

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, JANUARY 7, 2021
2:30PM



VIRTUAL ELECTRONIC MEETING

Via: [Join Microsoft Teams Meeting](#)

WEB: <https://bit.ly/2KGsgt5>

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

CONFERENCE ID: 864 561 209#

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 January 7, 2021 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/2KGsgt5>); or
- Join via Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 864 561 209#

Visit website (ftp://edrc.houstontx.gov/2021/2021-1_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

January 7, 2021 2:30 p.m. via Microsoft Teams

Call to Order

Director's Report

Approval of the December 17, 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 and Devin Crittle)
- d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, Tammi Williamson and Homero Guajardo Alegria)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement
- g. Extensions of Approval (John Cedillo)
- h. Name Changes (John Cedillo)
- i. Certificates of Compliance (John Cedillo)
- j. Administrative
- k. Development Plats with Variance Requests (Jose Mendoza)

II. Establish a public hearing date of February 4, 2021

- a. Bar Acre replat no 1
- b. Cherryhurst partial replat no 3
- c. Craig Woods partial replat no 32
- d. Katy Gaston Tract partial replat no 1
- e. Park Place Acre Villa partial replat no 2
- f. Parkglen West Sec 2 partial replat no 1
- g. Peek Entrepreneurs replat no 1
- h. Saxxon Park
- i. Washington Terrace partial replat no 9

III. Consideration of a Hotel/Motel variance for Woodspring Suites located at 11160 Gulf Freeway (Devin Crittle)

IV. Public Comment

V. Adjournment

Minutes of the Houston Planning Commission

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

December 17, 2020

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/379sDob>
2:30 p.m.

Call to Order

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

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Susan Alleman

Bill Baldwin

Antoine Bryant

Arrived at 3:43 p.m. before item 181

Lisa Clark

Rodney Heisch

Randall L. Jones

Absent

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle

Kevin Robins

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:51 p.m. during items A and B

Meera D. Victor

Absent

Scott Cain for

Commissioner James Noack

Maggie Dalton for

Left at 4:26 p.m. before items G, H and I

The Honorable KP George

Loyd Smith for

The Honorable Lina Hidalgo

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. Mahmud

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development

CHAIR'S REPORT

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

DIRECTOR'S REPORT

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

APPROVAL OF THE DECEMBER 3, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 3, 2020 Planning Commission meeting minutes as amended.

Motion: **Clark**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

I. REVISITING THE MAJOR THOROUGHFARE AND FREEWAY PLAN (MTFP)

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

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 164)

Staff recommendation for item **16** was changed from Defer to Approve.

Items removed for separate consideration: **2, 3, 6, 7, 8, 16, 17, 25, 41, 43, 65, 66, 67, 68, 72, 80, 81, 82, 147, and 154.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 164 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 164 subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **2, 3, 6, 7, 8, 16, 17, 25, 41, 43, 65, 66, 67, 68, 72, 80, 81, 82, 147 and 154**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **2, 3, 6, 7, 8, 16, 17, 25, 41, 43, 65, 66, 67, 68, 72, 80, 81, 82, 147 and 154**, subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Robins**

Vote: **Unanimous**

Recusing: **Dalton, Heisch and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

165 Balmoral Sec 24 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: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

166 Barclay Place partial replat no 1

C3N

Defer

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

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

Motion: **Abraham**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Phyllis Bernard – opposed.

167 Canterbury Estates Sec 1 partial replat no 1

C3N

Approve

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

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

Motion: **Garza**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Ralph Bartholow – position not stated.

168 Craig Woods partial replat no 29

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**

- 169 Hardy Lee Crossing 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: **Clark** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
- 170 Hillcrest partial replat no 3 C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 171 Rosedale Gardens Sec 3 C3N Approve**
partial replat no 1
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 172 Scenic Woods partial replat no 3 C3N Disapprove**
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker: James Thibodeaux – position not stated.
- 173 Smith House on Harvard C3N Defer**
partial replat no 1
Staff recommendation: Defer the application for three weeks for further study and review.
Commission action: Deferred the application for three weeks for further study and review.
Motion: **Heisch** Second: **Rosenberg** Vote: **Unanimous** Recusing: **Baldwin**
- 174 St. Vincent De Paul Catholic Church C3N Defer**
Staff recommendation: Defer the application for three weeks per the applicant's request.
Commission action: Deferred the application for three weeks per the applicant's request.
Motion: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 175 Toledo Heights C3N Withdrawn**
- 176 Williams on Canal replat no 1 C3N Defer**
Staff recommendation: Defer the application for three weeks for Chapter 42 Planning Standards.
Commission action: Deferred the application for three weeks for Chapter 42 Planning Standards.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 177 Zeeshons Synott Plaza C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 178 and 179 were taken together at this time.

178 Chapman Highline East**C2R****Defer****179 Chapman Highline West****C2R****Defer**

Staff recommendation: Defer the application for three weeks to give the applicant time to provide additional information.

Commission action: Deferred the application for three to give the applicant time to provide additional information.

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

Speaker: Edward Frazier – position not stated.

180 Duncans**C2****Defer**

Staff recommendation: Defer the application for three weeks for Chapter 42 Planning Standards.

Commission action: Deferred the application for three weeks for Chapter 42 Planning Standards.

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

Speaker: Justin Freeman – position not stated.

181 Katy ISD Northwest Facility GP**GP****Approve**

Staff recommendation: Grant the variance to intersection spacing along Longenbaugh, deny variance to exceed intersection spacing along the eastern boundary south of Longenbaugh and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance to intersection spacing along Longenbaugh, denied variance to exceed intersection spacing along the eastern boundary south of Longenbaugh and approved the plat subject to the CPC 101 form conditions.

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

Speaker: Jennifer Curtis - supportive.

182 Scarlet Zone**C2R****Defer**

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

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

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

Items 183 and 184 were taken together at this time.

183 Villages of Pine Ridge GP**GP****Approve****184 Villages of Pine Ridge Sec 1****C3P****Approve**

Staff recommendation: Deny variance to exceed intersection spacing along the eastern boundary, grant the variance to exceed intersection spacing along the southern boundary, grant the variance to not extend or terminate with a cul-de-sac Doverbrook Drive and approve the plats subject to the CPC 101 form conditions.

Commission action: Denied variance to exceed intersection spacing along the eastern boundary, granted the variance to exceed intersection spacing along the southern boundary, granted the variance to not extend or terminate with a cul-de-sac Doverbrook Drive and approved the plats subject to the CPC 101 form conditions.

Motion: **Garza**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS****185 Amira Sec 19****C3P****Approve**

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

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

Motion: **Clark**

Second: **Tahir**

Vote: **Unanimous**

Recusing: **Dalton
Heisch and Sigler**

F RECONSIDERATION OF REQUIREMENTS

186 Villages at Tour 18 Sec 3

C3P

Disapprove

Motion was made by Commissioner Clark, seconded by Commissioner Smith to table item 186 until the end of the agenda to give staff and the applicant time to discuss the application. Motion carried unanimously.

Speaker: Christopher Browne – applicant – supportive.

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

G EXTENSIONS OF APPROVAL

187	Bayou Woods Sec 5	EOA	Approve
188	Caldwell Gosling	EOA	Approve
189	Channelview ISD High School Campus	EOA	Approve
190	Gosling Plaza	EOA	Approve
191	Harvest Green Community Center	EOA	Approve
192	HCC Katy Educational Building	EOA	Approve
193	Katy Mason Business Park	EOA	Approve
194	Levey Group 8 on the Loop	EOA	Approve
195	Morton Creek Ranch Sec 23	EOA	Approve
196	Ranch County Sec 4 partial replat no 1	EOA	Approve
197	Ranch County Sec 5 partial replat no 1	EOA	Approve
198	Ranch County Sec 5 partial replat no 2	EOA	Approve

H NAME CHANGES

199	Grand Oaks Village GP (prev. Grand Oaks South GP)	NC	Approve
200	Khan (prev. Kahn)	NC	Approve

I CERTIFICATES OF COMPLIANCE

201	1105 Success Lane	COC	Approve
202	18418 Choctaw Street	COC	Approve
203	23174 Ford Road	COC	Approve
204	7426 De Priest Street	COC	Approve

Staff recommendation: Approve staff's recommendations for items 187-204.

Commission action: Approved staff's recommendations for items 187-204.

Motion: **Bryant**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

205 201 E. 37th Street**DPV****Defer**

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

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

Motion: **Baldwin**Second: **Mares**Vote: **Unanimous**Abstaining: **None****III. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 21, 2021**

- a. **Carrie Street Court replat no 1**
- b. **Craig Woods partial replat no 31**
- c. **Del Papa Square replat no 1**
- d. **Del Rio Homes**
- e. **Del Rio Park**
- f. **Dolce Living at Midtown replat no 1**
- g. **Enchanted Oaks Sec 2 partial replat no 1 and extension**
- h. **Enclave on Calhoun replat no 1**
- i. **Park Place partial replat no 5**
- j. **Park Place Acre Villa partial replat no 2**
- k. **Westfield Ranch Sec 1 partial replat no 1 and extension**
- l. **Westheimer Estates partial replat no 11**

Staff recommendation: Established a public hearing date of January 21, 2021 for item III a-l.

Commission action: Established a public hearing date of January 21, 2021 for item III a-l.

Motion: **Sigler**Second: **Mares**Vote: **Unanimous**Abstaining: **None****IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR LITTLE YORK INN LOCATED AT 220 LITTLE YORK ROAD****Withdrawn****V. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR PALACE INN LOCATED AT 10141 EASTEX FREEWAY**

Staff recommendation: Grant the Hotel/Motel variance(s).

Commission action: Granted the Hotel/Motel variance(s).

Motion: **Baldwin**Second: **Bryant**Vote: **Unanimous**Abstaining: **None****VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 2200 BLOCK OF ALABAMA STREET, NORTH SIDE – MLS 771**

Staff recommendation: Approve the consideration of a special minimum lot size block application for the 2200 block of Alabama Street, north side – MLS 771, and forward to City Council.

Commission action: Approved the consideration of a special minimum lot size block application for the 2200 block of Alabama Street, north side – MLS 771, and forwarded to City Council.

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

Speaker: Chrystal Beasley – supportive.

Item 186 was heard and voted on at this time.

186 Villages at Tour 18 Sec 3**C3P****Approve**

Staff recommendation: Deny the variance(s) and disapprove the plat.

Commission action: Approved the plat subject to the CPC 101 form conditions, the boundary be adjusted, deed filed before recordation and provide 60' window to golf course.

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

VII. Public Comments

Commissioner Stein took a point of personal privilege to thank the staff for all the hard work they accomplished this year to conducting the meetings after the pandemic. Furthermore, she thanked the Commissioners for their participations and the clients for their patience and cooperation during this time.

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:55 p.m.

Motion: **Nelson**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App Type Deferral	
A-Consent			
1	Aldine Pines Sec 1	C3F	
2	Allison Park Sec 1	C3F	
3	Allison Park Sec 2	C3F	
4	Allison Park Sec 3	C3F	
5	Atascocita Community Church	C3P	
6	Aurora Sec 3	C3F	
7	Balmoral Sec 24 replat no 1	C3F	
8	Becker Fields Sec 3	C3F	
9	Bridgeland Creekland Village Drive Street Dedication Sec 2	SP	
10	Bridgeland Creekland Village Sec 4	C3F	
11	Bridgeland Prairieland Village Sec 5	C3F	
12	Bridgeland Prairieland Village Sec 6	C3F	
13	Bridgeland Prairieland Village Sec 16	C3P	
14	Canterbury Estates Sec 1 partial replat no 1	C3F	
15	Cornish Quarters	C2	DEF1
16	Cottages of Towne Park	C3P	
17	Craig Woods partial replat no 29	C3F	
18	Dellrose Sec 12	C3F	
19	Desiko Inc Apartments	C2	DEF1
20	Devonshire Place partial replat no 1	C3F	
21	Dunham Pointe Sec 4	C3P	
22	Dunham Pointe Sec 5	C3P	
23	Dunham Pointe Sec 6	C3P	
24	Dunham Pointe Sec 7	C3P	
25	East End Campus Extension	C2	DEF1
26	Four Oh Four Enterprises	C2	
27	Goedecke Business Park	C2	
28	Greenhouse Road Street Dedication Sec 7	SP	
29	Griggs Road Landing	C2	
30	Hardy Lee Crossing replat no 1	C3F	
31	Harris County MUD no 406 Detention Pond no 11	C2	
32	Heartland Dental Richmond	C2	DEF1
33	Hillcrest partial replat no 3	C3F	
34	Hudson Park	C2	
35	Hufsmith Business Park	C2	
36	Imperial Forest Sec 6	C3F	DEF1
37	Jasmine Heights Sec 23	C3F	
38	Jasmine Heights Sec 24	C3F	
39	Jasmine Heights Sec 25	C3F	
40	Kiddie Academy Bellaire at Peek Sec 2	C2	
41	Kingwood Cove GP	GP	DEF1
42	Kingwood Cove Sec 1	C3P	

Platting Summary**Houston Planning Commission****PC Date: January 07, 2021**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Kolbe Park	C3P	DEF1
44	Marvida Sec 8	C3F	
45	Marvida Sec 10	C3F	
46	Marvida Sec 11	C3F	
47	Marvida Sec 12	C3P	
48	Mason Road at Dunham Pointe Street Dedication Sec 1	SP	
49	Maxfield Place	C3F	
50	McCrary Meadows GP	GP	
51	McCrary Meadows Sec 10	C3P	
52	Miramesa Commercial Reserve Sec 4	C2	
53	Mound Road Sec 1	SP	
54	North Eldridge Campus	C2	
55	Northwest Harris County MUD no 5 water plant no 5	C2	DEF1
56	Oaks at Lehman	C2	
57	Refuge Temple Ministries Sec 1	C2	
58	Reserves at Wilshire and Veterans Memorial	C3P	DEF1
59	Residence at Arbor Oaks	C2	
60	Royal Brook at Kingwood Sec 10	C3F	
61	Sandrock Station	C3P	
62	Somerset Green Sec 8	C3F	
63	South Side Campus Extension	C2	DEF1
64	South Wayside Commercial	C2	DEF1
65	Stockdick Road Street Dedication Sec 1	SP	DEF1
66	Stone Creek Ranch Mound Road Street Dedication Sec 2 and Reserves	C3P	
67	Sunset Ridge East Reserve Sec 1	C2	
68	Sunterra Sec 10	C3P	
69	Trinity Mar Thoma	C3F	
70	Westhaven Estates Sec 2 partial replat no 9	C3F	
71	Windermere partial replat no 2	C3F	DEF1
72	Windrow GP	GP	
73	Winward Sec 6	C3F	DEF1
74	Woodland Lakes Sec 6	C3F	
75	Woodlands Village of Alden Bridge Sec 116	C2	
76	Wunderlich Residential	C3F	
77	Zeeshons Synott Plaza	C3F	

B-Replats

78	Akpudo Humble Office Complex South	C2R	DEF1
79	Allison Park Annex	C3R	DEF1
80	Basswood Plaza	C2R	
81	Braun Landing	C2R	
82	Bricker Lands	C2R	
83	Chateau Noir	C2R	DEF1
84	Chavez Park on Granville	C2R	

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Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Clearview Manor	C2R	
86	Comal Villas	C2R	
87	Dalview Estates	C2R	
88	Dargan East Orem Development	C2R	
89	Deen Estate Gray	C2R	
90	Deen Estate Hutchins	C2R	
91	Donovan Vista	C2R	
92	Ennis Grove	C2R	
93	Glenmont Commercial Venture	C2R	
94	Jaanfaar	C2R	
95	Joes Plaza	C2R	DEF1
96	Kumar Acres	C3R	
97	Liberty Road Garden	C2R	
98	Magnificat Housing	C2R	
99	Manors on Illinois Street	C2R	
100	Maury South	C2R	DEF1
101	Mcdaniel Plaza	C2R	
102	Migues Casa replat no 1	C2R	
103	Neo at Nagle	C2R	
104	Noble Estates	C2R	DEF1
105	NSKE Enterprises	C2R	
106	Panaderia Lempira	C2R	
107	Patio Homes on Schuler	C2R	
108	Paz Enterprise Auto Care	C2R	
109	Peden Crossing	C2R	
110	Pollard Street Landing	C2R	
111	Porter Crossing	C2R	
112	Powerhouse Reserve	C2R	
113	Reserve at Gulfpoint partial replat no 2 replat no 1	C2R	DEF1
114	Ryon Grove	C2R	
115	Saintville	C2R	DEF1
116	Silver Circle Estates at Tate	C2R	
117	Sophia and Zoe Estates	C2R	
118	South Houston Gardens no 8 partial replat no 3	C2R	
119	Stone Creek Ranch Mound Road Street Dedication Sec 1	SP	
120	Stoneworks Werner Park	C3R	DEF1
121	Sude House	C3R	
122	Sunnyside Court A to P partial replat no 1	C2R	
123	Thornton Heights	C3R	
124	Valdez Villas	C2R	

C-Public Hearings Requiring Notification

125	Barclay Place partial replat no 1	C3N	DEF1
126	Craig Woods partial replat no 30	C3N	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
127	Harper Woods partial replat no 3	C3N	
128	Pine Forest Annex partial replat no 1	C3N	
129	Residences at Fonde Park	C3N	
130	Riverside Terrace Sec 10 partial replat no 1	C3N	
131	Smith House on Harvard partial replat no 1	C3N	DEF1
132	St Vincent De Paul Catholic Church	C3N	DEF1
133	Steeplechase Sec 1 partial replat no 2	C3N	
134	Steeplechase Sec 2 partial replat no 1	C3N	
135	Williams on Canal replat no 1	C3N	DEF1

D-Variances

136	Chapman Highline East	C2R	DEF1
137	Chapman Highline West	C2R	DEF1
138	Duncans	C3P	DEF1
139	High Tech Machine	C2	
140	Lakes at Creekside GP	GP	
141	Lakes at Creekside Sec 13	C3P	
142	Mai Garden Terrace	C3R	
143	Terrace at Cinco	C3P	
144	Zannahville	C3P	

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

145	Aragoste Parkway Street Dedication Sec 1	EOA
146	Church in Houston West District	EOA
147	Ezzi Signs	EOA
148	Mykawa Business Park Sec 1	EOA
149	Mykawa Business Park Sec 2	EOA
150	Northpoint 90 Logistics Center Sec 1	EOA
151	Northwest Harris County MUD no 12 Water Plant no 2	EOA
152	Oak Lawn Addition partial replat no 1	EOA
153	Reserves at Cypress Rose Hill	EOA
154	Windrow Farm Drive Street Dedication Sec 1	EOA
155	Winfield Lakes North Sec 7	EOA
156	Yassir Enterprises	EOA

Item		App	
No.	Subdivision Plat Name	Type	Deferral

H-Name Changes

157	HCESD 21 Rosehill Fire Station 3 (prev. Rosehill Fire Station no 3)	NC
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I-Certification of Compliance

158	24482 Antlers Circle A & B	COC
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J-Administrative

None

K-Development Plats with Variance Requests

159	1001 West 7th 1/2 Street	DPV
160	201 E 37th Street	DPV

Hotel and Motel with Variance Requests

III	Woodspring Suites located at 11160 Gulf Freeway	HMV
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Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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A-Consent

1	Aldine Pines Sec 1	2020-2469	C3F	Harris	ETJ	374Z	30.27	6.67	185	IDC RESIDENTIAL LLC	Benchmark Engineering Corporation
2	Allison Park Sec 1	2020-2383	C3F	Harris	City	574S	18.21	3.76	93	homesite residential, llc	Vernon G. Henry & Associates, Inc.
3	Allison Park Sec 2	2020-2384	C3F	Harris	City	574S	5.21	0.00	44	homesite residential, llc	Vernon G. Henry & Associates, Inc.
4	Allison Park Sec 3	2020-2385	C3F	Harris	City	574S	5.47	0.00	44	homesite residential, llc	Vernon G. Henry & Associates, Inc.
5	Atascocita Community Church	2020-2463	C3P	Harris	ETJ	377G	41.15	40.32	0	Core Design Impact	Windrose
6	Aurora Sec 3	2020-2477	C3F	Harris	ETJ	405X	29.35	1.82	153	Century Land Holdings of Texas	Costello, Inc.
7	Balmoral Sec 24 replat no 1	2020-2397	C3F	Harris	ETJ	376R	20.28	2.01	163	Balcara MSP Balmoral Property, LLC,	Jones Carter - Woodlands Office
8	Becker Fields Sec 3	2020-2406	C3F	Harris	ETJ	285W	13.96	1.56	73	Friendswood Development Company	Costello, Inc.
9	Bridgeland Creekland Village Drive Street Dedication Sec 2	2020-2435	SP	Harris	ETJ	365C	5.35	0.00	0	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
10	Bridgeland Creekland Village Sec 4	2020-2439	C3F	Harris	ETJ	365C	16.72	1.60	78	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
11	Bridgeland Prairieland Village Sec 5	2020-2428	C3F	Harris	ETJ	365P	18.79	3.09	59	Bridgeland Development, LP	McKim & Creed, Inc.
12	Bridgeland Prairieland Village Sec 6	2020-2429	C3F	Harris	ETJ	365P	21.37	3.51	54	Bridgeland Development, LP	McKim & Creed, Inc.
13	Bridgeland Prairieland Village Sec 16	2020-2440	C3P	Harris	ETJ	365P	18.53	2.09	55	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
14	Canterbury Estates Sec 1 partial replat no 1	2020-2490	C3F	Harris	ETJ	379H	3.02	0.00	2	n/a	Windrose
15	Cornish Quarters (DEF1)	2020-2246	C2	Harris	City	492G	0.12	0.00	3	N/A	South Texas Surveying Associates, Inc.
16	Cottages of Towne Park	2020-2457	C3P	Harris	City	415X	11.78	1.98	107	Burghli Investments LLC	Vernon G. Henry & Associates, Inc.
17	Craig Woods partial replat no 29	2020-2482	C3F	Harris	City	451X	0.28	0.00	3	Mazzarino Construction	Total Surveyors, Inc.
18	Dellrose Sec 12	2020-2473	C3F	Harris	ETJ	325K	12.33	1.53	73	Cypress 600 Development Partners LP	Meta Planning + Design LLC
19	Desiko Inc Apartments (DEF1)	2020-2353	C2	Fort Bend	ETJ	528X	7.33	7.33	0	Desiko Inc	Bowden Survey
20	Devonshire Place partial replat no 1	2020-2422	C3F	Harris	City	533E	0.27	0.01	4	N/A	The Interfield Group
21	Dunham Pointe Sec 4	2020-2401	C3P	Harris	ETJ	366A	21.66	1.07	61	Mason Westgreen LP	BGE, Inc. - Land Planning
22	Dunham Pointe Sec 5	2020-2402	C3P	Harris	ETJ	366A	18.02	0.86	43	Mason Westgreen LP	BGE, Inc. - Land Planning
23	Dunham Pointe Sec 6	2020-2403	C3P	Harris	ETJ	366B	19.89	0.75	67	Mason Westgreen LP	BGE, Inc. - Land Planning
24	Dunham Pointe Sec 7	2020-2404	C3P	Harris	ETJ	366B	11.84	0.39	50	Mason Westgreen LP	BGE, Inc. - Land Planning
25	East End Campus Extension (DEF1)	2020-2105	C2	Harris	City	535B	12.57	12.57	1	YES Prep Public Schools	Pape-Dawson Engineers
26	Four Oh Four Enterprises	2020-2109	C2	Harris	City	335H	1.43	1.43	0	Turnkey, Inc.	Texas Engineering And Mapping Company

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27	Goedecke Business Park	2020-2424	C2	Harris	ETJ	292L	1.02	0.81	0	2S & Z INVESTMENTS, LLC	Hovis Surveying Company Inc.
28	Greenhouse Road Street Dedication Sec 7	2020-2451	SP	Harris	ETJ	367J	0.10	0.00	0	CW SCOA West, L.P.	EHRA
29	Griggs Road Landing	2020-2455	C2	Harris	City	533G	0.55	0.02	14	Legion Builders, LLC	Total Surveyors, Inc.
30	Hardy Lee Crossing replat no 1	2020-2497	C3F	Harris	City	493D	0.23	0.00	4	Revolution Homes	The Interfield Group
31	Harris County MUD no 406 Detention Pond no 11	2020-2436	C2	Harris	ETJ	372U	11.88	11.88	0	HCMUD No 406	BGE, Inc.
32	Heartland Dental Richmond (DEF1)	2020-2215	C2	Fort Bend	ETJ	526Y	1.16	1.16	0	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
33	Hillcrest partial replat no 3	2020-2466	C3F	Harris	City	492R	0.14	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
34	Hudson Park	2020-2456	C2	Harris	City	493V	0.17	0.00	4	CMJ Investments and Momentum Residential Const.	ICMC GROUP INC
35	Hufsmith Business Park	2020-2350	C2	Harris	ETJ	289X	6.69	6.69	0	Hufsmith Real Estates Partners, LLC	EHRA
36	Imperial Forest Sec 6 (DEF1)	2020-2154	C3F	Harris	ETJ	457J	8.66	6.96	13	D.R. Horton-Texas, LTD.	Pape-Dawson Engineers
37	Jasmine Heights Sec 23	2020-2445	C3F	Harris	ETJ	446A	23.85	4.02	96	D.R. Horton-Texas, LTD.	DHI Engineering, LLC
38	Jasmine Heights Sec 24	2020-2448	C3F	Harris	ETJ	406W	22.78	3.86	96	D.R. Horton-Texas, LTD.	DHI Engineering, LLC
39	Jasmine Heights Sec 25	2020-2460	C3F	Harris	ETJ	446A	32.22	12.67	104	D.R. Horton-Texas, LTD.	DHI Engineering, LLC
40	Kiddie Academy Bellaire at Peek Sec 2	2020-2411	C2	Fort Bend	ETJ	525L	1.00	1.00	0	Downtown Investors, LLC	Hovis Surveying Company Inc.
41	Kingwood Cove GP (DEF1)	2020-2226	GP	Harris	City	336E	129.08	0.00	0	Kingwood Flog Properties c/o Half Assoc., Inc	Terra Surveying Company, Inc.
42	Kingwood Cove Sec 1	2020-2227	C3P	Harris	City	336E	80.00	23.96	59	Kingwood Flog Properties c/o Half Assoc., Inc	Terra Surveying Company, Inc.
43	Kolbe Park (DEF1)	2020-2124	C3P	Harris	City	450R	3.20	0.24	59	City Choice Homes L.L.C.	ICMC GROUP INC
44	Marvida Sec 8	2020-2431	C3F	Harris	ETJ	406A	25.70	0.89	102	Cypress 856, Ltd.	Jones Carter - Woodlands Office
45	Marvida Sec 10	2020-2432	C3F	Harris	ETJ	406E	18.46	0.50	81	Cypress 856, Ltd.	Jones Carter - Woodlands Office
46	Marvida Sec 11	2020-2433	C3F	Harris	ETJ	406E	20.47	3.10	101	Cypress 856, Ltd.	Jones Carter - Woodlands Office
47	Marvida Sec 12	2020-2434	C3P	Harris	ETJ	406F	34.18	10.60	113	Cypress 856, Ltd.	Jones Carter - Woodlands Office
48	Mason Road at Dunham Pointe Street Dedication Sec 1	2020-2438	SP	Harris	ETJ	366A	1.57	0.00	0	Dunham Pointe Development LLC	BGE, Inc.
49	Maxfield Place	2020-2381	C3F	Harris	City	572T	9.14	2.29	55	homesite residential, llc	Vernon G. Henry & Associates, Inc.
50	McCrary Meadows GP	2020-2479	GP	Fort Bend	ETJ	565G	424.00	0.00	0	Ventana Development McCrary Ltd.	Jones Carter - Woodlands Office
51	McCrary Meadows Sec 10	2020-2444	C3P	Fort Bend	ETJ	565G	10.44	7.10	18	Ventana Development	Jones Carter
52	Miramasa Commercial Reserve Sec 4	2020-2491	C2	Harris	ETJ	406B	2.74	2.74	0	Reed King - Commercial Real Estate	Windrose

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53	Mound Road Sec 1	2020-2454	SP	Harris	ETJ	367J	0.13	0.00	0	CW SCOA West, L.P., a Texas Limited Partnership	EHRA
54	North Eldridge Campus	2020-2409	C2	Harris	ETJ	408V	9.75	9.75	0	NOV	RSG Engineering
55	Northwest Harris County MUD no 5 water plant no 5 (DEF1)	2020-2249	C2	Harris	ETJ	327H	4.00	3.97	0	Northwest Harris County MUD No 5	BGE, Inc.
56	Oaks at Lehman	2020-2378	C2	Harris	City	452G	0.62	0.00	15	Umran Lehman, LLC	Pioneer Engineering, LLC
57	Refuge Temple Ministries Sec 1	2020-2335	C2	Harris	ETJ	375T	14.50	14.50	0	IDEA Public Schools	Pape-Dawson Engineers
58	Reserves at Wilshire and Veterans Memorial (DEF1)	2020-2255	C3P	Harris	ETJ	412A	2.92	2.68	0	10 West Surveying and Mapping, Inc.	Texas Engineering And Mapping Company
59	Residence at Arbor Oaks	2020-2442	C2	Harris	ETJ	369F	10.39	10.39	0	APC Land Holdings LLC	LJA Engineering, Inc.- (Houston Office)
60	Royal Brook at Kingwood Sec 10	2020-2499	C3F	Harris	City	297K	13.78	0.77	72	Friendswood Development Company	Jones Carter
61	Sandrock Station	2020-2376	C3P	Harris	City	574J	21.10	5.01	111	Texas Group	LJA Engineering, Inc.- (Houston Office)
62	Somerset Green Sec 8	2020-2398	C3F	Harris	City	492A	5.20	0.14	62	Development Houston In Town LP	BGE, Inc.
63	South Side Campus Extension (DEF1)	2020-2342	C2	Harris	City	534N	10.78	10.78	0	YES Prep Public Schools	Pape-Dawson Engineers
64	South Wayside Commercial (DEF1)	2020-2295	C2	Harris	City	534C	2.58	2.58	0	ORR COMMERCIAL, INC.	Tetra Surveys
65	Stockdick Road Street Dedication Sec 1 (DEF1)	2020-2310	SP	Waller	ETJ	443D	3.09	0.00	0	Katy 1039, LTD	Jones Carter
66	Stone Creek Ranch Mound Road Street Dedication Sec 2 and Reserves	2020-2488	C3P	Harris	ETJ	325T	7.38	3.40	0	Becker Road LP	BGE, Inc.
67	Sunset Ridge East Reserve Sec 1	2020-2452	C2	Harris	ETJ	376V	10.66	10.66	0	BWH40 Commercial, LTD.	Benchmark Engineering Corporation
68	Sunterra Sec 10	2020-2478	C3P	Waller	ETJ	443D	24.80	13.97	79	Pulte Homes	Jones Carter
69	Trinity Mar Thoma	2020-2408	C3F	Harris	City	574Q	7.04	6.56	0	Trinity Mar Thoma Church	Windrose
70	Westhaven Estates Sec 2 partial replat no 9	2020-2405	C3F	Harris	City	491N	0.30	0.00	3	n/a	South Texas Surveying Associates, Inc.
71	Windermere partial replat no 2 (DEF1)	2020-2327	C3F	Harris	City	532C	0.33	0.33	0	Stewart Ventures, LTD.	Atkinson Engineers
72	Windrow GP	2020-2286	GP	Harris	City/ETJ	325E	217.27	0.00	0	Pulte Homes	7gen Planning
73	Winward Sec 6 (DEF1)	2020-2223	C3F	Harris	ETJ	404K	9.91	0.60	45	Manhard Consulting	Manhard Consulting
74	Woodland Lakes Sec 6	2020-2453	C3F	Harris	City	338L	16.21	5.86	71	WL Woodland Lakes LLC	Meta Planning + Design LLC
75	Woodlands Village of Alden Bridge Sec 116	2020-2483	C2	Montgomery	ETJ	216G	12.04	12.04	0	Woodlands Land Development Company, L.P.	LJA Engineering, Inc.- (Houston Office)
76	Wunderlich Residential	2020-2437	C3F	Harris	ETJ	330V	7.05	1.88	35	Venturi Engineers	Gruller Surveying
77	Zeeshons Synott Plaza	2020-2420	C3F	Fort Bend	City	528Y	2.06	2.06	0	Khwar & Sons, Inc.	The Interfield Group

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B-Replats

78	Akpudo Humble Office Complex South (DEF1)	2020-2059	C2R	Harris	City	335T	0.62	0.62	0	Hakpudo Real Estate Holdings, LLC	Boundary One, LLC
79	Allison Park Annex (DEF1)	2020-2363	C3R	Harris	City	574S	4.81	0.04	41	Jesus Fernandez	Vernon G. Henry & Associates, Inc.
80	Basswood Plaza	2020-2470	C2R	Harris	City	453L	0.19	0.00	2	FRANCO FAMILY	Survey Solutions of Texas
81	Braun Landing	2020-2418	C2R	Harris	City	494K	0.13	0.00	2	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
82	Bricker Lands	2020-2374	C2R	Harris	City	533V	0.13	0.00	2	Ronald Blanks	Pioneer Engineering, LLC
83	Chateau Noir (DEF1)	2020-2229	C2R	Harris	City	493X	0.39	0.39	0	Mayberry Homes Inc & 2KYS Properties LLC	Vernon G. Henry & Associates, Inc.
84	Chavez Park on Granville	2020-2390	C2R	Harris	City	412X	0.32	0.32	0	RC Mechanical, Inc.	E.I.C. Surveying Company
85	Clearview Manor	2020-2412	C2R	Harris	City	533V	0.28	0.28	0	CTIN CT Texas, LLC	RED CONSULTANTS
86	Comal Villas	2020-2285	C2R	Harris	City	533Y	0.48	0.00	6	Quest Trust Co.	PSSW Construction Inc
87	Dalview Estates	2020-2407	C2R	Harris	City	412W	0.34	0.00	4	Manzil Associates	RP & Associates
88	Dargan East Orem Development	2020-2366	C2R	Harris	City	574Q	0.46	0.46	0	Dargan Investments, LLC	Doshi Engineering & Surveying Company
89	Deen Estate Gray	2020-2427	C2R	Harris	City	493V	0.13	0.00	3	AFS RITEX	SEM SERVICES
90	Deen Estate Hutchins	2020-2426	C2R	Harris	City	493U	0.11	0.00	3	AFS RITEX	SEM SERVICES
91	Donovan Vista	2020-2423	C2R	Harris	City	452D	0.50	0.00	7	Uptown Houston Development, LLC	replats.com
92	Ennis Grove	2020-2415	C2R	Harris	City	493Y	0.31	0.00	7	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
93	Glenmont Commercial Venture	2020-2459	C2R	Harris	City	531C	0.57	0.57	0	Brownstone Group, Inc.	Windrose
94	Jaanfaar	2020-2382	C2R	Harris	City	493N	0.44	0.44	0	JAM-XII, LLC	Probstfeld & Associates, Inc.
95	Joes Plaza (DEF1)	2020-2291	C2R	Harris	City	455H	2.60	2.60	0	N/A	SEM SERVICES
96	Kumar Acres	2020-2253	C3R	Fort Bend	ETJ	611T	9.78	2.83	6	The Mohan S. Kumar Family Partnership L.P.	Texas Engineering And Mapping Company
97	Liberty Road Garden	2020-2375	C2R	Harris	City	494C	0.29	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
98	Magnificat Housing	2020-2494	C2R	Harris	City	493T	1.15	1.15	0	The NHP Foundation	R.G. Miller Engineers
99	Manors on Illinois Street	2020-2199	C2R	Harris	City	533L	0.23	0.00	6	Lan Homes, LLC	ICMC GROUP INC
100	Maury South (DEF1)	2020-2311	C2R	Harris	City	493D	0.86	0.00	23	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
101	Mcdaniel Plaza	2020-2467	C2R	Harris	City	453M	0.27	0.00	2	FRANCO FAMILY	Survey Solutions of Texas
102	Migues Casa replat no 1	2020-2388	C2R	Harris	City/ETJ	283Q	2.99	0.00	2	N/A	E.I.C. Surveying Company
103	Neo at Nagle	2020-2458	C2R	Harris	City	493Y	0.11	0.00	3	Topaz Ventures, LLC	PLS CONSTRUCTION LAYOUT, INC
104	Noble Estates (DEF1)	2020-2322	C2R	Harris	City	494B	0.34	0.00	6	Superior One Homes	Owens Management Systems, LLC
105	NSKE Enterprises	2020-2450	C2R	Harris	City	453R	0.73	0.73	0	Advance Surveying	Advance Surveying, Inc.
106	Panaderia Lempira	2020-2446	C2R	Harris	City	531E	0.70	0.68	0	Advance Surveying	Advance Surveying, Inc.

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107	Patio Homes on Schuler	2020-2498	C2R	Harris	City	492H	0.12	0.00	2	Sandcastle Homes, Inc.	The Interfield Group
108	Paz Enterprise Auto Care	2020-2387	C2R	Harris	City	455K	0.25	0.25	0	No Company	HRS and Associates, LLC
109	Peden Crossing	2020-2419	C2R	Harris	City	493N	0.18	0.00	4	Mesken Development	Total Surveyors, Inc.
110	Pollard Street Landing	2020-2417	C2R	Harris	City	494F	0.13	0.00	2	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
111	Porter Crossing	2020-2416	C2R	Harris	City	533M	0.34	0.00	6	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
112	Powerhouse Reserve	2020-2414	C2R	Harris	City	494N	0.18	0.18	0	ROBRYAN BUILDERS	Dart Land Services LLC
113	Reserve at Gulfpoint partial replat no 2 replat no 1 (DEF1)	2020-2306	C2R	Harris	City	576Z	19.02	19.02	0	Wycoff Development	PROSURV
114	Ryon Grove	2020-2318	C2R	Harris	City	493D	0.41	0.00	10	DEACON BUILDERS LLC	Vernon G. Henry & Associates, Inc.
115	Saintville (DEF1)	2020-2365	C2R	Harris	City	455F	0.17	0.00	3	Saintville Project	Chesterfield Development Services
116	Silver Circle Estates at Tate	2020-2443	C2R	Harris	City	455T	0.46	0.00	5	New Era Development	New Era Development
117	Sophia and Zoe Estates	2020-2421	C2R	Harris	City	453Z	0.12	0.00	2	The Ideal Group	The Interfield Group
118	South Houston Gardens no 8 partial replat no 3	2020-2370	C2R	Harris	City	575Q	0.94	0.94	0	MJAC Corporation	Gessner Engineering
119	Stone Creek Ranch Mound Road Street Dedication Sec 1	2020-2468	SP	Harris	ETJ	325S	3.75	0.00	0	Becker	BGE, Inc.
120	Stoneworks Werner Park (DEF1)	2020-2276	C3R	Harris	City	453J	1.83	0.03	37	Stoneworks, LLC	Total Surveyors, Inc.
121	Sude House	2020-2386	C3R	Harris	City	452D	1.48	0.13	22	AECO Contracting, Inc.	Pioneer Engineering, LLC
122	Sunnyside Court A to P partial replat no 1	2020-2425	C2R	Harris	City	533Y	0.24	0.00	3	PRIME LIVING LLC	Texas Field Services
123	Thornton Heights	2020-2481	C3R	Harris	City	452M	1.00	0.01	21	Build Vestors On Spencer	The Interfield Group
124	Valdez Villas	2020-2122	C2R	Harris	ETJ	458V	1.17	0.00	2	Hawkland Consultants Inc.	Hawkland Consultants Inc.

C-Public Hearings Requiring Notification

125	Barclay Place partial replat no 1 (DEF1)	2020-2025	C3N	Harris	City	454H	0.49	0.00	6	Nava Construction	PLS CONSTRUCTION LAYOUT, INC
126	Craig Woods partial replat no 30	2020-2206	C3N	Harris	City	451X	0.21	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
127	Harper Woods partial replat no 3	2020-1957	C3N	Harris	ETJ	292J	0.21	0.00	1	Sullivan Brothers Builders, LTD	LJA Engineering, Inc.- (Houston Office)
128	Pine Forest Annex partial replat no 1	2020-1946	C3N	Harris	City	452G	0.46	0.06	10	ACADA INC	ICMC GROUP INC
129	Residences at Fonde Park	2020-2139	C3N	Harris	City	534F	1.35	1.32	0	Park Lane Houston, LLC	Century Engineering, Inc
130	Riverside Terrace Sec 10 partial replat no 1	2020-2131	C3N	Harris	City	533G	1.90	0.00	1	Stephanie and Danilo Juvane	CGES Bailey Planning
131	Smith House on Harvard partial replat no 1 (DEF1)	2020-2032	C3N	Harris	City	453W	0.30	0.00	2	Smith Family Homes, LLC	Total Surveyors, Inc.
132	St Vincent De Paul Catholic Church (DEF1)	2020-2040	C3N	Harris	City	532F	9.40	9.40	0	Brooks & Sparks, Inc	West Belt Surveying, Inc.
133	Steeplechase Sec 1 partial replat no 2	2020-2002	C3N	Harris	ETJ	409A	2.31	2.31	0	SCIA, Inc	Texas Engineering And Mapping Company

Platting Summary**Houston Planning Commission****PC Date: January 07, 2021**

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
134	Steeplechase Sec 2 partial replat no 1	2020-2029	C3N	Harris	ETJ	409A	1.32	1.32	0	Steeplechase Community Improvement	Texas Engineering And Mapping Company
135	Williams on Canal replat no 1 (DEF1)	2020-2042	C3N	Harris	City	494N	0.97	0.01	26	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

D-Variances

136	Chapman Highline East (DEF1)	2020-2239	C2R	Harris	City	493M	0.54	0.54	0	Urban Genesis	MBCO Engineering
137	Chapman Highline West (DEF1)	2020-2241	C2R	Harris	City	493M	0.17	0.17	0	Urban Genesis	MBCO Engineering
138	Duncans (DEF1)	2020-2274	C3P	Harris	ETJ	444D	2.00	2.00	0	Daddy Duncans BBQ	Tetra Surveys
139	High Tech Machine	2020-2461	C2	Harris	ETJ	408U	5.00	5.00	0	GMB REAL PROPERTY HOLDING, LLC	Atkinson Engineers
140	Lakes at Creekside GP	2020-2371	GP	Harris	ETJ	249Z	300.40	0.00	0	J Alan Kent Development	LJA Engineering, Inc.- (Houston Office)
141	Lakes at Creekside Sec 13	2020-2372	C3P	Harris	ETJ	249Z	27.80	5.14	120	J Alan Kent Development	LJA Engineering, Inc.- (Houston Office)
142	Mai Garden Terrace	2020-2357	C3R	Harris	City	529E	4.45	1.89	66	Gia Capital LLC	Marsh Darcy Partners, Inc.
143	Terrace at Cinco	2020-2465	C3P	Fort Bend	ETJ	524F	19.46	4.29	86	Trendmaker Homes	BGE, Inc. - Land Planning
144	Zannahville	2020-2447	C3P	Harris	ETJ	326B	7.11	6.92	0	DBR Properties, LLC	E.I.C. Surveying Company

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

145	Aragoste Parkway Street Dedication Sec 1	2019-2291	EOA	Montgomery	ETJ	257F	2.68	0.00	0	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
146	Church in Houston West District	2019-2317	EOA	Harris	ETJ	444R	4.77	4.77	0	The Church in Houston	HRS and Associates, LLC
147	Ezzi Signs	2019-2093	EOA	Harris	ETJ	368S	0.51	0.50	0	EZZI Signs	HRS and Associates, LLC
148	Mykawa Business Park Sec 1	2020-0166	EOA	Harris	City	534U	99.68	99.68	0	Windrose	Windrose
149	Mykawa Business Park Sec 2	2020-0358	EOA	Harris	City	534U	13.75	13.75	0	McCormack Commercial	Windrose
150	Northpoint 90 Logistics Center Sec 1	2019-2193	EOA	Harris	ETJ	457N	190.58	189.47	0	NP-GR Houston Industrial Land, LLC	EHRA
151	Northwest Harris County MUD no 12 Water Plant no 2	2019-2353	EOA	Harris	ETJ	446A	1.96	1.96	0	Northwest Harris County MUD No 12	R.G. Miller Engineers

Platting Summary**Houston Planning Commission****PC Date: January 07, 2021**

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
152	Oak Lawn Addition partial replat no 1	2019-2298	EOA	Harris	City	494T	0.39	0.00	3	None	Tetra Surveys
153	Reserves at Cypress Rose Hill	2020-0042	EOA	Harris	ETJ	286Z	82.77	82.77	0	West Belt Surveying, Inc.	West Belt Surveying, Inc.
154	Windrow Farm Drive Street Dedication Sec 1	2020-0051	EOA	Harris	ETJ	325E	0.45	0.00	0	Pulte Homes of Texas, L.P.	Costello, Inc.
155	Winfield Lakes North Sec 7	2019-2223	EOA	Fort Bend	ETJ	611N	13.09	2.12	59	Woodmere Development Comoany LTD	LJA Engineering, Inc.- (Houston Office)
156	Yassir Enterprises	2020-0155	EOA	Fort Bend	ETJ	527U	7.72	7.72	0	None	Tetra Surveys

H-Name Changes

157	HCESD 21 Rosehill Fire Station 3 (prev. Rosehill Fire Station no 3)	2020-1914	NC	Harris	ETJ	285S	14.82	14.61	0	HC Emergency Services District No 21	Hovis Surveying Company Inc.
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I-Certification of Compliance

158	24482 Antlers Circle A & B	21-1563	COC	Montgomery	ETJ	296M				Oscar Guerrero	Oscar Guerrero
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J-Administrative

None

K-Development Plats with Variance Requests

159	1001 West 7th 1/2 Street	20106963	DPV	Harris	City/	492D				Chung Nguyen	Chung Nguyen
160	201 E. 37th Street	20066596	DPV	Harris	City	453N				Ramie Elizondo	C3 Building Solutions

Hotel and Motel with Variance Requests

III	Woodspring Suites located at 11160 Gulf Freeway	20106722	HMV	Harris	City	576J				Pratik N Emon	Miraj Hospitality LLC
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Houston Planning Commission

ITEM: 125

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Barclay Place partial replat no 1 (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Site Location

Houston Planning Commission

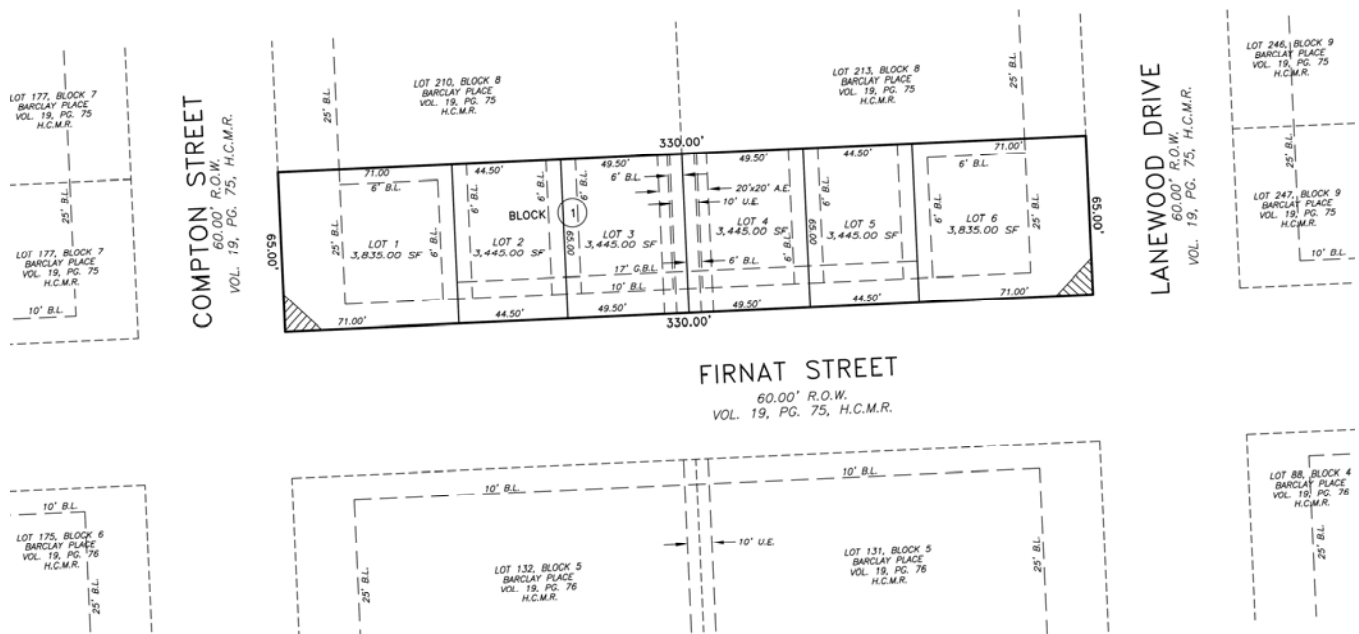
ITEM: 125

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Barclay Place partial replat no 1 (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Subdivision

Houston Planning Commission

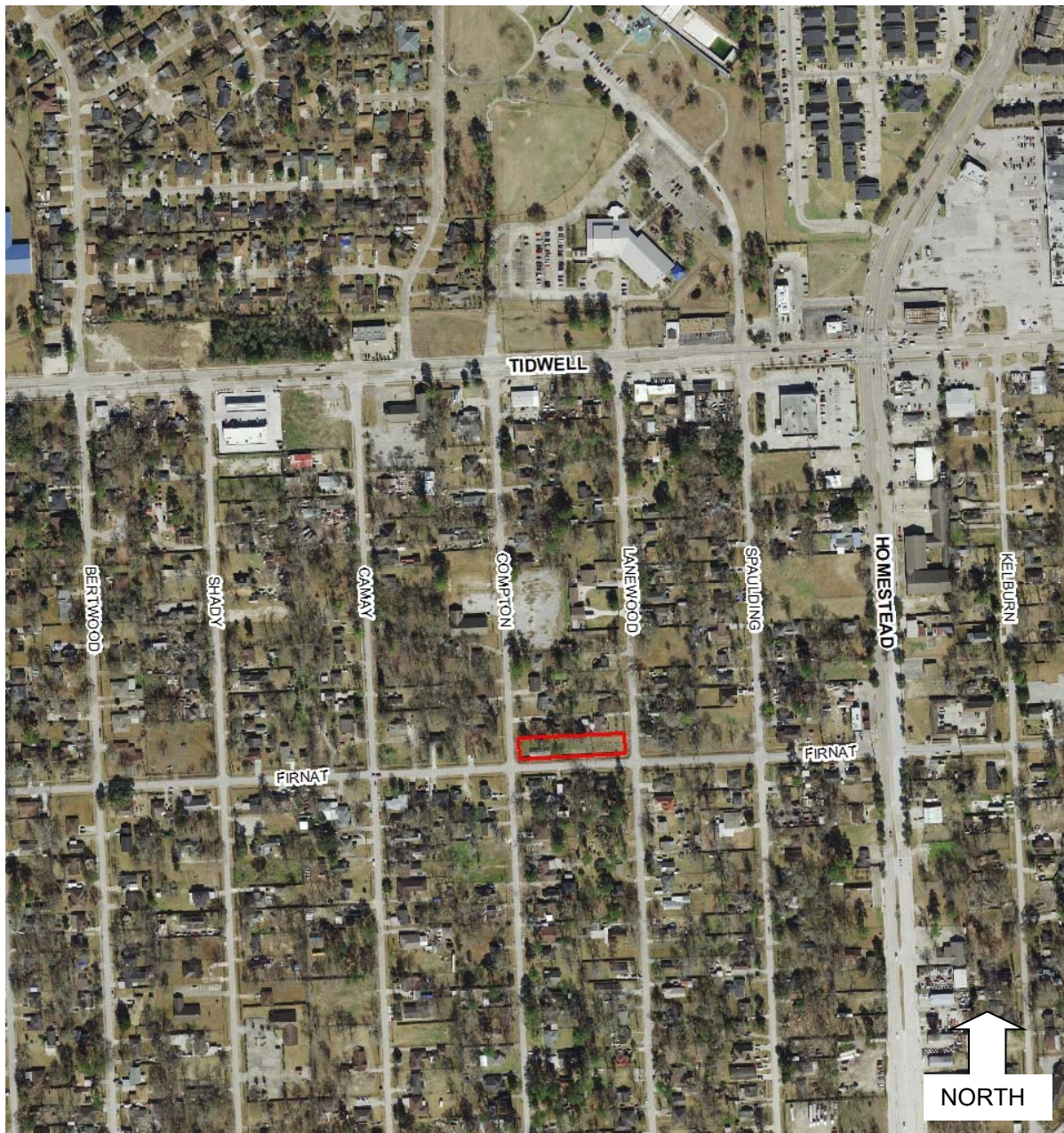
ITEM: 125

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Barclay Place partial replat no 1 (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, 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.houston.tx.gov

November 18, 2020

Dear Property Owner:

Reference Number: 2020-2025; Barclay Place partial replat no 1; replatting of Lots 211 and 212 of Block 8 of "Barclay Place" as recorded at Volume 19 Page 75 of the Harris County Map Records.

The property is located along and north of Firnat Street, west of and along Lanewood Lane and east along Compton Street. The purpose of the replat is to create six (6) single-family residential lots and reduce the building lines on Lanewood Drive and Compton Street. The applicant, Uriel Figueroa, with PLS Construction Layout, Inc., on behalf of Nava Construction, can be contacted at 713-480-4075.

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, December 17, 2020 at 2:30 PM

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

www.houstonplanning.com

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

1. Send email to: Speakercomments.pc@houston.tx.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@houston.tx.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.

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.
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Houston Planning Commission

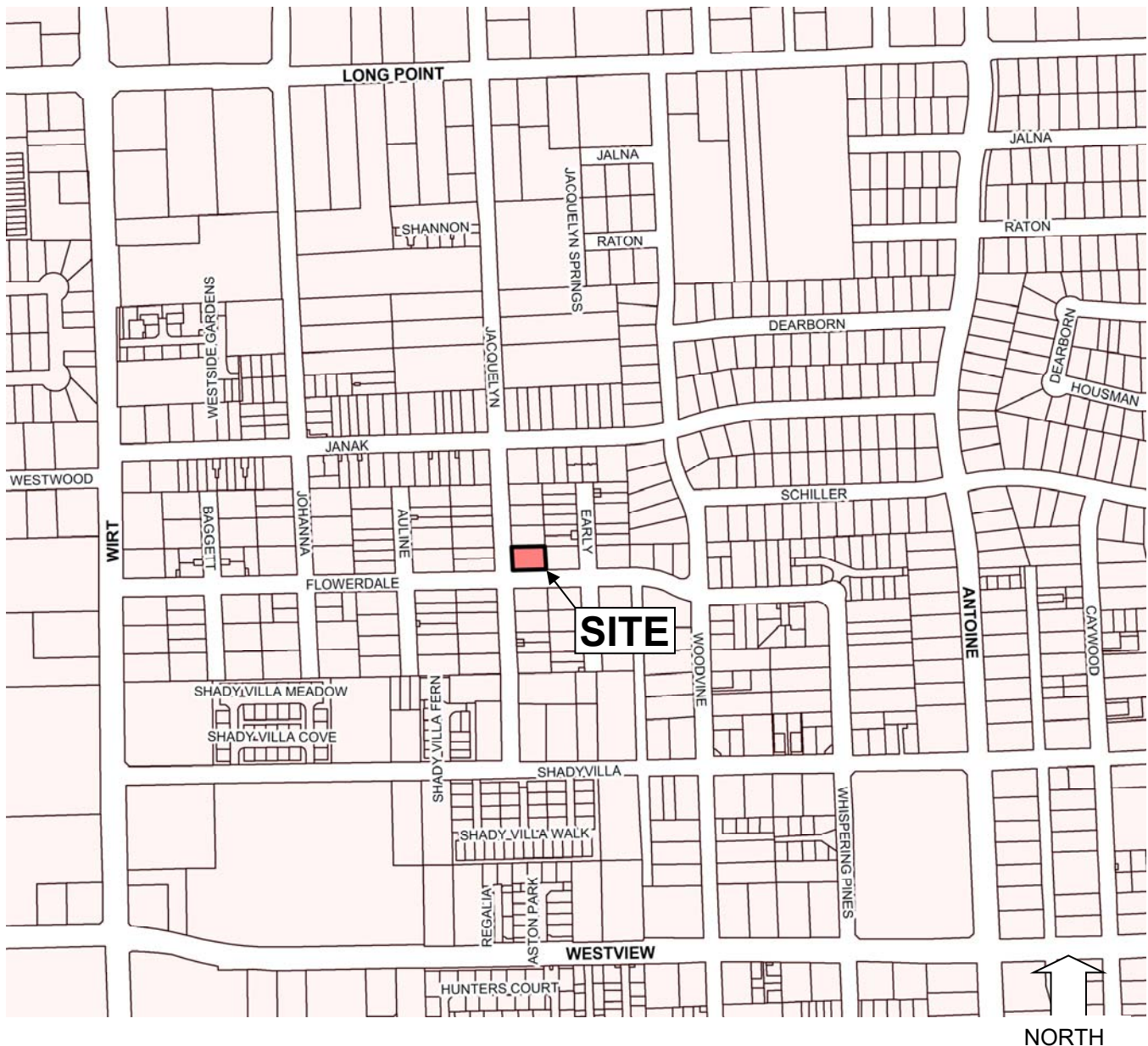
ITEM: 126

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Craig Woods partial replat no 30

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

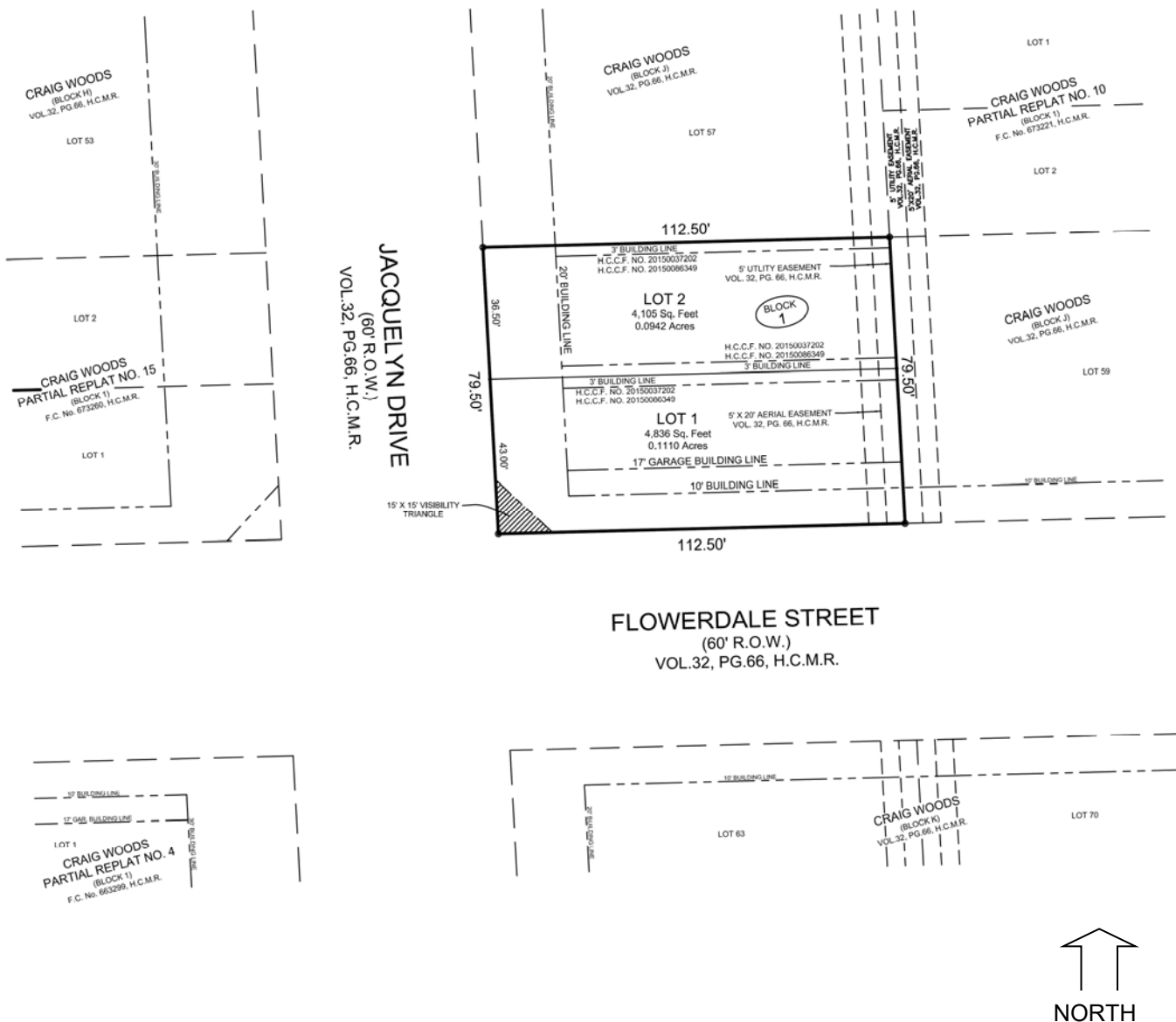
ITEM: 126

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Craig Woods partial replat no 30

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

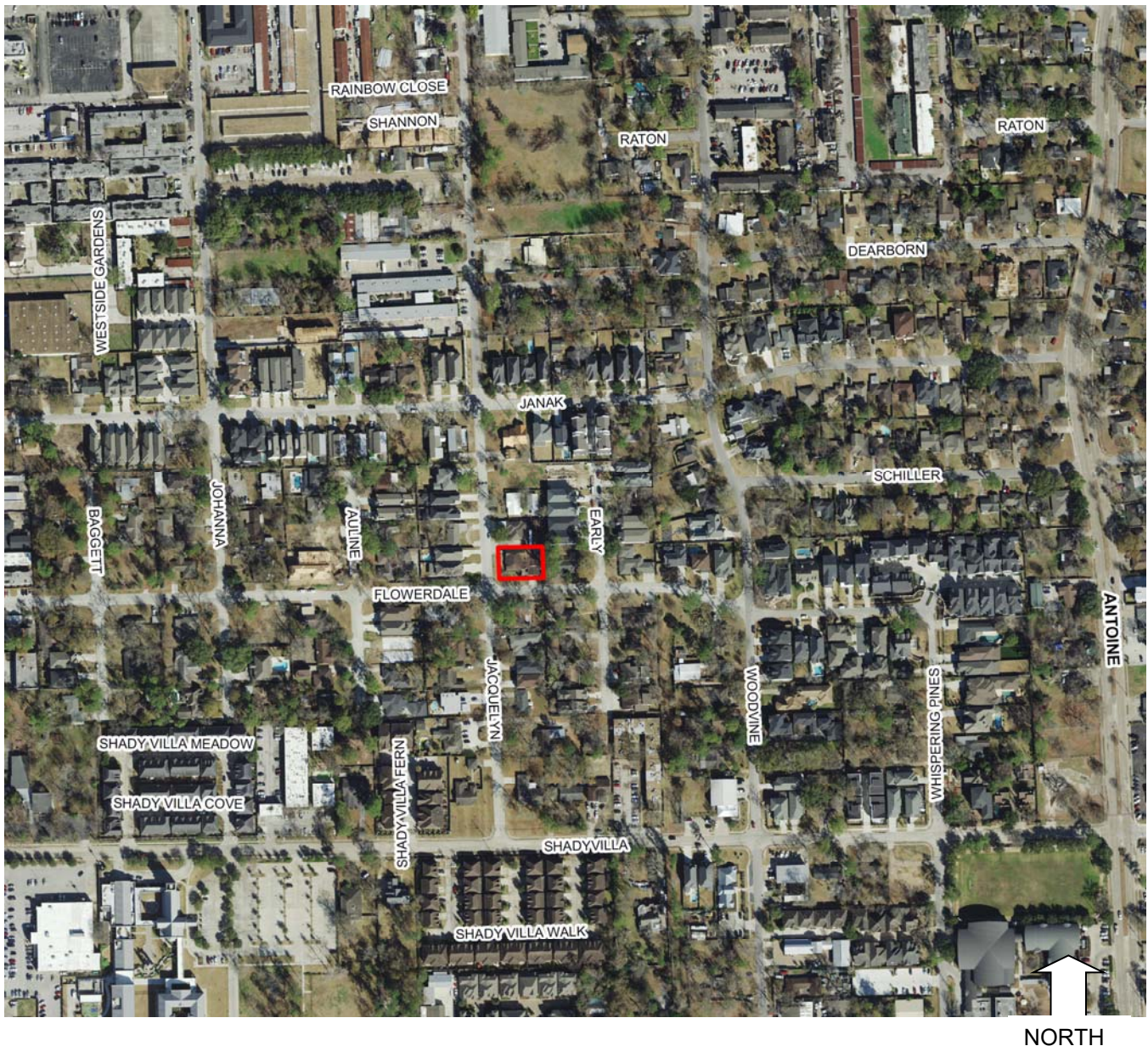
ITEM: 126

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Craig Woods partial replat no 30

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

December 11, 2020

Dear Property Owner:

Reference Number: 2020-2206; Craig Woods partial replat no 30; partial replatting of "**Craig Woods**". This proposal includes the replatting of Lot 58, Block J, as recorded in Volume 32 Page 66 of the Harris County Map Records.

The property is located at the northeast intersection of Jacquelyn Drive and Flowerdale Street. The purpose of the replat is to create two (2) single-family residential 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.

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, January 7, 2021 at 2:30 PM

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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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Houston Planning Commission

ITEM: 127

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Harper Woods partial replat no 3

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



C – Public Hearings with Variance Site Location

Houston Planning Commission

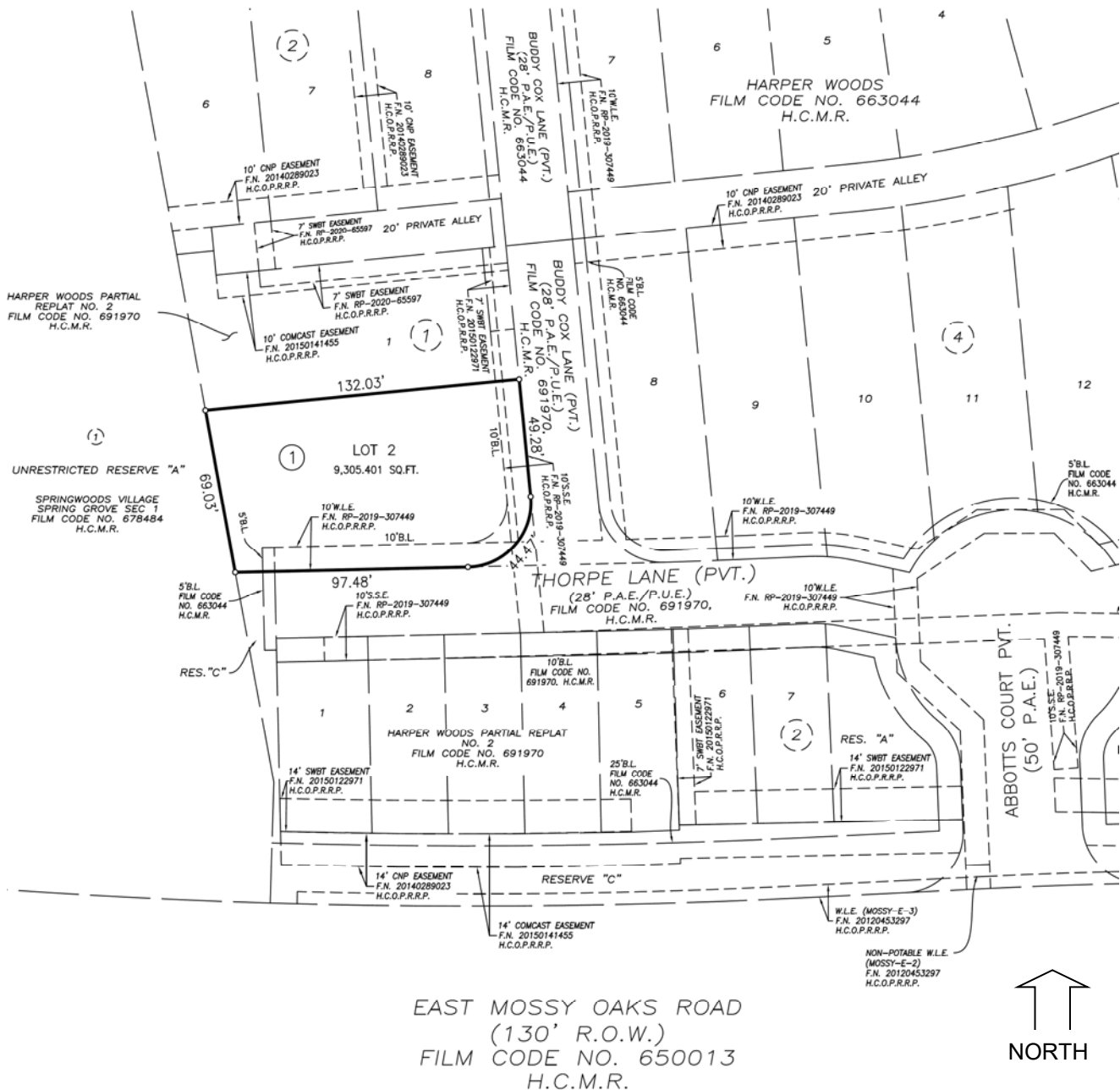
ITEM: 127

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Harper Woods partial replat no 3

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



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

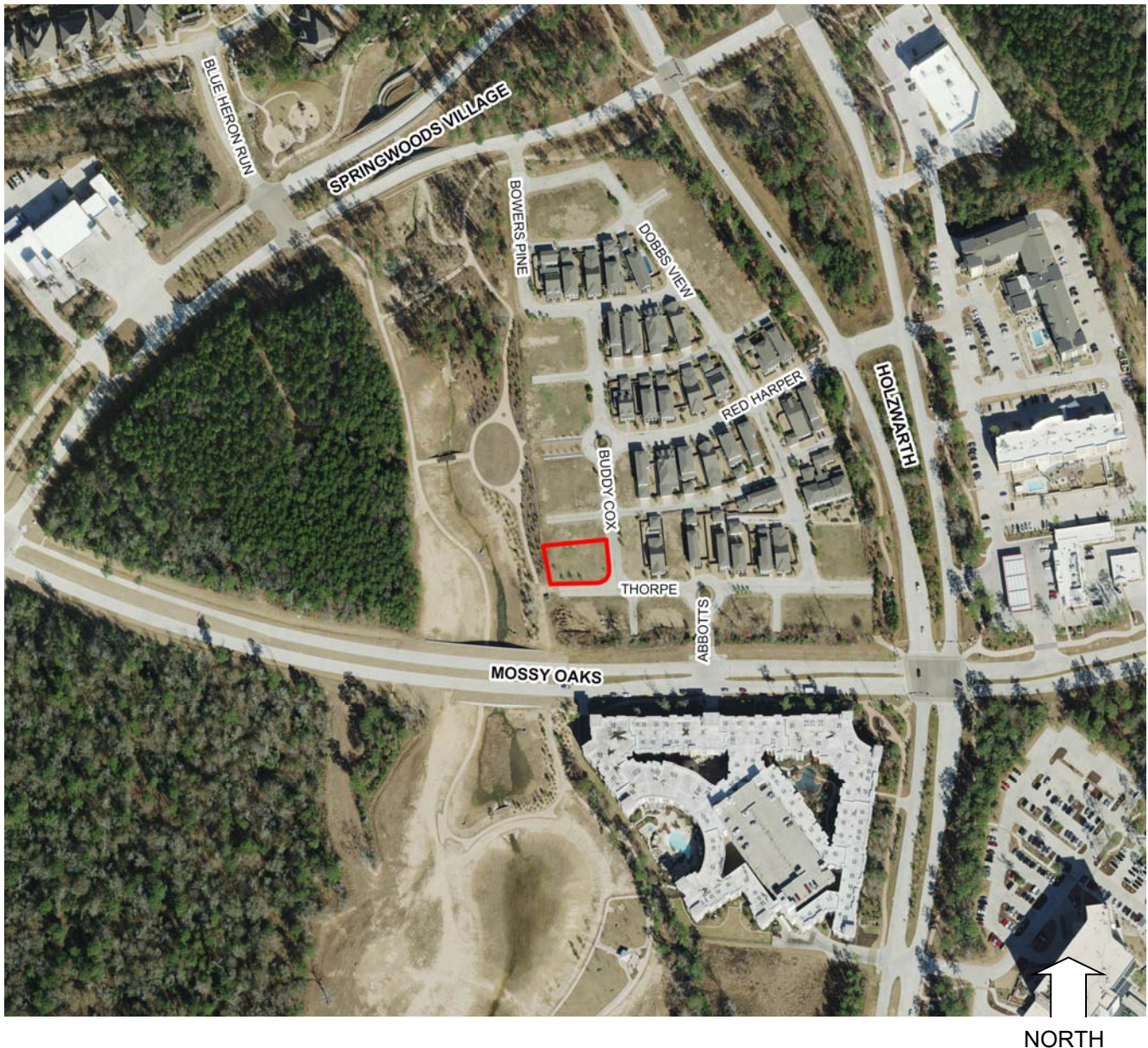
ITEM: 127

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Harper Woods partial replat no 3

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



C – Public Hearings with Variance

Aerial



Application Number: 2020-1957

Plat Name: Harper Woods partial replat no 3

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

Date Submitted: 10/19/2020

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 replat a compensating open space reserve into a single-family lot.

Chapter 42 Section: 193

Chapter 42 Reference:

Rules governing partial replats of certain property (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. (2) A plat restriction limiting the use of property specifically to "nonresidential" use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multi-family residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "nonresidential" use of that property. (3) A plat restriction limiting the use of property specifically to 'commercial' use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multifamily residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "commercial" use of that property. (4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

Statement of Facts

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

(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 Harper Woods subdivision was originally platted in 2014 and consisted of mostly small lots taking vehicular access from a rear-lot private alley and some more traditional front-loaded small lots. Earlier in 2020 two groups of lots were replatted to reconfigure the lot orientation to better fit the builder's needs. Now a specific buyer is interested in Lot 2, Block 1 of Partial Replat No. 2 (F.C. # 691971, H.C.M.R.) and would like to increase the size of the lot to include the adjoining Reserve "C". Reserve "C" was not originally platted with the Harper Woods subdivision; it was thrown in to Partial Replat No. 2 so that Partial Replat No. 2 would stand on it's own regarding the amount of compensating open space needed and therefore would not need a variance to use the vast surplus of compensating open space provided in the original Harper Woods plat; which provided almost double the amount of compensating open space than what was required. Looking at the overall Harper Woods development, Reserve "C" is not needed for COS as the original plat, and subsequent partial replats, provide over 5-times the amount of COS needed for the development (Required COS = 15,600 sf; Provided COS = 83,022 sf). The subject lot itself was over the minimum 5,000 sf requirement within Partial Replat No. 2 and therefore did not require COS. Removing Reserve "C" from the overall COS calculations still leaves the development with over 5 times the required COS (Required COS = 15,600 sf; Provided COS = 81,122 sf).

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

As stated previously, Reserve "C" was not originally platted with the Harper Woods development and was included in Partial Replat No. 2 for the sole purpose of Partial Replat No. 2 standing on it's own regarding it's COS requirement and is a result of the Compensating Open Space requirement of Chapter 42 and 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;

As the overall development has over 5 times the amount of COS required, even with removing the subject Reserve "C" from the calculations, the intent and general purposes of this chapter are preserved and maintained.

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

Replatting Reserve "C" into the adjoining single-family lot has no bearing on the public health, safety or welfare as the development still has well over the required amount of COS and therefore will not be injurious or detrimental to the same.

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

Economic hardship is not the justification of this request. The buyer's desire to have a larger lot along with the fact that Reserve "C" is not needed to maintain the minimum amount of COS for the development are the justifications of this request.



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

December 11, 2020

Dear Property Owner:

Reference Number: 2020-1957; Harper Woods partial replat no 3; partial replatting of "**Harper Woods partial replat no 2**". as recorded at Film Code No. 691970 H.C.M.R. The new subdivision name is "**Harper Woods partial replat no 3**".

The property is located at the northwest intersection of Buddy Cox Lane and Thorpe Lane north of East Mossy Oaks Road and west of Holzwarth Road. The purpose of the replat is to create 1 single family residential lot. The applicant, Geoff Freeman, with LJA Engineering, Inc.- (Houston Office), on behalf of Sullivan Brothers Builders, LTD, can be contacted at 713-358-8830.

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

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

Virtual Planning Commission Meeting

Thursday, January 7, 2021 at 2:30 PM

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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. 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.

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

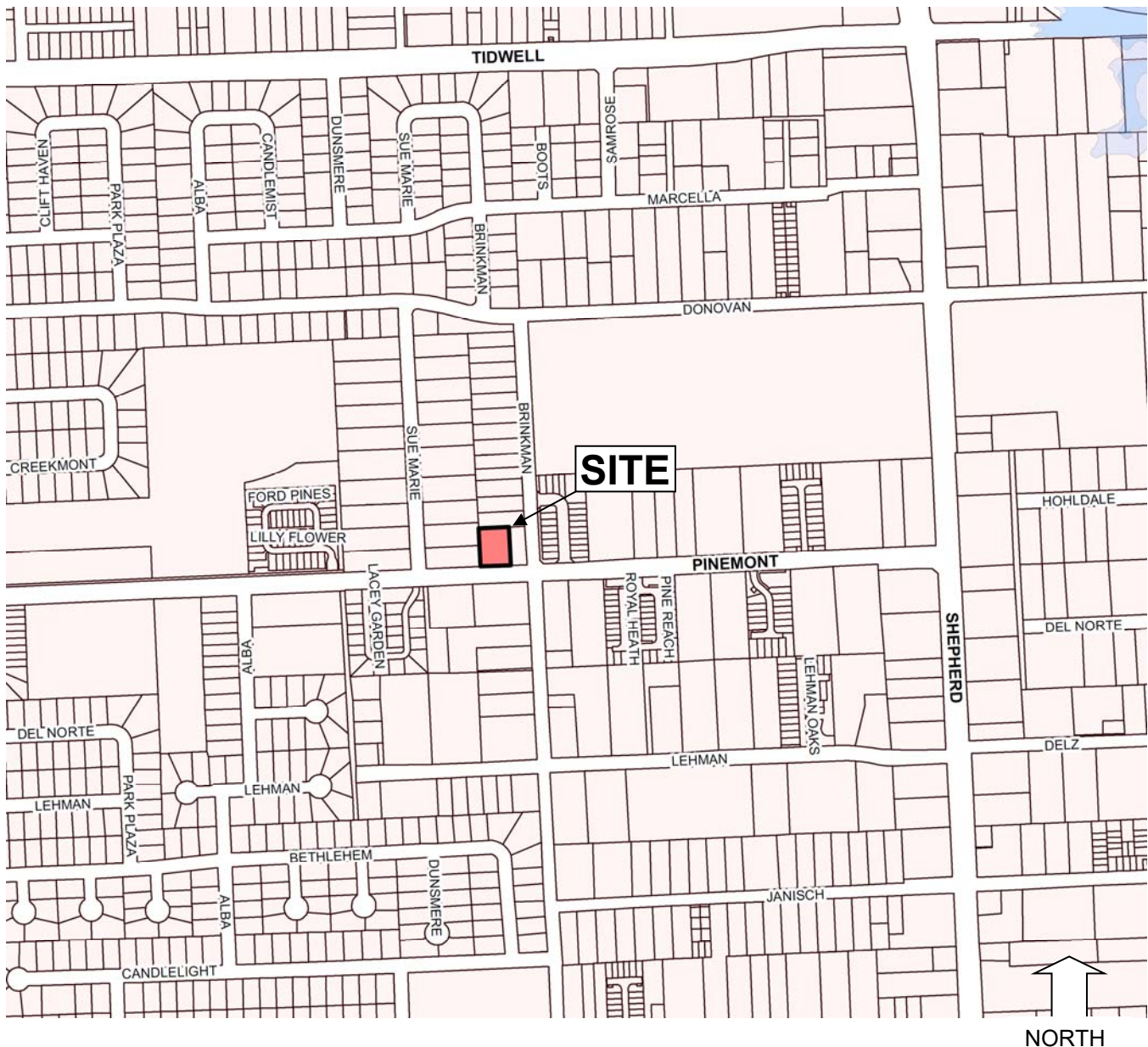
ITEM: 128

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Pine Forest Annex partial replat no 1

Applicant: ICMC Group Inc



C – Public Hearings

Site Location

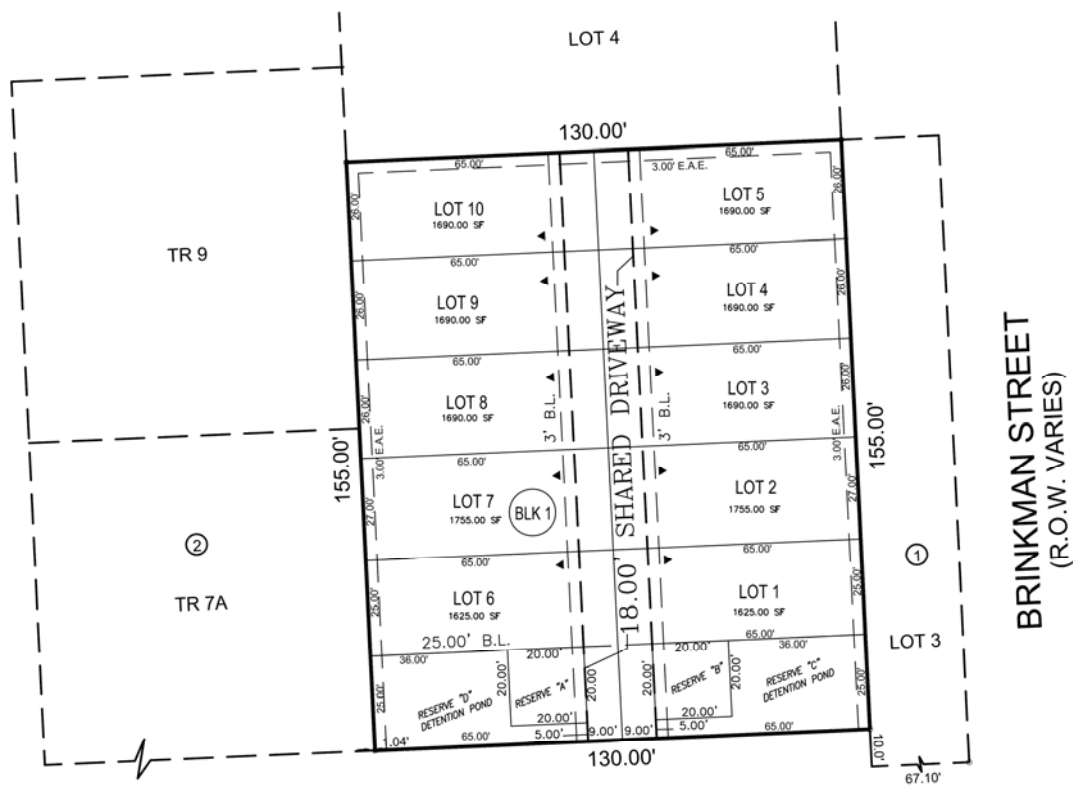
Houston Planning Commission ITEM: 128

Planning and Development Department

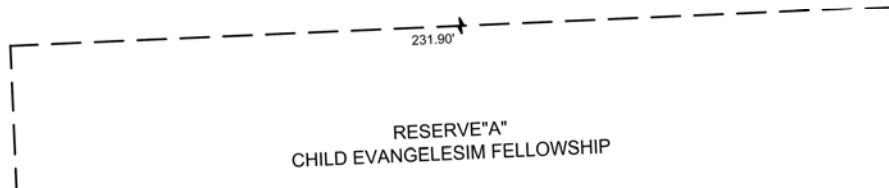
Meeting Date: 01/07/2021

Subdivision Name: Pine Forest Annex partial replat no 1

Applicant: ICMC Group Inc



RESERVE TABLE
RESERVE "A" = 400.00 S.F. RESERVE "B" = 400.00 S.F. RESTRICTED TO PARKING
RESERVE "C" = 1000 S.F. RESERVE "D" = 1000 S.F. RESTRICTED TO DETENTION



C – Public Hearings

Subdivision

Houston Planning Commission

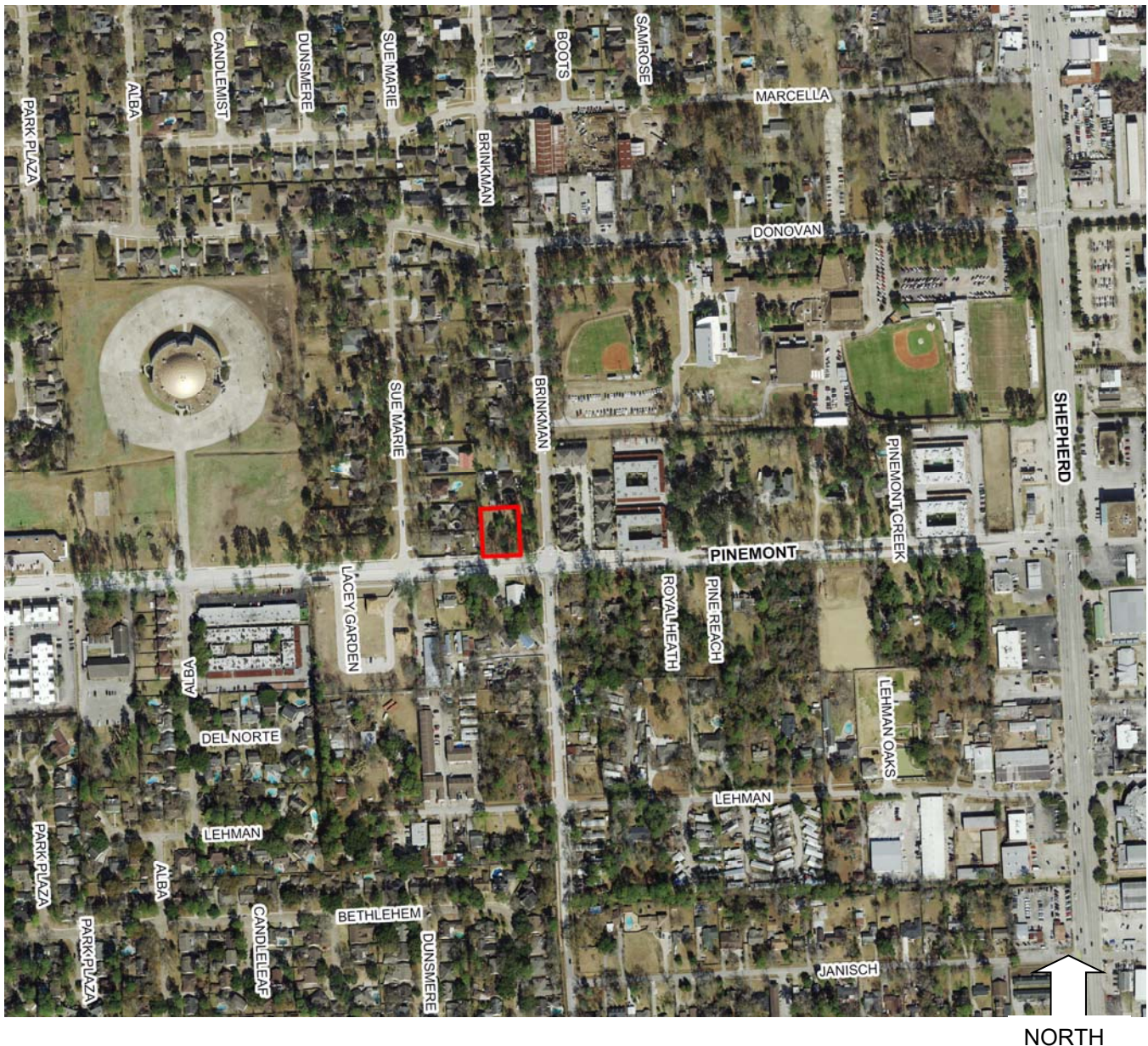
ITEM: 128

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Pine Forest Annex partial replat no 1

Applicant: ICMC Group 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
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www.houston.tx.gov

December 11, 2020

Dear Property Owner:

Reference Number: 2020-1946; Pine Forest Annex partial replat no 1; partial replatting of "**Pine Forest Annex**". This proposal includes the replatting of Lots 1 & 2, as recorded in Volume 27 Page 33 of the Harris County Map Records.

The property is located north along Pinemont Street, between Brinkman Street and Sue Marie Lane. The purpose of the replat is to create ten (10) single-family residential lots and 4 reserves. The applicant, **Gina Poveda**, with ICMC GROUP INC. can be contacted at **713 681 5757. Ext 103**

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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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

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Terminology

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

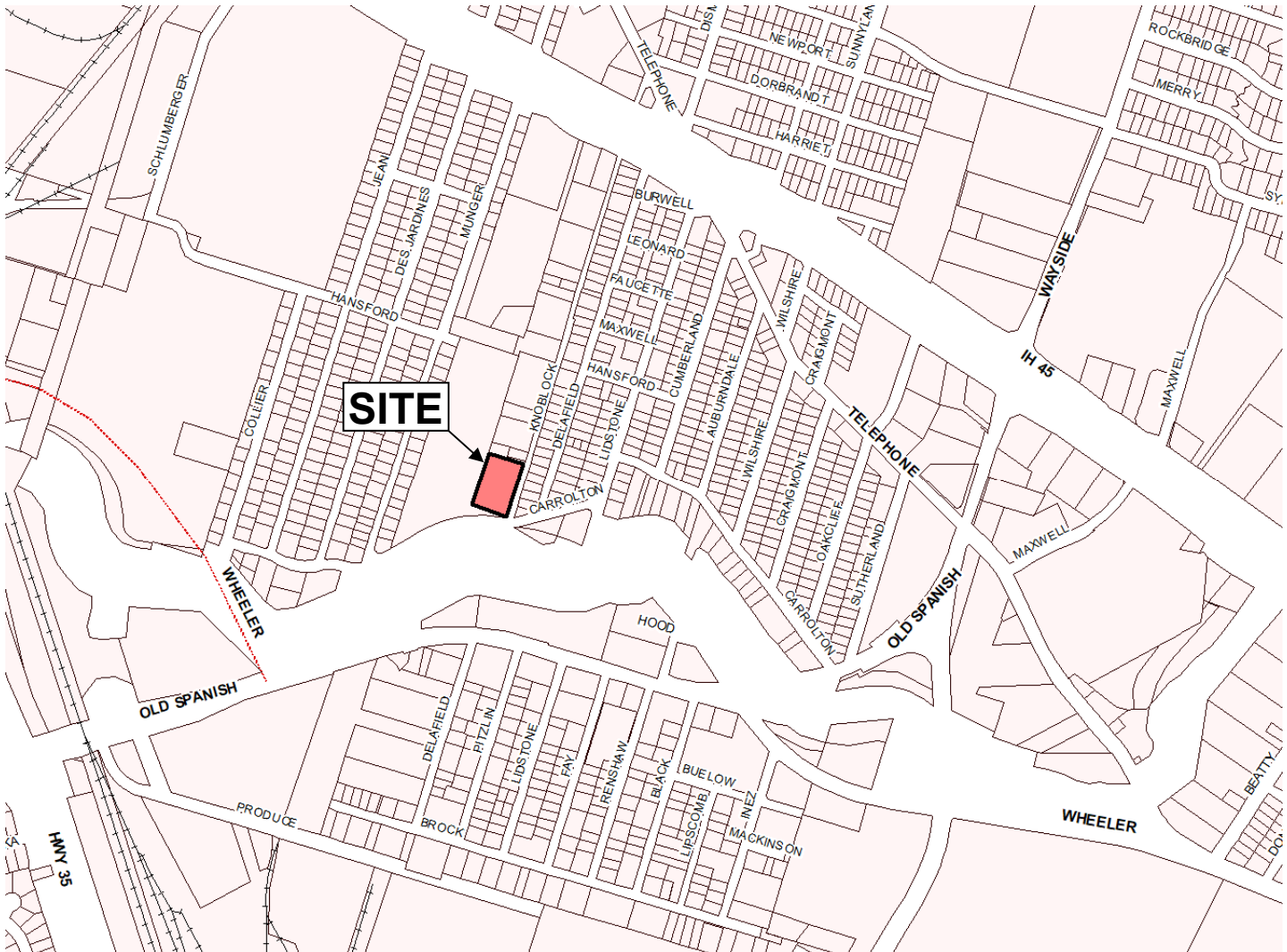
ITEM: 129

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Residences at Fonde Park

Applicant: Century Engineering, Inc



C – Public Hearings

Site Location

Houston Planning Commission

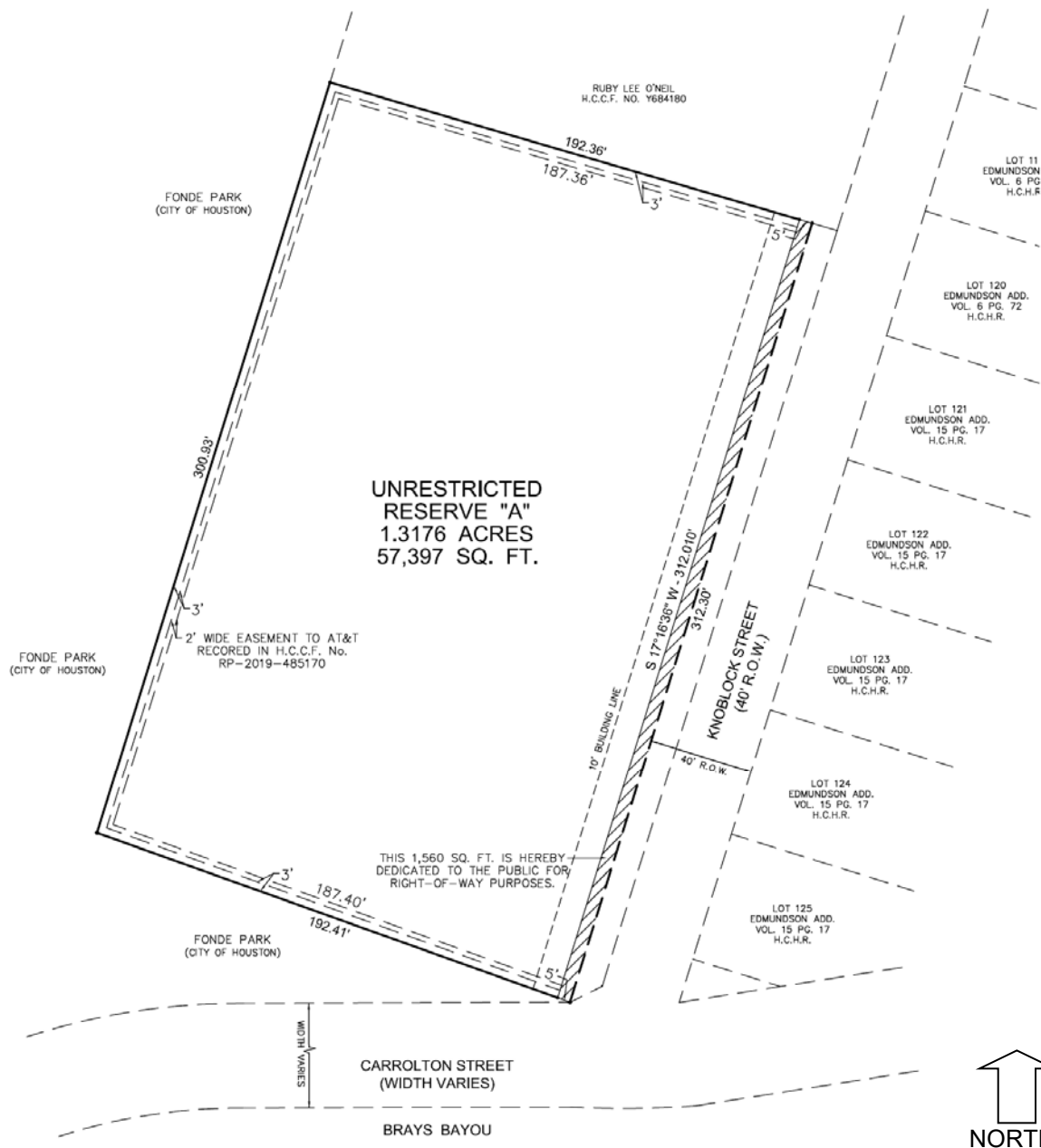
ITEM: 129

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Residences at Fonde Park

Applicant: Century Engineering, Inc



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 129

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Residences at Fonde Park

Applicant: Century Engineering, Inc



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

December 11, 2020

Dear Property Owner:

Reference Number: 2020-2139; Residences at Fonde Park; full replatting of "**Villas of Fonde Park**". This proposal includes the replatting of all of Villas of Fonde Park, as recorded at Film Code No. 689841 of the Harris County Map Records.

The property is located at the northwest intersection of Knoblock Street and Carrolton Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, Barry Hunsworth, with Century Engineering, Inc., can be contacted at 713-780-8871 Ext 231.

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

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Houston Planning Commission

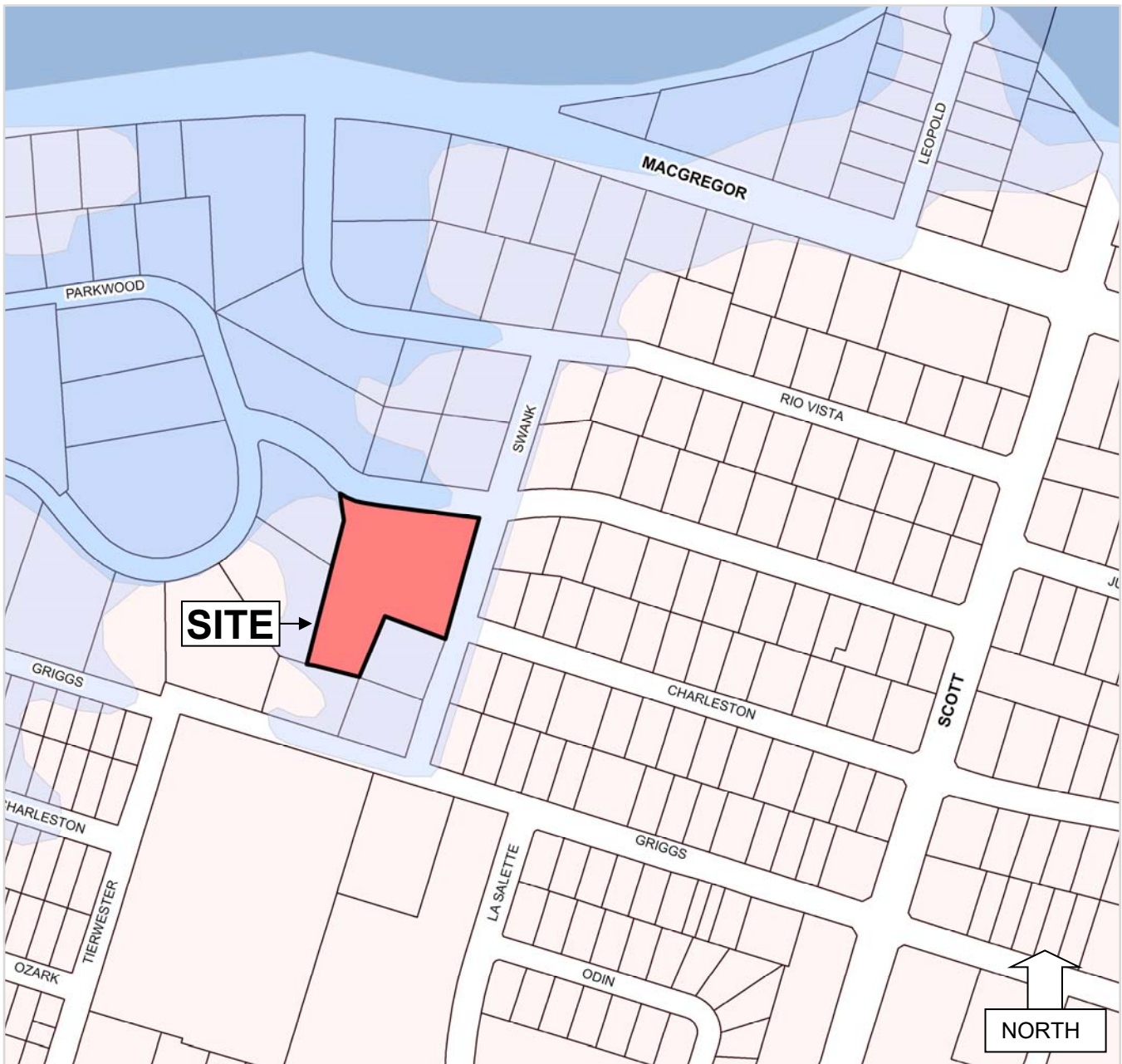
ITEM: 130

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Riverside Terrace Sec 10 partial replat no 1

Applicant: CGES Bailey Planning

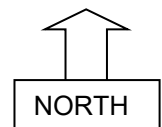


C – Public Hearings

Site Location

Meeting Date: 01/07/2021

Applicant: CGES Bailey Planning



Subdivision

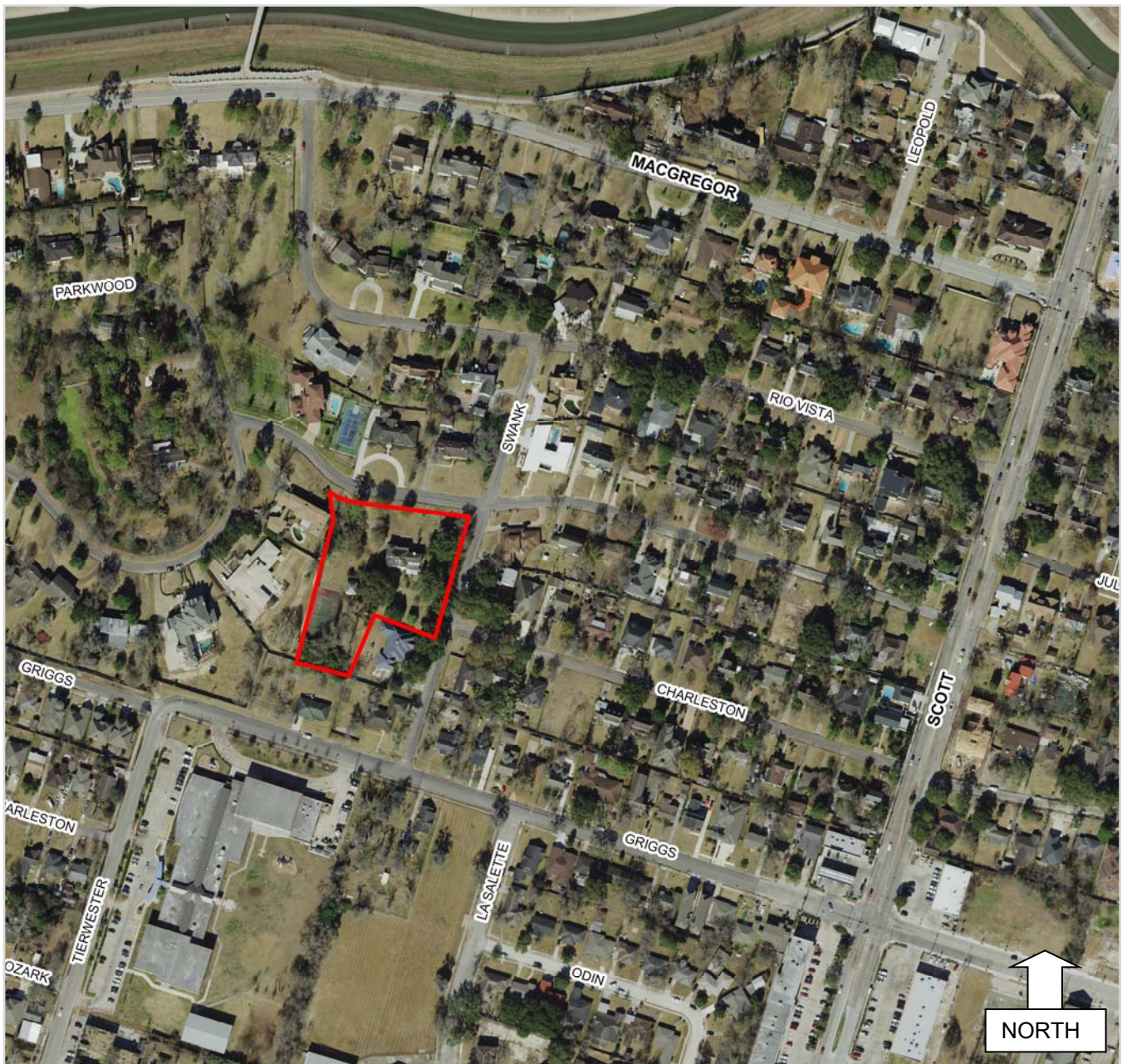
Houston Planning Commission ITEM: 130

Planning and Development Department

Meeting Date: 01/07/2021

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Applicant: CGES Bailey Planning



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
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www.houstontx.gov

December 9, 2020

Dear Property Owner:

Reference Number: 2020-2131; Riverside Terrace Sec 10 partial replat no 1; partial replatting of "**Riverside Terrace Sec 10**". This proposal includes the replatting of lots 12,13,14,15,16 and a portion of lots 10,11, and 17 of Block 56, as recorded in Vol 13 Page 56 of the Harris County Map Records.

The property is located south of S. Macgregor Way at the southwest intersection of Shank St. and Parkwood Drive. The purpose of the partial replat is to create One (1) Single-Family Residential Lot and Relocate a Utility Easement. The applicant, CGES|Bailey Planning, with CGES|Bailey Planning, on behalf of Stephanie and Danilo Juvane, can be contacted at 713-965-7385.

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Houston Planning Commission ITEM: 131

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Smith House on Harvard partial replat no 1 (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance Site Location

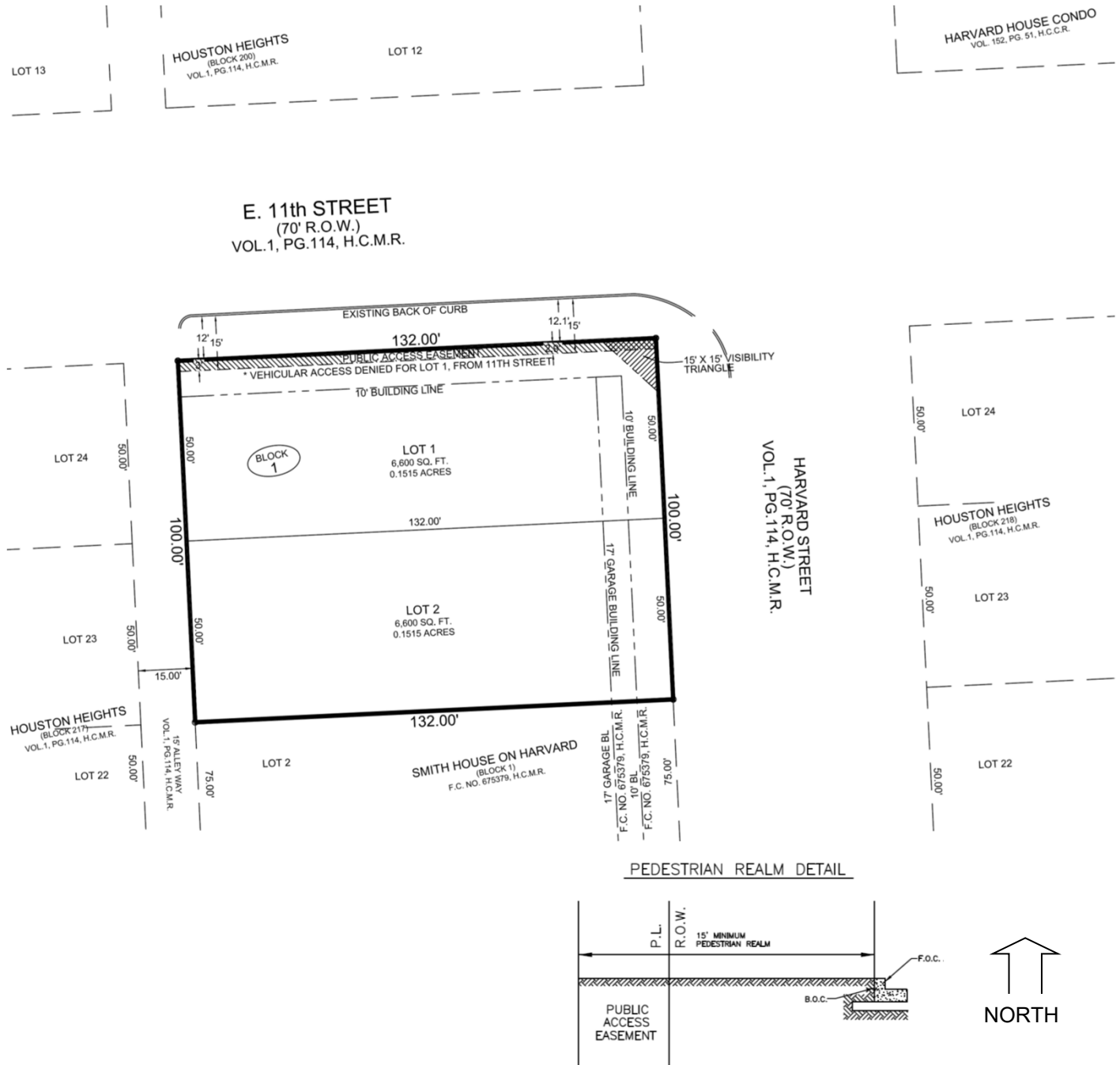
Houston Planning Commission ITEM: 131

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Smith House on Harvard partial replat no 1 (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission **ITEM: 131**

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Smith House on Harvard partial replat no 1 (DEF 1)

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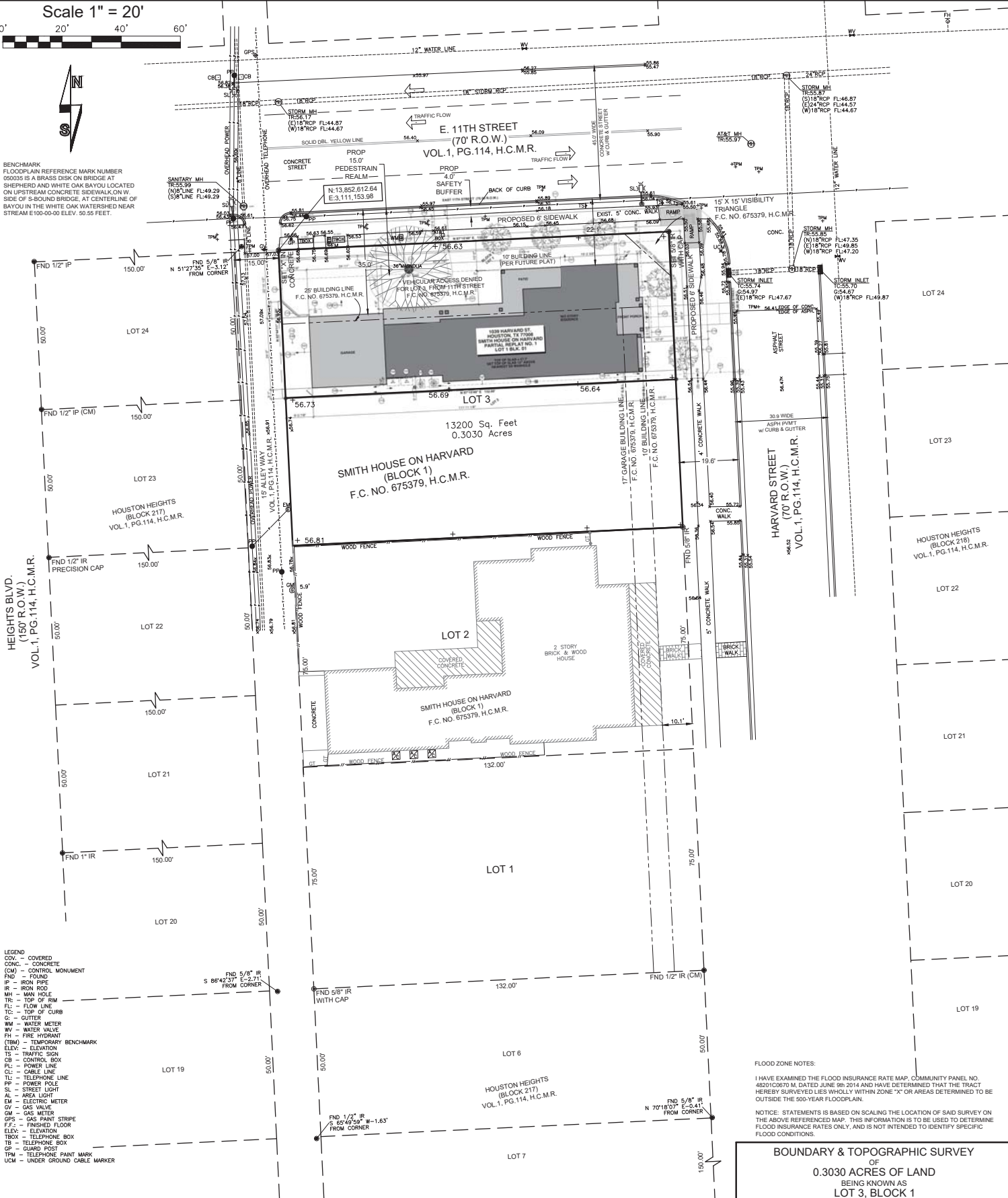
C – Public Hearings with Variance

Aerial

Scale 1" = 20'



BENCHMARK
FLOODPLAIN REFERENCE MARK NUMBER
050335 IS A BRASS DISK ON BRIDGE AT
SHEPHERD AND WHITE OAK BAYOU LOCATED
ON UPSTREAM CONCRETE SIDEWALK ON W.
SIDE OF S-BOND BRIDGE, AT CENTERLINE OF
BAYOU IN THE WHITE OAK WATERSHED NEAR
STREAM E100-00-00 ELEV. 55.55 FEET.



LEGEND
COV. - COVERED
CONC. - CONCRETE
(CM) - CONTROL MONUMENT
FND - FOUND
IR - IRON PIPE
MH - MAN HOLE
TR - TOP OF RIM
FL - FLOW LINE
TC - TOP OF CURB
G - GUTTER
WM - WATER METER
WV - WATER VALVE
FH - FIRE HYDRANT
(TBM) - TEMPORARY BENCHMARK
ELEV. - ELEVATION
TS - TRAFFIC SIGN
CB - CONTROL BOX
PL - POWER LINE
CL - CABLE LINE
TL - TELEPHONE LINE
IP - POWER POLE
SL - STREET LIGHT
EL - ELECTRIC METER
GV - GAS VALVE
GM - GAS METER
GPS - GAS PAINT STRIPE
F.F. - FINISHED FLOOR
ELEV. - ELEVATION
TBOX - TELEPHONE BOX
TB - TELEPHONE BOX
GP - GUARD POST
TPM - TELEPHONE PAINT MARK
UCM - UNDER GROUND CABLE MARKER

GENERAL NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORDED EASEMENTS AND ANY OTHER DOCUMENT THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS ABSTRACTED BY CHICAGO TITLE INSURANCE COMPANY G.F. No. CTH-LCT-16671677MA, EFFECTIVE DATE: SEPTEMBER 18, 2017.
3. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
4. THE SQUARE FOOTAGE TOTALS AS SHOWN HEREON ARE BASED ON A MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
5. THIS PROPERTY IS SUBJECT TO ANY BUILDING LINES, ZONING AND PLATTING LAWS AND ORDINANCES NOW IN FORCE IN THE CITY OF HOUSTON, COUNTY OF HARRIS, TEXAS.
6. SUBJECT TO THE RESTRICTIVE COVENANTS OF RECORD, AS SET FORTH BY INSTRUMENTS RECORDED UNDER FILM CODE NO. 675379, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND UNDER HARRIS COUNTY CLERK'S FILE NO.(S) V620908, V719174 AND W994254.

CERTIFICATION:

I, KEVIN K. KOLB, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY & TOPOGRAPHIC SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THIS SURVEY. THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS 27TH DAY OF SEPTEMBER, 2017.
REVISED: 9-23-2020, CORRECTED LOT#
REVISED: 11-19-2020 (ADD PROPOSED SITE
PLAN AND DIMENSIONS)

KEVIN K. KOLB, R.L.P.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5269



FLOOD ZONE NOTES:

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0070, DATED JUNE 09, 2014 AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

NOTICE: STATEMENTS ARE BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

BOUNDARY & TOPOGRAPHIC SURVEY
OF
0.3030 ACRES OF LAND
BEING KNOWN AS
LOT 3, BLOCK 1
SMITH HOUSE ON HARVARD
AS RECORDED UNDER FILM CODE NO. 675379 OF THE
MAP RECORDS OF HARRIS COUNTY, TEXAS
AND BEING FURTHER SITUATED WITHIN THE
J. AUSTIN SURVEY, A-1
HARRIS COUNTY, TEXAS

PURCHASER: JD SLAUGHTER AND ANGELA SLAUGHTER
PROPERTY ADDRESS: 1039 HARVARD ST., HOUSTON, TX 77008



DATE: SEPTEMBER, 2017

DRAWN BY: D. MOON
CHECKED BY: KEV

SCALE: 1" = 20' JOB NO. 15-070

SHEET 1 OF 1



Application Number: 2020-2032

Plat Name: Smith House on Harvard partial replat no 1

Applicant: Total Surveyors, Inc.

Date Submitted: 11/02/2020

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 10' Building line along East 11Th Street, a major thoroughfare, in place of the required 25' building line.

Chapter 42 Section: 42-152(a)

Chapter 42 Reference:

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

(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 site is located within the City of Houston, at the southwest intersection of Harvard Street and East 11th Street, Major Thoroughfare. This property was replatted in August of 2015, into a large lot that is 100' wide x 132' deep. This property was originally comprised of 2, 50' x 132' lots, out the Houston Heights subdivision plat. In 2015, the economics supported the larger lot for the owner, but with the current economic situation the owner must replat the property back to the original configuration, to build two smaller homes on smaller lots. We are requesting a variance for a 10' building line instead of the required 25' building line along East 11th Street. The owner is proposing to create 2 single family lots, each consisting of 6,600 sq. ft., that will take vehicular access from Harvard Street. This proposal is consistent with the current single family residences along East 11th Street. East 11th Street is a major thoroughfare running through the Houston Heights neighborhood, with a mix of commercial, multi-family and single family residential fronting and siding the street. The proposed residence on Lot 1 with side on East 11th Street, with pedestrian only access to the pedestrian realm. All vehicular access to both lots will be provided by the improved alleyway along the westerly boundary of the lots. The East 11th Street side of the property will feature a 15.0 pedestrian realm, measured from the back of curb to +/- 3' within the property, creating a public access easement within the property boundary. In the pedestrian realm, there will be a 6' sidewalk with a 4' safety buffer from the back of curb to the edge of sidewalk. The City of Houston is currently under design to restripe 11th Street and create a 3 lane street with bicycle lanes on the outside of each side of the vehicle travel lanes, without the need for any additional right-of-way. The improvements will consist of a 5' bicycle lane with a 3' safety buffer, along southside of East 11th Street. When these improvements are put in place the vehicular travel lanes will be approximately 21' from the right-of-way line. Both street rights-of-way will include an enhanced pedestrian realm with sidewalks, landscaping, and an iron fence. With the bicycle lane improvements the proposed pedestrian realm improvements will create a visually pleasing development which will promote the Walkable Places initiative. A 6' concrete sidewalk is also proposed along Harvard Street, as an enhancer to the pedestrian realm along Harvard Street.

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

The circumstances supporting the granting the variance are not the result of a hardship created or imposed by the applicant. The replatted property is a combination of 2 - 50'x132' originally platted in the Houston Heights Plat. This replat would mimic the original lots from the Houston Heights plat. It is quite common along East 11th Street for single family residential house to within 10' of the right-of-way line.

(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 by limiting the vehicular access to the improved alleyway and improving pedestrian access to East 11th Street. The proposed pedestrian realm improvements will create a positive pedestrian experience along East 11th Street. The pedestrian realm will be 15.0' wide, and feature a 6' sidewalk, a 4' safety buffer, enhanced landscaping and wrought iron fencing. The proposed improvements will not only create a safer environment but will also be visually pleasing.

(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, along 11th Street. The proposed development is consistent with the existing pattern of development for the neighborhood, as there are many single family and commercial structures located within 25' of East 11th Street. Once the bicycle lanes are created the vehicular travel lanes will be approximately 21' from the property line. The proposed pedestrian realm improvements will create a safer environment for both pedestrians and bicyclists.

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

Economic hardship is not the sole justification for the variance. There are many properties along East 11th Street with structures built within the 10' – 25' of East 11th Street. This project is proposing numerous improvements to the pedestrian realms along both 11th Street and Harvard Street, which will not only increase the overall cost of the development, but substantially improve safety of the neighbors and public utilizing the pedestrian realm. This combined with the future traffic improvements to 11th Street are the justification for the variance.



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

November 18, 2020

Dear Property Owner:

Reference Number: 2020-2032; Smith House on Harvard partial replat no 1; replatting of lot 3, block 1 of Smith House on Harvard. as recorded at Film Code No. 675379 H.C.M.R.

The property is located south along East 11th Street east of Heights Blvd. The purpose of the replat is to create 2 single family residential lots and modify the building line along East 11th Street. The applicant, **Kevin Kolb**, with **Total Surveyors, Inc.**, on behalf of **Smith Family Homes, LLC**, can be contacted at **281-479-8719**

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

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

Virtual Planning Commission Meeting

Thursday, December 17, 2020 at 2:30 PM

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

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. 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.

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission

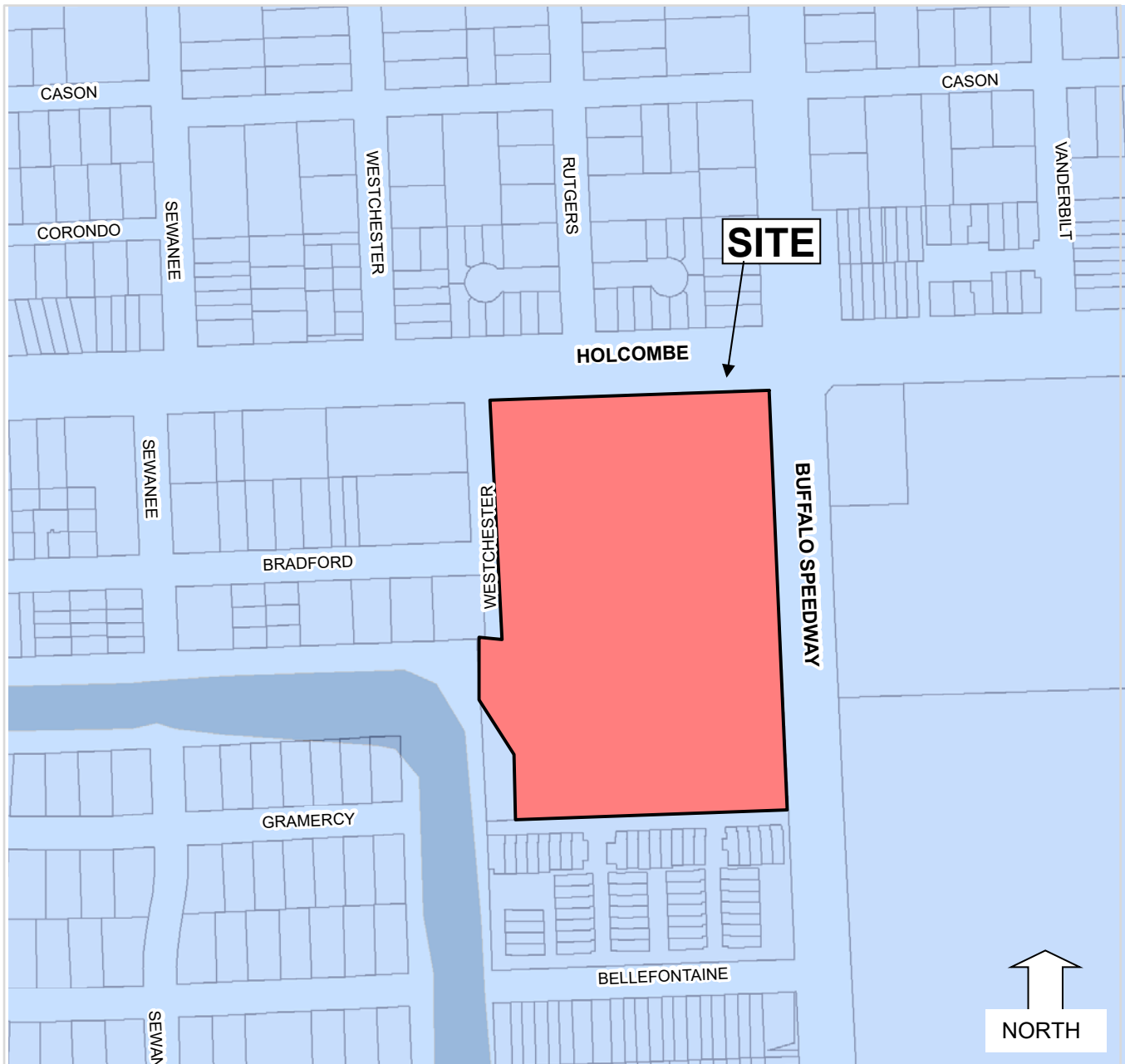
ITEM: 132

Planning and Development Department

Meeting Date: 01/07/2021

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

Applicant: West Belt Surveying, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission

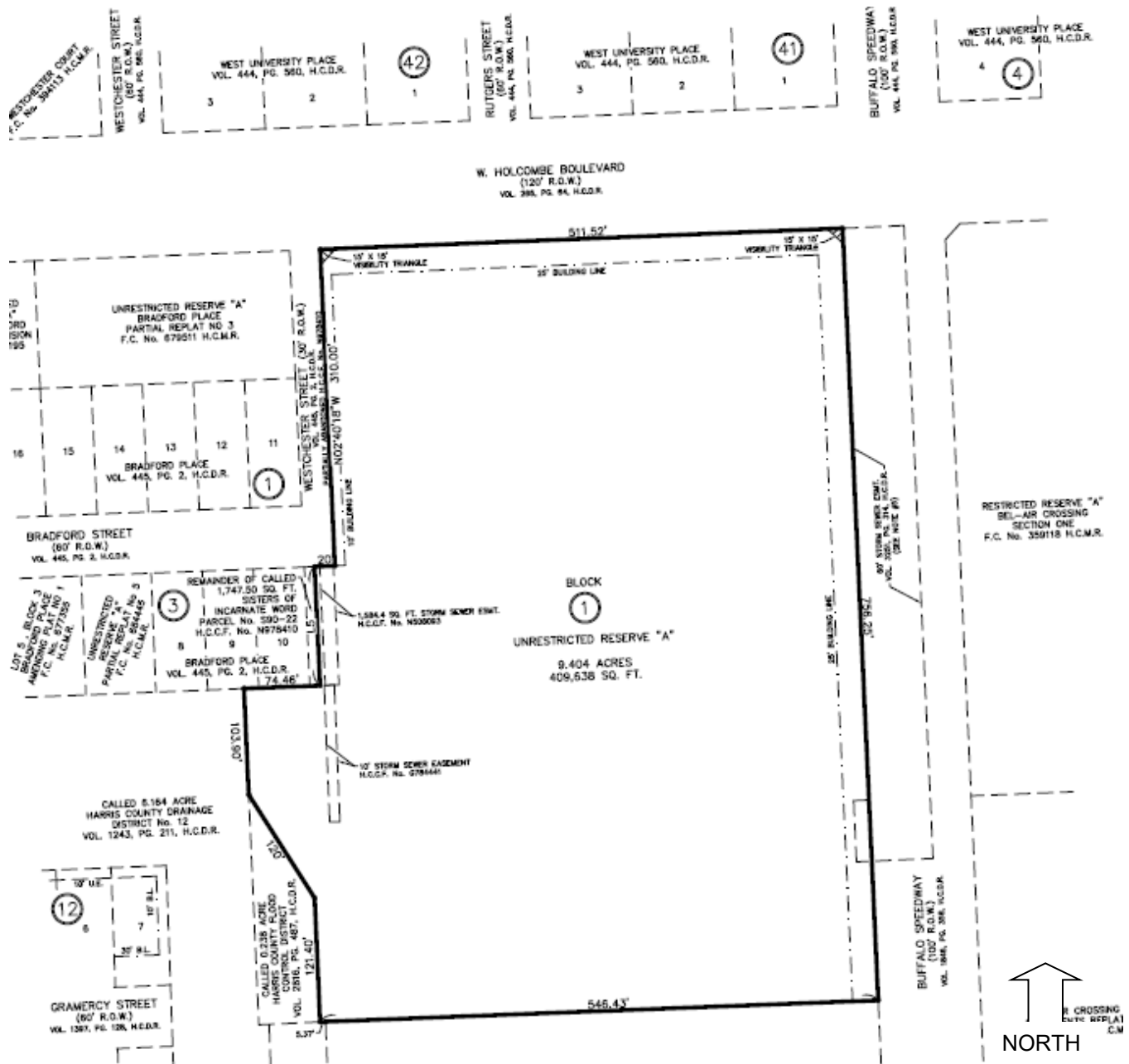
ITEM: 132

Planning and Development Department

Meeting Date: 01/07/2021

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

Applicant: West Belt Surveying, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

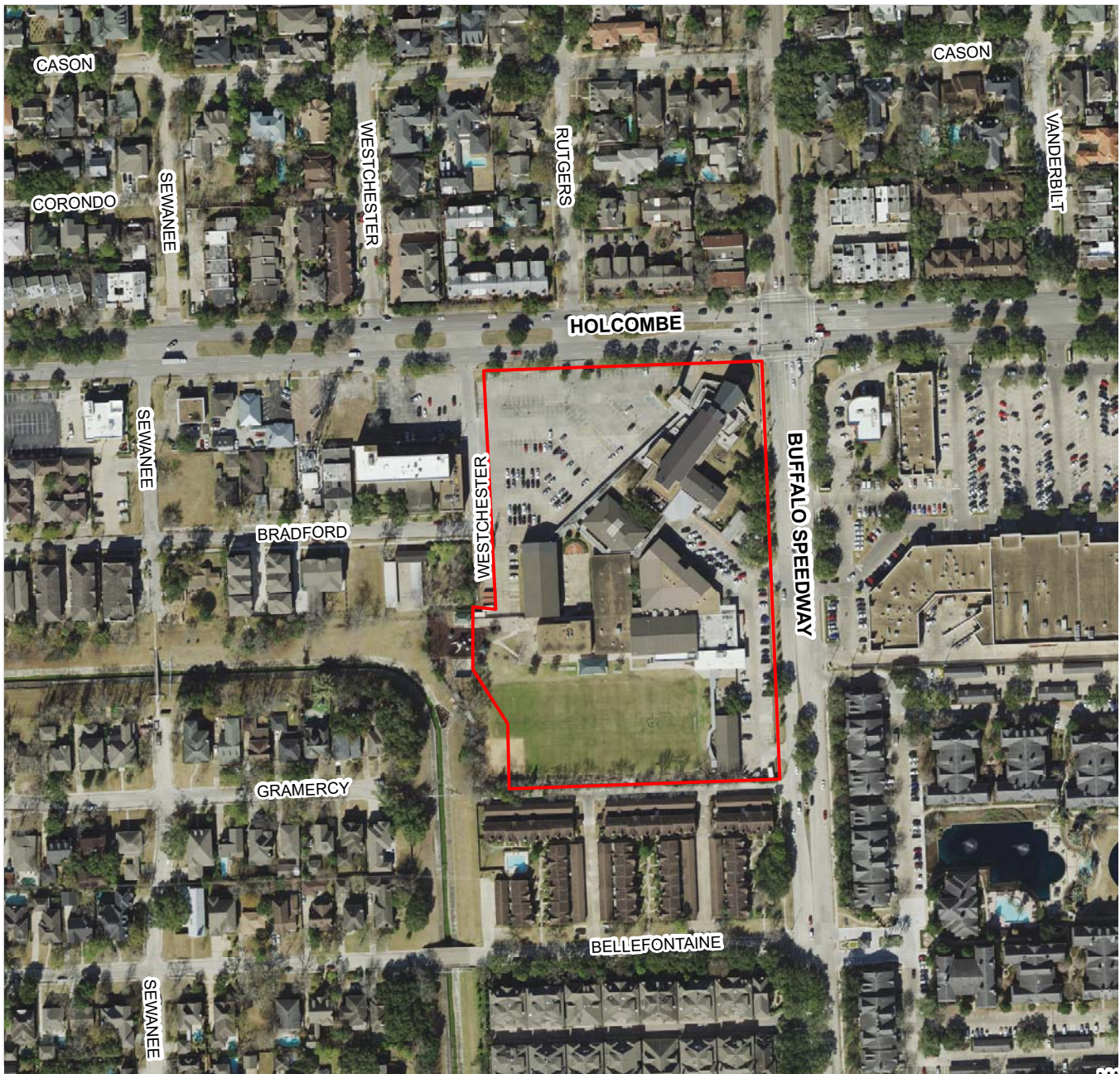
ITEM: 132

Planning and Development Department

Meeting Date: 01/07/2021

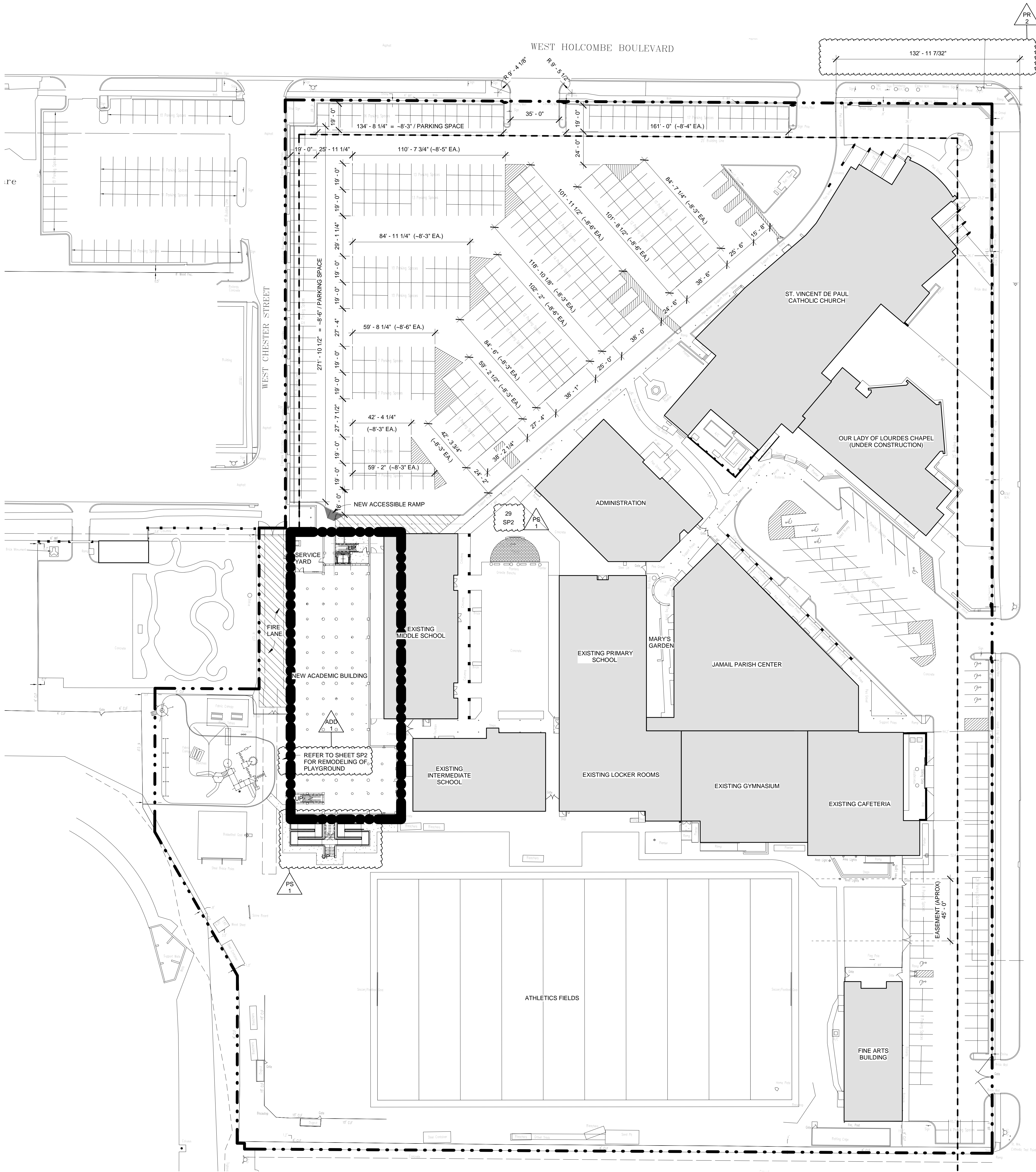
Subdivision Name: St Vincent De Paul Catholic Church (DEF 1)

Applicant: West Belt Surveying, Inc.

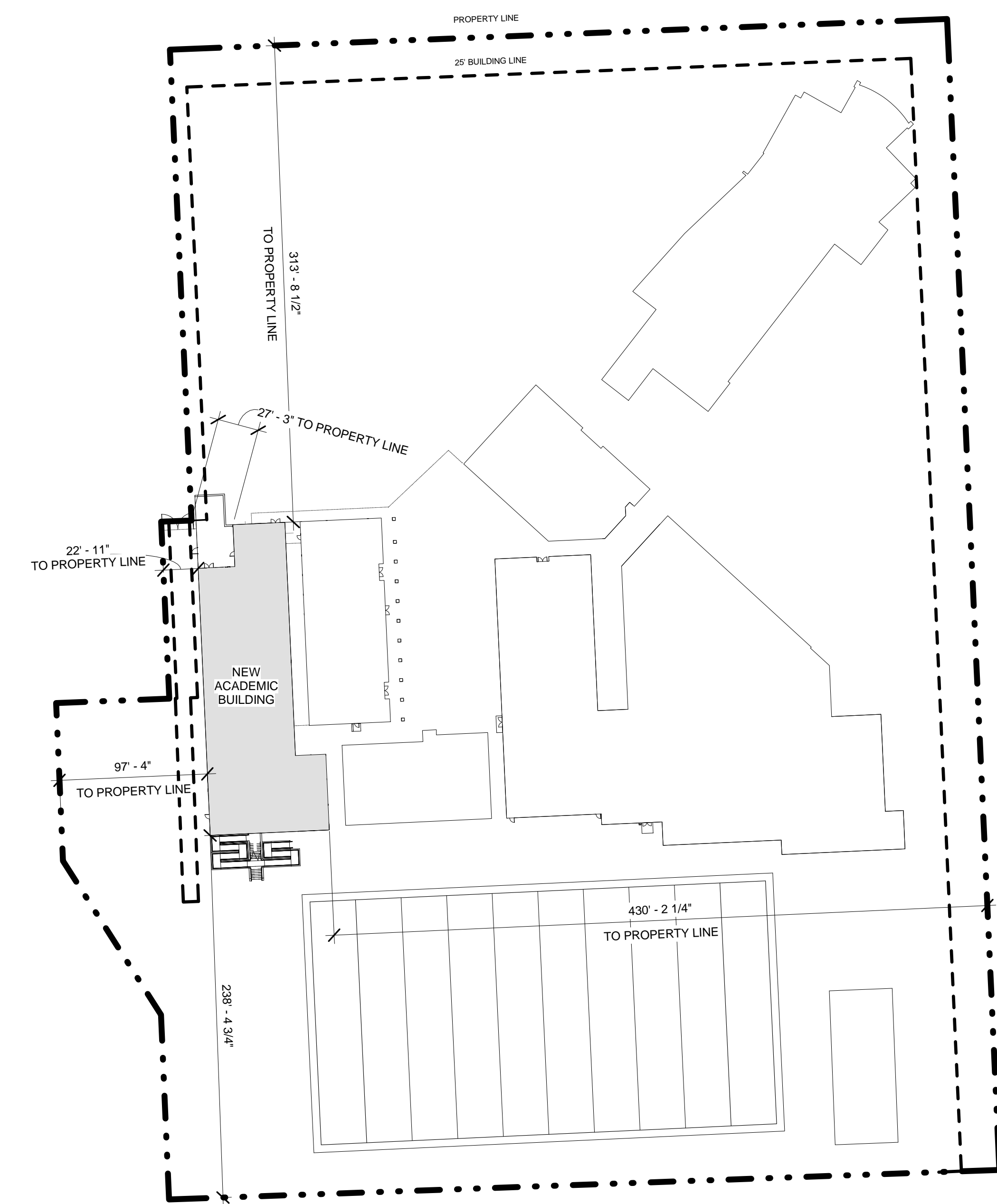


C – Public Hearings with Variance

Aerial

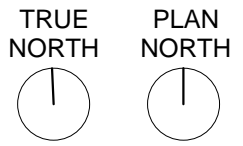


PARKING ANALYSIS			
CITY OF HOUSTON PARKING REQUIREMENTS PER CHAPTER 26			
TYPE OF OCCUPANCY	RELIGIOUS		
CHURCH	1 SPACE PER 5 SEATS	964 SEATS / 5 = 193 SPACES	
CHAPEL	1 SPACE PER 5 SEATS	289 SEATS / 5 = 58 SPACES	
TOTAL REQUIRED SPACES FOR CHURCH		253 SPACES	
TYPE OF OCCUPANCY	EDUCATION		
PRIMARY/INTERMEDIATE	1 SPACE PER 12 STUDENTS	207 STUDENTS/12 = 17 SPACES	
MIDDLE SCHOOL	1 SPACE PER 7 STUDENTS	183 STUDENTS/7 = 26 SPACES	
TOTAL REQUIRED SPACES FOR SCHOOL		71 SPACES	
TOTAL SPACES REQUIRED = 324 SPACES			
TOTAL SPACES PROVIDED = 288 ON-SITE SPACES + 56 OFF-SITE SPACES = 344 SPACES			



14. PROPERTY LINE KEY MAP
1" = 60'-0"

29. OVERALL SITE PLAN
1/32" = 1'-0"

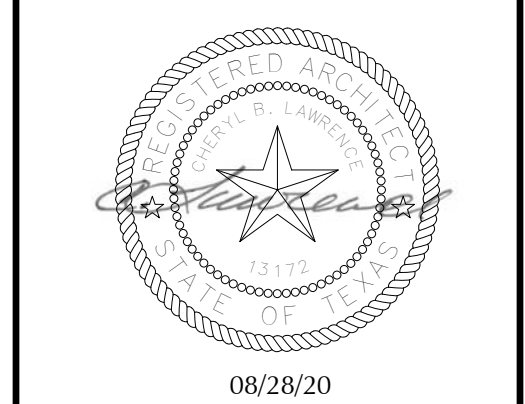


ISSUE LOG		
NO.	DATE	DESCRIPTION
1	11.15.19	PERMIT SET
2	02.25.20	PROPOSAL SET
3	04.21.20	ADDENDUM 1
4	06.19.20	PERMIT REV 2
5	08.14.20	PROPOSAL SET 2

CONSULTANTS
Brooks & Sparks, Inc.
JONES/BORNE INC.
LTY Engineers, PLLC

NEW ACADEMIC BUILDING
6800 BUFFALO SPEEDWAY
HOUSTON, TX 77025
SAINT VINCENT DE PAUL CATHOLIC SCHOOL

RWS
ARCHITECTS



OWNERSHIP OF DOCUMENTS
THIS DOCUMENT, AND THE DESIGN AND CONSTRUCTION THEREOF, IS THE PROPERTY OF RWS ARCHITECTS, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF RWS ARCHITECTS, INC.

RWS Proj. No.	2018-03
Drawn By	AS
Checked By	CBL

OVERALL SITE PLAN

SP1



Application Number: 2020-2040

Plat Name: St Vincent De Paul Catholic Church

Applicant: West Belt Surveying, Inc.

Date Submitted: 11/02/2020

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:

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.



Application Number: 2020-2040

Plat Name: St Vincent De Paul Catholic Church

Applicant: West Belt Surveying, Inc.

Date Submitted: 11/02/2020

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:

Specific variance is being sought to use unique subdivision name.

Chapter 42 Section: 41(b)

Chapter 42 Reference:

The name of a subdivision plat subject to the provisions of section 42-49 of this Code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of the prior subdivision plat followed by "partial replat no. X", where "X" represents the next sequential number of partial replats of the prior subdivision. To illustrate, the first partial replat of "Sunny Land Subdivision" would be named "Sunny Land Subdivision partial replat no 1," the second partial replat would be named "Sunny Land Subdivision partial replat no 2," and so on;

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 Houston city limits at the southwest corner of W. Holcombe Boulevard and Buffalo Speedway. In regard to the matter of using a unique subdivision name "St. Vincent De Paul Catholic Church", please note the following: The majority of the church campus is St. Vincent De Paul Catholic Church and would be incorporating the small portion of the Bradford Place Subdivision to the larger property already known and established as St. Vincent De Paul Catholic Church. The members of the church intend to keep the name "St Vincent De Paul Catholic Church" the same on all legal documents and would prefer the legal recorded subdivision plat name to be identified as "St Vincent De Paul Catholic Church" which would match the name of the existing church.

(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 of the existing conditions of the subject tract.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, the use of the unique subdivision name to match that name of the existing church does not change the intent and general purpose of Chapter 42.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The use of a unique subdivision name will in any way not 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.



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

November 16, 2020

Dear Property Owner:

Reference Number: 2020-2040; St Vincent De Paul Catholic Church; partial replatting of **Bradford Place**. This proposal includes the replatting of the east 20 feet of the 30-foot right-of-way of the most southerly portion of Westchester Street (formerly Thomas Avenue), of Bradford Place, as recorded in Vol. 445, Pg. 2 of the Harris County Deed Records and additional acreage out of the Allen C Reynolds Survey, Abstract No. 645, Harris County, Texas.

The property is located along and south of W Holcombe Boulevard between Westchester Street and Buffalo Speedway. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Abraham Nimroozi**, with West Belt Surveying, Inc., can be contacted at **281-902-3179**.

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

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

Virtual Planning Commission Meeting

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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: 133

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Steeplechase Sec 1 partial replat no 2

Applicant: Texas Engineering And Mapping Company



C – Public Hearings

Site Location

Houston Planning Commission

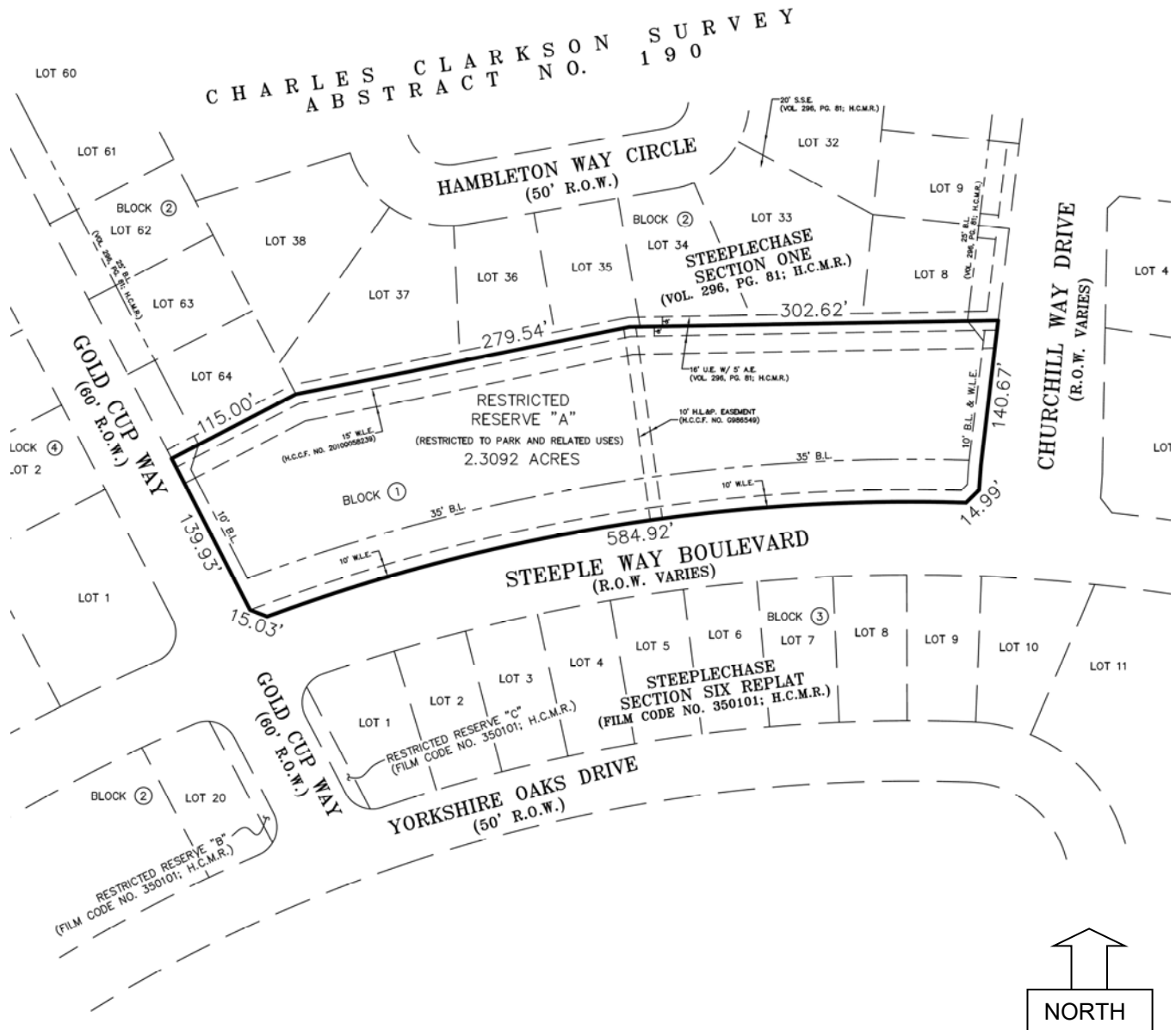
ITEM: 133

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Steeplechase Sec 1 partial replat no 2

Applicant: Texas Engineering And Mapping Company



C – Public Hearings

Subdivision

Houston Planning Commission

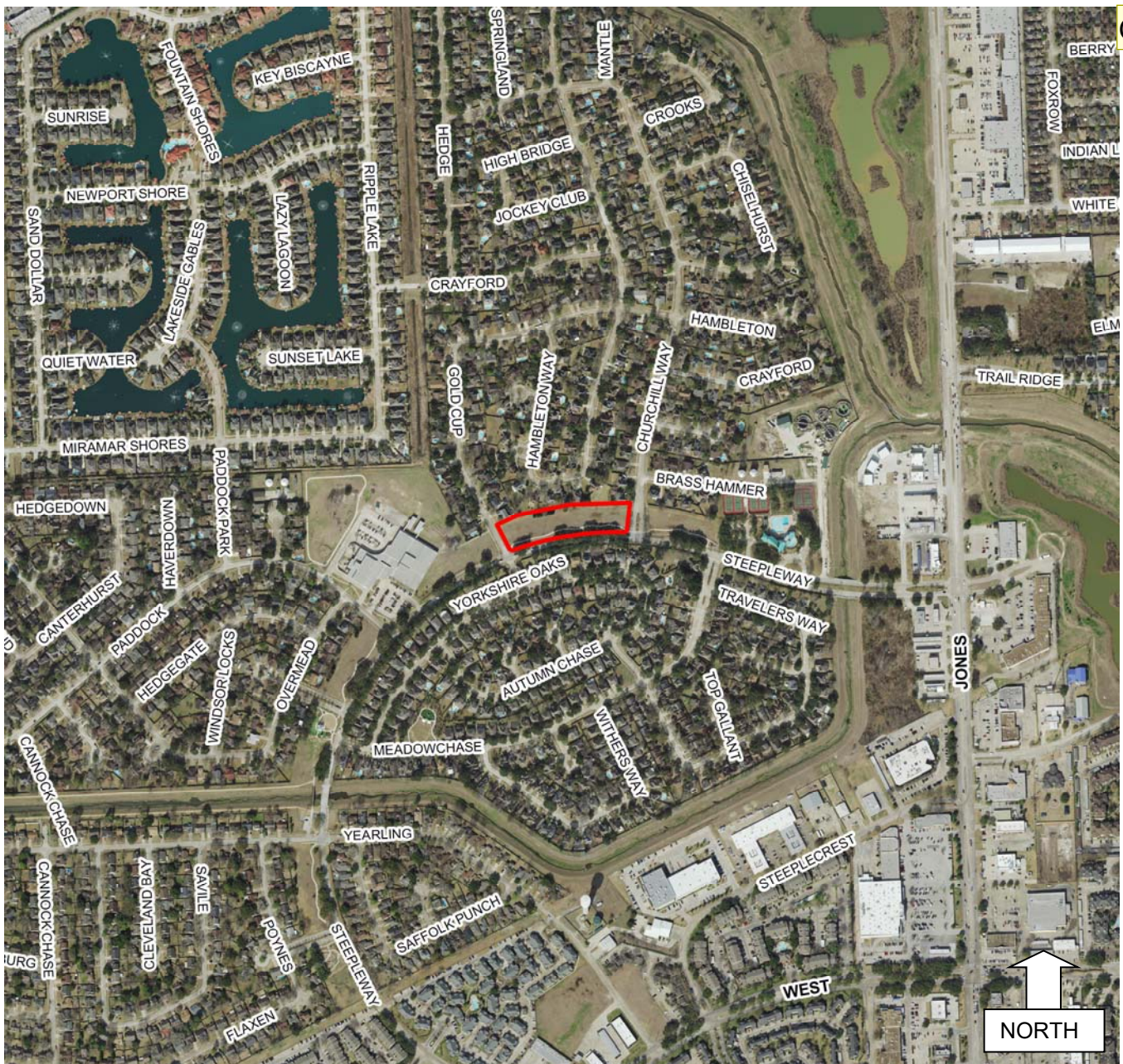
ITEM: 133

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Steeplechase Sec 1 partial replat no 2

Applicant: Texas Engineering And Mapping Company



CJ-P1

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

December 9, 2020

Dear Property Owner:

Reference Number: 2020-2002; Steeplechase Sec 1 partial replat no 2; replatting of Lots 1-7 Block 2 of "Steeplechase Sec 1" as recorded at Volume 296 Page 81 of the Harris County Map Records.

The property is located along and north of Steeple Way Boulevard, west of Jones Road and north of West Road. The purpose of the replat is to create one (1) reserve restricted to park and related uses. The applicant, Ryan Moeckel, with Texas Engineering and Mapping Company, on behalf of SCIA, Inc., can be contacted at 281-491-2525.

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

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

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.

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Houston Planning Commission

ITEM: 134

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Steeplechase Sec 2 partial replat no 1

Applicant: Texas Engineering And Mapping Company



C – Public Hearings

Site Location

Houston Planning Commission

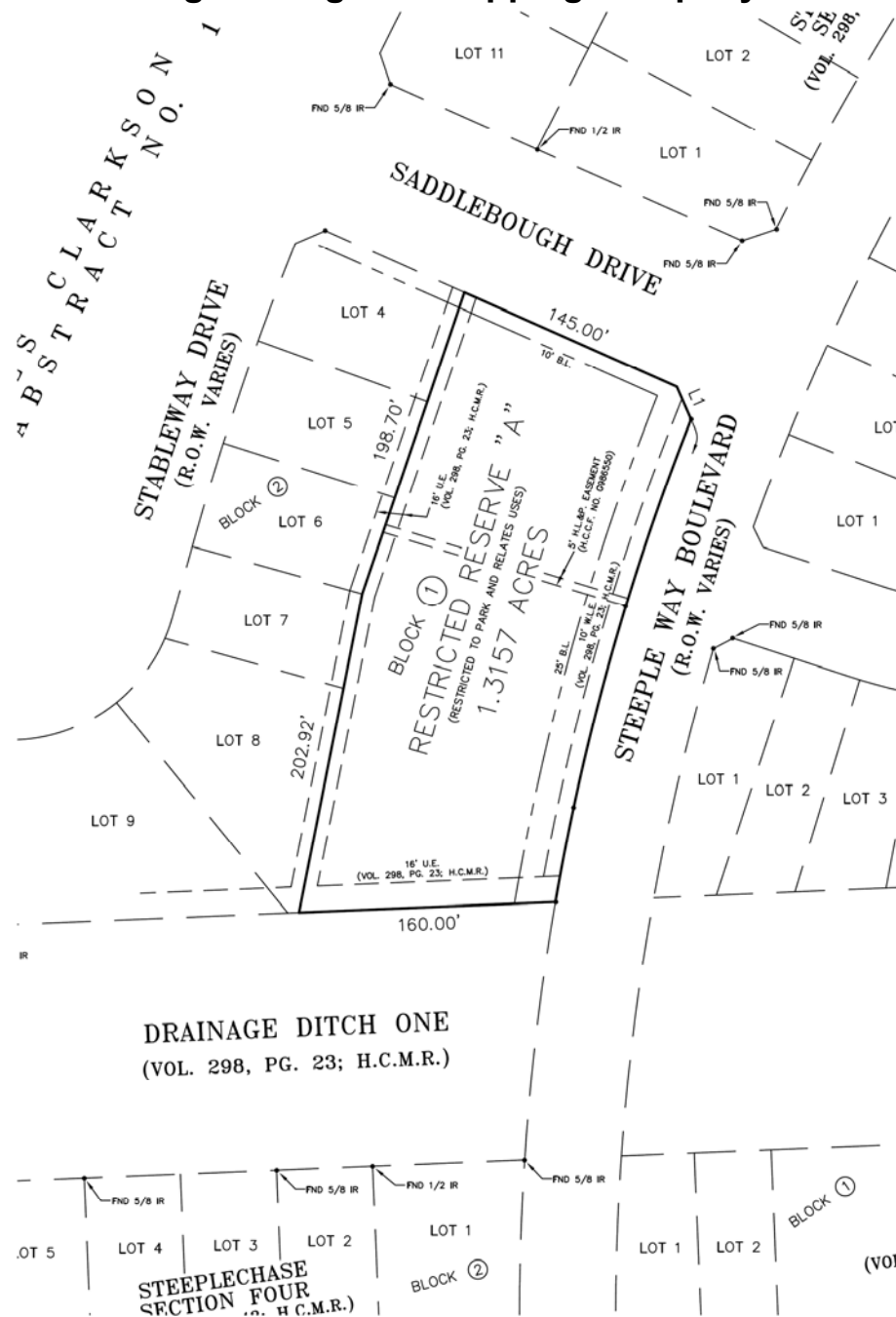
ITEM: 134

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C – Public Hearings

Subdivision

Houston Planning Commission

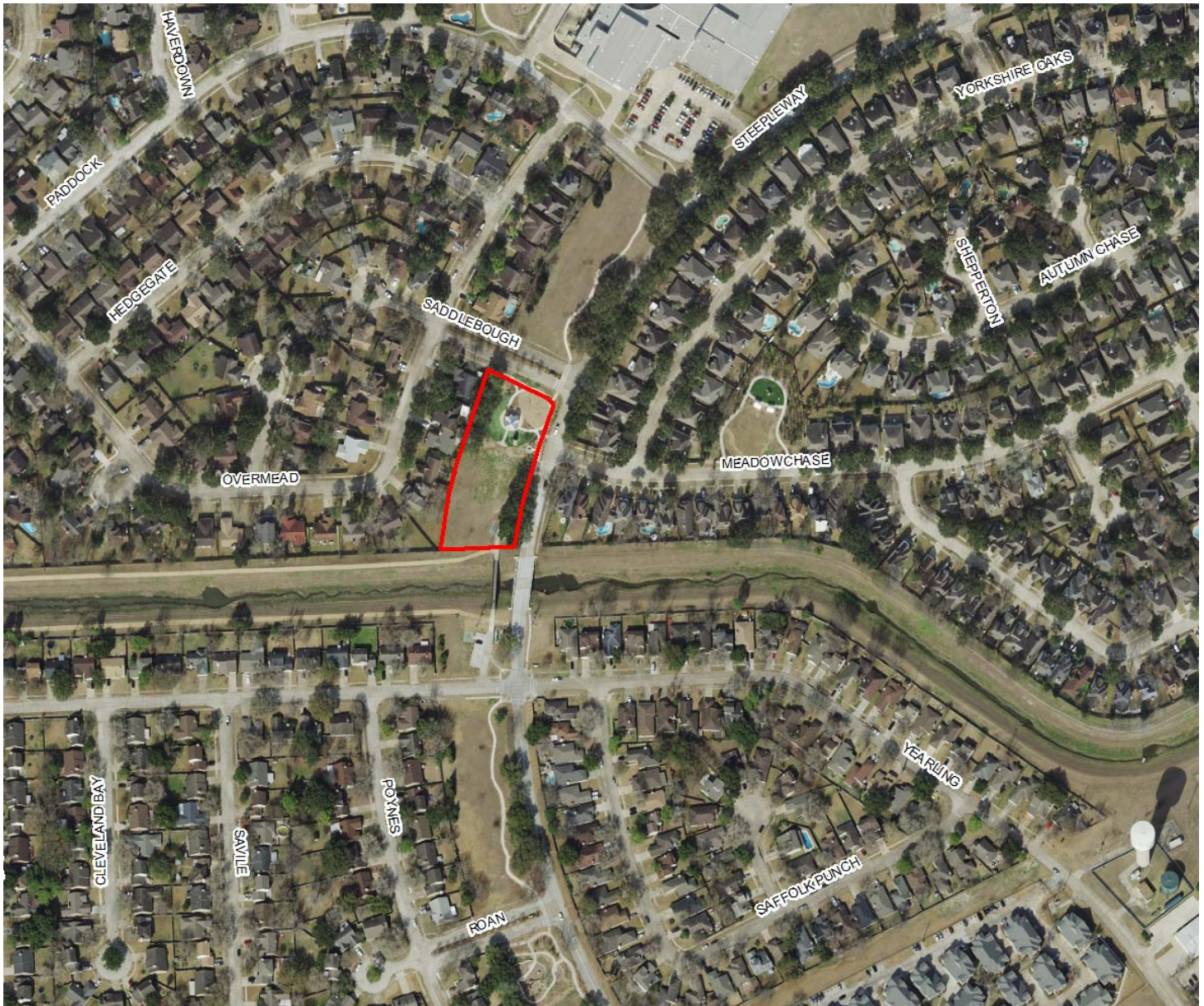
ITEM: 134

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C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

December 9, 2020

Dear Property Owner:

Reference Number: 2020-2029; Steeplechase Sec 2 partial replat no 1; replatting of Lots 1-3 and all of Unrestricted Reserve A of "Steeplechase Sec 2" as recorded in Volume 298 Page 23 of the Harris County Map Records.

The property is located along and west of Steeple Way Boulevard, north of West Road and east of US Highway 290. The purpose of the replat is to create one (1) reserve restricted to park and related uses. The applicant, Ryan Moeckel, with Texas Engineering and Mapping Company, on behalf of SCIA, Inc., can be contacted at 281-491-2525.

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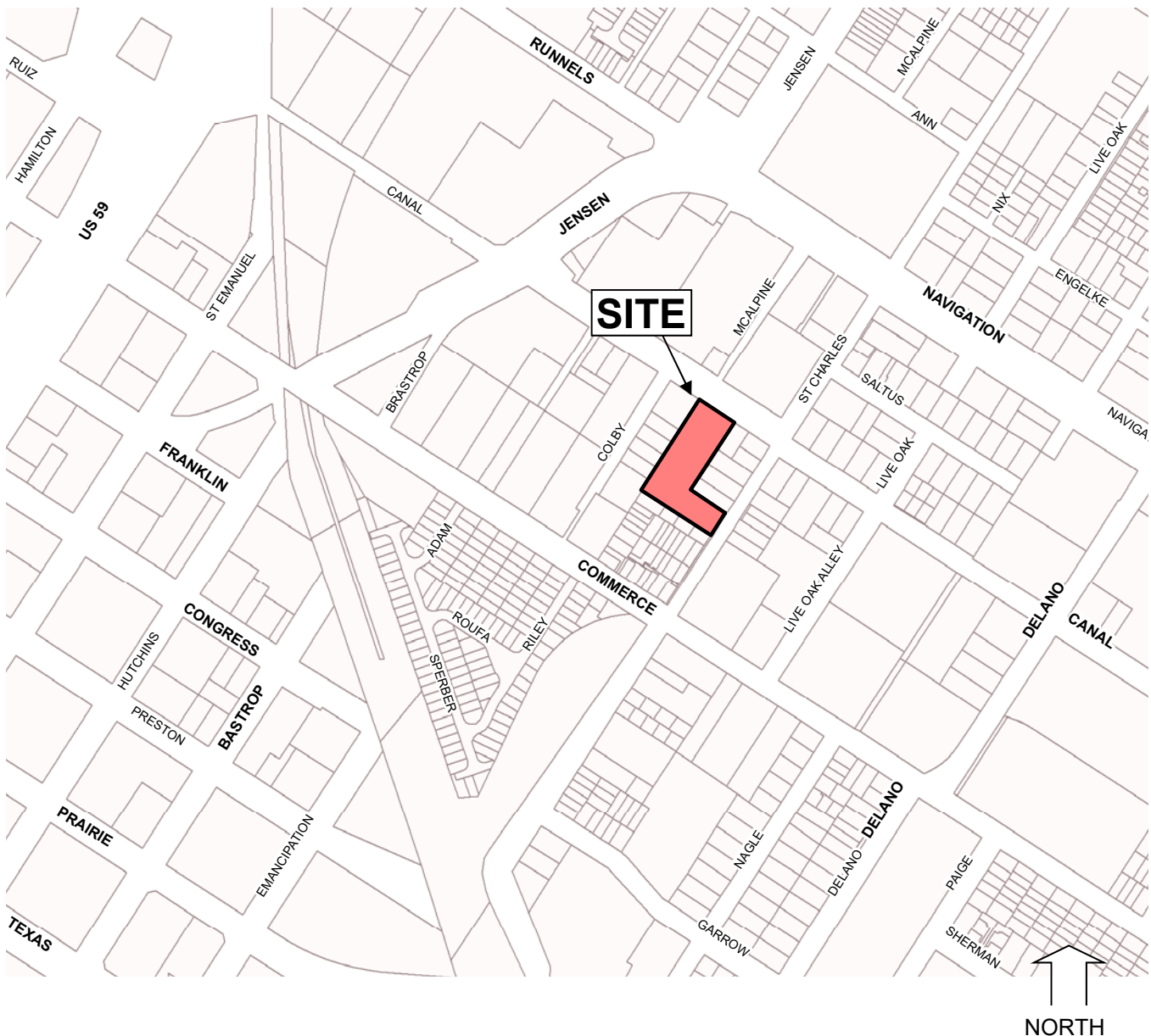
Houston Planning Commission **ITEM: 135**

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Williams on Canal replat no 1 (DEF 1)

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



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 135

Planning and Development Department

Meeting Date: 01/07/2021

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C – Public Hearings

Subdivision

Houston Planning Commission

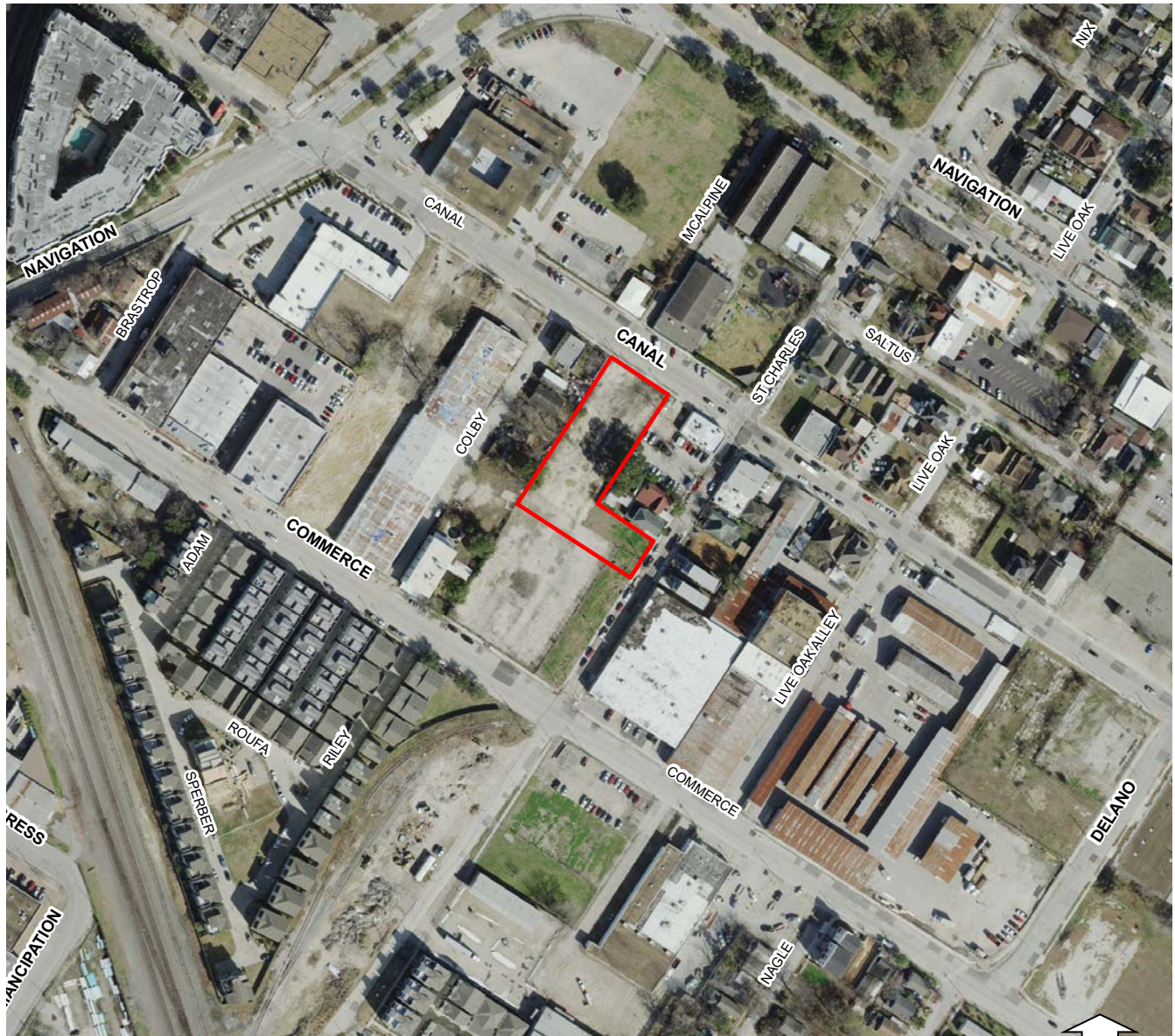
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C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

November 16, 2020

Dear Property Owner:

Reference Number: 2020-2042; Williams on Canal replat no 1; full replat of "Williams on Canal". This proposal includes the replatting of all of Williams on Canal as recorded at Film Code No. 683089 of the Harris County Map Records.

The property is located southwest of Canal Street and northwest of N Saint Charles Street. The purpose of the replat is to create twenty-six (26) single-family residential lots and two (2) restricted reserves. The applicant, Josh Kester, with Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP, can be contacted at 713-667-0800.

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

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Houston Planning Commission

ITEM: 136

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Chapman Highline East (DEF 1)

Applicant: MBCO Engineering



D – Variances

Site Location

Houston Planning Commission

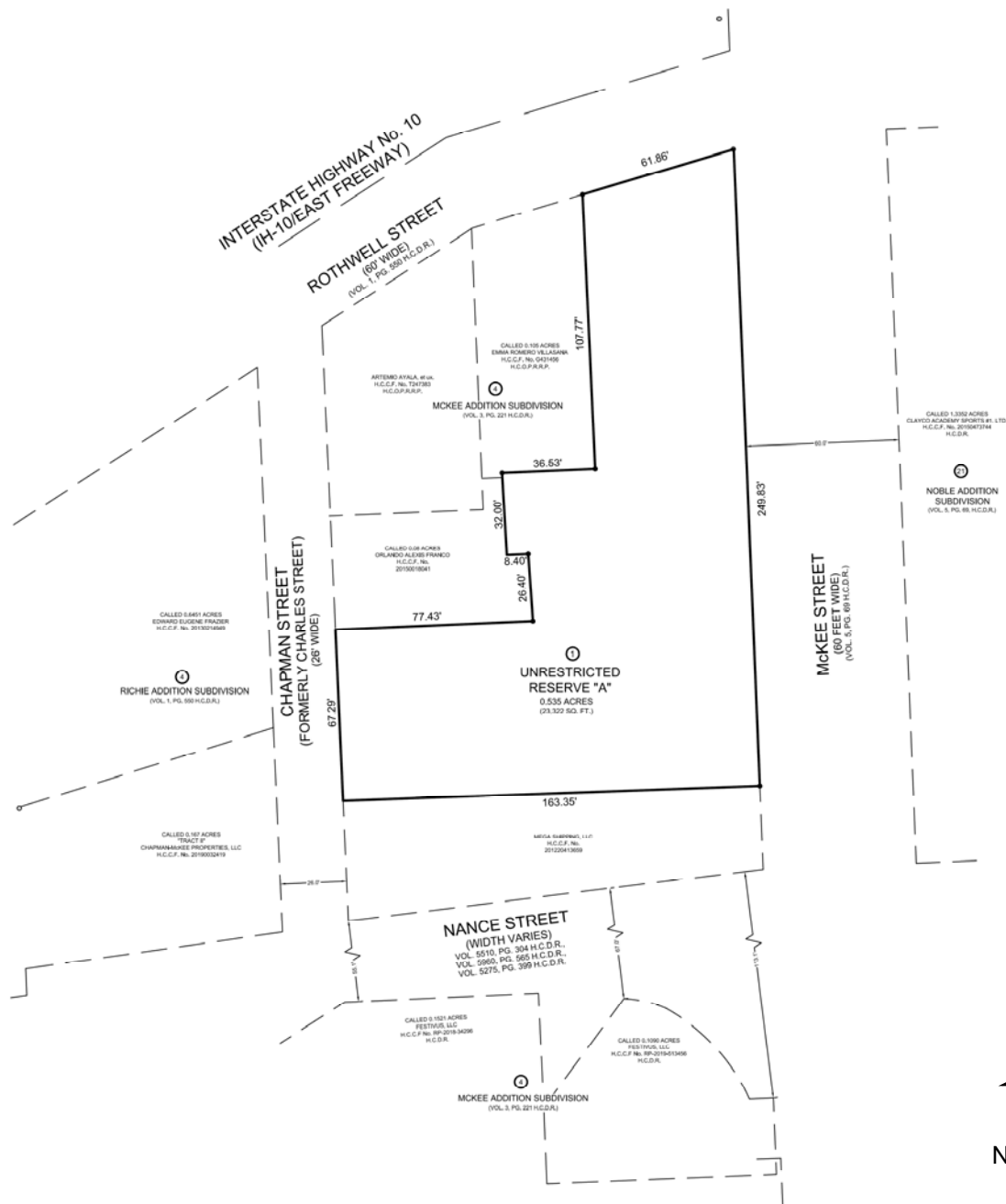
ITEM: 136

Planning and Development Department

Meeting Date: 01/07/2021

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Applicant: MBCO Engineering



D – Variances

Subdivision

Houston Planning Commission

ITEM: 136

Planning and Development Department

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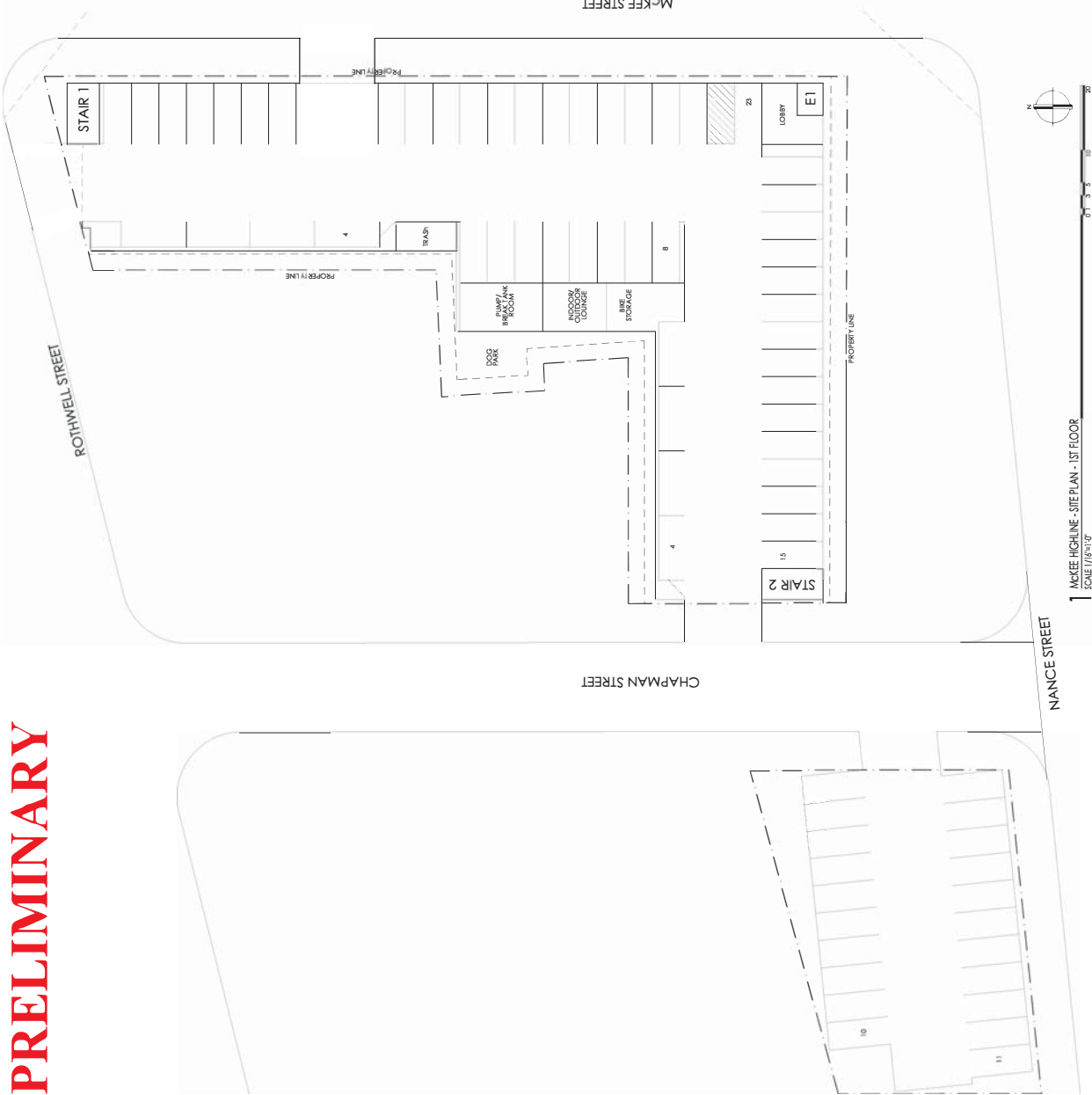
Applicant: MBCO Engineering



D – Variances

Aerial

PRELIMINARY



1 McKEE HIGHLINE - SITE PLAN - 1ST FLOOR
SCALE 1/8"=1'-0"



United Design Architects
ARCHITECTS
11221 Katy Road, Suite 100
Houston, Texas 77054
Tel: 281.415.1234
Fax: 281.415.1235
www.udarchitects.com

McKEE HIGHLINE
HOUSTON, TEXAS
URBAN GENESIS

REVISIONS
ISSUED FOR
REVIEW ONLY
02-09-2019
NO CONSTRUCTION
REGULATORY APPROVAL
PERMITTING OR
CONSTRUCTION

PROJECT #
18008
DATE
02-09-2019

SHEET #
A1-01
XXX
B.D.G. PLAN

2 McKEE HIGHLINE - SITE PLAN - TYPICAL UPPER FLOOR
SCALE 1/8"=1'-0"



McKEE HIGHLINE
SITE PLAN
3/4 STORY

PARKING PROVIDED
PARKING COVERED SURFACE TOTAL
SPACES/UNIT
90

GROSS PARKING REQ.
1 (STUDIO) / (11 (BDRM))
1,251 (24) / (331 (48))
BIKE CREDIT

NET PARKING REQ.

UNIT TYPE	SF.	NUMBER	TOT. SF
S1	570	12	6,840
L1	668	12	8,016
A1	612	18	11,016
A2	712	30	21,360
TOTAL		72	47,232

AVE SF/UNIT = 656 SF

McKee Street

Chapman Street

Nance Street

Rothwell Street



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-2239

Plat Name: Chapman Highline East

Applicant: MBCO Engineering

Date Submitted: 12/04/2020

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 REMOVE REQUIREMENT TO DEDICATE RIGHT-OF-WAY TO WIDEN CHAPMAN STREET TO 50'

Chapter 42 Section: 121(a)(b)

Chapter 42 Reference:

"The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law." "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." (PROJECT IS LOCATED IN THE CENTRAL BUSINESS DISTRICT)

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 would unnecessarily dedicate right-of-way that cannot be used by the public, depriving the applicant of the use of valuable area needed for efficient and effective development. The lot's unusual configuration and the right-of-way of Chapman Street terminating at a Texas Department of Transportation controlled-access roadway would cause the widening of a 67-foot section of staggered right-of-way to inhibit effective development, would fail to fulfill the spirit and intent of Chapter 42, and would only serve to deprive the owner of scarce property and create an impractical development.

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

The existing right-of-way of Chapman Street terminates at an intersection with Nance Street, an access-controlled Texas Department of Transportation (TxDOT) right-of-way, which is actually an off-ramp from Interstate Highway Number 10. Chapman Street is only (+/-) 220 feet in length, and the paving terminates 90 feet north of the intersection with Nance Street, and has been so since time immemorial. There is a minimum of 15' of distance consisting of grass with curb and gutter from the platted intersection of Chapman Street and Nance Street before the paving of Nance is reached. TxDOT will not grant any access from Chapman to Nance Street, therefore any widening would not serve any purpose.

consistent with Chapter 42. Widening Chapman Street when there will be no through-traffic would not serve any purpose consistent with Chapter 42.

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

Not widening Chapman Street would not compromise the intent and general purpose of Chapter 42, as vehicular access to Nance Street will be prohibited, and no through-traffic will occur. The current width of Chapman Street is more than adequate to handle the meager additional residential traffic that will occur as the result of development. The widening would serve no purpose, as it would be staggered on one side of Chapman Street and then the other based on the unusual lot configuration, rendering the new configuration impractical.

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

Public health, safety, and welfare are not negatively impacted by granting this variance since local residential circulation will continue to be adequately provided via Rothwell Street and McKee Street. Chapman Street provides no circulation and is a terminating route ending 90 feet before its terminus at Nance Street.

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

Justification for this variance is based on the fact that Chapman Street terminates at Nance Street, which is a controlled-access TxDOT right-of-way, and will not serve as a vehicular connection to Nance Street. The current access from Rothwell is not adjacent to the proposed variance area, and a widening of a few short segments of roadway where no traffic impact exists would not be in the spirit or intent of Chapter 42.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
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www.houstontx.gov

December 10, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Chapman Highline East

REFERENCE NUMBER: 2020-2239



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located along and south of IH-10 and west of Elysian 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.

MBCO Engineering, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not provide right-of-way widening to Chapman 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, December 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 **Seth-David Passovoy** with MBCO Engineering at **281-760-1656**. 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

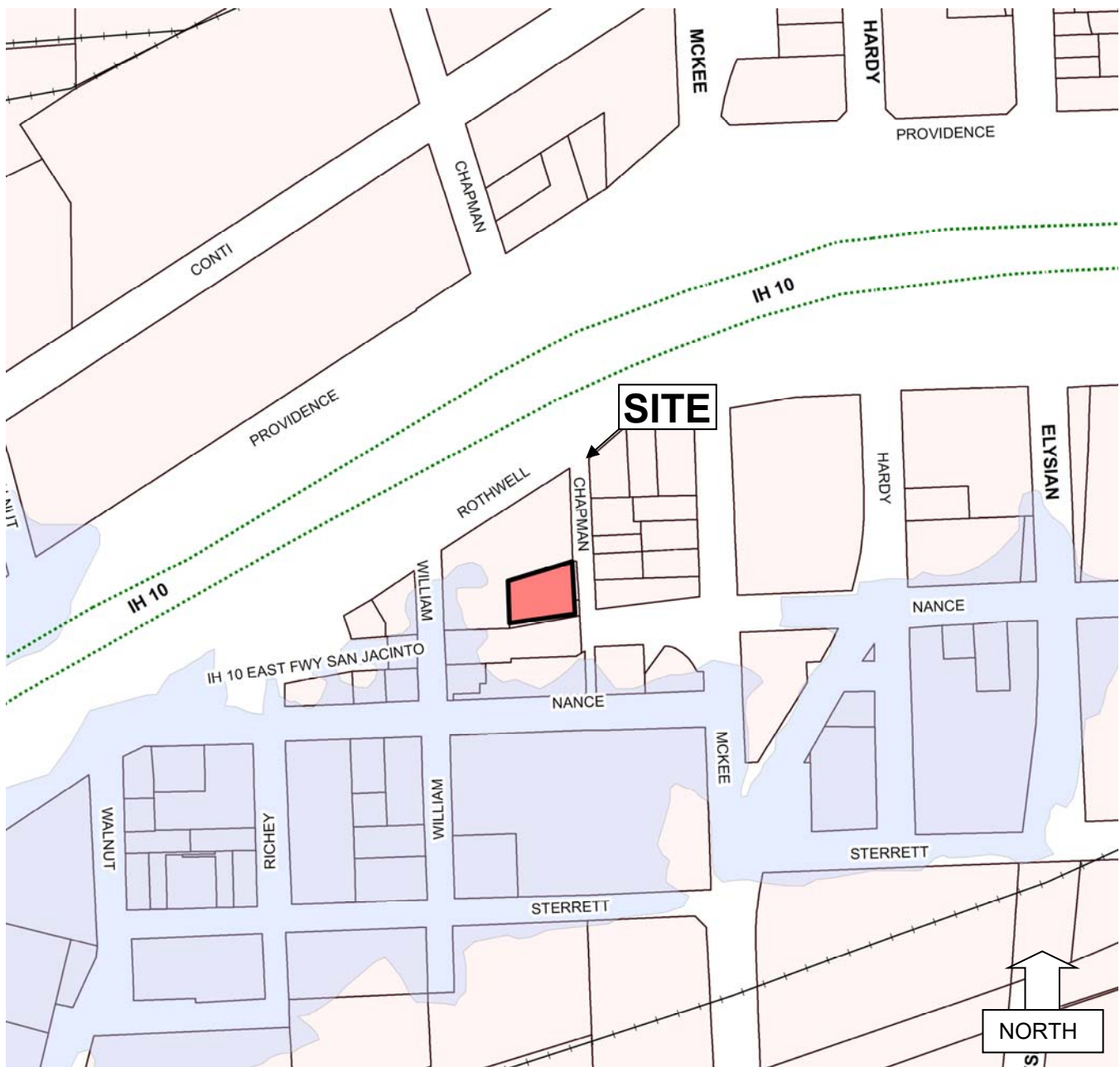
ITEM: 137

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Chapman Highline West (DEF 1)

Applicant: MBCO Engineering



D – Variances

Site Location

Houston Planning Commission

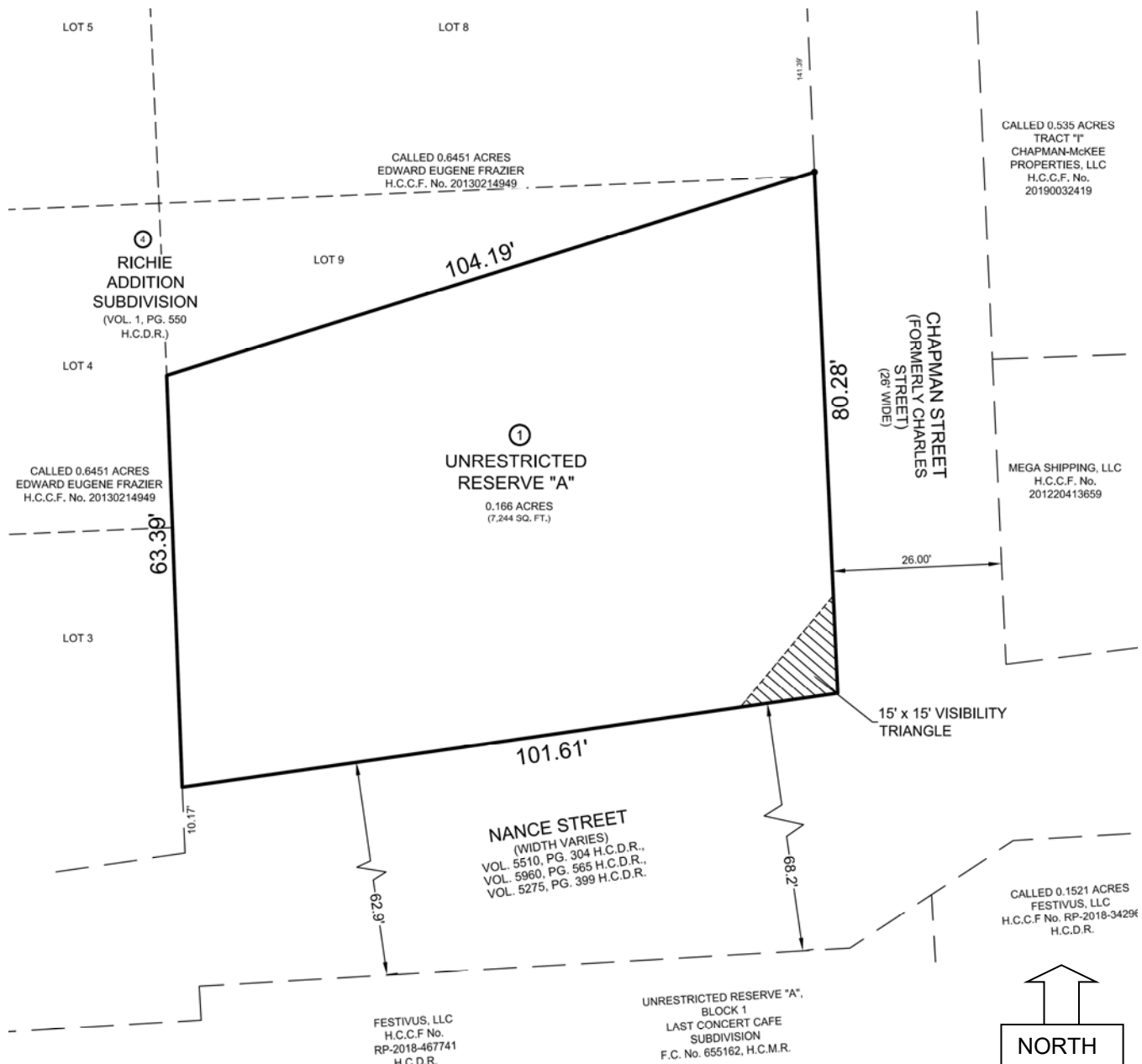
ITEM: 137

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Chapman Highline West (DEF 1)

Applicant: MBCO Engineering



D – Variances

Subdivision

Houston Planning Commission

ITEM: 137

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Chapman Highline West (DEF 1)

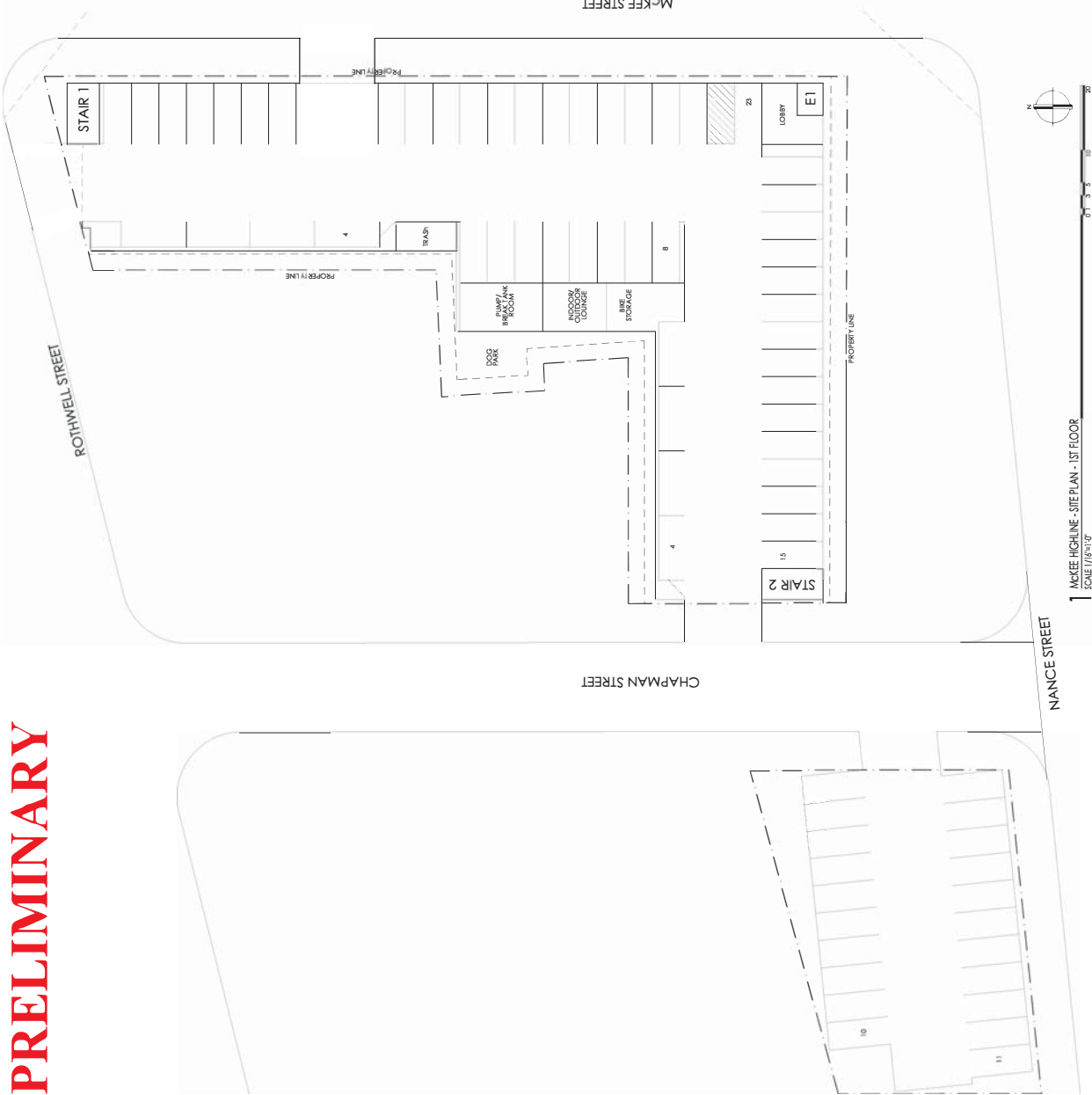
Applicant: MBCO Engineering



D – Variances

Aerial

PRELIMINARY



1 McKEE HIGHLINE - SITE PLAN - 1ST FLOOR
SCALE 1/8"=1'-0"



United Design Architects
ARCHITECTS
1122 WEST 19TH STREET
SUITE 200
HOUSTON, TEXAS 77058
713.464.4444

McKEE HIGHLINE
HOUSTON, TEXAS
URBAN GENESIS

REVISIONS
ISSUED FOR
REVIEW ONLY
02-09-2019
NO CONSTRUCTION
PERMITTING OR
REGULATORY APPROVAL
CONSTRUCTION

PROJECT #
18008
DATE
02-09-2019

SHEET #
A1-01
XXX
B.D.G. PLAN

2 McKEE HIGHLINE - SITE PLAN - TYPICAL UPPER FLOOR
SCALE 1/8"=1'-0"



McKEE HIGHLINE
SITE PLAN
3/4 STORY

PARKING PROVIDED
PARKING COVERED SURFACE TOTAL
SPACES/UNIT
90

GROSS PARKING REQ.
1 (STUDIO) / (11 (BDRM))
1,251 (24) / (1,331 (48))
BIKE CREDIT

NET PARKING REQ.

ACRES
UNITS/ACRES
NUMBER
54
11
45 PARKING SPACES
90

94 PARKING SPACES
9 PARKING SPACES MAX
85 PARKING SPACES

UNIT TYPE	SF.	NUMBER	TOT. SF
S1	570	12	6,840
L1	668	12	8,016
A1	612	18	11,016
A2	712	30	21,360
TOTAL		72	47,232

AVE SF/UNIT = 656 SF

McKee Street

Chapman Street

Nance Street

Rothwell Street



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2020-2241

Plat Name: Chapman Highline West

Applicant: MBCO Engineering

Date Submitted: 12/04/2020

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 REMOVE REQUIREMENT TO DEDICATE RIGHT-OF-WAY TO WIDEN CHAPMAN STREET TO 60'

Chapter 42 Section: 121(a)(b)

Chapter 42 Reference:

"The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law." "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;

Strict application would unnecessarily dedicate right-of-way that cannot be used by the public, depriving the applicant of the use of valuable area needed for efficient and effective development. The lot's unusual configuration and the right-of-way of Chapman Street terminating at a Texas Department of Transportation controlled-access roadway would cause the widening of a 67-foot section of staggered right-of-way to inhibit effective development, would fail to fulfill the spirit and intent of Chapter 42, and would only serve to deprive the owner of scarce property and create an impractical development.

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

The existing right-of-way of Chapman Street terminates at an intersection with Nance Street, an access-controlled Texas Department of Transportation (TxDOT) right-of-way, which is actually an off-ramp from Interstate Highway Number 10. Chapman Street is only (+/-) 220 feet in length, and the paving terminates 90 feet north of the intersection with Nance Street, and has been so since time immemorial. There is a minimum of 15' of distance consisting of grass with curb and gutter from the platted intersection of Chapman Street and Nance Street before the paving of Nance is reached. TxDOT will not grant any access from Chapman to Nance Street, therefore any widening would not serve any purpose consistent with Chapter 42. Widening Chapman Street when there will be no through-traffic would not serve any purpose consistent with Chapter 42.

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

Not widening Chapman Street would not compromise the intent and general purpose of Chapter 42, as vehicular access to Nance Street will be prohibited, and no through-traffic will occur. The current width of Chapman Street is more than adequate to handle the meager additional residential traffic that will occur as the result of development. The widening would serve no purpose, as it would be staggered on one side of Chapman Street and then the other based on the unusual lot configuration, rendering the new configuration impractical.

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

Public health, safety, and welfare are not negatively impacted by granting this variance since local residential circulation will continue to be adequately provided via Rothwell Street and McKee Street. Chapman Street provides no circulation and is a terminating route ending 90 feet before its terminus at Nance Street.

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

Justification for this variance is based on the fact that Chapman Street terminates at Nance Street, which is a controlled-access TxDOT right-of-way, and will not serve as a vehicular connection to Nance Street. The current access from Rothwell is not adjacent to the proposed variance area, and a widening of a few short segments of roadway where no traffic impact exists would not be in the spirit or intent of Chapter 42.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
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www.houstontx.gov

December 10, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Chapman Highline West

REFERENCE NUMBER: 2020-2241



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located south of I-10 west of Elysian 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.

MBCO Engineering, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not dedicate to the right of way of Chapman Street half of what is required to make it 60 feet wide. 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

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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 **Seth-David Passovoy MBCO Engineering** at **281-760-1656**. You may also contact Homero Guajardo with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission

ITEM: 138

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Duncans (DEF 1)

Applicant: Tetra Surveys



D – Variances

Site Location

Houston Planning Commission

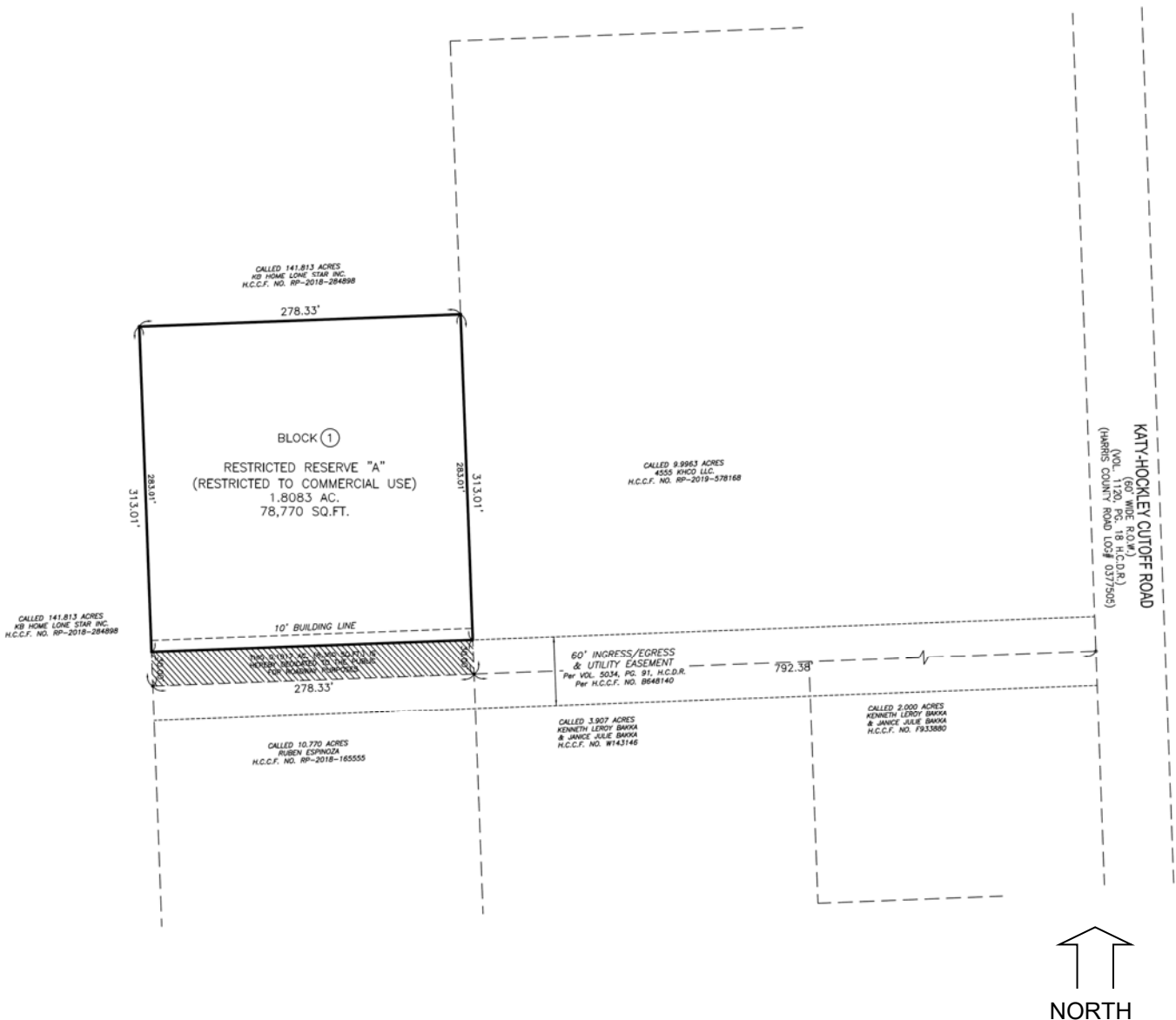
ITEM: 138

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Duncans (DEF 1)

Applicant: Tetra Surveys



D – Variances

Subdivision

Houston Planning Commission

ITEM: 138

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Duncans (DEF 1)

Applicant: Tetra Surveys



D – Variances

Aerial



Application Number: 2020-2274

Plat Name: Duncans

Applicant: Tetra Surveys

Date Submitted: 12/06/2020

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:

To remove the requirement to have 60 feet of road frontage for this particular plat.

Chapter 42 Section: 42-190

Chapter 42 Reference:

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

Because of the physical location of this particular tract of land it has no direct frontage on a public or private road. The land is accessed via an access easement from Katy Hockley Cutoff Road, this easement is 60 feet wide centered along the entire length of the subject property's Southern limit.

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

The property was in this configuration before the current land owner purchased the property and is therefore not created by nor imposed by the land owner.

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

The intent and general purposes of this chapter will be preserved and maintained because the property has no frontage along a public or private road. The adjoining property that the subject property is taking access through meets all of the requirements in this chapter for a reserve so the road frontage will not be affected in any way.

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

The granting of this variance will have no impact to the public health, safety or welfare. The existing access easement is 60 feet wide, corresponding with the right-of-way width required by this chapter.

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

The unique physical characteristics of this tract of land that prevent the land owner from complying with this ordinance are the sole justification of the variance.

Houston Planning Commission

ITEM: 139

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: High Tech Machine

Applicant: Atkinson Engineers



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 139

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: High Tech Machine

Applicant: Atkinson Engineers



NORTH

D – Variances

Aerial



Application Number: 2020-2461

Plat Name: High Tech Machine

Applicant: Atkinson Engineers

Date Submitted: 12/21/2020

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:

Not to require the applicant to provide the required 60' Public Street access (R.O.W.) and frontage for the proposed commercial tract and approve the plat as shown.

Chapter 42 Section: 190c

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: (See Requirements Below)
UNRESTRICTED RESERVE - Minimum size: 5000 sq. ft.; Type of Street or Shared Driveway: Public; Minimum Street width: 60 feet; Minimum Street 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

n/a

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

The dedication of public r.o.w. to serve the proposed 5.0000 acre reserve, would require a minimum of 562' of r.o.w, to the north, to tie into Emmett Road. The proposed plat would be served by a shared 50' access easement established by an Ingress and Egress Easement, as shown on the plat. This easement was created to be shared with each adjoining tract for access, with each tract providing and maintaining a 25' portion within their tract. The owner would not be able to meet the requirements of having frontage on a 60' R.O.W. and the dedication of needed Public R.O.W., as he only owns a small portion of the access easement. Acquiring the needed offsite r.o.w. is unfeasible, as it would require the dedication of at least 6 other land owners. In addition, to require the Owner to provide addition width for the Ingress and Egress Easement for future use, would be unworkable, as the recorded plat to the north was not required to reserve any addition access easement width.

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

The variance requested is not due to new development, but for a current condition requiring a construction permit for this property. A set of construction plan will be submitted to Harris County shortly for this site and will require that this tract be in the platting process and or recorded. In addition, the current land-use in this surrounding area is Commercial / Industrial and no additional public cross-streets is practical, due to the existing large warehouse developments, to north and to south of this tract.

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

The current 50' access easement provides the needed ingress and egress to this tract and the adjacent commercial tracts.

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

The granting the variance and the requirements from Sec 42-190(c) would not be injurious, in that the owner is complying with platting requirements for the tract and applying for the appropriate permits. The current and future vehicular traffic should be able to be served by the established 50' access easement and provide sufficient vehicular circulation.

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

The granting of this variance is not solely on economics, but is based on the inability of the owner to dedicate the required r.o.w., per Sec. 42-190(c),. Again, the current 50' access easement is sufficient to serve the access needs for the tract.

Houston Planning Commission

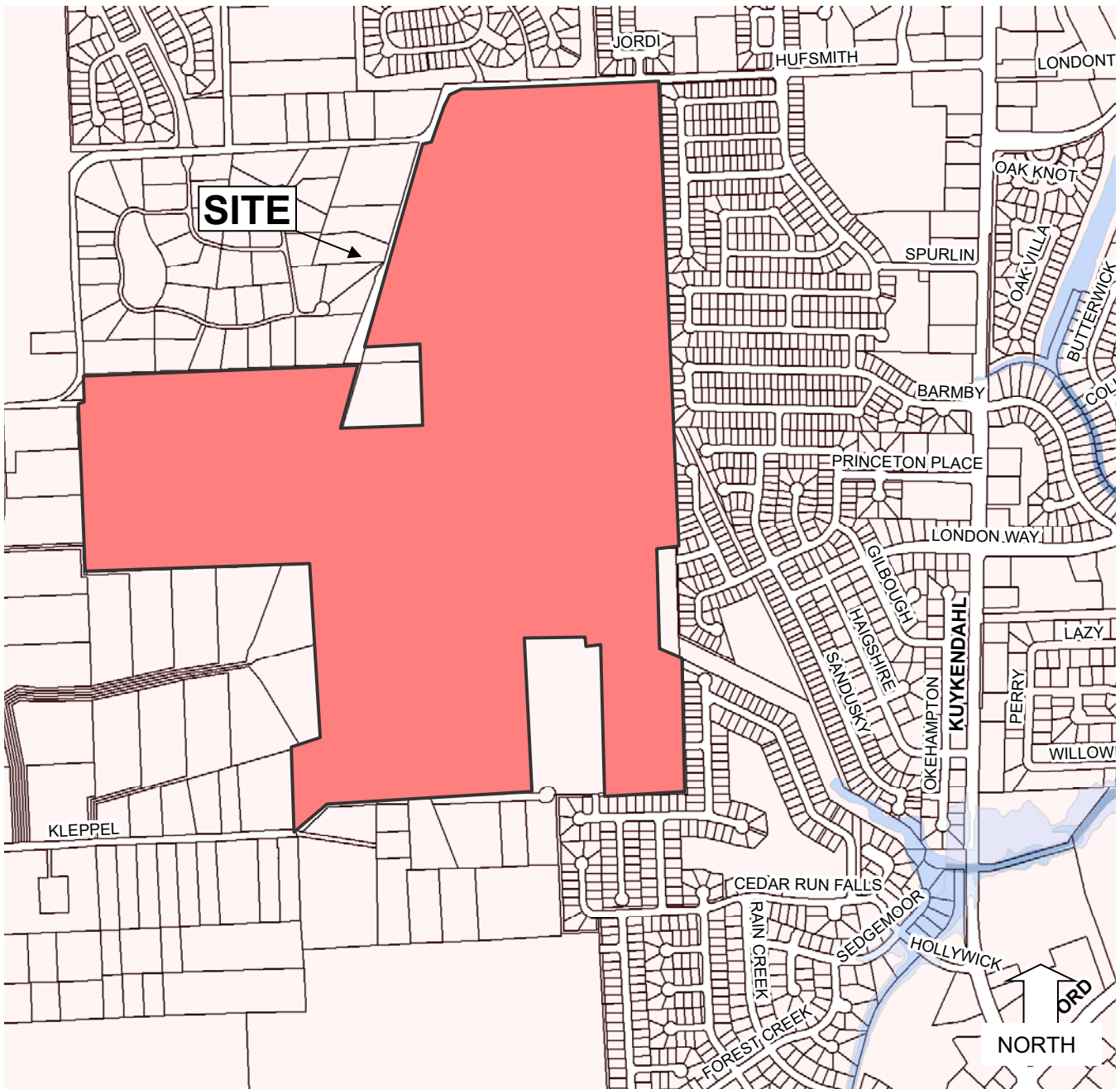
ITEM: 140

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Lakes at Creekside GP

Applicant: LJA Engineering, Inc.



D – Variances

Site Location

Houston Planning Commission

ITEM: 140

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Lakes at Creekside GP

Applicant: LJA Engineering, Inc.



D – Variances

Subdivision

Houston Planning Commission

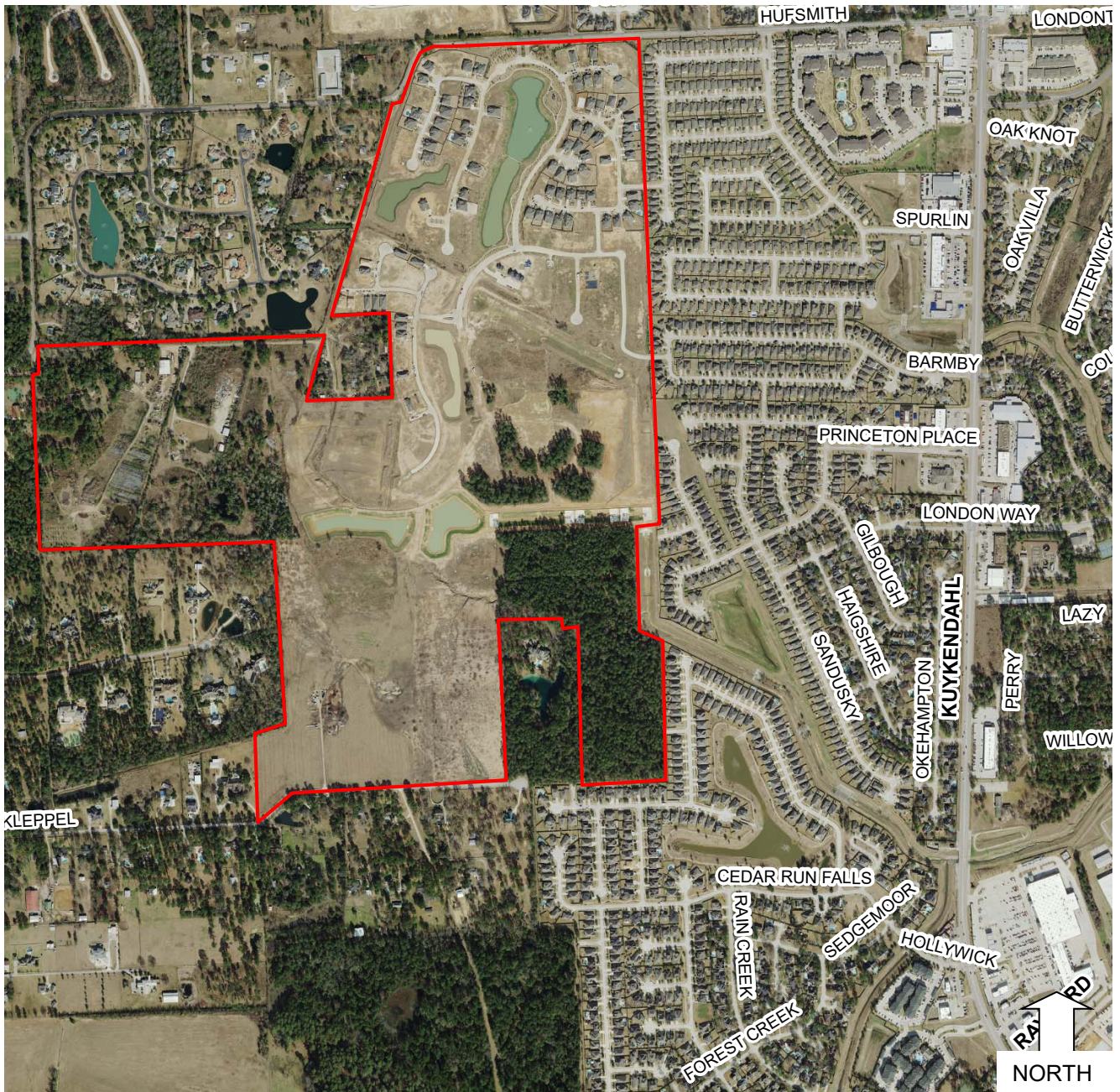
ITEM: 140

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Lakes at Creekside GP

Applicant: LJA Engineering, Inc.



D – Variances

Aerial



Application Number: 2020-2371

Plat Name: Lakes at Creekside GP

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

Date Submitted: 12/18/2020

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 tie into Teasley lane on the northeastern corner of the tract due to an existing drainage channel that is owned and maintained by Harris County MUD No. 1.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

Lakes at Creekside is a +300.4 acre subdivision located northwest of central Houston, immediately south of Hufsmith Road, west of Kuykendahl Road, east of Hufsmith-Kohrville Road, and north of Hufsmith-Kuykendahl Road. The development includes an internal street system that serves all the sections. The site is bounded to the north by a section of Lakes at Creekside and an existing detention area for the MUD, to the south and east by existing development and another existing detention area for the MUD, and to the west by a another single family residential subdivision as well as a large acre out tract in the southeastern corner. There are two entrances to the subdivision, one off the existing road in Lakes at Creekside Section 12 (Trimble Landing Drive) and the other off the existing road from Wimbledon Falls Section 6 (Sky Falls Drive). Both streets will provide access to the rest of the subdivision. Two stub streets have been provided into the large acre tract directly west of section 13 and east of section 11. The future internal roads will have adequate connectivity throughout the site without a stub to Teasley. It is not feasible to provide a stub street into Teasley Lane due to the existing drainage channel to the east that is owned by Harris County MUD No. 1. In order to tie into Teasley Lane through Lakes at Creekside, a bridge over the drainage channel would need to be built outside of the project boundary. The future internal roads will have sufficient connectivity throughout the site. The only road crossing that exists over this drainage channel is Kuykendahl Road, a major thoroughfare.

(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 drainage channel owned by the MUD to the east.

(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 frustrate the local traffic circulation and will provide adequate circulation for the residential lots with no detrimental impact to through traffic, and is therefore not injurious to the public health, safety, or welfare.

(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 drainage channel.

Houston Planning Commission

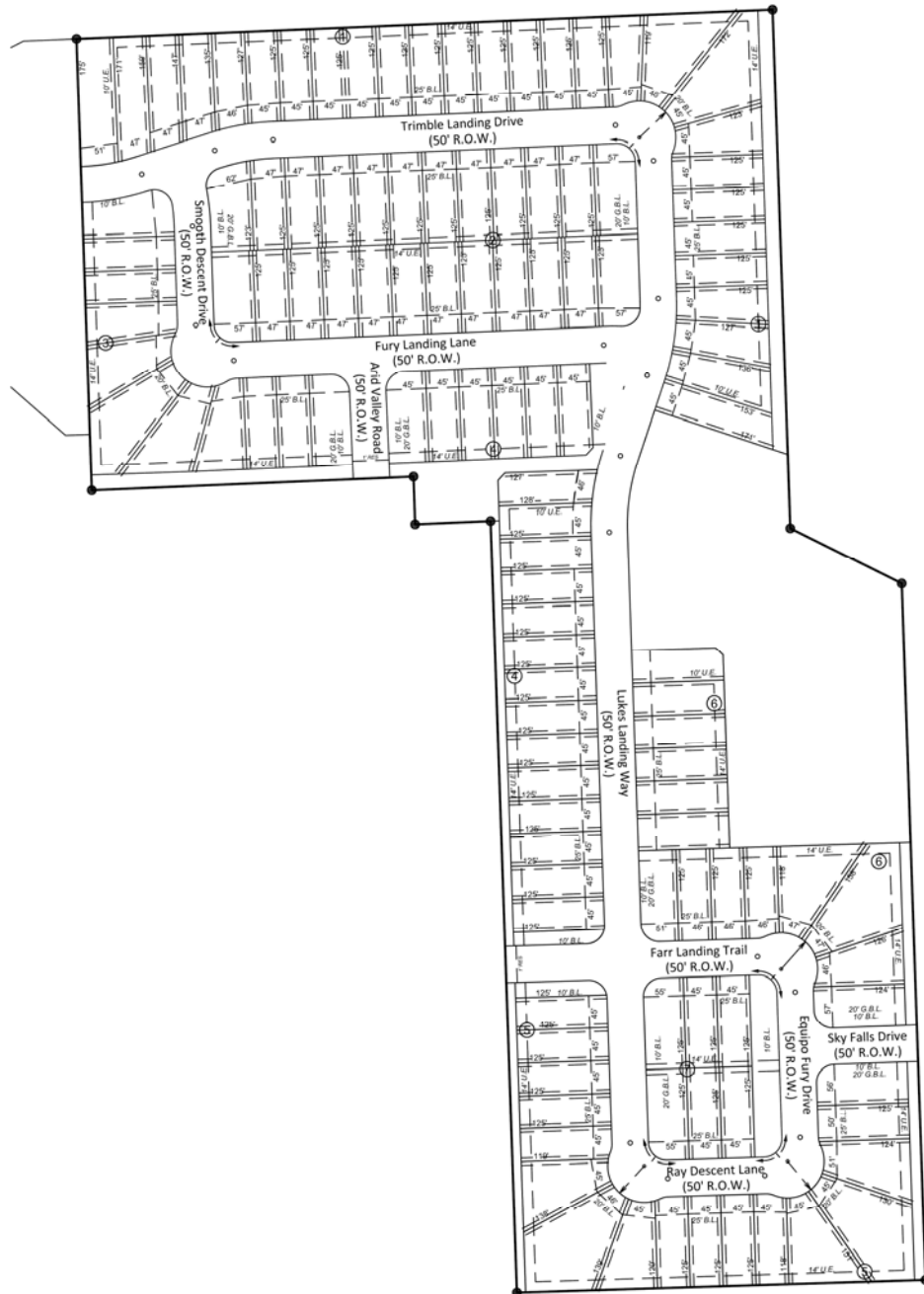
ITEM: 141

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Lakes at Creekside Sec 13

Applicant: LJA Engineering, Inc.



D – Variances

Subdivision

Houston Planning Commission

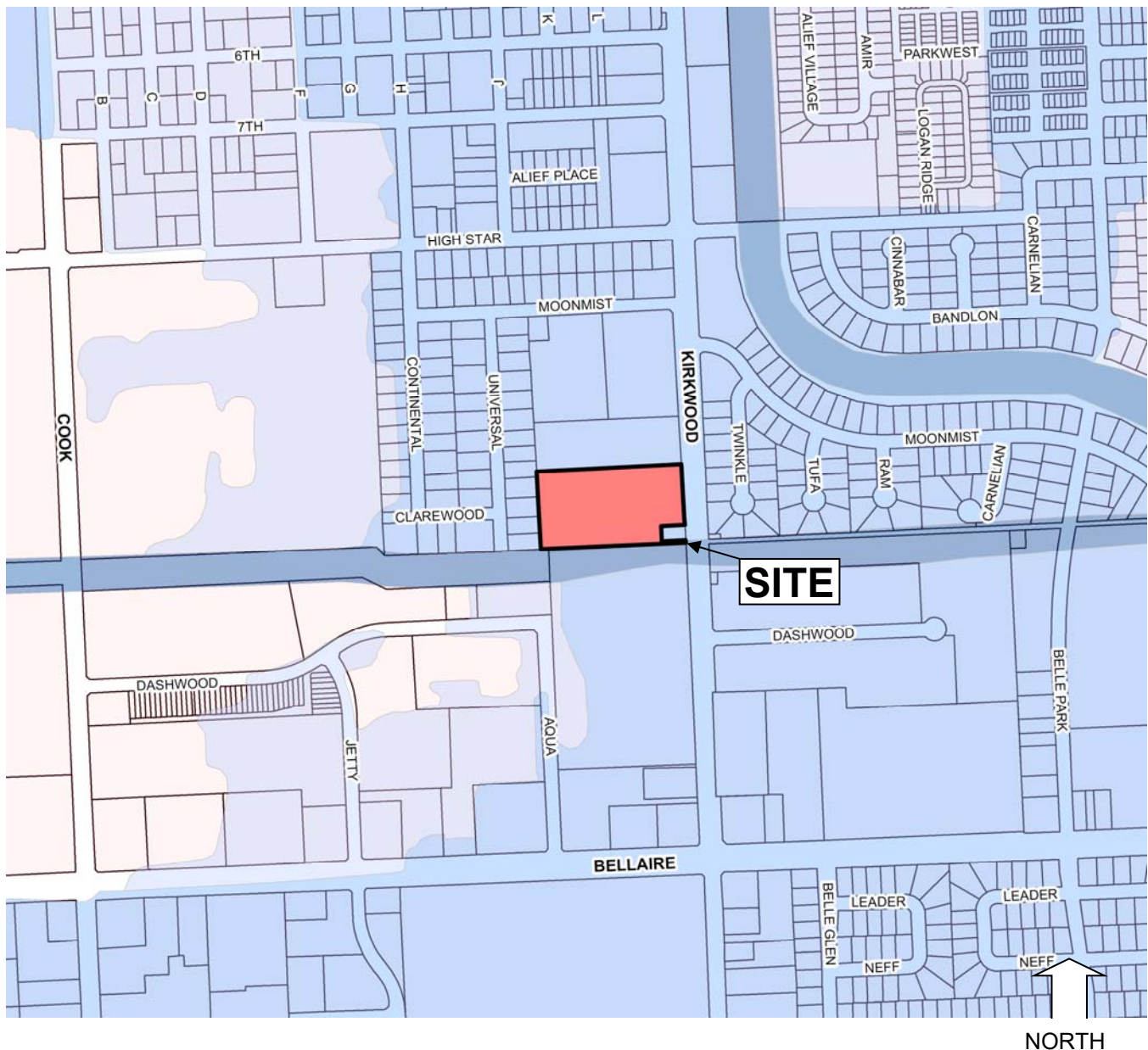
ITEM: 142

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Mai Garden Terrace

Applicant: Marsh Darcy Partners, Inc.



D – Variances

Site Location

Houston Planning Commission

ITEM: 142

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Mai Garden Terrace

Applicant: Marsh Darcy Partners, Inc.

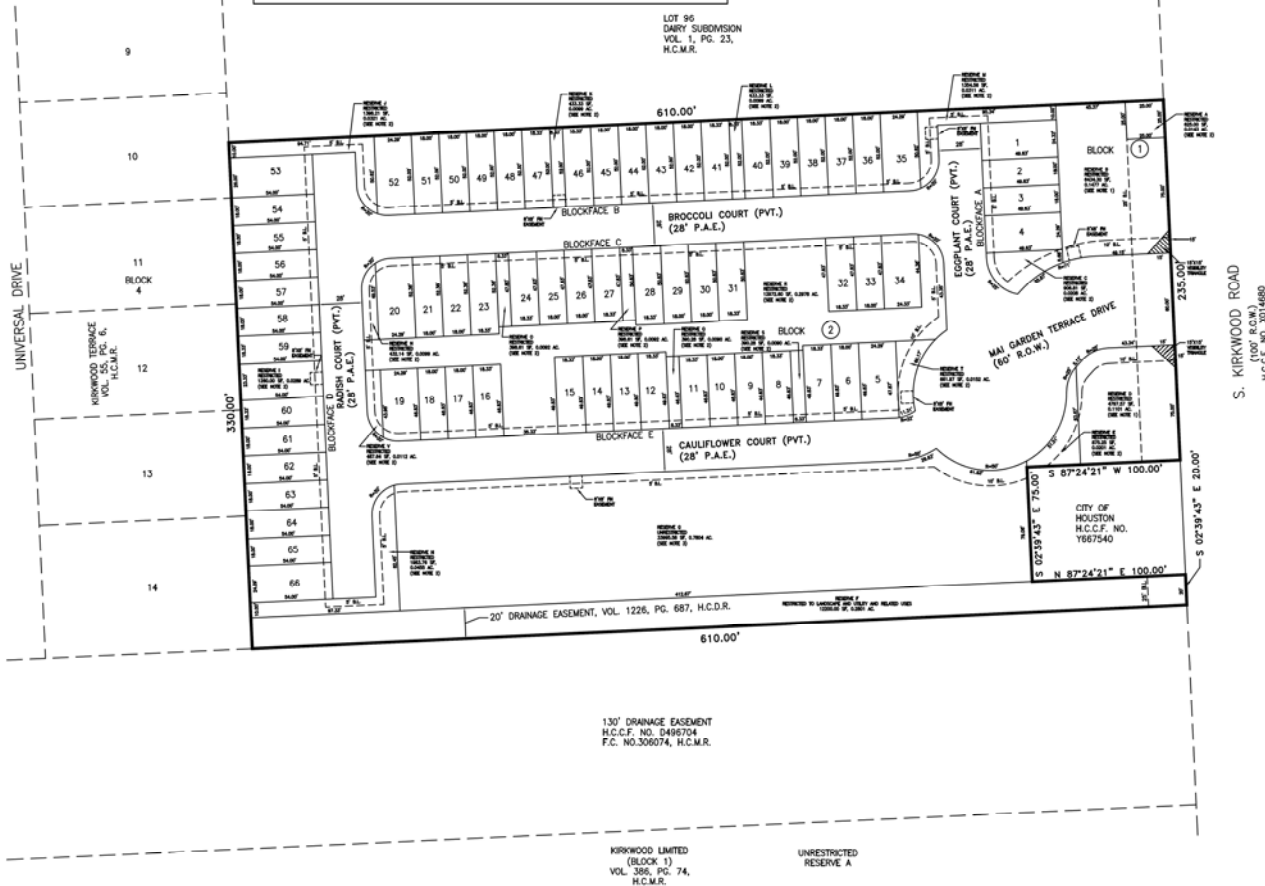
LOT SIZES<3500 SF-URBAN AREA

BLOCK NO.	LOT NO.	LOT AREA
BLOCK 1	1	1207.77
	2	893.42
	3	893.42
	4	1205.70
BLOCK 2	5	1210.48
	6	897.00
	7	913.61
	8	858.61
	9	843.00
	10	843.00
	11	858.61
	12	913.61
	13	897.00
	14	897.00
	15	913.61
	16	858.61
	17	843.00
	18	843.00
	19	1128.18
	20	1262.85
	21	942.79
	22	942.79

BLOCK NO.	LOT NO.	LOT AREA
BLOCK 2	23	960.25
	24	876.94
	25	861.00
	26	861.00
	27	876.94
	28	911.94
	29	915.00
	30	915.00
	31	931.94
	32	876.94
	33	861.00
	34	1163.08
	35	1259.87
	36	936.00
	37	936.00
	38	936.00
	39	936.00
	40	953.33
	41	953.33
	42	936.00
	43	936.00
	44	936.00

BLOCK NO.	LOT NO.	LOT AREA
BLOCK 2	45	936.00
	46	953.33
	47	953.33
	48	936.00
	49	936.00
	50	936.00
	51	936.00
	52	1259.87
	53	1404.00
	54	972.00
	55	972.00
	56	972.00
	57	972.00
	58	972.00
	59	990.39
	60	972.00
	61	972.00
	62	972.00
	63	972.00
	64	972.00
	65	972.00
	66	1311.75
TOTAL NUMBER OF LOTS<3500 SF		66
TOTAL AREA OF LOTS <3500 SF		64,078.90
AVERAGE LOT SIZE<3500 SF (B/A):		970.89 SF

NOTES:
1. RESERVES B AND D ARE RESTRICTED TO VEHICULAR PARKING AND RELATED USES
2. RESERVES A, C, E, F, H, I, J, K, L, M, N, O, P, Q, R, S AND T ARE RESTRICTED TO LANDSCAPE AND UTILITY AND RELATED USES
3. RESERVE G IS UNRESTRICTED FOR MULTI-FAMILY USE



D – Variances

Subdivision

Houston Planning Commission

ITEM: 142

Planning and Development Department

Meeting Date: 01/07/2021

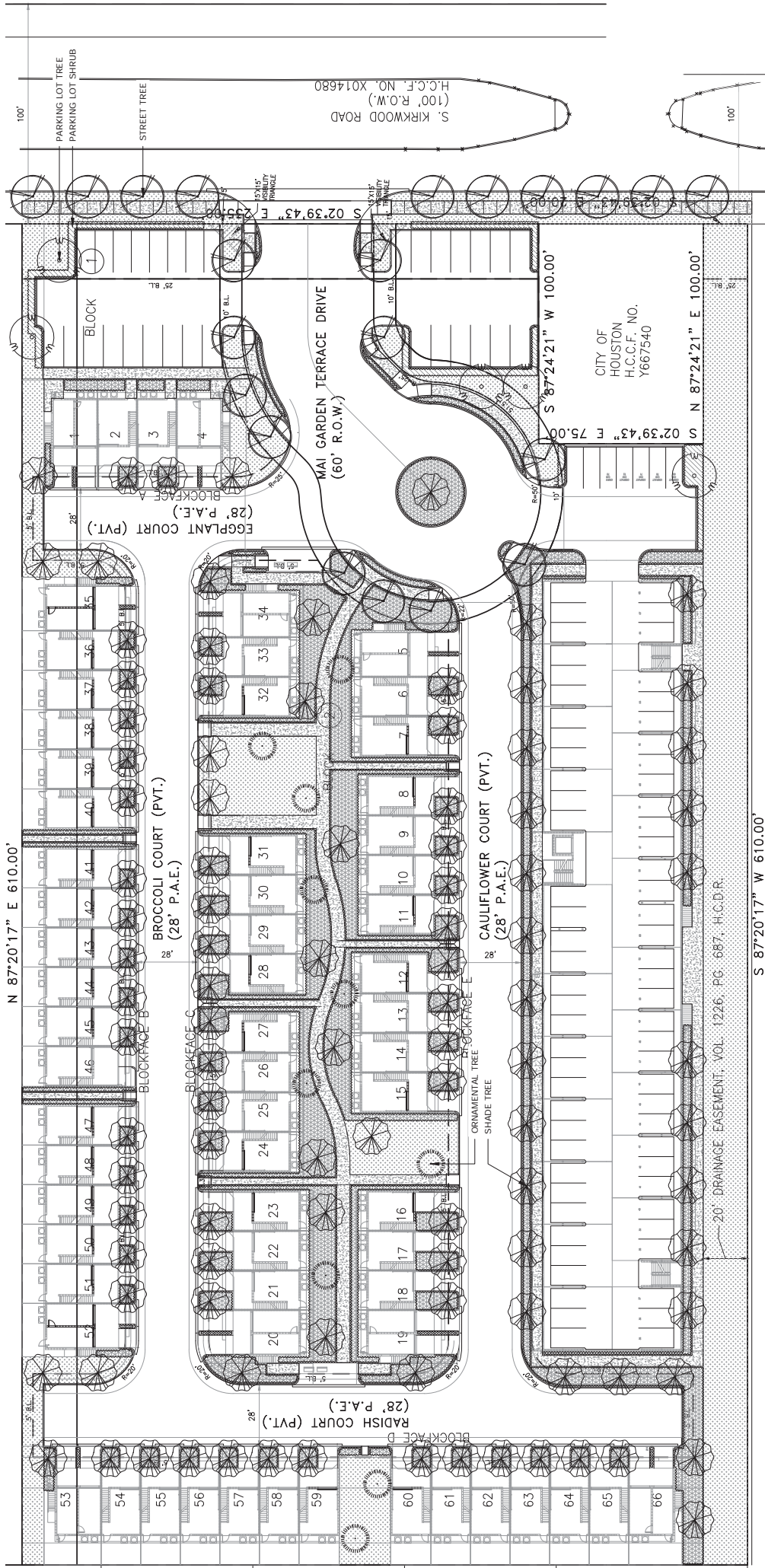
Subdivision Name: Mai Garden Terrace

Applicant: Marsh Darcy Partners, Inc.



D – Variances

Aerial





Application Number: 2020-2357

Plat Name: Mai Garden Terrace

Applicant: Marsh Darcy Partners, Inc.

Date Submitted: 12/07/2020

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

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

Specific Variance is being sought and extent of variance:

To allow single-family residential lot sizes less than 3,500 square feet.

Chapter 42 Section: 181

Chapter 42 Reference:

Sec. 42-181 Single-family residential lot size, (a) The minimum lot size for a single-family residential lot with wastewater collection service shall be: (2) 3,500 square feet for a lot within the city.

Statement of Facts

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

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

This development of 4.4490 acres will be marketed to affordable homeownership designed for diverse working-class families who prefer to live, work and retire in the International District. We originally planned this project as an age-targeted project which targets mostly Vietnamese seniors. As we completed market research, we learned that there are diverse communities in the District who might have an interest in buying and living in our community. As such, we changed the name from Mai Gia Thon (we have a previously approved plat with this name) to Mai Garden Terrace (the current preliminary plat submission) and expanded the market to include diverse working class families who prefer to live, work and retire in the District. The entire site is located within the 100-year floodplain and is adjacent to a 120 feet wide drainage easement along the south side of the site. Detention/mitigation for this project will be entirely underground in oversized storm sewer pipe. No habitable portion of the house structure will be on the ground floor and all habitable portions of the house structure will be above the 100-year floodplain. Only vehicular parking will be allowed on the ground floor which results in a total of 3 stories for the single-family residential structure. Each home will be set back from the street to allow each lot to provide 2 on-site, off-street parking spaces (one covered and one un-covered in tandem, as allowed by code). Both the needs of this market and the resulting architectural design dictate that single-family lots of less than 3,500 square feet are required. Also, to keep the single-family homes for affordable homeownership at this in-city location and to address the minimum needs of this market, the lot sizes are required to be less than 3,500 square feet. The minimum single-family lot size in this development will be 843.0 square feet with the average lot area being 970.89 square feet. The minimum single-family lot width of this development will be 18.0 feet, which conforms to Section 42-185 allowing an average minimum lot width of 18.0 feet. Seventeen reserves, totaling 37,114.74 square feet, one of which is a central spine with a home-owner garden planting area, will provide ample usable open space for this development market. The project cannot qualify for the compensating open space performance standard nor the maximum coverage performance standard. Additionally, a pedestrian promenade is proposed along the south side of the project for walking space and outside exercise and additional open space. An Open Space Amenities Plan has been submitted. The net single-family lot density will be 17.98 lots per net single-family residential acre. Less than the maximum allowed 27 lots per acre. A 5-story multi-family residential building is proposed along the south side of the development. This building will be buffered by single-family residential lots placed adjacent to

the existing residential subdivision to the west (Kirkwood Terrace). The total project will include 143 units, 66 single-family townhouses on individual single-family lots and 77 multi-family units in a single multi-family building. The project is a 2020 Houston AIA Architectural Design Award Winner (a copy of the architectural submission PowerPoint slides was included with the plat application submission) and will be constructed of long-lasting, substantial materials, and in conformance with all City of Houston Public Works and Engineering requirements regarding new developments within the floodplain. The required minimum required parking for guests and visitors will be provided at the front portion of the development. The project owner/developer has met with District F Council Member Tiffany D. Thomas, who is highly supportive of the project. This project will advance the 3 major housing goals of the City of Houston for the 2020 to 2025 timeframe by creating and preserving affordable homeowner housing for low- and moderate-income families. Regarding Goal number 1, Mai Garden Terrace sale prices are appropriate for working class families whose incomes are at 80% of median family income. For example, a family of 4 with an income of 80% of the median family income will be able to buy a single-family townhouse priced at \$249,000 and a family of 2 with an income of 80% of the median family income will be able to buy a 1 bedroom condo at \$169,000. Regarding Goal number 2 and 3, this project will strengthen neighborhoods & enhance the City's economic stability and prosperity. Mai Garden Terrace is the first of many planned projects by Gia Capital to catalyze neighborhood transformation and foster community economic development in the Kirkwood block (Kirkwood/Bellaire/Synott/West Park Tollway) designated as an Opportunity Zone to attract investment. We plan to invest up to \$100 million to build more residential communities - including assisted living and memory care centers; health care facilities; and an early childhood education center. Requiring single-family lots greater than 3,500 square feet in lot area would be contrary to sound public policy to provide affordable housing in this market and location.

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

There are two hardships; developing within the floodplain and providing an affordable product for this market at this location. These hardships are physical and fiscal conditions that the applicant did not create or impose. The applicant desires to correctly development within the floodplain without imposing a hardship on others and desires to provide an affordable, desirable product designed to meet the needs of a particular market.

(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 in addition to providing quality, affordable housing for the citizens of Houston.

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

The granting of this variance will be an enhancement to the public health, safety, and welfare of the citizens of Houston.

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

The justification of this variance is to provide the citizens of Houston with a diverse, wide-ranging choice of home ownership at a location that is appropriate to the needs of all citizens of Houston. It would be an economic hardship to not grant this variance. Not granting this variance would result in the loss of affordable housing possibilities for a significant City of Houston population/economic group.



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

December 30, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Mai Garden Terrace

REFERENCE NUMBER: 2020-2357



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 S Kirkwood Road and north of Bellaire Boulevard. 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.

Marsh Darcy Partners, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow single-family residential lots to be less than 3,500 sq. ft. in size. Enclosed are copies of the variance request, 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, January 7, 2021, 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 **J. Kent Marsh** with Marsh Darcy Partners, Inc. at **713-647-9880 Ext. 301**. 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

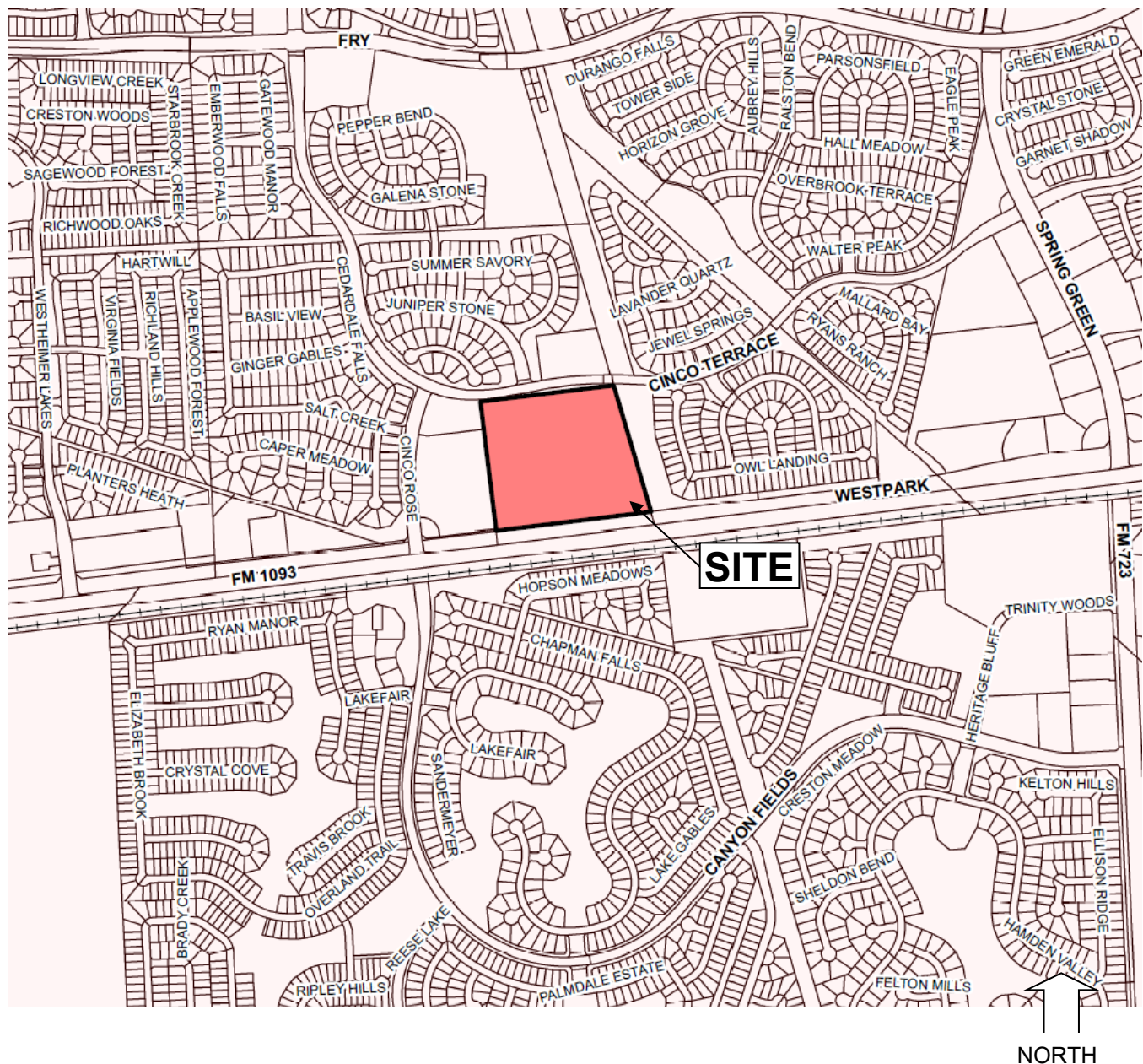
ITEM: 143

Planning and Development Department

Meeting Date: 01/07/2020

Subdivision Name: Terrace at Cinco

Applicant: BGE, Inc. - Land Planning



D – Variances

Site Location

Houston Planning Commission

ITEM: 143

Planning and Development Department

Meeting Date: 01/07/2020

Subdivision Name: Terrace at Cinco

Applicant: BGE, Inc. - Land Planning



D – Variances

Subdivision

Houston Planning Commission

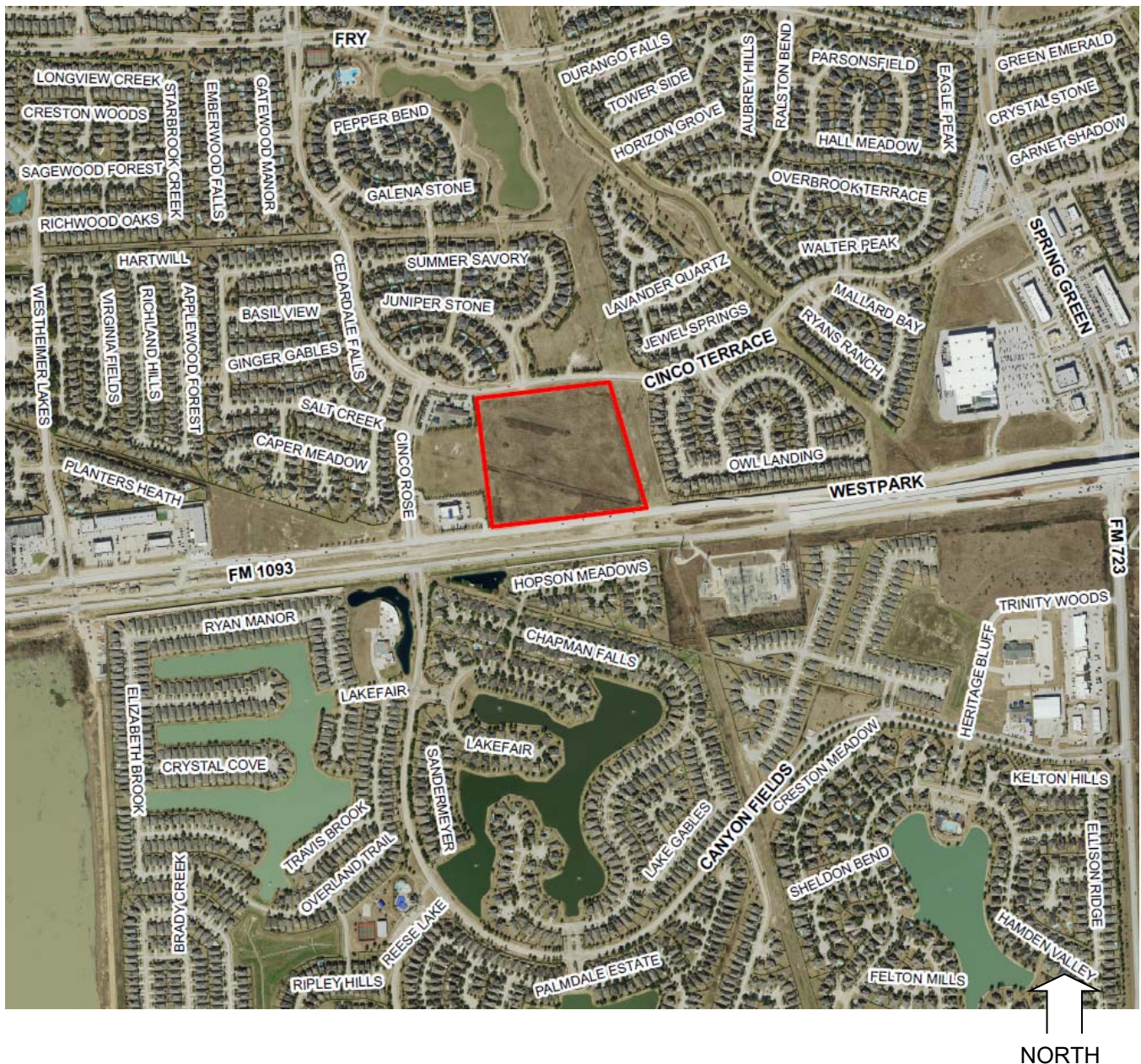
ITEM: 143

Planning and Development Department

Meeting Date: 01/07/2020

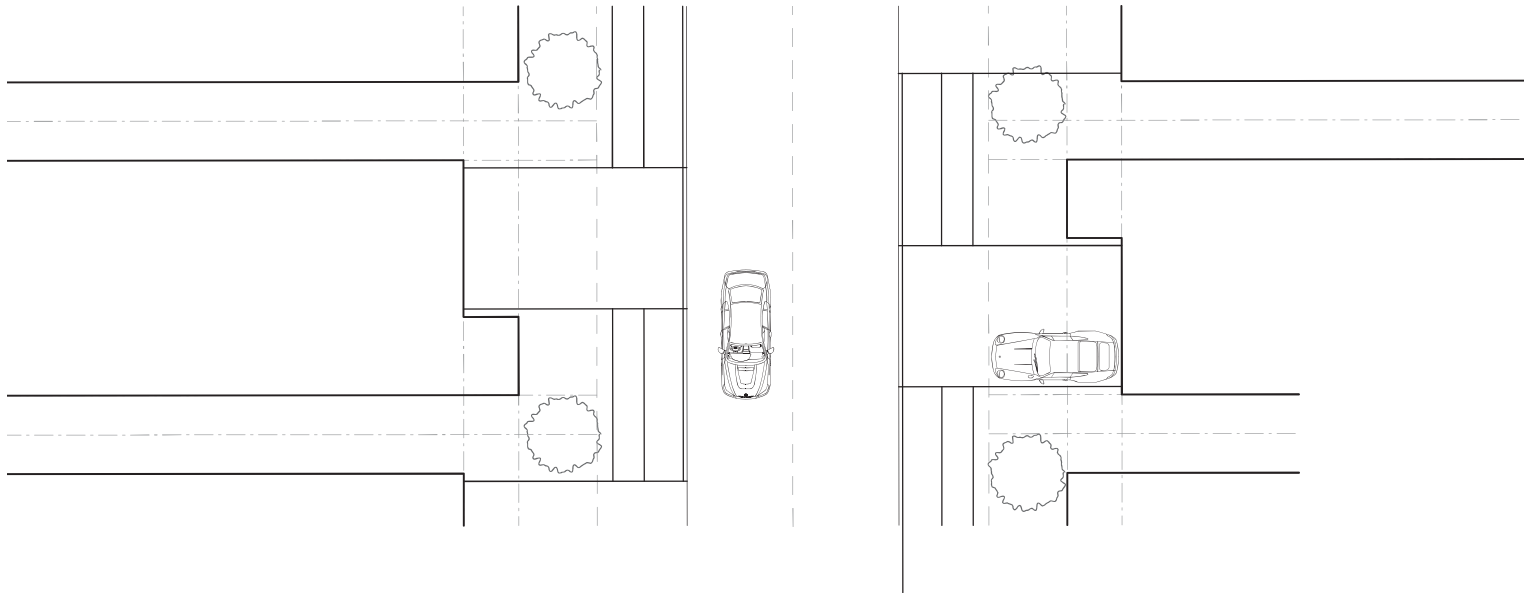
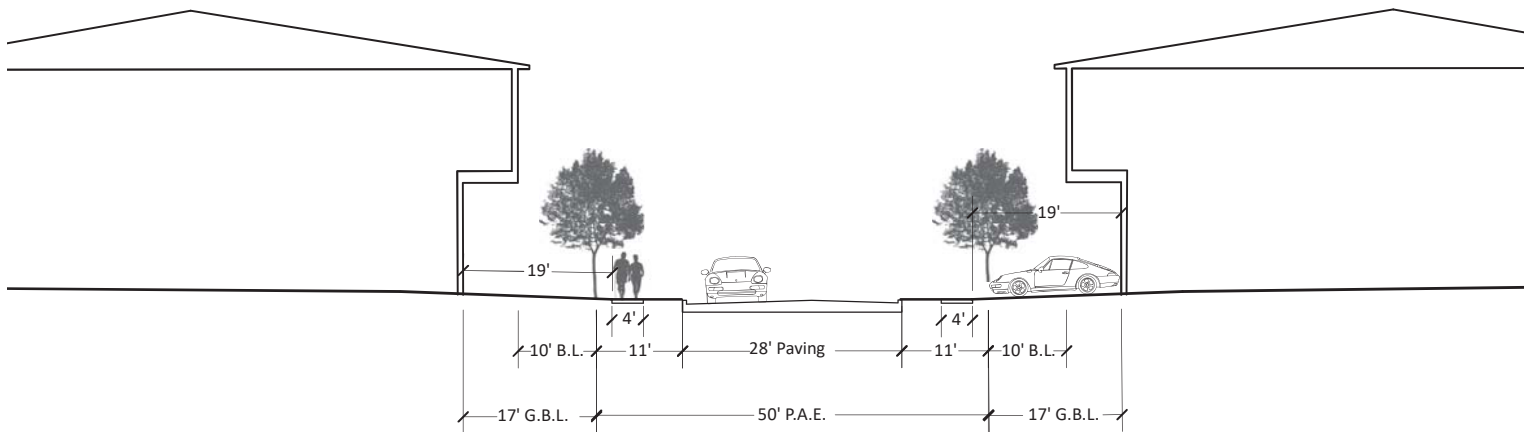
Subdivision Name: Terrace at Cinco

Applicant: BGE, Inc. - Land Planning



D – Variances

Aerial



STREET CROSS - SECTION EXHIBIT

TERRACE AT CINCO

±19.5 ACRES OF LAND
FORT BEND COUNTY, TEXAS
DECEMBER 29, 2020
BGE #8476



BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

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Application Number: 2020-2465

Plat Name: Terrace at Cinco

Applicant: BGE, Inc. - Land Planning

Date Submitted: 12/21/2020

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:

To allow a 10' building line and 17' garage building line for single-family lots in the City of Houston ETJ.

Chapter 42 Section: 156

Chapter 42 Reference:

Sec. 42-156. Collector and local streets-single family residential. Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use shall be 25 feet along the front of a lot and ten feet along the back and sides of a lot adjacent to a collector street that is not an alley. (b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section. (c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

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;

Terrace at Cinco is a ±19.5-acre tract located on the north side of the Westpark Tollway, south of Cinco Terrace Drive, a designated minor collector, east of Cinco Rose Drive near the Cinco Ranch Southwest single family residential community. The property is bounded by the Westpark Tollway to the south, Cinco Ranch Southwest Sec 49 to the east, and two platted commercial reserves to the west. Access to the site is only provided by Juniper Stone Lane, a 60-foot public right of way recorded with the Cinco Terrace Drive Street Dedication plat. Since all the abutting property has been platted, the subject site is completely bounded by existing development, which limits the potential uses of the site. The limited access suggests that a less intense use is the highest and best use of the property. A semi-urban single-family residential use with a mix of 40'x115' typical lots and 50'x115' typical lots is the most appropriate use for the context. This development will introduce a high-quality single-family residential development with amenities that will be a benefit to the proposed development and will feel more suitable for the surrounding established community. If the property were located within the corporate limits of the City of Houston the proposed development would fully meet the requirements of this chapter without requiring a variance. The proposed development will also provide thirty visitor parking spaces distributed evenly throughout the development to further ensure that the proposed community is orderly, high-quality, and will limit the impact of the new development on the existing residents of the surrounding community.

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

The circumstances supporting the granting of the variance are based on the context and condition of the property and are not the result of a hardship created by the applicant.

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

The 17' garage building line will allow for cars to park in the driveway of each lot without obstructing any sidewalks, and the additional off-street parking and visitor parking provided within the development are keeping with the intent and general purposes of this chapter.

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

As access to the site is limited, and the existing access is to a minor collector that facilitates access to the Westpark Tollway, the granting of the variance will not be injurious to the public health, safety or welfare of the surrounding community.

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

The granting of the variance will allow for the reasonable development of the property with a land use that is appropriate given the context of the site.

Houston Planning Commission

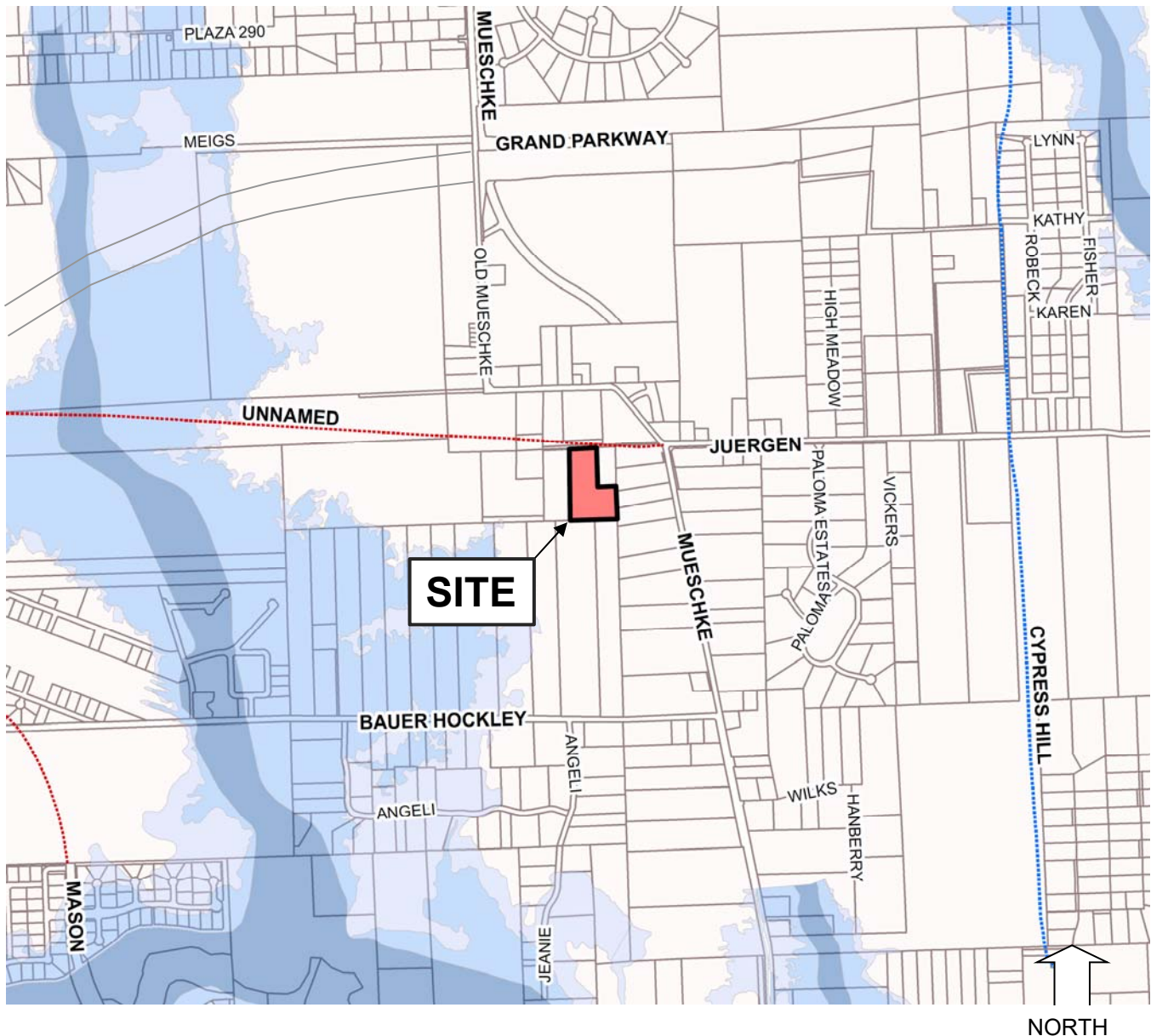
ITEM: 144

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Zannahville

Applicant: E.I.C. Surveying Company



D- Variances

Site Location

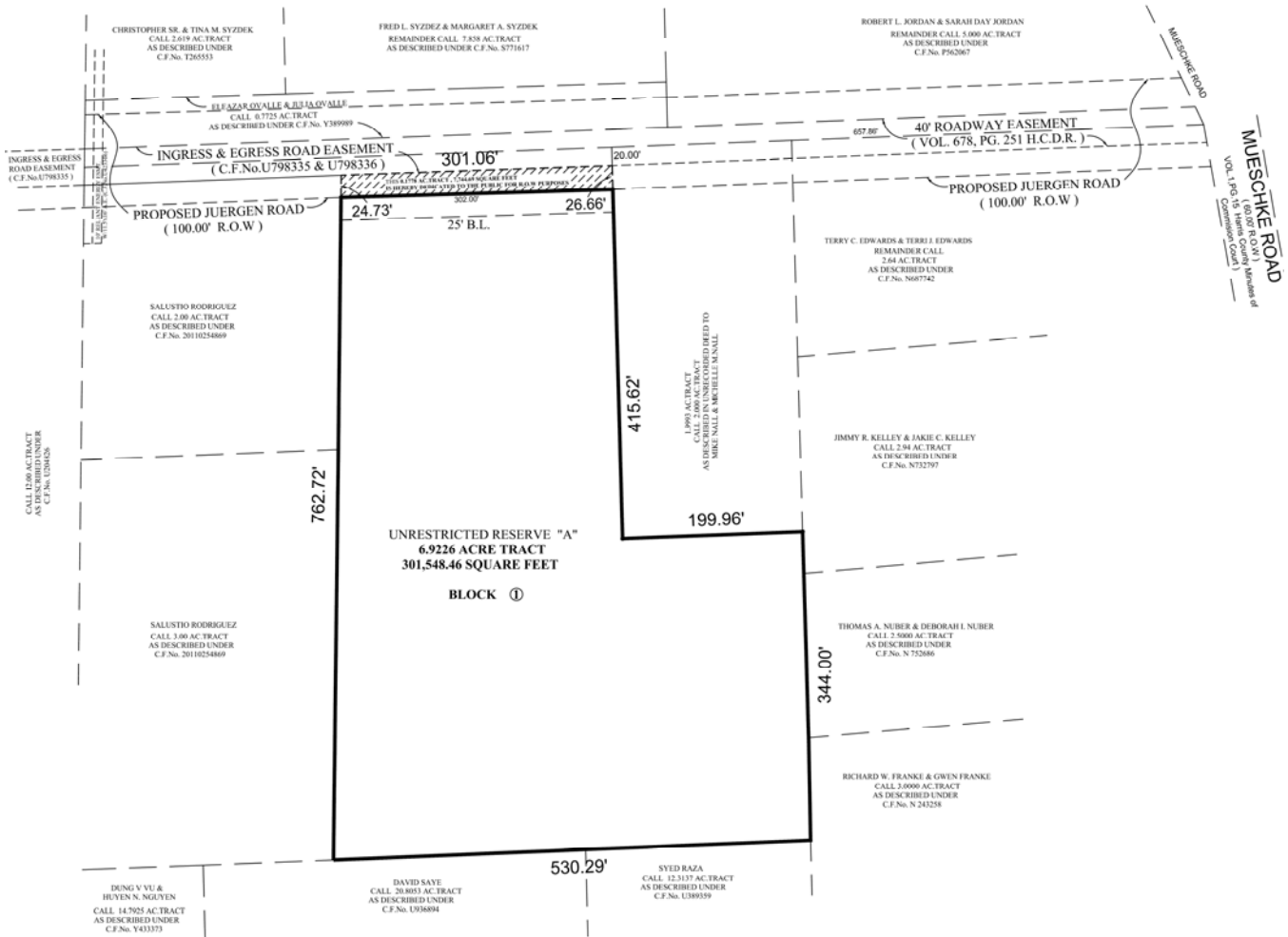
ITEM: 144

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Zannahville

Applicant: E.I.C. Surveying Company



D- Variances

Subdivision

Houston Planning Commission

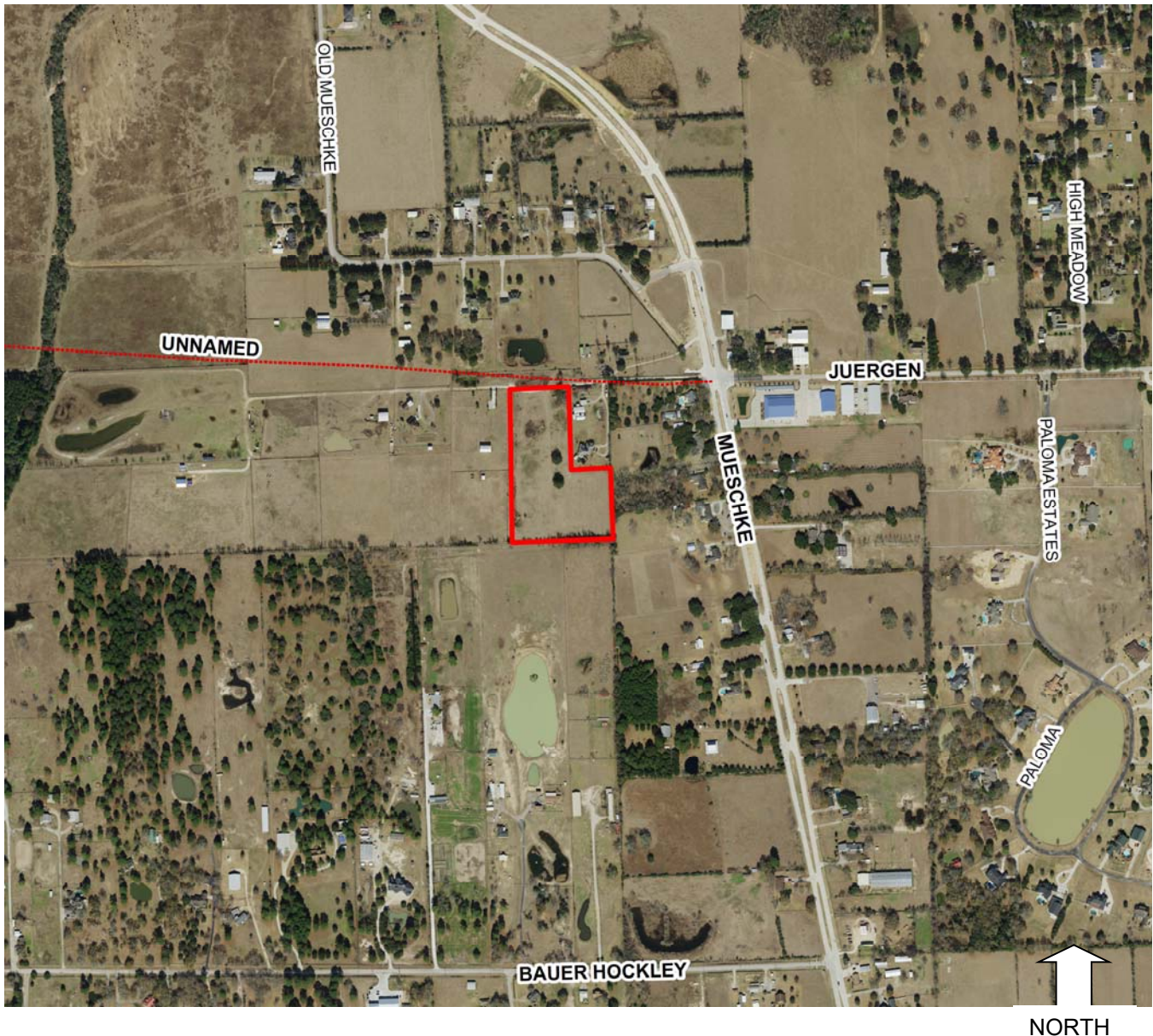
ITEM: 144

Planning and Development Department

Meeting Date: 01/07/2021

Subdivision Name: Zannahville

Applicant: E.I.C. Surveying Company



D- Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-2447

Plat Name: Zannahville

Applicant: E.I.C. Surveying Company

Date Submitted: 12/21/2020

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 is being sought to allow lots and reserve to take access from an access easement instead of the required street or shared driveway.

Chapter 42 Section: 42-188, 42-190 (C)

Chapter 42 Reference:

Each Lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this subject. 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 Minimum Size Street Minimum street size Minimum street frontage Restricted or Unrestricted 5,000 sq. ft. Public street 60 feet 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 variance to allow Unrestricted Reserve to take access from an access easement instead of the required street or shared driveway. The City Of Houston Planning Commission and Harris County Engineering Department has no objection to this proposed subdivision. Also the Variance was granted to the access easement per the Houston Planning Commission Action CPC 101 Form, dated 6/6/2019. Application No. 2019-0987. The site is located in Harris County, on the west side of Mueschke road,(a major Thoroughfare) a distance of approximately 710 feet from the centerline of said Mueschke road with the centerline of Juergen road a (Major Thoroughfare) to the east of Mueschke road. The owners of this proposed when they bought the property in 2018, warranty deed recorded under Harris County Clerk's File No. RP-2018-136812, wanted to build a warehouse in the future and started the steps to get a permit and they were told the property needed to be platted. And that there is a plan for Juergen road to be extended west of Mueschke road. This is a private community consists of 11 properties and the only way for the property owners not fronting on Mueschke road is to access their property by the 40 foot Non- Exclusive Easement for Ingress and Egress recorded under Harris County Clerk's File Nos. U798335 and U798336and Volume 678, Page 251 Harris County Deed Records (see attached recorded instruments for the easements). The 2018, 2020 Major Thoroughfare plan map shows Juergen road to be going through from Mueschke road all the way to Bauer road. The applicant contacted Harris County Engineering Department in 2019 to see how the alignment will be (see emails regarding this matter) and Harris County emailed an exhibit from Meta Planning and Design for Franz Tract being 533.5 Acre Tract showing Future Juergen road (see attached map). Also Harris County asked to use the alignment of Juergen road east of Mueschke road as shown on Regent Marketing Subdivision as recorded under Film Code No. 642075 Harris County Map Records (attached). The owner is dedicating to the public for future right of way of Juergen road, 46.56 feet on the east side of the property line and 44.73 feet on the west side of the property line. 20 feet of the existing 40 feet Non-Exclusive easement will be part of the dedication. When Coordinating with Harris County Engineering Department they have no objection to this alignment. Also because of future Juergen road (100 feet ROW) that is on the Major Thoroughfare plan addresses the 60 feet right of way width requirement. So the imposition of the terms, rules, condition, polices and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;

(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;

For the reason as explained in 1(a) the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

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

The owners of the proposed subdivision will fully support the intent and general purposes of this chapter and will be preserved and maintained. Also Harris County Platting Department had no objections to the variance that had been granted in 2019.

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

The owners believe that this report and for the reason given above has proven that Re-granting of the variance will not be injurious to the public health, safety or welfare.

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

- Economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 01/07/2021

ITEM: 158

Applicant: OSCAR GUERRERO

Contact Person: OSCAR GUERRERO

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	21-1563	77365	5771	296M	ETJ
SOUTH OF: FORD ROAD EAST OF: LOOP 494					

ADDRESS: 24482 Antlers Circle A & B

ACREAGE:

LEGAL DESCRIPTION:

LOT 22, OF ADAMS OAKS, SECTION THREE (3), AN UNRECORDED SUBDIVISION, IN THE N.S. SCHMITZ SURVEY, A-699, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residential.

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION:

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		
Chung Nguyen	Chung Nguyen	713-446-9381	chung@mc2architects.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1001 W 7 th ½ Street	20106963	77007	5358A	492D	C
HCAD ACCOUNT NUMBER(S):	0600950010012				
PROPERTY LEGAL DESCRIPTION:	Lot 12, Block 1, Kiam Place				
PROPERTY OWNER OF RECORD:	Chung Q. B. Nguyen				
ACREAGE (SQUARE FEET):	4,167 Square feet				
WIDTH OF RIGHTS-OF-WAY:	West 7 th ½ St: 50'; Lawrence St: 50'				
EXISTING PAVING SECTION(S):	West 7 th ½ St: 19'; Lawrence St: 18				
OFF-STREET PARKING REQUIREMENT:	Complies				
OFF-STREET PARKING PROVIDED:	Complies				
LANDSCAPING REQUIREMENTS:	Complies				
LANDSCAPING PROVIDED:	Complies				
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant Land				
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	New Single-Family Residence 4,450sf				
PURPOSE OF VARIANCE REQUEST: To allow a 5'-0" building setback along Lawrence Street, instead of the required 10' building line.					

CHAPTER 42 REFERENCE(S): 42-156(b): Building line requirement along Collector and Local Streets. Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be 20 feet along the front of a lot and 10 feet along the back and side of a lot adjacent to a local street.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

In summary, if granted this five feet (5'-0") setback along Lawrence Street variance, the house will satisfy the intent of chapter 42, enhance the walkability, promote community building, reduce off street parking and it is a much better structure for the neighborhood than the more than likely alternatives of townhouse that is built to the current setback lines for the following reasons:

- I propose to replace an existing two feet (2'-0") wide concrete walk with a five feet (5'-0") wide sidewalk and ADA ramp at the corner of W 7th ½ and Lawrence Street. I propose to install a new five feet (5'-0") sidewalk along Lawrence Street planted with two 3" caliber Red Drummond maple trees. The 1-stories studio portion is set back thirty-five feet (35'-0") from W 7th ½ Street, thus increase visibility of the park. The main house portion is set back sixteen feet ten inches (16'-10") from the Lawrence Street, thus increase visibility of the park. The design of the house provides four additional parking spaces inside the property fence in addition to the 2-car garage, thus reducing the need for off-street parking. The house is a single-family house that measures 3,400sf (residence) plus 1,000sf (studio). The main house is commensurate in height to the newer developments in the neighborhood. The 1-stories masonry studio is commensurate in size to the older homes in the neighborhood. This variance is similar to the variance that was approved by the Planning Commission on March 19, 2015 for the other corner lot on the same block at 1043 W 7th ½ Street, Lot 22, Block 1 of Kiam Place .

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

I am requesting a development plat variance of 5'-0" building setback along Lawrence Street to utilize the corner lot at 1001 W 7th ½ Street in a more suitable manner that is consistent with the policy set by the COH Planning Department. I am only seeking the variance for the 1-story studio portion of the house. The main house is set back sixteen feet ten inches (16'-10"). This variance is consistent with the five feet (5') setback variance that was granted in March 19, 2015 to the property at 1043 W 7th ½ Street, Lot 22, Block 1 of Kiam Place, the other corner lot on this same block.

My lot is located at the corner of Lawrence and W 7th ½ Street. The lot is 46.30' by 90.00'. It is smaller than the typical 50'x100' lot. Since this is a corner lot, there are ten feet (10') setbacks for Lawrence and W 7th ½ Street. The strict application of the double setbacks will severely reduce the buildable area of this property, thus creating an impractical development for the lot.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (1b) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**
- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstance supporting the granting of the variance is not the result of a hardship created by the applicant. The lot is narrower and shorter than the typical 50' by 100' lot throughout Houston. The five feet (5'-0") setback variance I am asking only pertain to a 1-stories studio that is set well back from the corners of W 7th ½ and Lawrence Streets. Furthermore, this variance occurs at the ends of W 7th ½ and Lawrence Streets where they meet the park and where traffic stops.

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

The intent and purpose of Chapter 42 to promote walkability will be preserved and enhanced. The house maintains the ten feet (10') setback along W 7th ½ street that faces Lawrence Park. The 2-car garage is placed toward the back of the lot and set seventeen feet five inches (17'-5") back from Lawrence Street. The design of the house also provides four additional parking spaces inside the property fence in addition to the 2-car garage, thus reduce the need for off-street parking. I propose to install two new five feet (5'-0") wide sidewalks along Lawrence and W 7th ½ Street. The house roof terrace and front balconies encourage interaction between its residences and the pedestrians. The design of the house is consistent with the City of Houston goals of promoting walkability and encouraging community building.

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

Granting this variance will increase visibility of the park for vehicular and pedestrian traffic along Lawrence Street. The 1-stories studio is set five feet (5'-0") from the Lawrence Street ROW, but the studio is set thirty-five feet (35'-0") back from W 7th ½ Street ROW. The 3- stories main house is raised to the second level and set sixteen feet and ten inches (16'-10") back from Lawrence Street and ten feet (10'-0") back from W 7th ½ Street. The house is designed to give the public a much bigger view of the park from Lawrence Street than the house that is built right to the ten feet (10'-0") setback lines.

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

Economic hardship is not the sole justification of the variance requested. This variance will satisfy the intent of chapter 42, enhance the walkability, promote community building, reduce off street parking and give the neighborhood a much better building than the more than likely alternatives of townhouses that is built to the current setback lines. This is a medium size house. It is not a townhouse development that maximizes the buildable area and drastically changes the characteristic of the existing residential neighborhood. The house has a small footprint with a front yard the faces a public park.

DEVELOPMENT PLAT VARIANCE



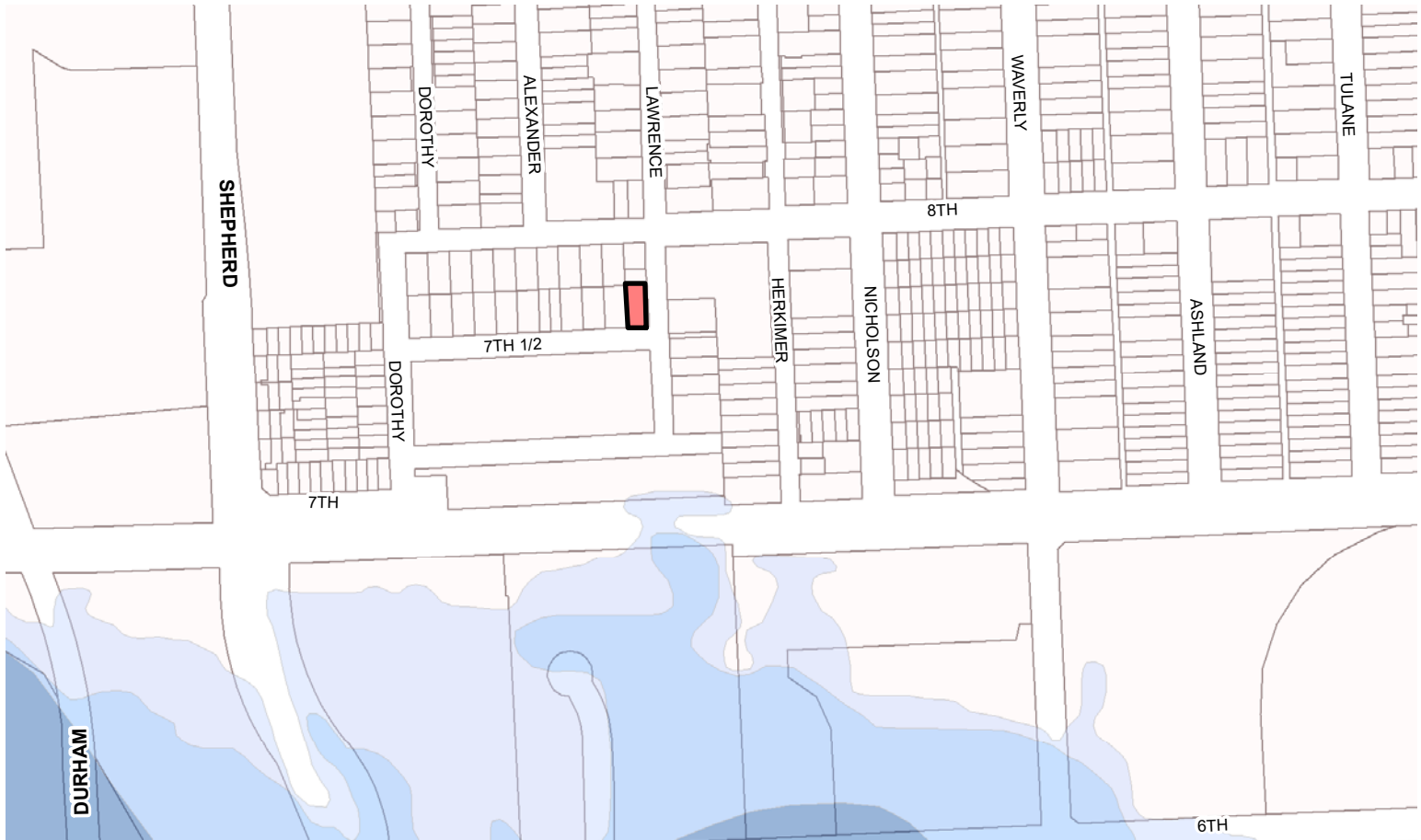
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 159

Meeting Date: 01/07/2021

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 159

Meeting Date: 01/07/2021

Houston Planning Commission

Aerial Map

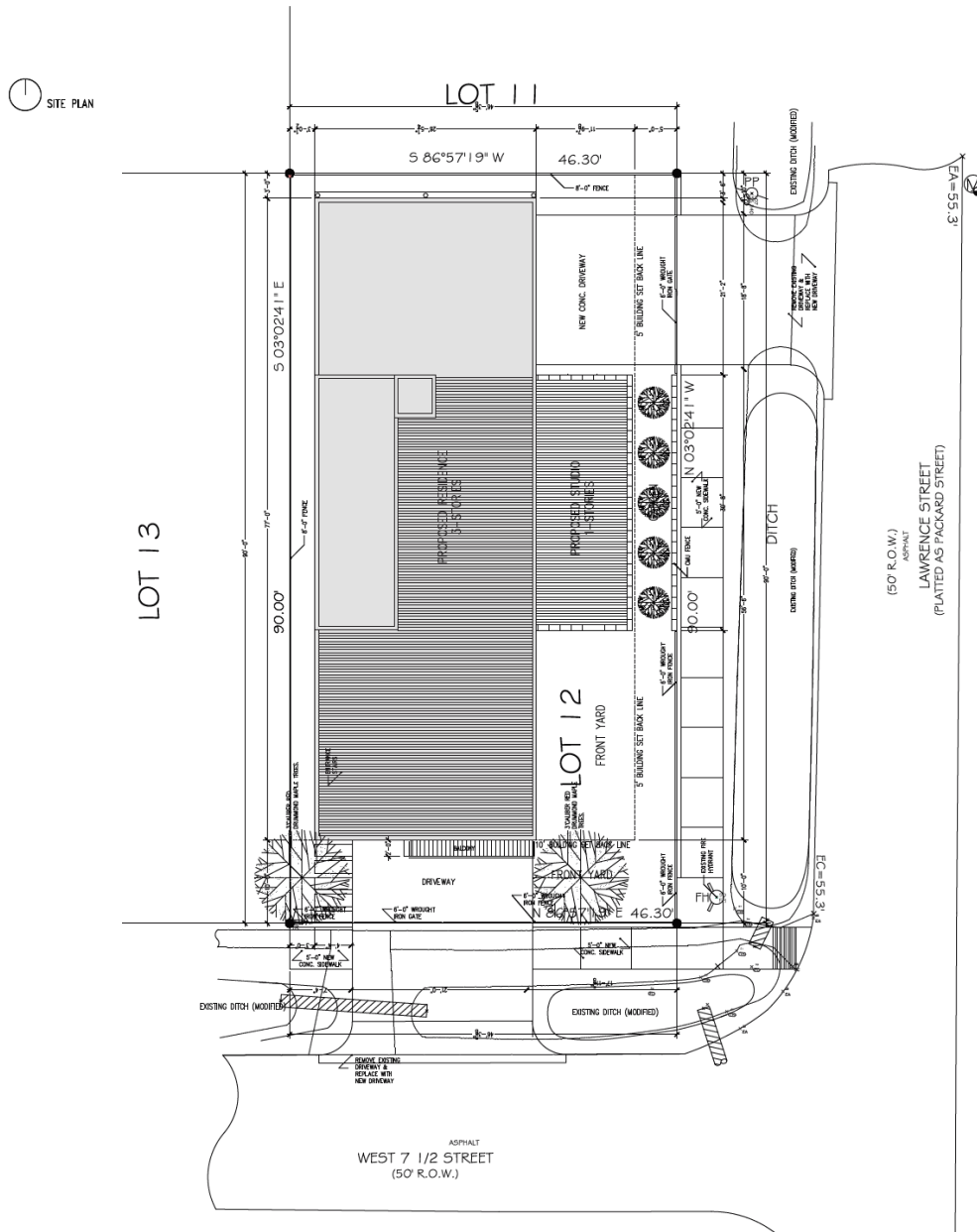


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

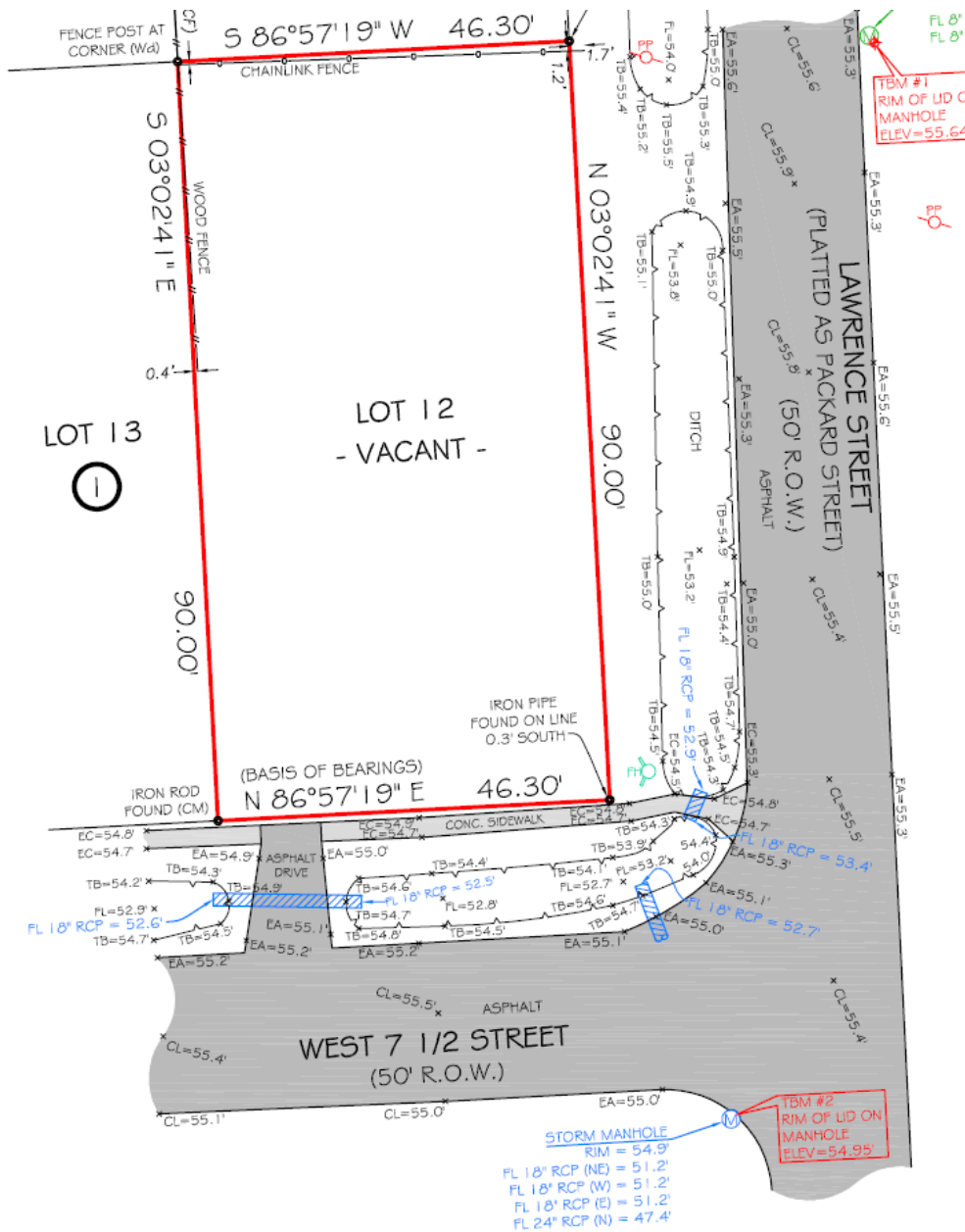


Houston Planning Commission

ITEM: 159

Meeting Date: 01/07/2021

Survey

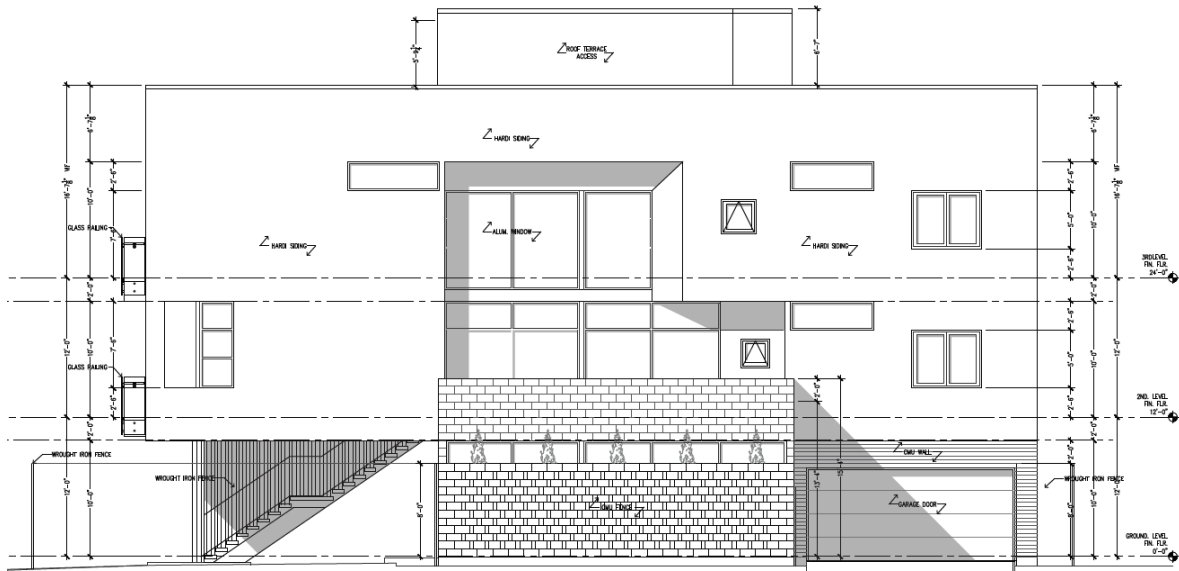



DEVELOPMENT PLAT VARIANCE

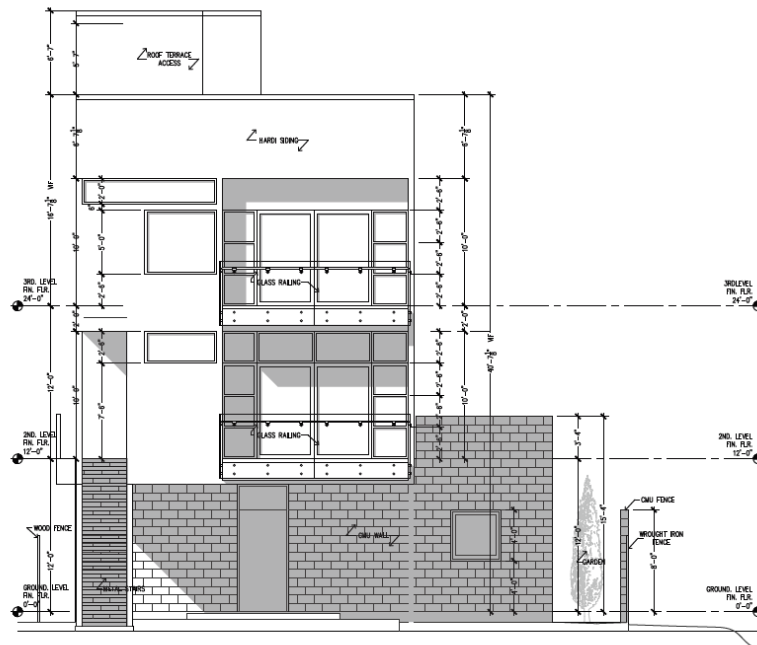


Houston Planning Commission

Elevations



 SOUTH ELEVATION (WEST 7 1/2 STREET)



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
C3 Building Solutions	Ramie Elizondo	832-715-1781	Ramie@c3buildingsolutions.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
201 E 37 th St	20066596	77018	5360C	453N	H

HCAD ACCOUNT NUMBER(S):	0512170000120
PROPERTY LEGAL DESCRIPTION:	LT 120 SABAYRACS
PROPERTY OWNER OF RECORD:	HOUSTON DAVID ROBERT
ACREAGE (SQUARE FEET):	3000 SF
WIDTH OF RIGHTS-OF-WAY:	50' E 37 th & 50' Harvard St.
EXISTING PAVING SECTION(S):	17.5' E 37 th & 20' Harvard St.
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Three story townhome, 2640 sq ft

PURPOSE OF VARIANCE REQUEST:	To reduce ordinance required building line from 10' to 5' along the side street.
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CHAPTER 42 REFERENCE(S): 42-156(b): Building line requirement along Collector and Local Streets. Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be 20 feet along the front of a lot and 10 feet along the back and side of a lot adjacent to a local street.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

We are requesting a 5ft building line for this property that would decrease the current 10 ft building line requirement. Chapter 42-150 requirements call for a 10 ft building line to run north and south along Harvard St. The lot is 25'x 120' and the 10 ft build line would render the land useless for single family development. The owner was not aware of the building line upon purchase.

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**

The building line requirement will make the lot useless for development and leave a vacant lot in the community- Please see attached sample site plan with current 10ft building line shown in RED

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

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

The owner did not know about the building line requirement when he purchased the land therefore no hardship was imposed or created by the applicant.

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

By following the guidelines for the approved 5 ' building line variance

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

By moving the building line we are simply making room to build a home, there will be no injury to the public

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

The owner desires to build a home in this community to increase land values and improve the look and feel of the neighborhood

DEVELOPMENT PLAT VARIANCE



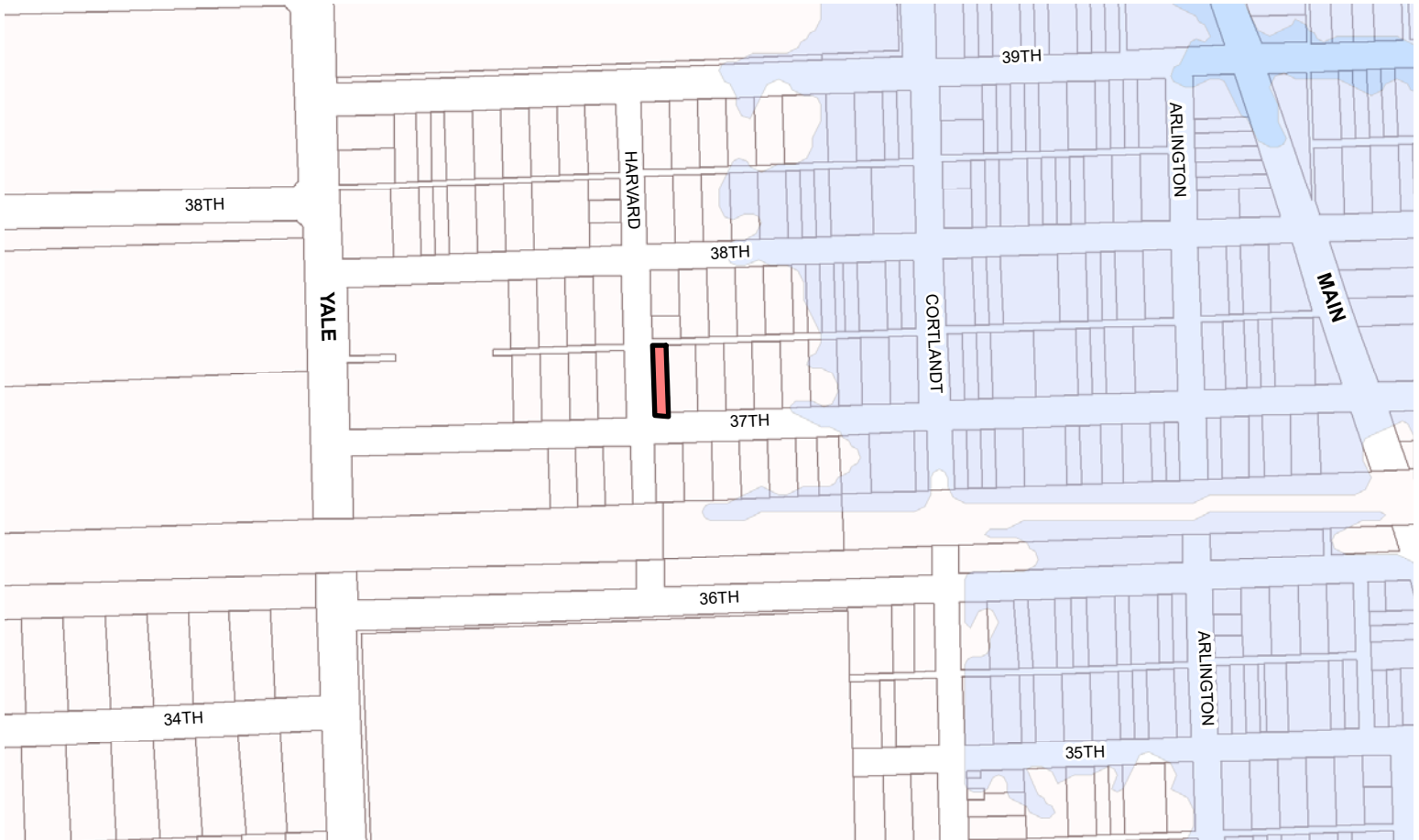
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 160

Meeting Date: 01/07/2021

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



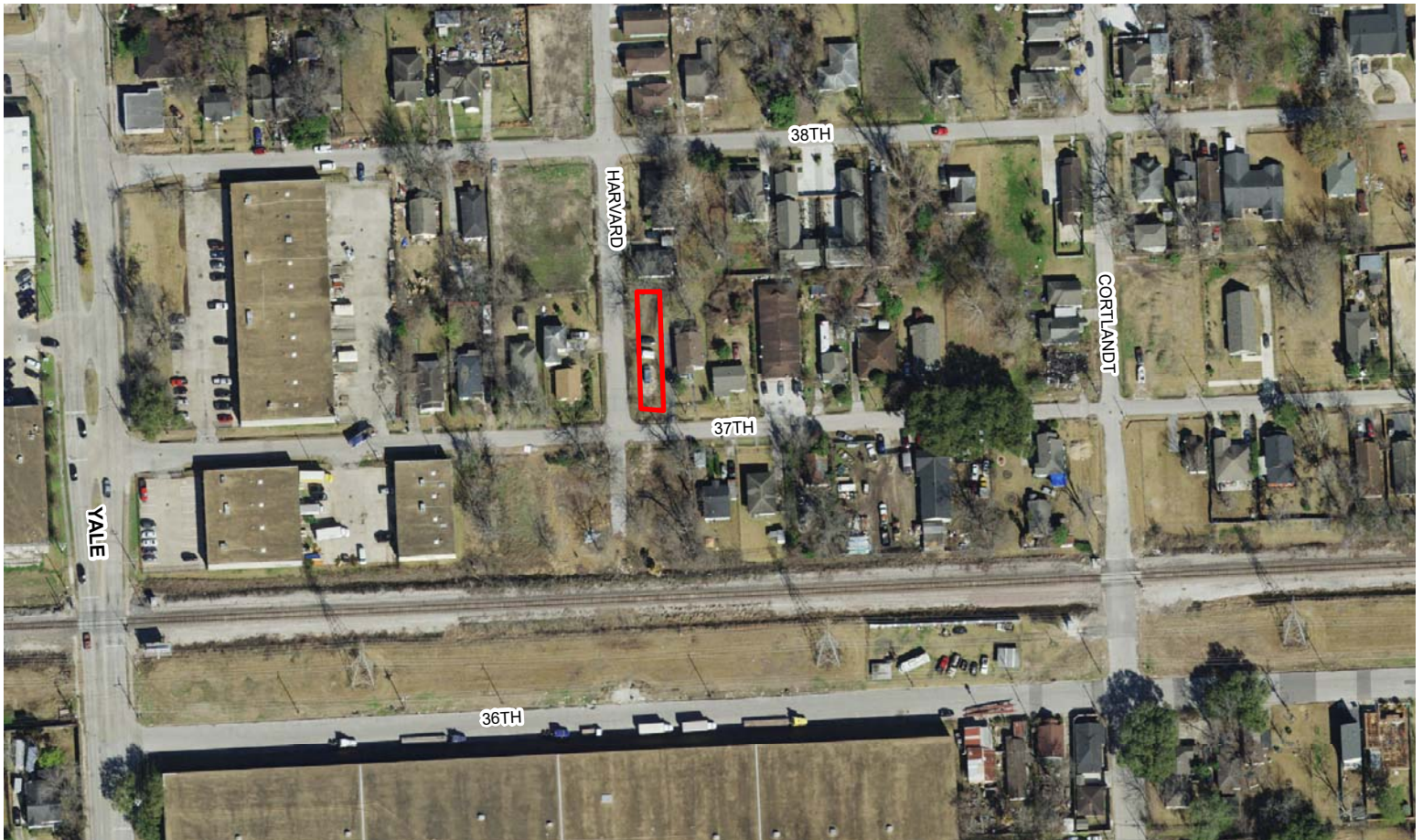
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 160

Meeting Date: 01/07/2021

Houston Planning Commission

Aerial Map

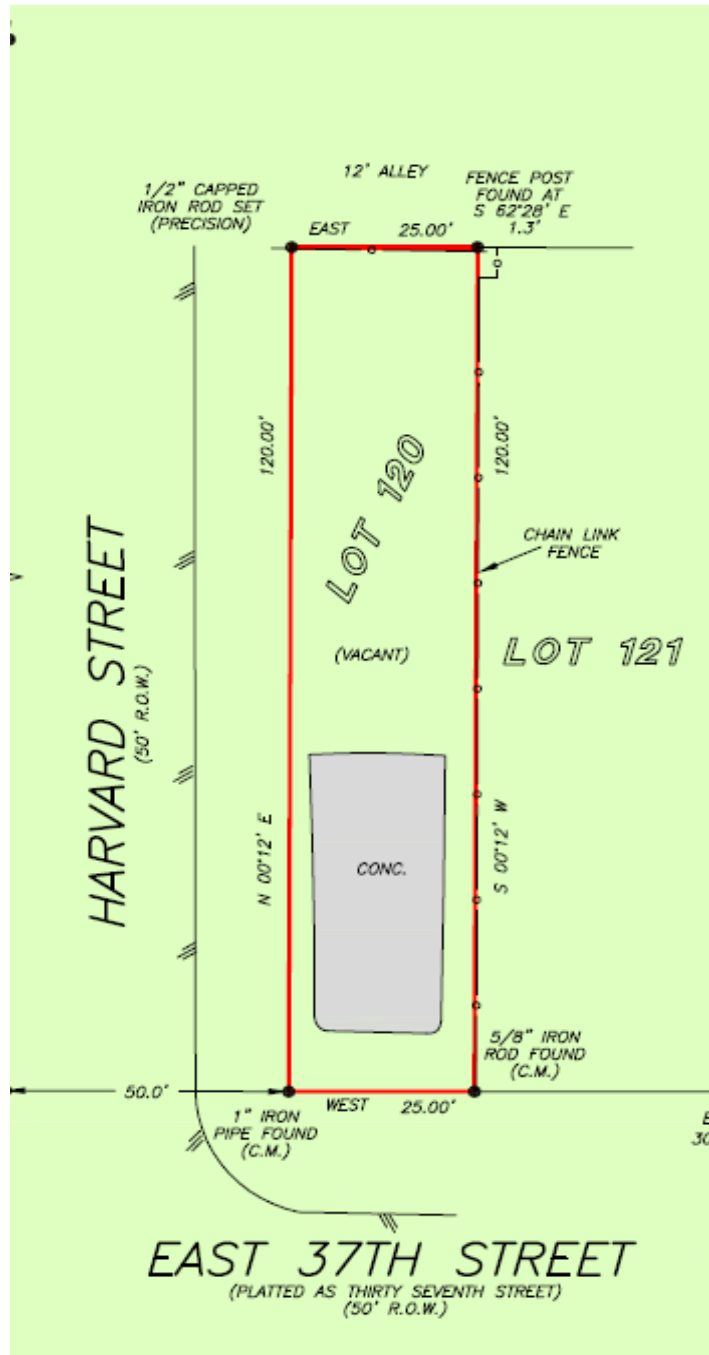


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

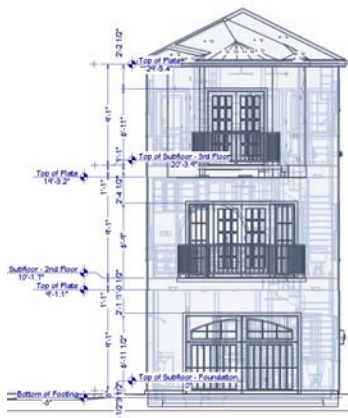


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



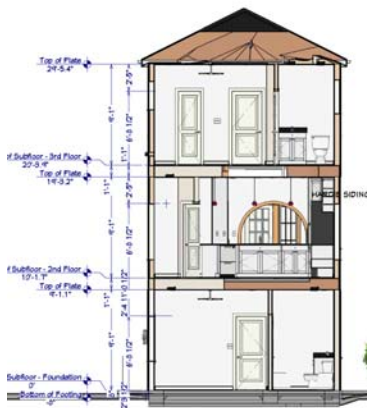
FRONT ELEVATION

1/4"=1'



E. SIDE ELEVATION

1/4"=1'



REAR ELEVATION

1/4"=1'



W. SIDE ELEVATION

1/4"=1'

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the Planning Standards of Chapter 28 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.hotel-motel@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	
PENH STUDIO, LLC		PRATIK N EMON	281-687-4268	OFFICE@PENHSTUDIO.COM	
COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
HARRIS	I	77034	5752	576 J	

HOTEL/MOTEL NAME: WOODSPRING SUITES

HOTEL/MOTEL ADDRESS: 11160 GULF FREEWAY, HOUSTON, TX 77034

PROPERTY OWNER OF RECORD: MIRAGE HOSPITALITY LLC

OWNER ADDRESS: 14575 NORTH FREEWAY, HOUSTON, TX 77090

PROJECT PERMIT NUMBER: 20106722

TOTAL ACREAGE: 1.7886 ACRES

TOTAL NUMBER OF ROOMS: 90 ROOMS

PARKING SPACES PROVIDED: 96

SURVEY/ABSTRACT No: A-680

SCHOOL DISTRICT:

NORTH OF: ALMEDA GENOA RD.

EAST OF: GULF FREEWAY

SOUTH OF: GULF FREEWAY

WEST OF: MINNESOTA ST.

PURPOSE OF VARIANCE REQUEST: To allow a hotel to use an access easement as it's main ingress & egress

CHAPTER 28 REFERENCE(S): 28-202 (1)

HOTEL/MOTEL VARIANCE

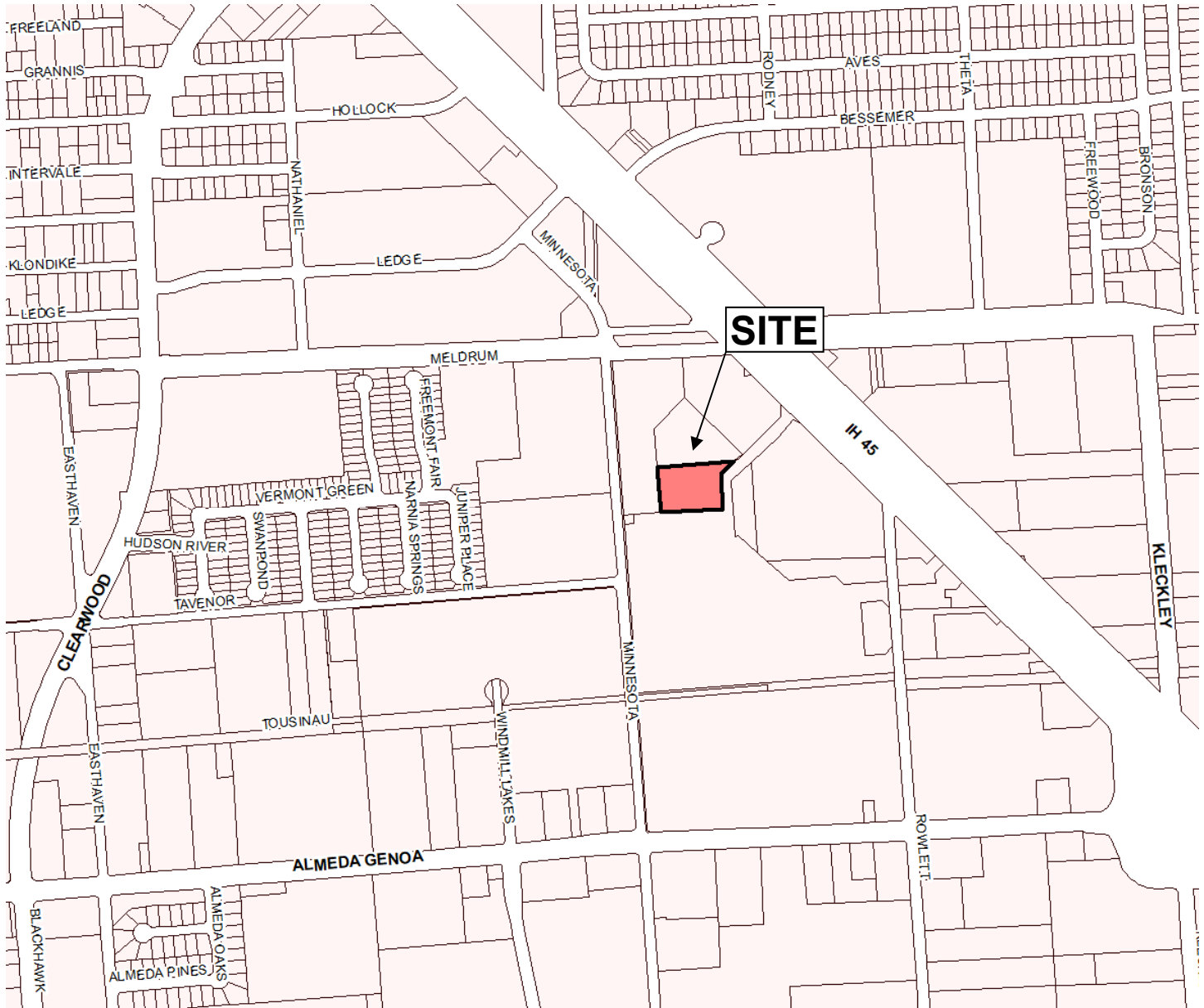
Houston Planning Commission

ITEM: III

Planning and Development Department

Meeting Date: 01/07/2021

Hotel Name: Woodspring Suites



Site Location

Houston Planning Commission

ITEM: III

Planning and Development Department

Meeting Date: 01/07/2021

Hotel Name: Woodspring Suites



Aerial



PHONE: (281) 687 4268; (832) 279 7898
EMAIL: OFFICE@PENHSTUDIO.COM
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PROFESSIONAL SEAL

SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS DATED AND NOTED AS ISSUED FOR CONSTRUCTION WORK.

PROJECT NAME

WOODSPRING SUITES
AT HOBBY AIRPORT

PROJECT ADDRESS
HOBBY AIRPORT

PROJECT SCHEDULE:

DATE	DESCRIPTION
09.16.20	SITE SCHEME-1
09.28.20	SITE SCHEME-2
09.30.20	SITE SCHEME-3

REVISION

NO	DESCRIPTION	DATE

DRAWN BY: PE / NH

CHECKED BY:

SCALE

AS NOTED

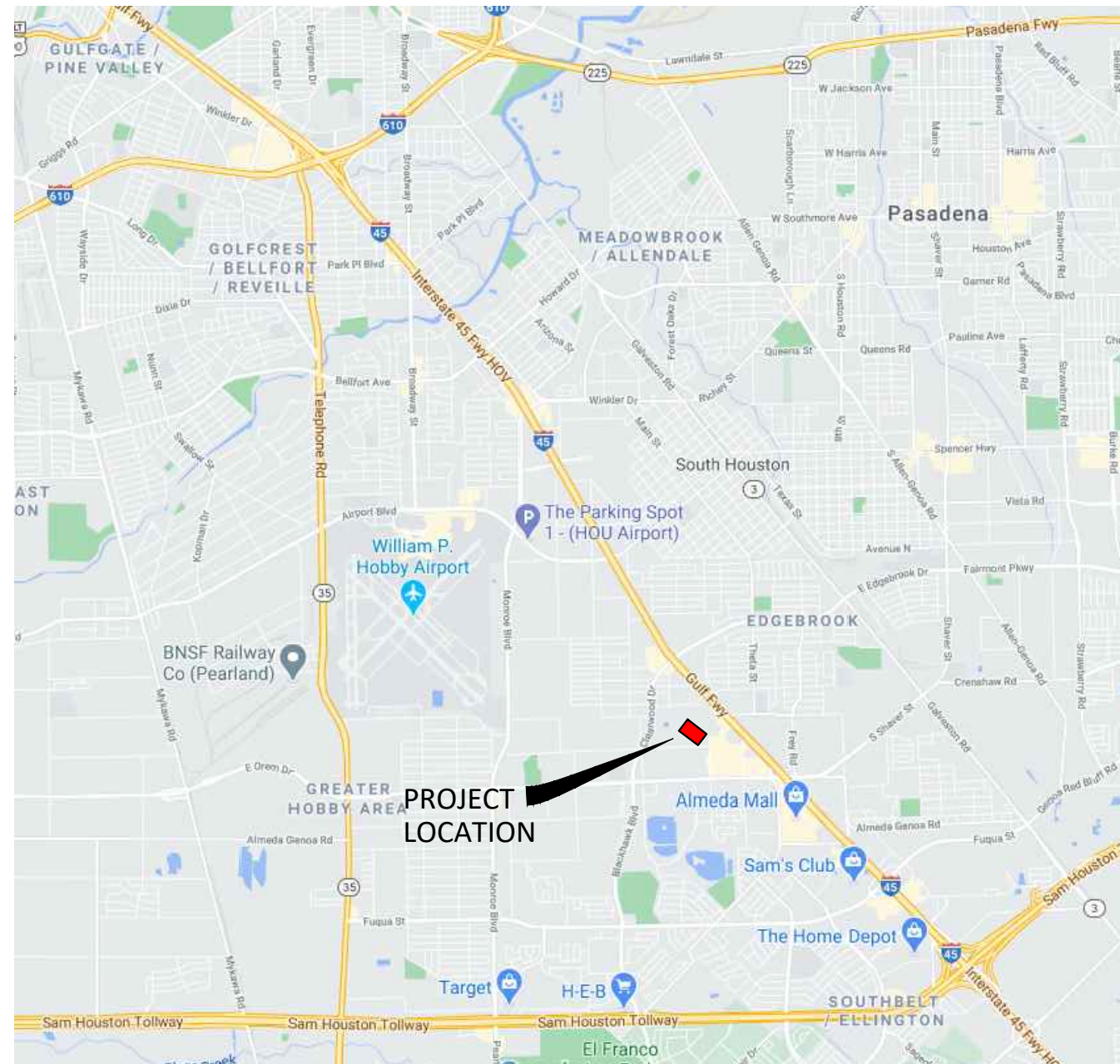
PENH STUDIO PROJECT NO.

20-112

DRAWING TITLE
ARCHITECTURAL SITE PLAN

DRAWING NUMBER

A0.01



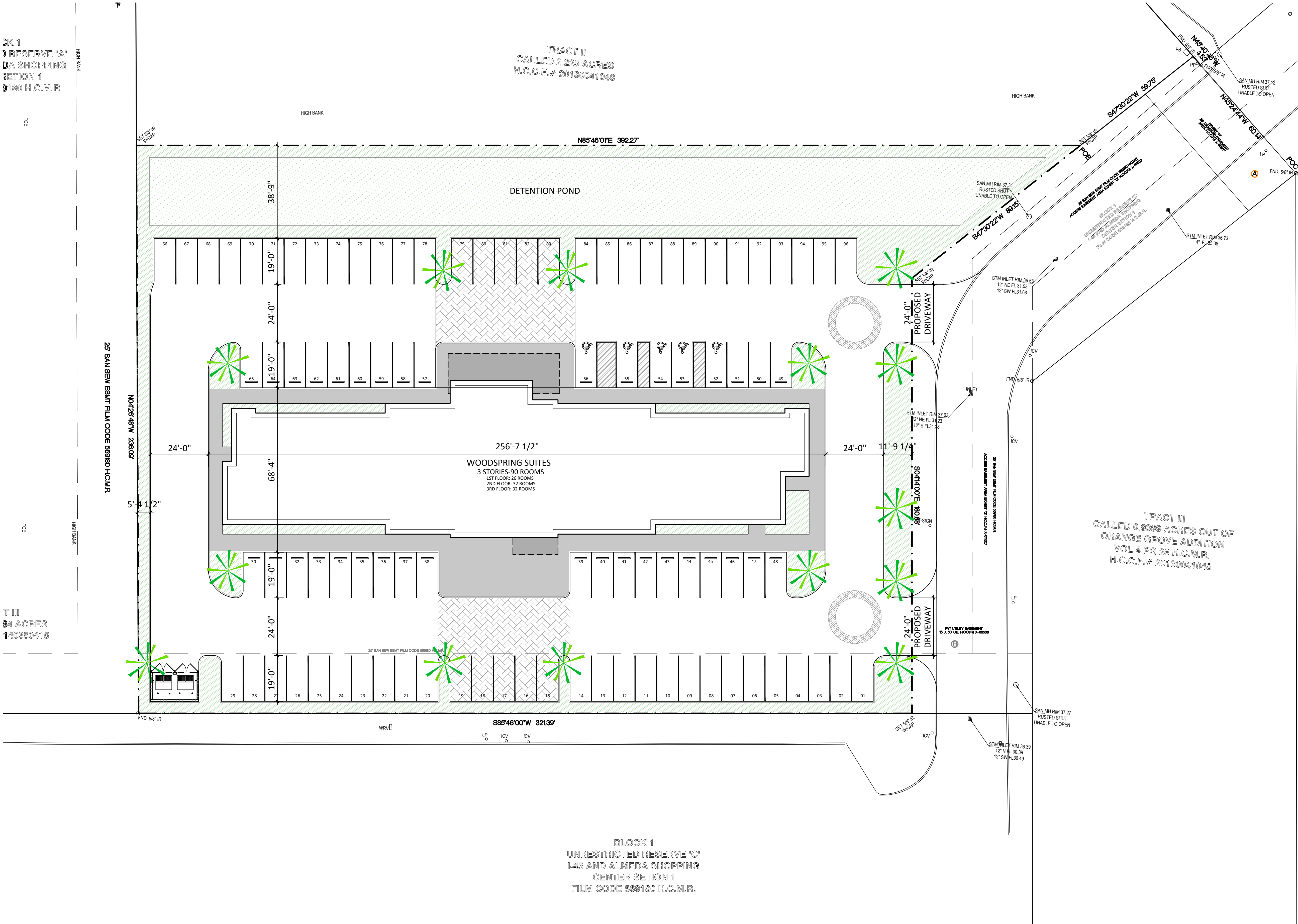
VICINITY MAP
NTS

PROJECT SYNOPSIS:

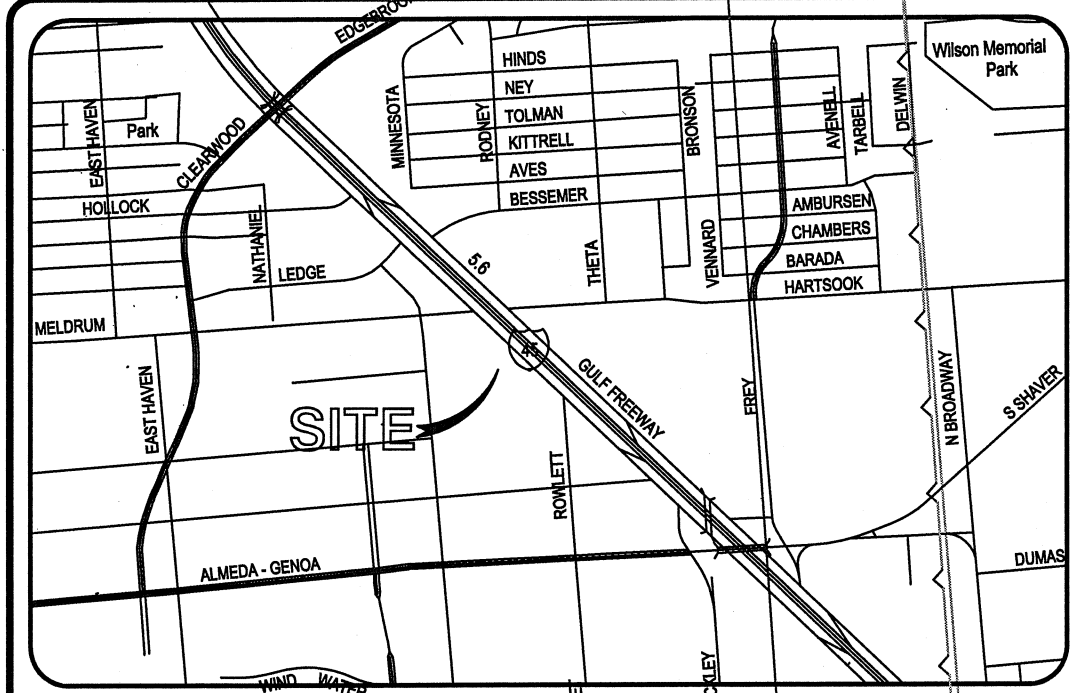
TOTAL LAND AREA : 1.7886 ACRE (77,912 SQ.FT.)
NUMBER OF BUILDING TO BE DEVELOPED : 01 THREE STORIES HIGH
90 ROOMS HOTEL

PARKING SYNOPSIS:

PARKING REQUIRED			
USE	ROOMS	REQUIRED	
HOTEL	90	1 PER ROOM	90
TOTAL REQUIRED			90
PARKING PROVIDED			
STALLS			91
HANDICAP STALLS			05
TOTAL PROVIDED			96



ARCHITECTURAL SITE PLAN | 01 | SCALE: 1:20"=1'-0"



VICINITY MAP NOT TO SCALE

TRACT III
CALLED 4.584 ACRES
H.C.C.F. # 20140350415

TRACT I
CALLED 8.1525 ACRES OUT OF
ORANGE GROVE ADDITION
VOL 4 PG 28 H.C.M.R.
H.C.C.F. # 20130041048

PROPERTY DESCRIPTION

BEING A 1.7886 ACRE TRACT (77,912 SQUARE FEET) OF LAND OUT OF AND A PART OF UNRESTRICTED RESERVE "A" BLOCK 1 OF I-45 AND ALMEDA SHOPPING CENTER SECTION 1 AS RECORDED IN FILM CODE NO. 569180 H.C.M.R. ALSO BEING PORTIONS OF LOTS 4, 5 AND 6 BLOCK 1 OF ORANGE GROVE ADDITION AS RECORDED IN VOLUME 4 PAGE 28 H.C.M.R., SITUATED IN THE JOHN ROBINSON SURVEY, ABSTRACT NO. 680, HARRIS COUNTY, TEXAS; SAID 1.7886 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 (GEOID 03);

COMMENCING AT A 5/8 INCH IRON ROD FOUND AT THE WESTERLY NORTHWEST CORNER OF RESTRICTED RESERVE "A" BLOCK 1 OF DAVID MCDONALD HONDA AS RECORDED IN FILM CODE NO. 524049 H.C.M.R. ALSO BEING IN THE SOUTHEASTERN LINE OF UNRESTRICTED RESERVE "C" BLOCK 1 OF SAID I-45 AND ALMEDA SHOPPING CENTER SECTION 1;

THENCE NORTH 45° 24' 44" WEST, ACROSS SAID RESERVE "C", A DISTANCE OF 60.34 FEET TO A 5/8 INCH IRON ROD FOUND AT THE SOUTH CORNER OF RESTRICTED RESERVE "A" BLOCK 1 OF GUAVA SUBDIVISION AS RECORDED IN FILM CODE NO. 569160 H.C.M.R.;

THENCE NORTH 45° 40' 46" WEST, ALONG THE WEST LINE OF SAID RESTRICTED RESERVE "A" BLOCK 1 OF GUAVA SUBDIVISION, A DISTANCE OF 4.53 FEET TO A 5/8 INCH IRON ROD FOUND AT THE MOST EASTERLY CORNER OF SAID RESERVE "A" OF I-45 AND ALMEDA SHOPPING CENTER SECTION 1;

THENCE SOUTH 47° 30' 22" WEST, ALONG THE COMMON LINE OF RESERVE "A" AND RESERVE "C" OF SAID I-45 AND ALMEDA SHOPPING CENTER SECTION 1, A DISTANCE OF 59.79 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 47° 30' 22" WEST, CONTINUING ALONG THE COMMON LINE OF RESERVE "A" AND RESERVE "C" OF SAID I-45 AND ALMEDA SHOPPING CENTER SECTION 1, A DISTANCE OF 89.15 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 04° 14' 00" EAST, CONTINUING ALONG THE COMMON LINE OF RESERVE "A" AND RESERVE "C" OF SAID I-45 AND ALMEDA SHOPPING CENTER SECTION 1, A DISTANCE OF 180.88 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 85° 45' 00" WEST, CONTINUING ALONG THE COMMON LINE OF RESERVE "A" AND RESERVE "C" OF SAID I-45 AND ALMEDA SHOPPING CENTER SECTION 1, A DISTANCE OF 321.39 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A CALLED 4.584 ACRE TRACT AS DESCRIBED IN H.C.C.F. NO. 20140350415, SAID ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 04° 26' 48" WEST, ALONG THE EAST LINE OF SAID CALLED 4.584 ACRE TRACT AND ACROSS RESERVE "A" OF SAID I-45 AND ALMEDA SHOPPING CENTER SECTION 1, A DISTANCE OF 238.09 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE COMMON WEST CORNER OF A CALLED 2.225 ACRE TRACT AS DESCRIBED IN H.C.C.F. NO. 20130041048, AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 85° 46' 01" EAST, ALONG THE COMMON LINE OF SAID CALLED 2.225 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, CONTINUING ACROSS RESERVE "A" OF SAID I-45 AND ALMEDA SHOPPING CENTER SECTION 1, A DISTANCE OF 392.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.7886 ACRES (77,912 SQUARE FEET) OF LAND.

LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
BO	BOULEVARD
ICV	IRRIGATION CONTROL VALVE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
WRV	WATER RELEASE VALVE
GV	GAS VALVE
GM	GAS METER
GI	GRATE INLET
STH	STORM/SAN MH
CO	CLEAN OUT
SW	SAMPLE WELL
GL	GARDEN LIGHT
PO	FIBER OPTIC SIGN
ATT	ATT PED
TSE	TRAFFIC SIGNAL BOX
EB	ELECTRIC BOX
LP	LIGHT POLE
PP	POWER POLE
MP/SP	METER/SERVICE POLE
EM	ELECTRIC METER
TLP	TRAFFIC LIGHT POLE
A/C	AIR CONDITIONING UNIT
GW	GUY WIRE ANCHOR
OB	OVERHEAD UTILITY LINE
HB	HIGH BANK
POB	POINT OF BEGINNING
FND 5/8 IR	FOUND 5/8 INCH IRON ROD
ESMT	EASEMENT
H.C.C.F. #	HARRIS COUNTY CLERK'S FILE NO.
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
CH	CHAIN LINK FENCE
W	WOOD FENCE
X	BARBED WIRE FENCE
W	WROUGH IRON FENCE
U	WATER LINE UNDERGROUND
S	SANITARY LINE UNDERGROUND
ST	STORM LINE UNDERGROUND
T	TELEPHONE LINES

CERTIFICATION

I GILBERT PRIDA A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY MADE BY ME OR UNDER MY SUPERVISION AND HAVE SHOWN OR NOTED ALL RECORDED EASEMENTS OR RIGHTS OF WAY LISTED IN THE TITLE REPORT, AND SHOWN ALL OBSERVABLE ABOVE THE GROUND EVIDENCE OF EASEMENTS.

GILBERT PRIDA
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5662

01/06/2020

ELEVATIONS SHOWN HEREON ARE BASED ON HCFRM/FIRM RM 030335 WITH AN ELEVATION OF 38.99 FEET NAVD 88 2001 ADJUSTMENT

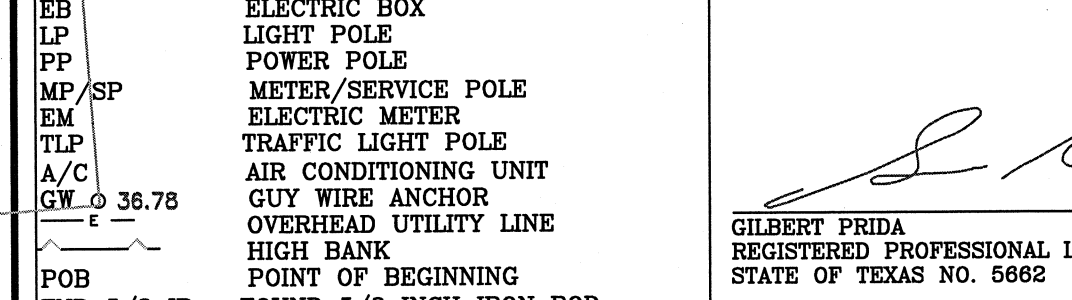
BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03

SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.

ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

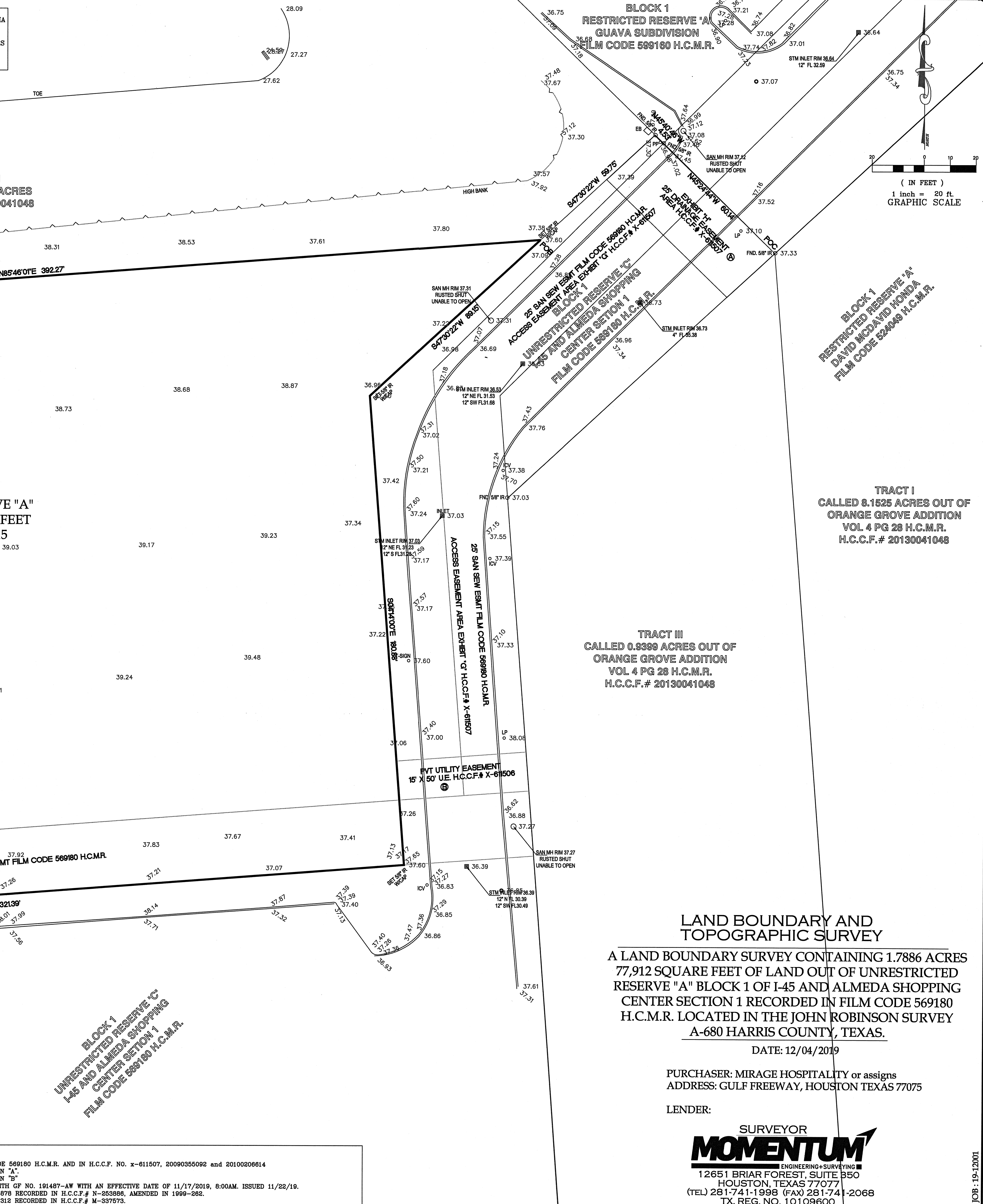
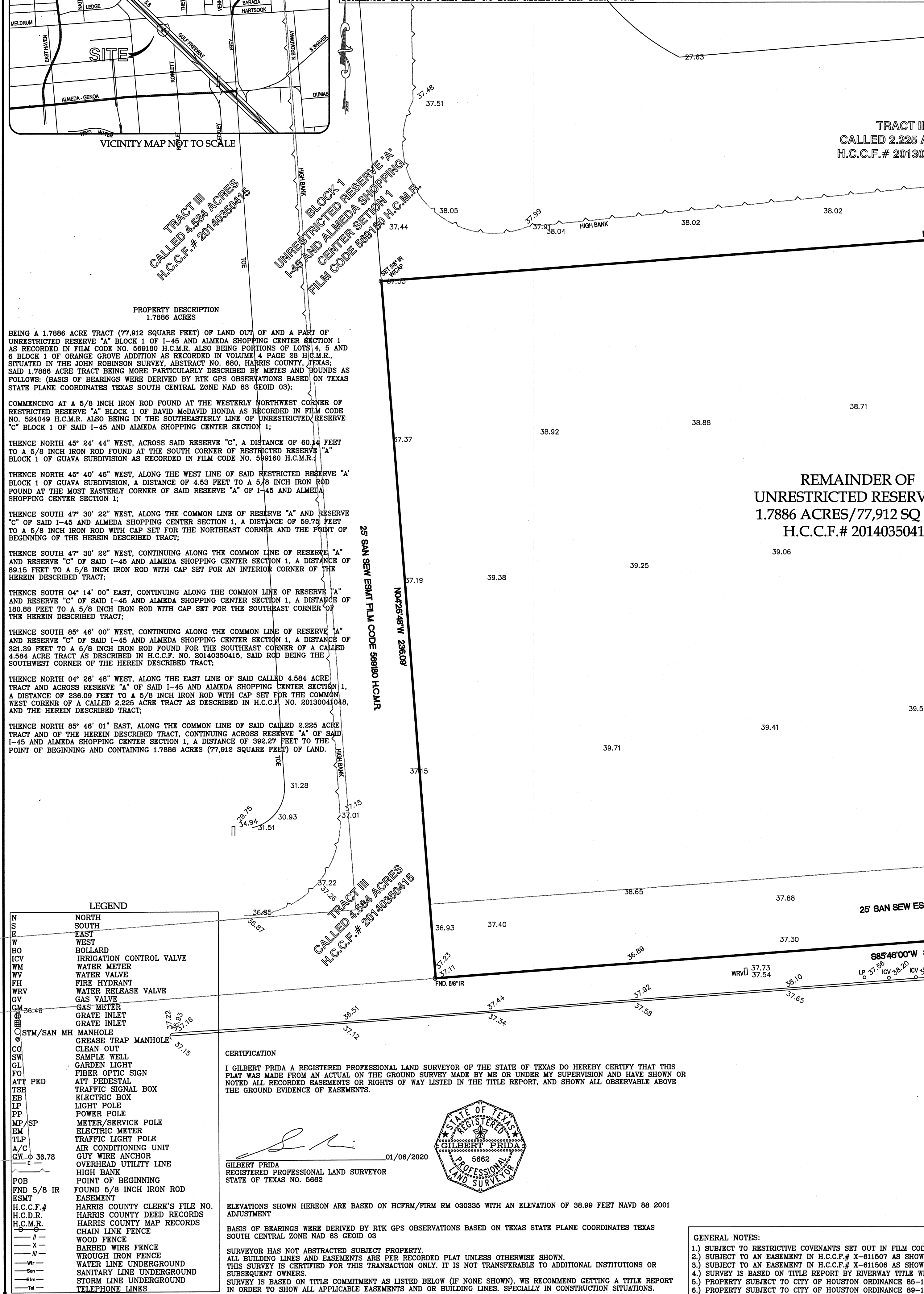
SURVEY IS BASED ON TITLE COMMITMENT AS LISTED BELOW (IF NONE SHOWN), WE RECOMMEND GETTING A TITLE REPORT IN ORDER TO SHOW ALL APPLICABLE EASEMENTS AND OR BUILDING LINES. SPECIALLY IN CONSTRUCTION SITUATIONS.



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H.C.C.F. # 20130041048

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VOL 4 PG 28 H.C.M.R.
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CURRENTLY EFFECTIVE FEMA MAP NO LOMR RESEARCH HAS BEEN DONE

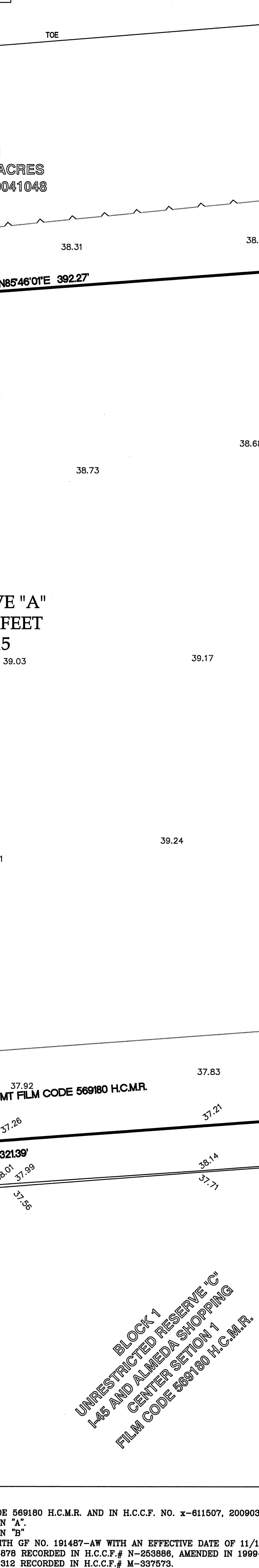


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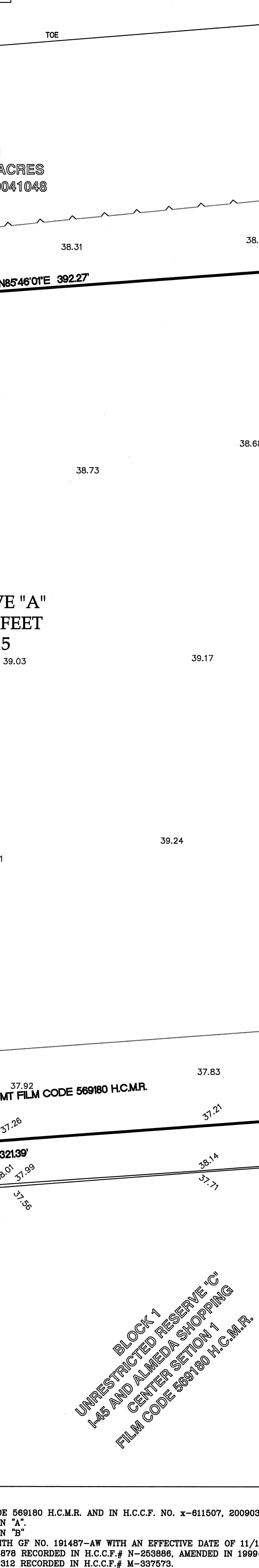


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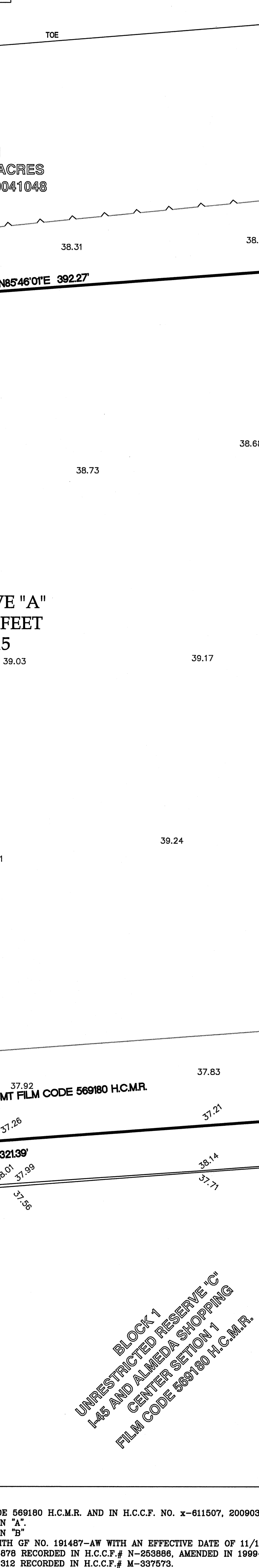


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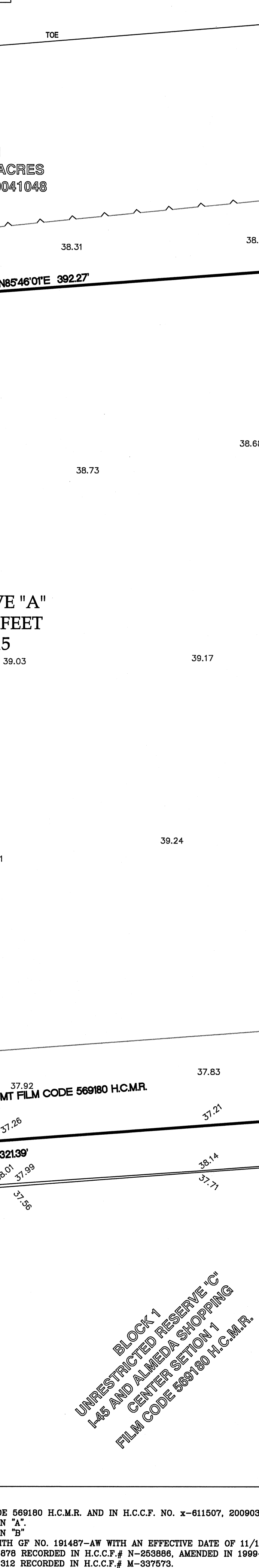


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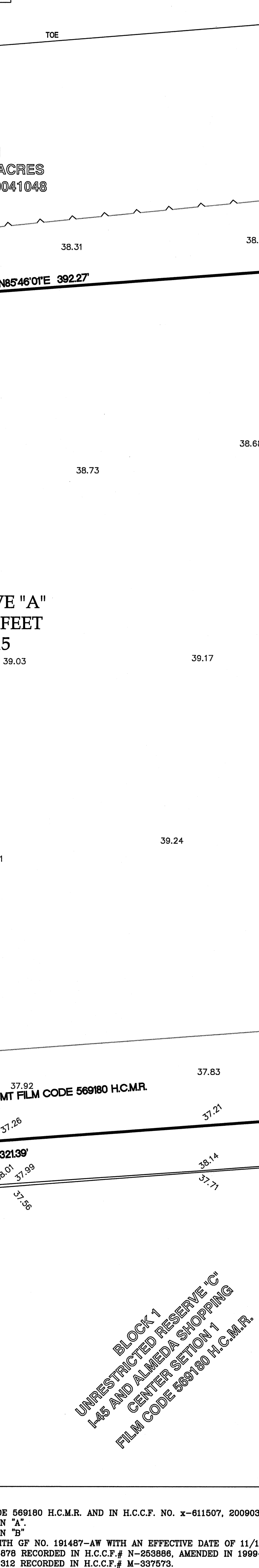


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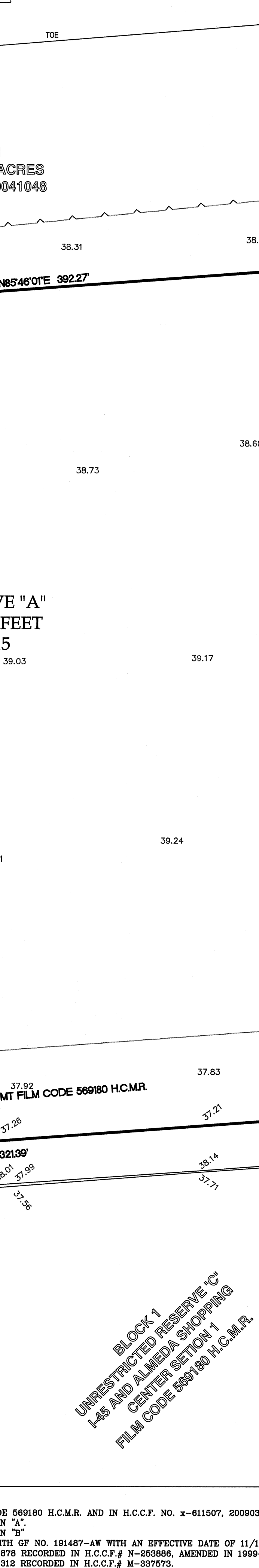


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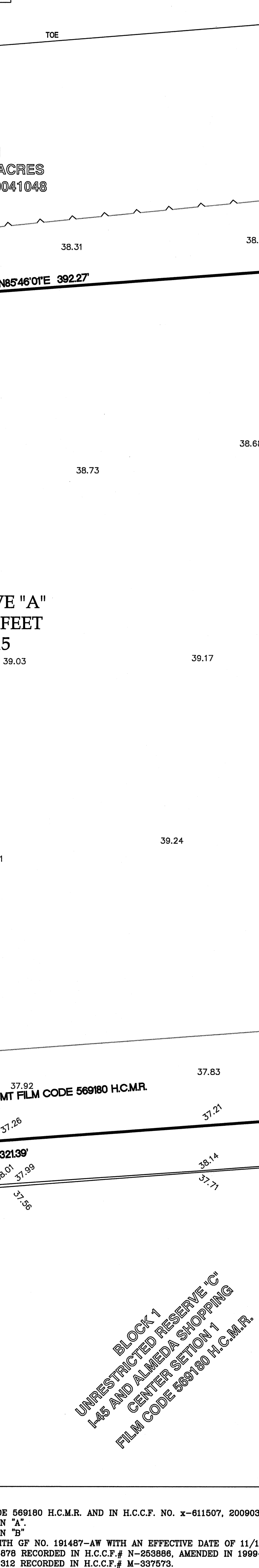


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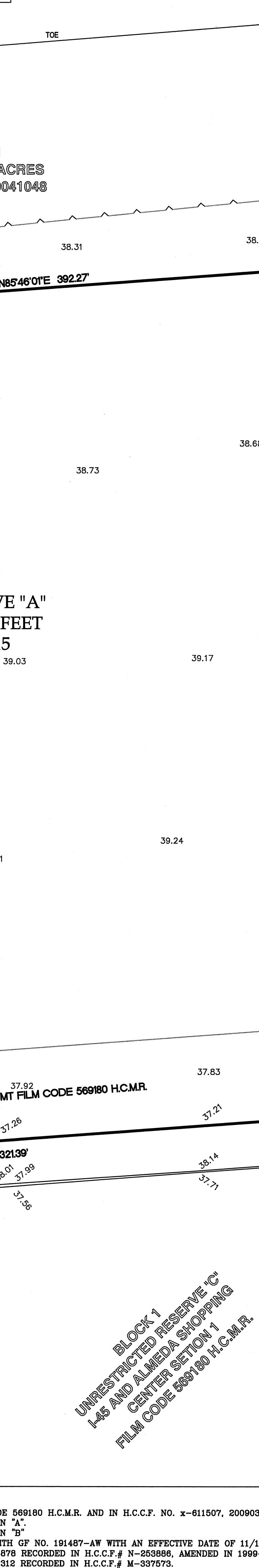


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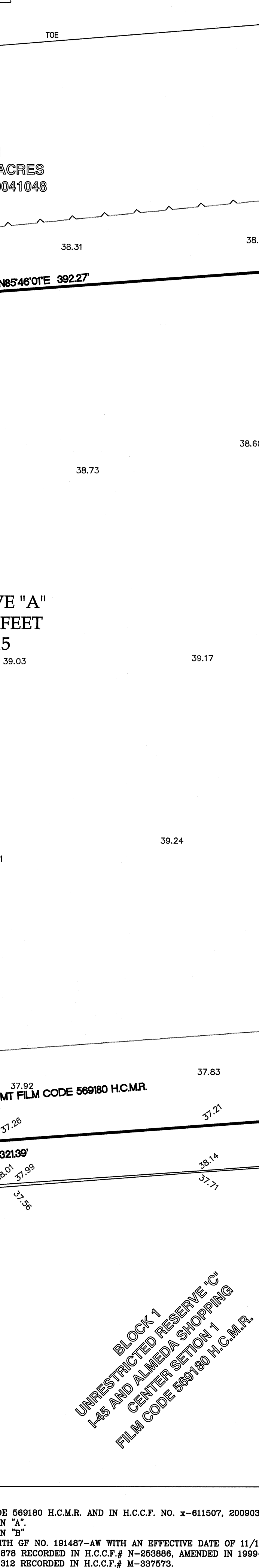


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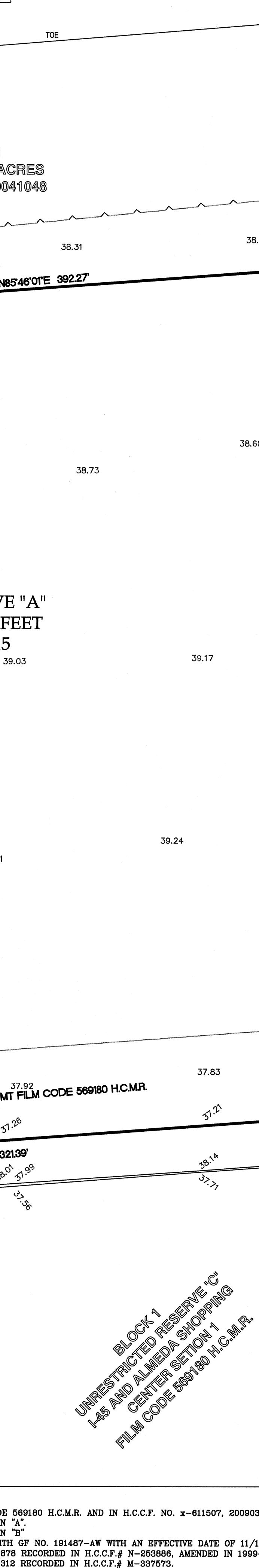


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ALL OF THIS PROPERTY LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY 480296 PANEL NO. 48201C-0915 N WHICH BEARS AN EFFECTIVE DATE 05/02/2019 ZONE "X" UNSHADED DENOTES AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.
CURRENTLY EFFECTIVE FEMA MAP NO LOMR RESEARCH HAS BEEN DONE

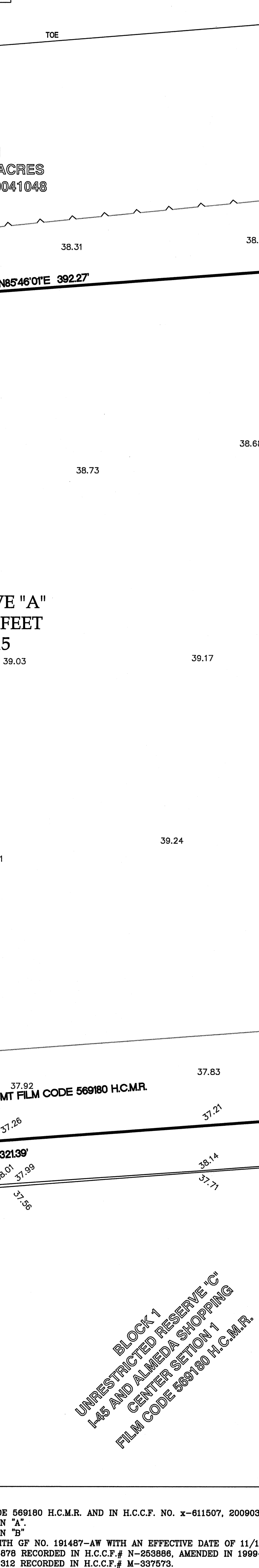


TRACT I
CALLED 8.1525 ACRES OUT OF
ORANGE GROVE ADDITION
VOL 4 PG 28 H.C.M.R.
H.C.C.F. # 20130041048

TRACT II
CALLED 2.225 ACRES
H.C.C.F. # 20130041048

TRACT III
CALLED 0.9399 ACRES OUT OF
ORANGE GROVE ADDITION
VOL 4 PG 28 H.C.M.R.
H.C.C.F. # 20130041048

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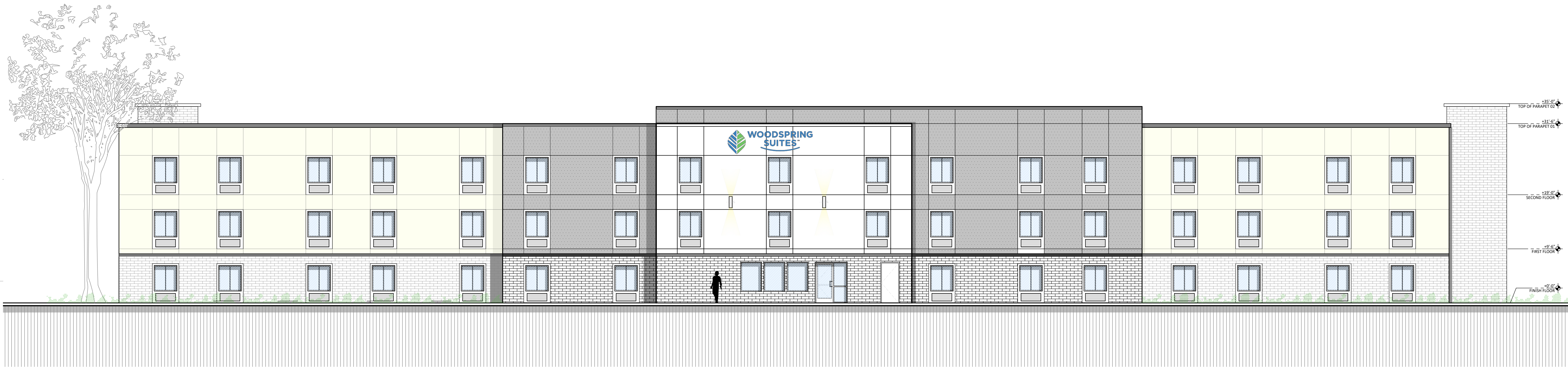
TRACT I
CALLED 8.1525 ACRES OUT OF
ORANGE GROVE ADDITION
VOL 4 PG 28 H.C.M.R.
H.C.C.F. # 20130041048

TRACT II
CALLED 2.225 AC



PROFESSIONAL SEAL

SCHEMATIC FRONT ELEVATION | 02 | SCALE: NTS



SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS DATED AND NOTED AS ISSUED FOR CONSTRUCTION WORK.

PROJECT NAME
WOODSPRING SUITES
AT HOBBY AIRPORT

PROJECT ADDRESS
HOBBY AIRPORT

PROJECT SCHEDULE:		
DATE	DESCRIPTION	
09.16.20	SITE SCHEME-1	
09.28.20	SITE SCHEME-2	
09.30.20	SITE SCHEME-3	
11.06.20	SITE SCHEME-3, FLOOR SCHEME-1, ELEVATION SCHEME-1	
REVISION		
NO	DESCRIPTION	DATE

DRAWN BY: PE / NH CHECKED BY:

SCHEMATIC REAR ELEVATION | 01 | SCALE: NTS

SCALE
AS NOTED

PENH STUDIO PROJECT NO.
20-112

DRAWING TITLE
ARCHITECTURAL SITE PLAN

DRAWING NUMBER



SCHEMATIC SIDE ELEVATION |01| SCALE: NTS



SCHEMATIC SIDE ELEVATION |01| SCALE: NTS

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PROFESSIONAL SEAL

SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OR STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS DATED AND NOTED AS ISSUED FOR CONSTRUCTION WORK.

PROJECT NAME

WOODSPRING SUITES
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REVISION		
NO	DESCRIPTION	DATE

DRAWN BY: PE / NH CHECKED BY:

SCALE
AS NOTED

PENH STUDIO PROJECT NO.
20-112

DRAWING TITLE
ARCHITECTURAL SITE PLAN

DRAWING NUMBER



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). 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.hotel-motel@houstontx.gov.

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

The imposition of the terms and rules would deprive the applicant of the reasonable use of the property and it's development into a hotel due simply to not having frontage to a public ROW. The existing shared drive located within an access easement would serve the same purpose as connecting to a public ROW for egress and ingress. As per City of Houston subdivision platting ordinance, it is permissible to carve out platted reserves via access/utility easement for ingress and egress purposes.

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

The applicant played no role in creating this hardship for the development, the applicant purchased the land at the current condition.

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

The applicant is not seeking to change or alter the existing regulation; he is only seeking relief from the regulations to develop his hotel project.

HOTEL/MOTEL VARIANCE

(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 or safety of the community. The shared drive and access easement meet the current standards for egress and ingress. The fire marshal's office will also not pose an objection to serving the site during emergencies, as evidenced by the existing Wal-Mart store on the adjacent property.