

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, SEPTEMBER 17, 2020
2:30PM



VIRTUAL ELECTRONIC MEETING

Via: [Join Microsoft Teams Meeting](#)

WEB: <https://bit.ly/3hhBh5W>

OR CALL [+1 936-755-1521](tel:+19367551521)

CONFERENCE ID: 285 411 221#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

speakercomments.pc@houstontx.gov

MAKE COMMENTS BY PHONE AT: 832-393-6624
(PREFERRED 24 HOURS IN ADVANCE)

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 for virtual meetings:

1. Anyone wishing to speak before the Commission should sign up to speak via phone 832-393-6624 or email Speakercomments.pc@houstontx.gov, 24 hours in advance preferred.
2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted in the email or when the speaker calls.
3. All comments submitted in writing or by phone will be read into the record by staff.
4. Keep your phone or computer on "MUTE" unless identified by the Chair to speak. When your name is called, unmute your phone by pressing your mute button or *6, or unmute your computer. State your name, spell your last name, and make your comments. When you are done, please mute yourself.
5. If the speaker wishes to discuss any subject not otherwise on the agenda, time will be allocated or allotted after all agenda items have been processed and "public comments" are taken.
6. 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

www.HoustonPlanning.com or (832) 393-6600

SPEAKER GUIDELINES

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

Virtual Electronic Meeting Rules: See adjustments for remote meeting participation on our web pages www.houstonplanning.com. You may now submit comments 24 hours in advance, which will be read into the record by staff. Call 832-393-6624 for details or email comments to: Speakercomments.pc@houstontx.gov. The Chair may also choose to recognize speakers during the meeting.

Physical Meeting Rules: 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.

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

Due to health and safety concerns related to the COVID-19 coronavirus, the Houston Planning Commission will conduct meetings by videoconference for the duration of social distancing restrictions. The Commission will be participating by videoconference using Microsoft Teams in accordance with the provision of Section 551.127 of the Texas Government Code that have not been suspended by order of the Governor. This platform will allow for two-way video/audio communication with the members of the Houston Planning Commission.

To join the September 17, 2020 Houston Planning Commission please see the following options:

- Join via Microsoft Teams by installing the Microsoft Teams app; or
- Join via Web Browser: (<https://bit.ly/3hhBh5W>); or
- Join via Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 285 411 221#

Visit website (ftp://edrc.houstontx.gov/2020/2020-19_DraftAgenda.pdf) for agenda details.

This online document is preliminary. It may not contain all the relevant materials and information that the Planning Commission will consider at its meeting. The final agenda is posted at City Hall 72 hours prior to the Planning Commission meeting.

Houston Planning Commission

AGENDA

September 17, 2020 2:30 p.m. via Microsoft Teams

Call to Order

Director's Report

Approval of the September 3, 2020 Planning Commission Meeting Minutes

- I. **Consideration of the Proposed Transit-Oriented Development Street Map** (Dipti Mathur)
- 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, Lyndy Morris, Devin Crittle and John Cedillo)
 - d. Subdivision Plats with Variance Requests (Lyndy Morris, Aracely Rodriguez, Devin Crittle, Homero Guajardo Alegria, and Geoff Butler)
 - e. Subdivision Plats with Special Exception Requests (Tammi Williamson)
 - f. Reconsiderations of Requirement
 - 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 and Eric Pietsch)
- III. **Establish a public hearing date of October 15, 2020**
 - a. Atwood Villas partial replat no 3
 - b. Commons of Lake Houston Sec 1 partial replat no 1
 - c. Enclave at Longwood Sec 3 partial replat no 1
 - d. Porter Ranch Sec 1 partial replat no 1
 - e. Spring Forest partial replat no 1
 - f. West Court partial replat no 10
- IV. **Consideration of an Off-Street Parking Variance for a property located at 3209 Montrose Boulevard** (Eric Pietsch)
- V. **Public Hearing and Consideration of a Special Minimum Lot Size Block for the 2100 block of Alabama Street, north side – MLS 770** (David Welch)
- VI. **Public Comment**
- VII. **Adjournment**

Minutes of the Houston Planning Commission

(A recording of the full proceedings is on file in the Planning and Development Department)

September 3, 2020

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/2G0GJ00>
2:30 p.m.

Call to Order

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

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Arrived at 2:40 p.m. before item I

Susan Alleman

Absent

Bill Baldwin

Antoine Bryant

Arrived at 2:40 p.m. before item I

Lisa Clark

Rodney Heisch

Randall L. Jones

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

Lydia Mares

Paul R. Nelson

Arrived at 2:50 p.m. during item 17

Linda Porras-Pirtle

Kevin Robins

Ileana Rodriguez

Absent

Ian Rosenberg

Arrived at 2:43 p.m. during item 1

Megan R. Sigler

Zafar Tahir

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

Meera D. Victor

Scott Cain for

Commissioner James Noack

Maggie Dalton for

Left at 4:13 p.m. after item 109

The Honorable KP George

Loyd Smith

The Honorable Lina Hidalgo

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. Mahmud

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development

CHAIR'S REPORT

Chair Martha L. Stein reported on virtual meeting procedures. Actions must be audible.

DIRECTOR'S REPORT

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

APPROVAL OF THE AUGUST 20, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 20, 2020 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

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

Items removed for separate consideration: **3, 4, 5, 9, 10, 11, 12, 13, 17, 19, 21, 22, 24, 42, 48, 71 and 92.**

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

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

Motion: **Jones**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **3, 4, 5, 9, 10, 11, 12, 13, 19, 21, 22, 24, 42, 48 and 92**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for **3, 4, 5, 9, 10, 11, 12, 13, 19, 21, 22, 24, 42, 48 and 92**, subject to the CPC 101 form conditions.

Motion: **Mares**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Recusing: **Dalton and Heisch**

17. Crossing at the Commons of Lake Houston GP

GP

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: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Commissioner Adrian Garcia and Mayor ProTem Dave Martin – position not stated; Dan Fisher – opposed; Jennifer Curtis, applicant – supportive.

Vice Chair Garza began chairing the meeting at 3:22 p.m.

Chair Stein returned at 3:23 p.m. and resumed chairing the meeting.

71. Eado Station Point

C2R

Approve

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

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

Motion: **Garza**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Sandra Flowers – opposed.

C PUBLIC HEARINGS REQUIRING NOTIFICATION

104 Blue Bonnet 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: **Baldwin**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

105 Brookhaven Addition replat no 1 partial replat no 1

C3N

Defer

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

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

Motion: **Mares**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

106 Home Owned Estates Sec 5 C3N Approve
partial replat no 1

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

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

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

107 Honeycomb Ridge replat no 2 C3N Approve

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

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

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

Speaker: Rita McClure, Dawn Witt, - no position stated, James dePriest, applicant -supportive.

108 Houstons Skyscraper Shadows Sec 2 C3N Approve
partial replat no 5

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: **Robins** Vote: **Unanimous** Abstaining: **None**

Speaker: Lee Gonzales – no position stated; Arva Howard, Legal Department.

109 Joy Development School replat no 1 C3N Defer

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

Commission action: Deferred the application for two weeks for further study and review and to give the applicant time to met with the community.

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

Speakers: Michael Sigman, Shara Bumgarner, Douglas Davis, James Deckelman, James Grotta – opposed; Ohn Nguyen, applicant, Jeff Boutee – supportive.

110 Lamar Terrace partial replat no 9 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: **Mares** Vote: **Unanimous** Abstaining: **None**

Speaker: Francis Fong – no position stated.

111 Meadow Creek Village Sec 1 C3N Approve
partial replat no 2

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: **Nelson** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Speakers: Mr. Gonzales, applicant – supportive; Elizabeth Perez – opposed.

112 Peek Entrepreneurs replat no 1 C3N Defer

Staff recommendation: Defer the application for two weeks for further review of the deed restrictions.

Commission action: Deferred the application for two weeks for further review of the deed restrictions.

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

113 Southland Place partial replat no 3 C3N Approve

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

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

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

114 Willowcreek Ranch Sec 9 partial replat no 1 C3N Approve

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

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

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

D VARIANCES

115 Aldine Westfield Crossing 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: **Porras-Pirtle** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

116 American Tower Victor C2 Withdrawn

117 Commons at Ella Forest C2 Defer

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

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

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

Items 118 and 19 were taken together at this time.

118 Cypress Oaks North GP Approve

19 Cypress Oaks North Sec 3 C3P Approve

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

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

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

119 Dangs Estates C3P Defer

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

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

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

120 Katy Legacy Sec 2 C3P Withdrawn

121 Marvida Lift Station 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: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
122 Nichols Luxury Living **C2R** **Defer**
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

123 Valley Ranch GP **GP** **Defer**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
Motion: **Abraham** Second: **Garza** Vote: **Carried** Abstaining: **Heisch**

124 York Runnels Villas **C2R** **Defer**
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

125 Avalon at Bridge Creek Sec 2 **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: **Smith** Second: **Clark** Vote: **Carried** Abstaining: **Heisch**

F RECONSIDERATION OF REQUIREMENTS

126 Cypress Fairbanks ISD **C2** **Approve**
Holbrook Elementary
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: **Garza** Vote: **Unanimous** Abstaining: **None**

127 Mustang **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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker: John Guajardo – no position stated.

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

G EXTENSIONS OF APPROVAL

128	Becker Fields Sec 1	EOA	Approve
129	East River Hirsch Reserve	EOA	Approve
130	Fisher Street Terrace	EOA	Approve

H NAME CHANGES
NONE

I CERTIFICATION OF COMPLIANCE

131	23275 Micke	COC	Approve
132	20917 Old Sorters Road	COC	Approve

Staff recommendation: Approve staff's recommendation for items 128-132.

Commission action: Approved staff's recommendation for items 128-132.

Motion: **Baldwin** Second: **Victor** Vote: **Carried** Abstaining: **Heisch and Sigler, 129**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

133	835 Al Gregg Street	DPV	Defer
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Staff recommendation: Defer the application per the applicant's request.

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

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

134	142 Haversham Drive	DPV	Defer
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Staff recommendation: Defer the application for further study and review.

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

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

Items 135 and III were taken together at this time.

135	3209 Montrose Boulevard	DPV	Defer
III	3209 Montrose Boulevard	PV	Defer

Staff recommendation: Defer the applications for further study and review.

Commission action: Deferred the applications for further study and review.

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

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 1, 2020

- a. Ashley Pointe Sec 15 partial replat no 1
- b. Briargate Sec 10 partial replat no 1
- c. Newport Sec 2 partial replat no 1
- d. Taj Residences partial replat no 1
- e. Wrenwood partial replat no 1

Staff recommendation: Establish a public hearing date of October 1, 2020 for item II a-e.

Commission action: Established a public hearing date of October 1, 2020 for item II a-e.

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

Item II.b, Briargate Sec 10 partial replat no 1, which was being established for a public hearing date of October 1, 2020 today, was deleted from the agenda and not considered by the Commission. Kim

Mickelson of the Legal Department advised Commission that the Legal Department had made a determination that the plat was deemed approved by operation of law.

Item III was heard earlier in the meeting with item 135.

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 2600-2700 BLOCK OF EAGLE STREET, NORTH SIDE – MLS 767

Staff recommendation: Approve the consideration of a special minimum lot size block application for the 2600-2700 block of Eagle Street, north side – MLS 767, and forward to City Council.

Commission action: Approved the consideration of a special minimum lot size block application for the 2600-2700 block of Eagle Street, north side – MLS 767, and forwarded to City Council.

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

Speakers: Crystal Beasley, Tara Viser and John Pietch – supportive.

**V. PUBLIC COMMENT
NONE**

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:39 p.m.

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

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

**Proposed Transit-Oriented
Development Street Map**

Legend

- ★ Transit Station
- Primary TOD Street
- Secondary TOD Street

Source: COHGIS
Date: 07.31.2020

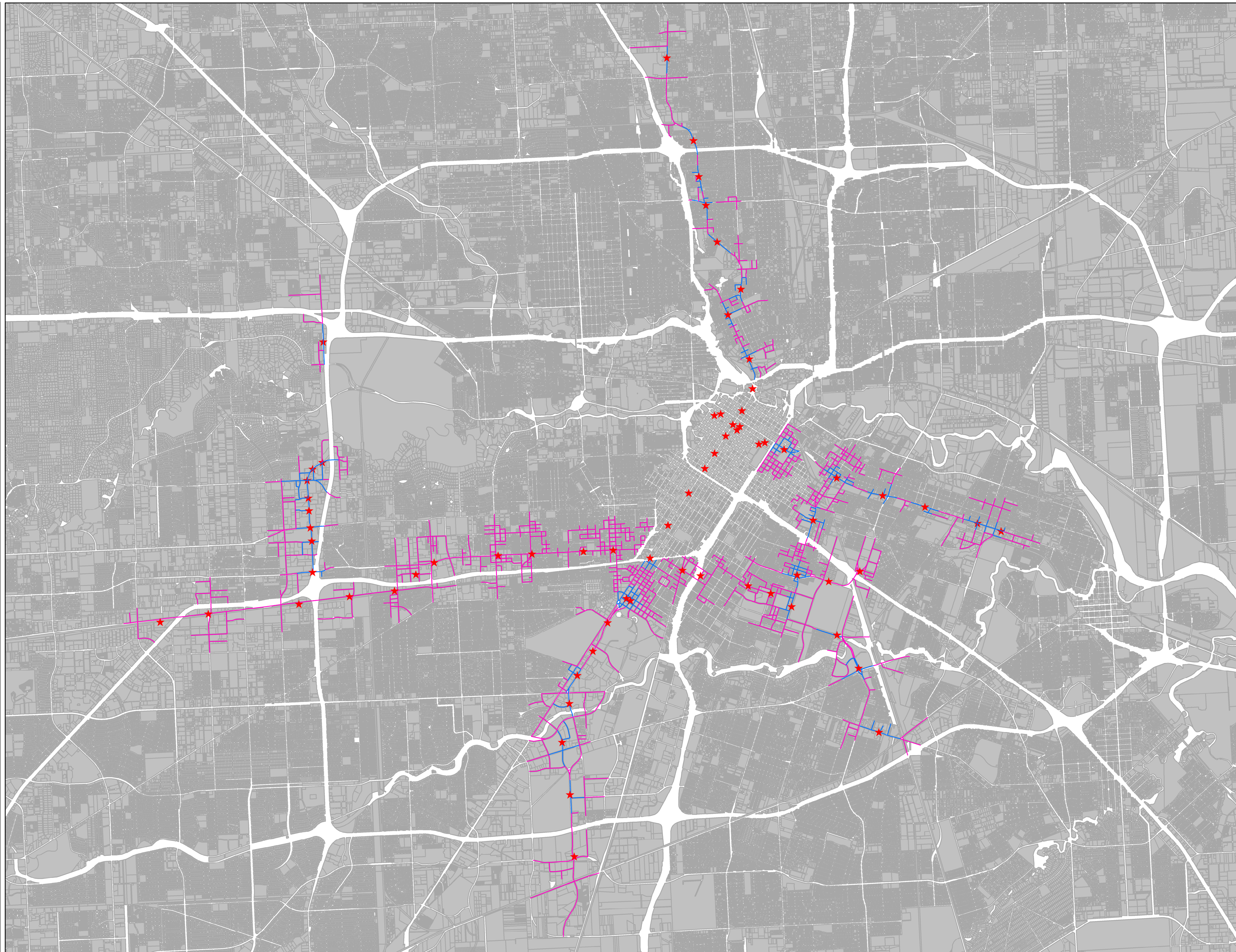
Note: The proposed Transit-Oriented
Development Street Map is subject to Houston
Planning Commission approval upon City
Council's adoption of the Walkable Places and
Transit-Oriented Development Ordinance.

This map is made available for reference purposes
only and should not be substituted for a survey
product. The City of Houston will not accept
liability of any kind in conjunction with its use.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

0 0.15 0.3 0.6 0.9 Miles



Item No.	Subdivision Plat Name	App	
		Type	Deferral

A-Consent

1	Avalon Apartments	C2	
2	Blue Bonnet Estates partial replat no 3	C3F	
3	Buffalo Bayou Park Sec 4	C3F	
4	Burr Oak Estates	C3P	DEF1
5	Cienega Homes	C2	DEF2
6	Danesh Square	C3F	
7	Development on Houston Ave	C2	
8	Elyson Boulevard and Elyson Meadow Drive Street Dedication	SP	DEF1
9	Flagstone Sec 1	C3F	
10	Harper Landing	C2	
11	Heavens Point	C2	
12	Home Owned Estates Sec 5 partial replat no 1	C3F	
13	Indian Hills Road Tract	C3P	
14	James C Leo Business Park	C2	
15	Jasmine Heights Sec 20	C3F	
16	Lone Wolf GP	GP	
17	Longenbaugh Road Street Dedication and Reserves	C3P	
18	Marvida GP	GP	
19	Marvida Terrace Street Dedication Sec 1	SP	DEF1
20	McCrary Meadows Sec 9	C3P	
21	Meadow Creek Village Sec 1 partial replat no 2	C3F	
22	Morton Creek Ranch Sec 26	C3P	
23	Newport Pointe Sec 1	C3F	
24	North Bridgeland Lake Parkway Sec 7 Street Dedication	SP	
25	Peach Orchard Gardens	C2	DEF1
26	Perthshire Place	C2	DEF1
27	Pine Grove Sec 2	C3P	
28	Riceland Crosby Tract GP	GP	DEF1
29	Spring Oaks replat no 1 partial replat no 4	C3F	
30	SSK Fortune Inc	C2	
31	Towne Lake Sec 62	C3F	
32	Werrington Park Sec 6	C3F	DEF1
33	Westfield Ranch Sec 7	C3P	
34	Windrow Sec 6	C3P	
35	Yorkdale Residence	C2	DEF2

B-Replats

36	Almeda Mall Southwest	C2R	
37	Anderson Lake Sec 2	C3R	
38	Anderson Lake Sec 3	C3R	
39	Appleton Estate	C2R	
40	Arlington Grove	C2R	

Platting Summary**Houston Planning Commission****PC Date: September 17, 2020**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
41	Arlington Views	C2R	
42	Bens Landing	C2R	
43	Bluestem	C2R	
44	Channelview ISD Cobb Schochler Elementary School	C2R	
45	Darbar Plaza	C2R	
46	Delano Garden Estates	C2R	
47	Delano Park	C2R	
48	Delano Springs	C2R	
49	Des Chaumes Square	C2R	
50	Donovan Park	C2R	DEF1
51	Eado District	C2R	
52	East Villas	C2R	
53	Egypt Heights	C2R	
54	Elysian German Town	C2R	
55	England Court	C2R	
56	Estates of Hardy	C2R	
57	Fisher Street Place	C2R	
58	Fuel Depot MLK	C2R	
59	Harbor Vista	C2R	
60	Harris County Toll Road Authority Northeast EZ Tag Facility	C2R	
61	Heavens Vistas	C2R	
62	Hershe Luxury Homes	C2R	
63	Highland Heights Views	C3R	DEF1
64	Highland Pointe	C3R	
65	Iglesia De Jesucristo Camino Al Padre	C2R	DEF2
66	Iglesia Pentecostal Unida Hispana Central	C2R	DEF1
67	Izna Bellaire	C2R	DEF1
68	Lee Garden	C2R	
69	Legacy Hill	C2R	
70	McIlhenny Place	C2R	
71	Morrison Heights	C2R	
72	Park Row East Sec 1 partial replat no 1	C2R	
73	Pena Addition	C2R	
74	Sampson Street Townhomes	C2R	
75	Scenic Woods Plaza partial replat no 1	C2R	
76	Springwood Villas	C3R	DEF1
77	Sunny Mallow	C2R	
78	Sunnyside Gardens Addition partial replat Sec 4	C2R	
79	Take Five FM 1960	C2R	
80	Townhomes of Beall Street	C2R	
81	Tuam Square	C2R	
82	West Fuqua at Alrover	C2R	
83	Willow Place	C2R	DEF1
84	Wilmington Vista	C2R	DEF1
85	Young Mens partial replat no 1	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral

C-Public Hearings Requiring Notification

86	Augusta Addition partial replat no 4	C3N	
87	Brookhaven Addition replat no 1 partial replat no 1	C3N	DEF2
88	Craig Woods partial replat no 28	C3N	
89	Idleloch partial replat no 1	C3N	
90	Jones Estates	C3N	
91	Joy Development School replat no 1	C3N	DEF1
92	Lindale Park Sec 6 partial replat no 2	C3N	
93	Peek Entrepreneurs replat no 1	C3N	DEF2
94	Thomas Place partial replat no 1	C3N	
95	Westheimer Gardens partial replat no 5	C3N	
96	Williams on Commerce and Canal	C3N	
97	Willowcreek Ranch Sec 10 partial replat no 1	C3N	
98	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1	C3N	

D-Variances

99	Alief ISD Early Childhood Center No 2	C2R	
100	Becker Enclave	C2	
101	Bridgeland Central Sec 1	C3P	
102	Commons at Ella Forest	C2	DEF1
103	Dangs Estates	C3P	DEF1
104	Grand Oaks South GP	GP	
105	Grand Oaks South Sec 1	C3P	
106	La Quinta Luna	C2R	
107	Magnolia Park Terrace	C2R	
108	Nichols Luxury Living	C2R	DEF2
109	Valley Ranch GP	GP	DEF1
110	York Runnels Villas	C2R	DEF1

E-Special Exceptions

111	Rosewood GP	GP	
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F-Reconsideration of Requirements

None

G-Extensions of Approval

112	Greenyard Plaza	EOA	
113	Gutierrez Plaza	EOA	
114	Haven at Seamist	EOA	
115	Hofheinz Heights South	EOA	

Platting Summary**Houston Planning Commission****PC Date: September 17, 2020**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
116	Hugh Estates	EOA	
117	Katy Lakes Sec 4	EOA	
118	Katy Lakes Sec 5	EOA	
119	Prime Spot Convenience Store on Stuebner Airline	EOA	
120	Ram Airtex North	EOA	
121	Rosehill Business Park at FM 2920	EOA	
122	Westheimer Green Plaza	EOA	

H-Name Changes

123	Holiday Pines Townhomes (prev. Holiday Pines Apartments)	NC
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I-Certification of Compliance

124	20126 and 20130 Ada Lane	COC
125	19970 Ravenwood Drive	COC

J-Administrative

None

K-Development Plats with Variance Requests

126	835 Al Gregg Street	DPV
127	142 Haversham Drive	DPV
128	2126 Milford Street	DPV
129	3209 Montrose Boulevard	DPV
130	2532 Reba Drive	DPV

Off-Street Parking Variance Requests

IV	3209 Montrose Boulevard	PV
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Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company

A-Consent

1	Avalon Apartments	2020-1543	C2	Harris	ETJ	485H	8.77	8.77	0	Metro West Development, LLC	tejas surveying, inc
2	Blue Bonnet Estates partial replat no 3	2020-1560	C3F	Harris	City	533Y	0.21	0.00	3	Mapex Enterprises, LLC	PLS CONSTRUCTION LAYOUT, INC
3	Buffalo Bayou Park Sec 4	2020-1533	C3F	Harris	City	492M	1.57	1.57	0	BB Parcel D SE Owner LLC	LJA Engineering, Inc.- (Houston Office)
4	Burr Oak Estates (DEF1)	2020-1419	C3P	Montgomery	ETJ	249D	50.98	48.89	0	Morris & Associates	Gruller Surveying
5	Cienega Homes (DEF2)	2020-1381	C2	Harris	City	494F	0.12	0.00	2	ABC Building Design	PLS CONSTRUCTION LAYOUT, INC
6	Danesh Square	2020-1545	C3F	Harris	City	372V	2.78	0.87	41	danesh square	South Texas Surveying Associates, Inc.
7	Development on Houston Ave	2020-1280	C2	Harris	City	493G	0.34	0.34	0	RT	ICMC GROUP INC
8	Elyson Boulevard and Elyson Meadow Drive Street Dedication (DEF1)	2020-1472	SP	Harris	ETJ	405N	4.07	0.00	0	Nash FM 529, LLC.	BGE, Inc.
9	Flagstone Sec 1	2020-1563	C3F	Harris	ETJ	334K	23.15	6.65	102	Humble Joint Venture 1, LLC	META Planning + Design, LLC
10	Harper Landing	2020-1540	C2	Montgomery	ETJ	251Y	1.65	1.65	0	Maddox Properties	South Texas Surveying Associates, Inc.
11	Heavens Point	2020-1584	C2	Harris	City	533Q	0.11	0.00	2	Trinity Homes LLC	CE Engineers & Development Consultants, INC
12	Home Owned Estates Sec 5 partial replat no 1	2020-1552	C3F	Harris	City	497A	2.35	0.00	11	Korr Equity Partners, LLC	Owens Management Systems, LLC
13	Indian Hills Road Tract	2020-1607	C3P	Harris	ETJ	250J	50.50	16.26	148	Toll Brothers / Trendmaker	META Planning + Design, LLC
14	James C Leo Business Park	2020-1443	C2	Harris	ETJ	293U	15.13	15.13	0	LT Lynch Cpmpany	South Texas Surveying Associates, Inc.
15	Jasmine Heights Sec 20	2020-1532	C3F	Harris	ETJ	406W	26.97	0.96	121	D.R. Horton-Texas, LTD.	DHI Engineering, LLC
16	Lone Wolf GP	2020-1544	GP	Harris	City/ ETJ	338Z	135.97	0.00	0	133 Lone Wolf GP, Inc.	Landev Engineers, Inc.
17	Longenbaugh Road Street Dedication and Reserves	2020-1576	C3P	Harris	ETJ	406F	21.45	16.21	0	Cypress 856, Ltd.	Jones Carter - Woodlands Office
18	Marvida GP	2020-1577	GP	Harris	ETJ	406F	856.26	0.00	0	Cypress 856, Ltd.	Jones Carter - Woodlands Office
19	Marvida Terrace Street Dedication Sec 1 (DEF1)	2020-1464	SP	Harris	ETJ	406F	2.12	0.00	0	Cypress 856, Ltd.	Jones Carter - Woodlands Office
20	McCrary Meadows Sec 9	2020-1603	C3P	Fort Bend	ETJ	565G	16.42	1.42	53	Ventana Development	Jones Carter
21	Meadow Creek Village Sec 1 partial replat no 2	2020-1586	C3F	Harris	City	536S	1.07	0.00	1	Office of Design Architecture	HRS and Associates, LLC
22	Morton Creek Ranch Sec 26	2020-1581	C3P	Harris	ETJ	445P	10.84	1.12	46	Woodmere Development Co., LTD.	R.G. Miller Engineers
23	Newport Pointe Sec 1	2020-1531	C3F	Harris	ETJ	379U	55.79	24.35	124	Newport Pointe, LTD.	LJA Engineering, Inc.- (Houston Office)
24	North Bridgeland Lake Parkway Sec 7 Street Dedication	2020-1594	SP	Harris	ETJ	365L	6.33	0.00	0	Bridgeland Development, LP	McKim & Creed, Inc.
25	Peach Orchard Gardens (DEF1)	2020-1425	C2	Montgomery	ETJ	251Y	3.14	3.14	0	NR2L Development, LLC	Boundary One, LLC
26	Perthshire Place (DEF1)	2020-1427	C2	Harris	City	488G	10.10	10.00	0	Falls Managment	South Texas Surveying Associates, Inc.

Platting Summary**Houston Planning Commission****PC Date: September 17, 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
27	Pine Grove Sec 2	2020-1512	C3P	Harris	ETJ	294W	21.83	1.36	124	Pulte Group	Van De Wiele & Vogler, Inc.
28	Riceland Crosby Tract GP (DEF1)	2020-1433	GP	Harris	ETJ	339Y	1893.30	0.00	0	Woodmere Development Co., LTD	LJA Engineering, Inc.- (Houston Office)
29	Spring Oaks replat no 1 partial replat no 4	2020-1537	C3F	Harris	City	450Z	0.23	0.00	1	McHugh Homes	McHugh Homes
30	SSK Fortune Inc	2020-1591	C2	Harris	ETJ	368K	1.19	1.19	0	Advance Surveying	Advance Surveying, Inc.
31	Towne Lake Sec 62	2020-1578	C3F	Harris	ETJ	367P	12.11	1.39	34	CW SCOA West, L.P.	EHRA
32	Werrington Park Sec 6 (DEF1)	2020-1470	C3F	Harris	ETJ	333K	11.11	3.04	96	Werrington Interests, LTD.	Van De Wiele & Vogler, Inc.
33	Westfield Ranch Sec 7	2020-1528	C3P	Harris	ETJ	446F	7.94	1.42	38	Woodmere Development Co., LTD	Pape-Dawson Engineers
34	Windrow Sec 6	2020-1491	C3P	Harris	ETJ	325E	35.30	8.85	144	Pulte Homes	7gen Planning
35	Yorkdale Residence (DEF2)	2020-1363	C2	Harris	City	411Z	1.03	0.00	1	INDIVIDUAL	SEM SERVICES

B-Replats

36	Almeda Mall Southwest	2020-1597	C2R	Harris	City	576P	1.84	1.84	0	Reznick Law, PLLC	Tetra Surveys
37	Anderson Lake Sec 2	2020-1550	C3R	Harris	City/ ETJ	572W	27.00	11.25	90	Liberty DS Hiram Clarke LLC	META Planning + Design, LLC
38	Anderson Lake Sec 3	2020-1551	C3R	Harris	ETJ	572W	20.10	3.52	116	Liberty DS Hiram Clarke LLC	META Planning + Design, LLC
39	Appleton Estate	2020-1599	C2R	Harris	City	453L	0.19	0.00	3	Kaiser Construction Group	The Interfield Group
40	Arlington Grove	2020-1566	C2R	Harris	City	453J	0.25	0.00	6	Disama Development	Total Surveyors, Inc.
41	Arlington Views	2020-1567	C2R	Harris	City	453J	0.23	0.00	6	Disama Development	Total Surveyors, Inc.
42	Bens Landing	2020-1600	C2R	Harris	City	412N	1.00	0.00	14	Green Valley Construction, LLC	The Interfield Group
43	Bluestem	2020-1606	C2R	Harris	ETJ	416M	8.07	8.07	0	Kimley-Horn	Windrose
44	Channelview ISD Cobb Schochler Elementary School	2020-1527	C2R	Harris	ETJ	458X	35.42	35.42	0	Channelview ISD	Pacheco Koch Consulting Engineers, Inc.
45	Darbar Plaza	2020-1569	C2R	Harris	City	490X	0.34	0.34	0	New Era Development	New Era Development
46	Delano Garden Estates	2020-1556	C2R	Harris	City	493Y	0.18	0.00	4	BC Investments, Corp.	ICMC GROUP INC
47	Delano Park	2020-1575	C2R	Harris	City	493Y	0.11	0.00	3	BC Investments, Corp.	ICMC GROUP INC
48	Delano Springs	2020-1555	C2R	Harris	City	493Y	0.19	0.00	5	BC Investments, Corp.	ICMC GROUP INC
49	Des Chaumes Square	2020-1549	C2R	Harris	City	494A	0.26	0.00	4	Andre Beraud	Owens Management Systems, LLC
50	Donovan Park (DEF1)	2020-1301	C2R	Harris	City	452C	1.84	0.21	47	Hyo Design & Construction, LLC	PLS CONSTRUCTION LAYOUT, INC
51	Eado District	2020-1564	C2R	Harris	City	494K	2.19	0.11	51	Cityside Homes, LLC	Total Surveyors, Inc.
52	East Villas	2020-1568	C2R	Harris	City	455P	0.40	0.00	3	INDIVIDUAL	SEM SERVICES
53	Egypt Heights	2020-1382	C2R	Harris	City	453Z	0.11	0.00	3	Rezcom	PLS CONSTRUCTION LAYOUT, INC
54	Elysian German Town	2020-1565	C2R	Harris	City	493D	0.11	0.00	2	RBD Underground Utilities	RED CONSULTANTS
55	England Court	2020-1595	C2R	Harris	City	533M	0.12	0.00	2	Daniela Holland Investments, LLC	Owens Management Systems, LLC

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56	Estates of Hardy	2020-1530	C2R	Harris	City	453Z	0.11	0.00	2	Elevate Development Group	MOMENTUM ENGINEERING
57	Fisher Street Place	2020-1536	C2R	Harris	City	452L	0.50	0.01	12	UMRAN TOWNHOUSES, LLC	MOMENTUM ENGINEERING
58	Fuel Depot MLK	2020-1562	C2R	Harris	City	574J	1.92	1.92	0	Advance Surveying	Advance Surveying, Inc.
59	Harbor Vista	2020-1546	C2R	Harris	City	494H	0.14	0.00	2	Uptown Houston Development LLC	replats.com
60	Harris County Toll Road Authority Northeast EZ Tag Facility	2020-1589	C2R	Harris	ETJ	417X	4.34	4.34	1	Kuo & Associates, Inc	Kuo & Associates, Inc
61	Heavens Vistas	2020-1583	C2R	Harris	City	533Q	0.11	0.00	2	Trinity Homes LLC	CE Engineers & Development Consultants, INC
62	Hershe Luxury Homes	2020-1572	C2R	Harris	City	494F	0.11	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
63	Highland Heights Views (DEF1)	2020-1457	C3R	Harris	City	452B	0.96	0.14	12	Disama Development	Total Surveyors, Inc.
64	Highland Pointe	2020-1601	C3R	Harris	City	452B	1.90	0.11	35	1528 Paul Quinn, LLC	Pioneer Engineering, LLC
65	Iglesia De Jesucristo Camino Al Padre (DEF2)	2020-1403	C2R	Harris	City/ ETJ	372F	10.20	10.20	0	Advance Surveying	Advance Surveying, Inc.
66	Iglesia Pentecostal Unida Hispana Central (DEF1)	2020-1273	C2R	Harris	City	453Q	0.63	0.63	0	SAAS LAND SERVICES	CAS SURVEY
67	Izna Bellaire (DEF1)	2020-1479	C2R	Harris	City	531E	0.71	0.71	1	6229 Bellaire Inc.	ICMC GROUP INC
68	Lee Garden	2020-1573	C2R	Harris	City	494B	0.31	0.00	5	CAS Consultants, LLC	CAS Consultants, LLC
69	Legacy Hill	2020-1542	C2R	Fort Bend	ETJ	567C	6.59	6.59	0	Oak Lake Baptist Church	E.I.C. Surveying Company
70	McIlhenny Place	2020-1344	C2R	Harris	City	493U	0.13	0.00	3	Five Star Holdings Investment and Development	Baker & Lawson, Inc.
71	Morrison Heights	2020-1593	C2R	Harris	City	493C	0.56	0.00	4	N/A	The Interfield Group
72	Park Row East Sec 1 partial replat no 1	2020-1590	C2R	Harris	City	448W	5.92	5.92	0	Arel Capital	REKHA ENGINEERING, INC.
73	Pena Addition	2020-1437	C2R	Harris	City	494C	0.11	0.00	3	Action Surveying	Action Surveying
74	Sampson Street Townhomes	2020-1571	C2R	Harris	City	493Z	0.34	0.00	6	INDIVIDUAL	SEM SERVICES
75	Scenic Woods Plaza partial replat no 1	2020-1535	C2R	Harris	City	414V	0.26	0.00	4	Homero Villegas and Judith Acosta	Survey 1, Inc.
76	Springwood Villas (DEF1)	2020-1496	C3R	Harris	City	451N	3.35	0.41	61	Disama Development	Total Surveyors, Inc.
77	Sunny Mallow	2020-1588	C2R	Harris	City	533Z	0.25	0.00	3	The Cheshire Group, LLC	Owens Management Systems, LLC
78	Sunnyside Gardens Addition partial replat Sec 4	2020-1539	C2R	Harris	City	574A	0.28	0.00	4	John D Jackson	Survey 1, Inc.
79	Take Five FM 1960	2020-1538	C2R	Harris	City	335S	1.46	1.46	0	AS&D	K. Chen Engineering
80	Townhomes of Beall Street	2020-1558	C2R	Harris	City	452C	0.62	0.01	12	Metro Living	PLS CONSTRUCTION LAYOUT, INC
81	Tuam Square	2020-1574	C2R	Harris	City	493Y	0.29	0.00	7	BC Investments, Corp.	ICMC GROUP INC
82	West Fuqua at Allover	2020-1517	C2R	Harris	City	572T	3.66	3.66	0	Action Surveying	Action Surveying
83	Willow Place (DEF1)	2020-1490	C2R	Harris	City	412T	0.19	0.00	2	G Capital Investments	PLS CONSTRUCTION LAYOUT, INC
84	Wilmington Vista (DEF1)	2020-1442	C2R	Harris	City	573B	0.16	0.00	3	53LAH O-ZONE, LLC	replats.com

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85	Young Mens partial replat no 1	2020-1596	C2R	Harris	City	494U	0.11	0.00	2	None	Tetra Surveys

C-Public Hearings Requiring Notification

86	Augusta Addition partial replat no 4	2020-1368	C3N	Harris	City	494F	0.11	0.00	2	Converge Design Development LLC	SEM SERVICES
87	Brookhaven Addition replat no 1 partial replat no 1 (DEF2)	2020-0888	C3N	Harris	City	533U	0.21	0.00	4	ECO PRODUCTS	Eco Products International
88	Craig Woods partial replat no 28	2020-1352	C3N	Harris	City	451X	0.25	0.00	2	Zenith Urban Homes, LLC	Total Surveyors, Inc.
89	Idleloch partial replat no 1	2020-1421	C3N	Harris	ETJ	299S	24.60	0.90	115	Ashton Woods	META Planning + Design, LLC
90	Jones Estates	2020-1407	C3N	Harris	City	412T	0.82	0.82	0	N/A	SEM SERVICES
91	Joy Development School replat no 1 (DEF1)	2020-1309	C3N	Harris	City	493W	2.73	2.73	0	WGA	Windrose
92	Lindale Park Sec 6 partial replat no 2	2020-1411	C3N	Harris	City	453U	0.13	0.00	1	Tradewinds Homes LLC	Owens Management Systems, LLC
93	Peek Entrepreneurs replat no 1 (DEF2)	2020-1087	C3N	Fort Bend	ETJ	525G	7.71	7.71	0	Advance Surveying	Advance Surveying, Inc.
94	Thomas Place partial replat no 1	2020-1410	C3N	Harris	City	533Y	0.16	0.00	2	AHB Development LLC	CE Engineers & Development Consultants, INC
95	Westheimer Gardens partial replat no 5	2020-1302	C3N	Harris	City	491X	1.84	1.84	0	Richmond Senior Village, Ltd.	Windrose
96	Williams on Commerce and Canal	2020-1222	C3N	Harris	City	494N	2.01	0.01	53	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
97	Willowcreek Ranch Sec 10 partial replat no 1	2020-1423	C3N	Harris	ETJ	288N	4.88	0.00	5	CC Telge Road, L.P.	EHRA
98	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1	2020-1310	C3N	Montgomery	ETJ	251G	23.22	5.09	58	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)

D-Variances

99	Alief ISD Early Childhood Center No 2	2020-1500	C2R	Harris	ETJ	528F	19.74	19.74	0	Brooks & Sparks, Inc	West Belt Surveying, Inc.
100	Becker Enclave	2020-1598	C2	Harris	ETJ	284Z	10.99	0.00	2	Rezcom	PLS CONSTRUCTION LAYOUT, INC
101	Bridgeland Central Sec 1	2020-1608	C3P	Harris	ETJ	365R	19.19	2.13	152	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
102	Commons at Ella Forest (DEF1)	2020-1426	C2	Harris	City	452B	5.35	0.50	91	Oracle City Homes	Gruller Surveying
103	Dangs Estates (DEF1)	2020-1367	C3P	Harris	ETJ	293P	4.66	0.00	4	OWNER	SEM SERVICES
104	Grand Oaks South GP	2020-1541	GP	Harris	ETJ	446M	36.20	0.00	0	Woodmere Development Co., LTD	LJA Engineering, Inc.- (Houston Office)
105	Grand Oaks South Sec 1	2020-1529	C3P	Harris	City/ ETJ	446M	15.60	2.38	70	Woodmere Development Co., LTD	LJA Engineering, Inc.- (Houston Office)
106	La Quinta Luna	2020-1570	C2R	Harris	ETJ	413E	3.85	3.85	0	Individual	SEM SERVICES
107	Magnolia Park Terrace	2020-1478	C2R	Harris	City	495W	0.34	0.01	8	M & F Capital, LLC	The Interfield Group

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108	Nichols Luxury Living (DEF2)	2020-1397	C2R	Harris	City	494B	0.42	0.00	6	Stackhouse Investment Group LLC	Owens Management Systems, LLC
109	Valley Ranch GP (DEF1)	2020-1494	GP	Montgomery	ETJ	256T	857.70	0.00	0	Signorelli Company	META Planning + Design, LLC
110	York Runnels Villas (DEF1)	2020-1515	C2R	Harris	City	494N	0.16	0.00	4	Paramount CGC	Windrose

E-Special Exceptions

111	Rosewood GP	2020-1587	GP	Harris	ETJ	286W	533.50	0.00	0	Ersa Grae	META Planning + Design, LLC
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F-Reconsideration of Requirements

None

G-Extensions of Approval

112	Greenyard Plaza	2019-1616	EOA	Harris	ETJ	371T	0.37	0.33	0	SAAS LAND SERVICES	CAS SURVEY
113	Gutierrez Plaza	2019-1780	EOA	Harris	ETJ	333H	2.26	0.00	2	PRIME TEXAS SURVEYS LLC	SEM SERVICES
114	Haven at Seamist	2019-1872	EOA	Harris	City	452W	2.78	2.78	0	PRP Seamist LLC	BGE, Inc.
115	Hofheinz Heights South	2019-1612	EOA	Harris	City	493A	0.43	0.43	0	Heights Studemont Purchase Company LLC	M2L Associates, Inc.
116	Hugh Estates	2019-1802	EOA	Harris	ETJ	371M	4.85	4.85	0	n/a	South Texas Surveying Associates, Inc.
117	Katy Lakes Sec 4	2019-1717	EOA	Harris	ETJ	404V	70.98	41.82	106	Mini-B, Inc.	LJA Engineering, Inc.- (Houston Office)
118	Katy Lakes Sec 5	2019-1801	EOA	Harris	ETJ	405S	56.24	17.68	156	Mini-B, Inc.	LJA Engineering, Inc.- (Houston Office)
119	Prime Spot Convenience Store on Stuebner Airline	2019-1856	EOA	Harris	ETJ	290S	2.61	2.61	0	Prime Spot Fuel	Hovis Surveying Company Inc.
120	Ram Airtex North	2019-1709	EOA	Harris	ETJ	373A	1.38	1.38	0	ARAC SERVICES LLC,	Atkinson Engineers
121	Rosehill Business Park at FM 2920	2019-1948	EOA	Harris	ETJ	287J	3.50	3.50	0	ROBCO SETON LAKE, LLC	Hovis Surveying Company Inc.
122	Westheimer Green Plaza	2019-1733	EOA	Fort Bend	ETJ	485N	3.82	3.82	0	BM Design	BM DESIGN LLC

H-Name Changes

123	Holiday Pines Townhomes (prev. Holiday Pines Apartments)	2020-1233	NC	Harris	City	452F	2.87	2.87	0	Parionovo	Hovis Surveying Company Inc.
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I-Certification of Compliance

124	20126 and 20130 Ada Lane	20-1546	COC	Montgomery	ETJ	257R				Rebekah Lamas	Mario Lopez
125	19970 Ravenwood Dr	20-1547	COC	Montgomery	ETJ	295Q				Aaron/ Two Sons Environmental	Laura Loredó

Platting Summary**Houston Planning Commission****PC Date: September 17, 2020**

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

J-Administrative

None

K-Development Plats with Variance Requests

126	835 Algregg Street	20066566 DPV	Harris	City/	453W					Joyce Owens	Owens Management Systems, LLC
127	142 Haversham Drive	20070223 DPV	Harris	City/	490J					Mary Villareal	The Interfield Group
128	2126 Milford Street	20065649 DPV	Harris	City	492Y					Jenifer Pool	JRP Company
129	3209 Montrose Boulevard	20010474 DPV	Harris	City	493S					Clifton Thomason	Starwood Houston, LLC
130	2532 Reba Drive	20083724 DPV	Harris	City	492U					Devin Robinson	Kinetic Design Lab, LLC

Off-Street Parking Variance Requests

IV	3209 Montrose Boulevard	20010474 PV	Harris	City	493S					Clifton Thomason	Starwood Houston, LLC
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Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Augusta Addition partial replat no 4

Applicant: SEM Services



C – Public Hearings

Site Location

Houston Planning Commission

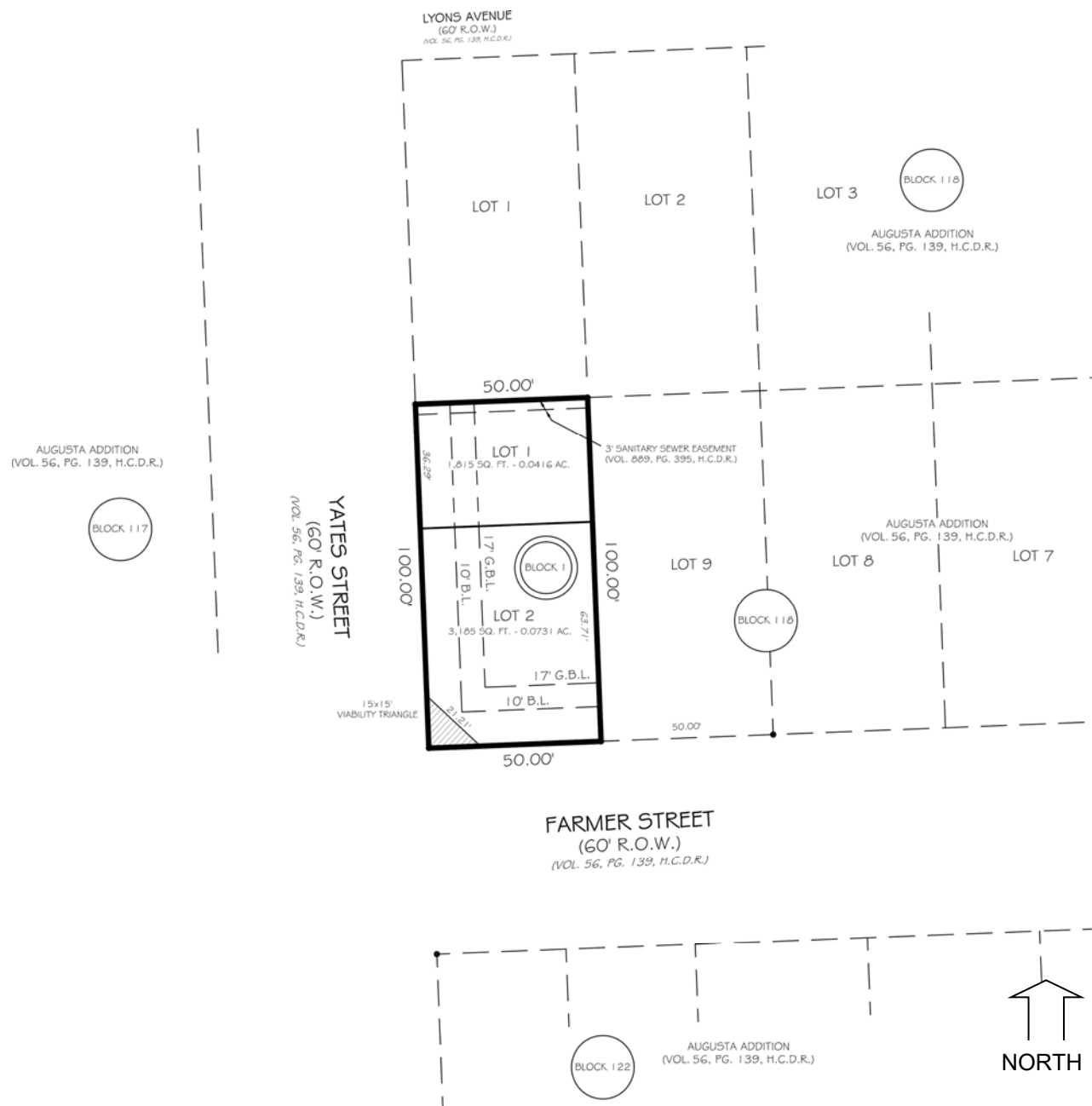
ITEM: 86

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Augusta Addition partial replat no 4

Applicant: SEM Services



C – Public Hearings

Subdivision

Houston Planning Commission

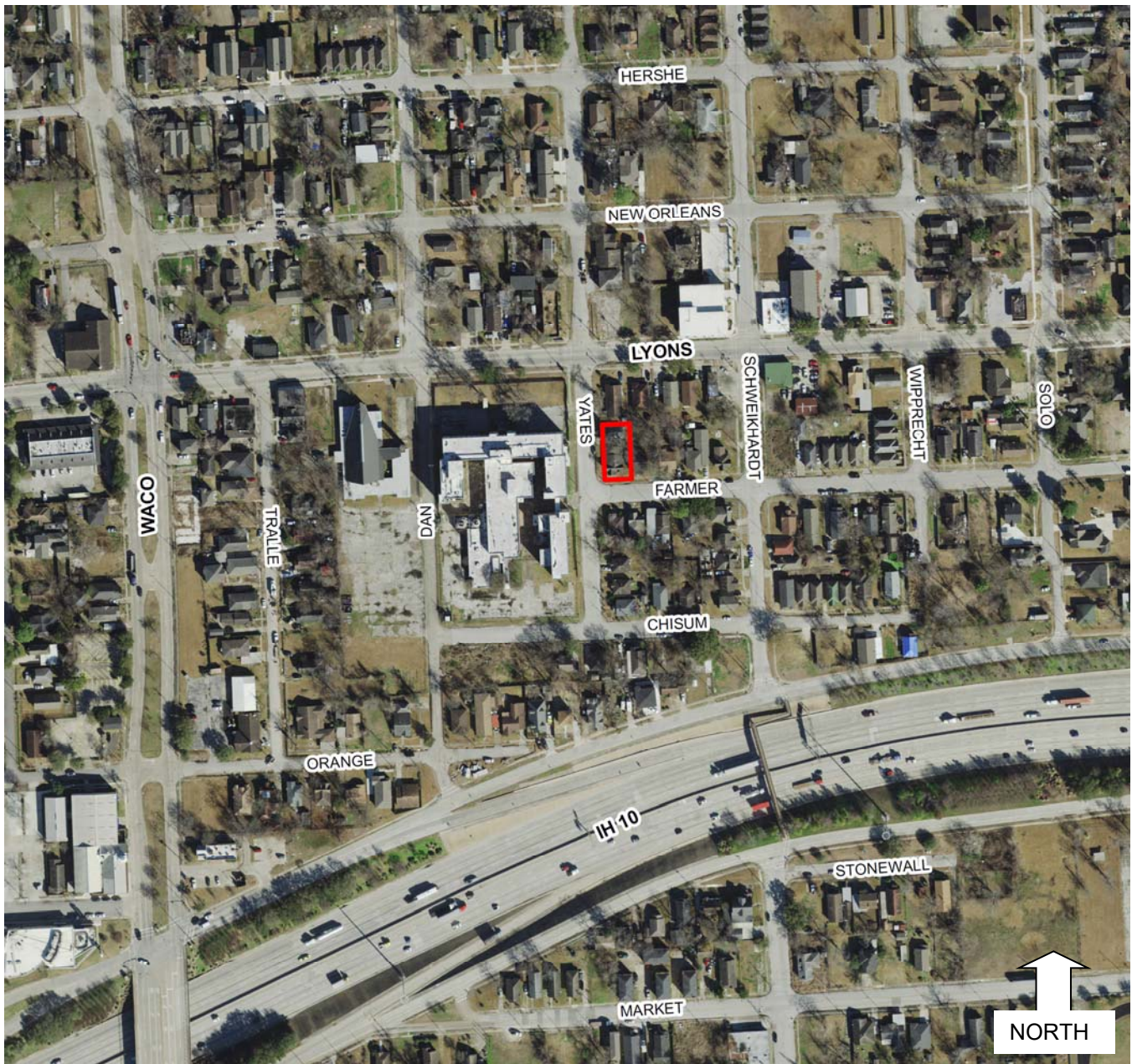
ITEM: 86

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Augusta Addition partial replat no 4

Applicant: SEM Services



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

August 26, 2020

Dear Property Owner:

Reference Number: 2020-1368; Augusta Addition partial replat no 4; replatting of Lot 10, Block 118, of Augusta Addition, as recorded in Vol. 56, Pg. 139 of the Harris County Deed Records.

The property is located at the northeast intersection of Farmer Street and Yates Street, south of Lyons Avenue and east of Waco Street. The purpose of the replat is to create two (2) single-family lots. The applicant, Stephanie Rivera-Lopez, with SEM Services., on behalf of Converge Design Development, LLC, can be contacted at 832-986-8208.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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Virtual Planning Commission Meeting

Thursday, September 17, 2020 at 2:30 PM

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2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

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

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (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 MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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

Terminology

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- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **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.
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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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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.
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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: 87

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Brookhaven Addition replat no 1 partial replat no 1 (DEF 2)

Applicant: Eco Products International



C – Public Hearings

Site Location

Houston Planning Commission

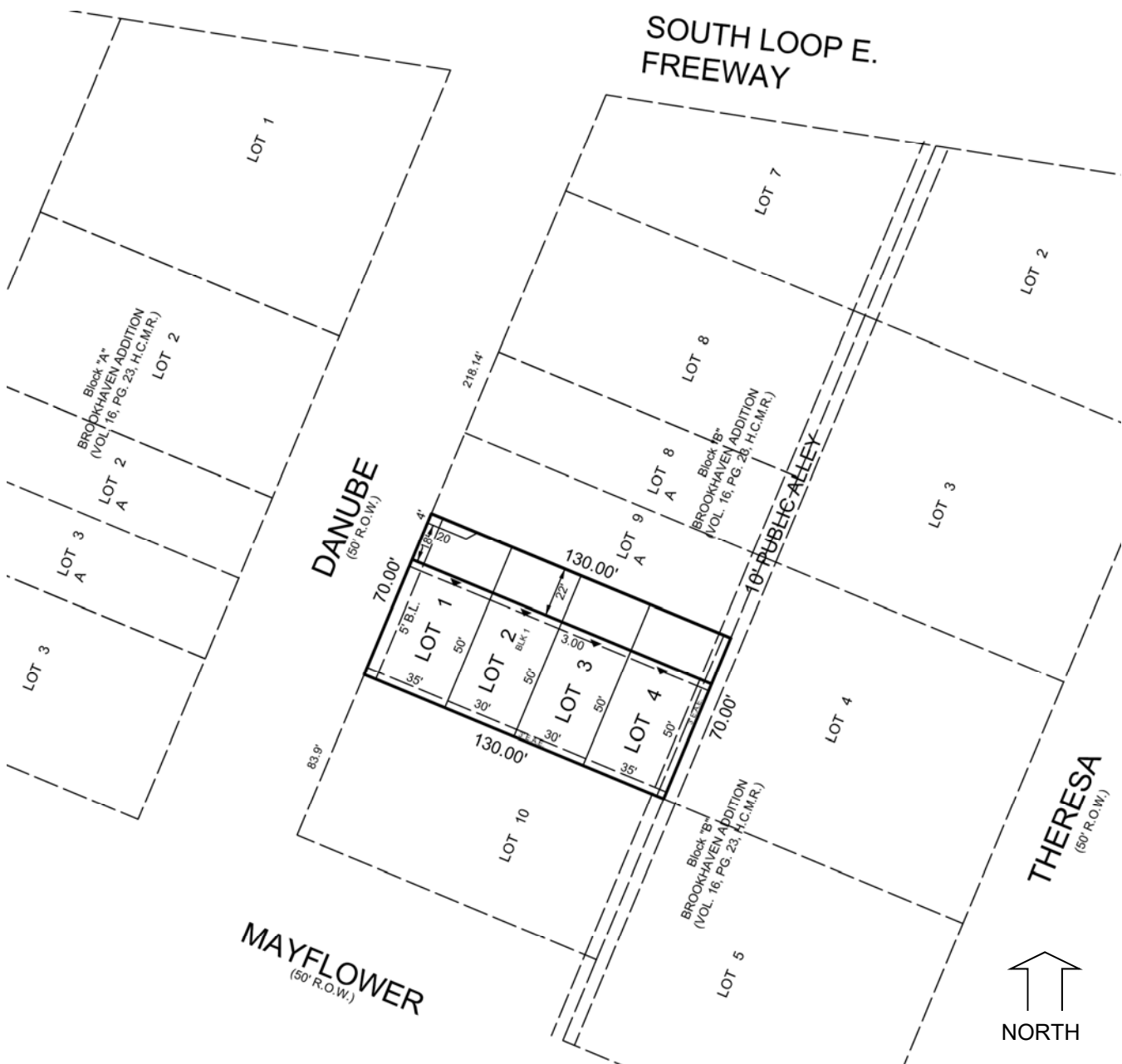
ITEM: 87

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Brookhaven Addition replat no 1 partial replat no 1 (DEF 2)

Applicant: Eco Products International



C – Public Hearings

Subdivision

Houston Planning Commission

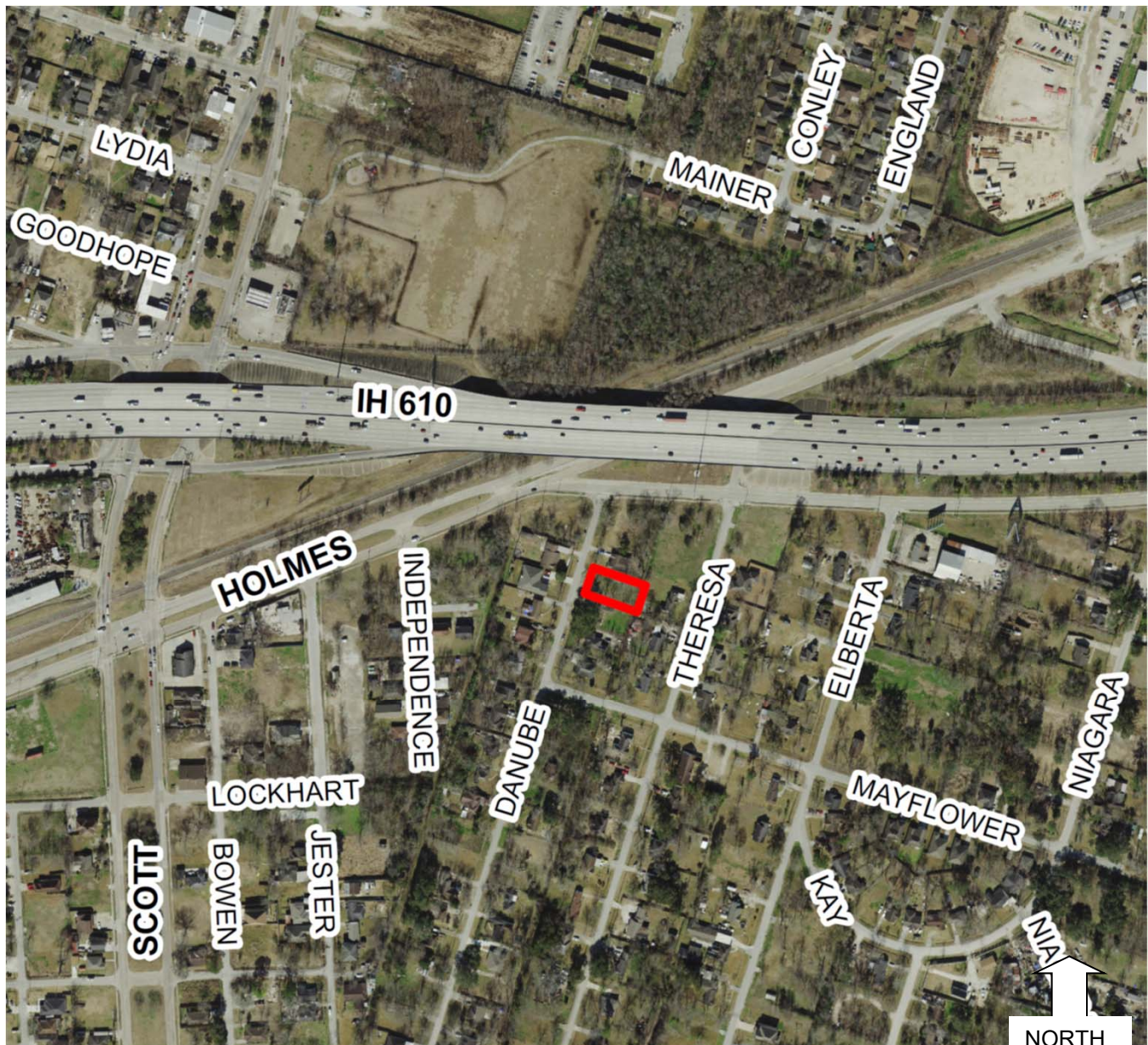
ITEM: 87

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Brookhaven Addition replat no 1 partial replat no 1 (DEF 2)

Applicant: Eco Products International



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.houston.tx.gov

July 29, 2020

Dear Property Owner:

Reference Number: 2020-0888; Brookhaven Addition replat no 1 partial replat no 1; partial replatting of **"Replat of Brookhaven Addition"**. This proposal includes the replatting of a portion of Lot 9, in Block B, as recorded in Volume 16, Page 23 of the Harris County Map Records.

The property is located along Danube Street, south of South Interstate Highway 610 East and north of Mayflower Street. The purpose of the replat is to create four (4) single-family residential lots. The applicant, Rodrigo Garcia Del Real, with Eco Products International, can be contacted at 713-815-9876.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Craig Woods partial replat no 28

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

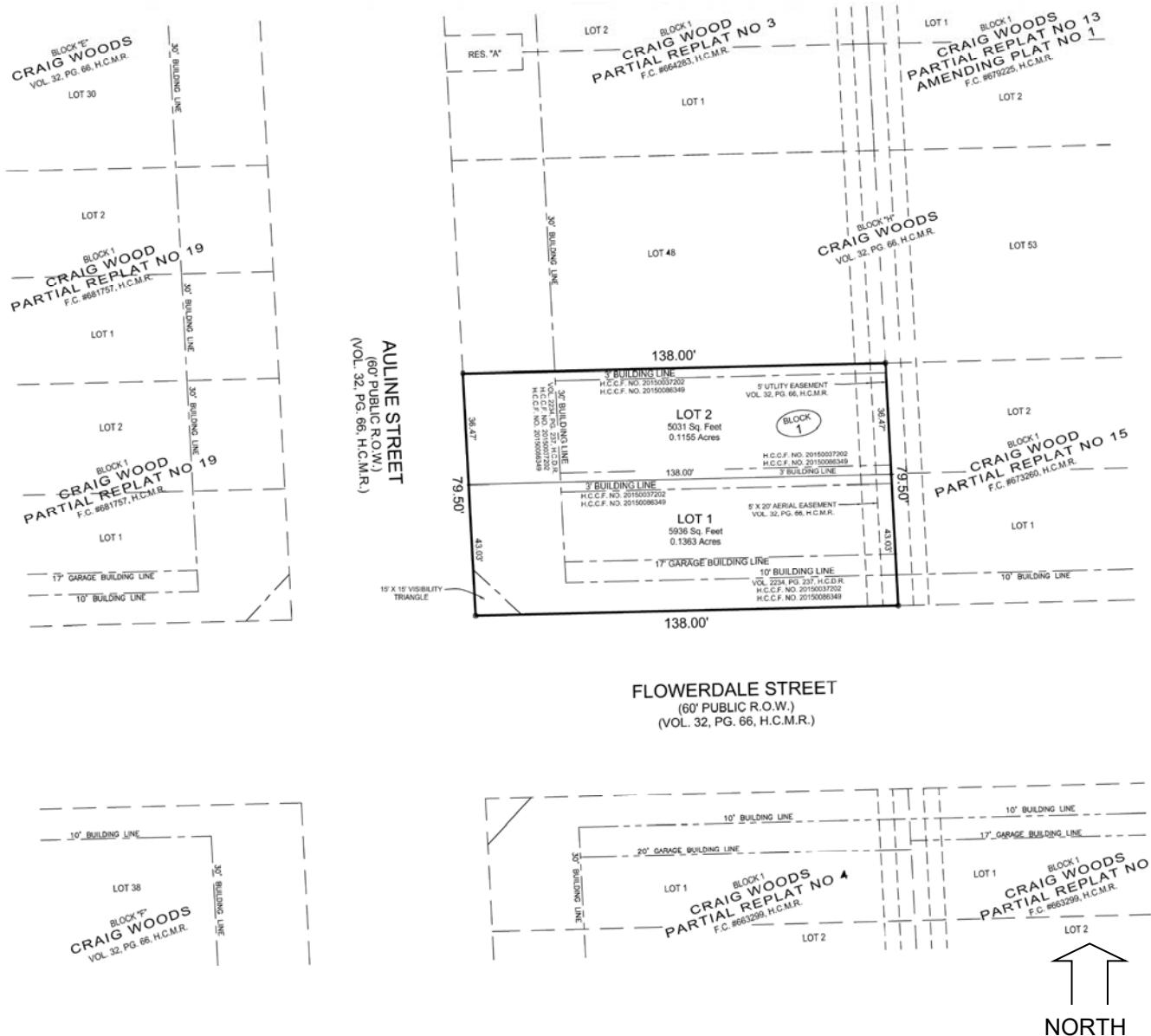
ITEM: 88

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Meeting Date: 09/17/2020

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Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

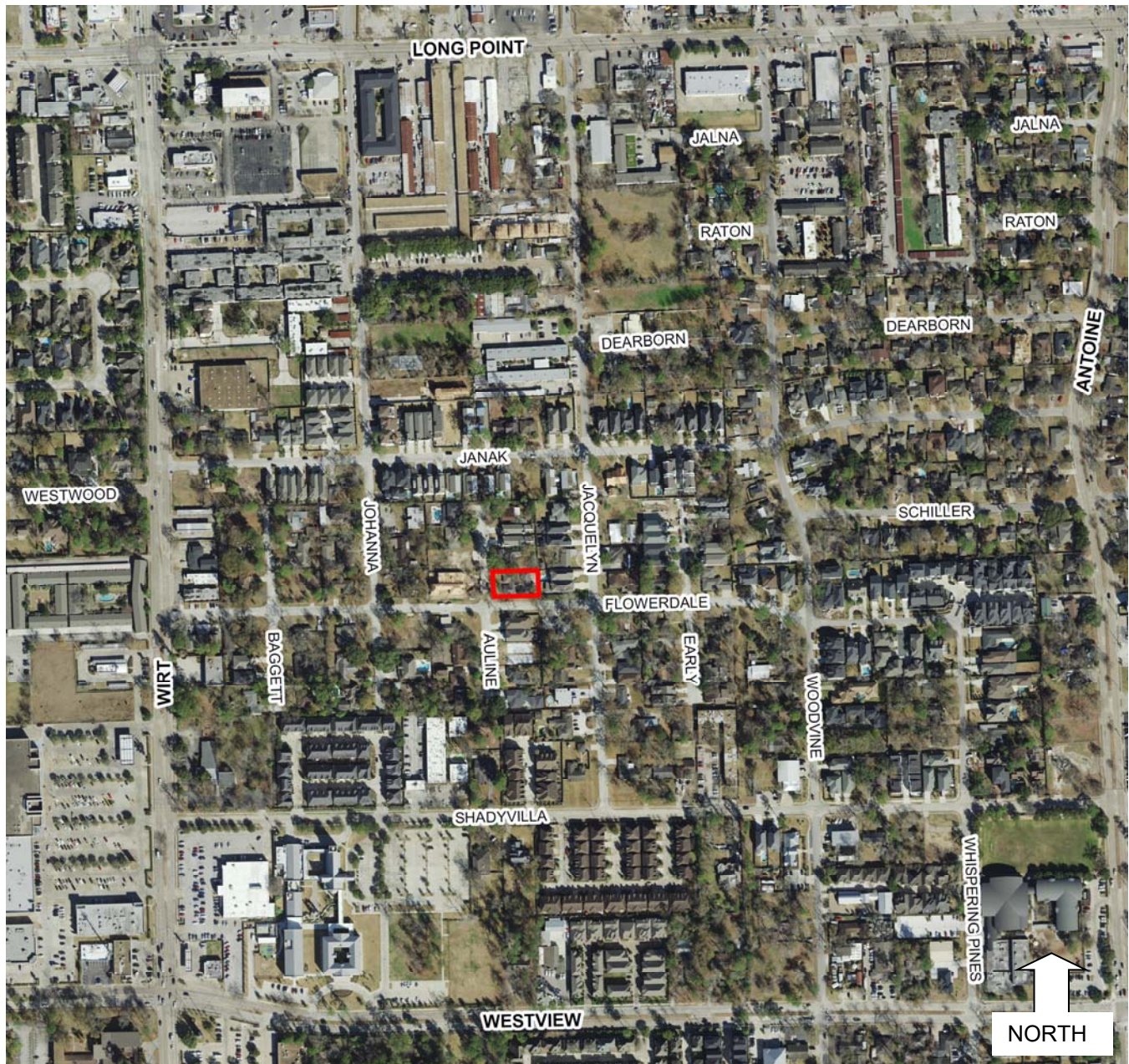
ITEM: 88

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Meeting Date: 09/17/2020

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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

August 26, 2020

Dear Property Owner:

Reference Number: 2020-1352; Craig Woods partial replat no 28; replatting Lot 47, Block H, of "Craig Woods", as recorded in Vol. 32, Pg. 66 of the Harris County Deed Records.

The property is located at the northeast intersection of Flowerdale Street and Auline Street, north of Westview Drive and east of Wirt Road. The purpose of the replat is to create two (2) single-family lots.

The applicant, Kevin Kolb, with Total Surveyors, Inc., on behalf of Zenith Urban Homes, LLC, can be contacted at 281-479-8719.

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Houston Planning Commission

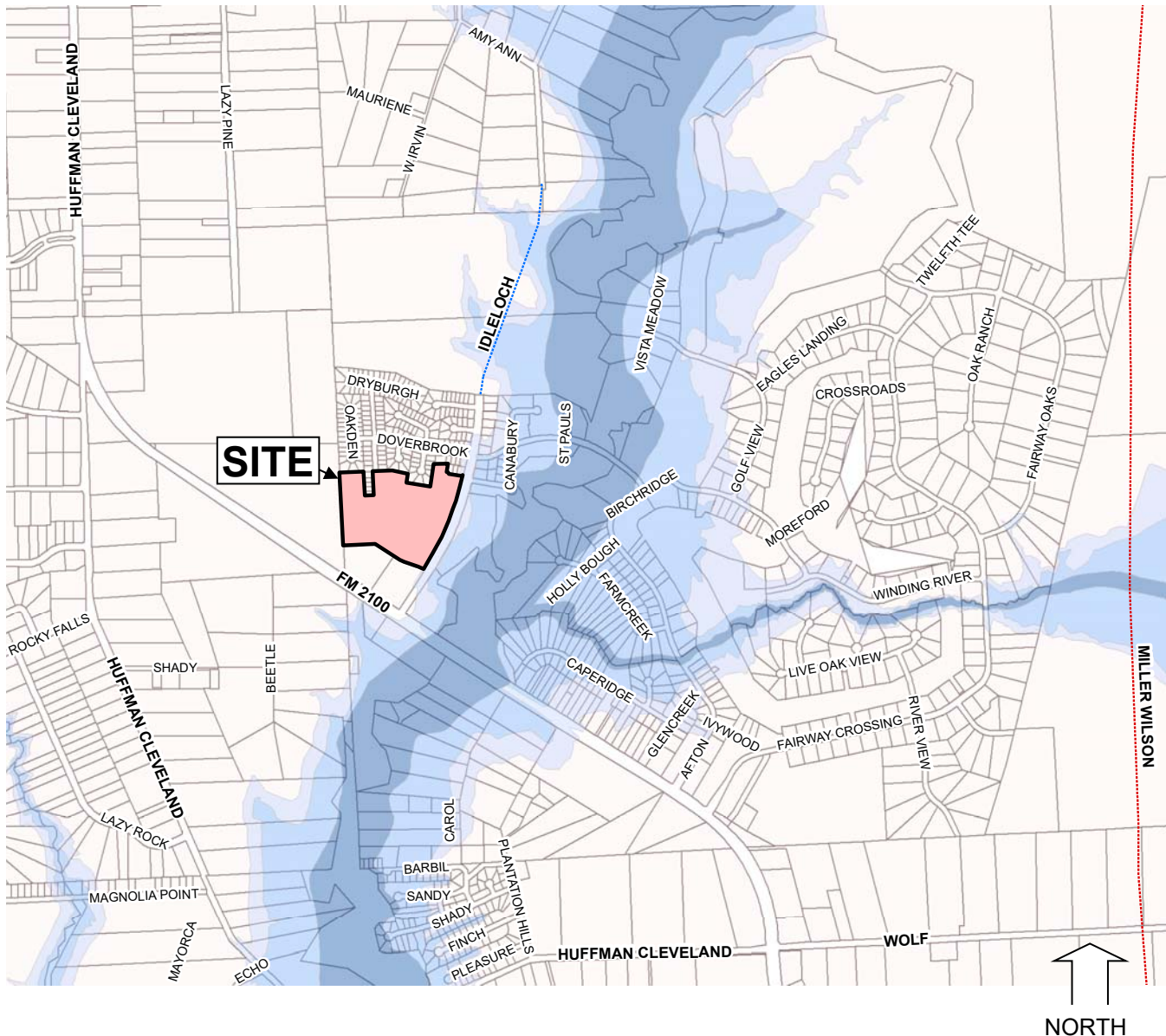
ITEM: 89

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Idleloch partial replat no 1

Applicant: META Planning + Design, LLC



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 89

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Idleloch partial replat no 1

Applicant: META Planning + Design, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 89

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Idleloch partial replat no 1

Applicant: META Planning + Design, LLC



C – Public Hearings

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-1421

Plat Name: Idleloch partial replat no 1

Applicant: META Planning + Design, LLC.

Date Submitted: 08/10/2020

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 partial replat to convert single-family lots into a Compensating Open Space reserve.

Chapter 42 Section: 193

Chapter 42 Reference:

Chapter 42-193. - Rules governing partial replats of certain property. ... (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. [...]

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

Idleloch is an existing single-family residential property platted in 1972, located far northeast of central Houston along major collector Idleloch Drive, off of FM 2100 (Humble-Crosby Road) at the edge of Harris County. The community was initially created as a single plat with 349 lots, but only a fraction of the total lots have been developed and sold to single-family homeowners. The subject application proposes to adjust some of the lot lines in one of the undeveloped areas on the southwest side of Idleloch, converting 110 lots into 115 lots and adding multiple landscape and open space reserves, in order to create a vibrant residential community in the as-yet-undeveloped area. The proposed partial replat intends to preserve the same street pattern as was established in the original Idleloch subdivision. Adjustments to the lot lines within this street pattern have created one lot that is just slightly below the threshold for the minimum lot size of 5,000 square feet in the ETJ. This lot requires Compensating Open Space be dedicated so that the lot owner might enjoy landscape and open space amenities outside of their smaller lot. Separately, the developer also intends to create a large open space for use of the residents, replacing some of the previous lots within the community. Since the one small lot requires Compensating Open Space, the park space has been designated as such, although it far exceeds the 100 square feet of COS required by the one lot. The ordinance allows conversion of single-family lots into landscape or open space uses via partial replat. However, the ordinance does not speak to conversion of single-family lots into compensating open space. Therefore, a variance is required to meet the letter of the ordinance, although the intent of the proposed development meets the rules.

(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 existing street pattern and separately-owned property lines created by the original Idleloch subdivision are not within the control of the developer. The ordinance would allow the provision of an open space area within the partial replat, but utilizing that open space area as Compensating Open Space is not discussed by the ordinance.

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

The open space area is originally intended for the enjoyment of the redeveloped lots within the partial replat, which is the intent and general purpose of this chapter in allowing partial replats to convert lots into open space. The intent of Compensating Open Space is to provide green space for lots that are less than the minimum size required for the enjoyment of the residents, which is also met by the provided open space. The change in designation from "open space" to "compensating open space" does not change the intent of the reserve or the purpose it will serve in the community.

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

The granting of the variance will allow the developer to provide an open space for the enjoyment of the residents, which is beneficial to public health, safety, and welfare.

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

The technicality of the ordinance as written is the justification for the granting of the variance.



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

August 24, 2020

Dear Property Owner:

Reference Number: 2020-1421, Idleloch partial replat no 1; replatting all of Lots 1-50, Block 1, Lots 1-36 and 72-81, Block 2, Lots 1-14, Block 3, all of Exmouth Court, Bishops Terrace Drive, Selsdon Court, Queensberry Court, Rotherfield Court, and Addington Court, and parts of Admiralty Drive and Islington Drive, as recorded in Volume 202, Page 131 of the Harris County Map Records.

The property is located west of Idleloch Drive and south of Doverbrook Drive. The purpose of the replat is to create 115 lots and 5 reserves. The applicant, Jennifer Curtis, with META Planning + Design, LLC, can be contacted at 281-810-1422.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat. A variance is being requested with this application. The variance(s) request are attached.

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

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

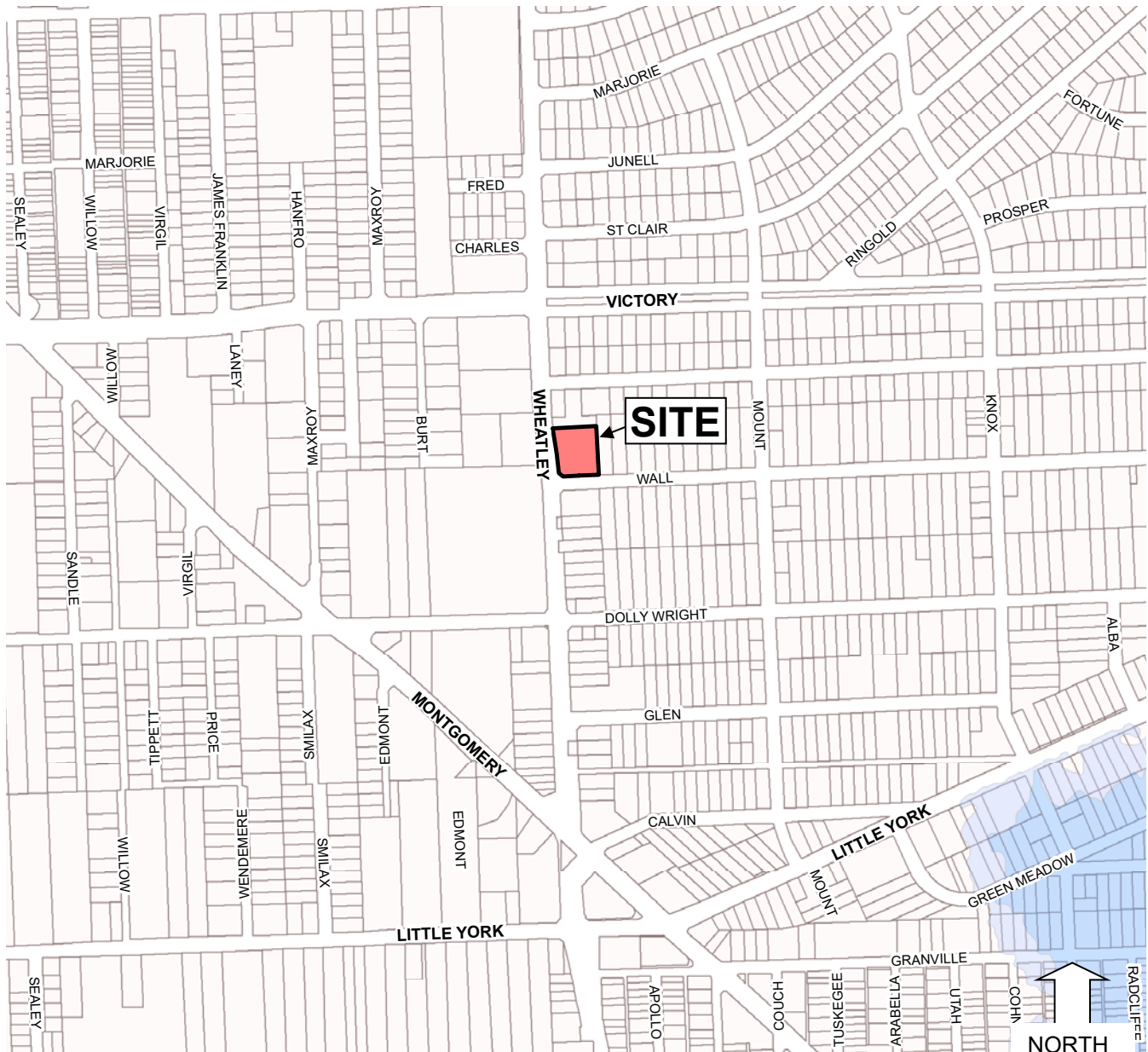
ITEM: 90

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Jones Estates

Applicant: SEM Services



C – Public Hearings

Site Location

Houston Planning Commission

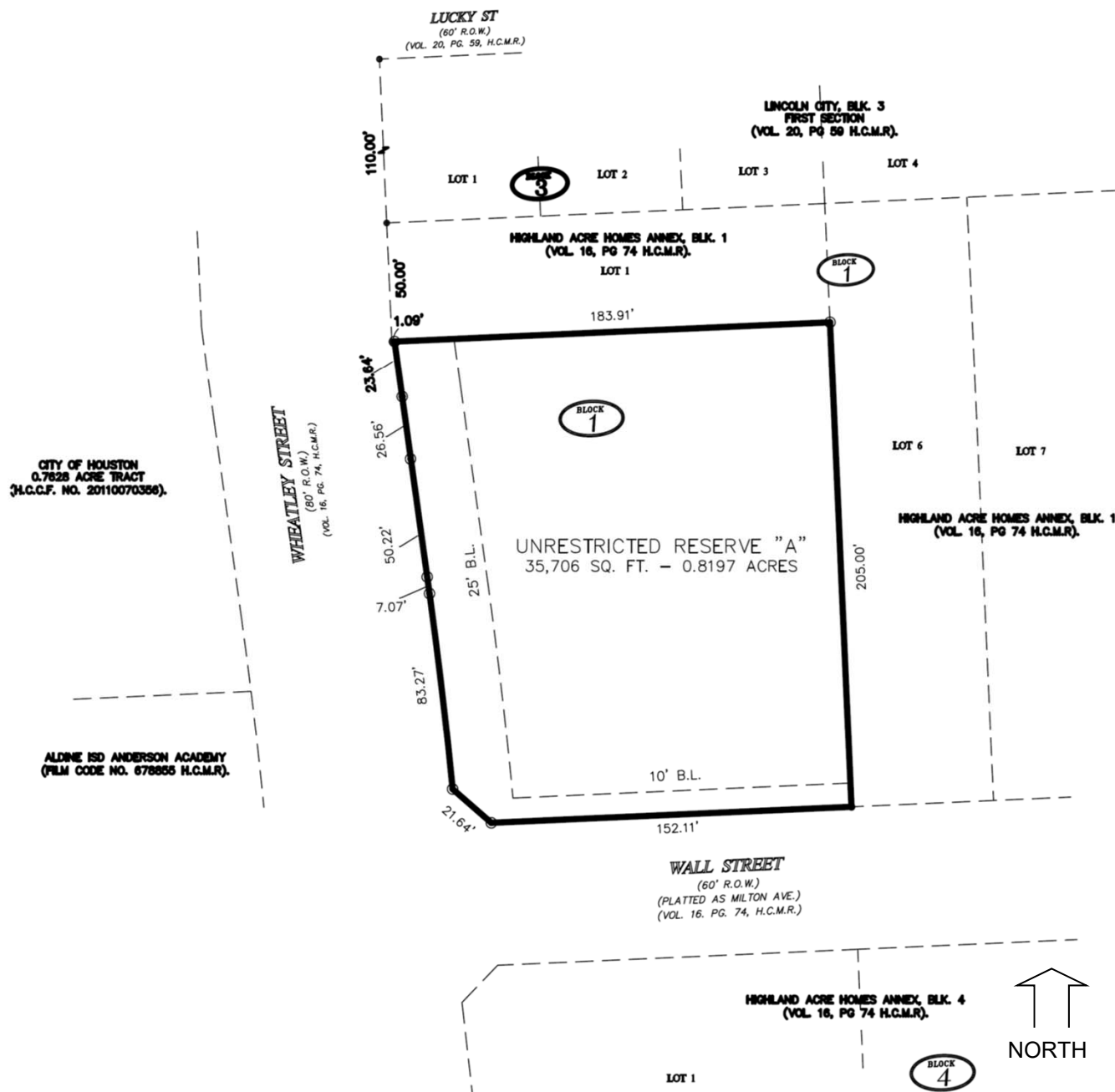
ITEM: 90

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Jones Estates

Applicant: SEM Services



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 90

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Jones Estates

Applicant: SEM Services



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

August 26, 2020

Dear Property Owner:

Reference Number: 2020-1407; Jones Estates; replatting Lots 1-10 and Reserves "A & B", Block 1 of "**Metro Living**", as recorded in Film Code No. 684212 of the Harris County Map Records: replatting a portion of lots 2 and 3 of Block 1 of "Highland Acre Homes Annex", as recorded in Volume 16 Page 74 of the Harris County Map Records.

The property is located at the northeast intersection of Wheatley Street and Wall Street

The purpose of the replat is to create one Unrestricted Reserve.

The applicant, Stephanie Rivera-Lopez, with SEM SERVICES, can be contacted at 832-986-8208.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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Houston Planning Commission

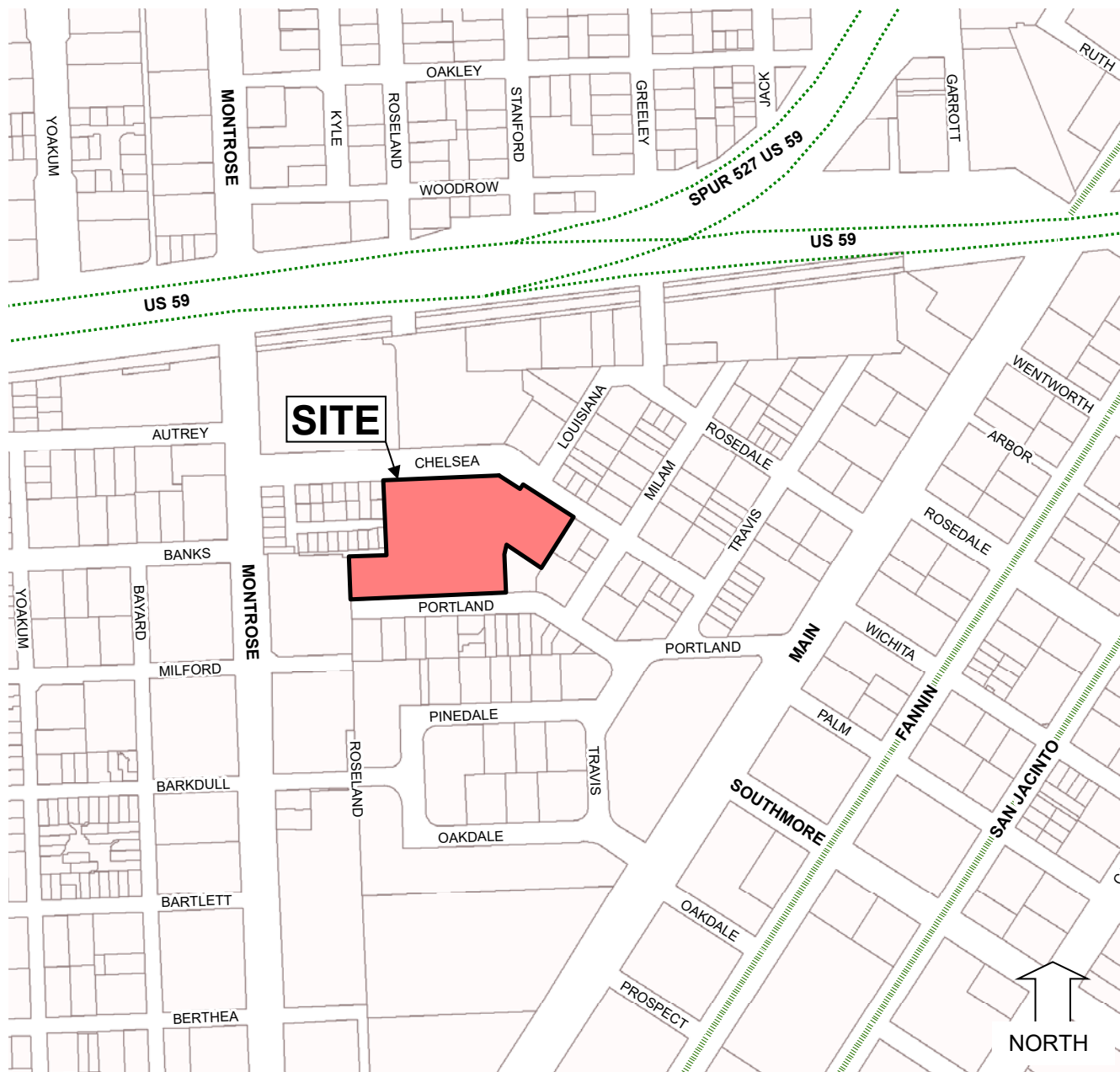
ITEM: 91

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Joy Development School replat no 1 (DEF 1)

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

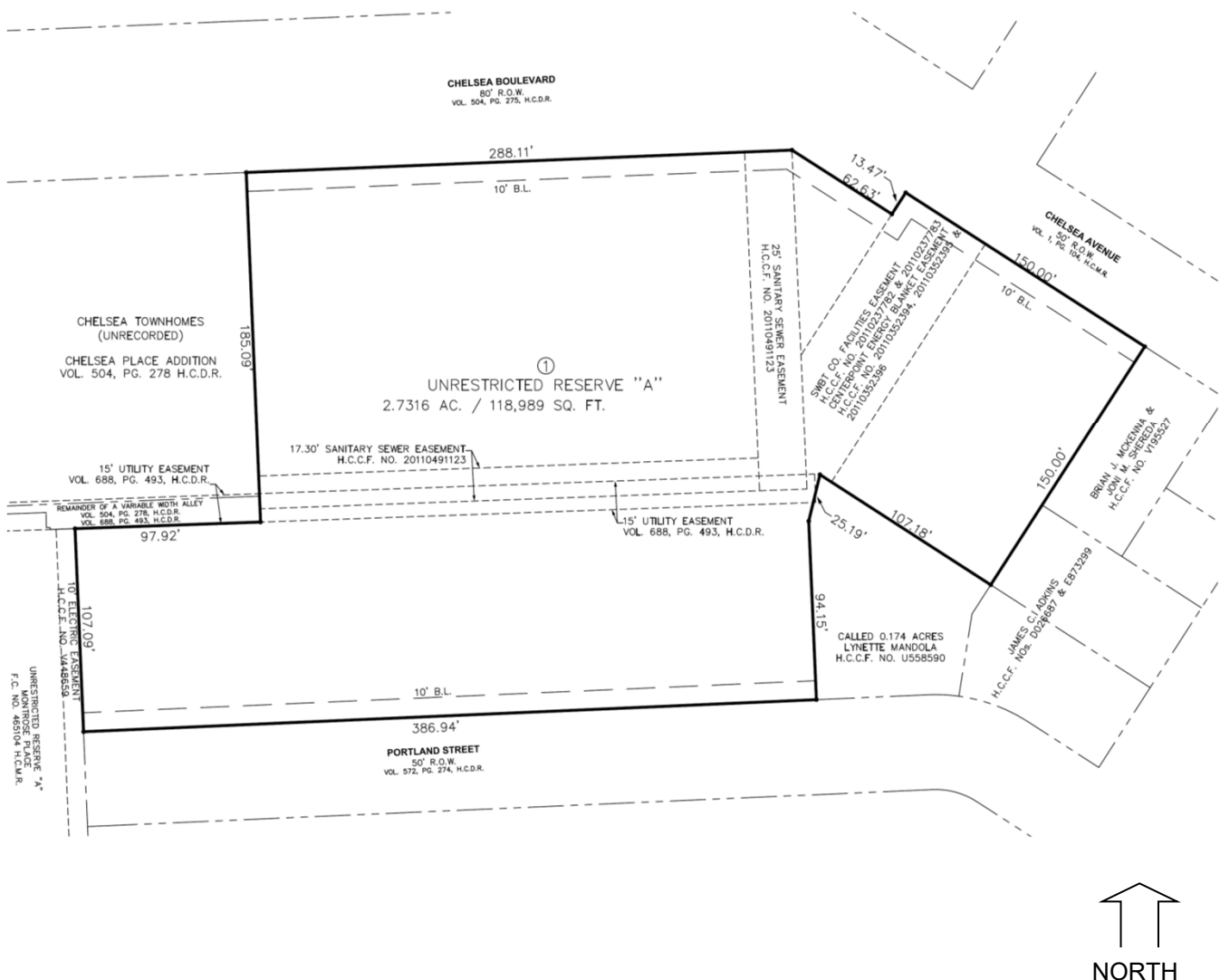
ITEM: 91

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C – Public Hearings

Subdivision

Houston Planning Commission

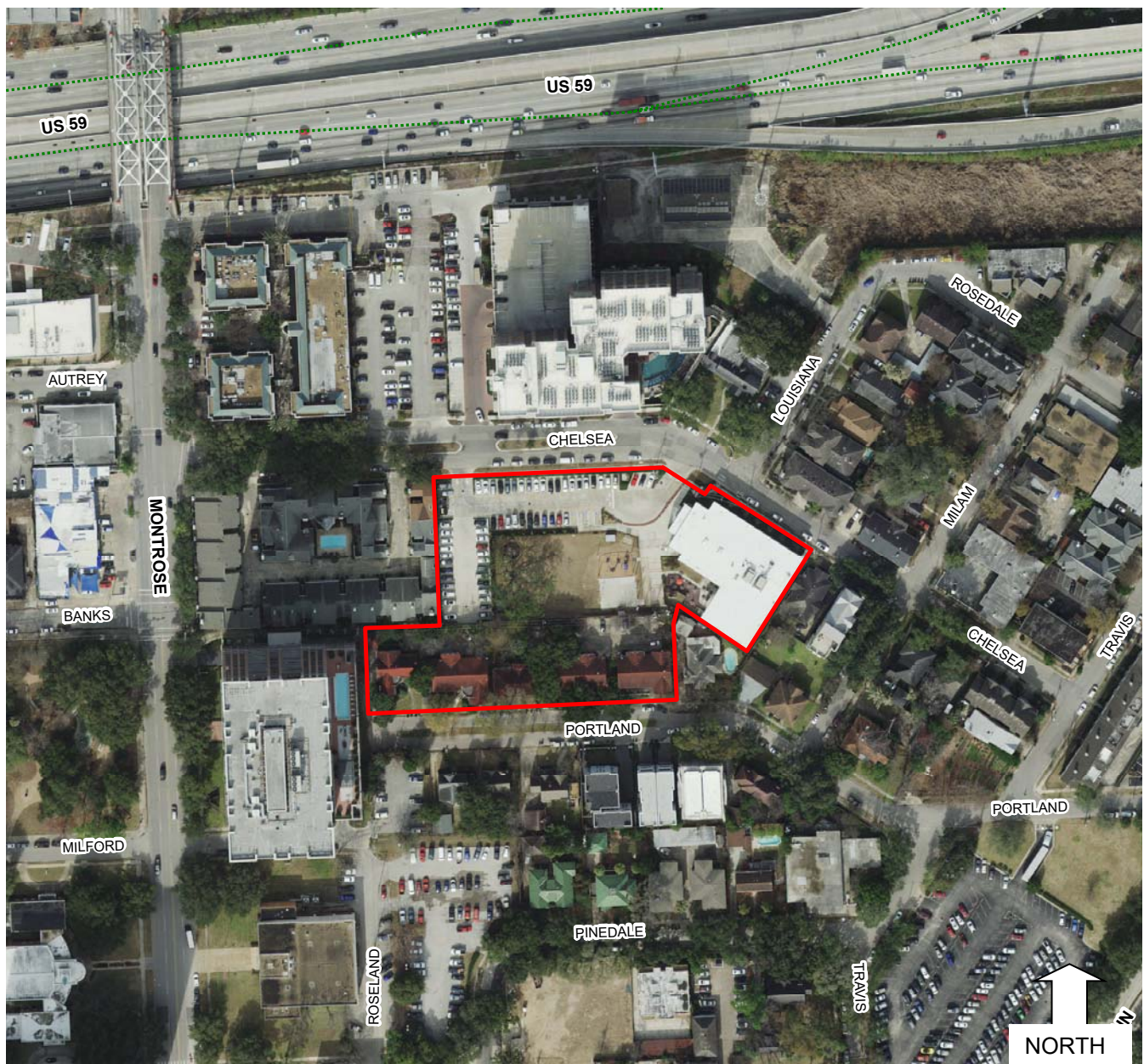
ITEM: 91

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Joy Development School replat no 1 (DEF 1)

Applicant: Windrose



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

August 10, 2020

Dear Property Owner:

Reference Number: 2020-1309, Joy Development School replat no 1; full replatting of "**Joy Development School and Museum Estates on Portland**", lots 1-22, block 1 and reserve A, block 1, as recorded at Film Code No. 672025 and 644125 of the Harris County Map Records.

The property is located east of Montrose Boulevard south of US 59. The purpose of the replat is to create one unrestricted reserve. The applicant, Oanh Nguyen, with Windrose, can be contacted at 713-458-2281.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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Houston Planning Commission

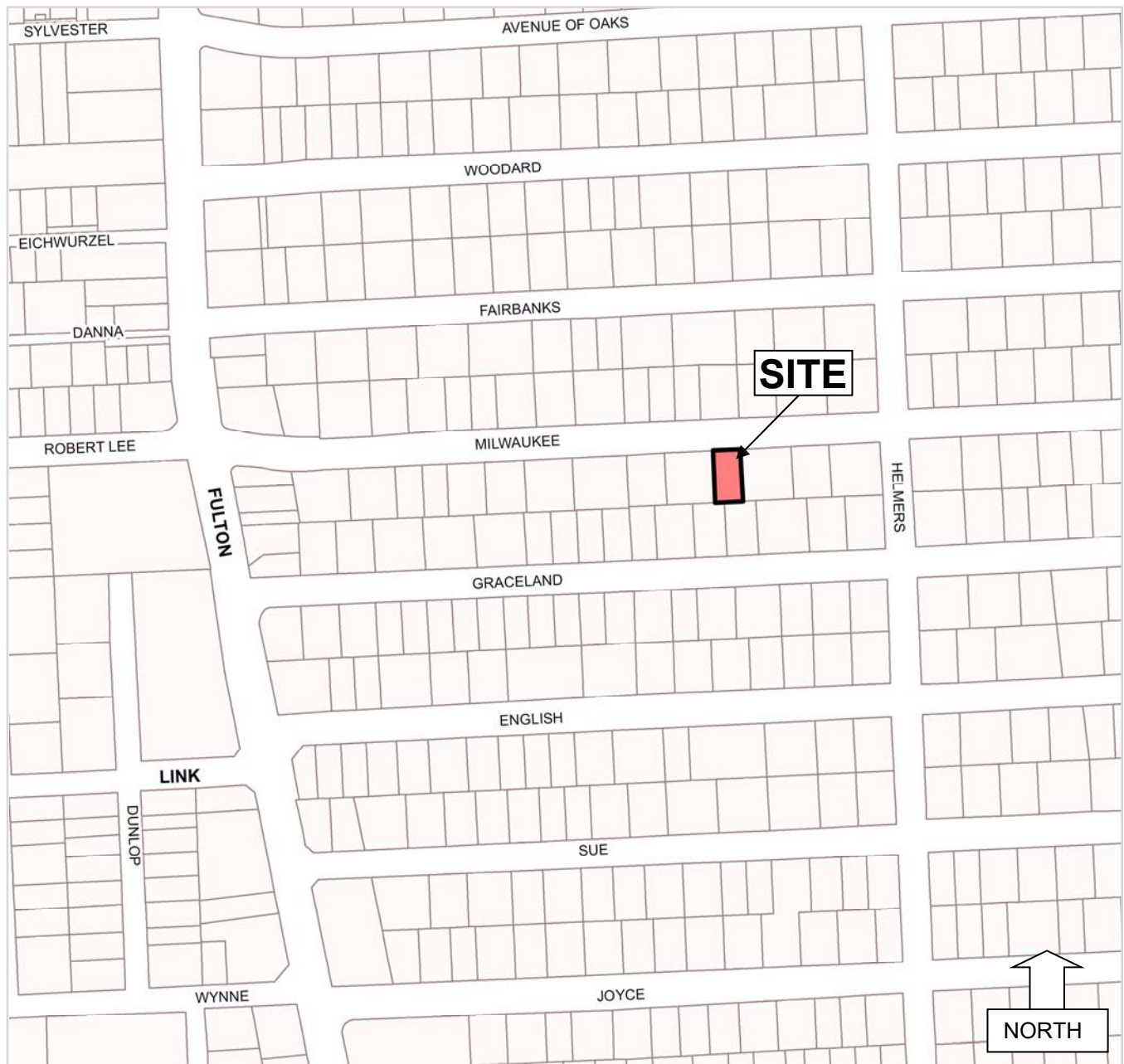
ITEM: 92

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Lindale Park Sec 6 partial replat no 2

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

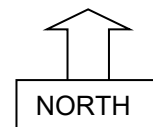
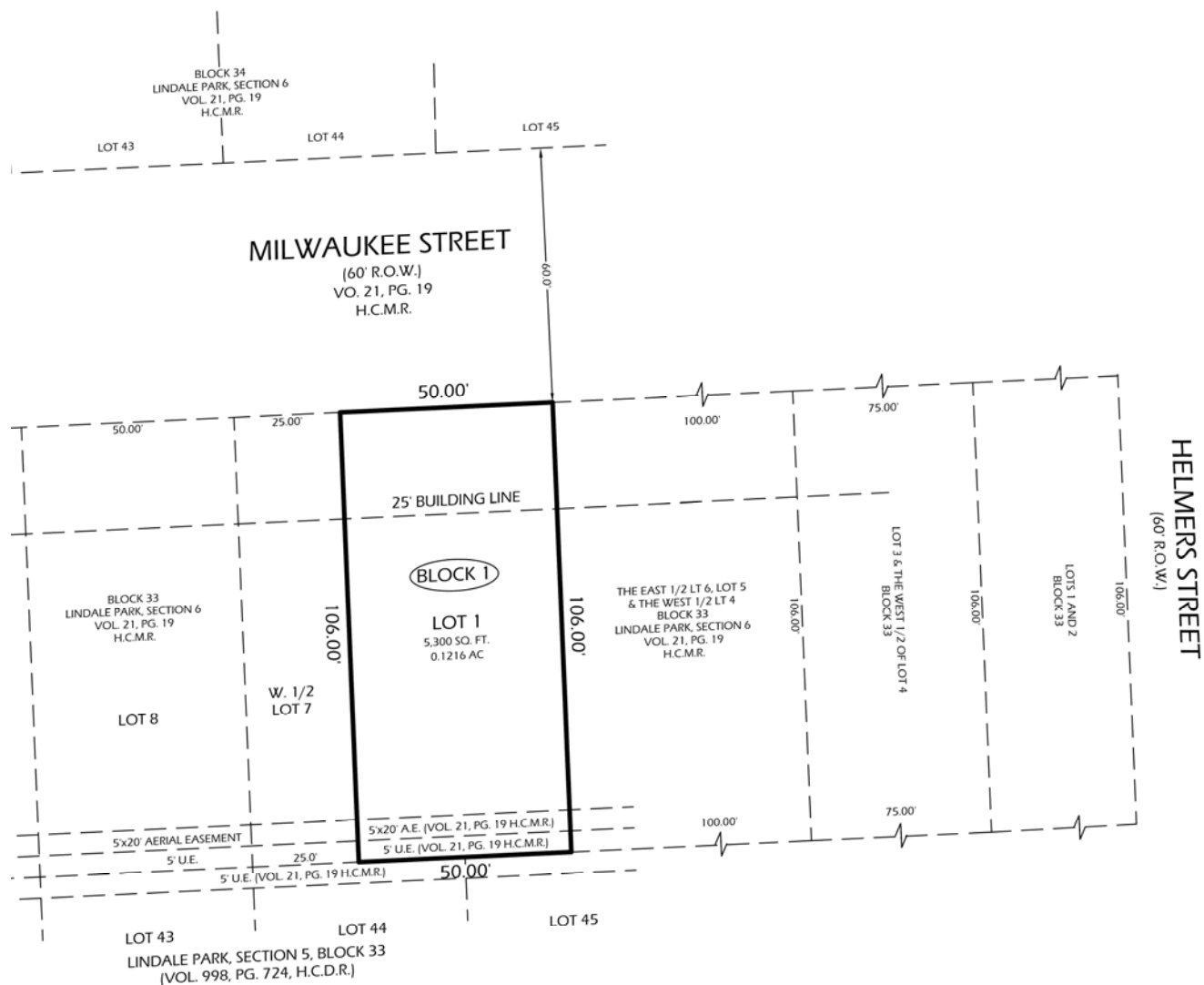
ITEM: 92

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Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

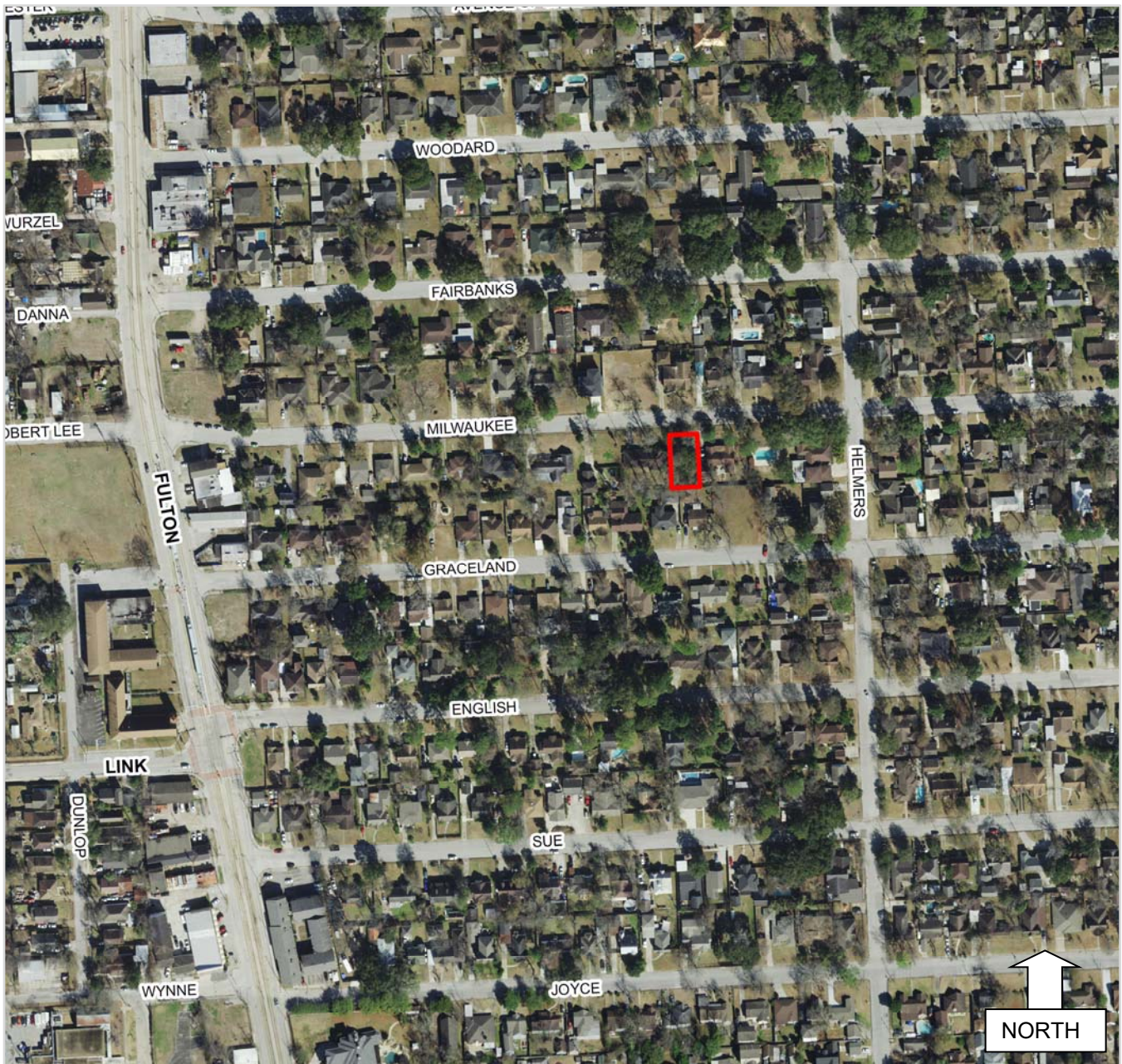
ITEM: 92

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Lindale Park Sec 6 partial replat no 2

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

August 21, 2020

Dear Property Owner:

Reference Number: 2020-1411; "Lindale Park Sec 6 partial replat no 2"; replatting of a portion of W 1/2 lot 6 & E 1/2 lot 7, Block 33, as recorded at Film Code No. Vol 21, Pg. 19 HCMR of the Harris County Map Records.

The property is located east of Fulton Street south of Loop 610. The purpose of the replat is to create one (1) lot. The applicant, Joyce Owens, with Owens Management Systems, LLC, on behalf of Tradewinds Homes LLC, can be contacted at 713-643-6333.

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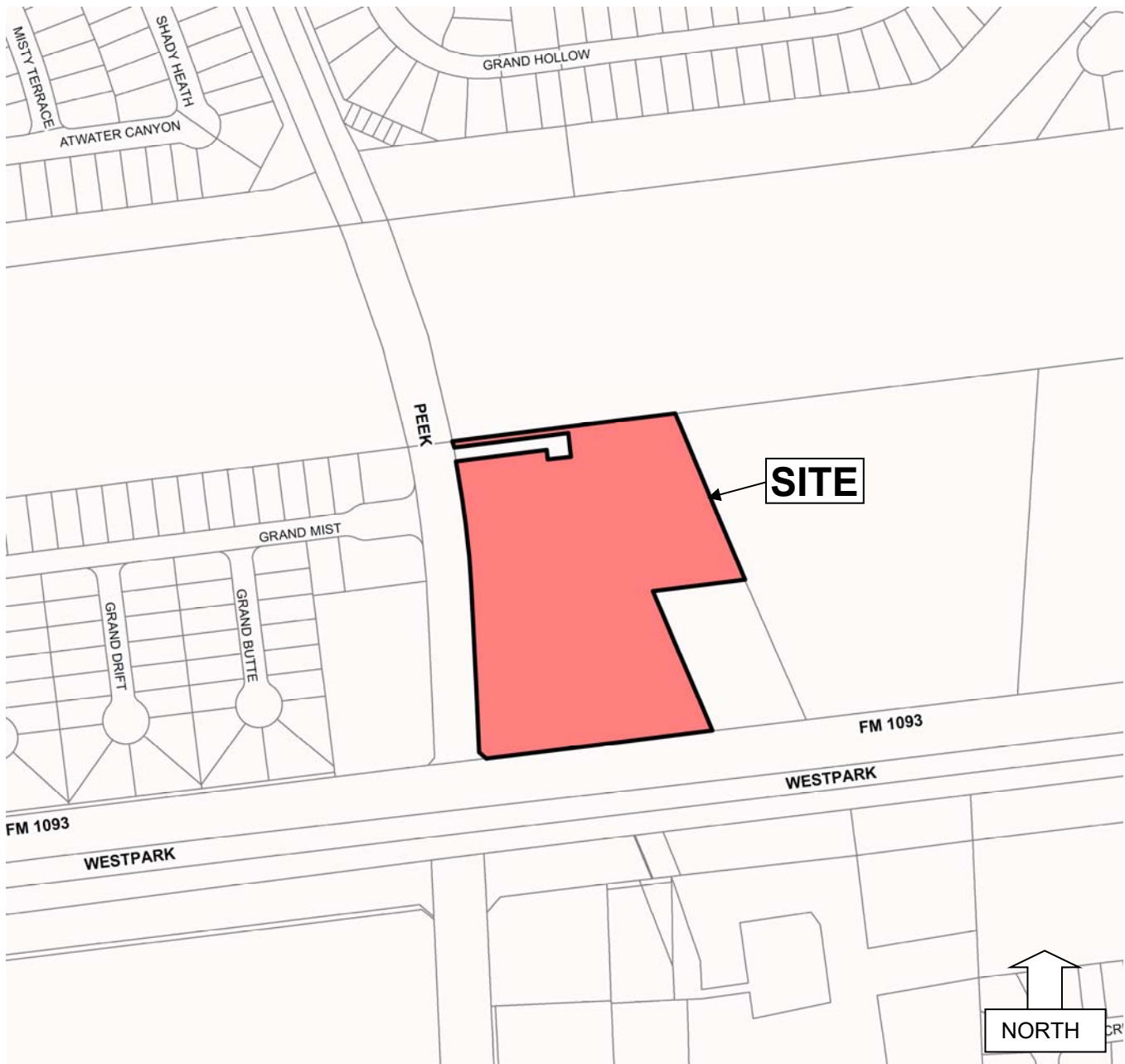
ITEM: 93

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Peek Entrepreneurs replat no 1 (DEF 2)

Applicant: Advance Surveying, Inc



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Peek Entrepreneurs replat no 1 (DEF 2)

Applicant: Advance Surveying, Inc



C – Public Hearings

Aerial

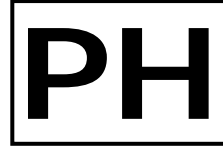


CITY OF HOUSTON

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

July 28, 2020

Dear Property Owner:

Reference Number: 2020-1087, Peek Entrepreneurs replat no 1; replatting of "Peek Entrepreneurs" being all of reserves "A-C", block 1, as recorded under 20160231 of the Plat Records of Fort Bend County

The property is located at the northeast intersection of Peek road and F.M 1093.

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

The applicant Josh Griffin, with Advanced Surveying, Inc, can be contacted at 281-530-2939.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Thomas Place partial replat no 1

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings

Site Location

Houston Planning Commission

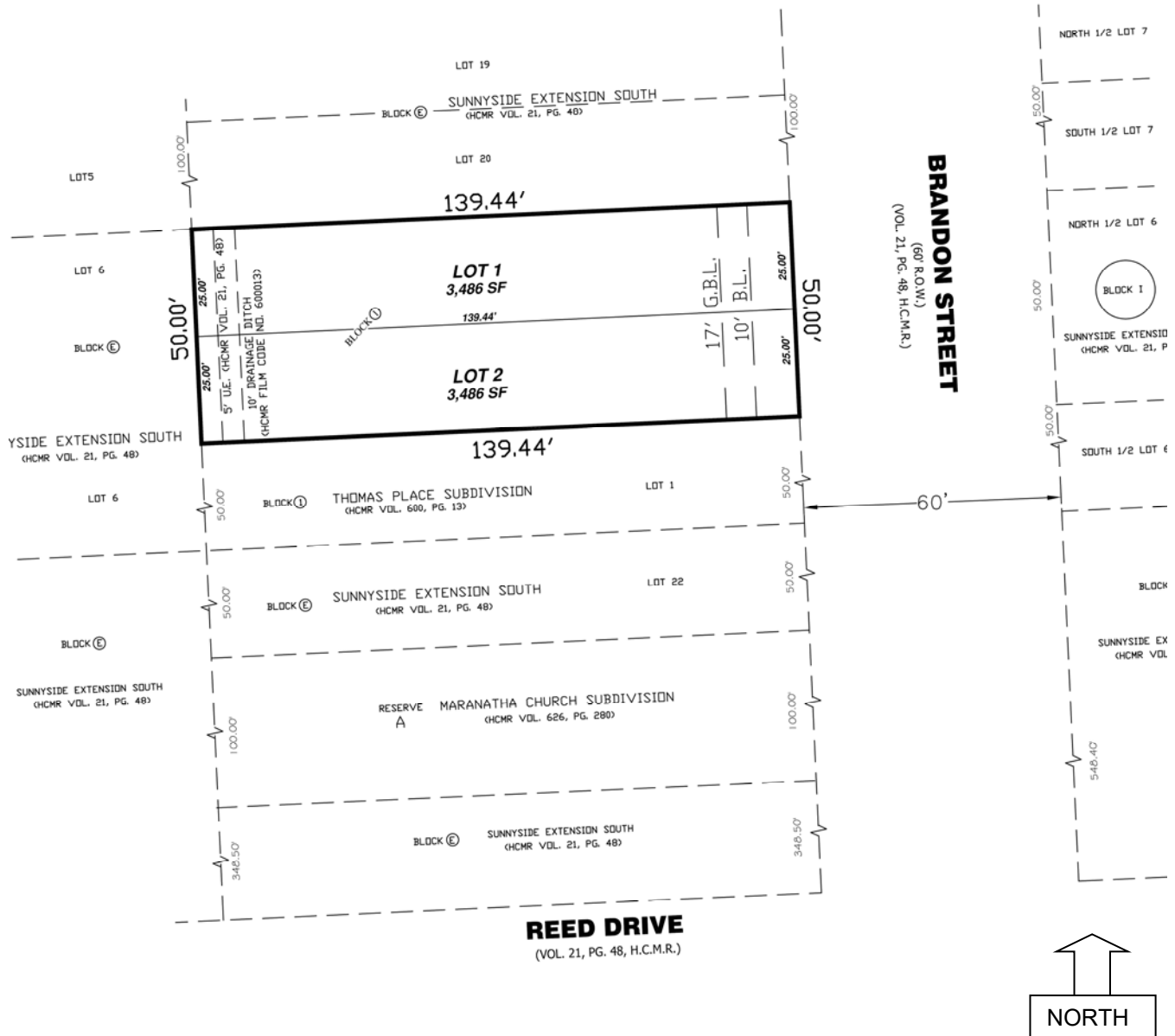
ITEM: 94

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Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 09/17/2020

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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

August 26, 2020

Dear Property Owner:

Reference Number: 2020-1410; Thomas Place partial replat no 1; replatting of Lot 2, in Block 1, of "Thomas Place" subdivision, as recorded at Film Code No. 600013 of the Harris County Map Records.

The property is located along and west of Brandon Street between Maggie Street and Reed Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, Chen Wang, with CE Engineers & Development Consultants, Inc., on behalf of AHB Development LLC, can be contacted at 832-491-1458.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Westheimer Gardens partial replat no 5

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

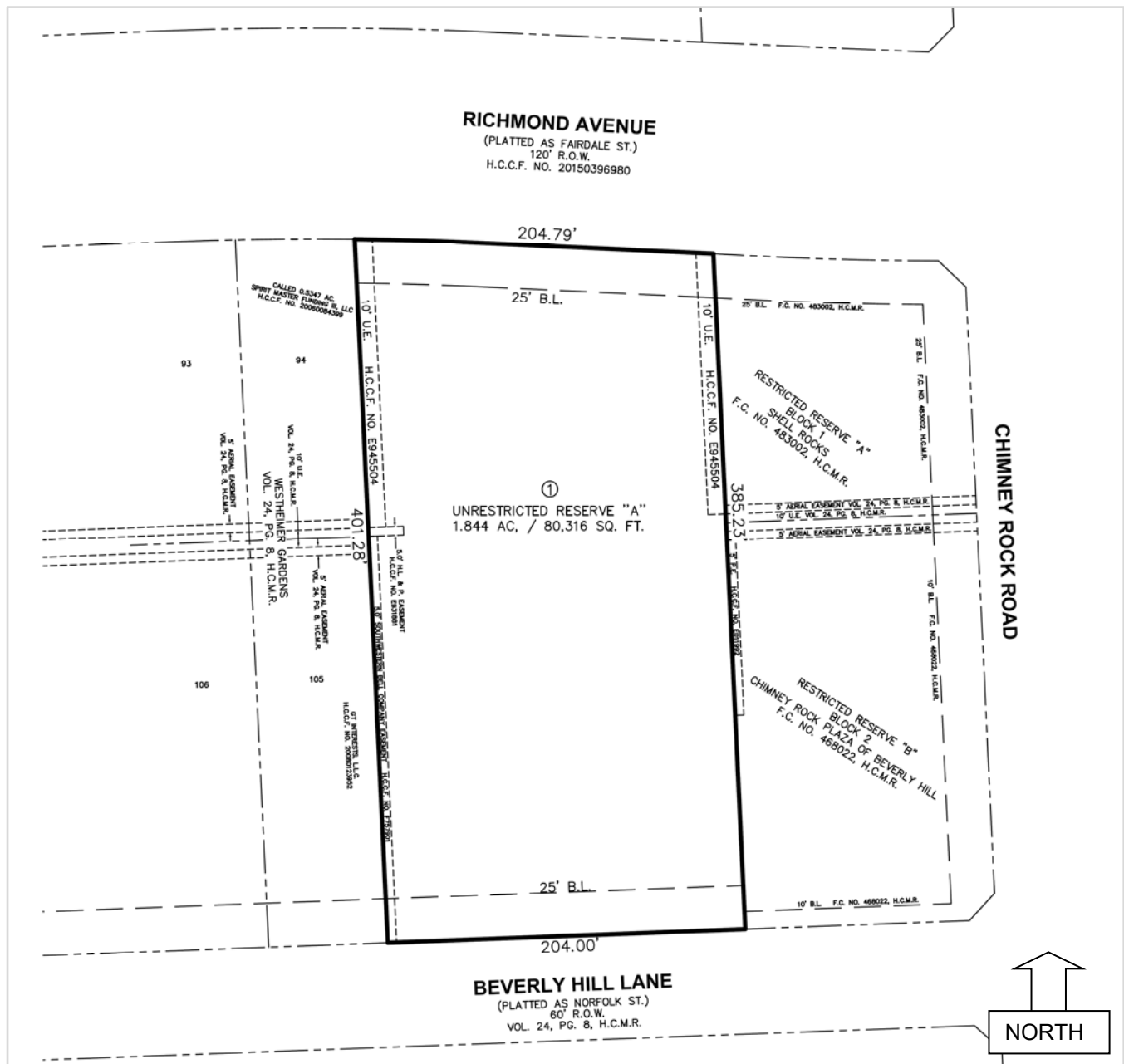
ITEM: 95

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Westheimer Gardens partial replat no 5

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission

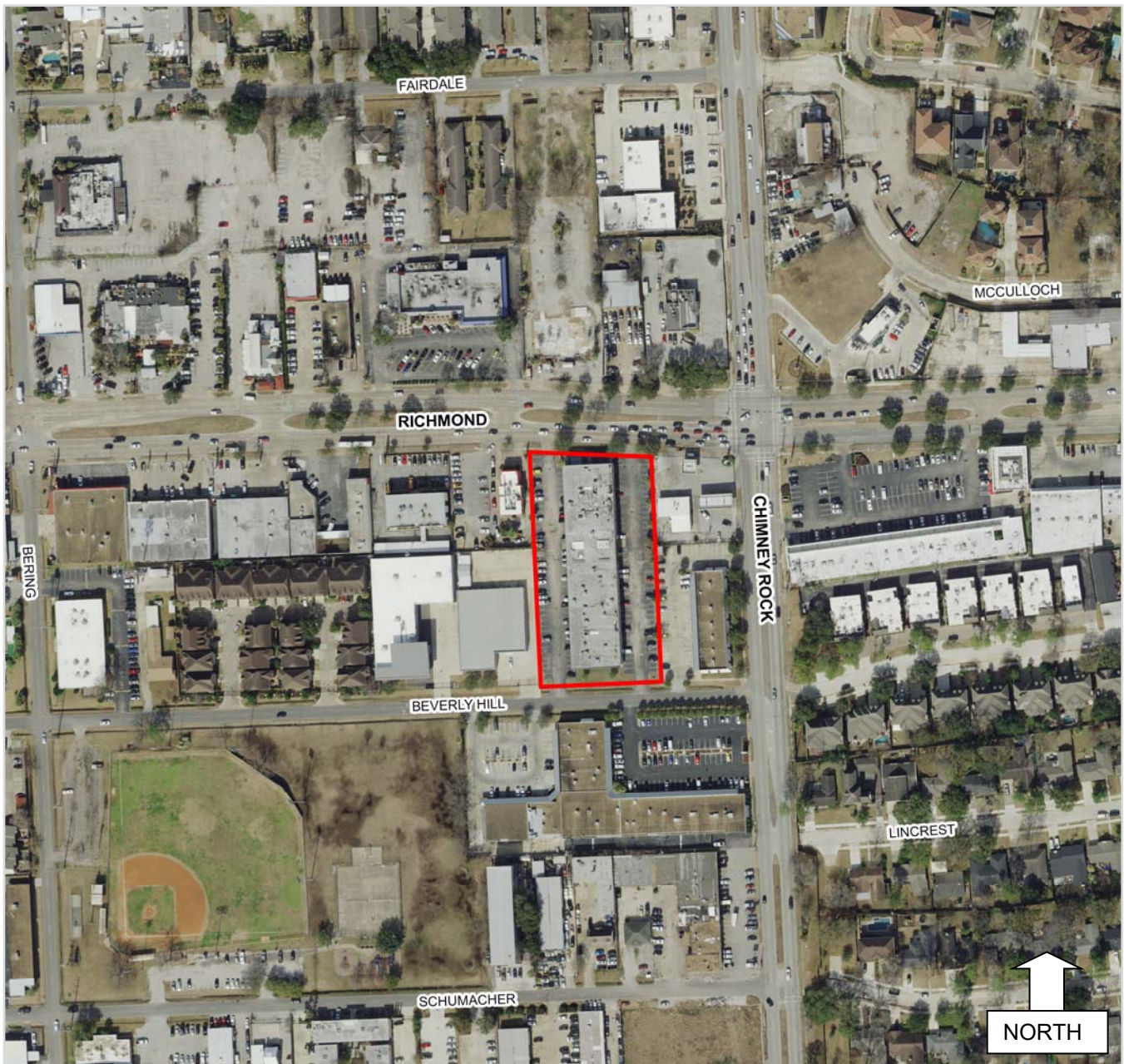
ITEM: 95

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Westheimer Gardens partial replat no 5

Applicant: Windrose



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.houston.tx.gov

August 21, 2020

Dear Property Owner:

Reference Number: 2020-1302; "Westheimer Gardens partial replat no 5"; replatting of portion of Lots 95-97 and all of Lots 102-104, of "Westheimer Gardens" subdivision, as recorded in Volume 24, Page 8 of the Harris County Map Records.

The property is located south of Richmond Avenue, north of Beverly Hill Street and west of Chimney Rock Road. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, Steven Henderson, with Windrose, on behalf of Richmond Senior Village, Ltd, can be contacted at 713-458-2281.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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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
Controller: Chris B. Brown

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Houston Planning Commission

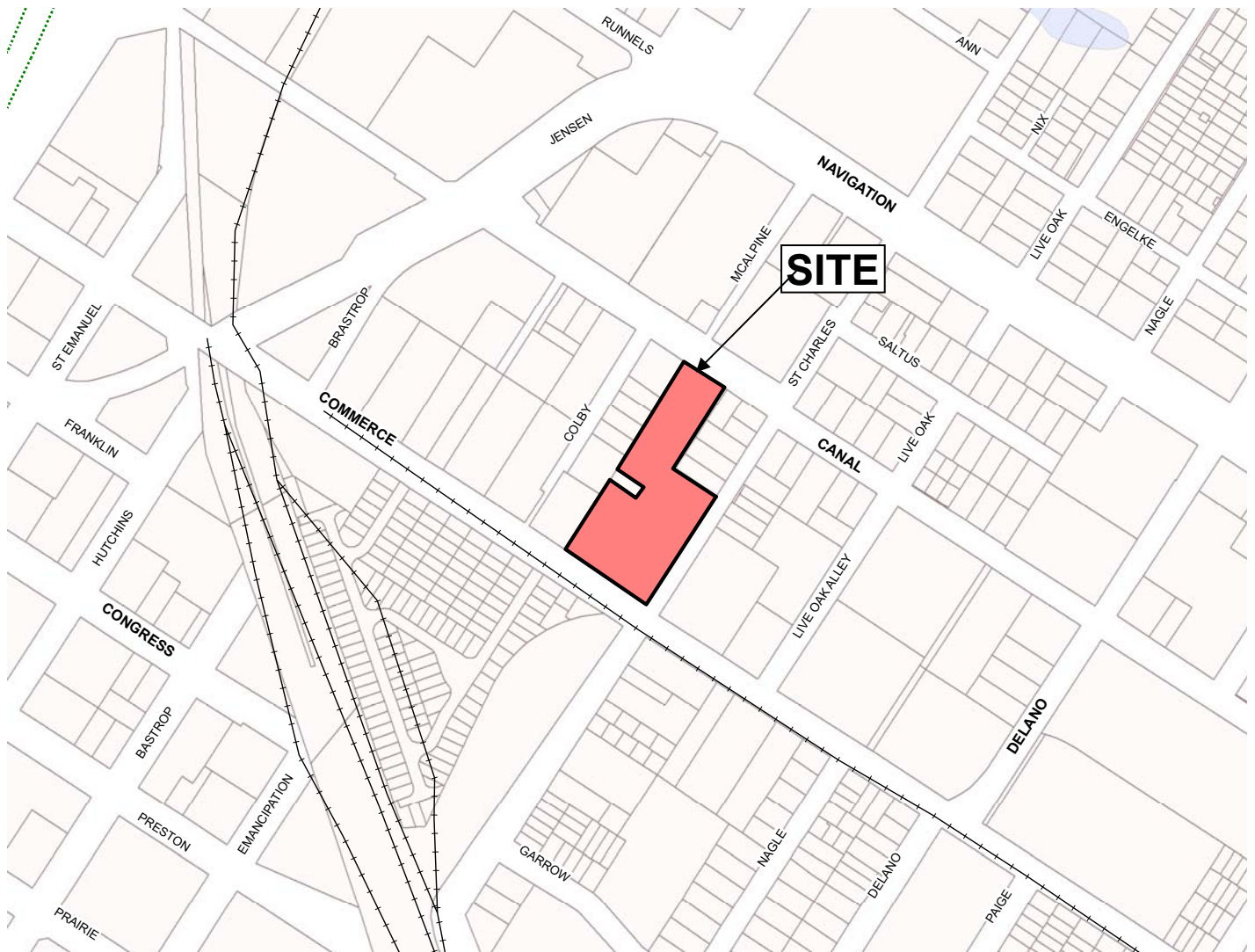
ITEM: 96

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Williams on Commerce and Canal

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



C – Public Hearings

Site Location

Houston Planning Commission

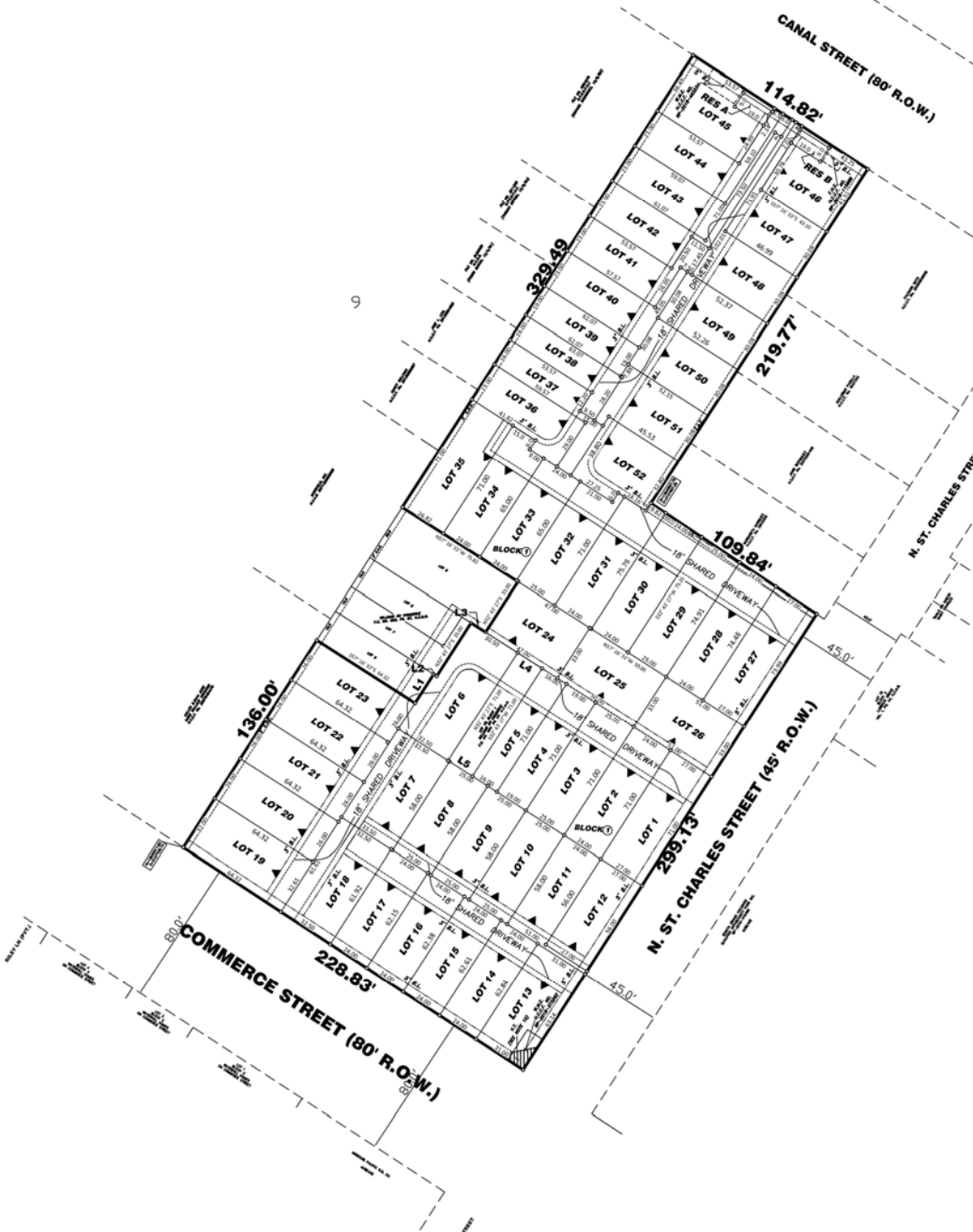
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C – Public Hearings

Subdivision

Houston Planning Commission

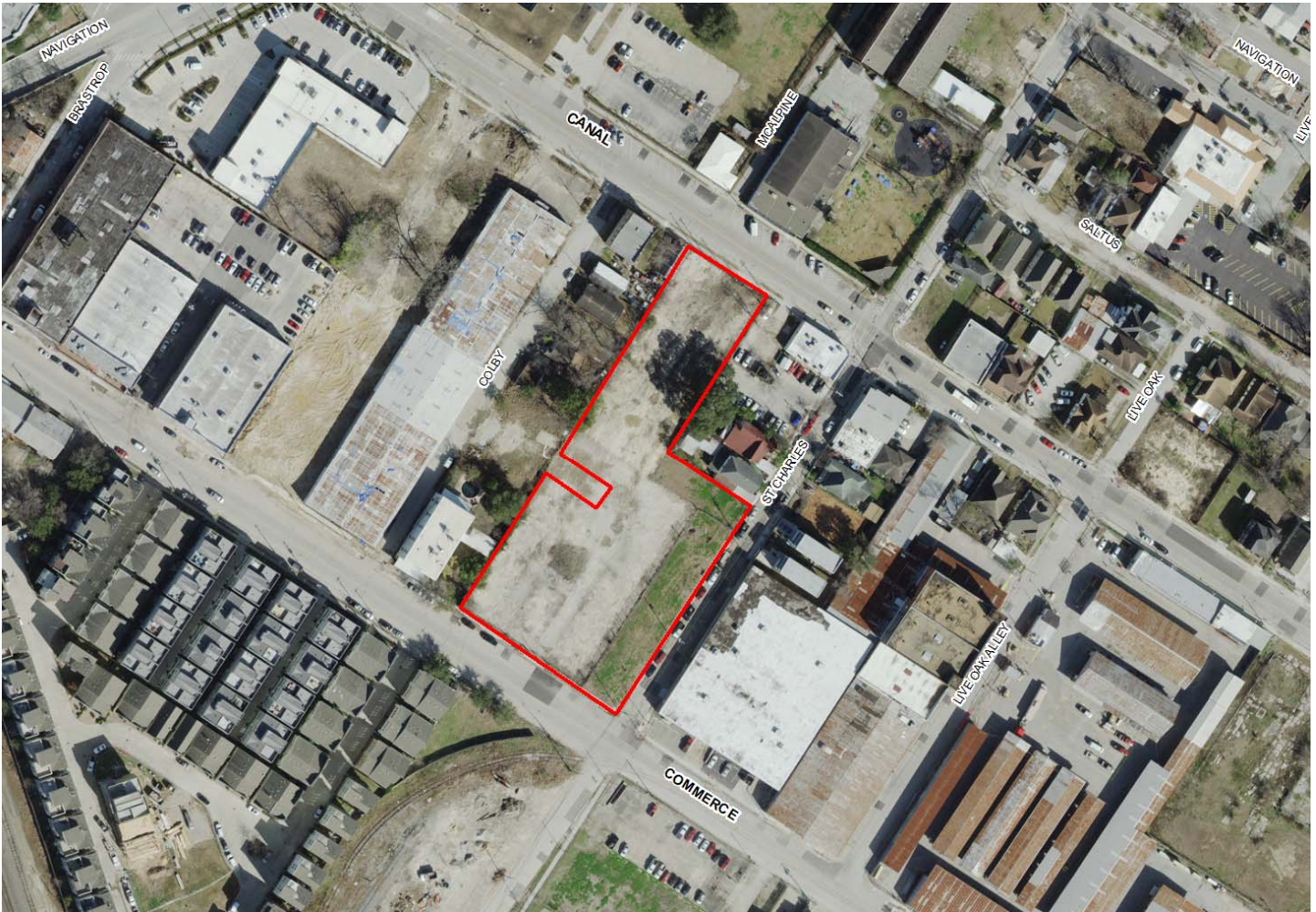
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C – Public Hearings

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

August 27, 2020

Dear Property Owner:

Reference Number: 2020-1222; Williams on Canal and Williams on Commerce; replatting all of **Williams on Canal** and lots 1-5, 10-17, 19-31, **Williams on Commerce**, as recorded at Film Code no. 693089 and 683087 respectively of the Harris County Map Records.

The property is located along Commerce Street, north along N. St. Charles, and west along Canal Street. The purpose of the replat is to create 53 single family lots, three shared driveways, two parking reserves. The applicant, Kester Josh, with Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP, on behalf of Lovett Homes, can be contacted at 713-667-0800.

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Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Willowcreek Ranch Sec 10 partial replat no 1

Applicant: EHRA



C – Public Hearings with Variance Site Location

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Willowcreek Ranch Sec 10 partial replat no 1

Applicant: EHRA



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Willowcreek Ranch Sec 10 partial replat no 1

Applicant: EHRA



C – Public Hearings with Variance

Aerial



Application Number: 2020-1423

Plat Name: Willowcreek Ranch Sec 10 partial replat no 1

Applicant: EHRA

Date Submitted: 08/10/2020

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:

Variances are being requested to 1) replat a portion of a landscape and open space reserve into single family residential, and 2) to allow a reduced lot size versus the original subdivision plat

Chapter 42 Section: 42-193

Chapter 42 Reference:

42-193 Rules governing partial replats of certain property. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided within Chapter 42 (c)(4).

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;

Chapter 42 does not specifically allow for the replatting of landscape and open space reserves into single family residential land use. This replat seeks to replat a portion of a landscape and open space reserve that was previously platted for a different purpose and use that land for an additional single family lot. Several unique factors contribute to this request. Firstly, Willowcreek Ranch is a gated, acreage lot community. The rules regarding landscape and open space in a public street subdivision do not directly apply to Willowcreek Ranch since all residents have access to extensive horse trails and use of stables within the development. The lots within Willowcreek Ranch are all sized $\frac{3}{4}$ acre and above resulting in a low-density community that does not rely on common landscape and open space to achieve this neighborhood feel. Second, the landscape and open space reserve that is being replatted is not part of the trail system and was originally the location for an embankment on the side of a bridge crossing Holderrieth Road. The reserve was never intended to be used as an active open space, rather it was simply a sloping embankment adjacent to a planned bridge. In further detail, the portion of Willowcreek Ranch Sec 10 being replatted is north of major thoroughfare Holderrieth Road, east of private street Three Bars Trail, and includes lots 1-3, block 2, along private street Blossom Berry Court. Reserve 'C' as originally platted is actually the remnant of the previous street design when Three Bars Trail was going to bridge over Holderrieth Road in order to maintain the private street system within Willowcreek Ranch. While the bridge design was being reviewed by Harris County Engineering, it was determined that the same fault line that impacts Willowcreek Ranch section 9 (and is forcing the replat of 5 lots in that section) would cross under the proposed Three Bars Trail bridge over Holderrieth Road. The developer and HCPID agreed that the bridge was not possible, however, the plat for Willowcreek Ranch section 10 had already been submitted and was in process of being recorded. Thus, currently the recorded plat has a rather large landscape reserve adjacent to Three Bars Trail which is now an at-grade, gated intersection with Holderrieth Road which no longer needs the extra space for an embankment. The developer now seeks to recover a portion of the landscape reserve and revise the size of several lots to be closer to the average lot size of this section of Willowcreek Ranch. Originally, Lots 1-3, Block 2 were each over 62,500 s.f. in size, while the average lot size within this section is only 48,695 s.f. Since these three lots were already well above the average lot size, dividing these lots and incorporating a portion of Reserve 'C' results in 5 lots averaging 42,555 s.f. which is much closer to the average lot size of the section (precisely 6,140 s.f. lower than the average).

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

The replat of this section, as well as Willowcreek Ranch Section 9, is the result of engineering decisions being made to minimize the impact of an existing fault line running through single family lots and under a proposed bridge. Following the reconfiguration of Three Bars Trail to be an at-grade intersection with Holderrieth Road, the original subdivision designs are being altered to respond to the new street design more appropriately.

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

The increase in the number of lots and simultaneous reduction in the size of the replatted lots does not contradict the general purposes of the chapter since the resulting lot size is only marginally smaller than the established lot size in Willowcreek Ranch. The fact that Willowcreek Ranch is a gated acreage lot community which markets single family lots at just under 1-acre and above means that these proposed lots are exactly within the character of the overall neighborhood.

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

Since the replatted reserve still maintains a 47' buffer between the side of the nearest lot and Three Bars Trail, appropriate open space at the neighborhood entry is being maintained, including sight distance for vehicular traffic entering from westbound Holderrieth Road. The lot size resulting from granting the variance is not discontinuous with the average lot size within the overall subdivision.

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

While 2 additional lots are created by granting the variance, the original plat was governed by design choices which were overturned by environmental concerns. Justification for this variance is a response to new site development information which caused the reconsideration of previous plat layouts by the project's developer and engineers.



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

August 27, 2020

Dear Property Owner:

Reference Number: 2020-1423, Willowcreek Ranch Sec 10 partial replat no 1; partial replatting of **Willowcreek Ranch Sec 10;** all of Lots 1-3 and a portion of Restricted Reserve "C", in Block 2, as recorded in Film Code No 691707 of the Harris County Map Records.

The property is located east of Three Bars Trail south along Ruby Blossom Court and north of future Holderrieth Road. The purpose of the replat is to create 5 single family residential lots and relocate a platted utility easement. The applicant, Christopher Browne, with EHRA, on behalf of CC Telge Road, L.P. - A Texas Limited Partnership, can be contacted at 713-337-7447.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat. A variance is being requested with this application. The variance(s) request are attached.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

Virtual Planning Commission Meeting

Thursday, September 17, 2020 at 2:30 PM

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website: www.houstonplanning.com

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houstontx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

For additional information, you may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

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

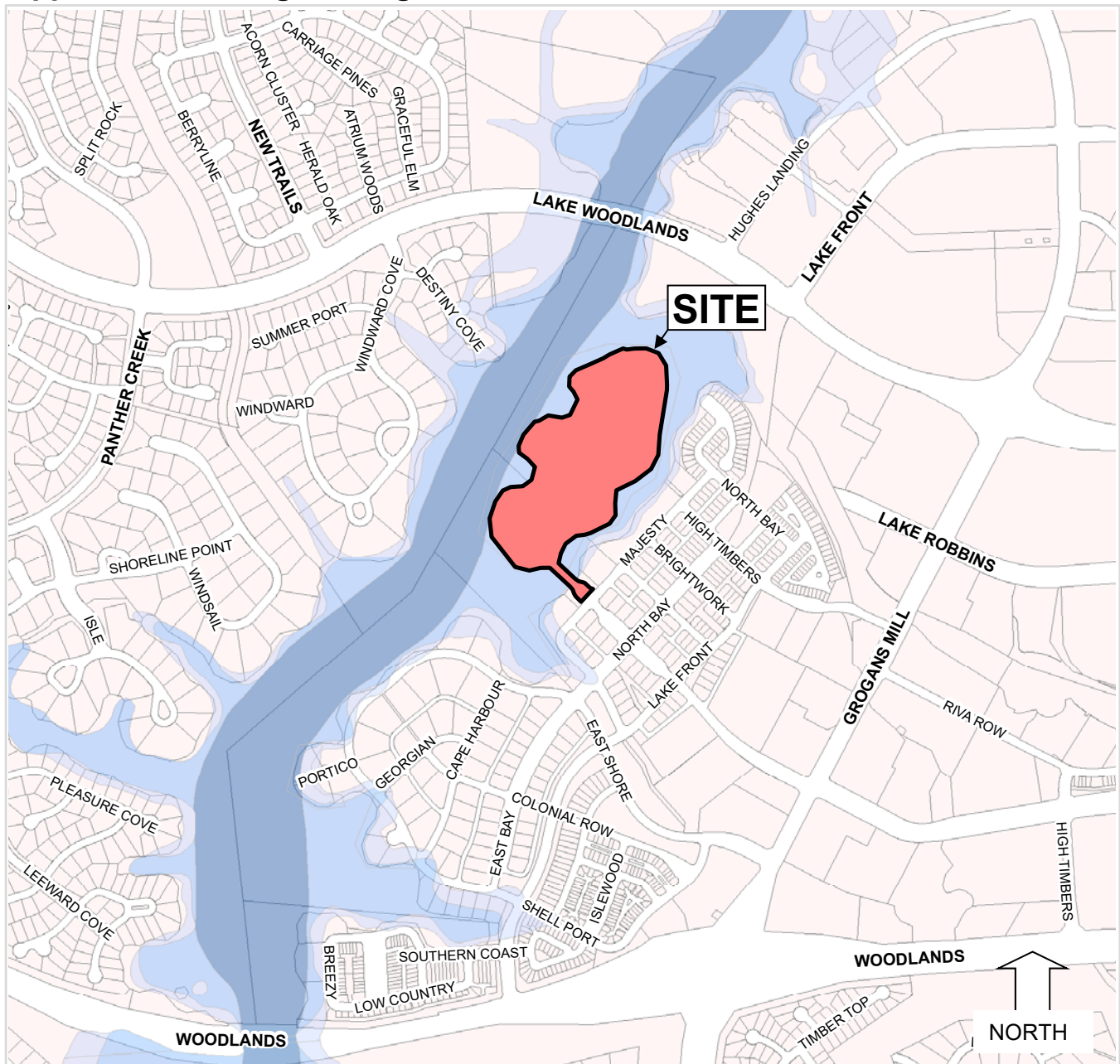
ITEM: 98

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Woodlands Village of Grogans Mill Lake Woodlands
East Shore Sec 16 replat no 1

Applicant: LJA Engineering, Inc – Woodlands Office



C – Public Hearings with Variance Site Location

Houston Planning Commission

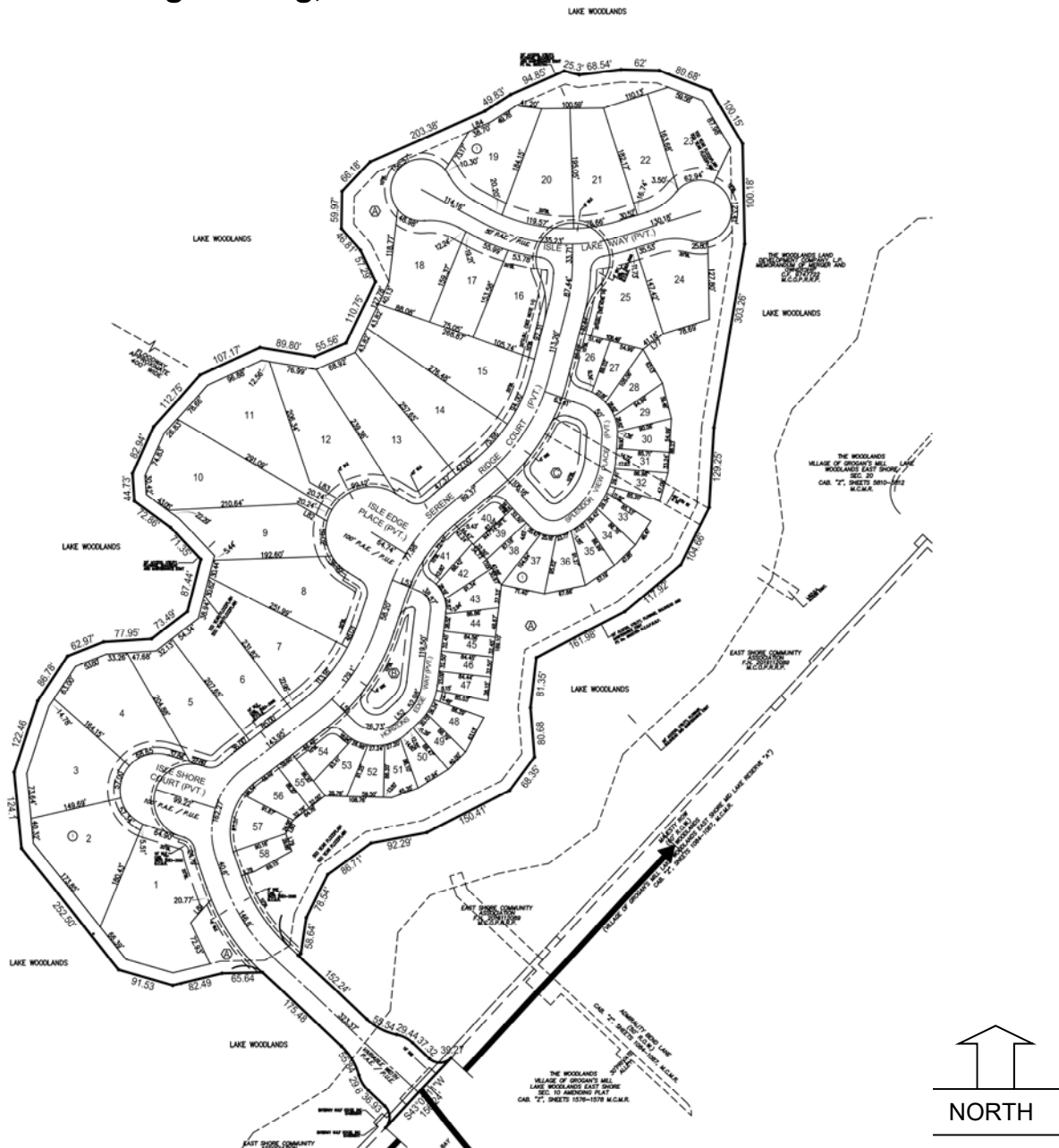
ITEM: 98

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Woodlands Village of Grogans Mill Lake Woodlands
East Shore Sec 16 replat no 1

Applicant: LJA Engineering, Inc. – Woodlands Office



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

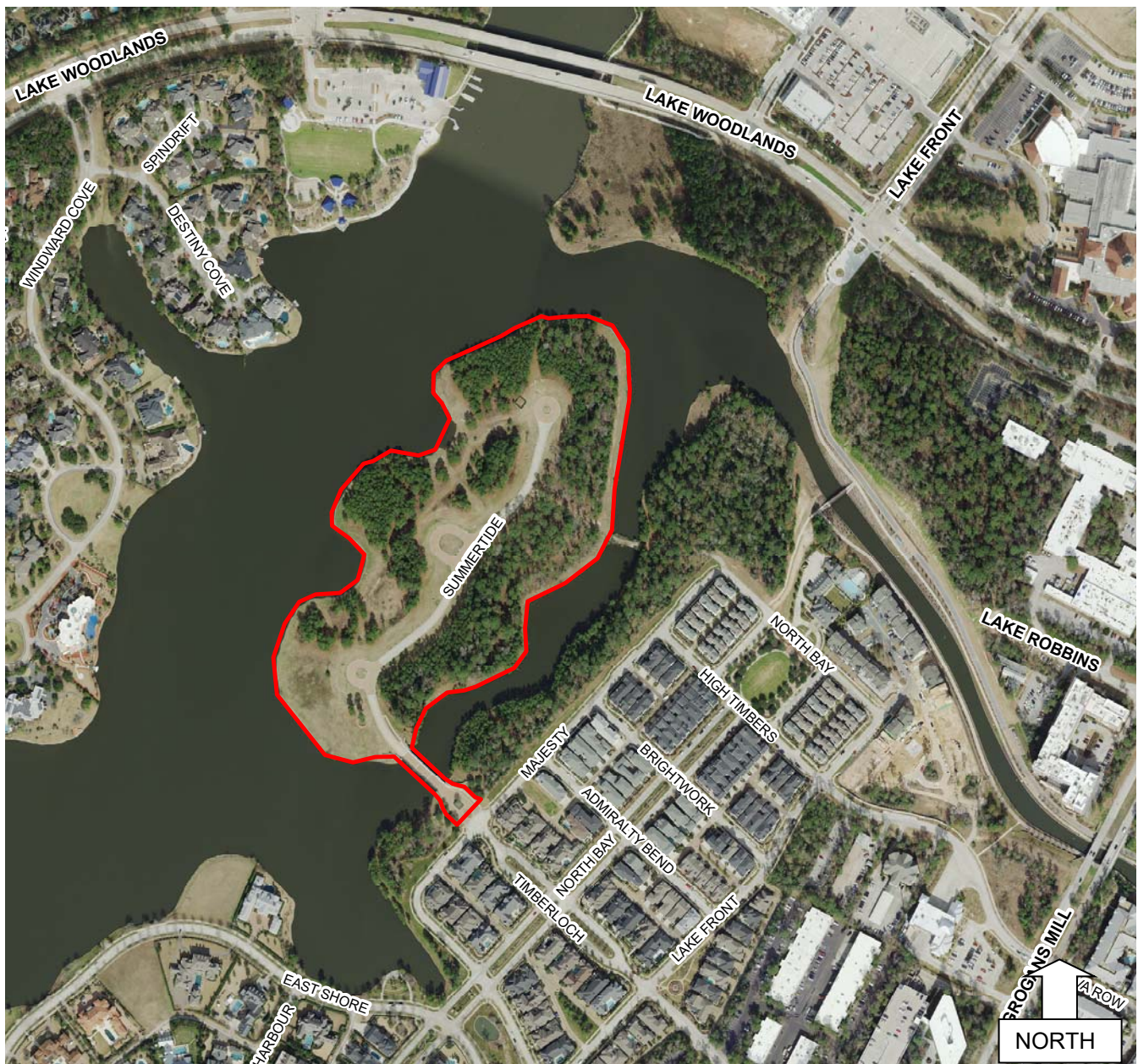
ITEM: 98

Planning and Development Department

Meeting Date: 09/17/2020

**Subdivision Name: Woodlands Village of Grogans Mill Lake Woodlands
East Shore Sec 16 replat no 1**

Applicant: LJA Engineering, Inc. – Woodlands Office



C – Public Hearings with Variance

Subdivision



Application Number: 2020-1310

Plat Name: Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 07/27/2020

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:

Utilize (42-157(b)) for collector streets and local streets – Single-family residential – outside of the city limits - allowing 10' building line for the principal structure and 17' garage setback on front loaded lots 26-58, block 1.

Chapter 42 Section: 42-156(b)

Chapter 42 Reference:

Collector and local street — Single-family residential.

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;

East Shore Section 16 has lots overlooking the Lake Woodlands Canal on an internal private street. East Shore has established a strong urban character through the use of streetscape elements, street trees, sidewalks and reduced building lines, and is seen as urban garden district. We are requesting the building lines on the front loading garages be allowed to use the standard for urban areas, 17' for the garage, and 10' for the principle structure

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

These lots will overlook the pedestrian walkway system along the Lake Woodlands Canal and be connected to that system with internal sidewalks along the private street. The 17' setback will be clear of the sidewalks to ensure conflicts don't occur. The overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. The closer proximity of the homes to the pedestrian ways combined with walkways with enhanced landscaping and street trees creates a more attractive and safer walking environment. While this development plan is self-imposed, it is designed to create a safer and more inviting place to live and walk.

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

The aforementioned design elements of reducing building lines and providing enhanced streetscapes are in keeping with widely accepted planning standards when trying to create more urban pedestrian friendly environments. Consequently, the City of Houston's Chapter 42 ordinance has accepted and incorporated certain aspects of these concepts. Thus, this proposal is in keeping with the intent and general purposes of Chapter 42.

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

(5) Granting of the requested variance will not be injurious to the public health or safety. By providing reduced building lines, enhanced sidewalks and street landscaping, a safer, more appealing pedestrian environment will be created. Thus, the public safety and welfare will be enhanced by providing the herein requested variance.

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

Economic hardship is not a justification for the variance request. The ability to create a safer, more appealing pedestrian-friendly environment is the justification



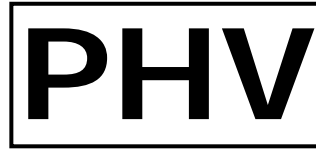
CITY OF HOUSTON

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

August 26, 2020

Dear Property Owner:

Reference Number: 2020-1310; Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1; replatting of all of **"Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16"**. as recorded at Cabinet Z Sheets 3093-3095 of the Montgomery County Map Records.

The property is located north along Majesty Row south of Lake Woodlands Drive and West of Grogans Mill Rd. The purpose of the replat is to create 58 single family residential lots and 3 reserves. The applicant, Gloria Howell, with LJA, on behalf of Bridgeland Development LP, can be contacted at 281-210-1770.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat. A variance is being requested with this application. The variance(s) request are attached.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

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You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

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

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

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

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.
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Planning Commission Body, Authority and Obligation

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- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

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

Houston Planning Commission

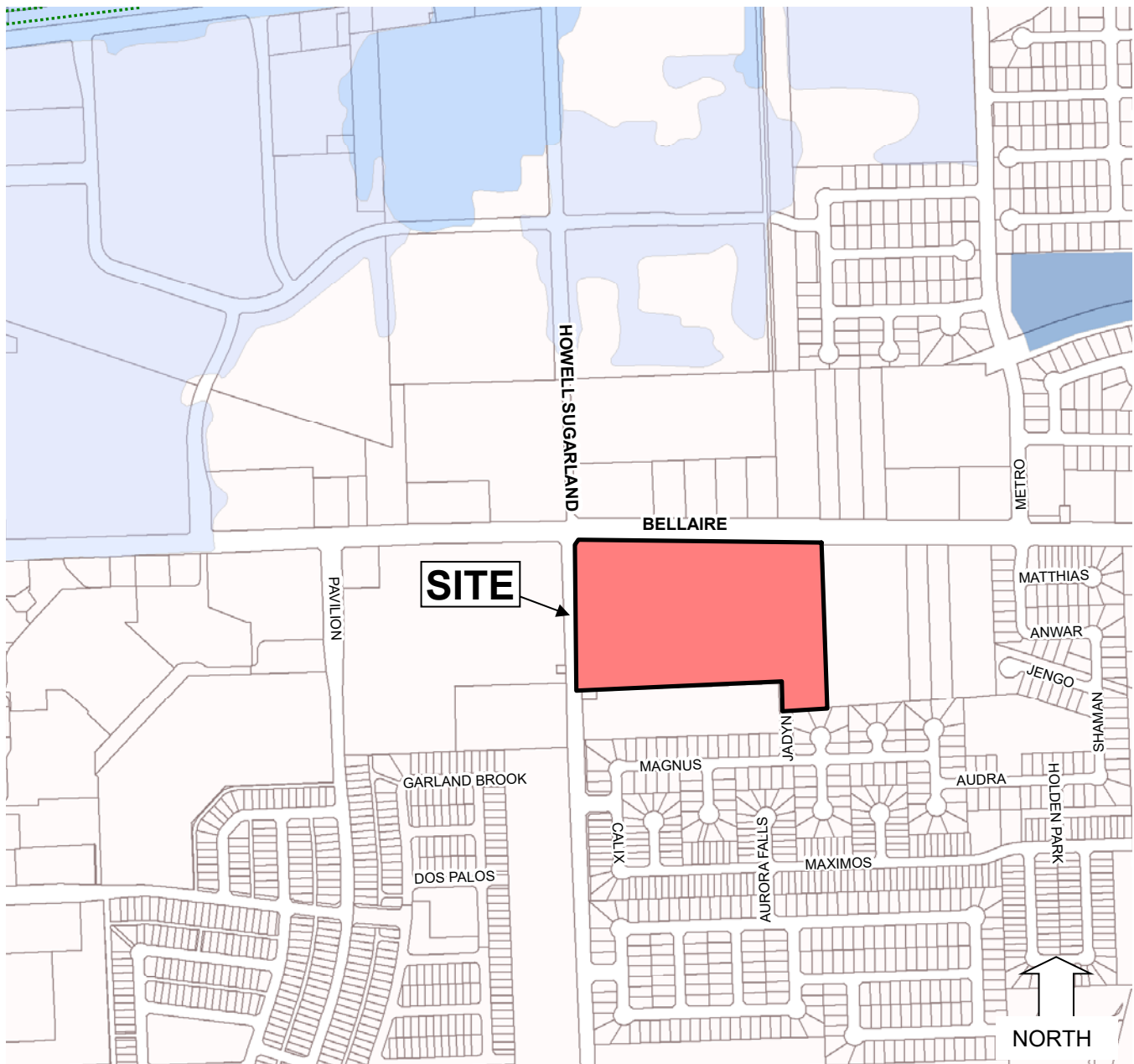
ITEM: 99

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Alief ISD Early Childhood Center No 2

Applicant: West Belt Surveying, Inc.



D – Variances

Site Location

Houston Planning Commission

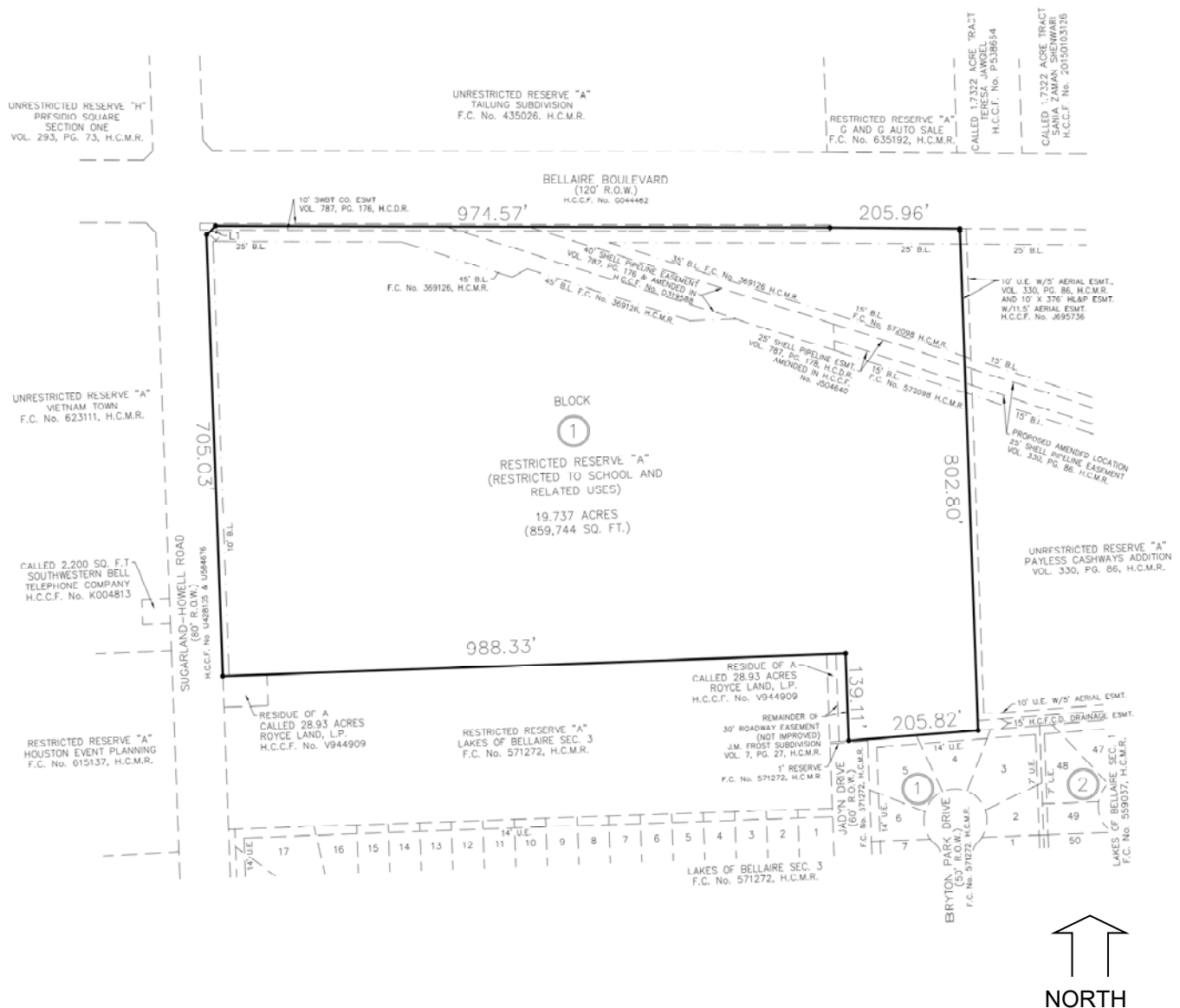
ITEM: 99

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Alief ISD Early Childhood Center No 2

Applicant: West Belt Surveying, Inc.



D – Variances

Subdivision

Houston Planning Commission

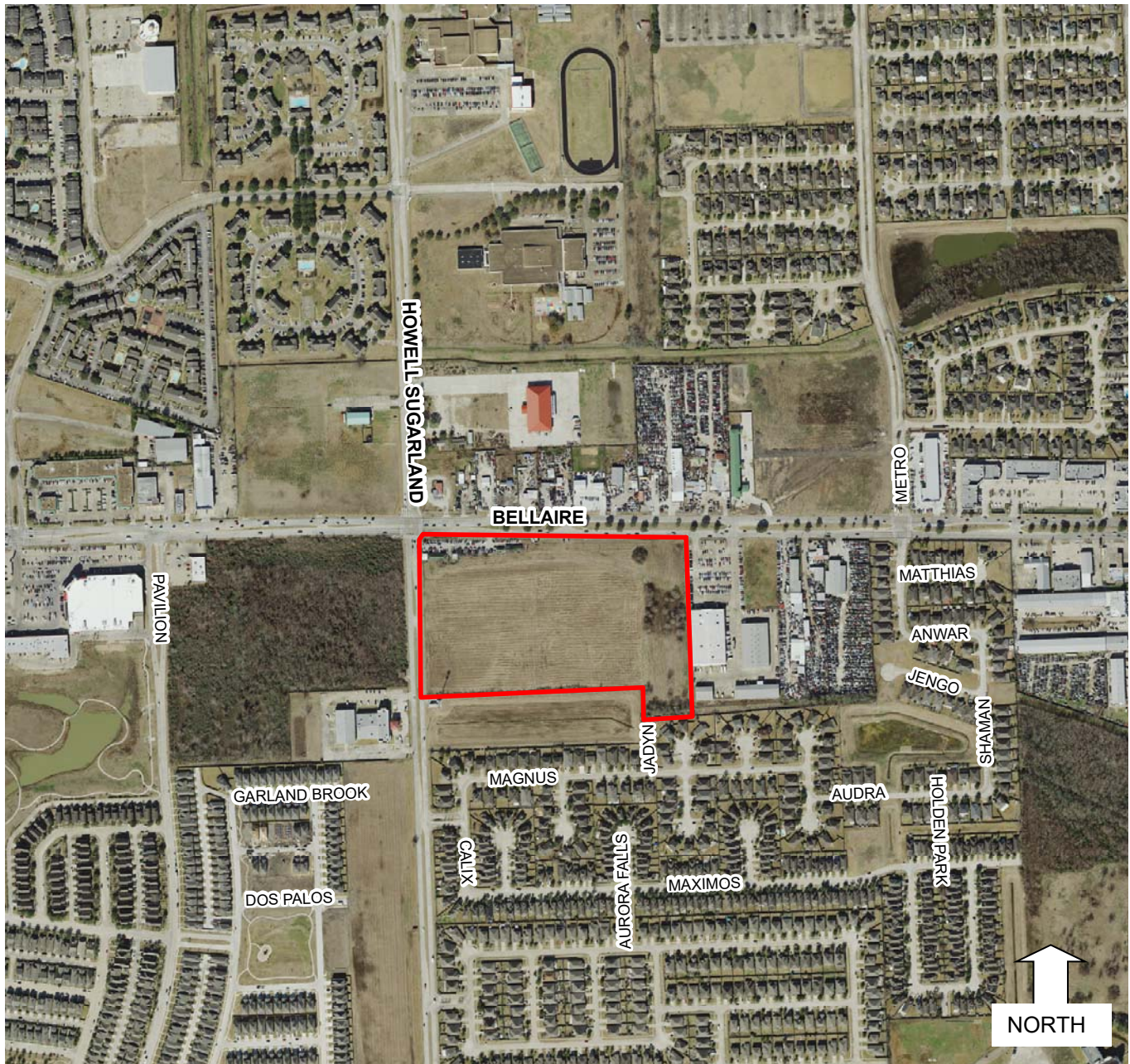
ITEM: 99

Planning and Development Department

Meeting Date: 09/17/2020

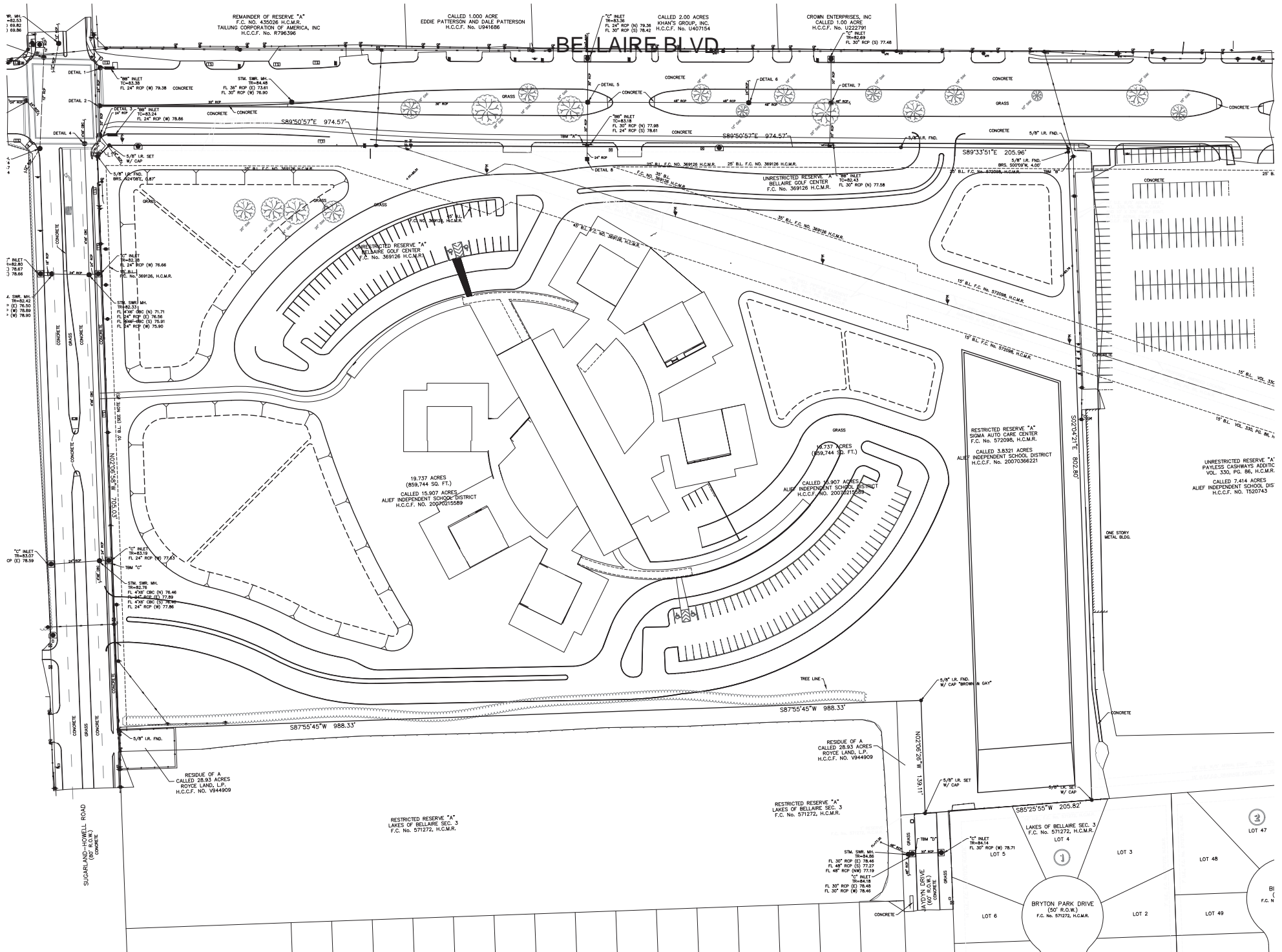
Subdivision Name: Alief ISD Early Childhood Center No 2

Applicant: West Belt Surveying, Inc.



D – Variances

Aerial





Application Number: 2020-1500

Plat Name: Alief ISD Early Childhood Center No 2

Applicant: West Belt Surveying, Inc.

Date Submitted: 08/24/2020

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:

Specific variance is being sought and extent of condition is not to extend Jadyn Drive or terminate with a Cul-De-Sac.

Chapter 42 Section: 134

Chapter 42 Reference:

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

Statement of Facts

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

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

Alief Independent School District Early Childhood Center No 2 site is located at the southeast corner of Bellaire Boulevard and Sugarland Howell Road. In regard to the matter of extending Jadyn Drive, please note the following: Extending the stub street of Jadyn Drive would increase the traffic flow through the future Early Childhood Center school site and impact the safety of the faculty and students. Extending a street through this location would not serve a great purpose to the property owners in the general area of subject tract. The adjoining development has adequate traffic pattern for traffic flow and not extending Jadyn Drive will not impede the traffic flow of the surrounding development.

(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 access easements 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. It will be an aid to the public health by not allowing a public road to go through the site. 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.

Houston Planning Commission

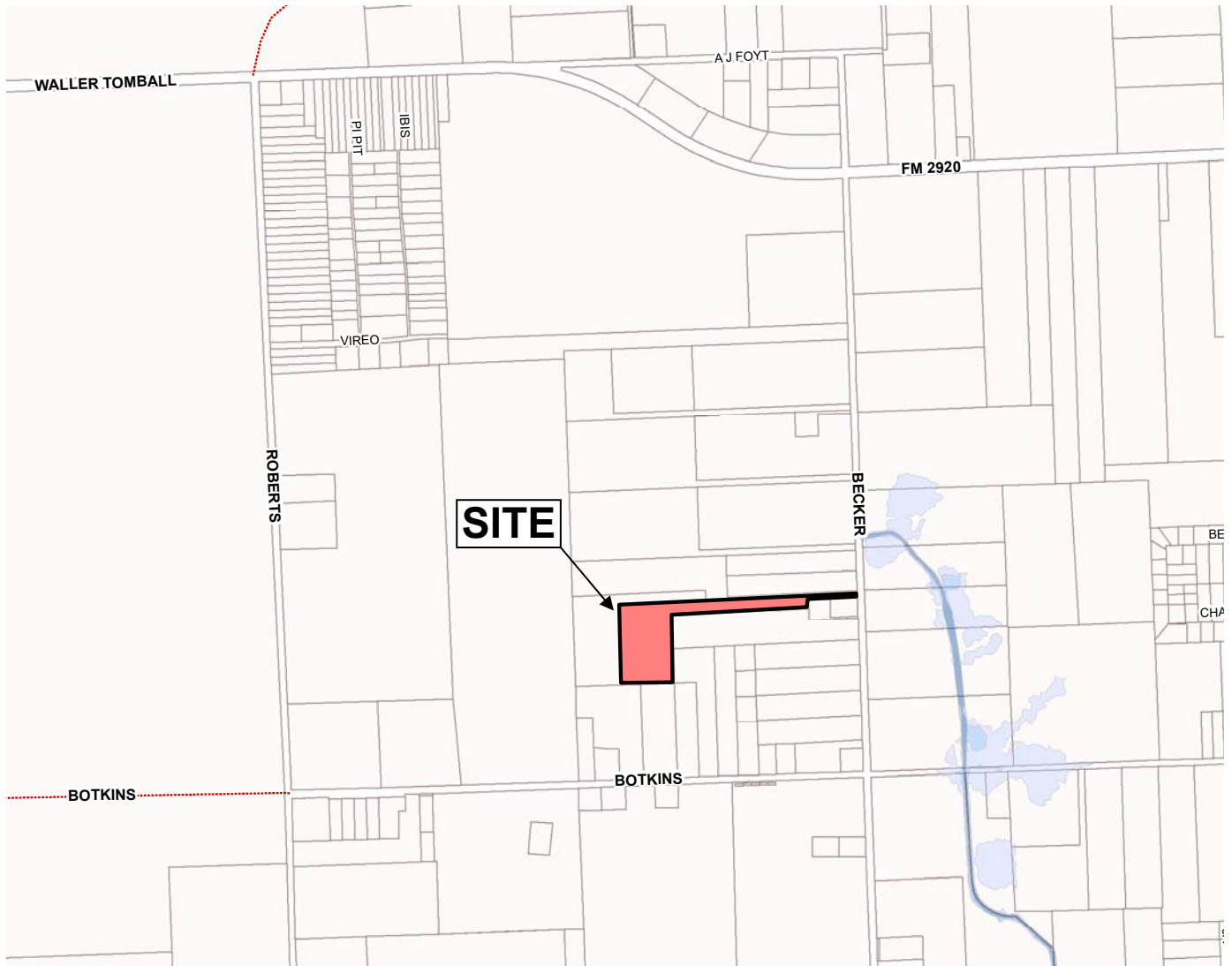
ITEM: 100

Planning and Development Department

Meeting Date: 09/17/20

Subdivision Name: Becker Enclave

Applicant: PLS Construction Layout, Inc.



D – Variances

Site Location

Houston Planning Commission

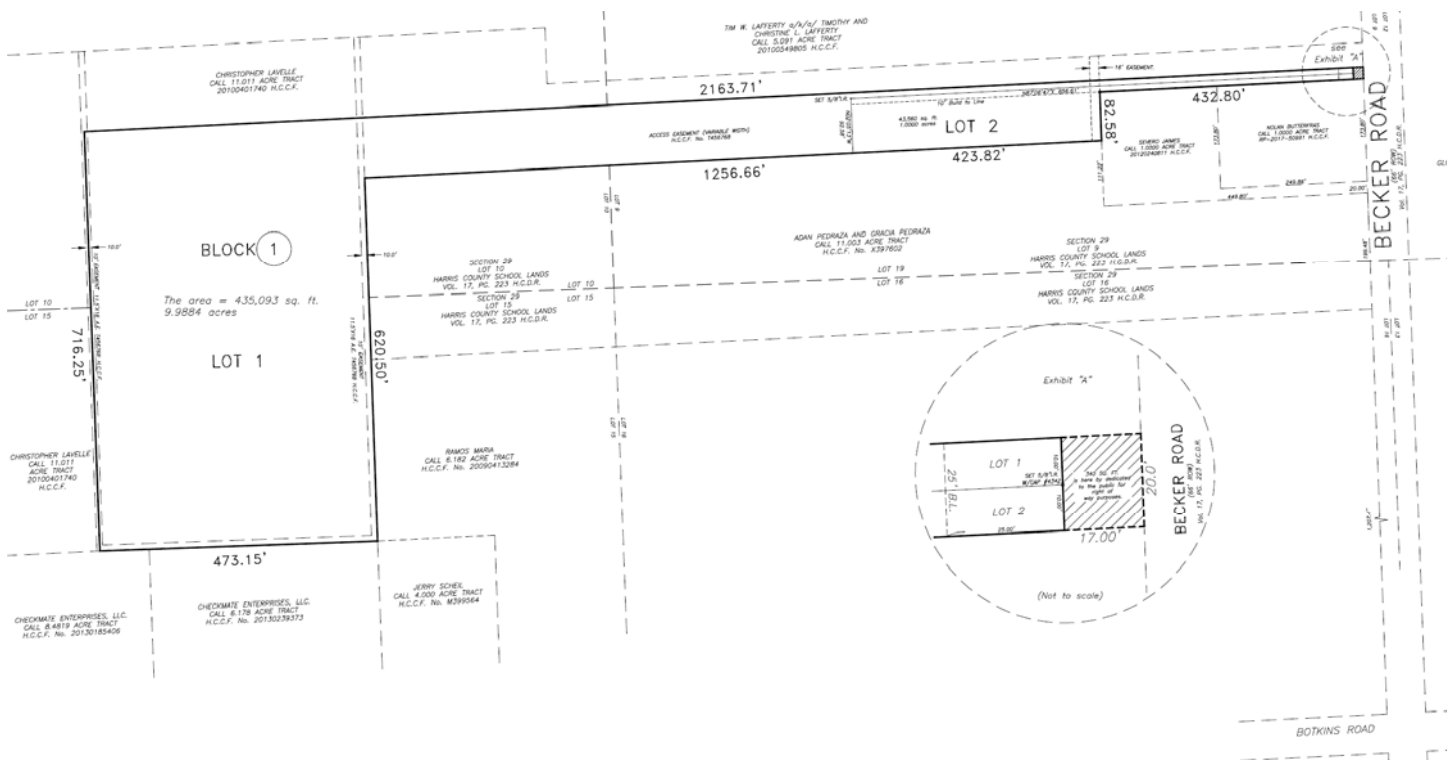
ITEM: 100

Planning and Development Department

Meeting Date: 09/17/20

Subdivision Name: Becker Enclave

Applicant: PLS Construction Layout, Inc



D – Variances

Subdivision

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 9/17/20

Subdivision Name: Becker Enclave

Applicant: PLS Construction Layout, Inc.



D – Variances

Aerial



Application Number: 2020-1598

Plat Name: Becker Enclave

Applicant: PLS CONSTRUCTION LAYOUT, INC

Date Submitted: 09/08/2020

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 for future intersection of local streets at an intersection spacing distance greater than 1400 feet.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

The applicant proposes to subdivide one 11.0305 acre lot into two flag lots comprised of one 9.9884 acre lot, one 1.0000 acre lot, and 17" of right-of-way dedication along existing Becker Rd in the portion of the City of Houston ETJ known as Hockley, TX. The flag portion of the two lots is 20', lot 2 is 80' wide, and Becker Rd is a major thoroughfare. The subject tract lies approximately 1,400 feet to the north of existing Botkins Rd. There are hundreds of acres of rural unplatted land surrounding this proposed flag lot configuration. The applicant does not own or control any property outside the boundaries of this subdivision plat. Requiring this property owner to bisect the two proposed flag lots by the requirement to dedicate a public street would be contrary to sound public policy. 1) This requirement would result in the random placement of a 50' wide x 100' long paper right-of-way dedication in the middle of nowhere. 2) The proposed dedication would be placed in a location that is inaccessible to the public for right-of-way maintenance. 3) The location of the required dedication is situated such that it would never intersect with any existing public right-of-way, causing a hardship to the owner including problems with the required right-of-way never being accepted into public inventory, despite the property owner being required to delay the project, hire engineers, and potentially construct public right-of-way in the middle of nowhere.. 4) Because of the exurban location and large lot development pattern, local street circulation would be addressed better by 2600' intersection spacing until a later time far in the future when intensity of development in this location more closely resembles developments in which the 1,400' intersection spacing requirement is typically implemented. 5) Lot 1 in its current configuration as well as in its proposed configuration is approximately 2200' deep, as measured from Becker Rd. Bisecting Lot 1 with the required public street contributes to a perceived policy that large, exurban residential lots are not desired in the City of Houston ETJ.

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

Hockley is a rural, exurban area far outside of the City of Houston corporate boundary, far outside of suburban master planned communities, and even outside of the Highway 99 Grand Parkway. The 11.0305 acre subject site has existed in

this configuration for many years as residential farm and ranch land use. All the abutting properties also always have been rural land uses. The proposed Lot 1 will continue in the same landuse and overall configuration as it always has, save and except for roughly the front one acre, which is being used to create proposed Lot 2, which will be single family residential. The dimension of approximately 2200 linear feet along the northern plat boundary abutting Lot 1 has existed in this configuration since at least 2001, prior to the current owners having the property. The requirement to bisect Lot 1 with a street to nowhere results from a hardship that lies in the physical characteristic of the land being a deep, large, rural lot. This hardship was not created or imposed by the applicant.

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

Area traffic circulation for the surrounding properties will not be affected and has been adequate for many years. This plat will not have any additional impact to the area traffic circulation. The subject site lies in a rural, exurban area with very large plots of land. Strict adherence to the 1400' intersection spacing requirement would not meet the intent and general purpose of this chapter, as the frequency of public streets in this location would be excessive and would bisect existing land uses.

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

The granting of this variance does not alter the existing traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of this area. There are sufficient streets to serve the existing community, and the net two (2) proposed single family lots create no concerns that would be injurious to public health, safety, or welfare.

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

Imposition of the standards of this chapter would result in undue hardship that would be contrary to sound public policy. Moreover, the imposition bisecting the subject site with a public street would deprive the applicant reasonable use of the land. Existing conditions led to the configuration of the property, and the general intent and purpose of this chapter would be maintained.

Houston Planning Commission

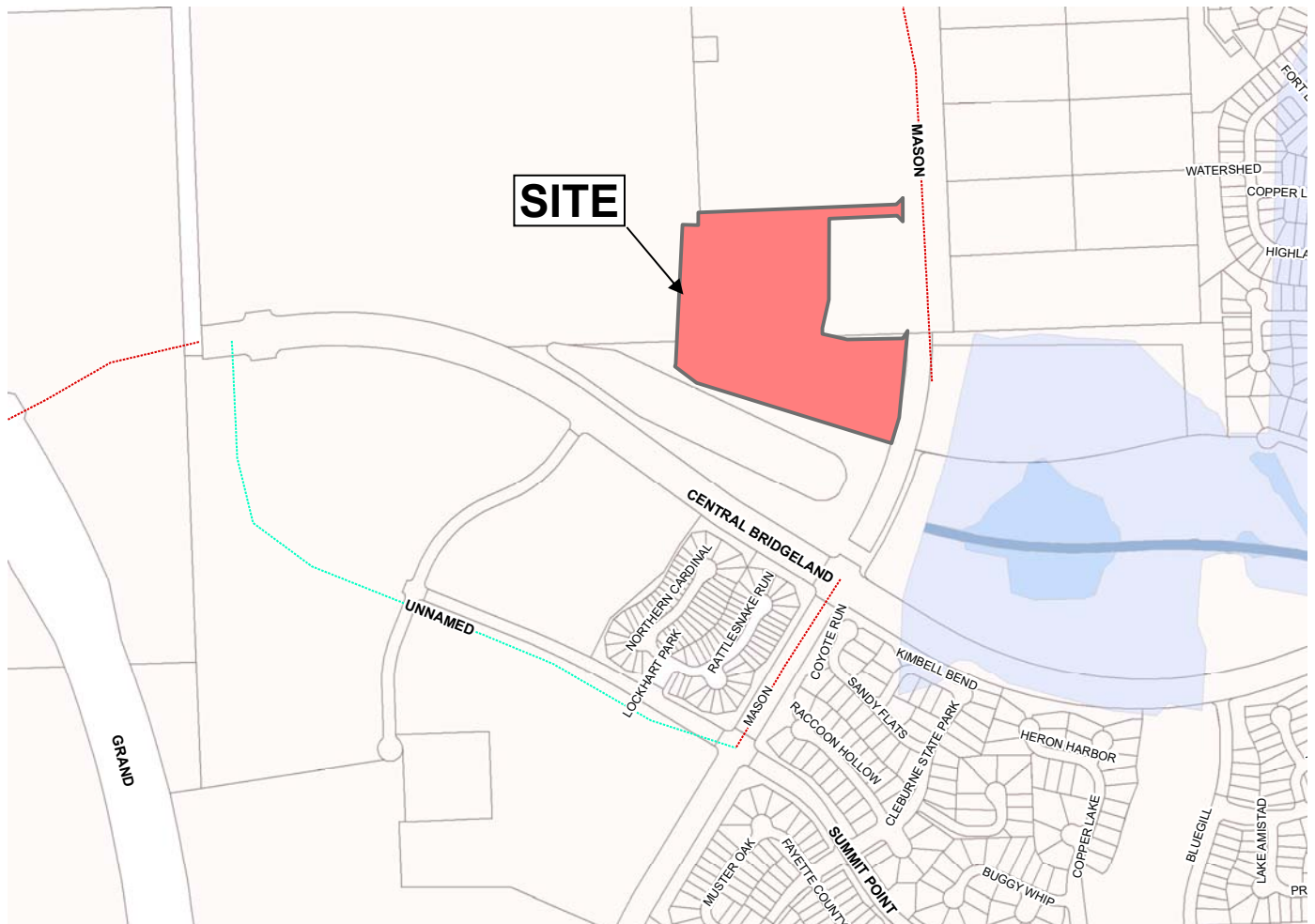
ITEM: 101

Planning and Development Department

Meeting Date: 09/17/20

Subdivision Name: Bridgeland Central Sec 1

Applicant: LJA Engineering Inc.



D – Variances

Site Location

Houston Planning Commission ITEM: 101

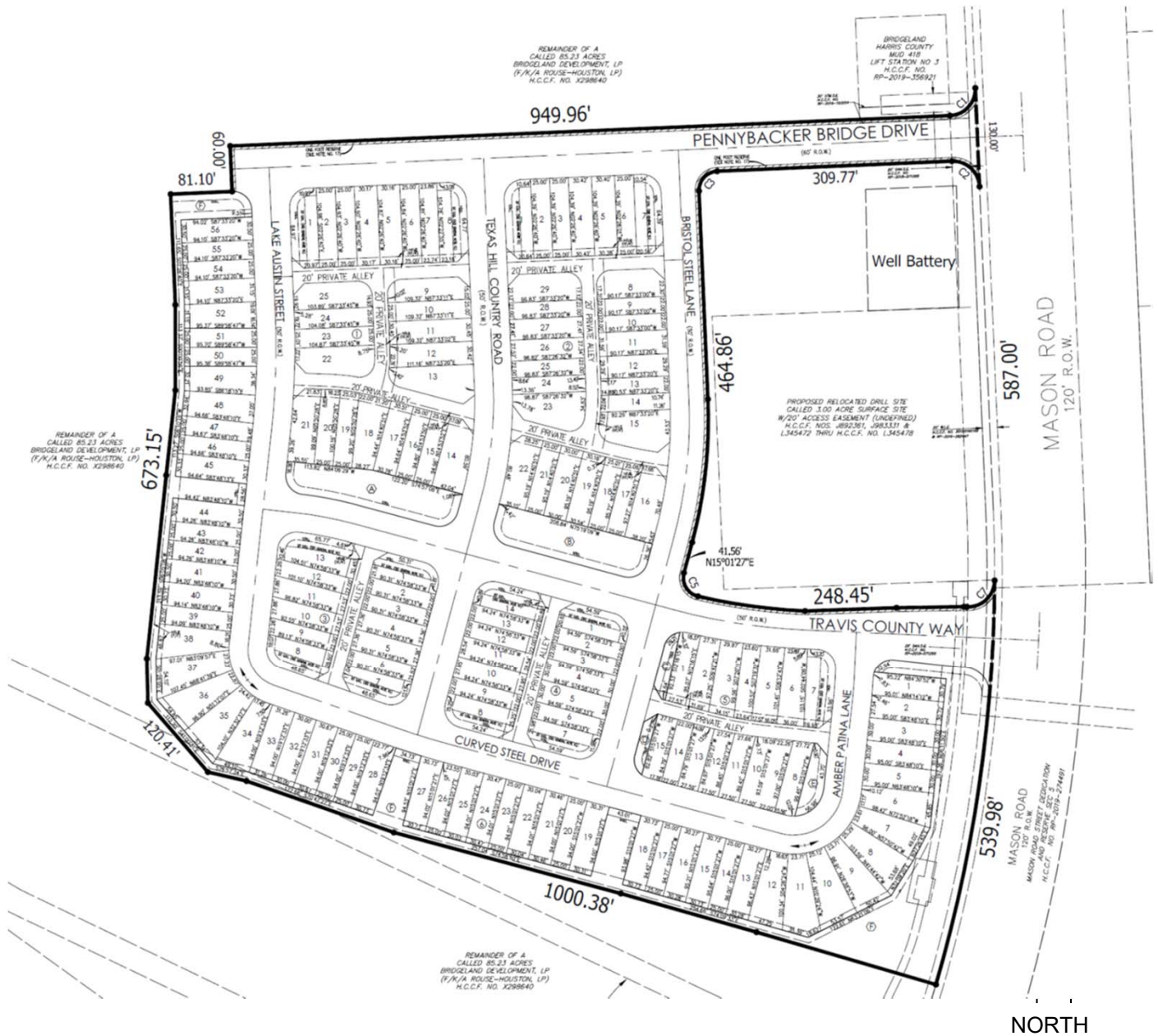
ITEM: 101

Planning and Development Department

Meeting Date: 09/17/20

Subdivision Name: Bridgeland Central Sec 1

Applicant: LJA Engineering Inc.



D – Variances

Subdivision

Houston Planning Commission

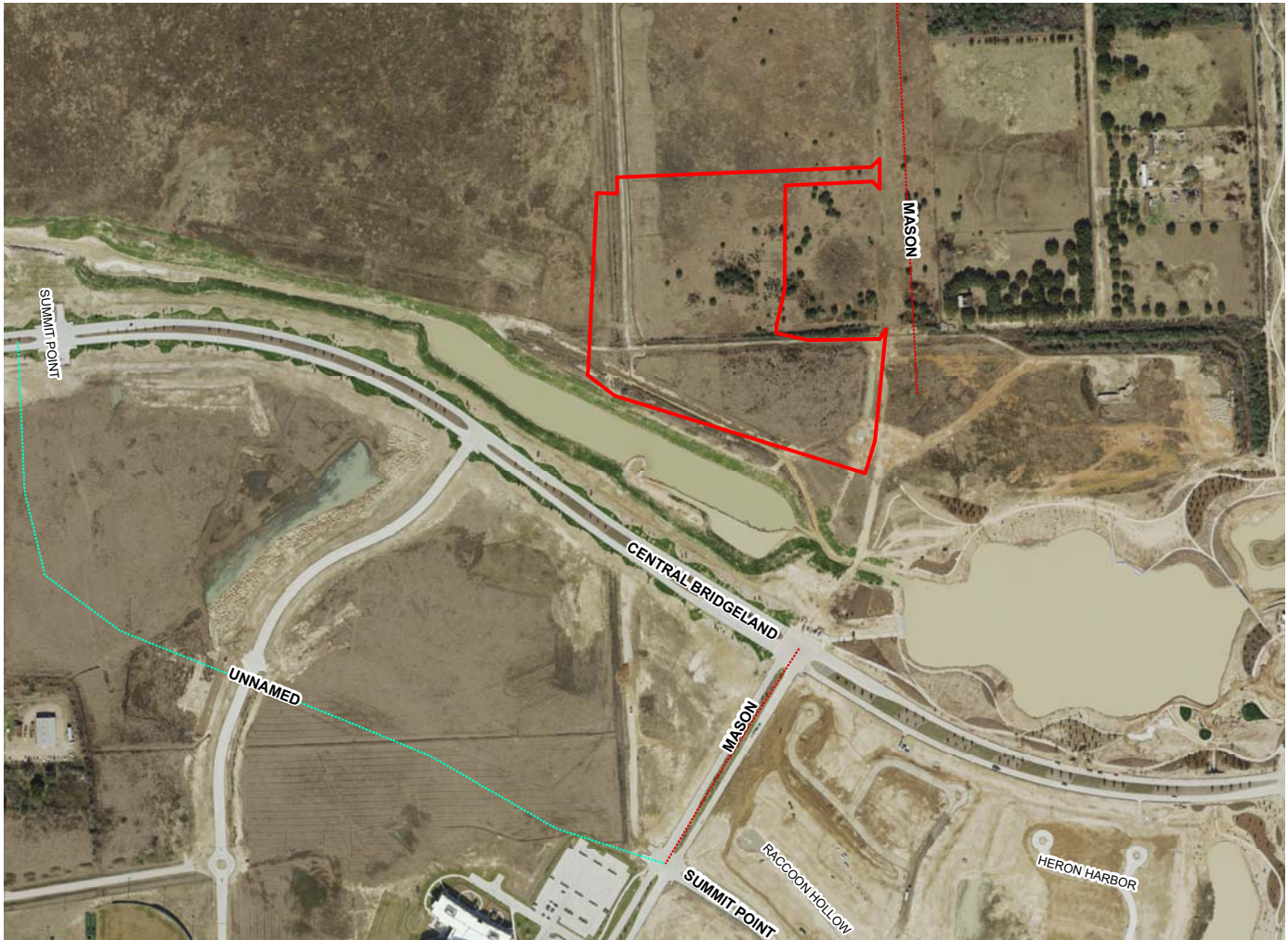
ITEM: 101

Planning and Development Department

Meeting Date: 9/17/20

Subdivision Name: Bridgeland Central Sec 1

Applicant: LJA Engineering Inc.



D – Variances

Aerial



Application Number: 2020-1608

Plat Name: Bridgeland Central Sec 1

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 09/08/2020

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:

Block length, Intersections of major thoroughfares 600' Minimum Spacing 1. Block length less than 600' along Mason Road

Chapter 42 Section: 127(b)

Chapter 42 Reference:

42-127 (b) Intersections of major thoroughfares shall be spaced a minimum of 600 feet apart;

Statement of Facts

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

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

Bridgeland Section 1 is bounded by Pennybacker Bridge Drive on the north, by Drainage and Open Space on the west, by Bridgeland Creek K-150 Drainage Lakes on the south, and Mason Road on the east. The neighborhoods within this zone are served by collectors connecting to three Major Thoroughfares, and to the town center to the west.

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

The block length between Pennybacker Bridge Drive and Travis County Way is 587' due to an existing lift station to the north of Pennybacker Bridge Drive. A 15' landscape reserve is being set aside to buffer the lift station, causing the block length to be less than 600' minimum. The sight distances to both intersections along Mason Road are clear and visible to oncoming traffic.

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

The intent and general purposes of section 42 ordinance are preserved. The purpose of the Subdivision Ordinance is to create sufficient circulation and access for the surrounding areas. Traffic circulation is to be provided by the proposed major thoroughfare and collector street grid within the proposed Bridgeland central.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The variance is within 10% of the 600' minimum block length, and each intersection has unobstructed sight distances.

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

The street system is adequate for the number of units proposed in the Bridgeland Central Section 1 area. Most of the traffic patterns will feed onto the Major Thoroughfare Mason Road from the internal collectors. The 587' block length is a de minimis variance. Economic hardship is not the sole justification for the variance.

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 09/17/20

Subdivision Name: Commons at Ella Forest (DEF 1)

Applicant: Gruller Surveying



D – Variances

Site Location

Houston Planning Commission

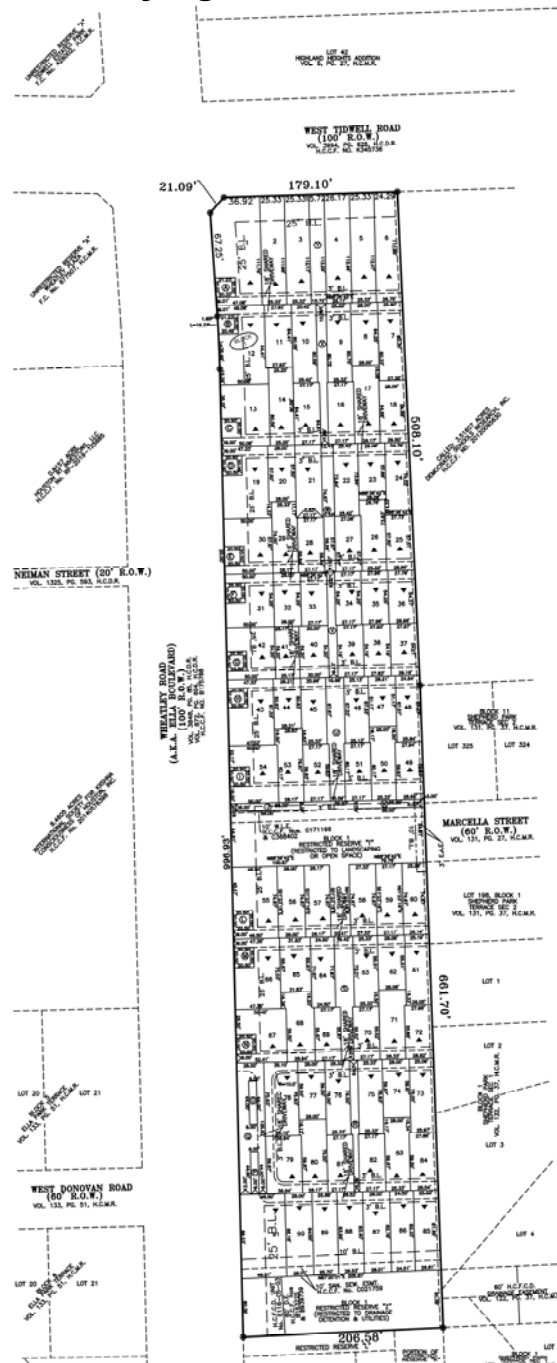
ITEM: 102

Planning and Development Department

Meeting Date: 09/17/20

Subdivision Name: Commons at Ella Forest (DEF 1)

Applicant: Gruller Surveying



D – Variances

Subdivision

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 09/17/20

Subdivision Name: Commons at Ella Forest (DEF 1)

Applicant: Gruller Surveying



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-1426

Plat Name: Commons at Ella Forest

Applicant: Gruller Surveying

Date Submitted: 08/10/2020

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 extend or terminate with a cul-de-sac Marcella Street

Chapter 42 Section: 134

Chapter 42 Reference:

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

Statement of Facts

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

(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;

Marcella Street was dedicated in 1965 by the plat of Shepherd Park Terrace Section 2, a 40 acre subdivision comprised entirely of single family residential lots. The plats of Sections 1 and 2 of Shepherd Park Terrace left an approximately 1850-foot long by 200-foot wide strip of land as unplatted acreage between the subdivisions and Ella Boulevard/Wheatley Road. Marcella Street is the only street stubbed into the undeveloped acreage from either subdivision; the overall street pattern for Shepherd Park Terrace promotes convenient circulation for local traffic while discouraging cut-through traffic from the major thoroughfares which surround it. The dedication and construction of Marcella Street through Commons at Ella Forest to Ella Boulevard/Wheatley Road will open up the neighborhood to such cut-through traffic without providing any real benefit to traffic circulation in the area.

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

Applicant did not nor will not create a hardship. The variance was previously granted with the subdivision Commons at Ella Forest. This variance will increase safety for the neighboring subdivision as it will limit traffic from a major thoroughfare.

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

The extension of Marcella Street is not necessary to meet the intersection spacing requirements along a major thoroughfare of a minimum of 2600 feet. The distance from Pinemont Road to the south to West Tidwell Road, which makes up the north property line of Commons at Ella Forest, is approximately 2250 feet. The Shepherd Park Terrace neighborhood is adequately served by their internal street system as evidenced by the previous endorsement of this variance request by the Shepherd Park Terrace Civic Club.

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

Granting the variance and allowing the existing traffic circulation to remain as it currently exists will promote public safety in the area. Shepherd Park Terrace, the adjoining neighborhood, has already experienced the safety threat to their streets by motorists cutting through their neighborhood trying to avoid the traffic signals at Ella Boulevard/Wheatley Road and both West Tidwell Road and Pinemont Road and has been allowed by the City of Houston to barricade Candlecrest Drive and Dunsmere Street at West Tidwell Road. The self-contained pattern of the streets in Shepherd Park Terrace further frustrates such cut-through motorists, increasing the danger for local residents.

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

Granting the variance not to extend Marcella Street from the Shepherd Park Terrace neighborhood to Ella Boulevard/Wheatley Road, and allowing the existing traffic patterns to remain as-is, will protect the safety and security of the residents of Shepherd Park Terrace. The Shepherd Park Terrace Civic Club has previously endorsed the granting of the variance in their letter of March 1, 2016..



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

August 25, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Commons at Ella Forest

REFERENCE NUMBER: 2020-1426



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 West Tidwell Road and Wheatley 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.

Gruller Surveying, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend or end with a cul-de-sac Marcella Street. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

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

Virtual Planning Commission Meeting

Thursday, September 3, 2020, at 2:30 p.m.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

www.houstonplanning.com

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624. A staff member will take your comments. Your comments will be read into the record and made part of the meeting record.

For additional information regarding this project, please call Chris Garcia with Gruller Surveying at 713-333-1466. You may also contact Homero Guajardo 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.

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

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

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: 103

Planning and Development Department

Meeting Date: 09/17/20

Subdivision Name: Dangs Estates (DEF 1)

Applicant: SEM Services



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 09/17/20

Subdivision Name: Dangs Estates (DEF 1)

Applicant: SEM Services



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-1367

Plat Name: Dangs Estates

Applicant: SEM SERVICES

Date Submitted: 08/10/2020

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:

Two variances are sought, variance no. 1 is to allow four single family residential lots take access from an access easement instead of a public street, variance no. 2 is to allow to exceed intersection spacing by not providing a public street through the site.

Chapter 42 Section: 122 & 128

Chapter 42 Reference:

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: 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. (b) A street that intersects with a local street will satisfy the intersection length requirement of item (a)(1) of this section if the street: (1) Is a public street that intersects with two different public streets; and (2) Is not a permanent access easement. (c) Intersections along local streets shall be spaced a minimum of 75 feet apart. 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;

Statement of Facts

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

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

The subject property is located in the extra-territorial jurisdiction of the City of Houston. It is located near the intersection of Spring Creek Drive and Burrard Street. The property owner is proposing a 4.7 + acre to be split into four single-family lots to build their residences for family members. The applicant is requesting two variances, variance (1) is to exceed intersection spacing by not providing a north-south street through the site and variance (2) is to allow four single-family lots to have access on an access easement instead of the required public/private street. The future single-family residences are located on ingress/egress easement that has been providing access to a communications tower. Lots will be fronting on this existing easement. Requiring a street to be in lieu of the easement would be contrary of public policy. Since there is a proposed, to be recorded, road to the east with the Spring Creek RV Park development (2020-0877). Strict application of the ordinance would make two street intersections to be closer than the required 75' along the southern plat boundary on Sciacca Road. Traffic circulation in this semi-rural part of the county will not benefit by adding an additional street next to each other. If a public street is required, the redevelopment of this rural property would be detrimental. Since Harris County Engineering requirements office would be required to maintain two public ROW's adjacent to each other with no true public circulation improvement. In addition to this, a street connection through the site would be impractical, when there are other possible connection points. Further points to the west along Spring Creek Drive that along with Cottage Hill Lane to the north would be more beneficial to connect the northern and southern part of the neighborhood. Extending Cottage Hill Lane across Spring Creek Drive would be more beneficial for connectivity and traffic flow purposes in the future and meeting Chapter 42 intersection spacing requirements along local streets. Allowing all future four single-family lots to have frontage on an existing access easement will continue with the existing conditions of the site by limited local traffic to our residents only (4 houses).

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

All of the properties, within the immediate northern boundary, are undeveloped and in a survey/abstract. A street connection/cul-de-sac through the 2.6+ acre site being proposed to be residential will not improve traffic. Adding a street connection further to the west will be a better connection to connect to existing stub streets and bigger sties.

(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. Other future connections are better suited for all properties within the vicinity to have frontage on a public street.

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

The 4.7+ acre lots provide sufficient are for water well and septic. The proposed single-family residences will comply with all requirements per Harris County Engineering's Office as being requested.

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

Economic hardship is not the sole justification of the variance. The existing character of this rural street network is the justification of this variance. The proposed north-south street connection per Chapter 42 is better suited for bigger tracts to the west to provide north-south connectivity to the neighborhood.

Houston Planning Commission

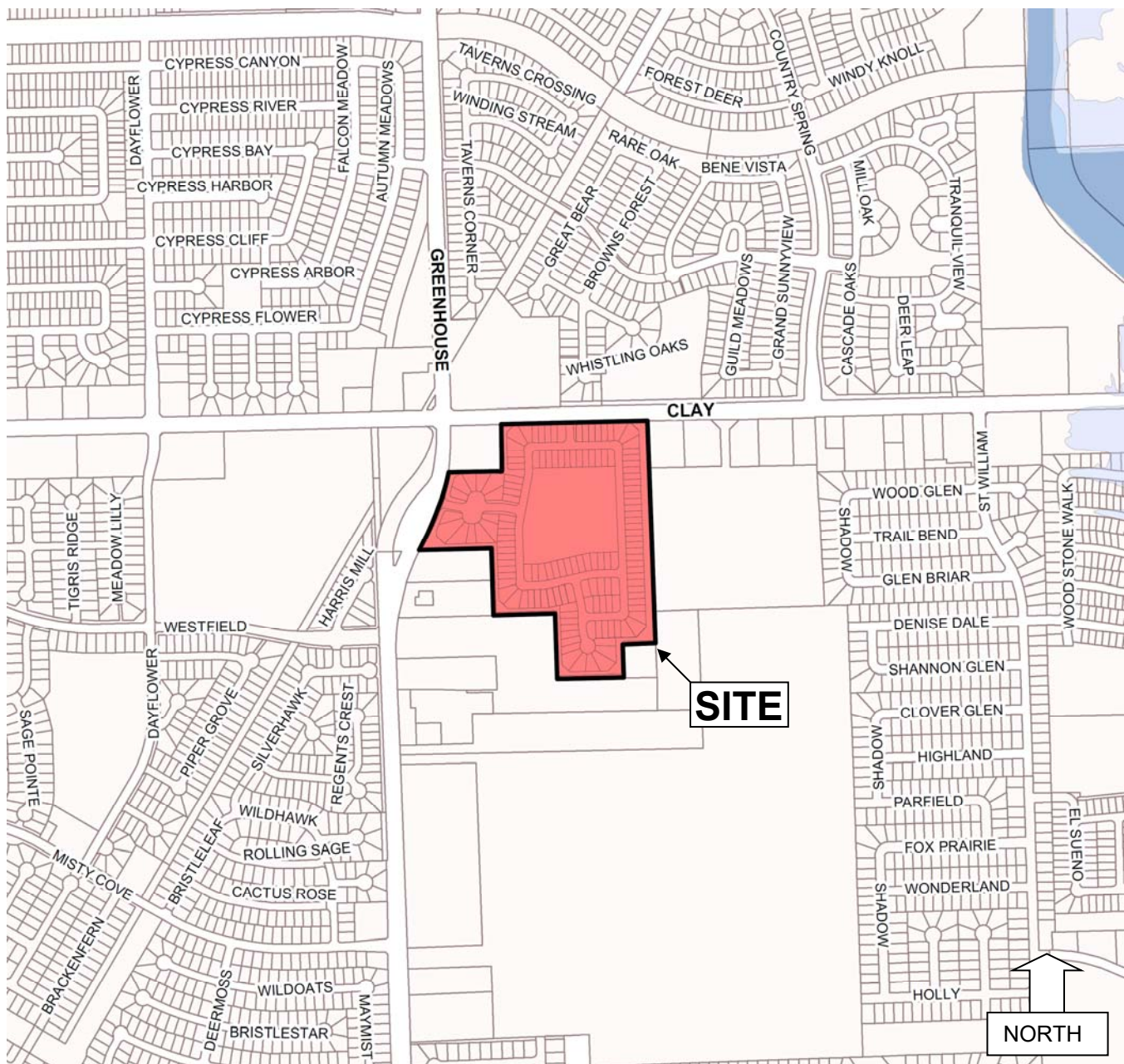
ITEM: 104

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Grand Oaks South GP

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



D – Variances

Site Location

Houston Planning Commission

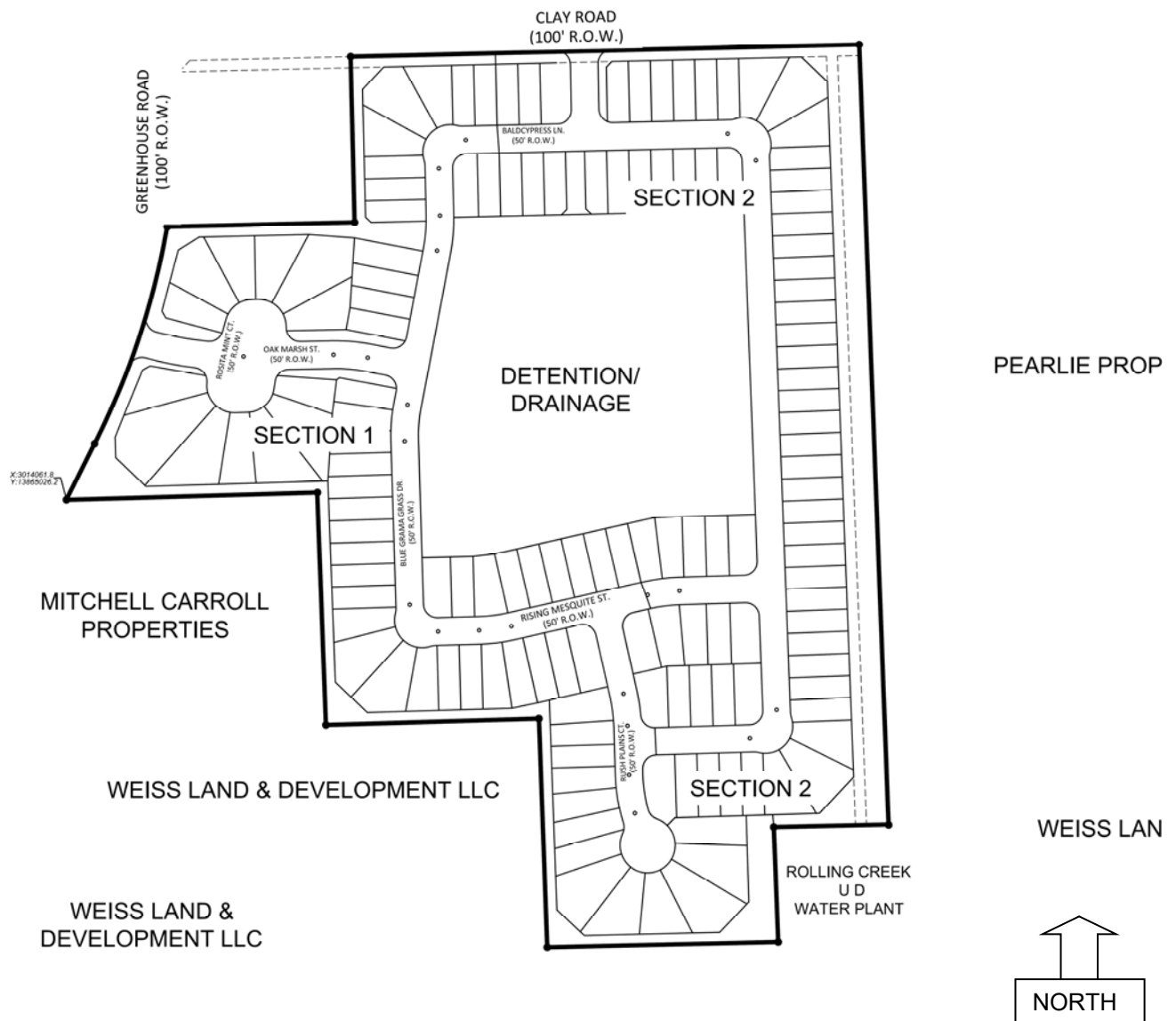
ITEM: 104

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Grand Oaks South GP

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



D – Variances

Subdivision

Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 09/17/2020

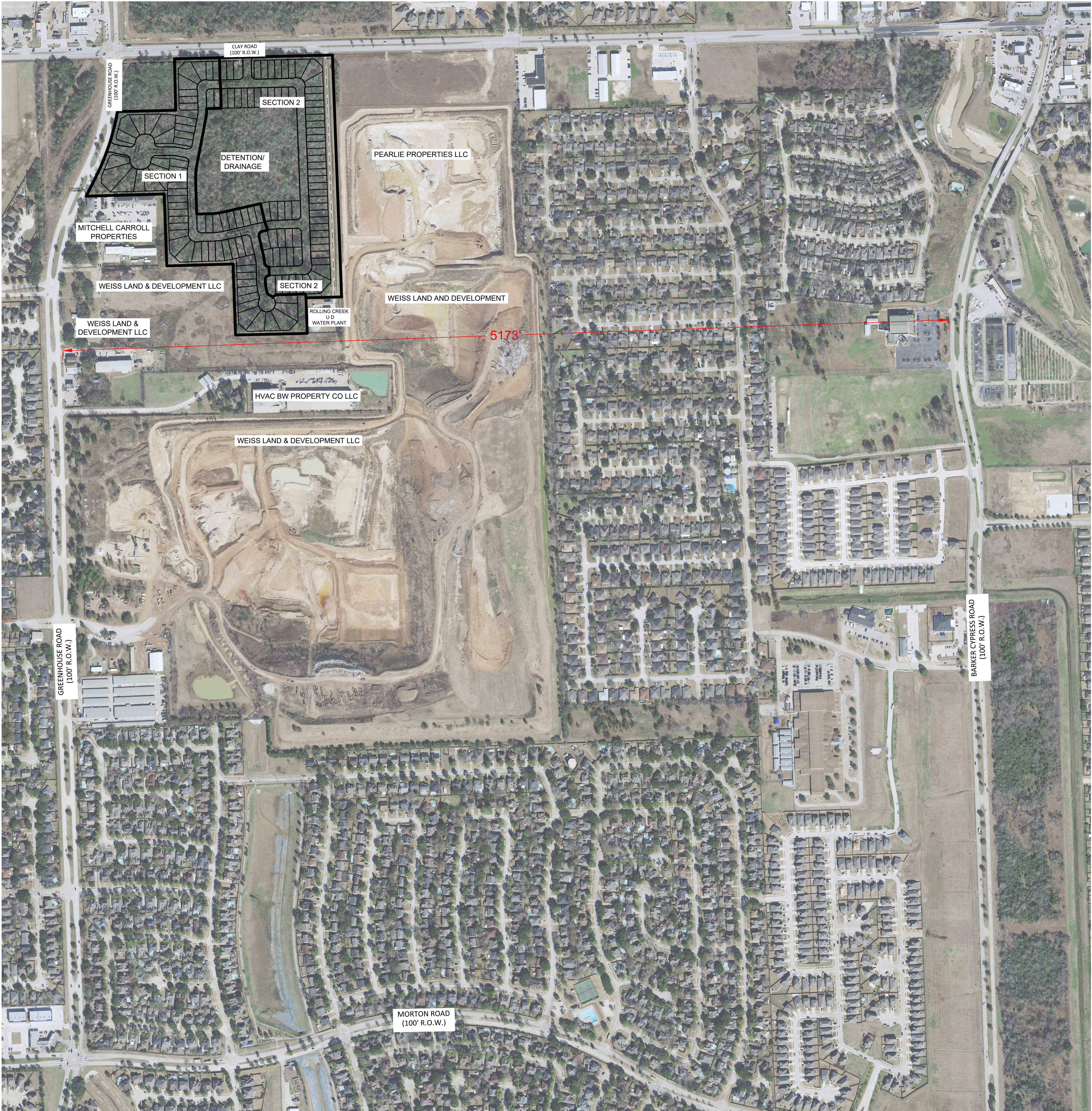
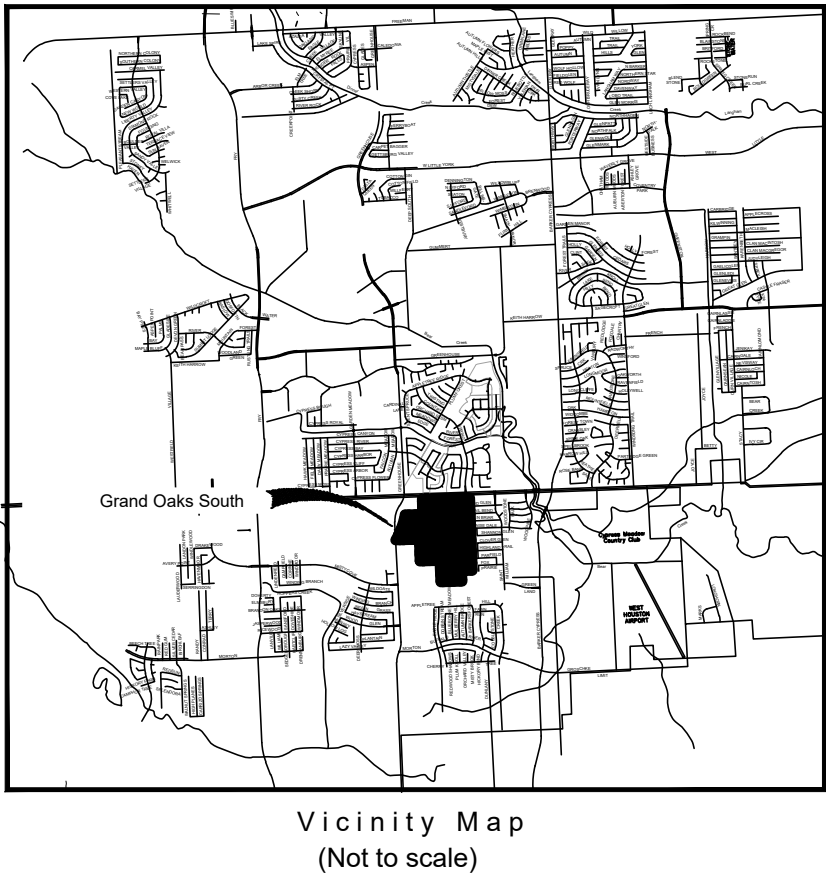
Subdivision Name: Grand Oaks South GP

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



D – Variances

Aerial



AN EXHIBIT FOR

GRAND OAKS SOUTH

±36.2 ACRES

OUT OF THE
W.C.C.R. CO. SURVEY, A-1136
W.C.C.R. CO. SURVEY, A-1038
CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

OWNER:
WOODMERE DEVELOPMENT CO., LTD.

PLANNER:




Planning & Landscape Architecture

Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - F 713.953.5026

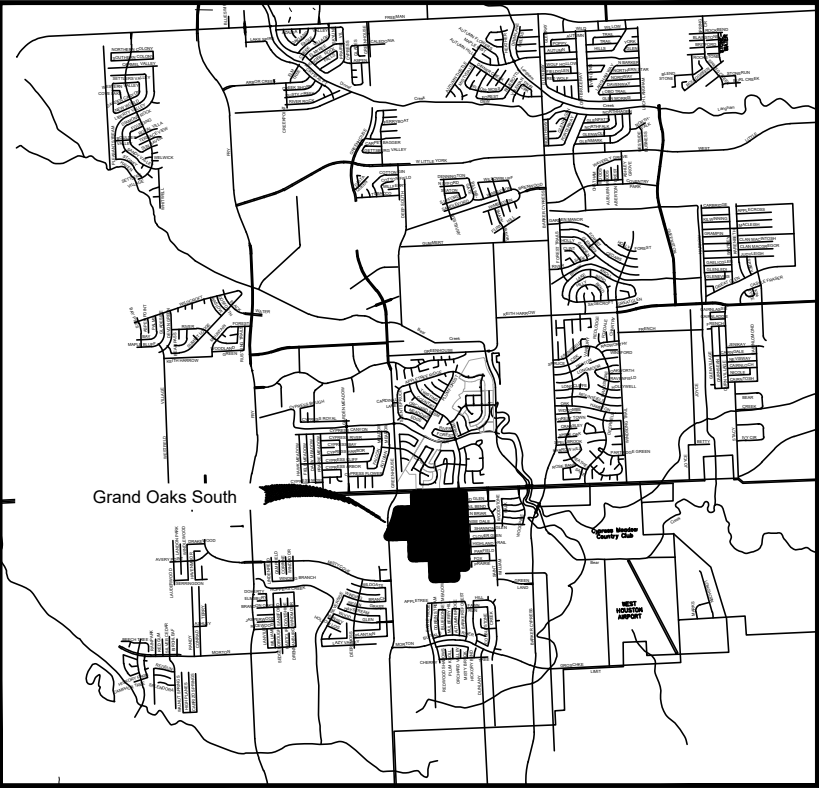
NORTH



0 150 300 600

LJA# 1037-10012 09.04.2020

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE HOUSTON PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



Vicinity Map
(Not to scale)



DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE HOUSTON PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LIA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

AN EXHIBIT FOR
GRAND OAKS SOUTH

±36.2 ACRES

OUT OF THE
W.C.C.R. CO. SURVEY, A-1136
W.C.C.R. CO. SURVEY, A-1038
CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

OWNER:
WOODMERE DEVELOPMENT CO., LTD.

PLANNER:




Planning & Landscape Architecture


Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - F 713.953.5026

NORTH



0 150 300 600



LJA# 1037-10012

09.04.2020



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2020-1541

Plat Name: Grand Oaks South GP

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

Date Submitted: 09/04/2020

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 exceed the maximum intersection spacing along the eastern boundary of the Grand Oaks South subdivision.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Grand Oaks South is a 36.2 acre subdivision located northwest of central Houston, immediately west of Highway 6 south of Clay Road. The community includes several internal streets that traverse the development. The site is bounded on the east and south sides by an existing construction material refuse center, single family residential homes to the north, and Cardiff Junior High School to the west. There is also an existing commercial business to the south with a private drive that extends to Greenhouse Road. There are two entrances to the subdivision, one off Clay Road and the other off Greenhouse Road. Both streets will provide access to the rest of the subdivision. The future internal roads will have sufficient connectivity throughout the site as well as access to the major thoroughfares that bound it on the north and west. It is not possible for these internal streets to meet the criteria of 42-128(a)(1) due to the existing construction material refuse center to the east and south.

(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 is a result of the existing construction material refuse center to the east and south of the development.

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

The proposed configuration meets the intent of the provisions of the ordinance and provides ample internal circulation throughout the 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 as adequate internal circulation is provided with the proposed street layout.

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

Economic hardship is not a justification for the variance; The proposed design is necessary due to the existing construction material refuse center to the east and south of the development.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-1541

Plat Name: Grand Oaks South GP

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

Date Submitted: 09/04/2020

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 exceed the maximum intersection spacing along the southern boundary of the Grand Oaks South subdivision.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Grand Oaks South is a 36.2 acre subdivision located northwest of central Houston, immediately west of Highway 6 south of Clay Road. The community includes several internal streets that traverse the development. The site is bounded on the east and south sides by an existing construction material refuse center, single family residential homes to the north, and Cardiff Junior High School to the west. There is also an existing commercial business to the south with a private drive that extends to Greenhouse Road. There are two entrances to the subdivision, one off Clay Road and the other off Greenhouse Road. Both streets will provide access to the rest of the subdivision. The future internal roads will have sufficient connectivity throughout the site as well as access to the major thoroughfares that bound it on the north and west. It is not possible for these internal streets to meet the criteria of 42-128(a)(1) due to the existing construction material refuse center to the east and south as well as an existing commercial business further to the south.

(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 is a result of the existing construction material refuse center to the east and south and an existing commercial development further to the south of the development.

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

The proposed configuration meets the intent of the provisions of the ordinance and provides ample internal circulation throughout the 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 as adequate internal circulation is provided with the proposed street layout.

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

Economic hardship is not a justification for the variance; The proposed design is necessary due to the existing construction material refuse center to the east and south of the development.

Subdivision

Houston Planning Commission

ITEM: 106

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: La Quinta Luna

Applicant: SEM Services



D – Variances

Site Location

Houston Planning Commission

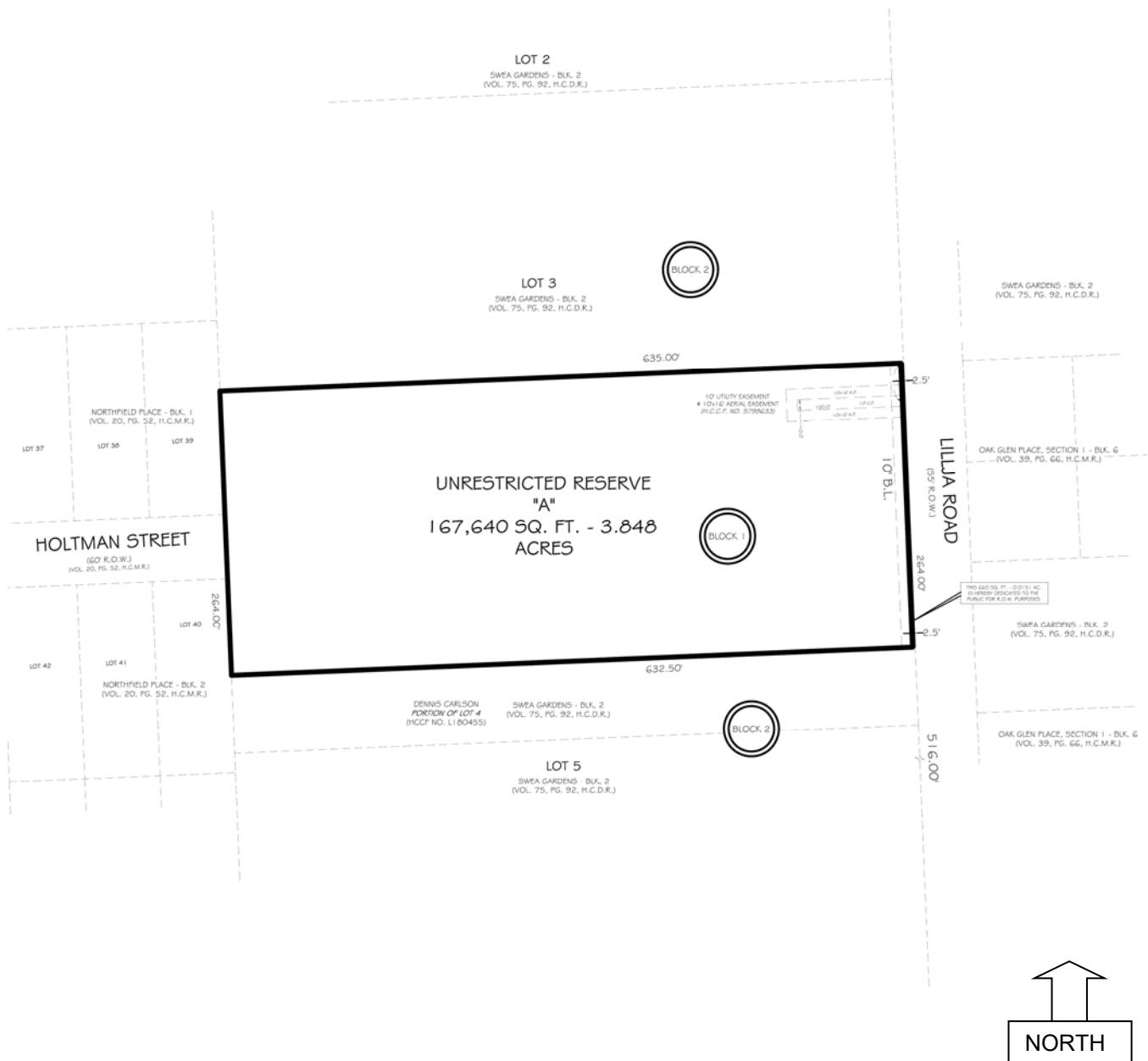
ITEM: 106

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: La Quinta Luna

Applicant: SEM Services



D – Variances

Subdivision

Houston Planning Commission

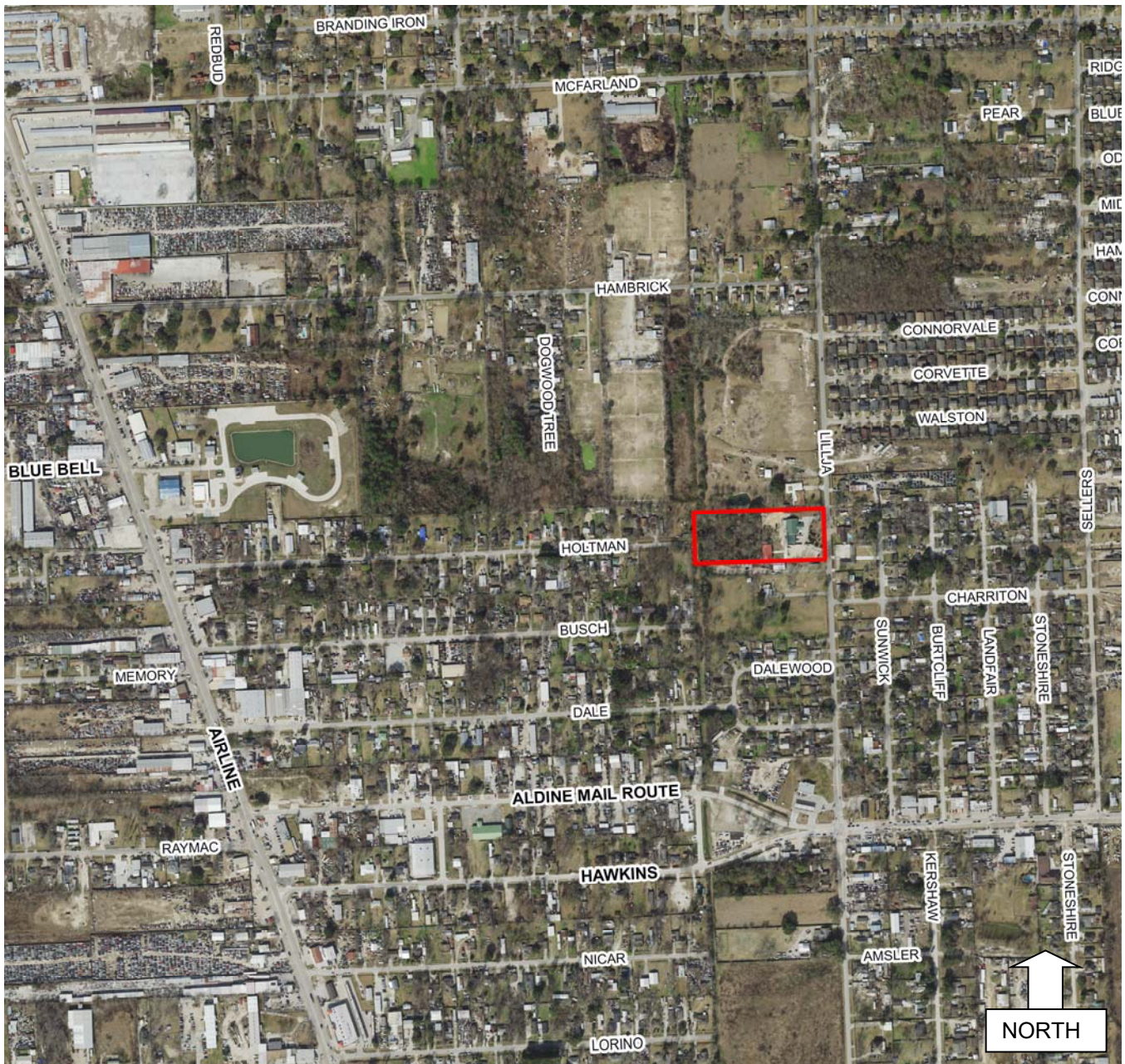
ITEM: 106

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: La Quinta Luna

Applicant: SEM Services



D – Variances

Aerial



Application Number: 2020-1570

Plat Name: La Quinta Luna

Applicant: SEM SERVICES

Date Submitted: 09/08/2020

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 exceed intersecting spacing and not extend Holtman street.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

The subject site is located in Houston's ETJ, in Harris County. The owner of 3.848 +/- acres of land is platting subject property to comply with Harris county regulations. The previous owner sold subject property to applicant as Commercial / Multi-family. It was later discovered that the previous owner had converted the existing buildings without the proper approval from Harris County. The applicant wishes to create an unrestricted reserve in order to comply with county regulations. We are asking that planning grant the above referenced variance to exceed intersecting spacing and not extend Holtman St as strict application would create an infeasible development. Applicant is combining two existing commercial tracts with improvements and the requirement to extend Holtman would not benefit the public, nor the development as the extension would go through an existing multi-family building. Variance request is based on the existing conditions surrounding the subject property and the extension of Holtman St would not improve traffic or hinder the flow of traffic if it is not extended.

(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 existing conditions surrounding subject property. The applicant is combining two existing commercial developments and the requirement to extend Holtman would not benefit the public, nor the development as the extension would go through an existing multi-family building.

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

The intent and general purposes of this chapter will be preserved and maintained. The extension of Holtman St would not improve traffic or hinder the flow of traffic if it is not extended.

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

The granting of the variance will not impede traffic, nor will it be injurious to the public health, safety or welfare if this variance is granted.

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

Economic hardship is not the sole justification of the variance as the variance requested is based on existing conditions surrounding the subject property.

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Magnolia Park Terrace

Applicant: The Interfield Group

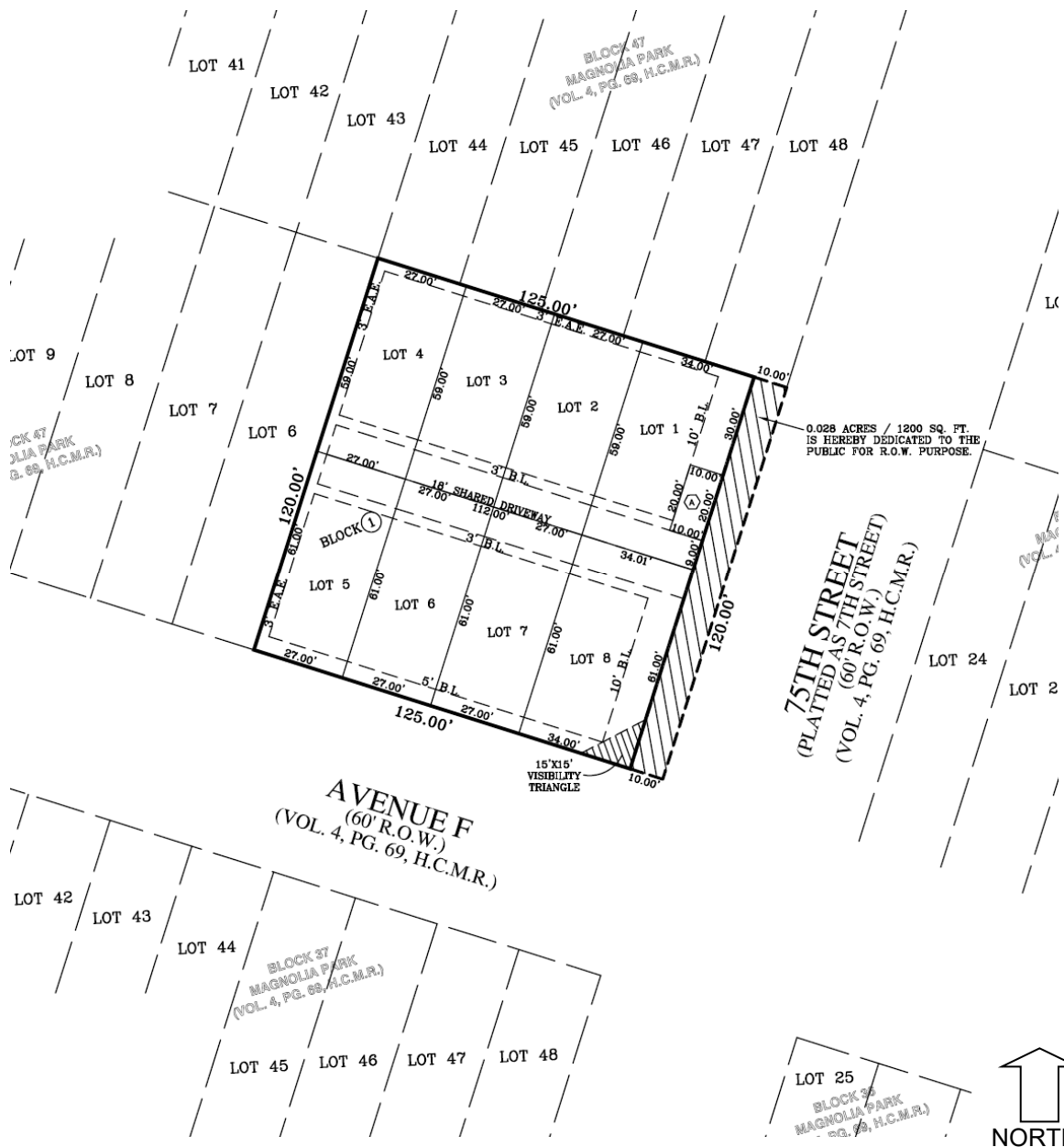


D – Variances

Site Location

Meeting Date: 09/17/2020

Applicant: The Interfield Group



Subdivision

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Magnolia Park Terrace

Applicant: The Interfield Group



D – Variances

Aerial

SITE NOTES

- 1) ALL DRAWINGS PRESENTED HERE REFERENCES THE 2012 IRC AND 2012 IBC BUILDING CODES.
- 2) FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12" ABOVE THE TOP OF THE NEAREST SANITARY SEWER MANHOLE COVER. QUALIFIED ENGINEER TO DETERMINE FINAL SLAB ELEVATION AND PROVIDE A SITE GRADING PLAN OR PER LOCAL AUTHORITY.
- 3) ELEVATION OF THE NEAREST SANITARY SEWER MANHOLE COVER IS ASSUMED TO BE 100.0'. CURB ELEVATION (AS REFERENCED) TAKEN FROM TOP OF THE CURB.
- 4) BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING, BLOCK FACE, AND SETBACK LINES PRIOR TO CONSTRUCTION.
- 5) PLUMBER TO CONNECT INTO EXISTING SANITARY SEWER. PIPING TO BE SCH. 40 P.V.C. (OR EQ.) INSIDE PROPERTY, AND CONCRETE PIPING IN THE R.O.W. OR EASEMENT. SEE PLAN FOR SIZES.
- 6) PLUMBER TO DETERMINE LOCATION OF WATER METER AND TO CONTACT THE LOCAL AUTHORITY TO CONNECT. WATER PIPE AND METER SIZES TO CONFORM WITH 2006 U.P.C. PIPING TO BE SCH. 40 P.V.C. (OR EQ.) SEE PLAN FOR SIZES. ABOVE GRADE "ELBOWS" ALLOWED FOR WATER AND GAS LINES ENTERING THE BUILDING PROPER (ONLY).
- 7) ELECTRICIAN TO RUN THREE UNDERGROUND CONDUITS FROM SOURCE POLE OR TRANSFORMER TO GARAGE FOR: A) ELECTRIC SERVICE. B) COMMUNICATION SERVICE. C) ENTERTAINMENT SERVICE... AT THE SAME LOCATION. PROVIDE CONDUITS IN SLAB, PRIOR TO POUR, TO MINIMIZE ABOVE GRADE "ELBOWS" ENTERING THE BUILDING PROPER.
- 8) ALL DRAINAGE AND RUNOFFS SHALL BE COLLECTED ON SITE IN AN UNDERGROUND SYSTEM OR DIRECTED ON THE SURFACE TO THE STREET. DRAINAGE AND RUNOFF ARE NOT ALLOWED TO BE DIRECTED ONTO ADJACENT PROPERTIES. SEE SWALE DETAIL. DRAIN PIPING TO BE SCH. 40 P.V.C. (OR EQ.) WHEN AREA DRAINS.
- 9) PROVIDE ONE QUALIFIED TREE PER 5000 SQ. FT. OF LOT SIZE OR ONE QUALIFIED TREE PER FAMILY.
- 10) SHADED AREAS DESIGNATES MINIMUM COMMON AREAS AND/OR PRIVATE UTILITY EASEMENTS (PER APPLICATION). THIS PANEL IS USED AS A GUIDE FOR THE DRAFTING OF THE REQUIRED COMMON AREA AGREEMENT LETTER. THE REQUIRED COMMON AREA AGREEMENT LETTER TAKES PRECEDENCE.
- 11) ALL WATER, SANITARY SEWER, STORM, ELECTRICAL PIPING, AND PAVING LOCATED IN THE COMMON AREA(S) ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 12) SIMILAR LINES (ELECTRIC, WATER, COMMUNICATION, ENTERTAINMENT) OF EACH TYPE CAN BE LOCATED IN THE SAME DITCH PROVIDED ALL LINES ARE SLEEVED THE ENTIRE RUN, OR MAINTAIN MINIMUM 36 INCH SPACING BETWEEN ALL LINES.
- 13) ALL PIPING IN THE R.O.W. SHALL BE REINFORCED CONCRETE.
- 14) PROVIDE MINIMUM 12" CLEARANCE OF A/C PADS TO ANY VERTICAL SURFACE, WITH MINIMUM 18" BETWEEN A/C PADS, AND A 30" MINIMUM SERVICE AREA.
- 15) ALL FENCING ALONG PROJECT BOUNDARY, AGAINST AN ADJACENT PROPERTY, TO BE MIN. 6 FOOT WOOD FENCE. ANY FENCE SHOWN AGAINST THE R.O.W. TO BE METAL AND CAN BE PLACED AGAINST THE PROPERTY LINE PROVIDED THE 6 FOOT MIN. METAL FENCE IS 25% OR LESS OBSCURE (3/4 INCH BARS OR TUBES PLACED 4 TO 5 INCHES ON CENTER), OTHERWISE PLACE FENCE A MINIMUM OF 2 FOOT AWAY FROM THE PROPERTY LINE THAT IS AGAINST THE R.O.W..

LOT CALCULATIONS

LOT	SIZE	TOTAL SLAB	% COVERAGE
1	1806	XXX	XX.X%
2	1593	XXX	XX.X%
3	1593		
4	1593		
5	1647		
6	1647		
7	1647		
8	2074		
TOTAL	13,800		

MAXIMUM ALLOWABLE BUILDING COVERAGE IS 60%

LOT	DRIVE/WALK	A/C PAD	TOTAL IMPERVIOUS	% IMPERVIOUS
1	XXX	X	XXX	XX.X%
2	XXX	X	XXX	XX.X%
3				
4				
5				
6				
7				
8				

MAXIMUM ALLOWABLE IMPERVIOUS IS 65% BEFORE DETENTION IS REQUIRED

SQUARE FOOTAGES

FIRST FLOOR : X
SECOND FLOOR : X

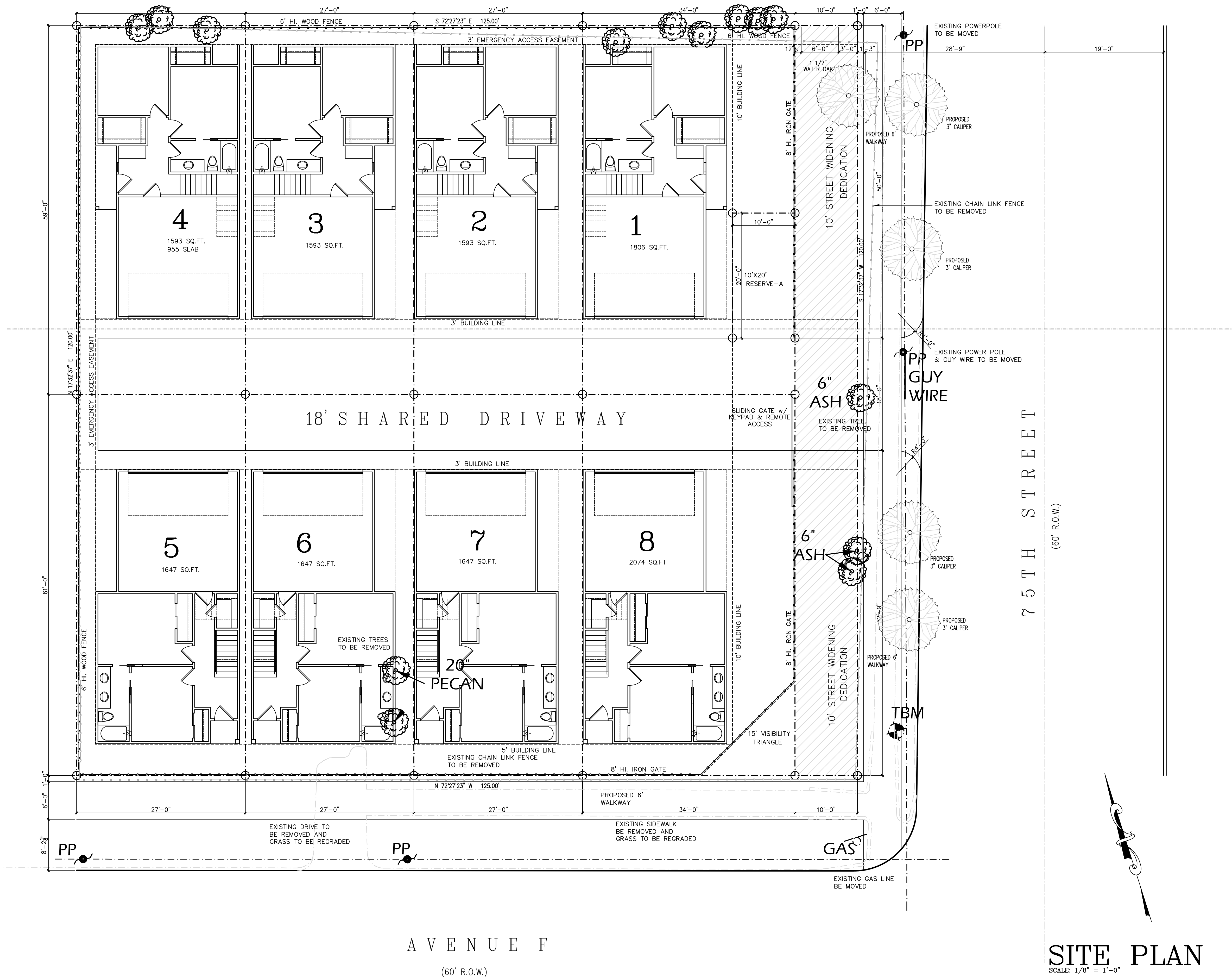
TOTAL LIVING : XX

GARAGE : X
TOTAL SLAB : XX

TOTAL COV. AREA: XX

M & F CAPITAL LLC
7439 AVENUE F HOUSTON, TX 77011

LTS 4 & 5 SEC 37 MAGNOLIA PARK SEC 2

JOB # 1001 A2
DESIGN DEVELOPMENT ISSUE DATE: 9-3-20

SITE PLAN

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

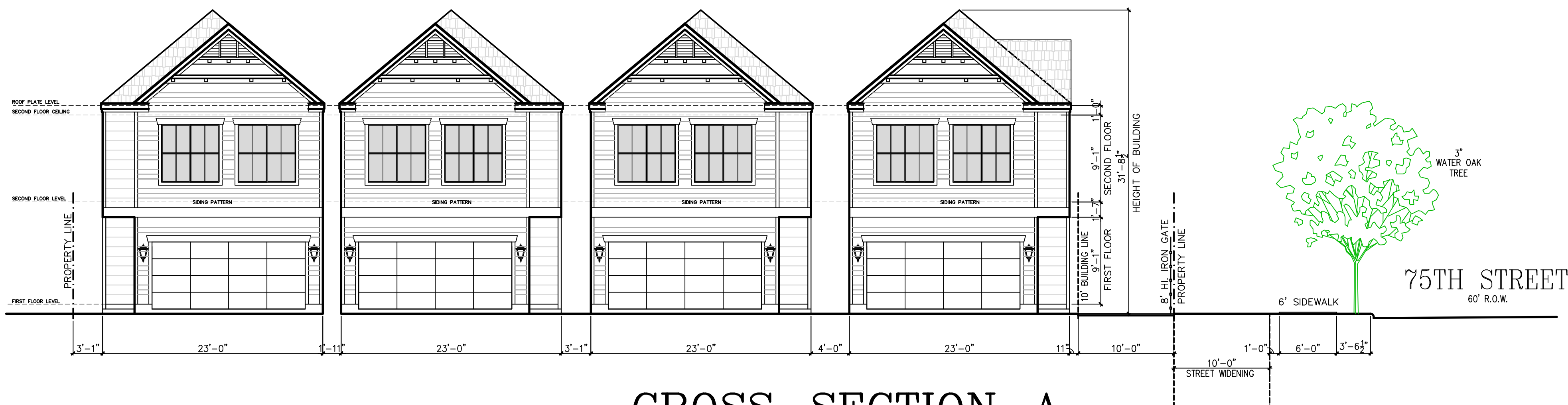
JEG

DESIGN & BUILD,LLC

MEL GARZA
RESIDENTIAL & COMMERCIAL
EMAIL: JEG.DESIGNBUILD@GMAIL.COM
CELL: 832-889-3922



75th STREET VIEW



CROSS-SECTION-A

SQUARE FOOTAGES

FIRST FLOOR : X
SECOND FLOOR : X

TOTAL LIVING : XX

GARAGE : X
TOTAL SLAB : XX

TOTAL COV. AREA: XX

M & F CAPITAL LLC

7439 AVENUE F HOUSTON, TX 77011

LTS 4 & 5 SEC 37 MAGNOLIA PARK SEC 2

JOB #
1001

A2.2

DESIGN DEVELOPMENT

ISSUE DATE: 9-3-20



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2020-1478

Plat Name: Magnolia Park Terrace

Applicant: The Interfield Group

Date Submitted: 08/24/2020

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:

Specific variance is being sought and extent of variance is to allow a reduced building line of 10' along 75th Street.

Chapter 42 Section: 152

Chapter 42 Reference:

Chapter 42 Reference: 42-152 – Building Line Requirement (d) Major Thoroughfares In general 25 feet Single-family residential backing on a major thoroughfare 10 feet, if the lot meets the standards of section 42-152(b) Not single-family residential and abutting a major thoroughfare with a planned right-of-way width of 80 feet or less 15 feet, if the reserve meets the standards of section 42-153 Retail commercial center abutting a major thoroughfare with a planned right-of-way width of 80 feet or less 5 feet, if the reserve meets the standards of section 42-154(a)

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;

Magnolia Park Terraces will be located north of Avenue F, south of Canal Street, west of 75th Street and east of 74th Street. Magnolia Park Terraces is a planned eight-unit townhome development that will utilize a shared driveway along 75th Street. The homes will side onto 75th Street, and have some front doors facing Avenue F. Developer purchased the land in 2019, not knowing a 10' right of way dedication would be required along 75th Street. This 10' right of way dedication, along with a 25' building line along 75th Street would deny developer reasonable use of approximately 0.0275-acres (1,200 SF) of land. We request that you please take the following into consideration: 1. There are several nearby buildings which appear to be constructed at approximately 10' or less, from 75' right-of-way, with at least one recently approved variance. 2. Existing conditions on 75th Street, along subject tract's east property line consists of a curb, 6 foot sidewalk and 4' pedestrian buffer, for a combined distance of approximately 10.5' from this property line. This distance plus the 10' right of way dedication and 10' building line will cause proposed homes to be constructed 30.51 feet from the travelled lanes of 75th Street. 3. The pavement section of 75th Street is approximately 41.2', with four (4) lanes. 75th Street terminates at Buffalo Bayou further north, in an area that is mostly industrial. Therefore, it is likely pavement section will not greatly increase in the near future.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property, as well as of existing conditions and nearby prevailing conditions

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

2. The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations:
a. Proposed development will include a 6-foot sidewalk along 75th Street
b. 3" caliper trees along 75th Street
c. Front door, with pedestrian walkway that connects to public sidewalk on 75th Street
d. Yard between building and right-of-way will be landscaped and will enhance the general character of block face.

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

The granting of the variance will not be injurious to the public health, safety or welfare, on the contrary, will contribute to the beautification of the block face, without compromising public health or safety.

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

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



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. 832.393.6661
www.houstontx.gov

September 9, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Magnolia Park Terrace

REFERENCE NUMBER: 2020-1478



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located south of Canal Street and at the northwest corner of 75th Street and Avenue F. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

The Interfield Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 10' building line in lieu of the ordinance-required 25' building line along 75th Street, a major thoroughfare. Enclosed are copies of the variance request, the proposed subdivision plat, and proposed site plan submitted by the applicant.

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

Virtual Planning Commission Meeting

Thursday, September 17, 2020, at 2:30 p.m.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

www.houstonplanning.com

Public Comments

The public may address the Planning Commission on agenda items. The deadline to submit comments or signing up to speak is the end of the day Wednesday before the Planning Commission meeting. All comments are made part of the public meeting record.

- Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houstontx.gov.
- You may also call the Planning Department at [832-393-6624](tel:832-393-6624). A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **Mary Villareal** with **the Interfield Group** at **713-780-0909**. 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.

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

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

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: 108

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Nichols Luxury Living (DEF 2)

Applicant: Owens Managements Systems, LLC



D – Variances

Site Location

Subdivision

Houston Planning Commission

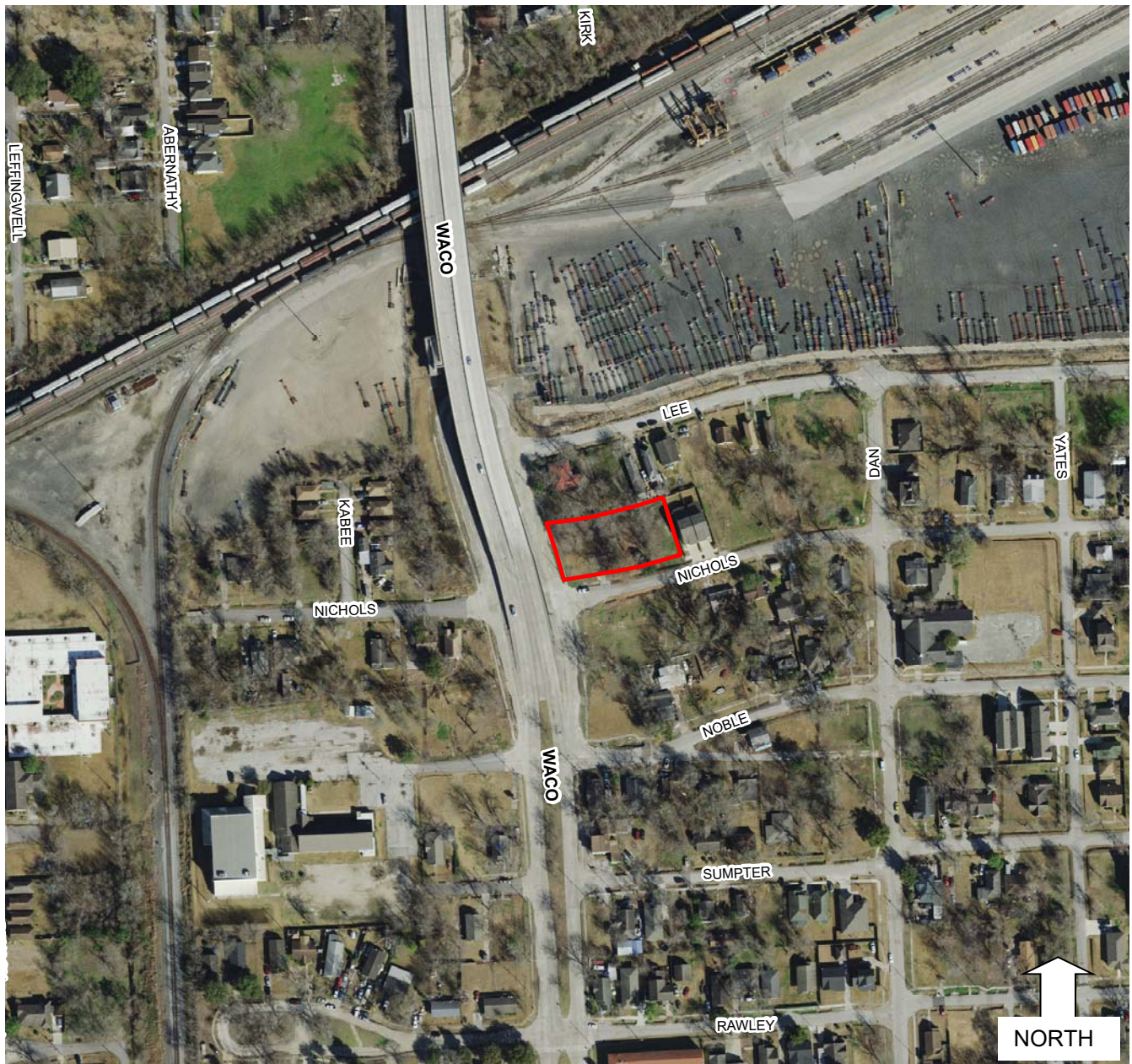
ITEM: 108

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Nichols Luxury Living (DEF 2)

Applicant: Owens Managements Systems, LLC



D – Variances

Aerial



4403 NICHOLS ST
UNIT A
HOUSTON, TX 77020
08/17/2020

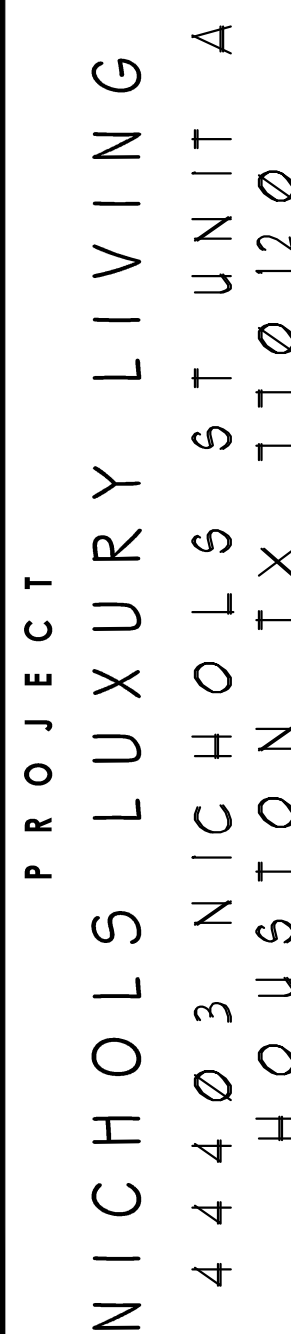


PROJECT
NICHOLS LUXURY LIVING
44403 NICHOLS ST UNIT A
HOUSTON, TX 770120

NO.	DATE	DESCRIPTION
1	08-14-20	PRELIMINARY FLOOR PLANS & SITE PLAN REVISION

DRAWING NAME
COVER PAGE

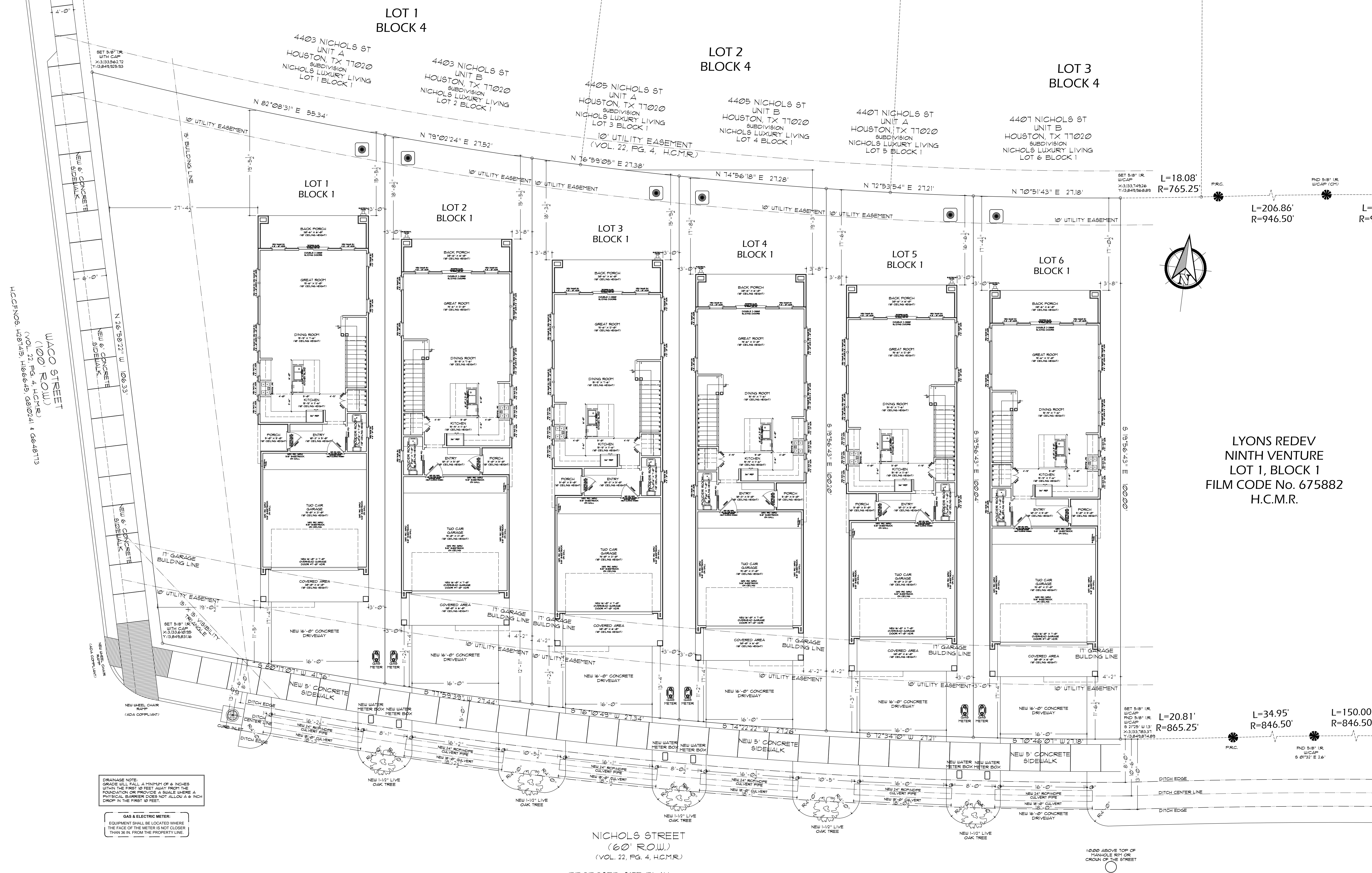
DESIGNED BY	EMILIANO ZAZUETA
DRAWN BY	EZM
SCALE	3/8" = 1' - 0"
DATE	08-14-2020
PROJECT NO.	4403A-N
SHEET NO.	A = 1



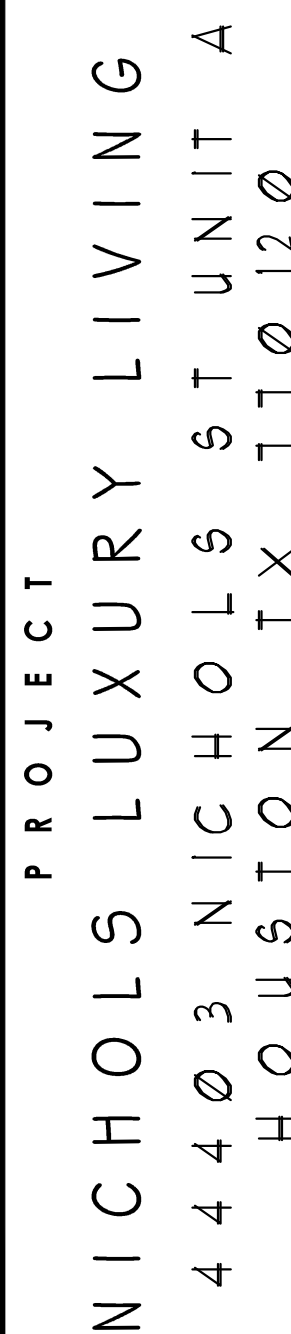
No.	DATE	DESCRIPTION
No.1	08-14-20	PRELIMINARY FLOOR PLANS &

ENGINEER STAMP

DESIGNED BY	EMILIANO ZAZUETA
DRAWN BY	EZM
SCALE	1/8" = 1' - 0"
DATE	08-14-2020
PROJECT No.	4403A-N
SHEET No.	



LYONS REDEV
NINTH VENTURE
LOT 1, BLOCK 1
FILM CODE No. 675882
H.C.M.R.



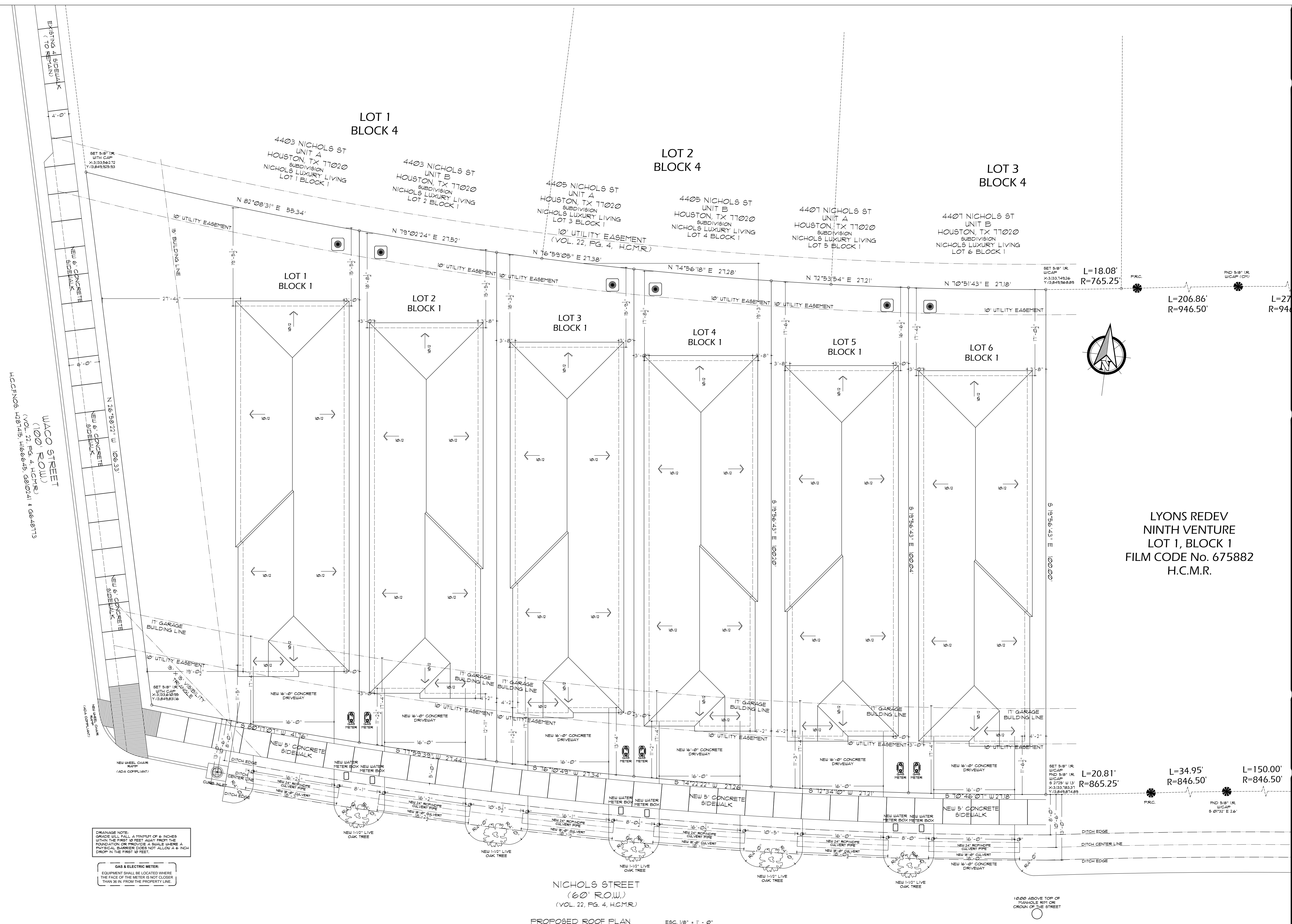
No.	DATE	DESCRIPTION
No.1	08-14-20	PRELIMINARY FLOOR PLANS & SITE PLAN REVISION

DRAWING NAME

PROPOSED RO
PLAN

ENGINEER STAMP

DESIGNED BY	EMILIANO ZAZUETA
DRAWN BY	EZM
SCALE	1/4" = 1' - 0"
DATE	08-14-2020
PROJECT No.	4403A-N
SHEET No.	

$$\triangle = \sum$$


A1.0 NICHOLS LUXURY LIVING SITE PLAN

LEGAL DESCRIPTION:
LOTS 46-47, 18 BLK 4
WEISENBERGERS
LUCKY SEVEN

PROPERTY ADDRESS
2302 WACO STREET &
4409 NICHOLS
HOUSTON, TX 77020

CITY OF HOUSTON
DEPARTMENT OF PLANNING & DEVELOPMENT
LANDSCAPE ANALYSIS

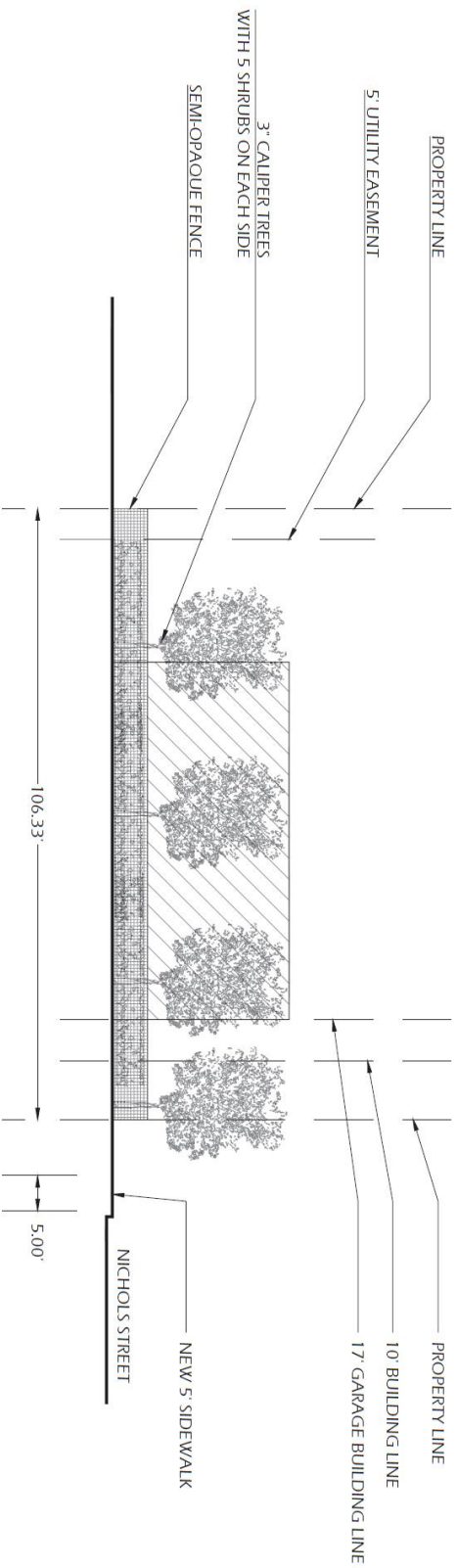
LOTS:
SINGLE - FAMILY - RESIDENTIAL

SEC. 33-110 (A) 4 5,000 SQ. FT. AND UNDER REQUIRES 1 NEW
OR PRESERVED TREE

SEC. 33-110 (A) 5 5,000 SQ. FT. AND OVER REQUIRES 2 NEW OR
PRESERVED TREES

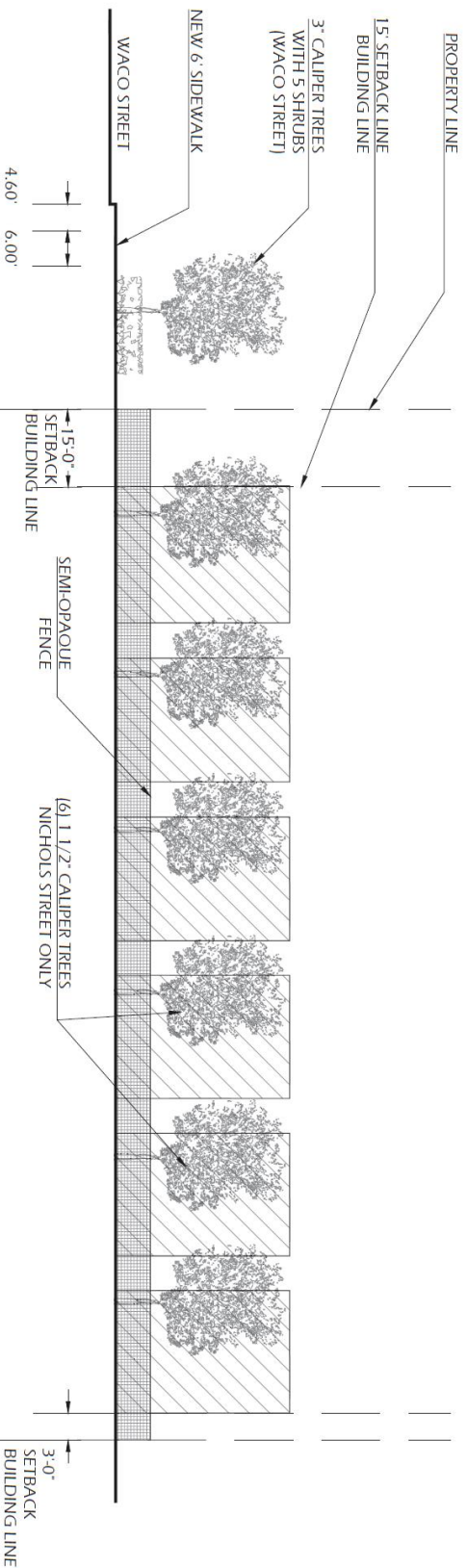
- KEYED PLAN NOTES**
- 1 NEW 6" SIDEWALK
 - 2 PROPOSED 3" CALIPER TREES WITH
5 SHRUBS ON EACH SIDE OF TREE
(30 SHRUBS TOTAL WACO STREET)
 - 3 15' X 15' VISIBILITY TRIANGLE
 - 4 PROPOSED 1 1/2" CALIPER TREE
(QUANTITY 6 - NICHOLS STREET)
 - 5 PROPERTY LINE
 - 6 NEW 5" SIDEWALK





PROFILE OF WACO STREET

2



PROFILE OF NICHOLS STREET

1

A2.0 ELEVATIONS



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-1397

Plat Name: Nichols Luxury Living

Applicant: Owens Management Systems, LLC

Date Submitted: 08/10/2020

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:

A variance is sought for a 15' building line along major thoroughfare for residential development

Chapter 42 Section: 152

Chapter 42 Reference:

Sec. 42-152. - Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter. (b) A building line requirement of ten feet is authorized for that portion of a single-family residential lot that backs onto a major thoroughfare, provided that the subdivision plat contains a notation that: (1) The area 15 feet behind the building line along the major thoroughfare is restricted to use as a one-story, uninhabited garage; and (2) Vehicular access cannot be taken from the major thoroughfare.

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

Fifth Ward, a predominantly African American community, continues to experience urban revitalization with new single-family homes. The majority are traditional homes. The proposed development is located north of I-10, south of the Union Pacific Railyard, east of St. Elmo Street and west of Dan Street in the Weisenberger's Lucky Seven Addition was recorded in 1946. The proposed replat is at the corner of Waco and Nichols Street. Waco Street is on the current Major Thoroughfare Map as 100' ROW with no plans for widening. Based on the existing conditions survey, Waco is 127.3 feet including the north and south ROW lanes below the bridge that serve a local street for U turnaround. Nichols Street is platted as 60' ROW with average 29' paved section and open ditches. Between 1980 & 1982, City of Houston acquired lots 1, part of 2, 3 and 4, Block 8 (H287415, H166645, G810241 and G648773 HCDR's) for the construction of the Waco Street bridge. The land acquisition was taken west of the platted Waco Street. The Waco Street bridge commences at Noble Street and continues north over the Southern Pacific and Union Pacific Railyard. The bridge is 4 lanes. The north and south lanes are approximately 29' paved sections separated by 8' median. With the grade separation, original Waco Street from Noble to Lee Street serves as a local street, one-directional to provide a U turn-around under the bridge. The land on the north side of Lee Street, Blocks 2 & 3, were acquired by Union Pacific Railroad. The proposed development is a replat of lots 16, 17 and 18, Block 4 to create 6 lots. The total frontage is 178.19 feet. With the platted 15' building line on Waco, the lots average 27.31' frontage. This will allow for the constriction of 2-story, single-family homes, average 2100 sf with 2 car garages. City's preference is to create a shared driveway development to minimize curb cuts on Nichols. However, based on realtors' feedback, a shared driveway development is not expedient for this location. It mandates the creation of a homeowner's association with mandatory fees for driveway and utility maintenance and repairs. A Common Area Agreement is required that states "all land not under footprint is common area". Further, the Weisenberger's Lucky Seven Addition plat includes a 10' utility easement along the rear property line.

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

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

Major Thoroughfares are divided into two classifications; Principal Thoroughfare and Thoroughfare. Major Thoroughfares are those streets designed for fast, heavy traffic, and are intended to serve as traffic arteries of considerable length and

continuity throughout the community. The location of these streets is based on a grid system covering the area within the City's jurisdiction, which provides a theoretical spacing of Major Thoroughfares at one mile intervals. 1) Principal Thoroughfares are public streets that accumulate traffic from collector streets and other Major Thoroughfares for distribution to the freeway system. They may be a highway and typically provide a high degree of mobility for long distance trips. Principal Thoroughfares generally serve high-volume travel corridors that connect major generators of traffic such as: the central business district, other large employment centers, suburban commercial centers, large industrial centers, major residential communities, and other major activity centers within the urban area. 2) Thoroughfares are public streets that accumulate traffic from Collector streets and local streets for distribution through the thoroughfare and freeway system. These streets distribute medium to high volume traffic and provide access to commercial, mixed use and residential areas. The hardship is created by the Waco Street bridge configuration with grade separation. The Waco Street bridge main lanes coincide with the definition of a major thoroughfare. The bridge structure includes a cement wall that separates the bridge from Waco Street service/local street. The portion of Waco Street that abuts the proposed development is one-directional with no access to the main thoroughfare lanes resulting in significantly less vehicular traffic and is not consistent with the definition of thoroughfare lanes. The distance from Nichols to the termination of north bound street is approximately 300 feet. The land north of the U-turn is the Union Pacific Railyard/Railroad. All deed restrictions per Vol 2594, Page 252, Vol 3005, Page 454 and Vol 3176, Page 233 HCDR's have expired.

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

The distance from the edge of bridge cement wall to the back of curb (west side of Waco northbound) is 8.6 feet and descends to 6.7' approaching Lee Street. The paved section of Waco (acting as a northbound local street) is 25.3' near Nichols and descends to 24.7' approaching Lee Street. The distance from the back of curb to the existing 4' sidewalk is 4.6'. At the intersection of Nichols and Waco, the distance from the back of curb to the property line is 28 feet. With the platted 15' building line, the structure will be 43 feet from the back of curb. If the 25' building line is imposed, the distance from the back of curb to the structure will be 68 feet. Per Major Thoroughfare Dept and CIP, there are no plans to widen the one-directional, single lane ROW abutting the property. The average lot frontage for lots 2 – 6 will average 25.76 feet and the corner lot 48.81 feet. See Exhibit A.

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

There is no vehicular access to Waco Street. The open ditch along Nichols will be dredged, and new culverts installed per City Code Enforcement regulations for storm drainage. The existing driveway on Waco will be removed replaced with a new curb. Nichols paved section averages 18.6 feet. This doesn't accommodate on-street parking. Granting the variance for 15' building line on Waco will allow for 2-car garage to absorb on-street parking. The average frontage for lots 2 – 6 will be 27.31 feet and the corner lot 41.76 feet. New 6' sidewalks will be constructed along Waco with 3- 3" caliper trees and 30 shrubs creating a landscape buffer. Each lot on Nichols will have a new tree planted, along with new 5' sidewalks. The development will include semi-opaque fencing along Waco and 15' x 15' visibility triangle as per Chapter 42.

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

Over the years, HUD studies have shown that home ownership contributes to neighborhood stability. In the revitalization of Fifth Ward, developers seek to provide safe, quality homes. The difference between a 25' building line and 15' building line on Waco is 1.55 feet/lot. This is not a financial benefit for developer, but it provides a more practical development and use of land.



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. 832.393.6661
www.houstontx.gov

August 13, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Nichols Luxury Living

REFERENCE NUMBER: 2020-1397



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located north of Lyons Avenue and at the southeast corner of Waco and Nichols Streets. 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.

Owens Management Systems, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 15' building line in lieu of the ordinance-required 25' building line along Waco Street, a major thoroughfare. Enclosed are copies of the variance request, the proposed subdivision plat, and proposed site plan submitted by the applicant.

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

Virtual Planning Commission Meeting

Thursday, August 20, 2020, at 2:30 p.m.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

www.houstonplanning.com

You may also submit comments or sign up as speakers in the following ways:

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

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624. A staff member will take your comments. Your comments will be read into the record and made part of the meeting record.

For additional information regarding this project, please call **Joyce Owens of Owens Management Systems, LLC** at **713-643-6333**. You may also contact Eric Pietsch 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.

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

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

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

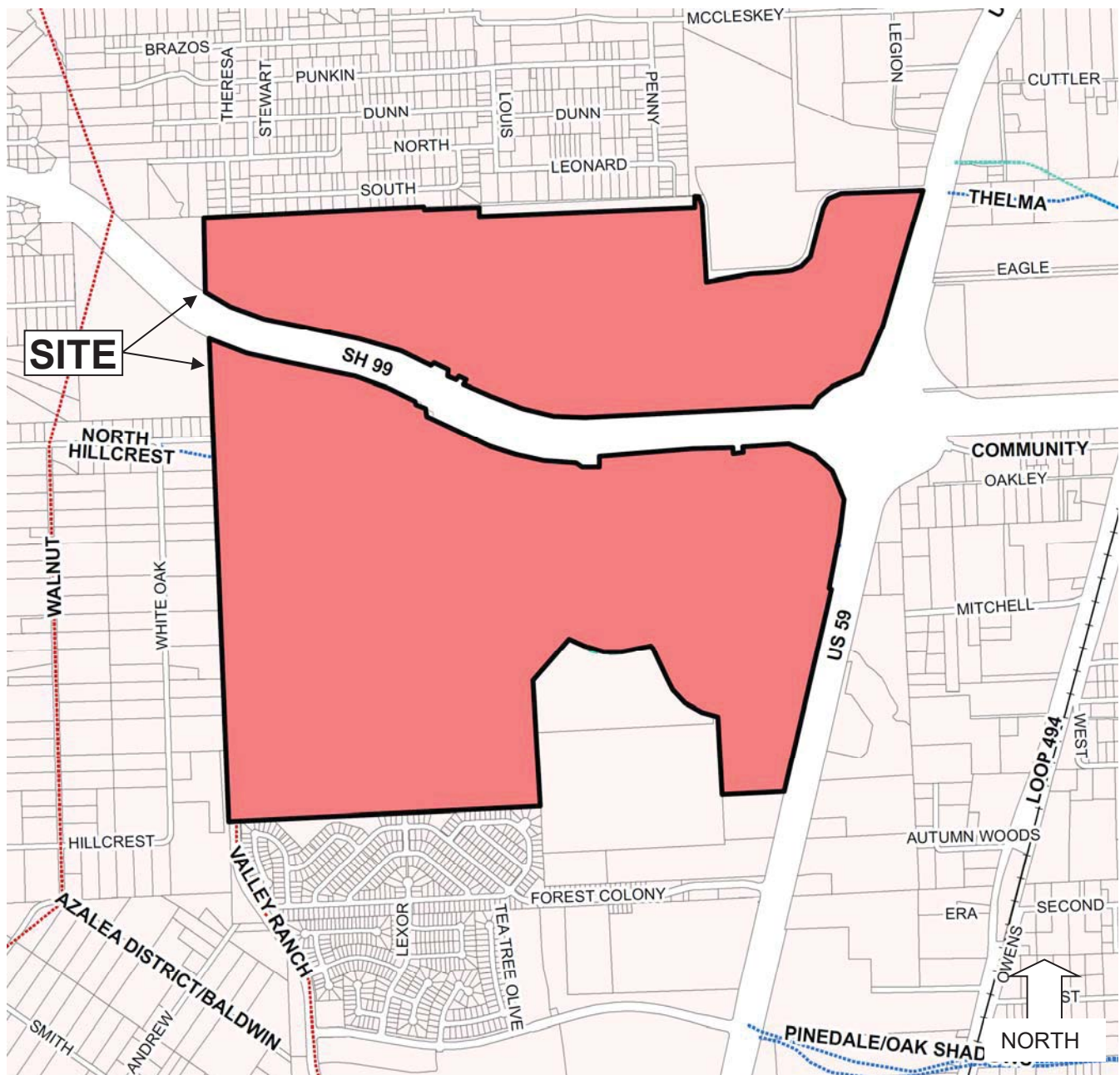
ITEM: 109

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Valley Ranch GP (DEF 1)

Applicant: META Planning + Design, LLC



D – Variances

Site Location

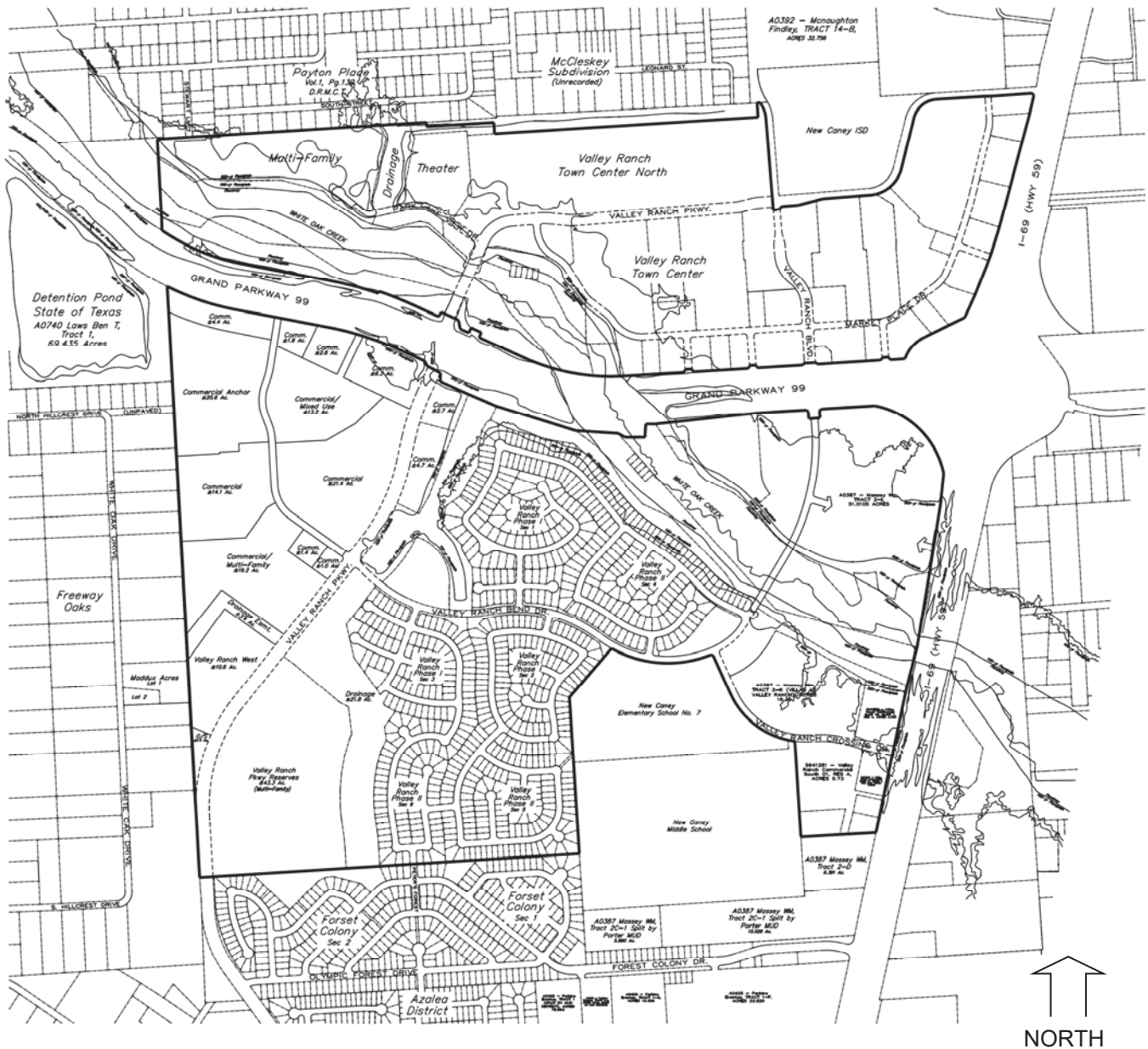
ITEM: 109

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Valley Ranch GP (DEF 1)

Applicant: META Planning + Design, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 09/17/2020

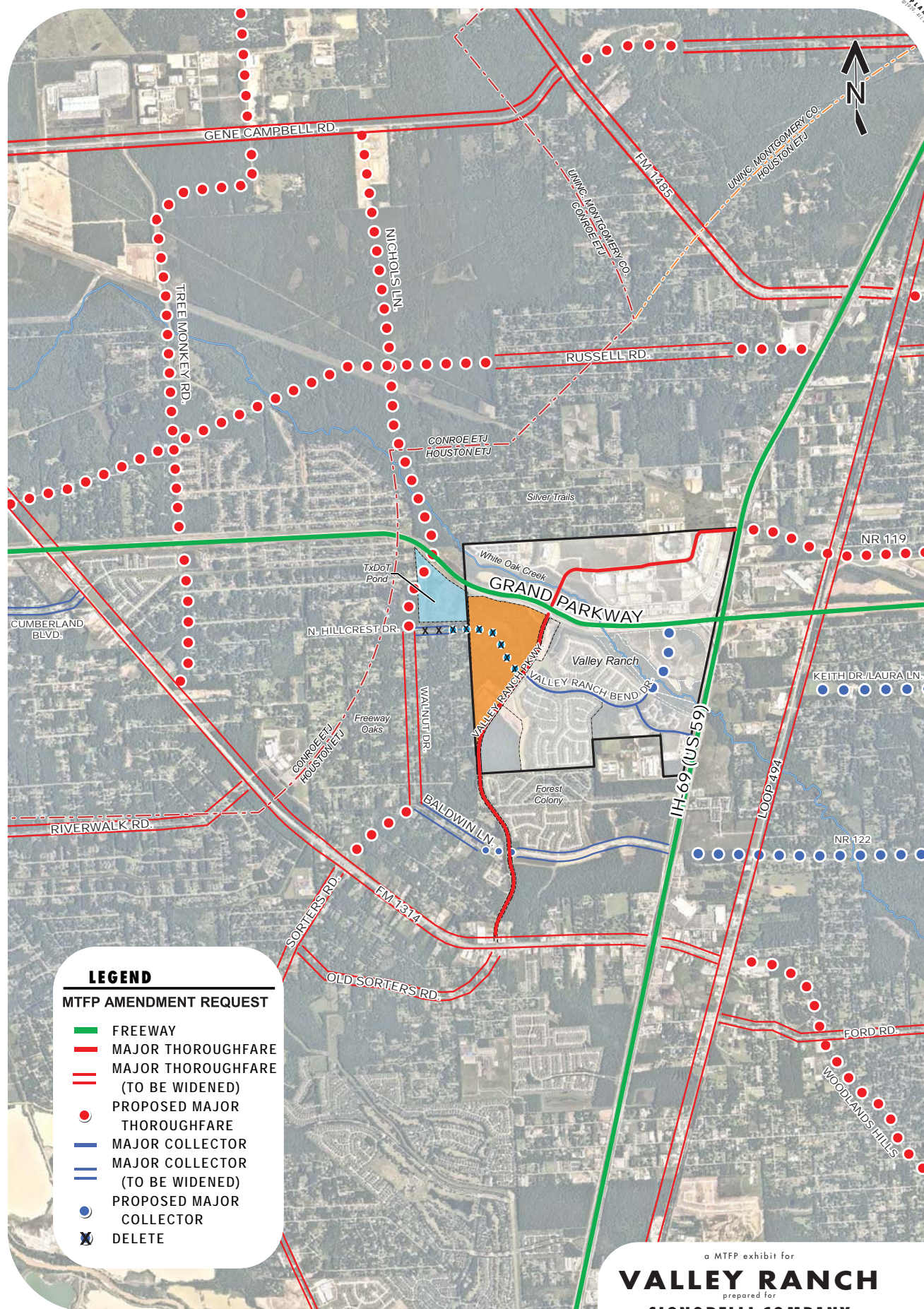
Subdivision Name: Valley Ranch GP (DEF 1)

Applicant: META Planning + Design, LLC



D – Variances

Aerial



a MTFP exhibit for

VALLEY RANCH prepared for **SIGNORELLI COMPANY**

META
PLANNING + DESIGN

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

SCALE
0 600 1200 2400

MTA-06201
JULY 8, 2020

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Application Number: 2020-1494

Plat Name: Valley Ranch GP

Applicant: META Planning + Design, LLC

Date Submitted: 08/24/2020

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 exceed intersection spacing along the western GP boundary south of the Grand Parkway.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

Valley Ranch is a ±857-acre community located far northeast of downtown Houston, at the intersection of the Grand Parkway (TX-99) with I-69 (US Hwy 59). The development is both north and south of the Grand Parkway, with Hwy 59 forming the eastern boundary. Major thoroughfare Valley Ranch Parkway traverses the project across the Grand Parkway, and the community is also encumbered by White Oak Creek. To the north and west of Valley Ranch are pre-existing unplatted residential neighborhoods, and to the south is the Forest Colony subdivision. In the western area of the Valley Ranch GP is a large undeveloped tract of approximately 124 acres whose eventual land use was never specified on previous General Plans. As such, this tract previously allowed for the possibility of stub streets to the west. However, the developer now plans to divide this tract for commercial and multi-family uses, including at least one major commercial anchor and a dense mixed-use component. These high-traffic land uses are incompatible with the adjacent low-density single-family community of Freeway Oaks to the west. In the short term, no local stub streets from Valley Ranch could be extended into the Freeway Oaks neighborhood unless and until one of the adjacent lots were to redevelop and extend a stub street. In the long term, the extension of these stub streets would be neither practical nor desirable. Although the lots in Freeway Oaks are relatively large for residential purposes, extension of a public street to White Oak Drive would be extremely burdensome for a single lot to accomplish, and would deprive that lot owner of a significant portion of their land. If such a stub street were to be extended to White Oak Drive, the connection would then invite commercial and multi-family traffic into the neighborhood, which is historically an undesirable occurrence. Residents of Freeway Oaks would be justifiably concerned about increases in traffic, crime, noise & light pollution, and other detrimental impacts on their neighborhood by the connection of a commercial stub street to White Oak Drive. There is also the matter of North Hillcrest Drive, a local street within Freeway Oaks to the east. This street is platted to the boundary of Valley Ranch, in the manner of a stub street, but the existing paving does not continue past White Oak Drive. North Hillcrest Drive is designated as a major collector on the Houston Major Thoroughfare and Freeway Plan and is shown to extend into Valley Ranch and tie into existing collector Valley Ranch Bend Drive further east. This proposed collector street connection would have all the same negative impacts to the neighborhood as extension of a local street described above. The detrimental impacts would be increased if existing North Hillcrest Drive were to be widened from

its current conditions to carry the traffic contemplated by a major collector designation. The developer intends to seek an amendment to the Houston MTFP at the next opportunity, which is the 2021 MTFP cycle, to remove North Hillcrest Drive from the MTFP. Therefore, this current application also requests that, if the future MTFP amendment is approved, then North Hillcrest Drive would not be required to extend into the Valley Ranch GP, nor be terminated by a cul-de-sac within the non-residential development in Valley Ranch. The proposed commercial plan includes an internal collector street that connects from Valley Ranch Parkway up to the frontage road of the Grand Parkway, which will be sufficient to circulate all traffic in and around the site without impact to the adjacent residential community. The various non-residential land uses will make connections this public street and to Valley Ranch Parkway and the Grand Parkway frontage road as needed to handle the traffic volumes generated by the total site. Connections to the west will be of no benefit in the short term and will be detrimental to the existing neighborhood if extended in the future. In summary, the subject request is to provide no local stub streets to the western boundary of Valley Ranch south of the Grand Parkway and, if an MTFP amendment on North Hillcrest Drive is approved, not to extend North Hillcrest Drive into the subject site nor terminate with a cul-de-sac. Montgomery County Commissioner James Metts has indicated his support of this request, and Montgomery County has no plans to improve North Hillcrest Drive or connect it to Valley Ranch (see attached letter 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 circumstances supporting the granting of this variance are the known incompatibility between residential and commercial uses. It is not sound planning to make direct connections between an established rural residential community and a high-traffic, high-intensity non-residential development.

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

The existing and proposed street patterns will provide adequate circulation for all traffic within the existing neighborhood and the proposed commercial development, and the granting of the variance will prevent undesirable cut-through traffic, which is explicitly stated in 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 create any unsafe traffic conditions and will preserve separation between residential and non-residential developments, and is therefore not injurious to the public health, safety, or welfare.

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

Incompatibility of land uses is the justification of the variance.

Houston Planning Commission

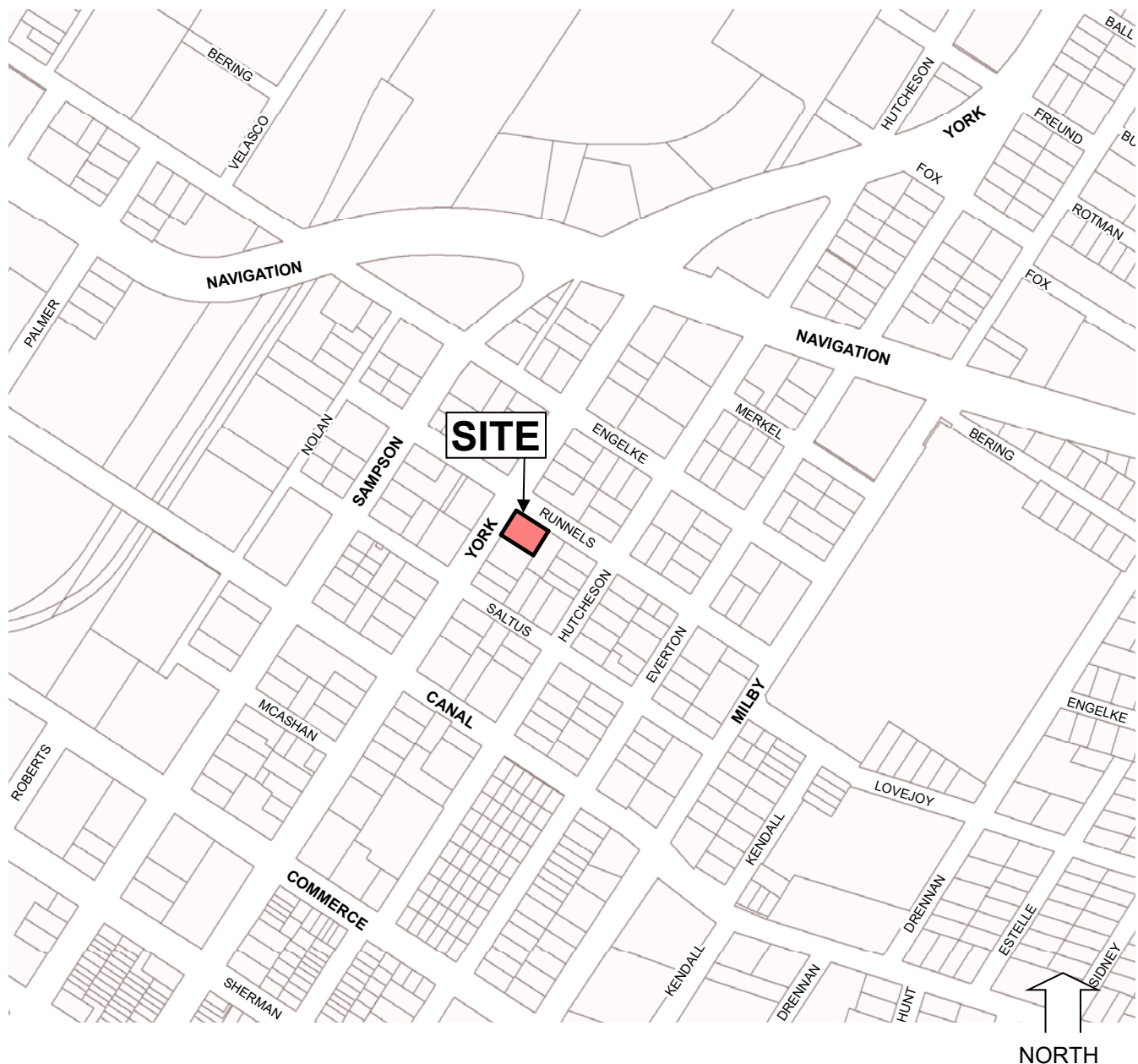
ITEM: 110

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: York Runnels Villas (DEF 1)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission ITEM: 110

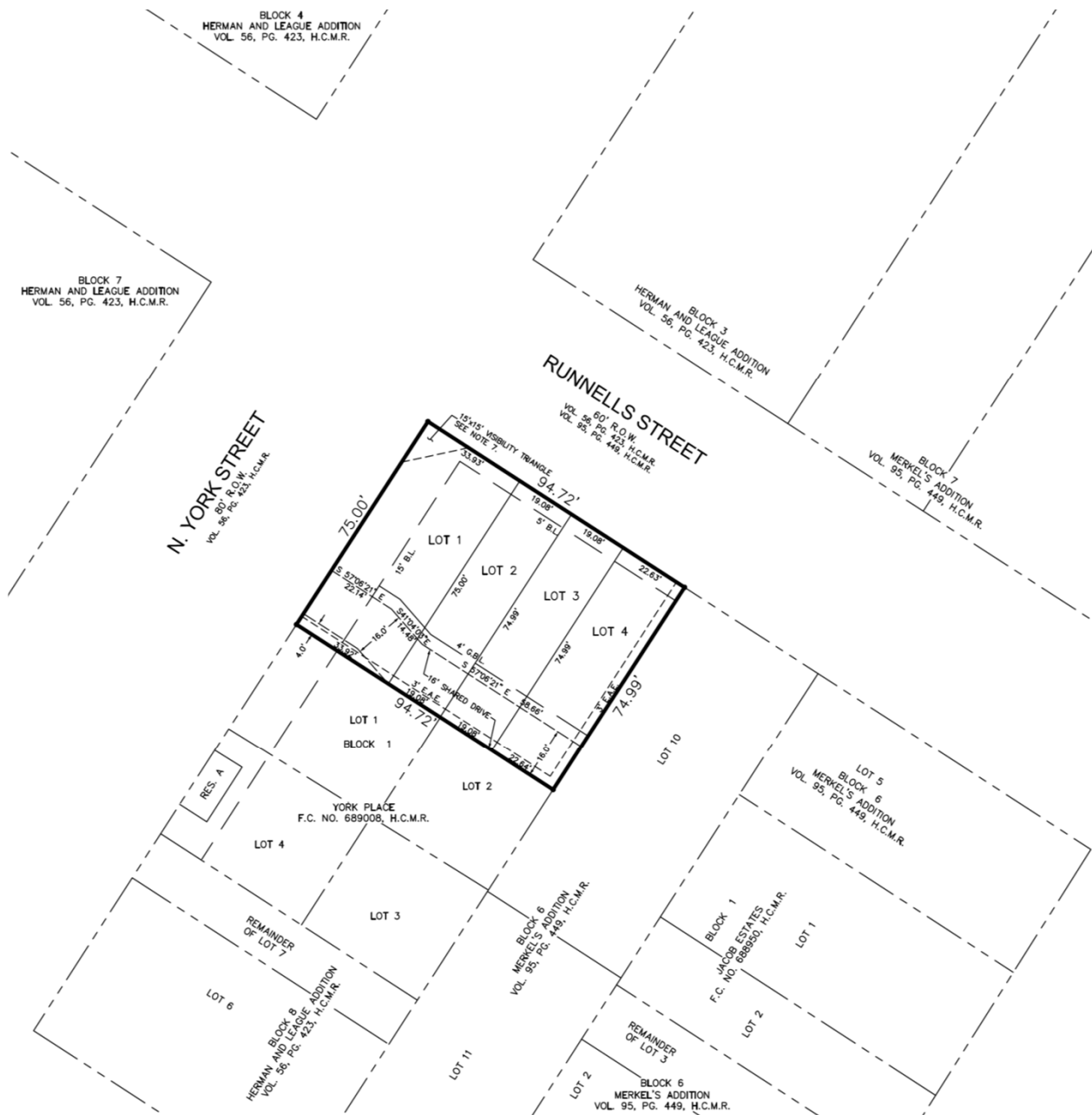
ITEM: 110

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: York Runnels Villas (DEF 1)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: York Runnels Villas (DEF 1)

Applicant: Windrose



D – Variances

Aerial





PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-1515

Plat Name: York Runnels Villas

Applicant: Windrose

Date Submitted: 08/24/2020

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:

A variance is requested to allow a 15' building line along York Street in lieu of the required 25' building line.

Chapter 42 Section: 42-152

Chapter 42 Reference:

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

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 site is located within the City's corporate limits, within historic Second Ward. The applicant is proposing 4 single-family residential lots with access from a shared driveway. York Street is a one-way major thoroughfare of 80 feet which funnels traffic north towards Navigation Blvd. With a MTF with a width of 80 feet or less, a reduced building line set back would be allowed, but the land use would be limited to commercial or anything other than residential, this depriving the developer reasonable use of the land or the option to develop based on their desire. This block is mainly residential, so it would be in keeping with the area to development single-family homes.

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

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

The circumstances supporting the granting of the variance are not a result of a hardship created or imposed by the applicant but due to the corner lot configuration and limited options for development as a building line will be imposed from both Runnels and York. This block is mainly residential, and the existing homes are not too far from the property line due to the size of how the original lots were created. The proposed lot has been in its original configuration dating back to the 1980s.

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

The intent and general purposes of this chapter will be preserved and maintained as there will be about 25 feet from the structure to back of curb. The existing trees will remain or be moved to maintain the 10 feet safety buffer. Second Ward is an urban area right outside of downtown so this development is in keeping with the changes of the area and having structures closer to the street maintains the urban feel. The developer will have the front doors facing the street of each home with access to the sidewalk. Most of the home within this area and block are on or close to the property line.

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

The granting of this variance will not be injurious to the public safety or welfare as the proposed share driveway development will only create one curb cut of 16 feet wide, thus not causing much interruption to pedestrian movement as vehicles will only be coming from one driveway. The development will also provide an enhanced pedestrian realm with a 10 feet safety buffer and maintain the existing 6 feet sidewalks.

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

Economic hardship is not the sole justification of the variance but due to the development limits placed on the site due to the MTF and the original layout of the lots. The corner lot configuration would also limit the type of development on this site due to being subject to a building line from both adjacent streets. Proposing anything other than residential would change the character of the area.



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. 832.393.6661
www.houstontx.gov

August 26, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: York Runnels Villas

REFERENCE NUMBER: 2020-1515



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located south of Navigation Boulevard and at the southeast corner of York and Runnels Streets. 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 allow a 15' building line in lieu of the ordinance-required 25' building line along York Street, a major thoroughfare. Enclosed are copies of the variance request, the proposed subdivision plat, and proposed site plan submitted by the applicant.

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

Virtual Planning Commission Meeting

Thursday, September 3, 2020, at 2:30 p.m.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

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You may also submit comments or sign up as speakers in the following ways:

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Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624. A staff member will take your comments. Your comments will be read into the record and made part of the meeting record.

For additional information regarding this project, please call **Arica Bailey of Windrose** at **713-458-2281**. You may also contact Eric Pietsch 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.

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

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

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

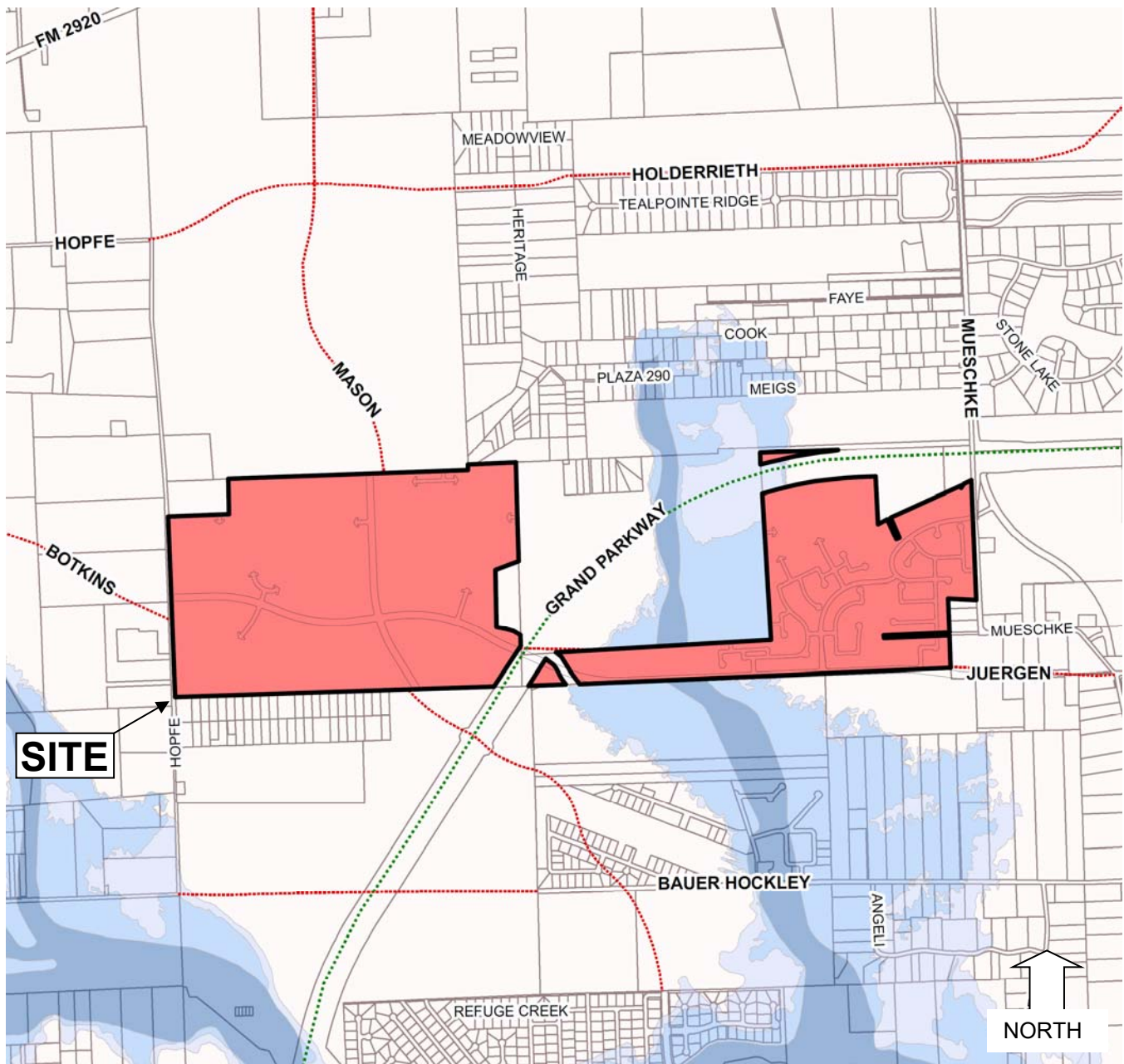
ITEM: 111

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Rosewood GP

Applicant: META Planning + Design, LLC



E – Special Exceptions

Site Location

Houston Planning Commission

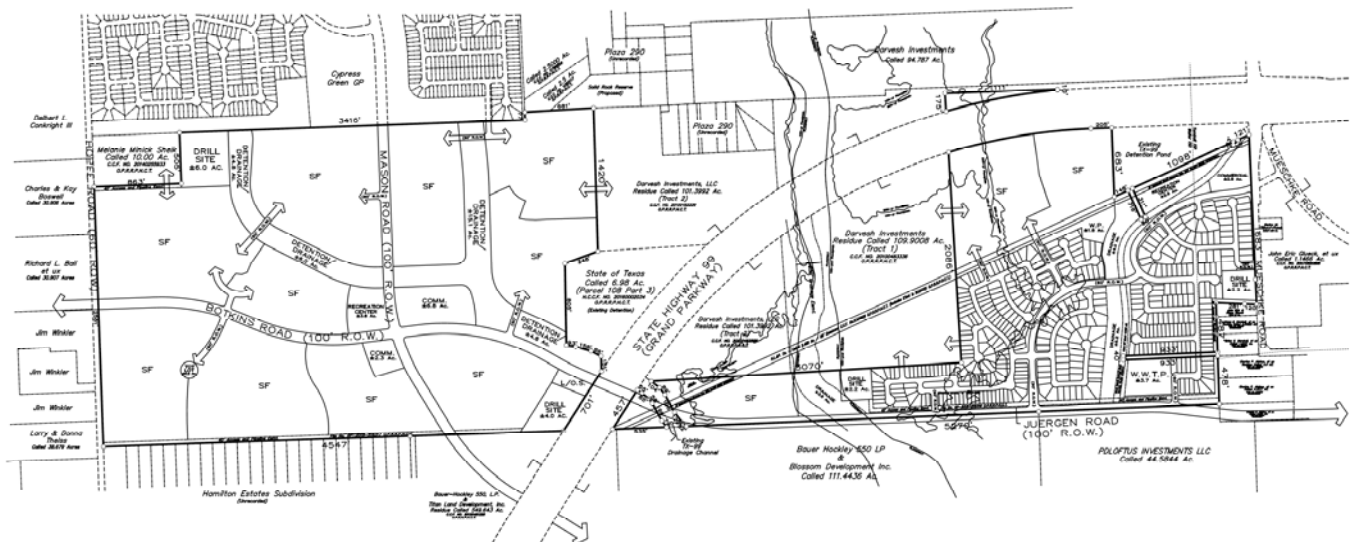
ITEM: 111

Planning and Development Department

Meeting Date: 09/17/2020

Subdivision Name: Rosewood GP

Applicant: META Planning + Design, LLC



E – Special Exceptions

Subdivision

Houston Planning Commission

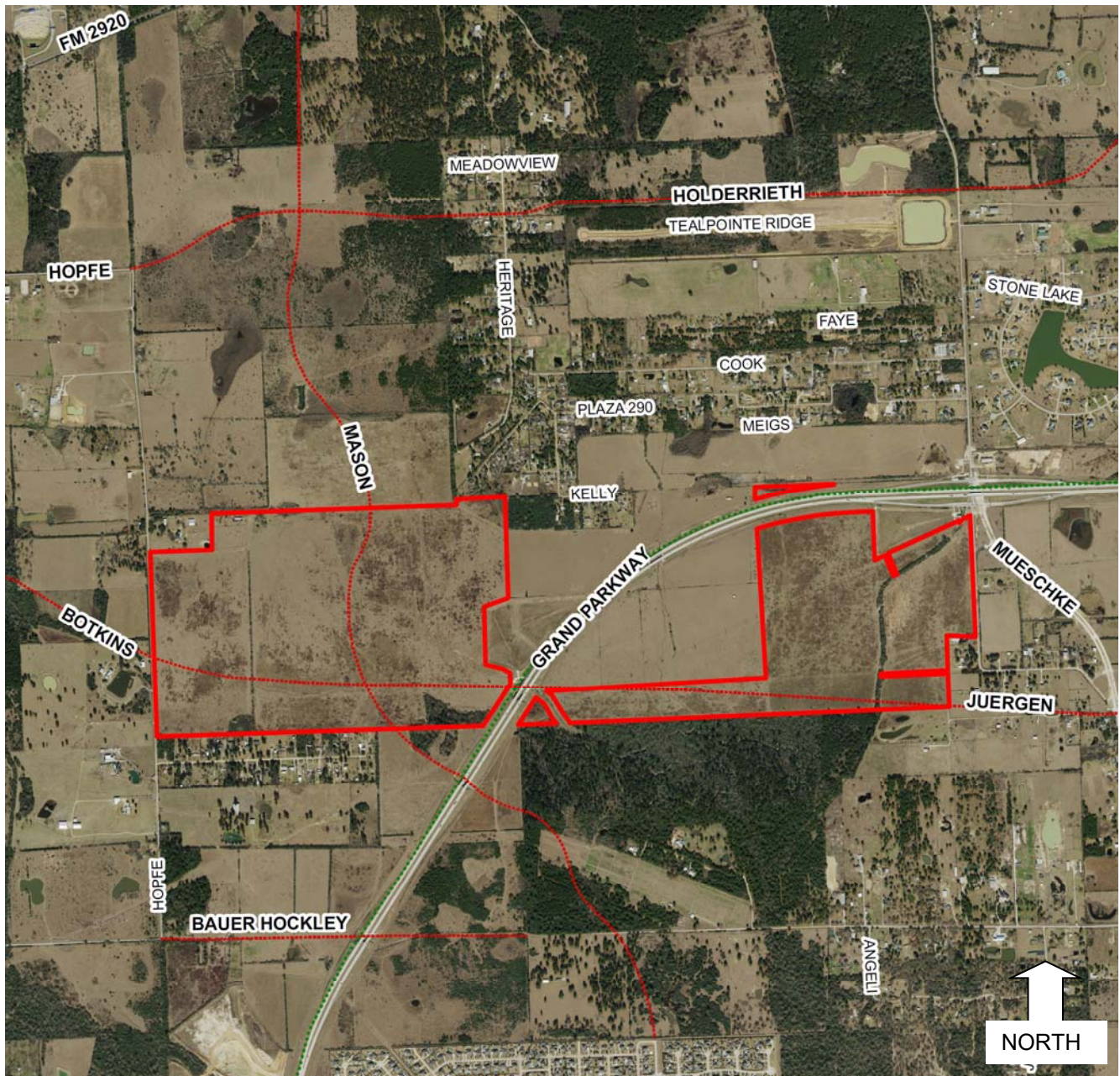
ITEM: 111

Planning and Development Department

Meeting Date: 09/17/2020

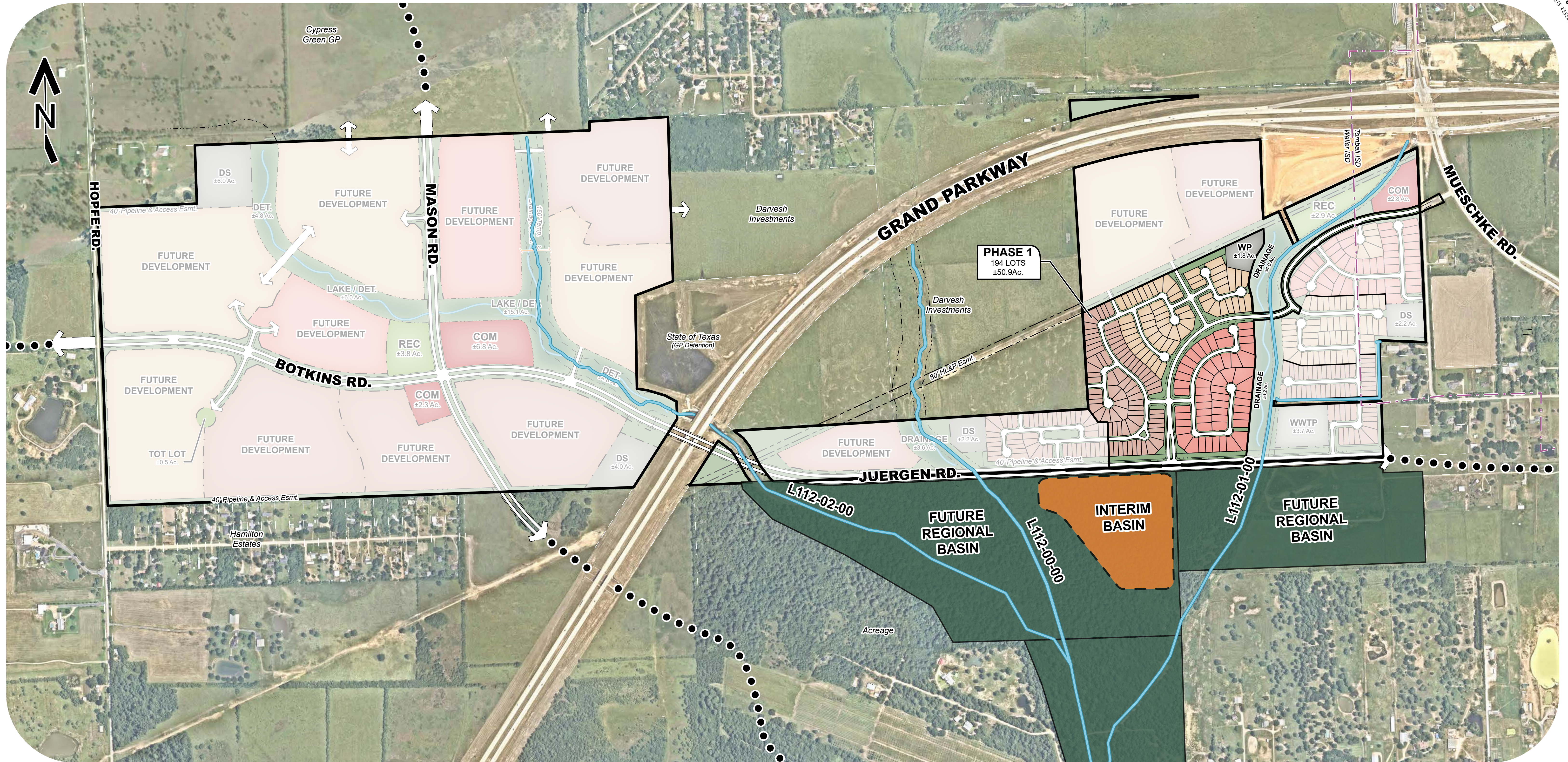
Subdivision Name: Rosewood GP

Applicant: META Planning + Design, LLC



E – Special Exceptions

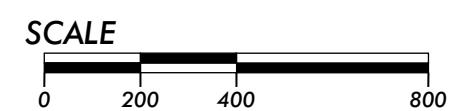
Aerial



a variance exhibit for
**ROSEWOOD
PHASE I**
± 57.2 ACRES OF LAND
prepared for
ERSA GRAE



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



MTA-I-394A
SEPTEMBER 8, 2020

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



Application Number: 2020-1587

Plat Name: Rosewood GP

Applicant: META Planning + Design, LLC

Date Submitted: 09/08/2020

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 temporarily exceed 150 lots off of a single point of access by allowing 194 lots in Phase I before a second connection is provided.

Chapter 42 Section: 189

Chapter 42 Reference:

42-189. Points of access. Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

Statement of Facts

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

Rosewood is a proposed ±533-acre single-family residential community located far northwest of central Houston, including property along both sides of the Grand Parkway (TX-99) west of major thoroughfare Mueschke Road. The site is encumbered by several creeks, existing pipeline and HL&P easements, and the routes of future major thoroughfares Juergen Road (aka Botkins Road) and Mason Road. Existing access to the site is limited to frontage along the old alignment of Mueschke Road on the east, which remains as a local street after the realignment of the thoroughfare to the Grand Parkway further east, and frontage along local street Hopfe Road on the far west. Previous General Plans proposed to begin development on the east, along the remaining local street alignment of Mueschke Road ("Old Mueschke Road"). However, that has not occurred due to unique circumstances that have since arisen. Harris County Flood Control District is in the process of acquiring property south of Juergen Road (see attached exhibit) for a regional detention basin as part of the Little Cypress Creek Frontier program. HCFCD is requiring that the Rosewood development outfall into the future regional detention basin, not directly into the existing channels that cross the site. However, that regional basin does not exist yet. The developer of Rosewood approached the two landowners south of future Juergen Road, asking to be allowed to construct an interim detention pond on their properties, within the bounds of the eventual regional basin. This would allow Rosewood to develop without waiting for HCFCD to finish the regional basin – the interim pond can later be folded into the regional basin by HCFCD. The landowner southeast of Rosewood Phase I would not agree, but the landowner southwest of Rosewood Phase I did agree to allow an interim detention pond on their property. Because the allowed pond is west of channel L112-01-00, the first phase of residential development in Rosewood must be west of L112-01-00. HCFCD is allowing minimal development east of channel L112-01-00 for the developer to connect a single access point from Mueschke Road across the channel to the west for Phase I, but no lots can be developed east of the channel until the regional basin is underway. Once HCFCD is ready to proceed with the regional basin, the area in Rosewood east of L112-01-00 will be able to develop. That eastern area can make a second connection to Old Mueschke Road and to the future alignment of major thoroughfare Juergen Road along the southern project boundary, ultimately looping back to Phase I and providing two points of access for both phases. The latest estimates from HCFCD for timing on the regional basin indicate that the area east of the channel will be allowed to develop within ±2 years, and hopefully much sooner. In order to develop in the meantime, the first phase needs to deliver an adequate supply of housing options to last until the expected availability of the second phase of lots can be created. Meeting the projected balance of supply and demand will allow the community to maintain marketing momentum without running out of available lots, which is critical to staying competitive as a viable and healthy new

residential community. The proposed Phase I includes 194 lots west of the channel, which is within Special Exception parameters as a 29% deviation from the standard of 150 lots off of a single point of access.

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

The proposed Special Exception will allow development to begin within a reasonable deviation of the standard and for only a temporary condition, until circumstances restricting the development have been resolved. The ultimate street pattern will achieve the 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 29% deviation from the standard.

(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 ultimate street pattern, which will be extended when HCFCD moves forward with the regional detention basin.

(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 nor create any unsafe levels of traffic service at the single access point along Mueschke Road. The project engineers have studied the existing connection points and have found that several hundred lots may be developed off of this access point without creating any unsafe traffic conditions at the single connection to Mueschke Road. Therefore, the granting of the special exception will not be injurious to the public health, safety, or welfare.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 09/17/20

ITEM: 124

Applicant: MARIO LOPEZ

Contact Person: REBEKAH LAMAS

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	20-1546	77357	5874	257R	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN					

ADDRESS: 20126 and 20130 Ada Lane

ACREAGE:

LEGAL DESCRIPTION:

BEING 0.31 ACRE, MORE OR LESS, AND BEING CALLED LOT 16 AND LOT 17, IN BLOCK B, SECTION 3, OF NEW CANEY HEIGHTS, OUT OF AND A PART OF THE CHRISTOPHER BRYAN SURVEY ABSTRACT NO. 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: 09/17/20

ITEM: 125

Applicant: LAURA LOREDO

Contact Person: TWO SONS ENVIRONMENTAL

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	20-1547	77365	5671	295Q	ETJ
SOUTH OF: MILLS BRANCH EAST OF: SORTERS					

ADDRESS: 19970 Ravenwood Dr.

ACREAGE:

LEGAL DESCRIPTION:

LOT ONE HUNDRED TWENTY FIVE (125) OF RAVENWOOD SUBDIVISION, AN UNRECORDED SUBDIVISION, BEING A 0.4540 ACRE LOT OF A 165.242 ACRE TRACT IN THE ROBERT T. HOWELL SURVEY, A-254, 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



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@houston.tx.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		
Owens Management Systems, LLC – Joyce Owens		713-643-6333	jo@omsbuild.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
835 Algrege Street	20066566	77008	5359D	453W	C
HCAD ACCOUNT NUMBER(S):		052-040-000-0125			
PROPERTY LEGAL DESCRIPTION:		Lot 125, Ridgewood			
PROPERTY OWNER OF RECORD:		Cameron Christian			
ACREAGE (SQUARE FEET):		0.115 acres (5000 sf)			
WIDTH OF RIGHTS-OF-WAY:		Algrege Street (60 feet); Studewood Street (94 feet)			
EXISTING PAVING SECTION(S):		Algrege Street (22 feet); Studewood Street (37 feet)			
OFF-STREET PARKING REQUIREMENT:		2 spaces			
OFF-STREET PARKING PROVIDED:		2 spaces			
LANDSCAPING REQUIREMENTS:		Complies			
LANDSCAPING PROVIDED:		Complies			
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:		Vacant			
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:		Total Living – 2,848 sf; Garage 429 sf – Total – 3,277 sf			

PURPOSE OF VARIANCE REQUEST: A variance is requested for a reduced 13-foot building line on Studewood Street and to allow vehicular access to a major thoroughfare from lot less than one-acre.

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirements 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.

42-188: Lot access to streets. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: 1) the lot is greater than one acre in size; and (2) the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

Studewood Street, major thoroughfare was platted as Studewood Boulevard in the Ridgewood Subdivision in 1922. It is a 94' ROW with 36.6' paved section. The subject property is located at the corner of Al Gregg and Studewood. The original address was 1411 Studewood. The owner is proposing to construct 1- 2-story home, fronting on Al Gregg with garage access from Studewood. Variances are requested for 1) 13' building line on Studewood for 256.5 sf outdoor kitchen and 2nd floor balcony and 2) to allow vehicular access from major thoroughfare on lot less than one-acre.

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**

835 Al Gregg is 50'x 100' lot. The proposed house will be constructed 3'-1" from the interior property line. The new house is 20'-2" x 85', constructed within the 25' building line. The owner proposes an outdoor patio with kitchen and 2nd floor -256.5 sf playroom and study that extends 13'-7' from the house.

- (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;**

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

There are residential and commercial developments along Studewood. The 25' building line requirement consumes 50% of the lot. The existing structures along Studewood setbacks, within 2 blocks, vary between 4 and 19 feet. The lot abutting the rear property line has 7' setback. The first floor is within the 25' building line on Studewood.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

Along Studewood, curb and gutter - the distance from the edge of paving to the existing 5' sidewalk is 14.7 feet. The distance from the back of the sidewalk to the property line is approximately 2.5 feet, creating 17.2 feet from the edge of paving to the property line. The first floor is constructed 26 feet from the side property line. The second floor extends 13.7 feet from the property line. The outdoor kitchen will be open and constructed 13 feet from the property line, creating 30.2 feet from the back of curb.

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

The existing curb and driveway, approximately 90 feet, along Studewood will be demolished and replaced with sod. A new 12' wide driveway will be constructed 81 feet from the corner of Al Gregg. A T-turnaround driveway is provided to prohibit vehicles from backing out onto Studewood. New 6' sidewalk will be constructed along Studewood. 3 – 3" caliper trees and 30 shrubs will enhance the pedestrian realm.

The existing driveway on Al Gregg will be demolished and replaced with sod, creating average 11.3 feet from the back of curb to the sidewalk. New 5' sidewalk will be constructed, along with a new sidewalk to the front door. ADA ramps are existing at the corner. Site includes 15' x 15' visibility triangle and 6' wood fence along perimeter of property.

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

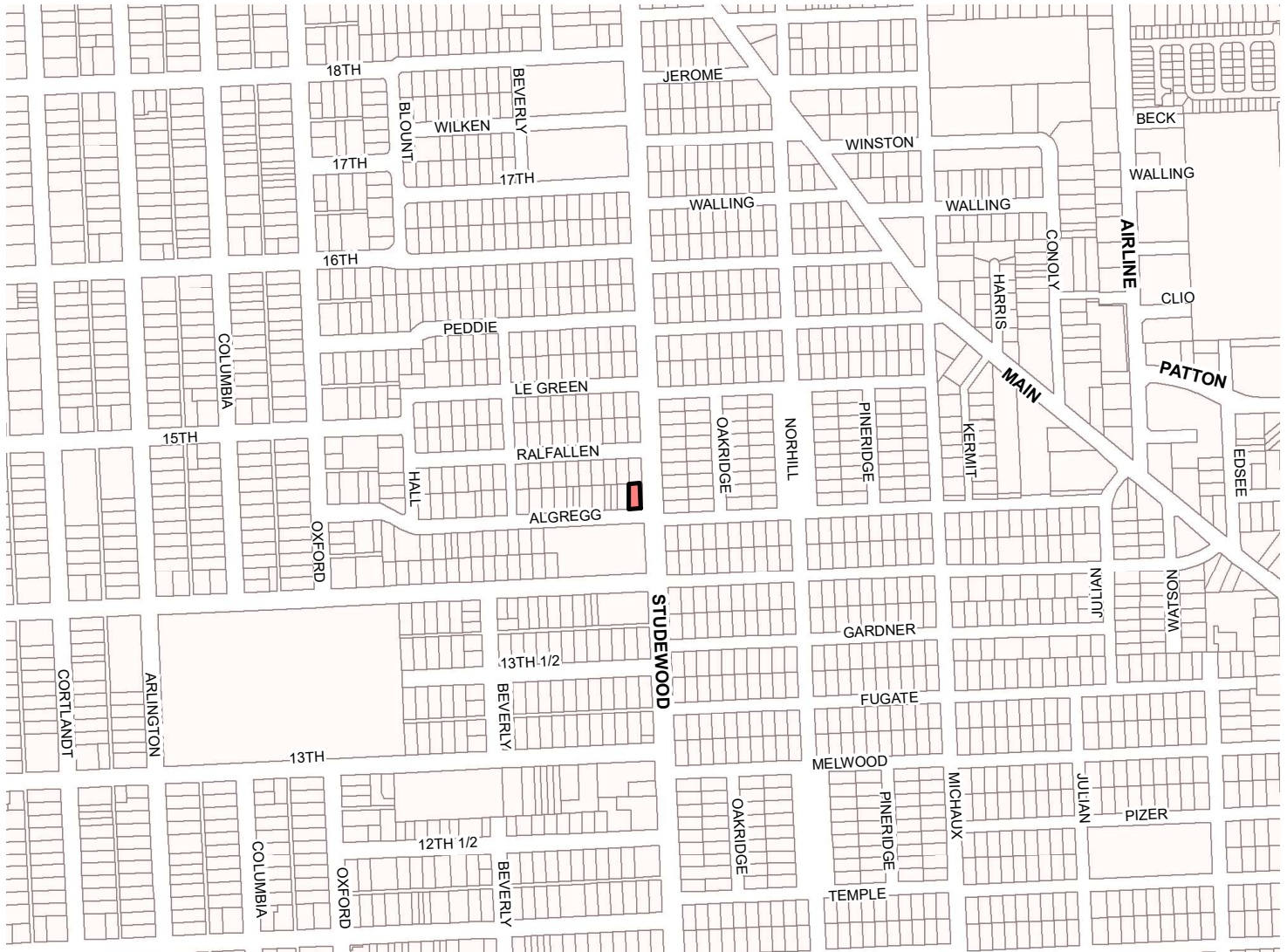
The main living structure and garage are within the 25' building line. The reduced building line for outdoor kitchen/patio will be consistent with building lines along Studewood and will allow the owner reasonable use of the land.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



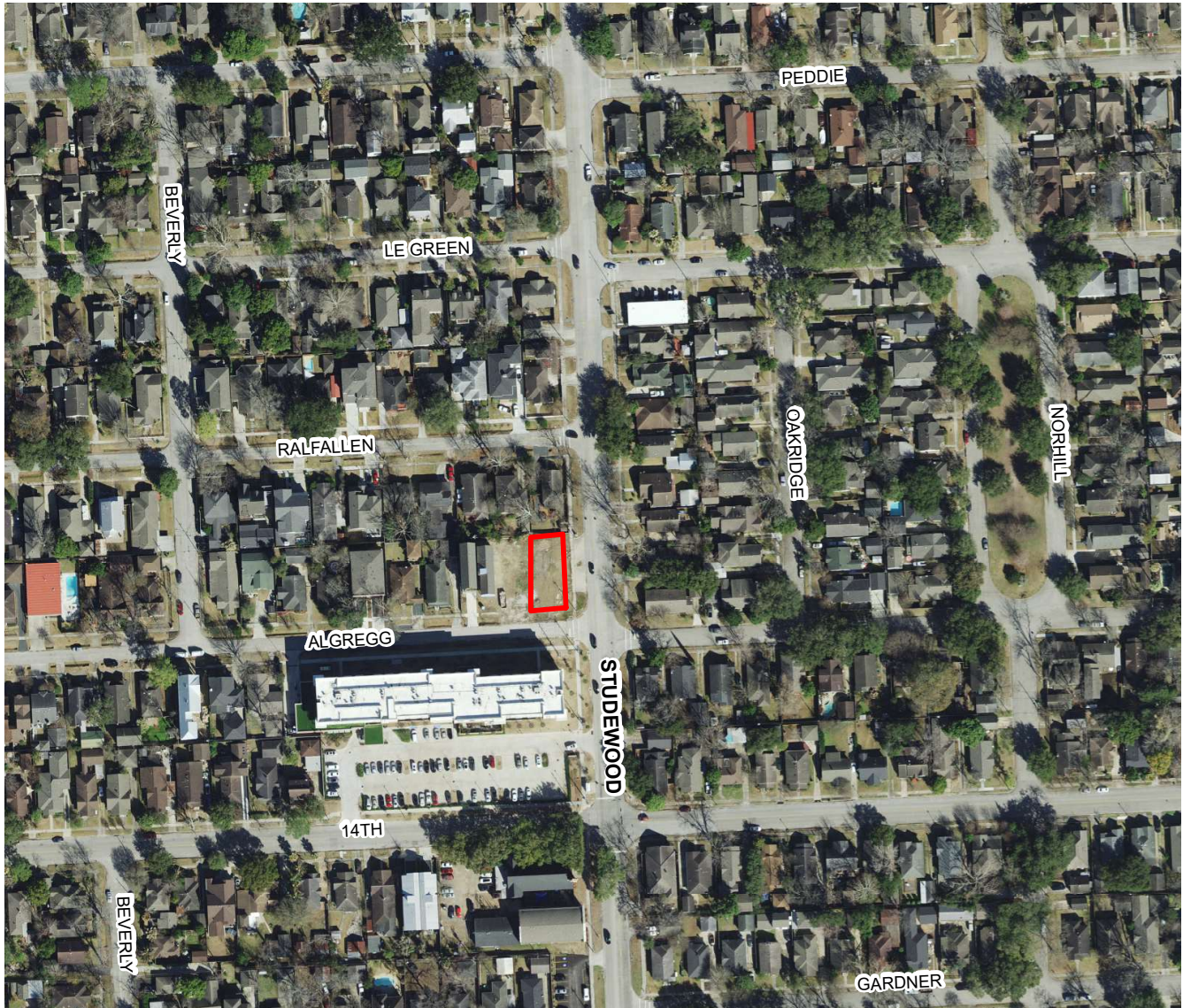
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 126

Meeting Date: 09/17/2020

Houston Planning Commission

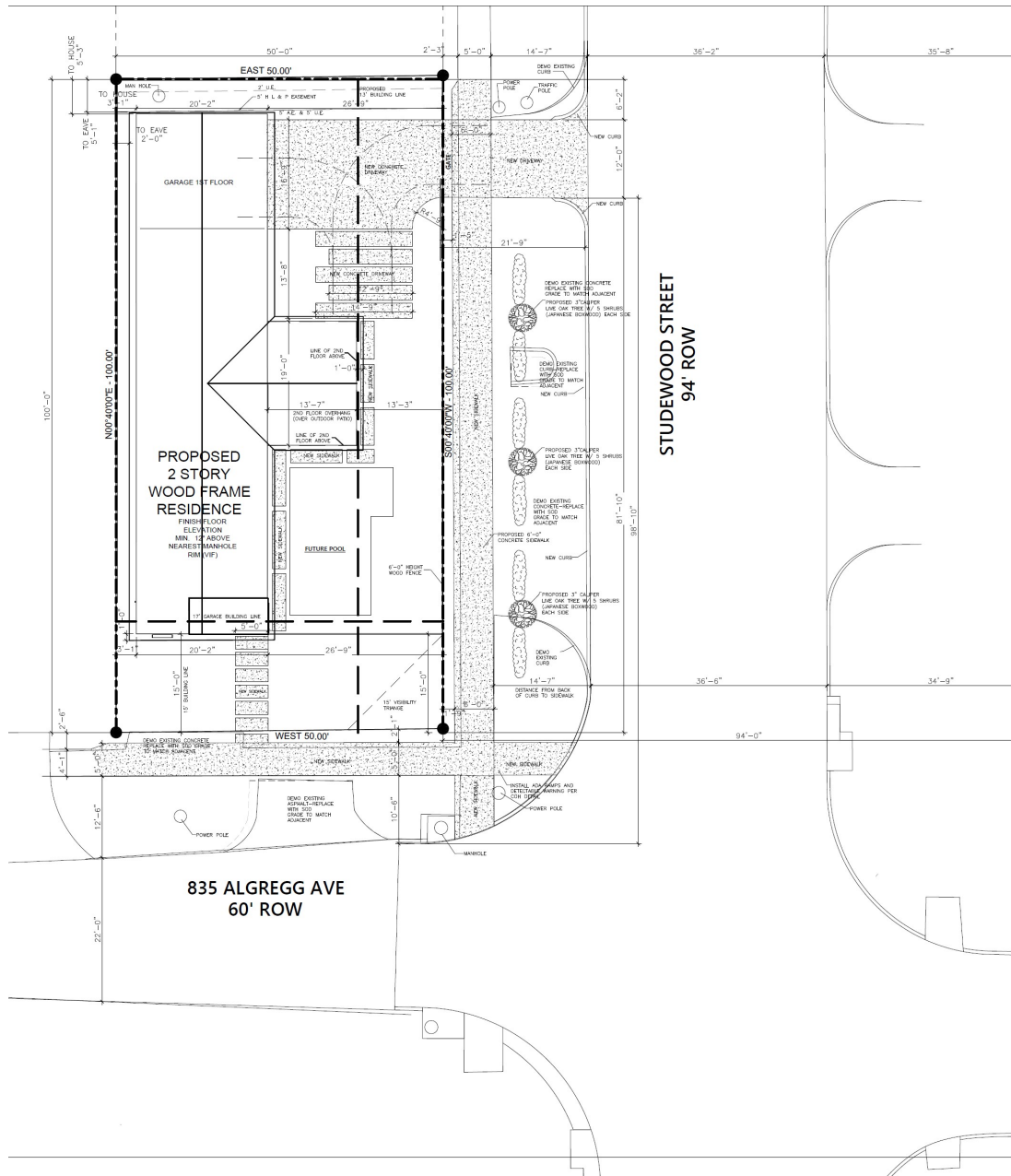
Aerial Map



DEVELOPMENT PLAT VARIANCE



Site Plan

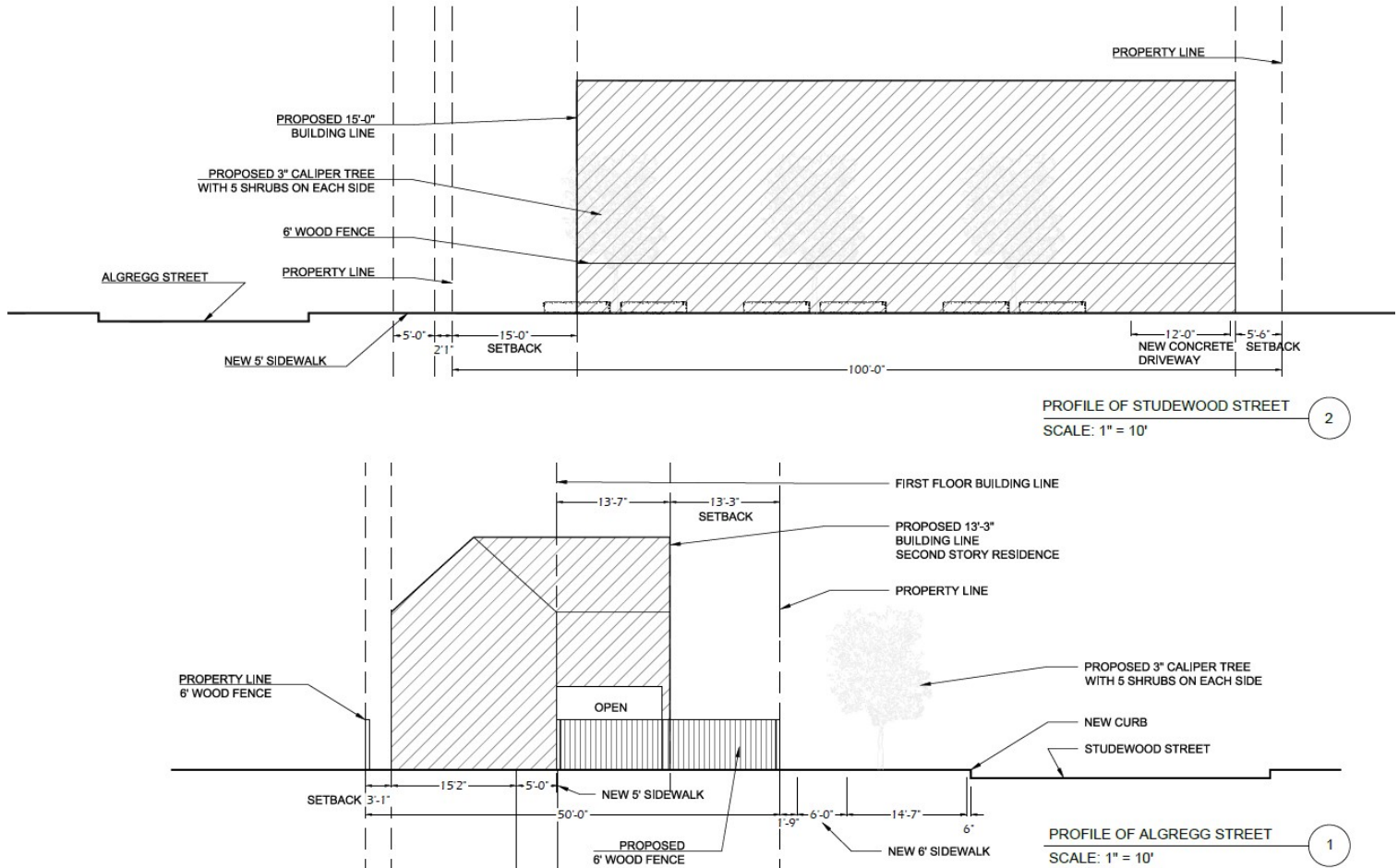


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to 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		
The Interfield Group	Mary Villareal	713-780-0909	mvillareal@interfield.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
142 Haversham Drive	20070223	77024	4957	490J	G

HCAD ACCOUNT NUMBER(S):	0900430000010
PROPERTY LEGAL DESCRIPTION:	Lot 10, Block 6, Whispering Oaks Sec 2
PROPERTY OWNER OF RECORD:	Solly Chedid & Sara Kennedy
ACREAGE (SQUARE FEET):	0.292 (12,728 square feet)
WIDTH OF RIGHTS-OF-WAY:	Haversham Drive (60 feet); Talmadge Hill Drive (60 feet)
EXISTING PAVING SECTION(S):	Haversham Drive (27 feet); Talmadge Hill Drive (26 feet)
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	2 trees
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Single-family residence; 3,084 square feet
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	2-story, single-family residence; 5,805 square feet

PURPOSE OF VARIANCE REQUEST: To allow a 10' garage building line, in lieu of the ordinance-required 20' building line along Talmadge Hill Drive, a local street.

CHAPTER 42 REFERENCE(S): 42-156: Building line requirement - Collector and Local Streets – Single-family residential.

(c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of [section 42-157](#) of this Code.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

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

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

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

The proposed residence will be located at 142 Haversham Drive, south of Valley Star Drive, west of Warrenton Drive, east of Haversham Drive, and north of Talmadge Hill Drive.

The subject property is a corner lot out of Whispering Oaks Section Two subdivision, filed in 1956. The plat of Whispering Oaks Section 2 created a 10' building line along Talmadge Hill Drive and a 30' building line along Haversham Drive. The original residence was built in 1961, with the home at the 10' building line. There are currently several homes along Talmadge Hill Drive which also appear to be built on the 10' building line, with garage access to and from Talmadge Hill Drive. Please note the following:

- a) The near vicinity of the subject property is substantially residential, well developed, and restricted, so density is not expected to increase substantially in the near future.
- b) Haversham Drive terminates at Valley Star Drive to the north and at Gessner Road to the south. Talmadge Drive terminates at Haversham Drive and at Stoney Creek Drive, three (3) blocks to the east. The traffic pattern in this area is such that these public streets are likely primarily utilized by nearby residents.
- c) The pavement sections of Talmadge Hill Drive and Haversham Drive appear to have sufficient width, so it is not expected that pavement widening will be required in the near future.
- d) The distance from Talmadge Hill Drive's back of curb to the proposed residence is 27.16'.
- e) According to deed restrictions, structures are to comply with building lines shown on the face of the plat. The property is subject to a 30' building line along Haversham Drive, a 5' utility easement, along with a 5'x20' aerial easement along the east property line, and a 10' side setback along the north property line. A greater building line along Talmadge Hill Drive would further limit the buildable area of the lot.

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;**

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. The variance request is based on factors external to the subject tract, and to allow the proposed home to be constructed on the building line designated by the recorded subdivision plat.

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

The intent and general purpose of Chapter 42 will be preserved and maintained due to the following considerations:

- a. 5' sidewalks will be provided along Talmadge Hill Drive and Haversham Drive.
- b. Granting the variance will help preserve the prevailing 10' building line along Talmadge Hill Drive.
- c. Yards between the right-of-way line and residence will be landscaped and will preserve and enhance the general character of the block face.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The new residence will enhance the existing block face without any way compromising public health or safety.

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

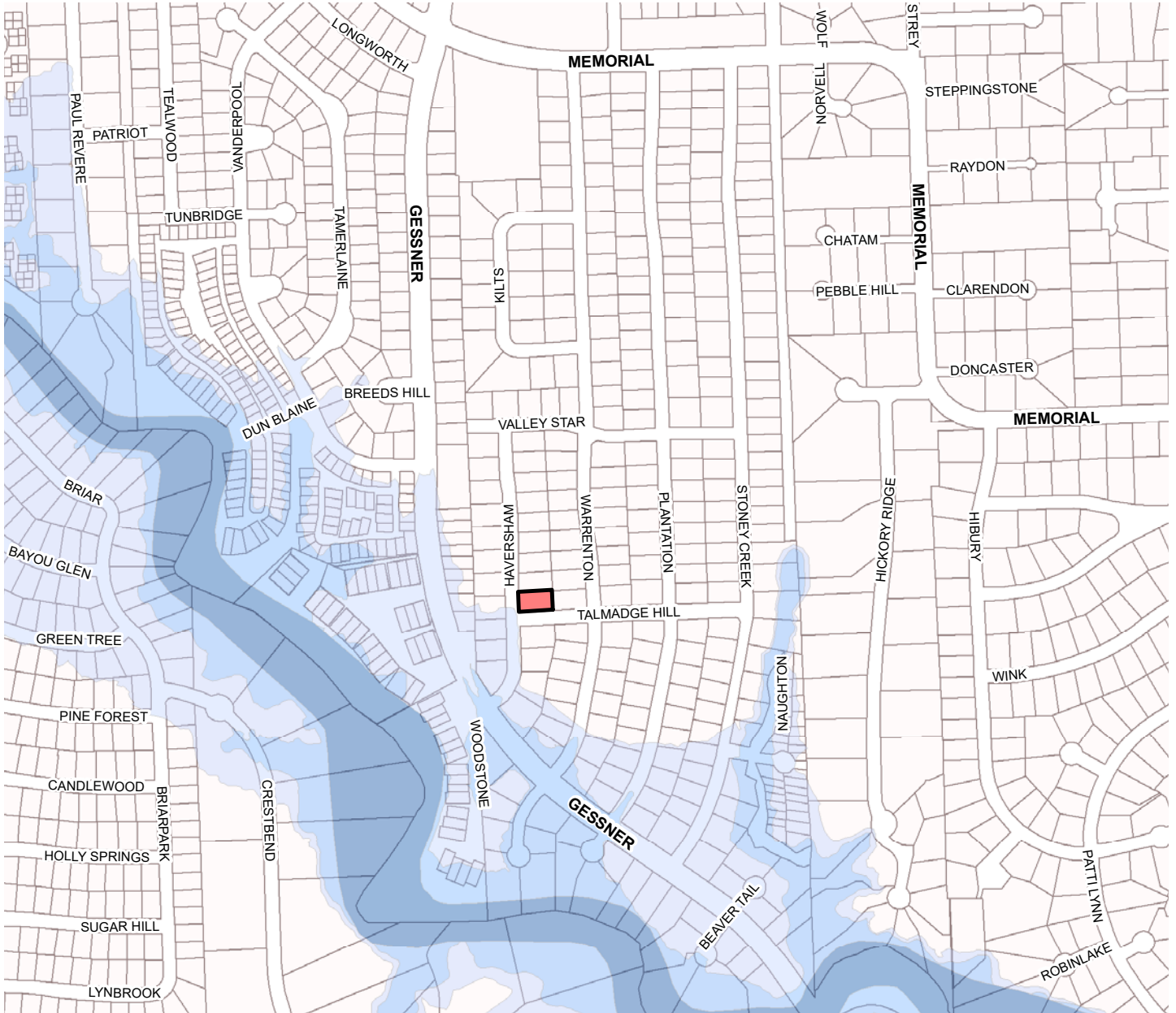
Economic hardship is not the sole justification of the variance, which is being requested on basis of reasonable assessment of existing and nearby prevailing conditions.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



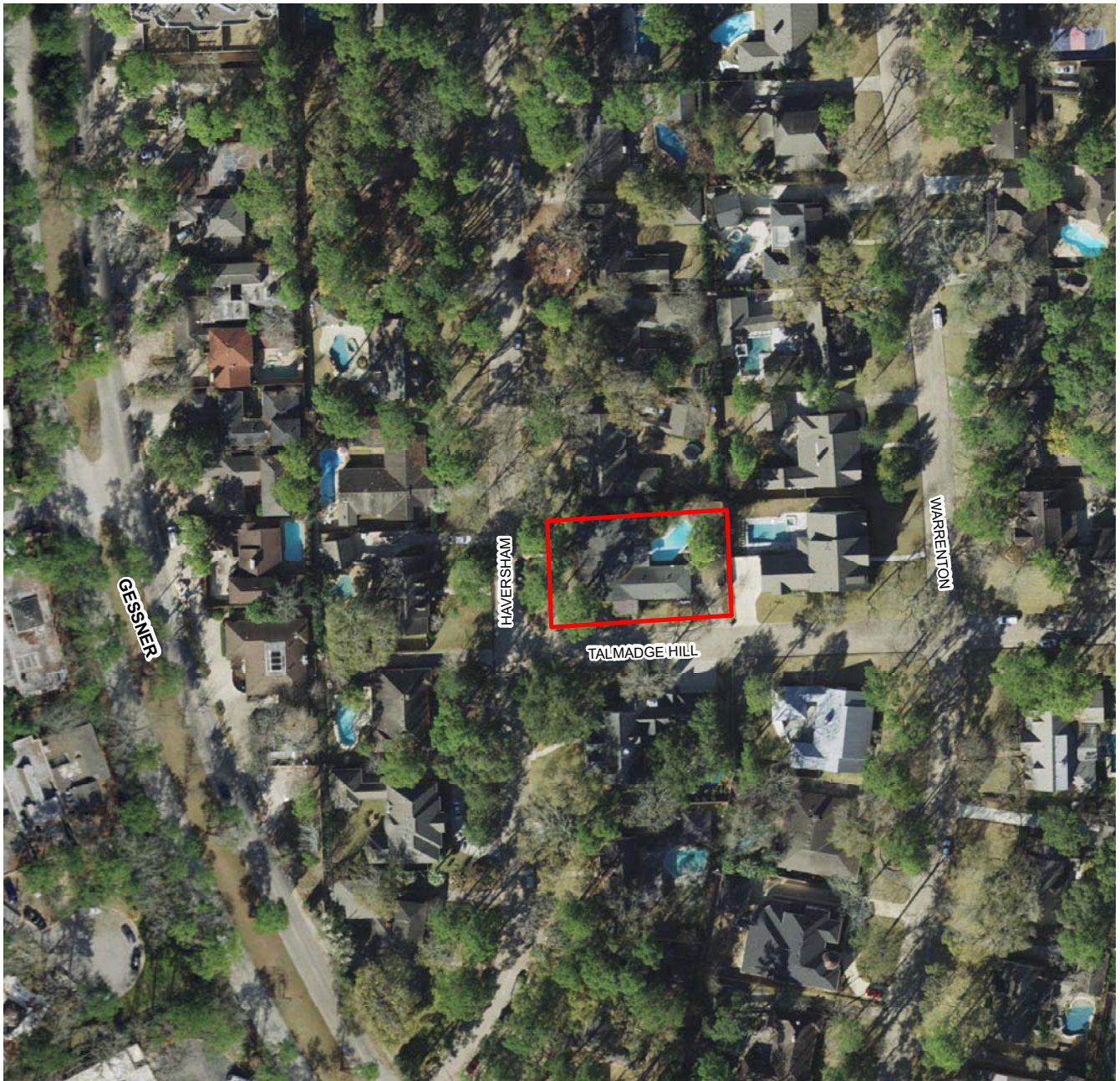
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 127

Meeting Date: 9/17/2020

Houston Planning Commission

Aerial Map

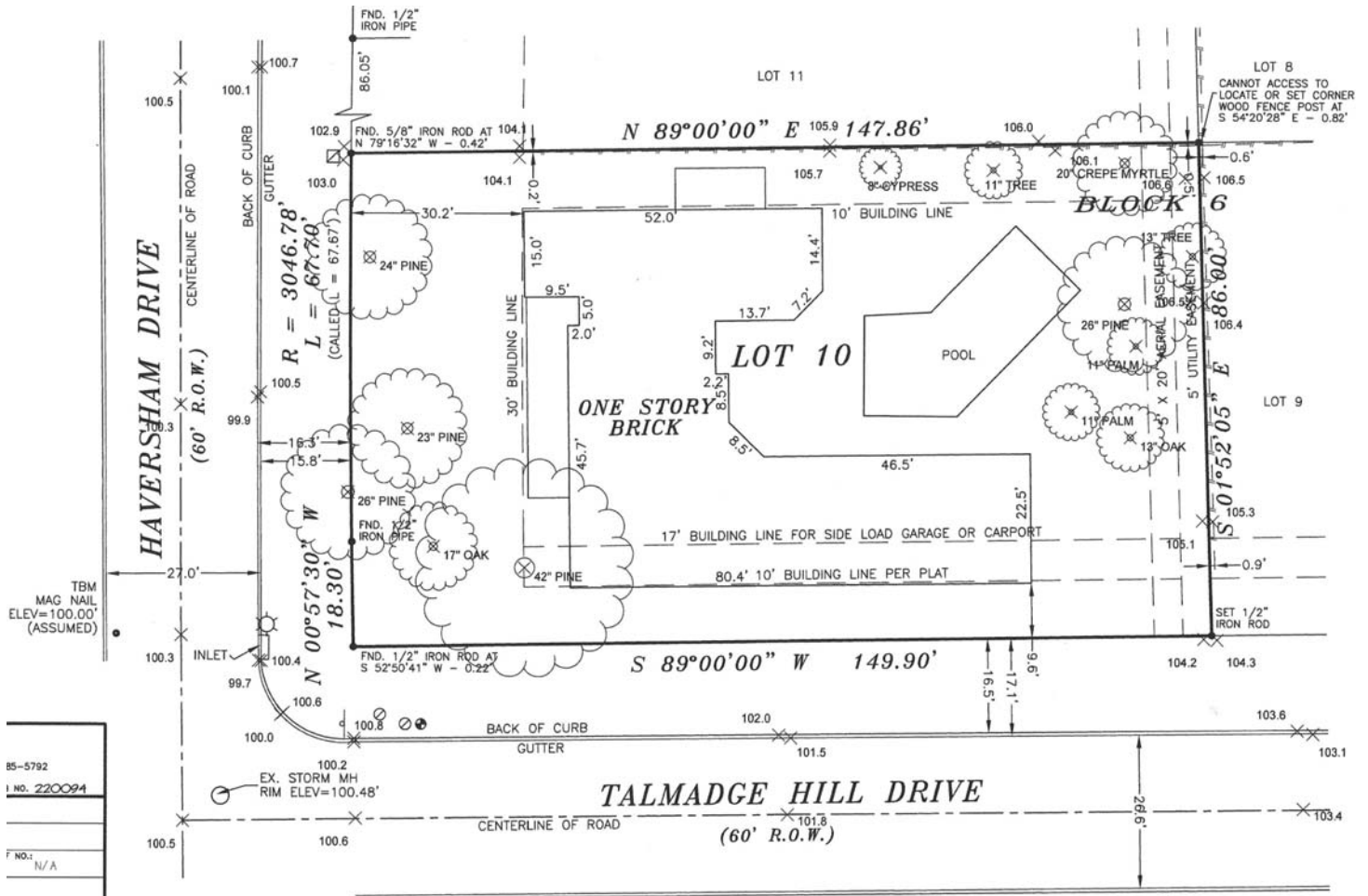


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE



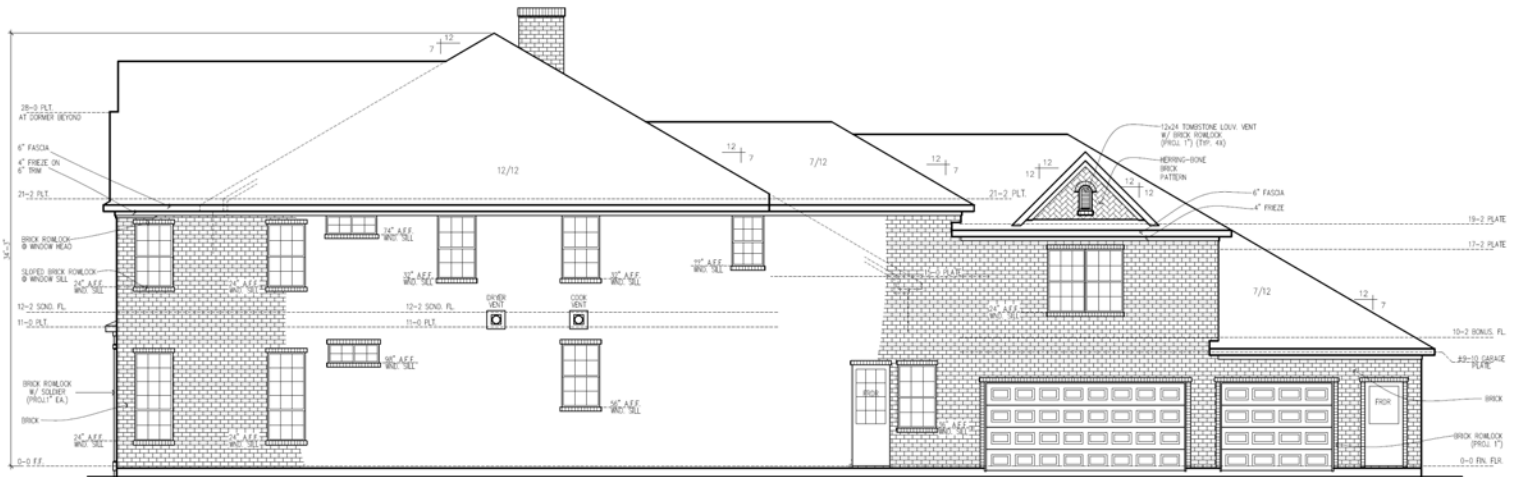
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 127

Meeting Date: 9/17/2020

Houston Planning Commission

Elevations



RIGHT ELEVATION

Talmadge Hill Drive



ELEVATION "A"

Haversham Drive

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
2126 MILFORD STREET	20065649	77098	5356C	492Y	C
HCAD ACCOUNT NUMBER(S):		0600680110001			
PROPERTY LEGAL DESCRIPTION:		BLOCK 10 LOT 1 CHEVY CHASE			
PROPERTY OWNER OF RECORD:		YIENCHEN LU & CHICHUNG HO			
ACREAGE (SQUARE FEET):		8,312 Square feet			
WIDTH OF RIGHTS-OF-WAY:		MILFORD STREET 60'; S SHEPHERD DRIVE 60'			
EXISTING PAVING SECTION(S):		MILFORD STREET 23'; S SHEPHERD DRIVE 27'			
OFF-STREET PARKING REQUIREMENT:		2			
OFF-STREET PARKING PROVIDED:		2			
LANDSCAPING REQUIREMENTS:		Complies			
LANDSCAPING PROVIDED:		Complies			

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: VACANT (3,843 - DEMO)

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: New S.F.R. 6,181 SF

PURPOSE OF VARIANCE REQUEST: To allow 5' building setback line along the west side of property along S Shepherd Drive, a major thoroughfare, in lieu of 25' setback per **Sec. 42-152. (a)** of Chapter 42, and to allow the continued use of the existing driveway curb cut along S Shepherd Drive for new house.

CHAPTER 42 REFERENCE (S): 42-152(a): Building line requirements 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.

42-188: Lot access to streets. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: 1) the lot is greater than one acre in size; and (2) the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

HCAD identifies the property as Block 10 Lot 1 Chevy Chase plat of August 1925 located at 2126 Milford Street. Property is currently vacant; however, a house of 3,843 sf was removed in 2017. The original house was built on the 10' building line along S Shepherd Drive, similar to other houses along S Shepherd Drive, per survey, however the original Chevy Chase plat, August 1925, had no building lines and there are structures along S Shepherd Drive built on a zero building line. These buildings, near-by, were built on zero building lines are shown in photos attached. This is a well-developed area and most of the houses that abut S Shepherd Drive are built using a driveway entrance to S Shepherd Drive. See photos)

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 is a tract that has functioned as a single-family home lot since 1930. This lot currently is vacant having removed a single-family home since 2017. Requiring a 25' building line for the S Shepherd Drive portion of the property would create an undue hardship in that there is an HOA accepted 20' building line on Milford Street and a 5' building line along the east side of the lot and this would unduly constrict the size of the buildable portion of the property to 36'. The owner would not reasonably build using the larger building line along S Shepherd Drive.

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

Requiring a 25' building line per Sec. 42-152 (a) along S Shepherd Drive in lieu of the zero building line per Chevy Chase subdivision plat of August 1925, would create an undue hardship in conjunction with the 25' building line on S Shepherd Drive and 5' building line along the east side of the lot. The 5' building line along S Shepherd Drive is well within the intent of the original Chevy Chase subdivision plat of August 1925, which places the new home 21'-0" behind the curb and fulfills the intent of Chapter 42.

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

(42-152) The property was originally sized and platted in August 1925 with zero building lines or setback along S Shepherd Drive or Milford Street. The imposition of 25' building setback along S Shepherd Drive is an unreasonable hardship imposed on this property, as the vast majority of structures in this area are built using the zero or 10' building set back line along S Shepherd Drive. Therefore, the circumstances supporting the granting of the variance is not the result of a hardship created or imposed by applicant.

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. Block 10 Lot 1 Chevy Chase is an existing lot that does not allow any options for development other than single family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the use that is already present in this neighborhood, with most structures along S Shepherd Drive are built on the zero or 10' building line.

(42-152) Our structure honors the prevailing zero or 10' setback conditions along S Shepherd Drive per the Chevy Chase plat of August 1925 and places the new home 21'-0" behind the curb and fulfills the intent of Chapter 42;

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

Milford Street is a local street that serves the neighborhood and the area. The granting of the variance will not be injurious to the public health, safety or welfare as most other properties along S Shepherd Drive or Milford Street in the Chevy Chase subdivision, with the west side of the property, along S Shepherd Drive are generally the same size and adhere to the zero or 10' building set back line per plat of August 1925.

(42-152) The new structure's location itself poses no jeopardy to public safety using the 5' setback which places the new home 21'-0" behind the curb and fulfills the intent of Chapter 42;

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

Economic hardship for Block 10 Lot 1 Chevy Chase is not a factor for the existing lot was platted for single family homes in August 1925 is limited by the HOA 20' building line along Milford Street and a 5' building line along the west side of the lot. The request to not provide a 25' building line per Sec. 42-152 (a) along S Shepherd Drive will allow reasonable development and follow the original Chevy Chase of August 1925 plat. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot following the intent of Chapter 42.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



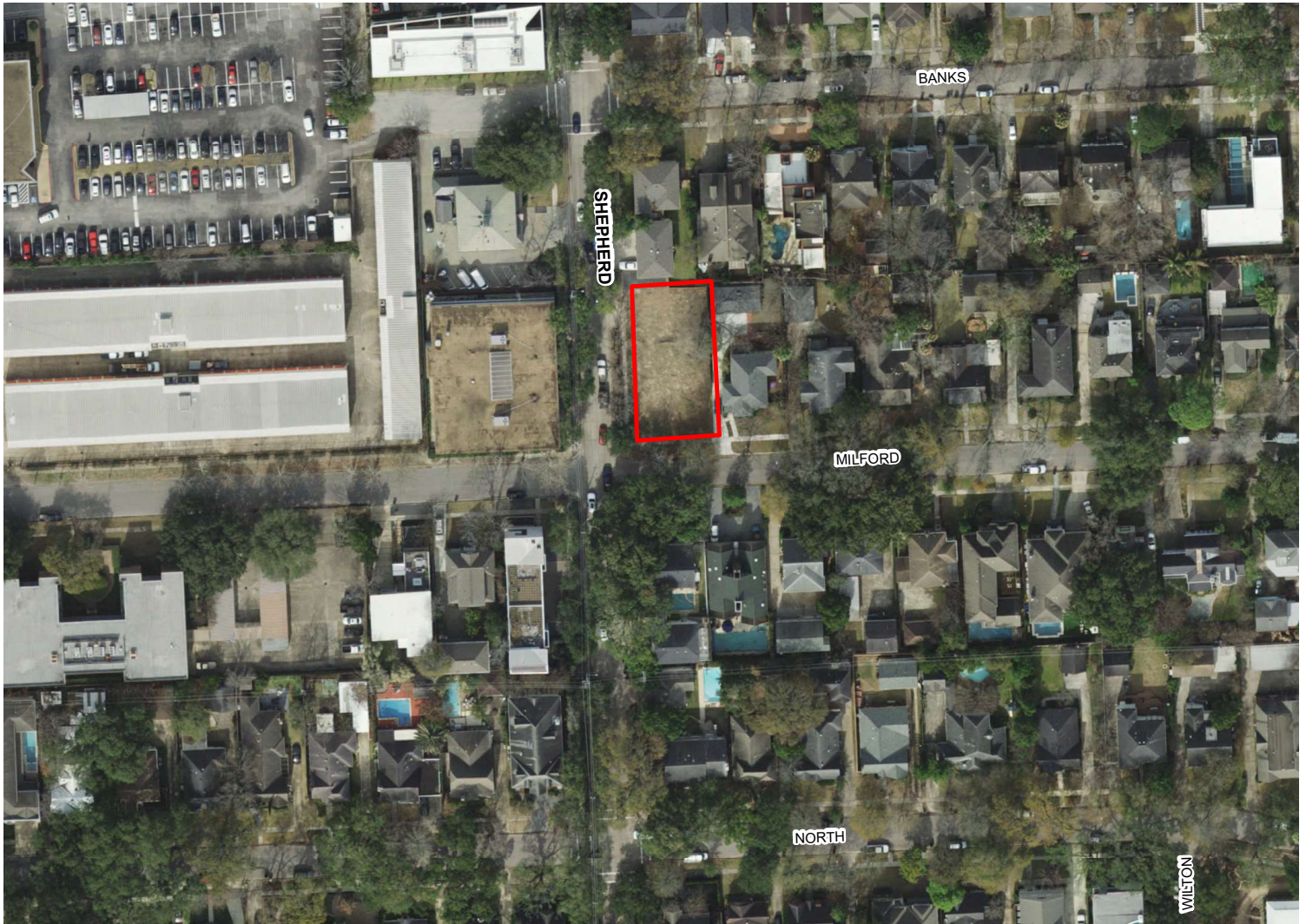
PLANNING &
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DEPARTMENT

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Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE

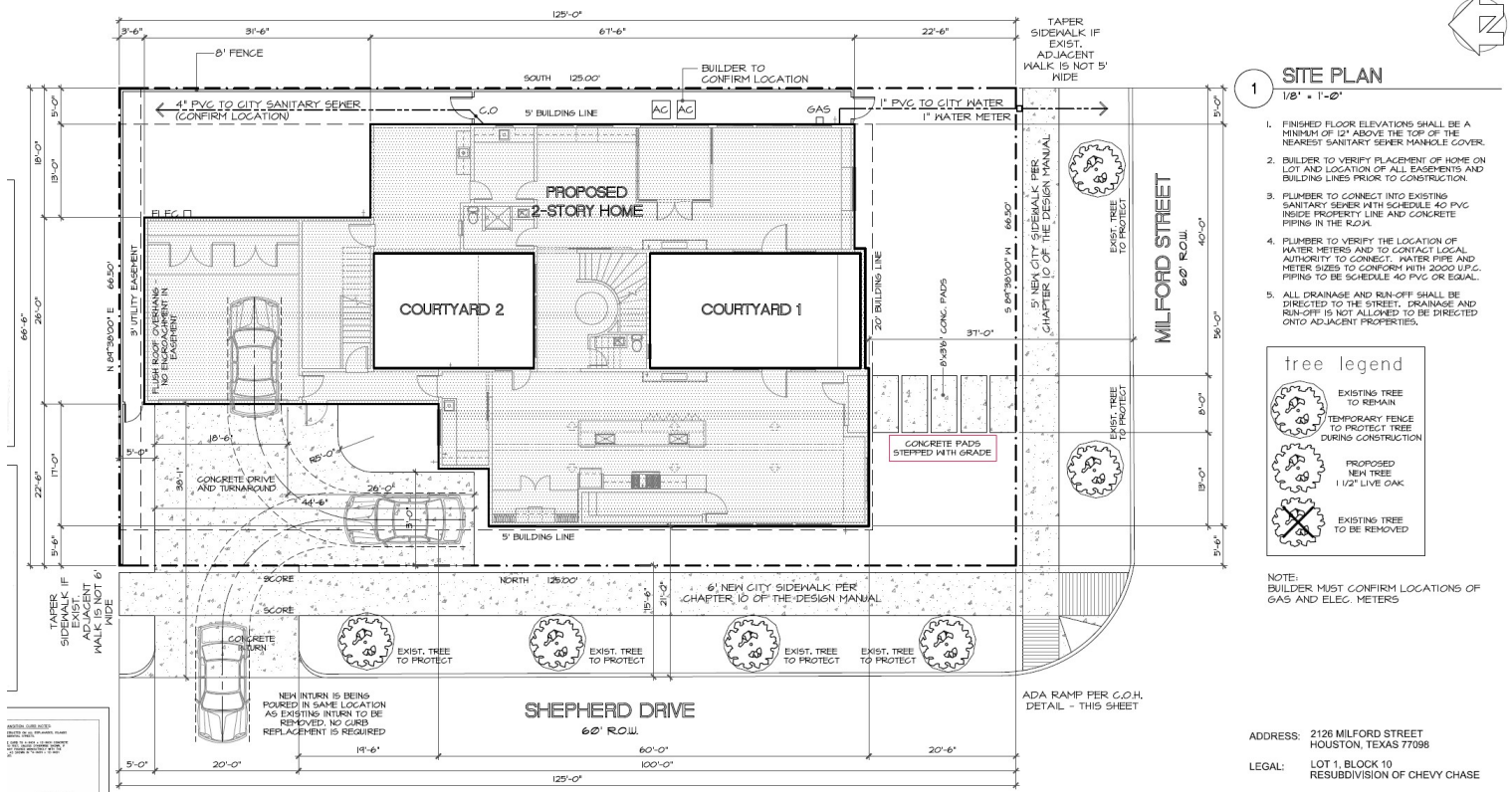


Houston Planning Commission

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Meeting Date: 09/17/2020

Site Plan

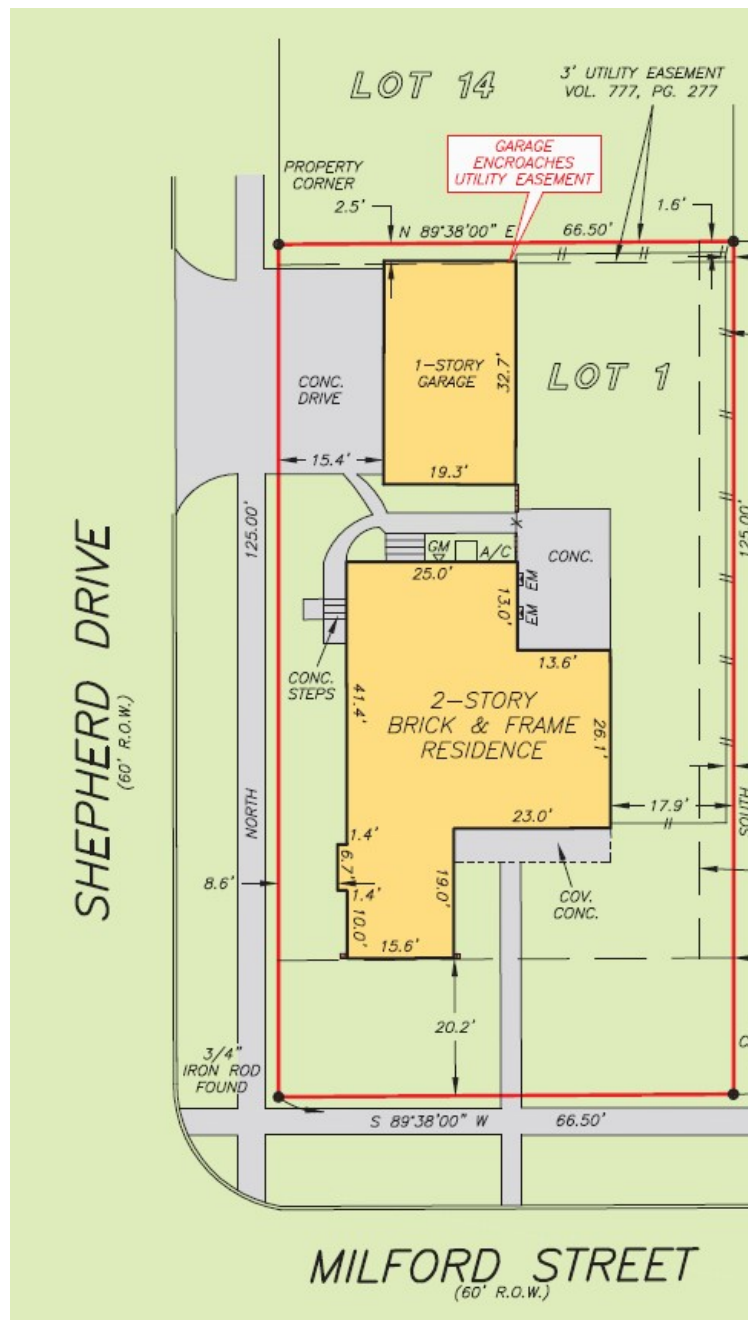


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 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		
Starwood Houston, LLC	Clifton Thomason	713-522-1851	cdt@cdtaia.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3209 Montrose Boulevard	20010474	77006	5356	493S	C

HCAD ACCOUNT NUMBER(S):	0261520000010
PROPERTY LEGAL DESCRIPTION:	Lots 9 & 10 & Tracts 7B & 7C Block 26 Montrose
PROPERTY OWNER OF RECORD:	Starwood Houston, LLC
ACREAGE (SQUARE FEET):	5,950 square feet
WIDTH OF RIGHTS-OF-WAY:	Montrose Boulevard (100 feet)
EXISTING PAVING SECTION(S):	Montrose Boulevard (55 feet)
OFF-STREET PARKING REQUIREMENT:	24 spaces (or) 22 vehicle spaces & 2 bicycle racks (8 bicycle spaces)
OFF-STREET PARKING PROVIDED:	18 vehicle spaces and 2 bicycle racks (9 bicycle spaces)
LANDSCAPING REQUIREMENTS:	As per City of Houston
LANDSCAPING PROVIDED:	As per City of Houston

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: II-A; 5,416 square feet

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: II-A; 6,822 square feet

PURPOSE OF VARIANCE REQUEST: To allow a 1' building line, in lieu of the ordinance-required 25' building line, along Montrose Boulevard, a major thoroughfare.

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' 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 property at 3201 Montrose Boulevard is an existing 2 story building. A portion of the second floor "patio" extends over the property line, over the sidewalk adjacent to Montrose Boulevard. We propose to remove that overhang and enclose the "patio" in line with the existing first floor, west exterior wall. In addition, we will remove a portion of the existing "triangular" southwest corner of the building and in its place, build a new elevator shaft. That new construction will be in line with the existing building, use the existing west exterior wall, and not extend over the existing property line, but will not be in compliance, (for setback), for a new structure built along Montrose Boulevard.

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

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

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

The existing characteristics of the building are such that it cannot meet the current setback regulations without demolishing a significant portion of the building. Likewise, to allow a portion of the building to remain and require other portions to be offset would be practical or seem to bring any benefit to the public. The new building will significantly enhance what is now an empty, aging building.

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

The building is existing and as was described above when it was purchased. It is the owner's plan to enhance the look and function of the existing property. No work has been done to the property since it was purchased.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The owner intends to improve the existing structure so that it serves the overall health benefits for the community as well as remove an existing potential hazard, the overhang. By pulling back the west face of the structure to the point it currently exists, on the first floor, we are doing all that we can to address the intent of the setback rules.

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

On the contrary, as outlined above, we are removing a public health, safety and welfare source, (the overhang). If granted, the final product will greatly enhance the property to benefit of the community.

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

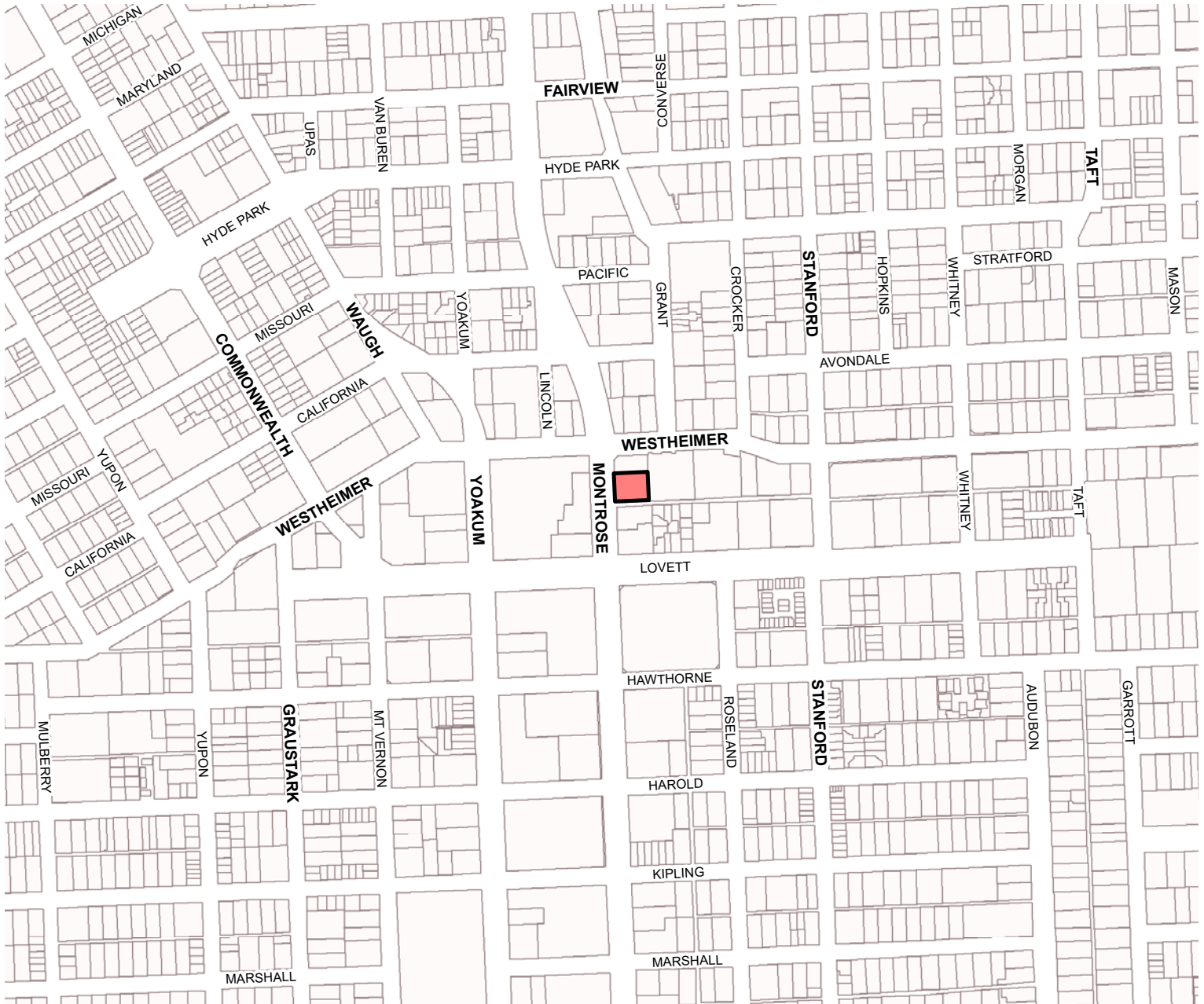
Economic hardship is certainly not a factor. The least expensive option would be to do nothing and leave the property "as-is". However, doing so would not allow the space necessary for the efficient operation of the new ER and would not allow the overall enhancement of what is now a building lacking in any redeeming visual appeal. We also add the very valuable ability to make the entire building accessible per City, State and Federal accessibility laws.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



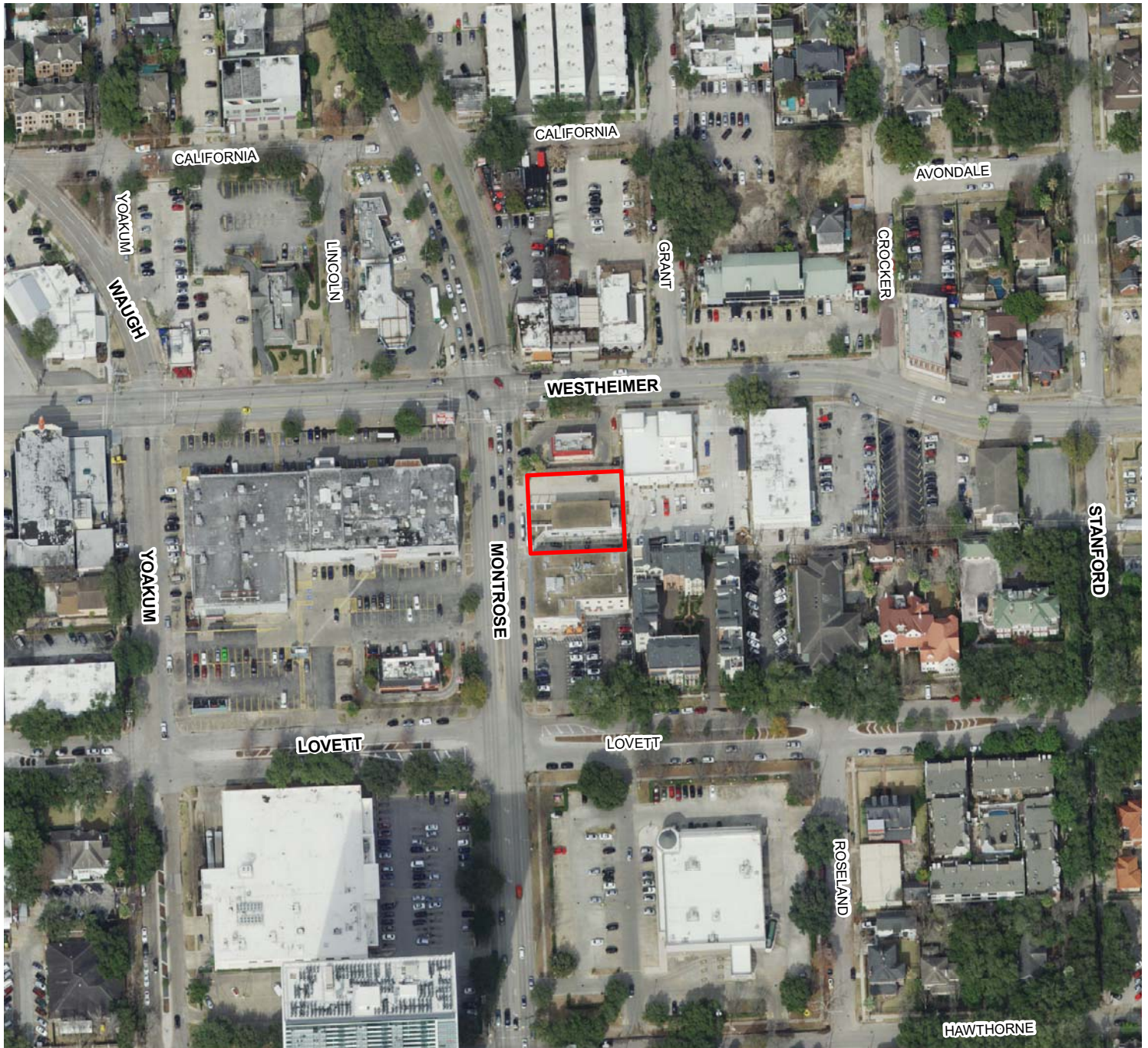
PLANNING &
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DEPARTMENT

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Meeting Date: 9/17/2020

Houston Planning Commission

Aerial Map

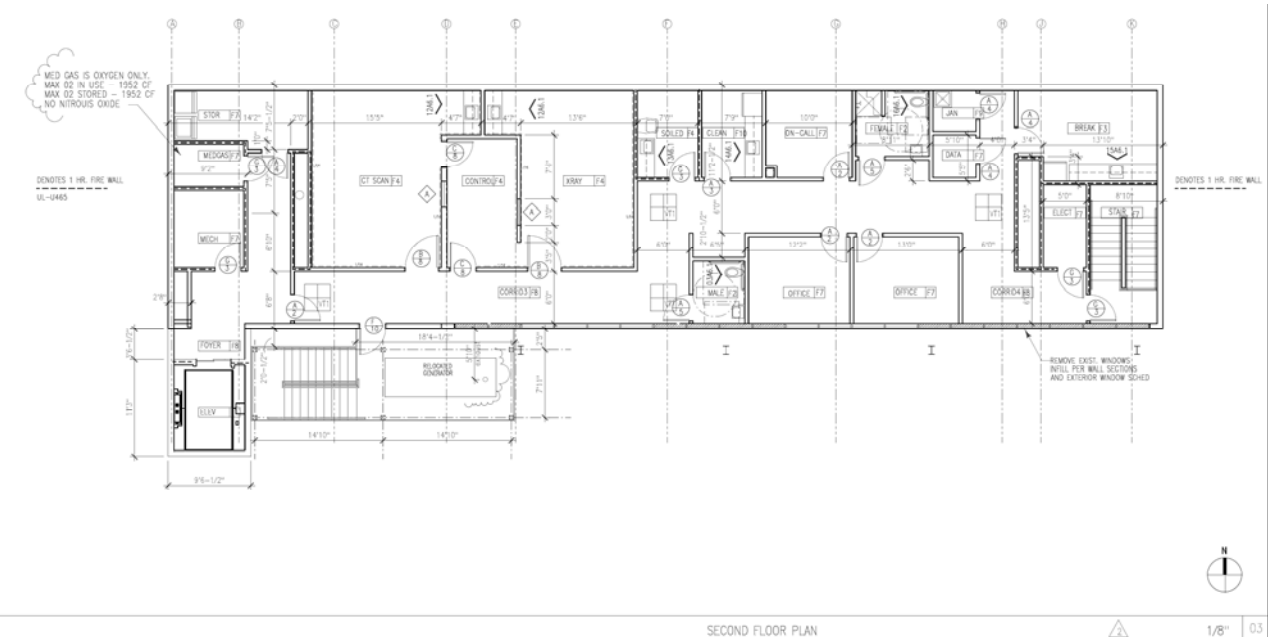
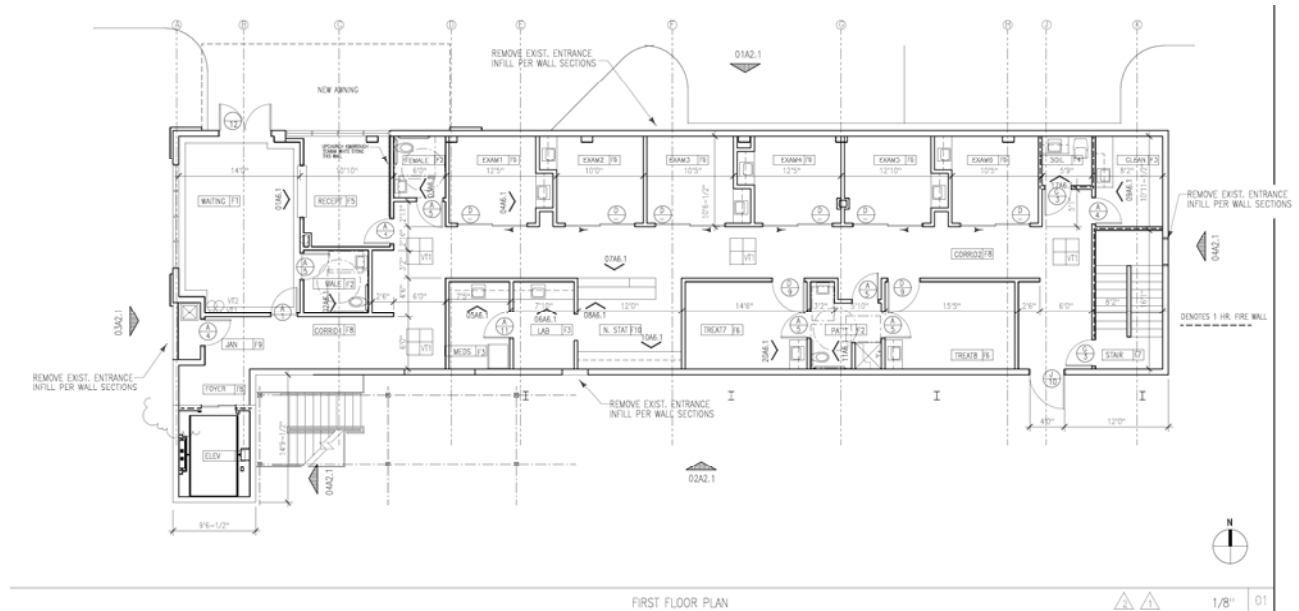


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Floor Plan



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Kinetic Design Lab, LLC.	Mr. Devin Robinson	(713) 898-2042	kineticdev@msn.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2532 Reba Drive	20083724	77019	5256B	492U	G
HCAD ACCOUNT NUMBER(S):		0641720100017			
PROPERTY LEGAL DESCRIPTION:		Tract 17, Block N Avalon Place Section 4			
PROPERTY OWNER OF RECORD:		Mr. Leonard J. Gutierrez & Mrs. Monica Verduzco-Gutierrez			
ACREAGE (SQUARE FEET):		10,251 square feet			
WIDTH OF RIGHTS-OF-WAY:		Reba Drive (60 feet); Kirby Drive (100 feet)			
EXISTING PAVING SECTION(S):		Reba Drive (25 feet); Kirby Drive (65 feet)			
OFF-STREET PARKING REQUIREMENT:		2			
OFF-STREET PARKING PROVIDED:		2			
LANDSCAPING REQUIREMENTS:		Complies			
LANDSCAPING PROVIDED:		Complies			

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Existing single-family Residence; 2,736 square feet

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: New Single-family Residence; 7,300 square feet

PURPOSE OF VARIANCE REQUEST: 1) To allow for a 12' building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Kirby Drive; 2) Allow the existing vehicular access from the major thoroughfare to remain.

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirements 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.

42-188: Lot access to streets. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: 1) the lot is greater than one acre in size; and (2) the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The property located at 2532 Reba Drive located in the Avalon Place Subdivision and consisting of 0.2327 acres of land, is a prime location for upgrades to an existing 2,736 square foot building construction.

Originally constructed in 1940 and remodeled in 1997, the property serves as an example of the kind, and need, for upgrades to current building codes and standards of care of the aging supply of existing building constructions in the City of Houston, Harris County, Texas. As an existing development and structure, there are certain constraints that make this request for variance to the City of Houston Planning Commission necessary.

The existing site contains a drive way and apron approach along the major thoroughfare, Kirby Drive; which has provided adequate access to and from the property at least since the last remodel completed in 1997. There has been no issue with this existing approach and residential access during that time of twenty-three (23) years. In the time period of this construction the City of Houston has facilitated major roadway repairs and improvements to the infrastructure along Kirby Drive, including but not limited to; roadway enhancement, drainage, repaving and striping, as well as sidewalk construction/repairs.

In preliminary discussions with the staff of the City Planning and Development Department, it has been discussed that the Deed Restrictions of the Avalon Place Subdivision limited the placement of drive approaches and lanes in the neighborhood and on this specific narrow lot in particular. As the strict implementation of the Municipal Codes and Ordinances of the City of Houston, specifically sections 42-152(a), 42-156(c) and 42-188(b). These sections to the Municipal Code and Ordinances, as a part of the City's development patterns, came into effect after the creation of the subdivision and installations/construction of the existing apron and driveway.

As the prescribed adoptions of the Municipal Code of Ordinances under these sections sets forth a twenty-five (25) foot build line along Kirby Drive and the property is Deed Restricted (platted) to a forty-foot (45) building line along Reba Drive, as well as side and rear setback conditions and easements. It deprives the use of the property by the Owner's to a total of approximately seventy percent (70%) of their taxable land area. The strict implementation of these Codes and Ordinances, facilitates only allowing approximately thirty percent (30%) of the taxable land area to be buildable. This is in our offices professional opinion and as a native Houstonian is unacceptable. Please note that there is support for this condition to remain and no objections for the reduced building lines from the Avalon Property Owners Association, Inc. (APOA); letter of no objection included as addendum to this application.

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.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (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**

DIVISION 3 - BUILDING LINES: Subdivision A;
Ch. 42 Sec. 152, Sec. 156, and Sec. 157

Rules created by this chapter would drive a substantial use of the Owner's taxable land area to be utilized in the best manner that they see fit for their desired outcome. It is our intent to work with the City Planning and Development Department to negotiate a twelve (12) foot building line, rather than the existing (platted) ten (10) foot build line and in lieu of the chapter mandated twenty-five (25) foot building line for the main structure of the residence. Furthermore, we would also request City Planning and Development Department and Planning Commission support a fifteen (15) foot building line from property line and (18) foot from back side of concrete sidewalk nearest property line, rather than the chapter mandated twenty-five (25) foot building line for the secondary structure of the garage.

We request the support of the members of the City of Houston Planning Commission to facilitate these approvals.

DIVISION 4 - LOTS AND RESERVES: Subdivision A;
Ch. 42 Sec.188

Accessing the lot through Kirby Drive will not be in any way a deviation from the existing circumstances that are currently in place. However, restricting lot access to Reba Drive only; will not only deprive the Owner's of a significant use of their taxable land area (70% as noted in the Statement of Facts above), but it will additionally move the access and drive lane to an area that is more utilized by the inhabitants of the neighborhood.

- (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;**

Strict application of the requirements of this chapter would create an impractical development and would be in conflict of sound public policy in not allowing a residential property Owner to make the best use of their property and investment. This is counterproductive to maintaining a level of accountability in allowing property Owner's to do so with their property as they see fit in a State and municipality strong on property Owner rights.

- (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. They are the current and exiting conditions of the property and have not been in any way an issue for the previous twenty-three (23) years that the development has been in place.

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 this chapter and its' sub-sections will be preserved and maintained by providing a T- shaped turnaround that prevents vehicles from backing onto the major thoroughfare.

Furthermore, the purpose of the chapter will be preserved and maintained as the proposed development is requesting a setback that is already existing and is concurrent with the existing neighboring single-family residential structures already constructed.

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

The variance request of access to a major thoroughfare will not be injurious to public health, safety and welfare as this development will provide a T-shaped turnaround that prevents vehicles from backing onto the major thoroughfare.

Additionally, an updated and code compliant ADA ramp and wheel chair access to the sidewalk will be provided for as a part of the scope of the project. This will enhance and provide for greater public health, welfare and safety in the public domain.

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

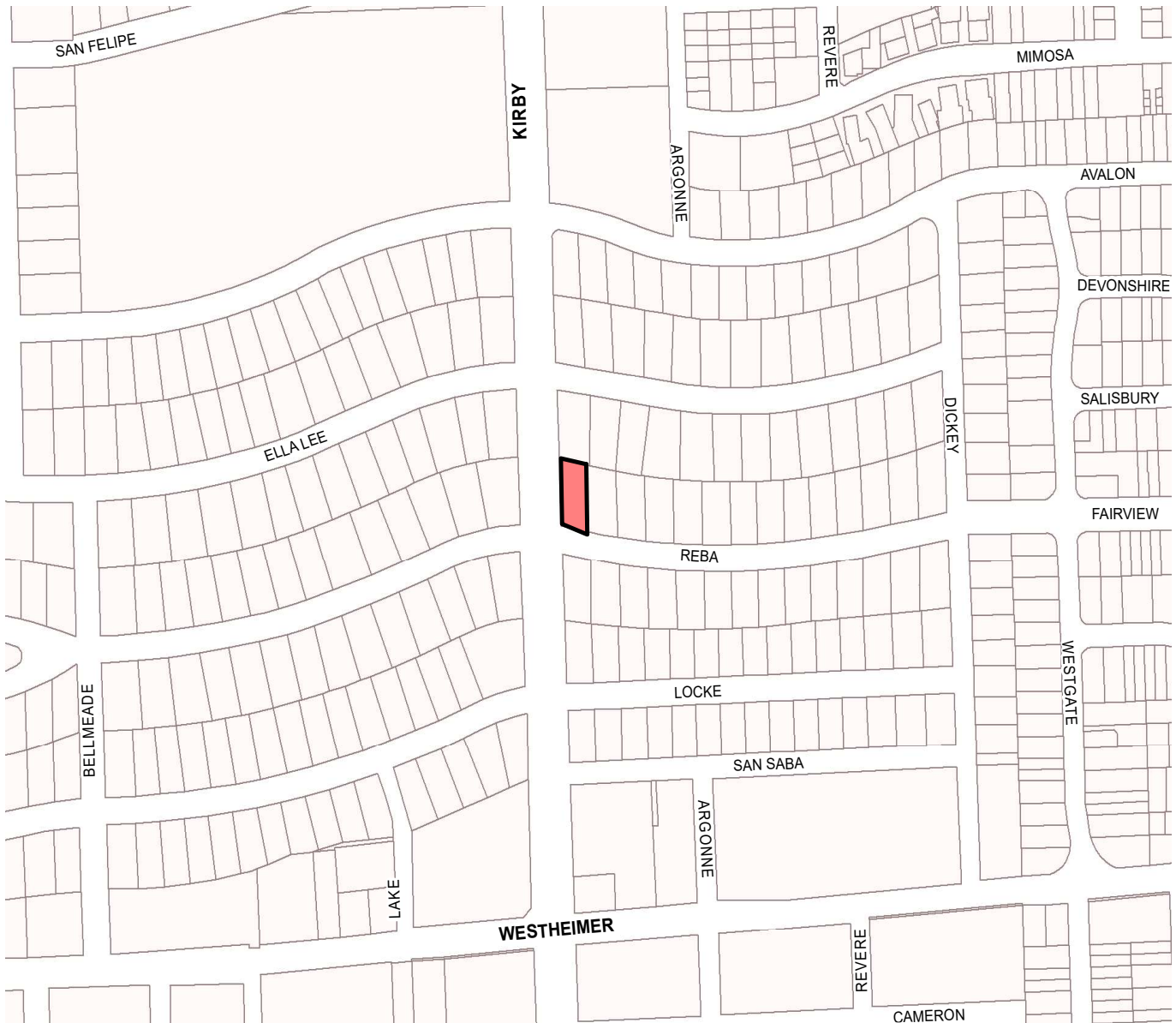
Economic hardship is not the sole justification of the variance.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



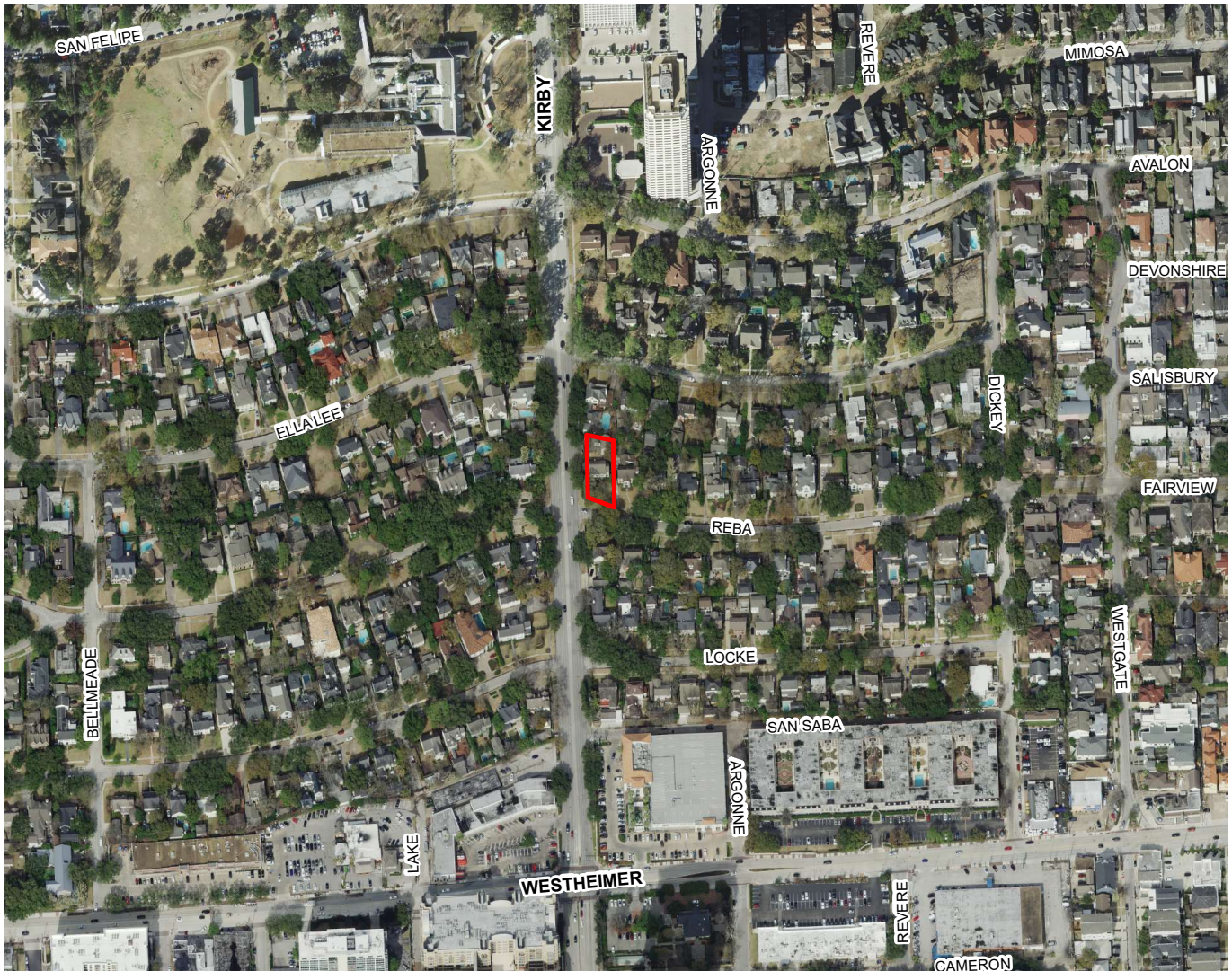
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Aerial Map

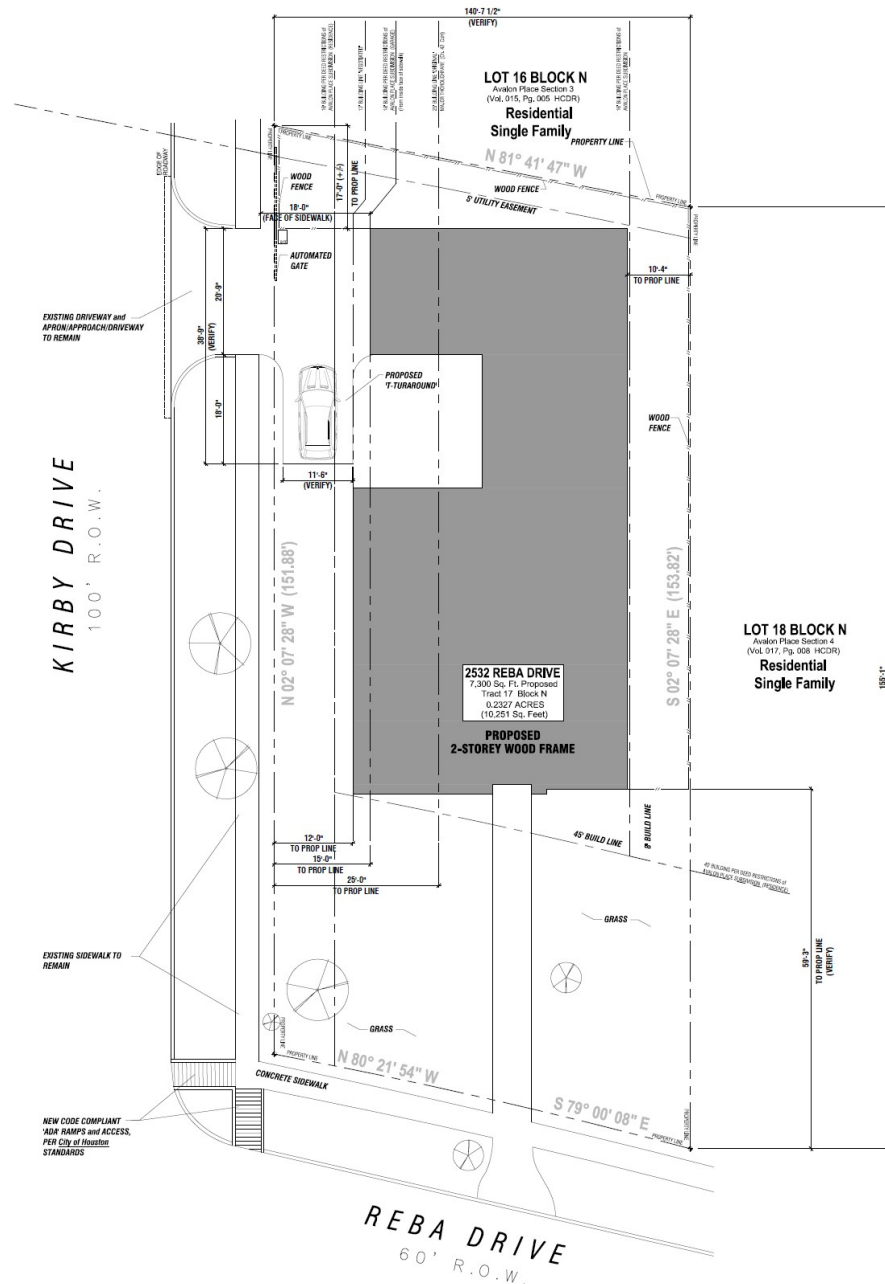


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

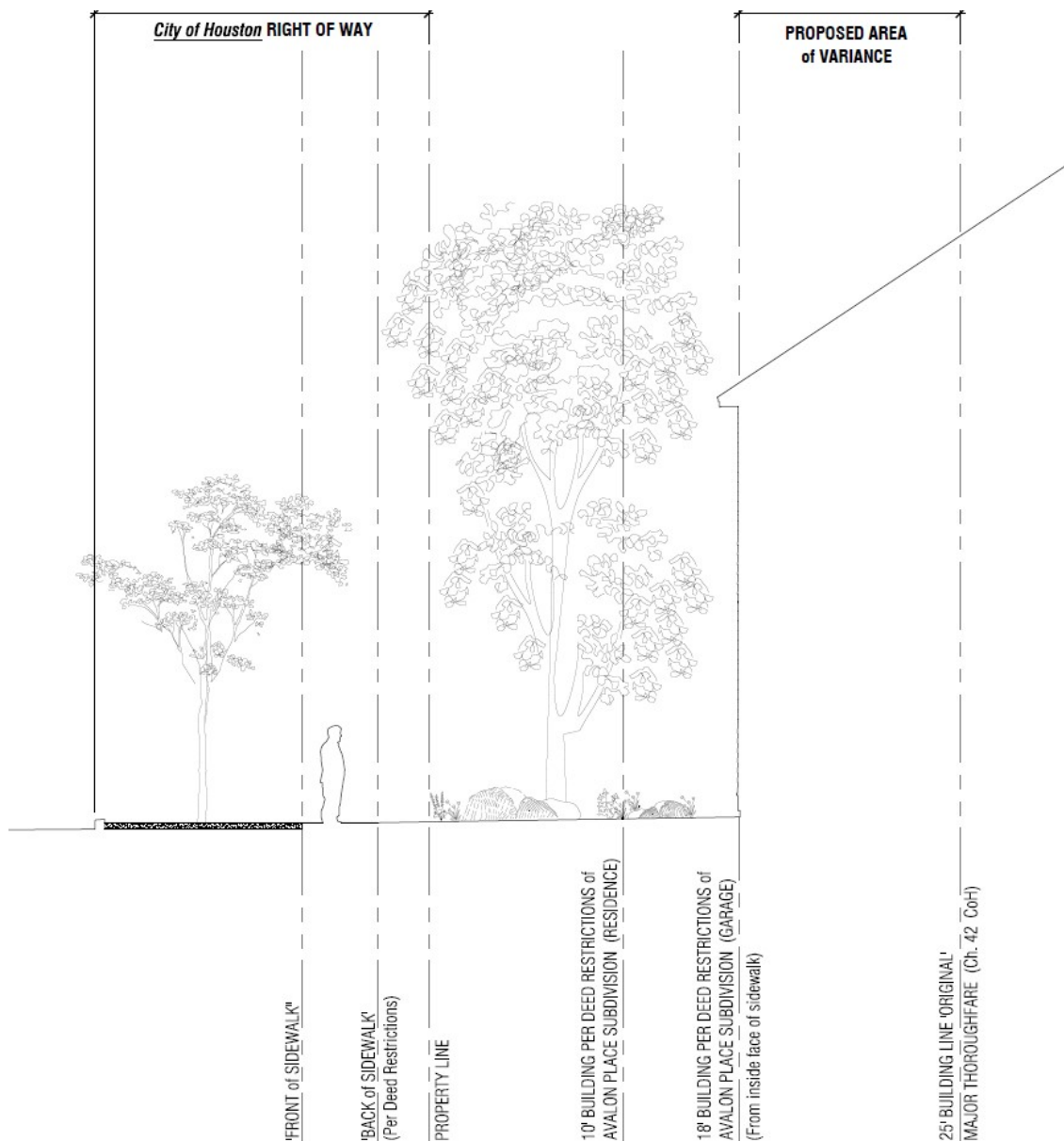


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Building Sections



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov 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		
Starwood Houston, LLC	Clifton Thomason	713-522-1851	cdt@cdtaia.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3209 Montrose Boulevard	20010474	77006	5356	493S	C

HCAD ACCOUNT NUMBER(S):	0261520000010
PROPERTY LEGAL DESCRIPTION:	Lots 9 & 10 & Tracts 7B & 7C, Block 26 Montrose
PROPERTY OWNER OF RECORD:	Starwood Houston, LLC
ACREAGE (SQUARE FEET):	5,950 square feet
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	Montrose Boulevard (100 feet)
WIDTH OF EXISTING ROW PAVING SECTION(S):	Montrose Boulevard (55 feet)
OFF-STREET PARKING REQUIREMENT:	24 spaces (or) 22 vehicle spaces & 2 bicycle racks (8 bicycle spaces)
OFF-STREET PARKING PROVIDED:	18 vehicle spaces and 2 bicycle racks (9 bicycle spaces)

EXISTING STRUCTURE(S) [SQ. FT.]:	5,416 square feet
PROPOSED STRUCTURE(S) [SQ. FT.]:	6,822 square feet; emergency medical clinic

PURPOSE OF VARIANCE REQUEST: To allow 18 off-street vehicle parking spaces and 8 bicycle parking spaces, in lieu of the ordinance-required 24 parking spaces, for a proposed emergency medical clinic.

CHAPTER 26 REFERENCE(S): 26-492 Class 3(d) – Clinic (medical or dental). 3.5 parking spaces for every 1,000 square feet of gross floor area (GFA); and
26-497 – Reduced parking space requirement for additional bicycle spaces.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The property at 3209 Montrose Boulevard has an existing building structure situated on the property. The existing lot size and building footprint limit the number of properly-sized parking spaces. This reduced number will not affect the proper function of the new space as it will more than comply with the parking requirements as mandated by the Texas Department of Health and Human Services, (THHS), the licensing agency for this type of entity. Also, the property has an existing parking area which is not being altered during the construction process. All parking spaces which are existing are indicated on the site survey included. We are also situated in the "Montrose special parking area". The owner of the property also meets all THHS requirements for parking (1 for every staff on duty = 7 ea., 1 for every 3 exam rooms = 3 ea. and 1 for every 5 exam rooms = 2 ea.) for a total 12 spaces. We propose 18.

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) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

The existing building footprint and parking area limit the number of parking spaces that can be created, or are already created, on this lot. In order to comply with the City of Houston requirements for number of parking spaces as a ratio of spaces/square feet of building area, a portion of the building would have to be demolished. If the total square feet of building area were reduced, the project would not be practical.

- (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;**

As outlined above, the size of the lot and footprint of the building are existing. These predated the acquisition of the property by the new owner. The owner is attempting to develop the project in a manner to enhance the property and the neighborhood.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

(3) The intent of this article is preserved;

Sufficient parking for the staff and patients of the new Emergency Room is of paramount importance to the new owner. As an operator of a number of ER's throughout Texas, they have a knowledge of the needs for parking based on their experience. This includes the number of staff/physicians that will be in the ER at peak times and the number of expected daily patient visits. Their existing operation across the street, gives them a history in this neighborhood. As noted above, the requirements of THHS will be met.

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

The owner, (and per THHS rules), more than meet the required number of spaces for ongoing operation. Their experience in the operation of the ER, across the street, gives them a level of experience to draw on.

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

Due to the nature of this specific type of clinic, the number of patients, staff and physicians on site at any time is predictable, (within a range). As noted above, the owner has a wealth of experience in operation of these types of facilities in Texas and within a few hundred feet of the proposed ER. They do not expect there will be any negative issues related to public health or safety.

(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.

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.

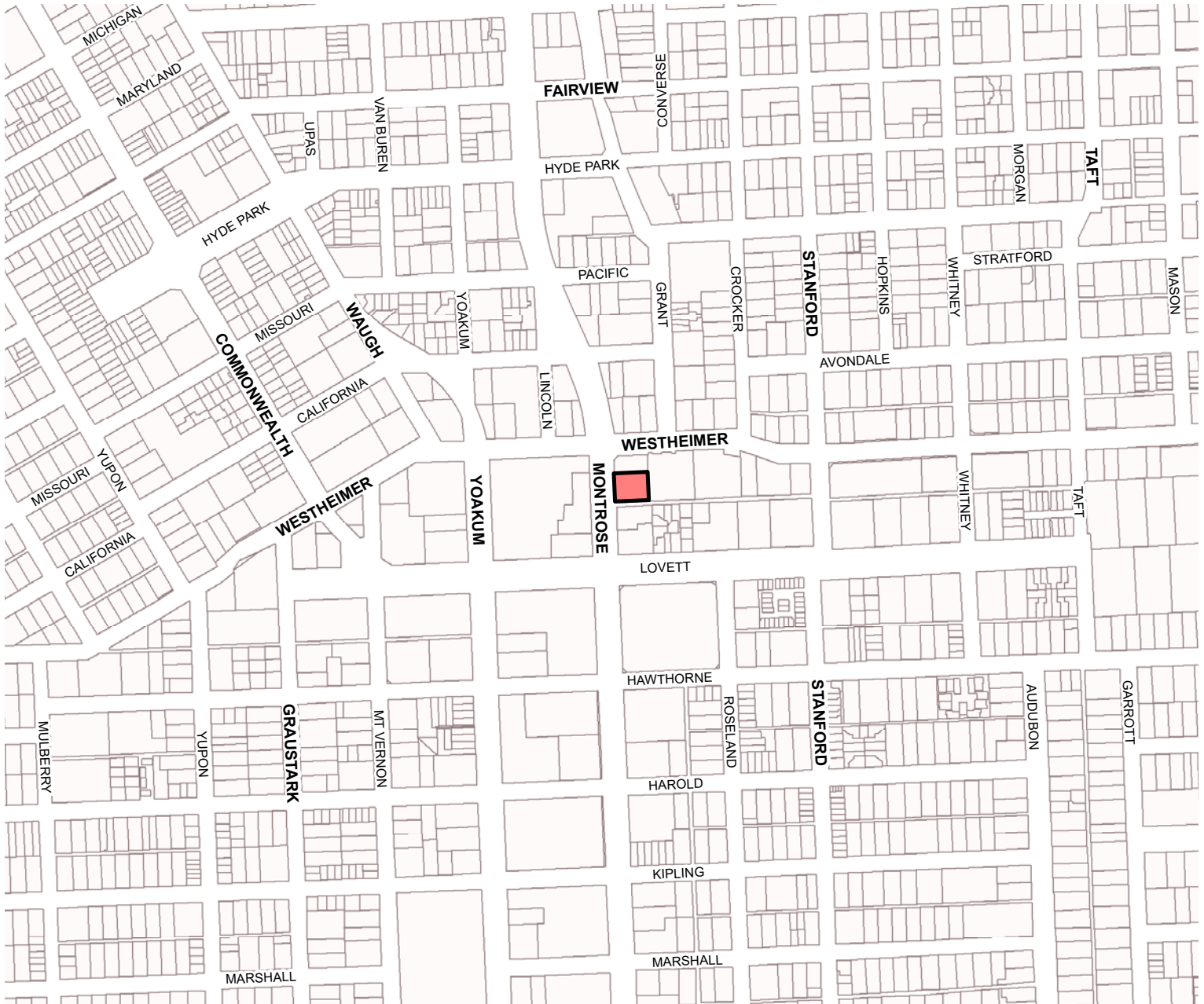
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall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



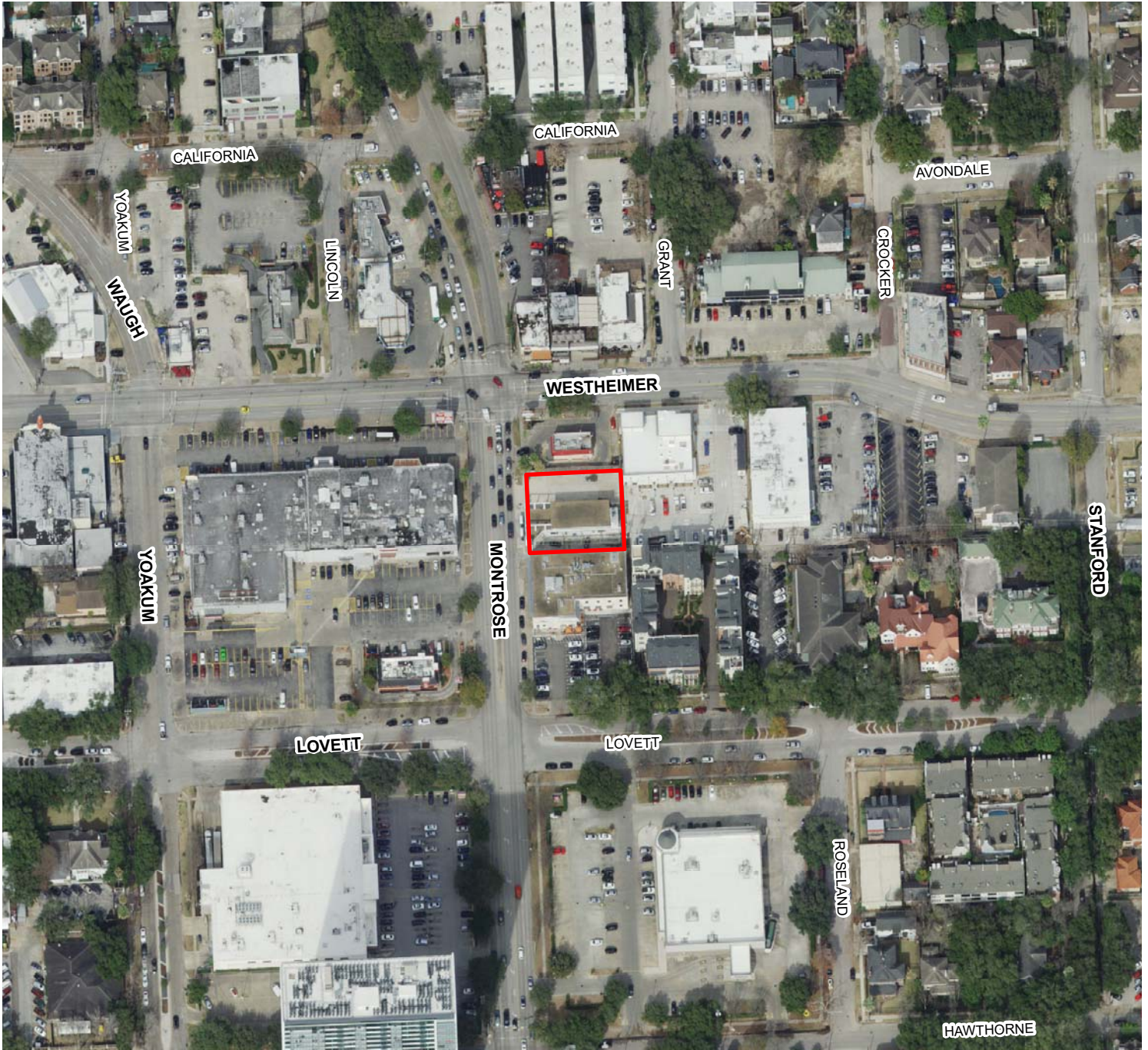
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 9/17/2020

Houston Planning Commission

Aerial Map

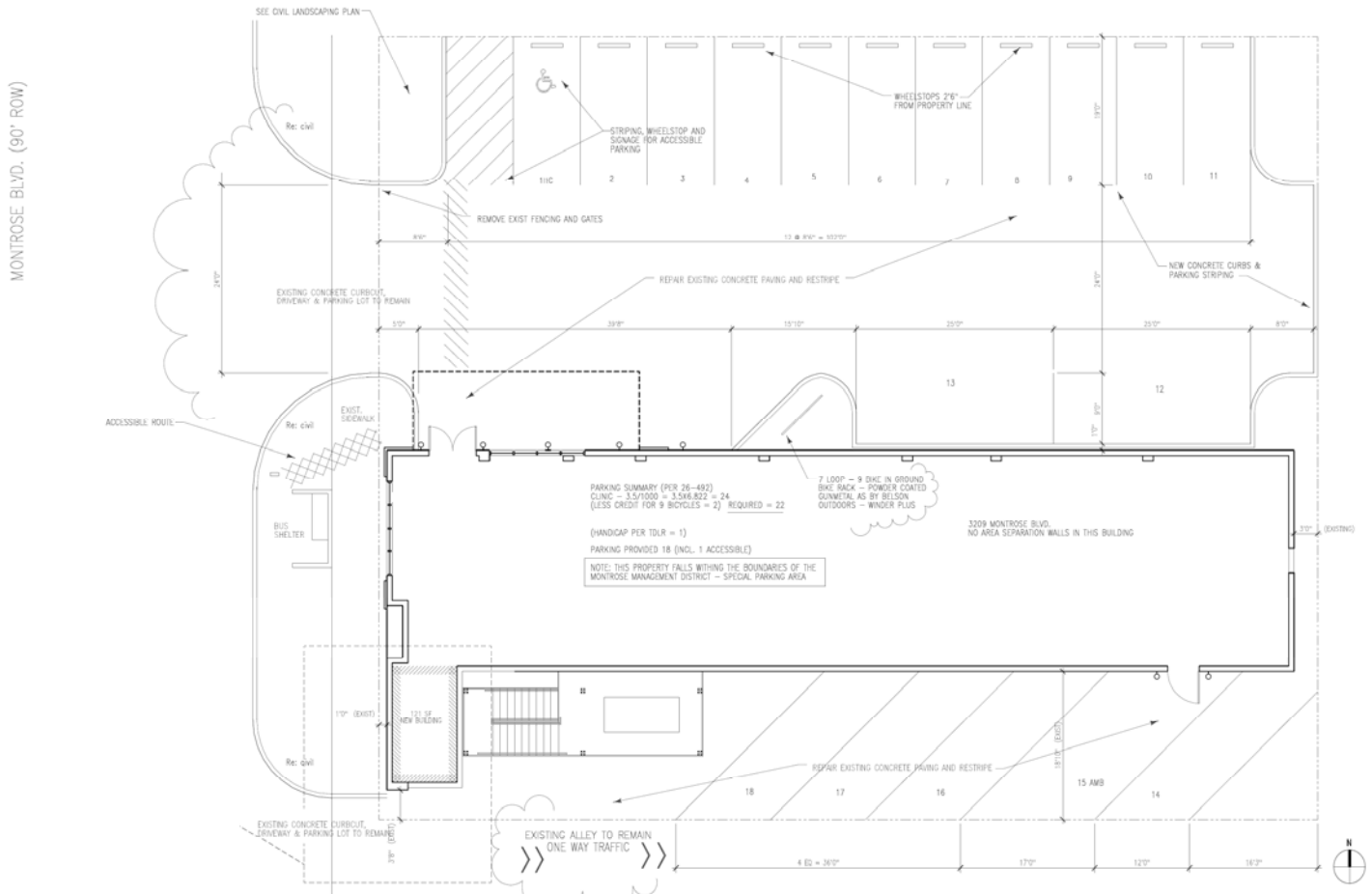


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan & Parking Analysis



PARKING SUMMARY (PER 26-492)
CLINIC - $3.5/1000 = 3.5 \times 6.822 = 24$
(LESS CREDIT FOR 9 BICYCLES = 2) REQUIRED = 22

(HANDICAP PER TDLR = 1)

PARKING PROVIDED 18 (INCL. 1 ACCESSIBLE)

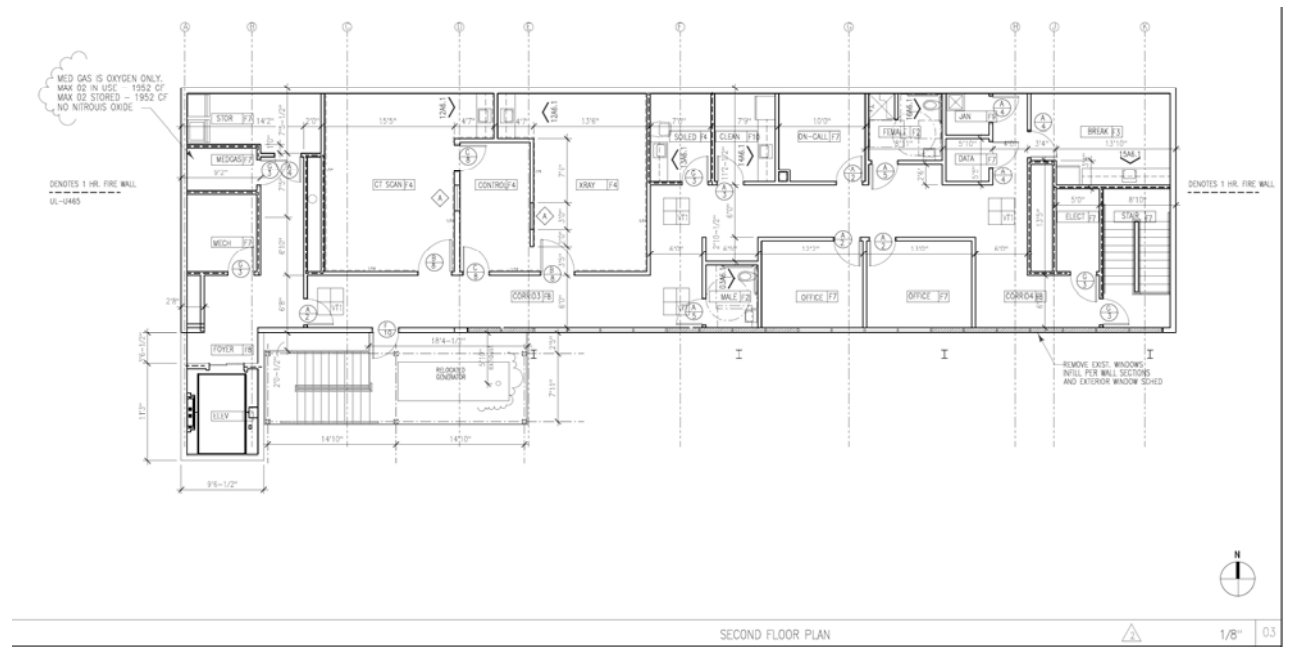
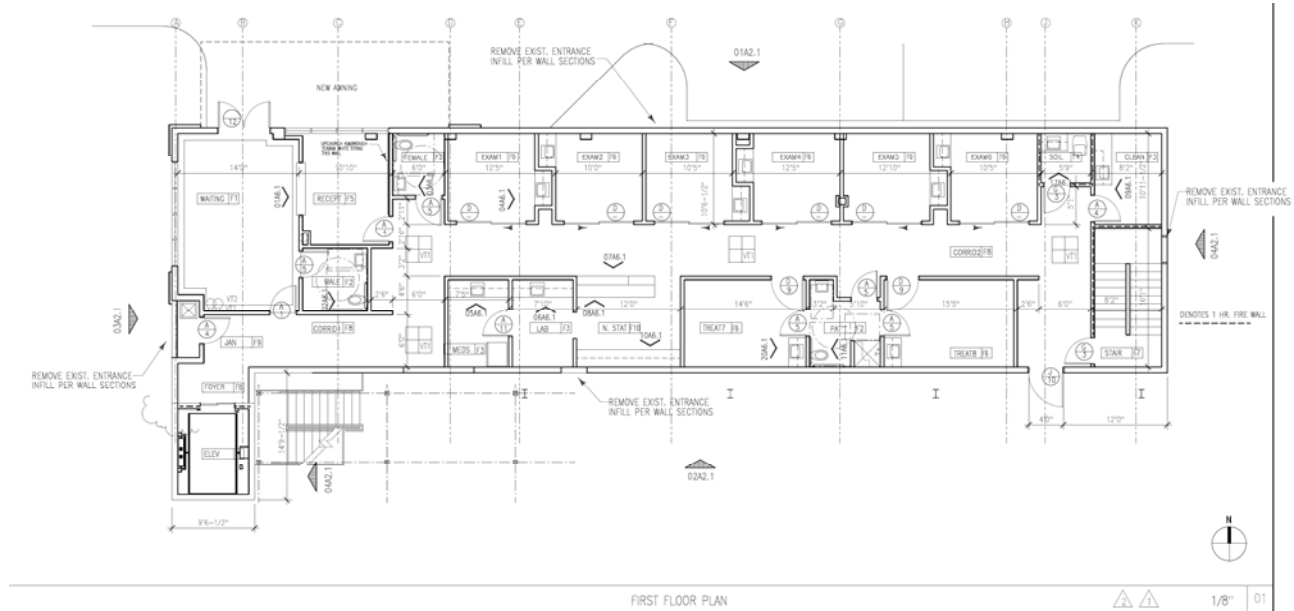
NOTE: THIS PROPERTY FALLS WITHIN THE BOUNDARIES OF THE MONTROSE MANAGEMENT DISTRICT - SPECIAL PARKING AREA

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Floor Plan



OFF-STREET PARKING VARIANCE

AGENDA: V

SMLSB Application No. 770: 2100 block of Alabama Street, north side, between St. Emanuel and Hutchins Streets

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 2100 block of Alabama Street, north side, between St. Emanuel and Hutchins Streets. Analysis shows that a minimum lot size of 5,000 sf exists for the blockface. A petition was signed by the owners of 60% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

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

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

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

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

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

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

STAFF ANALYSIS:

The application includes five (5) lots along the 2100 block of Alabama Street, north side, between St. Emanuel and Hutchins 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 one blockface, the north side of Alabama 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 five (5) of five (5) single-family residential properties (representing 100% of the total lots within the boundary area).
- *The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained three (3) of five (5) signatures of support from property owners in the proposed SMLSB (owning 60% of the total area). There was one protest.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 5,000 sf exists on five (5) lots in the blockface.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was unrecorded. The earliest house originates from the 1930s. The establishment of a 5,000 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.*
Five (5) out of five (5) lots (representing 100% of the application area) are at least 5,000 square feet in size.

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

ATTACHMENTS:

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

SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **770**

Date Received: **6/11/2020**

Date Complete: **7/10/2020**

Street(s) Name: **Alabama Street**

2100 block of Alabama Street

Lot(s)

Cross Streets: **St. Emanuel Street** and

Hutchins Street

Side of street: **North**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
2103 Alabama (TRS 3 & 4)	SFR	Y	5,000
2105 (TRS 3A & 4A)	SFR	Y	5,000
2113 (LT 10)	SFR	Y	5,000
2115 (TRS 7A & 8A)	SFR		5,000
2119 (TRS 7 & 8)	SFR		5,000

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

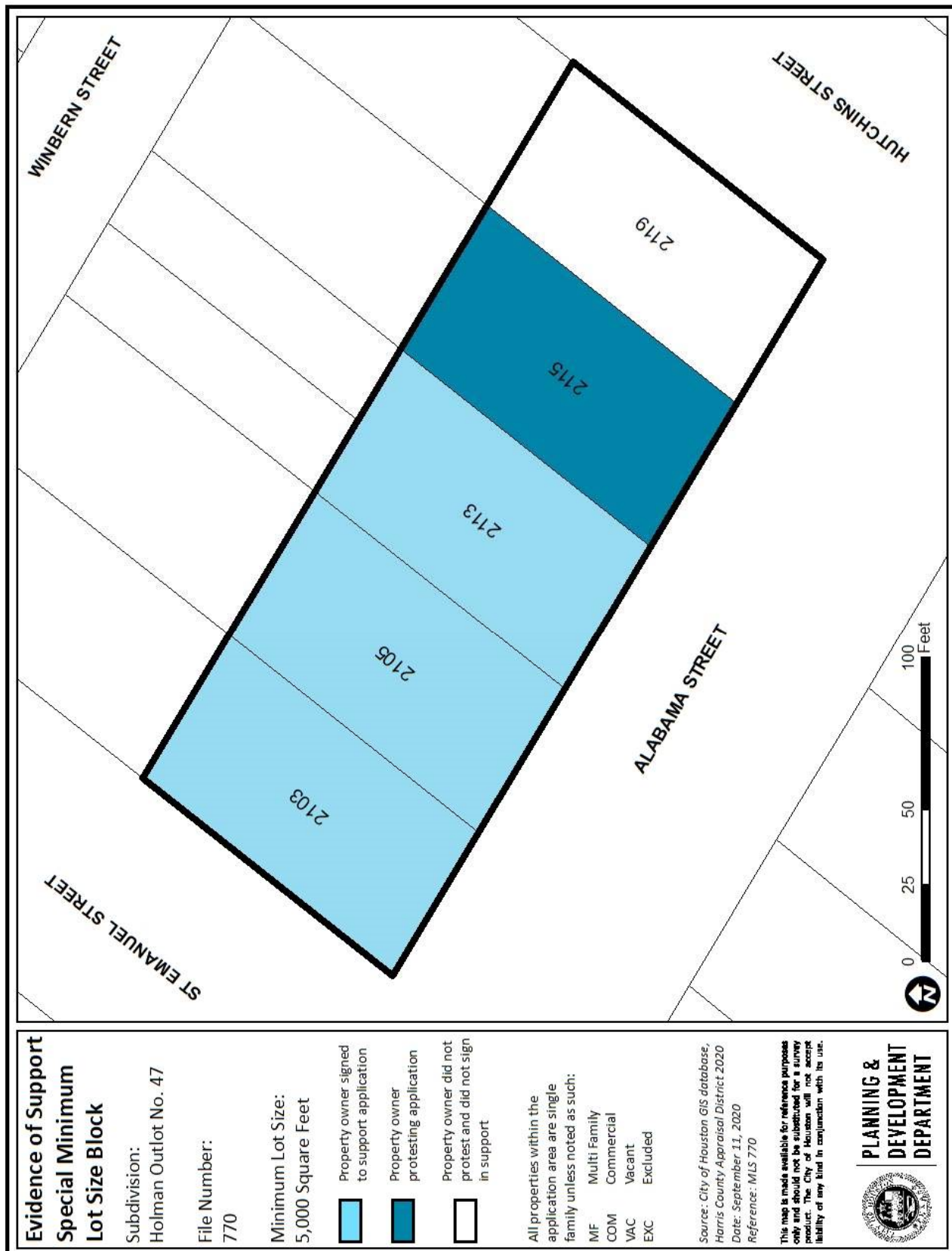
Of **25,000** Square Feet in the Proposed Application Area **15,000** Square Feet are Owned by Property Owners Signing in Support of the Petition = **60%**

Single Family Calculation:

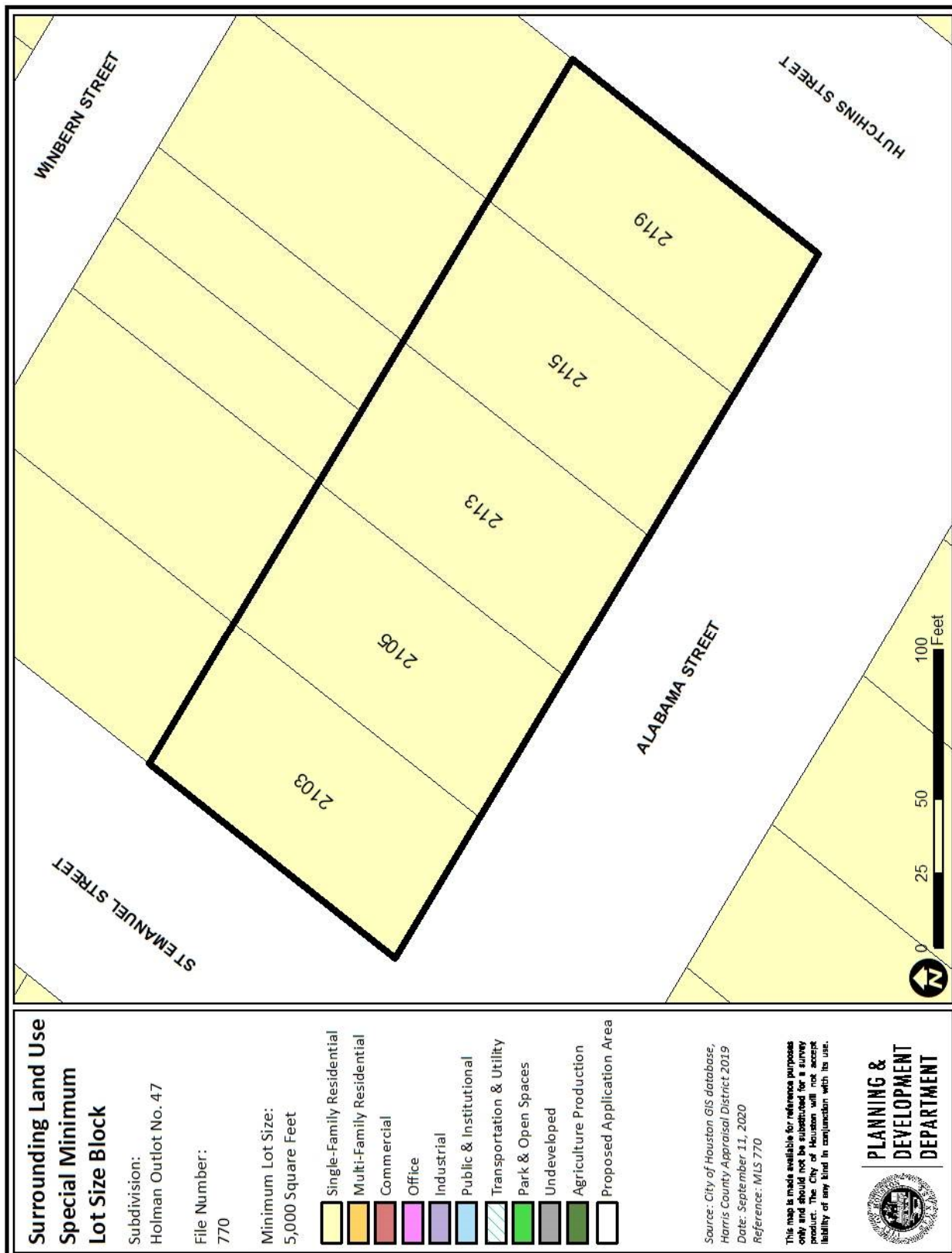
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

5	# developed or restricted to no more than two SFR Units	Of	5	Total number of SFR lots in the Proposed Application Area	5	Total number of lots in the Proposed Application Area	100%
0	# of Multifamily lots						
0	# of Commercial lots						
0	# of Vacant Lots						
5	Total						

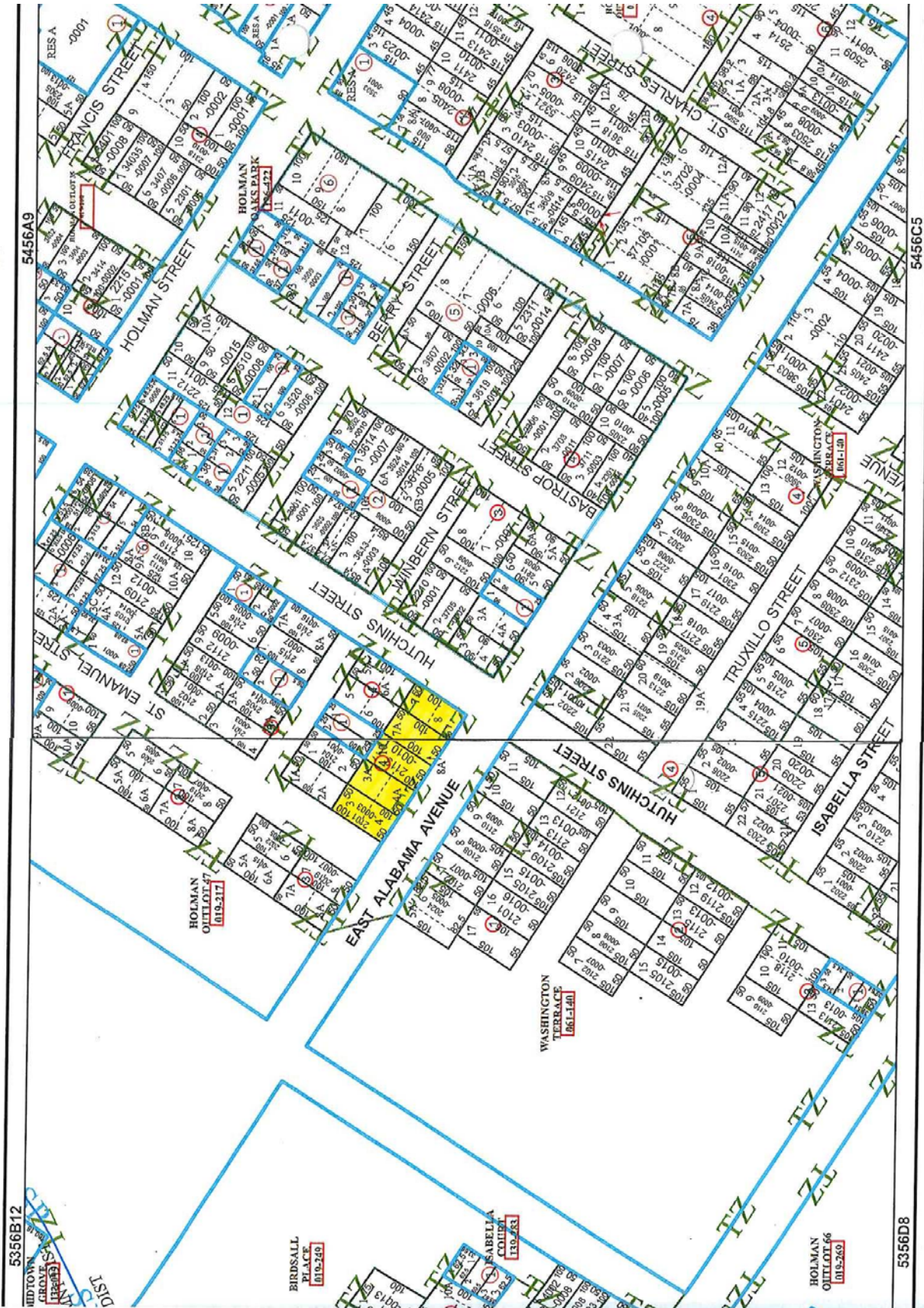
Minimum Lot Size Calculations:











P.O. Box 21428
Houston, Texas 77226-1428
August 11, 2020



City of Houston
Planning and Development
c/o Mr. David Welch
6th Floor
611 Walker
Houston, Texas 77002

Subject Reference No. : MLS 770.
 Special Minimum Lot Size Block Application
 2100 block of Alabama Street, north side,
 between St. Emanuel Street and Hutchins Street.

Dear Mr. Welch:

Per our telephone conversation on July 31, 2020 regarding the above referenced subject I am writing to inform you that I am the owner of 2115 Alabama whose property, without my permission, has been included within the drawn boundary of the map attached to the above referenced application.

This application is a "complete shock" to me. At no time has anyone approached me about this, except notification by the City, to even ask would I be agreeable to be included in the application. I do not even know the name or names of the person or persons who have initiated this application. When we spoke you informed me that 51% of the involved property owners have consented to the application. To me, that sounds like a "done deal" on their part and that they felt they did not need the input of other property owners of their intentions. Shortly after I spoke with you I reached out to another owner of property included on this map who told me they did not have knowledge of any of this matter and thanked me for letting them know.

This letter is my notification to the City that I am protesting this application. I want my property to be omitted from this application. If there is an official document form that the City requires to be filled out in order to protest and be submitted to the appropriate department and or persons please send it to me to fill out and mail it back before August 20th.

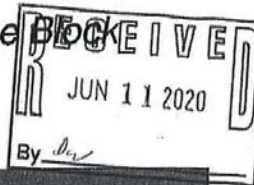
Respectfully,


Andrea Ford



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Special Minimum Lot Size Block (SMLSB) Application



Main Applicant Information (required)

Full Name: Lynette T. Fommerehe Date: 05/29/20
Address: 2113 Alabama St.
Street Address
Houston TX 77064
City State ZIP Code
Phone: 832-746-0811 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?

Due to COVID-19

Does the application boundary have deed restrictions?

YES ☐ NO ☒ If yes, do they address a Minimum Lot Size?

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

North side of Alabama St. between St. Emanuel and Hutchins St.
Block 4 TRS 3-7 and 4-8, Hoffman Outlot 47

Signature of applicant:

Lynette T. Fommerehe

Alternate Applicant Information (optional)

Full Name: Chrystal Beasley Date: 05/29/20
Address: 2201 Alabama St.
Street Address
Houston TX 77064
City State ZIP Code
Phone: 713-444-7425 Email: [REDACTED]

Signature of alternate applicant:

Chrystal Beasley

Application Information (STAFF USE ONLY)

File Number: 770
City Council District: 5

Super Neighborhood: Greater T.H.A.W.A.N
Planner Assigned: Dawn Weber