

# HOUSTON PLANNING COMMISSION

## AGENDA

THURSDAY, JULY 22, 2021  
2:30PM



VIRTUAL ELECTRONIC MEETING

Via: [Join Microsoft Teams Meeting](#)

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CONFERENCE ID: 381 643 334#

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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](mailto: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](http://www.houstonplanning.com)

E-mail us at:

Planning and Development

[Anna.Sedillo@houstontx.gov](mailto:Anna.Sedillo@houstontx.gov)

Plat Tracker Home Page:

[www.HoustonPlatTracker.org](http://www.HoustonPlatTracker.org)



## PLANNING & DEVELOPMENT DEPARTMENT

# SPEAKER GUIDELINES

[www.HoustonPlanning.com](http://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.houstonplanning.com](http://www.houstonplanning.com). You may now submit comments 24 hours in advance, which will be read into the record by staff. Call 832-393-6624 for details or email comments to: [Speakercomments.pc@houstontx.gov](mailto: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 July 22, 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/3BbkTiB>); or
- Join via Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 381 643 334#

Visit website ([ftp://edrc.houstontx.gov/2021/2021-15\\_DraftAgenda.pdf](ftp://edrc.houstontx.gov/2021/2021-15_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**

**July 22 , 2021 2:30 p.m. via Microsoft Teams**

### **Call to Order**

**Director's Report**

**Approval of the July 8, 2021 Planning Commission Meeting Minutes**

- I. **2021 Major Thoroughfare and Freeway Plan Amendments Requests Public Hearing** (Sharon Moses-Burnside, J.D., M.S.)
- II. **Livable Places Action Committee update** (Suvidha Bandi)
- III. **Platting Activity (Subdivision and Development plats)**
  - a. Consent Subdivision Plats (John Cedillo)
  - b. Replats (John Cedillo)
  - c. Replats requiring Public Hearings with Notification (Lyndy Morris, John Cedillo, Dorianne Powe Phlegm and John Cedillo)
  - d. Subdivision Plats with Variance Requests (Geoff Butler, Devin Crittle, Aracely Rodriguez and Lyndy Morris)
  - e. Subdivision Plats with Special Exception Requests (Lyndy Morris)
  - f. Reconsiderations of Requirement (Tammi Williamson, John Cedillo)
  - 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)
- IV. **Establish a public hearing date of August 19, 2021**
  - a. Braeswood partial replat no 7
  - b. Croyden Gardens partial replat no 3
  - c. New Haven Place partial replat no 1
  - d. Westhaven Estates Sec 2 partial replat no 10
  - e. Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 1 partial replat no 2 and Woodlands Lake Woodlands East Shore Sec 2 replat no 1 partial replat no 1
- V. **Public Comment**
- VI. **Adjournment**

## **Minutes of the Houston Planning Commission**

**July 08, 2021**

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3h9kJAm>  
2:30 p.m.

### **Call to Order**

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

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Left the meeting at 4:47 p.m. during Public Comments

Susan Alleman

Absent

Bill Baldwin

Antoine Bryant

Absent

Lisa Clark

Rodney Heisch

Randall L. Jones

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

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle

Kevin Robins

Ileana Rodriguez

Absent

Ian Rosenberg

Arrived at 2:42 p.m. after item I

Megan R. Sigler

Absent

Zafar Tahir

Meera D. Victor

Scott Cain for

Commissioner James Noack

Maggie Dalton for

Absent

The Honorable KP George

Loyd Smith for

Absent

The Honorable Lina Hidalgo

### **EXOFFICIO MEMBERS**

Carol A. Lewis

Carol Haddock

Yuhayna H. Mahmud

Craig Maske

### **Executive Secretary**

Margaret Wallace Brown, Director, Planning and Development Department

### **CHAIR'S REPORT**

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

She thanked the Commission for their service and congratulated the reappointed members. She recognized Commissioner Tahir, who introduced his intern.

### **DIRECTOR'S REPORT**

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

## **APPROVAL OF THE JUNE 24, 2021 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the June 24, 2021 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

## **I. RECONSIDERATION OF THE JANUARY 21, 2021 PLANNING COMMISSION MINUTES**

Commission action: Approved the January 21, 2021 Planning Commission meeting minutes.

Motion: **Baldwin**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

## **II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 111)**

Items removed for separate consideration: **9, 16, 17, 32, 35, 36 and 37.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 111 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 111 subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Jones**

Second: **Robins**

Vote: **Unanimous**

Abstaining: **Heisch**

Staff recommendation: Approve staff's recommendation for items **9, 16, 17, 35, and 37** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **9, 16, 17, 35, and 37** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **Heisch**

### **32 Mansfield Park**

**C3F**

**Approve**

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

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

Motion: **Garza**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Judy Hardin – opposed.

## **C PUBLIC HEARINGS REQUIRING NOTIFICATION**

### **112 Acre Villa of Park Place partial replat no 2 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: **Clark**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

### **113 Enclave on Vernon 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: **Clark**

Vote: **Unanimous**

Abstaining: **None**

### **114 Foster Place partial replat no 14**

**C3N**

**Approve**

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

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

Motion: **Garza**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

### **115 Foster Place partial replat no 15**

**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: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

- 116 Harris County School Land Four Leagues C3N Approve**  
**partial replat no 1**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Nelson** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 117 Katewood Addition partial replat no 1 C3N Withdrawn**
- 118 Katz Galleria Sec 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: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 119 Newport Sec 7 partial replat no 6 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: **Heisch** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 120 Reed Terrace 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: **Robins** Second: **Victor** Vote: **Unanimous** Abstaining: **None**
- 121 Royal Brook at Kingwood Sec 13 C3N Approve**  
**replat no 1**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Cain** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 122 Ruberfield Subdivison no 66 C3N Approve**  
**partial replat no 5**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 123 Ryon Addition partial replat no 2 C3N Withdrawn**
- 124 Thornton 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: **Jones** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 125 Woodland Acres replat partial replat no 3 C3N Defer**  
Staff recommendation: Defer the application for two weeks per Legal's request.  
Commission action: Deferred the application for two weeks per Legal's request.  
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**126 Cloverdale 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: **Garza** Vote: **Unanimous** Abstaining: **None**

**127 First Liberty Distribution Center C2 Approve**  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Mares** Second: **Robins** Vote: **Unanimous** Abstaining: **None**  
Speaker: Christie Carrington – no position stated, Jake Patrick, applicant – supportive.

**128 Mac Gregor Palms Sec 1 C2R Approve**  
**partial replat no 1 and extension**  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**129 Martinez Reserve C2 Defer**  
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.  
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.  
Motion: **Nelson** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

Items 130 and 131 were taken together at this time.

**130 Oakwood GP GP Approve**  
**131 Oakwood Sec 1 C3P Approve**  
Staff recommendation: Grant the variance(s) and special exception(s) and approved the plats subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and special exception(s) and approved the plats subject to the CPC 101 form conditions.  
Motion: **Robins** Second: **Clark** Vote: **Carried** Abstaining: **Heisch**

Items 132 and 133 were taken together at this time.

**132 Perry Road Development Sec 1 C2 Defer**  
**133 Perry Road GP GP Defer**  
Staff recommendation: Defer the applications for further study and review.  
Commission action: Deferred the applications for further study and review.  
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**  
Speakers: Kent Bradbury, Sue Lancaster, Robert Sherwin, Mark Lefevre and Chris Bosler – opposed.

**134 Richmond Apartments** **C3P** **Defer**  
 Staff recommendation: Defer the application per Fort Bend County Engineer's request.  
 Commission action: Deferred the application per Fort Bend County Engineer's request.  
 Motion: **Jones** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

**135 Sorella GP** **GP** **Defer**  
 Staff recommendation: Defer the application per Harris County Engineer's request.  
 Commission action: Deferred the application per Harris County Engineer's request.  
 Motion: **Jones** Second: **Baldwin** Vote: **Unanimous** Recusing: **Heisch**

## **E SPECIAL EXCEPTIONS**

**136 Dellrose Sec 15** **C3P** **Approve**  
 Staff recommendation: Grant the variance(s) and special exception(s) and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the variance(s) and special exception(s) and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Garza** Second: **Baldwin** Vote: **Unanimous** Recusing: **Heisch**

## **F RECONSIDERATION OF REQUIREMENTS**

**36 Peek Ridge Road Street Dedication Sec 1** **C3F** **Approve**  
**137 Morton Creek Ranch GP** **GP** **Approve**  
 Staff recommendation: Grant the variance(s) and approved 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: **Clark** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**138 Realrona Inc** **C2** **Defer**  
 Staff recommendation: Defer the application for two weeks, additional information required.  
 Commission action: Deferred the application for two weeks, additional information required.  
 Motion: **Nelson** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

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

## **G EXTENSIONS OF APPROVAL**

<b>139</b>	<b>Boudreaux 99 Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>140</b>	<b>Bridgeland Prairieland Crossing</b>	<b>EOA</b>	<b>Approve</b>
	<b>Street Dedication</b>		
<b>141</b>	<b>Cinco Ranch Station</b>	<b>EOA</b>	<b>Approve</b>
<b>142</b>	<b>Colonial Entrepreneurs On Katy</b>	<b>EOA</b>	<b>Approve</b>
	<b>Fort Bend replat no 1</b>		
<b>143</b>	<b>Development at Telge South</b>	<b>EOA</b>	<b>Approve</b>
<b>144</b>	<b>GBP Business Park</b>	<b>EOA</b>	<b>Approve</b>
<b>145</b>	<b>Hope Clinic</b>	<b>EOA</b>	<b>Approve</b>
<b>146</b>	<b>Houston Cao Dai Temple At Milroy</b>	<b>EOA</b>	<b>Approve</b>
<b>147</b>	<b>Reserve at Becker and Cumberland</b>	<b>EOA</b>	<b>Approve</b>
<b>148</b>	<b>Two Oaks RV Park</b>	<b>EOA</b>	<b>Approve</b>
<b>149</b>	<b>West Little York Commerce Park</b>	<b>EOA</b>	<b>Approve</b>

## **H NAME CHANGES**

**150 Cypress Fairbanks ISD Matzke Road NC Approve**  
**Multi Use Facilities (prev. Cypress**  
**Fairbanks Matzke Road Multi Use Facilities)**

## **I CERTIFICATES OF COMPLIANCE**

**151 19704 and 19720 Gaslight Ln COC Approve**  
**152 26209 Pine Ln. COC Approve**  
**153 25156 Twin Oaks Dr. COC Approve**  
**154 26709 Spanish Oaks Dr COC Approve**

Staff recommendation: Approve staff's recommendations for items 139-154.

Commission action: Approved staff's recommendations for items 139-154.

Motion: **Clark** Second: **Baldwin** Vote: **Unanimous** Abstaining: **Heisch 140**

## **J ADMINISTRATIVE** **NONE**

## **K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**155 4557 Creekmont Drive DPV Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to allow a reduced 3' building line along Dayport Street, an undeveloped right-of-way; not to dedicate 5' of right-of-way to Dayport Street, and not to provide the visibility triangle at the intersection of Dayport and Creekmont Drive.

Commission action: Granted the variance(s) and approved the development plat to allow a reduced 3' building line along Dayport Street, an undeveloped right-of-way; not to dedicate 5' of right-of-way to Dayport Street, and not to provide the visibility triangle at the intersection of Dayport and Creekmont Drive.

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

**156 2301 Dorrington Street DPV Withdrawn**

**157 5204 East Freeway DPV 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: **Mares** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

**158 413 Gale Street DPV Deny**

Staff recommendation: Deny the variance(s) and disapprove the development plat to allow a 22' building line along Gale Street.

Staff recommendation: Denied the variance(s) and disapproved the development plat to allow a 22' building line along Gale Street.

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

Speakers: Gwyn Guidy, Michael Blunk, Virginia Duke, Kathleen Gutierrez – opposed; Adam Wentworth, applicant – supportive.

**159 4303 Wigton Drive**

**DPV**

**Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10' garage building line along Greenwillow Street.

Staff recommendation: Granted the variance(s) and approved the development plat to allow a 10' garage building line along Greenwillow Street.

Motion: **Porras-Pirtle** Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

**III. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 5, 2021**

**a. Lugary Place partial replat no 1**

**b. Peerless Haven Estate**

**c. Royal Brook at Kingwood Sec 10 replat no 1**

**d. Sunset Place partial replat no 1**

Staff recommendation: Established a public hearing date of August 5, 2021 for item III a-d.

Commission action: Established a public hearing date of August 5, 2021 for item III a-d.

Motion: **Clark**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

**IV. PUBLIC COMMENTS**

Karen Gerlach commented about Item 124.

**V. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:49 p.m.

Motion: **Clark**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

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**Martha L. Stein, Chair**

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**Margaret Wallace Brown, Secretary**

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Abney Estates	C2	DEF1
2	Acorn Meadow	C3F	
3	Arocket Moving and Storage	C3F	
4	Bridge Creek Sec 6	C3F	DEF1
5	Bridge Creek Sec 7	C3F	DEF1
6	Bridgeland Prairieland Village Sec 15	C3F	
7	Champions Oak Sec 2	C3F	
8	Craig Woods partial replat no 35	C3F	
9	Cross Pines Drive and The Trails Drive Street Dedication	C3P	
10	Cypress Rosehill Reserve	C2	DEF1
11	Dellrose Sec 13	C3F	
12	Dunham Pointe Model Court Sec 2	C3F	
13	Dunvale Village	C3F	
14	East Burress Landing	C3F	DEF1
15	Elite Estates	C3F	
16	Enclave at Lexington Woods South	C2	DEF1
17	Fisk Villas	C2	DEF1
18	Foster Place partial replat no 10	C3F	
19	Foster Place partial replat no 15	C3F	
20	Gray Terrace	C2	DEF1
21	Kumar Court	C2	
22	Leslie Estates	C3F	
23	Luu Village	C2	DEF2
24	Marvida Sec 17	C3F	DEF2
25	Marvida Sec 21	C3F	
26	Niranjan Patel Porter Development	C2	DEF1
27	Peveto Beltway 8	C2	
28	Pitts Road Street Dedication Sec 1	SP	
29	Preserve at Newport Sec 1	C3F	DEF1
30	Reed Terrace partial replat no 1	C3F	
31	Riverview partial replat no 1	C3F	
32	Rose Meadow Farms Sec 4	C3F	
33	Royal Brook at Kingwood Sec 13 replat no 1	C3F	
34	Royal Brook at Kingwood Sec 25	C3F	
35	Ruburfield Subdivision No 66 partial replat no 5	C3F	
36	Spring Cypress Warehouses GP	GP	
37	Spring Cypress Warehouses Sec 1	C2	DEF2
38	Sunterra Lift Station no 3	C2	
39	Sunterra Shores Street Dedication and reserves Sec 3	C3F	
40	Sunterra Sec 17	C3F	DEF2
41	Sunterra Sec 18	C3F	DEF2
42	Sunterra Sec 21	C3F	

**Platting Summary****Houston Planning Commission****PC Date: July 22, 2021**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Sunterra Sec 22	C3F	
44	Sunterra Sec 23	C3F	
45	Sunterra Sec 24	C3F	
46	Sunterra Sec 25	C3F	
47	Sunterra Sec 26	C3F	
48	Sunterra Sec 27	C3F	
49	Sunterra Sec 28	C3F	
50	Tavola Drainage Reserve	C2	
51	Terrace at Cinco	C3F	
52	Trails GP	GP	
53	Trails Sec 3	C3P	
54	Trails Sec 4	C3P	
55	Victory Estates	C2	DEF1
56	Villas at Marina	C2	DEF1
57	Vintage Parkway Apartments	C2	
58	West Side Villas partial replat no 2	C3F	
59	Westgreen Developments GP	GP	DEF1
60	Westgreen Developments Sec 1	C2	DEF1
61	Westheimer Estates partial replat no 12 and extension	C3F	DEF1
62	Winfield Lakes North Sec 7	C3P	
63	Winward Sec 8	C3F	
64	Winward Sec 12	C3P	
65	Woodland Square	C2	DEF1
66	Woodridge Forest Sec 14	C3P	
67	Woodridge Forest Sec 16	C3P	
68	Woodridge Forest Sec 18	C3P	
69	Wrenwood partial replat no 2	C3F	

**B-Replats**

70	ARA Estates at Grandview	C2R	
71	Arlington Properties	C2R	DEF2
72	Berry Estates	C2R	
73	Buffalo Landing	C2R	DEF1
74	Capitol Eastwood Connection	C2R	
75	Cay Landing	C3R	DEF1
76	Clinton Gas Station Convenience Store replat no 1	C2R	
77	Cruz Ranch	C2R	
78	Deer Creek Manor	C2R	DEF1
79	Dixie Estates at Waltrip	C2R	
80	Ennis Green	C2R	
81	Fisher Life	C2R	
82	Foster Place partial replat no 17	C2R	
83	Gator Warehouse	C2R	DEF1
84	Goodhope Estates	C2R	DEF1

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Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Harrell Place	C2R	
86	Heatherloch MUD Water Plant No 1	C2R	
87	Heights at Cornell	C2R	
88	Hernandez Estates at Seneca	C2R	
89	Hollins Estates at Ellington	C2R	
90	Hugo Shop	C2R	DEF2
91	Kezira Estates at Landing	C2R	
92	Kezira Estates at Manor	C2R	
93	Ley Road Place	C2R	
94	Mainer Estates	C2R	
95	Mansfield Grove	C2R	
96	Marcolin Estates	C2R	
97	Martin Street Green	C2R	
98	Martin Street Terrace	C2R	
99	Mason Garden Place	C3R	DEF1
100	McDaniel Ventures	C2R	DEF1
101	Morning Rachel Spring Estates	C2R	
102	Mykawa Green Plaza	C2R	
103	Navigation Quarters	C2R	
104	Nett Street Grove	C2R	
105	Noble Lofts	C2R	
106	Owl Club Gardens	C2R	DEF2
107	Pershing Duplex	C2R	
108	Pinecrest Court Second Addition partial replat no 1	C2R	DEF1
109	Pollard Estates	C2R	DEF2
110	Ruth Place	C2R	
111	Sakowitz Manor	C2R	
112	Sam Wilson Estates	C2R	DEF2
113	Seranno Addition	C2R	DEF1
114	Southland Terrace partial replat no 1	C2R	
115	Stoneworks Cebra Landing	C2R	DEF1
116	Sunbeam Estates	C2R	
117	Teton Villas	C2R	
118	Tex Mex Produce	C2R	DEF1
119	Three Point Estates at Oats	C2R	
120	Treasure Town Academy	C2R	
121	Urban Views Brackenridge	C2R	
122	Venancio Complex	C2R	DEF1
123	Views at Alba Street	C2R	
124	Views at Chapman Street	C2R	
125	Views at Downey Street	C2R	
126	Villas at Brownville	C2R	
127	Villas at Engel Street	C2R	DEF1
128	Walcott Villas	C2R	
129	Windfern Road Reserve	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
130	Wise Acres	C2R	DEF2
131	Woodward Estates	C2R	DEF1

**C-Public Hearings Requiring Notification**

132	Acre Villa of Park Place partial replat no 2	C3N	DEF1
133	Amended Plat of Alameda Place partial replat no 11	C3N	
134	Avenue Central Plaza replat no 1	C3N	
135	Buckingham Place Sec 4 partial replat no 1	C3N	
136	Connor Landing	C3N	
137	Craig Woods partial replat no 36	C3N	
138	Emerald Meadows Sec 2	C3N	
139	Foster Place partial replat no 16	C3N	
140	Kentshire Place Sec 3 partial replat no 1	C3N	
141	Milby House	C3N	
142	Museum Park Jackson Rosedale partial replat no 1	C3N	
143	Neuen Manor partial replat no 21	C3N	
144	Pelham Place Sec 2 partial replat no 1	C3N	
145	White Oak Springs Sec 1 partial replat no 1	C3N	
146	Woodland Acres replat partial replat no 3	C3N	DEF1

**D-Variances**

147	Dunn Life	C2	
148	Graceview Baptist Church Telge GP	GP	
149	Graceview Baptist Church Telge Sec 1	C3P	DEF2
150	Grand West GP	GP	
151	Kumar Acres	C2R	
152	Laird Landing GP	GP	
153	Laird Landing Sec 1	C2	
154	LPC Tomball	C2	
155	Martinez Reserve GP	GP	
156	Martinez Reserve Sec 1	C2	DEF2
157	Perry Road GP	GP	DEF1
158	Perry Road Development Sec 1	C2	DEF1
159	Richmond Apartments	C3P	DEF1
160	Sorrella GP	GP	DEF1

**E-Special Exceptions**

161	Cypress Rosehill Tract GP	GP	
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**F-Reconsideration of Requirements**

162	Peytons Landing GP	GP	
163	Realrona Inc	C2	DEF1

Item		App	
No.	Subdivision Plat Name	Type	Deferral

**G-Extensions of Approval**

164	Bridgeland Westgreen Boulevard Street Dedication Sec 5	EOA	
165	Brundage Woods replat no 2 and extension	EOA	
166	Echostate	EOA	
167	Jack Road and Mound Road Street Dedication	EOA	

**H-Name Changes**

None

**I-Certification of Compliance**

168	19622 Forest Drive W	COC	
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**J-Administrative**

None

**K-Development Plats with Variance Requests**

169	6845 Avenue N	DPV	
170	5204 East Freeway	DPV	DEF2

**Platting Summary****Houston Planning Commission****PC Date: July 22, 2021**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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**A-Consent**

1	Abney Estates (DEF1)	2021-1552	C2	Harris	ETJ	410T	1.04	0.47	1	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
2	Acorn Meadow	2021-1606	C3F	Harris	ETJ	372N	10.00	2.25	44	HomeSite Residential LLC	Meta Planning + Design LLC
3	Arocket Moving and Storage	2021-1609	C3F	Harris	City	533P	6.86	6.66	0	AROCKET MOVING AND STORAGE	M2L Associates, Inc.
4	Bridge Creek Sec 6 (DEF1)	2021-1467	C3F	Harris	ETJ	406A	11.01	4.50	32	WLH Communities-Texas LLC	Jones Carter - Woodlands Office
5	Bridge Creek Sec 7 (DEF1)	2021-1468	C3F	Harris	ETJ	406A	10.99	3.11	37	WLH Communities-Texas LLC	Jones Carter - Woodlands Office
6	Bridgeland Prairieland Village Sec 15	2021-1627	C3F	Harris	ETJ	365P	13.07	1.96	51	Bridgeland Development, LP	R.G. Miller Engineers
7	Champions Oak Sec 2	2021-1641	C3F	Harris	ETJ	370M	4.77	0.40	24	Woodmere Development Co., LTD.	IDS Engineering Group
8	Craig Woods partial replat no 35	2021-1593	C3F	Harris	City	451X	0.28	0.00	3	Cunningham Development	Total Surveyors, Inc.
9	Cross Pines Drive and The Trails Drive Street Dedication	2021-1668	C3P	Harris	ETJ	259J	4.68	0.00	0	CH-B Kingland, LLC	Jones   Carter
10	Cypress Rosehill Reserve (DEF1)	2021-1466	C2	Harris	ETJ	287N	16.39	16.39	0	ALJ Lindsey	Windrose
11	Dellrose Sec 13	2021-1608	C3F	Harris	ETJ	325P	20.26	1.10	114	Cypress 600 Development Partners LP	Meta Planning + Design LLC
12	Dunham Pointe Model Court Sec 2	2021-1557	C3F	Harris	ETJ	366A	1.18	0.00	3	Dunham Pointe Development LLC	BGE, Inc.
13	Dunvale Village	2021-1669	C3F	Harris	City	490Y	21.56	3.15	243	Meritage Homes of Texas, LLC	Jones Carter - Woodlands Office
14	East Burrell Landing (DEF1)	2021-1490	C3F	Harris	City	453E	1.00	0.06	19	Stoneworks, LLC	Total Surveyors, Inc.
15	Elite Estates	2021-1662	C3F	Harris	City	452D	0.90	0.09	17	SSOT BUILDERS	Survey Solutions of Texas
16	Enclave at Lexington Woods South (DEF1)	2021-1438	C2	Harris	ETJ	292R	0.30	0.00	1	Houston LD, LLC	Core
17	Fisk Villas (DEF1)	2021-1543	C2	Harris	City	453U	0.23	0.00	4	Fisk SGC Equity LLC	The Interfield Group
18	Foster Place partial replat no 10	2021-1475	C3F	Harris	City	533R	0.12	0.00	2	ABC Building Design	PLS CONSTRUCTION LAYOUT, INC
19	Foster Place partial replat no 15	2021-1610	C3F	Harris	City	533R	0.21	0.00	2	Andbe Investments	CGES Bailey Planning
20	Gray Terrace (DEF1)	2021-1484	C2	Harris	City	493V	0.14	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
21	Kumar Court	2021-1559	C2	Fort Bend	ETJ	567B	5.04	5.04	0	SA 2010, LLC	South Texas Surveying Associates, Inc.
22	Leslie Estates	2021-1556	C3F	Harris	City	452A	0.97	0.03	12	Phil Collins	Pioneer Engineering, LLC
23	Luu Village (DEF2)	2021-1298	C2	Fort Bend	ETJ	527U	1.00	0.00	2	ALIANA CORPORATION LLC	Aliana Corporation LLC
24	Marvida Sec 17 (DEF2)	2021-1373	C3F	Harris	ETJ	406K	16.46	0.84	101	Cypress 856, Ltd.	Jones Carter - Woodlands Office
25	Marvida Sec 21	2021-1645	C3F	Harris	ETJ	406K	29.73	1.75	176	Chesmar Homes	Jones Carter - Woodlands Office
26	Niranjan Patel Porter Development (DEF1)	2021-1496	C2	Montgomery	ETJ	296F	25.18	25.18	0	N S Patel	Doshi Engineering & Surveying Company

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27	Peveto Beltway 8	2021-1626	C2	Harris	City	575Y	0.66	0.00	1	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
28	Pitts Road Street Dedication Sec 1	2021-1655	SP	Harris	ETJ	404J	2.99	0.00	0	Friendswood Development Company	Manhard Consulting
29	Preserve at Newport Sec 1 (DEF1)	2021-1448	C3F	Harris	ETJ	418H	18.34	5.41	77	Rampart Holding LLC	LJA Engineering, Inc.- (Houston Office)
30	Reed Terrace partial replat no 1	2021-1636	C3F	Harris	City	533Y	0.19	0.00	3	Kechu Investments	Windrose
31	Riverview partial replat no 1	2021-1578	C3F	Harris	City	534C	0.11	0.00	2	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
32	Rose Meadow Farms Sec 4	2021-1555	C3F	Harris	ETJ	286R	9.98	1.07	52	Houston LD LLC	LJA Engineering, Inc.- (Houston Office)
33	Royal Brook at Kingwood Sec 13 replat no 1	2021-1624	C3F	Montgomery	ETJ	297K	12.88	0.56	65	Friendswood Development Company	Jones Carter - Woodlands Office
34	Royal Brook at Kingwood Sec 25	2021-1629	C3F	MULTIPLE	City/ETJ	297K	9.25	0.15	57	Friendswood Development Company	Jones   Carter
35	Ruburfield Subdivision No 66 partial replat no 5	2021-1632	C3F	Harris	City	533Y	0.11	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
36	Spring Cypress Warehouses GP	2021-1576	GP	Harris	ETJ	330D	14.47	0.00	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
37	Spring Cypress Warehouses Sec 1 (DEF2)	2021-1403	C2	Harris	ETJ	330D	4.59	4.59	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
38	Sunterra Lift Station no 3	2021-1654	C2	Waller	ETJ	443G	0.23	0.23	0	Katy 1093, LTD	Jones   Carter
39	Sunterra Shores Street Dedication and reserves Sec 3	2021-1653	C3F	Waller	ETJ	443G	17.28	12.38	0	Katy 1093, LTD	Jones   Carter
40	Sunterra Sec 17 (DEF2)	2021-1400	C3F	Harris	ETJ	444A	26.59	1.37	121	Katy 1039 Ltd.	Jones   Carter
41	Sunterra Sec 18 (DEF2)	2021-1386	C3F	Harris	ETJ	444A	10.86	1.71	48	Katy 1039 Ltd.	Jones   Carter
42	Sunterra Sec 21	2021-1639	C3F	Harris	ETJ	444E	47.46	4.92	114	Katy 1093, LTD	Jones   Carter
43	Sunterra Sec 22	2021-1642	C3F	Waller	ETJ	444A	43.56	38.80	53	Katy 1093, LTD	Jones   Carter
44	Sunterra Sec 23	2021-1643	C3F	Waller	ETJ	443G	22.05	5.44	57	Katy 1039 Ltd.	Jones   Carter
45	Sunterra Sec 24	2021-1646	C3F	Waller	ETJ	443G	26.73	2.88	112	Katy 1093, LTD	Jones   Carter
46	Sunterra Sec 25	2021-1648	C3F	Waller	ETJ	443C	31.78	4.11	125	Katy 1093, LTD	Jones   Carter
47	Sunterra Sec 26	2021-1649	C3F	Waller	ETJ	443C	14.39	0.68	50	Katy 1093, LTD	Jones   Carter
48	Sunterra Sec 27	2021-1650	C3F	Waller	ETJ	443C	32.20	7.13	83	Katy 1093, LTD	Jones   Carter
49	Sunterra Sec 28	2021-1651	C3F	Waller	ETJ	443C	24.90	0.96	139	Katy 1093, LTD	Jones   Carter
50	Tavola Drainage Reserve	2021-1599	C2	Montgomery	ETJ	257J	16.65	16.65	0	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
51	Terrace at Cinco	2021-1573	C3F	Fort Bend	ETJ	524F	19.46	4.03	81	TRI Pointe Homes	BGE, Inc.
52	Trails GP	2021-1660	GP	Harris/Montgomery	ETJ	258M	1373.19	0.00	0	Jones Carter - Woodlands Office	Jones   Carter
53	Trails Sec 3	2021-1664	C3P	Harris	ETJ	259J	11.97	0.41	62	CH-B Kingland, LLC	Jones   Carter
54	Trails Sec 4	2021-1665	C3P	Harris	ETJ	259J	11.41	0.08	66	CH-B Kingland, LLC	Jones   Carter
55	Victory Estates (DEF1)	2021-1224	C2	Harris	City	412T	0.18	0.00	2	Field Data Service	Field Data Service, Inc

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56	Villas at Marina (DEF1)	2021-1494	C2	Harris	City	492H	0.12	0.00	3	Marina Villas	RED CONSULTANTS
57	Vintage Parkway Apartments	2021-1562	C2	Harris	ETJ	329Z	14.16	14.16	0	DD Vintage Pkwy, LLC	BGE, Inc.
58	West Side Villas partial replat no 2	2021-1590	C3F	Harris	City	451T	0.34	0.03	9	Prebish Homes	Total Surveyors, Inc.
59	Westgreen Developments GP (DEF1)	2021-1469	GP	Harris	ETJ	406N	8.23	0.00	0	Land Site Development LLC	Miller Survey Group
60	Westgreen Developments Sec 1 (DEF1)	2021-1544	C2	Harris	ETJ	406N	8.01	8.00	0	Land Site Development LLC	Miller Survey Group
61	Westheimer Estates partial replat no 12 and extension (DEF1)	2021-1464	C3F	Harris	City	491T	1.19	1.19	0	Mister Car Wash	Windrose
62	Winfield Lakes North Sec 7	2021-1620	C3P	Fort Bend	ETJ	611N	13.09	2.29	65	Woodmere Development Company LTD	LJA Engineering, Inc.- (Houston Office)
63	Winward Sec 8	2021-1638	C3F	Harris	ETJ	404P	18.31	0.08	79	Friendswood Development Company	Manhard Consulting
64	Winward Sec 12	2021-1568	C3P	Harris	ETJ	404P	119.21	96.22	141	Friendswood Development Company	BGE, Inc. - Land Planning
65	Woodland Square (DEF1)	2021-1497	C2	Harris	City	493C	1.22	1.14	0	W2 North Main Commercial LTD	Civil-Surv Land Surveying, L.C.
66	Woodridge Forest Sec 14	2021-1596	C3P	Montgomery	ETJ	296T	4.07	0.13	27	Century Land Holdings of Texas LLC	LJA Engineering, Inc.- (Houston Office)
67	Woodridge Forest Sec 16	2021-1597	C3P	Montgomery	ETJ	296T	7.95	3.00	31	Century Land Holdings of Texas LLC	LJA Engineering, Inc.- (Houston Office)
68	Woodridge Forest Sec 18	2021-1598	C3P	Montgomery	ETJ	296P	1.19	0.73	4	Century Land Holdings of Texas LLC	LJA Engineering, Inc.- (Houston Office)
69	Wrenwood partial replat no 2	2021-1479	C3F	Harris	City	449X	0.67	0.10	8	DacasaHomes	PLS CONSTRUCTION LAYOUT, INC

**B-Replats**

70	ARA Estates at Grandview	2021-1567	C2R	Harris	City	533T	0.11	0.00	2	Plan Express	PlanExpress
71	Arlington Properties (DEF2)	2021-1276	C2R	Harris	City	453N	0.14	0.00	3	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
72	Berry Estates	2021-1615	C2R	Harris	City	454E	0.31	0.00	4	DOSIS INVESTMENT LLC	PLS CONSTRUCTION LAYOUT, INC
73	Buffalo Landing (DEF1)	2021-1535	C2R	Harris	City	532X	3.52	0.05	81	Exel Capital	Total Surveyors, Inc.
74	Capitol Eastwood Connection	2021-1579	C2R	Harris	City	494T	0.55	0.55	0	Scarlet Capital	Windrose
75	Cay Landing (DEF1)	2021-1461	C3R	Harris	City	573T	9.94	2.15	101	Contempo Builder	Windrose
76	Clinton Gas Station Convenience Store replat no 1	2021-1634	C2R	Harris	City	495Z	0.50	0.50	0	Clinton 786 Business, INC	Owens Management Systems, LLC
77	Cruz Ranch	2021-1569	C2R	Harris	ETJ	285N	3.21	0.00	2	N/A	E.I.C. Surveying Company
78	Deer Creek Manor (DEF1)	2021-1517	C2R	Harris	ETJ	330F	0.59	0.00	5	Abc Building Design	PLS CONSTRUCTION LAYOUT, INC
79	Dixie Estates at Waltrip	2021-1582	C2R	Harris	City	534V	0.33	0.33	0	New Era Development	New Era Development
80	Ennis Green	2021-1587	C2R	Harris	City	493Y	0.11	0.00	2	Innerloop Meadow Development, LLC	Total Surveyors, Inc.

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81	Fisher Life	2021-1558	C2R	Harris	City	452Q	0.68	0.01	16	Prosperity Homes/Umran Martin, LLC	MOMENTUM ENGINEERING
82	Foster Place partial replat no 17	2021-1532	C2R	Harris	City	533R	0.12	0.00	2	Santa Fe 1948 LLC	Century Engineering, Inc
83	Gator Warehouse (DEF1)	2021-1418	C2R	Harris	ETJ	377G	1.69	1.69	0	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
84	Goodhope Estates (DEF1)	2021-1443	C2R	Harris	City	533Q	0.11	0.00	2	Aire Management	South Texas Surveying Associates, Inc.
85	Harrell Place	2021-1592	C2R	Harris	City	454E	0.62	0.00	8	ALAMO & HERNANDEZ INVESTMENTS	Texas Field Services
86	Heatherloch MUD Water Plant No 1	2021-1625	C2R	Harris	ETJ	330Z	2.16	2.16	0	Heatherloch MUD	Jones Carter - Woodlands Office
87	Heights at Cornell	2021-1493	C2R	Harris	City	453N	0.18	0.00	3	Pannu Properties	RED CONSULTANTS
88	Hernandez Estates at Seneca	2021-1583	C2R	Harris	City	414V	0.59	0.00	4	New Era Development	New Era Development
89	Hollins Estates at Ellington	2021-1584	C2R	Harris	City	412N	0.96	0.96	0	New Era Development	New Era Development
90	Hugo Shop (DEF2)	2021-1426	C2R	Harris	City	495W	0.12	0.12	0	SEM SERVICES	SEM SERVICES
91	Kezira Estates at Landing	2021-1601	C2R	Harris	City	533P	0.11	0.00	2	New Era Development	New Era Development
92	Kezira Estates at Manor	2021-1600	C2R	Harris	City	533P	0.11	0.00	2	New Era Development	New Era Development
93	Ley Road Place	2021-1614	C2R	Harris	City	455K	1.92	1.92	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
94	Mainer Estates	2021-1577	C2R	Harris	City	533Q	0.11	0.00	2	Instabuild 360 Construction LLC	RP & Associates
95	Mansfield Grove	2021-1591	C2R	Harris	City	452C	0.10	0.00	2	Polak Investments, LLC	Total Surveyors, Inc.
96	Marcolin Estates	2021-1616	C2R	Harris	City	412P	0.17	0.00	2	Green Home Builder	PLS CONSTRUCTION LAYOUT, INC
97	Martin Street Green	2021-1588	C2R	Harris	City	452G	0.21	0.00	5	Stoneworks, LLC	Total Surveyors, Inc.
98	Martin Street Terrace	2021-1589	C2R	Harris	City	452G	0.21	0.00	5	Stoneworks, LLC	Total Surveyors, Inc.
99	Mason Garden Place (DEF1)	2021-1423	C3R	Harris	ETJ	486B	1.43	0.28	17	Y-Square Design LLC	Chesterfield Development Services
100	McDaniel Ventures (DEF1)	2021-1440	C2R	Harris	ETJ	373Y	5.42	5.42	0	Quarter note Properties, Inc	South Texas Surveying Associates, Inc.
101	Morning Rachel Spring Estates	2021-1549	C2R	Harris	City	452C	0.50	0.07	11	CK Chesterfield, LLC	ICMC GROUP INC
102	Mykawa Green Plaza	2021-1537	C2R	Harris	City	574L	5.80	5.80	1	BM Design	BM DESIGN LLC
103	Navigation Quarters	2021-1580	C2R	Harris	City	494V	0.44	0.44	0	Scarlet Capital	Windrose
104	Nett Street Grove	2021-1586	C2R	Harris	City	492G	0.11	0.00	2	Mohsen Javadian	Total Surveyors, Inc.
105	Noble Lofts	2021-1564	C2R	Harris	City	494B	0.12	0.00	2	KAUTHAR ENTERPRISES INC	Dart Land Services LLC
106	Owl Club Gardens (DEF2)	2021-1323	C2R	Harris	City	573D	0.28	0.00	2	Zero Reed Rd LLC.	E.I.C. Surveying Company
107	Pershing Duplex	2021-1530	C2R	Harris	City	534S	0.94	0.09	6	M LANZA	Century Engineering, Inc
108	Pinecrest Court Second Addition partial replat no 1 (DEF1)	2021-1384	C2R	Harris	City	494F	0.17	0.00	4	DOSIS Investment LLC	PLS CONSTRUCTION LAYOUT, INC
109	Pollard Estates (DEF2)	2021-1223	C2R	Harris	City	494F	0.13	0.00	2	Field Data Service	Field Data Srvce, Inc
110	Ruth Place	2021-1481	C2R	Harris	City	493Y	0.13	0.13	3	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC

**Platting Summary****Houston Planning Commission****PC Date: July 22, 2021**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
111	Sakowitz Manor	2021-1565	C2R	Harris	City	494C	0.30	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
112	Sam Wilson Estates (DEF2)	2021-1362	C2R	Harris	City	494C	0.11	0.00	2	ABC Building Design	PLS CONSTRUCTION LAYOUT, INC
113	Seranno Addition (DEF1)	2021-1402	C2R	Harris	City	494G	0.09	0.00	1	Ducky Recovery	Cobalt Engineering & Inspections LLC
114	Southland Terrace partial replat no 1	2021-1612	C2R	Harris	City	533F	0.13	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
115	Stoneworks Cebra Landing (DEF1)	2021-1495	C2R	Harris	City	452A	1.51	0.00	22	Stoneworks, LLC	Total Surveyors, Inc.
116	Sunbeam Estates	2021-1534	C2R	Harris	City	574A	0.38	0.00	6	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
117	Teton Villas	2021-1657	C2R	Harris	City	533V	0.48	0.00	8	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
118	Tex Mex Produce (DEF1)	2021-1504	C2R	Harris	City	453S	0.25	0.25	0	SEM SERVICES	SEM SERVICES
119	Three Point Estates at Oats	2021-1604	C2R	Harris	City	494F	0.36	0.00	5	New Era Development	New Era Development
120	Treasure Town Academy	2021-1581	C2R	Harris	City	414V	0.79	0.79	0	No Company	HRS and Associates, LLC
121	Urban Views Brackenridge	2021-1595	C2R	Harris	City	494A	0.15	0.00	3	Sago Engineering LLC	Sago Engineering LLC
122	Venancio Complex (DEF1)	2021-1485	C2R	Harris	ETJ	409Y	0.34	0.00	3	Rivera Associates	Bowden Survey
123	Views at Alba Street	2021-1482	C2R	Harris	City	412U	0.35	0.06	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
124	Views at Chapman Street	2021-1410	C2R	Harris	City	493D	0.23	0.00	5	T Hobson Investments	PLS CONSTRUCTION LAYOUT, INC
125	Views at Downey Street	2021-1478	C2R	Harris	City	413T	0.44	0.00	2	ABC Building Design	PLS CONSTRUCTION LAYOUT, INC
126	Villas at Brownville	2021-1563	C2R	Harris	City	533Z	0.11	0.00	2	3x Communications	Interland Surveying
127	Villas at Engel Street (DEF1)	2021-1477	C2R	Harris	City	494Q	0.11	0.00	2	CVR Homes	PLS CONSTRUCTION LAYOUT, INC
128	Walcott Villas	2021-1617	C2R	Harris	City	412W	0.22	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
129	Windfern Road Reserve	2021-1553	C2R	Harris	ETJ	370W	13.42	13.42	0	Stream-Flo USA Investments, Inc.	Jones   Carter
130	Wise Acres (DEF2)	2021-1314	C2R	Harris	ETJ	285W	2.22	0.00	1	Owner	Texas Professional Surveying, LLC
131	Woodward Estates (DEF1)	2021-1472	C2R	Harris	City	533T	0.11	0.00	2	Queensdrive Inc	RP & Associates

**C-Public Hearings Requiring Notification**

132	Acre Villa of Park Place partial replat no 2 (DEF1)	2021-1089	C3N	Harris	City	535K	0.25	0.00	3	J. Morales Inc.	J. Morales
133	Amended Plat of Alameda Place partial replat no 11	2021-1303	C3N	Harris	City	493X	0.25	0.00	6	Potts Holdings & Development, LLC	Chesterfield Development Services
134	Avenue Central Plaza replat no 1	2021-1360	C3N	Harris	City	494V	0.17	0.00	3	New Era Development	New Era Development
135	Buckingham Place Sec 4 partial replat no 1	2021-1420	C3N	Harris	City	454G	0.44	0.00	6	DOSIS Investment LLC	PLS CONSTRUCTION LAYOUT, INC
136	Connor Landing	2021-1387	C3N	Harris	City	453S	0.14	0.00	2	Nicam Investments, Inc.	Total Surveyors, Inc.
137	Craig Woods partial replat no 36	2021-1346	C3N	Harris	City	451X	0.28	0.00	3	URUK, LLC	South Texas Surveying Associates, Inc.

**Platting Summary****Houston Planning Commission****PC Date: July 22, 2021**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
138	Emerald Meadows Sec 2	2021-1299	C3N	Harris	City	574K	27.80	9.84	113	Meritage Homes	LJA Engineering, Inc.- (Houston Office)
139	Foster Place partial replat no 16	2021-1427	C3N	Harris	City	533R	0.24	0.00	4	SEM SERVICES	SEM SERVICES
140	Kentshire Place Sec 3 partial replat no 1	2021-1342	C3N	Harris	City	415Z	0.32	0.00	4	LDG Realty Investments LLC	REKHA ENGINEERING, INC.
141	Milby House	2021-1417	C3N	Harris	City	494S	2.87	2.87	0	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
142	Museum Park Jackson Rosedale partial replat no 1	2021-1333	C3N	Harris	City	493X	0.18	0.00	2	ARSR CO., L.P.	MOMENTUM ENGINEERING
143	Neuen Manor partial replat no 21	2021-1210	C3N	Harris	City	450Q	0.67	0.08	14	Rosemary Custom Homes, LLC	South Texas Surveying Associates, Inc.
144	Pelham Place Sec 2 partial replat no 1	2021-1240	C3N	Harris	City	454H	0.18	0.00	3	Commander Enterprises, Inc.	HRS and Associates, LLC
145	White Oak Springs Sec 1 partial replat no 1	2021-1416	C3N	Harris	ETJ	368T	0.13	0.13	0	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
146	Woodland Acres replat partial replat no 3 (DEF1)	2021-1119	C3N	Harris	City	497N	2.00	2.00	0	REAL Designs, Inc.	REAL Designs

**D-Variances**

147	Dunn Life	2021-1611	C2	Harris	ETJ	326M	5.00	0.00	1	Keith & Lisbeth Dunn	CGES Bailey Planning
148	Graceview Baptist Church Telge GP	2021-1658	GP	Harris	ETJ	287R	55.01	0.00	0	Ally General Solutions, LLC	Owens Management Systems, LLC
149	Graceview Baptist Church Telge Sec 1 (DEF2)	2021-1178	C3P	Harris	ETJ	287R	30.01	28.35	0	Ally General Solutions, LLC	Owens Management Systems, LLC
150	Grand West GP	2021-1434	GP	Harris	City	573E	97.40	0.00	0	DR Horton	Meta Planning + Design LLC
151	Kumar Acres	2021-1343	C2R	Fort Bend	ETJ	611T	9.78	0.00	6	The Mohan S. Kumar Family Partnership L.P.	Texas Engineering And Mapping Company
152	Laird Landing GP	2021-1551	GP	Harris/Waller	ETJ	322M	24.00	0.00	0	Cody Laird	Owens Management Systems, LLC
153	Laird Landing Sec 1	2021-1545	C2	Harris/Waller	ETJ	322M	2.51	0.00	1	Cody Laird	Owens Management Systems, LLC
154	LPC Tomball	2021-1628	C2	Harris	ETJ	289M	43.78	43.78	0	Q Grand Parkway, LP	Jones Carter - Woodlands Office
155	Martinez Reserve GP	2021-1630	GP	Harris	ETJ	444H	16.99	0.00	0	D I Landholdings	Texas Engineering And Mapping Company
156	Martinez Reserve Sec 1 (DEF2)	2021-1339	C2	Harris	ETJ	444H	4.99	4.77	0	D I Landholdings	Texas Engineering And Mapping Company
157	Perry Road GP (DEF1)	2021-1462	GP	Harris	ETJ	369G	18.01	13.75	0	Kimley-Horn	Windrose
158	Perry Road Development Sec 1 (DEF1)	2021-1463	C2	Harris	ETJ	369G	13.75	13.75	0	Kimley-Horn	Windrose
159	Richmond Apartments (DEF1)	2021-1527	C3P	Fort Bend	ETJ	526Y	17.73	13.47	58	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
160	Sorrella GP (DEF1)	2021-1554	GP	Harris	ETJ	286N	242.90	0.00	0	JDS / M/I Homes	Meta Planning + Design LLC

**E-Special Exceptions**

161	Cypress Rosehill Tract GP	2021-1607	GP	Harris	ETJ	286V	67.00	0.00	0	Pulte Group	Meta Planning + Design LLC
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**Platting Summary****Houston Planning Commission****PC Date: July 22, 2021**

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

**F-Reconsideration of Requirements**

162	Peytons Landing GP	2021-1667	GP	Harris	ETJ	285R	15.30	0.00	0	H. Klok, Inc.	Windrose
163	Realrona Inc (DEF1)	2021-1431	C2	Harris	ETJ	374T	37.72	37.72	0	WGA Consulting Engineers	Windrose

**G-Extensions of Approval**

164	Bridgeland Westgreen Boulevard Street Dedication Sec 5	2020-1157	EOA	Harris	ETJ	366X	5.82	0.00	0	Bridgeland Development LP	Costello, Inc.
165	Brundage Woods replat no 2 and extension	2020-1329	EOA	Harris	ETJ	372B	9.53	9.53	0	Church Development Services, LLC	REKHA ENGINEERING, INC.
166	Echostate	2020-1272	EOA	Fort Bend	ETJ	528S	2.81	0.40	20	Echostate Solution, Inc.	Miller & Associates
167	Jack Road and Mound Road Street Dedication	2020-1247	EOA	Harris	ETJ	366C	7.26	0.00	0	Mason Westgreen, LP	BGE, Inc.

**H-Name Changes**

None

**I-Certification of Compliance**

168	19622 Forest Drive W	21-1594	COC	Montgomery	ETJ	257M				Michele Kelly	Israel Ramirez
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**J-Administrative**

None

**K-Development Plats with Variance Requests**

169	6845 Avenue N	21011319 DPV	Harris	City	494V					Juan Fernando Corrales	Corrales Design Studio
170	5204 East Freeway (DEF 2)	21040774 DPV	Harris	City	494G					John A. Lopez	JAL Arch Designs, LLC

# Houston Planning Commission

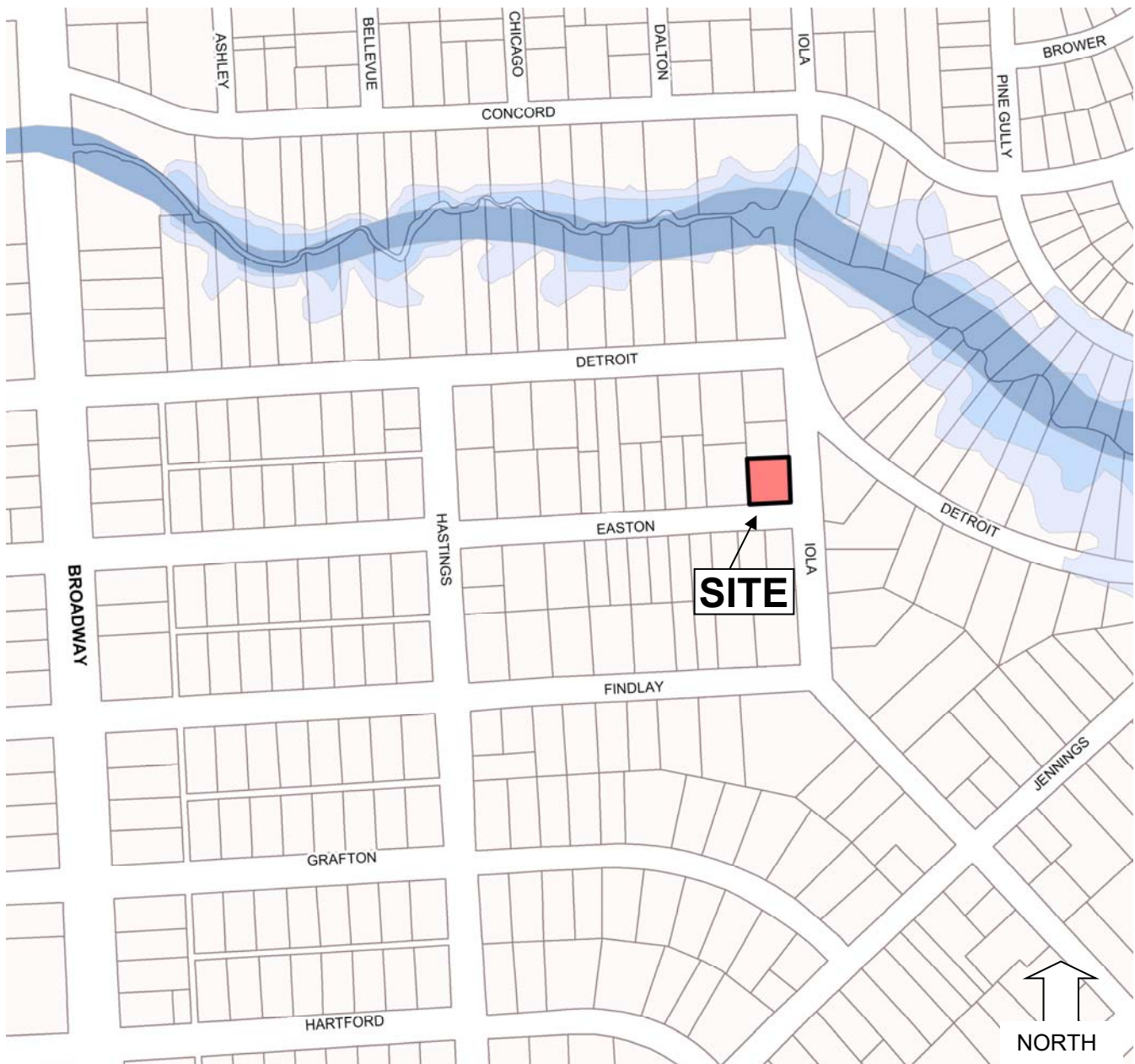
**ITEM: 132**

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Acre Villa of Park Place partial replat no 2 (DEF 1)

Applicant: J. Morales



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

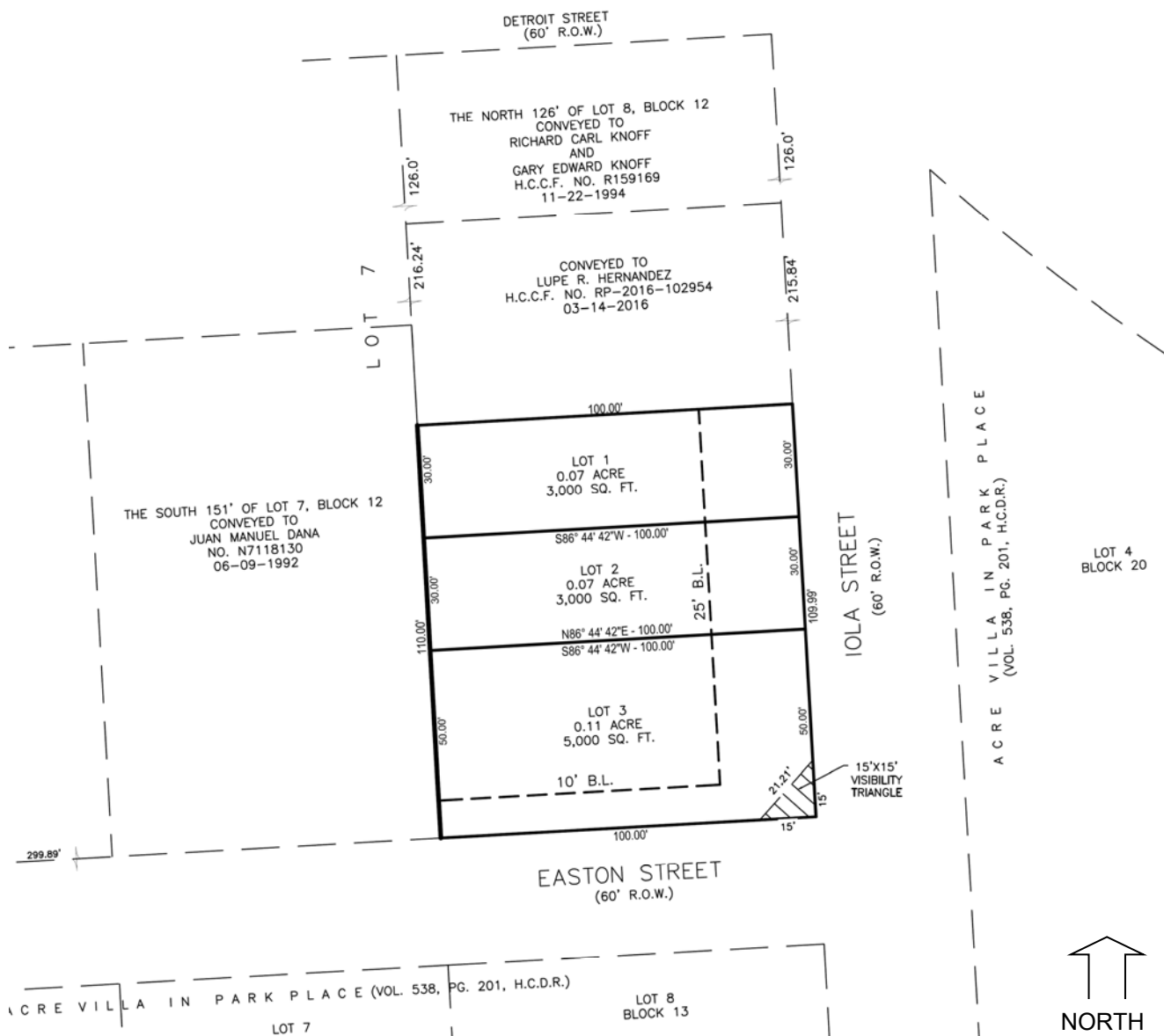
## ITEM: 132

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Acre Villa of Park Place partial replat no 2 (DEF 1)

Applicant: J. Morales



C – Public Hearings

Subdivision

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# Houston Planning Commission **ITEM: 132**

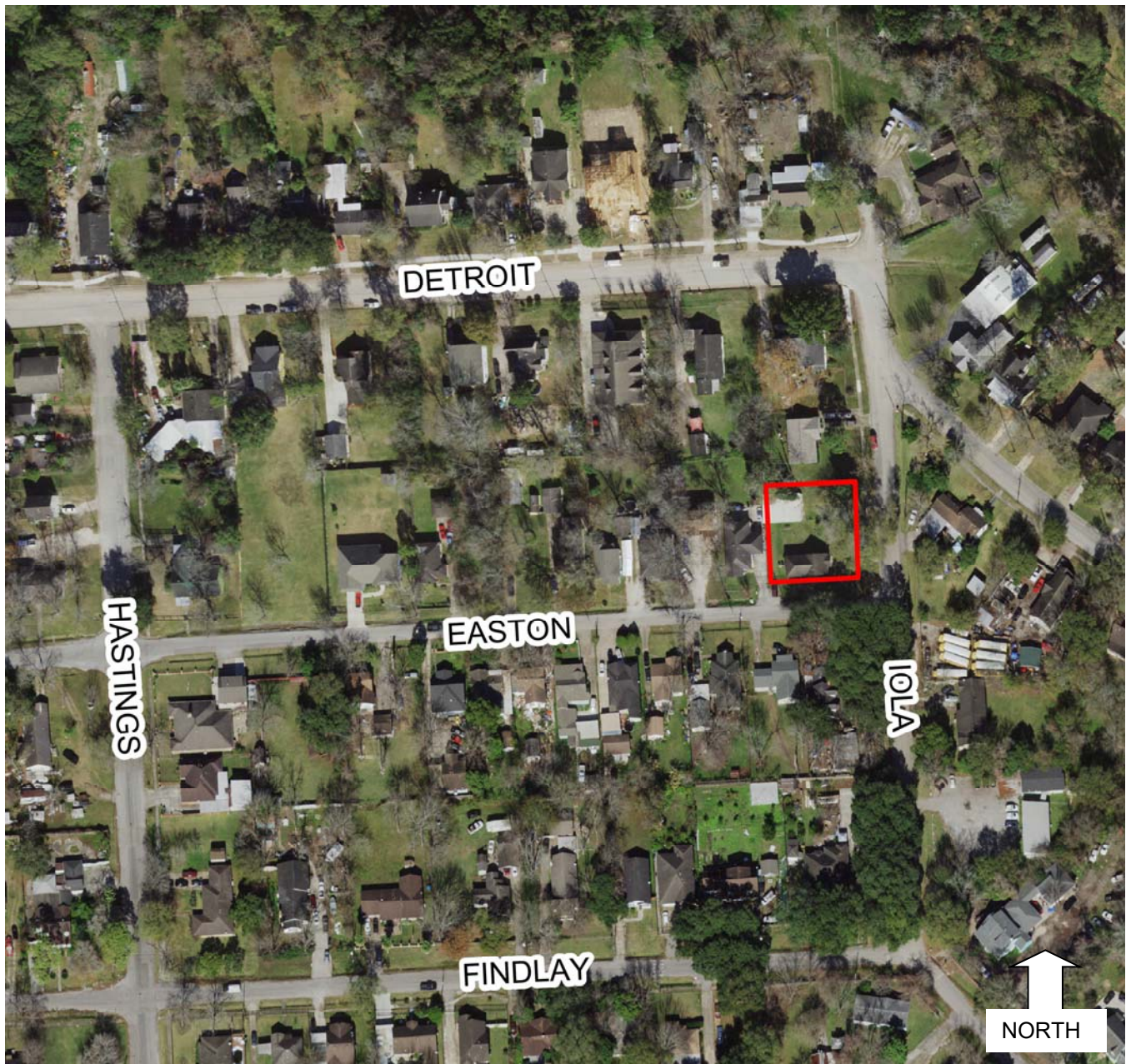
Planning and Development Department

Meeting Date: 07/22/2021

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Subdivision Name: Acre Villa of Park Place partial replat no 2 (DEF 1)

Applicant: J. Morales



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**C – Public Hearings**

**Aerial**

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# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 15, 2021

Dear Property Owner:

**Reference Number: 2021-1089; Acre Villa of Park Place partial replat no 2;** replatting of Acre Villa of Park Place, being a portion of Lot 8, Block 12, as recorded in Volume 538, Page 201 of the Harris County Deed Records.

The property is located at the northwestern intersection of Easton Street and Lola Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Alex Sierra**, with J. Morales, on behalf of the developer, can be contacted at **713-947-6606**.

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.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

Due to health and safety concerns related to COVID-19, the Planning Commission meeting is expected to be conducted virtually via Microsoft Teams, a web-conferencing platform. In the event the Governor does not continue the suspension of the provisions of the Texas Open Meetings Act, Chapter 552, Texas Government Code, the Planning Commission meeting will be held in person in accordance with the Texas Open Meetings Act. To confirm the meeting format, interested persons are advised to check our website one week prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com)

## Planning Commission Meeting

**Thursday, July 8, 2021 at 2:30 PM**

### **Potential Meeting Formats:**

1. Virtual meeting: The video conference via Microsoft Teams will allow for a two-way video/ audio communication with Houston Planning Commission. For instructions to join the meeting, visit our website:  
[www.houstonplanning.com](http://www.houstonplanning.com)
2. Face-to-face meeting: Members of the public may attend on the date of the Planning Commission meeting at City Hall Annex Building, 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas 77002.

For either virtual or in-person attendance, members of the public may also submit written comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov); or
2. Call the Planning Department at: 832-393-6624.

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. This must be done before the end of the day Wednesday before the Planning Commission meeting.

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

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

### ***Terminology***

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

### ***Planning Commission Body, Authority and Obligation***

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

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.

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

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

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# Houston Planning Commission

## ITEM: 133

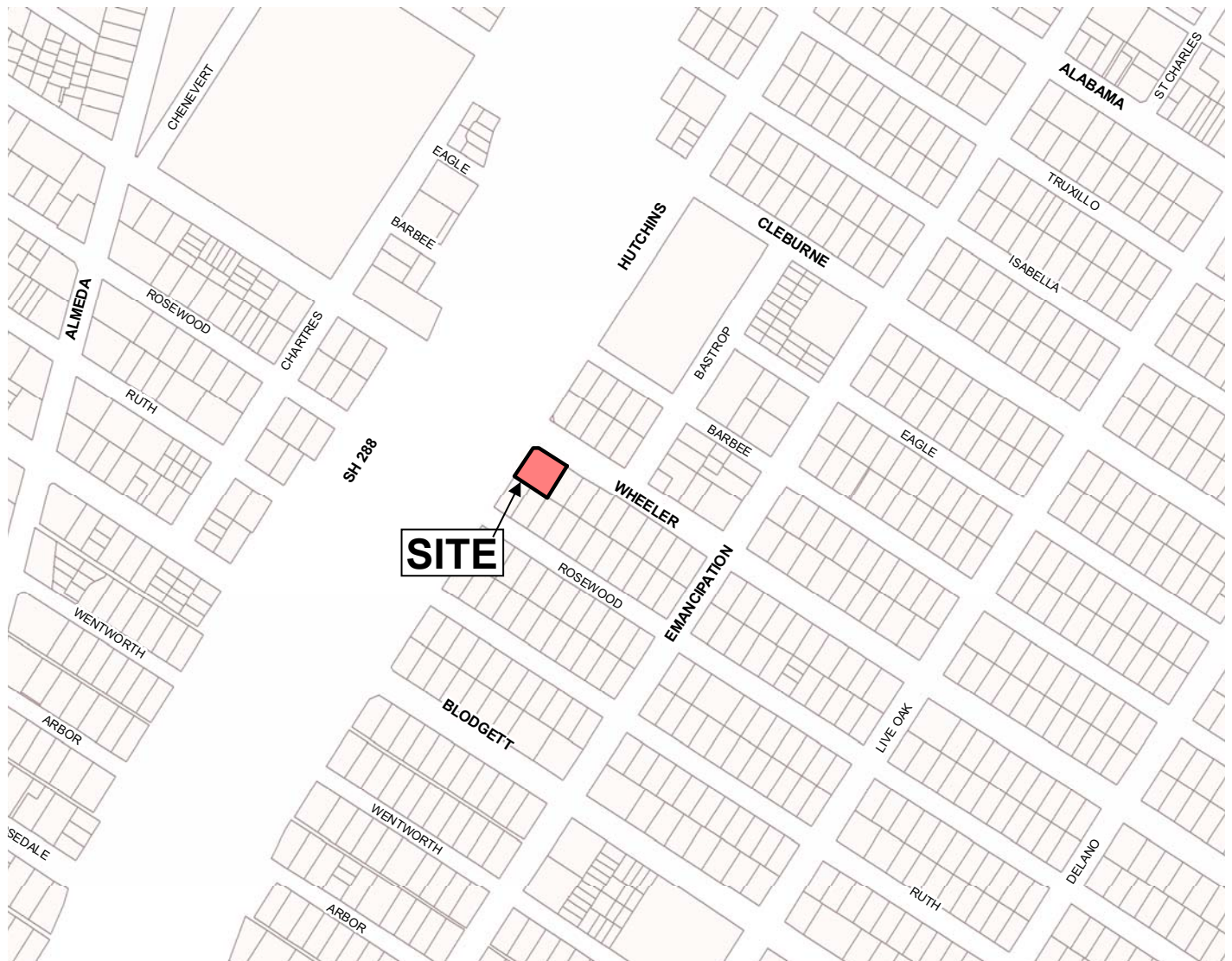
Planning and Development Department

Meeting Date: 07/22/2021

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**Subdivision Name:** Amended Plat of Almeda Place partial replat no 11

**Applicant:** Chesterfield Development Services



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**C – Public Hearings with Variance    Site Location**

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# Houston Planning Commission ITEM: 133

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Amended Plat of Almeda Place partial replat no 11

Applicant: Chesterfield Development Services



C – Public Hearings with Variance

Subdivision

# Houston Planning Commission

**ITEM: 133**

Planning and Development Department

Meeting Date: 07/22/2021

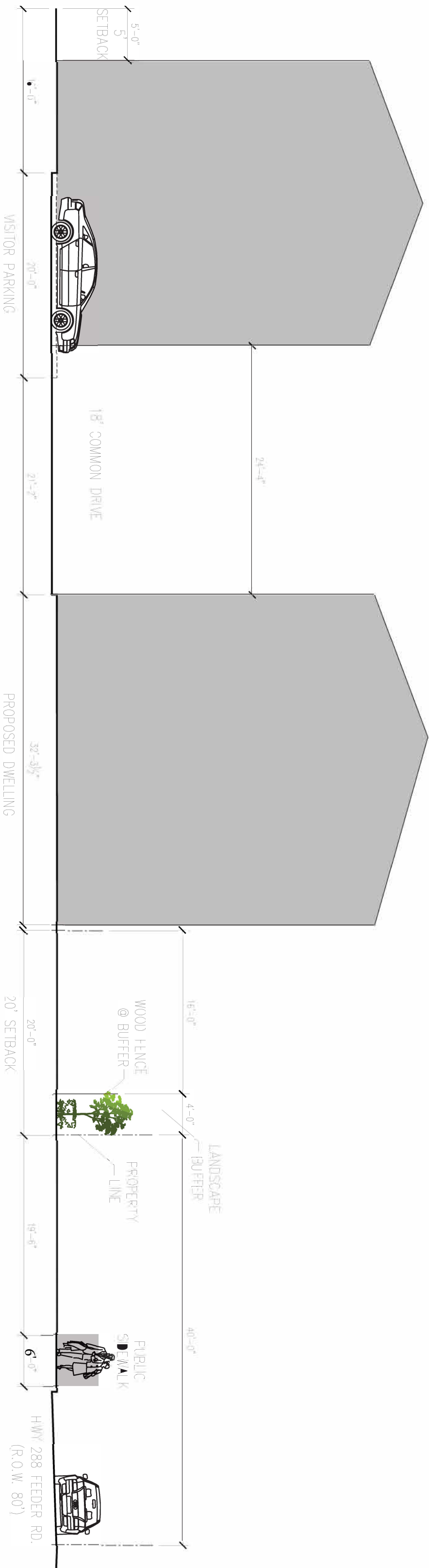
Subdivision Name: Amended Plat of Almeda Place partial replat no 11

Applicant: Chesterfield Development Services



**C – Public Hearings with Variance**

**Aerial**

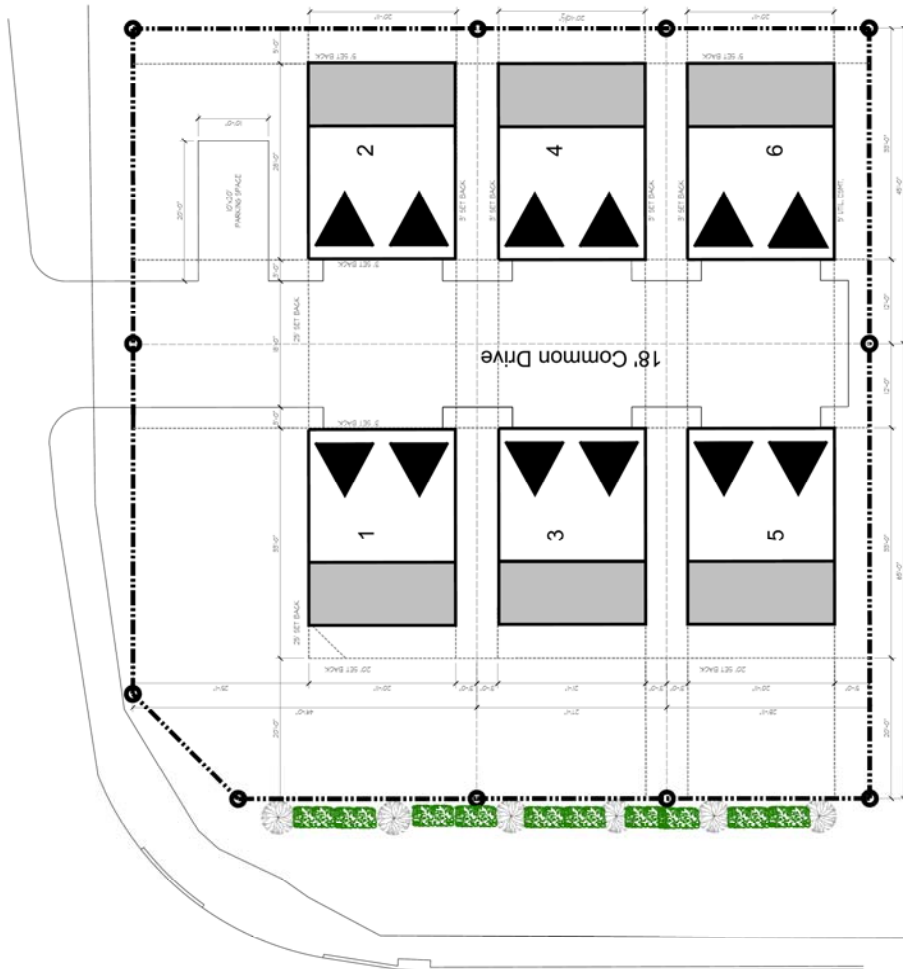


# CROSS SECTION

NOT TO SCALE      view from Wheeler Ave.

Wheeler Ave.  
(80' R.O.W.)

Wheeler Hwy 288  
Frontage Road  
(80' R.O.W.)



Lot #	Lot Area	60% Cover
Lot 1	3203 sf	1921.8 sf
Lot 2	2296 sf	1377.6 sf
Lot 3	1692 sf	1015.2 sf
Lot 4	1165 sf	699 sf
Lot 5	1815 sf	1089 sf
Lot 6	1256 sf	753.6 sf



6" CALLIPER WHITE OAK



2'-3' Dwarf Burford Holly



**Application Number:** 2021-1303

**Plat Name:** Amended Plat of Almeda Place partial replat no 11

**Applicant:** Chesterfield Development Services

**Date Submitted:** 06/01/2021

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:**

To allow a building line of 20ft instead of the required 25ft building line along Hutchins St. the feeder road of South Freeway (SH288).

**Chapter 42 Section:** 42-152

**Chapter 42 Reference:**

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

### Statement of Facts

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

The plat is located on the corner of Wheeler Street (80' ROW) and Hutchins St (80' ROW) also known as the feeder road to the South Freeway (SH288) and flanked by Emancipation Ave at the end of the block. Although the site abuts the feeder road, it is in a low traffic area because the freeway actually passes overhead. There is no entrance to the freeway nearby. This area is mostly residential therefore, the request to reduce the building line by 5' is reasonable along Hutchins.

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

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

The circumstances supporting the granting of this variance is based on the fact that the 288 feeder road (also known as Hutchins St.) being categorized as a major thoroughfare instead of a local street, therefore a 10' building line would not be adequate. Although in the area where the site is located a 20' building line would be adequate. No access will be taken along the feeder road. Instead, the owners will take access from a shared driveway located on Wheeler St.

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

By granting this variance, the intent and general purposes of this chapter will be maintained and preserved because the plat provides a good use of the land for residential purposes while adding value to the neighborhood. The development plan will provide a 6' sidewalk along the 288 feeder road/Hutchins St. and 4" caliper trees, in addition to a 5' sidewalk along Wheeler St.

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

The proposed replat will not be injurious to the public health, safety or welfare by granting this variance because a 20' building line along this quiet portion of Hutchins St. provides an adequate buffer from traffic especially since the traffic volume along this road is low. Plus, access to the development will only be from Wheeler St. using a shared driveway.

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

The justification of the variance is to develop a residential project that beautifies the neighborhood while providing affordable living spaces. The project raises the property values and expands the tax base for the City of Houston.



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562  
T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

July 1, 2021

Dear Property Owner:

**Reference Number: 2021-1303; Amended Plat of Almeda Place partial replat no 11;** partial replatting of lots 1 and all of lot 2, block A in "**Amended Plat of Almeda Place**". as recorded in Volume 6 Page 23 of the Harris County Map Records.

The property is located at the southeast intersection of Hutchins Street State Highway 288 and Wheeler Street. The purpose of the replat is to create six (6) lots and one parking reserve. The applicant, Monica Fontenot-Poindexter, with Chesterfield Development Services can be contacted at **713-538-5364**.

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

Due to health and safety concerns related to COVID-19, the Planning Commission meeting is expected to be conducted virtually via Microsoft Teams, a web-conferencing platform. In the event the Governor does not continue the suspension of the provisions of the Texas Open Meetings Act, Chapter 552, Texas Government Code, the Planning Commission meeting will be held in person in accordance with the Texas Open Meetings Act. To confirm the meeting format, interested persons are advised to check our website one week prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com)

**Virtual Planning Commission Meeting**

**Thursday, July 22, 2021 at 2:30 PM**

**Potential Meeting Formats:**

1. Virtual meeting: The video conference via Microsoft Teams will allow for a two-way video/ audio communication with Houston Planning Commission. For instructions to join the meeting, visit our website: [www.houstonplanning.com](http://www.houstonplanning.com)
2. Face-to-face meeting: Members of the public may attend on the date of the Planning Commission meeting at City Hall Annex Building, 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas 77002.

For either virtual or in-person attendance, members of the public may also submit written comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov); or
2. Call the Planning Department at: 832-393-6624.

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. This must be done before the end of the day Wednesday before the Planning Commission meeting.

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

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

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

### ***Terminology***

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

### ***Planning Commission Body, Authority and Obligation***

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

### ***Planning Department Staff Authority and Obligation***

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

# Houston Planning Commission

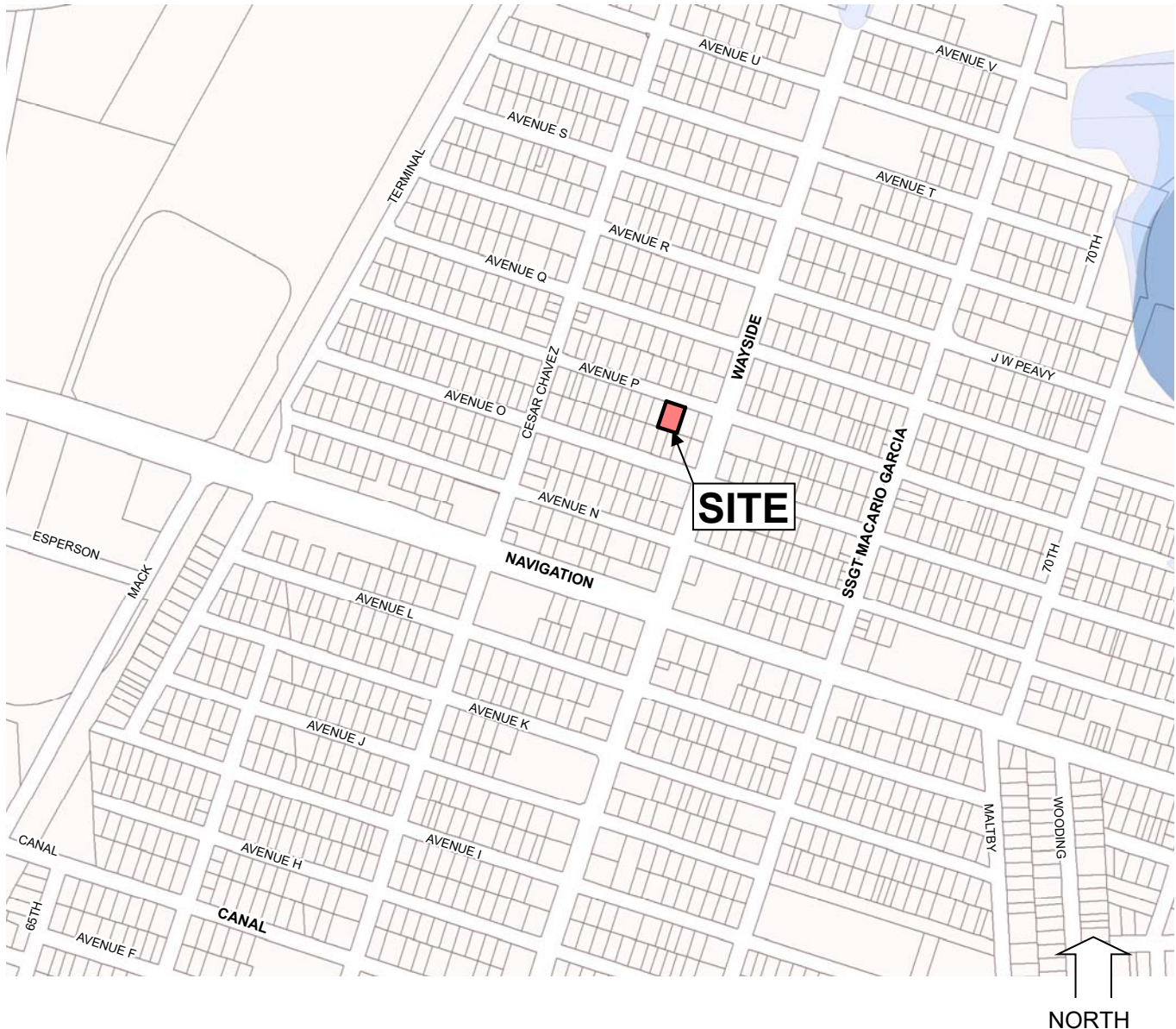
**ITEM: 134**

Planning and Development Department

Meeting Date: 07/22/2021

**Subdivision Name: Avenue Central Plaza replat no 1**

**Applicant: Avenue Central Plaza replat no 1**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

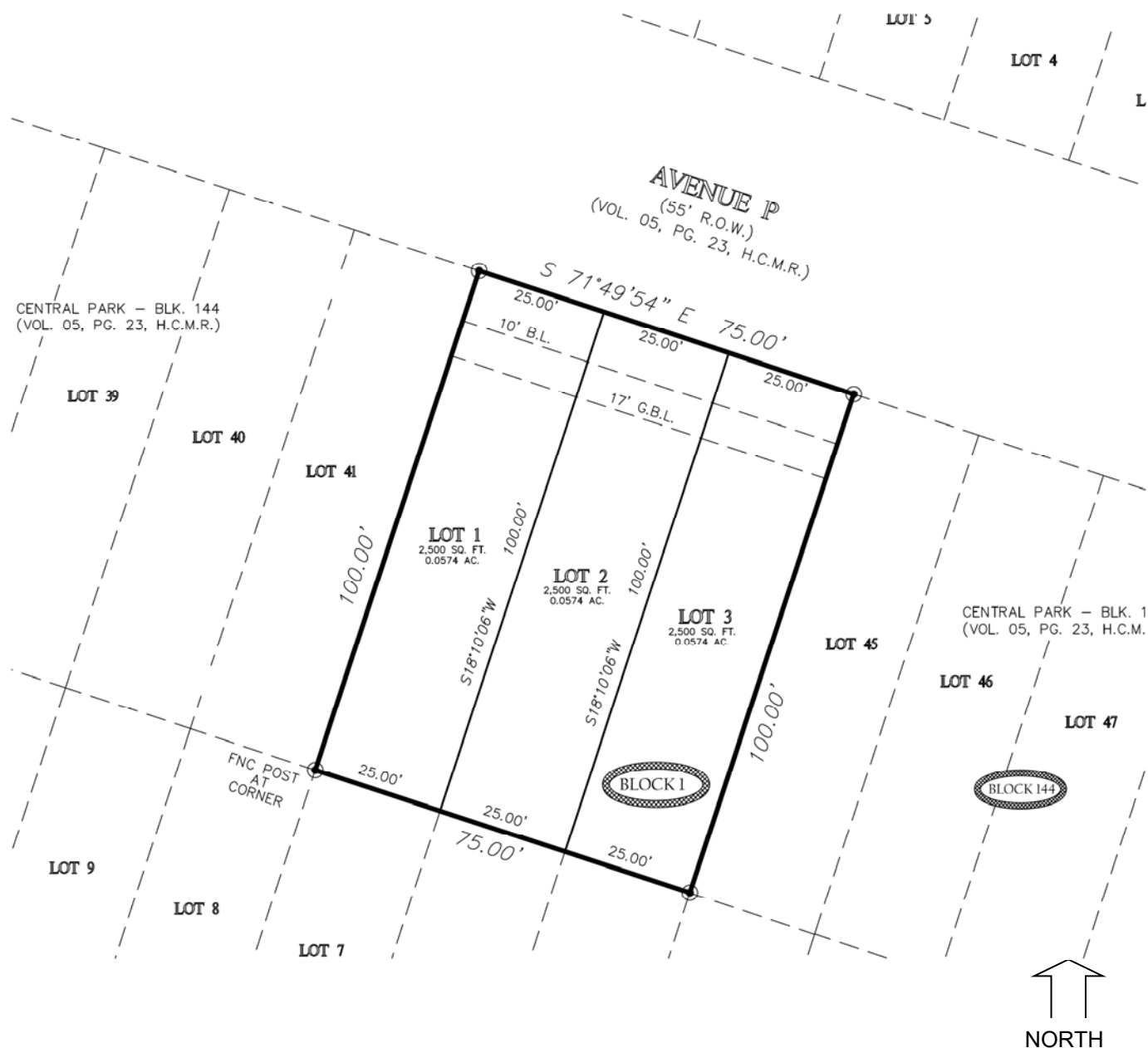
## ITEM: 134

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Avenue Central Plaza replat no 1

Applicant: Avenue Central Plaza replat no 1



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 134

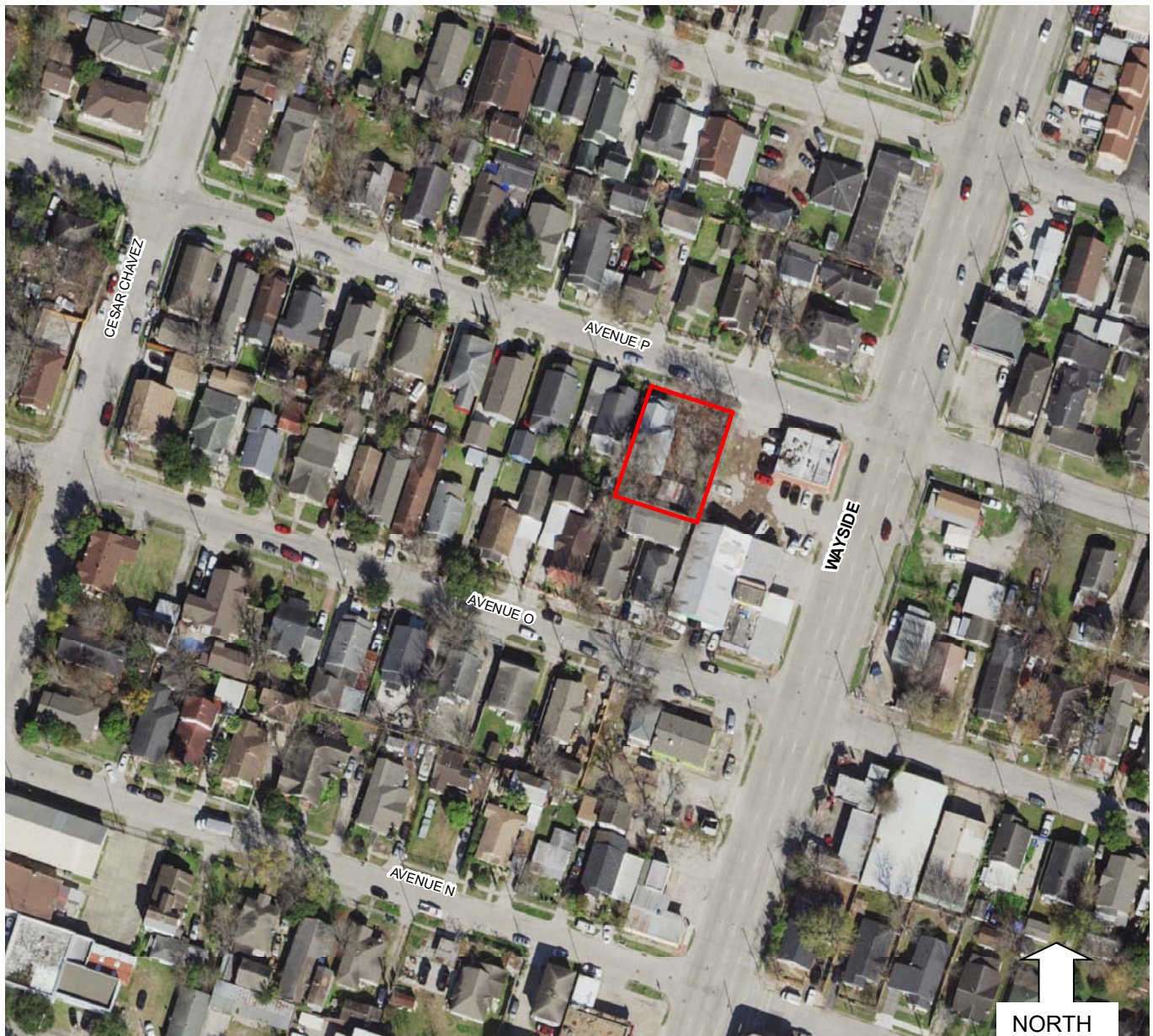
Planning and Development Department

Meeting Date: 07/22/2021

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Subdivision Name: Avenue Central Plaza replat no 1

Applicant: Avenue Central Plaza replat no 1



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 25, 2021

Dear Property Owner:

**Reference Number: 2021-1360; Avenue Central Plaza replat no 1;** replatting of Avenue Central Plaza, being all of Lots 1 and 2, Block 1, as recorded at Film Code No. 689952 of the Harris County Map Records.

The property is located along Avenue P, west of Wayside Drive. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Nahom Tesfa**, with New Era Development, on behalf of the developer, can be contacted at **469-371-6780**.

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.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

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**Planning Commission Meeting**

**Thursday, July 22, 2021 at 2:30 PM**

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[www.houstonplanning.com](http://www.houstonplanning.com)
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**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

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

### ***Terminology***

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- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
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### ***Planning Commission Body, Authority and Obligation***

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### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.

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

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

# Houston Planning Commission **ITEM: 135**

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Buckingham Place Sec 4 partial replat no 1

Applicant: PLS Construction Layout, Inc.



**C – Public Hearings**

**Site Location**

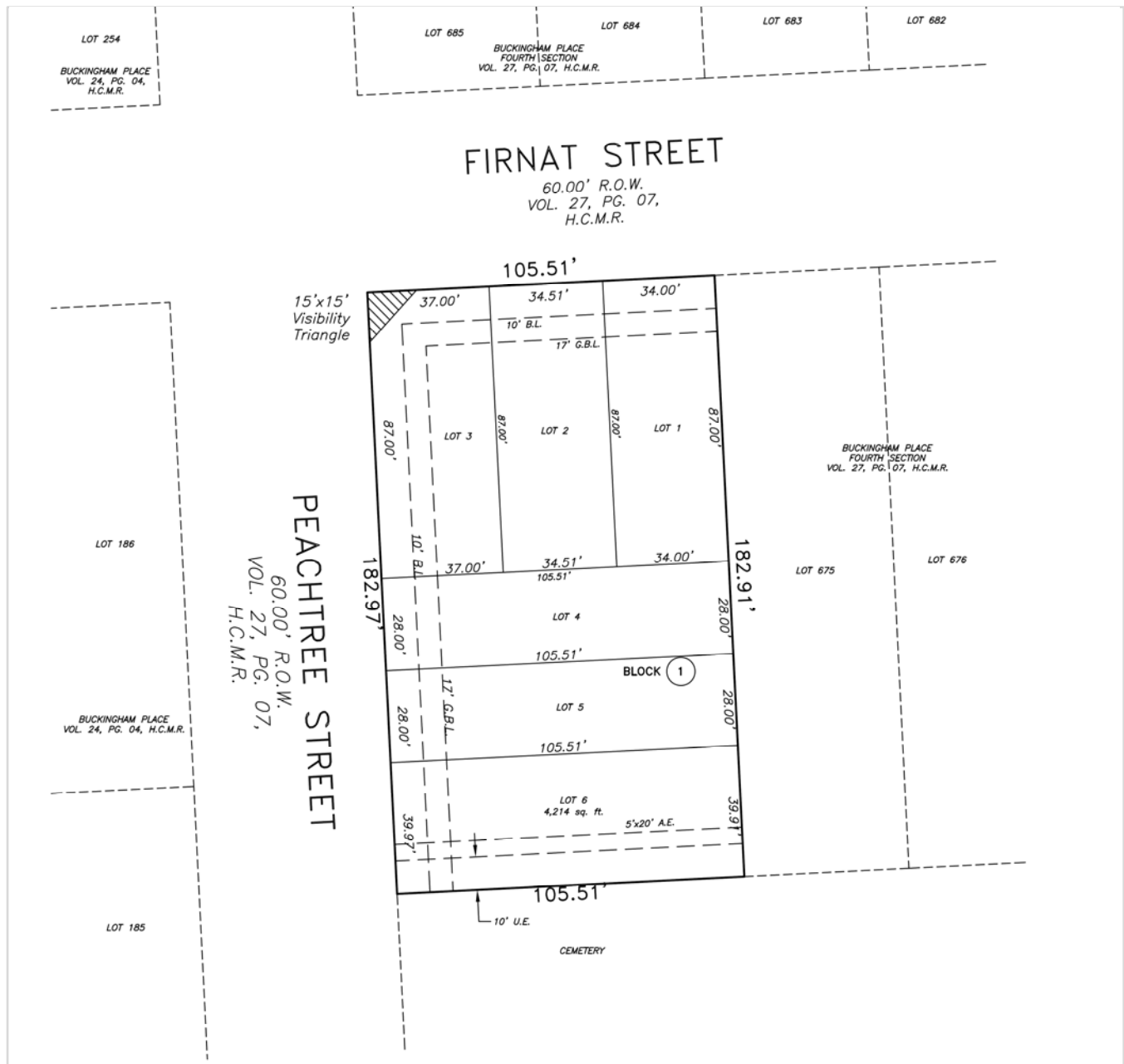
# Houston Planning Commission ITEM: 135

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Buckingham Place Sec 4 partial replat no 1

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Subdivision

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# Houston Planning Commission **ITEM: 135**

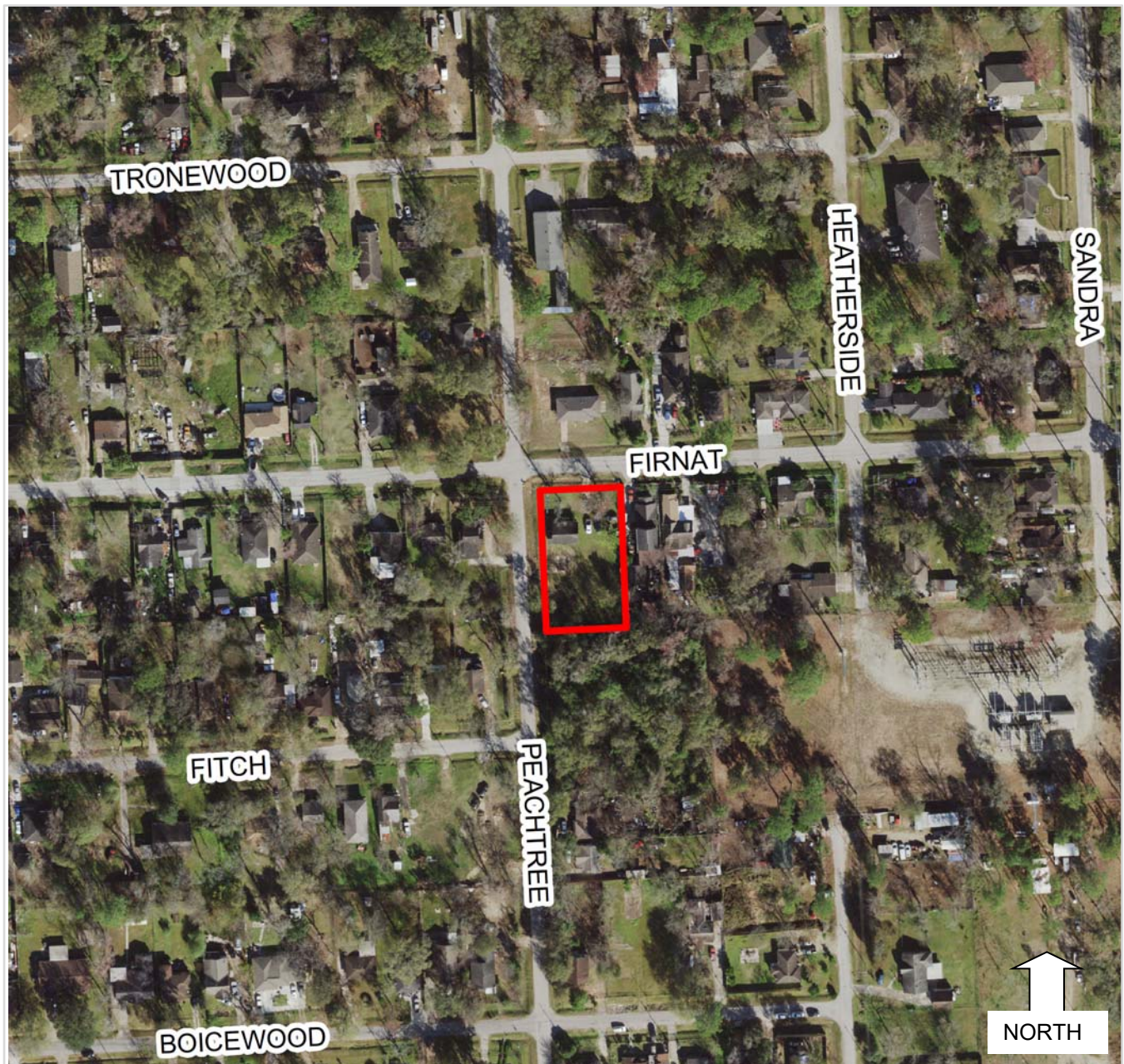
Planning and Development Department

Meeting Date: 07/22/2021

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Subdivision Name: Buckingham Place Sec 4 partial replat no 1

Applicant: PLS Construction Layout, Inc.



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 30, 2021

Dear Property Owner:

**Reference Number: 2021-1420; Buckingham Places Sec 4 partial replat no 1;** partial replat of Buckingham Place Sec 4. This proposal includes the replatting all of lots 673 and 674, as recorded in Volume 27 Page 07 of the Harris County Map Records.

The property is located at the southwest intersection of Firnat Street and Peachtree Street. The purpose of the replat is to create six (6) single-family residential lots. The applicant Uriel Figueroa, with PLS Constructions, Inc., can be contacted at (713)-480-4075.

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

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**Planning Commission Meeting**

**Thursday, July 22, 2021 at 2:30 PM**

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

### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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### ***Planning Commission Body, Authority and Obligation***

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### ***Planning Department Staff Authority and Obligation***

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

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# Houston Planning Commission

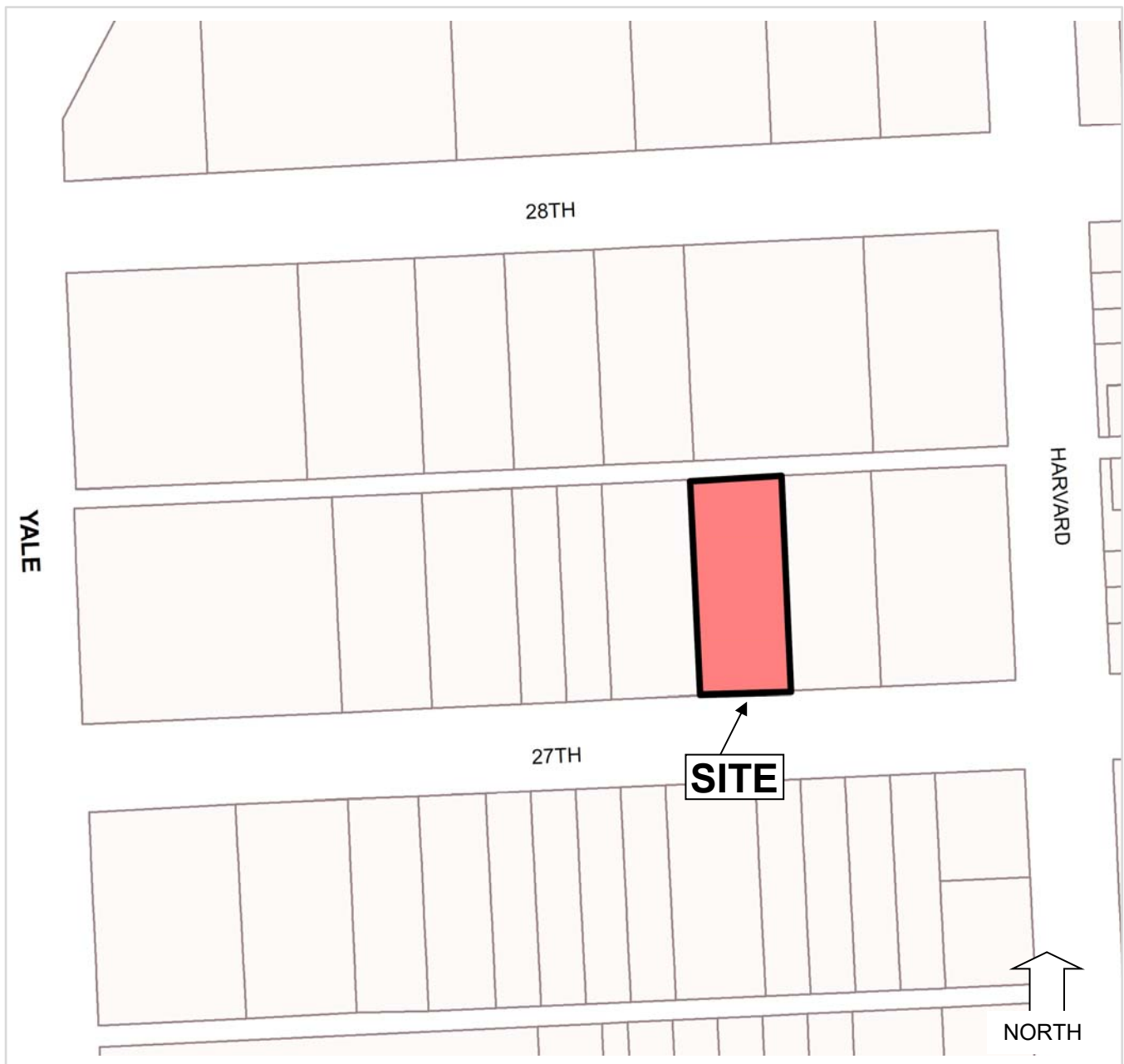
**ITEM: 136**

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Connor Landing

Applicant: Total Surveyors, Inc.



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

## ITEM: 136

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Connor Landing

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 136

Planning and Development Department

Meeting Date: 07/22/2021

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Subdivision Name: Connor Landing

Applicant: Total Surveyors, Inc.



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 30, 2021

Dear Property Owner:

**Reference Number: 2021-1387; Connor Landing;** replatting of **Heights Sunset Place**, being all of Lots 1,2 & 3 Block 1, as recorded at Film Code No. 675975 of the Harris County Map Records.

The property is located north along E. 27<sup>th</sup> Street, west of Harvard Street and east of Yale street. The purpose of the replat is to create two (2) single-family residential lots, remove an emergency access easement and modify the building lines. The applicant, **Kevin Kolb**, with Total Land Surveyors, Inc, can be contacted at **281-479-8719**.

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

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

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***Terminology***

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***Planning Department Staff Authority and Obligation***

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

# Houston Planning Commission

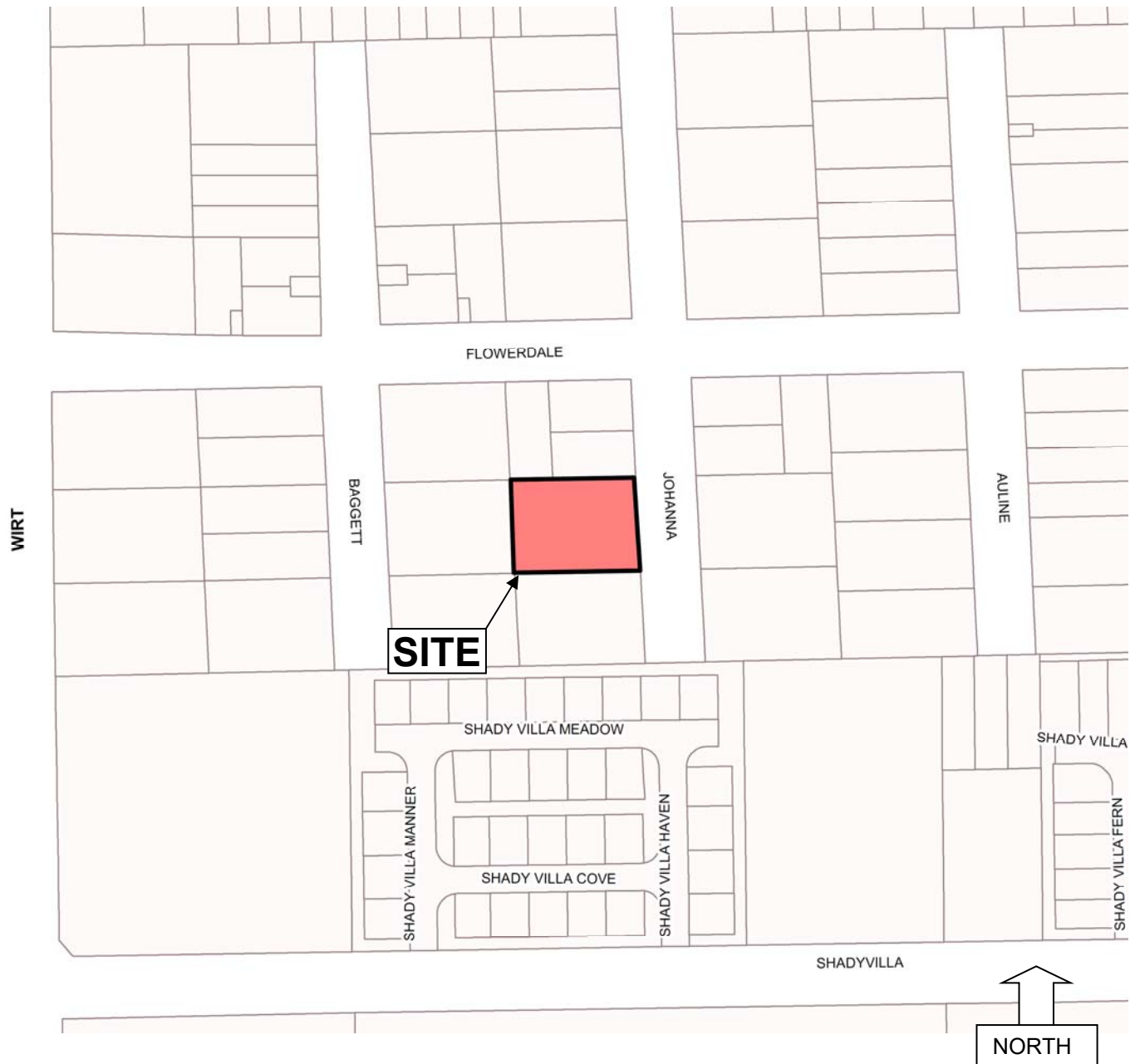
## ITEM: 137

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Craig Woods partial replat no 36

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location



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# Houston Planning Commission

## ITEM: 137

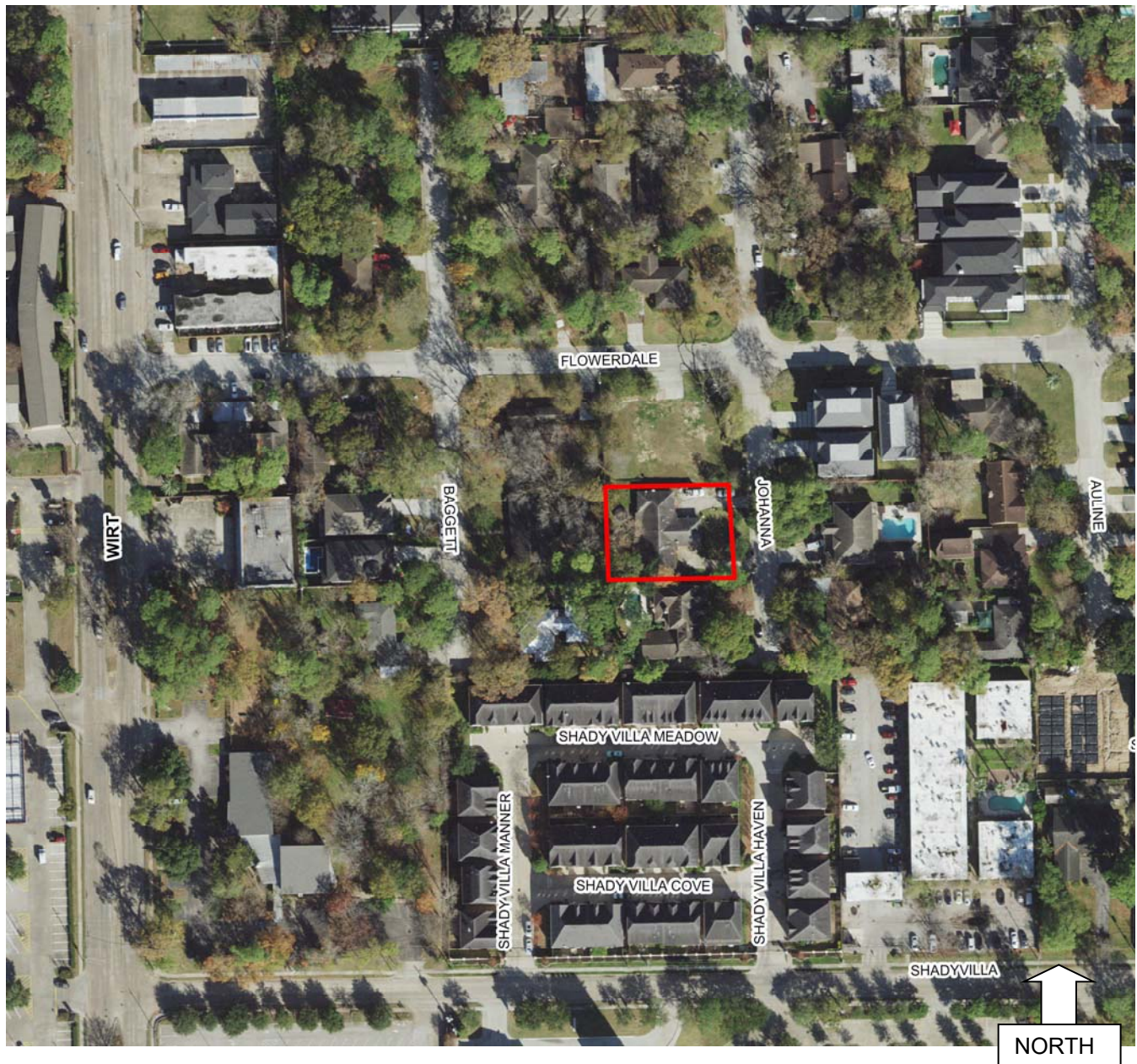
Planning and Development Department

Meeting Date: 07/22/2021

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**Subdivision Name: Craig Woods partial replat no 36**

**Applicant: South Texas Surveying Associates, Inc.**



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 30, 2021

Dear Property Owner:

**Reference Number: 2021-1346; Craig Woods partial replat no 36;** partial replat of **Craig Woods**, being all of lot 17, block C, as recorded in Volume 32 Page 66 of the Harris County Map Records.

The property is located at 1507 Johanna Drive, south of Flowerdale Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant Jason Barringer, with South Texas Surveying Associates, Inc., on behalf of URUK, LLC, can be contacted at 281-556-6918.

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

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**Planning Commission Meeting**

**Thursday, July 22, 2021 at 2:30 PM**

**Potential Meeting Formats:**

1. Virtual meeting: The video conference via Microsoft Teams will allow for a two-way video/ audio communication with Houston Planning Commission. For instructions to join the meeting, visit our website:

[www.houstonplanning.com](http://www.houstonplanning.com)

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

2. Face-to-face meeting: Members of the public may attend on the date of the Planning Commission meeting at City Hall Annex Building, 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas 77002.

For either virtual or in-person attendance, members of the public may also submit written comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov); or
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**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

***Terminology***

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

***Planning Commission Body, Authority and Obligation***

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# Houston Planning Commission

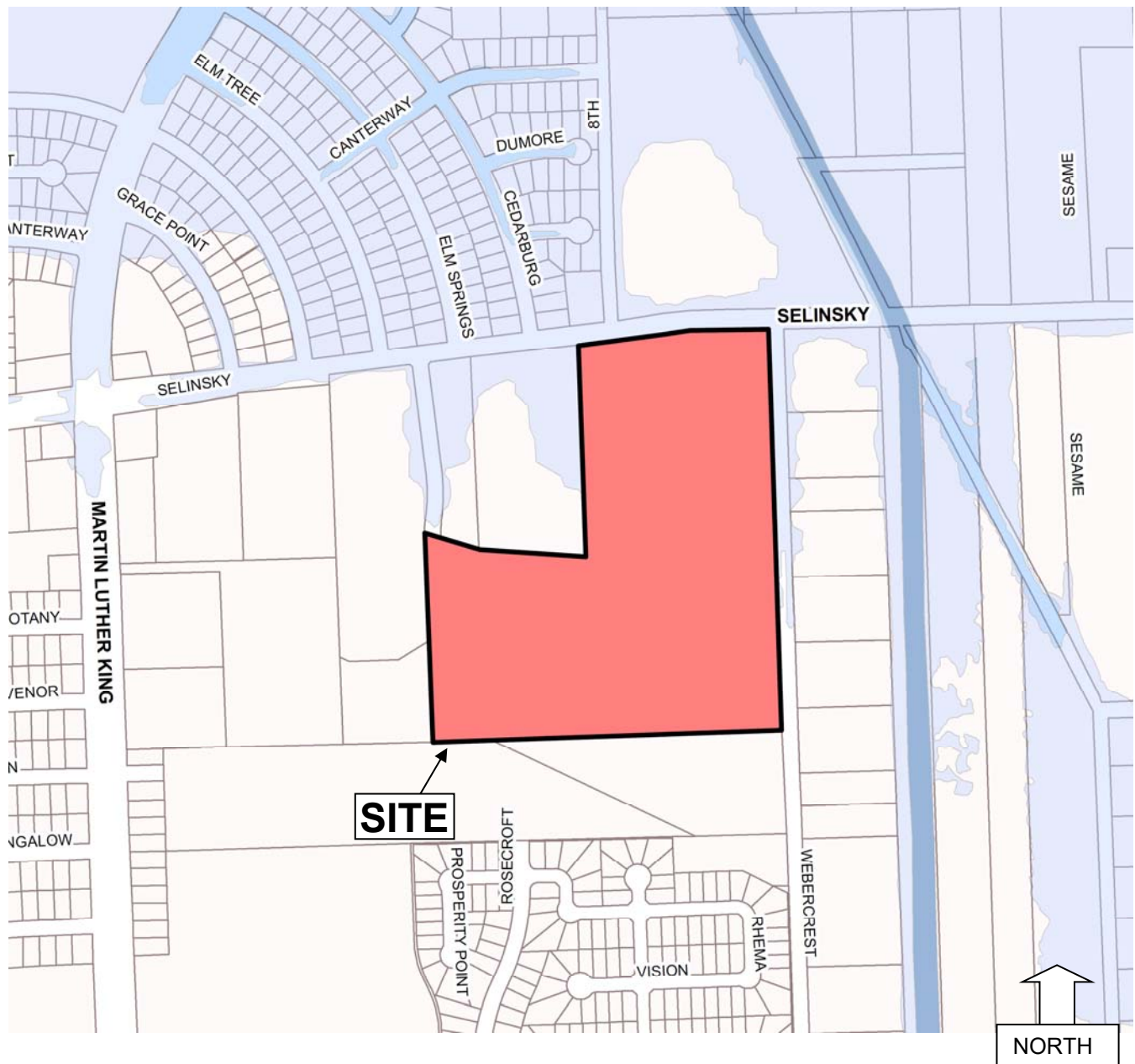
**ITEM: 138**

Planning and Development Department

Meeting Date: 07/22/2021

**Subdivision Name: Emerald Meadows Sec 2**

**Applicant: LJA Engineering, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

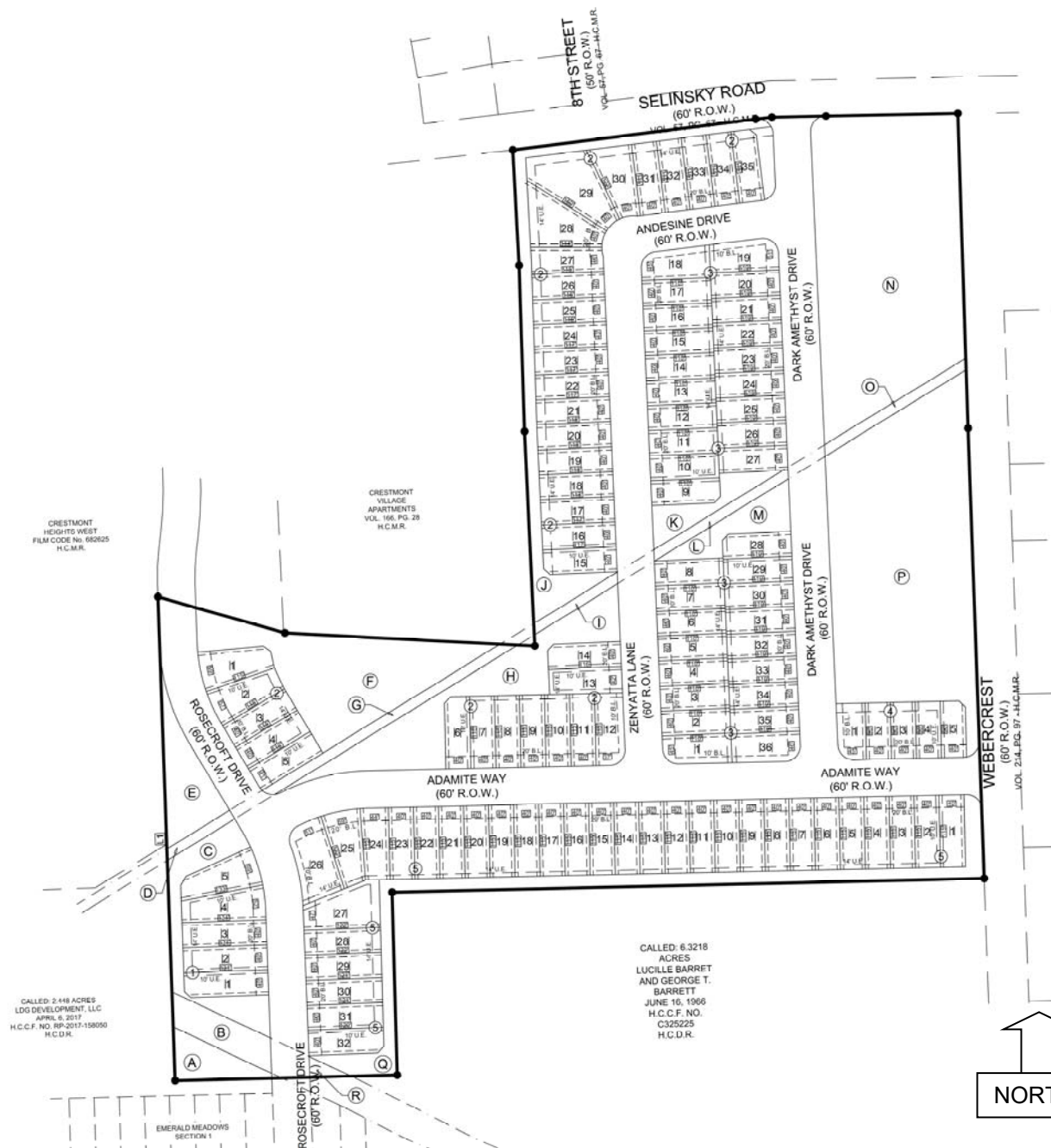
## ITEM: 138

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Emerald Meadows Sec 2

Applicant: LJA Engineering, Inc.



### C – Public Hearings

### Subdivision

# Houston Planning Commission

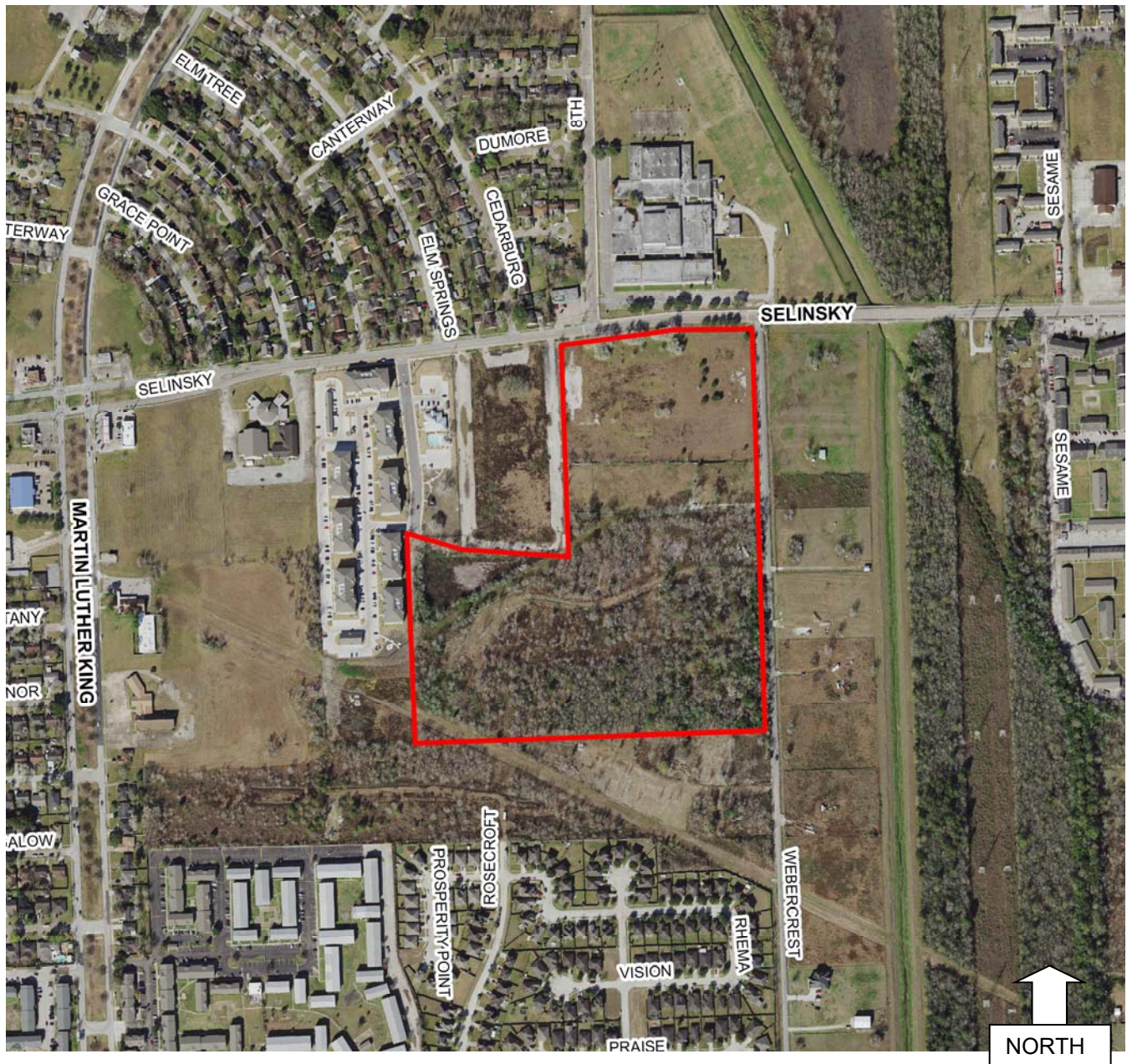
ITEM: 138

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Emerald Meadows Sec 2

Applicant: LJA Engineering, Inc.



C – Public Hearings

Aerial



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 30, 2021

Dear Property Owner:

**Reference Number: 2021-1299; Emerald Meadows Sec 2;** replatting of all of **Selinsky Square** and **Stonehenge Apartments Sec 2**, as recorded at Film Code No. 693506 and Volume 214, Pg. 97 of the Harris County Map Records.

The property is located at the southwestern intersection of Selinsky Road and Webercrest Road. The purpose of the replat is to create 113 single-family residential lots and 18 restricted reserves. The applicant, **Katy Harris**, with LJA Engineering, Inc.- (Houston Office), on behalf of Meritage Homes, can be contacted at **713-358-8536**.

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 Brown

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***Terminology***

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# Houston Planning Commission

**ITEM: 139**

Planning and Development Department

Meeting Date: 07/22/2021

**Subdivision Name: Foster Place partial replat no 16**

**Applicant: SEM SERVICES**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

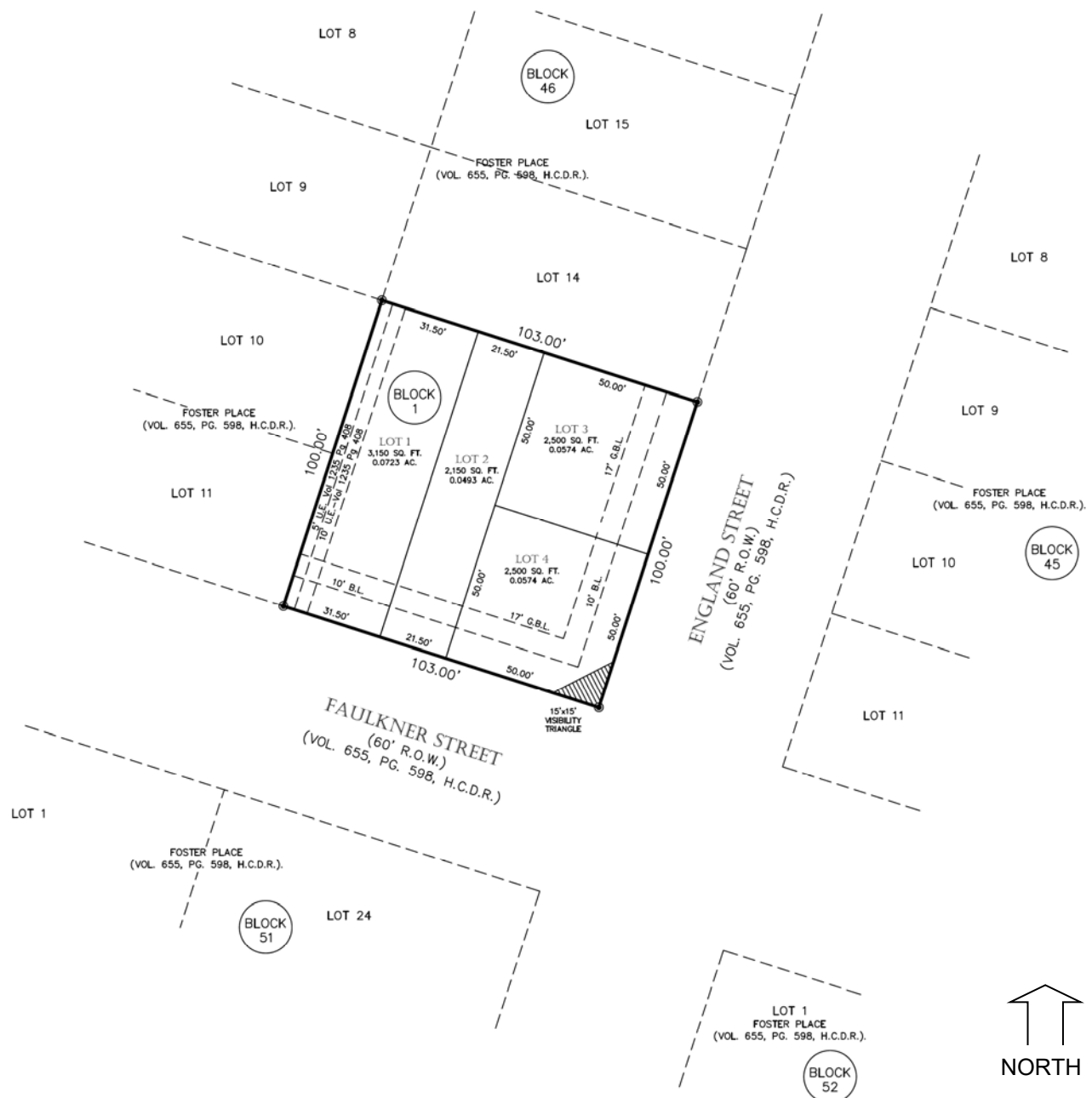
## ITEM: 139

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Foster Place partial replat no 16

Applicant: SEM SERVICES



C – Public Hearings

Subdivision

# Houston Planning Commission

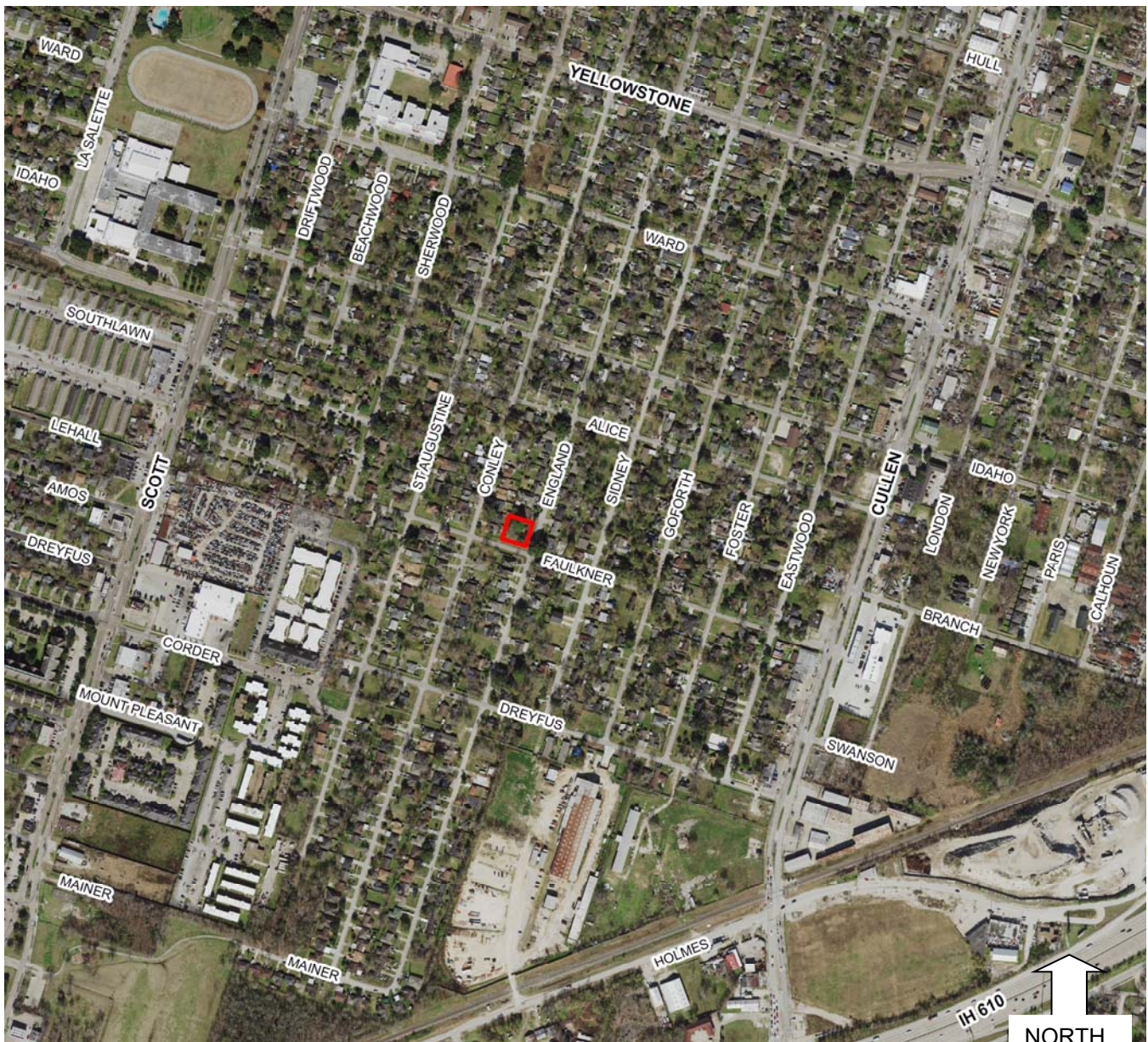
**ITEM: 139**

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Foster Place partial replat no 16

Applicant: SEM SERVICES



**C – Public Hearings**

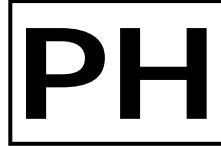
**Aerial**



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 30, 2021

Dear Property Owner:

**Reference Number: 2021-1427; Foster Place partial replat no 16;** partial replat of **Foster Place** being all of lots 12 and 13, block 46, as recorded in Volume 655 Page 598 of the Harris County Deed Records.

The property is located at the northwest intersection of Faulkner Street and England Street. The purpose of the replat is to create four (4) single-family residential lots. The applicant Stephanie Rivera-Lopez, with SEM Services, can be contacted at (832) 986-8208.

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

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**Planning Commission Meeting**

**Thursday, July 22, 2021 at 2:30 PM**

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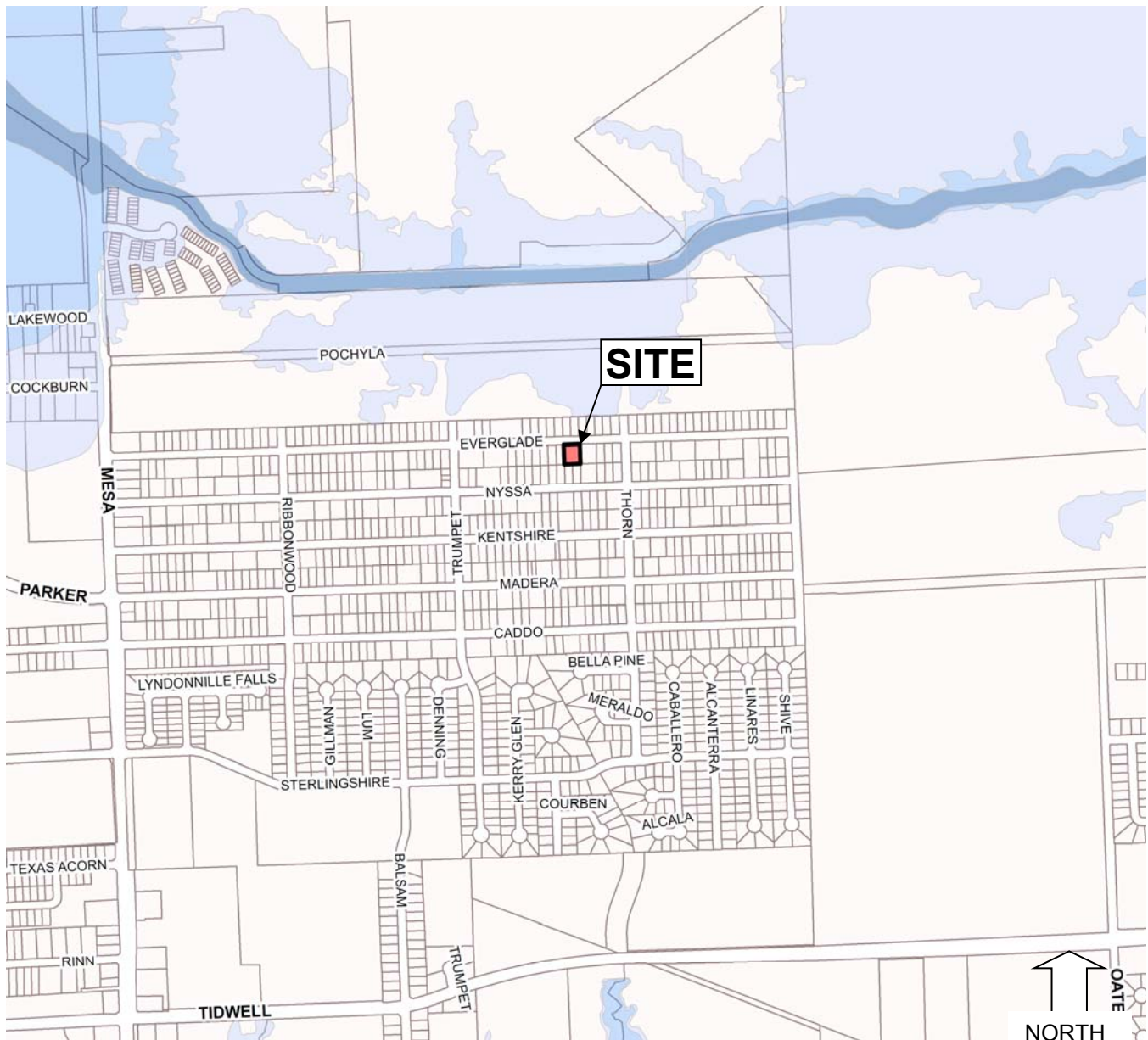
# Houston Planning Commission **ITEM: 140**

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Kentshire Place Sec 3 partial replat no 1

Applicant: Rekha Engineering, Inc.



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

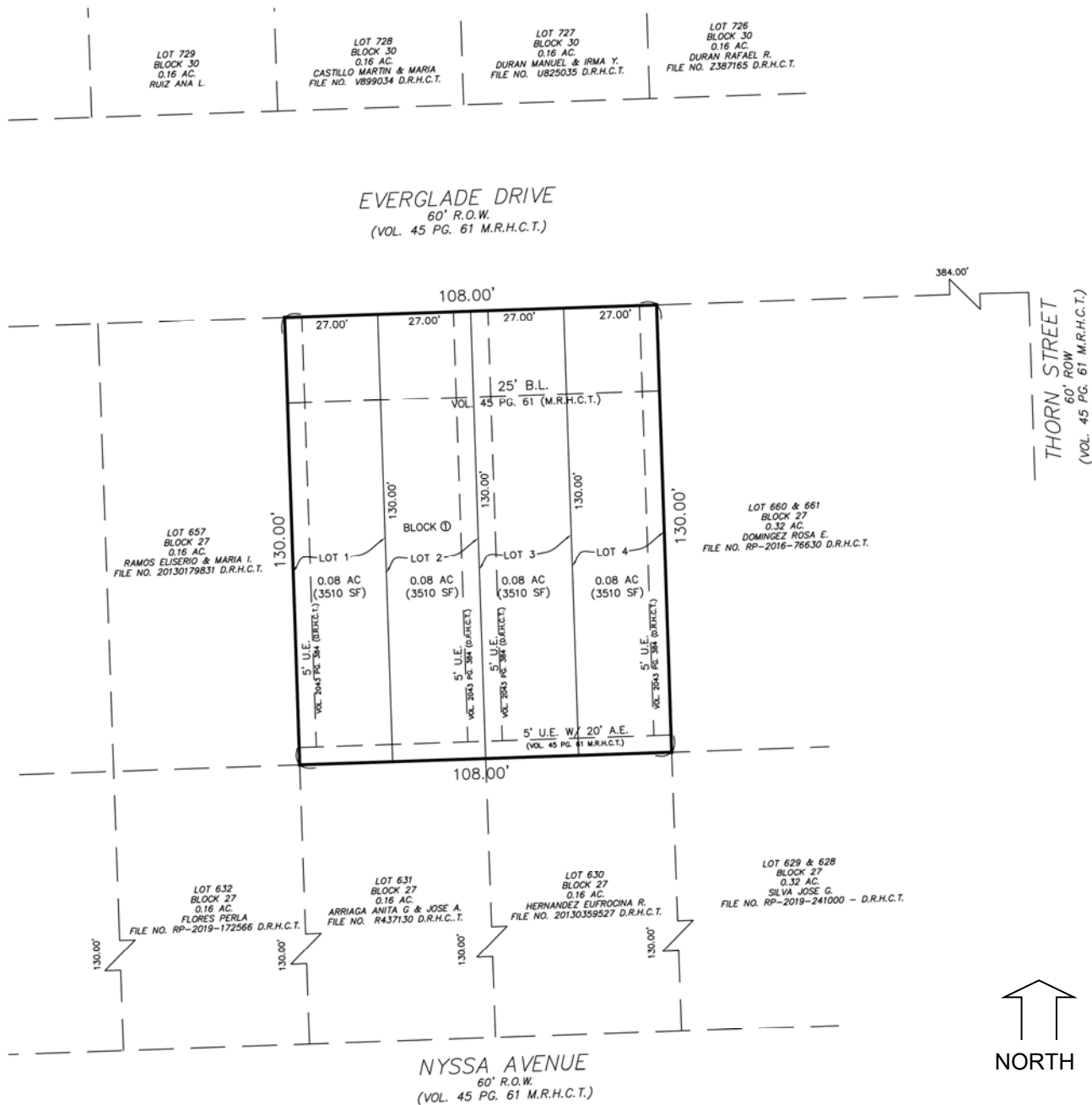
## ITEM: 140

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Kentshire Place Sec 3 partial replat no 1

Applicant: Rekha Engineering, Inc.



C – Public Hearings

Subdivision

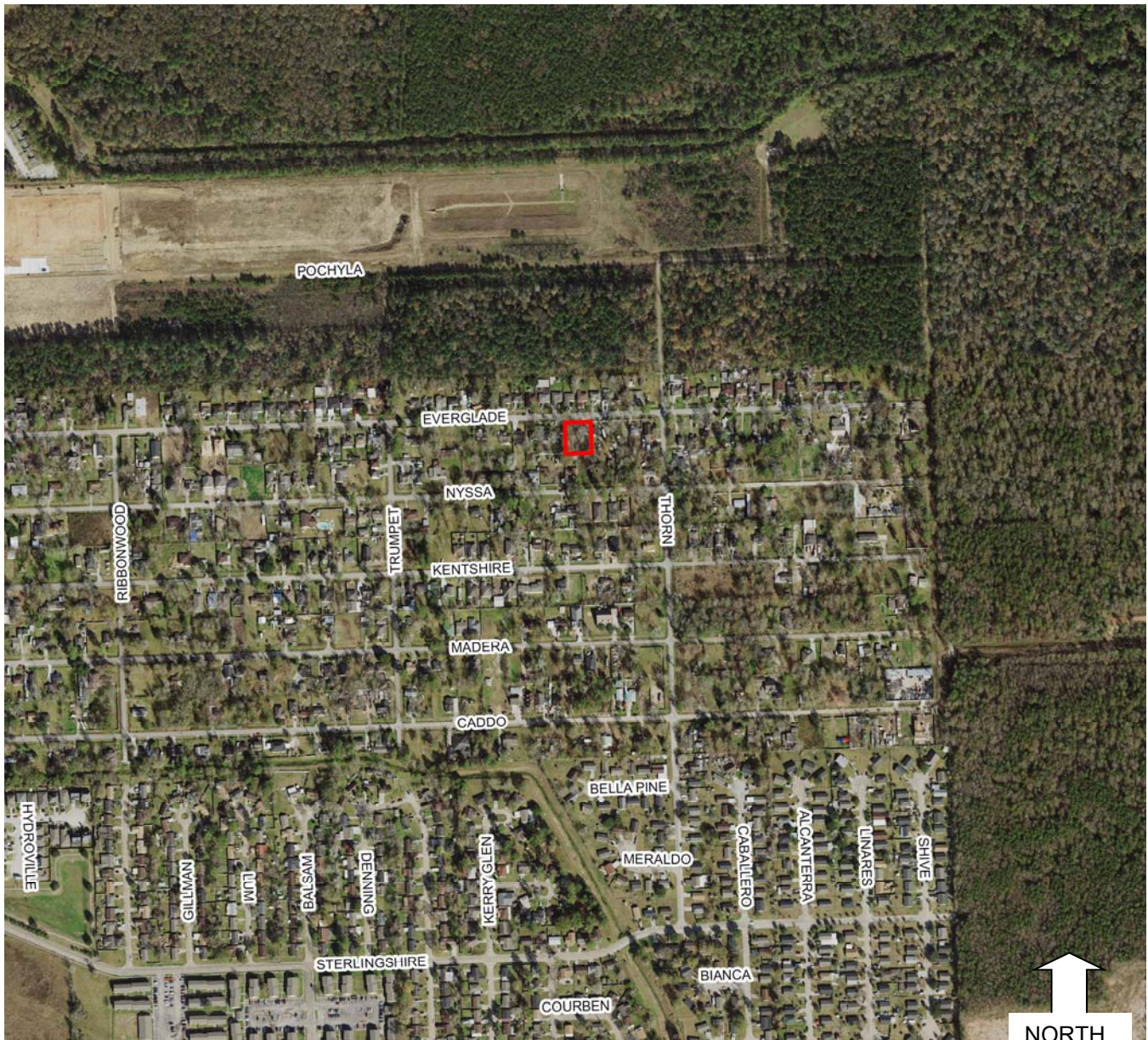
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Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Kentshire Place Sec 3 partial replat no 1

Applicant: Rekha Engineering, Inc.



**C – Public Hearings**

**Aerial**



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

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[www.houstontx.gov](http://www.houstontx.gov)

June 30, 2021

Dear Property Owner:

**Reference Number: 2021-1342; Kentshire Place Sec 3 partial replat no 1;** replatting of "Kentshire Place Sec 3". This proposal includes the replatting of Lots 658 and 659, Block 27, as recorded in Volume 45, Page 61 of the Harris County Map Records.

The property is located south along of Everglade Drive west of Thorn Street north of Tidwell Road. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **John English**, with REKHA Engineering, INC., on behalf of the developer, can be contacted at **713-895-8080**.

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**Planning Commission Meeting**

**Thursday, July 22, 2021 at 2:30 PM**

**Potential Meeting Formats:**

1. Virtual meeting: The video conference via Microsoft Teams will allow for a two-way video/ audio communication with Houston Planning Commission. For instructions to join the meeting, visit our website:

[www.houstonplanning.com](http://www.houstonplanning.com)

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

2. Face-to-face meeting: Members of the public may attend on the date of the Planning Commission meeting at City Hall Annex Building, 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas 77002.

For either virtual or in-person attendance, members of the public may also submit written comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov); or
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**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

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

***Terminology***

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# Houston Planning Commission

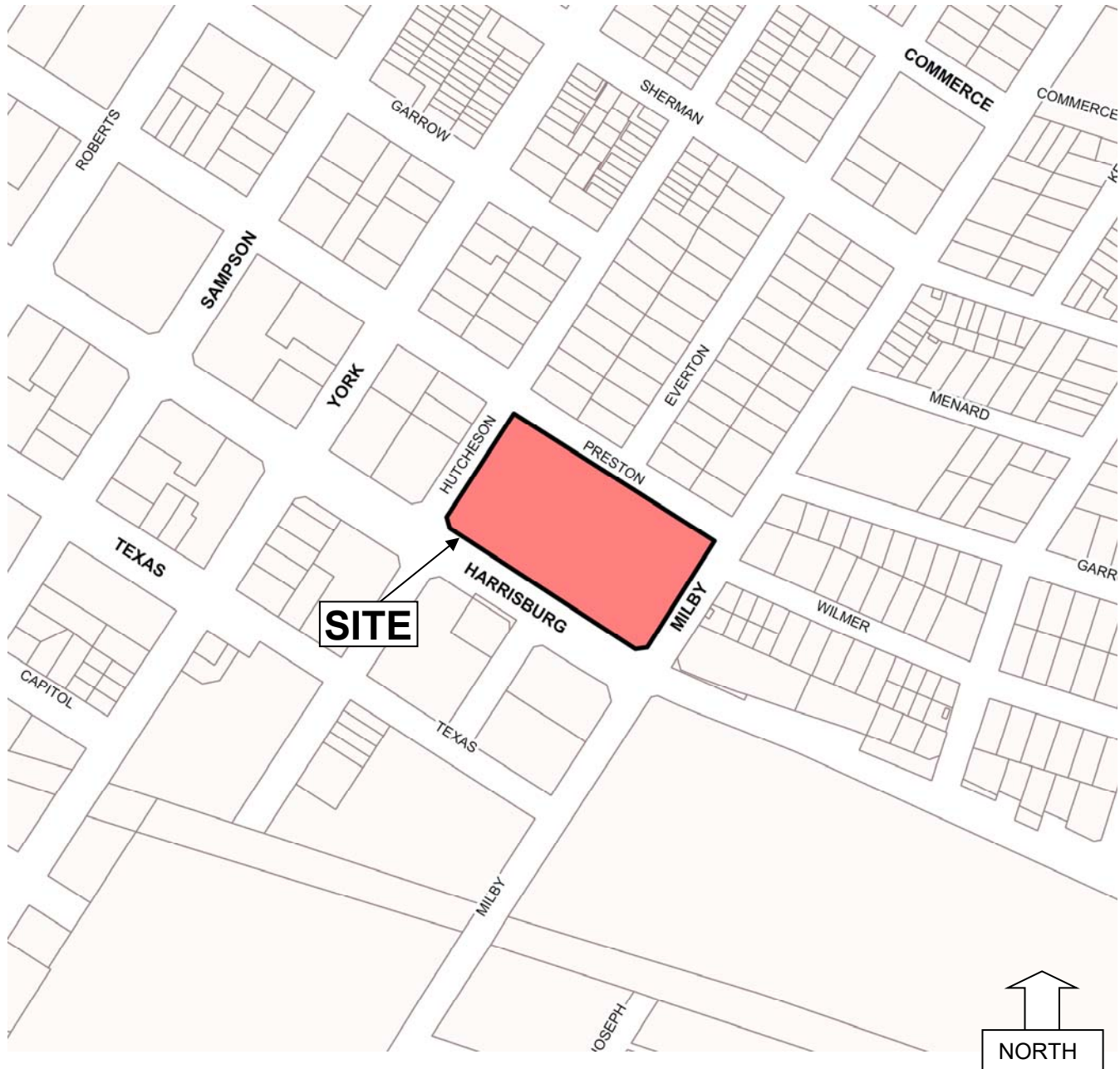
**ITEM: 141**

Planning and Development Department

Meeting Date: 07/22/2021

**Subdivision Name: Milby House**

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

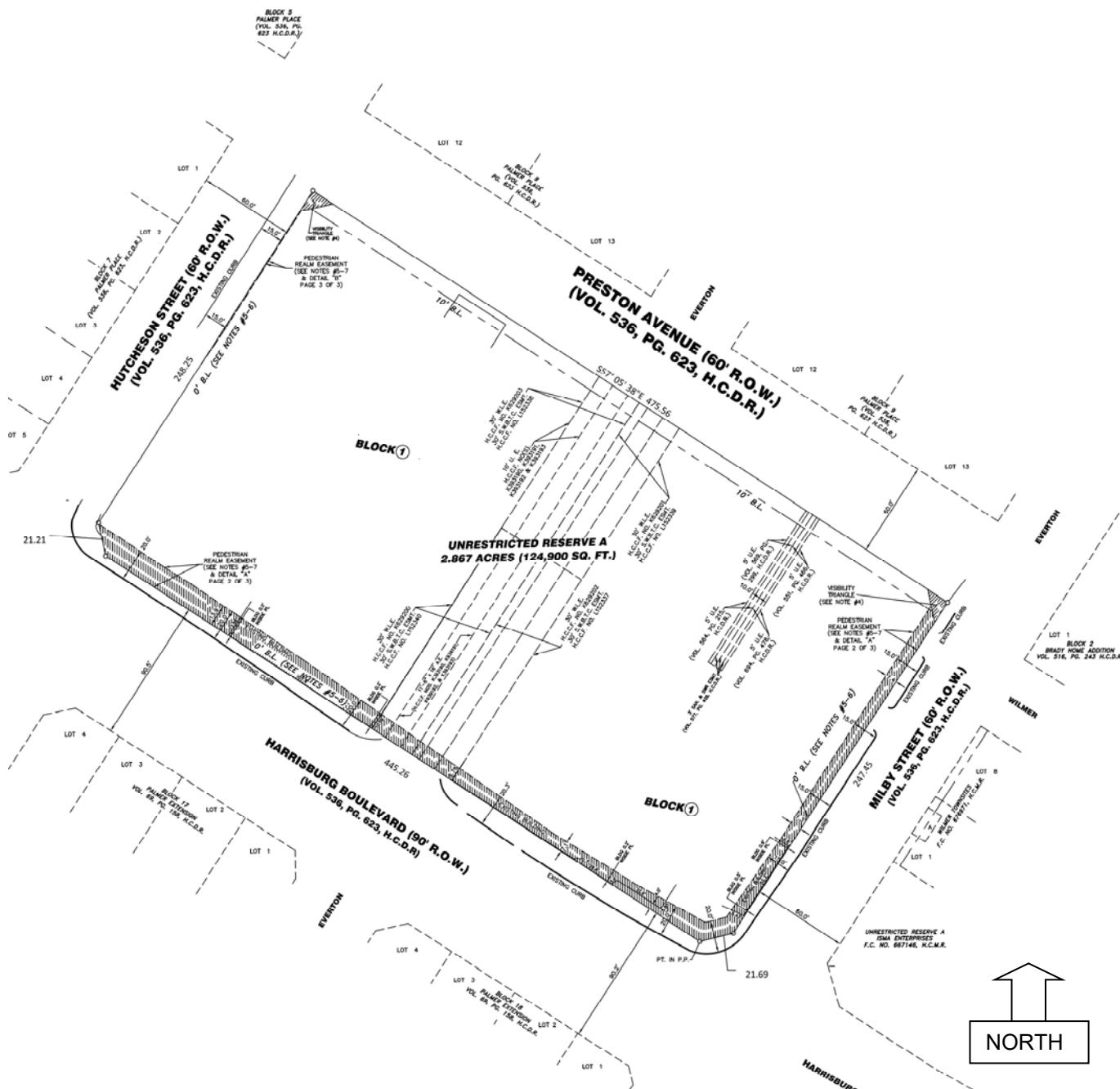


**C – Public Hearings**

**Site Location**

**Meeting Date: 07/22/2021**

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



## Subdivision

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# Houston Planning Commission

## ITEM: 141

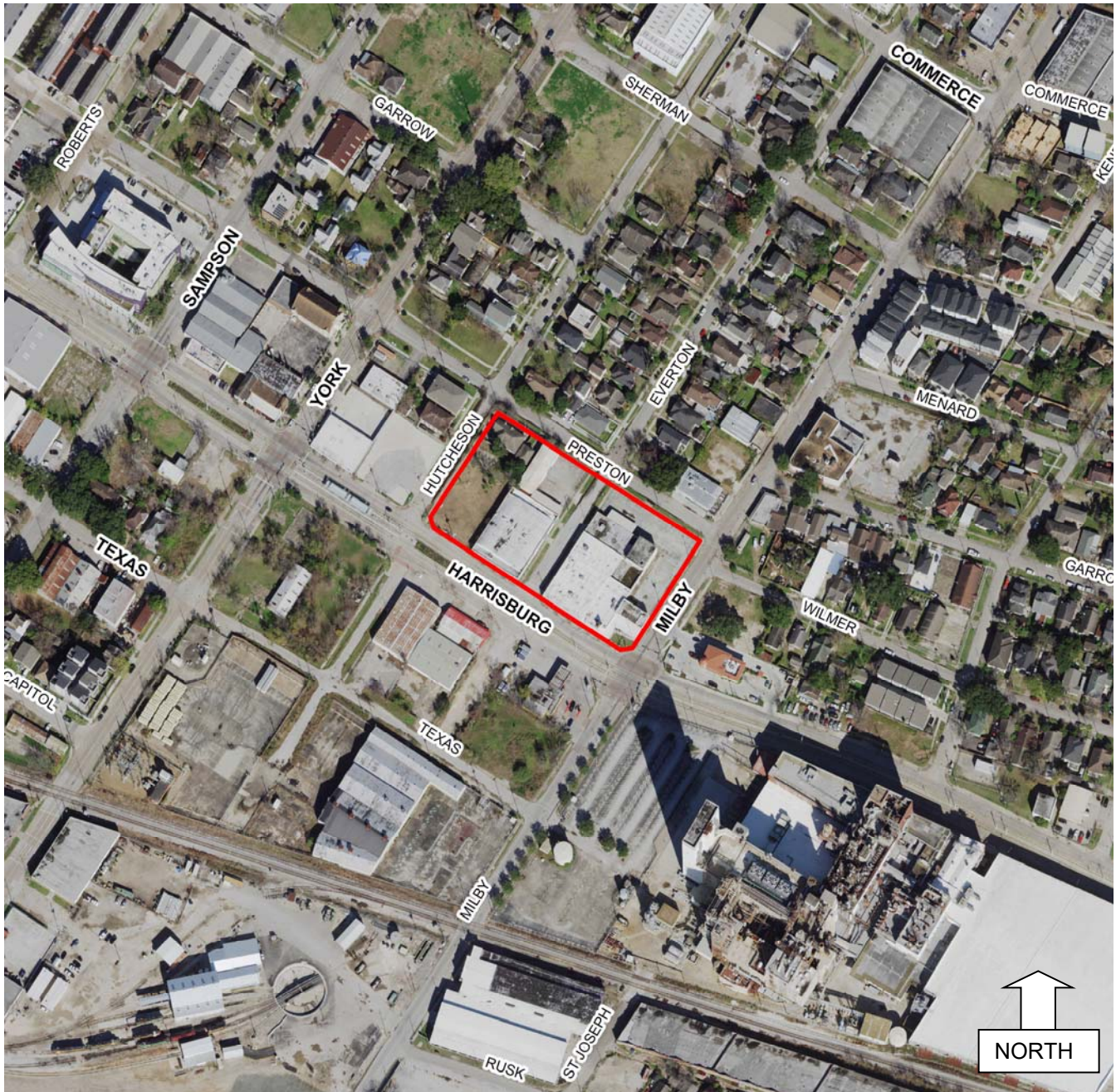
Planning and Development Department

Meeting Date: 07/22/2021

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



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C – Public Hearings

Aerial

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 29, 2021

Dear Property Owner:

**Reference Number: 2021-1417; Milby House; replatting of all of Harrisburg Townsite Skyline amending plat no 1**, as recorded in Film Code No. 676702 of the H.C.M.R.; all of Lots 1-5, Lots 7-10 and a portion of Lot 6, in Block 13 and Lots 1-2, Lots 6-10, in Block 8, of **Palmer Place**, as recorded in Vol. 536, Pg. 632 of the H.C.D.R.; and a portion of Everton Street (abandoned per H.C.C.F. No. K637815).

The property is located at the northwest intersection of Harrisburg Boulevard and Milby Street. The purpose of the replat is to create one unrestricted reserve and revise building lines. The applicant, Josh Kester, with Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP, on behalf of Lovett Homes, can be contacted at 713-667-0800.

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

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**Thursday, July 22, 2021 at 2:30 PM**

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# Houston Planning Commission

## ITEM: 142

Planning and Development Department

Meeting Date: 07/22/2021

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**Subdivision Name: Museum Park Jackson Rosedale partial replat no 1**

**Applicant: MOMENTUM ENGINEERING**



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

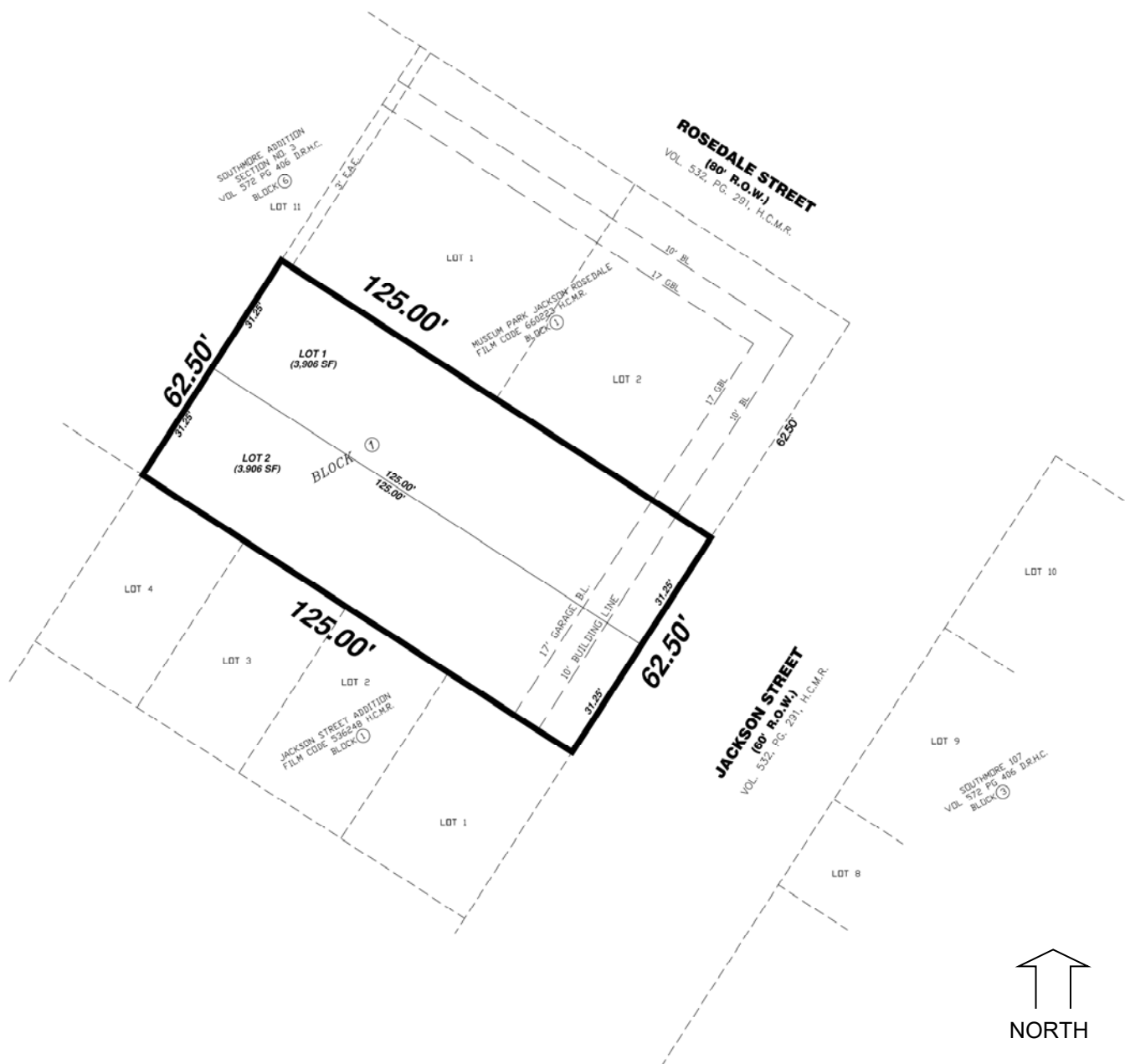
## ITEM: 142

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Museum Park Jackson Rosedale partial replat no 1

Applicant: MOMENTUM ENGINEERING



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 142

Planning and Development Department

Meeting Date: 07/22/2021

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Subdivision Name: Museum Park Jackson Rosedale partial replat no 1

Applicant: MOMENTUM ENGINEERING



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**C – Public Hearings**

**Aerial**

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# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 25, 2021

Dear Property Owner:

**Reference Number: 2021-1333; Museum Park Jackson Rosedale partial replat no 1;** replatting of Museum Park Jackson Rosedale ". This proposal includes the replatting of Lot 3 & Lot 4, Block 1, as recorded at Film Code No. 660223 of the Harris County Map Records.

The property is located east of US 59, south of Roman forest Boulevard. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Shahnawaz Ghanchi**, with Momentum Engineering, on behalf of the developer, can be contacted at **281-741-1998 Ext 109**.

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

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# Houston Planning Commission

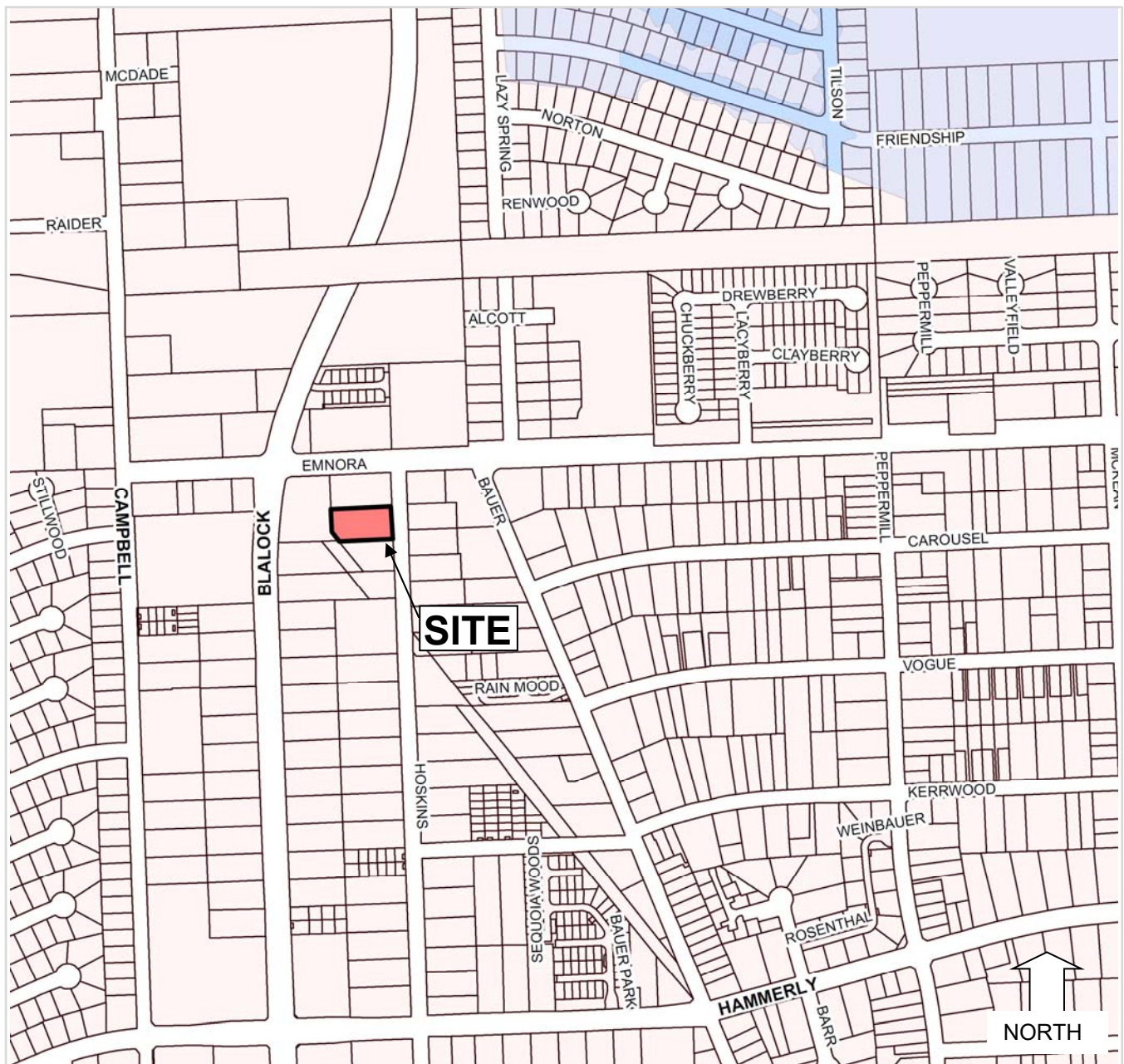
**ITEM: 143**

Planning and Development Department

Meeting Date: 07/22/2021

**Subdivision Name: Neuen Manor partial replat no 21**

**Applicant: South Texas Surveying Associates, Inc.**



**C – Public Hearings**

**Site Location**



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# Houston Planning Commission

## ITEM: 143

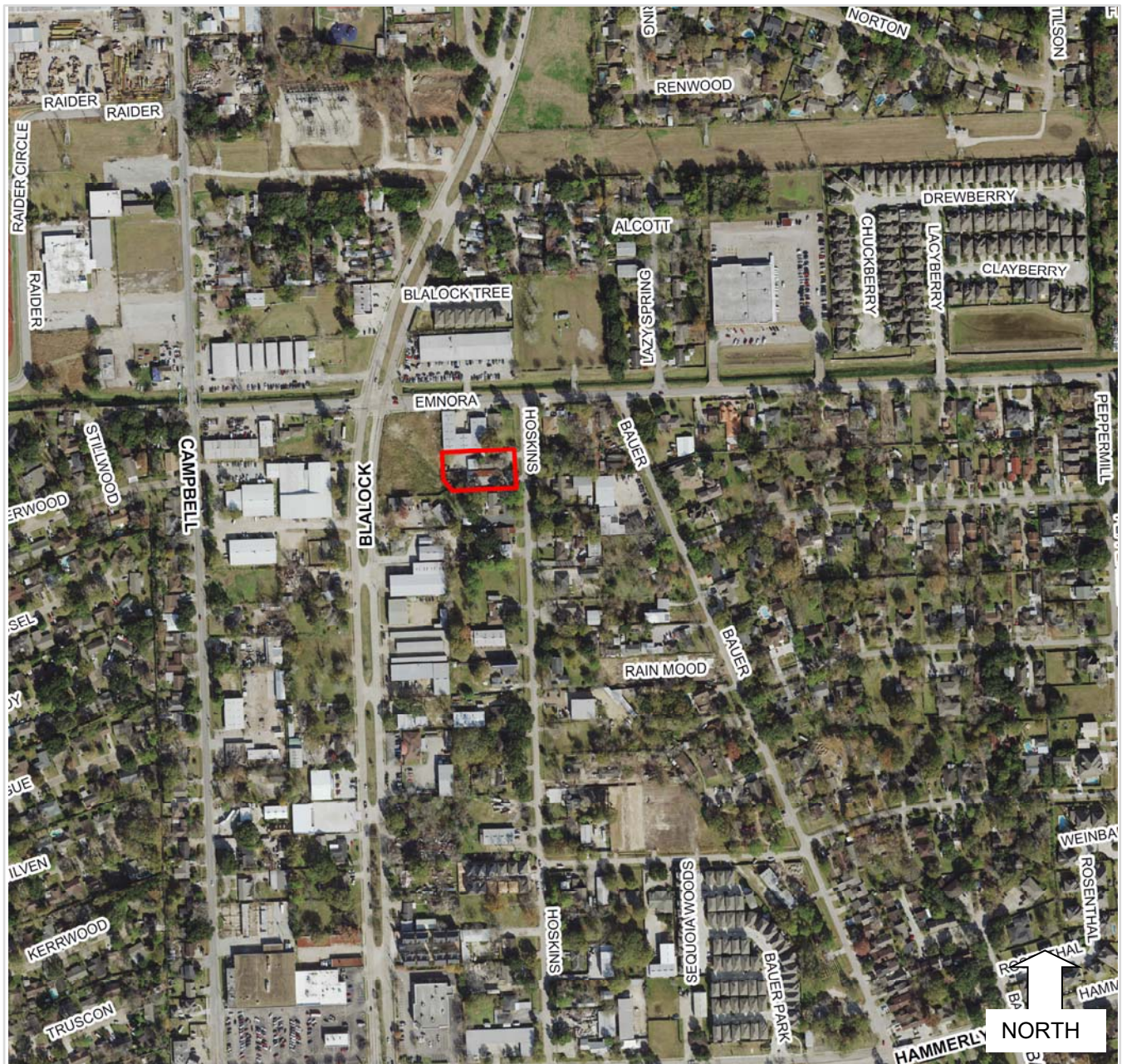
Planning and Development Department

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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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June 29, 2021

Dear Property Owner:

**Reference Number: 2021-1210; Neuen Manor partial replat no 21;** partial replat of **Neuen Manor**, of Lot 108 as recorded in Volume 27, Page 12 of the Harris County Map Records.

The property is located west along Hoskins Drive south of Emnora Lane east of Blalock Road. The purpose of the replat is to create fourteen (14) single-family residential lots and three (3) reserves. The applicant, Jason Barringer with South Texas Surveying Associates, Inc., on behalf of Rosemary Custom Homes, LLC, can be contacted at 281-556-6918.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a 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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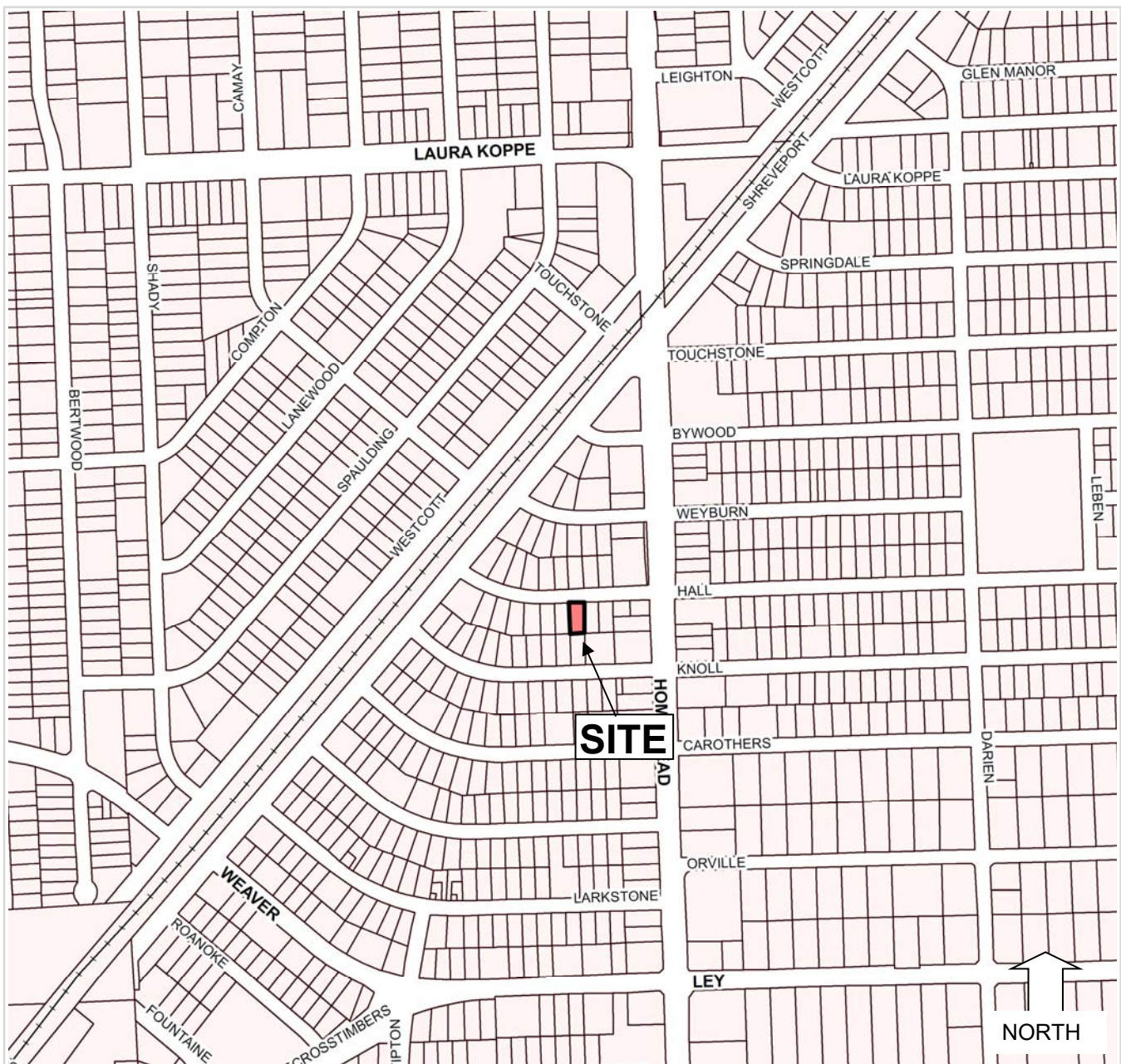
**ITEM: 144**

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Pelham Place Sec 2 partial replat no 1

Applicant: HRS and Associates, LLC



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

## ITEM: 144

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Pelham Place Sec 2 partial replat no 1

Applicant: HRS and Associates, LLC



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 144

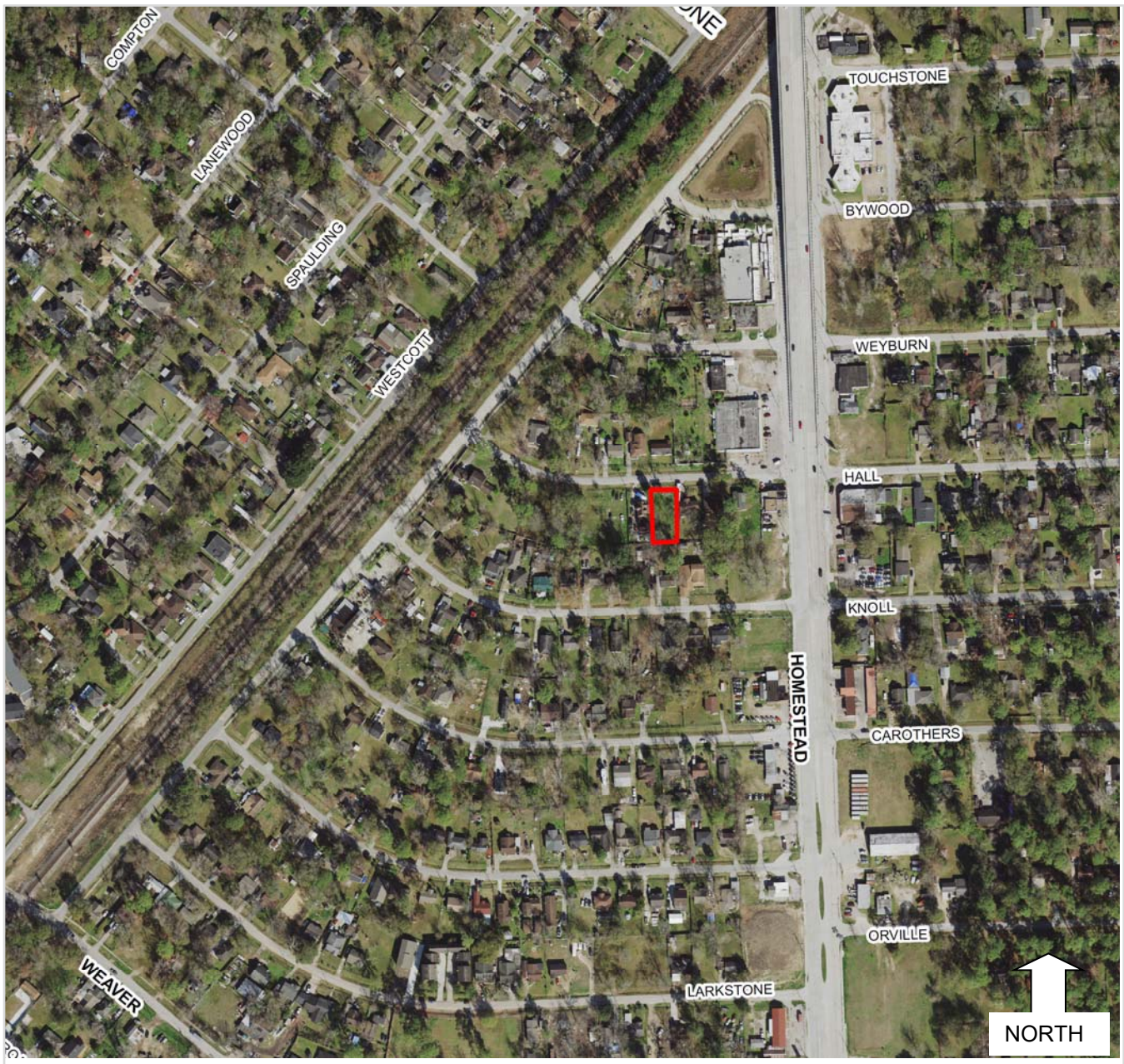
Planning and Development Department

Meeting Date: 07/22/2021

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Subdivision Name: Pelham Place Sec 2 partial replat no 1

Applicant: HRS and Associates, LLC



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 30, 2021

Dear Property Owner:

**Reference Number: 2021-1240; Pelham Place Sec 2 partial replat no 1; partial replat of Pelham Place Sec 2, of Lot 463, Block 15, as recorded in Volume 22, Page 53 of the Harris County Map Records.**

The property is located along South Hall Street west of Homestead Road and north of East Crosstimbers Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Hamid Shotorbani** with HRS and Associates, LLC, on behalf of the developer, Commander Enterprises Inc, can be contacted at **713-466-9776**.

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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**Planning Commission Meeting**

**Thursday, July 22, 2021 at 2:30 PM**

### **Potential Meeting Formats:**

1. Virtual meeting: The video conference via Microsoft Teams will allow for a two-way video/ audio communication with Houston Planning Commission. For instructions to join the meeting, visit our website:  

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

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### ***Planning Department Staff Authority and Obligation***

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

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# Houston Planning Commission

**ITEM: 145**

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: White Oaks Springs Sec 1 partial replat no 1

Applicant: LJA Engineering, Inc.

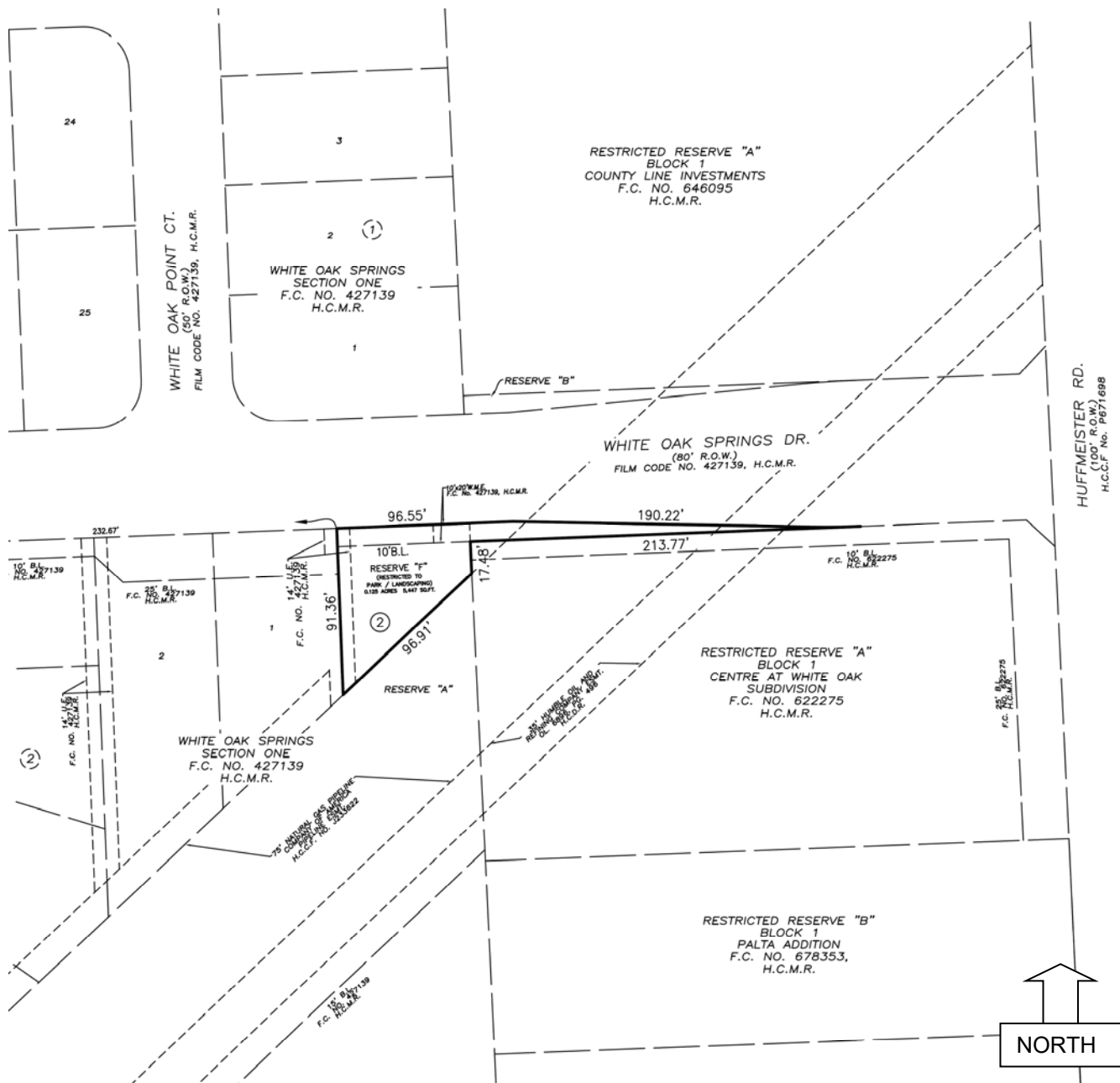


**C – Public Hearings**

**Site Location**

**Meeting Date: 07/22/2021**

**Applicant: LJA Engineering, Inc.**



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# Houston Planning Commission **ITEM: 145**

Planning and Development Department

Meeting Date: 07/22/2021

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Subdivision Name: White Oaks Springs Sec 1 partial replat no 1

Applicant: LJA Engineering, Inc.



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**C – Public Hearings**

**Aerial**

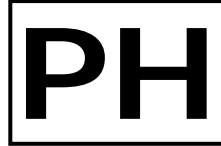
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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

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F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 30, 2021

Dear Property Owner:

**Reference Number: 2021-1416; White Oak Springs Sec 1 partial replat no 1;** partial replat of **White Oak Springs Sec 1**, of Restricted Reserve F, Block 2, as recorded in Film Code No. 427139 in the Harris County Map Records.

The property is located south along White Oak Springs Drive, west of Huffmeister Road. The purpose of the replat is to create one (1) restricted reserve. The applicant, **Pahola Lopez** with LJA Engineering, on behalf of the developer, White Oak Springs Homeowners Association Inc., can be contacted at **713-953-5171**.

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 Brown

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# Houston Planning Commission

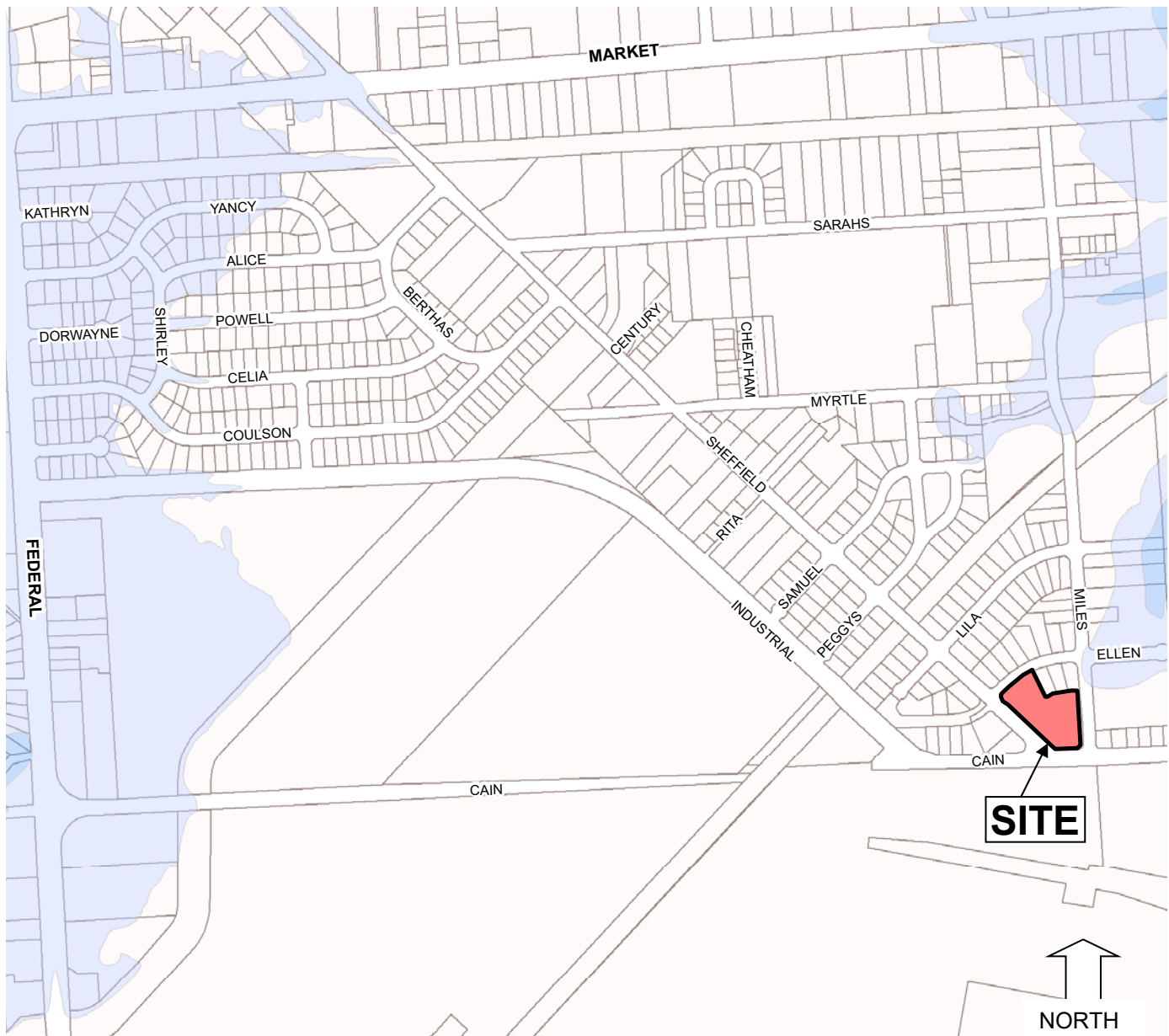
## ITEM: 146

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Woodland Acres replat partial replat no 3 (DEF 1)

Applicant: REAL Designs



**C – Public Hearings**

**Site Location**

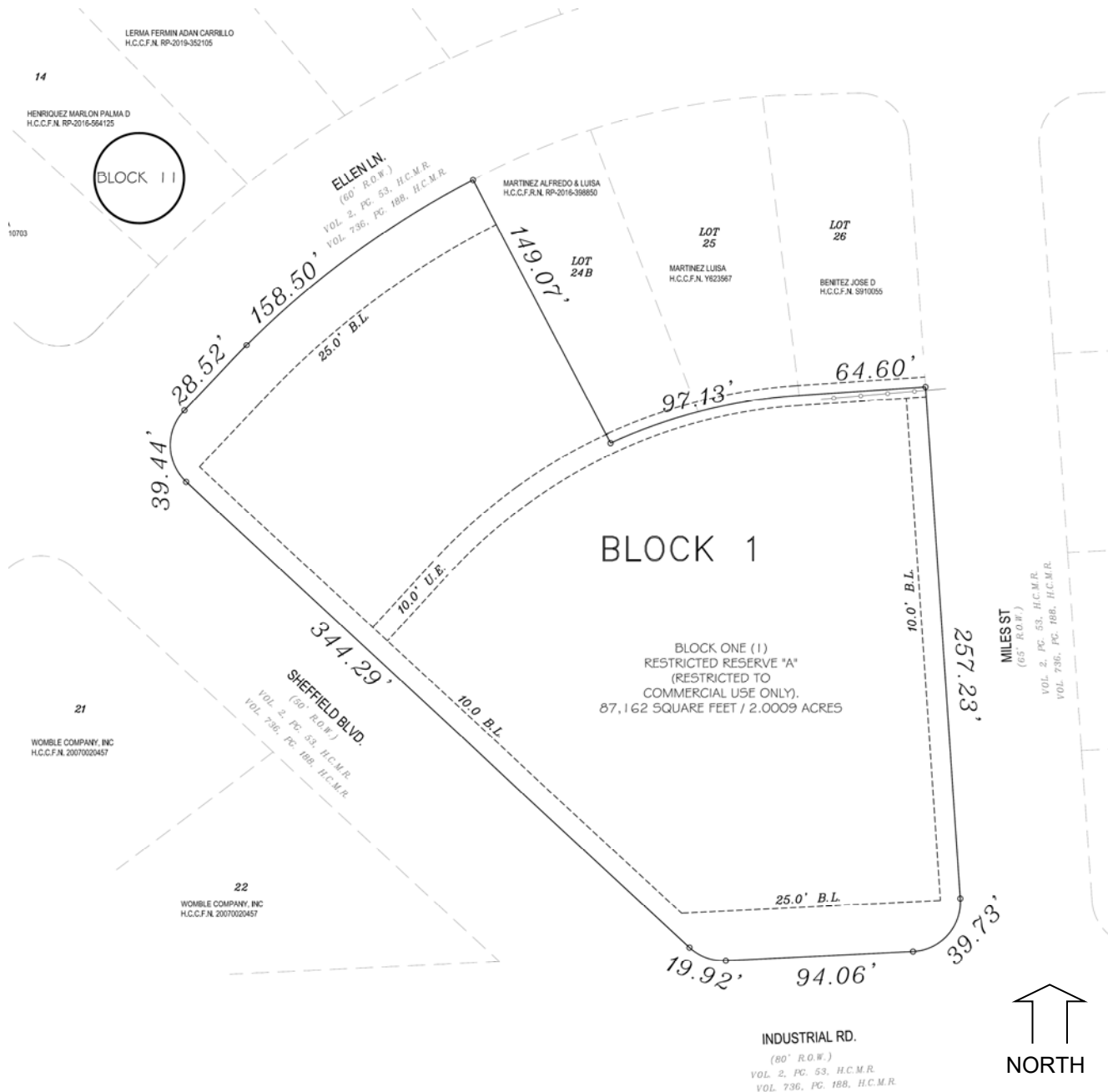
# Houston Planning Commission ITEM: 146

Planning and Development Department

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C – Public Hearings

Subdivision

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# Houston Planning Commission      ITEM: 146

Planning and Development Department

Meeting Date: 07/22/2021

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Subdivision Name: Woodland Acres replat partial replat no 3 (DEF 1)

Applicant: REAL Designs



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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Director  
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Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 4, 2021

Dear Property Owner:

**Reference Number: 2021-1119; Woodland Acres replat partial replat no 3;** replatting of Replat of Woodland Acres; all of Lots 21-23 and Lot 27, in Block 11, as recorded in Volume 18, Page 12 of the Harris County Map Records.

The property is located south of Ellen Lane, north Industrial Road, east of Sheffield Blvd and west of Miles Street. The purpose of the replat is to create one (1) commercial reserve. The applicant, **Reginald Tolbert**, with REAL Designs, on behalf of the developer, can be contacted at **832-654-7862**.

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**Planning Commission Meeting**

**Thursday, July 8, 2021 at 2:30 PM**

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

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

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](mailto: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.

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# Houston Planning Commission

## ITEM: 147

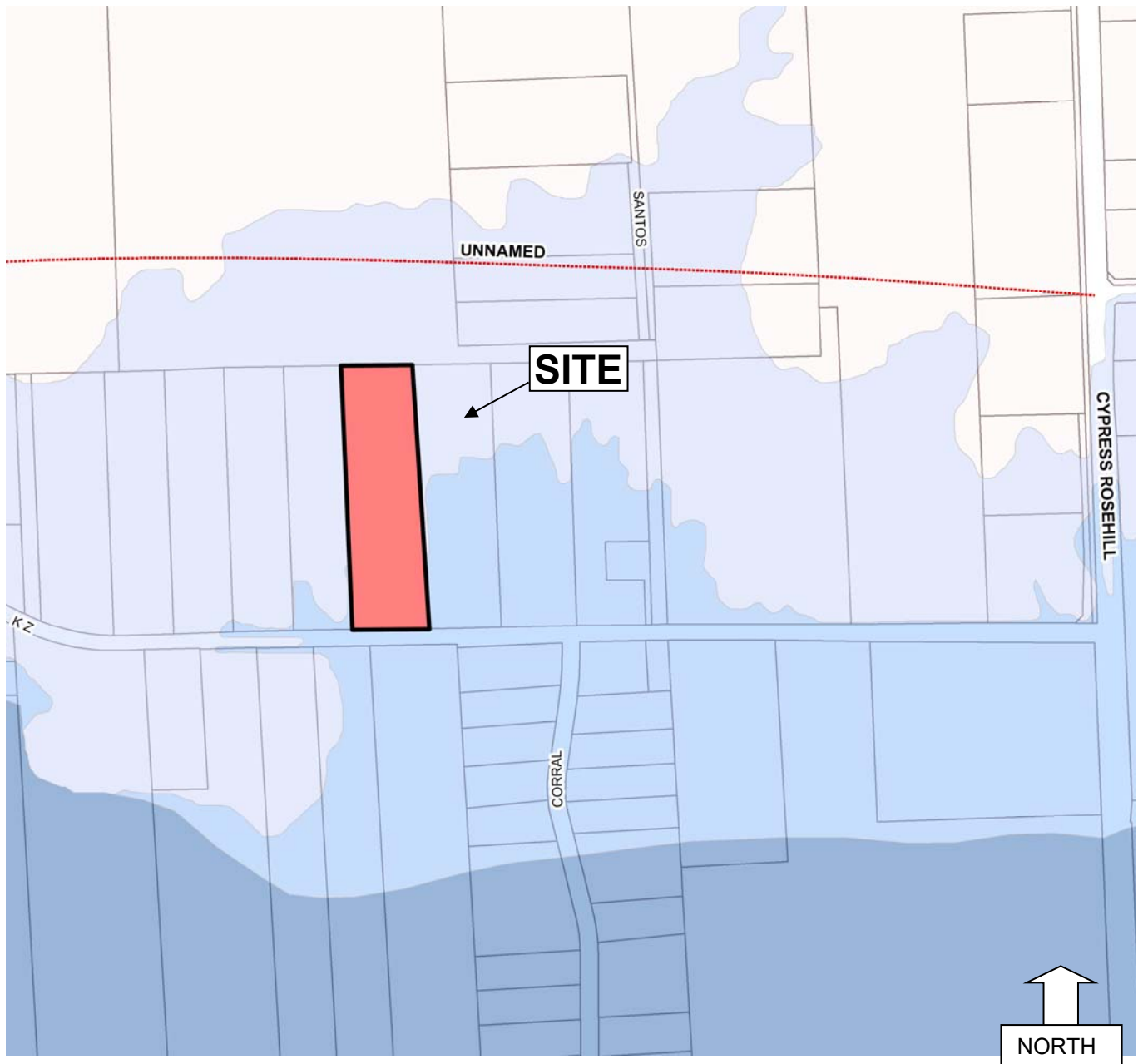
Planning and Development Department

Meeting Date: 07/22/2021

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Subdivision Name: Dunn Life

Applicant: CGES|Bailey Planning



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**C – Public Hearings with Variance      Site Location**

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## Planning and Development Department

**ITEM: 147**

**Meeting Date: 07/22/2021**

**Subdivision Name: Dunn Life**

**Applicant: CGES|Bailey Planning**



## C – Public Hearings with Variance

## Subdivision

# Houston Planning Commission

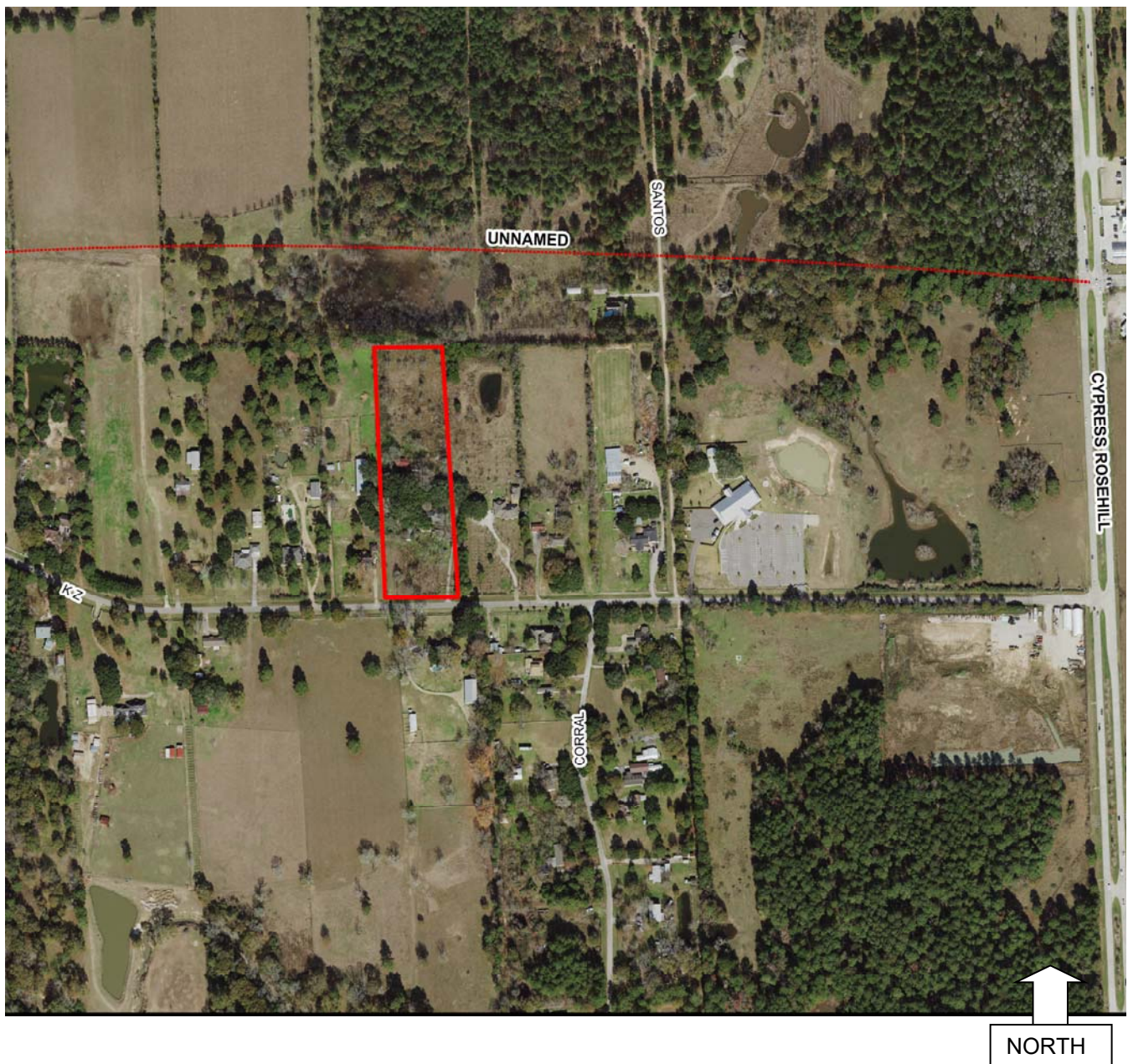
**ITEM: 147**

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Dunn Life

Applicant: CGES|Bailey Planning



**C – Public Hearings with Variance**

**Aerial**



**Application Number:** 2021-1611

**Plat Name:** Dunn Life

**Applicant:** CGES|Bailey Planning

**Date Submitted:** 07/12/2021

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 variance is sought not to extend a public street (ROW) through the site.

**Chapter 42 Section:** 42-128(a)(1)

**Chapter 42 Reference:**

Sec. 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

### Statement of Facts

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

NA

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

The site is a proposed single-family residential home located along KZ Road, a rural and mostly residential street. The applicant is requesting one (1) variance: not to extend a public street (ROW) through the proposed single-family home. The subject tract is located in a proposed loop system established by the proposed Major Thoroughfare, Grant Road, to the north and Major Thoroughfare Cypress Rosehill Road to the east along KZ Road. The area is mostly rural, low density, and residential in nature. Per the ordinance requirements, three (3) north/south streets from KZ Road to future Grant Road would be required. An imposition of a public street through the subject site would not significantly improve vehicular circulation in the area. As the proposed loop system will maintain the spirit of Chapter 42-128 (a) (2). As one or more collector, KZ Road, connects to a major thoroughfare at a minimum of two points, future Grand Road to the west and Cypress Rosehill Road to the east. In addition to this, requiring a street through this particular site would render a street infeasible. The infeasibility is due in part to the northern property adjacent to the subject site, as there is/are a pond/wetlands that have unique and unusual physical characteristics hindering a street connection. Strict application of the ordinance will not significantly improve traffic circulation. The proposed major thoroughfare and local street network will maintain the spirit of Chapter 42-128 (a) (2). Unusual physical characteristics created by the presence of a body of water would render the development of a public street unfeasible and contrary to sound public policy through this site.

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

The main justification for granting the requested variance is based on the existing street work that provides adequate traffic circulation. As the proposed loop system is in spirit with Chapter 42. Other north/south connections through two existing access easements west and east of the site would be better suitable street connections.

**(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. All adjacent land has proper frontage as required by the ordinance. The existing and proposed street network will preserve and maintain Chapter 42-128 (a) (2).

**(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 density of the proposed site (and surrounding area) is such that providing for a N/S would not adequately benefit the community. This would not be contrary to public health safety or welfare.

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

The granting of the variance will not be injurious to the public health, safety or welfare. All adjacent land has proper frontage as required by the ordinance. Any additional N/S streets will not benefit this rural and low density community in the ETJ of Harris County.

# Houston Planning Commission

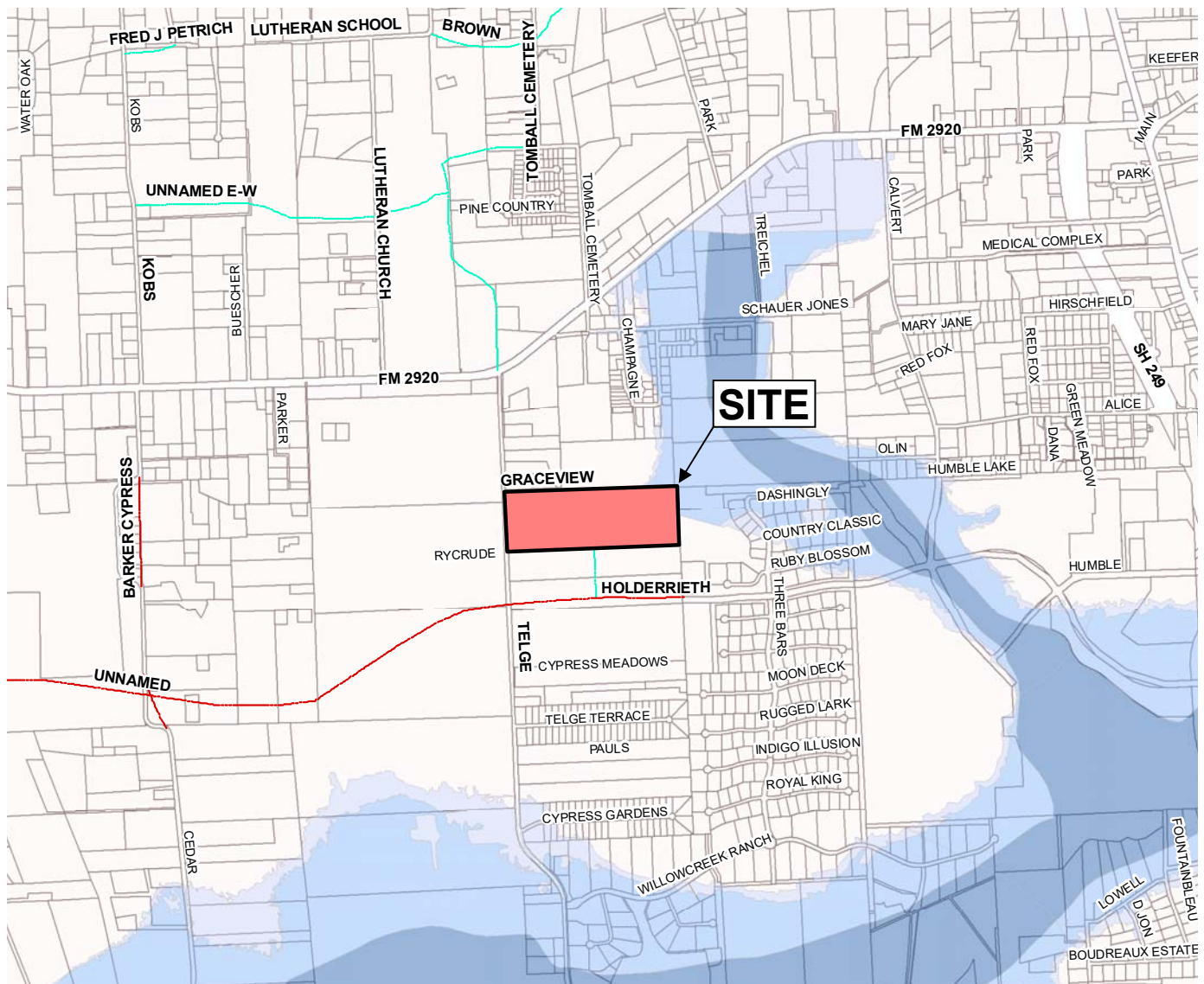
ITEM: 148

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Graceview Baptist Church Telge GP

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

# Houston Planning Commission

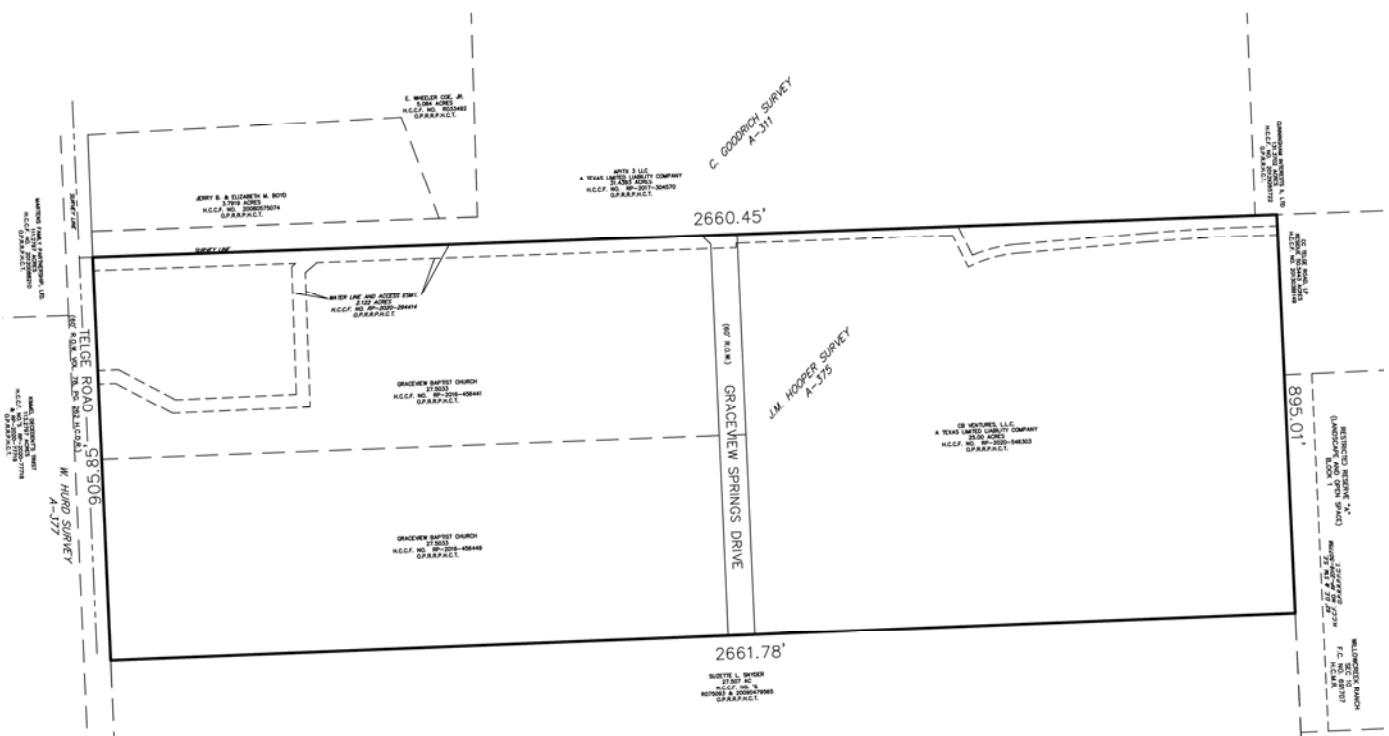
## ITEM: 148

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Graceview Baptist Church Telge GP

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

# Houston Planning Commission

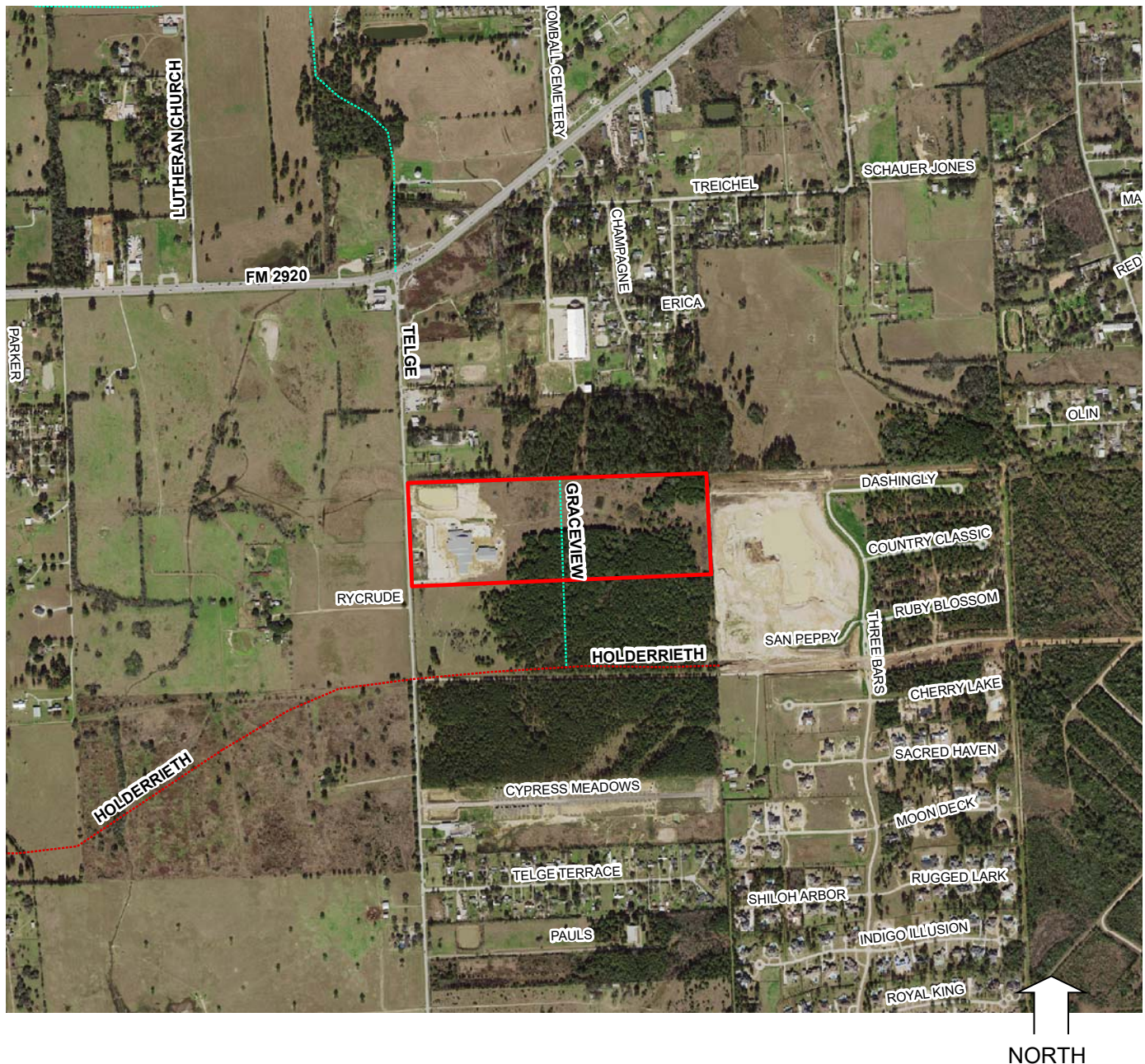
ITEM: 148

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Graceview Baptist Church Telge GP

Applicant: Owens Management Systems, LLC



D – Variances

Aerial

CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD POWER LINES. CONTACT CENTERPOINT ENERGY AT LEAST 72 HOURS PRIOR TO ANY ACTIVITY WITHIN THE LIMITS OF THE EASEMENT, OR ADJACENT TO THE FACILITY.

PROP. DITCH 'K1'  
750 LF @ 0.20%  
14-FT. WIDE  
AVG. 2-FT. DEEP  
3:1 SIDE SLOPES  
2-FT. WIDE BOTTOM

J.M. HOOPER SURVEY, A-372

C. GOODRICH SURVEY, A-311

N 87°56'11" E - 2,660.57'

PROP. BACKSLOPE DITCH  
90 LF @ 0.50%  
9-FT. WIDE  
AVG. 1.5-FT. DEEP  
3:1 SIDE SLOPES

PROP. BACKSLOPE DITCH  
100 LF @ 0.50%  
9-FT. WIDE  
AVG. 1.5-FT. DEEP  
3:1 SIDE SLOPES

PROP. BACKSLOPE DITCH  
140 LF @ 0.35%  
9-FT. WIDE  
AVG. 1.5-FT. DEEP  
3:1 SIDE SLOPES

CH

PROP. DITCH 'K1'  
750 LF @ 0.20%  
14-FT. WIDE  
AVG. 2-FT. DEEP  
3:1 SIDE SLOPES  
2-FT. WIDE BOTTOM

**FUTURE DEVELOPMENT:**

THE DRAINAGE AND DETENTION FACILITIES SHOWN ON THIS PLAN ARE APPROPRIATELY SIZED FOR THE CURRENT PHASE DEVELOPMENT ONLY. ANY FUTURE PHASE ON-SITE DEVELOPMENT SHALL OBTAIN APPROVALS/PERMITS FROM ALL APPLICABLE GOVERNMENTAL AGENCIES PRIOR TO STARTING CONSTRUCTION.

**LEGAL DESCRIPTION:**

CALLED 55.0129 ACRES (2,396,363 SQ. FT.)  
 SITUATED IN THE J.M. HOOPER SURVEY, A-372  
 HARRIS COUNTY, TEXAS

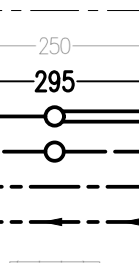
## AREA TABULATION

POND AREA	= 58,440 SQ. FT.
BUILDING AREA	= 74,908 SQ. FT.
PAVEMENT AREA	= 190,003 SQ. FT.
TOTAL PHASE ONE AREA	= 7.423 AC. (323,351 SQ. FT.)

SITE NOTES:

1. BUILDINGS, FENCES, RETAINING WALLS OR OTHER STRUCTURES SHALL NOT BE EXERCISED WITHIN PUBLIC RIGHT-OF-WAY OR DRAINAGE EASEMENTS.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS AND ALL STEEL SHALL BE GRADE 60, UNLESS NOTED OTHERWISE IN THE GEO-TECHNICAL REPORT.
3. THE LOCATION OF ALL UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION PRIOR TO COMMENCING WORK.
4. PAVEMENT DIMENSIONS AND RADII ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS REQUIRED PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL VERIFY THAT ALL A.D.A. AREAS COMPLY WITH MAXIMUM CROSS SLOPES OF 2% AND MAXIMUM RUN SLOPES OF 5%.

### LEGEND

- 
- EXISTING STORM SEWER
  - EXISTING SANITARY SEWER
  - EXISTING WATER LINE
  - EXISTING CONTOUR
  - 295' PROPOSED CONTOUR
  - PROPOSED STORM SEWER
  - PROPOSED SANITARY SEWER
  - PROPOSED WATER LINE
  - PROPOSED DRAINAGE DITCH
  - PROPOSED LANDSCAPE AREA
  - PROPOSED SIDEWALK
  - PROPOSED HATCH AREA  
(4-IN. WHITE PAINTED 45° STRIPES @ 24" O.C.)
  - PROPOSED WHITE PAINTED HANDICAP SYMBOL W/LIGHT BLUE PAINTED BORDER

CALLED 27.507 ACRES  
 SUZETTE L. SKYDER  
 H.C.C.F. NO. R075093 &  
 H.C.C.F. NO. 20090479565

**DPK Engineering LLC**

LAND DEVELOPMENT - SITE DEVELOPMENT - MUNICIPAL  
P.O. Box 823  
Fulshear, Texas 77441  
Office and Fax: (281) 346-2616  
Cell: (281) 300-1869  
Firm Registration No. F9323

DATE: June, 2018  
JOB NO. D17\_SD\_10107

DESIGNED BY: SLA  
CHECKED BY: DDK

AUTHORIZED SIGNATURE BY  
DAVID P. KELLY II, P.E. ON  
January 22, 2019

---

SURVEYED BY:  
WINDROSE LAND SURVEYING

**GRACEVIEW BAPTIST CHURCH**  
PROPOSED SITE RE-DEVELOPMENT

## DIMENSION CONTROL PLAN

FILE NO.:

G.F. NO.:

SCALE: 1-IN. = 40-FT.

SHEET NUMBER

5

OF 21

W. HURD SURVEY, A-377



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2021-1658

**Plat Name:** Graceview Baptist Church Telge GP

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 07/12/2021

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:**

Variances are sought for the following: 1) To allow intersection spacing to exceed 2600 feet; 2) To allow access to 25-acre west of Graceview Springs Drive access to Telge Road via access easement;

**Chapter 42 Section:** 127, 24, 192

**Chapter 42 Reference:**

Sec. 42-127 – Intersection of Major Thoroughfares - A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Sec. 42-24 – General Plan (a) - When property is proposed to be subdivided in sections, a general plan illustrating all contiguous property under one ownership, legal interest or common control shall be submitted prior to or simultaneously with the application for the subdivision plat for the first section. Sec. 42-192 – Reserves - (a) A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The applicant may note on the plat the use intended for each reserve. The applicant shall identify a reserve tract for which it has not determined a use as an unrestricted reserve. (b) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: EXPAND TYPE OF RESERVE MINIMUM SIZE STREET TYPE MINIMUM STREET OR SHARED DRIVEWAY WIDTH MINIMUM STREET FRONTAGE Unrestricted reserve 5,000 sq. ft. public street 60 feet (50 feet in a street width exception area) 60 feet

### Statement of Facts

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

Graceview Baptist Church Telge Road plat is in the extraterritorial jurisdiction of the City of Houston and Harris County. Telge Road is a major thoroughfare platted as a 60' ROW per Volume 78, Page 262 HCDR. The site is 850 feet north of Cypress Meadows and 1870 feet south of Waller Tomball Road. HC Major Thoroughfare Plan includes an east/west 60' ROW approximately 1735 feet north of Cypress Meadows. Graceview Church Telge Road plat was originally submitted under 2020-0173. The preliminary plat was approved. The plat included 55.0129 acres creating 2 Reserves and dedicating north/south 60' ROW per HC Major Thoroughfare Plan, along with a waterline easement dedicated to MUD 416 and 30' access easement per RP-2020294414 recorded 7-6-20. The preliminary plat expired March 5, 2020. Harris County Major Thoroughfare Plan includes Graceview Drive, an east/west 60' ROW traversing 2 parcels. The intent for the 30-foot access easement was to give access to rear tract with connection to north/south ROW – Graceview Spring Drive. The 25 acres east of Graceview Springs Drive was conveyed to C.B Ventures c/o Caldwell Companies per RP-2020-546303 in November 2020. Caldwell is developing a single-family subdivision. Access to the 30-foot ingress/egress easement is no longer required for vehicular access.

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

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

Harris County proposed a north/south road (Graceview Springs Drive). The collector road would improve north-south connectivity. However, the road would bisect the 100-year floodplain and floodway with a reverse curve across a tributary of Willow Creek. Hence, an alternative was recommended to realign this collector road to the west just north of

the future church site to avoid the floodway and floodplain so there would be no crossing of creek. The east-west section of the alternative alignment would be located along the southerly boundary of the Aptix 3 LLC tract where the panhandle is located. Both alignments would be located on the edges of agricultural tracts over 10 acres in area. The amendment provides a reasonable and efficient roadway system. In 2019, Harris County Engineering Department approved an Amendment request to realign the collector road north of future Graceview Baptist Church and traveling a westerly direction along the southern property line of Aptix 3 LLC property, 31.6 acres out of C. Goodrith, Abst 311. The 60' ROW would make a connection with Telge Road to avoid the floodplain and floodway. HCAD map facet calls out 60' frontage within the Aptix 3 LLC tract. In 2020, a 30' water line and access easement was recorded under RP-2020-294414, as shown on the plat, for the dual-purpose providing access to the 25' tract east of the proposed Graceview Springs Drive and to provide water service for MUD 416. Graceview Baptist Church takes direct access from Telge Road. Graceview Baptist Church Telge received a conditional building permit with projected completion August, 2021 pending plat approval. The church is under construction. There is an existing 10' ditch along the north plat boundary. The detention pond is also located along the north plat boundary. The civil plans were approved by Harris County, and detention pond is constructed. This prohibits 60' ROW dedication for east/west Graceview Drive.

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

Upon platting of the Aptix tract, abutting the north property line, the east-west Graceview Drive will be dedicated for ROW per HC MTF Plan. This will be within the 2600 feet intersection spacing per Chapter 42. On behalf of Caldwell Companies, EHRA is preparing a single-family subdivision with access provided by extending Dashlingly Court westward past Three Bars Trail and ultimately in to the 25-acre abutting Graceview Springs Drive. The subdivision will require no access to Telge Road. CC Telge, LLC -Caldwell Companies - owns the acreage abutting the east property line of the 25-acre tract, along with Reserve A & D, Willow Creek Ranch Sec 10 abutting to eastern boundary of the 25-acre tract - Willow Creek Telge LLC – Caldwell Communities. Willow Creek Ranch Sec 10 abuts Holderieth Road, public 60' ROW

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

Graceview Baptist Church Telge includes 10' ROW dedication along Telge Road and 25-foot building in per Chapter 42. The water line easement serves both Reserve A and the Caldwell Companies property. With the proposed Caldwell single-family subdivision plat, the 30-foot ingress/egress easement is not required for vehicular access. The plat has been reviewed and approved by HC CIP - Carlos Perez

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

The justification is the HC MTP addresses the east-west intersection spacing. The Caldwell Companies new subdivision will not require access to Telge Road via ingress/egress easement

# Houston Planning Commission

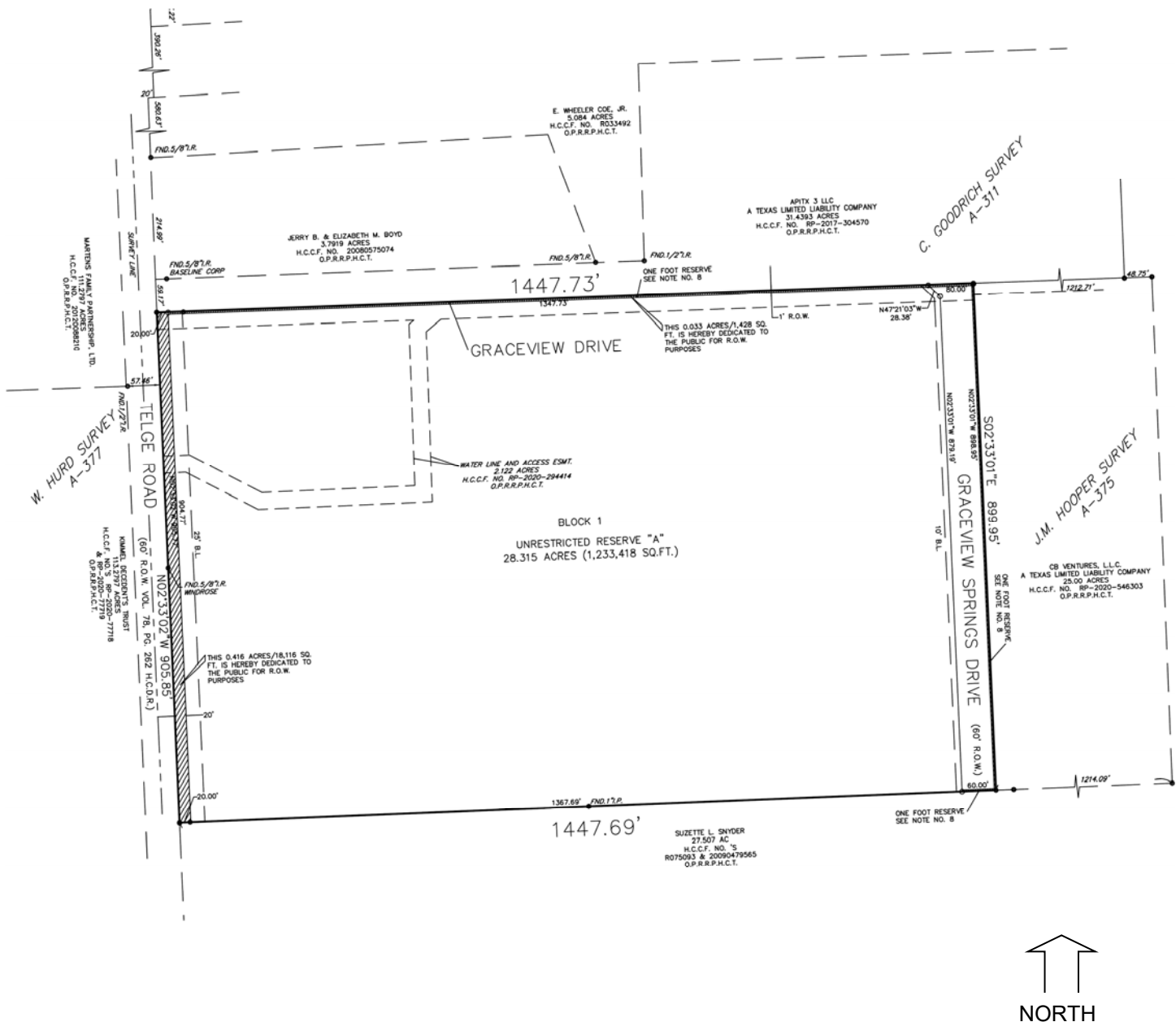
ITEM: 149

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Graceview Baptist Church Telge GP

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

# Houston Planning Commission

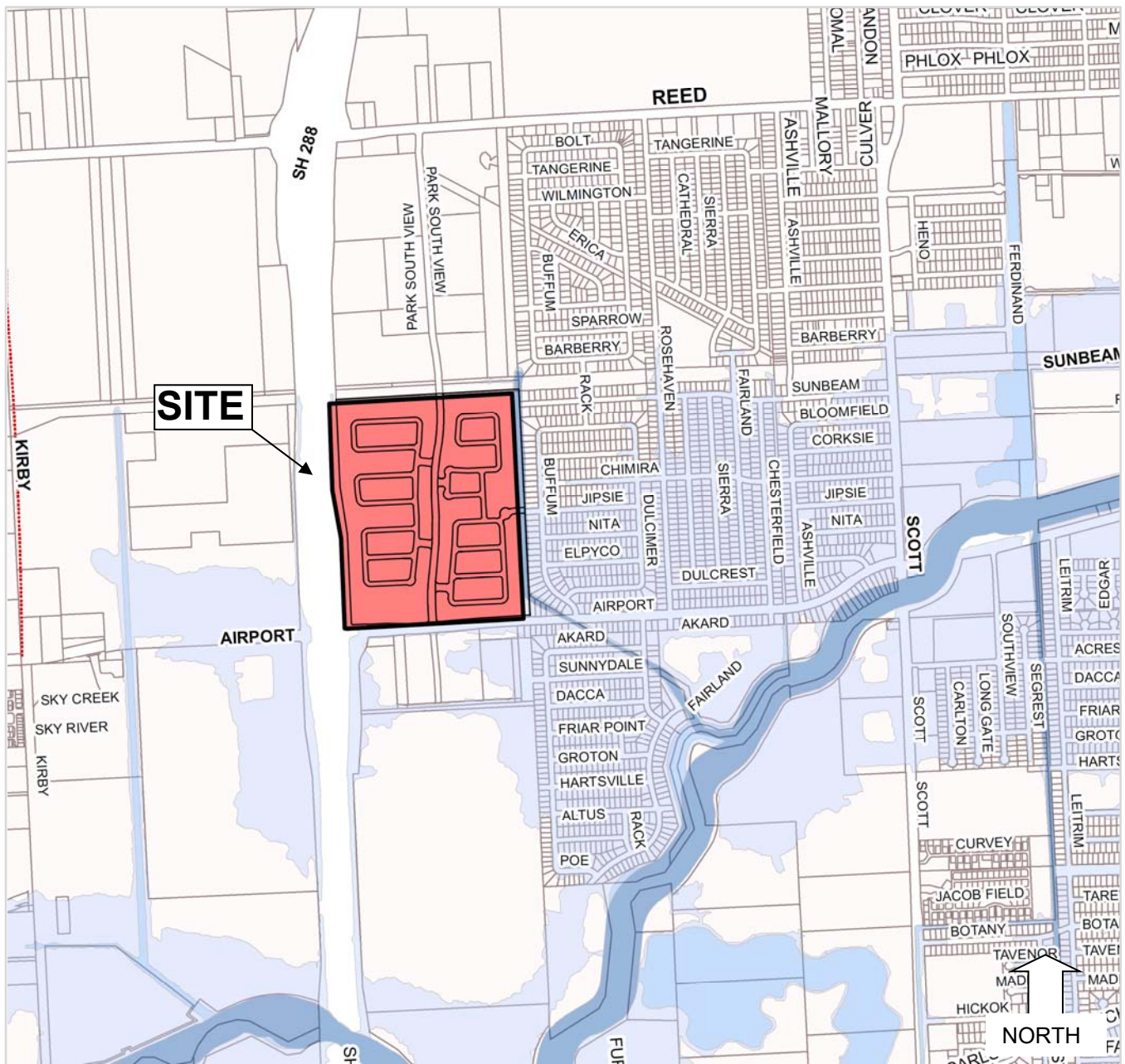
ITEM: 150

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Grand West GP

Applicant: Meta Planning + Design LLC



D – Variances

Site Location

# Houston Planning Commission

ITEM: 150

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Grand West GP

Applicant: Meta Planning + Design LLC



D – Variances

Subdivision

# Houston Planning Commission

ITEM: 150

Planning and Development Department

Meeting Date: 07/22/2021

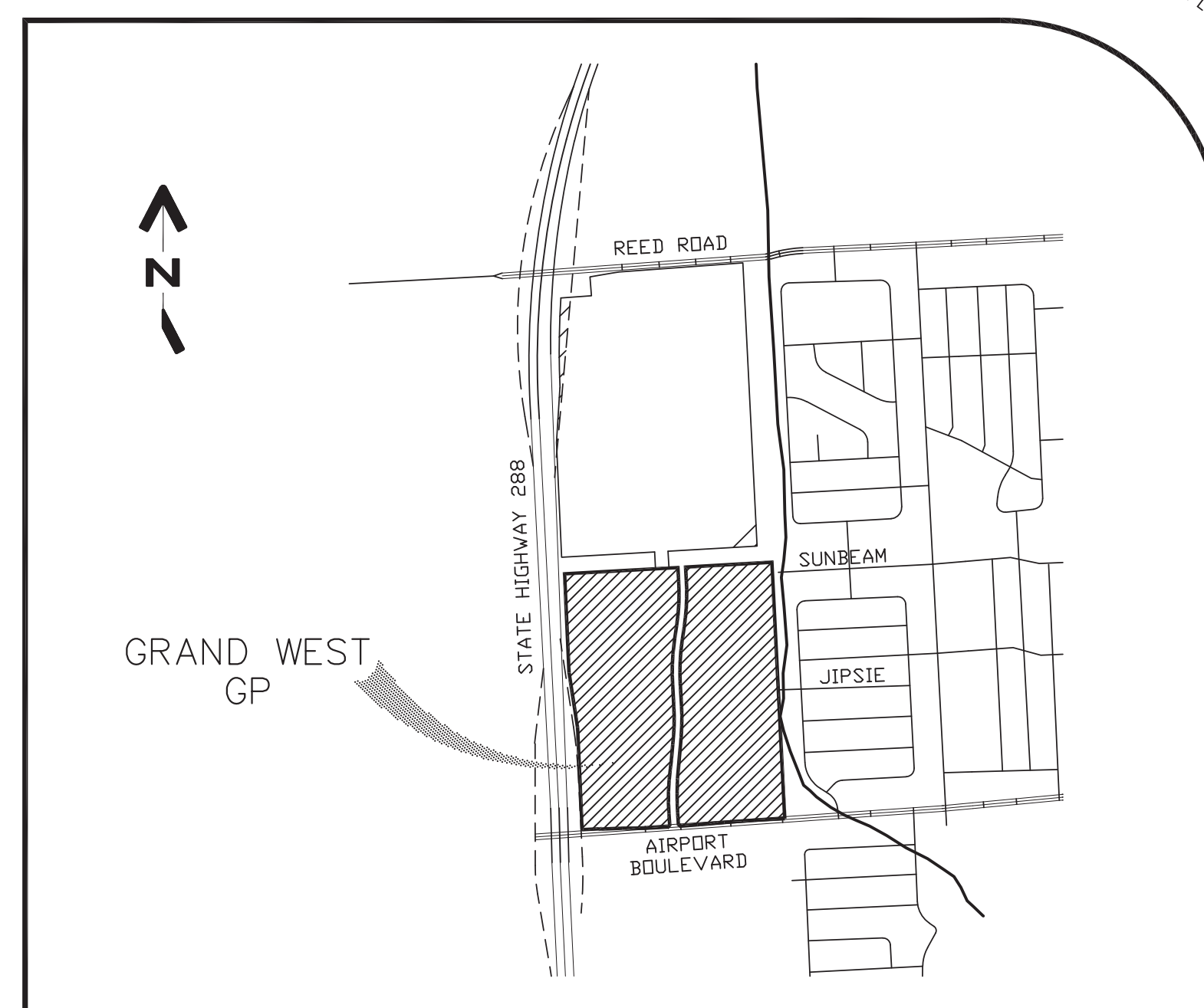
Subdivision Name: Grand West GP

Applicant: Meta Planning + Design LLC



D – Variances

Aerial



Vicinity Map

- GENERAL NOTE:
- 1.) ALL PRIVATE STREETS ARE FIFTY (50') IN WIDTH UNLESS OTHERWISE NOTED.
  - 2.) ALL CUL-DE-SAC RADII ARE FIFTY-EIGHT (58') FEET UNLESS OTHERWISE NOTED.
  - 3.) THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 7.

A GENERAL PLAN OF  
**GRAND WEST**  
BEING 97.4± ACRES OF LAND

OUT OF THE  
JAMES HAMILTON SURVEY, A-879  
HARRIS COUNTY, TEXAS

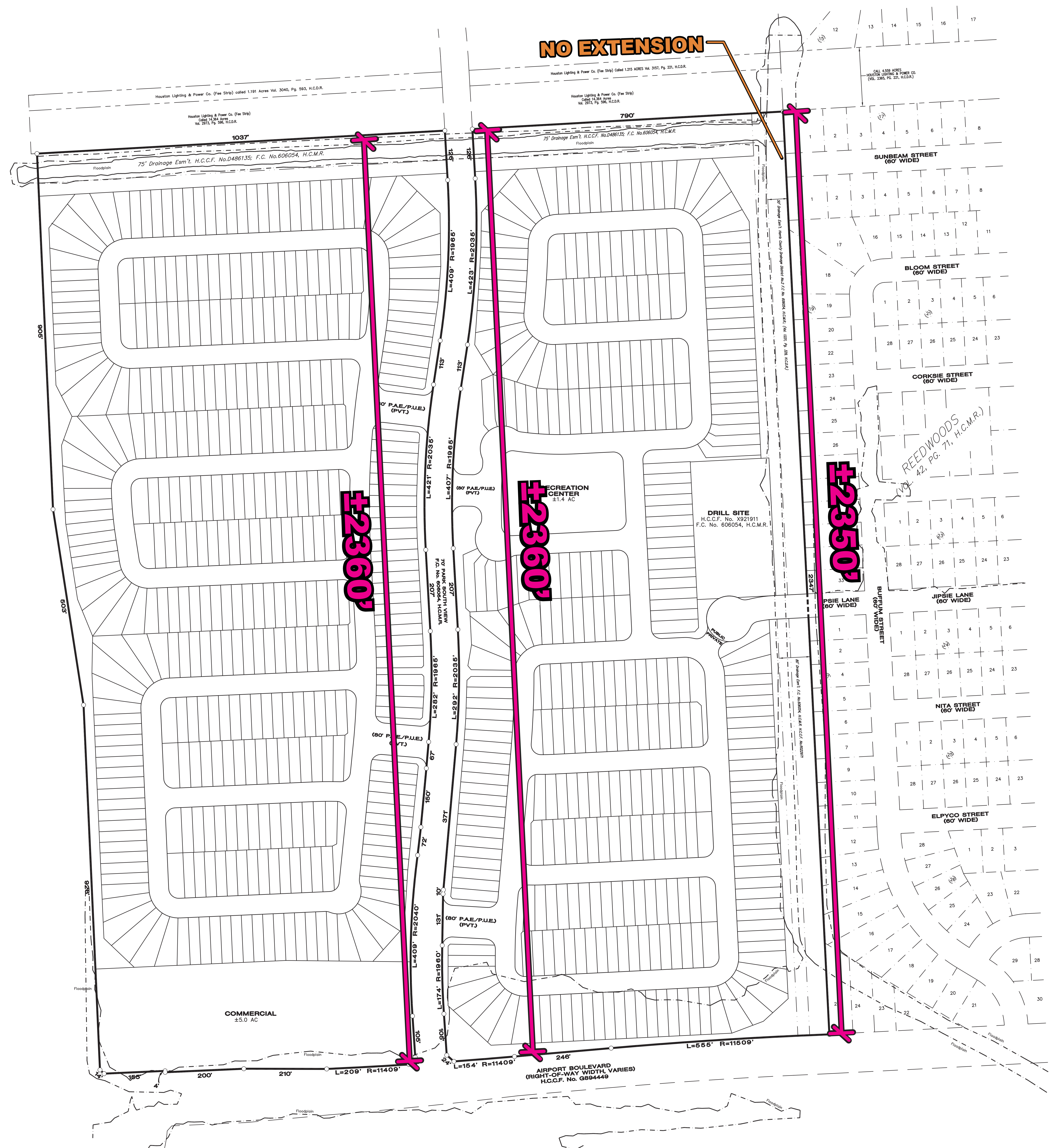
OWNER:  
**D.R. HORTON**  
PLANNER:



24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
Tel: 281-810-1422

SCALE: 1" = 100'  
0 50 100 200

JUNE 14, 2021  
MTA# 21049



STATE HIGHWAY 288  
(Right-of-Way varies)  
(H.C.C.F. Nos. C-924611 and C-985187)

DISCLAIMER AND LIMITED WARRANTY  
THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON, ORDINANCE NO. 1999-262 IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF HOUSTON PLANNING COMMISSION. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN, LLC, NOR ANY OF ITS OFFICERS OR DIRECTORS OR EMPLOYEES, MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.



**Application Number:** 2021-1434

**Plat Name:** Grand West GP

**Applicant:** Meta Planning + Design LLC

**Date Submitted:** 06/14/2021

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:**

To exceed intersection spacing for a distance of  $\pm 2,360'$  along the eastern and western ROW of Park South View; to exceed intersection spacing for a distance of  $\pm 2,350'$  along the eastern project boundary. Therefore, not providing any east-west through streets across the subject site between existing Airport Boulevard and the northern boundary of the site.

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

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

### Statement of Facts

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

NA

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

Grand West is a proposed  $\pm 97.4$ -acre gated residential community located south of the Houston central business district along State Highway 288, generally south of IH 610 and north of Beltway 8 at the northeast corner of State Highway 288 and Airport Boulevard. The site is a portion of the Park Two Hundred Eighty Eight Subdivision that was platted October of 2006 and is bisected by the street Park South View, which provides connectivity between Reed Road and Airport Boulevard. The site is bounded along the northern and eastern property lines by a 75' and 80' drainage easement, both of which convey storm water south to Sims Bayou. The western boundary of the site is comprised of SH 288, which does not include any frontage roads, only on-ramps which denies access to any street connections. The site will take primary access from Airport Boulevard and the currently constructed end-point of Park South View just north of and HL&P fee strip. Across the northern drainage channel and HL&P fee strip lies several distribution and warehouse facilities that were developed as a part of the Park Two Hundred Eighty Eight Subdivision plat. A variance was granted to exceed intersection spacing along the eastern boundary to not connect to local streets within existing single-family residential. Across the 80' drainage channel and the eastern boundary of the site is the existing single-family residential subdivision of Reedwoods, which was platted in 1953. The streets within Reedwoods utilize a network of local and collector streets for access to major thoroughfares Reed Road, Airport Boulevard, Scott Street and ultimately SH 288. The drainage channel along the western boundary of Reedwoods functions similarly to SH 288 in that no access is possible to the west. Sunbeam Street and Jipsie Lane are two existing east-west streets which stub out to the site's eastern boundary and have existed in the current configuration since the 1950's without access to the west. The distance between Airport Boulevard and Jipsie Lane is  $\pm 1,080'$  and between Jipsie Lane and Sunbeam Street is  $\pm 1,210'$ . The GP proposes all private local streets for the single-family residential lots to the east and west of Park South View. The proposed private streets will have sufficient access to Park South View with two local street connections. Additionally, as SH 288 lies to

the west, it is not possible for a connection to the controlled access State Highway. Jipsie Lane and Sunbeam Street are both loaded streets, or streets with homes taking direct access. The proposed GP extends Jipsie Lane westward and terminates the street with a cul-de-sac just inside the boundary of the GP. Providing this extension to the west would allow the developer to provide an emergency access for the proposed Grand West community, while not increasing traffic to the Reedwoods Subdivision. The extension of Sunbeam Street westward across the existing drainage channel would be impractical as it abuts the GP near the convergence of the two existing drainage channels. Additionally, the high bank of the existing north-south channel is in the direct path of any proposed extension of the street and the inclusion of a cul-de-sac would fall within the area of convergence of the two channels. Extending these streets further west to Park South View would be injurious to the health, safety and welfare of the Reedwoods subdivision as it would increase cut-through traffic into the residential community from the various warehouse/office centers to the north as well as from SH 288. Access to Airport Boulevard and Reed Road is better obtained through existing collector street Rosehaven Drive. There is also an additional connection to Airport Boulevard via Buffum Street, which aids with traffic circulation and connectivity for the community. An additional connection to Park South View would not be a benefit to the community as there are already various routes to the collectors, thoroughfares, and freeways around the community.

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

The existing physical encumbrances and property characteristics are pre-existing conditions not created or imposed by the applicant.

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

The subject plat proposes all private local streets to the east and west of Park South View, with sufficient access via two connections to Park South View. No through east-west streets will be provided across the subject site to discourage cut-through traffic, nor are any connections possible to connect to controlled-access SH 288 which will preserve and maintain the intent and general purposes of this chapter.

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

The granting of the variance will not create any unsafe traffic conditions nor frustrate traffic circulation, and is therefore not injurious to the public health, safety, or welfare.

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

The existing physical encumbrances and property characteristics are the justifications for the granting of the variance.



**Application Number:** 2021-1434

**Plat Name:** Grand West GP

**Applicant:** Meta Planning + Design LLC

**Date Submitted:** 06/14/2021

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:**

To not extend nor terminate with a cul-de-sac Sunbeam Street.

**Chapter 42 Section:** 42-135

**Chapter 42 Reference:**

Chapter 42-135. – Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted...

### Statement of Facts

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

NA

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

Grand West is a proposed ±97.4-acre gated residential community located south of the Houston central business district along State Highway 288, generally south of IH 610 and north of Beltway 8 at the northeast corner of State Highway 288 and Airport Boulevard. The site is a portion of the Park Two Hundred Eighty Eight Subdivision that was platted October of 2006 and is bisected by the street Park South View, which provides connectivity between Reed Road and Airport Boulevard. The site is bounded along the northern and eastern property lines by a 75' and 80' drainage easement, both of which convey storm water south to Sims Bayou. The western boundary of the site is comprised of SH 288, which does not include any frontage roads, only on-ramps which denies access to any street connections. The site will take primary access from Airport Boulevard and the currently constructed end-point of Park South View just north of and HL&P fee strip. Across the northern drainage channel and HL&P fee strip lies several distribution and warehouse facilities that were developed as a part of the Park Two Hundred Eighty Eight Subdivision plat. A variance was granted to exceed intersection spacing along the eastern boundary to not connect to local streets within existing single-family residential. Across the 80' drainage channel and the eastern boundary of the site is the existing single-family residential subdivision of Reedwoods, which was platted in 1953. The streets within Reedwoods utilize a network of local and collector streets for access to major thoroughfares Reed Road, Airport Boulevard, Scott Street and ultimately SH 288. The drainage channel along the western boundary of Reedwoods functions similarly to SH 288 in that no access is possible to the west. Sunbeam Street and Jipsie Lane are two existing east-west streets which stub out to the site's eastern boundary and have existed in the current configuration since the 1950's without access to the west. The distance between Airport Boulevard and Jipsie Lane is ±1,080' and between Jipsie Lane and Sunbeam Street is ±1,210'. Jipsie Lane and Sunbeam Street are both loaded streets, or streets with homes taking direct access. The proposed GP extends Jipsie Lane westward and terminates the street with a cul-de-sac just inside the boundary of the GP. Providing this extension to the west would allow the developer to provide an emergency access for the proposed Grand West community, while not increasing traffic to the Reedwoods Subdivision. The extension of Sunbeam Street westward across the existing drainage channel would be impractical as it abuts the GP near the convergence of the two existing drainage channels.

Additionally, the high bank of the existing north-south channel is in the direct path of any proposed extension of the street and the inclusion of a cul-de-sac would fall within the area of convergence of the two channels. Extending these streets further west to Park South View would be injurious to the health, safety and welfare of the Reedwoods subdivision as it would increase cut-through traffic into the residential community from the various warehouse/office centers to the north as well as from SH 288. Access to Airport Boulevard and Reed Road is better obtained through existing collector street Rosehaven Drive. There is also an additional connection to Airport Boulevard via Buffum Street, which aids with traffic circulation and connectivity for the community. An additional connection to Park South View would not be a benefit to the community as there are already various routes to the collectors, thoroughfares, and freeways around the community.

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

The existing physical encumbrances and property characteristics are pre-existing conditions not created or imposed by the applicant.

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

The subject plat proposes an extension of Jipsie Lane where it is practical to extend, while removing the Sunbeam Street crossing at the convergence of two drainage channels which is not needed for either current or future residents, which will preserve and maintain the intent and general purposes of this chapter.

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

The granting of the variance will not create any unsafe traffic conditions nor frustrate traffic circulation as it will maintain the current configuration of the local grid network, and is therefore not injurious to the public health, safety, or welfare.

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

The existing physical encumbrances and property characteristics are the justifications for the granting of the variance.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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

T. 832.393.6600  
F. 832.393.6662  
[www.houstontx.gov](http://www.houstontx.gov)

July 14, 2021

## NOTICE OF VARIANCE

**PROJECT NAME:** Grand West GP

**REFERENCE NUMBER:** 2021-1434

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Airport Boulevard east of State Highway 288. 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.

Meta Planning + Design LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend Sunbeam Street through this site, nor to terminate it with cul-de-sac and to exceed intersection spacing requirements by not creating an east-west public through street. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

### **Planning Commission Meeting Thursday, July 22, 2021, at 2:30 p.m.**

Due to health and safety concerns related to COVID-19, the Planning Commission meeting is expected to be conducted virtually via Microsoft Teams, a web-conferencing platform. In the event the Governor does not continue the suspension of the provisions of the Texas Open Meetings Act, Chapter 552, Texas Government Code, the Planning Commission meeting will be held in person in accordance with the Texas Open Meetings Act. To confirm the meeting format, interested

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

persons are advised to check our website one week prior to the Planning Commission meeting:  
[www.houstonplanning.com](http://www.houstonplanning.com)

Potential meeting formats:

1. Virtual meeting: The video conference via Microsoft Teams will allow for a two-way video/ audio communication with Houston Planning Commission. For instructions to join the meeting, visit our website:  
[www.houstonplanning.com](http://www.houstonplanning.com)
2. Face-to-face meeting: Members of the public may attend on the date of the Planning Commission meeting at City Hall Annex Building, 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas 77002.

For either virtual or in-person attendance, members of the public may also submit written comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov); or
2. Call the Planning Department at: 832-393-6624.

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. This must be done before the end of the day Wednesday before the Planning Commission meeting.

For additional information regarding this project, please call Randy Peacock with Miller Survey Group at 713-413-1900. You may also contact Homero Guajardo with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://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

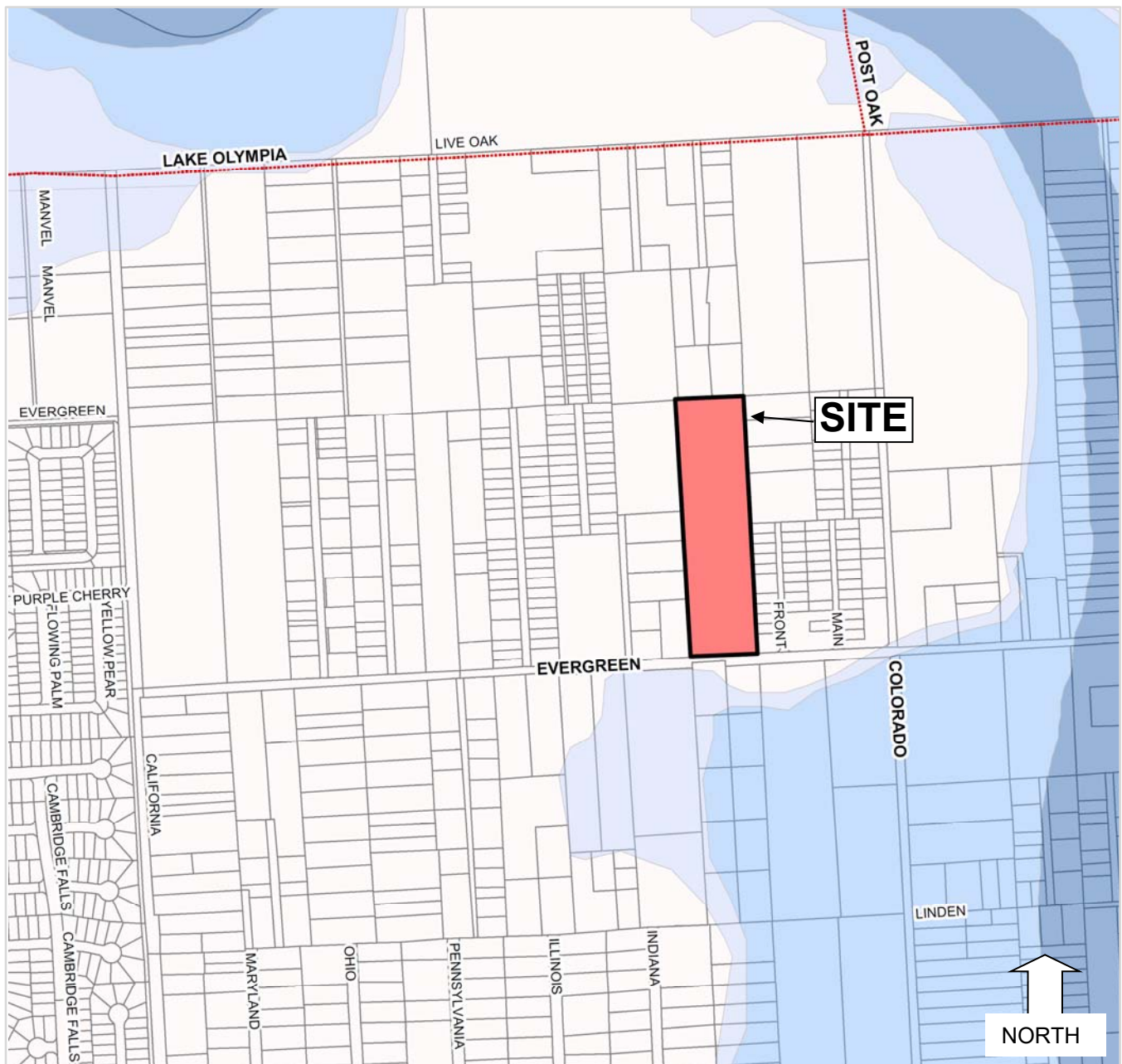
ITEM: 151

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Kumar Acres

Applicant: Texas Engineering And Mapping Company



D – Variances

Site Location

# Houston Planning Commission

# ITEM: 151

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Kumar Acres

Applicant: Texas Engineering And Mapping Company



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 151

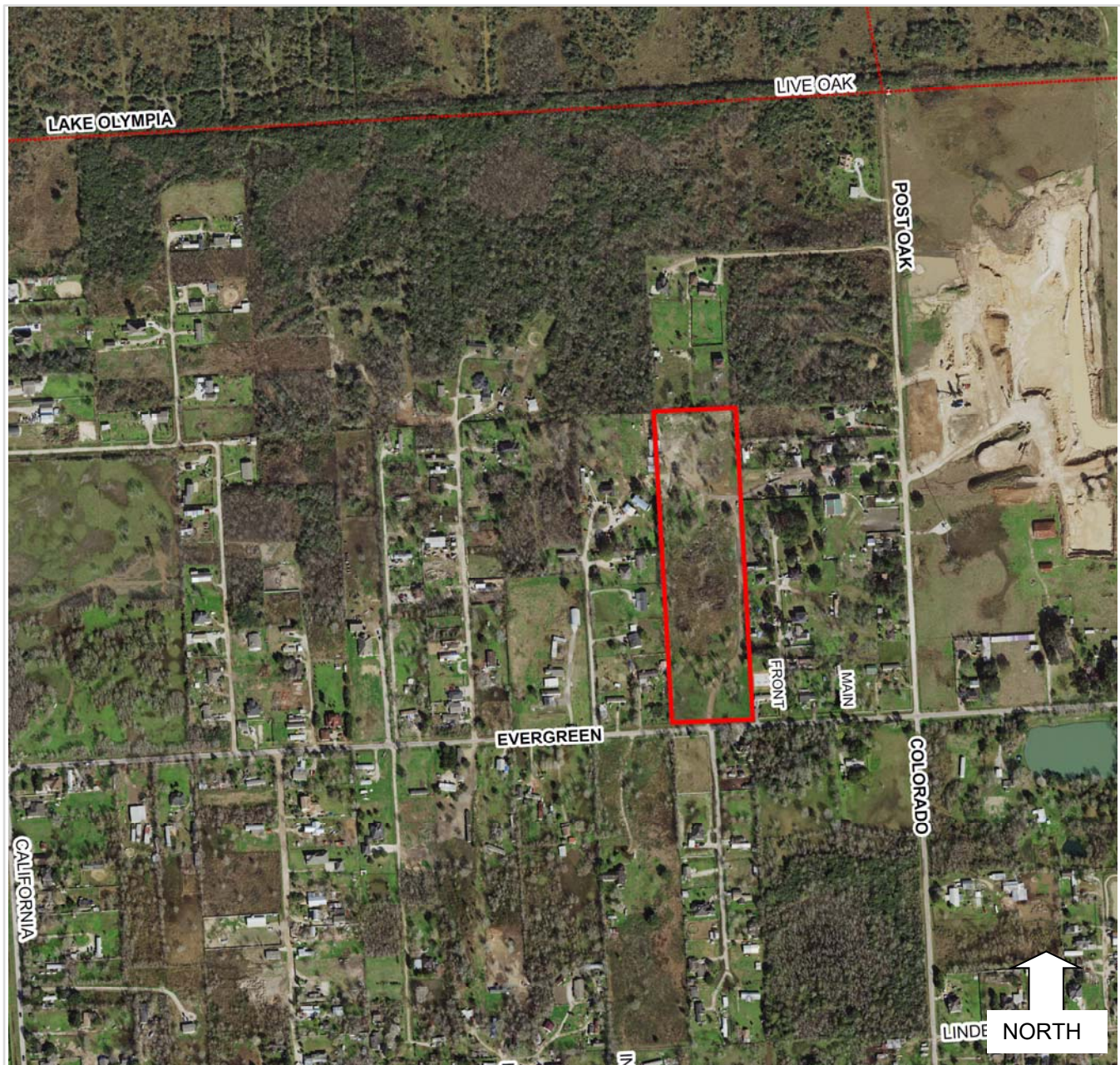
Planning and Development Department

Meeting Date: 07/22/2021

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Subdivision Name: Kumar Acres

Applicant: Texas Engineering And Mapping Company



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**D – Variances**

**Aerial**

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**Application Number:** 2021-1343

**Plat Name:** Kumar Acres

**Applicant:** Texas Engineering And Mapping Company

**Date Submitted:** 06/11/2021

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:**

The Mohan S. Kimar Family Partnership L.P. is seeking a variance to provide legal access to six (6) proposed 1+ acre residential lots via a 60-foot wide access easement.

**Chapter 42 Section: 188**

**Chapter 42 Reference:**

Sec. 42-188. - Lot access to streets. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

### Statement of Facts

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

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

This site is located along the northern boundary of Evergreen Street between California Street and South Post Oak Boulevard in the Fort Bend County ETJ. This area is developed with low density residential uses. Lots of tracts in this area were created without public street frontage. This subdivision proposes to create only six (6) residential lots on 9.7766 acres which fits the character of the surrounding community. This variance request also has the support of the Fort Bend County Engineer's Office. This subdivision is proposed in the character of the surrounding area. Many of the residential lots created in the old Magnolia Place Subdivision (Vol. 2, Pg. 23; F.B.C.P.R., recorded in 1911) were created very similarly with no direct public street frontage utilizing an access easement for access to a public street. In this case, a 60-foot wide access easement will be created for access to Evergreen Street. Granting this variance will not contradict with sound public policy.

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

This variance request is not the result of a hardship created or imposed by the applicant. This request is based on the development characteristics in the adjacent area, and provides a solution to a problem created in 1911 by the old subdivision plat.

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

This variance request will preserve sound public policy in this area since a north south public street is not required at this location, and legal access will be established for these six (6) lots.

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

This variance request is not injurious to the public health, safety or welfare of the area. A 60-foot wide access easement is being created to serve the proposed six (6) residential lots and provide a solution to a problem created in 1911 by the old subdivision plat.

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

This variance is not requested for the sole justification of an economic hardship. The main justification for this request is based on the development characteristics in the adjacent area, and to solve a conflict in regulations between the City of Houston and Fort Bend County.

# Houston Planning Commission

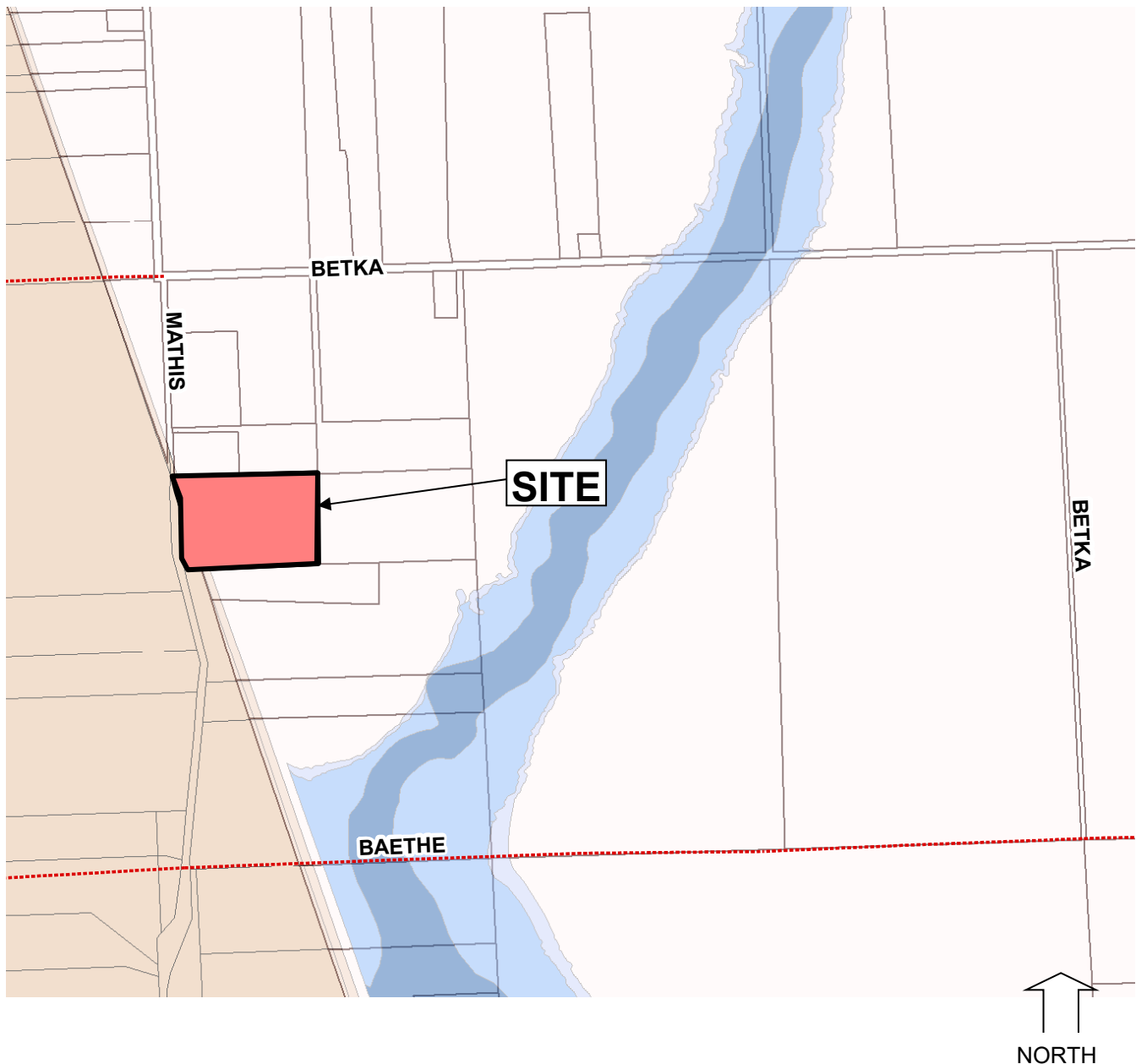
**ITEM: 152**

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Laird Landing GP

Applicant: Owens Management Systems, LLC



**D – Variances**

**Site Location**

# Houston Planning Commission

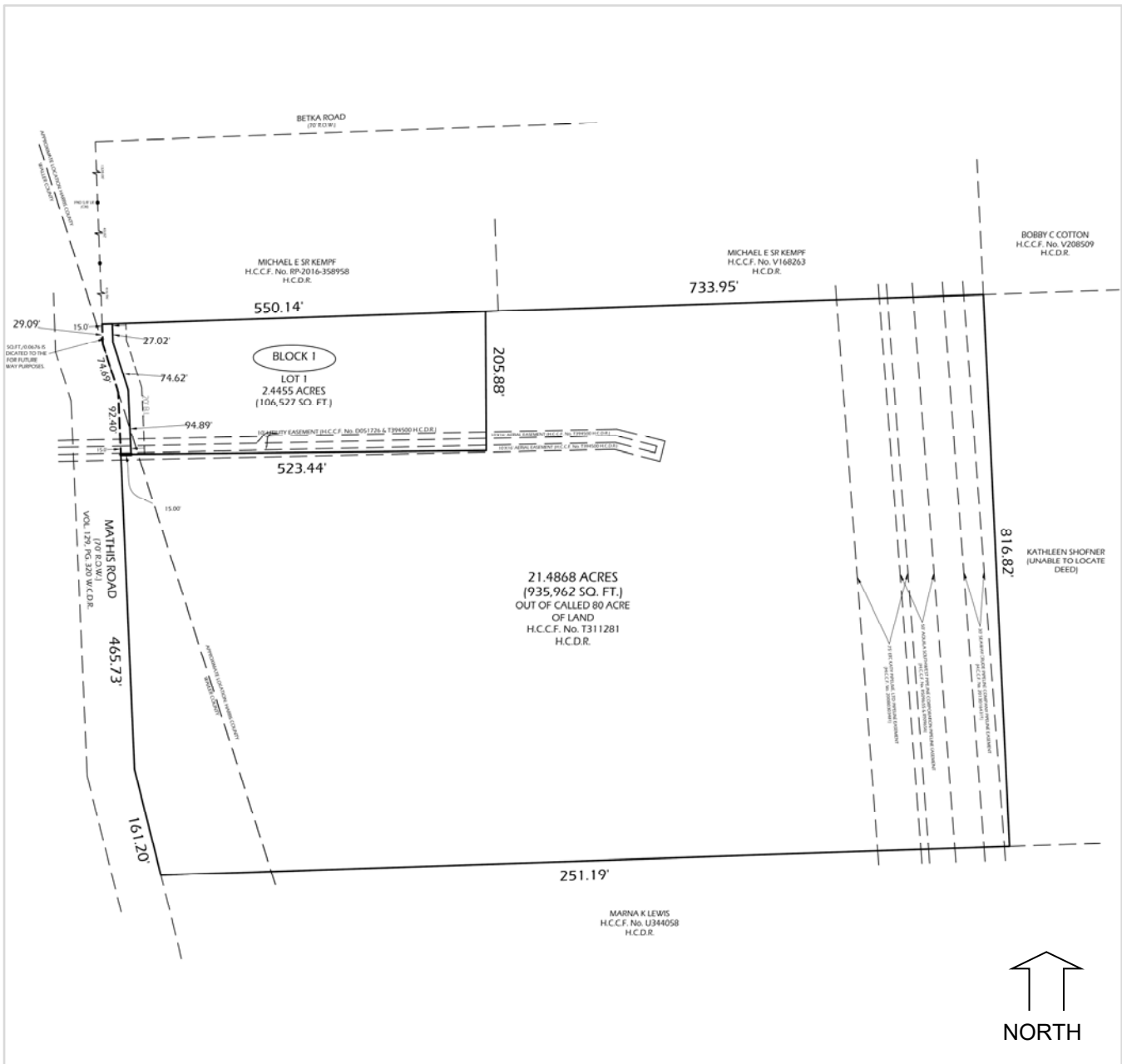
## ITEM: 152

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Laird Landing GP

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 152

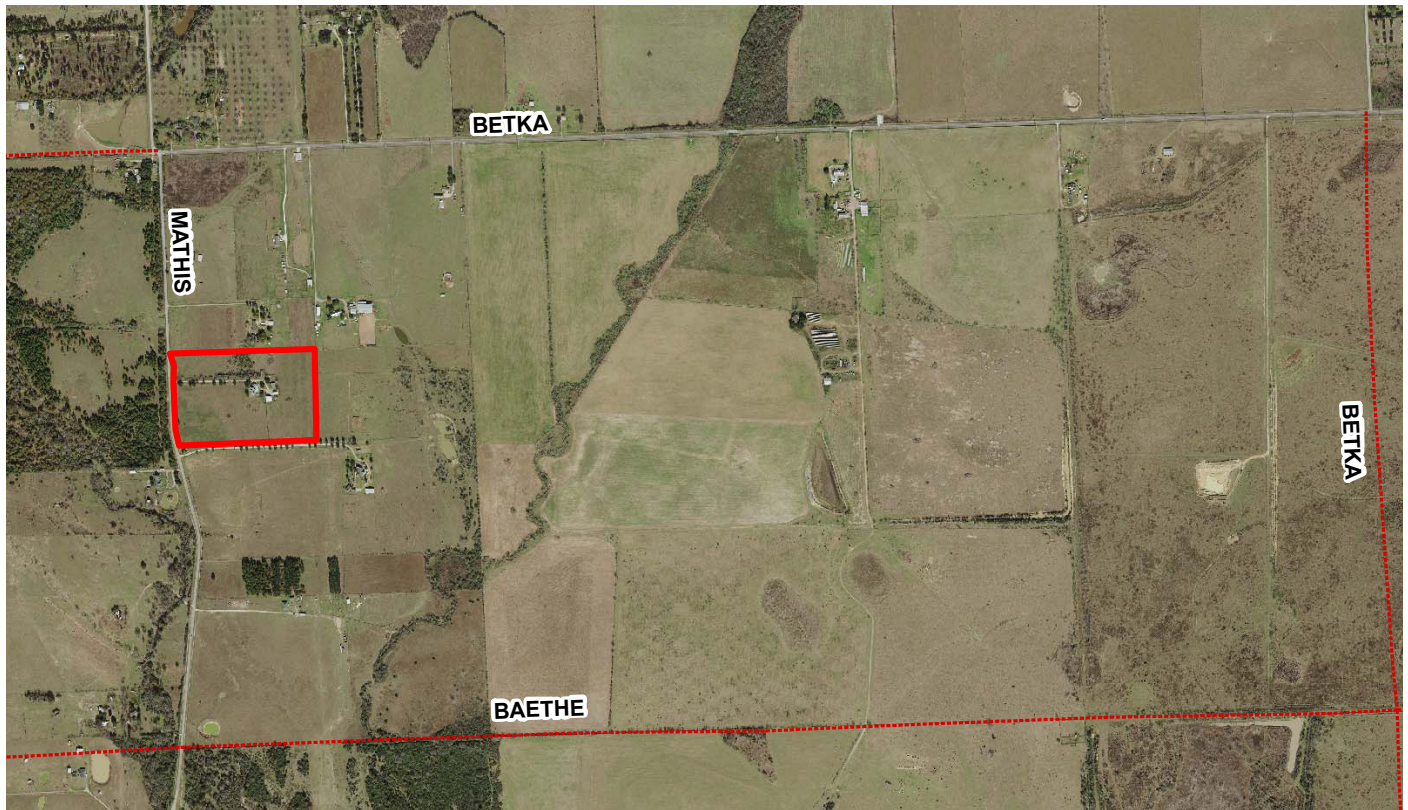
Planning and Development Department

Meeting Date: 07/22/2021

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Subdivision Name: Laird Landing GP

Applicant: Owens Management Systems, LLC



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**D – Variances**

**Aerial**

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**Application Number:** 2021-1551

**Plat Name:** Laird Landing GP

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 06/28/2021

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 variance is sought for intersection spacing to exceed 1400 and not to provide a north/south nor east/west street through proposed lot.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet,

### Statement of Facts

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

The subject plat is located in the extra-territorial jurisdiction of the City of Houston. The southwest property corner is in Waller County. The plat is approximately 2035 feet south of Betka Road and 7659 feet north of Mound Creek Road in Waller County. The overall acreage between Mathis Road and Warren Ranch Road is agriculture acreage. There is one existing home (homestead) to remain.

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

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

The circumstances supporting the granting of the variance are not a result of a hardship created or imposed by the applicant. The plat application is to comply with Chapter 42 platting requirements for a General Plan. The 2.51 acre tract out of the original 24-acre tract was recently conveyed for a residential lot.

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

The intent and general purposes will be maintained. The 21 acres takes direct access to Mathis Road. There is a north/south 60' ROW approximately 1293 west of Betka Road. It serves as access to the Cotton family's 38-acre agriculture-use tract. To its west, the Story family owns approximately 638 acres for agriculture use.

**(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. A public ROW will not improve vehicular access. There isn't a practical point of connection to another ROW.

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

Economic hardship is not the sole justification of the variance. Requiring a north/south or east/west ROW will deprive the owner of reasonable use of their land.

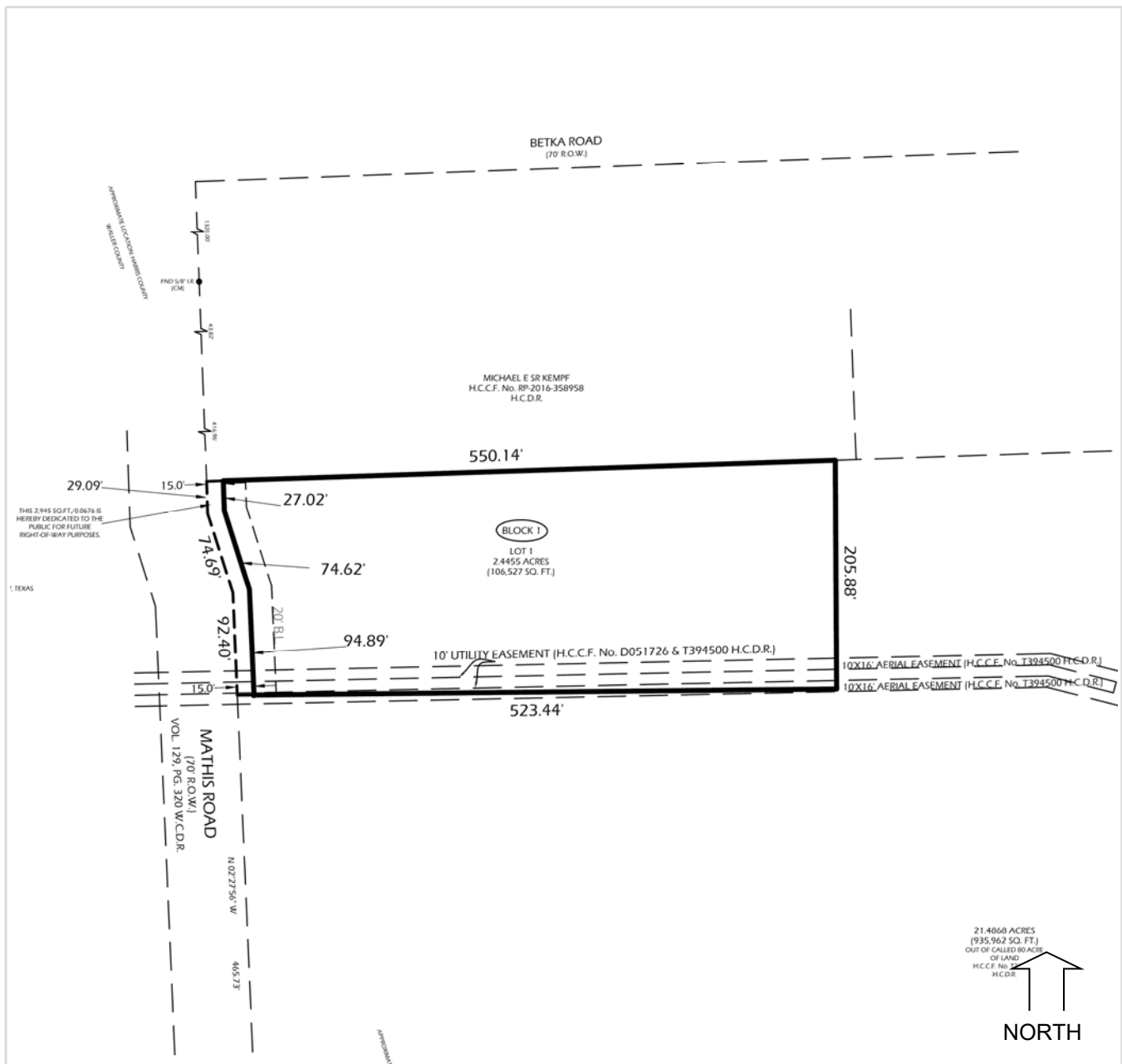
# Houston Planning Commission

## ITEM: 153

Planning and Development Department Meeting Date: 07/22/2021

Subdivision Name: Laird Landing Sec 1

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

# Houston Planning Commission

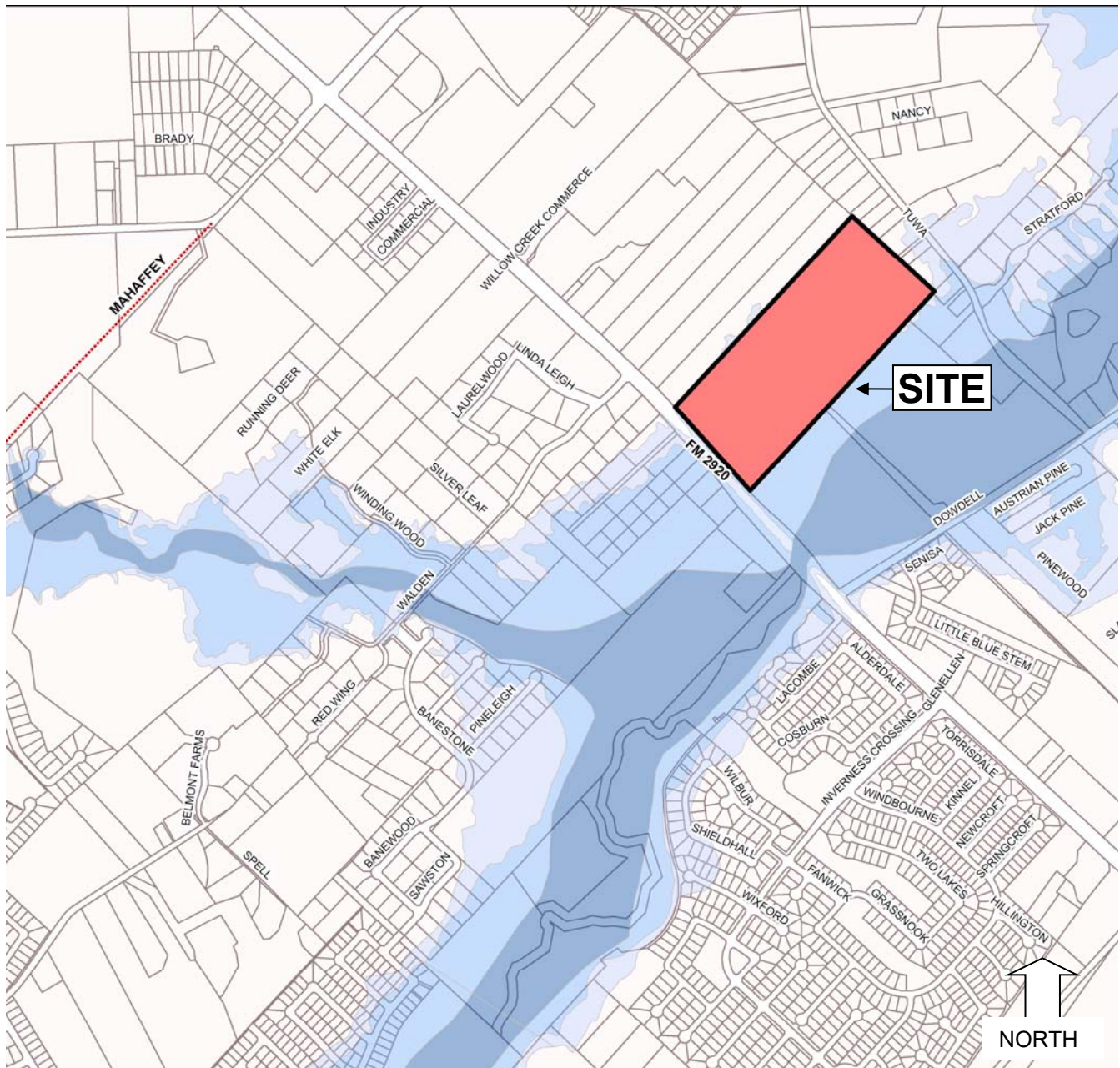
**ITEM: 154**

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: LPC Tomball

Applicant: Jones|Carter - Woodlands Office



**D – Variances**

**Site Location**

# Houston Planning Commission

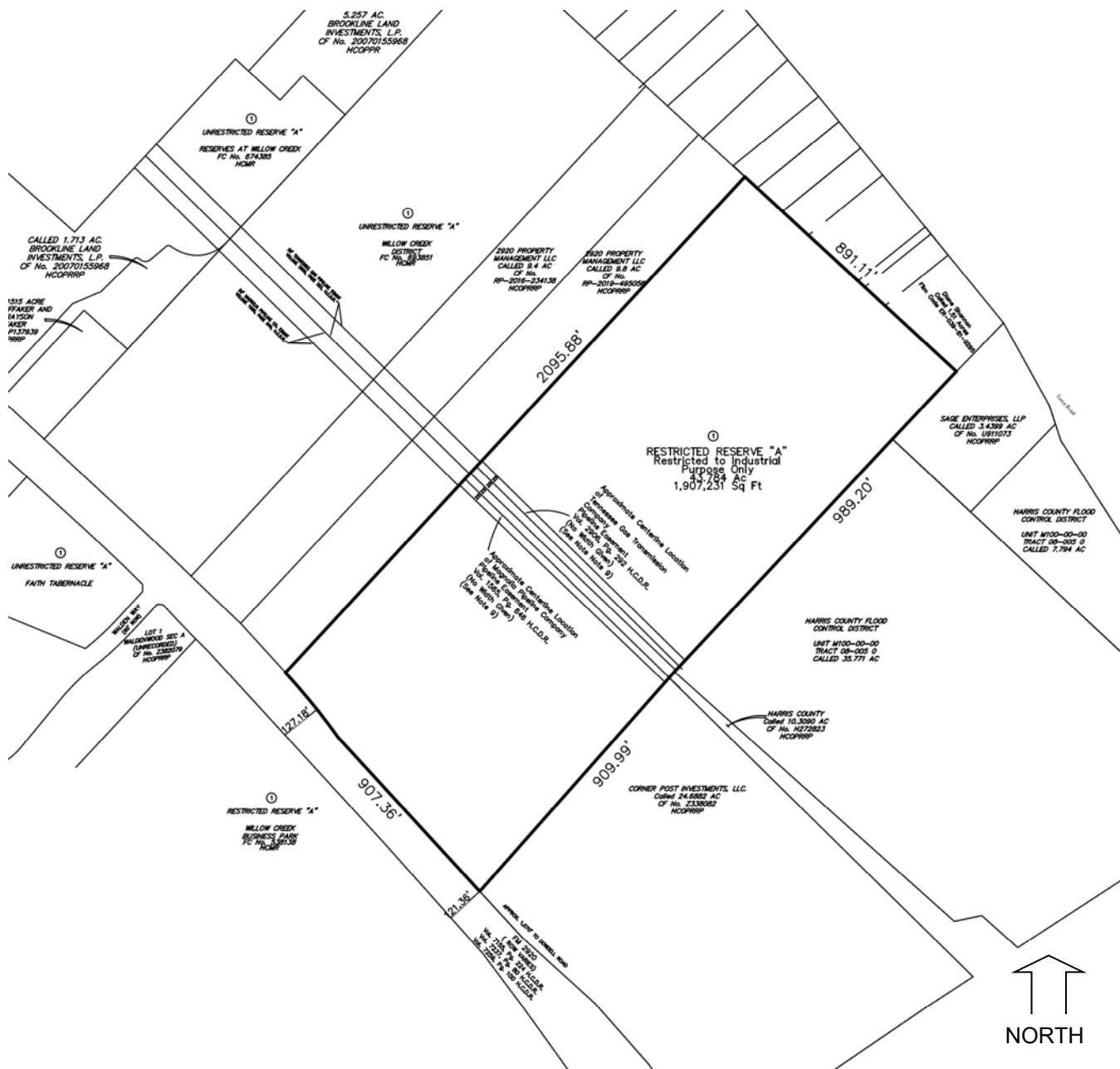
## ITEM: 154

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: LPC Tomball

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision

# Houston Planning Commission

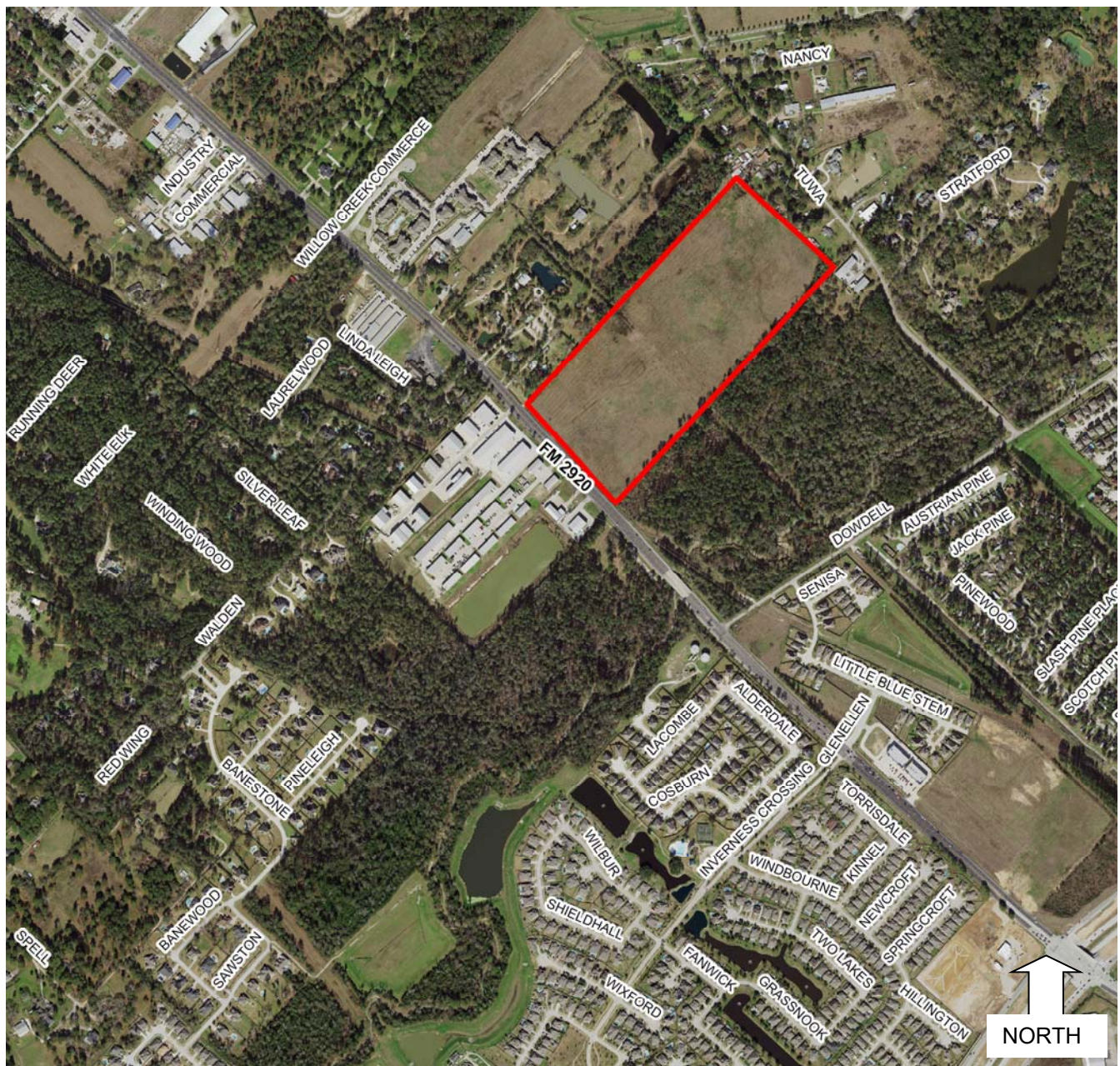
ITEM: 154

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: LPC Tomball

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial



**Application Number:** 2021-1628

**Plat Name:** LPC Tomball

**Applicant:** Jones|Carter - Woodlands Office

**Date Submitted:** 07/12/2021

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:**

To exceed 1,400 intersection spacing and not provide an east west public street through the site.

**Chapter 42 Section:** 42-128a1

**Chapter 42 Reference:**

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

### Statement of Facts

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

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

The site is located within the City of Houston's ETJ, Harris County on the north side of designated major thoroughfare FM 2920, west of Dowdell Road. The applicant is proposing to plat a restricted reserve- restricted to Industrial purposes only for a future warehouse development and is requesting a variance not to provide an east west public street through the site. Several tracts to the west of the property have been platted and recorded (Willow Creek District, FC # 693851 & Reserves at Willow Creek, FC # 674385) without east-west public streets, therefore requiring such a ROW within this tract would be impractical as there is no opportunity to connect to an existing east-west street system to the west of the site. There is also an existing cemetery site to the west of the Reserves at Willow Creek development that does not feature a public street system. Additionally, to the east of the site, adjacent to Dowdell Road is property owned by the Harris County Flood Control District as part of the Willow Creek Watershed Plan. <https://www.hcfd.org/Activity/Active-Projects/Willow-Creek/F-71-Willow-Creek-Watershed-Planning-Project> Per the Draft Summary Report dated February 22, 2021 the property along Dowdell Road can be earmarked for future detention, floodplain and habitat preservation efforts to alleviate flooding in the area. Therefore, the opportunity for a public street connection to the east to Dowdell Road is unlikely. With the exception of the existing residential development on the Reserves of Willow Creek – whose overall development scheme proposes a public street connection to the north to Tuwa Road, development along FM 2920 between Dowdell Road and Mahaffey Road is low density. Traffic circulation is addressed by the existing street network; therefore, requiring an east-west public street through this site would be impractical.

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

The circumstances supporting the granting of the variance are based on the existing conditions adjacent to the subject tract. Existing development and/or recorded plats to the east and west do not feature an east-west public street network.

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

The general purpose of the chapter will be maintained as development along FM 2920 between Dowdell Road and Mahaffey Road is mostly low density in nature. Requiring an east-west public street through this site will be impractical, as the existing street network is adequate for traffic circulation.

**(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 since existing recorded plats and development in the area does not provide for an east-west public street connection. Traffic circulation is addressed by the existing street network.

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

Sole justification for the variance is not solely based on economic hardship but on existing conditions and development in the area. Traffic circulation is addressed by the existing street network.



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2021-1628

**Plat Name:** LPC Tomball

**Applicant:** Jones|Carter - Woodlands Office

**Date Submitted:** 07/12/2021

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:**

To exceed 2,600 intersection spacing and not provide a north/south public street through the site.

**Chapter 42 Section:** 42-127

**Chapter 42 Reference:**

Sec. 42-127. - Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

### Statement of Facts

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

NA

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

The site is located within the City of Houston's ETJ, Harris County on the north side of designated major thoroughfare FM 2920, west of Dowdell Road. The applicant is proposing to plat a restricted reserve- restricted to Industrial purposes only for a future warehouse development and is requesting a variance not to provide a north south public street through the site. Recorded property to the west - Willow Creek District, FC # 693851 HCMR, received a variance not to provided a north-south public street connection. Additionally, . Further west, adjacent to the Willow Creek District development, the overall development scheme that includes recorded plat Reserves of Willow Creek (FC # 674385 HCMR) and approved plat for Cottages at Willow Creek is proposing a north-south public street connection from FM 2920 and Tuwa Road. Traffic circulation is addressed by the existing street network; therefore, requiring a north south public street through this site would be impractical.

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

The circumstances supporting the granting of the variance are based on the existing conditions adjacent to the subject tract. The site is approximately 1,950' from the intersection of FM 2920 and Dowdell Road and within the 2,600' spacing requirements per the ordinance. Willow Creek District to the west received a variance to not provide a north south public street and is recorded under FC # 693851 HCMR. Further west, adjacent to the Willow Creek District development, the plat- Reserves at Willow Creek and Cottages at Willow Creek is proposing a north-south public street connection from FM 2920 and Tuwa Road.

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

The general purpose of the chapter will be maintained as development along FM 2920 between Dowdell Road and Mahaffey Road is mostly low density in nature. Requiring a north/south public street through this site will be impractical

as existing residential development along the plat's northern boundary prohibits a public street connection to Tuwa Road. The existing street network is adequate for traffic circulation.

**(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 since existing recorded plats and development in the area does not provide for and north/south public street connection. Traffic circulation is addressed by the existing street network.

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

Sole justification for the variance is not solely based on economic hardship but on existing conditions and development in the area. Traffic circulation is addressed by the existing street network.

# Houston Planning Commission

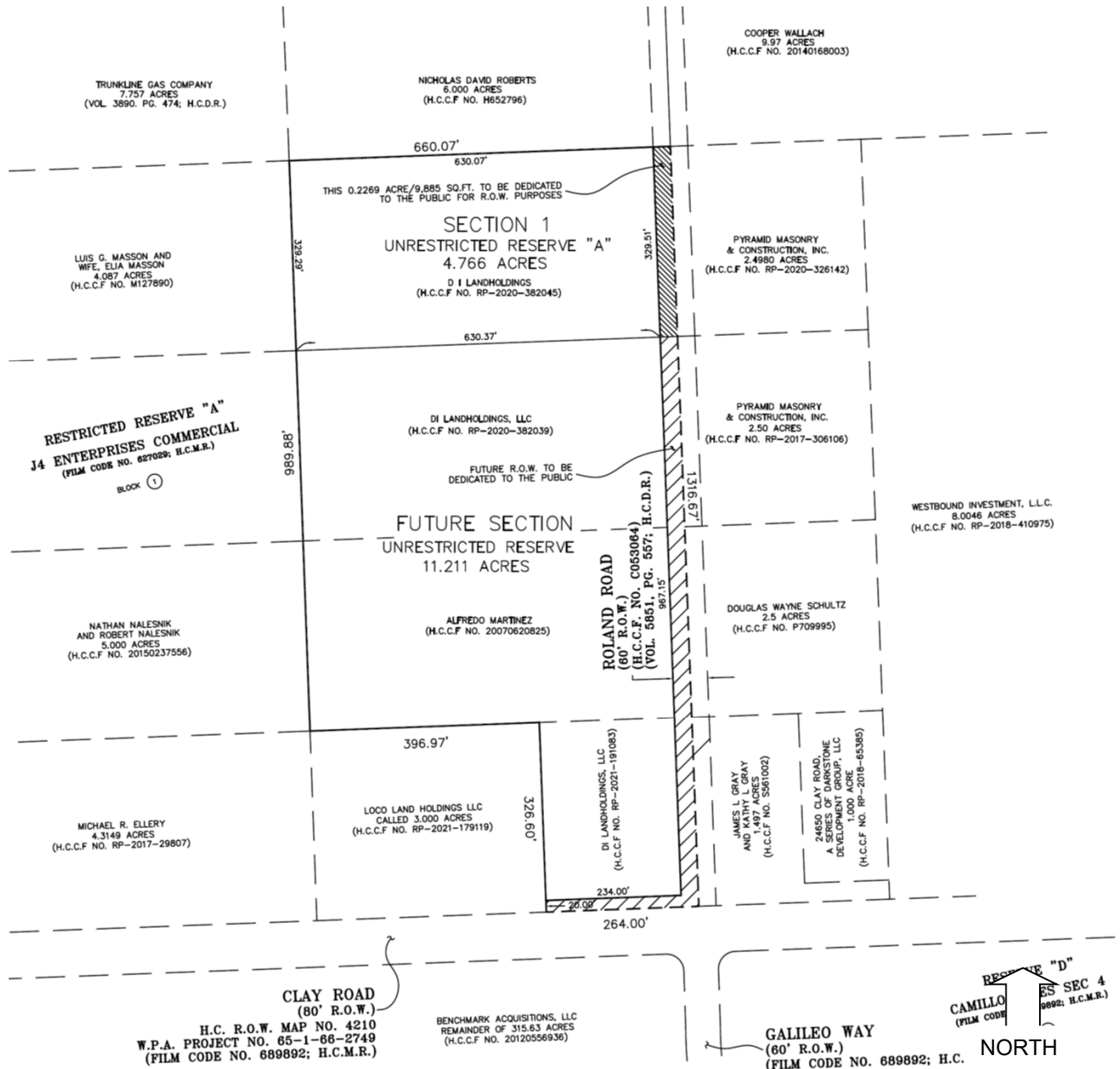
# ITEM: 155

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Martinez Reserve GP

Applicant: Texas Engineering And Mapping Company



D – Variances

Subdivision

# Houston Planning Commission

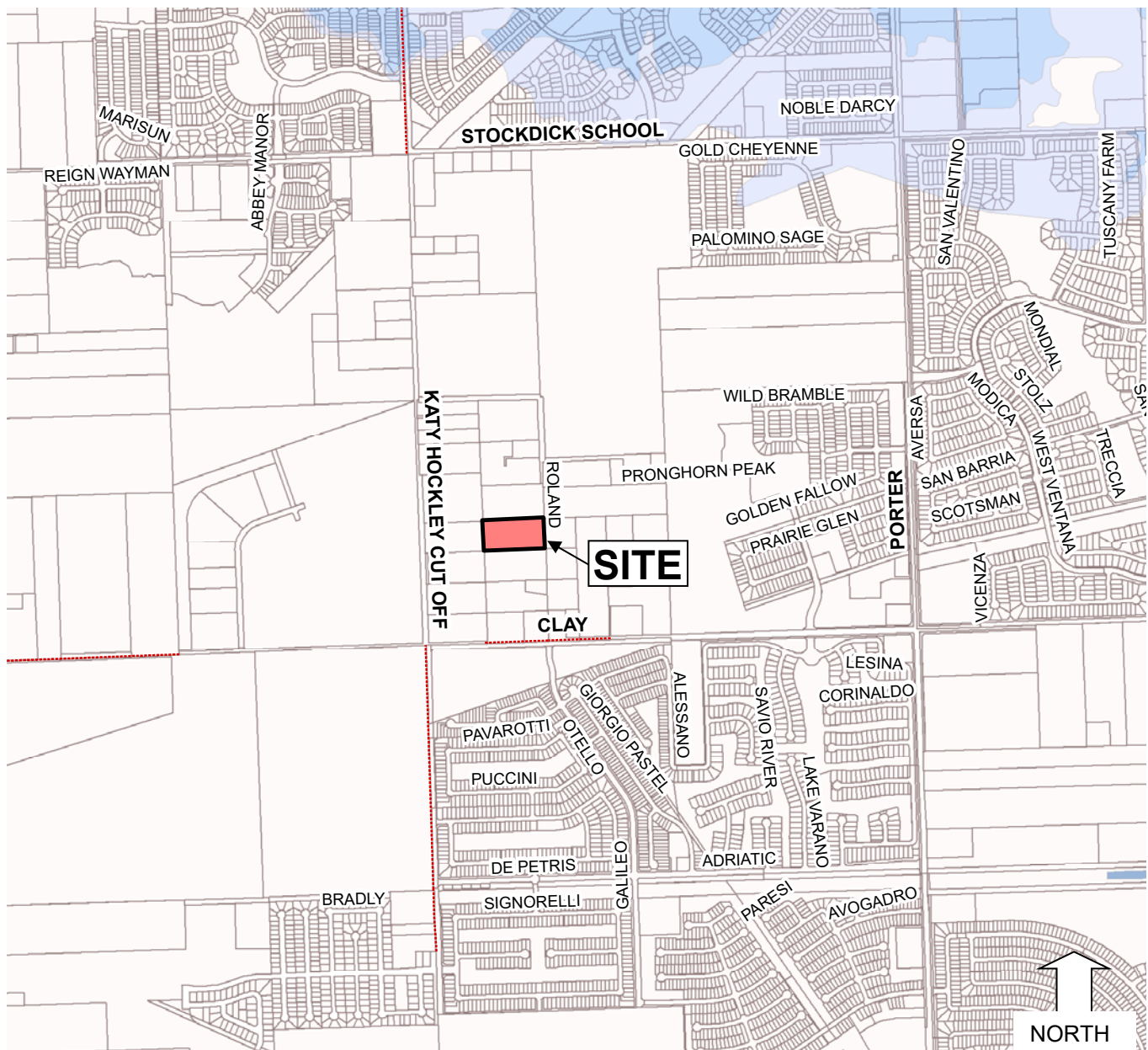
ITEM: 156

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Martinez Reserve Sec 1 (DEF 2)

Applicant: Texas Engineering And Mapping Company



D – Variances

Site Location

## Subdivision

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# Houston Planning Commission

## ITEM: 156

Planning and Development Department

Meeting Date: 07/22/2021

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Subdivision Name: Martinez Reserve Sec 1 (DEF 2)

Applicant: Texas Engineering And Mapping Company



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**D – Variances**

**Aerial**

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## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2021-1339

**Plat Name:** Martinez Reserve

**Applicant:** Texas Engineering And Mapping Company

**Date Submitted:** 06/11/2021

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:**

D I Holdings is seeking a variance from a local street intersection through the subject property.

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

### Statement of Facts

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

The proposed subdivision plat of Martinez Reserve currently shows this property as a single unrestricted reserve. The proposed use of this property is a trucking yard. This use is compatible with uses surrounding this property which are light industrial uses to the south, southwest (platted), and west. The northwest adjoiner is owned by Trunkline Gas Company for a sub-station with two pipelines projecting from the sub-station. One of these pipelines runs near the westerly line of the subject property. The adjoining property to the north is a 6-acre undeveloped tract. The historic use for tracts along Roland Road is for large 2.5 acre to 10 acre residential tracts. These tracts are now undergoing a transformation to light industrial uses. Katy Hockley Cut-Off Road is also a major thoroughfare that is located 610 feet west of the westerly line of this property. The block length requirement is 2,600 feet along this thoroughfare. With the current uses of the property to the west of this tract (southwest is platted as "J4 Enterprise Commercial", west is developed as a truck staging facility, and northwest is the Trunkline Gas Company's sub-station and pipelines) there is virtually no chance of a public road to project west of the subject property to connect to Katy Hockley Cut-Off Road. Furthermore, the northerly property line of the subject property is only 1,290 feet from the northerly right-of-way line of Clay Road (60' R.O.W.). Once Clay Road is widened, it will only be 1,270 feet which is 130 feet short of the 1,400-foot recommended block length. Although a public street west of Roland Road near the subject property is impractical, the most logical public street east of Roland Road is at about 1,900 feet north of Clay Road where a road/driveway currently exists. Katy Pointe GP (located +/- 1,300 feet east of Roland Road) shows a stub street at +/- 1,540 feet north of Clay Road. This would be 250 feet north of the subject property's north line. Projecting a public street to the west of Roland Road through this property would also encounter problems with pipelines and the said pipeline sub-station. These facilities are currently owned by Trunkline Gas Company and Momentum Pipeline Company. The combination of light industrial uses, pipelines, longer block length requirements along Katy Hockley Cut-Off Road, and the lack of large residential subdivisions or traffic generating development along Roland Road combine to make a great case for the approval of this variance. Requiring a public street through the subject property would create an undue hardship by depriving the applicant the use of their property for a public street that would only be a dead-end street. The dedication of an east-west public street would not benefit the subject property or any of the surrounding properties since this public street will never project through to Katy Hockley Cut-Off Road. Therefore, it would actually be detrimental to the applicant by using their valuable developable property, taking the property for the street off the tax roles, requiring public funds for maintenance of this dead-end street, and severely damaging the viability of this project.

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

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

The applicant did not create the circumstances leading to the request of this variance. The practicality of building a dead-end public street through this property is just not warranted.

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

The intent and purpose of this chapter will be preserved and maintained because adequate roads already exist for the subject and surrounding properties. Roland Road serves uses that are very low traffic generators and the intended use of the subject property as a boat and RV storage facility will also generate minimal traffic. Creating an east-west street that will never go through to Katy Hockley Cut-Off Road will do nothing to help traffic in this immediate area.

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

As stated above, Roland Road is more than adequate to handle the current low volume of traffic. This development will have minimal effect on the public health, safety, or welfare of this area since boat and RV storage facilities have very low turnover/traffic and will be highly monitored.

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

The applicant is requesting this variance because of the impracticality of a dead-end public street being built through the subject property. Although economic hardship is a consideration since building this street would be a waste of developable land and funds, it is not the sole reason this variance is being requested.

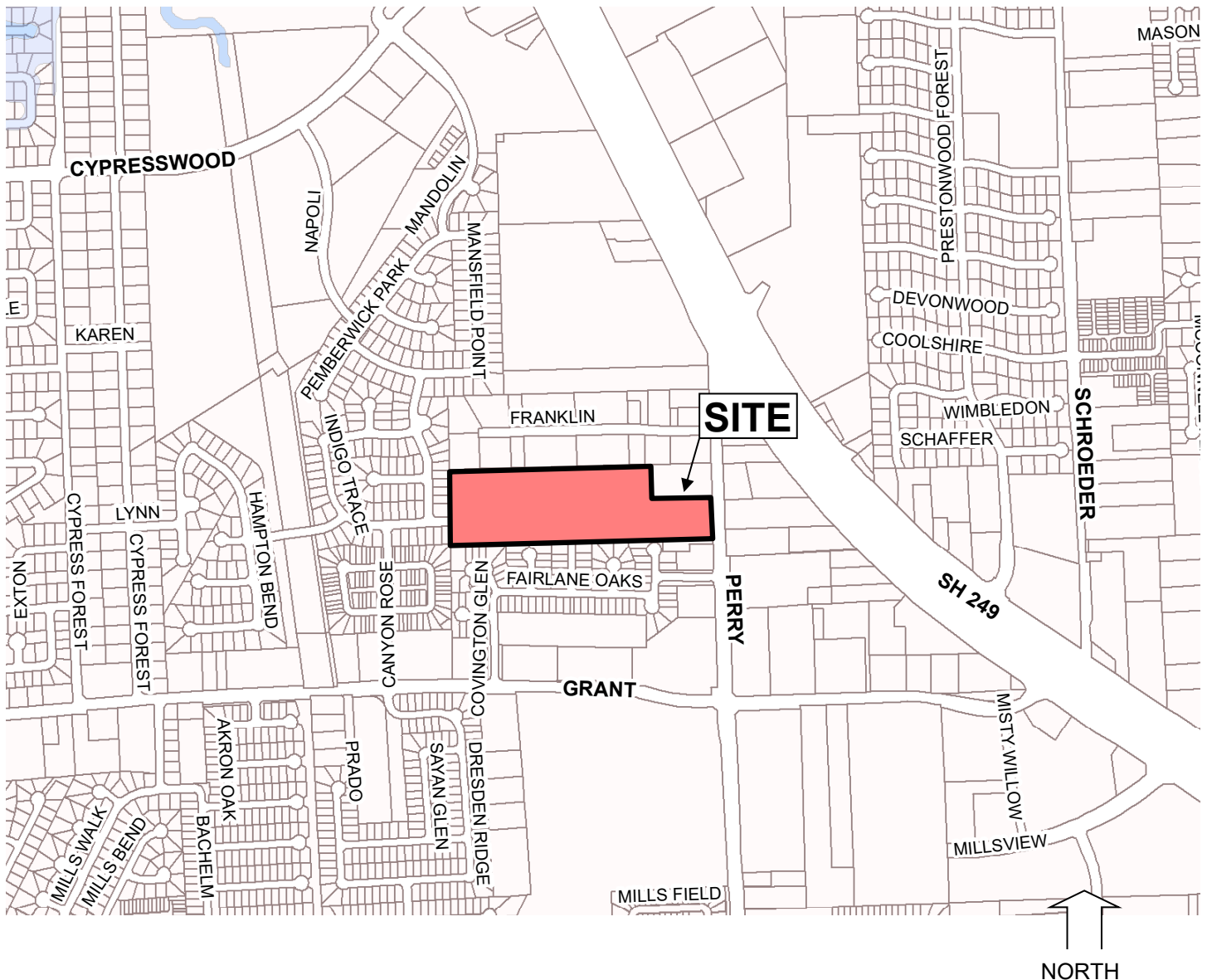
## Planning and Development Department

**ITEM: 158**

**Meeting Date: 07/22/2021**

**Subdivision Name: Perry Road GP (DEF 1)**

**Applicant: Windrose**



## D – Variances

## Site Location

# Houston Planning Commission

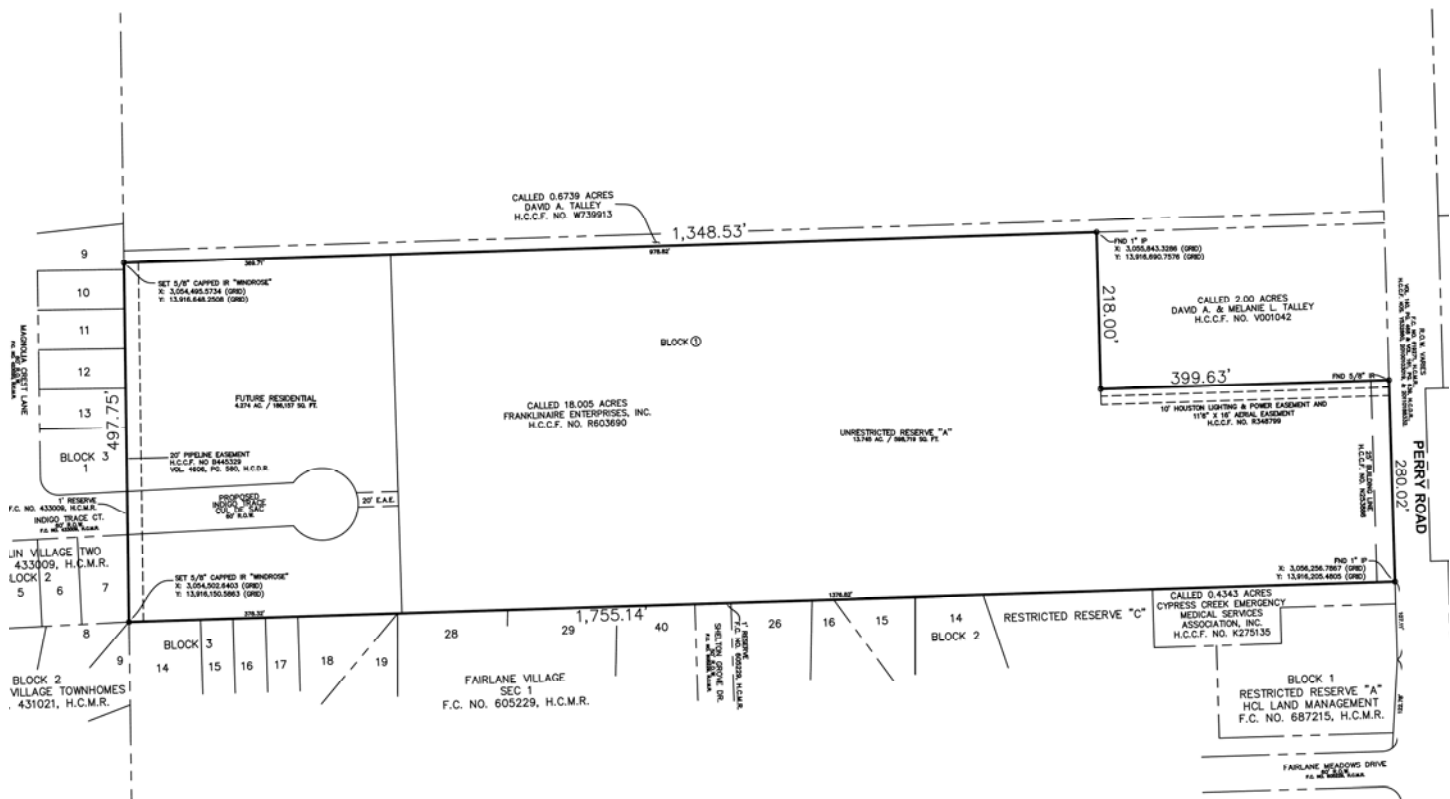
## ITEM: 158

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Perry Road GP (DEF 1)

Applicant: Windrose



D – Variances

Subdivision

# Houston Planning Commission

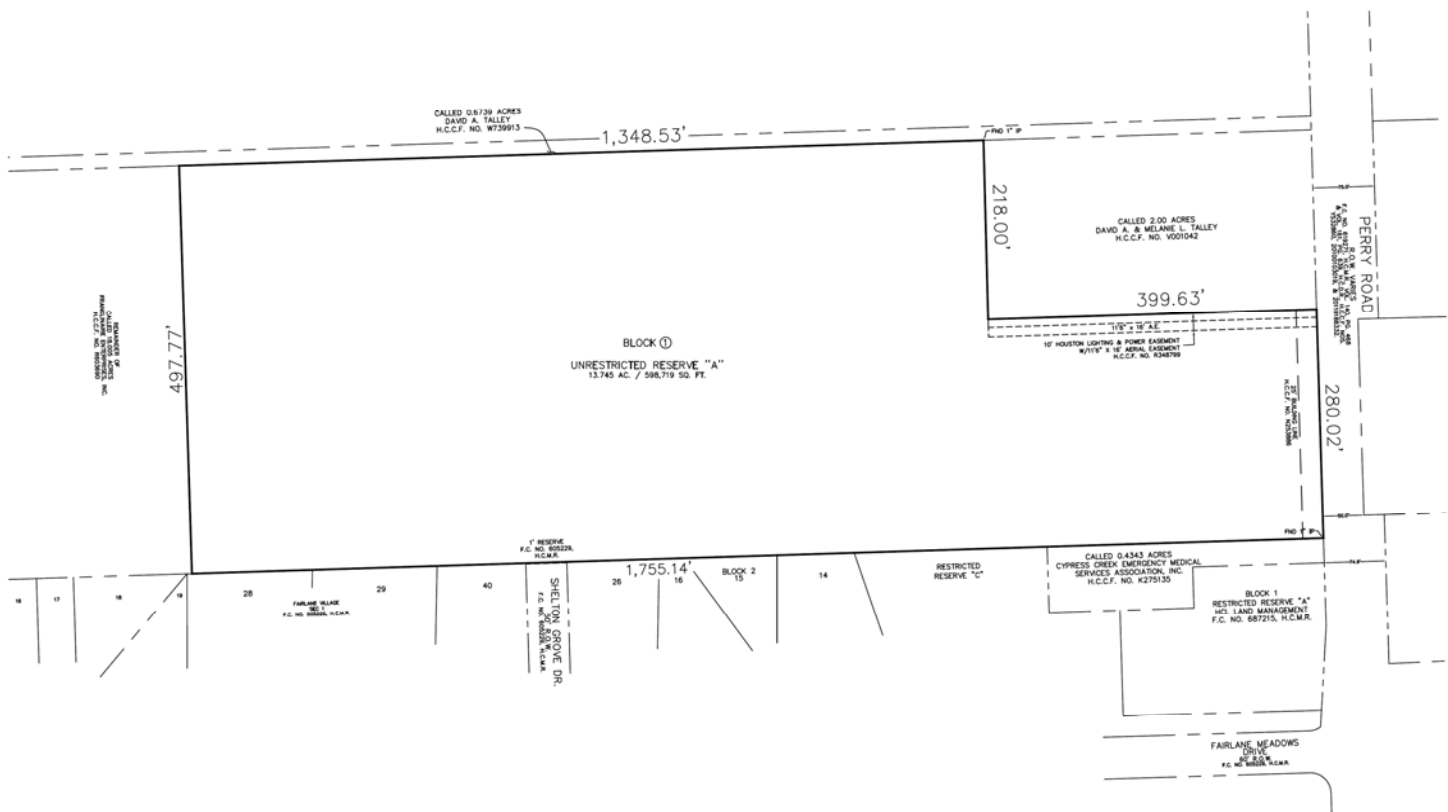
## ITEM: 157

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Perry Road Sec 1 (Def 2)

Applicant: Windrose



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 158

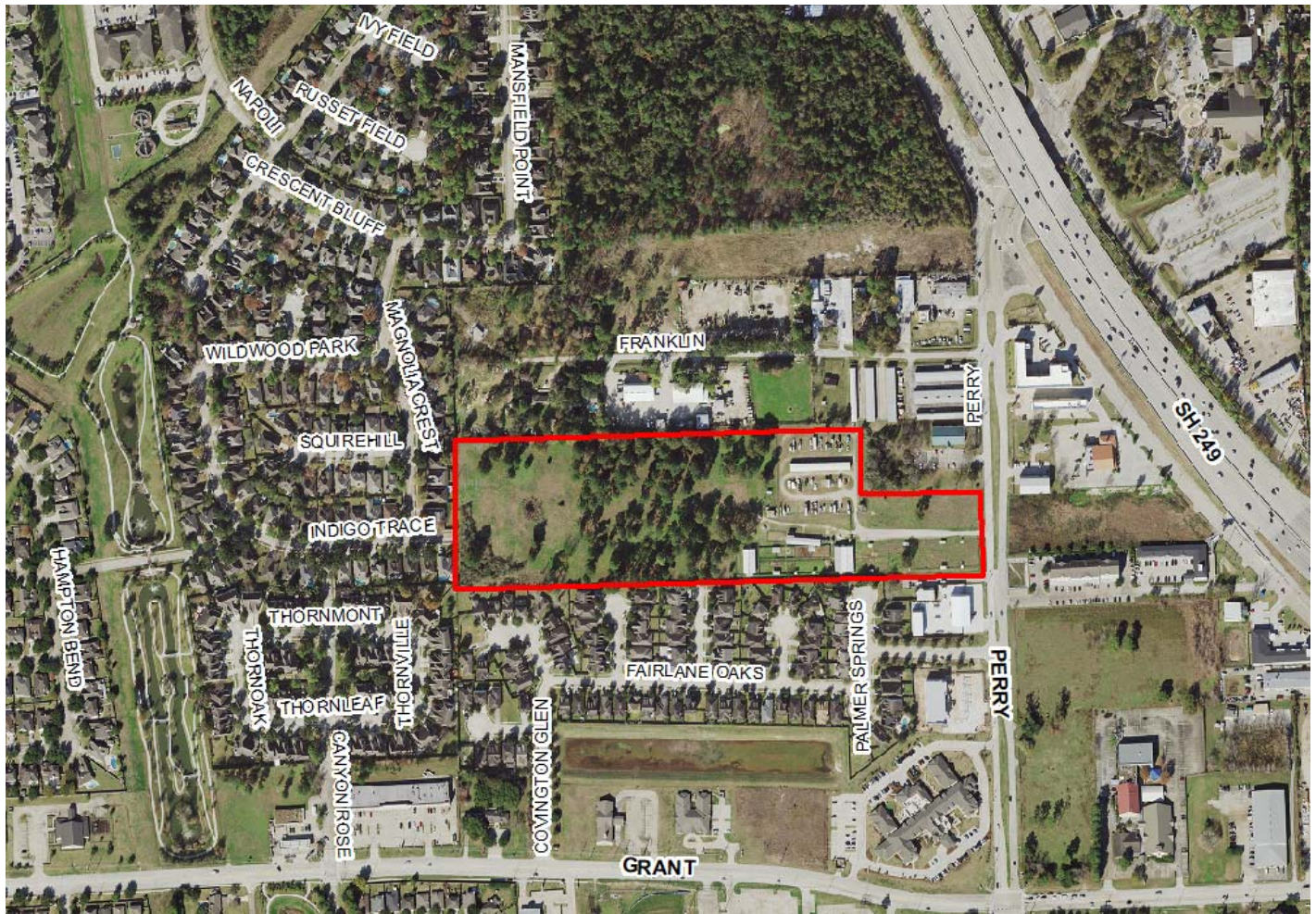
Planning and Development Department

Meeting Date: 07/22/2021

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Subdivision Name: Perry Road GP (DEF 1)

Applicant: Windrose



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**D – Variances**

**Aerial**

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## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2021-1462

**Plat Name:** Perry Road GP

**Applicant:** Windrose

**Date Submitted:** 06/25/2021

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:**

To not extend or provide a public street cul-de-sac at the terminus of Shelton Grove Lane.

**Chapter 42 Section:** 134 (a)

**Chapter 42 Reference:**

A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

### Statement of Facts

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

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

The proposed General Plan consists of 18 acres located on the west side of Perry Road approximately 970 feet south of the Tomball Parkway (SH 249). The applicant desires to construct a mixed-use project consisting of two sections: Section 1 being a multifamily complex consisting of nine residential buildings, a club house, a storm water detention facility, and various drive aisles and parking areas with sole resident access from Perry Road; Section 2 being a single-family residential development with sole resident access from Indigo Trace Court. There are two roadways that currently terminate along the subject tract's boundary - Indigo Trace Court on the west and Shelton Grove Drive on the south. The applicant is proposing to extend Indigo Tract Court into the site as a public right-of-way to provide access to the future single-family residential development. The multifamily complex will have emergency vehicle access only to this cul-de-sac via a private access easement. The applicant is requesting a variance from Section 42-134 (Street Extension) of the City's Code of Ordinances to leave Shelton Grove Drive as it currently exists, without an extension or turnaround. The justification for the request is the need to protect the health, safety, and welfare of the surrounding single-family residential areas. Extending Shelton Grove Drive or providing a turnaround on the applicant's property will have harmful effects on the surrounding land uses while providing no tangible benefit to traffic mobility.

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

The subject site is extremely viable for multifamily residential use. There are no use restrictions, and the property has excellent access to the Tomball Parkway via Perry Road. However, there are potential adverse effects that would be forced on the adjacent single-family areas if Shelton Grove Drive were extended or terminated in a public cul-de-sac. Indigo Trace Court was constructed as part of the Mandolin Village Two development. Most of the homes in the subdivision were built in the 2006-2007 timeframe. Functionally, the dead-end portion of Indigo Trace Court is only one lot deep following the intersection of Magnolia Crest Lane. The applicant's proposal will extend Indigo Trace Court into the subject site as the sole public street access point for the future single-family residential development. Once those lots are built out, there should be no issues with illegal dumping. Shelton Grove Drive is a completely different story. This street was constructed as part of the Fairlane Village Sec 1 development. Most of the homes in the subdivision were also built in the 2006-2007 timeframe. The applicant is proposing to leave Shelton Grove Drive as it currently exists, without a turnaround or extension into the subject property. The justification for the variance request is to prevent the new cul-de-sac from becoming a dangerous nuisance to the community. Unlike the extension of Indigo Trace Court, this cul-de-sac will be isolated without any adjacent homes and will immediately become a haven for illegal dumping and

staging of criminal activity. These conditions are not self-imposed by the applicant and form a solid basis for the requested variance.

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

By granting the variances, the City will enable the applicant to achieve the highest and best use of the land while mitigating the negative impacts of the multifamily development on the surrounding single-family areas. Extending Indigo Trace Court into the site as a public right-of-way provides the access needed for the future single-family lots and emergency vehicle access for the multifamily residents. Restricting the multifamily facility's access to emergency vehicles only will protect the development character of the adjacent neighborhood. Preventing a new public cul-de-sac along Shelton Grove Drive will avoid an obvious threat to the adjacent neighborhood to the south. The requested variance results in a definite benefit to the general public, which is in harmony with the intent and general purposes of the City's Code of Ordinances.

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

The street extension is not needed to address intersection spacing requirements and it will provide no tangible benefit to the public in terms of regional mobility. The single-family residential areas to the south have access to Perry Road (and ultimately Tomball Parkway/SH 249) through Fairlane Meadows Drive. They have access to Grant Road through Fairlane Oaks Drive and Canyon Rose Lane. The single-family residential areas to the west have access to Cypresswood Drive through Mandolin Drive and Napoli Drive. The applicant's design addresses the health, safety, and general welfare of the new single-family and multifamily residents as well as the existing, adjacent single-family neighborhoods. By taking emergency vehicle access only from a public access easement connecting to Indigo Trace Court, the multifamily complex is protected in the event of an emergency ingress/egress requirement, but residents are prohibited from using the street network as cut-throughs to Cypresswood to the north and Grant to the south. One of the most important components of preserving the safety of the surrounding area is not requiring the extension of Shelton Grove Drive. Without the variance, the applicant would have to extend Shelton Grove Drive and terminate it within their property as a cul-de-sac. This new public right-of-way would be open and available for illegal dumping and unmonitored parking that would surely result in increased criminal activity in the area. The extension and cul-de-sac would also create an additional maintenance burden for the City, who would be left with the responsibility of frequently cleaning and policing this isolated area. Note that the Indigo Trace Court extension will not be isolated following the development of the single-family residential component during the second phase.

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

Economic hardship is not the justification for the variance. Unusual physical characteristics affect the site and make the extension or termination in a cul-de-sac of Shelton Grove Drive a threat to the safety and welfare of the adjacent communities and contrary to the best interests of the general public. Granting the variance is the best course of action as it enables reasonable use of the land and ultimately the construction of a multifamily facility that is compatible with the surrounding area.

# Houston Planning Commission

**ITEM: 159**

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Richmond Apartments (DEF 1)

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



**D – Variances**

**Site Location**

# Houston Planning Commission

## ITEM: 159

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Richmond Apartments (DEF 1)

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



### D – Variances

### Subdivision

# Houston Planning Commission

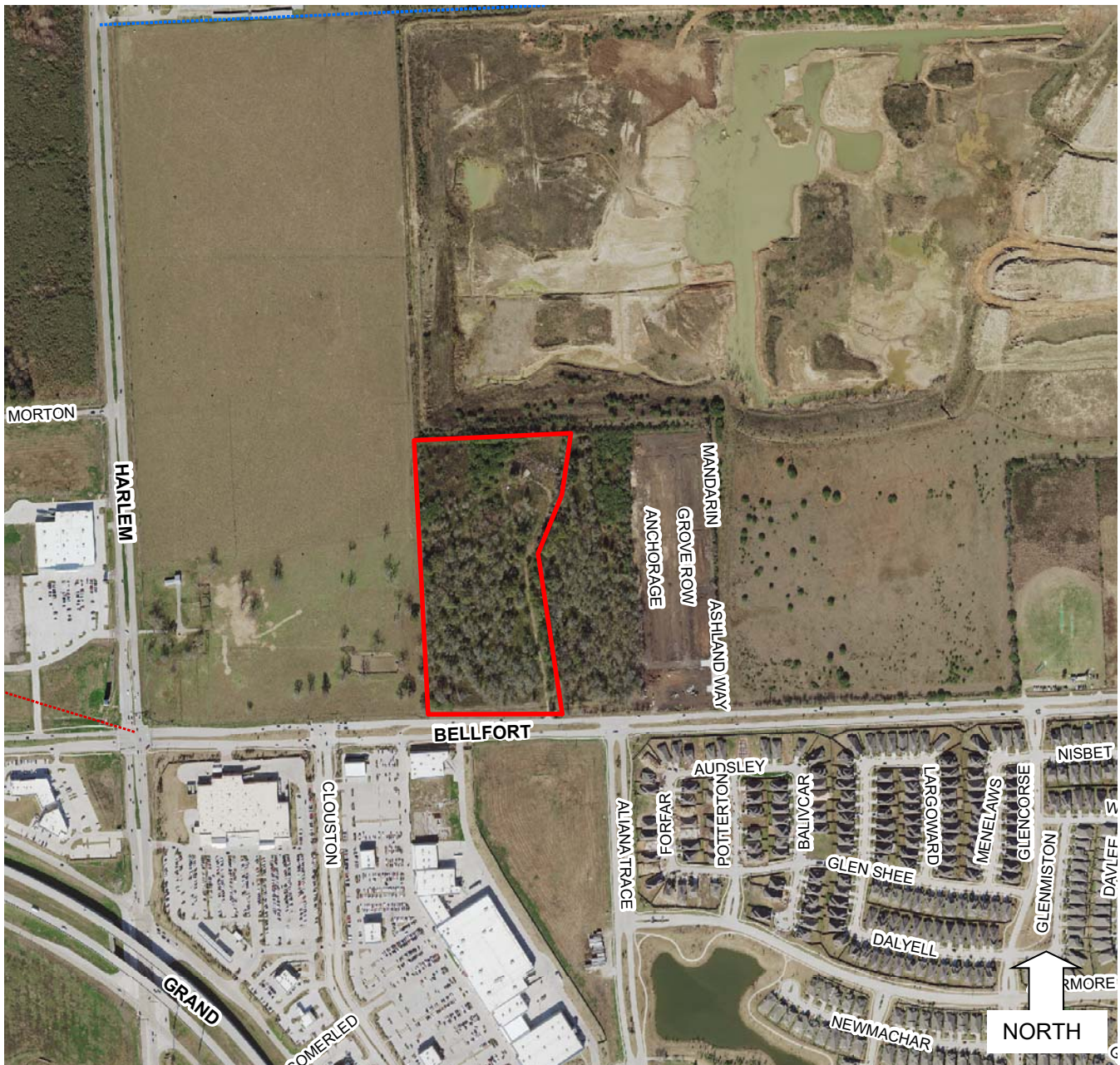
ITEM: 159

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Richmond Apartments (DEF 1)

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



D – Variances

Aerial



**Application Number:** 2021-1527

**Plat Name:** Richmond Apartments

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

**Date Submitted:** 06/28/2021

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:**

To allow an excessive intersection spacing along the north side of major thoroughfare West Belfort of approx. 5,500' from Harlem Road to Westmoor Drive.

**Chapter 42 Section:** 127

**Chapter 42 Reference:**

Sec. 42-127. – Intersections of Major Thoroughfares (a) A Major Thoroughfare shall intersect with a public street, a collector street or another major thoroughfare at least every 2,600 feet.

### Statement of Facts

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

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

Richmond Apartments is a proposed mixed single family and multi family development on approx. 18-acres of land on the north side of West Belfort between Harlem Road and Westmoor Drive. Directly north of the tract is a large landfill of approx. 205 acres. The natural ground elevation of the proposed development is about 92' and the landfill has an average elevation of about 65'; almost 30' below the proposed development. Extending a public street north through the proposed development is infeasible due to the existing landfill and extreme elevation difference. Furthermore, the proposed development is situated within a grid of existing thoroughfares and collectors and a future east-west collector north of the landfill.

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

The existing landfill has been in use for many decades, as shown by the depth of the current excavation, thereby inhibiting any street extension through the landfill and therefore is not the result of a hardship created or imposed by the applicant.

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

With the proposed Richmond Apartments development situated within the major thoroughfare grid and not providing a public street to a 30' hole in the ground, the intent and general purposes of this chapter are preserved and maintained.

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

By not providing a public street that could only dead end into the landfill and that could potentially encourage illegal dumping and trespassing onto the landfill, the granting of this variance will not be injurious to the public health, safety or welfare.

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

The surrounding thoroughfare grid and the barrier imposed by the adjoining landfill is the justification of this request not an economic hardship imposed by the applicant.

# Houston Planning Commission

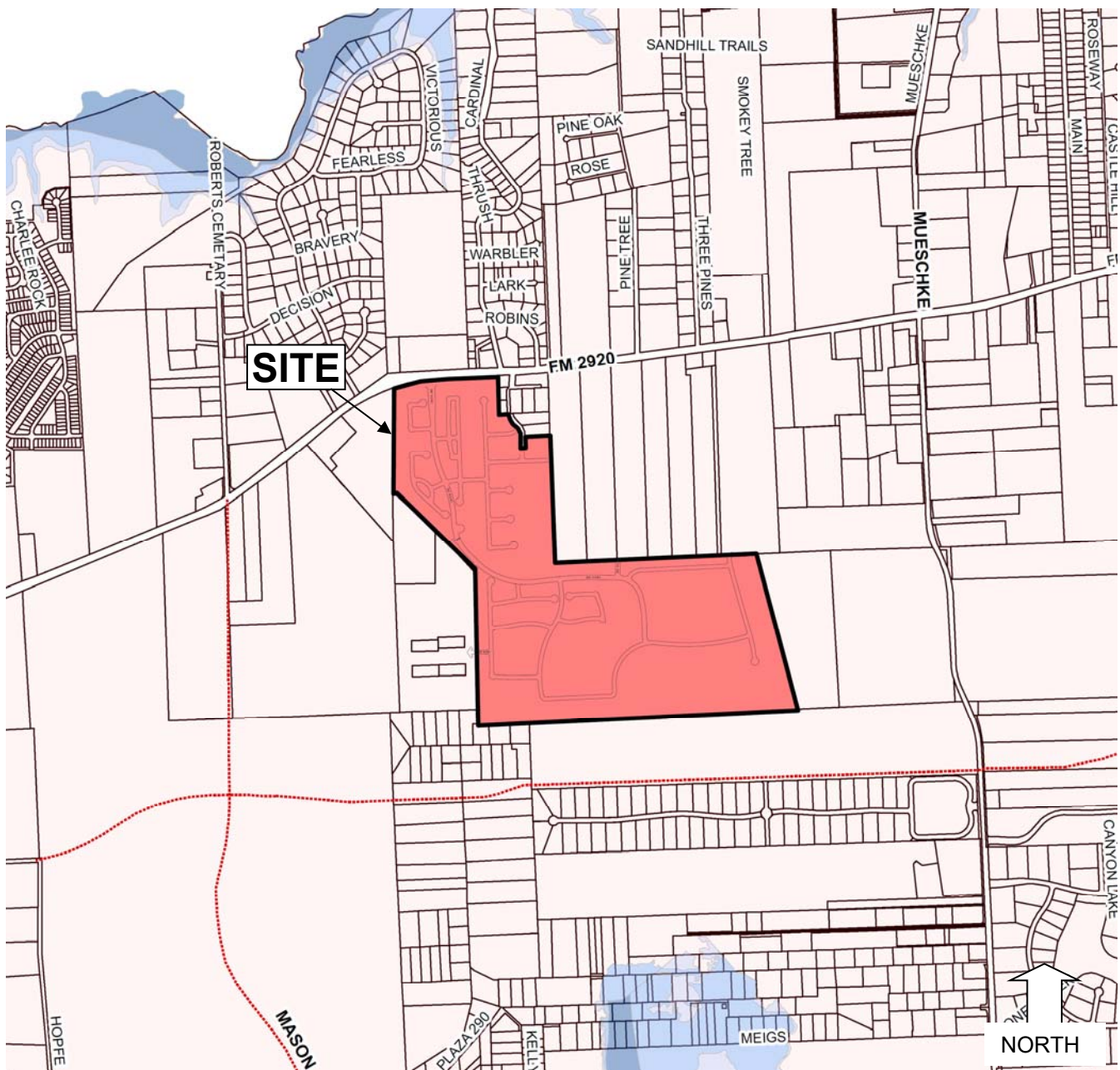
**ITEM: 160**

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Sorrella GP (DEF 1)

Applicant: Meta Planning + Design LLC



**D – Variances**

**Site Location**

# Houston Planning Commission

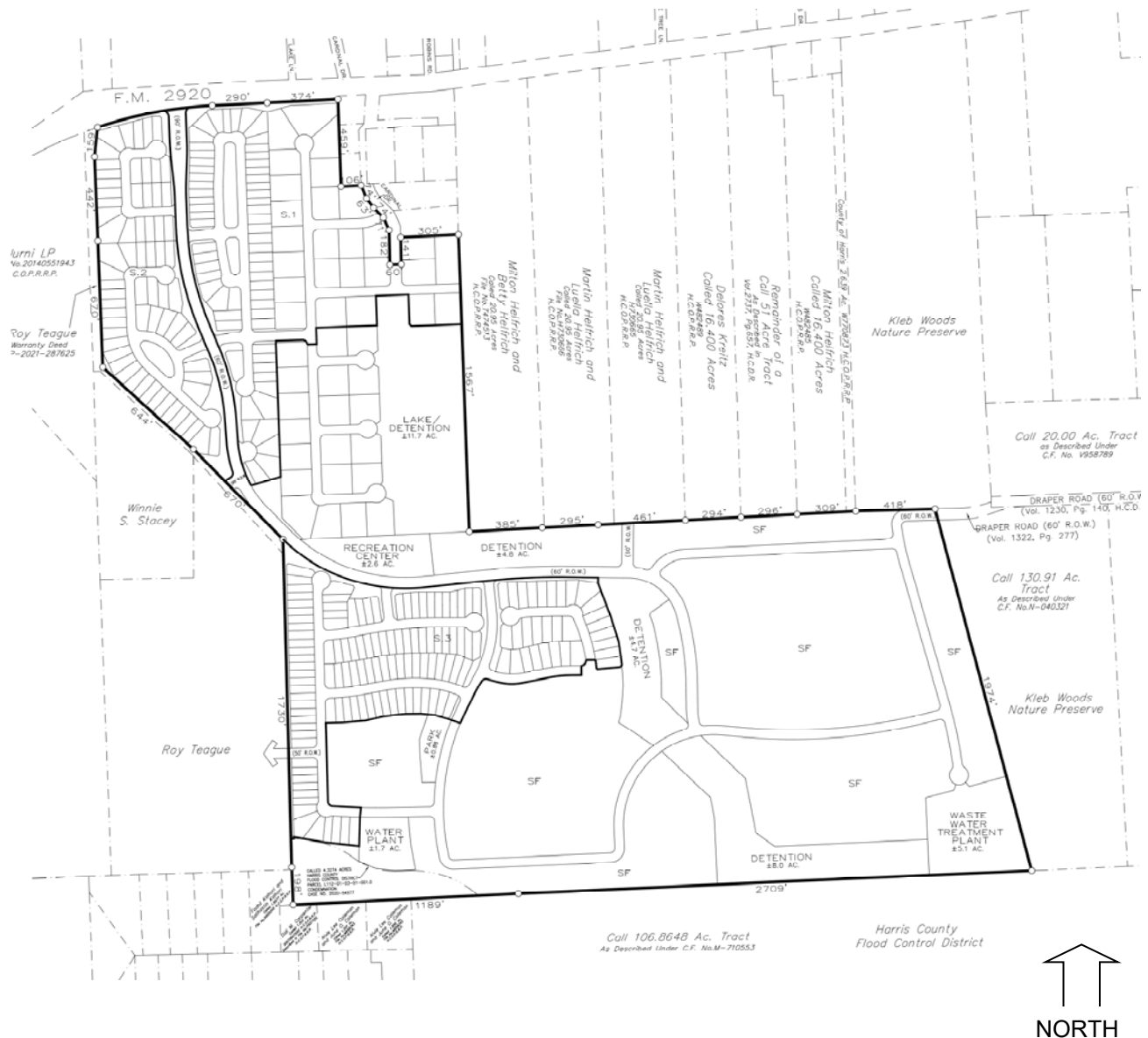
## ITEM: 160

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Sorrella GP (DEF 1)

Applicant: Meta Planning + Design LLC



### D – Variances

### Subdivision

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# Houston Planning Commission

## ITEM: 160

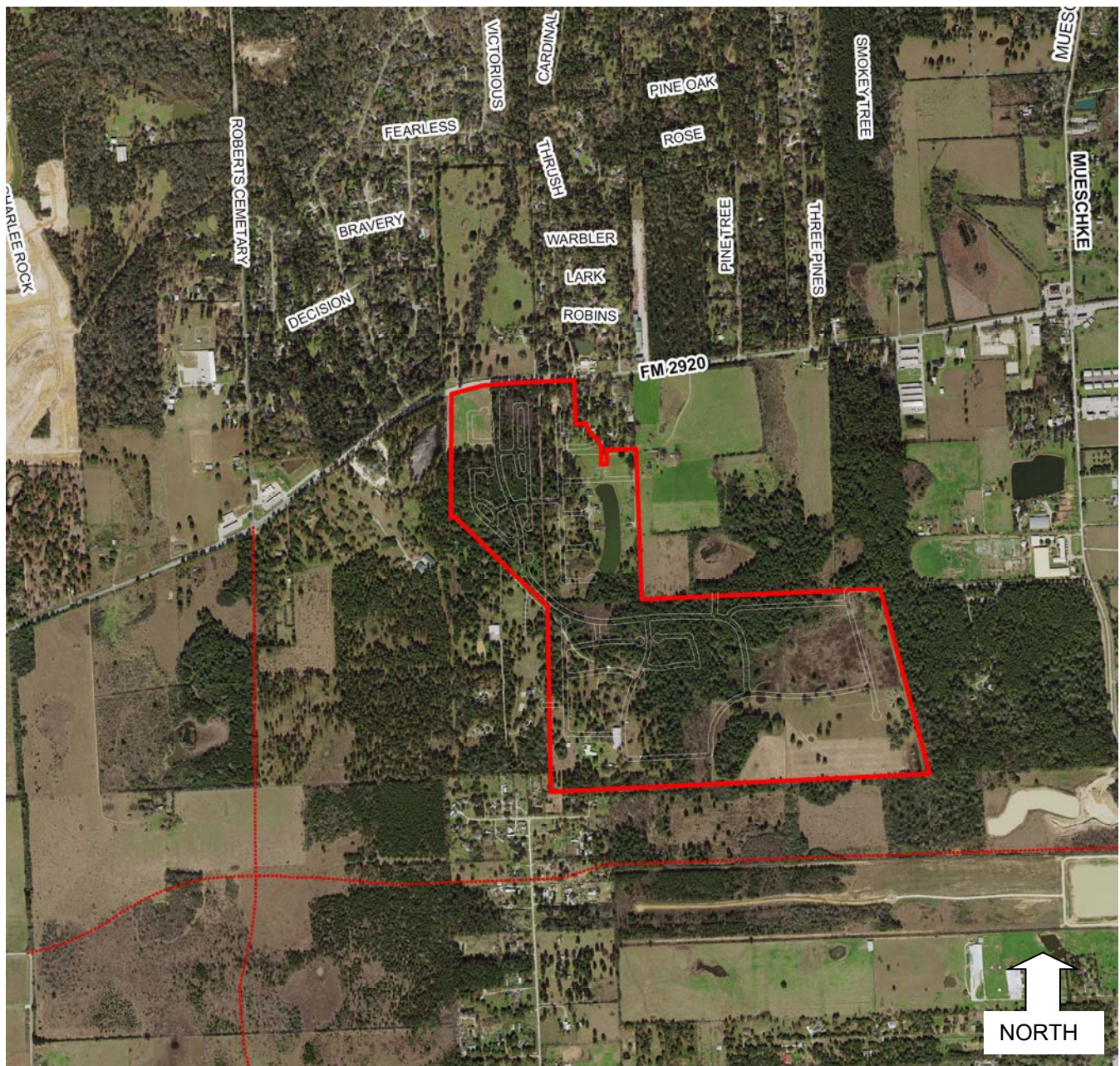
Planning and Development Department

Meeting Date: 07/22/2021

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Subdivision Name: Sorrella GP (DEF 1)

Applicant: Meta Planning + Design LLC

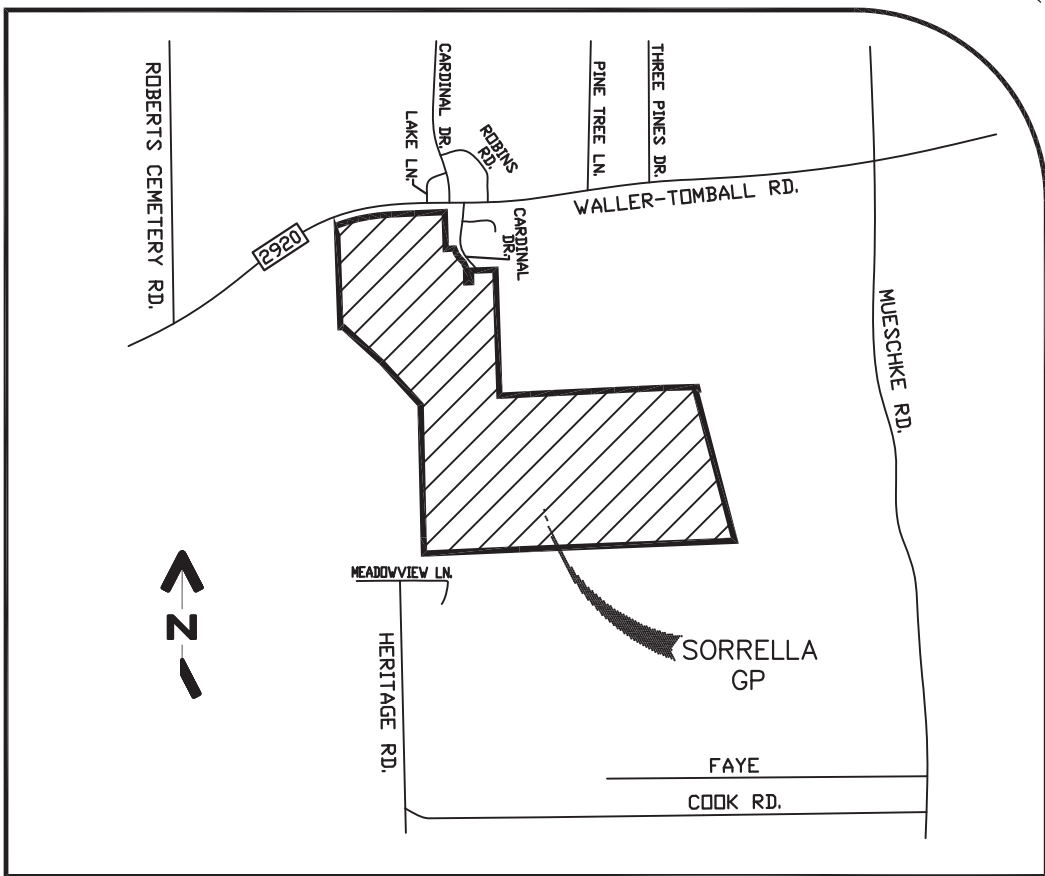


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**D – Variances**

**Aerial**

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Vicinity Map



GENERAL NOTE:

- 1.) ALL RIGHTS- OF- WAY ARE FIFTY (50') IN WIDTH UNLESS OTHERWISE NOTED.
- 2.) ALL CUL-DE-SAC RADII ARE FIFTY (50') FEET UNLESS OTHERWISE NOTED.

A GENERAL PLAN OF

# SORRELLA

BEING 242.9± ACRES OF LAND

OUT OF THE  
ABRAHAM ROBERTS LEAGUE, A-63  
THOMAS J. NICHOLS SURVEY, A-606  
HARRIS COUNTY, TEXAS

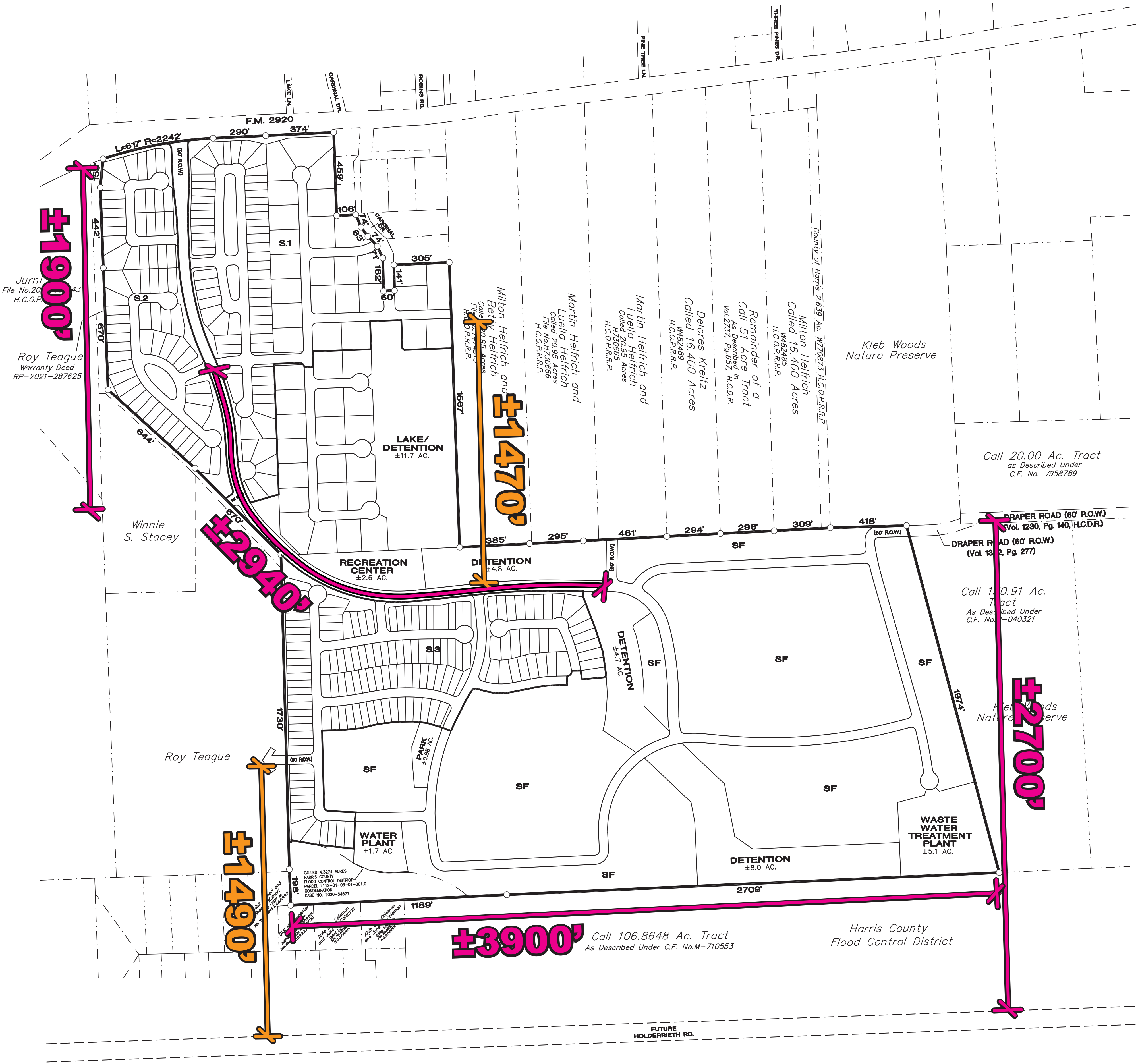
OWNER:  
M/I HOMES OF HOUSTON  
PLANNER:



24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
Tel: 281-810-1422

SCALE: 1" = 300'  
0 150 300 600

MAY 17, 2021  
MTA# 69001



DISCLAIMER AND LIMITED WARRANTY

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCE NO. 1989-262 IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF HOUSTON PLANNING COMMISSION. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.



**Application Number:** 2021-1554

**Plat Name:** Sorrella GP

**Applicant:** Meta Planning + Design LLC

**Date Submitted:** 06/28/2021

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:**

To allow an intersection spacing of  $\pm 1,900'$  along the western project boundary between FM 2920 and a proposed stub street in the subject site.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

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

### Statement of Facts

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

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

Sorrella is a new single-family residential development located in northwest Harris County along FM 2920 between Mueschke Road and future Mason Road. The site is bounded by FM 2920 on the north, assorted large acreage tracts and unrecorded subdivisions to the east and west, and a HCFCD regional detention basin to the south. The Kleb Woods Nature Preserve owned by Harris County forms the far-eastern site boundary. West of the Sorrella GP boundary are a handful of larger acreage tracts that take access to FM 2920 through individual driveways. Immediately west is a large tract owned by Roy Teague containing several family homesites within it. These tracts share a driveway with another adjacent tract owned by Winnie Alwazzan, aka Winnie S. Stacey. There is a small strip of land owned by Roy Teague which connects the Teague family's driveway to FM 2920. Winnie S. Stacey also has access easement rights on that strip of land. The driveway providing access to the Teague family homes and the Winnie S. Stacey property is existing on that narrow strip. The subject application proposes not to extend a stub street into the strip of driveway property owned by Roy Teague for a distance of approximately 1900' from FM 2920. In this distance, the driveway strip falls between the subject site and a third-party owner: either Jurni LP on the north half, or Winnie S. Stacey on the south half. Where multiple owners are involved, all three (Roy Teague & family, Winnie S. Stacey, and Jurni LP) must be developed simultaneously in order for the driveway strip to be used for anything other than a driveway (i.e. residential lots or etc.), and at least two (Roy Teague and either Jurni LP or Winnie S. Stacey) must redevelop simultaneously in order for a stub from the subject site to be extended at all. It would be illogical and impractical to provide a stub street into the driveway property strip. Instead, the subject site proposes to extend a stub street immediately across from the entry gate of the Teague family's private property, near the end of the access strip. If the Teague family does redevelop, this stub street could be extended into the Teague property without disrupting access for Winnie S. Stacey nor depending on development of a second player (either the Jurni LP site or Winnie S. Stacey) for a stub street to be extended.

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

The existing property configurations and driveway access needed by the adjacent landowners are the circumstances supporting the granting of the variance.

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

The proposed stub street location is the most likely to be extended and will therefore preserve and maintain the intent and general purposes of this chapter.

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

The granting of the variance will not create any unsafe traffic conditions nor deprive any owner of their public street access, and is therefore not injurious to the public health, safety, or welfare.

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

The driveway access rights and adjacent property configurations are the justification for the granting of the variance.



**Application Number:** 2021-1554

**Plat Name:** Sorrella GP

**Applicant:** Meta Planning + Design LLC

**Date Submitted:** 06/28/2021

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:**

To allow an intersection spacing of  $\pm 2,940'$  along an internal collector street within the GP boundary.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

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

### Statement of Facts

**(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;**

Sorrella is a new single-family residential development located in northwest Harris County along FM 2920 between Mueschke Road and future Mason Road. The site is bounded by FM 2920 on the north, assorted large acreage tracts and unrecorded subdivisions to the east and west, and a HCFCD regional detention basin to the south. The Kleb Woods Nature Preserve owned by Harris County forms the far-eastern site boundary. The subject site is in the shape of an "L", with the northern portion being the smaller portion of the tract. Within the smaller northern portion is an existing lake, which runs parallel to the eastern boundary. This lake will be utilized as detention for the development and will outfall to the south through a system of drainage channels and detention ponds on their way to the HCFCD regional detention basin. The subject application proposes a collector street, which will provide access to the site from FM 2920. This collector street will run south and turn to the east as it enters the lower portion of the tract. Along the east side of the north-south portion of the collector street, local streets are being proposed with a stub street along the eastern boundary. This stub will provide a connection to the properties to the east when they develop. The lower of the two east-west local street intersections along the collector will be  $\pm 2937'$  from a north-south stub street located along the north side of the collector street in its east-west configuration. The proposed north-south stub street will also provide access to the eastern properties upon their development. The location of this north-south stub street is in response to the drainage system proposed for the development. As all drainage of the property must move in a southeastern direction, conveyance channels must be provided in the proposed locations to safely move water from the existing lake toward the regional detention basin, which prohibits the possibility of a north-south stub street further west along the collector street.

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

The existing property configurations, drainage and land uses are the circumstances supporting the granting of the variance.

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

The proposed east-west and north-south stub streets preserve and maintain the intent of the chapter.

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

The granting of the variance will not create any unsafe traffic conditions nor create any undue burden on traffic circulation or stormwater conveyance, and is therefore not injurious to the public health, safety, or welfare.

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

The adjacent existing property configurations and necessary drainage are the justification for the granting of the variance.



Application Number: 2021-1554

Plat Name: Sorrella GP

Applicant: Meta Planning + Design LLC

Date Submitted: 06/28/2021

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:**

To allow an intersection spacing of  $\pm 3,900'$  along the southern project boundary by providing no stub streets to the south.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

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

### Statement of Facts

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

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

Sorrella is a new single-family residential development located in northwest Harris County along FM 2920 between Mueschke Road and future Mason Road. The site is bounded by FM 2920 on the north, assorted large acreage tracts and unrecorded subdivisions to the east and west, and a HCFCD regional detention basin to the south. The Kleb Woods Nature Preserve owned by Harris County forms the far-eastern site boundary. South of the GP boundary is land owned by the Harris County Flood Control District for a regional detention basin. This regional detention comprises the majority of the southern boundary of the subject site, for approximately  $\pm 2920'$  along the southeast. At the southwest, HCFCD has condemned the remaining  $\pm 980'$  to the property corner of the subject site to convey stormwater from the properties west of the GP, through the subject site and on to the regional detention facility. Thus the entire southern boundary of the subject application is encumbered by regional drainage and detention requirements in various forms. Additionally, the subject application is proposing to convey all stormwater to the regional detention basin through a large drainage channel which will run roughly north-south through the subject site and then parallel to the regional detention facility. As the entire southern boundary of the subject site is encumbered by drainage facilities, the application proposes to not provide any stub streets to the south. Future major thoroughfare Holderrieth Road south of the regional basin will eventually carry regional east-west traffic, while local connections east and west from the subject site are addressed separately within this application.

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

The existing property configurations and land uses are the circumstances supporting the granting of the variance.

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

The connections to FM 2920, Mueschke Road via Draper Road and proposed stub streets will allow local traffic a circulation route and will therefore preserve and maintain the intent and general purposes of this chapter.

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

The granting of the variance will not create any unsafe traffic conditions nor create any undue burden on the regional detention. The granting of the variance will enable Harris County Flood Control a way to safely move stormwater away from residential areas to ensure safety from flooding for the area, and is therefore not injurious to the public health, safety, or welfare.

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

The adjacent existing property configurations are the justification for the granting of the variance.



Application Number: 2021-1554

Plat Name: Sorrella GP

Applicant: Meta Planning + Design LLC

Date Submitted: 06/28/2021

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:**

To allow an intersection spacing of  $\pm 2,700'$  along the eastern GP Boundary between existing Draper Road and future Holderrieth Road.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

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

### Statement of Facts

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

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

Sorrella is a new single-family residential development located in northwest Harris County along FM 2920 between Mueschke Road and future Mason Road. The site is bounded by FM 2920 on the north, assorted large acreage tracts and unrecorded subdivisions to the east and west, and a HCFCD regional detention basin to the south. To the far east, the subject site abuts the Kleb Woods Nature Preserve, owned by Harris County. A local street, Draper Road, extends from Mueschke Road into the Preserve. Draper Road is dedicated by deed to extend to the subject site to provide a street connection and secondary access point through the Preserve. No other access points are feasible through the nature preserve, which by definition must avoid street traffic and development wherever possible. South of the preserve is a HCFCD regional detention basin project. Major thoroughfare Holderrieth Road will eventually extend through this site, according to basin plans which allow for the future 100' ROW along the southern boundary of the basin. The distance from Draper Road to the future northern ROW line of Holderrieth Road is approximately 2,700'. No other streets to the east are possible in this distance.

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

The existing property configurations and land uses are the circumstances supporting the granting of the variance.

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

The connection to Draper Road will allow local traffic a circulation route to Mueschke Road on the east while minimizing impacts to the nature preserve, and will therefore preserve and maintain the intent and general purposes of this chapter.

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

The granting of the variance will not create any unsafe traffic conditions nor create any undue burden on the nature preserve, and is therefore not injurious to the public health, safety, or welfare.

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

The limited access of the nature preserve and the adjacent existing property configurations are the justification for the granting of the variance.



Application Number: 2021-1554

Plat Name: Sorrella GP

Applicant: Meta Planning + Design LLC

Date Submitted: 06/28/2021

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. 42-48 and Sec. 42-82)

**Specific requirement for which the special exception is being sought:**

To allow an intersection spacing of  $\pm 1,490'$  along the boundary of the subject tract, between a proposed stub street in the subject site and future Holderrieth Road to the south of the site.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

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

### Statement of Facts

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

Sorrella is a new single-family residential development located in northwest Harris County along FM 2920 between Mueschke Road and future Mason Road. The site is bounded by FM 2920 on the north, assorted large acreage tracts and unrecorded subdivisions to the east and west, and a HCFCD regional detention basin to the south. The Kleb Woods Nature Preserve owned by Harris County forms the far-eastern site boundary. To the southwest, the subject site borders the Roy Teague tract for approximately 2,165'. Two stub streets are proposed into the Roy Teague property. The northern stub is located approximately across from the Teague family's driveway gate, off the Sorrella collector street. The southern stub is proposed within a future residential section of the subject site. These two stub streets are about  $\pm 1,370'$  apart from each other. Further south, the corner of the subject site abuts the northern-most corner of the Rosehill Ranchettes neighborhood, an unrecorded subdivision. Major thoroughfare Holderrieth Road is projected to extend across this neighborhood. Since Holderrieth Road has a 100'-wide corridor of future ROW set aside in the adjacent HCFCD regional detention basin site, its alignment through Rosehill Ranchettes Sec 2 is easily projected and measurable. Future Holderrieth Road will be about  $\pm 1,490'$  south of the southern stub street in the subject site, which is about a 6% deviation from the required 1,400' intersection spacing and is not disproportionate to the requirements for local street intersection spacing.

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

The proposed special exception will provide a stub street approximately  $\pm 1,490'$  north of the route of a future major thoroughfare. These future street routes together achieve the results contemplated by the standards of this Chapter.

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

The proposed modification is a 6% deviation from the standard and is not disproportionate.

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

The intent and general purposes of this chapter are preserved and maintained by the future street network and will not be damaged by the granting of this special exception.

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

The granting of the special exception will not frustrate local traffic circulation nor create any unsafe traffic conditions, and will therefore not be injurious to the public health, safety, or welfare.



**Application Number:** 2021-1554

**Plat Name:** Sorrella GP

**Applicant:** Meta Planning + Design LLC

**Date Submitted:** 06/28/2021

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

**Specific requirement for which the special exception is being sought:**

To allow an intersection spacing of  $\pm 1,470$  between a proposed stub street and a proposed collector street within the project boundary.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

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

### Statement of Facts

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

Sorrella is a new single-family residential development located in northwest Harris County along FM 2920 between Mueschke Road and future Mason Road. The site is bounded by FM 2920 on the north, assorted large acreage tracts and unrecorded subdivisions to the east and west, and a HCFCD regional detention basin to the south. The Kleb Woods Nature Preserve owned by Harris County forms the far-eastern site boundary. The subject site is in the shape of an "L", with the northern portion being the smaller portion of the tract. Within the smaller northern portion is an existing lake, situated adjacent to and roughly parallel along the eastern boundary. This lake will be utilized as detention for the development and will outfall to the south through a system of drainage channels and detention ponds on their way to the HCFCD regional detention basin. An east-west stub street is proposed north of the existing lake out to the eastern boundary of the northern portion of the GP. Because of the location of the existing lake, the stub street cannot be moved further south. The subject development is proposing an internal collector street for better access from FM 2920 down into the south half of the "L" shape of the property. At the corner of the "L", this collector street falls roughly parallel to the above-mentioned stub street where it passes the boundary corner. The collector street cannot be pushed further north as the detention and drainage channels are located at the corner to provide drainage for the existing lake and for the residences located within the northern portion of the tract. This conveyance of stormwater will drain in a southeastern direction toward the regional detention basin. The distance between the east-west stub street and the collector street is  $\pm 1468'$ ; a deviation of 5% from the standard.

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

The northern portion of the subject site is part of a block which is encumbered by drainage facilities on the eastern boundary. However, the standards will be maintained with the inclusion of an east-west stub street and collector street, which maintain the results intended by the ordinance.

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

The proposed modification is a 5% deviation from the standard.

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

The intent and general purposes of this chapter are preserved and maintained by the proposed street network and will not be damaged by the granting of this special exception.

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

The granting of the special exception will not frustrate local traffic circulation and will allow drainage facilities to safely convey stormwater away from residential areas, which would not be injurious to the public health, safety, and welfare of the community.

# Houston Planning Commission

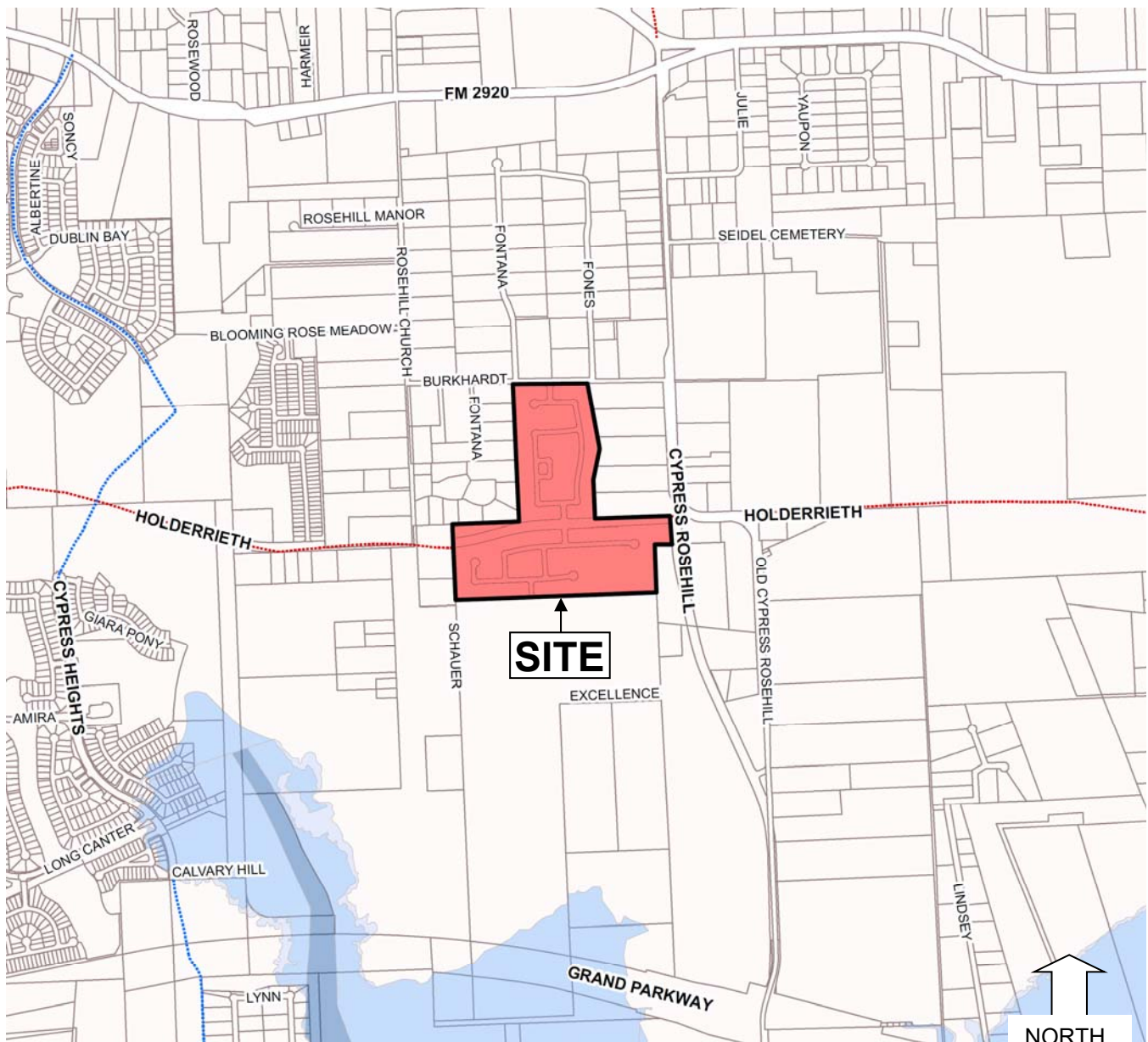
ITEM: 161

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Cypress Rosehill Tract GP

Applicant: Meta Planning + Design LLC



E – Special Exceptions

Site Location

# Houston Planning Commission

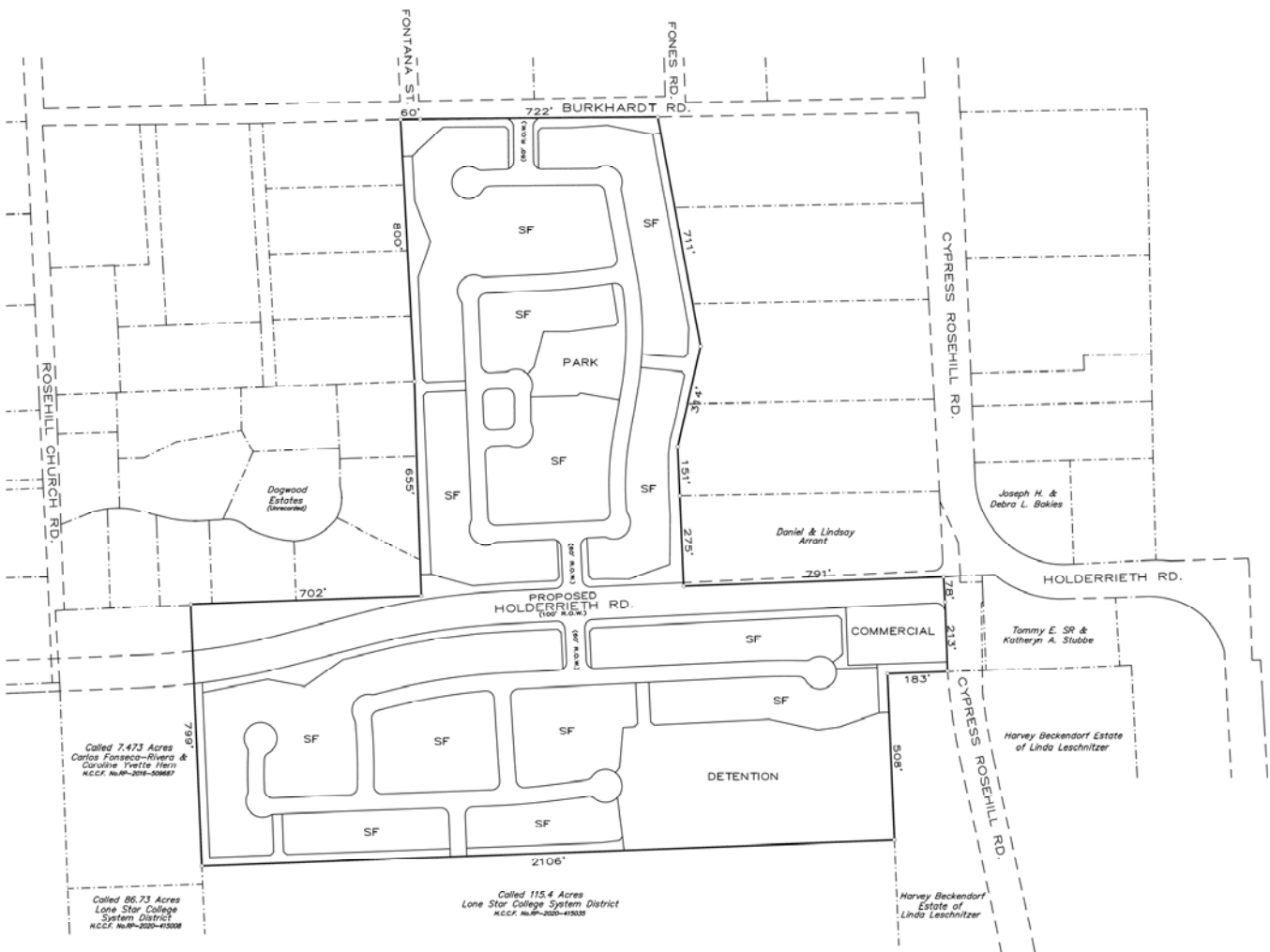
ITEM: 161

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Cypress Rosehill Tract GP

Applicant: Meta Planning + Design LLC



E – Special Exceptions

Subdivision

# Houston Planning Commission

**ITEM: 161**

Planning and Development Department

Meeting Date: 07/22/2021

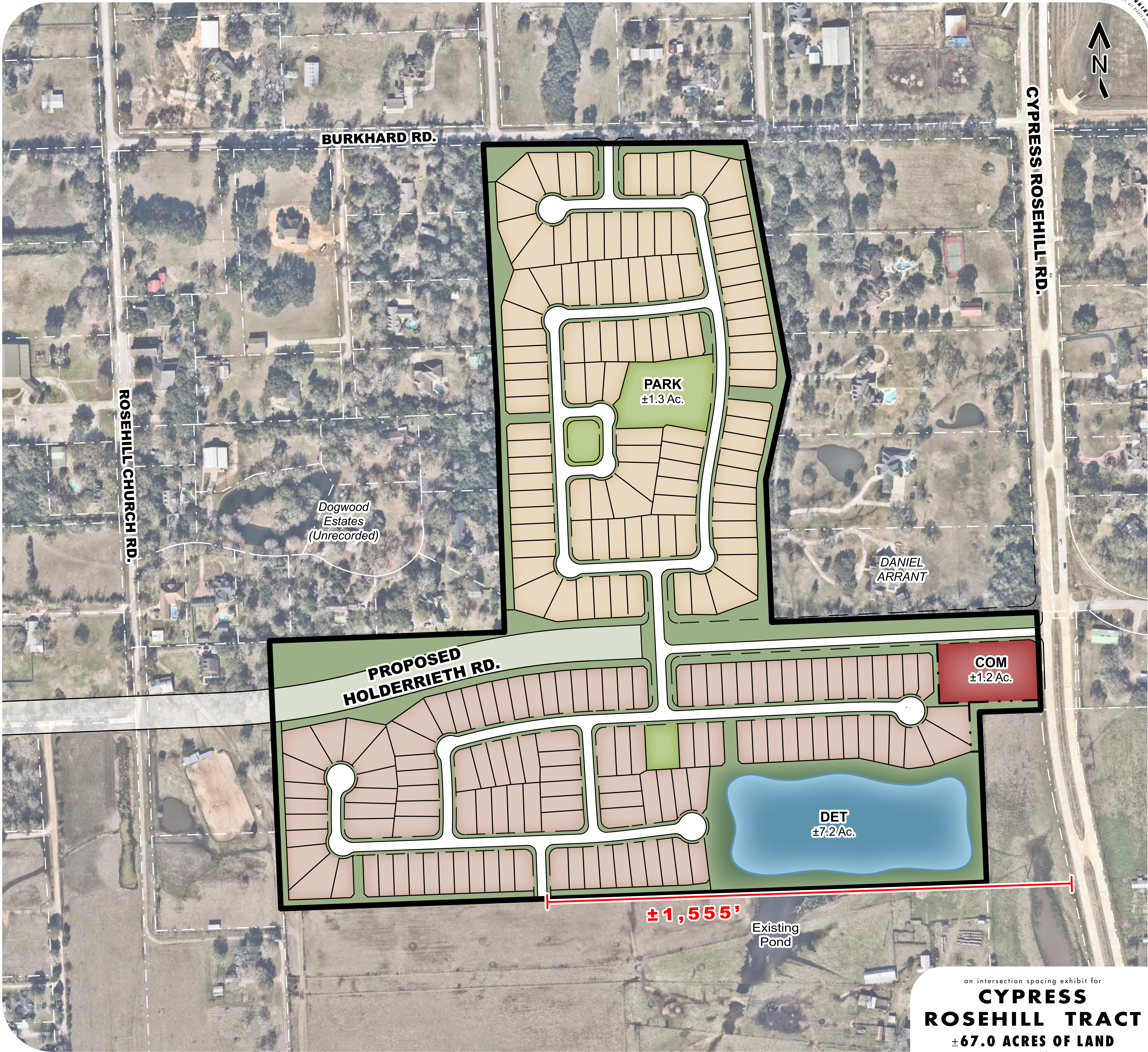
Subdivision Name: Cypress Rosehill Tract GP

Applicant: Meta Planning + Design LLC



**E – Special Exceptions**

**Aerial**



an intersection spacing exhibit for  
**CYPRESS ROSEHILL TRACT**  
± 67.0 ACRES OF LAND  
prepared for  
**PULTE GROUP**



**Application Number:** 2021-1607

**Plat Name:** Cypress Rosehill Tract GP

**Applicant:** Meta Planning + Design LLC

**Date Submitted:** 07/11/2021

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

**Specific requirement for which the special exception is being sought:**

To allow an intersection spacing of  $\pm 1,555$  along the south boundary of the subject tract, between the existing major thoroughfare Cypress Rosehill Road and a proposed stub street in the subject tract.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

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

### Statement of Facts

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

The Cypress Rosehill Tract is a  $\pm 67$ -acre tract on the west side of major thoroughfare Cypress Rosehill Road, north of the Grand Parkway. Future major thoroughfare Holderrieth Road is projected to cross east-west through the subject site. The subject application proposes primarily single-family development for the site, which is surrounded to the north, east, and west by existing large-lot residential tract, and on the south by various large acreage tracts recently sold to CFISD and the Lone Star College system. West of the subject site is a north-south local street called Rosehill Church Road. The total distance from Cypress Rosehill Rd to the projected extension of Rosehill Church Rd, measuring along the southern boundary of the subject site, is about  $\pm 2,745'$ , requiring one stub street to the south to satisfy local street intersection spacing requirements. Along the southern boundary of the site, there is an existing pond which served the previous agricultural uses of the site. The pond crosses the property line and affects both the subject site and the property now owned by Lone Star College. The subject site proposes detention in the location of the pond on-site. When the property to the south is developed by Lone Star College, it is likely that they too will place detention facilities over the existing pond. A stub street near to the existing pond may present an unnecessary encumbrance when locating the kind of large detention pond that would serve an educational facility. Aligning the stub street further west provides a better likelihood of not interfering with potential future drainage and detention facilities to the south. The proposed stub street location is about  $\pm 1,555'$  west of Cypress Rosehill Rd, and about  $\pm 1,145'$  east of the projected extension of Rosehill Church Rd. The proposed stub street location is off-center but provides a better chance of being extended than if it were closer to the existing pond. The  $\pm 1,555'$  offset is a 11% deviation from the standard 1400' spacing.

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

The proposed special exception will provide the one required stub street for the total distance, at a location more likely to be extended, which will achieve the result contemplated by the standards of this chapter.

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

The proposed modification is a 11% deviation from the standard.

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

The intent and general purposes of this chapter are preserved and maintained by the proposed stub street location.

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

The granting of the special exception will not frustrate local traffic circulation and will provide a stub street more likely to be extended, which is beneficial and not injurious to the public health, safety, and welfare of the community.

# Houston Planning Commission

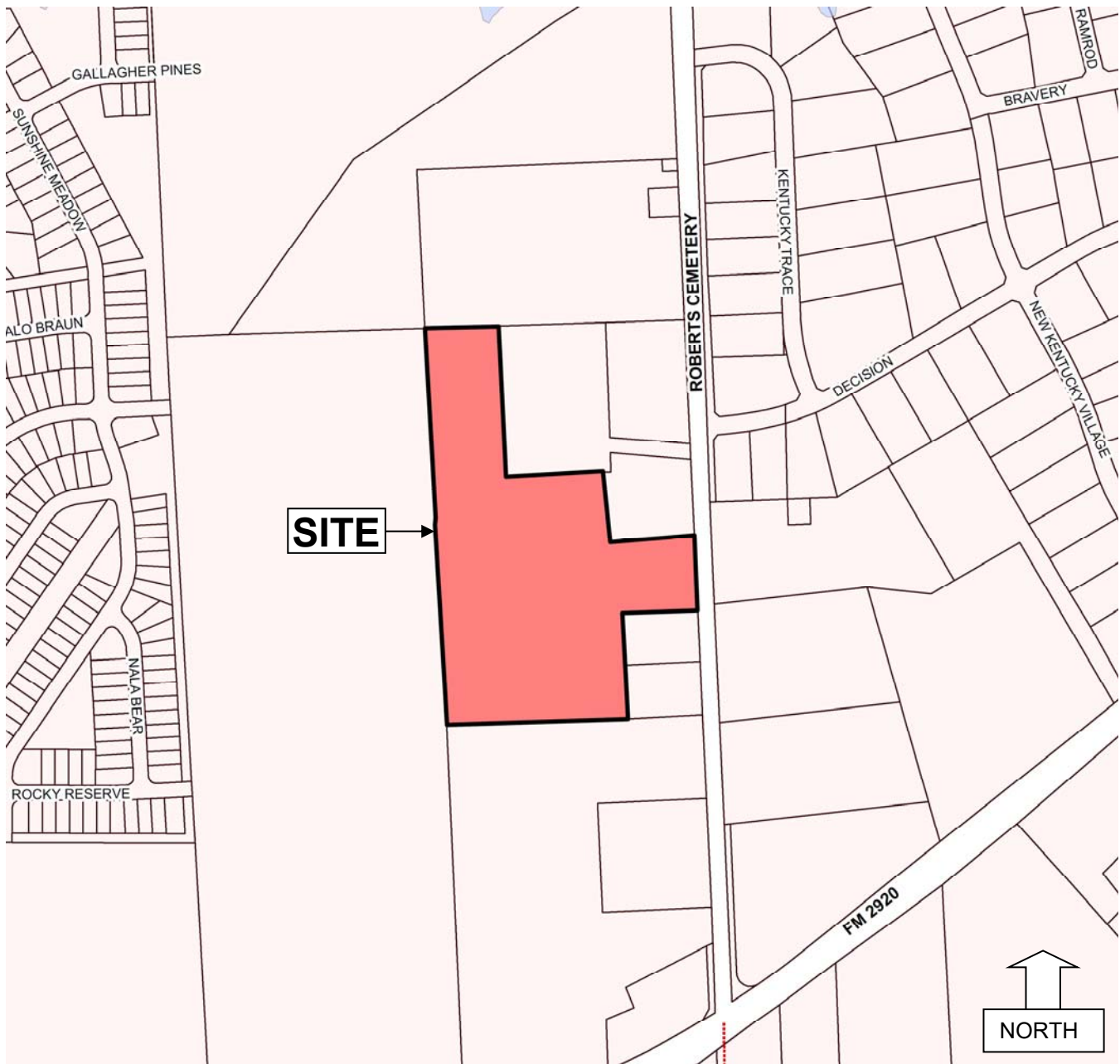
**ITEM: 162**

Planning and Development Department

Meeting Date: 07/22/2021

**Subdivision Name: Peytons Landing GP**

**Applicant: Windrose**



**F- Reconsideration of Requirements**

**Site Location**

# Houston Planning Commission

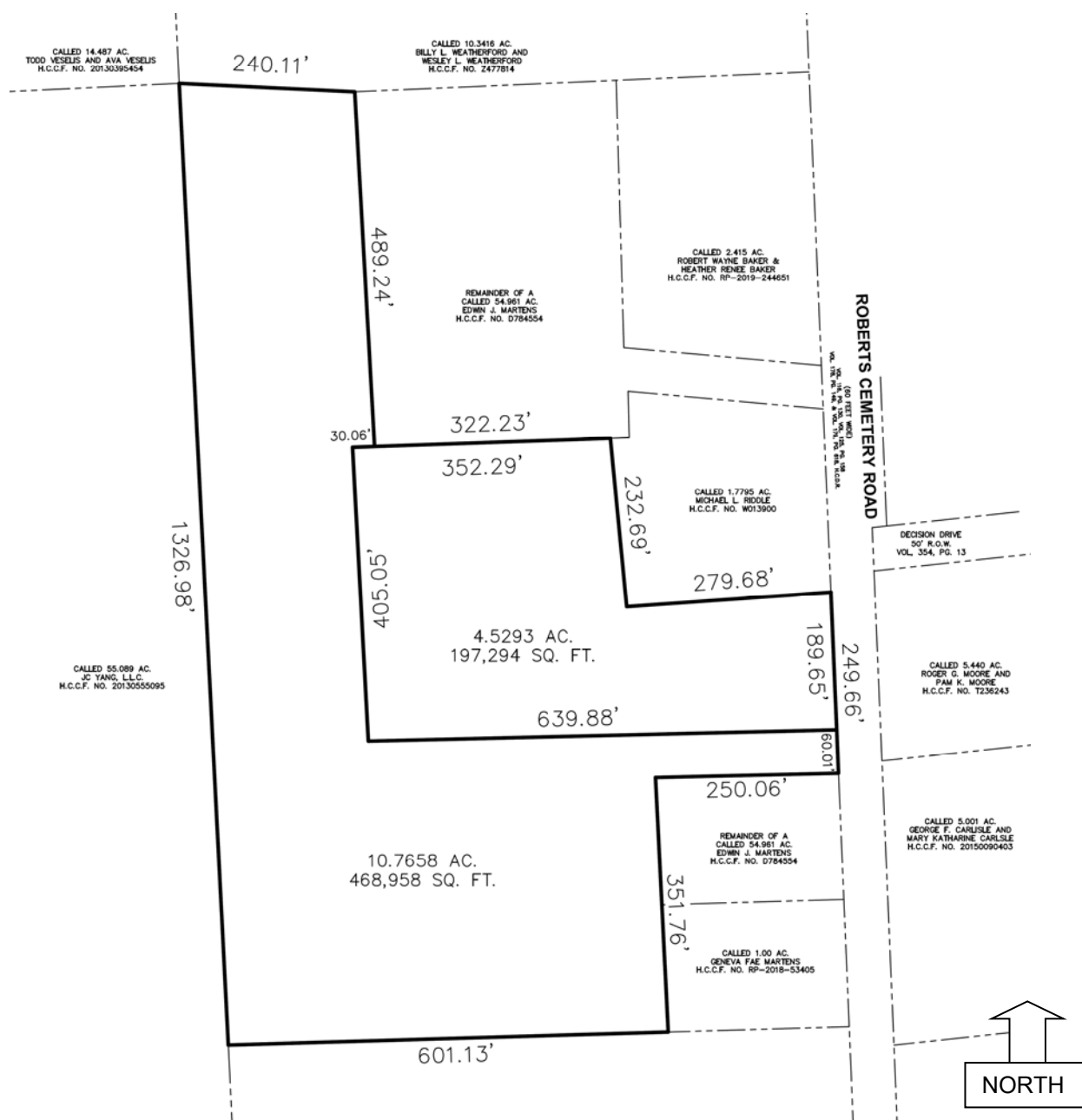
## ITEM: 162

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Peytons Landing GP

Applicant: Windrose



F- Reconsideration of Requirements

Subdivision

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# Houston Planning Commission

## ITEM: 162

Planning and Development Department

Meeting Date: 07/22/2021

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Subdivision Name: Peytons Landing GP

Applicant: Windrose



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**F- Reconsideration of Requirements**

**Aerial**

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Application No: 2021-1667  
Plat Name: Peytons Landing GP  
Applicant: Windrose  
Date Submitted: 07/12/2021

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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.

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

**Specific requirement or condition being sought:**

To not provide a new east/west major throughfare or local street through the subject property.

**Chapter 42 Section: 127, 128**

**Chapter 42 Reference:**

127 A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. 128 (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

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

**STATEMENT OF FACTS:**

See variance request.



**Application Number:** 2021-1667

**Plat Name:** Peytons Landing GP

**Applicant:** Windrose

**Date Submitted:** 07/12/2021

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:**

To not provide a new east/west major thoroughfare or local street through the subject property.

**Chapter 42 Section:** 127, 128

**Chapter 42 Reference:**

127 (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. 128 (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

### Statement of Facts

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

**(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 General Plan consists of two sections and 15.3 acres located on the west side of Robert's Cemetery Road just south of the intersection with Decision Drive. The applicant desires to plat the property to expand the existing RCR Storage facility. Because the property is more than 1,400 feet from Waller-Tomball Road (FM 2920) to the south and the block length from Spring Creek to the north exceeds 2,600 feet, the City's Subdivision Regulations require an additional east/west street to meet intersection spacing requirements. Unusual physical characteristics, namely the existence of Robert's Cemetery, affect the subject property and make the dedication of an additional east/west street infeasible at this location. When the Bauer Landing GP and subsequent lot development was started in 2018, it contemplated the extension of several streets in an eastward direction towards Robert's Cemetery Road to meet intersection spacing requirements – Rocky Reserve Drive to the south, Gaynor Grove Lane in the center, and Gallagher Pines Lane to the north. Rocky Reserve Drive will probably be a viable connection to the east in the coming years, but it would be off the applicant's subject property. Gallagher Pines Lane would also be a viable extension to Robert's Cemetery Road because it is out of the special flood hazard area of Spring Creek and the path is relatively clear of development. However, Gaynor Grove Lane cannot be extended through the applicant's site. Robert's Cemetery abuts the subject site to the north and forms a hard barrier between Gaynor Grove Lane and Robert's Cemetery Road.

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

The physical barrier caused by the cemetery is the justification for the requested variances. Extending a local street or major thoroughfare that would ultimately join with the Bauer Landing street network can only be accomplished off the applicant's property. The only planned street that would go through the subject site is blocked by Robert's Cemetery, which sits directly across from the intersection of Decision Drive. There are two other streets extending from Bauer Landing that can address intersection spacing in this region.

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

The applicant is requesting a variance to eliminate an impossible street extension requirement. The street grid for this region has essentially been set by the Bauer Landing GP. Gaynor Grove Lane is a planned street that may have affected the applicant's property, but the existence of the Robert's Cemetery precludes its extension to the east. Because there are two other streets extending from Bauer Landing that can address intersection spacing in this region, the intent and general purposes of Chapter 42 can be maintained without requiring a new east/west street on the applicant's property.

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

The Bauer Landing GP and subsequent lot development have established a well-planned street network that will facilitate safe and effective movement to Robert's Cemetery Road and Waller-Tomball Road (FM 2920). There is simply no way for the applicant to provide a new east/west street to meet intersection spacing requirements without disturbing the cemetery, which is not reasonable. Given that there are two other streets that can be extended to the east from Bauer Landing - Rocky Reserve Drive and Gallagher Pines Lane - granting the applicant's variance request will not be contrary to the public's health, safety, or welfare.

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

Unusual physical characteristics caused by Robert's Cemetery affect the site and form the justification for the requested variances. There is no path through the applicant's property for a new east/west street that simultaneously aligns with the Bauer Landing GP and avoids the cemetery. Therefore, granting the variance is the only way to preserve the applicant's reasonable use of their land and also prevent the disturbance of Robert's Cemetery.

# Houston Planning Commission

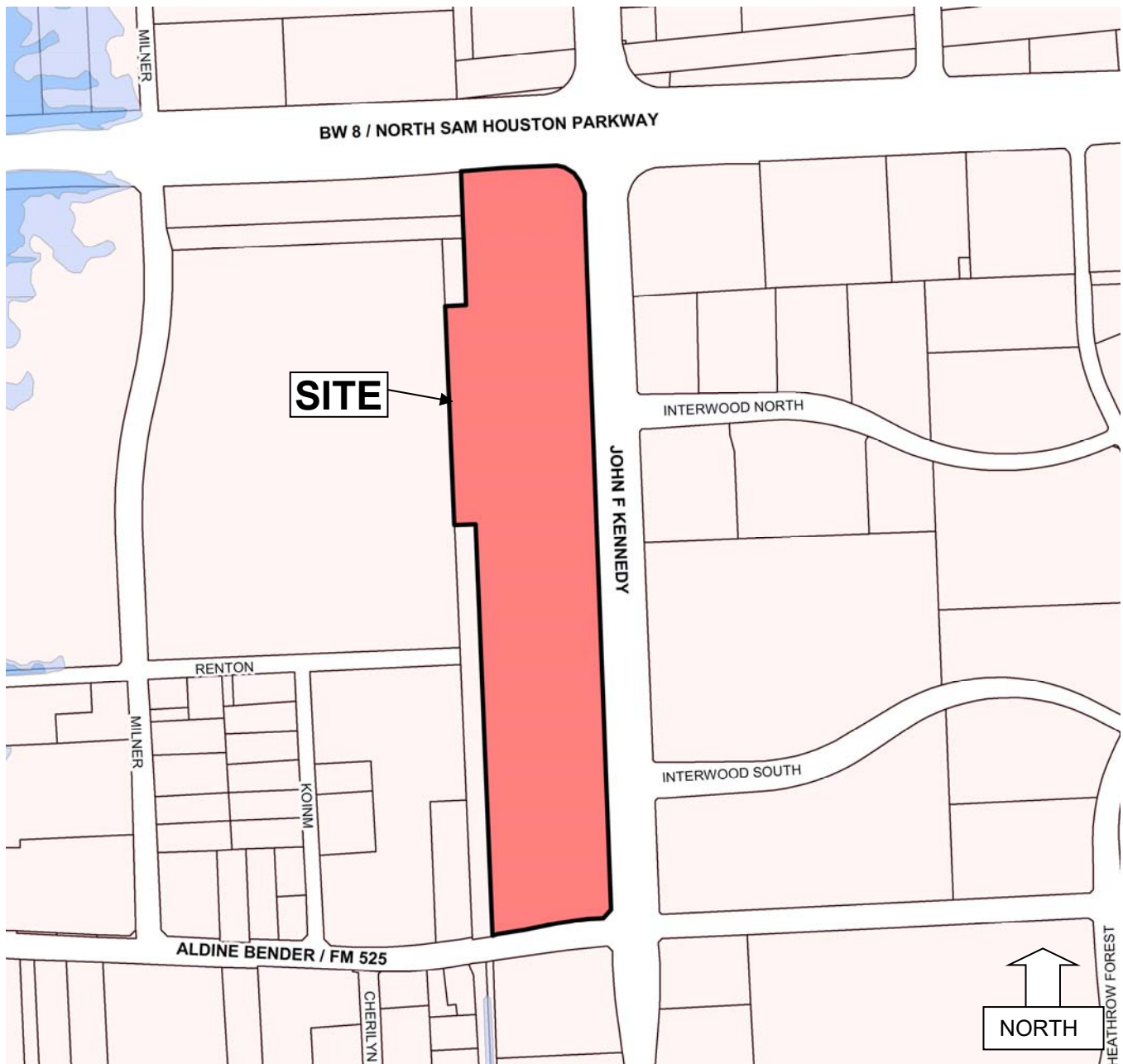
**ITEM: 163**

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Realrona Inc (DEF 1)

Applicant: Windrose



**F- Reconsideration of Requirements**

**Site Location**

# Houston Planning Commission

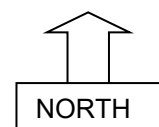
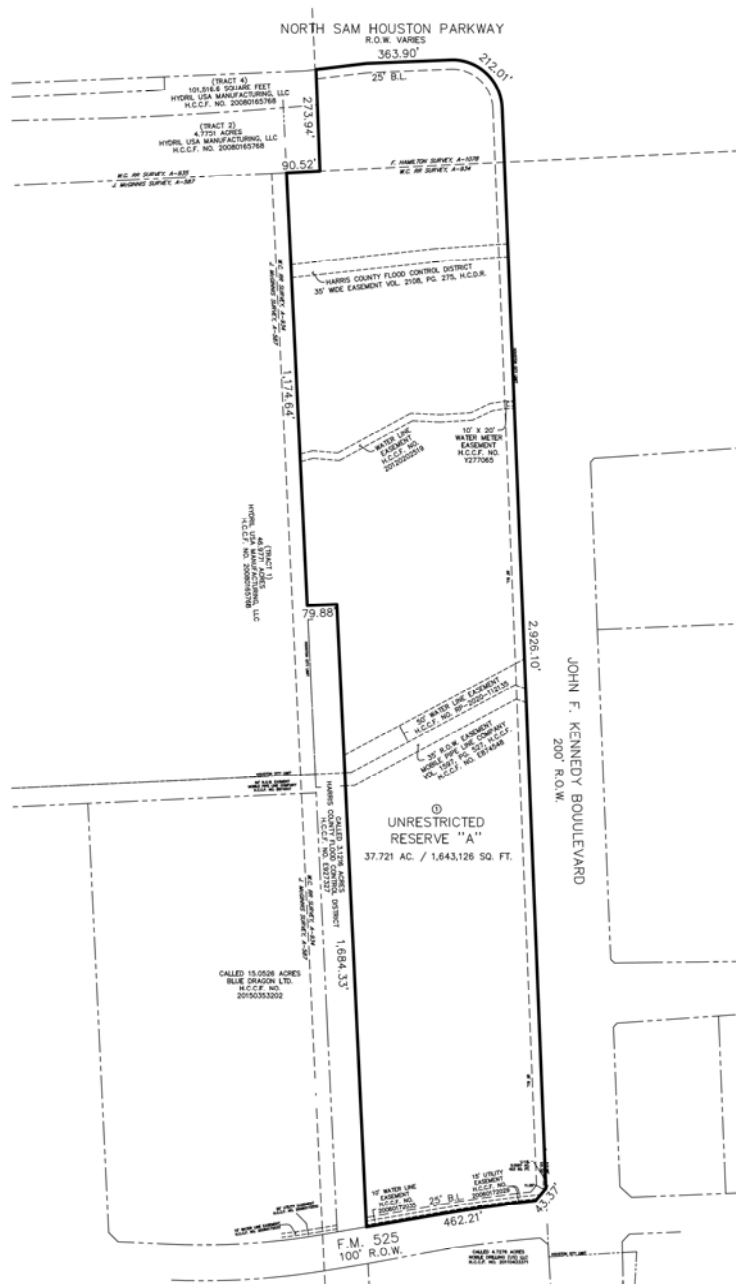
## ITEM: 163

Planning and Development Department

Meeting Date: 07/22/2021

Subdivision Name: Realrona Inc (DEF 1)

Applicant: Windrose



F- Reconsideration of Requirements

Subdivision

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# Houston Planning Commission

## ITEM: 163

Planning and Development Department

Meeting Date: 07/22/2021

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Subdivision Name: Realrona Inc (DEF 1)

Applicant: Windrose



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**F- Reconsideration of Requirements**

**Aerial**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

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

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**Application No:** 2021-1431  
**Plat Name:** Realrona Inc  
**Applicant:** Windrose  
**Date Submitted:** 06/14/2021

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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.

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

**Specific requirement or condition being sought:**

To exceed east-west local street intersection spacing requirements.

**Chapter 42 Section:** 127-128

**Chapter 42 Reference:**

Sec. 42-127 "Intersections of major thoroughfares" paragraph (a) states: "(a)A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet." Sec. 42-128 "Intersections of local streets" paragraph (a)(1) states: (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

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

**STATEMENT OF FACTS:**

See variance request form.



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2021-1431

**Plat Name:** Realrona Inc

**Applicant:** Windrose

**Date Submitted:** 06/14/2021

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:**

To exceed east-west local street intersection spacing requirements.

**Chapter 42 Section:** 127-128

**Chapter 42 Reference:**

Sec. 42-127 "Intersections of major thoroughfares" paragraph (a) states: "(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet." Sec. 42-128 "Intersections of local streets" paragraph (a)(1) states: (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

### Statement of Facts

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

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

The subject property consists of 37.721 acres located at the southwest corner of Beltway 8 and JFK Boulevard. The applicant is platting the property to develop a warehousing and distribution facility. Because it is approximately 3,179 feet between the Beltway 8 and the FM 525 (Aldine Bender Road) intersections along JFK Boulevard, the City's Subdivision Regulations require an additional east/west major thoroughfare through the applicant's site to meet intersection spacing requirements. Unusual physical characteristics created by previous development affect the subject property and make the dedication of an additional east/west street impractical and contrary to the public's best interests. The site is bordered on the north by Beltway 8, the east by JFK Boulevard, and on the south by FM 525 (Aldine Bender Road) – all of which are state-maintained, controlled-access roadways. On the west side, the site is bordered by a GE Oil & Gas Company facility and Southern Mail Services – a large-scale logistics/delivery contractor for the United States Postal Service. The site is bisected in an east/west direction by an active Sunoco crude oil pipeline in a 75-foot right-of-way, which has occupied a large portion of the right-of-way that could have been used to extend Renton Drive beyond the Southern Mail Services facility. The site is also impacted by a Harris County Flood Control District ("HCFCD") facility that runs north/south along 1,684 feet of the site's western boundary. The existence of the HCFCD channel, the limitations on extending Renton Drive, and the controlled-access nature of every adjacent roadway all provide justification not to require an additional east/west street across the site.

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

Unusual physical characteristics are the justifications for the requested variance. It is not in the public's best interests to disturb the HCFCD channel, as it is a critical facility for conveying storm water to Greens Bayou. There are also no viable east/west connections to be made beyond JFK Boulevard to the east or to the west of the subject site. The Interwood North/South Parkway loop intersects with the east side JFK Boulevard across from the site, but it has limited service capacity because it cannot be extended to the east due to another HCFCD channel that discharges to Greens Bayou. The only viable road connection to the west is Renton Drive. Not only would the applicant have to cross the HCFCD channel to make the connection, but the right-of-way adjacent to the channel has been occupied by an active crude oil pipeline.

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

The applicant is requesting a variance to eliminate an unnecessary and impractical east-west street. Even if there was a path to the east or west for the street, it would not be necessary to facilitate traffic movement given the adequate capacity of the existing street network and the industrial nature of the surrounding development pattern. The large footprint industrial uses have excellent mobility because of the adjacent, high-capacity roadways in the immediate area - Beltway 8, JFK Boulevard, FM 525 (Aldine Bender Road), and Vickery Drive.

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

The subject property and the surrounding area currently have an excellent road network that provide safe and efficient routine traffic movement and emergency vehicular access. Forcing the applicant to dedicate and improve a new east/west street through the subject site serves no public purpose as the street could not be extended further to the west or east in any meaningful way. Greens Bayou generally limits street extension possibilities to the west, south and east. If the pipeline and HCFCD were somehow removed and Renton Drive could be extended to JFK Boulevard through the subject site, there would be no viable way for vehicles to head north on JFK Boulevard without conflicting with traffic movement approaching the Beltway 8 intersection.

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

Unusual physical characteristics affecting the site are the justification for the variance. A new east/west street cannot be extended in any meaningful way through or beyond the subject site due to the existing HCFCD channel and Sunoco pipeline. The proposed street would also provide no tangible mobility improvements to adjacent properties or the general public.



## PLANNING & DEVELOPMENT DEPARTMENT

## STAFF REPORT Variance Request Form

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**Application No:** 2021-1431

**Agenda Item:** 138

**PC Action Date:** 07/08/2021

**Plat Name:** Realrona Inc

**Applicant:** Windrose

**Staff Recommendation:** [Defer Additional information reqd](#)

**Chapter 42 Sections:** [127-128](#)

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[To exceed east-west local street intersection spacing requirements. ;](#)

**Basis of Recommendation:**

The site is located in the Harris County Extraterritorial Jurisdiction surrounded by the Houston City Limits on the Eastern, Northern and north half of the Western plat boundary, at the northwest intersection of John F. Kennedy Boulevard and Aldine Bender/FM 525, south along Beltway 8.

The applicant is requesting a Special Exception to exceed the 2600' minimum intersection spacing along major Thoroughfare, John F. Kennedy Boulevard on its Eastern Boundary with a spacing length of 3100'.

They are also requesting a Variance to exceed the 1400' minimum intersection spacing along the western boundary with a spacing length of 3150'.

Staff is recommending deferral per Transportation and HPW for the applicant to provide a siteplan and traffic exhibit to address connectivity to adjacent major thoroughfares by noon next Wednesday.

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### Statement of Facts

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

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

**(5) Economic hardship is not the sole justification of the variance.**  
N/A

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 07/22/2021

**ITEM: 168**

**Applicant:** ISRAEL RAMIREZ

**Contact Person:** MICHELE KELLY

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	21-1594	77357	5874	257M	ETJ
WEST OF: DEER RUN LN NORTH OF: FM 1485					

**ADDRESS:** 19622 Forest Drive W

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT OR TRACT 289, OF PEACH CREEK FOREST, SECTION 2, AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Residence

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:**

**ADDITIONAL INFORMATION**

**PLANNING COMMISSION ACTION:**

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

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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## 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 3<sup>rd</sup> 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](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Corrales Design Studio	Juan Fernando Corrales	281-389-2815	fernando.corrales@yahoo.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6845 Ave. N	21011319	77011	5557D	494V	I

HCAD ACCOUNT NUMBER(S):	0390680000051
PROPERTY LEGAL DESCRIPTION:	TRS 1B & 2B BLK 133 CENTRAL PARK
PROPERTY OWNER OF RECORD:	ESPINOSA, DORA A. VAZQUEZ, JULIA H
ACREAGE (SQUARE FEET):	2,575 SQ.FT. (#A) and 2,575 SQ.FT. (#B)
WIDTH OF RIGHTS-OF-WAY:	Avenue N: 60'; SS Macario Garcia Dr: 60'
EXISTING PAVING SECTION(S):	Avenue N: 30'; SS Macario Garcia Dr: 40'
OFF-STREET PARKING REQUIREMENT:	Two cars
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Two trees
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1,650 sq ft

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Two story.....1,226 sq. ft

PURPOSE OF VARIANCE REQUEST: 1) To request a 10 ft garage building line instead of the ordinance required 20' garage building line along Avenue N 2) To request a 10' building line instead of the ordinance required 25' building line along SSGT Macario Garcia Dr

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

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

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** Request for Garage Variance, BY ORDINANCE, THERE IS A 17' GARAGE BUILDING LINE ALONG AVENUE N. THE PROPOSED GARAGE IS ENCROACHING THE 17' SETBACK. We are requesting a variance because the lot is very small. The size of the lot is 33'x50'.

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- (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 17' foot setback would physical eliminate a Garage, because of the size of the lot with 3 ft. rear set back and a 17' garage set back ....We are left with 13 Ft. Which is not enough for a garage. Requesting reduced building line to 10 along SSGT Macario Garcia Dr. because a 25' setback would eliminate half our property, which is only 50'
- (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 strict application of the 17' Garage rule would make a project infeasible eliminating and indoor car storage. The strict application of the 25' setback at SSGT Marcio Garcia would make a project impossible to build.
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## DEVELOPMENT PLAT VARIANCE



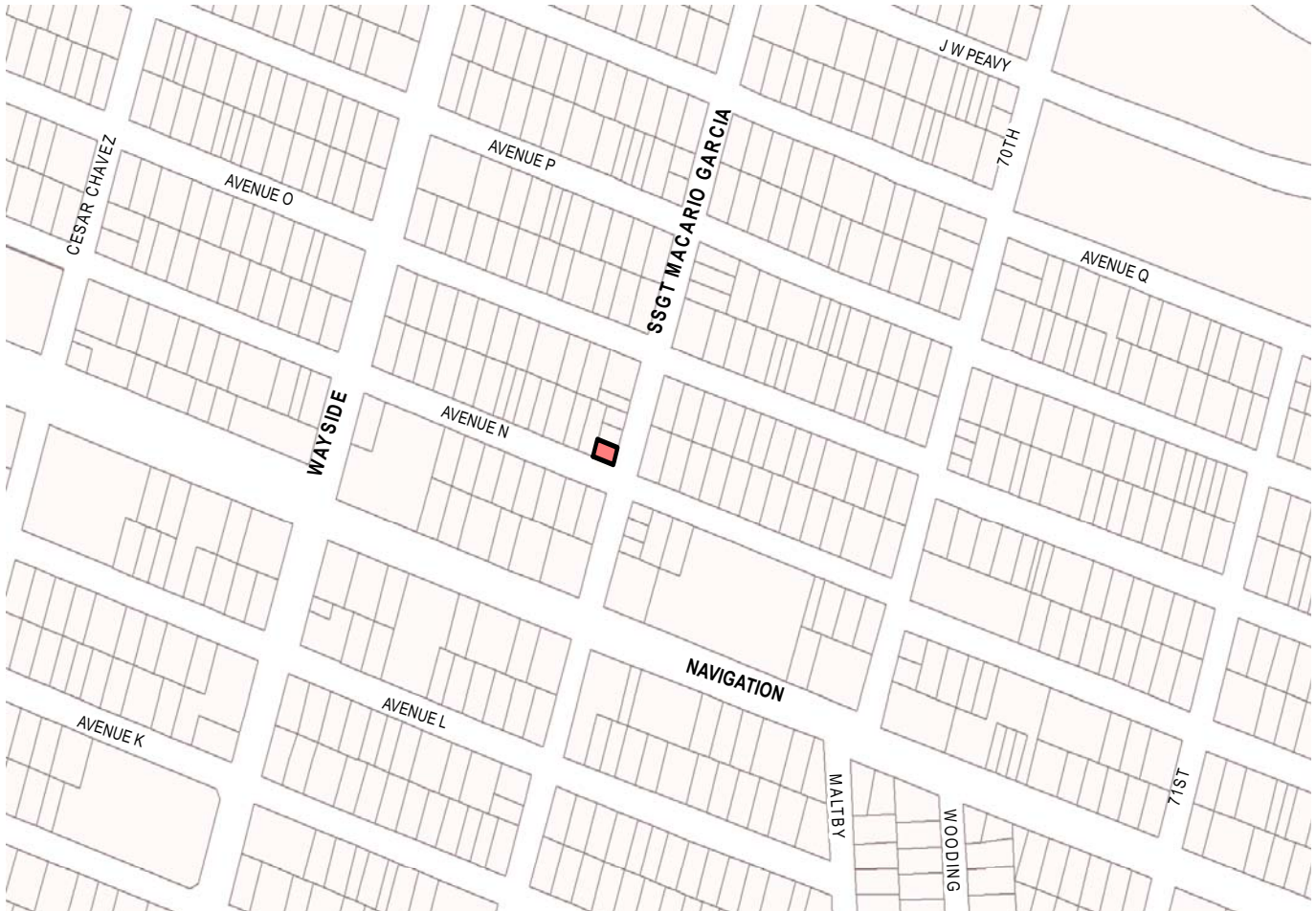
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 169**

Meeting Date: 07/22/2021

## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE



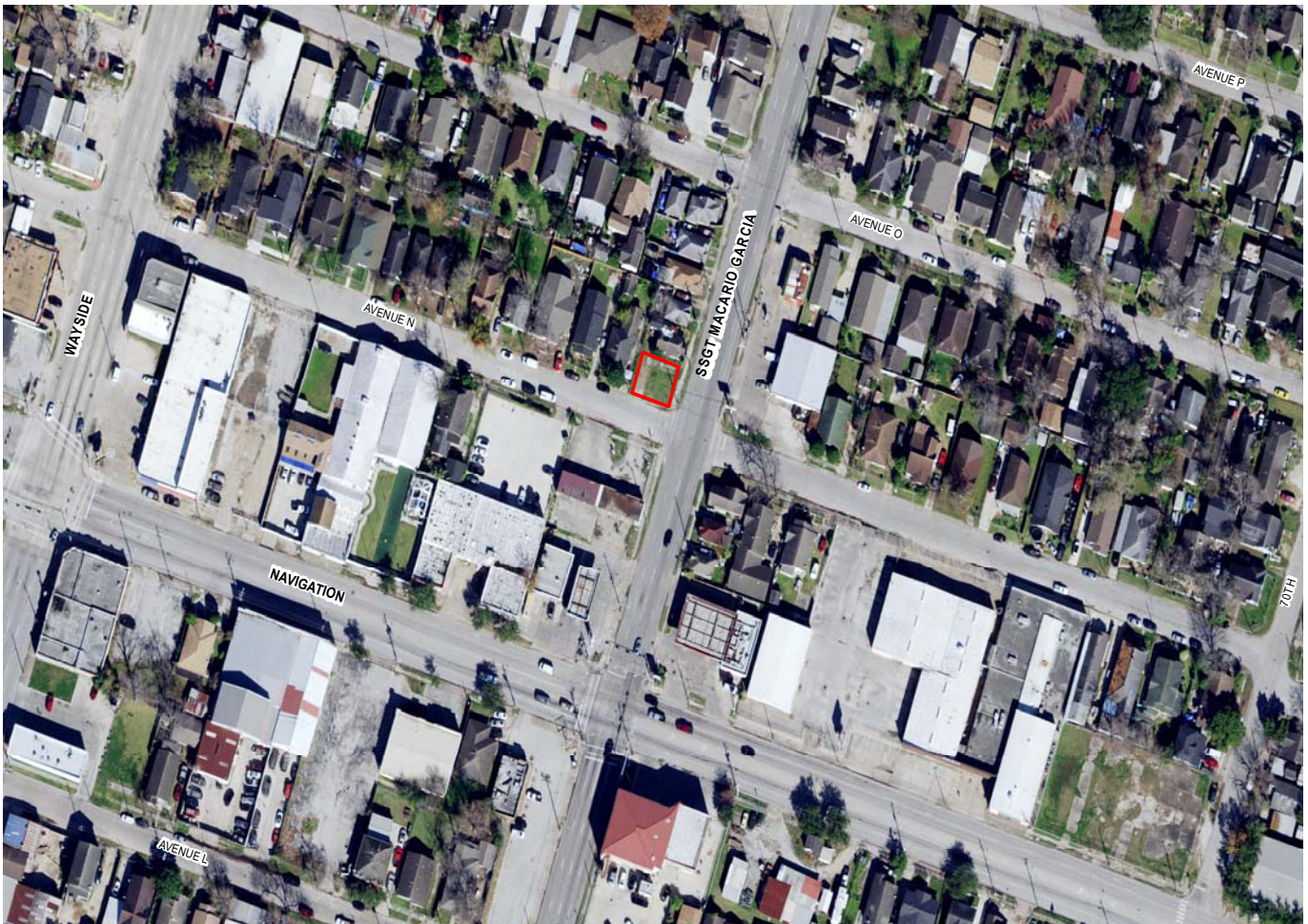
PLANNING &  
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DEPARTMENT

**ITEM: 169**

Meeting Date: 07/22/2021

## Houston Planning Commission

Aerial Map

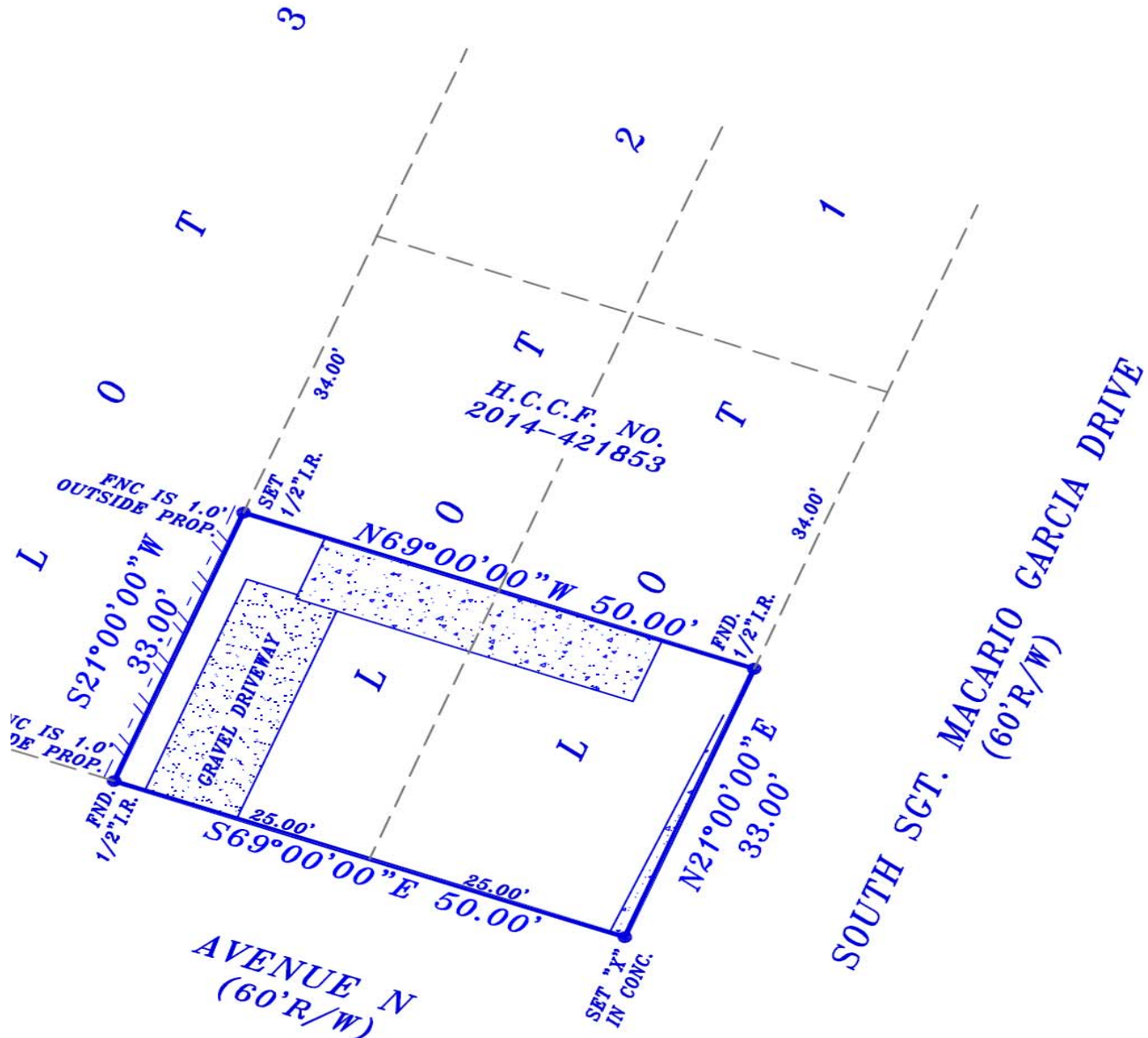


# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Survey

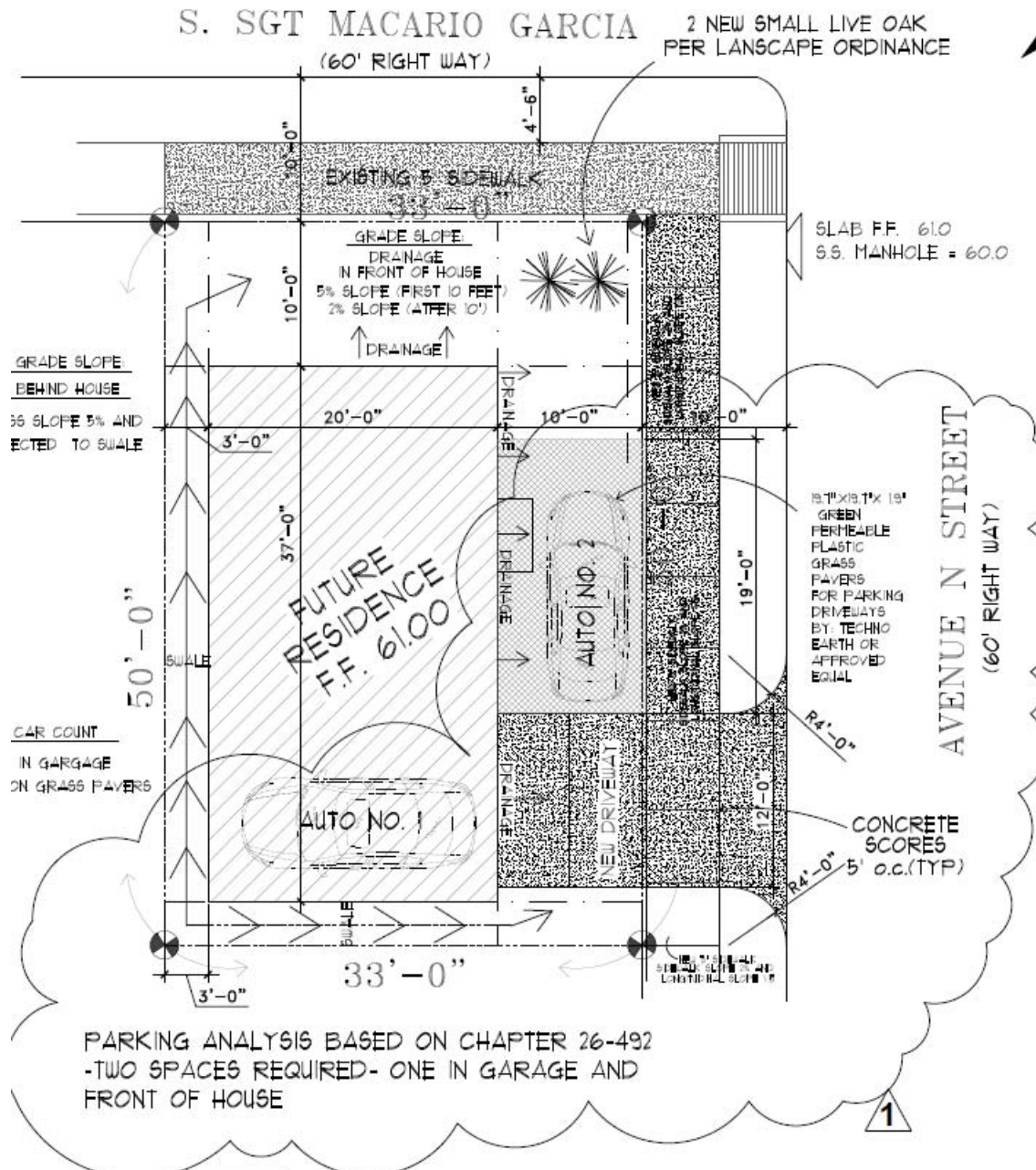


## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Site Plan



## DEVELOPMENT PLAT VARIANCE

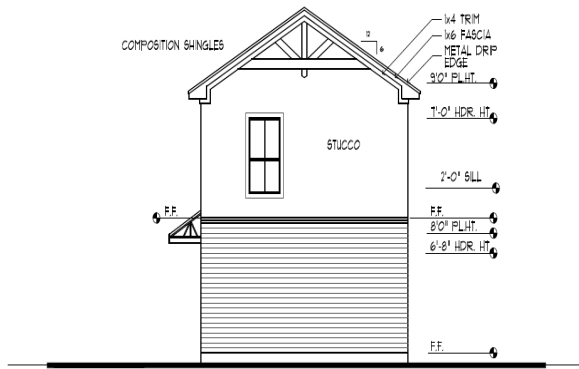


## Houston Planning Commission

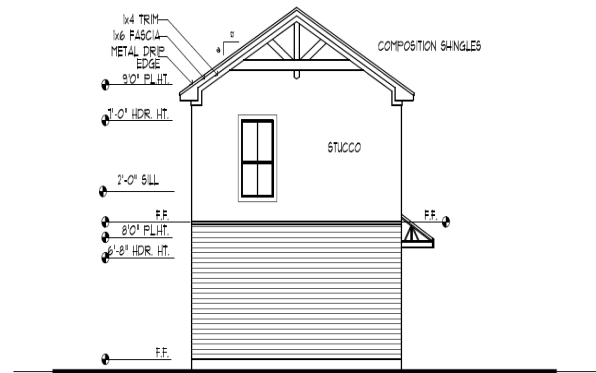
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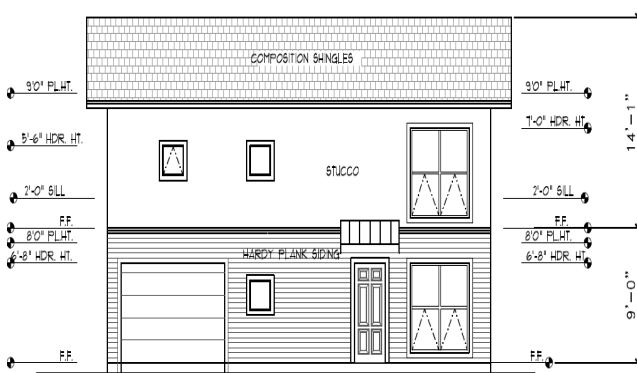
### Elevation



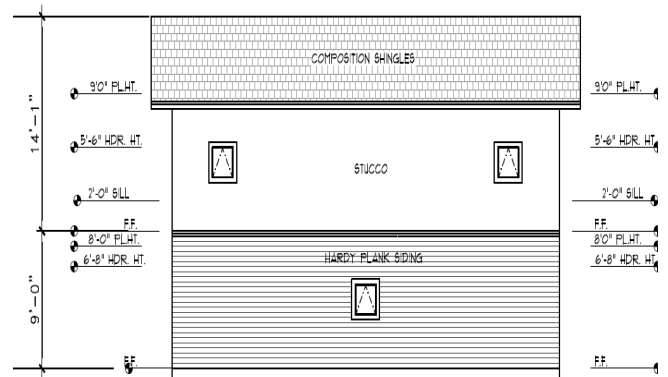
SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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## DEVELOPMENT PLAT VARIANCE



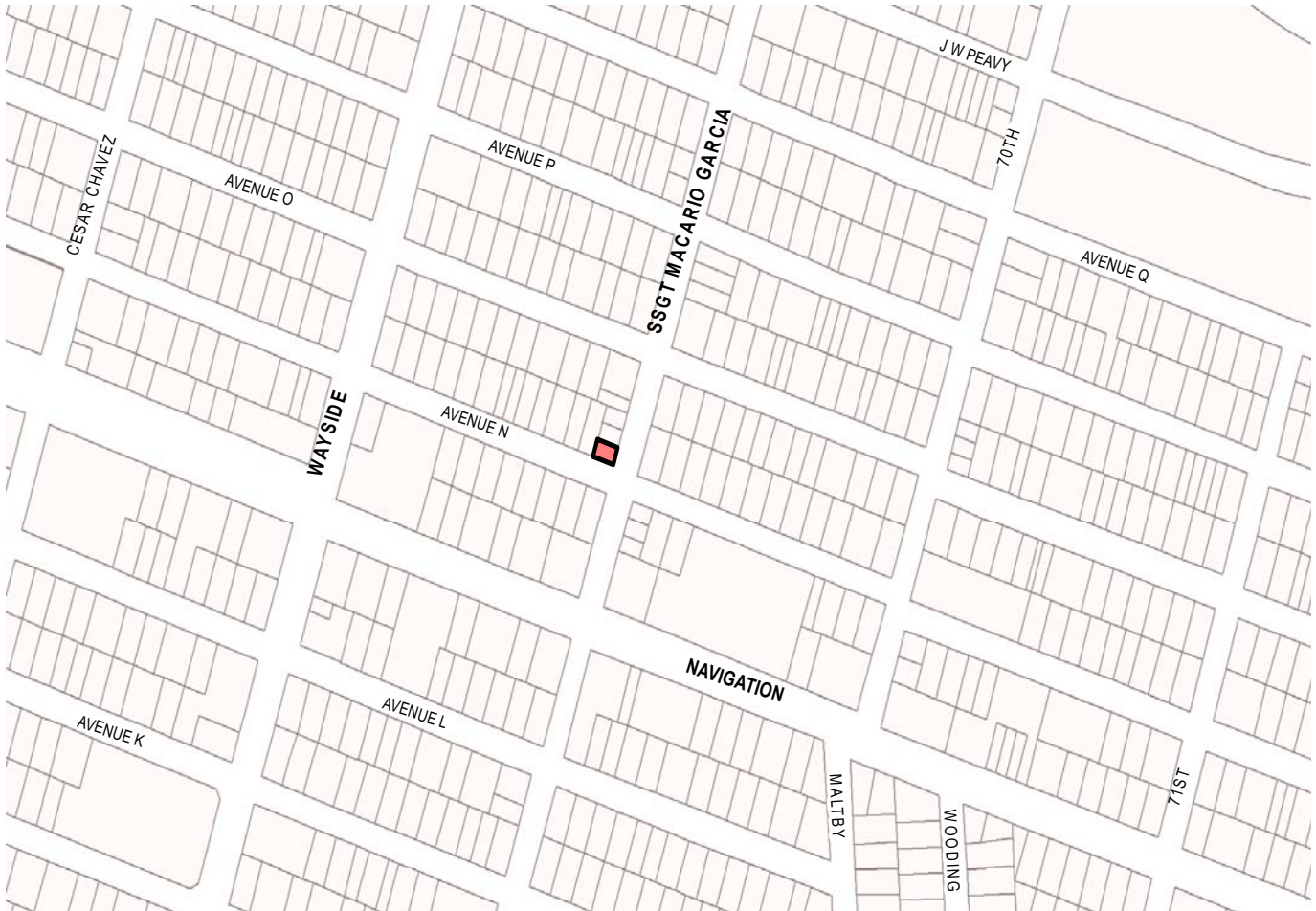
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 170**

Meeting Date: 07/22/2021

## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE



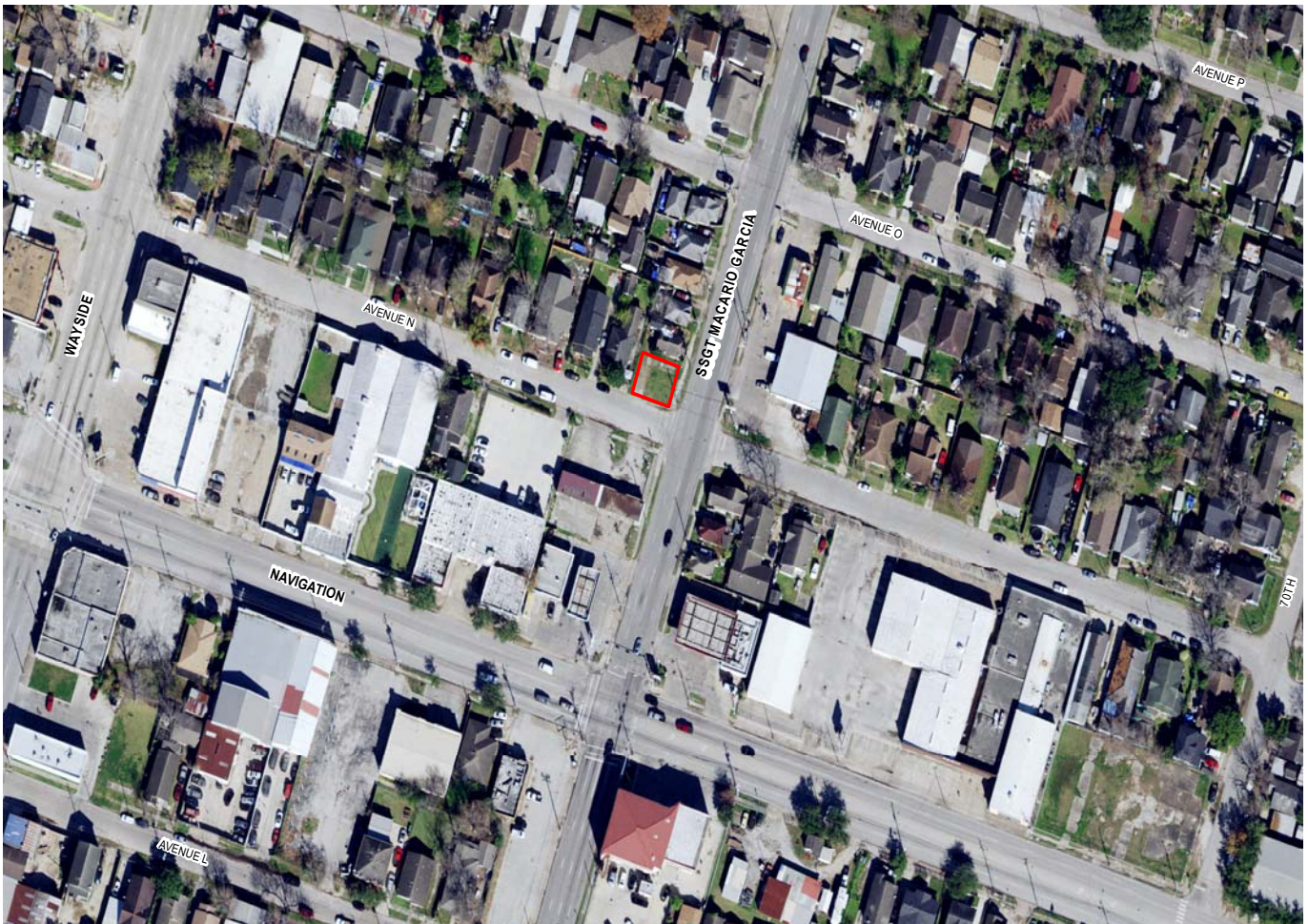
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**ITEM: 170**

Meeting Date: 07/22/2021

## Houston Planning Commission

Aerial Map

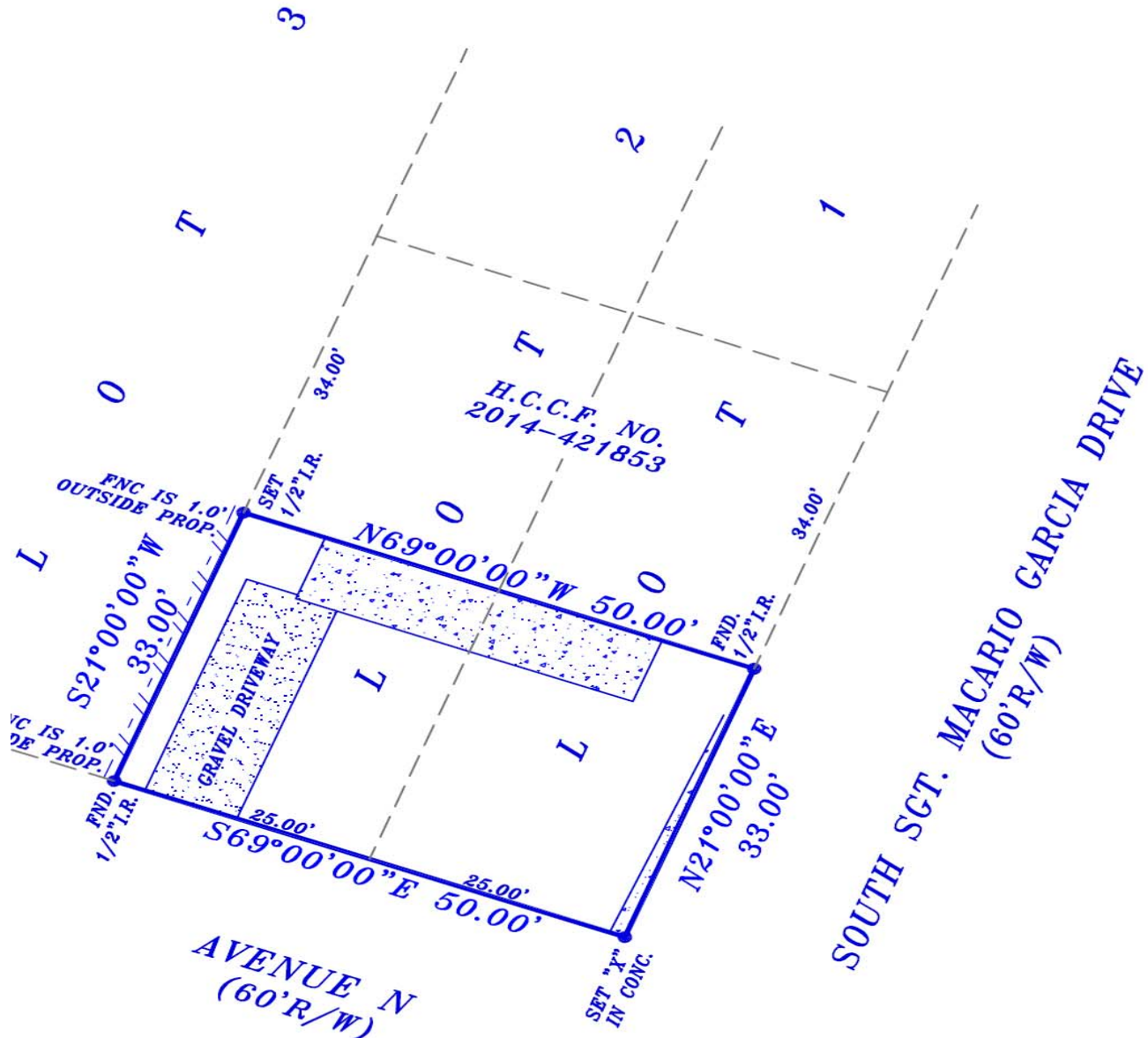


# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Survey

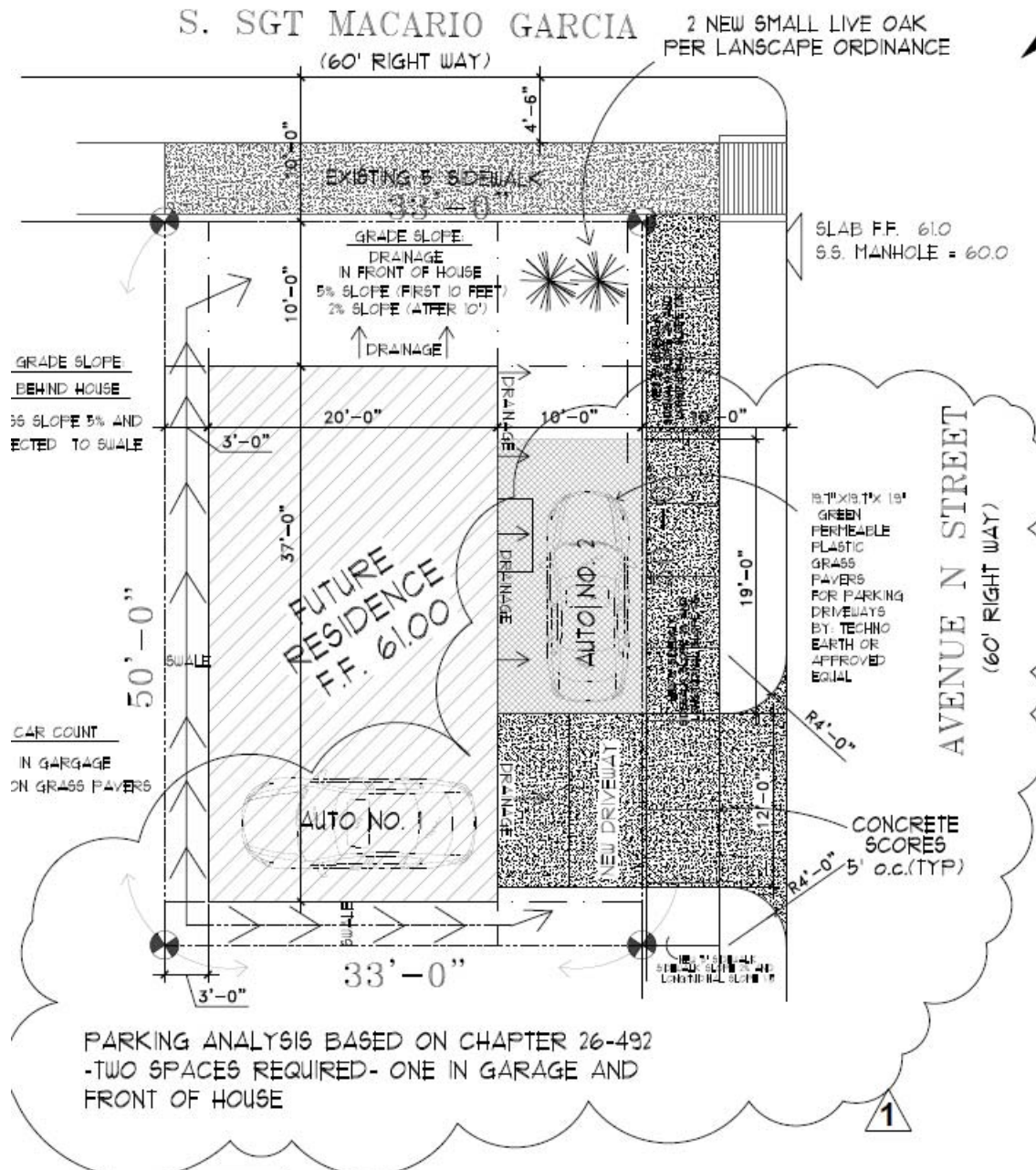


## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Site Plan



## DEVELOPMENT PLAT VARIANCE

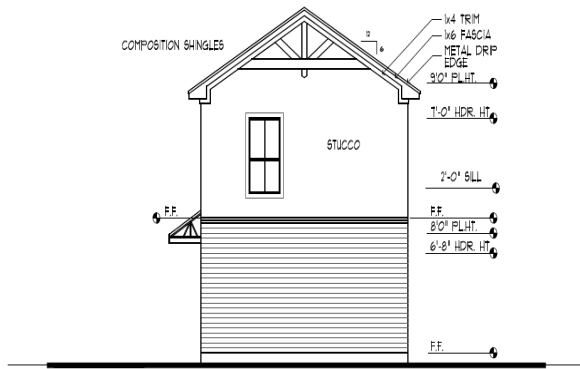


## Houston Planning Commission

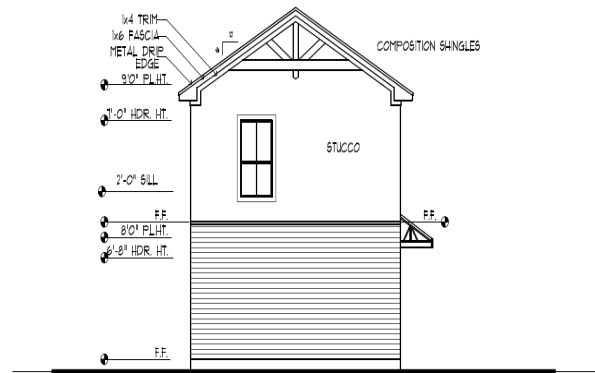
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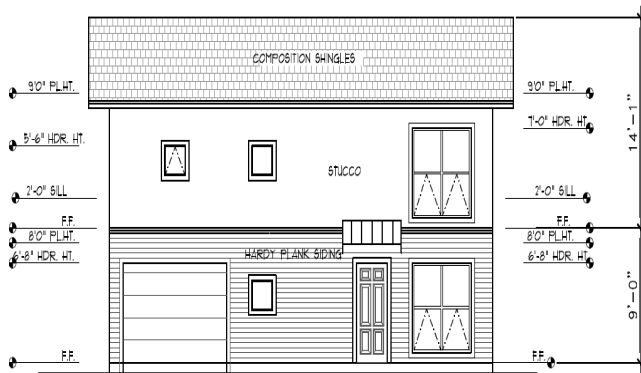
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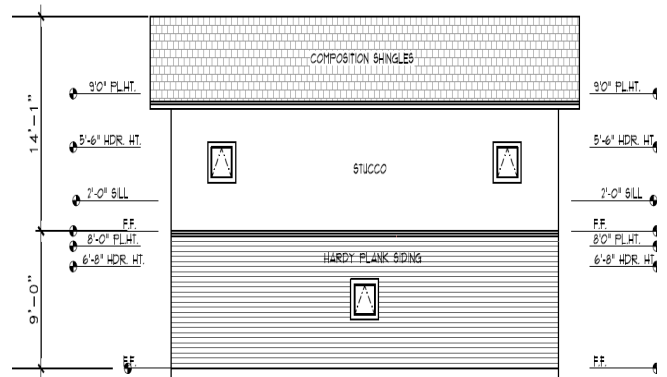
SIDE ELEVATION



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FRONT ELEVATION



REAR ELEVATION

# DEVELOPMENT PLAT VARIANCE