

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, SEPTEMBER 2, 2021
2:30PM



HYBRID MEETING

IN-PERSON MEETING LOCATION: COUNCIL CHAMBER, CITY HALL ANNEX

VIRTUAL MEETING Via: [Join Microsoft Teams Meeting](#)

WEB: <https://bit.ly/3mBkHo0> OR

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

CONFERENCE ID: 381 643 334#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

speakercomments.pc@houstontx.gov

MAKE COMMENTS BY PHONE AT: 832-393-6624

(24 HOURS IN ADVANCE)

PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
David Abraham
Susan Alleman
Bill Baldwin
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
Alan Black

SECRETARY

Margaret Wallace Brown

Meeting Policies and Regulations

Order of Agenda

The Planning Commission may alter the order of the agenda to consider special requests and variances first, followed by replats requiring a public hearing second and consent agenda last. Any contested consent item will be moved to the end of the consent agenda.

Public Participation

The public is encouraged to take an active interest in matters that come before the Planning Commission. Anyone wishing to speak before the Commission may do so. The Commission has adopted the following procedural rules on public participation for virtual meetings:

1. Anyone wishing to speak before the Commission should sign up to speak via phone 832-393-6624 or email Speakercomments.pc@houstontx.gov, 24 hours in advance.
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 24 hours in advance in writing will be made part of the agenda under- public comments.
4. Keep your phone or computer on "MUTE" unless identified by the Chair to speak. When your name is called, unmute your phone by pressing your mute button or *6, or unmute your computer. State your name, spell your last name, and make your comments. When you are done, please mute yourself.
5. If the speaker wishes to discuss any subject not otherwise on the agenda, time will be allocated or allotted after all agenda items have been processed and "public comments" are taken.
6. For each item, the applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.
5. Speakers will be allowed two minutes each for specially called hearing items, replats with notice, variances, and special exceptions.
6. Speakers will be allowed 1 minute each for all consent agenda items.
7. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.
8. When an item has been deferred to a future agenda, speakers will be allowed to speak again when the item appears on the next agenda, but will be limited to one minute.

9. Time limits will not apply to elected officials.

10. No speaker is permitted to accumulate speaking time from another person.

11. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.

12. The Commission reserves the right to limit speakers if it is the Commission's judgment that an issue has been sufficiently discussed and additional speakers are repetitive.

13. The Commission reserves the right to stop speakers who are unruly or abusive.

Limitations on the Authority of the Planning Commission

By law, the Commission is required to approve subdivision and development plats that meet the requirements of Chapter 42 of the Code of Ordinances of the City of Houston and related regulations. The Commission cannot exercise discretion nor can it set conditions on plats meeting all requirements. If the Commission does not act on a Sec. I Platting Activity A-F and K. Consent Agenda item within 30 days, the item is deemed approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because of objections to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements of other departments and public agencies, e.g., water, sewer, drainage, or utilities.

Contacting the Planning Commission

Should you have materials or information that you would like for the Planning Commission members to have pertaining to a particular item on their agenda, contact staff at 832-393-6600. Staff can either incorporate materials within the Agenda packets, or can forward or distribute at the meeting.

Contacting the Planning Department

The Planning and Development Department is located at 611 Walker Street on the Sixth Floor. Code Enforcement is located at 1002 Washington Street.

Mailing address is:

P.O. Box 1562

Houston, Texas 77251-1562

Website is www.houstonplanning.com

E-mail us at:

Planning and Development

Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:

www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

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

SPEAKER GUIDELINES

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

Virtual Electronic Meeting Rules: See adjustments for remote meeting participation on our web pages www.houstonplanning.com. Call 832-393-6624 for details or email comments to: Speakercomments.pc@houston.tx.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

The Houston Planning Commission will conduct this meeting both in-person and virtual via Microsoft Teams. The Commission will have the option of 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 who choose to be attend virtually.

To join the September 2, 2021 Houston Planning Commission please see the following options:

- In-person meeting at: 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas
- Microsoft Teams by installing the Microsoft Teams app; or
- Web Browser:(<https://bit.ly/3mBkHo0>); or
- Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 381 643 334#

Visit website (ftp://edrc.houstontx.gov/2021/2021-18_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 official agenda is posted at City Hall 72 hours prior to the Planning Commission meeting. Final detailed packets are available online at the time of the Planning Commission meeting.

Houston Planning Commission

AGENDA

September 2, 2021 2:30 p.m.

Call to Order

Director's Report

Approval of the August 19, 2021 Planning Commission Meeting Minutes

- I. **2021 Major Thoroughfare and Freeway Plan Amendments Recommendation Meeting** (Sharon Moses-Burnside, J.D., M.S.)
- II. **Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (Arum Lee)
 - b. Replats (Arum Lee)
 - c. Replats requiring Public Hearings with Notification (John Cedillo and Dorianne Powe-Phlegm)
 - d. Subdivision Plats with Variance Requests (Geoff Butler, Aracely Rodriguez, Tammi Williamson, Muxian Fang, Devin Crittle and John Cedillo)
 - e. Subdivision Plats with Special Exception Requests
 - f. Reconsiderations of Requirement
 - g. Extensions of Approval (Tamara Fou)
 - h. Name Changes (Tamara Fou)
 - i. Certificates of Compliance (Tamara Fou)
 - j. Administrative
 - k. Development Plats with Variance Requests(Nick Parker)
- III. **Establish a public hearing date of September 30, 2021**
 - a. Acre Villa of Park Place partial replat no 3
 - b. Anita Landing
 - c. Charnwood Sec 3 partial replat no 1
 - d. Foster Place partial replat no 18
 - e. Houstons Skyscraper Shadows partial replat no 4
 - f. Kingwood Cove Sec 1
 - g. South Park Sec 4 partial replat no 1
- IV. **Establish a public hearing date of September 30, 2021 for a Replat of a Subdivision Golf Course Kingwood Cove GP**
- V. **Excuse the absences of Commissioner Rodriguez**
- VI. **Public Comment**
- VII. **Adjournment**

Minutes of the Houston Planning Commission

August 19, 2021

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3AGOE9O>
2:30 p.m.

Call to Order

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

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Arrived at 3:11 p.m. during item 118

Susan Alleman

Bill Baldwin

Absent

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Absent

Linda Porras-Pirtle

Arrived at 2:38 p.m. during approval of minutes

Kevin Robins

Ileana Rodriguez

Absent

Ian Rosenberg

Absent

Megan R. Sigler

Zafar Tahir

Arrived at 3:15 p.m. during item 119

Meera D. Victor

Absent

Scott Cain for

Commissioner James Noack

Maggie Dalton for

The Honorable KP George

Loyd Smith for

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.

DIRECTOR'S REPORT

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

APPROVAL OF THE AUGUST 5, 2021 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 5, 2021 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

I. APPROVAL OF THE AMENDED JUNE 24, 2021 PLANNING COMMISSION MEETING MINUTES

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

Motion: **Jones**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 107)

Items removed for separate consideration: **1, 2, 3, 4, 5, 6, 10, 11, 12, 16, 17, 19, 20, 21, 27, 31, 36, 41, 42, 43, 44, 45 and 46.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 107 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 107 subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Porras-Pirtle**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **1, 2, 3, 4, 5, 6, 10, 11, 12, 16, 17, 19, 20, 21, 27, 31, 36, 41, 42, 43, 44, 45 and 46**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1, 2, 3, 4, 5, 6, 10, 11, 12, 16, 17, 19, 20, 21, 27, 31, 36, 41, 42, 43, 44, 45 and 46**, subject to the CPC 101 form conditions.

Motion: **Clark**

Second: **Jones**

Vote: **Unanimous**

Recusing: **Dalton, Heisch and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

108	Braeswood partial replat no 7	C3N	Withdrawn
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109	Croyden Gardens partial replat no 3	C3N	Withdrawn
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110	Newhaven Place partial replat no 1	C3N	Withdrawn
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111	Westhaven Estates Sec 2 partial replat no 10	C3N	Approve
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Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

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

Motion: **Porras-Pirtle**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

112	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	C3N	Defer
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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: **Cain**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

D VARIANCES

113 Binford Creek GP

GP

Approve

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

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

Motion: **Alleman**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

114 Donnchadh Meadow

C1

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: **Heisch**

Second: **Robins**

Vote: **Unanimous**

Abstaining: **None**

115 Grand West GP

GP

Approve

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

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

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Recusing: **Dalton and Heisch**

Speaker: Daniel Valdez, applicant – supportive.

116 Invision Business Park

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: **Jones**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

117 Nijadhar McKaskle Road Development

C3R

Defer

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

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

Motion: **Dalton**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

118 Shaw Reserve

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: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

119 Spurling Estates

C2

Defer

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

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

Motion: **Jones**

Second: **Abraham**

Vote: **Unanimous**

Abstaining: **None**

120 Stallion Lakes GP

GP

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: **Alleman**

Vote: **Unanimous**

Recusing: **Heisch**

121 Willow Lane Estates**C2****Defer**

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

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

Motion: **Sigler**Second: **Dalton**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS****122 Cypresswood Point South****C3R****Approve**

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

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

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

Items 123 and 124 were taken together at this time.

123 Olympia Fields GP**GP****Approve****124 Olympia Fields Sec 1****C3P****Approve**

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

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

Motion: **Dalton**Second: **Clark**Vote: **Unanimous**Abstaining: **None****F RECONSIDERATION OF REQUIREMENTS****125 Lake Elaine Estates Sec 1****C3P****Approve**

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

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

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

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

G EXTENSIONS OF APPROVAL**126 Anderson Lake Sec 3****EOA****Approve****127 Avalon at Bridge Creek Sec 2****EOA****Approve****128 Avalon at Bridge Creek Sec 5****EOA****Approve****129 Diamond Home Builders****EOA****Approve****130 Gosling Road Apartments replat no 1****EOA****Approve****131 Haas Villas****EOA****Approve****132 James C Leo Business Park****EOA****Approve****133 Katy Legacy Drive Street Dedication****EOA****Approve****134 Westgreen Boulevard Street Dedication Sec 3****EOA****Approve****H NAME CHANGES****135 Ledezma Estate (prev. Ledezema Estate)****NC****Approve****136 Mock (prev. New North City Views)****NC****Approve**

I CERTIFICATES OF COMPLIANCE

137 27376 Coach Light St

COC

Approve

138 25665 Peach Creek Drive

COC

Approve

Staff recommendation: Approve staff's recommendation for items 126-138.

Commission action: Approved staff's recommendation for items 126-138.

Motion: **Mares** Second: **Alleman** Vote: **Unanimous** Recusing: **Dalton and Heisch**
126, 127 and 128

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

139 3006 Columbia Street

DPV

Approve

Staff recommendation: Grant the variance(s) and approve the development plat to reduced 3' building line on Columbia Street.

Commission action: Granted the variance(s) and approved the development plat to reduced 3' building line on Columbia Street.

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

140 419 East 32nd Street

DPV

Approve

Staff recommendation: Grant the variance(s) and approve the development plat to request a 3' building line instead of the ordinance required 10' building line along Columbia Street.

Commission action: Granted the variance(s) and approved the development plat to request a 3' building line instead of the ordinance required 10' building line along Columbia Street.

Motion: **Garza** Second: **Clark** Vote: **Carried** Opposing: **Abraham**

III. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 16, 2021

- a. Allendale Townsite Sec A replat no 7 and extension
- b. Augusta Addition partial replat no 6
- c. Bauer Grove replat no 1
- d. Braeswood partial replat no 7
- e. Chevy Chase partial replat no 4
- f. Croyden Gardens partial replat no 3
- g. Devonshire Place partial replat no 2
- h. Foster Place partial replat no 17
- i. Katerwood Addition partial replat no 1 and extension
- j. Plainview Second Addition partial replat no 9
- k. Riverside Terrace Sec 1 partial replat no 6
- l. Riverside Terrace Sec 1 partial replat no 7
- m. Spring Branch Estates No 2 partial replat no 11
- n. Thonig Tract
- o. Townley Place partial replat no 3
- p. Woodland Lakes Detention Smith North
- q. Plainview Second Addition partial replat no 9

Staff recommendation: Established a public hearing date of September 16, 2021 for item III a-q.

Commission action: Established a public hearing date of September 16, 2021 for item III a-q.

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

IV. PUBLIC COMMENT

Dipti Mathur, Planning and Development Department announce a correction to the Director's Report regarding the Major Thoroughfare and Freeway Plan public hearing.

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:41 p.m.

Motion: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	A2Z Business Park	C2	
2	Aurora Bend Drive Street Dedication Sec 1	SP	
3	Bellfort Farms Sec 1	C3F	DEF1
4	Breckenridge East Sec 1	C3F	
5	Breckenridge East Sec 2	C3F	
6	Breckenridge East Sec 3	C3F	
7	Breckenridge East Sec 4	C3F	
8	Bridgeland Parkland Village Sec 55	C3F	
9	Bridgeland Parkland Village Sec 60	C3F	
10	Bridgeland Prairieland Village Reserve Sec 2	C2	
11	Bridgeland Prairieland Village Sec 21	C3P	
12	Camelot 2920 Tract	C2	DEF1
13	Carver Court Place	C2	
14	Champions Oak Sec 3	C3P	
15	City of Houston Mesa Road Lift Station	C2	
16	Clodine Road Tract	C3P	
17	Craig Woods partial replat no 36	C3F	
18	Deen Landing	C2	
19	Dora Lane Water Plant	C2	
20	Dunham Pointe Sec 4	C3F	
21	Edgewood Village Sec 10	C3F	
22	Elevation 1 GP	GP	
23	Elevation 1 Sec 1	C2	
24	Elysian Plaza Townhomes	C2	
25	Elyson Sec 44	C3F	
26	Grand Mason Model Home Court	C3F	
27	Grand Mission Estates Sec 29	C3F	
28	Grand Mission Estates Sec 32	C3F	
29	Harris County Municipal Utility District No 189 water plant no 1	C2	
30	Harris County School Land Four Leagues partial replat no 1	C3F	
31	Hay Center	C2	
32	Hickory Ridge partial replat no 1	C3F	
33	Highland Trails	C3F	
34	Highspire Estates	C2	DEF2
35	Houston Skyscraper Shadows partial replat no 3	C3F	
36	Kingwood Preserve	C3F	
37	Lakewood Pines Sec 14	C3F	
38	Lanier Theological Library Foundation GP	GP	
39	Lanier Theological Library Foundation Sec 1	C2	
40	Masjid Al Huda	C2	DEF2
41	McKinney Townhomes	C2	
42	Neuen Manor partial replat no 21	C3F	

Platting Summary**Houston Planning Commission****PC Date: September 02, 2021**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Northgrove Sec 16	C3F	
44	Ortegas Properties LLC Development	C2	
45	Park Ninety Center	C2	
46	Pinto Business Park Site 23 LLC	C2	
47	Plaza Estates at Market	C2	
48	South Belt Central Business Park partial replat no 2	C3F	
49	Southwest Corner Fry and Longenbaugh	C2	
50	Sunterra GP	GP	
51	Sunterra Sec 29	C3P	DEF1
52	Sunterra Sec 31	C3P	DEF1
53	Sunterra Sec 40	C3P	
54	Sunterra Sec 42	C3P	
55	Sunterra Sec 43	C3P	
56	Sunterra Sec 44	C3P	
57	Sunterra Sec 45	C3P	
58	Tavola Sec 45	C3F	
59	Tavola Sec 46	C3F	
60	Tavola Sec 47	C3F	
61	TC Melbourne Family Group	C2	
62	Towne Lake Sec 63	C3P	
63	Towne Lake Sec 66	C3P	
64	Vintage Office Park Louetta	C2	DEF1
65	Waller 362 Addition	C2	DEF1
66	Westfield Square	C2	
67	Westhaven Estates Sec 2 partial replat no 10	C3F	
68	Wheatfall Sec 1	C3P	
69	White Oak Landing	C2	
70	Winward Sec 9	C3F	DEF1
71	Woodland Acres Replat partial replat no 2	C3F	
72	Woodridge Forest Sec 14	C3F	
73	Woodridge Forest Sec 16	C3F	
74	Woodridge Forest Sec 18	C3F	
75	Yaupon Grove partial replat no 2	C3F	

B-Replats

76	Alani Homes at Fowlie	C2R	
77	Alfred Estate	C2R	
78	Belmont Hills	C2R	DEF2
79	Bennington Estates	C2R	
80	Boundary Heights Estates	C2R	
81	Bridgeland Prairieland Village Reserve Sec 1	C2R	
82	Brooks Landing	C2R	
83	Central Industrial Park Sec 2 partial replat no 1	C2R	
84	Century Oak Storage LLC	C2R	DEF1

Platting Summary**Houston Planning Commission****PC Date: September 02, 2021**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Champions Manor	C2R	
86	Chesterfield Mews	C3R	
87	Clark Road Green	C3R	
88	Clover Landing	C2R	DEF1
89	Cockerel Landings	C2R	
90	Cook Place Plaza	C2R	DEF1
91	Cruse Estates	C2R	
92	Daempireco at Conley	C2R	DEF1
93	Development on Yale	C2R	
94	Dimora Heights	C3R	DEF2
95	Ennis Crossing	C2R	
96	Faith Estates	C2R	
97	Groves Sec 40	C3R	
98	Groves Sec 41	C3R	
99	Heights Retail at 19th and Yale	C2R	
100	Highland Heights Annex no 2 partial replat no 3	C2R	
101	Highland Heights Annex no 7 partial replat no 1	C2R	
102	Hockley Becker Addition	C2R	
103	Hockley Town Center	C2R	
104	Hollins Estates at Esther	C2R	DEF1
105	Hot Cash Center	C2R	DEF1
106	Landing at Yale	C2R	DEF1
107	Lew Briggs Business park	C2R	
108	Lilly Grove Missionary Baptist Church Annex	C2R	
109	Lonesome Oak Business Park	C2R	DEF1
110	Los Campos	C3R	DEF1
111	Lupita Estates	C2R	DEF1
112	Madrid Villas	C2R	DEF1
113	Matthews Estates Central	C2R	
114	Michaux Court	C2R	DEF1
115	Mills Estate	C2R	
116	Montrose Collective Southwest	C2R	
117	New Mobile	C2R	
118	Nolder Unrestricted Reserve	C2R	DEF1
119	Northside at the Foundry	C2R	
120	Okolo Estates	C2R	
121	Park on West 22nd	C2R	
122	Pinecrest Court Second Addition partial replat no 1	C2R	
123	Plaza Estates at Nichols	C2R	
124	Prak Estates	C2R	
125	Reed Terrace partial replat 1	C2R	
126	Rodrigo Landing	C2R	
127	Roslyn Heights Acre Homes partial replat no 1	C2R	
128	Ruth Street Villas	C2R	
129	Salinas Reserve	C2R	DEF1

Item No.	Subdivision Plat Name	App	
		Type	Deferral
130	Sandle Street Landing	C2R	
131	Shady Acres Green	C2R	
132	Shoppes at Cullen	C2R	
133	Sunflower Manor	C2R	
134	Taylors Acre	C2R	
135	Thornton Cove	C3R	DEF1
136	Tuam Landing	C2R	
137	Villa Greens GP	GP	
138	Villas on Madrid	C2R	DEF1
139	Waypoint Estates	C2R	
140	West 17th Street Vista	C2R	
141	Wheatley Landing	C2R	DEF1
142	Yuki Properties	C2R	

C-Public Hearings Requiring Notification

143	East End on the Bayou Sec 4 partial replat no 2	C3N	
144	Houston Heights partial replat no 29	C3N	
145	Kentshire Place Sec 3 partial replat no 1	C3N	
146	Liberty Gardens Sec 1 partial replat no 1	C3N	
147	Milby House	C3N	
148	Oaks of Park Row Amending plat no 1 partial replat no 1	C3N	
149	Oasis at Clodine partial replat no 1 and extension	C3N	
150	Towne Park Development partial replat no 1	C3N	
151	White Oak Springs Sec 1 partial replat no 1	C3N	
152	Woodland Lakes Sec 8	C3N	
153	Woodland Lakes Sec 9	C3N	
154	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	C3N	DEF1

D-Variances

155	AM 2920 Reserve	C2	
156	Donnchadh Meadow	C1	DEF1
157	Elyson GP	GP	
158	Fairbanks Distribution Center	C2	
159	Harvest Green GP	GP	
160	Homes at Providence	C2R	
161	Lilly and Lane Estates	C3P	
162	Modena on Westcott	C2R	
163	Moody Town and Country	C2	
164	Nijadhar McKaskle Road Development	C3R	DEF2
165	Northpointe East GP	GP	
166	Powell Court Place	C3P	
167	Springwood Business Park	C2	
168	Spurling Estates	C2	DEF2

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Item No.	Subdivision Plat Name	App	
		Type	Deferral
169	Stallion Lakes GP	GP	DEF1
170	Stallion Lakes Sec 1	C3P	
171	Willow Lane Estates	C2	DEF2

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

172	Bridgeland Parkland Village Sec 49	EOA
173	Bridgeland Parkland Village Sec 54	EOA
174	Bridgeland Parkland Village Sec 55	EOA
175	Channelview ISD Cobb Schochler Elementary School	EOA
176	Harris County Toll Road Authority Northeast EZ Tag Facility	EOA
177	Holderrieth Road Street Dedication Sec 2	EOA
178	Marvida Lift Station	EOA
179	Marvida Terrace Drive Sec 1 Street Dedication	EOA
180	Park Row East Sec 1 partial replat no 1	EOA
181	Parkland Row Reserves	EOA
182	Peach Orchard Gardens	EOA
183	Shops at Corta Calle	EOA
184	SSK Fortune Inc	EOA
185	Tuscan Terrace Drive and Holderrieth Road Street Dedication and Reserves	EOA

H-Name Changes

None

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

186	6626 Couch Street	DPV
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A-Consent

1	A2Z Business Park	2021-1958	C2	Harris	ETJ	293Z	10.00	10.00	0	Invision Investments, LLC	Texas Engineering And Mapping Company
2	Aurora Bend Drive Street Dedication Sec 1	2021-2028	SP	Harris	ETJ	404W	2.69	0.00	0	Katy 1093, LTD	Jones Carter
3	Bellfort Farms Sec 1 (DEF1)	2021-1912	C3F	Fort Bend	ETJ	525Z	23.40	3.71	89	Meritage Homes	Pape-Dawson Engineers
4	Breckenridge East Sec 1	2021-1946	C3F	Harris	ETJ	293Z	47.77	3.44	258	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
5	Breckenridge East Sec 2	2021-1949	C3F	Harris	ETJ	293V	28.39	0.75	172	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
6	Breckenridge East Sec 3	2021-1951	C3F	Harris	ETJ	293V	17.66	0.29	106	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
7	Breckenridge East Sec 4	2021-1952	C3F	Harris	ETJ	293V	15.64	0.23	102	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
8	Bridgeland Parkland Village Sec 55	2021-1947	C3F	Harris	ETJ	366X	8.62	1.72	52	Bridgeland Development LP	Costello, Inc.
9	Bridgeland Parkland Village Sec 60	2021-1950	C3F	Harris	ETJ	366X	9.07	1.72	52	Bridgeland Development LP	Costello, Inc.
10	Bridgeland Prairieland Village Reserve Sec 2	2021-2006	C2	Harris	ETJ	365P	55.96	55.96	0	Bridgeland Development, LP	BGE, Inc.
11	Bridgeland Prairieland Village Sec 21	2021-2024	C3P	Harris	ETJ	365K	18.46	2.84	78	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
12	Camelot 2920 Tract (DEF1)	2021-1843	C2	Harris	ETJ	291P	25.29	25.29	0	Camelot 2920, LLC	IDS Engineering Group
13	Carver Court Place	2021-1888	C2	Harris	City	412W	0.34	0.00	3	Alvarado Group	South Texas Surveying Associates, Inc.
14	Champions Oak Sec 3	2021-1927	C3P	Harris	ETJ	370M	10.52	0.13	55	Woodmere Development Co., LTD.	IDS Engineering Group
15	City of Houston Mesa Road Lift Station	2021-1859	C2	Harris	City	455Z	0.22	0.22	0	Stantec Consulting Services, Inc.	Bury
16	Clodine Road Tract	2021-2054	C3P	Fort Bend	ETJ	527X	14.60	8.19	89	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
17	Craig Woods partial replat no 36	2021-1942	C3F	Harris	City	451X	0.28	0.00	3	Uruk, ILLC	South Texas Surveying Associates, Inc.
18	Deen Landing	2021-1894	C2	Harris	ETJ	339A	1.78	0.00	1	Ricky Deen	Owens Management Systems, LLC
19	Dora Lane Water Plant	2021-1794	C2	Fort Bend	ETJ	527Z	1.21	1.21	0	FBC FWSD No. 2	Texas Engineering And Mapping Company
20	Dunham Pointe Sec 4	2021-1987	C3F	Harris	ETJ	366A	21.66	1.09	61	Dunham Pointe Development LLC	BGE, Inc.
21	Edgewood Village Sec 10	2021-1932	C3F	Harris	ETJ	457C	11.29	1.65	56	Woodmere Development Co., LTD.	IDS Engineering Group
22	Elevation 1 GP	2021-1933	GP	Harris	ETJ	326R	8.50	0.00	2	Action Surveying	Action Surveying
23	Elevation 1 Sec 1	2021-1822	C2	Harris	ETJ	326R	1.00	0.00	1	Action Surveying	Action Surveying
24	Elysian Plaza Townhomes	2021-1734	C2	Harris	City	453V	0.37	0.00	8	ABM LLC	Carranza Outsource Drafting

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25	Elyson Sec 44	2021-1999	C3F	Harris	ETJ	404R	15.33	2.48	59	Nash FM 529, LLC	BGE, Inc.
26	Grand Mason Model Home Court	2021-1930	C3F	Harris	ETJ	406N	9.01	2.97	10	TPHTM 529, LLC	BGE, Inc.
27	Grand Mission Estates Sec 29	2021-2016	C3F	Fort Bend	ETJ	526N	12.16	0.66	67	688 Development INC.	Jones Carter
28	Grand Mission Estates Sec 32	2021-2011	C3F	Fort Bend	ETJ	526N	10.16	0.86	43	688 Development INC.	Jones Carter
29	Harris County Municipal Utility District No 189 water plant no 1	2021-1921	C2	Harris	ETJ	332X	0.73	0.73	0	harris county MUD 189	Vogler & Spencer Engineering, Inc.
30	Harris County School Land Four Leagues partial replat no 1	2021-2034	C3F	Harris	ETJ	324D	1.71	1.66	0	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC
31	Hay Center	2021-2007	C2	Harris	City	493V	3.27	3.27	0	HARRIS COUNTY	S & V Surveying, Inc.
32	Hickory Ridge partial replat no 1	2021-1996	C3F	Harris	City	490N	1.17	0.00	1	Nouveau Luxury Builders	Total Surveyors, Inc.
33	Highland Trails	2021-1992	C3F	Harris	City	451D	1.89	0.18	32	3435 De Soto, LLC	Civil-Surv Land Surveying, L.C.
34	Highspire Estates (DEF2)	2021-1716	C2	Harris	City	452Y	0.30	0.00	2	HIGHSPIRE REALTY LLC	Texas Field Services
35	Houston Skyscraper Shadows partial replat no 3	2021-1981	C3F	Harris	City	575T	0.46	0.00	2	JOT Construction	RED CONSULTANTS
36	Kingwood Preserve	2021-2060	C3F	Harris	City	296V	1.43	0.70	7	Friendswood Development Company	Jones Carter - Woodlands Office
37	Lakewood Pines Sec 14	2021-1994	C3F	Harris	ETJ	377T	24.44	2.38	105	KB Home Lone Star, Inc.	Jones Carter - Woodlands Office
38	Lanier Theological Library Foundation GP	2021-1948	GP	Harris	ETJ	370A	18.28	0.00	0	Lanier Theological Library Foundation	K. Chen Engineering
39	Lanier Theological Library Foundation Sec 1	2021-1809	C2	Harris	ETJ	370A	6.78	6.78	0	Lanier Theological Library Foundation	K. Chen Engineering
40	Masjid Al Huda (DEF2)	2021-1714	C2	Harris	ETJ	404S	17.92	17.92	0	MASJID AL HUDA	RSG Engineering
41	McKinney Townhomes	2021-1808	C2	Harris	City	494S	0.12	0.00	3	MTS FUND, LLC	C & C Surveying, Inc
42	Neuen Manor partial replat no 21	2021-1940	C3F	Harris	City	450Q	0.67	0.09	14	Rosemary Custom Homes, LLC	South Texas Surveying Associates, Inc.
43	Northgrove Sec 16	2021-1938	C3F	Montgomery	ETJ	249G	20.64	4.10	76	Toll Houston Tx, LLC	Costello, Inc.
44	Ortegas Properties LLC Development	2021-1968	C2	Harris	ETJ	447G	2.66	0.00	2	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
45	Park Ninety Center	2021-1939	C2	Harris	City	456R	3.92	3.92	0	Centric Property Inc.	E.I.C. Surveying Company
46	Pinto Business Park Site 23 LLC	2021-1959	C2	Harris	City/ ETJ	372T	20.32	20.32	0	Site #23 LLC.	BGE, Inc.
47	Plaza Estates at Market	2021-1976	C2	Harris	City	494E	0.11	0.00	2	New Era Development	New Era Development
48	South Belt Central Business Park partial replat no 2	2021-1960	C3F	Harris	City	574W	98.80	96.32	0	IDV-BP South Belt, LLC	Pape-Dawson Engineers

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49	Southwest Corner Fry and Longenbaugh	2021-2058	C2	Harris	ETJ	406G	30.74	30.74	0	McCormack Commercial	Texas Engineering And Mapping Company
50	Sunterra GP	2021-2026	GP	MULTIPLE	ETJ	443D	2303.88	0.00	0	Katy 1039, LTD	Jones Carter
51	Sunterra Sec 29 (DEF1)	2021-1872	C3P	Waller	ETJ	443G	48.10	11.05	163	Katy 1039 Ltd.	Jones Carter
52	Sunterra Sec 31 (DEF1)	2021-1909	C3P	Waller	ETJ	443G	16.20	0.76	73	Katy 1093, LTD	Jones Carter
53	Sunterra Sec 40	2021-2030	C3P	Harris	ETJ	404W	25.31	1.27	100	Katy 1093, LTD	Jones Carter
54	Sunterra Sec 42	2021-2049	C3P	Harris	ETJ	404W	34.41	7.30	156	Katy 1093, LTD	Jones Carter
55	Sunterra Sec 43	2021-2035	C3P	Harris	ETJ	404W	29.10	3.00	159	Katy 1093, LTD	Jones Carter
56	Sunterra Sec 44	2021-2043	C3P	Harris	ETJ	404W	24.20	9.08	59	Katy 1093, LTD	Jones Carter
57	Sunterra Sec 45	2021-2046	C3P	MULTIPLE	ETJ	404W	30.06	8.82	96	Katy 1093, LTD	Jones Carter
58	Tavola Sec 45	2021-1963	C3F	Montgomery	ETJ	257K	13.70	0.70	79	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
59	Tavola Sec 46	2021-1965	C3F	Montgomery	ETJ	257K	15.36	1.90	80	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
60	Tavola Sec 47	2021-2051	C3F	Montgomery	ETJ	257K	18.07	2.21	97	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
61	TC Melbourne Family Group	2021-1829	C2	Harris	City	453Q	0.67	0.67	0	TC Melbourne Family Group LLC	MOMENTUM ENGINEERING
62	Towne Lake Sec 63	2021-2023	C3P	Harris	ETJ	367N	13.13	3.10	79	C.W. SCOA West, L.P.	EHRA
63	Towne Lake Sec 66	2021-2014	C3P	Harris	ETJ	367J	32.80	2.39	86	CW SCOA West, L.P.	EHRA
64	Vintage Office Park Louetta (DEF1)	2021-1918	C2	Harris	ETJ	329V	10.62	10.62	0	Woodhaven Construction	Hovis Surveying Company Inc.
65	Waller 362 Addition (DEF1)	2021-1800	C2	Waller	ETJ	322N	2.00	2.00	0	GBT Realty	John Cowan and Associates
66	Westfield Square	2021-1964	C2	Harris	ETJ	293X	7.79	7.79	0	A Westfield LLC	Core
67	Westhaven Estates Sec 2 partial replat no 10	2021-2029	C3F	Harris	City	491N	0.30	0.00	3	Otto Development	The Interfield Group
68	Wheatfall Sec 1	2021-1957	C3P	Fort Bend	ETJ	484Q	13.58	5.07	41	TriPointe Homes	BGE, Inc. - Land Planning
69	White Oak Landing	2021-2032	C2	Harris	City	411Z	0.41	0.00	2	Matthews Investments Southwest Inc	Owens Management Systems, LLC
70	Winward Sec 9 (DEF1)	2021-1770	C3F	Harris	ETJ	404J	8.35	0.27	49	Friendswood Development Company	Manhard Consulting
71	Woodland Acres Replat partial replat no 2	2021-2042	C3F	Harris	City	414V	0.98	0.00	8	AAHK Investments, LLC	Chesterfield Development Services
72	Woodridge Forest Sec 14	2021-1966	C3F	Montgomery	ETJ	296T	4.07	0.13	27	Century Land Holdings of Texas LLC	LJA Engineering, Inc.- (Houston Office)
73	Woodridge Forest Sec 16	2021-1967	C3F	Montgomery	ETJ	296T	7.95	3.00	31	Century Land Holdings of Texas LLC	LJA Engineering, Inc.- (Houston Office)
74	Woodridge Forest Sec 18	2021-2000	C3F	Montgomery	ETJ	296P	1.19	0.73	4	Century Land Holdings of Texas LLC	LJA Engineering, Inc.- (Houston Office)

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75	Yaupon Grove partial replat no 2	2021-1923	C3F	Harris	City	450C	0.32	0.00	2	American Good Investment	Pioneer Engineering, LLC

B-Replats

76	Alani Homes at Fowlie	2021-1825	C2R	Harris	City	455P	0.19	0.00	4	ALIANA CORPORATION LLC	Aliana Corporation LLC
77	Alfred Estate	2021-2021	C2R	Harris	City	410W	0.32	0.00	4	New Era Development	New Era Development
78	Belmont Hills (DEF2)	2021-1684	C2R	Harris	City	533M	0.65	0.00	16	Sidney & Griggs, LP	South Texas Surveying Associates, Inc.
79	Bennington Estates	2021-1975	C2R	Harris	City	453R	0.23	0.00	2	New Era Development	New Era Development
80	Boundary Heights Estates	2021-1977	C2R	Harris	City	493C	0.31	0.00	4	New Era Development	New Era Development
81	Bridgeland Prairieland Village Reserve Sec 1	2021-2001	C2R	Harris	ETJ	365P	30.73	30.73	0	Bridgeland Development, LP	BGE, Inc.
82	Brooks Landing	2021-2010	C2R	Harris	City	533U	0.23	0.23	0	Karen Brooks	Owens Management Systems, LLC
83	Central Industrial Park Sec 2 partial replat no 1	2021-2037	C2R	Harris	City	574H	2.00	2.00	0	Overland Group	John Cowan and Associates
84	Century Oak Storage LLC (DEF1)	2021-1811	C2R	Harris	ETJ	284Z	19.14	18.86	0	Century Oak Storages LLC	Hovis Surveying Company Inc.
85	Champions Manor	2021-2055	C2R	Harris	City	452H	1.00	0.52	1	Paul M Slayton, Crystal A Slayton & Samuel Z Corona	CGES Bailey Planning
86	Chesterfield Mews	2021-1970	C3R	Harris	City	451D	1.39	0.02	26	JHF Holdings, LLC	Karen Rose Engineering and Surveying
87	Clark Road Green	2021-2013	C3R	Harris	City	453B	1.48	0.06	25	Stoneworks, LLC	Total Surveyors, Inc.
88	Clover Landing (DEF1)	2021-1897	C2R	Harris	City	534W	0.29	0.00	3	JMJ Design & Construction	Cobalt Engineering & Inspections LLC
89	Cockerel Landings	2021-2009	C2R	Harris	City	452R	0.10	0.00	2	M & F Capital, LLC	The Interfield Group
90	Cook Place Plaza (DEF1)	2021-1760	C2R	Harris	City	529J	2.11	2.11	0	Cook Road Plaza	Bowden Survey
91	Cruse Estates	2021-1971	C2R	Harris	City	454G	0.25	0.00	4	New Era Development	New Era Development
92	Daempireco at Conley (DEF1)	2021-1911	C2R	Harris	City	533M	0.23	0.00	6	da empire company	RSG Engineering
93	Development on Yale	2021-1953	C2R	Harris	City	492D	0.45	0.45	0	MOHSIN MOMIN	Century Engineering, Inc
94	Dimora Heights (DEF2)	2021-1575	C3R	Harris	City	412X	1.00	0.12	10	HouTex Engineering, LLC	Bowden Survey
95	Ennis Crossing	2021-1978	C2R	Harris	City	493Y	0.34	0.00	7	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
96	Faith Estates	2021-2019	C2R	Harris	City	493C	0.11	0.00	2	Green Valley Construction, LLC	The Interfield Group
97	Groves Sec 40	2021-1988	C3R	Harris	ETJ	376M	46.57	20.88	149	LH Groves, LLC	BGE, Inc.

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98	Groves Sec 41	2021-1986	C3R	Harris	ETJ	376M	18.69	1.67	80	LH Groves, LLC	BGE, Inc.
99	Heights Retail at 19th and Yale	2021-1956	C2R	Harris	City	452V	1.28	1.28	0	Yale/19th Property Venture c/o Levcor, Inc.	Pape-Dawson Engineers
100	Highland Heights Annex no 2 partial replat no 3	2021-1941	C2R	Harris	City	412W	0.24	0.00	2	Quintessa Homes of Texas, Inc.	Probstfeld & Associates, Inc.
101	Highland Heights Annex no 7 partial replat no 1	2021-1919	C2R	Harris	City	412N	0.26	0.00	4	JST Rentals, LLC	Survey 1, Inc.
102	Hockley Becker Addition	2021-1798	C2R	Harris	ETJ	325A	2.30	2.30	0	GBT Realty	John Cowan and Associates
103	Hockley Town Center	2021-2047	C2R	Harris	City/ ETJ	324E	1.72	1.72	1	Cisneros Design Studio	K. Chen Engineering
104	Hollins Estates at Esther (DEF1)	2021-1838	C2R	Harris	City	412T	2.50	2.50	0	New Era Development	New Era Development
105	Hot Cash Center (DEF1)	2021-1442	C2R	Harris	ETJ	411B	0.50	0.50	0	ALIANA CORPORATION LLC	Aliana Corporation LLC
106	Landing at Yale (DEF1)	2021-1828	C2R	Harris	City	452M	1.17	0.14	28	Prosperity Homes/Umran Martin, LLC	MOMENTUM ENGINEERING
107	Lew Briggs Business park	2021-1962	C2R	Harris	City	573S	13.45	13.45	0	Abboud Real Estate Investments LLC	Core
108	Lilly Grove Missionary Baptist Church Annex	2021-2020	C2R	Harris	City	533L	0.29	0.29	0	Lilly Grove Missionary Baptist Church	REKHA ENGINEERING, INC.
109	Lonesome Oak Business Park (DEF1)	2021-1813	C2R	Harris	ETJ	284Z	12.68	12.50	0	Lonesome Oak Business Park	Hovis Surveying Company Inc.
110	Los Campos (DEF1)	2021-1746	C3R	Harris	ETJ	285W	10.74	2.32	5	SEM SERVICES	SEM SERVICES
111	Lupita Estates (DEF1)	2021-1854	C2R	Harris	City	413Z	0.11	0.00	1	SEM SERVICES	SEM SERVICES
112	Madrid Villas (DEF1)	2021-1832	C2R	Harris	City	534N	0.24	0.00	4	Vera Living, LLC	Total Surveyors, Inc.
113	Matthews Estates Central	2021-2048	C2R	Harris	City	493D	0.14	0.00	3	Buy My House Next LLC	Chesterfield Development Services
114	Michaux Court (DEF1)	2021-1686	C2R	Harris	City	453T	0.17	0.00	2	Southern Porch Development	South Texas Surveying Associates, Inc.
115	Mills Estate	2021-1997	C2R	Harris	City	493H	0.08	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
116	Montrose Collective Southwest	2021-2052	C2R	Harris	City	493S	0.35	0.35	0	Radom Capital	Windrose
117	New Mobile	2021-2008	C2R	Harris	City	497F	0.90	0.90	0	The Law Offices of Luis Garcia	Civil-Surv Land Surveying, L.C.
118	Nolder Unrestricted Reserve (DEF1)	2021-1807	C2R	Harris	City	451F	3.79	3.70	0	David W. Nolder	Vernon G. Henry & Associates, Inc.
119	Northside at the Foundry	2021-2025	C2R	Harris	City	493C	0.23	0.00	4	Dasani, LLC	Richard Grothues Designs
120	Okolo Estates	2021-1974	C2R	Harris	City	494J	0.11	0.00	2	New Era Development	New Era Development
121	Park on West 22nd	2021-1993	C2R	Harris	City	452U	0.46	0.00	9	Highgate Ventures, LLC	Total Surveyors, Inc.
122	Pinecrest Court Second Addition partial replat no 1	2021-1983	C2R	Harris	City	494F	0.17	0.00	3	DOSIS Investment LLC	PLS CONSTRUCTION LAYOUT, INC

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123	Plaza Estates at Nichols	2021-1973	C2R	Harris	City	494B	0.27	0.00	4	New Era Development	New Era Development
124	Prak Estates	2021-1972	C2R	Harris	City	453Z	0.11	0.00	2	New Era Development	New Era Development
125	Reed Terrace partial replat 1	2021-1936	C2R	Harris	City	533Y	0.92	0.92	0	Troy B Smith	Survey 1, Inc.
126	Rodrigo Landing	2021-2044	C2R	Harris	City	492F	0.12	0.00	2	Mohsen Javadian	Total Surveyors, Inc.
127	Roslyn Heights Acre Homes partial replat no 1	2021-1954	C2R	Harris	City	451H	2.36	2.36	0	Ella Estates	REKHA ENGINEERING, INC.
128	Ruth Street Villas	2021-1980	C2R	Harris	City	493X	0.14	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
129	Salinas Reserve (DEF1)	2021-1857	C2R	Harris	City	413S	0.88	0.70	1	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
130	Sandle Street Landing	2021-2015	C2R	Harris	City	412T	0.19	0.00	2	Tanda Home Builders, LLC	Chesterfield Development Services
131	Shady Acres Green	2021-1989	C2R	Harris	City	452U	0.48	0.01	12	Highgate Ventures, LLC	Total Surveyors, Inc.
132	Shoppes at Cullen	2021-2012	C2R	Harris	City	573R	3.17	3.10	0	Bovay Engineers	Tetra Surveys
133	Sunflower Manor	2021-2004	C2R	Harris	City	533U	0.18	0.00	3	PRO-SURV	PROSURV
134	Taylors Acre	2021-1990	C2R	Harris	ETJ	371U	1.00	1.00	0	KING'S LAND SURVEYING SOLUTIONS LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
135	Thornton Cove (DEF1)	2021-1920	C3R	Harris	City	452M	4.00	0.01	22	CE Engineers & Development Consultants	CE Engineers & Development Consultants, INC
136	Tuam Landing	2021-1982	C2R	Harris	City	493Z	0.11	0.00	2	Marbella Homes, LLC	Total Surveyors, Inc.
137	Villa Greens GP	2021-2005	GP	Harris	City	372F	26.50	0.00	0	Academy Development	EHRA
138	Villas on Madrid (DEF1)	2021-1833	C2R	Harris	City	534J	0.24	0.00	4	Vera Living, LLC	Total Surveyors, Inc.
139	Waypoint Estates	2021-1702	C2R	Harris	City	492D	0.10	0.00	2	Heights Construction	Survey 1, Inc.
140	West 17th Street Vista	2021-1943	C2R	Harris	City	452V	0.17	0.00	2	Dave Strickland, RPLS	replats.com
141	Wheatley Landing (DEF1)	2021-1719	C2R	Harris	City	412X	0.95	0.01	16	Zoom Houses, LLC	Total Surveyors, Inc.
142	Yuki Properties	2021-1934	C2R	Harris	City	495W	0.11	0.00	2	The Jean McKinley Company, Inc.	Jean McKinley Company

C-Public Hearings Requiring Notification

143	East End on the Bayou Sec 4 partial replat no 2	2021-1698	C3N	Harris	City	494J	0.23	0.00	4	EEOB Section 4, LP & Dorado Homes, LLC	Vernon G. Henry & Associates, Inc.
144	Houston Heights partial replat no 29	2021-1771	C3N	Harris	City	453S	0.59	0.00	2	Nicholas Bedford	Owens Management Systems, LLC
145	Kentshire Place Sec 3 partial replat no 1	2021-1691	C3N	Harris	City	415Z	0.32	0.00	4	LDG Realty Investments LLC	REKHA ENGINEERING, INC.
146	Liberty Gardens Sec 1 partial replat no 1	2021-1745	C3N	Harris	City	454Z	0.23	0.00	1	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
147	Milby House	2021-1656	C3N	Harris	City	494S	2.87	2.87	0	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

Platting Summary**Houston Planning Commission****PC Date: September 02, 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
148	Oaks of Park Row Amending plat no 1 partial replat no 1	2021-1414	C3N	Harris	City	447Y	6.01	0.00	0	Kimley-Horn	Windrose
149	Oasis at Clodine partial replat no 1 and extension	2021-1538	C3N	Fort Bend	ETJ	527X	2.71	0.88	23	Owais Developments LLC.	Benchmark Engineering Corporation
150	Towne Park Development partial replat no 1	2021-1572	C3N	Harris	City	415S	0.97	0.00	5	TOWN PARK DEVELOPMENT, LLC	Survey 1, Inc.
151	White Oak Springs Sec 1 partial replat no 1	2021-1783	C3N	Harris	ETJ	368T	0.13	0.13	0	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
152	Woodland Lakes Sec 8	2021-1789	C3N	Harris	City	338H	23.20	2.75	99	WL Woodland Lakes LLC	Meta Planning + Design LLC
153	Woodland Lakes Sec 9	2021-1786	C3N	Harris	City	338H	19.90	1.79	88	WL Woodland Lakes LLC	Meta Planning + Design LLC
154	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 (DEF1)	2021-1542	C3N	Montgomery	ETJ	251L	0.55	0.00	1	LANDPOINT	Landpoint

D-Variances

155	AM 2920 Reserve	2021-2018	C2	Harris	ETJ	291V	14.03	14.03	0	AM 2920, LLC	Jones Carter
156	Donnchadh Meadow (DEF1)	2021-1500	C1	Harris	City	297L	3.00	0.00	1	Colin and Angela	Survey 1, Inc.
157	Elyson GP	2021-2036	GP	Harris	ETJ	405N	3563.50	0.00	0	NASH FM 529 LLC	Meta Planning + Design LLC
158	Fairbanks Distribution Center	2021-2003	C2	Harris	ETJ	410L	23.38	23.38	0	Triten Real Estate Partners	Gruller Surveying
159	Harvest Green GP	2021-1931	GP	Fort Bend	ETJ	566G	1687.00	0.00	0	HG 2, LLP	LJA Engineering, Inc.- (Houston Office)
160	Homes at Providence	2021-1470	C2R	Harris	City	494F	0.11	0.00	3	No Company	HRS and Associates, LLC
161	Lilly and Lane Estates	2021-1823	C3P	Harris	ETJ	379H	16.72	0.00	3	WHITNEY HOLMELIN-BURKES	Survey 1, Inc.
162	Modena on Westcott	2021-1732	C2R	Harris	City	492F	0.11	0.00	2	Intown Construction Group	Total Surveyors, Inc.
163	Moody Town and Country	2021-1926	C2	Harris	City	489D	2.14	2.14	0	Creme Land Work, LLC	Vernon G. Henry & Associates, Inc.
164	Nijadhar McKaskle Road Development (DEF2)	2021-1474	C3R	Fort Bend	ETJ	567D	15.05	14.65	0	Nijadhar, LLC	Doshi Engineering & Surveying Company
165	Northpointe East GP	2021-2038	GP	Harris	ETJ	329E	63.10	0.00	0	KEI Partners, LLC	Meta Planning + Design LLC
166	Powell Court Place	2021-1944	C3P	Harris	ETJ	292M	1.09	0.00	1	STSA	South Texas Surveying Associates, Inc.
167	Springwood Business Park	2021-2039	C2	Harris	ETJ	292K	21.79	21.79	0	LANGAN	Texas Engineering And Mapping Company

Platting Summary**Houston Planning Commission****PC Date: September 02, 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
168	Spurling Estates (DEF2)	2021-1784	C2	Harris	ETJ	334B	3.61	3.61	0	Benita Spurling	Owens Management Systems, LLC
169	Stallion Lakes GP (DEF1)	2021-1803	GP	Harris/Montgomery/Waller	ETJ	285E	394.20	0.00	0	Stallion Lakes LLC	BGE, Inc. - Land Planning
170	Stallion Lakes Sec 1	2021-1955	C3P	Montgomery	ETJ	285A	186.30	18.53	65	Stallion Lakes LLC	BGE, Inc. - Land Planning
171	Willow Lane Estates (DEF2)	2021-1781	C2	Fort Bend	ETJ	484P	3.84	0.00	3	Carlos Raul Barreto	Century Engineering, Inc

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

172	Bridgeland Parkland Village Sec 49	2020-1471	EOA	Harris	ETJ	366X	24.77	3.62	104	Bridgeland Development, LP	R.G. Miller Engineers
173	Bridgeland Parkland Village Sec 54	2020-1474	EOA	Harris	ETJ	366X	20.49	1.43	97	Bridgeland Development, LP	R.G. Miller Engineers
174	Bridgeland Parkland Village Sec 55	2020-1376	EOA	Harris	ETJ	366X	8.60	1.72	52	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
175	Channelview ISD Cobb Schochler Elementary School	2020-1527	EOA	Harris	ETJ	458X	35.42	35.42	0	Channelview ISD	Pacheco Koch Consulting Engineers, Inc.
176	Harris County Toll Road Authority Northeast EZ Tag Facility	2020-1589	EOA	Harris	ETJ	417X	4.34	4.34	1	Kuo & Associates, Inc	Kuo & Associates, Inc
177	Holderrieth Road Street Dedication Sec 2	2020-1465	EOA	Harris	ETJ	285V	3.46	0.00	0	LT Cypress Green 634, LLC	Jones Carter - Woodlands Office
178	Marvida Lift Station	2020-1507	EOA	Harris	ETJ	406K	0.23	0.23	0	Cypress 856, Ltd.	Jones Carter - Woodlands Office
179	Marvida Terrace Drive Sec 1 Street Dedication	2020-1464	EOA	Harris	ETJ	406F	2.12	0.00	0	Cypress 856, Ltd.	Jones Carter - Woodlands Office
180	Park Row East Sec 1 partial replat no 1	2020-1590	EOA	Harris	City	448W	5.92	5.92	0	Arel Capital	REKHA ENGINEERING, INC.
181	Parkland Row Reserves	2020-1509	EOA	Harris	ETJ	366X	10.42	10.42	0	Bridgeland Development, LP	R.G. Miller Engineers
182	Peach Orchard Gardens	2020-1425	EOA	Montgomery	ETJ	251Y	3.14	3.14	0	NR2L Development, LLC	Boundary One, LLC
183	Shops at Corta Calle	2020-1947	EOA	Harris	ETJ	527L	2.46	2.46	0	Advance Surveying	Advance Surveying, Inc.
184	SSK Fortune Inc	2020-1591	EOA	Harris	ETJ	368K	1.19	1.19	0	Advance Surveying	Advance Surveying, Inc.

Platting Summary**Houston Planning Commission****PC Date: September 02, 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
185	Tuscan Terrace Drive and Holderrieth Road Street Dedication and Reserves	2020-1461	EOA	Harris	ETJ	285U	8.88	0.41	0	LT Cypress Green 634, LLC	Jones Carter - Woodlands Office

H-Name Changes

None

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

186	6626 Couch Street	21057430 DPV	Harris	City	412X					James H Bailey III	James H Bailey III
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Houston Planning Commission **ITEM: 143**

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: East End on the Bayou Sec 4 partial replat no 2

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

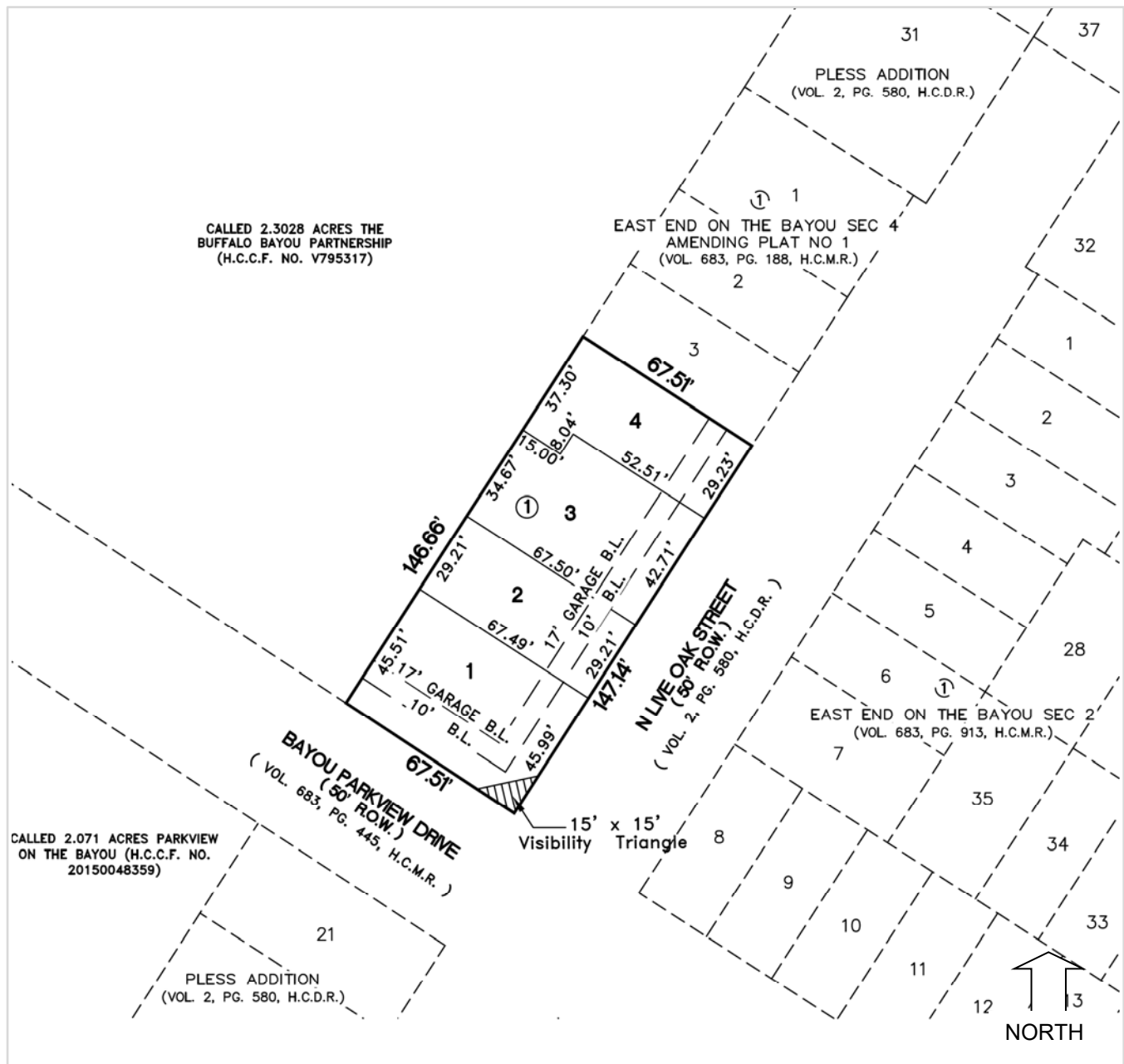
ITEM: 143

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: East End on the Bayou Sec 4 partial replat no 2

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 143**

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: East End on the Bayou Sec 4 partial replat no 2

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 12, 2021

Dear Property Owner:

Reference Number: 2021-1698; East End on the Bayou Sec 4 partial replat no 2; replatting of all of Lot 1, Block 1 of **East End on the Bayou Sec 4 partial replat no 1** as recorded in Vol. 683, Pg. 919 of the Harris County Map Records and Lots 4-7, Block 1 of **East End on the Bayou Sec 4 Amending Plat no 1** as recorded in Vol. 683, Pg. 188 of the Harris County Map Records.

The property is located at the northwest intersection of Kennedy Street and N Live Oak Street. The purpose of the replat is to create four (4) single family residential lots. The applicant, **Jake Patrick**, with Vernon G. Henry & Associates, Inc., on behalf of the developer, can be contacted at **832-428-6021**.

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 or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 2, 2021, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

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

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

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

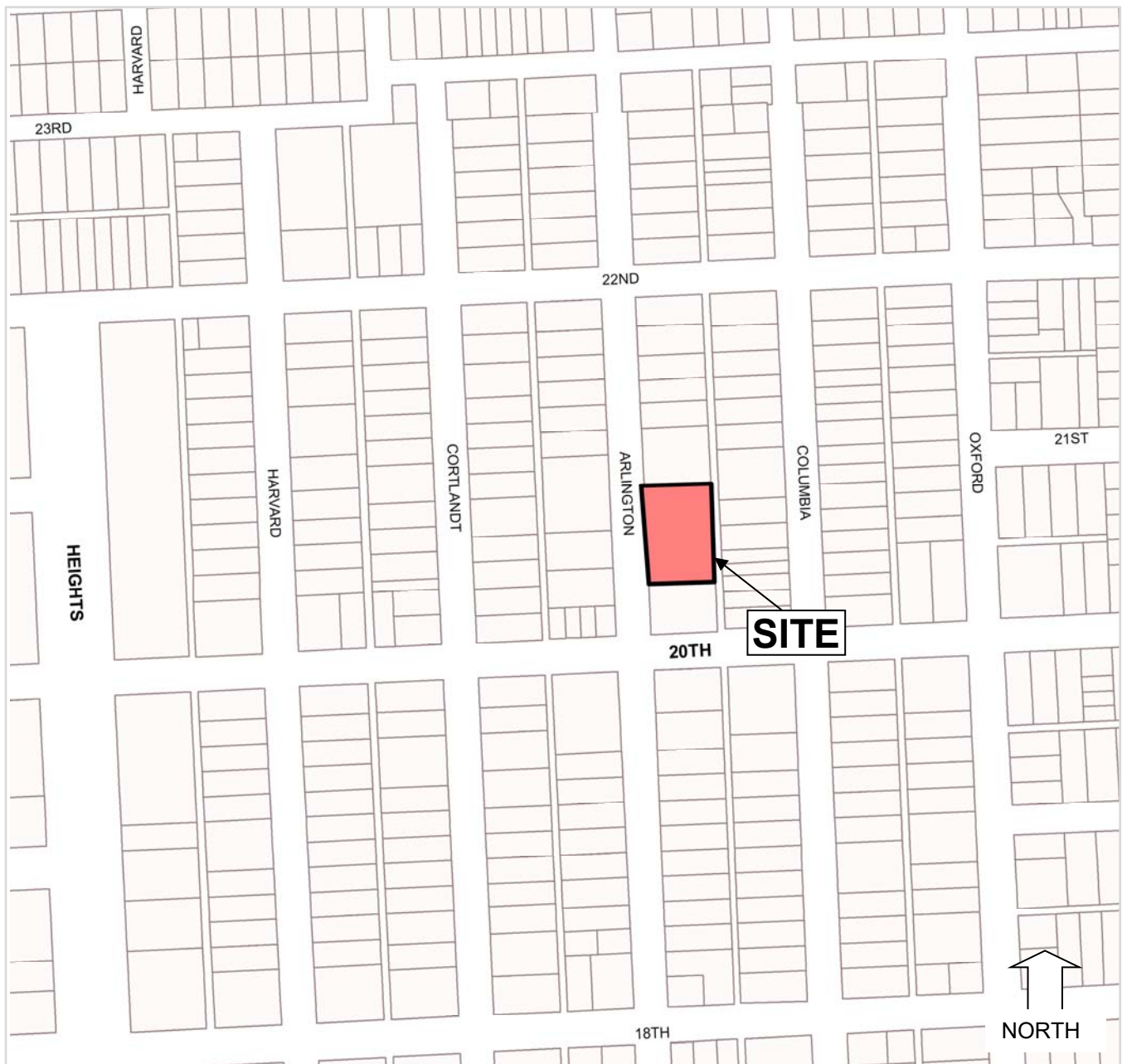
ITEM: 144

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Houston Heights partial replat no 29

Applicant: Owens Management Systems, LLC

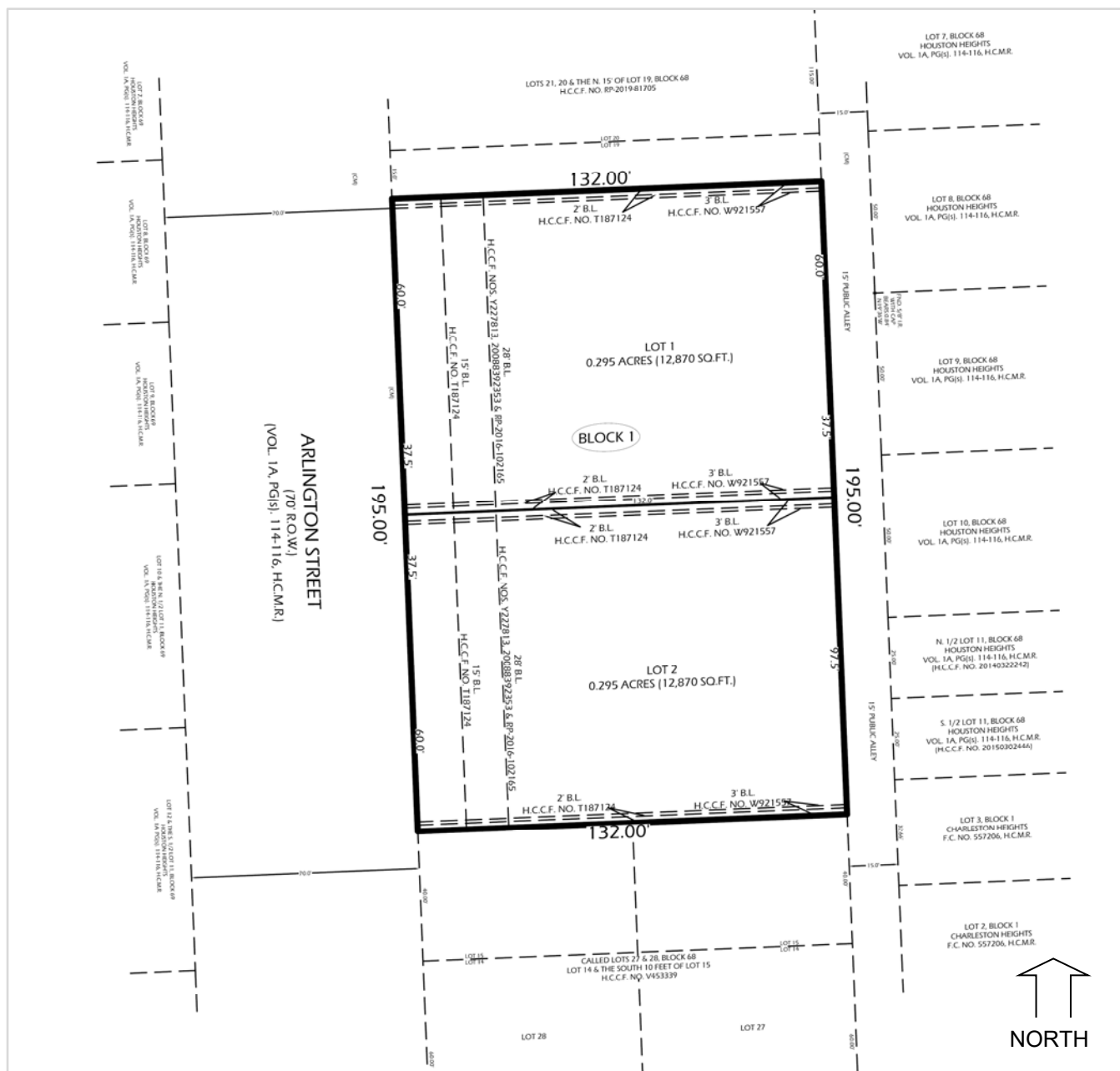


C – Public Hearings

Site Location

Meeting Date: 09/02/2021

Applicant: Owens Management Systems, LLC



Subdivision

Houston Planning Commission

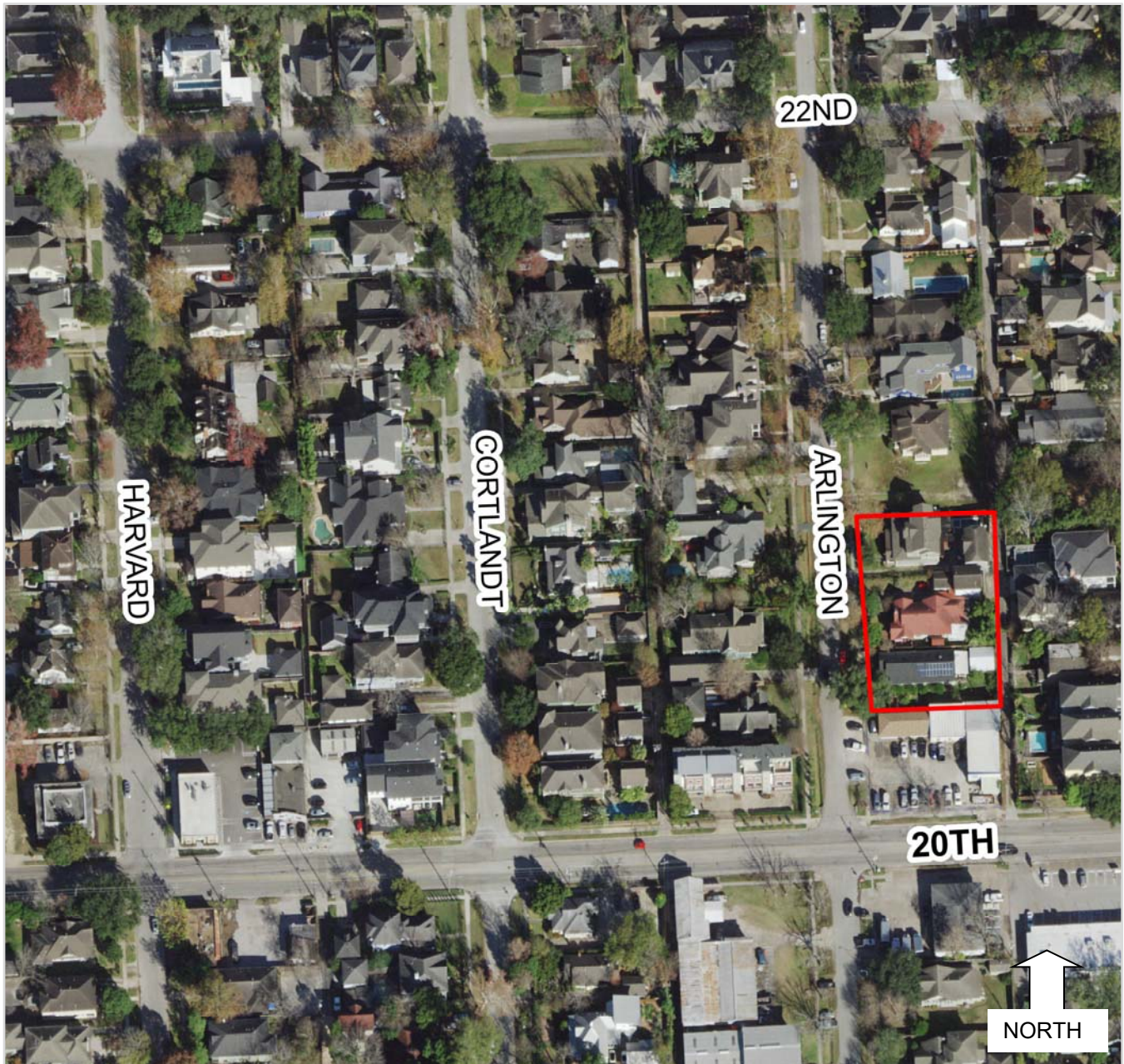
ITEM: 144

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Houston Heights partial replat no 29

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 12, 2021

Dear Property Owner:

Reference Number: 2021-1771; Houston Heights partial replat no 29; partial replat of **Houston Heights**, being a portion of Lots 15 and 19 and all of Lots 16 thru 18, in Block 68, as recorded in Volume 1, Page 114 of the Harris County Map Records.

The property is located along and east of Arlington Street between E 20th Street and E 22nd Street. The purpose of the replat is to create two (2) single family lots. The applicant, **Joyce Owens**, with Owens Management Systems LLC, on behalf of the developer, can be contacted at **713-643-6333**.

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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Houston Planning Commission **ITEM: 145**

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Kentshire Place Sec 3 partial replat no 1

Applicant: REKHA ENGINEERING, INC.



C – Public Hearings

Site Location

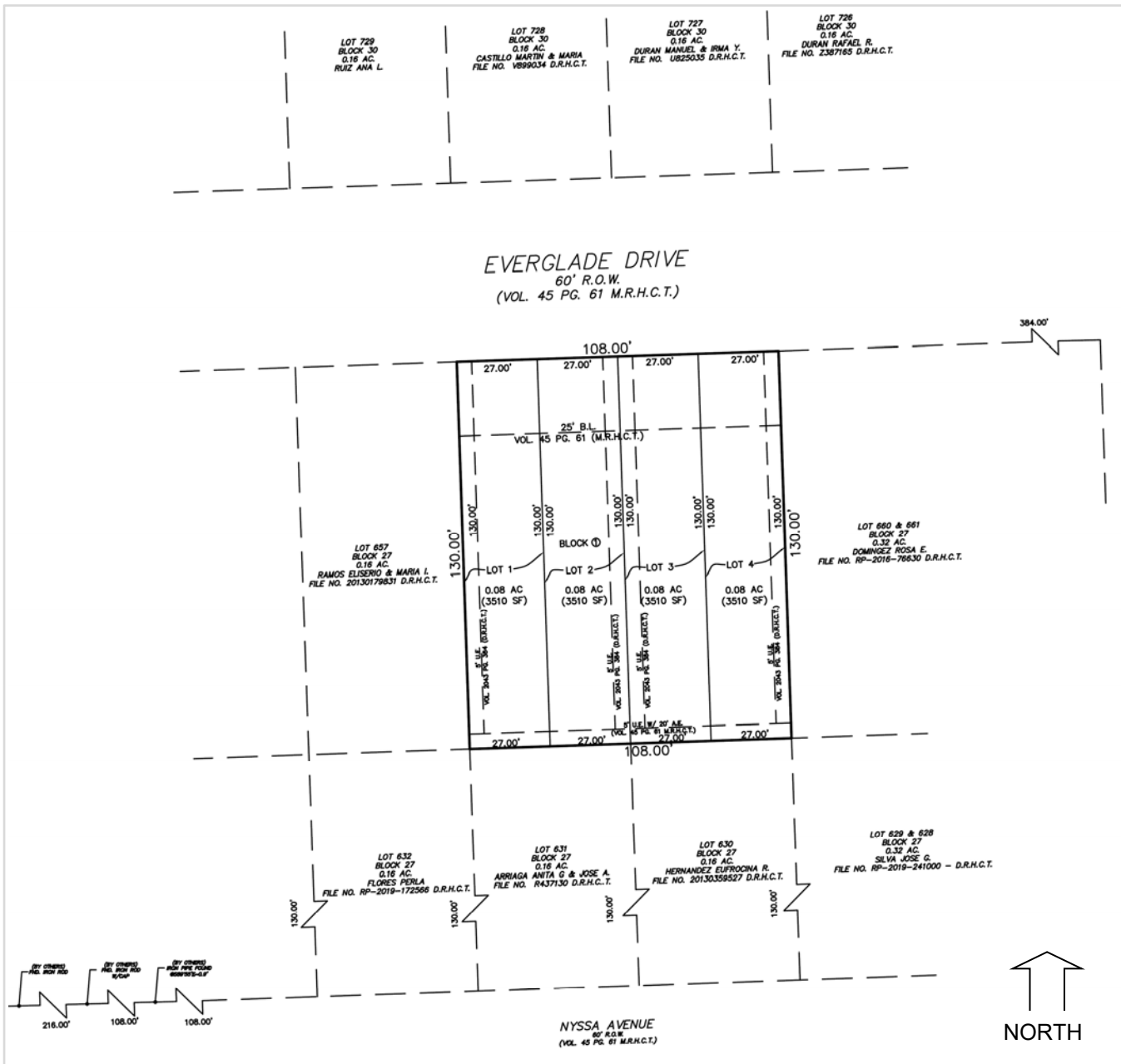
Houston Planning Commission ITEM: 145

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Kentshire Place Sec 3 partial replat no 1

Applicant: REKHA ENGINEERING, INC.



C – Public Hearings

Subdivision

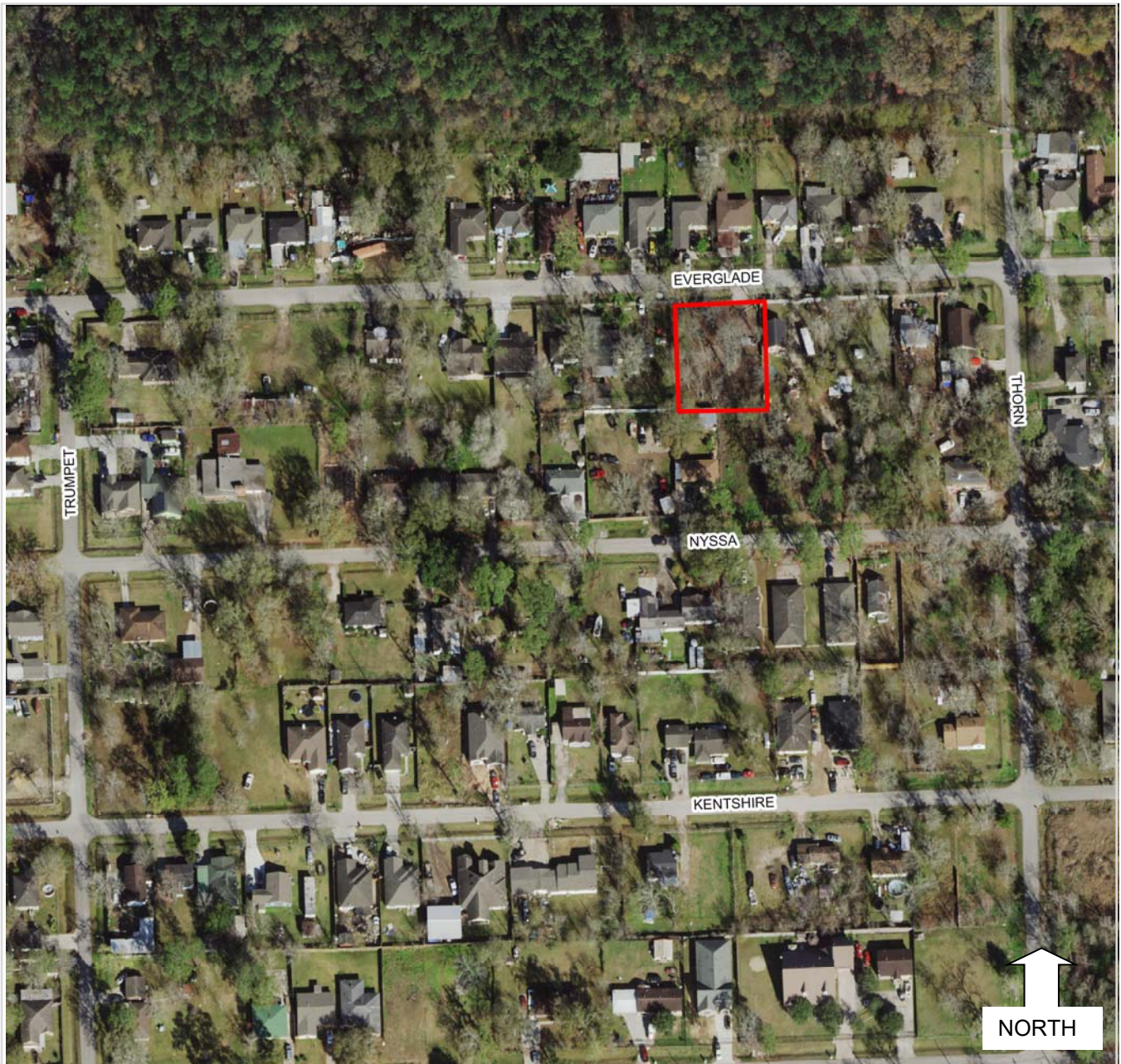
Houston Planning Commission **ITEM: 145**

Planning and Development Department

Meeting Date: 09/02/2021

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 12, 2021

Dear Property Owner:

Reference Number: 2021-1691; Kentshire Place Sec 3 partial replat no 1; partial replat of **Kentshire Place Sec 3**, being all of Lots 658 and 659, in Block 27, as recorded in Volume 45, Page 61 of the Harris County Map Records.

The property is located along and south of Everglade Drive between Trumpet Street and Thorn Street. 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**.

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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The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 2, 2021, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

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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Terminology

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Planning Commission Body, Authority and Obligation

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Houston Planning Commission

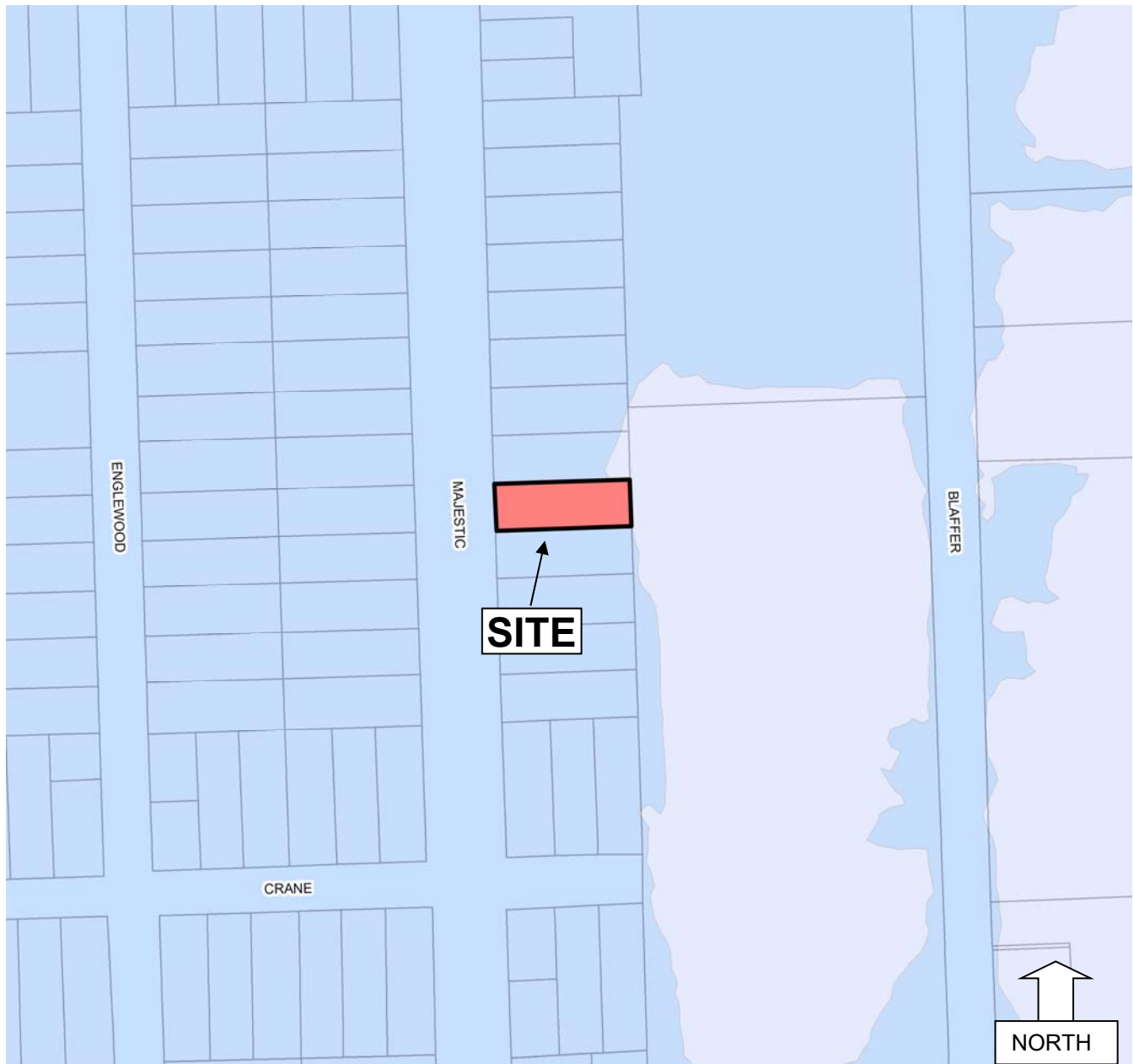
ITEM: 146

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Liberty Gardens Sec 1 partial replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Site Location

Houston Planning Commission

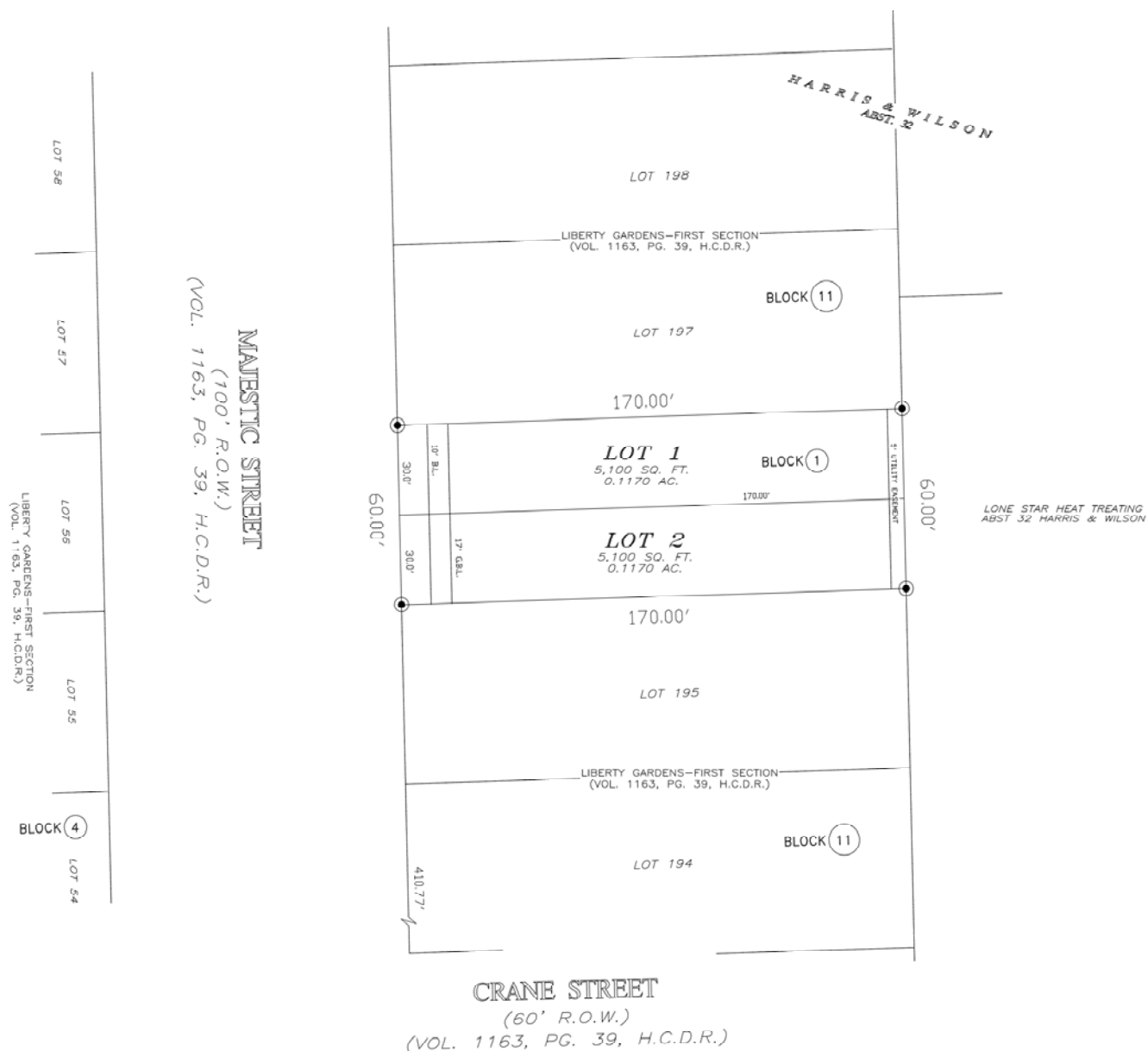
ITEM: 146

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Liberty Gardens Sec 1 partial replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Subdivision

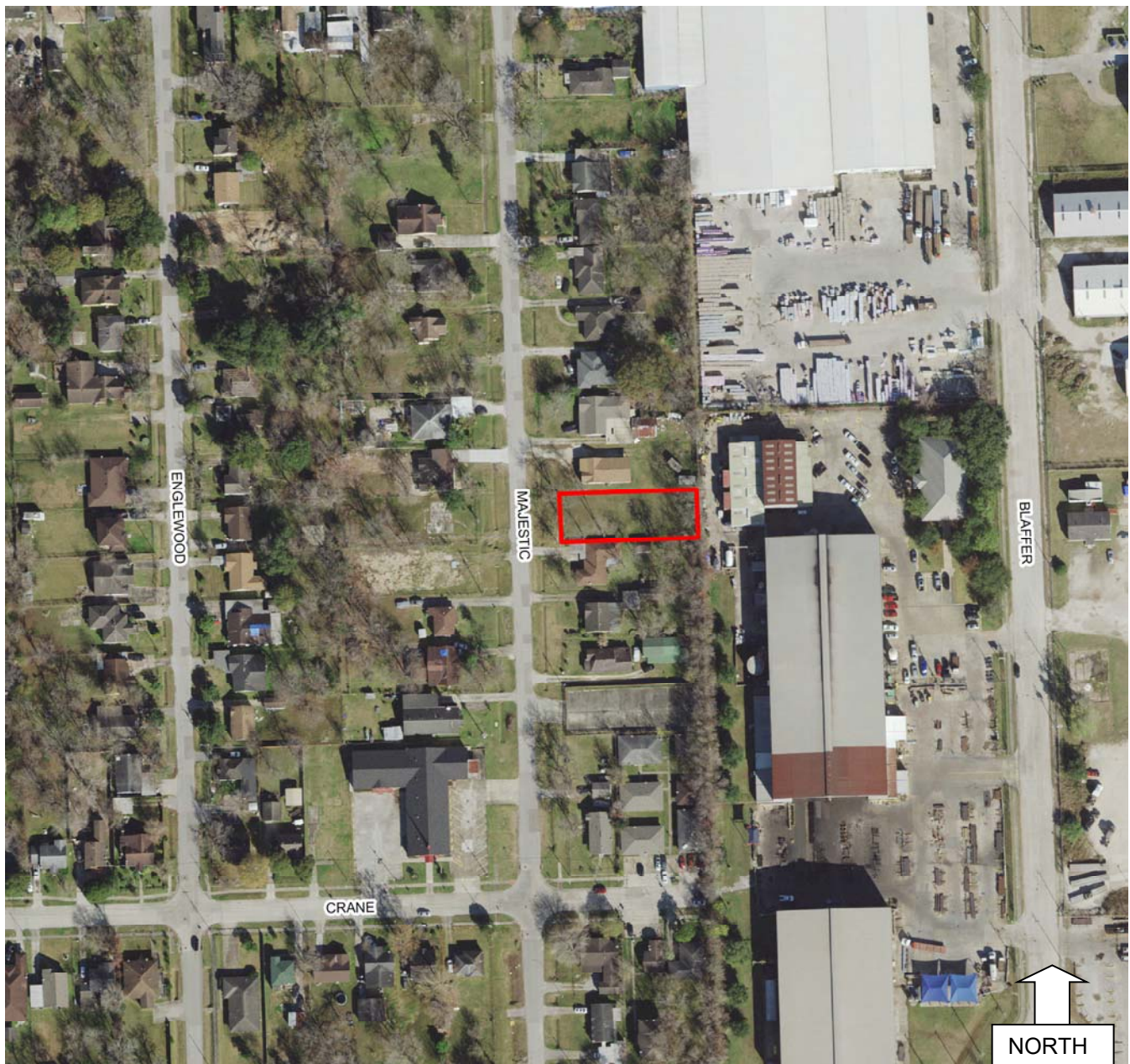
Houston Planning Commission **ITEM: 146**

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Liberty Gardens Sec 1 partial replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 12, 2021

Dear Property Owner:

Reference Number: 2021-1745; Liberty Gardens Sec 1 partial replat no 1; partial replat of **Liberty Gardens Sec 1**, of Lot 196, Block 11, as recorded in Volume 1163, Page 39 of the Harris County Deed Records.

The property is located along Majestic Street north of Liberty Road and south of Cavalcade Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Uriel Figueroa** with PLS Construction Layout Inc, on behalf of the developer, JFO Solutions, can be contacted at **713-965-7385**.

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

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

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

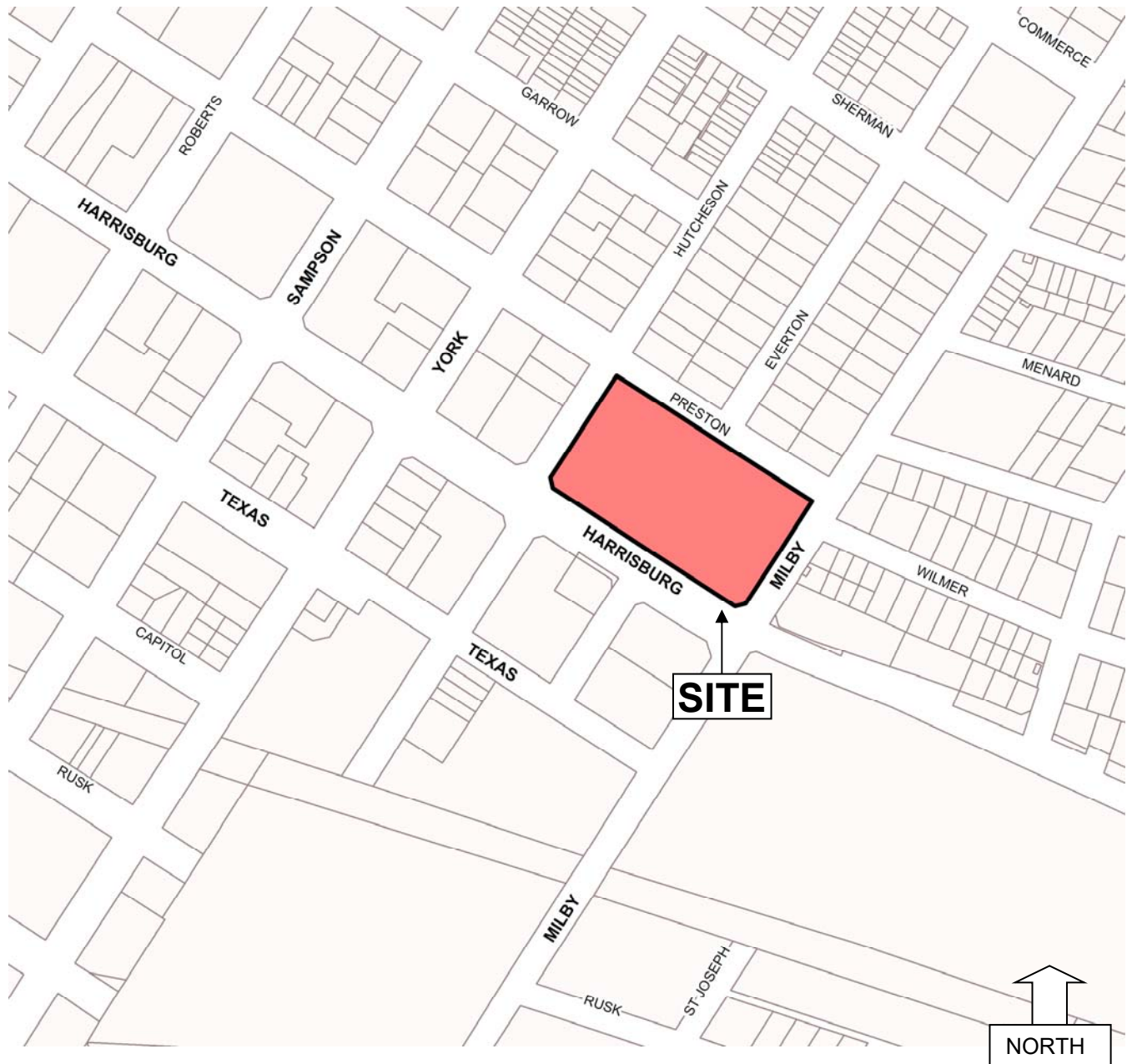
ITEM: 147

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Milby House

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



C – Public Hearings

Site Location

Houston Planning Commission

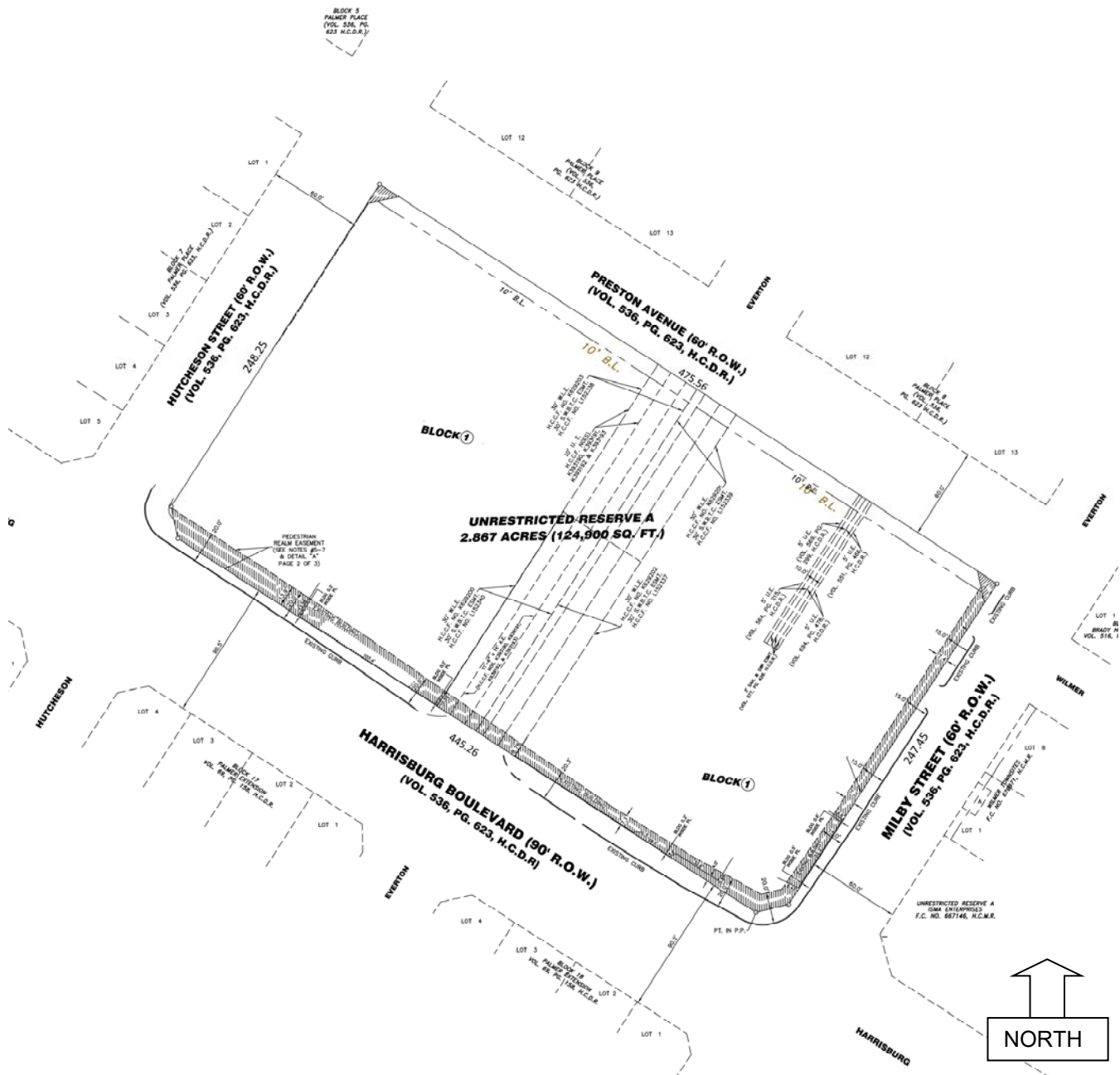
ITEM: 147

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Milby House

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



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 147

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Milby House

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



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 12, 2021

Dear Property Owner:

Reference Number: 2021-1656; Milby House; partial replat of **Palmer Place**, being Lots 1-5, 7-10, and a portion of lot 6 of Block 13 & Lots 1-2 and 6-10 of Block 8, as recorded in Volume 536, Page 623 of the Harris County Deed Records. Also, a full replat of Harrisburg Townsite Skyline Amending Plat no 1, as recorded in Film Code No 676702 in the Harris County Map Records.

The property is located at the northwest intersection of Harrisburg Boulevard and Milby Street. The purpose of the replat is to create one (1) Unrestricted Reserve. The applicant, **Josh Kester** with Tri-Tech Surveying Company LP, on behalf of the developer, 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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Houston Planning Commission

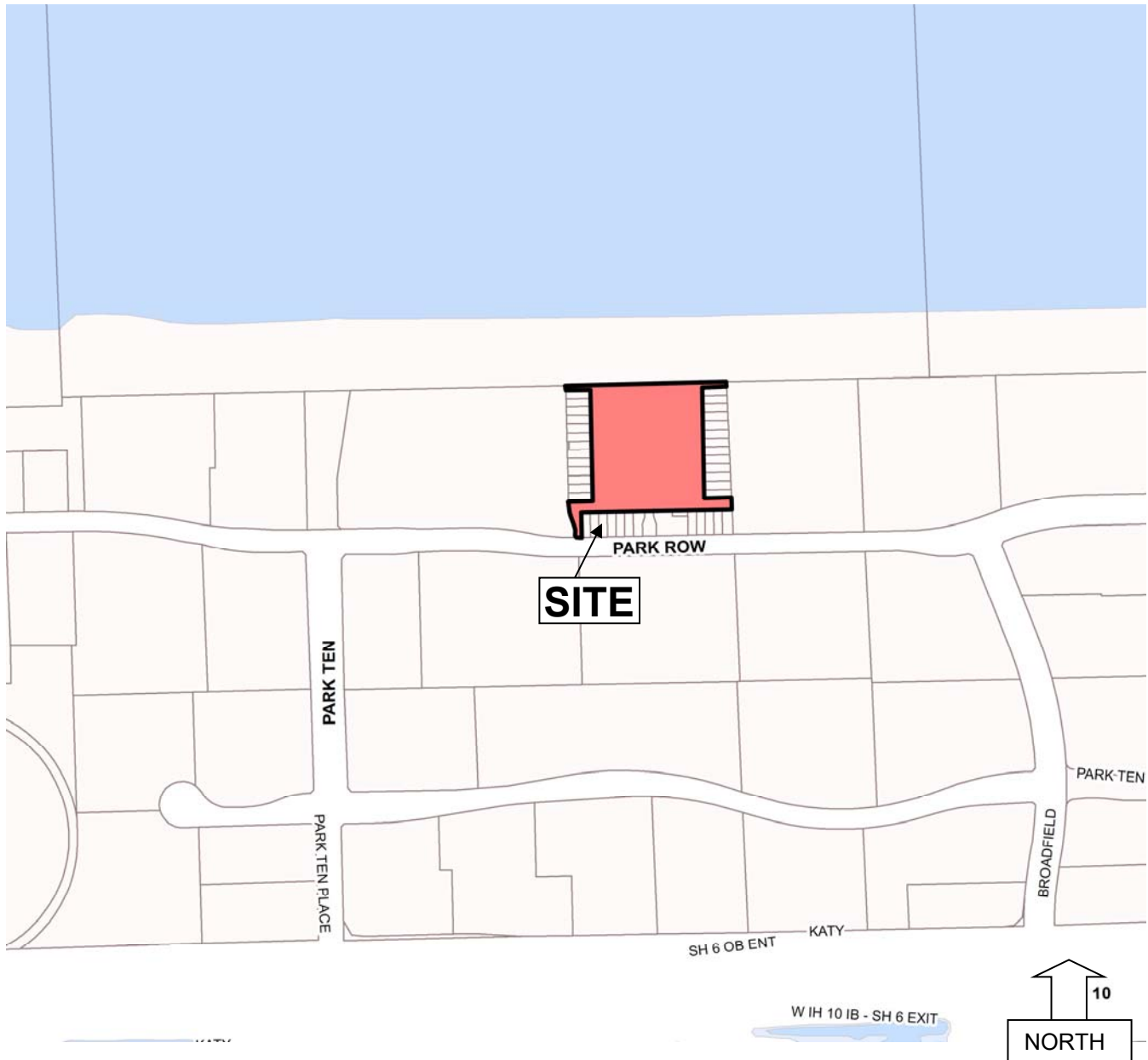
ITEM: 148

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Oaks of Park Row Amending plat no 1 partial replat no 1

Applicant: Windrose



C – Public Hearings

Site Location

Meeting Date: 09/02/2021

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 148**

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Oaks of Park Row Amending plat no 1 partial replat no 1

Applicant: Windrose



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

August 6, 2021

Dear Property Owner:

Reference Number: 2021-1414 Oaks of Park Row Amending Plat No 1 partial replat no 1; partial replat of **Oaks of Park Row Amending Plat No 1**, of Lots 1-20 of Block 2, Lots 1-20 of Block 3, and Reserves A-K in Blocks 1-5 as recorded in FC No 694910 of the Harris County Map Records.

The property is located along the north side of Park Row Boulevard east of Park Lane Boulevard and west of Broadfield Boulevard. The purpose of the replat is to remove two utility easements (UE) from Blocks 2 and 3. The applicant, **Lisa Dobrowski** with Windrose, on behalf of Kimley-Horn, can be contacted at **713-458-2281**.

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

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Houston Planning Commission

ITEM: 149

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Oasis at Clodine partial replat no 1 and extension

Applicant: Benchmark Engineering Corporation



C – Public Hearings

Site Location

Houston Planning Commission

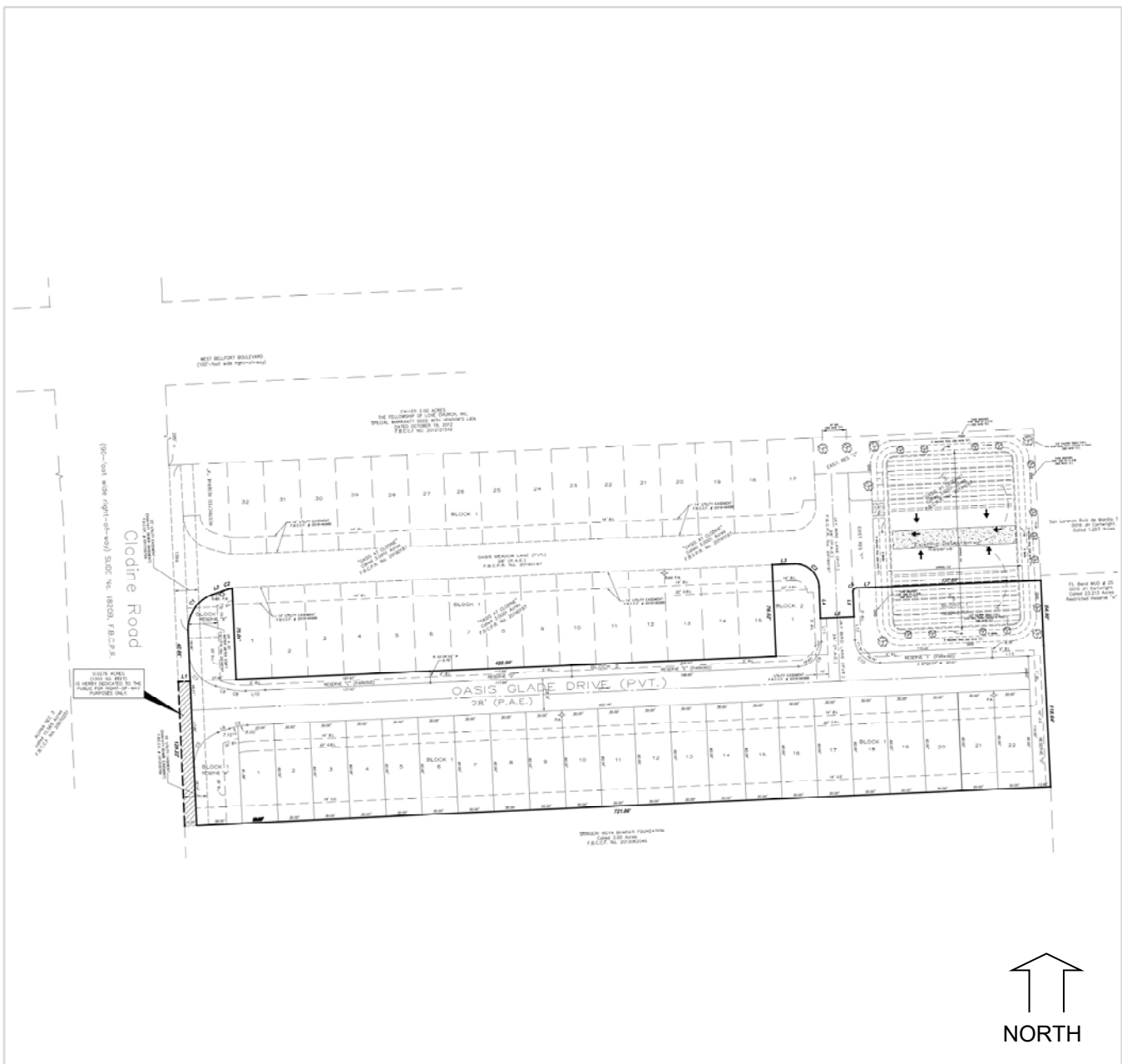
ITEM: 149

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Oasis at Clodine partial replat no 1 and extension

Applicant: Benchmark Engineering Corporation



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 149**

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Oasis at Clodine partial replat no 1 and extension

Applicant: Benchmark Engineering Corporation



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 13, 2021

Dear Property Owner:

Reference Number: 2021-1538; Oasis at Clodine partial replat no 1 and extension, a partial replat of **Oasis at Clodine**, being **all of Lot 16 and Reserves "B, D & E"**, in Block 1, as recorded under Plat No. 20190197 of the Plat Records of Fort Bend County.

The property is located along and east of Clodine Road, south of West Belfort Street. The purpose of the replat is to create twenty-three (23) single family lots, seven (7) reserves along "Type 2" 28' Permanent Access Easements. The applicant, **Luis Valencia**, with Benchmark Engineering Corporation, on behalf of the developer Owais Developments, LLC, can be contacted at **713-554-2277**.

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 or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 2, 2021, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

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

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

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

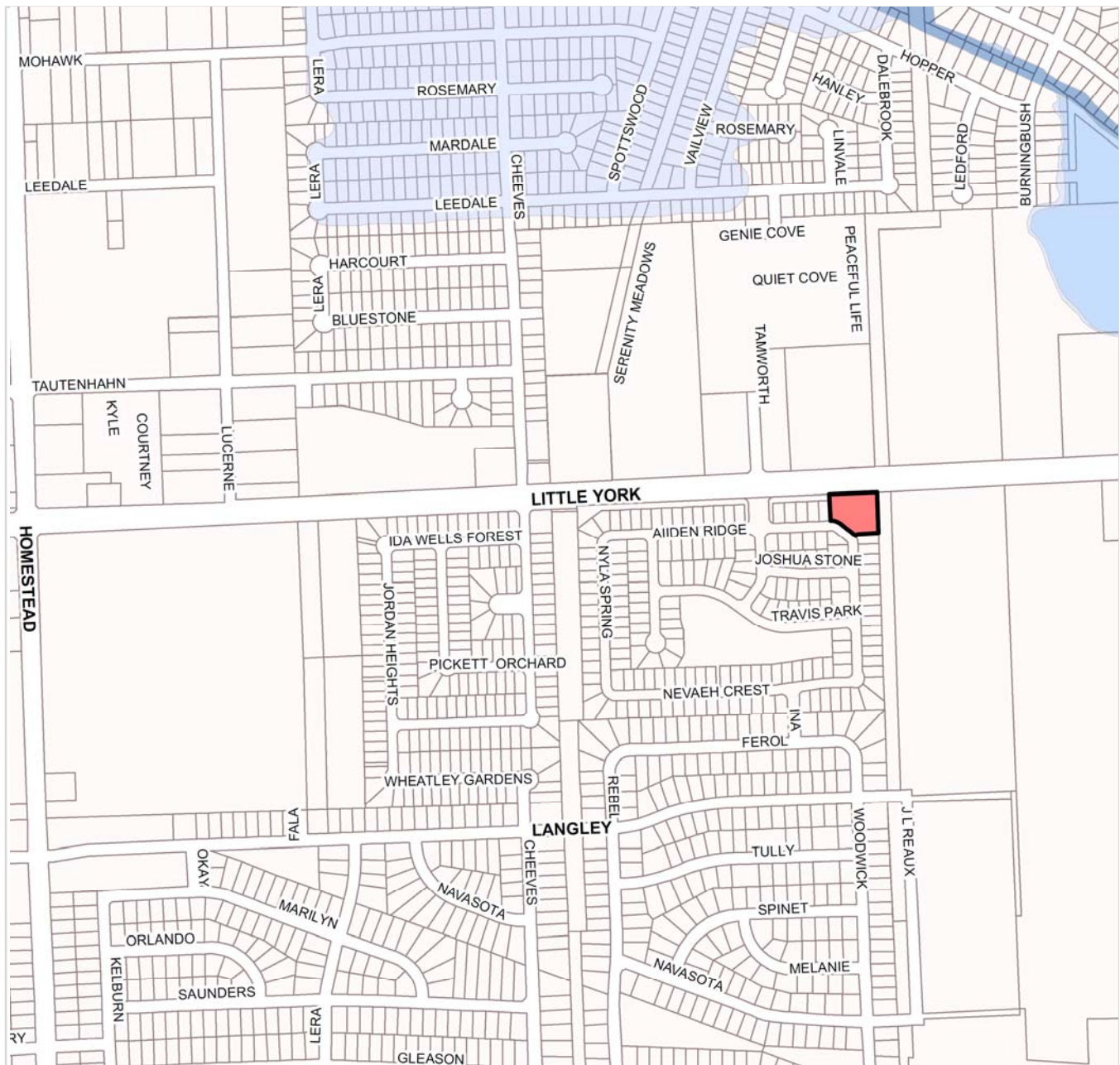
ITEM: 150

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Towne Park Development partial replat no 1

Applicant: Survey 1, Inc.



C – Public Hearings

Site Location

Meeting Date: 09/02/2021

Applicant: Survey 1, Inc.

[illegible]

Subdivision

Houston Planning Commission

ITEM: 150

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Towne Park Development partial replat no 1

Applicant: Survey 1, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 13, 2021

Dear Property Owner:

Reference Number: 2021-1572; Towne Park Development partial replat no 1; partial replat of **Towne Park Development**, being all of Reserve "B", as recorded at Film Code No. 688427 of the Harris County Map Records.

The property is located along and north of Aiden Ridge Lane, south of West Little York Road and east of Stella Pond Lane. The purpose of the replat is to create five (5) single-family residential lots. The applicant, **Cathy Fontenot** with Survey 1 Inc, on behalf of the developer, Towne Park Development LLC, can be contacted at **281-393-1382**.

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 or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 2, 2021, beginning at 2:30 p.m.
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City Council Chamber, Public Level, Houston, Texas

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

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

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Terminology

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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Meeting Date: 09/02/2021

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



Site Location

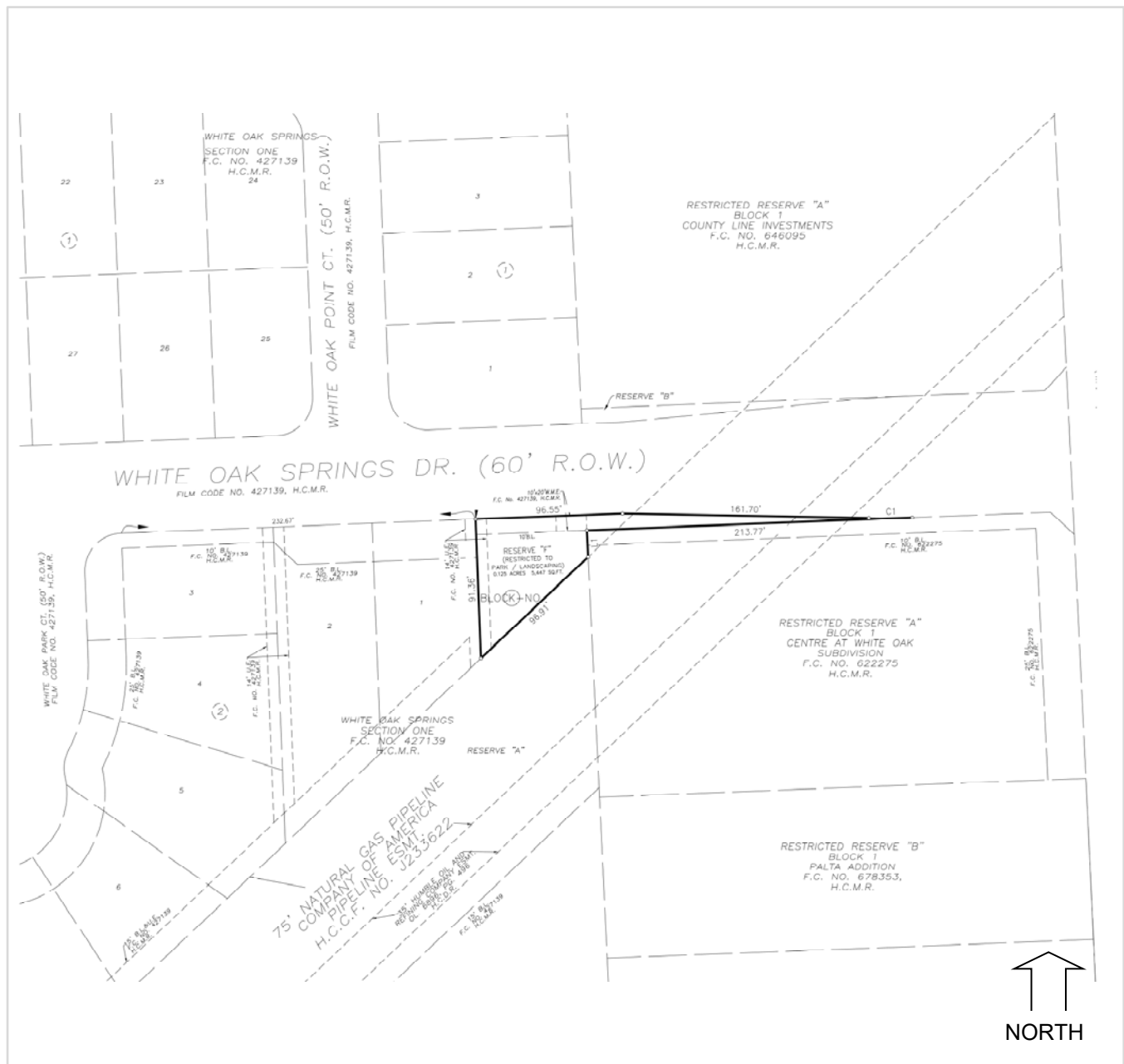
Houston Planning Commission ITEM: 151

Planning and Development Department

Meeting Date: 09/02/2021

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

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



C – Public Hearings

Subdivision

Houston Planning Commission ITEM: 151

Planning and Development Department

Meeting Date: 09/02/2021

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

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



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 13, 2021

Dear Property Owner:

Reference Number: 2021-1783; White Oak Springs Sec 1 partial replat no 1; partial replat of **White Oak Springs Sec 1**, being Restricted Reserve F, as recorded at Film Code No. 427139 of the Harris County Map Records.

The property is located along and south of White Oak Springs Drive and west of Huffmeister Rd. The purpose of the replat is to create a reserve restricted to recreation/landscape and to modify building lines. The applicant, **Pahola Lopez**, with LJA Engineering, Inc.- (Houston Office), on behalf of the developer, 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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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

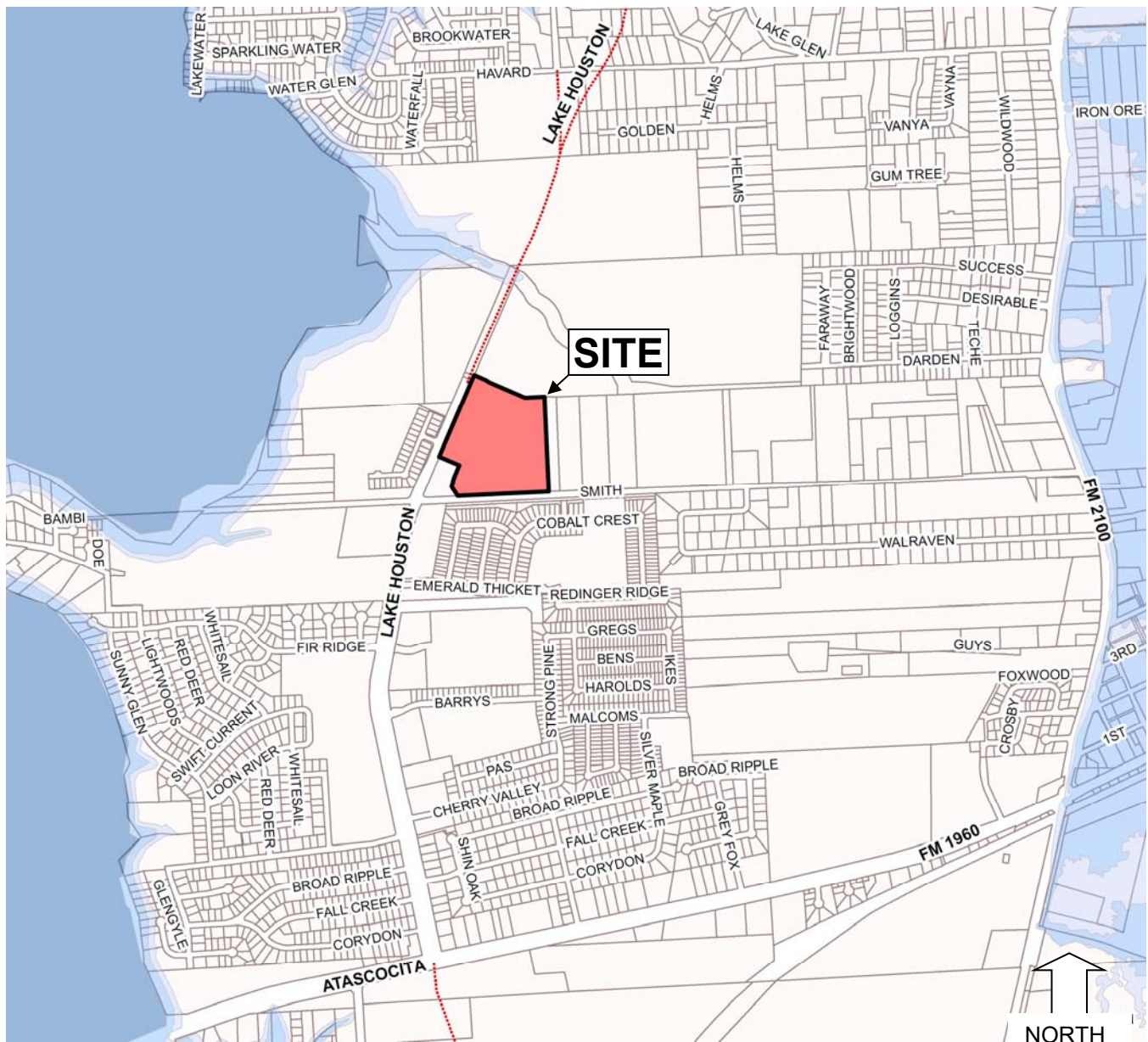
ITEM: 152

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Woodland Lakes Sec 8

Applicant: Meta Planning + Design LLC



C – Public Hearings with Variance Site Location

Houston Planning Commission

ITEM: 152

Planning and Development Department

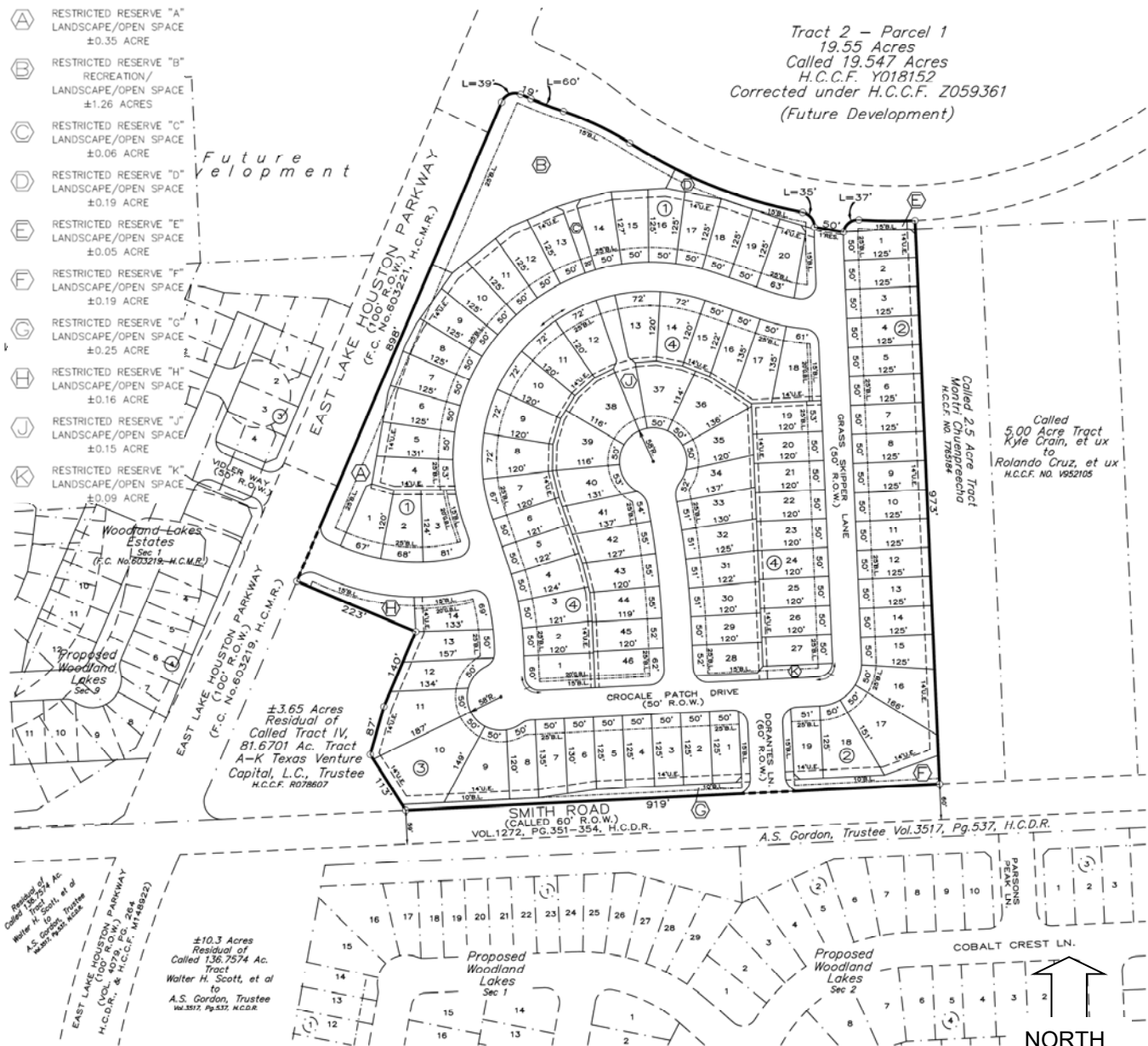
Meeting Date: 09/02/2021

Subdivision Name: Woodland Lakes Sec 8

Applicant: Meta Planning + Design LLC

NOTE:

- (A) RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.35 ACRE
- (B) RESTRICTED RESERVE "B"
RECREATION/
LANDSCAPE/OPEN SPACE
±1.26 ACRES
- (C) RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
±0.06 ACRE
- (D) RESTRICTED RESERVE "D"
LANDSCAPE/OPEN SPACE
±0.19 ACRE
- (E) RESTRICTED RESERVE "E"
LANDSCAPE/OPEN SPACE
±0.05 ACRE
- (F) RESTRICTED RESERVE "F"
LANDSCAPE/OPEN SPACE
±0.19 ACRE
- (G) RESTRICTED RESERVE "G"
LANDSCAPE/OPEN SPACE
±0.25 ACRE
- (H) RESTRICTED RESERVE "H"
LANDSCAPE/OPEN SPACE
±0.16 ACRE
- (J) RESTRICTED RESERVE "J"
LANDSCAPE/OPEN SPACE
±0.15 ACRE
- (K) RESTRICTED RESERVE "K"
LANDSCAPE/OPEN SPACE
±0.09 ACRE



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

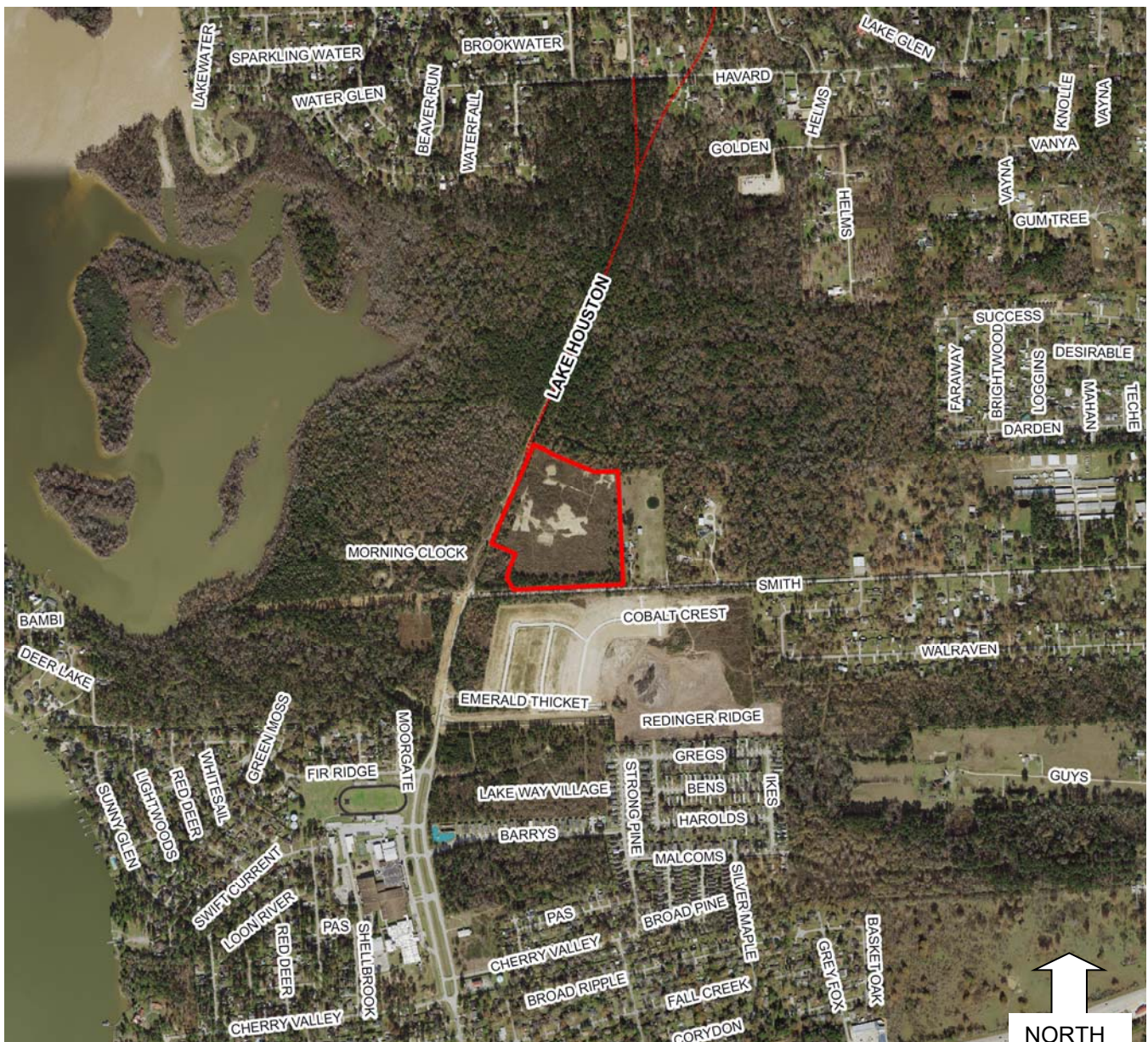
ITEM: 152

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Woodland Lakes Sec 8

Applicant: Meta Planning + Design LLC



C – Public Hearings with Variance

Aerial



Application Number: 2021-1789

Plat Name: Woodland Lakes Sec 8

Applicant: Meta Planning + Design LLC

Date Submitted: 07/26/2021

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 partial replat to have a unique subdivision name.

Chapter 42 Section: 41

Chapter 42 Reference:

Chapter 42-41. - Additional requirements—All subdivision plats. ... (b) The name of a subdivision plat subject to the provisions of section 42-49 of this Code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of the prior subdivision plat followed by "partial replat no. X", where "X" represents the next sequential number of partial replats of the prior subdivision. To illustrate, the first partial replat of "Sunny Land Subdivision" would be named "Sunny Land Subdivision partial replat no 1," the second partial replat would be named "Sunny Land Subdivision partial replat no 2," and so on;...

Statement of Facts

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

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

Woodland Lakes is ±470-acre single-family residential community, located on the east shore of Lake Houston generally northeast of downtown. Proposed major thoroughfare East Lake Houston Parkway bisects the development north-to-south, and existing local street Smith Road bisects the property east-to-west. Several sections south of Smith Road are in progress or completed, and development of the next sections is now beginning north of Smith Road. North of Smith Road, the developer's property consists of several large unplatted acreage tracts and several undeveloped recorded plats. The original plat immediately north of Smith Road was called San Jacinto Bay on Lake Houston, recorded in 1977. This plat created several large unrestricted reserves and large lots, located both east and west of East Lake Houston Parkway. The current developer owns all but a portion of one of these tracts, at the northeast corner of the Smith Rd/E. Lake Houston Pkwy intersection. In 2006, portions of San Jacinto Bay on Lake Houston were replatted into two traditional residential sections, called Woodland Lakes Estates Sec's 1 and 2. These two subdivisions, although recorded, were never developed, and all the lots are owned by the current developer of Woodland Lakes. The developer desires to establish a new street pattern with new lot sizes in this area, using the new community name of Woodland Lakes. A partial replat following the current rules for subdivision naming would have an unwieldy name referencing the multiple prior recorded plats, and would not uphold the intent of the ordinance, which is to preserve continuity within an existing, developed community wherein a single lot or a small handful of lots are replatted without reference to the historic name of the neighborhood. There are no existing residents in Woodland Lakes Estates, and the San Jacinto Bay on Lake Houston development has only one property owner other than the developer. The Woodland Lakes General Plan will ensure that all the prior areas will be replatted under the new name for a consistent community name going forward. Using the new section name in reference to the Woodland Lakes GP is in keeping with sound public policy and the logical progression of development on the site.

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

The prior platting history on the site is a pre-existing condition not created or imposed by the applicant.

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

The intent and general purposes of the ordinance for continuity in subdivision naming will be preserved and maintained by the granting of the variance.

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

The plat name itself has no bearing on the public health, safety, or welfare.

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

The pre-existing plat history and the ordinance requirements for naming of partial replats are the justifications for the granting of the variance.



Application Number: 2021-1789

Plat Name: Woodland Lakes Sec 8

Applicant: Meta Planning + Design LLC

Date Submitted: 07/26/2021

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 partial replat with single-family restrictions to reconfigure landscape reserves.

Chapter 42 Section: 193

Chapter 42 Reference:

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

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;

Woodland Lakes is ±470-acre single-family residential community, located on the east shore of Lake Houston generally northeast of downtown. Proposed major thoroughfare East Lake Houston Parkway bisects the development north-to-south, and existing local street Smith Road bisects the property east-to-west. Several sections south of Smith Road are in progress or completed, and development of the next sections is now beginning north of Smith Road. North of Smith Road, the developer's property consists of several large unplatted acreage tracts and several undeveloped recorded plats. The original plat immediately north of Smith Road was called San Jacinto Bay on Lake Houston, recorded in 1977. This plat created several large unrestricted reserves and large lots, located both east and west of East Lake Houston Parkway, none of which were ever developed. The current developer owns all but a portion of one of these tracts – the single out-parcel is at the northeast corner of the Smith Rd/E. Lake Houston Pkwy intersection. In 2006, portions of San Jacinto Bay on Lake Houston were replatted into two traditional residential sections, called Woodland Lakes Estates Sec's 1 and 2. These two subdivisions, although recorded, were never developed, and all the lots are owned by the current developer of Woodland Lakes. The developer desires to establish a new street pattern with new lot sizes in this area, using the new community name of Woodland Lakes. Under Chapter 42 Section 193, a partial replat can only amend certain portions of the prior plat: single-family lots, non-residential tracts, commercial tracts, or public utility sites such as drainage channels or water plants. The ordinance does not speak to landscape reserves, therefore reconfiguring of previously platted landscape reserves requires a variance. This is intended to protect neighborhood open space from redevelopment when a partial replat encompasses only a small portion of an existing, developed community with active residents. Since none of the previous lots were ever developed, these ordinance protections are not needed. The new subdivision will also have landscape reserves, but in a different configuration than those recorded previously. To require adherence to the previous boundaries of unrecorded landscape reserves would be impractical and would deprive the developer of reasonable use of the land.

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

The prior platting history on the site is a pre-existing condition not created or imposed by the applicant.

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

The intent and general purposes of the ordinance for protection of community green space are superfluous and unnecessary in this case, and therefore the granting of the variance will not violate 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;

Since there are no pre-existing residents, the granting of the variance will not be injurious to the public health, safety, or welfare.

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

The pre-existing plat history and the ordinance requirements for partial replats are the justifications for the granting of the variance.



Application Number: 2021-1789

Plat Name: Woodland Lakes Sec 8

Applicant: Meta Planning + Design LLC

Date Submitted: 07/26/2021

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 ± 497 along a major thoroughfare between two local street intersections.

Chapter 42 Section: 127

Chapter 42 Reference:

42.127. Intersections of major thoroughfares. ... (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

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;

Woodland Lakes is ± 470 -acre single-family residential community, located on the east shore of Lake Houston generally northeast of downtown. Proposed major thoroughfare East Lake Houston Parkway bisects the development north-to-south, and existing local street Smith Road bisects the property east-to-west. Several sections south of Smith Road are in progress or completed, and development of the next sections is now beginning north of Smith Road. The subject plat is along East Lake Houston Parkway immediately north of Smith Road. East Lake Houston Parkway has two prior platted intersections spacings. The first was San Jacinto Bay on Lake Houston, platting in 1977. This plat established an intersection spacing of $\pm 461'$ along the west side of the thoroughfare, ROW-to-ROW, and $\pm 586'$ on the east side, with a 125' centerline offset between the two intersections. Later, in 2006 Woodland Lakes Estates Sec's 1 and 2 recorded plats with new intersections: $\pm 625'$ on the west side and roughly $\pm 1,225'$ on the east side. The developer now desires to establish new street pattern and lot sizes along East Lake Houston Pkwy, with a new intersection spacing. East of the thoroughfare is a single out-tract not controlled by the developer. Woodland Lakes Sec 8 surrounds the out tract, which creates an impractical internal depth in the site for placement of standard single-family lots. The developer proposes a street connection to East Lake Houston Parkway just north of this out tract in Woodland Lakes Sec 8, to create a more practical street pattern and to achieve the highest and best use of the land in the awkward triangular corner. The developer also proposes to use the same point to access Woodland Lakes Sec 9 across the street, utilizing the same offset for both sections. The resulting offset, measuring along the centerline from ROW to ROW, is approximately 497', which is a 17% deviation from the minimum 600' offset per the ordinance.

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

The proposed intersection spacing is for two local streets, existing Smith Road and the future entries to Woodland Lakes Sec's 8 and 9, all of which will not carry significant traffic nor pose a traffic hazard from being too close together, and will therefore achieve the result contemplated by this chapter for safe separation of intersections.

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

The proposed modification is a 17% 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 singular proposed median break to be used in common with both proposed sections, maintaining a reasonable distance from the intersection with Smith Road further south along the thoroughfare.

(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 is therefore not injurious to the public health, safety, and welfare.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice

PHV/SP

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 6, 2021

Dear Property Owner:

Reference Number: 2021-1789; Woodland Lakes Sec 8; being a replat of all of Lots 1-20, Block 1, Lots 1-22 and Reserve A, Block 2 and all of Dorantes Lane, Crocale Patch Drive and Woodland Crest Drive, of "Woodland Lakes Estates Sec 1", recorded at Film Code No. 603219 HCMR and all of Lot 1 and Reserve A, Block 1, Lots 1-35, Block 2, Lots 1-27 and Reserve B, Block 3, Lots 1-18, Block 4, and all of Woodland Lakes Drive, Woodland Crest Drive, San Emigdio Way, Grass Skipper Lane, Wood Nymph Drive and Crocale Patch Drive, of "Woodland Lakes Estates Sec 2", recorded at Film Code No. 603221 HCMR.

The property is located east of E Lake Houston Parkway, north of Smith Road. The purpose of the replat is to create 99 single family resident lots and 10 reserves. The applicant, Jennifer Curtis, with Meta Planning + Design LLC, can be contacted at 281-895-2602.

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 or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 2, 2021, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

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

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

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

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: 153

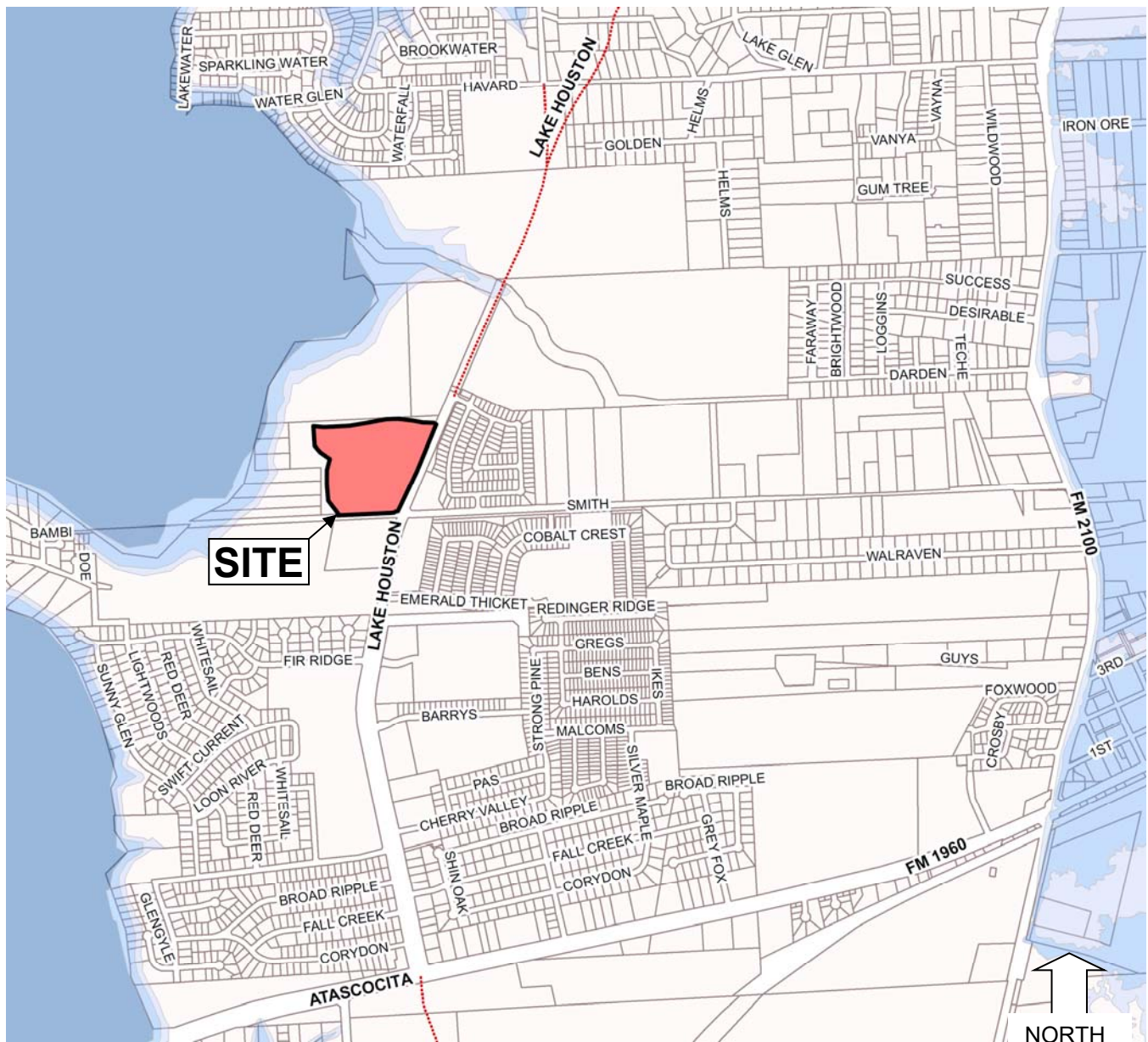
ITEM: 153

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Woodland Lakes Sec 9

Applicant: Meta Planning + Design LLC



C – Public Hearings with Variance Site Location

Subdivision

Houston Planning Commission

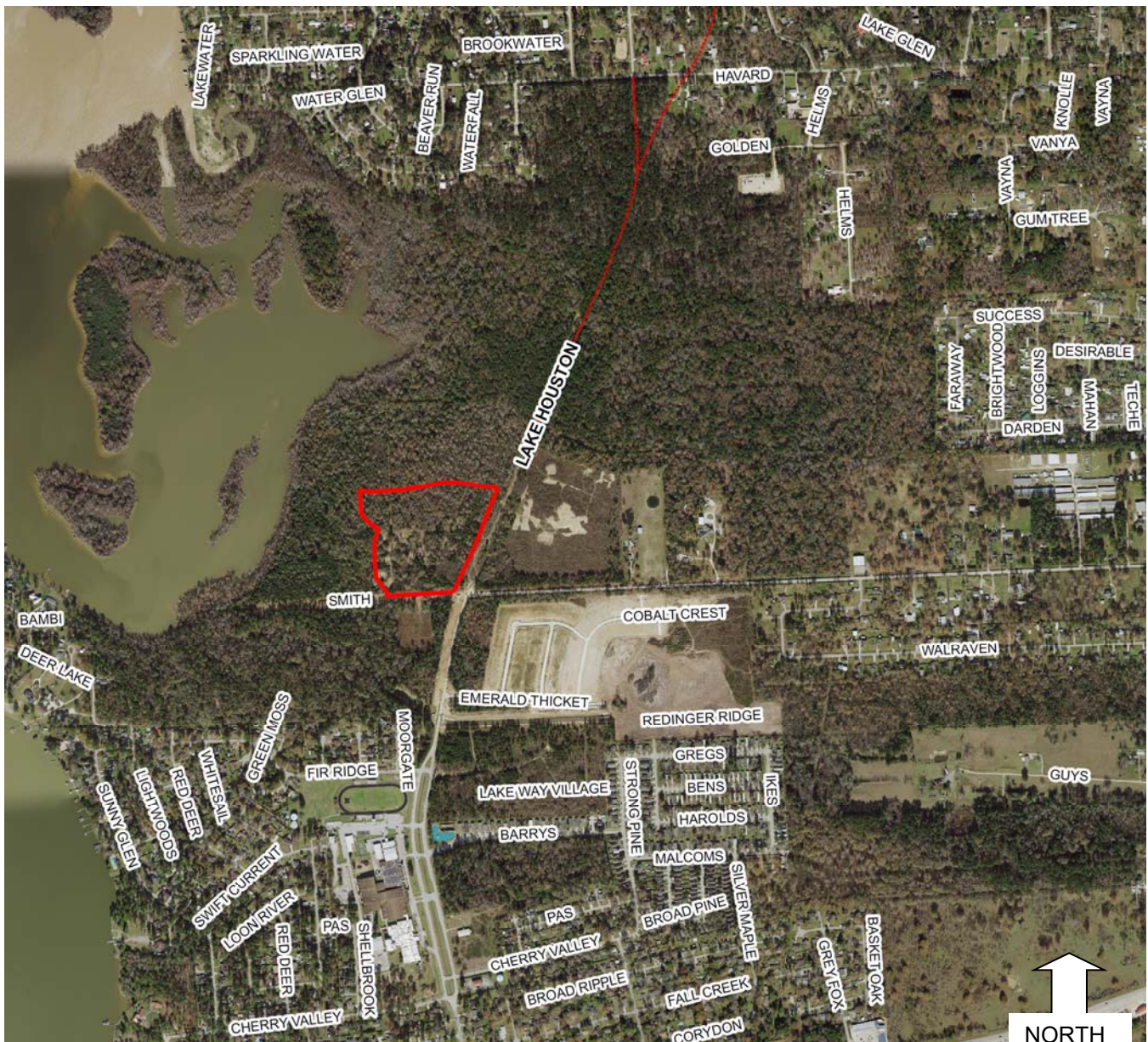
ITEM: 153

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Woodland Lakes Sec 9

Applicant: Meta Planning + Design LLC



C – Public Hearings with Variance

Aerial



Application Number: 2021-1786

Plat Name: Woodland Lakes Sec 9

Applicant: Meta Planning + Design LLC

Date Submitted: 07/26/2021

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 partial replat to have a unique subdivision name.

Chapter 42 Section: 41

Chapter 42 Reference:

Chapter 42-41. - Additional requirements—All subdivision plats. ... (b) The name of a subdivision plat subject to the provisions of section 42-49 of this Code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of the prior subdivision plat followed by "partial replat no. X", where "X" represents the next sequential number of partial replats of the prior subdivision. To illustrate, the first partial replat of "Sunny Land Subdivision" would be named "Sunny Land Subdivision partial replat no 1," the second partial replat would be named "Sunny Land Subdivision partial replat no 2," and so on; ...

Statement of Facts

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

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

Woodland Lakes is ±470-acre single-family residential community, located on the east shore of Lake Houston generally northeast of downtown. Proposed major thoroughfare East Lake Houston Parkway bisects the development north-to-south, and existing local street Smith Road bisects the property east-to-west. Several sections south of Smith Road are in progress or completed, and development of the next sections is now beginning north of Smith Road. North of Smith Road, the developer's property consists of several large unplatted acreage tracts and several undeveloped recorded plats. The original plat immediately north of Smith Road was called San Jacinto Bay on Lake Houston, recorded in 1977. This plat created several large unrestricted reserves and large lots, located both east and west of East Lake Houston Parkway. The current developer owns all but a portion of one of these tracts, at the northeast corner of the Smith Rd/E. Lake Houston Pkwy intersection. In 2006, portions of San Jacinto Bay on Lake Houston were replatted into two traditional residential sections, called Woodland Lakes Estates Sec's 1 and 2. These two subdivisions, although recorded, were never developed, and all the lots are owned by the current developer of Woodland Lakes. The developer desires to establish a new street pattern with new lot sizes in this area, using the new community name of Woodland Lakes. A partial replat following the current rules for subdivision naming would have an unwieldy name referencing the multiple prior recorded plats, and would not uphold the intent of the ordinance, which is to preserve continuity within an existing, developed community wherein a single lot or a small handful of lots are replatted without reference to the historic name of the neighborhood. There are no existing residents in Woodland Lakes Estates, and the San Jacinto Bay on Lake Houston development has only one property owner other than the developer. The Woodland Lakes General Plan will ensure that all the prior areas will be replatted under the new name for a consistent community name going forward. Using the new section name in reference to the Woodland Lakes GP is in keeping with sound public policy and the logical progression of development on the site.

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

The prior platting history on the site is a pre-existing condition not created or imposed by the applicant.

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

The intent and general purposes of the ordinance for continuity in subdivision naming will be preserved and maintained by the granting of the variance.

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

The plat name itself has no bearing on the public health, safety, or welfare.

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

The pre-existing plat history and the ordinance requirements for naming of partial replats are the justifications for the granting of the variance.



Application Number: 2021-1786

Plat Name: Woodland Lakes Sec 9

Applicant: Meta Planning + Design LLC

Date Submitted: 07/26/2021

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 partial replat with single-family restrictions to reconfigure landscape reserves.

Chapter 42 Section: 193

Chapter 42 Reference:

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

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;

Woodland Lakes is ±470-acre single-family residential community, located on the east shore of Lake Houston generally northeast of downtown. Proposed major thoroughfare East Lake Houston Parkway bisects the development north-to-south, and existing local street Smith Road bisects the property east-to-west. Several sections south of Smith Road are in progress or completed, and development of the next sections is now beginning north of Smith Road. North of Smith Road, the developer's property consists of several large unplatted acreage tracts and several undeveloped recorded plats. The original plat immediately north of Smith Road was called San Jacinto Bay on Lake Houston, recorded in 1977. This plat created several large unrestricted reserves and large lots, located both east and west of East Lake Houston Parkway, none of which were ever developed. The current developer owns all but a portion of one of these tracts – the single out-parcel is at the northeast corner of the Smith Rd/E. Lake Houston Pkwy intersection. In 2006, portions of San Jacinto Bay on Lake Houston were replatted into two traditional residential sections, called Woodland Lakes Estates Sec's 1 and 2. These two subdivisions, although recorded, were never developed, and all the lots are owned by the current developer of Woodland Lakes. The developer desires to establish a new street pattern with new lot sizes in this area, using the new community name of Woodland Lakes. Under Chapter 42 Section 193, a partial replat can only amend certain portions of the prior plat: single-family lots, non-residential tracts, commercial tracts, or public utility sites such as drainage channels or water plants. The ordinance does not speak to landscape reserves, therefore reconfiguring of previously platted landscape reserves requires a variance. This is intended to protect neighborhood open space from redevelopment when a partial replat encompasses only a small portion of an existing, developed community with active residents. Since none of the previous lots were ever developed, these ordinance protections are not needed. The new subdivision will also have landscape reserves, but in a different configuration than those recorded previously. To require adherence to the previous boundaries of unrecorded landscape reserves would be impractical and would deprive the developer of reasonable use of the land.

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

The prior platting history on the site is a pre-existing condition not created or imposed by the applicant.

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

The intent and general purposes of the ordinance for protection of community green space are superfluous and unnecessary in this case, and therefore the granting of the variance will not violate 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;

Since there are no pre-existing residents, the granting of the variance will not be injurious to the public health, safety, or welfare.

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

The pre-existing plat history and the ordinance requirements for partial replats are the justifications for the granting of the variance.



Application Number: 2021-1786

Plat Name: Woodland Lakes Sec 9

Applicant: Meta Planning + Design LLC

Date Submitted: 07/26/2021

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 ± 497 along a major thoroughfare between two local street intersections.

Chapter 42 Section: 127

Chapter 42 Reference:

42.127. Intersections of major thoroughfares. ... (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

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;

Woodland Lakes is ± 470 -acre single-family residential community, located on the east shore of Lake Houston generally northeast of downtown. Proposed major thoroughfare East Lake Houston Parkway bisects the development north-to-south, and existing local street Smith Road bisects the property east-to-west. Several sections south of Smith Road are in progress or completed, and development of the next sections is now beginning north of Smith Road. The subject plat is along East Lake Houston Parkway immediately north of Smith Road. East Lake Houston Parkway has two prior platted intersections spacings. The first was San Jacinto Bay on Lake Houston, platted in 1977. This plat established an intersection spacing of $\pm 461'$ along the west side of the thoroughfare, ROW-to-ROW, and $\pm 586'$ on the east side, with a 125' centerline offset between the two intersections. Later, in 2006 Woodland Lakes Estates Sec's 1 and 2 recorded plats with new intersections: $\pm 625'$ on the west side and roughly $\pm 1,225'$ on the east side. The developer now desires to establish new street pattern and lot sizes along East Lake Houston Pkwy, with a new intersection spacing. East of the thoroughfare is a single out-tract not controlled by the developer. Woodland Lakes Sec 8 surrounds the out tract, which creates an impractical internal depth in the site for placement of standard single-family lots. The developer proposes a street connection to East Lake Houston Parkway just north of this out tract in Woodland Lakes Sec 8, to create a more practical street pattern and to achieve the highest and best use of the land in the awkward triangular corner. The developer also proposes to use the same point to access Woodland Lakes Sec 9 across the street, utilizing the same offset for both sections. The resulting offset, measuring along the centerline from ROW to ROW, is approximately 497', which is a 17% deviation from the minimum 600' offset per the ordinance.

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

The proposed intersection spacing is for two local streets, existing Smith Road and the future entries to Woodland Lakes Sec's 8 and 9, all of which will not carry significant traffic nor pose a traffic hazard from being too close together, and will therefore achieve the result contemplated by this chapter for safe separation of intersections.

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

The proposed modification is a 17% 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 singular proposed median break to be used in common with both proposed sections, maintaining a reasonable distance from the intersection with Smith Road further south along the thoroughfare.

(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 is therefore not injurious to the public health, safety, and welfare.



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice

PHV/SP

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

August 6, 2021

Dear Property Owner:

Reference Number: 2021-1786; Woodland Lakes Sec 9; being all of Lots 1-4 and Reserve B, Block 3, Lots 1-15 and Reserve C, Block 4, Lots 1-12, Block 5, and all of Vidler Way, Star Meadow Lane and Morning Clock Way, of "Woodland Lakes Estates Sec 1", recorded at Film Code No. 603219 HCMR and portion of Lots 1 and 2, Block 3, portion of Lot 1 and portion of Reserve A, Block 2, portion of Lots 1-2, Block 4 and part of West San Jacinto Bay Court and San Jacinto Bay Loop, of "San Jacinto Bay on Lake Houston", recorded in Vol. 251, Pg. 42 HCMR.

The property is located west of E Lake Houston Parkway, north of Smith Road. The purpose of the replat is to create 88 single family resident lots and 5 reserves. The applicant, Jennifer Curtis, with Meta Planning + Design LLC, can be contacted at 281-895-2602.

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 or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

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Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to**

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Greg Travis Karla Cisneros
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Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

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

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: 154

Planning and Development Department

Meeting Date: 09/02/2021

**Subdivision Name: Woodlands Village of Grogans Mill Lake Woodlands
East Shore Sec 1 partial replat no 2 and Woodlands Lake Woodlands
East Shore Sec 2 partial replat no 1 (DEF 1)**

Applicant: Landpoint



C – Public Hearings with Variance Site Location

Houston Planning Commission

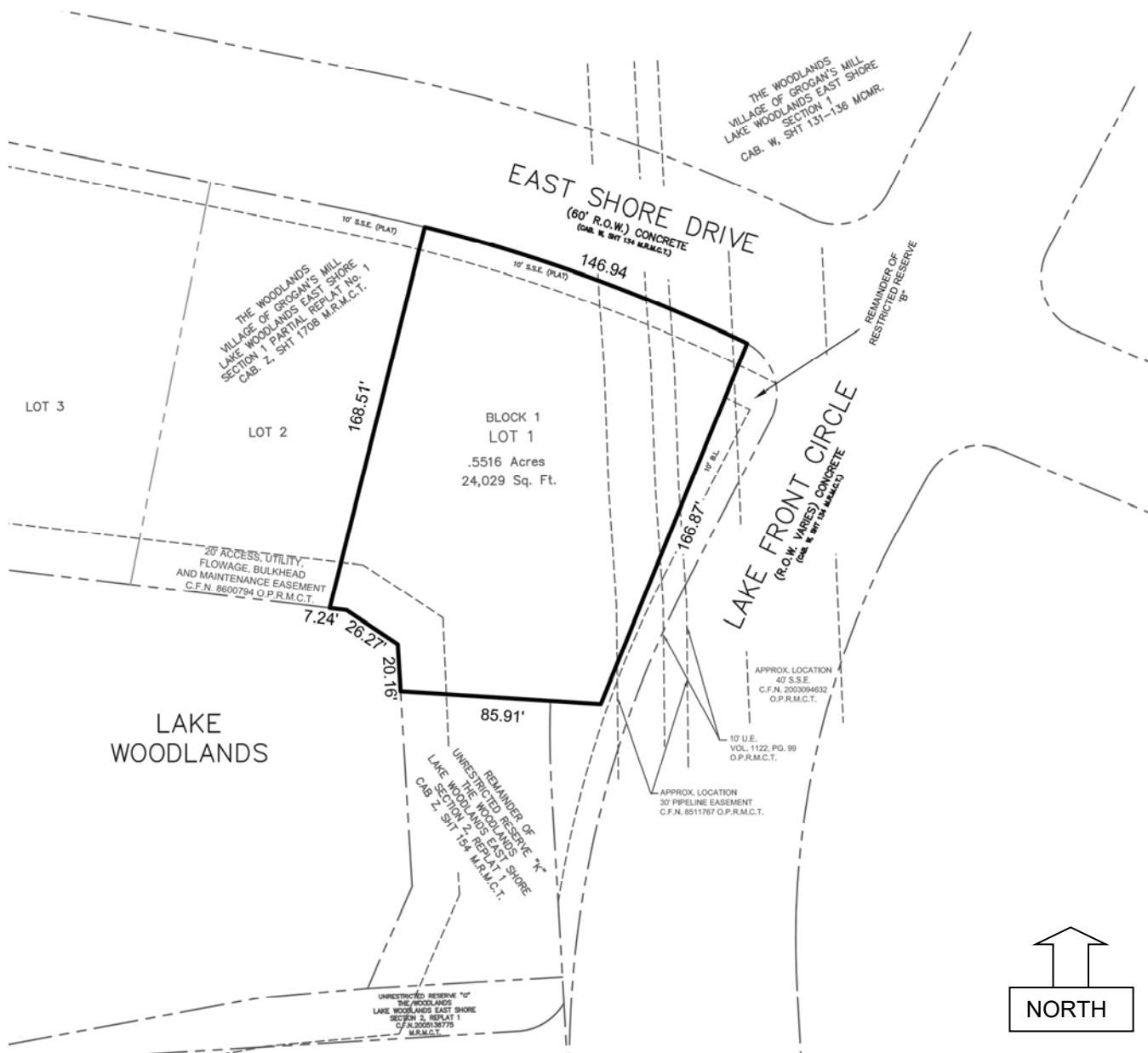
ITEM: 154

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 1 partial replat no 2 and Woodlands Lake Woodlands East Shore Sec 2 partial replat no 1 (DEF 1)

Applicant: Landpoint



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

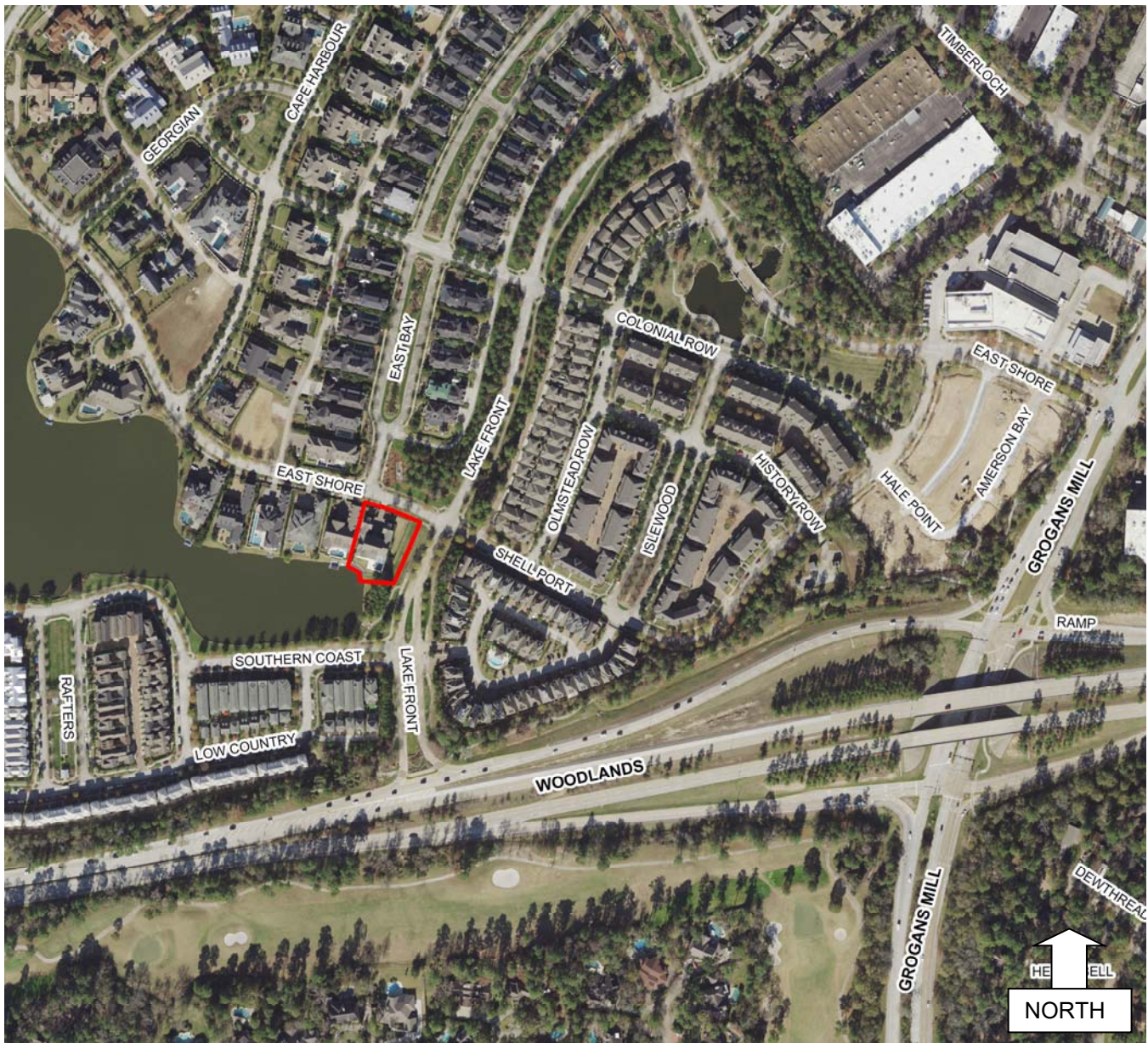
ITEM: 154

Planning and Development Department

Meeting Date: 09/02/2021

**Subdivision Name: Woodlands Village of Grogans Mill Lake Woodlands
East Shore Sec 1 partial replat no 2 and Woodlands Lake Woodlands
East Shore Sec 2 partial replat no 1 (DEF 1)**

Applicant: Landpoint



C – Public Hearings with Variance

Aerial



Application Number: 2021-1542

Plat Name: 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

Applicant: Landpoint

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 0.1159 acres of an Open Space Reserve to be replatted into a portion of a new single family residential lot.

Chapter 42 Section: 42-193c

Chapter 42 Reference:

Rules governing partial replats of certain property. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (2) A plat restriction limiting the use of property specifically to "nonresidential" use: (b) May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare.

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

This site is located at 3 East Shore Drive, in Montgomery County and within the City of Houston's ETJ. Comprising of Lot 1 Block 1 of The Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 1 partial replat no 1, recorded in 2009, and a portion of Restricted to Open Space Reserve B of The Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 1, recorded in 2004, and a portion of Unrestricted Reserve K, of The Woodlands Lake Woodlands East Shore Sec 2 replat no 1, recorded in 2005. The parts of Restricted Reserve B and Unrestricted Reserve K were sold to the lot owner with the requirement that the property will be restricted to green space and any structure temporary in nature will be subject to review and approval by the East Shore Design Review Committee. The new lot size will not be less than the typical size of lots in the preceding plat.

(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;

The circumstances supporting the granting of the variance are not the result of a hardship created by or imposed by the applicant but are of several previous replats creating a distinctly unique development.

(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 by the proposed plats configuration and the East Shore Design Review Committee reviewing the new development.

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

The granting of the variance will not be injurious to the public health, safety or welfare as the configuration will be substantially the same as before the replat.

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

Economic hardship is not the sole justification of the variance, the unique configuration of the plats that make up this development is.



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

June 17, 2021

Dear Property Owner:

Reference Number: 2021-1542; 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; partial replatting of Reserve B of the Woodlands Village of Grogan Mill Lake Woodlands East Shore Sec 1 recorded under Cab. W, Sht. 131 of MCMR, and of Lot 1, block 1 of Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 1 partial replat no 1, recorded under Cab. Z, Sht 1708 MCMR and Reserve K of the Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 2 replat no 1 recorded under Cab Z, Sht. 154, MCMR.

The property is located at the southwest intersection of East Shore Drive and Lake Front Circle. The purpose of the replat is to create one (1) single family resident lot. The applicant, Dena Caldwell, with Landpoint can be contacted at 832-952-0311 EXT 2378.

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

Planning Commission Meeting

Thursday, August 19, 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
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@houston.tx.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

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

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

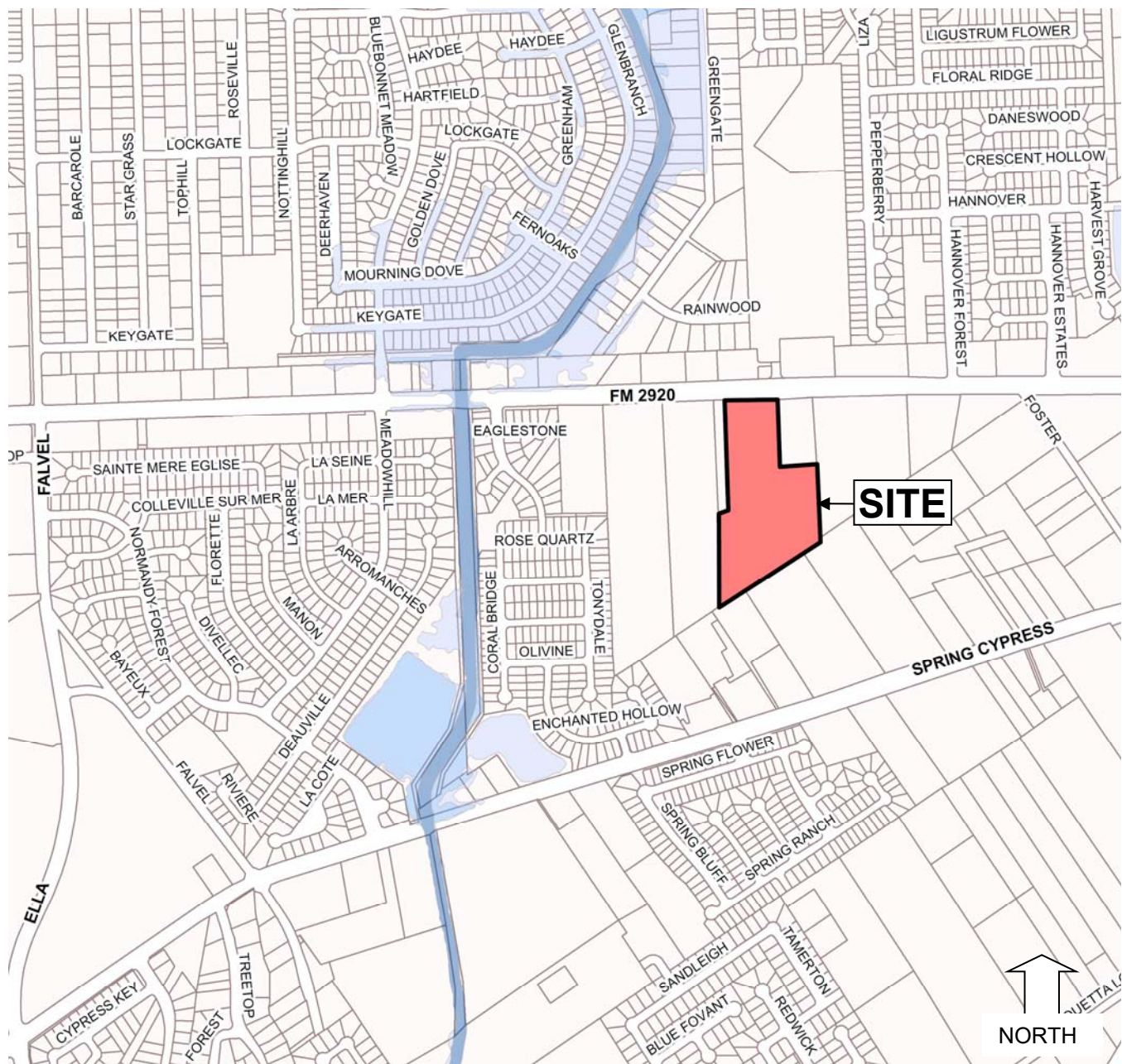
ITEM: 155

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: AM 2920 Reserve

Applicant: Jones | Carter



D – Variances

Site Location

Houston Planning Commission

ITEM: 155

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: AM 2920 Reserve

Applicant: Jones | Carter



D – Variances

Aerial



Application Number: 2021-2018

Plat Name: AM 2920 Reserve

Applicant: Jones | Carter

Date Submitted: 08/23/2021

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 by not providing a north- south nor an east-west public street through the site.

Chapter 42 Section: Sec 42-127 & Sec 42-128 (a) (1)

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. Sec. 42-128. - Intersections of local streets. (a) (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 south side of FM 2920, west of Foster Road and east of Ella Boulevard. The site is proposed to be developed for multi family residential use and the developer is requesting a variance to not provide any east-west or north-south public streets through the site. Adjacent developments include a mixture of uses- Champion Life Center Church and single family residential development Covington Bridge to the west; Arrow Child & Ministries, vacant property and small scale commercial to the east and additional commercial to the south along Spring Cypress Road. These developments have adequate frontage and access to the street network comprising designated major thoroughfares FM 2920 and Spring Cypress and local street Foster Road. The existing alignment of these public streets results in a trapezoidal block where the major thoroughfares are separated by less than ½ mile. Therefore, requiring north-south or east-west public streets through the site will be impractical as the existing street network in the area address traffic circulation and distribution. In addition, the residential street network within Covington Bridge Sec 1 allows for north-south traffic circulation between FM 2920 and Spring Cypress Road. There are no public street connections west of the neighborhood due to the existing drainage channel and any extension east of the stub street – Graceton Lane is dependent on the redevelopment of the adjacent church property. It is unlikely that such an extension will connect to Foster Road due to existing development. Any east west public street required with this tract will essentially be a 'street to nowhere.' Similarly, requiring a north-south street through the subject site is impractical due to the existing Napco Chemical Company (containing improvements worth in excess of \$1M) and St Jonah Russian Orthodox Church developments adjacent to the plat's southern boundary. Recorded property at the site's southeast corner- Technical Realty Group of Texas was also granted a variance in 2015 to exceed intersection spacing along Spring Cypress Road by not providing a north-south public street through the site. Further, any required street would obstruct plans to engineer the existing pond on site to allow for detention for the future multifamily development.

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

Existing development immediately east and west of the site do not provide for an east-west public street connection. Therefore, any required east-west public street within the site would be a street to nowhere. Providing a north-south public street connection to Spring Cypress Road is unlikely due to existing religious and commercial developments south of the site. Recorded property at the site's southeast corner- Technical Realty Group of Texas was also granted a variance in 2015 to exceed intersection spacing along Spring Cypress Road by not providing a north-south public street through the site

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

The general purpose of the chapter will be maintained as the street network comprising designated major thoroughfares FM 2920 and Spring Cypress and local street Foster Road provide for traffic circulation and distribution in the immediate area.

(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 the existing street network addresses traffic circulation for the immediate area.

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

Sole justification for the variance is not solely based on economic hardship. Existing development immediately east and west of the site do not provide for an east-west public street connection.

Houston Planning Commission

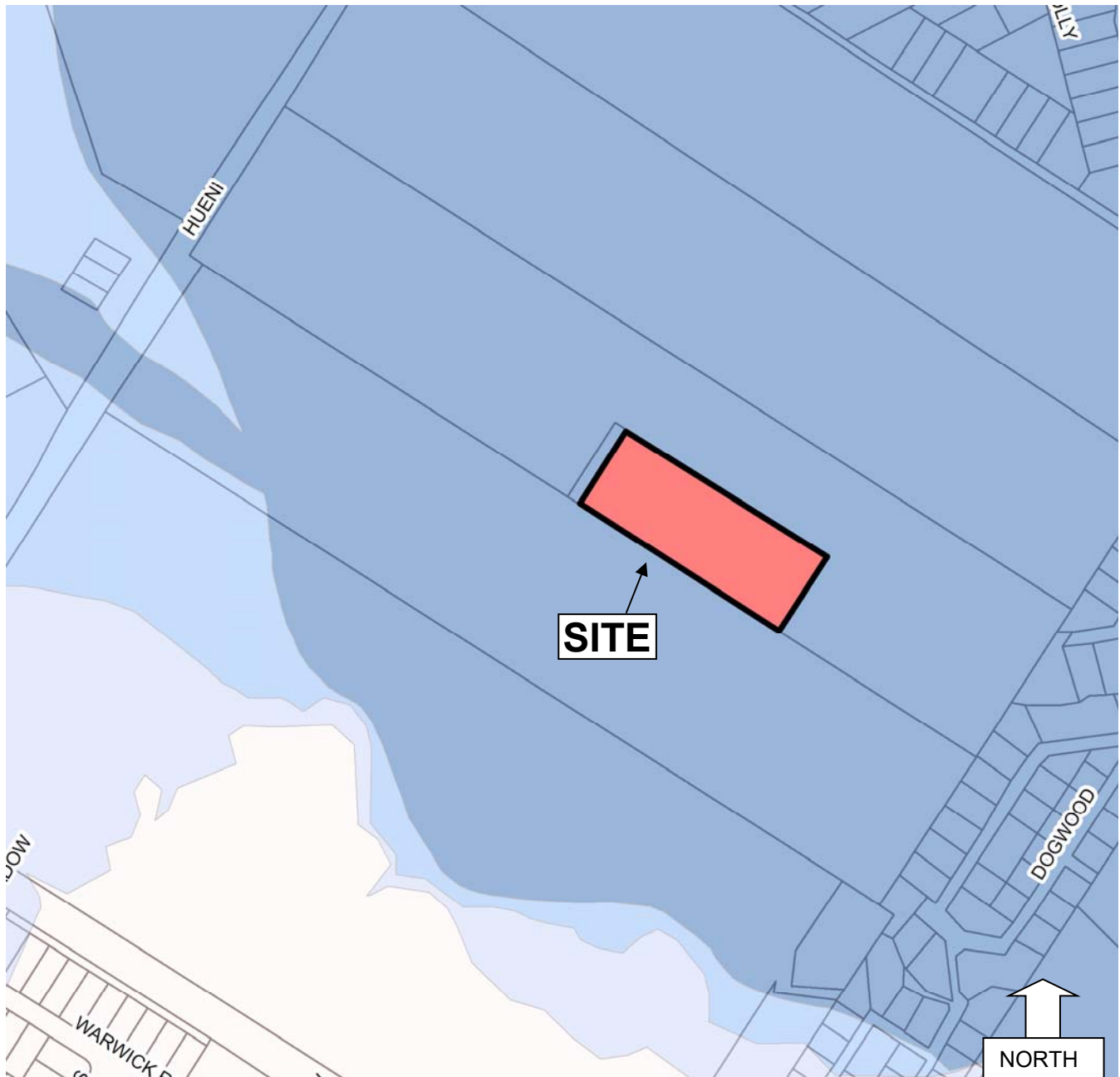
ITEM: 156

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Donnchadh Meadow (DEF 1)

Applicant: Survey 1, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 156

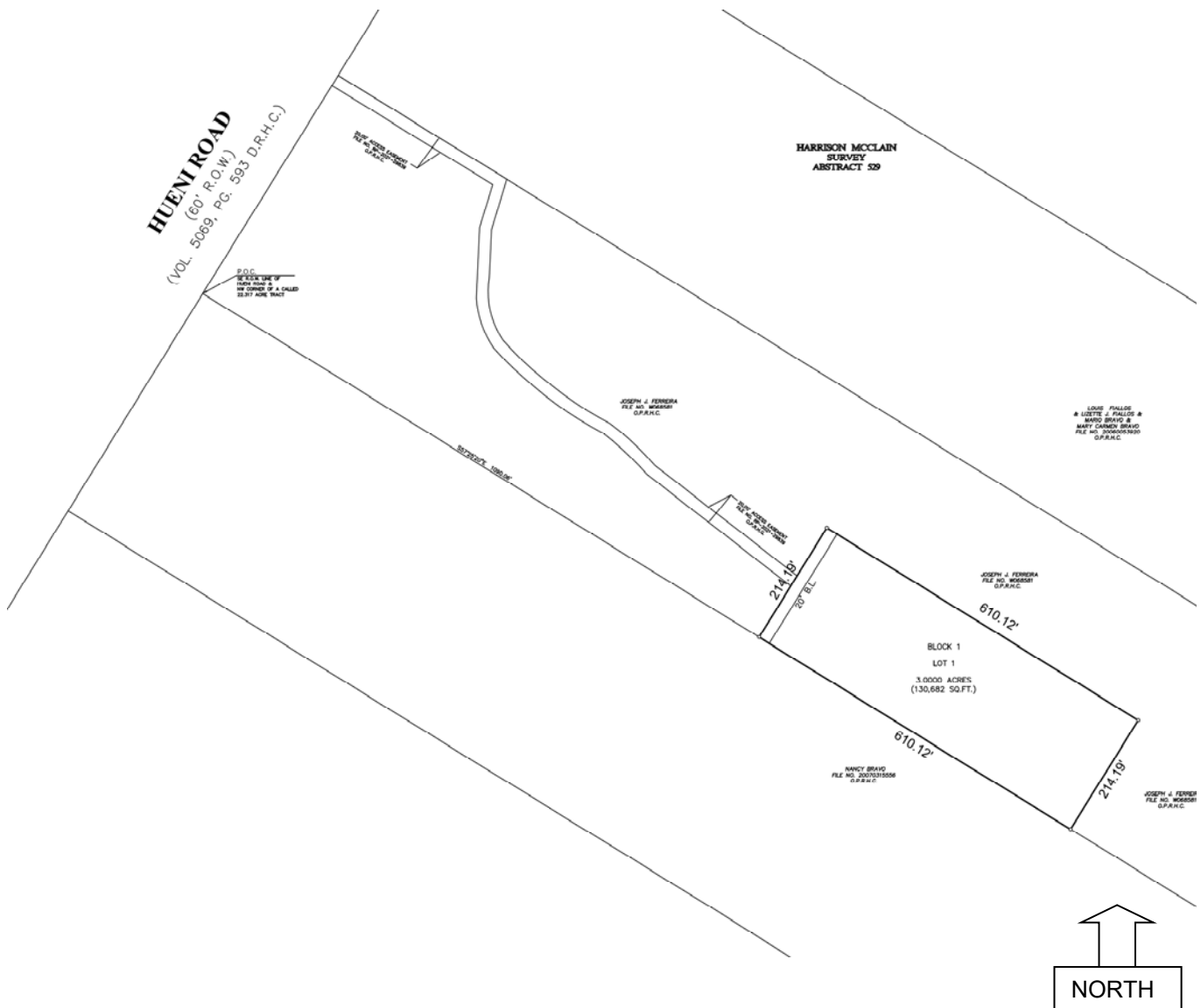
ITEM: 156

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Donnchadh Meadow (DEF 1)

Applicant: Survey 1, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 156

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Donnchadh Meadow (DEF 1)

Applicant: Survey 1, Inc.



C – Public Hearings with Variance

Aerial



Application Number: 2021-1500

Plat Name: Donnchadh Meadow

Applicant: Survey 1, Inc.

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:

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

Chapter 42 Section: 42-180

Chapter 42 Reference:

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

Statement of Facts

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

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

The property in question is 3.0000 acres in size and is surrounded by large acreage tracts. Due to the location of the property and the surrounding area, a 20' access easement was granted and recorded (File No. RP-2021-29839) as an uninterrupted pedestrian and vehicular ingress and egress from Hueni Road for all property owners located along said access easement.

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

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

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

The intent of this chapter will be preserved and maintained. The property owners have allowed for this property, as well as the surrounding properties, access via an access easement. The easement is 20 feet in width and meanders throughout a larger tract of land to a point on the subject tract's northern boundary line.

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

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

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

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

Houston Planning Commission

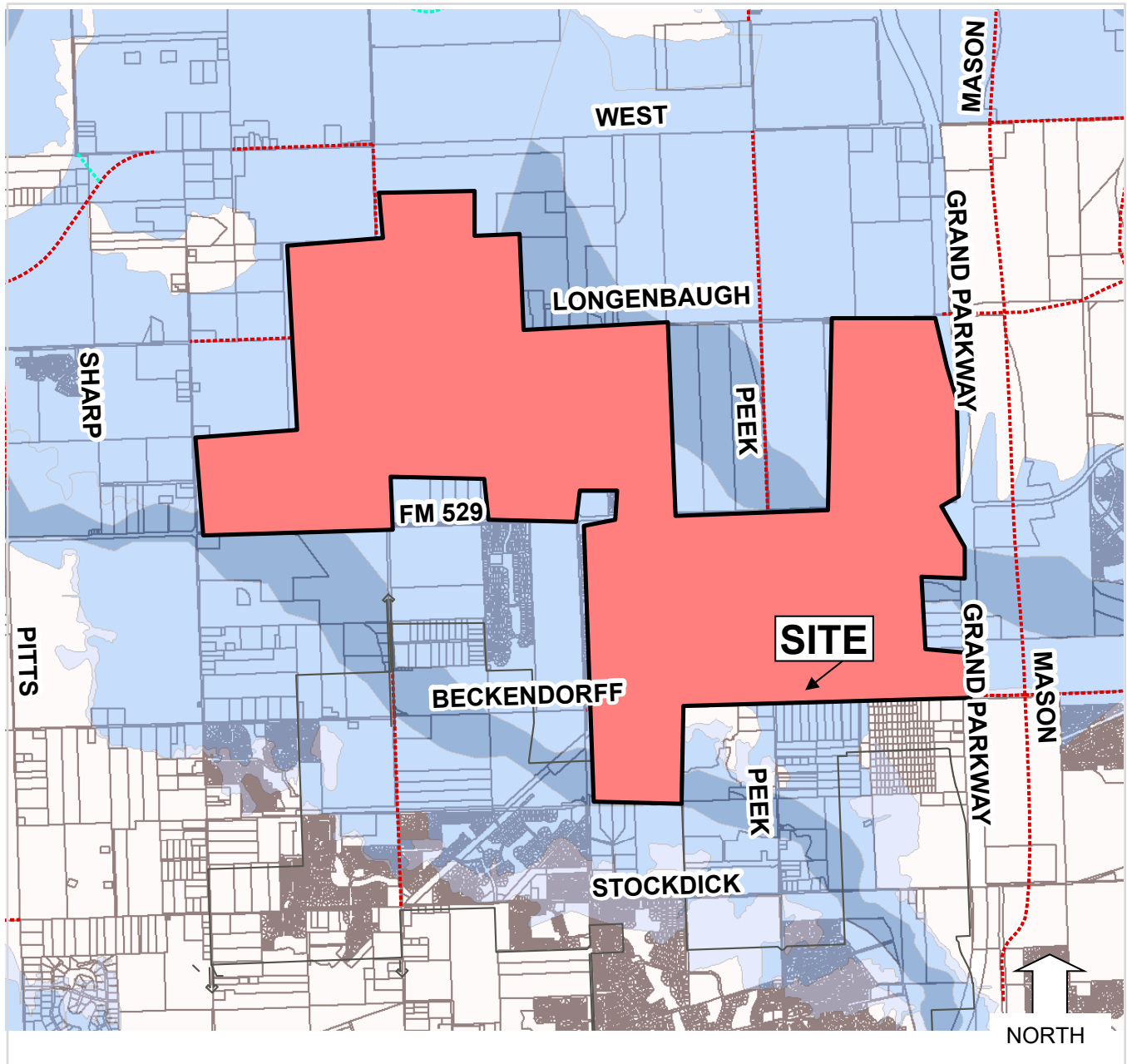
ITEM: 157

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Elyson GP

Applicant: Meta Planning + Design LLC



D – Variances

Site Location

Houston Planning Commission

ITEM: 157

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Elyson GP

Applicant: Meta Planning + Design LLC



D – Variances

Subdivision

Houston Planning Commission

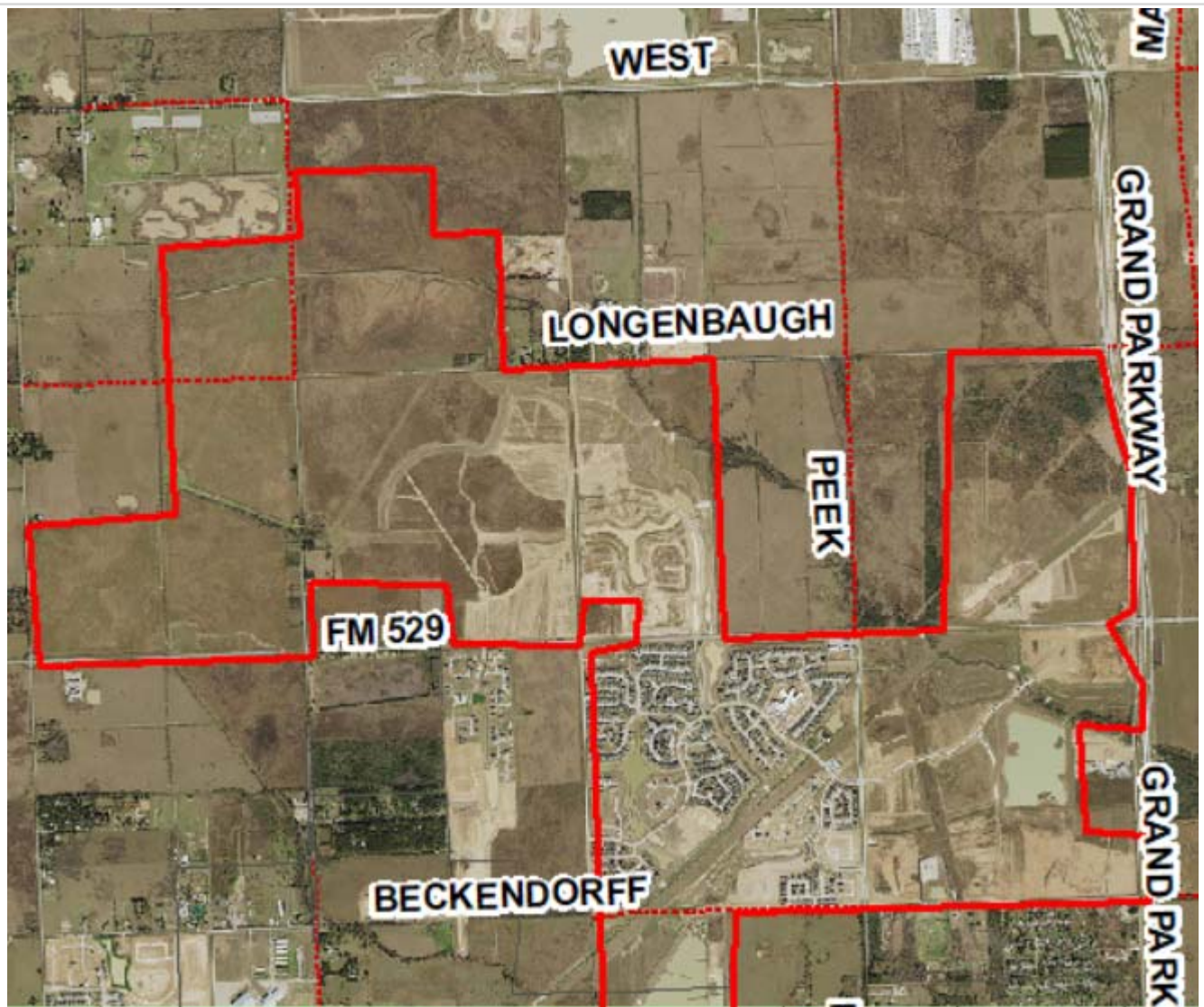
ITEM: 157

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Elyson GP

Applicant: Meta Planning + Design LLC



D – Variances

Aerial

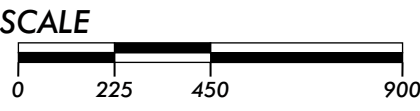
a variance exhibit for

ELYSON BECKENDORFF ROAD LIGHT INDUSTRIAL TRACT

prepared for
NEWLAND COMMUNITIES



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



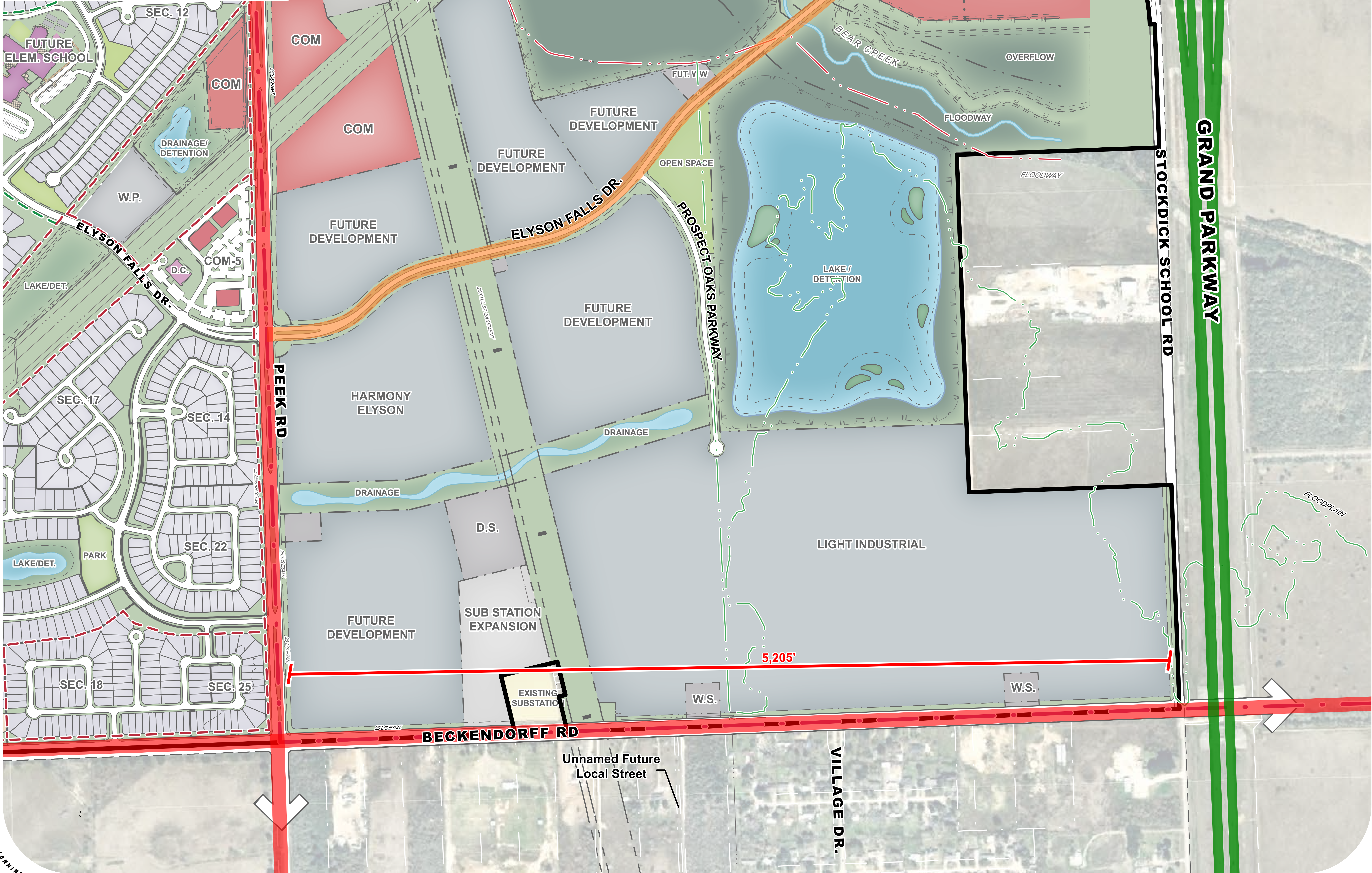
MTA-518
AUGUST 17, 2021

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LEGEND

- FREEWAY/EXPRESSWAY
- MAJOR THOROUGHFARE
- COLLECTOR BY DEVELOPER





Application Number: 2021-2036

Plat Name: Elyson GP

Applicant: Meta Planning + Design LLC

Date Submitted: 08/23/2021

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 approximately one mile along major thoroughfare Beckendorff Road and internally within the development by allowing no north-south through-streets between Peek Road and Stockdick School Road.

Chapter 42 Section: 128

Chapter 42 Reference:

Chapter 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. - and - 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;

Elyson is a ±3,560-acre master planned community located far west of central Houston and north of the City of Katy, west of the Grand Parkway (TX-99) and primarily north and south of FM 529, aka Freeman Road, a major thoroughfare. The community is growing and several dozen residential sections and commercial areas are already constructed, with more on the way. The area of this request is in the southeastern quadrant of Elyson. The subject area is within a mile-block bounded by a one-mile thoroughfare grid comprised of FM 529 to the north, Peek Road to the west, Beckendorff Road to the south, and Stockdick School Road (a local street) to the east. Stockdick School Rd parallels the Grand Parkway and functions as a two-way frontage road, providing direct access between FM 529 and Beckendorff Rd. The specific site is along Beckendorff Rd. Significant existing physical encumbrances affect this square mile block. The block is bisected by Bear Creek, which has a substantial width through the entire region. Within Elyson, a pre-existing regional detention basin feeds into Bear Creek and is being slightly expanded as a part of the development of Elyson, along with some connecting drainage channels that cross this mile block. The square-mile block is also bisected by an overhead electric transmission corridor approximately 220' in width, and a combination of pipeline easements in a corridor totaling 190' in width. The electric transmission corridor is accompanied by a substation site. Various drill sites and well sites are scattered throughout the block. A few large out-tracts lie east of the detention basin, taking access from Stockdick School Road to the west. See attached exhibit for reference. The developable land within this square mile is thus extremely divided by these numerous pre-existing physical encumbrances, which make local street connections challenging. The site encumbrances create pockets of developable land, most of which have direct frontage on the adjacent thoroughfares. A collector street, Elyson Falls Drive, bisects the mile block diagonally from Peek Rd to FM 529 and provides access to the internal developable areas that do not have direct thoroughfare frontage. The useable pockets of land are being developed as large single-owner sites, primarily as non-residential uses such as

retail/commercial and light industrial/office warehouse facilities. These types of users tend to prefer direct access to collector streets and thoroughfares, and their internal traffic is largely parking lot traffic, handled on internal private drives. Users such as light industrial, warehouses, and certain offices may also prefer controlled access to their sites with gates and security measures. Local public streets cutting between these sites will not greatly improve traffic circulation, since site-to-site trips between these land uses are unlikely, and public through-streets will counteract the security efforts of individual sites. Since all of the developable sites front onto a thoroughfare or on Elyson Falls Drive, and many of them are divided from one another but other physical encumbrances, interconnections between them are both challenging and not necessary for access. The largest developable pocket of land in this mile block is a ±121-acre parcel along Beckendorff Rd, which is the subject of this request. This parcel was previously proposed to be divided into two smaller tracts by the extension of Prospect Oaks Parkway, a collector street off-shoot that extends south from Elyson Falls Drive and was planned to connect to Beckendorff Rd. However, the developer has been approached by a buyer who wishes to develop this ±121-acre site as a single user. The buyer proposes a single large light industrial warehouse structure paralleling Beckendorff Rd with a footprint exceeding 1.4 million square feet, accompanied by one or two “smaller” warehouses (175k to 305k sqft) in the rear. See attached the buyer’s proposed site plan for the configuration of the site. In order to construct these facilities, the full width of the ±121-acre site is needed. Extending Prospect Oaks Pkwy through the middle of the site would divide the property into two smaller parcels, which would make the large structure infeasible. The two smaller sites would not meet the needs of the prospective buyer. Additionally, as a single-user warehouse facility, controlled access is a very important factor in the operations of the site, and public access or through-traffic across the site would be entirely counter to their needs. Since there will be no other users within the ±121-acre site, local site-to-site trips will not be a factor in the traffic circulation of the area; the only drivers will be those arriving and departing from the site itself. The undivided site will have nearly 3,000 feet of frontage on Beckendorff Rd and about 1,000’ of frontage on Stockdick School Rd, providing ample driveway opportunities for controlled access to the site, both for employee access and truck traffic, and easy circulation into the surrounding thoroughfare grid and the Grand Parkway. The proposed variance will allow Prospect Oaks Pkwy to terminate at the edge of this site, with no other north-south public through-streets along Beckendorff Rd between Peek Rd and Stockdick School Rd, for a distance of ±5205’. Internally, this distance is reflected along Elyson Falls Drive, since no through-streets will extend to it. The subject request will allow the development of a large single user along a major thoroughfare, where it is best suited, in a mile block that is already broken up by other large users with no local traffic demands. Local traffic circulation will not be stifled, and the controlled access necessary to the operations of the end user will be preserved.

(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 conditions create a challenging landscape within which to develop the site and are not the result of hardships created or imposed by the applicant. The nature of the proposed development is well-suited to this site and will take advantage of the low traffic demands of the surrounding uses.

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

The existing collector street Elyson Falls Drive provides access for the handful of large tracts central to the mile-block, such that further circulation is not needed, which preserves and maintains the intent and general purposes of this chapter for the surrounding tracts, while the subject site is in need of controlled access rather than public through-traffic.

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

The granting of the variance will not frustrate local traffic circulation, which will be minimal and not site-to-site within this mile-block, 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 site characteristics, the existing collector street, and the proposed end user are the justifications for the granting of the variance.

Houston Planning Commission

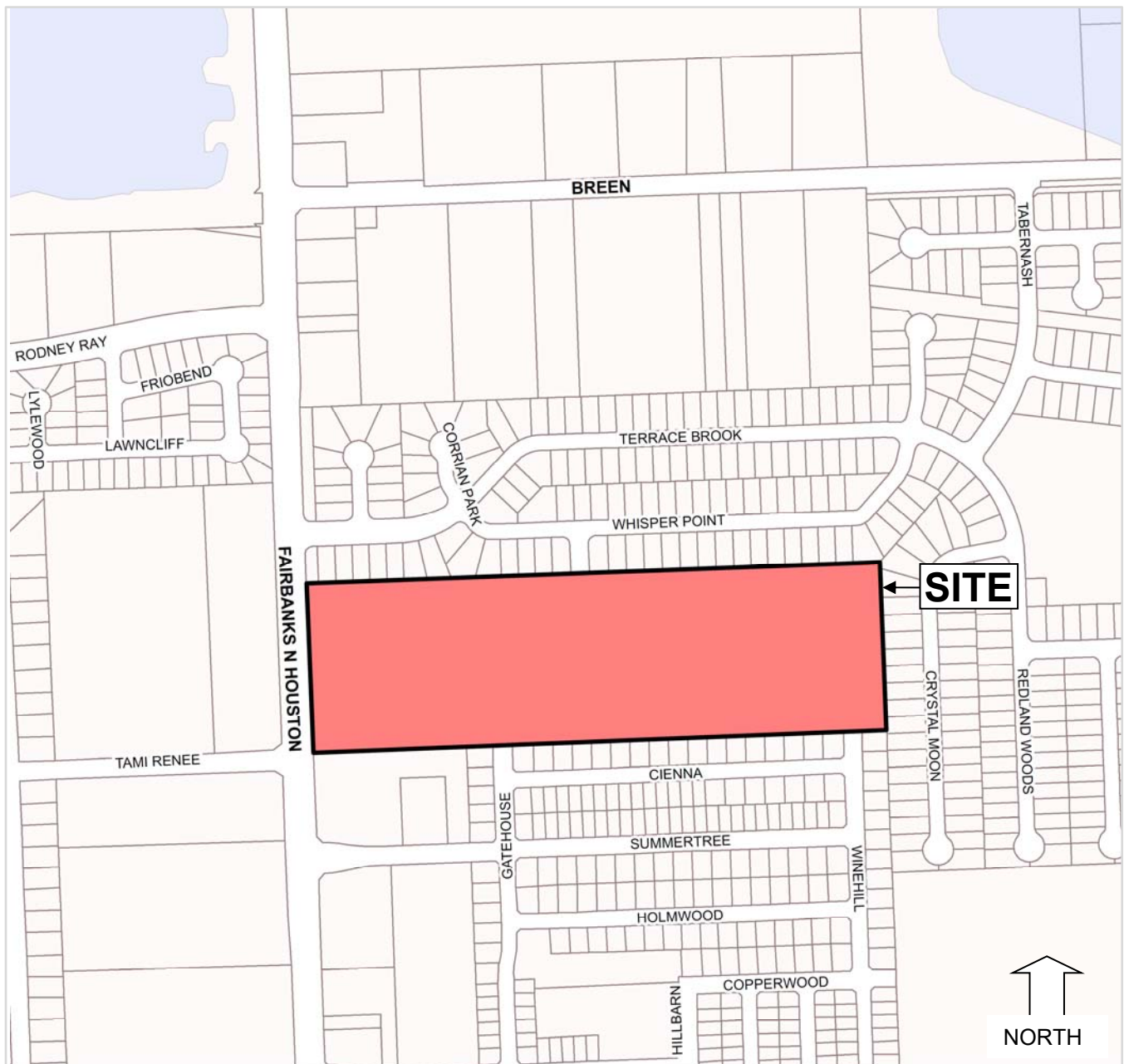
ITEM: 158

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Fairbanks Distribution Center

Applicant: Total Surveyors, Inc.



D – Variances

Site Location

Houston Planning Commission

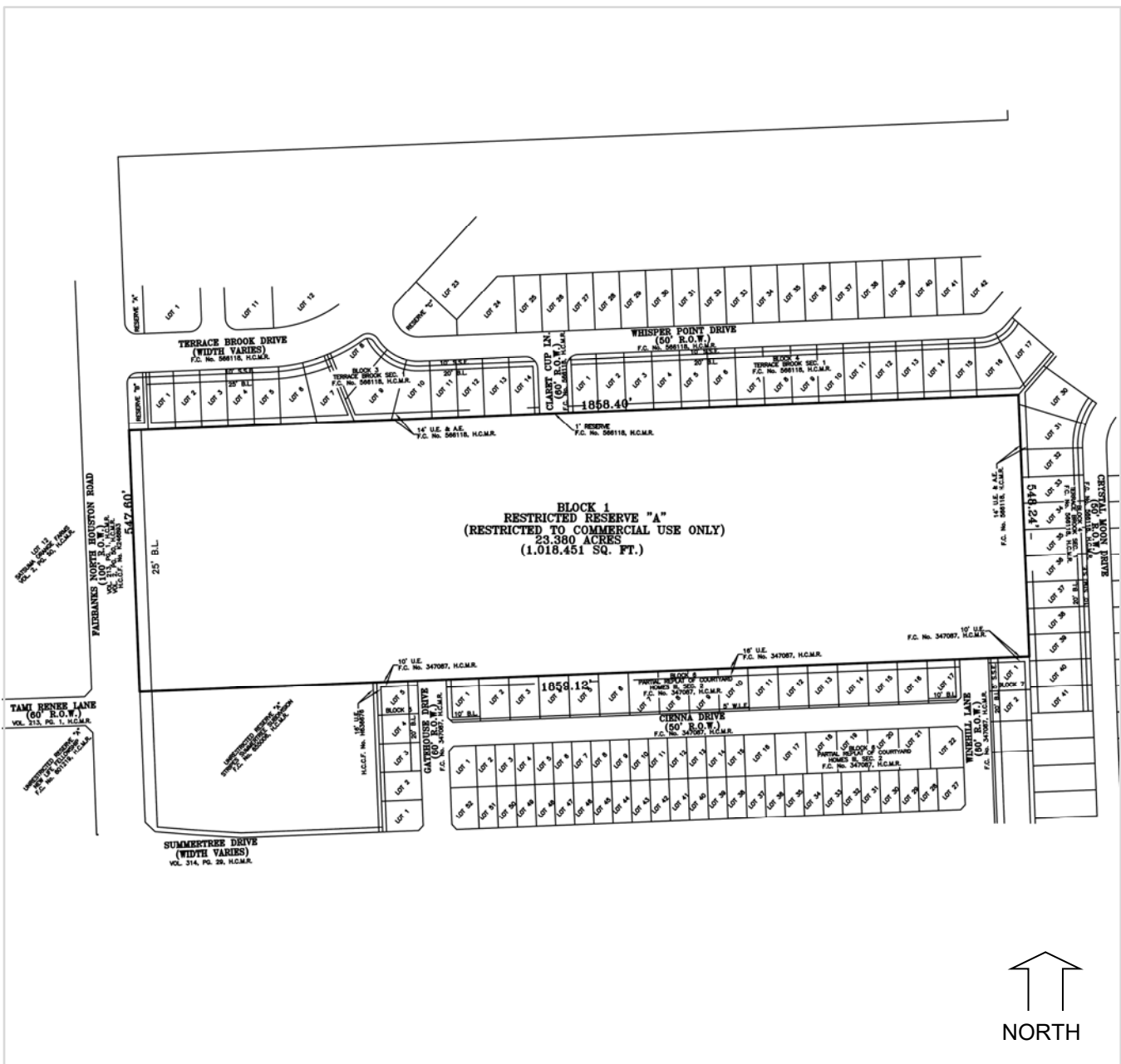
ITEM: 158

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Fairbanks Distribution Center

Applicant: Total Surveyors, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 158

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Fairbanks Distribution Center

Applicant: Total Surveyors, Inc.



D – Variances

Aerial



Application Number: 2021-2003

Plat Name: Fairbanks Distribution Center

Applicant: Gruller Surveying

Date Submitted: 08/23/2021

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:

Variance is to not extend Claret Cup Lane, Gatehouse Drive, and Winehill Lane and not construct a cul-de-sac at the existing roadway end. Claret Cup Lane, Gatehouse Drive, and Winehill Lane are currently a local, residential street within the Courtyard Homes subdivision. The property at the end of the road is currently planned for commercial development. Extension of the road would allow for commercial traffic through the residential neighborhood. The existing roads are approximately 615 – 1750 feet from the nearest intersection. Therefore, the additional turn-around space is not needed for emergency vehicles.

Chapter 42 Section: 128, 134

Chapter 42 Reference:

42-128(a) - Intersections of local streets. 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 42-134(a) - Street extension. A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

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

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

Requiring extension of the existing roadway would allow for commercial traffic through the residential neighborhood. Not extending the road will allow for separation of the commercial and residential traffic. The original intent of the R.O.W. dead ends were to extend through a potential residential neighborhood, however since land use has changed over time, this is no longer needed.

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

No portion of the platted roadway intersects with the current proposed plat.

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

The separation of the traffic will protect the existing neighborhood and preserve the existing traffic volumes on the residential streets. Cul-de-sac or extension would render development impossible. The dead ends have been in this configuration for years and years and have never (to the developers knowledge) caused any significant issues. Or has it caused a desperate need for an extension or cul-de-sac.

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

Prevention of the use of the residential street by commercial traffic will improve public safety. All other side streets or neighborhood terminate in a similar manner, with no extensions or cul-de-sacs. We are not intending on changing the current configuration, just maintaining what has been in existence since original design.

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

The variance is justified to maintain the existing local residential traffic characteristics within the residential subdivision.

Houston Planning Commission

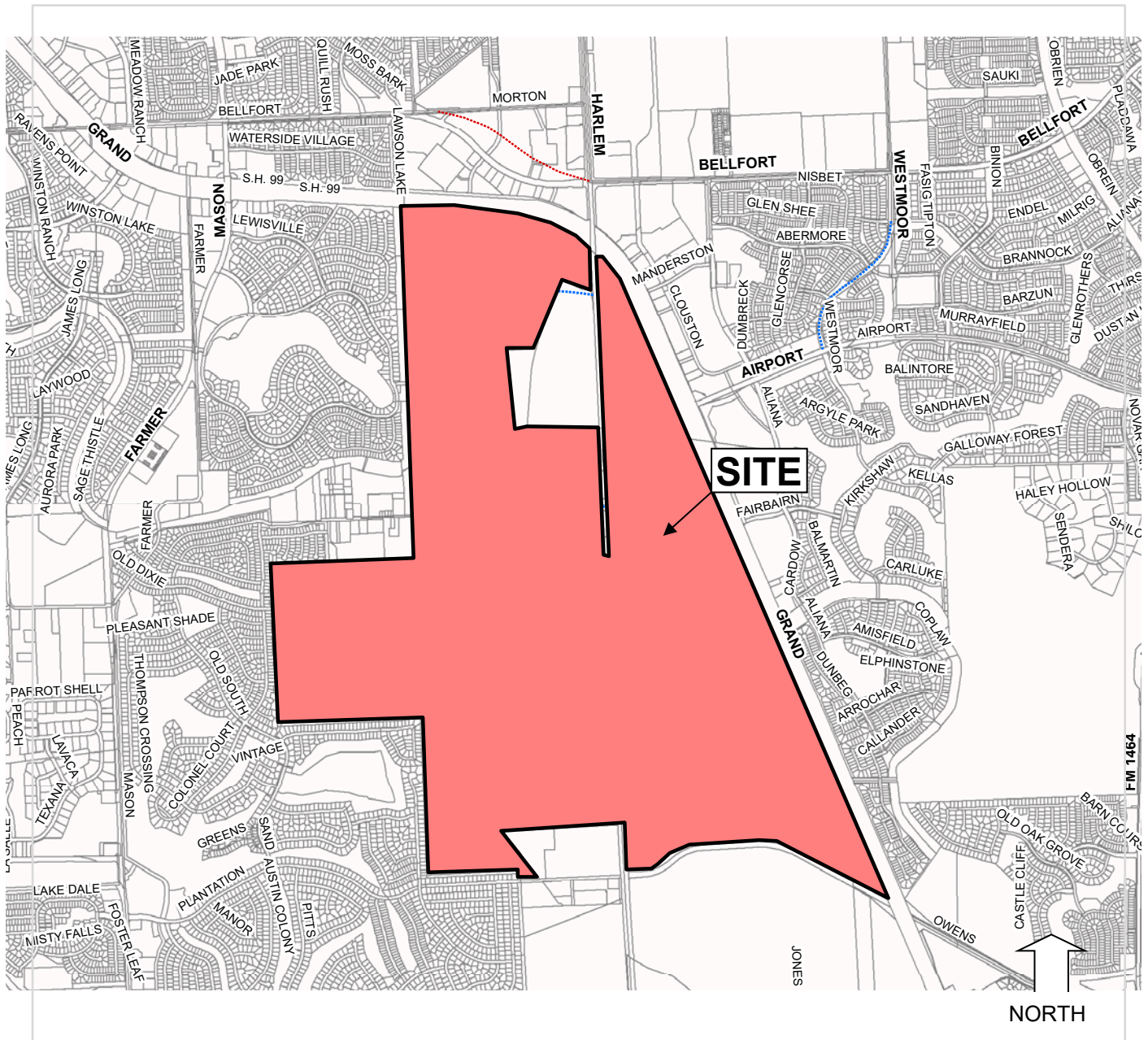
ITEM: 159

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Harvest Green GP

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



D – Variances

Site Location

Houston Planning Commission

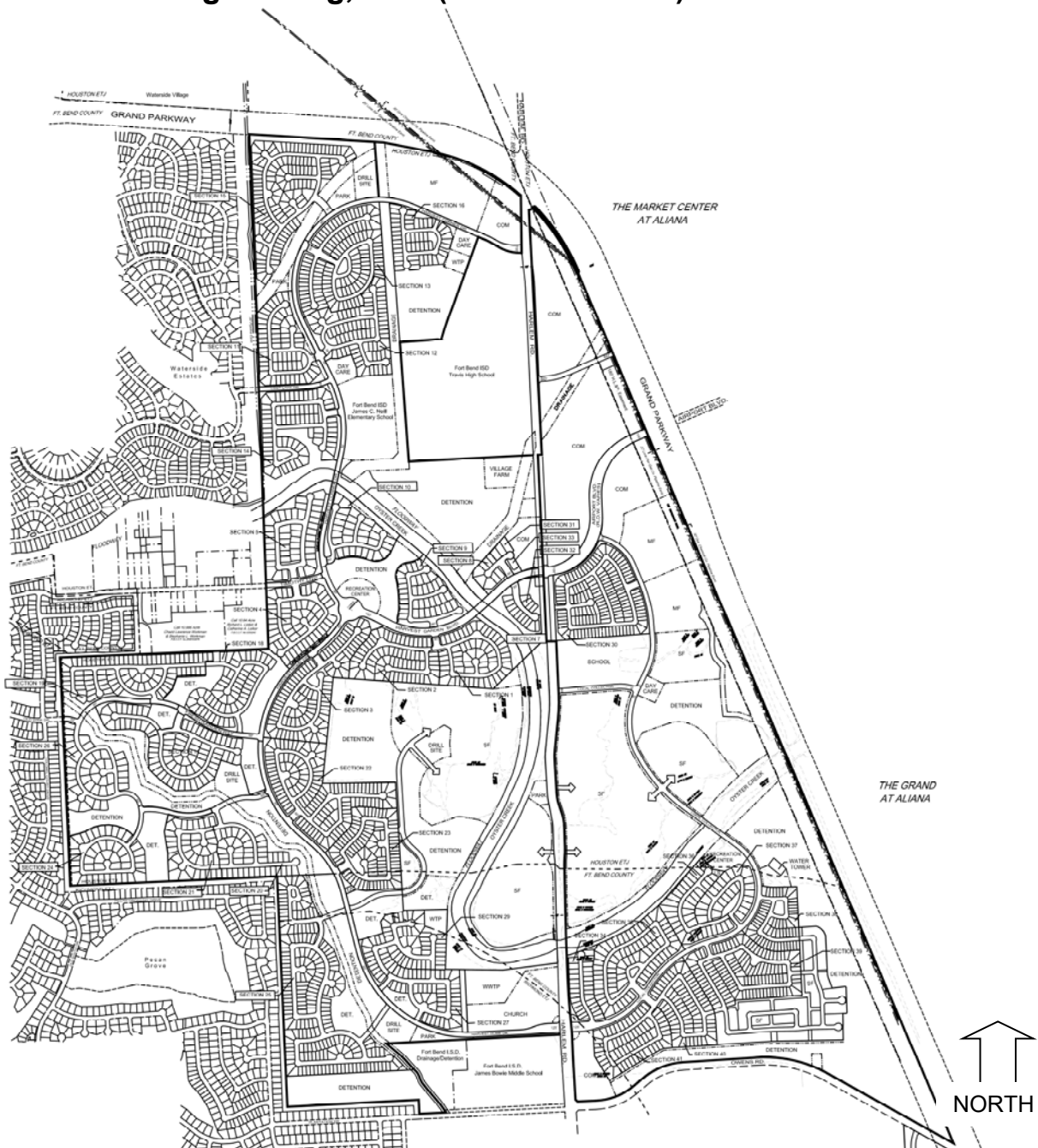
ITEM: 159

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Harvest Green GP

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



D – Variances

Subdivision

Houston Planning Commission

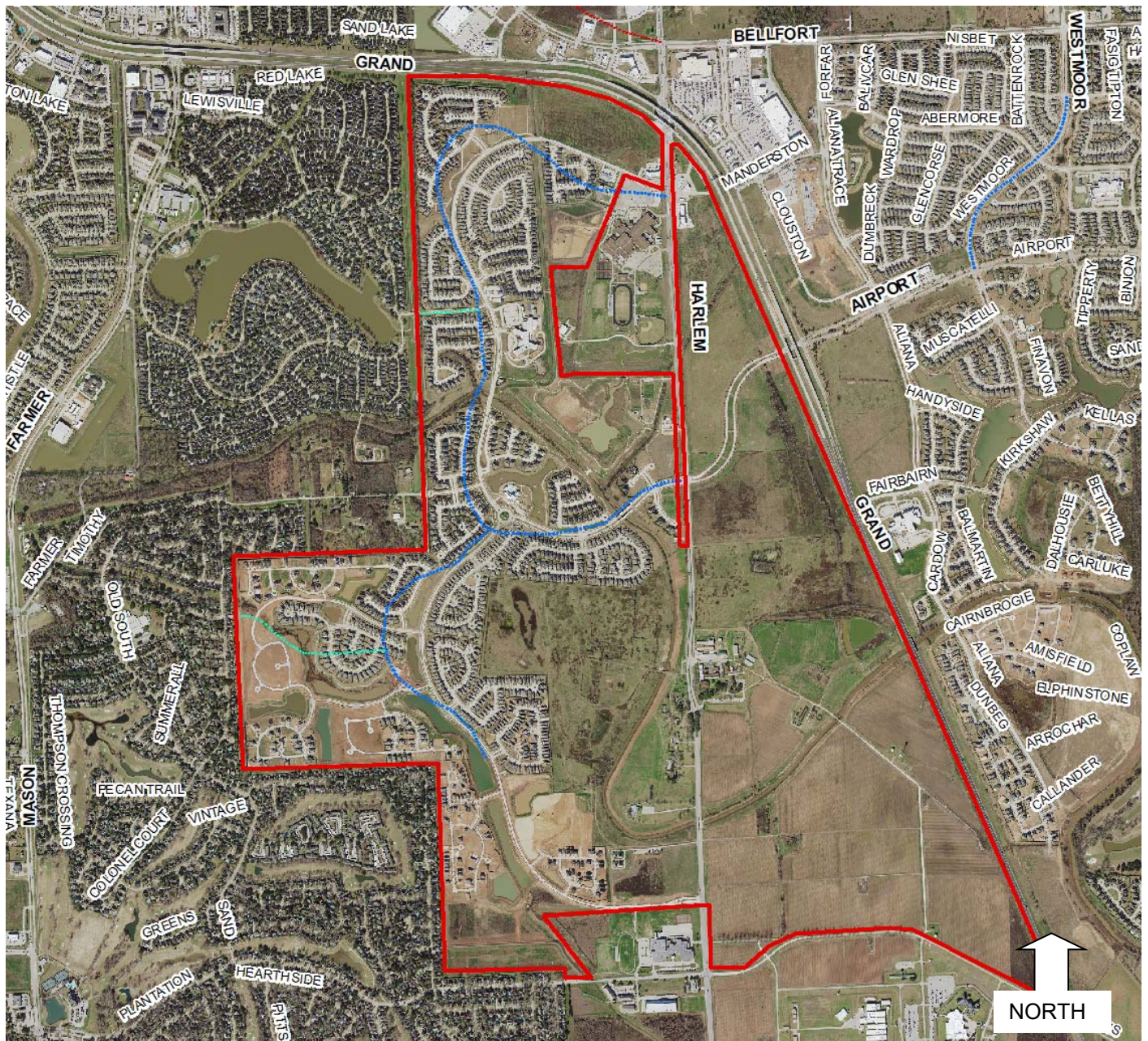
ITEM: 159

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Harvest Green GP

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



D – Variances

Aerial



Application Number: 2021-1931

Plat Name: Harvest Green GP

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

Date Submitted: 08/20/2021

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 the major thoroughfare minimum intersection spacing requirements on the western side of Harlem Road by approximately 1,242 feet, for a total of 3,842 feet, between the intersection of Harlem Road and Airport Road/Harvest Green Boulevard and the Houston ETJ/Fort Bend County jurisdictional boundary.

Chapter 42 Section: 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

Harvest Green is a ±1,687-acre master planned community located southwest of central Houston, immediately southwest of the Grand Parkway at its intersection with Harlem Rd and Airport Blvd. The community includes a variety of single-family residential and other land uses, interwoven by the combination of two major thoroughfares and several internal collector streets that traverse the development. The site is bounded on the west by existing single-family development, by land owned and operated by Texas Department of Criminal Justice to the south, and on the north and east by the Grand Parkway. Harlem Road is a major thoroughfare that bisects the Harvest Green Development. In the newly added acreage, Oyster Creek traverses through a large portion of it, which makes for providing additional crossings infeasible. Connectivity will be provided into the areas directly along Harlem, but it is requested that major thoroughfare intersection spacing be exceeded by approximately 1,242 feet for a maximum distance of 3,842 feet between the intersection of Harlem Road and Airport Road/Harvest Green Boulevard and the Houston ETJ/Fort Bend County jurisdictional boundary. There are several existing collector roads and major thoroughfares that provide a crossing over the creek, including Harlem Road, Harvest Green Boulevard, and Harvest Corner Drive. There is a proposed collector road located within the expansion portion of Harvest Green that will cross Oyster Creek on the eastern side of the project. Due to Oyster Creek being an existing and active creek, it is not feasible for any additional major thoroughfares or collector roads (outside of the one proposed) to meet the criteria of 42-127. The three existing crossings and one proposed crossing have provided appropriate circulation throughout the site.

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

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

The existing conditions and property configuration surrounding Oyster Creek are not a hardship created or imposed by the applicant.

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

The overall circulation of the area is upheld by the proposed street system, thereby preserving and maintaining 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 not impeded adequate circulation within the development and will therefore not be injurious to the public health, safety, or welfare. There will be sufficient connectivity and access throughout the site.

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

The existing conditions and property configuration to the north and west are the supporting circumstances for this request.

Houston Planning Commission

ITEM: 160

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Homes at Providence

Applicant: HRS and Associates, LLC



D – Variances

Site Location

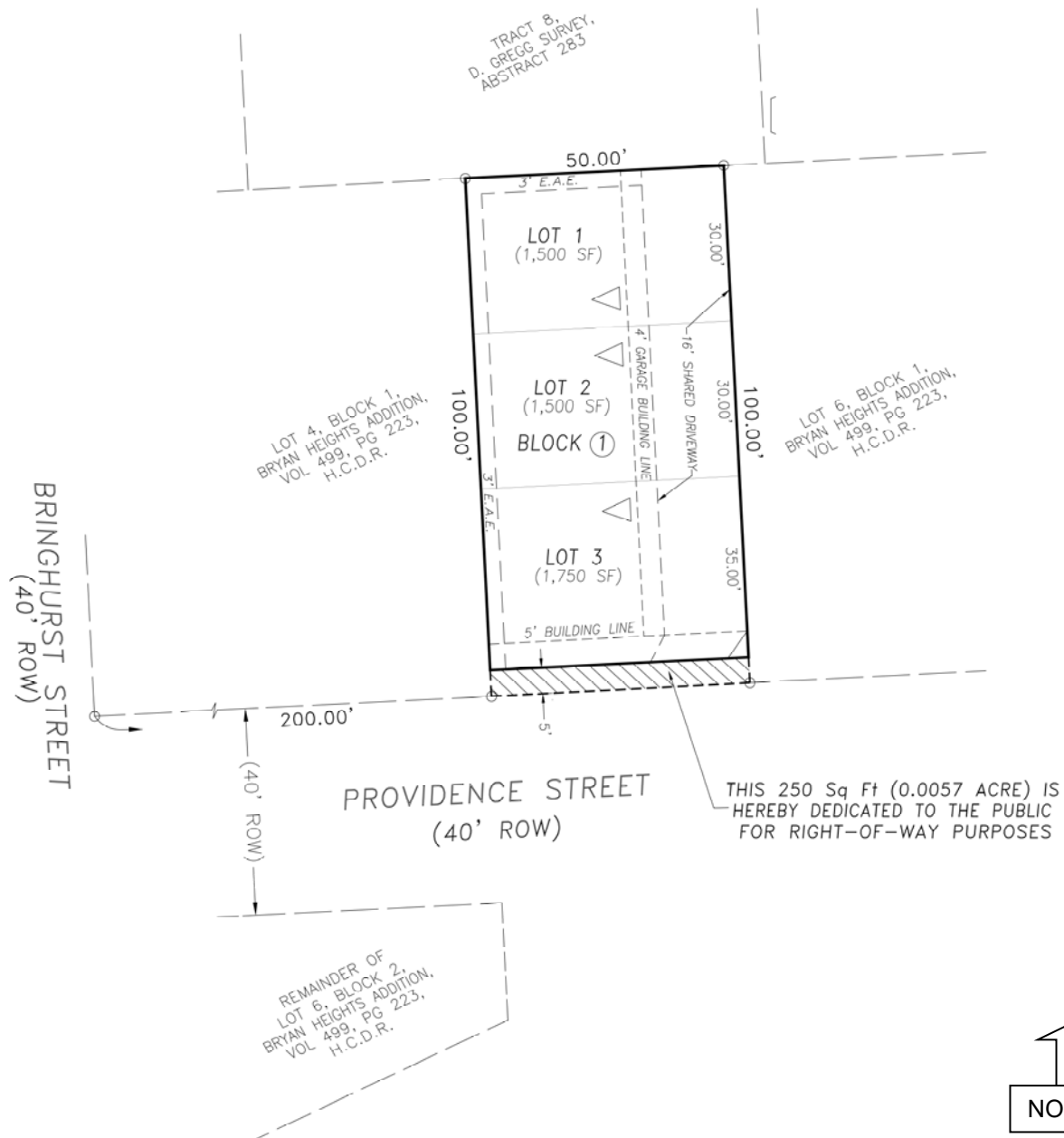
Houston Planning Commission ITEM: 160

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Homes at Providence

Applicant: HRS and Associates, LLC



D – Variances

Aerial

Houston Planning Commission

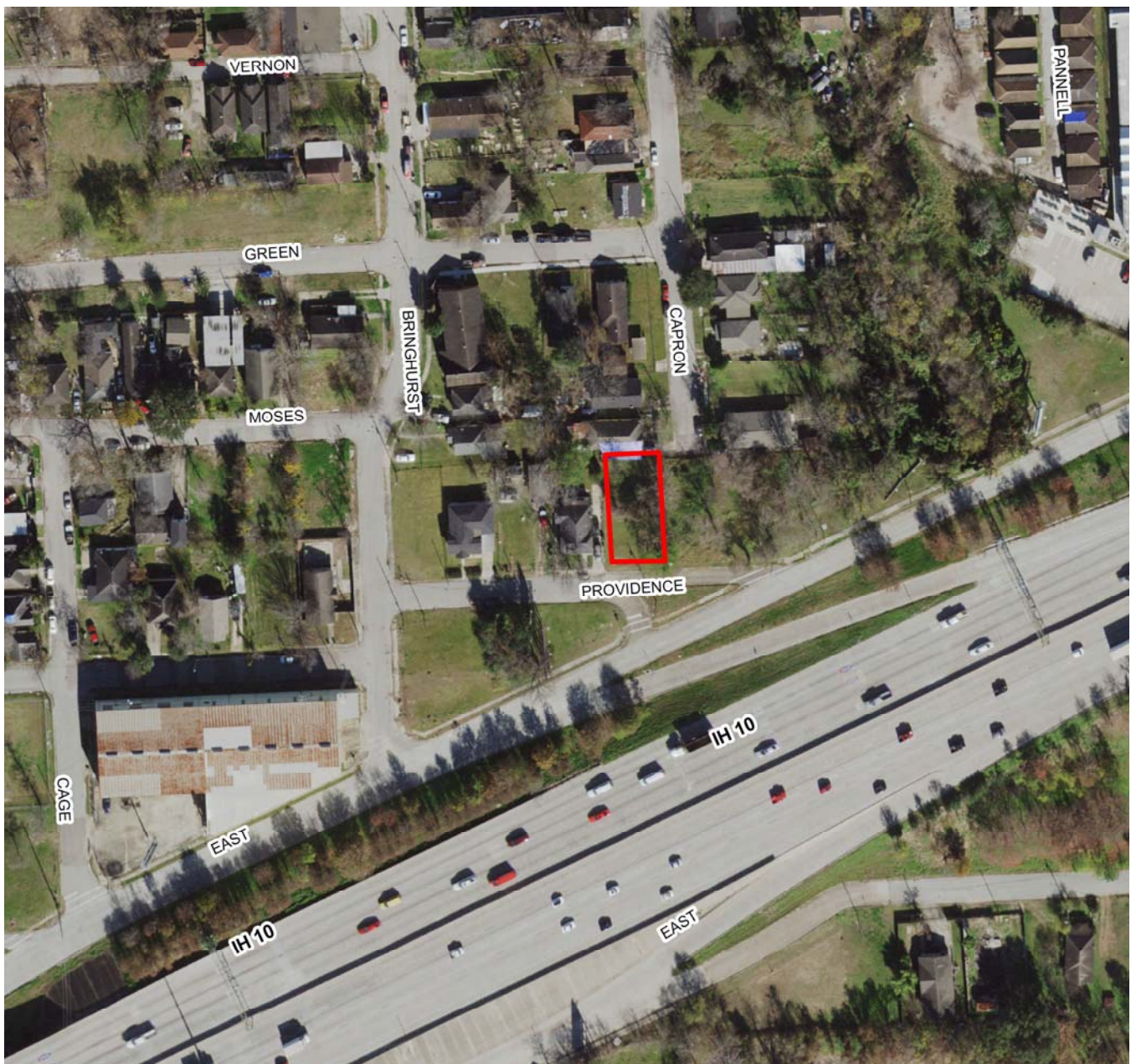
ITEM: 160

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Homes at Providence

Applicant: HRS and Associates, LLC



D – Variances

Site Location



Application Number: 2021-1470

Plat Name: Homes at Providence

Applicant: HRS and Associates, LLC

Date Submitted: 06/26/2021

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 10' building line as opposed to the required 25' building line.

Chapter 42 Section: 42-152

Chapter 42 Reference:

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.

Statement of Facts

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

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

The property is a 5,000 square feet tract located at 3619 Providence Street. It is 50-ft wide by 100-ft long. The property is more generally located just north of the I-10 (East Freeway) Feeder Road between Hwy 59 to the west and Waco Street to the east inside Loop 610. The proposed plat will create 3 single family lots which will take access from a shared driveway off of Providence Street. A 5' building line is normally allowed when a lot (that fronts the ROW) takes vehicular access from the shared drive. The shared driveway takes it's access from Providence street, not from the I-10 feeder road.

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

The Homes at Providence, is a replat of Lot 5 of the Bryan Heights Addition, Block 1 (recorded in Volume 499, Page 223 of Deed Records of Harris County). Providence Street was platted and its right-of-way was dedicated before I-10 was built. Existing homes to west of the proposed plat, were built in the 1930s and 1940s. There are some vacant lots and two homes built in 1979 just east of the project on Providence Street. The City of Houston has determined that this portion of Providence Street is associated with the feeder road of I-10 and therefore the 25' building line should apply. The requested variance is to allow the 5' building line and to 5' right-of-way dedication for future widening of Providence Street. Existing right-of-way of Providence Street is 40 ft. I-10 East Freeway Feeder Road is directly south of Providence Street. Vehicles on the feeder road can enter to Providence Street. However, if you refer to the maps (or drive the area) you will find that the exit off of I-10 East, exits the freeway to the feeder road west of Providence Street (both feeder road and a portion of Providence Street are one-way). I-10 feeder road actually starts at a dead-end west of Waco Street and ends at the intersection of I-10 and Hwy 59 where the westbound feeder road becomes Meadow Street, which runs parallel with Hwy 59. Because of the location of the I-10 westbound exit, west of Providence Street, the westbound feeder road functions more as a local street, such that only local traffic is using that portion of the road and any of that traffic that turns on to Providence Street, which is about 20' wide paved surface is directly from the area.

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

The area surrounding the proposed project is mixed use and older than the proposed project. There are some single-family homes of varying ages built from the 1930s through the 1980s along Providence Street and close by on streets north of the proposed project. There are some vacant lots and mainly commercial property to the south that are located along I-10 feeder road. The platting of Lot 5 in the Bryan Heights Addition to three single-family lots would allow for the building of higher-density single-family housing with close access to two nearby freeways. Motorists driving westbound on I-10 do not have direct access to Providence Street from the feeder road because the exit ramp is west of Providence (and the little cut-through directly south of Providence Street). Because of this existing condition Providence Street functions as a local street. The intent and general purposes of Chapter 42 are preserved and maintained because the building line required along a local street has been adhered to.

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

Building lines act as setbacks for principal structures on a lot. Speeds limit signs are posted on right-of-way with greater speeds generally on major thoroughfares and freeway feeder roads. Most residential streets without posted speed limit signs, require motorists to adhere to a speed of 30 mph on local residential streets. The proposed plat is dedicating 5' of widening for Providence Street and a 5' building line which is the current planning requirement on local streets. Providence Street functions more as a local street and there are no major arterials in the area. The granting of the variance will not be injurious to public safety of these three homes that will take vehicular access from a shared drive off of Providence Street.

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

Economic hardship is NOT the sole justification because the existing condition that Providence Street is considered the feeder road is. When the neighborhood was being developed, I-10 freeway and the feeder road system did not exist in the area. From a practical standpoint the neighborhood is of mixed use and the area seems to be developing into higher density residential and light commercial. The proposed project will feature new high quality development with greater density. Due to it's proximity to downtown (inside Loop 610), higher-density makes sense for the area and should enhance the neighborhood, which will continue to be developed. Only one or two lots will be able to be developed without the variance. Due to the location of the property the variance can be supported as it is residential in nature and does not adversely affect any of the surrounding properties. New development/construction should make the area more desirable.

Houston Planning Commission

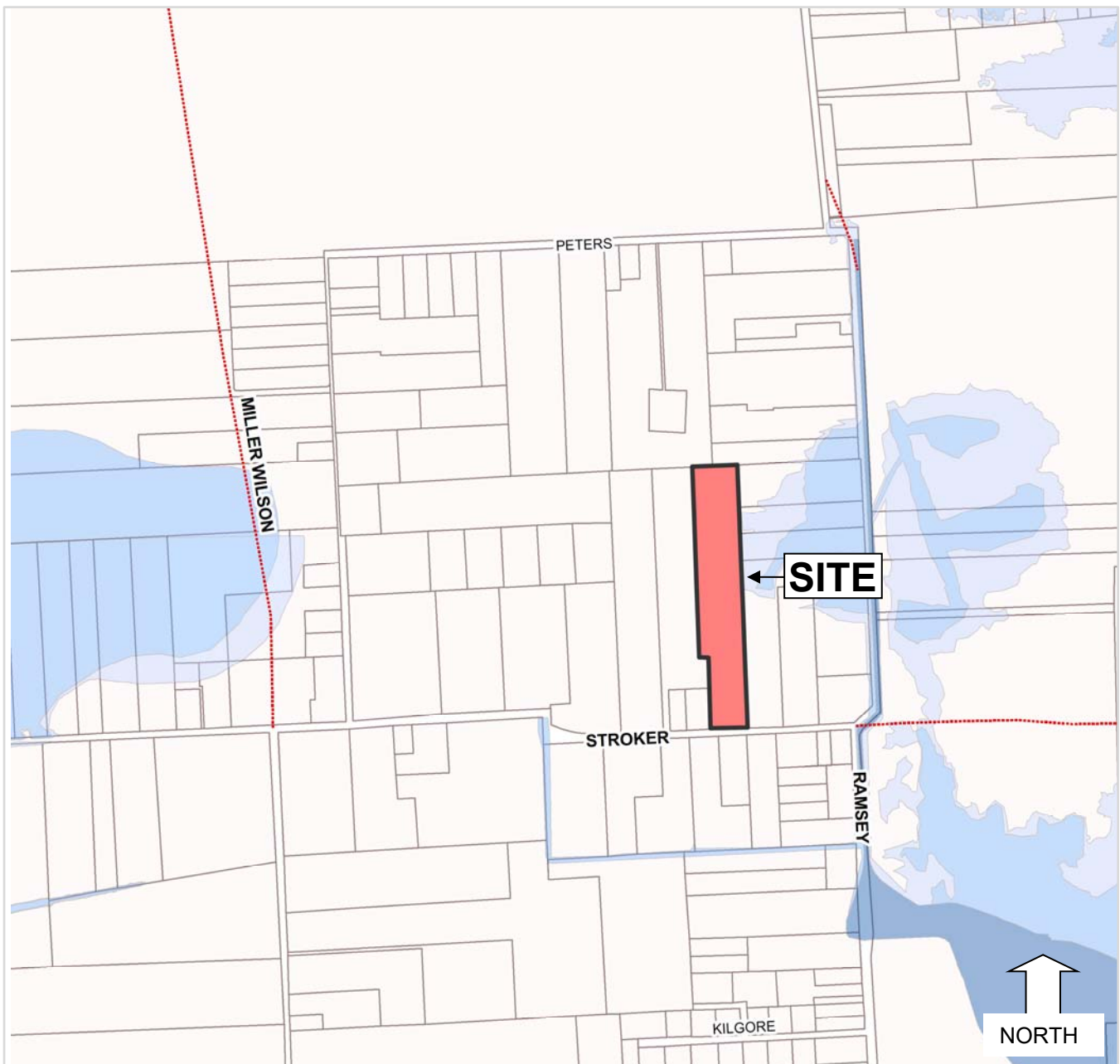
ITEM: 161

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Lilly and Lane Estates

Applicant: Survey 1, Inc.



D – Variances

Site Location

Houston Planning Commission

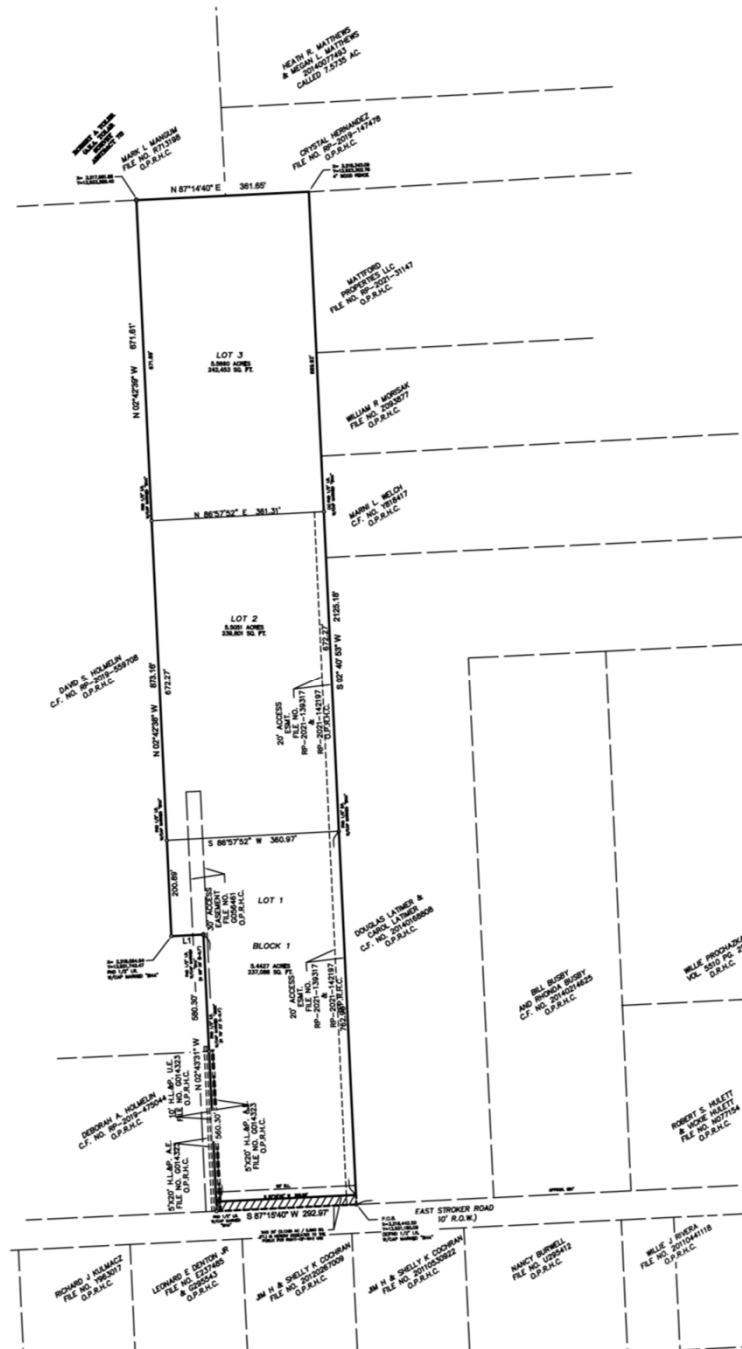
ITEM: 161

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Lilly and Lane Estates

Applicant: Survey 1, Inc.



D – Variances

Subdivision

Houston Planning Commission

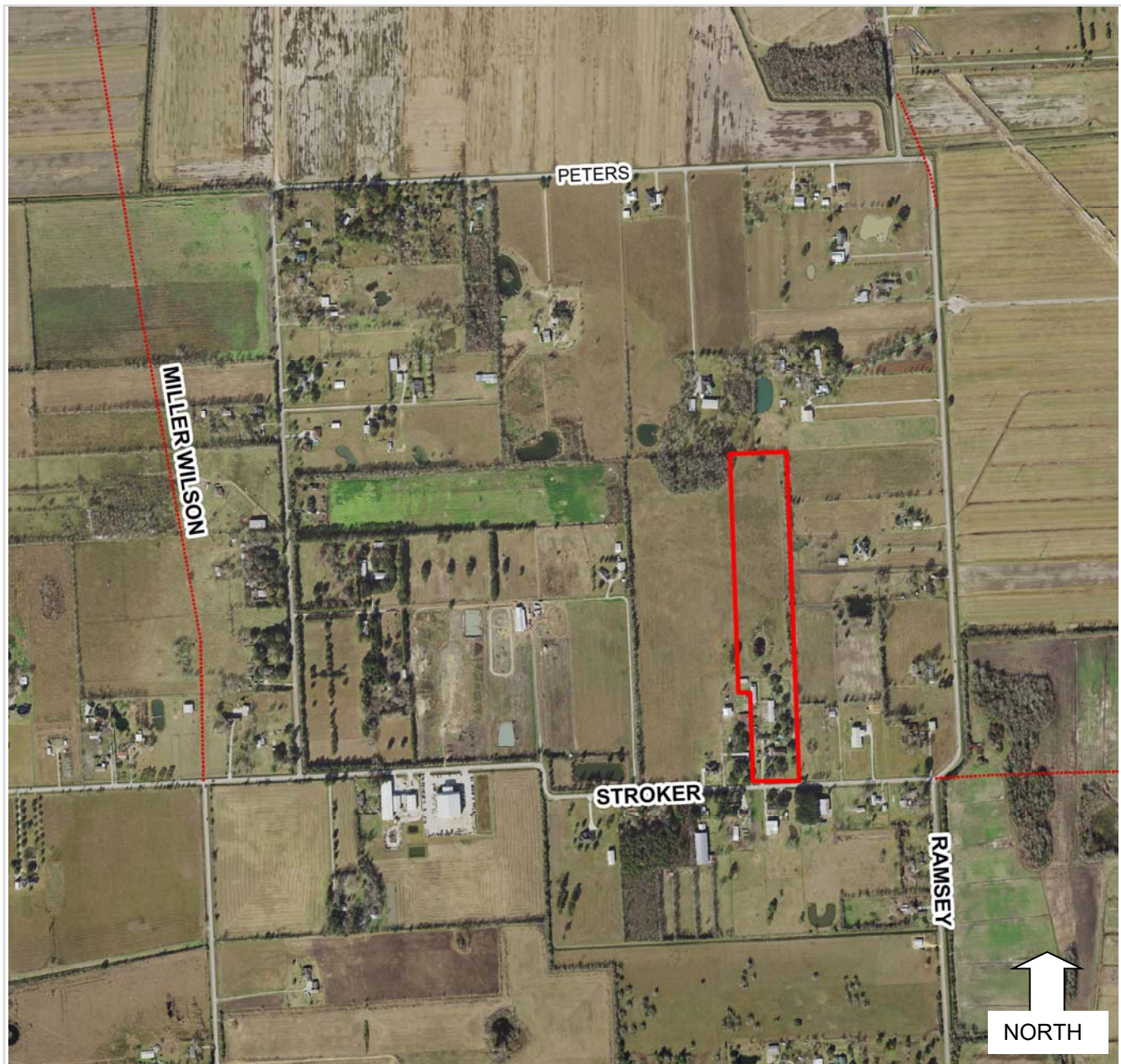
ITEM: 161

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Lilly and Lane Estates

Applicant: Survey 1, Inc.



D – Variances

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2021-1823

Plat Name: Lilly and Lane Estates

Applicant: Survey 1, Inc.

Date Submitted: 08/07/2021

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 circumvent street intersection minimum length requirements, as block length exceeds maximum requirement of 1,400 feet.

Chapter 42 Section: 128(a)(1)

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

Strict application would unnecessarily dedicate right-of-way that would deny the applicants valuable agriculture use of the property. The property in question is approximately 2,125' in length and 360' in width and located along East Stroker Road. Ramsey Road is located to the east and Peters Road to the west and north of the property. There are existing homes and buildings throughout proposed Lilly and Lane Estates subdivision as well as homes, buildings, and farms on adjacent properties surrounding said proposed subdivision. This would prevent any proposed East-West through street within 1,400 feet of Ramsey Road, as required in Section 42-128 (a) (1) Intersections of local streets. The proposed Lilly and Lane Estates subdivision is currently 861 feet west of Ramsey Road to the southeast property corner and approximately 1,800 feet south of Peters Road to the northern boundary line.

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

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

The circumstances supporting the granting of the variances were preexisting and not the result of a hardship created or imposed by the applicant. However, if the variance is not allowed, then the placement of the proposed right-of-way will create an obsolete street and divide the already inhabited surrounding properties.

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

The general purposes of this chapter will be preserved. The adjacent tracts have adequate vehicular access to all properties thus allowing for proper circulation within the lots and access for fire, police, and other emergency services.

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

It will allow for the proposed subdivision to utilize their property by maintaining the large acreage estates. Granting the variance will not be injurious to the public health, safety, or welfare. It will allow for the current property owners the ability to maintain the use of their property as is.

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

Economic hardship has no impact on the justification for the variance, as the proposed plat area is surrounded by large acre tracts with existing homes, buildings, and farmland. Therefore, an east-west road within 1400 feet of Ramsey Road would disrupt the adjacent properties by removing any existing residential structures and existing farmland.



Application Number: 2021-1823
Plat Name: Lilly and Lane Estates
Applicant: Survey 1, Inc.
Date Submitted: 08/07/2021

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 variance that is being requested is access from East Stroker Road to the subject tract via an access easement.

Chapter 42 Section: 180(a)(3)

Chapter 42 Reference:

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

Statement of Facts

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

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

The property in question is 16.7175 acres in size and is surrounded by large acreage tracts. Due to the location of the property and the surrounding area, a 30' as a private road easement was granted and recorded (File No. G056461) from East Stroker Road to the proposed Lot 2 and is located along the west side of the proposed lots 1 & 2. There was also a 20' reciprocal access easement granted and recorded (File No. RP-2021-139317 & RP-2021-142197) for ingress and egress for the proposed lots 1-3 and is located along the east property line.

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

This variance would not create a hardship by the applicant; however, it will allow for the property owners and adjacent property owners the use of their land without creating an impractical development. The area of the property in question consists of multiple large acreage tracts with many of them being inhabited. Each of these tracts have been utilizing the same access point along the west side to gain access to their property since 1979. However, the access easements along the east property line were recently recorded as such to ensure the proper use and availability to the surrounding areas.

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

The intent of this chapter will be preserved and maintained. The property owners have allowed for this property, as well as the surrounding properties, access via an access easement that is 30 feet

in width along the west boundary line and the access easement that is 20 feet in width along the east boundary line. The 20-foot access easement extends perpendicular from East Stroker Road to the southeast corner of the proposed lot 3. The 30-foot access easement extends perpendicular from East Stroker Road to approximately 100' into the proposed lot 2.

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

Granting the variance will not be injurious to the public. It will allow for the current property owners the ability to maintain the use of their property as is. The access easements for this property were recorded with the intentions to providing proper access to the subject tract and its adjacent property. Both the 30-foot access easement along the west property line and the 20-foot access easement allow for vehicular access to each tract of land.

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

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

Houston Planning Commission

ITEM: 162

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Modena on Westcott

Applicant: Total Surveyors, Inc.



D – Variances

Site Location

Houston Planning Commission

ITEM: 162

Planning and Development Department

Meeting Date: 09/02/2021

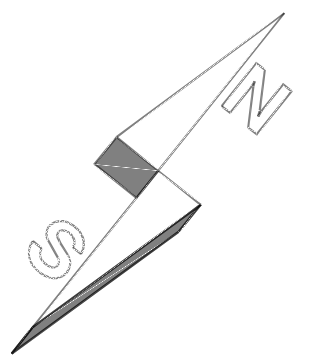
Subdivision Name: Modena on Westcott

Applicant: Total Surveyors, Inc.



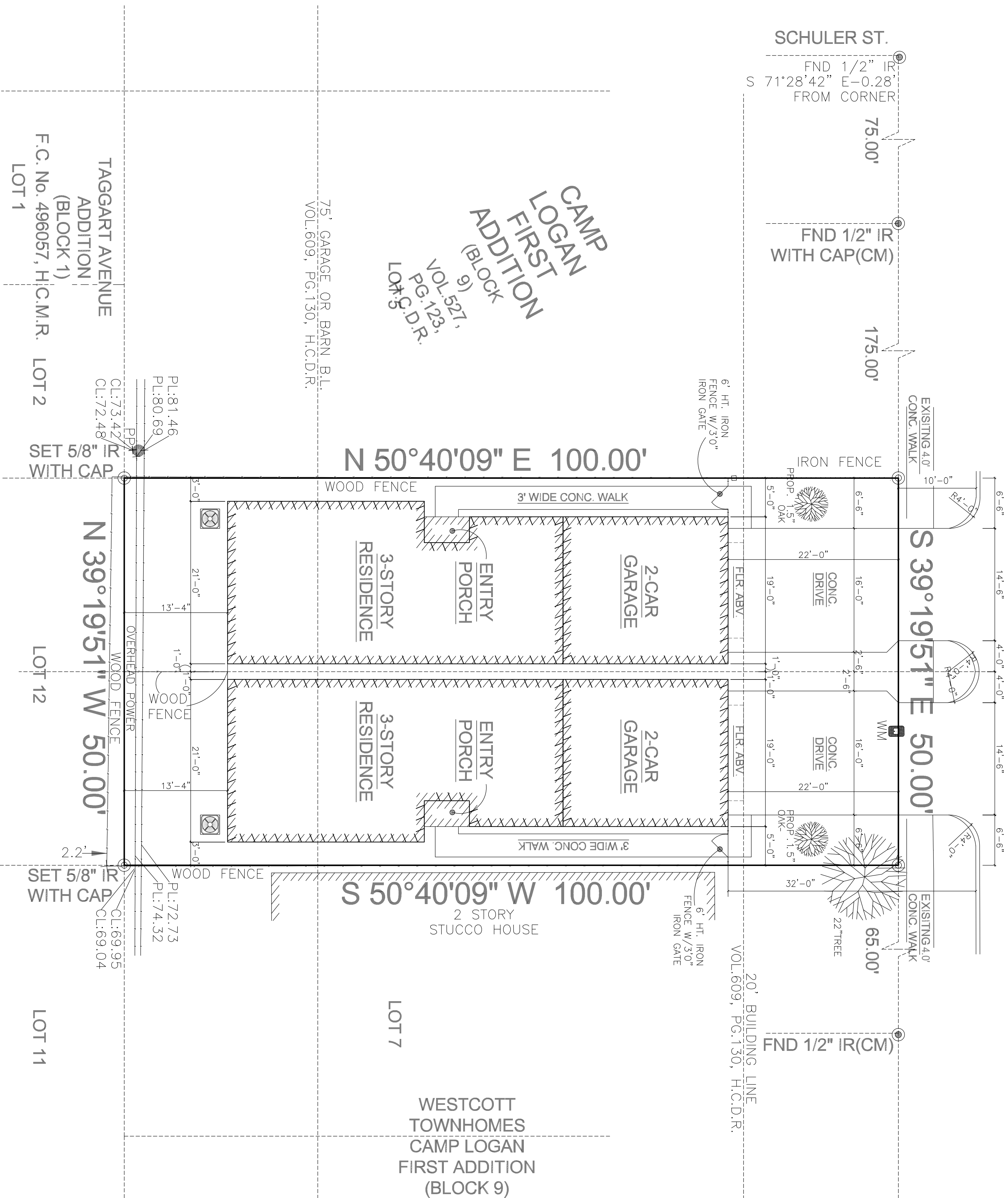
D – Variances

Aerial



WESTCOTT
STREET
(VARIABLE
WIDTH
R.O.W.)

28.0' WIDE
CONC.
STREET



LEGAL DESCRIPTION:

LEVERKUH N LANDING
LOT 6, BLOCK 9 OF CAMP LOGAN FIRST ADDITION,
VOL. 527, PG. 123, H.C.D.R.

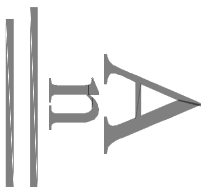
JULY 13, 2021
(PROP. SITE LAYOUT)

MODENA HOMES
PROJECT AT:
6211 WESTCOTT STREET
HOUSTON, TX 77007

Contact: Tong Jiang
Tel: (832) 217-6692
E-mail:
tongjiang9@gmail.com

24718 Twilight Hollow Ln,
Richmond, TX 77406

Antong
Design





Application Number: 2021-1732

Plat Name: Modena on Westcott

Applicant: Total Surveyors, Inc.

Date Submitted: 07/26/2021

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 deed restricted building line of 20' instead of the required 25' building line along a major thoroughfare.

Chapter 42 Section: 152

Chapter 42 Reference:

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

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 tract of land is located along the west side of Westcott Street, north of Arnot Street and south of Schuler Street, in the City of Houston. Westcott is Classified as a Principle Thoroughfare but is very unique in its designation. Westcott Street is a varying width right-of-way, averaging +/-150' in width, with two separate roadways within the right-of-way. There is a three (3) lane, one way roadway, that reduces to two lanes just before the round-about, at Arnot Street, which is what creates the Principle Thoroughfare, located within the easterly portion of the right-of-way. The westerly road is essentially a local two (2) lane street, one lane each direction, that has a cul-de-sac, located just south of the subject residential lot. There is a +/- 28 foot wide median located between the two (2) paving sections. The residential lot requesting the variance is located west of the local roadway and does not adjoin the busier south bound roadway section of Westcott Street. This tract of land was originally platted within the Camp Logan, First Addition plat, in January 1923. Westcott Street was platted as a 50' right-of-way and contained the local street paving section. In 1941, the City of Houston, established the additional +/- 100' of right-of-way, creating the ultimate right-of-way for Westcott Street. At that time the Principle Thoroughfare component of the Westcott Street was created. The Camp Logan Addition has separately filed deed restrictions, which create a 20' building line along front of all lots. This deed restrictions have been in effect since 1925, and the majority of the lots fronting on the west side of Westcott have homes and townhomes built on a 20' building line. The 20' building line would the proposed homes to be in harmony with the surrounding homes and create ample distance to allow vehicles to park within the driveway and not extend over the proposed 5' sidewalks. The goal of this project is to construct a visually pleasing and well-built development, but at the same time creating a safe pedestrian environment along Westcott Street.

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

The pattern of development has been long established for many years prior to this developer owning the site. This variance request is based on the fact that the portion of Westcott Street constructed in front of this site serves the

neighborhood as a local street and not a Principle Thoroughfare. This variance has been granted many times in the past along the west side of Westcott Street.

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

The intent and purposes of Chapter 42 include the establishment of developments appropriate to an area and situation, recognizing the differences in design framework of various areas, encouraging the efficiency of land development patterns. The proposed 20' building will allow the proposed development to provide a safe pedestrian environment and help preserve the intent of Chapter 42.

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

The variance will not be injurious to public health, safety or welfare. Allowing the 20' building line, the proposed development will provide plenty of space to ensure that a vehicle will not park over the sidewalk and provide a safe pedestrian environment.

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

The justification of this variance is to obtain approval through the planning commission of a desirable residential project consistent with the character and circumstances of its surroundings. The existing conditions surrounding the property are the justification of the variance.



Application Number: 2021-1732

Plat Name: Modena on Westcott

Applicant: Total Surveyors, Inc.

Date Submitted: 07/26/2021

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 single family lot less than 1 acre in size to have vehicular access to a major thoroughfare.

Chapter 42 Section: 188

Chapter 42 Reference:

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

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 tract of land is located along the west side of Westcott Street, north of Arnot Street and south of Schuler Street, in the City of Houston. Westcott is Classified as a Principle Thoroughfare but is very unique in its designation. Westcott Street is a varying width right-of-way, averaging +/-150' in width, with two separate roadways within the right-of-way. There is a three (3) lane, one way roadway, that reduces to two lanes just before the round-about, at Arnot Street, which is what creates the Principle Throughfare, located within the easterly portion of the right-of-way. The westerly road is essentially a local two (2) lane street, one lane each direction, that has a cul-de-sac, located just south of the subject residential lot. There is a +/- 28 foot wide median located between the two (2) paving sections. The residential lot requesting the variance is located west of the local roadway and does not adjoin the busier south bound roadway section of Westcott Street. This tract of land was originally platted within the Camp Logan, First Addition plat, in January 1923. Westcott Street was platted as a 50' right-of-way and contained the local street paving section. In 1941, the City of Houston, established the additional +/- 100' of right-of-way, creating the ultimate right-of-way for Westcott Street. At that time the Principle Throughfare component of the Westcott Street was created. The existing lot only has vehicular access to Westcott Street, just as, all of, the other lots along this section of Westcott does. This area has long been developed with all of the subdivision lots having driveway access to Westcott and backing onto Westcott. This section of Westcott Street does allow parking on the street and is terminated with a cul-de-sac just south of this proposed development.

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

The pattern of development has been long established for many years prior to this developer owning the site. This variance request is based on the fact that the portion of Westcott Street constructed in front of this site serves the neighborhood as a local street and not a Principle Throughfare. This variance has been granted many times in the past along the west side of Westcott Street.

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

The intent and purposes of Chapter 42 include the establishment of developments appropriate to an area and situation, recognizing the differences in design framework of various areas, encouraging the efficiency of land development patterns. By allowing the proposed development to take direct driveway access to Westcott Street, a safe pedestrian environment will be maintained and will help preserve the intent of Chapter 42.

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

The variance will not be injurious to public health, safety or welfare. Allowing the proposed development direct driveway access to Westcott, will maintain harmony with the surrounding developments and coupled with the deed restricted building line, will provide plenty of space to ensure that a vehicle will not park over the sidewalk and provide a safe pedestrian environment.

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

The justification of this variance is to obtain approval through the planning commission of a desirable residential project consistent with the character and circumstances of its surroundings. The existing conditions surrounding the property are the justification of the variance.

Houston Planning Commission

ITEM: 163

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Moody Town and Country

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Subdivision

Houston Planning Commission

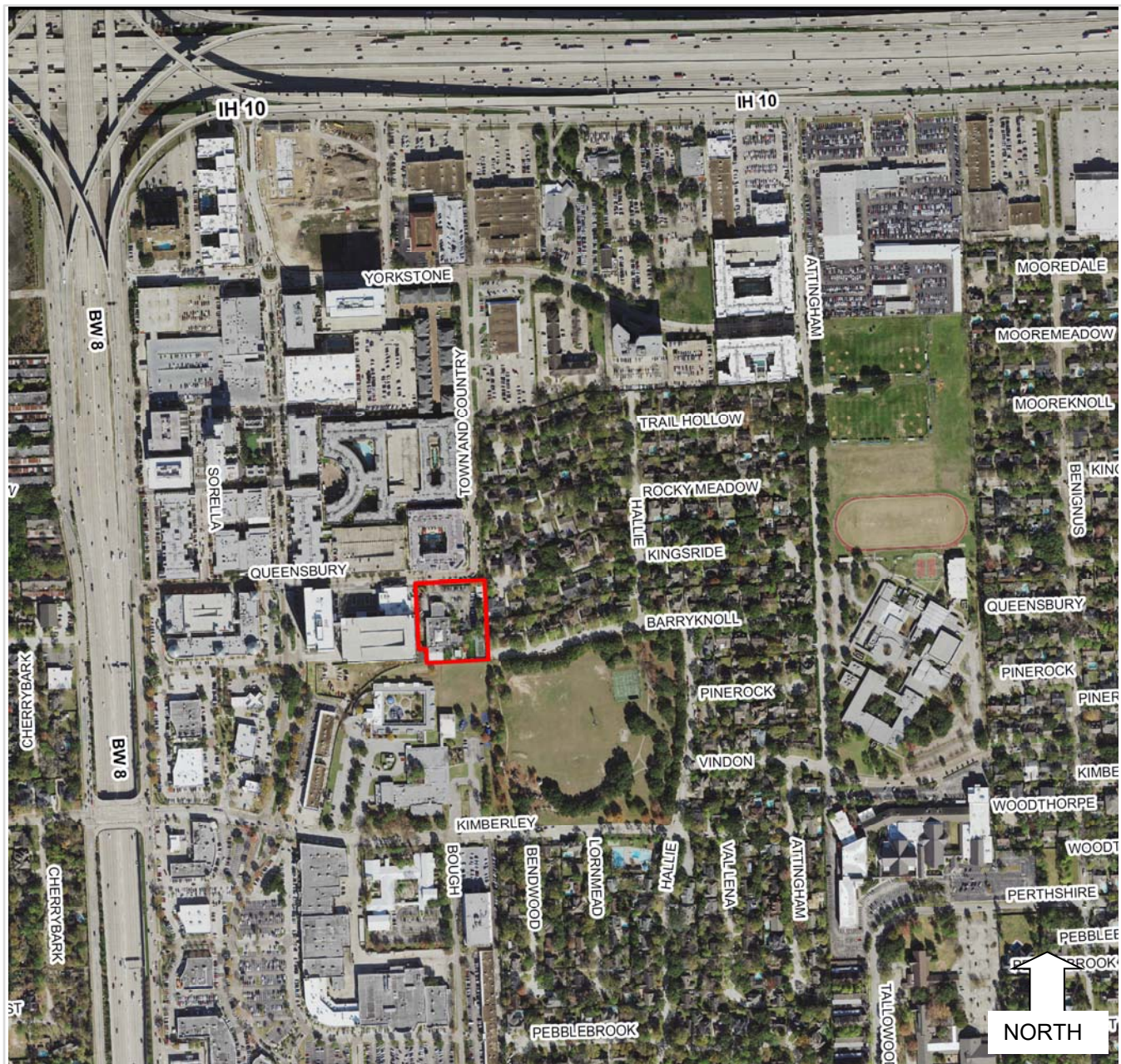
ITEM: 163

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Moody Town and Country

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-1926

Plat Name: Moody Town and Country

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 08/20/2021

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 terminate Barryknoll with the required cul-de-sac

Chapter 42 Section: 42-134

Chapter 42 Reference:

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

Statement of Facts

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

Enforcing the cul-de-sac requirement on this property would deprive the owner of the subject tract from getting reasonable use of the land. With the current regulations in mind, which would be a 58' radius cul-de-sac and a 10' building line along the cul-de-sac and along Queensbury, that area would take up 20% of the overall property. Additionally, it makes other pieces of the property unusable from a practical perspective due to the geometric realities of building the cul-de-sac.

(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 is a site within the Memorial City/Town and Country/City Centre Major Activity Center in west Houston near the intersection of Interstate 10 and Beltway 8. The existing building, which is the Memorial Crème De La Crème Daycare Center will continue to occupy the site. The owner of this property simply would like to plat the property in an effort to "clean-up" the site for possible future development. Fonn Villas Section 5, which is directly east of the site was originally platted in 1963. This neighborhood is made up of exclusively large single-family lots. At the southeast corner of the subject tract, Barryknoll Lane stubs into the site with a one-foot reserve shown on the original Fonn Villas plat. Connecting this longstanding single-family, deed restricted neighborhood to a piece of property within a major activity center would not be prudent. If a cul-de-sac were provided on the subject site, we would be allowing this connection to the single-family neighborhood. It would also create additional cut-through traffic within Fonn Villas, which would be harmful to the neighborhood.

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

When this one-foot reserve was stubbed into the property, the Beltway did not exist and this was a very suburban-feeling neighborhood. While Town and Country was being developed during this time that Fonn Villas was originally platted and developed, the density we see in this area today certainly did not exist in the 1960s.

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

The intent of this Chapter is to ensure adequate circulation is maintained. Leaving Barryknoll as a stub street would be best for both the property owner of the subject tract and the existing single-family neighborhood to the east known as Fonn Villas. It has been in this configuration for about 60 years and the circulation has been adequate.

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

Granting this variance would not be injurious to public health, safety or welfare in any way. Preventing a connection to this very dense major activity center would create a public safety problem within Fonn Villas.

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

The justification for the variance is the desire to not commingle the traffic within the major activity center with the single-family neighborhood to the east. Additionally, the cul-de-sac bulb would make a large portion of the property unusable.

Houston Planning Commission

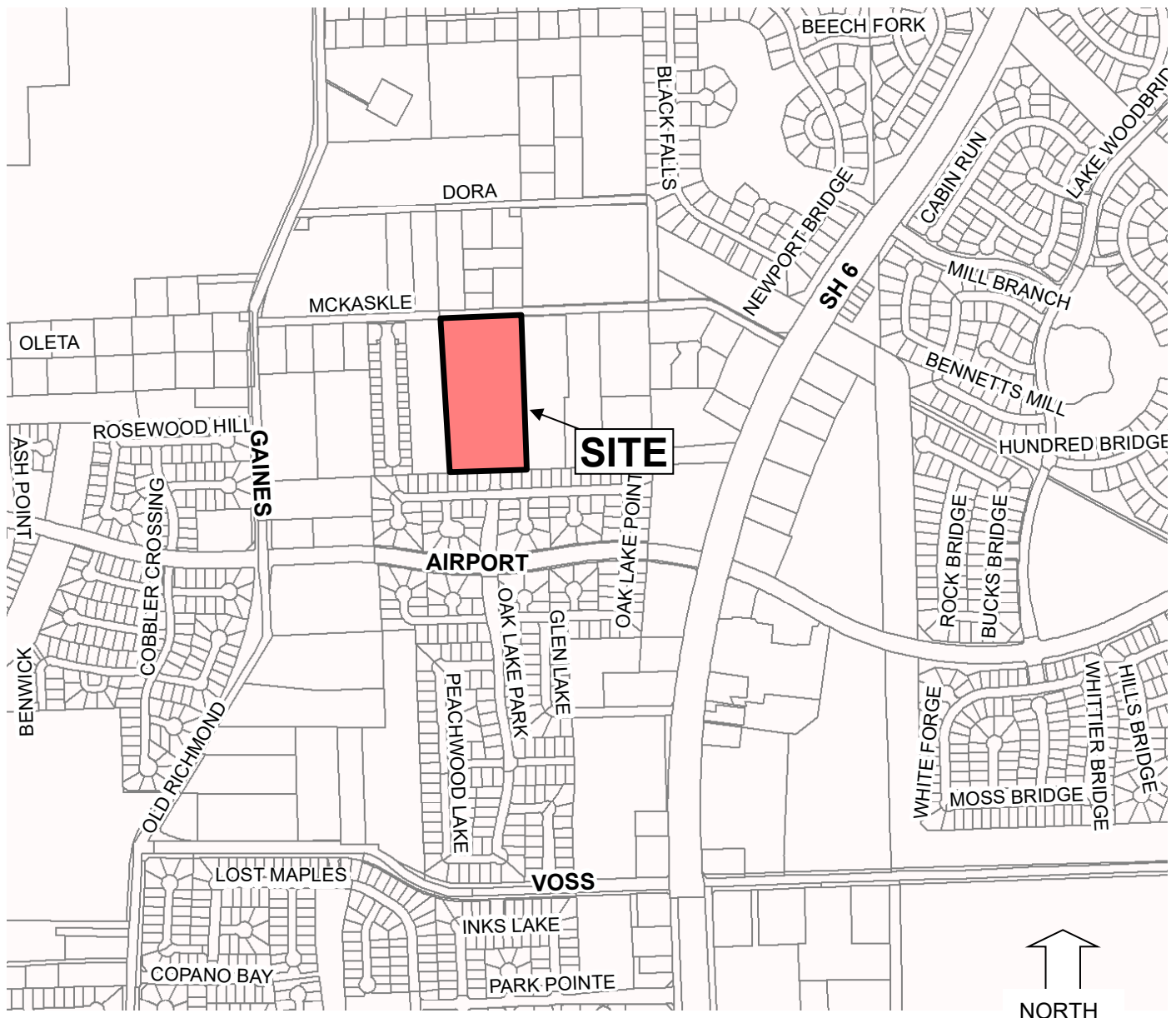
ITEM: 164

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Nijadhar McKaskle Road Development (DEF 2)

Applicant: Doshi Engineering & Surveying Company



D – Variances

Site Location

Houston Planning Commission

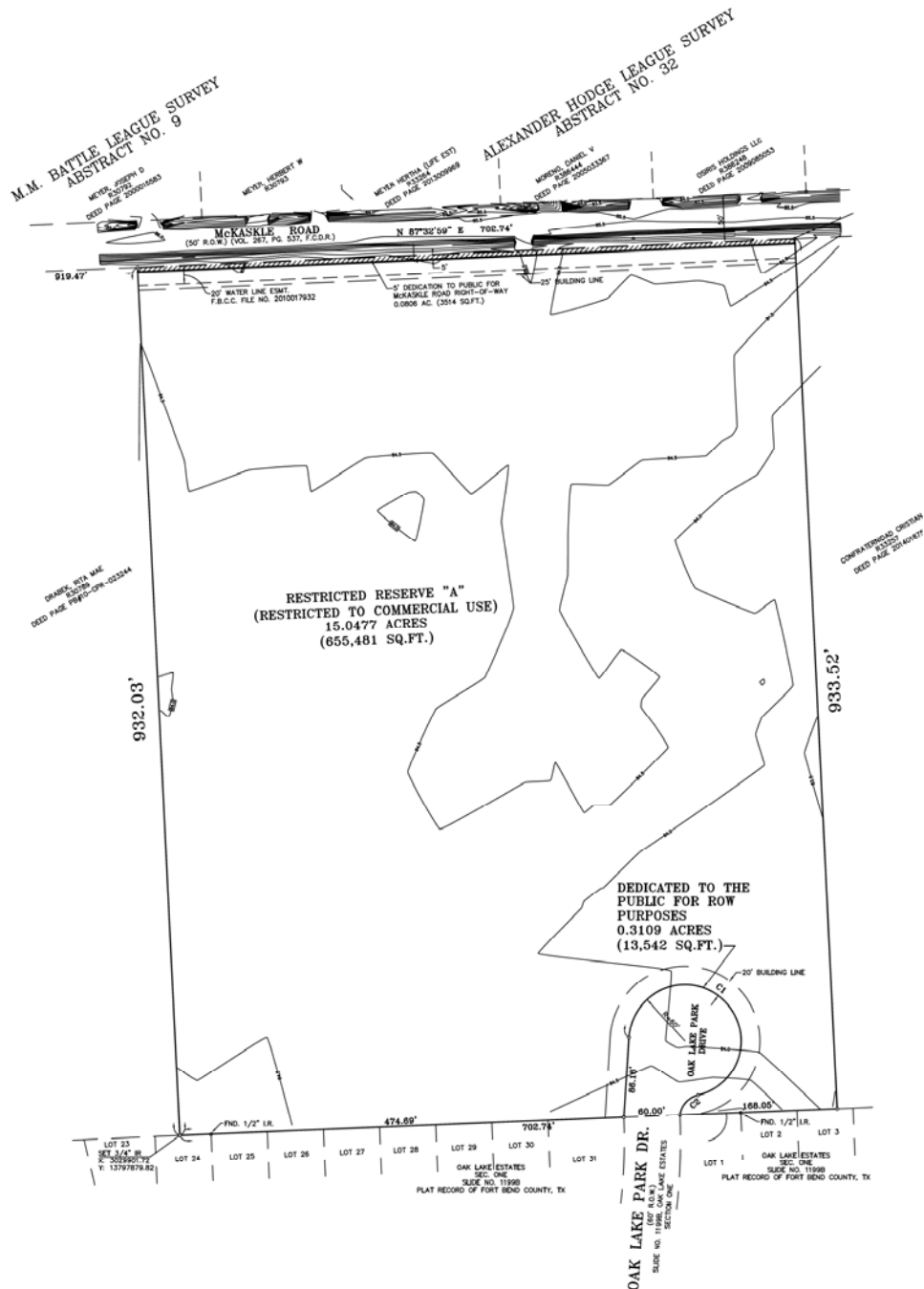
ITEM: 164

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Nijadhar McKaskle Road Development (DEF 2)

Applicant: Doshi Engineering & Surveying Company



D – Variances

Subdivision

Houston Planning Commission

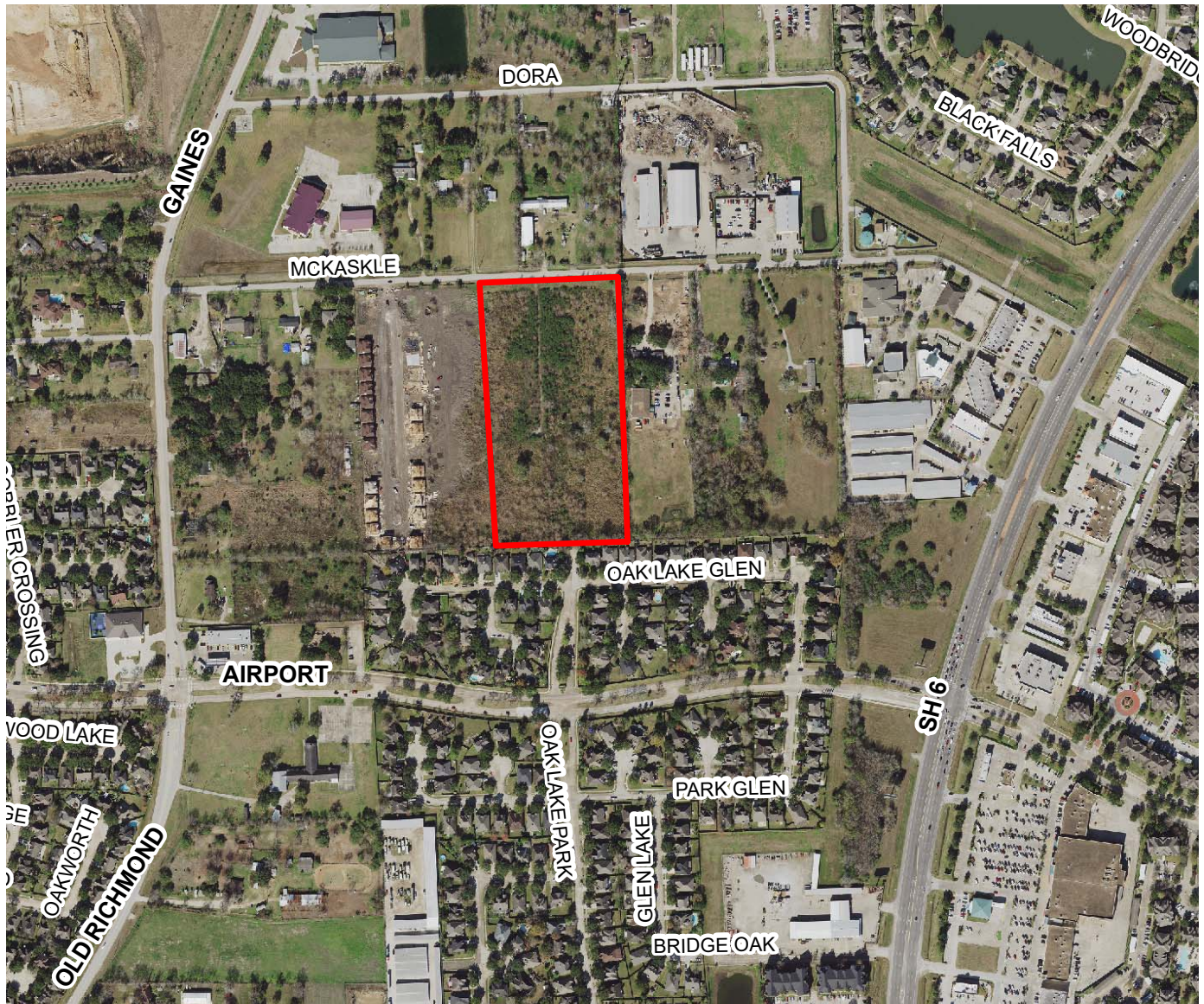
ITEM: 164

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Nijadhar McKaskle Road Development (DEF 2)

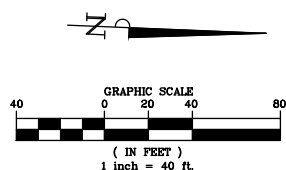
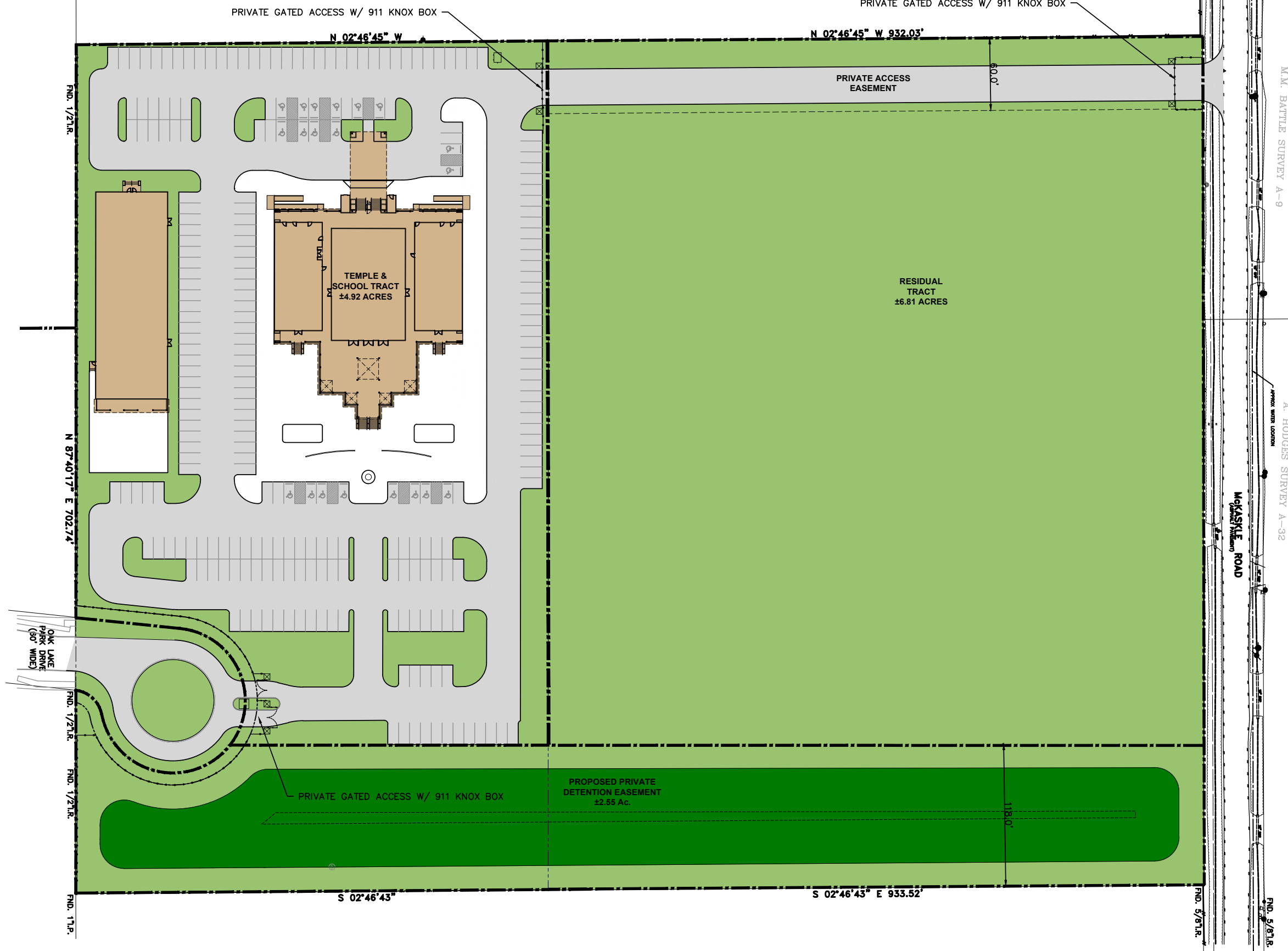
Applicant: Doshi Engineering & Surveying Company



D – Variances

Aerial

EXHIBIT B



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FLOODPLAIN INFORMATION:
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XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

BENCHMARKS:
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
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TBM#1:
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THIS DOCUMENT IS ISSUED
FOR INTERIM REVIEW AND
IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING,
OR PERMITTING PURPOSES.

SHAUN SMITH, P.E.
TEXAS P.E. #138169

ISSUED ON:
AUG 23 2021

[illegible]

15331 MC KASKLE RD
COH (ETJ), HARRIS COUNTY, TX 77498

JAIN TEMPLE

CONCEPTUAL SITE PLAN

LJA Engineering Inc. 
1904 W. Grand Pkwy N. Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN - F-1386

LJA PROJECT NO.:	
SUBMITTED: SCALE: 1"=40' DATE: XXXXX,XXXX SURVEYED BY: XXXXXXXX F B NO:	DESIGNED BY: STS DRAWN BY: STS SHEET NO. OF SHEETS CITY DWG NO:



Application Number: 2021-1474

Plat Name: Nijadhar McKaskle Road Development

Applicant: Doshi Engineering & Surveying Company

Date Submitted: 06/27/2021

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

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

Specific Variance is being sought and extent of variance:

Not to provide Public Street through the property within 1,400 feet from the McKaskle Road in the North-South direction and between SH 6 and Old Richmond Road.

Chapter 42 Section: 128 (1) A

Chapter 42 Reference:

Section 42-128(1) (a). Intersection of local streets Each local street shall intersect with a street that meets the requirements 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 Nijadhar McKaskle Development is off the McKaskle Road (Not a thoroughfare road), located in Fort Bend County, Texas (Key Map No. 567D), Northside of Sugar Land Airport. The subject tract is in ETJ of the City of Houston, Texas. The size of the lot is 703 feet in width and 933 feet in depth, a total of 15 acres of vacant land. McKaskle road is East-West direction between west of the S.H 6 and dead ends to the Old Richmond Road, both are major thoroughfares. The distance between the East Property lines of the subject tract to S.H.6 is 1,640 feet and the west property line to Old Richmond Road is 937 feet. There is single-family residential development called Oak Lake Estates, section one, along the south property line of the subject property. Oak Lake Park Drive (60 feet Right-of-way) is a dead end to the South Property line. See location Map. Chapter 42-128 requires streets are to be provided within 1,400 feet from McKaskle Street in the North-South Direction. The subject property is proposing one commercial reserve, Reserve "A"- 15.05 Acres, to be used for a Jain Temple, (a Non-profit religious organization) and along with private site elements, to include a Detention Pond for the development of the overall tract. A Cul-De-Sac has been proposed at the dead-end of the existing Oak Lake Park Drive. This will provide 60 feet access to the proposed Reserve "A" in addition to the frontage on McKaskle Road. Proposed development in Reserve "A" is going to be a Jain Temple with Sunday school for the Non-profit, religious organization. Primarily activities of the Temple are on Sundays with religious worshiping, meditation, and Sunday school for the Children. Jain Temple's do not have specific worship times on Sunday's. Typically, families come in for worship on Sunday's between the hours of 8 am to 4 pm. They will stay on the facility from 30 minutes to 2 hours on average. The worship includes prayer, meditation, and learning and therefore there is importance placed on creating a quiet and serene ambiance within and around the temple. It is of utmost importance for a Jain Temple to be East facing as per scriptures and multi-millennium year old traditions of the religion. The site plan shows an undeveloped tract to the north of the Jain Temple. The developer envisions the use for that land only for non-profit purposes. Current thoughts are to create a day care center for senior citizens with dementia and Alzheimer's. This tract will take its future access from McKaskle Rd and there will be no other types of commercial or industrial developments. The variance is being

requested for the following reasons: a) A through street would create an undesirable connection between the residential neighborhood on the south to light industrial and commercial developments on the north and be in violation of the intent of Chapter 42-120. b) A through street would not connect to an existing north/south corridor and thus not satisfy the intent Chapter 42-128 nor promote connectivity within the region. No existing local street exists to connect a future road to the north of McKaskle and it is unlikely that one will ever be dedicated given the existing residential and commercial development to the north. c) The adjoining MUD and HOA to the south in addition to the Fort Bend County Commissioner for this precinct have all expressed serious concerns of traffic and safety impacts over the addition of a public road that would be accessible from Airport Blvd to McKaskle Rd through the existing single family subdivision of Villages of Oak Lake, a 30+ year old community.

(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 based on factors created or imposed by the applicant. The circumstances described above are a result of external factors posed by extending the public roadway through the subject tract and the existing single-family subdivision.

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

The stated intent of ordinance 42-128 is to provide internal circulation inside the subdivision. Because the granting of this variance will provide circulation and connectivity to the proposed temple and subject tract, the intent of the general purpose of this chapter is preserved and maintained. Chapter 42-120 further cites that "A system serving properties to be developed for residential purposes that discourages through traffic while maintaining adequate access and traffic movement for convenient circulation within the subdivision and access for fire, police and other emergency services;". It is anticipated that a public road would encourage through traffic within the residential development.

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

Because of the turnaround provided by the proposed cul-de-sac, access will improve for the fire department as well as public traffic. Granting of the variance will not be injurious to the public health, safety or welfare. Community stakeholders have additionally expressed concerns over the impact of a new public road to the safety of their neighborhood.

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

Economic hardship is not a justification for requesting this variance.

Houston Planning Commission

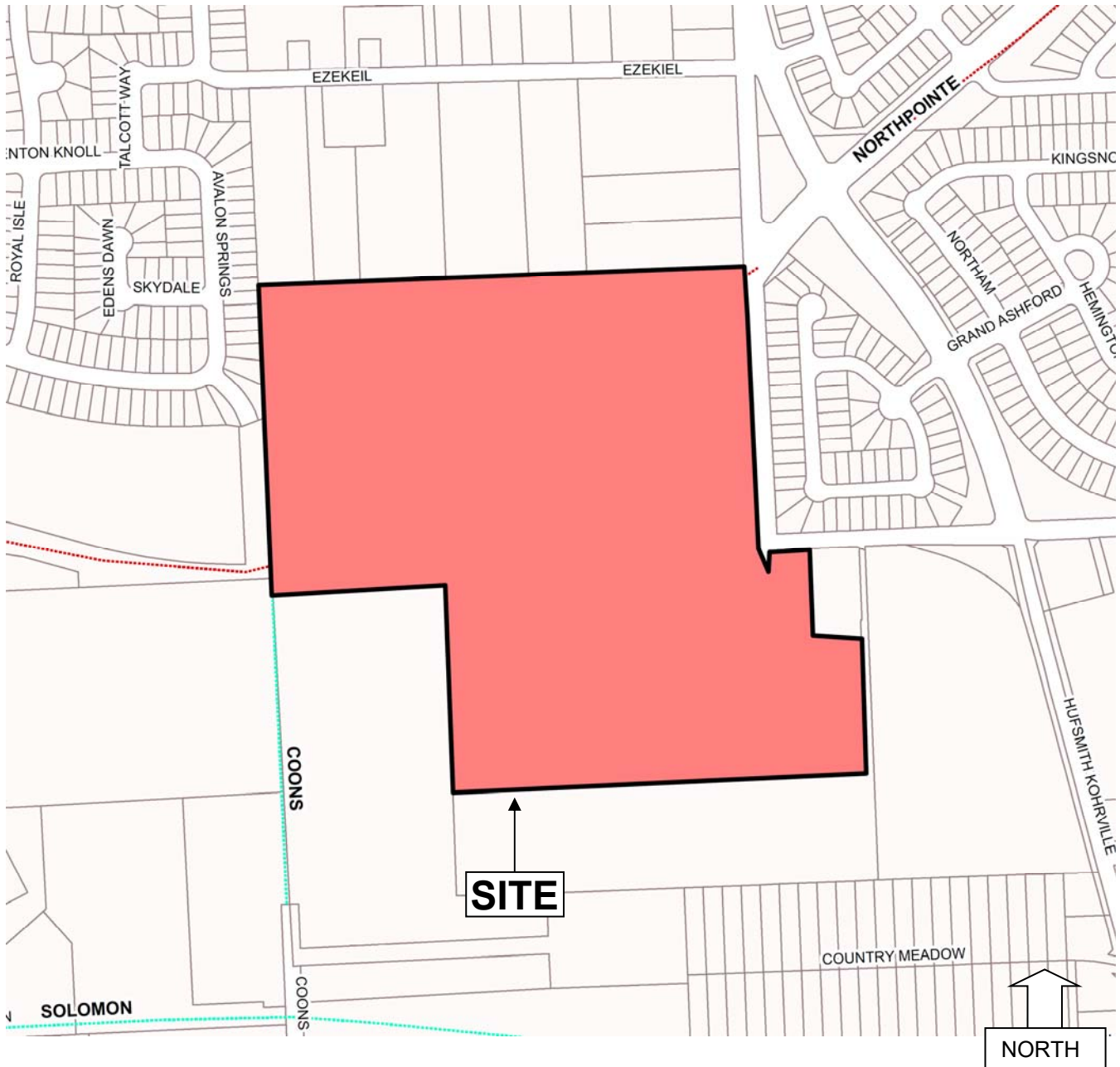
ITEM: 165

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Northpointe East GP

Applicant: Meta Planning + Design LLC



D – Variances

Site Location

Houston Planning Commission

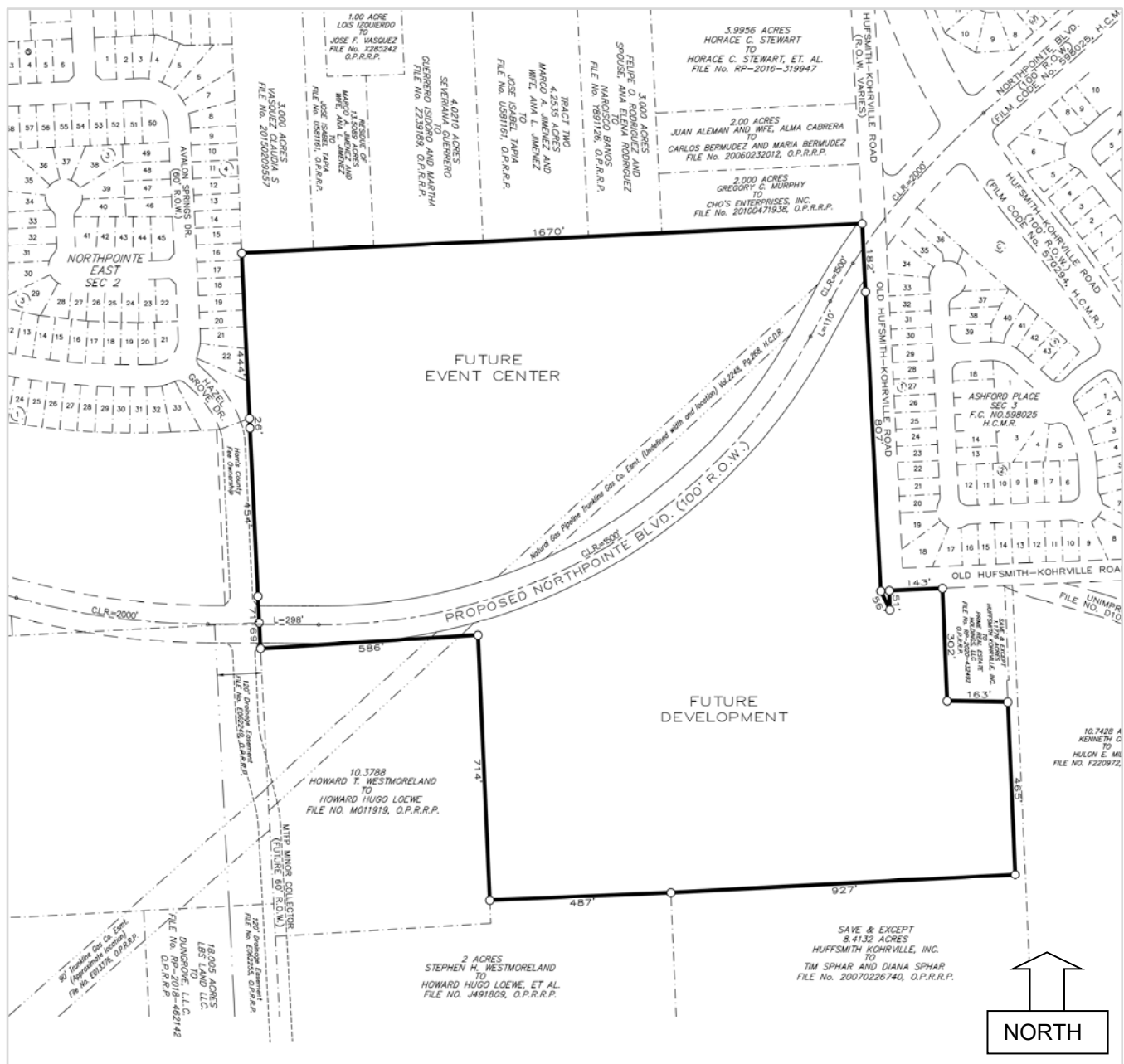
ITEM: 165

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Northpointe East GP

Applicant: Meta Planning + Design LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 165

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Northpointe East GP

Applicant: Meta Planning + Design LLC



D – Variances

Aerial



Application Number: 2021-2038
Plat Name: Northpointe East GP
Applicant: Meta Planning + Design LLC
Date Submitted: 08/23/2021

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 centerline curve radius of 1500' in two places along major thoroughfare Northpointe Blvd.

Chapter 42 Section: 132

Chapter 42 Reference:

Chapter 42-132. - Curves. (a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 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;

Northpointe East GP is a redevelopment of a large private residential estate in Houston's ETJ, generally northwest of downtown Houston near Tomball. The site is between Hwy 249 to the west and major thoroughfare Hufsmith-Kohrville Rd to the east. Major thoroughfare Northpointe Blvd is projected to cross the site roughly east-to-west. The end-points of Northpointe Blvd are defined east and west of the site – east of the site, right-of-way has already been platted for the extension of Northpointe Blvd from Hufsmith-Kohrville Rd; and west of the site, a corridor with a minimum 100' in width is owned in fee by Harris County at the general location of the future thoroughfare alignment. However, these defined end-points are at contrary angles which make it extremely difficult, if not impossible, to connect Northpointe Blvd from one end to the other across the site while meeting the curvature requirements of the ordinance. Furthermore, there are several existing physical constraints that make it logistically even more challenging for Northpointe Blvd to connect: there are several large lakes on the property, and the site is also bisected by a pipeline, both of which complicate the process of constructing a major thoroughfare. The developer has surveyed the site and surrounding properties to identify the exact geometry of existing right-of-way, and they have reviewed multiple alignment options with Harris County. The developer and Harris County have agreed on an alignment for Northpointe Blvd with a pair of 1500'-radius reverse curves within the subject site, which preserves the existing right-of-way and 2000' radii off-site, provides ample tangents along the curvature, and dodges most of the on-site encumbrances. The proposed curvature is in keeping with AASHTO standards and will provide the missing piece of right-of-way between existing segments of Northpointe Blvd while minimizing further off-site right-of-way dedications as much as possible. This provides the most advantageous outcome for all parties.

(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, physical encumbrances, and previously-dedicated rights-of-way 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 curvature will close the gap between existing segments of the thoroughfare that are currently at opposing angles, allowing the completion of the thoroughfare grid, which 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 proposed curvature is still in keeping with AASHTO standards and will provide the necessary tangents between each curve of the alignment, 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/right-of-way configurations are the justifications for the granting of the variance.



Application Number: 2021-2038
Plat Name: Northpointe East GP
Applicant: Meta Planning + Design LLC
Date Submitted: 08/23/2021

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 $\pm 1,800'$ along the northern project boundary between existing Old Hufsmith-Kohrville Road and existing Avalon Springs Drive.

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;

Northpointe East GP is a redevelopment of a large private residential estate in Houston's ETJ, generally northwest of downtown Houston near Tomball. The site is between Hwy 249 to the west and major thoroughfare Hufsmith-Kohrville Rd to the east. Major thoroughfare Northpointe Blvd is projected to cross the site roughly east-to-west. To the north are several large acreage tracts developed for individual uses. To the northeast and northwest are existing, platted single-family residential subdivisions. To the southwest, south, and southeast are various large acreage tracts not heavily developed. The subject site currently contains a large private residence with multiple structures and amenity lakes circulated by pedestrian trails and manicured grounds. The developer is proposing to convert the existing structures into an event venue with ballrooms, dining options, upscale resort-style pools, and other amenities. Most of the existing features on the site are located north of the proposed alignment of major thoroughfare Northpointe Blvd. The ordinance would require a through-street heading northbound from Northpointe Blvd to the northern project boundary, which would ultimately extend to existing local street Ezekiel Road further north. Such a through-street would decimate the existing grounds of the subject site, requiring the removal of existing structures and landscaping features, and would interrupt the pedestrian connections between buildings by introducing vehicular traffic across the middle of the site. This would completely preclude the proposed event venue from moving forward. In addition, a stub street to the northern boundary would be a substantial burden for any one of the adjacent tracts on the north to extend in the future, taking up a significant percentage of the developable acreage of any given tract. There is no way to predict which adjacent tract might possibly redevelop in such a way as to extend a stub street, therefore placement of a stub street in the subject site would be at best a gamble for future extension. Instead, the subject application proposes no through-streets to the north, resulting in a local street intersection spacing of roughly 1800' along the northern boundary between existing Old Hufsmith-Kohrville Rd on the east and existing Avalon Springs Drive to the

west. Existing Ezekiel Rd and the future Northpointe Blvd parallel to it will both be readily accessible to circulate traffic around the larger block and provide access for the existing and proposed land uses in between, without need of additional north-south connections.

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

The proposed special exception will allow the subject site to develop as a single-user event venue with no vehicular cut-through traffic disturbing the existing structures, and will not disrupt local traffic circulation on the surrounding street pattern, which achieves 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 29% deviation from the standard.

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

The intent and general purposes of this chapter are preserved and maintained by the existing local street patterns that surround the site.

(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.

Houston Planning Commission

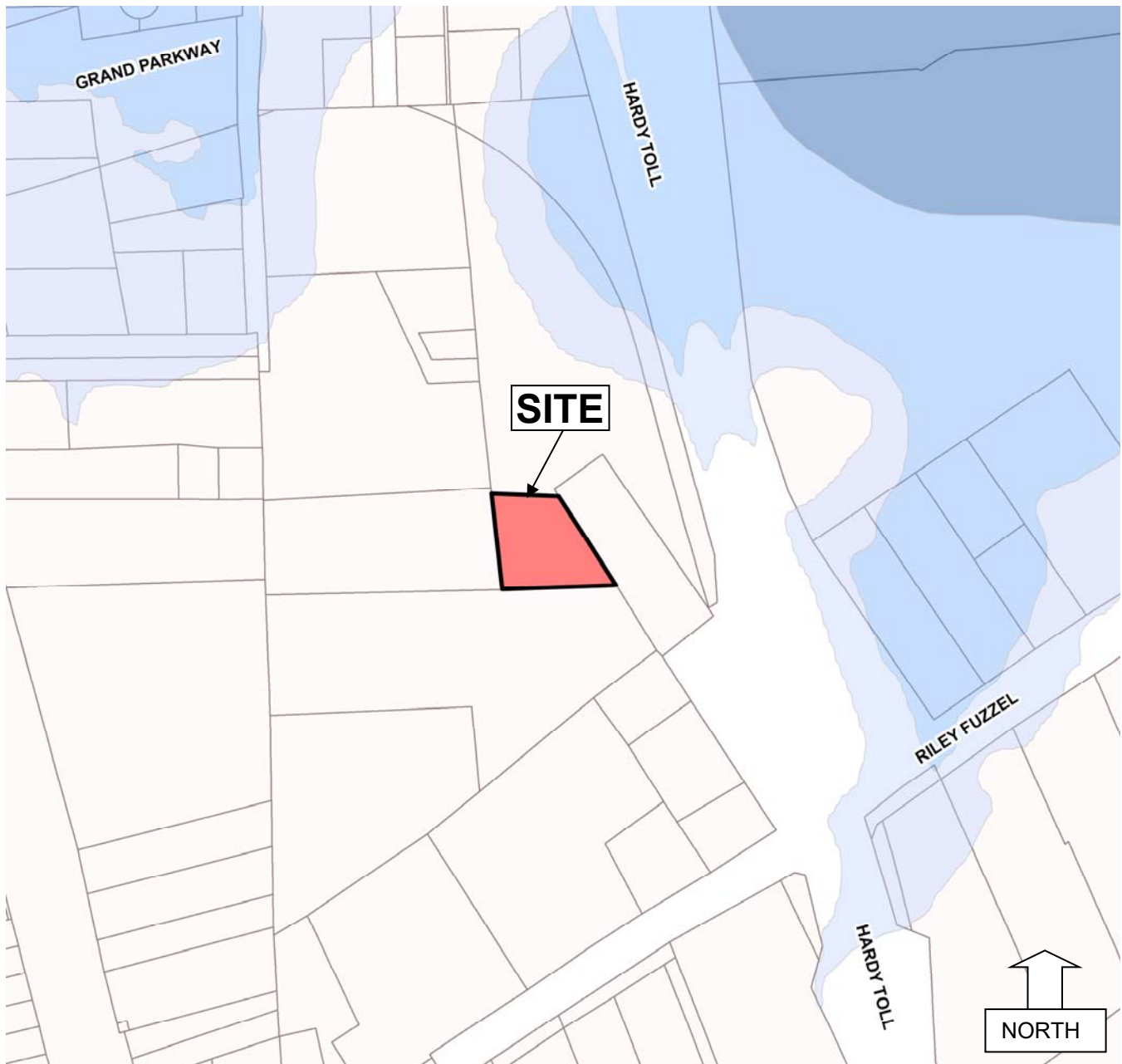
ITEM: 166

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Powell Court Place

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

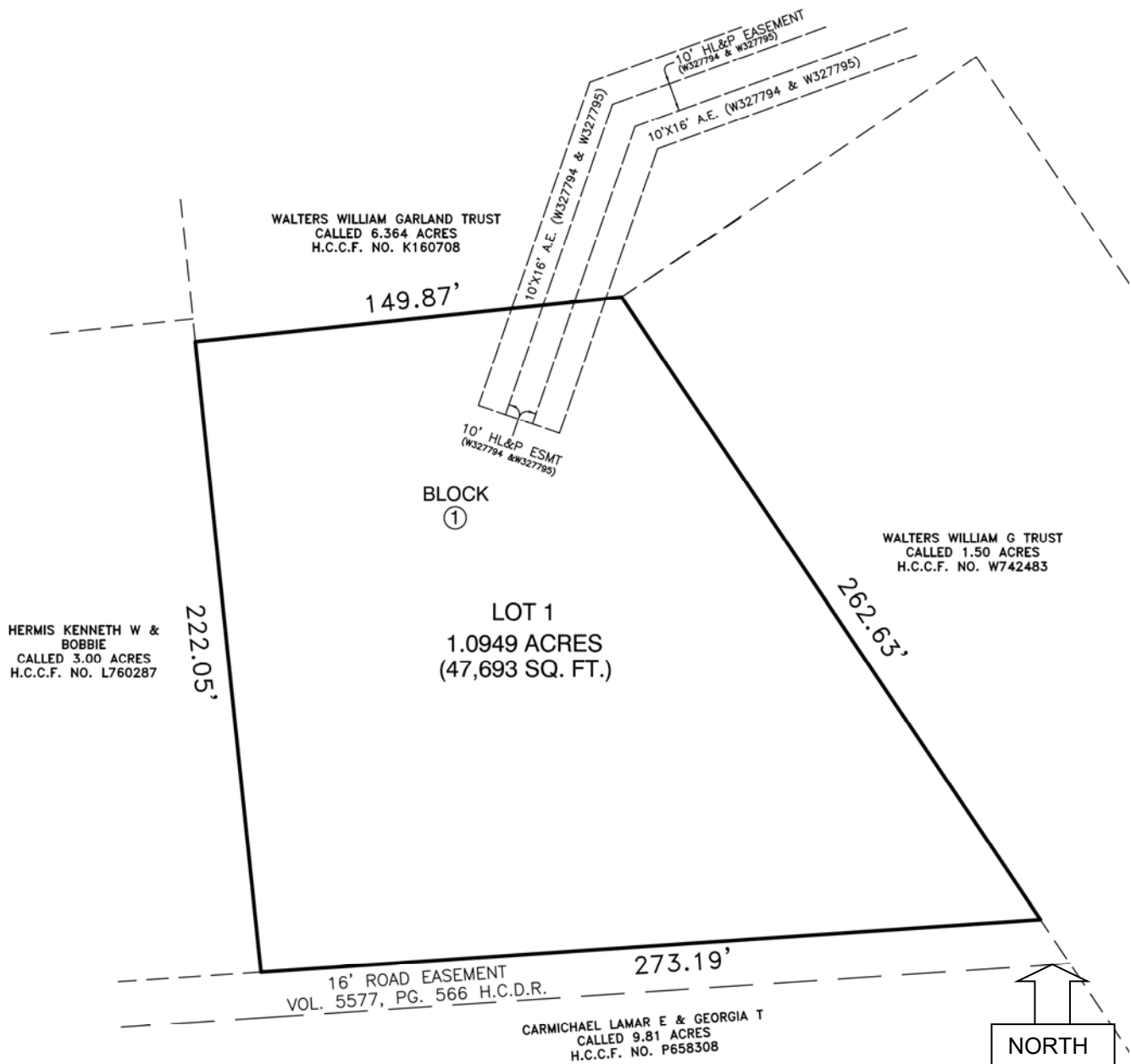
ITEM: 166

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Powell Court Place

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 166

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Powell Court Place

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Aerial



Application Number: 2021-1944

Plat Name: Powell Court Place

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 08/20/2021

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 Lot and Block without frontage on a street.

Chapter 42 Section: 180

Chapter 42 Reference:

A3 This site is located west of the Hardy Toll Road and north of Riley Fuzzel Road. The applicant is creating a 1.0949 acre lot and block and is requesting a variance to allow the proposed Lot to have access via a 16' wide Road Easement per Volume 5577, Page 566 of Harris County Deed Records. The owner of the 1.0949 acre tract started construction/renovations to the existing facilities. During the permitting process the owner was notified that the property was never platted and they received a violation from HC permitting. The subject tract has no other access to a public street. Therefore we are asking the variance to allow the lot NOT to have direct frontage on a public right of way.

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;

Strict application would create hardship for the applicant since the owner does not have ownership of any other tracts that have frontage on a public street.

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

The circumstances supporting the granting of a variance are not a result of a hardship created by the applicant. It is an existing condition. As soon as the owner was notified that they were out of compliance they took the necessary action to comply with the current codes.

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

The intent and general purpose of this chapter will be preserved because the existing improvements that have already been built. The owner is merely trying to comply with current requirements and permitting codes.

(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 public health and safety as the tract was in this configuration and has always had access only from the 16' Road Easement created for the purpose of providing access to multiple tracts on this road.

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

Economic hardship is not the sole justification. It is an existing condition and this tract was served by the 16' Road Easement created in Volume 5577, Page 566 of H.C.D.R.

Houston Planning Commission

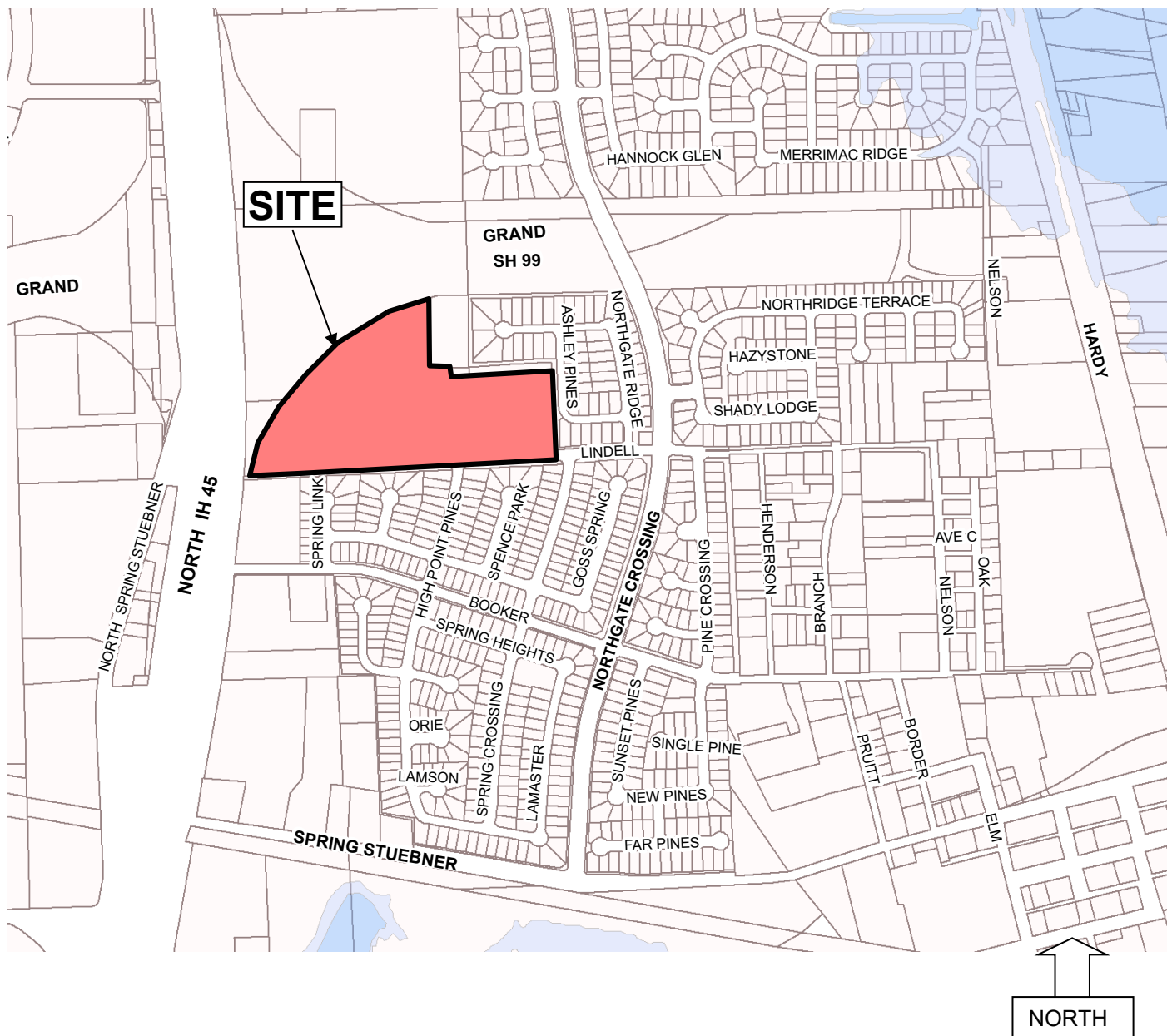
ITEM: 167

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Springwood Business Park

Applicant: Texas Engineering and Mapping Company



D – Variances

Site Location

Houston Planning Commission

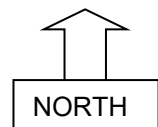
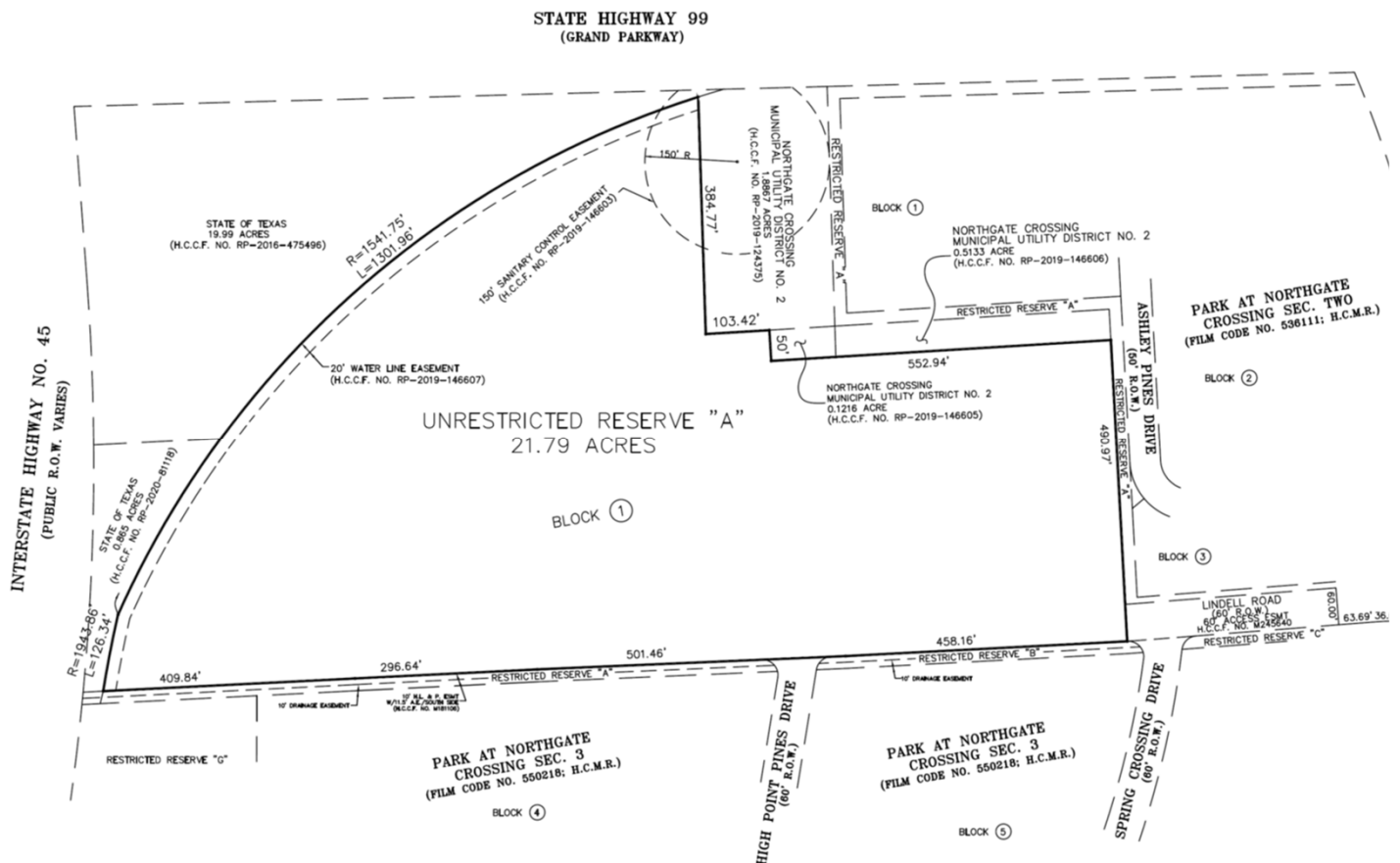
ITEM: 167

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Springwood Business Park

Applicant: Texas Engineering and Mapping Company



D – Variances

Subdivision

Houston Planning Commission

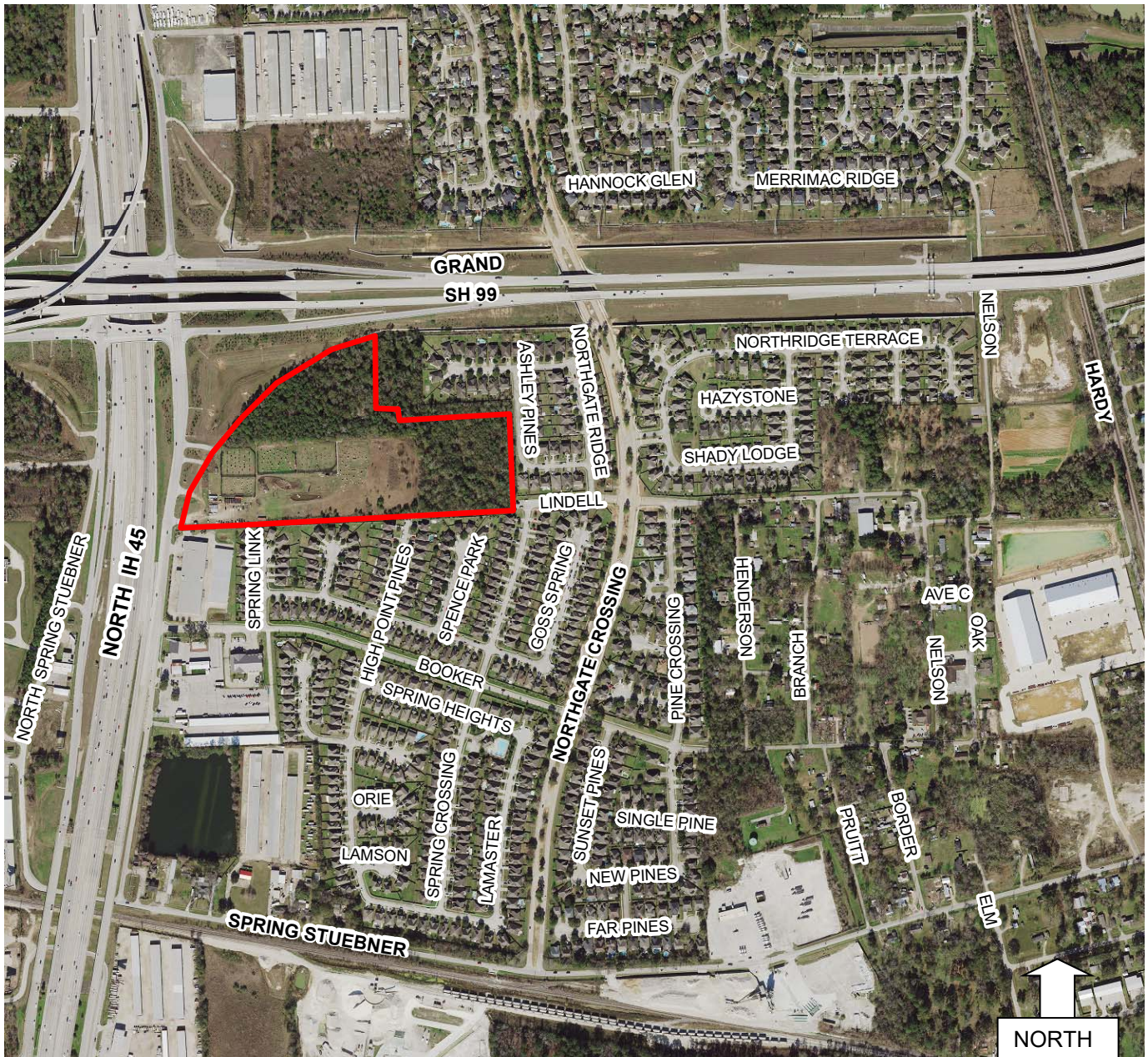
ITEM: 167

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Springwood Business Park

Applicant: Texas Engineering and Mapping Company

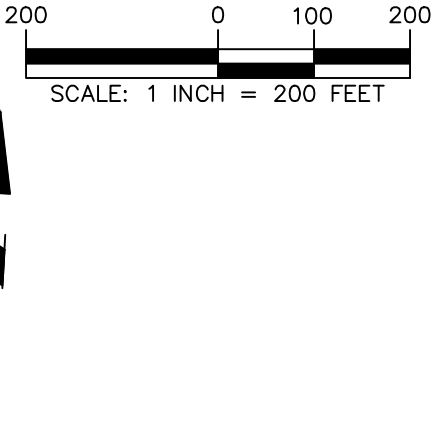


D – Variances

Aerial



- NOTES:**
1. STORMWATER DETENTION REQUIRED = ±17.85 AC-FT. AT 0.85 AC-FT/AC DETENTION RATE.
 2. DETENTION PROVIDED = ± 17.68 AC-FT (POND DETENTION). ASSUMED POND DEPTH = 7 FT. TRUCK COURT PONDING/PIPE DETENTION =±0.5 AC-FT). TOTAL DETENTION PROVIDED: ±18.18 AC-FT. POND DEPTH AND DETENTION VOLUME TO BE CONFIRMED DURING DUE DILIGENCE AND DESIGN.
 3. A TOPOGRAPHIC SURVEY IS REQUIRED TO CONFIRM ASSUMPTIONS.
 4. THIS PLAN IS COMPILED FROM AVAILABLE INFORMATION AND IS FOR CONCEPTUAL PLANNING ONLY. FURTHER RESEARCH WILL BE REQUIRED TO VERIFY DIMENSIONS, ZONING REQUIREMENTS, WETLAND LIMITS, FIRE CODES, STATE AND LOCAL PERMITTING, PHYSICAL CONSTRAINTS ON SITE, AND TRAFFIC CIRCULATION.
 5. WAREHOUSE:1 SPACE PER 7,000 SF GFA
OFFICE (ASSUMED 10% OF BLDG AREA):2.5 SPACES PER 1,000 SF GFA
EMPLOYEE CAR PARKING REQUIRED = 106 STALLS
EMPLOYEE CAR PARKING PROVIDED = 315 STALLS
TRUCK TRAILER PARKING = 40 STALLS



<div>LANGAN</div> <div>Langan Engineering and Environmental Services, Inc.</div> <div>17220 Katy Freeway, First Floor, Suite 125 Houston, TX 77094</div> <div>T: 281.675.7900 F: 281.675.7901 www.langan.com</div>	<div>Project</div> <div>I-45 & GPW 99</div> <div>SPRING</div> <div>HARRIS COUNTY TEXAS</div>	<div>Drawing Title</div> <div>CONCEPT PLAN</div>	<div>Project No.</div> <div>HOU210127</div>	<div>Drawing No.</div> <div>CP-01</div>
			<div>Date</div> <div>07/16/2021</div>	
			<div>Drawn By</div> <div>SM</div>	
			<div>Checked By</div> <div>BB</div>	
			<div>Sheet 1 of 1</div>	



Application Number: 2021-2039

Plat Name: Springwood Business Park

Applicant: Texas Engineering And Mapping Company

Date Submitted: 08/23/2021

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 developers of the subject property are seeking a variance from two street stubs not to enter the subject property.

Chapter 42 Section: 134

Chapter 42 Reference:

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

Statement of Facts

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

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

The single-family residential plat of the "Park at Northgate Crossing Sec. 3" created two streets that currently terminate at the boundaries of the subject property. High Point Pines Drive terminates at the southerly boundary, and Lindell Road terminates on the easterly boundary at southeast corner of the site. The proposed use of the subject property is for 278,550 square feet of light industrial warehouse buildings. This use will also include heavy duty truck trailer traffic with 46 trailer parking stalls. This site has an area of 21.78 acres. If Lindell Road is required to extend through the site along the south property line to connect to High Point Pines Drive and further extended to the Interstate 45 service road, this site no longer has the area to be an effective light industrial warehouse development. Furthermore, the extension of Lindell Road (if it was workable) would mix single-family residential traffic with truck trailer traffic. The highest and best use of this property is the light industrial use that is proposed, otherwise the developers will be denied the reasonable use of the property. If Lindell Road would be required to connect to the I-45 Frontage Road, two additional problems emerge: (1.) TXDOT is restricting access in this location to a driveway with a maximum width of 34.35 feet, the pavement width of Lindell Road is currently 41 feet; and (2.) TXDOT has plans to build direct connectors from I-45 to SH 99 in this location. This will place a

forest of columns adjacent to this location potentially cutting down on site distance to and from the access driveways. TXDOT says the southern driveway (where Lindell Road would intersect the I-45 Frontage Road) is the most likely to be impacted; however, they do not have a design yet to provide locations of the columns. Therefore; this driveway will likely become an ingress only driveway which would not be suited for a public roadway. If this variance is approved, Ingress/Egress to the property would be restricted to driveways to the I-45 Frontage Road. No intermingling of traffic is contemplated with the nearby residential developments. The only possible access to Lindell Road would be a security gate with a Knox Box for emergency use as required by the fire marshal. Requiring Lindell Road to be extended through this property would create an impractical development and would mix single-family residential and light industrial uses which would be 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 developers of this property did not create the hardship that extending these streets would impose on the property. The development surrounding this site created these circumstances to push this proposed roadway onto land they did not own and into a valuable corner of I-45 and the Grand Parkway. Also, a combination of taking also reduced the area of this site that would make it impractical to be developed in its highest and best use if a roadway is required to traverse through it. These takings include (1) the right-of-way taking for over 20 acres for the I-45/Grand Parkway detention pond; and (2) the Northgate Crossing M.U.D. No. 2 taking of 2.52 acres for a water plant site.

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

An adequate street system already exists to serve the single-family residential development surrounding this site. Extending Lindell Road through this property would create an intersection with the I-45 service road only 500 feet north of Booker Road. Keeping the street system as it exists will separate the land uses and 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;

Separating the land uses and types of traffic being generated as much as possible will insure that granting this variance will not be injurious to the public health, safety, or welfare. In this instance, granting this variance will create a buffer from the land uses that preserves these ideals.

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

Economic hardship was not considered for justifying the request for this variance. The improvements planned for this property are very capital intensive. These improvements will actually generate tax base instead of maintenance responsibilities for the county and city if annexed in the future.

Houston Planning Commission

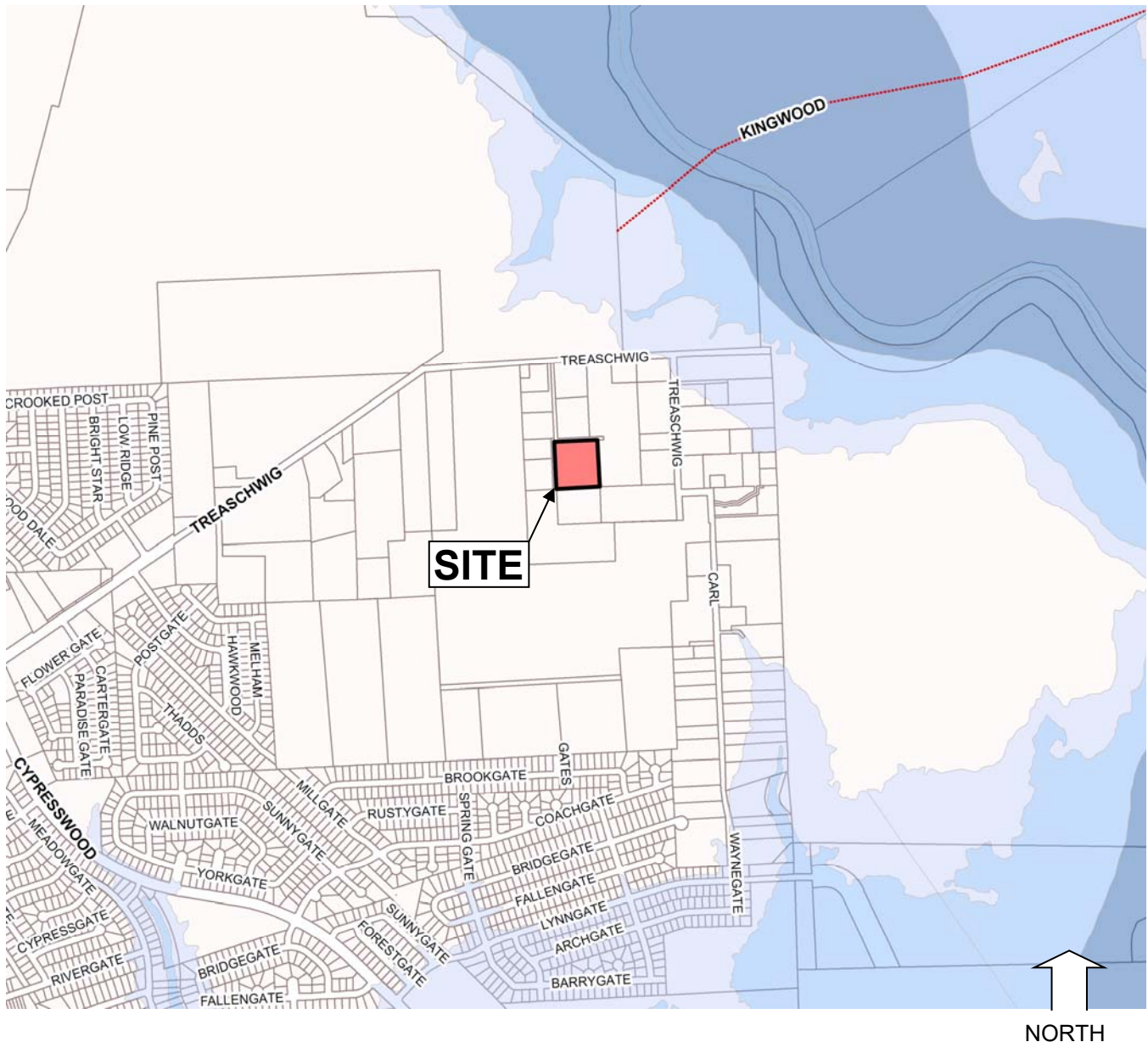
ITEM: 168

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Spurling Estates (DEF 2)

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 168

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Spurling Estates (DEF 2)

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



Application Number: 2021-1784

Plat Name: Spurling Estates

Applicant: Owens Management Systems, LLC

Date Submitted: 07/26/2021

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 1) to allow a reserve to take access from a private access easement and 2) intersection spacing to exceed 1400 feet.

Chapter 42 Section: 190, 128

Chapter 42 Reference:

Sec 42-190: (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:
Unrestricted reserve - Minimum Size: 5,000 sq.ft.; Type of Street: public street; Minimum Street Width: 60 feet; Minimum Street Frontage: 60 feet. Sec 42-128: (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 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 proposed plat is in Harris County, outside the City of Houston city limits. It is approximately 690 feet south of Treaschwig Road with access via ingress/egress easement. The access easement intersecting with Treaschwig Road is 1013 feet west of Carl Road. The land between Treaschwig and Carl is acreage out of the R. Giles Survey, Abst. 282 and primarily used for agriculture or vacant land. Treaschwig Road terminates 842 feet east of Carl Road. The only platted land on Treaschwig Road is one cell tower. There are 5 residential unplatted tracts and one commercial business tract that share the access easement dedicated per HCCFMN M573136 recorded in 1990. The easement runs south of Treaschwig Road and turns east (undeveloped) along the plat northern boundary. The previous owner of 21.+ acres recorded 30' access easement per Z126657 HCDR for the tracts to the west of the plat boundary. The plat survey revealed that the existing access road is within the plat boundary. Action is being taken to correct the access easement location along the west plat boundary to properly relocate outside the plat boundary. The land south of the proposed development, approximately 69.5 acres is undeveloped. A 40' roadway easement was dedicated per HCCFN B797912 in 1963 for access to Carl Road. A previous plat with variance was approved in January 2019 for a residential lot. However, the owner, New Day Foundation, founded by a retired Houston Police Department Officer, is proposing a residential foster care home for youth. Therefore, the tract is being platted as a reserve instead of a lot for permitting purposes, and the owner wishes to plat the property use as a reserve restricted to residential and foster care use. Per HCAD, the house was constructed in 1988, 2-stories, 4200 square feet on 3.6122 acres. A plat was not required at that time. There are no proposed improvements to the existing structure. A New Day Foundation has been serving youth for 10 years. They provide 24-hour supervised residential housing until permanent placement is found for maximum 15 children. The foundation has a minivan and 15 passenger van to transport children.

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

The general area is rural/agricultural use. Ingress/egress easements are typical for access to the public right-of-way. The owner did not lay out the tracts in this area taking access from a private access easement, and the owner has no ability to dedicate the entirety of the easement for public use, therefore, the owner did not create these circumstances that make the property unable to be developed under strict application of the rules of Chapter 42. The 30' ingress/egress easement M573136 includes statement that right-of-way and easement shall be exclusively for purpose of providing non-commercial pedestrian and vehicular ingress easement. However, it doesn't clearly define "commercial". The residential facility will provide transportation in minivans. There are no 18-wheeler or commercial vehicles associated with the company.

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

Carl Road is a minor collector to the east of the site. A minor collector is proposed to the west along the west edge of the Flores and Hildebrandt tracts. North-south public ROW dedication in this location would not improve vehicular circulation.

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

The existing 30' ingress/egress easement is consistent with the overall access for the general area. The house is set back at least 300" from the front property line. The perimeter of the property is fenced. The existing water well and septic are sufficient to serve the development. The tract has an existing wood fence around the entire boundary. The facility will have a security system.

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

There primary hardship involves the pre-existing condition of the property being laid out with an access easement. This is the only access the property.

Houston Planning Commission

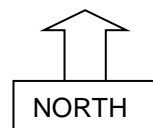
ITEM: 169

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Stallion Lakes GP

Applicant: BGE, Inc.- Land Planning



D – Variances

Site Location

Houston Planning Commission

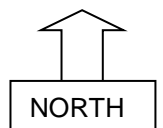
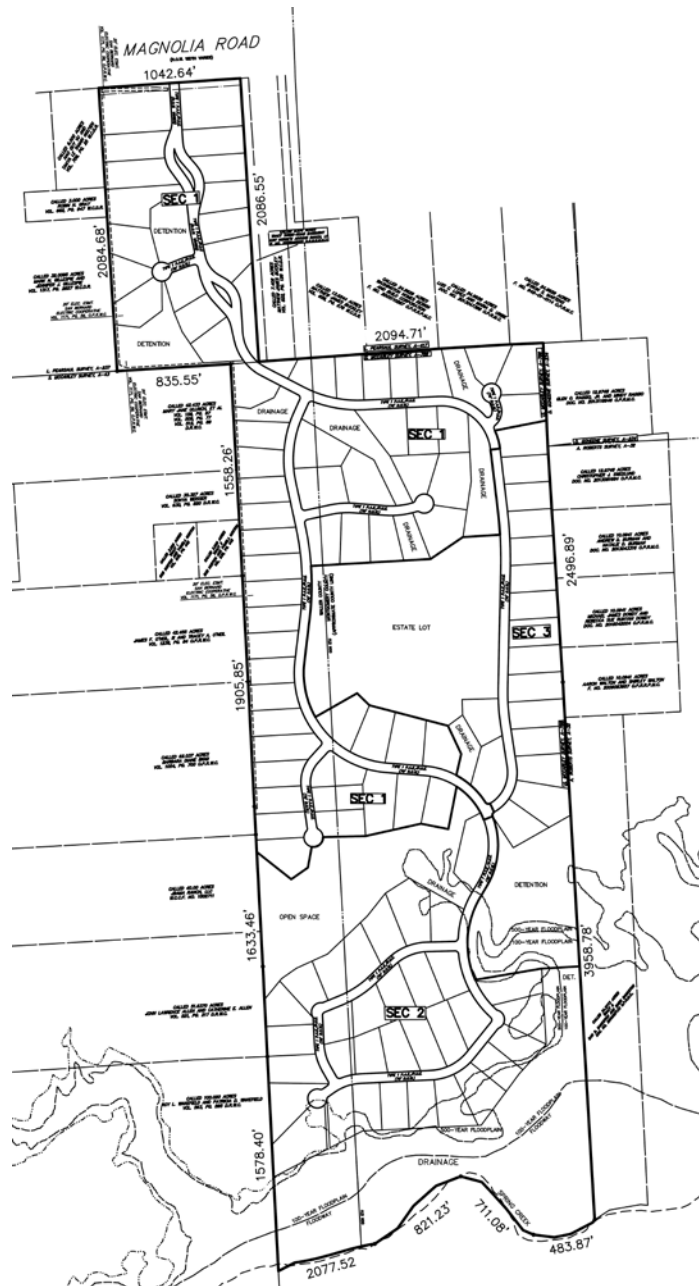
ITEM: 169

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Stallion Lakes GP

Applicant: BGE, Inc.- Land Planning



D – Variances

Subdivision

Subdivision Name: Stallion Lakes Sec 1

Applicant: BGE, Inc.- Land Planning



Houston Planning Commission

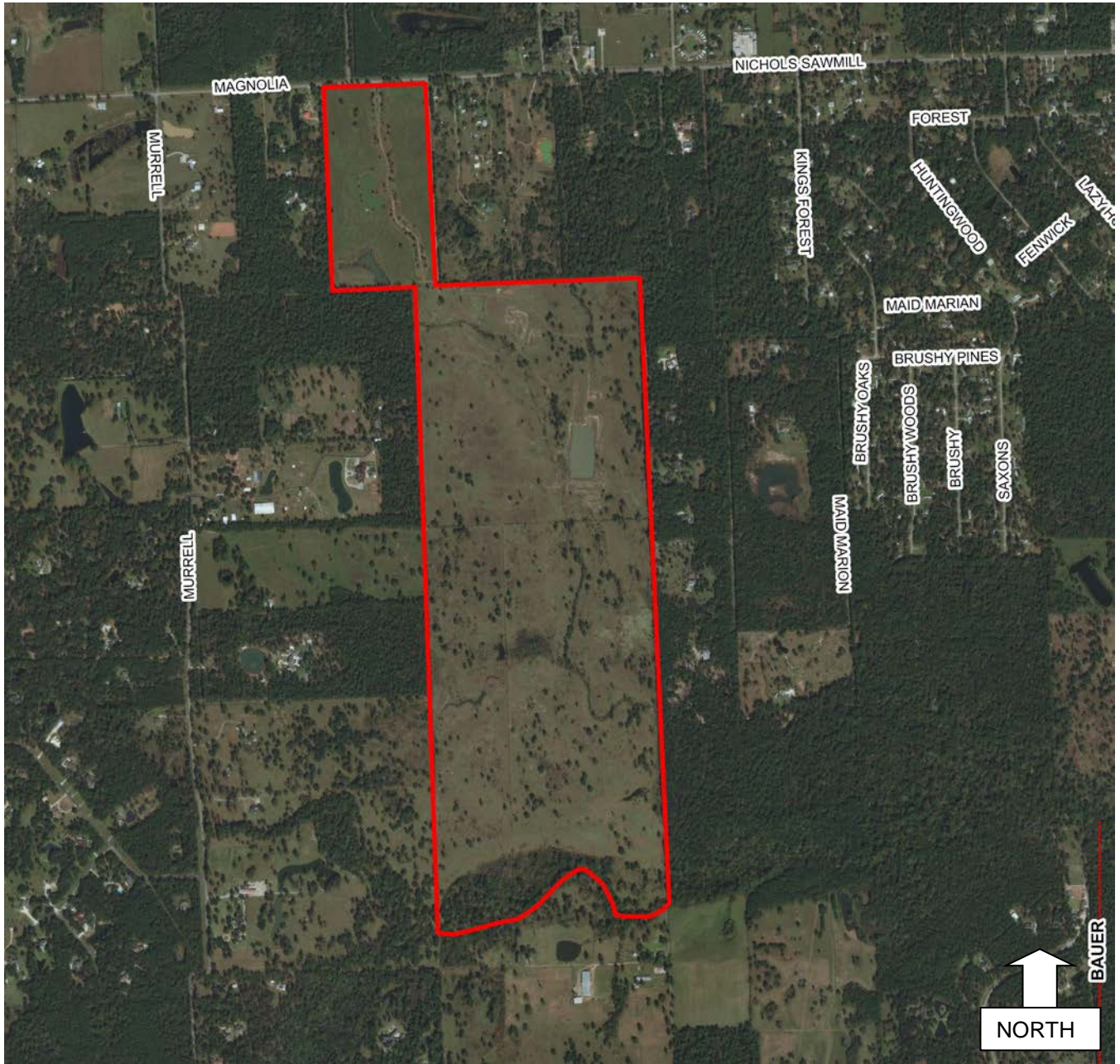
ITEM: 169

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Stallion Lakes GP

Applicant: BGE, Inc.- Land Planning



D – Variances

Aerial

Houston Planning Commission

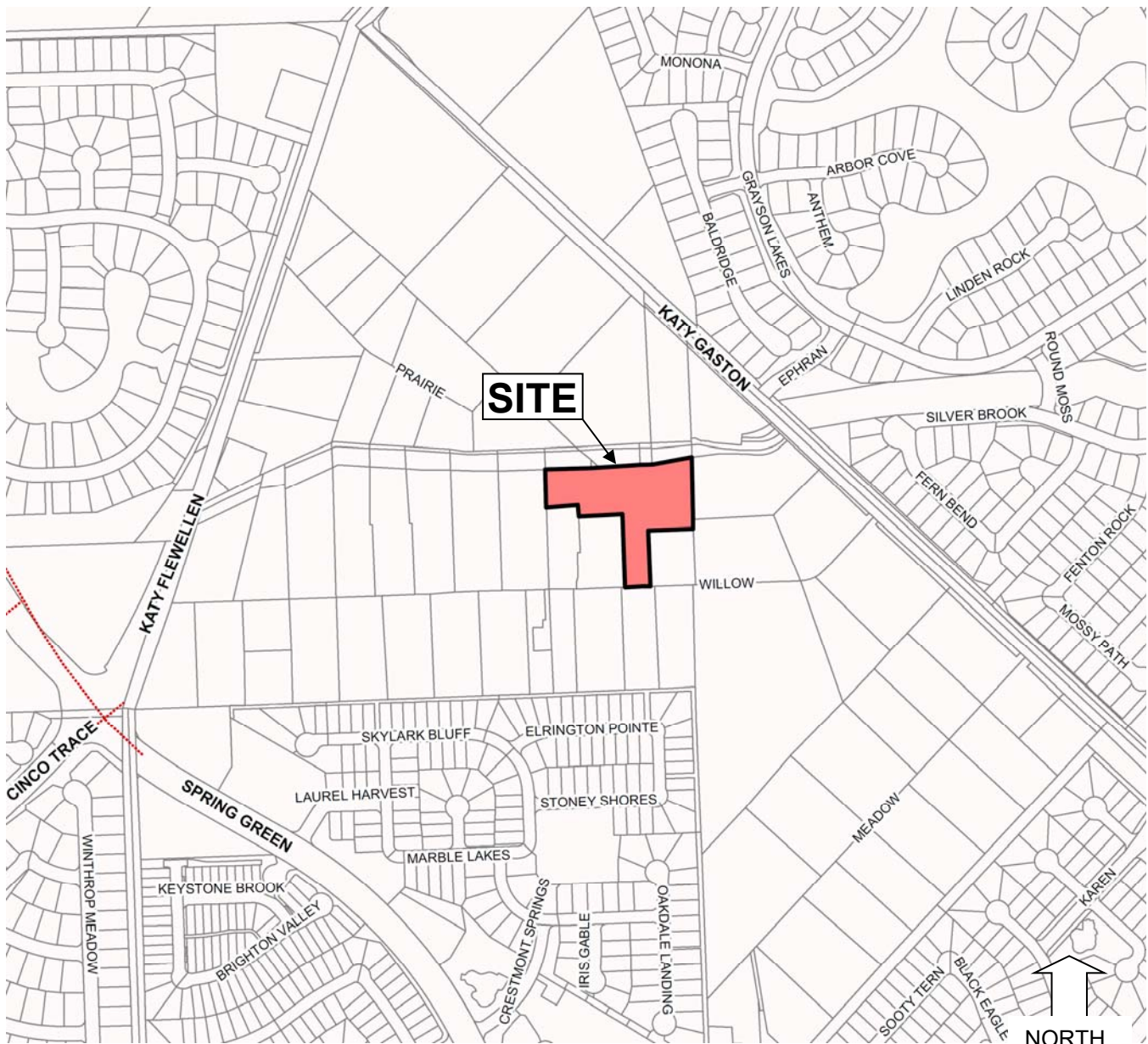
ITEM: 171

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Willow Lane Estates (DEF 2)

Applicant: Century Engineering, Inc



D – Variances

Site Location

Houston Planning Commission

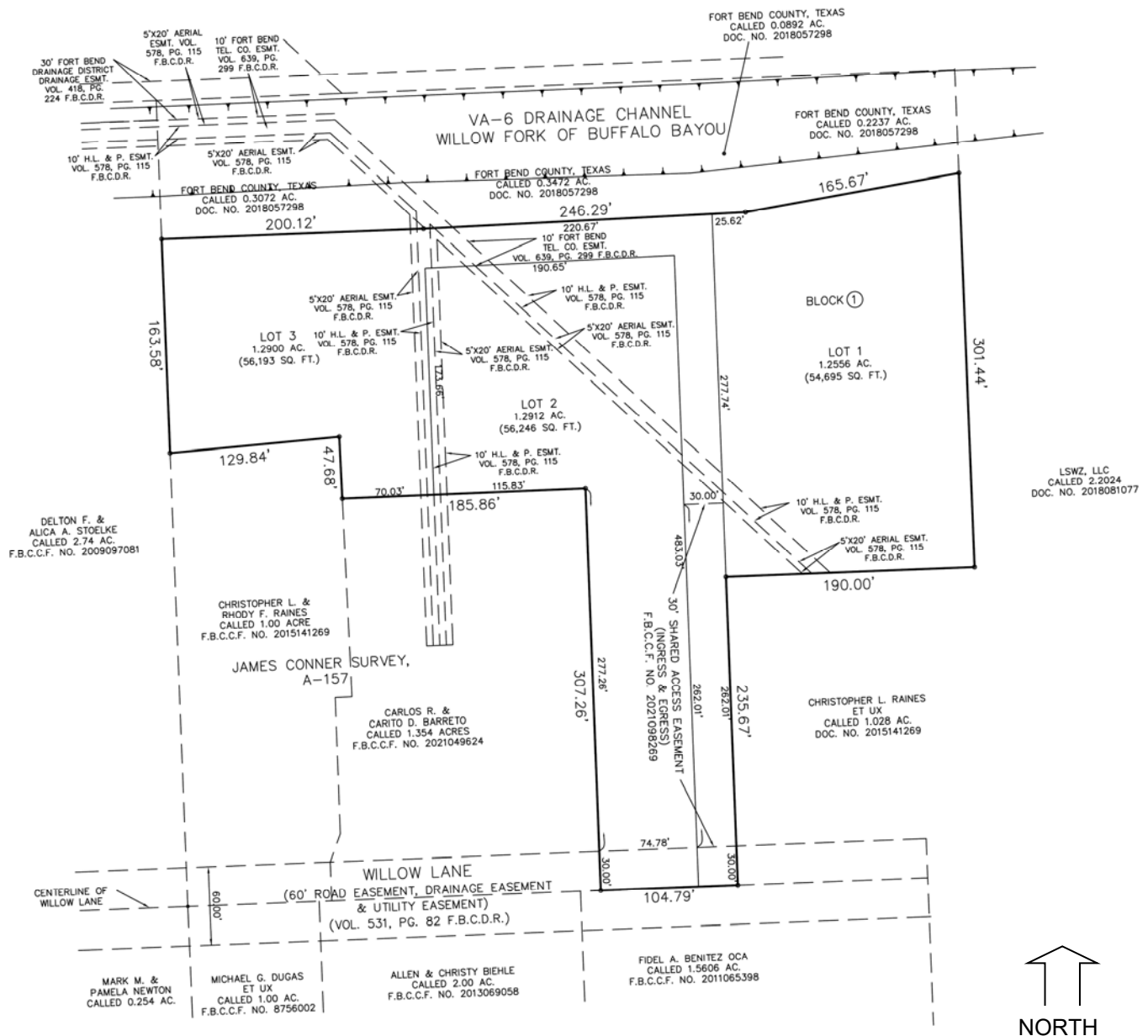
ITEM: 171

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Willow Lane Estates (DEF 2)

Applicant: Century Engineering, Inc



D – Variances

Subdivision

Houston Planning Commission

ITEM: 171

Planning and Development Department

Meeting Date: 09/02/2021

Subdivision Name: Willow Lane Estates (DEF 2)

Applicant: Century Engineering, Inc



D – Variances

Aerial



Application Number: 2021-1781

Plat Name: Willow Lane Estates

Applicant: Century Engineering, Inc

Date Submitted: 07/26/2021

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 Lot 1, 2 & 3 to use a 30' Shared Access Easement to access Willow Lane 60' Road Easement.

Chapter 42 Section: 188

Chapter 42 Reference:

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;

The property owners of 3.8369 acres desires to subdivide said 3.8369 acres into three residential lots. These lots will use an existing 30' Shared Access Easement to access Willow Lane. This property and all the other properties in this area take access from Willow Lane. Willow Lane was dedicated to Fort Bend County per deed recorded under Volume 531, Page 82 F.B.C.D.R. as a 60' Road Easement, Drainage Easement and Utility Easement. Willow Lane runs east to west from Katy Gaston Road to Flewellen Road in both directions. Said 3.8369 acres has not been platted previously.

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

This property and over twenty other properties in this area take access from Willow Lane. It is an improved asphalt road with drainage ditches. Willow Lane, according to our owner, is maintained by Fort Bend County.

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

The intent and general purpose of this chapter will be preserved and maintained, because the variance being sought does not interfere with the properties taking access from Willow Lane. Willow Lane will continue to provide access and serve the community.

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

Allowing this variance will not impact existing properties, will not impact access to properties adjacent to the subject property or the access available to the over 20 adjacent properties.

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

Economic hardship is not the sole justification of the variance, as discussed above with respect to Willow Lane. Subdividing said 3.8369 acres will not affect adjacent properties or the access available to the over 20 adjacent properties.



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
	James H Bailey III	281.804.5252	jhbailey52@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6626 Couch St	21057430	77091	5261B	412X	B

HCAD ACCOUNT NUMBER(S): 0162740110001

PROPERTY LEGAL DESCRIPTION: Lot 1 Block 11, Highland Heights

PROPERTY OWNER OF RECORD: James H Bailey III

ACREAGE (SQUARE FEET): 3,000 sq ft

WIDTH OF RIGHTS-OF-WAY: Couch: 40 feet; Melon: 40 feet

EXISTING PAVING SECTION(S): Couch: 16' ; Melon: 18'

OFF-STREET PARKING REQUIREMENT: 2 cars

OFF-STREET PARKING PROVIDED: Complies

LANDSCAPING REQUIREMENTS: (1) 1 ½ inch caliper tree width from the City approved tree list

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 0 sq. ft.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 1,791 sq. ft.

PURPOSE OF VARIANCE REQUEST: Requesting a 3' building line instead of the ordinance required 10' building line on Melon Street

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

Applicant owns the vacant corner lot and is proposing to build a single-family home but the strict application of the 10ft building line makes it impossible to construct, so I am requesting a 3 foot building line to have the reasonable space needed for development.

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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

(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;

This property is a corner lot 30x100. Strict application of the 10 ft building line along both streets would make this project infeasible. It would not allow the building of the proposed single-family home. It will give us only a 17' wide house, which is too narrow to construct a single-family home.

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

This lot is on a corner encumbered by 2 streets and a visible triangle. This is not the result of the applicant but of an existing condition. This will be the buildable area of the site and limit the buildable area. The distance from Melon St property line to the house is 3 feet 1 inch (3'1") and from Couch St the property line to the house façade is 30 feet (30'- 0").

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

The house will be 19ft 3in from the front property line on Couch St. 3ft the side property line on Melon St. The distance from the paving section on Melon St. to the facade is 3'2".

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

This is an existing single-family neighborhood with low traffic. Both streets are local streets. The existing ditch serves as a buffer between the street and the proposed home. The proposed home is in keeping with the surrounding area. The lack of development of this lot has encouraged trespassers to use this lot for illegal dumping, squatting and sale of narcotics. Thus, the development of this lot is essential to the quality of the entire neighborhood.

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

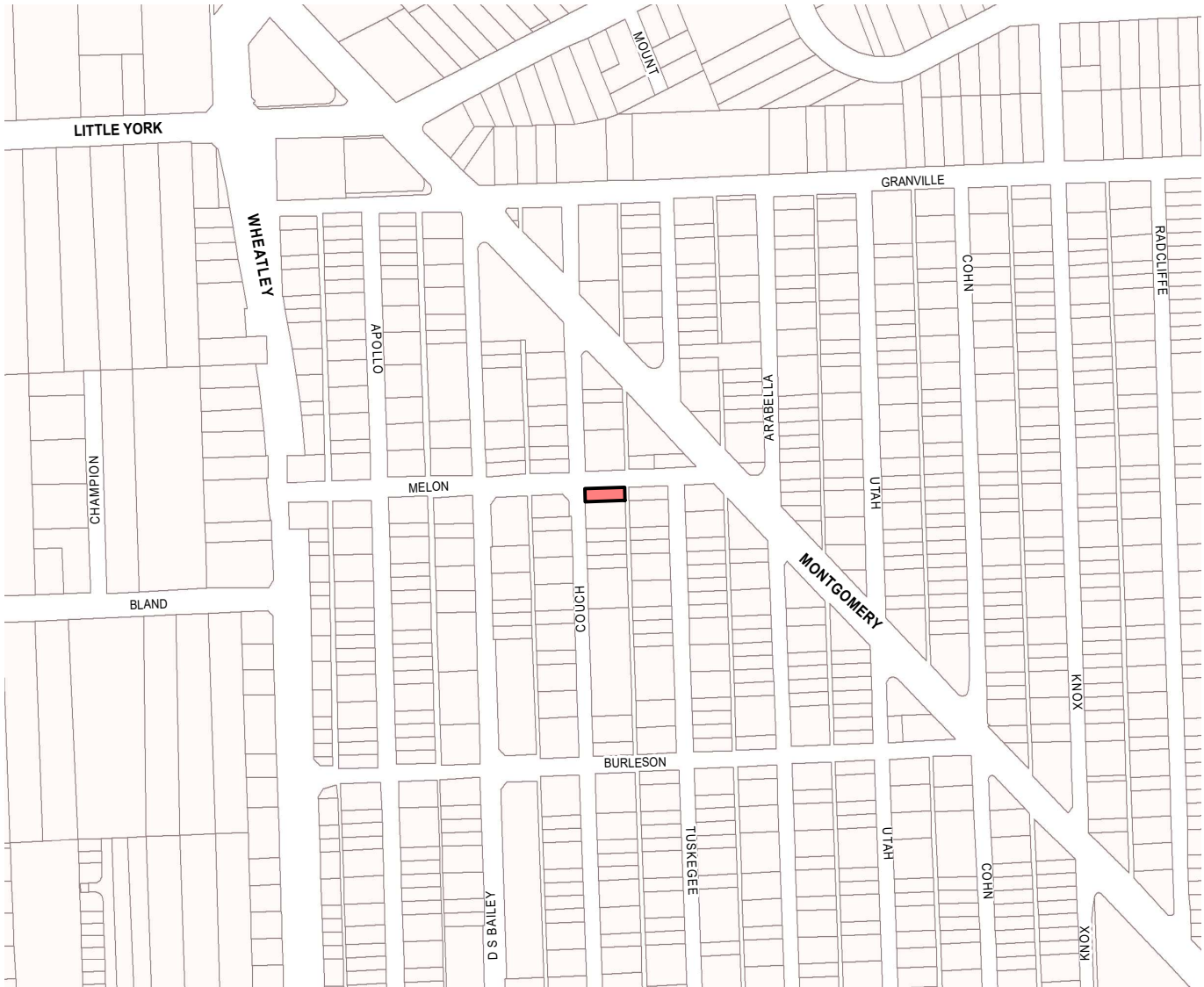
This variance is requested because the current ordinance building lines limit the buildable area and would deprive the applicant of the reasonable use of the land.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 186

Meeting Date: 9/2/21

Houston Planning Commission

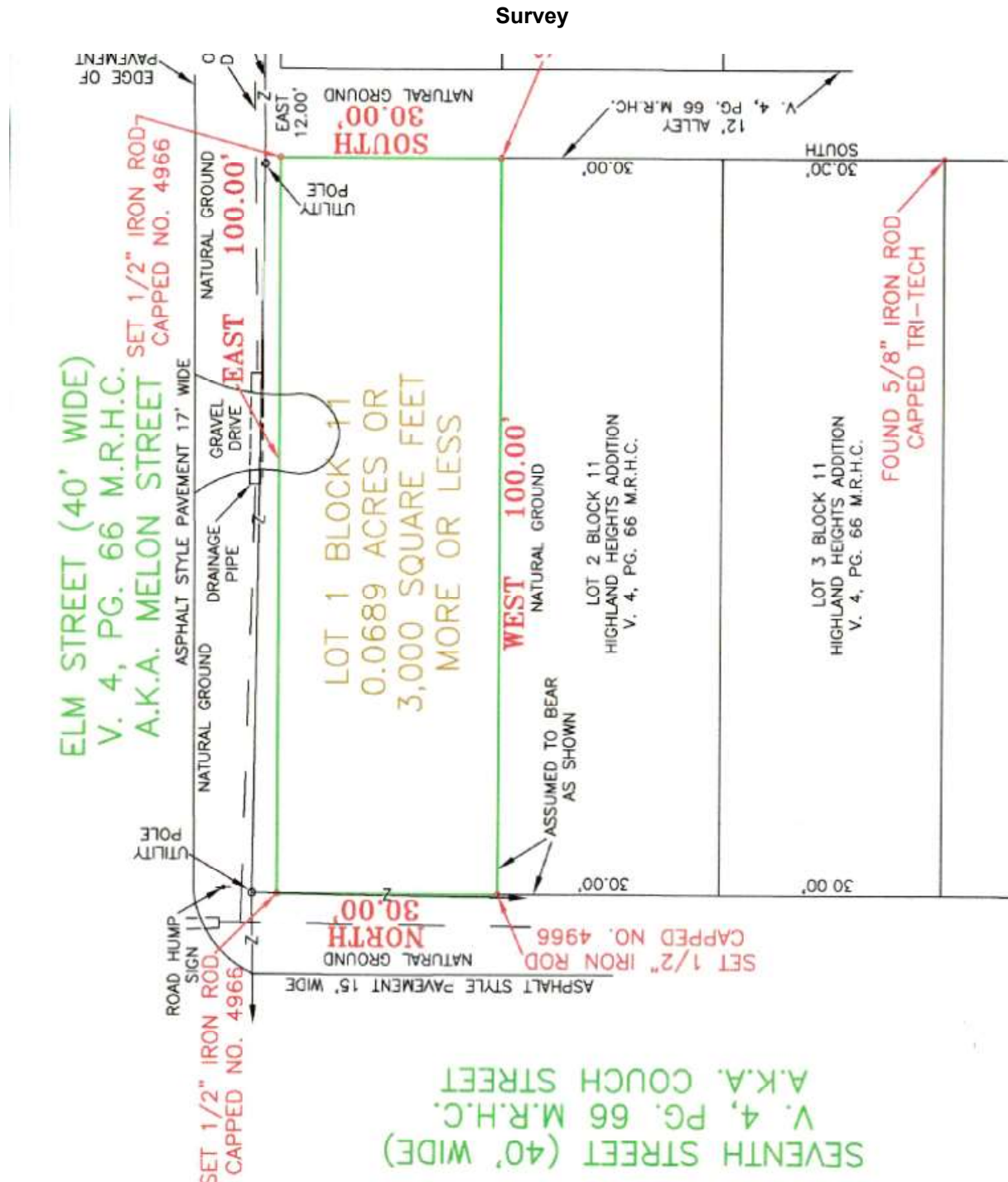
Aerial Map



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

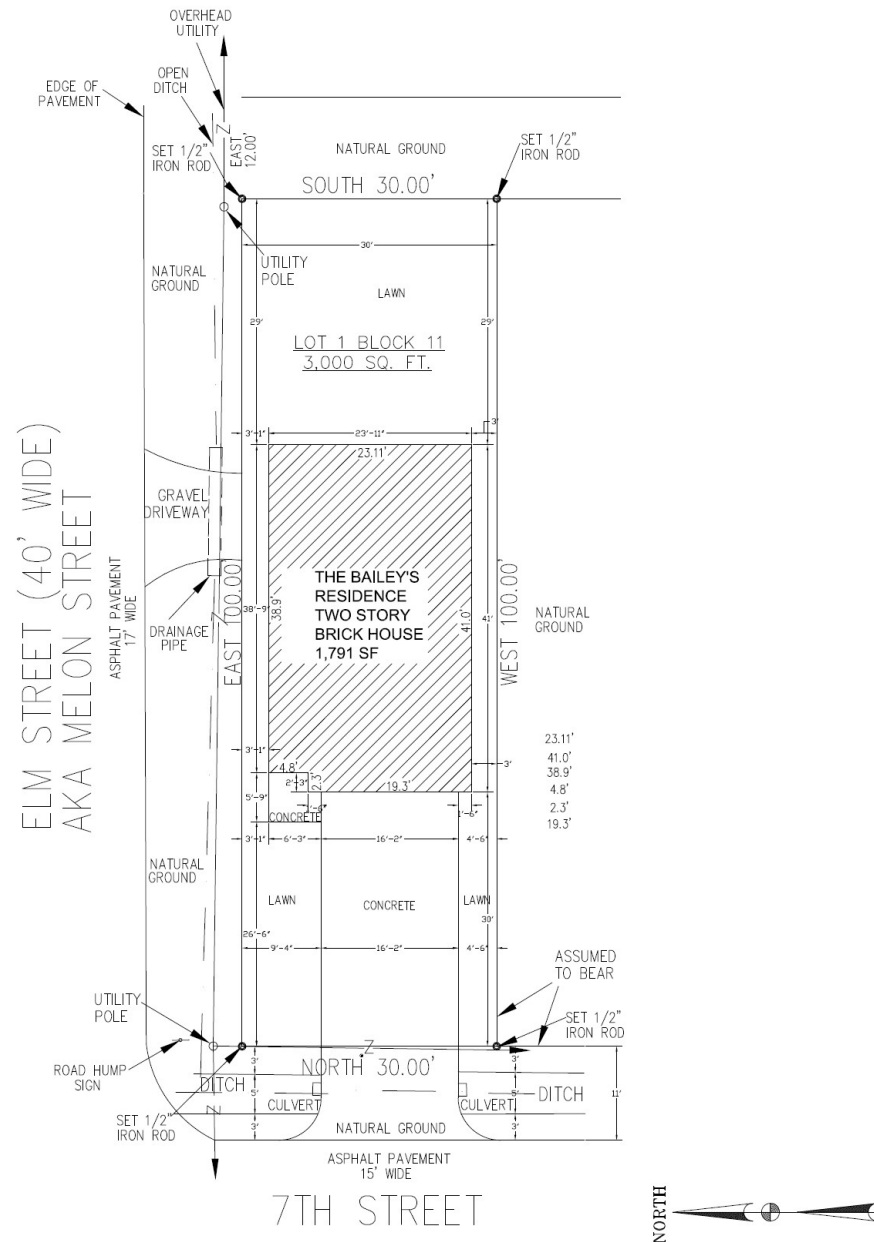


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

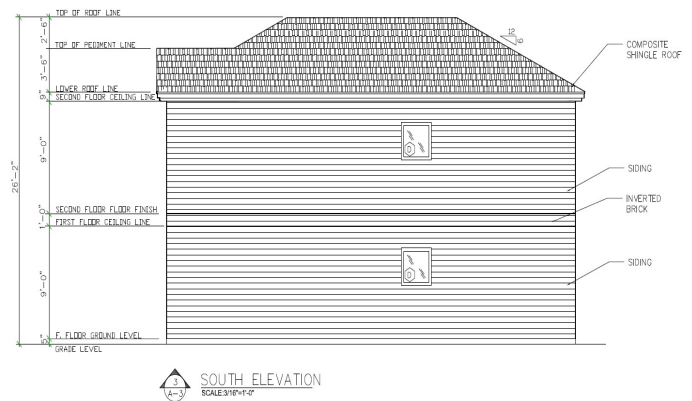
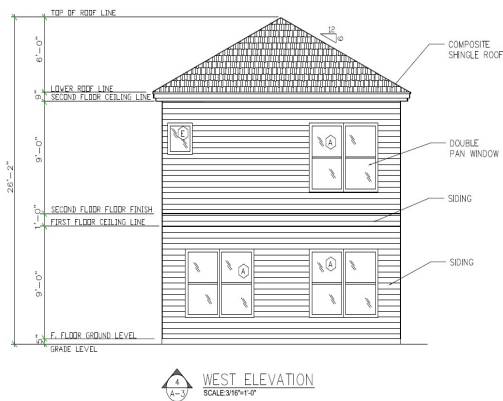
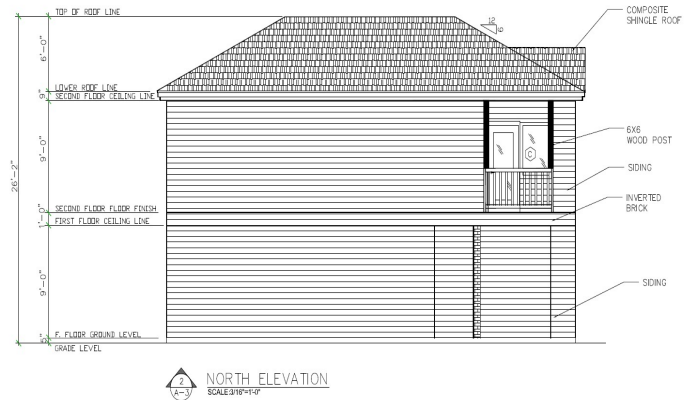
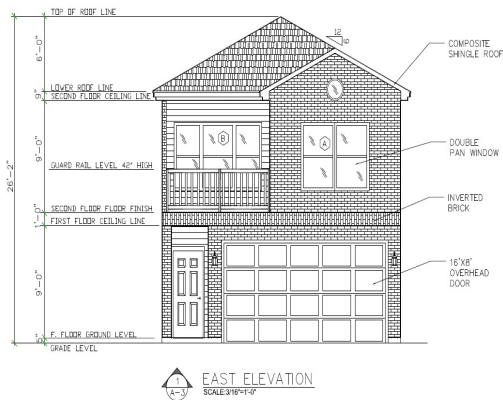


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE