HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, FEBRUARY 4, 2021
2:30PM

✪

VIRTUAL ELECTRONIC MEETING
Via: Join Microsoft Teams Meeting
WEB: https://bit.ly/36nHJ8V
OR CALL +1 936-755-1521
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
Russ Poppe

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

SPEAKER GUIDELINES

PLANNING & DEVELOPMENT DEPARTMENT

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

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

Virtual Electronic Meeting Rules: See adjustments for remote meeting participation on our web pages www.houstonplannning.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 February 4, 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/36nHJ8V); or**
- **Join via Phone: +1 936-755-1521 Conference ID: 864 561 209#**

Visit website (ftp://edrc.houstontx.gov//2021/2021-3_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

February 4, 2021 2:30 p.m. via Microsoft Teams

Call to Order
Director's Report
Approval of the January 21, 2021 Planning Commission Meeting Minutes

I. Livable Places Action Committee update

II. Platting Activity (Subdivision and Development plats)

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

III. Establish a public hearing date of March 4, 2021

a. Benys Estate partial replat no 1
b. Blueridge Sec 1 partial replat no 1
c. Breckenridge Park West Sec 2
d. Eastridge Terrace Sec 1 replat partial replat no 1
e. Eastridge Terrace Sec 1 replat partial replat no 2
f. Forbes Crossing Sec 3 partial replat no 1
g. Little York partial replat no 2
h. Riverview partial replat no 1
i. Woodland Acres replat partial replat no 1
j. Villas at Almeda Springs replat no 1

IV. Consideration of an Off-Street Parking Variance for a property located at 2519 Scott Street

V. Public Comment

VI. Adjournment

Minutes of the Houston Planning Commission

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

January 21, 2021
Telephonic/Videoconference Meeting held via Microsoft Teams https://bit.ly/35Jlmuq
2:30 p.m.

Call to Order
Vice Chair M. Sonny Garza called the meeting to order at 2:30 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	
David Abraham	Left at 5:31 p.m. after item 124
Susan Alleman	Left at 2:57 p.m. before item 104
Bill Baldwin	
Antoine Bryant	
Lisa Clark	
Rodney Heisch	
Randall L. Jones	
Lydia Mares	Left at 6:03 p.m. after item 146
Paul R. Nelson	
Linda Porras-Pirtle	Left at 5:10 p.m. after item 116
Kevin Robins	
Ileana Rodriguez	
Ian Rosenberg	
Megan R. Sigler	
Zafar Tahir	
Meera D. Victor	
Scott Cain for Commissioner James Noack	
Maggie Dalton for The Honorable KP George	Left at 4:29 p.m. before item 114
Loyd Smith for The Honorable Lina Hidalgo	Arrived at 2:57 p.m. before item 104

EXOFFICIO MEMBERS
Carol A. Lewis
Carol Haddock
Yuhayna H. Mahmud

Executive Secretary
Margaret Wallace Brown, Director, Planning and Development

CHAIR'S REPORT
Vice Chair M. Sonny Garza reported on virtual meeting procedures. Actions must be audible.

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

APPROVAL OF THE JANUARY 7, 2021 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the January 7, 2021 Planning Commission meeting minutes as amended.
Motion: **Clark** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 102)

Items removed for separate consideration: **6, 9, 10, 11, 13, 14, 16, 20, 21, 23, 29, 30, 39, 40, 44, 45, 46, 47, 50, 58, 62, 68, and 70.**
Staff recommendation: Approve staff's recommendations for item(s) 1 - 102 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for item(s) 1 - 102 subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **6, 9, 10, 11, 13, 14, 16, 20, 21, 23, 29, 30, 39, 40, 44, 45, 46, 47, 50, 58, 62, and 68,** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items **6, 9, 10, 11, 13, 14, 16, 20, 21, 23, 29, 30, 39, 40, 44, 45, 46, 47, 50, 58, 62, and 68,** subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Recusing: **Dalton, Heisch, Jones, Sigler and Victor**

70 Kumar Acres C3R Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Dalton** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

103 Carrie Street 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: **Rodriguez** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speakers: Gerald Merfish – no position stated; David Haim – opposed; Jake Patrick, applicant – supportive.

104 Craig Woods partial replat no 31 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

105 Del Papa Square replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speakers: Carolyn Wilkins – no positioned stated; Councilmember Martha Castex-Tatum's Office, Perdita Chavis and Jeff Boutte, applicant – supportive.

106 Del Rio Homes C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Sigler** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

107 Del Rio Park 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: **Rodriguez** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

108 Dolce Living at Midtown replat no 1 C3N Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

109 Enchanted Oaks Sec 2 partial replat no 1 and extension C3N Defer
Staff recommendation: Defer the application for two weeks per Harris County request.
Commission action: Deferred the application for two weeks per Harris County request.
Motion: **Smith** Second: **Jones** Vote: **Carried** Abstaining: **Baldwin**
Speaker: Alexis Blanco – opposed.

110 Enclave on Calhoun 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: **Mares** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speakers: Kathryn Herpin – opposed; Joyce Owens, applicant – supportive.

111 Harper Woods partial replat no 3 C3N Deny
Staff recommendation: Deny the variance(s) and disapprove the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and disapproved the plat subject to the CPC 101 form conditions.
Motion: **Abraham** Second: **Mares** Vote: **Carried** Opposed: **Clark, Dalton Porras-Pirtle, Robbins, Rosenberg and Sigler**
Speaker: Geoff Freeman, representing applicant – supportive.

112 Little House row replat no 1 C3N Defer
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.
Motion: **Mares** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
Speakers: Michael Morrow, applicant, Lydia Afeman, owner and Joshua Kester, applicant – supportive; Octavio Silva – opposed.

113 Park Place partial replat no 5 C3N Defer
Staff recommendation: Defer the application for two weeks to give the staff time to speak with the applicant.
Commission action: Deferred the application for two weeks to give staff time to speak with the applicant.
Motion: **Nelson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker: Teresa Barcenas, applicant – supportive.

114 Pine Forest Annex partial replat no 1 C3N Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Ethel Hikal, Brenda Gonzalez and Andres De La Vega – opposed.

115 Residences at Fonde Park 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: **Tahir** Vote: **Unanimous** Abstaining: **None**
Speakers: Karina Blest, Maria Elizondo, Jonathan Bursey, Robert Guthrie, Barbara Booth – opposed.

116 Steeplechase Sec 2 partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**
Speaker: Andy Sherbondy – opposed.

117 Westfield Ranch Sec 1 partial replat no 1 and extension C3N Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Sigler** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

118 Westheimer Estates partial replat no 11 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: **Rodriguez** Vote: **Unanimous** Abstaining: **None**
Speaker: James Elwen – opposed.

D VARIANCES

119 Legacy Center Business Park replat no 1 C2R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Nelson** Second: **Heisch** Vote: **Unanimous** Abstaining**: None**

120 Mai Garden Terrace C3R Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Clark** Second: **Baldwin** Vote: **Unanimous** Abstaining**: None**

At 5:24 p.m. Commissioner Heisch stepped away from the meeting.

121 Terrace at Cinco C3P Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Robins** Vote: **Unanimous** Recusing**: Heisch**

Items 122 and 123 were taken together at this time.

122 Woodlands Village of Sterling Ridge Zone 7 GP GP Approve
123 Woodlands Village of Sterling Ridge Sec 110 C2 Approve
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Nelson** Second: **Cain** Vote: **Unanimous** Abstaining: **None**

At 5:29 p.m. Commissioner Heisch returned to the meeting.

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

124 Elysium at Paul Quinn C3P Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

125 North Houston Terminal C2R Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Sigler** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

126	**Baethe Road Street Dedication Sec 1**	**EOA**	**Approve**
127	**Bergamo Vista Lift Station**	**EOA**	**Approve**
128	**Bridgeland Prairieland Village Sec 3**	**EOA**	**Approve**
129	**Bridgeland Prairieland Village Sec 4**	**EOA**	**Approve**
130	**Cypresswood Drive Tract**	**EOA**	**Approve**
131	**Lakes of Bella Terra Reserve Sec 2**	**EOA**	**Approve**
132	**McAllister Opportunity Fund 2012 Sec 1**	**EOA**	**Approve**
133	**New Forest Parkway Street Dedication Sec 2**	**EOA**	**Approve**

134	**Olympia Falls Sec 1**	**EOA**	**Approve**
135	**Pin Oak Village Sec 3 partial replat no 1**	**EOA**	**Approve**
136	**Prose Champions**	**EOA**	**Approve**
137	**Redimir Cypress Forest Sec 1**	**EOA**	**Approve**
138	**Royal Brook at Kingwood Mills Branch Reserve**	**EOA**	**Approve**
139	**Royal Brook at Kingwood Sec 22**	**EOA**	**Approve**
140	**Telge Ranch Sec 4**	**EOA**	**Approve**
141	**Wastewater Treatment Plant no 2 replat no 1 and extension**	**EOA**	**Approve**
142	**West Green Plaza**	**EOA**	**Approve**
143	**West Road Street Dedication Sec 2**	**EOA**	**Approve**

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

144	**22113 E Knox Dr**	**COC**	**Approve**

Staff recommendation: Approve staff's recommendations for items 126-144.
Commission action: Approved staff's recommendations for items 126-144.
Motion: **Clark** Second: **Mares** Vote: **Carried** Abstaining: **Heisch 128 and 129**
Sigler 128, 129, 131, 138 and 139

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

145 1001 West 7th 1/2 Street DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat to allow a 5'-0 building along Lawrence Street, instead of the required 10' building line.
Commission action: Granted the variance(s) and approved the development plat to allow a 5'-0 building along Lawrence Street, instead of the required 10' building line.
Motion: **Tahir** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Michael Stoddard – opposed; Chung Nguyen, applicant – supportive.

Staff announced Director Margaret Wallace Brown left the meeting at 5:44 p.m.

146 1102 East 24th Street DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat to allow replacement of a new home with a 10' building line along East 24th Street, allow a zero-lot line at the northwest corner of the lot at the street radius and allowing a 5' building set back line along Baylor Street.
Commission action: Granted the variance(s) and approved the development plat to allow replacement of a new home with a 10' building line along East 24th Street, allow a zero-lot line at the northwest corner of the lot at the street radius and allowing a 5' building set back line along Baylor Street.
Motion: **Nelson** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speakers: Aron Robles, Randy Czaplicki, Barbara Lange, Joseph Cohen – opposed; Jenifer Pool, applicant – supportive.

Staff announced Director Margaret Wallace Brown returned to the meeting at 5:58 p.m.

147 720 Sampson Street DPV Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Rosenberg** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**
Speakers: Jeffrey Matter – opposed; Maria Ivanez, applicant – supportive; Richard Smith, HPW.

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 18, 2021

a. **Imperial Forest Sec 3 partial replat no 1**
b. **Martin partial replat no 4**
c. **Neuen Manor partial replat no 19**
d. **Sixteenth Street Manor**
e. **West 23rd Street Green**
f. **Westheimer Gardens Extension partial replat no 11**

Staff recommendation: Established a public hearing date of February 18, 2021 for item II a-f.
Commission action: Established a public hearing date of February 18, 2021 for item II a-f.
Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

III. Public Comments

NONE

IV. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 6:20 p.m.
Motion: **Nelson** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

M. Sonny Garza, Vice Chair **Margaret Wallace Brown, Secretary**

Item No.	Subdivision Plat Name	App Type	Deferral

A-Consent

1	Academic Behavior School East	C2	
2	Atascocita Community Church	C3F	
3	Aurora Sec 2	C3F	DEF1
4	Bahr Robinson GP	GP	
5	Becker Fields Sec 3	C3F	
6	Bending Bough Estate	C2	
7	Bridgeland Parkland Village Sec 60	C3P	
8	City Gate Sec 8	C3P	
9	Craig Woods Partial Replat No 31	C3F	
10	Cypress Creek Memorial Heights	C3P	
11	Del Papa Square replat no 1	C3F	
12	Del Rio Homes	C3F	
13	Del Rio Park	C3F	
14	Dunham Pointe Reserve Sec 1	C2	
15	Edgewood Village Sec 9	C3F	
16	Edgewood Village Sec 10	C3P	
17	Elysium at Paul Quinn	C3F	
18	Elyson Sec 38	C3F	
19	Elyson Sec 39	C3F	
20	Elyson Sec 40	C3F	
21	Enclave on Calhoun replat no 1	C3F	
22	Forbes Crossing Sec 5	C3F	DEF1
23	Hope City at Westview	C2	
24	Hufsmith Development	C2	
25	Jack Road Street Dedication and Reserve	C3F	
26	Katy Manor South Sec 5	C3F	
27	Lofts at Bellfort	C2	
28	Longenbaugh Villas	C2	
29	Mandolin Gardens Reserves	C2	
30	Marcela Grove	C3P	
31	Marvida Sec 13	C3P	
32	Maxfield Place	C3F	DEF2
33	Mesa Drive Industrial Park	C2	
34	Molto 290 Barker Cypress Industrial	C2	
35	Mueschke Manor	C2	
36	North Bridgeland Lake Parkway Street Dedication Sec 6	SP	
37	Northgrove Sec 17	C3P	
38	Northland Boat and RV Storage North	C2	
39	Pastelitos Cafe	C3F	
40	Porter Ranch South Sec 1	C3F	
41	Razo Land	C2	DEF1
42	Residences at Fonde Park	C3F	

Item No.	Subdivision Plat Name	App Type	Deferral
43	South End Estates	C2	
44	St Vincent De Paul Catholic Church	C3F	
45	Stone Creek Ranch Sec 13	C3P	DEF1
46	Sude House	C3F	
47	Tavola Sec 42	C3F	
48	Telge Roofing	C2	
49	Terra Grezza Reserves	C2	
50	Texas Clinic Healthcare	C2	
51	Werrington Park Sec 6	C3F	DEF1
52	Windermere partial replat no 2	C3F	
53	Woodlands Village of Creekside Park Zone 13 GP	GP	

B-Replats

54	Ace Street Reserve	C2R	
55	Aldine Fire and Rescue Administration Building	C2R	
56	Alvin Estates	C2R	
57	Balaji Estates	C2R	
58	Beall Square	C2R	
59	Belmont Square	C2R	
60	Briley Place	C2R	
61	Brittmoore Crossing Sec 2	C3R	
62	Cadillac Towers	C2R	
63	Carrington Place	C2R	
64	City Gate Sec 7	C3R	
65	Dacasa Villas	C2R	
66	DSMTX at Cunningham South Reserve	C2R	
67	East River Landing	C2R	DEF1
68	Eastwood Grove	C2R	
69	Eaton Heights	C2R	DEF1
70	Erica Love Garden	C2R	
71	Fairdale Urban Estates	C2R	
72	Fuqua Addition	C3R	
73	Garden Acres Landing	C3R	DEF1
74	Gardendale Heights	C2R	
75	Greeley Crossing	C2R	
76	Harlem Road Reserves replat no 1	C2R	
77	Heartland Dental Richmond	C2R	DEF1
78	Hernandez Residents	C2R	
79	High Roi at Augusta	C2R	
80	Homes at Dewalt	C2R	DEF1
81	Jackson Street Green	C2R	
82	Kumar Acres	C3R	DEF2
83	Lasalette Estates	C2R	
84	Mariah Gold	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Medrick Townhomes	C2R	
86	Milby Development	C2R	DEF1
87	Milliken Estates	C2R	
88	North Bryan Park	C2R	
89	North Moderno	C2R	
90	Oats Garden	C2R	
91	Oats Street Place	C2R	
92	Park at Napoli	C2R	
93	Park Vista at El Tesoro Sec 2	C3R	
94	Paul Quinn Duplex	C2R	DEF1
95	Post Oak Retail Pad	C2R	
96	Quinn Park	C3R	
97	Rankin Cortez Circle Park	C2R	
98	Reynaga Estates	C2R	
99	Saint Mary of the Purification	C2R	
100	Schuler Brown Stone	C2R	
101	Scott Street Crossing	C2R	
102	Sherwood Grove	C3R	
103	Shotwell Square	C2R	
104	Starling Springs	C2R	DEF1
105	Sunnyside Vista	C2R	
106	Thomas Estates at Orange	C2R	
107	Townhomes at Skinner	C3R	DEF1
108	Union Vista	C2R	DEF1
109	Villas on West Pierce	C2R	
110	Wavell Homes	C2R	
111	West Judiway Court	C2R	DEF1
112	West Park Municipal Utility District Community Park	C2R	
113	West Pierce Street Green	C2R	
114	Woodlands Metro Center Sec 89	C2R	DEF1
115	Woodlands Village of Grogans Mills Sec 73	C2R	DEF1
116	Woodlands Waterway Square partial replat no 2	C2R	

C-Public Hearings Requiring Notification

117	Bar Acre replat no 1	C3N	
118	Cherryhurst partial replat no 3	C3N	
119	Craig Woods partial replat no 32	C3N	
120	Enchanted Oaks Sec 2 partial replat no 1 and extension	C3N	DEF1
121	Katy Gaston Tract partial replat no 1	C3N	
122	Little House Row replat no 1	C3N	DEF1
123	Park Place Acre Villa partial replat no 2	C3N	
124	Park Place partial replat no 5	C3N	DEF1
125	Parkglen West Sec 2 partial replat no 1	C3N	
126	Peek Entrepreneurs replat no 1	C3N	

Item No.	Subdivision Plat Name	App Type	Deferral
127	Pine Forest Annex partial replat no 1	C3N	DEF2
128	Saxxon Park	C3N	
129	Washington Terrace partial replat no 9	C3N	

D-Variances

130	Commons at Ella Forest	C2	
131	Huffman Properties	C2R	
132	Mai Garden Terrace	C3R	DEF2
133	Parkway Villages Unrestricted Reserve R partial replat no 1	C2R	
134	Waugh Holdings LLC	C2R	

E-Special Exceptions

None

F-Reconsideration of Requirements

135	Houston Freightliner and Western Star	C2	
136	North Houston Terminal	C2R	DEF1

G-Extensions of Approval

137	Bayou Woods Sec 2 partial replat no 4 and extension	EOA	
138	Bradsen Place	EOA	
139	Grand Trails Sec 1	EOA	
140	Houston Acreage Estates partial replat no 3	EOA	
141	Kirby Crossing	EOA	
142	Longenbaugh Road and Plant Site Reserves	EOA	
143	Meadows at Westfield Village Sec 6	EOA	
144	Mesa Park	EOA	
145	Mound Road Street Dedication Sec 2	EOA	
146	Olympia Falls Sec 2	EOA	

H-Name Changes

147	Avalon at Cypress GP (prev. Avalon at Bridge Creek GP)	NC	
148	Avalon at Cypress Mason Road Street Dedication Sec 1 (prev. Mason Road at Avalon at Bridge Creek Street Dedication Sec 1)	NC	

I-Certification of Compliance

149	19670 and 19680 Hickory Lane	COC	

J-Administrative

None

Item No.	Subdivision Plat Name	App Type	Deferral

K-Development Plats with Variance Requests

150	720 Sampson Street	DPV	DEF1

Off-Street Parking Variance Requests

IV	2519 Scott Street	PV	

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
A-Consent											
1	Academic Behavior School East	2021-0003	C2	Harris	City	535K	4.17	4.17	0	Harris County Dept of Education	Doucet & Associates, Inc.
2	Atascocita Community Church	2021-0081	C3F	Harris	ETJ	377G	41.15	40.32	0	Core Design Impact	Windrose
3	Aurora Sec 2 (DEF1)	2021-0027	C3F	Harris	ETJ	405X	17.27	0.55	86	Century Land Holdings of Texas	Costello, Inc.
4	Bahr Robinson GP	2021-0019	GP	Montgomery	ETJ	252Q	58.60	0.00	0	Woodmere Development Co., LTD	CobbFendley
5	Becker Fields Sec 3	2021-0116	C3F	Harris	ETJ	285W	13.97	1.56	73	Friendswood Development Company	Costello, Inc.
6	Bending Bough Estate	2021-0192	C2	Harris	ETJ	292W	3.97	3.97	0	Nankani Management LLC	Chesterfield Development Services
7	Bridgeland Parkland Village Sec 60	2021-0149	C3P	Harris	ETJ	366X	9.07	2.28	60	Bridgeland Devlopment L.P.	LJA Engineering, Inc - (Woodlands Office)
8	City Gate Sec 8	2021-0120	C3P	Harris	City	573K	18.60	0.45	105	D.R. Horton-Texas, LTD.	DHI Engineering, LLC
9	Craig Woods Partial Replat No 31	2021-0152	C3F	Harris	City	451X	0.29	0.00	3	BC Investments, Corp.	ICMC GROUP INC
10	Cypress Creek Memorial Heights	2021-0160	C3P	Harris	ETJ	333J	24.09	3.12	115	SS & J, LLC	C & C Surveying, Inc
11	Del Papa Square replat no 1	2021-0153	C3F	Harris	City/ETJ	572Y	9.48	9.33	0	Excel Commercial Real Estate, LLC	Windrose
12	Del Rio Homes	2021-0145	C3F	Harris	City	533L	0.12	0.00	3	Vera Living, LLC	Total Surveyors, Inc.
13	Del Rio Park	2021-0144	C3F	Harris	City	533L	0.47	0.00	9	Vera Living, LLC	Total Surveyors, Inc.
14	Dunham Pointe Reserve Sec 1	2021-0113	C2	Harris	ETJ	366A	18.63	18.63	0	Dunham Pointe Development LLC	BGE, Inc.
15	Edgewood Village Sec 9	2021-0098	C3F	Harris	ETJ	457C	14.72	2.36	70	Woodmere Development Co., LTD.	IDS Engineering Group
16	Edgewood Village Sec 10	2021-0100	C3P	Harris	ETJ	457C	11.29	1.47	55	Woodmere Development Co., LTD.	IDS Engineering Group
17	Elysium at Paul Quinn	2021-0196	C3F	Harris	City	451D	1.00	0.02	14	Elysium Builders	ICMC GROUP INC
18	Elyson Sec 38	2021-0096	C3F	Harris	ETJ	405J	17.13	1.36	60	Nash FM 529, LLC	BGE, Inc.
19	Elyson Sec 39	2021-0112	C3F	Harris	ETJ	405J	11.93	1.00	39	Nash FM 529, LLC	BGE, Inc.
20	Elyson Sec 40	2021-0111	C3F	Harris	ETJ	404R	11.13	0.57	33	Nash FM 529, LLC	BGE, Inc.
21	Enclave on Calhoun replat no 1	2021-0199	C3F	Harris	City	533R	0.32	0.00	6	Daniel Octavio Orozco	Owens Management Systems, LLC
22	Forbes Crossing Sec 5 (DEF1)	2021-0059	C3F	Harris	City	575N	18.68	0.48	128	Pulte Homes of Texas, L.P.	Pape-Dawson Engineers
23	Hope City at Westview	2021-0177	C2	Harris	City	449Z	17.01	17.01	0	Hope City Live, Inc.	Pape-Dawson Engineers
24	Hufsmith Development	2021-0163	C2	Harris	ETJ	249X	9.37	9.37	0	Hufsmith Asset, LLC	C & C Surveying, Inc
25	Jack Road Street Dedication and Reserve	2021-0104	C3F	Harris	ETJ	366B	27.69	15.64	0	Dunham Pointe Development LLC	BGE, Inc.
26	Katy Manor South Sec 5	2021-0148	C3F	Harris	ETJ	444C	7.95	3.19	31	KB Home Lone Star, Inc.	LJA Engineering, Inc.- (Houston Office)
27	Lofts at Bellfort	2021-0106	C2	Harris	City	534Y	0.32	0.32	0	n/a	South Texas Surveying Associates, Inc.
28	Longenbaugh Villas	2021-0078	C2	Harris	ETJ	404J	5.18	0.00	3	Hawkland Consultants Inc.	Hawkland Consultants Inc.
29	Mandolin Gardens Reserves	2021-0174	C2	Harris	ETJ	369G	0.95	0.95	0	HARRIS COUNTY	Dannenbaum Engineering Corporation

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
30	Marcela Grove	2020-2328	C3P	Fort Bend	ETJ	527T	9.47	0.00	13	Francisco I Gonzalez	Survey 1, Inc.
31	Marvida Sec 13	2021-0155	C3P	Harris	ETJ	406K	50.81	20.60	117	Cypress 856, Ltd.	Jones|Carter - Woodlands Office
32	Maxfield Place (DEF2)	2020-2381	C3F	Harris	City	572T	9.14	2.29	55	homesite residential, llc	Vernon G. Henry & Associates, Inc.
33	Mesa Drive Industrial Park	2021-0122	C2	Harris	City	455R	89.88	89.88	0	CRP/DSO 5800 Mesa Owner LP	Core
34	Molto 290 Barker Cypress Industrial	2021-0175	C2	Harris	ETJ	367L	11.92	11.92	0	Langan	Windrose
35	Mueschke Manor	2021-0110	C2	Harris	ETJ	326L	9.71	9.71	0	equitable properties llc	South Texas Surveying Associates, Inc.
36	North Bridgeland Lake Parkway Street Dedication Sec 6	2021-0097	SP	Harris	ETJ	365M	21.34	0.00	0	Bridgeland Development, LP	BGE, Inc.
37	Northgrove Sec 17	2021-0182	C3P	Montgomery	ETJ	249K	14.98	4.94	36	Toll Houston Tx, LLC	Costello, Inc.
38	Northland Boat and RV Storage North	2021-0099	C2	Harris	ETJ	291K	5.61	5.61	0	KCS Greenleaf LLC	Core
39	Pastelitos Cafe	2021-0147	C3F	Harris	ETJ	485A	0.52	0.52	0	Resurrection Renovation & Investments LLC	RED CONSULTANTS
40	Porter Ranch South Sec 1	2021-0181	C3F	Harris	ETJ	445A	29.60	14.03	70	Ecclesiastes Investments Inc. A Texas Corporation	EHRA
41	Razo Land (DEF1)	2021-0053	C2	Harris	ETJ	410B	1.92	0.92	1	Juan & Maria Razo	CGES|Bailey Planning
42	Residences at Fonde Park	2021-0168	C3F	Harris	City	534F	1.35	1.32	0	Park Lane Houston, LLC	Century Engineering, Inc
43	South End Estates	2021-0176	C2	Harris	City	533Q	0.36	0.00	4	LMXI CONSTRUCTION LLC	Atkinson Engineers
44	St Vincent De Paul Catholic Church	2021-0167	C3F	Harris	City	532F	9.40	9.40	0	Brooks & Sparks, Inc	West Belt Surveying, Inc.
45	Stone Creek Ranch Sec 13 (DEF1)	2021-0012	C3P	Harris	ETJ	325S	15.83	1.58	62	Becker Road LP	BGE, Inc. - Land Planning
46	Sude House	2021-0109	C3F	Harris	City	452D	1.48	0.13	22	AECO Contracting, Inc.	Pioneer Engineering, LLC
47	Tavola Sec 42	2021-0169	C3F	Montgomery	ETJ	257K	17.42	1.09	65	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)
48	Telge Roofing	2021-0191	C2	Harris	ETJ	327R	8.42	8.01	0	ATR Engineering	Tetra Surveys
49	Terra Grezza Reserves	2021-0127	C2	Harris	ETJ	457K	22.48	22.48	0	ARCO Design/Build	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
50	Texas Clinic Healthcare	2020-2373	C2	Harris	City	453Q	0.46	0.46	0	DRUG DETECTION SERVICES, LLC.	MOMENTUM EGINEERING
51	Werrington Park Sec 6 (DEF1)	2020-2399	C3F	Harris	ETJ	333K	11.11	2.90	96	Werrington Interests, LTD.	Vogler & Spencer Engineering, Inc.
52	Windermere partial replat no 2	2021-0172	C3F	Harris	City	532C	0.33	0.33	0	Stewart Ventures, LTD.	Atkinson Engineers
53	Woodlands Village of Creekside Park Zone 13 GP	2021-0200	GP	MULTIPLE	ETJ	251S	235.00	0.00	0	Bridgeland Devlopment L.P.	LJA Engineering, Inc -(Woodlands Office)

B-Replats

54	Ace Street Reserve	2021-0102	C2R	Harris	City	490X	2.27	2.27	0	Kagan Properties Venture I, Ltd	Terra Surveying Company, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
55	Aldine Fire and Rescue Administration Building	2021-0129	C2R	Harris	ETJ	332Z	2.74	2.74	0	HCESD 24	Baseline Corporation
56	Alvin Estates	2021-0041	C2R	Harris	City	533Y	0.11	0.00	2	JRSG & COMPANY, LLC.	JRSG & COMPANY
57	Balaji Estates	2021-0185	C2R	Harris	City	574Y	4.06	4.06	0	Action Surveying	Action Surveying
58	Beall Square	2021-0105	C2R	Harris	City	452U	0.33	0.00	7	Yilteks Group Inc.	Pioneer Engineering, LLC
59	Belmont Square	2021-0138	C2R	Harris	City	533M	0.23	0.00	5	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
60	Briley Place	2021-0150	C2R	Harris	City	493Z	0.11	0.00	3	SM Design & Consulting, LLC	PLS CONSTRUCTION LAYOUT, INC
61	Brittmoore Crossing Sec 2	2021-0093	C3R	Harris	City	449Y	4.77	0.15	68	CND-Brittmoore, LLC	Crestline Engineering
62	Cadillac Towers	2021-0007	C2R	Harris	City	533L	0.24	0.00	5	NNE, Inc.	Gruller Surveying
63	Carrington Place	2021-0187	C2R	Harris	City	453K	0.31	0.00	6	R&R Shopping Center LTD	Survey 1, Inc.
64	City Gate Sec 7	2021-0119	C3R	Harris	City	573K	36.27	13.50	132	D.R. Horton-Texas, LTD.	DHI Engineering, LLC
65	Dacasa Villas	2021-0194	C2R	Harris	City	452Q	0.18	0.00	3	DacasaHomes	PLS CONSTRUCTION LAYOUT, INC
66	DSMTX at Cunningham South Reserve	2021-0117	C2R	Harris	ETJ	409X	2.49	2.49	1	MARTINEZ GUY AND MAYBIK	Martinez, Guy & Maybik, Inc.
67	East River Landing (DEF1)	2021-0074	C2R	Harris	City	494N	0.53	0.00	12	PopperBox Development, LLC	BGE, Inc.
68	Eastwood Grove	2021-0130	C2R	Harris	City	494T	0.96	0.01	15	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
69	Eaton Heights (DEF1)	2021-0022	C2R	Harris	City	452V	0.23	0.00	5	NEBULA VENTURES, LLC	MOMENTUM EGINEERING
70	Erica Love Garden	2021-0103	C2R	Harris	City	573D	0.27	0.00	2	Jeo Holdings, LLC.	E.I.C. Surveying Company
71	Fairdale Urban Estates	2021-0115	C2R	Harris	City	491X	0.38	0.01	8	Elite Townhomes	HRS and Associates, LLC
72	Fuqua Addition	2021-0024	C3R	Harris	City	572T	1.35	1.35	0	GBT Realty	John Cowan and Associates
73	Garden Acres Landing (DEF1)	2021-0043	C3R	Harris	City	453E	1.00	0.07	19	Legion Builders	Total Surveyors, Inc.
74	Gardendale Heights	2021-0151	C2R	Harris	City	451P	0.53	0.20	12	Metro Living	PLS CONSTRUCTION LAYOUT, INC
75	Greeley Crossing	2021-0134	C2R	Harris	City	493W	0.23	0.00	5	Mazzarino Construction	Total Surveyors, Inc.
76	Harlem Road Reserves replat no 1	2021-0141	C2R	Fort Bend	ETJ	526Y	91.92	91.92	0	AMAZON.COM SERVICES, LLC	Jones|Carter - Woodlands Office
77	Heartland Dental Richmond (DEF1)	2021-0002	C2R	Fort Bend	ETJ	526Y	1.16	1.16	0	KING'S LAND SURVEYING SOLUTIONS LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
78	Hernandez Residents	2021-0133	C2R	Harris	City	450E	0.22	0.00	2	No Company	HRS and Associates, LLC
79	High Roi at Augusta	2021-0159	C2R	Harris	City	494C	0.11	0.00	2	New Era Development	New Era Development
80	Homes at Dewalt (DEF1)	2020-2484	C2R	Harris	City	412P	0.50	0.00	4	Advance Surveying	Advance Surveying, Inc.
81	Jackson Street Green	2021-0146	C2R	Harris	City	493X	0.17	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
82	Kumar Acres (DEF2)	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
83	Lasalette Estates	2021-0126	C2R	Harris	City	533Q	0.11	0.00	2	Instabuild 360 Construction LLC	RP & Associates

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
84	Mariah Gold	2021-0114	C2R	Harris	City	533T	0.42	0.00	4	Flax Gold Horizons, LLC	Flax Gold Horizons, LLC
85	Medrick Townhomes	2021-0092	C2R	Harris	City	454L	0.31	0.00	3	Richmed Development	HRS and Associates, LLC
86	Milby Development (DEF1)	2021-0071	C2R	Harris	City	494S	0.22	0.22	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
87	Milliken Estates	2021-0156	C2R	Harris	City	454K	0.17	0.00	2	New Era Development	New Era Development
88	North Bryan Park	2021-0123	C2R	Harris	City	494P	0.57	0.01	15	City Choice Homes L.L.C.	ICMC GROUP INC
89	North Moderno	2021-0189	C2R	Harris	City	452B	0.60	0.00	9	Topaz Ventures, LLC	PLS CONSTRUCTION LAYOUT, INC
90	Oats Garden	2021-0049	C2R	Harris	City	494F	0.11	0.00	3	CAS Consultants, LLC	CAS Consultants, LLC
91	Oats Street Place	2021-0139	C2R	Harris	City	494F	0.13	0.00	3	3 Point Group Corporation	Total Surveyors, Inc.
92	Park at Napoli	2021-0157	C2R	Harris	ETJ	369C	7.46	7.46	0	The Park at Napoli, LLC	Jones | Carter
93	Park Vista at El Tesoro Sec 2	2021-0020	C3R	Harris	City	574L	20.46	1.85	110	LGI Homes-Texas, LLC	Pape-Dawson Engineers
94	Paul Quinn Duplex (DEF1)	2021-0036	C2R	Harris	City	452C	0.50	0.00	5	LUMINOUS HOMES	RSG Engineering
95	Post Oak Retail Pad	2021-0170	C2R	Harris	City	491R	0.46	0.46	0	Kimley-Horn	Windrose
96	Quinn Park	2021-0124	C3R	Harris	City	452A	2.93	0.39	62	City Choice Homes L.L.C.	ICMC GROUP INC
97	Rankin Cortez Circle Park	2020-2489	C2R	Harris	ETJ	372H	2.60	2.15	0	TREVINO ENGINEERING	Survey Solutions of Texas
98	Reynaga Estates	2021-0094	C2R	Harris	City	575M	0.46	0.00	3	Plan Express	PlanExpress
99	Saint Mary of the Purification	2021-0184	C2R	Harris	City	533C	5.11	5.11	0	Kuo & Associates, Inc	Kuo & Associates, Inc
100	Schuler Brown Stone	2021-0190	C2R	Harris	City	492H	0.12	0.00	2	TBTD Investment, LLC	The Interfield Group
101	Scott Street Crossing	2021-0108	C2R	Harris	City	493Z	1.12	1.12	0	NA	South Texas Surveying Associates, Inc.
102	Sherwood Grove	2021-0137	C3R	Harris	City	451R	0.85	0.01	15	MTY Builders, Inc.	Total Surveyors, Inc.
103	Shotwell Square	2021-0161	C2R	Harris	City	454Q	0.23	0.00	2	ULTA CONSTRUCTION, INC	Teran Group LLC
104	Starling Springs (DEF1)	2021-0057	C2R	Harris	City	533B	0.24	0.00	6	Starling Real Estate Texas LLC	Richard Grothues Designs
105	Sunnyside Vista	2021-0107	C2R	Harris	City	573D	0.28	0.00	2	BGM Enterprises, LLC	replats.com
106	Thomas Estates at Orange	2021-0162	C2R	Harris	City	494F	0.12	0.00	2	New Era Development	New Era Development
107	Townhomes at Skinner (DEF1)	2021-0037	C3R	Harris	City	413Z	1.00	0.15	7	Action Surveying	Action Surveying
108	Union Vista (DEF1)	2021-0040	C2R	Harris	City	533P	0.13	0.00	3	Scanner, Inc.	replats.com
109	Villas on West Pierce	2021-0136	C2R	Harris	City	493N	0.12	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
110	Wavell Homes	2021-0171	C2R	Harris	City	412N	0.17	0.00	2	Elpidio Cuellar	360 Degrees Design and Construction, LLC
111	West Judiway Court (DEF1)	2021-0082	C2R	Harris	City	452P	0.84	0.00	10	Sandcastle Homes Inc.	The Interfield Group
112	West Park Municipal Utility District Community Park	2021-0005	C2R	Harris	ETJ	446V	5.71	5.71	0	West Park MUD	IDS Engineering Group
113	West Pierce Street Green	2021-0135	C2R	Harris	City	493N	0.18	0.00	3	Mazzarino Construction	Total Surveyors, Inc.
114	Woodlands Metro Center Sec 89 (DEF1)	2020-2379	C2R	Montgomery	ETJ	251G	13.56	13.56	0	The Woodlands Land Development Company, L.P.	Integrated Eco Solutions, L.L.C.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
115	Woodlands Village of Grogans Mills Sec 73 (DEF1)	2020-2392	C2R	Montgomery	ETJ	251Q	52.34	52.34	0	The Woodlands Land Development Company, L.P.	Integrated Eco Solutions, L.L.C.
116	Woodlands Waterway Square partial replat no 2	2021-0166	C2R	Montgomery	ETJ	251H	0.61	0.61	0	The Woodlands Land Development Company, L.P.	LJA Engineering, Inc.-(Houston Office)

C-Public Hearings Requiring Notification

117	Bar Acre replat no 1	2020-2474	C3N	Harris	ETJ	328B	0.80	0.80	0	CDA Architects	Texas Engineering And Mapping Company
118	Cherryhurst partial replat no 3	2020-2359	C3N	Harris	City	492R	0.12	0.00	2	Parra Design Group	The Interfield Group
119	Craig Woods partial replat no 32	2020-2299	C3N	Harris	City	451X	0.28	0.00	3	Martin RE Group	ICMC GROUP INC
120	Enchanted Oaks Sec 2 partial replat no 1 and extension (DEF1)	2020-2245	C3N	Harris	ETJ	332B	14.87	14.16	0	Demontrond Motor Corporation	The Pinnell Group, LLC
121	Katy Gaston Tract partial replat no 1	2020-2449	C3N	Fort Bend	ETJ	525E	1.31	1.31	0	West Katy Properties, LLC	Interland Surveying
122	Little House Row replat no 1 (DEF1)	2020-2267	C3N	Harris	City	453U	0.22	0.00	3	LYDIA AFEMAN	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
123	Park Place Acre Villa partial replat no 2	2020-2287	C3N	Harris	City	535P	0.30	0.00	4	TERAN GPOUP	Teran Group LLC
124	Park Place partial replat no 5 (DEF1)	2020-2026	C3N	Harris	City	535P	0.30	0.12	2	Rezcom	PLS CONSTRUCTION LAYOUT, INC
125	Parkglen West Sec 2 partial replat no 1	2020-2097	C3N	Harris	City	529T	3.36	3.36	0	TN Associates Inc	RED CONSULTANTS
126	Peek Entrepreneurs replat no 1	2020-2334	C3N	Fort Bend	ETJ	525G	7.71	7.71	0	Advance Surveying	Advance Surveying, Inc.
127	Pine Forest Annex partial replat no 1 (DEF2)	2020-1946	C3N	Harris	City	452G	0.46	0.06	10	ACADA INC	ICMC GROUP INC
128	Saxxon Park	2020-2110	C3N	Harris	City	493G	0.34	0.00	3	SAXXON HOMES	Field Data Srvice, Inc
129	Washington Terrace partial replat no 9	2020-2495	C3N	Harris	City	493Y	0.48	0.00	8	BB Residential Group, Inc	ICMC GROUP INC

D-Variances

130	Commons at Ella Forest	2021-0052	C2	Harris	City	452B	5.35	1.03	91	Oracle City Homes	Gruller Surveying
131	Huffman Properties	2020-2464	C2R	Harris	ETJ	339K	0.99	0.99	0	Porta-Ad of Houston, Inc.	Bretco LLC
132	Mai Garden Terrace (DEF2)	2020-2357	C3R	Harris	City	529E	4.45	1.89	66	Gia Capital LLC	Marsh Darcy Partners, Inc.
133	Parkway Villages Unrestricted Reserve R partial replat no 1	2021-0088	C2R	Harris	City	488K	0.94	0.94	0	Bowman Consulting	Civil-Surv Land Surveying, L.C.
134	Waugh Holdings LLC	2020-2480	C2R	Harris	City	493N	0.17	0.17	0	Waugh Holdings LLC	Boundary One, LLC

E-Special Exceptions

None

F-Reconsideration of Requirements

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
135	Houston Freightliner and Western Star	2021-0183	C2	Harris	City/ETJ	457N	64.12	64.12	0	Kingsbridge Shopping Center, Ltd	Terra Surveying Company, Inc.
136	North Houston Terminal (DEF1)	2020-2323	C2R	Harris	City	412R	14.64	14.64	0	Exxon Mobil Corporation	GHD Services Inc.

G-Extensions of Approval

137	Bayou Woods Sec 2 partial replat no 4 and extension	2020-0214	EOA	Harris	City	491G	4.05	0.00	2	101 Farish Circle, LLC	Probstfeld & Associates, Inc.
138	Bradsen Place	2020-0053	EOA	Harris	City	572Y	0.92	0.12	9	Faccuseh Investments Ltd. Co.	LJA Engineering, Inc.-(Houston Office)
139	Grand Trails Sec 1	2020-0154	EOA	Fort Bend	ETJ	525R	24.24	0.41	129	Meritage Homes of Texas, LLC	R.G. Miller Engineers
140	Houston Acreage Estates partial replat no 3	2020-0236	EOA	Harris	City	534R	0.30	0.00	7	Rezcom	PLS CONSTRUCTION LAYOUT, INC
141	Kirby Crossing	2020-0206	EOA	Harris	City	492U	3.65	3.65	0	2700 Alabama Kirby, LLC	BGE, Inc.
142	Longenbaugh Road and Plant Site Reserves	2020-0841	EOA	Harris	ETJ	404J	11.51	11.05	0	Friendswood Development Company	Manhard Consulting
143	Meadows at Westfield Village Sec 6	2020-0135	EOA	Harris	ETJ	446A	35.36	6.18	116	KB Home Lone Star Inc.	R.G. Miller Engineers
144	Mesa Park	2020-0312	EOA	Harris	ETJ	415R	5.43	5.25	0	PipeMgt., LLC	The Pinnell Group, LLC
145	Mound Road Street Dedication Sec 2	2020-0093	EOA	Harris	ETJ	326W	1.28	0.00	0	Mason Westgreen LP	BGE, Inc.
146	Olympia Falls Sec 2	2020-0090	EOA	Fort Bend	ETJ	610R	10.24	1.35	41	KB Home Lone Star INC	LJA Engineering, Inc.-(Houston Office)

H-Name Changes

147	Avalon at Cypress GP (prev. Avalon at Bridge Creek GP)	2020-0262	NC	Harris	ETJ	406A	263.70	0.00	0	Taylor Morrison of Texas	Meta Planning + Design LLC
148	Avalon at Cypress Mason Road Street Dedication Sec 1 (prev. Mason Road at Avalon at Bridge Creek Street Dedication Sec 1)	2020-2362	NC	Harris	ETJ	405D	3.95	0.00	0	99 West 570 Partners LLC	BGE, Inc.

I-Certification of Compliance

149	19670 and 19680 Hickory Lane	21-1565	COC	Montgomery	ETJ	257M				Carlos Parra	Enrique Gallegos

J-Administrative

None

K-Development Plats with Variance Requests

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
150	720 Sampson Street (DEF1)	20100588	DPV	Harris	City	494S				Christian Bengtson	Christian Bengtson

Off-Street Parking Variance Requests

IV	2519 Scott Street	21002506	PV	Harris	City	493Z				Steve Williams	CIVE.INC

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Bar Acre partial replat no 1

Applicant: Texas Engineering and Mapping Company

C – Public Hearings Site Location

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 02/04/2021**

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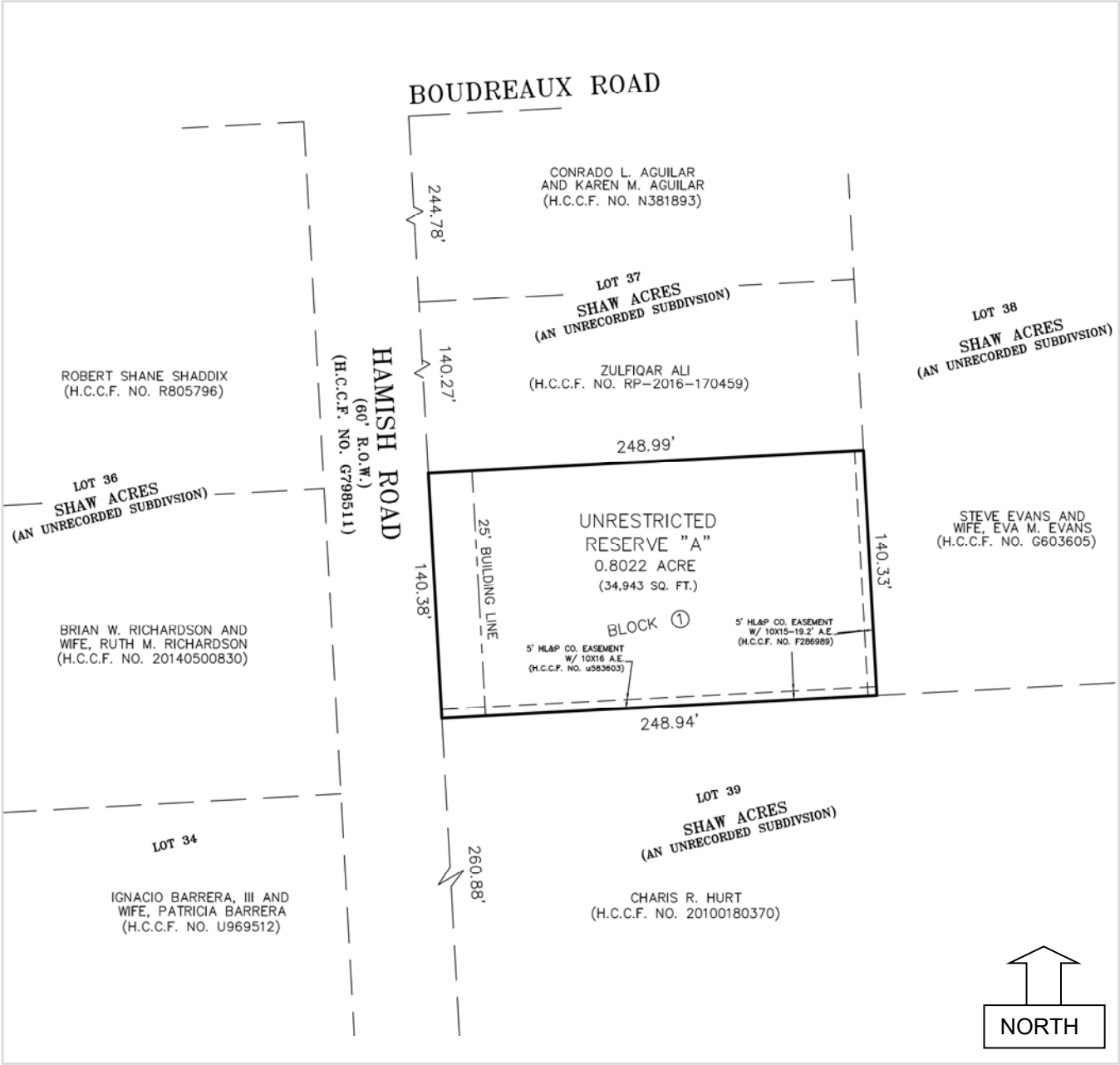

C – Public Hearings Subdivision

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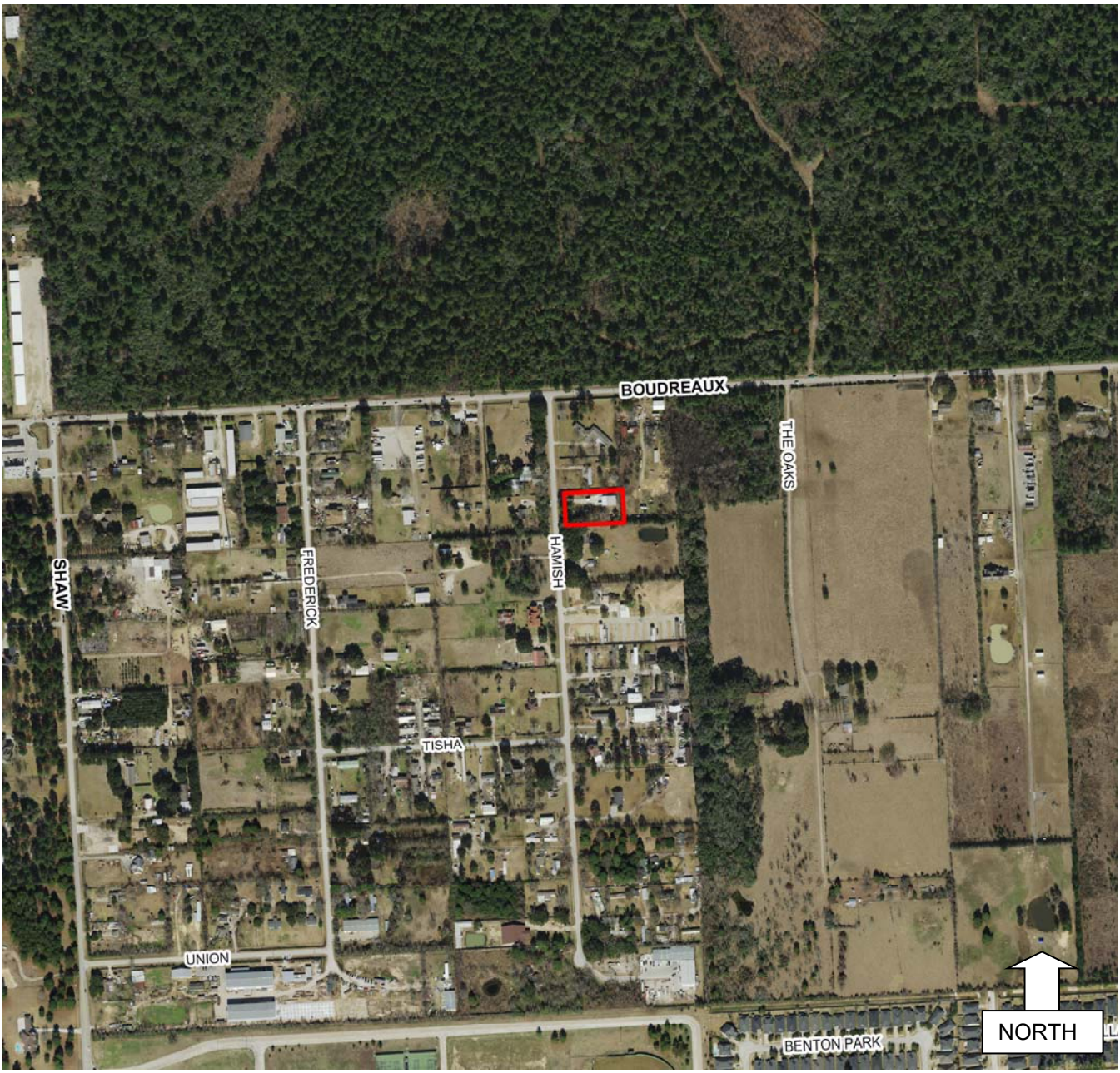

C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

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Mayor

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www.houstontx.gov

Public Hearing Notice

PH

January 13, 2021

Dear Property Owner:

Reference Number: 2020-2474, Bar Acre replat no 1; replatting of " **Bar Acre,**" being Lot 1, Block 1, as recorded at Film Code No. 532200 of the Harris County Map Records.

The property is located east along Hamish Rd south of Boudreaux Rd east of Shaw Rd.
The purpose of the replat is to change a lot into an unrestricted reserve.
The applicant, Ryan Moeckel, with Texas Engineering and Mapping Company, on behalf of CDA Architects, can be contacted at 281-491-2525

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Controller: Chris B. Brown

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Cherryhurst partial replat no 3

Applicant: The Interfield Group

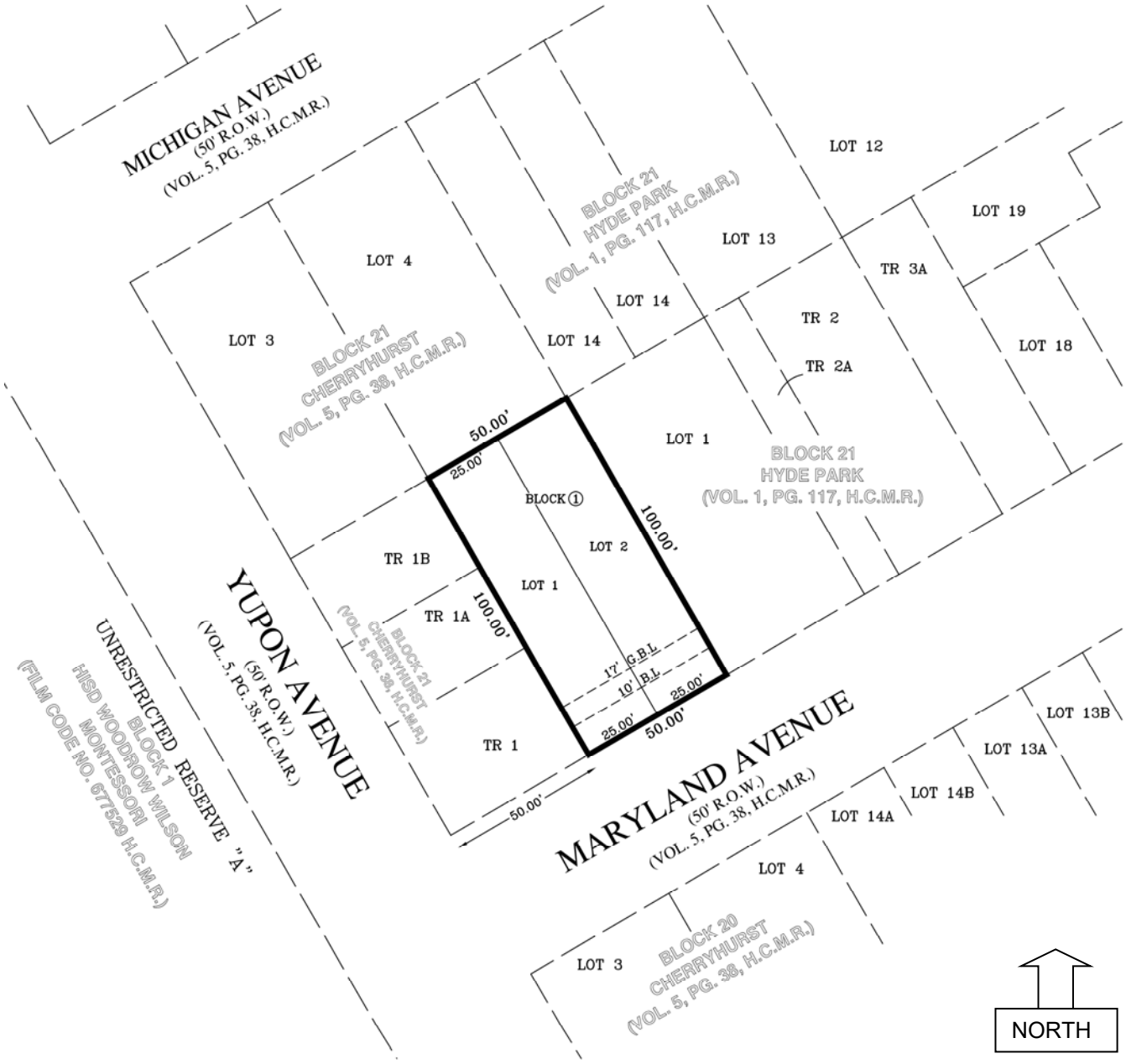
C – Public Hearings Site Location

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Cherryhurst partial replat no 3

Applicant: The Interfield Group



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 118

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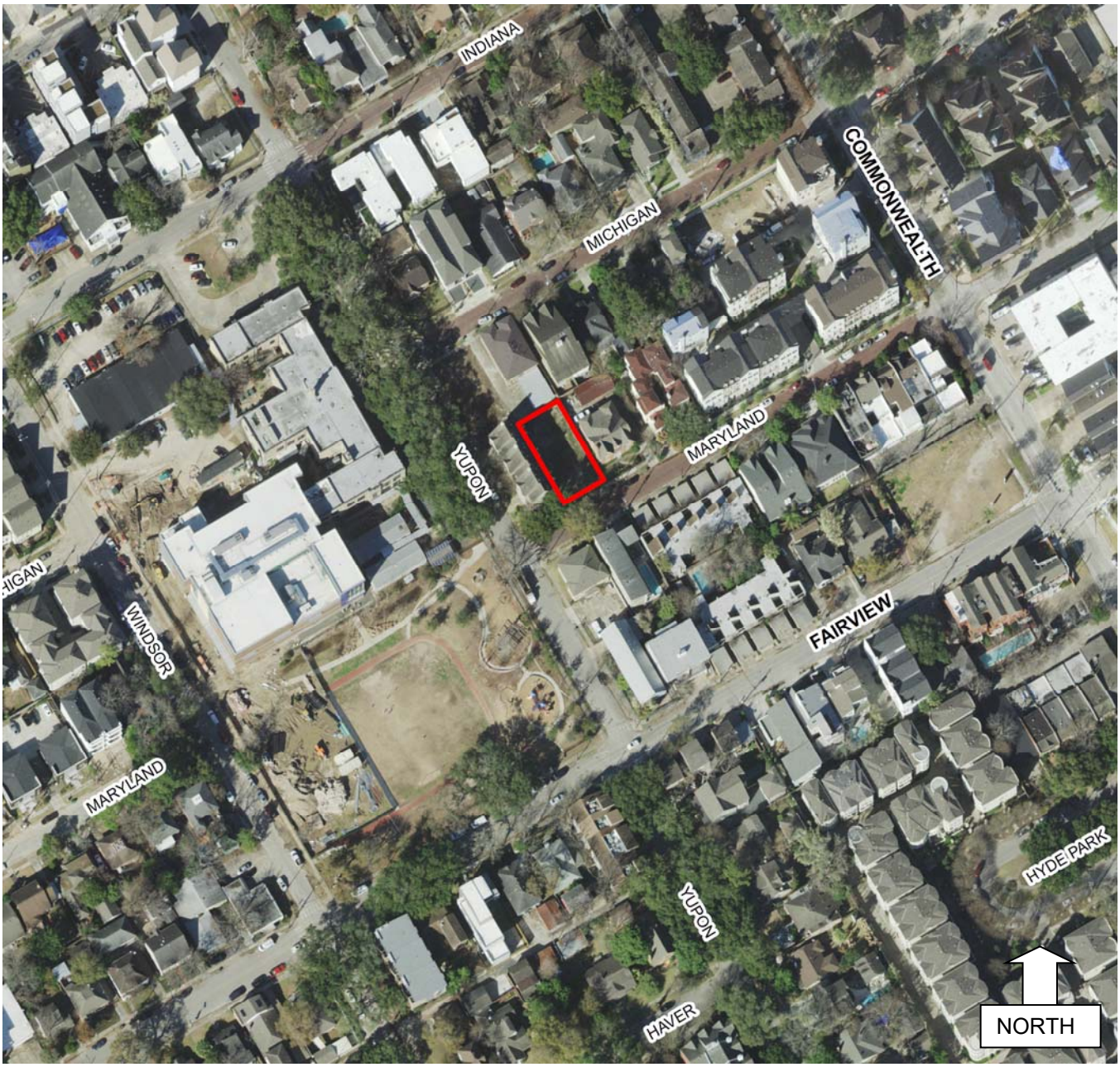

C – Public Hearings Aerial

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
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Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

January 13, 2021

Dear Property Owner:

Reference Number: 2020-2359, Cherryhurst partial replat no 3; replatting of " **Cherryhurst,**" being Lot 2, Block 21, as recorded in Volume 5 Page 38 of the Harris County Map Records.

The property is located east of Yupon Street and north along Maryland Street.
The purpose of the replat is to create two (2) single family lots.
The applicant Mary Villareal, with The Interfield Group, on behalf of Parra Design Group, can be contacted at 713-780-0909 Ext 312.

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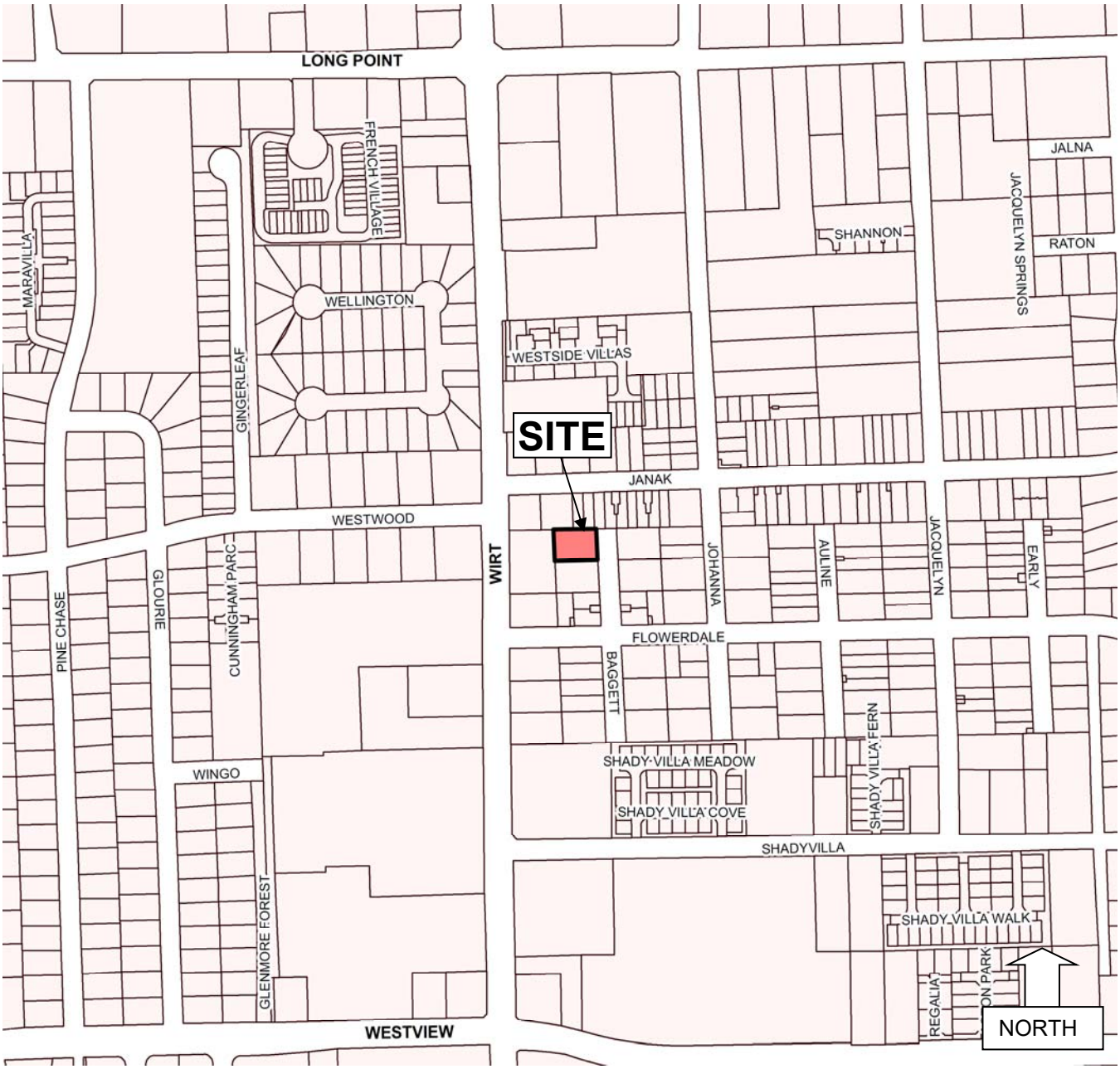
Controller: Chris B. Brown

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Craig Woods partial replat no 32

Applicant: ICMC Group Inc



C – Public Hearings Site Location

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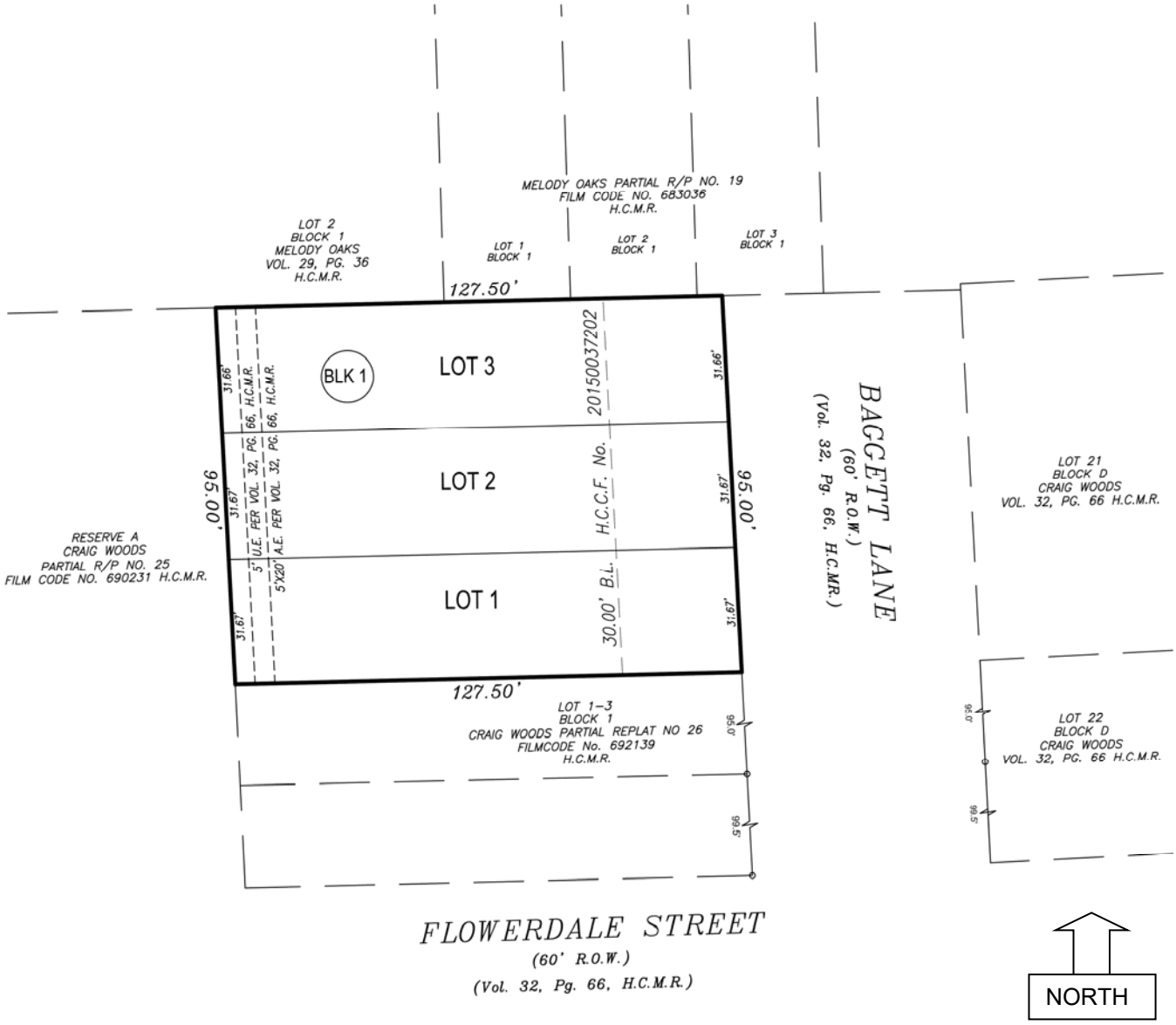

C – Public Hearings Subdivision

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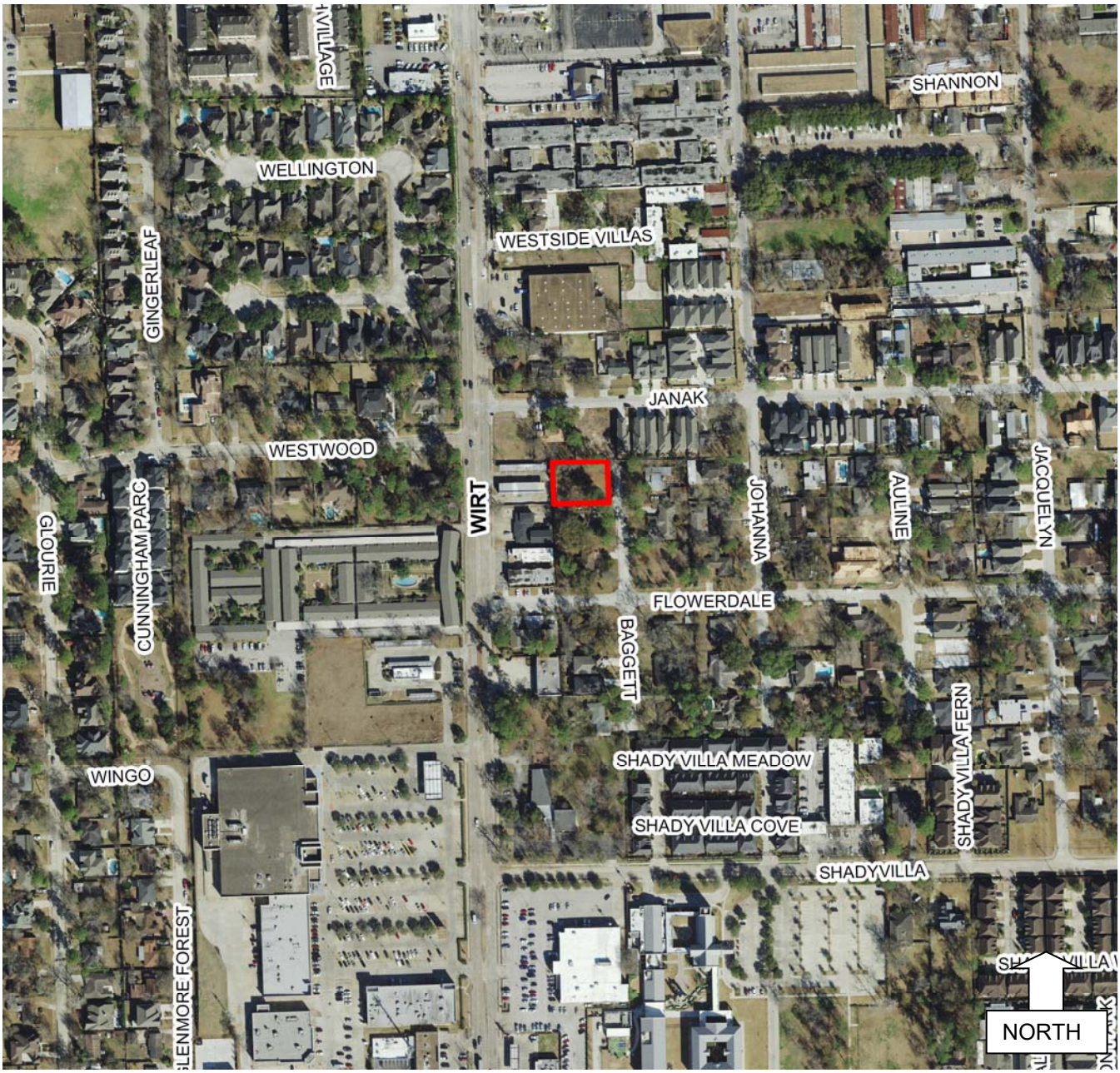

C – Public Hearings Aerial

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Public Hearing Notice

PH

January 13, 2021

Dear Property Owner:

Reference Number: 2020-2299, Craig Woods partial replat no 32; replatting of " **Craig Woods,**" being a portion of Lot 6, Block A, as recorded at Film Code No. 032066 of the Harris County Map Records.

The property is located west along Baggett Lane north of Flowerdale St., south of Long Point Rd east of Wirt Rd.
The purpose of the partial replat is to create three single family lots.
The applicant, Gina Poveda, with ICMC GROUP INC, on behalf of Martin RE Group, can be contacted at 713-681-5757 Ext 103.

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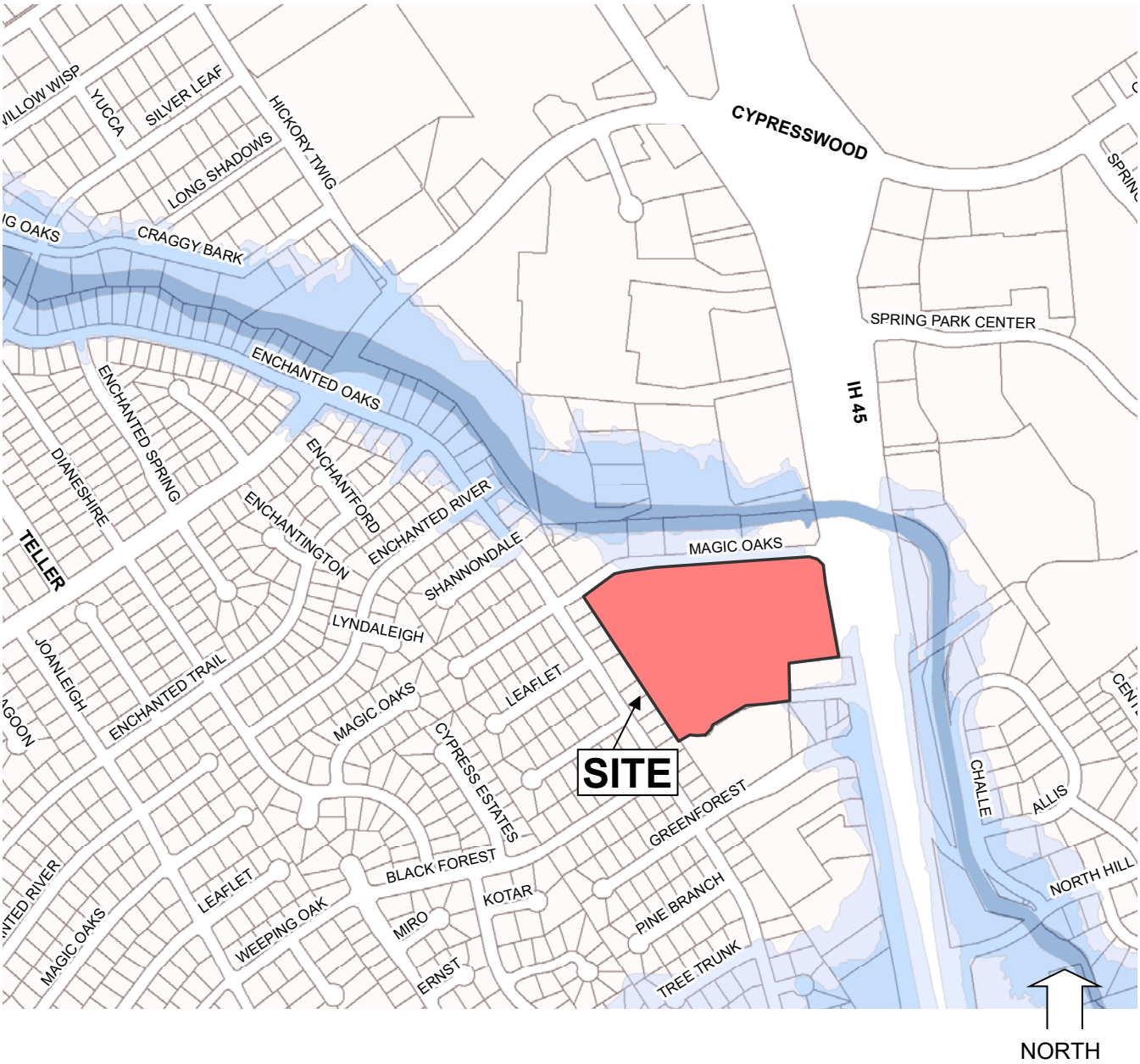
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Enchanted Oaks Sec 2 partial replat no 1 and extension (DEF 1)

Applicant: The Pinnell Group, LLC



C – Public Hearings Site Location

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 02/04/2021**

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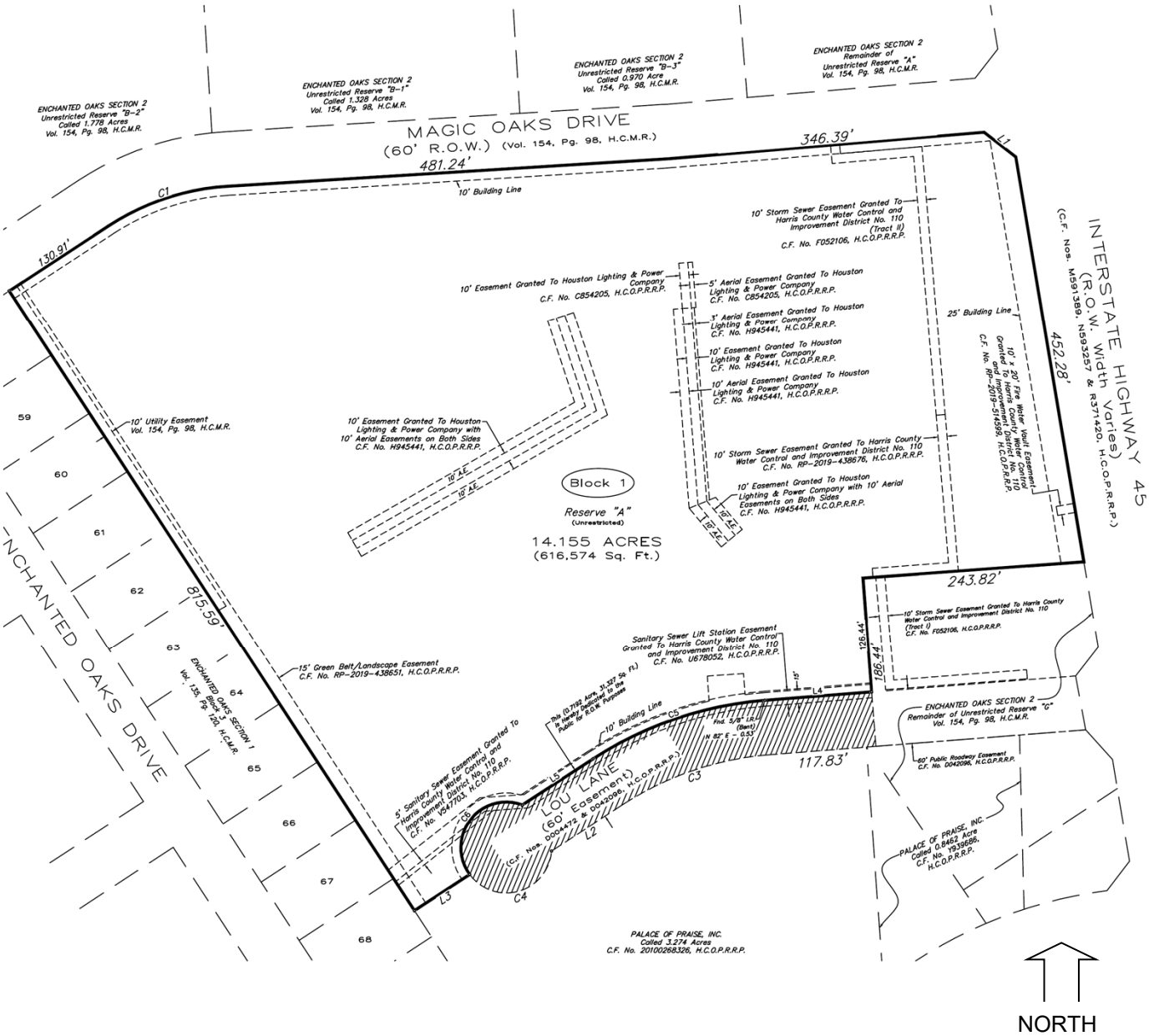

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Enchanted Oaks Sec 2 partial replat no 1 and extension (DEF 1)

Applicant: The Pinnell Group, LLC

C – Public Hearings Aerial

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

Public Hearing Notice

PH

December 29, 2020

Dear Property Owner:

Reference Number: 2020-2245; Enchanted Oaks Sec 2 partial replat no 1 and extension; replatting **of** reserves E and F and a portion of Reserves C, D, and G of **"Enchanted Oaks Sec 2"** as recorded at Vol 154, page 98 of the Harris County Map.

The property is located at the intersection of Magic Oaks Drive and Interstate 45 North Freeway. The purpose of the replat is to create one (1) unrestricted reserve and abandon utility easements. The applicant, Michael Haworth, with The Pinnell Group, LLC, on behalf of Demontrond Motor Corporation, can be contacted at 281-363-8700.

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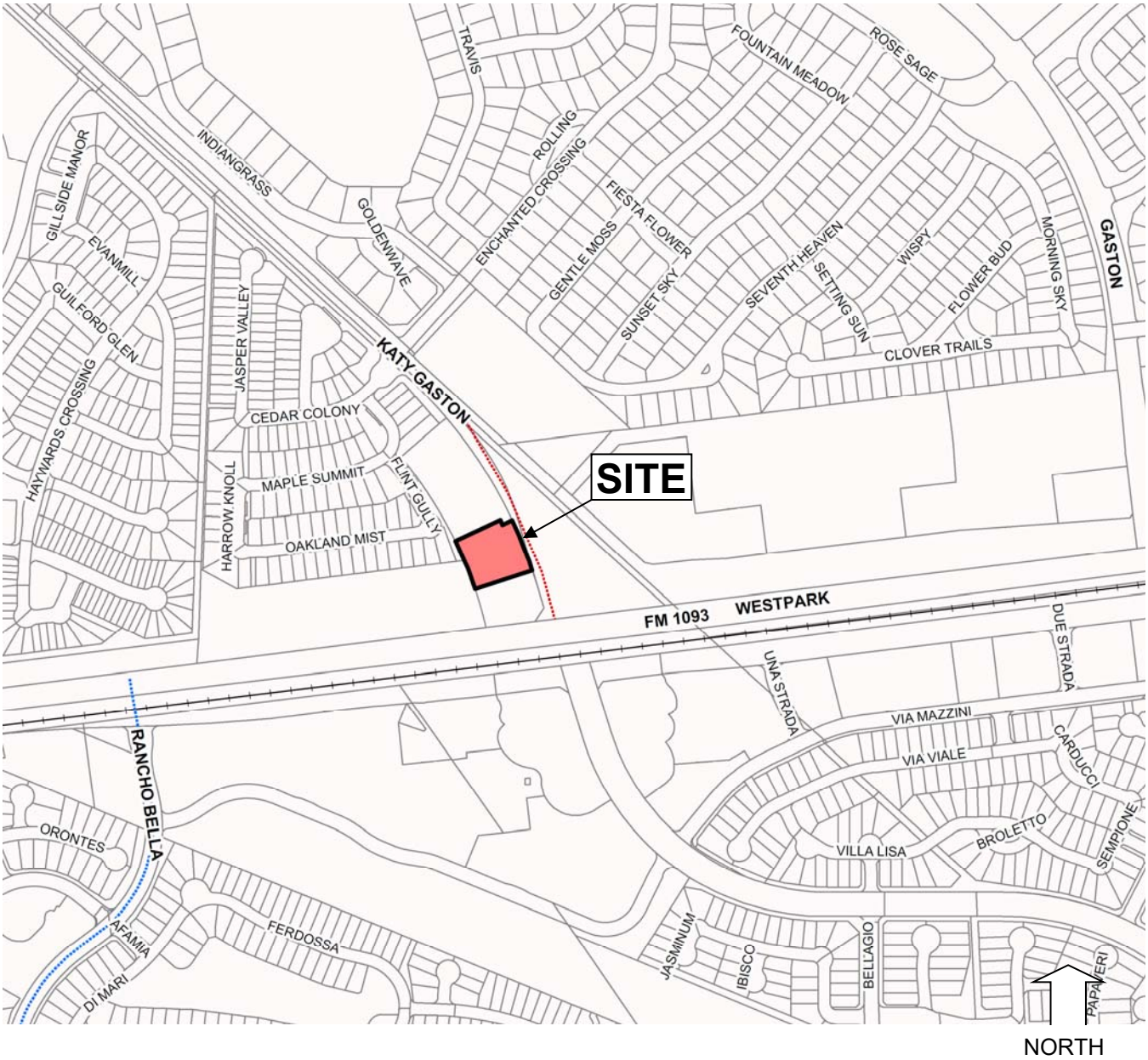
Controller: Chris B. Brown

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Katy Gaston Tract partial replat no 1

Applicant: West Katy Properties, LLC



C – Public Hearings Site Location

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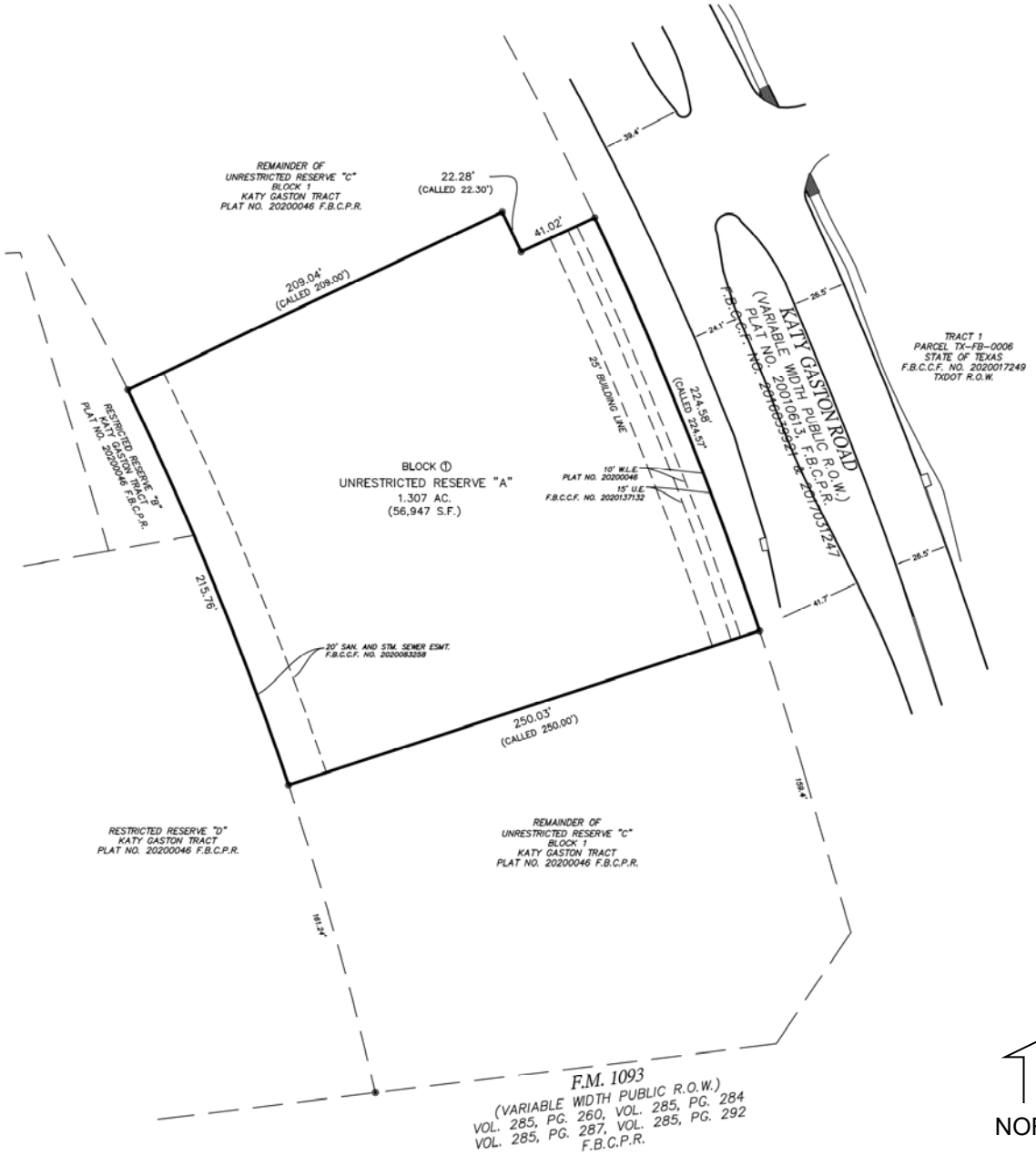

C – Public Hearings Subdivision

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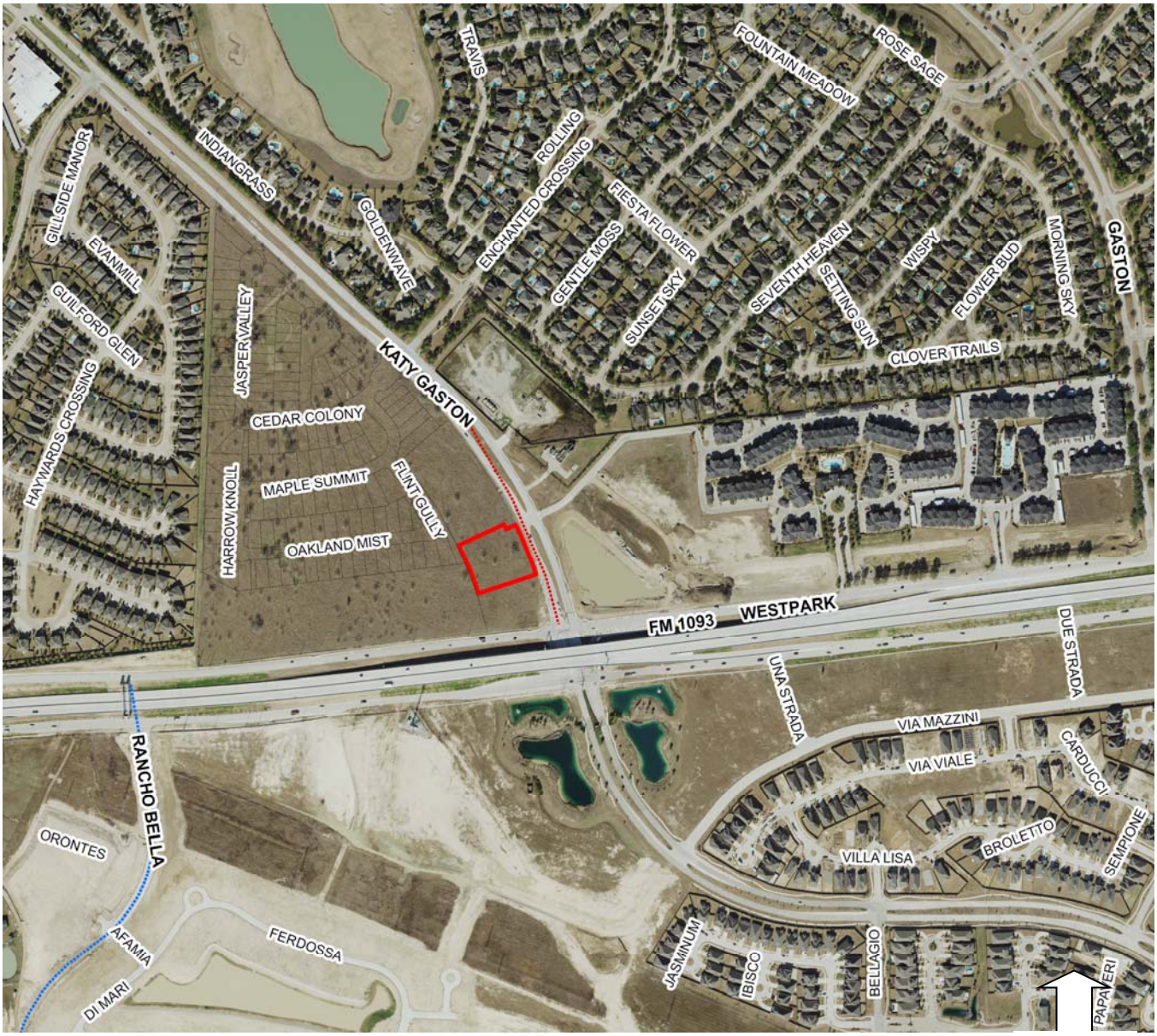

C – Public Hearings Aerial

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

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F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

January 13, 2021

Dear Property Owner:

Reference Number: 2020-2449; Katy Gaston Tract partial replat no 1 replatting a portion Unrestricted Reserve C in Block 1, as recorded in File No. 20200046 of the Fort Bend County Plat Records.

The property is located west along Katy Gaston Road, north of Westpark Tollway/FM 1093. The purpose of the replat is to create one (1) Unrestricted Reserve. The applicant, Carlos Cuevas, with Interland Surveying., on behalf of West Katy Properties, LLC, can be contacted at 713-880-0516.

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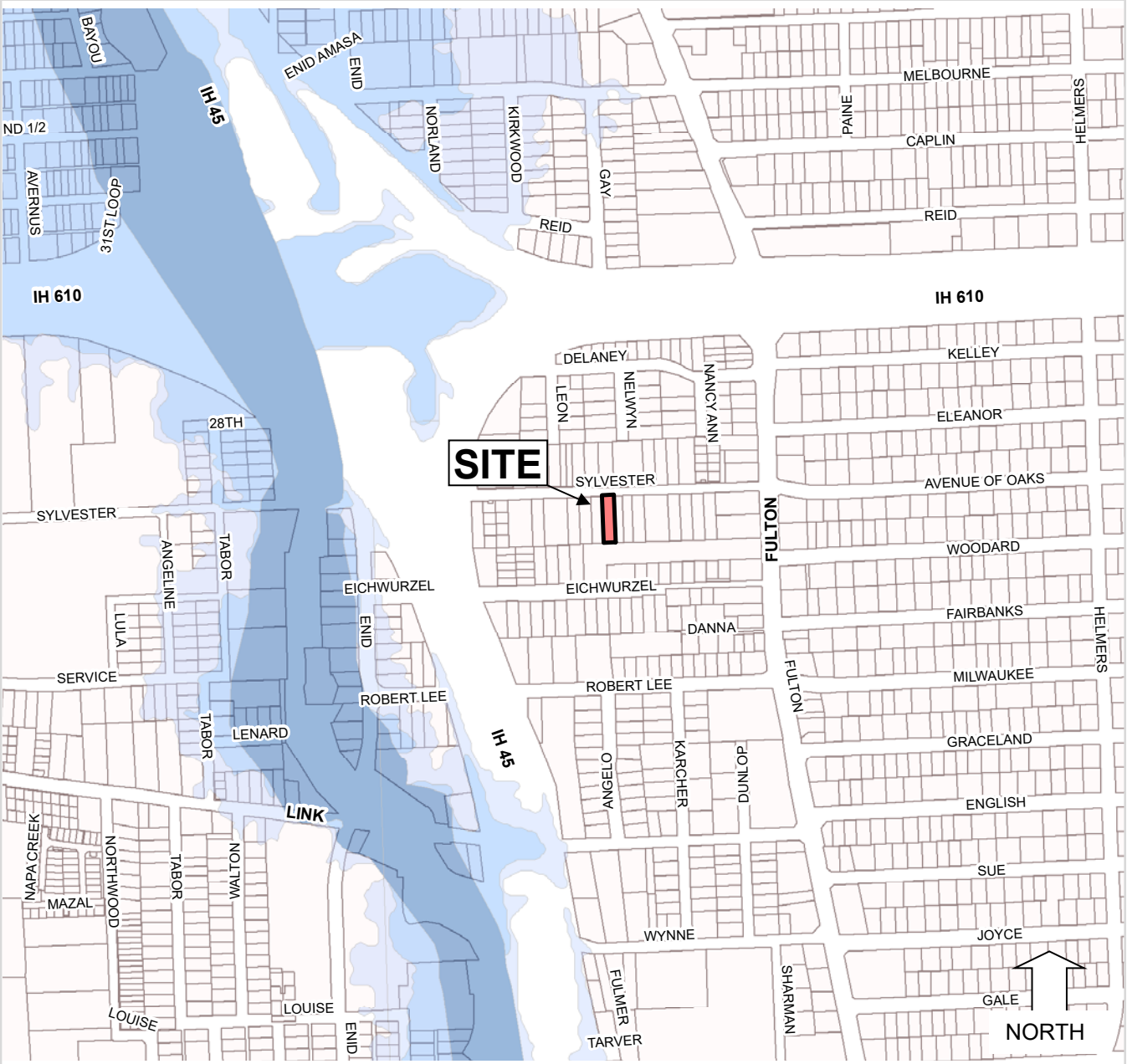
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Little House Row replat no 1 (DEF 1)

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



C – Public Hearings Site Location

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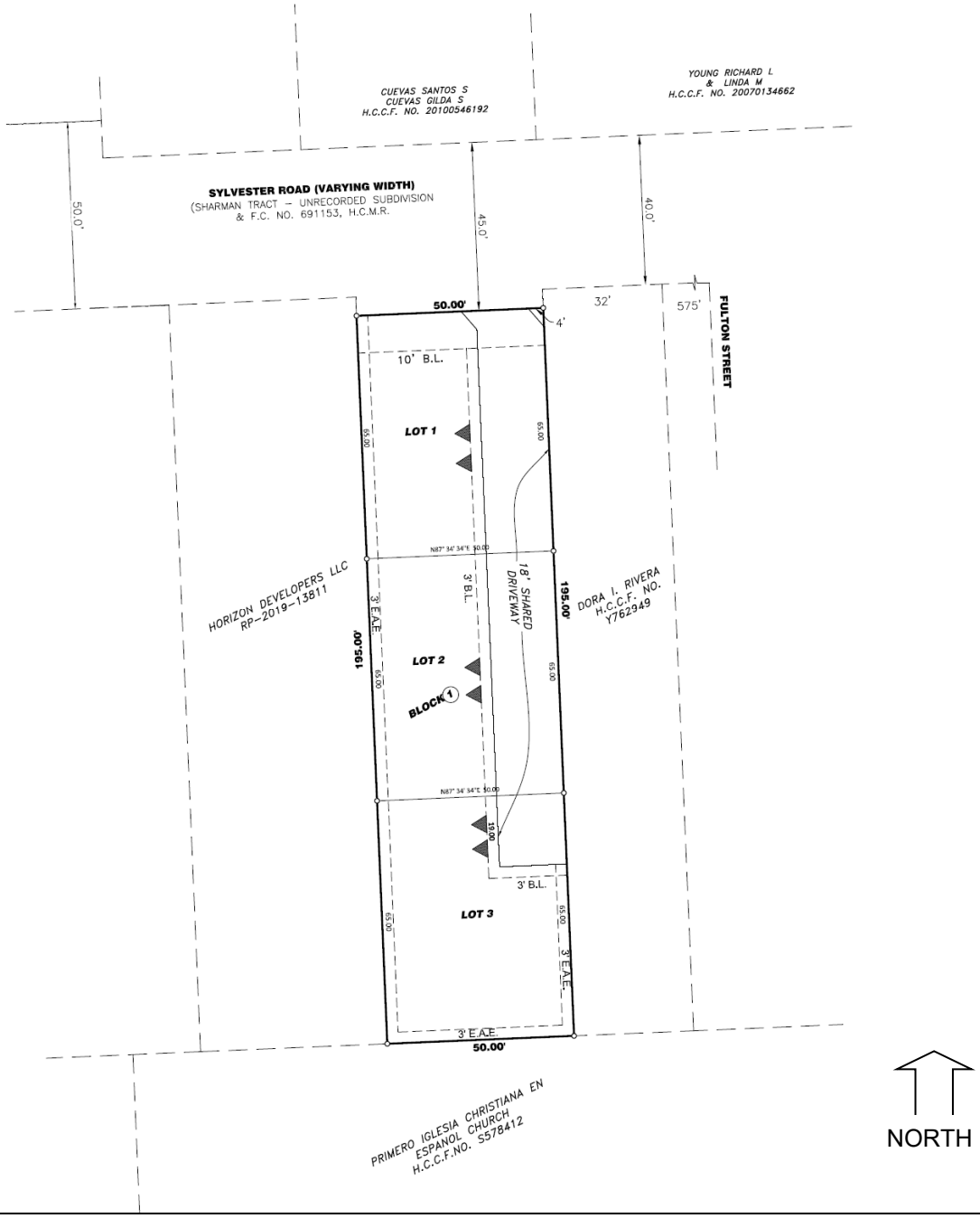

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 02/04/2021**

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C – Public Hearings Aerial

1

CITY OF HOUSTON

Planning and Development

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

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www.houstontx.gov

Public Hearing Notice

PH

December 18, 2020

Dear Property Owner:

Reference Number: 2020-2267; Little House ROW replat no 1; full replatting of "Little House ROW". This proposal includes the replatting of all of Little House ROW, as recorded at Film Code No. 691153 of the Harris County Map Records.

The property is located along and south of Sylvester Road between I-45 and Fulton Street. The purpose of the replat is to create three (3) single-family residential lots and to revise the total no. of dwelling units in the density table. The applicant, **Josh Kester**, with Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP, can be contacted at **713-667-0800**.

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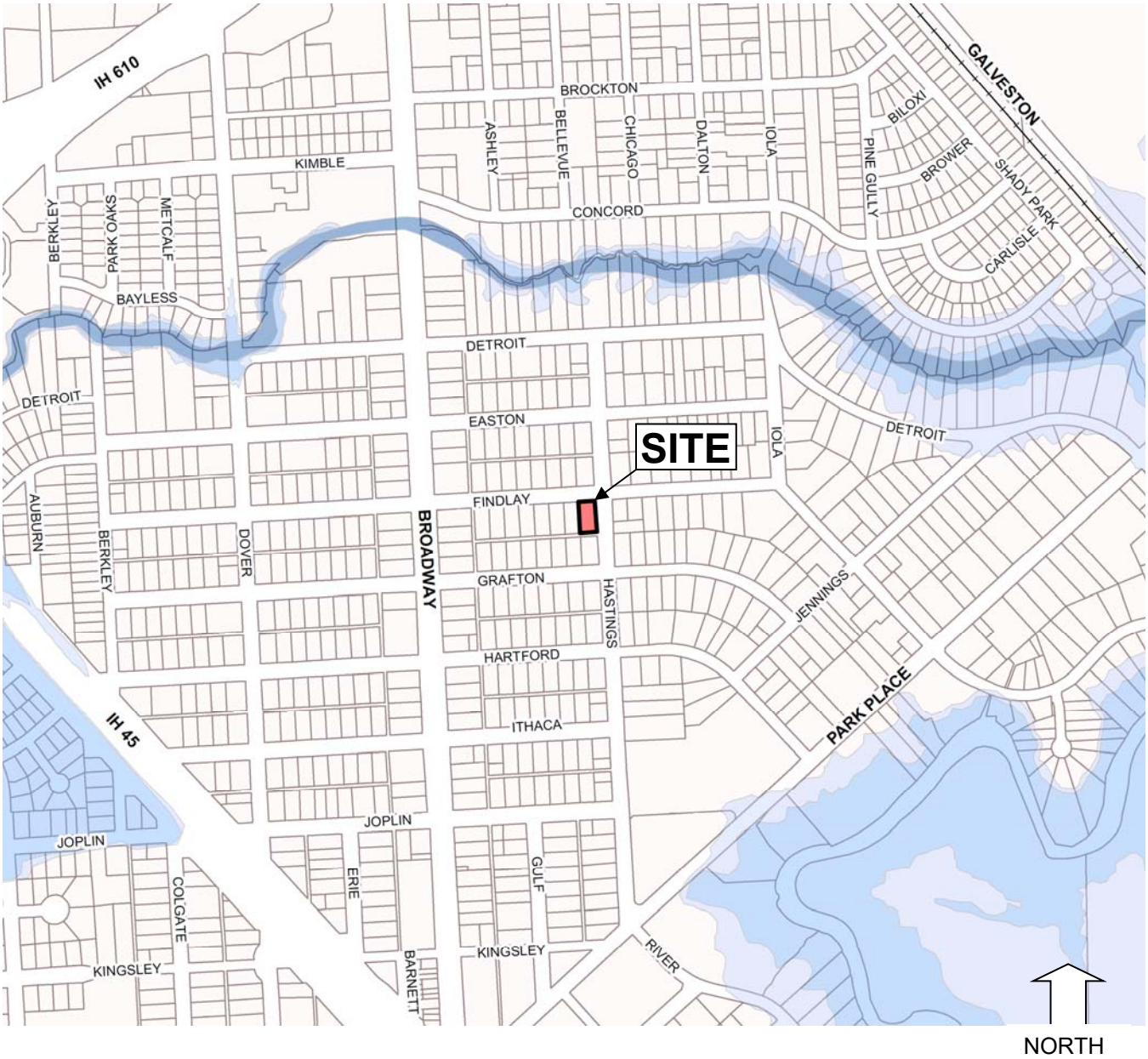
Controller: Chris B. Brown

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Park Place Acre Villa partial replat no 2

Applicant: Teran Group LLC



C – Public Hearings Site Location

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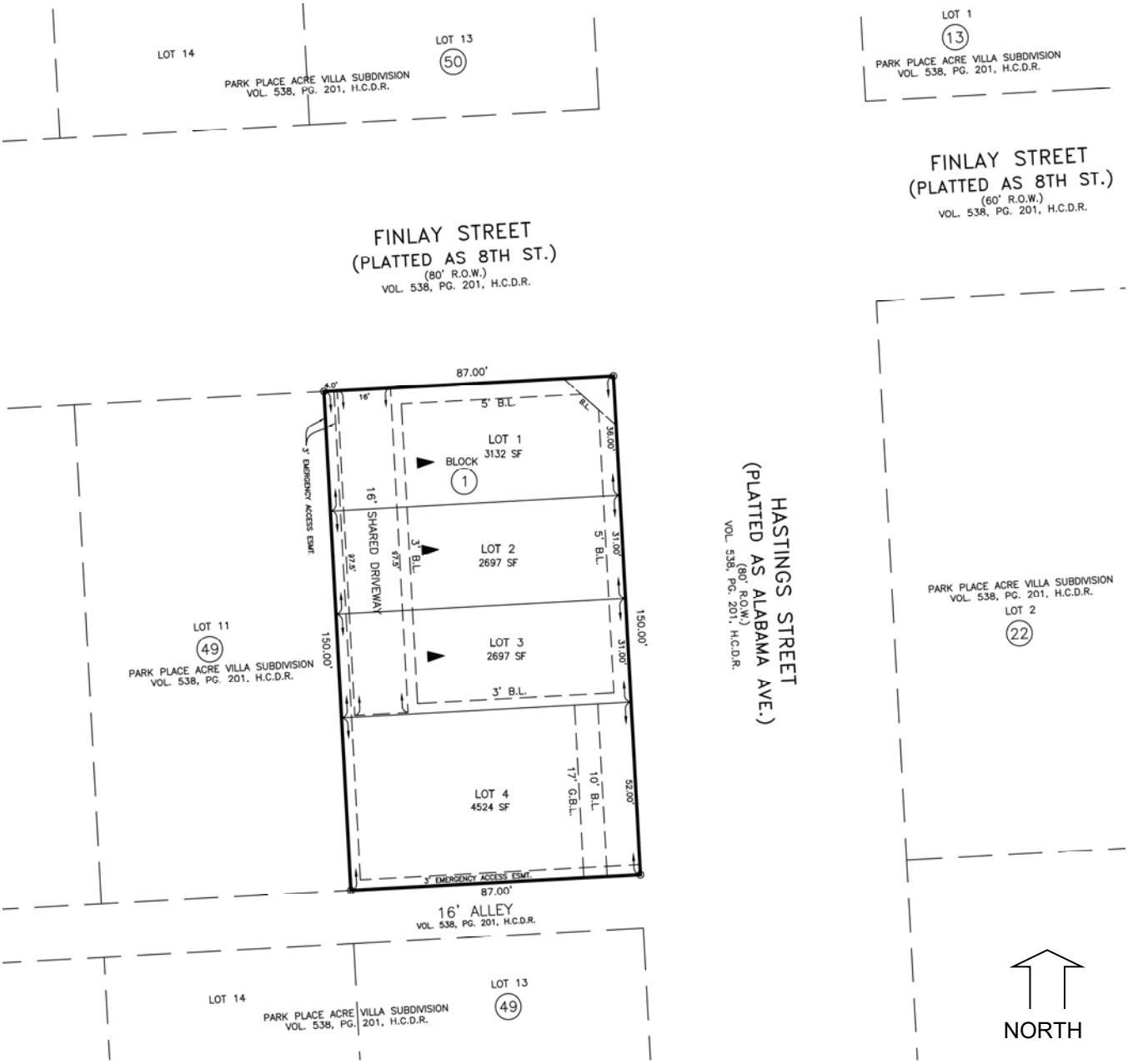

C – Public Hearings Subdivision

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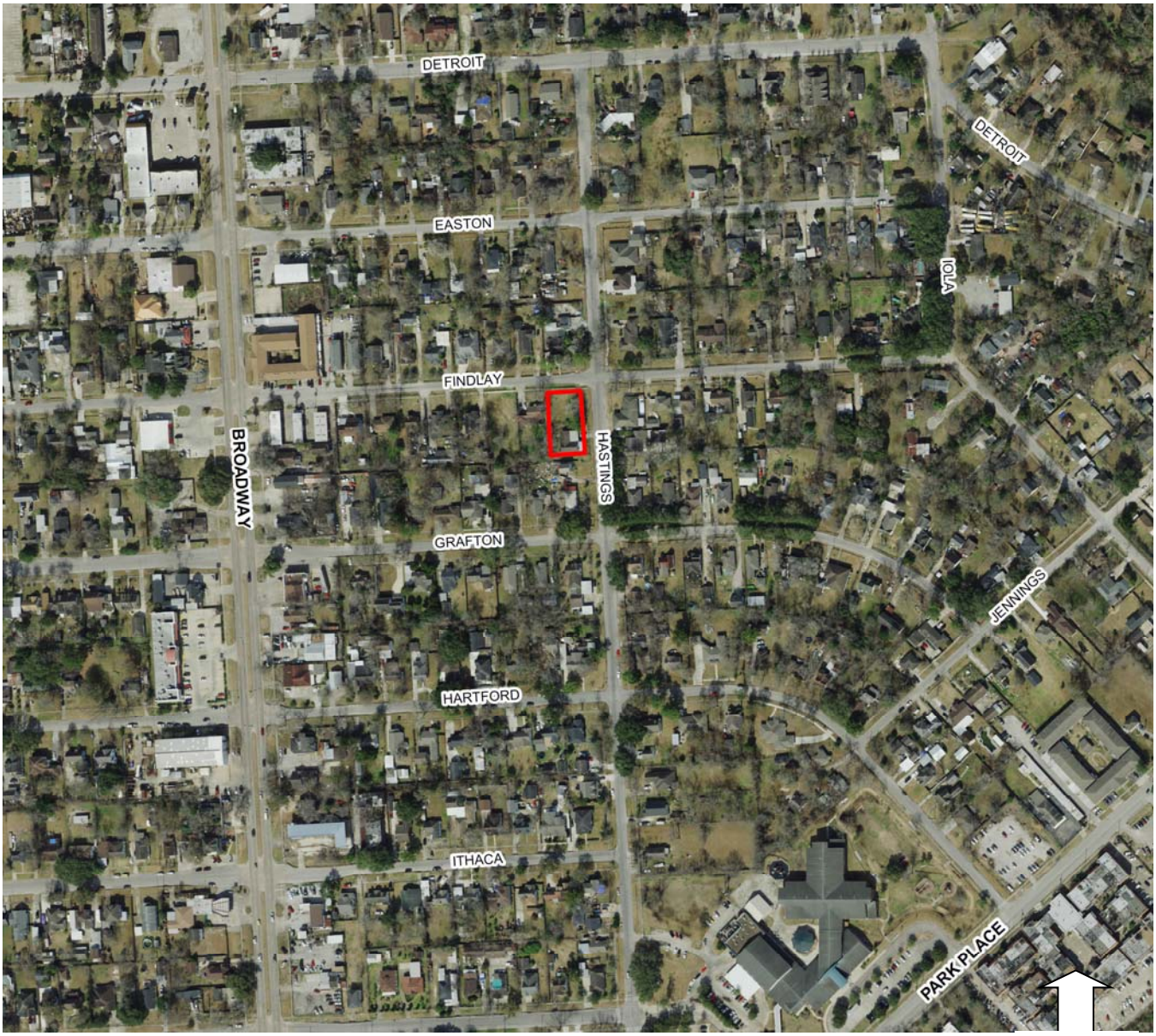

C – Public Hearings Aerial

CITY OF HOUSTON
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T. 832.393.6600
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Public Hearing Notice

PH

January 13, 2021

Dear Property Owner:

Reference Number: 2020-2287; Park Place Acre Villa partial replat no 2; replatting of Lot 12 of Block 49 of **"Park Place Acre Villa"** as recorded in Vol. 538, Pg. 201 of the Harris County Deed Records.

The property is located at the southwest intersection of Findlay Street and Hastings Street. The purpose of the replat is to create four (4) single-family residential lots. The applicant, Orlando Teran, with Teran Group LLC, can be contacted at 716-244-9795.

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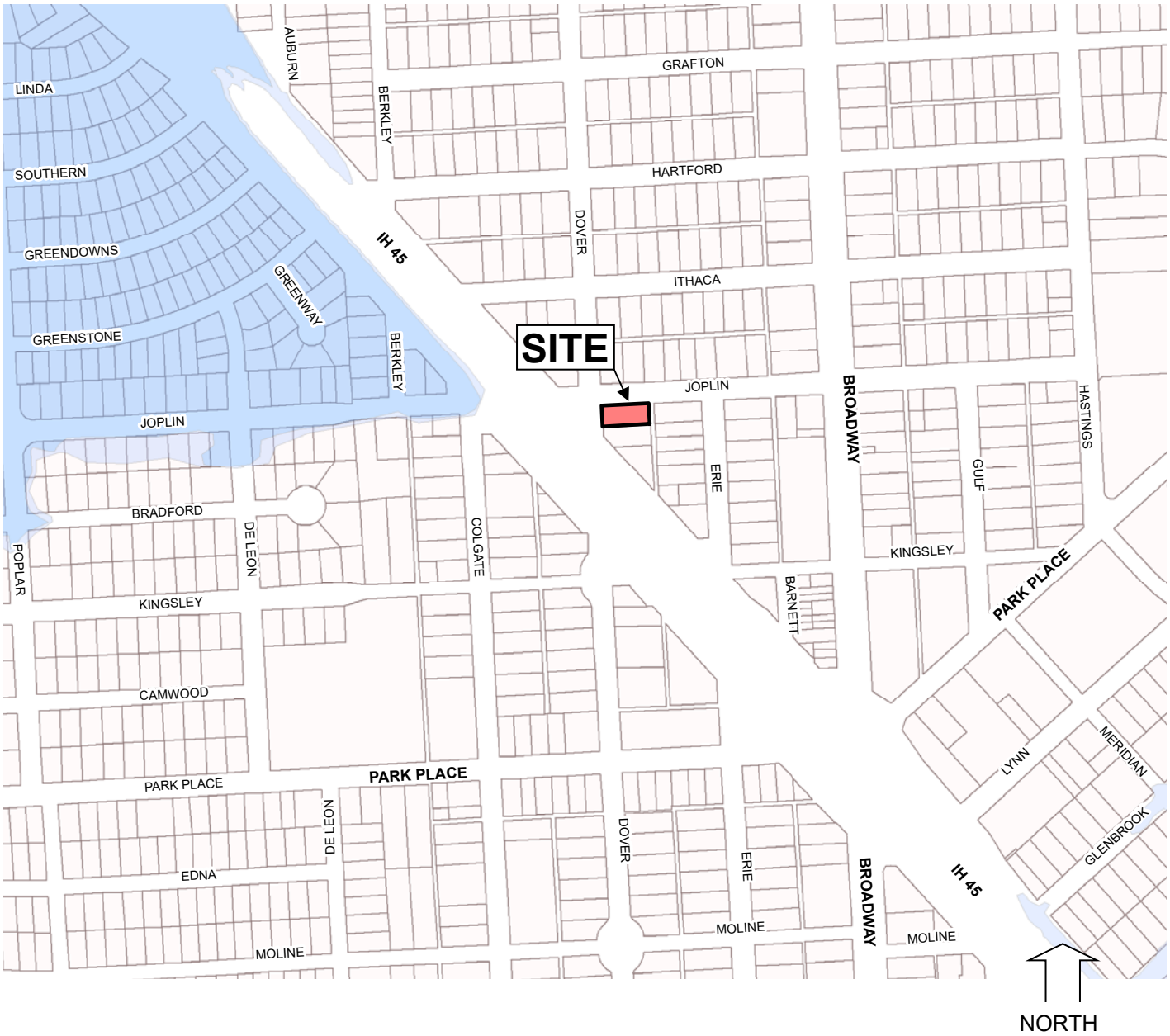
Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Park Place partial replat no 5 (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Site Location

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 02/04/2021**

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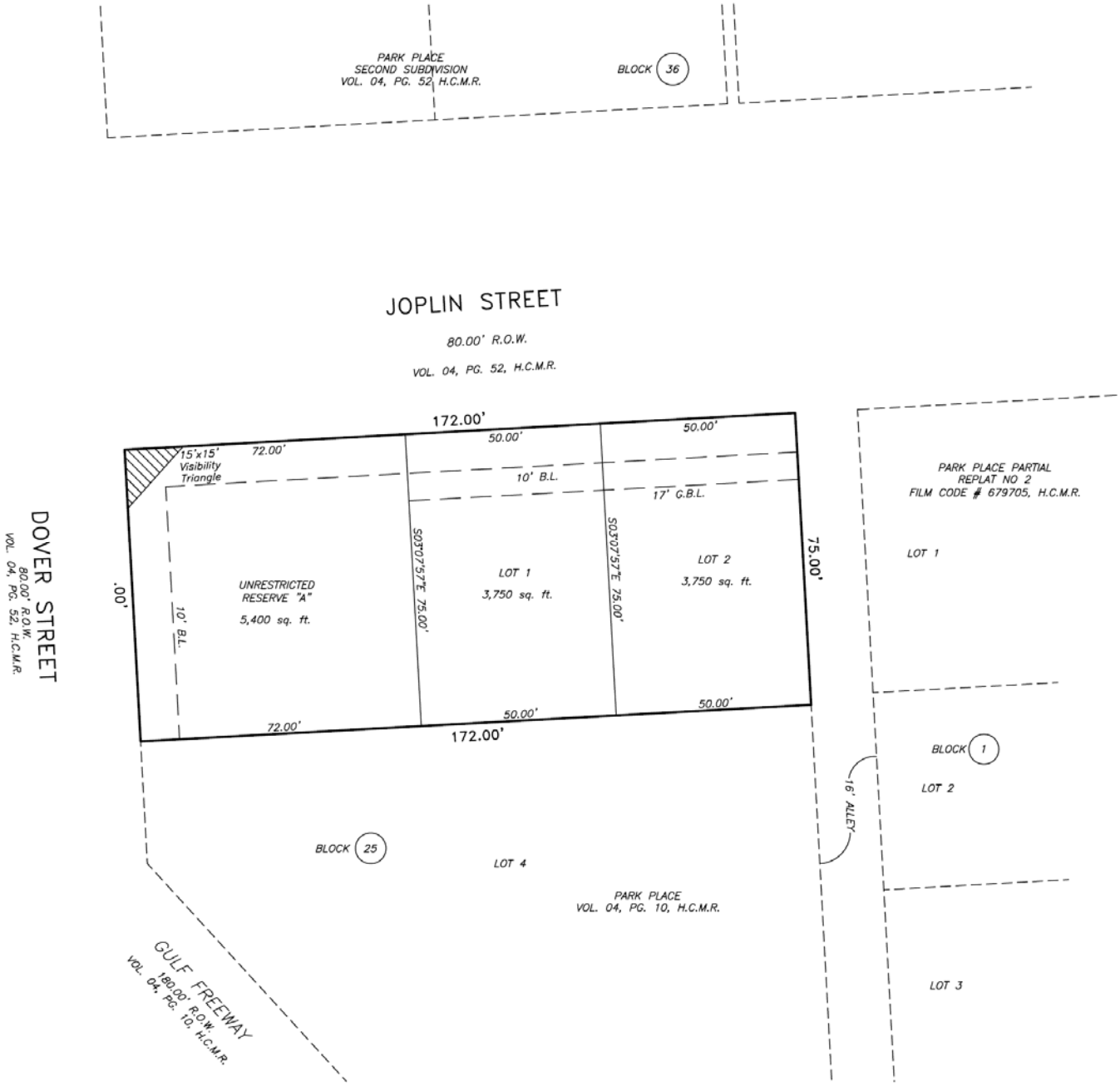

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Park Place partial replat no 5 (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC

NORTH

C – Public Hearings Aerial

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

Public Hearing Notice

PH

December 30, 2020

Dear Property Owner:

Reference Number: 2020-2026; Park Place partial replat no 5; replatting all of Lot 5, Block 25 of "Park Place" as recorded in Volume 4, Page 10 of the Harris County Map Records.

The property is located at the southeast intersection of Joplin Street and Dover Street, northeast of I-45 and west of Broadway Street. The purpose of the replat is to create two (2) single-family residential lots and one (1) Unrestricted Reserve. The applicant, Uriel Figueroa, with PLS Construction Layout, Inc., on behalf of Filomeno Ruiz, can be contacted at 713-480-4075.

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Thursday, January 21, 2021 at 2:30 PM

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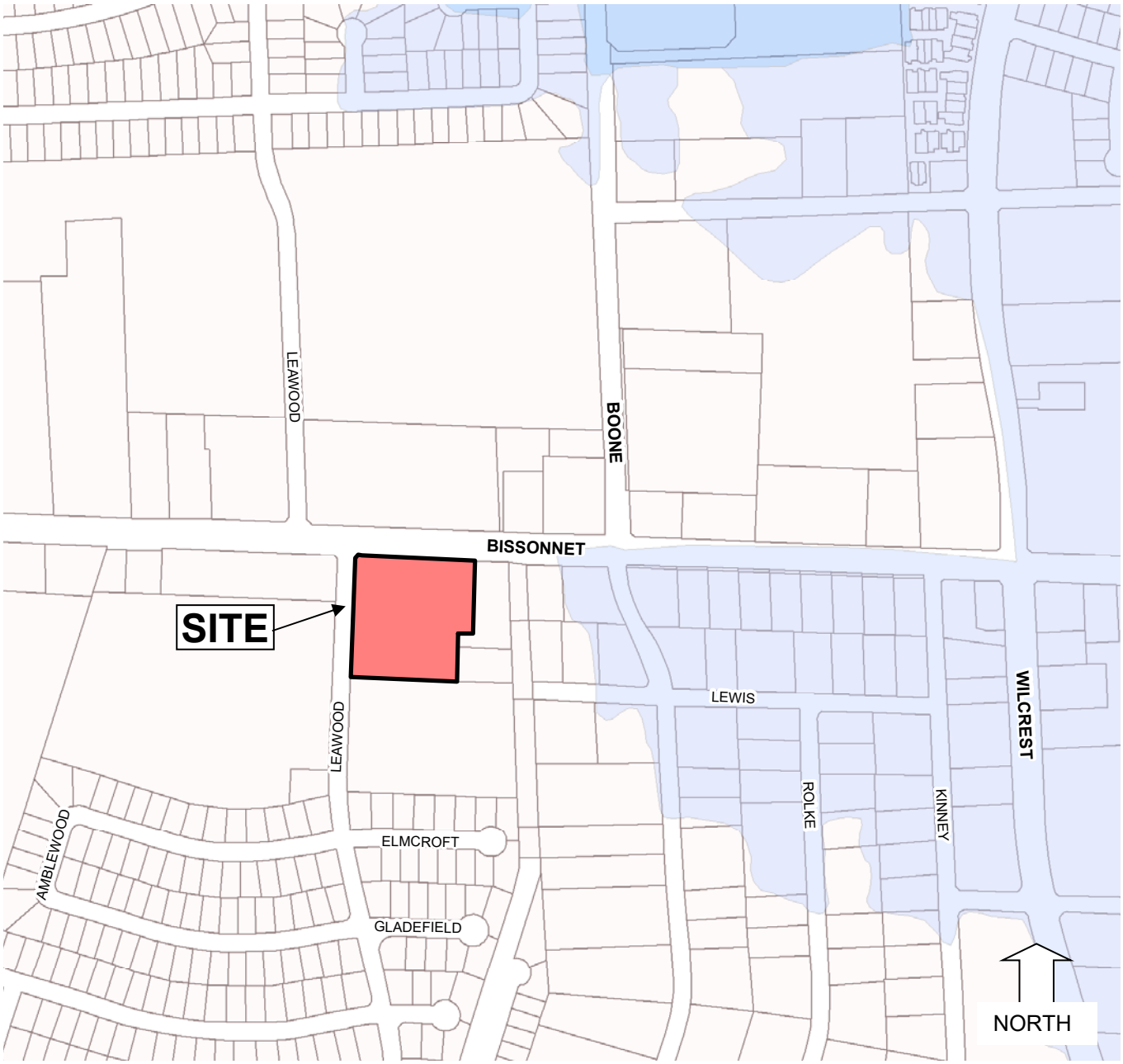
Controller: Chris B. Brown

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Parkglen West Sec 2 partial replat no 1

Applicant: RED CONSULTANTS



C – Public Hearings Site Location

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Parkglen West Sec 2 partial replat no 1

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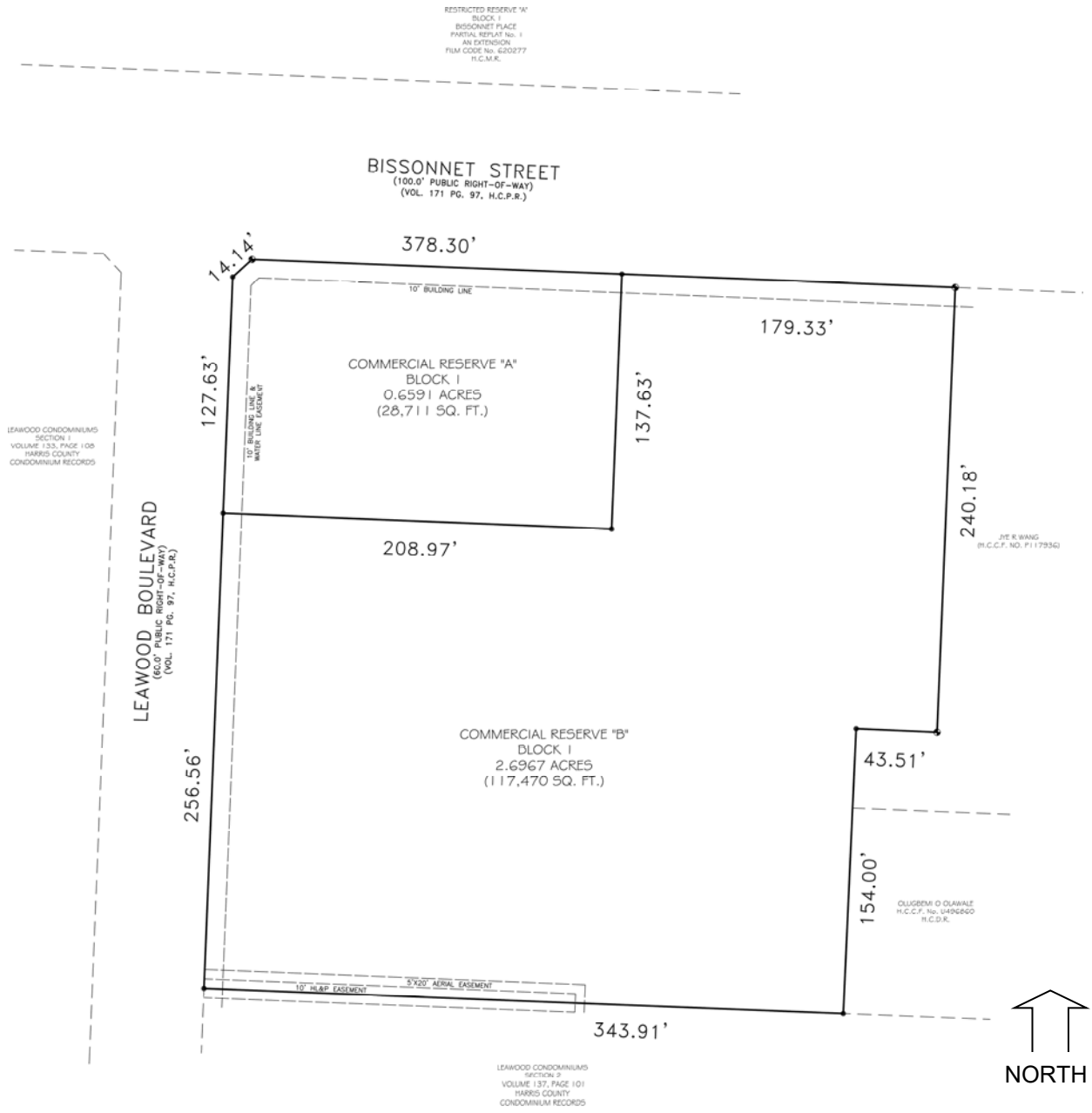

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Parkglen West Sec 2 partial replat no 1

Applicant: RED CONSULTANTS

C – Public Hearings Aerial

1

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

Public Hearing Notice

PH

January 11, 2021

Dear Property Owner:

Reference Number: 2020-2097; Parkglen West Sec 2 partial replat no 1; partial replatting of "Parkglen West Section 2". This proposal includes the replatting of a portion of Unrestricted Reserve “B”, in Block 19, as recorded in Volume 171, Page 97 of the Harris County Map Records.

The property is located at the southeast intersection of Bissonnet Street and Leawood Boulevard. The purpose of the replat is to create two (2) commercial reserves. The applicant, **Deirdre Brock**, with Red Consultants, can be contacted at **281-948-2438**.

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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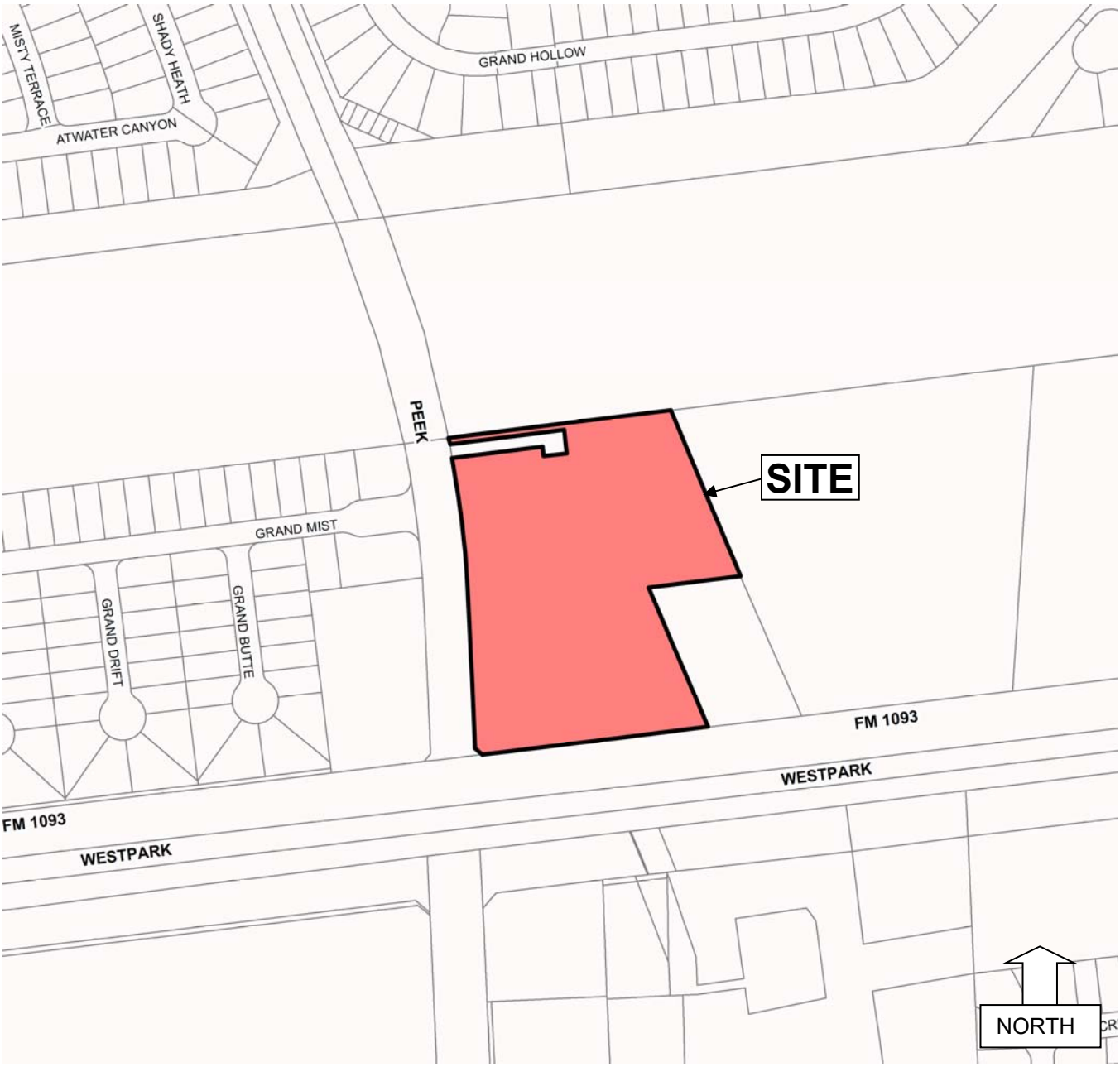
Controller: Chris B. Brown

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Peek Entrepreneurs replat no 1

Applicant: Advance Surveying, Inc



C – Public Hearings Site Location

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 02/04/2021**

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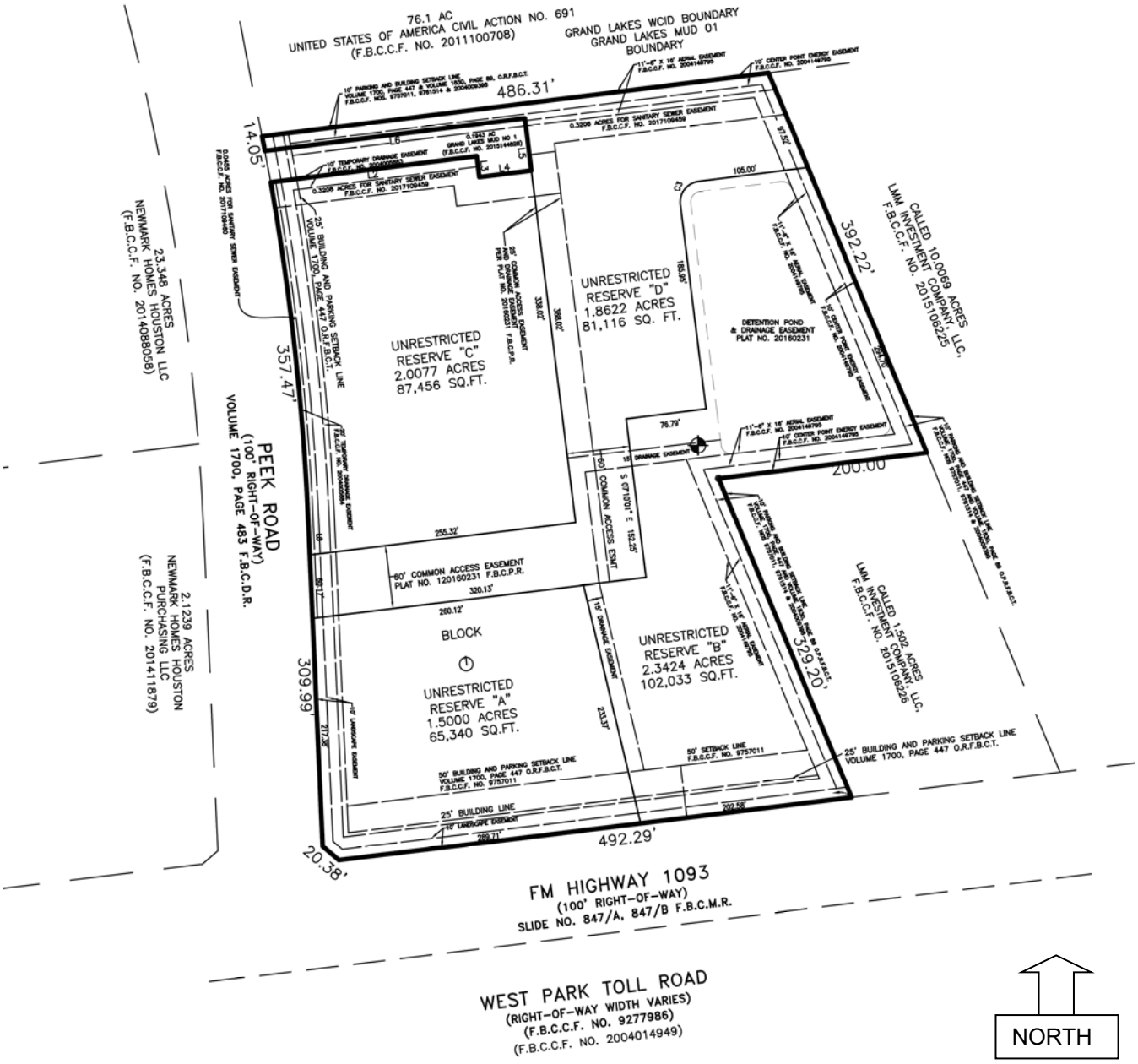

C – Public Hearings Subdivision

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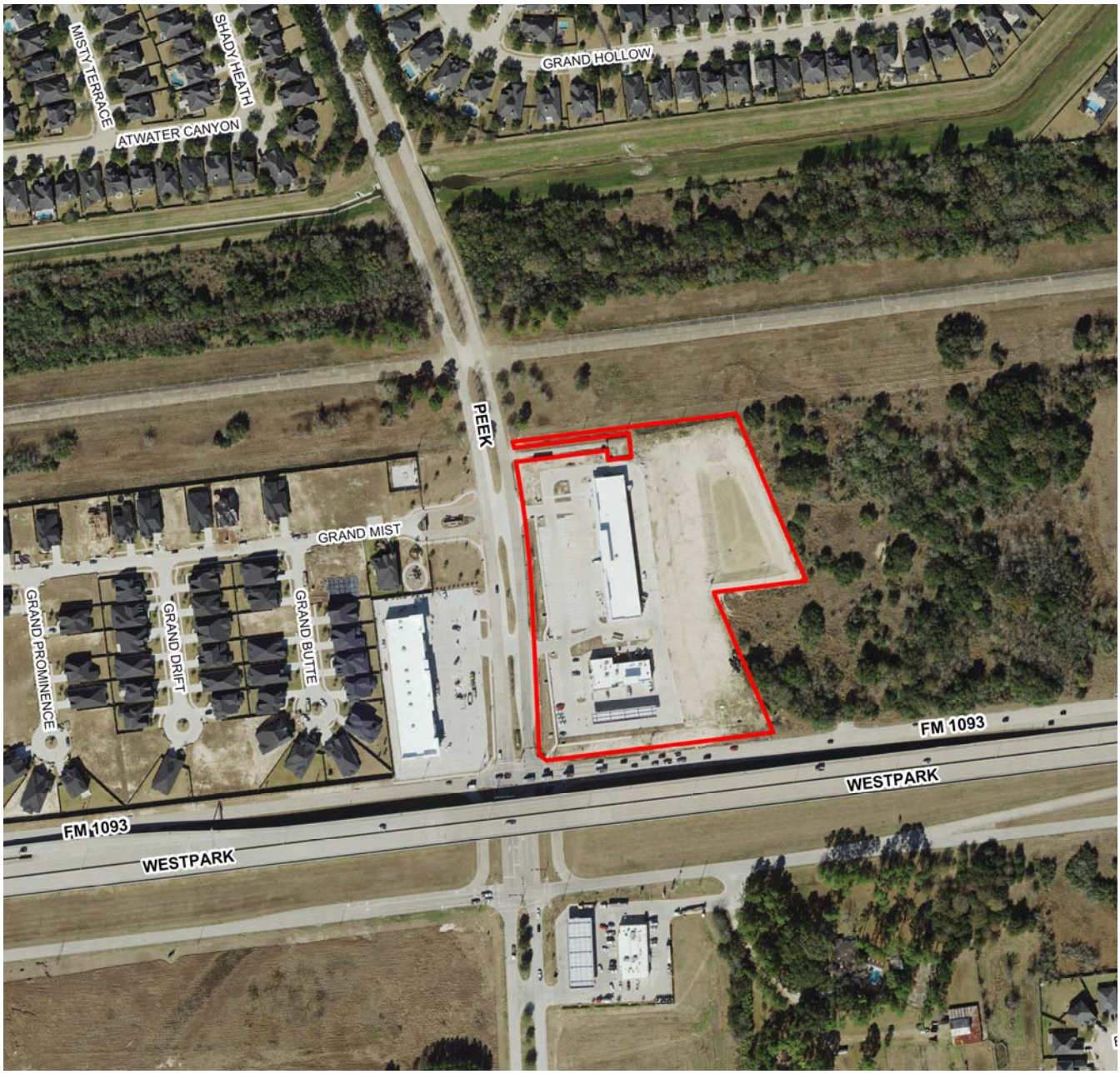
Applicant: Advance Surveying, Inc



C – Public Hearings Aerial

CITY OF HOUSTON

Planning and Development

Sylvester Turner

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

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Public Hearing Notice

PH

January 11, 2020

Dear Property Owner:

Reference Number: 2020-2334, Peek Entrepreneurs replat no 1; replatting of "**Peek Entrepreneurs,**" being all of reserves "A-C", block 1, as recorded under 20160231 of the Plat Records of Fort Bend County

The property is located at the northeast intersection of Peek road and F.M 1093.
The purpose of the replat is to create four (4) unrestricted reserves.
The applicant Josh Griffin, with Advanced Surveying, Inc, can be contacted at 281-530-2939.

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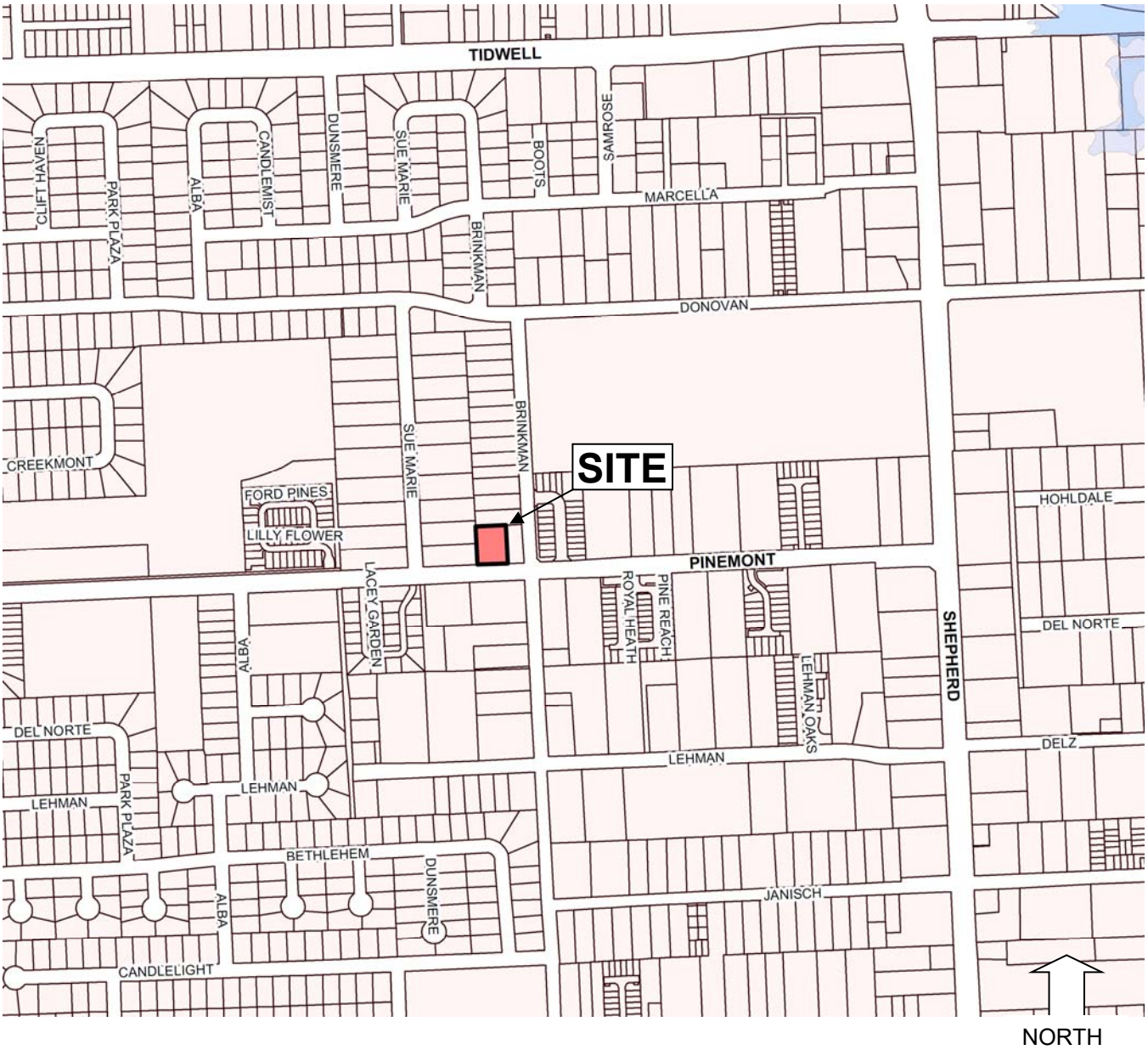
Controller: Chris B. Brown

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Pine Forest Annex partial replat no 1 (DEF 2)

Applicant: ICMC Group Inc



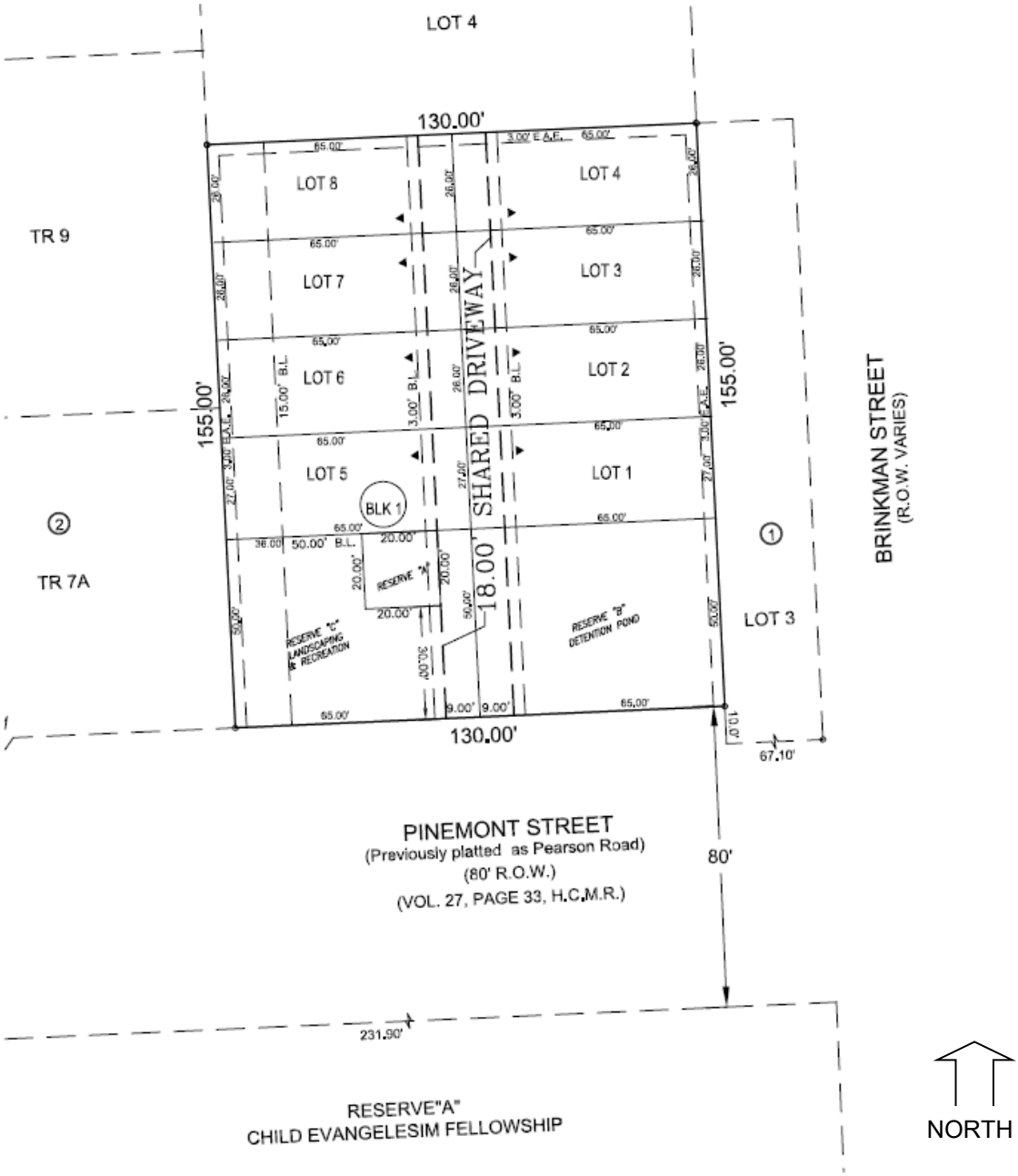
C – Public Hearings Site Location

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Pine Forest Annex partial replat no 1 (DEF 2)

Applicant: ICMC Group Inc



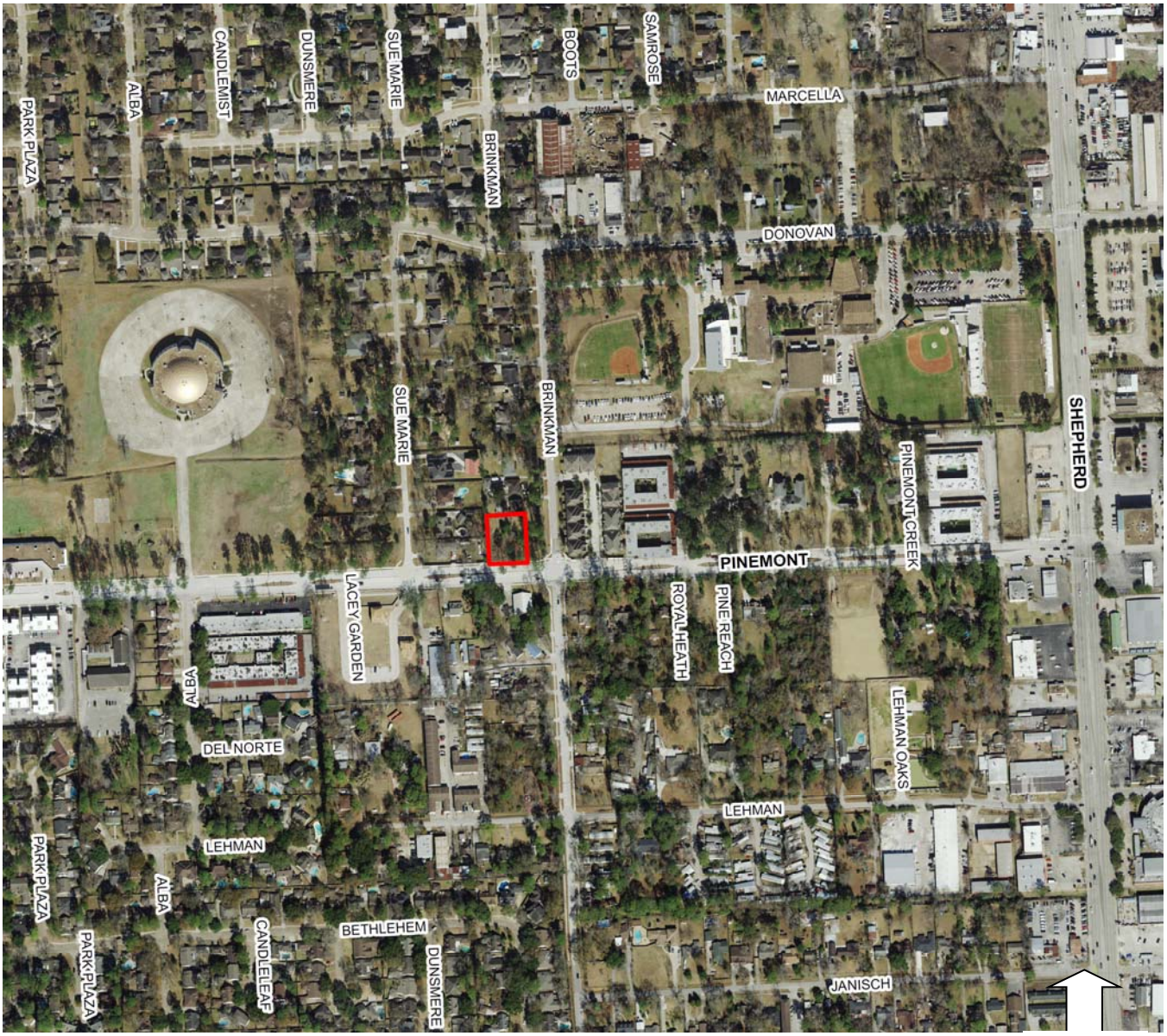
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Pine Forest Annex partial replat no 1 (DEF 2)

Applicant: ICMC Group Inc



C – Public Hearings Aerial

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

Public Hearing Notice

PH

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.

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

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Thursday, January 7, 2021 at 2:30 PM

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

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Planning Commission Body, Authority and Obligation

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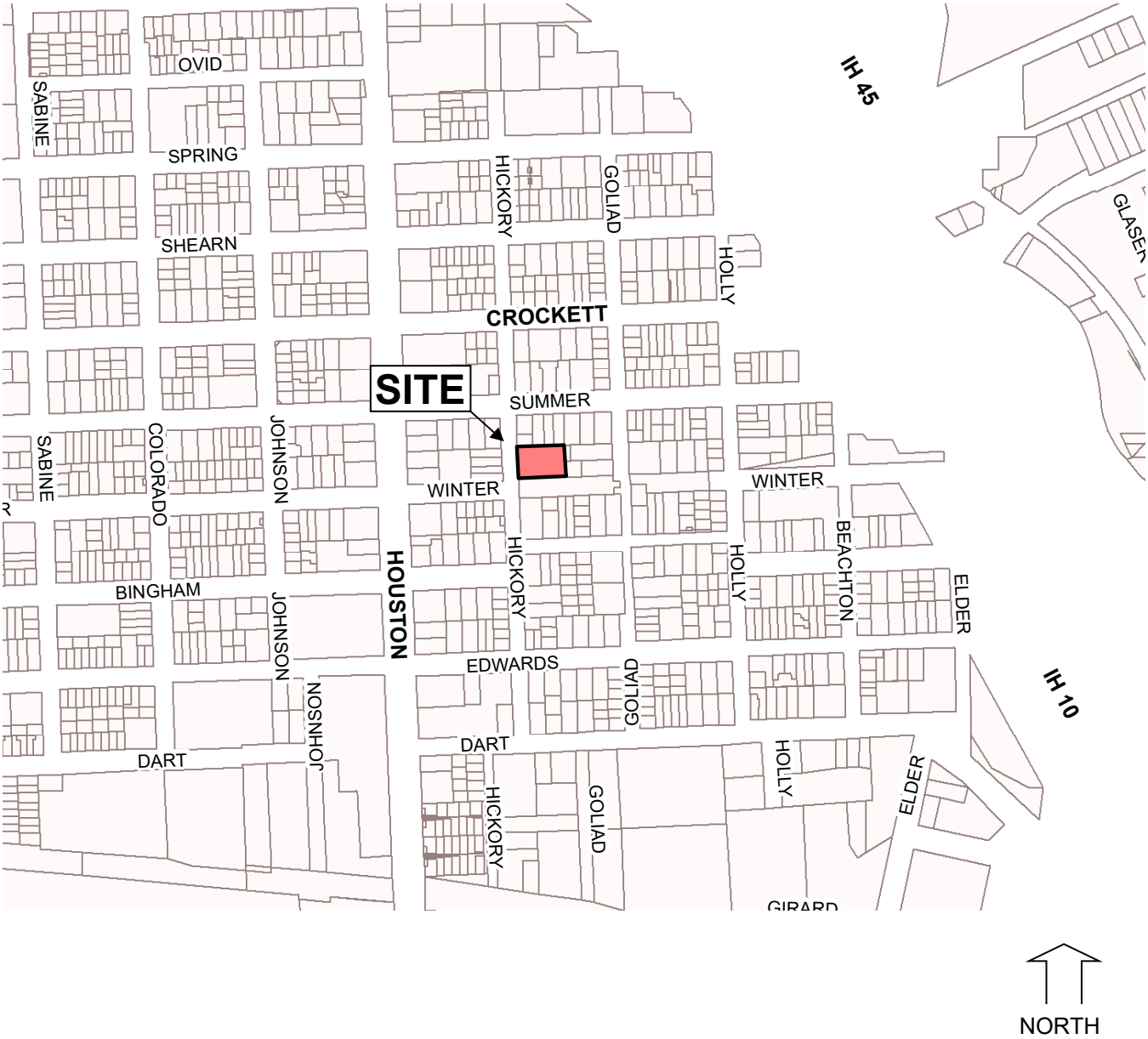
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Saxxon Park

Applicant: Field Data Service, Inc



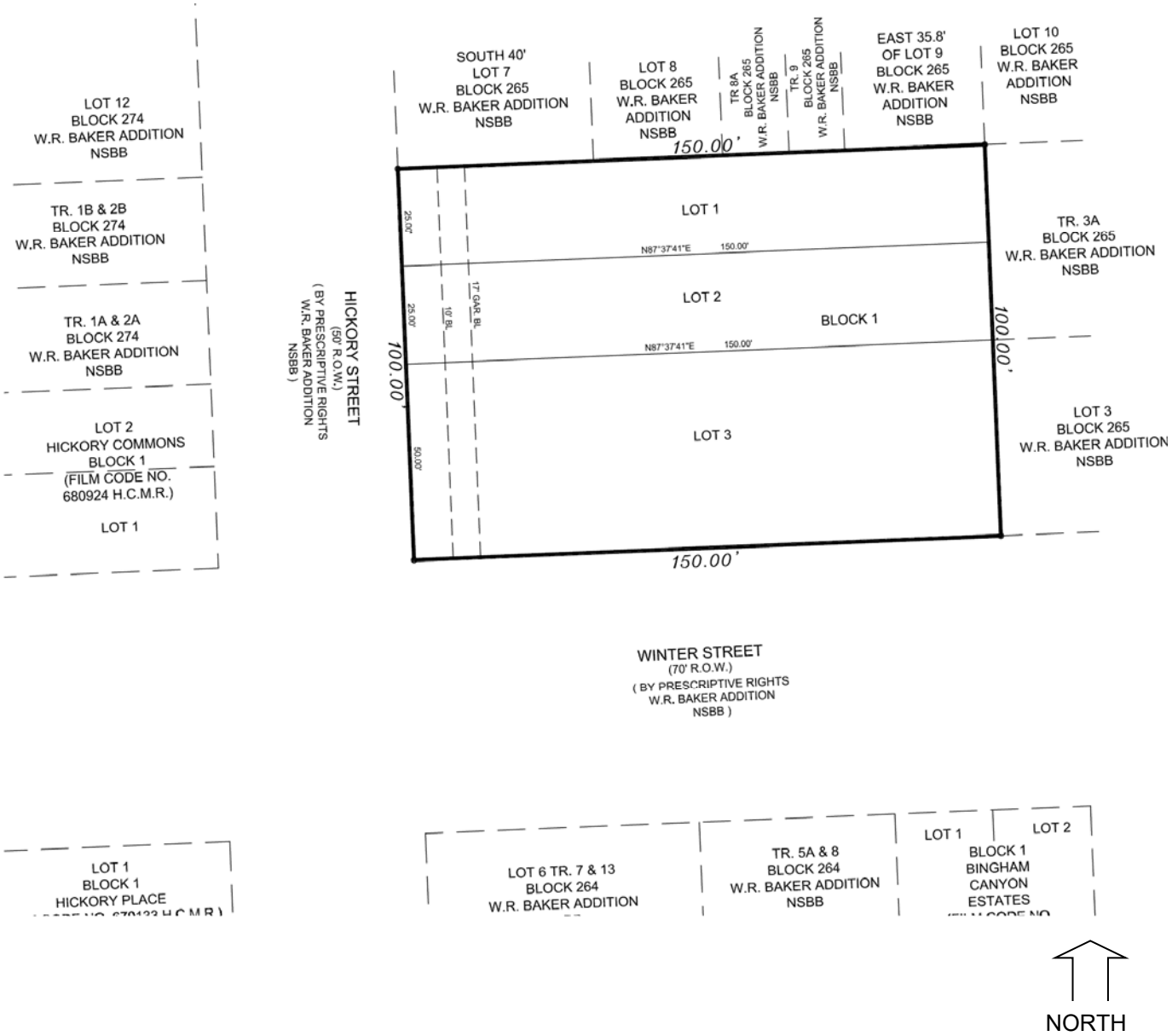
C – Public Hearings Site Location

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Saxxon Park

Applicant: Field Data Service, Inc



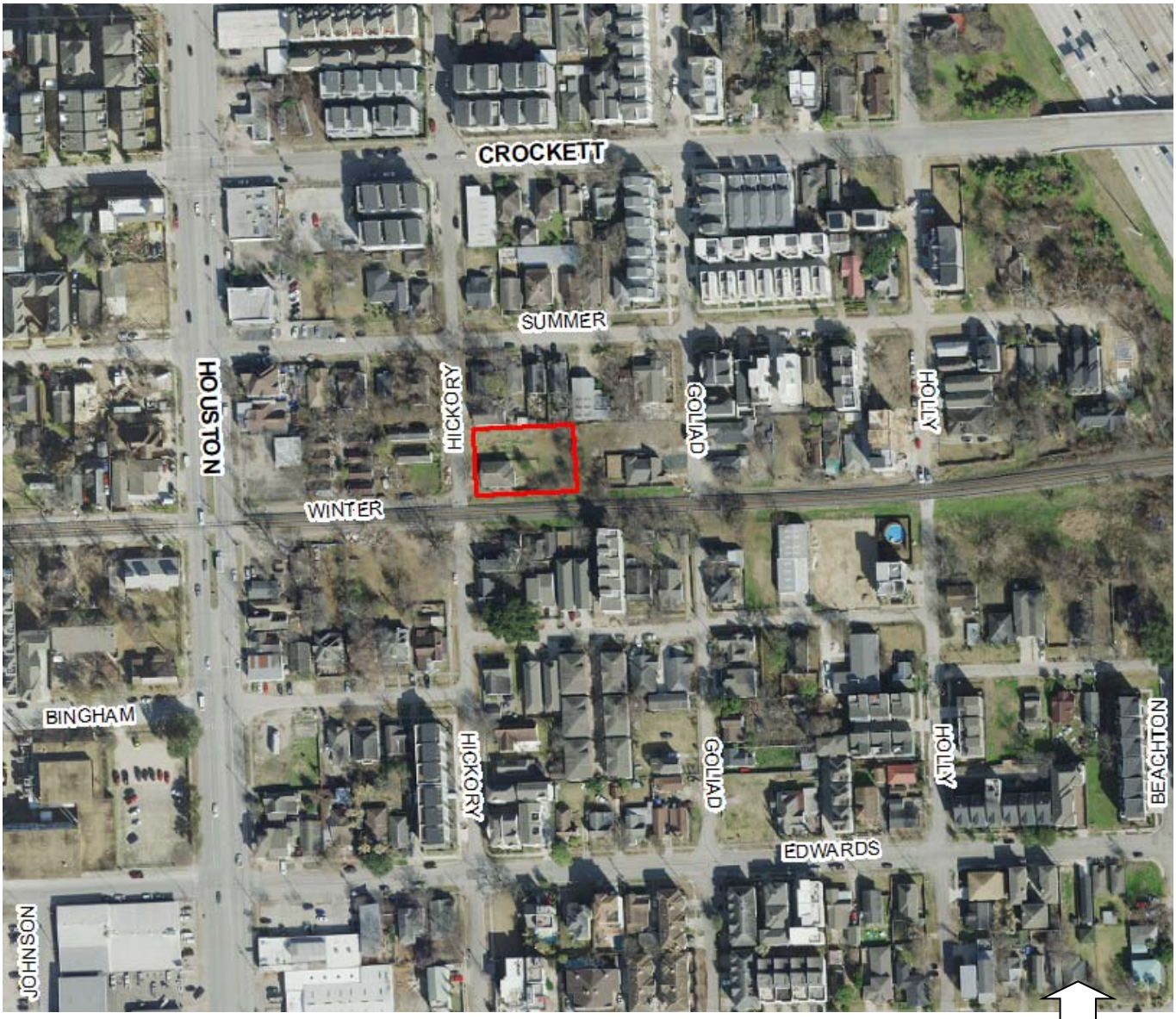
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Saxxon Park

Applicant: Field Data Service, Inc



NORTH

C – Public Hearings Aerial

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

Public Hearing Notice

PH

January 12, 2020

Dear Property Owner:

Reference Number: 2020-2110, Saxxon Park; replatting of " **Townhomes on Hickory,**" being Lots 1-6 and reserve "A", Block 1, as recorded at Film Code No. 665228 of the Harris County Map Records.

The property is located east along Hickory Street and south of Summer Street.
The purpose of the replat is to create three (3) single family lots.
The applicant, Dominic Tijerina, with Field Data Srvice, Inc, on behalf of SAXXON HOMES, can be contacted at 281-793-5192

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

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Washington Terrace partial replat no 9

Applicant: ICMC GROUP INC

NORTH

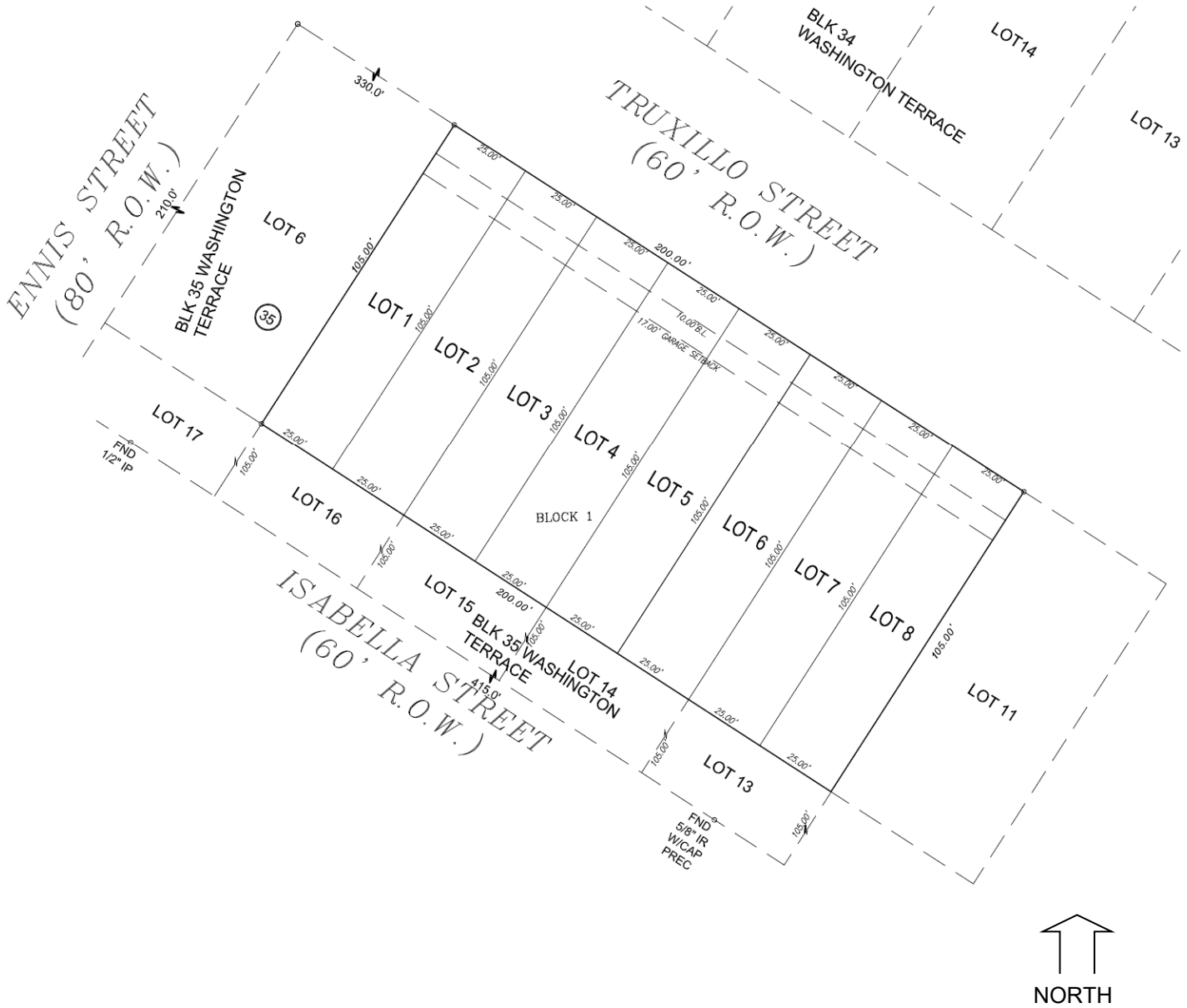
C – Public Hearings Site Location

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Washington Terrace partial replat no 9

Applicant: ICMC GROUP INC



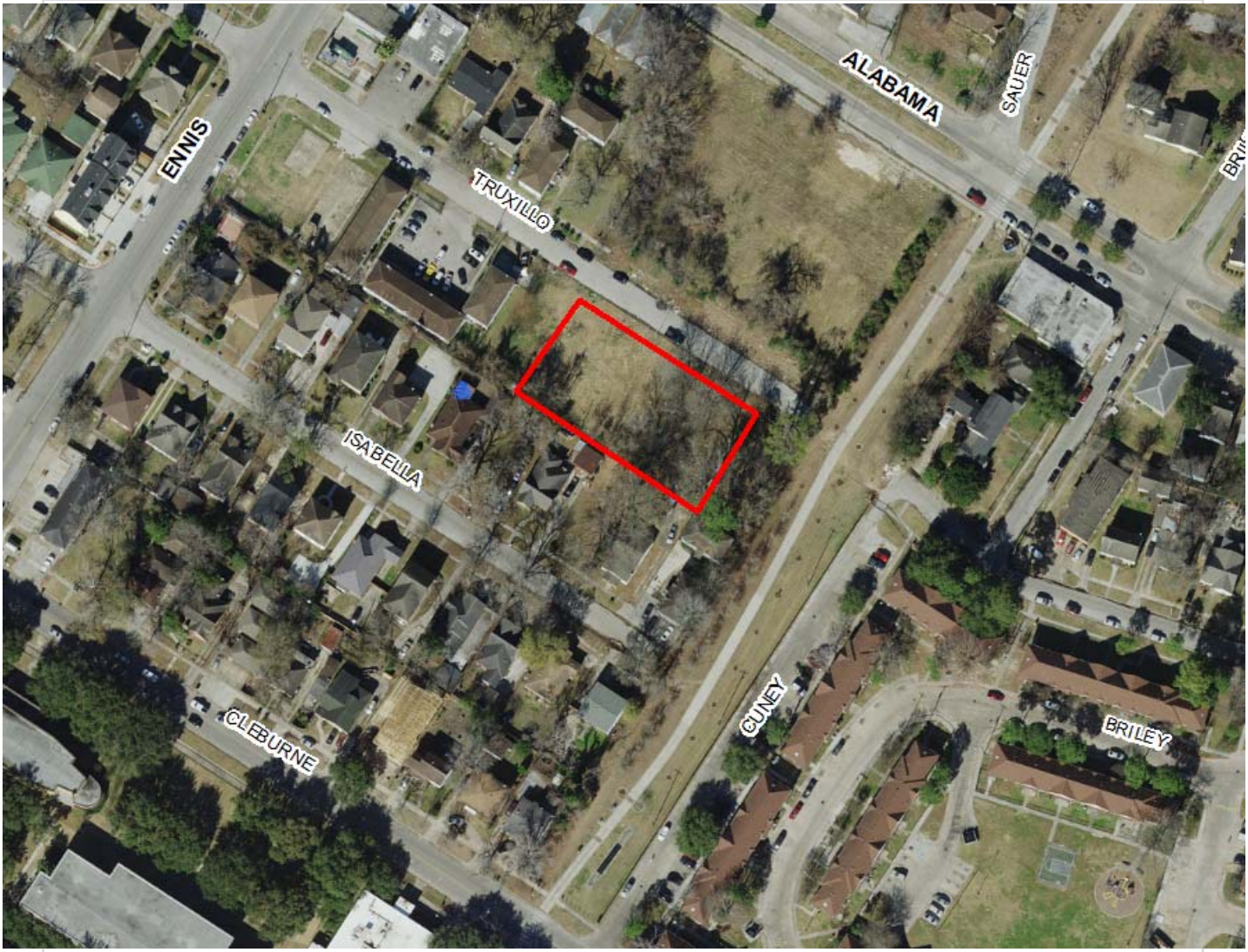
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Washington Terrace partial replat no 9

Applicant: ICMC GROUP INC



NORTH

C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
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P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

January 12, 2021

Dear Property Owner:

Reference Number: 2020-2495; Washington Terrace partial replat no 9; replatting **of** Lots 7, 8, 9, and 10 of Block 35 of "Washington Terrace" as recorded at Volume 8 Page 53 of the Harris County Map Records.

The property is located along and south of Truxillo Street, East of Ennis Street and south of Alabama Street. The purpose of the replat is to create eight (8) single-family residential lots. The applicant, Gina Poveda, with ICMC Group, Inc., on behalf of BB Residential Group, Inc, can be contacted at 713-681-5757.

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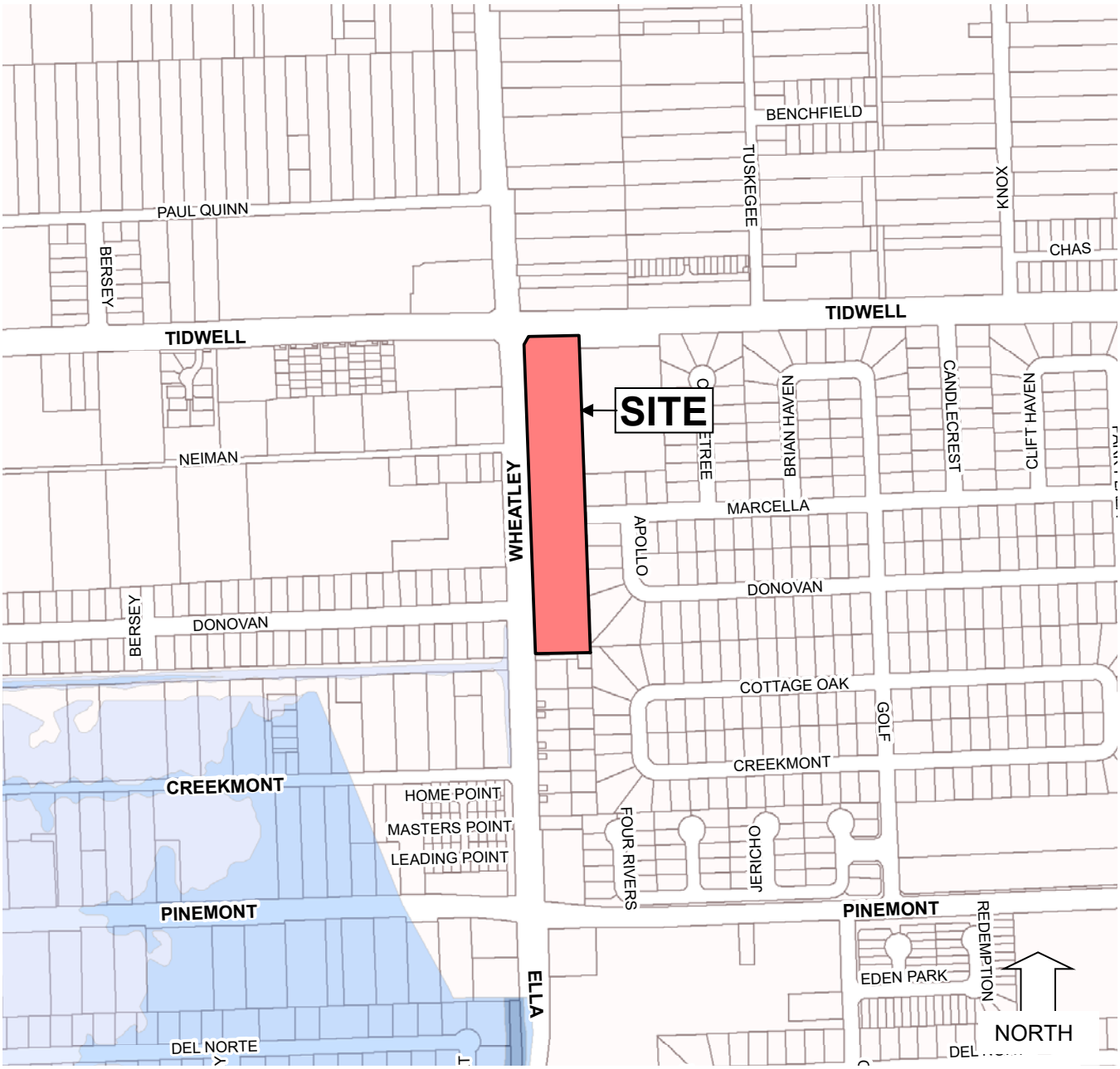
Controller: Chris B. Brown

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Commons at Ella Forest

Applicant: Gruller Surveying



D – Variances

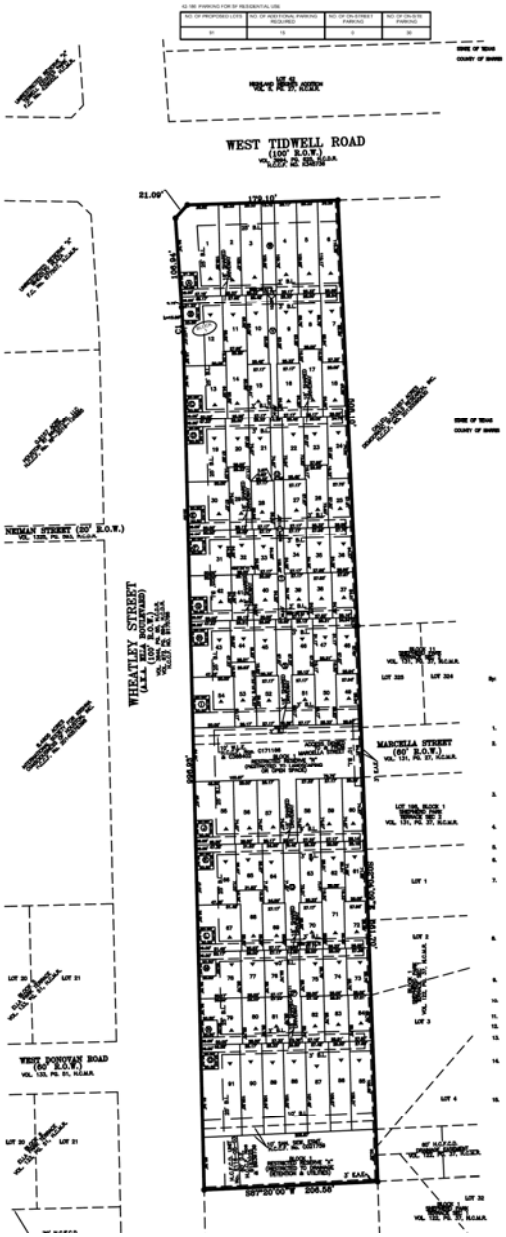
Site Location

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Commons at Ella Forest

Applicant: Gruller Surveying



NORTH

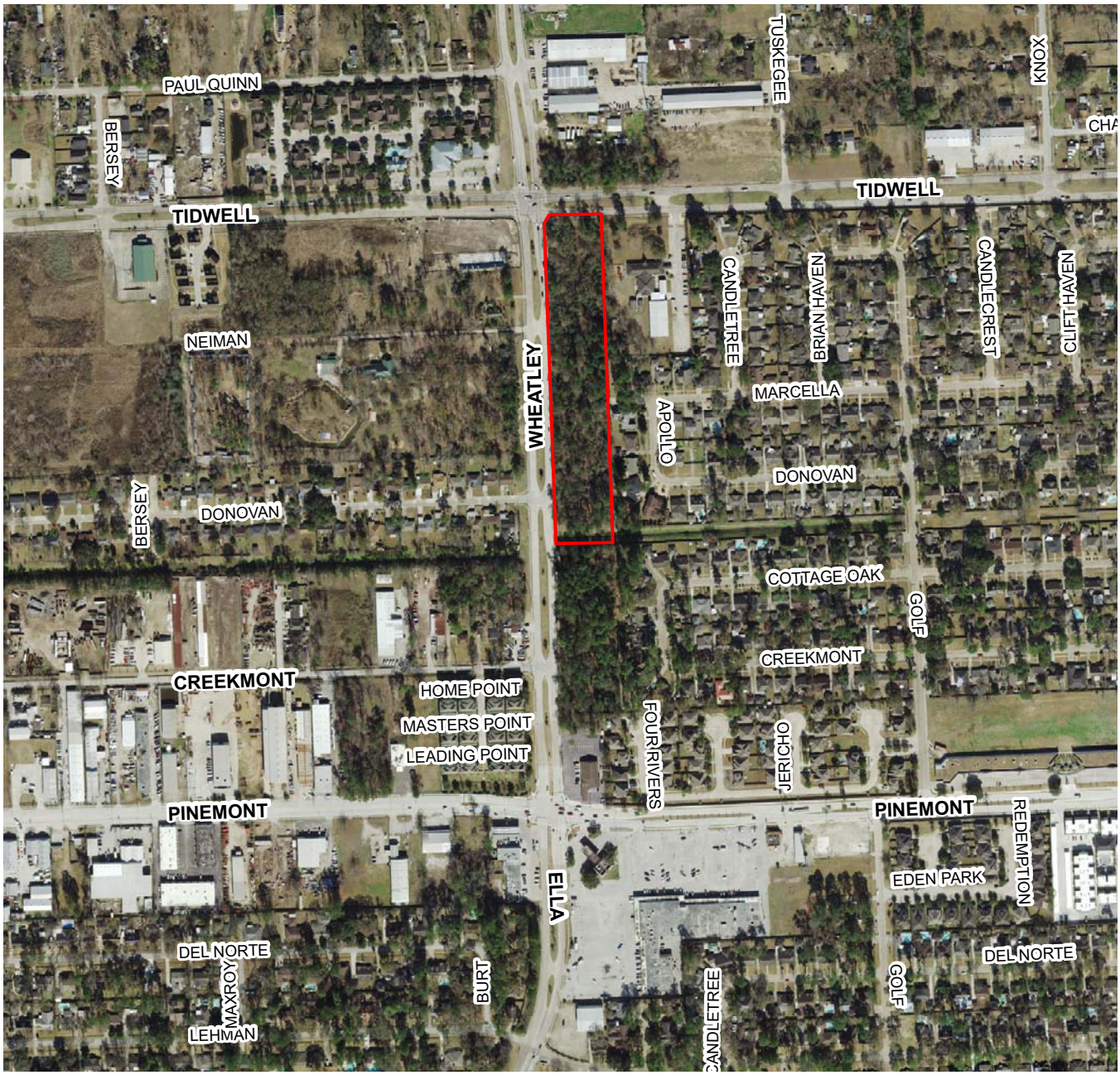
D – Variances Subdivision

Houston Planning Commission ITEM: 130

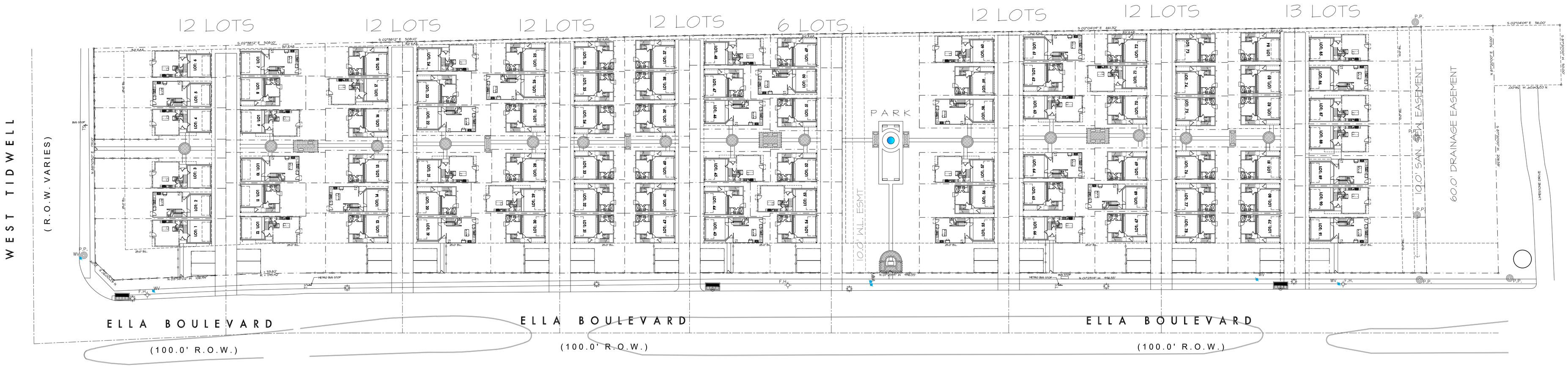
Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Commons at Ella Forest

Applicant: Gruller Surveying

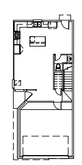


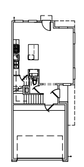
D – Variances **Aerial**

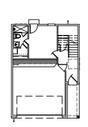


91 LOTS TOTAL

LOT CALCULATIONS	
LOT SIZE	218,346
# LOTS @ 27/ACRE DENSITY	135
ACTUAL # of LOTS	91
ACTUAL DENSITY	XX
INTERIOR LOT: MAXIMUM ALLOWABLE COVERAGE IS 60% CORNER LOT: MAXIMUM ALLOWABLE COVERAGE IS 75%	
DRIVE & WALKS	XX
PERMABLE AREAS	XX
% PERMABLE	XX
PARKING REQUIRED	15
PARKING PROVIDED	30

19 UNITS  2 STORIES
1650 ♯
PLAN B

22 UNITS  2.5 STORIES
2173 ♯
PLAN C

50 UNITS  3 STORIES
1825 ♯
PLAN A

SITE PLAN

SCALE: 1" = 60.0'

Legal Information / Address:

ORACLE CITY HOMES

SUBDIVISION SECTION: BLOCK: LOT:

0 ELLA BOULEVARD
HOUSTON, TX 77091

Project–Version 0 ELLA-DRAFT 14	SITE PLAN
Date 8 OCTOBER 2020	Sheet A1.0
Scale 1" = 60'-0"	

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-0052
Plat Name: Commons at Ella Forest
Applicant: Gruller Surveying
Date Submitted: 01/11/2021

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:
42-134: Street Extension
Chapter 42 Section: 134

Chapter 42 Reference:
Street Extension and Cul-De-Sac Standards

Statement of Facts

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

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

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

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

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

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

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

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

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

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

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

CITY OF HOUSTON

Planning and Development Department

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

January 28, 2021

VAR

NOTICE OF RECONSIDERATION OF REQUIREMENTS

PROJECT NAME: Commons at Ella Forest
REFERENCE NUMBER: 2021-0052

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirements request for a property located along Wheatly Street south of West Tidwell Road and north of Pinemont Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this request.

Gruller Surveying, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend Marcella Street through their property. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

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

Virtual Planning Commission Meeting

Thursday, February 4, 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

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. 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 Brown

staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

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

For additional information regarding this project, please call Chris Garcia with Gruller Surveying at 713-333-1466. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

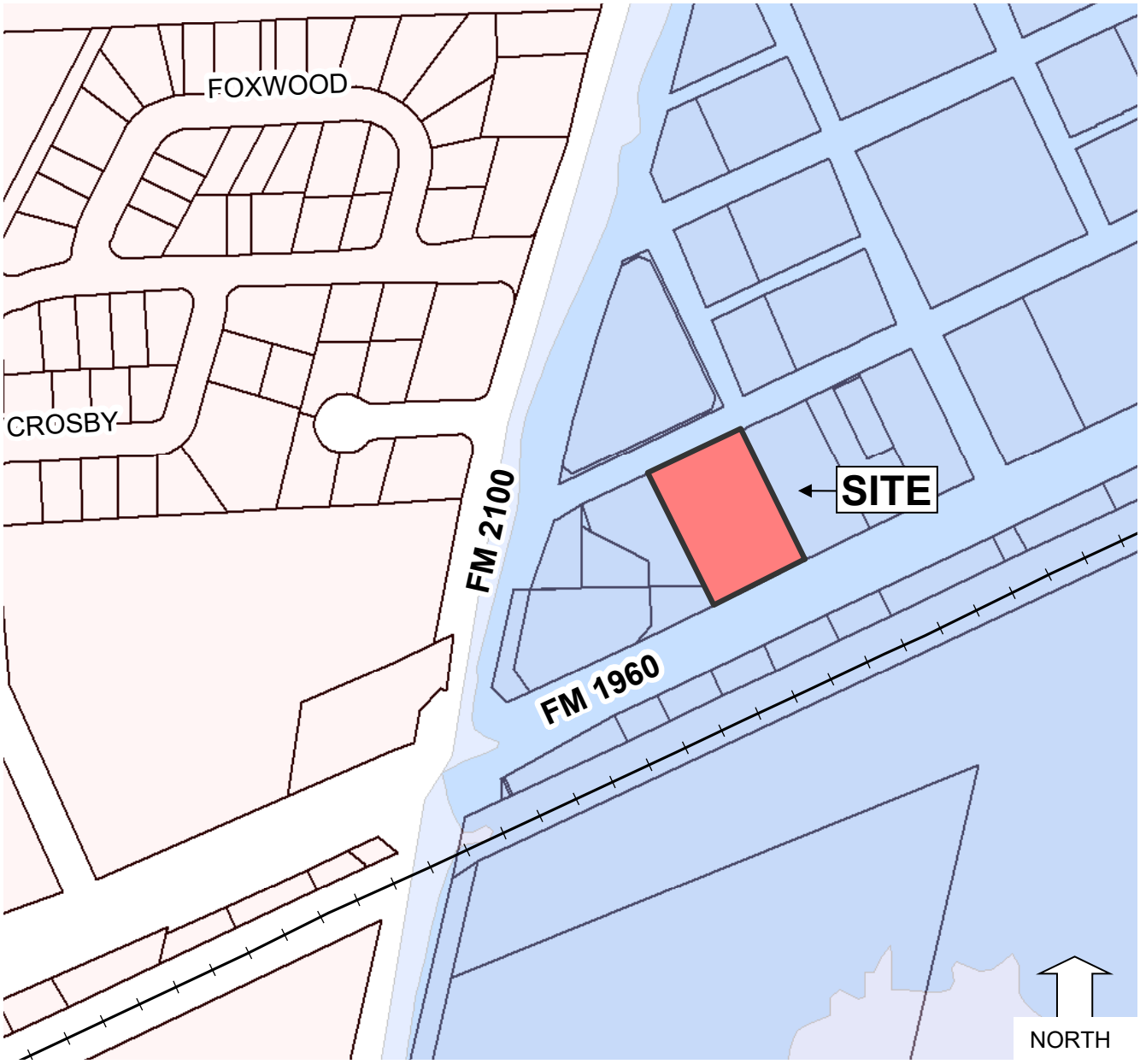
Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Huffman Properties

Applicant: Bretco LLC



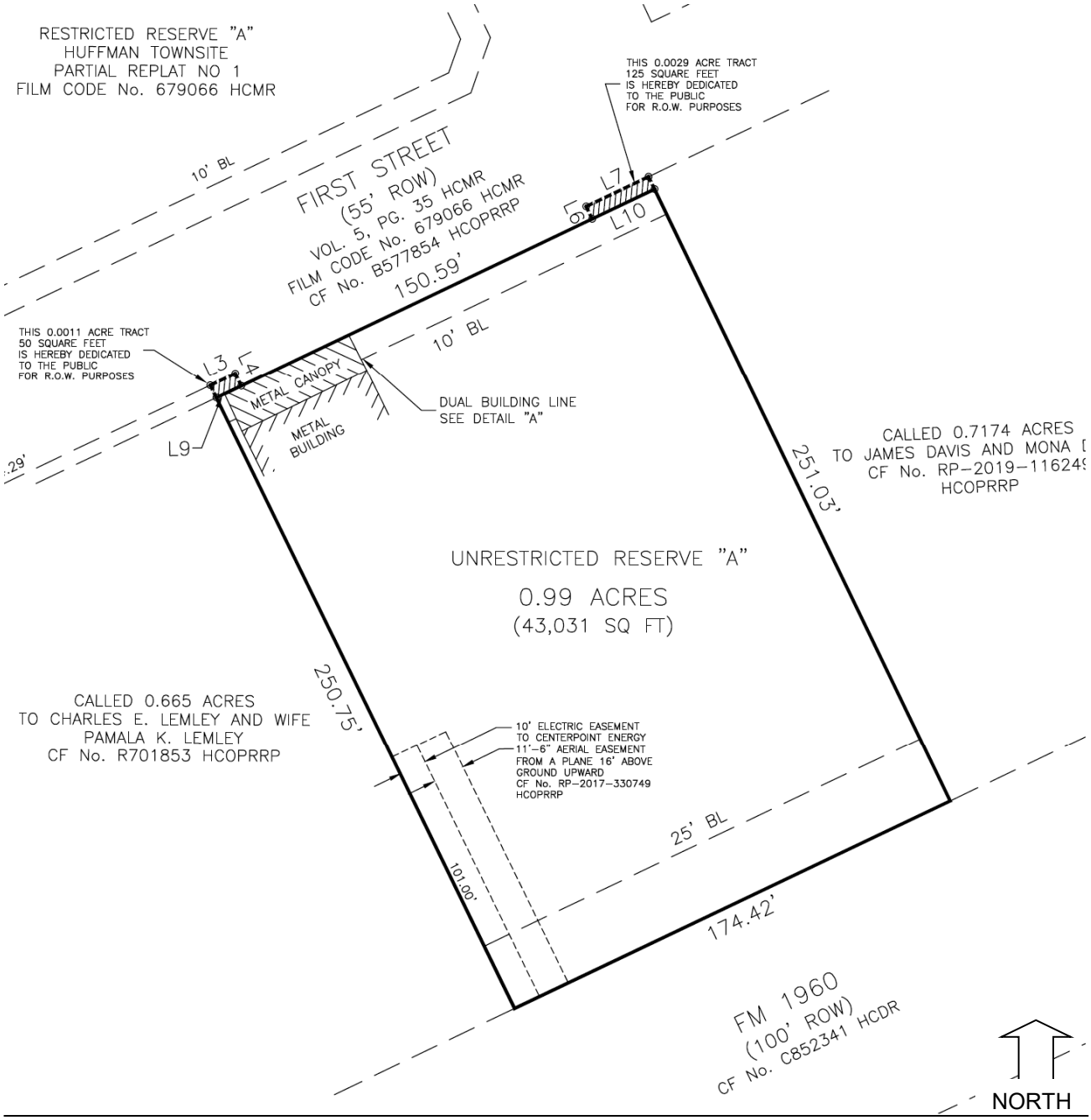
D – Variances Site Location

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Huffman Properties

Applicant: Bretco LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 131

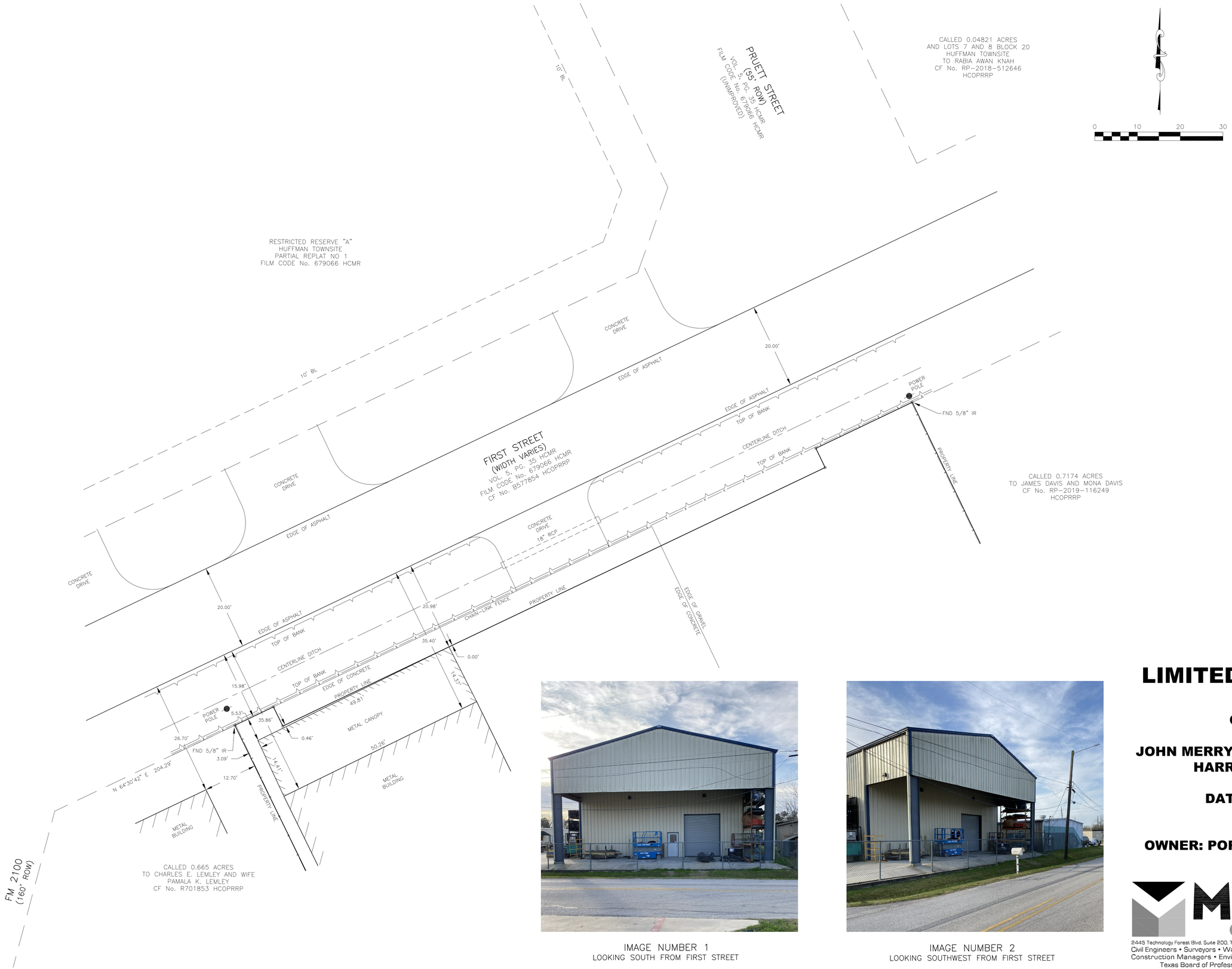
Planning and Development Department **Meeting Date: 02/04/2021**

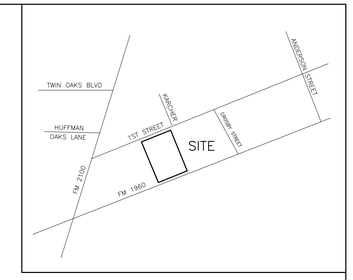
Subdivision Name: Huffman Properties

Applicant: Bretco LLC

NORTH

D – Variances Aerial





VICINITY MAP – KEY MAP 339N

IMAGE NUMBER 1
LOOKING SOUTH FROM FIRST STREET

IMAGE NUMBER 2
LOOKING SOUTHWEST FROM FIRST STREET

LIMITED TOPOGRAPHIC SURVEY

OF 0.99 ACRES
OUT OF THE
JOHN MERRY SURVEY ABSTRACT No. 49
HARRIS COUNTY, TEXAS

DATE: JANUARY 2021

OWNER: PORTA-AD OF HOUSTON, INC.

Manhard CONSULTING
2445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 ph:832.823.2200 fx:832.823.2201 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Land Surveyors Registration No. 10194379

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-2464
Plat Name: Huffman Properties
Applicant: Bretco LLC
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:

Sec. 42-151 Exceptions to Building Line Requirement. To allow the encroachment of the existing building into the 10'BL.

Chapter 42 Section: 151

Chapter 42 Reference:

Section 42-151.g.1 The existing building was constructed in accordance with the building line requirement that was in effect at the time the building was constructed

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 applicant constructed the building before the building line requirement was implemented. The applicant would be force to demolish the building if the variance is not granted. That would create an undue hardship. The applicant constructed the building and met the requirements for setbacks at that time. The building was constructed in February 2016 before this plat was submitted. Buildings are very expensive and it is the only structure on the site that is used for his manufacturing. Without this approval he will be forced to close his business. As you can see on the aerial photo provided the building is the only structure used for manufacturing.

(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 a business owned by the applicant. If strict application is applied the business would have to be closed. Strict application would require the building to be demolished. This is not a shack or a place for more office space. The building is the main structure were he manufactures his products. Without this approval he cannot conduct business. Without the building the company is infeasible. Again, when he built his building there was not a building set back requirement. Sound public policy would suggest that the dual building line be approved. It just makes common sense.

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

The applicant did not create this hardship. The building was in place before the requirement of a building line existed. The applicant did not ask for a setback requirement. The hardship will be created if the variance is not approved. As stated above, he built the building in 2016 before the setback was required.

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

The intent will be preserved. I assume that any new building construction would have to adhere to the new building line. Also, if the building is ever demolished a new building would have to adhere to the building line. At the time of the construction there was not a building setback requirement. So at that time the intent and general purpose was maintained. The intent and general purpose is being applied after the construction. Does not seem like sound policy.

(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 building is already in place. There is adequate right-of-way width, the building is not at an intersection where line of sight is obstructed, and there is no blockage for fire, EMS, and police. The building has been in place for five years and there has not been an issue.

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

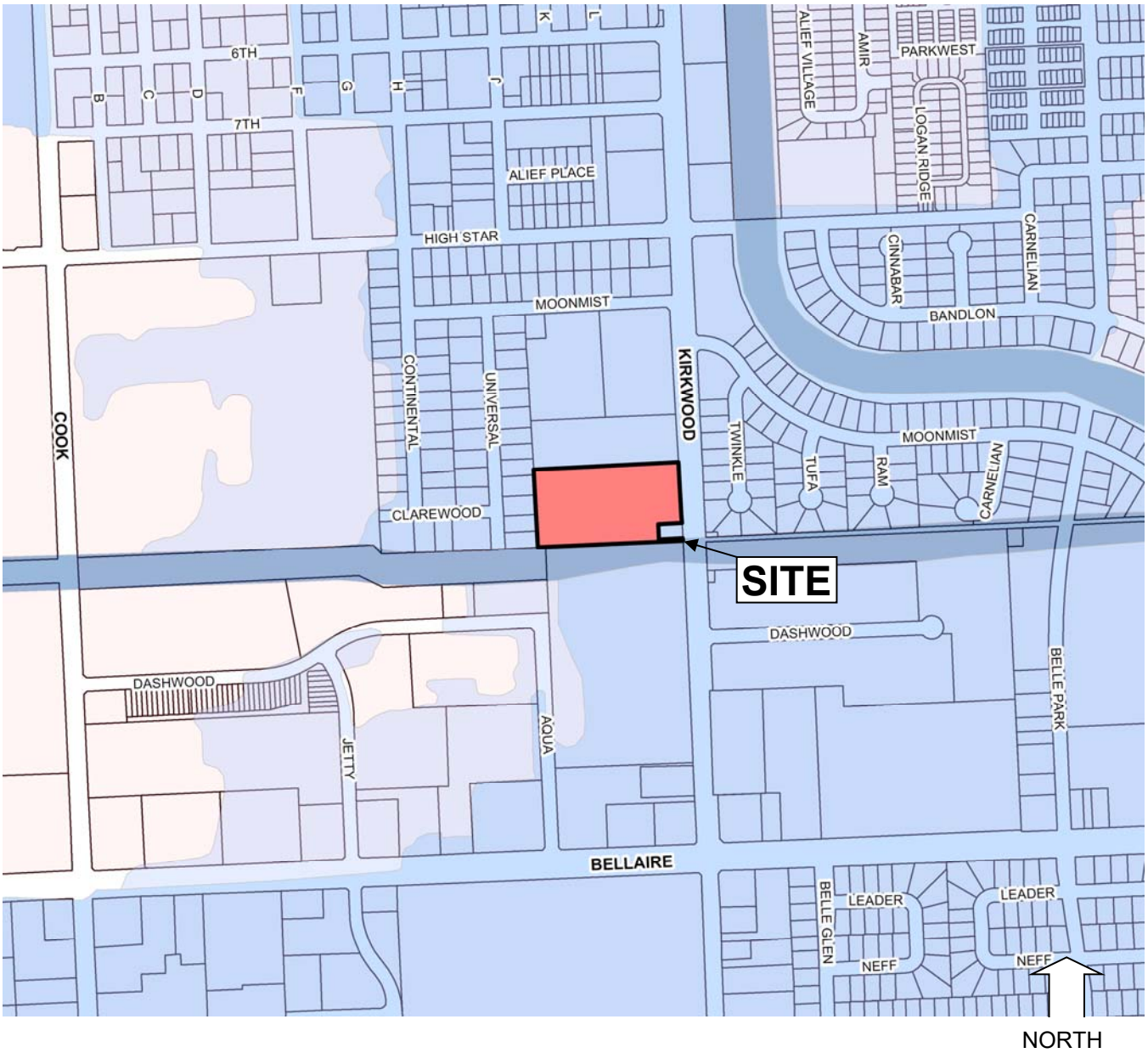
There is no economic hardship. The applicant is being asked to provide a setback by a requirement that was not in place at the time the building was constructed. The applicant is not trying to break any rules or not adhere to common sense. When he built the building there was no setback requirements.

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Mai Garden Terrace (DEF 2)

Applicant: Marsh Darcy Partners, Inc.



D – Variances Site Location

Houston Planning Commission ITEM: 132

Planning and Development Department Meeting Date: 02/04/2021

Subdivision Name: Mai Garden Terrace (DEF 2)

Applicant: Marsh Darcy Partners, Inc.

LOT SIZES<3500 SF-URBAN AREA

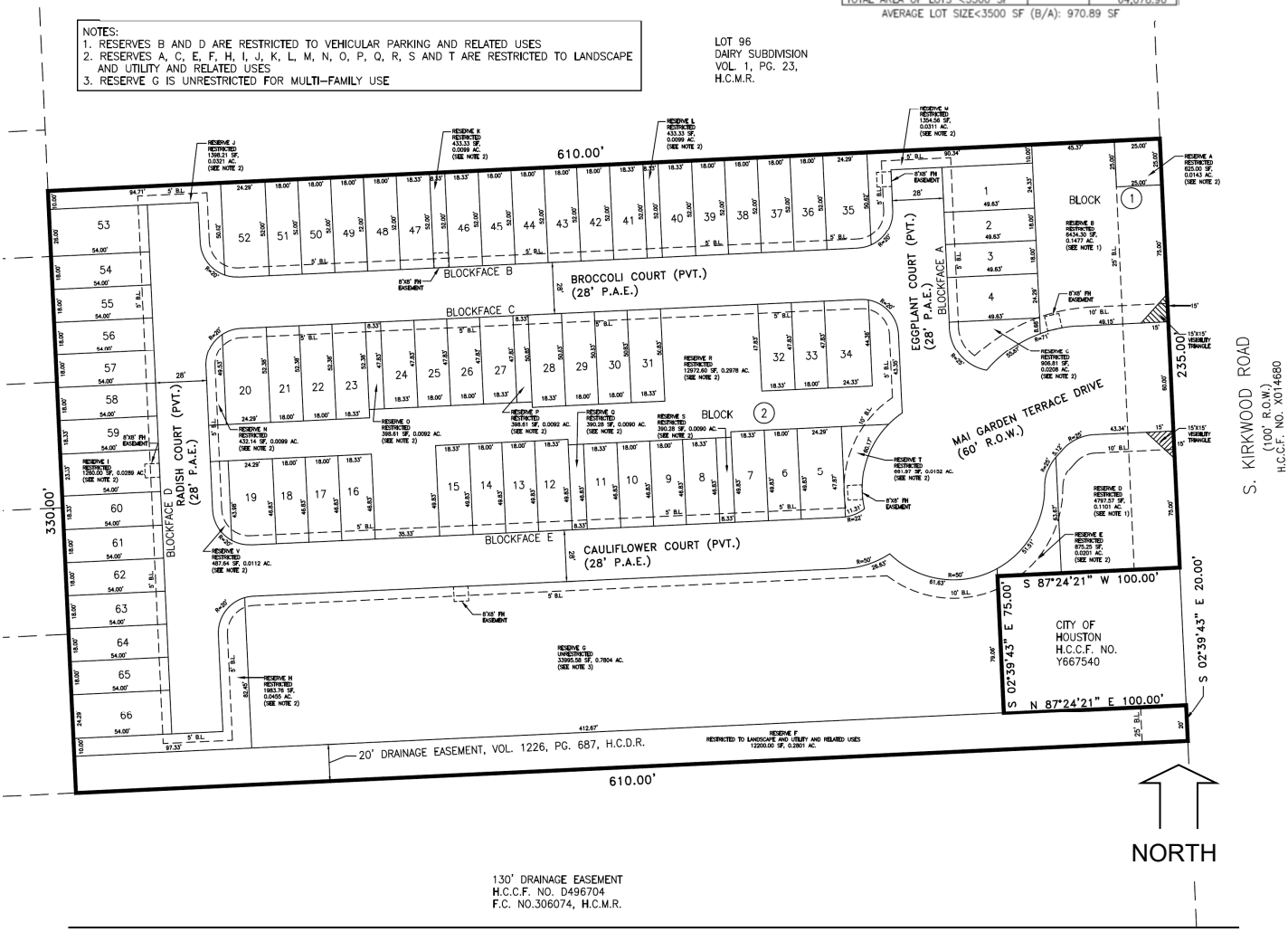
BLOCK NO.	LOT NO.	LOT AREA
BLOCK 1	1	1207.77
	2	893.42
	3	893.42
	4	1205.70
BLOCK 2	5	1210.48
	6	897.00
	7	913.61
	8	858.61
	9	843.00
	10	843.00
	11	858.61
	12	913.61
	13	897.00
	14	897.00
	15	913.61
	16	858.61
	17	843.00
	18	843.00
	19	1128.18
	20	1262.85
	21	942.79
	22	942.79

BLOCK NO.	LOT NO.	LOT AREA
BLOCK 2	23	960.25
	24	876.94
	25	861.00
	26	861.00
	27	876.94
	28	931.94
	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	990.00
	60	990.39
	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



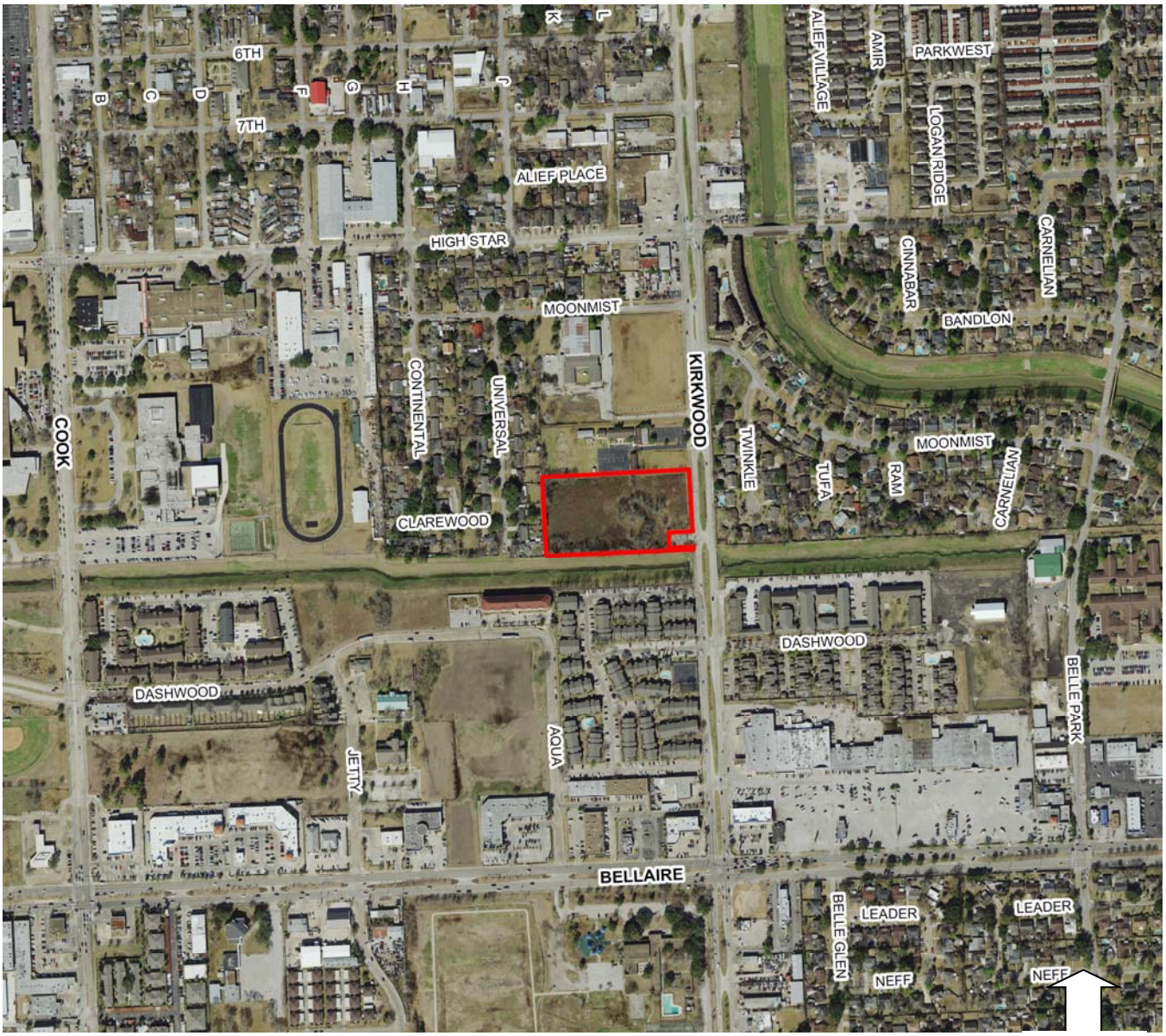
D – Variances Subdivision

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 01/21/2021**

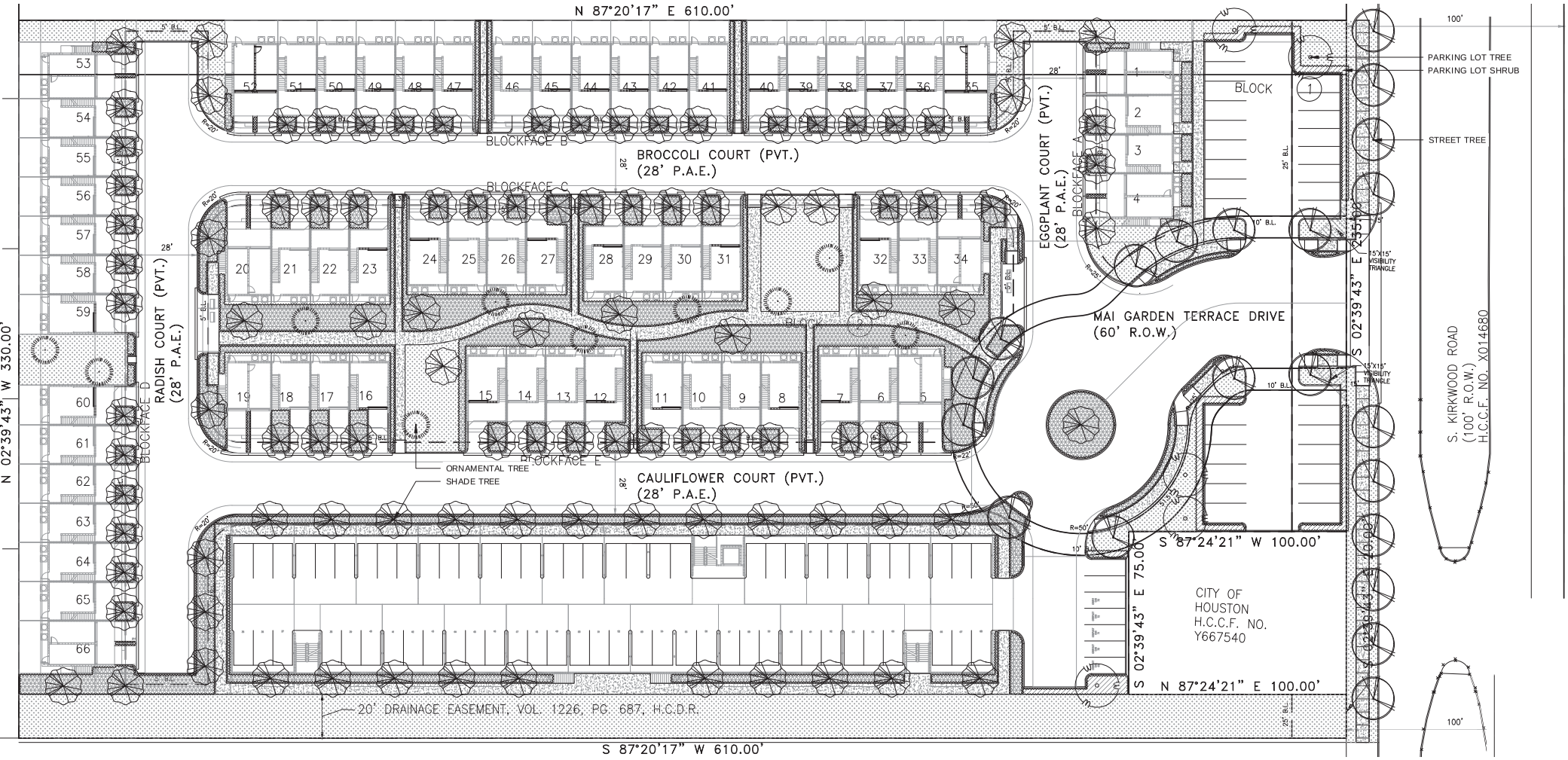
Subdivision Name: Mai Garden Terrace (DEF 2)

Applicant: Marsh Darcy Partners, Inc.

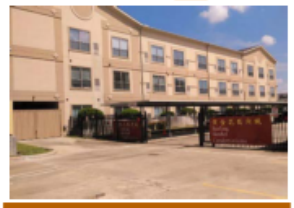


NORTH

D – Variances Aerial


N 87°20'17" E 610.00'
S 87°20'17" W 610.00'
N 02°39'43" W 330.00'
S 02°39'43" E 235.00'
S 02°39'43" E 75.00'
S 87°24'21" W 100.00'
N 87°24'21" E 100.00'
BROCCOLI COURT (PVT.)
(28' P.A.E.)
CAULIFLOWER COURT (PVT.)
(28' P.A.E.)
RADISH COURT (PVT.)
(28' P.A.E.)
EGGPLANT COURT (PVT.)
(28' P.A.E.)
MAI GARDEN TERRACE DRIVE
(60' R.O.W.)
S. KIRKWOOD ROAD
(100' R.O.W.)
H.C.C.F. NO. X014680
CITY OF
HOUSTON
H.C.C.F. NO.
Y667540
BLOCKFACE A
BLOCKFACE B
BLOCKFACE C
BLOCKFACE D
BLOCKFACE E
BLOCK 1
BLOCK 2
PARKING LOT TREE
PARKING LOT SHRUB
STREET TREE
ORNAMENTAL TREE
SHADE TREE
20' DRAINAGE EASEMENT, VOL. 1226, PG. 687, H.C.D.R.
15'X15' VISIBILITY TRIANGLE
100'

Competitive Age-Targeted Projects in South West Houston



Name Developer	Mai Hamlet GiaCapital	Turtlewood Manor STOA Builders	Taj Residences Ashton Gray	Sterling Garden Condo 1980's Construction
Location	Houston, TX	Houston, TX 1.5 miles from MGT	Fort Bend County TX 10 miles from MGT	Houston, TX 2.0 miles from MGT
Square Footage	Condo: 820SF to 1,190SF TH: 1,250SF to 1,475SF	Condo: 640SF to 1,210SF	SF: 1,500SF to 1,850SF	Condo: 1,353SF (median)
Pricing (per unit)	Condo: $169K to $219K TH: $249K to $279K	$200K to $320K	$299K to $530K	$230,050 (median)
Pricing (per sqf)	$189 - $199 per sqf	$250 - $300 per sqf	$199 – $279 per sqf	$176 per sqf (median)

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

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;

Located in the International District also known as VietTown, Mai Garden Terrace (MGT)- a 4.449-acre mixed-use residential project - is an age-targeted community designed to foster healthy and independent living through design, activities and family and community events. MGT is sited on S. Kirkwood between Bellaire Boulevard and Alief Clodine. This neighborhood, designated as an Opportunity Zone, is comprised mostly of empty lots, auto repair shops, automobile graveyards, rooming houses, trailer homes, old single-family homes, and dilapidated strip malls. MGT aims to meet a growing demand for modern and affordable housing by a rapidly growing Vietnamese population ages 40 and older who prefer to live, work, and retire in VietTown. These retiring families prefer to live near their community where they have easy access to culturally and linguistically appropriate health care and religious services as well as foods. MGT represents the first project of Gia Capital's long-term vision to transform this blighted neighborhood into a vibrant village consisting of modern and affordable housing for working and retiring families as well as health care and educational facilities. Modern and Affordable Housing Demand by a Growing Senior Population Approximately 30% of the Vietnamese in Greater Houston are adults ages 40 and older. The 40+ population is projected to experience fastest growth over the next 5 years. Many have lived and worked in or near VietTown and prefer to retire in VietTown. Most work in the retail or service industries, including but not limited to restaurants, supermarkets, doctor office, and other ethnic specialty stores. Some also works in the public sector, including teachers and government workers. The housing stock in this neighborhood consists mostly of old townhomes and single-family houses that were constructed in the 1970s and 1980s. While these are available for a cheaper price, they require high maintenance costs and ongoing repairs that are not appropriate for independent and healthy senior living. More importantly, they do not offer community amenities such as social events and activities, exercise and wellness programs, companionship, worry-free living, and safety. They also do not incorporate smart home design features such as smart locks, automated lighting, etc. These amenities are critical to healthy independent senior living. MGT offers an attractive unit mix of modern one, two and three-bedroom townhomes and apartment-style condos. These homes will include smart home features that make it easier for seniors who want to age in place. MGT addresses the need for modern and affordable housing by building and selling 68 townhouses with an average sale price of $249,000. These townhomes target the 40-60 cohort whose incomes are at 80% of AMI or $61,050/year for a family of four. MGT also builds and sells 70+ one-bedroom condo with an average sale price of $169,000. These condos target 60+ households whose incomes are at 80% of AMI or $48,850/year for a family of two. There are two three senior housing developments that are located within 2 and 10 miles of MGT. Further, MGT is located within walking distance of many neighborhood retail centers that include restaurants, supermarket, medical/dental/lawyer offices, and agencies offering ethnic-specialty services such as transportation,

travel, translation, etc. It is also located within walking distance of the new Alief Community Center that offers library, fitness center, outdoor pool, tennis courts, and social service programs. MGT is further located within 2 miles of a diverse mix of Religious Institutions that include 2 Buddhist temples, 1 Catholic church and numerous Tin Lanh and Cao Dai temples. Neighborhood Transformation and Neighborhood Business Support MGT is located within the Kirkwood neighborhood, bounded to the South by Bellaire Blvd;, to the North by Alief Clodine and to the West by Boon Street. This neighborhood has been designated as an Opportunity Zone, designed to attract investments in housing, small business development. The neighborhood is comprised mostly of empty lots, auto repair shops, automobile graveyards, rooming houses, trailer homes, old single-family homes, and dilapidated strip malls. Over the past thirty years, Vietnamese immigrants and refugees have transformed the commercial district along Bellaire Boulevard by redeveloping many dilapidated strip malls and vacant lands into offices and retail space. Collectively, they have formed a vibrant business district that not only has met the growing demand for ethnic services and foods but also has become a tourist destination for local, national, and international tourists. Most recently, the dilapidated strip mall located right across from MGT has been transformed into a vibrant neighborhood center that includes several restaurants, a supermarket, and coffee shops. MGT and Gia Capital's long-term vision is to further this neighborhood transformation by targeting vacant lands, dilapidated strip malls, and automobile graveyards in the back of the commercial district and redeveloping these into modern and affordable housing for a growing population who prefer to live, work and retire in this neighborhood. These housing projects will further support the neighborhood businesses by expanding their customer base. The owner/developer is sensitive to the potential flooding issue in this area and the first floor of both types of housing is designated for non-habitable space. In fact, while the FEMA FIRM maps may indicate this area, and most of the property in this general location, is within the designated floodplain, during Hurricane Harvey, the two HCFCD Flood Warning stream sensors near this site indicated that Wellington Bayou, to the south and adjacent to our site, and Brays Bayou to the east of our site, did NOT flood, even after over 30 inches of rainfall. This was verified by on-site observations by the owner. The project will comply with all flood detention and mitigation requirements of the Public Works and Engineering Department of the City of Houston. These flood protection facilities will be located underground and will result in a significant portion of the property, 37,121 square feet, or 19.8% of the total project area, of improved landscape area dedicated to open space not including the on-lot open space in each townhouse lot. This new on-site open space includes community space for outdoor exercise, arts and crafts and social and recreational activities; Inner garden pathways and a promenade designed to promote wellness through walking and gardening; opportunities for celebration and promotion of Vietnamese custom and communal life; and convenient access to nearby restaurants, supermarkets, temples, churches, health care centers, and other ethnic-specialty services. We have been very open and transparent regarding this project with the surrounding neighborhood, specifically the Brays Forest Improvement Corporation. Through the office of the City Council member Tiffany Davis, we received their feedback that they did not want to have for-rent apartments nor did they want the influx of auto repair shops to continue in the area. The City Council member representing this district has been very supportive and has provided a letter of support for the concept and the development. They have agreed to take the lead in scheduling community meetings with the other neighborhood organizations such as the Alief Super Neighborhood and the other HOAs near MGT. Also, the International District has been very supportive of the project. In the several weeks that this project has been submitted with due public notice by on-site signage and notice letters sent to nearby property, we have not had a single negative inquiry regarding this proposed project. We understand that we may not get Planning Department support for our variance request. We also understand their conundrum. They have indicated that they like the project concept but that current regulations will not allow this type of development of reduced lot sizes within the floodplain without a variance approval from the Planning Commission. The Planning Department has also indicated that this type of development, under certain circumstances, may be appropriate if the regulations were modified but that it will be several years until the needed modifications can be approved. We believe we have addressed their concerns about flooding and open space with this unique development and the need for reduced lot sizes. In the meantime, there is a sound public policy need to approve this variance and address the chronic need for this housing type at this location. We ask the Planning Commission to grant this variance to allow this reduced lot size and approve this development to allow this community to live in housing commensurate with their incomes and community need.

(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 housing for this unique market at this location. These hardships are physical and cultural conditions that the applicant did not create or impose but is only trying to provide a suitable housing product given these outside created hardships. The applicant desires to correctly dev elopment within the floodplain without imposing a hardship on others and desires to provide a culturally 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 adhering to sound public policy in providing quality, age and culturally targeted housing for the citizens of Houston in the VietTown area.

(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. All flood protection requirements will be addressed and the public health will be enhanced by the provision of culturally desirable outdoor amenities and open space.

(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 culturally focused citizens of Houston. It would be an economic hardship to not grant this variance. Not granting this variance would result in the loss of quality housing possibilities for a significant City of Houston population/economic group.

Tiffany D. Thomas

Houston City Council Member, District F

09/25/2020

Margaret Wallace Brown
Director
Houston Planning and Development Department
611 Walker Street, 6th Floor
Houston, TX 77002

Re: Gia Capital LLC's variance applications for 4418 S Kirkwood Rd

Dear Director Brown,

I wish to express my support for Gia Capital LLC's variance applications for the development located at 4418 S Kirkwood Rd. I have personally met with their principals and thoroughly discussed the housing properties they wish to build at this location. The townhomes and condominiums from this development will bring much needed modern housing to the Alief area and will be a boon for working class families and retired residents.

As we seek to revitalize District F, we welcome the construction of this development. Gia Capital LLC's goals are aligned with that of mine and the District F community, and I fully support their request for variances at this development.

Sincerely,

Tiffany D. Thomas
Council Member, District F
City of Houston
tiffanyd.thomas@houstontx.gov

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

VAR

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

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

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. 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

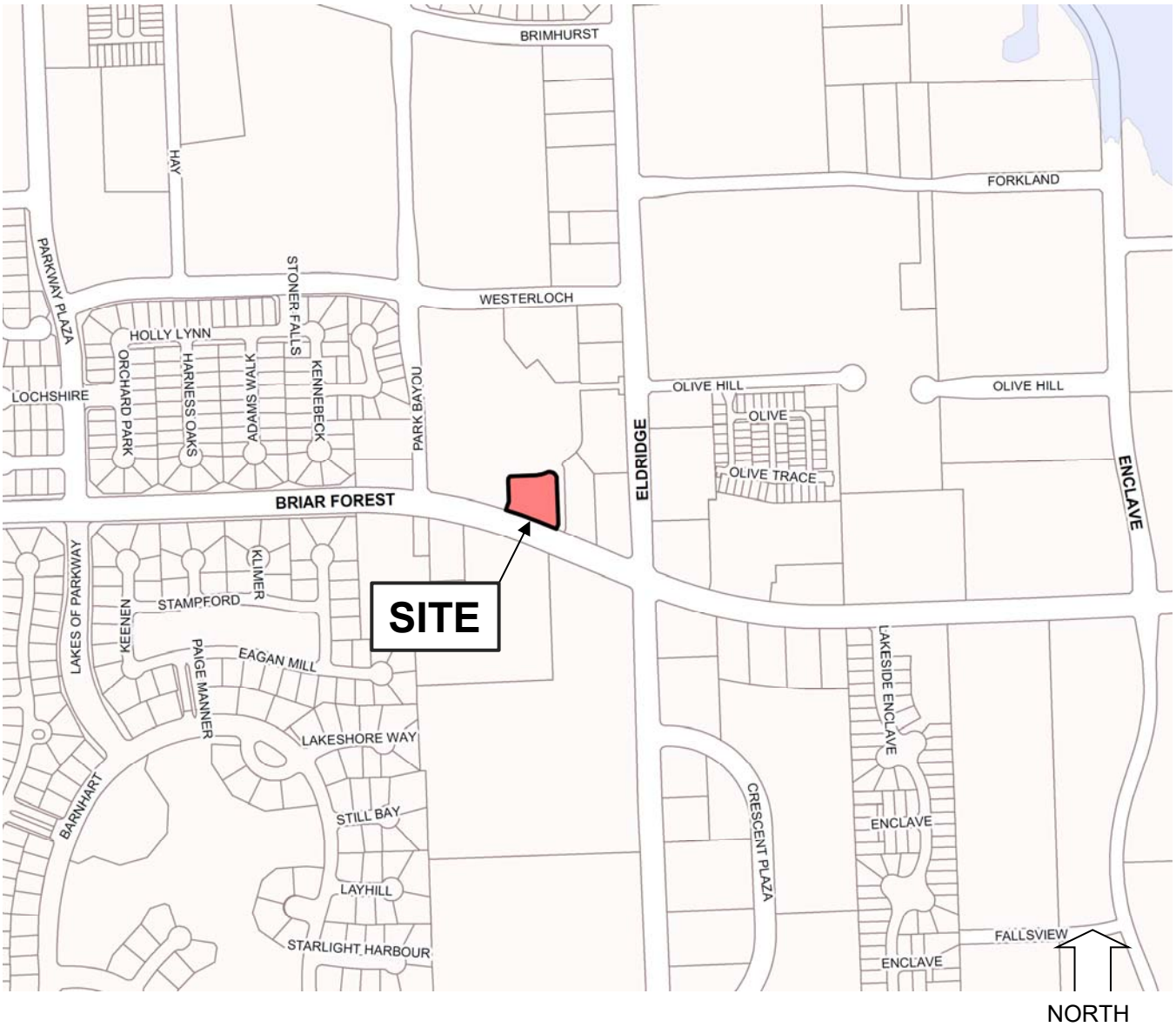
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Parkway Villages Unrestricted Reserve R partial replat no 1

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



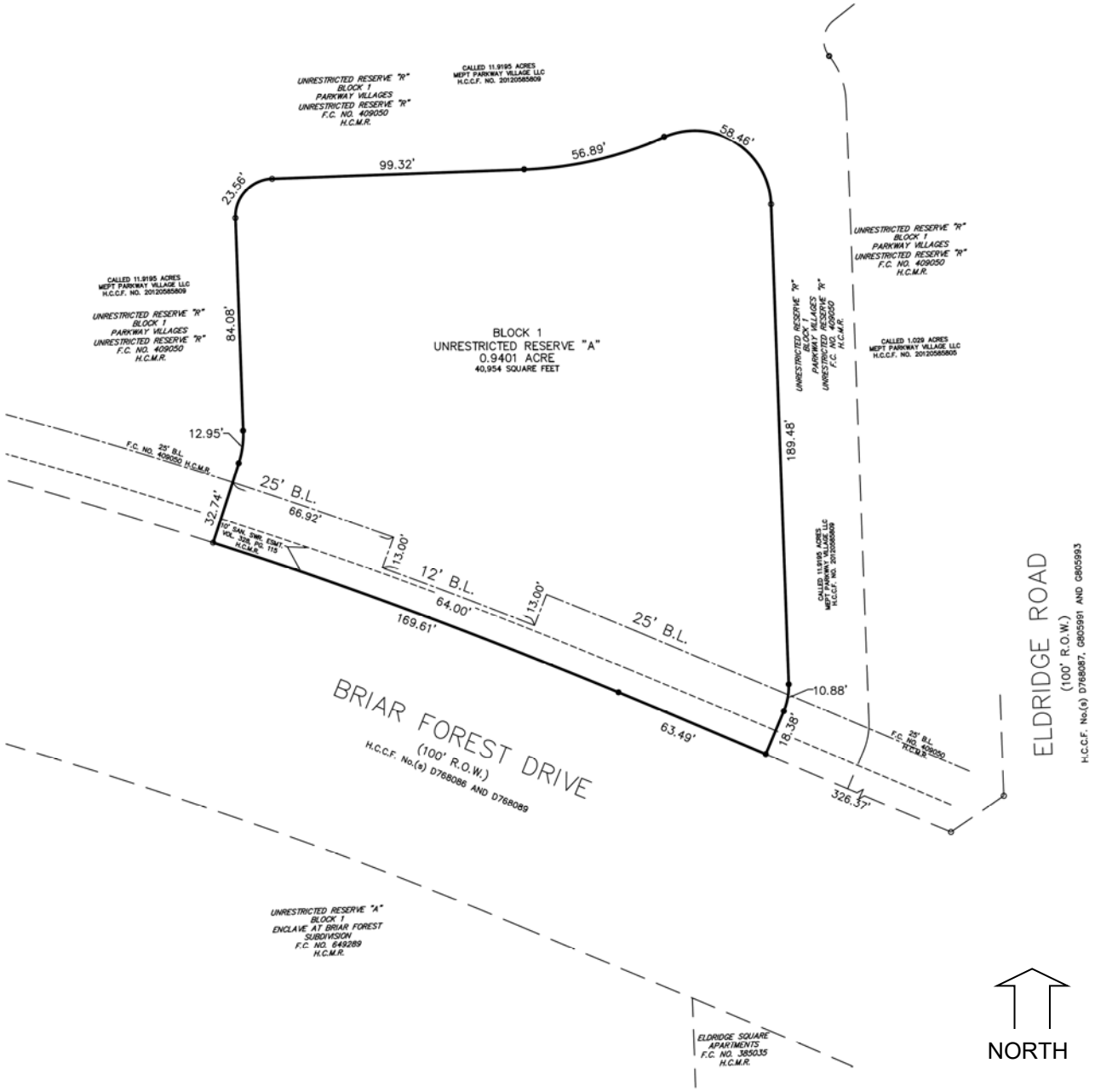
D – Variances **Site Location**

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Parkway Villages Unrestricted Reserve R partial replat no 1

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



D – Variances **Subdivision**

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Parkway Villages Unrestricted Reserve R partial replat no 1

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

D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-0088
Plat Name: Parkway Villages Unrestricted Reserve R partial replat no 1
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 01/11/2021

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
A 12'/25' dual building line variance is being sought along a portion of the property fronting Briar Forest Drive.
Chapter 42 Section: 42-150

Chapter 42 Reference:
Building line requirement

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
New construction canopy structure will have a detached metal structure, supported with prefinished aluminum metal columns and a TPO roof system on top. Height of canopy above finished grade will be approximately 9'-6" with a coverage area of 1,248 square feet. The overall architectural design composition and aesthetic of this structure relies on all the design components submitted to support the intended design concept of the project composition as a whole. The physical positioning of these components is necessary to present and define the project as whole composition to the Briar Forest Drive Frontage.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
Existing conditions drive context of the state of the area referred to and are not the result of a hardship created or imposed by the applicant. The applicant did not create this hardship the existing site conditions limit the available area for the canopy.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of this chapter will be preserved and maintained, as there will be no additional structures built and the supported canopy will conform to the newly established building lines. The canopy will not impact the appearance of the street and building façade and will conform with all architectural guidelines.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
All proposed architectural design submissions would follow all municipal safety requirements and considerations reviewed and governed by the City of Houston and at no time would be injurious to the public health, safety or welfare.

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

The architectural design aesthetic is driven by/relies on all the design components and cannot be compromised based on economic considerations.

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Waugh Holdings LLC

Applicant: Boundary One, LLC

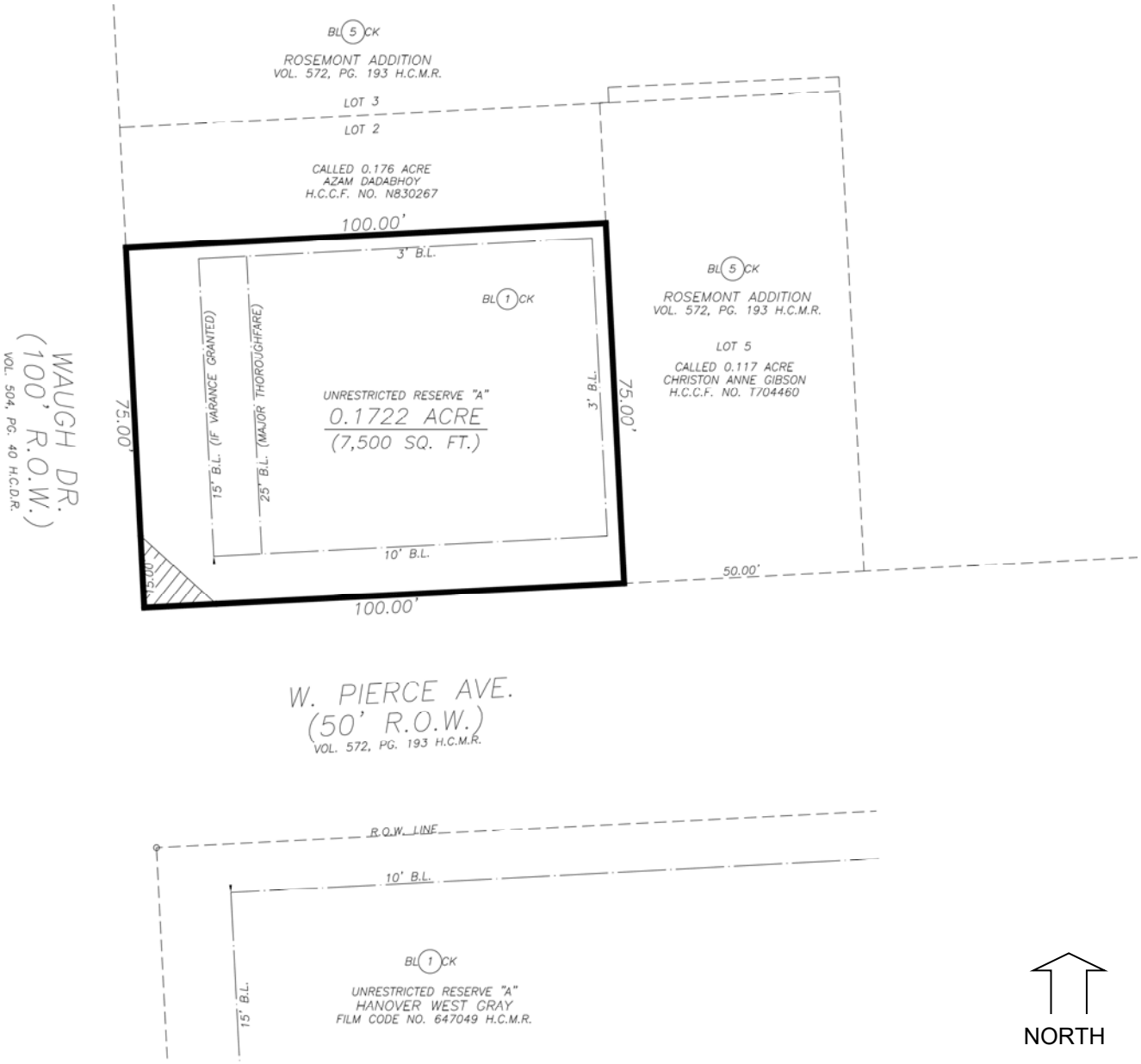
D – Variances Site Location

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Waugh Holdings LLC

Applicant: Boundary One, LLC



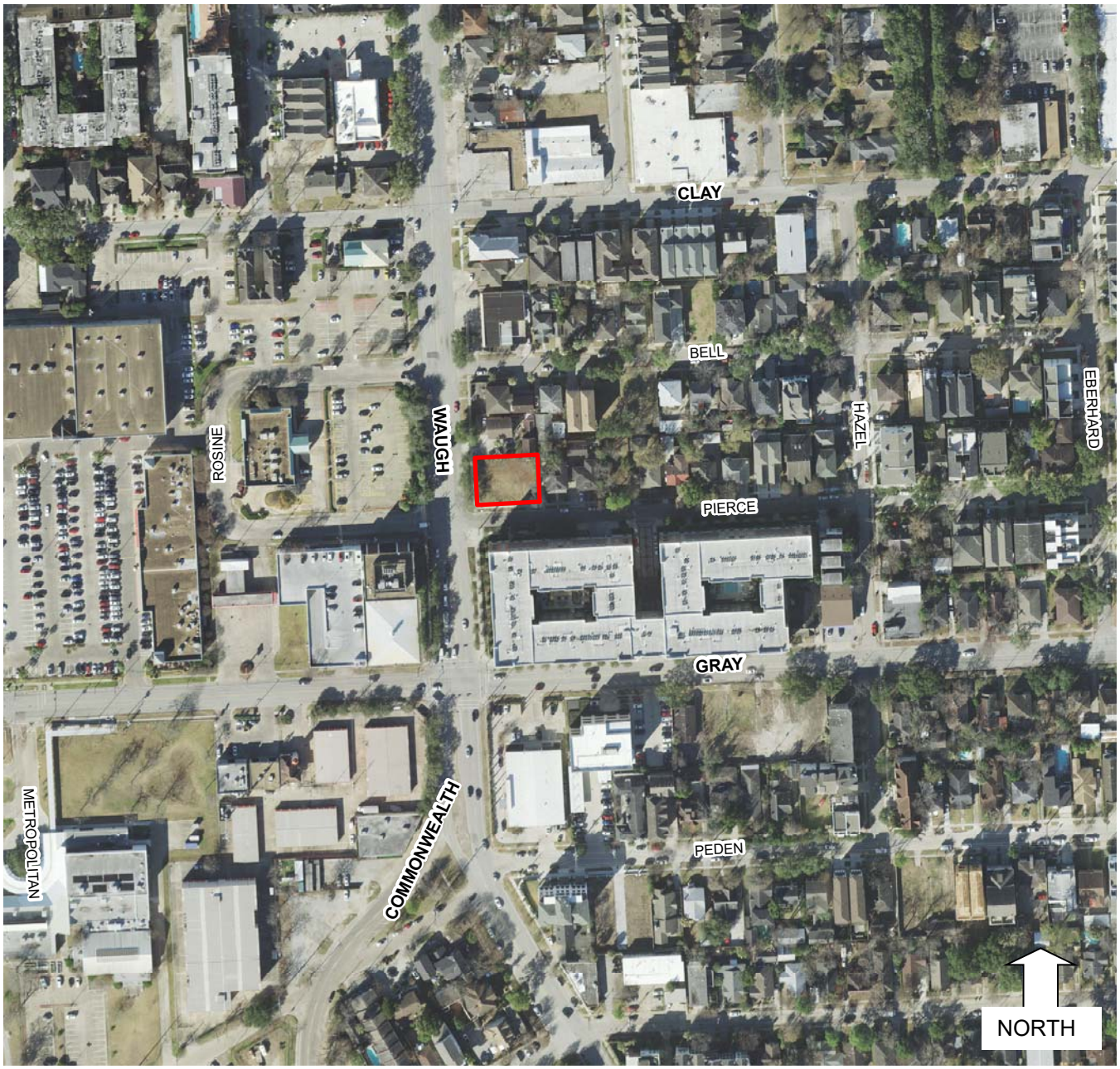
D – Variances **Subdivision**

Houston Planning Commission ITEM: 134

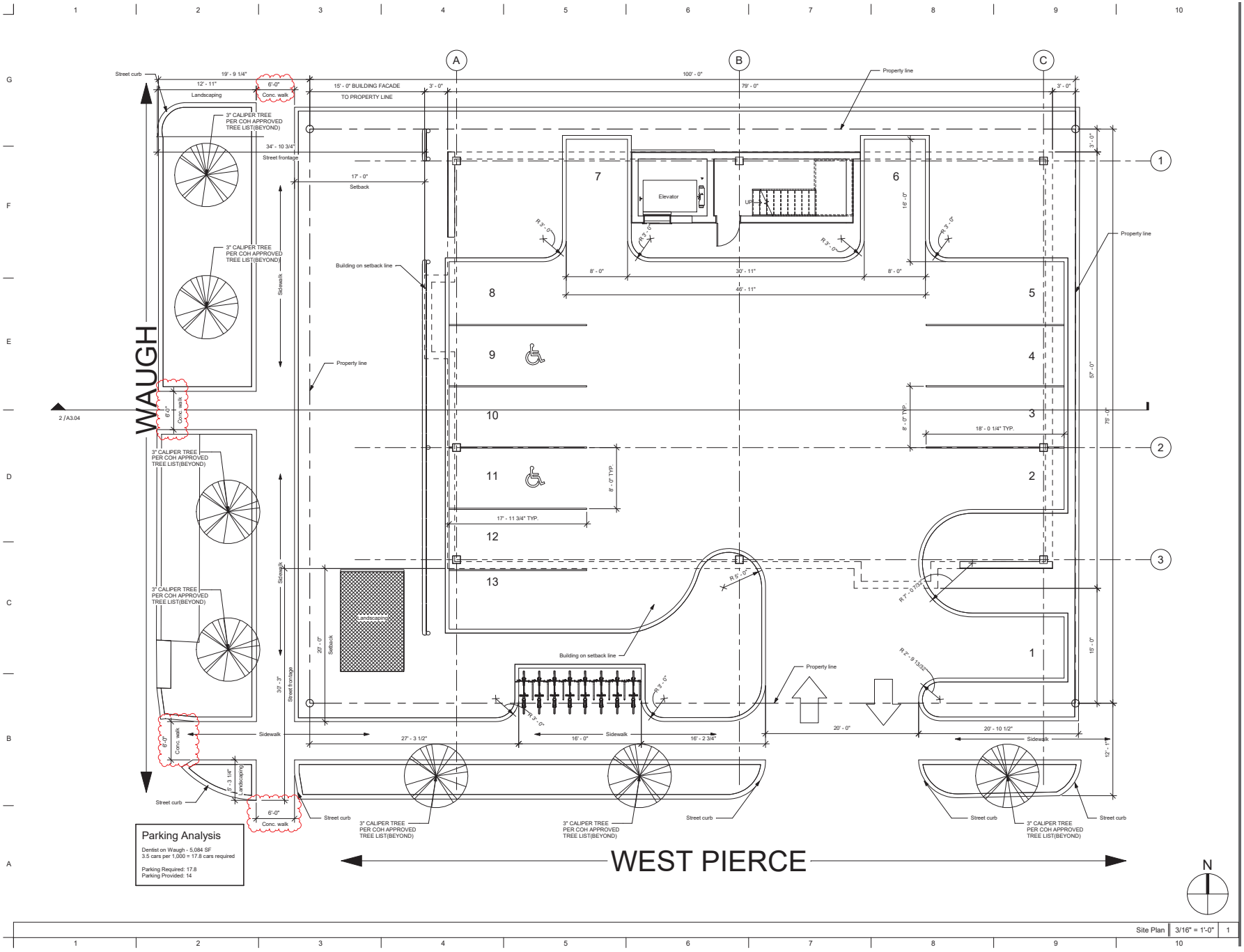
Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Waugh Holdings LLC

Applicant: Boundary One, LLC



D – Variances Aerial



Parking Analysis

Dentist on Waugh - 5,084 SF
3.5 cars per 1,000 = 17.8 cars required

Parking Required: 17.8
Parking Provided: 14

Site Plan	3/16" = 1'-0"	1

Issue / Revisions:

Schematic Design	3/04/2019
Design Development	4/30/2019
Permit & Bid	8/15/2019
Construction Documents	-/--/2019
As-Built	-/--/2019

twenty20studio ARCHITECTURE+ PLANNING
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Dentist on Waugh
1415 Waugh DR.
Houston, TX. 77019

T 20

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Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall be responsible for all dimensions and conditions on the job. twenty20 Studio, LLC must be notified of any variation from the dimension and conditions shown by these drawings.

Project Team:

Designer:
twenty20Studio, LLC
Contact: Ramon Gisbert
t: 832.603.1201

Interior Designer:
Studio Mackay, Inc.
Contact: Selena Mackay
t: 832.597.2303

Civil:
InPipe Consultans, LLC
t: 713.419.4372

MEP:
Solutions Engineering
Contact: Duwan Cotton, PE
t: 713.376.9801

Structural:
SIGMA ENGINEERING Services
Contact: Ahmed M. Abu-Shaaban, P.E.
t: 713.461.8584

Contractor:
TBD

TAS / TDLR
Otten Consulting Group
Contact: Kathy Rodriguez
t: 713.975.1029

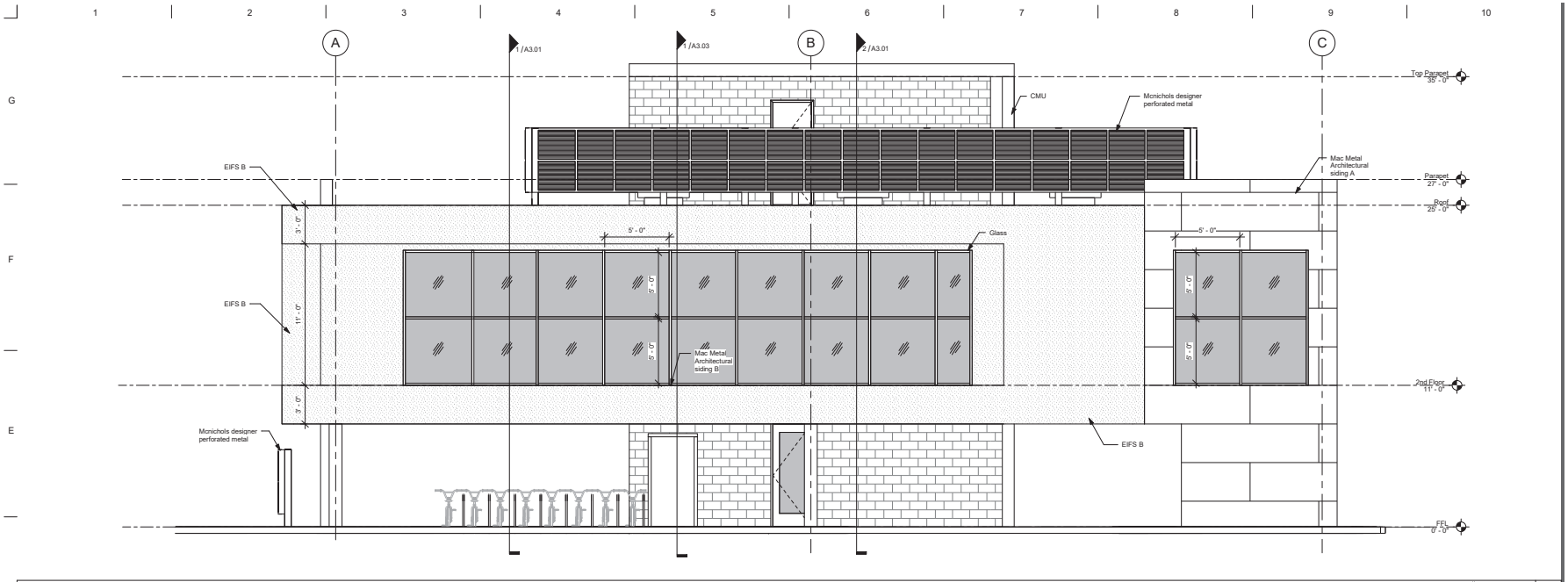
Sheet Name/Number:
SITE PLAN

SCALE: 3/16" = 1'-0"

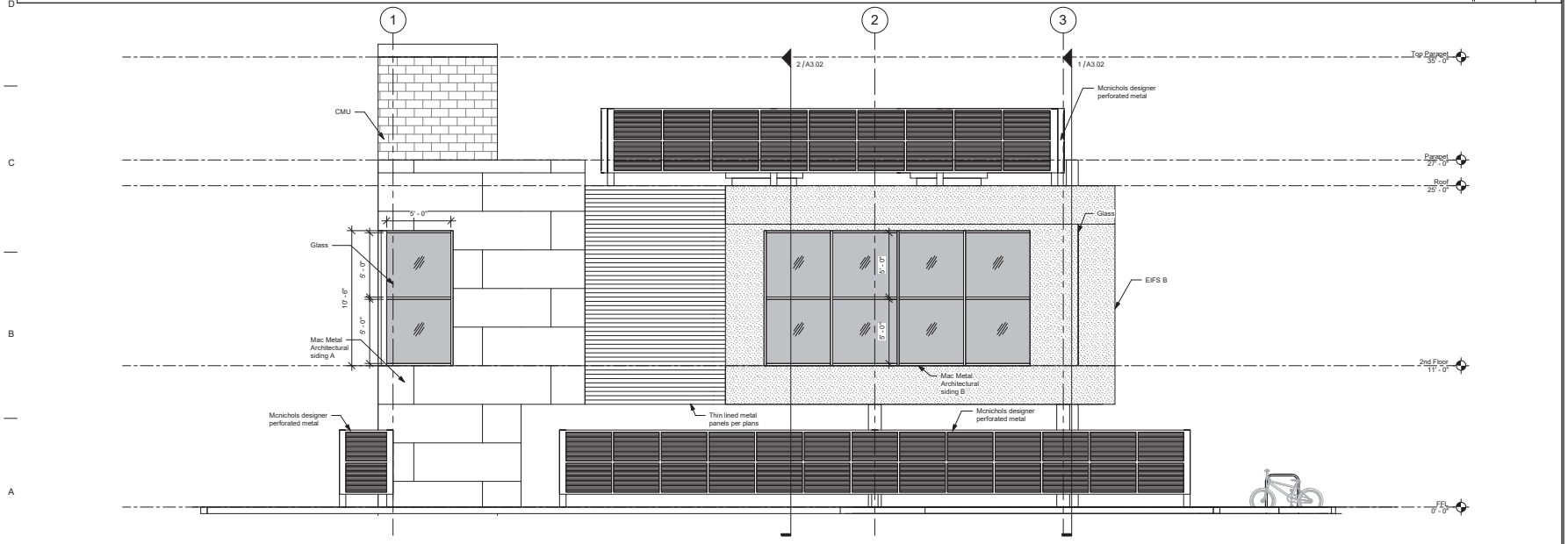
A1.02

Drawn By: GGD
Checked By: RJG
Project Name/Number:19000
Plot Date: 1/27/2021 5:28:05 PM

Sheet Size: 24" x 36"



North Elevation | 1/4" = 1'-0" | 1



West Elevation | 1/4" = 1'-0" | 2

Issue / Revisions:

Schematic Design	3/04/2019
Design Development	4/30/2019
Permit & Bid	8/15/2019
Construction Documents	-/--/2019
As-Built	-/--/2019

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Contractor:
TBD

TAS / TDLR
Otten Consulting Group
Contact: Kathy Rodriguez
t: 713.975.1029

Sheet Name/Number:
EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

A2.01

Drawn By: GGD

Checked By: RJG

Project Name/Number:19000

Plot Date: 1/27/2021 5:28:07 PM

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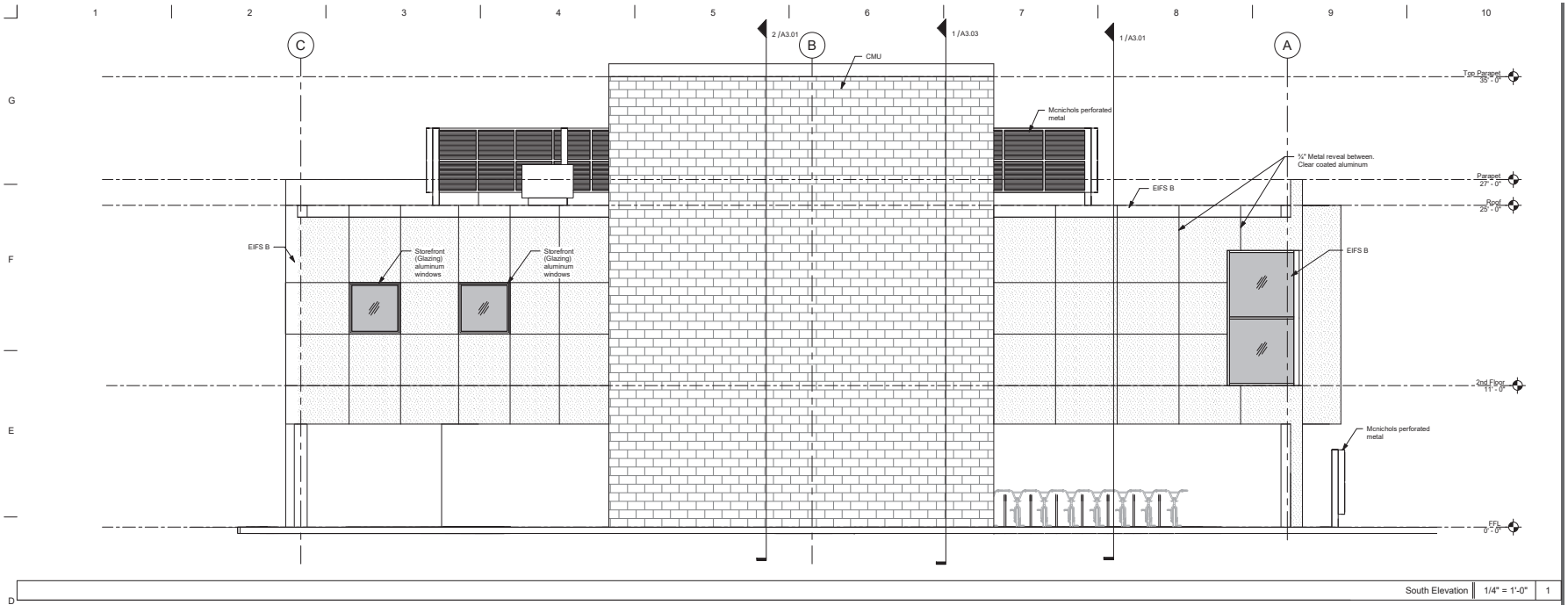
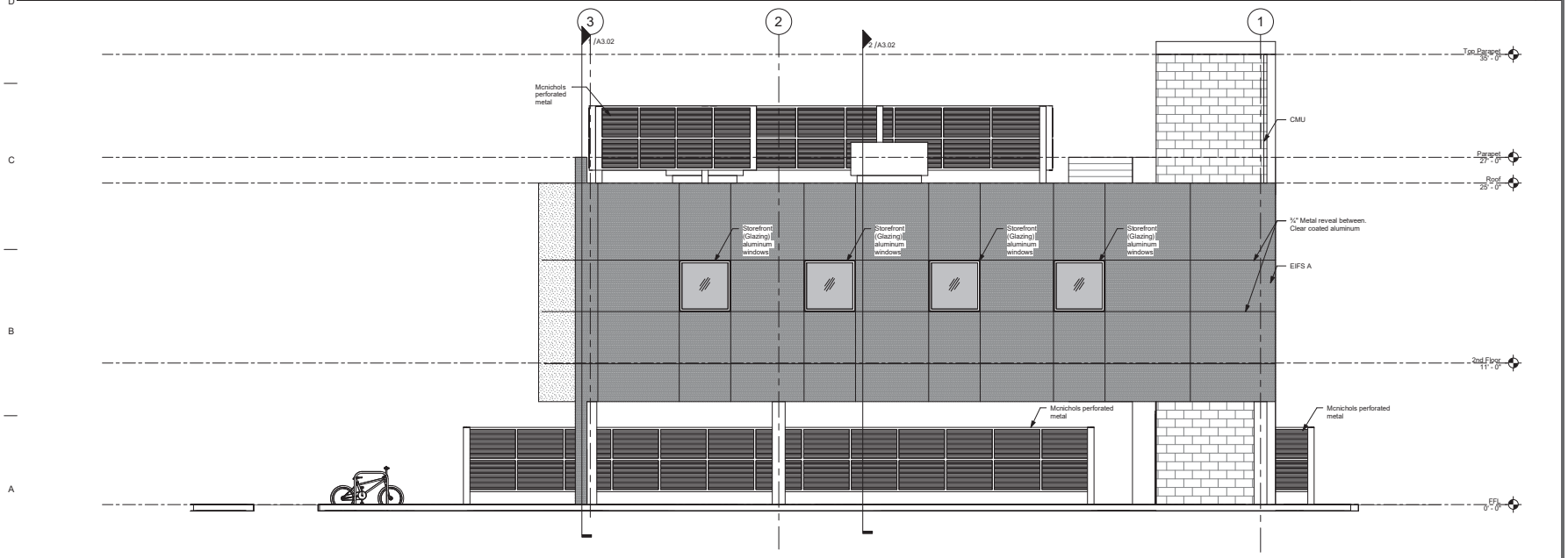


South Elevation | 1/4" = 1'-0" | 1



East Elevation | 1/4" = 1'-0" | 2

Issue / Revisions:

Schematic Design	3/04/2019
Design Development	4/30/2019
Permit & Bid	8/15/2019
Construction Documents	-/--/2019
As-Built	-/--/2019

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Contractor:
TBD

TAS / TDLR
Otten Consulting Group
Contact: Kathy Rodriguez
t: 713.975.1029

Sheet Name/Number:
EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

A2.02

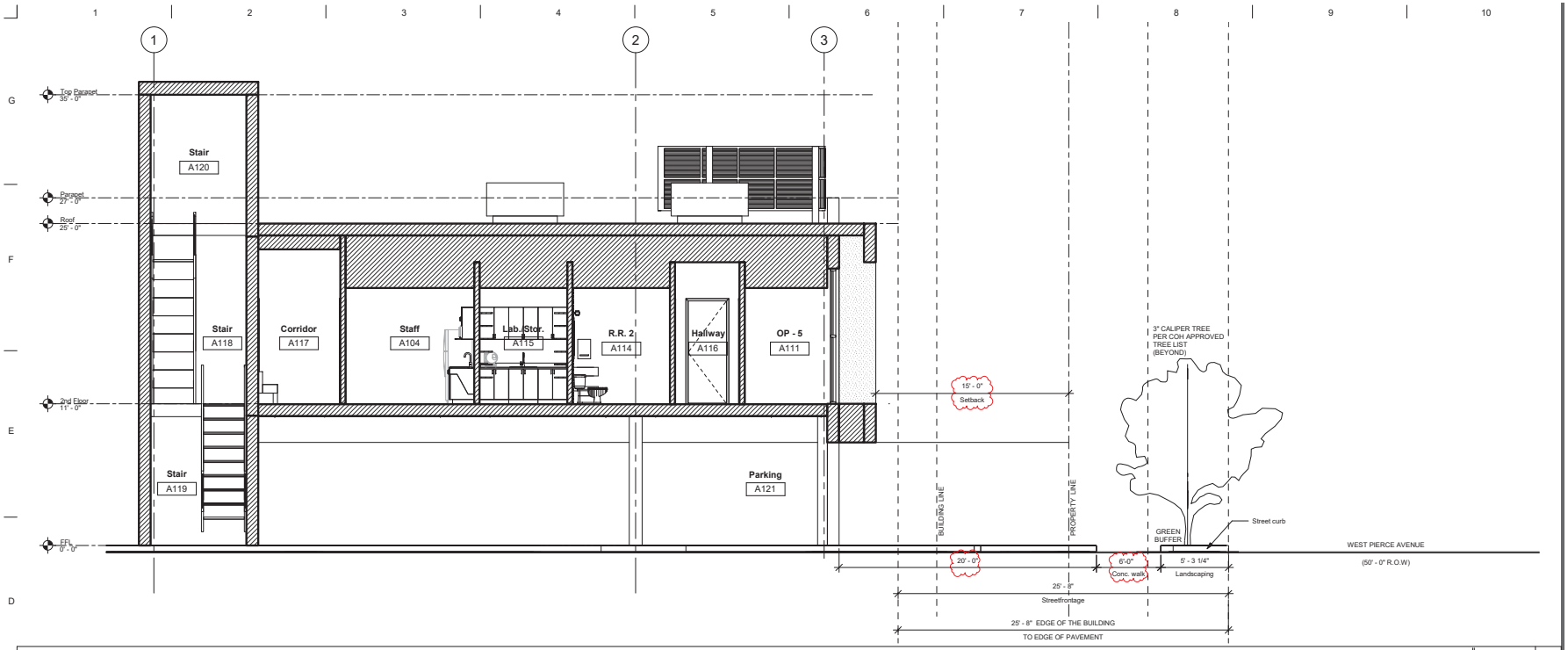
Drawn By: GGD

Checked By: RJG

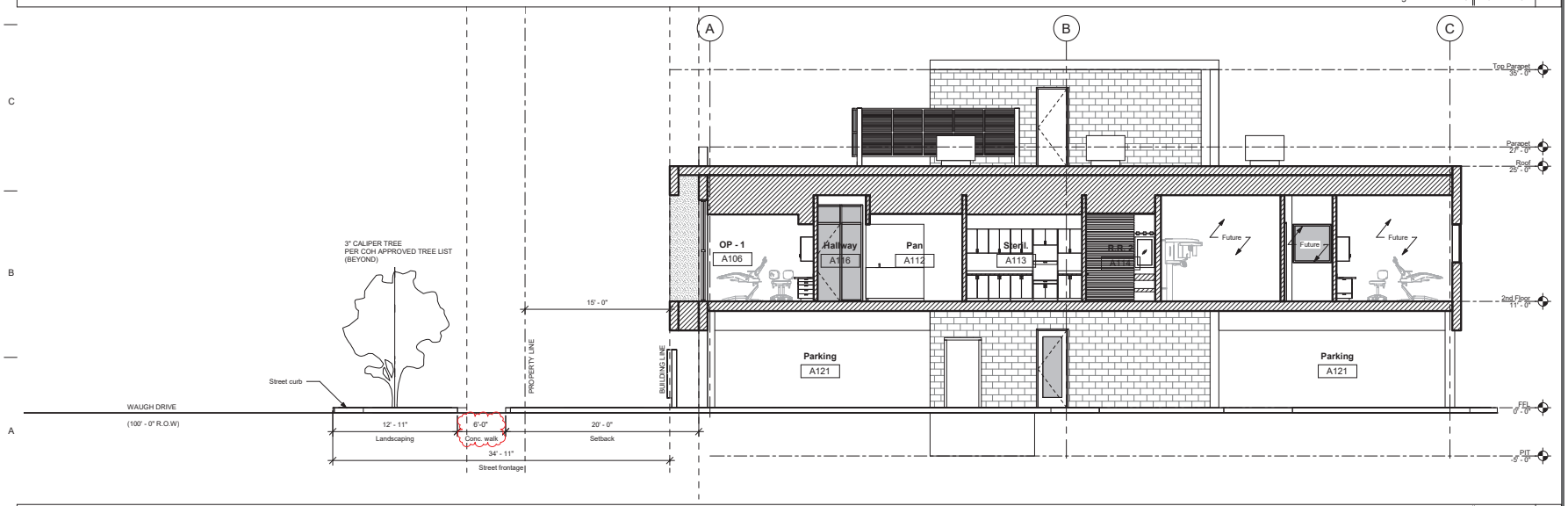
Project Name/Number:19000

Plot Date: 1/27/2021 5:28:10 PM

Sheet Size: 24" x 36"



Building Section View 6 | 1/4" = 1'-0" | 1



Building Section View 7 | 3/16" = 1'-0" | 2

Issue / Revisions:

Schematic Design	3/04/2019
Design Development	4/30/2019
Permit & Bid	8/15/2019
Construction Documents	-/--/2019
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t: 713.461.8584

Contractor:
TBD

TAS / TDLR
Otten Consulting Group
Contact: Kathy Rodriguez
t: 713.975.1029

Sheet Name/Number:
BUILDING SECTIONS

SCALE: As indicated

A3.04

Drawn By: GGD
Checked By: RJG
Project Name/Number:19000
Plot Date: 1/27/2021 5:28:13 PM

Sheet Size: 24" x 36"

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-2480
Plat Name: Waugh Holdings LLC
Applicant: Boundary One, LLC
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:
Requesting a 15' building line (B.L.) along Waugh Drive
Chapter 42 Section: 150

Chapter 42 Reference:
Summary of Minimum Building Line Requirements Major Thoroughfares - 25 Feet

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The size and dimension of the lots and streets were created long ago with the original plat. Imposition of a 25' B.L. on this small site creates an undevelopable tract, depriving the owner of reasonable use of the land. Applicant desires to construct a dental office and to maintain a harmonious pedestrian realm with the Hanover West Gray apartments across W. Pierce Ave.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The applicant did not create the hardship. The combination of the older plat geometry with the potential imposition of the 25' B.L. has created this unique situation.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The proposed improvements are appropriate for this inner-city neighborhood and will harmonize well with surrounding development and create a walkable place between the dental office and the Hanover West Gray apartments.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance will encourage a more pedestrian friendly and walkable place than that currently in existence on this somewhat run down vacant lot.

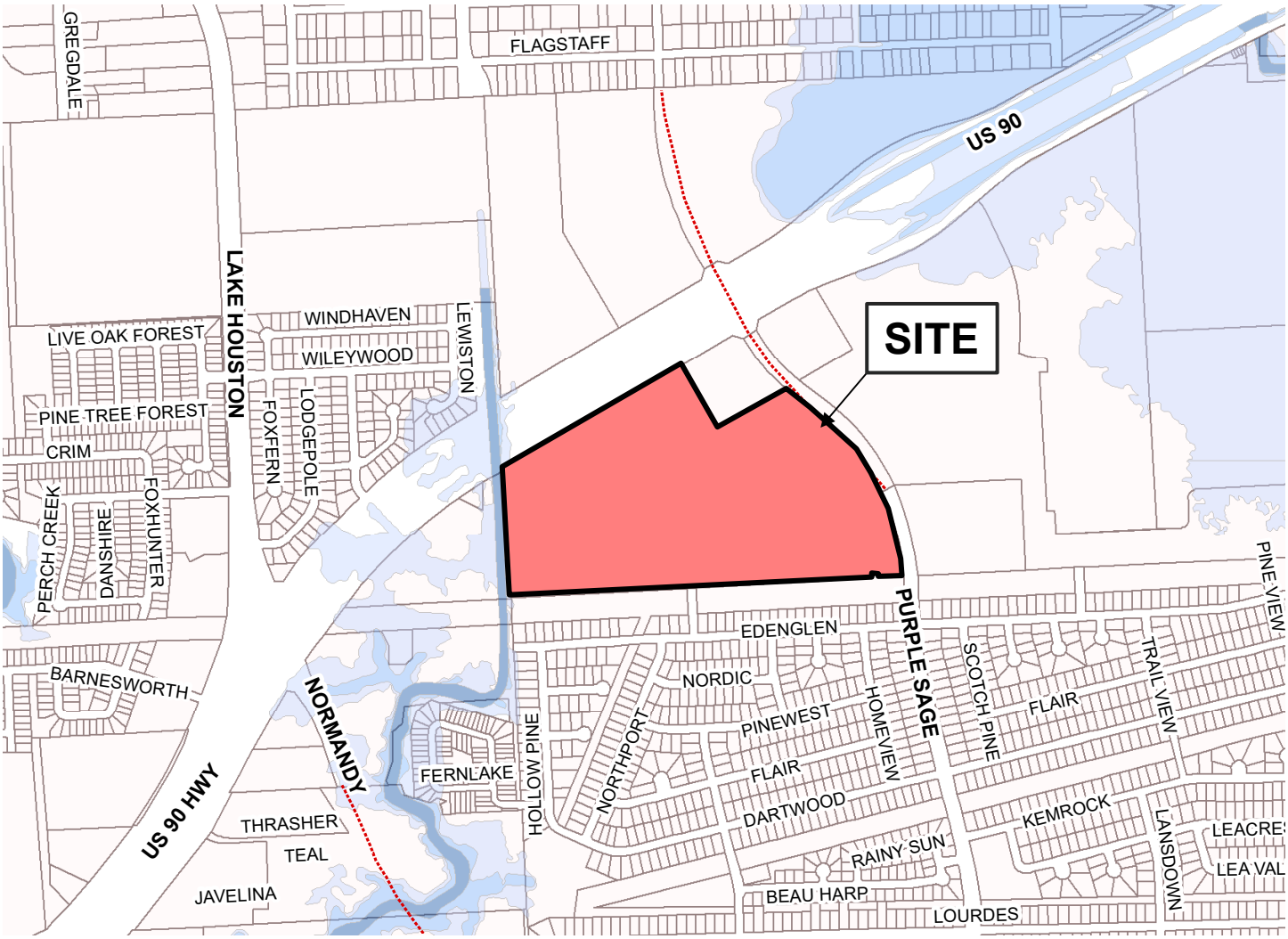
(5) Economic hardship is not the sole justification of the variance.
Owner desires that the project create a pedestrian friendly realm and walkable place to go with surrounding development. Economic hardship is not a consideration with this request.

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Houston Freightliner and Western Star

Applicant: Terra Surveying Company, Inc.



NORTH

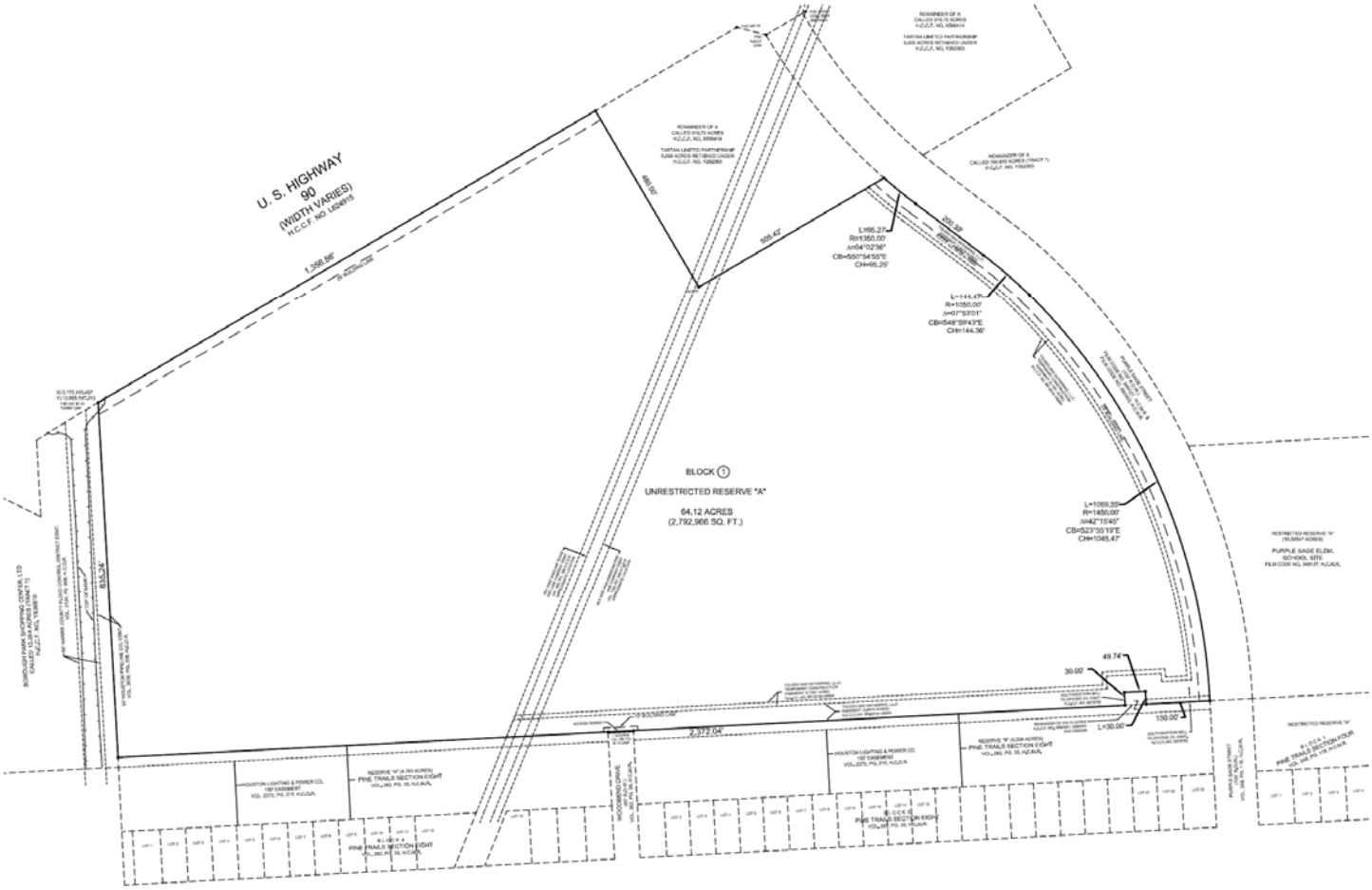
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Houston Freightliner and Western Star

Applicant: Terra Surveying Company, Inc.



NORTH

F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: Houston Freightliner and Western Star

Applicant: Terra Surveying Company, Inc.

NORTH

F- Reconsideration of Requirements Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-0183
Plat Name: Houston Freightliner and Western Star
Applicant: Terra Surveying Company, Inc.
Date Submitted: 01/25/2021

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 extend the right-of-way of the north stub street of Woodbend Drive.
Chapter 42 Section: 134

Chapter 42 Reference:
Section 42-134. Street extension

Statement of Facts

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

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

The proposed subdivision of Houston Freightliner and Western Star consist of 64.12 acres and is a proposed Unrestricted Reserve development (semi-truck dealership). The site is located in the northeasterly area of Harris County; City of Houston ETJ. Extending the stub right-of-way will not improve traffic mobility or safety; ultimately no improved impact for the area residents use. This is not a densely populated area and the stub street is likely very seldom used other than by the adjacent two (2) residential property owners. Access by CenterPoint Energy to the 150' HL&P easement. This stub street also splits the Open Space Reserve created by the recorded subdivision plat of Pine Trails Section Eight (recorded February 1978, some 40+ years ago), but the open space reserve is not being utilized for any purpose other than the HL&P easement. Other existing conditions is the Toleda Gas Pipeline Easement which runs along the entire south property line of the subject tract and is bisected by the stub street; further into the subject tract is additional Sinclair Texas and Pan-American Pipeline Easements. This tract was previously submitted and approved by Planning and Development (Application Number 2018-1434, dated July 19, 2018. That application unfortunately expired within the limited two years due to Harris County Traffic issues with the not yet complete and recorded right-of-way of Purple Sage Street. Fortunately Purple Sage Street right-of-way has been extended and recorded and should no longer presents an issue with Harris County Traffic. Discussions were made prior to that early submittal and it was determined that no Variance Request was required per the extension of Woodbend Drive because of the following: • The extension of Purple Sage Street • The existence of the noted Pipeline easements

(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 to support this variance request. The variance request is supported by existing 40+ year conditions presented by the previously subdivided and recorded subdivision of Pine Trails Section Eight, dated February, 1978.

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

The intent and general purposes of Chapter 42 will be preserved and maintained, due to traffic mobility, emergency service access or public safety.

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

The granting of this variance request will not be injurious to the health, safety or welfare. property does not impede traffic, nor would an approved variance request in any way compromise public health or safety.

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

Justification of the variance request is based on existing condition of the subject tract and surrounding properties, as such for 40+ years.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No:	**2021-0183**
Plat Name:	**Houston Freightliner and Western Star**
Applicant:	**Terra Surveying Company, Inc.**
Date Submitted:	**01/25/2021**

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

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

Not extend the right-of-way of the north stub street of Woodbend Drive.

Chapter 42 Section: 134

Chapter 42 Reference:

Section 42-134. Street extension.

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

STATEMENT OF FACTS:

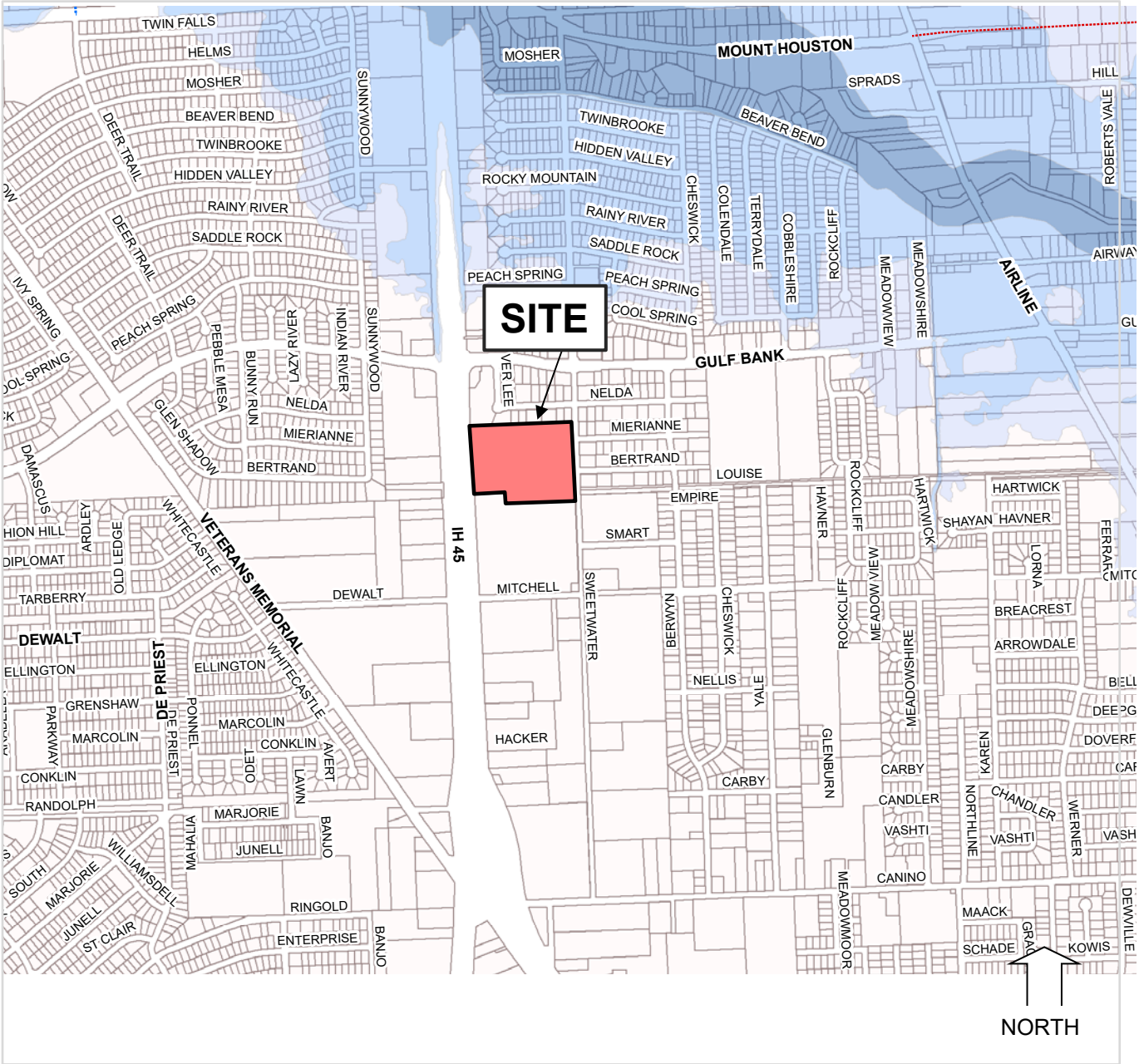
Variance request submitted per extension of Woodbend Drive comment (Application No. 2021-0010).

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: North Houston Terminal (DEF 1)

Applicant: GHD Services Inc.



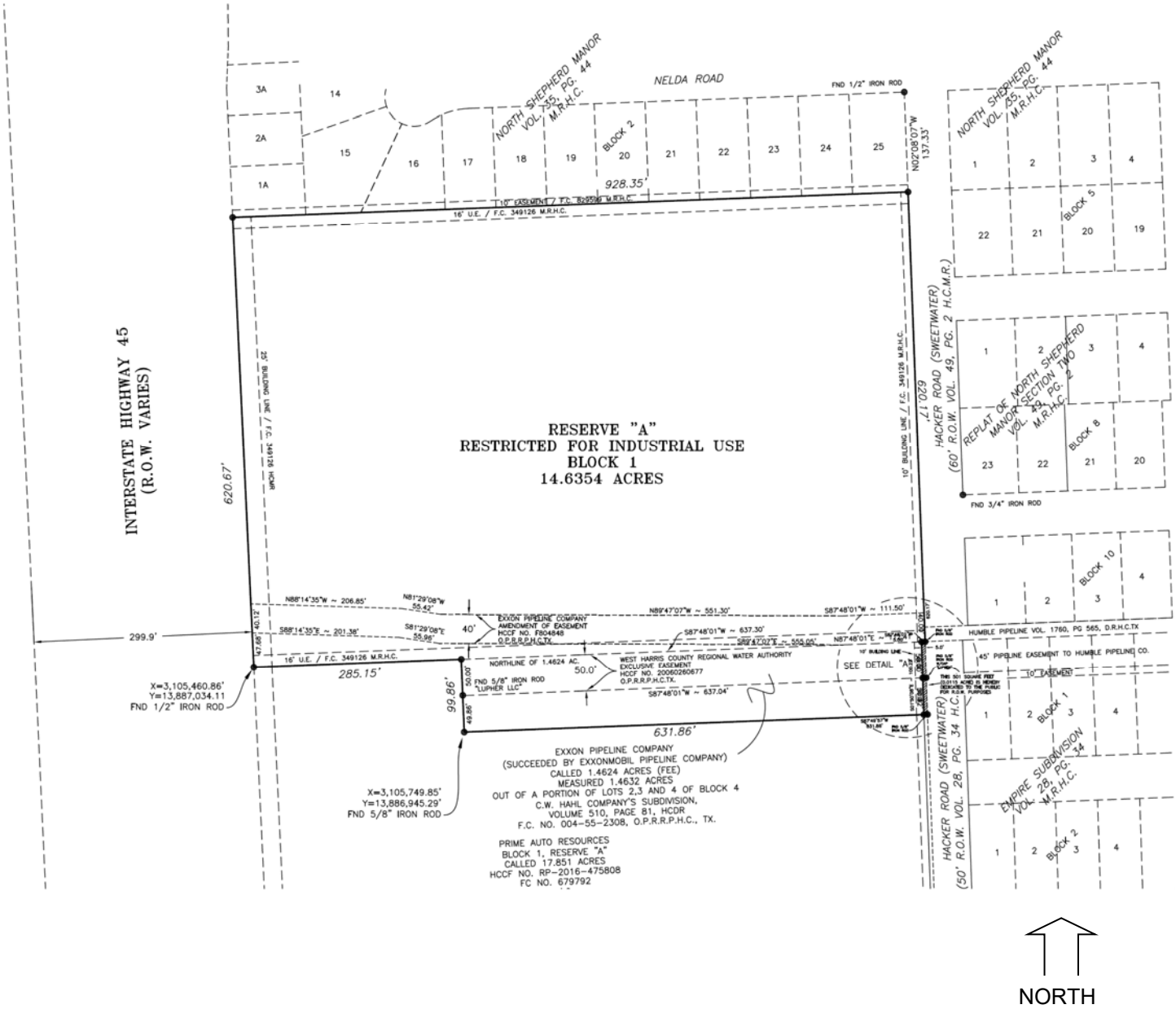
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: North Houston Terminal (DEF 1)

Applicant: GHD Services Inc.



F- Reconsideration of Requirements Subdivision

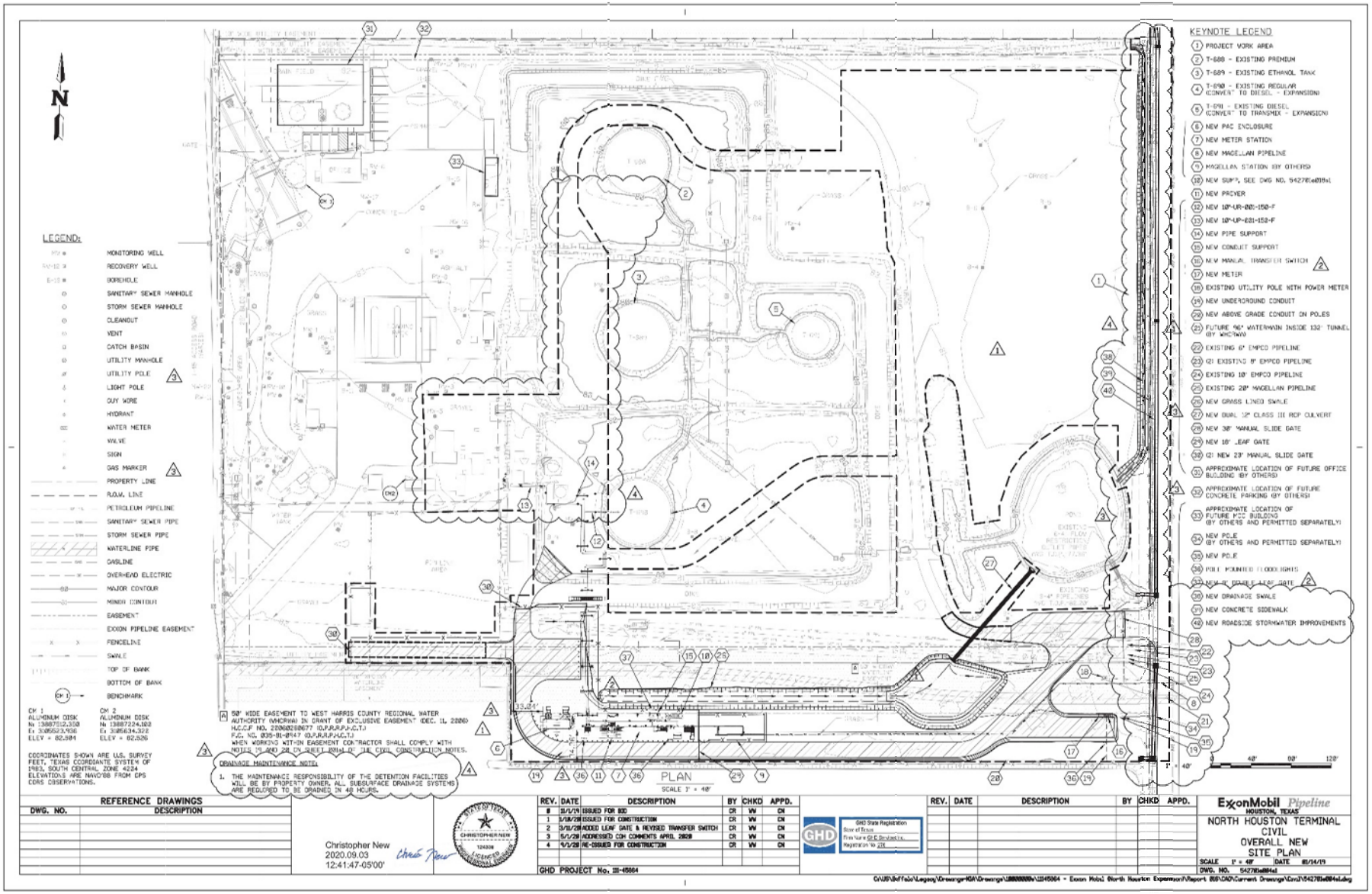
Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 02/04/2021**

Subdivision Name: North Houston Terminal (DEF 1)

Applicant: GHD Services Inc.

F- Reconsideration of Requirements Aerial



REFERENCE DRAWINGS	
DWG. NO.	DESCRIPTION

Christopher New
2020.09.03
12:41:47-05'00'

STATE OF TEXAS
CHRISTOPHER NEW
124308
LICENSED
PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION	BY	CHKD	APPD.
0	11/1/19	ISSUED FOR BID	CR	VW	CN
1	1/10/20	ISSUED FOR CONSTRUCTION	CR	VW	CN
2	3/13/20	ADDED LEAF GATE & REVISED TRANSFER SWITCH	CR	VW	CN
3	5/1/20	ADDRESSED COH COMMENTS APRIL 2020	CR	VW	CN
4	7/1/20	RE-ISSUED FOR CONSTRUCTION	CR	VW	CN

GHD PROJECT No. 111-45864

GHD State Registration
State of Texas
Firm Name: GHD Services Inc.
Registration No. 2018

REV.	DATE	DESCRIPTION	BY	CHKD	APPD.

ExxonMobil Pipeline
HOUSTON, TEXAS

NORTH HOUSTON TERMINAL
CIVIL
OVERALL NEW
SITE PLAN

SCALE 1" = 40' DATE 02/14/19
DWG. NO. 542701e004s1

C:\US\Buffalo\Legacy\Drawings-NA\Drawings\111045864\111045864 - Exxon Mobil North Houston Expansion\Report 005\CAD\Current Drawings\Civil\542701e004s1.dwg

ISSUED FOR PERMIT

GHD
GHD Services Inc.
285 Delaware Ave, Suite 500
Buffalo NY 14202 USA
T | 716 856 2142 F | 716 856 2150 W www.ghd.com

Reuse of Documents:
This document and the ideas and designs incorporated herein, as an instrument of professional service, is the property of GHD and shall not be used in whole or in part for any other project without GHD's written authorization. ©2020 GHD

Client
EXXONMOBIL

Project
NORTH HOUSTON TERMINAL CONNECTION PROJECT
5XX North Freeway
Houston, Texas 77037

No.	Issue	Drawn	Approved	Date
4	RE-ISSUED FOR PERMIT	GD	DD	7/24/20
3	RE-ISSUED FOR PERMIT	GD	DD	5/1/20
2	RE-ISSUED FOR PERMIT	GD	DD	3/13/20
1	ISSUED FOR PERMIT	GD	DD	1/17/20

Drawn	C. ROHRICH	Designer	C. ROHRICH
Drafting Check	W. WHEELER	Design Check	C. NEW
Project Manager	D. D'AMICO	Date	1/10/20
This document shall not be used for construction unless signed and sealed for construction.		Scale	1" = 40'
Original Size: Arch E1		Bar is one inch on original size sheet: 0 1"	

Project No. 111-45864

Title
NORTH HOUSTON TERMINAL
CIVIL
OVERALL NEW
SITE PLAN

Sheet No. 542701e004s1

C.004.01

Sheet 1 of 1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-2323
Plat Name: North Houston Terminal
Applicant: GHD Services 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:

ExxonMobil North Houston Terminal (Terminal) seeks reconsideration of requirement to dedicate 5 feet of the right-of-way (ROW) along Sweetwater Ln./Hacker Rd. to the City of Houston (COH). The ROW dedication would provide COH an additional 5 feet of land to potentially expand Sweetwater Ln. in the future to meet the 60 foot street width requirement per Section 42-122. ROW dedication requirement per Application No. 2019-2062. ExxonMobil's view is that ROW is not permissible under Section 42-121(b) and requests a variance.

Chapter 42 Section: 121(b)

Chapter 42 Reference:

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

Imposition of the ROW dedication would create an undue hardship. A key concern is that a substantial portion of the ROW area includes an exclusive West Harris County Regional Water Authority easement (see Grant of Exclusive Easement). The Grant of Exclusive Easement further states that ExxonMobil "shall have no right to use and/or enjoy the Easement Tract for any purpose whatsoever" (see Grant of Exclusive Easement). Therefore, ExxonMobil has no authority to agree to the COH's ROW request. The COH's request is delaying the pipeline connection project, a pipeline connection which will bring gasoline to and benefit the North Houston area, and causing increased project costs by increasing the duration of time necessary for contractors to work or standby to complete the project. As such, ExxonMobil has been deprived of the reasonable use of its 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;

A substantial portion of the ROW area includes an exclusive West Harris County Regional Water Authority easement (see Grant of Exclusive Easement). The Grant of Exclusive Easement further states that ExxonMobil "shall have no right to use and/or enjoy the Easement Tract for any purpose whatsoever" (see Grant of Exclusive Easement). Therefore, ExxonMobil has no authority to agree to the COH's ROW request. In addition, Section 42.121 explicitly states: "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." (emphasis added) See response to (2) below for more details.

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

Section 42.121 explicitly states: “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.” (emphasis added). Please see the letter provided from the Terminal Superintendent to support that there will be no increase in traffic on Sweetwater Ln. As explained in the letter, the proposed development prompting the re-plat application, and thus the variance application, is fully within the Terminal fence line and will not result in any increase in traffic. The Terminal is a private Industrial Site with bulk storage of hazardous liquids, fuel truck loading operations, and petroleum product pipelines. The public is not able to access the Terminal; rather, access is only granted via badge or visitor pre-approval consistent with security and safety clearance processes. The pipeline connection will not result in additional personnel or creation of additional parking spaces, parking lots, or entrances to the Terminal. Overall, conditions inside the Terminal will not change existing conditions outside the property. It is the Terminal's desire to retain ownership of the land along the Sweetwater Ln.

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

ExxonMobil’s view is that the current request for dedication is unrelated to the pipeline connection project and ExxonMobil should not be impacted by a potential road project that has not yet been defined by COH. Further, the intent and general purposes of this chapter will be preserved and maintained as the chapter specifically states that the requirement of ROW dedication “shall be waived” if there is no significant increase in traffic. As explained above in the other responses, there will be not be any increase in traffic. The language in Section 42.121 is “shall be waived”, not “may be waived”. As such, the intent and general purposes of this chapter will be preserved and maintained if the variance is granted.

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

Granting of the variance will not be injurious to the public health, safety or welfare. The pipeline connection is completely within the fence line of the Terminal; there will not be an increase in pedestrian or vehicular traffic upon project completion. Overall, conditions inside the Terminal will not change existing conditions outside the property boundary. Further, a substantial portion of the ROW area sought by COH is subject to an exclusive easement of the West Harris County Regional Water Authority.

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

Economic hardship is not the sole justification of the variance request. As set forth in the responses above, a substantial portion of the ROW area sought by COH is subject to an exclusive easement of the West Harris County Regional Water Authority. Another significant justification of the variance is that Section 42-121 prohibits a right of way dedication under the facts presented (“The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory shoring that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.” (emphasis added). The development prompting the re-plat, and thus the variance application, is fully within the Terminal fence line. There will be no increase in traffic on the street. The Terminal is a private Industrial Site with bulk storage of hazardous liquids, fuel truck loading operations, and petroleum product pipelines. The public is not able to access the Terminal; rather, access is only granted via badge or visitor pre-approval consistent with security and safety clearance processes. The pipeline connection will not result in additional personnel or creation of additional parking spaces, parking lots, or entrances to the Terminal. Overall, conditions inside the Terminal will not change existing conditions outside the property. See letter from the Terminal Superintendent in support of this variance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No:	**2020-2323**
Plat Name:	**North Houston Terminal**
Applicant:	**GHD Services 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 requirement or condition being sought:

ExxonMobil North Houston Terminal (Terminal) seeks reconsideration of requirement to dedicate 5 feet of the right-of-way (ROW) along Sweetwater Ln./Hacker Rd. to the City of Houston (COH). The ROW dedication would provide COH an additional 5 feet of land to potentially expand Sweetwater Ln. in the future to meet the 60 foot street width requirement per Section 42-122. ROW dedication requirement per Application No. 2019-2062. ExxonMobil's view is that ROW is not permissible under Section 42-121(b) and requests a variance.

Chapter 42 Section: 121(b)

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

See variance form.

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

January 13, 2021

NOTICE OF VARIANCE REQUEST

PROJECT NAME: North Houston Terminal
REFERENCE NUMBER: 2020-2323

VAR/ROR

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a reconsideration of requirement and a variance request for a property located east along I-45, south of W. Gulf Bank Road and west along Sweetwater Lane. 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.

GHD Services Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not dedicate 5' of r.o.w along Sweetwater Lane for a portion of the reserve. 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 21, 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

Council Members: Amy Peck Tarsha Jackson 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

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. 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 **Gabriela Orquera** with GHD Services Inc. at **225-296-6529**. 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.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/04/2021
ITEM: 149

Applicant: ENRIQUE GALLEGOS
Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	21-1565	77357	5874	257M	ETJ

NORTH OF: FM 1485 **WEST OF:** GALAXY BLVD

ADDRESS: 19670 and 19680 Hickory Ln.

ACREAGE:

LEGAL DESCRIPTION:

LOT THREE HUNDRED FIFTEEN (315) AND LOT THREE HUNDRED SIXTEEN (316) OF PEACH CREEK FOREST, SECTION THREE (3), AN UNRECORDED SUBDIVISION IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 150

Meeting Date: 02/04/2021

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Betirri	Christian Bengtson	713.444.9764	info@betirri.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
720 Sampson Street	20100588	77003	5457D	494S	H

HCAD ACCOUNT NUMBER(S):	0030020000001
PROPERTY LEGAL DESCRIPTION:	TR 1 BLK 550 RANGER - SSBB
PROPERTY OWNER OF RECORD:	IVANEZ MARIA V BENGTSON CHRISTIAN R
ACREAGE (SQUARE FEET):	1,531 SF
WIDTH OF RIGHTS-OF-WAY:	Sampson Street (80 feet); Rusk Street (80 feet)
EXISTING PAVING SECTION(S):	Sampson Street (43 feet); Street name (30 feet)
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 Stories Single-family Residence 1,923 SF

PURPOSE OF VARIANCE REQUEST: To allow a reduced building of 7.5 feet instead of the ordinance required 10 feet along Sampson Street and Rusk Street for a new single-family residence.

CHAPTER 42 REFERENCE(S): Sec. 42-151. - 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

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 150

Meeting Date: 02/04/2021

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

I am seeking a variance to do façade encroachment on the sides of my new single residence to be built on 720 Sampson Street. The nature of the lot located at the intersection of Sampson street and Rusk street is incredibly unique in shape and small to design a space for comfortable living. The property stands by itself with train tracks on one side and parking space on the other. The most plausible way to maximize livable square footage is to build upwards on this property.

The requirements of Chapter 42.151, state that

1. an encroachment of up to 30 inches into the building line shall be permitted for eaves, bay windows, balconies, fireplace chimneys, decorative features, and habitable area if:
   a) The encroachment is cantilevered into the building line requirement and is not supported by other means;
   b) The lowest point of the encroachment is at least nine feet higher than the highest point of the building foundation;
   c) The encroachment for habitable living area for each floor does not have an area greater than 50 percent of the total area of the building façade for that floor; and
2. An encroachment of up to five feet into the building line requirement shall be permitted for open stairways and wheelchair ramps.

I am proposing to the extend façade of my home 30 inches outward on the south and east side of the home, thus exceeding the 50% allowance of the building façade. This would maximize the livable space and provide a coherent structure design. The façade extension of 30 inches to the south and east side would not disturb any other property as the property sits independent of other homes and there is not viable way for any structure to be erected on any side of the property line.

As a visual artist that has contributed to this area (EaDo), I would love to have a habitable space where I can live right where the new art district in Houston is developing. Not allowing the full encroachment, makes the property have very limited square footage particularly in the third floor. Building this residence for my partner and I to live will not affect any close by neighbor or property since it will stand almost by itself on that block.

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

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

DEVELOPMENT PLAT VARIANCE

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

The property as initially surveyed showed a square footage of 3,150, sufficient to carry out the comfortable construction of a single-family residence. However, upon survey, the site proved to be solely 1,531 square feet due to the easement of the active train tracks that lay adjacent to the property. Thus, we are arduously attempting to create livable area with a limited space as well as limited residual shape (rectangular), which, if strict application of this chapter was used, would not make the project feasible. As this oddly shaped plot currently stands, next to rail lines, no investor or landowner has made the effort to carry out construction for this land because its value is significantly low due to limited space and devaluating by train tracks. The effort of creating a visually appealing residential property on this land that has maximized livable space will add value to the area as well. The strict application of this chapter would make the project infeasible due to these unusual physical characteristics that affect the property in question.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The rail lines that run adjacent to the property are there through no fault of the applicant. The variance request is not for any portion that faces the rail line. The applicant is solely attempting to maximize habitable space with limited square footage and unique property layout.

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

The Applicant will preserve and maintain the intent and general purposes of this chapter and is solely seeking a variance for 30 inches on the east and south side of the property on the superior floors.

(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 plans designed for the house with facades extending 30 inches on the east and south side have been approved by an engineer and fully follow structural requirements. The property also stands alone with no neighbors and no possibility of construction next to it.

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

Economic hardship is not the sole justification of the variance. The variance seeks to maximize habitable space in a uniquely shaped land as well as limited buildable space.

PLANNING & DEVELOPMENT DEPARTMENT

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Location Map

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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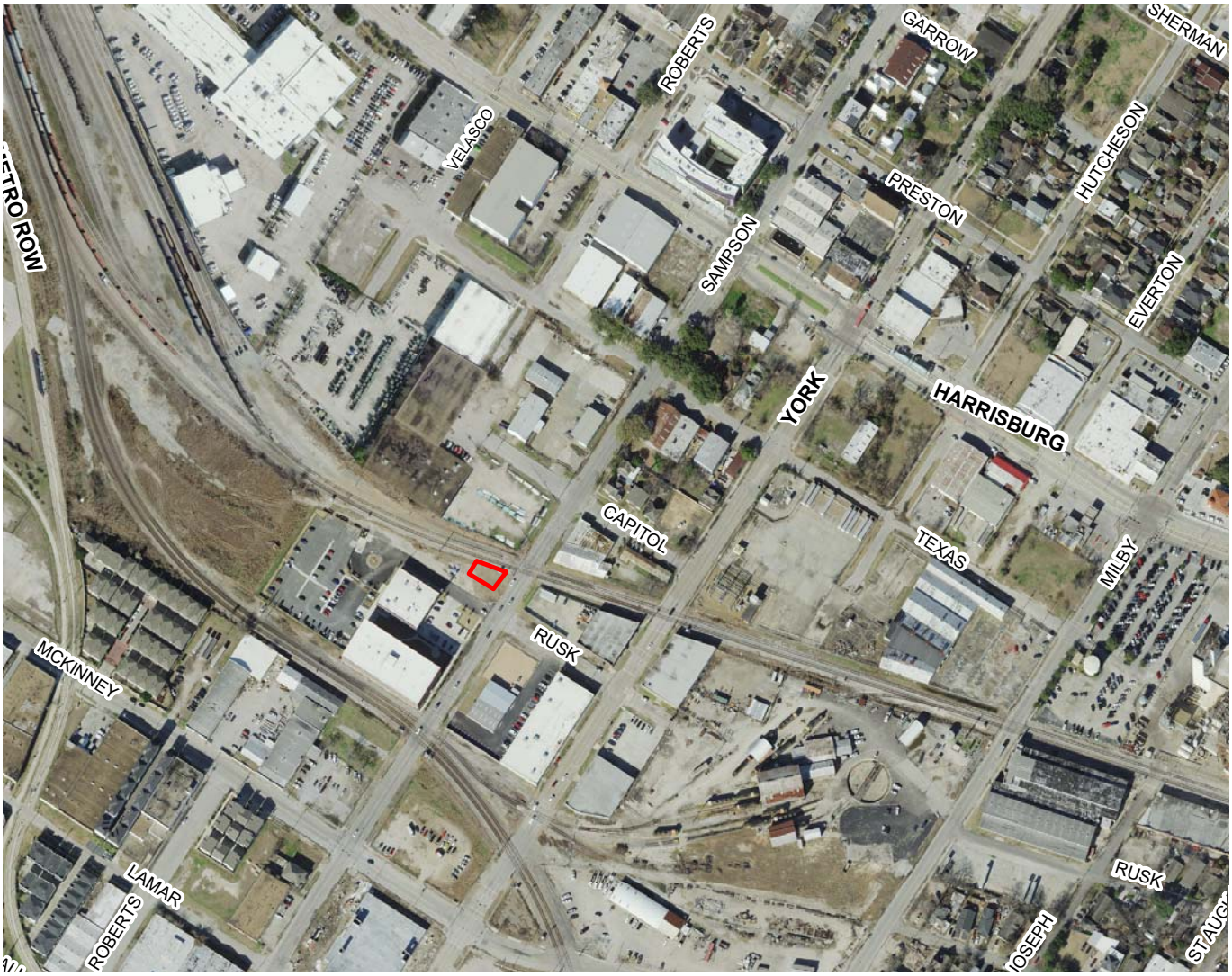
Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Survey

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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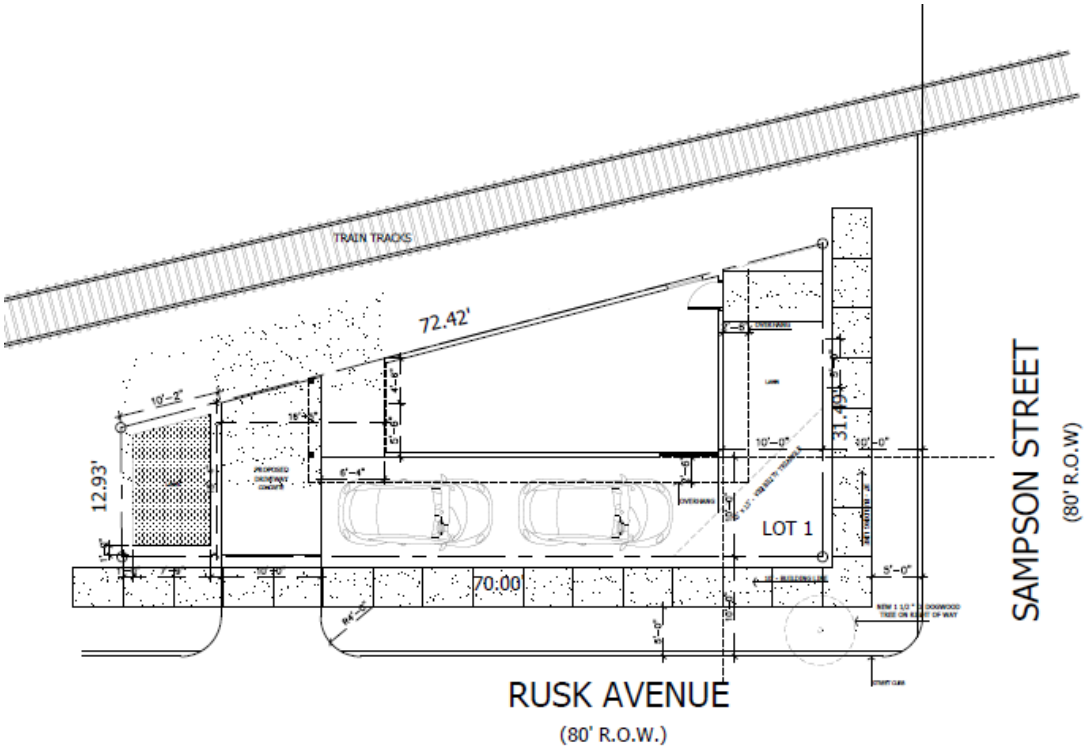
Houston Planning Commission

Site Plan



NOTES:
PRESCRIPTIVE METHOD: R-VALUE COMPUTATION
GLAZED FENESTRATION: SHGC: 0.25
CEILING R-VALUE 38
WALL R-VALUE 13
FLOOR R-VALUE: 13

(R401.5) All new buildings constructed within this jurisdiction shall have the finished floor of the building not less than 12 inches above the nearest sanitary sewer manhole rim, or, where now sewer is available, the finished floor shall not be less than 4 inches above the crown of the street.

(R401.3) Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first ten feet.

Exception. Where lots lines, walls, slopes or other physical barriers prohibit 6" of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

(R403.1.7.3) On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches plus 2 percent.

1 SITE PLAN
1/16 = 1'-0"

LEGAL DESCRIPTION

LOT 1, IN BLOCK 550 / 660, IN RANGER-ENGELKE ADDITION

SITE LOCATION

720 SAMPSON STREET
HOUSTON, TEXAS 77003

IMPERVIOUS AREAS	
BUILDING -	493 SF
DRIVEWAY -	150 SF
WALKWAY/PATIOS -	155 SF
TOTAL IMPERVIOUS -	798 SF
LOT SIZE -	1,531 SF
IMPERVIOUS AREA =	52%

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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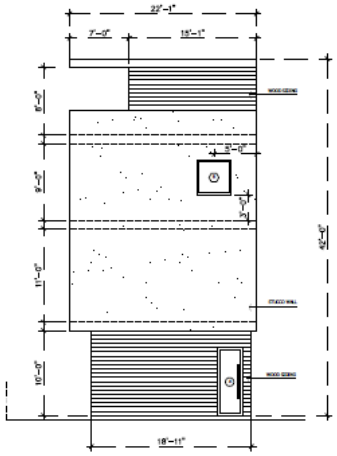
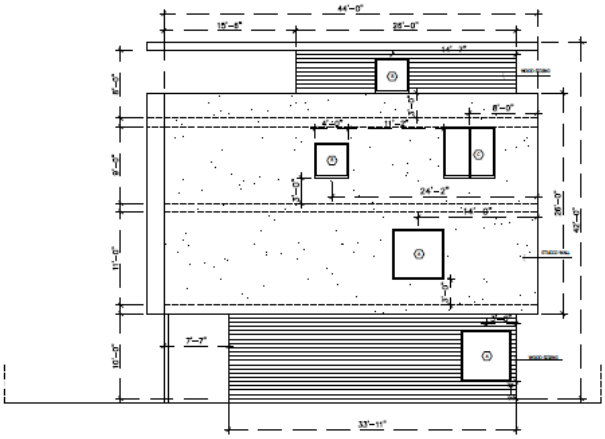
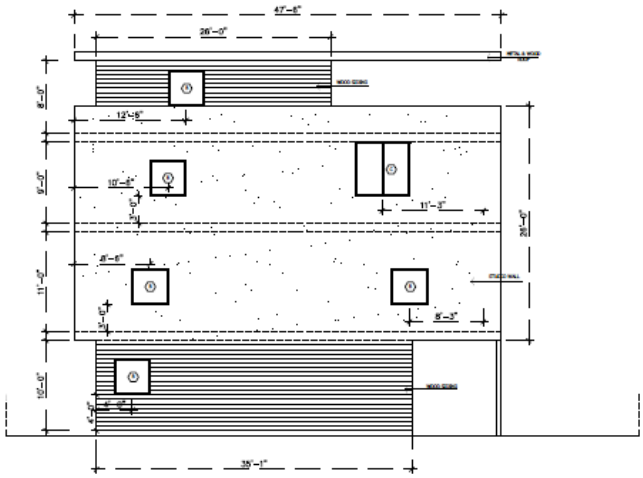
Elevations



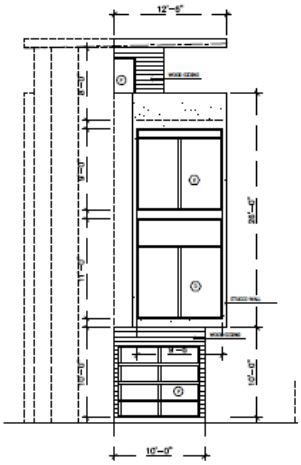
1 EAST ELEVATION
1/8 = 1'-0"



2 SOUTH ELEVATION
1/8 = 1'-0"



1 NORTH ELEVATION
1/8 = 1'-0"



2 WEST ELEVATION
1/8 = 1'-0"

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 02/04/2021

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
CIVE.INC	STEVE WILLIAMS	(713) 732-0340	swilliams@cive.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2519 Scott street	21002506	77004	5456D	493Z	D

HCAD ACCOUNT NUMBER(S):	0171610000001
PROPERTY LEGAL DESCRIPTION:	TRS1A2&3A BLK 24 Houston City Street Railway Sec.4
PROPERTY OWNER OF RECORD:	Haresh Jethani
ACREAGE (SQUARE FEET):	1.1193 Acres
WIDTH OF RIGHTS-OF-WAY:	Scott St. (100ft) McGowen St. (40ft) Lucinda St. (40ft) Bremond St. (40ft)
EXISTING PAVING SECTION(S):	Scott St. (84ft) McGowen St. (19ft) Lucinda St. (20ft) Bremond St. (14ft)
OFF-STREET PARKING REQUIREMENT:	300 parking spaces
OFF-STREET PARKING PROVIDED:	Car parking: 65, Motor bike parking: 25 Stackable Bike racks: 160
LANDSCAPING REQUIREMENTS:	Complies
EXISTING STRUCTURE(S) [SQ. FT.]:	1,263 SQ.FT.
PROPOSED STRUCTURE(S) [SQ. FT.]:	4 story with a Podium Parking = 164,500 SQ.FT.

PURPOSE OF VARIANCE REQUEST: To allow to provide 65 car parking, 25 motor bike parking and 160 bike racks in lieu of the 300 car parking spaces.

CHAPTER 26 REFERENCE(S): Sec. 26-492. – Class 2. Residential (a.) Apartments: 1.250 parking spaces for each efficiency dwelling unit; 1.333 parking spaces for each one-bedroom dwelling unit; 1.666 parking spaces for each two-bedroom dwelling unit; 2.0 parking spaces for each dwelling unit with 3 or more bedrooms

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
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Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): A request for approval of parking variance from Secondary street Transit Oriented Development (TOD) ordinance to allow for 65 car parking spaces, 25 motor bike spaces and 160 bicycle parking spaces in lieu of the required 300 car parking spaces.

The site is located at the intersection of Scott street and McGowen street in the Transit corridor of the South East Metro Line. It is in between the Leland Third Ward station and Elgin street station. Elgin street station is only 0.3 miles or 1550 feet away from the site. All streets within 0.25 miles of a Transit station are considered primary streets. We are only 0.05 miles or 250 feet away from a primary street consideration in which no parking would be required. As per the TOD ordinance the site is considered to be along a secondary street for development purposes.

The development plan is to build 240 Student Focused, Transit Oriented, Affordable, Secure, Eco-Friendly, and Energy Efficient single Occupancy Efficiency/Studio units. Based on the Secondary Street TOD requirements (240 X 1.25)/2 = 150 car parking spaces are required for this development. We propose to have 65 car spaces, 25 motor bike space, and 160 bicycle spaces, which makes a grand total of 250 spaces.

A variance of 85 car parking spaces is sought.

APPLICANT'S STATEMENT OF FACTS:

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

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

Granting the variance is the minimum action that will make possible the use of the land or structure which is not contrary to the public interest and would carry out the spirit of the TOD Ordinance.

OFF-STREET PARKING VARIANCE

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

Granting the variance is the minimum action that will make possible the use of the land or structure which is not contrary to the public interest and would carry out the spirit of the TOD Ordinance. We are promoting the use of different types of transportation like walking and cycling and reducing car dependency.

(3) The intent of this article is preserved;

Granting the variance will be generally consistent with the purposes and intent of TOD Zoning Ordinance. By providing less car parking, more motorbike and cycling spaces to residence we are promoting the use of different types of transportation like walking and cycling and reducing car dependency.

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

This project is more conducive for Upper Classmen, Graduate students, Out of State students and Foreign students as they desire more privacy and do not like sharing space. These students generally do not own a car and rely on public transportation, Bicycles and share ride services like Uber and Lyft to get around. They will utilize our dedicated shuttle service to and from University of Houston and Texas Southern University campuses. The site is only 0.8 miles away from University of Houston campus and approximate 0.9 miles away from Texas Southern University. The site is only 0.3 miles away from Elgin Street station on the South east Metro Rail line. Also Bus Stop number 1683 Northbound and 1666 Southbound for Metro Bus route 54- SCOTT are right across from this site, which allows for additional methods of transportation for future residents.

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

Granting the variance will not adversely affect adjacent land in any material way. The project will help in significant reduction of carbon footprint. A typical passenger vehicle emits about 4.6 metric tons of carbon dioxide per year.

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

N/A

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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STANDARDS FOR VARIANCES

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

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

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

(3) The intent of this article is preserved;

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

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

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

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

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

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

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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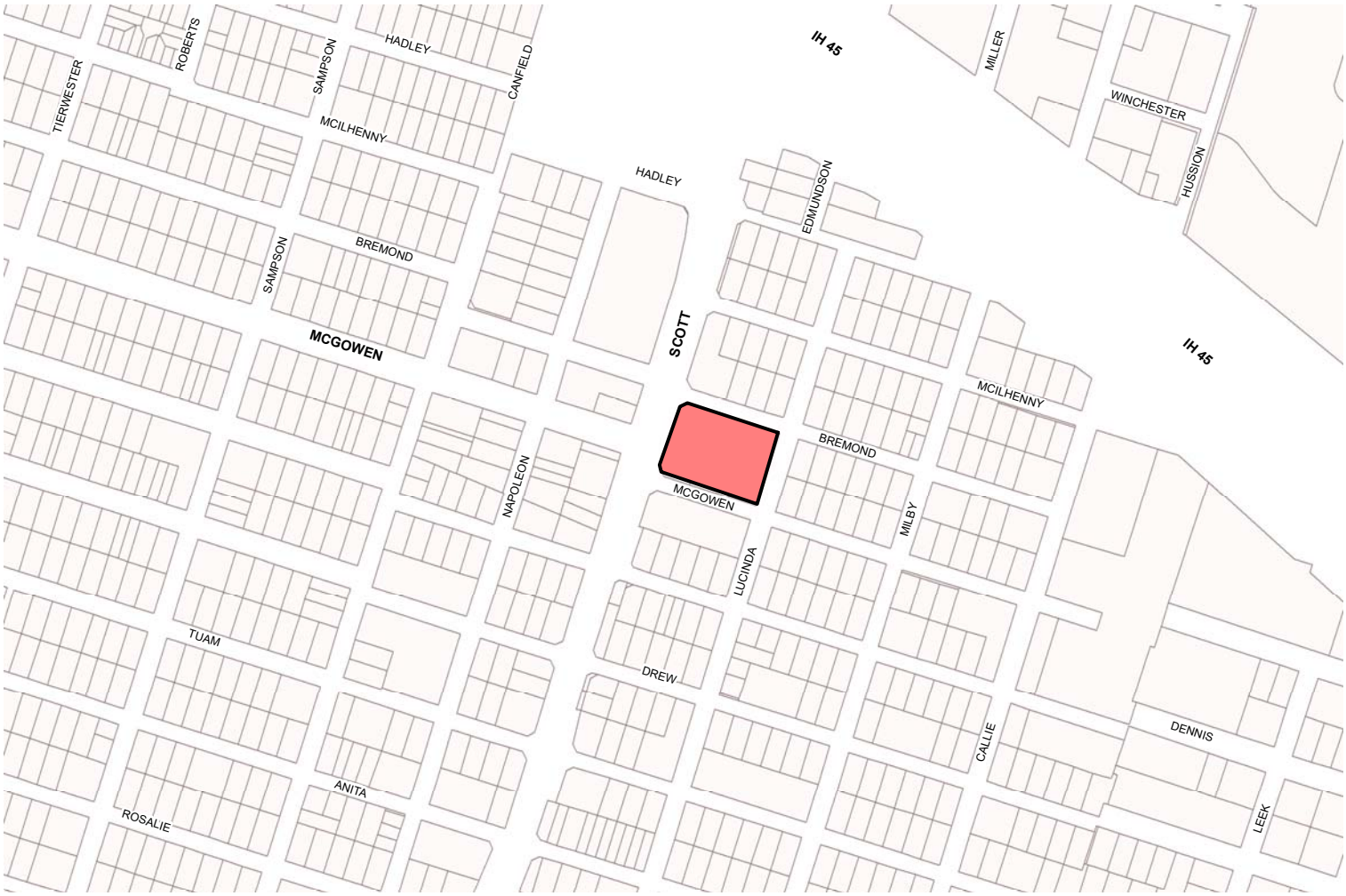
Houston Planning Commission

LOCATION MAP



OFF-STREET PARKING VARIANCE

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AERIAL MAP

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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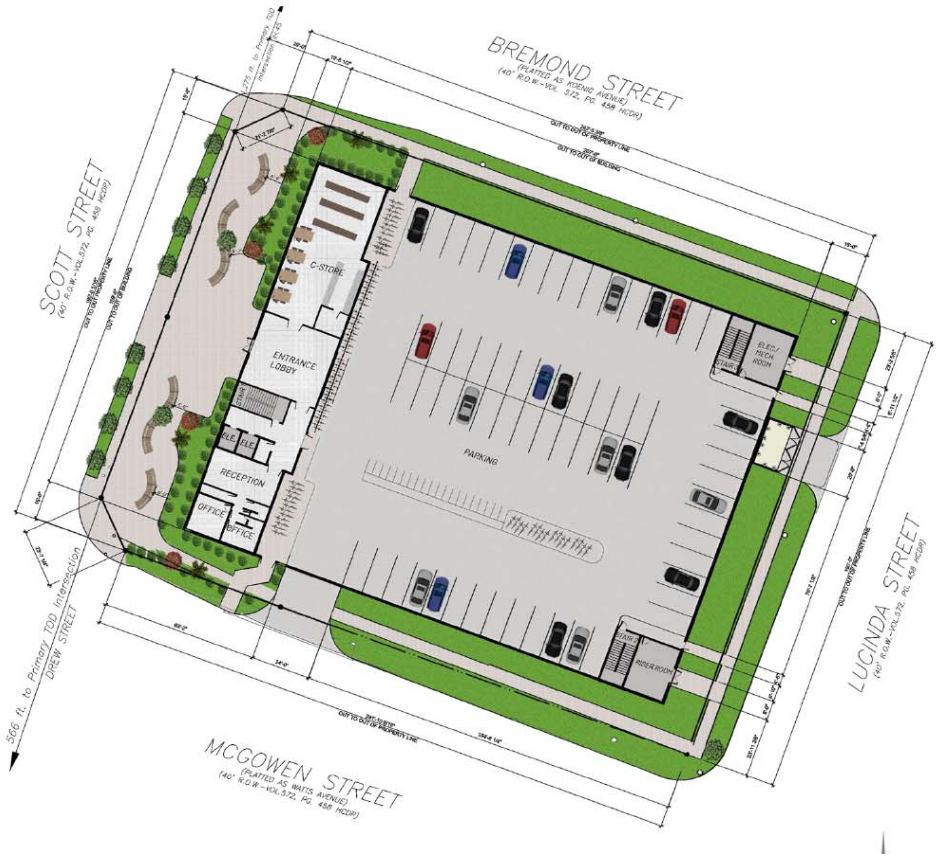
Houston Planning Commission

SITE PLAN

SITE PLAN

PROJECT SYNOPSIS

PROPERTY AREA	**= 1.1193 ACRES**	**= 48,756 SF**
1st FLOOR AREA:		= 32,910 SF
2ND FLOOR AREA:		= 26,940 SF
3RD FLOOR AREA:		= 26,940 SF
4th FLOOR AREA:		= 26,940 SF
5TH FLOOR AREA:		= 26,940 SF
TOTAL BUILDING AREA:		**= 140,670 SF**
TOTAL UNITS		**=240 UNITS**
TOTAL PARKING REQUIRED		**= 240 X 1.25**
		= 300
PARKING PROVIDED		
CAR PARK		= 65 P.S.
MOTOR BIKE PARKING		= 25 P.S.
STACKABLE BIKE RACKS		= 160 RACKS



OFF-STREET PARKING VARIANCE

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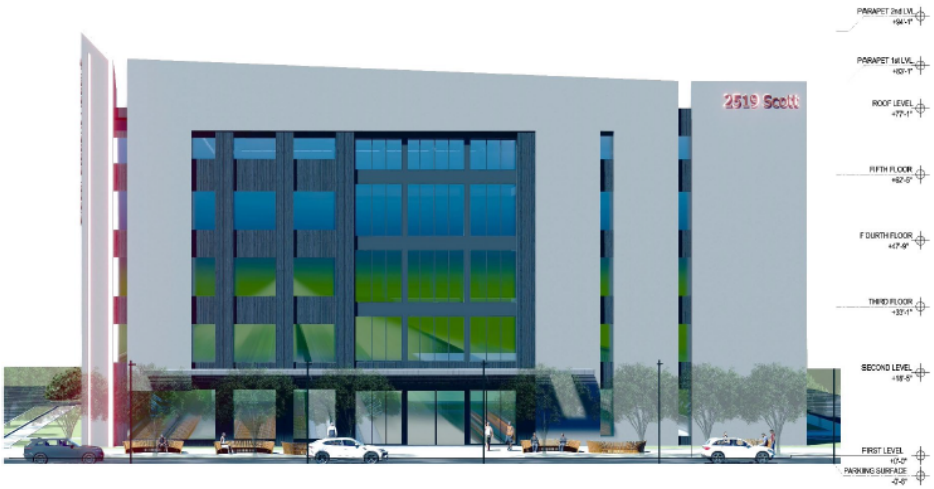
ELEVATIONS



NORTH ELEVATION

EAST ELEVATION

OFF-STREET PARKING VARIANCE