

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, OCTOBER 15, 2020
2:30PM



VIRTUAL ELECTRONIC MEETING

Via: [Join Microsoft Teams Meeting](#)

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

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 October 1, 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/3dbMogr>); or
- Join via Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 285 411 221#

Visit website (ftp://edrc.houstontx.gov/2020/2020-21_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

October 15, 2020 2:30 p.m. via Microsoft Teams

Call to Order

Director's Report

Approval of the October 1, 2020 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (John Cedillo)
- b. Replats (John Cedillo)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Devin Crittle and John Cedillo)
- d. Subdivision Plats with Variance Requests (Geoff Butler, Devin Crittle, Homero Guajardo Alegria, Tammi Williamson and Aracely Rodriguez)
- e. Subdivision Plats with Special Exception Requests (Aracely Rodriguez, Tammi Williamson)
- f. Reconsiderations of Requirement (Aracely Rodriguez)
- 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 Geoff Butler)

II. Establish a public hearing date of November 12, 2020

- a. Calumet Vista
- b. Glenview Heights replat no 1
- c. Houstons Skyscraper Shadows Sec 1 partial replat no 2
- d. Suburbia Addition partial replat no 2 and extension
- e. West Court partial replat no 2

III. Public Comment

IV. Adjournment

Minutes of the Houston Planning Commission

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

October 1, 2020

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3iZidLo>
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

Absent

David Abraham

Arrived at 2:36 p.m. before the Director's Report

Susan Alleman

Bill Baldwin

Absent

Antoine Bryant

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle

Kevin Robins

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Left at 4:09 p.m. before item 106

Zafar Tahir

Meera D. Victor

Scott Cain for

Commissioner James Noack

Maggie Dalton for

Left at 4:15 p.m. before 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.

DIRECTOR'S REPORT

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

APPROVAL OF THE September 17, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action:

Motion: **Victor**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1-88)

Staff recommendation for item **6** was changed from Defer to Approve.

Items removed for separate consideration: **1, 3, 4, 13, 15, 39, 42 and 44.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 88 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 88 subject to the CPC 101 form conditions.

Motion: **Alleman**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

30 LI Estates at Winter Street

C2

Approve

Speakers: Dori Boone and Tami Moschioni – opposed.

Staff recommendation: Approve staff's recommendation for items **1, 3, 4, 13, 15, 39, 42 and 44**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for **1, 3, 4, 13, 15, 39, 42 and 44**, subject to the CPC 101 form conditions.

Motion: **Mares**

Second: **Bryant**

Vote: **Unanimous**

Recusing: **Dalton, Heisch and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

89 Ashley Pointe Sec 15 partial replat no 1

C3N

Approve

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

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

Motion: **Jones**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

90 Augusta Addition partial replat no 4

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: **Sigler**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

91 Idleloch partial replat no 1

C3N

Approve

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

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

Motion: **Porras-Pirtle**

Second: **Clark**

Vote: **Unanimous**

Recusing: **Dalton and Heisch**

92 Newport Sec 2 partial 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 to review the survey.

Motion: **Abraham**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Gerald Kelley and Megone Trewick – opposed; Arva Howard, Legal Department.

93 Taj Residences partial replat no 1

C3N

Withdrawn

94 Woodlands Village of Grogans Mill C3N Withdrawn
Lake Woodlands East Shore Sec 16 replat no 1

95 Wrenwood partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
Speakers: Ann T. Givens – opposed; Arva Howard, Legal Department.

D VARIANCES

96 Bridgeland Central Sec 1 C3P Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Clark** Vote: **Carried** Abstaining: **Heisch**

97 CBM Land Trust C2 Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.
Motion: **Mares** Second: **Victor** Vote: **Unanimous** Abstaining: **None**
Speakers: Larry Drake, James Rath, Patricia Fischesser, Kristin Hermes and Nancy Ware – opposed; Clinton Laechelins – supportive; Christine Mckenzie – no position stated.

98 Dangs Estates C3 Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

At 3:54 p.m. Commissioner Porras-Pirtle stepped away from the meeting.

Item 99 and 100 were taken together.

99 Grand Oaks South GP GP Defer
100 Grand Oaks South Sec 1 C3P Defer
Staff recommendation: Defer the applications for two weeks per Chapter 42 planning standards.
Commission action: Deferred the applications for two weeks per Chapter 42 planning standards.
Motion: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

101 Jesselton Square 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: **Alleman** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

102 Magnolia Park Terrace**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: **Victor**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

At 4:02 p.m. Commissioner Porras- Pirtle returned.

103 McCrary Meadows Sec 8**C3P****Approve**

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

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

Motion: **Dalton**

Second: **Rodriguez**

Vote: **Unanimous**

Abstaining: **None**

104 MP White Oak**C2R****Defer**

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

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

Motion: **Sigler**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

**105 Parkside Grand Parkway Reserve
partial replat no 1****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: **Mares**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

At 4:07 p.m. Commissioner Clark lost the signal of the meeting.

At 4:08 p.m. Commissioner Clark returned.

106 Rockin Ranch**C2****Defer**

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

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

Motion: **Bryant**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

107 Schei Homestead**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: **Nelson**

Second: **Smith**

Vote: **Unanimous**

Abstaining: **None**

108 Temenos Development at Gray**C2****Defer**

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

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

Motion: **Clark**

Second: **Rodriguez**

Vote: **Unanimous**

Abstaining: **None**

109 Valley Ranch GP**GP****Approve**

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

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

Motion: **Cain**Second: **Smith**Vote: **Unanimous**Recusing: **Heisch and Robins**

Motion finding variance conditions were satisfied and carried with a roll call vote of audible Commissioners, with Commissioner's Alleman, Clark, Jones, Nelson, Porras-Pirtle, Rodriguez, Tahir, Smith and Cain voting in favor; Commissioners Abraham, Bryant, Mares and Victor voting against

Speakers: Jennifer Curtis, applicant and Hugo Sanchez, Montgomery County – supportive.

E SPECIAL EXCEPTIONS**110 Allison Park****C3P****Defer**

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

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

Motion: **Clark**Second: **Heisch**Vote: **Unanimous**Abstaining: **None****111 Rosewood GP****GP****Defer**

Staff recommendation: Defer for two weeks per Harris County Engineer's & HCFCD's request

Commission action: Deferred for two weeks per Harris County Engineering's & HCFCD's request

Motion: **Nelson**Second: **Mares**Vote: **Unanimous**Recusing: **Heisch****F RECONSIDERATION OF REQUIREMENTS****112 St Vincent De Paul Catholic Church****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: **Alleman**Second: **Jones**Vote: **Unanimous**Abstaining: **None**

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

G EXTENSIONS OF APPROVAL**113 Aria at Ralston Apartments****EOA****Approve****114 Augusta Pines Senior Living****EOA****Approve****115 Camillo Lakes Commercial****EOA****Approve****Reserve at Clay Road****116 Cypresswood Landing Sec 2****EOA****Approve****117 Emerald Forest Utility District Lift Station no 5****EOA****Approve****118 Global New Millennium Reserve****EOA****Approve****119 Gratitude Garden****EOA****Approve****120 Harris County MUD no 171 Well no 3****EOA****Approve****121 Harris County MUD no 449 Water Plant no 2****EOA****Approve****122 Harrisburg partial replat no 2****EOA****Approve****123 Hervey Barlow****EOA****Approve**

124	Sabic Americas Campus Bluebonnet	EOA	Approve
125	Stone Lake partial replat no 2	EOA	Approve
126	Stone Lake Substation	EOA	Approve
127	Wayside Village Sec 6	EOA	Approve
128	Wayside Village Sec 11	EOA	Approve

H NAME CHANGES

129	Escobar Reserve on Lotus (prev. Iglesia de dios reserve on Lotus)	NC	Approve
130	Linin Style Properties (prev. Linin Style Properties)	NC	Approve

I CERTIFICATION OF COMPLIANCE

131	24082 Butterfly Ln	COC	Approve
132	27500 Royal Coach	COC	Approve

Staff recommendation: Approve staff's recommendation for items 113-132

Commission action: Approved staff's recommendation for items 113-132

Motion: **Nelson** Second: **Clark** Vote: **Unanimous** Recusing: **Heisch 120**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

133	835 Algregg Street	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat to allow a reduced 12' building line on Studewood Street.

Commission action: Granted the variance(s) and approved the development plat to allow a reduced 12' building line on Studewood Street.

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

134	1820 Dismuke Street	DPV	Approve
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Staff recommendation: Deny the variance(s) and deny the development plat to reduce 10' building line along Dismuke St to 8.5'.

Commission action: Approved the variance(s) and approved the development plat to reduce 10' building line along Dismuke St to 8.5'.

Motion: **Mares** Second: **Bryant** Vote: **Carried** Abstaining: **None**

Motion finding variance conditions were satisfied and carried with a roll call vote of audible Commissioners, with Commissioners Abraham, Bryant, Mares, Robins, Nelson, Victor, Smith and Cain voting in favor; Commissioners Alleman, Clark, Heisch, Jones, Porras-Pirtle, Rodriguez and Tahir voting against.

Speaker: Connie Martinez, applicant – supportive.

135	142 Haversham Drive	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat to allow a 12' garage building line, in lieu of the ordinance-required 20' building line along Talmadge Hill Drive.

Commission action: Granted the variance(s) and approved the development plat to allow a 12' garage building line, in lieu of the ordinance-required 20' building line along Talmadge Hill Drive.

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

Speaker: Mary Villareal, applicant – supportive.

136 3244 Huntingdon Place**DPV****Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 4.7' building set back line along San Felipe Road instead of the 25' building line required for building along a major thoroughfare, for a 2nd floor addition to the existing attached Garage.

Commission action: Granted the variance(s) and approved the development plat to allow a 4.7' building set back line along San Felipe Road instead of the 25' building line required for building along a major thoroughfare, for a 2nd floor addition to the existing attached Garage.

Motion: **Nelson**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****137 2126 Milford Street****DPV****Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to allow 10' building setback line along the west side of property along S. Shepherd Drive, in lieu of 25' setback per Sec. 42-152. (a) of Chapter 42.

Commission action: Granted the variance(s) and approved the development plat to allow 10' building setback line along the west side of property along S Shepherd Drive, in lieu of 25' setback per Sec. 42-152. (a) of Chapter 42.

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

Item 138 and III were taken together at this time.

138 3209 Montrose Boulevard**DPV****Approve****III. Consideration of an Off-Street Parking Variance for a property located at 3209 Montrose Boulevard**

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 1' building line, in lieu of the ordinance-required 25' building line, along Montrose Boulevard.

Commission action: Granted the variance(s) and approved the development plat to allow a 1' building line, in lieu of the ordinance-required 25' building line, along Montrose Boulevard.

Motion: **Bryant**Second: **Clark**Vote: **Unanimous**Abstaining: **None****139 2532 Reba Drive****DPV****Deny**

Staff recommendation: Deny the variance(s) and deny the development plat 1) to allow for a 12' building line in lieu of the ordinance-required 25' building line along Kirby Drive; 2) allow the existing vehicular access from the major thoroughfare to remain.

Commission action: Denied the variance(s) and denied the development plat 1) to allow for a 12' building line in lieu of the ordinance-required 25' building line along Kirby Drive; 2) allow the existing vehicular access from the major thoroughfare to remain.

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

Speakers: Devin Robinson, applicant, John Paul Capistran and Jose Almodovar – supportive; Beth Rodriguez – opposed.

140 3859 Tartan Lane**DPV****Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to change the 25' building line along a major thoroughfare to a 10' building line.

Commission action: Granted the variance(s) and approved the development plat to change the 25' building line along a major thoroughfare to a 15' building line.

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

Speaker: Dr Soo, applicant – supportive.

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 29, 2020

- a. Berry Bayou Detention
- b. Eastridge Terrace Sec 1 replat partial replat no 1
- c. Foster Place partial replat no 6
- d. Foster Place partial replat no 7
- e. Northwest Park Sec 1 partial replat no 3
- f. Nottingham Forest Sec 3 partial replat no 2
- g. Oak Estates partial replat no 2 replat no 1
- h. Ruburfield Subdivision no 66 partial replat no 3
- i. Spring Forest Sec 1 partial replat no 1
- j. Toledo Heights
- k. Windermere partial replat no 2

Staff recommendation: Establish a public hearing date of October 29, 2020 for item II a-k.

Commission action: Established a public hearing date of October 29, 2020 for item II a-k.

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

Item III was taken and acted on earlier with item 138.

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 2100 BLOCK OF ALABAMA STREET, NORTH SIDE - MLS 770

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block for the 2100 block of Alabama Street, north side, MLS 770, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block for the 2100 block of Alabama Street, north side, MLS 770, and forwarded to City Council.

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

V. Excuse the absence of Commissioner Alleman

Commissioner Alleman was present therefore, no Commission action was required.

VI. Public Comment
None

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:31 p.m.

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

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Almeda Genoa Place partial replat no 2	C3F	
2	Ashley Pointe Sec 15 partial replat no 1	C3F	
3	Aurora Sec 1	C3F	
4	Bender Business Park	C2	
5	Briargate Sec 10 partial replat 1	C3F	
6	Bridgeland Prairieland Village Sec 11	C3P	
7	Buffalo Bayou Park Sec 3	C3F	
8	C3 Katy Ventures	C3F	
9	Candela Sec 6	C3P	
10	Candela Sec 7	C3P	
11	City Gate Sec 5	C3F	
12	City Gate Sec 6	C3F	
13	Crossing at the Commons of Lake Houston Sec 1 Vacating Plat	VF	
14	Cunningham Falls Trail Street Dedication Sec 1	SP	DEF1
15	Cunningham Falls Trail Street Dedication Sec 2	SP	DEF1
16	Cypress Creek Landing Sec 5	C3F	
17	Cypress Fairbanks ISD Hancock Elementary	C2	DEF1
18	Dangs Estates	C3F	
19	Dunham Pointe Sec 3	C3P	
20	East End on the Bayou Sec 3 replat no 1 and extension	C3F	
21	East Point	C2	
22	Elyson Sec 37	C3P	
23	Elyson Square Way and Elyson Center Drive Street Dedication	SP	
24	Emerald Meadows Sec 1	C3P	
25	Greens Crossing Meter Station	C2	
26	Greenwood Grove	C3F	
27	Harper Landing	C2	DEF2
28	Harris County Municipal Utility District No 171 Water Plant No 2	C2	
29	Hillman Hughes Homes	C2	
30	Honeycomb Ridge replat no 2	C3F	
31	Houston Skyscraper Sec 2 partial replat no 5	C3F	
32	Imperial Forest Sec 4	C3F	
33	Iris Cove	C2	DEF1
34	Jensen Retail Center	C2	
35	Johanna Place	C3F	
36	Jubilee GP	GP	
37	Jubilee Sec 1	C3F	
38	Jubilee Sec 4	C3F	
39	Jubilee Sec 5	C3F	
40	Jubilee Sec 6	C3F	
41	Jubilee Sec 7	C3F	
42	Katy Legacy Sec 1	C3F	

Platting Summary**Houston Planning Commission****PC Date: October 15, 2020**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Katy Pointe Western Reserves	C2	
44	Kingfield Sec 2	C3F	
45	Lakes at Creekside Sec 7	C3F	
46	Lakes at Creekside South	C3P	
47	Lakeview Retreat Sec 11	C3P	
48	Martin Commercial Park	C2	
49	Martin Court	C3F	
50	Martinez Acres	C2	DEF1
51	Newport Pointe Sec 1	C3F	DEF2
52	North Bridgeland Lake Parkway Sec 7 Street Dedication	SP	DEF2
53	Plaza at West Airport GP	GP	
54	Porter Ranch South GP	GP	
55	Pristine Cypress Clinic	C2	
56	Reserve at FM 529	C2	
57	Royal Brook at Kingwood Sec 19	C3P	
58	Sandrock Station	C3P	
59	Tommye Estates	C2	
60	Traces Sec 1 partial replat no 7	C3F	
61	Valley Ranch Bend Drive Street Dedication	SP	
62	Willowcreek Ranch Sec 9 partial replat no 1	C3F	
63	Wrenwood partial replat no 1	C3F	

B-Replats

64	Amos Street Grove	C2R	
65	Amos Street Landing	C2R	
66	Anita Street Lofts replat no 1	C2R	
67	Arlington Townhomes	C2R	
68	Beauchamp Brickstones	C2R	
69	Becker Storage	C2R	
70	Bo Peep	C2R	
71	Chetwood Place	C2R	
72	Denmark Place	C2R	
73	Dennis Village	C2R	DEF1
74	Forbes Crossing Sec 5	C3R	
75	Gods Plan on Wescott	C2R	
76	Houston Suburban Heights partial replat no 1	C2R	
77	Intervale 9002 Crossing	C2R	DEF1
78	Kai FM on Nadine	C2R	
79	Mangum Sherwood Properties	C2R	DEF1
80	Mansfield Square	C3R	
81	Maxfield Place	C3R	
82	Middle Street Landing	C2R	DEF1
83	Miller Estates	C2R	
84	Mirevan Commercial	C2R	

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Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Norman Estates	C2R	
86	Parkhurst Luxury Duplexes	C2R	DEF1
87	Patio Homes At Michaux	C2R	
88	Pena Addition	C2R	DEF2
89	Rachel Heights	C2R	
90	Shady Grove East	C2R	
91	Shady Grove West	C2R	
92	Sharz Commercial Center	C2R	
93	Sherwood Heights	C3R	
94	Wavell Court	C2R	
95	Windrow Sec 5	C3R	DEF1

C-Public Hearings Requiring Notification

96	Atwood Villas partial replat no 3	C3N	
97	Augusta Addition partial replat no 4	C3N	DEF2
98	Commons of Lake Houston Sec 1 partial replat no 1	C3N	
99	Enclave at Longwood Sec 3 partial replat no 1	C3N	
100	Newport Sec 2 partial replat no 1	C3N	DEF1
101	Porter Ranch Sec 1 partial replat no 1	C3N	
102	West Court partial replat no 10	C3N	

D-Variances

103	Bridgeland Prairieland Village Lift Station no 2	C2R	
104	CBM Land Trust	C2	DEF1
105	Crown Castle Tower Site	C2R	
106	Cypress Fairbanks ISD Elementary No 58	C2	
107	Edmund Estates	C2R	
108	Edmund Views	C2R	
109	Grand Oaks South GP	GP	DEF2
110	Grand Oaks South Sec 1	C3P	DEF2
111	Haro Office Park	C2R	
112	Jesselton Square	C2R	DEF1
113	Kahn	C2	
114	Lakeview Retreat Sec 10	C3P	
115	Magellan Oates Station	C2	
116	Magnolia Park Terrace	C2R	DEF2
117	McCartney Estates	C2R	
118	MP White Oak	C2R	DEF1
119	North Durham Plaza replat no 1	C2R	
120	Prince Ranch	C2	DEF1
121	Redwood South	C2R	
122	Temenos Development at Gray	C2	DEF1

Item No.	Subdivision Plat Name	App	
		Type	Deferral

E-Special Exceptions

123	Allison Park	C3P	DEF1
124	Candela GP	GP	
125	Candela Heights Drive Street Dedication Sec 1	SP	
126	Candela Sec 5	C3P	
127	Rosewood GP	GP	DEF2

F-Reconsideration of Requirements

128	St Vincent De Paul Catholic Church	C2	DEF1
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G-Extensions of Approval

129	C3 Katy Ventures	EOA	
130	Cook Road Plaza	EOA	
131	Fort Bend County MUD No 24 Wastewater Treatment Plant no 1	EOA	
132	Harris County MUD no 148 Lift Station no 2	EOA	
133	Longenbaugh Plaza	EOA	
134	Oak Grove Addition partial replat no 1 replat no 1	EOA	
135	Reserve at Greenhouse replat and extension	EOA	
136	Rhodes Meadow Business Park	EOA	
137	Stone Lake partial replat no 2	EOA	
138	Village of Alden Bridge	EOA	
139	Westgrove Court partial replat no 2	EOA	
140	Westgrove Court partial replat no 3	EOA	
141	Willow Trace Sec 2	EOA	
142	Winward Sec 5	EOA	
143	Winward Sec 6	EOA	

H-Name Changes

144	Sendero Tract Sec 11 (prev. Sendero Sec 11)	NC	
145	Sendero Tract Sec 12 (prev. Sendero Sec 12)	NC	

I-Certification of Compliance

146	19956 Irenelle Drive	COC	
147	23212 Willowick Street	COC	

J-Administrative

None

Item		App	
No.	Subdivision Plat Name	Type	Deferral

K-Development Plats with Variance Requests

148	4018 Meadow Lake Lane	DPV	
149	3655 West Orem Drive	DPV	

Platting Summary**Houston Planning Commission****PC Date: October 15, 2020**

				Location			Plat Data			Customer	
Item		App	App		City/	Key		Rsv			Applicant's
No.	Subdivision Plat Name	No.	Type	Co	ETJ	Map	Plat Ac	Ac	Lots	Developer	Company
A-Consent											
1	Almeda Genoa Place partial replat no 2	2020-1812	C3F	Harris	City	574N	0.56	0.00	2	13111 Cottingham Project	Chesterfield Development Services
2	Ashley Pointe Sec 15 partial replat no 1	2020-1760	C3F	Harris	ETJ	616M	0.21	0.21	1	Blackline Engineering LLC	Blackline Engineering
3	Aurora Sec 1	2020-1728	C3F	Harris	ETJ	405X	27.00	4.27	116	Century Land Holdings of Texas	Costello, Inc.
4	Bender Business Park	2020-1726	C2	Harris	City	375P	30.61	30.61	0	Altar Group	Gruller Surveying
5	Briargate Sec 10 partial replat 1	2020-1788	C3F	Fort Bend	City	571W	1.69	0.04	10	KASMANI COSTRUCTIONS LLC	ONE STOP REALTY SERVICE.
6	Bridgeland Prairieland Village Sec 11	2020-1794	C3P	Harris	ETJ	365K	18.94	3.95	50	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
7	Buffalo Bayou Park Sec 3	2020-1722	C3F	Harris	City	492M	1.31	1.31	0	BB Parcel F Central Owner LLC	LJA Engineering, Inc.- (Houston Office)
8	C3 Katy Ventures	2020-1808	C3F	Harris	ETJ	405N	13.40	13.40	0	Alpine Engineering and Construction, LLC	Gruller Surveying
9	Candela Sec 6	2020-1769	C3P	Fort Bend	ETJ	524P	17.10	0.04	75	JDS Nursery Tract, LLC	META Planning + Design, LLC
10	Candela Sec 7	2020-1770	C3P	Fort Bend	ETJ	524P	20.60	0.61	106	JDS Nursery Tract, LLC	META Planning + Design, LLC
11	City Gate Sec 5	2020-1744	C3F	Harris	City	573P	18.12	0.95	100	D.R. Horton-Texas, LTD.	Pape-Dawson Engineers
12	City Gate Sec 6	2020-1743	C3F	Harris	City	573P	22.17	1.73	122	D.R. Horton-Texas, LTD.	Pape-Dawson Engineers
13	Crossing at the Commons of Lake Houston Sec 1 Vacating Plat	2020-1762	VF	Harris	City/ETJ	298S	11.74	0.00	0	Signorelli Company	META Planning + Design, LLC
14	Cunningham Falls Trail Street Dedication Sec 1 (DEF1)	2020-1702	SP	Harris	ETJ	445B	0.78	0.00	0	cunningham interests ii, ltd	Costello, Inc.
15	Cunningham Falls Trail Street Dedication Sec 2 (DEF1)	2020-1698	SP	Harris	ETJ	445B	1.33	0.00	0	cunningham interests ii, ltd	Costello, Inc.
16	Cypress Creek Landing Sec 5	2020-1776	C3F	Harris	ETJ	331S	10.44	0.85	53	KB Home Lone Stare Inc	IDS Engineering Group
17	Cypress Fairbanks ISD Hancock Elementary (DEF1)	2020-1675	C2	Harris	ETJ	369D	10.89	10.89	0	Brooks and Sparks	West Belt Surveying, Inc.
18	Dangs Estates	2020-1765	C3F	Harris	ETJ	293P	4.66	0.00	4	OWNER	SEM SERVICES
19	Dunham Pointe Sec 3	2020-1747	C3P	Harris	ETJ	366A	9.53	1.39	38	Mason Westgreen LP	BGE, Inc. - Land Planning
20	East End on the Bayou Sec 3 replat no 1 and extension	2020-1686	C3F	Harris	City	494J	1.58	0.99	15	Padua Realty Company	Gruller Surveying
21	East Point	2020-1819	C2	Harris	City	493V	1.44	0.09	33	Enterra Homes	The Interfield Group
22	Elyson Sec 37	2020-1763	C3P	Harris	ETJ	405N	21.20	2.83	58	NASH FM 529 LLC	META Planning + Design, LLC
23	Elyson Square Way and Elyson Center Drive Street Dedication	2020-1723	SP	Harris	ETJ	405Q	3.28	0.00	0	Nash FM 529, LLC	BGE, Inc.
24	Emerald Meadows Sec 1	2020-1718	C3P	Harris	City	574J	20.00	5.02	83	Meritage Homes	LJA Engineering, Inc.- (Houston Office)
25	Greens Crossing Meter Station	2020-1666	C2	Harris	ETJ	372U	1.89	1.89	1	Kuo & Associates, Inc	Kuo & Associates, Inc
26	Greenwood Grove	2020-1730	C3F	Harris	ETJ	456C	8.50	4.16	34	LJA Engineering, Inc.	LJA Engineering, Inc.- (Houston Office)

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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
27	Harper Landing (DEF2)	2020-1540	C2	Montgomery	ETJ	251Y	1.65	1.65	0	Maddox Properties	South Texas Surveying Associates, Inc.
28	Harris County Municipal Utility District No 171 Water Plant No 2	2020-1740	C2	Harris	ETJ	405J	2.33	2.25	0	Nash FM 529, LLC	BGE, Inc.
29	Hillman Hughes Homes	2020-1782	C2	Harris	City	494X	1.60	0.26	30	5400 Alameda, LLC	Pioneer Engineering, LLC
30	Honeycomb Ridge replat no 2	2020-1785	C3F	Montgomery	ETJ	251R	5.77	0.32	28	Tecno Industries	RP & Associates
31	Houston Skyscraper Sec 2 partial replat no 5	2020-1746	C3F	Harris	City	575P	0.62	0.00	2	Surv-Tex Surveying Inc.	Surv-Tex surveying Inc.
32	Imperial Forest Sec 4	2020-1798	C3F	Harris	ETJ	457J	31.11	3.11	171	Forestar (USA) Real Estate Group, Inc.	Manhard Consulting Inc.
33	Iris Cove (DEF1)	2020-1679	C2	Harris	City	494F	0.23	0.00	6	ATD Platinum, LLC	Pioneer Engineering, LLC
34	Jensen Retail Center	2020-1752	C2	Harris	City	454A	2.27	2.27	0	Somiah Kurre	RP & Associates
35	Johanna Place	2020-1733	C3F	Harris	City	451T	1.01	0.05	19	BBZ Development, LLC	Pioneer Engineering, LLC
36	Jubilee GP	2020-1729	GP	Harris	ETJ	324P	1622.10	0.00	0	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
37	Jubilee Sec 1	2020-1771	C3F	Harris	ETJ	324P	8.17	2.77	16	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
38	Jubilee Sec 4	2020-1772	C3F	Harris	ETJ	324K	10.63	2.68	26	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
39	Jubilee Sec 5	2020-1773	C3F	Harris	ETJ	324K	11.07	0.08	60	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
40	Jubilee Sec 6	2020-1774	C3F	Harris	ETJ	324K	8.38	0.28	41	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
41	Jubilee Sec 7	2020-1775	C3F	Harris	ETJ	324K	11.01	0.16	64	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
42	Katy Legacy Sec 1	2020-1820	C3F	Harris	ETJ	445B	31.50	4.55	178	cunningham interests ii, ltd	Costello, Inc.
43	Katy Pointe Western Reserves	2020-1720	C2	Harris	ETJ	445E	20.40	19.95	0	TELEPHONE INVESTMENTS, INC.	LJA Engineering, Inc.- (Houston Office)
44	Kingfield Sec 2	2020-1778	C3F	Harris	ETJ	407V	15.30	7.12	55	Pulte Homes of Texas, L.P.	IDS Engineering Group
45	Lakes at Creekside Sec 7	2020-1725	C3F	Harris	ETJ	249Y	36.96	15.73	76	TMTL CREEKSIDE LP	LJA Engineering, Inc.- (Houston Office)
46	Lakes at Creekside South	2020-1724	C3P	Harris	ETJ	249Z	27.80	10.41	117	J Alan Kent Development	LJA Engineering, Inc.- (Houston Office)
47	Lakeview Retreat Sec 11	2020-1813	C3P	Fort Bend	ETJ	526G	25.30	6.22	104	DR Horton	META Planning + Design, LLC
48	Martin Commercial Park	2020-1754	C2	Montgomery	ETJ	296B	46.76	46.76	0	Kimley Horn	Windrose
49	Martin Court	2020-1787	C3F	Harris	City	452H	1.00	0.01	16	Martin Street Holdings	The Interfield Group
50	Martinez Acres (DEF1)	2020-1689	C2	Harris	ETJ	291J	3.32	3.32	0	Wade Martinez	C & C Surveying, Inc
51	Newport Pointe Sec 1 (DEF2)	2020-1531	C3F	Harris	ETJ	379U	55.79	24.35	124	Newport Pointe, LTD.	LJA Engineering, Inc.- (Houston Office)
52	North Bridgeland Lake Parkway Sec 7 Street Dedication (DEF2)	2020-1594	SP	Harris	ETJ	365L	6.33	0.00	0	Bridgeland Development, LP	McKim & Creed, Inc.
53	Plaza at West Airport GP	2020-1737	GP	Harris	City	572F	5.47	0.00	0	Panjwani Properties, LTD.	Century Engineering, Inc
54	Porter Ranch South GP	2020-1797	GP	Harris	ETJ	445A	59.78	0.00	0	Friendswood Development Company	EHRA
55	Pristine Cypress Clinic	2020-1721	C2	Harris	ETJ	326P	2.39	2.39	0	Pristine Ob-Gyn Care	Texas Engineering And Mapping Company

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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
56	Reserve at FM 529	2020-1777	C2	Harris	ETJ	406N	12.96	12.95	0	AM 529, LLC	Jones Carter - Woodlands Office
57	Royal Brook at Kingwood Sec 19	2020-1766	C3P	MULTI PLE	City/ ETJ	297K	11.00	0.37	56	Friendswood Development	META Planning + Design, LLC
58	Sandrock Station	2020-1793	C3P	Harris	City	574J	21.10	5.02	111	Texas Group	LJA Engineering, Inc.- (Houston Office)
59	Tommie Estates	2020-1789	C2	Harris	City	455K	0.18	0.18	2	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
60	Traces Sec 1 partial replat no 7	2020-1742	C3F	Harris	ETJ	371J	12.52	0.19	80	raj development	South Texas Surveying Associates, Inc.
61	Valley Ranch Bend Drive Street Dedication	2020-1741	SP	Montgomery	ETJ	256X	3.17	3.17	0	Dannenbaum	Texas Engineering And Mapping Company
62	Willowcreek Ranch Sec 9 partial replat no 1	2020-1800	C3F	Harris	ETJ	288S	5.95	2.22	3	Willowcreek Ranch Telge, LLC	EHRA
63	Wrenwood partial replat no 1	2020-1815	C3F	Harris	City	449X	0.28	0.01	13	Homesite Residential, LLC	Richard Grothues Designs

B-Replats

64	Amos Street Grove	2020-1758	C2R	Harris	City	533Q	0.11	0.00	2	Elevate Homes, LLC	Total Surveyors, Inc.
65	Amos Street Landing	2020-1759	C2R	Harris	City	533Q	0.11	0.00	2	Elevate Homes, LLC	Total Surveyors, Inc.
66	Anita Street Lofts replat no 1	2020-1818	C2R	Harris	City	493Y	0.06	0.00	1	Sean Murphy	Vernon G. Henry & Associates, Inc.
67	Arlington Townhomes	2020-1810	C2R	Harris	City	453N	0.14	0.00	3	N/A	The Interfield Group
68	Beauchamp Brickstones	2020-1623	C2R	Harris	City	493B	0.19	0.00	2	BCH BEAUCHAMP LLC	WADHWA AND ASSOCIATES INC.
69	Becker Storage	2020-1817	C2R	Harris	ETJ	325E	6.00	5.80	0	JPCT Holdings LLC	GBI Partners, LP
70	Bo Peep	2020-1736	C2R	Fort Bend	City	528Y	0.72	0.72	0	Alvarado Group	South Texas Surveying Associates, Inc.
71	Chetwood Place	2020-1678	C2R	Harris	City	531F	0.41	0.41	0	LUIS TOMSINO	Vatani Consulting Engineers, PLLC
72	Denmark Place	2020-1799	C2R	Harris	City	454L	0.70	0.00	0	Nava Construction	PLS CONSTRUCTION LAYOUT, INC
73	Dennis Village (DEF1)	2020-1671	C2R	Harris	City	493U	0.14	0.00	3	Onyx Land Partners, LLC.	ICMC GROUP INC
74	Forbes Crossing Sec 5	2020-1745	C3R	Harris	City	575N	18.68	0.48	128	Pulte Homes of Texas, L.P.	Pape-Dawson Engineers
75	Gods Plan on Wescott	2020-1764	C2R	Harris	City	454H	0.62	0.00	5	Stratigos Development LLC	CGES Bailey Planning
76	Houston Suburban Heights partial replat no 1	2020-1732	C2R	Harris	ETJ	415K	1.33	1.33	0	GBT Realty	John Cowan and Associates
77	Intervale 9002 Crossing (DEF1)	2020-1615	C2R	Harris	City	575M	0.92	0.00	14	Greystone North American Investments, L.L.C.	Benchmark Engineering Corporation
78	Kai FM on Nadine	2020-1779	C2R	Harris	City	453T	0.23	0.00	4	Credit River LLC	Pioneer Engineering, LLC
79	Mangum Sherwood Properties (DEF1)	2020-1668	C2R	Harris	City	451R	1.11	1.11	0	Advance Surveying	Advance Surveying, Inc.
80	Mansfield Square	2020-1757	C3R	Harris	City	452A	1.93	0.03	31	Disama Development	Total Surveyors, Inc.
81	Maxfield Place	2020-1821	C3R	Harris	City	572T	9.14	2.29	55	homesite residential, llc	Vernon G. Henry & Associates, Inc.
82	Middle Street Landing (DEF1)	2020-1673	C2R	Harris	City	494J	0.11	0.00	3	Oracle 601 Middle, LLC	Pioneer Engineering, LLC
83	Miller Estates	2020-1748	C2R	Harris	City	494S	0.11	0.00	2	Owner	SEM SERVICES

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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
84	Mirevan Commercial	2020-1719	C2R	Harris	City	455U	51.26	51.26	0	Knight-Swift Transportation Holdings Inc	Texas Engineering And Mapping Company
85	Norman Estates	2020-1753	C2R	Harris	City	454L	0.30	0.00	2	Marshall Norman LLC	RP & Associates
86	Parkhurst Luxury Duplexes (DEF1)	2020-1628	C2R	Harris	City	455J	0.34	0.00	3	CAS Consultants, LLC	CAS Consultants, LLC
87	Patio Homes At Michaux	2020-1809	C2R	Harris	City	453X	0.33	0.00	4	Sandcastle Homes, Inc.	The Interfield Group
88	Pena Addition (DEF2)	2020-1437	C2R	Harris	City	494C	0.11	0.00	3	Action Surveying	Action Surveying
89	Rachel Heights	2020-1717	C2R	Harris	City	452C	0.70	0.06	13	CAS Consultants, LLC	CAS Consultants, LLC
90	Shady Grove East	2020-1707	C2R	Harris	City	452U	0.24	0.00	3	Titan Homes	Windrose
91	Shady Grove West	2020-1706	C2R	Harris	City	452U	0.17	0.00	2	Titan Homes	Windrose
92	Sharz Commercial Center	2020-1756	C2R	Harris	City	452U	0.66	0.66	0	Nellie Group LLC	Surv-Tex surveying Inc.
93	Sherwood Heights	2020-1806	C3R	Harris	City	451R	0.81	0.01	14	Doro Development	The Interfield Group
94	Wavell Court	2020-1791	C2R	Harris	City	412N	0.34	0.00	4	Sirius Proinvest, LLC	Owens Management Systems, LLC
95	Windrow Sec 5 (DEF1)	2020-1710	C3R	Harris	ETJ	325F	27.88	2.85	161	Costello-7Gen Planning	7gen Planning

C-Public Hearings Requiring Notification

96	Atwood Villas partial replat no 3	2020-1612	C3N	Harris	City	491Z	0.78	0.78	0	Break Time Market	The Interfield Group
97	Augusta Addition partial replat no 4 (DEF2)	2020-1368	C3N	Harris	City	494F	0.11	0.00	2	Converge Design Development LLC	SEM SERVICES
98	Commons of Lake Houston Sec 1 partial replat no 1	2020-1526	C3N	Harris	ETJ	298V	1.53	0.00	1	NONE	Tetra Surveys
99	Enclave at Longwood Sec 3 partial replat no 1	2020-1609	C3N	Harris	ETJ	368A	0.43	0.00	0	HTX Land Development Company	Jones Carter - Woodlands Office
100	Newport Sec 2 partial replat no 1 (DEF1)	2020-1409	C3N	Harris	ETJ	418D	0.34	0.00	1	Castlerock Communities	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
101	Porter Ranch Sec 1 partial replat no 1	2020-1579	C3N	Harris	ETJ	445A	1.99	1.99	0	Kingsland Baptist Church, Katy, Texas.	EHRA
102	West Court partial replat no 10	2020-1592	C3N	Harris	City	492U	0.11	0.00	2	Karim Nasreddin	Total Surveyors, Inc.

D-Variances

103	Bridgeland Prairieland Village Lift Station no 2	2020-1734	C2R	Harris	ETJ	365U	0.17	0.17	0	Bridgeland Development, LP	BGE, Inc.
104	CBM Land Trust (DEF1)	2020-1624	C2	Harris	City	338V	14.47	14.47	0	Laechelin, Inc.	Windrose
105	Crown Castle Tower Site	2020-1554	C2R	Harris	City	495F	1.35	0.35	0	Crown Castle	Vincent Gerard & Associates, Inc.
106	Cypress Fairbanks ISD Elementary No 58	2020-1795	C2	Harris	ETJ	446F	16.74	16.74	0	Brooks and Sparks	West Belt Surveying, Inc.
107	Edmund Estates	2020-1792	C2R	Harris	City	494K	0.34	0.00	9	Topaz Ventures, LLC	PLS CONSTRUCTION LAYOUT, INC
108	Edmund Views	2020-1796	C2R	Harris	City	494K	0.72	0.02	19	Topaz Ventures, LLC	PLS CONSTRUCTION LAYOUT, INC

Platting Summary**Houston Planning Commission****PC Date: October 15, 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
109	Grand Oaks South GP (DEF2)	2020-1541	GP	Harris	ETJ	446M	36.20	0.00	0	Woodmere Development Co., LTD	LJA Engineering, Inc.- (Houston Office)
110	Grand Oaks South Sec 1 (DEF2)	2020-1529	C3P	Harris	ETJ	446M	15.60	2.38	70	Woodmere Development Co., LTD	LJA Engineering, Inc.- (Houston Office)
111	Haro Office Park	2020-1751	C2R	Harris	ETJ	418N	2.24	2.24	0	Haro Office LLC	RP & Associates
112	Jesselton Square (DEF1)	2020-1547	C2R	Harris	City	453V	0.23	0.00	6	Na	South Texas Surveying Associates, Inc.
113	Kahn	2020-1604	C2	Harris	ETJ	290F	1.25	0.00	1	Mohammad Q. Khan	C & C Surveying, Inc
114	Lakeview Retreat Sec 10	2020-1811	C3P	Fort Bend	ETJ	526L	2.30	0.55	8	DR Horton	META Planning + Design, LLC
115	Magellan Oates Station	2020-1739	C2	Harris	City	456T	0.46	0.46	0	Magellan Pipeline Holdings, LP	Marsh Darcy Partners, Inc.
116	Magnolia Park Terrace (DEF2)	2020-1478	C2R	Harris	City	495W	0.34	0.01	8	M & F Capital, LLC	The Interfield Group
117	McCartney Estates	2020-1642	C2R	Harris	City	573C	0.34	0.00	3	CHRISMCC ENTERPRISES LLC	Owens Management Systems, LLC
118	MP White Oak (DEF1)	2020-1620	C2R	Harris	City	493C	3.60	2.83	0	MP WHITE OAK APARTMENTS, LLC	Vernon G. Henry & Associates, Inc.
119	North Durham Plaza replat no 1	2020-1585	C2R	Harris	City	452Q	0.50	0.50	0	Panjwani Properties, LTD.	Century Engineering, Inc
120	Prince Ranch (DEF1)	2020-1534	C2	Harris	ETJ	379R	3.97	0.00	1	Richard and Brandy Prince	Survey 1, Inc.
121	Redwood South	2020-1634	C2R	Harris	City	574X	66.56	66.56	0	REDWOOD PROPERTY INVESTORS	Windrose
122	Temenos Development at Gray (DEF1)	2020-1610	C2	Harris	City	493U	0.37	0.37	0	Temenos CDC	Beacon Land Services

E-Special Exceptions

123	Allison Park (DEF1)	2020-1682	C3P	Harris	City	574S	28.88	3.32	186	Homesite Residential, LLC	Vernon G. Henry & Associates, Inc.
124	Candela GP	2020-1767	GP	Fort Bend	ETJ	524N	437.50	0.00	0	JDS Nursery Tract, LLC	META Planning + Design, LLC
125	Candela Heights Drive Street Dedication Sec 1	2020-1727	SP	Fort Bend	ETJ	524P	3.58	0.00	0	JDS Nursery, LLC	Jones Carter
126	Candela Sec 5	2020-1768	C3P	Fort Bend	ETJ	524N	18.10	4.33	54	JDS Nursery Tract, LLC	META Planning + Design, LLC
127	Rosewood GP (DEF2)	2020-1587	GP	Harris	ETJ	286W	533.50	0.00	0	Ersa Grae	META Planning + Design, LLC

F-Reconsideration of Requirements

128	St Vincent De Paul Catholic Church (DEF1)	2020-1665	C2	Harris	City	532F	9.40	9.40	0	Brooks & Sparks, Inc	West Belt Surveying, Inc.
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G-Extensions of Approval

129	C3 Katy Ventures	2019-1833	EOA	Harris	ETJ	405N	13.40	12.66	0	Alpine Engineering and Construction, LLC	Grueller Surveying
130	Cook Road Plaza	2019-1566	EOA	Harris	City	529J	2.11	2.11	0	Bowden Survey	Bowden Land Services & Consulting

Platting Summary**Houston Planning Commission****PC Date: October 15, 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
131	Fort Bend County MUD No 24 Wastewater Treatment Plant no 1	2019-1711	EOA	Fort Bend	ETJ	611N	5.04	5.04	0	Fort Bend County MUD 24	LJA Engineering, Inc.- (Houston Office)
132	Harris County MUD no 148 Lift Station no 2	2019-1781	EOA	Harris	ETJ	416K	0.26	0.26	0	Harris County Municipal Utility District No 148	Pape-Dawson Engineers, Inc.
133	Longenbaugh Plaza	2019-2133	EOA	Harris	ETJ	406H	9.68	9.68	0	2018 Beltway Property, Ltd.	Hovis Surveying Company Inc.
134	Oak Grove Addition partial replat no 1	2019-1814	EOA	Harris	City	452Q	0.50	0.01	12	CMC INTERPRISES	PLS CONSTRUCTION LAYOUT, INC
135	Reserve at Greenhouse replat and extension	2019-2023	EOA	Harris	ETJ	446H	4.78	4.78	0	Elite Fireworks, LLC	Hovis Surveying Company Inc.
136	Rhodes Meadow Business Park	2019-2080	EOA	Harris	ETJ	291N	11.58	11.58	0	Rebecca Village Business Park, L.P.	Hovis Surveying Company Inc.
137	Stone Lake partial replat no 2	2019-1926	EOA	Harris	ETJ	286T	7.54	0.00	3	Windrose	Windrose
138	Village of Alden Bridge	2019-1883	EOA	Montgomery	ETJ	216J	28.81	28.81	0	The Woodlands Land Development Company	LJA Engineering, Inc.- (Houston Office)
139	Westgrove Court partial replat no 2	2019-1782	EOA	Harris	City	492S	0.76	0.76	0	1502 Sawyer LLC	Terra Surveying Company, Inc.
140	Westgrove Court partial replat no 3	2019-1783	EOA	Harris	City	492S	0.32	0.32	0	1502 Sawyer LLC	Terra Surveying Company, Inc.
141	Willow Trace Sec 2	2019-1867	EOA	Harris	ETJ	290N	23.33	2.24	116	Elan Development, L.P.	R.G. Miller Engineers
142	Winward Sec 5	2019-2249	EOA	Harris	ETJ	404J	9.92	0.05	61	Friendswood Development Company	BGE, Inc. - Land Planning
143	Winward Sec 6	2019-2295	EOA	Harris	ETJ	404K	9.56	0.30	45	Friendswood Development Company	BGE, Inc. - Land Planning

H-Name Changes

144	Sendero Tract Sec 11 (prev. Sendero Sec 11)	2020-0255	NC	Fort Bend	ETJ	524M	9.28	0.81	44	Meritage Homes of Texas LLC	Costello, Inc.
145	Sendero Tract Sec 12 (prev. Sendero Sec 12)	2020-0256	NC	Fort Bend	ETJ	524M	13.23	1.49	62	Mertitage homes of Texas LLC	Costello, Inc.

I-Certification of Compliance

146	19956 Irenelle Drive	20-1550	COC	Montgomery	ETJ	295C				Luong Quyen	Luong Quyen
147	23212 Willowick Street	20-1551	COC	Montgomery	ETJ	256V				Fermin Castillo	Fermin Castillo

J-Administrative

None

K-Development Plats with Variance Requests

Platting Summary**Houston Planning Commission****PC Date: October 15, 2020**

Item		App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
148	4018 Meadow Lake Lane	19052959	DPV	Harris	City/	492N				Jenifer Pool	JRP Company
149	3655 West Orem Drive	20050588	DPV	Harris	City	572K				PermitUsNow LLC	PermitUsNow LLC

Houston Planning Commission

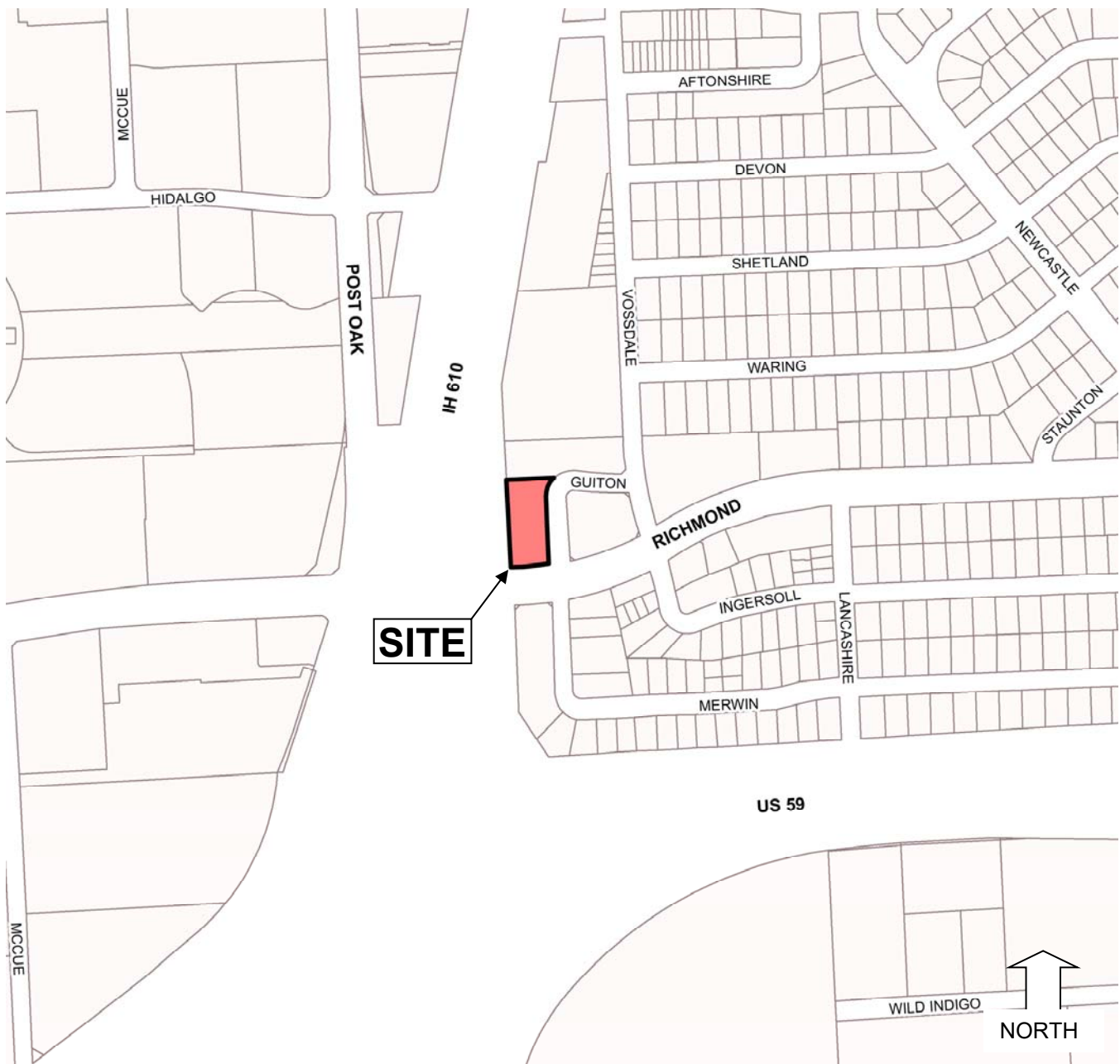
ITEM: 96

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Atwood Villas partial replat no 3

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

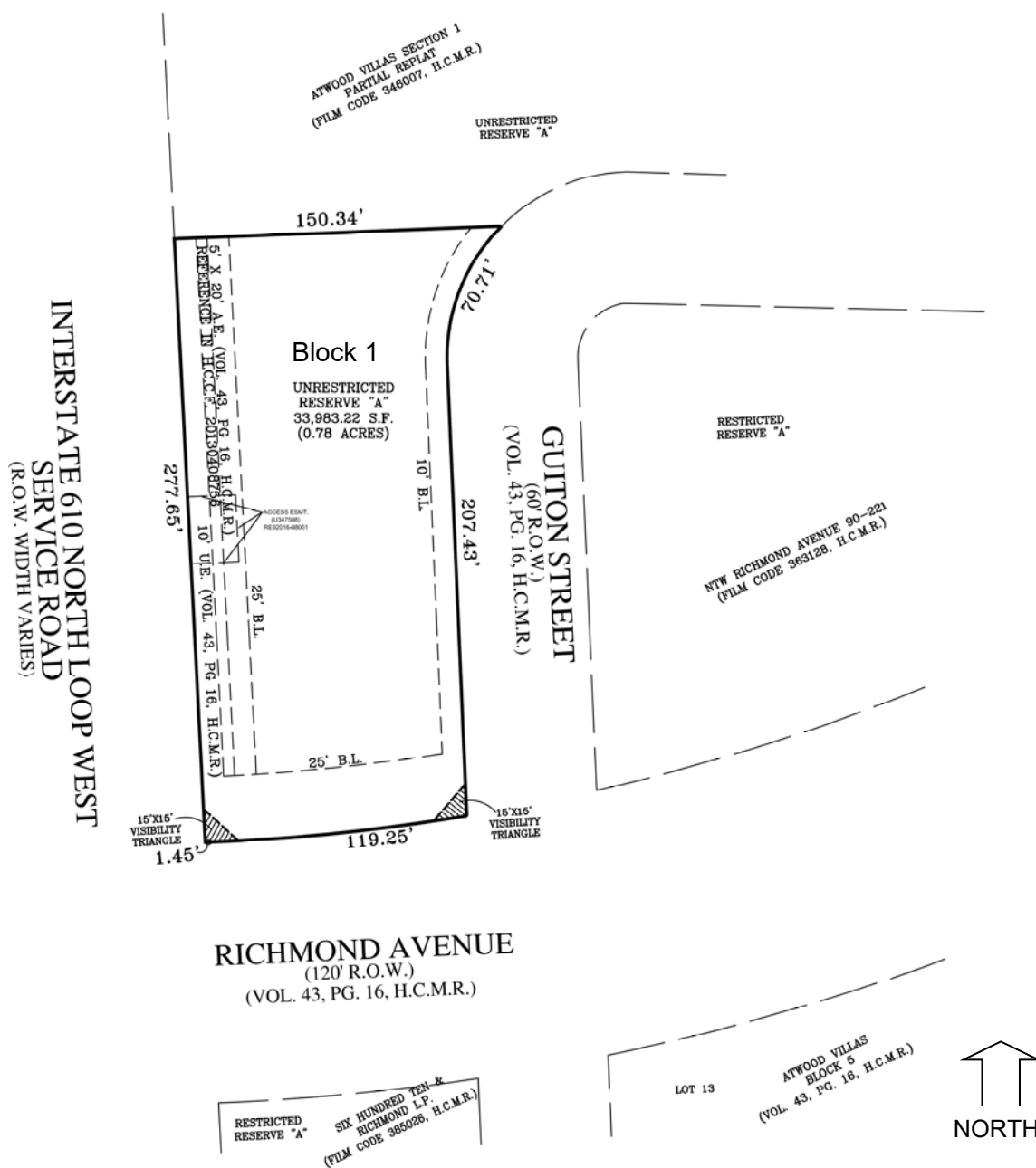
ITEM: 96

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Atwood Villas partial replat no 3

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission

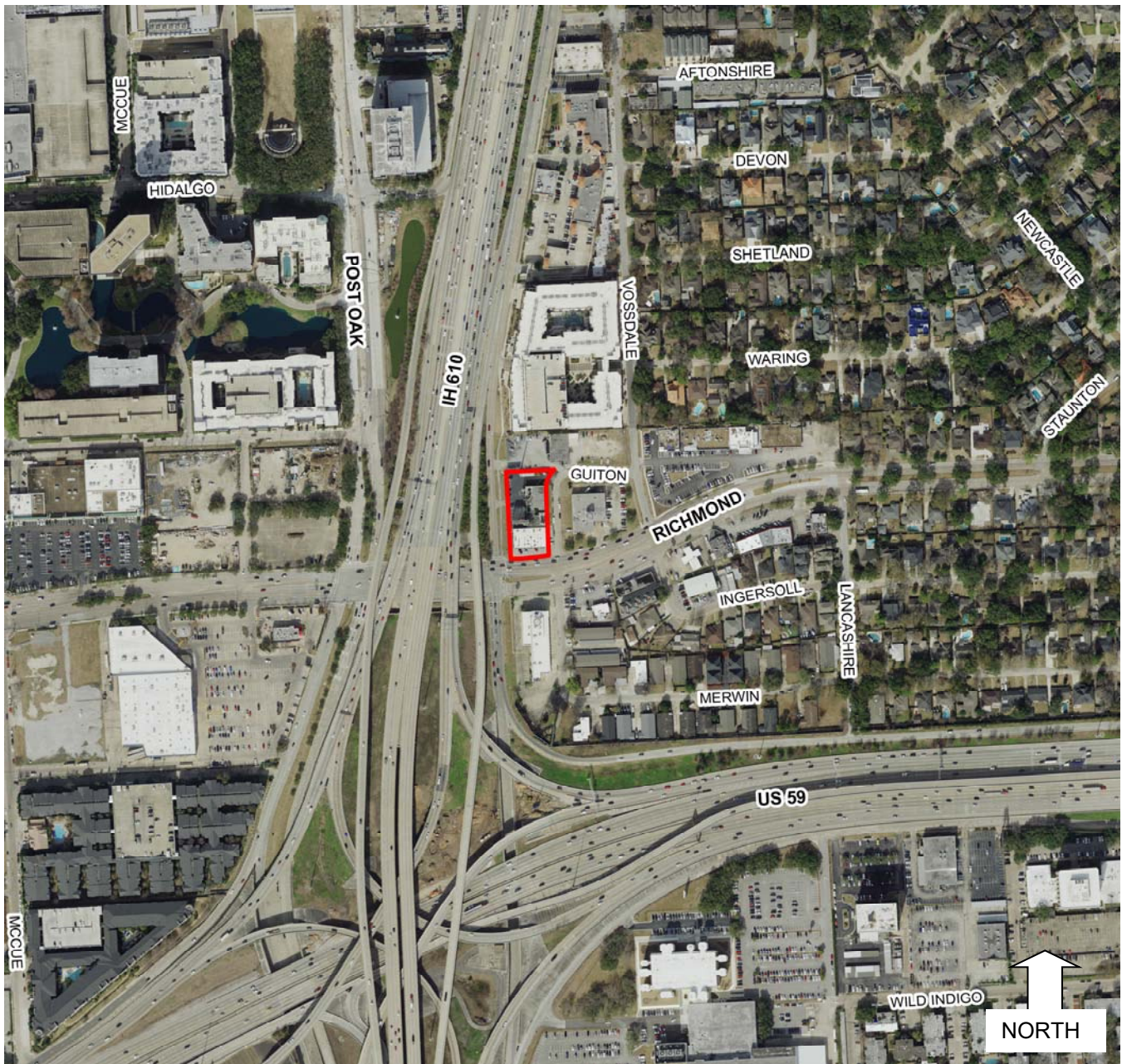
ITEM: 96

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Atwood Villas partial replat no 3

Applicant: The Interfield Group



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562
T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

September 22, 2020

Dear Property Owner:

Reference Number: 2020-1612; Atwood Villas partial replat no 3; partial replatting of "**Atwood Villas and William Morris III**". This proposal includes the replatting of a portion of Lot 9 and adjoining 26.82 ft. of Lot 8, block 2 of **Atwood Villas** and all of Reserve A. block 1 of **William Morris, III**, as recorded at Volume 43, Page 16 and Film Code no 407044 respectively of the Harris County Map Records.

The property is located at 4902 Richmond Avenue at the Northeast intersection of Interstate 610 North Loop West Service Road and Richmond Avenue east along Gulfton Street.

The purpose of the partial replat is to create one (1) Unrestricted Reserve and revise a building line.

The applicant, Mary Villareal, with The Interfield Group, on behalf of Break Time Market, can be contacted at 713-780-0909 Ext 312.

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

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, October 15, 2020 at 2:30 PM

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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. Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houstontx.gov. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments.

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

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.

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

- **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.

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

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Augusta Addition partial replat no 4 (DEF 2)

Applicant: SEM Services



C – Public Hearings

Site Location

Houston Planning Commission

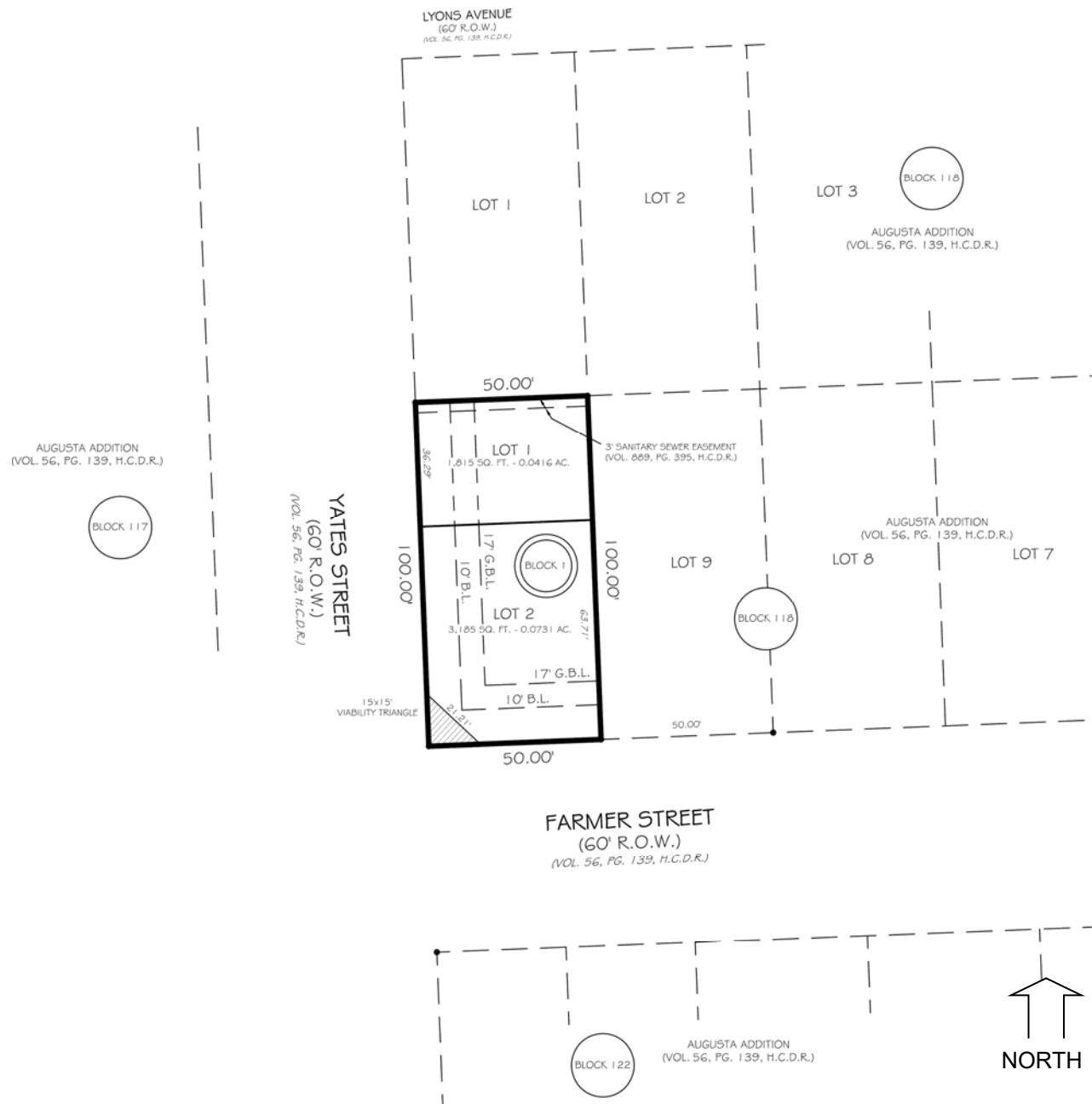
ITEM: 97

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Augusta Addition partial replat no 4 (DEF 2)

Applicant: SEM Services



C – Public Hearings

Subdivision

Houston Planning Commission

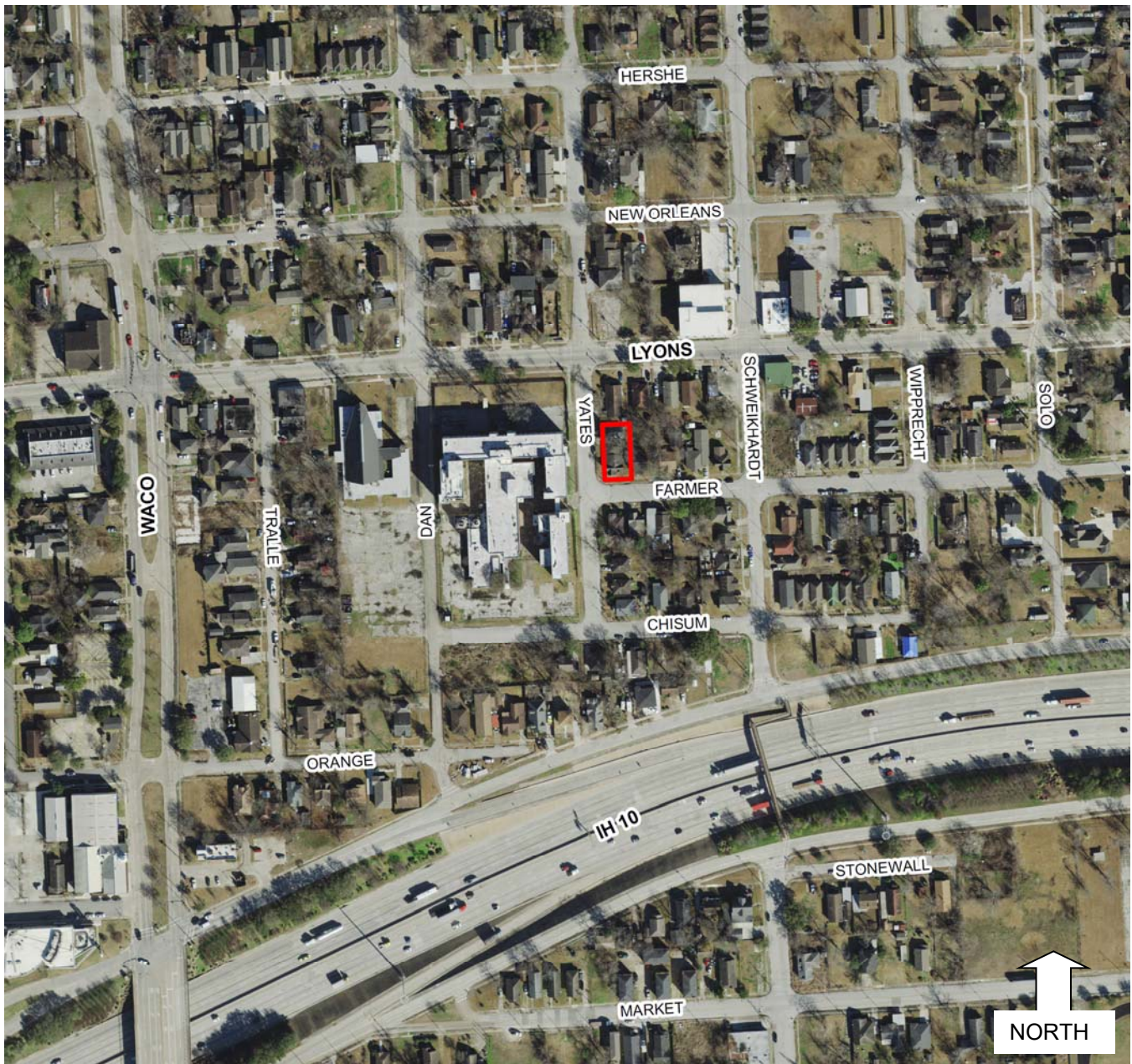
ITEM: 97

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Augusta Addition partial replat no 4 (DEF 2)

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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www.houstonplanning.com

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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 Department Staff Authority and Obligation

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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Commons of Lake Houston Sec 1 partial replat no 1

Applicant: Tetra Surveys



C – Public Hearings

Site Location

Houston Planning Commission

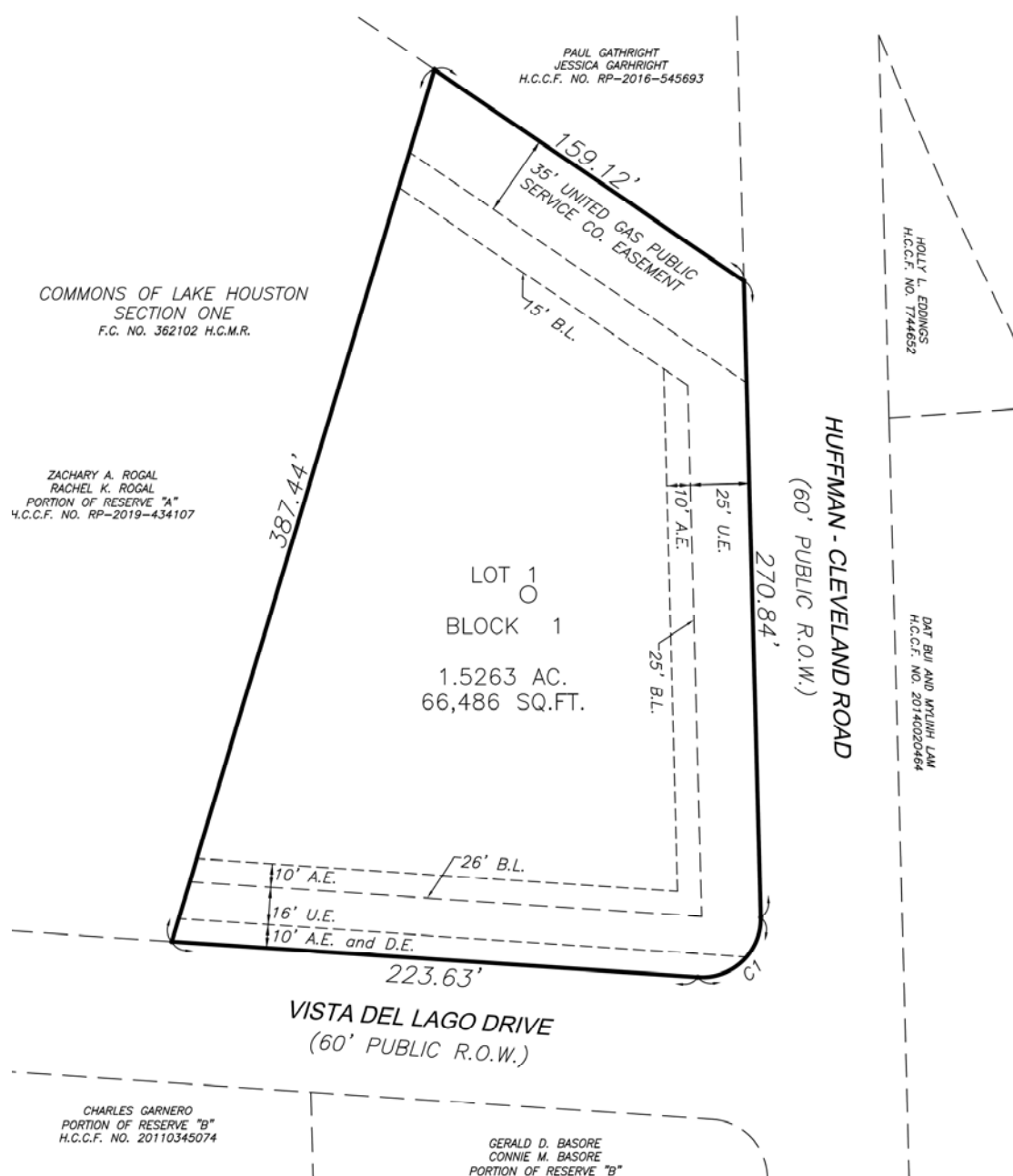
ITEM: 98

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Commons of Lake Houston Sec 1 partial replat no 1

Applicant: Tetra Surveys



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Commons of Lake Houston Sec 1 partial replat no 1

Applicant: Tetra Surveys



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

September 21, 2020

Dear Property Owner:

Reference Number: 2020-1526; Commons of Lake Houston Sec 1 partial replat no 1; replatting of a portion of Reserve A of Block 1 of "Commons of Lake Houston Sec 1" as recorded at Film Code No. 362101 of the Harris County Map Records.

The property is located at the northwest intersection of Huffman-Cleveland Road and Vista Del Lago Drive. The purpose of the replat is to create sone (1) single-family residential lot. The applicant, Paul Coyne, with Tetra Surveys, can be contacted at 713-462-6100.

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

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Houston Planning Commission

ITEM: 99

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Enclave at Longwood Sec 3 partial replat no 1

Applicant: Jones I Carter - Woodlands Office



C – Public Hearings

Site Location

Houston Planning Commission

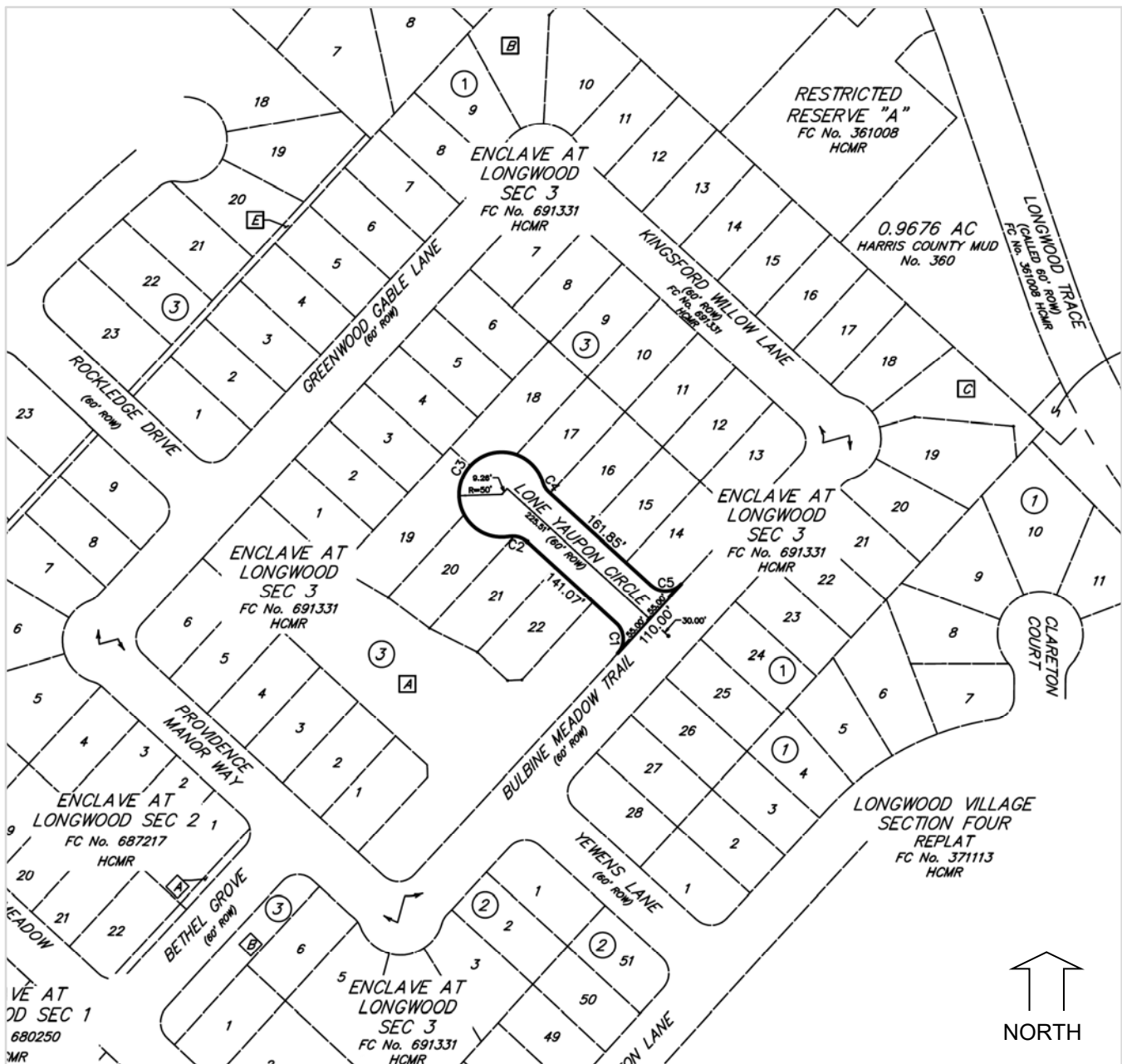
ITEM: 99

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Enclave at Longwood Sec 3 partial replat no 1

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C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 99

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Meeting Date: 10/15/2020

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Applicant: Jones I Carter - Woodlands Office



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

September 24, 2020

Dear Property Owner:

Reference Number: 2020-1609; **Enclave at Longwood Sec 3 partial replat no 1**: partial replatting of "Enclave at Longwood Sec 3". This proposal includes the replatting of Long Pine Circle, as recorded under Film Code no 691331 of the Harris County Map Records.

The property is located along Bulbine Meadow Trail between Kingsford Willow Lane and Providence Manor Way. The purpose of the partial replat is change a street name. The applicant, Mikalla Hodges, with Jones|Carter - Woodlands Office, on behalf of HTX Land Development Company, can be contacted at 281-363-4039

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, October 15, 2020 at 2:30 PM

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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. Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houstontx.gov. 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.

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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.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

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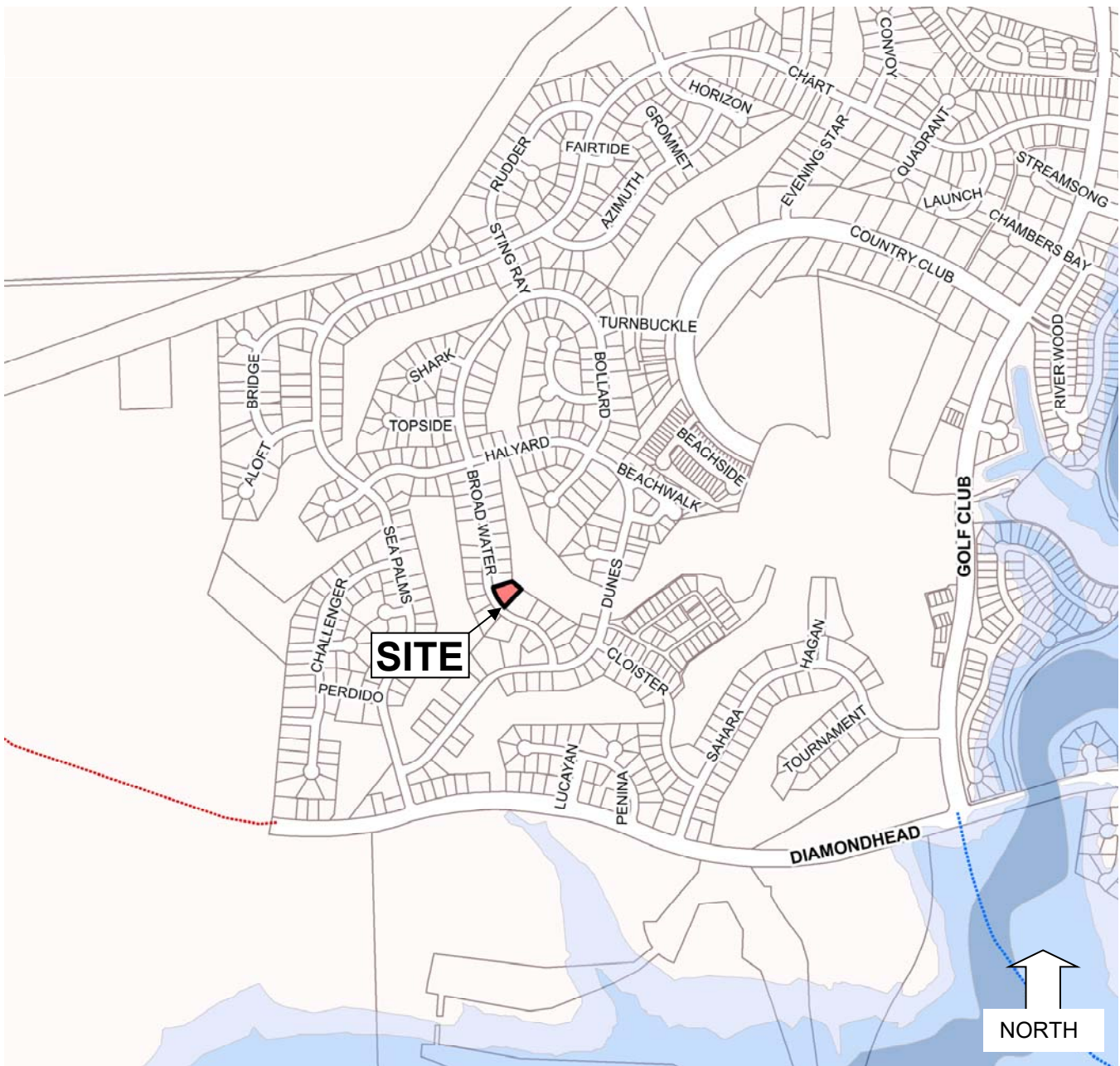
Houston Planning Commission **ITEM: 100**

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Newport Sec 2 partial replat no 1 (DEF 1)

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



C – Public Hearings

Site Location

Houston Planning Commission

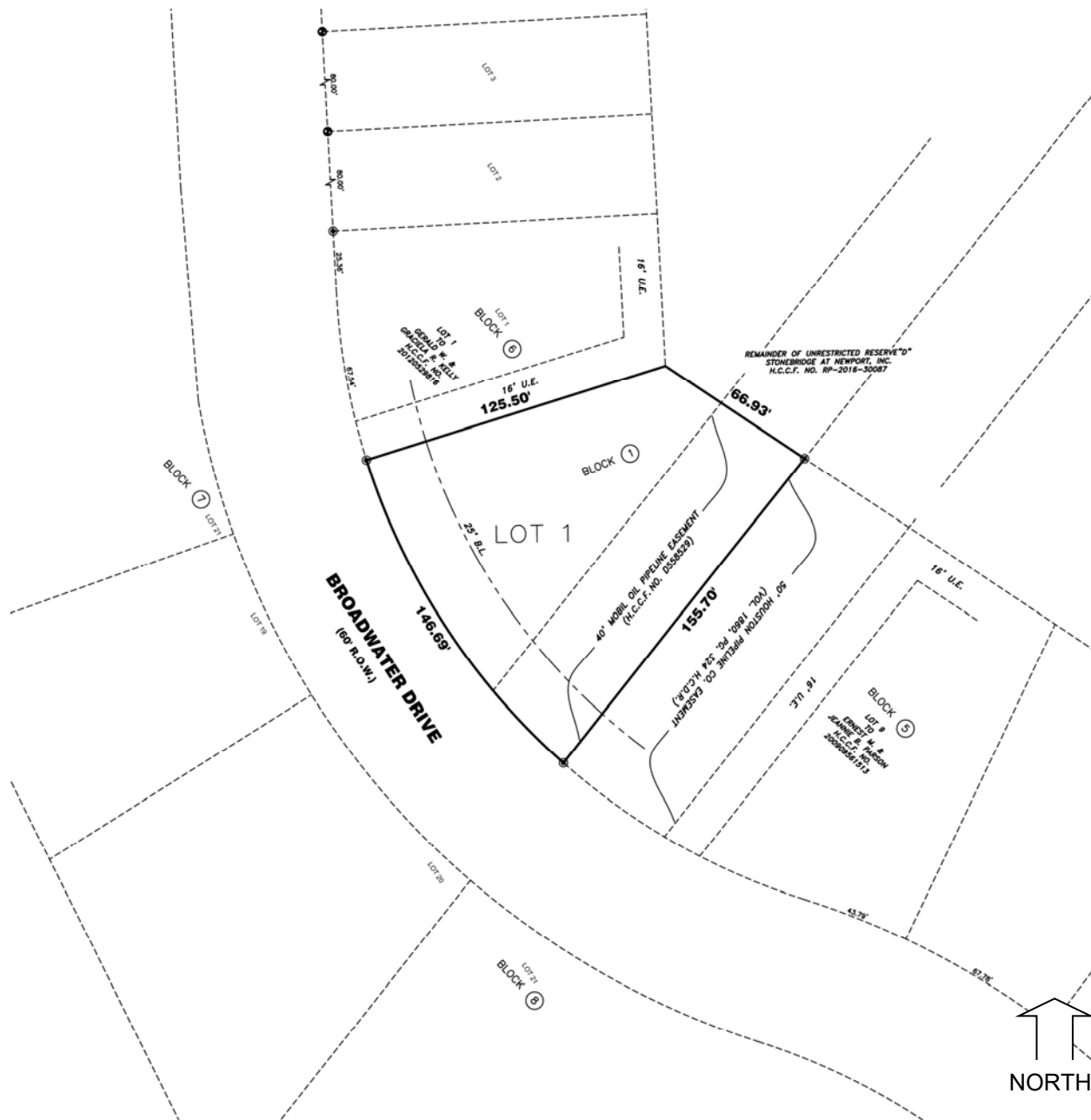
ITEM: 100

Planning and Development Department

Meeting Date: 10/15/2020

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



C – Public Hearings

Subdivision

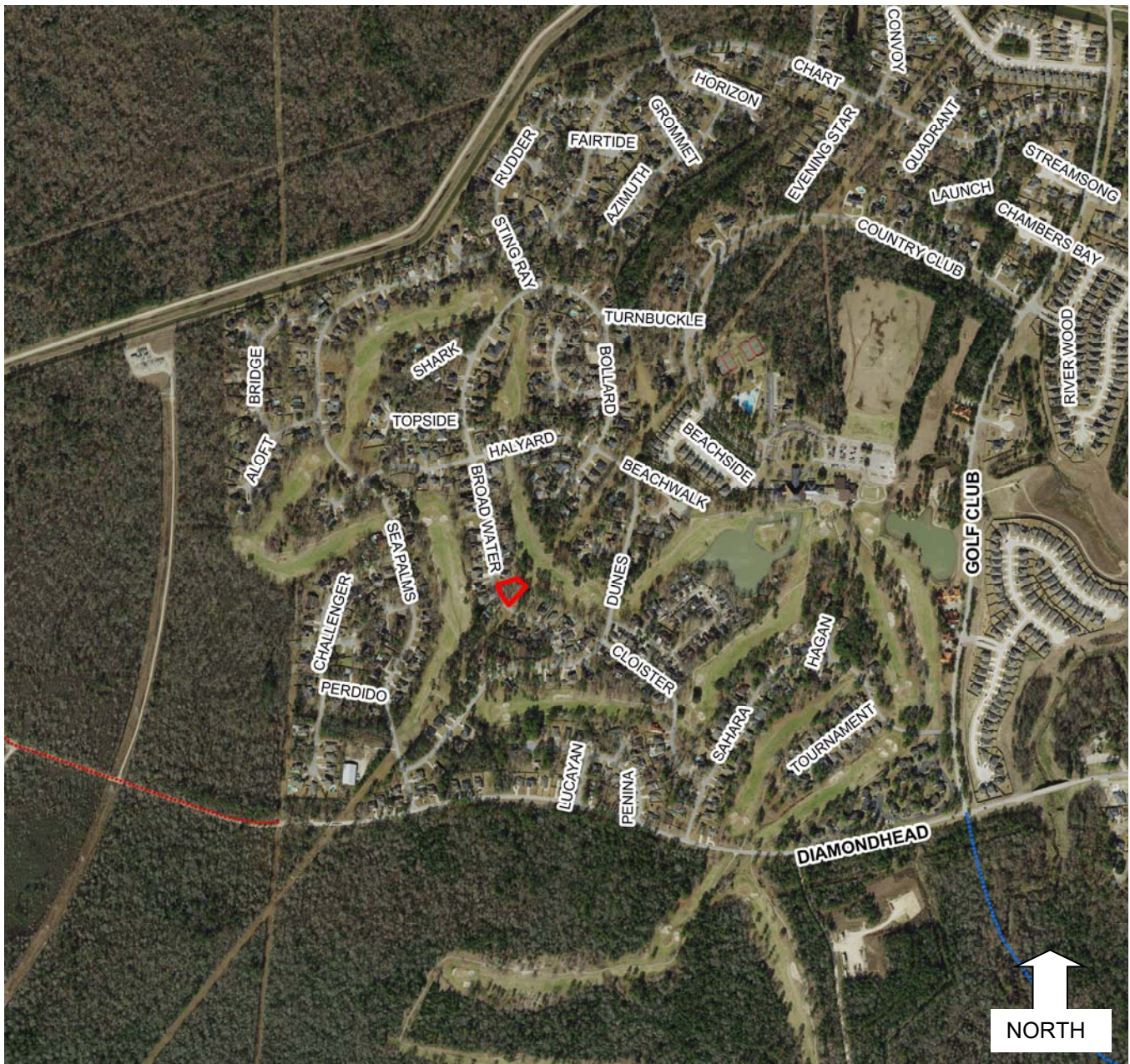
Houston Planning Commission **ITEM: 100**

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Newport Sec 2 partial replat no 1 (DEF 1)

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



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

September 9, 2020

Dear Property Owner:

Reference Number: 2020-1409; Newport Sec 2 partial replat no 1; partial replatting of "Newport sec 2". This proposal includes the replatting of a portion of Unrestricted Reserve D, as recorded in Film Code No. 195035 of the Harris County Map Records.

The property is located north along Broadwater Drive north of S Diamondhead Boulevard west of Golf Club Drive. The purpose of the replat is to create one (1) single family lot. The applicant, Kester Josh, with Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP, on behalf of Castlerock Communities, can be contacted at 713-667-0800.

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Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Porter Ranch Sec 1 partial replat no 1

Applicant: EHRA



C – Public Hearings with a Variance Site Location

Meeting Date: 10/15/2020

Applicant: EHRA



C – Public Hearings with a Variance Subdivision

Houston Planning Commission

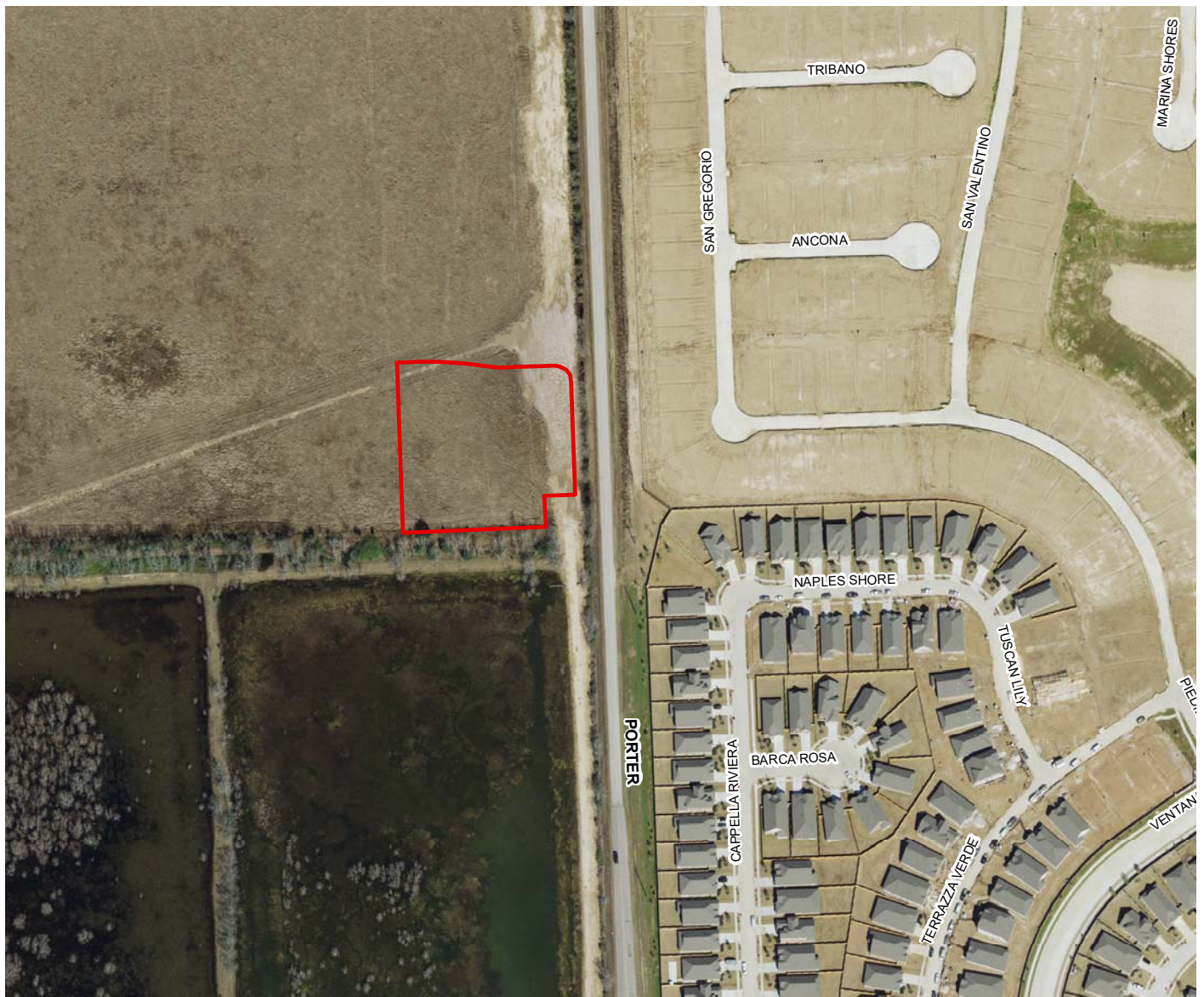
ITEM: 101

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Porter Ranch Sec 1 partial replat no 1

Applicant: EHRA



C – Public Hearings with a Variance

Aerial



Application Number: 2020-1579

Plat Name: Porter Ranch Sec 1 partial replat no 1

Applicant: EHRA

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:

Variance is being requested to replat a landscape and open space reserve into an unrestricted reserve.

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 (sic).

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 origin of the need for this replat is a scrivener's error on the Porter Ranch Sec 1 plat recorded in January 2019. Restricted Reserve 'E' is a 1.9879 acre parcel on the southwest corner of Porter Road and Porter Ranch Lane. Per the recorded plat, Reserve 'E' is restricted to "Landscape and Open Spaces." However, the intent was for this reserve to be "Unrestricted". The preliminary plat (2018-0714) clearly and correctly labels Reserve 'E' as a 1.99 acre unrestricted reserve. The final plat was recorded with the incorrect restriction by oversight and was not discovered until recently. The property has been owned by Kingsland Baptist Church since creation of the reserve by the plat. As the church is not fluent in development requirements, they did not understand the importance of correctly identifying the land use restriction until they attempted to move forward with development plans. If the platted land use restriction were to remain, the church would be unable to develop the property. When the church contacted EHRA Engineering who prepared the final plat, we recognized our error and committed to correcting the oversight. Since land use cannot be changed by an amending plat to correct the scrivener's error, we are using the replat process. Chapter 42-193 does not specifically allow for the replatting of landscape and open space reserves into an unrestricted land use, therefore we must request this variance in order to correct this honest mistake.

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

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

The owner of Reserve 'E', Kingsland Baptist Church, also owns Unrestricted Reserve 'D' immediately north and across Porter Ranch Lane from Reserve 'E'. This ownership represents significant investment by the church for its purposes and having Reserve 'E' incorrectly restricted to landscape and open space does not allow the church use of the tract. The platting error which created the need for the replat was made by EHRA Engineering and we are correcting the error with this replat on behalf of the church.

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

The original intent of the plat as evidenced by the approved preliminary plat was for Reserve 'E' to be an unrestricted reserve. Reserve 'E' is a corner tract appropriate for neighborhood service commercial uses and is clearly not the right location for open space. The Porter Ranch neighborhood contains multiple other recreation, landscape and open space reserves interior to the community which the developer (Friendswood Development Company) is constructing for the

benefit of residents. The 1.9879 acre Reserve 'E' has always been intended for neighborhood commercial use such as a day care facility per conversations with the owner, Kingsland Baptist Church.

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

The purpose of the variance is to correct a mistake. The tract size and location is not being altered and the original land use intent is being restored. Public health, safety, and welfare are not affected by restoring the original intended land use and at no time was the parcel marketed to the public as landscape or open space.

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

Justification for this variance is that the land use was inadvertently and incorrectly changed at final plat and recorded with a land use restriction that does not match the owner's wishes. The variance is required since changing land use is not allowed on an amending plat which would be the normal method to correct a scrivener's error.



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

September 23, 2020

Dear Property Owner:

Reference Number: 2020-1579 Porter Ranch Sec 1 partial replat no 1; replatting of Reserve E of Block 4 of **"Porter Ranch Sec 1"** as recorded at Film Code No. 687391 of the Harris County Map Records.

The property is located north at the southwestern intersection of Porter Road and Porter Ranch Lane. The purpose of the replat is to create 1 unrestricted reserve. The applicant, Christopher Browne, with EHRA, on behalf of Kingsland Baptist Church, 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.

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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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Houston Planning Commission

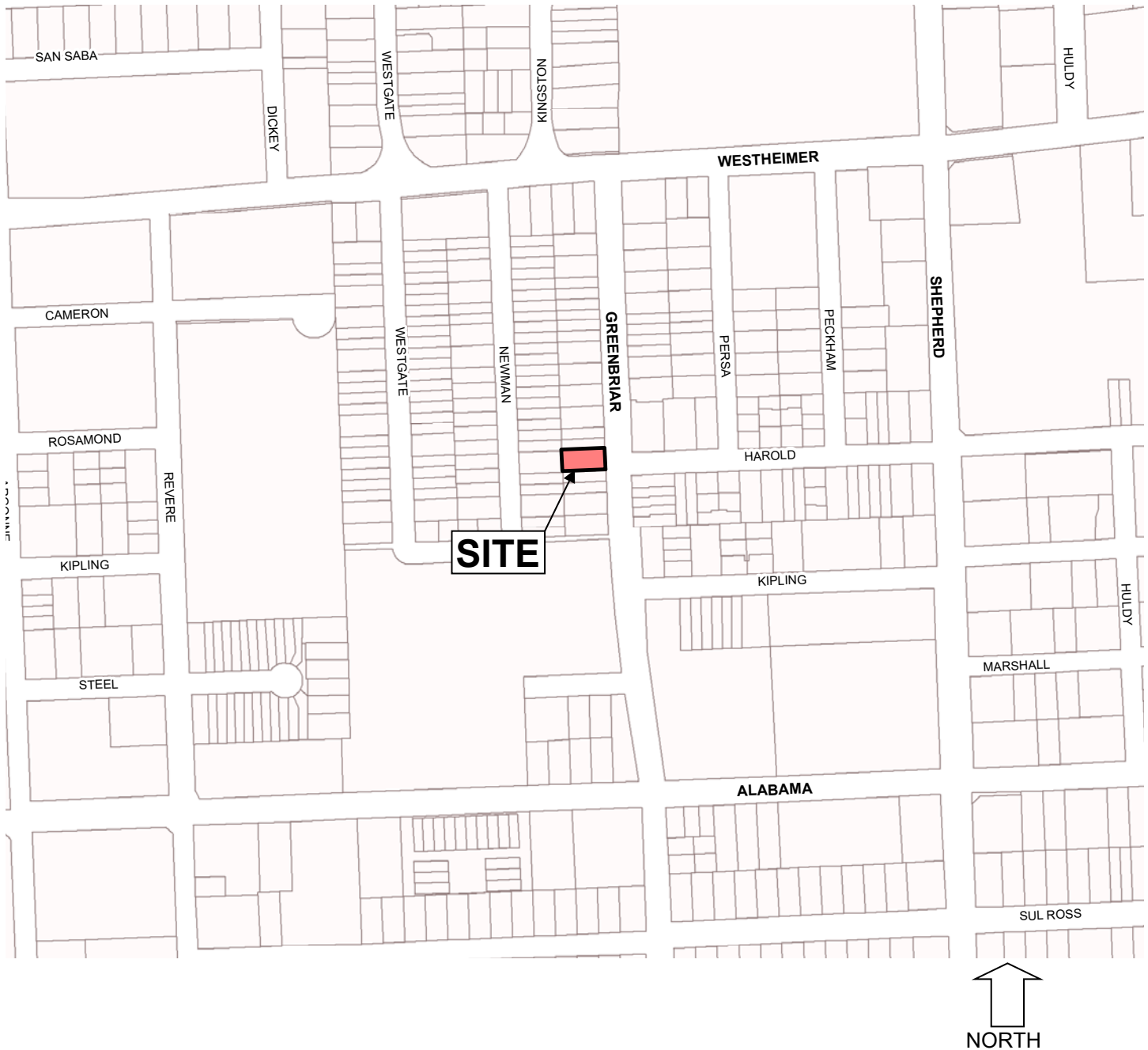
ITEM: 102

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: West Court partial replat no 10

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

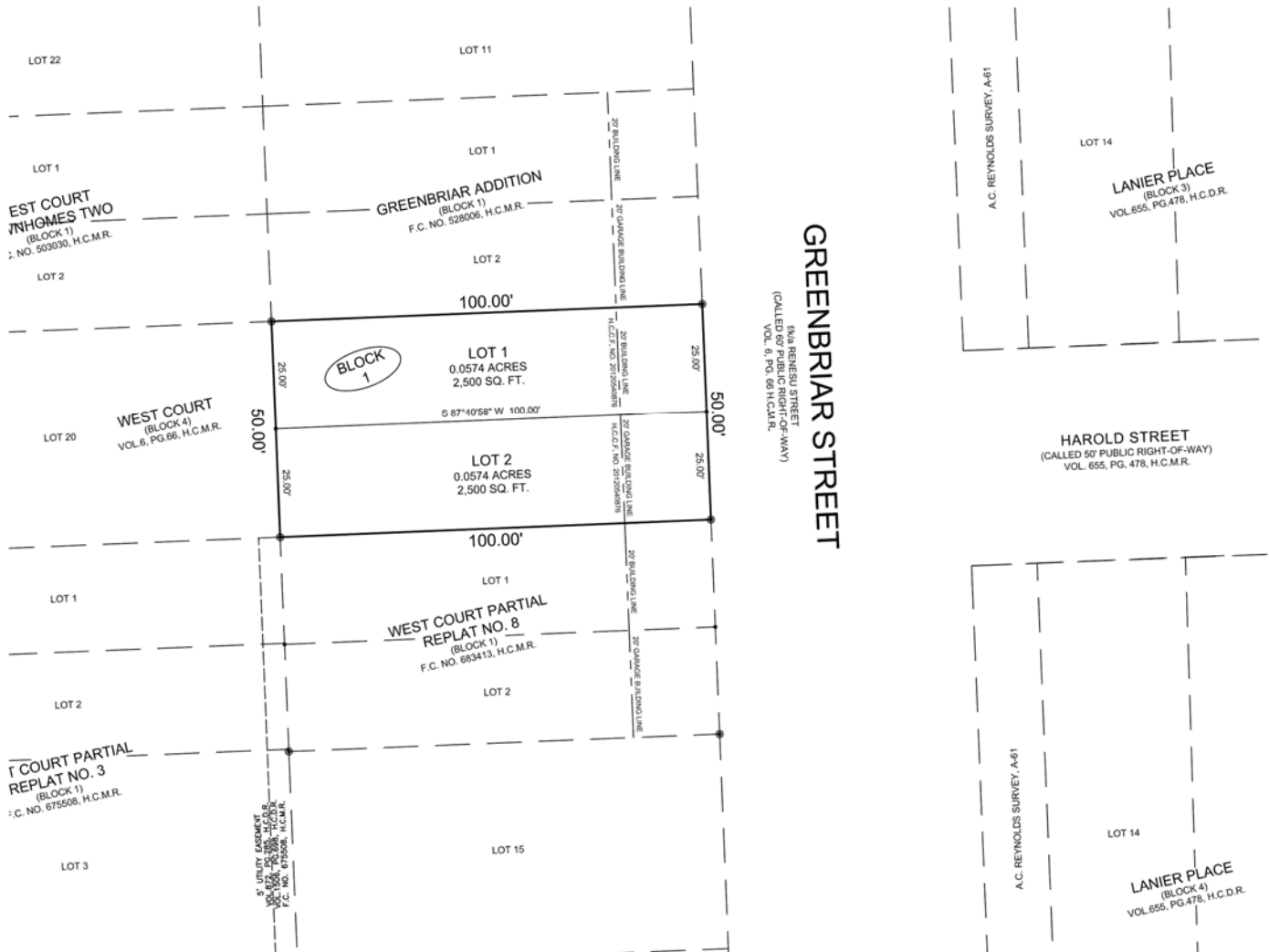
ITEM: 102

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: West Court partial replat no 10

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

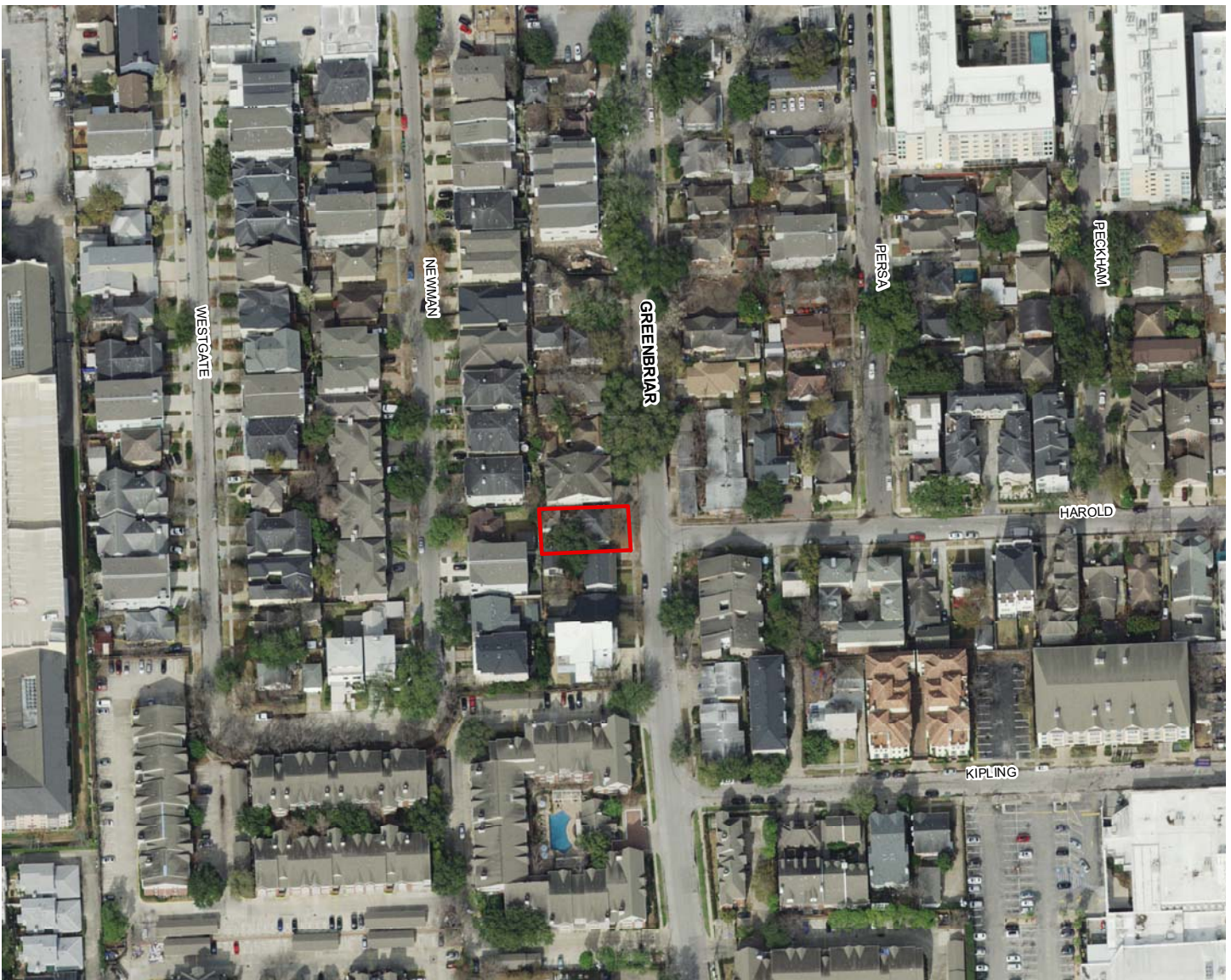
ITEM: 102

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: West Court partial replat no 10

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

September 18, 2020

Dear Property Owner:

Reference Number: 2020-1592; West Court partial replat no 10; partial replatting of "West Court". This proposal includes the replatting of Lot 13, Block 4, as recorded in Volume 6, Page 66 of the Harris County Map Records.

The property is located at 2720 Greenbriar Drive, south of Westheimer Rd. The purpose of the replat is to create two (2) single family lots. The applicant, Kevin Kolb, with Total Surveyors, Inc., can be contacted at 281-479-8719.

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

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.

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

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

- **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.

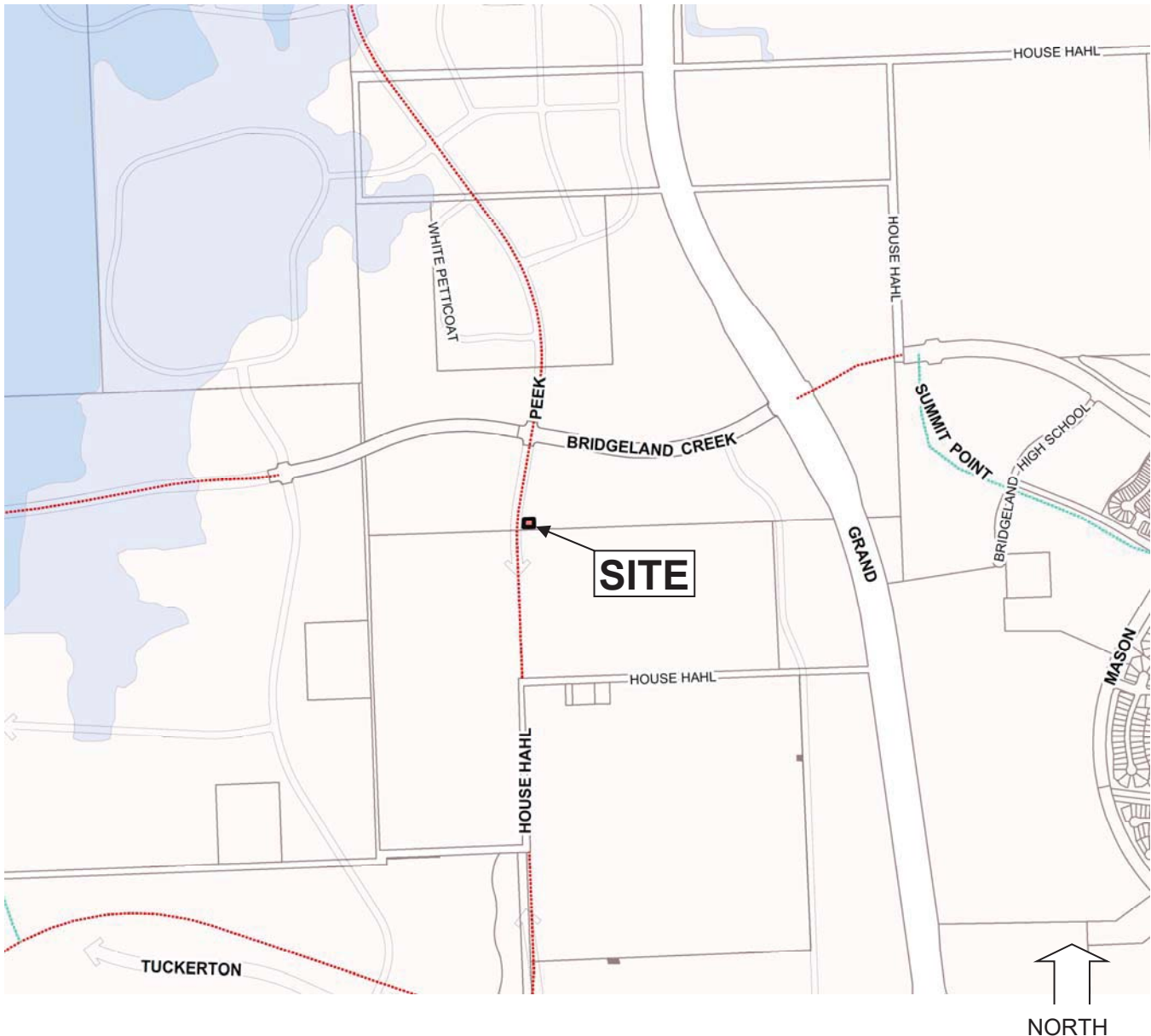
Houston Planning Commission **ITEM: 103**

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Bridgeland Prairieland Village Lift Station no 2

Applicant: BGE, Inc.



D – Variances

Site Location

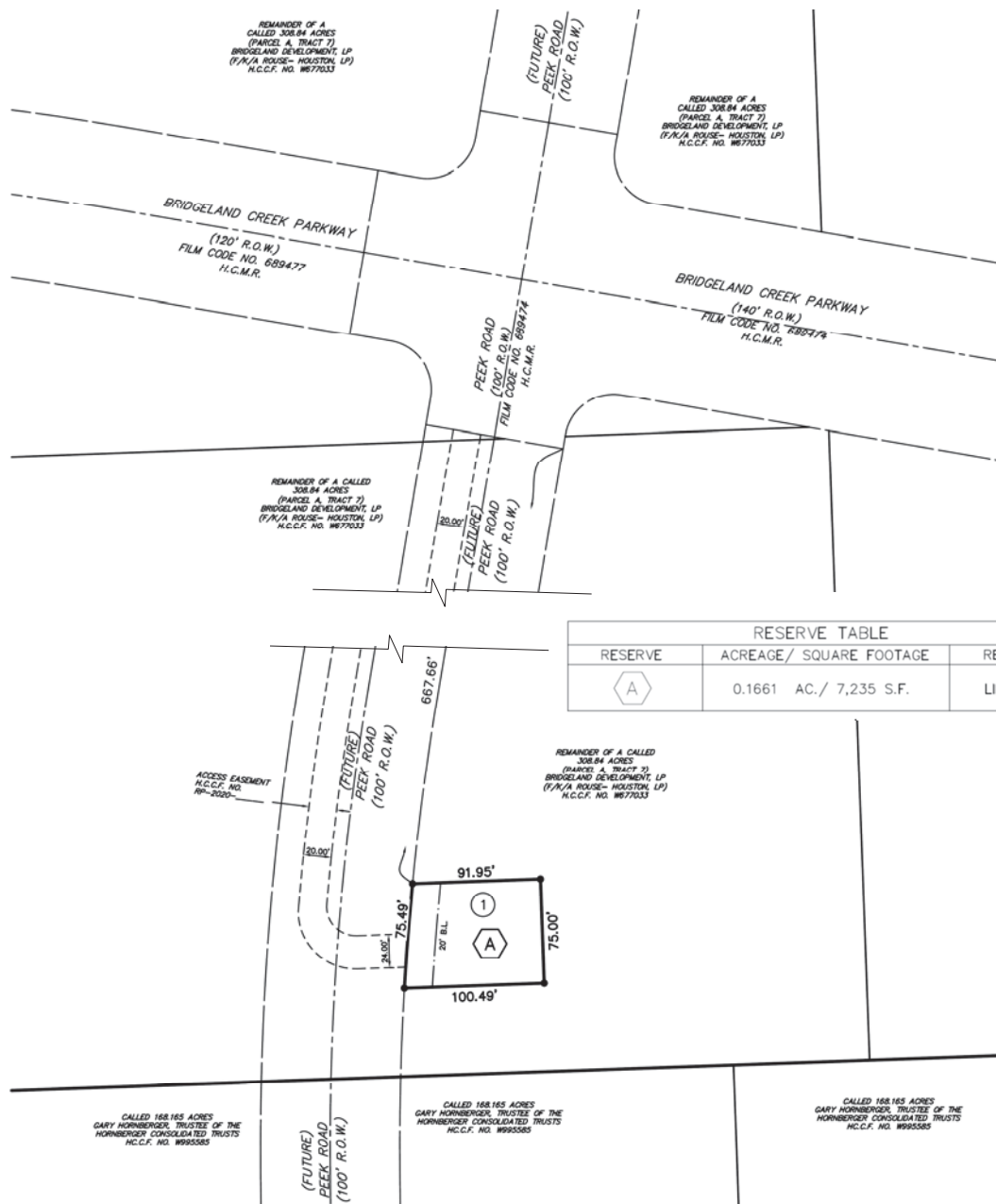
Houston Planning Commission

ITEM: 103

Planning and Development Department Meeting Date: 10/15/2020

Subdivision Name: Bridgeland Prairieland Village Lift Station no 2

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Bridgeland Prairieland Village Lift Station no 2

Applicant: BGE, Inc.



D – Variances

Aerial



Application Number: 2020-1734

Plat Name: Bridgeland Prairieland Village Lift Station no 2

Applicant: BGE, Inc.

Date Submitted: 10/02/2020

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 temporary access easement to service a lift station until a public street is dedicated within a recorded plat

Chapter 42 Section: 190

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:

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 lift station is necessary to service the future single-family residential homes in the immediate area. Ultimately the lift station will have over 20' of frontage along a future 100' public Right of way. Strict application of the ordinance would leave the future single-family homes in the area without the service of a platted lift station.

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

The variance request is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon the necessity to provide proper and adequate service to the future single-family residential homes in the immediate area prior to extension of public street network.

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

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The developer has recorded a 30' access easement under Harris County Clerk's File Number RP-2020-413287 to provide temporary access from the plat's western boundary line, to a recorded major thoroughfare intersection of Peek Road (100' Right of Way) and Bridgeland Creek Parkway (140' Right of Way) both recorded at film code no. 689474 under Harris County Map Records. The recorded access easement will contain an all-weather access road to accommodate the construction and maintenance traffic required for the lift station until such time as the public street is dedicated and constructed that will provide the ultimate access to the lift station site.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The recorded 30' access easement under Harris County Clerk's Office Number RP-2020-413287 is an all-weather access road utilized by

authorized construction and maintenance traffic only. The access easement and all-weather access road will not be utilized by the general public for ingress, egress or general traffic circulation for any reason.

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

Economic hardship is not the sole justification of the variance. Not having the lift station to provide the required service for the future single-family residential homes would create an impractical development and is the basis for this request.

Houston Planning Commission

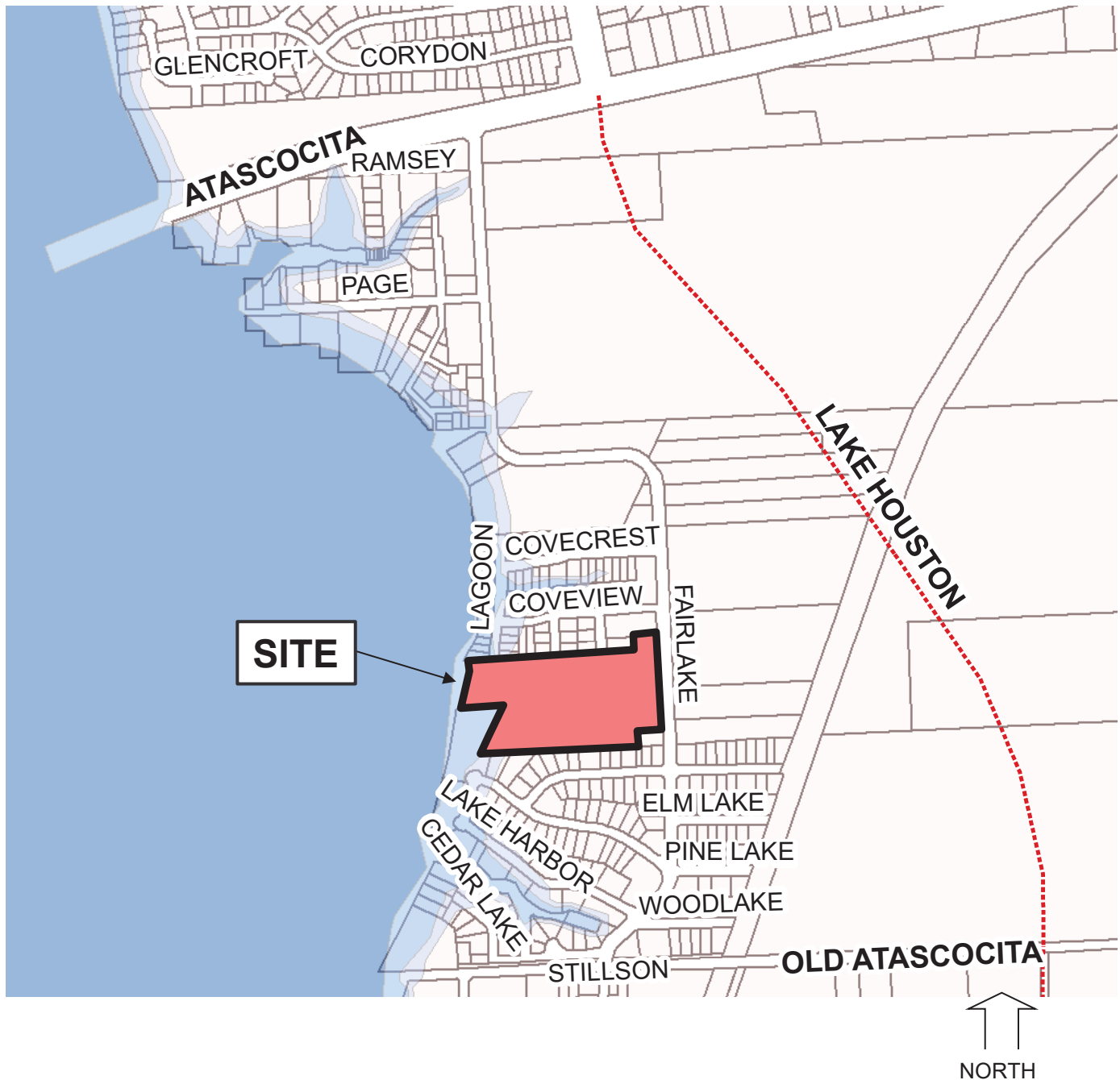
ITEM: 104

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: CBM Land Trust (DEF 1)

Applicant: Windrose



D – Variances

Site Location

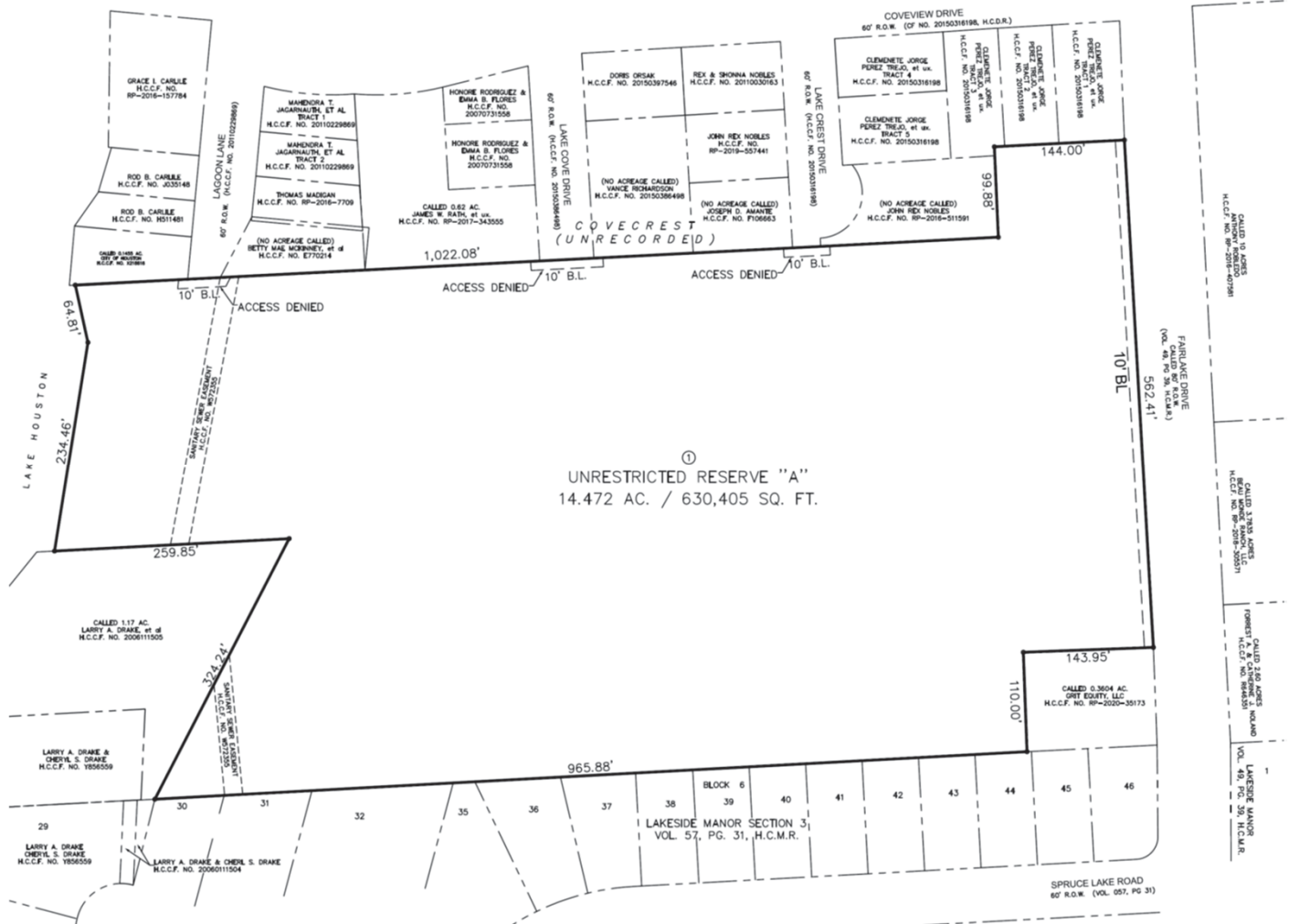
Houston Planning Commission

ITEM: 104

Planning and Development Department Meeting Date: 10/15/2020

Subdivision Name: CBM Land Trust (DEF 1)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

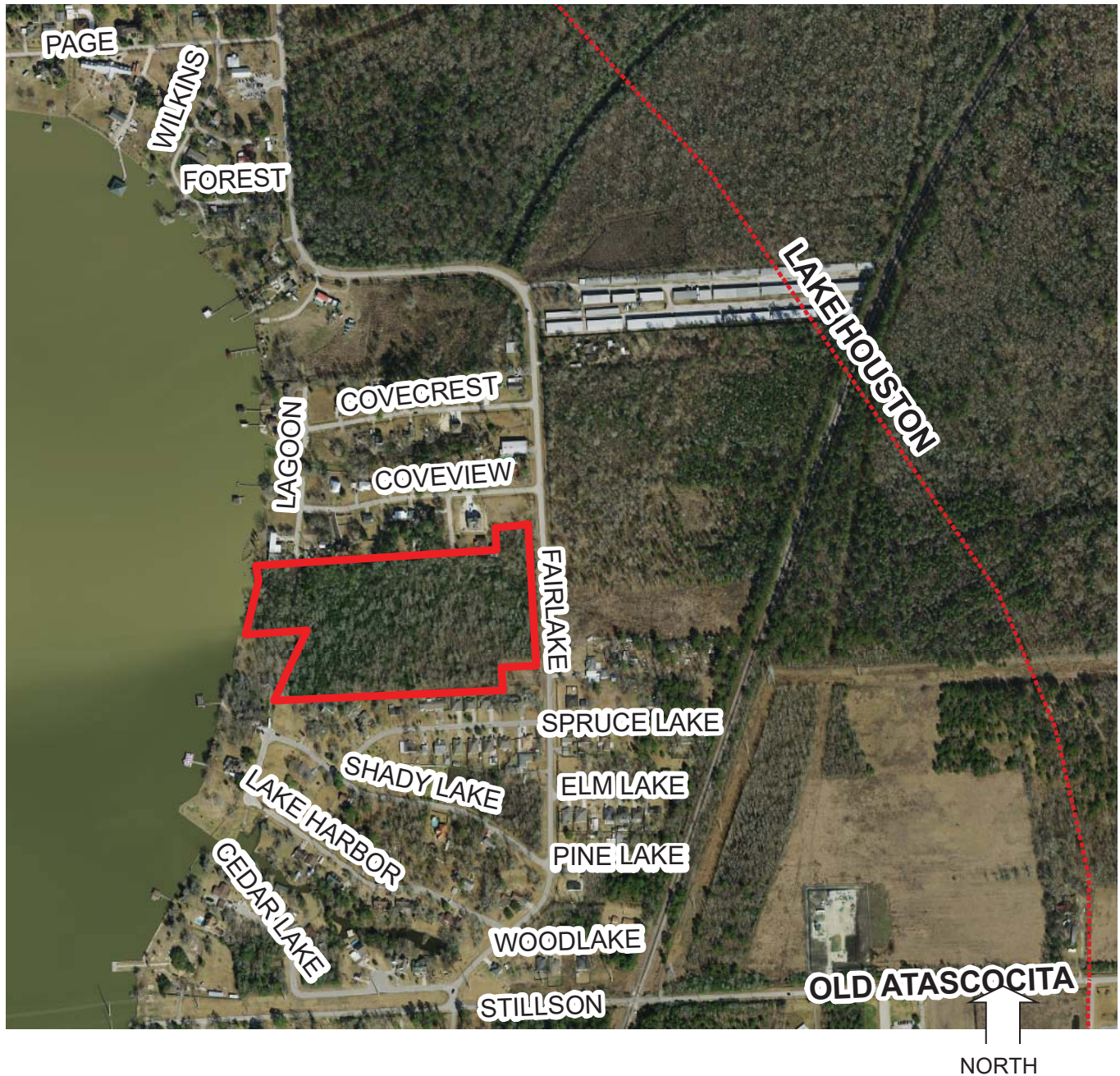
ITEM: 104

Planning and Development Department

Meeting Date: 10/15/2020

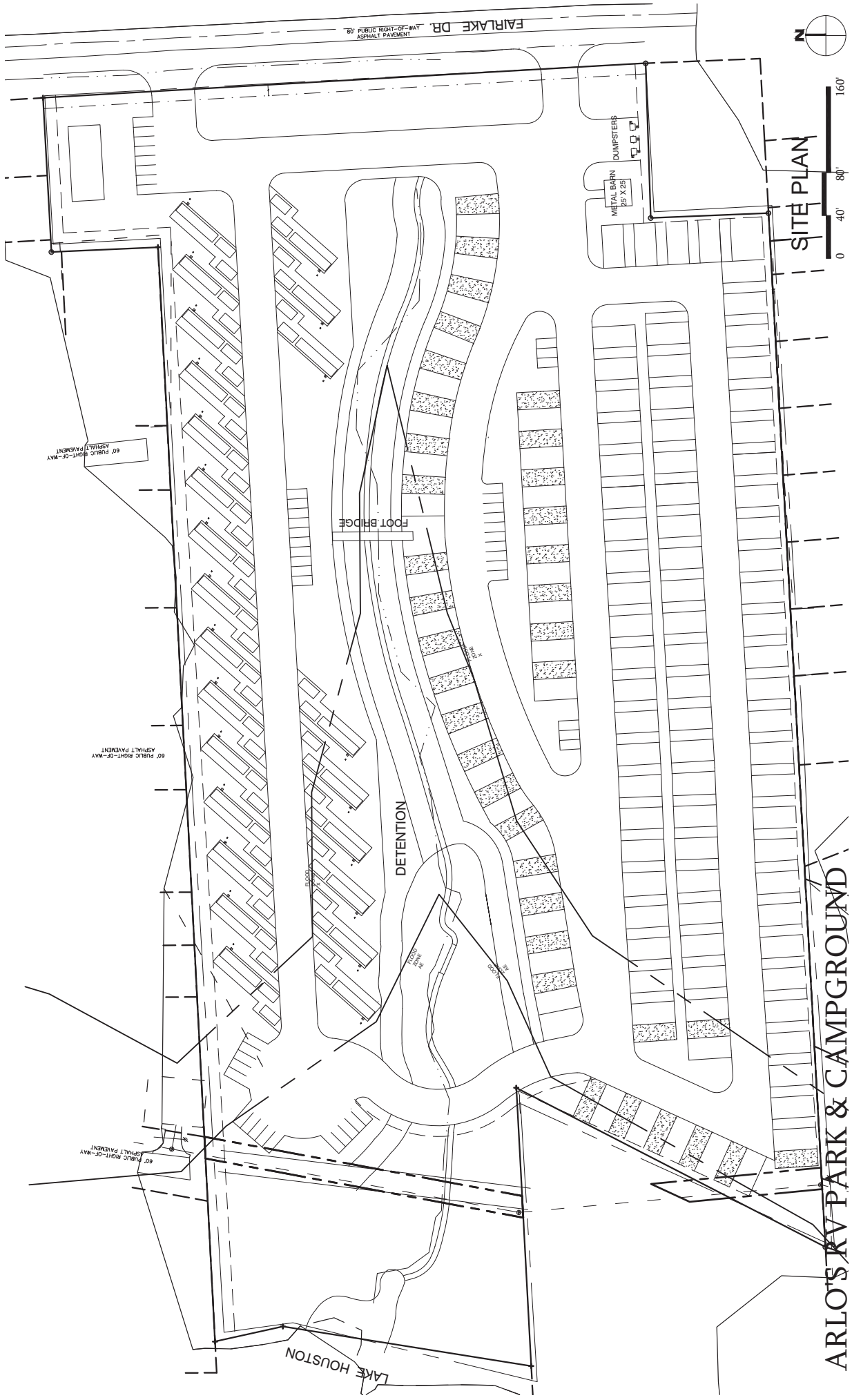
Subdivision Name: CBM Land Trust (DEF 1)

Applicant: Windrose



D – Variances

Aerial



ARLO'S RV PARK & CAMPGROUND

SITE PLAN

OSBORN & VANE ARCHITECTS 
17 JAN. 2020
19078
SCALE: 1/8" = 1'-0"

23003 FAIRLAKE DR.
HUFFMAN, TEXAS 77036



Application Number: 2020-1624

Plat Name: CBM Land Trust

Applicant: Windrose

Date Submitted: 09/18/2020

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 not extend nor terminate with a cul de sac three streets stubbing into the plat's northern boundary.

Chapter 42 Section: 134

Chapter 42 Reference:

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.

Statement of Facts

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

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

Strict application of the ordinance would make this project infeasible due to the existence of unusual characteristics and create an impractical development. The subject site is located within the City corporate limits and bounded by Lake Houston to the west and a recorded residential community to the south that has been around since the 1950s. To the north of the subject tract is an unrecorded low-density residential community. Due to Lake Houston no streets are required to continue west thus routing all vehicular traffic back to Fairlake Lane. The proposed RV Park and Campsite will be more for recreation purposes so it will likely not add more vehicular trips needing a through street. The low density of the area will also not benefit much from having another north/south street connection also because of the proposed MTF E Lake Houston Parkway.

(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 this granting of the variance are not the result of a hardship created by the applicant but the existing characteristics of the surrounding area. The subject site is located east of Lake Houston and north of a recorded residential community that has been in existence since the 1950s. The unrecorded residential community north of the site has been around since the 1980s and created three stub streets, Lakecrest Drive, Lake Cove Drive and Lagoon Lane.

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

The intent and general purposes of the chapter will be preserved and maintained as this area is low-density and the proposed RV and campsite will not bring more permanent vehicles thus minimally impacting traffic to Fairlake Lane. Also requiring the streets to be continued would create an undue hardship for the homeowners of the recorded subdivision to the south.

(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 health, safety or welfare as it will maintain the current vehicular traffic flow and eliminate possible cut through traffic to the new RV and campground development. Continuing the streets would not improve vehicular traffic circulation as all cars would still be required to feed onto Fairlake Lane and then go north or south.

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

Economic hardship is not the sole justification of the variance. The circumstances supporting the granting of the variance are because the three streets would likely never be continued due to the recorded residential subdivision along the subject site's southern boundary. The campsite will not likely add more cars to the area as it is more for recreation and no through street is required to be continued west due to Lake Houston.



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 24, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: CBM Land Trust

REFERENCE NUMBER: 2020-1624



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located along and west of Fairlake Lane between Spruce Lake Road and Coveview Drive, south of FM 1960. 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 not extend or terminate three stub streets with a cul-de-sac along the northern plat boundary. Enclosed are copies of the variance request, the proposed subdivision plat and 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, October 1, 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 **Arica Bailey** with **Windrose** at **713-458-2281**. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

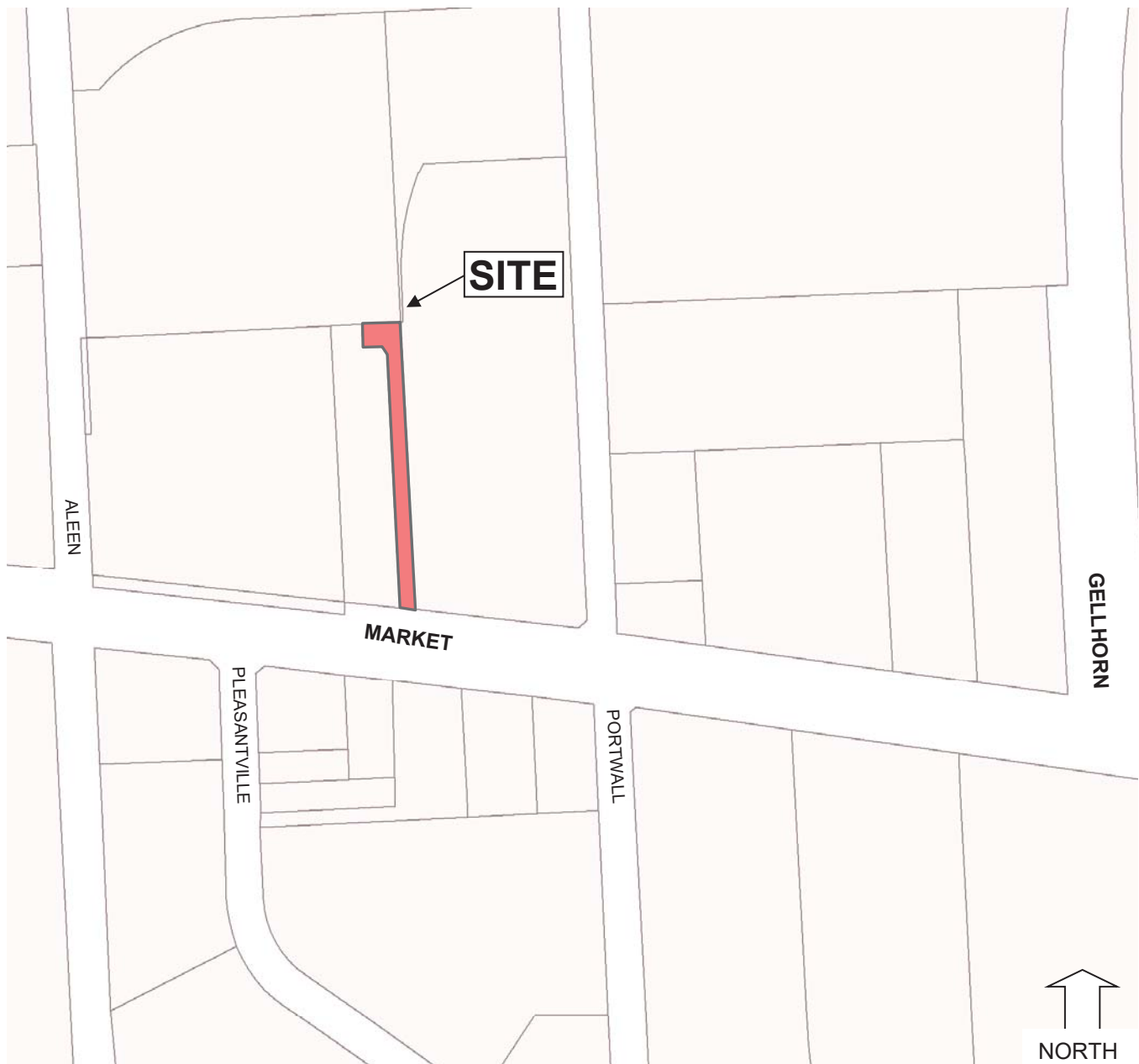
ITEM: 105

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Crown Castle Tower Site

Applicant: Vincent Gerard & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

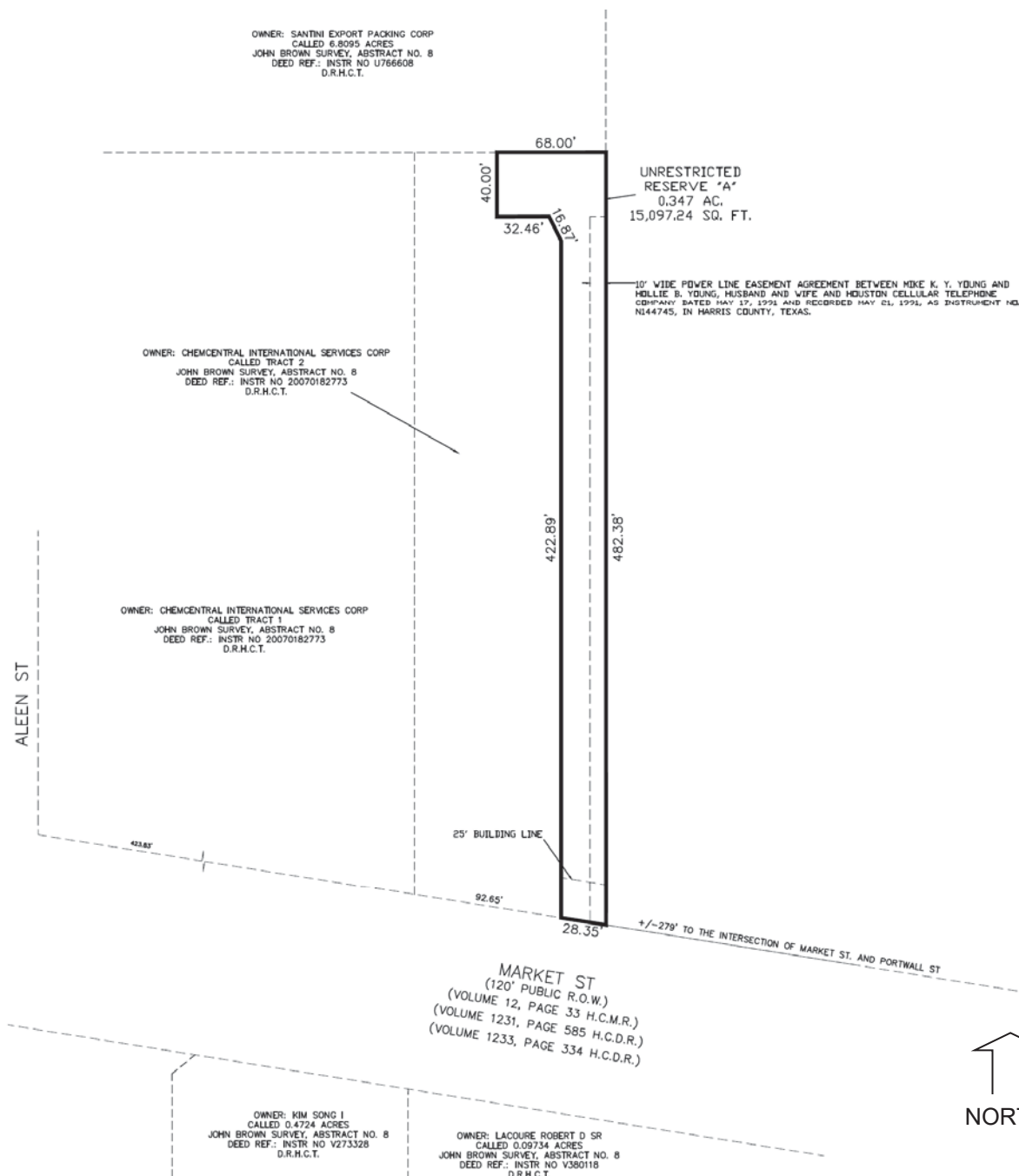
ITEM: 105

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Crown Castle Tower Site

Applicant: Vincent Gerard & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Crown Castle Tower Site

Applicant: Vincent Gerard & Associates, Inc.



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-1554

Plat Name: Crown Castle Tower Site

Applicant: Vincent Gerard & Associates, Inc.

Date Submitted: 09/06/2020

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:

We request a variance from Section Code 42-190 for not meeting the minimum frontage requirement of 60 feet, we have a 28.35' frontage width.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190. - (c)Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve. Tracts for non-single-family use—Reserves. Frontage Requirement - 60 feet (50 feet in a street width exception area)

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;

Yes, the strict application of Sect. 42-190 would make this project unfeasible due to the existence of unusual physical characteristics. The existing Tower lease tract has a shape that limits the access width to 28.35'. The original owners, Kokyou and Hollie had a long term lease commitment. An option to purchase the Cell tower tract was provided, but was not chosen to be purchased by Chemcentral. The access road, and the smaller lease space of the tower site area are therefore an independent portion that we want to legally permit as its own plat. The configuration of the site has not changed, and has been in the same shape and configuration as it was in the beginning in 1991, after the lease agreement for the tower tract was established by the owners.

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

No, the dimensions of the property follow the lease agreement established back in 1991 between the land owner and the original tower company, Houston Cellular Telephone Company. In 1995, Chemcentral Corp. purchased a majority of the site, save and except the tower lease, which was later bequeathed to the land owner's family trust after the husband's passing. However, the cell tower tract has remained in the same configuration since 1991, the Kokyou & Hollie Young Revocable Living Trust owns the parcel. Therefore, the cell tower property is in the same configuration as it sits, and we want to make it its own legal platted reserve with the intention of continued land use for cell tower use. The Kokyou & Hollie Young Revocable Living Trust wish to sell the platted reserve to Crown Caste after the Recordation. All existing access and improvements will remain. This Reserve may be restricted to wireless communications only.

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

Yes, apart from the request for this variance, for not meeting the minimum frontage width of 60' for an unrestricted reserve, all other portions of chapter 42 are in compliance.

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

No, we do not believe that the granting of the variance for not meeting the minimum frontage requirements will cause injury because there is sufficient room to pass for a technician to access the site from their vehicle. Also, the cell tower complex is an unmanned, uninhabitable use for the proposed reserve, where the technician will only access the site for regular maintenance. For this unmanned use, there are no requirements for wastewater, water, or trash pickup with this use. The only utilities that are required for such facilities are electric service and fiber service.

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

No, economic hardship is not the sole justification for the request of this variance. We request the variance because the agreement between the parties is to formally plat the remaining portion of the land, the cell tower site. We request this variance in order to purchase the land outright and end the lease agreement. Global Acquisitions holds the existing lease of the property and is vested in the property with a long term lease. This exercise converts the lease land into a legal tract, Reserve.

Houston Planning Commission **ITEM: 106**

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Cypress Fairbanks ISD Elementary No 58

Applicant: West Belt Surveying, Inc.



D – Variances

Site Location

Houston Planning Commission

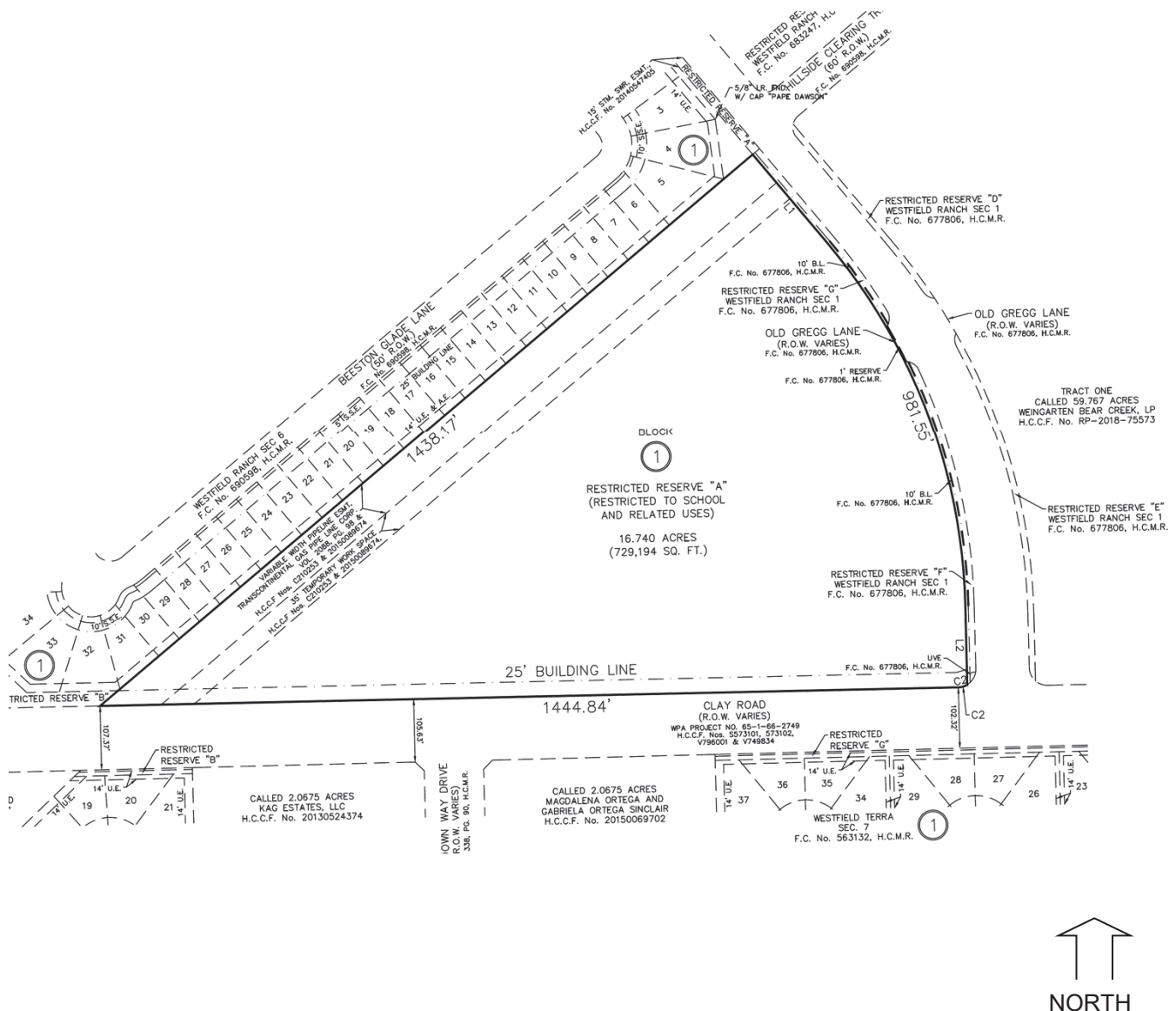
ITEM: 106

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Cypress Fairbanks ISD Elementary No 58

Applicant: West Belt Surveying, Inc.



D – Variances

Subdivision

Houston Planning Commission

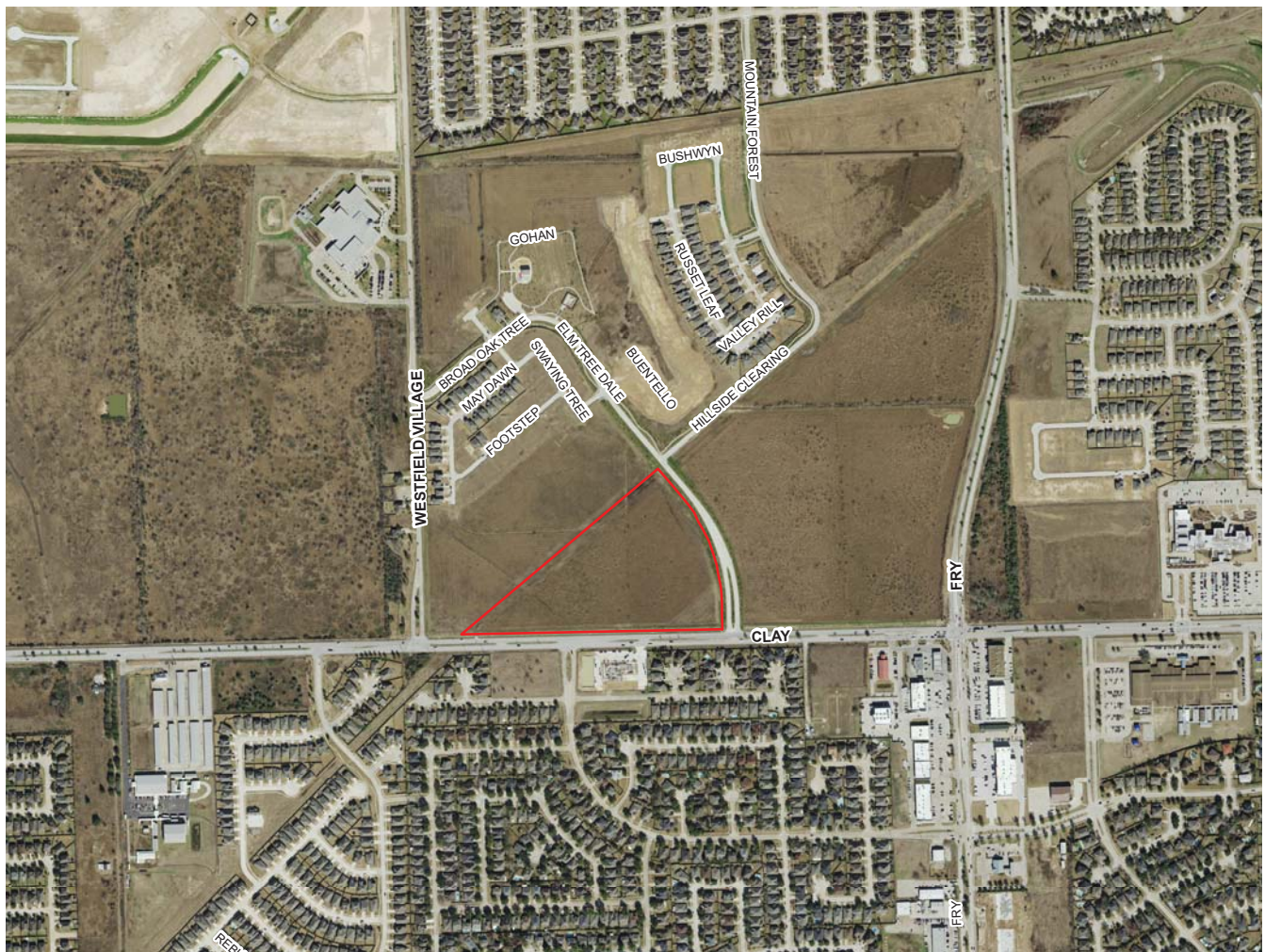
ITEM: 106

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Cypress Fairbanks ISD Elementary No 58

Applicant: West Belt Surveying, Inc.



D – Variances

Aerial



Application Number: 2020-1795

Plat Name: Cypress Fairbanks ISD Elementary No 58

Applicant: West Belt Surveying, Inc.

Date Submitted: 10/05/2020

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 Old Gregg Lane or terminate with a Cul-De-Sac and grant access from the stub street.

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;

Cypress Fairbanks Independent School District Elementary No 58 site is located west of Houston at the northwest corner of Clay Road and Elm Tree Dale Drive. In regard to the matter of extending Old Gregg Lane, please note the following: Extending the stub street of Old Gregg Lane would increase the traffic flow through the future 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 developments have adequate traffic pattern for traffic flow and not extending Old Gregg Lane 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

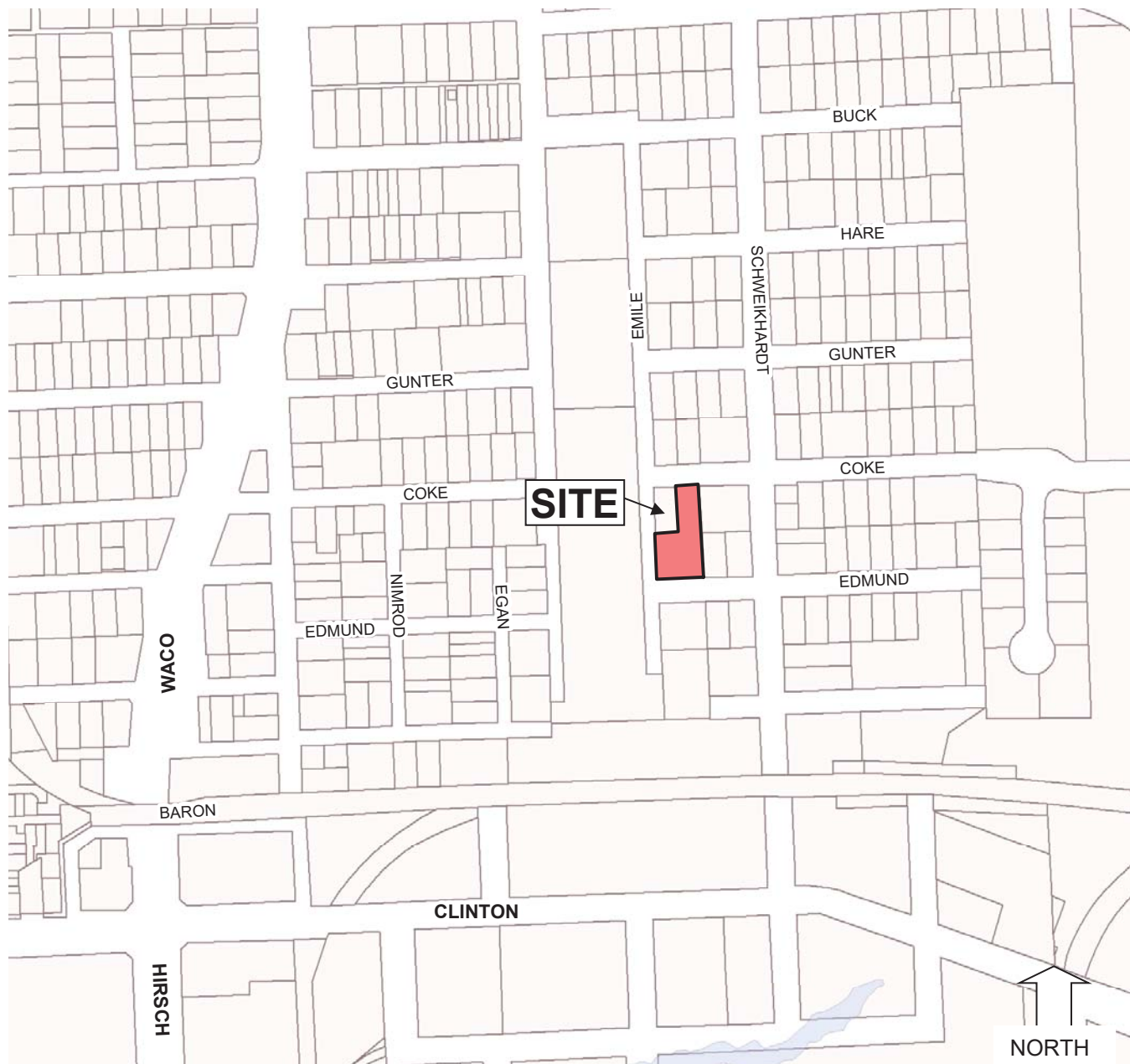
ITEM: 107

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Edmund Estates

Applicant: PLS CONSTRUCTION LAYOUT, INC.



D – Variances

Site Location

Houston Planning Commission

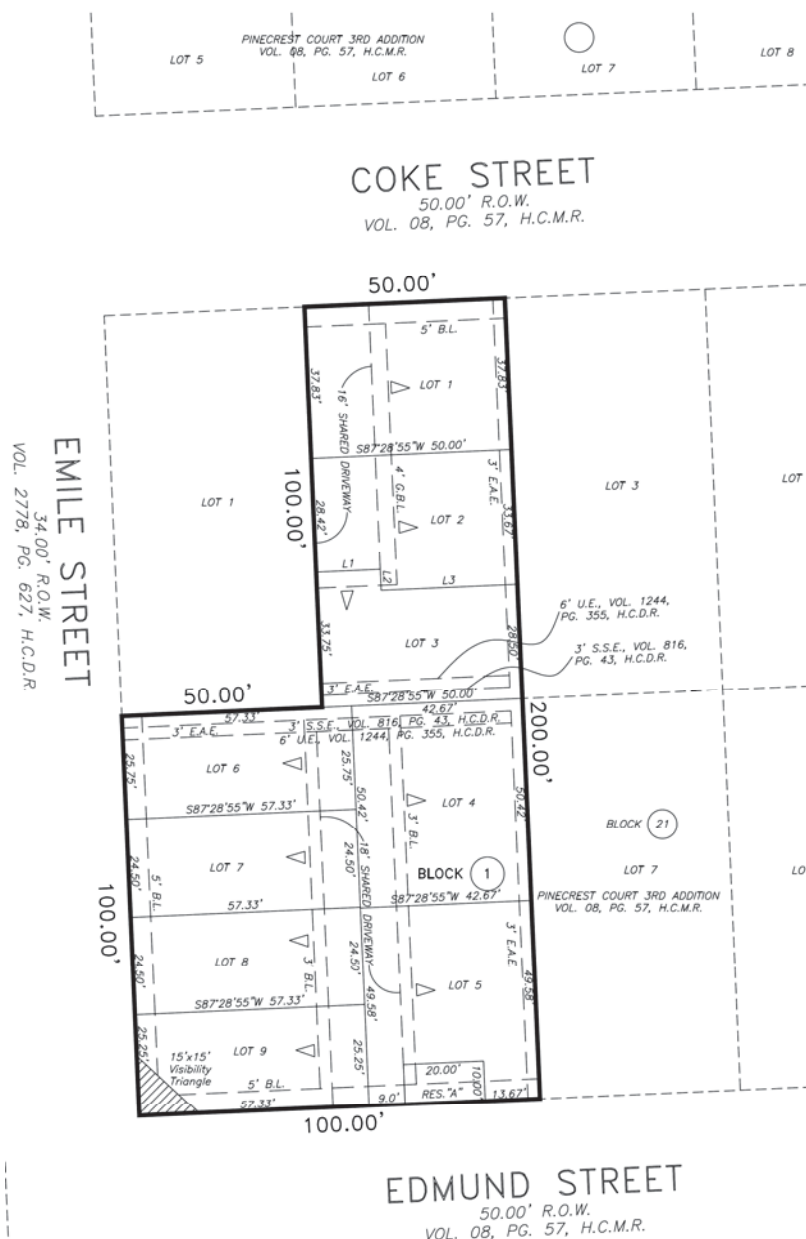
ITEM: 107

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Subdivision Name: Edmund Estates

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D – Variances

Subdivision

Houston Planning Commission

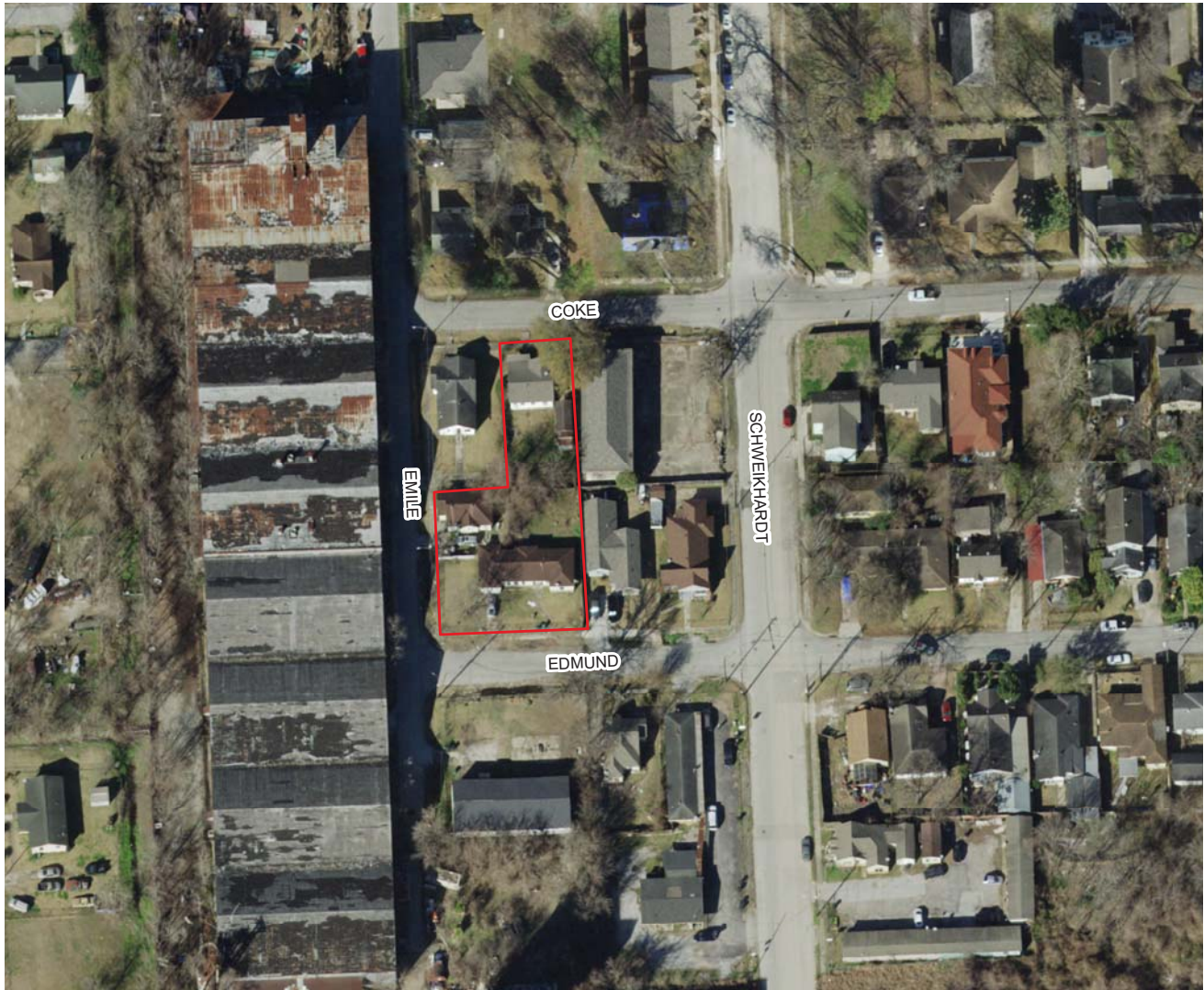
ITEM: 107

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Edmund Estates

Applicant: PLS CONSTRUCTION LAYOUT, INC.



D – Variances

Aerial



Application Number: 2020-1792

Plat Name: Edmund Estates

Applicant: PLS CONSTRUCTION LAYOUT, INC

Date Submitted: 10/05/2020

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

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

Specific Variance is being sought and extent of variance:

Not to provide dedication of right-of-way for street widening along Emile St.

Chapter 42 Section: 122

Chapter 42 Reference:

The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development

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 east of Hirsch Rd., north of Clinton Dr. and south of Interstate 10 at the southwest corner of the intersection at Edmund St. and Schweikhardt St. Strict adherence to Chapter 42 regarding the dedication of right-of-way along Emile St. would make the project infeasible due to the existence of unusual physical characteristics that affect the property in question.

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

The subject property is a partial replat of the Pinecrest Court 3rd Addition subdivision, which was recorded in 1927, vol. 8 pg. 57 H.C.M.R. Subsequently in 1953, the City of Houston accepted the dedication of Emile St., which was a thirty-four foot-wide right-of-way dedication. Sometime thereafter, Emile St. was paved and has been in use in its current configuration with no single-family lots having been intended to take vehicular access to that street. Within the original plat, the blockface along this segment of Edmund was only approximately 208 feet as opposed to the longer blockfaces east of Schweikhardt, which are in the range of approximately 436 feet to 555 feet or more. Due to the short blockface within the subject parcel, redevelopment of this site requires visibility triangles and side building line setbacks along the eastern and western plat boundaries at intervals that are far shorter than other blocks from the same original subdivision plat and in the surrounding area.

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

With the original 1927 plat, vehicular access to the lots was taken from either Edmund St. or Cline St. However, over time, some of the lots that will be replatted away have taken vehicular access from Emile St. Area traffic circulation for the surrounding properties will not be negatively impacted and has been adequate for many years. In fact, this replat will have the measurable additional impact of improving area traffic circulation, as it proposes at no single family lots that are

part of this replat take vehicular access from Emile St., decreasing the odds of traffic conflicts along Emile St. by eliminating driveway cuts and vehicle maneuvers of those attempting to enter or exit these lots by way of vehicle.

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

The granting of this variance does not negatively impact 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 neighborhood, and the proposed single-family lots will eliminate vehicular access to and from Emile St. There is no part of this proposal that would be injurious to public health, safety, or welfare.

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

Economic hardship is not the sole justification for granting the variance request. Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant reasonable use of the land, rendering this project infeasible due to the physical characteristics of the land. Strict application of this chapter also would result in unsound public policy. Existing conditions led to the configuration of the property, and the general intent and purpose of this chapter would be maintained should the Planning Commission grant the requested variance.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
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P.O. Box 1562
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www.houstontx.gov

October 8, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Edmund Estates

REFERENCE NUMBER: 2020-1792



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located north of Clinton Drive and east of Hirsch Road, between Edmund Street and Coke 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.

PLS Construction Layout, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance not to dedicate right-of-way widening to Emile Street. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

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

Virtual Planning Commission Meeting

Thursday, October 15, 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 **Uriel Figueroa with PLS Construction Layout, Inc.** at **713-480-4075**. You may also contact Tammi Williamson 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

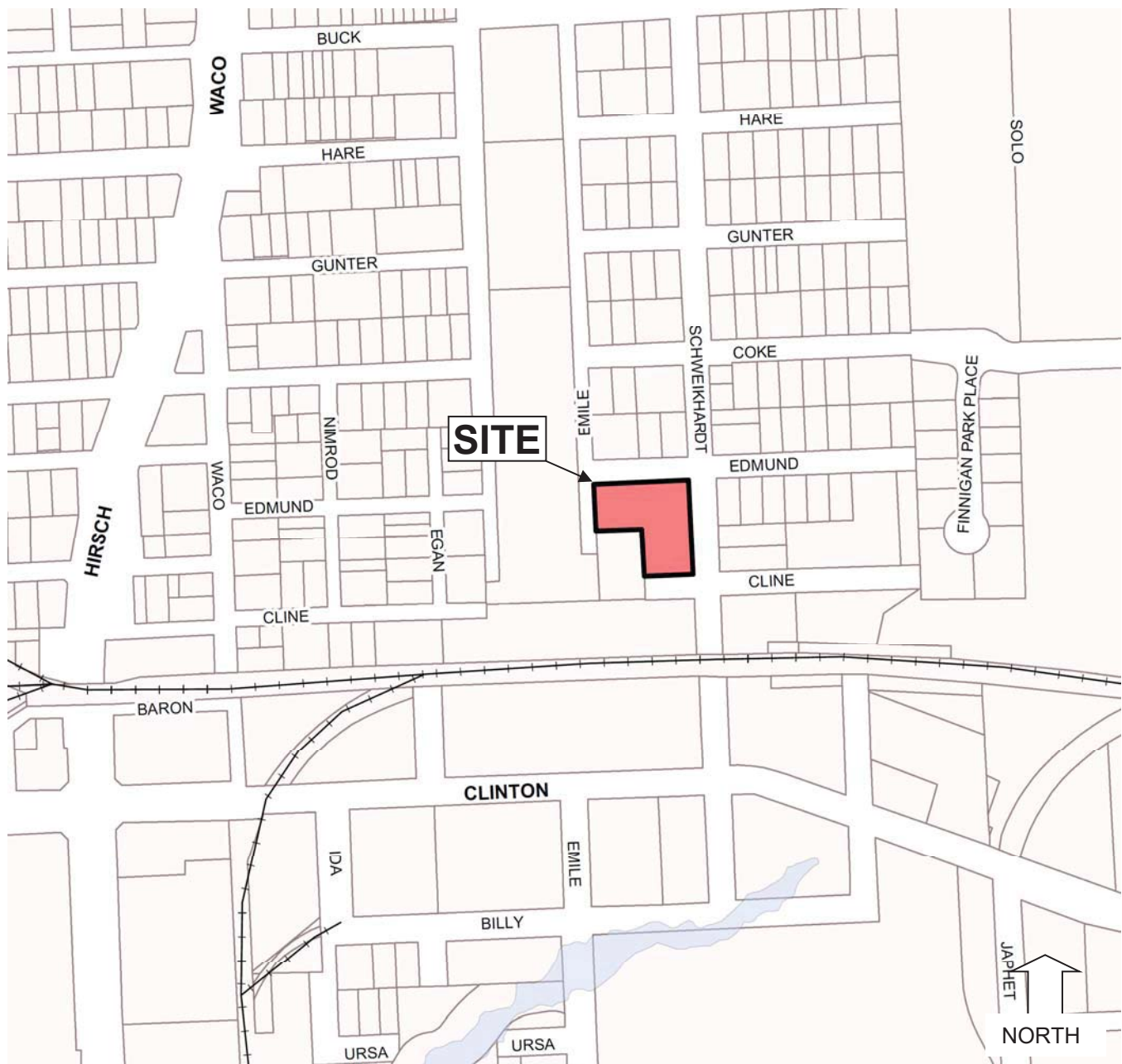
ITEM: 108

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Edmund Views

Applicant: PLS Construction Layout, Inc.



D – Variances

Site Location

Houston Planning Commission

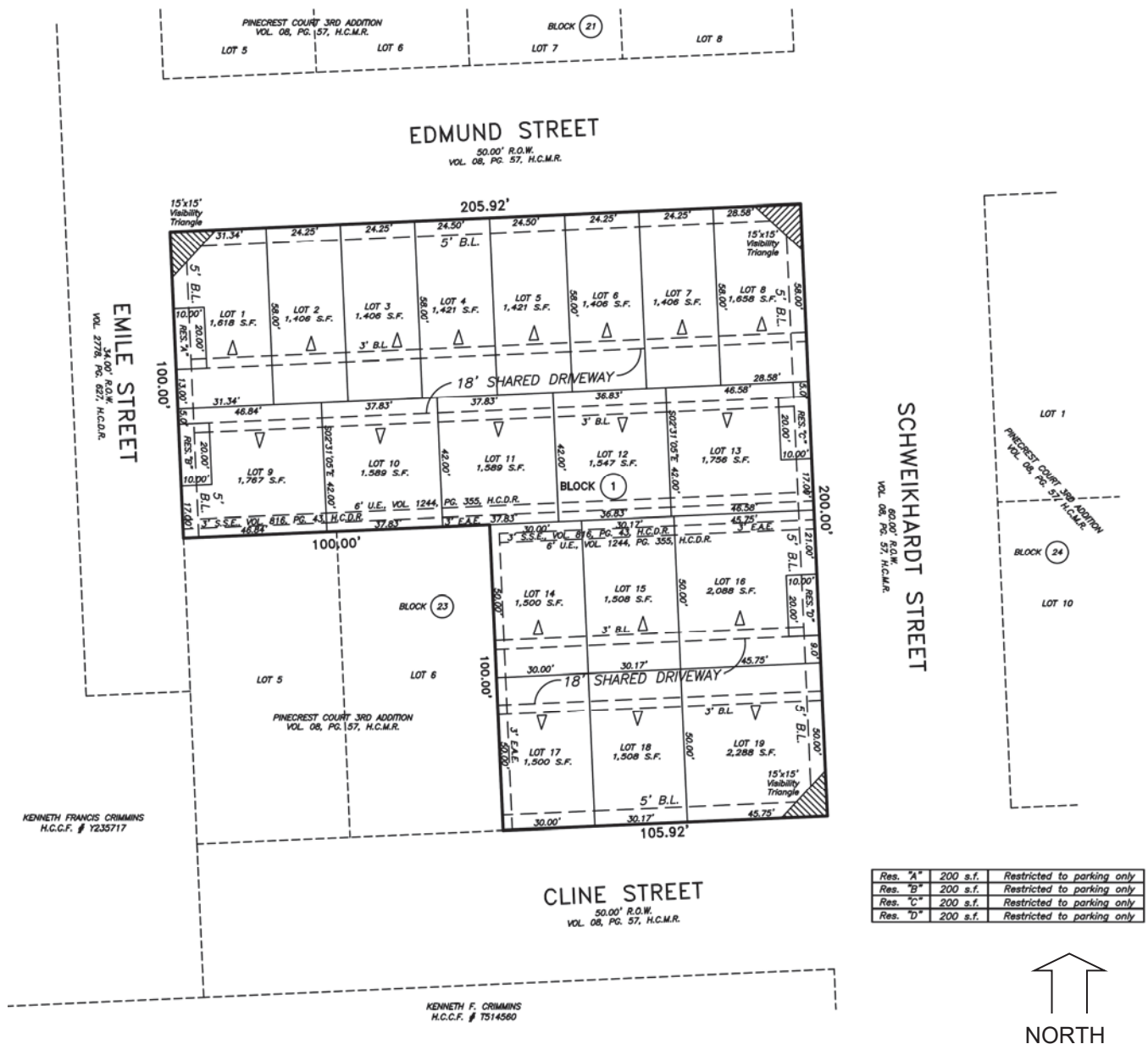
ITEM: 108

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Edmund Views

Applicant: PLS Construction Layout, Inc.



Res. "A"	200 s.f.	Restricted to parking only
Res. "B"	200 s.f.	Restricted to parking only
Res. "C"	200 s.f.	Restricted to parking only
Res. "D"	200 s.f.	Restricted to parking only



D – Variances

Subdivision

Houston Planning Commission

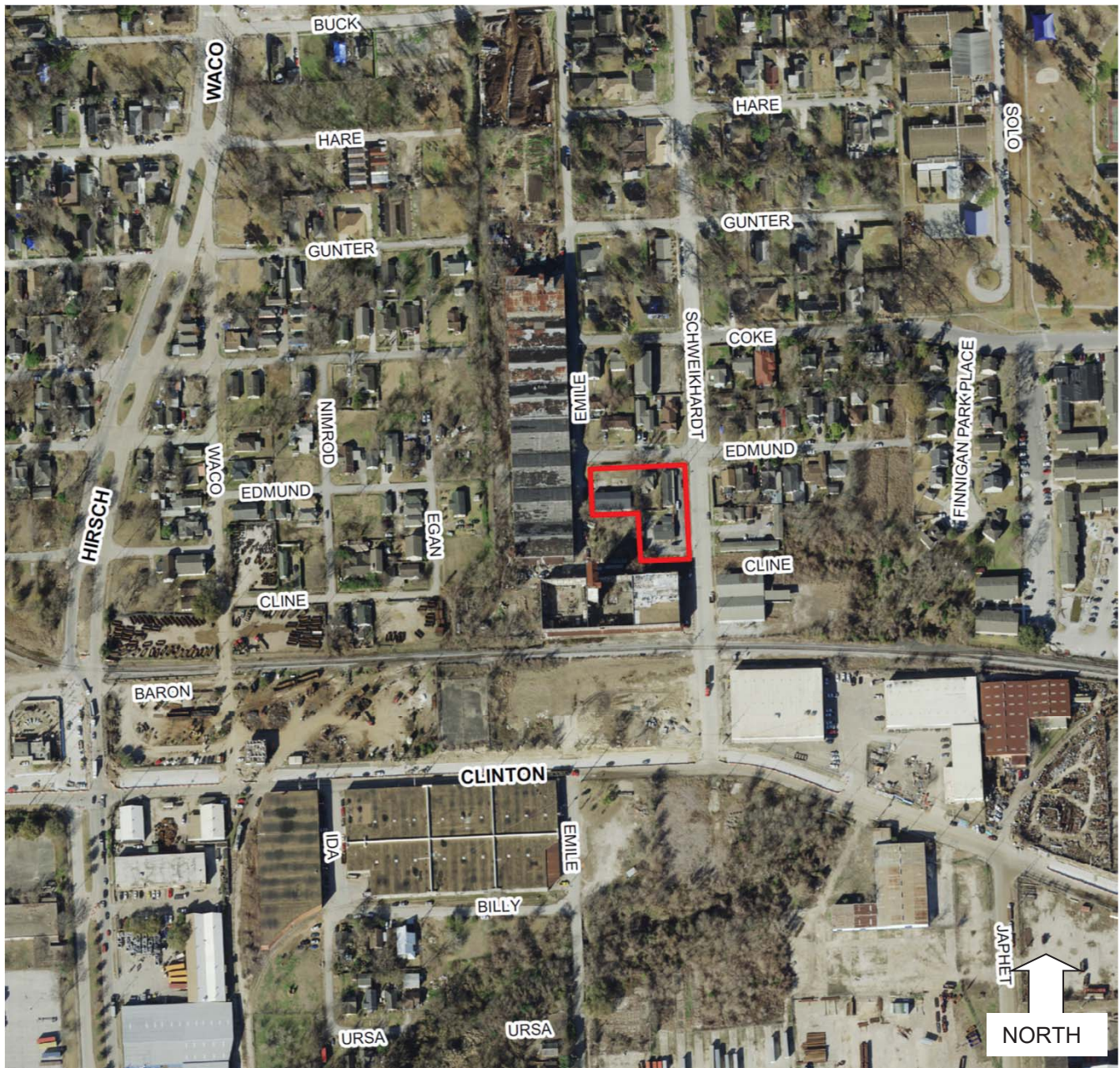
ITEM: 108

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Edmund Views

Applicant: PLS Construction Layout, Inc.



D – Variances

Aerial



Application Number: 2020-1796

Plat Name: Edmund Views

Applicant: PLS CONSTRUCTION LAYOUT, INC

Date Submitted: 10/05/2020

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

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

Specific Variance is being sought and extent of variance:

Not to provide dedication of right-of-way for street widening along Emile St.

Chapter 42 Section: 122

Chapter 42 Reference:

The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development

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 east of Hirsch Rd., north of Clinton Dr. and south of Interstate 10 at the southwest corner of the intersection at Edmund St. and Schweikhardt St. Strict adherence to Chapter 42 regarding the dedication of right-of-way along Emile St. would make the project infeasible due to the existence of unusual physical characteristics that affect the property in question.

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

The subject property is a partial replat of the Pinecrest Court 3rd Addition subdivision, which was recorded in 1927, vol. 8 pg. 57 H.C.M.R. Subsequently in 1953, the City of Houston accepted the dedication of Emile St., which was a thirty-four foot-wide right-of-way dedication. Sometime thereafter, Emile St. was paved and has been in use in its current configuration with no single-family lots having been intended to take vehicular access to that street. Within the original plat, the blockface along this segment of Edmund was only approximately 208 feet as opposed to the longer blockfaces east of Schweikhardt, which are in the range of approximately 436 feet to 555 feet or more. Due to the short blockface within the subject parcel, redevelopment of this site requires visibility triangles and side building line setbacks along the eastern and western plat boundaries at intervals that are far shorter than other blocks from the same original subdivision plat and in the surrounding area.

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

With the original 1927 plat, vehicular access to the lots was taken from either Edmund St. or Cline St. However, over time, some of the lots that will be replatted away have taken vehicular access from Emile St. Area traffic circulation for the surrounding properties will not be negatively impacted and has been adequate for many years. In fact, this replat will have the measurable additional impact of improving area traffic circulation, as it proposes at no single family lots that are

part of this replat take vehicular access from Emile St., decreasing the odds of traffic conflicts along Emile St. by eliminating driveway cuts and vehicle maneuvers of those attempting to enter or exit these lots by way of vehicle.

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

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CITY OF HOUSTON

Planning and Development

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October 8, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Edmund Views

REFERENCE NUMBER: 2020-1796



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located north of Clinton Drive and east of Hirsch Road, along Schweikhardt 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.

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

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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

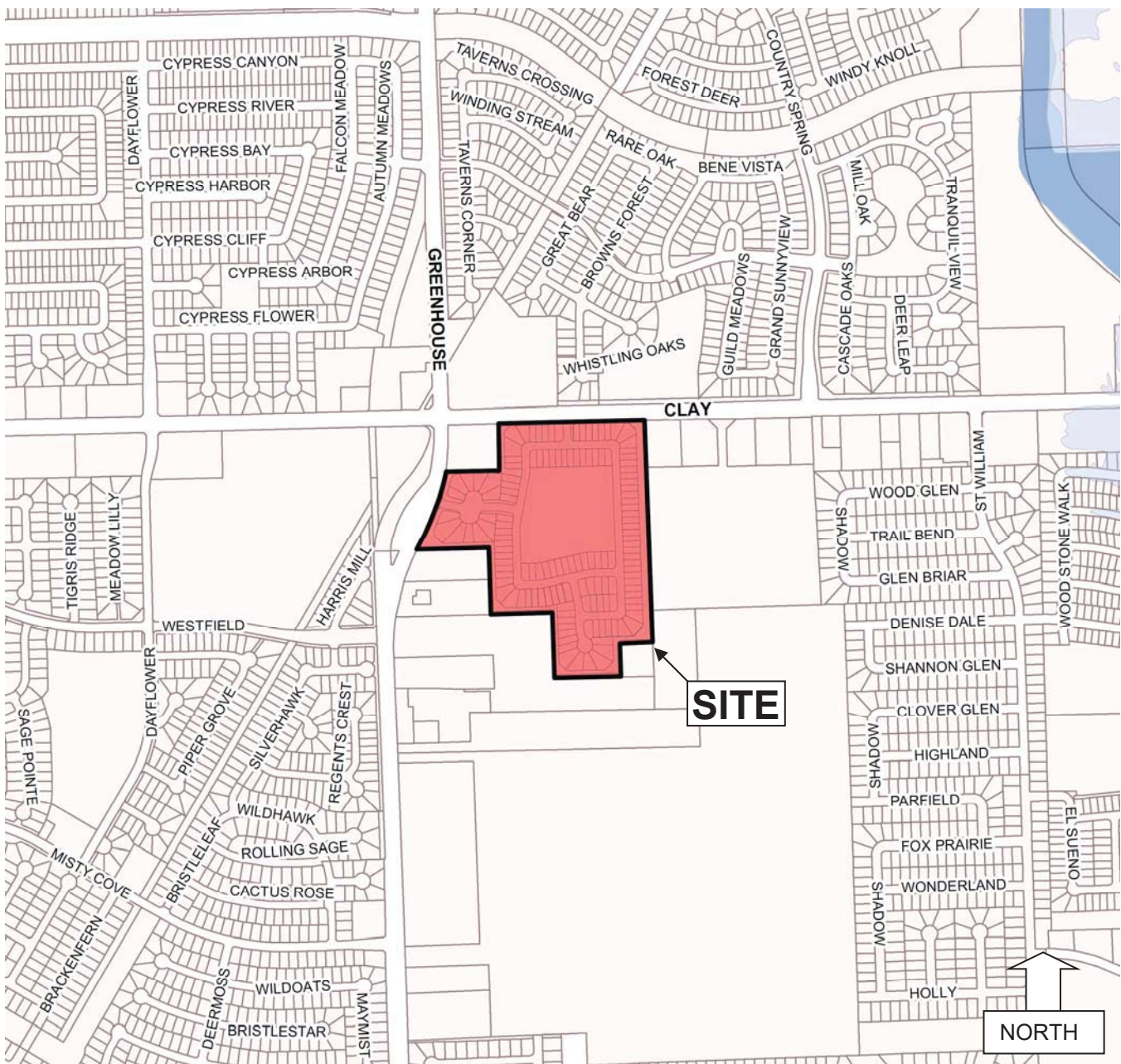
ITEM: 109

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Grand Oaks South GP (DEF 2)

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



D – Variances

Site Location

Houston Planning Commission

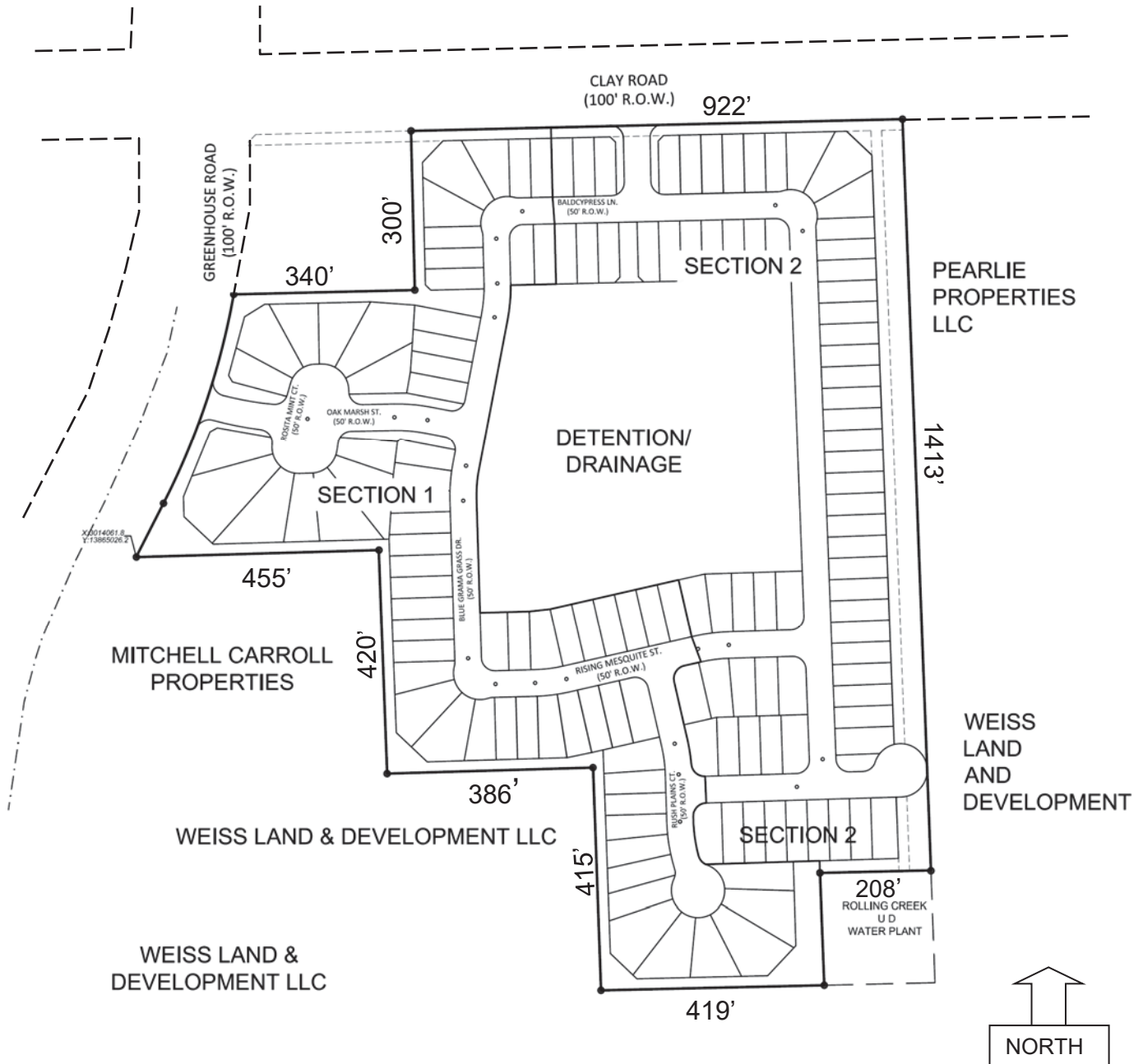
ITEM: 109

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Grand Oaks South GP (DEF 2)

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



D – Variances

Subdivision

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 10/15/2020

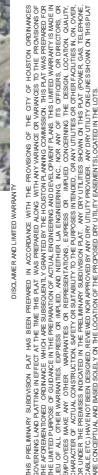
Subdivision Name: Grand Oaks South GP (DEF 2)

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



D – Variances

Aerial



AN EXHIBIT FOR
GRAND OAKS SOUTH

±36.2 ACRES

OUT OF THE
W.C.R. CO. SURVEY, A-136
W.C.R. CO. SURVEY, A-1038
CITY OF HOUSTON ET., HARRIS COUNTY, TEXAS
OWNER:
WOODMERE DEVELOPMENT CO., LTD.

PLANNER:



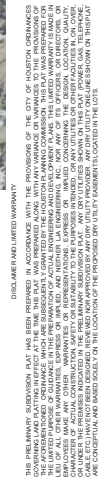
Land & Master Planning
Land Use/Flexibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W. Sam Houston Pkwy. S.
Suite 600
Houston, Texas 77042
713.953.5200 • 7713.953.5026



LJA#1037-10012 09.04.2020

09.04.2020



**Planning &
Landscape Architecture**



LJA#1037-10012



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, detention for the refuse center to the south, water plant site to the south, and an existing commercial business with a private drive further to the south. On the water plant site, the tank is located in a way that makes it infeasible to efficiently stub a road into the western boundary. There is an existing temporary access easement for the water plant site that the City would like us to abandon. This easement cannot be changed into permanent ROW because there are several existing utility easements that cannot be moved or covered, one of which is a trunk line for the Regional Water Authority. They need to be able to have access to maintain these lines.

(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, detention for the refuse center to the south, water plant site to the south, and an existing commercial development with a private drive 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 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 south, water plant site to the south, detention for the refuse center to the south, and existing commercial development with a private drive farther to the south of the development.



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, detention for the refuse center to the south, water plant site to the south, and an existing commercial business with a private drive further to the south. On the water plant site, the tank is located in a way that makes it infeasible to efficiently stub a road into the western boundary. There is an existing temporary access easement for the water plant site that the City would like us to abandon. This easement cannot be changed into permanent ROW because there are several existing utility easements that cannot be moved or covered, one of which is a trunk line for the Regional Water Authority. They need to be able to have access to maintain these lines.

(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, detention for the refuse center to the south, water plant site to the south, and an existing commercial development with a private drive 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 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 south, water plant site to the south, detention for the refuse center to the south, and existing commercial development with a private drive farther to the south of the development.

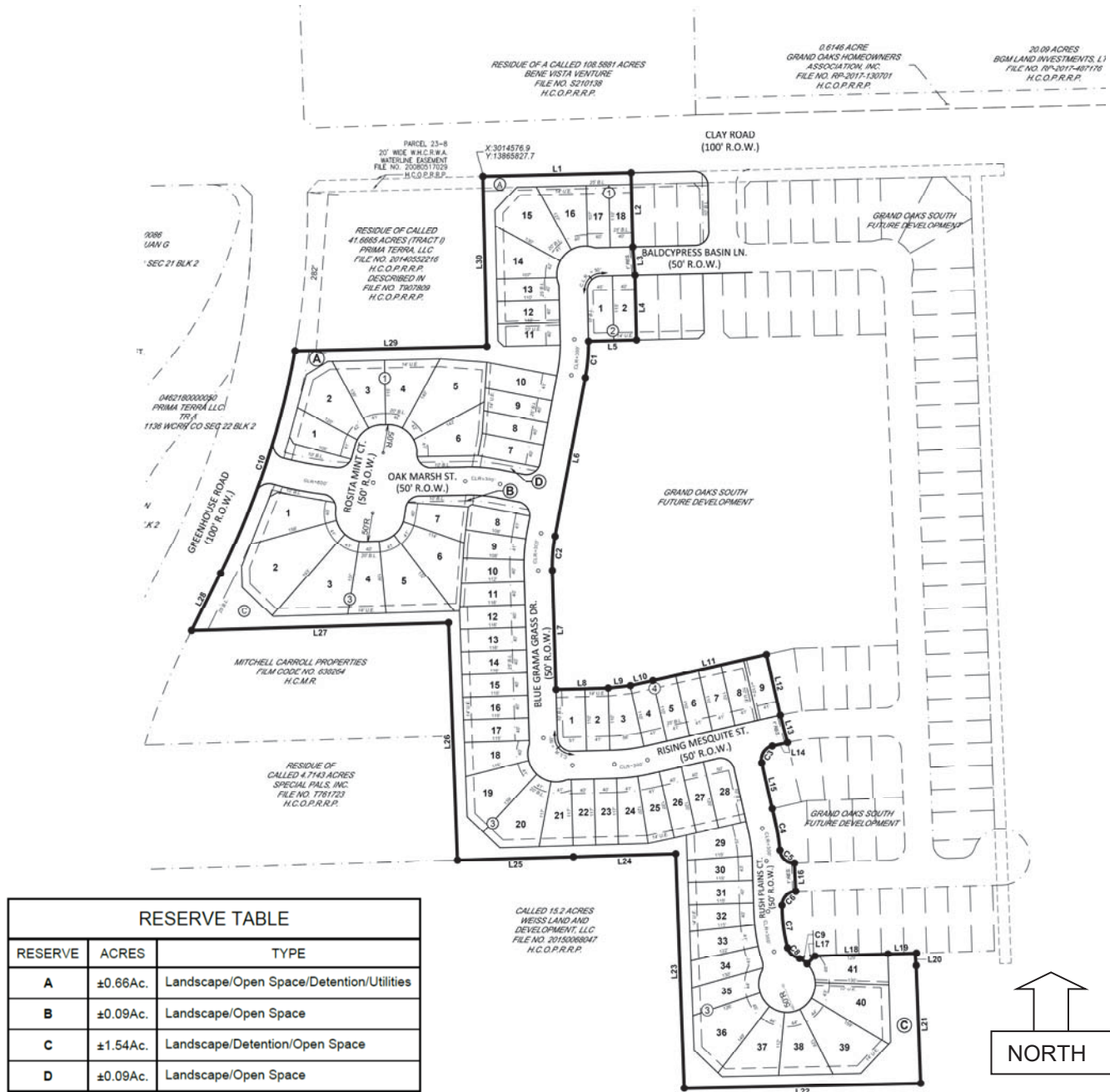
Houston Planning Commission

ITEM: 110

Planning and Development Department Meeting Date: 10/15/2020

Subdivision Name: Grand Oaks South Sec 1 (DEF 2)

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



D – Variances

Subdivision

Houston Planning Commission

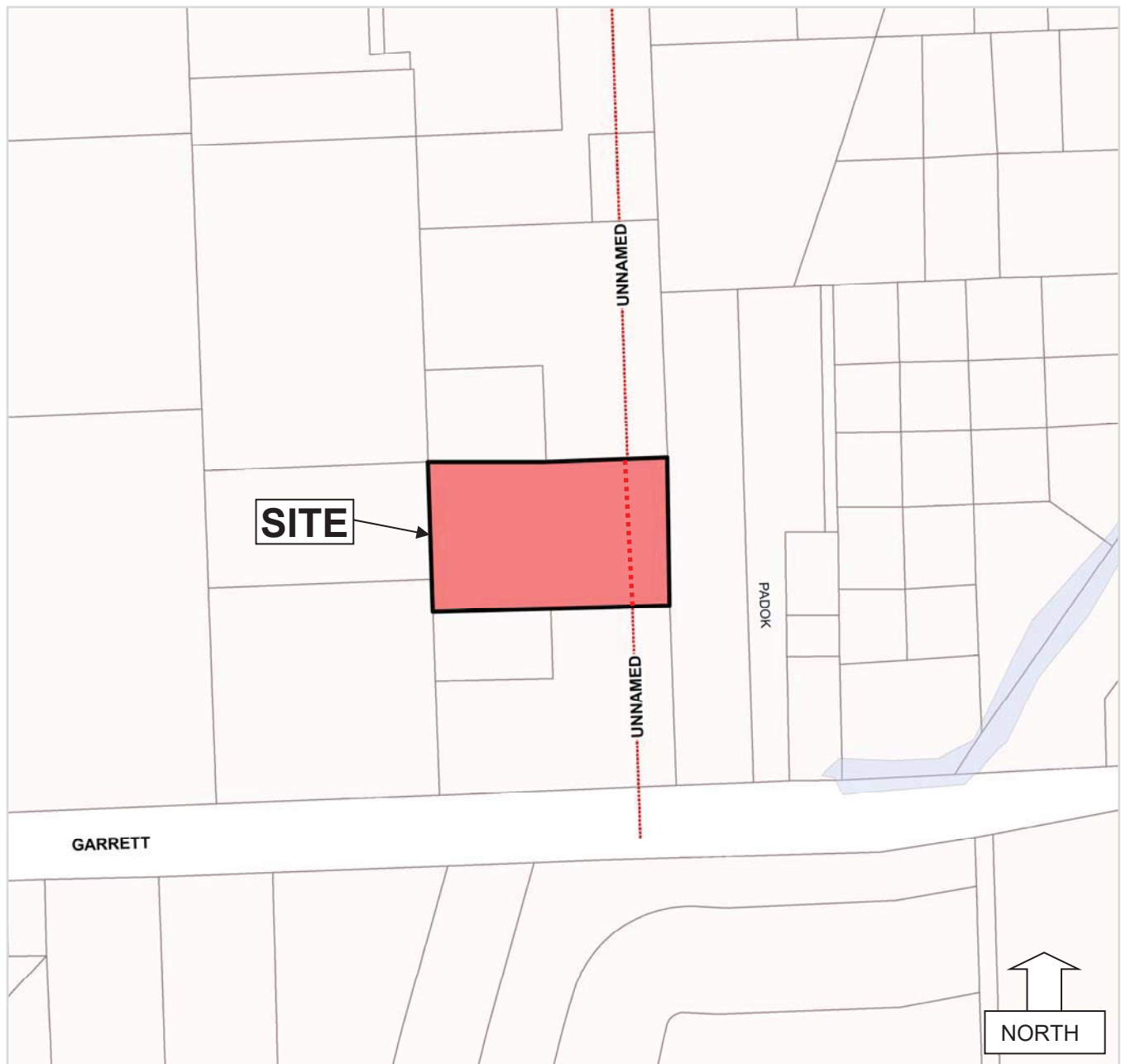
ITEM: 111

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Haro Office Park

Applicant: RP & Associates



D – Variances

Site Location

Houston Planning Commission

ITEM: 111

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Haro Office Park

Applicant: RP & Associates



D – Variances

Aerial



Application Number: 2020-1751

Plat Name: Haro Office Park

Applicant: RP & Associates

Date Submitted: 10/03/2020

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:

The specific requirement for which the variance is being sought is for providing direct vehicular access to a public street.

Chapter 42 Section: 190(c)

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: TYPE OF RESERVE: Restricted Reserve - All others; MINIMUM SIZE: 5,000 sq. ft.; TYPE OF STREET OR SHARED DRIVEWAY: public street; MINIMUM STREET OR SHARED DRIVEWAY WIDTH: 60 feet (50 feet in a street width exception area); MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE: 60 feet.

Statement of Facts

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

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 due to the fact the Developer never dedicated public streets for these tracts, which was not regulated in 1923.

(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 is not the result of a hardship or imposed by the applicant as the tract was bought by metes and bounds with no dedicated public street.

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

The intent and general purposes of this chapter will be preserved and maintained as there is an existing 60' wide dedicated access easement to Garrett Road which will provide access.

(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 the 60' dedicated access easement to Garrett Road meets the current width requirements for access to a commercial reserve.

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

Economic hardship is not the sole justification for the variance as the current tract is being utilized for living purposes.

Houston Planning Commission

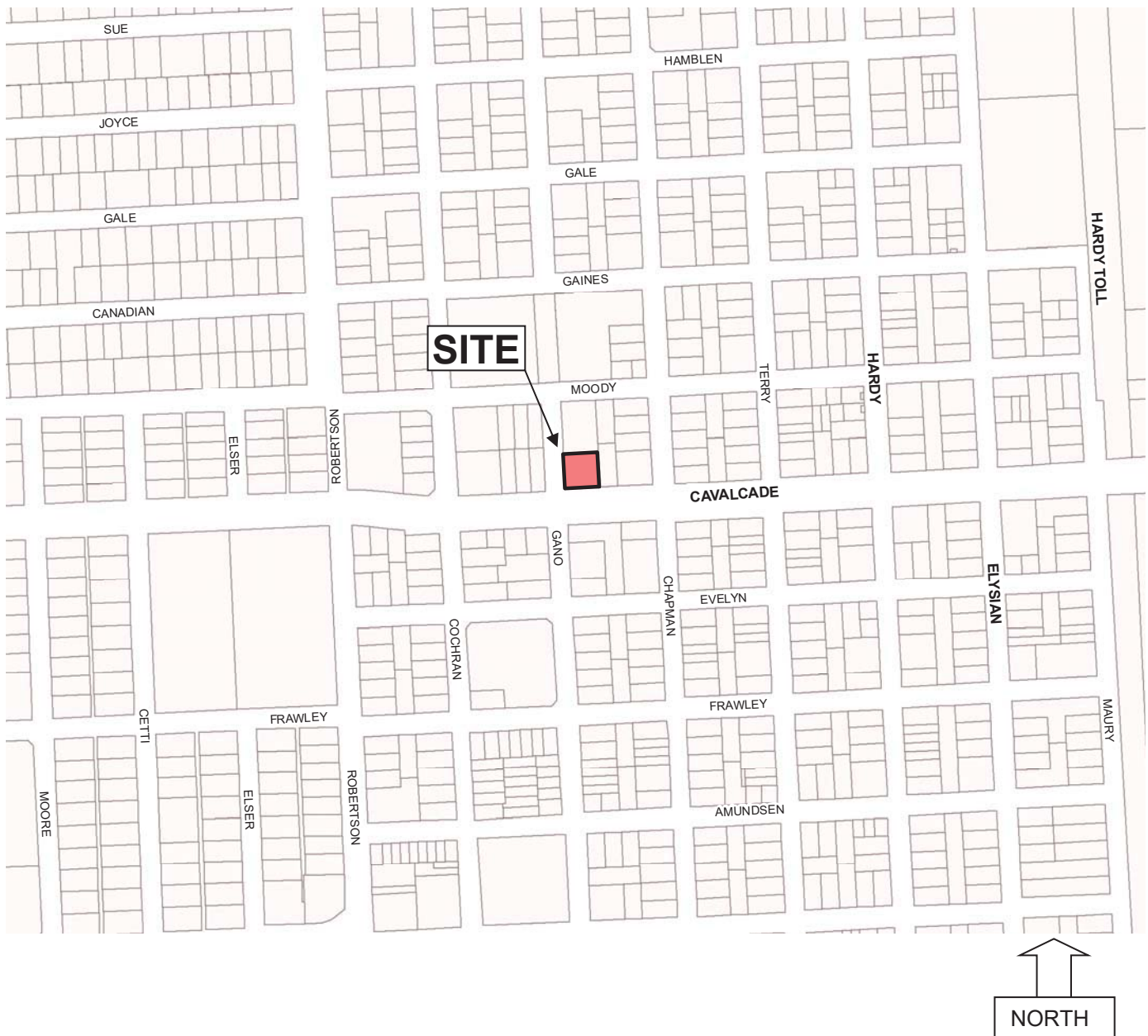
ITEM: 112

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Jesselton Square (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

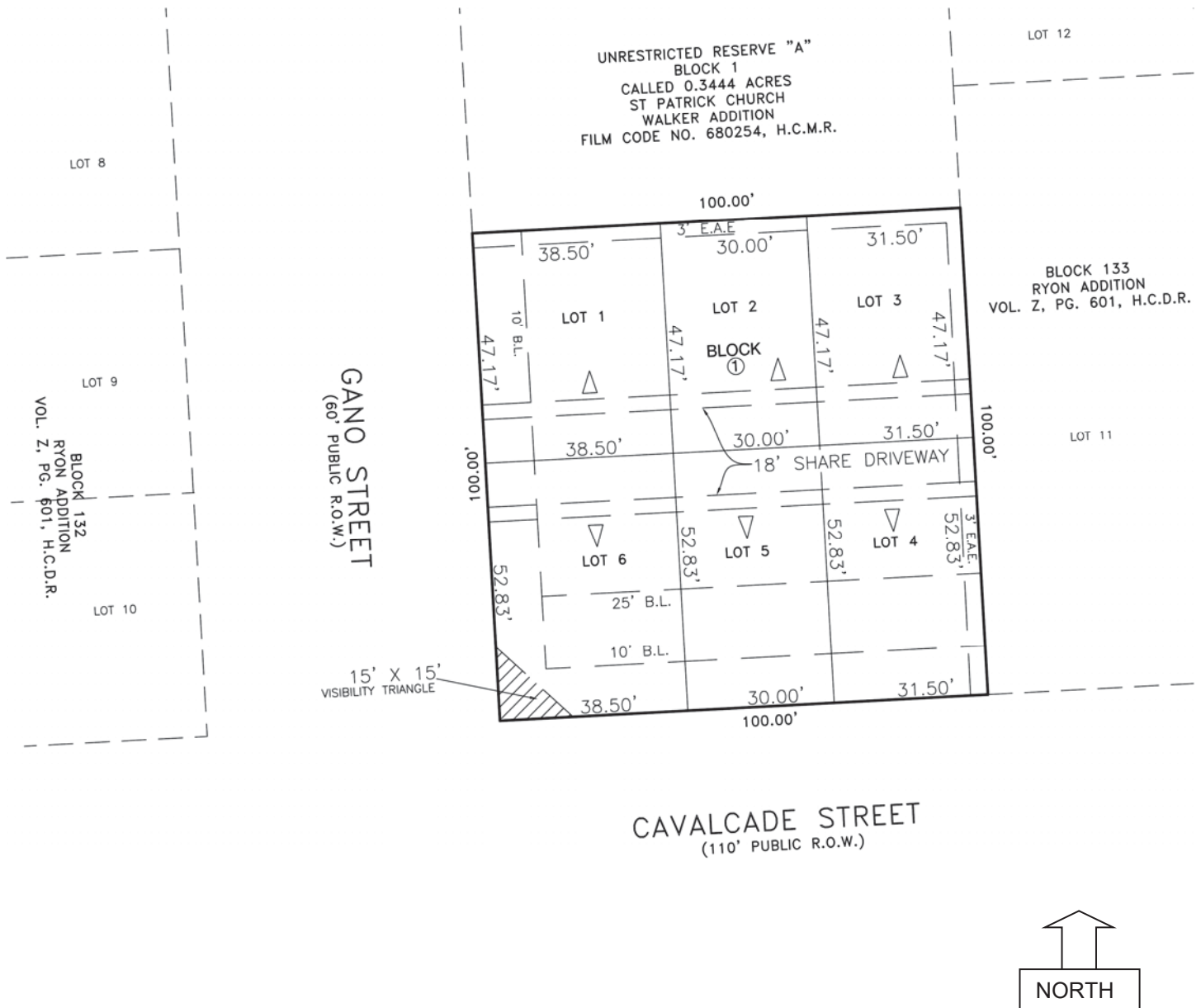
ITEM: 112

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Jesselton Square (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

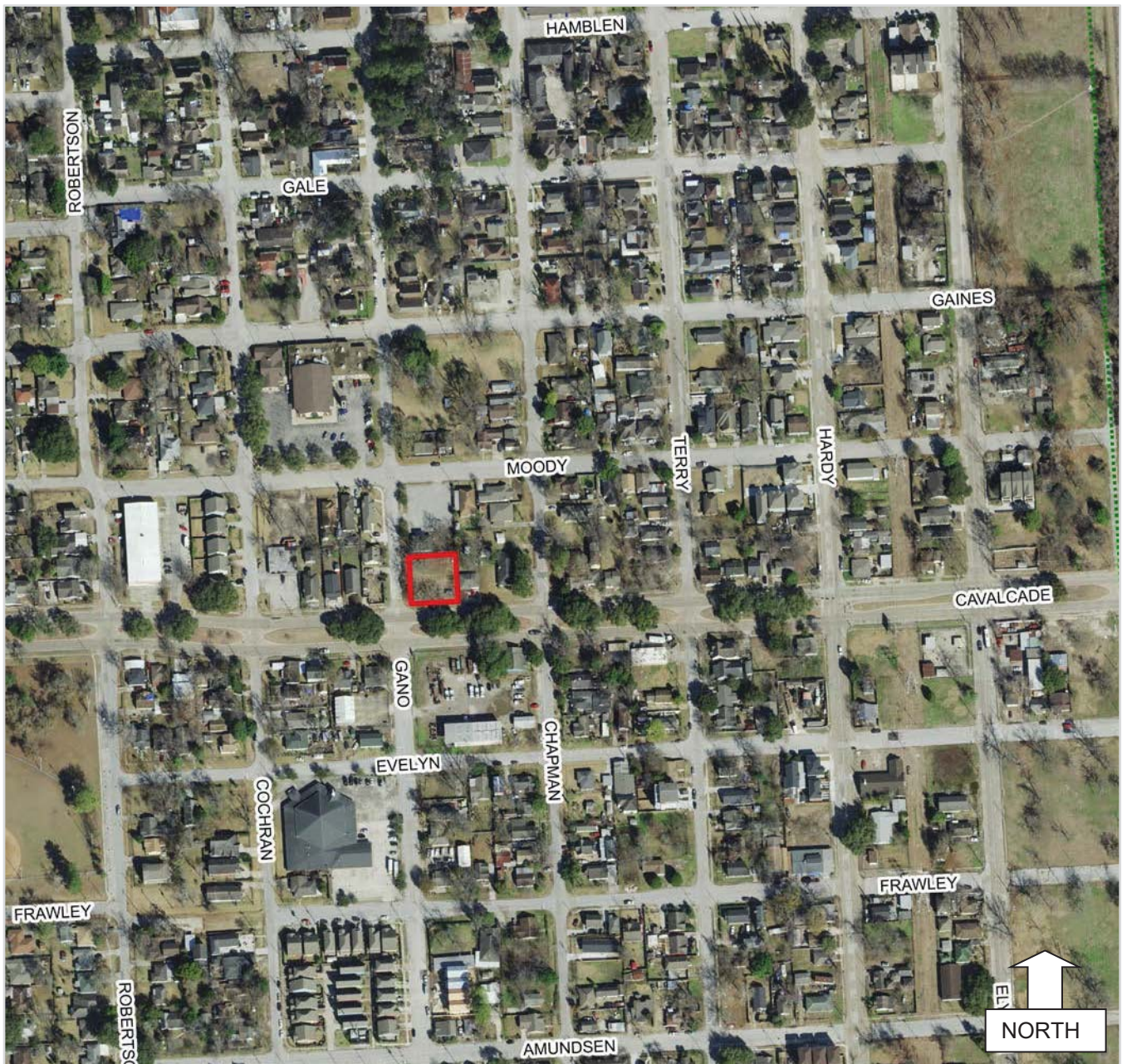
ITEM: 112

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Jesselton Square (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Aerial

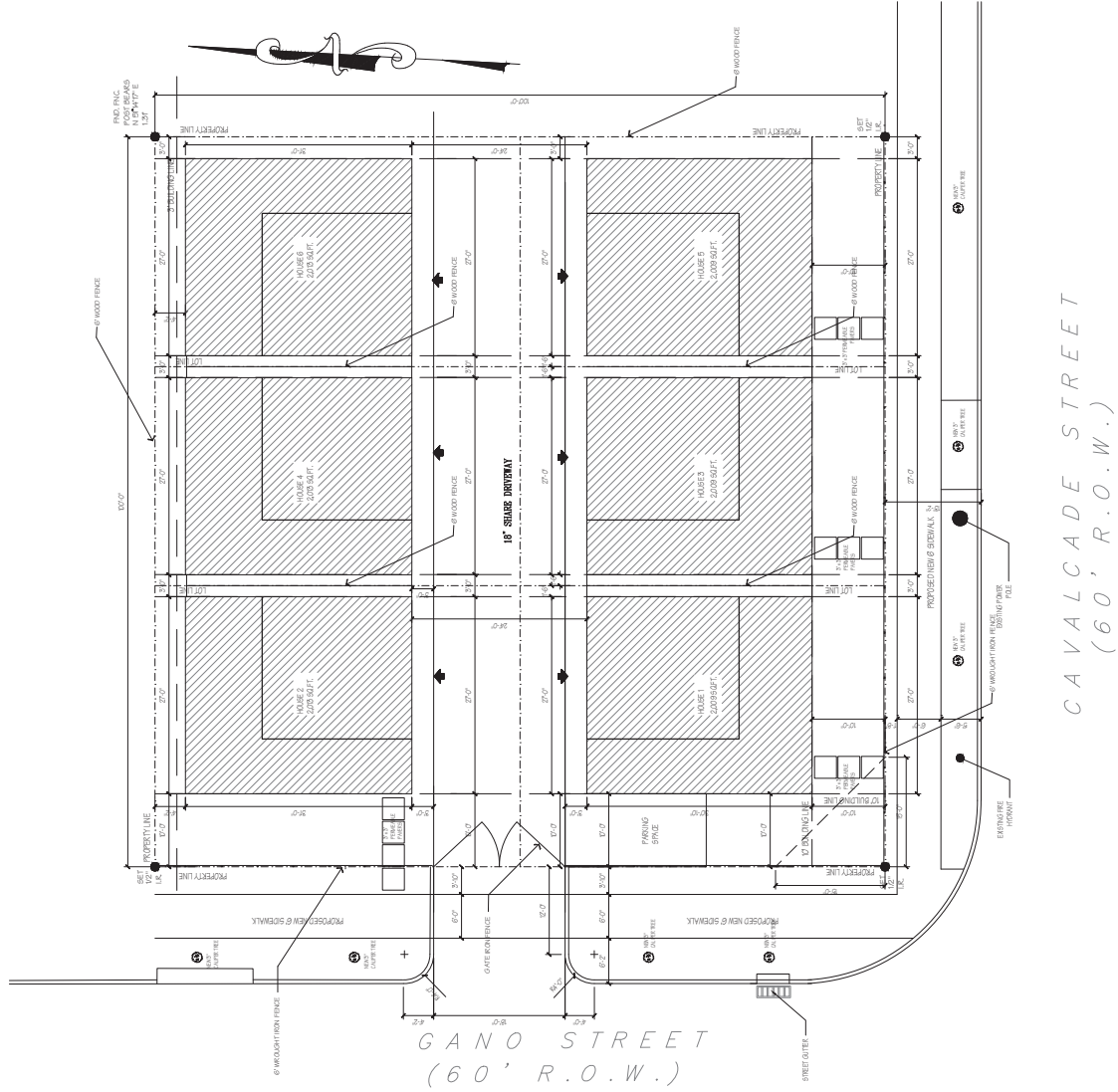


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PROPOSED SIX TOWNHOUSES
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CITY OF HOUSTON, TX 77009

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CONTRACT NO.

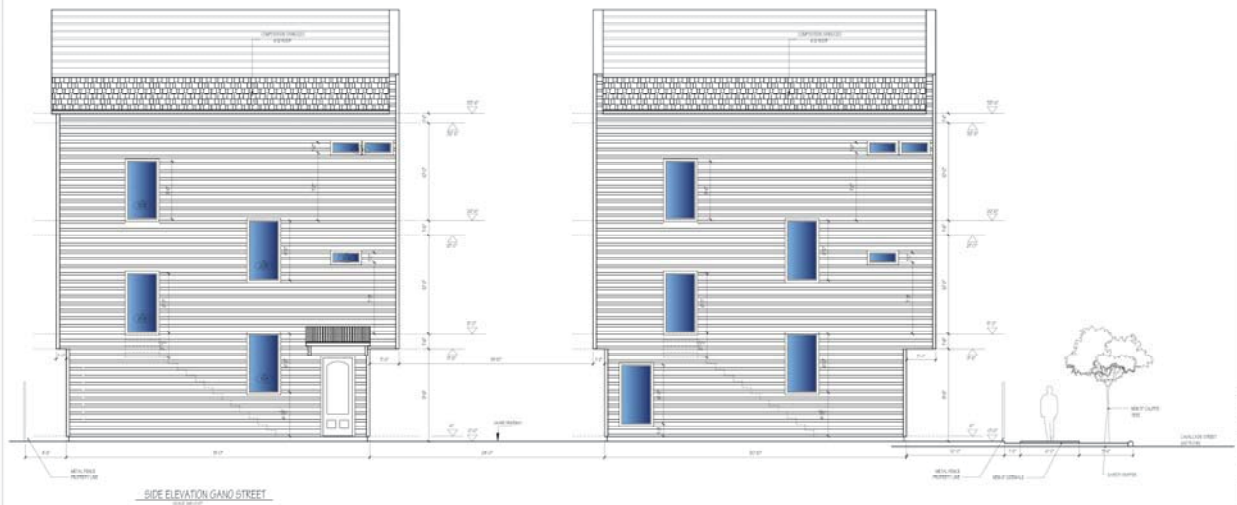
THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THE BEFORE BUILDING AND DISCREPANCIES TO "3DHOZZDESIGN.COM" DRAWINGS ARE RESPONSIBLE OF SERVICE AND TO MAKE THE PROJECT. IF DISCREPANCIES ARE FOUND IN THE DRAWINGS, THE CONTRACTOR MUST THEREFORE ARE ADVISED BY "3DHOZZDESIGN.COM" DRAWINGS ARE NOT TO BE USED. DRAWINGS ARE NOT FOR CONSTRUCTION. THESE DRAWINGS BY "3DHOZZDESIGN.COM"

NEW SIX TOWNHOUSES
4804 - 4806 GAND ST
HOUSTON TX,
77009

DATE: 10/10/2020
DRAWN BY: 3D HOZZ
CHECKED BY: 3D HOZZ
PROJECT NO: 000
SHEET NO: 001/001

ELEVATIONS

A3.1



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CONTRACT NO.

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THE BEFORE BUILDING AND DISCREPANCIES TO "3DHOZZDESIGN.COM" DRAWINGS ARE RESPONSIBLE OF SERVICE AND TO MAKE THE PROJECT. IF DISCREPANCIES ARE FOUND IN THE DRAWINGS, THE CONTRACTOR MUST THEREFORE ARE ADVISED BY "3DHOZZDESIGN.COM" DRAWINGS ARE NOT TO BE USED. DRAWINGS ARE NOT FOR CONSTRUCTION. THESE DRAWINGS BY "3DHOZZDESIGN.COM"

NEW SIX TOWNHOUSES
4804 - 4806 GAND ST
HOUSTON TX,
77009

DATE: 10/10/2020
DRAWN BY: 3D HOZZ
CHECKED BY: 3D HOZZ
PROJECT NO: 000
SHEET NO: 002/001

ELEVATIONS

A3.2



Application Number: 2020-1547

Plat Name: Jesselton Square

Applicant: South Texas Surveying Associates, Inc.

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:

CHANGE BUILDING LINE 25' FEET TO 10' FEET ON PRINCIPAL STREET

Chapter 42 Section: 152(a)

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.

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

Yes, because based on the current market price of land, the number of units that can be built on the land will result in very high selling price for the houses rendering them too expensive and unaffordable in this current economic condition. We are requesting a Building Setback variance to allow us to build six (6) single family homes instead of three (3) units under the current setback 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;

Keeping the 25 feet setback fronting the Principal Street (Cavalcade) will reduce the achievable building density of the proposed development by 50%. This will adversely affect the feasibility of the project and also under utilize the redevelopment potential of the land. Our proposal is to develop six (6) single family houses with one shared driveway of 24' width and to keep a minimum 3 feet building setbacks from the neighbors.

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

We have not created or imposed any hardship resulting in our submission for this variance application. Our application is for a new project similar in density and type to some recently completed and ongoing projects within the immediate vicinity of the land.

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

The granting of our variance application will not affect the intent and general purpose of the chapter governing development in the area because: • A. This land was previous granted the same variance application but for a four (4) single family homes' development. We have increased the proposal to six (6) single family homes instead, in order to reduce the selling price per home making them more affordable. • B. There are projects in the immediate vicinity built based on the variance we are applying for, i.e. with a 10 feet setback from the area instead of 25 feet setback.

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

No, on the contrary, once the development is completed this corner of the city block will have a much improved public space with proper sidewalk & landscaping. Both pedestrians and vehicles driver will have better visibility at this junction between Cavalcade Street and Gano Street. With the homes completed and occupied, the streets along these houses will be safer and better lighted.

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

No, economic hardship is not the sole justification of the variance. This is actually an INFILL Redevelopment of a mature city block needing rejuvenation. Many similar land lots have been or are undergoing redevelopment in this area. Once all these redevelopments are completed, this part of the city will be a much better place to live and play in. The value of existing properties, along with property taxes, will also increase.



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 24, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Jesselton Square

REFERENCE NUMBER: 2020-1547



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located at the northeast corner of Cavalcade and Gano 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.

South Texas Surveying Associates, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting variances to allow a 10' building line along Cavalcade Street, in lieu of the required 25' building line. 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, October 1, 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@houston.tx.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 **Patrick Cook** with **South Texas Surveying Associates, Inc.** at **281-556-6918**. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at planning.variances@houston.tx.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: 113

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Kahn

Applicant: C & C Surveying, Inc



D – Variances

Site Location

Houston Planning Commission

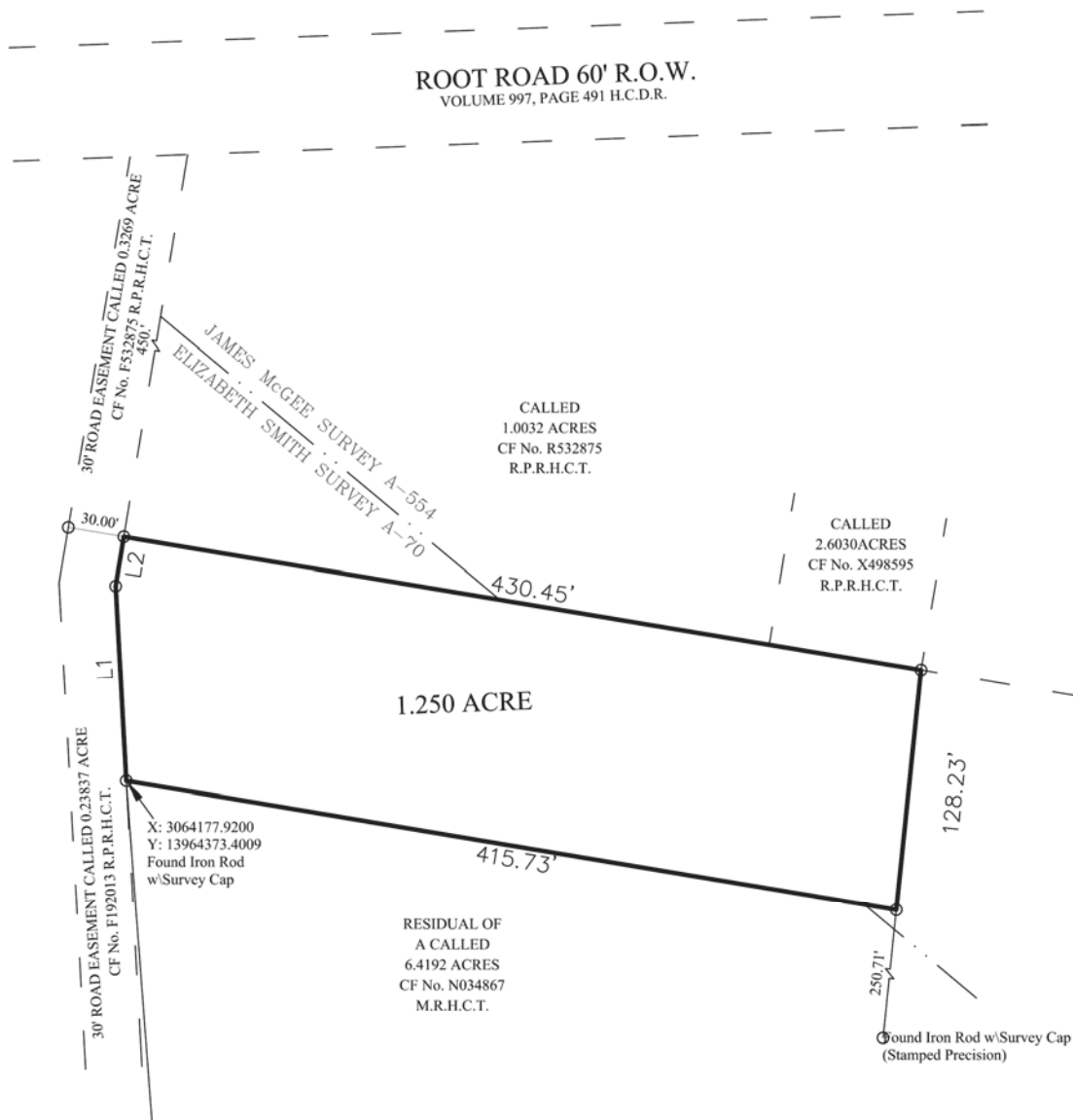
ITEM: 113

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Kahn

Applicant: C & C Surveying, Inc



D – Variances

Subdivision

Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Kahn

Applicant: C & C Surveying, Inc



D – Variances

Aerial



Application Number: 2020-1604

Plat Name: Kahn

Applicant: C & C Surveying, 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 a single family lot to take access from an access easement.

Chapter 42 Section: 42-188

Chapter 42 Reference:

Section 42-188 Each lot is supposed to have direct access to a public road/street. However the subject tract does not have direct access to a public road/street but instead is accessed by recorded easements.

Statement of Facts

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

The imposition of the terms, etc. would create a hardship in that the owner would not be able to obtain permits and construct a residence on the property. Residential use is a reasonable use of the land and the highest and best use for this property.

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

Strict application of direct access to a public road would not allow this project to be possible as the subject tract within this plat application has no direct access to a public road/street. This lack of access was not created by the owner but by previous owner(s) of the parent tract.

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

This tract was land-locked with access only by recorded easements when it was purchased by the owner. The owner did not create the hardship.

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

The granting of this variance will do nothing but allow the owner to plat his parcel with direct access only by recorded access easements. This will not be adverse to the intent and general purpose of this chapter. Without a variance, the owner would never be able to construct or occupy a residence on this property.

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

The granting of this variance will do nothing but allow the owner to plat his parcel with direct access only by recorded access easements. This will not be injurious to the public health, safety or welfare.

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

The owner is simply attempting to plat his parcel by the letter of the law so that he can construct and occupy a residence on his property. Economic hardship is not a factor in his decision to plat. He is simply attempting to achieve the highest and best use for the property.

Houston Planning Commission

ITEM: 114

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Lakeview Retreat Sec 10

Applicant: META Planning + Design, LLC

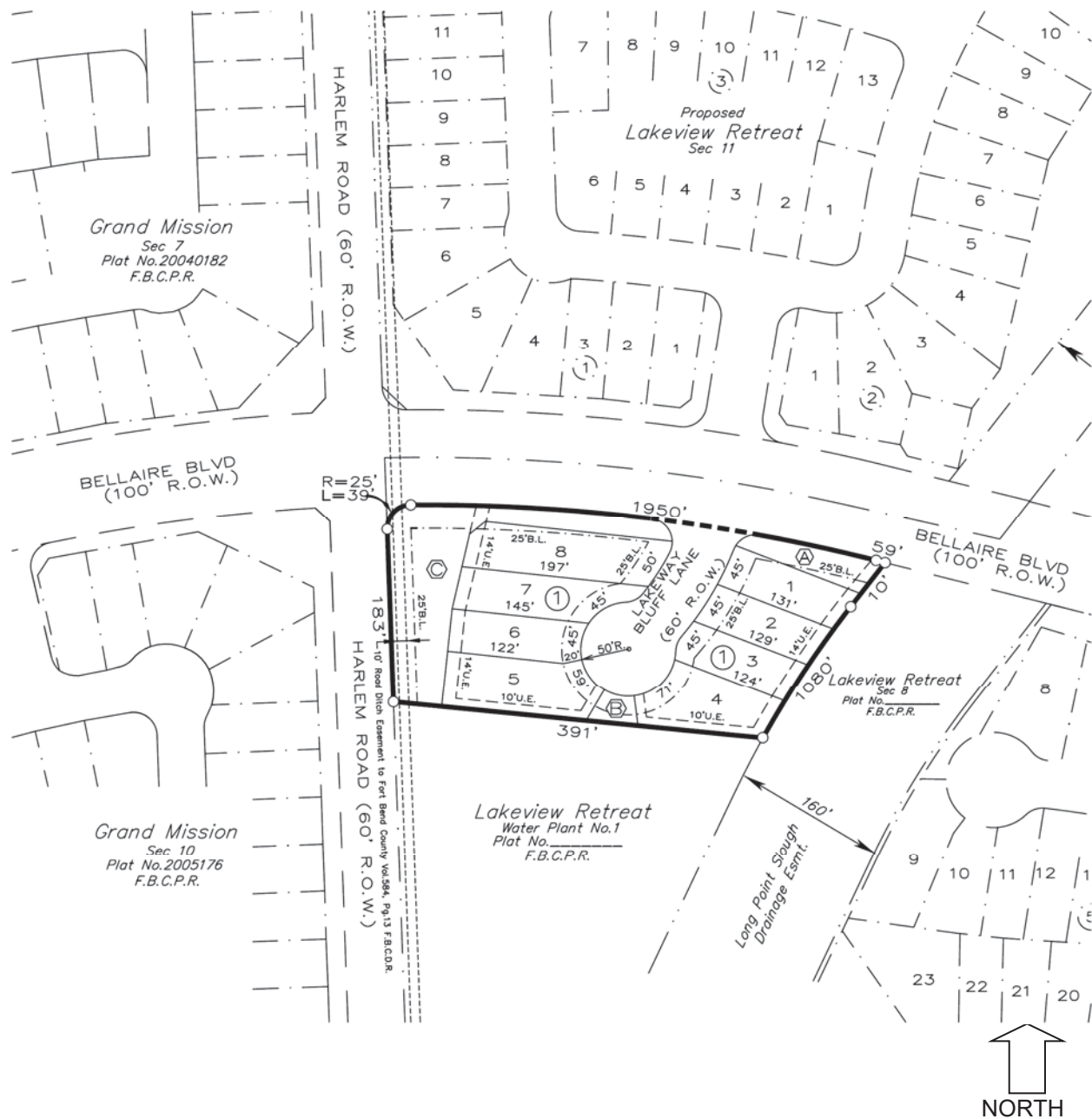


D – Variances

Site Location

Meeting Date: 10/15/2020

Applicant: META Planning + Design, LLC



Subdivision

Houston Planning Commission

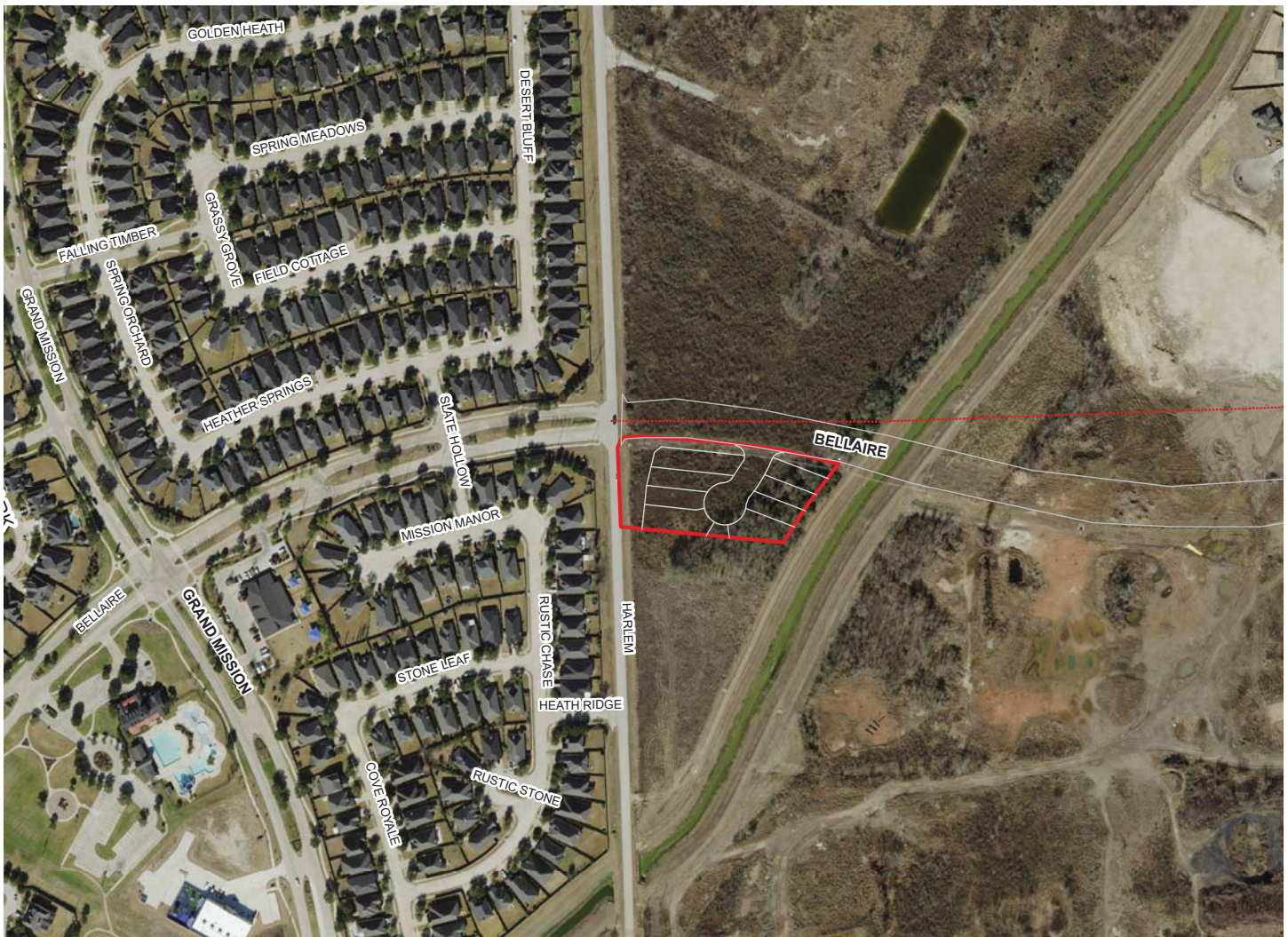
ITEM: 114

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Lakeview Retreat Sec 10

Applicant: META Planning + Design, LLC



D – Variances

Aerial



Application Number: 2020-1811

Plat Name: Lakeview Retreat Sec 10

Applicant: META Planning + Design, LLC

Date Submitted: 10/05/2020

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

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

Specific Variance is being sought and extent of variance:

To allow an offset of $\pm 328'$ between local street intersections along a major thoroughfare, along both sides of the thoroughfare.

Chapter 42 Section: 127

Chapter 42 Reference:

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

Statement of Facts

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

(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;

Lakeview Retreat is a ± 378.7 -acre developing single-family residential community located southwest of central Houston along the south side of Westpark Tollway, east of Grand Mission Boulevard. The community is bisected east-to-west by major thoroughfare Bellaire Blvd and is crossed at the northwest corner by Long Point Slough. An existing local street, Harlem Road, forms the western boundary of the community as a whole. At the intersection of Harlem Road and Bellaire Blvd, Long Point Slough crosses the thoroughfare at approximately 530' from Harlem Road. This does not leave sufficient space for an intersection with Bellaire Blvd west of the slough at the minimum 600' offset. However, a median cut on Bellaire Blvd has been planned approximately 328' east of Harlem Road. Bellaire Blvd is a better marketing corridor for a new single-family community than Harlem Road, an old local street, and the developer would prefer to take advantage of the median cut to provide access to the new residential sections being developed. South of Bellaire Blvd, the subject application proposes 8 lots on a single cul-de-sac in the small triangle of space between Harlem Road, Bellaire Blvd, and Long Point Slough. This section will produce little traffic – certainly far less traffic than if the site were developed as a commercial site utilizing the same median cut, which would be able to install a driveway by right in the location of the proposed public street. North of Bellaire Blvd, the proposed Lakeview Retreat Sec 11 plat will tie into the same median cut across from the entry street proposed in this Sec 10 application. A secondary connection will be made to Harlem Road, so ultimately Bellaire Blvd will not be the sole point of access into this neighborhood. The offset along Bellaire Blvd between the Sec 10/11 entry streets and Harlem Road is approximately $\pm 328'$.

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

The near distance of Long Point Slough to Harlem Road does not allow for a connection to Bellaire Blvd between the existing street and the slough that could meet the minimum 600' offset. These circumstances are not the result of a hardship created or imposed by the applicant.

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

Since the proposed streets will tie into a median cut in the thoroughfare, traffic circulation at this offset distance is already contemplated for the site, and thus the connection will preserve and maintain the intent and general purposes of this chapter for orderly separation of cross-traffic at thoroughfare intersections.

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

The proposed intersections are utilizing an already-planned median cut, which has been determined as not injurious to the public health, safety, or welfare.

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

The justification of the variance is the property configuration west of the slough within the existing road network, and the median openings along Bellaire Blvd. ירר

Houston Planning Commission

ITEM: 115

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Magellan Oates Station

Applicant: Marsh Darcy Partners, Inc.



D – Variances

Site Location

Houston Planning Commission

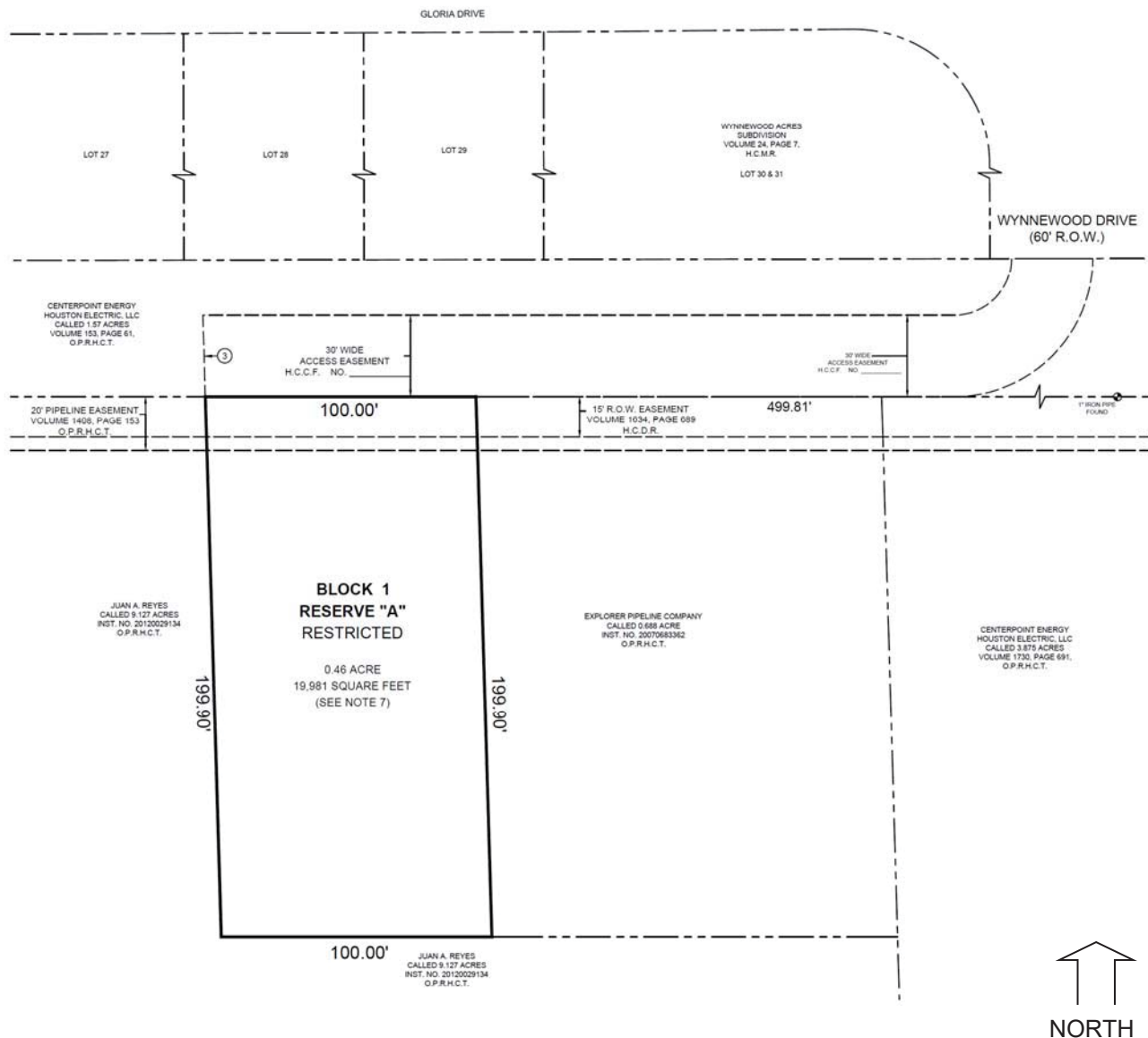
ITEM: 115

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Magellan Oates Station

Applicant: Marsh Darcy Partners, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 115

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Magellan Oates Station

Applicant: Marsh Darcy Partners, Inc.



D – Variances

Aerial

Proposed Magellan Midstream

Proposed pipeline facility and 30 feet wide access easement

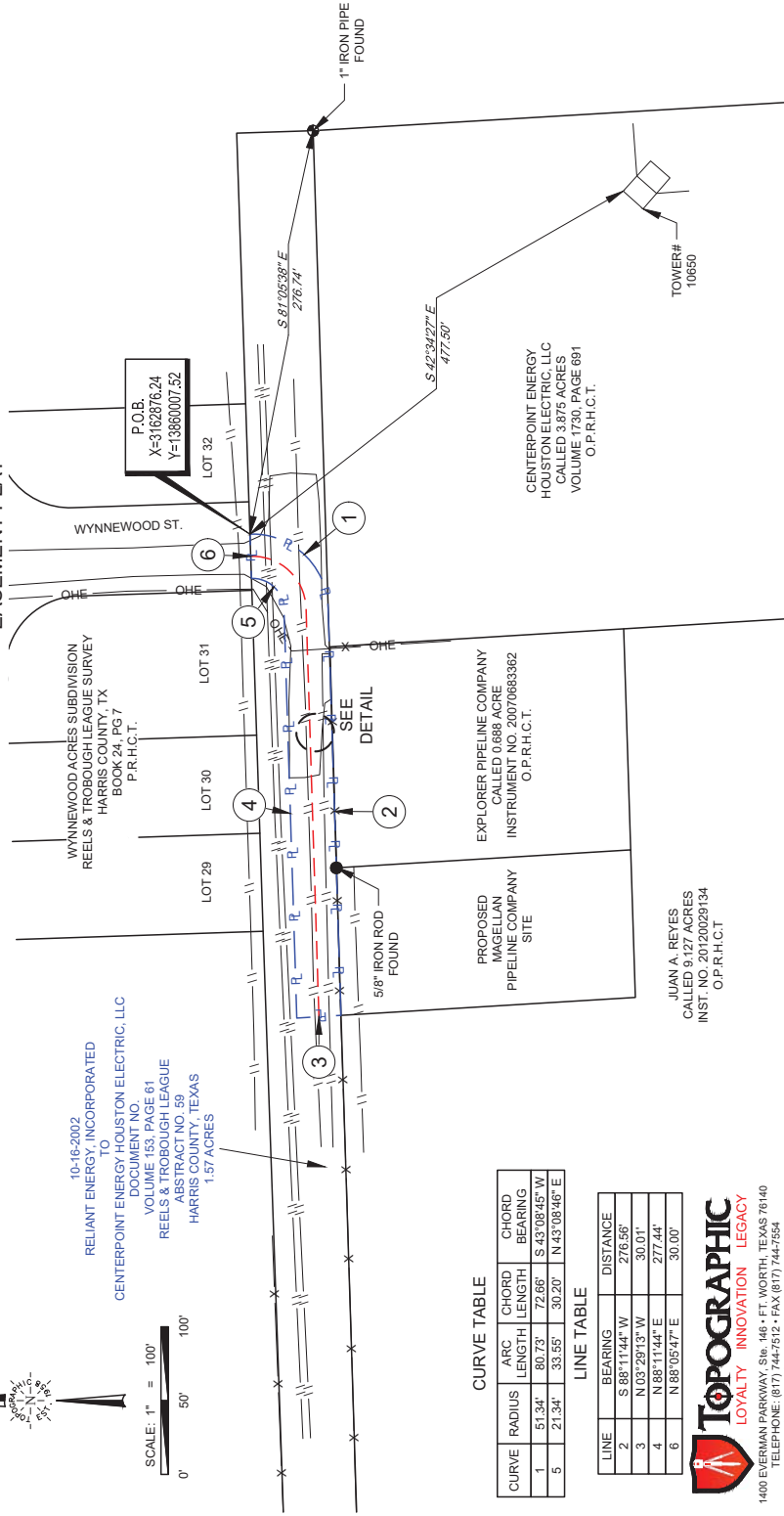
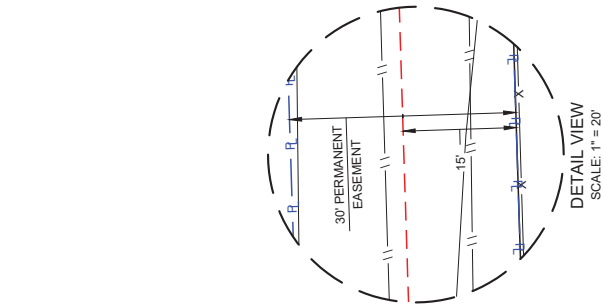
Legend

- DRFT_ADJOINER
- EX_PIPELINE
- PROP_EASEMENT_EDGE
- PROP_SITE

TOTAL CENTERLINE LENGTH: 334.13 FEET OR 20.25 RODS
PERMANENT EASEMENT: 10024 SQUARE FEET OR 0.23 ACRE

EXHIBIT "A"

P. REELS / J. TROBOUGH SURVEY, A-59
HARRIS COUNTY, TEXAS
EASEMENT PLAT



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	51.34'	80.73'	72.66'	S 43°08'45\" W
5	21.34'	33.55'	30.20'	N 43°08'46\" E

LINE TABLE

LINE	BEARING	DISTANCE
2	S 85°11'44\" W	276.56'
3	N 03°29'13\" W	30.01'
4	N 88°11'44\" E	277.44'
6	N 88°05'47\" E	30.00'

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
1400 EVERMAN PARKWAY, SUITE 140 • FT. WORTH, TEXAS 76140
TELEPHONE: (817) 744-7512 • FAX: (817) 744-7564
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGGRAPHIC.COM

REVISION:	CAR	06/09/2020
DATE:	05/04/2020	
FILE:	LPG_EASTON_12IN_OATES_RD_REV1	
DRAWN BY:	CAR	
SHEET:	1 OF 2	

- NOTES:
1. ORIGINAL DOCUMENT SIZE: 14" X 8.5"
 2. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES CONTAINED HEREIN ARE GRID SURVEY FEET.
 3. CENTERLINE IS MADE ONLY TO THE LOCATION OF THIS EASEMENT IN RELATION TO THE EVIDENCE FOUND DURING A FIELD SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND USING DOCUMENTATION PROVIDED BY MAGELLAN PIPELINE COMPANY, L.P. ONLY UTILITIES/EASEMENTS THAT WERE VISIBLE ON THE DATE OF THIS SURVEY, WITHIN/ADJOINING THIS EASEMENT, HAVE BEEN LOCATED AS SHOWN HEREON ON THE DATE OF THIS SURVEY. NO OTHER UTILITIES OR EASEMENTS OR ADJOINING ENTITIES SHOWN ON THE FACE OF THIS PLAT AND IS NON-TRANSFERABLE AND MADE FOR THIS TRANSACTION ONLY.
 4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY.
 5. B.O.L.P.O.B. = BEGINNING OF LINEPOINT OF BEGINNING
 6. B.O.L.P.O.B. = END OF LINEPOINT OF BEGINNING
 7. O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS

LEGEND

- TRACT BORDER
- EDGE OF PROPOSED EASEMENT
- CIL OF PROPOSED EASEMENT
- ROAD WAY
- FENCE LINE
- EXISTING PIPELINE
- OVERHEAD ELECTRIC
- IRON ROD FOUND
- IRON PIPE FOUND



Patrick A. Fox, R.P.L.S. No. 5069
SURVEYED ON THE GROUND: MARCH 11TH, 2020
Field note description of even date accompanies this plat.

S:\SURVEY\MAGELLAN_PIPELINE_COMPANY\LPREVES_A\A_SURVEY\FINAL_PRODUCTS\SET_LPG_EASTON_12IN_OATES_RD_REV1.DWG 6/19/2020 2:20:39 PM jpc@topo



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2020-1739

Plat Name: Magellan Oates Station

Applicant: Marsh Darcy Partners, Inc.

Date Submitted: 10/02/2020

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

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

Specific Variance is being sought and extent of variance:

To allow an restricted reserve without public street frontage

Chapter 42 Section: 190

Chapter 42 Reference:

42-190 (c) Tracts for non-single family use - Reserves - Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Restricted Reserve - All other - Minimum street or shared driveway frontage - 60 feet

Statement of Facts

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

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

Magellan Pipeline Company, L. P. desires to expand its underground pipeline facilities near Oates Road with the provision of an above-ground facility at the proposed subdivision location. This location is directly tied to the underground pipeline location. The proposed location does not have any existing public street frontage and is bisected on two sides by an existing CenterPoint energy transmission line and ROW ownership. This CenterPoint Energy ownership prevents the proposed subdivision single reserve from public street frontage. The proposed subdivision currently has existing physical access to Wynnewood Drive, a 60 feet wide ROW within Wynnewood Acres subdivision. CenterPoint Energy has indicated they will grant a permanent 30 feet wide access easement (there is only 50 feet of width available and CenterPoint Energy has indicated they will only grant a maximum 30 feet wide access easement) between the proposed subdivision reserve and Wynnewood Drive at the approximate location of the existing physical access point. The access easement will be recorded simultaneous or prior to the recordation of the subdivision plat. This single reserve is only 0.46 acres in size and will not have a significant impact on the area and the owner/developer is willing to restrict the reserve to pipeline and related uses. It is anticipated that the only vehicular traffic after initial construction will be a small service truck on a once-a-week basis. Strick application of this requirement would create an impractical development, if even possible, and one otherwise contrary to sound public policy. Should Wynnewood Drive be extended to the south in the future, this access easement will still provide public street access to the proposed reserve.

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

The hardship in this case was created by others (CenterPoint Energy) in the erection of an overhead transmission line between the proposed reserve and the only public street access available.

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

The intent to minimize impact and allow appropriate energy transmission facilities will be preserved and maintained if the variance is granted.

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

The minimal traffic generated by this use will not be injurious to the public health, safety, or welfare if the variance is granted. Not granting this variance will not allow this needed facility to be developed.

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

Physical circumstances and hardships created by others is the justification of this variance.

Houston Planning Commission

ITEM: 116

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Magnolia Park Terrace (DEF 2)

Applicant: The Interfield Group



D – Variances

Site Location

Houston Planning Commission

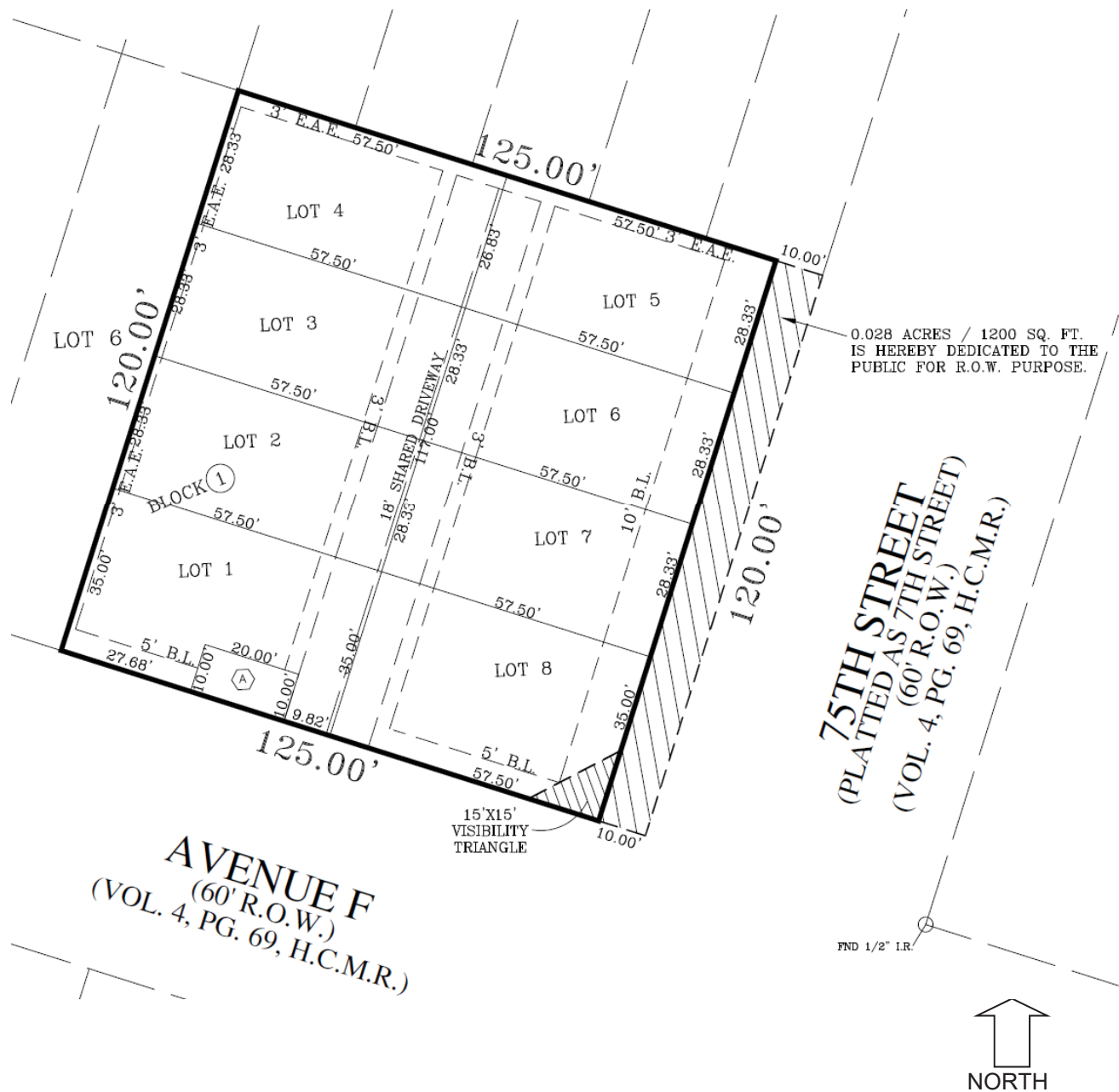
ITEM: 116

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Magnolia Park Terrace (DEF 2)

Applicant: The Interfield Group



D – Variances

Subdivision

Houston Planning Commission

ITEM: 116

Planning and Development Department

Meeting Date: 10/15/2020

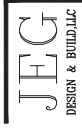
Subdivision Name: Magnolia Park Terrace (DEF 2)

Applicant: The Interfield Group



D – Variances

Aerial



MEL ARPEL
RESIDENTIAL & COMMERCIAL
DRAWING ARCHITECTURAL
CELL: 409-989-1122

SITE NOTES

- 1) ALL DRAWINGS PRESENTED HERE REFERENCES THE 2021 IRC AND 2017 IBC.
- 2) THE BUILDING CODES.
- 3) THE TOP OF THE FINISHED GRADE SHALL BE A MINIMUM OF 1" ABOVE THE TOP OF THE BASE GRADE.
- 4) THE FINISHED GRADE SHALL BE A MINIMUM OF 1" ABOVE THE TOP OF THE BASE GRADE.
- 5) THE FINISHED GRADE SHALL BE A MINIMUM OF 1" ABOVE THE TOP OF THE BASE GRADE.
- 6) THE FINISHED GRADE SHALL BE A MINIMUM OF 1" ABOVE THE TOP OF THE BASE GRADE.
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- 8) THE FINISHED GRADE SHALL BE A MINIMUM OF 1" ABOVE THE TOP OF THE BASE GRADE.
- 9) THE FINISHED GRADE SHALL BE A MINIMUM OF 1" ABOVE THE TOP OF THE BASE GRADE.
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- 12) THE FINISHED GRADE SHALL BE A MINIMUM OF 1" ABOVE THE TOP OF THE BASE GRADE.
- 13) THE FINISHED GRADE SHALL BE A MINIMUM OF 1" ABOVE THE TOP OF THE BASE GRADE.
- 14) THE FINISHED GRADE SHALL BE A MINIMUM OF 1" ABOVE THE TOP OF THE BASE GRADE.
- 15) THE FINISHED GRADE SHALL BE A MINIMUM OF 1" ABOVE THE TOP OF THE BASE GRADE.
- 16) THE FINISHED GRADE SHALL BE A MINIMUM OF 1" ABOVE THE TOP OF THE BASE GRADE.
- 17) THE FINISHED GRADE SHALL BE A MINIMUM OF 1" ABOVE THE TOP OF THE BASE GRADE.
- 18) THE FINISHED GRADE SHALL BE A MINIMUM OF 1" ABOVE THE TOP OF THE BASE GRADE.
- 19) THE FINISHED GRADE SHALL BE A MINIMUM OF 1" ABOVE THE TOP OF THE BASE GRADE.
- 20) THE FINISHED GRADE SHALL BE A MINIMUM OF 1" ABOVE THE TOP OF THE BASE GRADE.

LOT CALCULATIONS

LOT	SIZE	TOTAL S.W.	S. CHARGE
1	2156 SQ. FT.	100	100
2	2156 SQ. FT.	100	100
3	2156 SQ. FT.	100	100
4	2156 SQ. FT.	100	100
5	2156 SQ. FT.	100	100
6	2156 SQ. FT.	100	100
7	2156 SQ. FT.	100	100
8	2156 SQ. FT.	100	100

SQUARE FOOTAGES

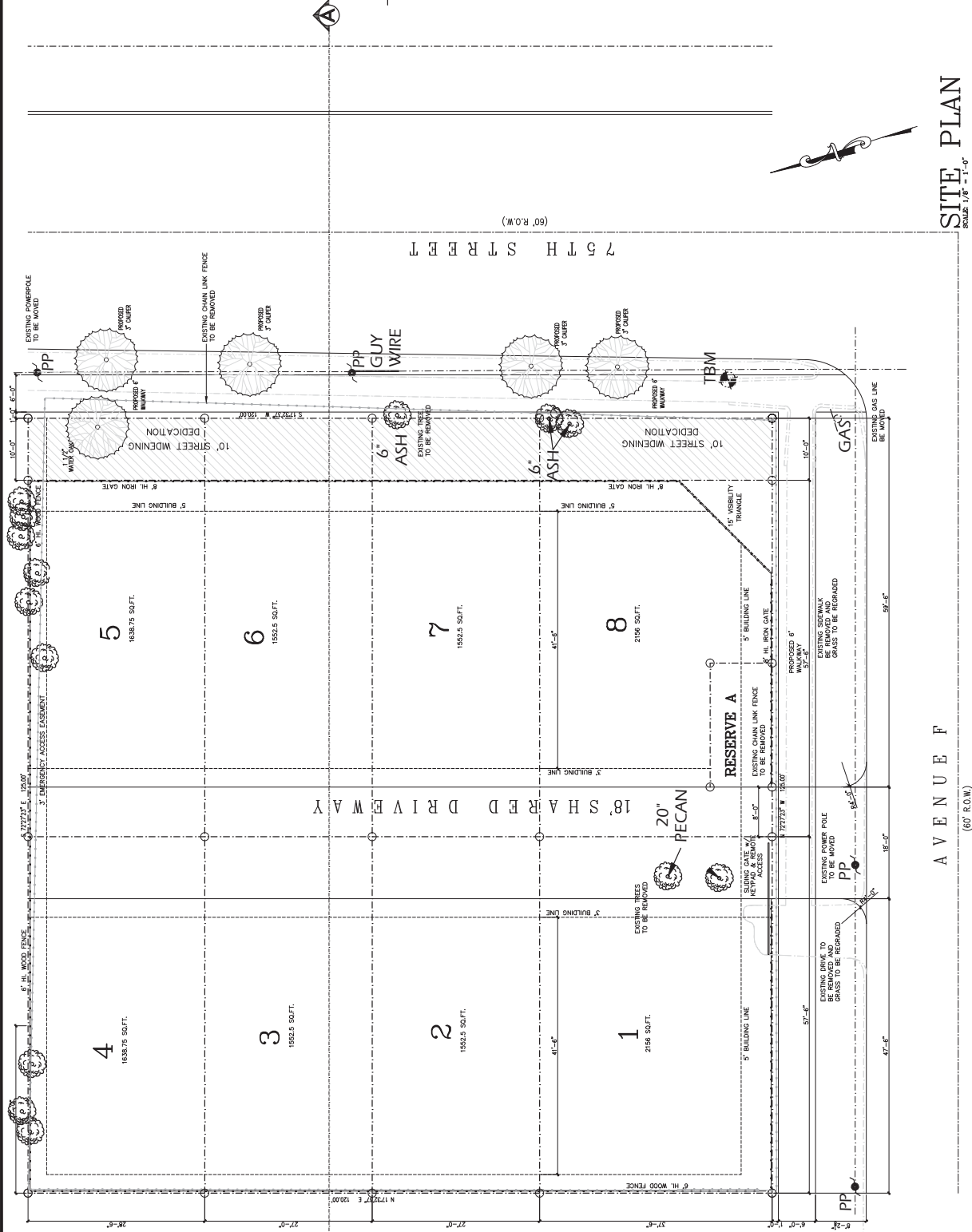
FIRST FLOOR : X
SECOND FLOOR : X
TOTAL LIVING : XX
GARAGE : X
TOTAL SLAB : XX

TOTAL COV. AREA: XX

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

LITS 4 & 5 SEC 37 MAGNOLIA PARK SEC 2

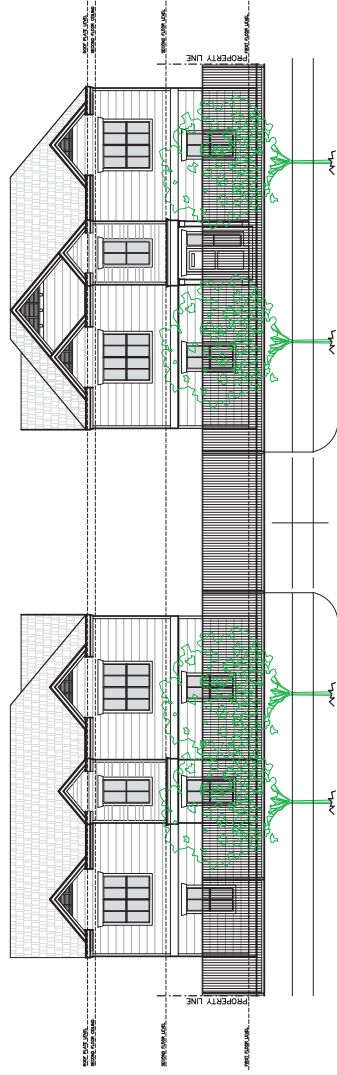
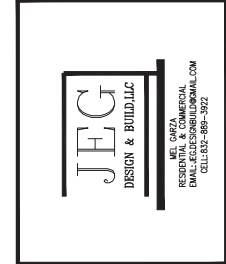
ISSUE DATE: 9-29-20



SITE PLAN

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

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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
DESIGN DEVELOPMENT	A2.2
ISSUE DATE:	9-1-20



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@houston.tx.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@houston.tx.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: 117

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: McCartney Estates

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

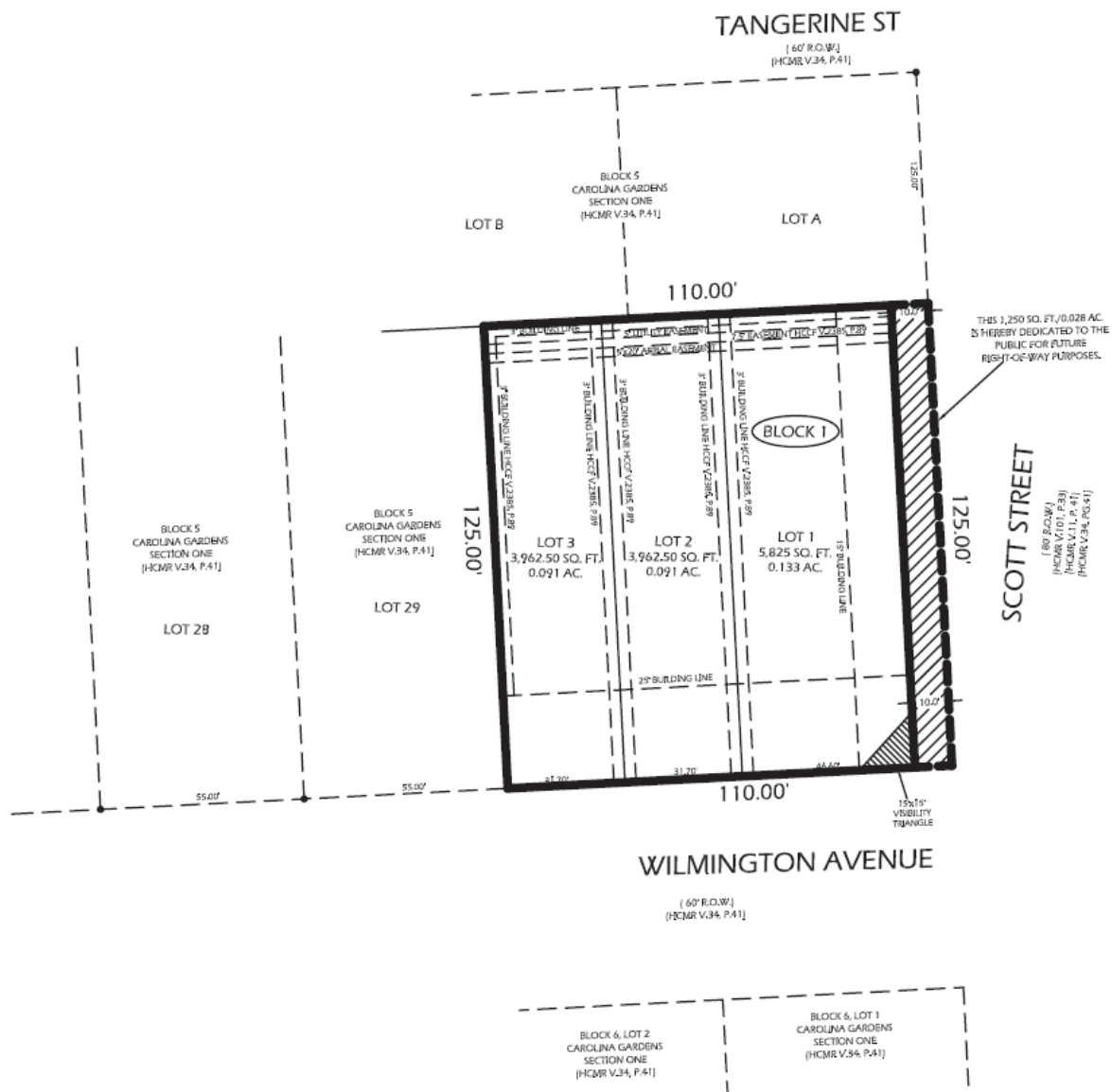
ITEM: 117

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: McCartney Estates

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 117

Planning and Development Department

Meeting Date: 10/15/2020

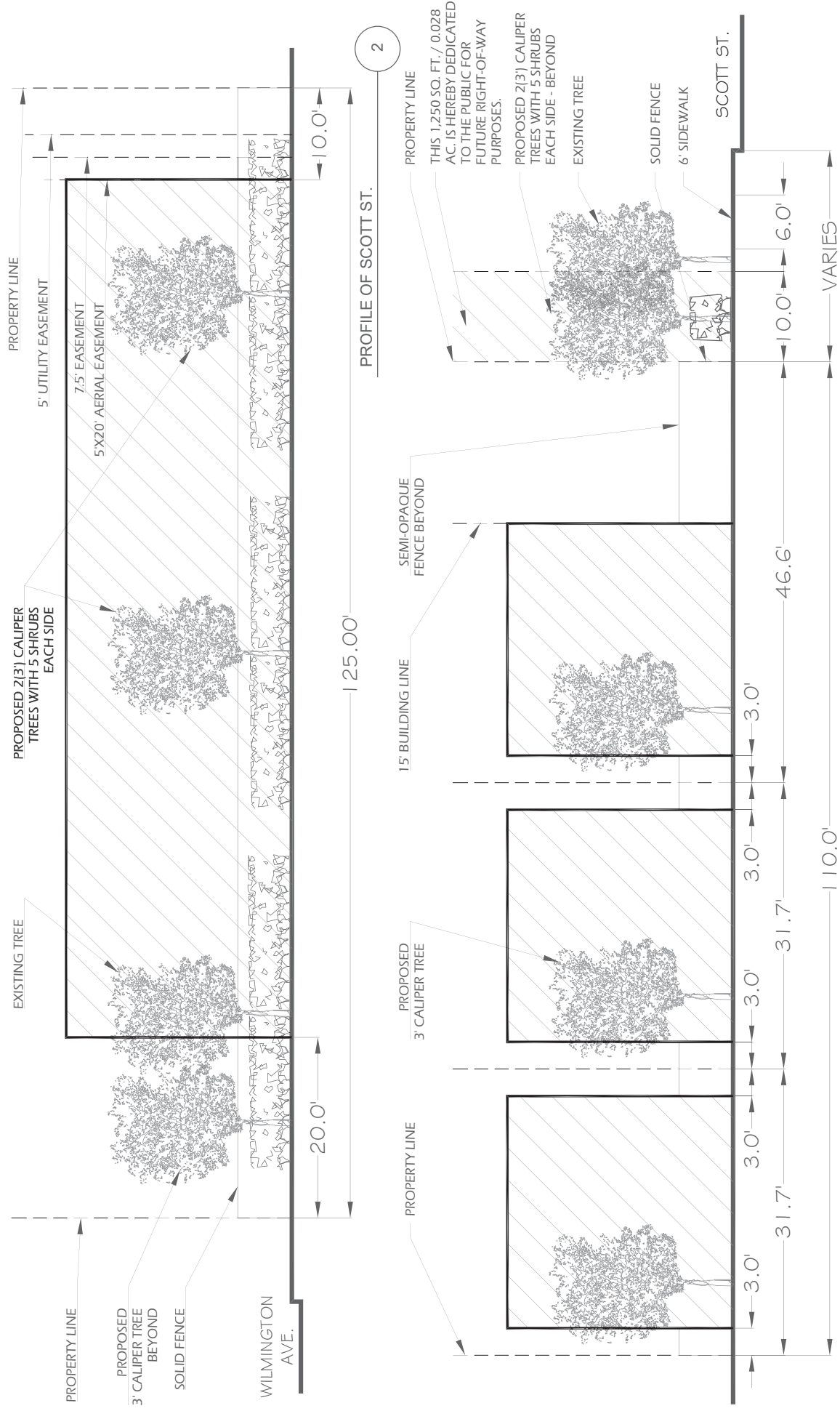
Subdivision Name: McCartney Estates

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



LEGAL DESCRIPTION:
 LOT 30 AND LOT 31 BLK 5
 CAROLINA GARDENS SEC 1

PROPERTY ADDRESS
 0 WILMINGTON AVENUE
 HOUSTON, TX 77051

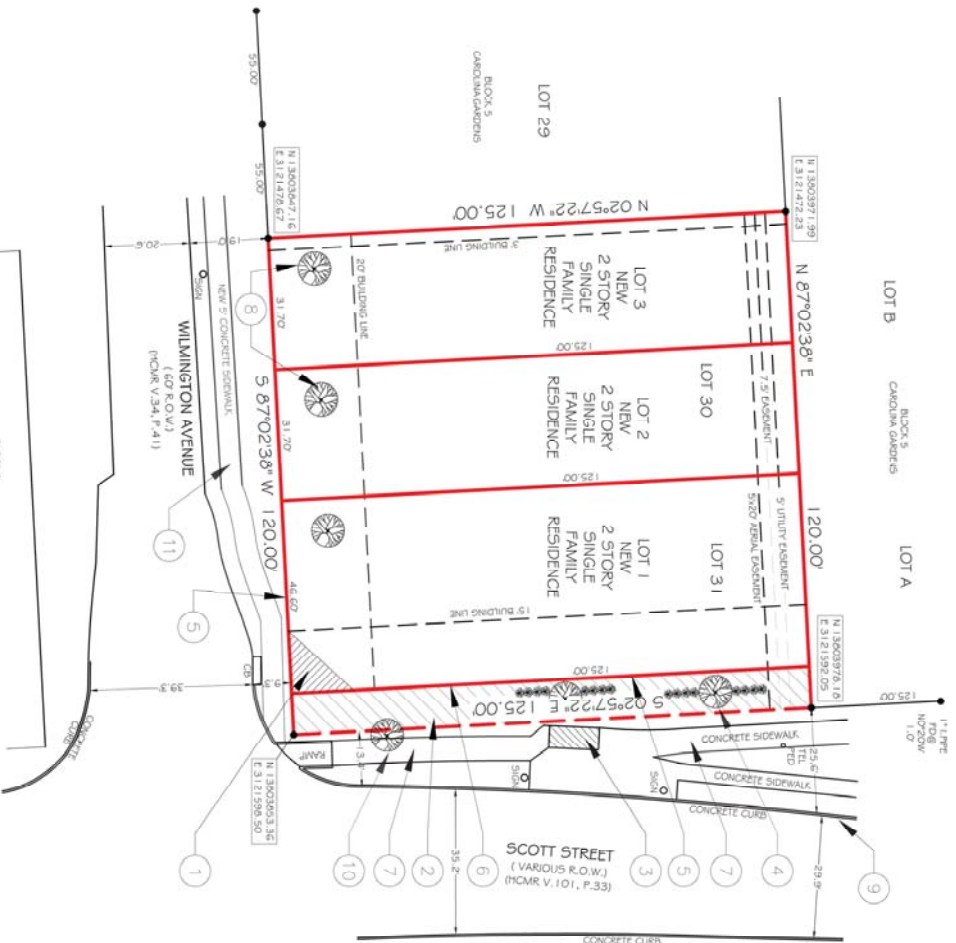
A1.0 SITE PLAN MCCARTNEY ESTATES

SCALE: 1" = 30'-0"

CITY OF HOUSTON
 DEPARTMENT OF PLANNING & DEVELOPMENT
 LANDSCAPE ANALYSIS

SINGLE - FAMILY - RESIDENTIAL
 LOTS:

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 15' X 15' VISIBILITY TRIANGLE
- 2 THIS 1,250 SQ. FT./0.028 AC. IS HEREBY DEDICATED TO THE PUBLIC FOR FUTURE RIGHT-OF-WAY PURPOSES.
- 3 BUS STOP BOOTH
- 4 PROPOSED 2 (3) CALIPER TREES WITH 5 SHRUBS EACH SIDE
- 5 PROPERTY LINE
- 6 SOLID FENCE
- 7 NEW 6" CONCRETE SIDEWALK
- 8 3' CALIPER TREE
- 9 EXISTING BACK OF CURB
- 10 EXISTING TREE
- 11 NEW 5" CONCRETE SIDEWALK





**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2020-1642

Plat Name: McCartney Estates

Applicant: Owens Management Systems, LLC

Date Submitted: 09/20/2020

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 being sought for a reduced 15' side building line along Scott Street, a major thoroughfare.

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

NA

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

The proposed replat is located south of Reed Road. Scott Street was originally established by partition map per Vol 11, Pg 73 HCDR and widened to 80' by Carolina Gardens Section 1, Vol 34, Pg 41 HCDR in 1950. It is curb and gutter. The proposed development is a replat of Lots 30 & 31, Block 5 to create 3 lots with frontage on Wilmington. Scott Street is on the Major Thoroughfare Plan to be widened to a 100' ROW. The plat includes 10' ROW dedication on Scott. There is a Metro bus stop with booth on Scott. The owner is proposing to construct 3 2-story, single-family homes. The new development maintains the 25' building line on Wilmington and 3' interior building lines per Vol 2385, Pg 89 HCDR.

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

Scott Street is on the Major Thoroughfare Map to be widened to 100'. However, there are no plans on the CIP for improvements. The plat includes 10' ROW dedication and a 15' building line on Scott. 25' bl in addition to the 10' ROW dedication will take over 30% of the lot.

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

The distance from the back of curb to the property line starts at 25.6 feet and descends to 13.4' at the corner of Wilmington. The 10' ROW dedication and 15' building line will create 38.5' from the back of curb to the house. Scott Street is on the METRONext Moving Forward Plan – Boost Network to enhance the riding experience. The 10' ROW dedication will add space for improved sidewalks, crosswalks and accessibility. The Boost Network includes bike parking and tools to fix bikes at key locations.

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

There is no vehicular access to Scott Street. The open ditch along Wilmington will be dredged, and new culverts installed per City Code Enforcement regulations for storm drainage. There is one existing mature tree on Scott. Enhanced landscaping includes 2 – 3" caliper trees and shrubs. The developer will coordinate with Metro regarding improved sidewalks. A new 5' sidewalk will be constructed on Wilmington. A solid fence will be constructed along Scott.

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

The 10' ROW dedication and a 25' building line will deprive the owner of reasonable use of the land.

Houston Planning Commission

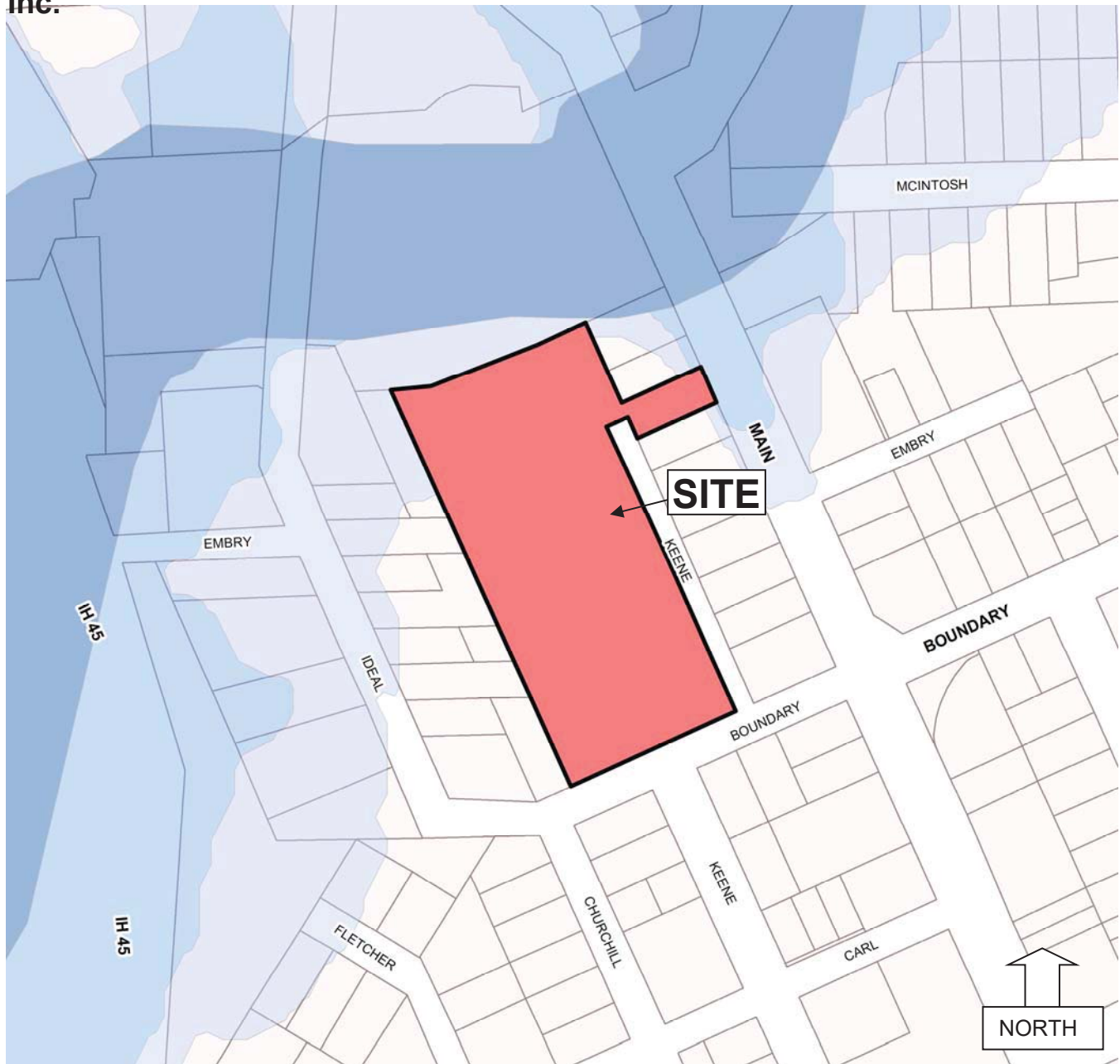
ITEM: 118

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: MP White Oak (DEF 1)

Applicant: Vernon G. Henry & Associates,
Inc.



D – Variances

Site Location

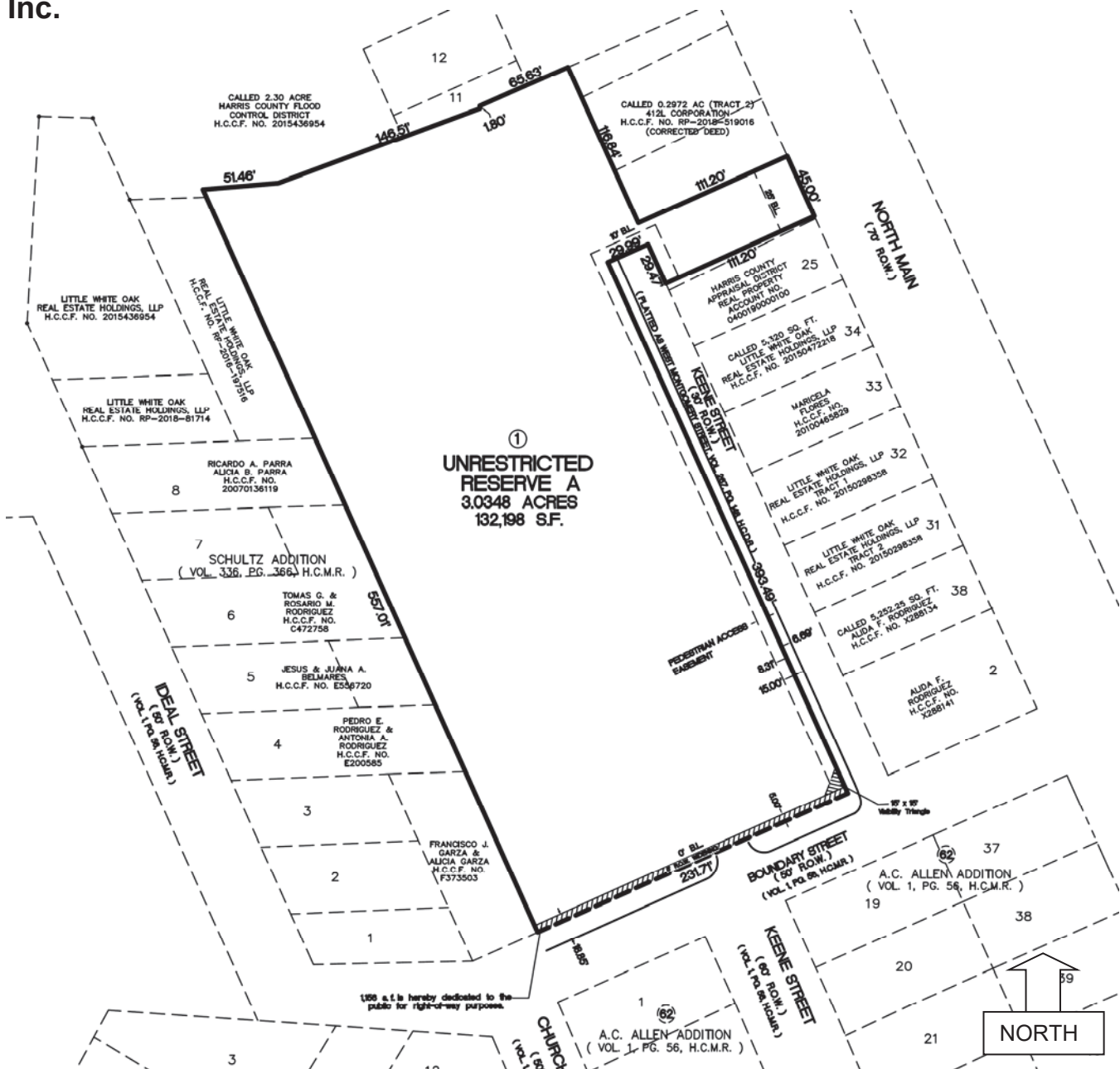
Houston Planning Commission

ITEM: 118

Planning and Development Department Meeting Date: 10/15/2020

Subdivision Name: MP White Oak (DEF 1)

Applicant: Vernon G. Henry & Associates,
Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 118

Planning and Development Department

Meeting Date: 10/15/2020

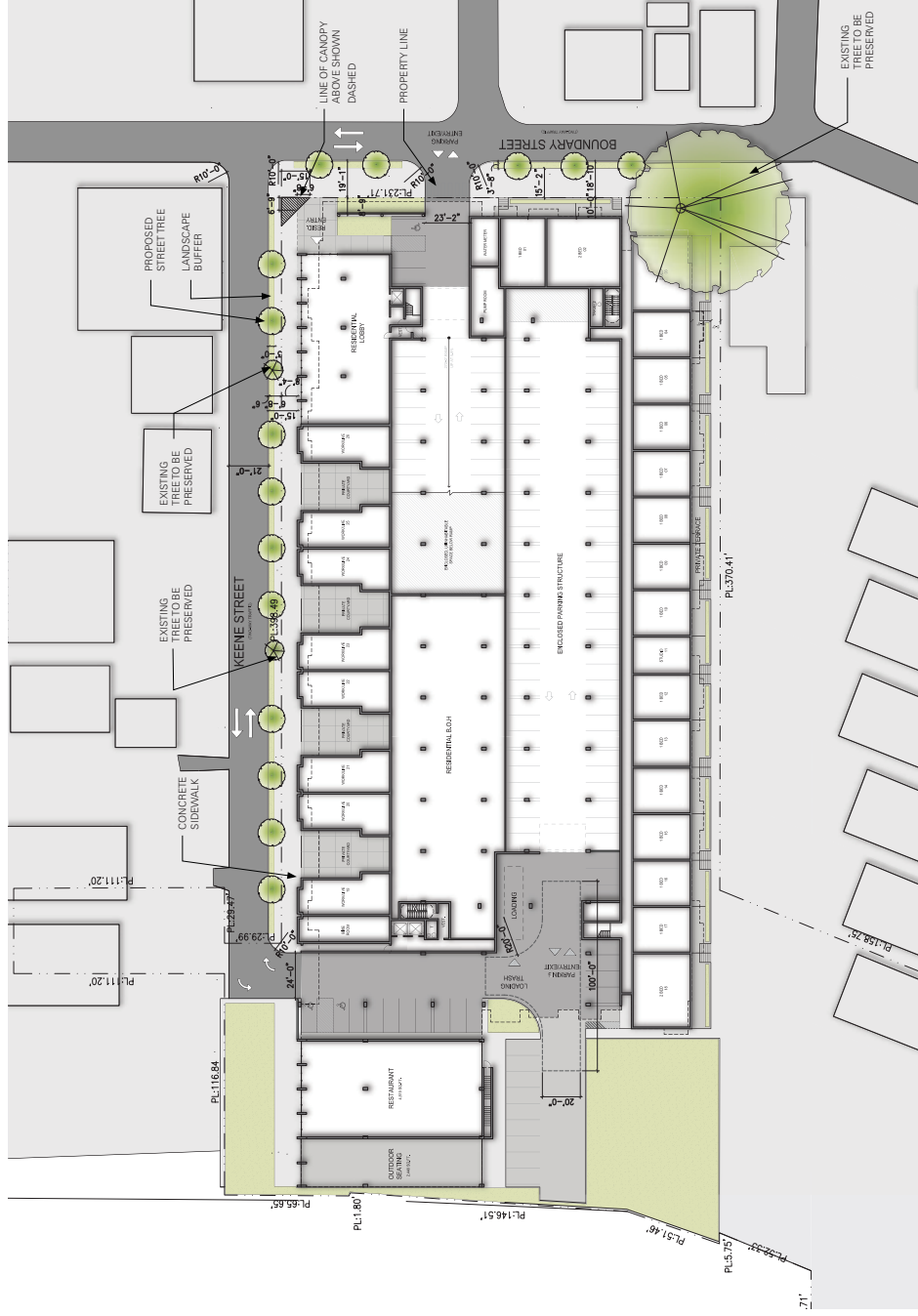
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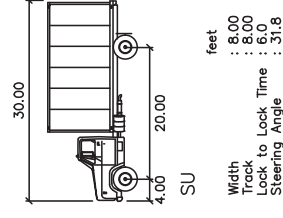
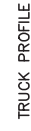
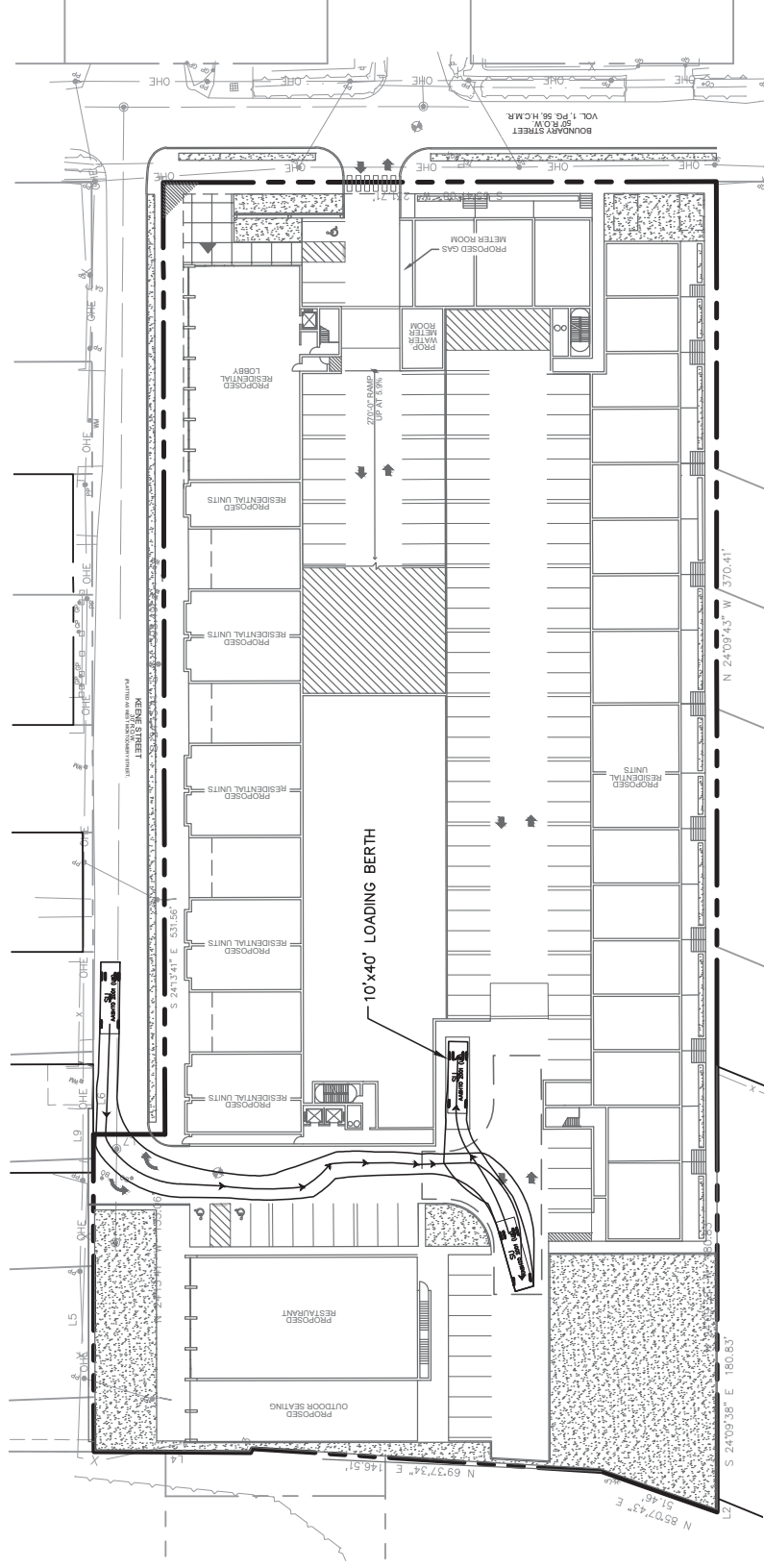


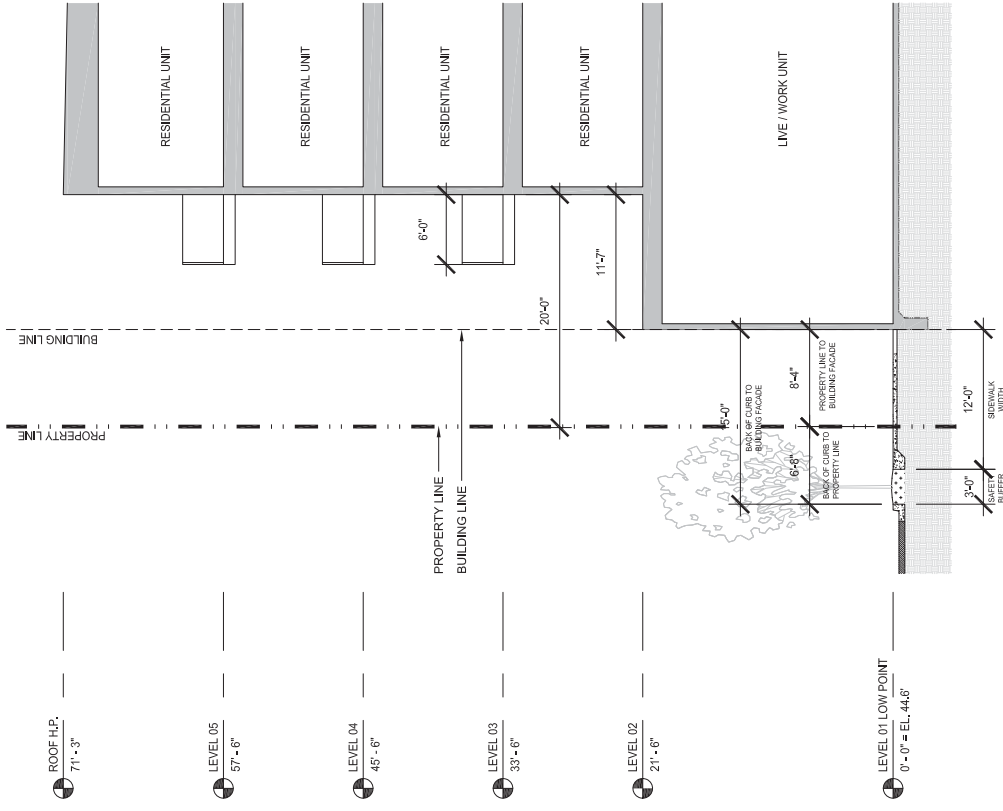
D – Variances

Aerial

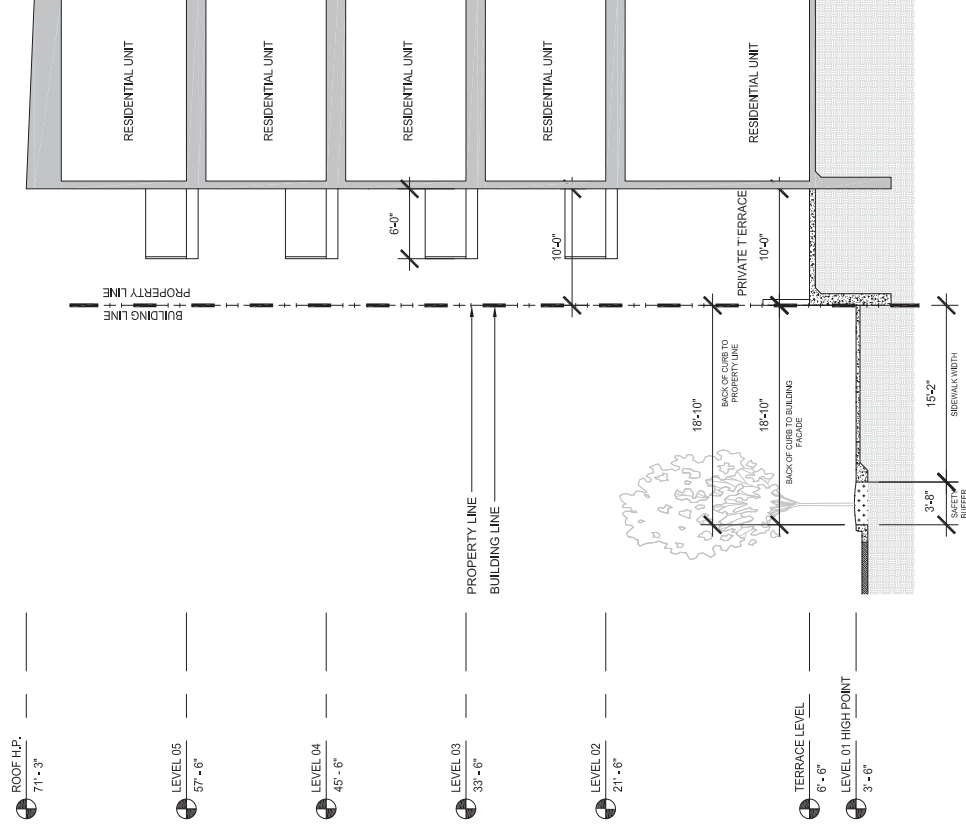


TRUCK TURNING EXHIBIT





BUILDING PROFILE AT KEENE STREET



BUILDING PROFILE AT BOUNDARY STREET





Application Number: 2020-1620

Plat Name: MP White Oak

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/18/2020

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 Keene Street to be treated as though it were a transit corridor; To not dedicate any right of way to Keene Street; To allow an encroachment into the visibility triangle for a canopy at a vertical clearance of approximately 14'. To allow access from the end of a stub street.

Chapter 42 Section: 150;121;161

Chapter 42 Reference:

42-150; 42-121; 42-161; 42-134

Statement of Facts

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

N/A

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

This site is in the area of Houston known as the Near Northside just south of Little White Oak Bayou. It lies within the boundary of the Hardy/Near Northside Tax Increment Reinvestment Zone and the Greater Northside Management District. Boundary Street, which forms the southern boundary of the tract, is a Type A Street according to the current Transit-Oriented-Development map. The proposed building will setback 18'10" from the edge of paving on Boundary Street. This newly created pedestrian realm will include a 13'10" sidewalk and a 3' landscape buffer. This frontage will also have one driveway, which will serve as the primary entrance to the proposed mixed-use development. A variance is being requested at the corner of Keene Street and Boundary Street to allow a canopy to encroach approximately 6'9" into the required 15'x15' visibility triangle for each right of way at a vertical clearance of 14'. The right of way that forms the eastern boundary of the site is Keene Street. Across Keene are several double-fronted lots that also have frontage on N Main Street, which is a transit corridor. The secondary entrance to this proposed development will be at the terminus of Keene Street. The parcel at the end of Keene Street was part of an abandonment request submitted to the Joint Referral Committee and was approved by City Council in 2018. As a part of this council action a turnaround easement was established on one of the lots on the east side of Keene Street. The proposed development will take direct access from the end of Keene Street, through the parcel abandoned in 2018, and to the driveway located on the northern side of the property right just south of the proposed restaurant fronting on Little White Oak Bayou. A variance is being requested to not dedicate right of way to Keene Street. Although Keene Street is only a 30' wide right of way, every single property except for two parcels are owned by the developer of this mixed-use project and will eventually become commercial property. Widening this street would make the development infeasible as it would make the east/west dimension infeasibly narrow. Keene Street, which is about 400' long, currently functions like an alley, which is how it is anticipated this development will treat Keene Street. Taking 15' of right of way from each side of Keene would make the double fronted lots on N Main Street undevelopable as well since the current lots are only about 100' deep as they currently exist. A variance is also being requested along Keene Street to treat it as a transit corridor type a street. The proposed building is 15' from the back of the curb along Keene Street and the developer is proposing to follow all of the performance standards outlined in the current transit-oriented development rules. The 15' will be comprised of a 3' safety buffer against the curb and a 12' sidewalk, which will promote walkability in the area. Allowing the building to be closer to the paving of Keene Street will get more eyes on the street and will create a more interesting walk for

pedestrians. Locating this mid-rise apartment will serve as a buffer between the single-family homes to the west and the more intense development plan for the Hardy area.

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

Due to the age of the original subdivision, which was completed in 1903, rules against double-fronted lots did not exist when this area was originally planned and developed. In addition, rail/walkability was not planned at the time this subdivision was originally developed.

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

The intent of this chapter is to promote walkability for transit-oriented development, which these requests maintains.

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

The granting of the variance will be beneficial to public health due to the pedestrian-friendly and walkable design of the streetscape and building façade.

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

The justification for the variance is the unusual nature of many aspects of this property. First, Keene Street has double-fronted lots with N Main Street, which makes widening infeasible. Second, this property is just south of Little White Oak Bayou and thus Keene Street has nowhere to go to the north, thus limiting amount of properties that take access from Keene Street. Third, the design of the building attempts to improve walkability in the area by creating a pedestrian-friendly design, which entails moving the building closer to the street to get both eyes on the street and to create a more interesting walk for passersby.

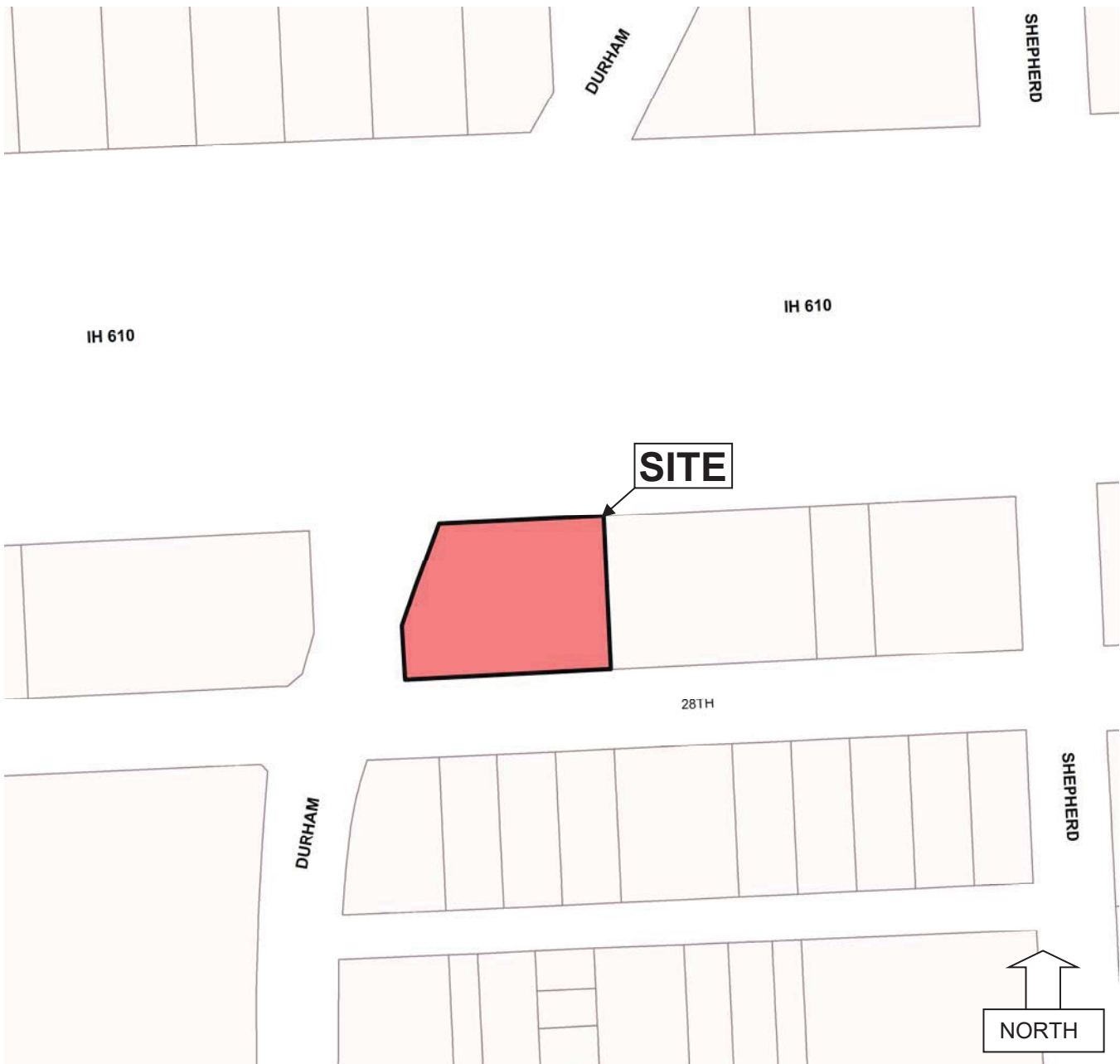
Houston Planning Commission ITEM: 119

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: North Durham Plaza replat no 1

Applicant: Century Engineering, Inc.



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: North Durham Plaza replat no 1

Applicant: Century Engineering, Inc.



D – Variances

Aerial

 <p>INTERIM ARCHITECTS INC. 261-398-7070 261-398-7070</p>	<p>PROJECT: P19-3 - 405-DWG</p> <p>PROJECT TYPE:</p>		<p>A PROJECT OF: PANJWANI PROPERTIES LTD</p> <p>HOUSTON, TX 77088</p> <p>C-STORE - 735 N. LOOP 810 + N. DUFFWALL DR. FUEL CANOPY - 735 N. LOOP 810 + N. DUFFWALL DR. JOINTLY OWNED BY:</p>
			

PROFESSIONAL SEAL

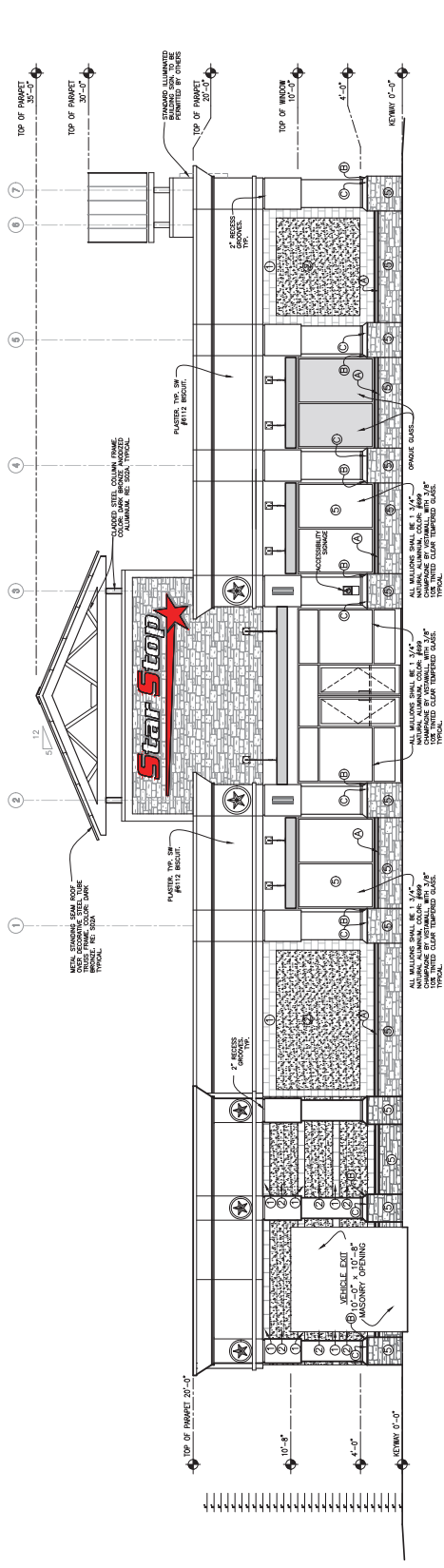
[illegible]

SCOPE OF THE DOCUMENT

This drawing indicates the general scope of the project in terms of architectural design concept, the dimensions of the building, the major structural systems and the types of structural, mechanical, electrical systems. As scope documents, the drawings do not necessarily indicate the details of work required for the performance of the project or the requirements of the Contract Documents. On the basis of the general scope indicated or described, the contractor shall determine the details of the work, execution and completion of the work. These drawings shall not be used for construction unless DATED and noted as ISSUED FOR CONSTRUCTION WORK.

<p>REVISIONS</p>					
NO.	DATE	DESCRIPTION			
DRAWN BY:			CHECKED BY:	DATE	
SHEET TITLE					

ARCHITECTURAL ELEVATION	DRAWING NUMBER		A05	SHEET NO.

[illegible]

1 NORTH ELEVATION
SCALE: $\frac{3}{16}'' = 1'-0''$
RE: FLOOR PLAN

GENERAL NOTE

USE MORE CARPORT MASTERS AS AN INTERNAL PULL-RESISTANT ANCHOR FOR WETTED CARPORTS TO BE USED IN AREAS WITH HEAVY TRAFFIC. ANCHORS

1. COATED WETTED CARPORT MASTERS, MEETING THE REQUIREMENTS OF ASTM C-270, ARE PORTLAND CEMENT-BASED ANCHORS WITH A POLYURETHANE COATING. THEY ARE AVAILABLE IN PORTLAND AND LIME MORTAR (WETTED, TYPE A), AND PORTLAND CEMENT-BASED ANCHORS (WETTED, TYPE B). THESE PRODUCTS ARE THE EXCLUSIVE SOLUTION FOR THIS PRODUCT, AND THEY ARE PROVIDED IN A PLANT MANUFACTURED TO OBTAIN A HIGH LEVEL OF QUALITY CONTROL. UNDER NO CIRCUMSTANCES WILL ANY OTHER TYPE OF ANCHOR BE USED TO MEET THE REQUIREMENTS OF ASTM C-270. ANY OTHER TYPE OF ANCHOR WILL BE CONSIDERED AS NOT MEETING THE REQUIREMENTS OF ASTM C-270. ANY OTHER TYPE OF ANCHOR WILL BE CONSIDERED AS NOT MEETING THE REQUIREMENTS OF ASTM C-270. ANY OTHER TYPE OF ANCHOR WILL BE CONSIDERED AS NOT MEETING THE REQUIREMENTS OF ASTM C-270.

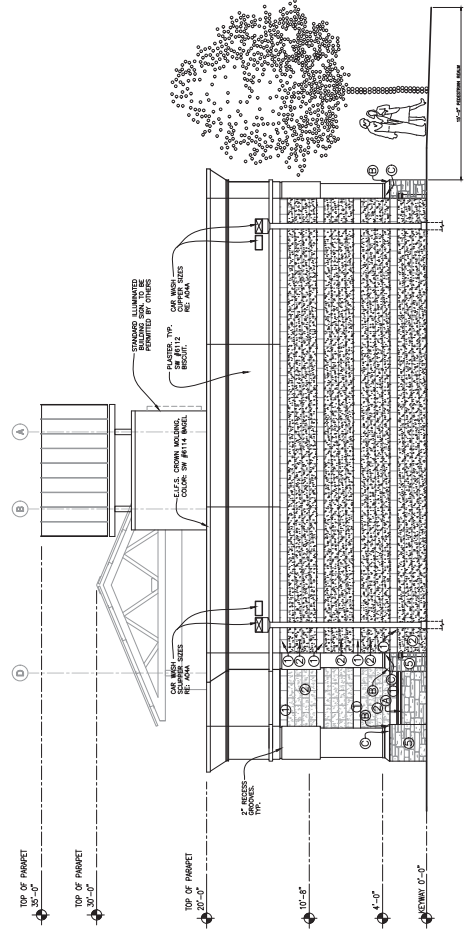
2. USE A CLEAR, NON-TOXIC, SELF-CURING, 2-K PART EPOXY RESIN, MEETING THE REQUIREMENTS OF ASTM D-395, TO SEAL THE CARPORT MASTERS. THE EPOXY RESIN SHOULD BE APPLIED TO THE CARPORT MASTERS, AND THE CARPORT MASTERS SHOULD BE PROTECTED AGAINST TRAFFIC. THE EPOXY RESIN SHOULD BE APPLIED TO THE CARPORT MASTERS, AND THE CARPORT MASTERS SHOULD BE PROTECTED AGAINST TRAFFIC. THE EPOXY RESIN SHOULD BE APPLIED TO THE CARPORT MASTERS, AND THE CARPORT MASTERS SHOULD BE PROTECTED AGAINST TRAFFIC.

EXTERIOR BUILDING MASONRY SCHEDULES

FELS BLOCK AND BRICK CO. INC.						
TYPE	DESCRIPTION	FINISH	SIZE, WITH X HEIGHT X LENGTH	COLOR	GROUT SIZE	GROUT COLOR
1	REGULAR - FULL SIZE	GROUND FINISH	7 5/8" X 7 5/8" X 15 5/8"	# 2 COPPER	3/8"	
2	REGULAR - FULL SIZE	SPLIT FACE	7 5/8" X 7 5/8" X 15 5/8"	# 2 COPPER	3/8"	
3	N/A					

LONE STAR STONE						
TYPE	DESCRIPTION	FINISH	SIZE: WIDTH X HEIGHT X LENGTH	COLOR	GROUT SIZE	GROUT COLOR
①	LIDGESTONE			DURANGO		
②	N/A					
③	N/A					

STONE CASTLE INDUSTRIES, INC.						
TYPE	DESCRIPTION	FINISH	SIZE: WIDTH X HEIGHT X LENGTH	COLOR	GROUT SIZE	GROUT COLOR
1	CAST STONE RECTANGLE	SMOOTH	7 5/8" X 7 5/8" X 7 5/8"	1A	3/16"	
2	CAST STONE WATERFALL - RETAIN CORNER	SMOOTH	7 5/8" X 7 5/8" X 7 5/8"	1A	3/16"	
3	CAST STONE WATERFALL - STRAIGHT	SMOOTH	7 5/8" X 7 5/8" X 24 5/8"	1A	3/16"	
4	N/A		N/A			
5	N/A		N/A			
6	N/A		N/A			
7	N/A		N/A			
8	N/A		N/A			
9	N/A		N/A			



2 EAST ELEVATION
SCALE: $\frac{3}{16}'' = 1'-0''$
RE: FLOOR PLAN



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-1585

Plat Name: North Durham Plaza replat no 1

Applicant: Century Engineering, 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 reduce a 10' Building Line to a 5' Building Line along West 28th Street 70' R.O.W.

Chapter 42 Section: 150, 154

Chapter 42 Reference:

Sec. 42-150 Building line requirement & Sec. 42-154 Optional performance standards for a major thoroughfare within the city with a planned right-of-way of 80 feet or less - Retail Commercial Center

Statement of Facts

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

The property owner intends to replat this Restricted Reserve, the property is restricted to commercial and has been the site of a gas station for many years, therefore not allowing a five foot building line along West 28th street would create an undue hardship by depriving the applicant of the reasonable use of the land. The property is served by Interstate Highway No. 610 (North Loop West), North Durham Street and West 28th Street, which takes access from Interstate Highway No. 610 (North Loop West), North Durham Street and West 28th Street.

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

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

After many years of serving the surrounding community the existing gas station is being replaced with a modern gas station and convenience store on the existing site. A five foot building line would allow compliance with requirements and restrictions unknown when the gas station was originally built. Strict application would create an impractical development, it would create a burden to the Owner.

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

The intent and general purpose of this chapter will be preserved and maintained, because the variance being sought is not extensive and will provide a modern gas station and convenience store on the existing site to serve the community.

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

Allowing this variance will not impact existing traffic flows and not impact the residential properties adjacent to the subject property.

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

Economic hardship is not the sole justification of the variance, as discussed above with respect to the modern gas station and convenience store continuing to serve the community.

Houston Planning Commission

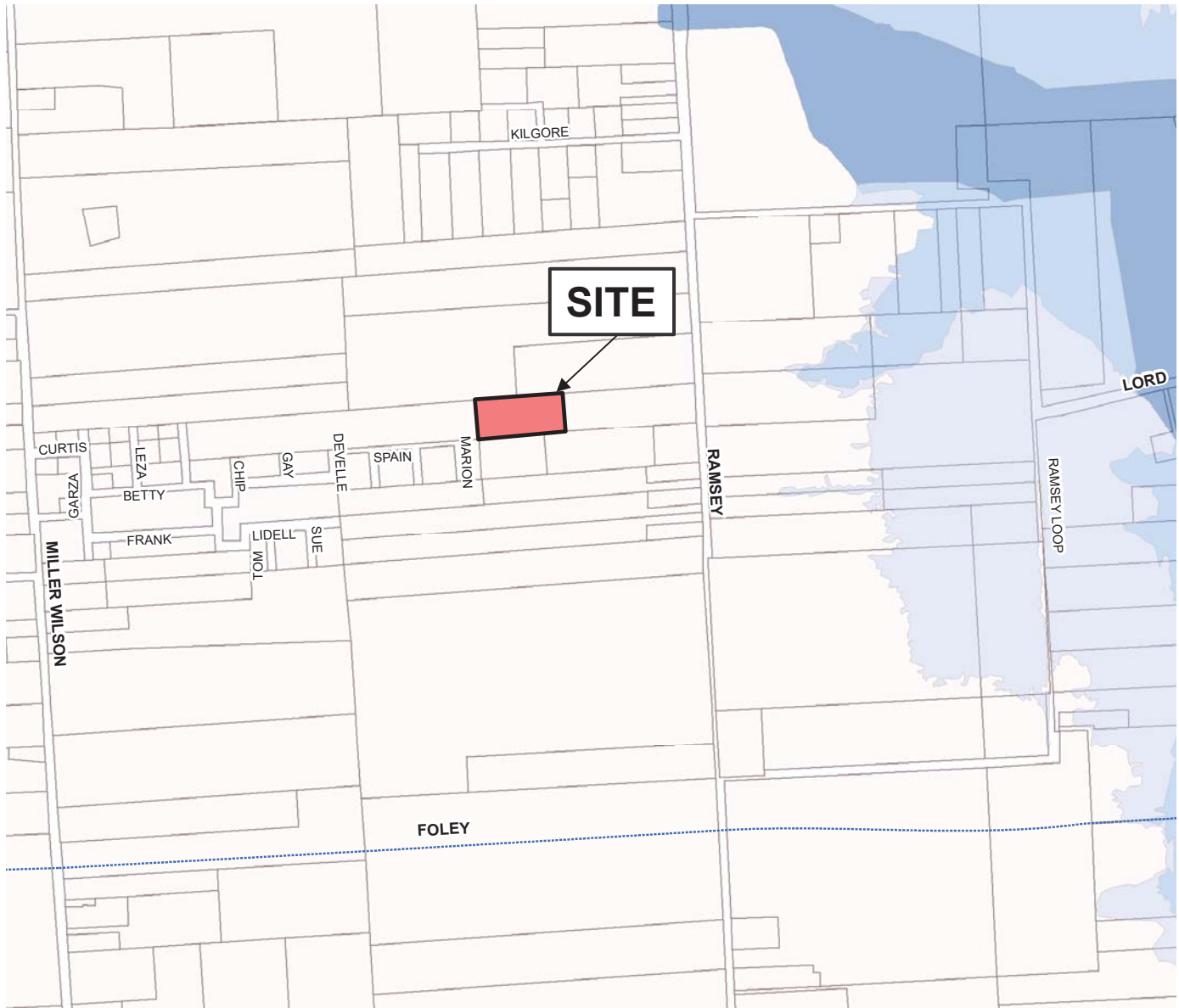
ITEM: 120

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Prince Ranch (DEF 1)

Applicant: Survey 1, Inc.



D – Variances

Site Location

Houston Planning Commission

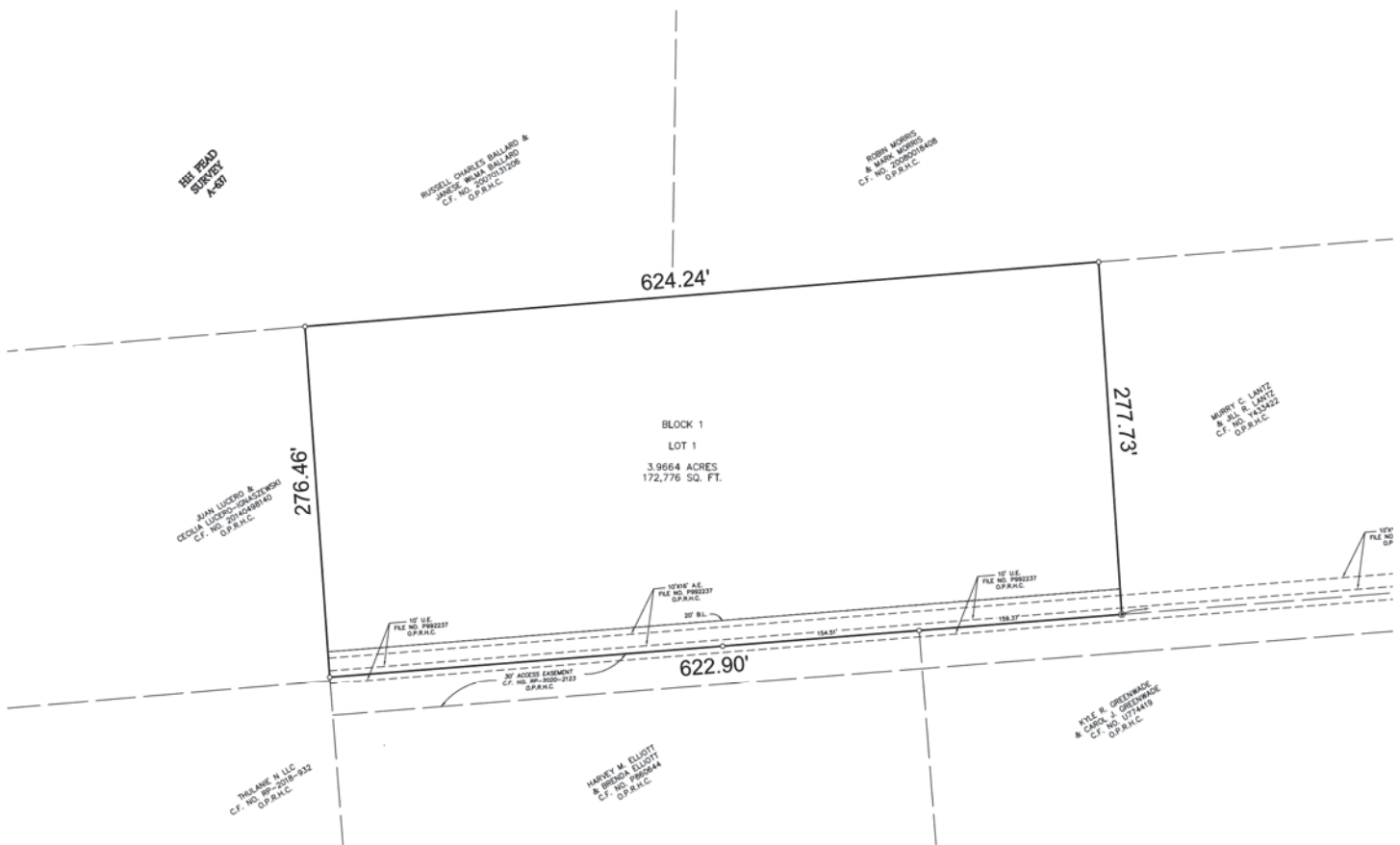
ITEM: 120

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Prince Ranch (DEF 1)

Applicant: Survey 1, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 120

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Prince Ranch (DEF 1)

Applicant: Survey 1, Inc.



D – Variances

Aerial



Application Number: 2020-1534

Plat Name: Prince Ranch

Applicant: Survey 1, Inc.

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:

The variance being requested is to allow access from Ramsey Road to the subject tract via an access easement.

Chapter 42 Section: 42-180(a)(3)

Chapter 42 Reference:

(a)Each lot in a subdivision shall be of sufficient size and shape to: (3)Ensure that direct vehicular access is provided from a street, shared driveway, or alley.

Statement of Facts

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

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

The property in question is 3.9664 acres in size and is surrounded by large acreage tracts. Due to the location of the property and the surrounding area, a 30' access easement was granted and recorded (File No. RP-2020-2123) as an uninterrupted pedestrian and vehicular ingress and egress from Ramsey Road for all property owners located along said access easement.

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

This variance would not create a hardship by the applicant; however, it will allow for the property owners and adjacent property owners the use of their land without creating an impractical development. The area of the property in question consists of multiple large acreage tracts with many of them being inhabited. Each of these tracts have been utilizing the same access point to gain access to their property for the past two decades. However, the access easement was recently recorded as such to ensure the proper use and availability to the surrounding areas.

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

The intent of this chapter will be preserved and maintained. The property owners have allowed for this property, as well as the surrounding properties, access via an access easement that is 30 feet in width and 1,538 feet in length. The access easement extends perpendicular from Ramsey Road to the southeast corner of the subject tract and continues to its western property line.

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

Granting the variance will not be injurious to the public. It will allow for the current property owners the ability to maintain the use of their property as is. The access easement to this property was previously recorded with the intentions to providing proper access to the subject tract and its adjacent property. The subject tract as well as the surrounding

properties have been using this access point for their properties for the past two decades. The 30-foot access easement allows for vehicular access to each tract of land.

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

The sole justification for the variance is to allow access to the subject tract by way of access easement from Ramsey Road.



Application Number: 2020-1534

Plat Name: Prince Ranch

Applicant: Survey 1, Inc.

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:

The variance that is being requested is for the block length for intersection spacing along local streets. The proposed property is located approximately 1,707' south of Kilgore Lane.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

Statement of Facts

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

na

(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 is requesting a variance to have an intersection spacing exceed the maximum length of 1,400 feet along a local street to maintain reasonable development of the proposed Rustic Ranch plat. The proposed property is a single, 3.9664-acre lot, located along the west right of way line of Ramsey Road. It is located approximately 1,707' south of Kilgore Lane and 5,932' north of Hare Cook Road. Ramsey Loop Road, which is located on the east side of Ramsey Road, is approximately 1,139' south of and 2,476' north of the proposed property.

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

The circumstances supporting the variance for maximum block length are not the result of a hardship created or imposed by the applicant. The applicant is requesting a variance to have an intersection spacing of more than the maximum of 1,400 feet along a local street to maintain reasonable development of the 3.9664-acre lot. This area consists of multiple large acreage tracts with many of them being used for residential and agricultural purposes. The proposed property and adjacent property will utilize the existing recorded 30' access easement for ingress / egress purposes.

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

Allowing the approval of the variance will not have any negative impact on traffic flow. The property and surrounding area lie in the rural area each consisting of large acreage tracts. Imposing the 1,400-foot block length rule would place the east/west road approximately 300 feet to the north of the proposed property or place approximately 4 east/west roads if the intersection spacing rule were to be used from Hare Cook Road. This would bisect any existing property thus impeding any adjacent owners' right to maintain their existing land use.

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

Mandating the required minimum block length will have little to no impact on the improvement of mobility of the surrounding area. This will make it possible for the current property owners, as well as the adjacent landowners, the ability to maintain the use of their property as is.

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

The circumstances supporting the variance for maximum block length are not the result of a hardship created or imposed by the applicant. The requirement to not have an east/west dedicated road is the reason for the variance.

Houston Planning Commission

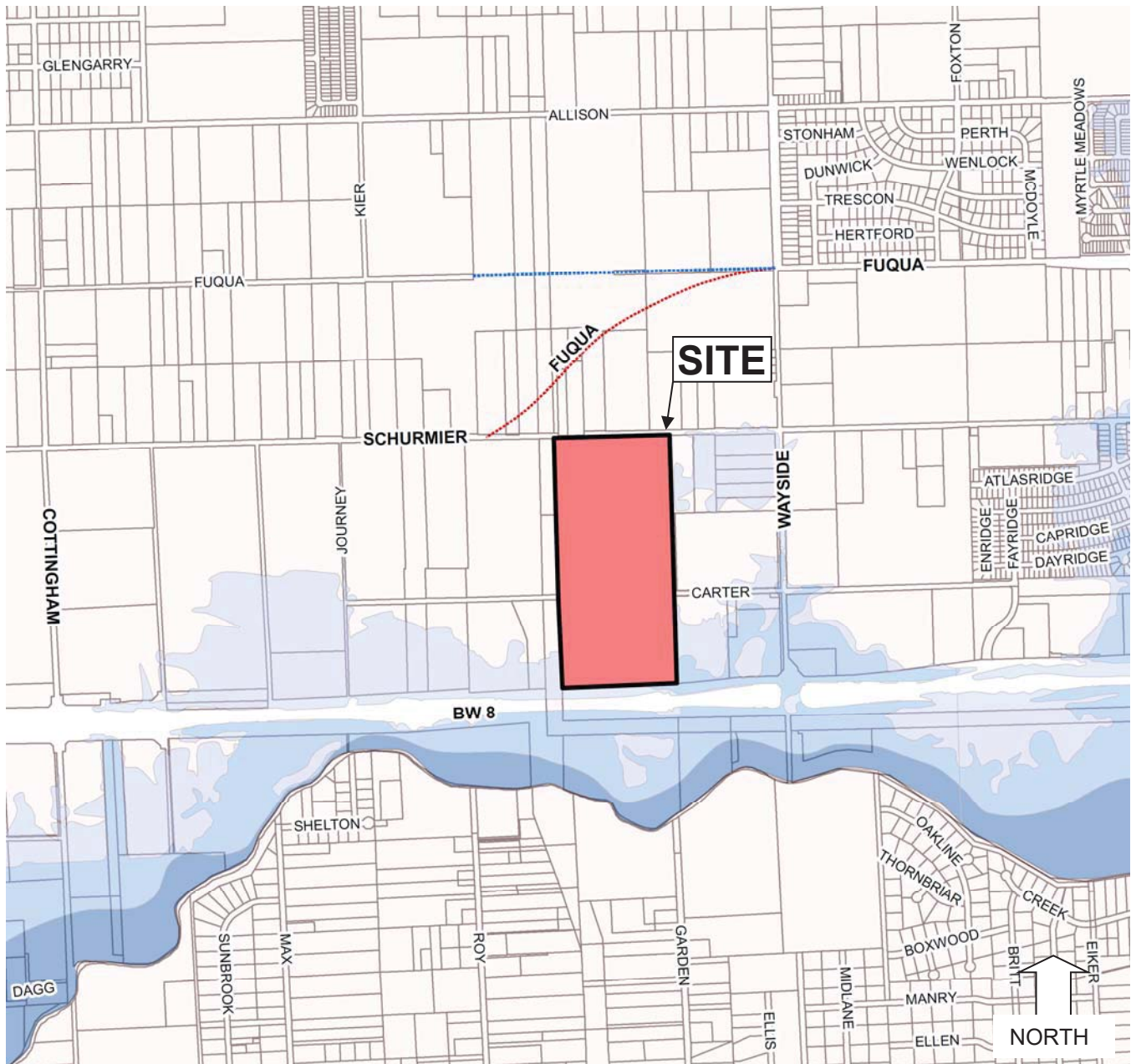
ITEM: 121

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Redwood South

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

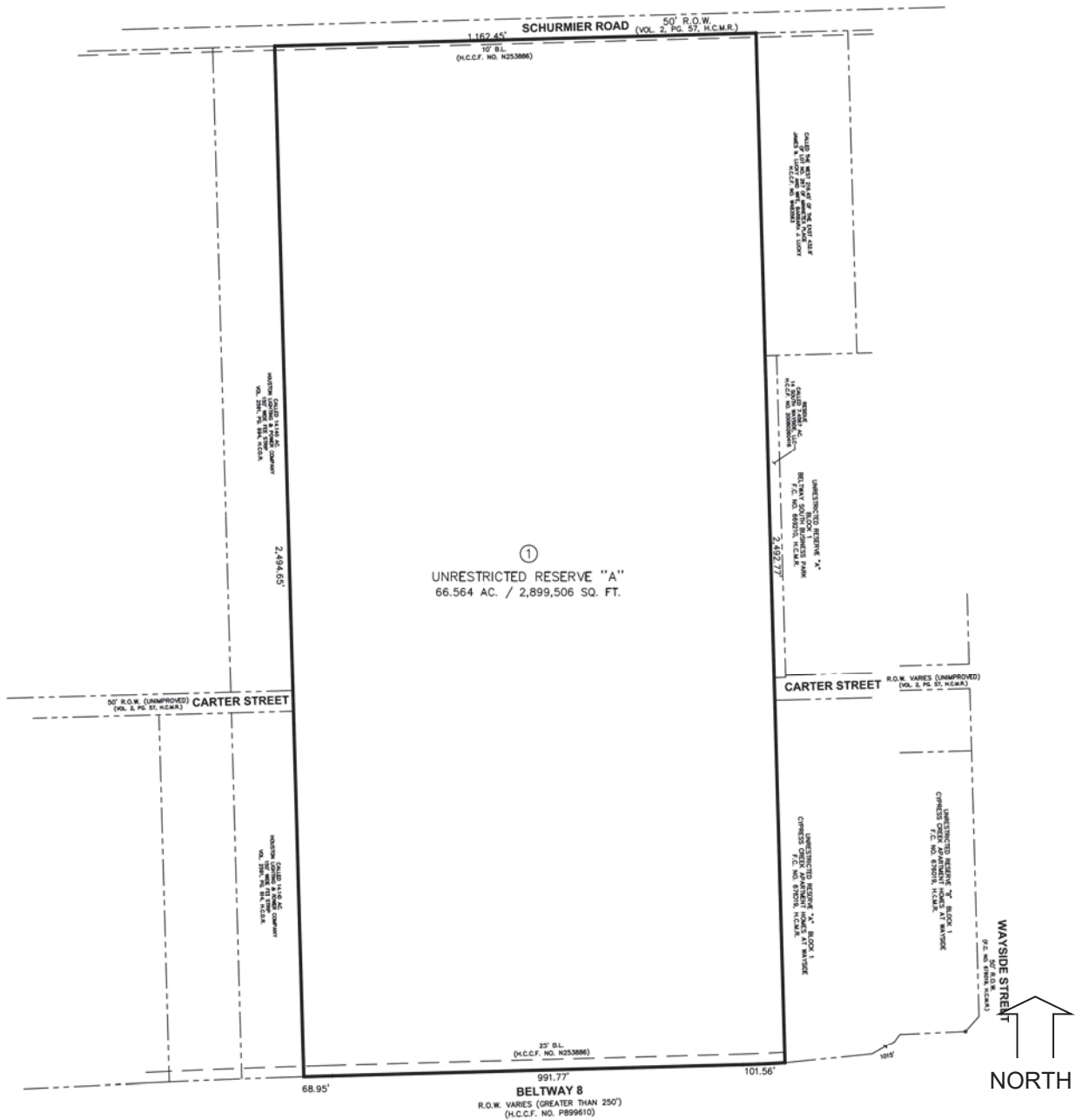
ITEM: 121

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Redwood South

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

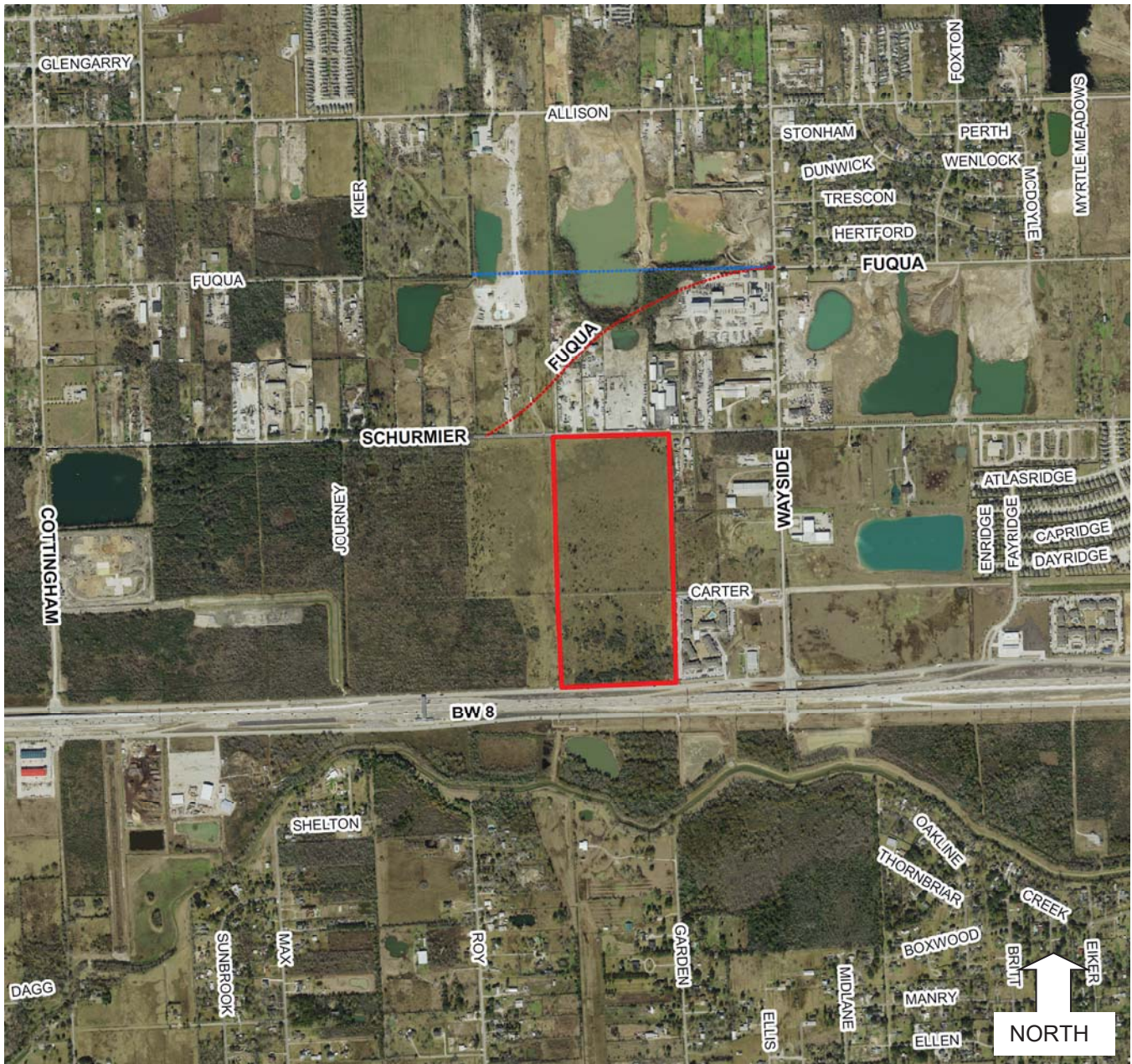
ITEM: 121

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Redwood South

Applicant: Windrose



D – Variances

Aerial



Application Number: 2020-1634

Plat Name: Redwood South

Applicant: Windrose

Date Submitted: 09/18/2020

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 Carter Street or terminate with a cul-de-sac and to exceed east-west local street intersection spacing requirements.

Chapter 42 Section: 128, 134

Chapter 42 Reference:

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

Statement of Facts

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

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

The subject property consists of 66.5 acres located between S Sam Houston Tollway (Beltway 8) and Schurmier Road approximately 1,014 feet west of S Wayside Drive. The applicant proposes to sell the property to facilitate the development of a large-scale industrial warehouse, logistics facility, and laydown yard. The acreage consists of two separate tracts located north and south of the unimproved Carter Road right-of-way. As they own property on both sides of Carter Road and there are no utilities in the right-of-way, the applicant is requesting to remove the right-of-way by plat without providing cul-de-sacs on the east or west boundaries of the subject tract. Additionally, an east/west intersection spacing variance is required if the Carter Road right-of-way is removed as it is approximately 2,500 feet from Schurmier Road to the S Sam Houston Tollway frontage road. Carter Road was created in 1908 on the Minnetex Place plat. Since that time, this region has developed into a predominantly industrial business center occupied by large footprint manufacturing, fabrication, and concrete facilities. As an example, the recently platted South Belt Logistics Park that is located immediately to the west contains 75- and 133-acre reserves. They requested to remove the Carter Road right-of-way and to not provide a cul-de-sac, the same request as the applicant. If the City requires the applicant to retain and improve the Carter Road right-of-way, it will have no path to the west and no improved right-of-way connection to the east as the developments along S Wayside did not improve Carter Road when construction occurred. If Carter Road was not removed and there ultimately was a connection to S Wayside, it would certainly be frequently used by the heavy-haul trucks coming from the new industrial center to head east on the Sam Houston Tollway. The industrial developer wants to avoid this traffic conflict, as there is a multifamily residential complex located adjacent to and east of the site – the Cypress Creek Apartments. Note that the applicant approached the City's Joint Review Committee in 2019 and they indicated that replatting to dissolve the street was the appropriate method as the right-of-way was not improved and there were no utilities present.

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

The unusual physical characteristics and prevailing development pattern are the justifications for the requested variances. Previous developments in the immediate area have not improved Carter Road or they have removed the right-of-way completely. Now there is no path to extend the street to the west. Even if there was a path to the west, the street would not be necessary to facilitate traffic movement given the adequate capacity of the existing street network and the prevailing development pattern. If the Commission does not grant the variance and Carter Road is improved on the applicant's site and ultimately extended to S Wayside, it provides no tangible public benefit and only serves to give industrial traffic a cut-through to head east on S Sam Houston Tollway.

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

The applicant is requesting variances to eliminate an unnecessary and impractical east-west street. Given the existing development and the prevailing character of the surrounding area, extending or terminating the unimproved Carter Road right-of-way is impractical and contrary the best interests of the public and applicant. The large footprint industrial uses in this area simply do not require a local street in the same grid pattern as other areas of the City. If Carter Road was dissolved, the existing access from Schurmier Road and S Wayside would continue to be adequate for existing uses. The direct connection to the S Sam Houston Tollway frontage road would be more than adequate to service the new facility. Further, the variance would prevent the City from acquiring and maintaining unnecessary right-of-way. As an example, the City would have to access and maintain the newly constructed Carter Road by traversing private property or going across the unimproved right-of-way to the east until someone made the connection to S Wayside. When that connection occurred, it would serve no public purpose other than benefitting the applicant's truck traffic that wanted to cut through to S Wayside to avoid using the freeway system to make the turnaround to head east.

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

The subject property and the surrounding area currently have more than adequate road network service to facilitate safe and efficient routine traffic and emergency vehicular access. Forcing Carter Street to be retained and improved through the subject site serves no public purpose as the street could not be extended further to the west. If the street ever made a connection to S Wayside to the east, it would only result in traffic conflicts with heavy haul trucks seeking a shortcut to head east instead of using the direct connection to the S Houston Tollway frontage road. While the requested variances would create a situation where intersecting spacing regulations were exceeded, the large footprint of the new facility and the surrounding uses do not require a 1,400-foot street network to provide adequate mobility.

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

Improving or terminating Carter Road in a cul-de-sac is not in public's best interests, which is the justification for the requested right-of-way abandonment and subdivision variances. A new east/west street on the subject site would create unnecessary right-of-way for the City to maintain and undermine the applicant's reasonable use of their land. The new street would not enhance mobility whatsoever outside of encouraging heavy-haul truck traffic to cut through to S Wayside, which creates a conflict point with the vehicles coming from the adjacent apartment complex.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

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www.houstontx.gov

September 24, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Redwood South

REFERENCE NUMBER: 2020-1634



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located north of South Sam Houston Parkway East (Beltway 8) between Cottingham Street and Wayside Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed intersection spacing along the east and west boundaries by abandoning unimproved Carter Road, and not to terminate both ends of Carter Road with a cul-de-sac. 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, October 15, 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 **Oanh Nguyen** with **Windrose** at **713-458-2281**. You may also contact Tammi Williamson 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: 122

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Temenos Development at Gray (DEF 1)

Applicant: Beacon Land Services



D – Variances

Site Location

Houston Planning Commission

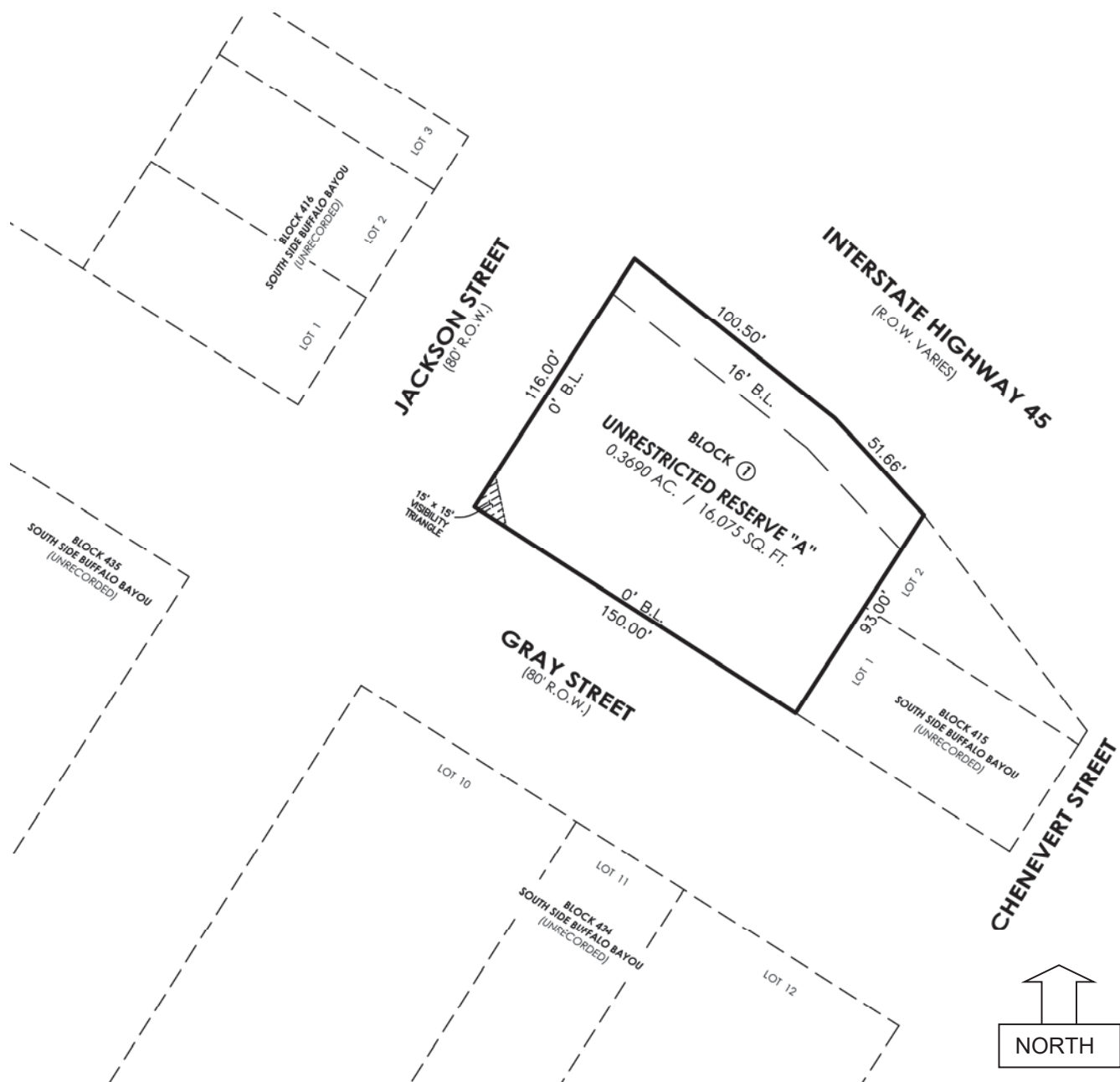
ITEM: 122

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Temenos Development at Gray (DEF 1)

Applicant: Beacon Land Services



D – Variances

Subdivision

Houston Planning Commission

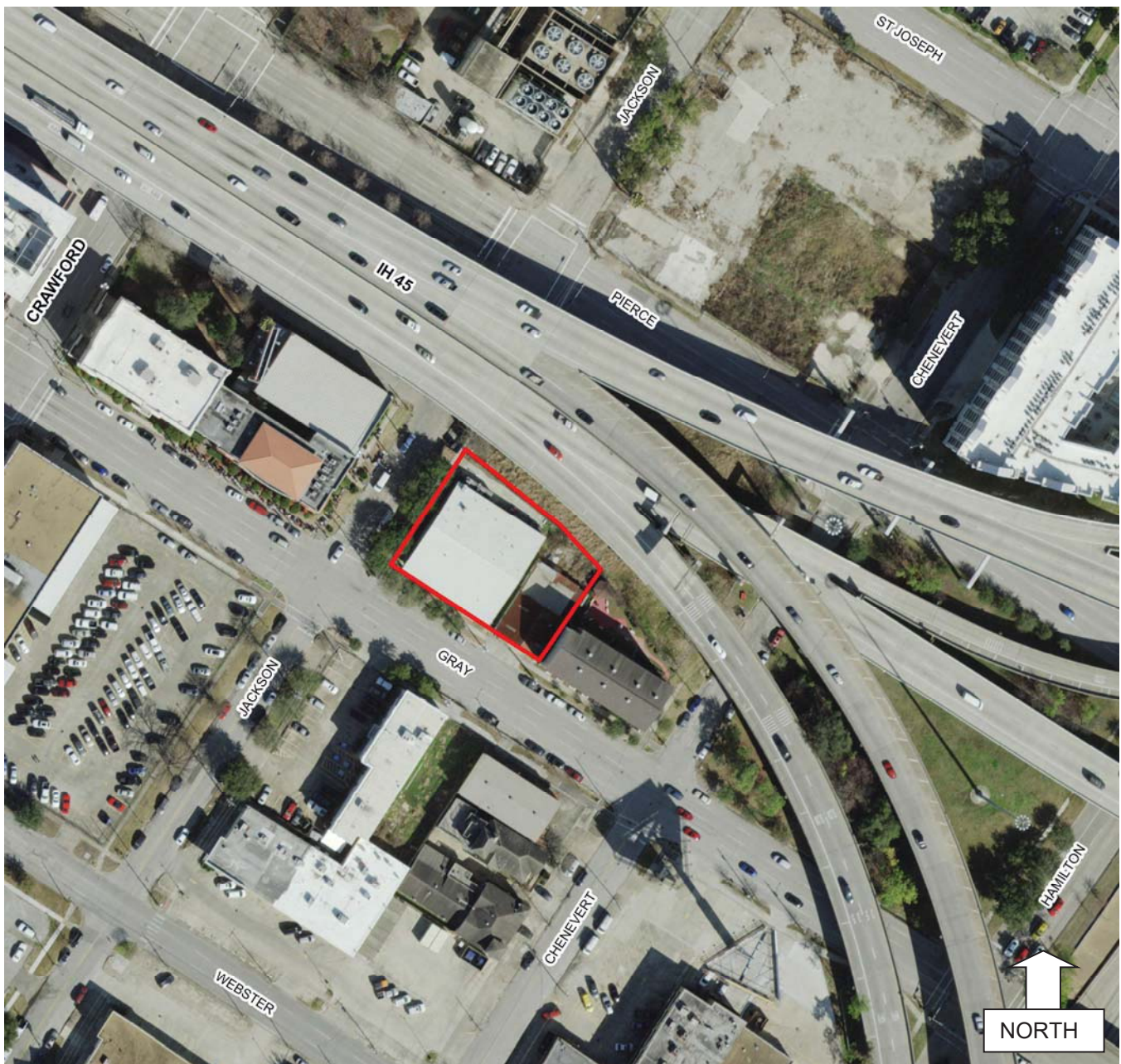
ITEM: 122

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Temenos Development at Gray (DEF 1)

Applicant: Beacon Land Services



D – Variances

Aerial



Scott Glider - Texas Architect
Registration # 21234
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approval, permitting or construction

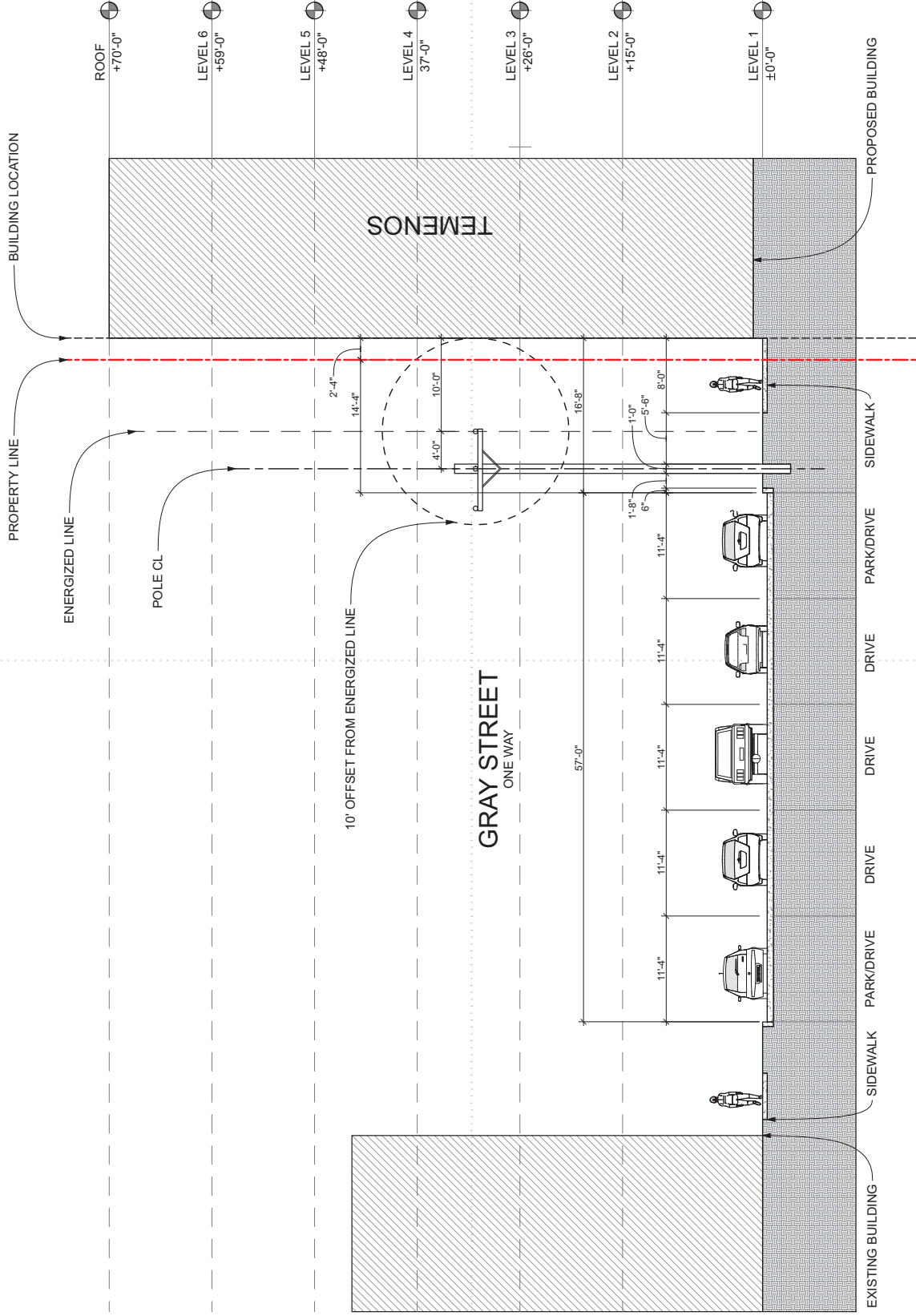
TEMENOS PSH
1703 Gray St
Houston, TX 77003

REV	DATE	DESCRIPTION
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ISSUE
FOR REVIEW

DATE
09/17/20
PROJECT NUMBER
2019-0025
SHEET TITLE
GRAY STREET SECTION
SHEET
SD4.1

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3 GRAY STREET SECTION

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



Scott Glider - Texas Architect
Registration # 21234
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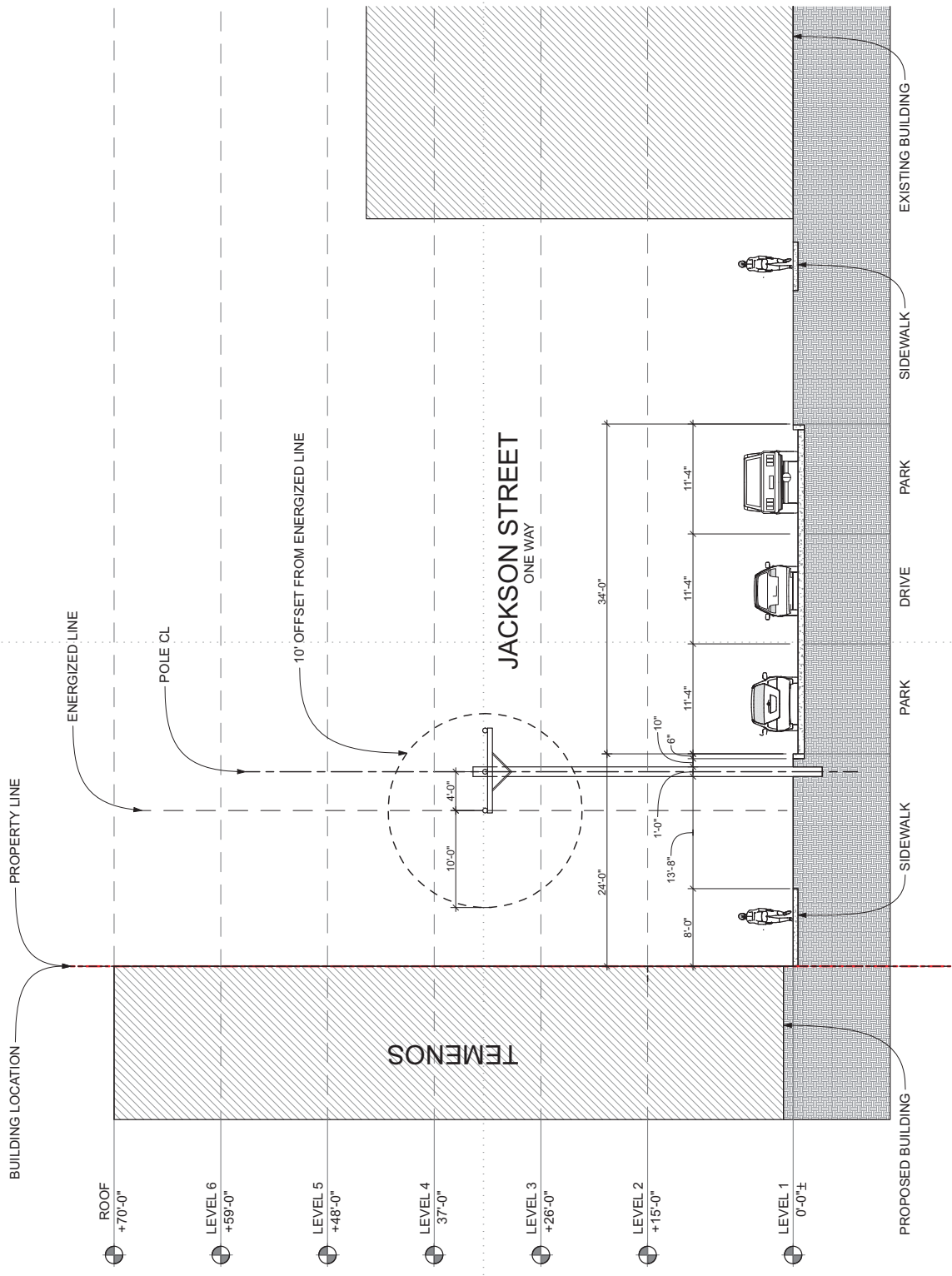
TEMENOS PSH
1703 Gray St
Houston, TX 77003

REV	DATE	DESCRIPTION
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ISSUE
FOR REVIEW

DATE
09/17/20
PROJECT NUMBER
2019-0025
SHEET TITLE
JACKSON STREET
SECTION
SD4.3

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JACKSON STREET SECTION

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



Scott Glider - Texas Architect
Registration # 21234
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approval, permitting or construction

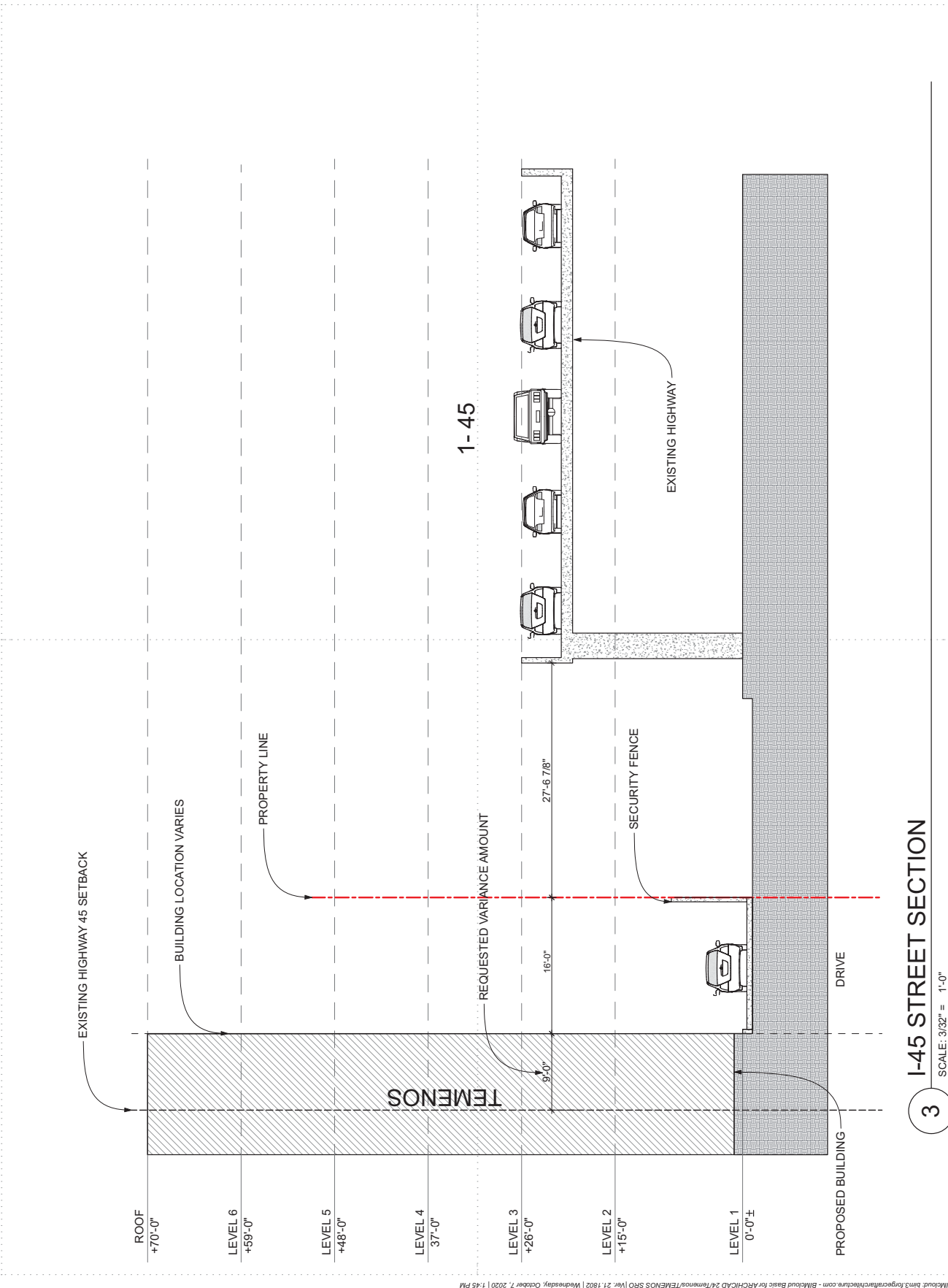
TEMENOS PSH
1703 Gray St
Houston, TX 77003

REV	DATE	DESCRIPTION
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ISSUE
FOR REVIEW

DATE: 09/17/20
PROJECT NUMBER: 2019-0025
SHEET TITLE: I-45 STREET SECTION
SHEET: SD4.2

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Application Number: 2020-1610

Plat Name: Temenos Development at Gray

Applicant: Beacon Land 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 reduce the building setbacks along Gray Street and Jackson Street to 0 feet and to reduce the building setback along Interstate Highway 45 to 16 feet.

Chapter 42 Section: 152, 155

Chapter 42 Reference:

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

Statement of Facts

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

The subject property is known as 1703 Gray Street and is situated at the northeast corner of Jackson Street and Gray Street in the Midtown Super Neighborhood. The site is currently occupied by a supportive housing facility that services those experiencing chronic homelessness and inebriation. The facility is owned and operated by the Temenos Community Development Corporation, whose mission is to provide affordable housing opportunities, supportive services, and employment resources to low and extremely low-income persons on their journey to self-sufficiency. The applicant was recently notified that one of their nearby facilities that houses more than 70 people will be demolished to make way for TxDOT right-of-way needed for the Interstate 45/Pierce Road reconfiguration project. In order to maintain the same level of service to the community, the two existing one-story buildings at 1703 Gray Street will be demolished and a new six-story complex containing 95 single-resident occupancy units will be constructed in their place. The applicant is applying for a variance to reduce the building setbacks along Gray Street, Jackson Street and Interstate 45 to account for the unique development characteristics and community need associated with the project. The site is situated south of and adjacent to the City's Central Business District, which does not require building setbacks. This area is also included in the Midtown Walkable Place Designation Ordinance, which allows for the reduction of the building setbacks. The applicant is proposing to reduce the building setbacks as follows: Jackson Street to zero (0) feet; Gray Street to two (2) feet; and Interstate 45 to sixteen (16) feet. This request will enable the applicant to preserve the character and building massing of the existing facility, which includes dramatically reduced setbacks. It will also enable the new facility to be more compatible with the design intent of the Central Business District and Walkable Places Ordinance.

(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 hardships for the requested variances are the need to maintain compatibility with surrounding development characteristics, the need to preserve the function of the facility within the community, and to account for the unusual configuration of the Interstate 45 grade-separation right-of-way. Given the critical and demanding nature of the applicant's services, it is imperative that the facility maximize the use of the land while blending in with the built environment. This provides the residents with the best possible chances of benefitting from the services and living free of discrimination in a place they can be proud to call home. Given that the property sits adjacent to and just outside of the Central Business District and within the Midtown Walkable Place areas, modifying the building line requirements along Jackson Street and Gray Street is reasonable. Reducing the building setback along the grade-separated portion of Interstate 45 to sixteen (16) feet is also reasonable as the applicant is able to maintain a minimum of nearly 27 feet of separation between the outside edge of the barricade separating the elevated roadway's shoulder and the building façade. The vast majority of the building will be separated much further, but the curvilinear alignment of the state's right-of-way only really impacts the northeaster corner of the property. Without the variance, the applicant's new development will not match other buildings in the immediate area and the service level to the community will be negatively impacted.

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

The City's development regulations promote compatible and safe redevelopment in harmony with existing regulations, prevailing community design character, and the City's vision for the future. The applicant believes that their proposed redevelopment project meets these conditions. The Walkable Places designation and the adjacent Central Business District establish a built environment characterized by reduced setbacks and pedestrian-friendly corridors. The existing building footprints, established in 1950 and 1998, are within 4 feet of the property line along Gray Street, within 5 feet of the property line along Jackson Street, and within 16 feet of the property line along Interstate 45. Granting the variance will enable the applicant to produce a building footprint that is substantially similar to what currently exists. Additionally, the applicant is not seeking any relief from landscaping requirements and they meet the glazing/transparency requirements in the Walkable Places Ordinance on the ground floors along Jackson and Gray.

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

The applicant's buildings have been situated near the property lines along Gray Street and Jackson Street without issue since 1950 and 1998. After the proposed reductions, the separation between the back of curb and the building façades will still be 23' 4" along Jackson Street and 16' 2" along Gray Street. Along Interstate 45, the proposed development represents an improvement over the existing conditions. The current building façade is situated as close as 10.26 feet from the northern property line along Interstate 45 and there is over 996 square feet of overall encroachment in to the 25-foot building setback. The applicant's proposal would reduce the overall encroachment to 154 square feet, which is only a small section of the building's northeastern corner as illustrated on the provided site plan. The closest building face will now be 16.0 feet from the property line, which results in nearly 27 feet of separation from the elevated outside barricade edge of Interstate Highway 45. The applicant will install 8-foot sidewalks along Gray Street and Jackson Street. The planned improvements will have no impact on the existing level of service for the surrounding street system, on-street parking, or emergency vehicle access. Given the expected site development conditions, the proposed variance represents a positive impact to the public's health, safety and welfare.

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

The hardship for the request is the need to maintain architectural compatibility with the surrounding Central Business District and Midtown Walkable Places areas while preserving the basic functions and capacity of the existing facilities. Without the variance, the applicant will not be able to provide a comparable level of service to its clients and the community in general. By granting this variance, the Commission will lessen the non-conformity on the site and will help an organization that strives to protect and serve one of the most vulnerable populations in the City.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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September 24, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Temenos Development at Gray

REFERENCE NUMBER: 2020-1610



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located at the northeast corner of Gray and Jackson Streets and south of IH-45. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Beacon Land Services, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting variances to allow a 0' building line along Gray Street and Jackson Street, and a 16' building line along IH 45. 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, October 1, 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@houston.tx.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 **Jake Patrick** with **Vernon G Henry and Associates Inc.** at **713-627-8666**. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houston.tx.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: 123

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Allison Park (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



E – Special Exceptions

Site Location

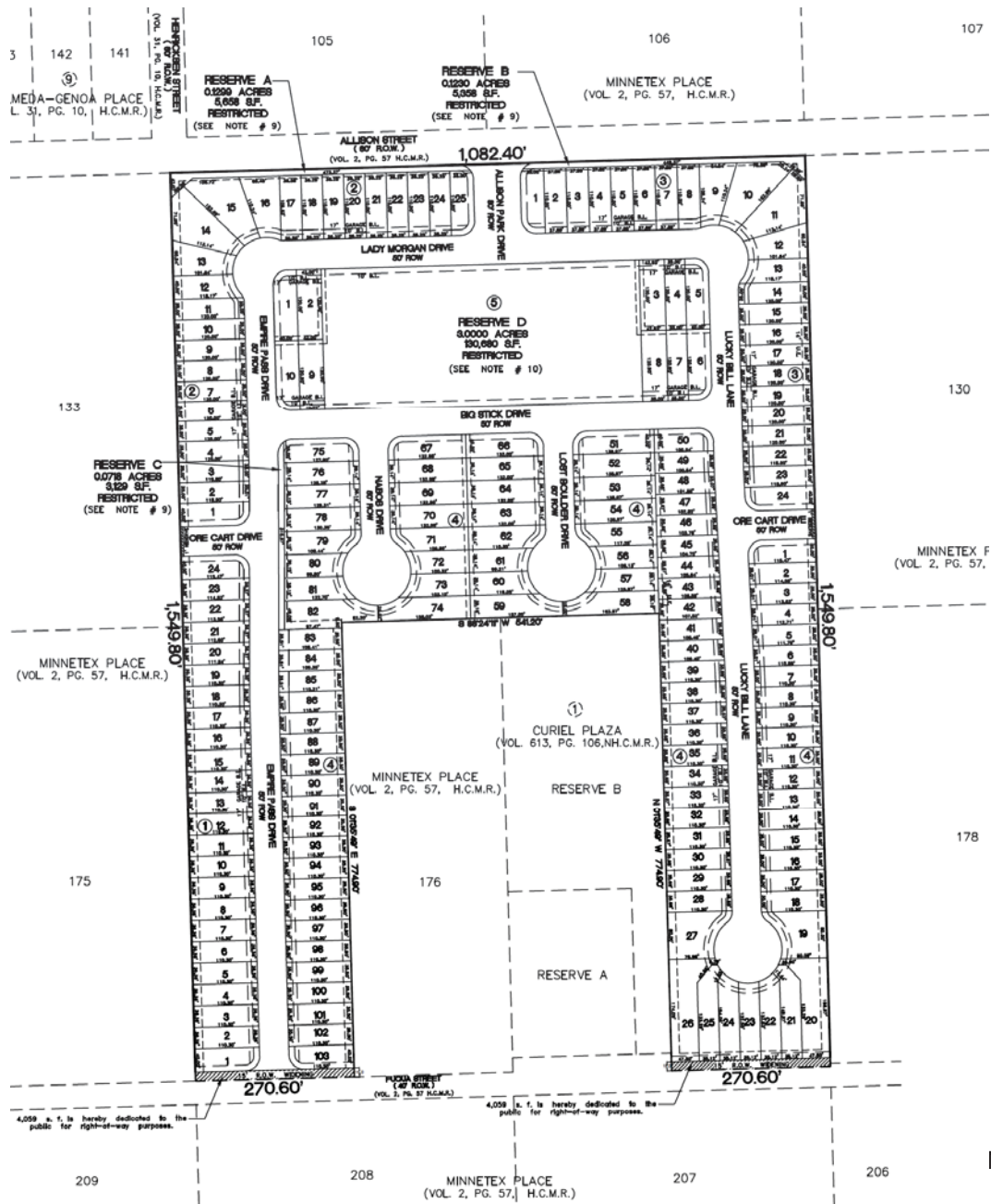
Houston Planning Commission

ITEM: 123

Planning and Development Department Meeting Date: 10/15/2020

Subdivision Name: Allison Park (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



E – Special Exceptions

Subdivision

Houston Planning Commission

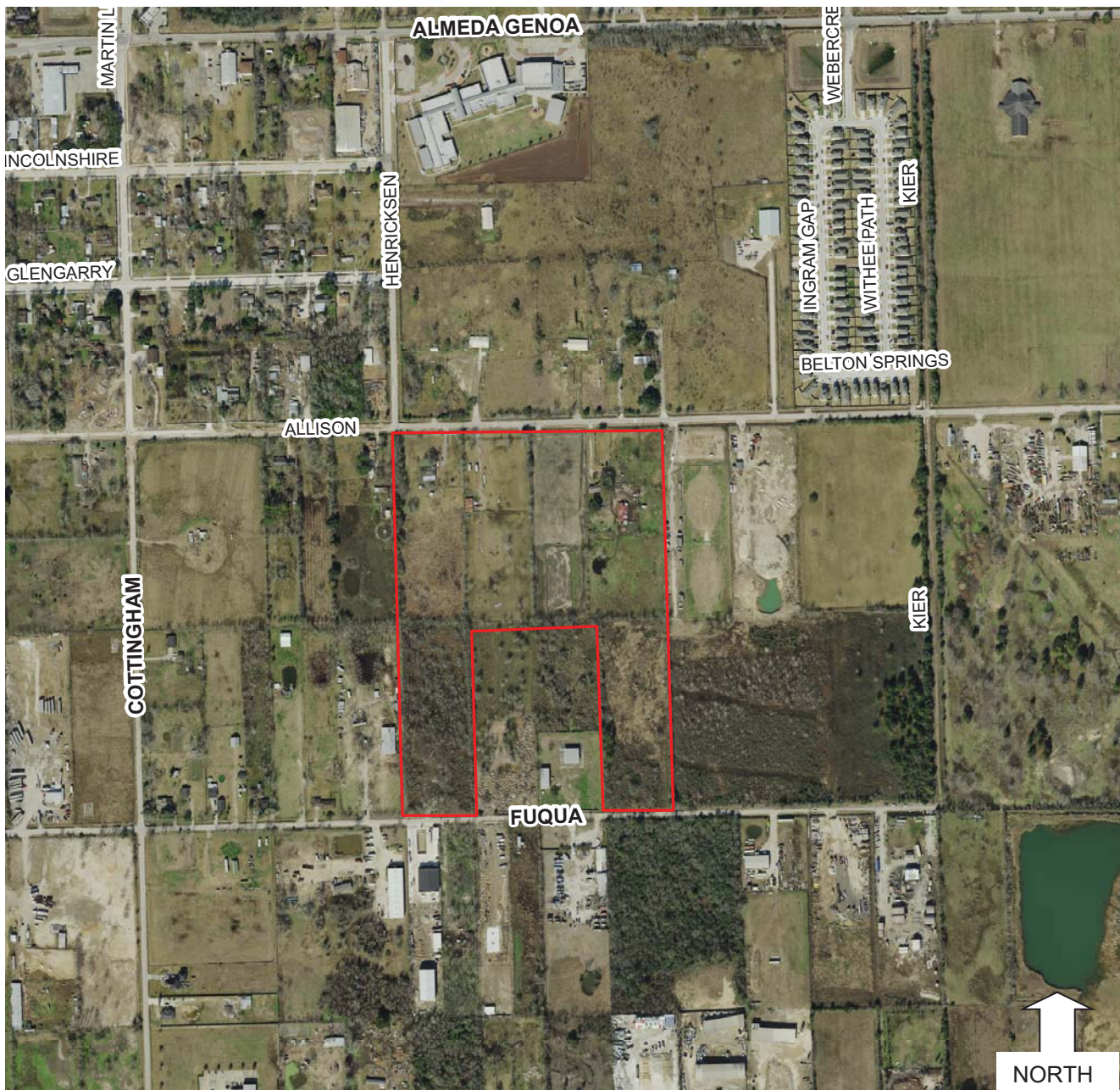
ITEM: 123

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Allison Park (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



E – Special Exceptions

Aerial



Application Number: 2020-1682

Plat Name: Allison Park

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/21/2020

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

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

Specific requirement for which the special exception is being sought:

To allow more than 35 lots to take access from a street that terminates with a cul-de-sac.

Chapter 42 Section: 42-131

Chapter 42 Reference:

Sec. 42-131. - Culs-de-sac. (a) A cul-de-sac shall not serve a single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. A cul-de-sac that exclusively serves a single-family residential development and that has a length of not more than 350 feet from the centerline of its intersection with the nearest street shall have a paving width of at least 24 feet and shall not be used to serve single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. For purposes of the foregoing requirements, each dwelling unit type shall be deemed to generate the following trips per day: - Detached units - 10 trips per unit - Attached units - 8 trips per unit.

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;

This site is located within the city limit of Houston near the intersection of Cottingham, which is an extension of MLK, and Allison Road. The developer is required to have more than one point of access for the development due to the number of lots. There are two points of access being provided. One is off Allison Road and the other is on the western "leg" of the site that connects to Fuqua. The developer does not wish to connect to Fuqua with the eastern leg because it will encourage more speeding and cut-through traffic from the future developments that will inevitably occur along Fuqua. Planning staff has obtained some valuable inputs from Public Works and Engineering Department and previous staff with knowledge of the creation of Sec. 42-131. Based on the planning department's thorough discussions, staff has determined that the original purpose of Sec 42-131 was not solely in consideration of traffic impacts, but also in concern over dead end utilities that create low water pressure for domestic service and for fire hydrants. Since the time that this amendment was made to Chapter 42 in the mid-1990s, according to Public Works and Engineering Department, the cul-de-sac length limitation based on the number of units served no longer is something relevant to the provision of infrastructure. The length of the cul-de-sac has little to do with whether adequate utilities can be designed and constructed for domestic service. The percentage of modification with respect to the standard is 22.2%.

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

This standard was put in Chapter 42 many years ago to assuage concerns from PWE about providing water service to too many lots on a street that ends in a cul-de-sac. With modern technology and engineering, this is no longer a concern for PWE.

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

The percentage of modification with respect to the standard is 22.2%.

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

The request does not affect PWE's ability to provide adequate water service to the lots that take access from the cul-de-sac street. Therefore, the intent of Chapter 42 is maintained.

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

Since this design will not affect water service for the lots there will be nothing that is injurious to public health, safety, or welfare.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

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September 24, 2020

NOTICE OF SPECIAL EXCEPTION REQUEST

PROJECT NAME: Allison Park

REFERENCE NUMBER: 2020-1682

SP

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a special exception request for a property located north of Fuqua Road, east of Cottingham Road, west of Kier Road and south of Allison Road. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Vernon G. Henry & Associates, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a special exception to allow a proposed cul-de-sac to serve more than 35 single-family residential lots. Enclosed are copies of the special exception request and the proposed subdivision plat submitted by the applicant.

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

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- 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 **Jake Patrick** with **Vernon G. Henry and Associates Inc.** at **713-627-8666**. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov 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.

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TERMINOLOGY

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PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission

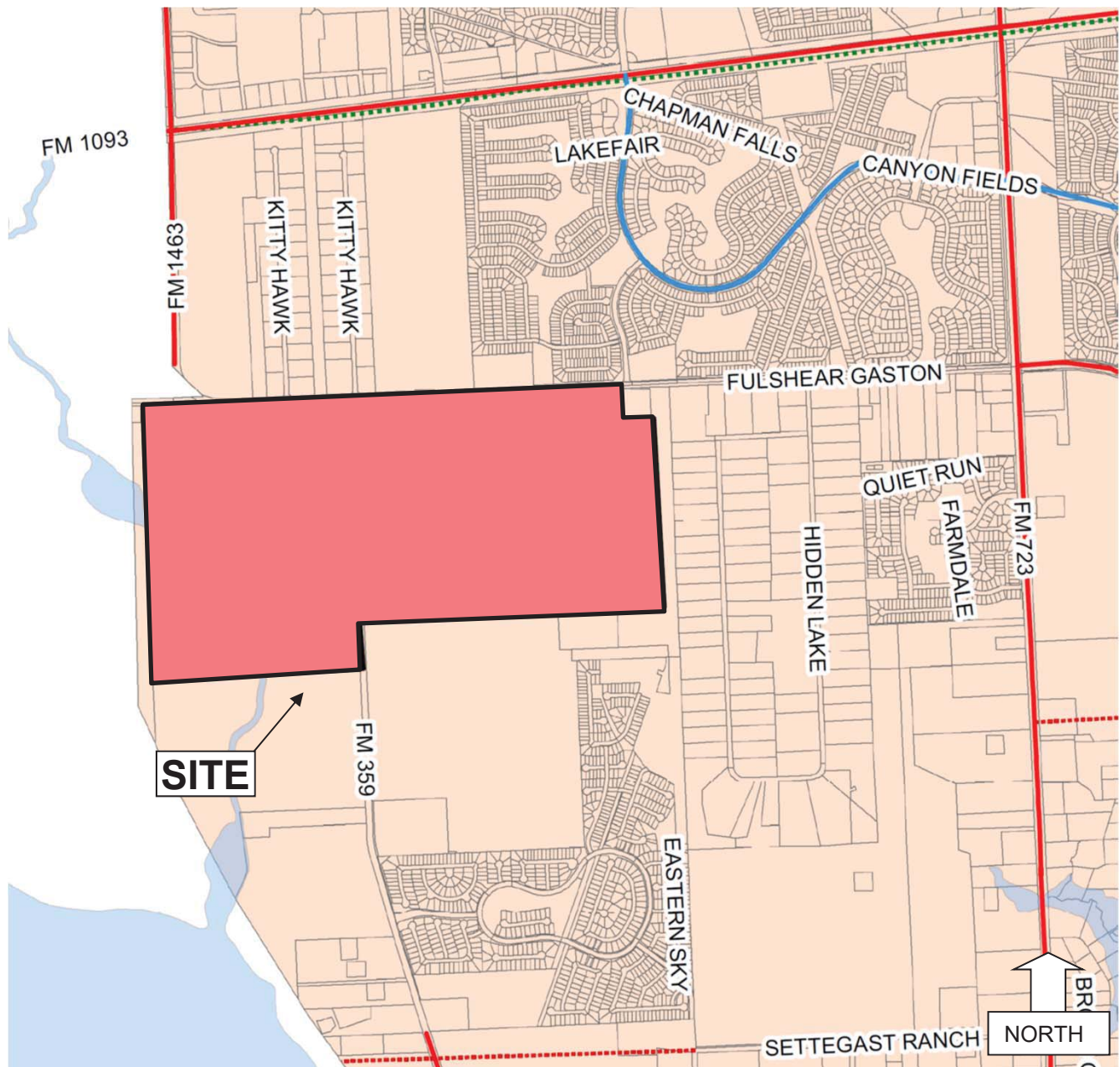
ITEM: 124

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Candela GP

Applicant: META Planning + Design, LLC



C – Variance

Site Location

Subdivision

Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Candela GP

Applicant: META Planning + Design, LLC



C – Variance

Aerial



a special exception exhibit for

CANDELA

±437.5 ACRES OF LAND

prepared for

JDS NURSERY TRACT, LLC

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

META
 PLANNING + DESIGN

SCALE
 0 100 200 400

MTA-17010A
 OCTOBER 5, 2020

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Special Exception Request Form

Application Number: 2020-1767

Plat Name: Candela GP

Applicant: META Planning + Design, LLC

Date Submitted: 10/05/2020

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

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

Specific requirement for which the special exception is being sought:

To allow an intersection spacing of $\pm 1,830'$ between local through-street intersections along a collector street.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

Candela is a single-family residential community located along FM 359 in Fort Bend County, south of FM 1093 (the Westpark Tollway) at the edge of Houston's ETJ. Major thoroughfare Fulshear-Gaston Road (aka Gaston-Fulshear Road) forms the northern boundary of the site, and FM 359 crosses north-to-south through the middle of the site, roughly parallel to Flewellen Creek, a major creek in the Fulshear area that clips the southwest corner of the property. The Candela General Plan proposes an internal collector street, "Candela Heights Drive", connecting FM 359 to Gaston-Fulshear Road. No lots will take direct access from this collector street, and the only street intersections will be those streets leading into the local residential streets. The homes in the community are divided into residential "pods" with separate, staggered entrances from the collector serving one or two pods each. The nature of the collector street design creates a street hierarchy and minimizes the number of intersections, which is better for traffic flow within the neighborhood. However, this design also results in wider than standard intersection spacings for local streets. The overall design of Candela Heights Drive meets the intent of Chapter 42-128(a)(2) for collector street intersection spacing, although by policy the region southeast of the collector does not qualify for collector intersection spacing standards. Along the south side of Candela Heights Drive, the distance between the entrance to proposed Section 5 and the entry street of a future section to the west is approximately 1827'. This is a 31% deviation from the local street intersection spacing, and is less than the maximum distance that a collector street meeting the letter of Chapter 42-128(a)(2) would be required to meet.

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

The development includes a collector street which meets the intent of Chapter 42-128(a)(2) for collector street intersection spacings, and which provides a better design for traffic flow through the neighborhood, thereby achieving a result contemplated by the ordinance.

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

The proposed modification is a 31% deviation from the standard for local streets.

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

The intent and general purposes of this chapter are preserved and maintained by the proposed collector street connecting FM 359 to Gaston-Fulshear Road.

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

The granting of the special exception will not frustrate local traffic circulation and will provide adequate circulation for the residential pods with no detrimental impact to through-traffic, and is therefore not injurious to the public health, safety, or welfare.

Houston Planning Commission

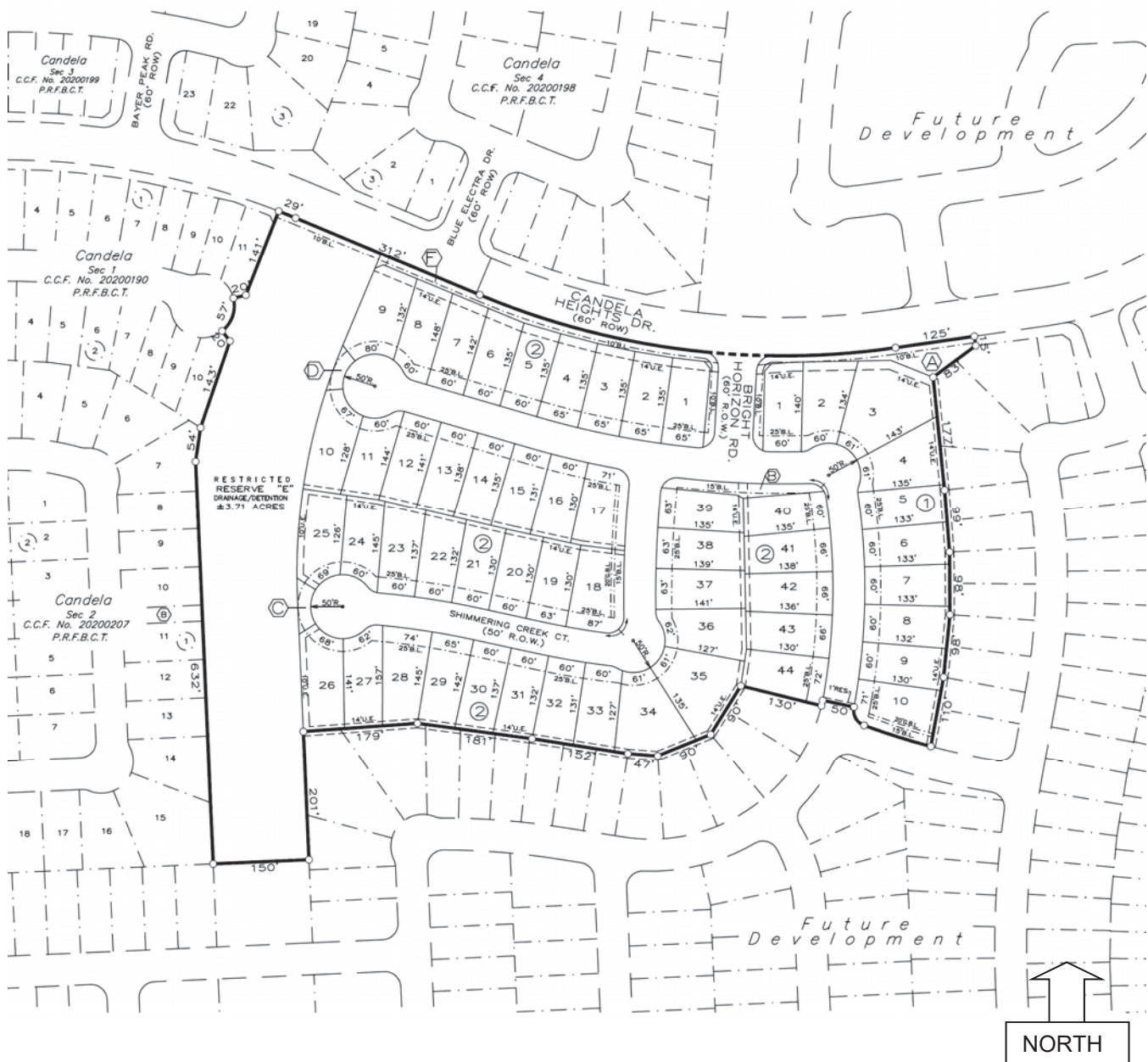
ITEM: 125

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Candela Sec 5

Applicant: META Planning + Design, LLC



C – Variance

Subdivision

ITEM: 126

Meeting Date: 10/15/2020

Applicant: META Planning + Design, LLC



Houston Planning Commission

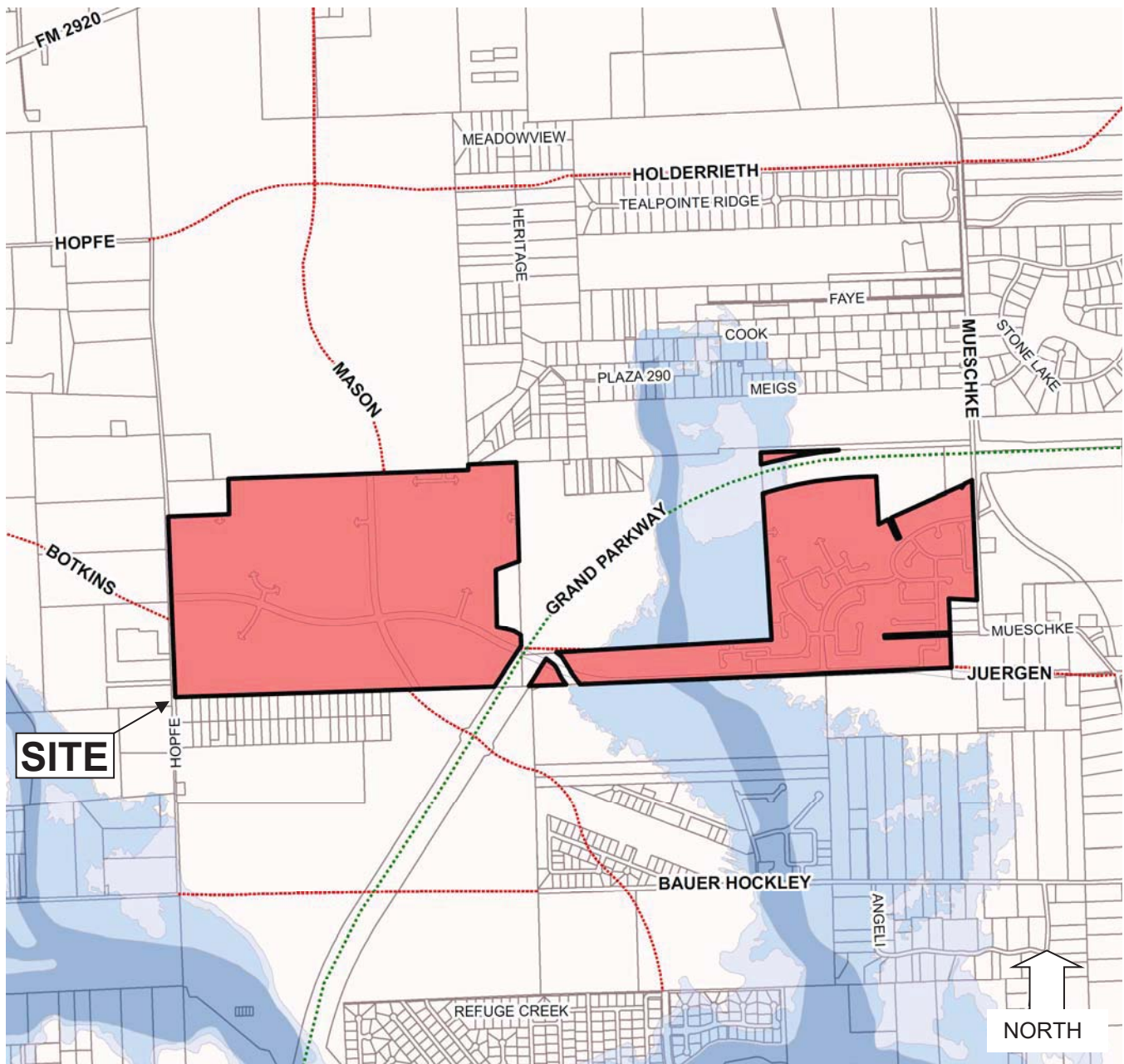
ITEM: 127

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Rosewood GP (DEF 2)

Applicant: META Planning + Design, LLC



E – Special Exceptions

Site Location

Houston Planning Commission

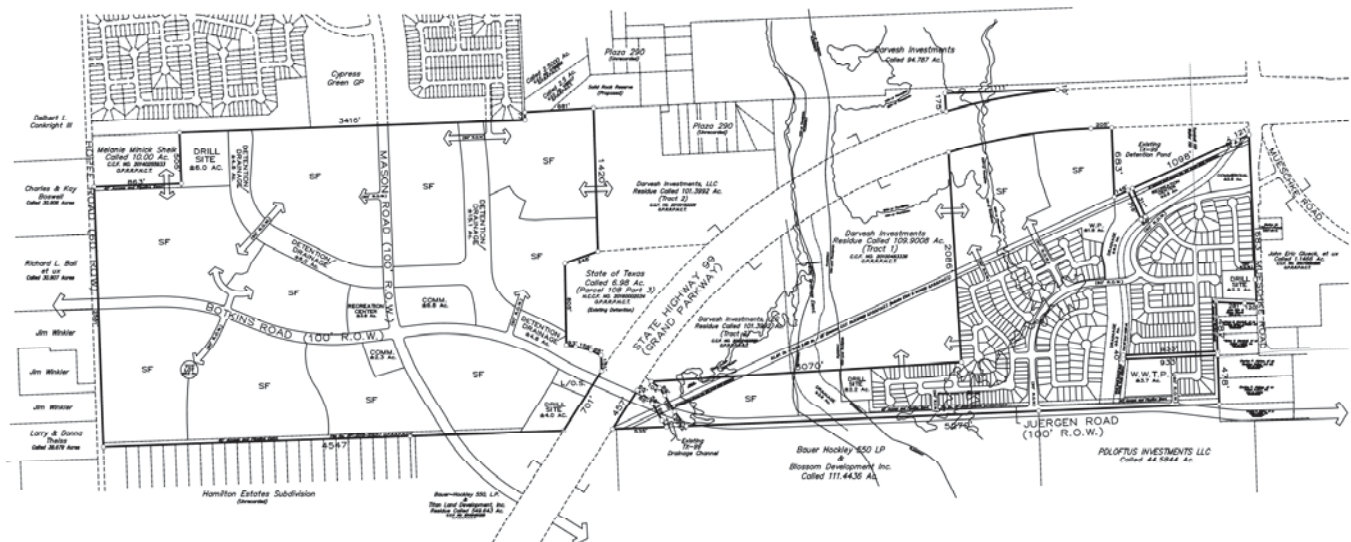
ITEM: 127

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: Rosewood GP (DEF 2)

Applicant: META Planning + Design, LLC



E – Special Exceptions

Subdivision

Houston Planning Commission

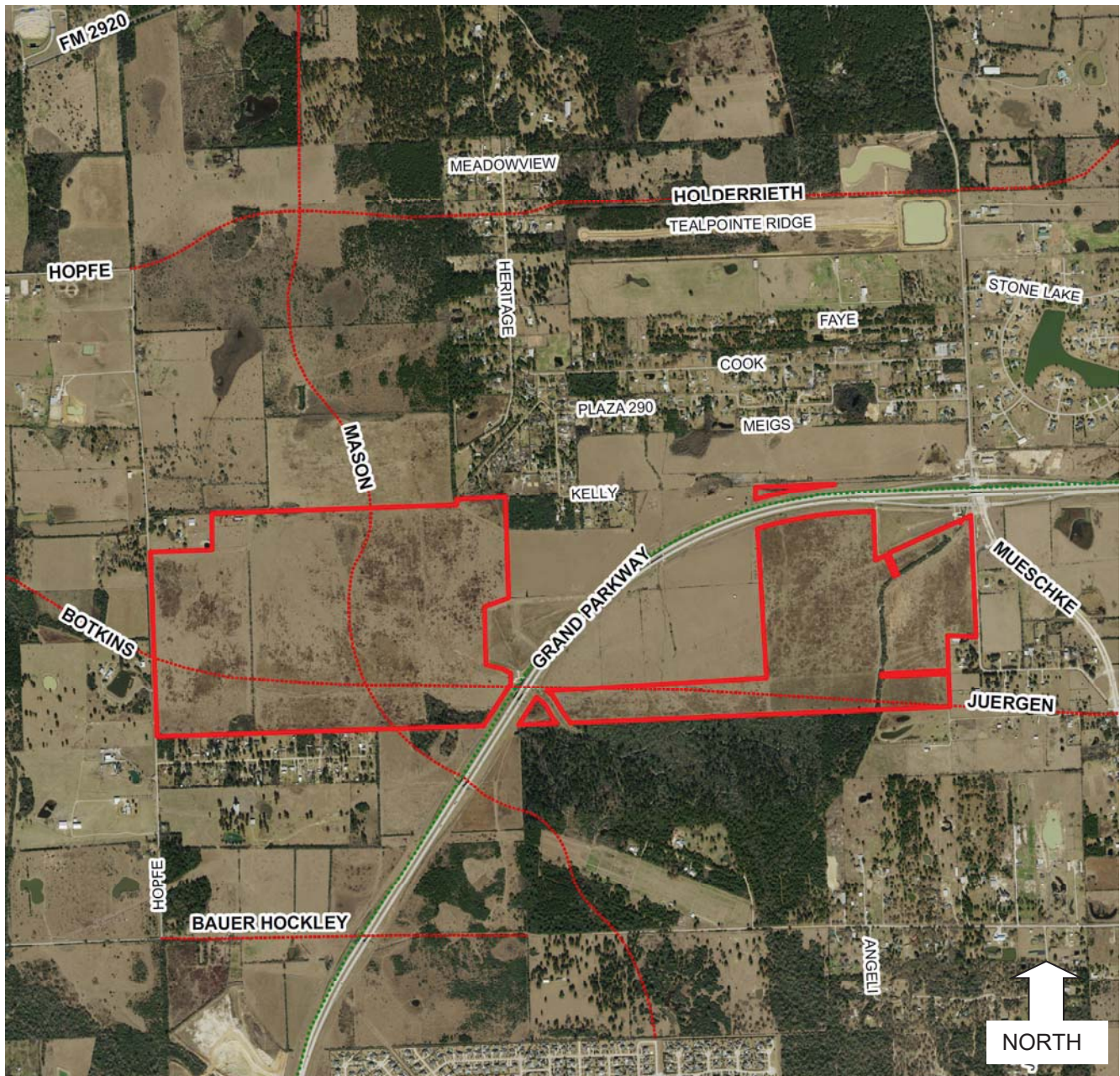
ITEM: 127

Planning and Development Department

Meeting Date: 10/15/2020

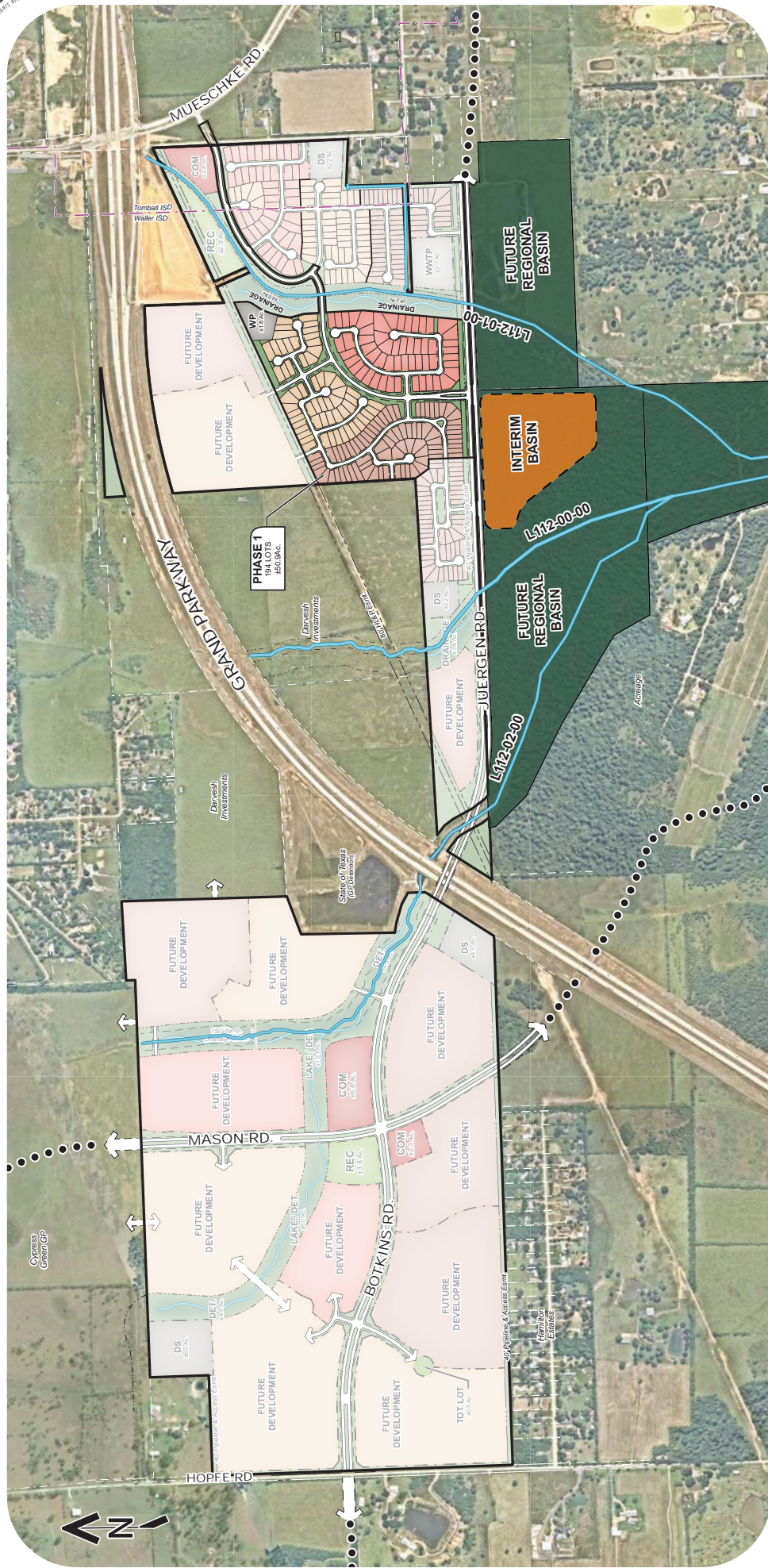
Subdivision Name: Rosewood GP (DEF 2)

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-1-394A
 SEPTEMBER 8, 2020



SCALE
 0 200 400 600
 FEET

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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.

Houston Planning Commission

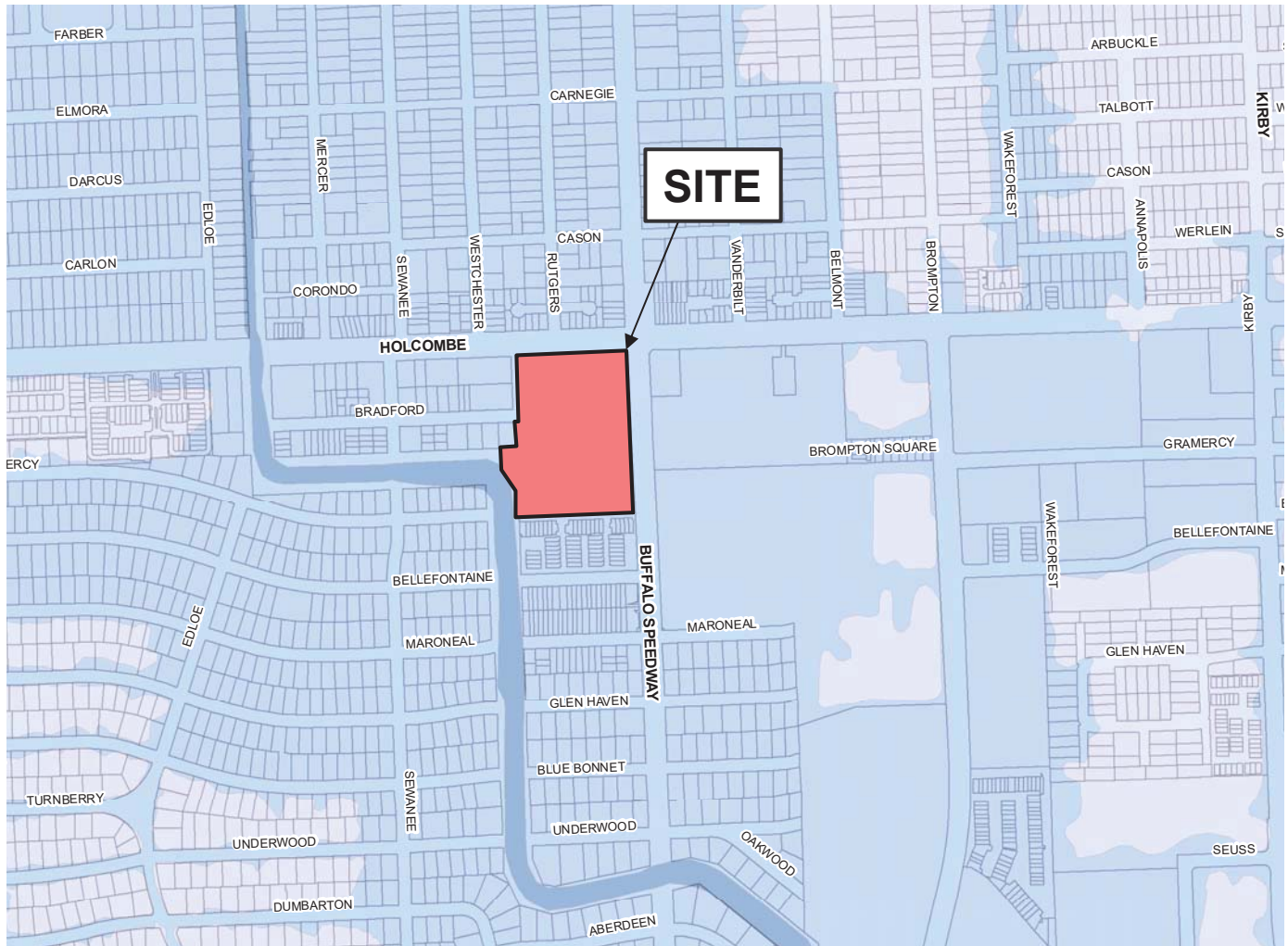
ITEM: 128

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: St Vincent De Paul Catholic Church (DEF 1)

Applicant: West Belt Surveying, Inc.



F – Reconsideration of Requirements

Site Location

Subdivision

Houston Planning Commission

ITEM: 128

Planning and Development Department

Meeting Date: 10/15/2020

Subdivision Name: St Vincent De Paul Catholic Church (DEF 1)

Applicant: West Belt Surveying, Inc.



F – Reconsideration of Requirements

Aerial



Application No: 2020-1665
Plat Name: St Vincent De Paul Catholic Church
Applicant: West Belt Surveying, Inc.
Date Submitted: 09/21/2020

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

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

Specific requirement or condition being sought:

Specific requirement or condition being sought not to provide 30' Right-of-Way dedication along east side of Westchester street.

Chapter 42 Section: 121(b)

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

See variance requests for details.



Application Number: 2020-1665

Plat Name: St Vincent De Paul Catholic Church

Applicant: West Belt Surveying, Inc.

Date Submitted: 09/21/2020

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

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

Specific Variance is being sought and extent of variance:

Specific variance being sought not to provide 30' Right-of-Way dedication along east side of Westchester Street.

Chapter 42 Section: 121 (b)

Chapter 42 Reference:

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

Statement of Facts

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

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

St. Vincent De Paul Catholic Church is located in the city limits of Houston at the southwest corner of the intersection of West Holcombe Boulevard and Buffalo Speedway. The site is currently developed as a Catholic Church facility, making the requirement of the 30' Right-of-Way dedication infeasible. The request of the 30' Right-of-Way dedication would impact the existing parking and will reduce the number of parking by 43 spaces.

(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 factors of the 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 and will allowed the church to have adequate amount of parking spaces for the church facilities.

(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, due to preexisting conditions.

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

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



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

September 25, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: St Vincent De Paul Catholic Church

REFERENCE NUMBER: 2020-1665

VAR/ROR

Dear Property Owner:

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

West Belt Surveying, Inc. the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting variances to not dedicate 30' of right of way to Westchester Street. Enclosed are copies of the variance request, the proposed subdivision plat.

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, October 1, 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@houston.tx.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 **Abrahim Nimroozi** with **West Belt Surveying, Inc.** at **281-902-3179**. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houston.tx.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.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/15/20

ITEM: 146

Applicant: LUONG QUYEN

Contact Person: LUONG QUYEN

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
SOUTH OF: FM 1314 WEST OF: SORTERS ROAD	20-1550	77365	5572	295C	ETJ

ADDRESS: 19956 Irenell Drive

ACREAGE:

LEGAL DESCRIPTION:

LOT 20, SHADOWLAND RETREAT, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN CABINET C, SHEET 180A, OF THE MAP OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/15/20

ITEM: 147

Applicant: FERMIN CASTILLO

Contact Person: FERMIN CASTILLO

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	20-1551	77357	5773	256V	ETJ
NORTH OF: THELMA LANE EAST OF: LOOP 494					

ADDRESS: 23212 Willowick Street

ACREAGE:

LEGAL DESCRIPTION:

LOT 3, IN BLOCK 4, OF MEMORIAL WOODS, SECTION 1, AN UNRECORDED SUBDIVISION IN 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@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
4018 MEADOW LAKE LANE	19052959	77027	5256A	492N	G

HCAD ACCOUNT NUMBER(S): 0761970020006
PROPERTY LEGAL DESCRIPTION: LOT 6 BLOCK 2 OAK ESTATES SEC 1
PROPERTY OWNER OF RECORD: SJS GROUP OF COMPANIES Inc
ACREAGE (SQUARE FEET): 7,910
WIDTH OF RIGHTS-OF-WAY: MEADOW LAKE LANE 60'; SAN FELIPE ROAD 60'
EXISTING PAVING SECTION(S): MEADOW LAKE LANE 26; SAN FELIPE ROAD 40'
OFF-STREET PARKING REQUIREMENT: 2
OFF-STREET PARKING PROVIDED: 2
LANDSCAPING REQUIREMENTS: Complies
LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Single family 2,834 sq ft

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single family 6,831 sq ft

PURPOSE OF VARIANCE REQUEST:

To allow 10' building setback line in lieu of 25' building setback line, along San Felipe Road, a major thoroughfare.

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.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

HCAD identifies the property as Lot 6, Block 2 Oak Estates Sec 1 located at 4018 Meadow Lake Lane. The property is currently vacant however had a house on a 25' front building line along Meadow Lake Lane and 10' building line along San Felipe Road per original Oak Estates Sec 1 plat of October 1949. This is a well-developed area and most of the houses that abut San Felipe Road are built using the 10' building line or less. The new home will have driveway access from Meadow Lake Lane in lieu of the existing curb cut into San Felipe Road. The existing 8' CMU fence is to remain. The new house design has been approved by the HOA. (See attached letter)

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 for many years. This lot is currently vacant but had a single family home that had been there since 1950. Requiring a 25' building line for the San Felipe Road portion of the property would create an undue hardship in that there is a 25' building line on Meadow Lake Lane and this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably build using the larger building lines.

- (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 the strict application of the 25' building line per Sec. 42-152 (a) along San Felipe Road which has a 10' building line per subdivision plat of October 1949, the property would create an impractical hardship in conjunction with the 25' building line per on Meadow Lake Lane.

- (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 October 1949 with a 10' building setback line along San Felipe Road. The imposition of 25' building setback along San Felipe Road is an unreasonable hardship imposed on this property by the Development Ordinance. The 10' building line is consistent with most houses that back up to San Felipe Road.

Therefore, the circumstance 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. The property at Lot 6, Block 2 Oak Estates Sec 1 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 the 10' building line along San Felipe Road, per the plat of October 1949. A sensible development will encourage the uses that are already present in this neighborhood.

(42-152) Our structure honors the prevailing 10' setback conditions along San Felipe Road.

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

Meadow Lake Lane is a local street that serves no major artery in the area. The granting of the variance will not be injurious to the public health, safety or welfare as there are other properties in the area with the north side of the properties along San Felipe Road that are generally the same size and use the 10' or less building line.

(42-152) The new structure's location using the 10' building line and not using the San Felipe Road curb cut itself poses no jeopardy to public safety but improves public safety.

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

The hardship is that Lot 6, Block 2 Oak Estates Sec 1 is an existing lot platted for a single family home in October 1949. The request, to not provide a 25' building line along San Felipe Road, a major thoroughfare, per Sec. 42-152 (a) will allow reasonable development and will conform to other houses with similar lot conditions along Meadow Lake Lane with their north boundary facing San Felipe Road. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



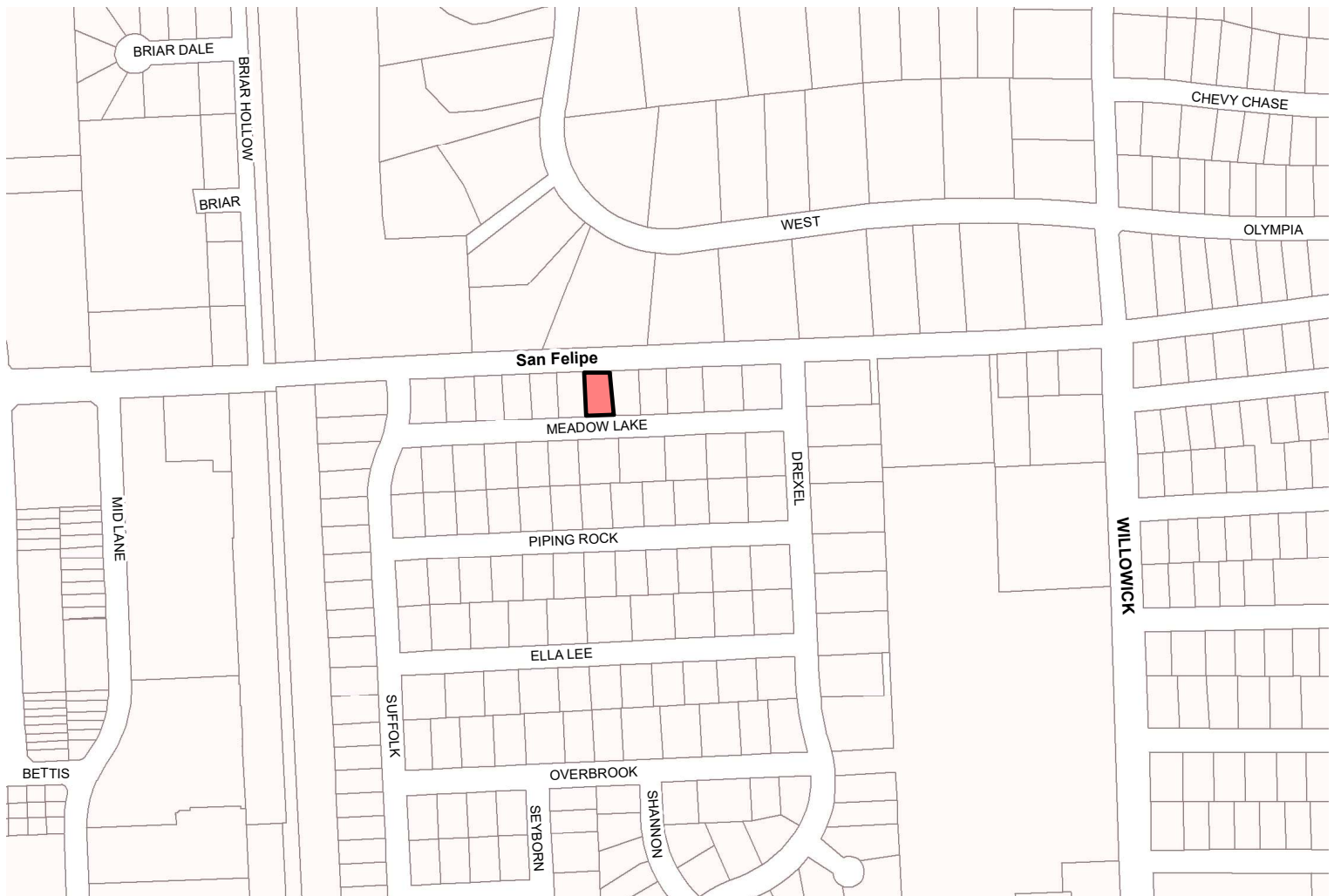
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 148

Meeting Date: 10/15/2020

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



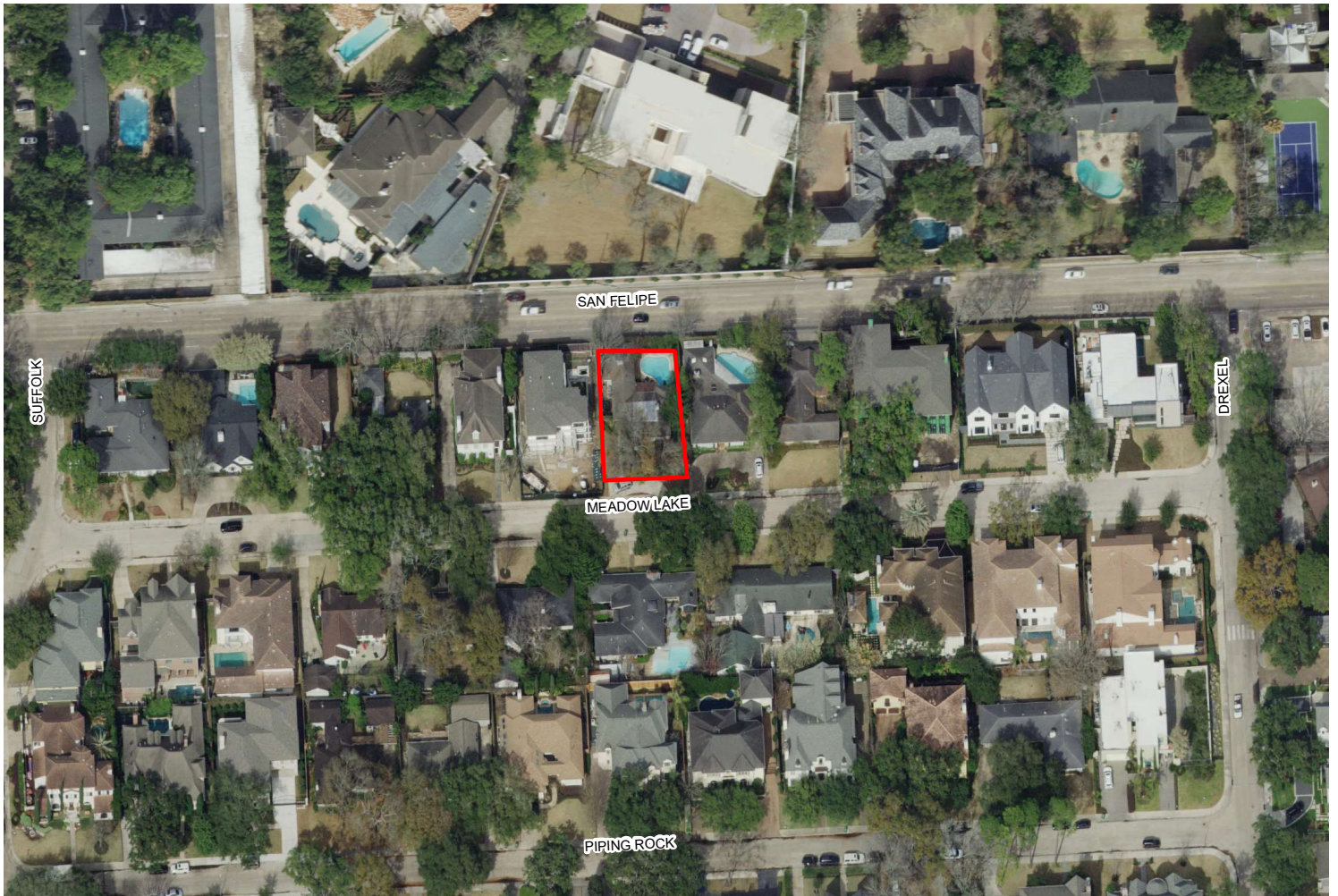
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 148

Meeting Date: 10/15/2020

Aerial Map



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 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		
PermitUsNow LLC	Moruf Jimoh	281.883.6886	moruf@permitusnow.com		
Property Address	File Number	Zip Code	Lambert	Key Map	District
3655 W OREM DR HOUSTON TX	ILMS 20050588	77045		572K	934

HCAD Account Number(s): 0845820000015
Property Legal Description: RES C1 BLK 13 MEREDITH MANOR
Property Owner of Record: TEJANI CHEVRON
Acreage (Square Feet): 3,780
Width of Rights-of-Way: 120'
Existing Paving Section(s): 20,399 SF
Off-Street Parking Requirement: NA
Off-Street Parking Provided: NA
Landscaping Requirements: NA
Landscaping Provided: NA

Existing Structure(s) [type; sq. ft.]: GAS STATION CONVENIENT STORE AND GAS CANOPY (3,780 SF)
Proposed Structure(s) [Type; sq. ft.]: REINSTALL EXISTING GAS CANOPY

Purpose of Variance Request: TO INSTALL AN EXISTING GAS CANOPY THAT WAS DAMAGED BY A STORM EARLIER THIS YEAR (JANUARY 2020) by allowing it to encroach into the 25' BL along W Orem Drive and Bufffalo Speedway.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

Chapter 42 Reference(s): 42-151

Summary of Variance Conditions (be as complete as possible):

On or about April 20, 1989, a Chevron Gas Station with a canopy covering 2 gas pumps was built at 3655 West Orem, Houston, Texas 77045 near (Buffalo Speedway and West Orem).

On or about April 20, 1989, the Chevron Gas Station including canopy with 2 gas pumps was built within the 10' BL consistent with recorded plat, survey and City of Houston ordinance.

On or about January 11, 2020, in Houston, Texas, a thunderstorm with high winds blew down the existing canopy covering 2 gas pumps at a Chevron Gas Station. See video of damage here <https://abc13.com/storm-houston-tornado-harris-county/5838081/> and photos of destruction are included with this application for variance.

On or about January 11, 2020, the gas station canopy that was toppled was located within the 25' BL.

On or about January 11, 2020, the gas station canopy existing foundation footings were found to be satisfactory to install a replacement canopy.

No other changes are being made to the existing property.

See the additional document folder for pictures with the file name "Damaged Canopy Conditions"

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

(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;

Yes, conforming to the new 25' BL ordinance will definitely make the reinstallation of the damaged gas canopy impossible and impractical as the site doesn't allow for any redesign or readjustment in order to be within 25' BL.

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

High winds from a thunderstorm in Houston, Texas on or about January 11, 2020 toppled and damaged the noted gas station canopy that was covering 2 gas pumps. Refer to provided ABC13.com news video about storm and see photos of damage.

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

No, the intent can't be preserved as this will force the gas pump and canopy to be condemned. Since this is a reinstallation is for an existing canopy to be installed back to its original location (and size), the site will still conform to the 10' BL

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

The replacement of canopy is a return to previous conditions and does not impede natural progress of pedestrians.

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

The current 25' BL ordinance presents an impractical cost scenario for Owner to satisfy ordinance by either a) demolishing and relocating 2 gas pumps; or b) condemning pumps and stop gas retail.

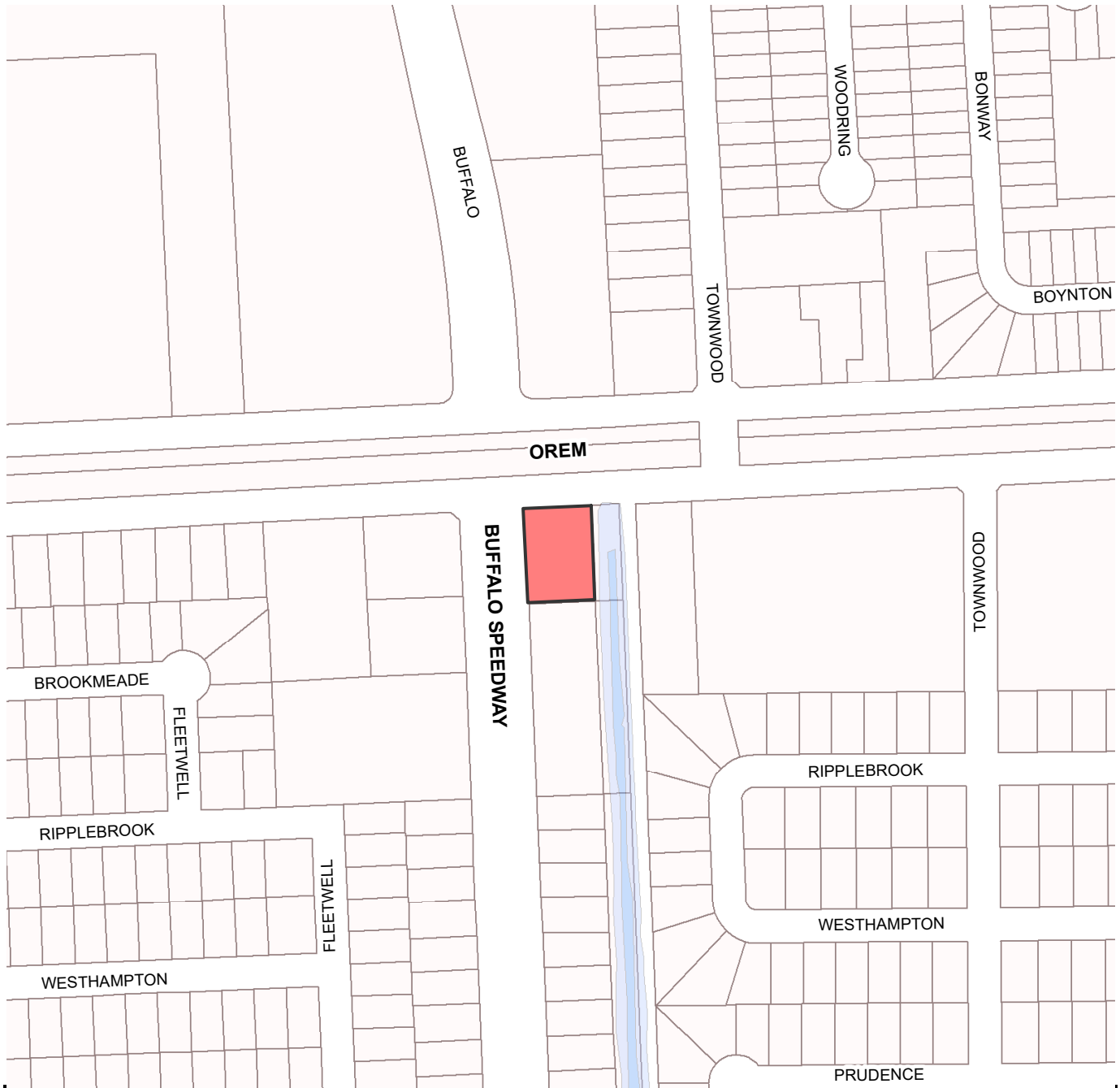
We pray and hope your discussion becomes favorable for the owner of this property and to allow him reinstall his canopy to its original location.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



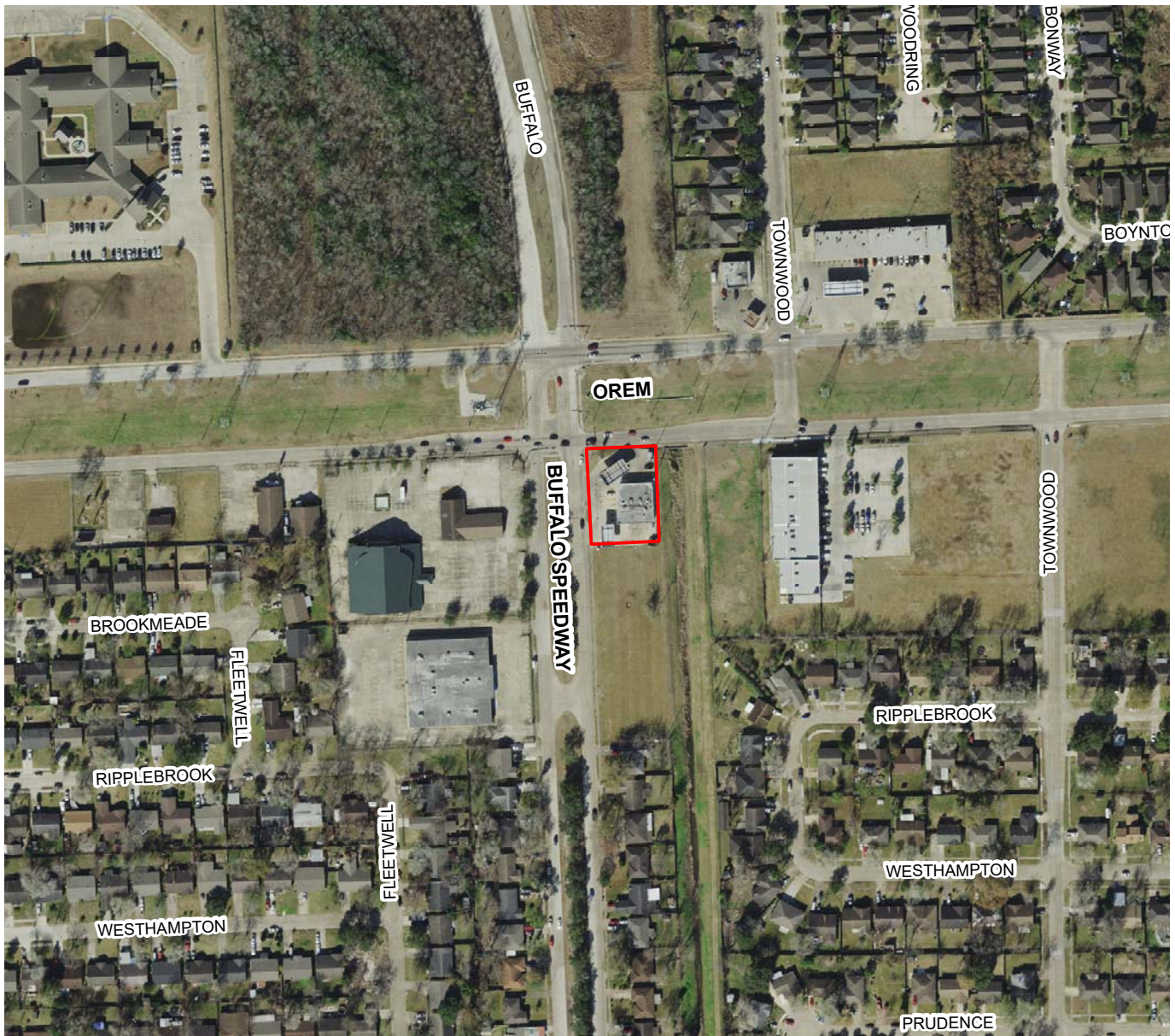
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 149

Meeting Date: 10/15/2020

Houston Planning Commission

Aerial



DEVELOPMENT PLAT VARIANCE

