

# HOUSTON PLANNING COMMISSION

## AGENDA

THURSDAY, SEPTEMBER 30, 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/2ZK3TBM](https://bit.ly/2ZK3TBM) 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](mailto: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  
Daimian Hines  
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](mailto: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](http://www.houstonplanning.com)

E-mail us at:

Planning and Development

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

Plat Tracker Home Page:

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



## PLANNING & DEVELOPMENT DEPARTMENT

[www.HoustonPlanning.com](http://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](http://www.houstonplanning.com). Call 832-393-6624 for details or email comments to: [Speakercomments.pc@houston.tx.gov](mailto: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 30, 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/2Zk3tBM>; or
- Phone: +1 936-755-1521 Conference ID: 381 643 334#

Visit website ([ftp://edrc.houstontx.gov/2021/2021-20\\_DraftAgenda.pdf](ftp://edrc.houstontx.gov/2021/2021-20_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 30, 2021 2:30 p.m.**

#### **Call to Order**

##### **Director's Report**

##### **Approval of the September 16, 2021 Planning Commission Meeting Minutes**

#### **I. Platting Activity (Subdivision and Development plats)**

- a. Consent Subdivision Plats (Arum Lee)
- b. Replats (Arum Lee)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Devin Crittle, John Cedillo, and Geoff Butler)
- d. Subdivision Plats with Variance Requests (Geoff Butler, Devin Crittle, Aracely Rodriguez, John Cedillo, Muxian Fang, Devin Crittle and John Cedillo, Tammi Williamson)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement
- g. Extensions of Approval (Martin Mares-Perez)
- h. Name Changes (Martin Mares-Perez)
- i. Certificates of Compliance (Martin Mares-Perez)
- j. Administrative
- k. Development Plats with Variance Requests (Jose Mendoza, Nick Park, Jacqueline Brown)

#### **II. Establish a public hearing date of October 28, 2021**

- a. Atwood Villas partial replat no 4
- b. Davidson Heights
- c. Forest Hill partial replat no 2
- d. Forest Place partial replat no 19
- e. Heatherloch Sec 1 partial replat no 1
- f. Lincoln Park Farms partial replat no 1
- g. MacGregors Blodgett Park Sec 3 partial replat no 3
- h. Royal Brook at Kingwood Sec 17 replat no 1
- i. Sabine Place replat no 1
- j. Westheimer Gardens partial replat no 6 and Westheimer Manor partial replat no 4
- k. Westheimer Manor partial replat no 4

#### **III. Public Hearing and Reconsideration of a Special Minimum Lot Size Block for the 500 block of Welch Street, north and south sides – SMLSB 783 (Abraham Zorrilla)**

#### **IV. Excuse the absence of Commissioners Abraham, Mares, and Rodriguez**

#### **V. Public Comment**

#### **VI. Adjournment**

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

**September 16, 2021**

Meeting held in Council Chambers, Public Level, City Hall Annex,  
with telephonic/video conference via Microsoft Teams <https://bit.ly/3BYKMQC>  
2:30 p.m.

### **CALL TO ORDER**

Chair Martha L. Stein called the meeting to order at 2:34 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Absent
David Abraham	Absent
Susan Alleman	Arrived Virtually at 3:39 p.m. after item 139
Bill Baldwin	Present
Lisa Clark	Present
Rodney Heisch	Present Virtually
Daimian S. Hines	Present
Randall L. Jones	Present Virtually
Lydia Mares	Absent
Paul R. Nelson	Absent
Linda Porras-Pirtle	Present and left at 4:27 p.m. after item 157
Kevin Robins	Absent
Ileana Rodriguez	Absent
Ian Rosenberg	Present Virtually
Megan R. Sigler	Present
Zafar Tahir	Arrived at 3:50 p.m. during item 143
Meera D. Victor	Absent
Scott Cain for Commissioner James Noack	Present Virtually and left at 5:03 p.m. before item 166
Maggie Dalton for The Honorable KP George	Present Virtually
Loyd Smith for The Honorable Lina Hidalgo	Present Virtually and left at 4:39 p.m. after item 162

### **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 in person and virtual meeting procedures. She welcomed new Commissioner Daimian S. Hines.

### **DIRECTOR'S REPORT**

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

## **APPROVAL OF THE SEPTEMBER 2, 2021 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the September 2, 2021 Planning Commission meeting minutes as amended.

Motion: **Clark**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

### **I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 128)**

Staff recommendation for item **122** was modified from Defer to Approve.

Items removed for separate consideration: **3, 9, 10, 11, 17, 18, 20, 22, 23, 25, 26, 32, 33, 47, 48, 49, 50, 51, 52, 53, 55, 63, 73, and 95.**

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: **Baldwin**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **3, 9, 10, 11, 17, 18, 20, 22, 23, 25, 26, 32, 33, 47, 48, 49, 50, 51, 52, 53, 55, 63, 73, and 95**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item **3, 9, 10, 11, 17, 18, 20, 22, 23, 25, 26, 32, 33, 47, 48, 49, 50, 51, 52, 53, 55, 63, 73, and 95**, subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Clark**

Vote: **Carried**

Abstaining: **Dalton, Heisch and Sigler**

Motion was made by Commissioner **Baldwin** and seconded by Commissioner **Clark** to approve staff recommendation to modify item **121** from Disapprove to Withdrawn. Motion carried unanimously.

### **C PUBLIC HEARINGS REQUIRING NOTIFICATION**

#### **129 Allendale Townsite Sec A**

**C3N**

**Approve**

#### **partial replat no 7 and extension**

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

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

Motion: **Porras-Pirtle**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

#### **130 Augusta Addition partial replat no 6**

**C3N**

**Approve**

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

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

Motion: **Clark**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

#### **131 Bauer Grove replat no 1**

**C3N**

**Approve**

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

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

Motion: **Porras-Pirtle**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

**132 Braeswood partial replat no 7 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**  
Speakers: Timothy Barnard and Jean Boisauain – opposed.

**133 Chevy Chase partial replat no 4 C3N 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: **Porras-Pirtle** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

**134 Croyden Gardens partial replat no 3 C3N Withdrawn**

**135 Devonshire Place partial replat no 2 C3N Defer**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Deferred the application for two weeks for further study and review.  
Motion: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**  
Speakers: Jean Bower - position not stated; Walter Hittelman, Vamsi Aribindi, Jeffrey Cully, Gail Borden and Maxine St Clair - opposed; Kristin Beck and Mary Villareal, applicant – supportive; Arva Howard, Legal Department.

**136 Foster Place partial replat no 17 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**137 Katerwood Addition partial replat no 1 and extension C3N Defer**  
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.  
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.  
Motion: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**138 Kentshire Place Sec 3 partial replat no 1 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**139 Milby House C3N 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: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**140 Plainview Second Addition partial replat no 9 C3N Defer**  
Staff recommendation: Defer the application for two weeks for further study and review.  
Commission action: Deferred the application for two weeks for further study and review.  
Motion: **Sigler** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**141 Riverside Terrace Sec 1 C3N Approve**  
**partial replat no 6**

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

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

Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
Speakers: Thomas Matejcik – position not stated; Orlando Taran, applicant – supportive.

**142 Riverside Terrace Sec 1 C3N Approve**  
**partial replat no 7**

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

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

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

**143 Thonig Tract C3N Approve**

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

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

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

**144 Townley Place partial replat no 3 C3N Approve**

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

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

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

**145 Woodland Lakes Detention Smith North C3N Approve**

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

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

Motion: **Baldwin** Second: **Alleman** Vote: **Carried** Abstaining: **Dalton and Heisch**

**146 Woodlands Village of Grogans Mill Lake C3N Approve**  
**Woodlands East Shore Sec 1 partial replat**  
**no 2 and Woodlands Lake Woodlands East**  
**Shore Sec 2 replat no 1 partial replat no 1**

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

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

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

**D VARIANCES**

Items 147 and 148 were taken together at this time.

**147 AM 2920 Reserve GP Approve**

**148 AM 2920 Reserve Sec 1 C2 Approve**

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

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

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

Motion made by Commissioner **Clark**, seconded by Commissioner **Sigler**, to recess for several minutes due to technical difficulties. Motion carried unanimously.

**149 Cygne North Main C2R Defer**  
Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.  
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.

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

**150 Elyson GP 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: **Clark** Second: **Porras-Pirtle** Vote: **Carried** Abstaining: **Dalton, Heisch and Sigler**

**151 Exeter Mesa Distribution Center C2R Defer**  
Staff recommendation: Defer the application for two weeks for further study and review.  
Commission action: Deferred the application for two weeks for further study and review.  
Motion: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

Items 152 and 153 were taken together at this time.

**152 Harris County MUD No 525 C2 Approve**  
**Wastewater Treatment Plant**

**153 Harris County MUD No 525 Water Plant C2 Approve**  
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.

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

**154 Home Depot Southwest Houston C2R Approve**  
**partial replat no 1**

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

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

**155 Homes at Providence C2R Approve**  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

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

**156 Icon M Tower C2R Defer**  
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.  
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

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



**157 Lilly and Lane Estates****C3P****Approve**

Staff recommendation: Grant the variance(s) but deny variance for east/west public street and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) but deny variance for east/west public street and approved the plat subject to the CPC 101 form conditions.

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

**158 Modena on Westcott****C2R****Approve**

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

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

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

**159 Powell Court Place****C3P****Defer**

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

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

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

Items 160 and 161 were taken together at this time.

**160 Saracen GP****GP****Defer****161 Saracen Sec 1****C2****Defer**

Staff recommendation: Defer the applications for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the applications for two weeks to give the applicant time to submit additional information.

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

**162 Springwood 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

**163 Ventura Estates****C2R****Defer**

Staff recommendation: Defer the applications for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the applications for two weeks to give the applicant time to submit additional information.

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

**164 Wise Acres 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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

## **E SPECIAL EXCEPTIONS**

### **165 Sorella Sec 2**

**C3P**

**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: **Clark**

Second: **Tahir**

Vote: **Carried**

Abstaining: **Dalton and Heisch**

## **F RECONSIDERATION OF REQUIREMENTS**

At 4:57 p.m. during item #166 the meeting was paused due to technical difficulties.

At 5:02 p.m. the meeting resumed.

Roll call was taken with the following Commissioners audible and in attendance: Commissioners Stein, Alleman, Baldwin, Clark, Dalton, Heisch, Hines, Jones, Rosenberg, Sigler, Tahir and Smith. The following Commissioners were not audible or in attendance: Commissioners Garza, Abraham, Mares, Nelson, Porras-Pirtle, Robins, Rodriguez, Victor, and Cain.

### **166 North Houston Terminal**

**C2R**

**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: **Baldwin**

Second: **Hines**

Vote: **Unanimous**

Abstaining: **None**

### **167 Post Oak Logistics Park**

**C3R**

**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: **Clark**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Joaquin Viera – position not stated.

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

## **G EXTENSIONS OF APPROVAL**

### **168 Avalon Apartments**

**EOA**

**Approve**

### **169 Bridgeland Parkland Village Sec 52**

**EOA**

**Approve**

### **170 Bridgeland Parkland Village Sec 53**

**EOA**

**Approve**

### **171 Buffalo Bayou Park Sec 6**

**EOA**

**Approve**

### **172 Cunningham Falls Trail**

**EOA**

**Approve**

**Street Dedication Sec 1**

### **173 Cunningham Falls Trail**

**EOA**

**Approve**

**Street Dedication Sec 2**

### **174 Harris County Emergency Services**

**EOA**

**Approve**

**District No 46 Vehicle Apparatus Station**

### **175 Harris County Municipal Utility District**

**EOA**

**Approve**

**No 171 Water Plant No 2**

### **176 Jubilee Sec 1**

**EOA**

**Approve**

### **177 Jubilee Sec 4**

**EOA**

**Approve**

178	Jubilee Sec 6	EOA	Approve
179	Katy Lakes Sec 4	EOA	Approve
180	Katy Lakes Sec 5	EOA	Approve
181	Newport Pointe Sec 1	EOA	Approve
182	Planet Ford Spring Truck Service Center	EOA	Approve
183	Ralston Lakes Sec 1	EOA	Approve
184	Tafolla Plaza	EOA	Approve
185	Willow Place	EOA	Approve

#### **H NAME CHANGES**

186	Farrington Place Sec 1 partial replat no 1 (prev. Farrington Place Sec 3 partial replat no 1)	NC	Approve
187	Sorella GP (prev. Sorrella GP)	NC	Approve

#### **I CERTIFICATES OF COMPLIANCE**

188	25455 Needham Road	COC	Approve
-----	--------------------	-----	---------

Staff recommendation: Approve staff's recommendation for items 168-188.

Commission action: Approved staff's recommendation for items 168-188.

Motion: **Baldwin** Second: **Jones** Vote: **Carried** Abstaining: **Dalton 187, Heisch 175 and 187, and Sigler 169, 170, 176, 177 and 178**

#### **J ADMINISTRATIVE NONE**

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

189	6626 Couch Street	DPV	Approve
-----	-------------------	-----	---------

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 0' building line instead of the ordinance required 10' building line on Melon Street and to only dedicate 3' instead of 5' along Melon.

Commission action: Granted the variance(s) and approved the development plat to allow a 0' building line instead of the ordinance required 10' building line on Melon Street and to only dedicate 3' instead of 5' along Melon.

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

#### **II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 14, 2021**

- a. Carverdale Sec 7 partial replat no 2
- b. Croyden Gardens partial replat no 3
- c. Discovery Palms replat no 1
- d. Foster Place partial replat no 20
- e. Laird partial replat no 1 and extension
- f. Magnolia Park partial replat no 7
- g. Neuen Manor partial replat no 22
- h. Newhaven Place partial replat no 2
- i. Spring Branch Estates no 2 partial replat no 13
- j. Tanglewood Sec 9 partial replat no 1

Staff recommendation: Establish a public hearing date of October 14, 2021 for item III a-j.

Commission action: Established a public hearing date of October 14, 2021 for item III a-j.

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

**III. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 14, 2021 FOR A MEDICAL CENTER INN LOCATED AT 3622 OLD SPANISH TRAIL**

Staff recommendation: Established a public hearing date of October 14, 2021 for a Medical Center Inn Located at 3622 Old Spanish Trail.

Commission action: Established a public hearing date of October 14, 2021 for a Medical Center Inn Located at 3622 Old Spanish Trail.

Motion: **Baldwin**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

**IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 400 BLOCK OF WEST 21ST STREET, NORTH AND SOUTH SIDES – SMLSB 785**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block for the 400 block of West 21st street, north and south sides – SMLSB 785, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block for the 400 block of West 21st street, north and south sides – SMLSB 785, and forwarded to City Council.

Motion: **Clark**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Stephanie Pretorius, applicant and Ms. VanDusen – supportive; Mr. Kierea – opposed.

**V. PUBLIC COMMENT**

**VI. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:43 p.m.

Motion: **Clark**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

---

**Martha L. Stein, Chair**

---

**Margaret Wallace Brown, Secretary**

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Allendale Townsite Sec A partial replat no 7 and extension	C3F	
2	Augusta Addition partial replat no 6	C3F	
3	Bauer Grove replat no 1	C3F	
4	Bear Creek Retail Center GP	GP	
5	Bear Creek Retail Sec 1	C2	
6	Big League Storage Reserve	C2	DEF1
7	Border Street Business Park	C2	DEF1
8	Breckenridge Park West Sec 3	C3P	
9	Bridge Creek Sec 8	C3F	
10	Bridge Creek Sec 9	C3F	
11	Bridgeland Creekland Village Sec 5	C3F	
12	Bridgeland Creekland Village Sec 6	C3F	
13	Bridgeland Creekland Village Sec 7	C3P	
14	Bridgeland Creekland Village Sec 8	C3P	
15	Bridgeland Parkland Village Sec 58	C3P	
16	Bridgeland Peek Road Street Dedication Sec 4	SP	
17	Camden Woodmill Creek	C2	
18	Champions Oak Sec 3	C3P	
19	City of Houston Mesa Road Lift Station	C2	DEF2
20	Clark Road Green	C3F	
21	Cypress Green Sec 4	C3P	
22	Cypress Green Sec 7	C3F	
23	Decker Farms Sec 2	C3P	DEF1
24	East End on the Bayou Sec 4 partial replat no 2	C3F	
25	Flagstone Sec 2	C3P	DEF1
26	Fuqua Addition	C3F	
27	Haight Manor	C2	
28	Harris County MUD no 49 Water Plant no 2	C2	
29	Hub at Witte Road	C2	
30	Huffman Eastgate Place	C2	
31	Joshua Plaza	C2	
32	Jubilee Sec 5	C3F	
33	Lakes at Creekside Sec 13	C3P	
34	Liberty Gardens Sec 1 partial replat no 1	C3F	
35	Lien Hoa Temple	C3F	
36	Life Style	C3P	DEF1
37	London House	C2	DEF1
38	Lone Star Logistics Park	C2	DEF1
39	Ly Liquor on Navigation	C2	DEF1
40	Monarca Plaza	C2	
41	Northgrove Sec 18	C3P	
42	Oakwood GP	GP	

**Platting Summary****Houston Planning Commission****PC Date: September 30, 2021**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Oakwood Sec 1	C3P	
44	Olympia Falls Sec 3	C3F	DEF1
45	Post Oak Logistics Park	C3F	
46	Residences at Darling	C2	
47	Riverside Terrace Sec 1 partial replat no 6	C3F	
48	Riverside Terrace Sec 1 partial replat no 7	C3F	
49	Shade Tree Commercial	C2	
50	Somerset Green Sec 9	C3F	
51	Sorella Sec 3	C3P	DEF1
52	Sorella Sec 4	C3P	DEF1
53	Stockdick Road Street Dedication Sec 5	SP	
54	Stockdick School Fire Station	C2	DEF1
55	Stone Lake partial replat no 2	C3F	
56	Sunterra Sec 37	C3P	
57	Sunterra Sec 38	C3P	
58	Sunterra Sec 39	C3P	
59	Sunterra Sec 41	C3P	
60	Telge Ranch North GP	GP	DEF1
61	Telge Ranch North Sec 1	C3P	DEF1
62	Thonig Tract	C3F	
63	Tinera Terrace	C3F	
64	Towne Lake Sec 63	C3P	DEF2
65	Townley Place partial replat no 3	C3F	
66	Villas at Marina	C2	
67	West Bellfort Water Plant	C2	
68	White Oak Landing	C2	DEF2
69	Wirt Medical Plaza	C2	

**B-Replats**

70	Alani Homes at Angus Street	C2R	
71	Alani Homes at Ethel Street	C2R	
72	Alexander Lyos Property	C2R	
73	Anderson Ville	C3R	DEF1
74	Boundary Heights Estates	C2R	DEF2
75	Brinkley Street Luxury Homes	C2R	DEF1
76	Central Gardens Vista	C2R	
77	Central Rodriguez Plaza	C2R	
78	Channelview ISD DeZavala Elementary School	C2R	
79	Cuevas Plaza	C2R	
80	Dickson Garden	C2R	
81	Drillsoft	C2R	DEF1
82	East Side Landing	C2R	
83	Eigel Heights	C2R	
84	Emma Lou Crossing	C2R	

**Platting Summary****Houston Planning Commission****PC Date: September 30, 2021**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Engelmohr Heights	C2R	
86	Estates at West Twenty Fifth Street	C2R	
87	Estates of Laura Koppe	C2R	
88	Excelsior Gardens partial replat no 1	C2R	
89	Garden Oaks Central Development replat no 1	C2R	
90	Griffin Landing	C2R	
91	Harvard Street Heights	C2R	
92	Hezekiah Luxury Homes	C2R	
93	Home Owned Estates Sec 1 partial replat no 4	C2R	
94	Independence Grove partial replat no 4	C2R	
95	Johnston Springs	C2R	
96	Judiway Patio Homes	C2R	DEF1
97	Khawaja Court	C2R	
98	Lanewood Court	C2R	
99	Legend Estates at Clover	C2R	
100	Liverpool Court	C2R	
101	Magnolia Oaks	C3R	
102	Mainer Villas	C2R	
103	Montrose Collective Southwest	C2R	DEF2
104	New Mobile	C2R	DEF2
105	Noble Landing	C2R	
106	Pacheco Estates	C2R	
107	Park Place Longmont	C2R	
108	Park Row Terrace	C3R	DEF1
109	Providence Landing	C2R	
110	Rock Fin Countertops Inc	C2R	DEF1
111	Rosarios Estate	C2R	DEF1
112	Sandra Court	C2R	
113	Second Urban	C2R	DEF1
114	Serenity Grove at Beall	C2R	
115	Shady Villa Grove	C2R	
116	Shamshear Park Plaza	C2R	DEF1
117	Stevens Terrace	C2R	
118	Tuskegee Estate	C3R	
119	UG Old Hardy	C2R	
120	Unify Investments LLC	C2R	
121	Villa Greens GP	GP	DEF2
122	Villas on Ferguson	C2R	
123	Woodcrest Villas	C2R	DEF1
124	Zarya Shuman	C2R	DEF1

**C-Public Hearings Requiring Notification**

125	Acre Villa of Park Place partial replat no 3	C3N	
126	Anita Landing	C3N	

**Platting Summary****Houston Planning Commission****PC Date: September 30, 2021**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
127	Charnwood Sec 3 partial replat no 1	C3N	
128	Chevy Chase partial replat no 4	C3N	DEF1
129	Devonshire Place partial replat no 2	C3N	DEF1
130	Foster Place partial replat no 18	C3N	
131	Houstons Skyscraper Shadows Sec 1 partial replat no 4	C3N	
132	Katerwood Addition partial replat no 1 and extension	C3N	DEF1
133	Kingwood Cove GP	C3N	
134	Kingwood Cove Sec 1	C3N	
135	Milby House	C3N	DEF2
136	Plainview Second Addition partial replat no 9	C3N	DEF1
137	South Park Sec 4 partial replat no 1	C3N	

**D-Variances**

138	CRH Business Park	C2	
139	Cygne North Main	C2R	DEF1
140	Elyson GP	GP	DEF2
141	Estates de Sanchez	C2R	
142	Exeter Mesa Distribution Center	C2R	DEF1
143	Fairfield Waugh	C2R	
144	Icon M Tower	C2R	DEF1
145	Ley Road Logistics Center	C2R	
146	Mai Dao Estates	C2R	
147	Powell Court Place	C3P	DEF2
148	Ramirez Estates GP	GP	
149	Ramirez Estates Sec 1	C2	
150	Rose Bui Place replat no 1 and extension	C2R	
151	Saracen GP	GP	DEF1
152	Saracen Sec 1	C2	DEF1
153	Tomball ISD Juergen Road Educational Campus	C3P	
154	Ventura Estates	C2R	DEF1
155	West Oaks Business Park GP	GP	

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

None

**G-Extensions of Approval**

156	Becker Storage	EOA	
157	Central Park partial replat no 4	EOA	
158	Katy Legacy Sec 1	EOA	



**Platting Summary****Houston Planning Commission****PC Date: September 30, 2021**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
159	Marvida Terrace Drive Street Dedication Sec 2	EOA	
160	Marvida Terrace Drive Street Dedication Sec 3	EOA	
161	North Bridgeland Lake Parkway Street Dedication Sec 7	EOA	
162	Reserve at FM 529	EOA	
163	Terravista Lakes Reserves Sec 1	EOA	
164	Westgreen Boulevard Street Dedication and Reserves	EOA	

**H-Name Changes**

None

**I-Certification of Compliance**

None

**J-Administrative**

None

**K-Development Plats with Variance Requests**

165	3131 Gulf Freeway	DPV
166	3617 Olympia Street	DPV
167	7834 Willow Street	DPV

**Platting Summary****Houston Planning Commission****PC Date: September 30, 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

**A-Consent**

1	Allendale Townsite Sec A partial replat no 7 and extension	2021-2286	C3F	Harris	City	535M	65.49	65.49	0	Flint Hills Resources	Windrose
2	Augusta Addition partial replat no 6	2021-2254	C3F	Harris	City	494F	0.11	0.00	2	New Era Development	New Era Development
3	Bauer Grove replat no 1	2021-2227	C3F	Harris	City	450U	0.82	0.01	22	Legion Builders	Total Surveyors, Inc.
4	Bear Creek Retail Center GP	2021-2251	GP	Harris	ETJ	446G	59.77	0.00	0	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
5	Bear Creek Retail Sec 1	2021-2252	C2	Harris	ETJ	446G	13.90	13.90	0	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
6	Big League Storage Reserve (DEF1)	2021-2092	C2	Montgomery	ETJ	249N	3.05	3.05	0	Four Points E&S, LLC.	Four Points E&S, LLC.
7	Border Street Business Park (DEF1)	2021-2152	C2	Harris	ETJ	292Q	5.15	5.15	0	RAC Border Street LLC	Hovis Surveying Company Inc.
8	Breckenridge Park West Sec 3	2021-2188	C3P	Harris	ETJ	293Y	6.71	0.03	44	Woodmere Development Co., LTD	Vogler & Spencer Engineering, Inc.
9	Bridge Creek Sec 8	2021-2241	C3F	Harris	ETJ	406A	10.27	2.30	39	WLH Communities-Texas LLC	Jones Carter - Woodlands Office
10	Bridge Creek Sec 9	2021-2243	C3F	Harris	ETJ	405D	13.35	2.95	55	WLH Communities-Texas LLC	Jones Carter - Woodlands Office
11	Bridgeland Creekland Village Sec 5	2021-2206	C3F	Harris	ETJ	365B	10.73	1.44	72	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
12	Bridgeland Creekland Village Sec 6	2021-2208	C3F	Harris	ETJ	365G	18.97	1.96	96	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
13	Bridgeland Creekland Village Sec 7	2021-2280	C3P	Harris	ETJ	365G	22.04	3.07	80	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
14	Bridgeland Creekland Village Sec 8	2021-2283	C3P	Harris	ETJ	365F	26.30	1.57	108	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
15	Bridgeland Parkland Village Sec 58	2021-2263	C3P	Harris	ETJ	365Z	5.96	0.29	25	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.
16	Bridgeland Peek Road Street Dedication Sec 4	2021-2242	SP	Harris	ETJ	365K	5.51	0.00	0	Bridgeland Development, LP	McKim & Creed, Inc.
17	Camden Woodmill Creek	2021-2212	C2	Montgomery	ETJ	251U	14.63	14.63	0	Camden Property Trust	BGE, Inc.
18	Champions Oak Sec 3	2021-2278	C3P	Harris	ETJ	370M	10.52	0.12	54	Woodmere Development Co., LTD.	IDS Engineering Group
19	City of Houston Mesa Road Lift Station (DEF2)	2021-1859	C2	Harris	City	455Z	0.22	0.22	0	Stantec Consulting Services, Inc.	Bury
20	Clark Road Green	2021-2226	C3F	Harris	City	453B	1.48	0.06	25	Stoneworks, LLC	Total Surveyors, Inc.
21	Cypress Green Sec 4	2021-2255	C3P	Harris	ETJ	285U	14.43	1.22	57	LT Cypress Green 634, LLC	Jones Carter - Woodlands Office

**Platting Summary****Houston Planning Commission****PC Date: September 30, 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
22	Cypress Green Sec 7	2021-2256	C3F	Harris	ETJ	285V	10.97	0.79	56	LT Cypress Green 634, LLC	Jones Carter - Woodlands Office
23	Decker Farms Sec 2 (DEF1)	2021-2115	C3P	Montgomery	ETJ	247Y	55.04	30.04	141	Pulte Homes of Texas, L.P.	Pape-Dawson Engineers
24	East End on the Bayou Sec 4 partial replat no 2	2021-2156	C3F	Harris	City	494J	0.23	0.00	4	EEOB Section 4, LP & Dorado Homes, LLC	Vernon G. Henry & Associates, Inc.
25	Flagstone Sec 2 (DEF1)	2021-2146	C3P	Harris	ETJ	334K	21.30	2.44	113	Humble Joint Venture 1, LLC	Meta Planning + Design LLC
26	Fuqua Addition	2021-2082	C3F	Harris	City	572T	1.35	1.35	0	Overland Group	John Cowan and Associates
27	Haight Manor	2021-2232	C2	Harris	City	455P	0.21	0.00	2	New Era Development	New Era Development
28	Harris County MUD no 49 Water Plant no 2	2021-2275	C2	Harris	ETJ	376X	2.05	2.05	0	Harris County Municipal Utility District No 49	Benchmark Engineering Corporation
29	Hub at Witte Road	2021-2220	C2	Harris	City	450W	1.43	1.43	0	Sandlot Engineering	Windrose
30	Huffman Eastgate Place	2021-2150	C2	Harris	ETJ	339H	5.00	0.00	1	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
31	Joshua Plaza	2021-2229	C2	Harris	City	455T	0.18	0.00	2	New Era Development	New Era Development
32	Jubilee Sec 5	2021-2204	C3F	Harris	ETJ	324K	11.16	0.16	58	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
33	Lakes at Creekside Sec 13	2021-2191	C3P	Harris	ETJ	249Z	27.80	6.72	101	Toll Brothers	LJA Engineering, Inc.- (Houston Office)
34	Liberty Gardens Sec 1 partial replat no 1	2021-2240	C3F	Harris	City	454Z	0.23	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
35	Lien Hoa Temple	2021-2211	C3F	Harris	ETJ	528F	9.51	9.22	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
36	Life Style (DEF1)	2021-1826	C3P	Harris	City	455G	8.85	1.37	100	ALIANA CORPORATION LLC	Aliana Corporation LLC
37	London House (DEF1)	2021-2183	C2	Harris	City	492Q	0.34	0.34	0	Brooks & Sparks, Inc	West Belt Surveying, Inc.
38	Lone Star Logistics Park (DEF1)	2021-2100	C2	Harris	City	573A	95.41	95.41	0	Hines	Windrose
39	Ly Liquor on Navigation (DEF1)	2021-2085	C2	Harris	City	494P	0.10	0.10	0	CSF Consulting LP	CSF Consulting LP
40	Monarca Plaza	2021-2172	C2	Harris	ETJ	444D	5.00	5.00	0	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC
41	Northgrove Sec 18	2021-2217	C3P	Montgomery	ETJ	249L	29.77	12.06	75	Toll Houston Tx, LLC	Costello, Inc.
42	Oakwood GP	2021-2253	GP	Harris	ETJ	286M	110.60	0.00	0	Tejas Engineering Management LLC	Meta Planning + Design LLC
43	Oakwood Sec 1	2021-2257	C3P	Harris	ETJ	286M	41.20	14.24	143	Tejas Engineering Management LLC	Meta Planning + Design LLC
44	Olympia Falls Sec 3 (DEF1)	2021-2119	C3F	Fort Bend	ETJ	610R	19.66	0.77	105	KB Home Lone Star INC	LJA Engineering, Inc.- (Houston Office)
45	Post Oak Logistics Park	2021-2284	C3F	Harris	City	571G	43.00	41.71	0	WGA Consulting Engineers	Windrose
46	Residences at Darling	2021-2062	C2	Harris	City	492C	0.34	0.00	6	Aspen Grey Homes	Windrose
47	Riverside Terrace Sec 1 partial replat no 6	2021-2197	C3F	Harris	City	493X	0.27	0.26	0	Teran Group	Teran Group LLC
48	Riverside Terrace Sec 1 partial replat no 7	2021-2200	C3F	Harris	City	493X	0.23	0.22	0	Teran Group	Teran Group LLC

**Platting Summary****Houston Planning Commission****PC Date: September 30, 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
49	Shade Tree Commercial	2021-2250	C2	Harris	ETJ	249S	3.22	3.22	0	Trademark LTD, LLC	C & C Surveying, Inc
50	Somerset Green Sec 9	2021-2216	C3F	Harris	City	492A	4.59	0.51	43	Development Houston In Town LP	BGE, Inc.
51	Sorella Sec 3 (DEF1)	2021-2175	C3P	Harris	ETJ	286N	14.20	1.52	73	JDS / M/I Homes	Meta Planning + Design LLC
52	Sorella Sec 4 (DEF1)	2021-2177	C3P	Harris	ETJ	286N	17.60	3.29	65	JDS / M/I Homes	Meta Planning + Design LLC
53	Stockdick Road Street Dedication Sec 5	2021-2282	SP	Waller	ETJ	443D	3.80	0.00	0	Katy 1039 Ltd.	Jones   Carter
54	Stockdick School Fire Station (DEF1)	2021-2083	C2	Harris	ETJ	444D	2.15	2.15	0	S&G Engineering Consultants, LLC	South Texas Surveying Associates, Inc.
55	Stone Lake partial replat no 2	2021-2285	C3F	Harris	ETJ	286T	2.33	0.00	1	Stone Lake Subdivision HOA	Windrose
56	Sunterra Sec 37	2021-2247	C3P	Harris	ETJ	444A	19.38	1.14	84	Katy 1093, LTD	Jones   Carter
57	Sunterra Sec 38	2021-2258	C3P	Harris	ETJ	444A	26.86	4.22	114	Katy 1093, LTD	Jones   Carter
58	Sunterra Sec 39	2021-2248	C3P	Harris	ETJ	444A	23.42	1.42	104	Katy 1093, LTD	Jones   Carter
59	Sunterra Sec 41	2021-2249	C3P	Harris	ETJ	404W	8.90	0.71	42	Katy 1093, LTD	Jones   Carter
60	Telge Ranch North GP (DEF1)	2021-2107	GP	Harris	ETJ	327M	15.34	0.00	0	Woodmere Development Co., LTD.	IDS Engineering Group
61	Telge Ranch North Sec 1 (DEF1)	2021-2072	C3P	Harris	ETJ	327M	9.87	0.28	51	Woodmere Development Co., LTD.	IDS Engineering Group
62	Thonig Tract	2021-2262	C3F	Harris	City	451T	0.20	0.00	4	F6BE00, LP	Bowden Survey
63	Tinera Terrace	2021-2264	C3F	Harris	City	412X	1.95	0.22	29	James Thibodeaux	CGES Bailey Planning
64	Towne Lake Sec 63 (DEF2)	2021-2023	C3P	Harris	ETJ	367N	13.13	3.10	79	C.W. SCOA West, L.P., a Texas Limited Partnership	EHRA
65	Townley Place partial replat no 3	2021-2291	C3F	Harris	City	455B	1.21	1.21	0	Mosswood Business, LLC	Hovis Surveying Company Inc.
66	Villas at Marina	2021-2236	C2	Harris	City	492H	0.12	0.00	3	Marina Villas	RED CONSULTANTS
67	West Bellfort Water Plant	2021-2215	C2	Fort Bend	ETJ	527X	0.91	0.91	0	Fort Bend County Fresh Water Supply District No. 2	Texas Engineering And Mapping Company
68	White Oak Landing (DEF2)	2021-2032	C2	Harris	City	411Z	0.41	0.00	2	Matthews Investments Southwest Inc	Owens Management Systems, LLC
69	Wirt Medical Plaza	2021-2104	C2	Harris	City	451X	0.44	0.44	0	NEUMED	RSG Engineering

**B-Replats**

70	Alani Homes at Angus Street	2021-2209	C2R	Harris	City	455P	0.09	0.00	2	Commander Enterprises, Inc.	HRS and Associates, LLC
71	Alani Homes at Ethel Street	2021-2210	C2R	Harris	City	455P	0.14	0.00	3	Commander Enterprises, Inc.	HRS and Associates, LLC
72	Alexander Lyos Property	2021-2201	C2R	Harris	City	494G	0.11	0.00	2	Teran Group	Teran Group LLC
73	Anderson Ville (DEF1)	2021-1924	C3R	Harris	ETJ	572T	9.03	1.00	78	J. Morales Inc.	J. Morales

**Platting Summary****Houston Planning Commission****PC Date: September 30, 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
74	Boundary Heights Estates (DEF2)	2021-1977	C2R	Harris	City	493C	0.31	0.00	4	New Era Development	New Era Development
75	Brinkley Street Luxury Homes (DEF1)	2021-2094	C2R	Harris	City	533Y	0.23	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
76	Central Gardens Vista	2021-2222	C2R	Harris	City	451P	0.27	0.00	5	Createch Solutions	replats.com
77	Central Rodriguez Plaza	2021-2233	C2R	Harris	City	494V	0.11	0.00	2	New Era Development	New Era Development
78	Channelview ISD DeZavala Elementary School	2021-2148	C2R	Harris	ETJ	498G	7.67	7.67	0	CHANNELVIEW INDEPENDENT SCHOOL DISTRICT	Pacheco Koch Consulting Engineers, Inc.
79	Cuevas Plaza	2021-2230	C2R	Harris	City	533T	0.14	0.00	2	New Era Development	New Era Development
80	Dickson Garden	2021-2270	C2R	Harris	City	492M	0.11	0.00	2	Mazzarino Construction & Development	Veronica Little
81	Drillsoft (DEF1)	2021-2065	C2R	Harris	ETJ	369L	0.92	0.83	0	Drillsoft	Windrose
82	East Side Landing	2021-2228	C2R	Harris	City	493C	0.47	0.00	8	Disama Development	Total Surveyors, Inc.
83	Eigel Heights	2021-2279	C2R	Harris	City	492H	0.11	0.00	2	N/A	The Interfield Group
84	Emma Lou Crossing	2021-2154	C2R	Harris	City	412W	0.24	0.00	4	DOSIS Investment LLC	PLS CONSTRUCTION LAYOUT, INC
85	Engelmohr Heights	2021-2296	C2R	Harris	City	532R	0.72	0.03	17	Interfield, Inc.	The Interfield Group
86	Estates at West Twenty Fifth Street	2021-2134	C2R	Harris	City	452T	0.25	0.00	5	REH HOME DEVELOPER INC	PLS CONSTRUCTION LAYOUT, INC
87	Estates of Laura Koppe	2021-2143	C2R	Harris	City	454H	0.17	0.00	2	Nava Construction	PLS CONSTRUCTION LAYOUT, INC
88	Excelsior Gardens partial replat no 1	2021-2238	C2R	Harris	ETJ	373Y	0.50	0.00	1	King Fuels, Inc.	Century Engineering, Inc
89	Garden Oaks Central Development replat no 1	2021-2207	C2R	Harris	City	452Q	2.87	2.87	0	REVIVE	South Texas Surveying Associates, Inc.
90	Griffin Landing	2021-2225	C2R	Harris	City	453V	0.17	0.00	4	RR & J Company, LLC	Total Surveyors, Inc.
91	Harvard Street Heights	2021-2245	C2R	Harris	City	453N	0.14	0.00	3	Rezcom	PLS CONSTRUCTION LAYOUT, INC
92	Hezekiah Luxury Homes	2021-2189	C2R	Harris	City	412S	0.12	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
93	Home Owned Estates Sec 1 partial replat no 4	2021-2259	C2R	Harris	City	497F	0.73	0.00	6	Green Valley Construction, LLC	The Interfield Group
94	Independence Grove partial replat no 4	2021-2234	C2R	Harris	ETJ	370C	0.87	0.87	0	DOAN & ASSOCIATES, LLC	Century Engineering, Inc
95	Johnston Springs	2021-2288	C2R	Harris	City	453K	0.32	0.00	5	MK Rental Property Investors, LLC	Owens Management Systems, LLC
96	Judiway Patio Homes (DEF1)	2021-2074	C2R	Harris	City	452Q	0.23	0.00	4	SAND CASTLE HOMES, INC.	MOMENTUM ENGINEERING
97	Khawaja Court	2021-2195	C2R	Harris	City	492G	0.12	0.00	2	Mamoon Khawaja	South Texas Surveying Associates, Inc.
98	Lanewood Court	2021-2261	C2R	Harris	City	454H	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
99	Legend Estates at Clover	2021-2231	C2R	Harris	City	533Z	0.11	0.00	2	New Era Development	New Era Development

**Platting Summary****Houston Planning Commission****PC Date: September 30, 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
100	Liverpool Court	2021-2213	C2R	Harris	City	533R	0.23	0.00	4	Mckinley Home Builders	South Texas Surveying Associates, Inc.
101	Magnolia Oaks	2021-2061	C3R	Harris	ETJ	414H	2.04	0.23	17	CADNIQUES DESIGNS, LLC	Cadniques Designs, LLC
102	Mainer Villas	2021-2269	C2R	Harris	City	533Q	0.11	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
103	Montrose Collective Southwest (DEF2)	2021-2052	C2R	Harris	City	493S	0.35	0.35	0	Radom Capital	Windrose
104	New Mobile (DEF2)	2021-2008	C2R	Harris	City	497F	0.90	0.90	0	The Law Offices of Luis Garcia	Civil-Surv Land Surveying, L.C.
105	Noble Landing	2021-2273	C2R	Harris	City	494A	0.11	0.00	2	1 AH Investments, LLC	Total Surveyors, Inc.
106	Pacheco Estates	2021-2218	C2R	Harris	ETJ	416M	2.80	2.80	0	Surv-Tex Surveying	Surv-Tex surveying Inc.
107	Park Place Longmont	2021-2187	C2R	Harris	City	491Q	0.28	0.28	0	Park Place Longmont LLC	Survey 1, Inc.
108	Park Row Terrace (DEF1)	2021-1905	C3R	Harris	City	447X	5.83	1.55	65	Kimley-Horn	Windrose
109	Providence Landing	2021-2223	C2R	Harris	City	494E	0.11	0.00	2	Sagecap, Inc.	Total Surveyors, Inc.
110	Rock Fin Countertops Inc (DEF1)	2021-2073	C2R	Harris	City	450C	4.53	4.53	0	CAS Consultants, LLC	CAS Consultants, LLC
111	Rosarios Estate (DEF1)	2021-2165	C2R	Harris	City	570M	0.61	0.61	0	New Era Development	New Era Development
112	Sandra Court	2021-2244	C2R	Harris	City	454Q	0.78	0.20	8	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
113	Second Urban (DEF1)	2021-2069	C2R	Harris	City	494P	0.11	0.00	2	IDB Collaborative	IDB Collaborative
114	Serenity Grove at Beall	2021-2202	C2R	Harris	City	452C	0.46	0.01	8	Septunum, LLC	ICMC GROUP INC
115	Shady Villa Grove	2021-2224	C2R	Harris	City	451X	0.44	0.00	4	Mazzarino Construction	Total Surveyors, Inc.
116	Shamshear Park Plaza (DEF1)	2021-2056	C2R	Harris	ETJ	331E	2.09	2.09	0	TREVINO ENGINEERING	Survey Solutions of Texas
117	Stevens Terrace	2021-2267	C2R	Harris	City	494E	0.08	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
118	Tuskegee Estate	2021-2193	C3R	Harris	City	452B	0.96	0.03	13	Zoom Homes, LLC	Pioneer Engineering, LLC
119	UG Old Hardy	2021-2196	C2R	Harris	City	493M	1.76	1.76	0	Urban Genesis	Civil-Surv Land Surveying, L.C.
120	Unify Investments LLC	2021-2199	C2R	Harris	City	453G	0.97	0.97	0	Unify Investments LLC	Hovis Surveying Company Inc.
121	Villa Greens GP (DEF2)	2021-2005	GP	Harris	City	372F	26.50	0.00	0	Academy Development	EHRA
122	Villas on Ferguson	2021-2292	C2R	Harris	City	412P	0.17	0.00	3	Wan Properties LLC	CE Engineers & Development Consultants, INC
123	Woodcrest Villas (DEF1)	2021-2113	C2R	Harris	City	452L	0.28	0.00	7	Stoneworks, LLC	Total Surveyors, Inc.
124	Zarya Shuman (DEF1)	2021-1979	C2R	Harris	City	494B	0.34	0.34	0	Marina Villas	RED CONSULTANTS

**C-Public Hearings Requiring Notification**

**Platting Summary****Houston Planning Commission****PC Date: September 30, 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
125	Acre Villa of Park Place partial replat no 3	2021-1945	C3N	Harris	City	535K	0.29	0.00	2	The Jean McKinley Company, Inc.	Jean McKinley Company
126	Anita Landing	2021-2027	C3N	Harris	City	493Y	0.11	0.00	3	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
127	Charnwood Sec 3 partial replat no 1	2021-1681	C3N	Harris	City	490R	0.65	0.00	1	Masterson	South Texas Surveying Associates, Inc.
128	Chevy Chase partial replat no 4 (DEF1)	2021-1690	C3N	Harris	City	492Y	0.36	0.36	0	Houston Bissonnet Shepherd, LLC	Vernon G. Henry & Associates, Inc.
129	Devonshire Place partial replat no 2 (DEF1)	2021-1904	C3N	Harris	City	533E	0.33	0.00	8	Beckoetter Realty Group LLC	The Interfield Group
130	Foster Place partial replat no 18	2021-1697	C3N	Harris	City	533Q	0.12	0.00	2	AIRE T3 Group, LLC	South Texas Surveying Associates, Inc.
131	Houstons Skyscraper Shadows Sec 1 partial replat no 4	2021-1778	C3N	Harris	City	575P	0.46	0.00	2	The Best Quality Homes	Tetra Surveys
132	Katerwood Addition partial replat no 1 and extension (DEF1)	2021-1571	C3N	Harris	City	535T	0.45	0.00	2	None	Tetra Surveys
133	Kingwood Cove GP	2021-1711	C3N	Harris	City	336E	129.43	0.00	0	Kingwood Flog Properties, LLC, a Wyoming limited liability company	Landpoint
134	Kingwood Cove Sec 1	2021-1712	C3N	Harris	City	336E	80.86	25.67	58	Kingwood Flog Properties, LLC, a Wyoming limited liability company	Landpoint
135	Milby House (DEF2)	2021-1656	C3N	Harris	City	494S	2.87	2.87	0	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
136	Plainview Second Addition partial replat no 9 (DEF1)	2021-1652	C3N	Harris	City	492V	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
137	South Park Sec 4 partial replat no 1	2021-1782	C3N	Harris	City	534S	0.93	0.09	6	M LANZA	Century Engineering, Inc

**D-Variances**

138	CRH Business Park	2021-2185	C2	Harris	ETJ	327E	49.33	49.33	0	CRH Business Park, LLC	Civil-Surv Land Surveying, L.C.
139	Cygne North Main (DEF1)	2021-2110	C2R	Harris	City	493H	1.33	1.33	0	ALJ Lindsey	Windrose
140	Elyson GP (DEF2)	2021-2036	GP	Harris	ETJ	405N	3563.50	0.00	0	NASH FM 529 LLC	Meta Planning + Design LLC
141	Estates de Sanchez	2021-1935	C2R	Harris	City	576Q	0.18	0.00	1	Action Surveying	Action Surveying
142	Exeter Mesa Distribution Center (DEF1)	2021-2108	C2R	Harris	City	455L	29.15	29.15	0	Kimley-Horn	Windrose
143	Fairfield Waugh	2021-2271	C2R	Harris	City	492R	1.46	1.45	0	Fairfield Realty	BGE, Inc.



**Platting Summary****Houston Planning Commission****PC Date: September 30, 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
144	Icon M Tower (DEF1)	2021-1916	C2R	Harris	City	493N	0.46	0.46	0	Supo Corporation	CE Engineers & Development Consultants, INC
145	Ley Road Logistics Center	2021-2070	C2R	Harris	City	455M	35.75	35.75	0	Ward, Getz & Associates, L.P.	Windrose
146	Mai Dao Estates	2021-2274	C2R	Harris	ETJ	371L	4.70	0.00	2	SEM SERVICES	SEM SERVICES
147	Powell Court Place (DEF2)	2021-1944	C3P	Harris	ETJ	292M	1.09	0.00	1	STSA	South Texas Surveying Associates, Inc.
148	Ramirez Estates GP	2021-1922	GP	Harris	ETJ	334B	10.75	0.00	0	Eugenio Ramirez and Marco Hernandez	Vernon G. Henry & Associates, Inc.
149	Ramirez Estates Sec 1	2021-2140	C2	Harris	ETJ	334B	8.00	0.00	4	Eugenio Ramirez	Vernon G. Henry & Associates, Inc.
150	Rose Bui Place replat no 1 and extension	2021-2022	C2R	Harris	City	453Q	0.57	0.57	0	DVB RE Investments, LLC	Morales Engineering Associates, LLC
151	Saracen GP (DEF1)	2021-2031	GP	Harris	City	571H	53.25	53.25	0	Jupiter Power	Windrose
152	Saracen Sec 1 (DEF1)	2021-2033	C2	Harris	City	571D	15.22	15.22	0	Jupiter Power	Windrose
153	Tomball ISD Juergen Road Educational Campus	2021-2186	C3P	Harris	ETJ	326C	205.77	205.77	0	Brooks and Sparks	West Belt Surveying, Inc.
154	Ventura Estates (DEF1)	2021-2179	C2R	Harris	ETJ	283J	4.78	0.00	4	Eduardo Ventura	Owens Management Systems, LLC
155	West Oaks Business Park GP	2021-2265	GP	Harris	ETJ	366D	240.23	0.00	0	David and William Mandell	Vernon G. Henry & Associates, Inc.

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

None

**G-Extensions of Approval**

156	Becker Storage	2020-1817	EOA	Harris	ETJ	325E	6.00	5.80	0	JPCT Holdings LLC	GBI Partners
157	Central Park partial replat no 4	2021-0095	EOA	Harris	City	494R	0.40	0.39	1	K & B Properties, L.P.	K & B PROPERTIES
158	Katy Legacy Sec 1	2020-1820	EOA	Harris	ETJ	445B	31.50	4.55	178	cunningham interests ii, ltd	Costello, Inc.
159	Marvida Terrace Drive Street Dedication Sec 2	2020-1658	EOA	Harris	ETJ	406K	5.91	0.00	0	Cypress 856, Ltd.	Jones Carter - Woodlands Office
160	Marvida Terrace Drive Street Dedication Sec 3	2020-1659	EOA	Harris	ETJ	406P	3.88	0.00	0	Cypress 856, Ltd.	Jones Carter - Woodlands Office
161	North Bridgeland Lake Parkway Street Dedication Sec 7	2020-1594	EOA	Harris	ETJ	365L	6.33	0.00	0	Bridgeland Development, LP	McKim & Creed, Inc.



**Platting Summary****Houston Planning Commission****PC Date: September 30, 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
162	Reserve at FM 529	2020-1777	EOA	Harris	ETJ	406N	12.96	12.95	0	AM 529, LLC	Jones Carter - Woodlands Office
163	Terravista Lakes Reserves Sec 1	2020-1952	EOA	Fort Bend	ETJ	526Q	1.57	1.34	0	Bovay Engineers, Inc.	Windrose
164	Westgreen Boulevard Street Dedication and Reserves	2020-1662	EOA	Harris	ETJ	406A	4.85	1.50	0	WLH Communities-Texas LLC	Jones Carter - Woodlands Office

**H-Name Changes**

None

**I-Certification of Compliance**

None

**J-Administrative**

None

**K-Development Plats with Variance Requests**

165	3131 Gulf Freeway	21088120 DPV	Harris	City	493V		Tayler Trojczak	Gensler
166	3617 Olympia Street	21094345 DPV	Harris	City	492P		Vernon G. Henry & Assoc.	Jake Patrick
167	7834 Willow Street	20113120 DPV	Harris	City	412T		Roberto Diaz	Diaz Group

# Houston Planning Commission

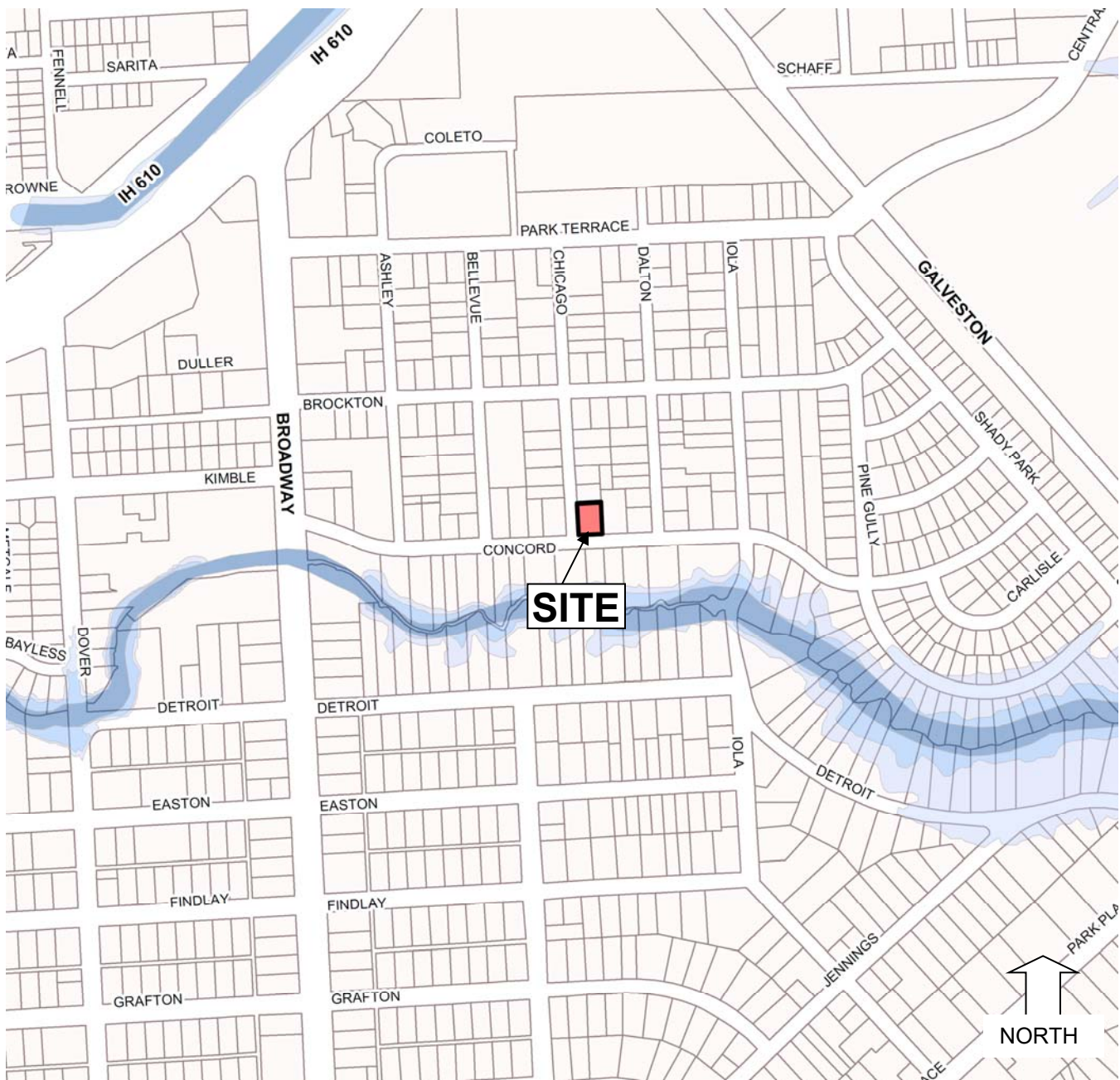
**ITEM: 125**

Planning and Development Department

Meeting Date: 09/30/2021

**Subdivision Name: Acre Villa of Park Place partial replat no 3**

**Applicant: Jean McKinley Company**



**C – Public Hearings**

**Site Location**

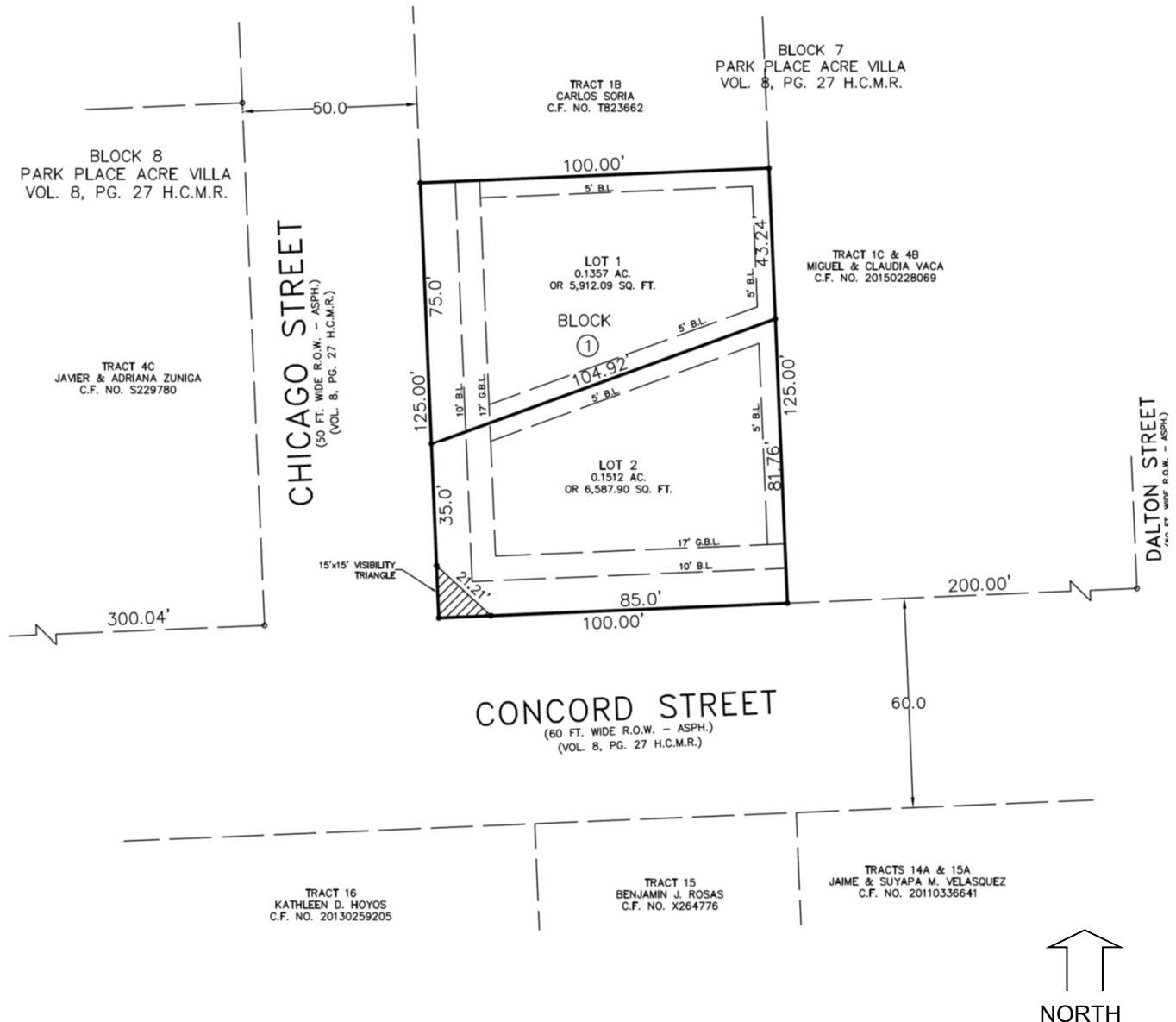
# Houston Planning Commission ITEM: 125

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Acre Villa of Park Place partial replat no 3

Applicant: Jean McKinley Company



C – Public Hearings

Subdivision



---

# Houston Planning Commission **ITEM: 125**

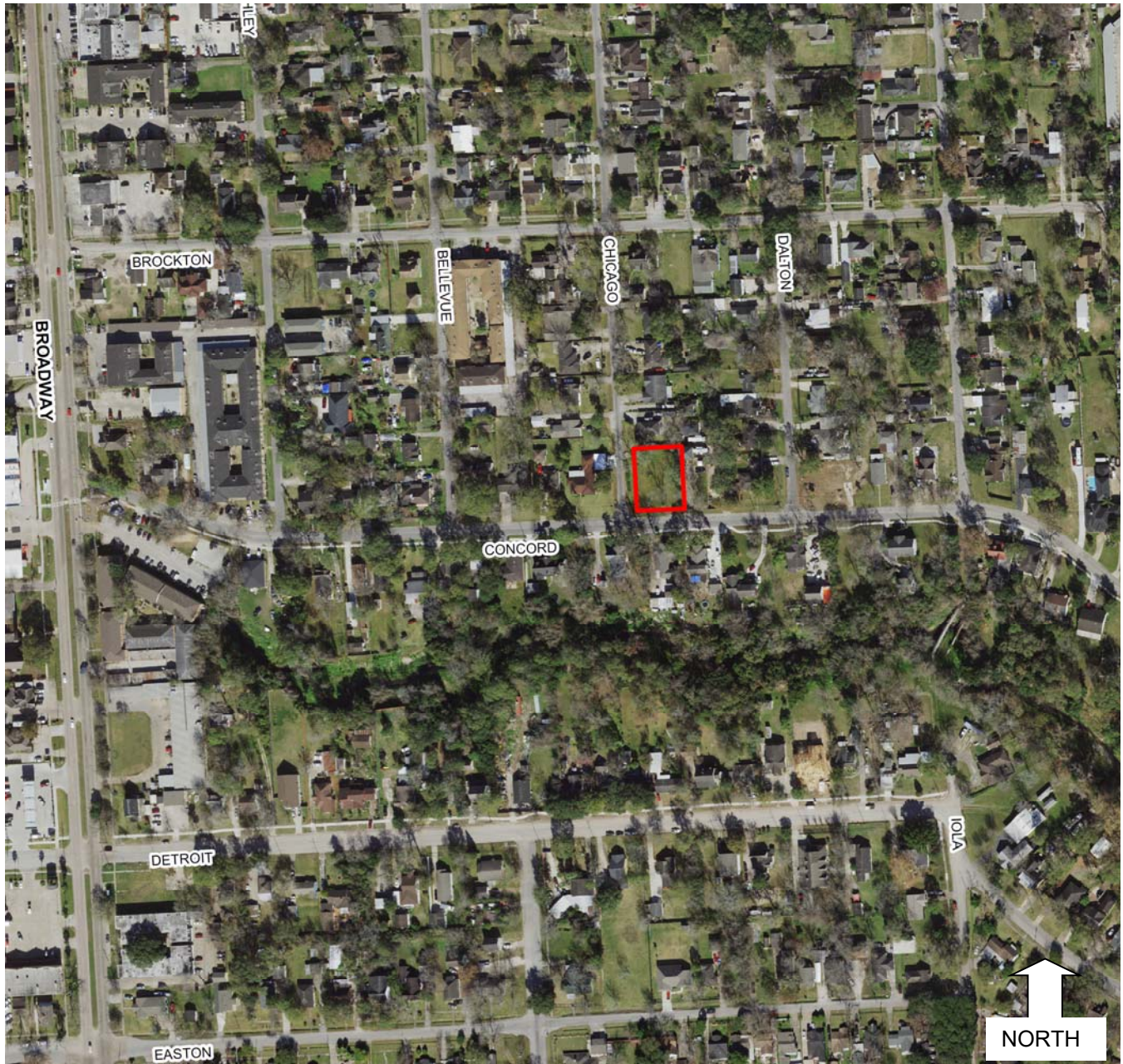
Planning and Development Department

Meeting Date: 09/30/2021

---

**Subdivision Name: Acre Villa of Park Place partial replat no 3**

**Applicant: Jean McKinley Company**



---

**C – Public Hearings**

**Aerial**

---



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

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

September 8<sup>th</sup>, 2021

Dear Property Owner:

**Reference Number: 2021-1945; Acre Villa of Park Place partial replat no 3;** partial replat of **Acre Villa of Park Place**, being the south 123' of the west 100' of Lot 1, Block 1, as recorded in Volume 8 Page 27 of the Harris County Map Records.

The property is located at the northeast intersection of Concord Street and Chicago Street.

The purpose of the replat is to create two (2) single-family residential lots. The applicant Odelia Santillan, with Jean McKinley Company, on behalf of the develop, The Jean McKinley Company, Inc., can be contacted at **713-473-3505**

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

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

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

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, September 30, 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](http://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@houston.tx.gov](mailto:speakercomments.pc@houston.tx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. 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: 126**

Planning and Development Department

Meeting Date: 09/30/2021

**Subdivision Name: Anita Landing**

**Applicant: Total Surveyors, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission      ITEM: 126

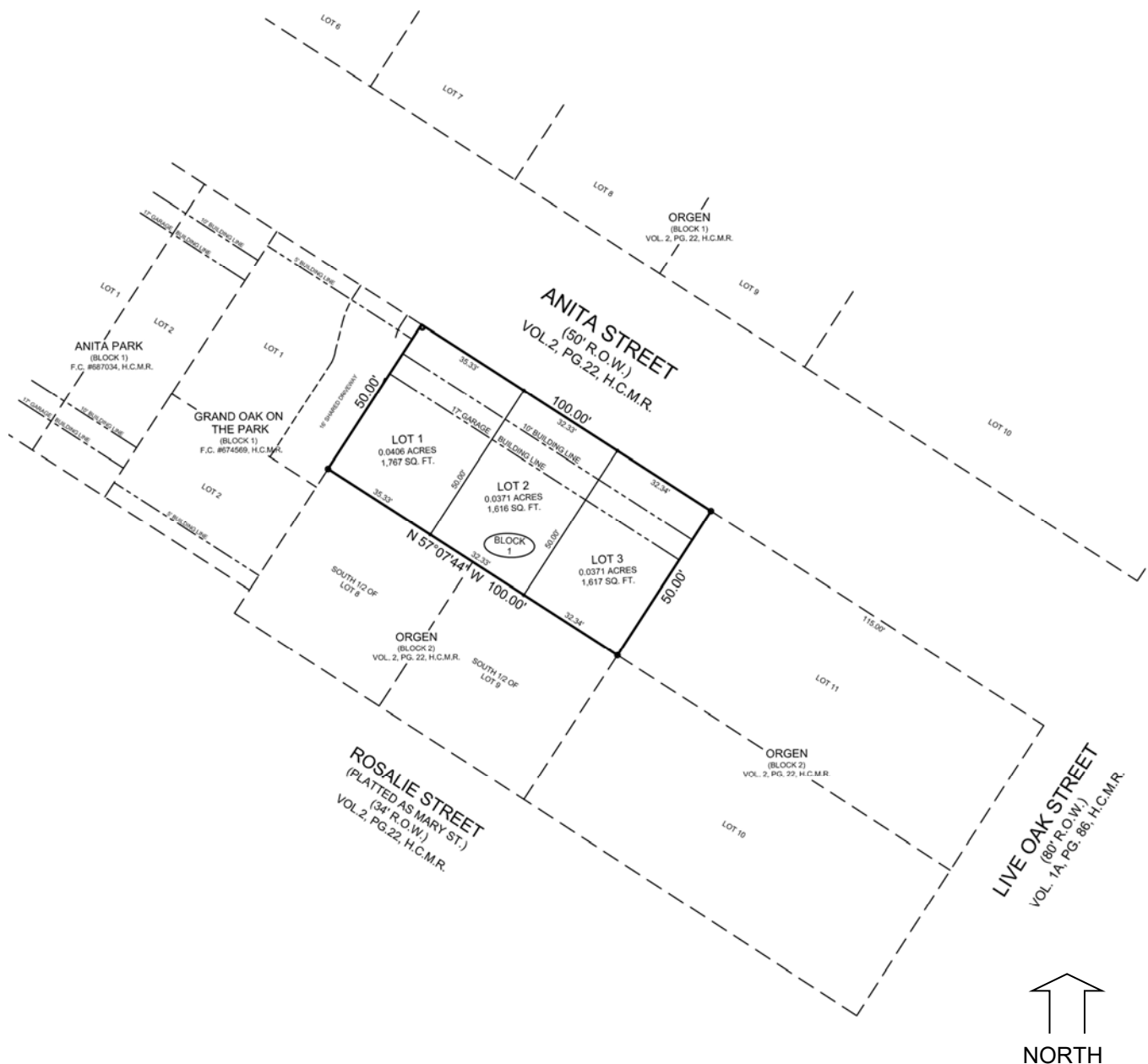
**ITEM: 126**

## Planning and Development Department

**Meeting Date: 09/30/2021**

**Subdivision Name: Anita Landing**

**Applicant: Total Surveyors, Inc.**



## C – Public Hearings

## Subdivision



---

# Houston Planning Commission

## ITEM: 126

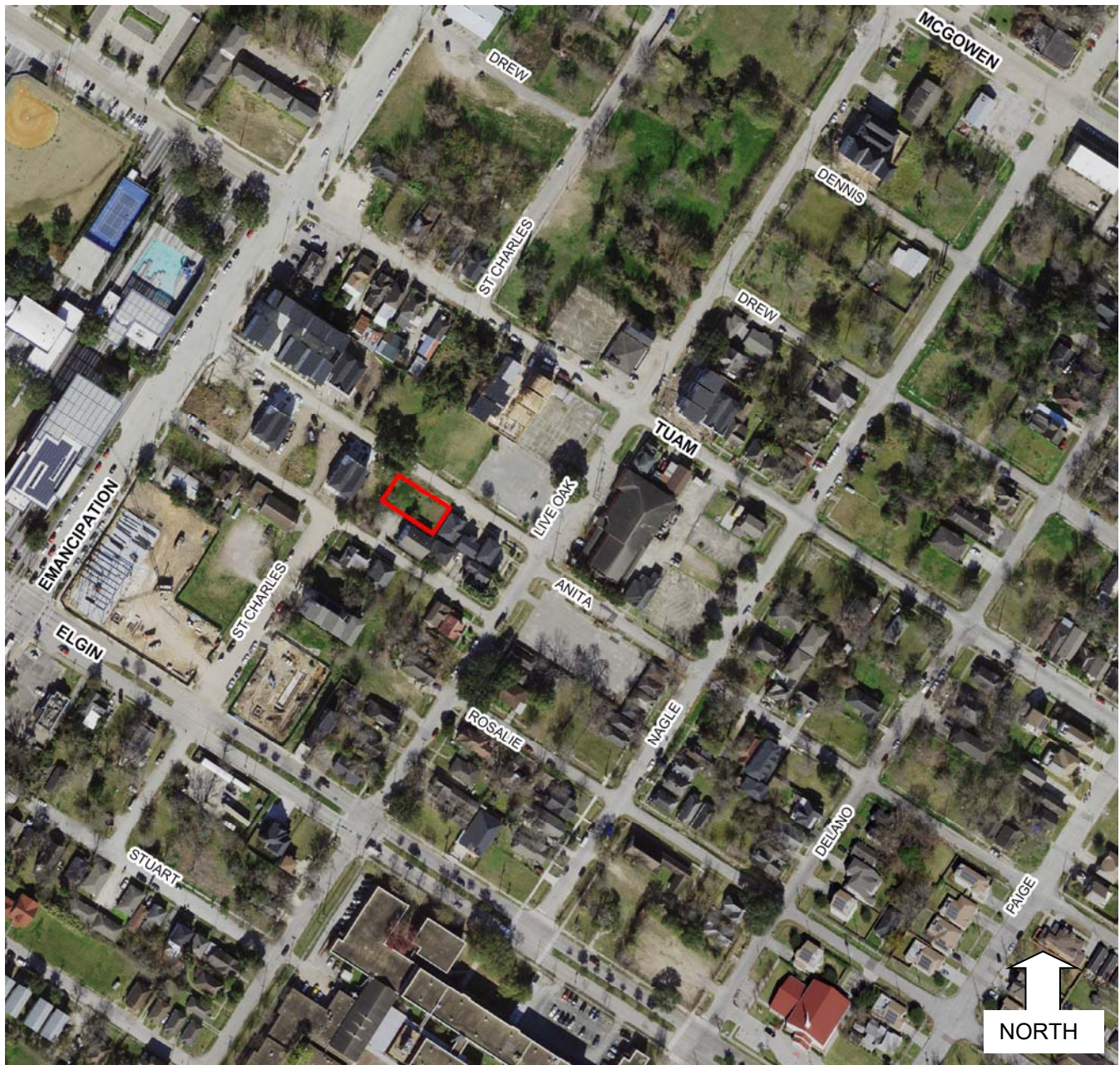
Planning and Development Department

Meeting Date: 01/21/2021

---

Subdivision Name: Anita Landing

Applicant: Total Surveyors, Inc.



---

**C – Public Hearings**

**Aerial**

---



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



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

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

September 1, 2021

Dear Property Owner:

**Reference Number: 2021-2027; Anita Landing;** full replat of **Anita Street Artist Lofts replat no 1**, being Lot 1, Block 1, as recorded at Film Code No. 683812 of the Harris County Map Records and a partial replat of **Orgen**, being the north 1/2 of Lot 8, Block 2, as recorded in Volume 2 Page 22 of the Harris County Map Records

The property is located along Anita Street between Emancipation Avenue and Live Oak Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Kevin Kolb**, with Total Surveyors, Inc, on behalf of the developer, Innerloop Meadow Development, LLC, can be contacted at **281-479-8719**.

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

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

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

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 30, 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](http://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](mailto: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

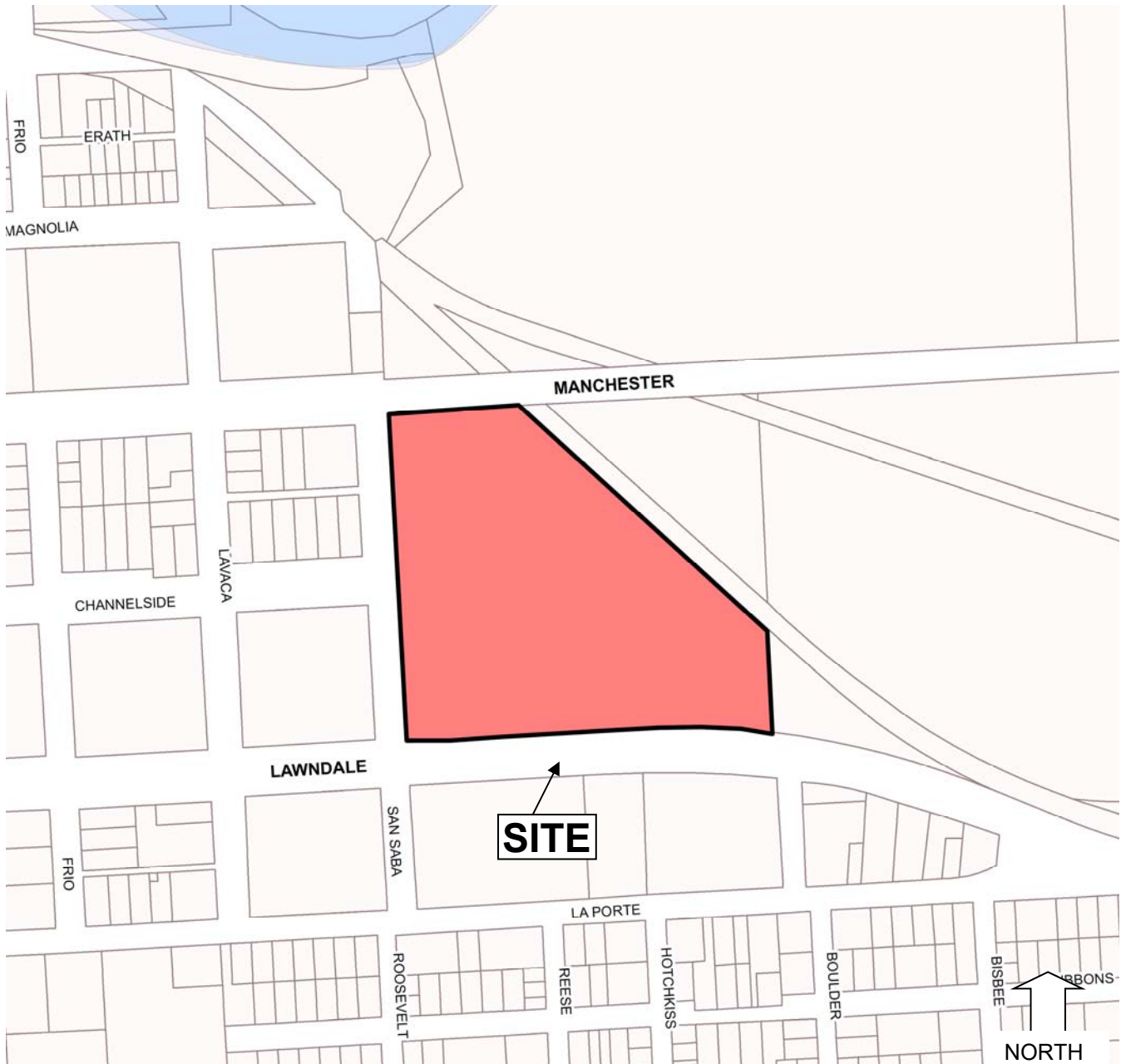
**ITEM: 127**

Planning and Development Department

Meeting Date: 09/30/2021

**Subdivision Name: Charnwood Sec 3 partial replat no 1**

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



**C – Public Hearings**

**Site Location**

**ITEM: 127**

**Meeting Date: 09/30/2021**

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



## C – Public Hearings

## Subdivision



# Houston Planning Commission

**ITEM: 127**

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Charnwood Sec 3 partial replat no 1

Applicant: South Texas Surveying 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](http://www.houstontx.gov)

September 7, 2021

Dear Property Owner:

**Reference Number: 2021-1681; Charnwood Sec 3 partial replat no 1;** partial replat of **Charnwood Sec 3**, being Lot 12 and Reserve A, Block 6 as recorded in Volume 51, Page 66 of the Harris County Map Records.

The property is located at 7547 Inwood Drive south of Woodway Drive. The purpose of the replat is to create one (1) single-family residential lot. The applicant, **Jason Barringer**, with South Texas Surveying Associates, Inc., on behalf of the developer, can be contacted at **281-556-6918**.

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

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

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

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, September 30, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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](mailto: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: 128

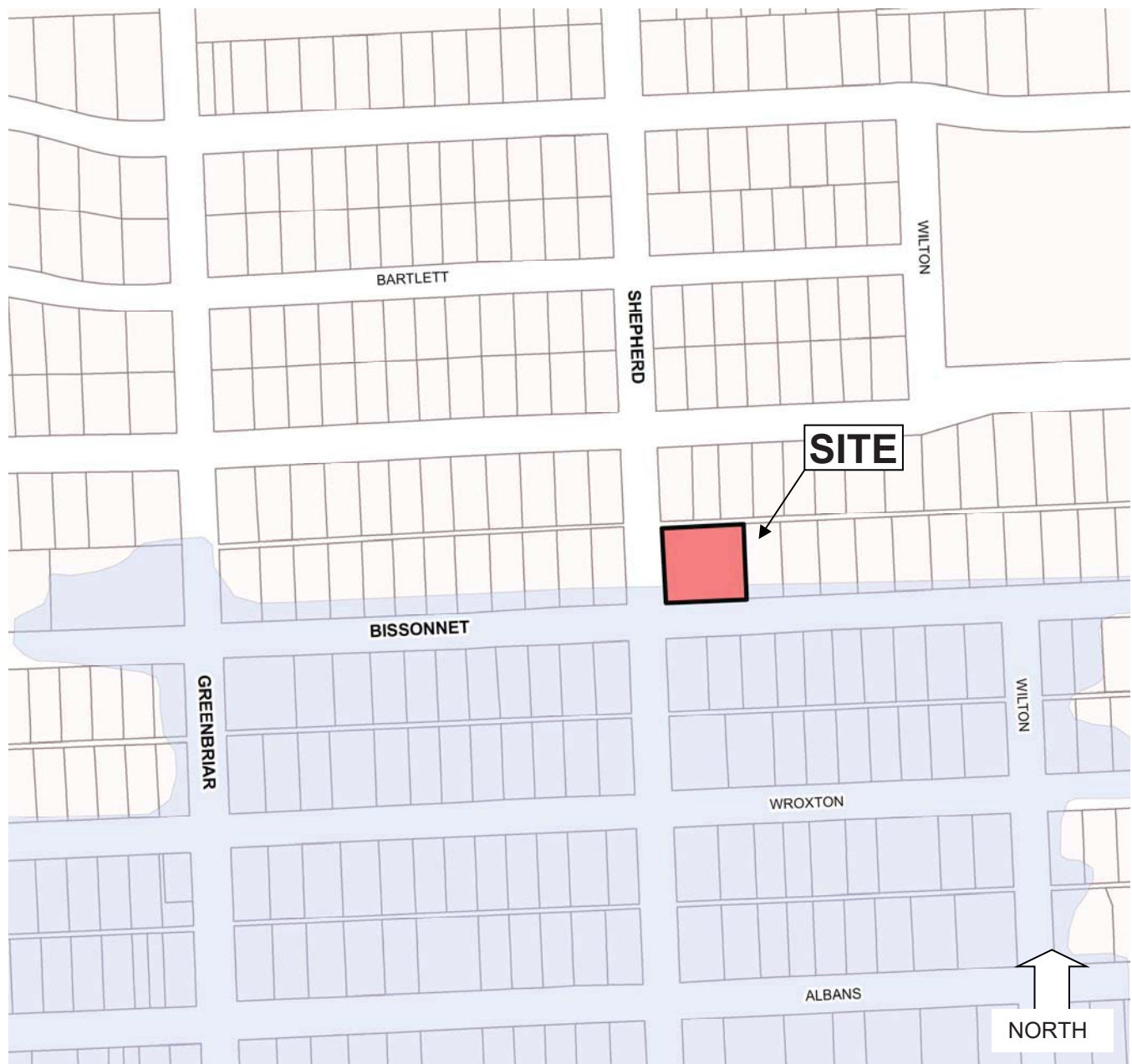
Planning and Development Department

Meeting Date: 09/30/2021

---

**Subdivision Name: Chevy Chase partial replat no 4 (DEF 1)**

**Applicant: Vernon G. Henry & Associates, Inc.**



---

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

---

# Houston Planning Commission

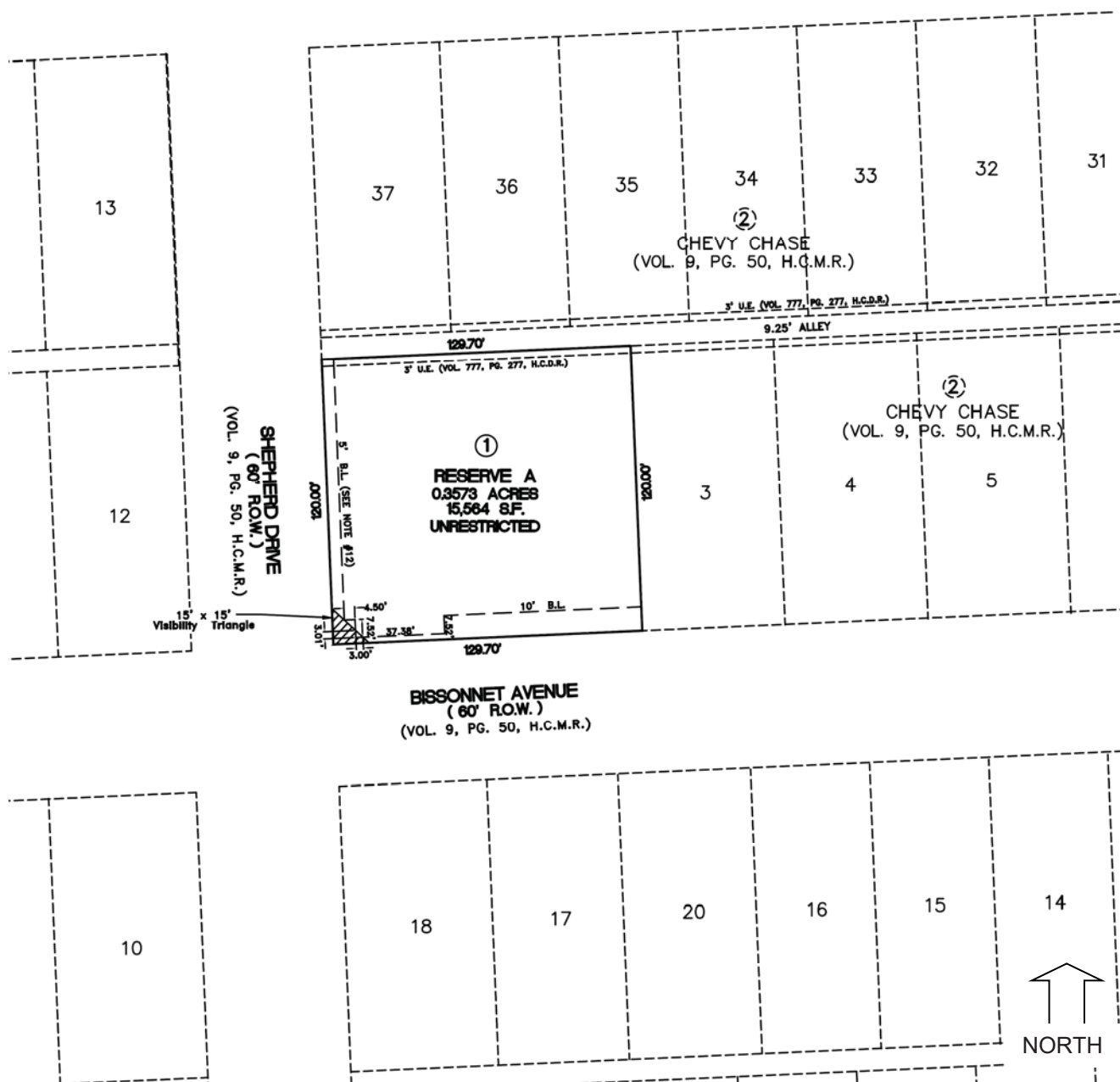
## ITEM: 128

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Chevy Chase partial replat no 4 (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings with Variance

Subdivision



---

# Houston Planning Commission **ITEM: 128**

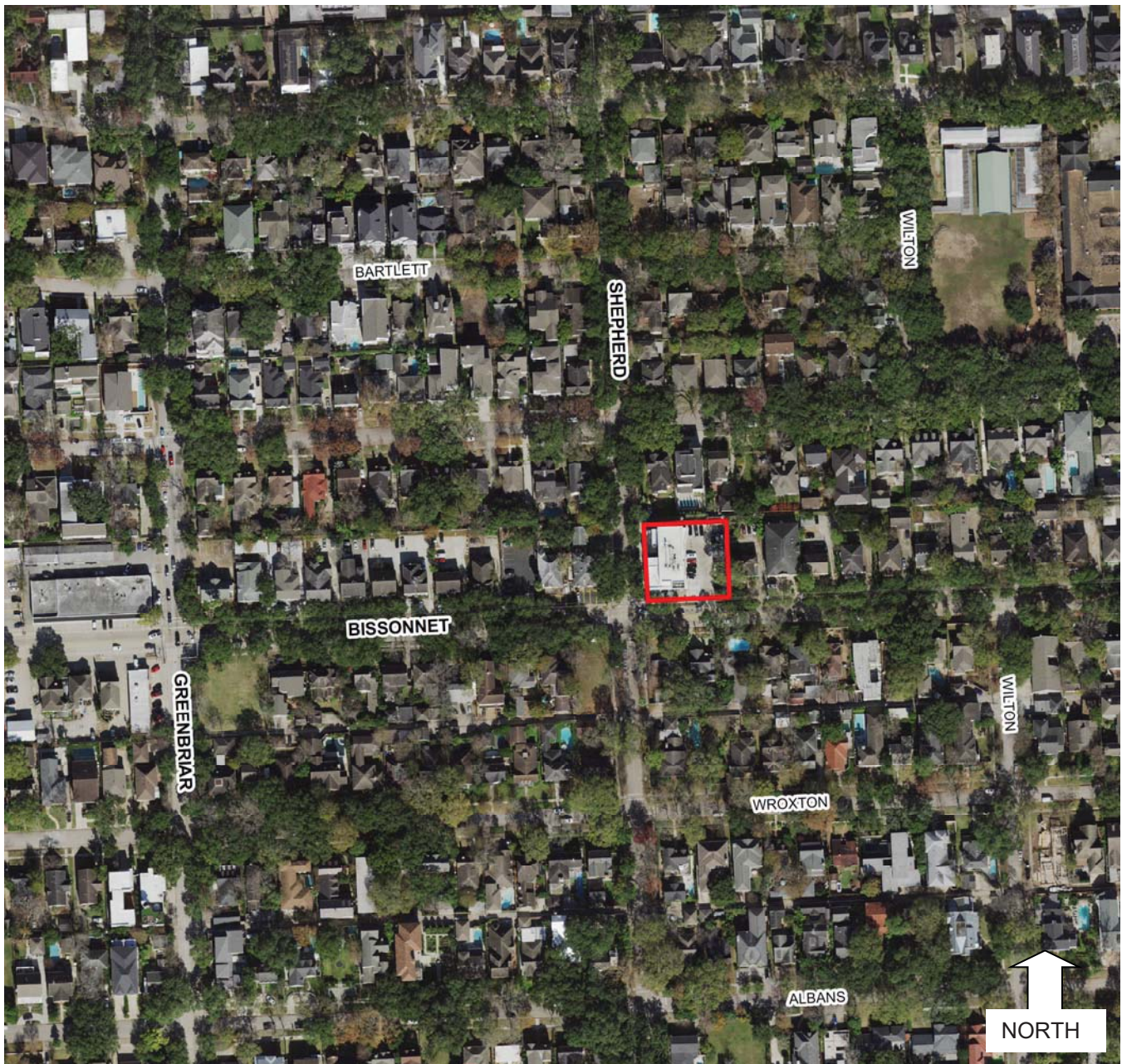
Planning and Development Department

Meeting Date: 09/30/2021

---

Subdivision Name: Chevy Chase partial replat no 4 (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



---

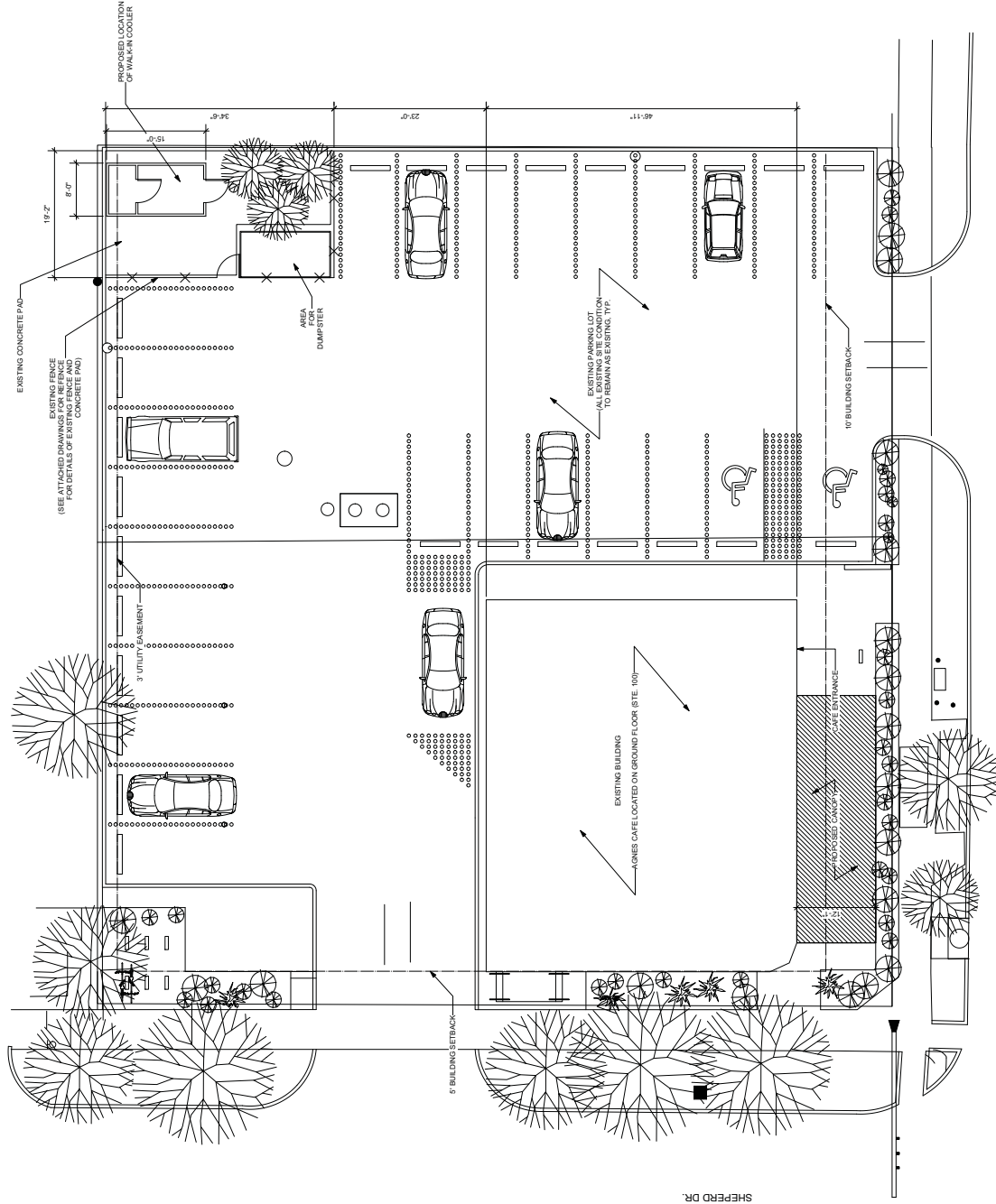
**C – Public Hearings with Variance**

**Aerial**

---

GENERAL NOTES

- 1) ALL EXISTING BUILDING AND SITE CONDITIONS TO REMAIN EXISTING UNLESS OTHERWISE NOTED.
- 2) ALL EXISTING PARKING SPACES TO REMAIN AS SHOWN.
- 3) ALL EXISTING UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS. FOR FURTHER INFORMATION, CONSULT THE UTILITY RECORDS.
- 4) ONLY PROPOSED ELEMENT OF PROJECT SCOPE IS THE ADDITION OF PROPOSED 3' UTILITY EASEMENT.
- 5) ALL BUILDING OCCUPANCIES TO REMAIN AS EXISTING.
- 6) ALL EXISTING AND PROPOSED LANDSCAPE PLANTS TO REMAIN AS SHOWN ON THE SITE PLAN.
- 7) ALL STORM WATER SYSTEMS AND PREVIOUSLY PERMITTED SITE CONDITIONS TO REMAIN AS EXISTING.
- 8) ALL EXISTING AND PROPOSED TRAFFIC PLANS TO REMAIN AS EXISTING.
- 9) ALL CURBS TO REMAIN AS EXISTING.
- 10) ALL EXISTING AND PROPOSED FLOODING, FLOOD PROTECTION, AND FLOOD LOAD REQUIREMENTS TO REMAIN AS EXISTING.



10' BUILDING SETBACK

1 EXISTING SITE PLAN  
Scale: 1/8" = 1'-0"

A-1

SHEET NO.

PROJECT NO.

REVISED:

CHECKED:

DATE:

DRAWN BY:

XX-000

560

MARK

11/20/21

LL

G/D/O

GARRISON DESIGN OFFICE  
6701 CAPITOL ST  
HOUSTON, TEXAS 77011  
P: 713.553.7343 E: SKGARCH@GMAIL.COM

AGNES CAFE & PROVISIONS  
2132 BISSONNET ST #100  
HOUSTON, TX 77005





## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2021-1690

**Plat Name:** Chevy Chase partial replat no 4

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 07/23/2021

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 reduced building line for a canopy along the Bissonnet Street frontage; To allow the canopy to encroach into the visibility triangle by 3' at a vertical clearance of 9.5'

**Chapter 42 Section:** 42-150; 42-161

**Chapter 42 Reference:**

42-150; 42-161

### 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 is a site in central Houston on the northeast corner of South Shepherd Drive and Bissonnet Street. The site was last platted on November 8, 2017. The building itself will be staying "as-is", but the commercial property owner has a restaurant tenant that needs a canopy to shield its patrons from the elements as they dine outside. The proposed canopy will be made of cloth. The southern edge of the canopy will extend out from the building and will be an ultimate distance of 14'3" from the back of the curb on Bissonnet, which will put it just inside the existing 36" semi-opaque fence on Bissonnet. The canopy itself will extend 11'10" from the existing wall of the building. This property owner took advantage of the reduced building line provisions for major thoroughfares with a right of way width of 80' or less in an attempt to create a more walkable development that would put more eyes on the street. The proposed cloth canopy would further enhance walkability by creating more activity on the Bissonnet streetscape. The adjacent sidewalks will not be changed. The Metro bus shelter on Bissonnet will also be staying in its current location. The canopy will also encroach into the visibility triangle by 3' at a vertical clearance of 9.5'. Since there are no people driving around at 9.5' of clearance from the ground, this will have no effect on visibility at the corner. In addition to that fact, S Shepherd is a northbound one-way street. Therefore, oncoming traffic would be coming from the south and opposite side of Bissonnet from the proposed canopy.

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

The need for shelter when dining outdoors is paramount in a city like Houston that has high amounts of rain and can get dangerously hot to be outdoors without cover. Our residents enjoy eating outside regardless of these elements. If the developer chose to set the building back into the northeastern most corner of the property with parking in the front, a variance for a canopy would not be needed. However, the developer wanted to activate the street by moving the building up closer to the street and hide the parking on the side and back of the building.

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

The intent and general purposes of this chapter are to preserve light, air, and open space. This request will not hinder light, air, or open space.

**(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 in any way. It will enhance safety for patrons and pedestrians passing by creating more activity and eyes on the street.

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

The justification for the variance is enhancing the streetscape along Bissonnet Street and creating a safer environment for patrons and pedestrians through activation of the pedestrian realm.



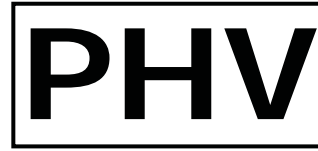
# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

August 23, 2021

Dear Property Owner:

**Reference Number: 2021-1690; Chevy Chase partial replat no 4;** replatting all of Unrestricted Reserve A in "Chevy Chase partial replat no 3". as recorded in Film Code 683415 of the Harris County Map Records.

The property is located at the northeast intersection of Bissonnet Avenue and Shepherd Drive. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, Jake Patrick, with Vernon G Henry & Associates, on behalf of Houston Bissonnet Shepherd LLC can be contacted at 713-627-8666.

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.

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

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 16, 2021 at 2:30 PM  
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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

1. Send email to: [speakercomments.pc@houstontx.gov](mailto: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



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: 129

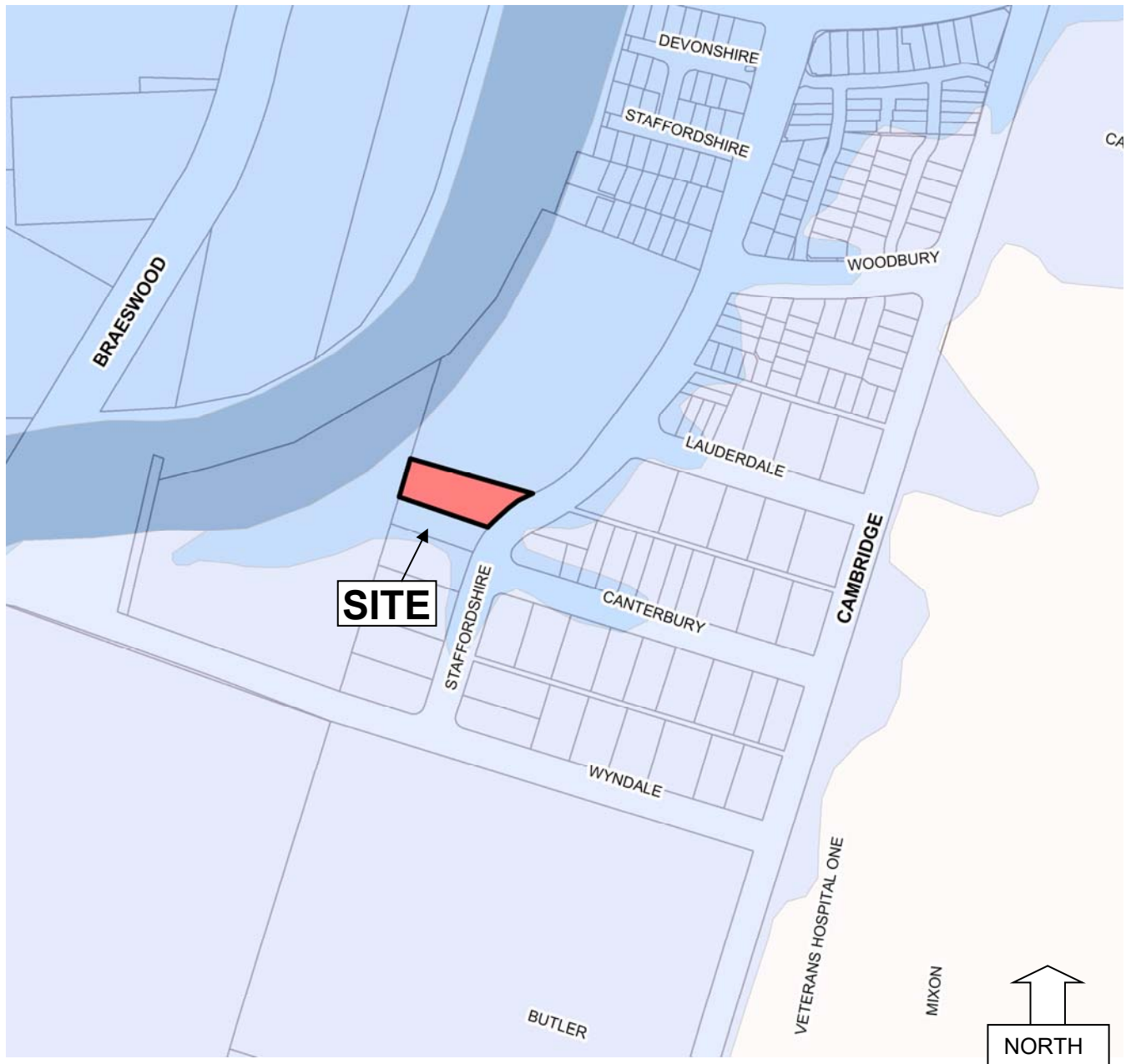
Planning and Development Department

Meeting Date: 09/30/2021

---

Subdivision Name: Devonshire Place partial replat no 2 (DEF 1)

Applicant: The Interfield Group



---

**C – Public Hearings**

**Site Location**

---

# Houston Planning Commission

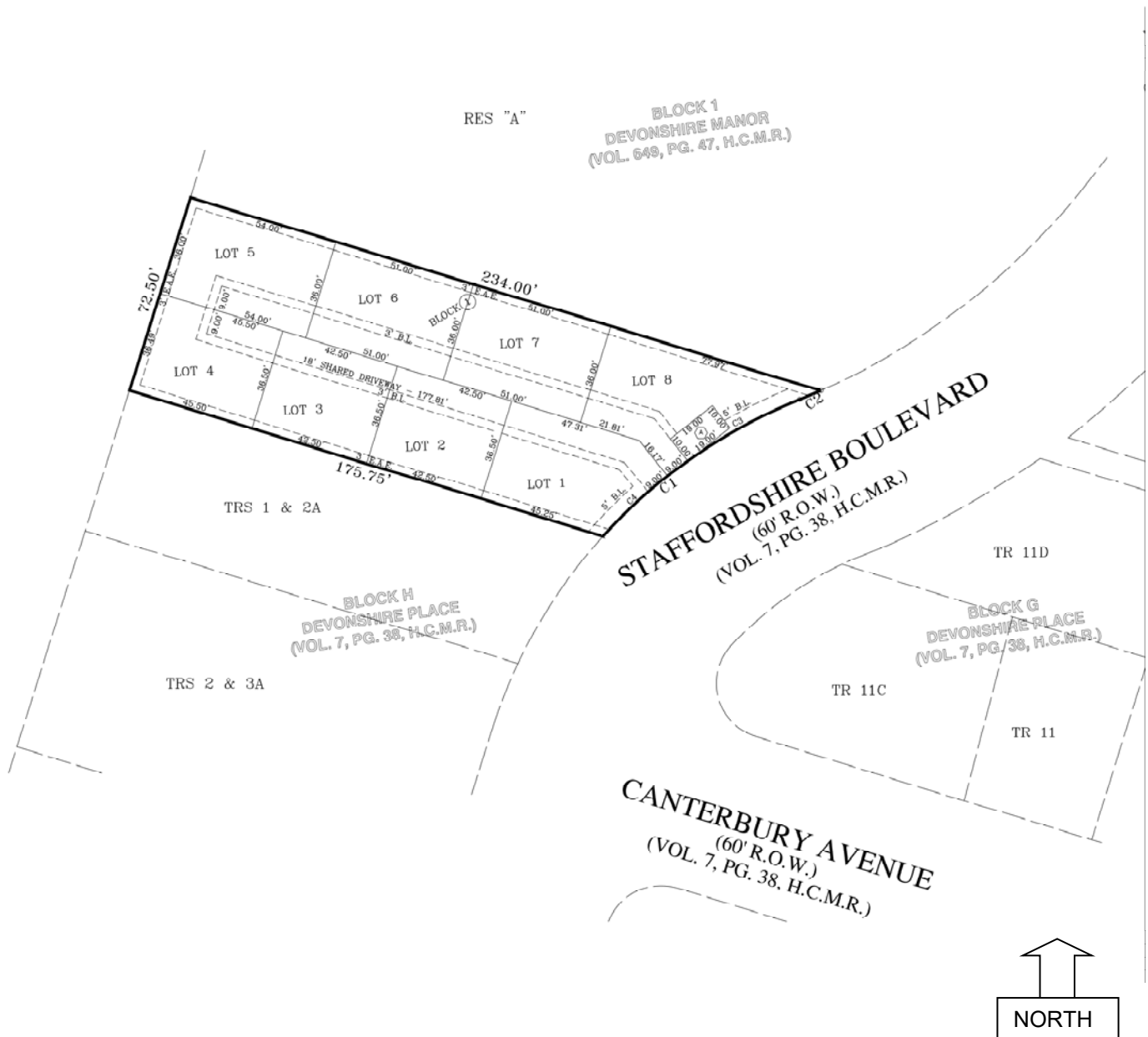
## ITEM: 129

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Devonshire Place partial replat no 2 (DEF 1)

Applicant: The Interfield Group



C – Public Hearings

Subdivision



---

# Houston Planning Commission **ITEM: 129**

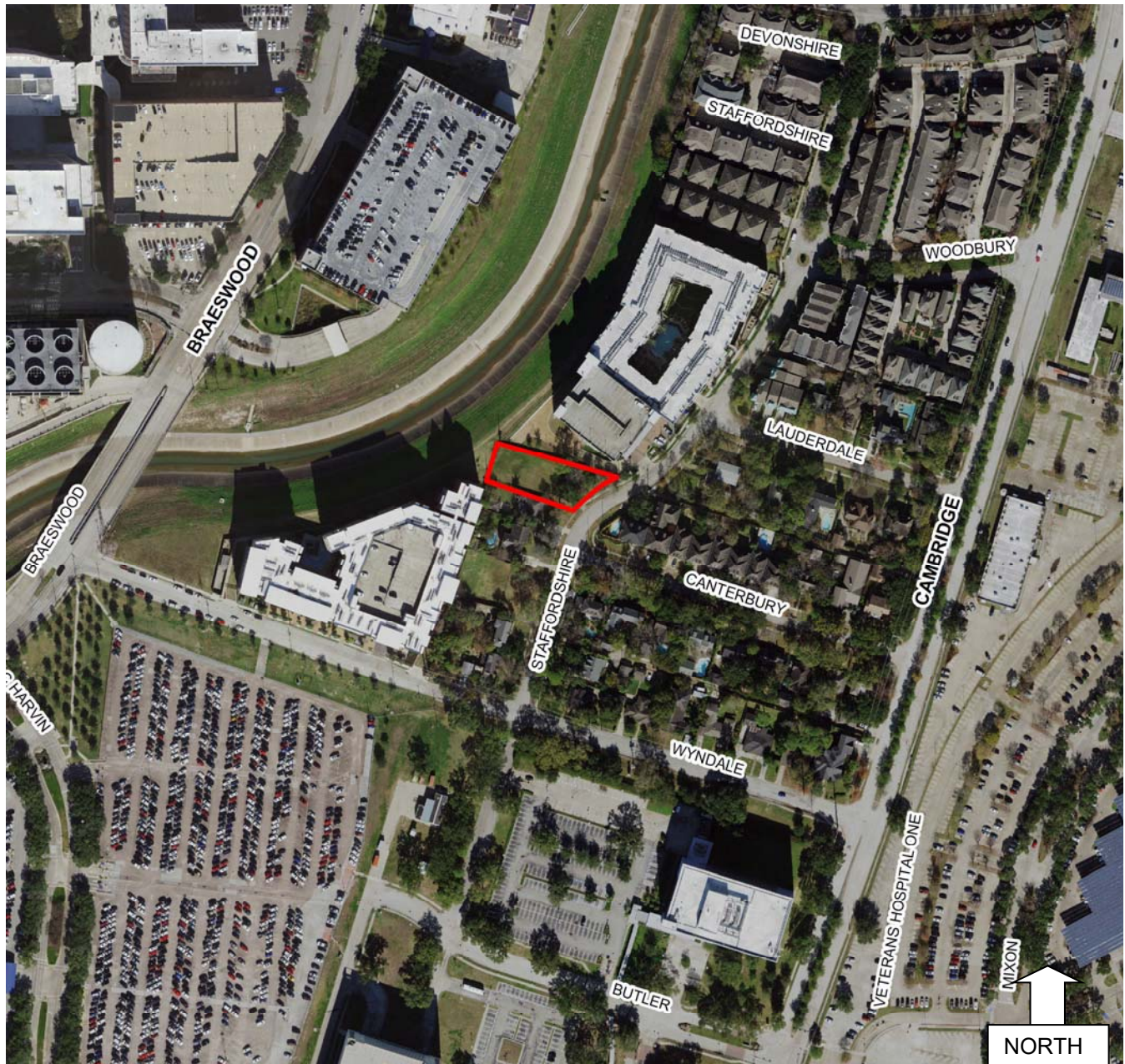
Planning and Development Department

Meeting Date: 09/30/2021

---

Subdivision Name: Devonshire Place partial replat no 2 (DEF 1)

Applicant: The Interfield Group



---

**C – Public Hearings**

**Aerial**

---



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

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

August 23, 2021

Dear Property Owner:

**Reference Number: 2021-1904; Devonshire Place partial replat no 2;** partial replat of **Devonshire Place**, being the north 72.50 feet of Lot 1, in Block H, as recorded in Volume 7, Page 38 of the Harris County Map Records.

The property is located along and west of Staffordshire Blvd between Wyndale St and Holcombe Blvd. The purpose of the replat is to create eight (8) single-family residential lots and 1 parking reserve. The applicant, **Mary Villareal**, with The Interfield Group, on behalf of the developer, can be contacted at **713-780-0909 Ext 312**.

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

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

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

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, September 16, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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](mailto: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

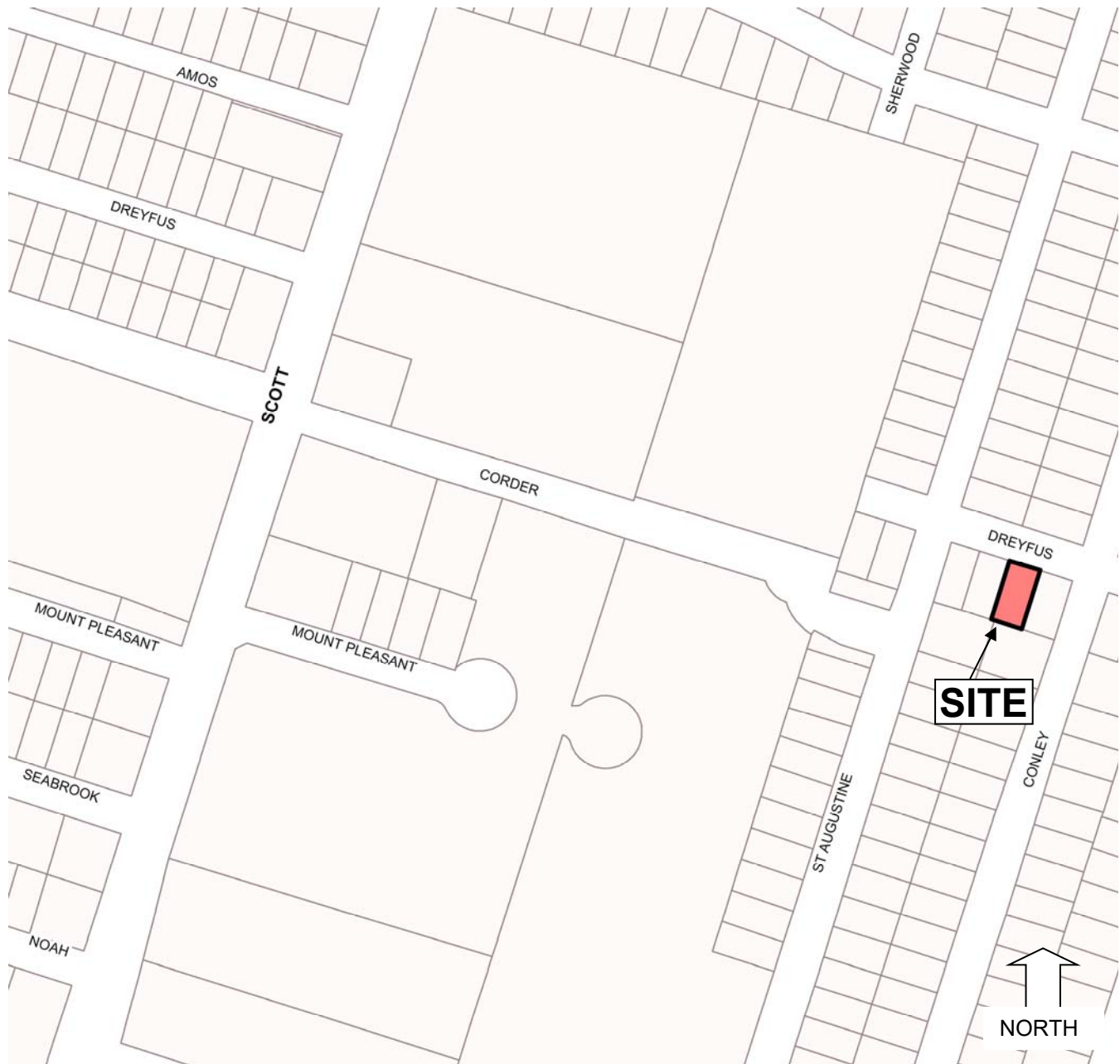
**ITEM: 130**

Planning and Development Department

Meeting Date: 09/30/2021

**Subdivision Name: Foster Place partial replat no 18**

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



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

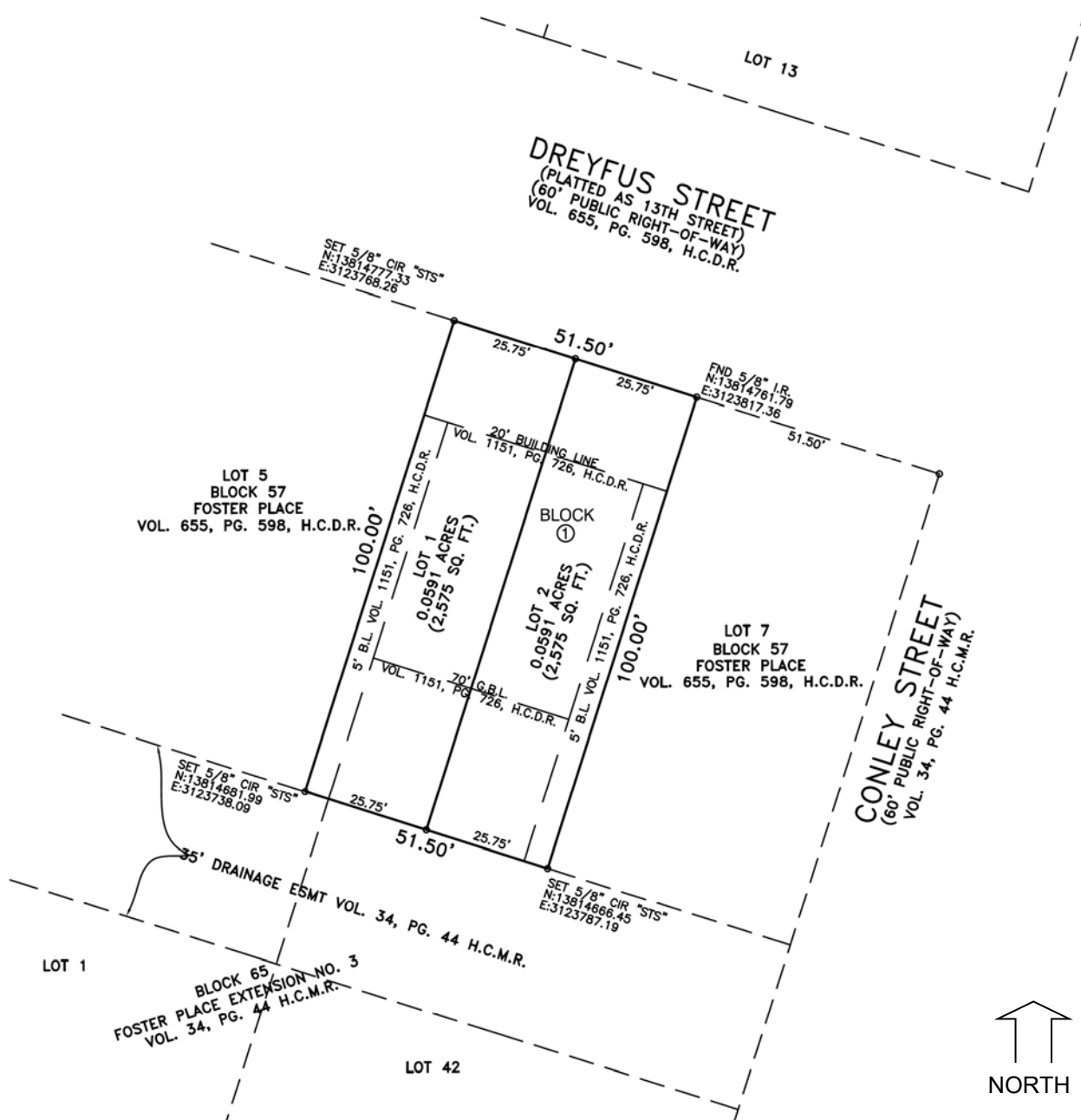
## ITEM: 130

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Foster Place partial replat no 18

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

---

# Houston Planning Commission

## ITEM: 130

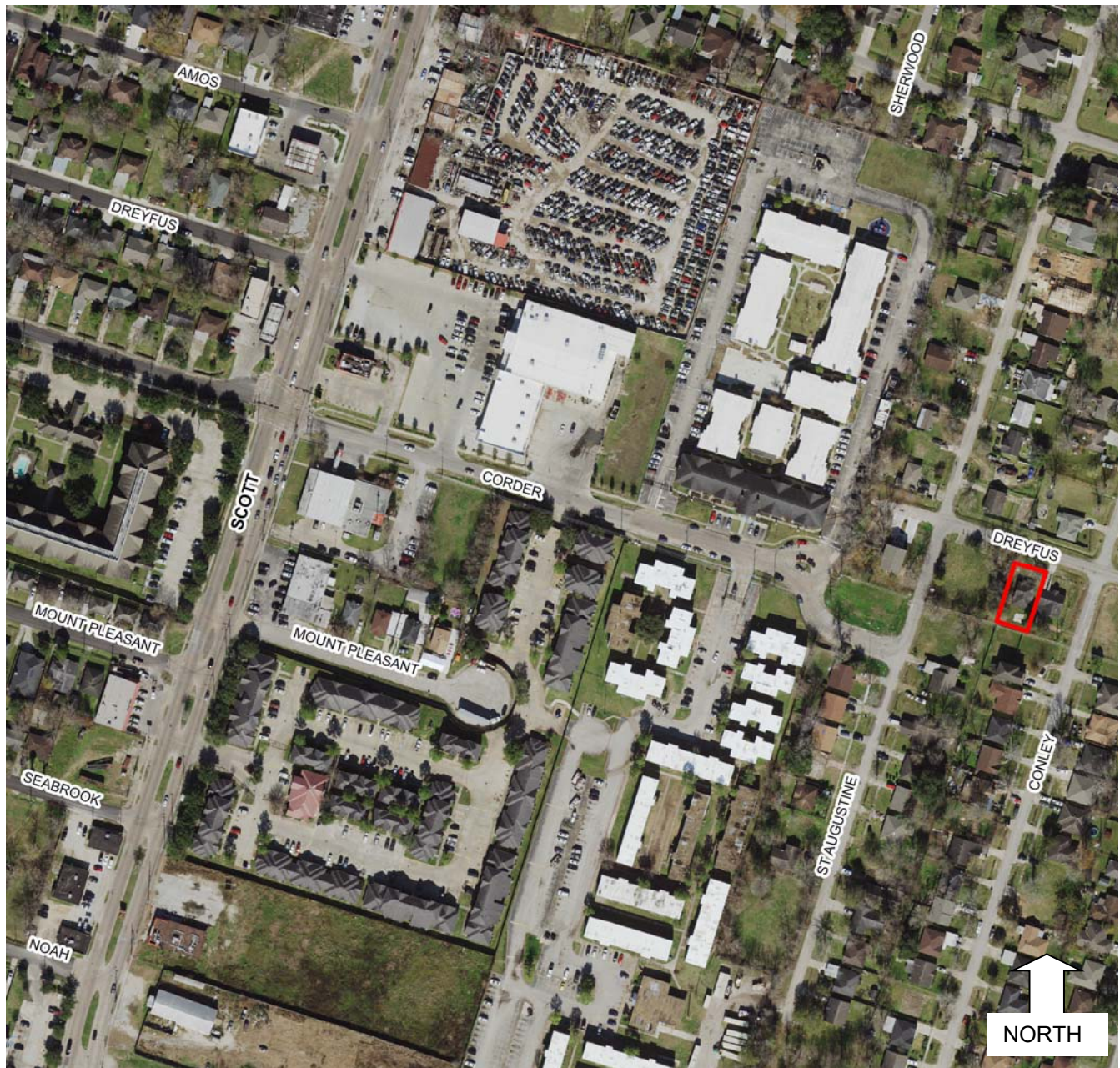
Planning and Development Department

Meeting Date: 09/30/2021

---

**Subdivision Name: Foster Place partial replat no 18**

**Applicant: South Texas Surveying 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](http://www.houstontx.gov)

September 8<sup>th</sup>, 2021

Dear Property Owner:

**Reference Number: 2021-1697; Foster Place partial replat no 18;** partial replat of Foster Place, being Lot 6, Block 57, as recorded in Volume 655 Page 598 of the Harris County Deed Records. The new subdivision name is **"Foster Place partial replat no 18."**

The property is located south along Dreyfus Street, north of Holmes Road and east of Scott Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Jason Barringer**, with South Texas Surveying Associates, Inc, on behalf of the developer, AIRE T3 Group, LLC, can be contacted at **281-556-6918**.

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

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

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

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, September 30, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**



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

1. Send email to: [speakercomments.pc@houstontx.gov](mailto: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

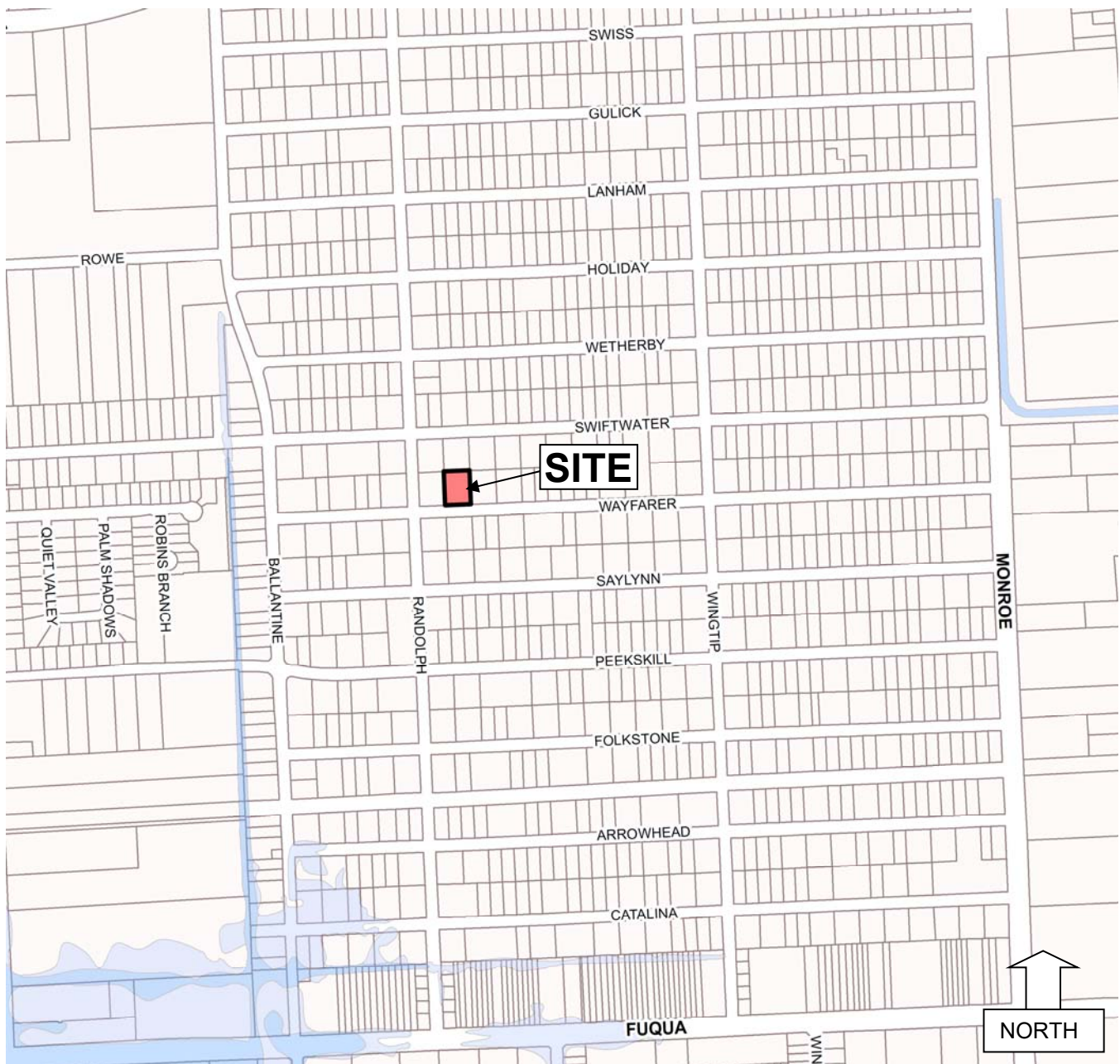
**ITEM: 131**

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Houstons Skyscraper Shadows Sec 1 partial replat no 4

Applicant: Tetra Surveys



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

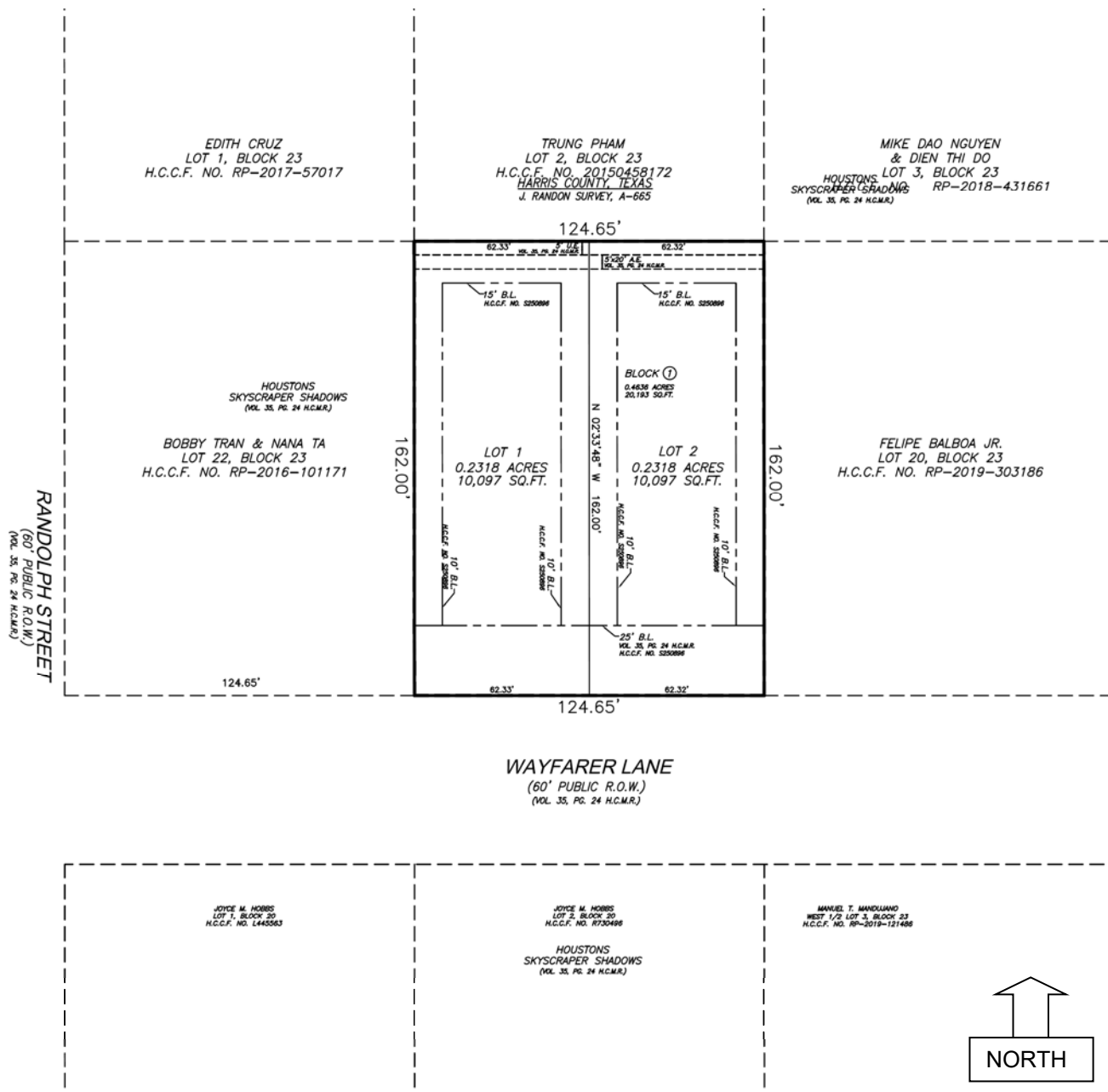
## ITEM: 131

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Houstons Skyscraper Shadows Sec 1 partial replat no 4

Applicant: Tetra Surveys



C – Public Hearings

Subdivision



---

# Houston Planning Commission **ITEM: 131**

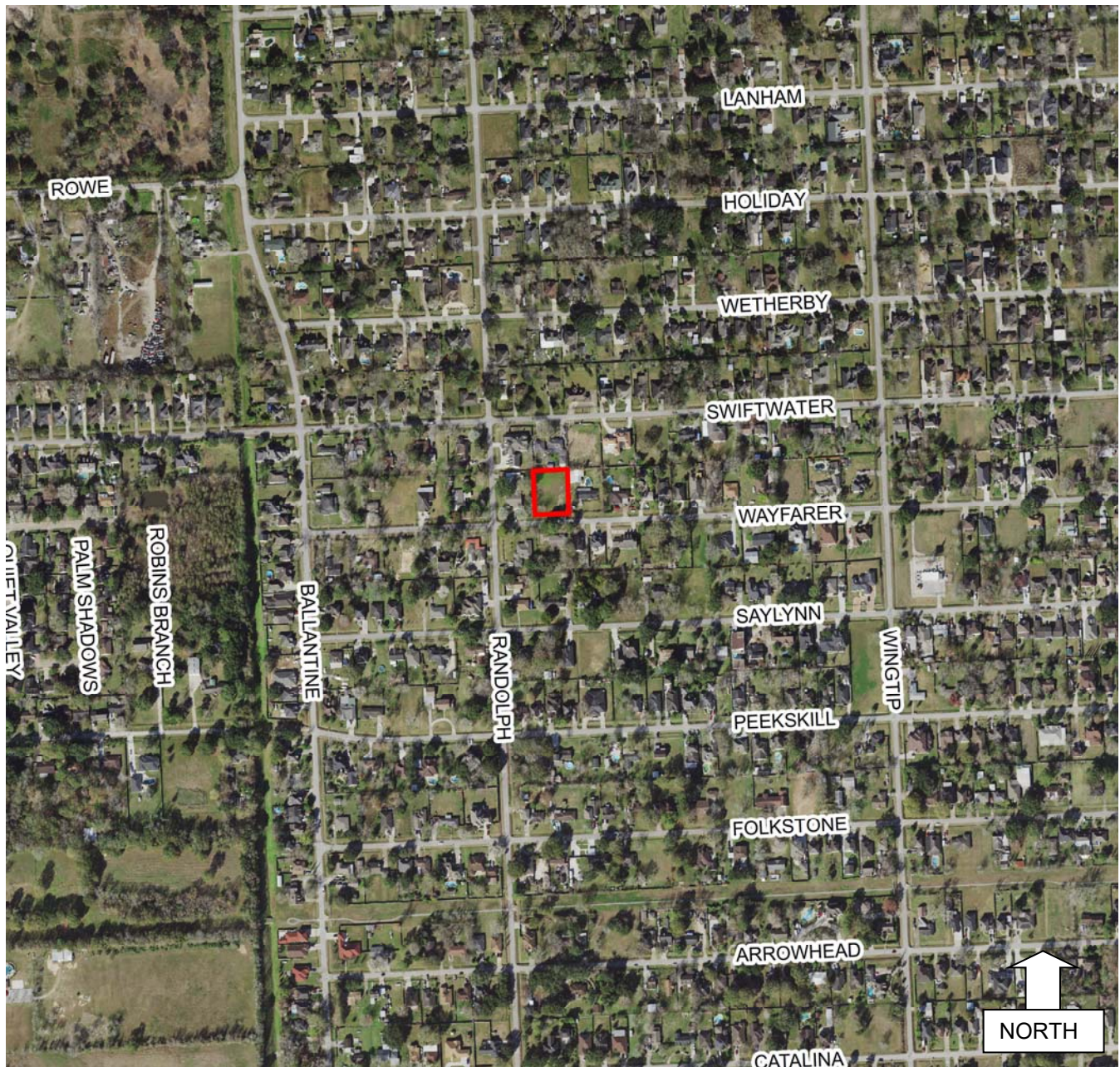
Planning and Development Department

Meeting Date: 09/30/2021

---

Subdivision Name: Houstons Skyscraper Shadows Sec 1 partial replat no 4

Applicant: Tetra Surveys



---

**C – Public Hearings**

**Aerial**

---





**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

September 8, 2021

Dear Property Owner:

**Reference Number: 2021-1778; Houstons Skyscraper Shadows Sec 1 partial replat no 4;** partial replat of **Houstons Skyscraper Shadows Sec 1**, being Lot 21, Block 23, as recorded in Volume 35, Page 24 of the Harris County Map Records.

The property is located along and north of Wayfarer Lane and east of Randolph St. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Paul Coyne**, with Tetra Surveys, on behalf of the developer, can be contacted at **713-462-6100**, ext. 0099.

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

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

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

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, September 30, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

1. Send email to: [speakercomments.pc@houstontx.gov](mailto: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: 132

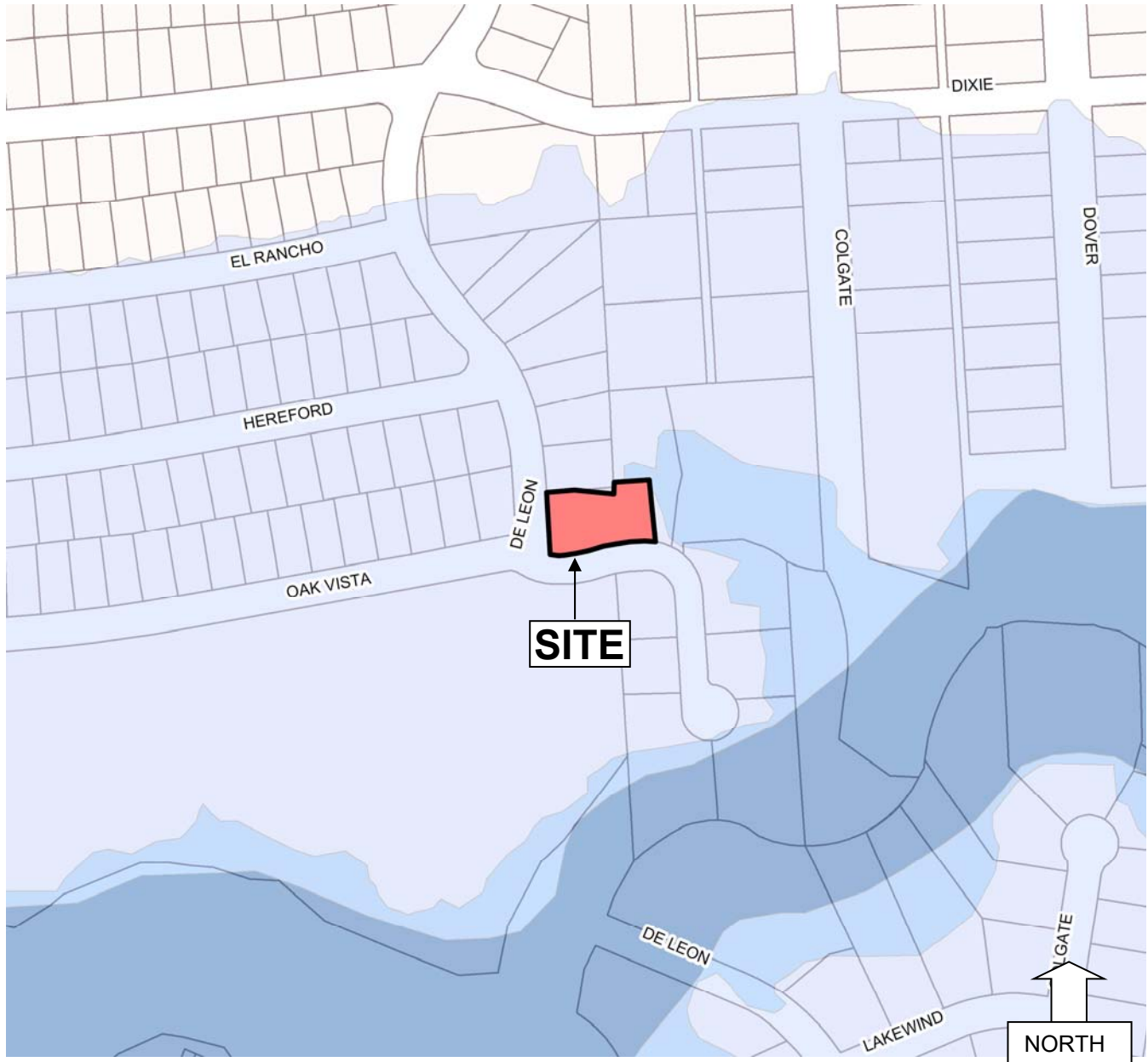
Planning and Development Department

Meeting Date: 09/30/2021

---

**Subdivision Name: Katerwood Addition partial replat no 1 and extension  
(DEF 1)**

**Applicant: Tetra Surveys**



---

**C – Public Hearings**

**Site Location**

---

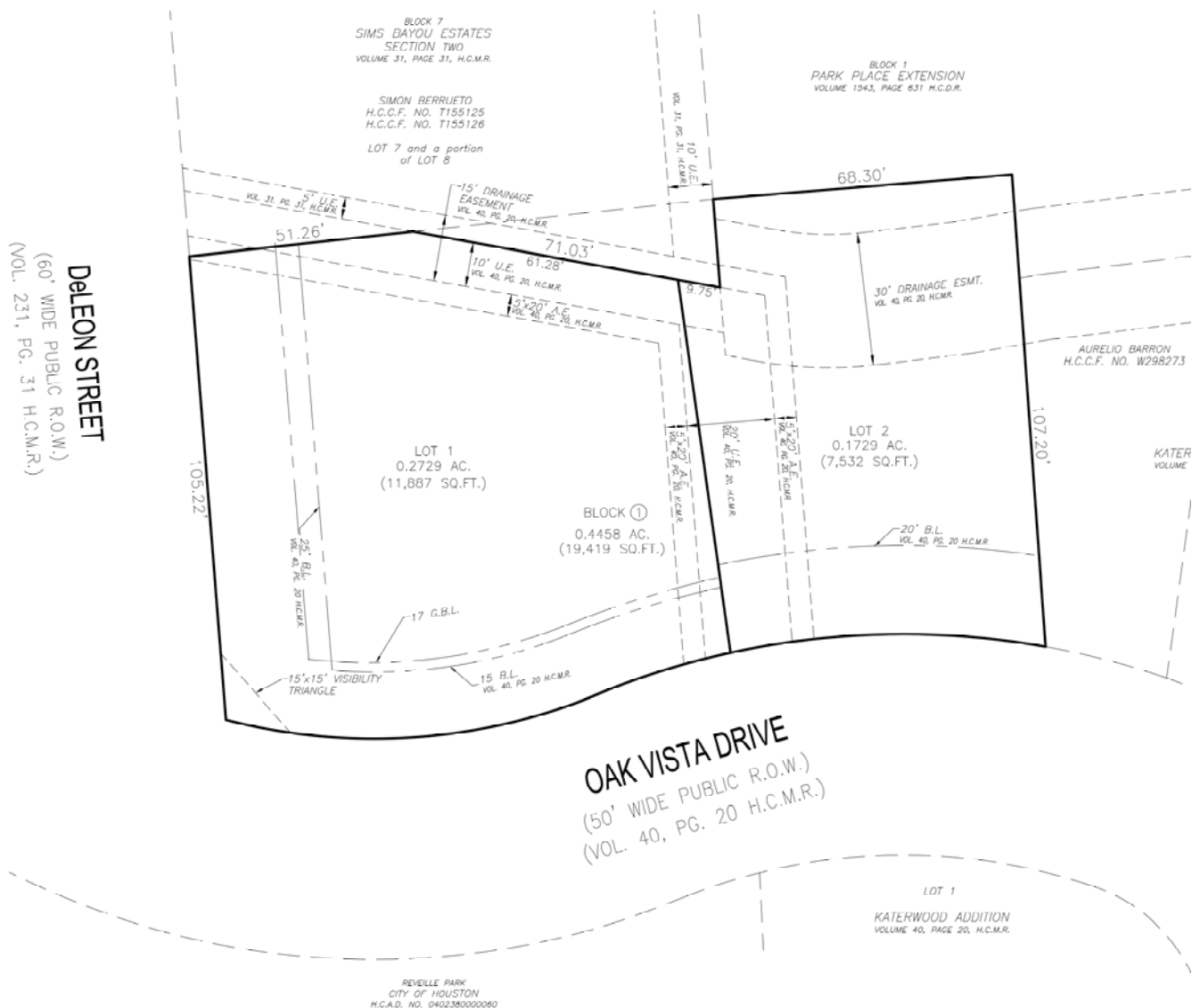
# Houston Planning Commission ITEM: 132

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Katerwood Addition partial replat no 1 and extension  
(DEF 1)

Applicant: Tetra Surveys



C – Public Hearings

Subdivision



---

# Houston Planning Commission **ITEM: 132**

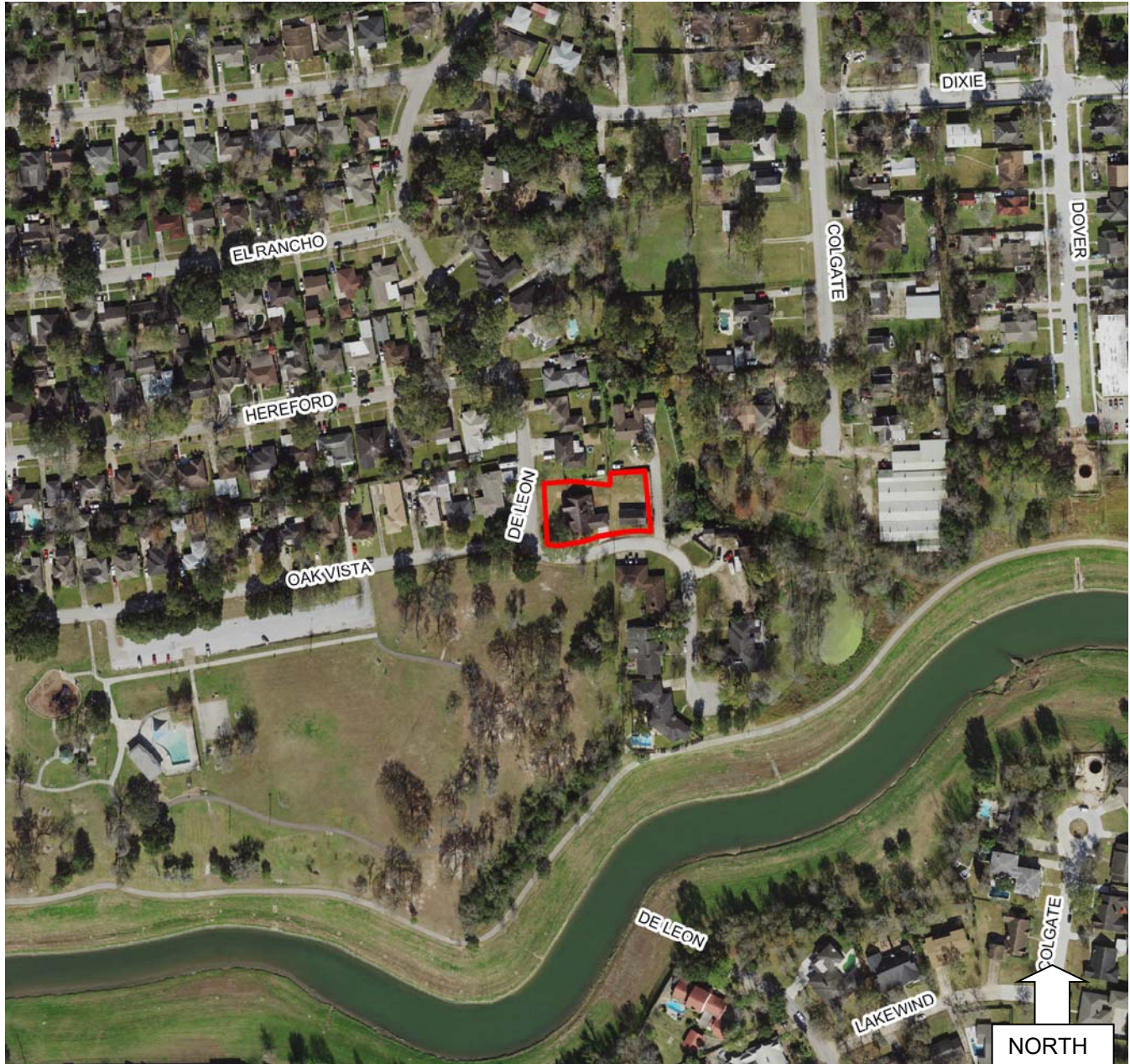
Planning and Development Department

Meeting Date: 09/30/2021

---

Subdivision Name: Katerwood Addition partial replat no 1 and extension  
(DEF 1)

Applicant: Tetra Surveys



---

**C – Public Hearings**

**Aerial**

---





**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

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

August 23, 2021

Dear Property Owner:

**Reference Number: 2021-1571; Katerwood Addition partial replat no 1 and extension;** partial replat of **Katerwood** and **Park Place Extension**, being a portion of Lot 8 and the "Reserve" Tract of Katerwood, as recorded in Vol. 40, Pg. 20 HCMR and a portion of "Tract B", Block 1, of Park Place Extension, as recorded in Vol. 1543, Pg. 631 HCDR.

The property is located at the northeastern intersection of DeLeon Street and Oak Vista Drive. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Dave White**, with Tetra Surveys, on behalf of the developer, can be contacted at **713-462-6100**.

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

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

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

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, September 16, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

1. Send email to: [speakercomments.pc@houstontx.gov](mailto: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

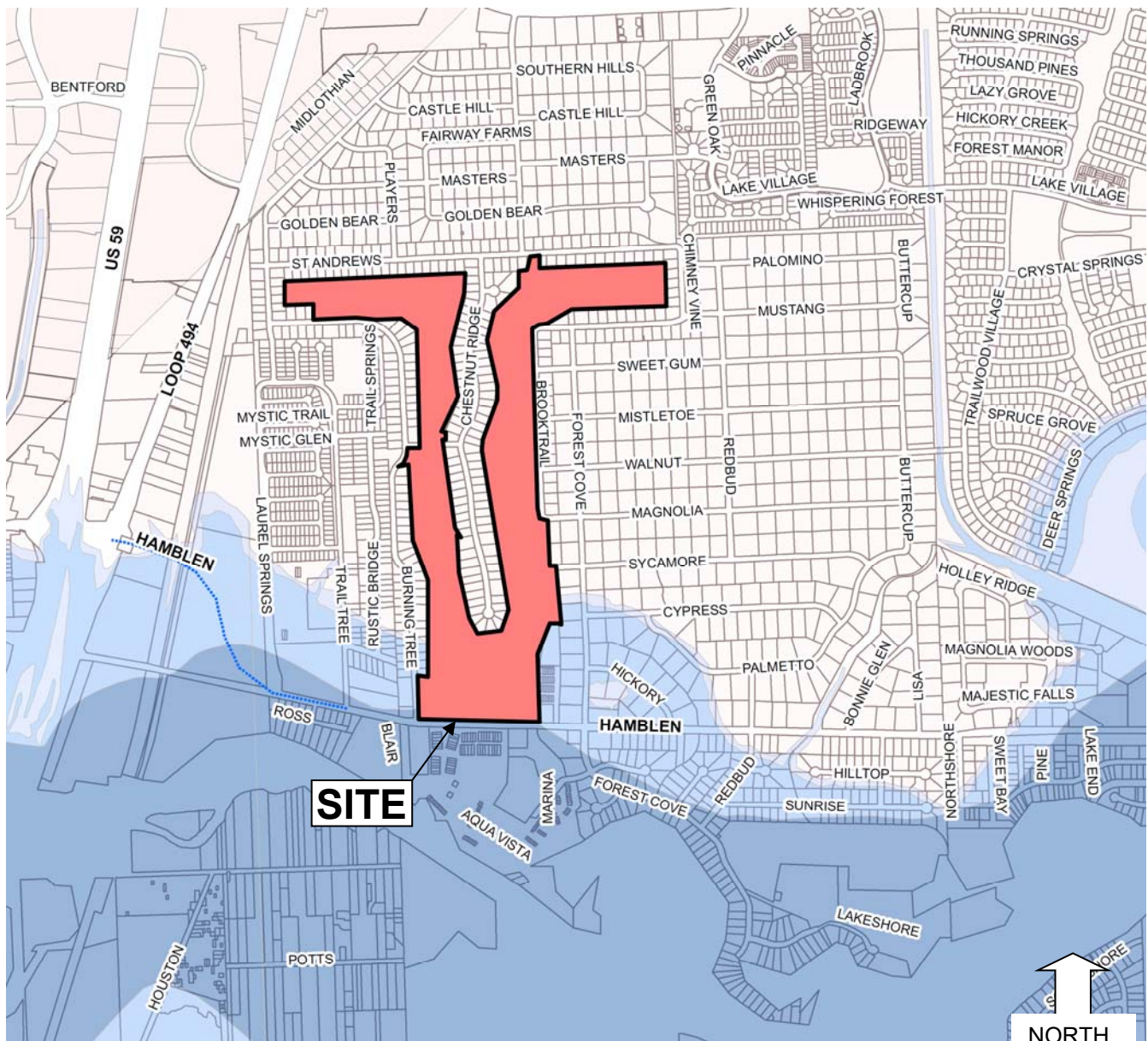
ITEM: 133

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Kingwood Cove GP

Applicant: Landpoint



C – Public Hearings with Variance

Site Location

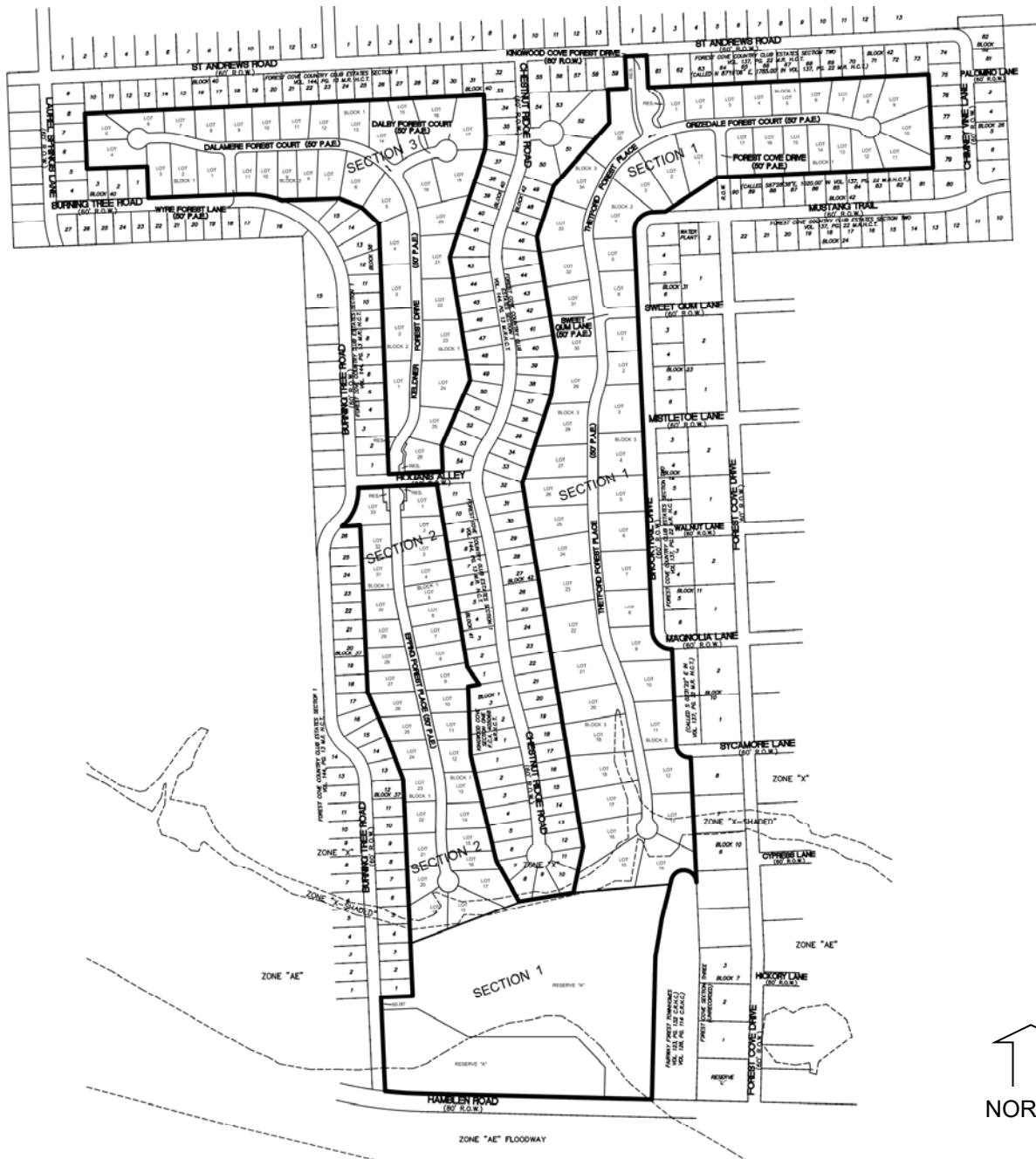
# Houston Planning Commission ITEM: 133

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Kingwood Cove GP

Applicant: Landpoint



C – Public Hearings with Variance Subdivision



# Houston Planning Commission

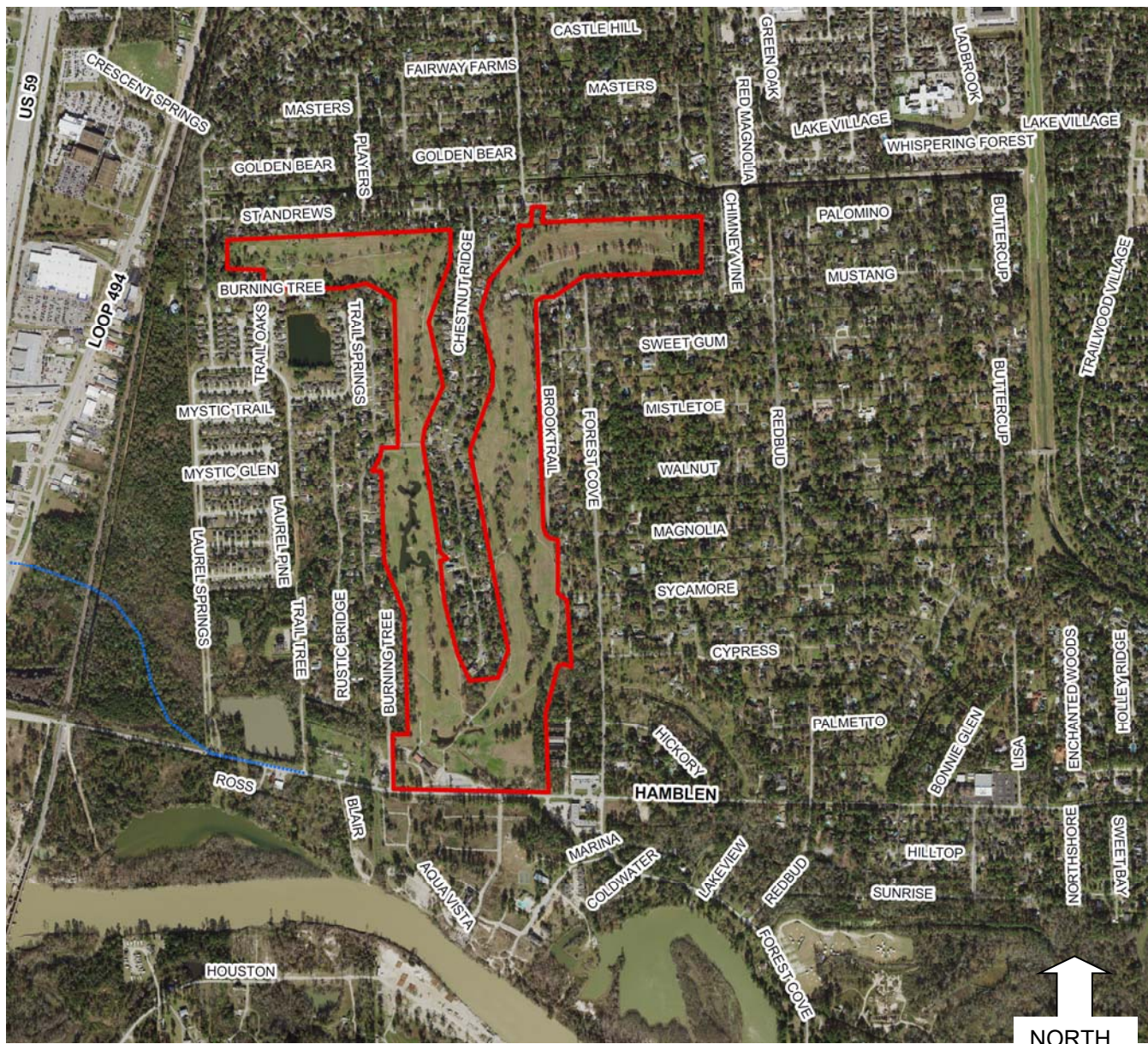
ITEM: 133

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Kingwood Cove GP

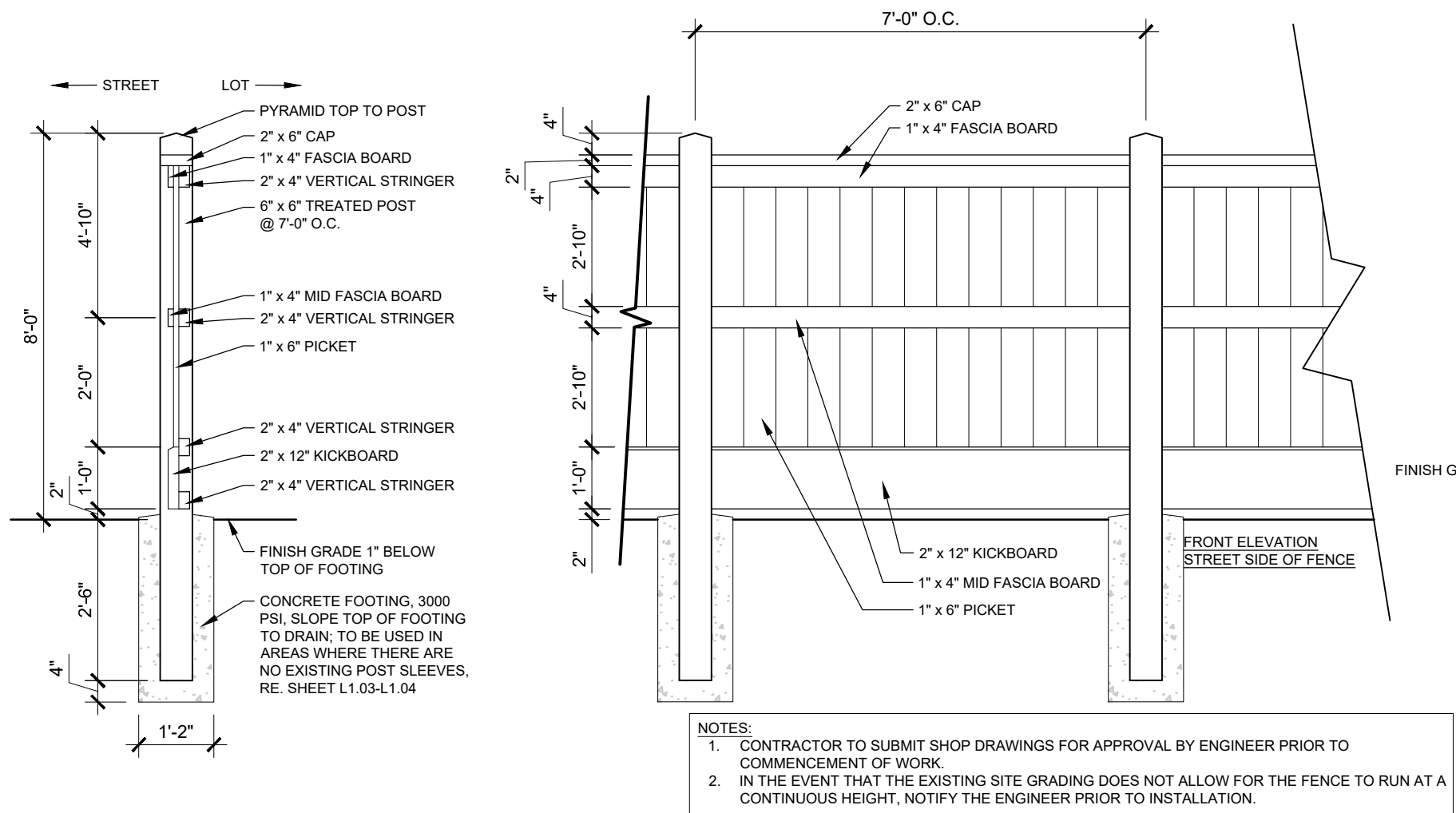
Applicant: Landpoint



C – Public Hearings with Variance

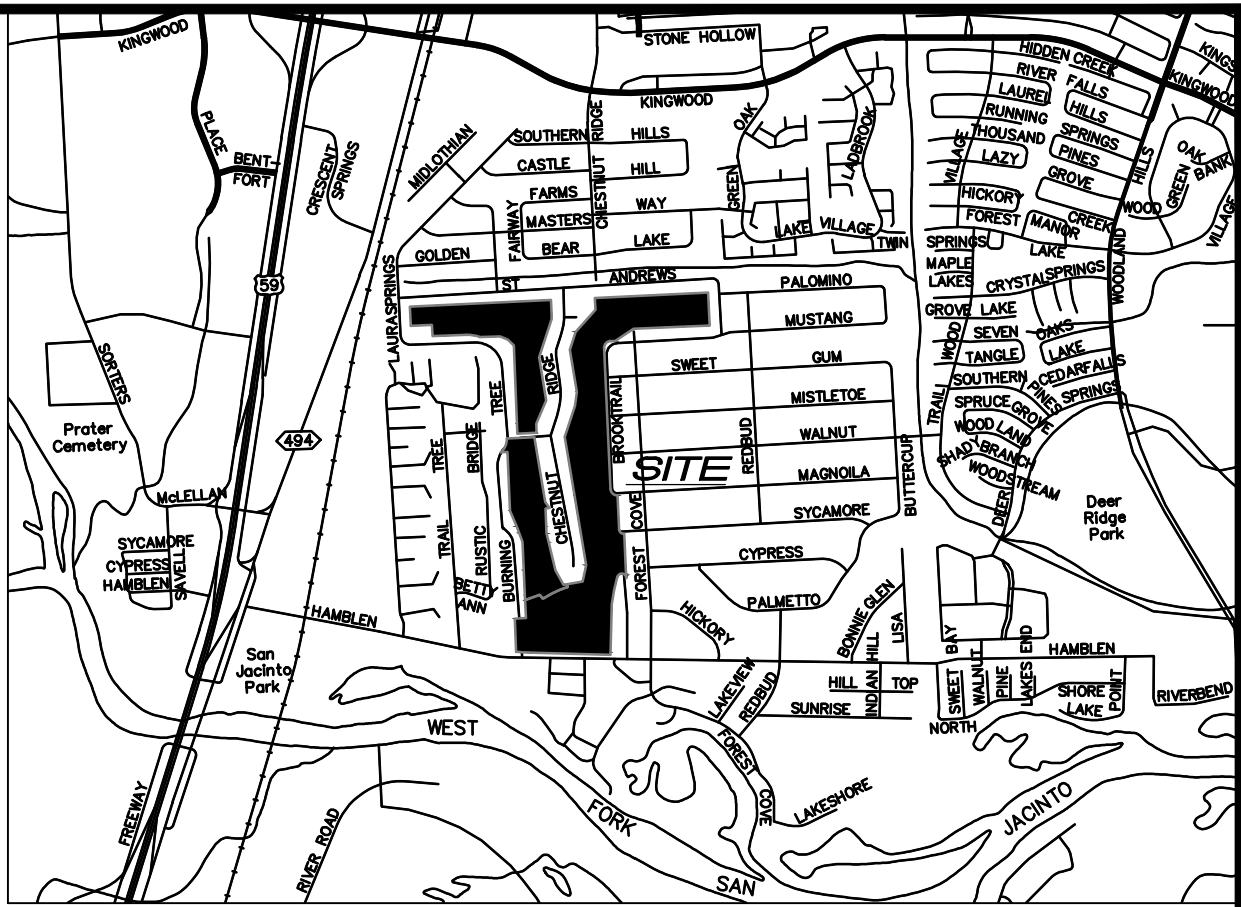
Aerial



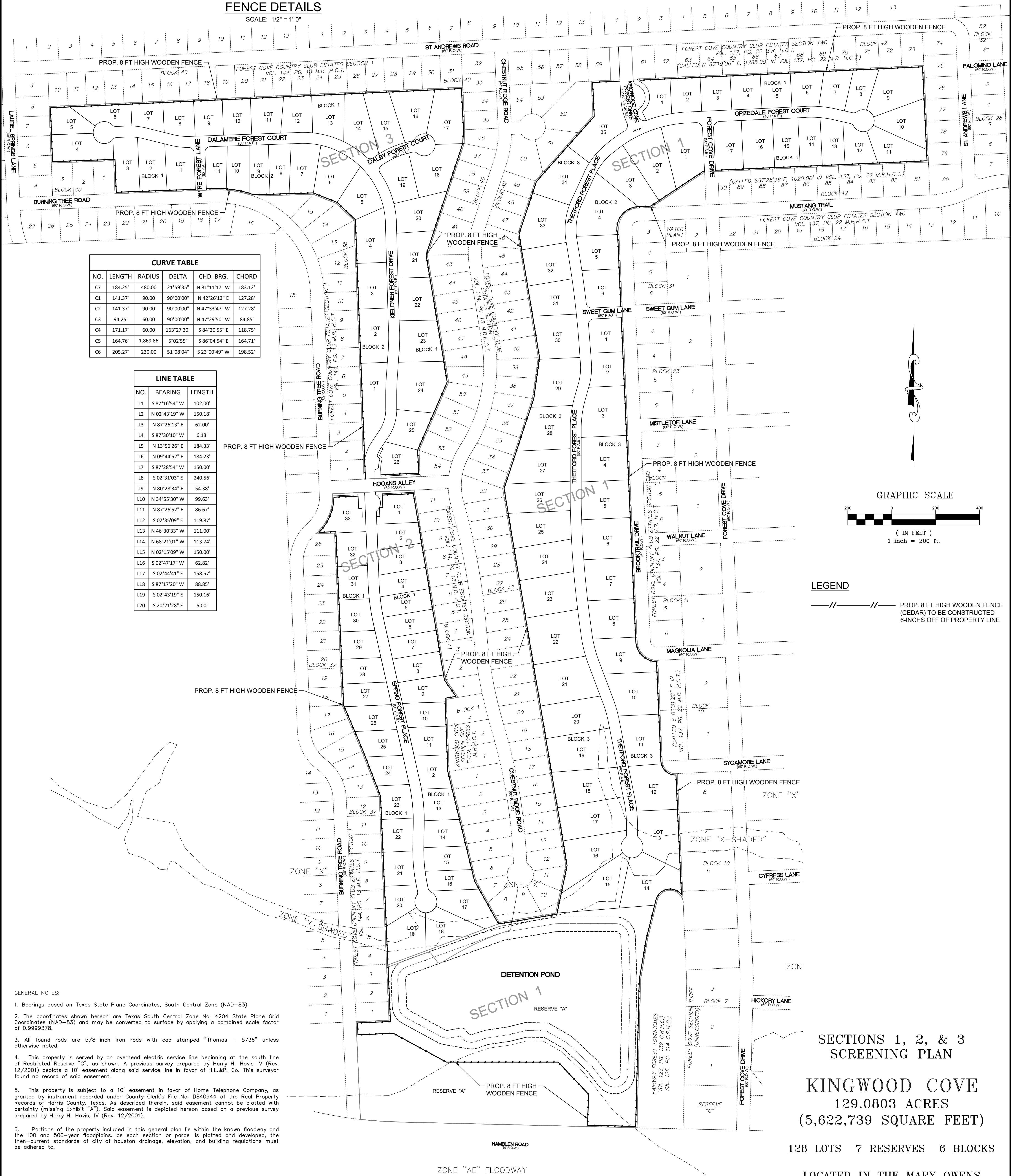


FENCE DETAILS

SCALE: 1/2" = 1'-0"



VICINITY MAP  
NOT TO SCALE



GENERAL NOTES:

- Bearings based on Texas State Plane Coordinates, South Central Zone (NAD-83).
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD-83) and may be converted to surface by applying a combined scale factor of 0.9999378.
- All found rods are 5/8-inch iron rods with cap stamped "Thomas - 5736" unless otherwise noted.
- This property is served by an overhead electric service line beginning at the south line of Restricted Reserve "C", as shown. A previous survey prepared by Harry H. Hovis IV (Rev. 12/2001) depicts a 10' easement along said service line in favor of H.L.&P. Co. This surveyor found no record of said easement.
- This property is subject to a 10' easement in favor of Home Telephone Company, as granted by instrument recorded under County Clerk's File No. D840944 of the Real Property Records of Harris County, Texas. As described therein, said easement cannot be plotted with certainty (missing Exhibit "A"). Said easement is depicted hereon based on a previous survey prepared by Harry H. Hovis, IV (Rev. 12/2001).
- Portions of the property included in this general plan lie within the known floodway and the 100 and 500-year floodplains, as each section or parcel is plotted and developed, the then-current standards of city of Houston drainage, elevation, and building regulations must be adhered to.

SURVEYOR:

JIM THOMAS, RPLS  
SURVEY OPERATIONS COORDINATOR  
THOMAS LAND SURVEYING  
A PACHRCO KOCH COMPANY  
O: 281-440-7730 M: 832-309-0000  
jthomas@pkce.com \* www.pkce.com

OWNER:

KINGWOOD FLOG PROPERTIES, LLC  
300 ARCADIA COURT  
9370 McKNIGHT RD  
PITTSBURGH PA 15237-5548

ENGINEER:

**HALFF**  
HALFF ASSOCIATES, INC.  
14800 ST. MARY'S LANE, SUITE 160  
HOUSTON, TX 77079-2943





**Application Number:** 2021-1711

**Plat Name:** Kingwood Cove GP

**Applicant:** Landpoint

**Date Submitted:** 07/24/2021

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:**

The Block face to Block face Intersection spacing at St. Andrews Road and proposed Kingwood Cove Drive will only be 59.41' apart from Chestnut Ridge Drive.

**Chapter 42 Section:** 42-128(c)

**Chapter 42 Reference:**

42-128(c) Intersections along local streets shall be spaced a minimum of 75 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;**

This Golf Course Redevelopment has very restrictive design constraints that are very unique and there are no other options for the developer on where to place this ROW tie.

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

The granting of the Special Exception will allow the traffic for the proposed development to circulate with the existing development in the best possible way given the extreme constraints that the development has upon it.

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

The modification of 15.59' from the standard is only a 20% deviation and is not disproportionate to the standard.

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

The intent of this chapter is to provide the highest and best use for the development and surrounding area, the granting of this Special Exception will preserve and maintain this.

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

The granting of this Special Exception will preserve and enhance the public health, safety and welfare; it will not be injurious to them.



**Application Number:** 2021-1711

**Plat Name:** Kingwood Cove GP

**Applicant:** Landpoint

**Date Submitted:** 07/24/2021

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 four (4) proposed Private Streets to have a length of more than 350 feet from the centerline of its intersection with the nearest street. (~714' / ~2,512' / ~1,889' / ~448')

**Chapter 42 Section:** 42-131

**Chapter 42 Reference:**

A cul-de-sac shall not serve a single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. A cul-de-sac that exclusively serves a single-family residential development and that has a length of not more than 350 feet from the centerline of its intersection with the nearest street shall have a paving width of at least 24 feet and shall not be used to serve single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street.

## 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 applicant proposes to construct a 129 single-family residential home development within the old Kingwood Cove golf course property. The streets are proposed to be Type 1, 50 ft. PAE with a 28 ft. wide curb and gutter section. The existing property shape is long and narrow and has limited access points due to the location of the existing residential development directly surrounding the property. The unique shape of the existing property and the location of the existing Forest Cove subdivision provide for limited options for additional street connections without negatively impacting the adjacent homes and overall neighborhood. The proposed development includes large acreage lots of up to 1-acre, which will result in lower traffic trips than the adjacent neighborhood streets. An additional lock-boxed connection at Forest Cove Lane is proposed to provide an additional access point for both the Kingwood Cove development and the surrounding area in the event of a catastrophic event. The proposed waterline system for the development will include several additional points of connection and the upsizing of an existing 6-inch waterline to an 8-inch waterline to ensure adequate water circulations, system pressure and quality. The proposed waterline system will be designed in accordance with the City of Houston standards including the minimum length of a dead-end line will not exceed 500 ft.

**(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 strictly based on the unique property shape which is, as most golf courses are, long and narrow. The site has limited access points due to the location of the existing residential development directly surrounding the property. The unique shape of the existing property and the location of the existing Forest Cove subdivision provide for limited options for additional street connections.

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

The intent and general purposes of this chapter will be preserved and maintained by the proposed large lot design and master planned water, storm, and sanitary utility system.

**(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 development will enhance the surrounding neighborhood by converting the abandoned golf course, which has not been in use since 2017, into an upscale and quality single-family residential. Additionally, the development includes the preservation of many of the existing trees that were part of the original golf course and significant drainage improvements to the area.

**(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 original golf course and few existing access points leave any proposed development with these hurdles.



**Application Number:** 2021-1711

**Plat Name:** Kingwood Cove GP

**Applicant:** Landpoint

**Date Submitted:** 07/24/2021

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

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

**Specific Variance is being sought and extent of variance:**

To allow an exception to use a 200 feet radius instead of the required 300 feet centerline radius for the proposed reverse curve used on the entrance alignment on the private street, Kieldner Forest Drive, located in Section 3 of the Kingwood Cove General Plan. The reverse curve meets the tangent distance requirement of 50 feet. (200 ft. radius with 58 ft. tangent)

**Chapter 42 Section:** 42-132 (b)

**Chapter 42 Reference:**

A local street shall provide a minimum 300 feet centerline radius for a reverse curve with a tangent distance of 50 feet for any local street.

### Statement of Facts

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

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

The applicant proposes to construct a 129 single-family residential home development within the old Kingwood Cove golf course property. The streets are proposed to be Type 1, 50 ft. PAE with a 28 ft. wide curb and gutter section. The existing property shape is long and narrow and has limited options for street layout due to the location of the existing residential development directly surrounding the property. The preferred, and safest, street alignment for Section 2 and 3 includes aligning the two street at the intersection of Hogan's Alley. Since the existing property dimensions (and frontage along Hogan's Alley) for the proposed Section 3 is offset to the west from the Section 2, aligning these two streets positions the Section 3 roadway directly adjacent to the back of lots for Lots 1 and 2 in Forest Cove Country Club Estates Section 1. These lots are currently occupied by residents. To provide as much separation from the existing residents as possible, a reverse curve with a radius of 200 ft is proposed versus the required 300 ft. The alignment includes a 58 ft. tangent which is greater than the requirements of 50 ft. The unique shape of the existing property provides for limited options for the street geometry, making it difficult to meet the 300 ft. radius and provide the preferred alignment at Hogan's Alley.

**(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 strictly based on the unique property shape which is, as most golf courses are, long and narrow. The site has limited access points due to the location of the existing residential development directly surrounding the property. The unique shape of the existing property and the location of the existing Forest Cove subdivision provide for limited options for additional street connections. Additionally, the intent of the smaller radius is to provide for the preferred alignment of the Section 2 and 3 streets and to provide an additional buffer from the adjacent Lots 1 and 2 in Forest Cove Country Club Estates Section 1.



**(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 large lot design and master planned water, storm, and sanitary utility system.

**(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 development will enhance the surrounding neighborhood by converting the abandoned golf course, which has not been in use since 2017, into an upscale and quality single-family residential. Additionally, the development includes the preservation of many of the existing trees that were part of the original golf course and significant drainage improvements to the area.

**(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 original golf course and few existing access points leave any proposed development with these hurdles.



**Application Number:** 2021-1711

**Plat Name:** Kingwood Cove GP

**Applicant:** Landpoint

**Date Submitted:** 07/24/2021

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 local street intersections to exceed 1,400 foot requirement

**Chapter 42 Section:** 42-128/134

**Chapter 42 Reference:**

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

### Statement of Facts

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

NA

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

The applicant proposes to construct a 129 single-family residential home development within the old Kingwood Cove golf course property. The streets are proposed to be Type 1, 50 ft. PAE with a 28 ft. wide curb and gutter section. The existing property shape is long and narrow and has limited access points due to the location of the existing residential development directly surrounding the property. The unique shape of the existing property and the location of the existing Forest Cove subdivision provide for limited options for additional street connections without negatively impacting the adjacent homes and overall neighborhood. The proposed development includes large acreage lots of up to 1-acre, which will result in lower traffic trips than the adjacent neighborhood streets. An additional lock-boxed connection at Forest Cove Lane is proposed to provide an additional access point for both the Kingwood Cove development and the surrounding area in the event of a catastrophic event. The proposed waterline system for the development will include several additional points of connection and the upsizing of an existing 6-inch waterline to an 8-inch waterline to ensure adequate water circulations, system pressure and quality. The proposed waterline system will be designed in accordance with the City of Houston standards including the minimum length of a dead-end line will not exceed 500 ft.

**(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 strictly based on the unique property shape which is, as most golf courses are, long and narrow. The site has limited access points due to the location of the existing residential development directly surrounding the property. The unique shape of the existing property and the location of the existing Forest Cove subdivision provide for limited options for additional street connections

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

The intent and general purposes of this chapter will be preserved and maintained by the proposed large lot design and master planned water, storm, and sanitary utility system.

**(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 development will enhance the surrounding neighborhood by converting the abandoned golf course, which has not been in use since 2017, into an upscale and quality single-family residential. Additionally, the development includes the preservation of many of the existing trees that were part of the original golf course and significant drainage improvements to the area.

**(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 original golf course and few existing access points leave any proposed development with these hurdles.



**Application Number:** 2021-1711

**Plat Name:** Kingwood Cove GP

**Applicant:** Landpoint

**Date Submitted:** 07/24/2021

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 subdivision to have a name that is not part of the preceding plat

**Chapter 42 Section:** 42-41(1)(b)

**Chapter 42 Reference:**

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

### Statement of Facts

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

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 single-family residential home development is comprised primarily of the old Kingwood Cove golf course property and a small portion of the Forest Cove Country Club Estates Section Two plat. The use of the Forest Cove Country Club Estates base name would tie a new, master planned development to a development that was established with a different vision and intent.

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

The circumstances supporting the granting of the variance is the fact that the property is a defunct golf course which was not created by the applicant.

**(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 master planned development and separate Home Owner's Association.

**(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 development will enhance the surrounding neighborhood by converting the abandoned golf course, which has not been in use since 2017, into an upscale and quality single-family residential neighborhood.



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

Economic hardship is not a justification of the variance, the unique configuration of the original golf course and few existing access points leave any proposed development with these hurdles.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

September 13, 2021

Dear Property Owner:

**Reference Number: 2021-1711 and 2021-1712 Kingwood Cove GP and Kingwood Cove Sec 1;** partial replatting of **Forest Cove Country Club Estates Sec 2**, Lot 60 of Block 42, as recorded in Volume 137 Page 22 of the Harris County Map Records and replatting all of the adjacent 129-acre **Kingwood Cove Golf Course** located in the Mary Owens Survey, Abstract 611, Harris County, Texas.

The property is located along Hamblin Road, south of St Andrews Road east of Loop 494 and US 59. The purpose of the replat is to create fifty-eight single-family residential lots and four (4) reserves. The applicant, Matt Tucker, with Landpoint, on behalf of Kingwood Flog Properties, LLC, a Wyoming limited liability company, can be contacted at 713-993-0327.

Pursuant to Local Government Code 212.015, 212.0155 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 and special exception are being requested with this application. The variance(s) and special exceptions are attached.

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

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 30, 2021 at 2:30 PM  
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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

1. Send email to: [speakercomments.pc@houstontx.gov](mailto: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.

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

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

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 and 212.0155.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats and replats affecting a subdivision golf course. Download a copy here: <https://statutes.capitol.texas.gov/Docs/LG/htm/LG.212.htm>
- **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.

Sec. 212.0155. ADDITIONAL REQUIREMENTS FOR CERTAIN REPLATS AFFECTING A SUBDIVISION GOLF COURSE.

(a) This section applies to land located wholly or partly:

(1) in the corporate boundaries of a municipality if the municipality:

(A) has a population of more than 50,000; and

(B) is located wholly or partly in:

(i) a county with a population of more than three million;

(ii) a county with a population of more than 400,000 that is adjacent to a county with a population of more than three million; or

(iii) a county with a population of more than 1.4 million:

(a) in which two or more municipalities with a population of 300,000 or more are primarily located; and

(b) that is adjacent to a county with a population of more than two million; or

(2) in the corporate boundaries or extraterritorial jurisdiction of a municipality with a population of 1.9 million or more.

(b) In this section:

(1) "Management certificate" means a certificate described by Section 209.004, Property Code.

(2) "New plat" means a development plat, replat, amending plat, or vacating plat that would change the existing plat or the current use of the land that is the subject of the new plat.

(3) "Property owners' association" and "restrictive covenant" have the meanings assigned by Section 202.001, Property Code.

(4) "Restrictions," "subdivision," and "owner" have the meanings assigned by Section 201.003, Property Code.

(5) "Subdivision golf course" means an area of land:

(A) that was originally developed as a golf course or a country club within a common scheme of development for a predominantly residential single-family development project;

(B) that was at any time in the seven years preceding the date on which a new plat for the land is filed:

(i) used as a golf course or a country club;

(ii) zoned as a community facility;

(iii) benefited from restrictive covenants on adjoining homeowners; or

(iv) designated on a recorded plat as a golf course or a country club; and

(C) that is not separated entirely from the predominantly residential single-family development project by a public street.

(c) In addition to any other requirement of this chapter, a new plat must conform to the requirements of this section if any of the area subject to the new plat is a subdivision golf course. The exception in Section 212.004(a) excluding divisions of land into parts greater than five acres for platting requirements does not apply to a subdivision golf course.

(d) A new plat that is subject to this section may not be approved until each municipal authority reviewing the new plat conducts a public hearing on the matter at which the parties in interest and citizens have an adequate opportunity to be heard, present evidence, and submit statements or petitions for consideration by the municipal authority. The number, location, and procedure for the public hearings may be designated by the municipal authority for a particular hearing. The municipal authority may abate, continue, or reschedule, as the municipal authority considers appropriate, any public hearing in order to receive a full and complete record on which to make a decision. If the new plat would otherwise be administratively approved, the municipal planning commission is the approving body for the purposes of this section.

(e) The municipal authority may not approve the new plat without adequate consideration of testimony and the record from the public hearings and making the findings required by Subsection (k). Not later than the 30th day after the date on which all proceedings necessary for the public hearings have concluded, the municipal authority shall take action on the application for the new plat. Sections 212.009(a) and (b) do not apply to the approval of plats under this section.

(f) The municipality may provide notice of the initial hearing required by Subsection (d) only after the requirements of Subsections (m) and (n) are met. The notice shall be given before the 15th day before the date of the hearing by:

(1) publishing notice in an official newspaper or a newspaper of general circulation in the county in which the municipality is located;

(2) providing written notice, with a copy of this section attached, by the municipal authority responsible for approving plats to:

(A) each property owners' association for each neighborhood benefited by the subdivision golf course, as indicated in the most recently filed management certificates; and

(B) the owners of lots that are within 200 feet of the area subject to the new plat, as indicated:

(i) on the most recently approved municipal tax roll; and

(ii) in the most recent online records of the central appraisal district of the county in which the lots are located; and

(3) any other manner determined by the municipal authority to be necessary to ensure that full and fair notice is provided to all owners of residential single-family lots in the general vicinity of the subdivision golf course.

(g) The written notice required by Subsection (f)(2) may be delivered by depositing the notice, properly addressed with postage prepaid, in the United States mail.

(h) The cost of providing the notices under Subsection (f) shall be paid by the plat applicant.

(i) If written instruments protesting the proposed new plat are signed by the owners of at least 20 percent of the area of the lots or land immediately adjacent to the area covered by a proposed new plat and extending 200 feet from that area and are filed with the municipal planning commission or the municipality's governing body before the conclusion of the public hearings, the proposed new plat must receive, to be approved, the affirmative vote of at least three-fifths of the members of the municipal planning commission or governing body.

(j) In computing the percentage of land area under Subsection (i), the area of streets and alleys is included.

(k) The municipal planning commission or the municipality's governing body may not approve a new plat under this section unless it determines that:

(1) there is adequate existing or planned infrastructure to support the future development of the subdivision golf course;

(2) based on existing or planned facilities, the development of the subdivision golf course will not have a materially adverse effect on:

(A) traffic, parking, drainage, water, sewer, or other utilities;



- (B) the health, safety, or general welfare of persons in the municipality; or
- (C) safe, orderly, and healthful development of the municipality;
- (3) the development of the subdivision golf course will not have a materially adverse effect on existing single-family property values;
- (4) the new plat is consistent with all applicable land use regulations and restrictive covenants and the municipality's land use policies as described by the municipality's comprehensive plan or other appropriate public policy documents; and
- (5) if any portion of a previous plat reflected a restriction on the subdivision golf course whether:
  - (A) that restriction is an implied covenant or easement benefiting adjacent residential properties; or
  - (B) the restriction, covenant, or easement has been legally released or has expired.
- (l) The municipal authority may adopt rules to govern the platting of a subdivision golf course that do not conflict with this section, including rules that require more detailed information than is required by Subsection (n) for plans for development and new plat applications.
- (m) The application for a new plat under this section is not complete and may not be submitted for review for administrative completeness unless the tax certificates required by Section 12.002(e), Property Code, are attached, notwithstanding that the application is for a type of plat other than a plat specified in that section.
- (n) A plan for development or a new plat application for a subdivision golf course is not considered to provide fair notice of the project and nature of the permit sought unless it contains the following information, complete in all material respects:
  - (1) street layout;
  - (2) lot and block layout;
  - (3) number of residential units;
  - (4) location of nonresidential development, by type of development;
  - (5) drainage, detention, and retention plans;
  - (6) screening plan for adjacent residential properties, including landscaping or fencing; and
  - (7) an analysis of the effect of the project on values in the adjacent residential neighborhoods.
- (o) A municipal authority with authority over platting may require as a condition for approval of a plat for a golf course that:
  - (1) the area be platted as a restricted reserve for the proposed use; and
  - (2) the plat be incorporated into the plat for any adjacent residential lots.
- (p) An owner of a lot that is within 200 feet of a subdivision golf course may seek declaratory or injunctive relief from a district court to enforce the provisions in this section.

Added by Acts 2007, 80th Leg., R.S., Ch. 1092 (H.B. [3232](#)), Sec. 1, eff. June 15, 2007.

# Houston Planning Commission

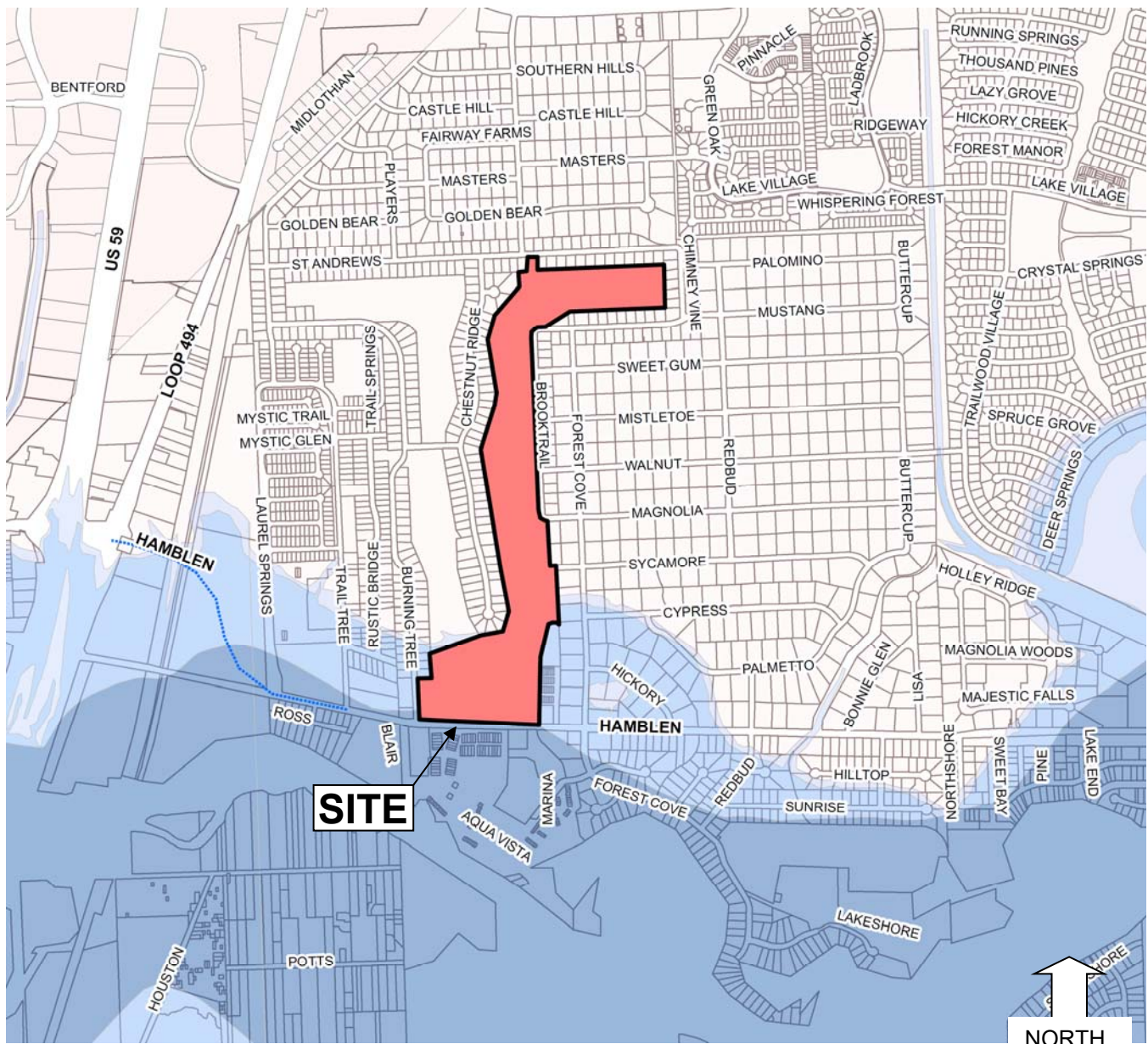
ITEM: 134

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Kingwood Cove Sec 1

Applicant: Landpoint



C – Public Hearings

Site Location

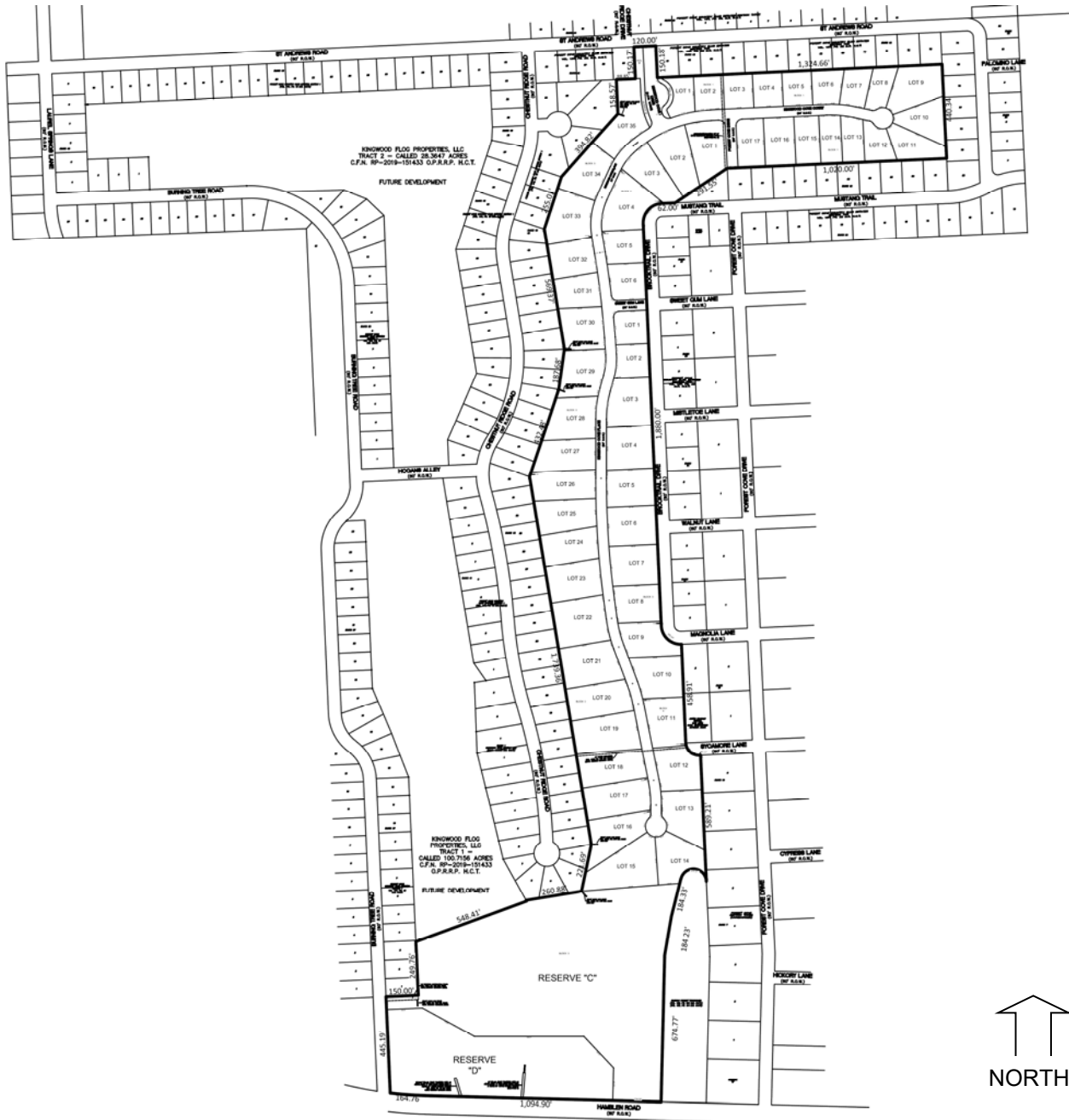
**ITEM: 134**

## Planning and Development Department

**Meeting Date: 09/30/2021**

**Subdivision Name: Kingwood Cove Sec 1**

**Applicant: Landpoint**



## C – Public Hearings

## Subdivision



# Houston Planning Commission

ITEM: 134

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Kingwood Cove Sec 1

Applicant: Landpoint



C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

September 13, 2021

Dear Property Owner:

**Reference Number: 2021-1711 and 2021-1712 Kingwood Cove GP and Kingwood Cove Sec 1;** partial replatting of **Forest Cove Country Club Estates Sec 2**, Lot 60 of Block 42, as recorded in Volume 137 Page 22 of the Harris County Map Records and replatting all of the adjacent 129-acre **Kingwood Cove Golf Course** located in the Mary Owens Survey, Abstract 611, Harris County, Texas.

The property is located along Hamblin Road, south of St Andrews Road east of Loop 494 and US 59. The purpose of the replat is to create fifty-eight single-family residential lots and four (4) reserves. The applicant, Matt Tucker, with Landpoint, on behalf of Kingwood Flog Properties, LLC, a Wyoming limited liability company, can be contacted at 713-993-0327.

Pursuant to Local Government Code 212.015, 212.0155 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 and special exception are being requested with this application. The variance(s) and special exceptions are attached.

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

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 30, 2021 at 2:30 PM  
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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

1. Send email to: [speakercomments.pc@houstontx.gov](mailto: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.

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

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

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 and 212.0155.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats and replats affecting a subdivision golf course. Download a copy here: <https://statutes.capitol.texas.gov/Docs/LG/htm/LG.212.htm>
- **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.

Sec. 212.0155. ADDITIONAL REQUIREMENTS FOR CERTAIN REPLATS AFFECTING A SUBDIVISION GOLF COURSE.

(a) This section applies to land located wholly or partly:

(1) in the corporate boundaries of a municipality if the municipality:

(A) has a population of more than 50,000; and

(B) is located wholly or partly in:

(i) a county with a population of more than three million;

(ii) a county with a population of more than 400,000 that is adjacent to a county with a population of more than three million; or

(iii) a county with a population of more than 1.4 million:

(a) in which two or more municipalities with a population of 300,000 or more are primarily located; and

(b) that is adjacent to a county with a population of more than two million; or

(2) in the corporate boundaries or extraterritorial jurisdiction of a municipality with a population of 1.9 million or more.

(b) In this section:

(1) "Management certificate" means a certificate described by Section 209.004, Property Code.

(2) "New plat" means a development plat, replat, amending plat, or vacating plat that would change the existing plat or the current use of the land that is the subject of the new plat.

(3) "Property owners' association" and "restrictive covenant" have the meanings assigned by Section 202.001, Property Code.

(4) "Restrictions," "subdivision," and "owner" have the meanings assigned by Section 201.003, Property Code.

(5) "Subdivision golf course" means an area of land:

(A) that was originally developed as a golf course or a country club within a common scheme of development for a predominantly residential single-family development project;

(B) that was at any time in the seven years preceding the date on which a new plat for the land is filed:

(i) used as a golf course or a country club;

(ii) zoned as a community facility;

(iii) benefited from restrictive covenants on adjoining homeowners; or

(iv) designated on a recorded plat as a golf course or a country club; and

(C) that is not separated entirely from the predominantly residential single-family development project by a public street.

(c) In addition to any other requirement of this chapter, a new plat must conform to the requirements of this section if any of the area subject to the new plat is a subdivision golf course. The exception in Section 212.004(a) excluding divisions of land into parts greater than five acres for platting requirements does not apply to a subdivision golf course.

(d) A new plat that is subject to this section may not be approved until each municipal authority reviewing the new plat conducts a public hearing on the matter at which the parties in interest and citizens have an adequate opportunity to be heard, present evidence, and submit statements or petitions for consideration by the municipal authority. The number, location, and procedure for the public hearings may be designated by the municipal authority for a particular hearing. The municipal authority may abate, continue, or reschedule, as the municipal authority considers appropriate, any public hearing in order to receive a full and complete record on which to make a decision. If the new plat would otherwise be administratively approved, the municipal planning commission is the approving body for the purposes of this section.

(e) The municipal authority may not approve the new plat without adequate consideration of testimony and the record from the public hearings and making the findings required by Subsection (k). Not later than the 30th day after the date on which all proceedings necessary for the public hearings have concluded, the municipal authority shall take action on the application for the new plat. Sections 212.009(a) and (b) do not apply to the approval of plats under this section.

(f) The municipality may provide notice of the initial hearing required by Subsection (d) only after the requirements of Subsections (m) and (n) are met. The notice shall be given before the 15th day before the date of the hearing by:

(1) publishing notice in an official newspaper or a newspaper of general circulation in the county in which the municipality is located;

(2) providing written notice, with a copy of this section attached, by the municipal authority responsible for approving plats to:

(A) each property owners' association for each neighborhood benefited by the subdivision golf course, as indicated in the most recently filed management certificates; and

(B) the owners of lots that are within 200 feet of the area subject to the new plat, as indicated:

(i) on the most recently approved municipal tax roll; and

(ii) in the most recent online records of the central appraisal district of the county in which the lots are located; and

(3) any other manner determined by the municipal authority to be necessary to ensure that full and fair notice is provided to all owners of residential single-family lots in the general vicinity of the subdivision golf course.

(g) The written notice required by Subsection (f)(2) may be delivered by depositing the notice, properly addressed with postage prepaid, in the United States mail.

(h) The cost of providing the notices under Subsection (f) shall be paid by the plat applicant.

(i) If written instruments protesting the proposed new plat are signed by the owners of at least 20 percent of the area of the lots or land immediately adjacent to the area covered by a proposed new plat and extending 200 feet from that area and are filed with the municipal planning commission or the municipality's governing body before the conclusion of the public hearings, the proposed new plat must receive, to be approved, the affirmative vote of at least three-fifths of the members of the municipal planning commission or governing body.

(j) In computing the percentage of land area under Subsection (i), the area of streets and alleys is included.

(k) The municipal planning commission or the municipality's governing body may not approve a new plat under this section unless it determines that:

(1) there is adequate existing or planned infrastructure to support the future development of the subdivision golf course;

(2) based on existing or planned facilities, the development of the subdivision golf course will not have a materially adverse effect on:

(A) traffic, parking, drainage, water, sewer, or other utilities;

- (B) the health, safety, or general welfare of persons in the municipality; or
- (C) safe, orderly, and healthful development of the municipality;
- (3) the development of the subdivision golf course will not have a materially adverse effect on existing single-family property values;
- (4) the new plat is consistent with all applicable land use regulations and restrictive covenants and the municipality's land use policies as described by the municipality's comprehensive plan or other appropriate public policy documents; and
- (5) if any portion of a previous plat reflected a restriction on the subdivision golf course whether:
  - (A) that restriction is an implied covenant or easement benefiting adjacent residential properties; or
  - (B) the restriction, covenant, or easement has been legally released or has expired.
- (l) The municipal authority may adopt rules to govern the platting of a subdivision golf course that do not conflict with this section, including rules that require more detailed information than is required by Subsection (n) for plans for development and new plat applications.
- (m) The application for a new plat under this section is not complete and may not be submitted for review for administrative completeness unless the tax certificates required by Section 12.002(e), Property Code, are attached, notwithstanding that the application is for a type of plat other than a plat specified in that section.
- (n) A plan for development or a new plat application for a subdivision golf course is not considered to provide fair notice of the project and nature of the permit sought unless it contains the following information, complete in all material respects:
  - (1) street layout;
  - (2) lot and block layout;
  - (3) number of residential units;
  - (4) location of nonresidential development, by type of development;
  - (5) drainage, detention, and retention plans;
  - (6) screening plan for adjacent residential properties, including landscaping or fencing; and
  - (7) an analysis of the effect of the project on values in the adjacent residential neighborhoods.
- (o) A municipal authority with authority over platting may require as a condition for approval of a plat for a golf course that:
  - (1) the area be platted as a restricted reserve for the proposed use; and
  - (2) the plat be incorporated into the plat for any adjacent residential lots.
- (p) An owner of a lot that is within 200 feet of a subdivision golf course may seek declaratory or injunctive relief from a district court to enforce the provisions in this section.

Added by Acts 2007, 80th Leg., R.S., Ch. 1092 (H.B. [3232](#)), Sec. 1, eff. June 15, 2007.



# Houston Planning Commission

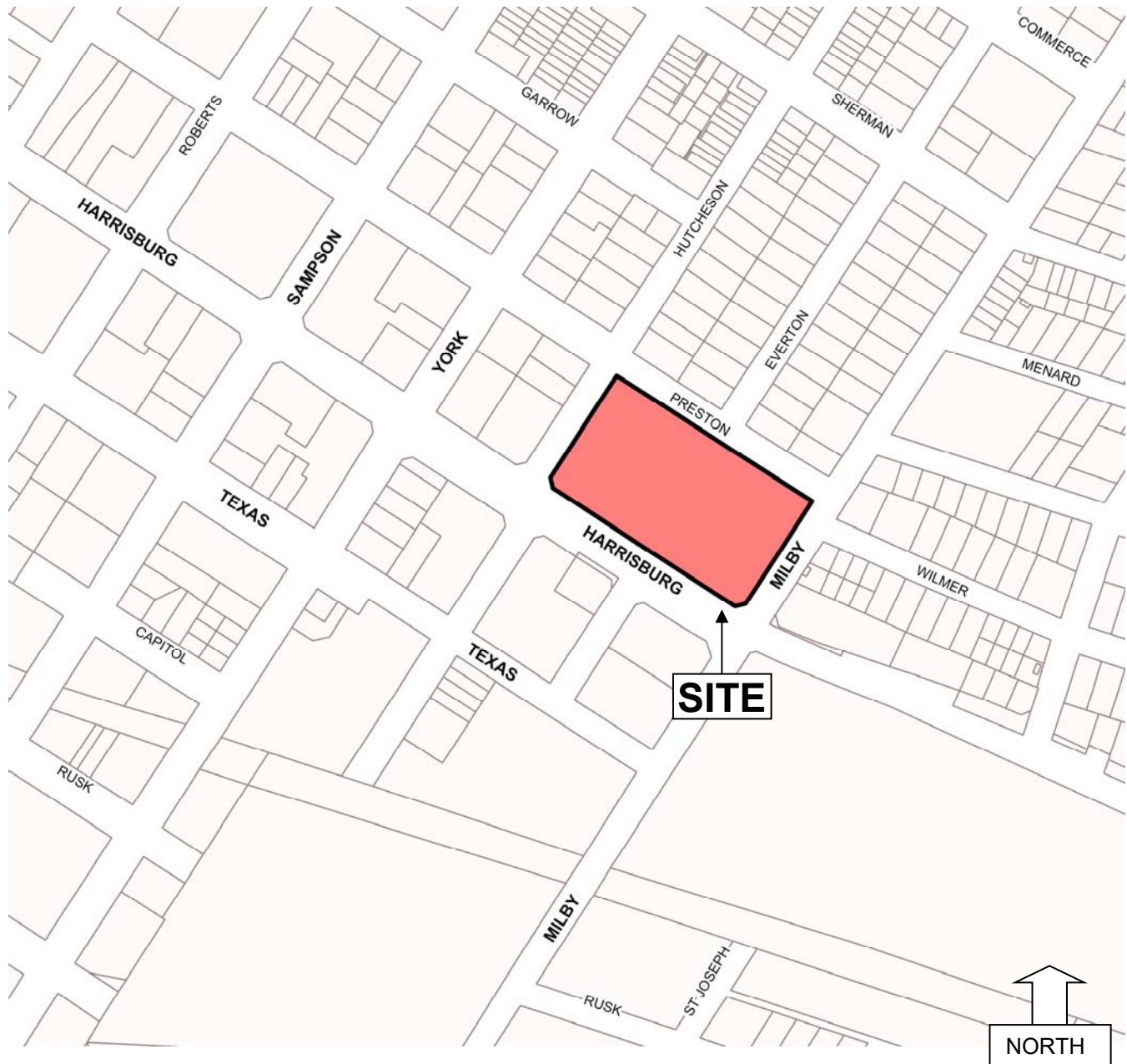
## ITEM: 135

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Milby House (DEF 2)

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



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

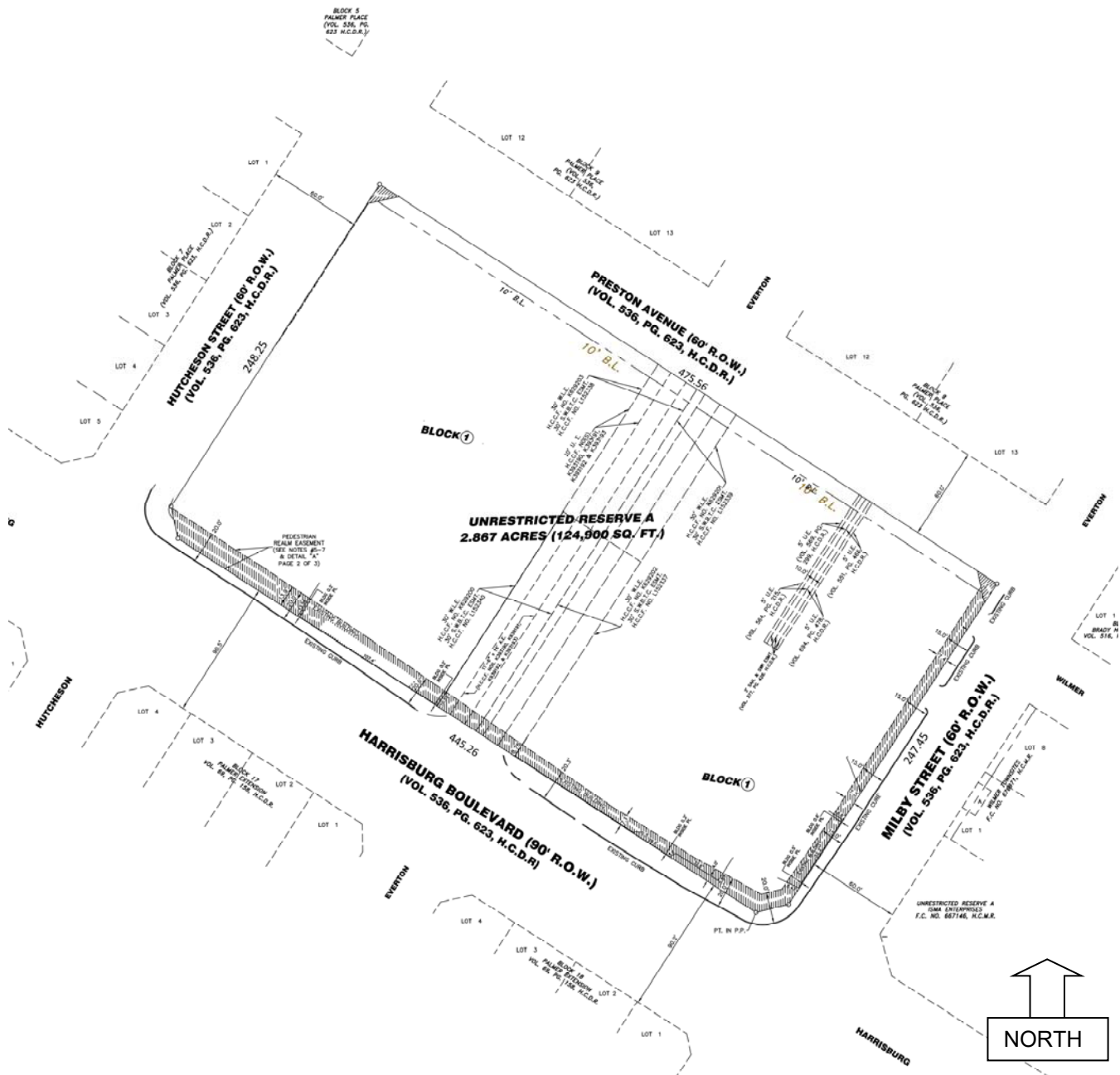
## ITEM: 135

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Milby House (DEF 2)

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



C – Public Hearings

Subdivision



# Houston Planning Commission **ITEM: 135**

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Milby House (DEF 2)

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](http://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.

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

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](http://www.houstonplanning.com) or Call: 832-393-6624.**



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

1. Send email to: [speakercomments.pc@houstontx.gov](mailto: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

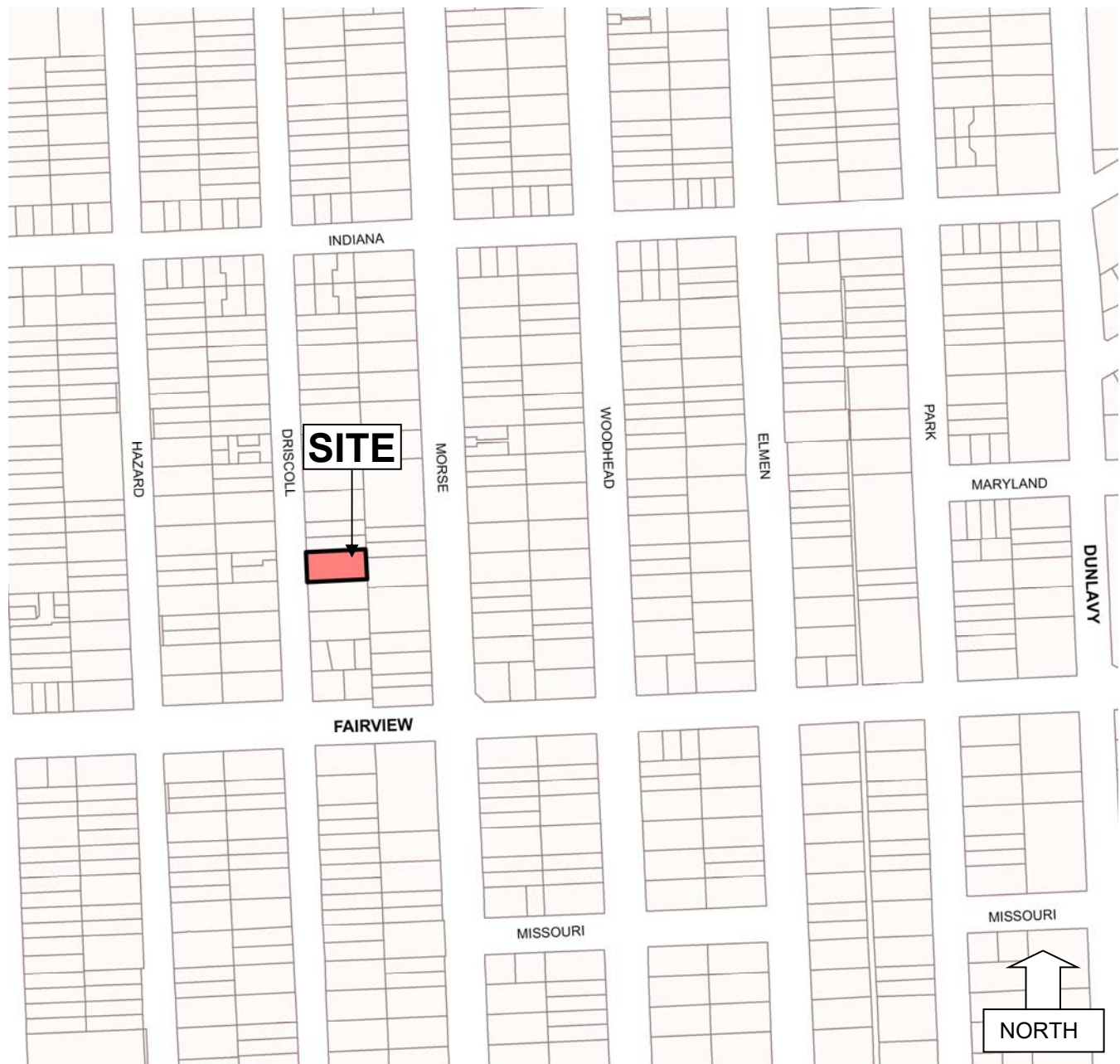
**ITEM: 136**

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Plainview Second Addition partial replat no 9 (DEF 1)

Applicant: Total Surveyors, Inc.



**C – Public Hearings**

**Site Location**





---

# Houston Planning Commission

## ITEM: 136

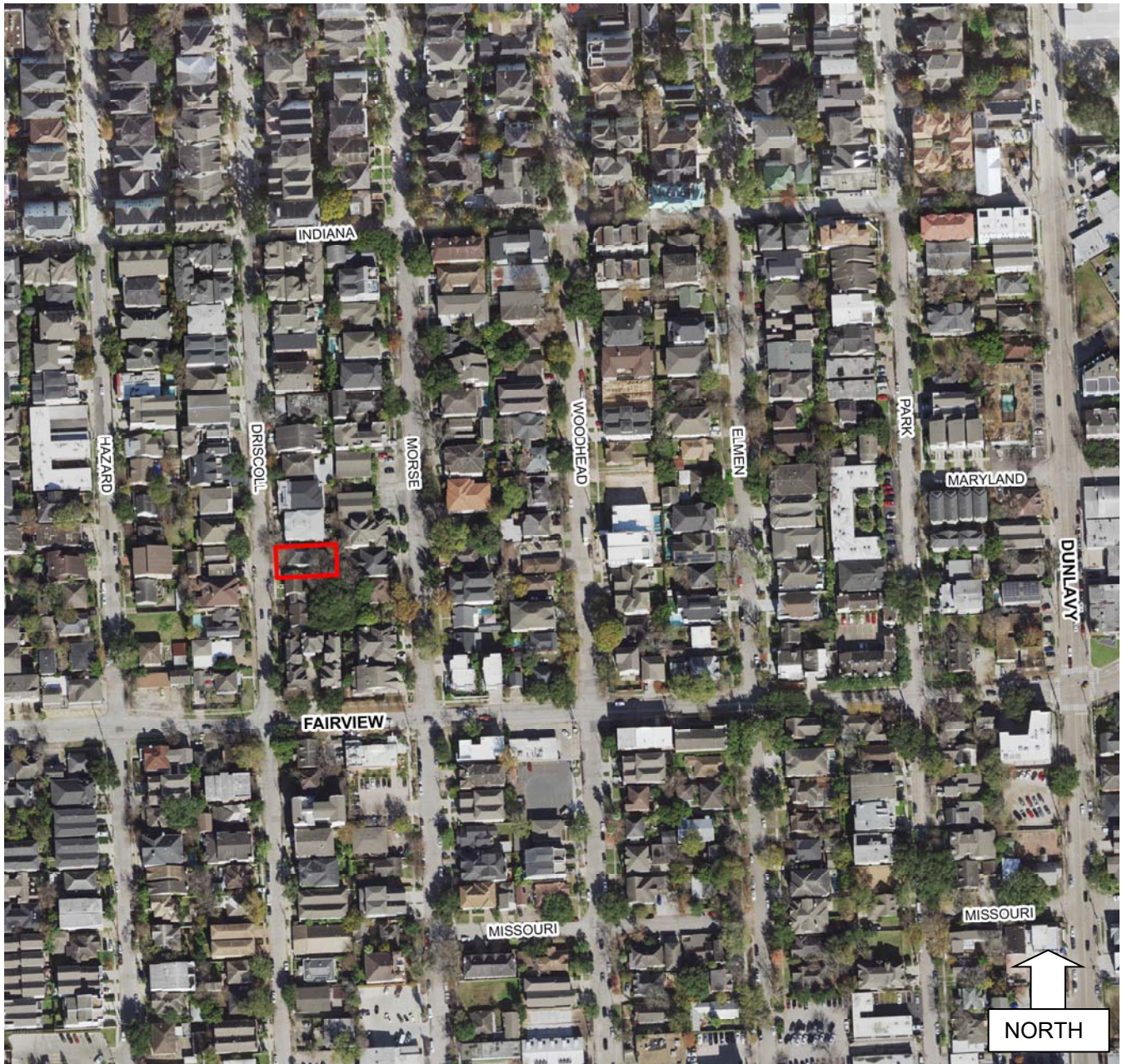
Planning and Development Department

Meeting Date: 09/30/2021

---

Subdivision Name: Plainview Second Addition partial replat no 9 (DEF 1)

Applicant: Total Surveyors, Inc.



---

C – Public Hearings

Aerial

---





**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

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

August 24, 2021

Dear Property Owner:

**Reference Number: 2021-1652; Plainview Second Addition partial replat no 9;** partial replat of **Plainview Second Addition**, being Lot 4, Block 13, as recorded in Volume 474, Page 561 of the Harris County Deed Records.

The property is located east along Driscoll Street, north of Fairview Street and west of Dunlavy Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Kevin Kolb** with Total Surveyors Inc., on behalf of the developer, Mazzarino Construction, can be contacted at **281-479-8719**.

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

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

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

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, September 16, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

1. Send email to: [speakercomments.pc@houstontx.gov](mailto: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: 137

Planning and Development Department

Meeting Date: 09/30/2021

---

**Subdivision Name:** South Park Sec 4 partial replat no 1

**Applicant:** Century Engineering, Inc.



---

**C – Public Hearings**

**Site Location**

---





---

# Houston Planning Commission

## ITEM: 137

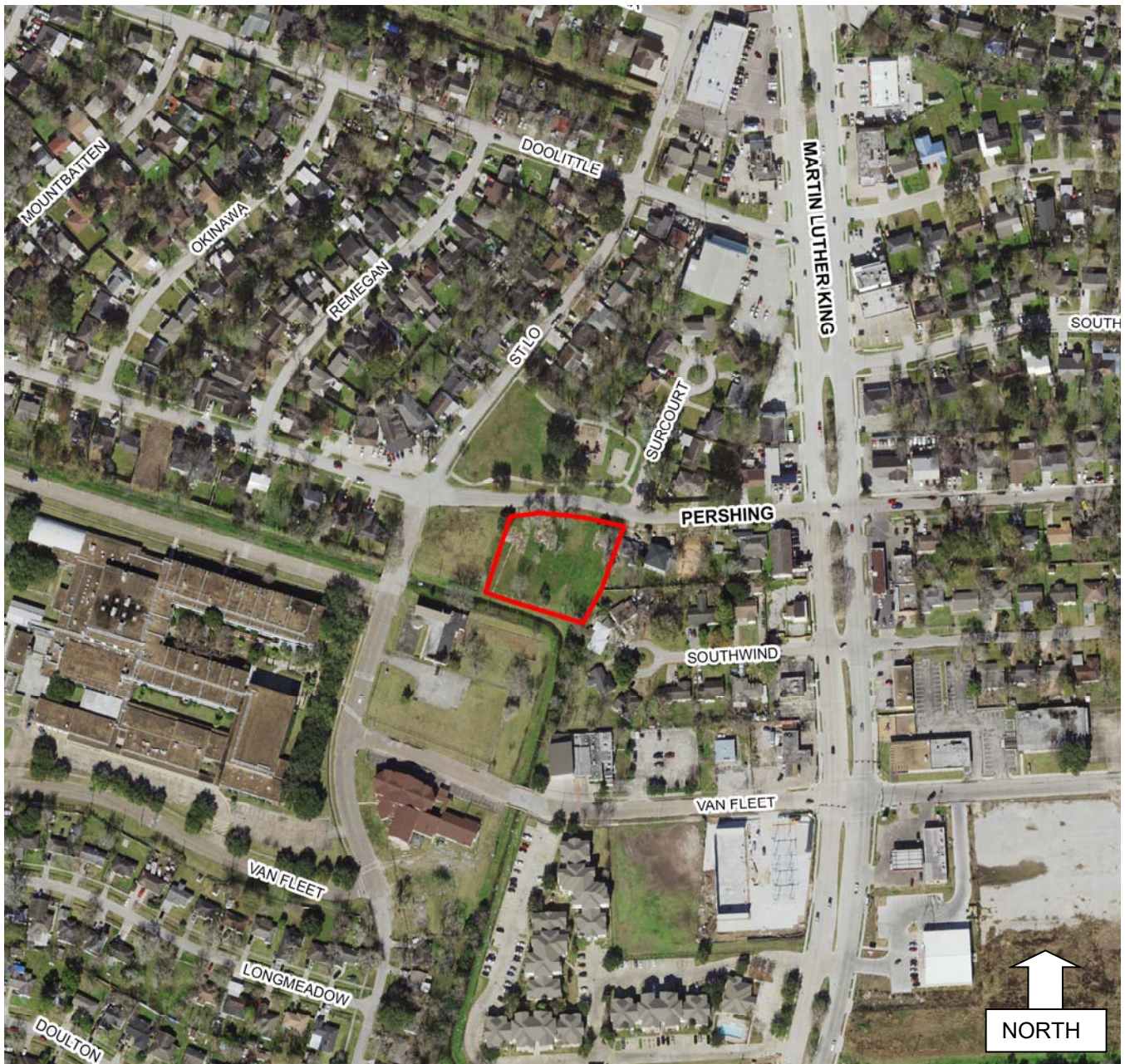
Planning and Development Department

Meeting Date: 09/30/2021

---

Subdivision Name: South Park Sec 4 partial replat no 1

Applicant: Century Engineering, Inc.



---

C – Public Hearings

Aerial

---



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

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

September 8, 2021

Dear Property Owner:

**Reference Number: 2021-1782; South Park Sec 4 partial replat no 1;** partial replat of **South Park Sec 4**, being Lots 1,2,3 and 4, Block 2 as recorded in Volume 39, Page 63 of the Harris County Map Records. The new subdivision name is **"South Park Sec 4 partial replat no 1."**

The property is located along and south of Pershing St. and east of St. Lo St. The purpose of the replat is to create six (6) single-family residential lots and two (2) reserves. The applicant, Daniel Massiatte, with Century Engineering, Inc, on behalf of the developer M Lanza, can be contacted at 713-780-8871, ext. 237.

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

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

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

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, September 30, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**



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

1. Send email to: [speakercomments.pc@houstontx.gov](mailto: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

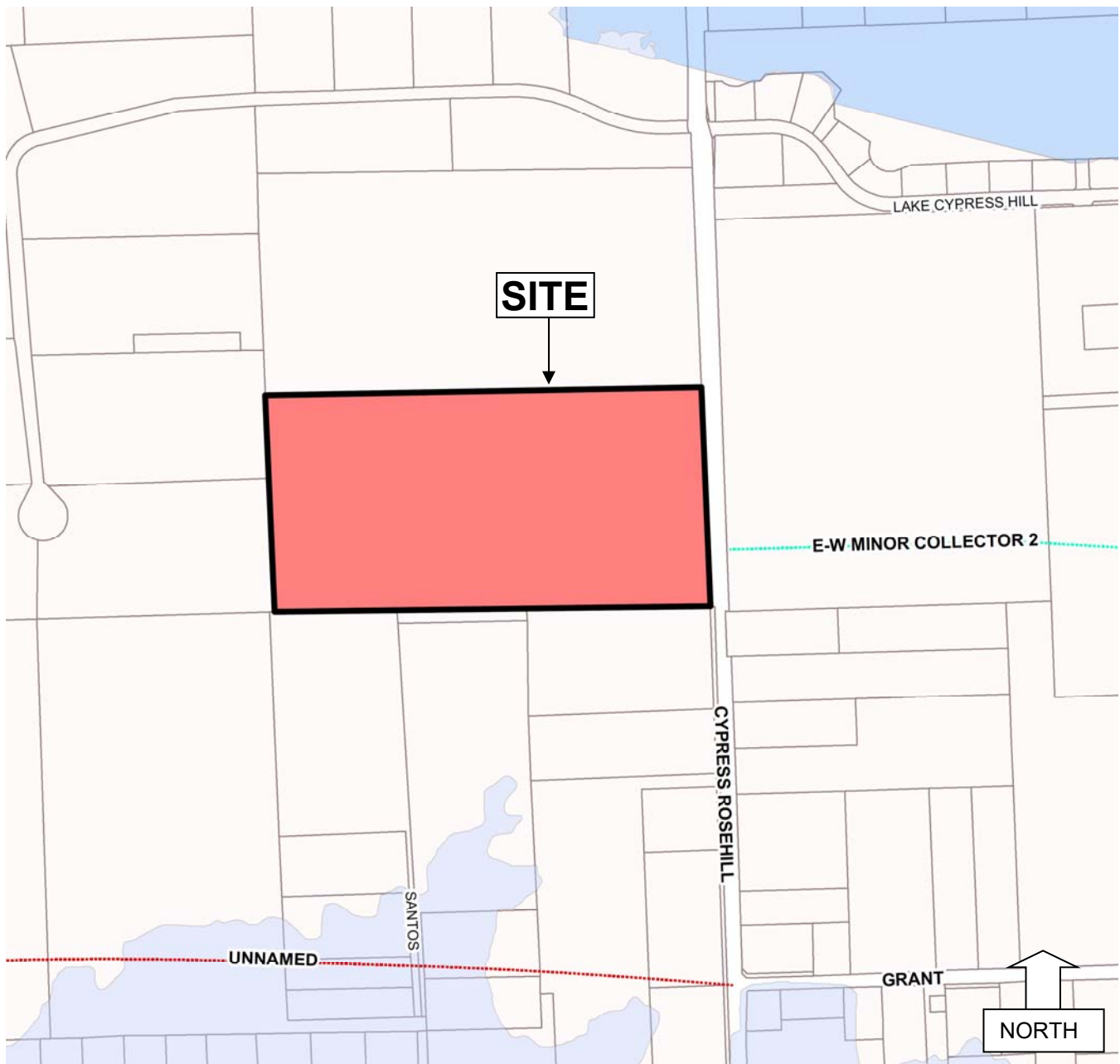
**ITEM: 138**

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: CRH Business Park

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



**D – Variances**

**Site Location**



# Houston Planning Commission

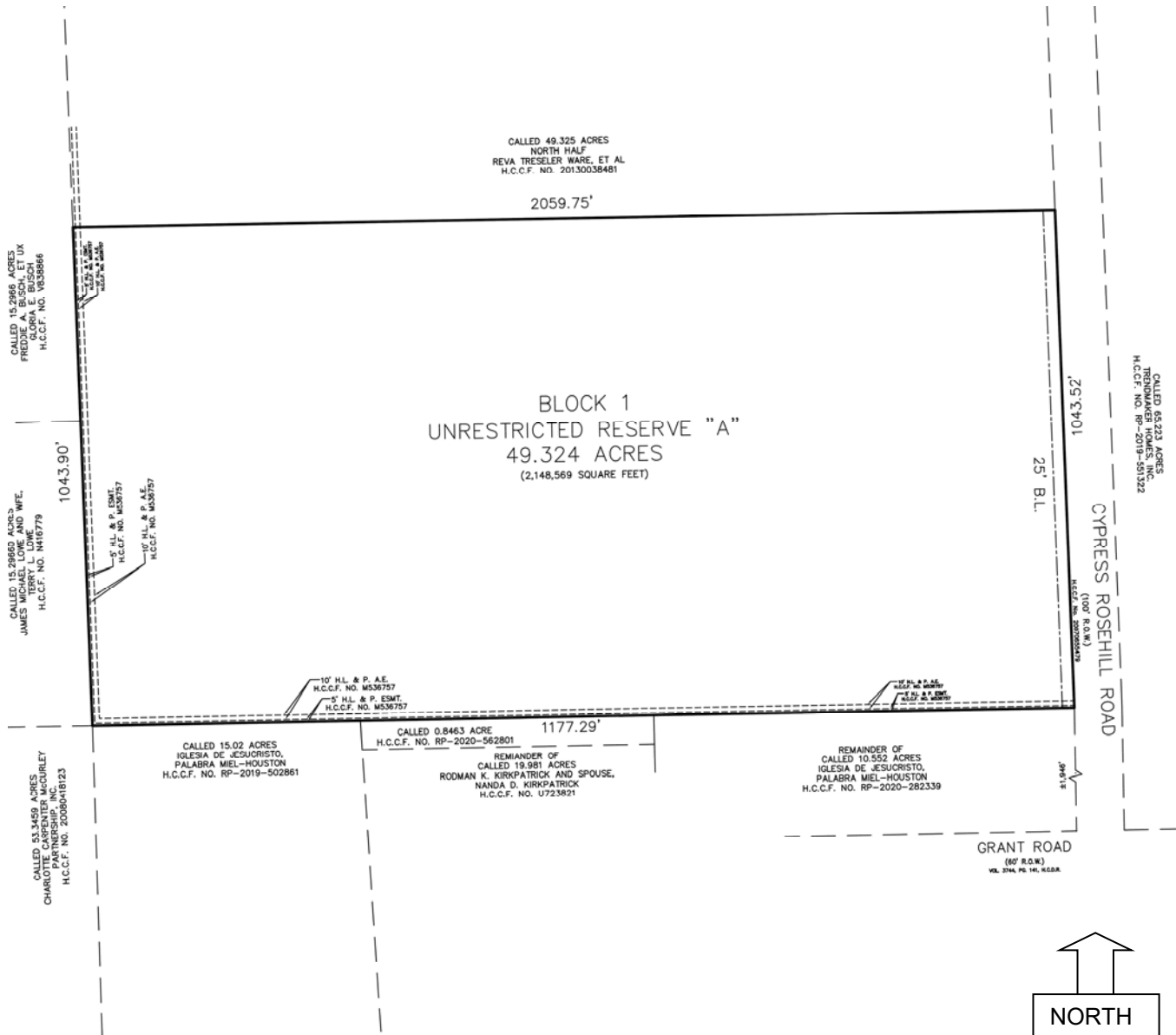
## ITEM: 138

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: CRH Business Park

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



D – Variances

Subdivision

# Houston Planning Commission

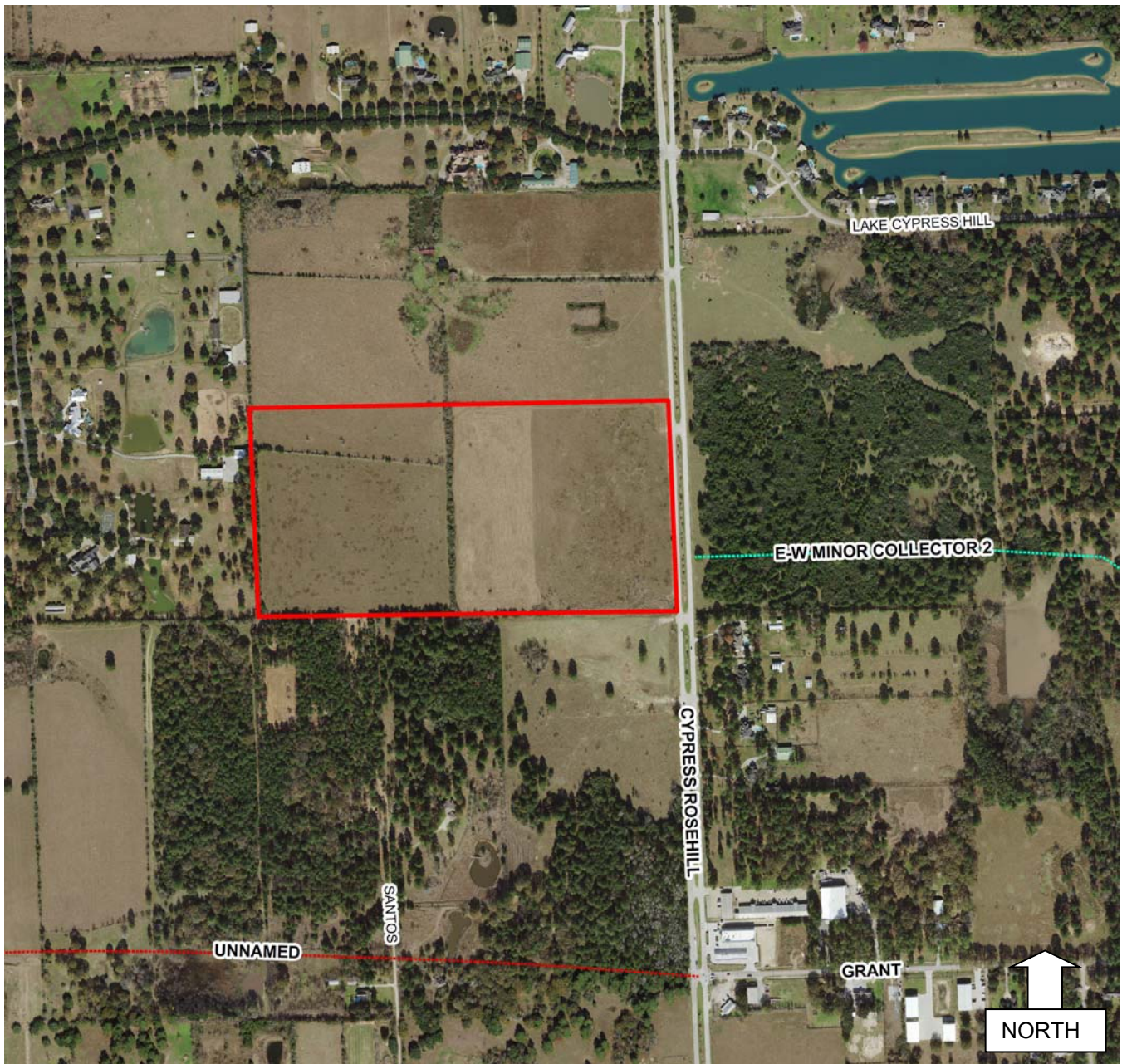
ITEM: 138

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: CRH Business Park

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



D – Variances

Aerial



Application Number: 2021-2185

Plat Name: CRH Business Park

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

Date Submitted: 09/07/2021

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 exceed north-south major thoroughfare intersection spacing requirements by not providing an additional major thoroughfare between Grant Road and Juergen Road.

**Chapter 42 Section: 42-127**

**Chapter 42 Reference:**

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

### Statement of Facts

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

N/A

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

The subject property consists of 49.324 acres located on the west side of Cypress Rosehill Road approximately 1,700 feet north of the intersection with Grant Road. The applicant is platting the property to construct a commercial business park center. The intended use is highly compatible as the surrounding area is characterized by several mixed-uses to include industrial, business park, self-storage, retail, and single-family residential. Because the property is more than 1,400 feet in depth from Cypress Rosehill Drive, the City's Subdivision Regulations require an additional north/south local street along the western portion of the site. Additionally, because the property is more than 2,600 feet north of Grant Road, the City's Subdivision Regulations require an additional east/west major thoroughfare bisecting the site. Unusual physical characteristics affect the subject property and make the dedication of an additional major thoroughfare or local street infeasible and contrary to the public's best interests. The path of the new local street to the north or major thoroughfare to the west is precluded by the existence of the Cypress Rosehill Road private drive that feeds the Cypress Hill community to the west of the subject property. Requiring a public street dedication to this private drive is impossible and contrary to the interests of the residents of the area.

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

The unusual physical characteristics and prevailing development pattern are the justifications for the requested variances. Providing new north/south or east/west streets is precluded by the



existence of the Cypress Rosehill Road private drive and associated Cypress Hill Community. New street extensions are not necessary to facilitate traffic movement given the adequate capacity of the existing street network. Further, the mixture of the business park traffic from the applicant's site into the Cypress Rosehill community would be unwarranted and highly contrary to the public's best interests.

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

The applicant is requesting a variance to eliminate unnecessary and impractical street extension requirements. Given the prevailing development character of the area, the required streets are impractical and contrary to the intent of the City's Subdivision Regulations. Having a new connections will only place undue stress on the residential area to the north and west of the subject site. Regarding the major thoroughfare pattern, the existing Juergen Road/Grant Road service without an intermittent thoroughfare is typical of the super-regional development blocks between Mueschke Road and the future Barker Cypress extension.

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

Forcing the applicant to dedicate and improve a new east/west major thoroughfare or a new north/south local street through the subject site provides no additional mobility or increased safety for the public as extension to the north or east is impossible. The surrounding area has excellent traffic mobility through the Cypress Rosehill Road, Juergen Street, Cypress Hill Road, and proposed Grant Road extensions.

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

Unusual physical and development pattern characteristics affecting the site are the justification for the variances. A new major throughfare or local street cannot be extended beyond the subject property because of the existing private roadway and associated single-family development to the north and west. Mixing the business park with the residential area is impractical and contrary to the public good.





---

**Application Number:** 2021-2185

**Plat Name:** CRH Business Park

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

**Date Submitted:** 09/07/2021

---

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 exceed east-west local street intersection spacing requirements by not providing an additional local street west of Cypress Rosehill Road.

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

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

### Statement of Facts

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

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

The subject property consists of 49.324 acres located on the west side of Cypress Rosehill Road approximately 1,700 feet north of the intersection with Grant Road. The applicant is platting the property to construct a commercial business park center. The intended use is highly compatible as the surrounding area is characterized by several mixed-uses to include industrial, business park, self-storage, retail, and single-family residential. Because the property is more than 1,400 feet in depth from Cypress Rosehill Drive, the City's Subdivision Regulations require an additional north/south local street along the western portion of the site. Unusual physical characteristics affect the subject property and make the dedication of an additional local street infeasible and contrary to the public's best interests. The path of the new local street to the north is precluded by the existence of the Rosehill Road private drive that feeds the Cypress Hill community to the west of the subject property. Requiring a public street dedication to this private drive is impossible and contrary to the interests of the residents of the area.

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

The unusual physical characteristics and prevailing development pattern are the justifications for the requested variance. Providing a new north/south local street is precluded by the existence of the Rosehill Road private drive and associated Cypress Hill Community. A new local street extension is not necessary to facilitate traffic movement given the adequate capacity of the existing street network. Further, the mixture of the business park traffic from the applicant's site into the

Cypress Rosehill community would be unwarranted and highly contrary to the public's best interests.

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

The applicant is requesting a variance to eliminate unnecessary and impractical local street extension requirement. Given the prevailing development character of the area, the required street is impractical and contrary to the intent of the City's Subdivision Regulations. Having a new north/south connection will only place undue stress on the residential area to the north and west of the subject site.

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

Forcing the applicant to dedicate and improve a new north/south local street through the subject site provides no additional mobility or increased safety for the public as an extension to the north is impossible. The surrounding area has excellent traffic mobility through the Cypress Rosehill Road, Juergen Street, Cypress Hill Road, and proposed Grant Road extension.

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

Unusual physical and development pattern characteristics affecting the site are the justification for the variances. A north/south street cannot be extended beyond the subject property because of the existing private roadway and associated single-family development to the north. Mixing the business park with the residential area is impractical and contrary to the public good.

# Houston Planning Commission

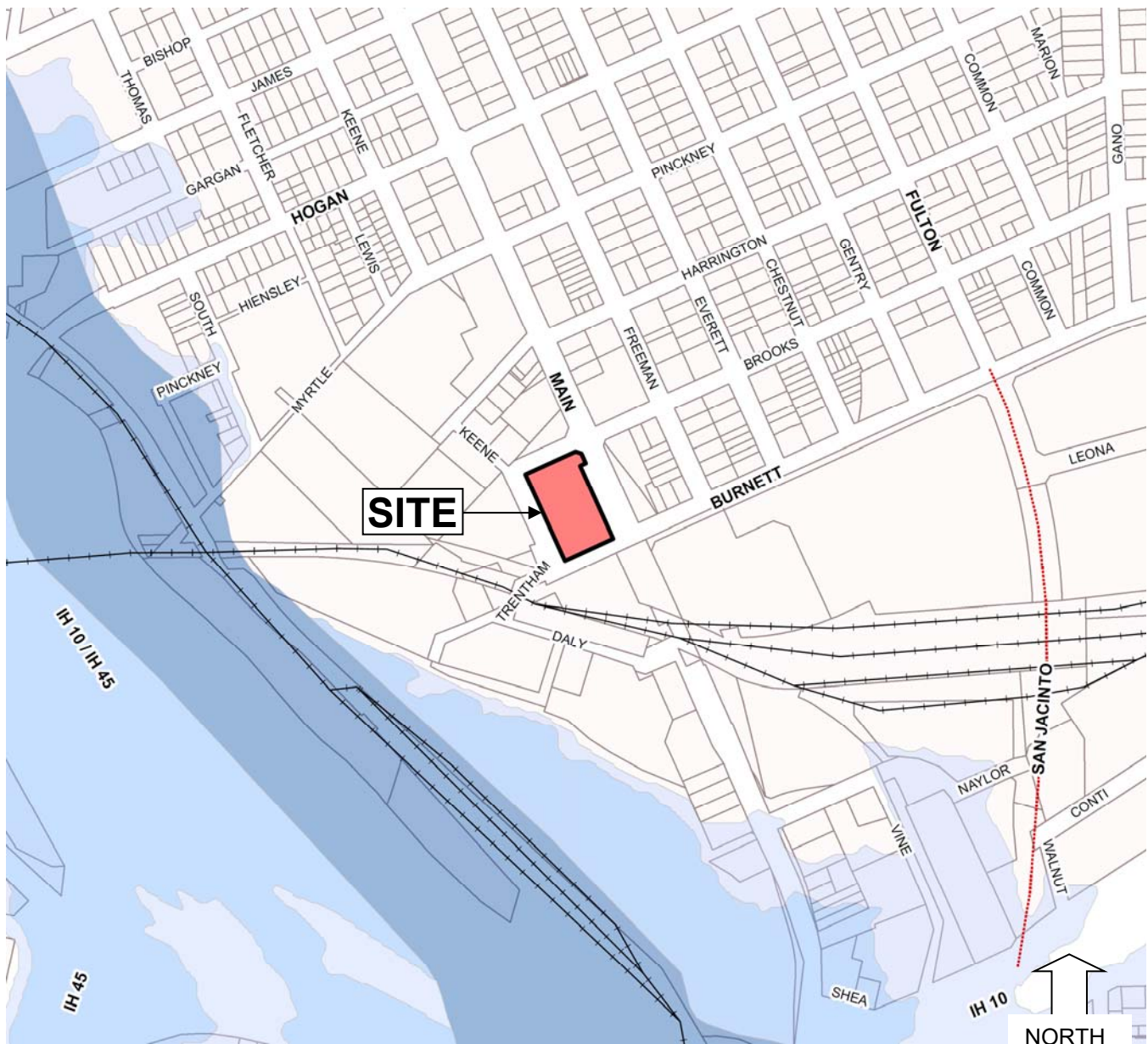
**ITEM: 139**

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Cygne North Main (DEF 1)

Applicant: Windrose



**D – Variances**

**Site Location**





# Houston Planning Commission

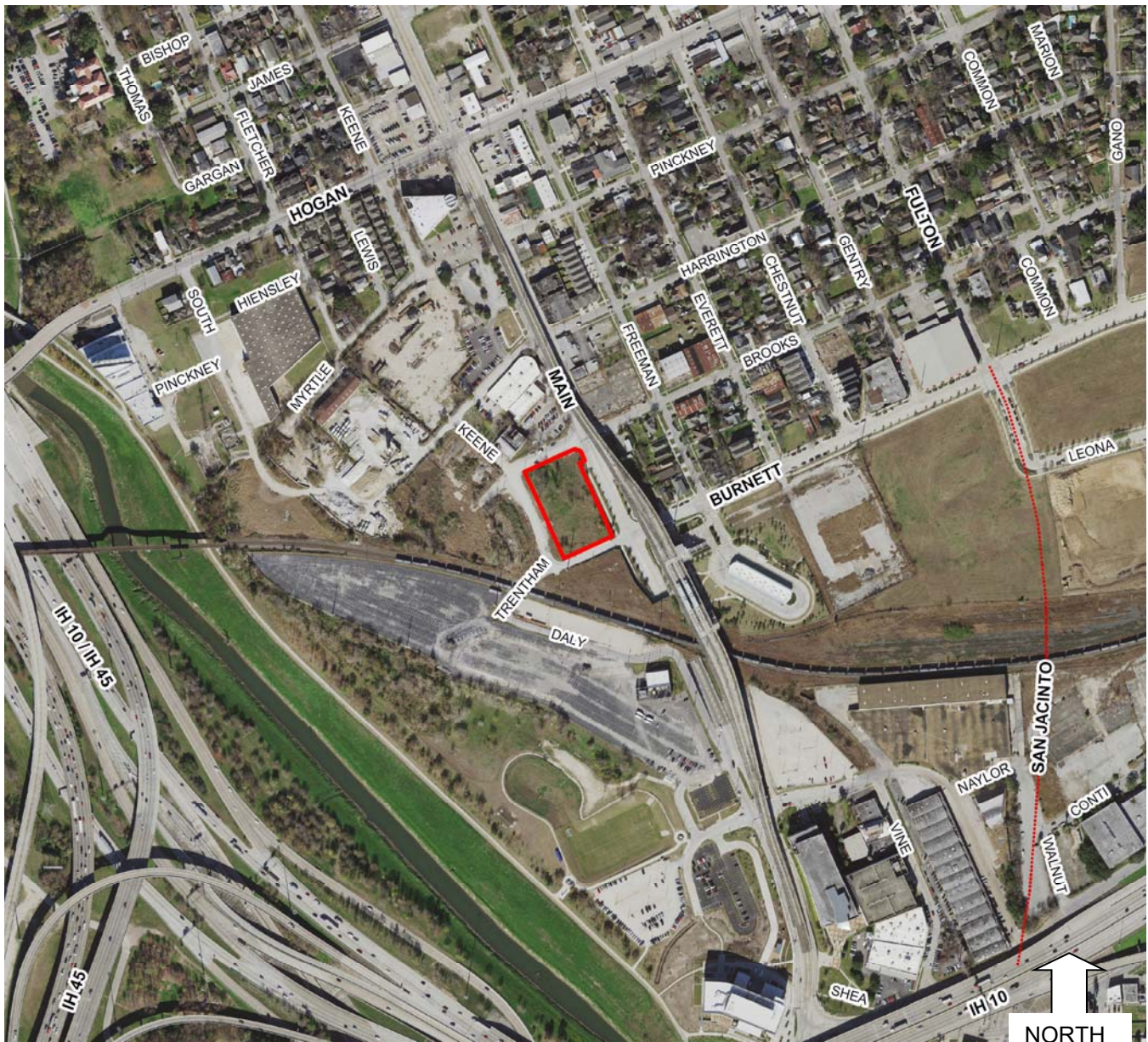
**ITEM: 139**

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Cygne North Main (DEF 1)

Applicant: Windrose



**D – Variances**

**Aerial**



**Application Number:** 2021-2110

**Plat Name:** Cygne North Main

**Applicant:** Windrose

**Date Submitted:** 09/06/2021

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

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

**Specific Variance is being sought and extent of variance:**

A variance is requested to allow a varying building line of 2.2'-3.8' building line setback along Keene Street.

**Chapter 42 Section:** 155

**Chapter 42 Reference:**

Sec. 42-155. – Collector and local streets- uses other than single-family residential. (a)The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

### Statement of Facts

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

**(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 make this project infeasible due to the existence of unusual physical characteristics that affect the property and would create an impractical development. The site is located within Houston's corporate limits north of Downtown within the Mayor's Office of Complete Communities Near Northside. The applicant is proposing a multi-family development with frontage on North Main Street, a designated primary TOD street, as well as Brooks and Trentham, both also primary TOD streets. These street designations require special rules that must be adhered to which limit access options, designs options and layout. Due to the TOD rules, most functions for the proposed development must be moved to the adjacent local street, Keene Street. A 10 feet setback would be the standard for an unrestricted reserve. If this site was to meet the ordinance required setback, the required parking wouldn't be met thus requiring the need for a parking variance in addition. This Northside area is seeing redevelopment especially along the Main Street train line; however, this location is secluded in that it is highly unlikely the adjacent streets will be extended to the White Oak Bayou. For all vehicular traffic to be moved to the rear of the proposed development will provide a sort of buffer and illusion of a car free zone. Along the site's southeastern boundary, there is a guard rail wall bounding that side of the site and is below grade which limits the buildable area due to the pedestrian realm having to moved within the property line. Along the Keene Street side, there will be a varying pedestrian realm ranging from 25 to 34 feet and safety buffer and 6 feet sidewalks continuing the requirements of the TOD ordinance.

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

The circumstances supporting the granting of the variance are not a result of a hardship created or imposed by the applicant but due to the three adjacent streets that are primary TOD designated streets with mandatory rules that constrain the standard function of the proposed site. All activity for this site must take place on the Keene Street side of this site. The Trentham Place side has a guard rail wall and is below grade which will not allow for access even if it were not a primary TOD street. This side also does not allow for the true pedestrian realm as everything is proposed within the property line, therefore the intent of the TOD ordinance is being lost. Buildable area is being lost because a 15 feet



pedestrian realm is required, and most is required to be within the property line. Main Street is newly built thus eliminating options for building placement.

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

The intent and general purposes of this chapter will be preserved and maintained as there will be a pedestrian realm width ranging from 25 feet to 34 feet. Keene Street is a local street and with the 10 foot building line the site would not be required to provide an enhanced pedestrian realm especially since all activity will be handled due to the site being bound on three sides by primary TOD streets, and due to the restriction on curb-cuts unless for drop off, or other requirements set in the TOD ordinance. North Main street is already built, and a curb-cut would not be allowed there. Trentham is a below grade street bound by a guard rail wall which will not allow for a curb-cut.

**(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 safety or welfare as there will be a pedestrian realm ranging from 25 feet to 34 feet with side walks along the entire site of 6 feet. There will also be a safety buffer on all sides of the site, excluding the Trentham side due to the guard rail location. These side streets, especially Keene are low traffic generating streets so pedestrian activity should not be highly impacted by vehicular travel.

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

Economic hardship is not the sole justification of the variance but due to losing the required parking spaces need based on the number of apartment units. Due to the constraints of the site, and due to losing an access point on the Trentham Place side because of the guard rail wall, the normal layout of the site had to be confined to the Keene Street side. Also because of the wall along Trentham, there isn't a standard back of curb and the pedestrian realm, sidewalk, etc. are all within the property line, thus the developer is losing buildable area.

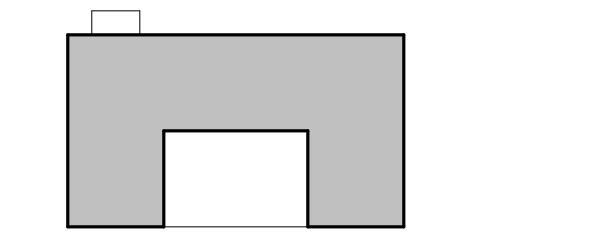
NORTH MAIN APARTMENTS

1515 N. MAIN HOUSTON, TX 77003

This drawing is given in confidence for limited use to facilitate the permitting, pricing and construction on this project. No reproduction or dissemination is permitted without specific permission of the architect. All rights are hereby reserved. Copyright @ eStudio Architecture 2021.

INTERIM REVIEW  
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR PERMIT OR CONSTRUCTION PURPOSES.

estudio  
1824 SPRING STREET - SUITE 100 | HOUSTON, TX 77007  
VOICE: 713.433.5000  
FAX: 832.565.8900  
www.estudiogroup.com

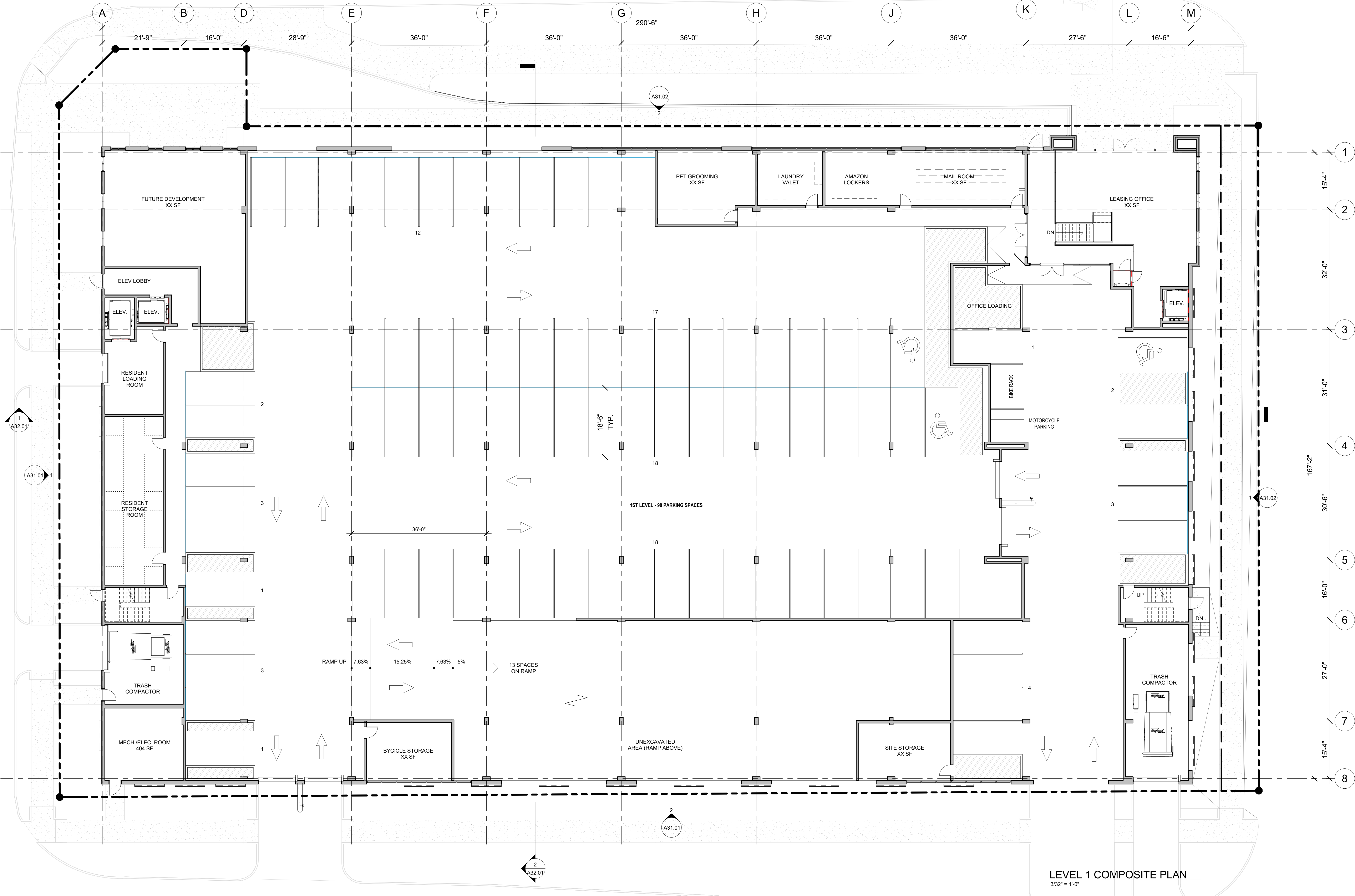


KEYPLAN  
TRUE NORTH  
PLAN NORTH  
Issue Description  
SD SET  
YYYY-MM-DD  
2021-02-03

LEVEL 1 COMPOSITE PLAN

Project number 20.233.07  
Project Manager JG  
Drawn by PR,MV  
Checked by JB

A21.01



PARKING COUNT	
LEVEL	COUNT
LEVEL 1	98
LEVEL 2	102
TOTAL:	200





2 KEENE STREET ELEVATION  
3/32" = 1'-0"



1 BROOKS STREET ELEVATION  
3/32" = 1'-0"

# NORTH MAIN APARTMENTS

1515 N. MAIN HOUSTON, TX 77003

This drawing is given in confidence for limited use to facilitate the permitting, pricing and construction on this project. No reproduction or dissemination is permitted without specific permission of the architect. All rights are hereby reserved. Copyright @ eStudio Architecture 2021.

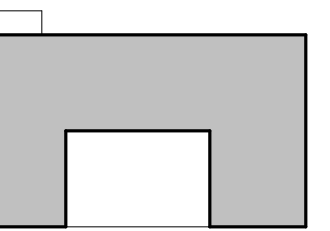
INTERIM REVIEW  
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR PERMIT OR CONSTRUCTION PURPOSES.

estudio

1824 SPRING STREET - SUITE 100 | HOUSTON, TX 77007

VOICE: 713.433.5000  
FAX: 832.565.8900

www.estudiogroup.com



KEYPLAN  
TRUE NORTH  
PLAN NORTH

Issue Description	YYYY-MM-DD
SD SET	2021-01-20

## EXTERIOR ELEVATIONS

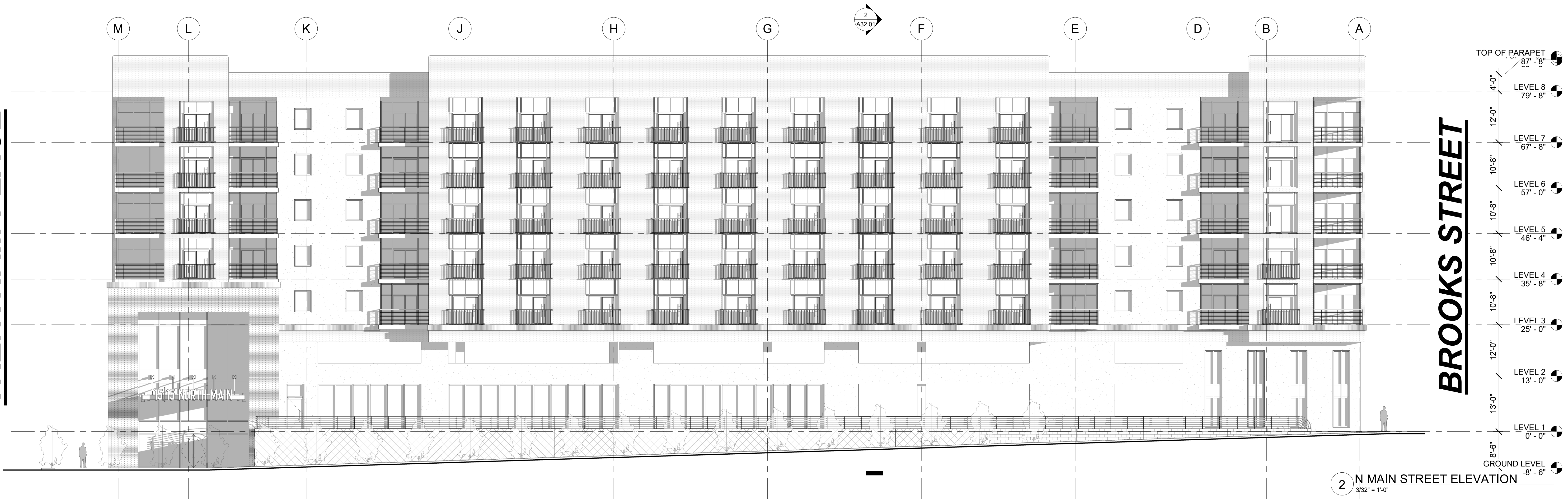
Project number	20.233.07
Project Manager	JG
Drawn by	PR,MV
Checked by	JB

A31.01



TRENTHAM PLACE

BROOKS STREET



2 N MAIN STREET ELEVATION  
3/32" = 1'-0"

KEENE STREET

NORTH MAIN STREET



1 TRENTHAM PLACE ELEVATION  
3/32" = 1'-0"

## NORTH MAIN APARTMENTS

1515 N. MAIN HOUSTON, TX 77003

This drawing is given in confidence for limited use to facilitate the permitting, pricing and construction on this project. No reproduction or dissemination is permitted without specific permission of the architect. All rights are hereby reserved. Copyright @ eStudio Architecture 2021.

### INTERIM REVIEW

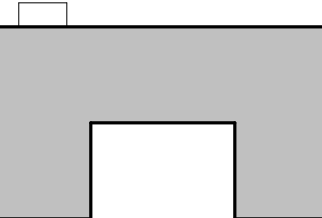
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR PERMIT OR CONSTRUCTION PURPOSES.

eStudio

1824 SPRING STREET - SUITE 100 | HOUSTON, TX 77007

VOICE: 713.433.5000  
FAX: 832.565.8900

www.estudiogroup.com



### KEYPLAN



TRUE NORTH  
PLAN NORTH

Issue Description YYYY-MM-DD

SD SET 2021-01-20

### EXTERIOR ELEVATIONS

Project number 20.233.07  
Project Manager JG  
Drawn by PR,MV  
Checked by JB

A31.02





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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

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

September 9, 2021

## NOTICE OF VARIANCE

**PROJECT NAME:** Cygne North Main

**REFERENCE NUMBER:** 2021-2110

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located on a block bound by North Main Street, Brooks Street, Trentham Place, and Keene Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to plat a reduced building line along Keene Street. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

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

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, September 16, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

1. Send email to: [speakercomments.pc@houstontx.gov](mailto: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 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.

For additional information regarding this project, please call Steven Henderson with Windrose at 713-458-2281. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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



## **TERMINOLOGY**

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

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

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

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

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

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

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

## **PROPERTY OWNERSHIP INFORMATION**

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

# Houston Planning Commission

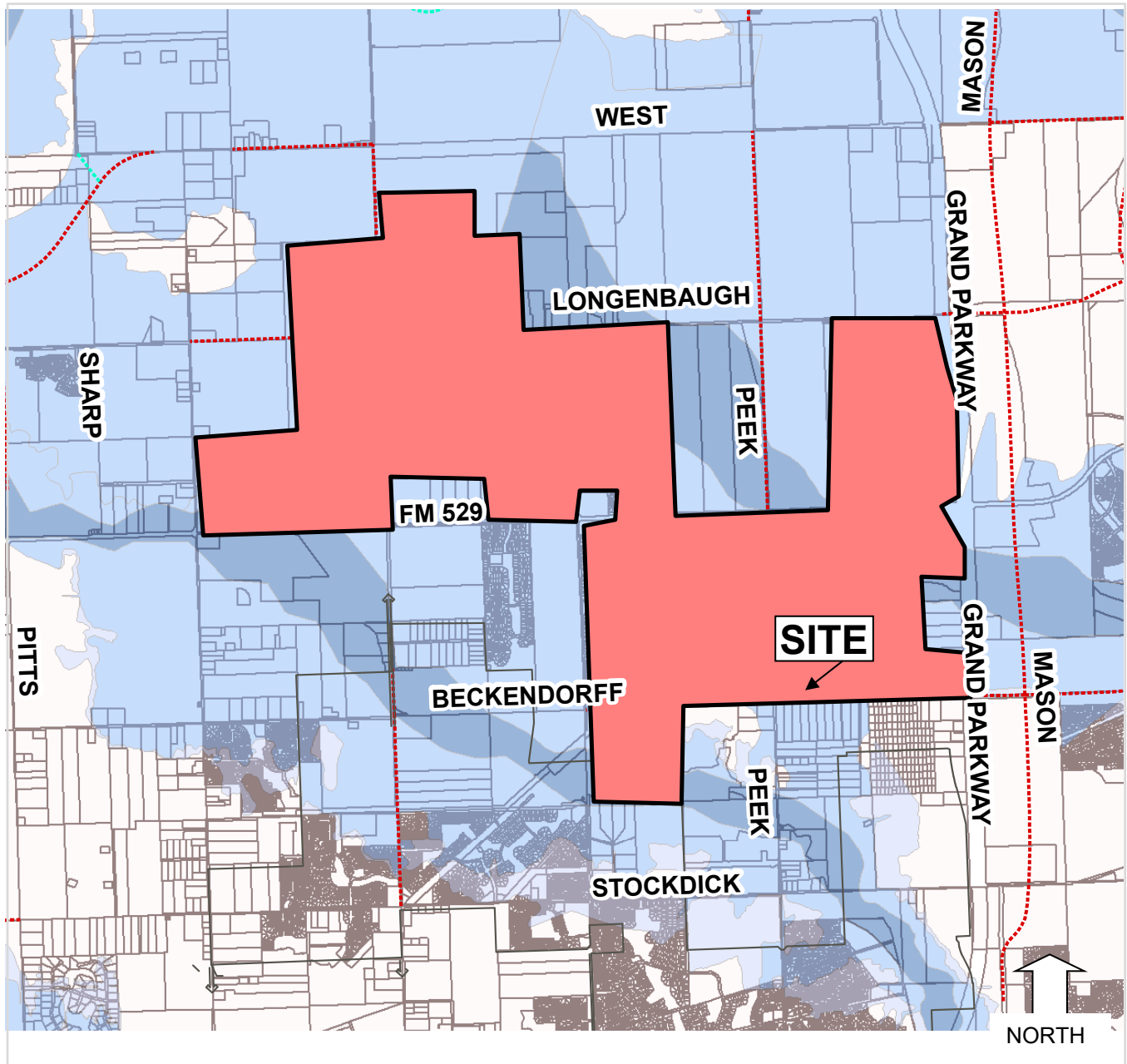
ITEM: 140

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Elyson GP (DEF 2)

Applicant: Meta Planning + Design LLC



D – Variances

Site Location

# Houston Planning Commission

ITEM: 140

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Elyson GP (DEF 2)

Applicant: Meta Planning + Design LLC



D – Variances

Subdivision

# Houston Planning Commission

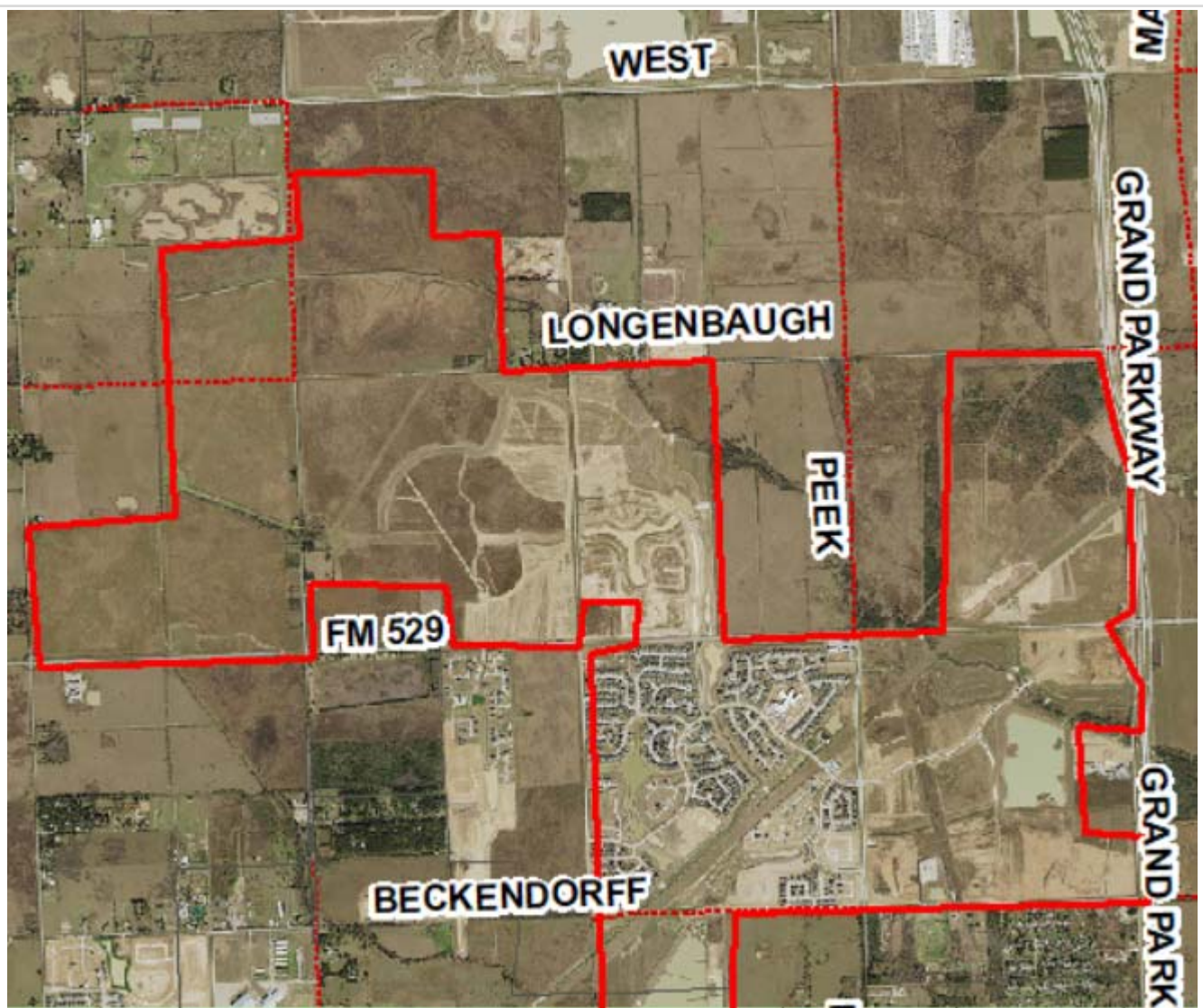
ITEM: 140

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Elyson GP (DEF 2)

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

SCALE  
0 225 450 900

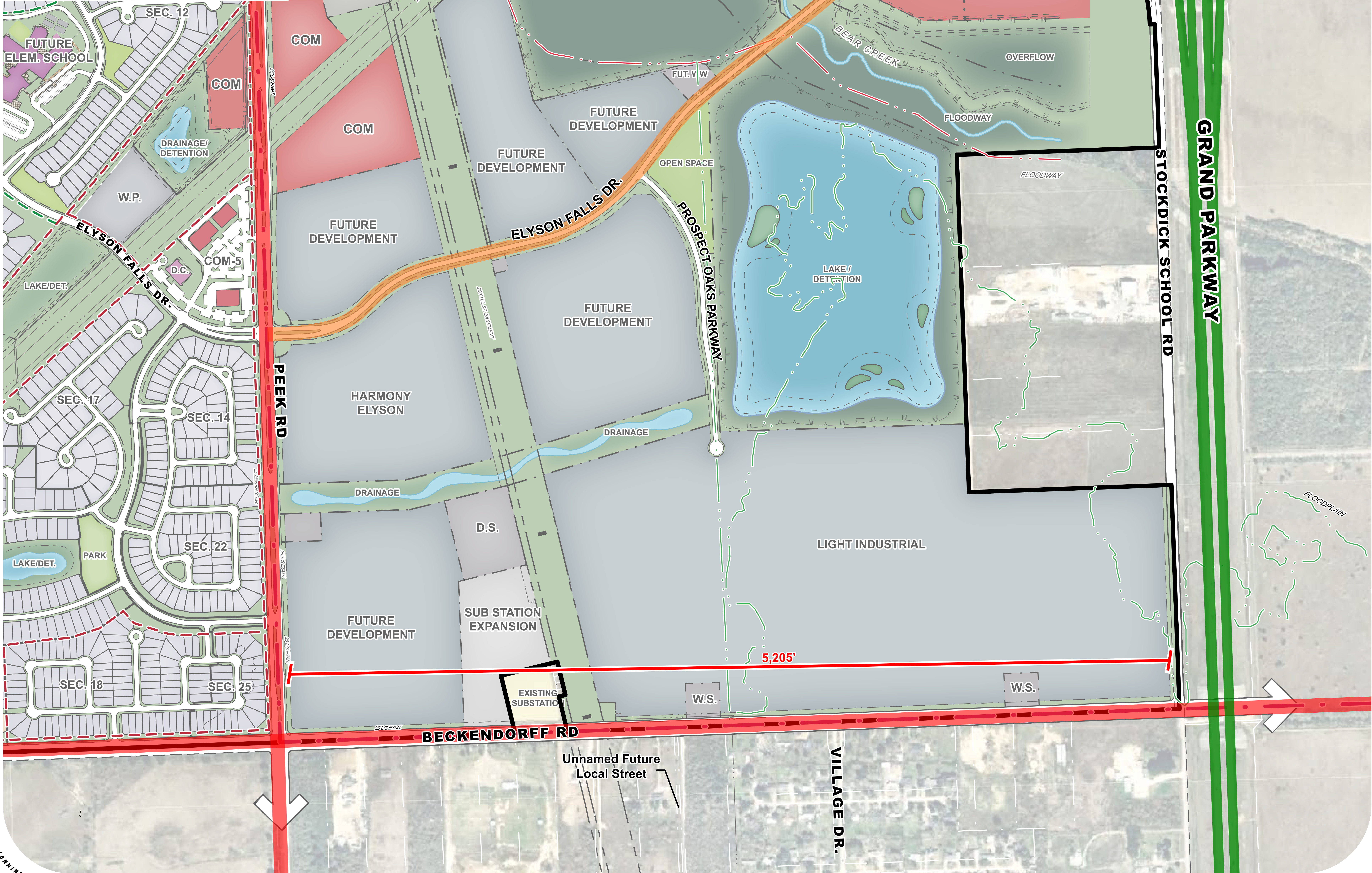
MTA-518  
AUGUST 17, 2021

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

© 2021 META PLANNING + DESIGN. ALL RIGHTS RESERVED

## 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: 141**

Planning and Development Department

Meeting Date: 09/30/2021

**Subdivision Name: Estates de Sanchez**

**Applicant: Action Surveying**



**D – Variances**

**Site Location**





---

# Houston Planning Commission

## ITEM: 141

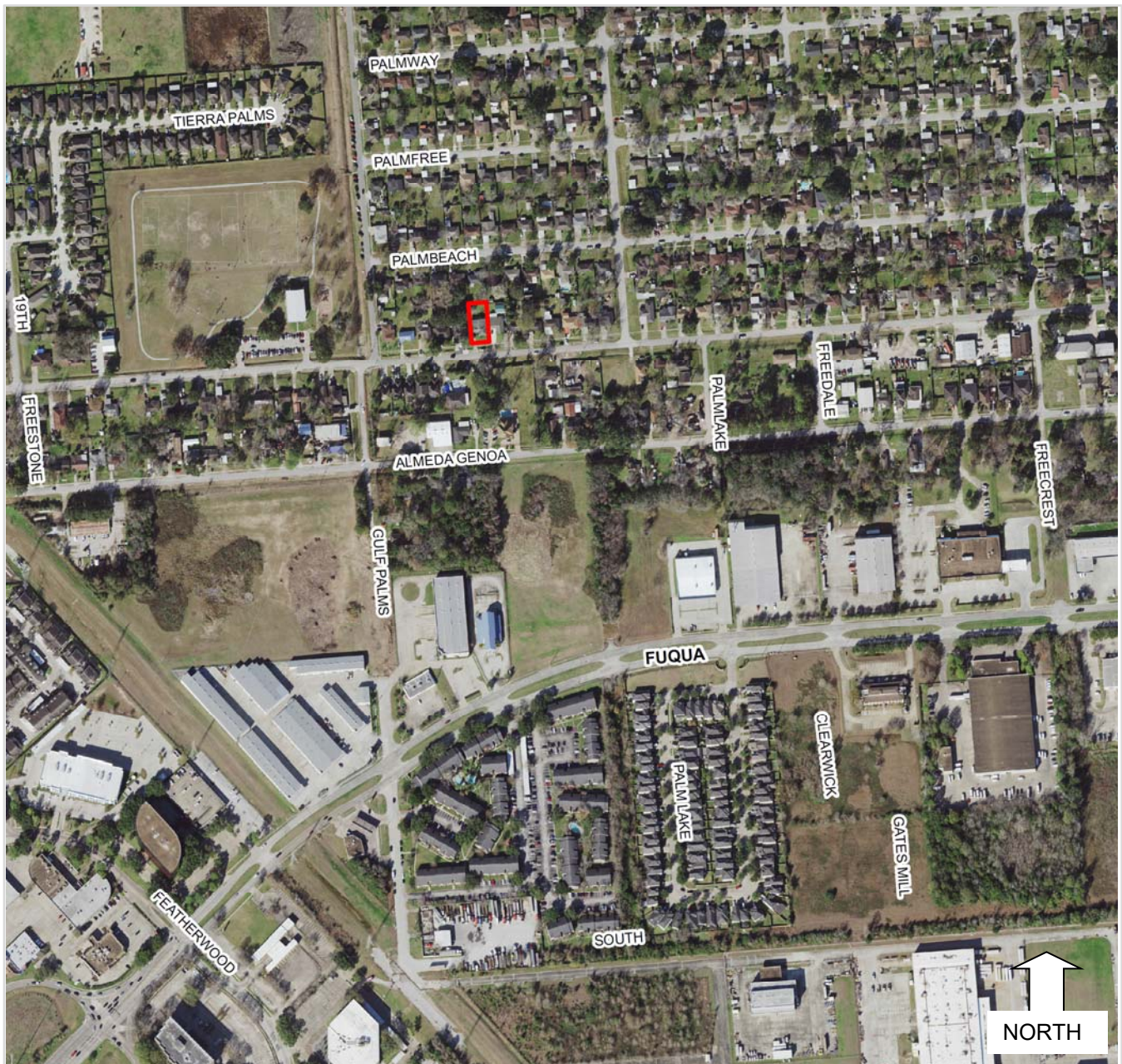
Planning and Development Department

Meeting Date: 09/30/2021

---

Subdivision Name: Estates de Sanchez

Applicant: Action Surveying



---

**D – Variances**

**Aerial**

---





Application Number: 2021-1935

Plat Name: Estates de Sanchez

Applicant: Action Surveying

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:**

The variance we are requesting is the revision of a platted building line in order to accommodate the construction of an existing carport. The carport that was built in July of 2020 was red tagged, so the land owner is currently trying to pull all the appropriate permits for construction. The extent of the variance is to change the setback line to which the carport is subject from the from the ordinance required 20' building line to a 10-foot line off of the front property line.

**Chapter 42 Section: 42-156.c**

**Chapter 42 Reference:**

Sec. 42-156. - Collector and local streets—Single-family residential. (c)Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

### Statement of Facts

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

The residence in question does not have a garage, a situation shared by other residences in the neighborhood. The owner desires to use the driveway on his property to enter/exit his vehicle and residence in comfort. Also, the owner desires to store his family's vehicles in a safe and hazard free location without succumbing to Houston's damaging rainstorms and bright sun. By denying the variance, the City will be depriving the applicant reasonable and hazard free use of his land.

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

Strict application would make the project infeasible due to the absence of a garage built in the original construction of the home. The existing residence is too near the existing 25' building line on the property to allow construction of a garage. Strict application with regards to the position of the driveway, the existing home and the front door would mean the owner must build a carport off of the front of the existing home which would be visually awkward as well as limit the usefulness of the carport.

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

The hardship experienced was not created by the applicant. The home was built in 1954 and no garage, carport or vehicle storage location was designed in the construction of the original home.

Further, the homeowner desires to protect his property from the climate in Houston, a hardship not created or imposed by the client, merely one that the applicant wishes to remedy. By granting the variance, the City of Houston will be improving the applicant's quality of life by allowing him to be sheltered from the weather elements of the Houston Area.

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

The intent and general purpose of Chapter 42-156 is to create a high quality of life for the residents of Houston. Municipal Code item 42-156.c's intent is to protect neighborhood streets by preventing nuisances being built too close to the street. The proposed structure is a well-built carport that will match the character of the home and will not be built closer than 10 feet to the front property line, a setback that is typical of modern developments throughout the city. The addition of the carport will help raise the value of the home and the neighborhood, in turn increasing the tax revenue available to the City of Houston.

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

The proposed carport will be built on the homeowner's private property, no closer than 10 feet to the front property line and will not interfere with the sidewalk or other health, safety, or welfare concerns of the public.

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

Economic hardship is not the sole justification of the variance. The intent of this variance request is to improve the quality of life for a long-time resident of Houston while also improving the land values and tax base for the City of Houston in this neighborhood.





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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

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

September 22, 2021

## NOTICE OF VARIANCE

**PROJECT NAME:** Estates de Sanchez

**REFERENCE NUMBER:** 2021-1935

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Palm Spring Drive east of Gulf Freeway and west of Freeton Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Action Surveying, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 10' dual building line for an existing carport along Palm Spring Drive. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

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

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, September 30, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

1. Send email to: [speakercomments.pc@houstontx.gov](mailto: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 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.

For additional information regarding this project, please call Ben Jauma with Action Surveying at 713-941-8600. You may also contact Muxian Fang with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

# Houston Planning Commission

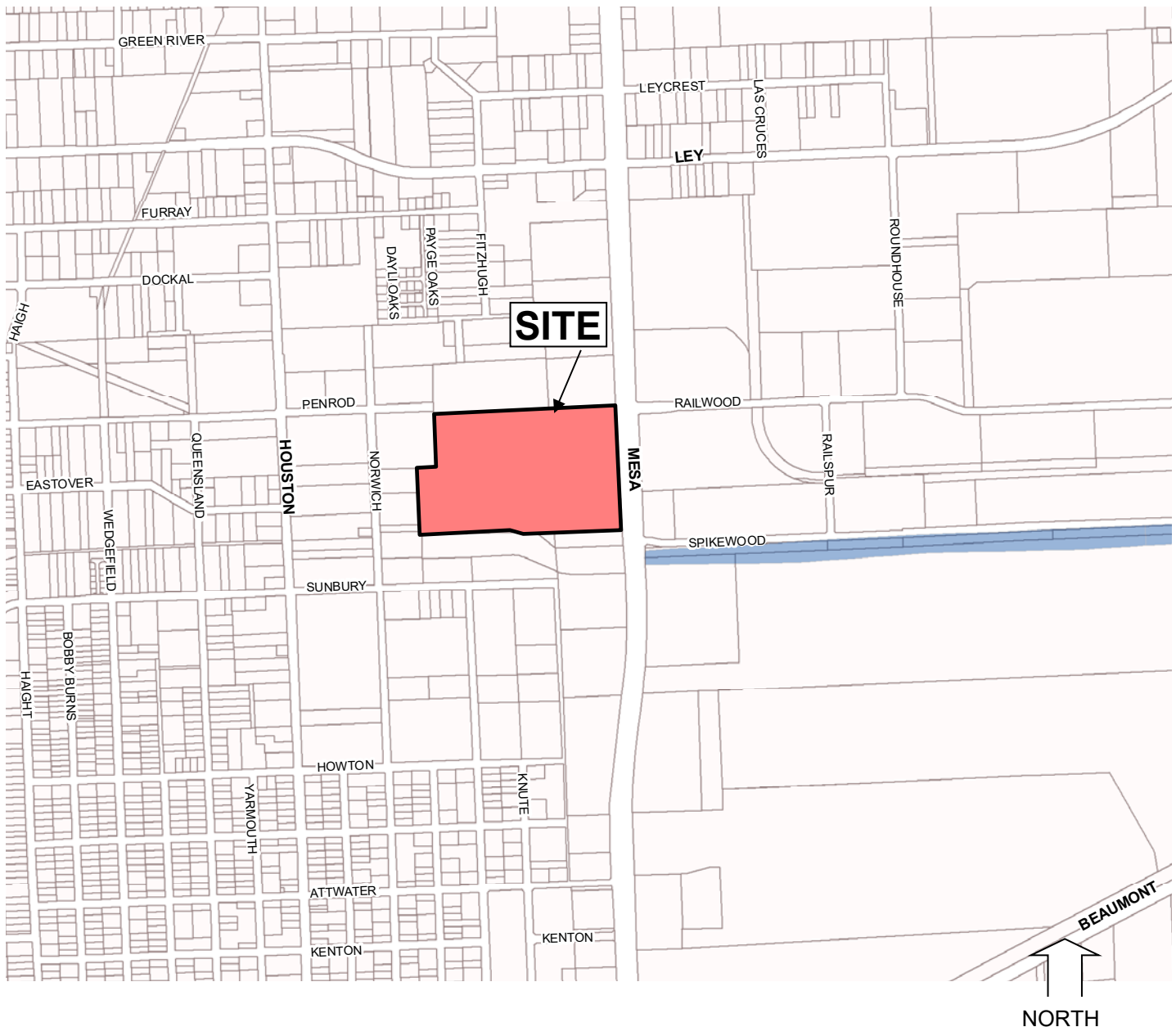
**ITEM: 142**

Planning and Development Department

Meeting Date: 09/30/2021

**Subdivision Name: Exeter Mesa Distribution Center (DEF 1)**

**Applicant: Windrose**



**D – Variances**

**Site Location**

# Houston Planning Commission      ITEM: 142

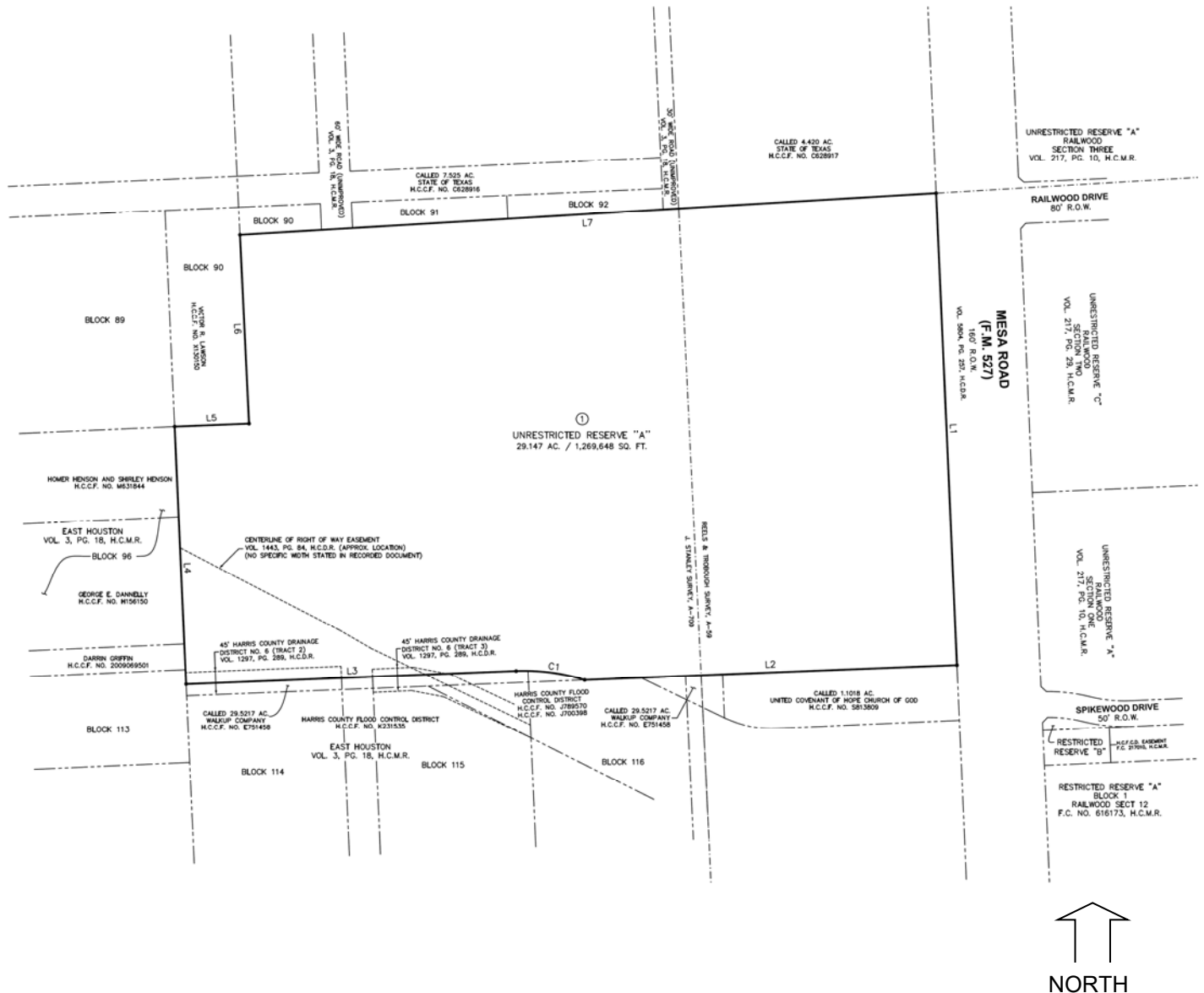
**ITEM: 142**

## Planning and Development Department

**Meeting Date: 09/30/2021**

**Subdivision Name: Exeter Mesa Distribution Center (DEF 1)**

**Applicant: Windrose**



## D – Variances

## Subdivision



---

# Houston Planning Commission

## ITEM: 142

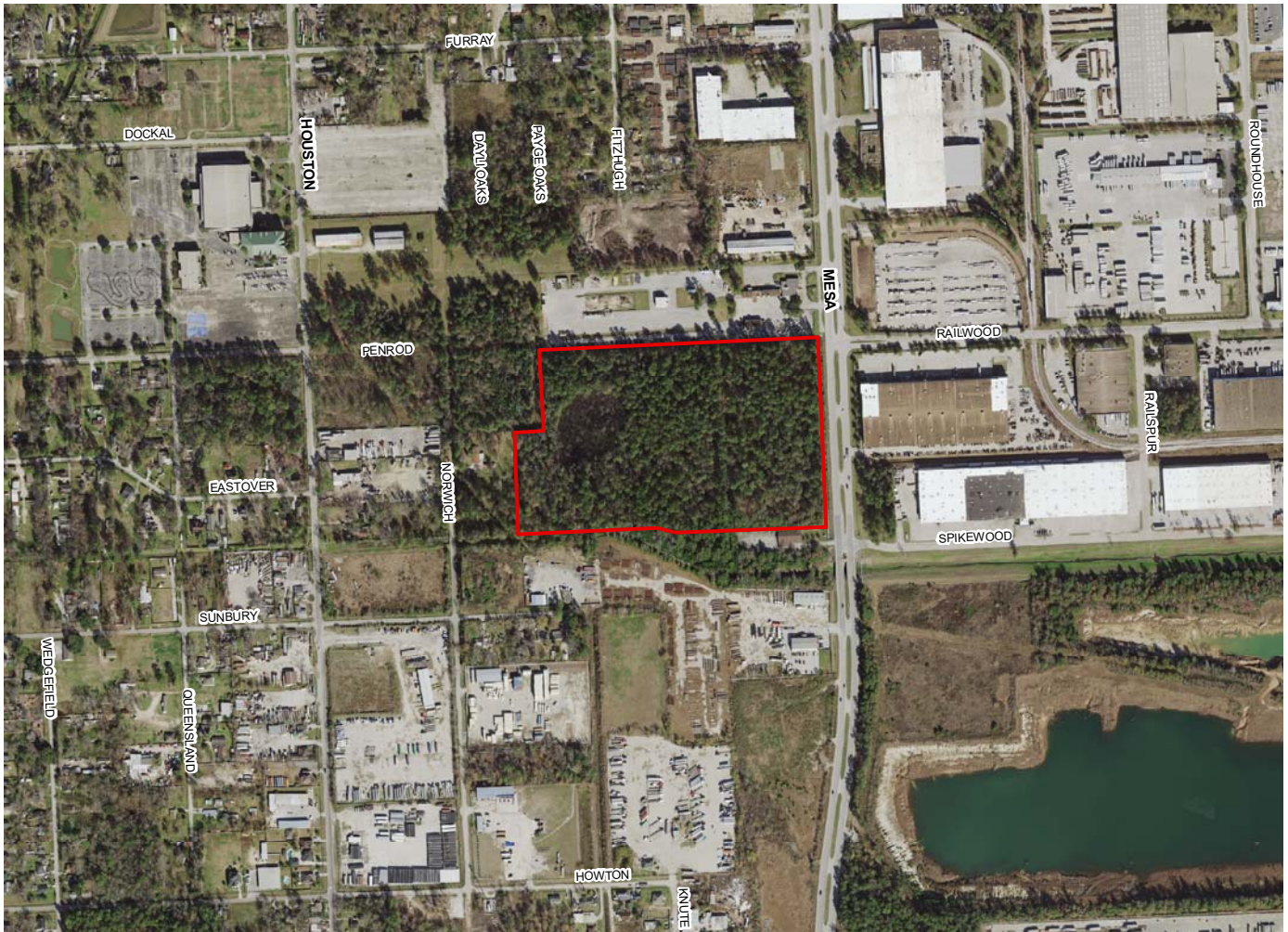
Planning and Development Department

Meeting Date: 09/30/2021

---

Subdivision Name: Exeter Mesa Distribution Center (DEF 1)

Applicant: Windrose



---

### D – Variances

### Aerial

---



Application Number: 2021-2108

Plat Name: Exeter Mesa Distribution Center

Applicant: Windrose

Date Submitted: 09/06/2021

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

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

**Specific Variance is being sought and extent of variance:**

To exceed east-west and north-south local street intersection spacing requirements by not extending an unnamed right-of-way along the site's northern property line, and to not extend or terminate in a cul-de-sac any of the unimproved rights-of-way that intersect with the plat boundary.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

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

### Statement of Facts

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

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

The subject property consists of 29.17 acres located on the west side of Mesa Drive across from the intersection with Railroad Drive. The applicant is platting the property to construct an industrial distribution center. The intended use is highly compatible as the surrounding area is characterized by heavy manufacturing, logistics, and rail facilities. Because the property is more than 1,400 feet from Ley Road and Attwater Street, and because the site is more than 1,400 feet deep from Mesa Drive, the City's Subdivision Regulations require additional east/west and north/south local streets through the applicant's site to meet intersection spacing requirements. Additionally, there are three unimproved rights-of-way that abut the subject property – two along the north property line and one along the south property line. Unusual physical characteristics affect the subject property and make the dedication, extension or provision of a cul-de-sac turnaround for additional local streets infeasible and contrary to the public's best interests. All three rights-of-way that terminate along the northern and southern property lines - Fitzhugh Street and an unnamed street - are unimproved and unavailable for continuation. There is an existing TxDOT facility that completely occupies the northernmost property line. Even if the rights-of-way were improved across the TxDOT facility, extending either one beyond the subject site could not occur because of a Harris County Flood Control District facility to the south. If the City were to require the extension of Railroad Drive across Mesa Drive to meet intersection spacing requirements, it would impact the applicant's site and the TxDOT facility. Based on the current right-of-way alignments in the area, the most logical course of action would be an extension of the Penrod Street right-of-way to Mesa Drive. The Penrod Street right-of-way has only been improved to E Houston Road and exists on paper entirely north of the applicant's site on the TxDOT property. However, extending Penrod Street or Railroad Drive is not logical nor necessary. The adjacent areas to the west have adequate street connectivity through Attwater Street to Mesa Drive and through multiple streets west to Wayside Drive. Making any further connections across the applicant's site to the west would only lead to more industrial traffic into a predominantly residential area.

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

The unusual physical characteristics and prevailing development pattern are the justifications for the requested variances. Extending, improving, or providing a turnaround Fitzhugh Street from the north or south is not possible given

the existence of the TxDOT facility and the flood control channel. An extension of Railwood Drive is not necessary to facilitate traffic movement given the adequate capacity of the existing street network to the west. Further, the mixture of the industrial traffic from the applicant's site and the other heavy industrial uses along Mesa Drive into the predominantly residential areas to the west would not be in the public's best interests.

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

The applicant is requesting a variance to eliminate unnecessary and impractical local street extension and turnaround requirements. Given the prevailing development character of the area, the required streets are impractical and contrary to the intent of the City's Subdivision Regulations. The large footprint industrial uses along Mesa Drive simply do not require a typical 1,400-foot street grid to provide adequate traffic movement. Incoming traffic demand from the west is mitigated by one of the largest rail yards in the city that goes from Ley Road to Loop 610. Any heavy industrial trips that need to go west should be encouraged to use Mesa Drive to get to Ley Road or Liberty Road/Business Highway 90. Otherwise, having a new east/west connection will only place undue stress on the predominantly residential areas to the west as trucks seek infrequently but potentially dangerous cut-throughs to S Wayside Drive and E Houston Road.

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

The proposed development is part of a purposefully limited road network that safely and efficiently moves heavy industrial traffic north and south along Mesa Drive to Ley Road and Liberty Road/Business Highway 90. Forcing the applicant to dedicate, extend and improve new north/south and east/west streets through the subject site provides no additional mobility or increased safety for the public. The new section of Fitzhugh Street could not be extended further to the south because of the flood control facility and there is no practical connection to the improved portion of Fitzhugh to the north because of the TxDOT facility. Extending Railwood Drive to the west would only diminish the level of service along Mesa Drive, create a new point of conflict at the west-side intersection, and encourage occasional heavy truck trips through a predominantly single-family area.

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

Unusual physical and development pattern characteristics affecting the site are the justification for the variances. North/south streets cannot be extended into the subject site or terminated with cul-de-sacs because of a TxDOT facility to the north and a flood control facility to the south. An extension of Railwood Drive would not enhance the mobility or safety of the roadway network. The residential areas to the west currently have more than adequate mobility in all directions. A new east/west connection would only create an unnecessary point of conflict with cut-through traffic and at the Mesa Drive/Railwood Drive intersection. Because these considerations are not economically motivated and are beyond the applicant's control, the requested variances are reasonable and in the public's best interests.



# Houston Planning Commission

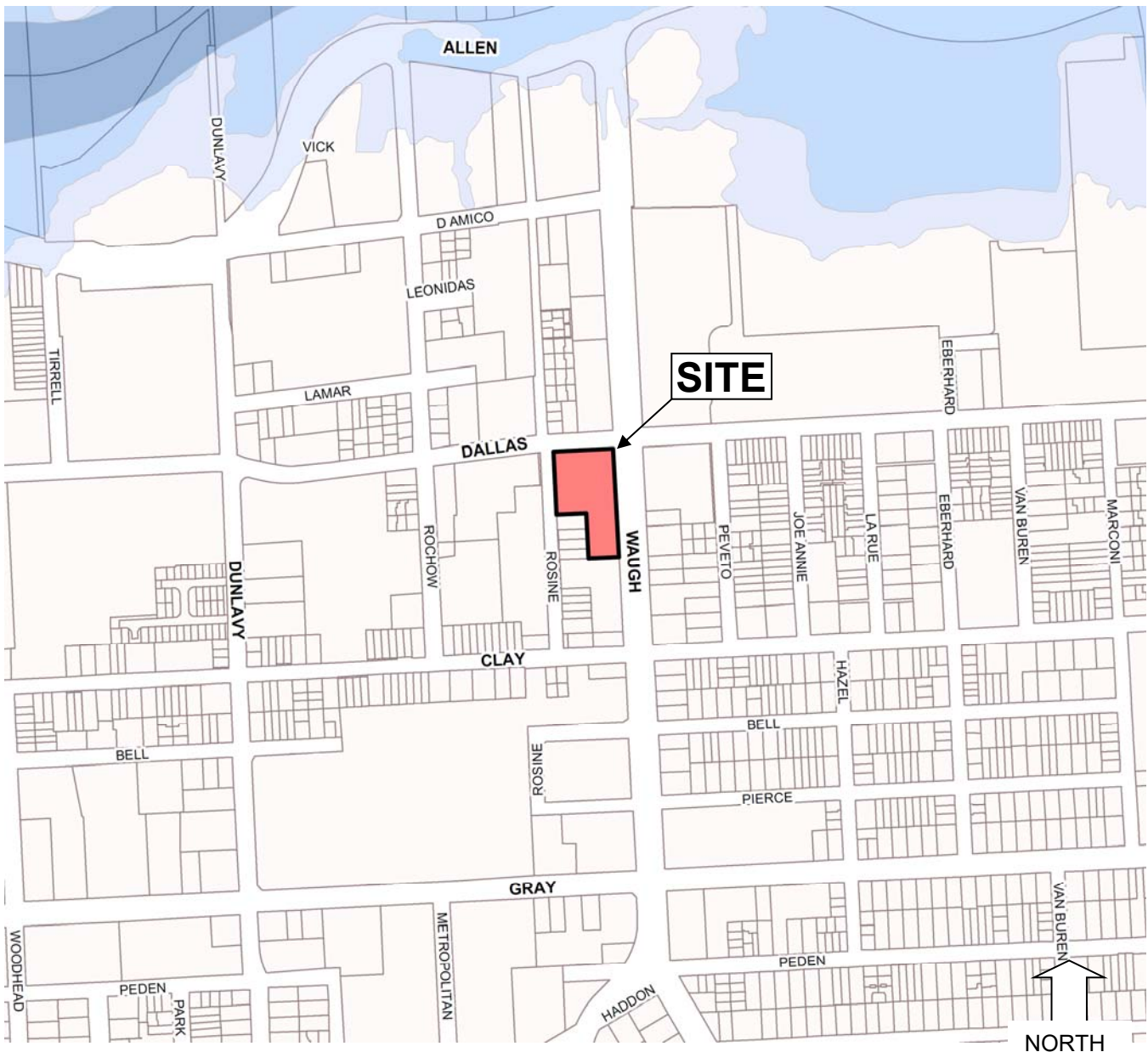
**ITEM: 143**

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Fairfield Waugh

Applicant: BGE, Inc.



**D – Variances**

**Site Location**

# Houston Planning Commission

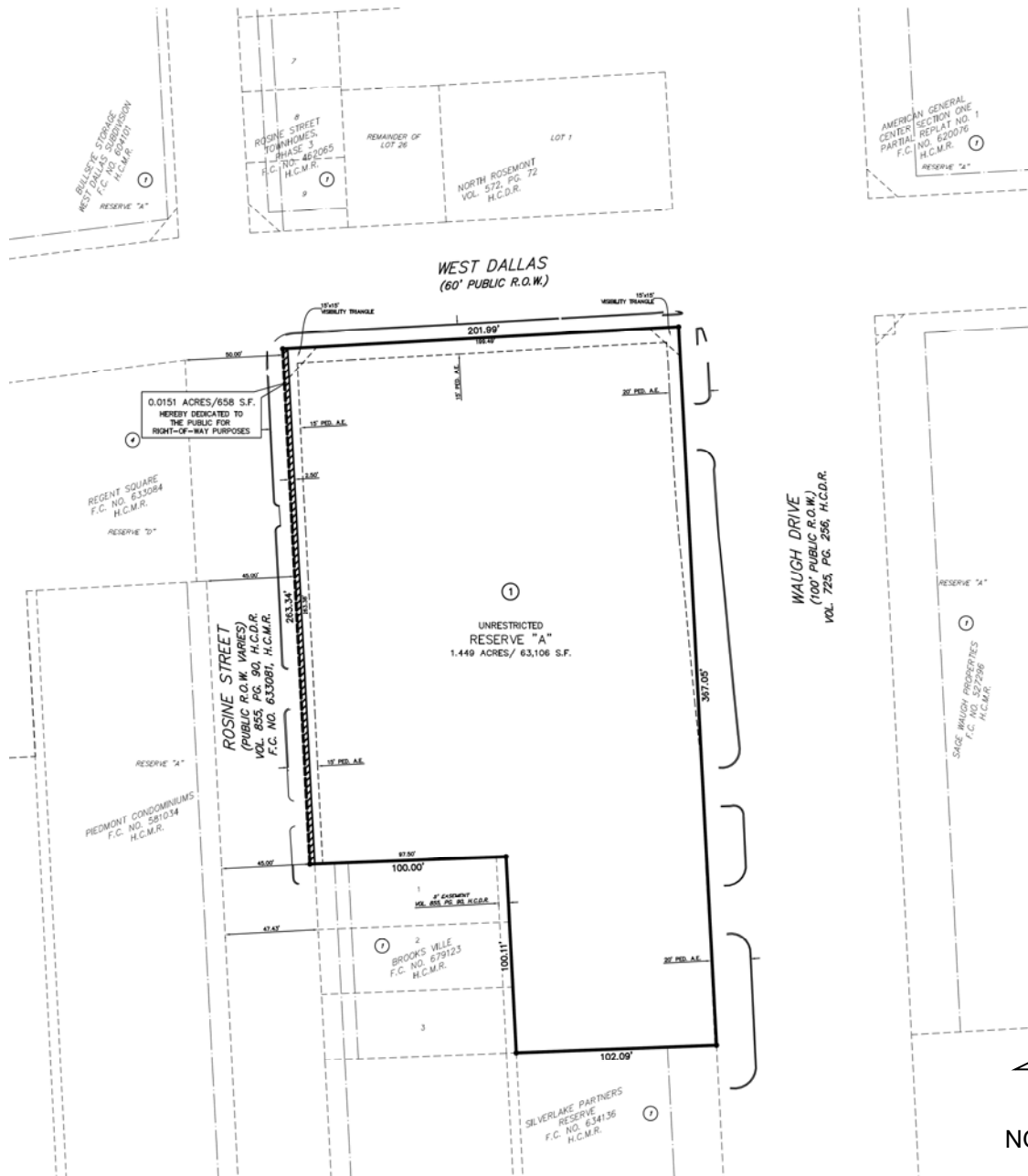
ITEM: 143

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Fairfield Waugh

Applicant: BGE, Inc.



D – Variances

Subdivision



# Houston Planning Commission      ITEM: 143

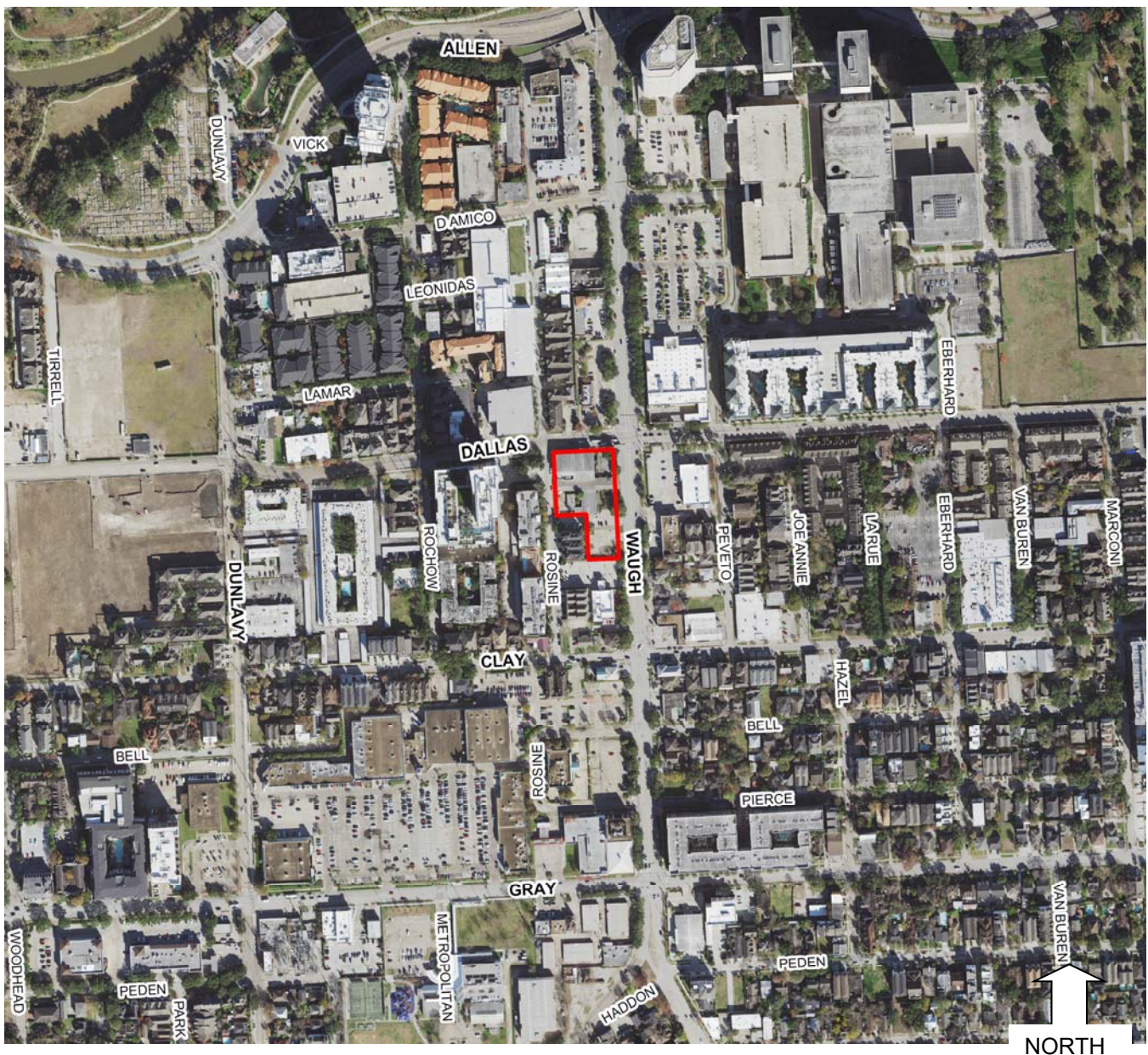
**ITEM: 143**

## Planning and Development Department

**Meeting Date: 09/30/2021**

**Subdivision Name: Fairfield Waugh**

**Applicant: BGE, Inc.**



## D – Variances

# Aerial





**Application Number:** 2021-2271

**Plat Name:** Fairfield Waugh

**Applicant:** BGE, Inc.

**Date Submitted:** 09/20/2021

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 Walkable Places criteria to be utilized adjacent to Waugh Drive, West Dallas Avenue and Rosine Street in lieu of the required building lines prescribed by Chapter 42.

**Chapter 42 Section:** 150

**Chapter 42 Reference:**

Sec. 42-150. Building Line Requirement. (a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time."

## Statement of Facts

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

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

The subject site is a  $\pm 1.5$  acre tract bound by Waugh Drive to the east, West Dallas Avenue to the north and Rosine Street to the west. The existing office building on the site was constructed in 1968 and is located 2.8-feet to 5.2-feet from Waugh Drive, 2.8-feet to 5.3-feet from West Dallas Avenue and 3.1-feet to 5.9-feet from Rosine Street. Currently, the site has 3 driveways taking access from Waugh Drive, one of which is 46-feet south of the intersection of West Dallas Avenue, and 2 driveways taking access from Rosine Street. The location of the curb to the property line within Waugh Drive varies from 13.5-feet to 19.3-feet. The sidewalk along Waugh Drive varies from 5-feet to 7-feet wide and is located 0-feet to 11-feet from the curb. The sidewalk along West Dallas Avenue varies from 4-feet to 4.6-feet wide and is located 1.8-feet to 3.3-feet from the curb. The sidewalk along Rosine Street is 4-feet wide and is located 2.3-feet from the curb. Currently, six utility poles align the right-of-way of West Dallas Avenue located  $\pm 1$ -foot from the curb. A Metro bus stop is located along West Dallas Avenue near the intersection of Waugh Drive. The proposed development would create a 14-story, 350-unit multi-family development. The development proposes to utilize the criteria established by the Walkable Places Ordinance to include an 8-foot sidewalk along Waugh Drive and 6-foot sidewalks along West Dallas Avenue and Rosine Street, increased safety buffers and trees. Additionally, the pedestrian realm along Waugh Drive will be enhanced with bike racks, enhanced landscaping, architectural elements and screening of the garage, bench seating and pedestrian lighting, West Dallas Avenue will be enhanced with a bike rack, enhanced landscaping, architectural elements and screening of the garage, bench seating and pedestrian lighting; Rosine Street will be enhanced with architectural elements and screening of the garage, enhanced landscaping, pedestrian lighting. The distance of the building face to the existing curb along Waugh Drive varies from 20.7-feet to 26.8-feet; along West Dallas Avenue varies from 21.7-feet to 22.2-feet; and along Rosine Street varies from 20.1-feet to 20.2-feet. Architectural elements and screening will address head-light projection from the garage at the first and second floor. 3-inch caliper trees will be positioned within the pedestrian realm along Waugh Drive and West Dallas Avenue; 2-inch caliper trees within Rosine Street. Strict application would make this project infeasible due to the existence of unusual physical characteristics of

Waugh Drive. The distance from the required 25-foot building line adjacent to Waugh Drive to the back-of-curb would vary from 38.5-feet to 44.3-feet.

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

The circumstances supporting the variance are based on the utilizing the Walkable Places Ordinance within a neighborhood that is largely mixed-use consisting of single family residential, multi-family residential, retail, commercial and office to create an inviting and safe pedestrian realm along two highly travelled streets.

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

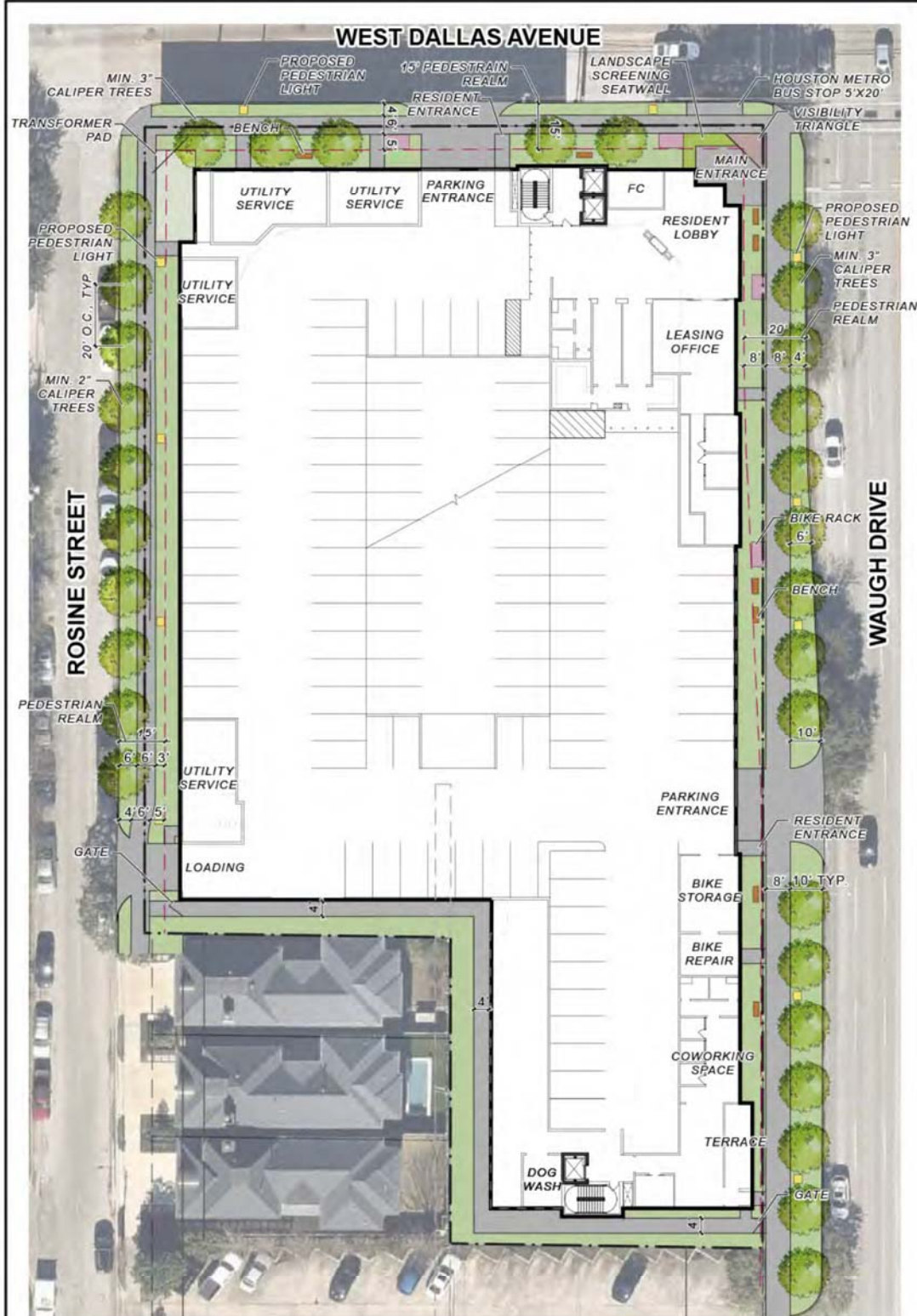
The intent and general purposes of this chapter will be preserved and maintained; the subject pedestrian realm will be greatly improved to provide a safe and friendly environment while maintaining the intent and general purpose of building setbacks.

**(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 as the pedestrian realm adjacent to the subject rights-of way will be enhanced to create a safe, pedestrian friendly environment by increasing pedestrian walkway widths, pedestrian lighting, and seating. Pedestrian safety will be enhanced by the proposed improvements to Waugh Drive, West Dallas Avenue and Rosine Street due to an increased safety buffer, larger sidewalks for pedestrians and two fewer driveways.

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

Economic hardship is not the justification of the variance; the burden of the proposed pedestrian realm improvements will greatly exceed the burden of standard improvements without the enhanced pedestrian realm.

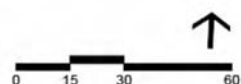


# **LANDSCAPE CONCEPT PLAN** **FAIRFIELD WAUGH**

±1.5 ACRES OF LAND  
HOUSTON, TEXAS  
SEPTEMBER 17, 2021  
BGE #9242

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

THIS DRAWING IS A PRELIMINARY REPRESENTATION OF THE PROPOSED LANDSCAPE AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF BGE, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BGE, INC.







FAIRFIELD WAUGH  
HOUSTON, TEXAS  
08.17.2021

PERSPECTIVE FROM CORNER OF DALLAS AND WAUGH

MEEKS PARTNERS

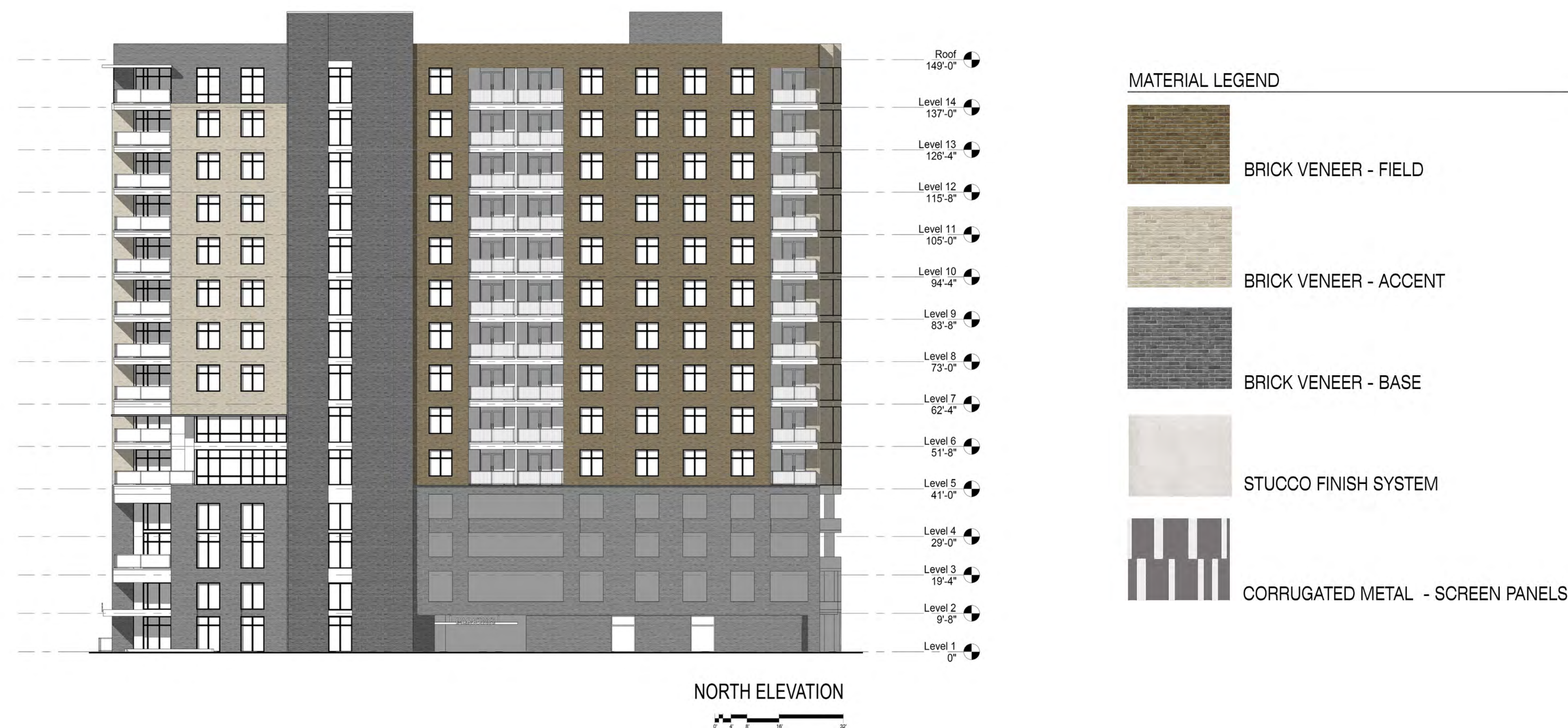


FAIRFIELD WAUGH  
HOUSTON, TEXAS  
08.17.2021

PERSPECTIVE FROM CORNER OF DALLAS AND WAUGH  
ENTRY - BUS STOP

MEEKS PARTNERS





#### MATERIAL LEGEND

	BRICK VENEER - FIELD
	BRICK VENEER - ACCENT
	BRICK VENEER - BASE
	STUCCO FINISH SYSTEM
	CORRUGATED METAL - SCREEN PANELS





WEST ELEVATION



SOUTH ELEVATION



#### MATERIAL LEGEND

	BRICK VENEER - FIELD
	BRICK VENEER - ACCENT
	BRICK VENEER - BASE
	STUCCO FINISH SYSTEM
	CORRUGATED METAL - SCREEN PANELS





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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

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

September 22, 2021

## NOTICE OF VARIANCE

**PROJECT NAME:** Fairfield Waugh  
**REFERENCE NUMBER:** 2021-2271



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the corner of Waugh Drive, West Dallas Street, and Rosine Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

BGE, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to plat a reduced building line along Waugh Drive, West Dallas Street, and Rosine Street for a proposed multi-family development. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

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

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, September 30, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

1. Send email to: [speakercomments.pc@houstontx.gov](mailto: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 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.

For additional information regarding this project, please call Gerald Grissom with BGE, Inc. at 281-558-8870. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

## **TERMINOLOGY**

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

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

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

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

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

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

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

## **PROPERTY OWNERSHIP INFORMATION**

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



---

# Houston Planning Commission

## ITEM: 144

Planning and Development Department

Meeting Date: 09/30/2021

---

Subdivision Name: Icon M Tower (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc



---

**D – Variances**

**Site Location**

---

# Houston Planning Commission

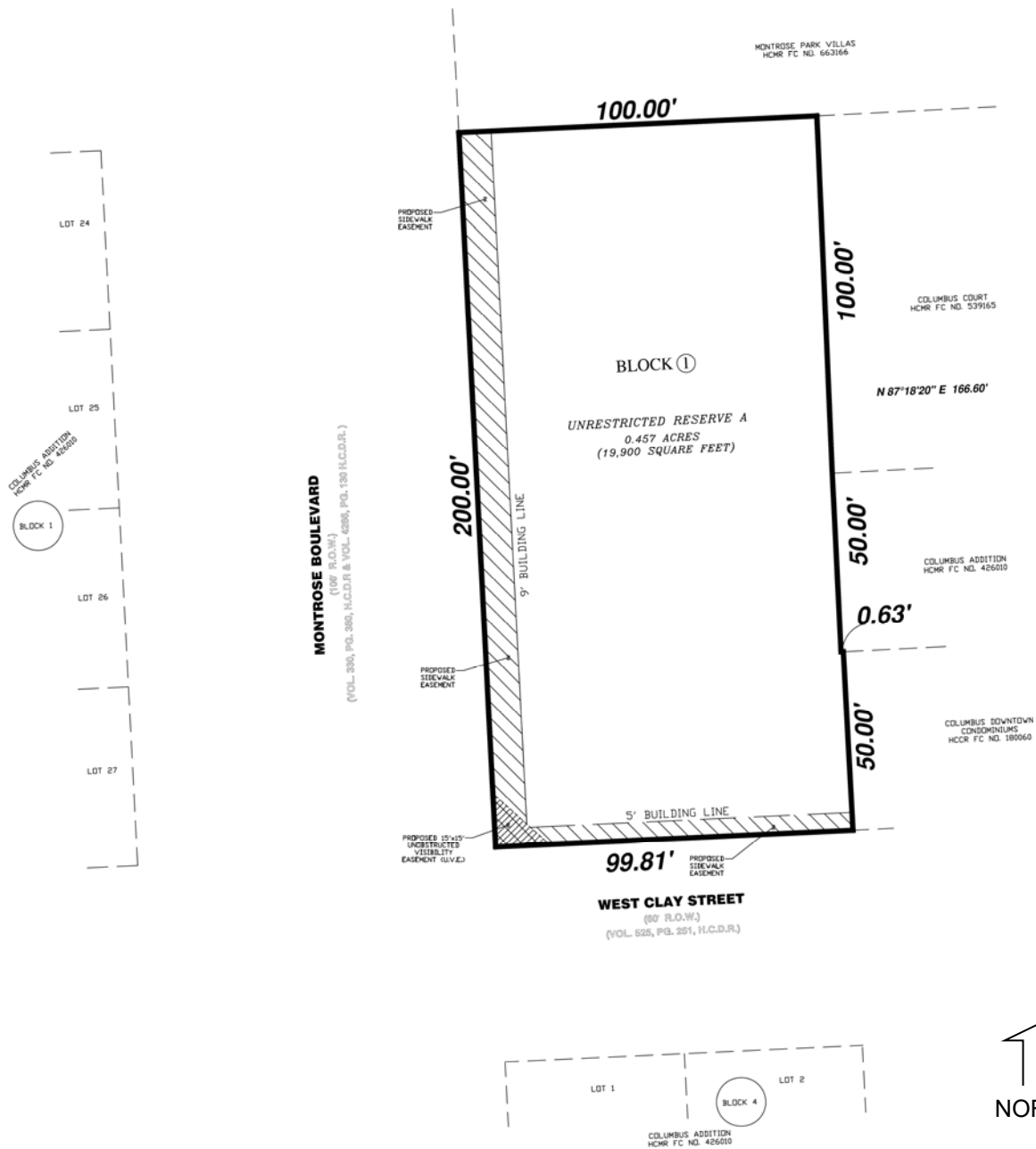
## ITEM: 144

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Icon M Tower (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc



D – Variances

Subdivision

---

# Houston Planning Commission

## ITEM: 144

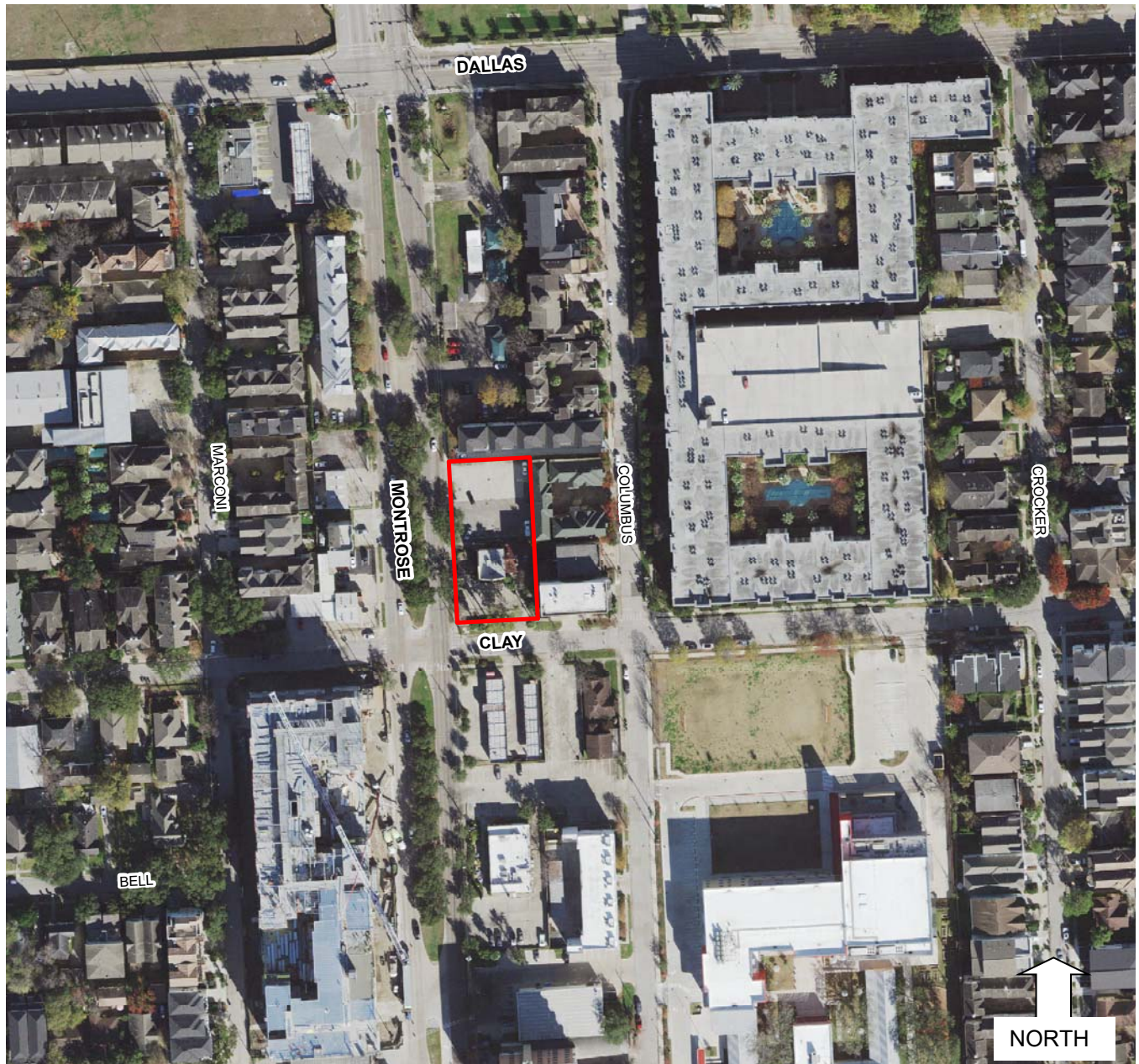
Planning and Development Department

Meeting Date: 09/30/2021

---

Subdivision Name: Icon M Tower (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc



---

**D – Variances**

**Aerial**

---



DATE	08/23/2021
ISSUE	CIVIL SITE PERMIT
PROJECT NUMBER	190702
DRAWN BY	RD

Project Name: \_\_\_\_\_

Client: \_\_\_\_\_

[illegible]

	KEYNOTE LEGEND SITE PLAN
S1	PROPOSED TREES TO BE PLANTED INSIDE OF LANDSCAPING BUFFER ON MONROSE BLVD AND WESTCLAY ROAD
S2	ALL BUILDING STRUCTURE WILL BE 9' FROM PROPERTY LINE TO ENSURE 20' DISTANCE BETWEEN BACK OF CURB AND PROPOSED BUILDING
S3	PROPOSED STRIPED AREA INDICATING NO PARKING
S4	PROPOSED SIDEWALK AREA (HIGHLIGHTED AS SHOWN)

PARKING REQUIRED:

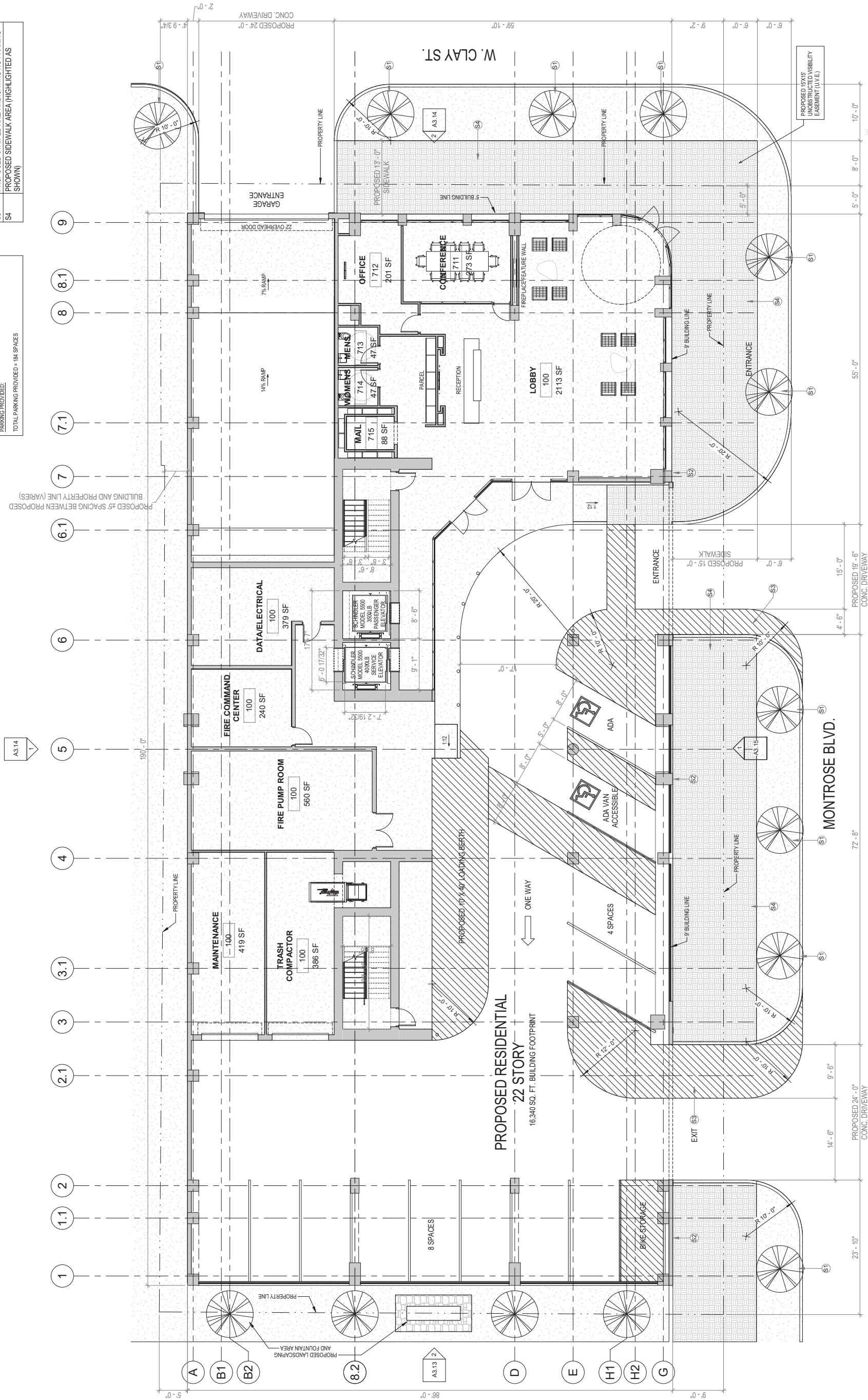
73 RESIDENTIAL UNITS:

0 ONE-BEDROOM UNITS @ 1.33 SPACES/UNIT = 0 SPACES  
0 TWO-BEDROOM UNITS @ 1.67 SPACES/UNIT = 0 SPACES  
73 THREE-BEDROOM UNITS @ 2.0 SPACES/UNIT = 146 SPACES

TOTAL PARKING REQUIRED = 146 SPACES

PARKING PROVIDED:

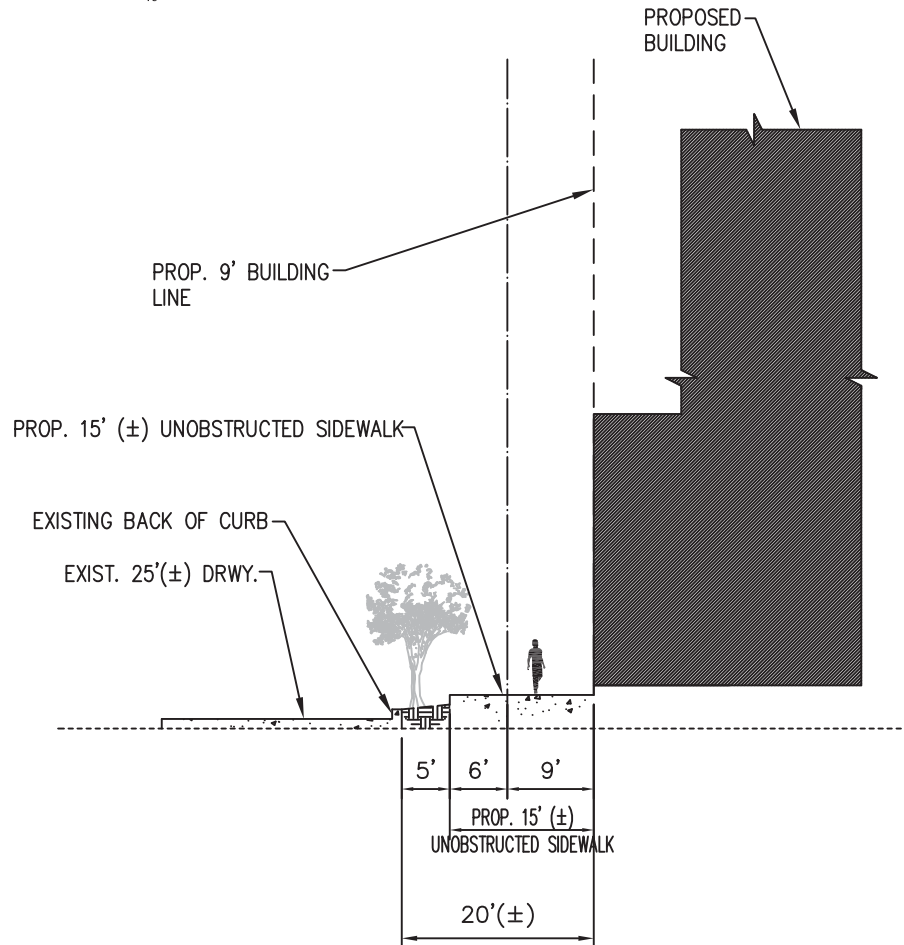
TOTAL PARKING PROVIDED = 184 SPACES



LEVEL 1 GROUND	1
1/8" = 1'-0"	



SCALE: 1" = 10'



## CROSS SECTION @ MONTROSE BLVD

SCALE: 1"=10'

MONTROSE GARDEN

**OWNERS**

SUPO CORPORATION  
1209 MONTROSE BLVD  
HOUSTON, TX 77019

**TITLE**

CROSS SECTION PLAN @ MONTROSE BLVD

**PROJECT**

MONTROSE GARDEN

DATE: 09/07/18

JOB #: 18-1007

SHEET NO.

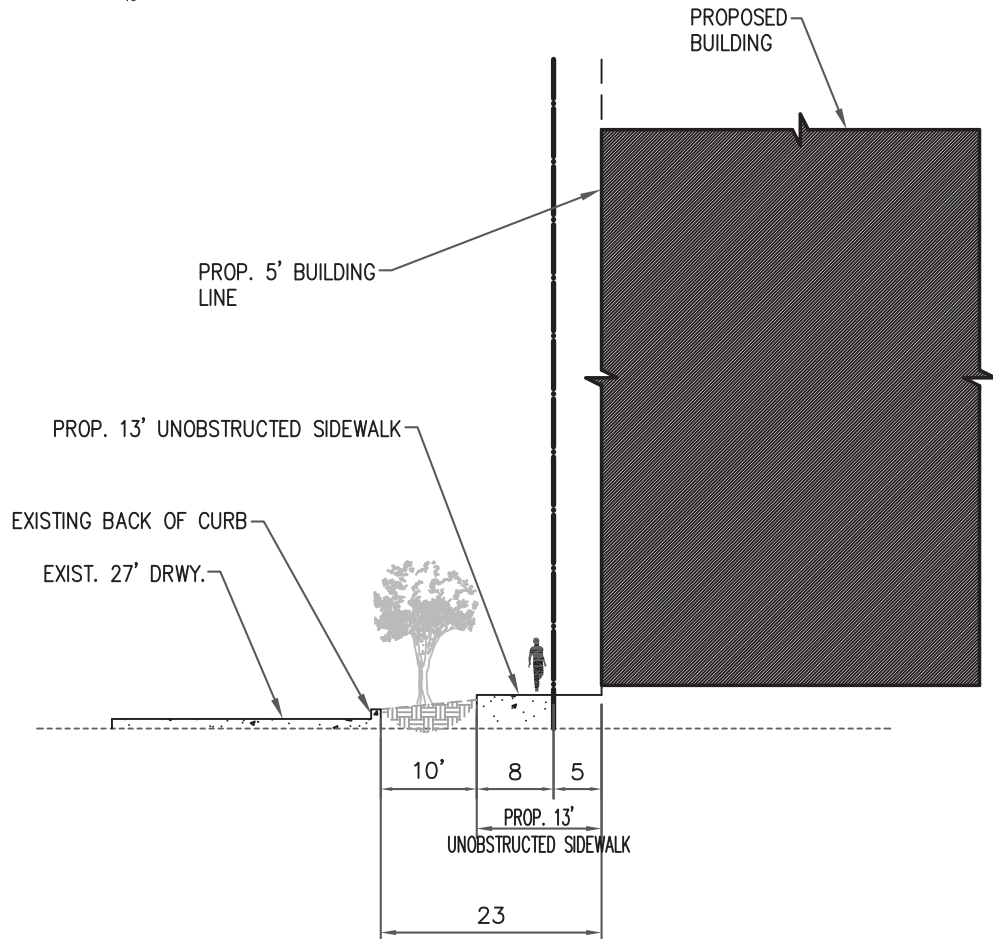
DRAWN BY: CW

CHECKED BY: CW

CSP-1



SCALE: 1" = 10'



## CROSS SECTION @ WEST CLAY RD

SCALE: 1"=10'

MONTROSE GARDEN

**OWNERS**

SUPO CORPORATION  
1209 MONTROSE BLVD  
HOUSTON, TX 77019

**TITLE**

CROSS SECTION PLAN @ WEST CLAY RD

**PROJECT**

MONTROSE GARDEN

**DATE:** 09/06/18

**JOB #:** 18-1007

**DRAWN BY:** CW

**CHECKED BY:** CW

**SHEET NO.**

CSP-2





**Application Number:** 2021-1916

**Plat Name:** Icon M Tower

**Applicant:** CE Engineers & Development Consultants, INC

**Date Submitted:** 08/09/2021

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 for a 9' Building Line along Montrose Blvd instead of the required 25' Building Line for development along a major thoroughfare and to allow for a 5' Building Line along West Clay Road instead of the required 10' Building Line for development along a collector street. Also, the developer is willing to provide a beautiful walkway for the pedestrians.

**Chapter 42 Section: 150**

**Chapter 42 Reference:**

The reference is at Chapter 42, Section 150. (42-150) "Building Line for Major Thoroughfares In general 25 feet".  
"Building Line for Collector Street In general 10 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 22 story Luxury High Rise called Icon M Towners is presenting to the Houston City Planning commission. The well known Khun Kay Thai Restaurant located on the corner of Montrose Blvd and W. Clay St. is the site for this Skyline changing tower. The plan for the building is to provide 70+ Luxury Residential High-Rise units with 5 floors of parking and no retail on the street side. The adjustment to a High-End Luxury offering has prompted to create a more exclusive and private location without the retail traffic inside. The property of Khun Kay as well as the 2 parking lots next to it will be the site of this International beacon here in the city of Houston. The international investors from the Shinawatra Family from Thailand along with local partners and their team consisting of Chen Wang P.E. of CE Engineers and Development, Angelica Baltic AIA, NCARB of Investwell Architects and Michael Stavinoha of Next Gen Real Estate. True to the idea of American and the Diversity of Houston Texas. This is a story of international investors living the American dream and using inspiration from locations in Asia such as, ICONSAIM in Thailand and the Garden by the Bay in Singapore. This beautiful design and unique spin on the structure will make it a true one-of-a-kind building that will light the sky as a beacon to all that the American Dream is alive in Houston Texas. The Montrose favorite Khun Kay Restaurant is planning to relocate just down the street and open to continue to serve the Montrose area their delicious Thai cuisine. Two variance requests are being submitted to allow and accommodate space for sidewalks, greenery a barrier and vertical building stability. Many other large developments have started with similar requests near this location. The team will deliver a beautified area along with unique designs that Montrose is known for.

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

The developer has decided not to comply with the ordinance and would like to request the variance. The circumstances in that area are not caused by the result of a hardship created by the applicant. Many developments in that area have 5' Building Line. Due to the uniqueness of the Montrose area, people desire a user-friendly and beautiful walkway. Hence, 5' Building Line will be of benefit to the entire neighborhood.

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

The developer is promising that to strictly adhere to the above-mentioned criteria and follow the intent and general purpose of Chapter 42. Our main purpose for this development is to not only construct a beautiful high-rise building that enhance the local area, but also to comply with City's walkway requirement and make it convenient and user-friendly for all the neighbors. We understand that the commission is authorized to impose any condition on this variance we are requesting, and we will follow all those conditions.

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

The developer is promising that we will not cause any injuries to the public health, safety and welfare because of this project. Based on the cross section provided in the submittal package, with 9' Building Line on Montrose Blvd and 5' Building Line on West Clay Road, we will have 5' and 10' landscaping buffer from existing back of curb to the proposed sidewalk. Also, the proposed 15' and 13' sidewalk (paving area) will give pedestrians more space to walk, play and run. This will build a healthier, better and safer condition for both pedestrian realms. Meanwhile, we would like to hear from the commission about any suggestions on the design of walkway and we comply to follow all those requirements.

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

The developer is promising that we are not requesting for this 9' Building Line and 5' Building Line variance only because of economical hardship. It is also because that: based on the market research and survey, the mixed-use high-rise building is what is needed in that neighborhood. This will benefit all the neighbors. Please find attached comparative market analysis on the condos and apartments in that area done by the real estate team in this project. It shows there are currently only three Mid/Hi-Rise condos on the market in the whole area. And most of the condos are sold right after posted. This proves that there is a huge demand for the condos in this area. The developer believes that this project can bring people what they need in that area.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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

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

September 9, 2021

## NOTICE OF VARIANCE

**PROJECT NAME:** Icon M Tower

**REFERENCE NUMBER:** 2021-1916

**VAR**

Dear Property Owner:

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

CE Engineers & Development Consultants, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a reduced 9' building line along major thoroughfare Montrose Blvd instead of the required 25' building line and to allow a reduced 5' building line along minor collector W Clay Street instead of the required 10' building line. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

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

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, September 16, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**



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

1. Send email to: [speakercomments.pc@houstontx.gov](mailto: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 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.

**For additional information regarding this project, please call Chen Wang with CE Engineers & Development Consultants, Inc. at 832-491-1458.** You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

## **TERMINOLOGY**

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

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

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

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

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

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

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

## **PROPERTY OWNERSHIP INFORMATION**

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

# Houston Planning Commission

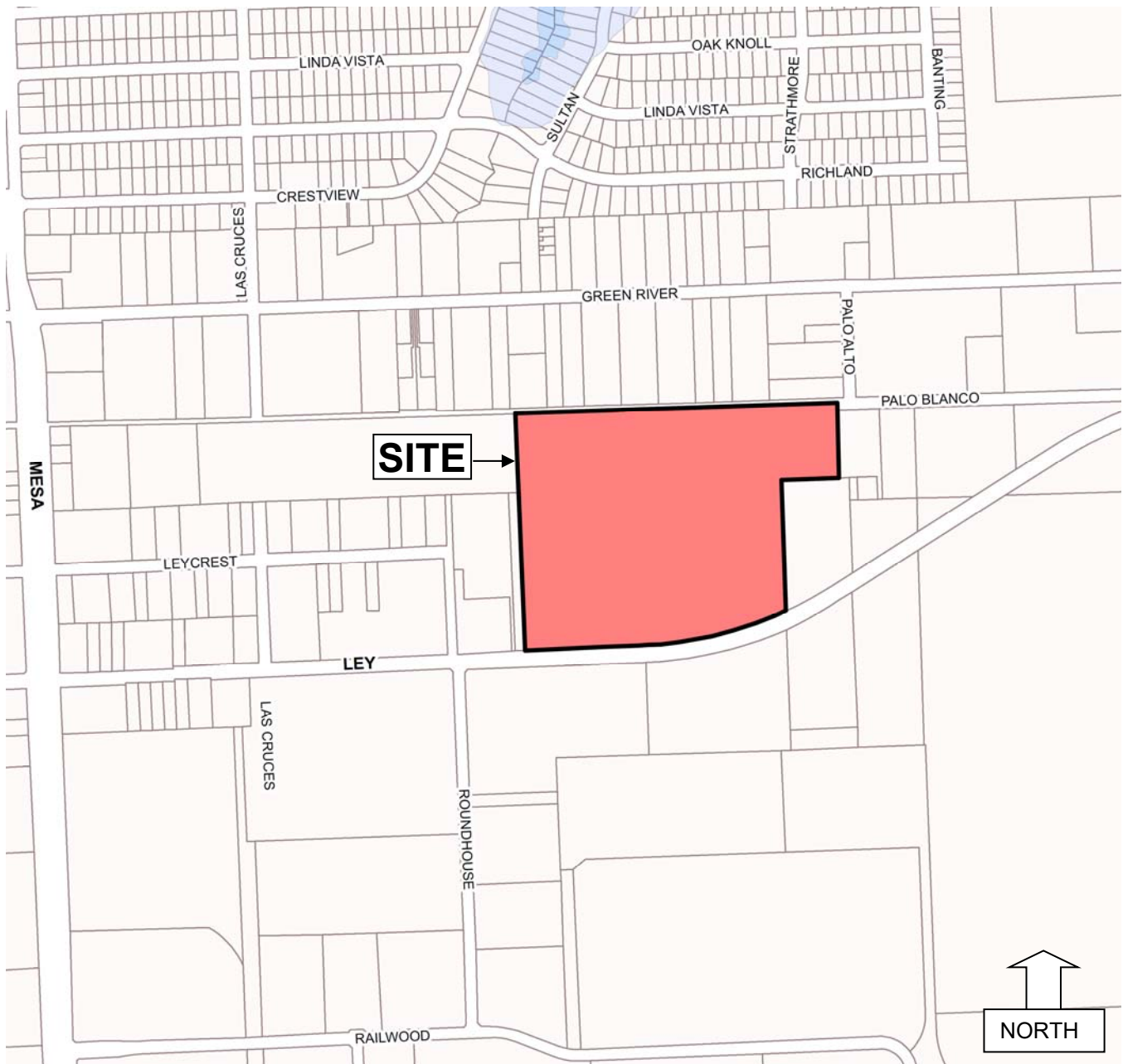
**ITEM: 145**

Planning and Development Department

Meeting Date: 09/30/2021

**Subdivision Name: Ley Road Logistics Center**

**Applicant: Windrose**



**D – Variances**

**Site Location**





# Houston Planning Commission

**ITEM: 145**

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Ley Road Logistics Center

Applicant: Windrose



**D – Variances**

**Aerial**



**Application Number:** 2021-2070

**Plat Name:** Ley Road Logistics Center

**Applicant:** Windrose

**Date Submitted:** 09/03/2021

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

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

**Specific Variance is being sought and extent of variance:**

To not provide a north-south street through the subject property.

**Chapter 42 Section:** 42-127

**Chapter 42 Reference:**

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**

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

The subject property is 35.752 acres located on the north side of Ley Road approximately 2,300 feet east of the intersection with Mesa Drive. The applicant is proposing to develop the property in to a logistics facility similar to others that are very common in this portion of northeast Houston just outside of Loop 610. The City's intersection spacing regulations would require an additional north-south street somewhere through the property – on the west side if offsetting from Palo Alto Street and on the east side if offsetting from Roundhouse Lane. However, the street is not necessary to facilitate traffic movement in the area, does not provide for future extension beyond the subject tract, and is inconsistent with the development pattern of surrounding uses. While the applicant is dedicating additional right-of-way for Palo Blanco Road, they will not be taking access from that right-of-way. The street is not improved and is not necessary to provide access to any of the tracts to the north which have frontage on N Green River Drive. Additionally, the applicant's detention facilities will all be located on the north end of their property. The detention ponds create an effective buffer between the residential uses to the north, which would be undermined if access was available from the residential area to the logistics facility. Regarding extension beyond this site, there is no local street connection to align with beyond Palo Blanco Road to the north or Ley Road to the south. Cutting a north-south street through the property would only serve to mix the logistics traffic from the applicant's development with the primarily residential area located on N Green River Drive. Because the area to the north is not viable for logistics traffic, a north-south street connection would be incompatible with the prevailing land use and the supporting infrastructure. Because of these issues the City PWE and City Planning Staffs have posed no objections to eliminating the north-south street connection during the pre-development meetings on this project, pending review of the official plat and variance submittals.

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

A new north-south street would not have a viable connection or hope of extending beyond this site. Further, the proposed street would be incompatible with surrounding land uses and would have a negative impact on traffic flow due to the incompatible mixing of logistics and residential traffic patterns. While the vehicles from the logistics facility would certainly enjoy using N Green River Drive to cut east and west when traffic increases on Ley Road, this would be an



unwelcome and untenable situation as the roads north of the facility are not sized to handle heavy-haul truck movements.

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

Requiring the applicant to split their site and building in half in order to develop an unneeded north/south street that cannot be extended further north or south and that inappropriately mixes logistics and residential land uses is not in line with the intent of Chapter 42. Granting the variance to not require the north-south street preserves the separation between land uses and enables the applicant to derive reasonable use of their land.

**(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's health, safety, or welfare as preventing the inappropriate mixing of logistics and residential traffic is exactly the point of the proposed variance. The existing street network provides adequate access for the future logistics facility and the area to the residential area to the north. If the City requires the new street through the applicant's property, then it would provide a very viable option for the heavy haul truck coming from the logistics facility to avoid Ley Road during peak hours. These cut-through trips would be damaging to the narrow and older residential streets and dangerous to the vehicular and pedestrian traffic.

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

The conditions supporting the variance are the unique physical characteristics of the site. Granting the variance prevents the heavy haul truck traffic from the logistics facility from entering and disrupting the single-family neighborhood. Further, the street results in no tangible benefit to traffic movement to the larger region as future extension beyond Palo Blanco Road and Ley Road is not possible.

# Houston Planning Commission

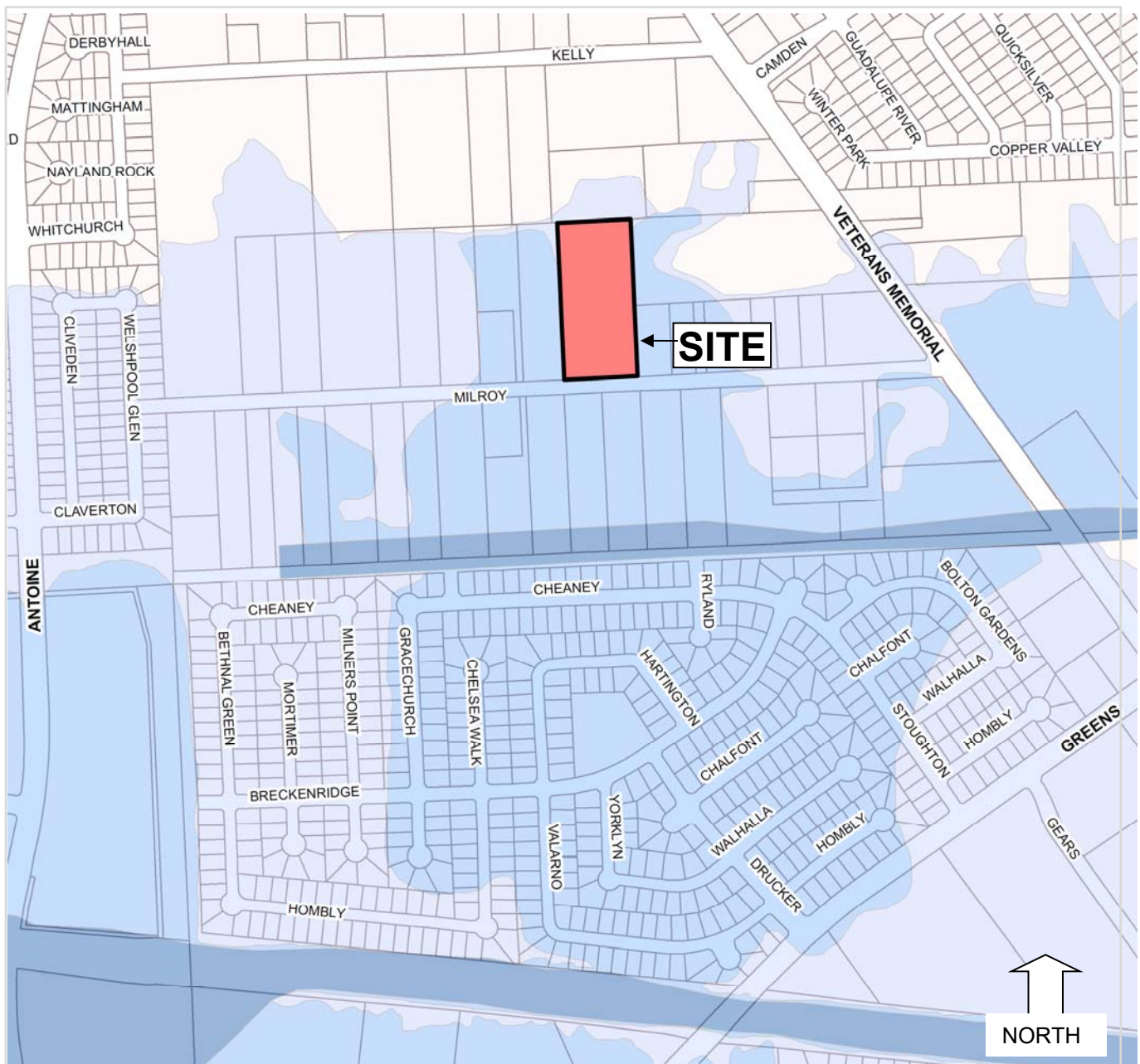
ITEM: 146

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Mai Dao Estates

Applicant: SEM SERVICES



D – Variances

Site Location

# Houston Planning Commission

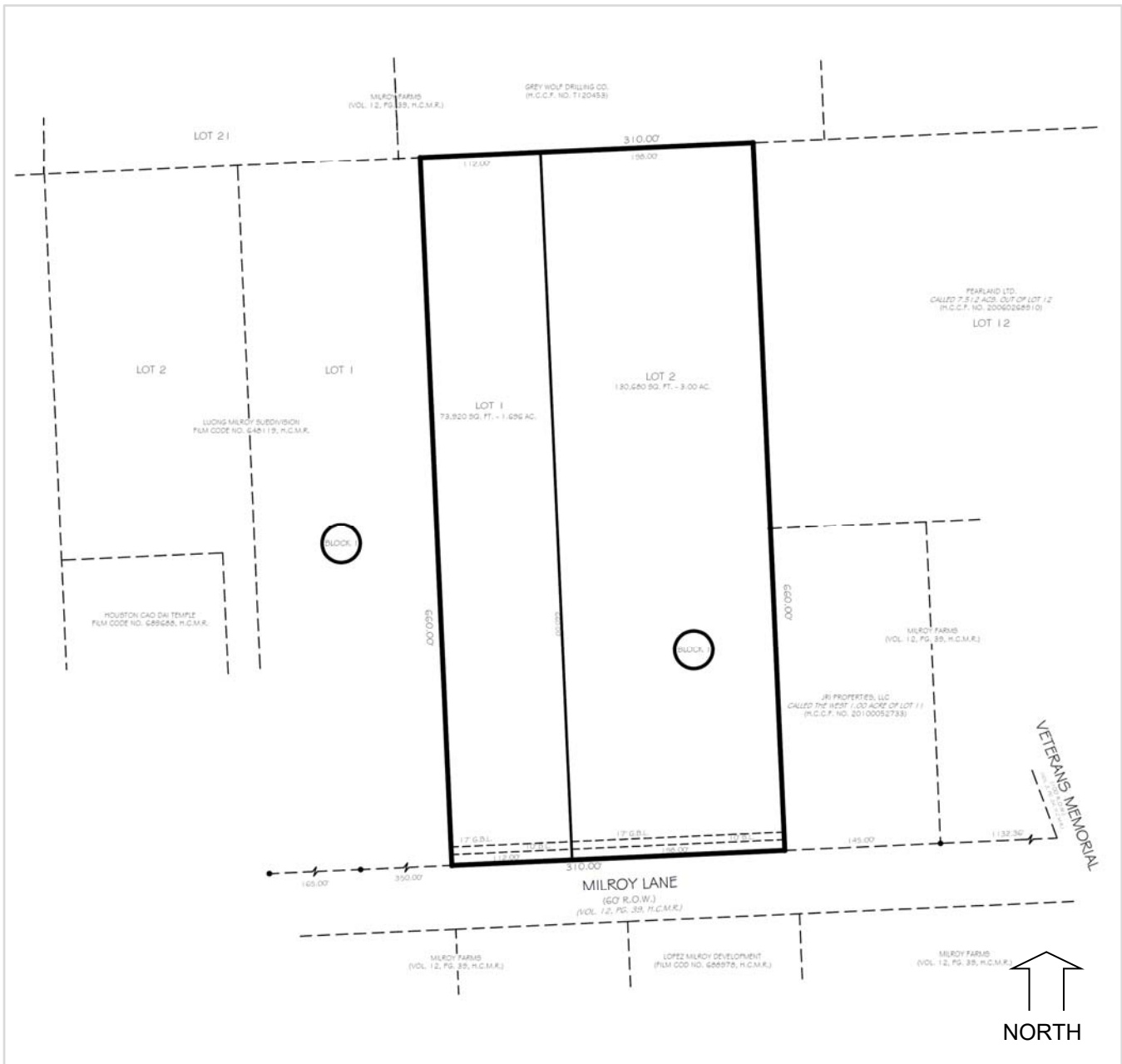
## ITEM: 146

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Mai Dao Estates

Applicant: SEM SERVICES



### D – Variances

### Subdivision



# Houston Planning Commission

**ITEM: 146**

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Mai Dao Estates

Applicant: SEM SERVICES



**D – Variances**

**Aerial**



**Application Number:** 2021-2274

**Plat Name:** Mai Dao Estates

**Applicant:** SEM SERVICES

**Date Submitted:** 09/20/2021

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:**

A variance is sought to not dedicate a north-south through the site.

**Chapter 42 Section:** 42-127

**Chapter 42 Reference:**

The site a proposed low density family housing development built by local family members in the City of Houston's ETJ in Harris County. The applicant is requesting one (1) variance: the first variance is not to extend a north/south public street through the proposed residential development. The project is located along Milroy Lane in the rural low density part of Harris County with little to no development in the area. This rural low density neighborhood is surrounded by suburban development with an existing street network. The site is proposing 2 single family residential lots. Due to existing platted property surrounding the plat boundary to the north and north, a north/south street connection is not reasonable. The existing street network in this suburban part of the county outside beltway 8 is sufficient. The developer believes a north/south connection is not feasible as property in this subdivision pre-dating the ordinance has been developed in a mixed use manner. No additional street to the street network will improve circulation nor will ever go true-north as two major thoroughfares intersect further outside original subdivision boundary ( Antoine & Veterans Memorial).

### **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 imposition of a north/south through the site would create an undue hardship unto this development and impractical street network in a low density area. Requiring streets to connect through the plat would not be to sound public policy. As platted property to the north and west has already limited street connections. In addition to this, an existing street network developed in the last 40 years is serving this area of Harris County.

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

The main justification for granting the requested variance is based on the existing neighborhood character and Planning Commission has already allowed platted property to the north and west of the site to have no street connections through this rural and low density street network. Economic gain is not a justification for this variance.

**(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. Existing street connections have been suitable to meet current traffic patterns.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The density of the proposed site (and surrounding area) is such that allowing no street connections through the site will preserve current neighborhood character. Future street connections are not feasible due to existing network connections.

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

The granting of the variance is not due to economic hardship. Our proposed development and the surrounding existing property has sufficient frontage as required per the ordinance. The existing street network is the sole justification of the variance.



---

# Houston Planning Commission

## ITEM: 147

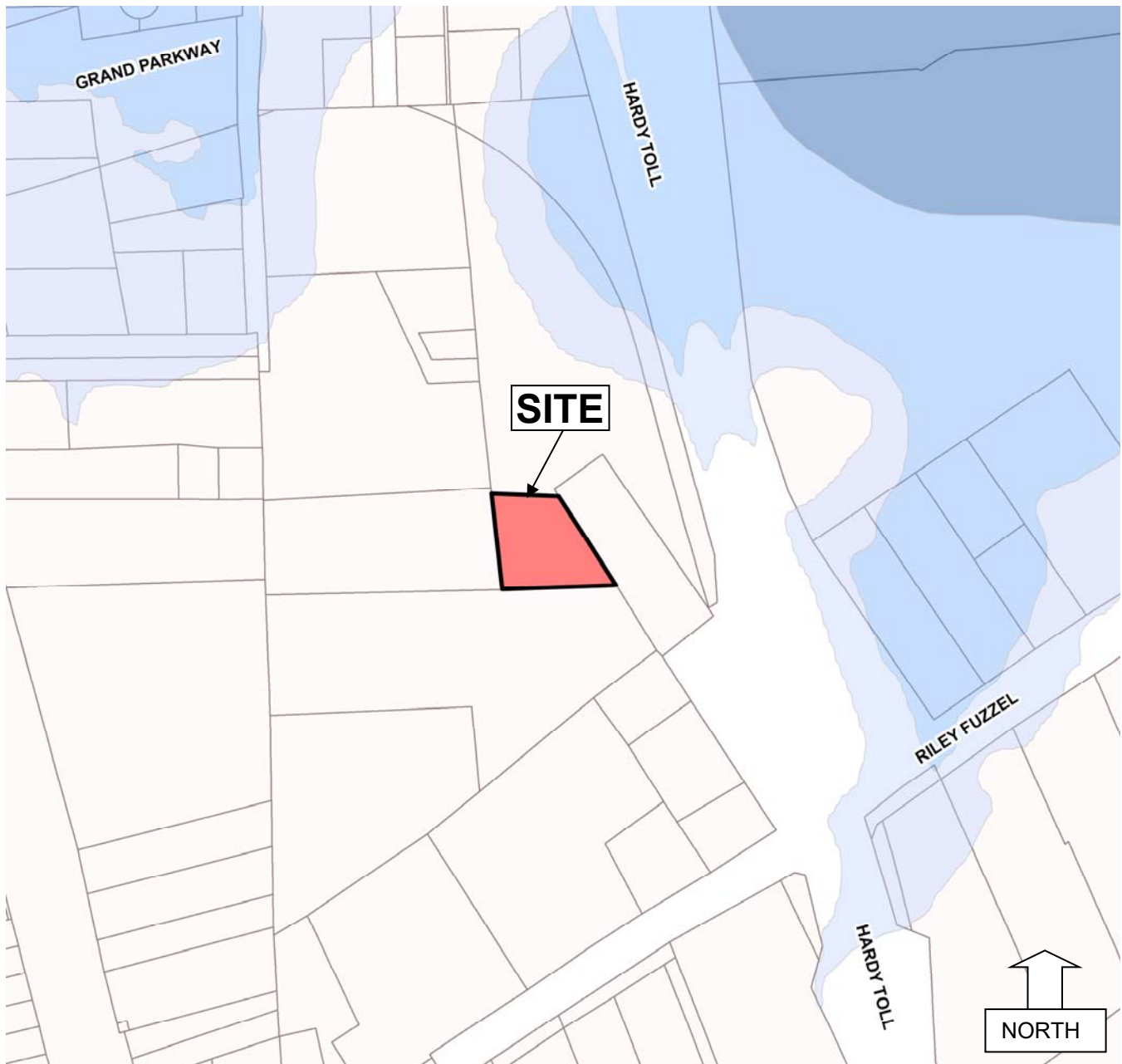
Planning and Development Department

Meeting Date: 09/30/2021

---

**Subdivision Name:** Powell Court Place (DEF 2)

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



---

**D – Variances**

**Site Location**

---

# Houston Planning Commission

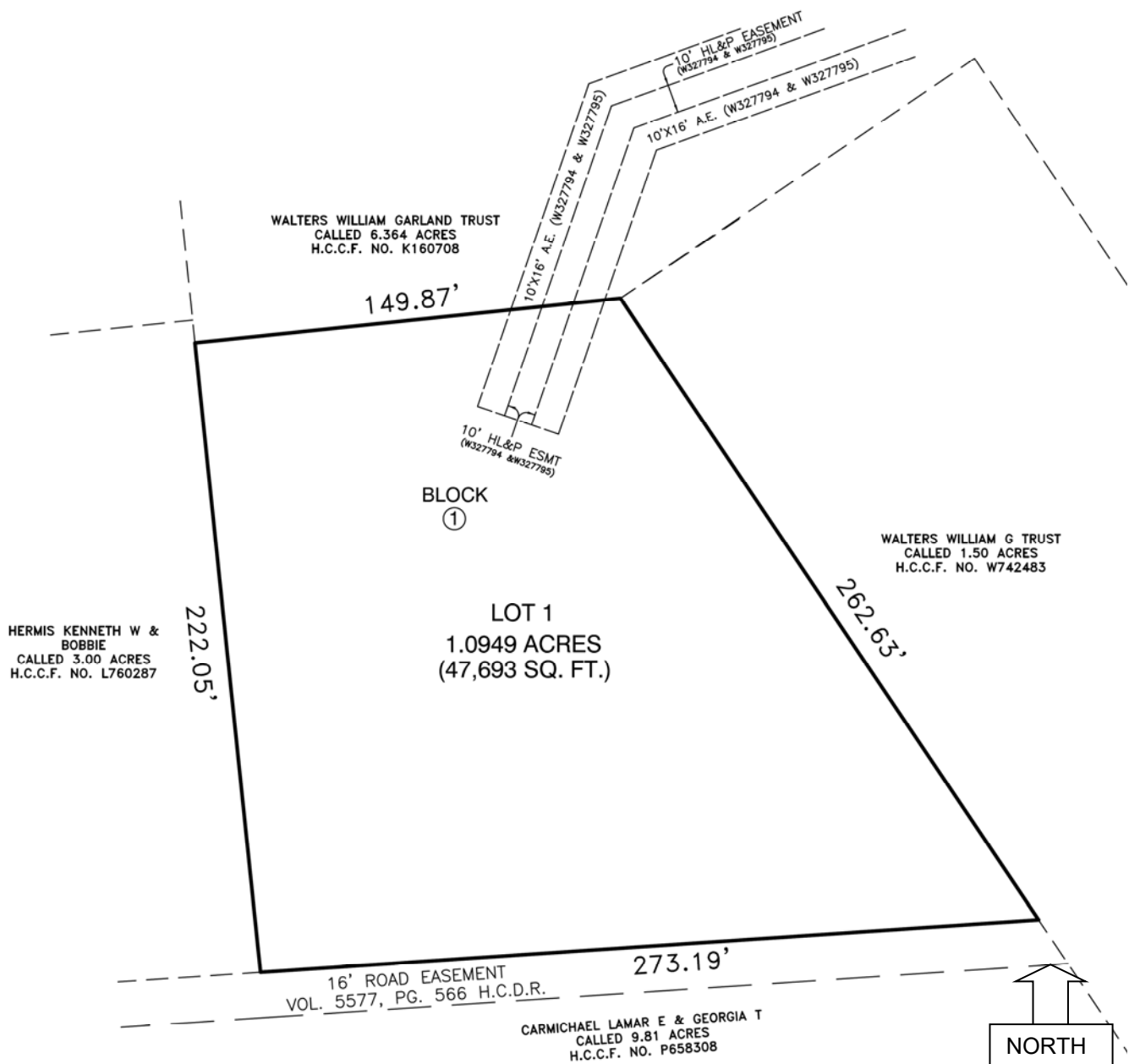
## ITEM: 147

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Powell Court Place (DEF 2)

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Subdivision

---

# Houston Planning Commission

## ITEM: 147

Planning and Development Department

Meeting Date: 09/30/2021

---

**Subdivision Name: Powell Court Place (DEF 2)**

**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: 148

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Ramirez Estates GP

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

# Houston Planning Commission

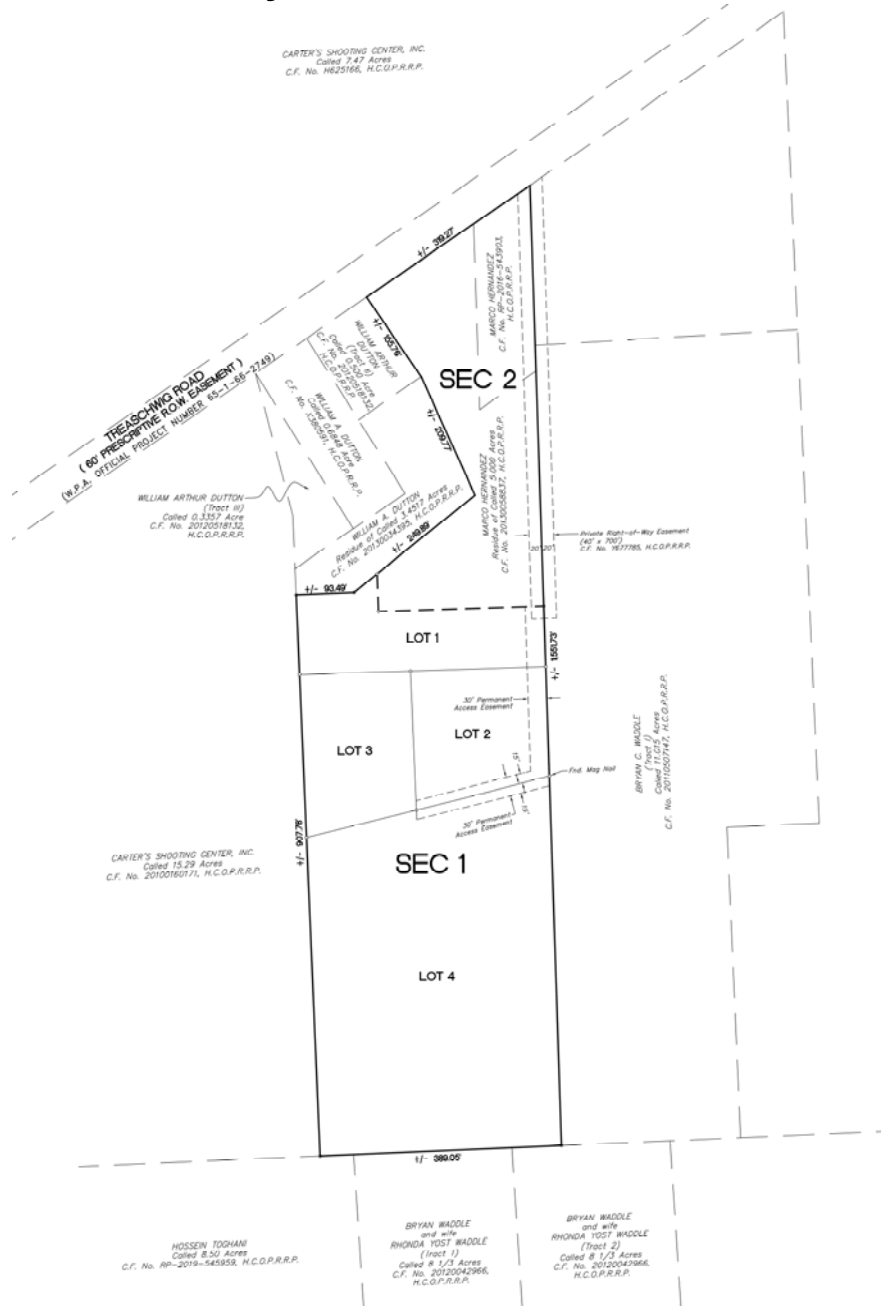
**ITEM: 148**

## Planning and Development Department

**Meeting Date: 09/30/2021**

**Subdivision Name: Ramirez Estates GP**

**Applicant: Vernon G. Henry & Associates, Inc.**



NORTH

## D – Variances

## Subdivision

# Houston Planning Commission

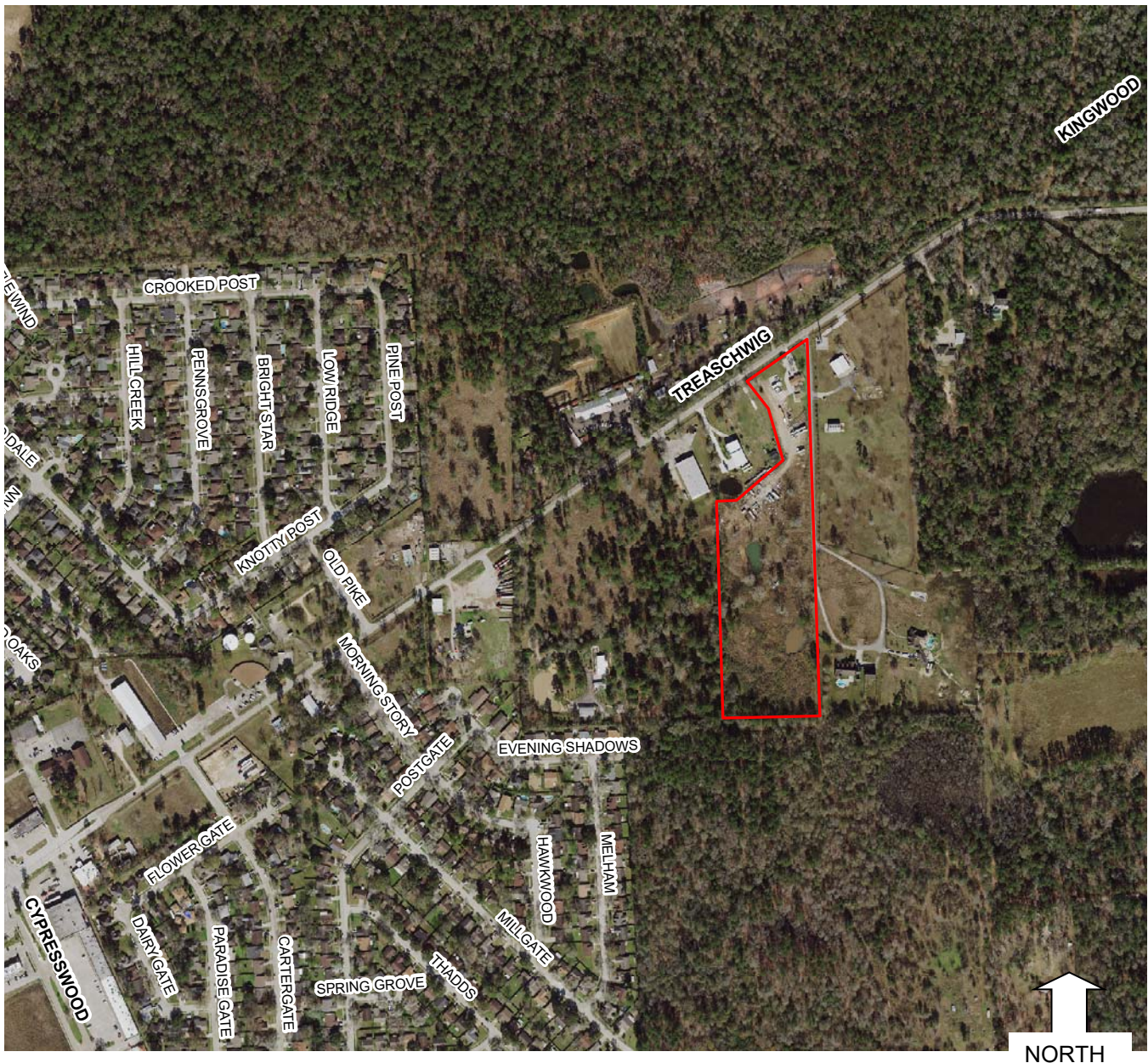
ITEM: 148

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Ramirez Estates GP

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial





**Application Number:** 2021-1922

**Plat Name:** Ramirez Estates GP

**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 allow a residential development to not have direct frontage on a public street, but takes access from a 40' private road easement

**Chapter 42 Section:** 42-188 (a)

**Chapter 42 Reference:**

42-188 (a)

### Statement of Facts

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

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

This is a site in north Harris County outside the city limit of Houston. None of this site has ever been platted. The tract, which is being submitted as a general plan, has two separate owners. Each of their land has been separated into Sections 1 and 2. While Section 2 does have frontage on Treaschwig Road, which is a public road in Harris County, Section 1 does not have frontage on a public street. Section 1 derives its access from a 40' private roadway easement, which was created in 2005. This private roadway easement gets its access from Treaschwig Road. Once one traverses south from Treaschwig Road down the 40' private roadway easement, one would reach the Section 1 boundary, which will ultimately contain 4 lots. This site will become a future family compound for the landowner. Section 1 is about 8 acres in size. The landowner seeks to subdivide this land into 4 lots, one of which will be 5 acres and the other 3 each being 1 acre in size. All of these lots will take their access from the proposed 30' P.A.E. within the Section 1 boundary. The owner of Section 1 was unaware that the owner of Section 2 was obligated to sell them land with public street frontage.

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

The land in section 1 was sold to the current owner without public street frontage. Therefore, to subdivide the 8 acres into tracts of 1 acre or more, one must seek a variance from chapter 42.

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

The intent of this chapter is ensuring that all pieces of property have legal access to a public road. While Section 1 does not have direct frontage on a public road, it does have a perpetually binding 40' roadway easement to take access from, which is how one would get to the area known as Section 1.

**(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 in any way. All of the proposed lots would be owned by people in the same family.

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

The justification of the variance is that the owner of section 1 was sold property without public street frontage. The owner of Section 1 was unaware that the owner of Section 2 was obligated to sell them land with public street frontage.

# Houston Planning Commission

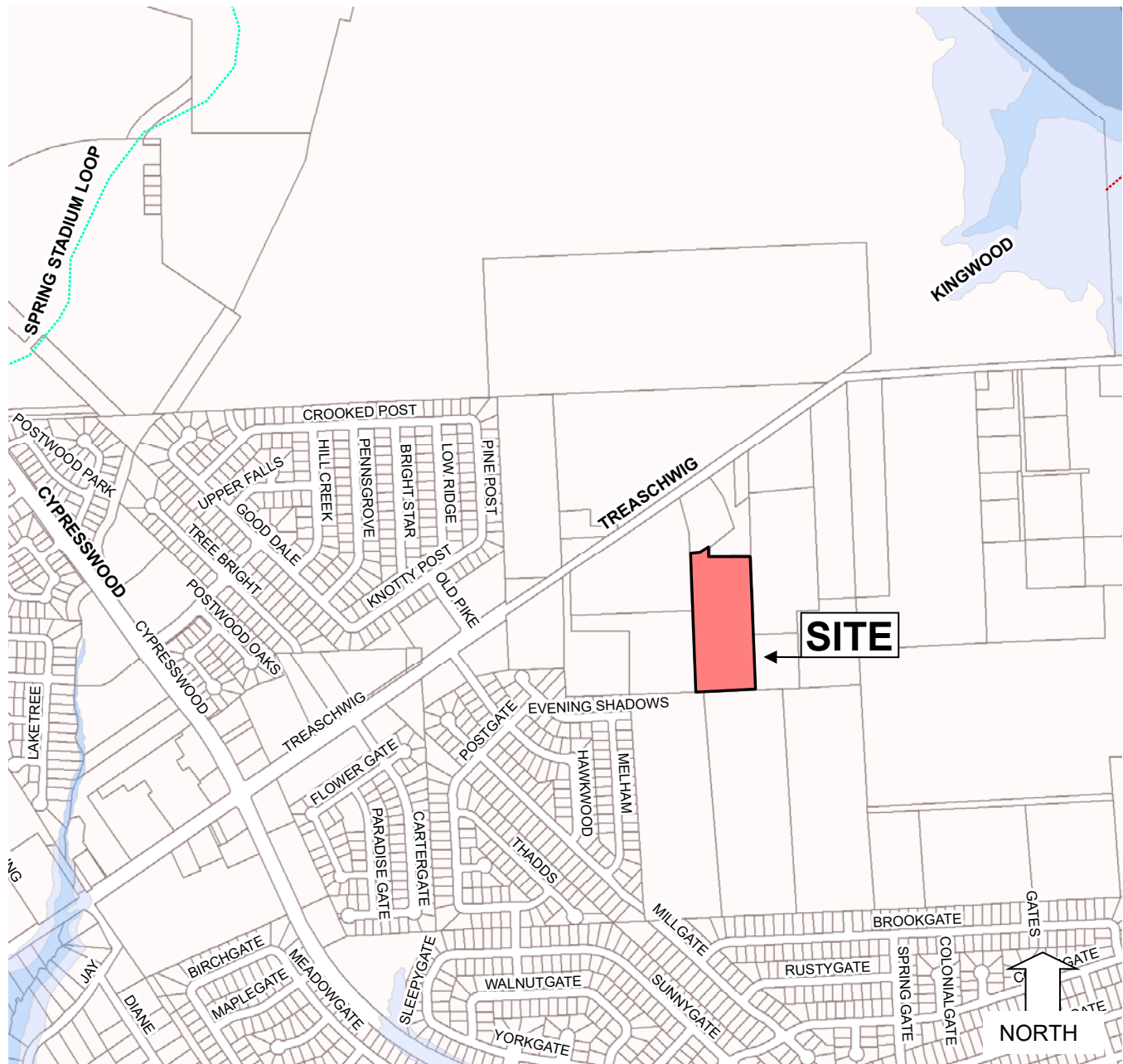
**ITEM: 149**

Planning and Development Department

Meeting Date: 09/30/2021

**Subdivision Name: Ramirez Estates Sec 1**

**Applicant: Vernon G. Henry & Associates, Inc.**



**D – Variances**

**Site Location**



## Subdivision

---

# Houston Planning Commission

## ITEM: 149

Planning and Development Department

Meeting Date: 09/30/2021

---

Subdivision Name: Ramirez Estates Sec 1

Applicant: Vernon G. Henry & Associates, Inc.



---

**D – Variances**

**Aerial**

---



**Application Number:** 2021-2140

**Plat Name:** Ramirez Estates Sec 1

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 09/07/2021

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 allow a residential development to not have direct frontage on a public street, but takes access from a 40' private road easement; To not provide a north/south public street to satisfy intersection spacing requirements

**Chapter 42 Section:** 42-188 (a); 42-128

**Chapter 42 Reference:**

42-188 (a); 42-128

### 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 is a site in north Harris County outside the city limit of Houston. None of this site has ever been platted. The tract, which is being submitted as a general plan, has two separate owners. Each of their land has been separated into Sections 1 and 2. While Section 2 does have frontage on Treaschwig Road, which is a public road in Harris County, Section 1 does not have frontage on a public street. Section 1 derives its access from a 40' private roadway easement, which was created in 2005. This private roadway easement gets its access from Treaschwig Road. Once one traverses south from Treaschwig Road down the 40' private roadway easement, one would reach the Section 1 boundary, which will ultimately contain 4 lots. This site will become a future family compound for the landowner. Section 1 is about 8 acres in size. The landowner seeks to subdivide this land into 4 lots, one of which will be 5 acres and the other 3 each being 1 acre in size. All of these lots will take their access from the proposed 30' P.A.E. within the Section 1 boundary. The owner of Section 1 was unaware that the owner of Section 2 was obligated to sell them land with public street frontage. Most of the land around this area is composed of large single-family or agricultural tracts. Therefore an intersection every 1,400 feet does not really make practical sense. In addition, Spring Creek is just north of this site so the street would not really be able to go anywhere to the north. Much of the land in this area is also dense forest, which is unlikely to be developed.

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

The land in section 1 was sold to the current owner without public street frontage. Therefore, to subdivide the 8 acres into tracts of 1 acre or more, one must seek a variance from chapter 42.

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

The intent of this chapter is ensuring that all pieces of property have legal access to a public road. While Section 1 does not have direct frontage on a public road, it does have a perpetually binding 40' roadway easement to take access from, which is how one would get to the area known as Section 1. The intent of this chapter is to ensure there is adequate



circulation relative to the surrounding land uses and street pattern. Not providing the street will not affect the overall circulation of the area due to the large single-family and agricultural tracts in the surrounding area.

**(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 in any way. All of the proposed lots would be owned by people in the same family.

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

The justification of the variance is that the owner of section 1 was sold property without public street frontage. The owner of Section 1 was unaware that the owner of Section 2 was obligated to sell them land with public street frontage.

# Houston Planning Commission

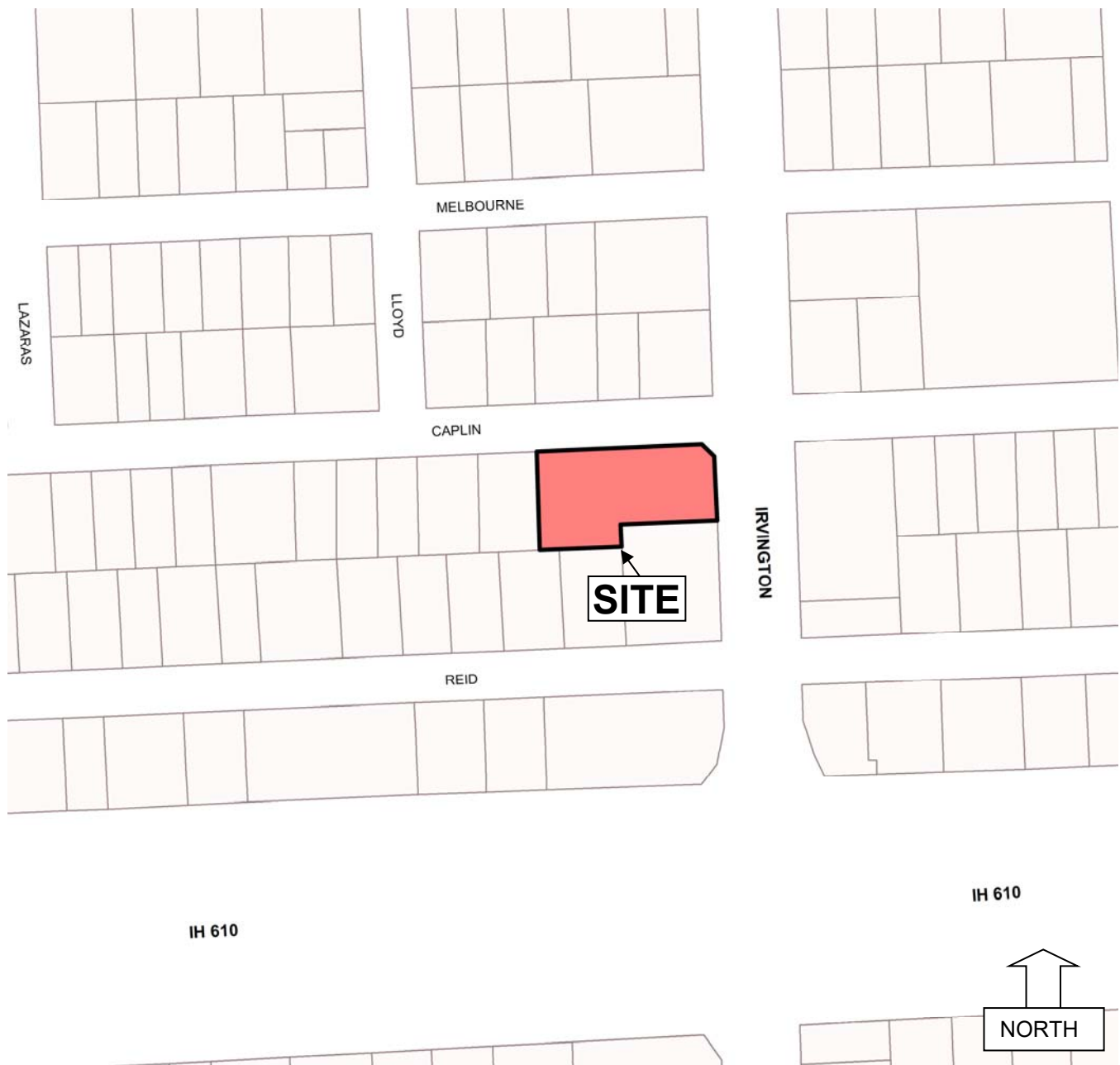
**ITEM: 150**

Planning and Development Department

Meeting Date: 09/30/2021

**Subdivision Name: Rose Bui Place replat no 1 and extension**

**Applicant: Morales Engineering Associates, LLC**



**D – Variances**

**Site Location**

# Houston Planning Commission

## ITEM: 150

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Rose Bui Place replat no 1 and extension

Applicant: Morales Engineering Associates, LLC



D – Variances

Subdivision



---

# Houston Planning Commission

**ITEM: 150**

Planning and Development Department

Meeting Date: 09/30/2021

---

**Subdivision Name: Rose Bui Place replat no 1 and extension**

**Applicant: Morales Engineering Associates, LLC**

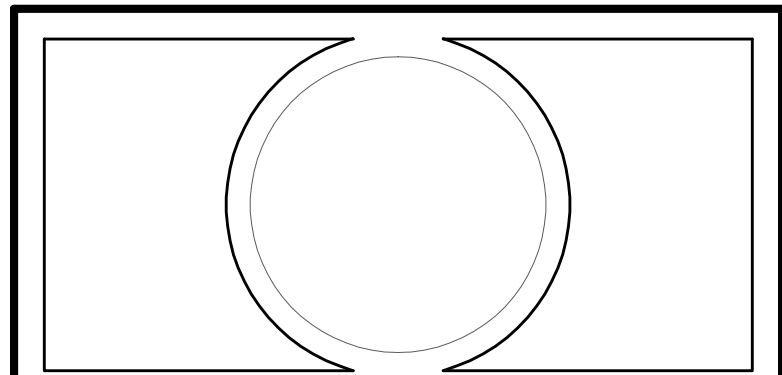


---

**D – Variances**

**Aerial**

---



Copyright 2021

These Drawing and Specifications are copyrighted; they are and shall remain the property of Dang La Architecture. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to DLA. Contractor is responsible for confirming and correlation dimensions at job site. Dang La Architecture will not be responsible for construction means, methods techniques or procedures, or for safety precautions and programs in connection with the project.

PROJECT NUMBER :  
01-0121

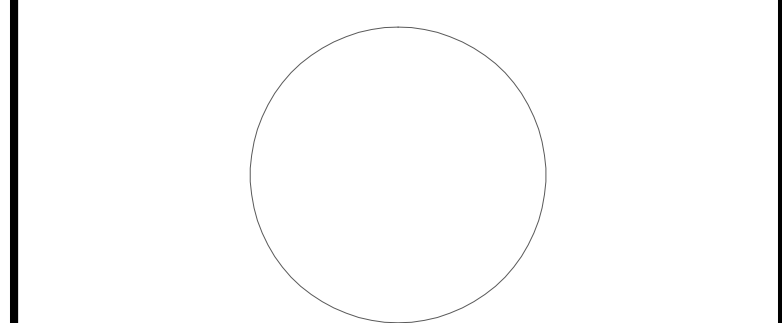
## IRVINGTON CENTER

6219 IRVINGTON BLVD  
HOUSTON TX 77022

DATE OF ISSUE :

PERMIT/CONSTRUCTION	22 MAR 2021
REVISION	△ 18 JUN 2021
REVISION	△ 28 JUN 2021

CONSULTANT SEAL :



SHEET CONTENTS :

ARCHITECTURAL  
SITE PLAN

PROJECT CONTACTS :

LIEM DANG  
MARK CHIRIBOGA

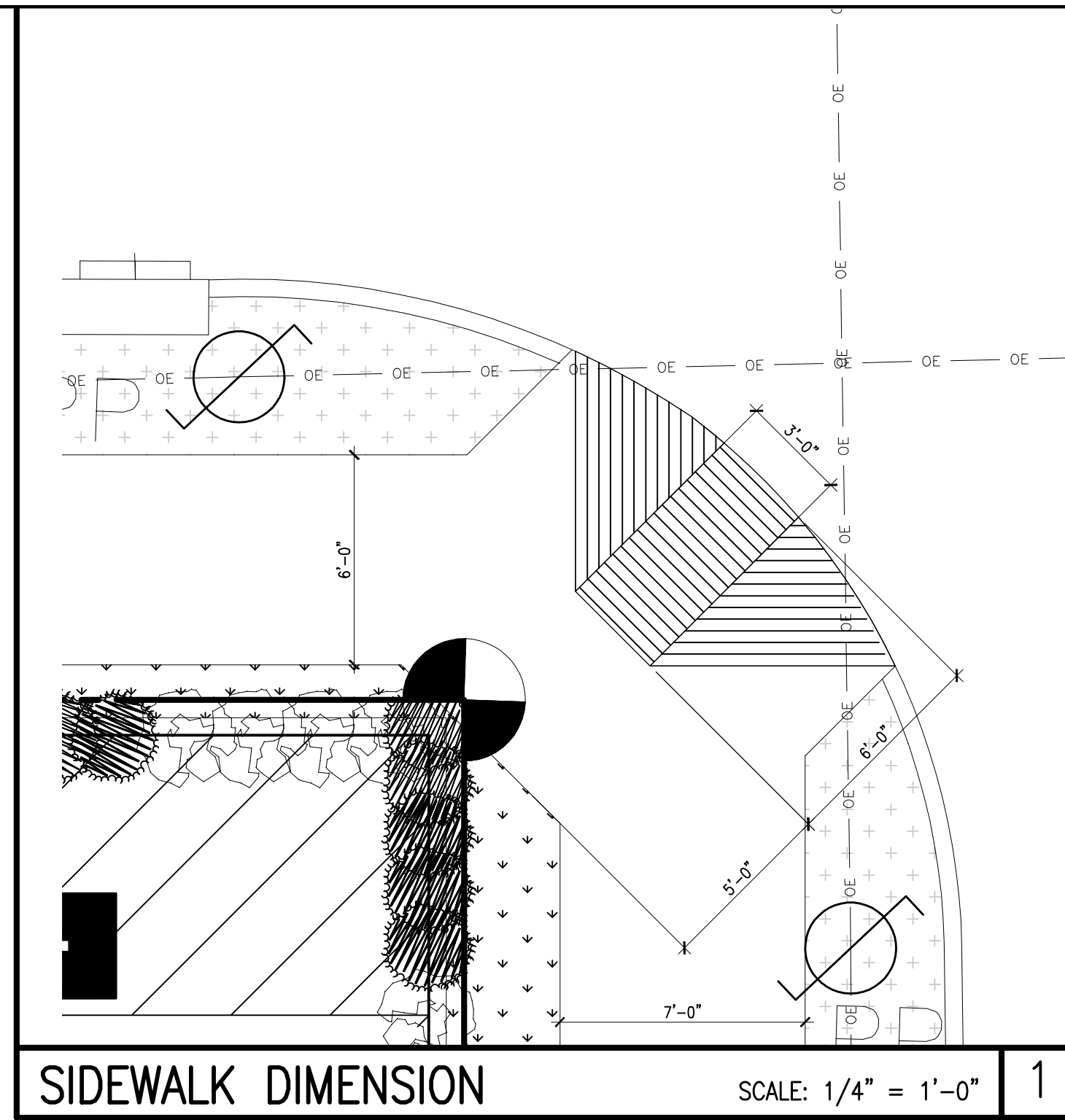
DRAWN BY: LVN FILE: A-0101

CHECKED BY: DATE:

SHEET NUMBER :

A1.1

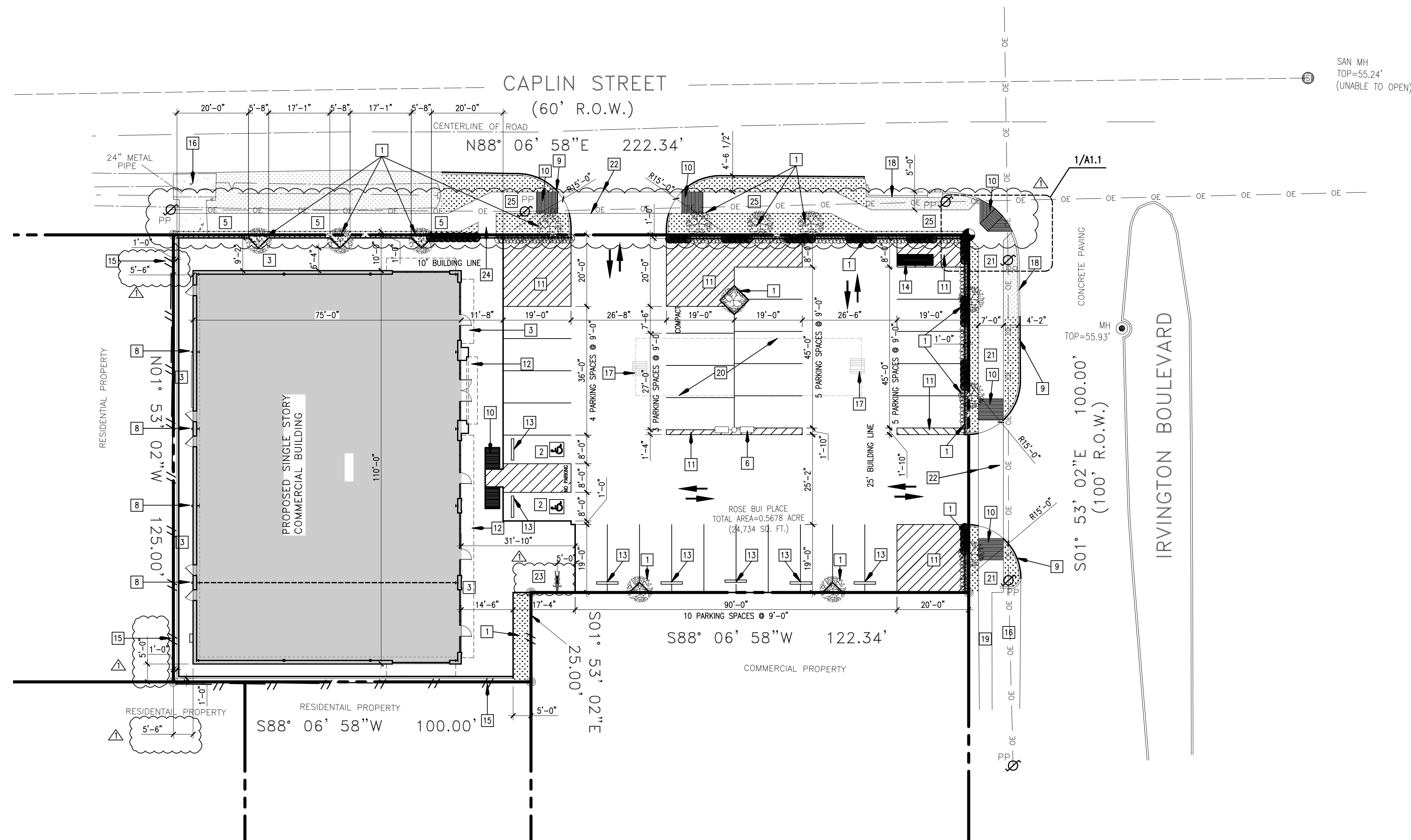
DATE OF PLOT:



SIDEWALK DIMENSION

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

1



## ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

2

## PARKING CALCULATION:

RETAIL SPACE 6,535 S.F. — 4 SPACES/1000 SF	26 SPACES
OFFICE SPACE 1,715 S.F. — 2.5 SPACES/1000 SF	4 SPACES
TOTAL PARKING SPACE REQUIREMENT	30 SPACES

\*PER SECTION 26-492

REQUIRED PARKING SPACES	30 SPACES
BICYCLE SPACE	1 SPACES
TOTAL PARKING SPACES PROVIDED (INCLUDED 2 H.C.)	30 SPACES

\*PER SECTION 26-497 (a-d)

\*PER SECTION 26-583

PER TABLE 208.2 OF T&amp;S A TOTAL OF 2 H.C. PARKING SPACES ARE REQUIRED.

\* USAGES ARE INTENT FOR PARKING COUNT ONLY, INTENT FOR SHELL SPACE.  
FINAL COUNT WILL BE DURING BUILD OUT PHRASE

- LANDSCAPE RE: 7&10/A1.2 & 6/A1.3
- HC PARKING RE: 1/A1.2
- 2% SLOPE MAX. AT FIRST 5'-0" FROM DOOR
- 5% SLOPE MAX. ON PRIMARY DIRECTION OF TRAVEL ON ACCESSIBILITY PATH WITH 2% MAX. CROSS SLOPE
- 5'-0" SIDEWALK
- LIGHT POLE RE: ELECTRICAL
- 2% SLOPE MAX. FOR LANDING
- CONNECT ALL DOWNSPOUTS TO STORM LINES RE: CIVIL (TYP OF 14)
- SIX INCH CURB, TYPICAL
- HC RAMP, RE: 4&5/A1.2
- PAINTED STRIPING

- LINE OF CANOPY ABOVE,
- WHEEL STOP RE: 3/A1.2
- MONUMENT SIGN
- NEW 6'-0" HIGH WOOD OPAQUE SCREENING FENCE RE: OWNER
- EXISTING DRIVEWAY TO REMAIN
- INLET RE: CIVIL
- EXISTING CURB TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- UNDERGROUND DETENTION POND RE: CIVIL

- 7'-0" SIDE WALK
- SIDEWALK SCORE
- BICYCLE RACK RE: ATTACHMENT
- ACCESSIBLE ROUTE TO PUBLIC ROW
- 6'-0" SIDE WALK

- DO NOT EXCEED 1:20 (5%) SLOPE ON PAVING AND SIDEWALKS. DO NOT EXCEED 1:50 (2%) SLOPE ON LANDINGS AT DOORS & CROSS SLOPE ON SIDEWALKS & RAMPS. IF ELEVATIONS & DIMENSIONS INDICATED ON DRAWING(S) EXCEED THESE SLOPES, CONSULT DESIGNER & ENGINEER.
- VERIFY ALL INFORMATION SHOWN WITH CIVIL, MEP, LANDSCAPE & OTHER DRAWINGS. IF DISCREPANCIES EXIST, CONSULT WITH DESIGNER & ENGINEER(S) PRIOR TO CONSTRUCTION.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK. COMPARE EXISTING CONDITIONS WITH THE PROPOSED WORK. IF FIELD CONDITIONS OR DIMENSIONS ARE FOUND TO DIFFER FROM THOSE INDICATED ON THE DRAWINGS, NOTIFY THE DESIGNER & ENGINEER IMMEDIATELY. DO NOT PROCEED UNTIL DISCREPANCIES ARE RESOLVED.
- INFORMATION CONTAINED ON THE ARCHITECTURAL SITE DRAWING(S) HAS BEEN TAKEN FROM SURVEYS AND CIVIL DRAWINGS PROVIDED TO THE DESIGNER. THE INTENT OF THE ARCHITECTURAL SITE DRAWING(S) IS TO INDICATE THE OVERALL RELATIONSHIP OF THE BUILDING, PAVING & OTHER SITE FEATURES. NO GUARANTEE IS MADE TO THE ACCURACY OF THE ARCHITECTURAL SITE DRAWING(S). RE: CIVIL DRAWINGS, SURVEYS, & OTHER DRAWINGS FOR CONSTRUCTION PURPOSES.

- THE ARCHITECTURAL SITE DRAWING(S) SHOWS LOCATION OF SIDEWALKS. RE: CIVIL FOR CONSTRUCTION DETAILS, JOINTS, ETC. WHERE NOT SPECIFICALLY INDICATED ON THIS DRAWING, PROVIDE CJ & EJ PER CIVIL DRAWINGS & SPECS.
- ALL APPROVALS SHALL BE OBTAINED FROM AUTHORITIES HAVING JURISDICTION ON THIS PROPERTY PRIOR TO CONSTRUCTION.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK. COMPARE EXISTING CONDITIONS WITH THE PROPOSED WORK. IF FIELD CONDITIONS OR DIMENSIONS ARE FOUND TO DIFFER FROM THOSE INDICATED ON THE DRAWINGS, NOTIFY THE DESIGNER & ENGINEER IMMEDIATELY. DO NOT PROCEED UNTIL DISCREPANCIES ARE RESOLVED.
- REFER STRUCTURAL FOUNDATION FOR CONTROL JOINTS

LEGEND  
EXPANSION JOINT — TYPICAL  
CONTROL JOINT — TYPICAL

## PARKING CALCULATIONS

9

## KEY NOTES

6

## GENERAL NOTES

3





**Application Number:** 2021-2022

**Plat Name:** Rose Bui Place replat no 1 and extension

**Applicant:** Morales Engineering Associates, 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 request variance to allow for restricted commercial reserve to be platted within Special Minimum Lot Size Area. Portions of Lot 43, 47 and all of Lot 44, Block 1 of Landale Court are proposed to be replatted and consolidated into Rose Bui Place in order to commercially redevelop the entire property. Proposed development will consist of an 8,250 SF commercial building and pertinent parking.

**Chapter 42 Section:** 208(b)

**Chapter 42 Reference:**

Sec. 42-208(b). Rules governing subdivision plats, development plats, and building permits. (a) A subdivision plat that is subject to the minimum lot size requirement shall not be approved if it provides for the creation of a lot that is smaller than or equal to the special minimum lot size established by the director pursuant to section 42-202 of this Code.

### Statement of Facts

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

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 by denying the currently commercial property to redevelop into a single story 8,250 s.f. commercial property.

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

**(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 due to the existing commercial use not allowed to be redeveloped as commercial use.

**(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 adhering to all applicable requirements of City codes.

**(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 existing commercial buildings will be replaced with a new code compliant structure for commercial use.

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



Economic hardship is not the sole justification of the variance. The property owner desires to redevelop the property which would increase property value and provide a more aesthetic commercial development for the surrounding single-family development.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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

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

September 22, 2021

## NOTICE OF VARIANCE

**PROJECT NAME:** Rose Bui Place replat no 1 and extension

**REFERENCE NUMBER:** 2021-2022

**VAR**

Dear Property Owner:

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

Morales Engineering Associates LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a commercial development to expand within a designated special minimum lot size area. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

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

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, September 30, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

1. Send email to: [speakercomments.pc@houstontx.gov](mailto: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 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.

For additional information regarding this project, please call Enrique Morales with Morales Engineering Associates, LLC at 281-467-6272. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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



## **TERMINOLOGY**

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

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

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

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

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

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

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

## **PROPERTY OWNERSHIP INFORMATION**

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

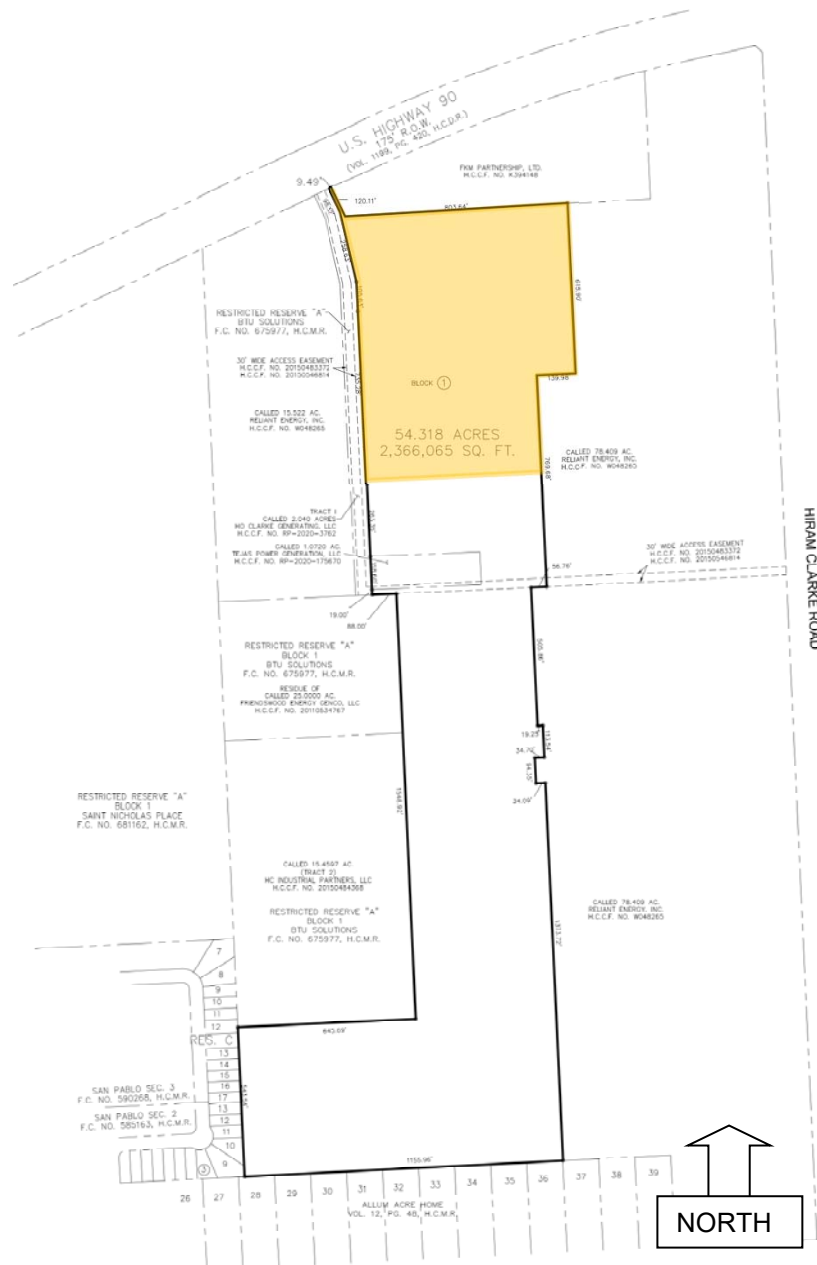
## Planning and Development Department

**ITEM: 151**

**Meeting Date: 09/30/2021**

**Subdivision Name: Saracen GP (DEF 1)**

**Applicant: Windrose**



## D – Variances

## Subdivision

# Houston Planning Commission

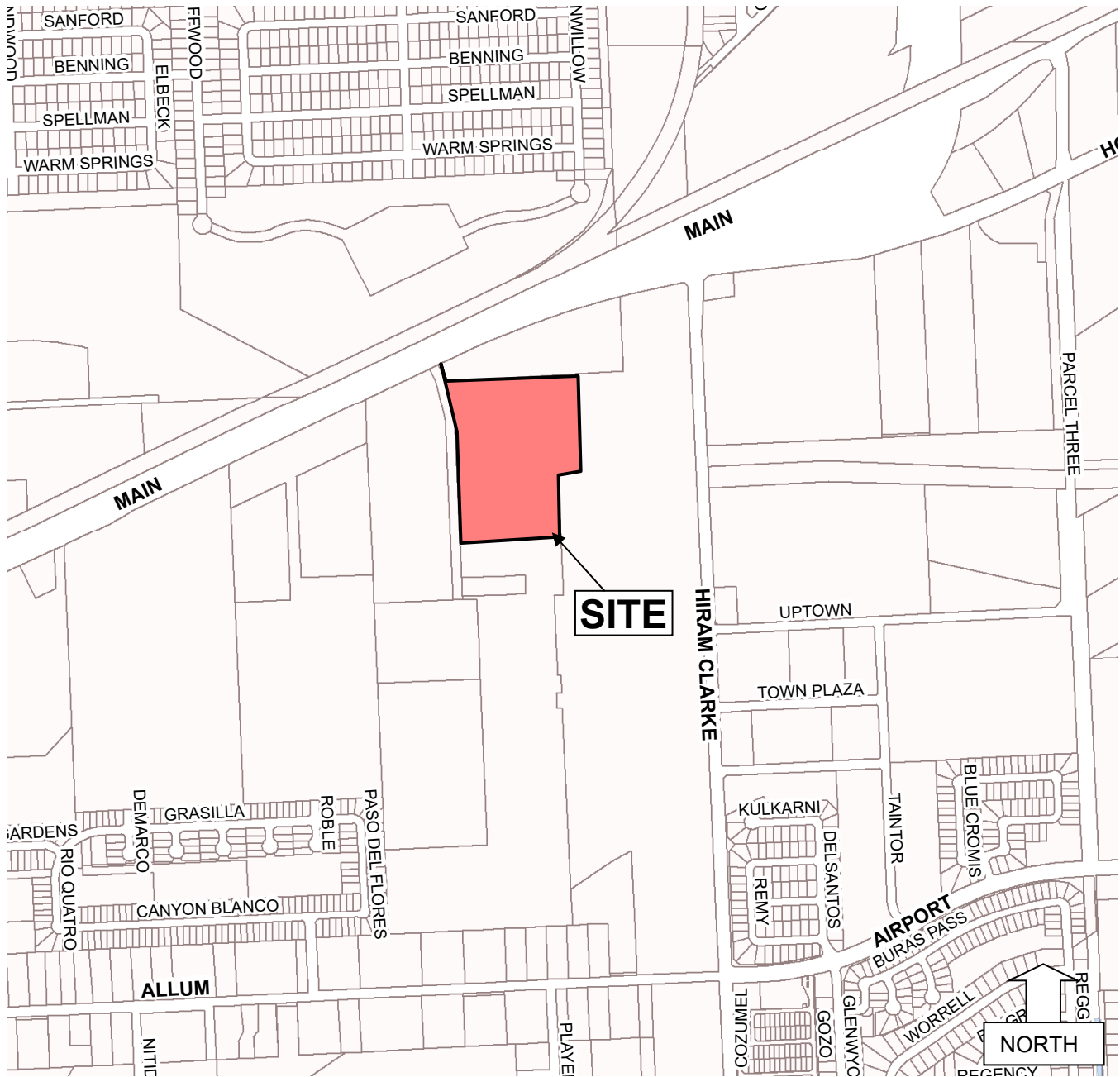
ITEM: 152

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Saracen Sec 1 (DEF 1)

Applicant: Windrose



D – Variances

Site Location



# Houston Planning Commission

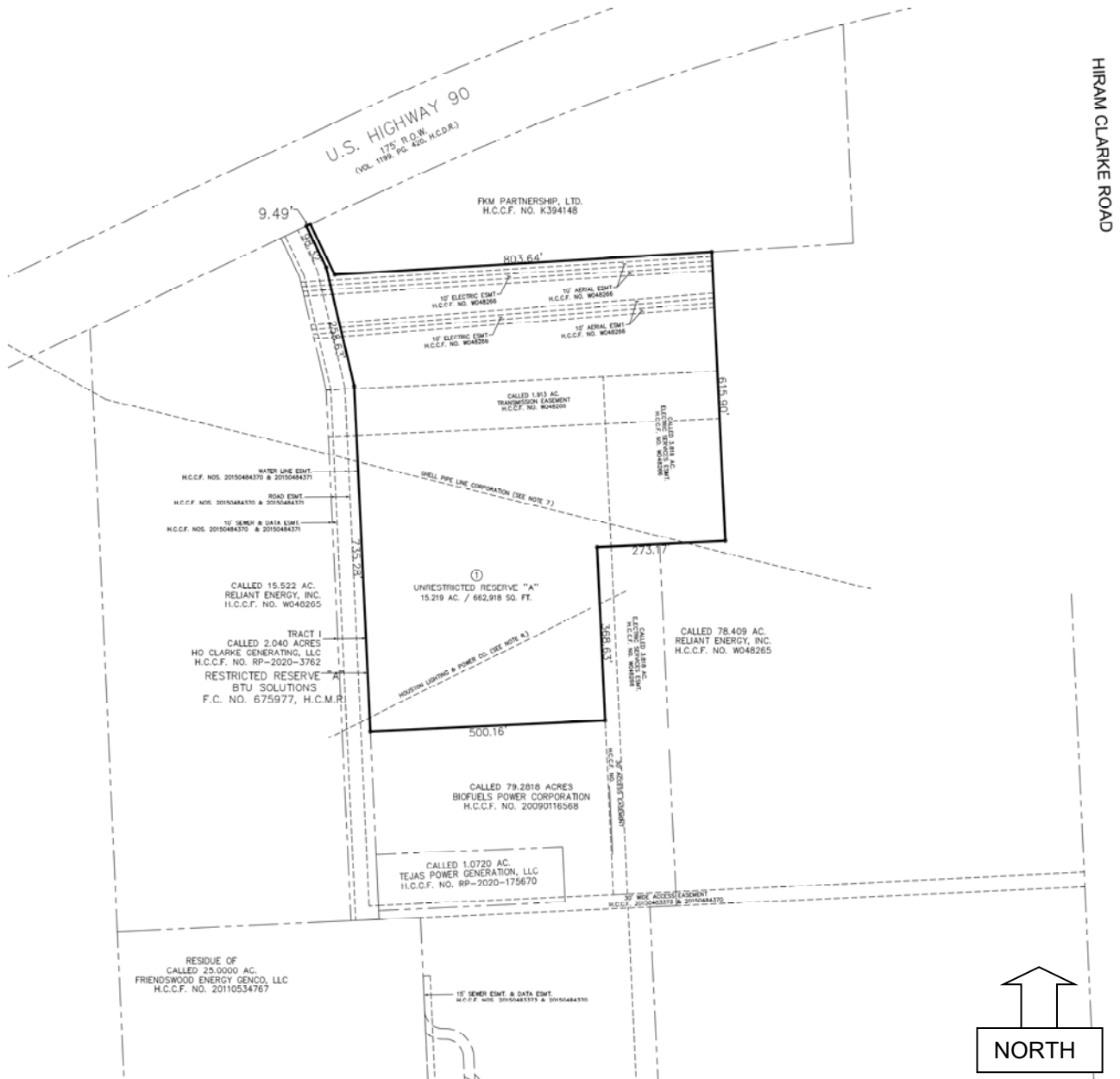
**ITEM: 152**

## Planning and Development Department

**Meeting Date: 09/30/2021**

**Subdivision Name: Saracen Sec 1 (DEF 1)**

**Applicant: Windrose**



## D – Variances

## Subdivision

# Houston Planning Commission

ITEM: 152

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Saracen Sec 1 (DEF 1)

Applicant: Windrose



D – Variances

Aerial





**Application Number:** 2021-2033

**Plat Name:** Saracen Sec 1

**Applicant:** Windrose

**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 an unrestricted reserve with less than 60 feet of public street frontage.

**Chapter 42 Section:** 42-190

**Chapter 42 Reference:**

(c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Minimum Street or Shared Driveway Frontage – Unrestricted reserve, 60 feet

### Statement of Facts

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

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 site consists of 15 acres located out acres located on the south side of S Main Street (US Highway 90A) approximately 760 feet west of Hiram Clarke Road. The applicant, Jupiter Power, desires to plat the property to develop a new electrical power management facility. Due to the site's unusual locations characteristics including an approximate 1,700-foot distance from Hiram Clarke Road, affect the subject property and make the dedication of an additional public streets infeasible and contrary to the public's interests. The subject site is surrounded on the majority of its east and west boundaries by heavy industrial uses, including the Biofuels Power Corporation facility and CenterPoint's HO Clarke Electrical Substation and Generating Facilities. The high-powered, overhead electric corridor that is east of and parallel to the site along Hiram Clarke Road is a critical feeder for central Houston. It is the reason why the applicant's proposed power storage facility is the highest and best use for the site and also the reason why extra road crossings to the east should be avoided. Extending additional streets to the west is precluded by the Biofuels Facility, the Menninger Mental Health Clinic, the Saint Nicholas School (currently under construction), and the San Pablo single-family residential subdivision. The subject property is required to get a variance because it only has 9.49 feet of frontage on S Main Street. Access for the proposed facility will be provided along the existing private street system that connects to Hiram Clarke Road and S Main Street, to include a new 30-foot access easement to Hiram Clarke Road and a tie-in to the existing access easement servicing the Biofuels facility.

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

The built-out environment that surrounds the site and the nature of the proposed facility creates the justification for the proposed variances. Extending a major thoroughfare or local streets through the subject site is precluded by a high-powered electrical corridor and substation to the east and by existing development to the west. The fact that the general plan boundary does not have the requisite frontage on a public street is mitigated by several factors. First, the proposed



type of development should be somewhat isolated because of security and safety issues. Second, the site is currently serviced by a private street network that will tie the site to Hiram Clarke Road with a new 30-foot access easement.

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

The applicant's requested variances would eliminate impractical and inappropriate public streets and waive the requirement for 60 feet of public street frontage. There is simply no viable path to extend public streets into and beyond the subject site due to existing development. While limited access for a site like this would normally be an issue, that is not the case in this situation because of the type of facility that is being proposed. Because the future power management facility will not generate a large amount of daily vehicular traffic and preventing unnecessary passthrough traffic is safer for the general public, the existing private roads will meet the intent of providing adequate access for the foreseeable future.

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

The existing private streets that provide vehicular and emergency vehicle access to the CenterPoint and Biofuels facilities will adequately serve the proposed power management facility as well. Limiting the public's access to the applicant's facility and the surrounding electrical infrastructure is in the public's best interests. The industrial facilities at the southwest corner of Hiram Clarke Road and S Main Street do not require a dense street grid as there is no significant traffic generation. The school site and medical facilities to the west prefer to isolate their uses from the surrounding properties for the benefit of their patients and students. Finally, the San Pablo single-family development has points of ingress-egress to S Post Oak Road and Allum Road.

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

Unusual physical characteristics caused by the existing built-out environment limit the ability of the applicant to extend public streets into or out of their site. There is also not enough public street frontage available to meet the City's minimum width requirement. There are no paths through the applicant's property for new east/west or north-south streets that would not tear through an existing clinic, school, or CenterPoint electrical infrastructure. The proposed power management facility is a highly compatible use for the subject site given the proximity to the high-powered electrical transmission corridor. Granting the requested variances would enable the applicant to realize the reasonable use of their land and help secure and enhance electric service for a primary area of the City.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**APPLICANT'S  
Variance Request Form**

**Application Number:** 2021-2033

**Plat Name:** Saracen Sec 1

**Applicant:** Windrose

**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 an unrestricted reserve to take access from an access easement instead of a public street.

**Chapter 42 Section:** 42-190

**Chapter 42 Reference:**

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

**Statement of Facts**

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

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

The proposed General Plan consists of 15.2 acres located on the south side of S Main Street (US Highway 90A) approximately 760 feet west of Hiram Clarke Road. The applicant, Jupiter Power, desires to plat the property to develop a new electrical power management facility. The subject site is surrounded on the majority of its east and west boundaries by heavy industrial uses, including the Biofuels Power Corporation facility and CenterPoint's HO Clarke Electrical Substation and Generating Facilities. The high-powered, overhead Reliant Power electric corridor that is east of and parallel to the site along Hiram Clarke Road is a critical feeder for central Houston and exempts the site from providing another east-west street to meet intersection spacing requirements per the provisions of Section 42-130, paragraph (b), subparagraph (4) of the City's Code of Ordinances. However, the subject property is still required to get a variance as it will need to take access from access easements instead of the code-required public street. Unusual physical characteristics affect the subject property and make the dedication of additional public streets to meet access requirements infeasible and contrary to the public's interests. The subject tract only has 9.49 feet of frontage on S Main Street and there is no possibility of meeting the frontage requirement at that location as the property on either side is not under the applicant's control. Extending a new public street from Hiram Clarke Road underneath the Reliant high-powered transmission corridor is not feasible due to use restrictions. Further, encouraging public traffic to enter this general area is not safe due to the sensitive and dangerous electrical infrastructure. Instead of a public street, there is an existing road system within a series of existing roadway and access easements that provide connectivity to S Main and Hiram Clarke for the other power generation facilities in the immediate area (H.C.C.F. Nos. 20150484370, 20150484371, and

20150483373). The proposed facility will use this road system and an additional 30-foot north/south access easement to be recorded prior to plat recordation, if this variance is approved.

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

The built-out environment that surrounds the site and the nature of the proposed facility create the justification for the proposed variance. Extending a new street from Hiram Clarke Road simply to meet access requirements is precluded by a high-powered electrical corridor and substation to the east. Further the proposed type of development should be as isolated as possible given the security and safety risks associated with encouraging public traffic to enter the site and surrounding area.

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

While sole access to unrestricted reserves being provided by an access easement would normally be a concern, that is not the case in this situation because of the type of facility that is being proposed. The future power management facility will not generate a large amount of daily vehicular traffic and preventing unnecessary passthrough traffic is safer for the general public. The existing and proposed private roads will provide more than adequate ingress and egress to the site and meet the intent of the City's Subdivision Regulations for the foreseeable future.

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

The existing private streets that provide vehicular and emergency vehicle access to the CenterPoint and Biofuels facilities will adequately serve the proposed power management facility as well. Limiting the public's access to the applicant's facility and the surrounding electrical infrastructure is in the public's best interests. Waiving the requirement for a new east/west street through the Reliant Power tract to the east of the subject site will not negatively impact traffic mobility in the area. The new facility as well as the existing power generation facilities at the southwest corner of Hiram Clarke Road and S Main Street do not require a dense street grid as there is no significant traffic generation.

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

Unusual physical characteristics caused by the existing built-out environment are the basis for the property variance. The proposed power management facility is a highly compatible use for the property given the proximity to the high-powered electrical transmission corridor. Because of this transmission corridor, it is not feasible for the applicant to extend a public street from Hiram Clarke Road into the site. Granting the requested variance would enable the applicant to realize the reasonable use of their land and help secure and enhance electric service for a primary area of the City.



---

# Houston Planning Commission

# ITEM: 153

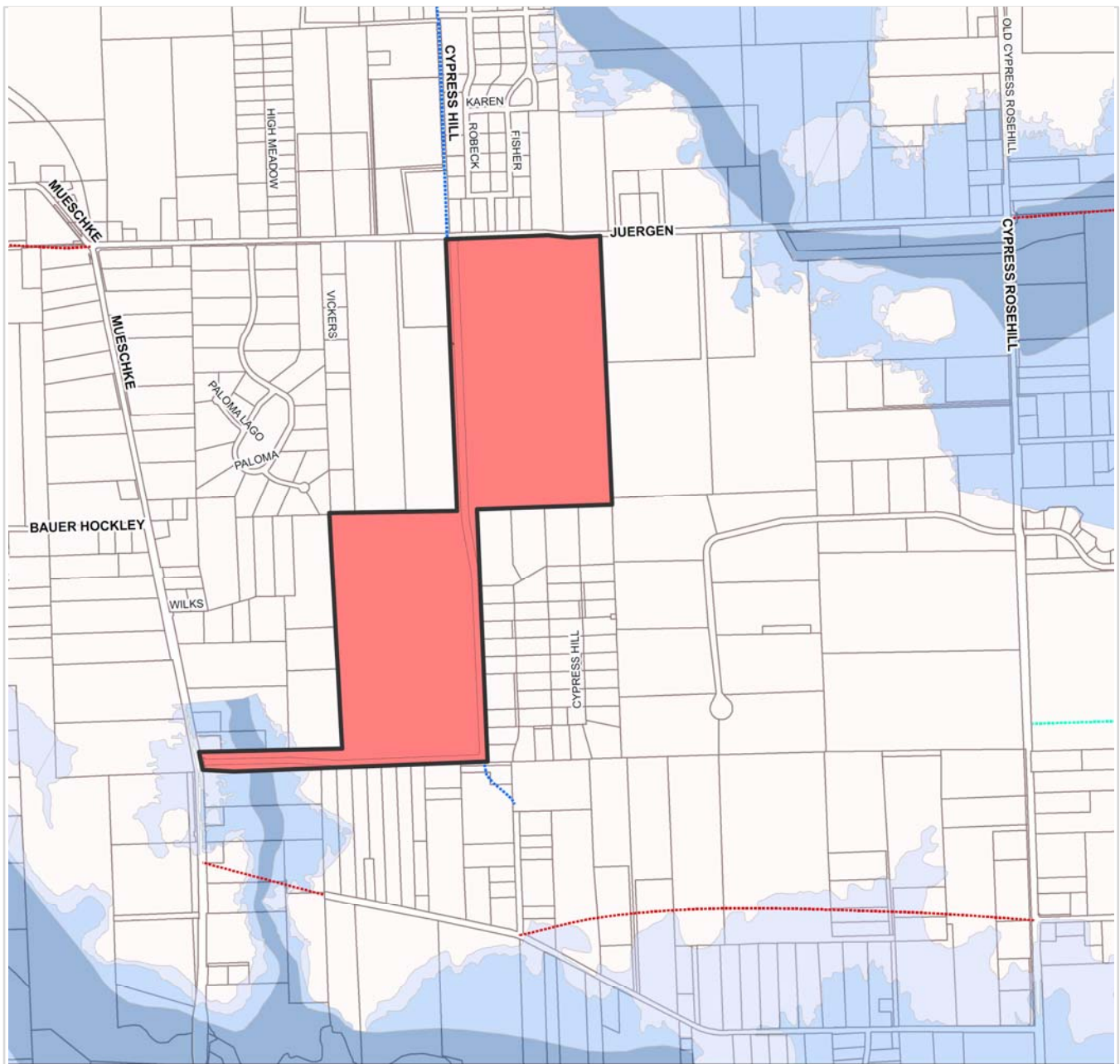
Planning and Development Department

Meeting Date: 09/30/2021

---

Subdivision Name: Tomball ISD Juergen Road Educational Campus

Applicant: West Belt Surveying, Inc.



---

**D – Variances**

**Site Location**

---

# Houston Planning Commission

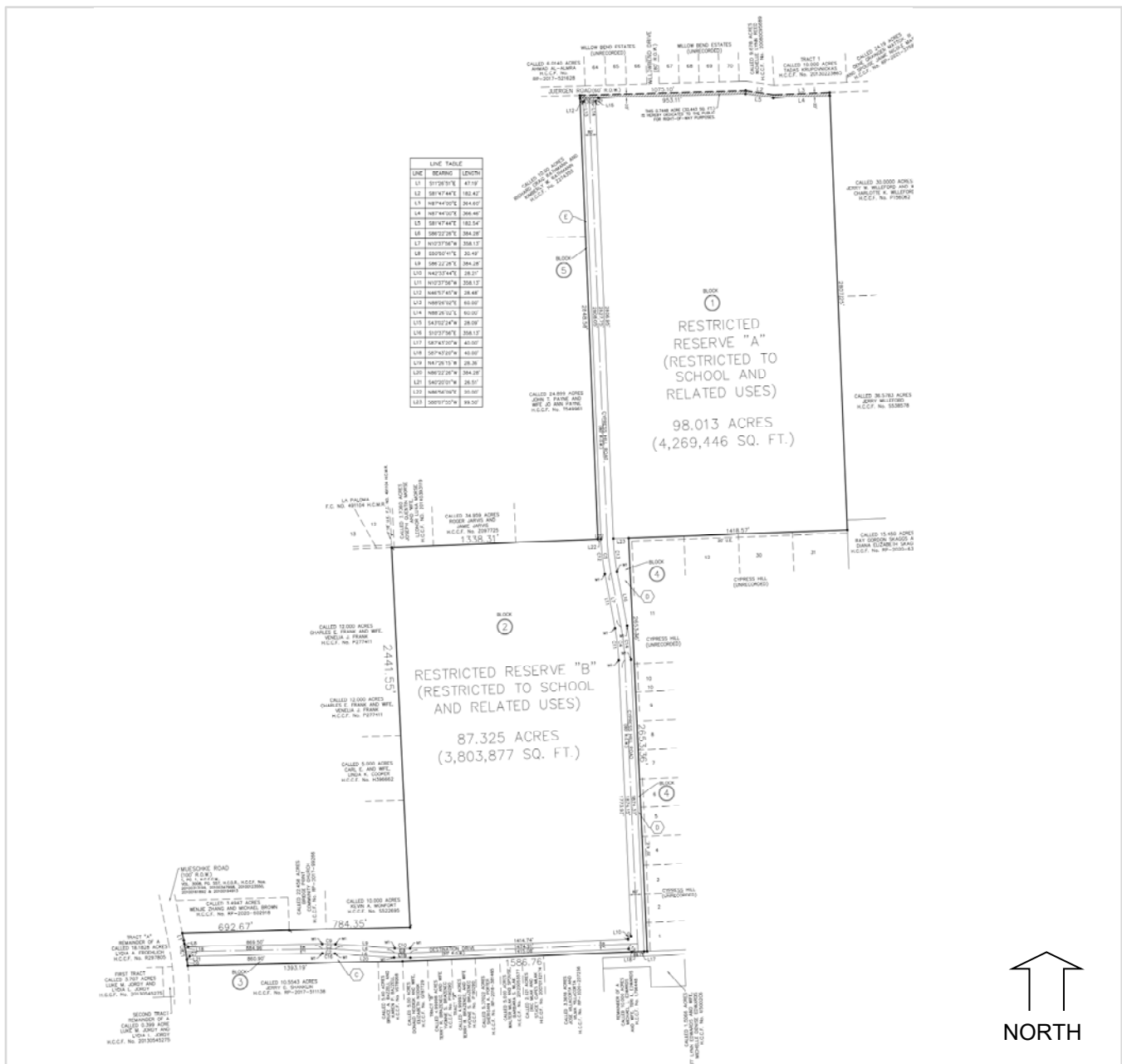
## ITEM: 153

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Tomball ISD Juergen Road Educational Campus

Applicant: West Belt Surveying, Inc.



D – Variances

Subdivision



---

# Houston Planning Commission **ITEM: 153**

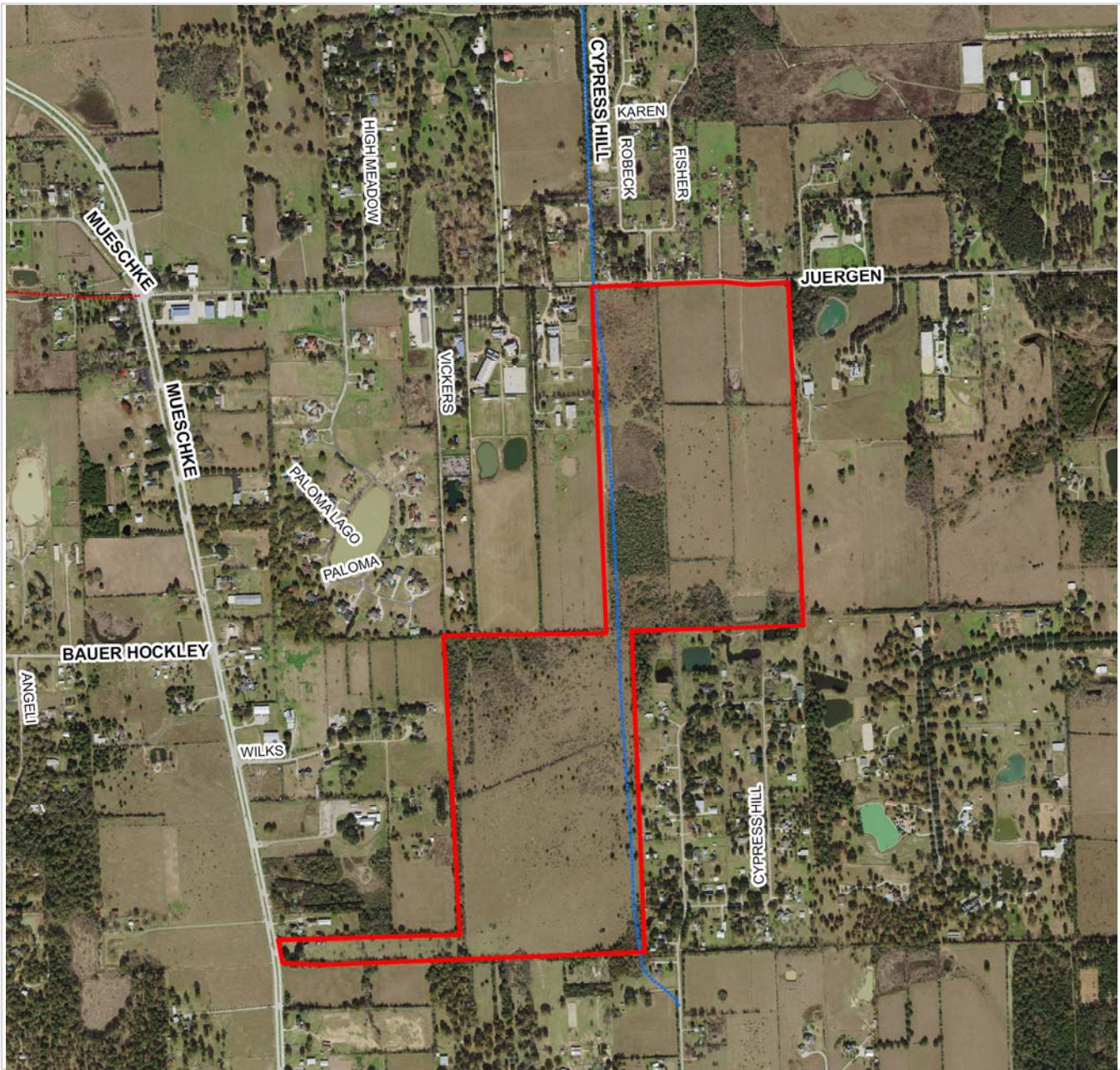
Planning and Development Department

Meeting Date: 09/30/2021

---

Subdivision Name: Tomball ISD Juergen Road Educational Campus

Applicant: West Belt Surveying, Inc.



---

**D – Variances**

**Aerial**

---





---

**Application Number:** 2021-2186

**Plat Name:** Tomball ISD Juergen Road Educational Campus

**Applicant:** West Belt Surveying, Inc.

**Date Submitted:** 09/07/2021

---

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:**

Specific variance is being sought and extent of condition is not to provide a north/south and an east/west public street through the subject tract and exceed 2,600' intersection spacing along Juergen Road and Mueschke Road.

**Chapter 42 Section: 127(a)**

**Chapter 42 Reference:**

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**

**(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;**

Tomball Independent School District Juergen Road Education Campus site is located south of Juergen Road and between Mueschke Road and Cypress Rosehill Road. In regard to the matter of providing a north/south and an east/west public street through the subject tract, please note the following: Tomball Independent School District is dedicating a north/south to conform with the current Major Thoroughfare Plan. In addition to the north/south public street, an east/west street will be provided at the south end of the Educational Campus to provide enough circulation for traffic flow of the surrounding area. To provide additional north/south and east/west public street would not be feasible due to surrounding subdivisions and with the planned development of an Elementary School, Intermediate School, High School, Agricultural Center, Athletic fields, and Detention. It would not serve a great purpose to the property owners in the general area of the subject tract.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external and existing conditions surrounding subject property.

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

The intent and general purposes of this chapter will be preserved and maintained because the

development of the dedicaton of a north/south public street and an east/west public street and planned internal network drives serving the Elementary School, Intermdiate School, High School and Agricultural Center will provide traffic circulation of the overall area and existing street.

**(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. Property does not impede traffic; nor will in any way compromise public health or safety.

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

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

---

# Houston Planning Commission

## ITEM: 154

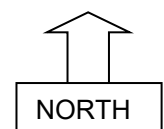
Planning and Development Department

Meeting Date: 09/30/2021

---

**Subdivision Name: Ventura Estates (DEF 1)**

**Applicant: Owens Management Systems, LLC**



---

**D – Variances**

**Site Location**

---



# Houston Planning Commission

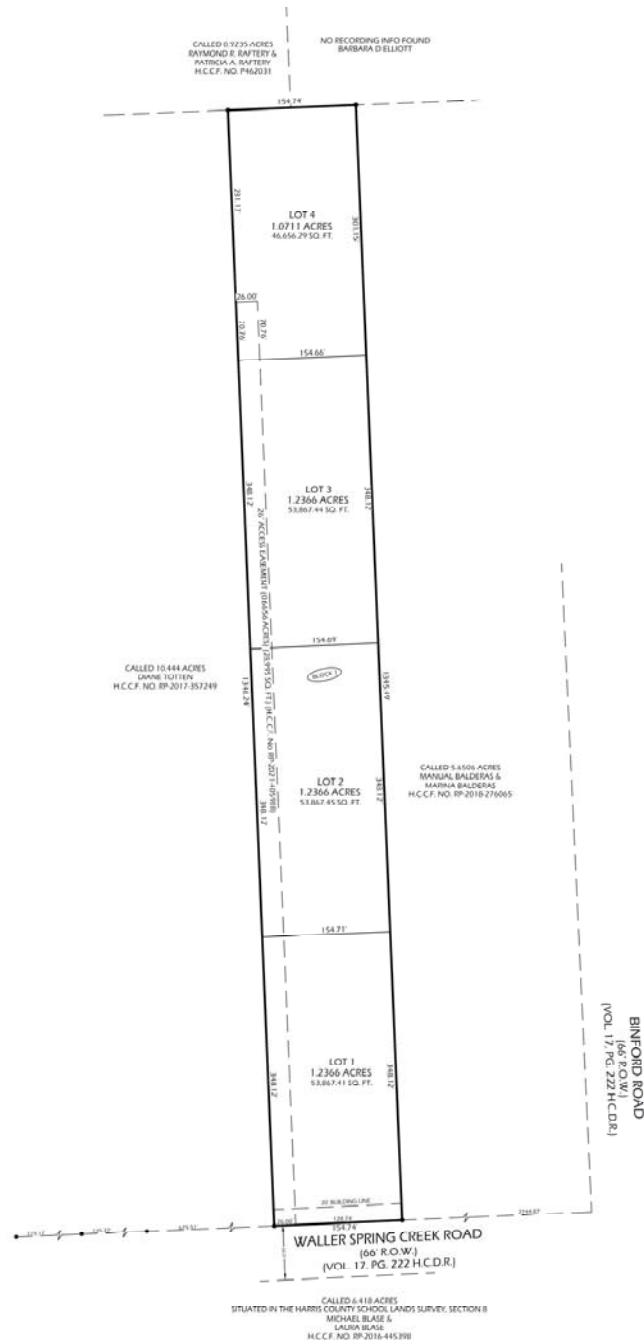
## ITEM: 154

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: Ventura Estates (DEF 1)

Applicant: Owens Management Systems, LLC



### D – Variances

### Subdivision

---

# Houston Planning Commission

## ITEM: 154

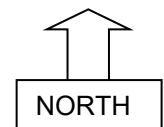
Planning and Development Department

Meeting Date: 09/30/2021

---

Subdivision Name: Ventura Estates (DEF 1)

Applicant: Owens Management Systems, LLC



---

### D – Variances

### Aerial

---



**Application Number:** 2021-2179

**Plat Name:** Ventura Estates

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 09/07/2021

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:**

Variances are sought (1) to allow lots to take access from a mutual access agreement and 2) Intersection spacing to exceed 1400 feet on local street.

**Chapter 42 Section:** 180/128

**Chapter 42 Reference:**

Sec. 42-180. - General lot design standards. Each lot in a subdivision plat shall be of sufficient size and shape to: (1) Allow for the construction of a single-family residential building that can meet the requirements of city codes and ordinances and the design manual; (2) Accommodate an easement for all public and private utilities necessary to serve the single-family residential building constructed thereon; (3) Ensure that direct vehicular access is provided from a street or alley; and (4) Ensure that two vehicles per dwelling unit can be parked entirely on the lot in compliance with chapter 26 of this Code. Sec. 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet;

### Statement of Facts

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

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

The proposed plat is in Harris County, outside the City of Houston city limits. It is approximately 2744 feet west of Binford Park Road, 2505 feet east of Stokes Road, 5470 feet north of Waller Tomball Road and south of Binford Place Unrecorded subdivision out of the Harris County School LDS 3, Abstract 332. Waller Creek Spring Road is a 66' right-of-way, dedicated by Volume 17, Page 222 HCDR, with open ditch. The tracts south of Waller Creek Spring Road to Waller Tomball Road, over 300 acres, are primarily agriculture use. There is one existing mobile home to remain. The current owner is proposing to create 4 lots with access via 26' mutual access agreement recorded under RP-2021-405988.

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

Along Waller Spring Creek Road, there is one commercial reserve. All the other tracts are unplatted with primarily agricultural land use. The lot frontage is 154'. 4 lots with street frontage will create an impractical development. 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 previous owner subdivided the acreage by metes & bounds.

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



The intent and general purposes of Chapter 42, namely the tract being serviced with sufficient access, will be preserved, and maintained, as the easement is perpetual, and the site is not landlocked. Requiring a north-south or east-west right-of-way through the proposed plat will not improve vehicular circulation.

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

The existing 26' ingress/egress easement is consistent with Harris County requirements. Each lot meets the minimum 1-acre requirement for water well and septic system in compliance with State of Texas Land Code.

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

Economic hardship is not the sole justification of the variance. The proposed land plan allows owner to create a practical development.

## Site Location

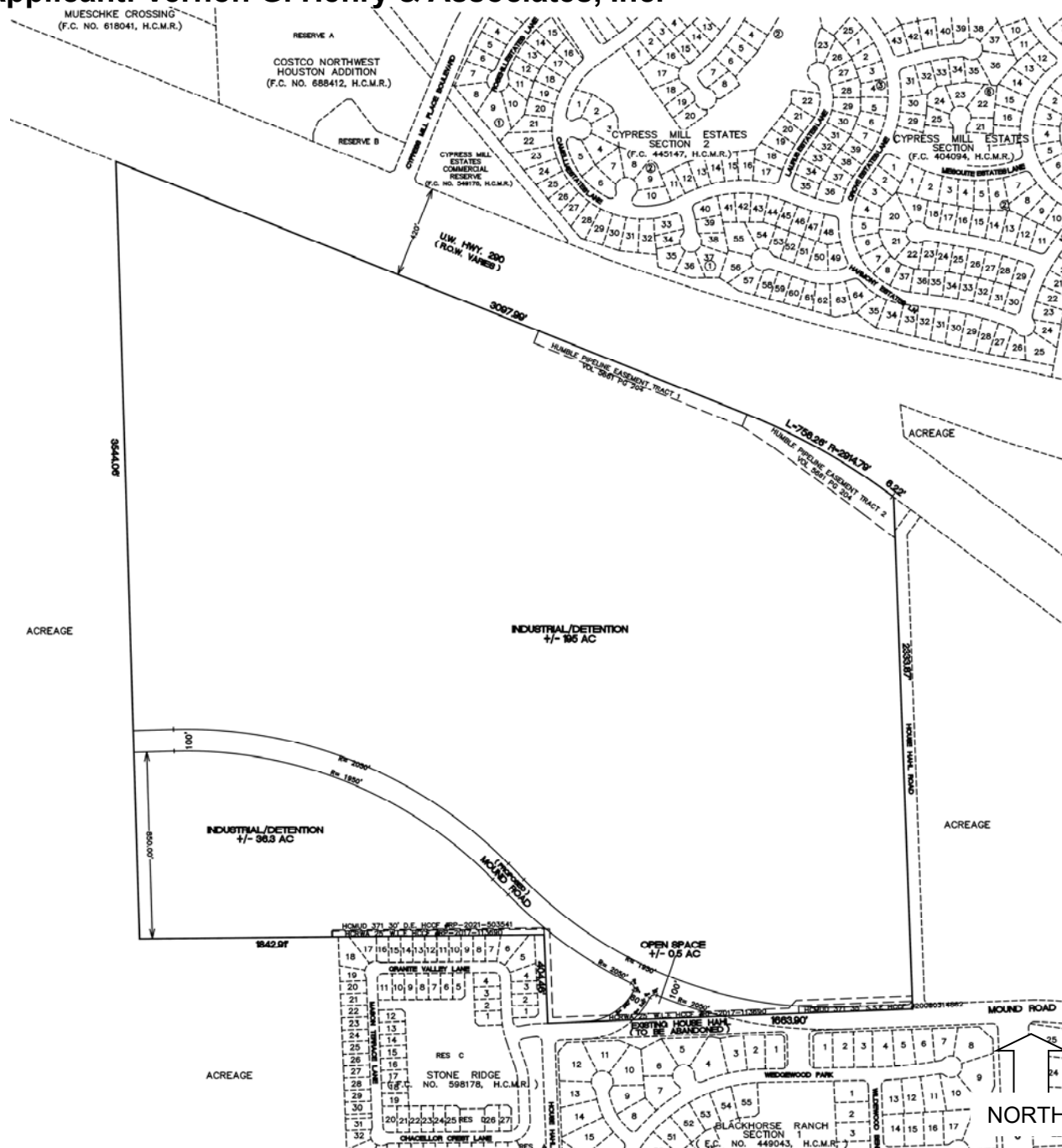
**ITEM: 155**

## Planning and Development Department

**Meeting Date: 09/30/2021**

**Subdivision Name: West Oaks Business Park GP**

**Applicant: Vernon G. Henry & Associates, Inc.**



## D – Variances

## Subdivision



# Houston Planning Commission

ITEM: 155

Planning and Development Department

Meeting Date: 09/30/2021

Subdivision Name: West Oaks Business Park GP

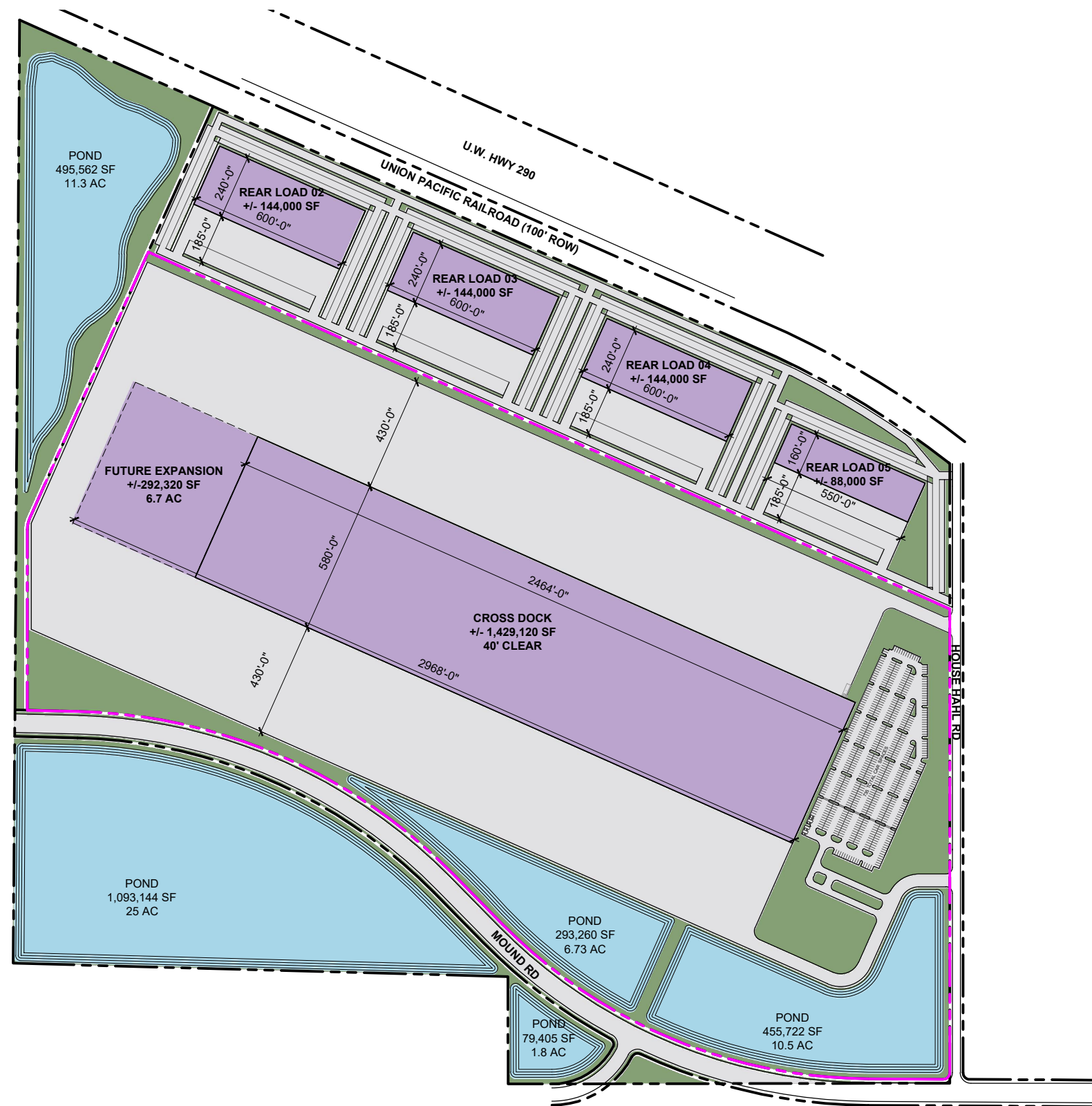
Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial





## MASTER PLAN





**Application Number:** 2021-2265

**Plat Name:** West Oaks Business Park GP

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 09/20/2021

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 provide any of the required local streets within the subject tract

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

42-128

### 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 is a site in Northwest Houston near the intersection of Fry Road and Highway 290. The site has never been developed. The approximately 242-acre property has one major thoroughfare traversing it in an east/west direction. On the east, Mound Road will align and centerline tie with the already dedicated portion of Mound Road east of the general plan boundary. Along the northern boundary lies a Union Pacific Railroad. As a result of this, none of the required local streets within the general plan boundary would be required or allowed to cross the railroad and connect to the Highway 290 frontage road. The proposed general plan will only have one land use, which is industrial. The future industrial development will consist of very large warehouse building and 4 smaller warehouses with rental space with one or more tenants. The site will also have large detention basins to comply with the Chapter 19 standards. Along the southern and eastern boundary of the tract, there is the right of way of House Hahl Road. To the west of the point where House Hahl Road turns from east/west to north/south is an existing single family neighborhood with no stub streets. Due to this fact, requiring public streets to the south does not make sense as the existing House Hahl Road is already serving the north/south circulation concern along the southern boundary. As a result of the aforementioned facts, there are no local streets practically needed for the area within in the general plan boundary. All circulation can be achieved through a network of private driveways.

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

The hardship is related to the proposed land use of the site. Local streets are not practically needed to satisfy circulation needs within the general plan boundary.

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

The intent of the requirement in this chapter is to ensure that adequate circulation is provided. Due to the constraints mentioned earlier, the intent of the chapter has been preserved and maintained.



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

Preventing connections to residential areas from areas that will be exclusively large industrial tracts is best for public health, safety and welfare.

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

The justification for the variance is related to the proposed land use for the area within the general plan boundary and not wanting to mix the industrial traffic with the surrounding land uses. It is also based on the unusual physical characteristic on the northern boundary.



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Gensler	Taylor Trojcak	713-209-7935	taylor_trojcak@gensler.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3131 Gulf Freeway	21088120	77003	5456A	493V	I

**HCAD ACCOUNT NUMBER(S):** 0410310030075

**PROPERTY LEGAL DESCRIPTION:** TRS 1 3B 3D 5 7 7A & TRS 1 & 2 Cummings West Side ABST 75 H Tierwester

**PROPERTY OWNER OF RECORD:** Harris County

**ACREAGE (SQUARE FEET):** 142,335 S.F.

**WIDTH OF RIGHTS-OF-WAY:** Interstate Highway 45, (Varies) & Velasco Street, (100')

**EXISTING PAVING SECTION(S):** Interstate Highway 45 (260') & Velasco Street, (21)

**OFF-STREET PARKING REQUIREMENT:** 51 Spaces

**OFF-STREET PARKING PROVIDED:** 52 Spaces

**LANDSCAPING REQUIREMENTS:** Complies

**LANDSCAPING PROVIDED:** Complies

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** None

**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** Two Buildings; 1 Supportive Services Building and 1 Residential Building

**PURPOSE OF VARIANCE REQUEST:** The HAY Center Campus is requesting a variance to provide solely a private drive, instead of the private street system serving each multi-family residential development that shall form a loop that provides more than one point of access to the development from the public streets adjacent to the boundaries of the development.

**CHAPTER 42 REFERENCE(S):** Sec. 42-232. - Points of access; termination.

(a) Except as otherwise provided in this section, the private street system serving each multi-family residential development shall form a loop that provides more than one point of access to the development from the public streets adjacent to the boundaries of the development. A divided entrance shall not constitute two separate points of access. (b) When two points of access are provided from the same public street, the private street shall not be deemed to have a second point of access unless the private street connecting the two points of access extends into the property  $\frac{1}{3}$  of the depth of the property.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** The HAY Center Campus is located on a site that is restricted from crossing the Columbia Tap Rail Trail and limited to one adjacent public street access from Gulf Freeway. Due to restrictions of the site geometry, one point of access and the elimination of a loop street will allow for sufficient access to the site, as well as provide a safe and secure campus for employees, residents, and guests that promote the public health, safety, and welfare. Fire department access to each building will be maintained on-site per the recommendations from the Fire and Planning Departments during our pre-submittal meeting

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

- (1a) **The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**  
Not applicable, see response for 1b.
- (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;**
1. This property is limited to one direct access from the public way, Gulf Freeway.
  2. The HAY Center campus provides transitional housing for youth and young adults coming out of the foster system. This is not a typical Multi-Family Residential Development.
  3. Based on the program and clientele for The HAY Center, this campus is to create a safe and secure housing environment for the residents on site.
- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**  
The limited site access from gulf freeway and restrictions crossing the Columbia Tap Rail Trail prohibits the required loop access as defined in section 42-232.
- (3) **The intent and general purposes of this chapter will be preserved and maintained;**  
A private drive with parking and emergency vehicle access to both Supportive Services and Residential Building will be maintained. Per the pre-submittal meeting with Oliver Ayes (FD) and Nick Parker (PD), Fire department connections, aerial access, and additional requirements is to be in place as set by the Fire Marshal's office. All items of compliance are noted in the attached site plan exhibits.

## DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 165**

Meeting Date: 09/30/2021

## Houston Planning Commission

---

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**  
Without the inclusion of a loop, the granting of the variance will provide a safe and secure campus for employees, residents, and guests that promote public health, safety, and welfare.
- (5) **Economic hardship is not the sole justification of the variance.**  
Economic hardship is not the sole justification for this variance.

---

# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 165**

Meeting Date: 09/30/2021

## Houston Planning Commission

Location Map



## DEVELOPMENT PLAT VARIANCE





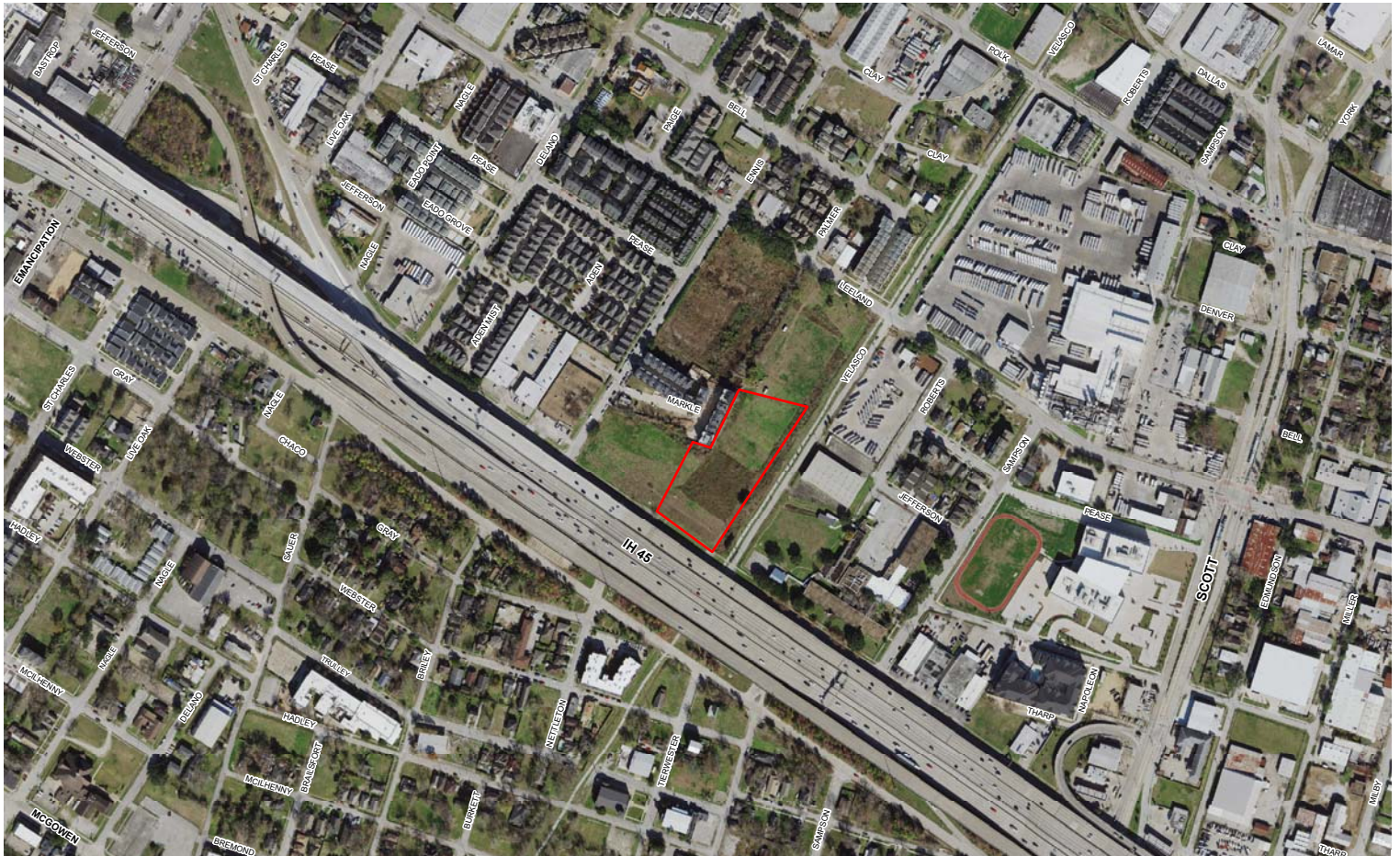
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 165**

Meeting Date: 09/30/2021

## Houston Planning Commission

Aerial map



# DEVELOPMENT PLAT VARIANCE

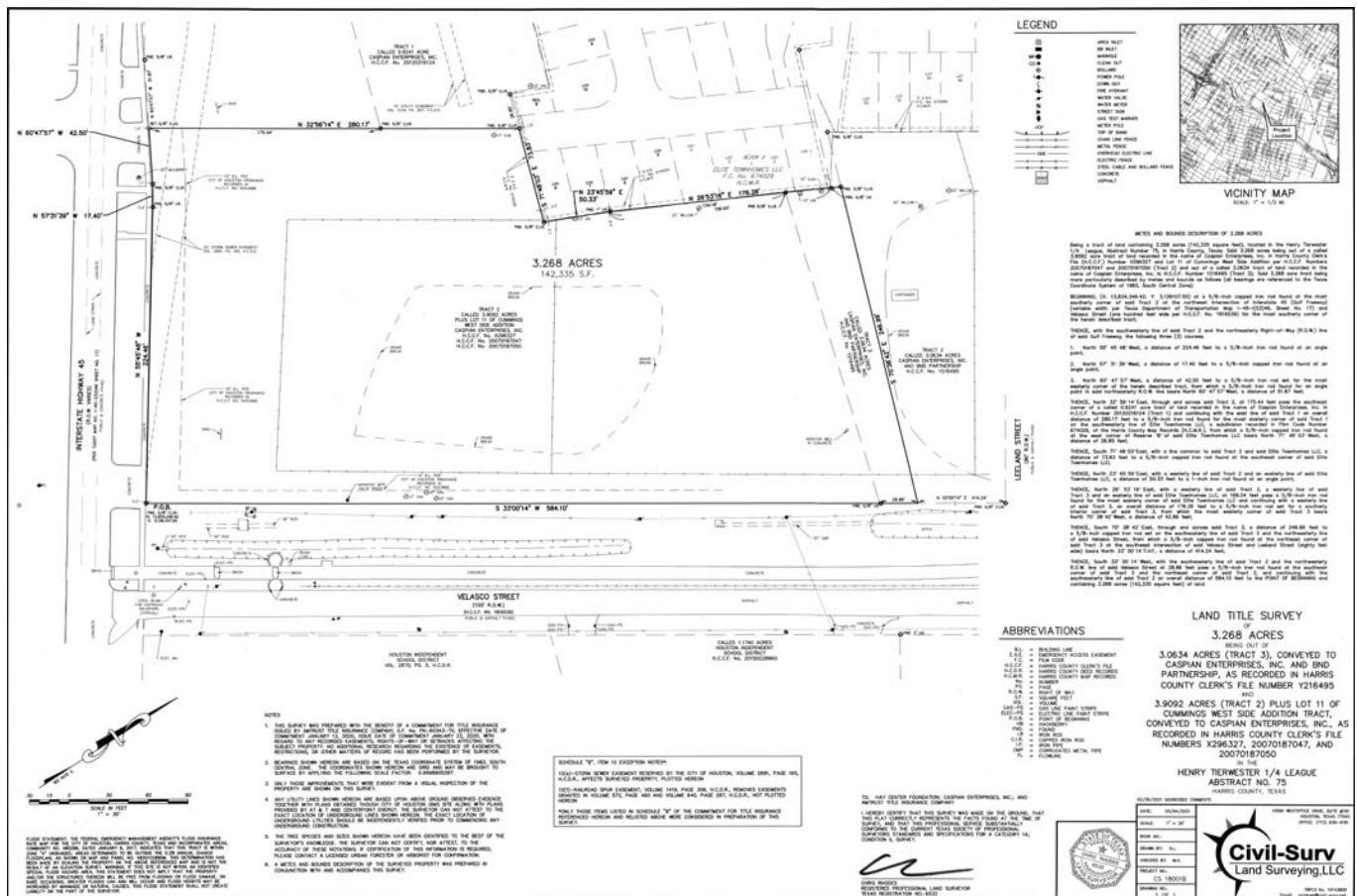


# Houston Planning Commission

**ITEM: 165**

Meeting Date: 09/30/2021

## Survey



## DEVELOPMENT PLAT VARIANCE

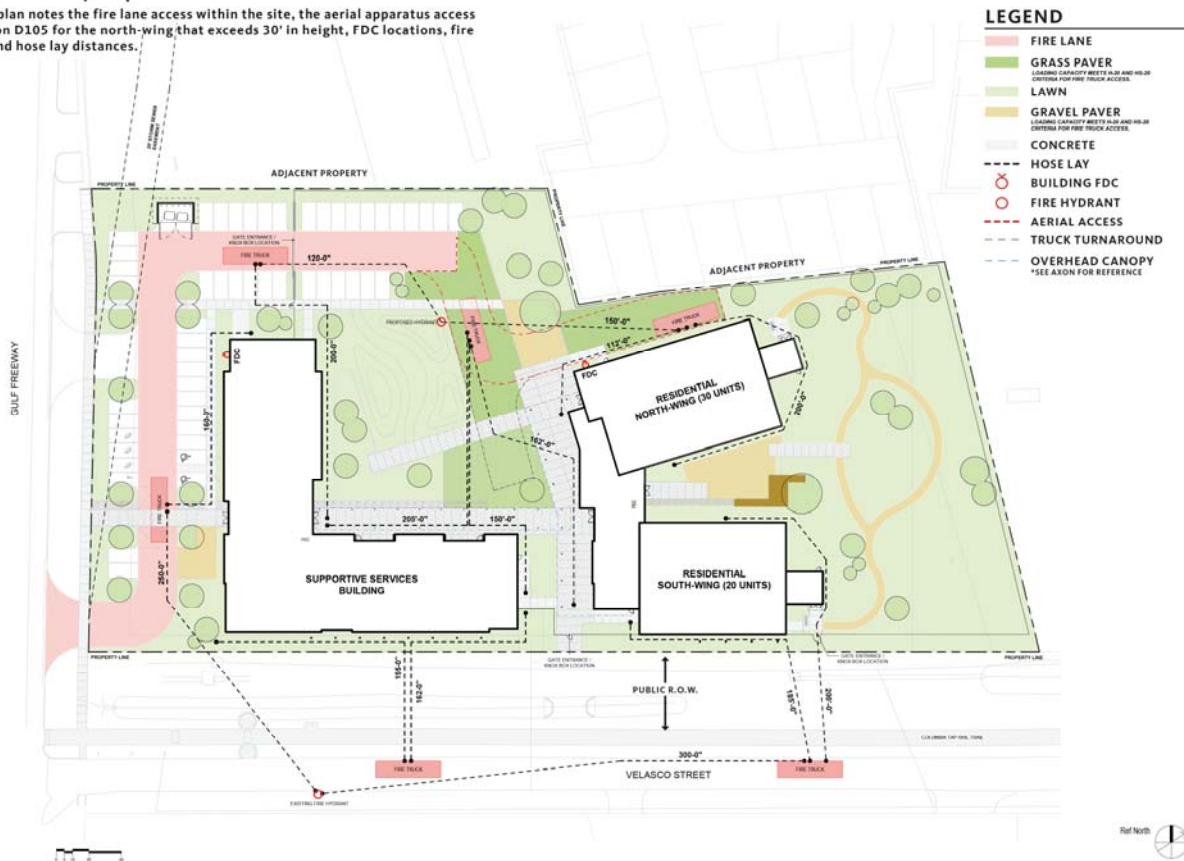


## Houston Planning Commission

### Site Plan

#### The HAY Center Campus | Full Site Plan

\* The following site plan notes the fire lane access within the site, the aerial apparatus access as required by Section D105 for the north-wing that exceeds 30' in height, FDC locations, fire hydrant locations, and hose lay distances.



# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 165**

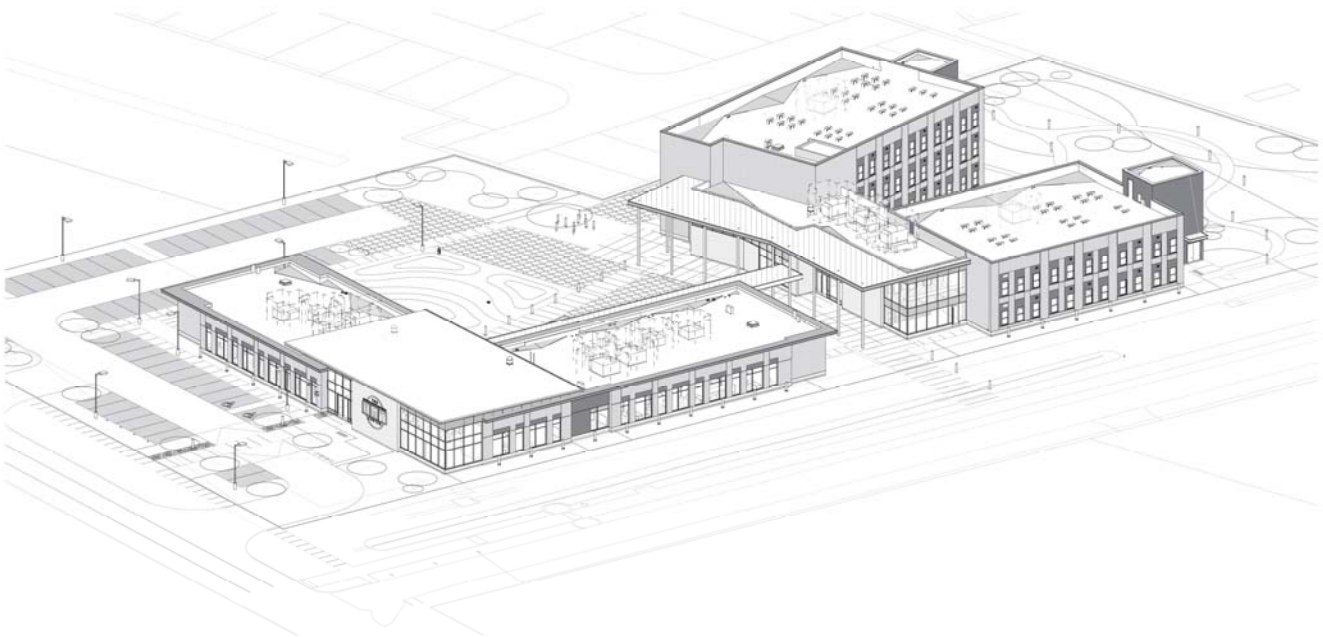
Meeting Date: 09/30/2021

## Houston Planning Commission

---

Elevation

The HAY Center | Axonometric View  
\* Included for reference only



---

# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto: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](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Vernon G Henry & Assoc.	Jake Patrick	832.428.6021	jake.patrick@vhaplanning.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3617 Olympia Drive	21094345	77019	5257C	492P	G

**HCAD ACCOUNT NUMBER(S):** 0601610740008  
**PROPERTY LEGAL DESCRIPTION:** LT 8 & TR 9A BLK 74 River Oaks Sec 9  
**PROPERTY OWNER OF RECORD:** William J. & Shawn Jackson  
**ACREAGE (SQUARE FEET):** 30,161 sq. ft.  
**WIDTH OF RIGHTS-OF-WAY:** San Felipe – 60' ROW; Olympia Drive – 60' ROW EXISTING  
**EXISTING PAVING SECTION(S):** San Felipe – 40'; Olympia Drive – 20'  
**OFF-STREET PARKING REQUIREMENT:** 2 cars  
**OFF-STREET PARKING PROVIDED:** Complies  
**LANDSCAPING REQUIREMENTS:** Complies  
**LANDSCAPING PROVIDED:** Complies

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** Single-family home to be demolished

**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** Single-family home; 8,425 sq. ft.

**PURPOSE OF VARIANCE REQUEST:** To allow a reduced 10' building line along San Felipe, a major thoroughfare.

**CHAPTER 42 REFERENCE(S):** 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

This is a property that is irregularly shaped and has frontage both on Olympia Drive to the north and San Felipe Road to the south. The current structure (yet to be demolished) has rear access to San Felipe, but the proposed structure will take its sole access from Olympia Drive to the north. The proposed structure would need a variance from the 25' building line that has been imposed along San Felipe by Chapter 42. Ultimately the proposal is for a 10' setback along San Felipe.

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

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

The property owner is proposing a new structure on this lot within River Oaks. The property is heavily deed restricted, as are most properties in this subdivision. As it currently stands, between the building lines within the deed restrictions and building lines imposed by Chapter 42, 57.5% of the overall property is encumbered by these setbacks. The proposed structure includes several very small encroachments into the existing 25' building line, so a 10' building variance is being requested.

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

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

This was not a hardship created by the applicant. When this subdivision was originally platted in 1938, it was on the outskirts of the city limit and only had a 10' building line along San Felipe. If this neighborhood were designed under today's standards, they would not have created a lot with this small of a buildable area.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

---

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

The intent of the building lines within this chapter is to ensure there is adequate light, air, and open space for the residents of Houston. Allowing a reduced setback along San Felipe will still leave ample space for light, air, and open space.

**(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 in any way.

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

The justifications for the variance are related to how much the circumstances have changed between when this property was originally platted and today. Also, the percentage of land that is unbuildable is the major justification.

---

# DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 166**

Meeting Date: 9/30/21

## Houston Planning Commission

### Location Map



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 166**

Meeting Date: 9/30/21

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE



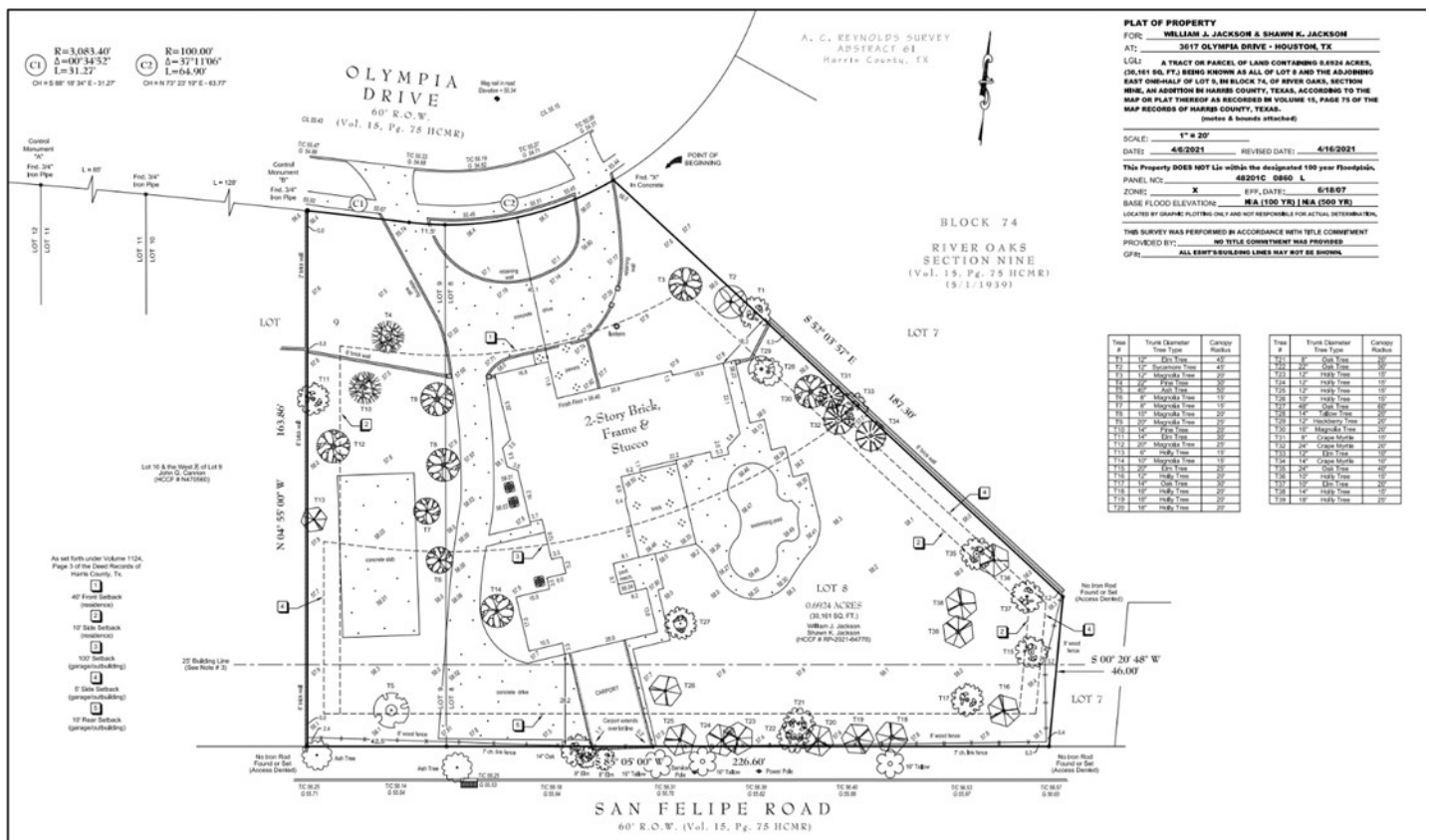


# Houston Planning Commission

ITEM: 166

Meeting Date: 9/30/21

## Survey



# DEVELOPMENT PLAT VARIANCE







PLANNING &  
DEVELOPMENT  
DEPARTMENT

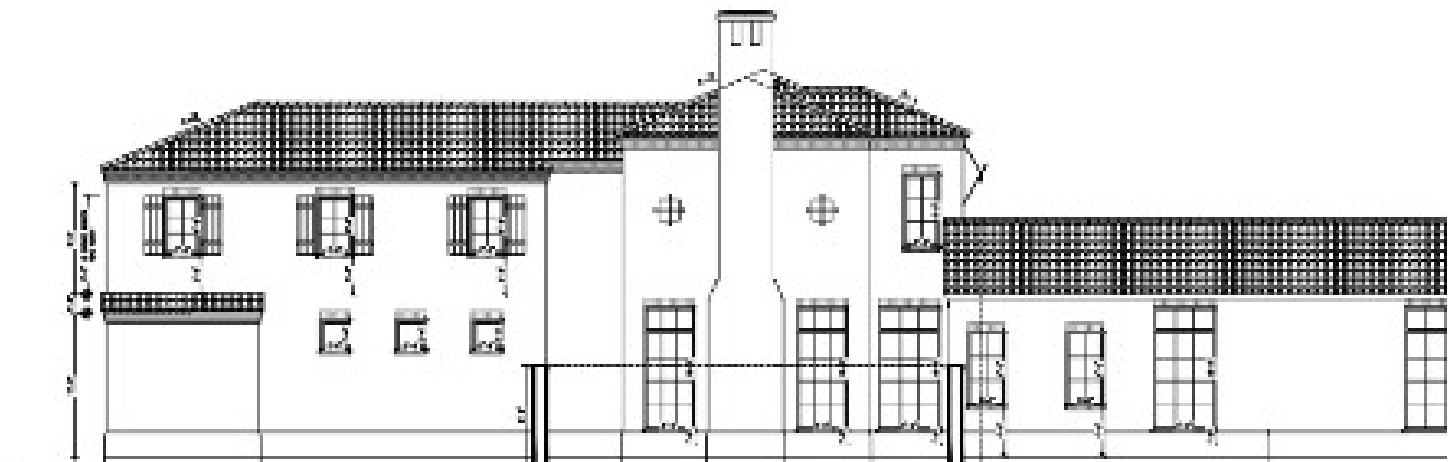
**ITEM: 166**

Meeting Date: 9/30/21

## Houston Planning Commission

---

### Elevations



---

# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto: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](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Diaz Group	Roberto Diaz	281-901-9373	DiazGroupH@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
7834 Willow St	20113120	77088	5262C	412T	B

**HCAD ACCOUNT NUMBER(S):** 0162580120001  
**PROPERTY LEGAL DESCRIPTION:** Lot 1 Block 12, Highland Addition  
**PROPERTY OWNER OF RECORD:** Integrity Rock Design & Construction LLC  
**ACREAGE (SQUARE FEET):** 3,000 sq ft  
**WIDTH OF RIGHTS-OF-WAY:** Willow: 50 feet; East Main: 38.5 feet  
**EXISTING PAVING SECTION(S):** Willow: 18 feet; East Main: Unimproved  
**OFF-STREET PARKING REQUIREMENT:** 2 cars  
**OFF-STREET PARKING PROVIDED:** Complies  
**LANDSCAPING REQUIREMENTS:** Complies  
**LANDSCAPING PROVIDED:** Complies

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

**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** 1,560 sq. ft.

**PURPOSE OF VARIANCE REQUEST:** Requesting a 3' building line instead of the ordinance required 10' building line on East Main Street, and to not dedicate 5.75' along East main Street to the right-of-way.

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

42-122: The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-13 of this code:

Local Streets: (1) 50 feet if adjacent to exclusively single-family residential lots.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

Do not provide the 10 B.L. as required and only provide 3' B.L. along East Main St because is a paper street only and based on the information obtained by Hien Pham assistant City engineer the portion was offered to the City Of Houston but they were never interested in acquiring it and they don't have future plans to develop the street either plus our lot is only 25'x120' which will not leave us space to build the house.

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

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

By follow this chapter will result on limit the property because, the property is only 25 feet wide and the street is not developed yet.

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

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

The hardship is result of that east main street has not been developed.

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

In general, the purpose of this chapter is maintained because east main street is a non-developed street.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

---

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

The granting of this variance will not be injurious to the public health, safety or welfare because the east main st is non-developed street.

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

The granting of this variance provides no economic benefit or hardship. This request is submitted due to existing site constraints.

---

# DEVELOPMENT PLAT VARIANCE



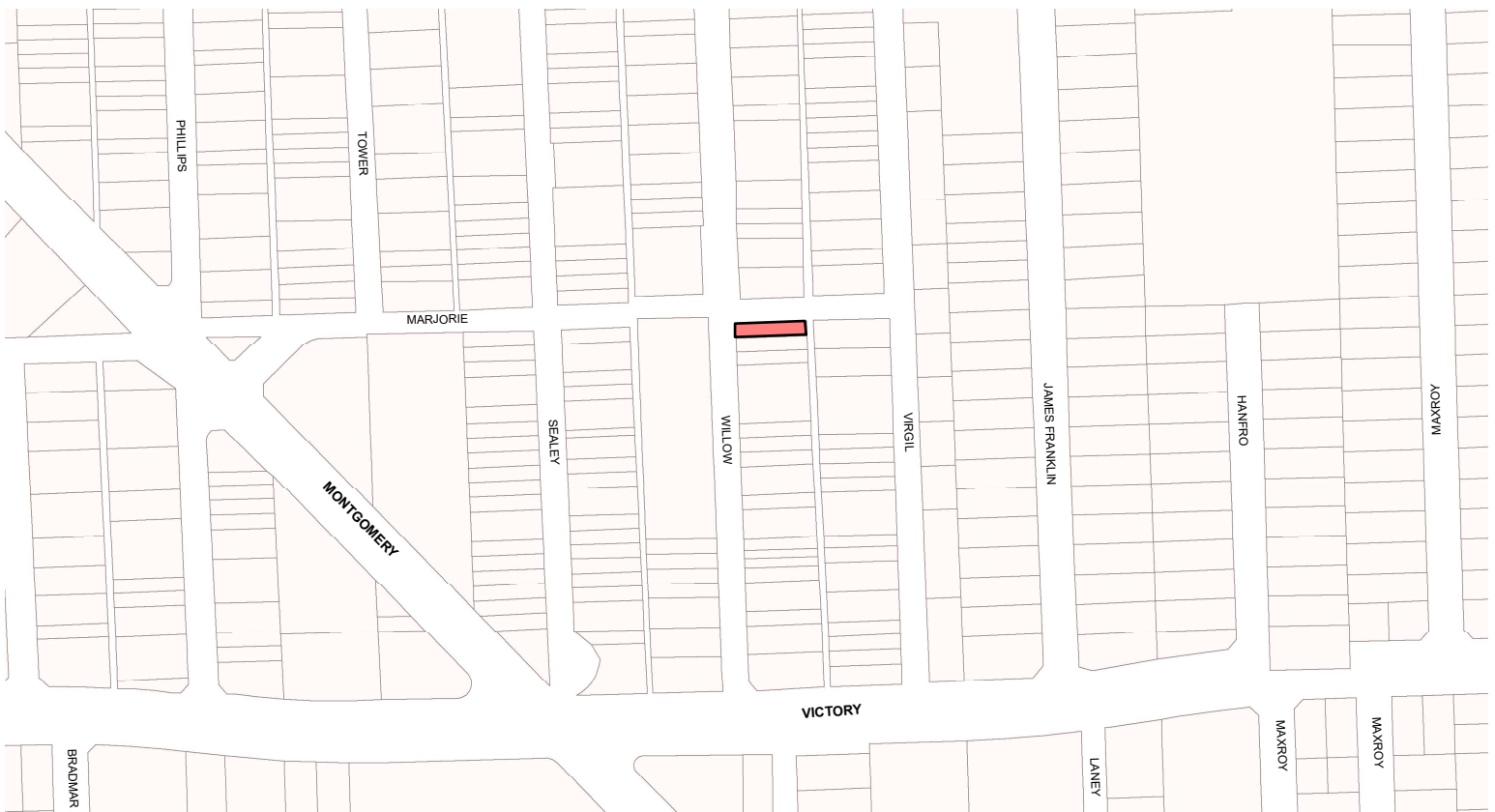
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 167**

Meeting Date: 9/30/21

## Houston Planning Commission

### Location Map



## DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 167**

Meeting Date: 9/30/21

## Houston Planning Commission

Aerial Map

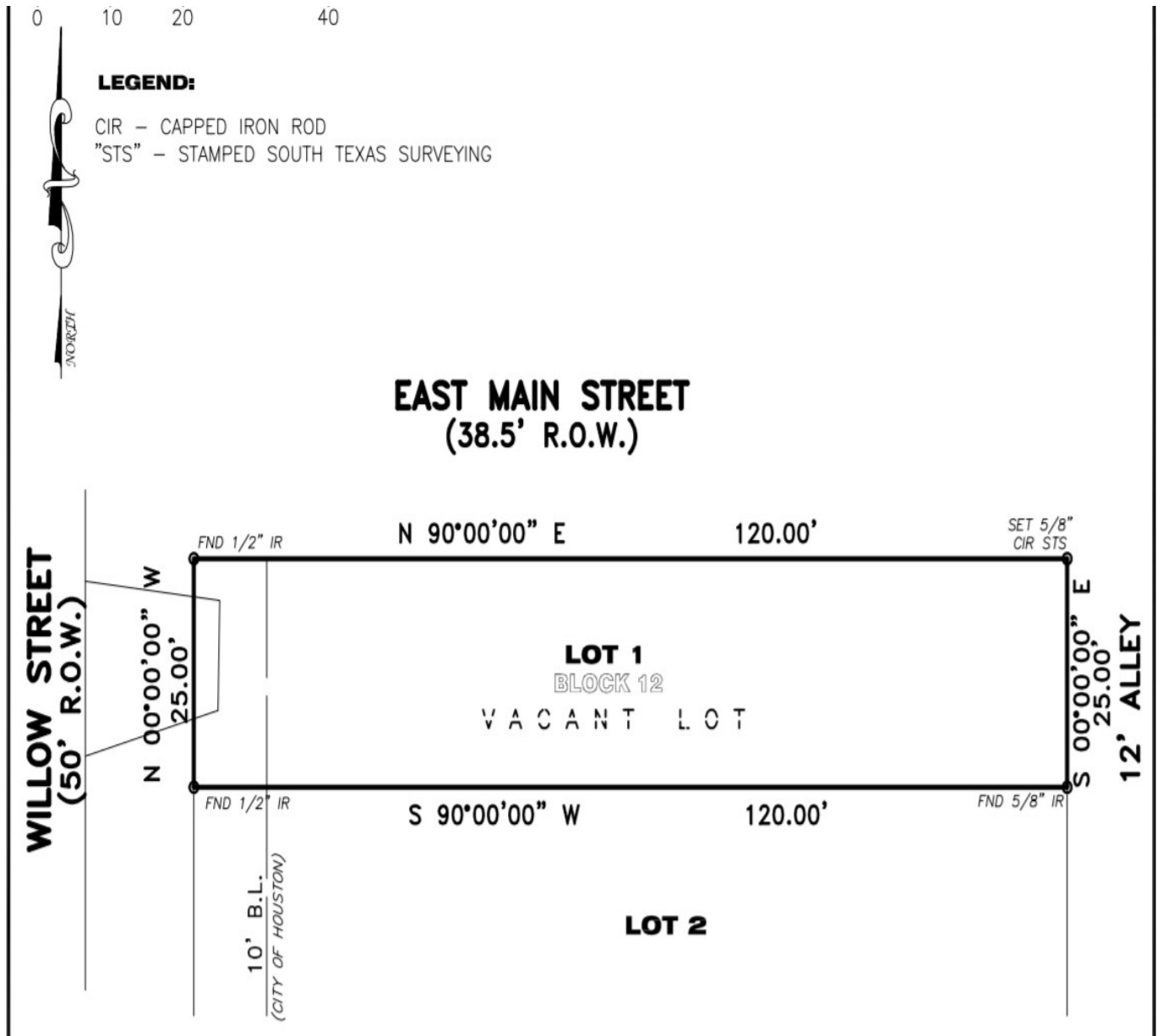


# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Survey

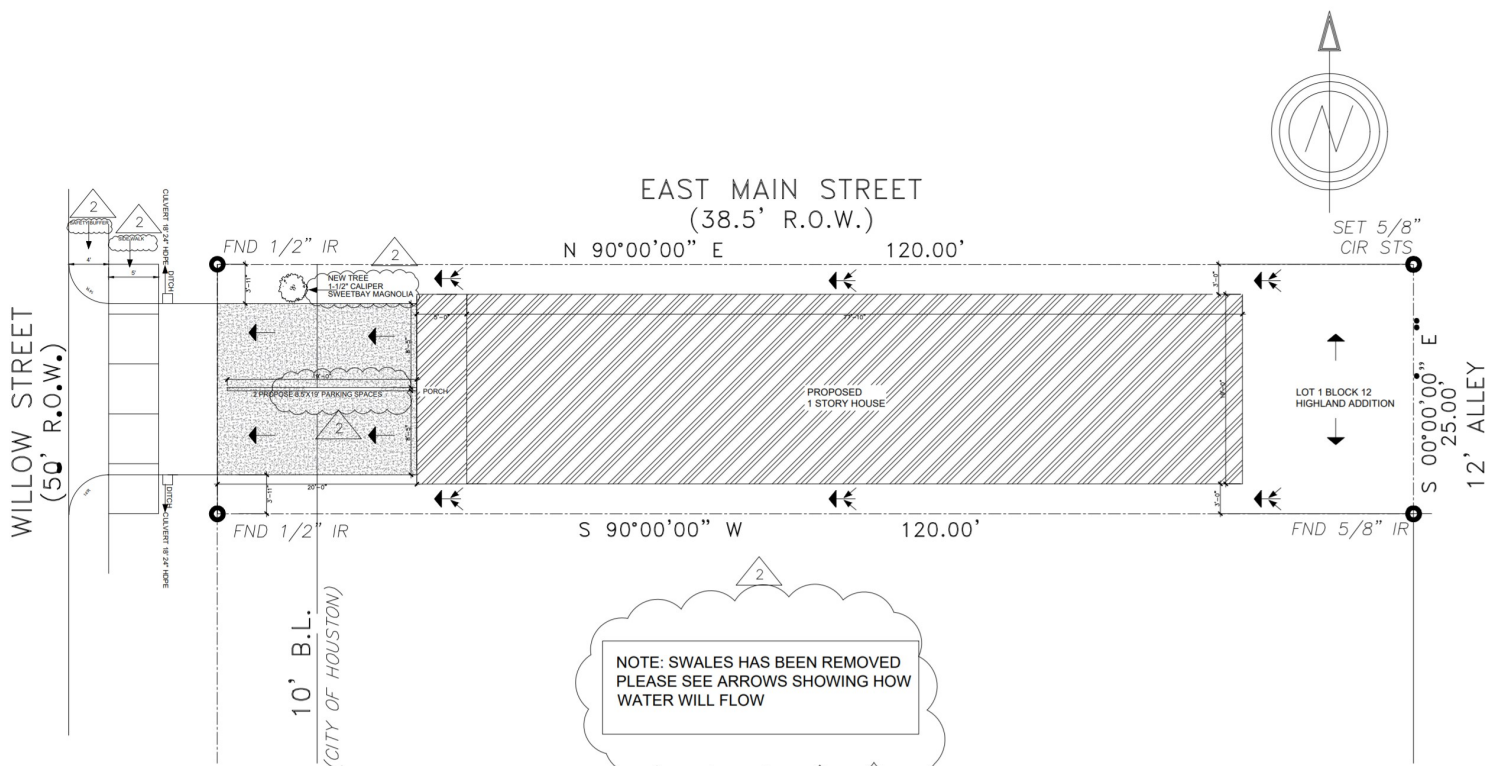


## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Site Plan



## DEVELOPMENT PLAT VARIANCE



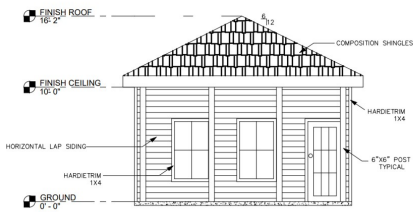


## Houston Planning Commission

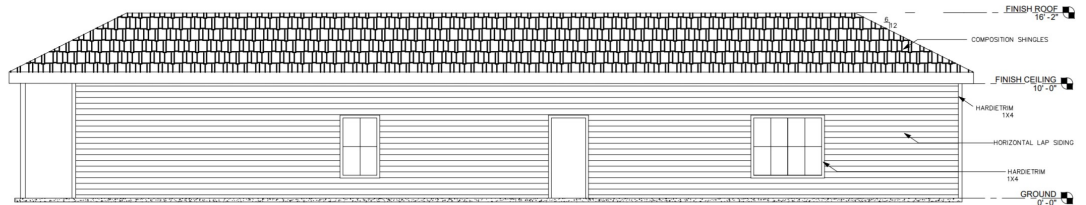
**ITEM: 167**

Meeting Date: 9/30/21

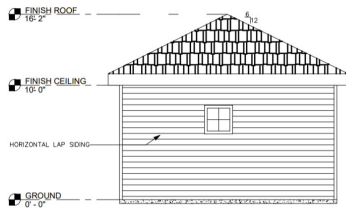
### Elevations



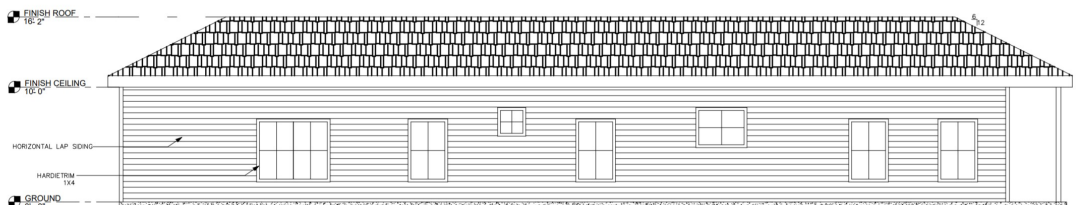
1 FRONT ELEVATION  
SCALE: 1/4"=1'-0"



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



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



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

# DEVELOPMENT PLAT VARIANCE

## **AGENDA: III**

**SMLSB Application No. 783:** 500 block of Welch Street, north and south sides, between Whitney and Hopkins Streets

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 500 block of Welch Street, north and south sides, between Whitney and Hopkins Streets. Analysis shows that a minimum lot size of 5,000 sf exists for the blockfaces. A petition was signed by the owners of 63% of the property within the proposed Special Minimum Lot Size Block. One protest was filed, and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### **PROCEDURES:**

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one blockface, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

### STAFF ANALYSIS:

The application includes eight (8) lots along the 500 block of Welch Street, north and south sides, between Whitney and Hopkins Streets.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one blockface, and no more than two opposing blockfaces;*  
The application comprises two blockfaces, the north and south sides of Welch Street.
- At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of six (6) of eight (8) single-family residential properties (representing 75% of the total lots within the boundary area).
- The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained five (5) of eight (8) signatures of support from property owners in the proposed SMLSB (owning 63% of the total area). There was one protest.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 5,000 sf exists on eight (8) lots in the blockfaces.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The subdivision was platted in 1907. The houses originate from the 1900s. The establishment of a 5,000-sf minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Eight (8) out of eight (8) lots (representing 100% of the application area) are at least 5,000 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the blockfaces.

### ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application
6. Boundary Map



### SPECIAL MINIMUM LOT SIZE BLOCK

Application No.	783		
Date Received:	3/11/2021	Date Complete:	4/21/2021
Street(s) Name:	Welch Street		500 block of Welch Street
		Lot(s)	
Cross Streets:	Whitney	and	Hopkins
Side of street:	North and South		

### MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
502 (LT 3 BLK 5)	SFR		5,000
503 (LT 1 BLK 6)	SFR	Y	5,000
505 (LT 2 BLK 6)	SFR	Y	5,000
506 (LT 4 BLK 5)	SFR		5,000
507 (LT 3 BLK 6)	SFR	Y	5,000
508 (LT 5 BLK 5)	MF		5,000
515 (LT 4 BLK 6)	SFR	Y	5,000
2015 Hopkins (LT 6 BLK 5)	MF	Y	5,000

<b>Evidence of Support</b> (must be 51% or more by area for Director administrative approval):							
Of	<b>40,000</b>	Square Feet in the Proposed Application Area	<b>25,000</b>	Square Feet are Owned by Property Owners Signing in Support of the Petition =	<b>63%</b>		
<b>Single Family Calculation:</b>							
<b>Percentage of lots developed or restricted to no more than two SFR units per lot</b> (must be at least 60%):							
	<b>6</b>	# developed or restricted to no more than two SFR Units	Of	<b>6</b>	Total number of SFR lots in the Proposed Application Area	<b>8</b>	Total number of lots in the Proposed Application Area
							<b>75%</b>
	<b>2</b>	# of Multifamily lots					
	<b>0</b>	# of Commercial lots					
	<b>0</b>	# of Vacant Lots					
	<b>8</b>	Total					

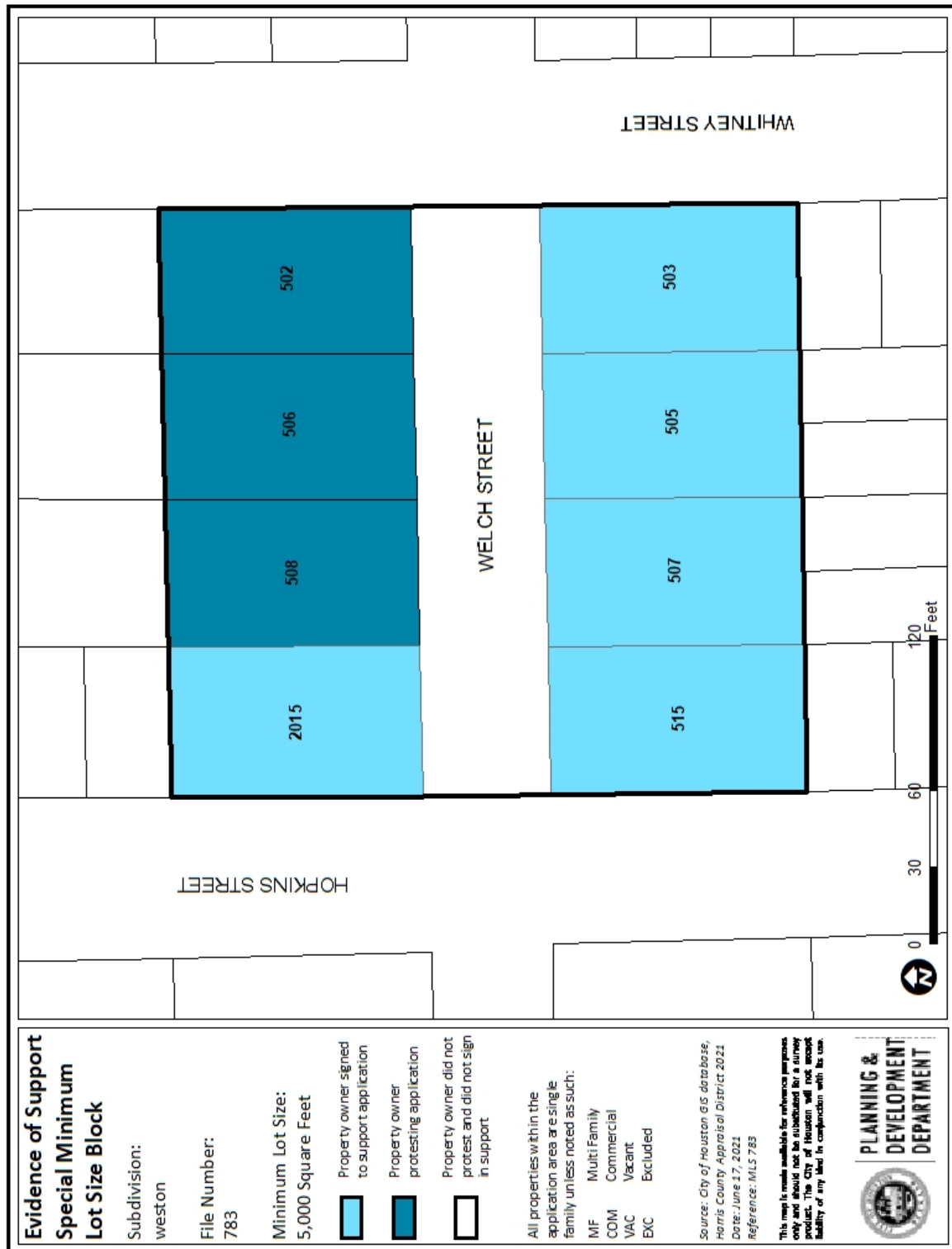
### Minimum Lot Size Calculations:

Total # of lots                    **8**    Total sq. ft. =    **40,000**    / # of lots =    **5,000**    average sq. ft.  
5,000    median sq. ft.

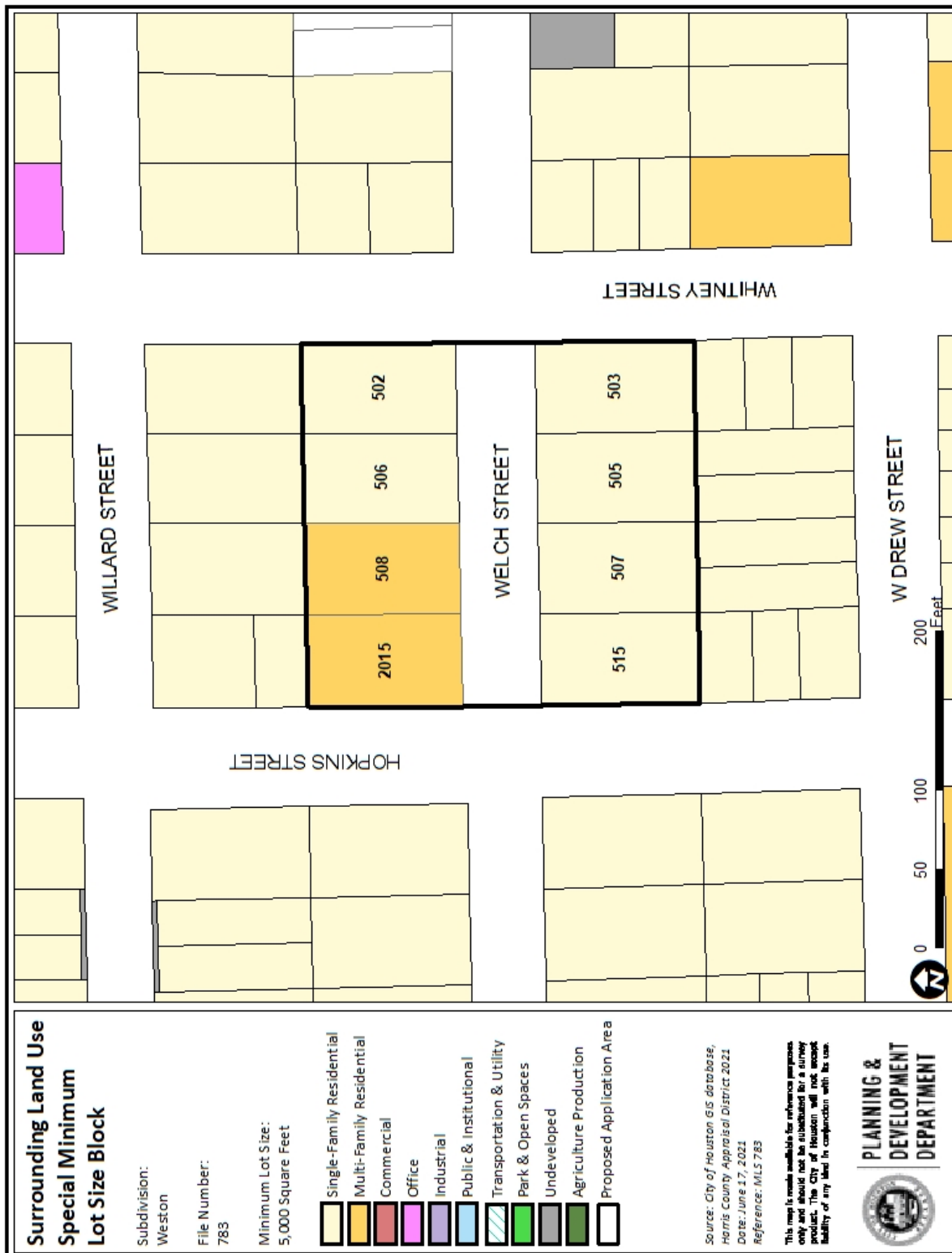
**70 %**

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	5,000	12.5%	12.5%
2	5,000	12.5%	25.0%
3	5,000	12.5%	37.5%
4	5,000	12.5%	50.0%
5	5,000	12.5%	62.5%
6	5,000	12.5%	75.0%
7	5,000	12.5%	87.5%
8	5,000	12.5%	100.0%











# City of Houston

## Special Minimum Lot Size Block

Planning Commission Staff Report  
Planning and Development Department



**From:**

**Sent:** Wednesday, May 19, 2021 3:57 PM

**To:** Sawyer, Tonya - PD

**Cc:** Zorrilla, Abraham - PD

**Subject:** Re: Minimum Lot Size application protest, North & South Side 500 Block of Welch Street

Good afternoon, this email is to formally protest the minimum lot size application located on the north and south sides of the 500 block of Welch street, Houston TX 77006 between Whitney and Hopkins streets.

As the manager and president of 502 Welch LLC, 506 Welch LLC, & 508 Welch LLC (documentation is attached to this email) I control 75% of the land on the north side of Welch street in the 500 block at the addresses 502, 506, & 508 Welch Street. We purchased the property on April 1, 2021. We have never received any notice about the intention of the block to change the minimum lot size to 5000 square feet. I object for the following reasons.

- As the 75% owner of the north side of the 500 block, I do not believe that the north side of the block should be included in this application, nor do I think it is fair.
- The previous owner of the properties we own, Ms. Erin Hancock, was not consulted when this application was filed despite owning 75% of the north side of the 500 block, and 37.5% of the entire area at that time
- The application of this minimum lot size will be detrimental to property values in the area with us being the most affected due to the poor state of the properties when we purchased them. Rather than being able to sell or utilize our properties for their highest and best use, we would be locked in for 40 years as a single designation.
- The area surrounding the 500 block of Welch is filled with homes on lots much smaller than 5000 square feet.
  - Directly to the south of the 500 block are newer homes on lots ranging from just 1450-2500 square feet.
  - To the east directly across Whitney are homes on approximately 2500 square feet of land each
  - Directly to the north, of the 500 block, a property has been divided into a lot as small as 1600 square feet
  - there are high density apartments to the west, the list goes on and on.
- the minimum lot size hampers the ability of many to be able to afford moving into the neighborhood. The properties we purchased at 502, 506, and 508 Welch street were beyond repair and must be torn down. If the minimum lot size is imposed, the only use of the properties we purchased would be to build single family homes that would cost well above \$1.5m thus cutting out many people from the opportunity to afford to live in the area.

Please confirm and acknowledge my protest for the minimum lot size application of the north and south sides of the 500 block of Welch street, Houston TX 77006. Attachments showing the deeds of ownership, and certificates of formation of the LLC's that own 502, 506, 508 Welch street are included in this email.

Regards,

Richard C. Mazzarino

Principal

Mazzarino Construction & Development Ltd.

From:

Sent: Wednesday, July 21, 2021 3:35 PM

To: Richard Mazzarino

Cc: Sawyer, Tonya - PD <Tonya.Sawyer@houstontx.gov>; Zorrilla, Abraham - PD  
<Abraham.Zorrilla@houstontx.gov>; Blake Vincent

Subject: Re: Special Minimum Lot Size Block Application 500 block of Welch Street, north and south sides, between Whitney and Hopkins Street

[Message Came from Outside the City of Houston Mail System]

This is Loretta Packchanian and I am confirming that I want my name and property located at 505 Welch St. Houston 77006 to be removed from SMLS application. Thank you for your consideration of this matter.

Loretta

Sent from my iPhone





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

### Special Minimum Lot Size Block (SMLSB) Application

#### Main Applicant Information (required)

Full Name: KAREN BROHN Date: 3/8/2021

Address: 503 WELCH ST  
Street Address  
HOUSTON TX 77006  
City State ZIP Code

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Are you a property owner within the application boundary? YES ☒ NO ☐ If no, what is your relation to the application boundary? \_\_\_\_\_

Did you have a preliminary meeting with the Planning and Development Department? YES ☐ NO ☐ If yes, what was the date of the meeting? \_\_\_\_\_

Does the application boundary have deed restrictions? YES ☐ NO ☒ If yes, do they address a Minimum Lot Size? \_\_\_\_\_

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision")

NORTH & SOUTH side of Welch Street between Whitney St and Hopkins St

Signature of applicant: Karen Brohn

#### Alternate Applicant Information (optional)

Full Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_  
Street Address  
\_\_\_\_\_  
City State ZIP Code

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Signature of alternate applicant: \_\_\_\_\_

#### Application Information (STAFF USE ONLY)

File Number: \_\_\_\_\_ Super Neighborhood: \_\_\_\_\_  
City Council District: \_\_\_\_\_ Planner Assigned: \_\_\_\_\_

### Special Minimum Lot Size Block

Planning and Development Department

