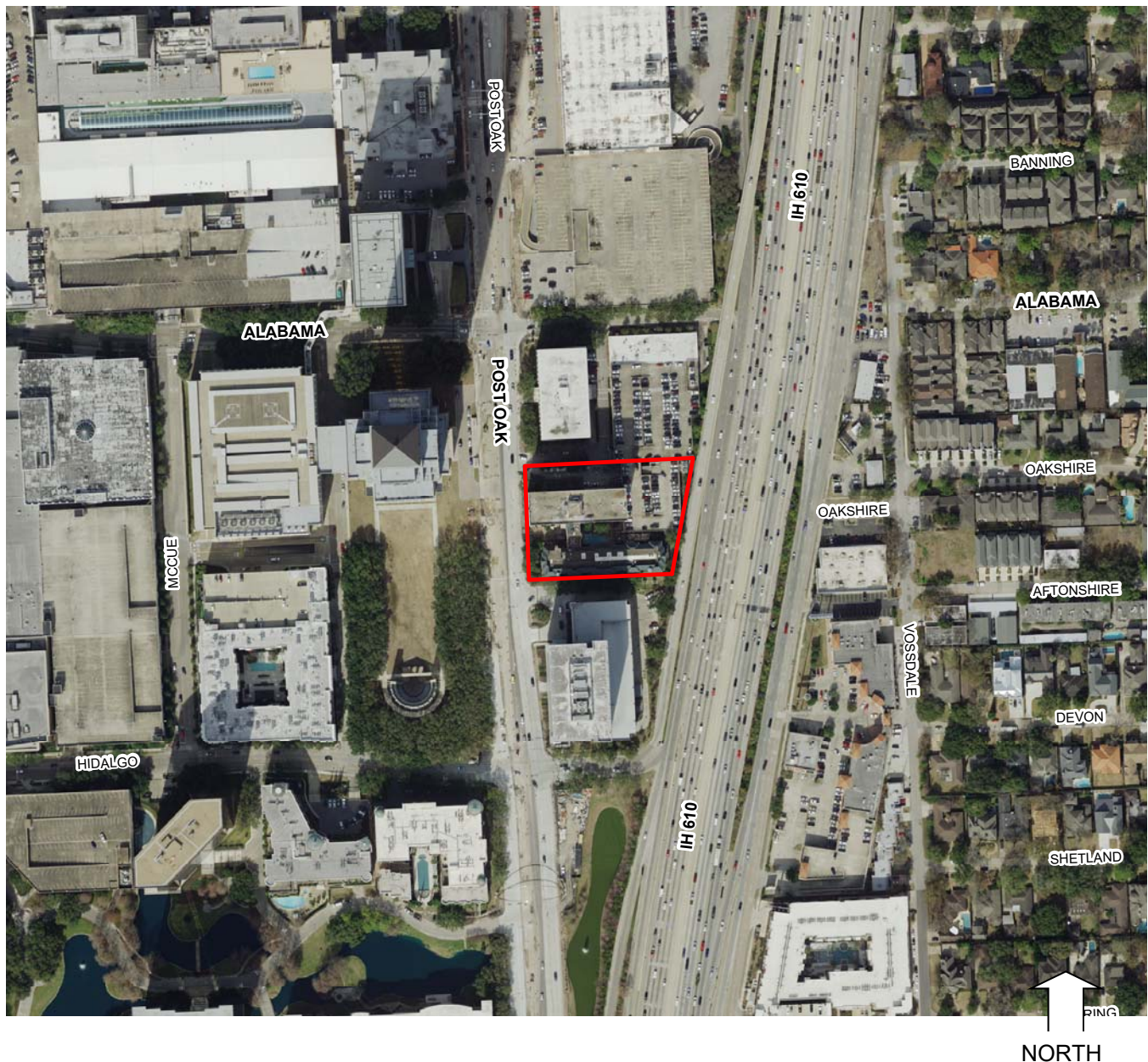
ITEM: 115

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Brookdale Galleria

Applicant: Windrose

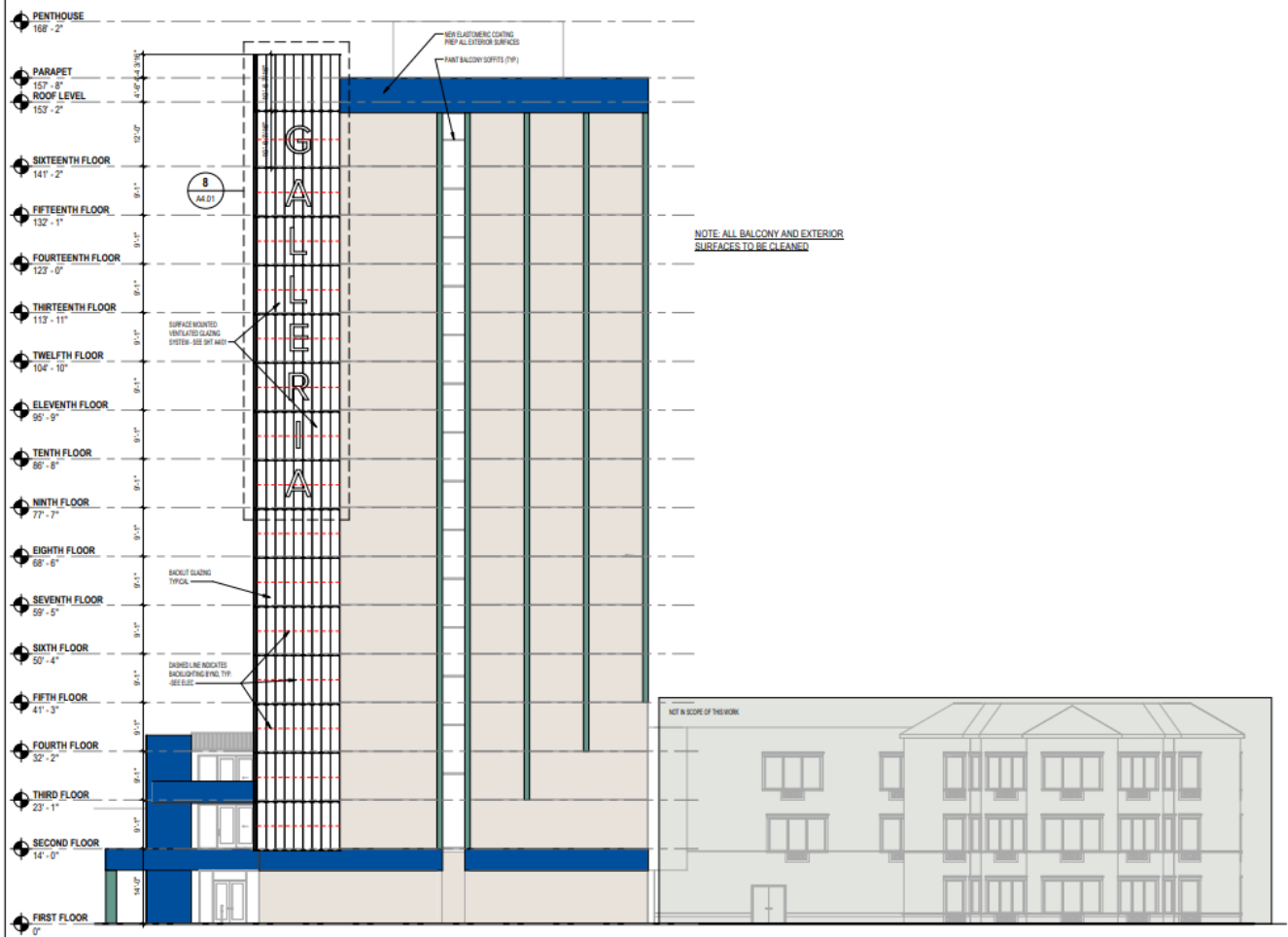


D – Variances

Aerial

POST OAK BOULEVARD





1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-0149

Plat Name: Brookdale Galleria

Applicant: Windrose

Date Submitted: 01/27/2020

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:

Specific Variance Being Sought: 42-150 "Building Line Requirement." To reduce a portion of the Brookdale Galleria Assisted Living Facility's front building setback along Post Oak Boulevard from 25 feet to 0-feet.

Chapter 42 Section: 150

Chapter 42 Reference:

(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;

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 on the east side of Post Oak Boulevard approximately 250 feet south of West Alabama Street, directly across from the Williams Tower and the Gerald Hines Waterfall Park. The applicant, Brookdale Galleria, is an assisted living facility that desires to renovate their façade to stay relevant within the commercial trade area. The existing structure was built in 1979 and most recently remodeled in 2015 as the start of a sweeping modernization campaign that includes an exterior makeover. The existing building predates the current 25-foot building setback and nearly sits on the property line – 0.5-foot from the property line at the north end of building and 0.3-foot from the property line at the south end of the building. The applicant desires to keep the principal building footprint, as much of the Galleria area is characterized by zero foot or reduced setbacks connected by a network of walkable pedestrian space. The proposed variance would reduce the building line requirement only on the existing structure and its new façade from 25-feet to 0-feet. This would allow for the installation of a new and vibrant glass façade that would enable the applicant's facility to be compatible with the design character of the Galleria area. Without the variance, the applicant will be deprived of reasonable use of their land and the ability to move forward with a critical component of their renovation plan that is necessary to stay relevant in the trade area.

(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 hardship for the request is the need to maintain compatibility with surrounding development characteristics. If the applicant is not granted the variance to preserve their building footprint and modernize their outward appearance, it would maintain the incredibly noticeable and incompatible architectural design in the heart of the Galleria – one of the premiere mixed-used areas in the City.

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

One of the primary goals of the City's development regulations is to promote high-quality, compatible and safe redevelopment. Located directly across from the Williams Tower only a block from the Galleria Mall, the applicant's facility has been an extremely viable and contributing asset to the trade area since 1979. Brookdale Galleria gives elderly persons a permanent residence within and access to the wonderful amenities of the Galleria area, including the

ability to walk across the street to the Gerald Hines Waterfall Park. The variance request would allow the applicant to install an 8.25-inch surface mounted ventilated glazing system to maintain architectural compatibility with the trade area. Because the current building sits within 0.2-inch to 0.4-inch from the property line, the glazing system would encroach further into the building setback and even into the right-of-way. In exchange for the ability to slightly increase the encroachment, the applicant will provide a beautiful façade that will make a tremendous impact to the residents and visitors to the Galleria area.

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

The applicant's building has been situated on the property line without issue since 1979. This zero-foot building setback with an enhanced pedestrian realm is a prevailing design characteristic of the Galleria area. One of the major considerations of a zero-foot building line environment is that front facades are tremendously impactful. If building owners are not allowed to modify their exterior appearance to match the trade area's prevailing design characteristics, then it will lead to deterioration and a direct threat to the viability of the assisted living facility and the public's welfare. Because the applicant is only requesting the ability to encroach an addition 8.5-inches towards Post Oak Boulevard, the physical change is negligible from the vantage point of the public's health, safety and welfare. After the proposed improvements, there will still be an extremely viable pedestrian realm ranging in width from 10.7-feet to 10.8-feet. Further, the planned improvements will have no impact on the existing level of service for the surrounding street system or emergency vehicle access.

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

The hardship for the request is the need to maintain architectural compatibility with the character of the surrounding trade area. Without the variance, the building's outward appearance will begin to detract from the vibrant and modern feel of the Galleria area. The proposed building setback reduction is the only way that the assisted living facility can modernize their appearance and preserve reasonable use of their land.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
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Houston, Texas 77251-1562

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www.houstontx.gov

February 13, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Brookdale Galleria

REFERENCE NUMBER: 2020-0149

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Post Oak Boulevard south of Alabama Street and north of Hildago 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.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to plat a 0' dual building line along Post Oak to remodel an existing high-rise apartment complex. 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, February 20, 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 Jeff Boutte with Windrose at 713-458-2281 Ext 1687. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to 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

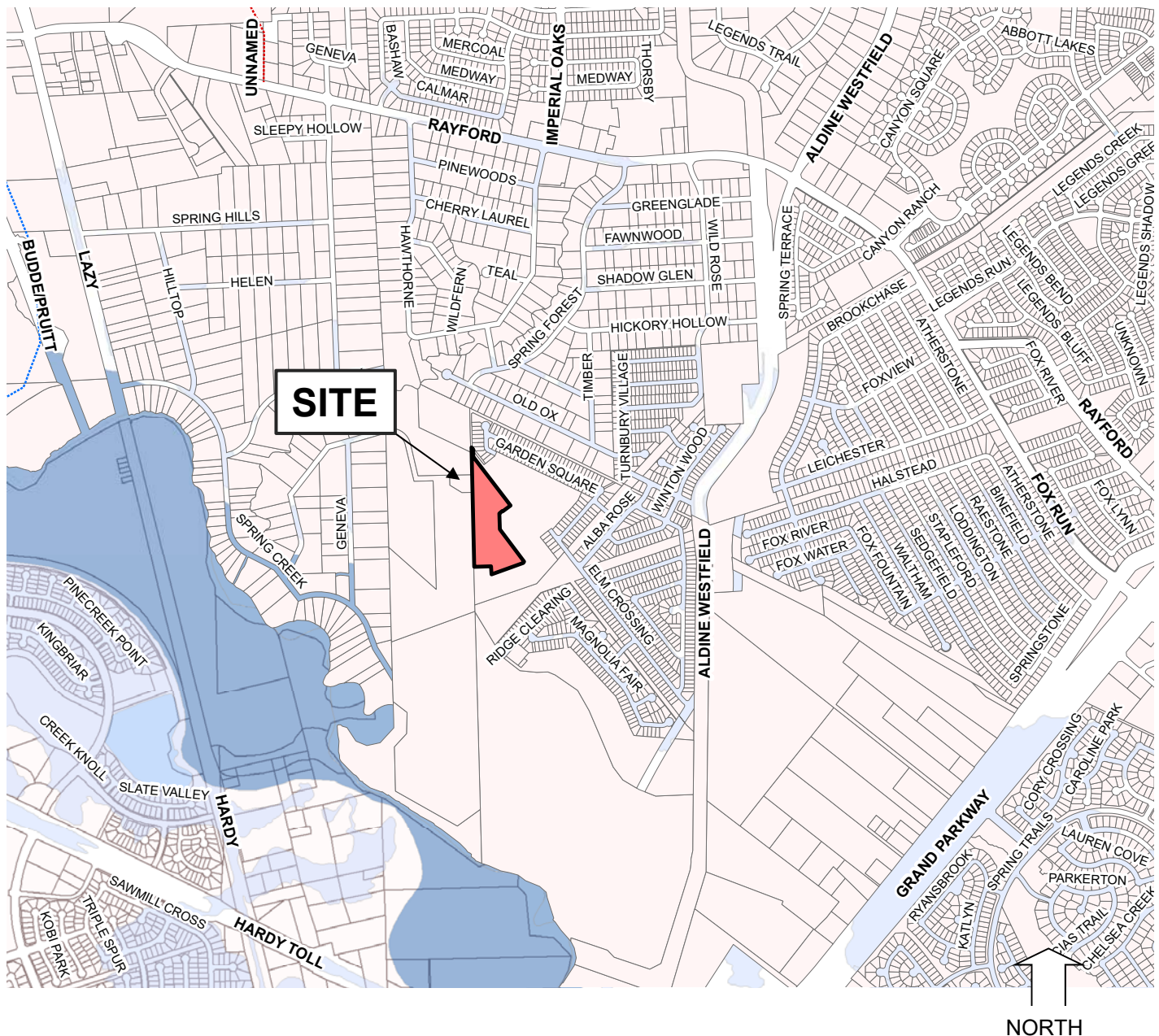
ITEM: 116

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Forest Village Sec 13 (DEF 2)

Applicant: Van De Wiele & Vogler, Inc.



D – Variances

Site Location

Houston Planning Commission

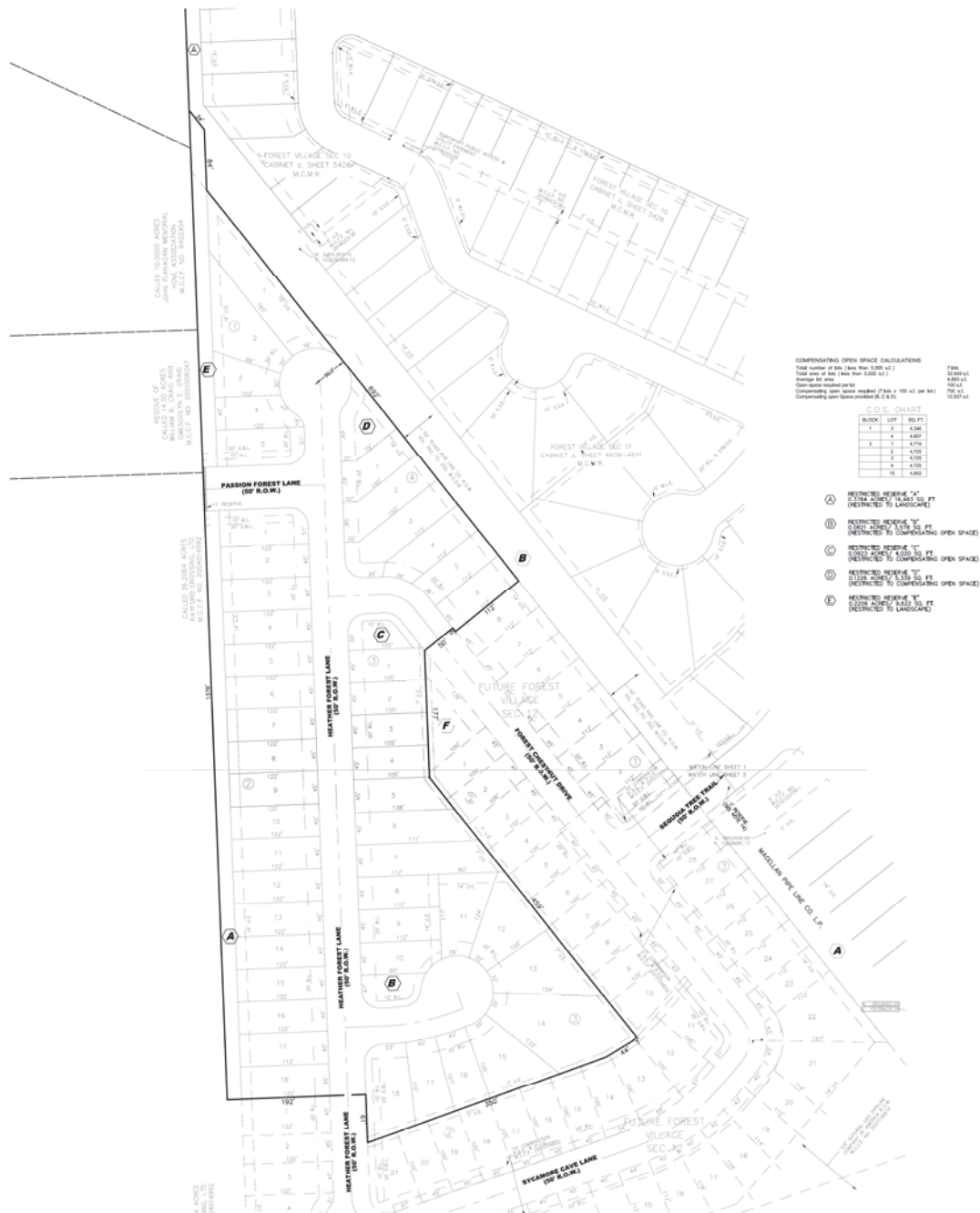
ITEM: 116

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Forest Village Sec 13 (DEF 2)

Applicant: Van De Wiele & Vogler, Inc.



D – Variances

Subdivision

Houston Planning Commission

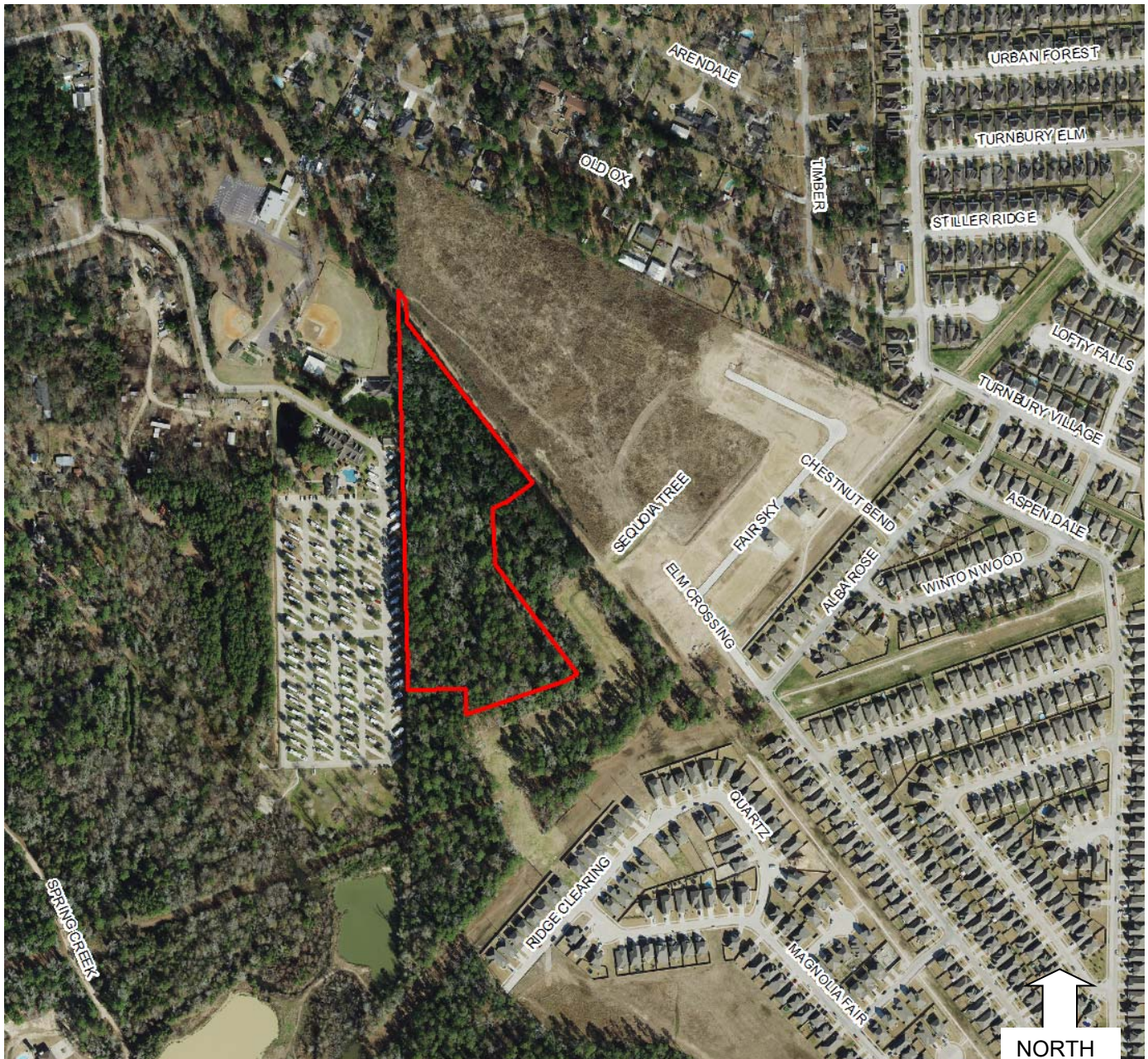
ITEM: 116

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Forest Village Sec 13 (DEF 2)

Applicant: Van De Wiele & Vogler, Inc.



D – Variances

Aerial

Houston Planning Commission

ITEM: 117

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: HC MUD 43 Water Plant no 2

Applicant: EHRA



D – Variances

Site Location

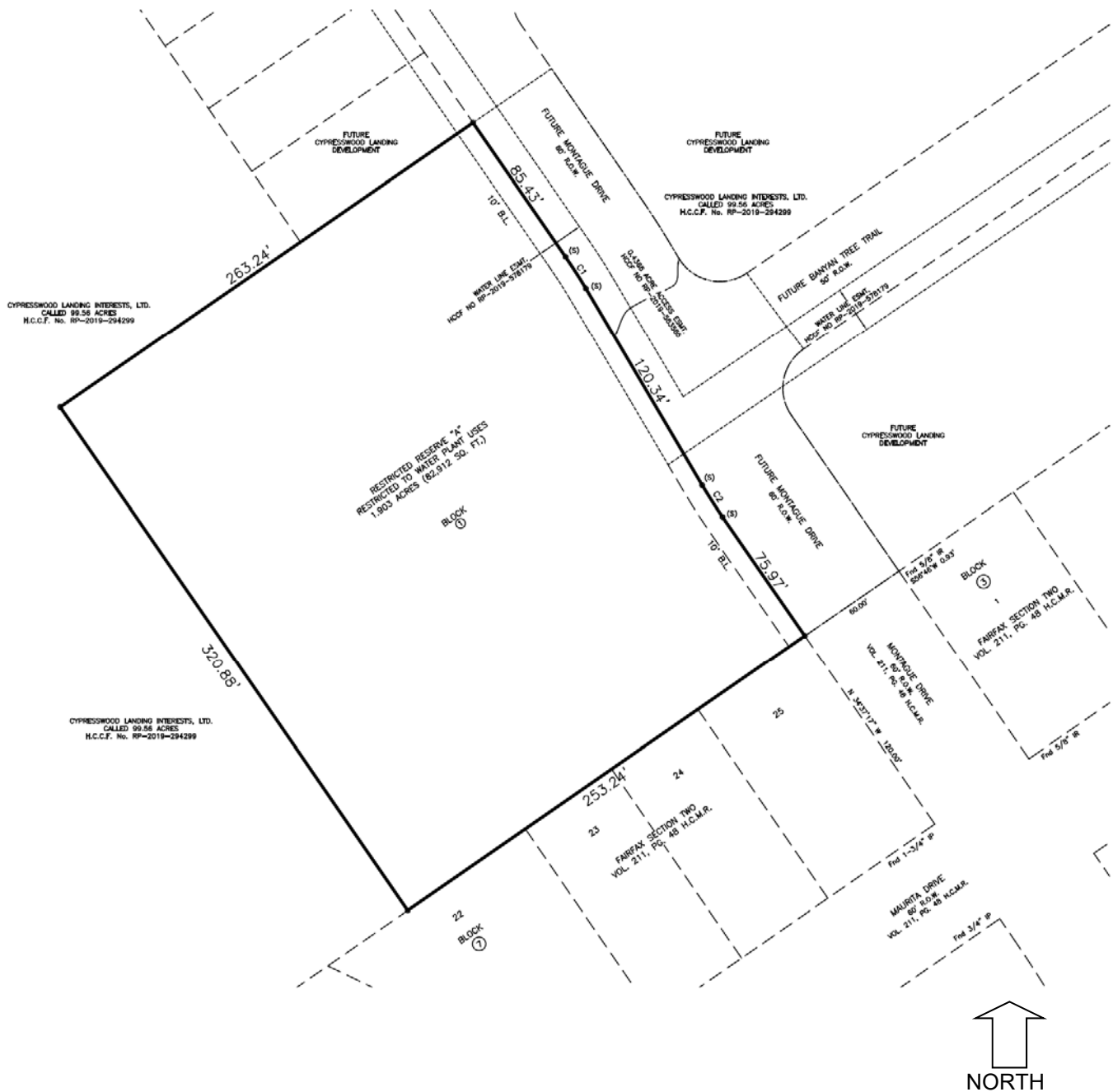
Planning and Development Department

ITEM: 117

Meeting Date: 02/20/2020

Subdivision Name: HC MUD 43 Water Plant no 2

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission

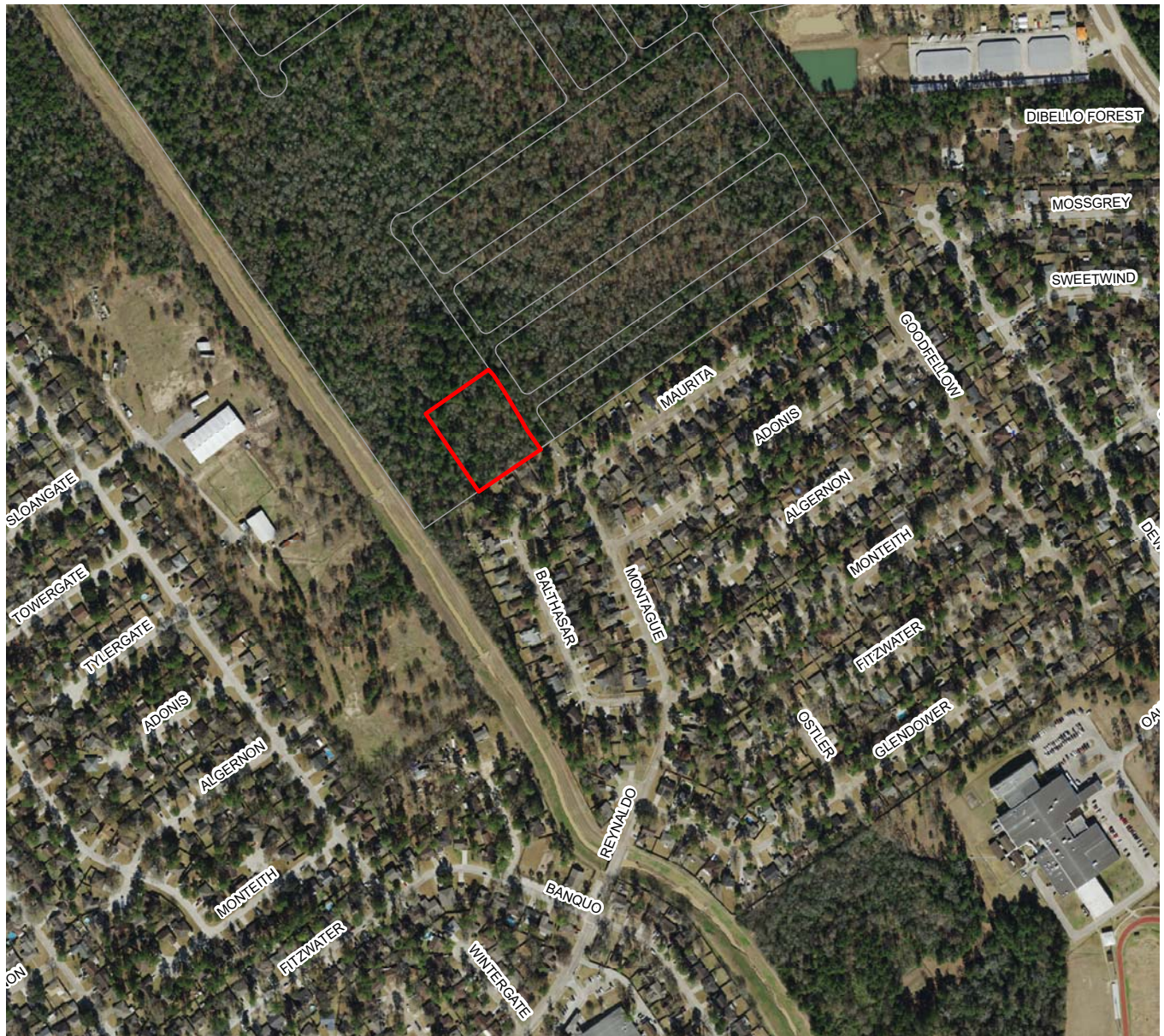
ITEM: 117

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: HC MUD 43 Water Plant no 2

Applicant: EHRA



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-0270

Plat Name: HC MUD 43 Water Plant no 2

Applicant: EHRA

Date Submitted: 02/10/2020

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:

Variance to allow a reserve restricted to water production to take access via a 60' access easement instead of 50' of frontage on a public street or permanent access easement.

Chapter 42 Section: 42-190(c)

Chapter 42 Reference:

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 to Wastewater treatment, water production, or water repressurization; Minimum Size: 5,000 sq. ft.; Type of Street or Driveway: public street or type 1 permanent access easement; Minimum Street or Driveway Width: 50 feet; Minimum Street or Driveway Frontage: 50 feet.

Statement of Facts

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

The subject tract is a 1.903-acre of land within the Cypresswood Landing GP and is situated due west of Montague Drive and north of Maurita Drive in Fairfax, section two. HC MUD 43 will be required to provide water and wastewater capacity for future residents of the Cypresswood Landing subdivision. It is necessary to construct a new water plant in advance of the new development occurring within the HC MUD 43 district boundaries. HC MUD 43 purchased the subject tract for the new water plant and is ready to begin construction. The subject tract is currently provided access to Montague Drive via a recorded 60' access easement. Cypresswood Landing Section 3 will be submitted to the City in a forthcoming plat and will provide public right-of-way access to the water plant, supplanting the 60' access easement. It is essential that HC MUD 43 begin the process of constructing the new water plant prior to the development of Cypresswood Landing so they can provide for water needs. Granting access to the water plant through an easement does not change the functioning of the facility.

(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;

Construction of the new water plant on this tract must proceed in advance of other development so that water capacity is available when new homes and commercial buildings need service. Water and sewer plant construction often predates other infrastructure such as road construction because of the long lead time to construct such facilities. HC MUD 43 is a public governing board not controlled by any developer, thus because surrounding tract development is still in the planning stages, it is impossible to predict exactly how all future development will be occurring and the MUD has no control over the timing of such development. This is why the 60' access easement was put in place.

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

Vehicular access to the water plant from the 60-foot access easement will allow all construction and maintenance service vehicles adequate access to the facility until such time as public ROW is dedicated in future Cypresswood

Landing section 3. In other words, the access easement will become public ROW in the future plat which will then comply with Chapter 42.

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

Public health, safety and welfare will not be negatively impacted by granting this variance. Access to the site will ultimately be made from Montague Drive as intended and cannot be interrupted in the meantime due to the perpetual language in the recorded access easement document.

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

This variance is requested for a recorded 60-foot access easement to provide connectivity between Montague Drive and the subject tract until future ROW development occurs. Justification is based on the construction timing of the water plant needing to occur before other platting activity so that the water plant is functioning prior to sale of any homes or commercial tracts within the MUD.

Houston Planning Commission

ITEM: 118

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Kickapoo Industrial Park GP

Applicant: Hovis Surveying Company, Inc.



D – Variances

Site Location

Houston Planning Commission

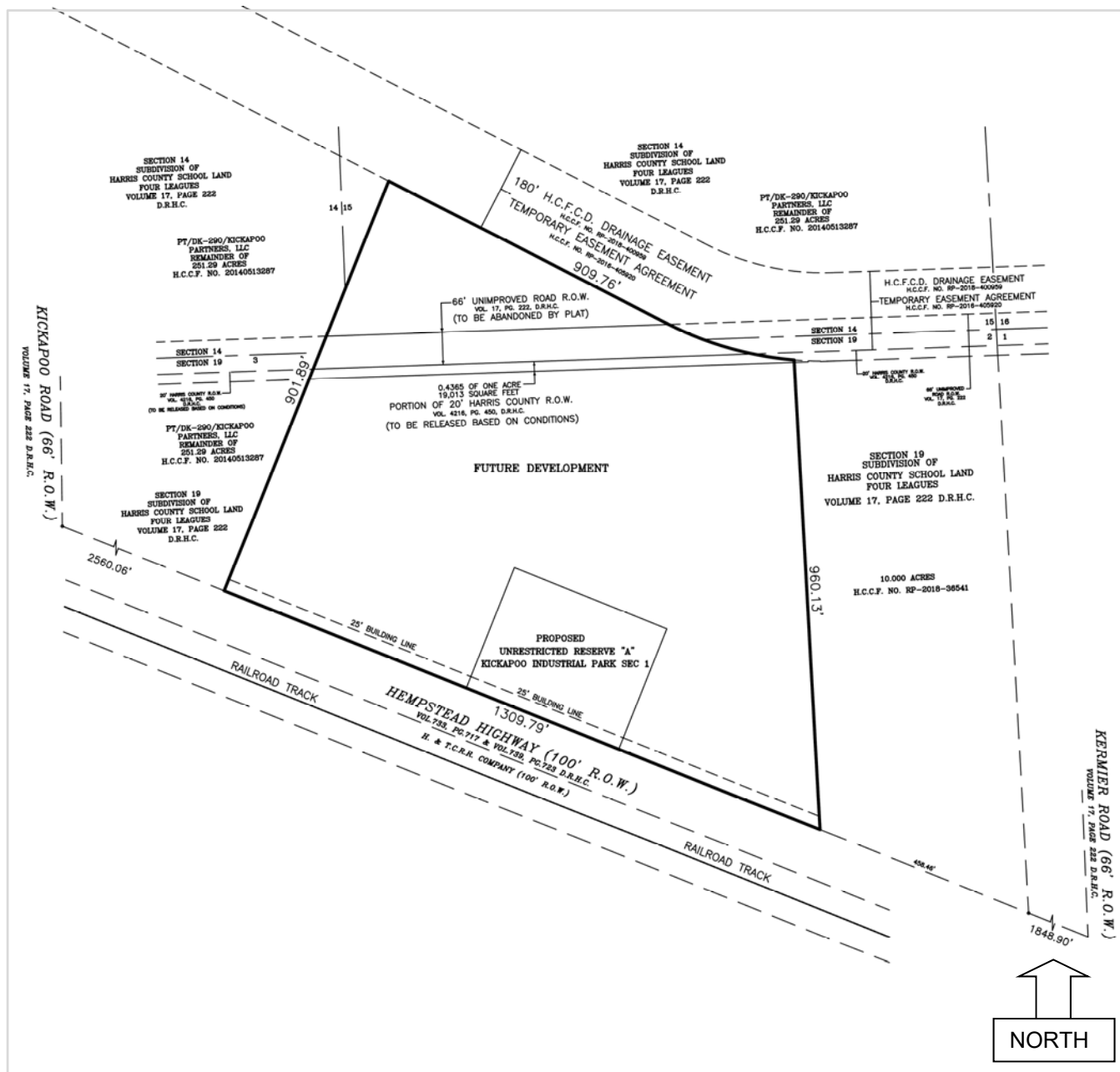
ITEM: 118

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Kickapoo Industrial Park GP

Applicant: Hovis Surveying Company, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 118

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Kickapoo Industrial Park GP

Applicant: Hovis Surveying Company, Inc.



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-0238

Plat Name: Kickapoo Industrial Park GP

Applicant: Hovis Surveying Company Inc.

Date Submitted: 02/10/2020

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 not provide a North-South street through this development and allow for an overlong block length along Old Hempstead Highway and to not provide an East West Street through this development and allow for the existing 66 foot unimproved right-of-way and 20 foot Harris County fee strip to be abandoned by this plat.

Chapter 42 Section: 127 & 128

Chapter 42 Reference:

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

This 22.000 acre development is located on the North side of Old Hempstead Highway, 2,560.06 feet Southeast of Kickapoo Road and 1,848.90 feet West of Kermier Road. There is an existing 180 foot Harris County Flood Control District Easement that abuts this tract on the North side. The creation of a North South street through this development would require the crossing of the 180 foot drainage easement in order for it to extend further to the North. There is adequate circulation provided in the area by the existing street pattern. Both Kickapoo Road and Kermier Road provide for North South circulation and both extend to US Highway 290 to the North and continue North beyond US Highway 290. A North South Street through this development if extended over the 180 foot drainage easement would terminate at US Highway 290. There is currently an unimproved 66 foot right-of-way and a 20 foot Harris County fee strip within this development. We are proposing to abandon this unimproved right-of-way when this section is development. This right-of-way would not extend into Kermier to the East due to the existing drainage channel and extension to the West goes back to Hempstead Highway and would not intersect with Kickapoo to the West. This proposed development will consist of industrial warehouses and will not significantly increase the traffic in the area with retail or commercial traffic.

(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 variance are not the result of a hardship created or imposed by the applicant because these physical characteristics were in place prior to the purchase and proposed development of this 22 acre tract. In exchange for the creation of the drainage easement and the construction of the drainage ditch within the 180 foot drainage easement there was an agreement that the existing 66 foot unimproved right-of-way and 20 foot Harris County Right-of-way could be abandoned. There is currently a drainage channel constructed within the existing 66 foot unimproved right-of-way to the East of this development so there will not be a connection with Kermier with an East West Street.

(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 because a north south street is not going to be able to extend further North of this development without the crossing of a drainage channel and detention pond. The current street pattern provides for adequate circulation in area. In addition, the West property line is 901.89 long and the East property line is 960.13 feet long. The required 1400 foot intersection spacing would fall north of this development. Also, both Kickapoo Road and Kermier Road are major thoroughfares which would then allow for a 2,600 foot intersection spacing requirement. US Highway 290 is within 2,100 feet at right angles from the south property line of this development.

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

The granting of the variance will not be injurious to the public health, safety or welfare because the existing major thoroughfares and freeways in the area allow for adequate circulation for traffic in the area. In addition, this industrial development will not be creating commercial or retail traffic in the area.

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

Economic hardship is not the sole justification of the variance because these existing conditions were in place prior to the purchase and development of this tract. The development of the drainage easement and drainage channel is required for the overall drainage in this existing area.

Houston Planning Commission

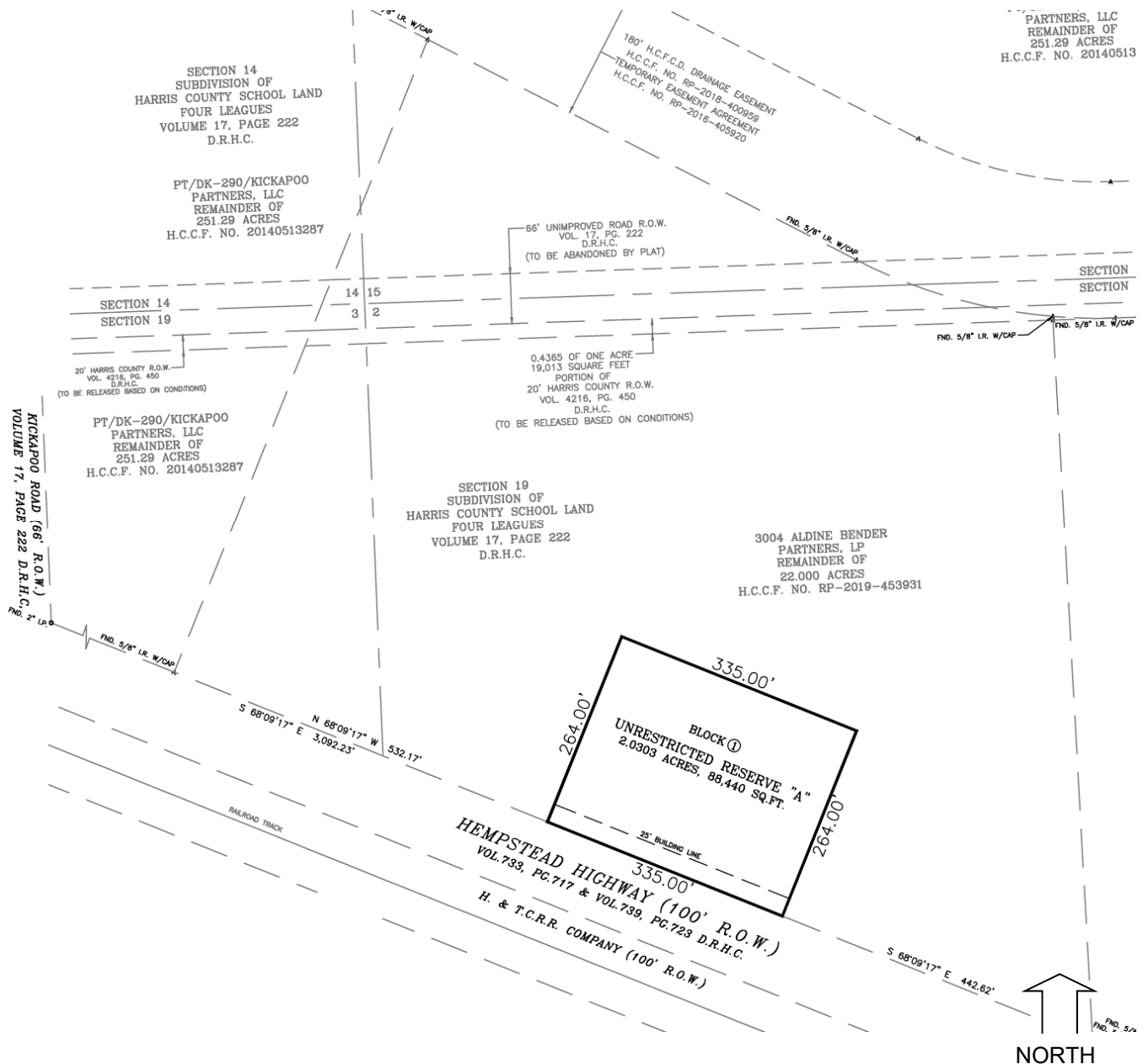
ITEM: 119

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Kickapoo Industrial Park Sec 1

Applicant: Hovis Surveying Company, Inc.



D – Variances

Subdivision

Houston Planning Commission

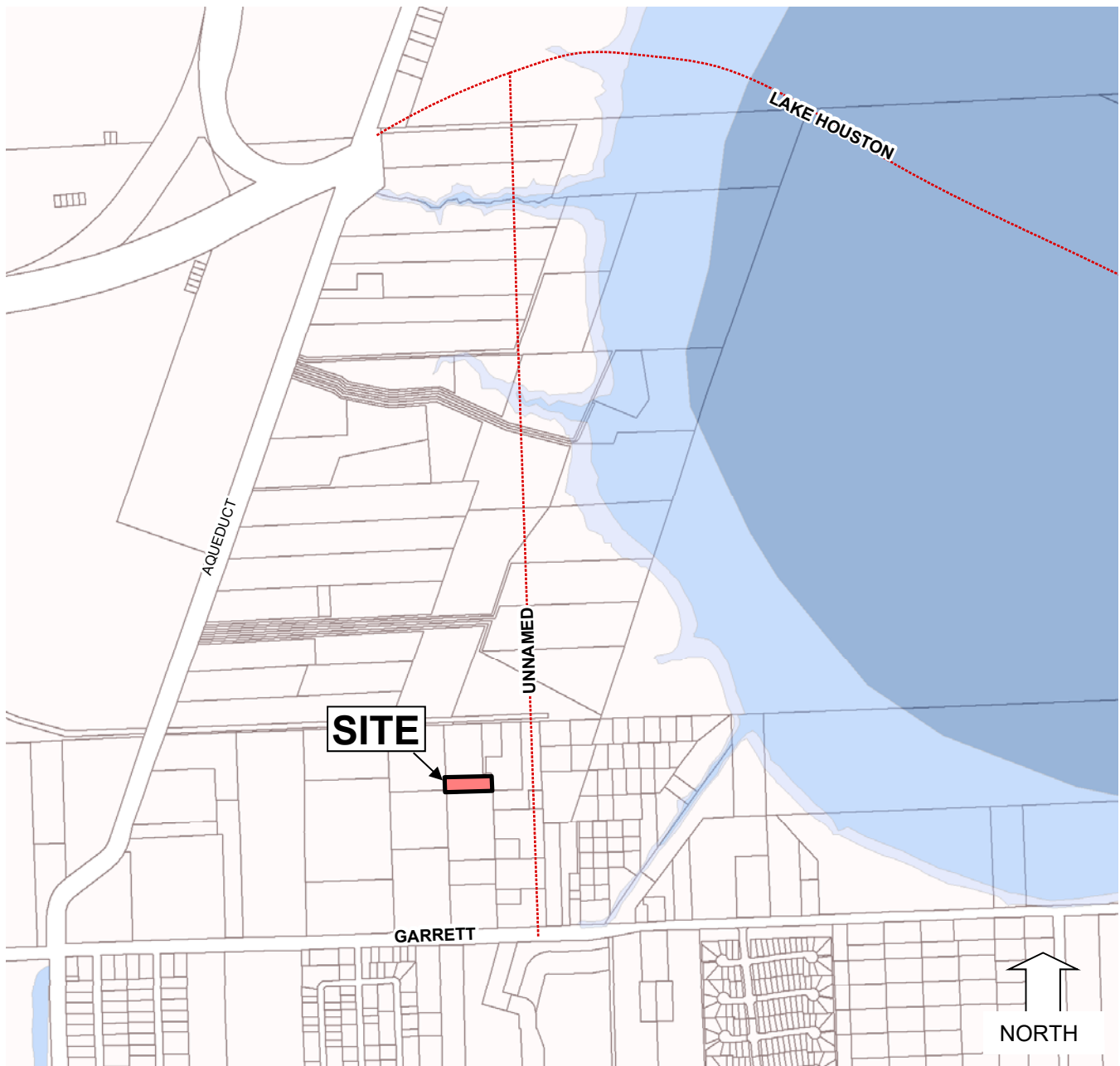
ITEM: 120

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Modulate Motor Sports

Applicant: Hovis Surveying Company Inc.



D – Variances

Site Location

Houston Planning Commission

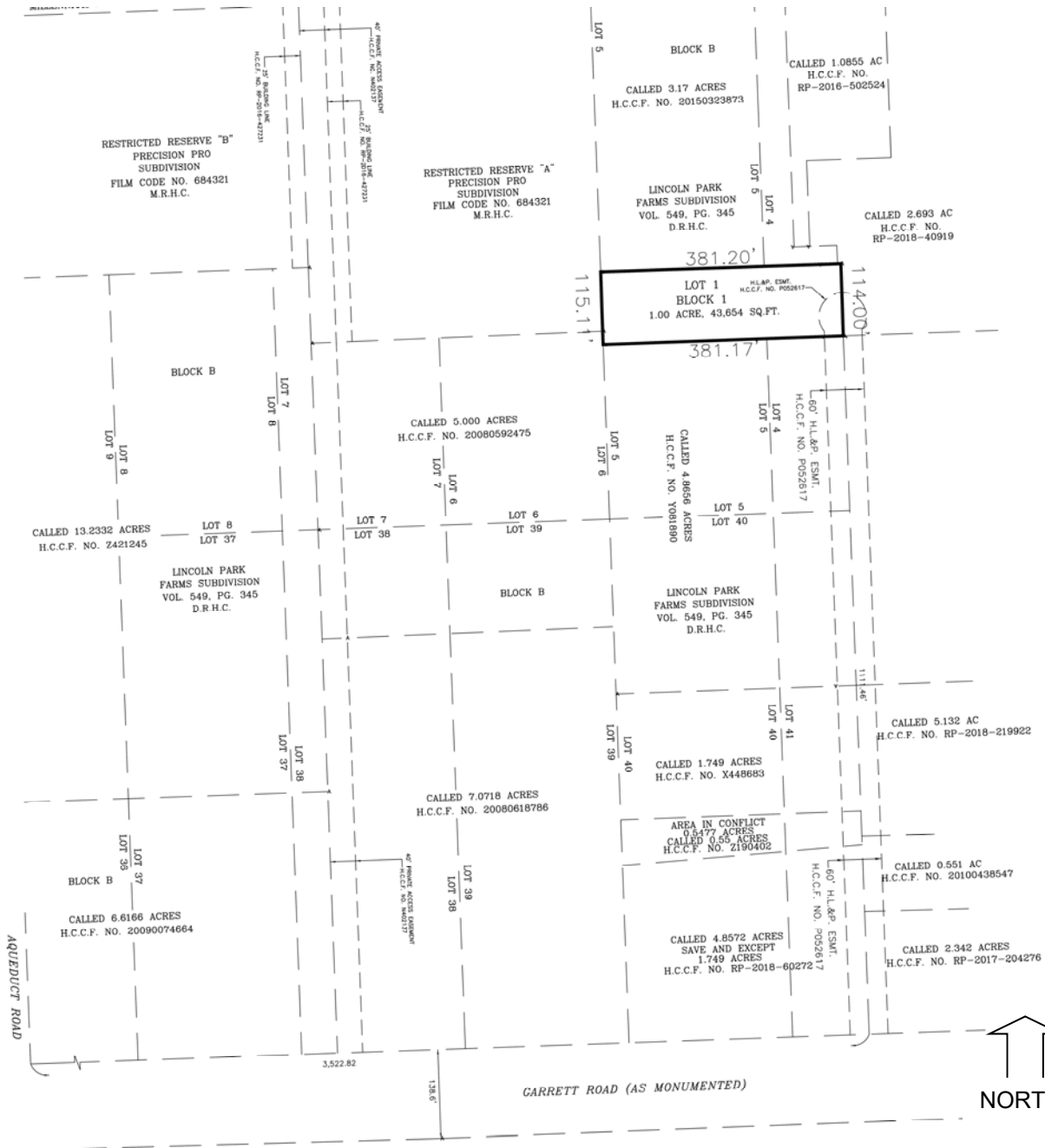
ITEM: 120

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Modulate Motor Sports

Applicant: Hovis Surveying Company Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 120

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Modulate Motor Sports

Applicant: Hovis Surveying Company Inc.



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-0300

Plat Name: Modulate Motor Sports

Applicant: Hovis Surveying Company Inc.

Date Submitted: 02/10/2020

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 residential lot to take access to a 60 foot access easement instead of the required public street.

Chapter 42 Section: 188

Chapter 42 Reference:

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

Statement of Facts

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

(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 1.00 acre lot is out of Lots 4 and 5, Block B of Lincoln Park Farms, a subdivision as shown on map or plat recorded under Volume 549, Page 345 of the Deed Records of Harris County, Texas. It is located 1,111.46 feet North of Garrett Road. There is an existing gravel drive that extends from Garrett Road. The gravel drive is located within an existing 60' Houston Lighting & Power Company Easement. There was an Access Easement Agreement between all of the adjacent property owners recorded June 29, 2013 under Harris County Clerk's File Number 20130437153, however, the exhibit mentioned in the document was not attached. These tracts have been using this 60 foot access easement as access since the tracts were created. Lincoln Park Farms which was recorded in October of 1923 did not provide any North South or East West Streets.

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

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant because these existing conditions were in existence prior to the purchase and development of this tract. All of the properties to the South of this development go to the centerline of the 60 foot access and utility easement and are owned by multiple property owners. The 60 foot access easement allows for access to and from this proposed lot.

(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 because there is access to the lot from existing Garrett Road via the 60 foot access easement.

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

The granting of the variance will not be injurious to the public health, safety or welfare because the access easement and Garrett Road allow for access to this lot and the adjacent properties for emergency vehicles and the general public

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

Economic hardship is not the sole justification of the variance because these conditions have been in place for over 20 years and these tracts have been accessing Garrett Road from the gravel drive and access easement since they were created

Houston Planning Commission

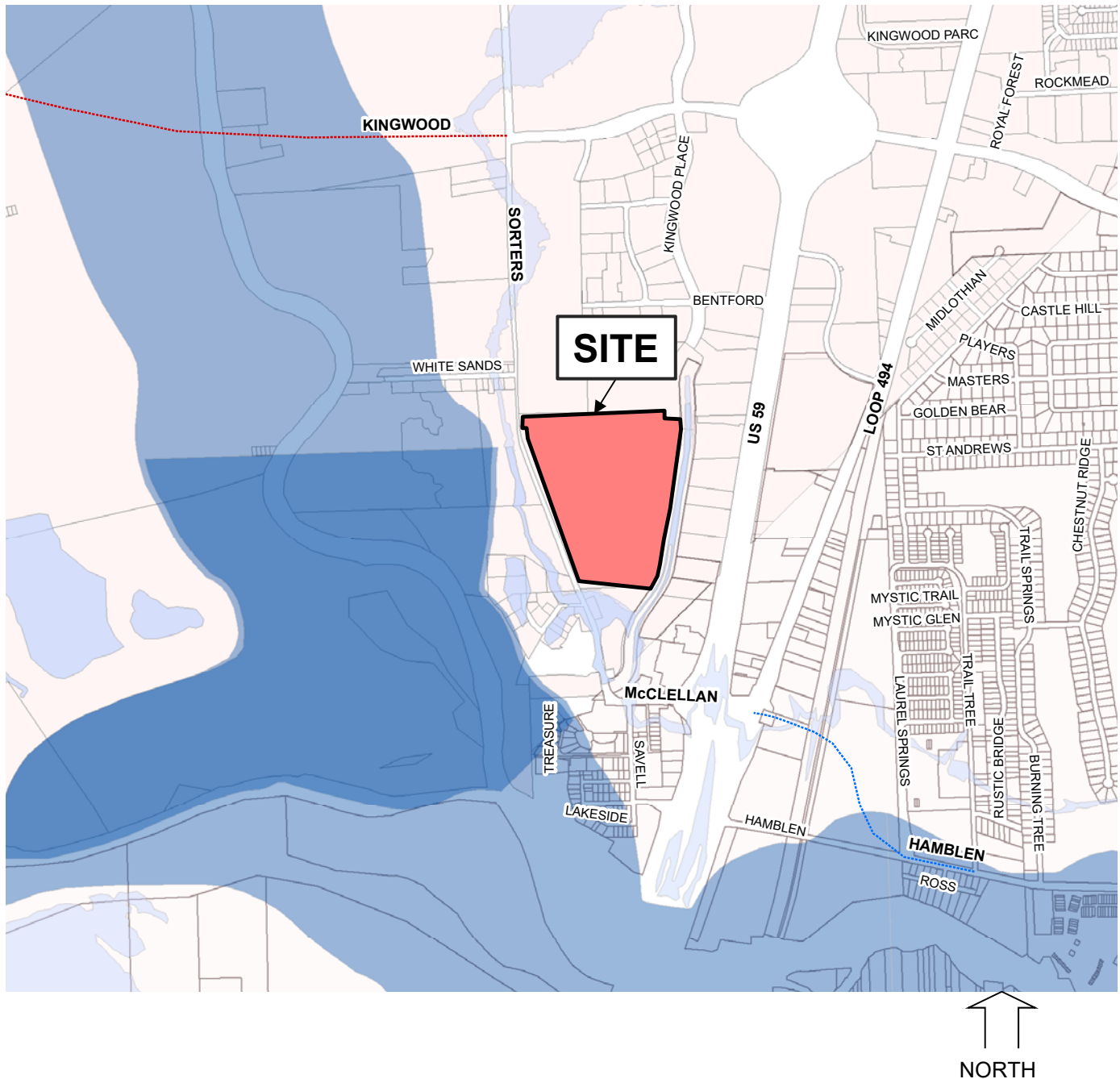
ITEM: 121

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: New Caney ISD High School No 3 (DEF 1)

Applicant: West Belt Surveying, Inc.



D – Variances

Site Location

Houston Planning Commission

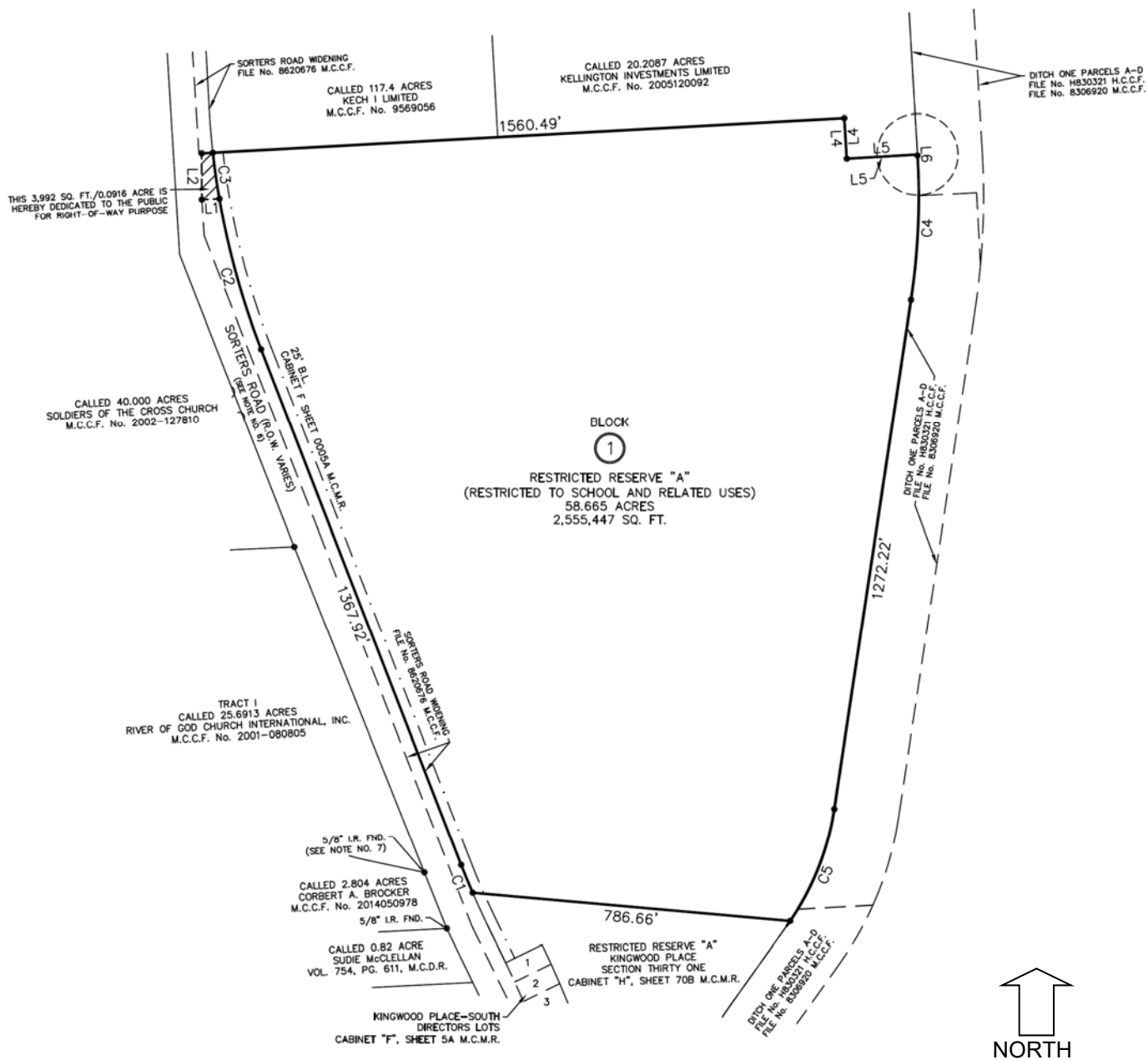
ITEM: 121

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: New Caney ISD High School No 3 (DEF 1)

Applicant: West Belt Surveying, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 121

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: New Caney ISD High School No 3 (DEF 1)

Applicant: West Belt Surveying, Inc.



NORTH

D – Variances

Aerial



Application Number: 2019-2310

Plat Name: New Caney ISD High School No 3

Applicant: West Belt Surveying, Inc.

Date Submitted: 12/21/2019

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:

Specific variance is being sought and extent of condition is not to provide a east/west public street through the subject tract and exceed 2,600' intersection spacing along Sorters Road.

Chapter 42 Section: 127(a)

Chapter 42 Reference:

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;

New Caney Independent School District High School No 3 is located just in Montgomery County just north of the Harris County and Montgomery County line. In regard to the matter of providing a north/south public street through the subject tract, please note the following: There is a 120' wide drainage easement, owned by Harris County Flood Control District located on the easterly property line of said subject tract and the property to the east of the Harris County Flood Control District have already been platted. It is unlikely that a bridge would be constructed in this location. Interstate 69 is also located along the east property lines of the platted properties to the east of the subject tract. Interstate 69 is controlled access. With the idea that we established there is no apparent need for a cross street within subject tract, we further would like to note that the through street would most likely not connect further to the west, due to the West Fork San Jacinto River. A through street in this location would not serve a great purpose to the property owners in the general area of subject tract.

(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 and existing conditions surrounding subject property

(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 planned internal drives and surrounding streets having an adequate traffic pattern and flow.

(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. Property does not impede traffic; nor will in any way compromise public health or safety.

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

Justification of the variance is based on existing conditions of the subject tract and surrounding properties.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

January 29, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: New Caney ISD High School no 3

REFERENCE NUMBER: 2019-2310

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located east along Sorters Road between Kingwood Drive and Sorters McClellan Rd. 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.

West Belt Surveying, Inc, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting to exceed 2600' intersection spacing along Sorters Rd. by not providing an East-West Street.

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, February 6th, 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 Abraham Nimroozi, of West Belt Surveying, Inc. at 281-902-3179. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to 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: 122

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Parnell Havens

Applicant: CAS Consultants, LLC



D – Variances

Site Location

Houston Planning Commission

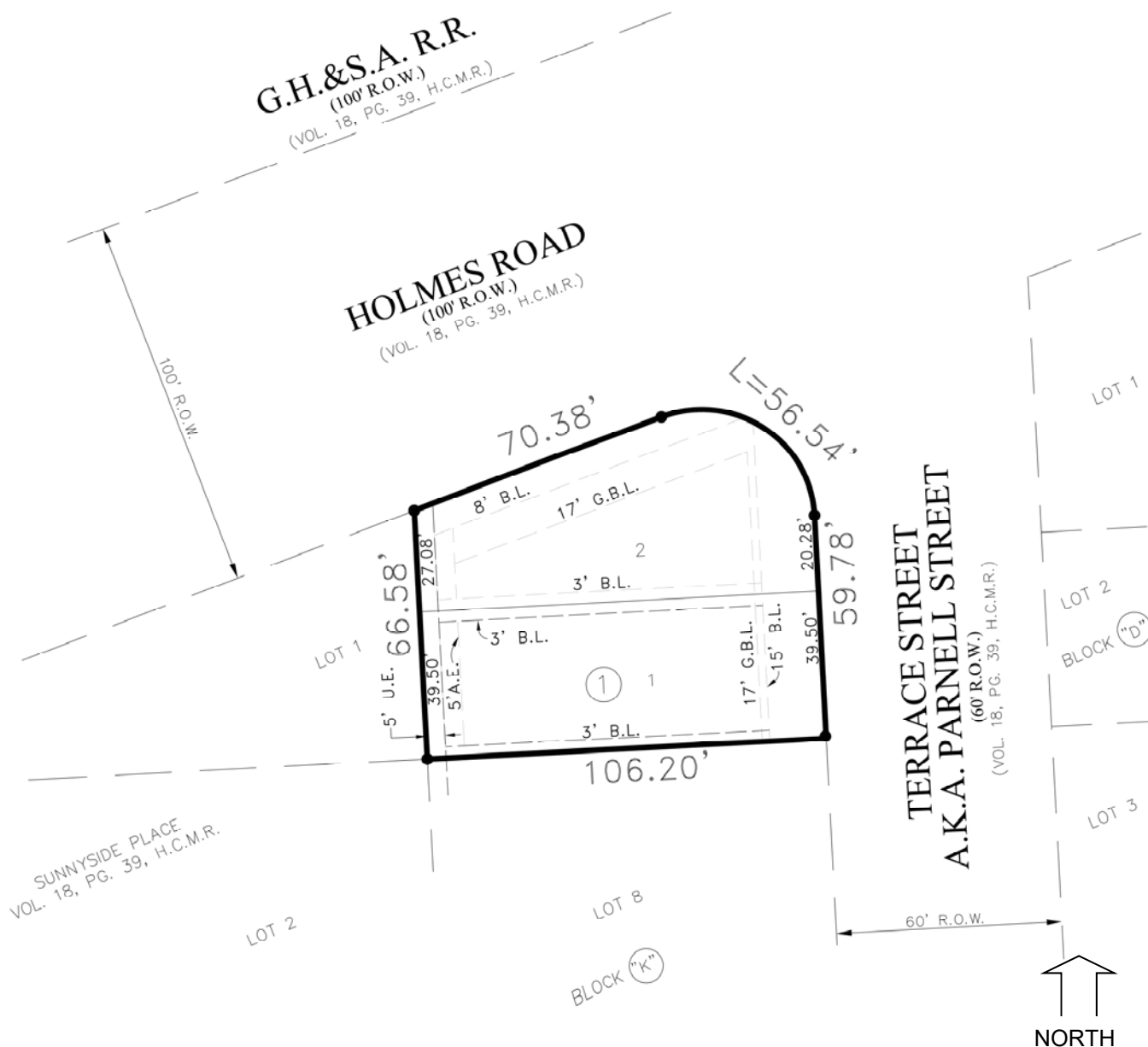
ITEM: 122

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Parnell Havens

Applicant: CAS Consultants, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 122

Planning and Development Department

Meeting Date: 02/20/2020

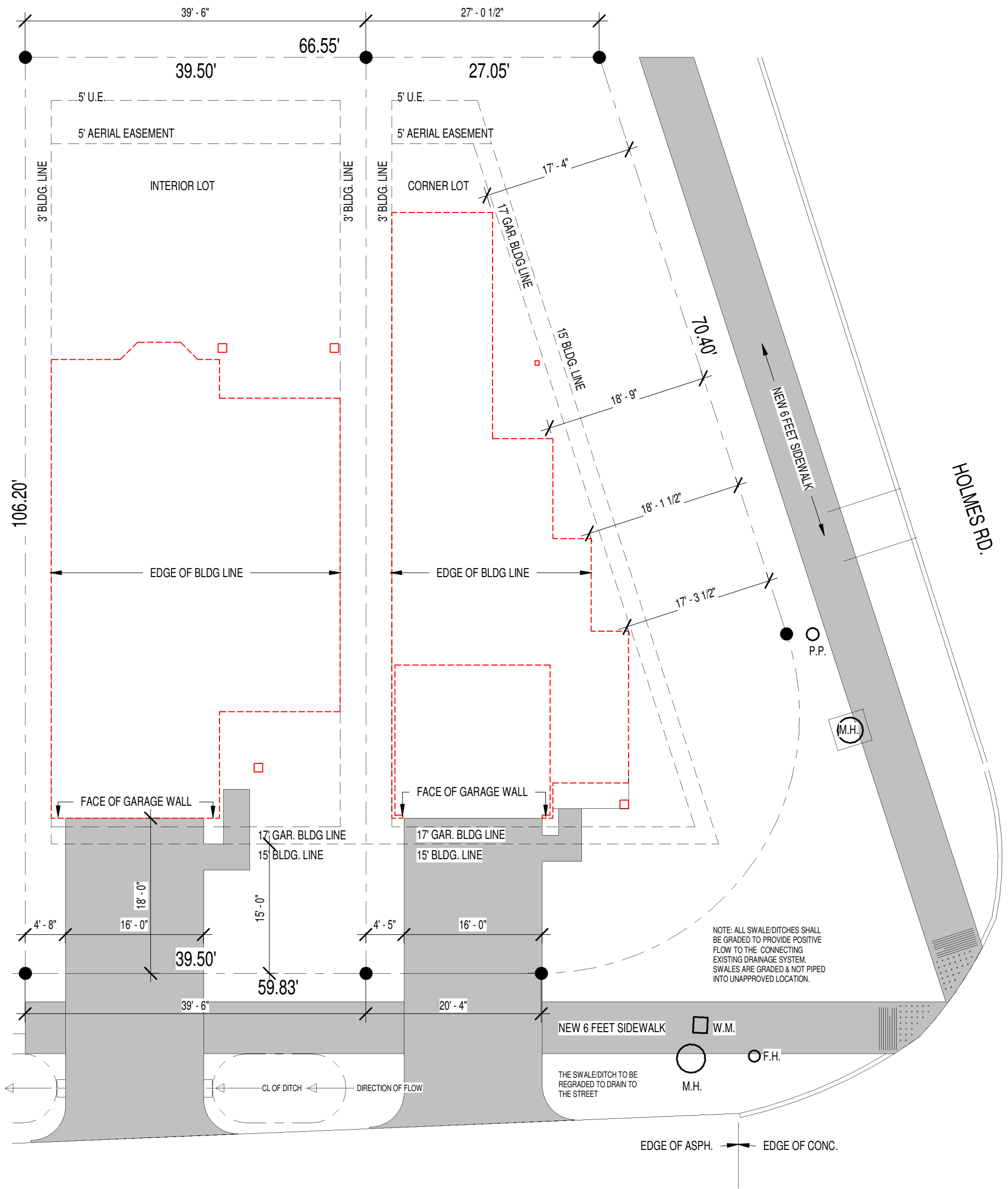
Subdivision Name: Parnell Havens

Applicant: CAS Consultants, LLC



D – Variances

Aerial

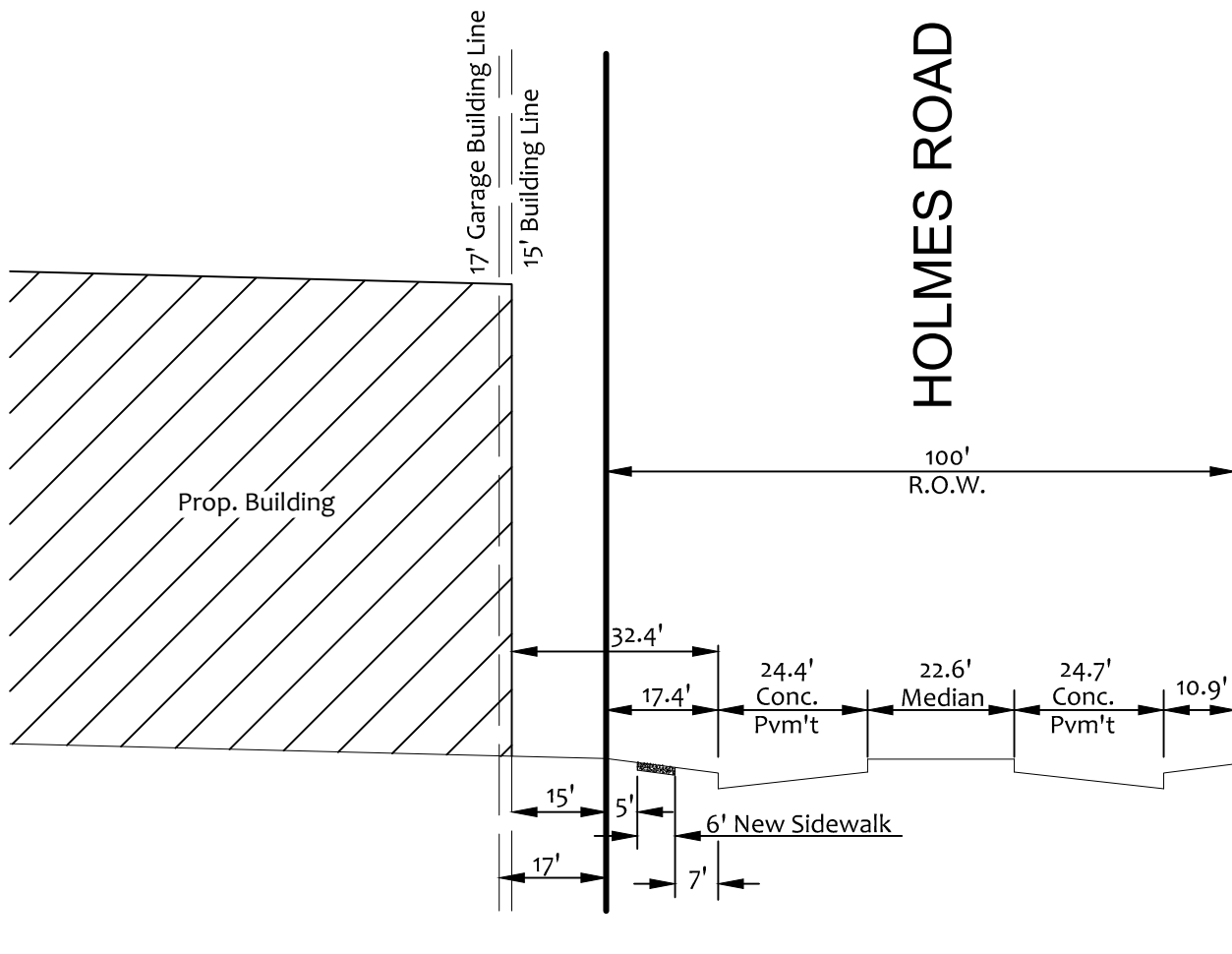


1 SITE PLAN -PRELIM

jmack Architects

5353 West Alabama Street, Suite 695
Houston, Texas 77056
713.524.9524 fax: 713.583.9985

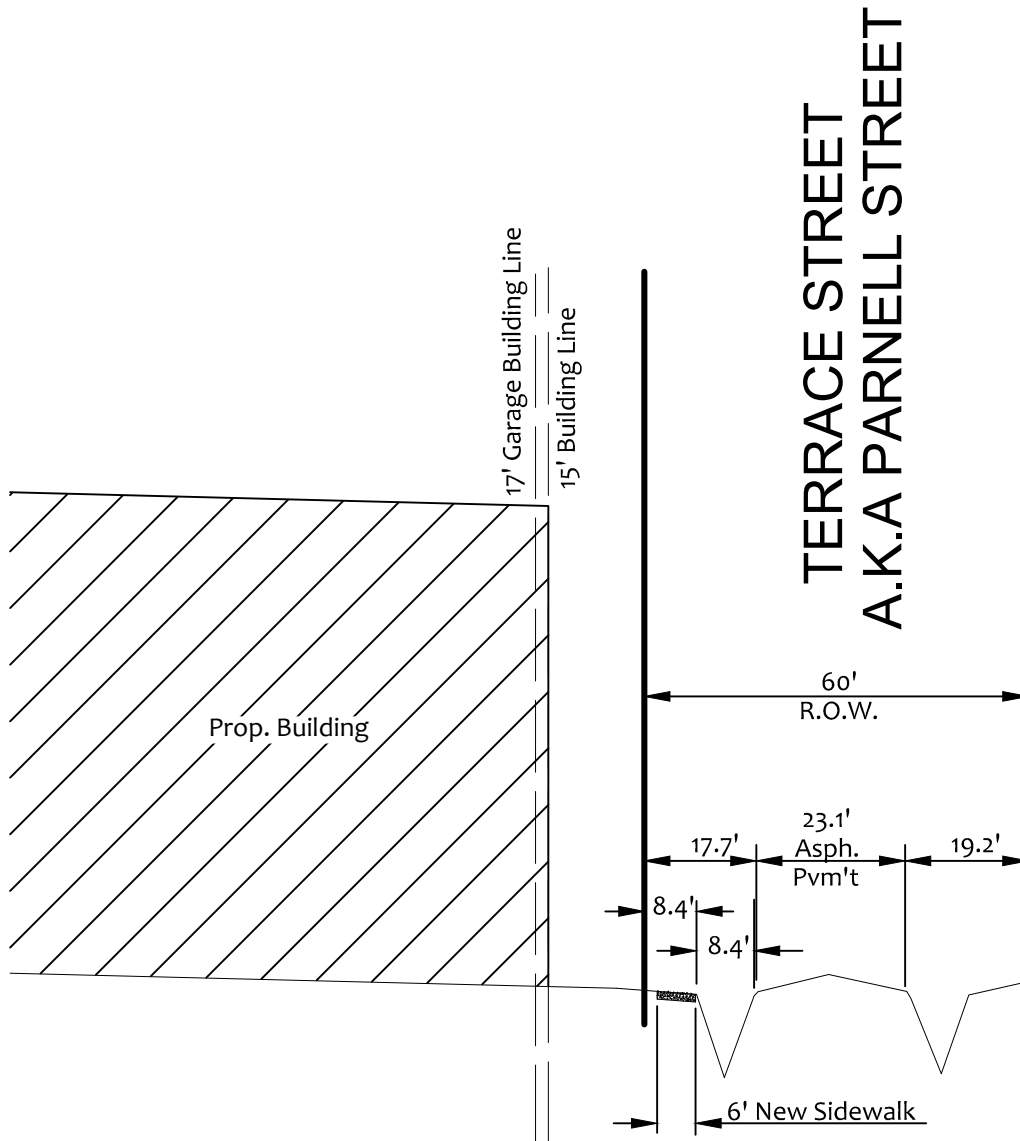
Copyright. Drawings and Specifications are instruments of services and shall remain the property of Jmack Architects, LLC. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the architect. Any use of the drawings and / or specifications without a written agreement from the architect will be subjected to legal actions and compensation per the Architectural Works Copyright Protection Act of 1990.



HOLMES ROAD SECTION

SCALE: 1" = 30'

A



TERRECE STREET SECTION
 SCALE: 1" = 30'

B



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-0030

Plat Name: Parnell Havens

Applicant: CAS Consultants, LLC

Date Submitted: 01/13/2020

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 a reduced 15-foot building line along Holmes Road

Chapter 42 Section: 152A

Chapter 42 Reference:

Sec. 42-152A – The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

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

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

The proposed plat is located at the intersection of Holmes Road and Terrace Street A.K.A Parnell Street. The intent of this application is to provide a development that integrates with other recently constructed and similar single family residential development in the area while maintaining the integrity of this chapter. A 15' building line would allow the construction of homes in line with the public's expectations while maintaining a well-defined pedestrian area and safe buffer between the roadway and proposed houses. Buildings in this area, specifically along Holmes Road vary and appear to range between 0' to 25' from public ROW.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The circumstances are the result of the existing characteristics of the subject property and the integrating with the existing developments in the area.

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

We understand the intent and general purposes of this chapter will be preserved and maintained because of the 18' of separation between the existing curb line and property line. A 15' building line would the creation of a well-defined pedestrian walk area while maintaining 33 feet separation between proposed homes and existing road.

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

The granting of the variance will not be injurious to the public health, safety, or welfare because the proposed development will include upgrading existing sidewalk to current City of Houston width requirements along Holmes Road to increase pedestrian safety.

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

Economic hardship is not the sole justification of the variance. Variance is based on both existing characteristics of subject property, genuine desire to better integrate this development into the expanding neighborhood.



CITY OF HOUSTON

Planning and Development

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Mayor

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www.houstontx.gov

February 13, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Parnell Havens

REFERENCE NUMBER: 2020-0030

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the intersection of Holmes Road and Parnell 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.

Juan Castillo, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance for a reduced 15' BL along Holmes Road instead of required 25'. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, February 20, 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 Juan Castillo with CAS Consultants, LLC at 281-300-6874. You may also contact Suvidha Bandi with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to 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.
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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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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: 123

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Redimir Cypress Forest GP

Applicant: Atkinson Engineers



D – Variances

Subdivision

Houston Planning Commission

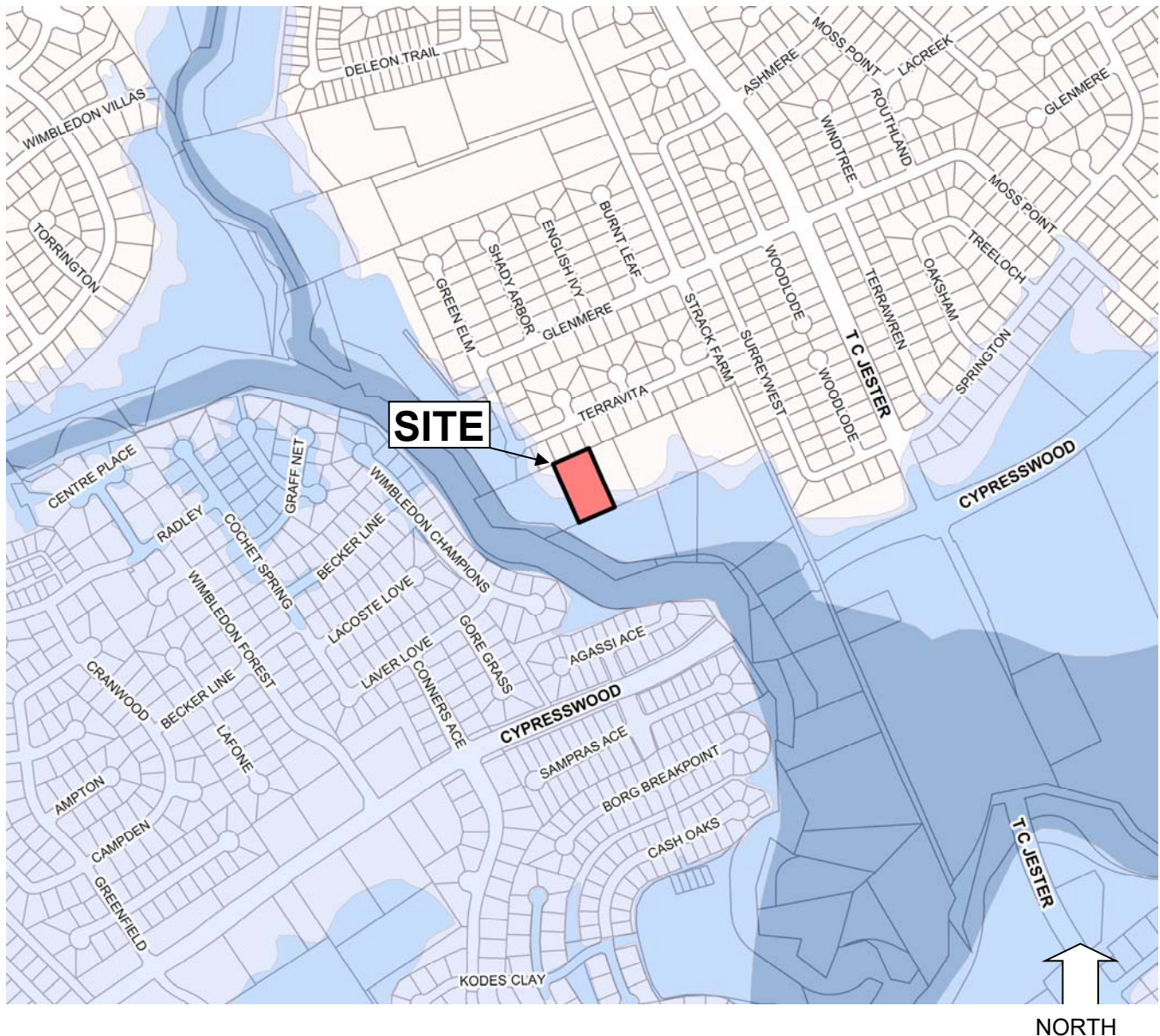
ITEM: 124

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Redimir Cypress Forest Sec 1

Applicant: Atkinson Engineers



D – Variances

Site Location

Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Redimir Cypress Forest Sec 1

Applicant: Atkinson Engineers



D – Variances

Subdivision

Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Redimir Cypress Forest Sec 1

Applicant: Atkinson Engineers



D – Variances

Aerial



Application Number: 2020-0221

Plat Name: Redimir Cypress Forest Sec 1

Applicant: Atkinson Engineers

Date Submitted: 02/09/2020

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:

Not to require the applicant to provide the required Public Street access (R.O.W.) and frontage for the existing residential tract and approve the plat as shown.

Chapter 42 Section: 190(C)

Chapter 42 Reference:

Sec. 42-190(c) Reserves. 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: (See Requirements Below) TYPE OF RESERVE - Unrestricted; MINIMUM SIZE - 5000 sq. ft.; TYPE OF STREET OR SHARED DRIVEWAY - public street; MINIMUM STREET OR SHARED DRIVEWAY WIDTH - 60 feet; MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE - 60 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 dedication of public r.o.w. to serve the proposed 1.4994 acre reserve, would require a minimum of 1142' of r.o.w. to the northeast, to tie into Strack Farm Road, or 1465' of r.o.w., to the southeast, to tee into Cypresswood Drive. The proposed plat currently is served by a shared 60' access easement established in the 1970's by the unrecorded subdivision of Cypress Forest. The owner would not be able to meet the requirements for the dedication of a 60' public r.o.w., and the 60' of frontage to the tract, as he only owns a small portion of the access easement that would needed to be dedicate the 60' r.o.w. Acquiring the needed offsite r.o.w. would require agreement from at least 7 other land owners, which is infeasible.

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

The variance requested is not due to new development, but for a current condition requiring the existing septic system be rehabilitated and updated. A permit submittal to Harris County, drew a reject notice due to the tract not being in a recorded subdivision. We were hired, Atkinson Engineers, to prepare a plat for this tract, and we submitted a residential lot plat for this tract. The plat was withdrawn due to the objection of Harris County, questioning the land-use of a residential lot. In addition, Harris County requested the plat be resubmitted as reserve and required that the proposed septic system be built to commercial standards. The change in land-use, from residential to reserve, imposed a stricter standard for the required access for the tract.

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

The current 60' access easement provides the needed ingress and egress to this tract and the adjacent property owners.

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

The granting the variance and the requirements from Sec 42-190(c) would not be injurious, in that the owner is complying with platting requirements for the tract and applying for the appropriate permits. The current vehicular traffic should not increase, as this is an existing current condition and the established 60' access easement provides sufficient vehicular circulation.

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

The granting of this variance is not solely on economics, but is based on the inability of the owner to dedicate the required r.o.w., per Sec. 42-190(c),. Again, the current 60' access easement is sufficient to serve the access needs for the tract.

Houston Planning Commission

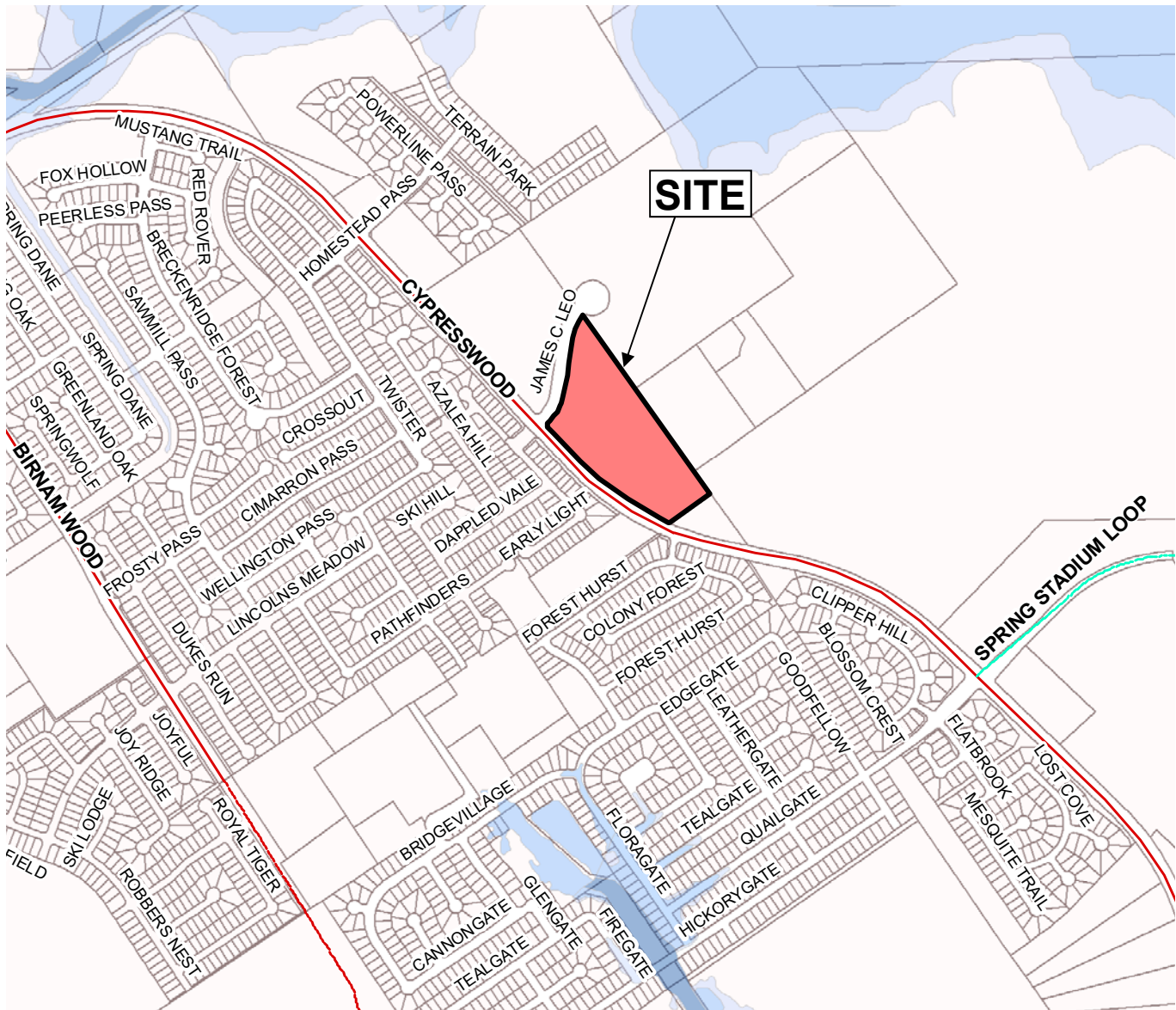
ITEM: 125

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Spring Creek Forest (DEF 1)

Applicant: Van De Wiele & Vogler, Inc.



D – Variances

Site Location

Houston Planning Commission ITEM: 125

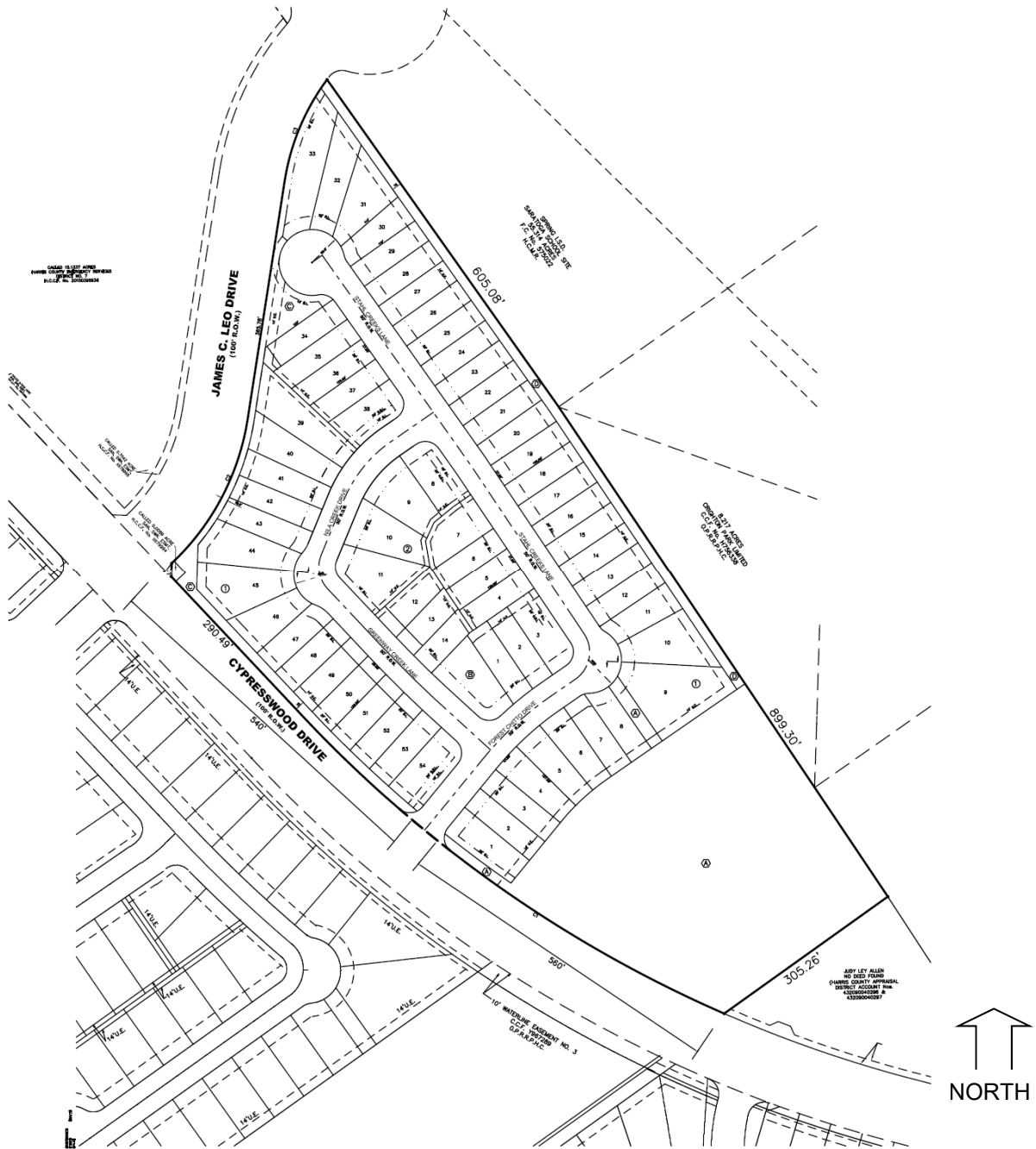
ITEM: 125

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Spring Creek Forest (DEF 1)

Applicant: Van De Wiele & Vogler, Inc.



D – Variances

Subdivision

Houston Planning Commission

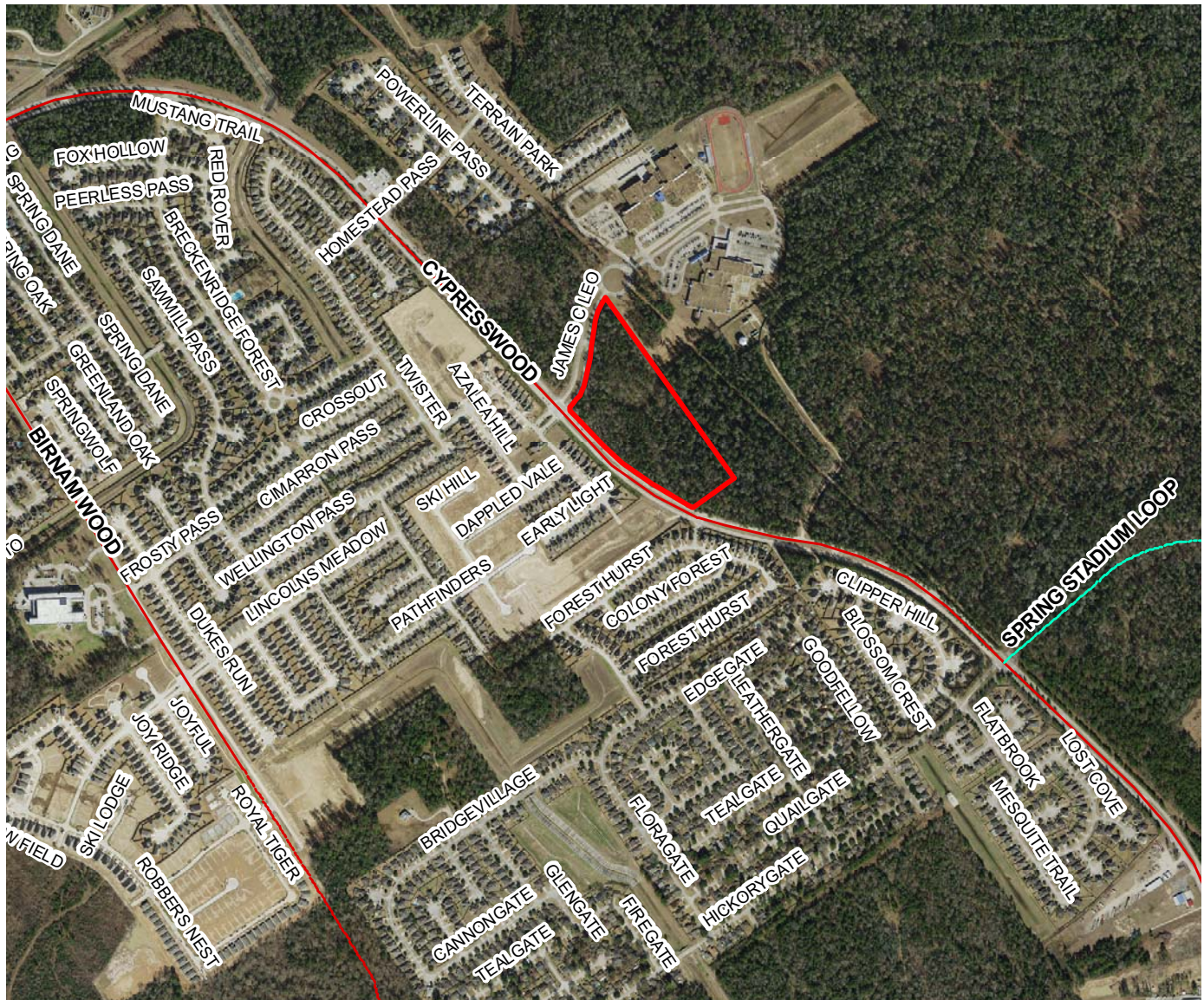
ITEM: 125

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Spring Creek Forest (DEF 1)

Applicant: Van De Wiele & Vogler, Inc.



D – Variances

Aerial



Application Number: 2020-0179

Plat Name: Spring Creek Forest

Applicant: Van De Wiele & Vogler, Inc.

Date Submitted: 01/27/2020

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 minimum intersection spacing less than 600 feet along a major thoroughfare.

Chapter 42 Section: 127

Chapter 42 Reference:

42-127.- Intersections of major thoroughfares. (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

A request for variance from minimum intersection spacing along a major thoroughfare. We are more or less centering our entrance street between James C Leo and Forest Loch. The spacing is 540' and 560' respectively, which is only a 10% and 7% variance respectively. We are not tying into James C. Leo Drive because it is not on the Harris County Road Log For Spring Creek Forest Sec 1, Cypresswood Drive will allow access for the 69 lots to either travel north bound our south bound to other main thoroughfares. Number 1 indicates access at Hardy Toll Road, Number 2 indicates access at Treaschwig Rd., and Number 3 indicates access at Farm to Market 1960 RD.

(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 western physical boundary has an existing subdivision, Breckenridge Park. Spring Creek Forest Section 1 on the northern physical boundary has a private street, James C Leo, is not maintained by Harris County. The eastern physical boundary is Spring Creek Preserve. The southern physical boundary is an existing road that leads to Burchett Elementary School.

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

During rush hours, there are 69 lots that will have access to Cypresswood Drive leading traffic flow to be an adequate circulation to 3 point of access.

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

The stub street will affect the traffic flow for the school district to maintain Burchett Elementary School and Spring Creek Forest Sec 1 traffic, causing it to have congestions. If Stahl Creeks Lane were to connect to James C. Leo, the school traffic would cut through the subdivision, causing an unsafe condition.

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

he justification is the conditions created by the school district. James C Leo street and street at rear of the Burchett Elementary School are privately for employees and students.

Houston Planning Commission

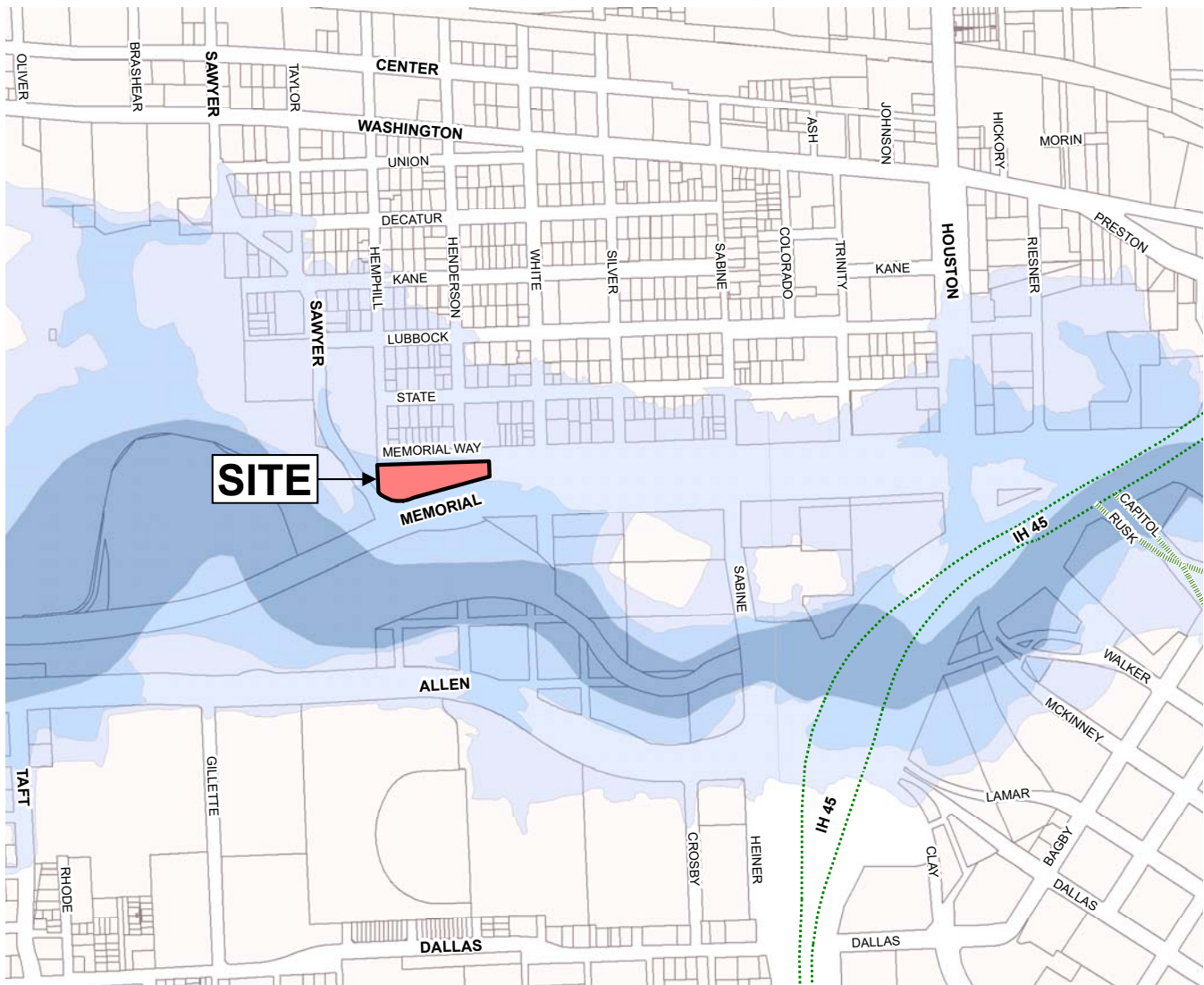
ITEM: 126

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Twenty One Hundred Memorial

Applicant: Marsh Darcy Partners, Inc.



D – Variances

Site Location

Houston Planning Commission

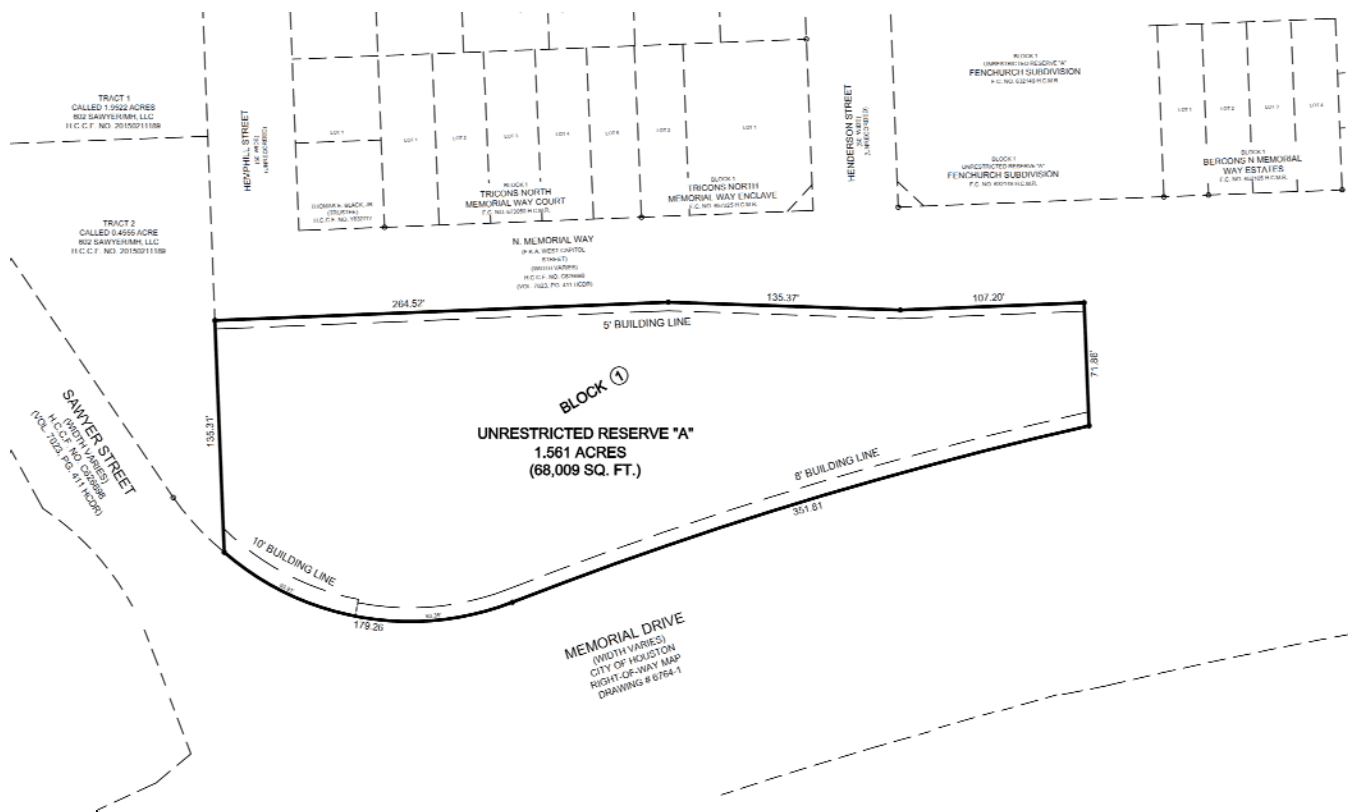
ITEM: 126

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Twenty One Hundred Memorial

Applicant: Marsh Darcy Partners, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 02/20/2020

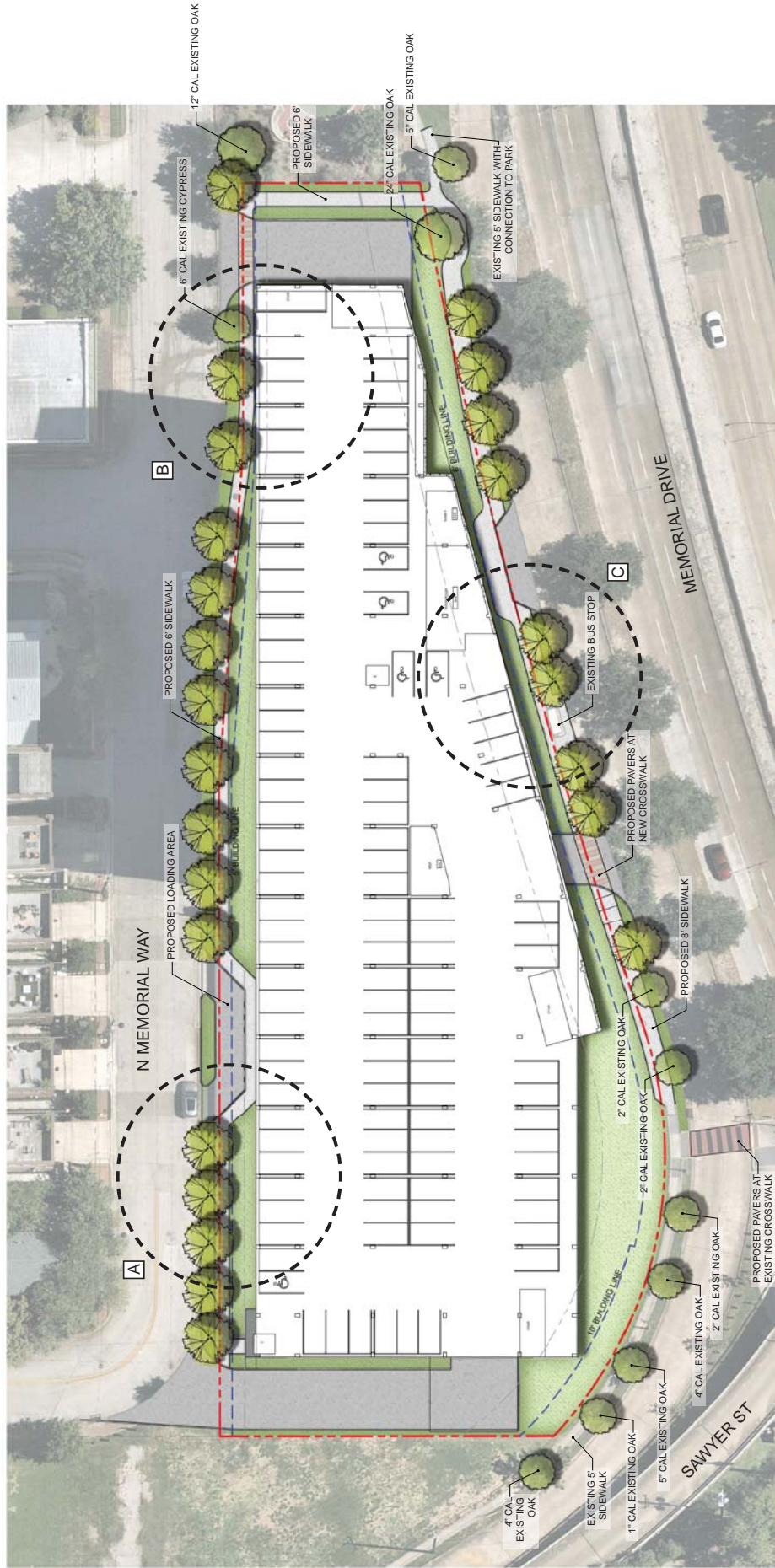
Subdivision Name: Twenty One Hundred Memorial

Applicant: Marsh Darcy Partners, Inc.



D – Variances

Aerial



LEGEND

- EXISTING TREE (SEE PLAN FOR SIZES)
- PROPOSED 3" LIVE OAK
- PROPOSED BUILDING LINE
- PROPERTY LINE

EXISTING ON-STREET PARKING: ±13 SPACES
 PROPOSED ON-STREET PARKING: ±12 SPACES

Scale: 1" = 20'-0"

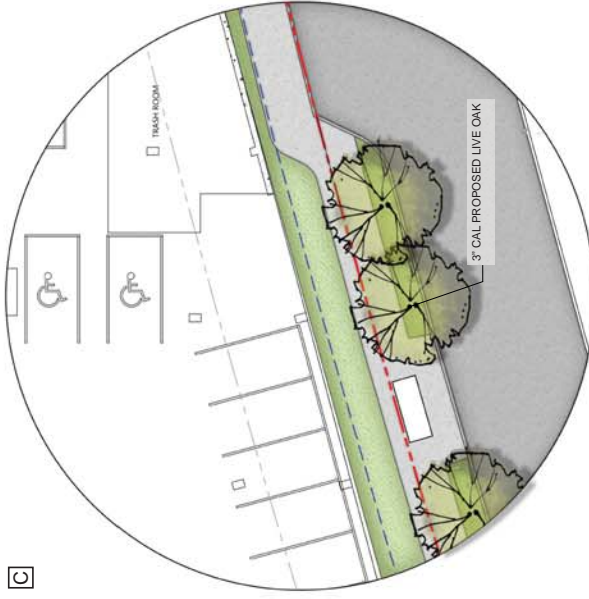
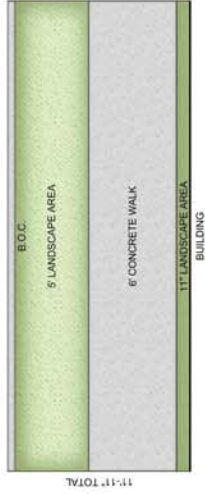
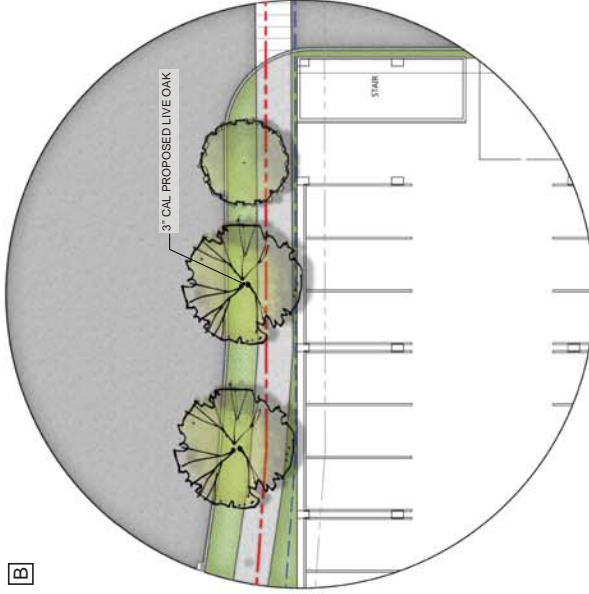
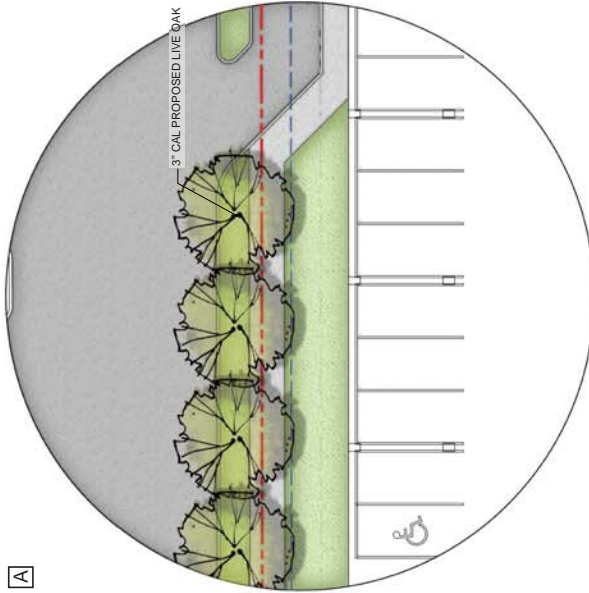
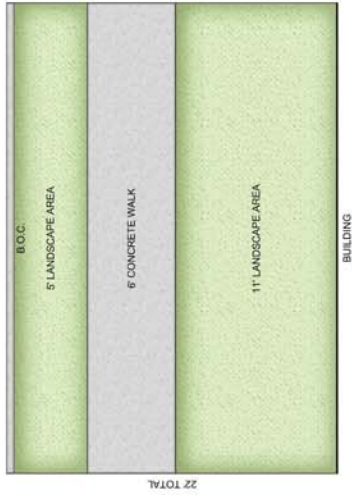
North arrow pointing up.

Kimley»Horn

11700 Katy Freeway
 Suite 600
 Houston, Texas 77079
 281-597-5300
 State of Texas Registration No. F-628

2100 MEMORIAL

Houston, Texas
 January 2020



2100 MEMORIAL

Houston, Texas
January 2020

Kimley»Horn

11700 Katy Freeway
Suite 600
Houston, Texas 77079
281-597-5300
State of Texas Registration No. F-528

NOTES: THIS PLAN IS A CONSULTING ENGINEER'S DESIGN AND NOT A CONTRACT DOCUMENT. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN NECESSARY PERMITS AND TO PROVIDE ALL NECESSARY INFORMATION TO THE CONSULTING ENGINEER.

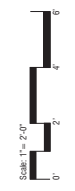
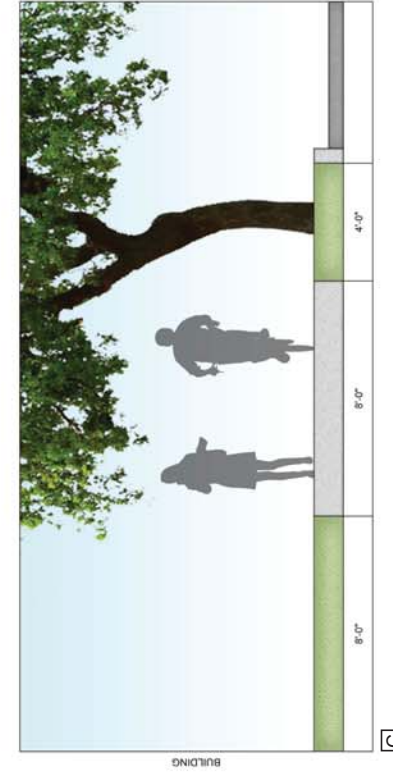
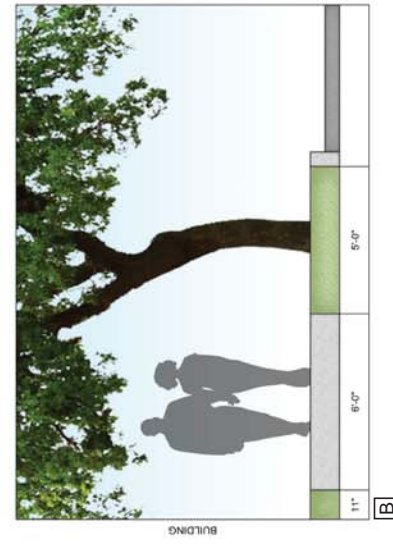
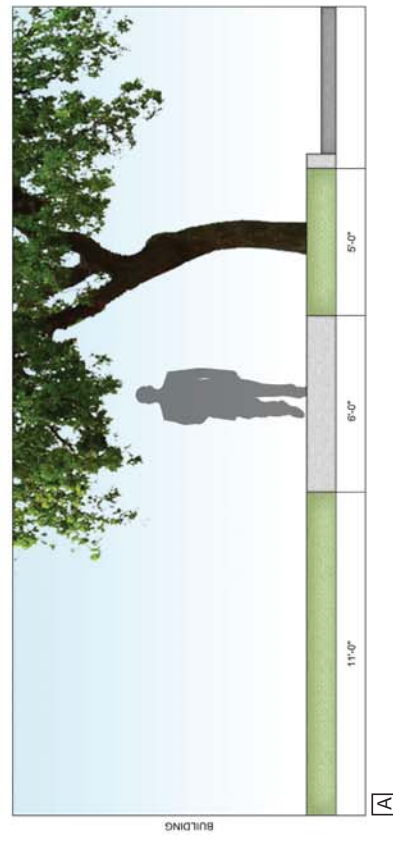
2100 MEMORIAL

Houston, Texas
January 2020

2100 MEMORIAL COLLEGE AND MEMORIAL UNIVERSITY, HOUSTON, TEXAS
DESIGNED BY KIMLEY-HORN

Kimley»Horn
11700 Katy Freeway
Suite 800
Houston, Texas 77079
281-557-9300
State of Texas Registration No. F-528

MEMORIAL UNIVERSITY, HOUSTON, TEXAS
DESIGNED BY KIMLEY-HORN





Application Number: 2020-0098

Plat Name: Twenty One Hundred Memorial

Applicant: Marsh Darcy Partners, Inc.

Date Submitted: 01/24/2020

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 8 feet building line along Memorial Drive in place of the required 25 feet building line and a 5 feet building line along N. Memorial Way in place of the required 10 feet building line.

Chapter 42 Section: 152,155

Chapter 42 Reference:

42-152 (a) Building line requirement along major thoroughfares - The portion of a lot or tract adjacent to a major thoroughfare shall have a building line of 25 feet unless otherwise authorized by this chapter. 42-155 (a) Collector and local streets - Uses other than single-family residential - 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 and 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 property is owned by the Houston Housing Authority of the City of Houston, a Texas housing authority, and is an existing affordable senior living structure, built in approximately 1969 (according to HCAD records), that was severely damaged during Hurricane Harvey. Options were explored for repair or replacement of the existing structure and it was determined that replacement of the existing 196 senior living one hundred percent affordable units would be the best alternative. Replacement of the existing structure(s) (a parking garage and a separate housing tower) would necessitate the compliance with newer building and safety codes – especially to raise the minimum living floor elevation above the 500-year flood elevation. Essentially, the first floor will be a limited to parking and non-habitable uses and living quarters will begin on the second floor. To minimize structure height and visual impact to the surrounding neighborhood but keep the same number of living units, the new structure would approximate the footprint of the existing structure. However, newer mandated criteria necessitated some portions of the new building envelope to extend into current minimum building setbacks, even though the existing building currently encroaches into those same minimum building setbacks. While the proposed building does not encroach into the building setbacks along the entire setback length, to maintain flexibility for the construction, the option of requesting a variance for a complete setback reduction was determined to be the most appropriate course of action. Therefore, to accommodate the proposed building, the owner is requesting an 8 feet setback along Memorial Drive in place of the standard major-thoroughfare setback of 25 feet and a 5 feet setback along N. Memorial Way in place of the standard local street setback of 10 feet. The owner has entered into a long-term agreement with Columbia Residential through Columbia Memorial, LLC, to design and construct the project and has retained JHP architects to design the project with Kimley-Horn being retained for civil engineering. All of these firms have a solid reputation for high-quality work. The City of Houston Traffic Department has reviewed the proposed plan, including driveway access, and supports the project plan. Vehicular entrance into the building is available only from N. Memorial Way. A single exit-only driveway will allow vehicles to exit onto the Memorial Drive/Sawyer Drive deceleration

lane and not the main lanes of Memorial Drive. The property owner conducted a public meeting of the neighborhood on Tuesday, January 21, 2020 to coordinate with any neighborhood input. The owner reported that the meeting participants generally supported the project, using the south side of the building for trash dumpster location, due to the hours of pick up and noise, and the lower building height. The owner will provide 8-foot wide sidewalks along the Memorial Drive frontage (4 feet off the existing curb) including a sidewalk access easement on private property if required for this location criteria. Additionally, on-street parallel parking spaces will be provided along the N. Memorial Way frontage (with a new 6 feet wide sidewalk located 4 feet from the curb including a private property public sidewalk easement, if necessary, and additional tree planting between the sidewalk and the building. Additionally, the civil engineer will further investigate any appropriate improvements on the private side for the existing pedestrian crossing of Sawyer at Memorial Drive and we will coordinate the site sidewalk connection along Memorial Drive with the existing access for the existing park adjacent to the eastern boundary of the project. Also, as living units will not be allowed on the first floor due to the potential flooding issue, only parking will occur on the first floor. To enhance the pedestrian visual character, the parking garage will be screened at the ground floor level. The property shape is not rectangular but is narrower at the eastern portion and wider at the western portion. This prevents an efficient rectangular building pad. In order to achieve as much efficiency as possible the proposed building will encroach into the existing building setback lines. The existing physical configuration of the property will make efficient use of the property impossible without the granting of these variances. Without the variances, the building design will contain fewer units or will be taller to provide the same number of units. Additional height to be building would be a negative impact to the existing residential neighborhood to the north of the property. Granting of these variances will allow replacement of the same number of affordable senior housing units with the most efficient use of the irregular-shaped property. The Houston Housing Authority is in full support of the project and the variances required.

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

This property was originally a Holiday Inn hotel and was converted to senior housing. The existing building was in place at the time of conversion. To minimize cost and keep the units affordable, the existing structure was used. The location of the existing structure, when converted, along with the existing residential portion of the existing structure being within the floodplain is the hardship – created before this current affordable senior housing use was established.

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

The intent of providing appropriate building line setbacks will be maintained in light of the intended use of the proposed structure. The additional setback, even a reduced setback with the granted variance, created by the deceleration lane adjacent to the main lanes of Memorial Drive will provide a larger building setback than would occur if only the main lanes, essentially the "major thoroughfare", were within the right-of-way. The reduced setback along N. Memorial Way will preserve the intent of the local street setback by providing an enhanced visual character with parallel parking, wider sidewalks and street trees. Traffic on N. Memorial Way is generally significantly lower than that found on a typical through local street.

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

The granting of these variances will enhance public health, safety, and welfare by allowing a currently unusable structure to be replaced with the same number of affordable senior housing units in a new, healthy, safely elevated and affordable manner for senior citizens of Houston.

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

CDBG (Community Development Block Grant) funds will be used in this reconstruction. The intent is to use public funds in a wise and efficient manner without economic hardship to the new tenants (the existing but relocated tenants have the ability to return to the new development after re-construction) of this badly needed use of affordable senior housing.



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

January 31, 2020

NOTICE OF VARIANCE REQUEST

PROJECT ADDRESS: 2100 Memorial Drive

PROJECT NAME: Twenty One Hundred Memorial

REFERENCE NUMBER: 2020-0098

PARKING/VAR

Dear Property Owner:

The Planning and Development Department has received a variance request to the off-street parking standards outlined in Chapter 26 of the City of Houston's Code of Ordinances and a subdivision plat application with a variance request for a property located at 2100 Memorial Drive, bounded by Memorial Drive to the south, Sawyer Street to the west, and N Memorial Way to the north. 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 Chapters 42 and 26 required notification area adjacent to this variance request.

Marsh Darcy Partners, Inc., the applicant, has filed the request on behalf of The Housing Authority of the City of Houston, the developer of the subject site. The purpose of the variance request is to allow 113 parking spaces on site in lieu of the required 154 parking spaces for a new senior multifamily building and to allow reduced building lines along Memorial Drive and N. Memorial Way. Enclosed are copies of the variance requests, 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, February 20th, 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 Kent Marsh with Marsh Darcy Partners, Inc. at 713-647-9880. You may also contact Jose Mendoza or Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission

meeting agenda, go to 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.
- **CHAPTER 26:** Commonly called the "Off-Street Parking Ordinance", it is the portion of the City of Houston's Code of Ordinances that describes the rules and regulations for off-street parking within the corporate limits.
- **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: 127

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Valley Ranch Parkway Reserves

Applicant: META Planning + Design, LLC



D – Variances

Site Location

Subdivision

Houston Planning Commission

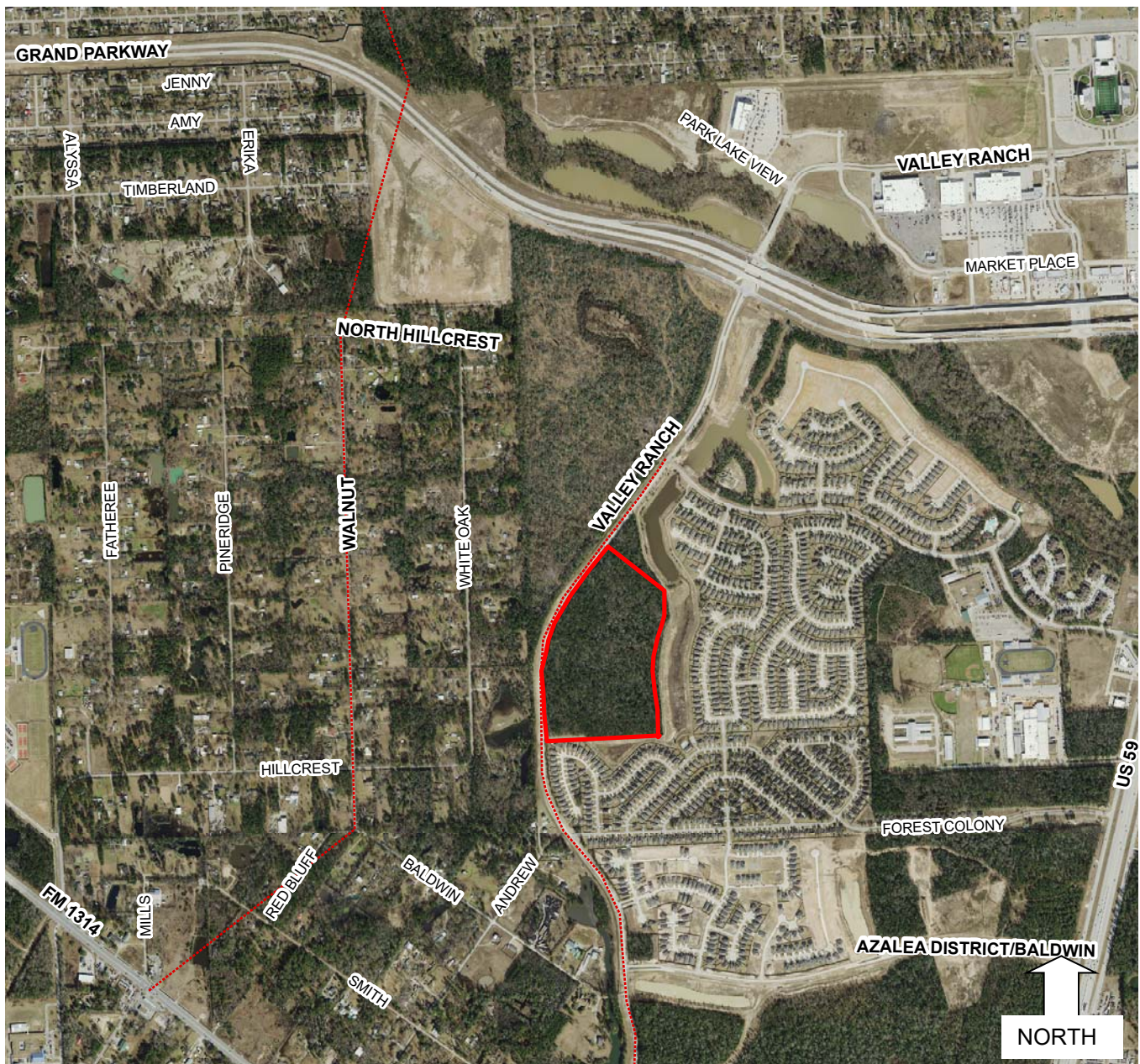
ITEM: 127

Planning and Development Department

Meeting Date: 02/20/2020

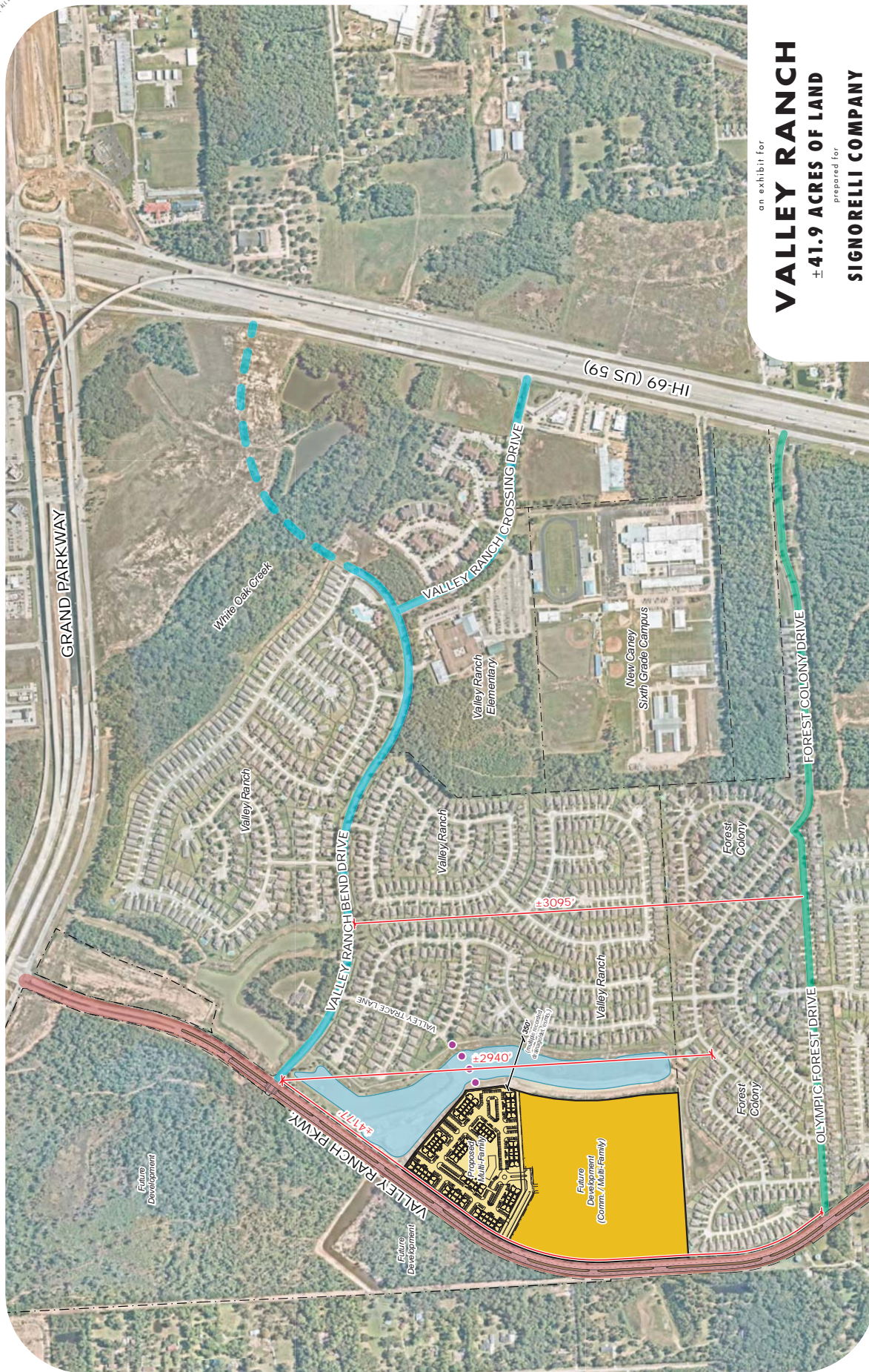
Subdivision Name: Valley Ranch Parkway Reserves

Applicant: META Planning + Design, LLC



D – Variances

Aerial



VALLEY RANCH

±41.9 ACRES OF LAND

an exhibit for

prepared for
SIGNORELLI COMPANY

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

META
PLANNING + DESIGN

SCALE
0 100 200 400
FEBRUARY 10, 2020

ROADWAY LEGEND

- MAJOR THOROUGHFARE
- COLLECTOR STREET
- LOCAL THROUGH STREET

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Jeff Johnson, P.E.
County Engineer

City of Houston
Planning and Development Department
611 Walker Street, 6th Floor
Houston, TX 77002

Re: 41.9-acre Valley Ranch Parkway Tract

Dear City of Houston staff,

Montgomery County Engineering has reviewed the proposed development plans for the approx. 41.9-acre tract along Valley Ranch Parkway and we are in support of the request to not extend Valley Trace Lane into the site.

The tract in question is suited for multi-family and small commercial development as proposed, and cross-traffic between the existing single-family community and proposed non-single-family development would be incompatible. The Montgomery County Engineering Department has no objection to the intersection spacing between Valley Ranch Bend and Olympic Forest Drive that will result from this development, as all traffic will be adequately handled by the existing street pattern.

Please let us know if you have any questions about this development.

Sincerely,

A handwritten signature in black ink that reads "Jeff Johnson". The signature is written in a cursive, flowing style.

Jeff Johnson, P.E.
Montgomery County Engineer



COMMISSIONER JAMES METTS
MONTGOMERY COUNTY PRECINCT 4
23628 Roberts Road • New Caney, TX 77357
P. O. Box 84 • New Caney, TX 77357

January 29, 2020

City of Houston
Planning and Development Department
611 Walker Street, 6th Floor
Houston, TX 77002

Re: 41.9-acre Valley Ranch Parkway Tract

Dear City of Houston staff,

I have reviewed the proposed development plans for the approx. 41.9-acre tract along Valley Ranch Parkway and I am in support of the request to not extend Valley Trace Lane into the site.

The proposed development of multi-family and small commercial sites on this tract is suited for the location and the surrounding community, and separation from the existing single-family residential community is most appropriate in order to prevent conflicting interaction of traffic between the different types of development. I have no concerns with the intersection spacing along Valley Ranch Parkway or between Valley Ranch Bend and Olympic Forest Drive within the residential community. The existing street pattern is sufficient and the extension of Valley Trace Lane is unnecessary for the local traffic in this area.

Please let me know if you have any questions about this development.

Sincerely,

A handwritten signature in blue ink, appearing to read "James Metts", with a long, sweeping horizontal line extending to the right.

James Metts
Montgomery County Commissioner, Pct. 4



Application Number: 2020-0272

Plat Name: Valley Ranch Parkway Reserves

Applicant: META Planning + Design, LLC

Date Submitted: 02/10/2020

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 $\pm 4180'$ along major thoroughfare Valley Ranch Parkway, instead of the required 2600' spacing, and an internal intersection spacing of approximately $\pm 2940'$ along a drainage channel, instead of the required 2640' spacing.

Chapter 42 Section: 127, 130

Chapter 42 Reference:

Chapter 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. [...] ~ and ~ 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 [...] ~ and ~ Chapter 42-130. - Intersection exceptions. (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: [...] 4) The crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of 220 feet or more by a street more than every $\frac{1}{2}$ mile; [...]

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;

Valley Ranch is a ± 988 -acre master-planned community located at the intersection of the Grand Parkway and Highway 59, far north of central Houston in Montgomery County. Single-family residential sections started developing in the early 2000s and have been ongoing, along with various multi-family and non-residential uses developing along the freeway interchange north and south of the Grand Parkway. Several roads within Valley Ranch are designated as thoroughfares or collectors on the Houston MTFP, including major thoroughfare Valley Ranch Parkway that traverses the community. The subject site is located along Valley Ranch Parkway south of the Grand Parkway and west of Highway 59. In early planning, this area was contemplated for single-family residential development. Single-family residential sections to the east planned for a future east-west street called Valley Trace Lane to extend into the subject site, allowing ultimately for a connection to Valley Ranch Parkway as a part of the extension of future single-family residential subdivisions in the subject area. However, the subject site has not developed as single-family residential in the intervening years. The attached exhibit shows how the subject site has excellent access north to the Grand Parkway or south to FM 1314 along Valley Ranch Parkway, and along nearby east-west routes via designated collector Valley Ranch Bend Dr./Valley Ranch Crossing Dr. on the north and via Olympic Forest Dr./Forest Colony Dr. on the south to access Hwy 59. The highest and best use of the subject site is for multi-family residential and neighborhood retail development. Multi-family development is considered to be highly incompatible with single-family residential communities in terms of traffic interconnection. The introduction of through-traffic or even secondary access from a multi-family site into an existing neighborhood is often strongly opposed by the residents and is considered extremely undesirable, inviting cut-through traffic at high speeds

and with a negative stigma about impacts to home property values. The subject site is separated from the existing residential communities by drainage/detention facilities, but a through-street connection would effectively remove that buffering separation. For these reasons, a street connection from the subject site to the east would be incompatible and detrimental to the existing neighborhood. The existing single-family community has excellent circulation to the north, east, and south as shown on the attached exhibit. The collector network to the north connects the community east to Valley Ranch Pkwy and west to Hwy 59; the Valley Ranch neighborhood connects with a back door to Forest Colony on the south, which also has a relatively direct east-west connection. Circulation within the neighborhood and to the surrounding street network has been operating sufficiently over the years as the single-family neighborhoods have developed, and an additional connection to the west will not dramatically improve interlocal traffic circulation for the existing residents, as it would merely clip the corner of the nearby thoroughfare/collector intersection, while it would most certainly invite cut-through traffic from the proposed multi-family site into the neighborhood. With no through-streets across the subject site, the resulting intersection spacing along major thoroughfare Valley Ranch Parkway will be roughly 4177', instead of the 2600' intersection spacing allowed by the ordinance. Along the eastern boundary of the subject site, against the existing drainage easements, the distance from Valley Ranch Bend Dr. at the far north to Pleasant Forest Bend Drive in Forest Colony is about ±2940', instead of the ½-mile (2640') allowed by Chapter 42 for crossings of drainage channels greater than 220' in width. The site is far north of central Houston and unlikely to be annexed by the City, which gives Montgomery County the primary responsibility for the development of the site. The Montgomery County Commissioner and Montgomery County Engineer have both reviewed the proposed development of multi-family with no through-streets and have indicated their support of the design (see attached letters of support).

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

The existing street network and the prevention of cut-through traffic between the existing single-family and proposed multi-family land uses are the circumstances supporting the granting of the variance and are not the result of a hardship created or imposed by the applicant.

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

The existing street network will preserve and maintain the intent and general purposes of this chapter, while the granting of the request will prevent cut-through traffic, which is a stated goal of this chapter.

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

The granting of the variance will not create any unsafe traffic conditions nor frustrate local or regional traffic circulation, and will prevent cut-through traffic between contrary land uses; therefore the granting of the variance will not be injurious to the public health, safety, or welfare.

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

The sufficiency of the existing street network and the prevention of cut-through traffic between incompatible land uses are the justifications for the granting of the variance.

Houston Planning Commission

ITEM: 128

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Werrington Park Sec 6

Applicant: Van De Wiele & Vogler, Inc.



E – Special Exceptions

Site Location

Houston Planning Commission

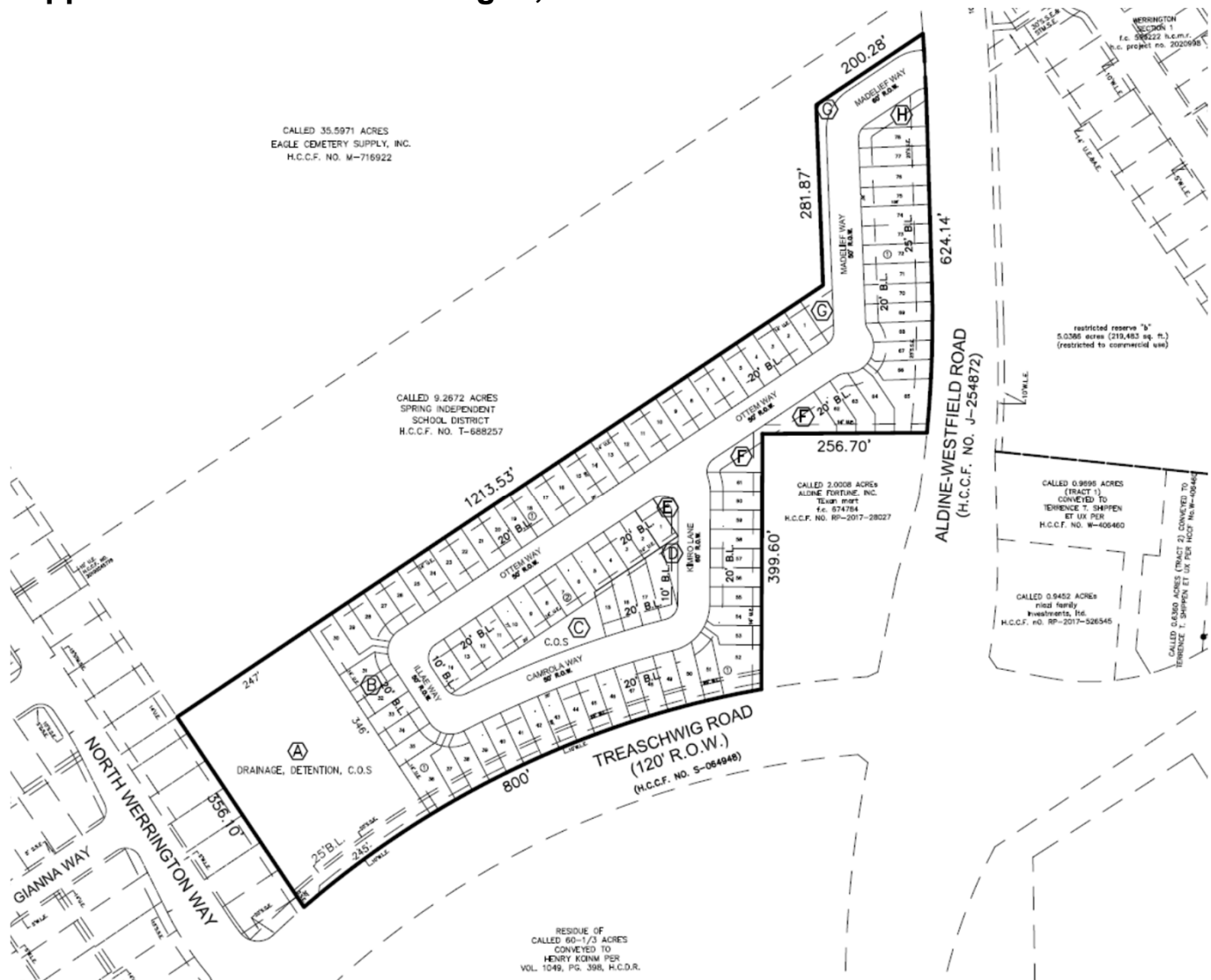
ITEM: 128

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Werrington Park Sec 6

Applicant: Van De Wiele & Vogler, Inc.



E – Special Exceptions

Subdivision

Houston Planning Commission

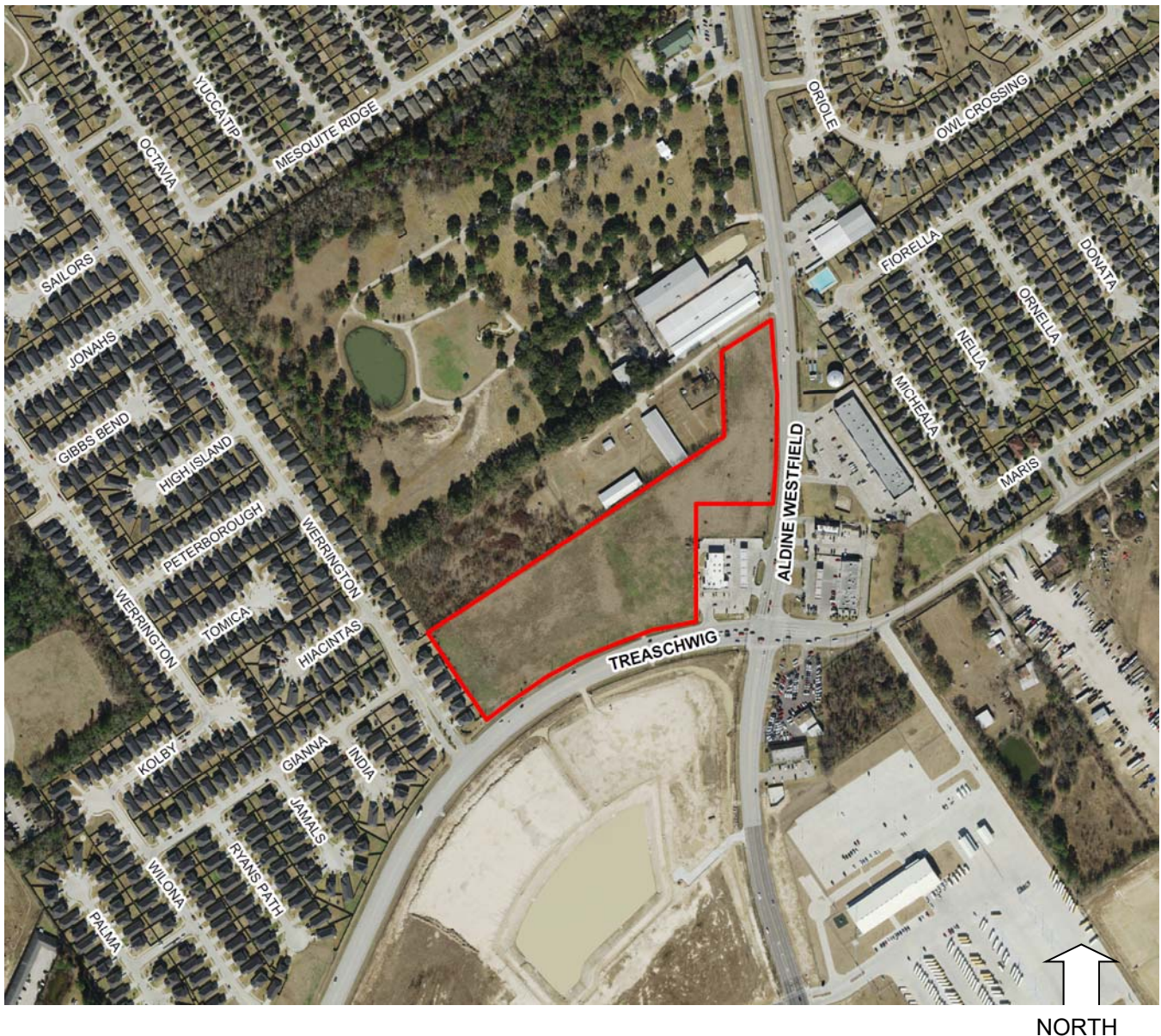
ITEM: 128

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Werrington Park Sec 6

Applicant: Van De Wiele & Vogler, Inc.



E – Special Exceptions

Aerial



Application Number: 2020-0208

Plat Name: Werrington Park Sec 6

Applicant: Van De Wiele & Vogler, Inc.

Date Submitted: 02/07/2020

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 1400' intersection spacing between Aldine Westfield Road and North Werrington Way

Chapter 42 Section: 128

Chapter 42 Reference:

42-128(a) (1) Each local street shall intersect with a street that meets the requirements of subsection b at least every 1400 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 tract is wider at the northern boundary than the southern boundary because North Werrington Way and Aldine-Westfield Road are diverging. If the northern boundary line measuring 1213' is extended to Aldine Westfield Road, that width is 1414 feet. At the southern boundary, the tract is 800' wide. The block length requirement is met along the southern boundary (Treaschwig Road) with a distance of 900 feet between North Werrington Way and Aldine-Westfield Drive. The existence of the Burger King commercial tract at the hard corner is a hinderance to the development of this tract because it creates an odd shaped tract with very narrow areas.

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

There is an existing cemetery to the north, so a north headed street is not needed for traffic circulation.

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

The tract width of 1414' is only a 1% excursion above the maximum of 1400' block length.

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

Being so close to 2 major roads, Aldine Westfield and Treaschwig, the residents do not have far to travel to exit the subdivision.

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

There are fewer than 150 lots proposed, so one point of access is acceptable.

Houston Planning Commission

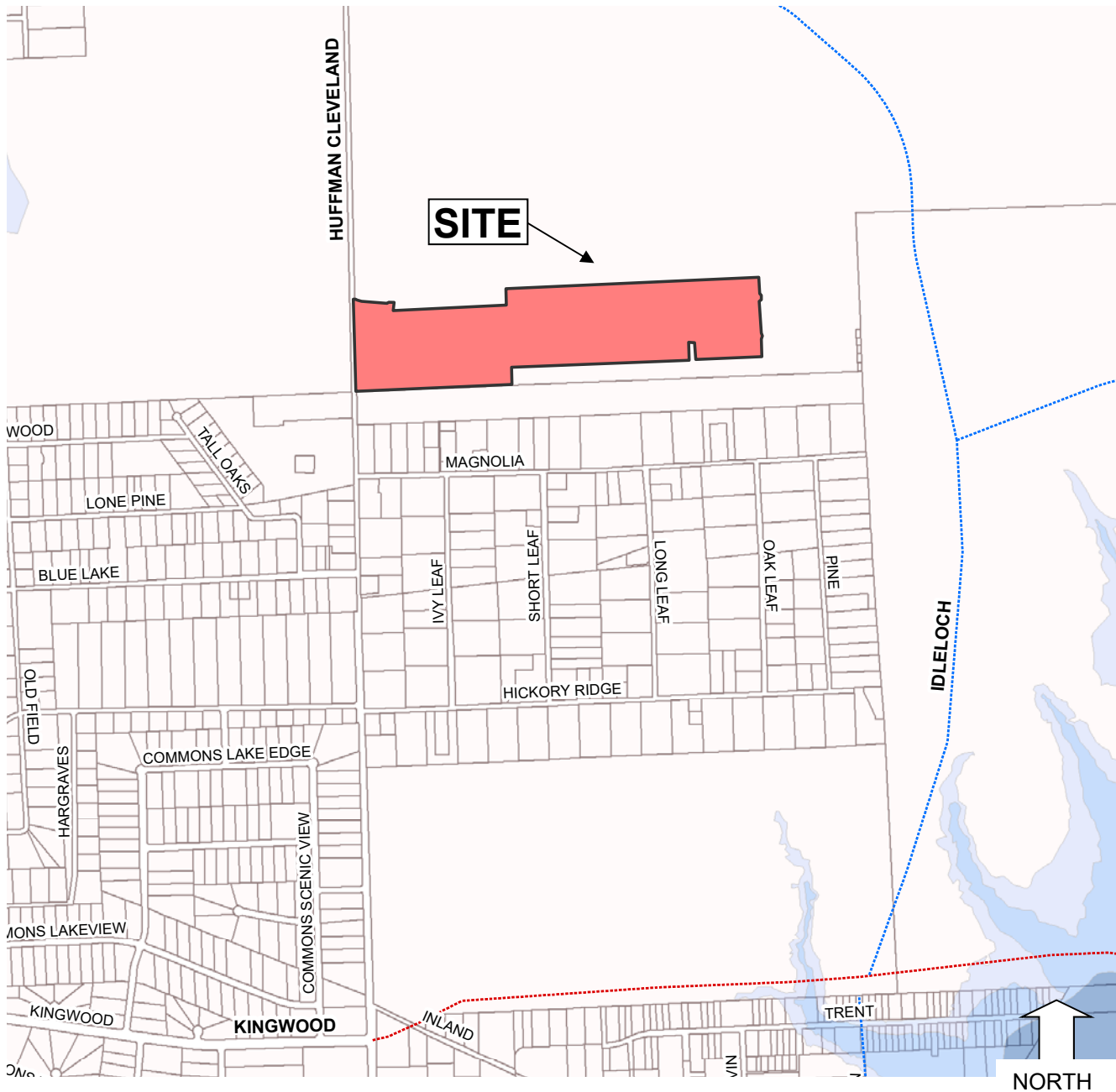
ITEM: 129

Planning and Development Department

Meeting Date: 2/20/2020

Subdivision Name: Los Pinos Sec 1

Applicant: META Planning + Design, LLC



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

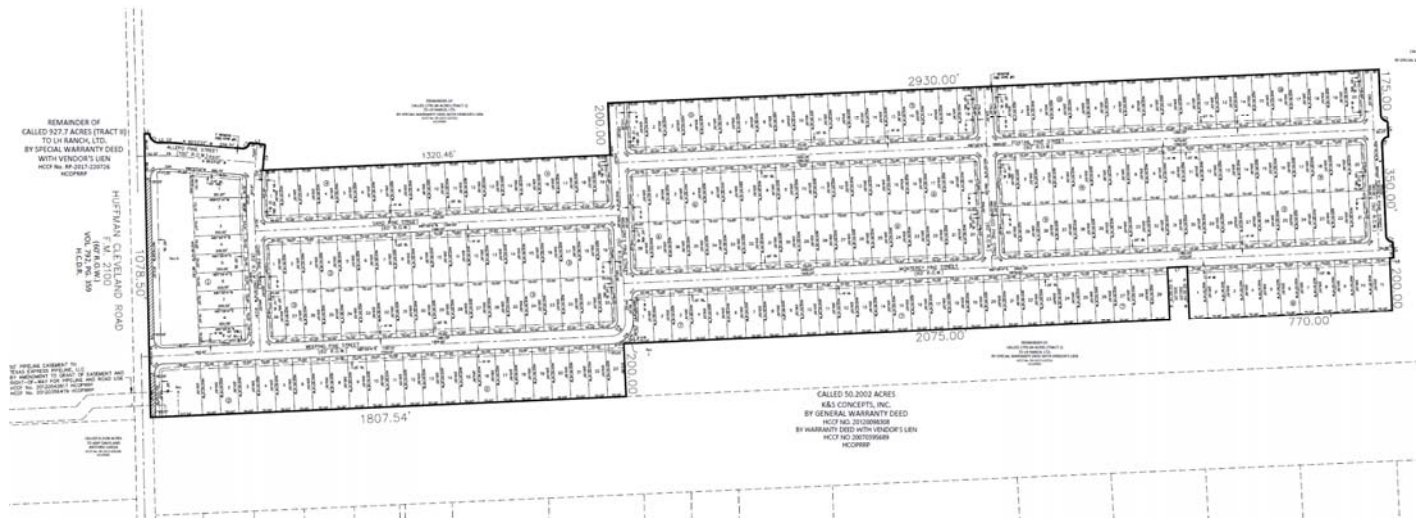
ITEM: 129

Planning and Development Department

Meeting Date: 2/20/2020

Subdivision Name: Los Pinos Sec 1

Applicant: META Planning + Design



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 129

Planning and Development Department

Meeting Date: 2/20/2020

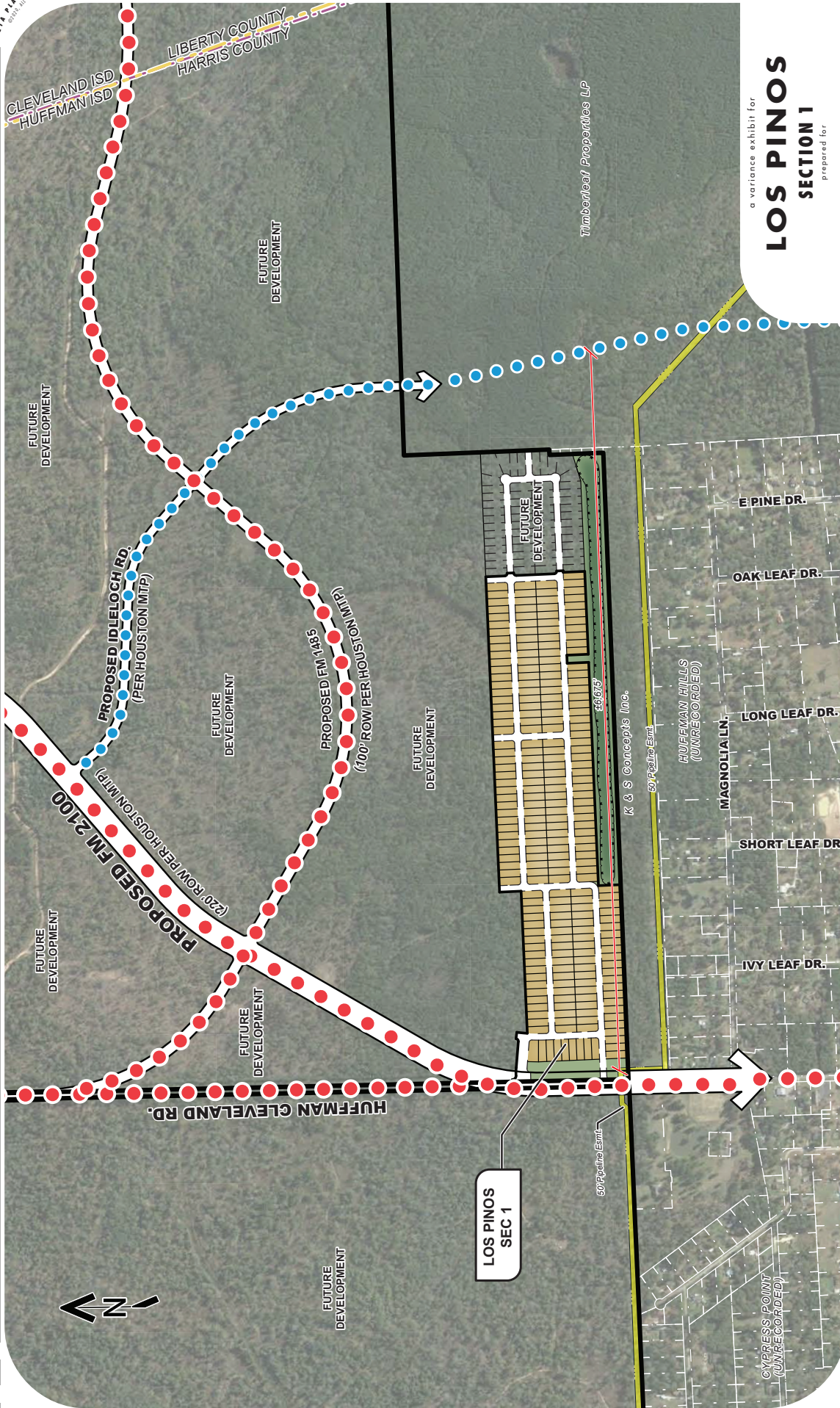
Subdivision Name: Los Pinos Sec 1

Applicant: META Planning + Design



F- Reconsideration of Requirements

Aerial



a variance exhibit for

LOS PINOS SECTION 1

prepared for

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



SCALE
 0 200 400 800
 METERS
 MTA-5001 J
 FEBRUARY 10, 2020

LEGEND

- designated thoroughfare
- designated collector

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Reconsideration Of Requirement Request Form**

Application No: 2020-0299
Plat Name: Los Pinos Sec 1
Applicant: META Planning + Design, LLC
Date Submitted: 02/10/2020

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 an intersection spacing of $\pm 6,675'$ between the ultimate rights-of-way of Huffman Cleveland Road and future Idleloch Drive, by having no local stub streets to the southern boundary.

Chapter 42 Section: 130

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 [...] ~ and ~ Chapter 42-130. - Intersection exceptions. (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: [...] 2) The crossing of multiple existing pipelines by a street more than once every $\frac{1}{2}$ mile.

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:

see Variance Request



Application Number: 2020-0299

Plat Name: Los Pinos Sec 1

Applicant: META Planning + Design, LLC

Date Submitted: 02/10/2020

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 $\pm 6,675'$ between the ultimate rights-of-way of Huffman Cleveland Road and future Idleloch Drive, by having no local stub streets to the southern boundary.

Chapter 42 Section: 130

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 [...] ~ and ~ Chapter 42-130. - Intersection exceptions. (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: [...] 2) The crossing of multiple existing pipelines by a street more than once every $\frac{1}{2}$ mile.

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;

Los Pinos is a new single-family development located far northeast of central Houston along Huffman Cleveland Road. The subject section is located along the southern project boundary, with Huffman-Cleveland Road forming the western boundary. South of the subject site is an acreage tract approximately 51 acres in size, encumbered by a 50' pipeline easement containing two active pipelines. This pipeline would allow a $\frac{1}{2}$ -mile (2640') intersection spacing for local streets, to minimize the risk associated with crossings of active pipelines. The acreage tract is of an unusual shape, being a long rectangle with approx. 390' of frontage along Huffman Cleveland Road and extending over 5,800' deep. The pipeline easement is located near the southern boundary of this rectangular tract. Between the pipeline and the unusual property shape, development possibilities on this site are limited and traditional single-family development is unlikely. The extension of stub streets across this site would most likely not occur, if the tract ever develops. South of the large acreage tract is an unplatted subdivision called Huffman Hills, with a typical tract size of approx. five acres; most of the tracts are being used for single-family residences. These tracts are unlikely to ever be platted, being of a large size and having few restrictions that would trigger platting requirements. Any redevelopment would occur on an individual basis, with a single individual landowner developing their own tract. Thus any stub street that might be extended from the subject site, across the intervening tract and down to the northern boundary of Huffman Hills would depend on the unlikely scenario of the one particular tract against the stub street redeveloping with a plat that would trigger extension of the stub street. And since the tracts in Huffman Hills are not overly large, a street extension would most likely impose a significant burden on the individual looking to plat their property, and thus, would not be extended south to intersect with Magnolia Lane. The Huffman Hills subdivision has an adequate self-contained street network with Magnolia Lane giving direct access to Huffman-Cleveland Road; a connection to the north would not provide any material improvement to traffic circulation for the existing neighborhood. The subject site proposes an equally well-distributed street network with connections internally and to the adjacent thoroughfare, while the property in between the two communities is unlikely to extend any stub streets across the span. Therefore, provision of stub streets to the southern boundary of Los Pinos is of no benefit to the public and would impose an impractical requirement on both the subject site and the adjacent properties.

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

The existing property configurations, including the two pipelines and the unplatted subdivision to the south, are the circumstances supporting the granting of the variance and are not the result of a hardship created or imposed by the applicant.

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

The existing and proposed street network will provide adequate traffic circulation for the current and future residents, which 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 granting of the variance will not frustrate local traffic circulation, nor create any unsafe traffic conditions, and is therefore not injurious to the public health, safety, or welfare.

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

The existing property configuration and two existing pipelines are the justifications for the granting of the variance.

Houston Planning Commission

ITEM: 130

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Rosslyn Estates

Applicant: PLS Construction Layout, Inc.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

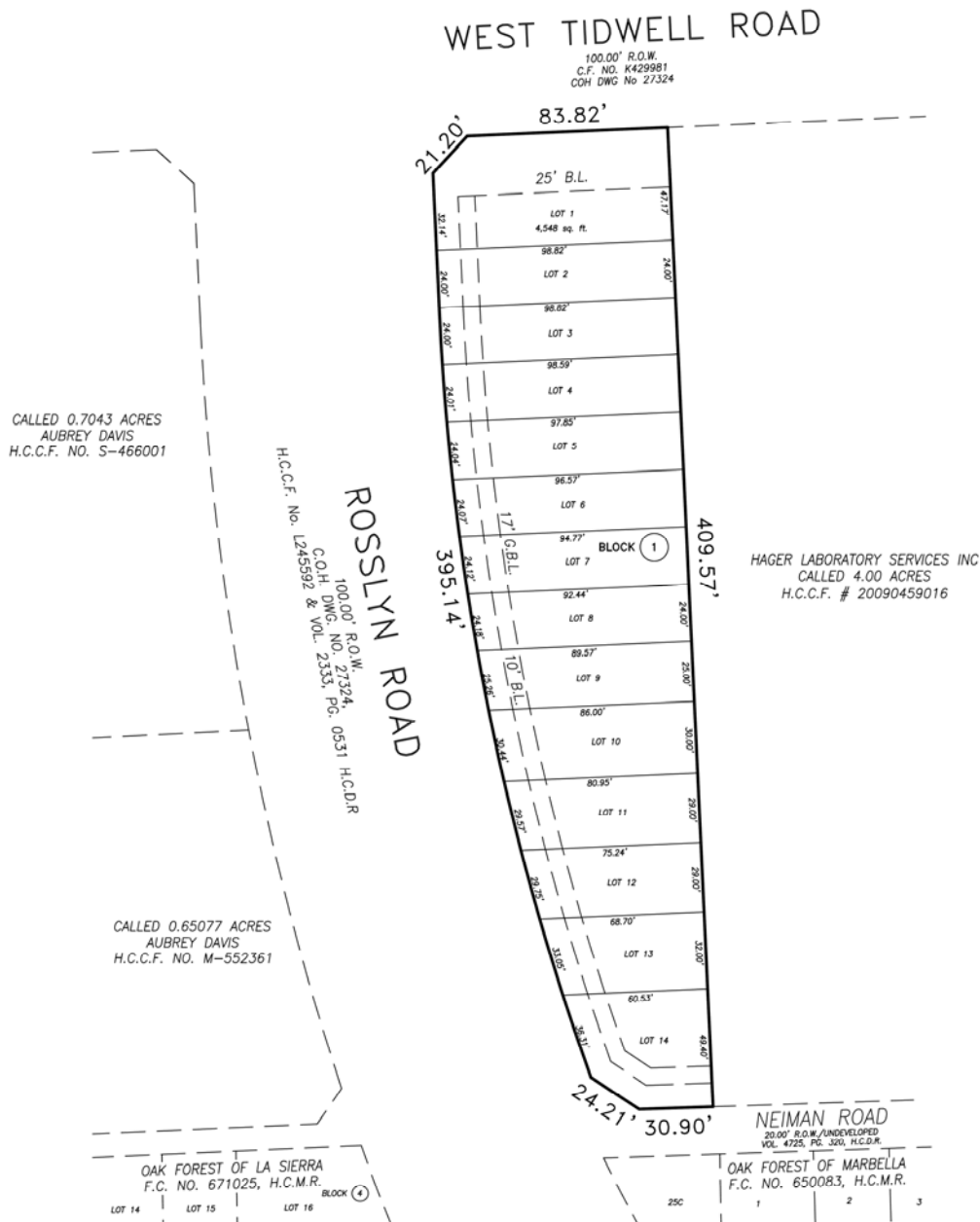
ITEM: 130

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Rosslyn Estates

Applicant: PLS Construction Layout, Inc.



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 130

Planning and Development Department

Meeting Date: 02/20/2020

Subdivision Name: Rosslyn Estates

Applicant: PLS Construction Layout, Inc.



F- Reconsideration of Requirements

Aerial



Application No: 2020-0249
Plat Name: Rosslyn Estates
Applicant: PLS CONSTRUCTION LAYOUT, INC
Date Submitted: 02/10/2020

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:

Not to dedicate 15' of right-of-way widening for (unimproved) paper street, Neiman Road

Chapter 42 Section: 155

Chapter 42 Reference:

Sec. 42-122. 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;

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

STATEMENT OF FACTS:

In May of 2019, the Planning Commission approved a reconsideration of requirement with variance request for this same parcel of land, requesting the same variance as this subject plat is requesting today. The previously approved plat proposed 98 residential units taking access from a Type II PAE system; whereas, today's proposal only proposes fourteen (14) single family residential lots taking access from the existing public street. Prior to the 2019 approval of the reconsideration of requirement and granting of the variance not to widen this right of way for the same parcel of land before the Planning Commission today, the Planning Commission granted a variance in 2012 not to dedicate to widen the right of way from the south. That variance was recorded with the subdivision plat, Oak Forest of Marbella. The lots abutting the unimproved paper street, Neiman Road, were restricted from taking access to it. Neiman Road is an unimproved paper street that was never recorded as a public right-of-way dedication. It is a 20' right-of-way easement that was created with the conveyance of adjoining tracts many years ago.



Application Number: 2020-0249

Plat Name: Rosslyn Estates

Applicant: PLS CONSTRUCTION LAYOUT, INC

Date Submitted: 02/10/2020

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:

Not to dedicate 15' of right-of-way widening for (unimproved) Neiman Road ;

Chapter 42 Section: 155

Chapter 42 Reference:

The site is located within the city limits along Tidwell Road at the southeast intersection of Tidwell Road and Rosslyn Road. The applicant is requesting a reconsideration of requirements with a variance to not dedicate 15 feet of right of way (ROW) to Neiman Road a 20-foot ROW. In May of 2019, the Planning Commission approved a reconsideration of requirement with variance request for this same parcel of land, requesting the same variance as this subject plat is requesting today. The previously approved plat proposed 98 residential units taking access from a Type II PAE system; whereas, today's proposal only proposes fourteen (14) single family residential lots taking access from the existing public street. Prior to the 2019 approval of the reconsideration of requirement and granting of the variance not to widen this right of way for the same parcel of land before the Planning Commission today, the Planning Commission also granted a variance in 2012 not to dedicate to widen the right of way from the south. That variance was recorded with the subdivision plat, Oak Forest of Marbella. The lots abutting the unimproved paper street, Neiman Road, were restricted from taking access to it.

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;

Neiman Road is an unimproved paper street 20 feet in width. Requiring ROW dedication along the southern boundary of the subject plat will create an impractical development as the street is not going to get constructed and improved at this location.

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

In May of 2019, the Planning Commission approved a reconsideration of requirement with variance request for this same parcel of land, requesting the same variance as this subject plat is requesting today. The previously approved plat proposed 98 residential units taking access from a Type II PAE system; whereas, today's proposal only proposes fourteen (14) single family residential lots taking access from the existing public street. Prior to the 2019 approval of the reconsideration of requirement and granting of the variance not to widen this right of way for the same parcel of land before the Planning Commission today, the Planning Commission also granted a variance in 2012 not to dedicate to widen the right of way from the south. That variance was recorded with the subdivision plat, Oak Forest of Marbella. The lots abutting the unimproved paper street, Neiman Road, were restricted from taking access to it. The Planning Commission granted variances in 2012 and 2019 not to dedicated to the widening of this private easement in the location abutting the subject property, demonstrating the right-of-way serves no public benefit or purpose.

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

Neiman Road is an unimproved paper street that was never recorded as a public right-of-way dedication. It is a 20' right-of-way easement that was created with the conveyance of adjoining tracts many years ago. It was never improved and has never been used as a public street. Moreover, it is neither required for intersection spacing nor for vehicular circulation.

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

Neiman Lane is an unimproved ROW not required for intersection spacing. Not dedicating 15 feet of ROW to it will not be injurious to the public health, safety or welfare.

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

Furthermore, the Planning Commission granted variances in 2012 and 2019 not to dedicated to the widening of this private easement in the location abutting the subject property, demonstrating the right-of-way serves no public benefit or purpose. The applicant is meeting all the requirements for Chapter 42.



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

February 13, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Rosslyn Estates

REFERENCE NUMBER: 2020-0249

ROR

Dear Property Owner:

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

PLS Construction Layout, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a reconsideration request with variance to not dedicate 15' of widening for unimproved Neiman Road. Enclosed are copies of the variance request, the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, February 20, 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 Uriel Figueroa with PLS Construction Layout Inc. at 713-480-4075. You may also contact Suvidha Bandi with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to 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.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/20/20

ITEM: 142

Applicant: HECTOR M TENORIO JR

Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	20-1516	77357	5874	258J	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN					

ADDRESS: 26698 Spanish Oaks Ln.

ACREAGE:

LEGAL DESCRIPTION:

LOT NO. 767 OF PEACH CREEK FOREST, SECTION FIVE, AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/20/20

ITEM: 143

Applicant: UBIDELMI MUNOZ

Contact Person: TWO SONS ENVIRONMENTAL

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	20-1517	77365	5571	295F	ETJ
NORTH OF: MILLS BRANCH RD WEST OF: SORTERS RD					

ADDRESS: 18910 Iris Ln.

ACREAGE:

LEGAL DESCRIPTION:

LOT TWO HUNDRED THIRTY-EIGHT (238), OF SUMMER HILLS, SECTION ONE (1), A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET "C", SHEET 118-A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/20/20

ITEM: 144

Applicant: MAURA MARGARITA RIOS
Contact Person: MAURA MARGARITA RIOS

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	20-1518	77357	5673	256N	ETJ
NORTH OF: SH 99 WEST OF: US 59					

ADDRESS: 21023 Patricia Lane- 20962 Steven Street

ACREAGE:

LEGAL DESCRIPTION:

LOTS 18 AND 19 OF SILVER TRAILS, SECTION 5, AN UNRECORDED SUBDIVISION OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd 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.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Windrose Land Services	Jeff Boutte	713-458-2281	jeff.boutte@windroseservices.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3841 Meadow Lake Lane Houston, TX 77027	19116712	77027	5256	492N	G
HCAD ACCOUNT NUMBER(S):		0731330020001			
PROPERTY LEGAL DESCRIPTION:		LT 1 BLK 2 ROYDEN OAKS SEC 1			
PROPERTY OWNER OF RECORD:		3841 MEADOW LAKE LLC			
ACREAGE (SQUARE FEET):		.174 AC (7578 SF)			
WIDTH OF RIGHTS-OF-WAY:		Meadow Lake 60' ROW; Willowick Road 60' ROW			
EXISTING PAVING SECTION(S):		Meadow Lake Lane 26'; Willowick Road 50'; 10.9' Median			
OFF-STREET PARKING REQUIREMENT:		2			
OFF-STREET PARKING PROVIDED:		2			
LANDSCAPING REQUIREMENTS:		Complies			
LANDSCAPING PROVIDED:		Complies			
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:		2546 SF			
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:		8063 SF			

PURPOSE OF VARIANCE REQUEST: To allow a 10' building line, and to take vehicular access from Willowick Road a major thoroughfare for a single-family residence.

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

Sec. 42-152. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The applicant has submitted a building permit to construct a single-family residence at 3841 Meadow Lake. The home design calls for vehicular access off Willowick Road, which is an extremely prevalent development pattern in the immediate area. Because the Code of Ordinances restricts access off major thoroughfares for single-family lots, the applicant must seek a variance.

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**

The subject property is located at the southeast corner of Meadow Lake Lane and Willowick Road. The applicant is proposing to build an 8,063 square foot, two-story, single-family residence in place of the existing, outdated ranch style house. In order to match other homes in the neighborhood and the development style along nearby blocks of Willowick, the architectural front of the new home will be along the local street (Meadow Lake) with the garage entrance will be on the side street (Willowick Road). Because the side street is a major thoroughfare, the applicant must secure a variance to allow the driveway access. While there is an existing driveway on Willowick to serve this lot, the applicant is not allowed to use it after they completely tear down the existing home due to a loss of vested rights. Without the variance, the subject property will not match the development pattern of other homes in the neighborhood and the result will be a threat to the public's best interests.

- (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;**

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The justification for the requested variance is the prevailing design pattern of the neighborhood. Other homes along several nearby blocks, some of which have been newly constructed, have driveway entrances on Willowick. Forcing the applicant to put the driveway access point on Meadow Lake is an undue hardship for the applicant and the neighborhood as it will create a conflicting development pattern with the other lots in the Royden Oaks Section 1 subdivision.

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

The City's development regulations promote safe and orderly development while allowing property owners to seek the highest and best use for their land. In Royden Oaks Section 1, corner lots are characterized by 25-foot front building lines along local streets, 10-foot side street building lines, and side-yard entrance garages. Before purchasing the subject property for their teardown/rebuild project, the applicant toured the surrounding area and witnessed the prevailing corner lot development pattern. Their belief that a side-entrance garage concept could be reestablished was further confirmed by an existing driveway on Willowick. It wasn't until after they purchased the property and submitted construction plans to the City that they found out a variance would be required. While the applicant certainly understands the procedural requirement for the variance following several positive and informative interactions with City staff, their hope is that the Commission will grant their request and enable the construction of a new home that better matches the surrounding neighborhood.

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

The applicant's request will not be injurious to the public's health, safety or welfare given the existing and proposed development conditions. First, there is an existing driveway connection on Willowick Road that will be preserved and used for sole access to the new home. Willowick is a divided boulevard style roadway without a median cut for the subject property. Using the existing driveway and only allowing right-in/right-out turning movements to Willowick is a safe and effective alternative to a driveway connection on Meadow Lake. To further enhance safe traffic movements, the applicant is installing a driveway turnaround to prevent vehicles from backing out on Willowick. Second, the ability to present a good architectural front to Meadow Lake without a garage entry enables the applicant to preserve the development character of the neighborhood.

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

The justification for the requested variance is the need to provide a new home that is compatible with the development characteristics of the surrounding neighborhood. The motive is not purely financial, as a front-entry garage on Meadow Lake is possible if not in keeping with the neighborhood's character. As other property owners along Willowick have done in the same subdivision, the applicant desires to utilize a side-lot garage entry configuration. If the Commission grants the requested variance, the result will be a highly compatible and positive addition to the community.

DEVELOPMENT PLAT VARIANCE



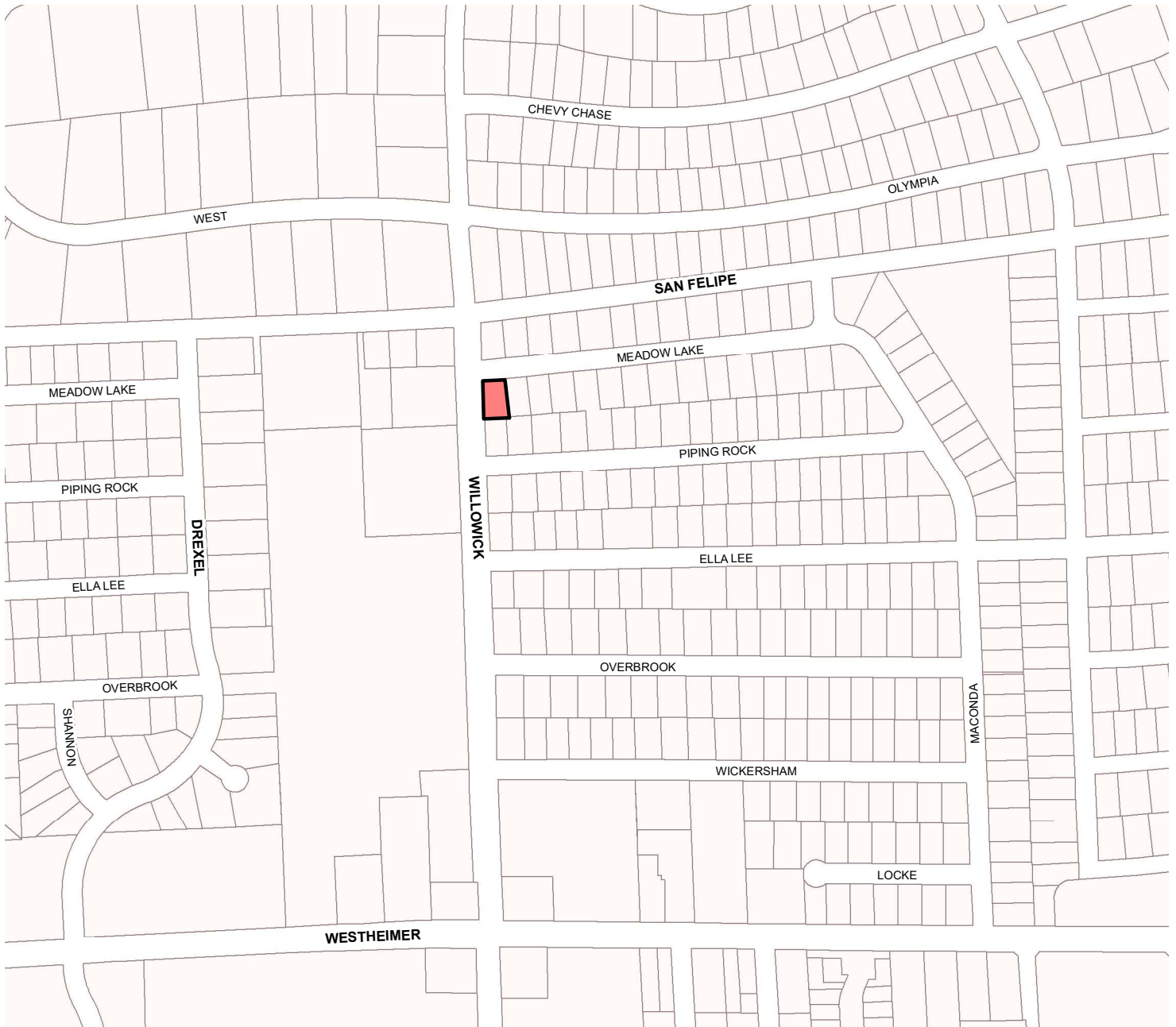
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 145

Meeting Date: 02/20/2020

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



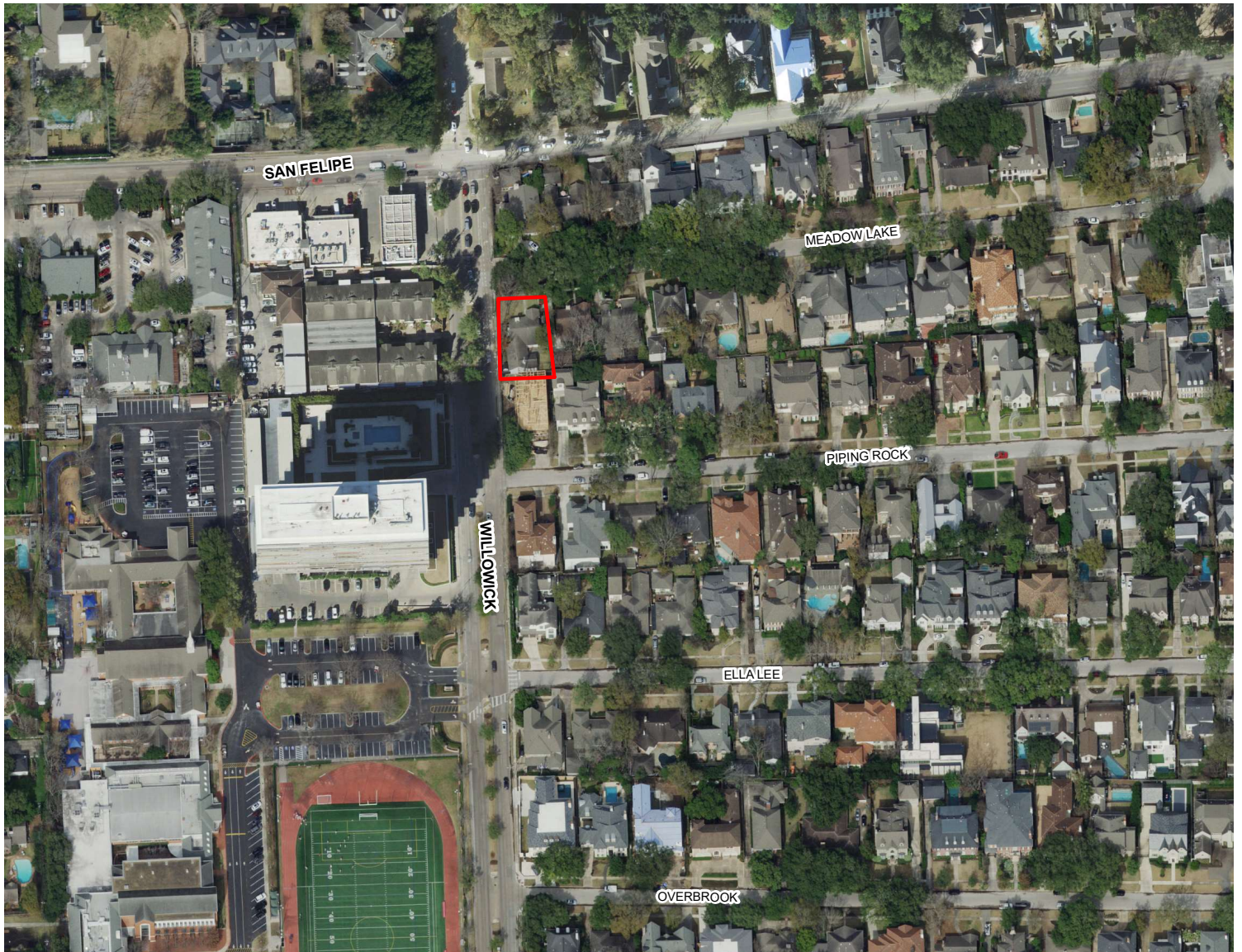
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 145

Meeting Date: 02/20/2020

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE

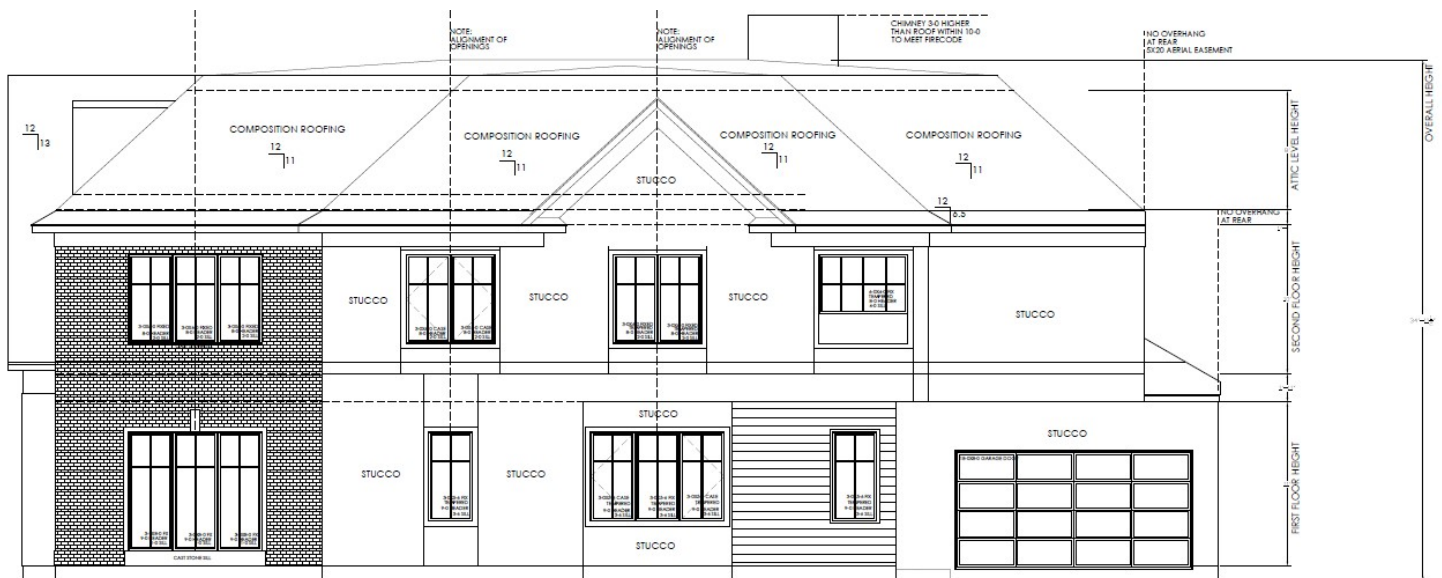


Houston Planning Commission

Elevations



FRONT ELEVATION



RIGHT SIDE ELEVATION

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov 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.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP Company	Jenifer Pool	832-594-8420	JRPCOM@AOL.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2004 River Oaks Boulevard	19139114	77019	5257	492P	G

HCAD ACCOUNT NUMBER(S):	0601430000001
PROPERTY LEGAL DESCRIPTION:	Tract 1, Block 15 River Oaks Country Club Estates
PROPERTY OWNER OF RECORD:	Jeffrey Ball
ACREAGE (SQUARE FEET):	68,693 square feet
WIDTH OF RIGHTS-OF-WAY:	River Oaks Boulevard (90 feet); San Felipe Road (60 feet)
EXISTING PAVING SECTION(S):	River Oaks Boulevard (20 feet); San Felipe Road (50 feet)
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING REQUIREMENTS:	2 trees
LANDSCAPING PROVIDED:	Complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	24,019 square feet

PURPOSE OF VARIANCE REQUEST: To allow a 10' side building line in lieu of the ordinance-required 25' building line along a major thoroughfare, San Felipe Road.

CHAPTER 42 REFERENCE (S): 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

HCAD identifies this property as Tract 1 Block 15 of the River Oaks Country Club Estates subdivision, located at 2004 River Oaks Boulevard. The property faces River Oaks Boulevard, a major collector street, and the north side of this property faces San Felipe Road, a major thoroughfare with an existing garage building line of 10' per Volume 1147, Page 693 of the Harris County Deed Records.

Tract 1 Block 15 of the River Oaks Country Club Estates currently is vacant, per HCAD records. The site is on the south side of San Felipe Road and the west side of River Oaks Boulevard. The site is 68,693 square feet and has been in this configuration since 1966. The proposed single-family home will be 24,019 square feet.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (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 tract has functioned as a single-family home lot since 1966. Requiring a 25' building line for the north portion of the property would create an undue hardship in that it would unduly constrict the size of the buildable portion of the property. The owner would not reasonably build using this larger building line.

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

Requiring a 25' building line per Chapter 42-152(a) along San Felipe Road, which has no building line per subdivision plat, but has a 10' building line per Volume 1147, Page 693 HCDR, would create an undue hardship, in conjunction with the 135' building line per the River Oaks Property Owners (see attached) along River Oaks Boulevard.

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

Since all other homes on River Oaks Boulevard have been built with the current 135' front building line and 10' building line along San Felipe Road side of the property, and a zero-foot building line for the replacement 8' fence, the variance will in no way impose undue circumstances on the surrounding homes.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 1, Block 15 is an existing lot that does not allow any options for development other than single family residential. The intent and general purposes of Chapter 42 will be preserved by allowing the 10' building line along San Felipe Road and encouraging the uses that are already present in this neighborhood.

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

River Oaks Boulevard is a major collector street which serves as a major artery in the area. The granting of the variance will not be injurious to the public health, safety, or welfare as there are other properties in the area with the north side of the properties along San Felipe Road that have 8' to 12' fencing and the 10' building line along San Felipe Road.

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

The hardship is that this property is an existing condition with an 8' solid fence on zero lot line and 10' building line per Volume 1147, Page 693 HCDR along San Felipe Road. Lot 1, Block 15 has had a single-family home since 1966. The request to not provide a 25' building line per Chapter 42-152(a) will allow the lot to be useable and with an adequate northern fence for both security and sound attenuation of traffic from San Felipe Road. With this variance, the lot can be sensibly developed, and having a nice home on it is a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



PLANNING &
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DEPARTMENT

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Meeting Date: 02/20/2020

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



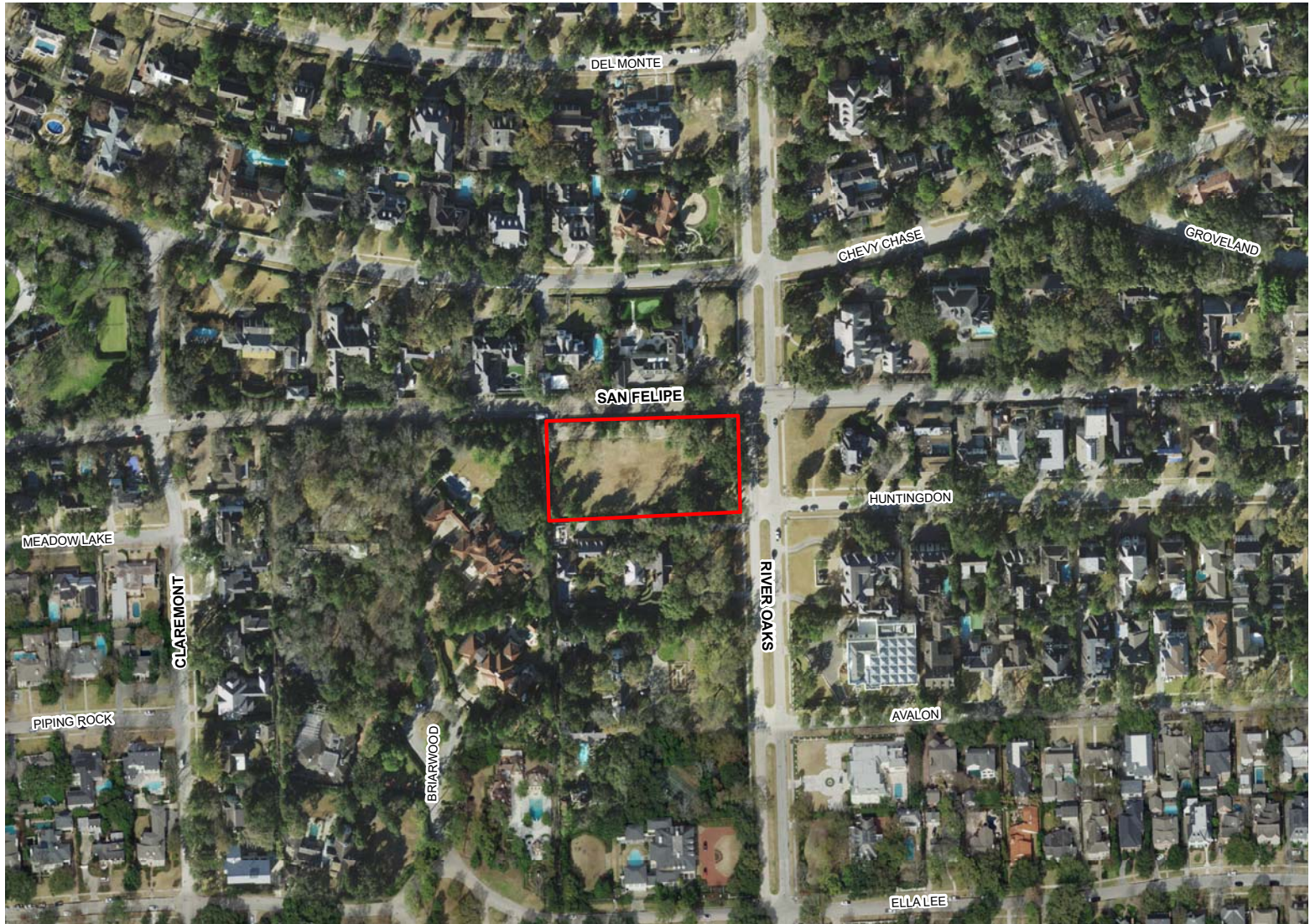
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 146

Meeting Date: 02/20/2020

Houston Planning Commission

Aerial Map



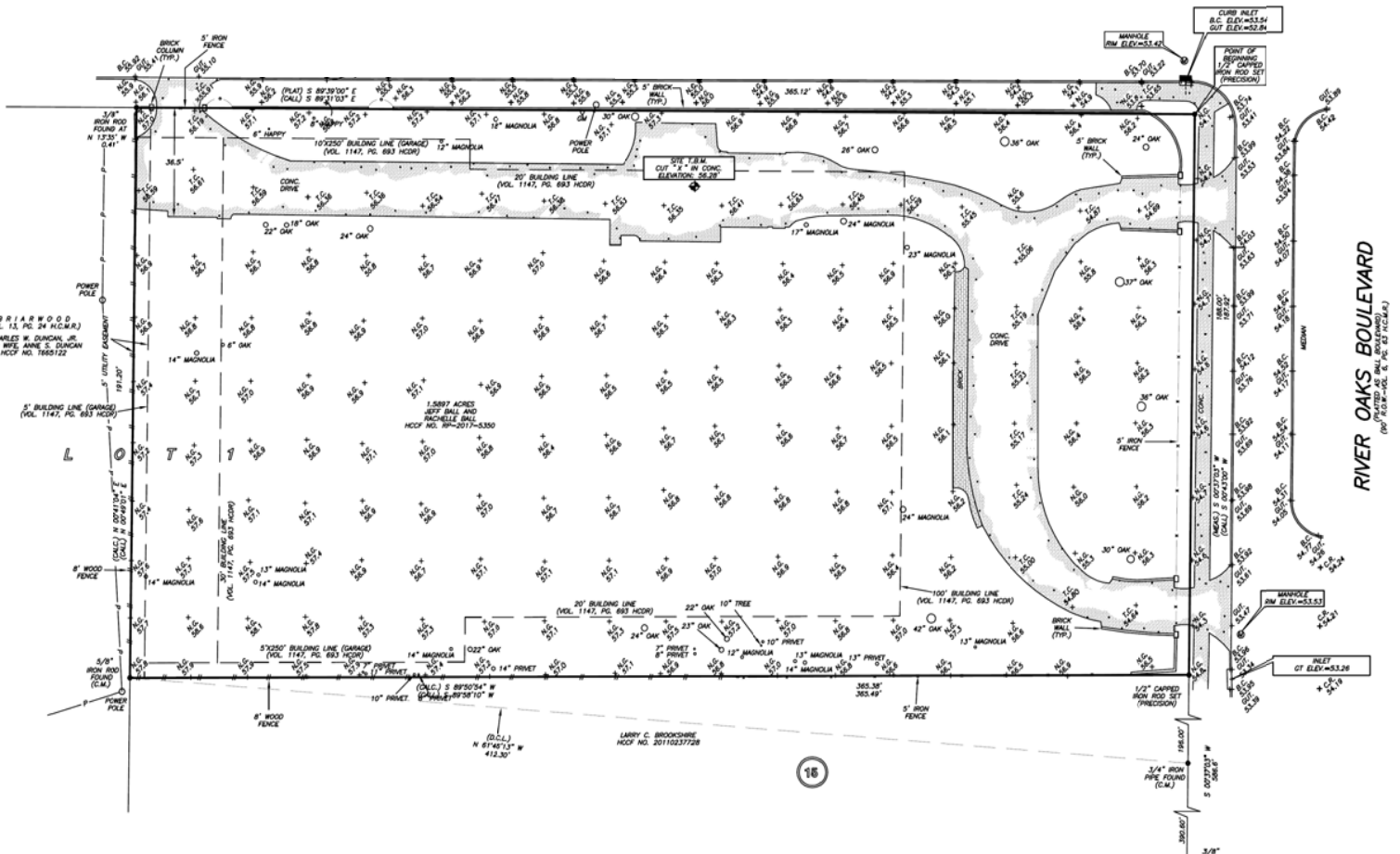
DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

SAN FELIPE ROAD (PLATTED AS VERNON AVENUE - 60' R.O.W. - VOL. 13, PG. 24 H.C.M.R.)

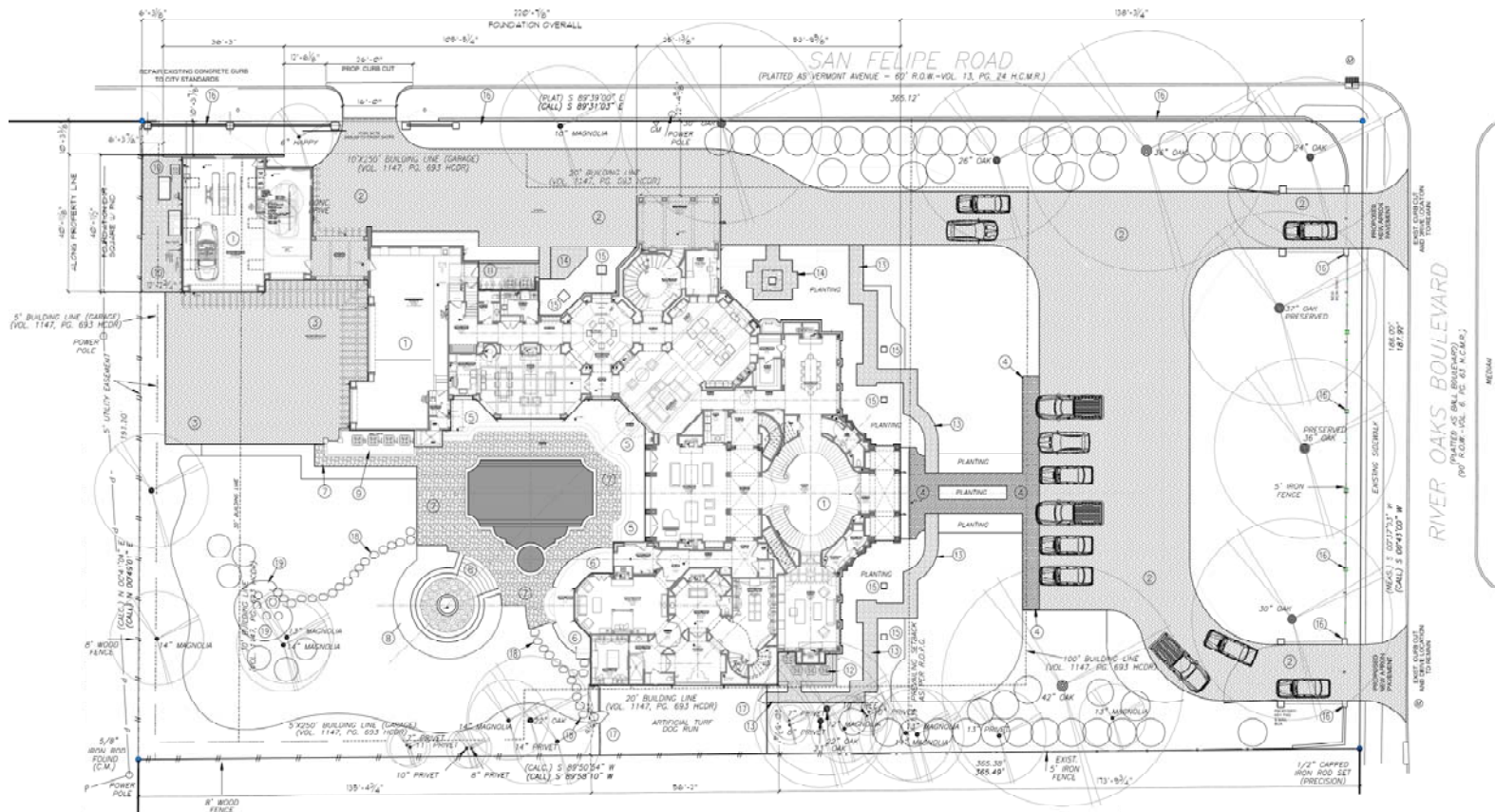


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

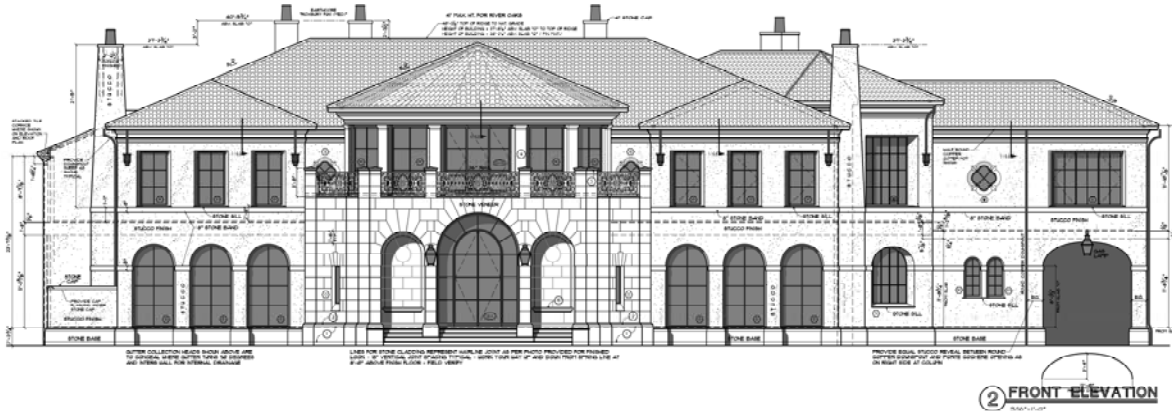


DEVELOPMENT PLAT VARIANCE



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 the Planning & Development Department at 1002 Washington Avenue 3rd 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.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Windrose Land Services	Jeff Boutte	713-458-2281	Jeff.Boutte@windroseservices.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1001 Frio St	19113681	77012	5655	535B	I

HCAD ACCOUNT NUMBER(S):	1403090010001
PROPERTY LEGAL DESCRIPTION:	RES A BLK 1, LAWNDAL GROVE
PROPERTY OWNER OF RECORD:	OLTORF BLUE WILLOW LTD
ACREAGE (SQUARE FEET):	2.35 AC (102,410 SF)
WIDTH OF RIGHTS-OF-WAY:	Channelside St = 124'; Lavaca St = 80'; Lawndale St = 124'; Frio St = 80'
EXISTING PAVING SECTION(S):	Channelside St = 40.0'; Lavaca St = 40.00'; Lawndale St = Blvd Section 24.0'/23.9'/42.27' Median; Frio St = 39.9'
OFF-STREET PARKING REQUIREMENT:	146 Spaces & 16 Bicycle Racks
OFF-STREET PARKING PROVIDED:	139 Spaces & 16 Bicycle Racks
LANDSCAPING REQUIREMENTS:	Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	3,317 SF (recently demolished)
PROPOSED STRUCTURE(S) [SQ. FT.]:	32,827 SF Building Footprint

PURPOSE OF VARIANCE REQUEST: Reduce off-street parking requirements from 146 to 139.

CHAPTER 26 REFERENCE(S): Sec 26-492 - 1.250 parking spaces for each efficiency dwelling unit

1.333 parking spaces for each one-bedroom dwelling unit;

1.666 parking spaces for each two-bedroom dwelling unit; 2.0 parking spaces for each dwelling unit with 3 or more bedrooms

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The justification for the variance is that the code-required number of off-street parking spaces does not account for the development characteristics of the site and surrounding area. If the City is amenable, the applicant would also like to request reconfiguring the parallel spaces along Channel side Street in to head-in spaces.

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 subject property is located in the Harrisburg District, consisting of a full block between Lawndale Street on the south, Channelside Street on the north, Lavaca Street on the east, and Frio Street on the west. The site previously held a financial institution, but the land has been completely cleared. The property is surrounded by institutional/education uses to the north and east (Yes Prep East End), a financial institution to the west, and a laydown yard and parking lot to the south. The applicant is proposing to build a multifamily facility consisting of 116 apartments. The current site plan shows calculations for a 3-story facility with 106 units, which meets code-required off-street parking thresholds. The applicant is requesting a variance to allow a fourth floor consisting of 10 additional units without providing any additional parking. The justification for the variance is that the code-required number of off-street parking spaces does not account for the development characteristics of the site and surrounding area. If the City is amenable, the applicant would also like to request reconfiguring the parallel spaces along Channelside Street in to head-in spaces. This precedent has already been established by the institutional user to the east/north, who has head-in parking on the same street.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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

The applicant is asking the City to consider reducing the number of required off-street parking spaces based on the development characteristics of the surrounding area. The subject property is located just blocks away from the intersection of Loop 610 E and SH 225 close to numerous enhanced transportation features, including six bus stops within walking distance and high comfort bike corridors on Manchester Street (one block north), Lawndale Street (one block west), Broadway Street (one block west) and Medina Street (two blocks west).

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

Through the implementation of encouragement of initiatives like the Transit Oriented Development Standards, HGAC's Livable Cities Program, and the relatively new Bicycle Master Plan, the City has started to move in a direction of trading unnecessary parking for increased residential density when the area's transportation infrastructure can support the shift. The subject property is a viable candidate for increased residential density due to the proximity to enhanced bicycle corridors and mass transit resources. Also, adding head-in parking along Channelside Street will match surrounding properties and provide more capacity.

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

The applicant is providing 146 vehicular parking spaces and 74 bicycle parking stalls for 116 dwelling units, which is more than adequate for an urban apartment project of this size. The variance will allow the applicant to create the density that the area dictates while preserving resident amenities and landscaping that would otherwise be consumed with unnecessary parking. Even without the head-in parking, there is still adequate off-street parking to support the applicant's use and expected tenant mix.

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

The applicant and their design team have created an accessible and efficient site plan. There is a good amount of greenspace and traffic flow is managed through the use of controlled access gates and limited driveways. The existing, substandard streetscape will be enhanced with code-compliant street trees and 5-foot wide sidewalks. Given that the traffic impacts will be mitigated and pedestrians coming from and passing through the edge of the site will have a safe and attractive experience, the development should have a net positive influence on the surrounding area and the overall health, safety and welfare of the public.

OFF-STREET PARKING VARIANCE



PLANNING &
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ITEM: IV

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Houston Planning Commission

- (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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

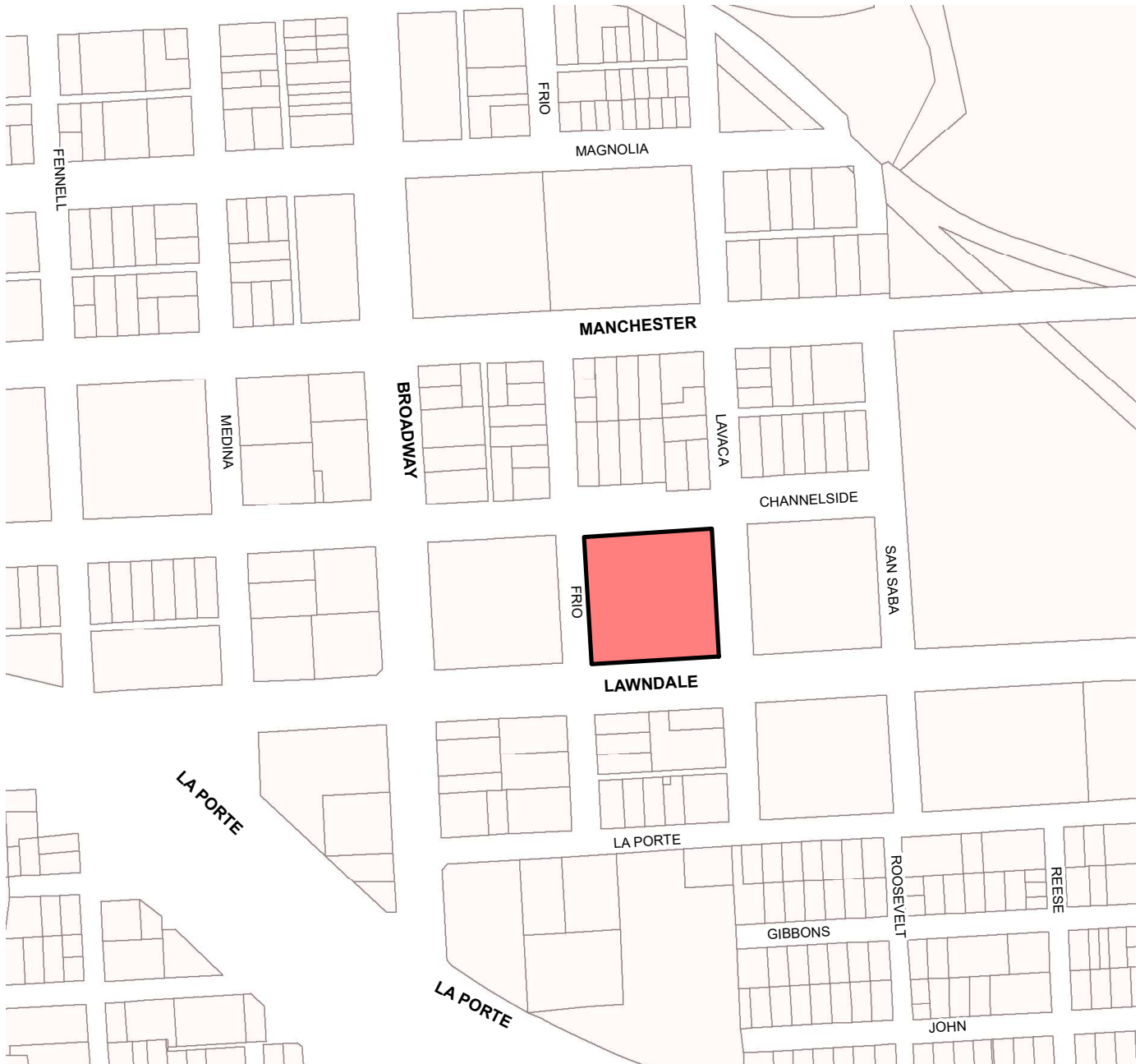
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 02/20/2020

Houston Planning Commission

Aerial Map

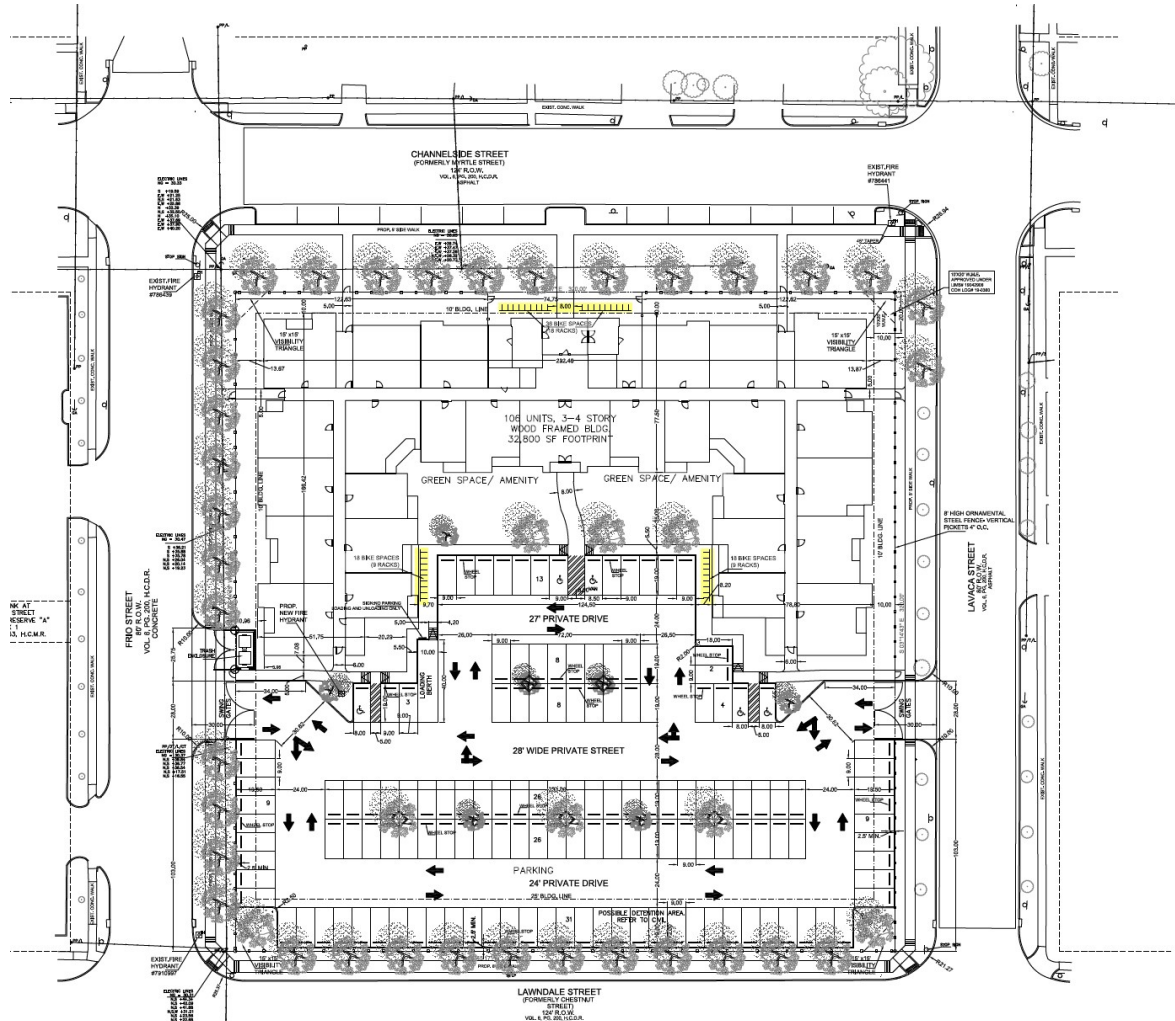


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan



UNITS	%		PARKING REQ	SPACES	OPEN SPACE		REQ'D
1 BR	59	55.7%	1.333	79	240		14,160
2 BR	33	31.1%	1.666	55	320		10,560
3 BR	14	13.2%	2	28	440		6,160
TOTAL UNITS	106	100.0%		162			30,880
UNIT DENSITY	45.11			162			21,616
BIKE REDUCTION (10%)	65	SPACES		-16			
TOTAL PARKING REQUIRED				146			
PARKING PROVIDED				139	REQUIRES VARIANCE		

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@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.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Marsh Darcy Partners, Inc.	J. Kent Marsh	(713) 647-9880	kmarsh@marshdarcypartners.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2100 Memorial Drive Houston, Texas	20008789	77007	5357B	493K	H

HCAD ACCOUNT NUMBER(S):	040-100-000-0017
PROPERTY LEGAL DESCRIPTION:	Tract 14A, John Austin Survey, A-1
PROPERTY OWNER OF RECORD:	The Housing Authority of the City of Houston, a Texas housing authority
ACREAGE (SQUARE FEET):	1.561 (68,009)
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	Weslayan: 70' R.O.W. W Main: 60' R.O.W.
WIDTH OF EXISTING ROW PAVING SECTION(S):	Weslayan: 70' R.O.W. W Main: 60' R.O.W.
OFF-STREET PARKING REQUIREMENT:	197 units @ .75/unit = 148 + 6 emp. @ 1/emp. = 6 = 154
OFF-STREET PARKING PROVIDED:	113 parking spaces

EXISTING STRUCTURE(S) [SQ. FT.]: Parking Garage = 73,566 SF Tower = 191,516 SF Total = 265,082

PROPOSED STRUCTURE(S) [SQ. FT.]: 224,801 Sq. Ft.

PURPOSE OF VARIANCE REQUEST: To allow a reduced on-site parking requirement for a 100 percent senior affordable residential use from 154 spaces required to 113 spaces provided.

CHAPTER 26 REFERENCE(S): Sec 26-492 Class 2(d) Retirement Community with kitchen facilities - .75 parking spaces per dwelling unit, plus 1.0 space per employee on the largest shift.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The Houston Housing Authority proposes to replace the existing unusable 13-story senior 100% affordable housing structure/parking structure with a 6-story replacement of the same number of units. To provide the same number of living units with today's regulations requires elevation of the residential units above the flood plain and compliance with today's building safety code. The proposed building covers a substantial portion of the existing site. Historically, most of the residents of senior affordable housing units no longer drive automobiles and the typical standard for the retirement classification is greater than the need for this particular use. Another similar project constructed in New Orleans by Columbia Residential (Columbia Parc) functions with a 0.48 parking ratio and has a parking surplus on site.

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 property is in the floodplain and is an irregular, non-rectangular shape. To add the additional 41 parking spaces will require a second level of parking which will negatively impact the evacuation life-safety response if required by another emergency. The proposed reduction of building height from 13 stories to 6 stories will provide a positive visual improvement to the neighborhood. As historically evident, the existing parking regulation is greater than necessary, strict application of these existing requirements would create an impractical development and one that is otherwise contrary to sound public policy to provide reasonable senior affordable housing in the city

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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

The current owner purchased the building structures (a Holiday Inn motel) and renovated the existing structure to best fit a new need for senior affordable housing. Had the existing structure not been in the floodplain, there would be no need for redevelopment. The hardship was imposed by both the previous use and the new regulations to remove the residential units from the flood elevation – a hardship created by the previous owner and Mother Nature.

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

The proposed number of parking spaces will be adequate for the proposed use and the general purpose of this article will be preserved while allowing the provision of up-to-date senior affordable housing units within a new structure that has less visual impact to the neighborhood.

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

Historically, senior affordable housing tenants seldom own vehicles and, when necessary, utilize other forms of transportation for their needs. The location of parking on the ground floor instead of residential housing will allow an efficient structure of less height than the existing renovated motel. Providing one level of parking provides better life-safety response than adding another floor of parking that will likely be totally unused. Additionally, there is limited, if any, on-ground space on the site for additional on-site parking.

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

Granting the variance will provide a positive benefit to public health, safety and welfare. The supply adequate, healthy, safe, affordable senior housing is short and granting this variance will provide positive, efficient, desirable senior affordable housing with more-than-adequate on-site parking. The neighborhood, through public meetings, has expressed a desire to reduce the height of the existing structure. This replacement structure will allow that to be fulfilled.

(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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

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- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

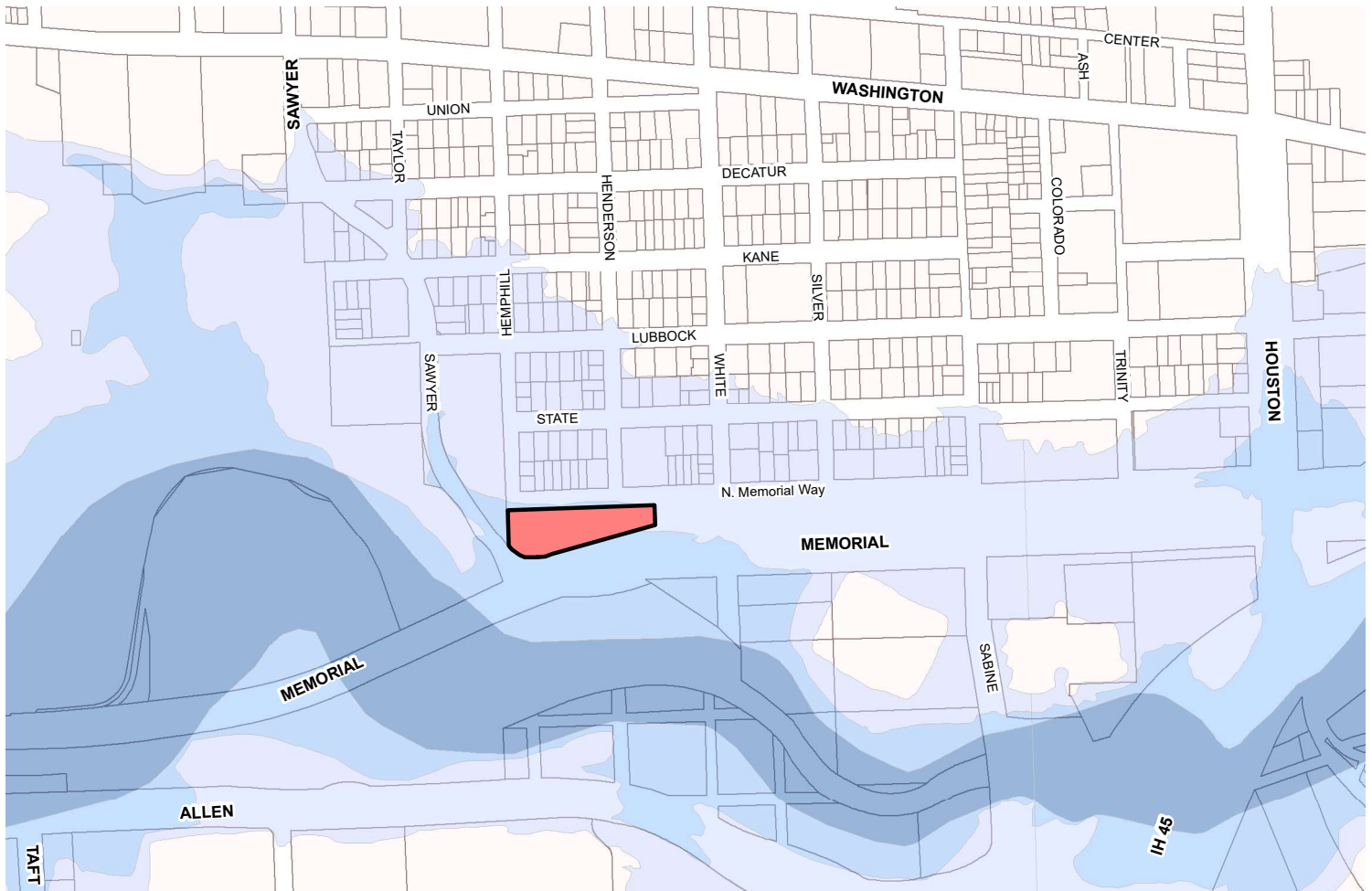
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V
Meeting Date: 02/20/2020

Houston Planning Commission

Aerial Map



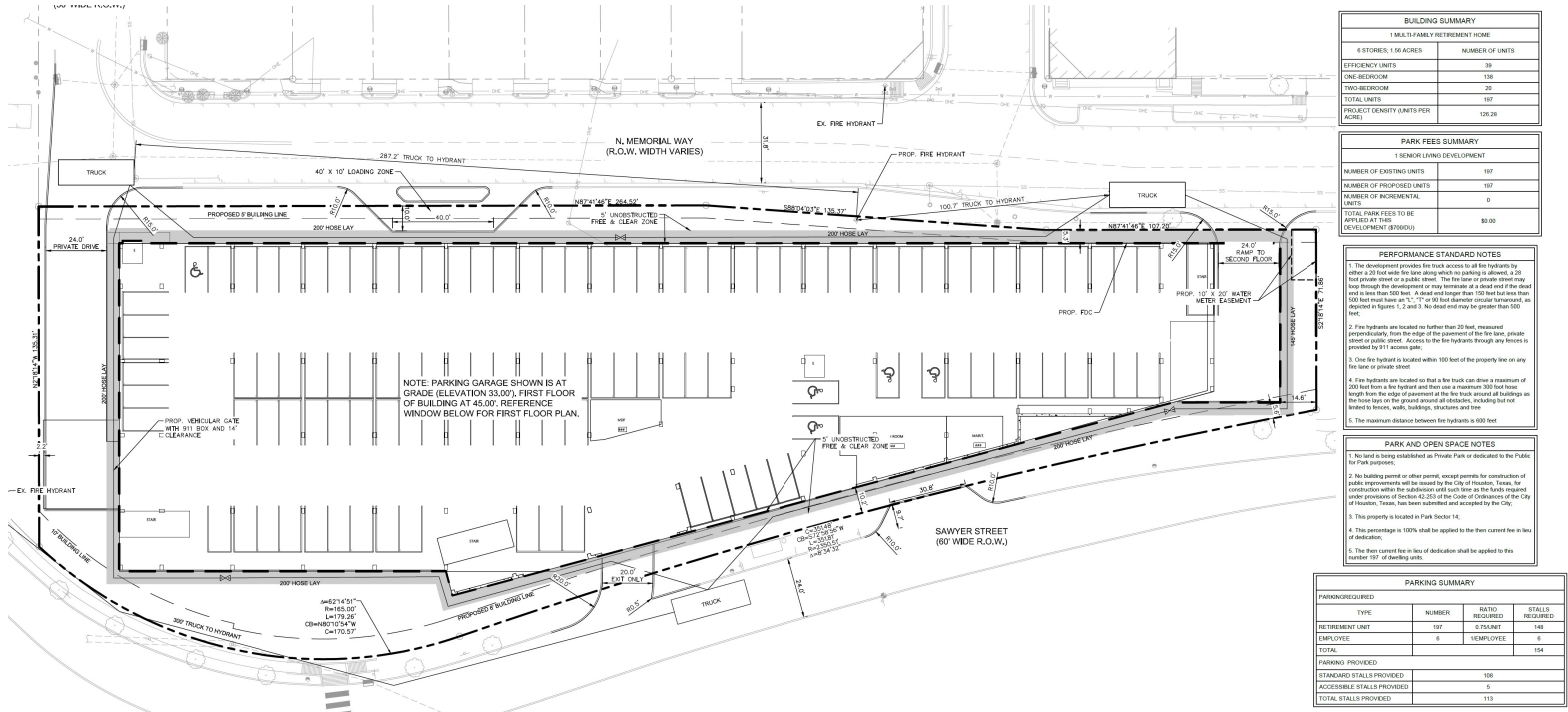
OFF-STREET PARKING VARIANCE



Houston Planning Commission

ITEM: V
Meeting Date: 02/20/2020

Site Plan



BUILDING SUMMARY	
1.5613 FAMILY RETIREMENT HOME	
6 STORES, 1.56 ACRES	NUMBER OF UNITS
EFFICIENCY UNITS	38
ONE-BEDROOM	130
TWO-BEDROOM	25
TOTAL UNITS	193
PROJECT DENSITY (UNITS PER ACRE)	123.28

PARK FEES SUMMARY	
1 SENIOR LIVING DEVELOPMENT	
NUMBER OF EXISTING UNITS	193
NUMBER OF PROPOSED UNITS	193
NUMBER OF INCIDENTAL UNITS	0
TOTAL PARK FEES TO BE APPLIED AT THIS DEVELOPMENT (\$/UNIT)	\$0.00

PERFORMANCE STANDARD NOTES	
1. The development provides for truck access to all fire hydrants by either a 20' wide fire lane along which no parking is allowed, a 20' fire lane, or a 20' wide fire lane. The fire lane or private street may loop through the development or may terminate at a dead end if the dead end is less than 100 feet. If dead end longer than 100 feet, the dead end must have a 10' x 10' or 8' x 8' fire hydrant circular turnaround, as depicted in Figures 1, 2, and 3. No dead end may be greater than 100 feet.	
2. Fire hydrants are located no further than 70 feet, measured perpendicularly, from the edge of the pavement of the fire lane, private street or public street. Access to the fire hydrants through any fences is provided by 8'11\"/>	
3. One fire hydrant is located within 100 feet of the property line on any fire lane or private street.	
4. Fire hydrants are located so that the truck can drive a maximum of 200 feet from the fire hydrant and then turn a maximum 180 degrees from the edge of pavement at the fire truck around all buildings on the lot type on the ground around all buildings, including but not limited to houses, walls, buildings, structures and trees.	
5. The maximum distance between fire hydrants is 100 feet.	

PARK AND OPEN SPACE NOTES	
1. No land is being established as Private Park or dedicated to the Public for Park purposes.	
2. No building, paved or other paved, except for the construction of public improvements will be located by the City of Houston, Texas, for the construction within the subdivision until such time as the lands required under provisions of Section 62.253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.	
3. This property is located in Park District 14.	
4. This percentage is 100% that shall be applied to the current fire in line of dedication.	
5. The fire current fee in line of dedication shall be applied to this number: 10' of building.	

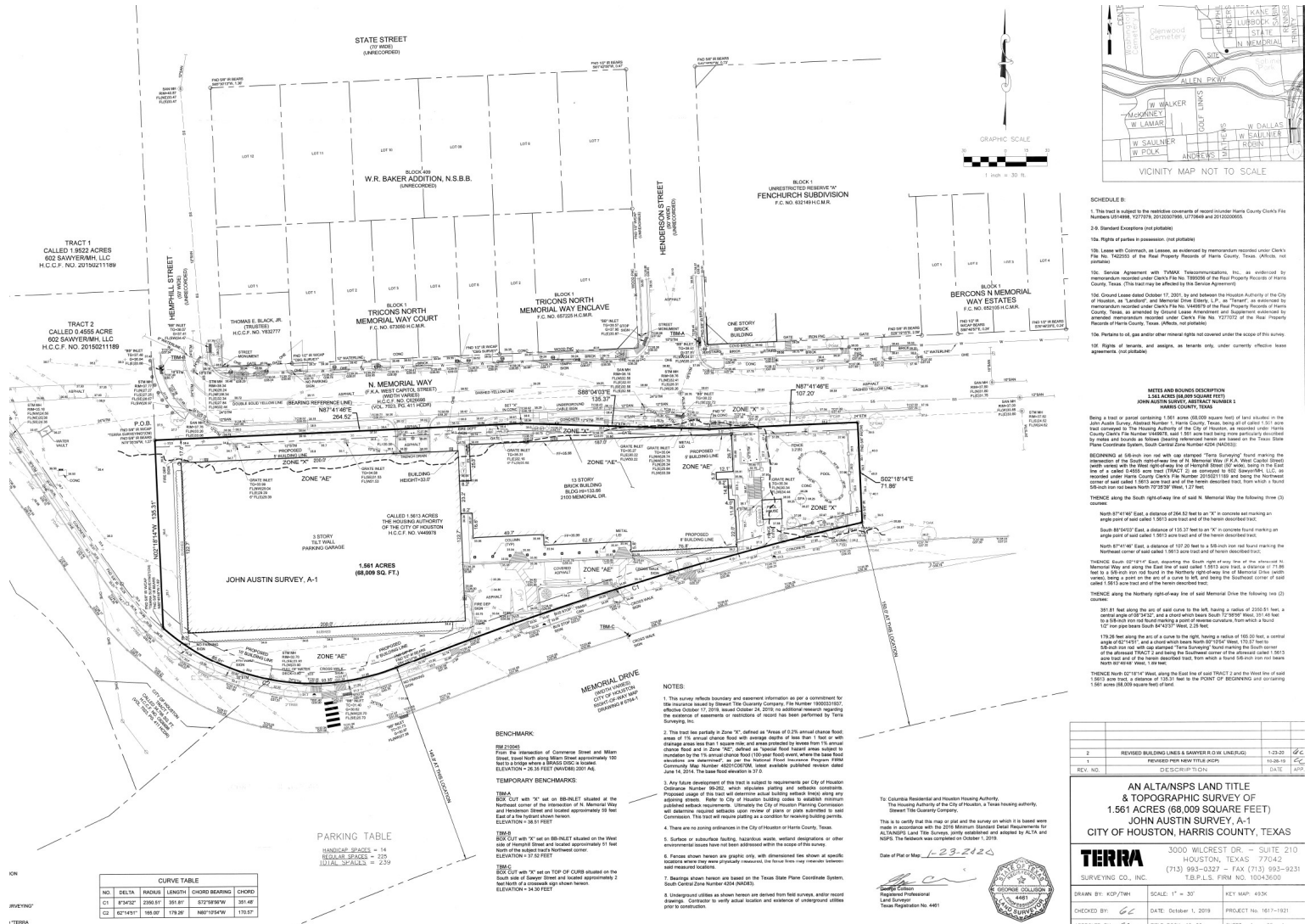
PARKING SUMMARY			
PARKING REQUIRED	TYPE	NUMBER	STALLS REQUIRED
REQUIREMENT UNIT	TYPE	193	193
	EMPLOYEE	6	EMPLOYEE
	TOTAL		199
PARKING PROVIDED			
STANDARD STALLS PROVIDED		199	
ACCESSIBLE STALLS PROVIDED		5	
TOTAL STALLS PROVIDED		204	

OFF-STREET PARKING VARIANCE

Houston Planning Commission

ITEM: V
Meeting Date: 02/20/2020

Survey



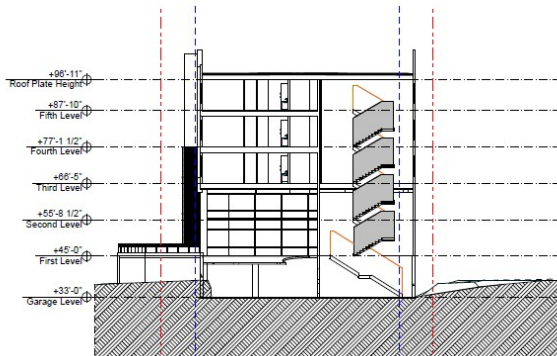
OFF-STREET PARKING VARIANCE



Houston Planning Commission

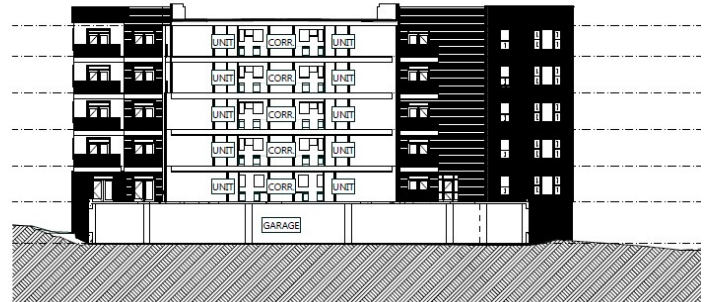
ITEM: V
Meeting Date: 02/20/2020

Building Sections



07 BLDG Bldg Section C

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



09 BLDG Bldg Section B

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



19 Bldg Section D

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



25 BLDG Bldg Section A

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

OFF-STREET PARKING VARIANCE

AGENDA: VI

SMLSB Application No. 760: 1000 block of Usener Street, south side, 1100 block of Usener Street, north and south sides, between Studewood and Forester Streets

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 1000 block of Usener Street, south side, 1100 block of Usener Street, north and south sides, between Studewood and Forester Streets.

Analysis shows that a minimum lot size of 5,500 sf exists for the blockfaces. A petition was signed by the owners of 40% of the property within the proposed Special Minimum Lot Size Block. Two protests were filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one blockface, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes sixteen (16) lots along the 1000 block of Usener Street, south side, 1100 block of Usener Street, north and south sides, between Studewood and Forester Streets

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one blockface, and no more than two opposing blockfaces;*
The application comprises two blockfaces, the north and south sides of Usener Street.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of fourteen (15) single-family residential properties, and one (1) commercial property, (representing 100% of the total lots within the boundary area).
- *The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained seven (7) of sixteen (16) signatures of support from property owners in the proposed SMLSB (owning 40% of the total area). Two property owners are protesting.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 5,500 sf exists on sixteen (16) lots in the blockfaces.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivisions were platted in 1917. The houses originate from the 1920s. The establishment of a 5,500 sf minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Sixteen (16) out of sixteen (16) lots (representing 100% of the application area) are at least 5,500 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the blockfaces.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application
6. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **760**

Date Received: **12/4/2019**

Date Complete: **1/14/2020**

Street(s) Name: **Usener Street**

1100 Block of Usener Street

Lot(s)

Cross Streets: **Studewood Street** and

Forester & Norhill Streets

Side of street: **North & South**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
1032 (LT 11)	SFR	N	5,500
1038 (LT 10)	SFR	Y	5,500
1042 (LT 9)	SFR	Y	5,500
1046 (LT 8)	SFR	Y	5,500
1101 (LT 16)	SFR	Y	7,540
1102 (LT 7)	SFR	N	5,500
1107 (LT 15)	SFR	Y	5,800
1108 (LT6)	SFR	N	5,500
1111 (LT14)	SFR	Y	5,800
1112 (LT 5)	SFR	N	5,500
1113 (LT 13)	SFR	Y	5,800
1114 (LT 4)	SFR	N	5,500
1119 (LT 12)	SFR	N	5,800
1123 (LT11)	SFR	N	5,550
1124	COM	N	16,683
1125 (LT 10)	SFR	N	7,622

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of **104,595** Square Feet in the Proposed Application Area **41,440** Square Feet are Owned by Property Owners Signing in Support of the Petition = **40%**

Single Family Calculation:

Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

15	# developed or restricted to no more than two SFR Units	Of	Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	94%
			15	16	
0	# of Multifamily lots				
1	# of Commercial lots				
0	# of Vacant Lots				
16	Total				

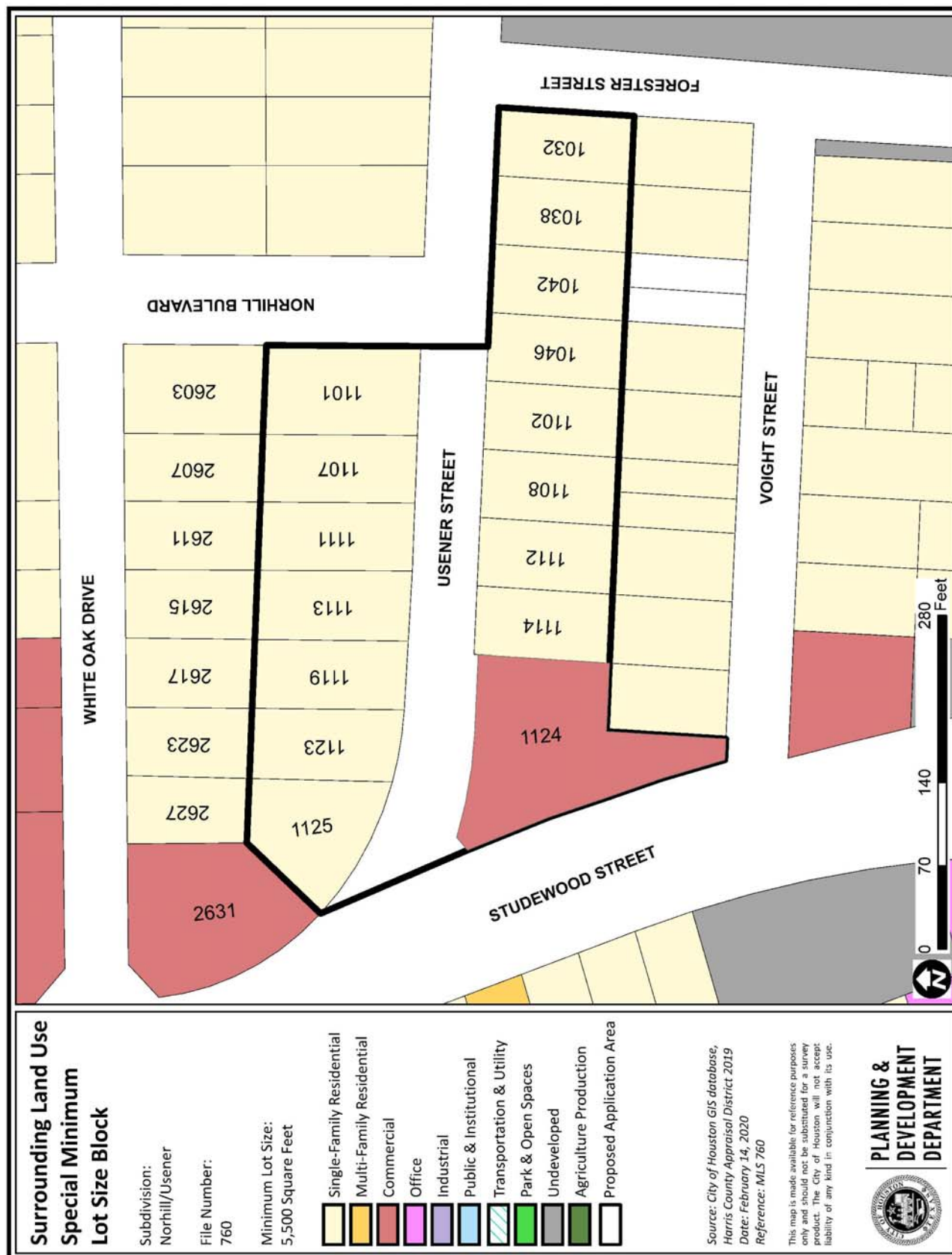
Minimum Lot Size Calculations:

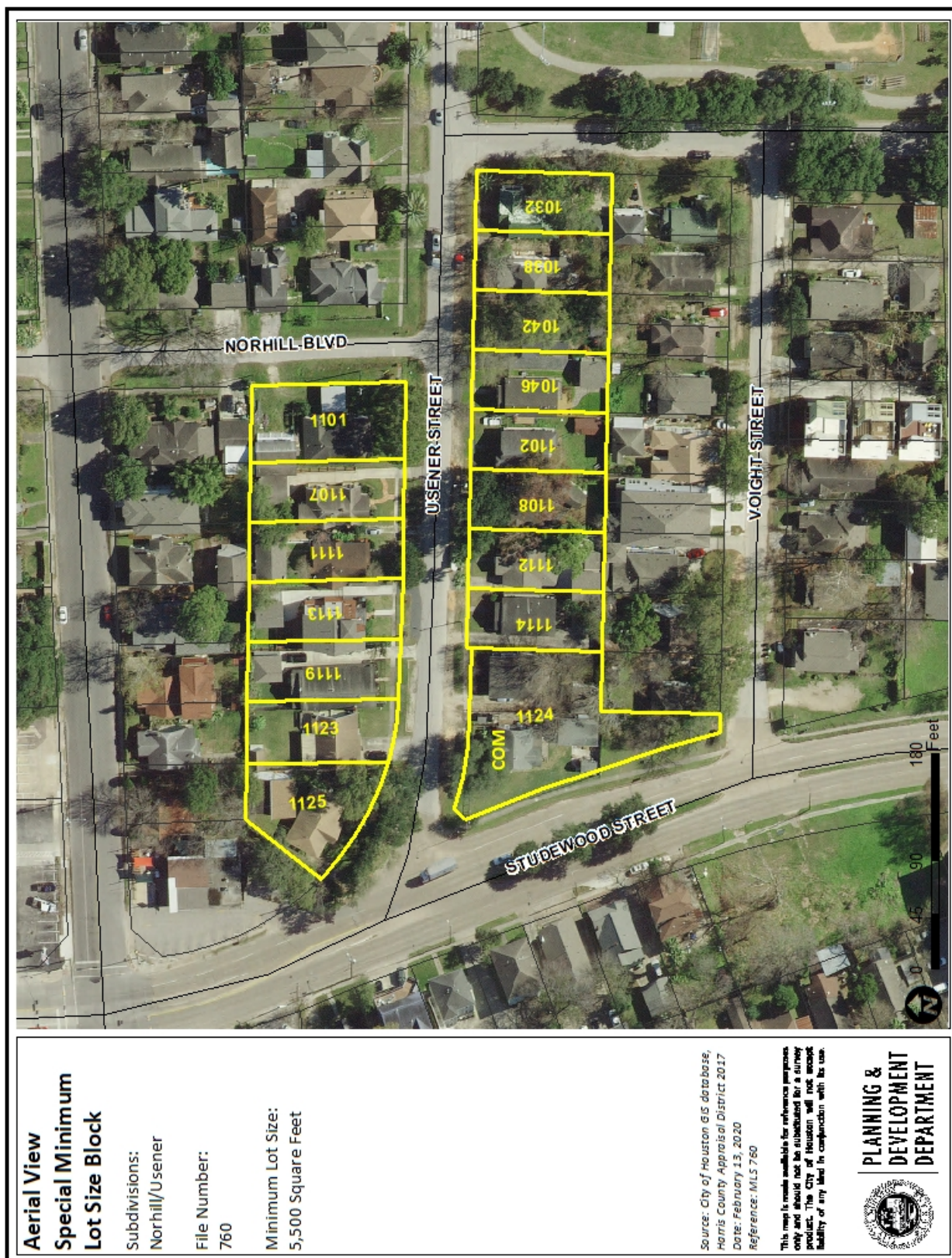
Total # of lots	16	Total sq. ft. = 104,595	/ # of lots = 6,537	average sq. ft. median sq. ft.
	70	%		
Lots ranked by size	Size	% by Area	Cumulative % by Area	
1	16,683	16.0%	16.0%	
2	7,622	7.3%	23.2%	
3	7,540	7.2%	30.4%	
4	5,800	5.5%	36.0%	
5	5,800	5.5%	41.5%	
6	5,800	5.5%	47.1%	
7	5,800	5.5%	52.6%	
8	5,550	5.3%	57.9%	
9	5,500	5.3%	63.2%	
10	5,500	5.3%	68.4%	
11	5,500	5.3%	73.7%	
12	5,500	5.3%	79.0%	
13	5,500	5.3%	84.2%	
14	5,500	5.3%	89.5%	
15	5,500	5.3%	94.7%	
16	5,500	5.3%	100.0%	

This application qualifies for a **5,500** Square Feet Special Minimum Lot Size





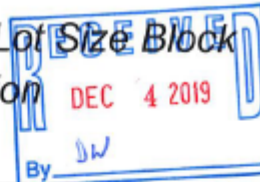






PLANNING &
DEVELOPMENT
DEPARTMENT

Special Minimum Lot Size Block (SMLSB) Application



Main Applicant Information (required)

Full Name: Amy Benford Date: 11/13/19

Address: 10410 Usener St
Street Address Apartment/Unit #
Houston TX 77009
City State ZIP Code

Phone: [REDACTED] Email: [REDACTED]

Are you a property owner within the application boundary? YES ☒ NO ☐ If no, what is your relation to the application boundary?

Did you have a preliminary meeting with the Planning and Development Department? YES ☐ NO ☒ If yes, what was the date of the meeting?

had an initial call and emailed application

Does the application boundary have deed restrictions? YES ☒ NO ☒ If yes, do they address a Minimum Lot Size?

no easement for electricity lines

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision")

lots 4-11, Block 1 Usener, Res A Block 1 Bounding Reserve, lots 10-16, Block 25 North Hill

Signature of applicant: Amy Benford

Alternate Applicant Information (optional)

Full Name: _____ Date: _____

Address: _____
Street Address Apartment/Unit #

City State ZIP Code

Phone: _____ Email: _____

Signature of alternate applicant: _____

Application Information (STAFF USE ONLY)

File Number: 760 Super Neighborhood: Greater Heights
City Council District: H Planner Assigned: Sasha Marshall

From:

Sent: Thursday, February 6, 2020 2:45 PM

To: Marshall, Sasha - PD <Sasha.Marshall@houstontx.gov>

Subject: Minimum Lot Size, Usener St

[Message Came from Outside the City of Houston Mail System]

Sasha,

Hey we talked briefly last week about this Minimum lot size application. I (my company) owns 1032 Usener and we are currently building a duplex on it; it is permitted and underway. This minimum lot size would have a negative effect on the use of this property in the future as it essentially is having 2 units being built on it at this time and the total lot size is 5,500.

Along with that most of these lots have recent construction or older but solid well maintained homes. I do not see a need to determine any future use of these lots at this time. There is only one larger lot that would make sense to subdivide, at 1101 Usener. There is one older possible tear down along the south side of the Street at 1112 Usner but it is not a very large lot, plus it looks like they are maybe trying to work on it to restore it (I saw a foundation repair guy there).

With that said I am against this minimum lot size application at this time and hope it does not pass. If it does I need to find a way to not have it impact our duplex at 1032 Usener.

Thanks,

Joe Tomczak

Abbcott.com

January 23, 2020

To: Ms. Sasha-Joi Marshall Smith

City of Houston Planning and Development

611 Walker, 6th Floor

Houston, Texas 77002

RECEIVED

JAN 28 2020

PLANNING AND DEVELOPMENT
DIRECTOR'S OFFICE

This is a follow up of our discussion today regarding the minimum lot size on 1000 and 1100 block of Usener street regarding future development. I am the owner of lot 1125 Usener since 1981. My reason to purchase this lot which currently has a duplex on it was to replace it with two town houses. My lot is on the north side of Usener and has approximately 7600 square footage which is more than the other lots. My lot has commercial developments on three sides. Also my lot is restricted to residential use only as it is in the Norhill subdivision. Therefore in order to get maximum value and usage of my lot, my only option is to build two town houses. Therefore, I am very opposed to this Special Minimum Lot Size Block Application. Please enter my protest to the Planning and Development Department.

Your truly,

Frank E. Tilton

