

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, JANUARY 6, 2022
2:30 PM



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

VIRTUAL MEETING Via: [Join the Meeting via this link](#)

WEB: <https://bit.ly/3JqIsrK>

OR

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

CONFERENCE ID: 414 556 887#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

speakercomments.pc@houstontx.gov

MAKE COMMENTS BY PHONE AT: 832-393-6624

(24 HOURS IN ADVANCE)

PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
David Abraham
Susan Alleman
Bill Baldwin
Lisa Clark
Rodney Heisch
Daimian Hines
Randall L. Jones
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle
Kevin S. Robins
Ileanna Rodriguez
Ian Rosenberg
Megan R. Sigler
Zafar “Zaf” Tahir
Meera D. Victor

The Honorable KP George
Fort Bend County
The Honorable Lina Hidalgo
Harris County
Commissioner James Noack
Montgomery County

ALTERNATE MEMBERS

J. Stacy Slawinski, P.E.
Maggie Dalton
Fort Bend County
Loyd Smith, P.E.
Harris County
Scott Cain
Montgomery County

EX- OFFICIO MEMBERS

Carol Lewis, Ph.D.
Carol Haddock, P.E.
Yuhayna H. Mahmud, AICP
Alan Black

SECRETARY

Margaret Wallace Brown

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

9. Time limits will not apply to elected officials.

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

Mailing address is:

P.O. Box 1562

Houston, Texas 77251-1562

Website is www.houstonplanning.com

E-mail us at:

Planning and Development

Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:

www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

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

SPEAKER GUIDELINES

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

Virtual Electronic Meeting Rules: See adjustments for remote meeting participation on our web pages at www.houstonplanning.com. Call 832-393-6624 for details or email comments to: Speakercomments.pc@houstontx.gov. The Chair may also choose to recognize speakers during the meeting.

Physical Meeting Rules: Submit a SPEAKER FORM to be recognized as a speaker. Turn in the completed, legible form to the staff near the front desk, normally before the item is called for consideration. Organized groups may submit forms in a desired speaker sequence to staff. However, the Chair may take items out of order.

One recognized speaker at the podium at a time. As your name is called, move to the podium to speak, or announce from your seat if you wish to decline. Any handouts can be provided to staff near the podium, for distribution while you begin speaking. Speaker's time cannot be allocated to another person. Speaker's times are normally 1-2 minutes or as otherwise identified.

At the podium, state your name for the record. Ideally, also state your position on the item, and then deliver your comments. A bell is rung if the allowed speaking time is exceeded. There may also be questions for you, from the Chair or recognized Commissioners, before you return to your seat. No audible expressions from the audience, including no applause, boos, or verbal outbursts.

Speakers with general comments can sign up to speak during the public comment section of the agenda. Turn in visitor badges at the building's check stations at departure.

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

Do you have handouts or items to be distributed during your comments? _____ (Check if Yes)

Your position or comments: ☐ Applicant ☐ Supportive ☐ Opposed ☐ Undecided

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 attend virtually.

To join the January 6, 2022 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/3JqlsrK>; or
- Phone: +1 936-755-1521 Conference ID: 414 556 887#

Visit website (ftp://edrc.houstontx.gov/2022/2022-1_DraftAgenda.pdf) for agenda details.

This online document is preliminary. It may not contain all the relevant materials and information that the Planning Commission will consider at its meeting. The 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

January 6, 2022 2:30 p.m.

Call to Order

Director's Report

Approval of the December 16, 2021 Planning Commission Meeting Minutes

- I. **Livable Places Action Committee Update** (Suvidha Bandi)
- II. **Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (Arum Lee)
 - b. Replats (Arum Lee)
 - c. Replats requiring Public Hearings with Notification (Aracely Rodriguez, Dorianne Powe-Phlegm, Devin Crittle and John Cedillo)
 - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, John Cedillo, Muxian Fang, Geoff Butler and Tammi Williamson)
 - e. Subdivision Plats with Special Exception Requests (Devin Crittle and John Cedillo)
 - 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 (Jacqueline Brown, Nick Parker and Ramon Jaime-Leon)
- III. **Establish a public hearing date of February 3, 2022**
 - a. Breckenridge West Sec 10 partial replat no 1
 - b. Clairmont Place Sec 1 partial replat no 2
 - c. Clairmont Place Sec 1 partial replat no 3
 - d. Clairmont Place Sec 1 partial replat no 4
 - e. Clear Creek ISD Whitcomb Elementary School
 - f. Cruz Ranch
 - g. Foster Place partial replat no 25
 - h. Foster Place partial replat no 26
 - i. Hyde Park Main Third Addition partial replat no 1
 - j. June Gardens partial replat no 1
 - k. Lindale Park Sec 2 partial replat no 2
 - l. RH Eleventh Street Sec 1 partial replat no 1
 - m. Spring Oaks replat no 1 partial replat no 6
 - n. Truxillo Gardens partial replat no 1
 - o. Willowcreek Ranch Sec 4 partial replat no 2
- IV. **Consideration of an Off-Street Parking Variance for property located at 3001 Canal Street (Jose Mendoza)**
- V. **Excuse the absences of Commissioners David Abraham, Linda Porras-Pirtle and Meera Victor**
- VI. **Public Comment**
- VII. **Adjournment**

Minutes of the Houston Planning Commission

December 16, 2021

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://bit.ly/3lx4YPc>
2:30 p.m.

CALL TO ORDER

Chair Martha L. Stein called the meeting to order at 2:32 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
David Abraham	Present virtually and arrived at 3:42 p.m. during items 150 and 151, and left at 6:19 p.m. during item 153
Susan Alleman	Present
Bill Baldwin	Absent
Lisa Clark	Present and arrived at 2:42 p.m. during Chair's Report and left at 5:14 p.m. during item 153
Rodney Heisch	Present
Daimian S. Hines	Absent
Randall L. Jones	Present virtually
Lydia Mares	Present virtually and left at 3:27 p.m. after item 140
Paul R. Nelson	Present virtually and arrived at 2:42 p.m. during Chair's Report
Linda Porras-Pirtle	Present virtually and left at 5:15 p.m. during item 153
Kevin Robins	Present
Ileana Rodriguez	Present virtually and arrived at 3:10 p.m. before item 138
Ian Rosenberg	Present virtually and arrived at 2:41 p.m. during Chair's Report and left at 5:14 p.m. during item 153
Megan R. Sigler	Present
Zafar Tahir	Present and arrived at 2:55 p.m. after Chair's Report and left at 5:20 p.m. during item 153
Meera D. Victor	Present virtually
Scott Cain for	Present virtually
Commissioner James Noack	
Maggie Dalton for	Absent
The Honorable KP George	
Loyd Smith for	Present virtually
The Honorable Lina Hidalgo	

Ex Officio Members

Carol A. Lewis
Carol Haddock
Yuhayna H. Mahmud
Alan R. Black

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department

CHAIR'S REPORT

Chair Martha L. Stein reported on meeting procedures, stated that several items were withdrawn, and recognized Arva Howard's retirement.

DIRECTOR'S REPORT

The Director's Report was given by Jennifer Ostlind, Assistant Director, Planning and Development Department.

APPROVAL OF THE DECEMBER 2, 2021 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 2, 2021 Planning Commission meeting minutes.

Motion: **Sigler**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

I. PRESENTATION ON RESIDENTIAL DEVELOPMENT AND DESIGN STANDARDS FOR IMAGINATION ZONES

Report was presented by Truman Edminster for Harris County.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 134)

Items removed for separate consideration: **3, 4, 5, 8, 9, 12, 13, 17, 18, 22, 23, 24, 25, 33, 34, 37, 38, 54, 55, 56, 57, 58, 62, 85, 126, 127 and 130.**

Staff recommendation: Approve staff's recommendations for item(s) 1 – 134 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 134 subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Porras-Pirtle**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **3, 4, 5, 8, 9, 12, 13, 17, 18, 22, 23, 24, 25, 33, 34, 37, 38, 54, 55, 56, 57, 58, 62, 85, 126, 127 and 130**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **3, 4, 5, 8, 9, 12, 13, 17, 18, 22, 23, 24, 25, 33, 34, 37, 38, 54, 55, 56, 57, 58, 62, 85, 126, 127 and 130**, subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Mares**

Vote: **Carried**

Abstaining: **Heisch, Jones
Sigler, Smith and Victor**

At 2:59 p.m., Director Margaret Wallace Brown joined the meeting and Assistant Director Jennifer Ostlind stepped away.

C PUBLIC HEARINGS REQUIRING NOTIFICATION

135 Agua Estates Commercial

C3N

Approve

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

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

Motion: **Heisch**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Dane Wilkins, applicant – supportive.

136 Art Colony at Museum District 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: **Alleman**

Second: **Robins**

Vote: **Unanimous**

Abstaining: **None**

- 137 Atwood Villas partial replat no 4 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
- 138 Bayou Woods Sec 2 partial replat no 5 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: **Heisch** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**
- 139 East End Villas replat no 1 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 140 Gaut partial replat no 2 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
 Speakers: Preston Goodwin and Leibe Miller – opposed.
- 141 June Gardens partial replat no 1 C3N Withdrawn**
- 142 Kipp Texas Houston Veterans Memorial 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: **Tahir** Vote: **Unanimous** Abstaining: **None**
- 143 Langham Creek Colony Sec 2 C3N Defer**
partial replat no 3
 Staff recommendation: Defer the application for three weeks for further study and review.
 Commission action: Deferred the application for three weeks for further study and review.
 Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
 Speaker: Gloria Hagen – opposed.
- 144 Pelham Place Sec 3 partial replat no 1 C3N Defer**
 Staff recommendation: Defer the application for three weeks for further study and review.
 Commission action: Deferred the application for three weeks for further study and review.
 Motion: **Clark** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
 Speaker: Henry Duncan – no position stated.
- 145 Westheimer Estates partial replat no 13 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

- 146 Anderson Ville C3R Withdrawn**
- 147 Breaktime at Westheimer C2R Withdrawn**

Items 148 and 149 were taken together at this time.

148	Chamon Power GP	GP	Defer
149	Chamon Power Sec 1	C2	Defer

Staff recommendation: Defer the applications for three weeks at Harris County's request.

Commission action: Deferred the applications for three weeks at Harris County's request.

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

Items 150 and 151 were taken together at this time.

150	Ella Grovewood	C3P	Approve
151	Ella Timbergrove	C3P	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: **Rosenberg** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Speakers: John Zavala, Leigh Killgore, Allison Newport, George Frey, Travis Brown, Traci Riley, Milton Sasser, Elliott Smith, Jamie Brink, Cayce Pierce, Bob Choate and Renata Saintive – opposed; Richard Smith, Houston Public Works.

152	Enclave at Rosehill GP	GP	Withdrawn
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153	George Heights	C2R	Approve
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Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

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

Motion: **Nelson** Second: **Victor** Vote: **Carried** Opposed: **Sigler**

Speakers: Kim Hogue, Caroline Truong, Katy Atkis, Dan Sheehan, Karen Noecker, Anthony Nguyen, Lawrence Febo, Michael Clennan, Christopher and Pamela Walker, Pedro Ayarzagaita and Lauren Johnson – opposed; Mary Villareal, applicant – supportive; Richard Smith, Houston Public Works.

154	George Mansions	C2R	Withdrawn
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155	George Oaks	C2R	Withdrawn
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156	Glendale partial replat no 1	C2R	Withdrawn
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Speakers: Bridgette Murray, Mary Fontenot and Curtis Cormier – opposed.

157	Green Scapes	C2	Approve
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Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

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

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

158	Ismaili Center Houston	C2R	Defer
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Staff recommendation: Defer the application for three weeks for further study and review.

Commission action: Deferred the application for three weeks for further study and review.

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

159 Katy Lakes 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: **Smith**Second: **Jones**Vote: **Unanimous**Abstaining: **None**

Speakers: Leslie Gould and Erin Zimmerman – opposed; Clayton Weishuan, applicant – supportive.

160 Ly Liquor on Navigation**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: **Alleman**Second: **Garza**Vote: **Unanimous**Abstaining: **None****161 Nine Thirteen McKee****C2R****Defer**

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

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

Motion: **Nelson**Second: **Heisch**Vote: **Unanimous**Abstaining: **None****162 Rideau Landing****C2R****Withdrawn****163 Spears Road Tract South****C3P****Approve**

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

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

Motion: **Sigler**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****164 Spring Park West****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: **Alleman**Second: **Heisch**Vote: **Unanimous**Abstaining: **None**

Item 153 was further considered at this time, with action as noted above.

Item 156 was further considered at this time, with action as noted above.

E SPECIAL EXCEPTIONS

Items 165, 166, 167, 168 and 169 were taken together at this time.

165 Allison Park GP**GP****Deny/Approve****166 Allison Park Sec 4****C3R****Approve****167 Allison Park Sec 5****C3R****Approve****168 Allison Park Sec 6****C3R****Approve****169 Allison Park Sec 7****C3R****Approve****170 Allison Park Sec 8****C3R****Approve**

Staff recommendation: Deny the special exception and approve the plats subject to the CPC 101 form conditions.

Commission action: Denied the special exception and approved the plats subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Alleman** Vote: **Carried** Abstaining: **Heisch**
Speaker: Jennifer Curtis, applicant – supportive.

171 Elyson Sec 53

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: **Smith** Second: **Robins** Vote: **Carried** Abstaining: **Heisch, Sigler, Victor**

F RECONSIDERATION OF REQUIREMENTS

172 Houston Methodist Cypress Hospital

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: **Heisch** Second: **Smith** Vote: **Unanimous** Abstaining: **None**

173 Park At Anserra 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: **Garza** Second: **Victor** Vote: **Carried** Abstaining: **Heisch**

174 Perry Road Development

C3P

Approve

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

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

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

175 Porter Mercado

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: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

176 Aragoste Parkway Street Dedication Sec 2

EOA

Approve

177 Bridgeland Cocoon Lane and Flowering

EOA

Approve

Ivy Drive Street Dedication

EOA

Approve

178 Four Oh Four Enterprises

EOA

Approve

179	Hufsmith Business Park	EOA	Approve
180	Northland Boat and RV Storage North	EOA	Approve
181	Residence at Arbor Oaks	EOA	Approve
182	SJS Addition	EOA	Approve
183	Tavola Sec 36	EOA	Approve
184	Tavola Sec 39	EOA	Approve
185	Tavola Sec 40	EOA	Approve
186	Tavola Sec 41	EOA	Approve
187	Tavola Sec 42	EOA	Approve
188	Trinity Spring Oaks	EOA	Approve
189	Zannahville	EOA	Approve

H NAME CHANGES

190	Trillium GP (prev. Bono Tract GP)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

191	24768 Meadow Lane	COC	Approve
192	18576 Wisp Willow Way	COC	Approve
193	21255 W Memorial Drive	COC	Approve

Staff recommendation: Approve staff's recommendations for items 176 – 193.

Commission action: Approved staff's recommendations for items 176 – 193.

Motion: **Garza** Second: **Robins** Vote: **Carried** Abstaining: **Heisch 176, 177, 183, 184, 185, 186, 187 and 190; Sigler 177, 183, 184, 185, 186, and 187.**

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

194	707 Andrews Street	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat to reduce the building line requirement from 10' to 5' along Andrews.

Commission action: Granted the variance(s) and approved the development plat to allow a 5' building line along Andrews Street in lieu of the ordinance required 10' building line, with conditions the applicant provides 3" caliper street trees at permitting.

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

195	6947 Linden Street	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat to maintain existing 13.9' building line for existing house foundation and wood subfloor frame.

Commission action: Granted the variance(s) and approved the development plat to allow a 13.8' building line along Garland street with conditions that the applicant provides 3" caliper street trees.

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

196 3709 Locke Ln**DPV****Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 15' building line for a single family residential lot abutting Westheimer Road, instead of the required 25' building line by ordinance.

Commission action: Granted the variance(s) and approved the development to allow a 15' building line for a single family residential lot abutting Westheimer, with conditions that the existing curb cut along Westheimer Road is closed.

Motion: **Alleman**

Second: **Smith**

Vote: **Unanimous**

Abstaining: **None**

197 4521 N Main Street**DPV****Defer**

Staff recommendation: Defer the application for three weeks.

Commission action: Deferred the application for three weeks.

Motion: **Heisch**

Second: **Smith**

Vote: **Unanimous**

Abstaining: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 20, 2022

a. Foster Place partial replat no 22

b. Hollywood Gardens partial replat no 8

c. Melanie Heights partial replat no 1

d. Oak Forest Sec 1 partial replat no 4

e. Ruburfield No 66 partial replat no 6

f. Southern Terrace Replat partial replat no 1

g. Vernas Garden

h. Willowcreek Ranch Sec 11

Staff recommendation: Establish a public hearing date of January 20, 2022 for item III a-h.

Commission action: Established a public hearing date of January 20, 2022 for item III a-h.

Motion: **Garza**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 3001 CANAL STREET

Staff recommendation: Defer the application for three weeks.

Commission action: Deferred the application for three weeks.

Motion: **Smith**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

V. EXCUSE THE ABSENCES OF COMMISSIONERS LINDA PORRAS-PIRTLE AND MEERA VICTOR

Commissioners Porras-Pirtle and Victor were present; therefore, no Commission action was required.

VI. PUBLIC COMMENT

Marie Carlyce commented about items 150 and 151.

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:47 p.m.

Motion: **Nelson**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App	
		Type	Deferral

A-Consent

1	Amended Plat Of Almeda Place partial replat no 12	C3F	
2	Amina Reserve	C2	DEF1
3	Amira Sec 22	C3P	
4	Amira Sec 23	C3P	
5	Amira Sec 24	C3P	
6	Atwood Villas partial replat no 4	C3F	
7	Avalon at Cypress West Sec 1	C3P	
8	Avalon at Cypress West Sec 2	C3P	
9	Bell Oaks	C2	
10	Bender Business Park	C3F	
11	Breckenridge Forest North Sec 3	C3P	
12	Capital RV and Boat Katy Hockley GP	GP	
13	Cay Landing	C3F	DEF1
14	Citrine Estates	C3F	
15	City of Houston Southwest Water Well 13	C2	
16	Cypress Green GP	GP	
17	Cypress Green School Reserve	C2	
18	Denmark Place partial replat no 1	C2	
19	Dunham Pointe Sec 9	C3P	
20	Dunham Pointe Sec 11	C3P	
21	Dunham Pointe Sec 12	C3P	
22	El Rancho	C2	
23	Enclave at Lexington Woods	C3F	
24	Everstead at Windrose	C2	
25	Forest Hill partial replat no 2	C3F	
26	Fry Road Tract GP	GP	
27	Gaut partial replat no 2	C3F	
28	Generation Park West Sec 8	C2	
29	Golfy Woods	C2	
30	Harvest Green Multifamily North	C2	
31	Haven at Treeline Addition	C2	DEF1
32	Hidden Hills	C3F	
33	Hopfe Road Tract GP	GP	
34	Hopfe Road Tract Sec 1	C3P	
35	Invision Business Center	C2	
36	Invision Commerce Park	C2	
37	Khans Plaza	C2	
38	Laird partial replat no 1 and extension	C3F	
39	Lakes of Bella Terra Reserve Sec 9	C2	
40	Laverne Yards	C3F	
41	Levy Park Apartments	C2	
42	Light Haven at District West Sec 1	C3F	

Platting Summary**Houston Planning Commission****PC Date: January 06, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Maple Estate	C2	
44	Marvida Gardens	C2	DEF1
45	Monarca	C2	DEF1
46	Mueschke Road and Mound Road Street Dedication	SP	
47	Navarro Development	C2	
48	Neuen Manor partial replat no 24	C3F	
49	Northwood Garden Estate	C2	
50	Old Richmond Hills	C3P	
51	Park at Anserra Sec 1	C2	
52	Park at Anserra Sec 2	C2	
53	Perry Road Development	C3F	
54	Pinecrest Sec 7	C3P	
55	Prospect Oaks Parkway Street Dedication Sec 2	SP	
56	Reserve on Katy Hockley	C2	DEF1
57	Sorella Drainage Reserves	C3F	
58	Sorella Sec 3	C3F	
59	Spears Road Tract North	C3P	
60	Squirrel Oaks	C2	
61	SRPF C Fairbanks Industrial	C2	
62	Sunterra Sec 42	C3P	
63	Sunterra Sec 44	C3P	
64	Sunterra Sec 45	C3P	
65	Toledo Heights	C3F	
66	Towne Lake Sec 64	C3F	
67	Towne Park Development partial replat no 1	C3F	
68	West Airport Retail Ventures	C2	DEF1
69	Westfield Center Sec 3	C2	
70	Willow Creek Manors	C3F	

B-Replats

71	Amelia Oaks	C2R	DEF1
72	Bennington Crossing	C2R	DEF1
73	Clarrington Villas	C2R	DEF1
74	Concept Canal	C2R	DEF1
75	De Soto Villas	C3R	
76	Drennan Square	C2R	
77	Eighty Four Hundred Westheimer partial replat no 1	C2R	
78	Fabbilt Nobles First Venture	C2R	
79	First Outreach	C2R	
80	Gladstone Cueva	C2R	DEF1
81	Haight Meras Plaza	C2R	
82	Harris County Department of Education	C2R	DEF1
83	Harris County Emergency Services District No 13 Fire Station No25 replat no 1	C2R	
84	Houstonian Homes at Cordell Street	C2R	DEF1

Platting Summary**Houston Planning Commission****PC Date: January 06, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Ireland Villas	C2R	
86	Laura Koppe Crossing	C2R	
87	Lonnie Lane Estates	C2R	
88	Luthe Properties	C2R	
89	Maggie Meadows	C2R	
90	Mansfield Pines	C3R	DEF1
91	Mansfield Villas	C3R	
92	Northline Commons Sec 3 partial replat no1	C2R	
93	Oakland Townhomes	C2R	DEF1
94	Oslo Willowbrook	C3R	DEF1
95	Peachtree Court	C2R	DEF1
96	Prairie View Aris	C2R	
97	RDLC Investments	C2R	
98	Shady Estates	C2R	
99	Shaz Momin Investments Inc Development	C2R	
100	Sherbourne Court	C2R	
101	Shiraz Heights	C2R	
102	Six O Two East Thirty Nine Street LLC	C2R	
103	Skyline Homes at Del Rio	C2R	
104	Solar Street	C2R	DEF1
105	South Side Buffalo Bayou Blocks 436 and 437 partial replat no 1	C2R	
106	Southeast 45 Logistics Park	C2R	
107	TDL Golden Investment Inc Development	C2R	DEF1
108	Twin Cottages at Hare	C2R	
109	Villa Greens Sec 1	C3R	
110	Village Arcade replat no 1 and extension	C2R	
111	Villareal Estates at Canal	C2R	DEF1
112	Villas at West 16th Street	C2R	DEF1
113	Willeyvale Court	C2R	DEF1
114	Willow Park Estates	C2R	
115	Wilmer Residences	C2R	DEF1

C-Public Hearings Requiring Notification

116	Broad Oaks partial replat no 12	C3N	
117	Canterbury Estates Sec 1 partial replat no 2	C3N	
118	Foster Place partial replat no 23	C3N	
119	Foster Place partial replat no 24	C3N	
120	Glenhaven Estates Sec 2 partial replat no 4	C3N	
121	Houstons Skyscraper Shadows Sec 2 partial replat no 6	C3N	
122	Langham Creek Colony Sec 2 partial replat no 3	C3N	DEF1
123	Pelham Place Sec 3 partial replat no 1	C3N	DEF1
124	Rosewood Estates Sec 2 partial replat no 3	C3N	
125	Southgate partial replat no 5	C3N	
126	Upper West End Sec 14 partial replat no 1	C3N	

Platting Summary**Houston Planning Commission****PC Date: January 06, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
127	Views at Radio Road replat no 1	C3N	
128	West Houston Addition partial replat no 1	C3N	

D-Variances

129	Chamon Power GP	GP	DEF1
130	Chamon Power Sec 1	C2	DEF1
131	Chew CRC GP	GP	
132	Chew CRC Commercial	C2R	
133	East Aldine Estates	C3R	
134	Gardens of Troy	C3R	
135	Glendale partial replat no 1	C2R	
136	Harris County MUD No 560 Wastewater Treatment Plant	C2	
137	Harris County MUD no 560 Water Plant	C2	
138	Ismaili Center Houston	C2R	DEF1
139	Jehovah Rapha House of Healing	C2R	
140	JWACSAI Estates	C2R	
141	Nine Thirteen McKee	C2R	DEF1
142	Peachleaf Commercial Center	C2R	
143	Reserve at Nursery Road	C2	
144	Rose Bui Place replat no 1 and extension	C2R	
145	Serrano Estates	C2	

E-Special Exceptions

146	Avalon at Cypress West GP	GP	
147	Avalon Landing Lane Street Dedication Sec 1	C3P	
148	Telge Ranch North GP	GP	

F-Reconsideration of Requirements

None

G-Extensions of Approval

149	Aldine Pines Sec 1	EOA	
150	Aurora Sec 3	EOA	
151	Bridgeland Prairieland Village Sec 16	EOA	
152	Bridgeland Westgreen Boulevard Street Dedication Sec 6	EOA	
153	Harlem Road Reserves replat no 1	EOA	
154	Marvida Sec 9	EOA	
155	Miramesa Commercial Reserve Sec 4	EOA	
156	Stone Creek Ranch Mound Road Street Dedication Sec 1	EOA	
157	Telge Roofing	EOA	

Platting Summary**Houston Planning Commission****PC Date: January 06, 2022**

Item		App	
No.	Subdivision Plat Name	Type	Deferral

H-Name Changes

158	Caroline Development (prev. Caroline Developmemt)	NC	
159	Escobar Reserve (prev. Iglesia de Dios Reserve)	NC	

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

Platting Summary**Houston Planning Commission****PC Date: January 06, 2022**

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	Amended Plat Of Alameda Place partial replat no 12	2021-2974	C3F	Harris	City	493X	0.15	0.00	3	D&Q Design	Pioneer Engineering, LLC
2	Amina Reserve (DEF1)	2021-2873	C2	Harris	City	570F	1.28	1.28	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
3	Amira Sec 22	2021-3056	C3P	Harris	ETJ	286Q	21.40	0.92	83	Johnson Development Services	Meta Planning + Design LLC
4	Amira Sec 23	2021-3058	C3P	Harris	ETJ	286Q	11.50	1.57	35	Johnson Development Services	Meta Planning + Design LLC
5	Amira Sec 24	2021-3059	C3P	Harris	ETJ	286R	11.20	0.89	53	Johnson Development Services	Meta Planning + Design LLC
6	Atwood Villas partial replat no 4	2021-3007	C3F	Harris	City	491Z	0.16	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
7	Avalon at Cypress West Sec 1	2021-3080	C3P	Harris	ETJ	405D	29.30	7.14	103	VPTM AVALON LB LLC	Meta Planning + Design LLC
8	Avalon at Cypress West Sec 2	2021-3081	C3P	Harris	ETJ	405D	15.90	1.70	80	VPTM AVALON LB LLC	Meta Planning + Design LLC
9	Bell Oaks	2021-2995	C2	Harris	City	493V	0.16	0.00	4	Doro Development	The Interfield Group
10	Bender Business Park	2021-2899	C3F	Harris	City	375P	30.61	30.61	0	Amence	Gruller Surveying
11	Breckenridge Forest North Sec 3	2021-2975	C3P	Harris	ETJ	293U	33.38	15.35	69	KB Homes Houston Division	Vogler & Spencer Engineering, Inc.
12	Capital RV and Boat Katy Hockley GP	2021-2986	GP	Harris	ETJ	404C	13.53	0.00	0	Memorial Capital Investments, LLC	Texas Engineering And Mapping Company
13	Cay Landing (DEF1)	2021-2868	C3F	Harris	City	573T	9.94	2.06	102	Contempo Builder	Windrose
14	Citrine Estates	2021-2977	C3F	Harris	City	533Q	2.17	0.19	30	Vera Living Soho LP, a Texas limited partnership	Windrose
15	City of Houston Southwest Water Well 13	2021-2841	C2	Harris	City	530D	1.58	1.58	0	CITY OF HOUSTON	Landtech, Inc.
16	Cypress Green GP	2021-3041	GP	Harris	ETJ	285V	634.84	0.00	0	LT Cypress Green 634, LLC	Jones Carter - Woodlands Office
17	Cypress Green School Reserve	2021-3067	C2	Harris	ETJ	285U	15.29	14.76	0	LT Cypress Green 634, LLC	Jones Carter - Woodlands Office
18	Denmark Place partial replat no 1	2021-2759	C2	Harris	City	454K	0.11	0.00	1	Lemoine Disaster Recovery	Cobalt Engineering & Inspections LLC
19	Dunham Pointe Sec 9	2021-3009	C3P	Harris	ETJ	366A	19.21	0.00	72	Mason Westgreen LP, a Texas limited partnership	BGE, Inc. - Land Planning
20	Dunham Pointe Sec 11	2021-3010	C3P	Harris	ETJ	366B	10.14	0.34	44	Mason Westgreen LP, a Texas limited partnership	BGE, Inc. - Land Planning
21	Dunham Pointe Sec 12	2021-3011	C3P	Harris	ETJ	366B	18.02	0.83	73	Mason Westgreen LP, a Texas limited partnership	BGE, Inc. - Land Planning
22	El Rancho	2021-3014	C2	Harris	ETJ	339S	4.00	0.00	2	Rogelio Bermea Zertuche and Maria Delaluz Zertuche	Survey 1, Inc.
23	Enclave at Lexington Woods	2021-3084	C3F	Harris	ETJ	292R	33.58	11.86	121	Houston LD, LLC	Meta Planning + Design LLC
24	Everstead at Windrose	2021-3042	C2	Harris	ETJ	290P	22.14	22.14	0	Greater Houston Group	Jones Carter - Woodlands Office

Platting Summary**Houston Planning Commission****PC Date: January 06, 2022**

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
25	Forest Hill partial replat no 2	2021-2996	C3F	Harris	City	534D	0.86	0.00	2	R Salazar	South Texas Surveying Associates, Inc.
26	Fry Road Tract GP	2021-3069	GP	Harris	ETJ	446G	59.60	0.00	0	Weingarten Bear Creek, LP	LJA Engineering, Inc.- (Houston Office)
27	Gaut partial replat no 2	2021-3015	C3F	Harris	City	491Q	0.23	0.23	0	Park Place Longmont LLC	Survey 1, Inc.
28	Generation Park West Sec 8	2021-3055	C2	Harris	ETJ	416F	91.54	91.54	0	Generation Park Management District	Baseline Corporation
29	Golfy Woods	2021-3072	C2	Harris	City	452F	0.79	0.79	0	SEM SERVICES	SEM SERVICES
30	Harvest Green Multifamily North	2021-3044	C2	Fort Bend	ETJ	566C	16.81	16.81	0	Kimley-Horn	Windrose
31	Haven at Treeline Addition (DEF1)	2021-2776	C2	Harris	ETJ	328M	11.57	2.99	1	Guefen Development Partners, LLC	Wier & Associates, Inc.
32	Hidden Hills	2021-2979	C3F	Harris	City	452D	1.00	0.04	18	F&N Construction	Pioneer Engineering, LLC
33	Hopfe Road Tract GP	2021-3077	GP	Harris	ETJ	285T	60.00	0.00	0	Tejas Engineering Management LLC	Meta Planning + Design LLC
34	Hopfe Road Tract Sec 1	2021-3093	C3P	Harris	ETJ	285U	34.20	12.57	130	Tejas Engineering Management LLC	Meta Planning + Design LLC
35	Invision Business Center	2021-2980	C2	Harris	ETJ	293S	4.17	4.17	0	Invision Investments LLC	The Pinnell Group, LLC
36	Invision Commerce Park	2021-2982	C2	Harris	ETJ	293S	3.75	3.75	0	Invision Investments LLC	The Pinnell Group, LLC
37	Khans Plaza	2021-2864	C2	Harris	ETJ	407U	1.09	1.09	1	Jaymark Engineering Corporation	Jaymark Engineering Corporation
38	Laird partial replat no 1 and extension	2021-2987	C3F	Harris	ETJ	414T	0.77	0.77	0	Cadillac Express MT LLC	South Texas Surveying Associates, Inc.
39	Lakes of Bella Terra Reserve Sec 9	2021-3092	C2	Fort Bend	ETJ	525E	2.53	2.53	0	Dynamic Engineering Consultants, PC	GBI Partners
40	Laverne Yards	2021-3024	C3F	Harris	City	450U	0.93	0.02	17	B & U Construction	The Interfield Group
41	Levy Park Apartments	2021-3004	C2	Harris	City	492X	2.38	2.38	0	Realm Levy Park, LLC	Landpoint
42	Light Haven at District West Sec 1	2021-2990	C3F	Fort Bend	ETJ	525L	11.51	2.00	117	D-W SOUTH TRACT, LLC	BGE, Inc.
43	Maple Estate	2021-3065	C2	Harris	ETJ	335N	0.14	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
44	Marvida Gardens (DEF1)	2021-2869	C2	Harris	ETJ	406P	14.12	14.12	0	Kimley-Horn	Windrose
45	Monarca (DEF1)	2021-2865	C2	Harris	City	455C	7.00	7.00	0	Garsan Carriers	Terra Surveying Company, Inc.
46	Mueschke Road and Mound Road Street Dedication	2021-2988	SP	Harris	ETJ	366G	6.12	0.00	0	Mason Westgreen, L.P. a Texas limited partnership	BGE, Inc.
47	Navarro Development	2021-2991	C2	Montgomery	ETJ	295L	0.56	0.56	0	The Jean McKinley Company, Inc.	Jean McKinley Company
48	Neuen Manor partial replat no 24	2021-2905	C3F	Harris	City	450U	0.53	0.01	10	CE Engineers & Development Consultants, INC	CE Engineers & Development Consultants, INC
49	Northwood Garden Estate	2021-2983	C2	Harris	ETJ	331K	1.27	1.27	0	Houston Serenity Place, Inc	Survey 1, Inc.
50	Old Richmond Hills	2021-3063	C3P	Harris	City	528U	8.61	2.14	70	Thieu LLC	Survey 1, Inc.
51	Park at Anserra Sec 1	2021-3088	C2	Fort Bend/ Waller	ETJ	483C	11.97	11.97	0	IDV Development	Jones Carter

Platting Summary**Houston Planning Commission****PC Date: January 06, 2022**

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
52	Park at Anserra Sec 2	2021-3091	C2	Fort Bend/ Waller	ETJ	483D	44.89	44.89	0	IDV Development	Jones Carter
53	Perry Road Development	2021-3043	C3F	Harris	ETJ	369G	18.02	18.02	0	Kimley-Horn	Windrose
54	Pinecrest Sec 7	2021-2992	C3P	Harris	City	450J	14.60	3.00	176	Meritage Homes of Texas LLC	Marsh Darcy Partners, Inc.
55	Prospect Oaks Parkway Street Dedication Sec 2	2021-3076	SP	Harris	ETJ	405U	0.27	0.00	0	Nash FM 529, LLC. a Delaware limited liability company	BGE, Inc.
56	Reserve on Katy Hockley (DEF1)	2021-2737	C2	Harris	ETJ	444B	113.47	111.57	0	Holigan Land LP	Core
57	Sorella Drainage Reserves	2021-3000	C3F	Harris	ETJ	286N	27.85	25.86	0	M/I Homes of Houston LLC	LJA Engineering, Inc.- (Houston Office)
58	Sorella Sec 3	2021-2971	C3F	Harris	ETJ	286N	14.52	1.78	74	M/I Homes of Houston LLC	LJA Engineering, Inc.- (Houston Office)
59	Spears Road Tract North	2021-3073	C3P	Harris	ETJ	372E	29.30	5.13	146	D.R. Horton-Texas, Ltd.	Jones Carter - Woodlands Office
60	Squirrel Oaks	2021-2976	C2	Harris	ETJ	292L	3.35	3.35	0	SQRL Enterprises	The Pinnell Group, LLC
61	SRPF C Fairbanks Industrial	2021-3070	C2	Harris	ETJ	370X	10.60	10.60	0	SRPF C/Fairbanks Industrial, L.P.	Half Associates, Inc.
62	Sunterra Sec 42	2021-3032	C3P	Harris	ETJ	404W	34.39	7.62	123	Katy 1039 Ltd.	Jones Carter
63	Sunterra Sec 44	2021-3034	C3P	Harris	ETJ	404W	24.36	9.24	73	Katy 1039 Ltd.	Jones Carter
64	Sunterra Sec 45	2021-3035	C3P	Harris/ Waller	ETJ	404W	30.06	8.82	103	Katy 1039 Ltd.	Jones Carter
65	Toledo Heights	2021-2985	C3F	Harris	City	451D	0.51	0.00	5	Remaind Properties	Pioneer Engineering, LLC
66	Towne Lake Sec 64	2021-3057	C3F	Harris	ETJ	367J	43.89	3.70	195	CW SCOA West, L.P., a Texas Limited Partnership	EHRA
67	Towne Park Development partial replat no 1	2021-2984	C3F	Harris	City	415S	0.97	0.00	5	TOWN PARK DEVELOPMENT, LLC	Survey 1, Inc.
68	West Airport Retail Ventures (DEF1)	2021-2898	C2	Fort Bend	ETJ	566D	8.50	8.50	0	Alana Development Company	LJA Engineering, Inc.- (Houston Office)
69	Westfield Center Sec 3	2021-3013	C2	Harris	ETJ	333K	6.34	6.34	0	Sunbelt Tenant Equipment, LLC	Hovis Surveying Company Inc.
70	Willow Creek Manors	2021-3053	C3F	Harris	ETJ	289L	19.73	16.36	0	Willow Creek Manors Property, LLC	Costello, Inc.

B-Replats

71	Amelia Oaks (DEF1)	2021-2883	C2R	Harris	City	451T	1.60	0.16	34	Onyx Land Partners, LLC.	ICMC GROUP INC
72	Bennington Crossing (DEF1)	2021-2774	C2R	Harris	City	454Q	0.64	0.01	6	JFO SOLUTIONS	PLS CONSTRUCTION LAYOUT, INC
73	Clarrington Villas (DEF1)	2021-2775	C2R	Harris	City	454G	0.18	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
74	Concept Canal (DEF1)	2021-2867	C2R	Harris	City	494N	0.67	0.67	0	ALJ Lindsey	Windrose
75	De Soto Villas	2021-3094	C3R	Harris	City	411Z	0.94	0.01	13	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
76	Drennan Square	2021-2860	C2R	Harris	City	494N	0.13	0.00	3	Projects and Designs	Windrose

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				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
77	Eighty Four Hundred Westheimer partial replat no 1	2021-2998	C2R	Harris	City	490U	0.63	0.63	0	Vista Management	South Texas Surveying Associates, Inc.
78	Fabbilt Nobles First Venture	2021-3019	C2R	Harris	City	493H	0.23	0.00	4	Fabbilt LLC	Karen Rose Engineering and Surveying
79	First Outreach	2021-3046	C2R	Harris	City	571R	6.00	6.00	0	FIRST OUTREACH MISSIONARY BAPTIST CHURCH	MOMENTUM ENGINEERING
80	Gladstone Cueva (DEF1)	2021-2872	C2R	Harris	City	533U	0.11	0.00	2	New Era Development	New Era Development
81	Haight Meras Plaza	2021-3021	C2R	Harris	City	455K	0.22	0.00	2	New Era Development	New Era Development
82	Harris County Department of Education (DEF1)	2021-2782	C2R	Harris	City	453R	2.00	2.00	0	Harris County Dept of Education	Doucet & Associates, Inc.
83	Harris County Emergency Services District No 13 Fire Station No25 replat no 1	2021-3036	C2R	Harris	ETJ	370W	3.84	3.84	0	Joiner Architects	Weisser Engineering Company
84	Houstonian Homes at Cordell Street (DEF1)	2021-2937	C2R	Harris	City	453T	0.11	0.00	2	CVR Homes	PLS CONSTRUCTION LAYOUT, INC
85	Ireland Villas	2021-3047	C2R	Harris	City	454C	0.20	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
86	Laura Koppe Crossing	2021-3030	C2R	Harris	City	454G	0.31	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
87	Lonnies Lane Estates	2021-3008	C2R	Harris	City	412Y	0.76	0.00	13	American Pointe Realty	South Texas Surveying Associates, Inc.
88	Luthe Properties	2021-3086	C2R	Harris	ETJ	373Y	1.17	1.17	0	Individual Owner	Boundary One, LLC
89	Maggie Meadows	2021-3071	C2R	Harris	City	533Y	0.63	0.00	5	SEM SERVICES	SEM SERVICES
90	Mansfield Pines (DEF1)	2021-2886	C3R	Harris	City	452A	4.73	0.68	62	Onyx Land Partners, LLC.	ICMC GROUP INC
91	Mansfield Villas	2021-3031	C3R	Harris	City	452A	0.98	0.01	13	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
92	Northline Commons Sec 3 partial replat no1	2021-2973	C2R	Harris	City	453K	1.13	1.13	1	Interplan LLC	Interplan, LLC
93	Oakland Townhomes (DEF1)	2021-2796	C2R	Harris	City	494T	0.11	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
94	Oslo Willowbrook (DEF1)	2021-2866	C3R	Harris	City	369M	2.20	2.20	0	Kimley-Horn	Windrose
95	Peachtree Court (DEF1)	2021-2780	C2R	Harris	City	454G	0.55	0.01	6	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
96	Prairie View Aris	2021-3066	C2R	Harris	City	412T	0.17	0.00	3	Steps Development LLC	The Interfield Group
97	RDLC Investments	2021-2978	C2R	Harris	City	530B	0.84	0.84	0	Robertos Moving LLC	The Pinnell Group, LLC
98	Shady Estates	2021-3027	C2R	Harris	City	454M	0.24	0.00	5	Greystone North American Investments, LCC	CGES Bailey Planning
99	Shaz Momin Investments Inc Development	2021-3025	C2R	Harris	City	450R	0.40	0.40	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
100	Sherbourne Court	2021-3040	C2R	Harris	City	455E	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC

Platting Summary**Houston Planning Commission****PC Date: January 06, 2022**

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
101	Shiraz Heights	2021-2699	C2R	Harris	City	451D	0.98	0.12	13	Larian Pars elite home investment LLC	Hussam Ghuneim
102	Six O Two East Thirty Nine Street LLC	2021-3026	C2R	Harris	City	453N	0.14	0.00	3	602 E 39th Street LLC	CGES Bailey Planning
103	Skyline Homes at Del Rio	2021-2997	C2R	Harris	City	533L	0.24	0.00	5	SKYLINE HOME BUILDERS, LLC,	MOMENTUM ENGINEERING
104	Solar Street (DEF1)	2021-2852	C2R	Harris	City	493A	0.31	0.00	2	GIGA Construction LLC	South Texas Surveying Associates, Inc.
105	South Side Buffalo Bayou Blocks 436 and 437 partial replat no 1	2021-3049	C2R	Harris	City	493U	1.43	1.43	0	1500 Gray Development LP	Vernon G. Henry & Associates, Inc.
106	Southeast 45 Logistics Park	2021-3082	C2R	Harris	City	576L	11.83	11.83	0	Junction Commercial Real Estate	Texas Engineering And Mapping Company
107	TDL Golden Investment Inc Development (DEF1)	2021-2758	C2R	Harris	ETJ	369G	1.21	1.21	0	Teran Group	Teran Group LLC
108	Twin Cottages at Hare	2021-2989	C2R	Harris	City	494F	0.10	0.00	2	Associated Builders Group	Pioneer Engineering, LLC
109	Villa Greens Sec 1	2021-2950	C3R	Harris	City	372F	20.81	6.38	100	Academy Development	EHRA
110	Village Arcade replat no 1 and extension	2021-3064	C2R	Harris	City	532C	6.08	6.08	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
111	Villareal Estates at Canal (DEF1)	2021-2889	C2R	Harris	City	494U	0.23	0.00	4	New Era Development	New Era Development
112	Villas at West 16th Street (DEF1)	2021-2935	C2R	Harris	City	452Y	0.15	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
113	Willeyvale Court (DEF1)	2021-2781	C2R	Harris	City	454L	0.28	0.00	2	Europa Homes	PLS CONSTRUCTION LAYOUT, INC
114	Willow Park Estates	2021-2829	C2R	Harris	City	412P	0.50	0.06	8	Flip Connections LLC	Chesterfield Development Services
115	Wilmer Residences (DEF1)	2021-2960	C2R	Harris	City	494S	0.22	0.00	5	Merryn Holdings LLC	The Interfield Group

C-Public Hearings Requiring Notification

116	Broad Oaks partial replat no 12	2021-2720	C3N	Harris	City	491K	0.50	0.00	1	BURGER BUILDERS	replats.com
117	Canterbury Estates Sec 1 partial replat no 2	2021-2797	C3N	Harris	ETJ	379G	76.31	0.89	33	Roger Allen	Survey 1, Inc.
118	Foster Place partial replat no 23	2021-2726	C3N	Harris	City	533R	0.12	0.00	2	Rapini & Brand Properties LLC	South Texas Surveying Associates, Inc.
119	Foster Place partial replat no 24	2021-2719	C3N	Harris	City	533R	0.12	0.00	2	Tovica Properties	South Texas Surveying Associates, Inc.
120	Glenhaven Estates Sec 2 partial replat no 4	2021-2755	C3N	Harris	City	491W	2.79	2.79	0	Richmond 6101, LLC	Civil-Surv Land Surveying, L.C.
121	Houstons Skyscraper Shadows Sec 2 partial replat no 6	2021-2786	C3N	Harris	City	575P	0.46	0.00	2	Paintex Construction	Tetra Surveys
122	Langham Creek Colony Sec 2 partial replat no 3 (DEF1)	2021-2540	C3N	Harris	ETJ	408S	0.35	0.08	5	RMJ Realty, LLC	Owens Management Systems, LLC
123	Pelham Place Sec 3 partial replat no 1 (DEF1)	2021-2239	C3N	Harris	City	454M	0.43	0.43	2	TTK Properties	Moon House Predevelopment LLC

Platting Summary**Houston Planning Commission****PC Date: January 06, 2022**

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
124	Rosewood Estates Sec 2 partial replat no 3	2021-2762	C3N	Harris	City	455E	0.20	0.00	3	Edward Romero	CGES Bailey Planning
125	Southgate partial replat no 5	2021-2723	C3N	Harris	City	532H	0.26	0.26	0	1904 Addison, LLC	Vernon G. Henry & Associates, Inc.
126	Upper West End Sec 14 partial replat no 1	2021-2515	C3N	Harris	City	492H	0.11	0.00	3	Houston Quality Builders, Inc.	Total Surveyors, Inc.
127	Views at Radio Road replat no 1	2021-2397	C3N	Harris	City	575M	0.22	0.00	1	Rezcom	PLS CONSTRUCTION LAYOUT, INC
128	West Houston Addition partial replat no 1	2021-2807	C3N	Harris	City	492Y	0.14	0.00	2	First Chapel Development, LLC	Total Surveyors, Inc.

D-Variances

129	Chamon Power GP (DEF1)	2021-2766	GP	Harris	ETJ	418Q	662.50	0.00	0	SEM SERVICES	SEM SERVICES
130	Chamon Power Sec 1 (DEF1)	2021-2768	C2	Harris	ETJ	418R	5.68	5.68	0	SEM SERVICES	SEM SERVICES
131	Chew CRC GP	2021-3087	GP	Harris	City	494C	1.38	0.00	0	Fifth Ward Community Redevelopment Corporation	M2L Associates, Inc.
132	Chew CRC Commercial	2021-3083	C2R	Harris	City	494C	0.70	0.70	0	Fifth Ward Community Redevelopment Corporation	M2L Associates, Inc.
133	East Aldine Estates	2021-3061	C3R	Harris	ETJ	414E	9.62	3.25	47	County of Harris	EHRA
134	Gardens of Troy	2021-3045	C3R	Harris	ETJ	335S	8.21	3.20	44	Harris County	EHRA
135	Glendale partial replat no 1	2021-3018	C2R	Harris	City	495K	15.02	15.02	0	WH Houston LLC	Texas Legal Media
136	Harris County MUD No 560 Wastewater Treatment Plant	2021-3051	C2	Harris	ETJ	379Y	2.73	2.73	0	Hannover Estates, LTD.	EHRA
137	Harris County MUD no 560 Water Plant	2021-3050	C2	Harris	ETJ	379Y	1.64	1.64	0	Hannover Estates, LTD.	EHRA
138	Ismaili Center Houston (DEF1)	2021-2783	C2R	Harris	City	493J	11.08	11.04	0	Duplantis Design Group, PC	Windrose
139	Jehovah Rapha House of Healing	2021-2916	C2R	Harris	City	454L	1.69	1.69	0	Jehovah House of Healing Church, Inc	Owens Management Systems, LLC
140	JWACSAI Estates	2021-2966	C2R	Harris	City	494F	0.08	0.00	1	Jesus Was A Carpenter So Am I	Chesterfield Development Services
141	Nine Thirteen McKee (DEF1)	2021-2619	C2R	Harris	City	493M	0.54	0.54	0	Sandlot Engineering	MBCO Engineering
142	Peachleaf Commercial Center	2021-3039	C2R	Harris	ETJ	373Z	16.83	16.40	0	Aldine Land Holding, Inc.	Hovis Surveying Company Inc.
143	Reserve at Nursery Road	2021-2870	C2	Montgomery	ETJ	252N	6.66	6.51	1	Fluornoy Development Group, LLC	Pape-Dawson Engineers
144	Rose Bui Place replat no 1 and extension	2021-2850	C2R	Harris	City	453Q	0.42	0.42	0	DVB RE Investments, LLC	Morales Engineering Associates, LLC
145	Serrano Estates	2021-3075	C2	Harris	ETJ	333G	5.87	5.87	0	Floretino Serrano	Century Engineering, Inc

E-Special Exceptions

146	Avalon at Cypress West GP	2021-3078	GP	Harris	ETJ	405D	229.10	0.00	0	VPTM AVALON LB LLC	Meta Planning + Design LLC
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Platting Summary**Houston Planning Commission****PC Date: January 06, 2022**

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
147	Avalon Landing Lane Street Dedication Sec 1	2021-3079	C3P	Harris	ETJ	405D	2.30	0.00	0	VPTM AVALON LB LLC	Meta Planning + Design LLC
148	Telge Ranch North GP	2021-3048	GP	Harris	ETJ	327M	15.34	0.00	0	Woodmere Development Co., LTD.	IDS Engineering Group

F-Reconsideration of Requirements

None

G-Extensions of Approval

149	Aldine Pines Sec 1	2020-2469	EOA	Harris	ETJ	374Z	30.27	6.67	185	IDC RESIDENTIAL LLC	Benchmark Engineering Corporation
150	Aurora Sec 3	2020-2477	EOA	Harris	ETJ	405X	29.35	1.82	153	Century Land Holdings of Texas	Costello, Inc.
151	Bridgeland Prairieland Village Sec 16	2020-2440	EOA	Harris	ETJ	365P	18.53	2.09	55	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
152	Bridgeland Westgreen Boulevard Street Dedication Sec 6	2021-0026	EOA	Harris	ETJ	366W	6.06	1.27	0	Bridgeland Development LP	Costello, Inc.
153	Harlem Road Reserves replat no 1	2021-0141	EOA	Fort Bend	ETJ	526Y	91.92	91.92	0	AMAZON.COM SERVICES, LLC	Jones Carter - Woodlands Office
154	Marvida Sec 9	2021-0054	EOA	Harris	ETJ	406F	19.79	1.06	107	Cypress 856, Ltd.	Jones Carter - Woodlands Office
155	Miramasa Commercial Reserve Sec 4	2020-2491	EOA	Harris	ETJ	406B	2.74	2.74	0	Reed King - Commercial Real Estate	Windrose
156	Stone Creek Ranch Mound Road Street Dedication Sec 1	2020-2468	EOA	Harris	ETJ	325S	3.75	0.00	0	Becker	BGE, Inc.
157	Telge Roofing	2021-0191	EOA	Harris	ETJ	327R	8.42	8.01	0	ATR Engineering	Tetra Surveys

H-Name Changes

158	Caroline Development (prev. Caroline Development)	2021-0991	NC	Harris	City	493U	0.34	0.34	0	Irelan McDaniel, PLLC	Windrose
159	Escobar Reserve (prev. Iglesia de Dios Reserve)	2021-2734	NC	Harris	City	571L	0.37	0.37	0	Iglesia De Dios Cruzando El Jordan	Houston Platting

I-Certification of Compliance

None

J-Administrative

None

Platting Summary**Houston Planning Commission****PC Date: January 06, 2022**

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

K-Development Plats with Variance Requests

160	4502 Kingsbury Street	21082902	DPV	Harris	City/	533M				Joyce Owens	Ownes Management Systems, LLC
161	4521 N. Main Street	21018517	DPV	Harris	City	453X				Mike Pierce	PEA Group
162	408 Pecore Street	21100124	DPV	Harris	City	493B				Kimberson Tanco	MK Collaborative

Off-Street Parking with Variance Requests

IV	3001 Canal Street	21089360	PV	Harris	City	494N				Andrew Allemand	Beacon Land Services
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Houston Planning Commission

ITEM: 116

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Broad Oaks partial replat no 12

Applicant: replats.com



C – Public Hearings

Site Location

Houston Planning Commission

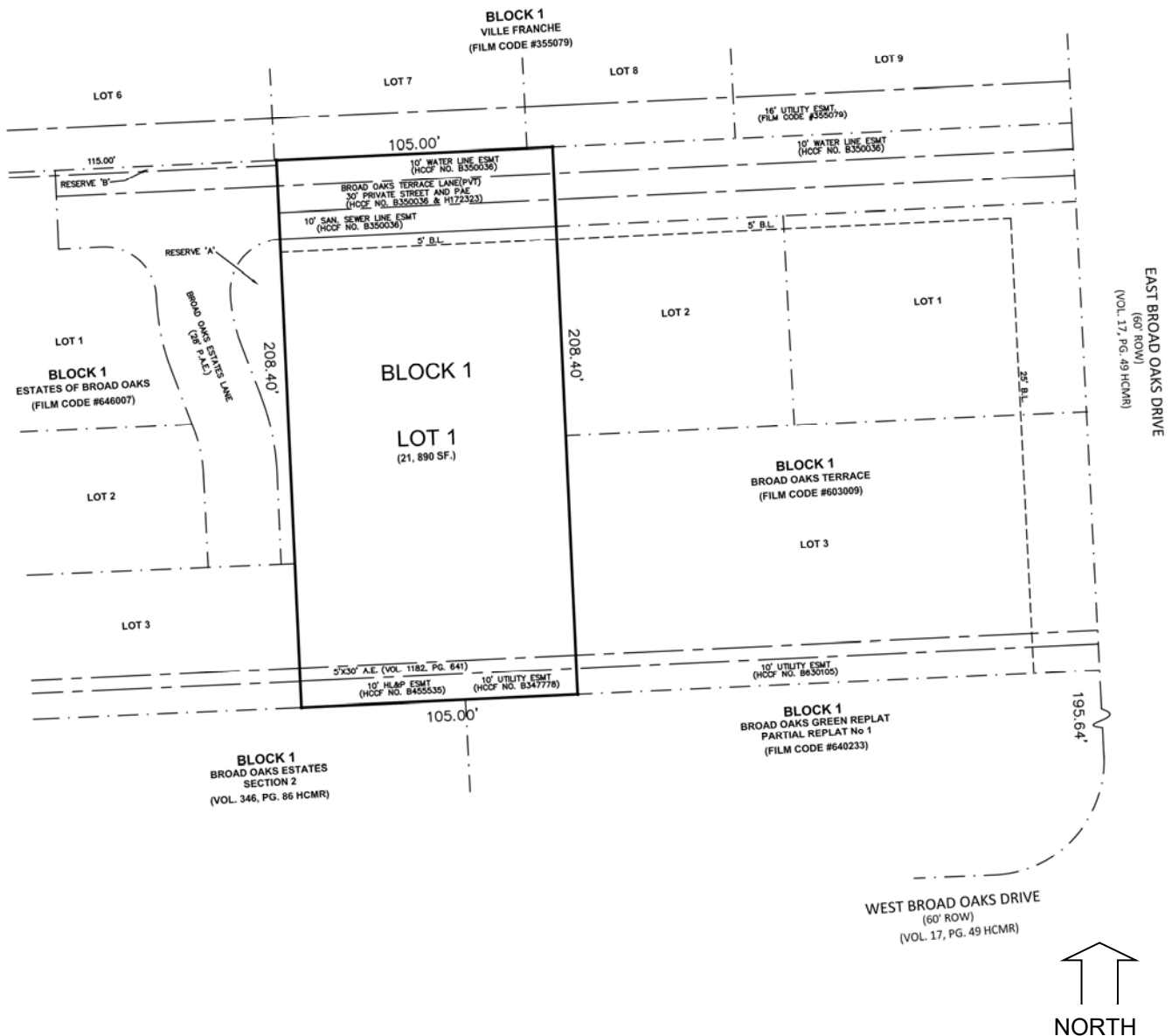
ITEM: 116

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Broad Oaks partial replat no 12

Applicant: replats.com



C – Public Hearings

Subdivision

Houston Planning Commission

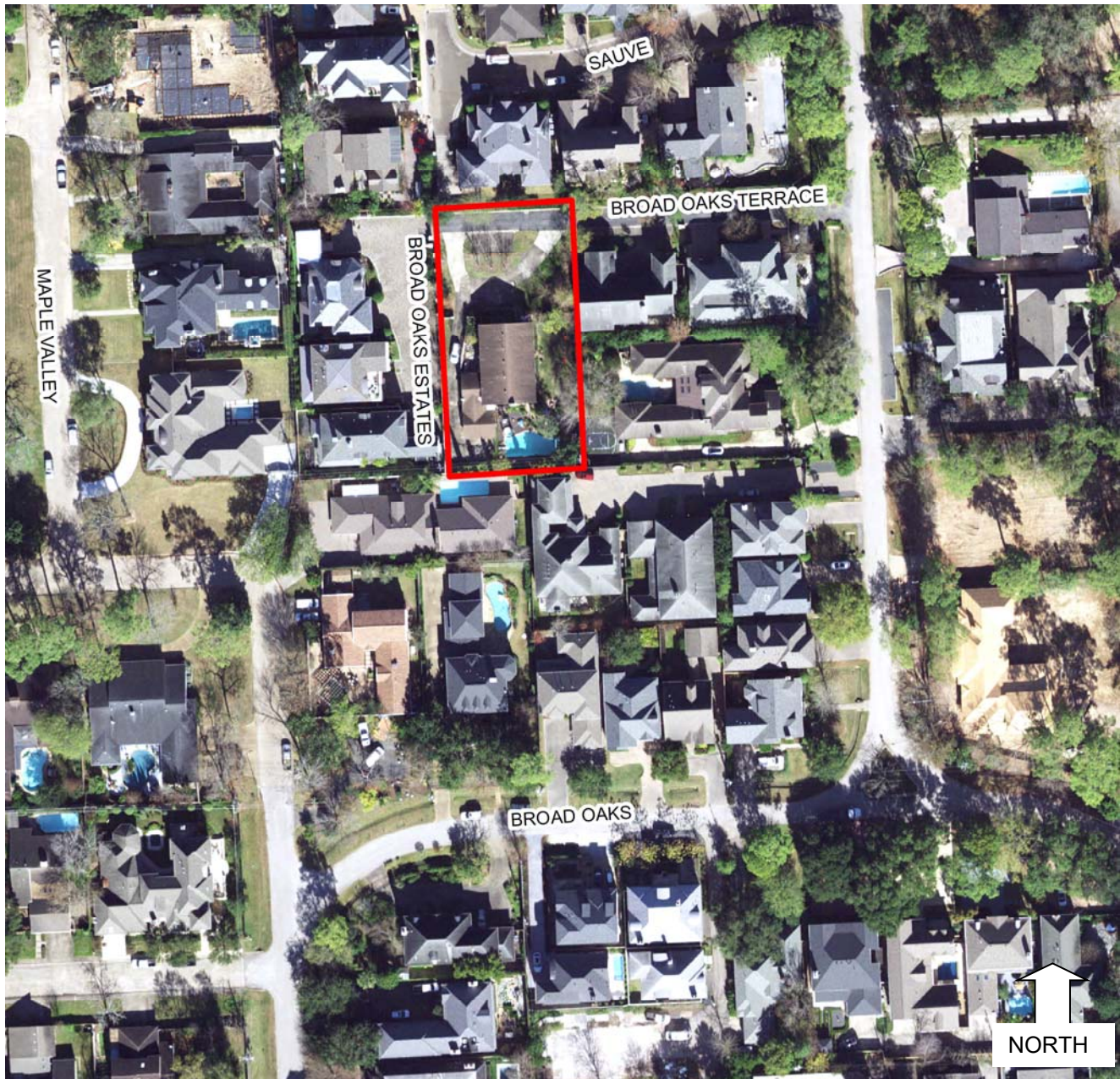
ITEM: 116

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Broad Oaks partial replat no 12

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C – Public Hearings

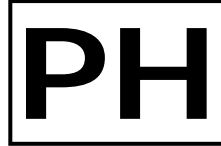
Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

December 9, 2021

Dear Property Owner:

Reference Number: 2021-2720; Broad Oaks partial replat no 12; partial replat of **Broad Oaks**, being a portion of Lot 7, in Block 2, as recorded in Volume 17, Page 49 of the Harris County Map Records.

The property is located east of Broad Oaks Drive and south of Briar Drive. The purpose of the replat is to create one (1) single-family residential lot. The applicant, **Dave Strickland**, with replats.com, on behalf of the developer, Burgher Builders, can be contacted at **281-705-4297**.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 6, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission

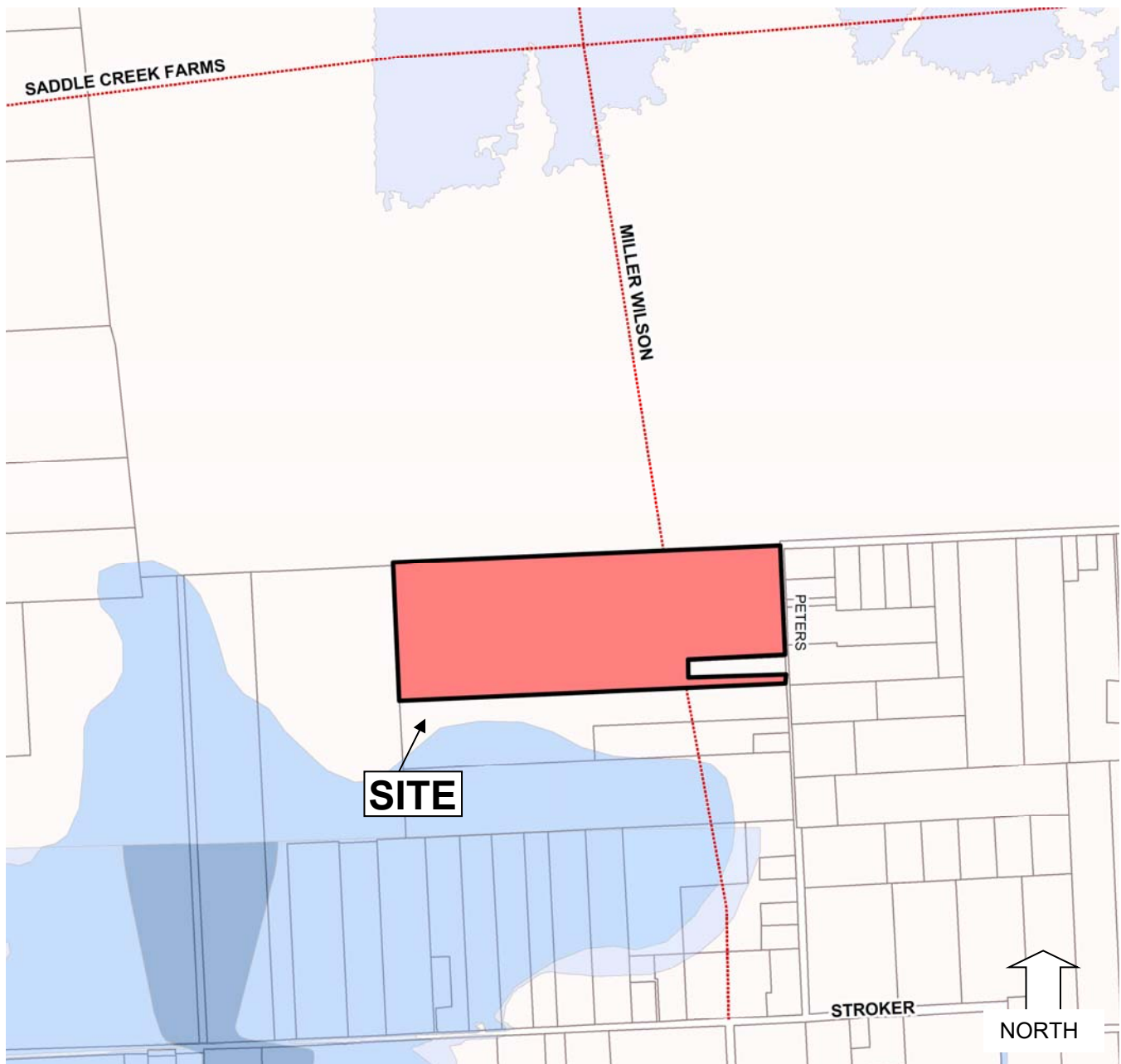
ITEM: 117

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Canterbury Estates Sec 1 partial replat no 2

Applicant: Survey 1, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

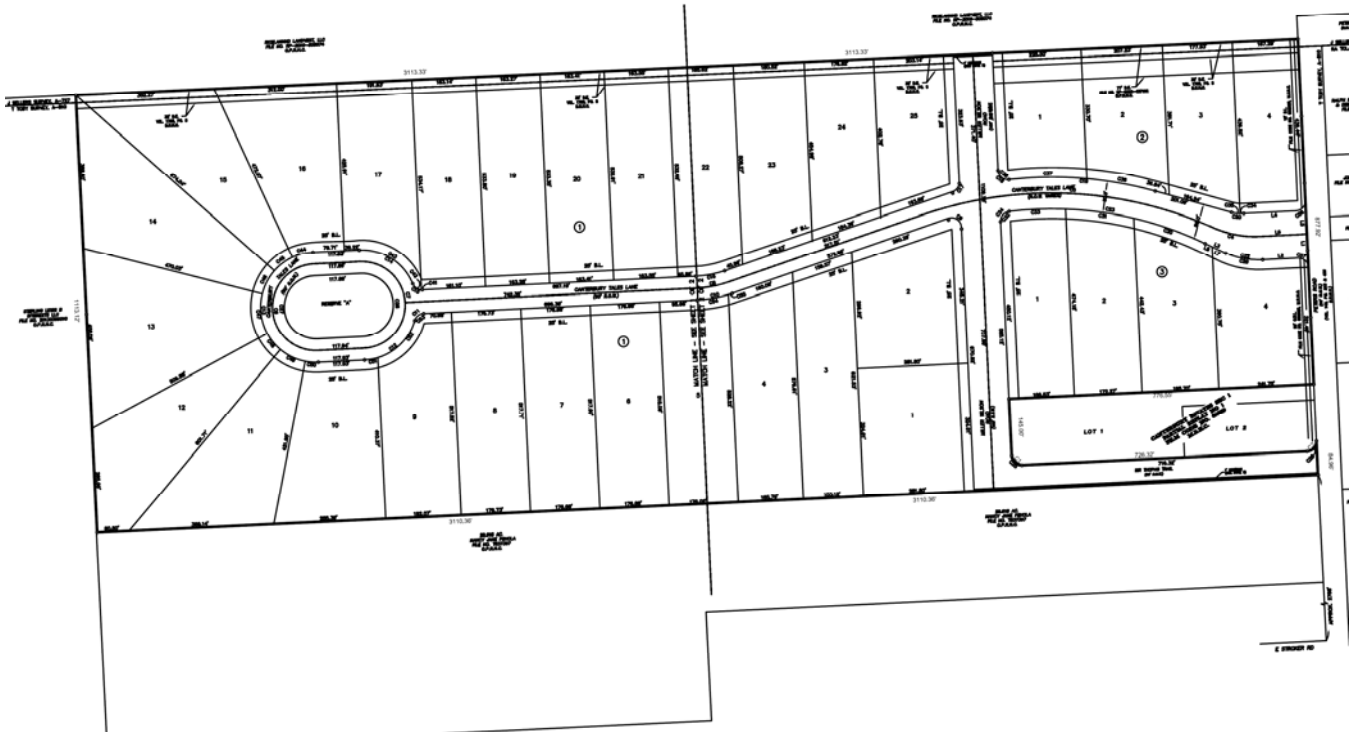
ITEM: 117

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Canterbury Estates Sec 1 partial replat no 2

Applicant: Survey 1, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

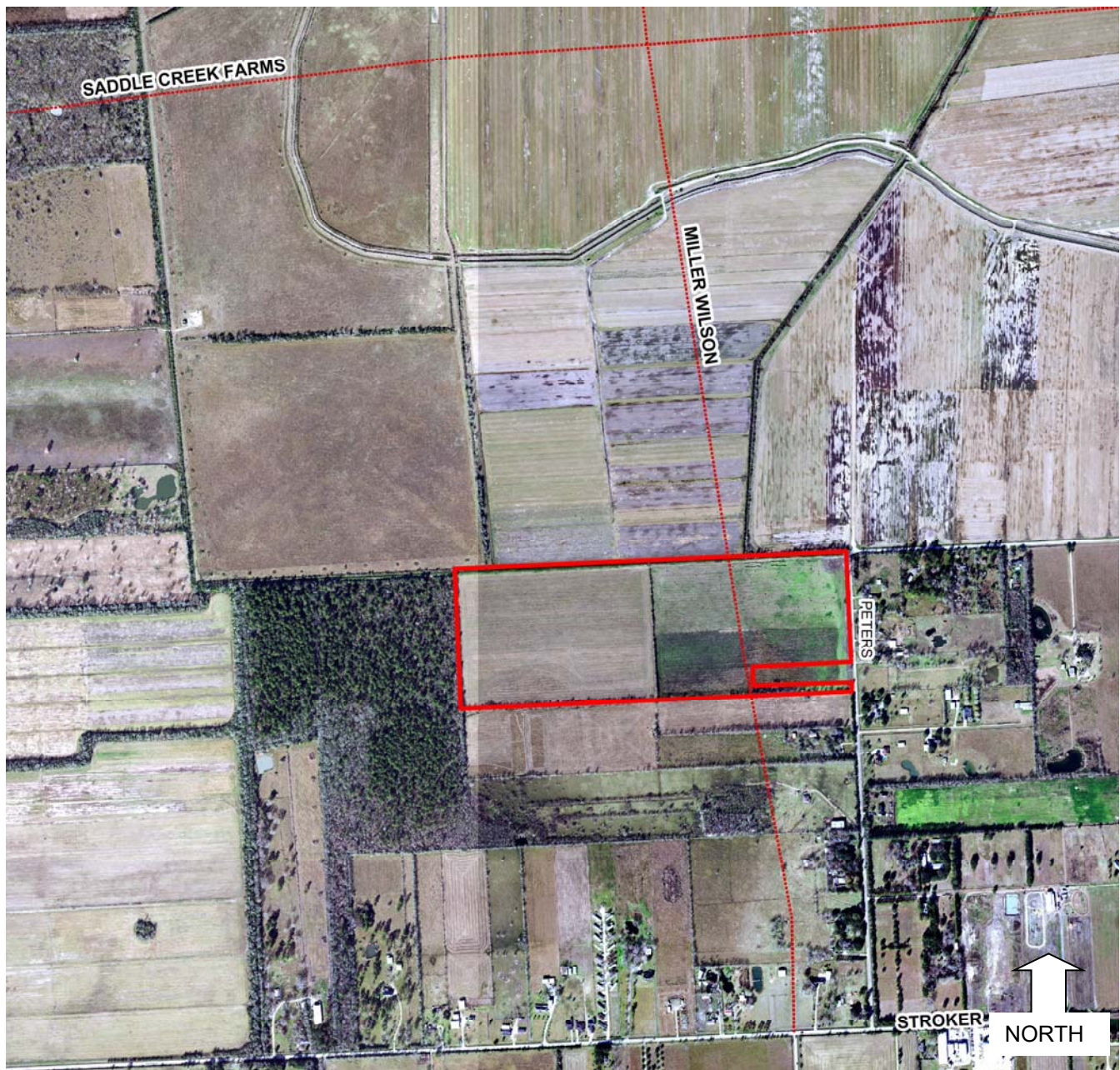
ITEM: 117

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Canterbury Estates Sec 1 partial replat no 2

Applicant: Survey 1, Inc.



C – Public Hearings

Aerial

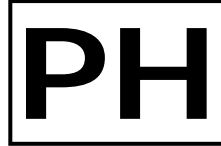


CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

December 9, 2021

Dear Property Owner:

Reference Number: 2021-2797; Canterbury Estates Sec 1 partial replat no 2; partial replat of **Canterbury Estates Sec 1**, being a tract of land containing of 76.3090 acres situated in the T. Toby Survey, Abstract 810 and being all of Lots 1-5, block 1, of **Canterbury Estates Sec 1**, as recorded at Film Code No. 692925 of the Harris County Map Records.

The property is located north of Stroker Road west of Peters Road. The purpose of the replat is to create thirty single family residential lots and one landscape reserve. The applicant, **Cathy Fontenot**, with Survey 1, Inc., on behalf of the developer, Roger Allen, can be contacted at 281-393-1382.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 6, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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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,

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.

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

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

Terminology

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- **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.
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Planning Department Staff Authority and Obligation

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Houston Planning Commission

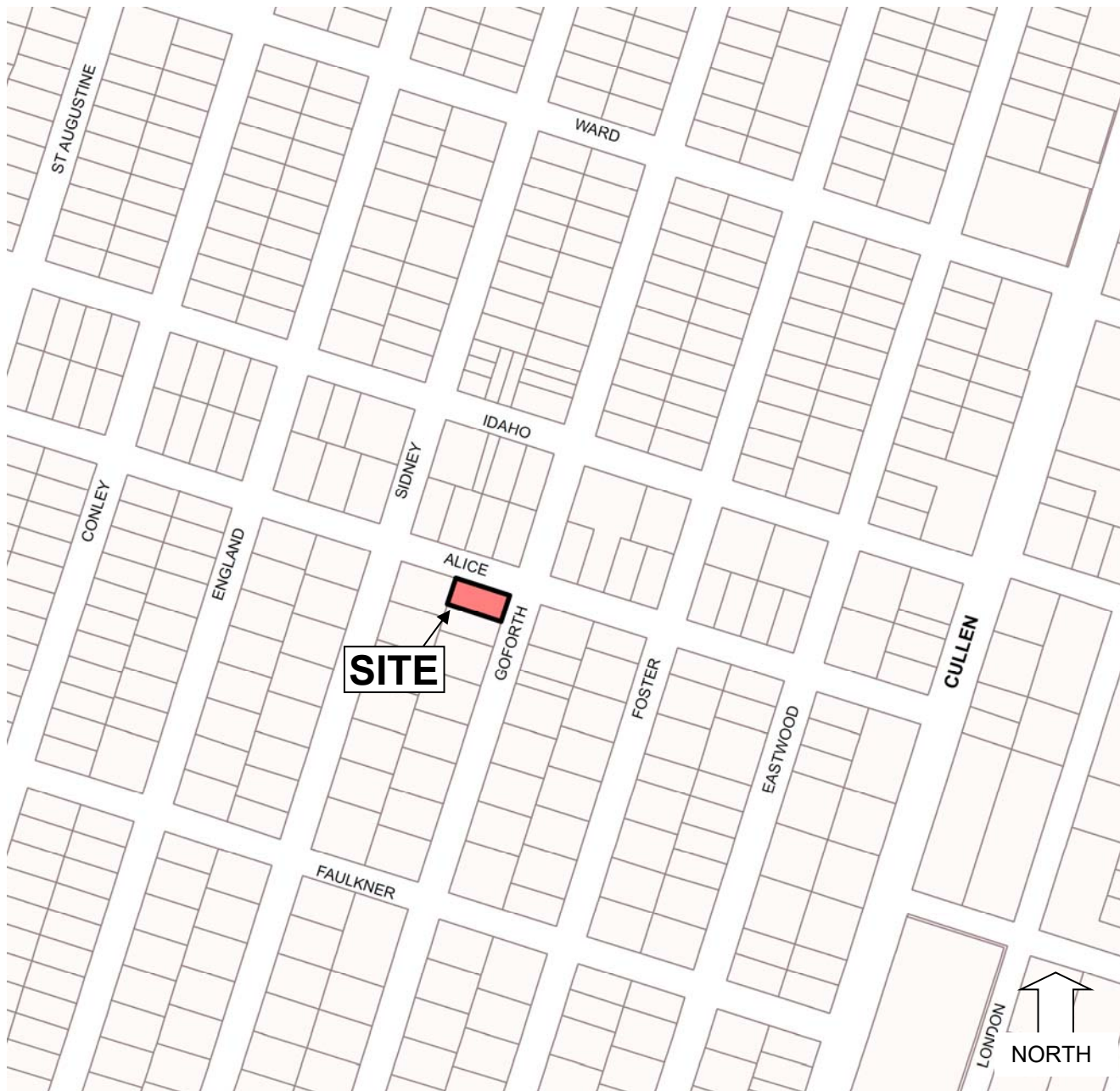
ITEM: 118

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Foster Place partial replat no 23

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

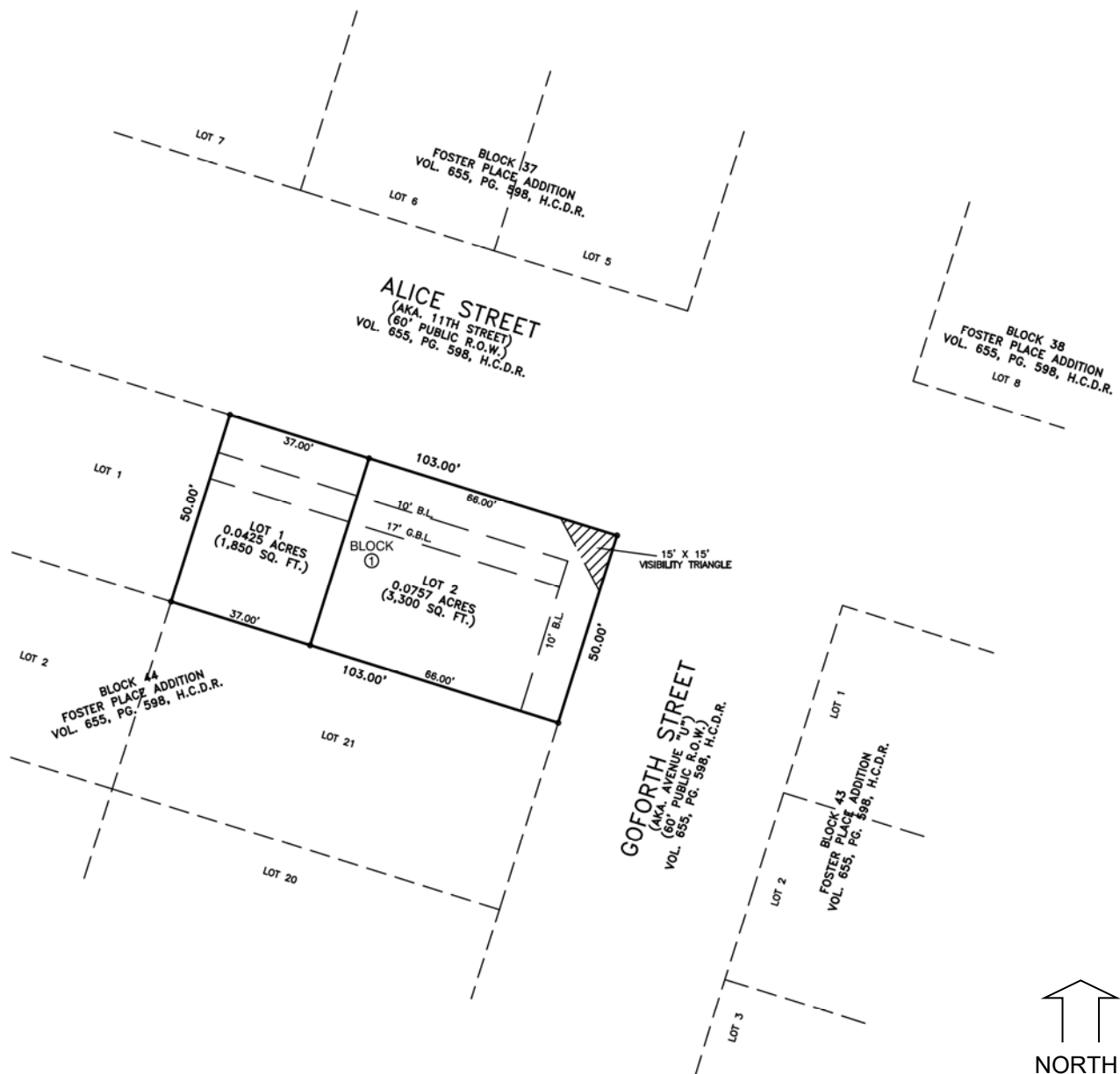
ITEM: 118

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Foster Place partial replat no 23

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

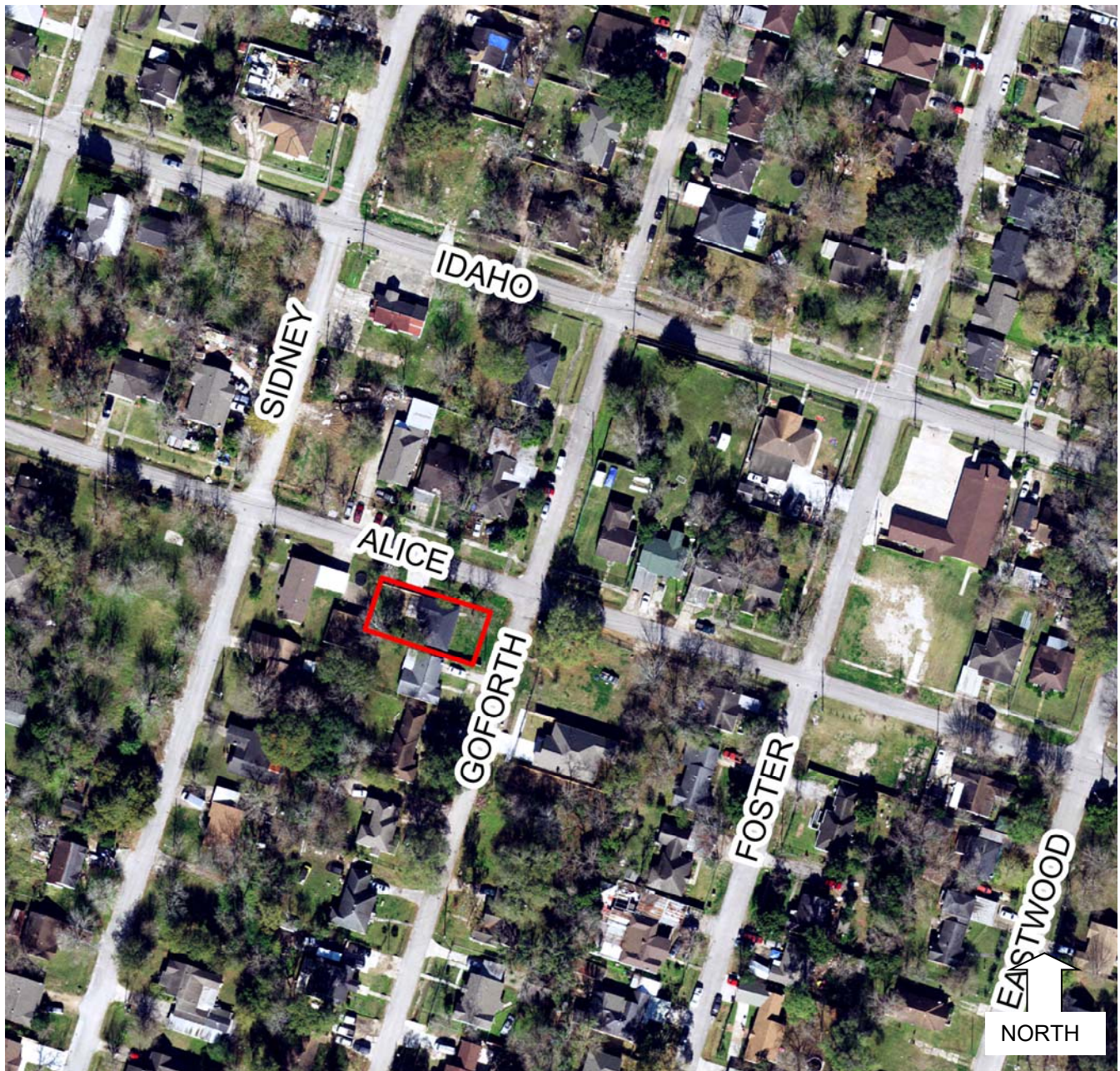
ITEM: 118

Planning and Development Department

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Subdivision Name: Foster Place partial replat no 23

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

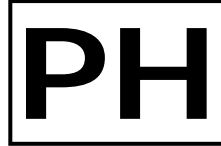
Aerial



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

December 9, 2021

Dear Property Owner:

Reference Number: 2021-2726; Foster Place partial replat no 23; partial replat of **Foster Place**, lot 22, block 44, as recorded at Vol 655, Page 598 of the Harris County Deed Records.

The property is located southeast intersection of Alice and Goforth Streets west of Cullen Blvd. The purpose of the replat is to create two single family residential lots. The applicant, **Barringer Jason**, with South Texas Surveying Associates, Inc., on behalf of **Rapini & Brand Properties LLC**, can be contacted at **281-556-6918**.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 6, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

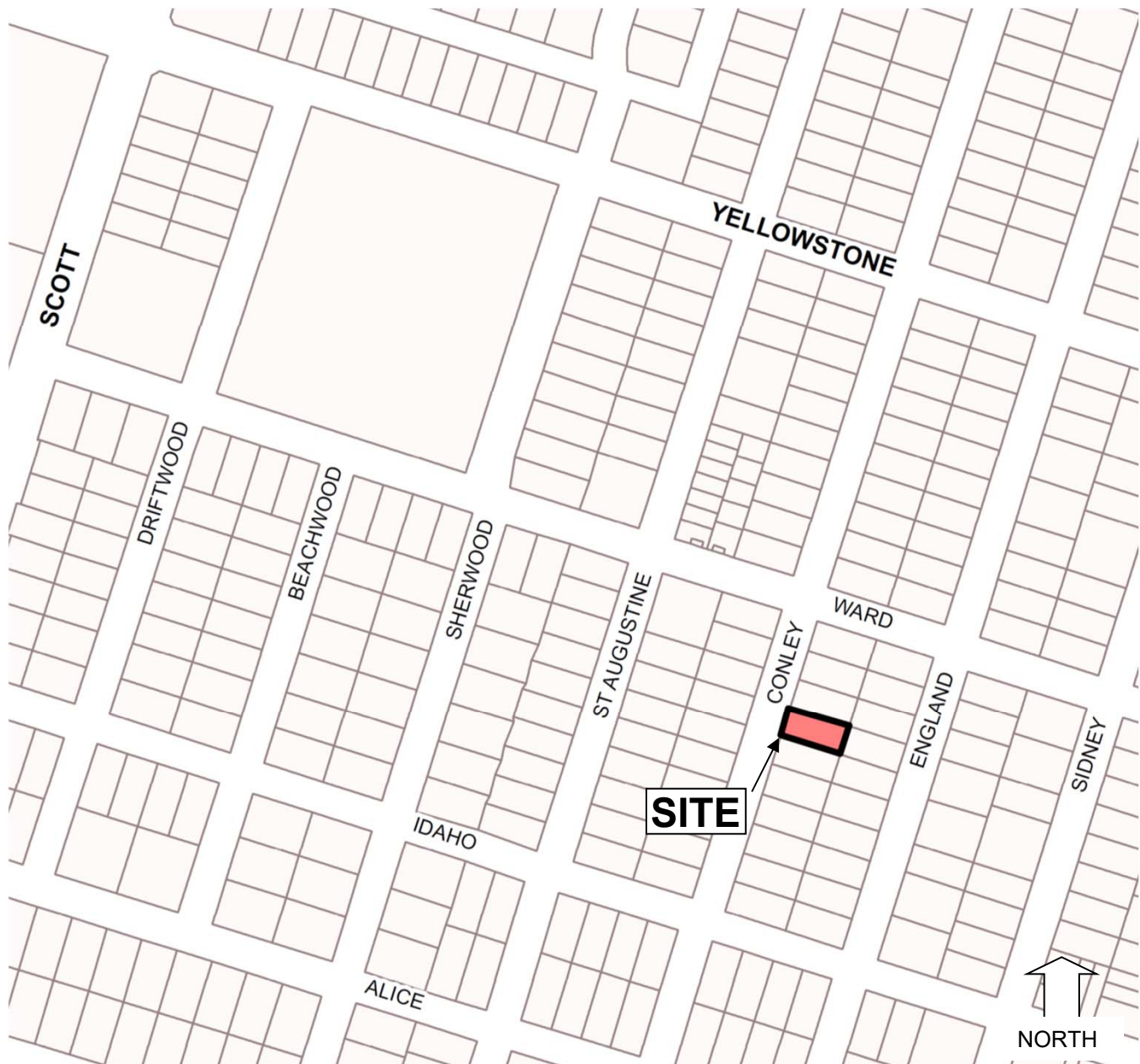
ITEM: 119

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Foster Place partial replat no 24

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

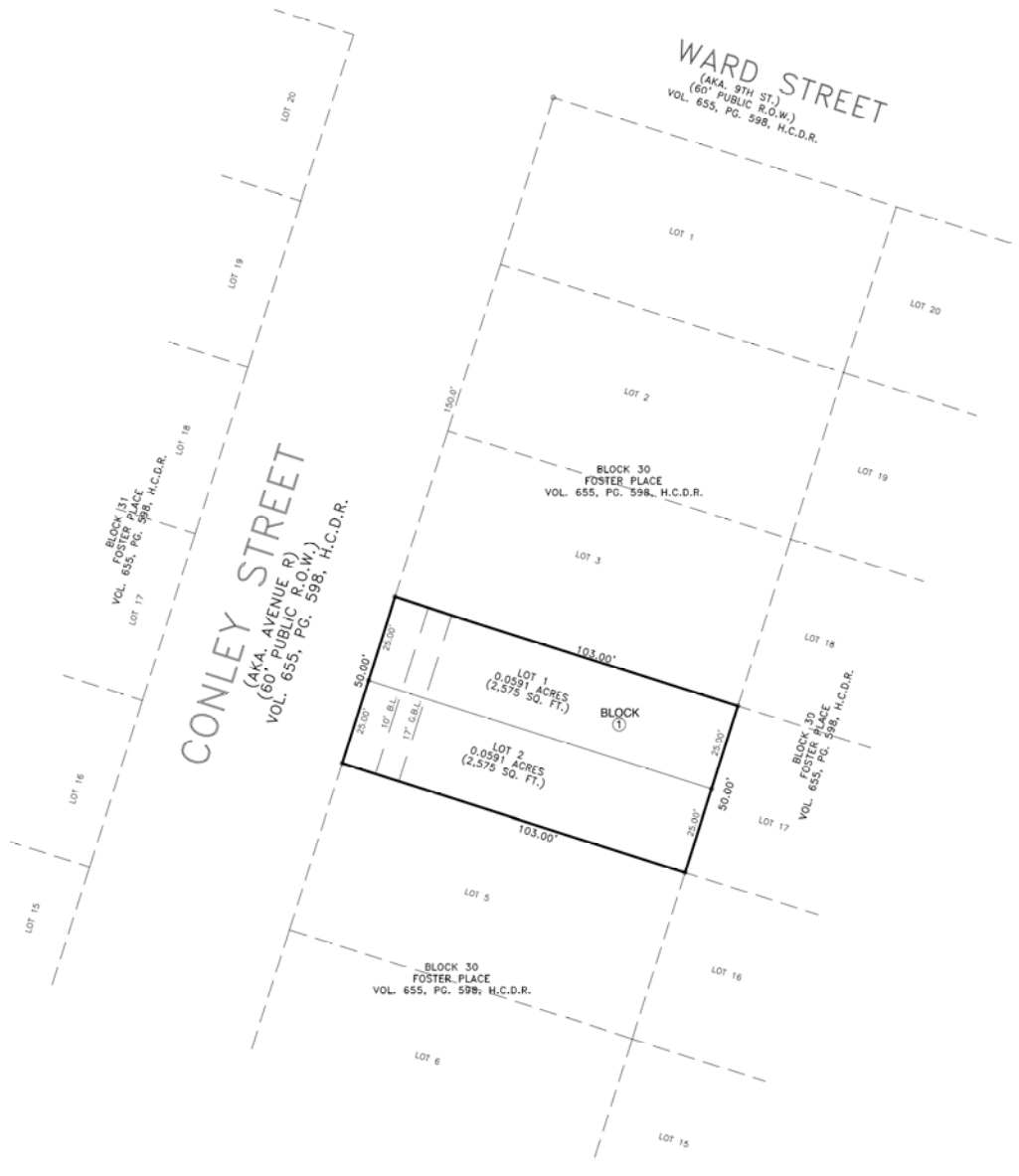
ITEM: 119

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Foster Place partial replat no 24

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

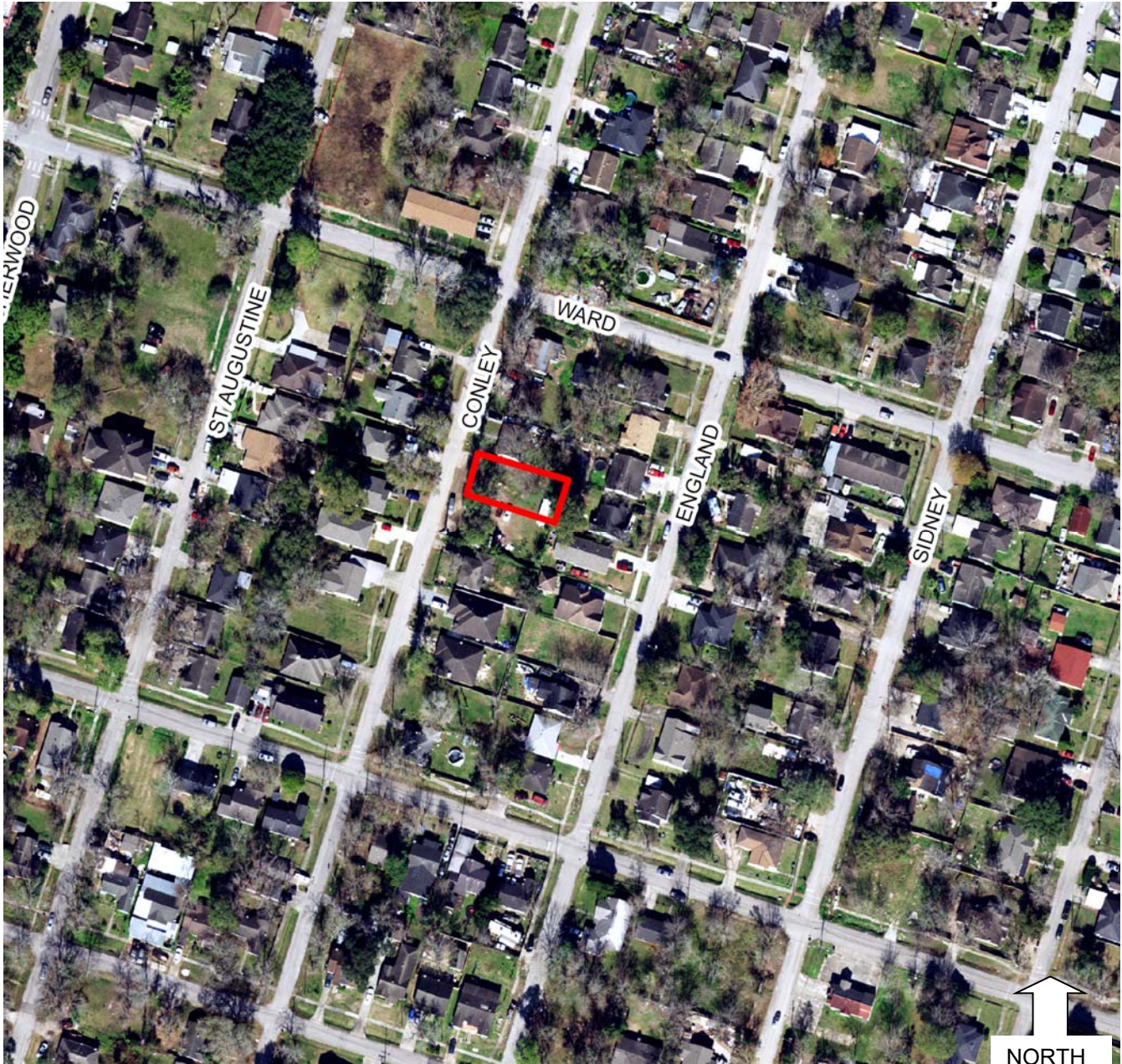
ITEM: 119

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Foster Place partial replat no 24

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

December 9, 2021

Dear Property Owner:

Reference Number: 2021-2719; Foster Place partial replat no 24; partial replat of **Foster Place**, lot 4, block 30, as recorded at Vol 655, Page 598 of the Harris County Deed Records.

The property is located east along Conley Street at the south of Ward and Yellowstone Blvd. west of Cullen Blvd. The purpose of the replat is to create two single family residential lots. The applicant, **Barringer Jason**, with South Texas Surveying Associates, Inc., on behalf of **Tovica Properties**, can be contacted at **281-556-6918**.

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

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

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City Council Chamber, Public Level, Houston, Texas

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

1. Send email to: speakercomments.pc@houston.tx.gov,

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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
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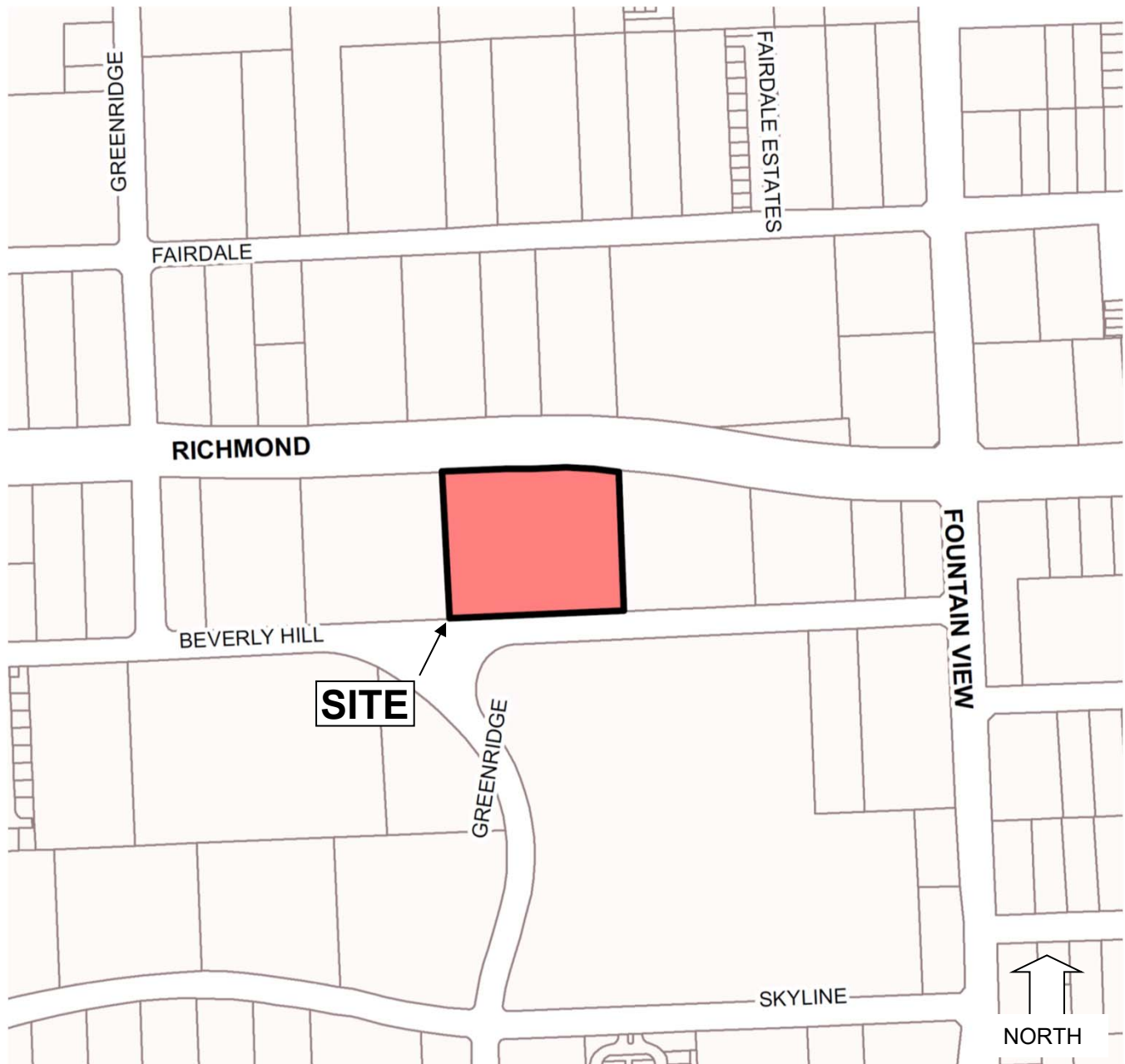
Houston Planning Commission **ITEM: 120**

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Glenhaven Estates Sec 2 partial replat no 4

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



C – Public Hearings

Site Location

Houston Planning Commission ITEM: 120

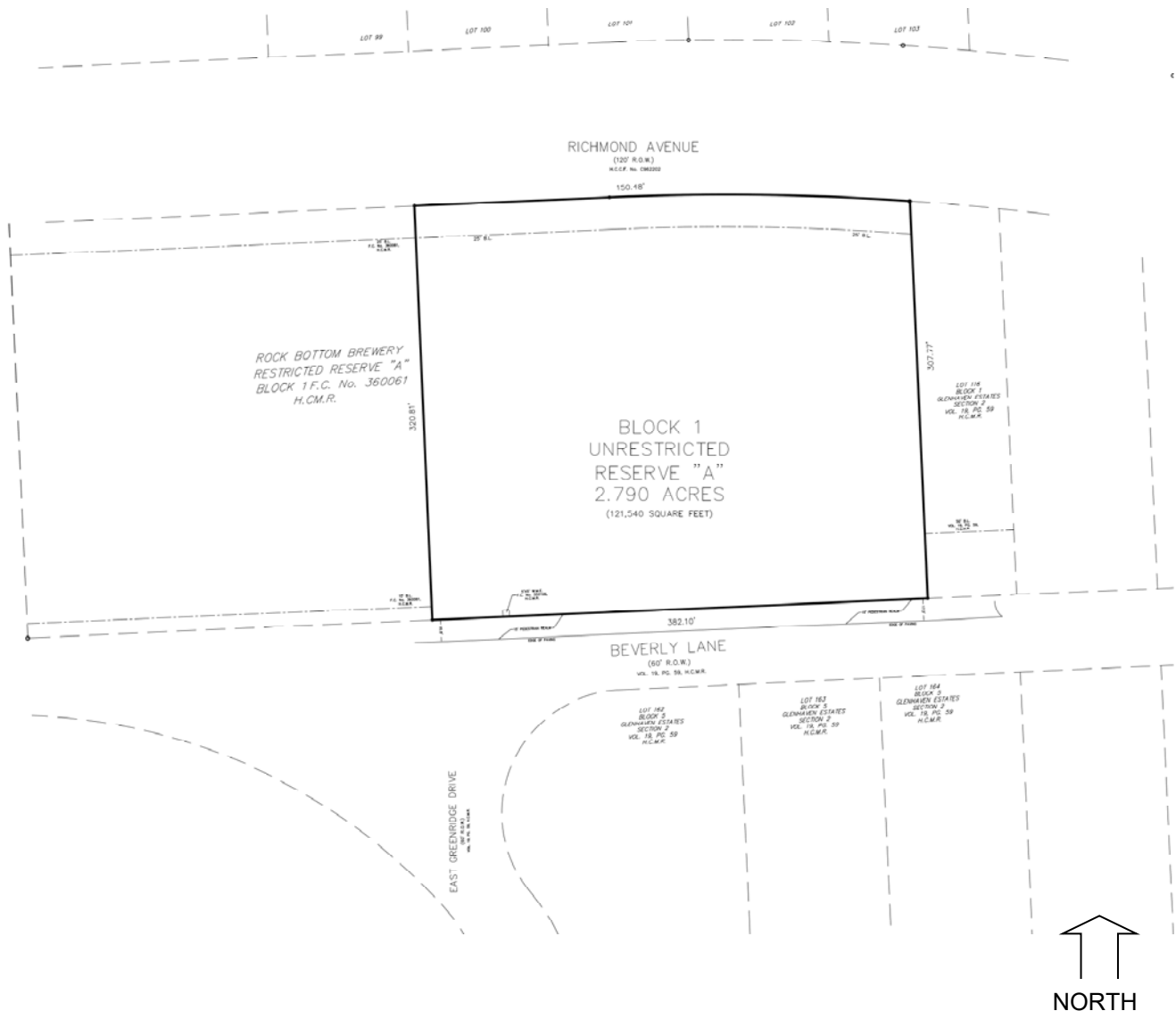
ITEM: 120

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Glenhaven Estates Sec 2 partial replat no 4

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



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 120**

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Glenhaven Estates Sec 2 partial replat no 4

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



C – Public Hearings

Aerial

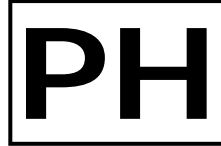


CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

December 9, 2021

Dear Property Owner:

Reference Number: 2021-2755; Glenhaven Estates Sec 2 partial replat no 4; full replat of Trail Dust Subdivision as recorded in Film Code no 359108 of the Harris County Map Records.

which is a partial replat of **Glen Haven Estates Sec 2**, Lots 116 through 120 in Block 1, of Glenhaven Estates, Sec 2 as recorded in Vol 19, pg 59, Harris County Map Records,

The property is located south along Richmond Avenue and north along Beverly Hills Street.

The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Chris Rhodes** with "**Civil-Surv Land Surveying, L.C.**" on behalf of the developer, can be contacted at **713-839-9181**.

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

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City Council Chamber, Public Level, Houston, Texas

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

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Houston Planning Commission

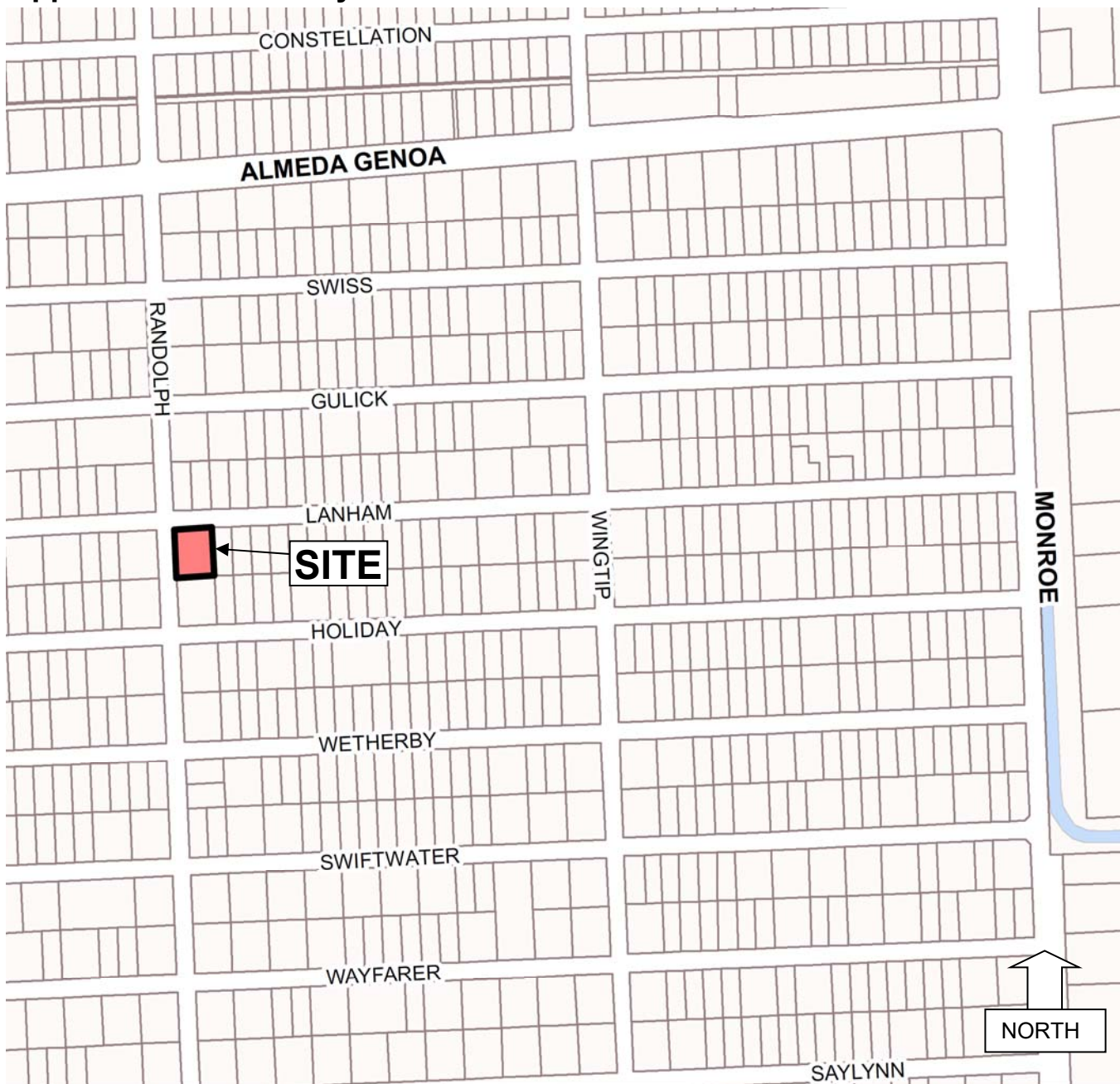
ITEM: 121

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Houstons Skyscraper Shadows Sec 2 partial replat no 6

Applicant: Tetra Surveys



C – Public Hearings

Site Location

Houston Planning Commission

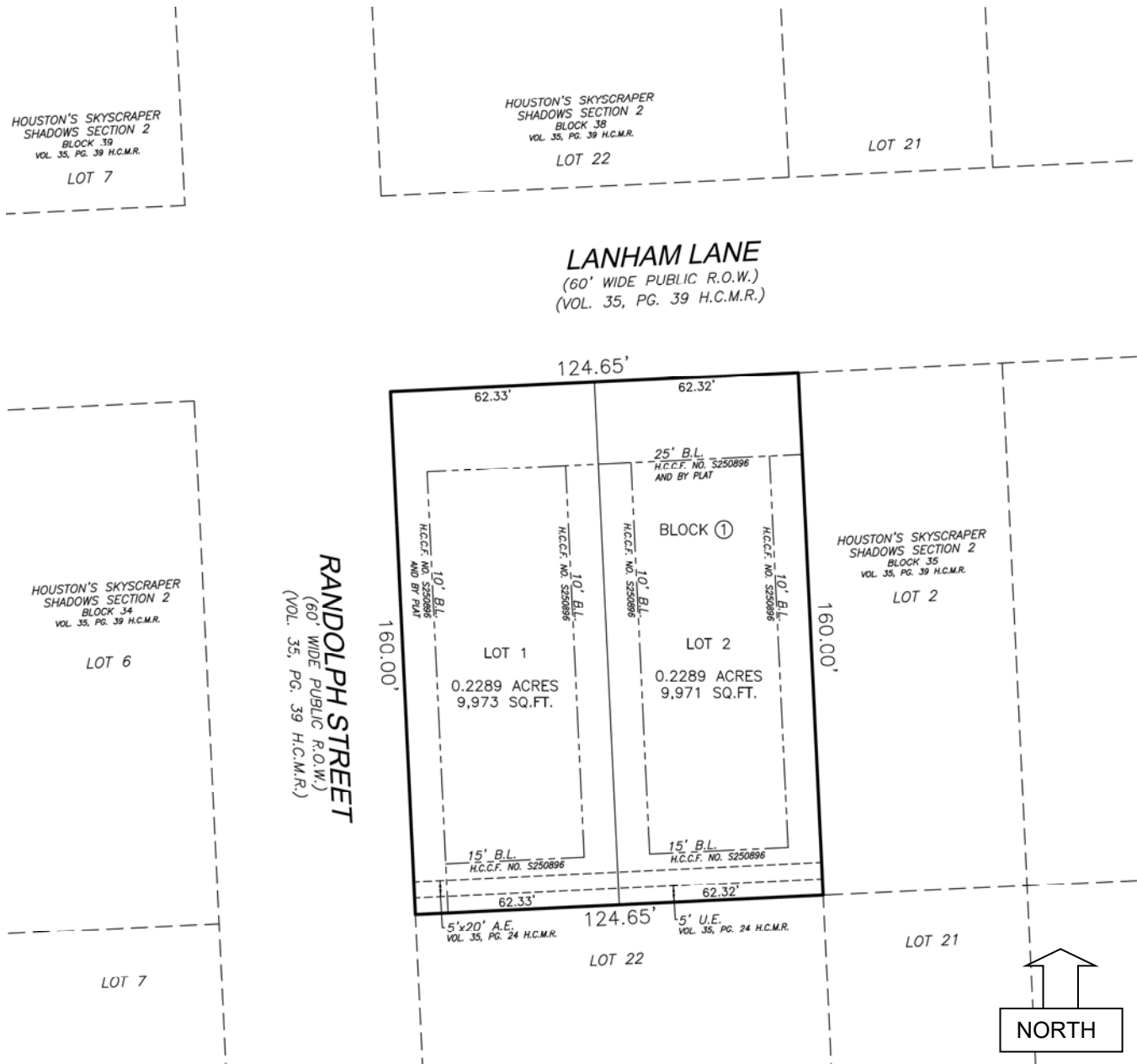
ITEM: 121

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Houstons Skyscraper Shadows Sec 2 partial replat no 6

Applicant: Tetra Surveys



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 121**

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Houstons Skyscraper Shadows Sec 2 partial replat
no 6

Applicant: Tetra Surveys



C – Public Hearings

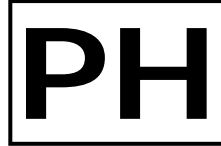
Aerial



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

December 8, 2021

Dear Property Owner:

Reference Number: 2021-2786; Houstons Skyscraper Shadows Sec 2 partial replat no 6; partial replat of **Houstons Skyscraper Shadows Sec 2**, being Lot 1 of Block 35, of Skyscraper Shadows Sec 2, as recorded in Volume 35, Page 39 of the Harris County Map Records.

The property is located at the southeast intersection of Lanham Lane and Randolph Street, south of Almeda Genoa Road and west of Monroe Road. 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, Paintex Construction, 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.

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

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

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

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Terminology

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Planning Commission Body, Authority and Obligation

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Houston Planning Commission

ITEM: 122

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Langham Creek Colony Sec 2 partial replat no 3 (DEF 1)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Site Location

Houston Planning Commission

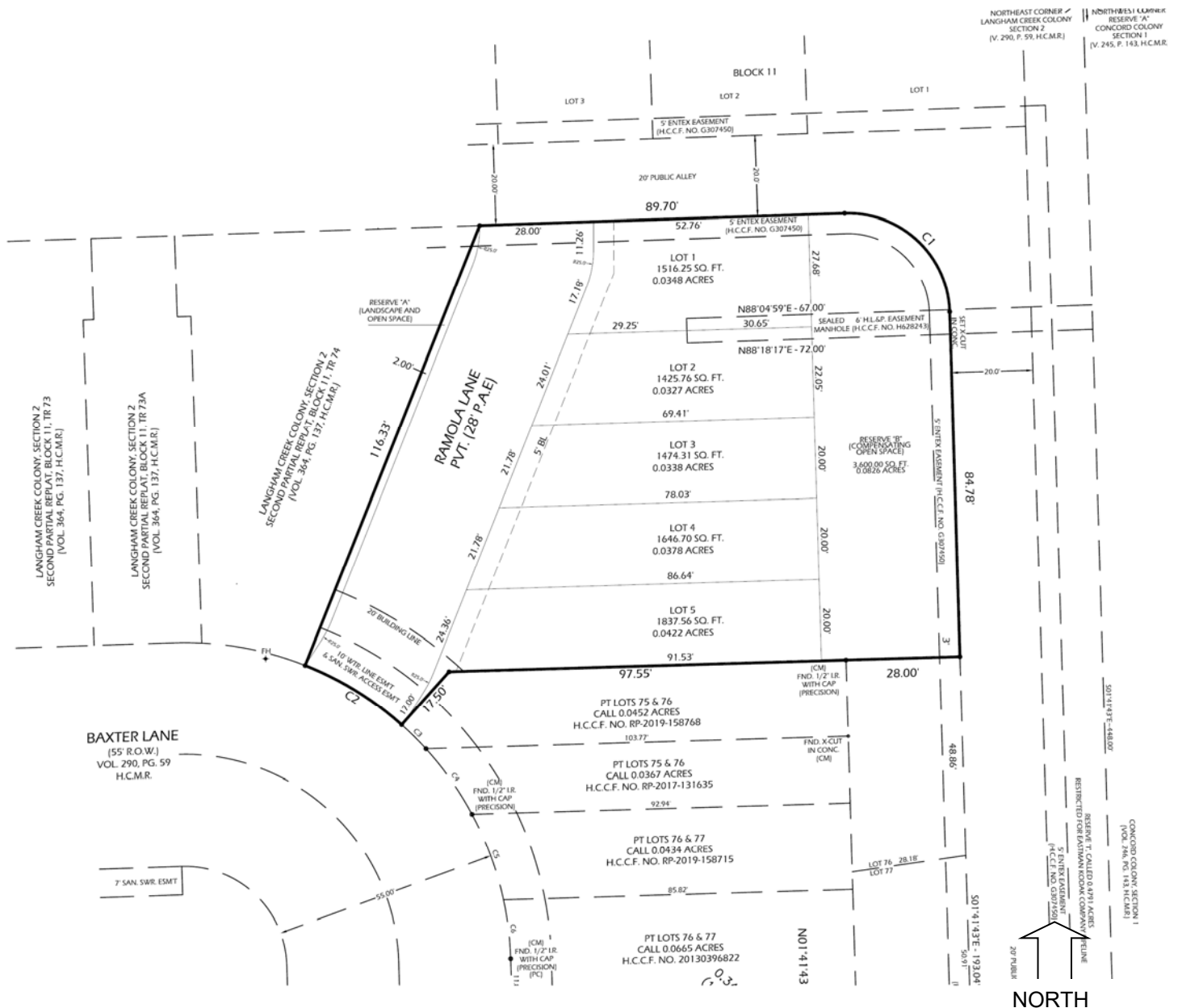
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C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 122

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C – Public Hearings with Variance

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2021-2540

Plat Name: Langham Creek Colony Sec 2 partial replat no 3

Applicant: Owens Management Systems, LLC

Date Submitted: 10/18/2021

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 variance: 1) To allow access to the proposed lots via a mutual access agreement instead of public right-of-way;

Chapter 42 Section: 188,

Chapter 42 Reference:

42-188 - (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section. b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat;

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;

42-188 - The site is located in Harris County Extra Territorial Jurisdiction (ETJ) at the intersection of Baxter Lane and Rumford Lane in the subdivision Langham Creek colony Sec 2. The plat is a replat of Reserve K (restricted to common area) and a portion of lot 75 and 76. The site has access to a public right of way (ROW) on the front (Baxter & Rumford) and a 20' alley on the back. The applicant is proposing five lots, that have an average size of 2,440 sq. ft., and a reserve for compensating open space (COS). Access to the alley for the lots has been denied because the distance from the site to the public ROW along the alleys (approximately 1,200 to 1,400 feet) can create safety issues. Because of this restriction, the frontage to the public ROW is reduced to 28 feet along Baxter Avenue and Rumford Lane limiting the options to develop the site. Since the main access to the proposed lots cannot be from the alley and no shared driveways are allowed on the ETJ, a 26' mutual access agreement is being proposed to give access to the proposed lots connecting the two public ROWs. The street at the front and the alley on the back. Strict application of the ordinance would make a project infeasible due to the unusual physical characteristics that the site has with the existing frontage of 28 feet along the public ROW and a 20' alley on the back that cannot be utilize as the main access to the site for a 15,200 sq. ft. property.

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

The existing 20' alley is being utilize by lots along Baxter and Rumford Lane for ingress and egress to their properties. By creating a 26' mutual access agreement that connects the front public ROW and the 20' alley on the back, the proposed lots can utilize the alley to access the site and be in conformance with safety standards.

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

The proposed 26' mutual access agreement that will connect the front public ROW and the 20' alley on the back will work as a shared driveway or private street. Harris County requires a minimum of 26' for an access easement. This will preserve and maintain the intent and general purpose of this chapter.

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

The proposed 26' mutual access agreement will provide two points of access to the proposed plat. One along the 55' public ROW and the other one along the 20' alley on the back. This will allow a direct access for emergency service from the 55' public ROW and a secondary access or exit through the 20' alley for people living in the proposed development. Allowing the proposed lots to have access via a mutual access agreement will not be injurious to the public health, safety or welfare.

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

The 26' mutual access agreement will connect the front public ROW and the 20' alley on the back. This will allow the proposed lots to have the same utilization of the alley as the existing adjacent properties.



PLANNING & DEVELOPMENT DEPARTMENT

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Application Number: 2021-2540

Plat Name: Langham Creek Colony Sec 2 partial replat no 3

Applicant: Owens Management Systems, LLC

Date Submitted: 10/18/2021

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

Specific Variance is being sought and extent of variance:

Specific Variance is being sought and extent of variance: To allow the proposed compensating open space (COS) to have frontage along a 20' public alley instead of the required 12 feet of frontage along a street or shared driveway.

Chapter 42 Section: 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: Restricted reserve to COS: 50 feet street or shared driveway width and 20 feet of frontage along a street or shared driveway.

Statement of Facts

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

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

The site is located in Harris County Extra Territorial Jurisdiction (ETJ) at the intersection of Baxter Lane and Rumford Lane in the subdivision Langham Creek colony Sec 2. The plat is a replat of Reserve K (restricted to common area) and a portion of lot 75 and 76. The site has access to a public right of way (ROW) on the front (Baxter & Rumford) and a 20' alley on the back. Five lots are being proposed. The proposed lots have an average size of 2,440 sq. ft. Since the performance standard for 60% lot coverage doesn't apply to Harris County Extra Territorial Jurisdiction (ETJ), a compensating open space (COS) reserve is required because the proposed lot sizes are less than five thousand sq. ft. Providing the required frontage to the COS reserve along Baxter Lane will create an impractical development since the required 12 feet of frontage along the public ROW will cover close to 50% of the frontage available to access the site. Reducing the available frontage from 28 to 16 feet.

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

The existing frontage along the public ROW of the site is 28 feet. Meeting chapter 42 requirements for COS frontage will prohibit any other type of development on the site due to the remaining 16 feet of frontage along the public ROW. The proposed COS reserve will have access to a public right of way (20' public alley) which is not listed in Chapter 42 but will allow physical access to the reserve.

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

The proposed COS reserve will be accessible to the proposed lots and will have access and frontage along the public 20' alley. In this case, even though a public alley is not listed as a public ROW in chapter 42 it can give the same functionality. The COS reserve is design in a way that can be utilize 100% by the residents of the development by having it in one big reserve on the back of the proposed lots. This will preserve and maintain the intent and general purpose of this chapter.

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

The proposed COS reserve will have access and frontage along the public 20' alley or through the lots that connect to the mutual access agreement. In case of an emergency the emergency services can access the reserve through the access easement or the alley. The granting of this variance will not be injurious to the public health, safety or welfare.

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

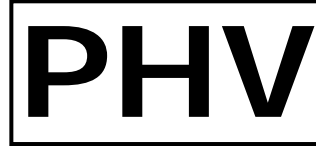
The COS reserve is designed in a way that future residents can equally utilize it as a green area connected to the proposed lots and concentrated in one reserve.



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

November 23rd, 2021

Dear Property Owner:

Reference Number: 2021-2540; Langham Creek Colony Sec 2 partial replat no 3; replatting portions of lots 75, 76 and all of reserve "K" in block 11 of "Langham Creek Colony Sec 2", as recorded in Volume 290 Page 59 of the Harris County Map Records.

The property is located at the northeast intersection of Baxter Ave. and Rumford lane. The purpose of the replat is to create five (5) single family lots and one reserve. The applicant, Joyce Owens, with Owens Management Systems, LLC, on behalf of RMJ Realty, LLC, can be contacted at 713-643-6333.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, December 16th, 2021 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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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.

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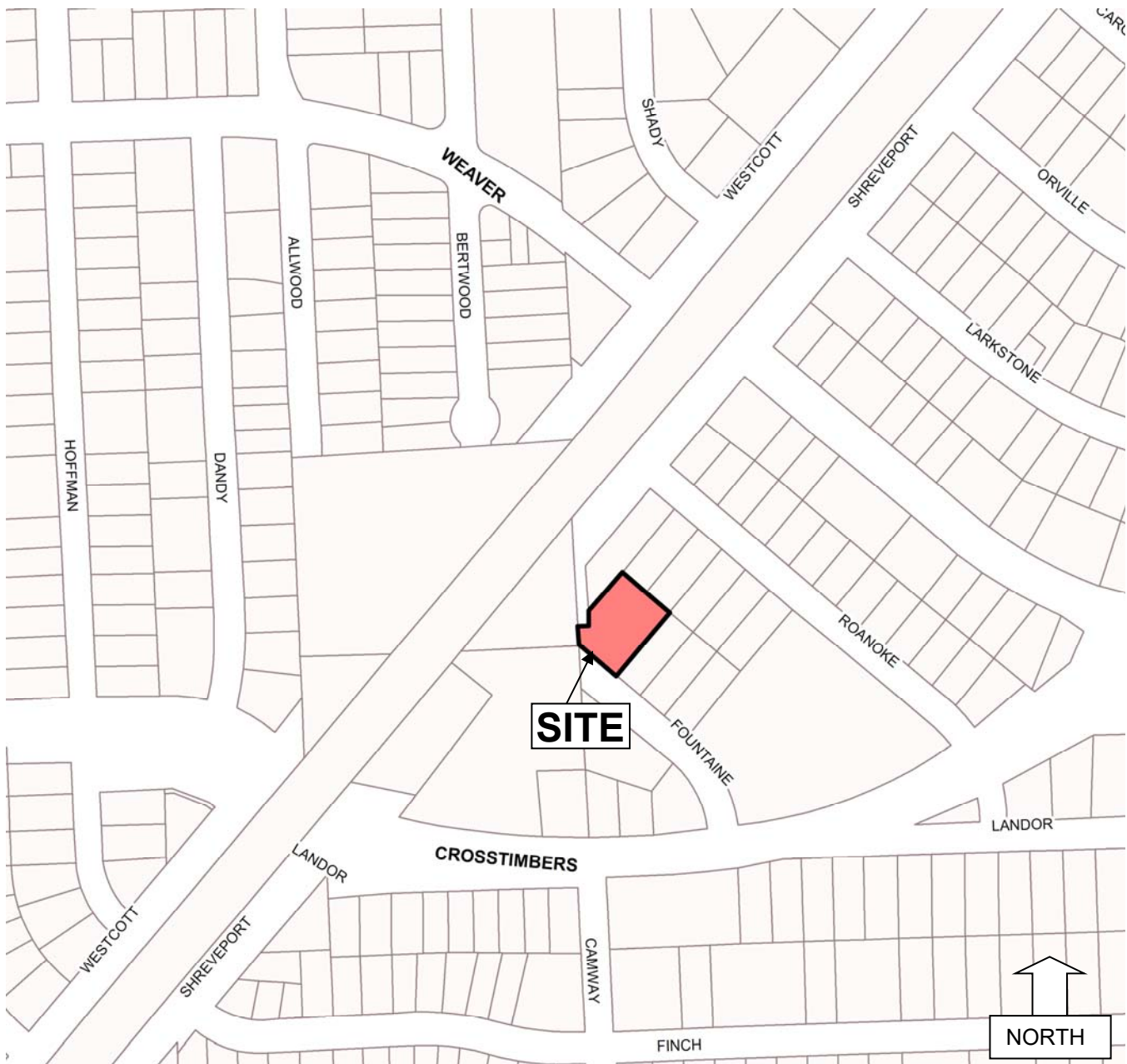
Houston Planning Commission ITEM: 123

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Pelham Place Sec 3 partial replat no 1 (DEF 1)

Applicant: Moon House Predevelopment LLC



C – Public Hearings

Site Location

Houston Planning Commission

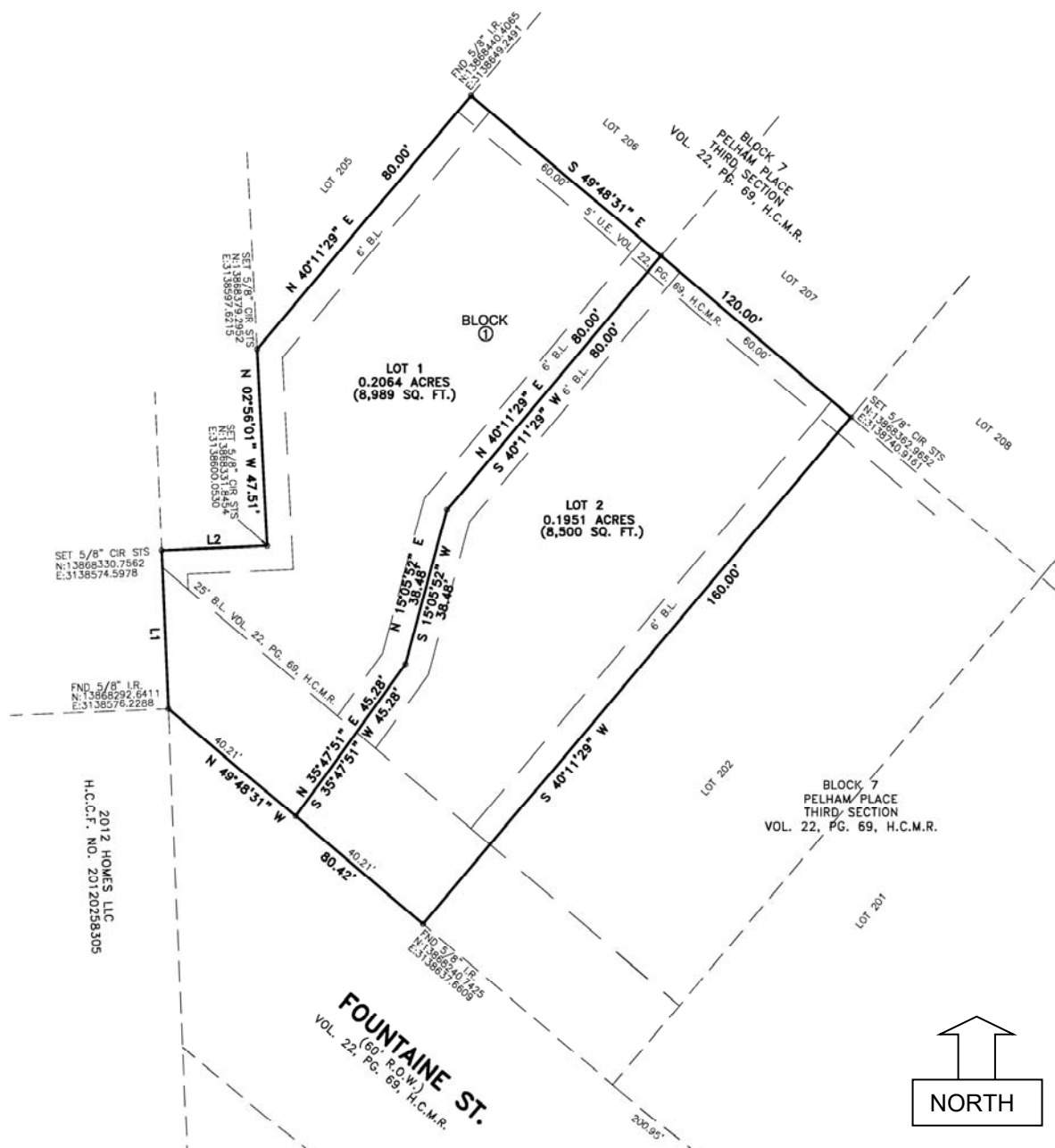
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C – Public Hearings

Subdivision

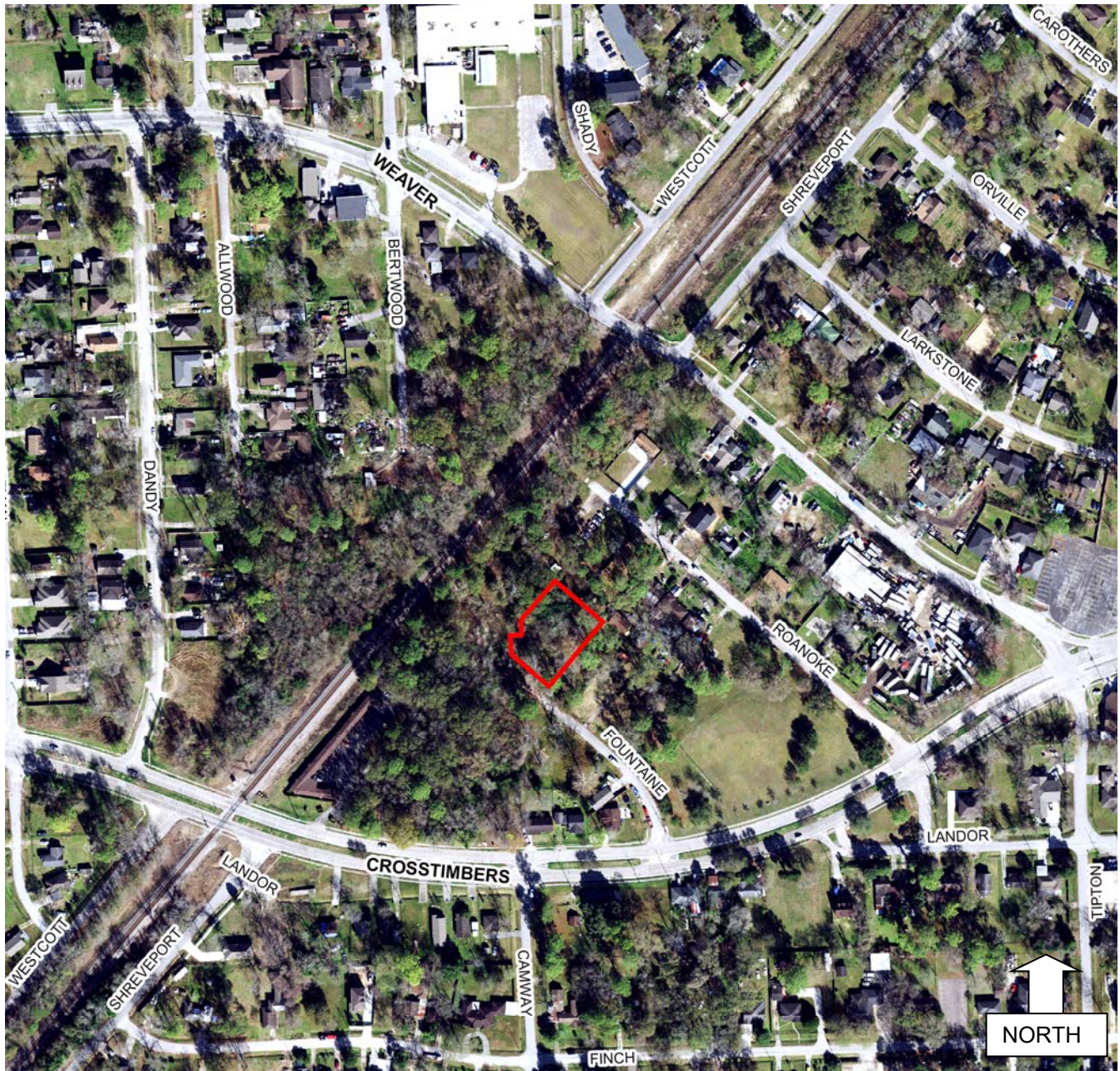
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C – Public Hearings

Aerial



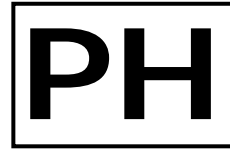
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
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November 23rd, 2021

Dear Property Owner:

Reference Number: 2021-2239; Pelham Place Sec 3 partial replat no 1; partial replat of **Pelham place Sec 3** subdivision, being all of Lot 203 in block 7, as recorded in Volume 22 page 69 of the Harris County Map Records.

The property is located north along Fountaine Street. The purpose of the replat is to create two (2) single family lots. The applicant, **Alicia Ramos**, with Moon House Predevelopment LLC, on behalf of the developer, TTK Properties, can be contacted at **832-278-3778**.

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

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Houston Planning Commission

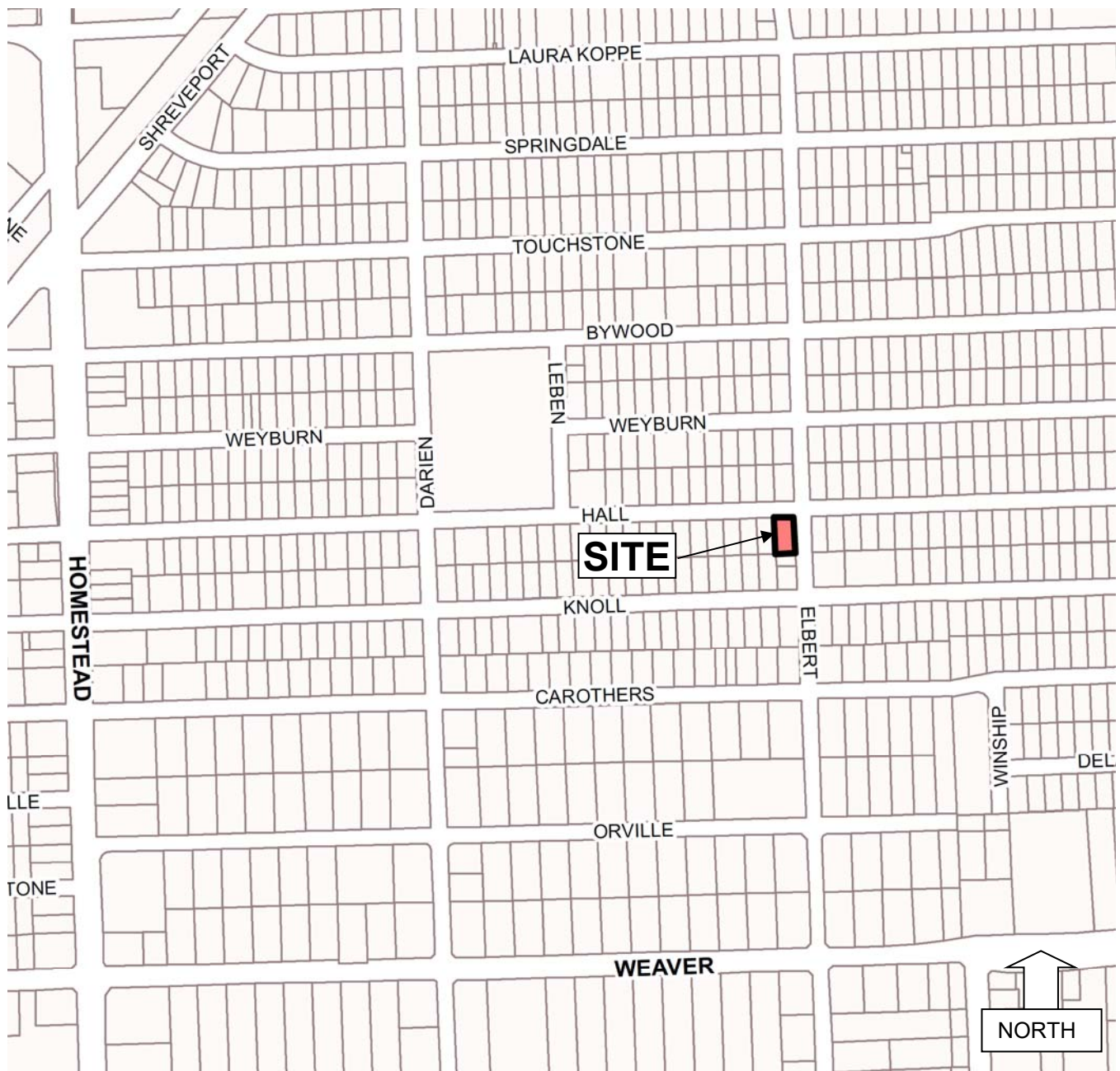
ITEM: 124

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Rosewood Estates Sec 2 partial replat no 3

Applicant: CGES Bailey Planning



C – Public Hearings

Site Location

Houston Planning Commission

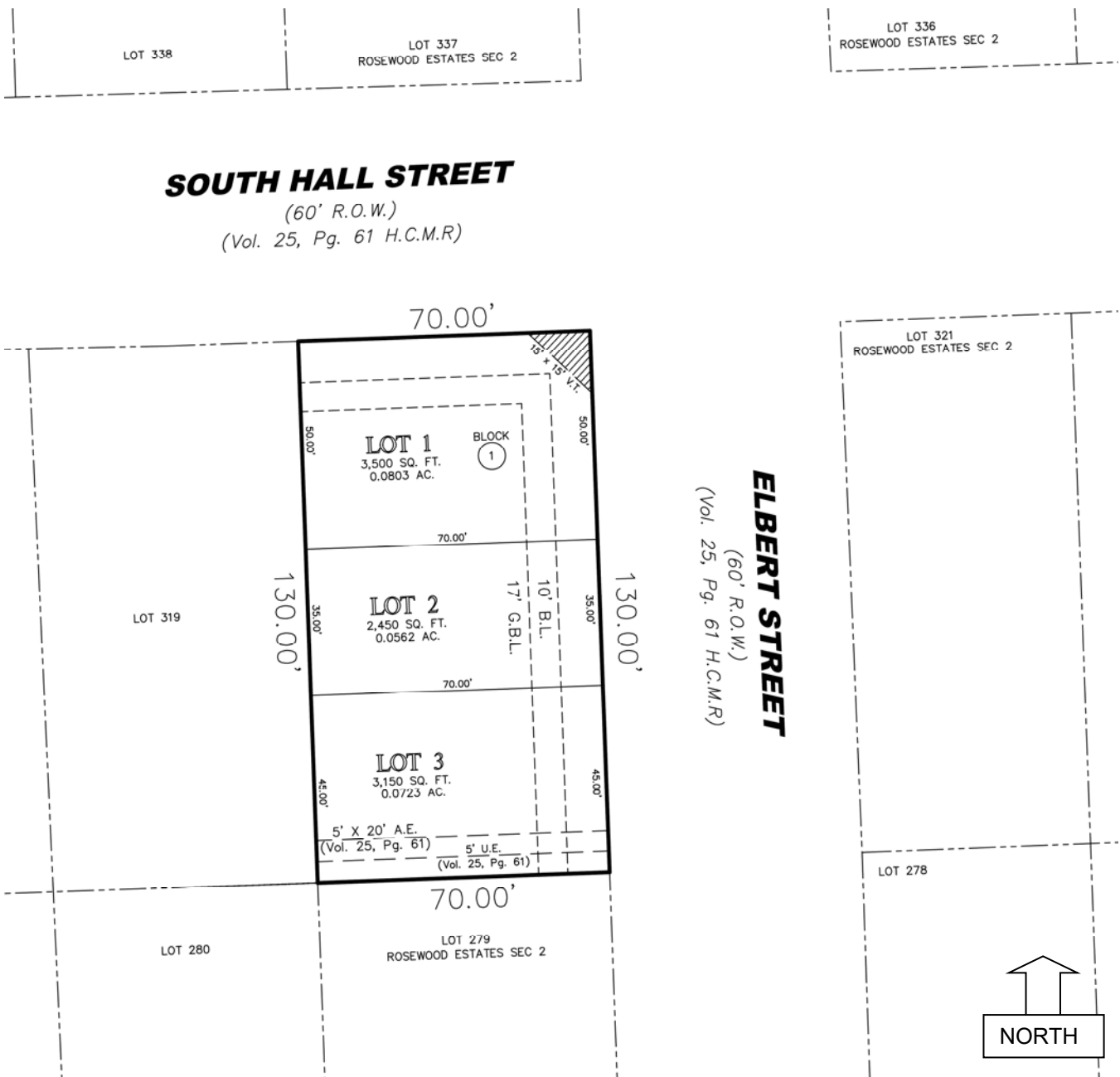
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C – Public Hearings

Subdivision

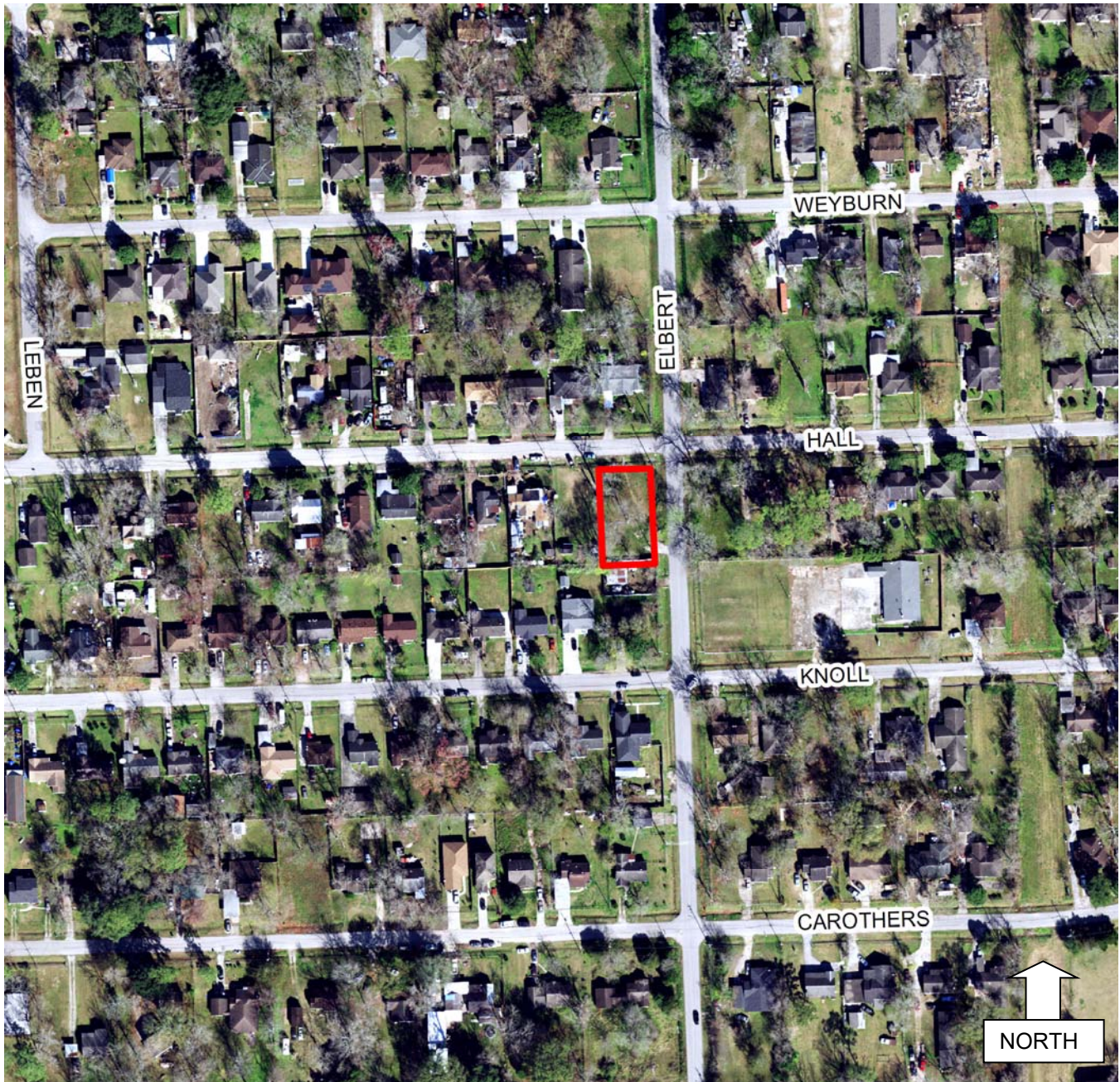
Houston Planning Commission **ITEM: 124**

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C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

December 6, 2021

Dear Property Owner:

Reference Number: 2021-2762; Rosewood Estates Sec 2 partial replat no 3; partial replat of Rosewood Estates Sec 2, being a replat of Lot 320, as recorded in Volume 25, Page 61 of the Harris County Map Records.

The property is located at the southwest intersection of South Hall Street and Elbert Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Arica Bailey**, with CGES|Bailey Planning, on behalf of the developer, Edward Romero, can be contacted at **713-965-7385**.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 6, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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Houston Planning Commission

ITEM: 125

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Southgate partial replat no 5

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

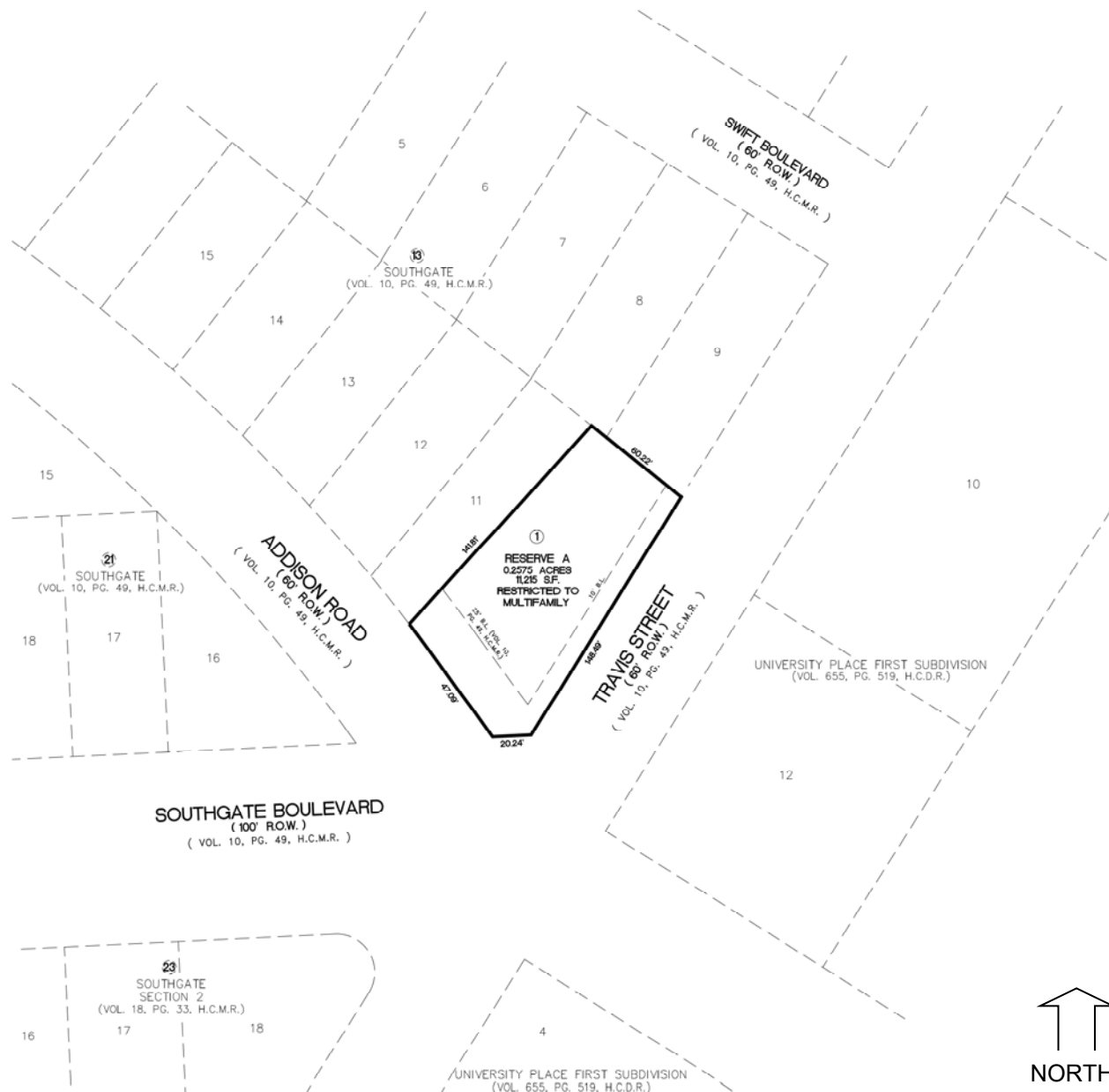
ITEM: 125

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Southgate partial replat no 5

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

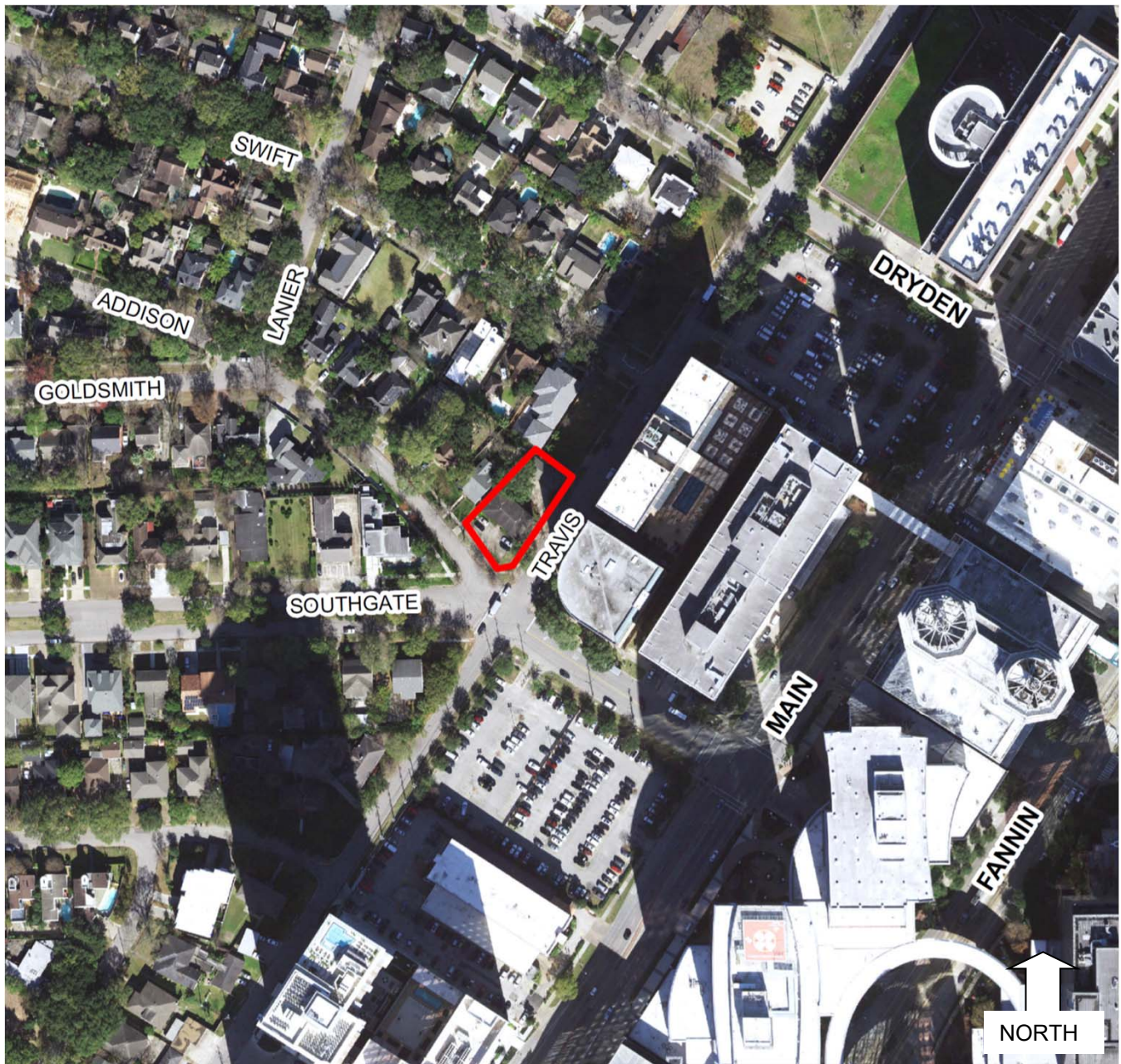
ITEM: 125

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Southgate partial replat no 5

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

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Public Hearing Notice



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Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

December 7, 2021

Dear Property Owner:

Reference Number: 2021-2723; Southgate partial replat no 5; partial replat of **Southgate**, being a replat of lot 10 and a portion of Lot 11, Block 13, as recorded in Volume 10, Page 49 of the Harris County Map Records.

The property is located at the northwest intersection of Addison Road and Travis Street. The purpose of the replat is to create one (1) multi-family reserve. The applicant, Jake Patrick, with Vernon Henry & Associates, on behalf of the developer 1904 Addison, LLC, Burgher Builders, 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.

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Planning Commission Body, Authority and Obligation

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Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Upper West End Sec 14 partial replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance Site Location

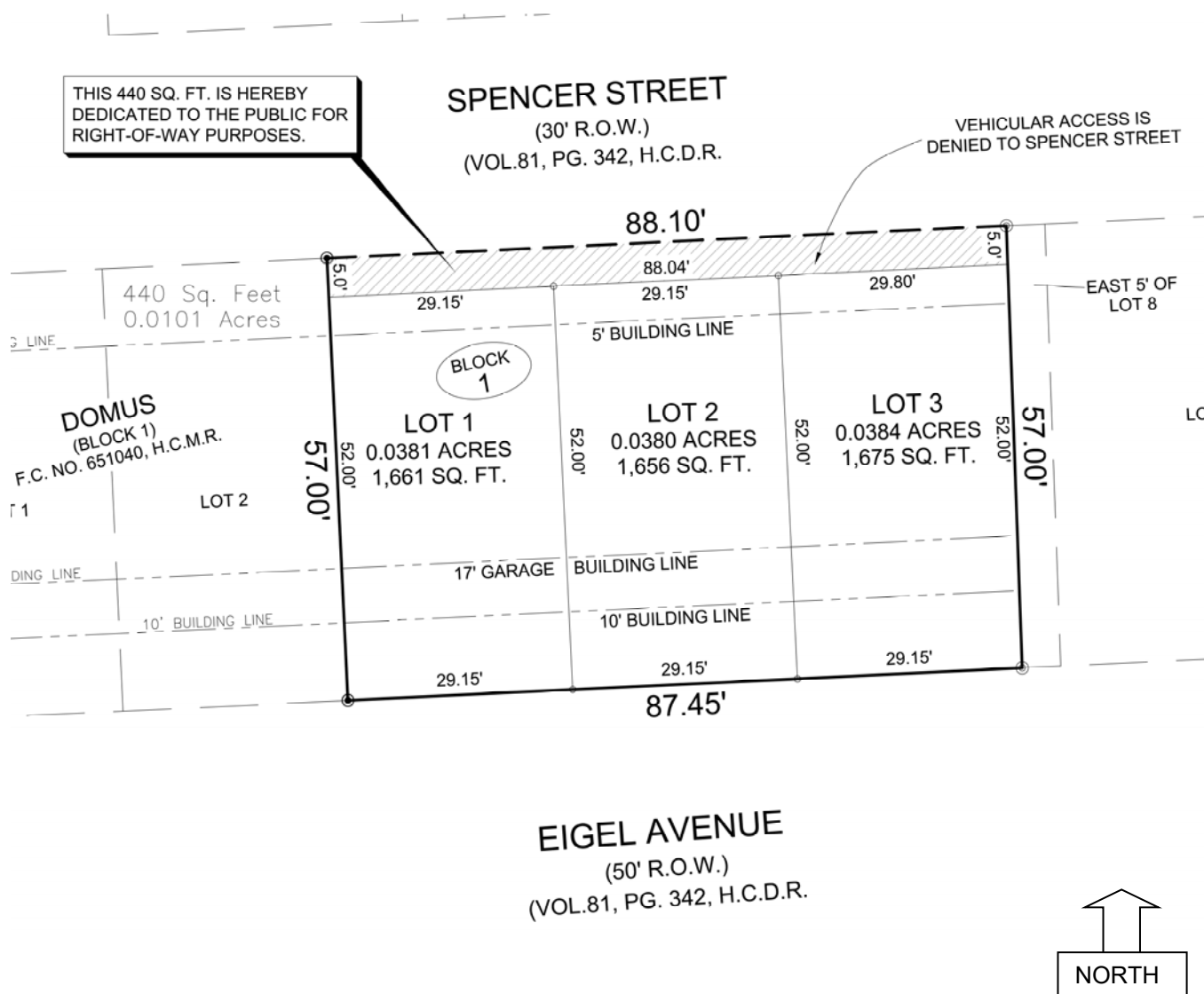
Houston Planning Commission ITEM: 126

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Upper West End Sec 14 partial replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Upper West End Sec 14 partial replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance

Aerial



Application Number: 2021-2515

Plat Name: Upper West End Sec 14 partial replat no 1

Applicant: Total Surveyors, Inc.

Date Submitted: 10/18/2021

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

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

Specific Variance is being sought and extent of variance:

To allow a building line of 5' instead of the required 10' building line along Spencer street.

Chapter 42 Section: Sec. 42-159.

Chapter 42 Reference:

Collector streets and local streets—Urban area. (b)The building line requirement for a subdivision or development in an urban area restricted to single-family residential use adjacent to a collector street or a local street shall be: (1) Ten feet for the principal structure; and (2) Seventeen feet for any carport or garage facing the collector street or local street unless otherwise required or authorized by this article. A building above the garage or carport may overhang the building line up to seven 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;

This tract of land has frontage on both Spencer Street and Eigel Street, both of which are a public right-of-way. Both streets are classified as a local street and require a 10' building line. We are requesting a 5' building line along Spencer Street instead of the required 10' building line. This tract of land was originally platted within the Koehler's, First Addition plat. Spencer Street was originally platted as a 30' right-of-way. In 2006, the Houston Planning Commission granted a variance to not require a right-of-way dedication for this development, and several other developments were granted the same variance over time. A 10' building line was established at that time along Spencer Street, by plat. Subsequently several amending plats, as well as a replat have been recorded within the lots of the original replat, Upper West End Sec 14. All of the Amending Plats and Replats have utilized the original variance granted with the Upper West End Sec 14 replat. This replat is proposing to dedicate 5' of right-of-way along Spencer Street, and request a 5' building line, which would allow the proposed development to remain in Harmony with the surrounding development. The 5' dedication would allow the City of Houston to redevelop Spencer Street with additional spacing for sidewalks and other pedestrian improvements. All vehicular traffic will be shifted to Eigel Street and the replat will not allow vehicular traffic on Spencer Street, by plat. The 5' building line will allow the proposed houses to line up and match the other houses along Spencer Street.

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

The pattern of development has been long established for many years prior to this developer owning the site. This variance request is based on the fact that the developments along Spencer Street have been constructed in a manner that will allow the requested 5' building to remain in harmony with the surrounding developments. Over the years, many variances have been granted along Spencer Street, which have created a specific development pattern.

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

The intent and purposes of Chapter 42 include the establishment of developments appropriate to an area and situation, recognizing the differences in design framework of various areas, encouraging the efficiency of land development patterns. The proposed 5' building combined with the 5' right-of-way dedication, will allow the proposed development to provide a safe pedestrian environment and help preserve the intent of Chapter 42.

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

The variance will not be injurious to public health, safety or welfare. Allowing the 5' building line, combined with the 5' right-of-way dedication, the proposed development will provide plenty of space for the pedestrian improvements on Spencer Street.

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

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



Application Number: 2021-2515

Plat Name: Upper West End Sec 14 partial replat no 1

Applicant: Total Surveyors, Inc.

Date Submitted: 10/18/2021

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 only require 5' of right-of-way dedication instead of the required 10'

Chapter 42 Section: Sec. 42-122

Chapter 42 Reference:

Right-of-way widths. Local Street - (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development

Statement of Facts

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

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

This tract of land has frontage on both Spencer Street and Eigel Street, both of which are a public right-of-way. Both streets are classified as a local street. Eigel Street is an existing 50' wide public right-of-way, dedicated by the Koehler's, First Addition plat. Spencer Street is an existing 30' wide public right-of-way, dedicated by the Koehler's, First Addition plat. By ordinance, 10' is required to be dedicated to the public for right-of-way purposes. We are requesting to only dedicate 5' of right-of-way along Spencer Street. When this project was originally replatted in 2006, a variance was granted to not require any right-of-way dedication. Over the years multiple projects have received the same variance, to not dedicate right-of-way along Spencer Street. In 2015, one plat, Koehler's First Addition Partial Replat No 3, within our block, was granted a variance to dedicate only 5' of land. We are also requesting the same variance, to only dedicate 5' of right-of-way. The land north of Spencer Street, was granted variances to not dedicate any right-of-way. This tract of land was originally platted within the Koehler's, First Addition plat. Spencer Street was originally platted as a 30' right-of-way. In 2006, the Houston Planning Commission granted a variance to not require and right-of-way dedication for this development, and several other developments were granted the same variance over time. We are proposing to dedicate 5' of right-of-way, coupled with a 5' building line. This replat is proposing to dedicate 5' of right-of-way along Spencer Street, and request a 5' building line, which would allow the proposed development to remain in Harmony with the surrounding development. The 5' dedication would allow the City of Houston to redevelop Spencer Street with additional spacing for sidewalks and other pedestrian improvements. All vehicular traffic will be shifted to Eigel Street and the replat will not allow vehicular traffic on Spencer Street, by plat. The 5' right-of-way dedication coupled with the 5' building line will allow the proposed houses to line up and match the other houses along Spencer Street.

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

The pattern of development has been long established for many years prior to this developer owning the site. This variance request is based on the fact that the developments along Spencer Street have been constructed in a manner that will allow the requested 5' right-of-way dedication combined with the requested 5' building to remain in harmony with

the surrounding developments. Over the years, many variances have been granted along Spencer Street, which have created a specific development pattern.

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The intent and purposes of Chapter 42 include the establishment of developments appropriate to an area and situation, recognizing the differences in design framework of various areas, encouraging the efficiency of land development patterns. The proposed 5' building combined with the 5' right-of-way dedication, will allow the proposed development to provide a safe pedestrian environment and help preserve the intent of Chapter 42.

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Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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Houston, Texas 77251-1562

T. 832.393.6600
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www.houstontx.gov

December 9, 2021

Dear Property Owner:

Reference Number: 2021-2515; Upper West End Sec 14 partial replat no 1; replatting of all of Lot 3, Block 1, of "Upper West End Sec 14 amending plat no 2". as recorded at Film Code No. 628258 of the Harris County Map Records.

The property is located north of Eigel Street and south of Spencer Street between Thompson Street and Bonner 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 Houston Quality Builders, Inc, can be contacted at **281-479-8719**.

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

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

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

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Houston Planning Commission

ITEM: 127

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Views at Radio Road replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Site Location

Houston Planning Commission

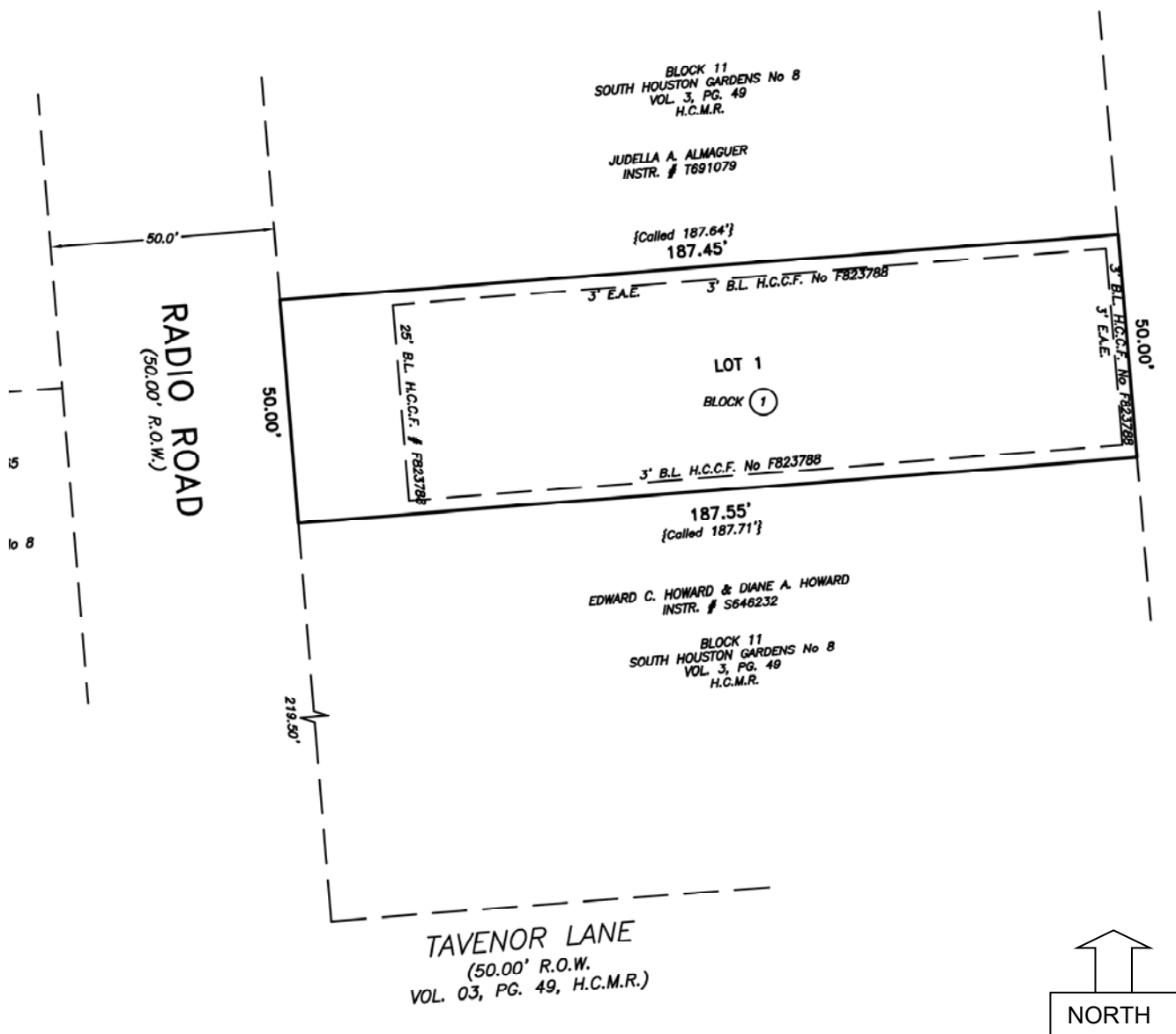
ITEM: 127

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Views at Radio Road replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Subdivision

Houston Planning Commission

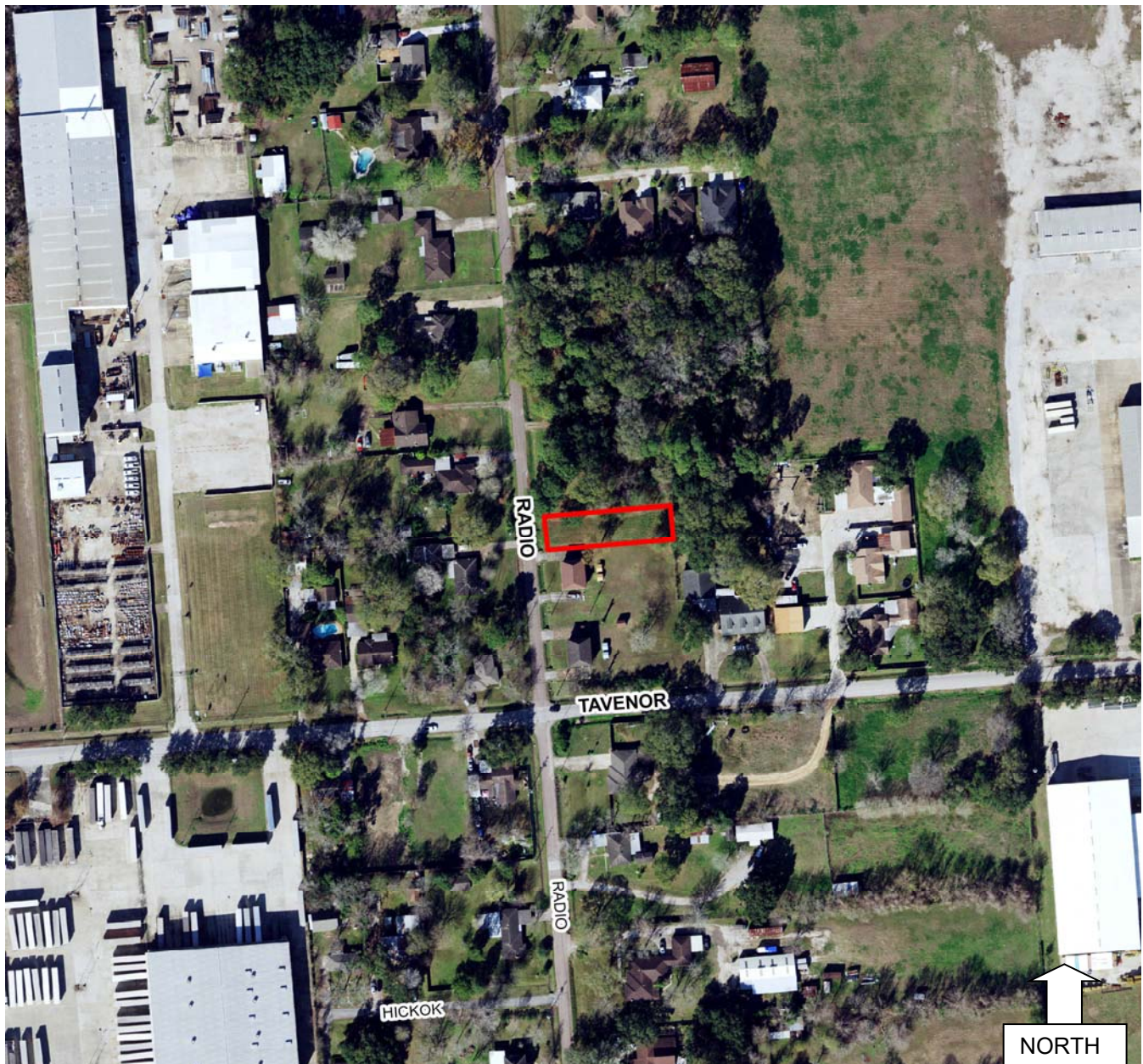
ITEM: 127

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Views at Radio Road replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

December 5, 2021

Dear Property Owner:

Reference Number: 2021-2397; Views at Radio Road replat no 1; full replat of **Views at Radio Road**, being all of Views at Radio Road, as recorded at Film Code No. 686639 of the Harris County Map Records.

The property is located along and east of Radio Road between Meldrum Lane and Tavenor Lane. The purpose of the replat is to create one (1) single-family residential lot. The applicant, **Uriel Figueroa**, with PLS Construction Layout, Inc., on behalf of the developer, Rezcom, can be contacted at **713-480-4075**.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 6, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission **ITEM: 128**

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: West Houston Addition partial replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Meeting Date: 01/06/2022

Applicant: Total Surveyors, Inc.



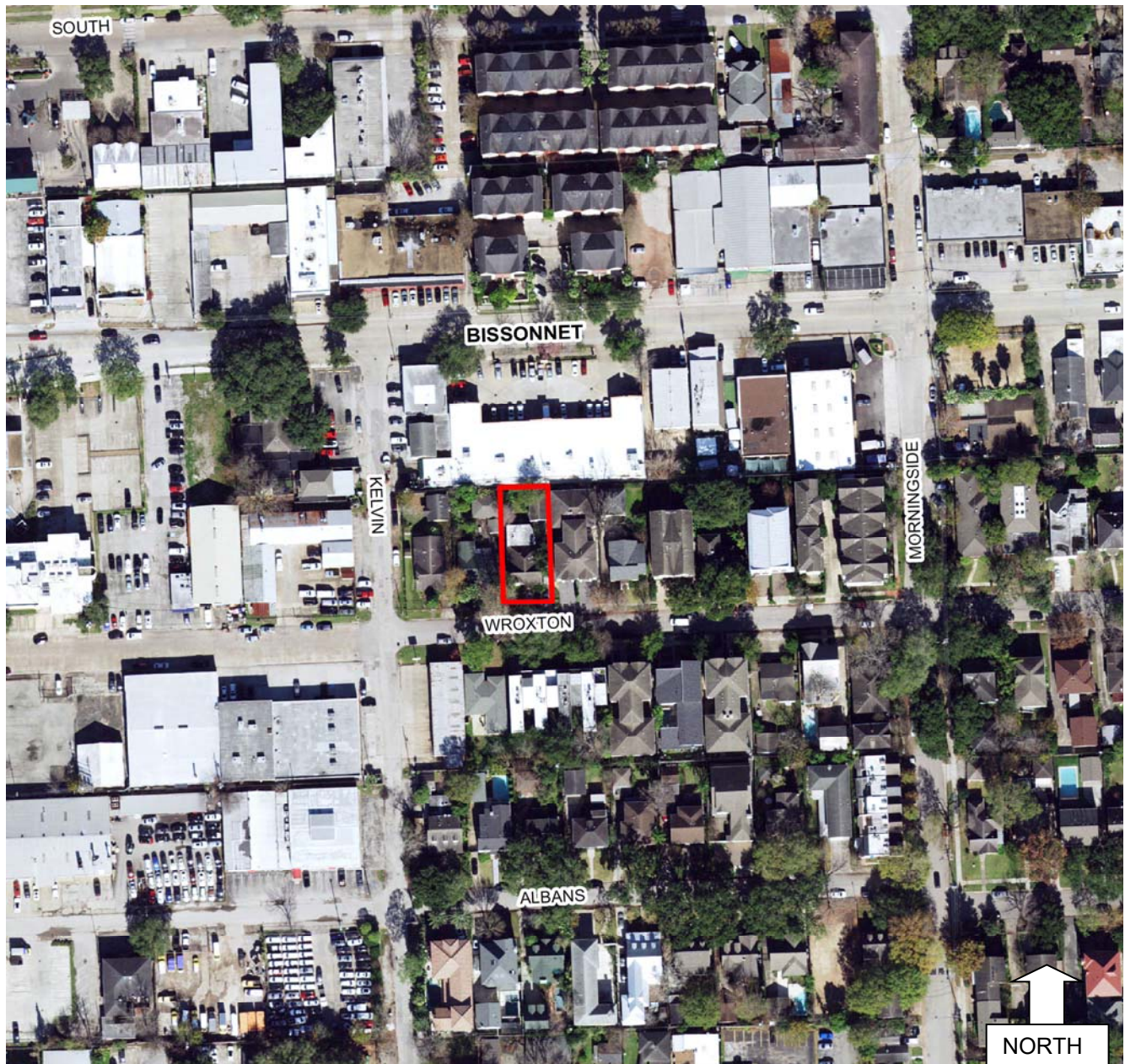
Houston Planning Commission **ITEM: 128**

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: West Houston Addition partial replat no 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

December 6, 2021

Dear Property Owner:

Reference Number: 2021-2807; West Houston Addition partial replat no 1; partial replat of **West Houston Addition**, being a replat of Lot 18, in Block 2, as recorded in Volume 60, Page 184 of the Harris County Deed Records.

The property is located east of Kelvin Drive and north along Wroxton Road. The purpose of the replat is to create two (2) single-family residential lot. The applicant, **Kevin Kolb**, with **Total Surveyors**, on behalf of the developer, First Chapel 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 or call (832)393-6600.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 6, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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- **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.
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- **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.

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Planning Department Staff Authority and Obligation

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- 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

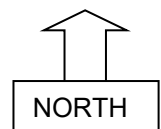
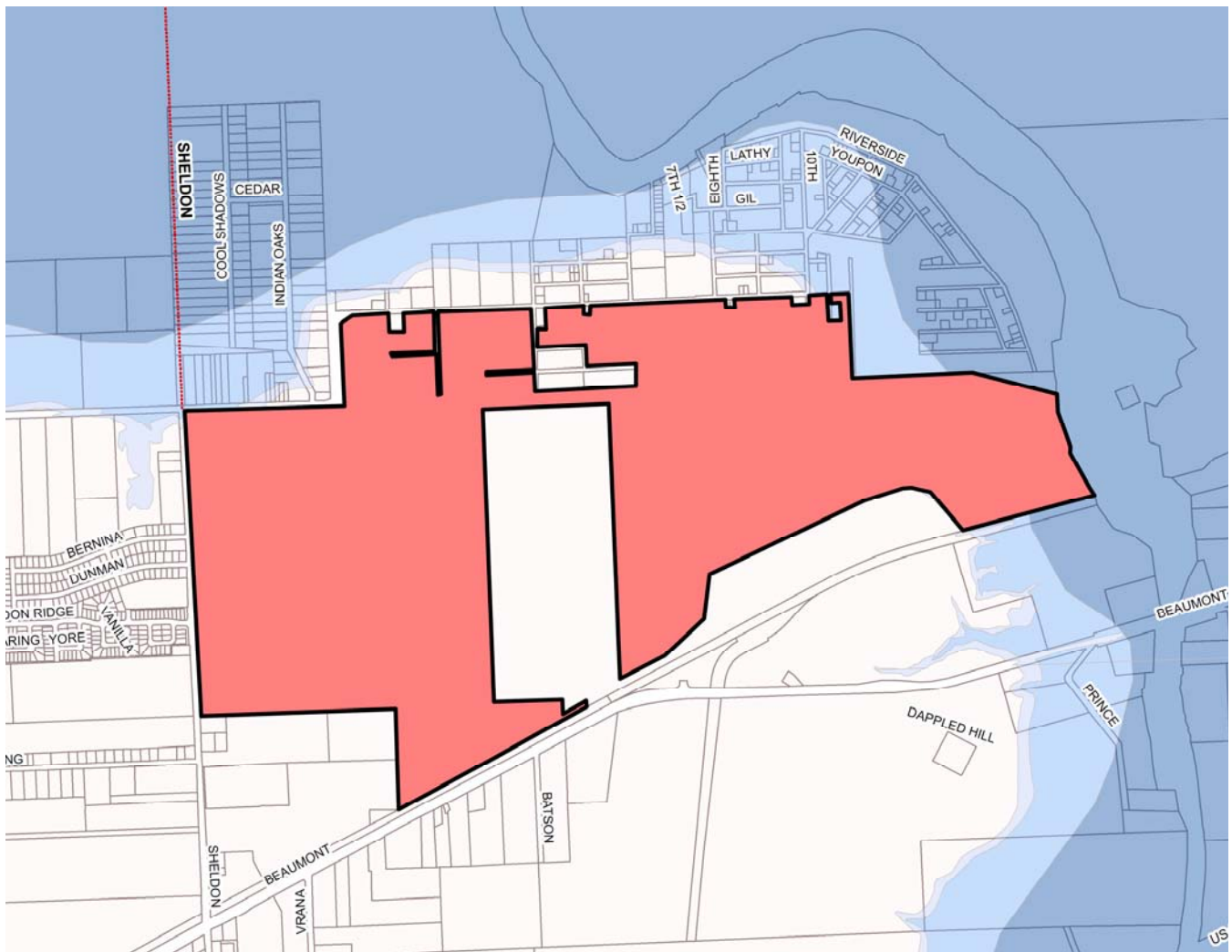
ITEM: 129

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Chamon Power GP (DEF 1)

Applicant: SEM SERVICES



D – Variances

Site Location

Houston Planning Commission ITEM: 129

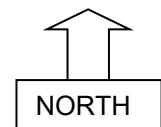
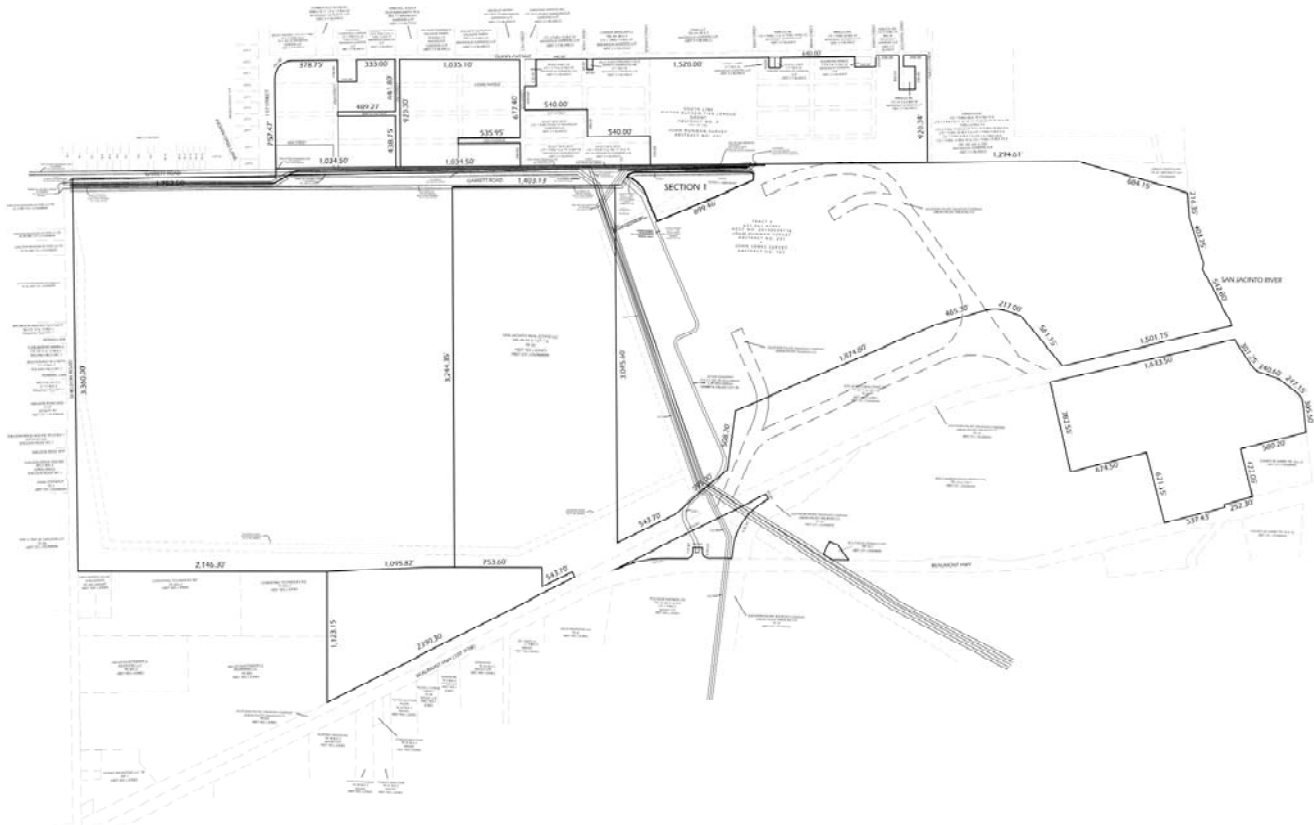
ITEM: 129

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Chamon Power GP (DEF 1)

Applicant: SEM SERVICES



D – Variances

Subdivision

Houston Planning Commission

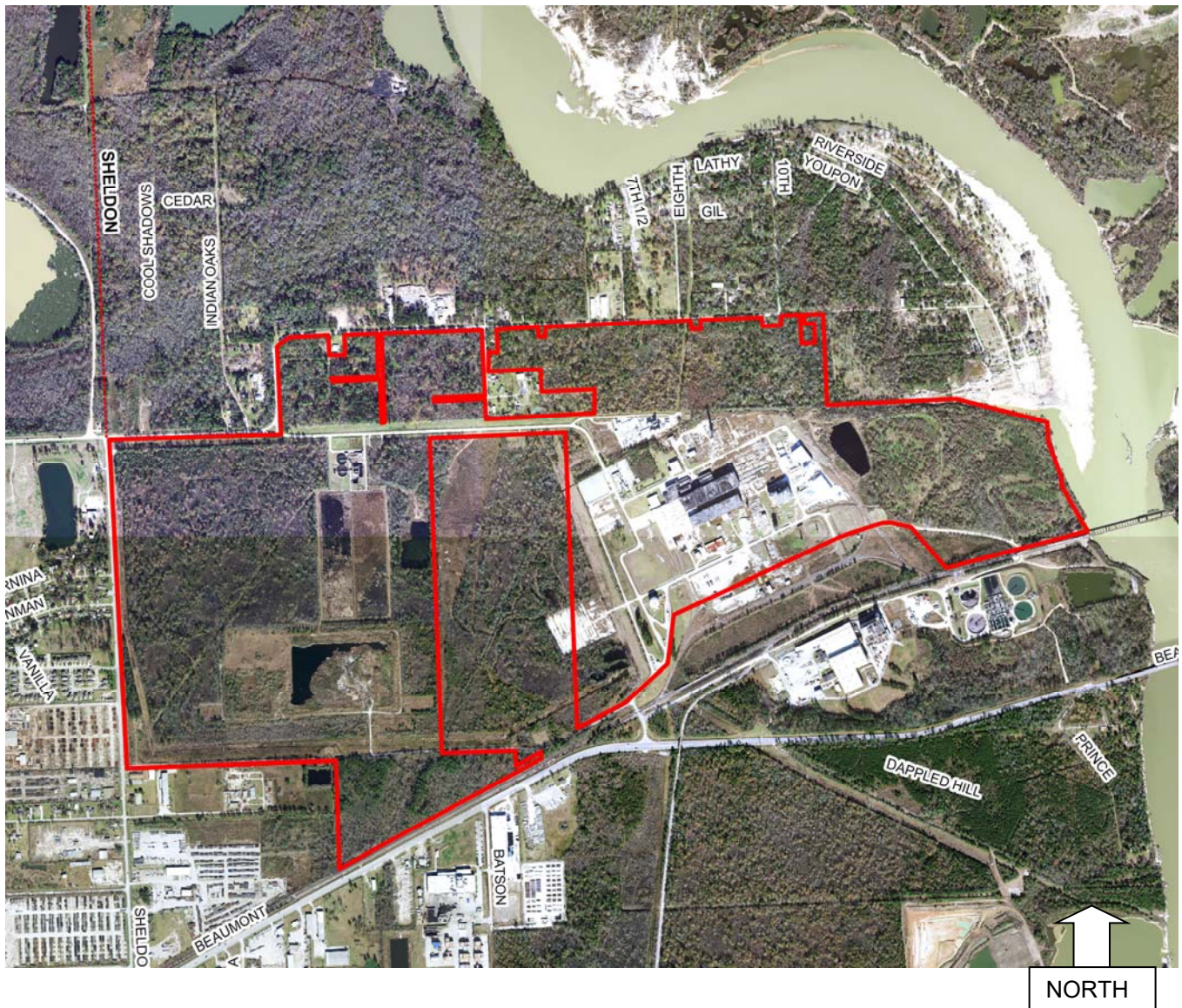
ITEM: 129

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Chamon Power GP (DEF 1)

Applicant: SEM SERVICES



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-2766

Plat Name: Chamon Power GP

Applicant: SEM SERVICES

Date Submitted: 11/22/2021

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:

1. To allow excessive intersection spacing along the northern, wester, eastern & southern GP boundary by not requiring any streets nor extending any stub streets through the site.

Chapter 42 Section: 42-160

Chapter 42 Reference:

The 662.5+ acre site is located in east Harris County, in Houston's ETJ near Garrett Road and the San Jacinto River. The applicant is requested five (5) variances 1. To allow excessive intersection spacing along the western GP boundary by allowing no street extensions; 2. To allow excessive intersection spacing along the northern GP boundary by allowing no street extensions; 3. To allow excessive intersection spacing along the eastern GP boundary by allowing no street extensions; 4. To allow excessive intersection spacing along the southern GP boundary by allowing no street extensions; 5. To allow 3rd, 5th, 12th stubs streets not be extended nor terminate with a cul-de-sac through the GP site. The Chamon Power GP is a 662.5+ acre industrial site in eastern Harris County. The site has been used for industrial related uses prior to Chapter 42. Development has occurred overtime in this tight piece of land with access easements, railroad tracks, multiple pipeline easements, and electrical transmission lines. All land owned by the developer has been put together in this GP showcasing the multiple stringent factors of the land within Chamon Power GP. The area is surrounded by railroad tracks, detention ponds and the San Jacinto River. Extension of the stub streets along the northern plat boundary is not with public policy to extend for traffic circulation. As all stub streets will be stringent with multiple pipeline easements and current buildings. No surrounding development to the north warrants street extension as Guinn Avenue serves as their public street network for property to the north. To the east, the GP is surrounded by the San Jacinto River, which limits street extension to the east. Per public policy, both the city & county have only required major thoroughfares to extend, therefore requiring a local street is against public policy. To the south, the GP is limited by the multiple railroad tracks on the southern boundary and cutting the GP site in odd angles from other use than industrial land. In addition to this, there is a cross cutting electrical transmission easement which meets the intersection spacing exceptions per 42-130, not requiring any local streets to cross electric transmission property. To the west, the same rule of Chapter 42-130 applies, as there are multiple pipelines and electrical transmission easement running, thus not requiring a west street connection. The applicant is requesting internal circulation to be considered null, as no outer connections are warranted due to Chapter 42 exception on this site per the multiple easements, railroad tracks, detention/water features. Based on the existing & historical character of the land, we request the Planning Commission to allow this GP to continue to exist as it has for more than 50+ years, prior to the ordinance.

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 the rules within Chapter 42 of intersection spacing and street extensions would be against public policy as per the exception section of the ordinance allows restricted land to be excepted from certain rules. The site has been

used for industrial related uses prior to Chapter 42. Development has occurred overtime in this tight piece of land with access easements, railroad tracks, multiple pipeline easements, and electrical transmission lines. Based on the existing & historical character of the land, we request the Planning Commission to allow this GP to continue to exist as it has for more than 50+ years, prior to the ordinance.

(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 adjacent development and the unique configuration of the subject tract along the existing & historical character of the land.

(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. Proposed GP meets rules under 42-130 exceptions. Surrounding street network provides sufficient traffic circulation in this industrial part of Harris County.

(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. All adjacent land has proper frontage as required by the ordinance.

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

The granting of the variance will not be injurious to the public health, safety or welfare. All adjacent land has proper frontage as required by the ordinance.

Houston Planning Commission

ITEM: 130

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Chamon Power Sec 1 (DEF 1)

Applicant: SEM SERVICES



D – Variances

Site Location

Subdivision

Houston Planning Commission

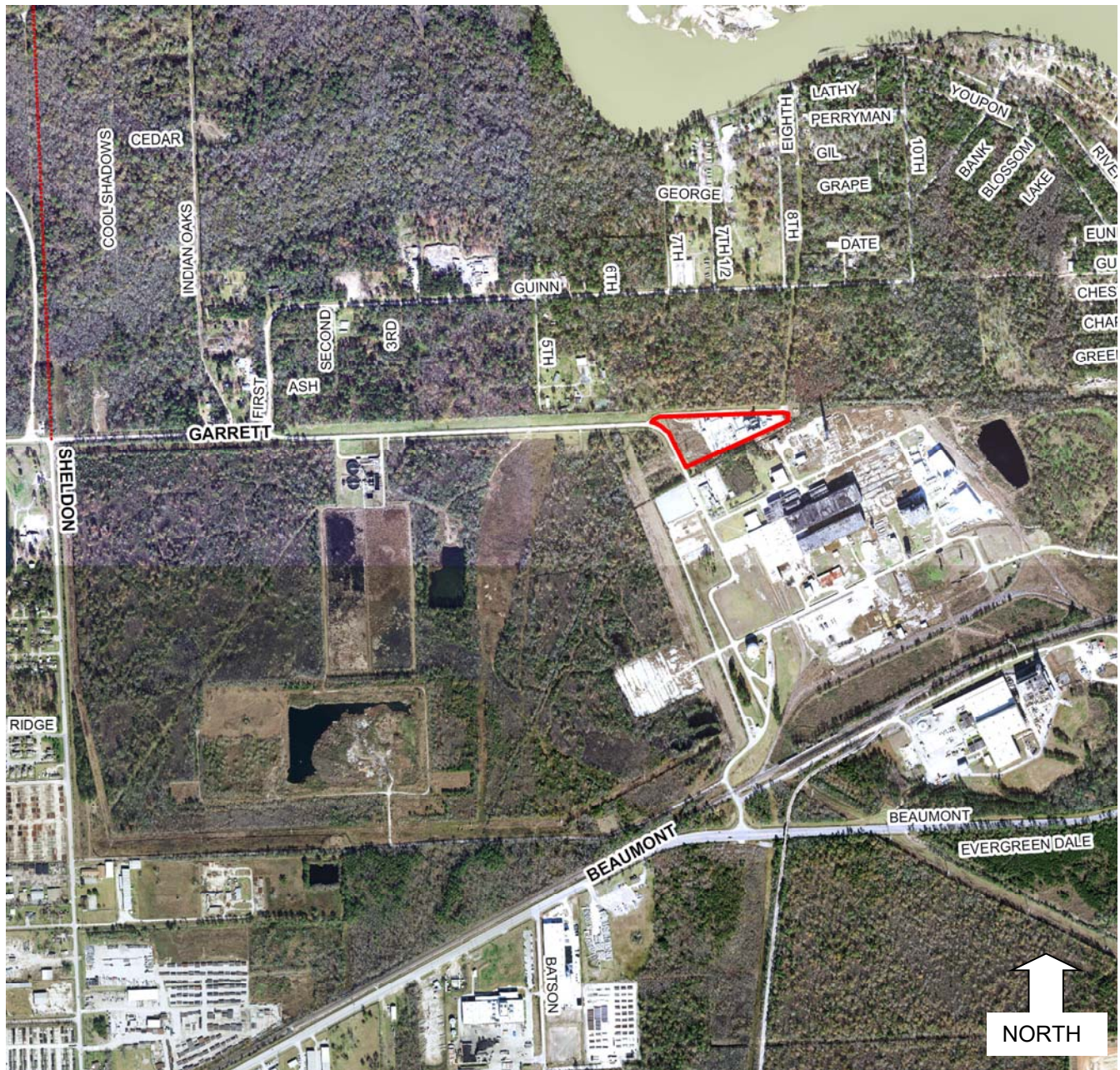
ITEM: 130

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Chamon Power Sec 1 (DEF 1)

Applicant: SEM SERVICES



D – Variances

Aerial



Application Number: 2021-2768

Plat Name: Chamon Power Sec 1

Applicant: SEM SERVICES

Date Submitted: 11/22/2021

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:

1. To allow an unrestricted reserve to have access via an access easement instead of a public R.O.W.

Chapter 42 Section: 42-160

Chapter 42 Reference:

The site is located in east Harris County, in Houston's ETJ near Garrett Road and the San Jacinto River. The applicant is requested one variance. 1. To allow an unrestricted reserve to have access via an access easement instead of a public R.O.W. The subject tract is being proposed to be an unrestricted reserve. The proposed reserve is a substation for a power plant that has been existing on site for more than 20+ years, prior to the current ordinance Chapter 42. The overall area is underdeveloped due to the existing power plant and industrial use of the area surrounding Chamon Power GP. The area is surrounded by railroad tracks, detention ponds and the San Jacinto River. The subject site has been in the same configuration and has been using access easements since 1987. The reason this property is coming to plat, is because the proposed substation is pulling permits at Harris County Engineering Department and staff requested a plat to comply with current regulations. The unplatted property is part of the proposed Chamon Power GP, which is being considered along this plat. This unrestricted reserve site has been in the same configuration and access easement to the current Garrett Road ending at 1st Street has been its only sole access since 1987. Applicant is requesting for this access to remain as extending Garrett Road will not improve traffic circulation this substation with little to no traffic. The surrounding platted property to the north is not developed and in part owned by the Chamon Power GP owner. Based on the existing character of the neighborhood, we request the Planning Commission to allow this unrestricted reserve to have access via an access easement as no change in land use is occurring nor major expansion'.

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 the rules within Chapter 42 of an unrestricted reserve required Garrett Road to be extended as a public street near an industrial facility going against sound public policy of public safety. This unrestricted reserve is part of the unplatted property along rural Harris County ETJ, which has been continuously working for 40+ years in its current configuration prior to Chapter 42.

No major additions are occurring with this new permitting therefore a new road extension is not granted with little to no development expansion.

(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 adjacent development and the unique configuration of the subject tract.

(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. Proposed development of substation has had access to Garrett Road via an existing access easement. The access easement will provide public ROW access from the reserve to the public street network.

(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. All adjacent land has proper frontage as required by the ordinance.

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

The granting of the variance will not be injurious to the public health, safety or welfare. All adjacent land has proper frontage as required by the ordinance.

Houston Planning Commission

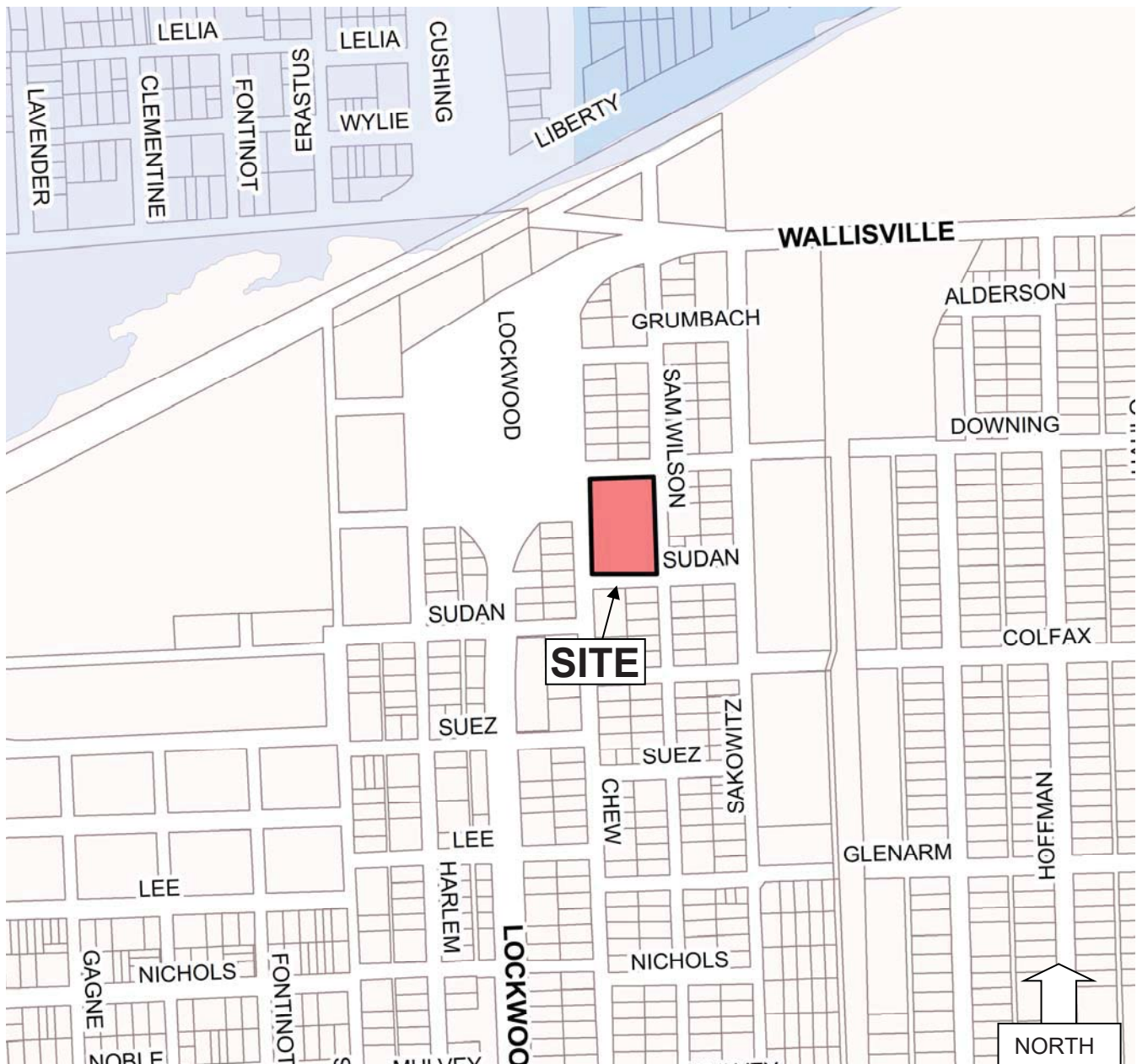
ITEM: 131

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Chew CRC GP

Applicant: M2L Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

ITEM: 131

Planning and Development Department

Meeting Date: 01/06/2022

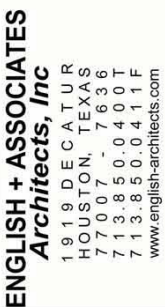
Subdivision Name: Chew CRC GP

Applicant: M2L Associates, Inc.



D – Variances

Aerial



NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION KATHLEEN A.
ENGLISH, AIA

FIFTH WARD COMMUNITY
REDEVELOPMENT
CORPORATION

2600 CHEW ST.
HOUSTON TX, 77020

**CHEW ST.
TECHNOLOGY
CENTER**

**In association with
CONSULTANTS:**

Garza + McInain
Structural Engineers, Inc.
13313 Southwest Freeway, Suite 163
Sugar Land, Texas 77478
Office: 281-494 - 1230 fax: 281 - 494 -
www.garza-mcain.com

E & C
Engineers

ERCA # 1-8331

EAC Engineers & Consultants Inc.
1010 Lamar, Suite 650
Houston, TX 77002
Tel: (713) 560-5800
Fax: (713) 560-8888
www.eceng.com

TX EIR Registration No. E-070968

Construction

A PROJECT OF:

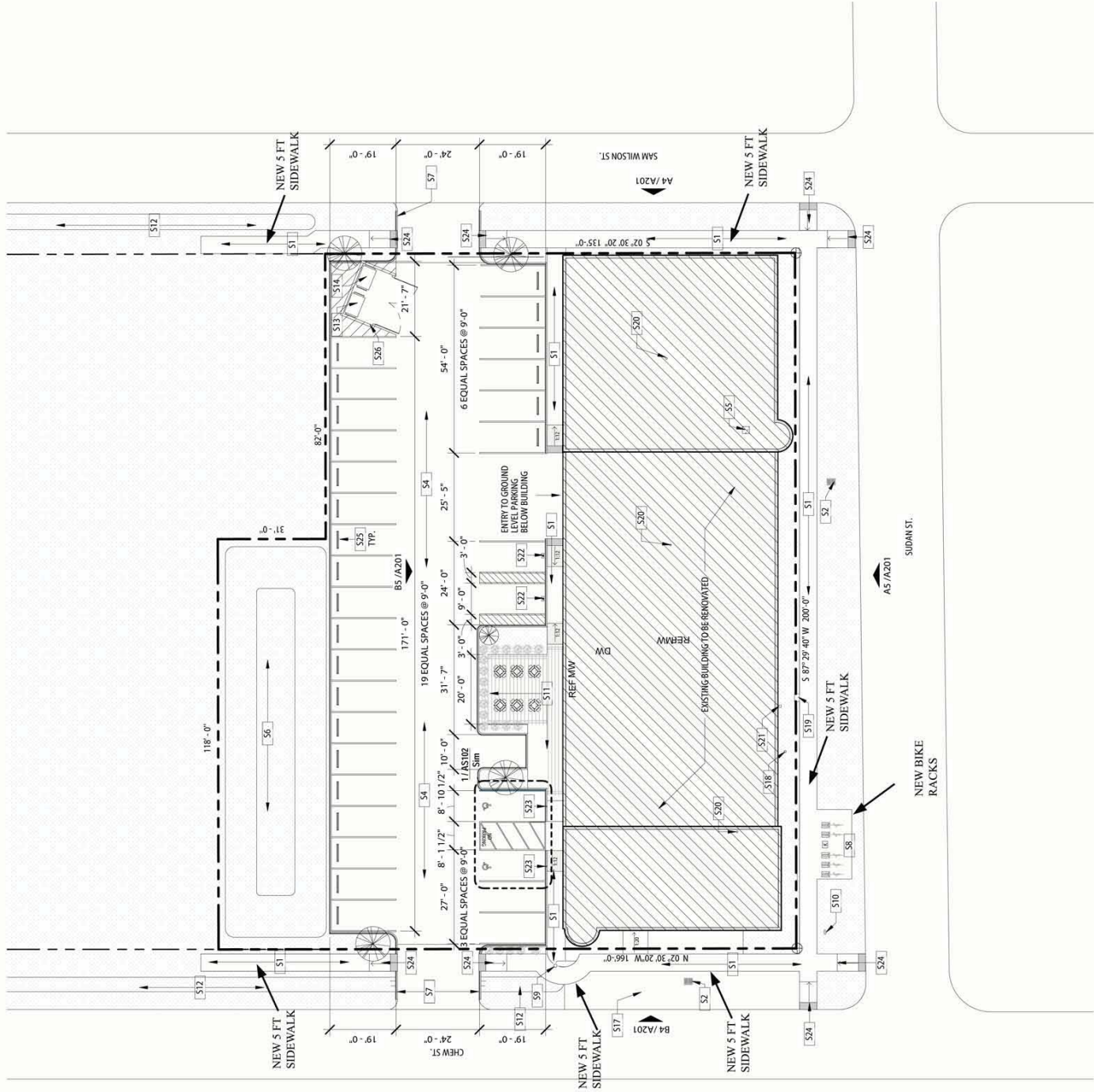
ISSUES AND REVISIONS

07.23.20	SCHEMATIC DESIGN
05.17.21	DESIGN DEVELOPMENT

SHEET TITLE
ARCHITECTURAL
SITE PLAN

PROJECT NO.:	20012.01
SCALE:	As indicated
DRAWN BY:	RS
CHECKED BY:	KE
PHASE:	DESIGN DEVELOPMENT

AS101



BUILDING AREA	PARKING COUNT REQUIREMENT	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
16,249 SQ. FT.	2.5 PARKING SPACES / 1000 SQ. FT.	40.62	34 STANDARD OUTDOOR 13 COVERED SPACES

PARKING EVALUATION

1 / A101 Ref	BUILDING ELEVATION MARKERS
-----------------	----------------------------

$X^1 - X^n$ ELEVATION MARKER

SYMBOLS LEGEND



English + Associates
Architects, Inc.
HOUSTON, TEXAS
77056-6400
713.856.0400
713.856.0411

A PROJECT OF:

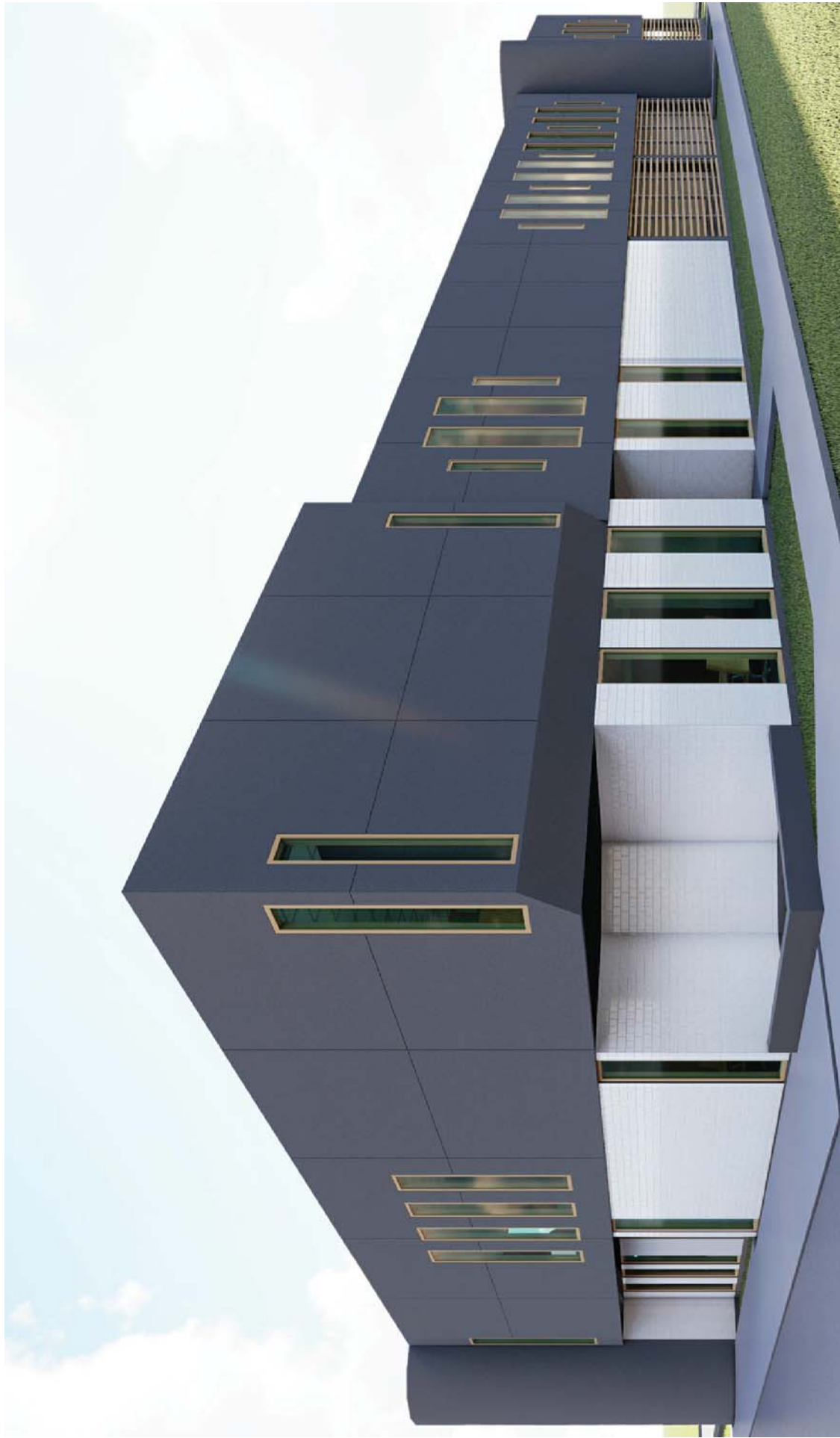
CHEW STREET TECHNOLOGY CENTER

2600 CHEW ST.
HOUSTON TX, 77020
NORTH SIDE RENDER

NOTE: EXISTING DIMENSIONS AND
LAYOUT SHOWN HAVE NOT BEEN
FIELD VERIFIED

PRELIMINARY
FOR PERMITTING AND
PERMITTING OF CONSTRUCTION
KATHLEEN A. ENGLEIGH, AIA

TF-03
PHASE: SCHEMATIC DESIGN
06.05.2020
JOB NO.: 20012.01



English + Associates
Architects, Inc.
HOUSTON, TEXAS
713.856.0400
713.856.0401
713.856.0411

A PROJECT OF:

CHEW STREET TECHNOLOGY CENTER

2600 CHEW ST.
HOUSTON TX, 77020
SOUTHWEST RENDER

NOTE: EXISTING DIMENSIONS AND
LAYOUT SHOWN HAVE NOT BEEN
FIELD VERIFIED

PRELIMINARY
FOR PERMITTING AND FINAL
PERMITTING OF CONSTRUCTION
KATHLEEN A. ENGLISH, AIA

TF-04

PHASE: SCHEMATIC DESIGN
06.05.2020
JOB NO.: 20012.01



Application Number: 2021-3087

Plat Name: Chew CRC GP

Applicant: M2L Associates, Inc.

Date Submitted: 12/20/2021

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:

Not to provide 5 feet widening on Chew Street (a 50' R.O.W.) from Sudan Street north to Downing Street.

Chapter 42 Section: 122

Chapter 42 Reference:

Sec. 42-122. - Right-of-way widths. 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 42-123 of this Code: Local streets: (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development.

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 property is abutted by Chew St, Downing St, Sam Wilson St & Sudan Street. The existing building at Chew ST. Sudan ST. and Sam Wilson was originally built as a School, has also been Offices and Church over the past 4 decades. The proposed development is to reuse the existing Building and refurbish the 12,000 square feet of interior space including new walls, doors, interior finishes, ceilings, lighting, and new/replacement rooftop mechanical equipment and distribution. Exterior work includes repairs to the building envelop including addition of new doors and windows, painting existing masonry and EIFS surfaces, new sidewalks and landscaping to comply with local ordinance, and a new surface parking lot and detention pond.

(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 Fifth Ward Redevelopment Corporation proposes to remodel the Existing Building of approximately 12,000 square feet of interior space including new walls, doors, interior finishes, ceilings, lighting, and new/replacement rooftop mechanical equipment and distribution. The exterior work includes repairs to the building envelop including addition of new doors and windows, painting existing masonry and EIFS surfaces, new sidewalks and landscaping to comply with local ordinance, and a new surface parking lot and detention pond. To reuse this building will require a dual building line and cannot include additional widening of Chew Street.

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

The Property is located just Northeast of Downtown Houston and just south UNION PACIFIC ENGLEWOOD RAIL YARD. The widening of Chew Street cannot connect north due to the Union Pacific Englewood Rail yard. The remainder of the block is being developed for Affordable Housing and is included with this variance not to provide additional widening for Chew Street otherwise the Housing development will not be able to meet the required guest parking. The building has existed for decades and the reuse and refurbishment and therefore not a hardship create of imposed by the applicant.

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

The general intent and purpose is to provide connectivity and internal circulation for the proposed development and surrounding area. The surrounding area has ample circulation and connectivity for the existing Structure and proposed Affordable Housing. Visibility at Chew and Sudan will not be hinder as the building facade steps back with overhang at this intersection.

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

The refurbishment and reuse of this building and being able to provide affordable housing meeting parking and guest parking requirements is a benefit to the community and therefore is not injurious to the public health, safety and welfare.

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

This building has been a part of the community for decades. The existing structure is the reason for the variance proposed plat provides adequate circulation and access for connectivity and therefore is not injurious to the public health, safety and welfare. The variance previously granted and the Zollie Scales Park and City Property are existing conditions



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
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www.houstontx.gov

December 30, 2021

NOTICE OF VARIANCE

PROJECT NAME: Chew CRC GP

REFERENCE NUMBER: 2021-3087

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located east of Chew Street, south of Downing Street, west of Sam Wilson Street and north of Sudan 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 request.

M2L Associates, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not provide 5 feet right-of-way dedication for the widening of Chew Street between Downing Street and Sudan Street. Enclosed are copies of the variance request and the proposed general 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, January 6, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

1. Send email to: speakercomments.pc@houston.tx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. 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 **Karen Rogers with M2L Associates, Inc., at 713-722-8897**. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houston.tx.gov or call (832) 393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Subdivision

Houston Planning Commission

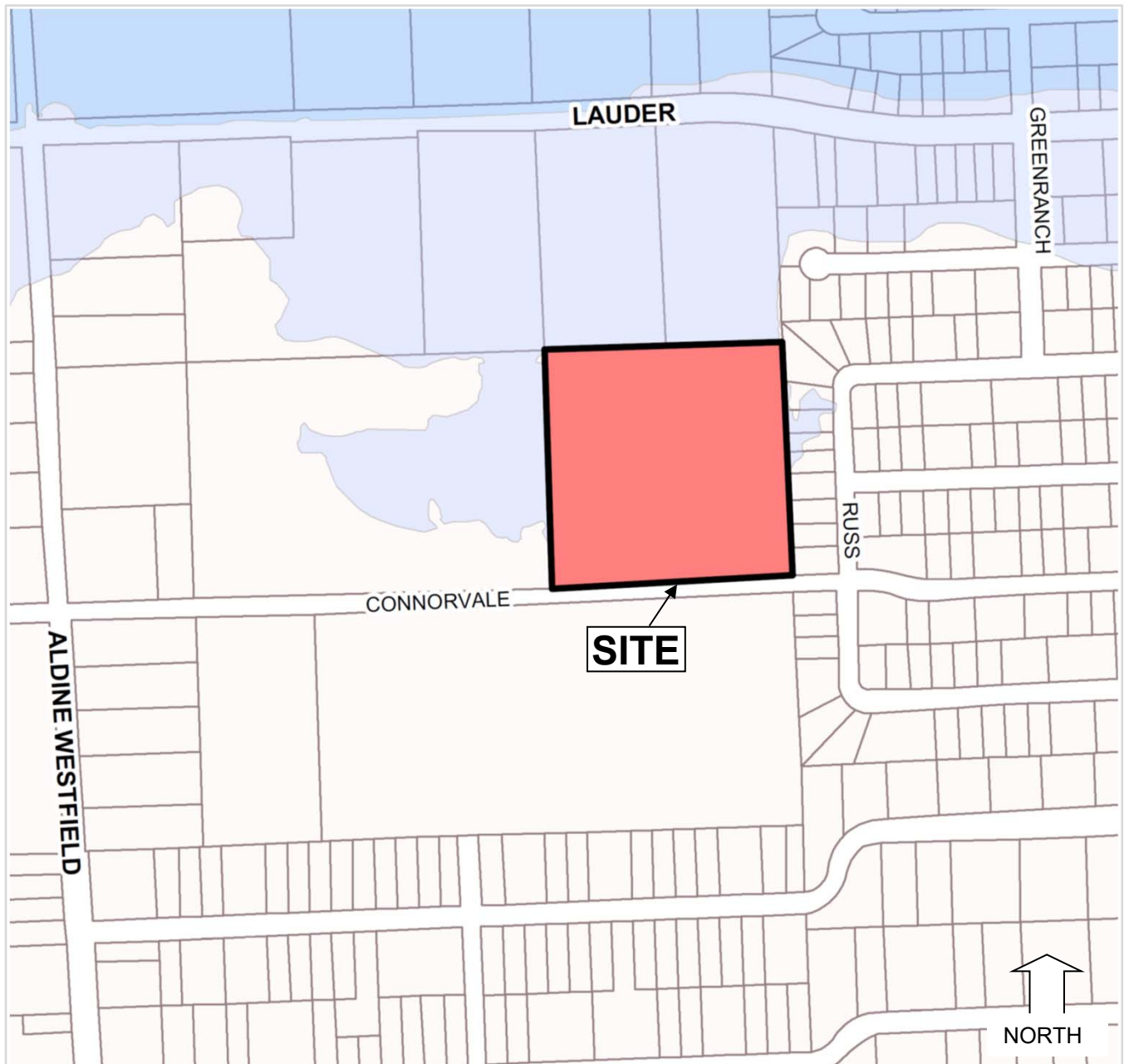
ITEM: 133

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: East Aldine Estates

Applicant: EHRA



D – Variances

Site Location

Houston Planning Commission

ITEM: 133

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: East Aldine Estates

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission

ITEM: 133

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: East Aldine Estates

Applicant: EHRA



D – Variances

Aerial



Application Number: 2021-3061

Plat Name: East Aldine Estates

Applicant: EHRA

Date Submitted: 12/20/2021

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:

Variance is being requested to allow an approximately 2,150' block length between Aldine Westfield Road and Russ Drive

Chapter 42 Section: 128

Chapter 42 Reference:

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

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 tract is a 9.62-acre tract of land located north of Connorvale Road and west of the Castlewood Addition Section 3 subdivision, previously platted as Lots 209 and 210 of the Magnolia Gardens Subdivision. This replat, East Aldine Estates, is a proposed public, single-family community being designed as part of the Harris County Imagination Zones initiative. The community is envisioned as a compact and walkable environment with a diversity of workforce, affordable, and market-rate housing opportunities. The project contains public streets (28' Public Roadway Easements) for internal circulation. This variance is being requested because the intersection spacing between existing Aldine Westfield Road and Russ Drive is approximately 2,150'. A public street connection through East Aldine Estates at the required 1,400' block length is not possible due to existing physical site constraints as follows. Several topographically low areas exist within the plat boundary, primarily along the north portion of the site. To minimize site disturbance and utilize existing topography, this project's required detention is proposed in this area. Requiring a street connection through this portion of the tract would be a detriment to the detention and drainage system being proposed. Additionally, a street connection between Connorvale Road and Lauder Road to the north would have to cross an existing light industrial/commercial property known as Maestro Surfaces, which adjoins the north property boundary of East Aldine Estates. Such a road location would not provide significant connectivity enhancement in the area due to other existing large tract developments (i.e. St. Leo the Great Catholic Church to the north and Maya Park to the south) and nearby floodplain.

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

Existing single-family development and numerous large tract commercial sites between John F. Kennedy Blvd. and Aldine Westfield Rd. predate this plat application. Greens Bayou has a significant floodplain in the area which has contributed to a predominantly east/west street pattern. A north/south public street at this location would be difficult to extend further than Lauder Rd. and Connorvale Rd. due to these conditions.

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

Connorvale Rd. is currently not an east/west through street in this location. The road has a dead end within the Houston Place subdivision to the east and the pavement currently ends at the entrance to Maya Park south and west of this plat. Connorvale Rd. right-of-way is being dedicated by this plat and is proposed to be improved so that the east/west connectivity of the overall neighborhood can be made. Creating connectivity between this new neighborhood and the existing community to the east, as well as to an elementary and middle school, is a more appropriate transportation solution than a north/south street.

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

Public health, safety and welfare will not be negatively impacted by granting this variance since it is being requested in order to promote connectivity between this new community and the existing single-family subdivision to the east. The granting of this variance would not be injurious to the public's health, safety, or welfare as the proposed land use designation is single-family residential and thus matches within the immediate area.

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

The East Aldine Estates Imagination Zone is intended to allow for creative solutions that will generate affordable, market-rate housing opportunities that will also support social interaction between neighbors. Justification for the variance is based on enhancing street connectivity between this plat and existing single-family residential and schools so that new residents will become part of the overall community.



Application Number: 2021-3061

Plat Name: East Aldine Estates

Applicant: EHRA

Date Submitted: 12/20/2021

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:

Variance is being requested to allow single-family lots and a detention reserve to take access from a 28' Public Roadway Easement in accordance with the proposed "Harris County Design Standards for Imagination Zones".

Chapter 42 Section: 42-188(a) and 42-190(c)

Chapter 42 Reference:

42-188(a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section. 42-190(c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve.

Statement of Facts

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

The subject tract is a 9.62-acre tract of land located north of Connorvale Road and west of the Castlewood Addition Section 3 subdivision, previously platted as Lots 209 and 210 of the Magnolia Gardens Subdivision. This replat, East Aldine Estates, is a proposed public, single-family community being designed as part of the Harris County Imagination Zones initiative. The community is envisioned as a compact and walkable environment with a diversity of workforce, affordable, and market-rate housing opportunities. The project's street pattern and building setbacks are based on a 28' Permanent Access Easement concept to allow all homes to be oriented to the streets in a way that creates a socially interactive community. This variance is being requested because Chapter 42's allowance of the standard 28' PAE is a private street configuration. Harris County will maintain all streets in the Imagination Zone, but as public entity, the county is not allowed to maintain private streets. Therefore, a 28' Public Roadway Easement is being proposed and lots will take access from this easement. The easement will be recorded by separate instrument prior to submittal of the final plat. The 28' Public Roadway Easement is proposed as a 28-wide paving section with utility easements for public water and wastewater to be located adjacent to the Roadway Easement rather than under the pavement. Fire protection will be constructed like a public street with a single 8-inch water line providing both potable water and fire protection. Sidewalks will be constructed within the community.

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

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

The circumstances requiring this variance stem from the uniqueness of the Harris County Design Standards for Imagination Zones.

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

Lots with frontage on the 28' Public Roadway Easement will have vehicular access and street addressing on a 28' wide pavement section in exactly the same way that a 28' wide private street functions. Public utilities will be located adjacent the pavement, sidewalks will be provided, and building setbacks will be created to allow off-street parking. Reserve A is restricted to "Detention" and as such is allowed to have frontage on a 28' PAE. Since the proposed 28' Public Roadway Easement is being substituted for the required PAE, the variance request extends to Reserve A as well. Considered together, these factors match requirements set forth in Chapter 42 for single-family communities.

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

Public health, safety and welfare will not be negatively impacted by granting this variance since it is being requested in order to promote pedestrian safety and long term community viability. The granting of this variance would not be injurious to the public's health, safety, or welfare as the proposed land use designation is single-family residential and thus matches within the immediate area.

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

Justification for the variance is based on improving design standards not currently considered within Chapter 42. The Imagination Zones are intended to allow for creative solutions that will generate affordable, market-rate housing opportunities that will also support social interaction between neighbors. Economic hardship is not the sole justification for the variance request.



Application Number: 2021-3061

Plat Name: East Aldine Estates

Applicant: EHRA

Date Submitted: 12/20/2021

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:

Variance is being requested to allow for a 10' building line and 17' garage building line to be utilized along a 28' public roadway easement. Furthermore, a variance for 5' encroachments into the 10' building line is being requested for front porches, in accordance with the proposed "Harris County Design Standards for Imagination Zones".

Chapter 42 Section: 42-156

Chapter 42 Reference:

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

Statement of Facts

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

The subject tract is a 9.62-acre tract of land located north of Connorvale Road and west of the Castlewood Addition Section 3 subdivision, previously platted as Lots 209 and 210 of the Magnolia Gardens Subdivision. This replat, East Aldine Estates, is a proposed public, single-family community being designed as part of the larger Harris County Imagination Zones project. The community is envisioned as a compact and walkable environment with a diversity of workforce, affordable, and market-rate housing opportunities. It will include 28' public roadway easements (maintained by Harris County) but will incorporate 10' front setbacks and 17' garage setbacks throughout instead of a 20' front setback and 20' garage setback that would be required. Furthermore, a 5' front porch setback is proposed for all lots except for the 6 lots that front along Connorvale Road, a 50' right-of-way local street. Homes are proposed to be oriented to the streets in a way that creates a socially interactive community. Front porches closer to the roads will provide "eyes on the street" and promote neighborliness. Parking garages will be setback behind front doors and porches to reduce their visual dominance. All this is being done in accordance with the proposed "Harris County Design Standards for Imagination Zones". Sidewalks will be provided along all streets to further enhance pedestrian safety and the vision of a socially interactive community.

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

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

The circumstances requiring this variance stems from the uniqueness of the Harris County Design Standards for Imagination Zones.

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

The tract is proposed to be replatted as single-family use and will thus maintain the integrity of the surrounding area. The variance request is in keeping with the intent of Chapter 42 because it is intended to promote pedestrian safety and largely preserves all other standards of the chapter.

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

Public health, safety and welfare will not be negatively impacted by granting this variance since it is being requested in order to promote pedestrian safety and long term community viability. The granting of this variance would not be injurious to the public's health, safety, or welfare as the proposed land use designation is single-family residential and thus matches within the immediate area.

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

Justification for the variance is based on improving design standards not currently considered within Chapter 42. The Imagination Zones are intended to allow for creative solutions that will generate affordable, market-rate housing opportunities that will also support social interaction between neighbors. Economic hardship is not the sole justification for the variance request.

Houston Planning Commission

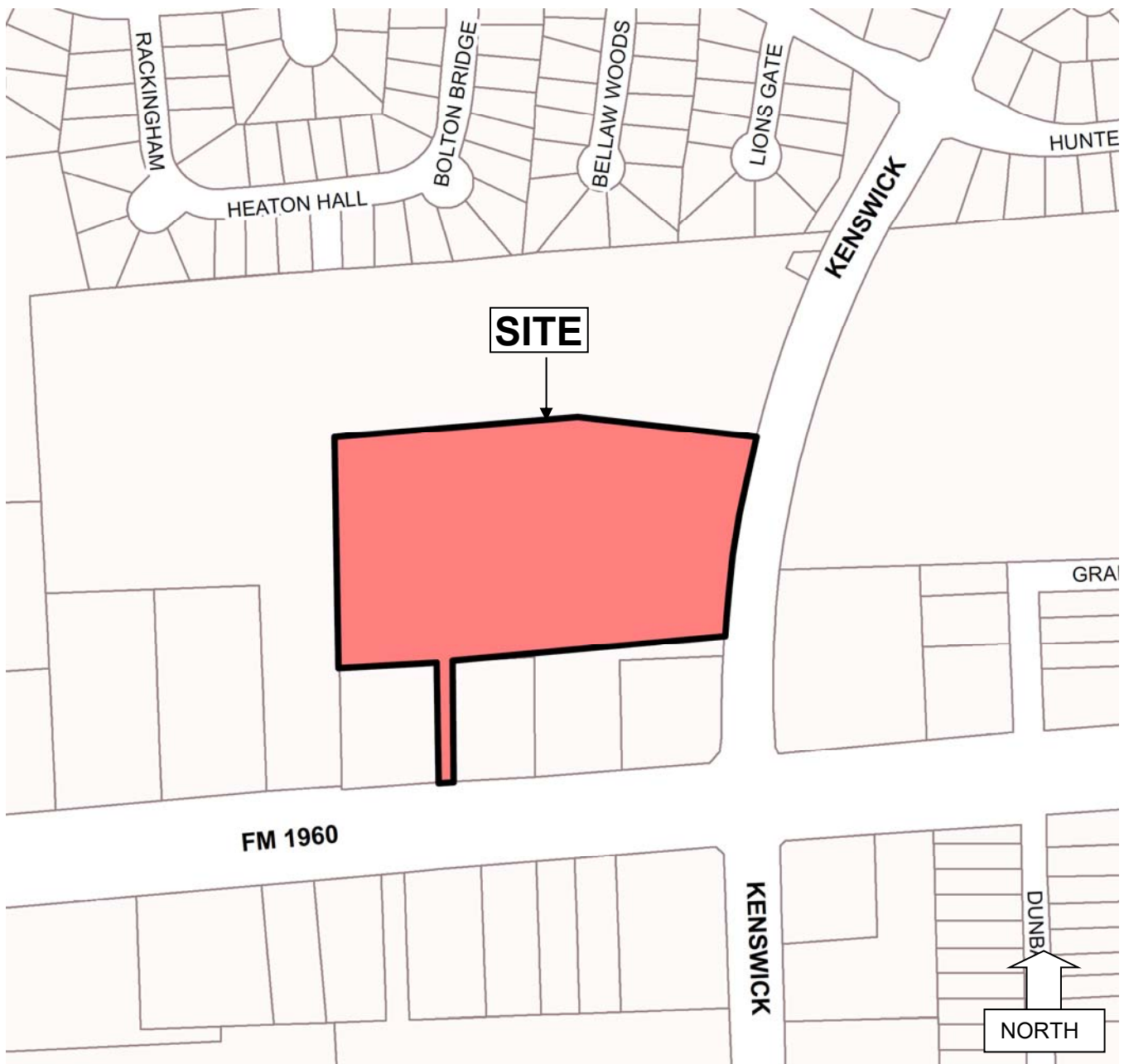
ITEM: 134

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Gardens of Troy

Applicant: EHRA



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 134

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Gardens of Troy

Applicant: EHRA



D – Variances

Aerial



Application Number: 2021-3045

Plat Name: Gardens of Troy

Applicant: EHRA

Date Submitted: 12/20/2021

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:

Variance is being requested to allow single-family lots and a detention reserve to take access from a 28' Public Roadway Easement in accordance with the proposed "Harris County Design Standards for Imagination Zones".

Chapter 42 Section: 42-188(a) and 42-190(c)

Chapter 42 Reference:

42-188(a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section. 42-190(c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve.

Statement of Facts

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

The subject tract is an 8.21-acre tract of land located north of F.M. 1960 and west of the Kenswick Drive, approximately ½ mile east of George Bush Intercontinental Airport. It was previously platted as a portion of Kenswick North Park Replat and Kenswick Business Plaza in the early 1980's, but it has remained undeveloped to this day. A 25' access easement and small detention easement along the south part of the proposed replat serve the existing commercial development to the south. The access easement will be maintained, and the detention easement expanded to serve both the existing development and the new proposed single-family community. Gardens of Troy is a proposed public, single-family community being designed as part of the larger Harris County Imagination Zones project. The community is envisioned as a compact and walkable environment with a diversity of workforce, affordable, and market-rate housing opportunities. It will include 28' public roadway easements (maintained by Harris County) but will incorporate 10' front setbacks, 5' corner setbacks, and 17' garage setbacks throughout instead of a 20' front setback and 20' garage setback that would be required. Furthermore, a 5' front porch setback is proposed for all lots. Homes are proposed to be oriented to the streets in a way that creates a socially interactive community. Front porches closer to the roads will provide "eyes on the street" and promote neighborliness. Parking garages will be setback behind front doors and porches to reduce their visual dominance. All this is being done in accordance with the proposed "Harris County Design Standards for Imagination Zones". Sidewalks will be provided along all streets to further enhance pedestrian safety and the vision of a socially interactive community. This variance is being requested because Chapter 42's allowance of the standard 28' PAE is a private street configuration. Harris County will maintain all streets in the Imagination Zone, but as public entity, the county is not allowed to maintain private streets. Therefore, a 28' Public Roadway Easement is being proposed and lots will take access from this easement. The easement will be recorded by separate instrument prior to submittal of the final plat. The 28' Public Roadway Easement is proposed as a 28-wide paving section with utility easements for public water and wastewater to be located adjacent to the Roadway Easement rather than under the pavement. Fire protection will be constructed like a public street with a single 8-inch water line providing both potable water and fire protection. Sidewalks will be constructed within the community.

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

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

The circumstances requiring this variance stem from the uniqueness of the Harris County Design Standards for Imagination Zones.

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

Lots with frontage on the 28' Public Roadway Easement will have vehicular access and street addressing on a 28' wide pavement section in exactly the same way that a 28' wide private street functions. Public utilities will be located adjacent the pavement, sidewalks will be provided, and building setbacks will be created to allow off-street parking. Reserve F is restricted to "Detention" and as such is allowed to have frontage on a 28' PAE. Since the proposed 28' Public Roadway Easement is being substituted for the required PAE, the variance request extends to Reserve F as well. Considered together, these factors match requirements set forth in Chapter 42 for single-family communities.

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

Public health, safety and welfare will not be negatively impacted by granting this variance since it is being requested in order to promote pedestrian safety and long term community viability. The granting of this variance would not be injurious to the public's health, safety, or welfare as the proposed land use designation is single-family residential and thus matches within the immediate area.

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

Justification for the variance is based on improving design standards not currently considered within Chapter 42. The Imagination Zones are intended to allow for creative solutions that will generate affordable, market-rate housing opportunities that will also support social interaction between neighbors. Economic hardship is not the sole justification for the variance request.



Application Number: 2021-3045

Plat Name: Gardens of Troy

Applicant: EHRA

Date Submitted: 12/20/2021

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:

Variance is being requested to allow for a 10' front building line, 5' corner building line, and 17' garage building line to be utilized along a 28' public roadway easement. Furthermore, a variance for 5' encroachments into the 10' building line is being requested for front porches, in accordance with the proposed "Harris County Design Standards for Imagination Zones".

Chapter 42 Section: 42-156

Chapter 42 Reference:

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

Statement of Facts

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

The subject tract is an 8.21-acre tract of land located north of F.M. 1960 and west of the Kenswick Drive, approximately ½ mile east of George Bush Intercontinental Airport. It was previously platted as a portion of Kenswick North Park Replat and Kenswick Business Plaza in the early 1980's, but it has remained undeveloped to this day. There is a 25' access easement and small detention easement along the south part of the proposed replat that serve the existing commercial development to the south. The access easement will be maintained, and the detention easement expanded to serve both the existing development and the new proposed community. Gardens of Troy is a proposed public, single-family community being designed as part of the larger Harris County Imagination Zones project. The community is envisioned as a compact and walkable environment with a diversity of workforce, affordable, and market-rate housing opportunities. It will include 28' public roadway easements (maintained by Harris County) but will incorporate 10' front setbacks, 5' corner setbacks, and 17' garage setbacks throughout instead of a 20' front setback and 20' garage setback that would be required. Furthermore, a 5' front porch setback is proposed for all lots. Homes are proposed to be oriented to the streets in a way that creates a socially interactive community. Front porches closer to the roads will provide "eyes on the street" and promote neighborliness. Parking garages will be setback behind front doors and porches to reduce their visual dominance. All this is being done in accordance with the proposed "Harris County Design Standards for Imagination Zones". Sidewalks will be provided along all streets to further enhance pedestrian safety and the vision of a socially interactive community.

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

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

The circumstances requiring this variance stems from the uniqueness of the Harris County Design Standards for Imagination Zones.

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

The tract is proposed to be replatted as single-family use and will thus maintain the integrity of the surrounding area. The variance request is in keeping with the intent of Chapter 42 because it is intended to promote pedestrian safety and largely preserves all other standards of the chapter.

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

Public health, safety and welfare will not be negatively impacted by granting this variance since it is being requested in order to promote pedestrian safety and long term community viability. The granting of this variance would not be injurious to the public's health, safety, or welfare as the proposed land use designation is single-family residential and thus matches within the immediate area.

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

Justification for the variance is based on improving design standards not currently considered within Chapter 42. The Imagination Zones are intended to allow for creative solutions that will generate affordable, market-rate housing opportunities that will also support social interaction between neighbors. Economic hardship is not the sole justification for the variance request.

Houston Planning Commission

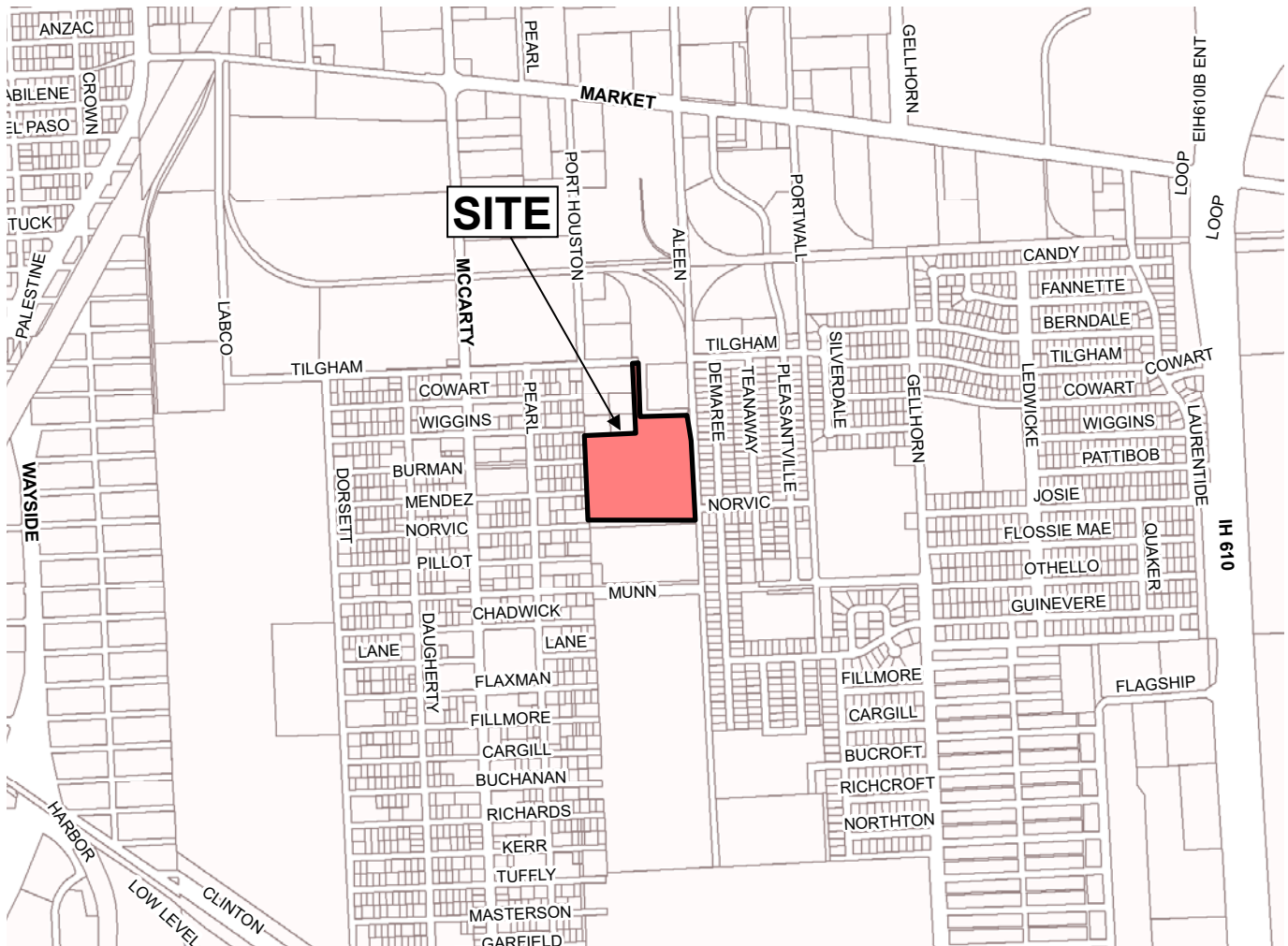
ITEM: 135

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Glendale partial replat no 1

Applicant: Texas Legal Media



D – Variances

Site Location

Houston Planning Commission

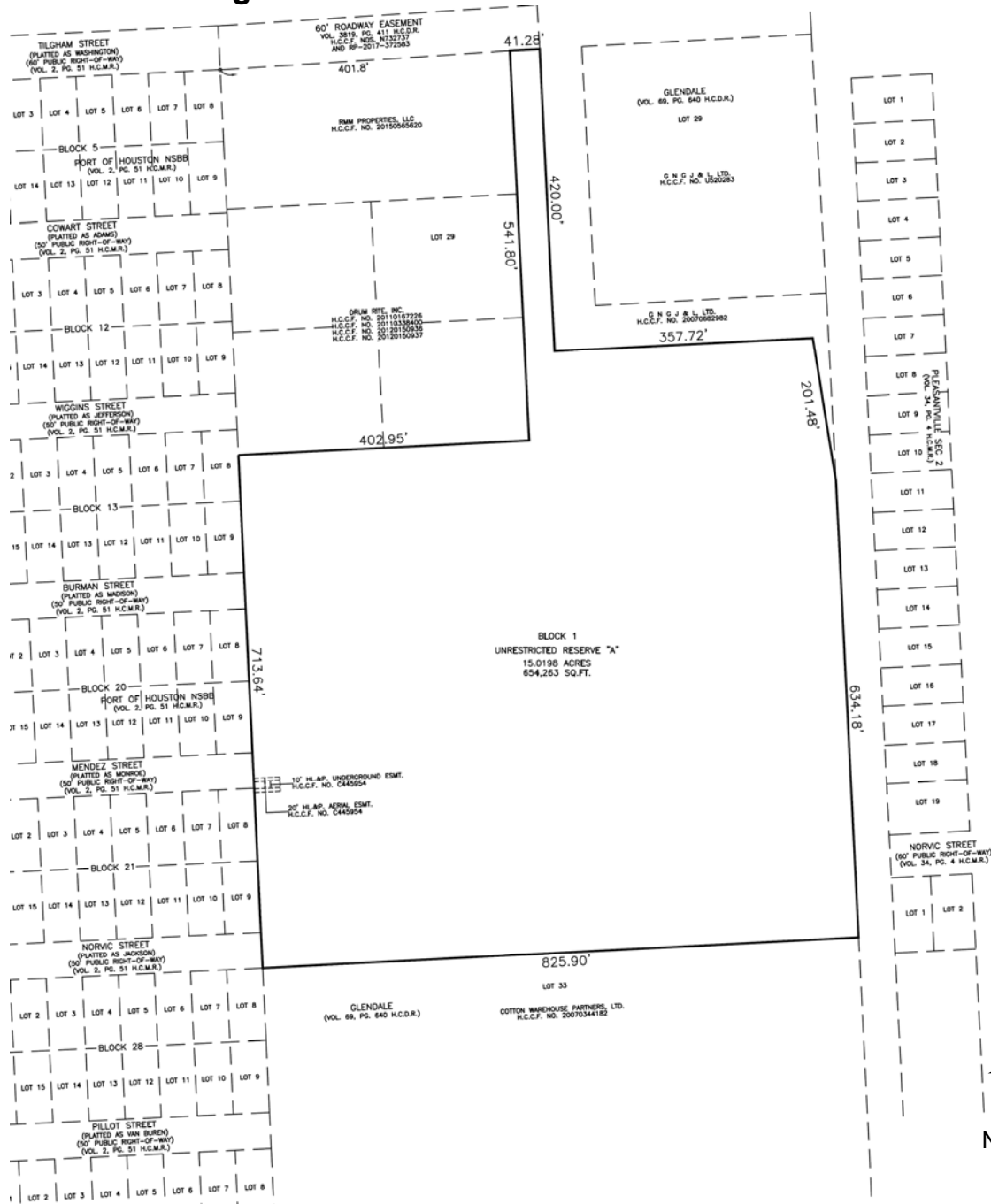
ITEM: 135

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Glendale partial replat no 1

Applicant: Texas Legal Media



D – Variances

Subdivision

Houston Planning Commission

ITEM: 135

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Glendale partial replat no 1

Applicant: Texas Legal Media



D – Variances

Aerial



Application Number: 2021-3018

Plat Name: Glendale partial replat no 1

Applicant: Texas Legal Media

Date Submitted: 12/18/2021

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 be able to take access from a 40' Access Easement instead of the 60' minimum called for in the table under rule 42-190 (c).

Chapter 42 Section: 42-190 (c)

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Table: Restricted reserve — All other 5,000 sq. ft. public street 60 feet (50 feet in a street width exception area) 60 feet

Statement of Facts

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

The strict imposition of the rules of the table requiring the development to take access from the "60' ROW" creates an undue hardship that directly deprives the owner from being able to access the property at all. Besides the 3 residential neighborhood ROW's that this commercial reserve will be restricted from taken access from, there is only a 40' Access Easement that extends from a Public Street, Tilgham Street, and is the only conceivable way to access the property. The AE was clearly created with the purpose of giving vehicular access to this tract and denying the request would effectively land lock the commercial tract. The land on either side of the 40' AE is owned by other land owners and is not available to purchase to create a larger entrance to the 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 Access Easement was established well before the owner took possession of the land and is not a hardship created by the owner or applicant. The AE extending from Tilgham Street is 60' which is the required width that a public street should be according to the table in 42-190, it is only the easement on the property that is less than the required width.

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

This 40' ROW will be built by the same standards and criteria of a 60' public street making them virtually equal in effectiveness.

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

Because the 40' ROW is only being accessed by the clients of this commercial reserve and does not provide the public access through the tract or to any other land or ROW's, the granting of this request will be in no way injurious to the health, safety, or welfare of the public.

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

Economic hardship does not apply any way to the granting of this variance. It should simply be granted so that the landowner can make use of the land he purchased.

Houston Planning Commission

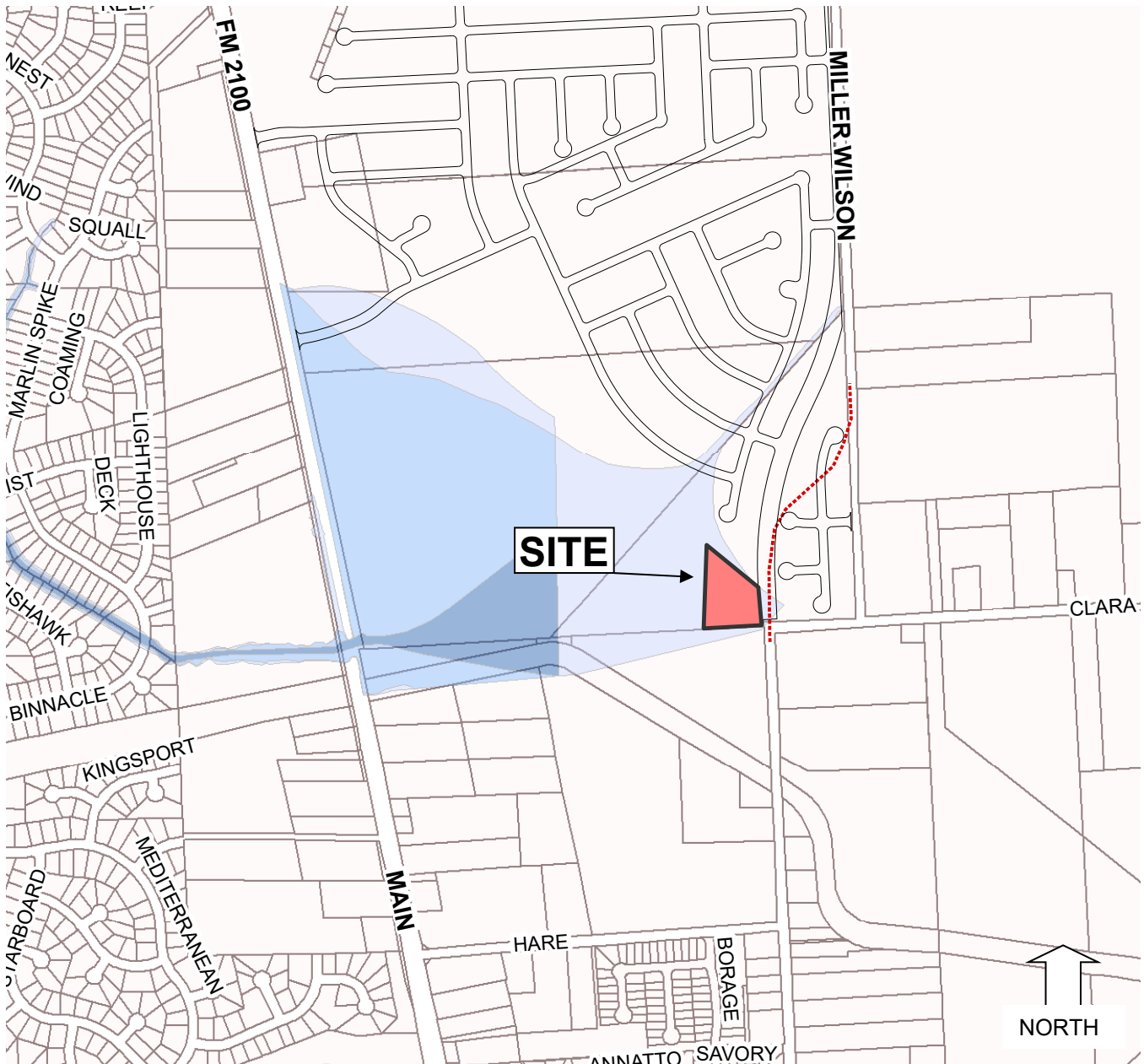
ITEM: 136

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Harris County MUD No 560 Wastewater Treatment Plant

Applicant: EHRA



D – Variances

Site Location

Houston Planning Commission ITEM: 136

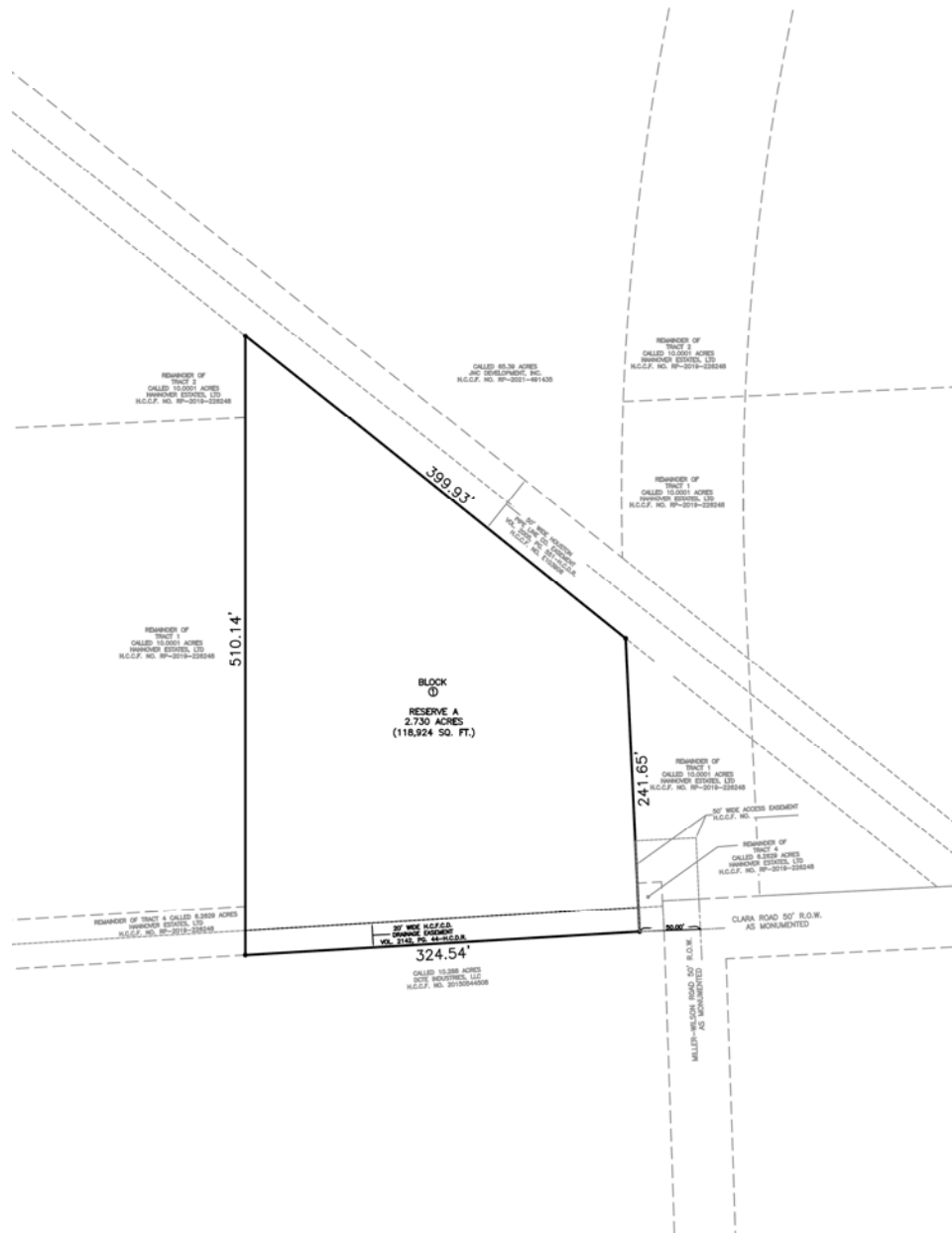
ITEM: 136

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Harris County MUD No 560 Wastewater Treatment Plant

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission

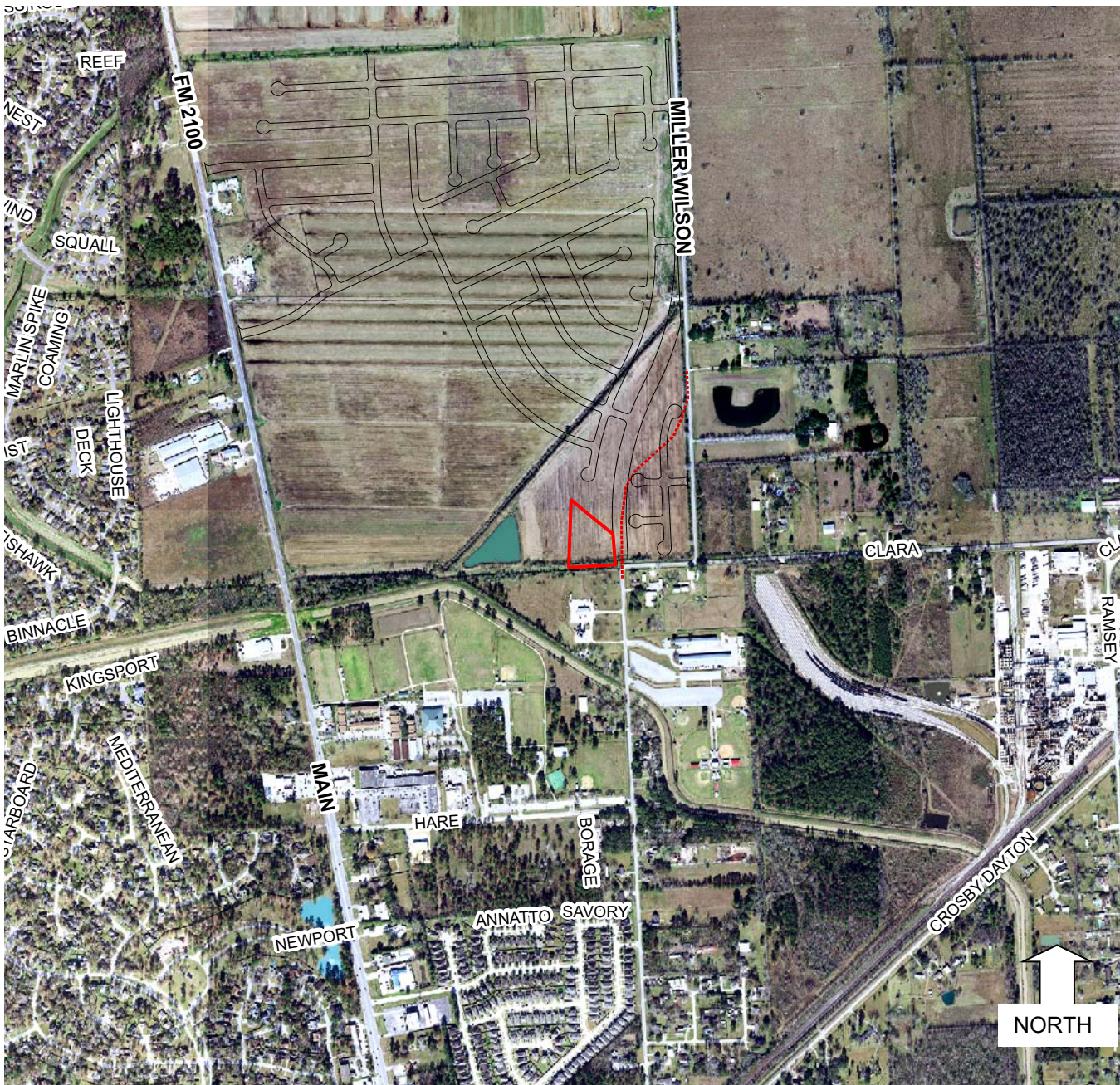
ITEM: 136

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Harris County MUD No 560 Wastewater Treatment Plant

Applicant: EHRA



D – Variances

Aerial



Application Number: 2021-3051

Plat Name: Harris County MUD No 560 Wastewater Treatment Plant

Applicant: EHRA

Date Submitted: 12/20/2021

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:

Variance to allow a reserve restricted to water production to take temporary access via a 50' access easement instead of 50' public street.

Chapter 42 Section: 190(c)

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve: Restricted to Wastewater treatment, water production, or water repressurization; Minimum Size: 5,000 sq. ft.; Type of Street or Driveway: public street or type 1 permanent access easement; Minimum Street or Driveway Width: 50 feet; Minimum Street or Driveway Frontage: 50 feet.

Statement of Facts

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

The proposed wastewater plant site is a 2.730-acre tract of land west of Clara Road, east of FM 2100, and North of Authority Canal, within the Crosby Farms GP. The HCMUD 560 Wastewater Treatment Plant will be responsible for providing wastewater service to residents and businesses within its district, as well as service interconnects with neighboring districts. In addition to the 271 acres in Crosby Farms, there are more than 600 acres to the north that also has the potential of being developed and will require HCMUD 560 to provide water and wastewater capacity. HCMUD 560 purchased the subject tract for the new wastewater treatment plant and must begin construction immediately so that wastewater capacity is available when needed. Since public streets do not yet exist, the subject tract is provided access to existing Lara Road via a recorded 50-foot access easement.

(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;

It is important that HCMUD 560 construct a new wastewater plant to provide service to forthcoming development within the district. Construction of the wastewater plant must proceed in advance of other development so that wastewater capacity is available when new homes and commercial buildings are opened. Water and sewer plant construction often predates other infrastructure such as road construction because of the long lead time to construct such facilities and platting is the first necessary step to begin plant construction. The HCMUD 560 is a public governing board not controlled by the developer but is responding to development plans being made by the developer as evidenced by the Crosby Farms general plan previously submitted.

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

Vehicular access to the wastewater plant from a recorded 50-foot access easement will allow all construction and maintenance service vehicles adequate temporary access to the facility. The easement will be recorded prior to plat recordation as a temporary 50-foot access easement which can only be replaced by public ROW so that the wastewater plant is guaranteed access. Future development adjacent to the facility within the MUD is planned to provide access as described in Chapter 42 and along previously approved street patterns of the existing Crosby Farms General Plan.

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

Public health, safety and welfare will not be negatively impacted by granting this variance. Access to the site cannot be interrupted due to the language in the recorded access easement document and will eventually be made via public ROW once streets are constructed over the access easement.

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

This variance is requested due to the phasing necessary to construct the HCMUD 560 Wastewater Plant in advance of new development forthcoming within the MUD. The 50-foot access easement will be the sole point of connectivity between Clara Road and the wastewater plant until ROW is dedicated and roads are constructed.

Houston Planning Commission ITEM: 137

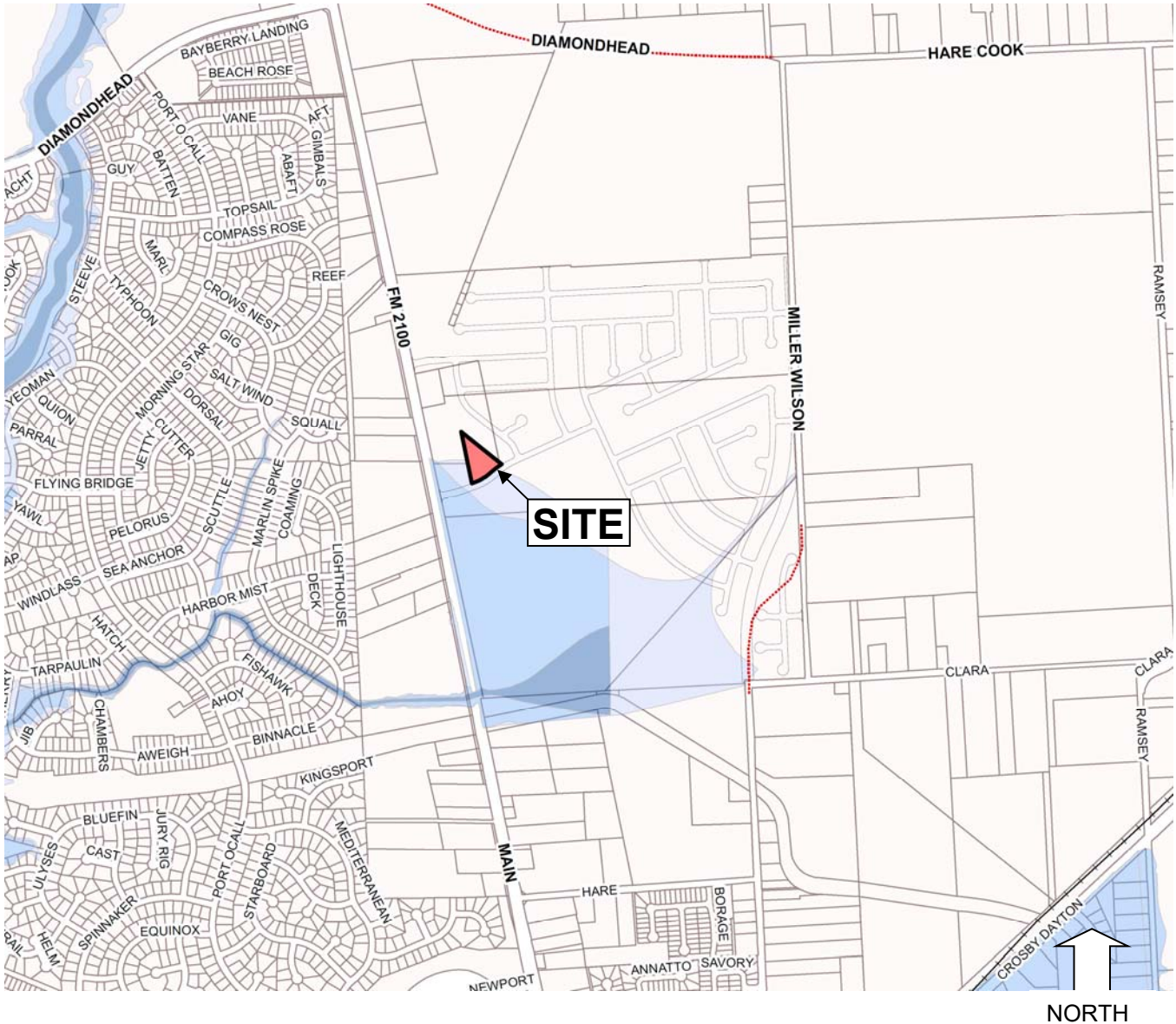
ITEM: 137

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Harris County MUD no 560 Water Plant

Applicant: EHRA



D – Variances

Site Location

Houston Planning Commission

ITEM: 137

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Harris County MUD no 560 Water Plant

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission

ITEM: 137

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Harris County MUD no 560 Water Plant

Applicant: EHRA



D – Variances

Aerial



Application Number: 2021-3050

Plat Name: Harris County MUD no 560 Water Plant

Applicant: EHRA

Date Submitted: 12/20/2021

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:

Variance to allow a reserve restricted to water production to take temporary access via a 50' access easement instead of 50' public street.

Chapter 42 Section: 190(c)

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve: Restricted to Wastewater treatment, water production, or water repressurization; Minimum Size: 5,000 sq. ft.; Type of Street or Driveway: public street or type 1 permanent access easement; Minimum Street or Driveway Width: 50 feet; Minimum Street or Driveway Frontage: 50 feet.

Statement of Facts

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

The proposed water plant site is a 1.638-acre tract of land west of Miller-Wilson, east of FM 2100, and North of Authority Canal, within the Crosby Farms GP. The HCMUD 560 Water Plant will be responsible for providing water service to residents and businesses within its district, as well as service interconnects with neighboring districts. In addition to the 271 acres in Crosby Farms, there are more than 600 acres to the north that also has the potential of being developed and will require HCMUD 560 to provide water and wastewater capacity. HCMUD 560 purchased the subject tract for the new water plant and must begin construction immediately so that water capacity is available when needed. Since public streets do not yet exist, the subject tract is provided access to existing FM 2100 via a recorded 50-foot access easement.

(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;

It is important that HCMUD 560 construct a new water plant to provide service to forthcoming development within the district. Construction of the water plant must proceed in advance of other development so that water capacity is available when new homes and commercial buildings are opened. Water and sewer plant construction often predates other infrastructure such as road construction because of the long lead time to construct such facilities and platting is the first necessary step to begin plant construction. The HCMUD 560 is a public governing board not controlled by the developer but is responding to development plans being made by the developer as evidenced by the Crosby Farms general plan previously submitted.

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

Vehicular access to the water plant from a recorded 50-foot access easement will allow all construction and maintenance service vehicles adequate temporary access to the facility. The easement is a temporary 50-foot access easement which can only be replaced by public ROW so that the water plant is guaranteed access. Future development adjacent to the facility within the MUD is planned to provide access as described in Chapter 42 and along previously approved street patterns of the existing Crosby Farms General Plan.

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

Public health, safety and welfare will not be negatively impacted by granting this variance. Access to the site cannot be interrupted due to the language in the recorded access easement document and will eventually be made via public ROW once streets are constructed over the access easement.

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

This variance is requested due to the phasing necessary to construct the HCMUD 560 Water Plant in advance of new development forthcoming within the MUD. The 50-foot access easement will be the sole point of connectivity between FM 2100 and the water plant until ROW is dedicated and roads are constructed.

Houston Planning Commission

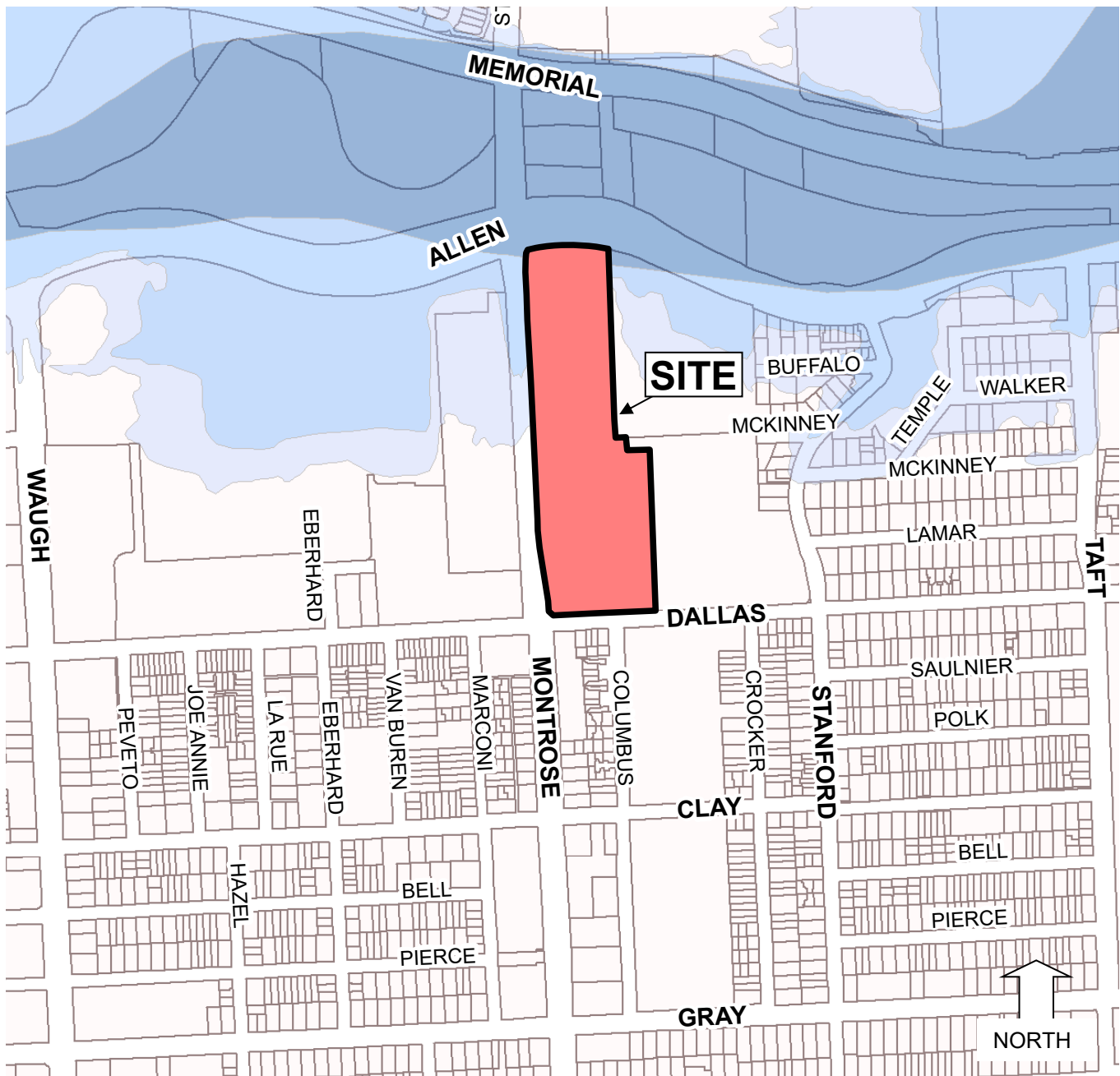
ITEM: 138

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Ismaili Center Houston (DEF 1)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

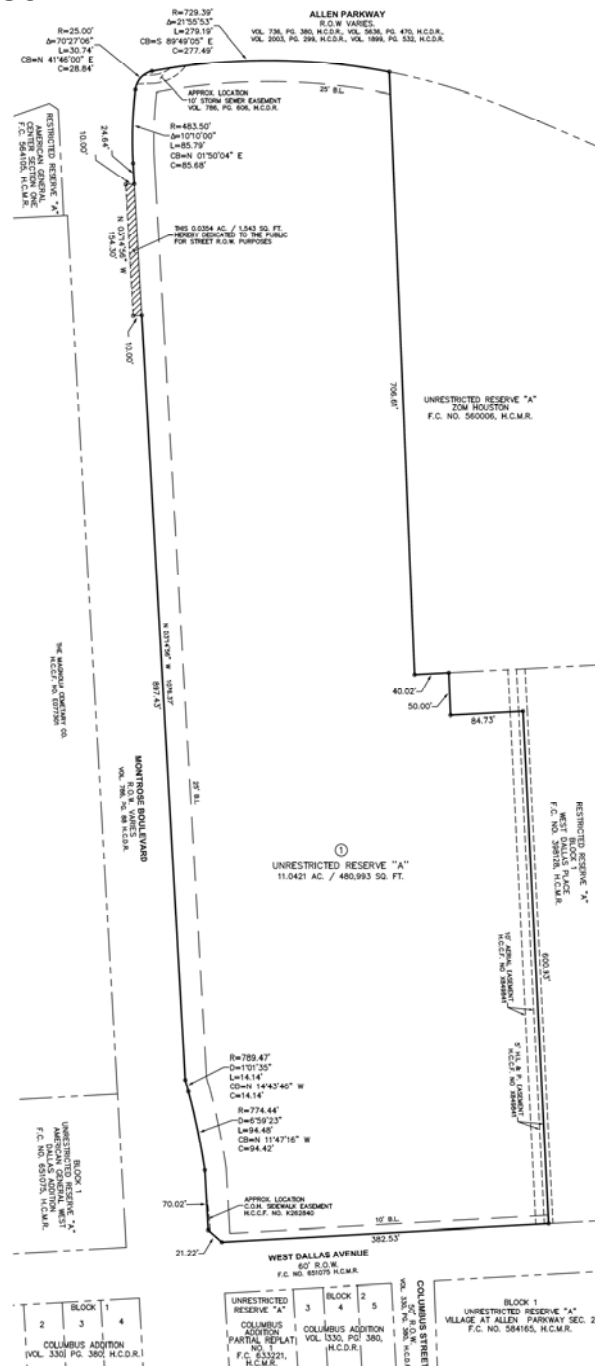
ITEM: 138

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Ismaili Center Houston (DEF 1)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 138

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Ismaili Center Houston (DEF 1)

Applicant: Windrose

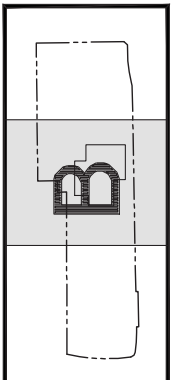


D – Variances

Aerial

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY	
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MARKS	PUBLISHED REFERENCE	ELEVATION
BARRETT COUNTY CLIFFORD PLAIN BETTERMAN FROM THE INTERSECTION OF MEMORIAL DRIVE AND SOUTH HIGGINS ROAD, TRAVEL SOUTHWEST TO BRIDGE	MARK NO. 210065 BEING A BRASS SIGN LOCATED AT THE INTERSECTION OF MEMORIAL DRIVE AND SOUTH HIGGINS ROAD, TRAVEL SOUTHWEST TO BRIDGE	4188
TEMPORARY BENCHMARK "A"	BM "A" IS A SQUARE COT ON TOP OF A TYPE "B" PILE, LOCATED ON THE SOUTHEAST OF A POWER PILE, ELEV. 4794	4789
TEMPORARY BENCHMARK "B"	BM "B" IS A SQUARE COT ON TOP OF A TYPE "B" PILE, LOCATED AT THE INTERSECTION OF ALLIANCE WAY AND NORTON BELLEVUE AVE, 3677	3077

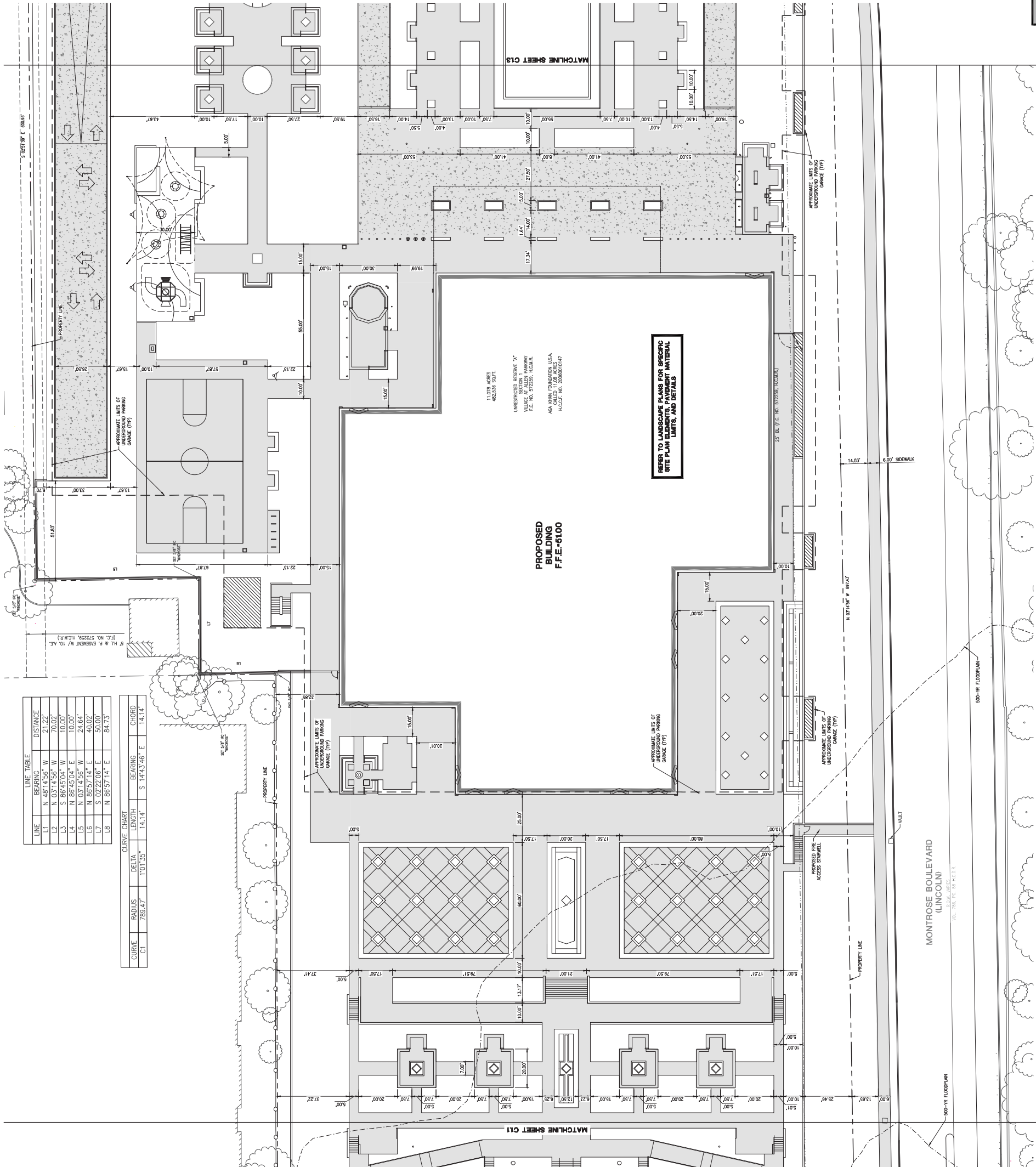


Ismaïl Center Houston
IMARA Houston
Houston, Texas





60% Construction Drawings
5 MARCH 2021

[illegible]39-19103-00
SITE PLAN

C1.2

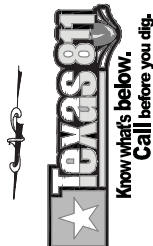


LEGEND - NEW IMPROVEMENTS

	PROPOSED PEDESTRIAN PAVEMENT (RE: LANDSCAPE FOR MATERIAL SCHEDULE)
	PROPOSED DRIVEWAY PAVEMENT (RE: LANDSCAPE FOR MATERIAL SCHEDULE)
	BUILDING
	CURB & GUTTER

SCALE IN FEET

10' 20' 40' 60'





Application Number: 2021-2783

Plat Name: Ismaili Center Houston

Applicant: Windrose

Date Submitted: 11/22/2021

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 a variable width dual building line along Allen parkway for the purpose of constructing a 10-foot-high masonry perimeter fence or similar.

Chapter 42 Section: 152

Chapter 42 Reference:

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

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;

Boulevard just south of Buffalo Bayou. The applicant is platting the property to facilitate the development of the Ismaili Center of Houston (the "Center"). The Ismaili Muslims are a culturally diverse community that focuses on searching for knowledge for the betterment of self and society. The Ismaili's focus on facilitating peace and understanding and they encourage their members to generously share their time, talents, and resources to improve the quality of life of the community. The Center will join a network of prestigious yet unique sister sites located in London, Lisbon, Dubai, Dushanbe (Tajikistan), Vancouver and Toronto. The Center's design is intended to provide a beautiful and peaceful environment for people of all faiths and cultures to come together for prayer, spiritual search, and contemplation. This property was originally platted as the Village at Allen Parkway Sec 1 in 2004. There was an existing structure that encroached into what would have been right-of-way dedication along Montrose Boulevard that received a building line variance. The condition of the variance was that appropriate right-of-way dedication occur when the existing structure was demolished and a follow-on development plat filed. The previously encroaching building has been demolished and this replat will facilitate the right-of-way dedication. The justification for the variance are the unusual physical characteristics that affect the site and development considerations that would make the proposed use less viable for the community. An exhibit package prepared by the Client's Design Team to visually explain the circumstances of the proposed wall along Allen Parkway in relation to the site is included with this variance request. Specific details relating to the wall and property lines can be referenced on the following pages: 7-Acoustic Wall Enlargement View, 8-North Garden Plan Enlargement, and 9- Section at Allen Parkway. The distance from the north face of the proposed wall to the curved property line along Allen Parkway ranges from 11'-2" to 23'-0" (source: page 8-North Garden Plan Enlargement)

hence the request for a variable width building line. Because of the topography of the property, a variable width dual building line will allow for a 10- foot-high masonry perimeter fence or similar along Allen Parkway to mitigate road noise from cascading into the main outdoor gathering area. Higher walls will also provide adequate privacy for visitors, whereas shorter walls in combination with the elevated height of the courtyard would result in an exposed viewshed and diminish the sense of peace and tranquility that is essential to the mission of the Center. Without the variance, the main courtyard and gathering area at the north end of the Center would be dramatically impacted by road noise coming from Allen Parkway.

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

The applicant is requesting a variable width dual building line variance to better protect their new faith-based Center from the negative impacts of adjacent thoroughfares. These streets obviously predate the applicant's land purchase and the potential impacts are neither selfimposed nor easily mitigated without the requested variances. The site's topography makes the alternative solution troublesome as lowering the north end of the campus would require significant excavation. This type of earth work and the associated storm water design challenges make this option infeasible given the need to maintain on-site elevation due to the proximity to Buffalo Bayou.

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

The City's development regulations ensure that growth occurs in an orderly, safe, and compatible fashion. Granting the plat and requested variance will help the applicant develop a more viable and impactful faith-based facility, which in turn will be more beneficial to the general public. The Center is projected to be a world-class architectural and cultural asset to the Houston-area. The increased wall height would ensure that the Center's main outdoor gathering area is buffered from road noise and the privacy of the Center's visitors is preserved as much as possible. The proposed plat will also be the mechanism for needed right-of-way dedication along Montrose Boulevard.

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

The applicant is only asking for special consideration where needed, noting that other wall sections not along Allen Parkway will adhere to the 25' building line per Sec. 42-152. Taller walls are a very common and effective mechanism used along larger roadways to mitigate road noise and protect the privacy of the more vulnerable property. Given that the Center's grounds will be a regional gathering place for prayer and outdoor fellowship, it is in the public's best interests to do everything possible to preserve the peace and tranquility of the property. Without the variance, the facility's main gathering area will be subject to worse road noise and exposure to onlookers that may want to harass or otherwise intrude on the peace and harmony of the Center's visitors.

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

Economic hardship is not the justification for the variance. The applicant is requesting a variable width dual building line in this key area to better protect their facility from the negative impacts of adjacent thoroughfares. The site's topography makes lowering the north end of the campus unfeasible and contrary to the public's interests, especially given the proximity to Buffalo Bayou. By granting the variance, the City can help mitigate the challenges that impact the site while helping to establish a unique, diverse, and invaluable addition to the faith-based community.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

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December 9, 2021

NOTICE OF VARIANCE

PROJECT NAME: Ismaili Center Houston

REFERENCE NUMBER: 2021-2783

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south Allen Parkway, north of W Dallas Street and east of 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 request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow 10' masonry wall in lieu of an 8' tall masonry wall along the north and west sides of the property. Enclosed are copies of the variance request, the proposed subdivision plat and site plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. 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, December 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 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@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 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 **Lisa Dobrowski with Windrose at 713-458-2281**. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houston.tx.gov or call (832) 393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission

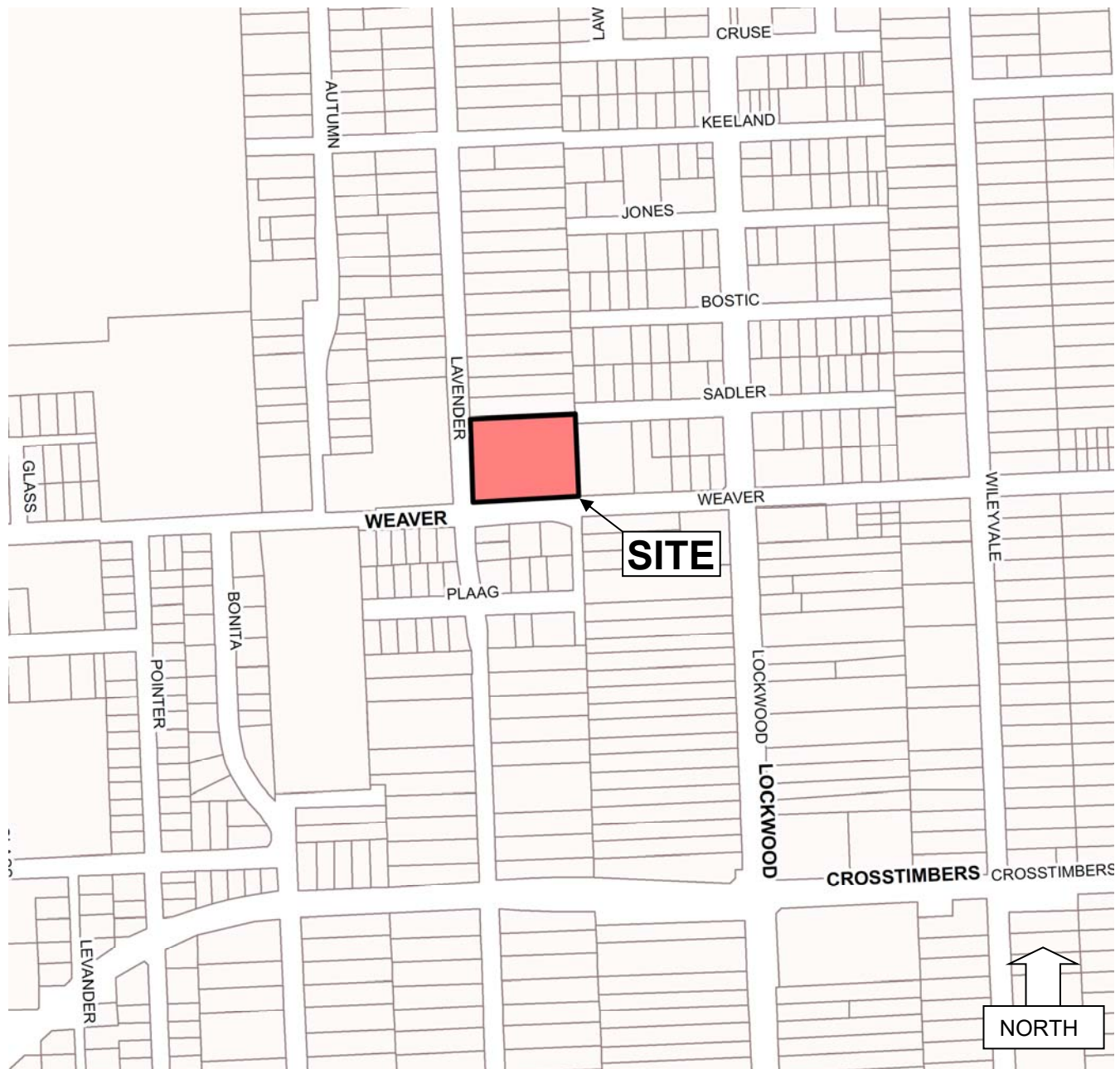
ITEM: 139

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Jehovah Rapha House of Healing

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

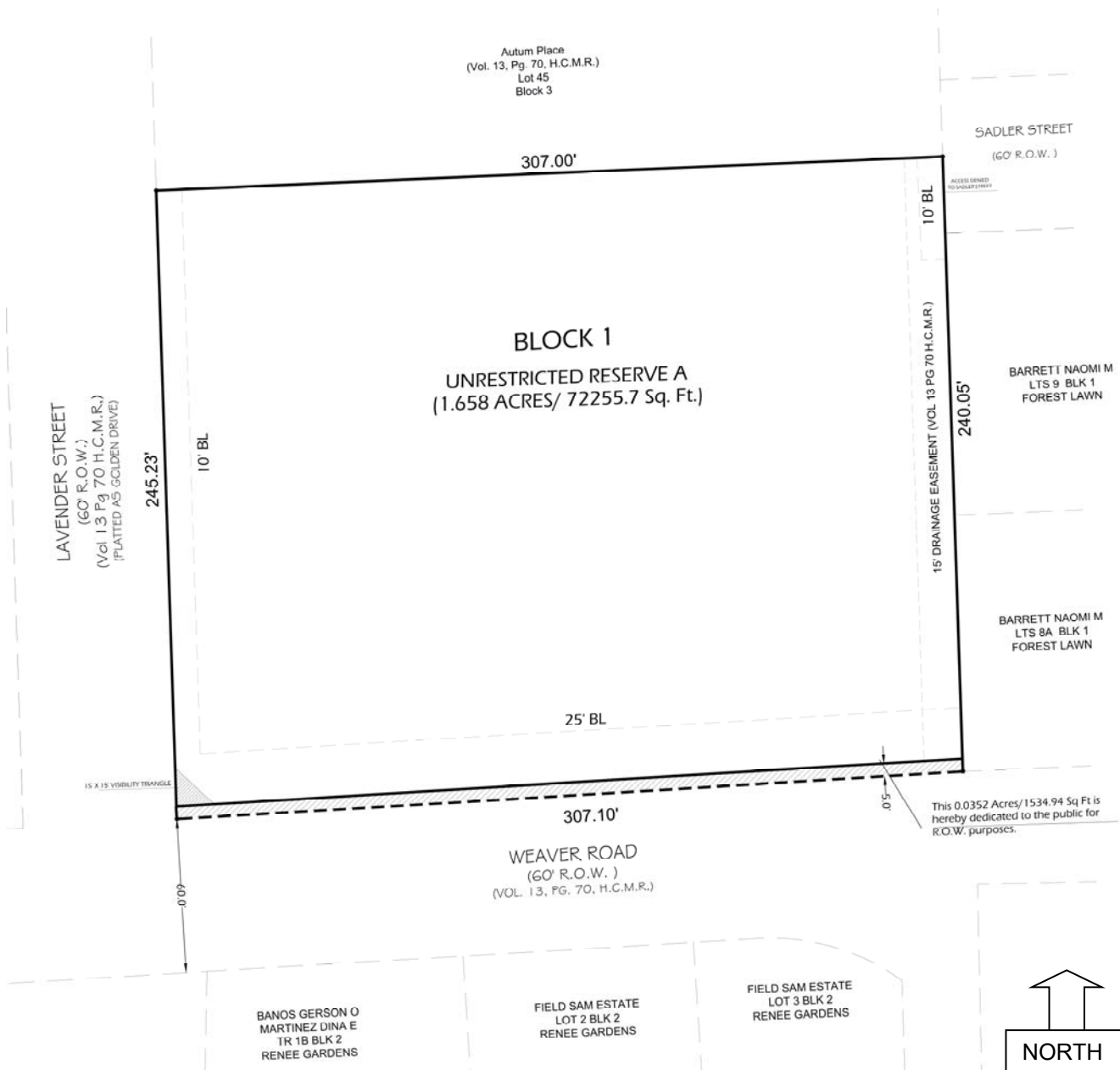
ITEM: 139

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Jehovah Rapha House of Healing

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 139

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Jehovah Rapha House of Healing

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



Application Number: 2021-2916

Plat Name: Jehovah Raphas House of Healing

Applicant: Owens Management Systems, LLC

Date Submitted: 12/06/2021

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:

Specific Variance is being sought and extent of variance: To not extend nor terminate Sadler Street in a cul-de-sac.

Chapter 42 Section: 134

Chapter 42 Reference:

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

Statement of Facts

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

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

Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy; The site is located west of Lockwood Drive along Weaver Road. Sadler Street, a local street, is stubbing on the north side of the eastern boundary of the proposed plat. Sadler Street was created with the subdivision Forest Lawn and it gives public access to 12 properties. Sadler Street connects to Lockwood Drive a Major thoroughfare (MTF). On this area there is a street grid made up by Keeland Street (local street), Lavander Street (local street), Weaver Road (Major collector) and Lockwood Drive (MTF). The distance between Keeland Street (north of the proposed plat) and Weaver Street is 1000 feet. This is less than the minimum 1400 feet required by Chapter 42 for intersection spacing. Extending Sadler Street through the subject site or terminating it in a cul-de-sac will create an impractical development as it will not benefit significantly traffic circulation on the area.

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

Sadler Street is not required to be extended for intersection spacing by Chapter 42. The distance between Keeland Street (north of the proposed plat) and Weaver Street is 1000 feet. The land use along Sadler Street is residential and it works more as a private street by only having local traffic. Sadler Street is 60' ROW. 30-feet terminates at the plat boundary. The remaining 30' terminate at the tract along the east boundary of lot 45.

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

A street grid made up by Keeland Street (local street), Lavander Street (local street), Weaver Road (Major collector -MC) and Lockwood Drive (MTF) provides adequate connectivity and traffic circulation. The distance between Keeland Street (north of the proposed plat) and Weaver Street is 1000 feet. This is less than the minimum 1400 feet required by Chapter 42 for intersection spacing. Not extending or terminating Sadler Street in a cul-de-sac will maintain the intent and general purpose of this chapter to have adequate street connectivity and traffic circulation.

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

The proposed site has access to two streets by being located at the intersection of Weaver Road a MC and Lavender Street a local street. The subdivision where Sadler Street is located (Forest Lawn) has access to Lockwood Drive a MTF that connects to Weaver Street to the south and Keeland to the north. This area has an adequate street grid that allows for easy access for emergency services and people living and working on this area. Not extending or terminating Sadler Street in a cul-de-sac will not be injurious to the public health, safety or welfare.

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

Weaver Road is a Major collector (MC) sufficient at 70 feet for its right of way (ROW). The plat will provide the required dedication to meet the require ROW widening for Weaver Street.



CITY OF HOUSTON

Planning and Development

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December 28, 2021

NOTICE OF VARIANCE

PROJECT NAME: Jehovah Rapha House of Healing

REFERENCE NUMBER: 2021-2916

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 Weaver Road and Lavender Street, between Lockwood Drive and Hirsch Road. 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.

Owens Management Systems, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance not to extend nor terminate in a cul-de-sac Sadler Street. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 06, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted 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 Joyce Owens, at 713-643-6333. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6624. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
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PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, 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: 01/06/2022

Subdivision Name: JWACSAI Estates

Applicant: Chesterfield Development Services



D – Variances

Site Location

Houston Planning Commission

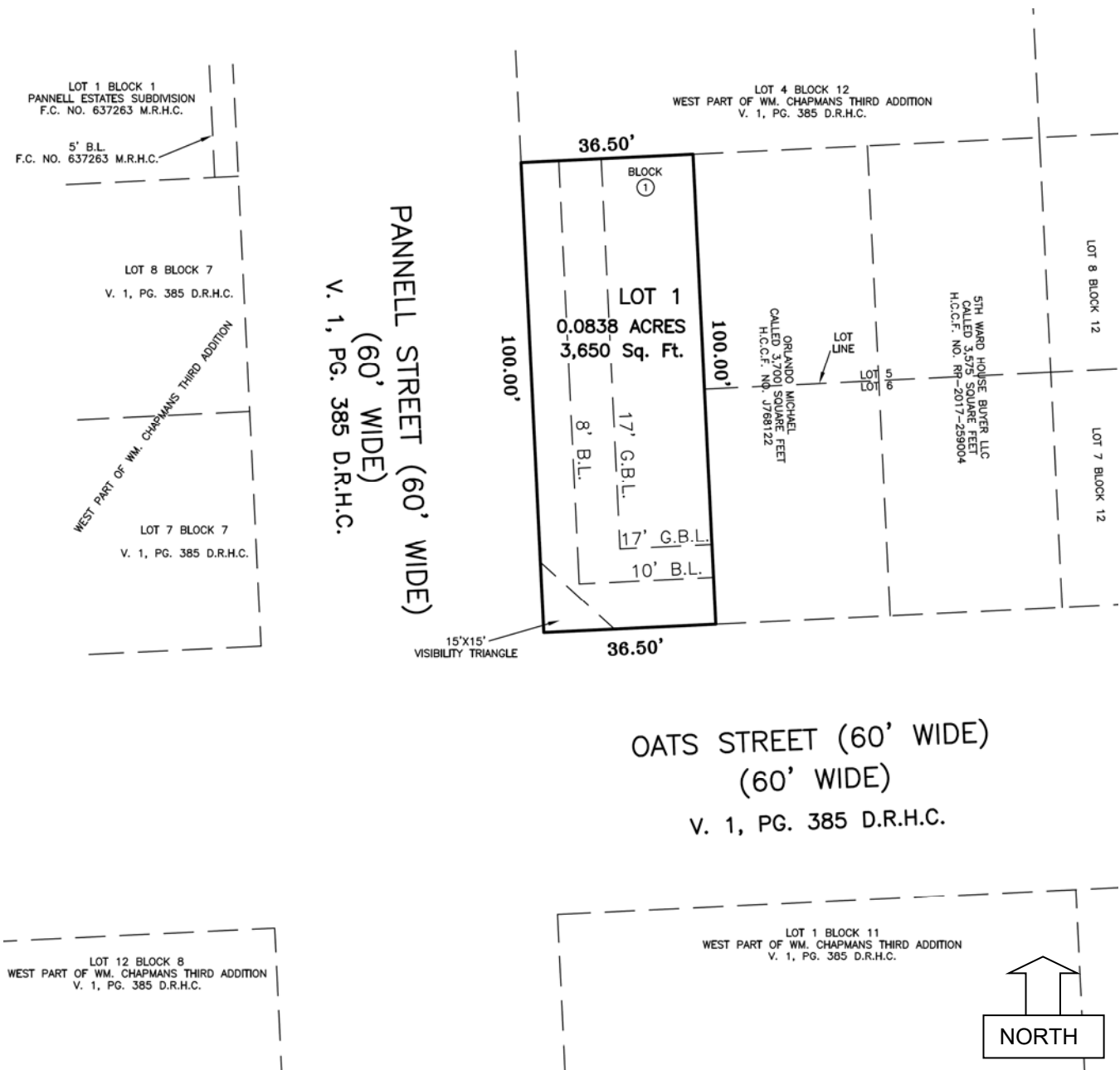
ITEM: 140

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: JWACSAI Estates

Applicant: Chesterfield Development Services



D – Variances

Subdivision

Houston Planning Commission

ITEM: 140

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: JWACSAI Estates

Applicant: Chesterfield Development Services



D – Variances

Aerial

EXISTING
SIDEWALK

5' WIDE CONCRETE
RAMP NOT TO EXCEED
1:12

6" THICK REINFORCED
(#4 @ 15" O.C. EA. WAY)
CONCRETE PAVEMENT

PROPERTY LINE 36.50' EAST

NEW 5' WIDE
CONCRETE
SIDEWALK

8'-6" x 19'-0" LONG
DRIVEWAY

8'-6" x 19'-0" LONG
DRIVEWAY

5' WIDE CONCRETE
RAMP NOT TO EXCEED
1:12

PANNELL STREET

50'-0"

EDGE OF STREET

EXISTING CHAINLINK FENCE

PROPERTY LINE 100.00' NORTH

16'-4³/₈"

GRASS

BEDROOM

PORCH

MASTER
BEDROOM

LIVING ROOM

FAMILY ROOM

KITCHEN

UTILITY ROOM

BATHROOM

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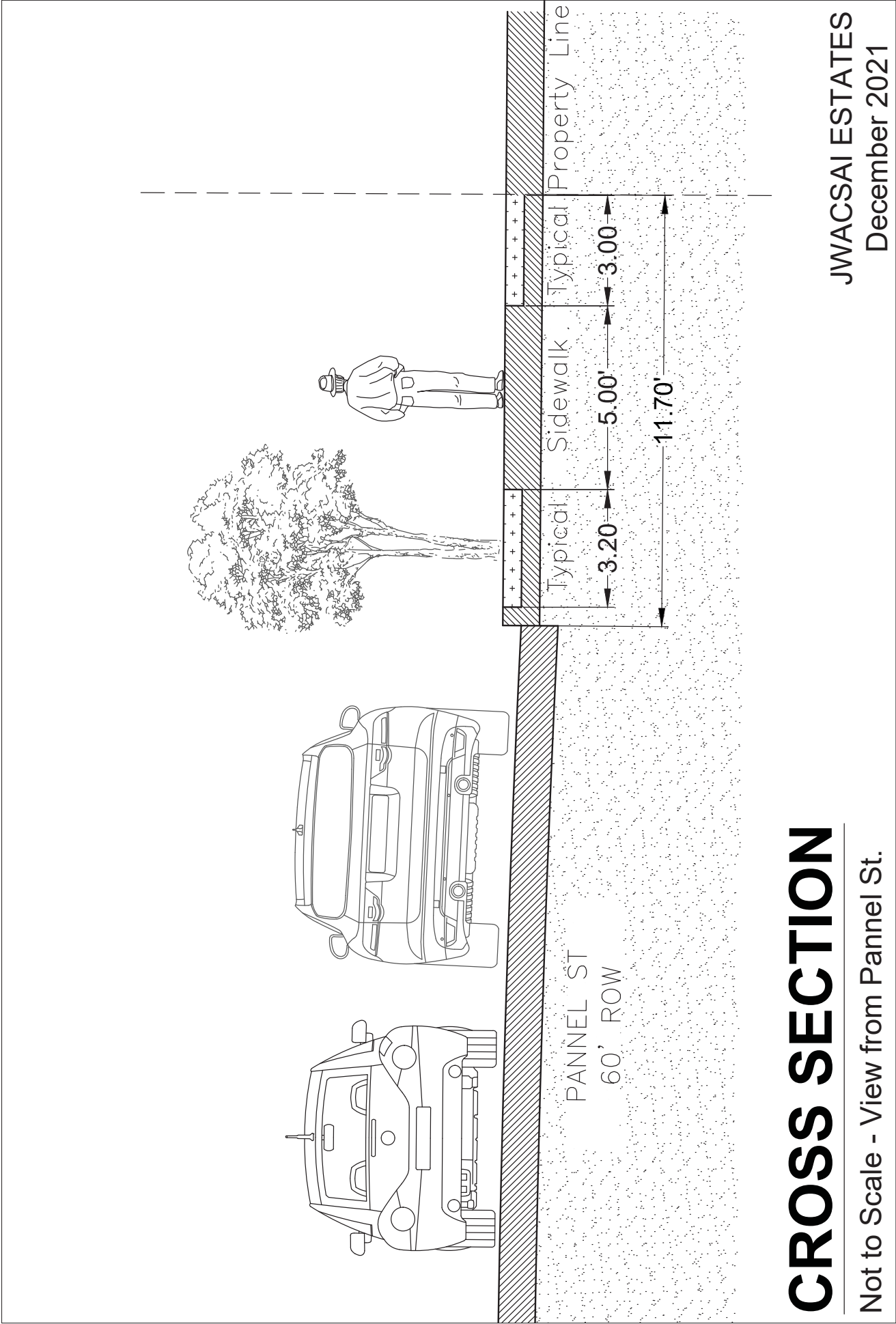
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CROSS SECTION

Not to Scale - View from Pannel St.



Application Number: 2021-2966

Plat Name: JWACSAI Estates

Applicant: Chesterfield Development Services

Date Submitted: 12/06/2021

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 reduce 10' building to 8' building line on Pannell Street

Chapter 42 Section: 156

Chapter 42 Reference:

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

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 located at the corner of Oats Street (60' right-of-way) and Pannell Street (60' right-of-way) in a residential community surrounded by other single-family dwellings with a low volume of traffic. The house was originally built in 1940 with an 8' building line on Pannell Street. The variance is to maintain the 8' building line because it would be an undue hardship on the new owner who purchased the house at the end of June 2020 knowing that he could fix the problems and restore the house. One of the previous owners had a public hearing in 2016 regarding the property. A different previous owner bought the property, started remodeling it in 2018, but decided to abandon the project after getting several liens. That owner did resolve the liens and demolish the garage before selling it to the current owner. Once the house was purchased by the current owner, he was concerned about the house being a dangerous building and wanted to make the building safe. So, he immediately started strengthening the structure by adding supports and replacing any deteriorated wood before boarding it up. To strengthen the structure and bring the house in compliance, the current owner replaced the 2x4 rafters with 2x6 at 16" on centers with OSB decking and proper bracings to bring the structure in compliance. After he got a red tag, he worked with the City of Houston, completed a work plan and worked with an architect and surveyor to get a Development Variance. At some point, the project was reclassified by the City of Houston as a new project. The original building was built in 1940 with an 8' building line. This variance request is to allow the residential structure as-built to maintain an 8' building line along Pannell St.

(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 on the variance are not the result of a hardship created by the current owner because this single-family dwelling was originally built in 1940 with an 8' building line along Pannell Street. Because this

house sits on a corner lot, a hardship is created if there is a strict adherence to a 10' building line and a 17' garage building line. There is currently a 10' BL on Oats Street. Granting an 8' BL on Pannell Street is requested with two off-street parking spaces available on the property taking access from Pannell Street .

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

The intent of this chapter will be preserved by allowing the 8' building line variance along Pannell Street, especially since the same building line has been in existence for so many years. The owner took additional measures to ensure that the building is structurally sound by adding OSB and extra floor joists because they were originally spread too far apart. The additional work on the house raises the value of the neighborhood and creates a single-family dwelling that is habitable, safe, and has adequate off-street parking.

(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 because Pannell Street is a side. The house fronts on Oats St. This house has stood since 1940 with the 8' building line on Pannell Street. Plus, the right-of-way is 60' which also provides an additional level of safety to the community. The current owner will provide a 5' sidewalk on Pannell St. along with an adequate safety buffer to increase walkability . A cross section was provided.

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

Economic hardship is not the sole justification of the variance because the reduced building line to 8' along Pannell St. allows for a practical residential development with a house that provides a safe structure that compliments the neighborhood. This improvement will add value to the community.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
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Houston, Texas 77251-1562

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www.houstontx.gov

December 30, 2021

NOTICE OF VARIANCE

PROJECT NAME: JWACSAI Estates

REFERENCE NUMBER: 2021-2966

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 Pannell Street and Oats 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 request.

Chesterfield Development Services, 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 8' building line instead of the required 10' building line along Pannell Street, a local street. Enclosed are copies of the variance request, proposed plat and site plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. 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, January 6, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted 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 **Monica Fontenot-Poindexter with Chesterfield Development Services at 281-660-0652**. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832) 393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

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

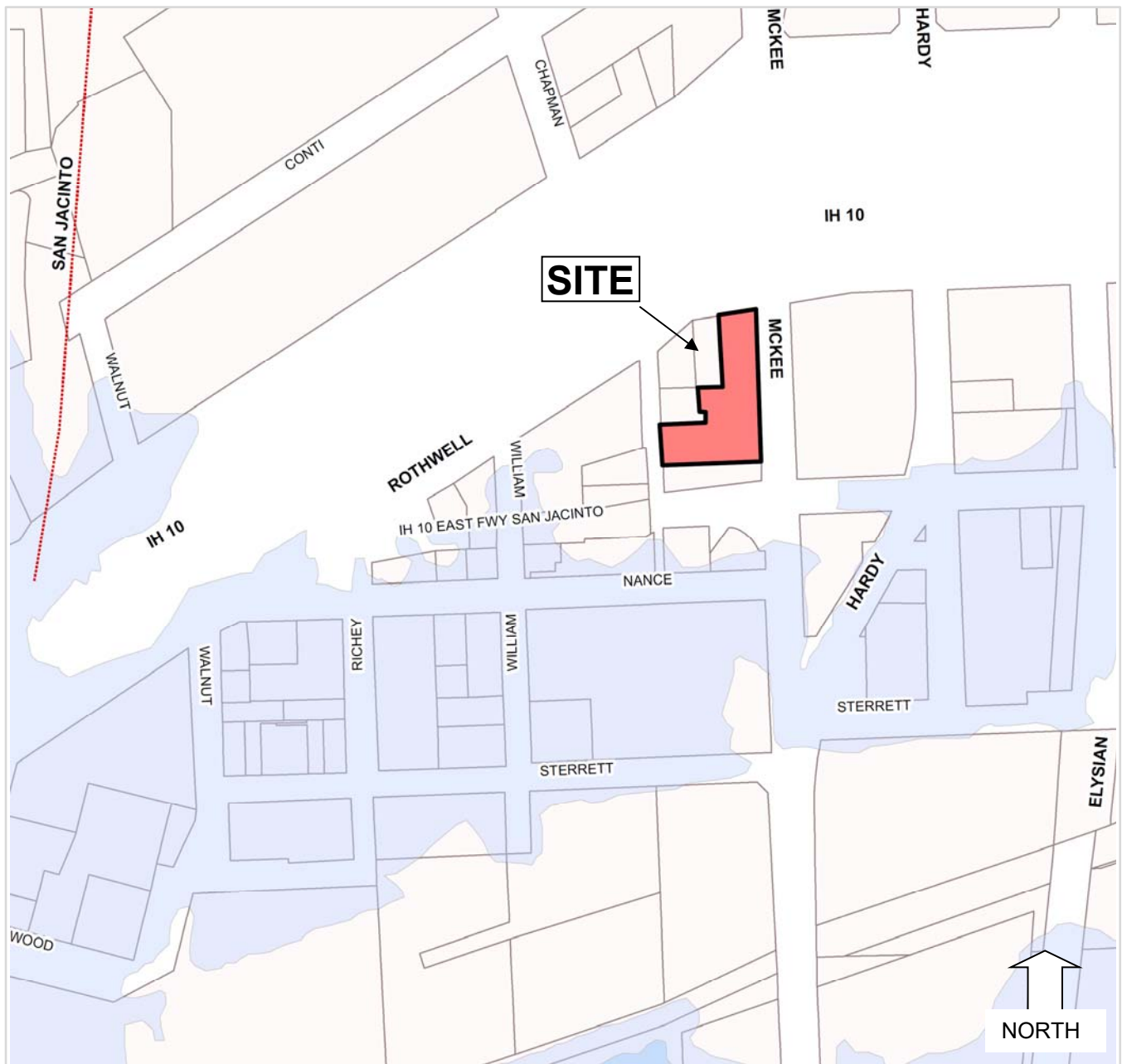
ITEM: 141

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Nine Thirteen McKee (DEF 1)

Applicant: MBCO Engineering



D - Variances

Site Location

Planning and Development Department

Meeting Date: 01/06/2020

Applicant: MBCO Engineering



Houston Planning Commission

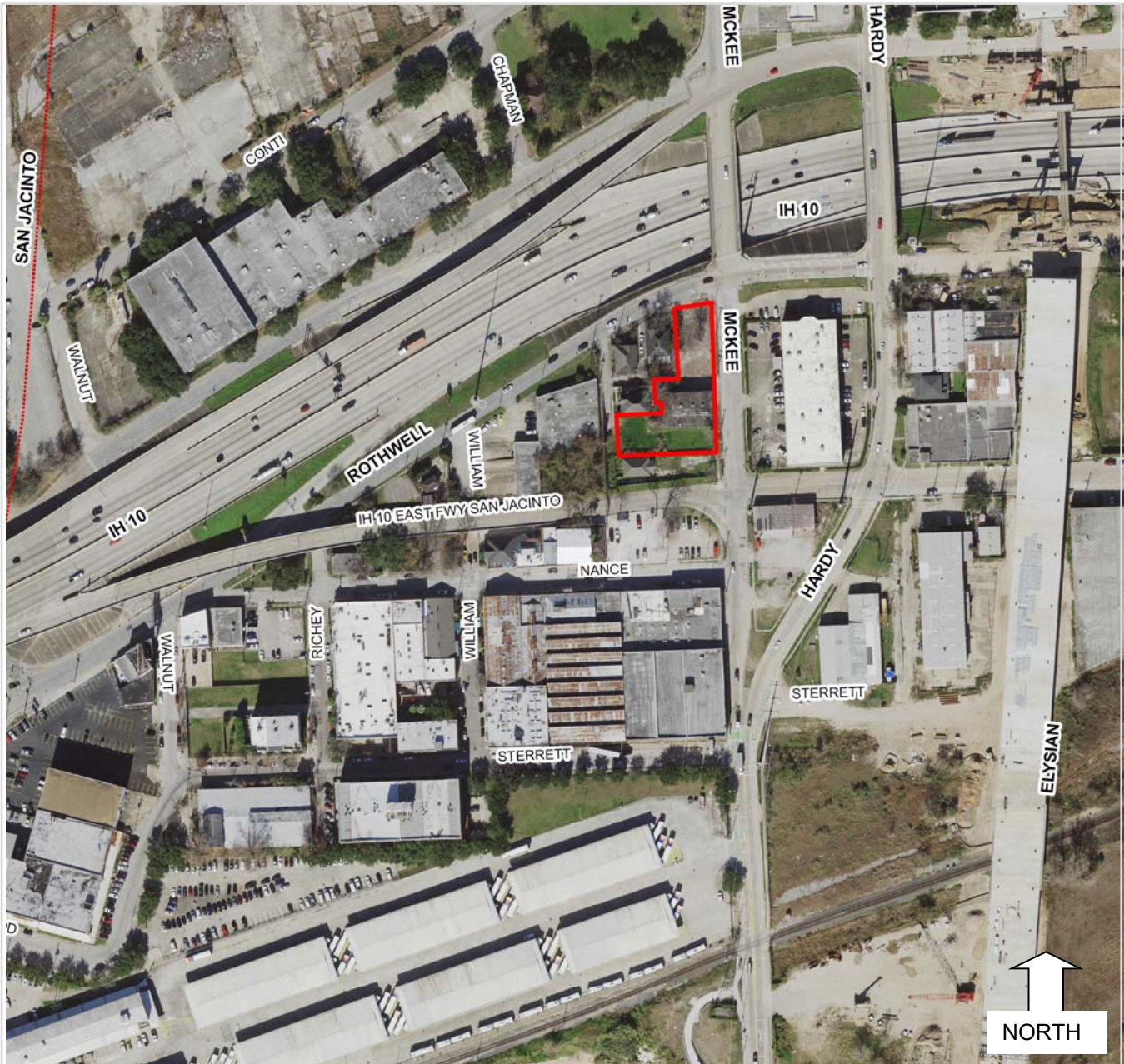
ITEM: 141

Planning and Development Department

Meeting Date: 01/06/2022

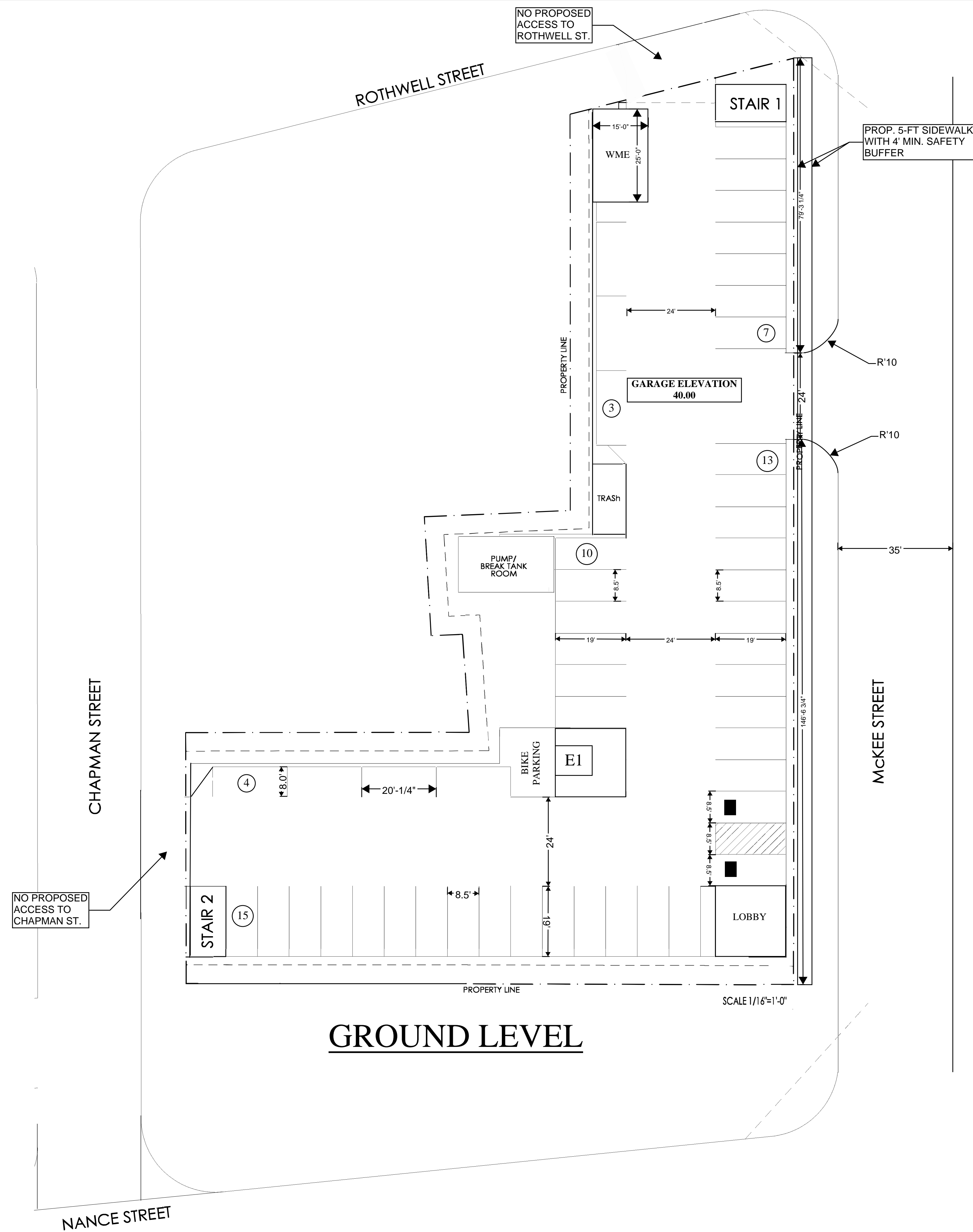
Subdivision Name: Nine Thirteen McKee (DEF 1)

Applicant: MBCO Engineering

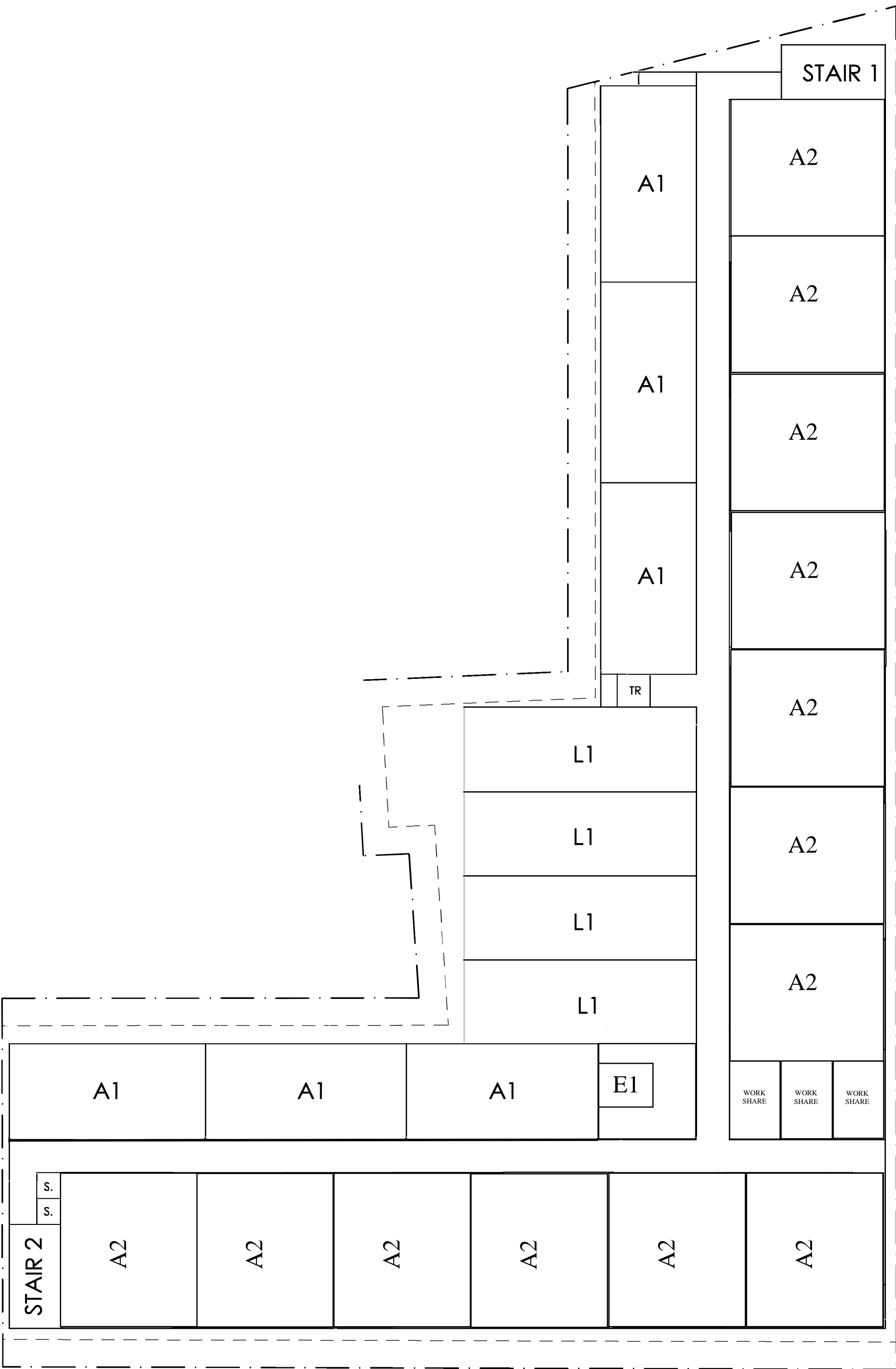


D – Variances

Aerial



GROUND LEVEL



2ND LEVEL

UNIT TYPE	SQ. FT.	#	TOTAL SQ. FT.
L1	668	12	8,016
A1	612	18	11,016
A2	712	13	9,256
TH	1,424	12	17,088
TOTAL		55	45,376

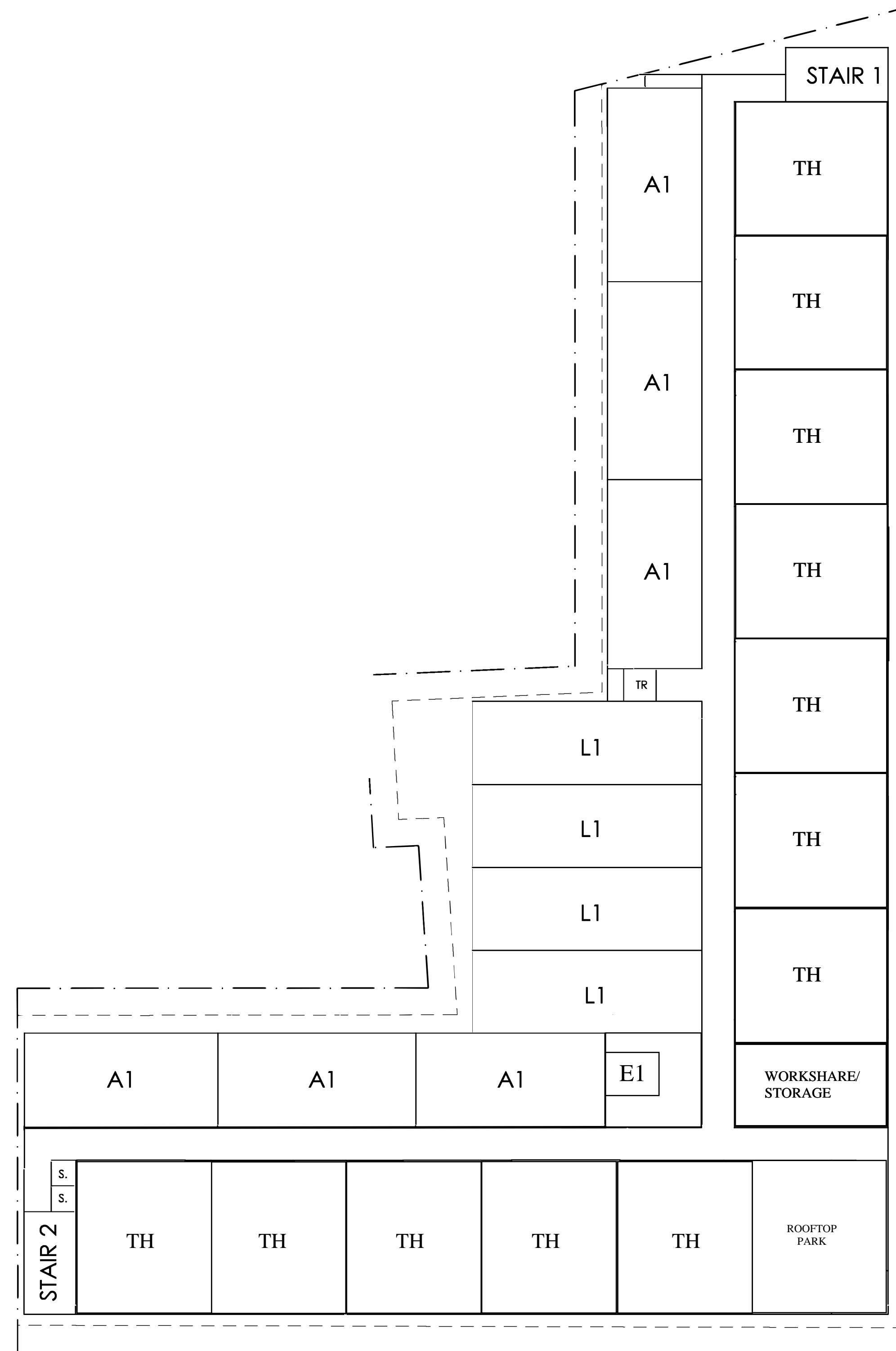
12 TOWNHOMES (2.0 SPACE/UNIT) = 24 PARKING SPACES
 43 STUDIO UNITS (1.25 SPACE/UNIT) = 54 PARKING SPACES

TOTAL PARKING REQUIRED = 78 PARKING SPACES
 OF WHICH 2 NEED TO BE ADA.

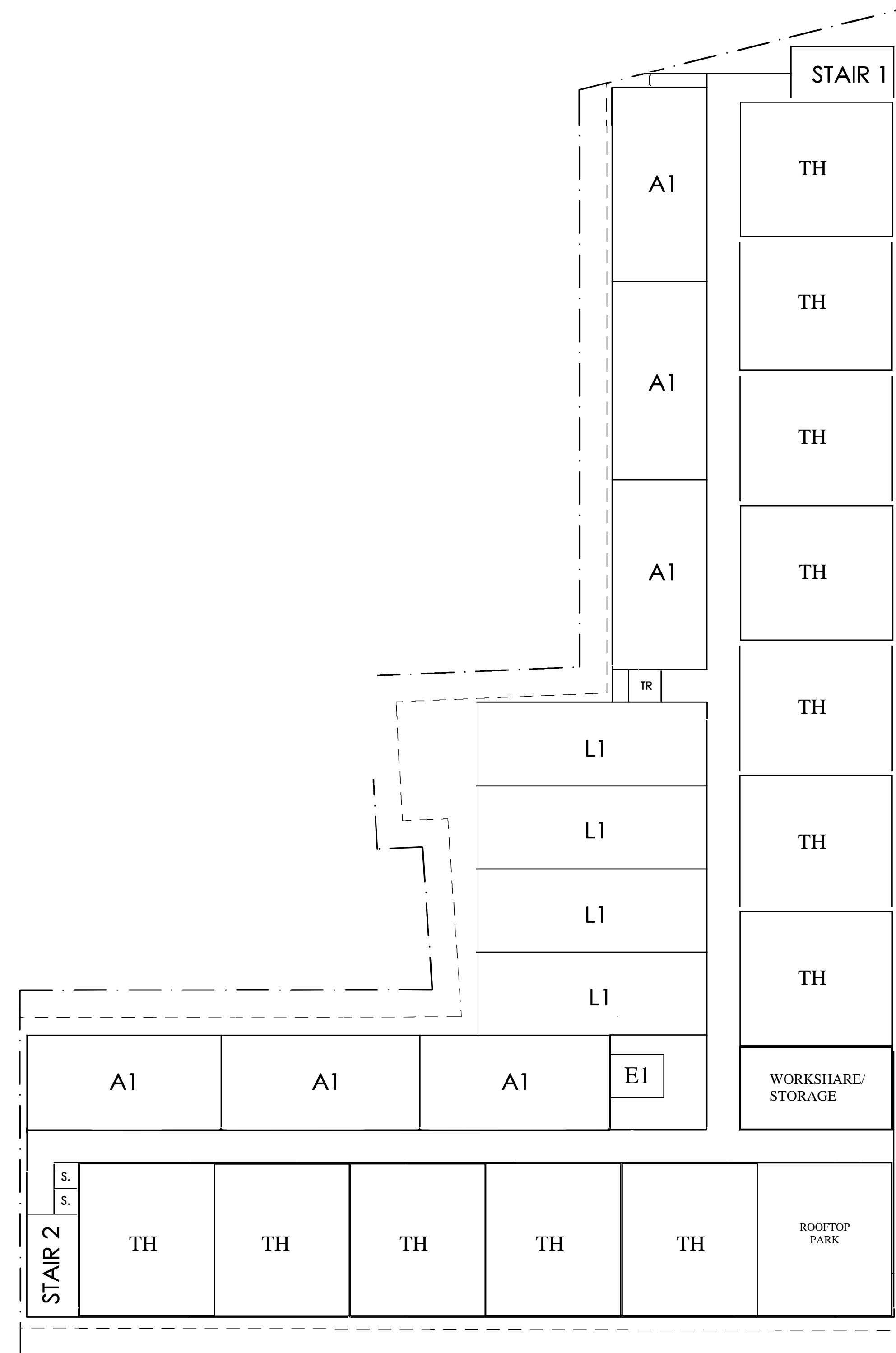
USING THE BIKE CREDIT FOR 10% OF THE REQUIRED = 7
 SPACE CREDIT

TOTAL PARKING REQUIRED WITH CREDIT = 71

TOTAL PARKING PROVIDED = 48



3RD LEVEL



4TH LEVEL



Application Number: 2021-2619

Plat Name: Nine Thirteen McKee

Applicant: MBCO Engineering

Date Submitted: 11/01/2021

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

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

Specific Variance is being sought and extent of variance:

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

Chapter 42 Section: 42-121(a)(b)

Chapter 42 Reference:

Sec. 42-121. Dedication of rights-of-way. (a) The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law. (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

Statement of Facts

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

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

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

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

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

consistent with Chapter 42. The proposed development will not take access from Chapman Street, therefore widening Chapman Street when there will be no through-traffic would not serve any purpose consistent with Chapter 42.

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

Not widening Chapman Street would not compromise the intent and general purpose of Chapter 42, as vehicular access to Nance Street will be prohibited, and no through-traffic will occur. The proposed development would not take access from Chapman Street. The widening would serve no purpose, as it would be staggered on one side of Chapman Street and then the other based on the unusual lot configuration, rendering the new configuration impractical.

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

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

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

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



CITY OF HOUSTON

Planning and Development

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December 9, 2021

NOTICE OF VARIANCE

PROJECT NAME: Nine Thirteen McKee

REFERENCE NUMBER: 2021-2619



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south along McKee Street south of Rothwell, east of Chapman and north of Nance. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

MBCO Engineering, LLC the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not provide the required widening to Chapman Street, a 26' right-of-way. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, December 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 or Call: 832-393-6624.

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

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted 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 Seth-David Passovoy, at 281-760-1656. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6624. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission

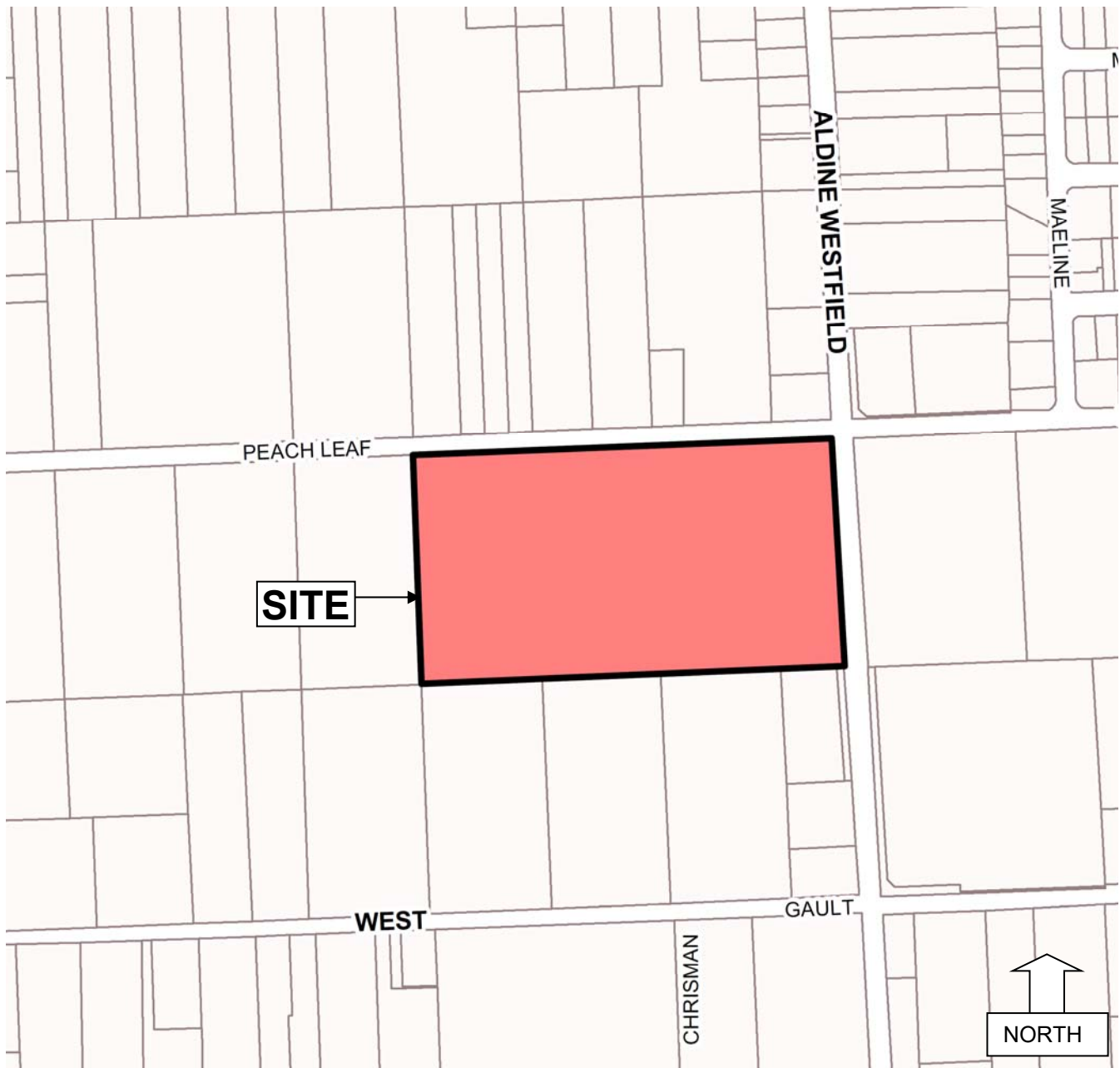
ITEM: 142

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Peachleaf Commercial Center

Applicant: Hovis Surveying Company Inc



D – Variances

Site Location

Houston Planning Commission

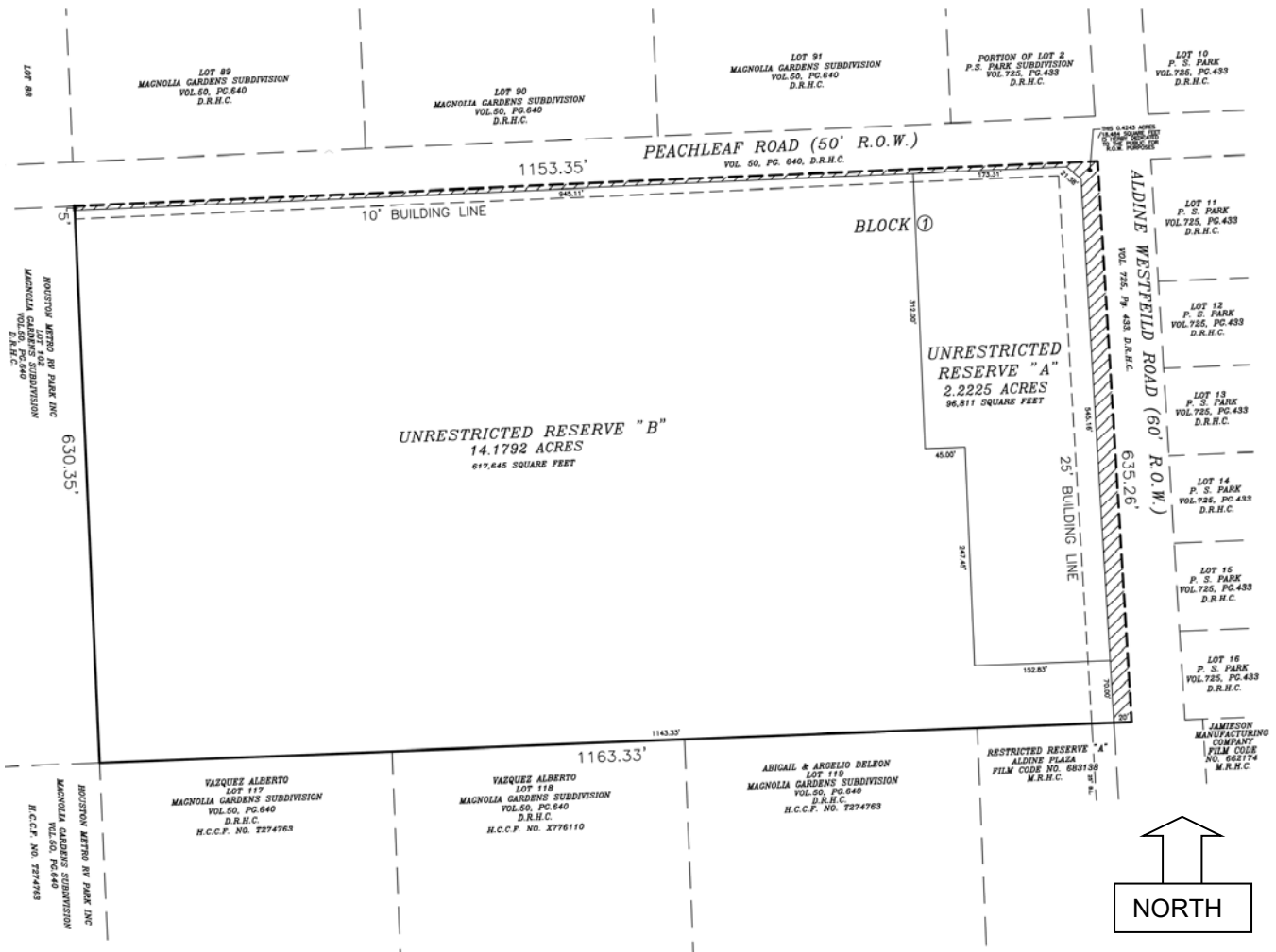
ITEM: 142

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Peachleaf Commercial Center

Applicant: Hovis Surveying Company Inc



D – Variances

Subdivision

Houston Planning Commission

ITEM: 142

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Peachleaf Commercial Center

Applicant: Hovis Surveying Company Inc



D – Variances

Aerial

208'-2 1/4"

45'

35'

67'

5'-8 1/4"

12'

95'

WATER WELL

PATIO

**NEW C-STORE
5,225 SF**

10 FT BUILDING LINE

FIRE LANE

NEW CANOPY

24' 6"

20'

EXISTING 25 FT BUILDING LINE

20 FT TYPICAL SETBACK

55'

5'

19'

30'

140'-3"

35'

50'

40'


**SEPTIC
5,300 SF**

**DETENTION
8,000 SF**

**ALDINE WESTFIELD ROAD
R.O.W. - 60'**

N

313'-11 1/4"

[illegible]

**BUILT
INC.**

CONSULTANTS

[illegible]SHEET TITLE

A-101



Application Number: 2021-3039

Plat Name: Peachleaf Commercial Center

Applicant: Hovis Surveying Company Inc.

Date Submitted: 12/20/2021

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 a North South Street within this development and have an overlong block length on Peachleaf Road

Chapter 42 Section: 128

Chapter 42 Reference:

Intersections of local streets (a) (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;

This 16.8260 acre development is located in Harris County in the City of Houston ETJ. The property is at the intersection of the Southerly right-of-way line of Peachleaf Road with the Westerly right-of-way line of Aldine Westfield Road. The distance along Peachleaf Road is 1,153.35 feet and there is not another intersecting street until Chrisman which is approximately 2500 feet to the West. This proposed development is a partial replat of P.S. Park and Magnolia Gardens. The reason for the replat is that the owner of the property along Aldine Westfield did not have enough width to develop his property once the 20 feet of required widening and the 25 foot building line was put in place. The adjacent property owner has agreed to allow for additional width in exchange for access to Aldine Westfield Road. The exchange of property is what created the need for a replat since all of the property is currently platted. Proposed Unrestricted Reserve "B" is currently developed and there are no new plans for development at this time. The proposed development will occur on Unrestricted Reserve "A". The current development on Unrestricted Reserve "B" limits the location of a North South Street. In addition, three of the properties to the South of this development are developed which would also limit the location of a North South Street. The only property that isn't developed would place the street too close to Aldine Westfield Road and would not help with overall circulation being that close to the existing major thoroughfare.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant because Aldine Westfield is a major thoroughfare to be widened in this location and the loss of 20 feet plus the required 25 foot building line doesn't leave enough buildable area for the existing P.S. Park lots.

(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 there is adequate circulation in the area with the existing street pattern. Gault Road, the street to the South of this development is a proposed major

thoroughfare. This would put the intersection spacing along Gault Road at 2,600 feet, which Chrisman would meet the requirement since it is less than the required 2,600 feet.

(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 because existing streets Aldine Westfield, Gault Road, Chrisman and Peachleaf currently serve as adequate circulation in the area. This proposed development will be along Aldine Westfield Road.

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

Economic hardship is not the sole justification of the variance because the existing development in this area prohibits the creation of a North South street that would extend to Gault Road and provide for increased circulation in the area. The creation of a street too close to Aldine Westfield would not help with the overall circulation. In addition, with Gault Road being a major thoroughfare it does not require an intersecting street within this proposed development and the block length would be met with the current street pattern.

Houston Planning Commission

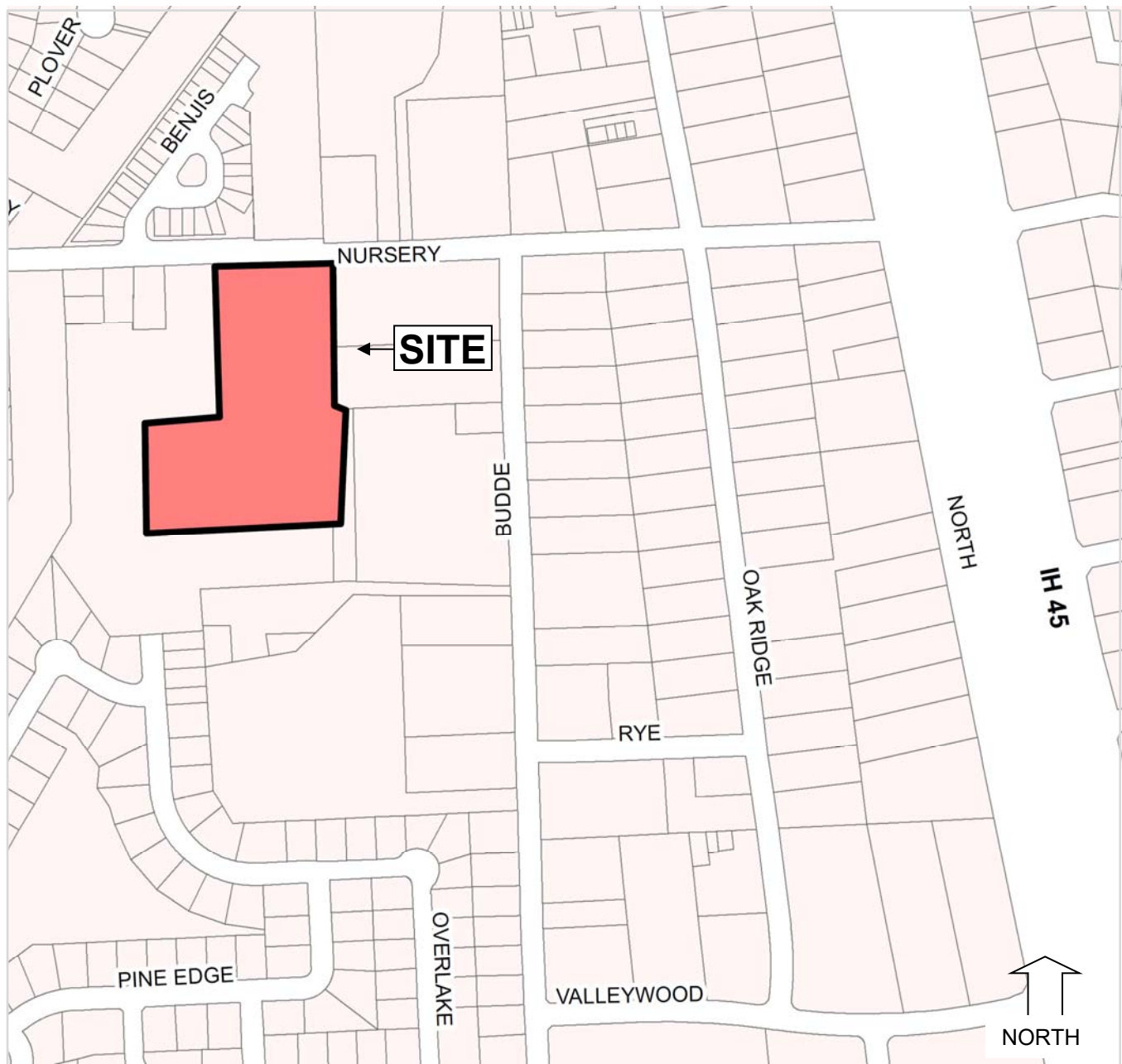
ITEM: 143

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Reserve at Nursery Road

Applicant: Pape-Dawson Engineers

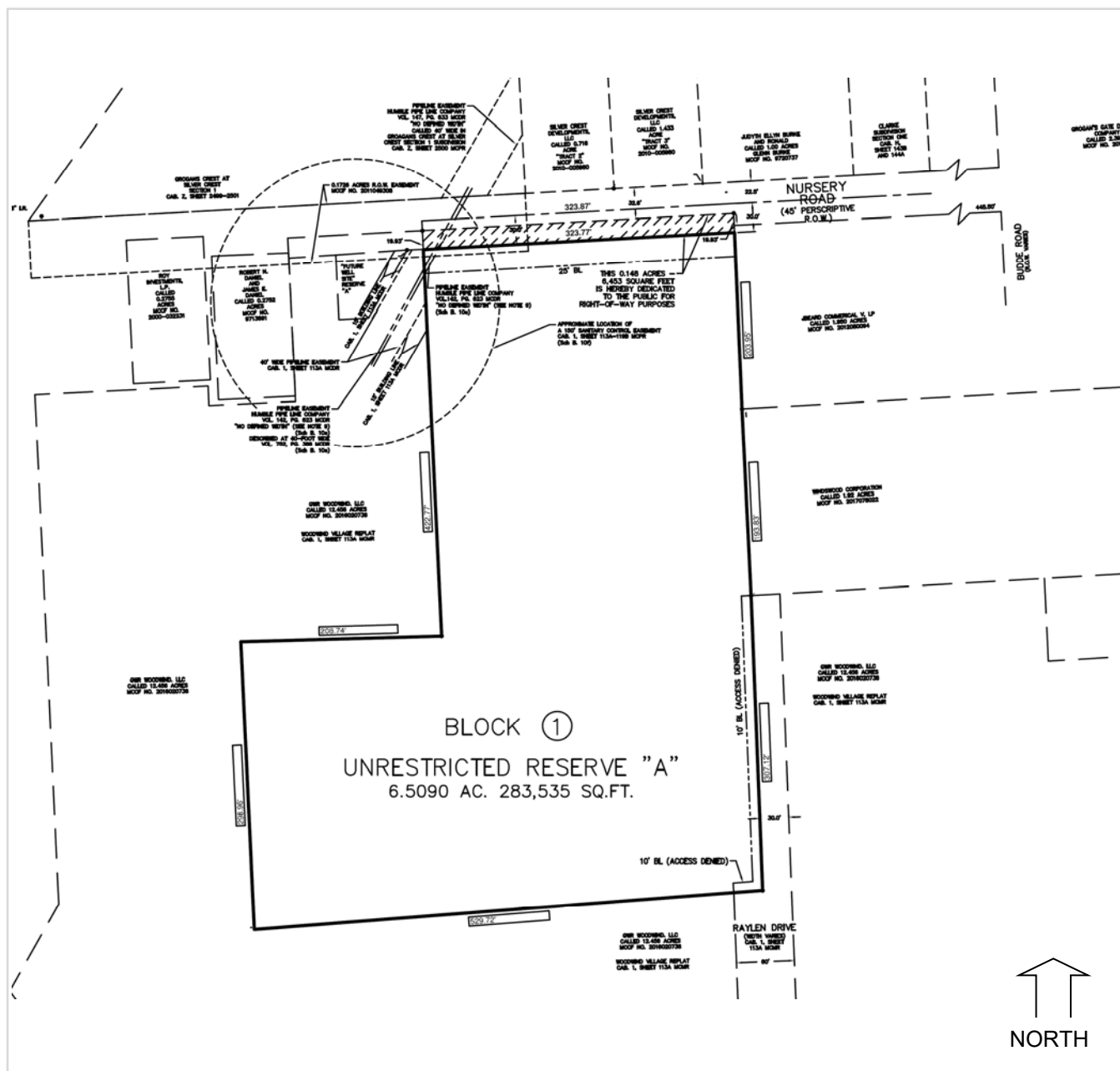


D – Variances

Site Location

Meeting Date: 01/06/2022

Applicant: Pape-Dawson Engineers



Subdivision

Houston Planning Commission

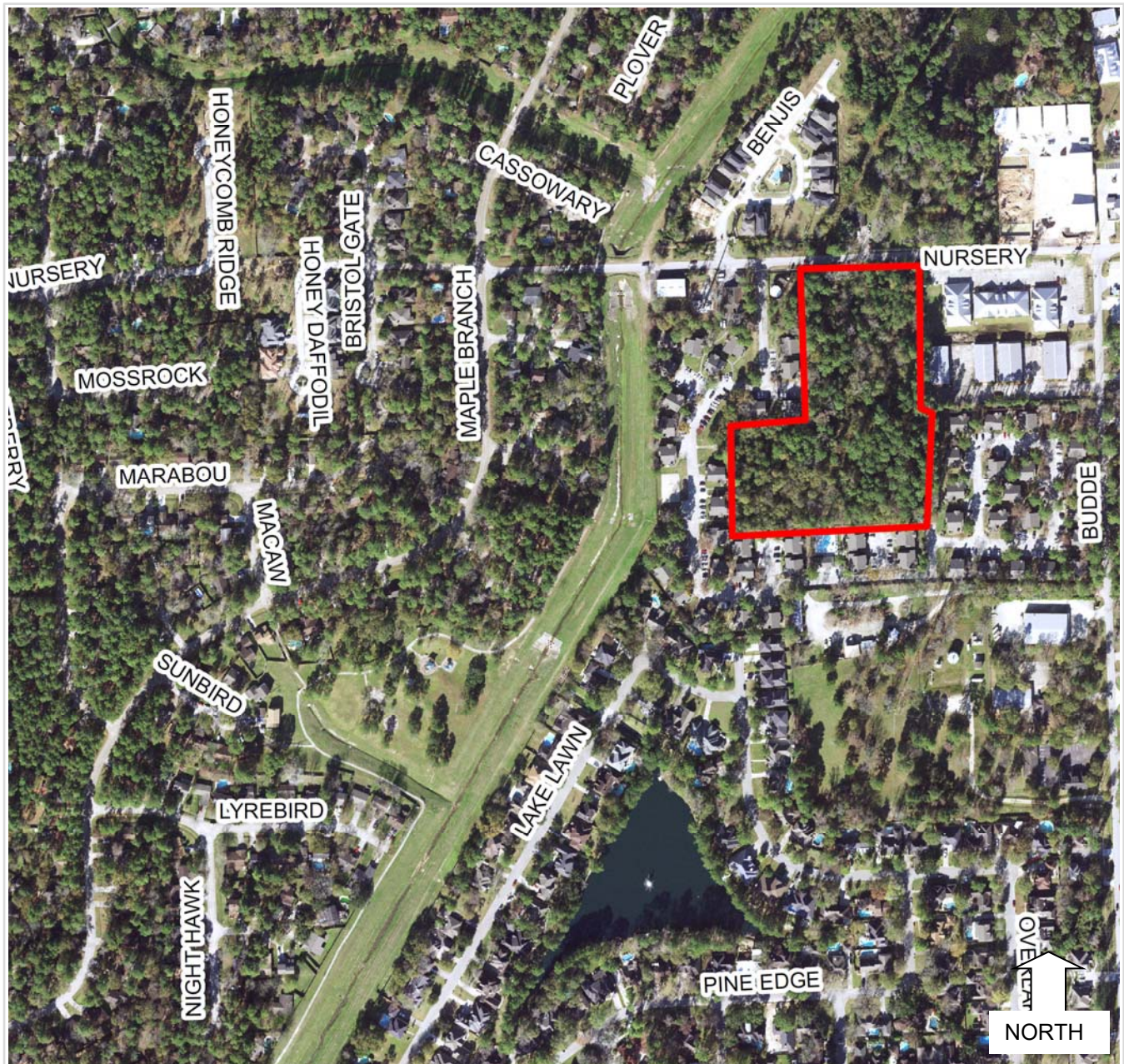
ITEM: 143

Planning and Development Department

Meeting Date: 01/06/2022

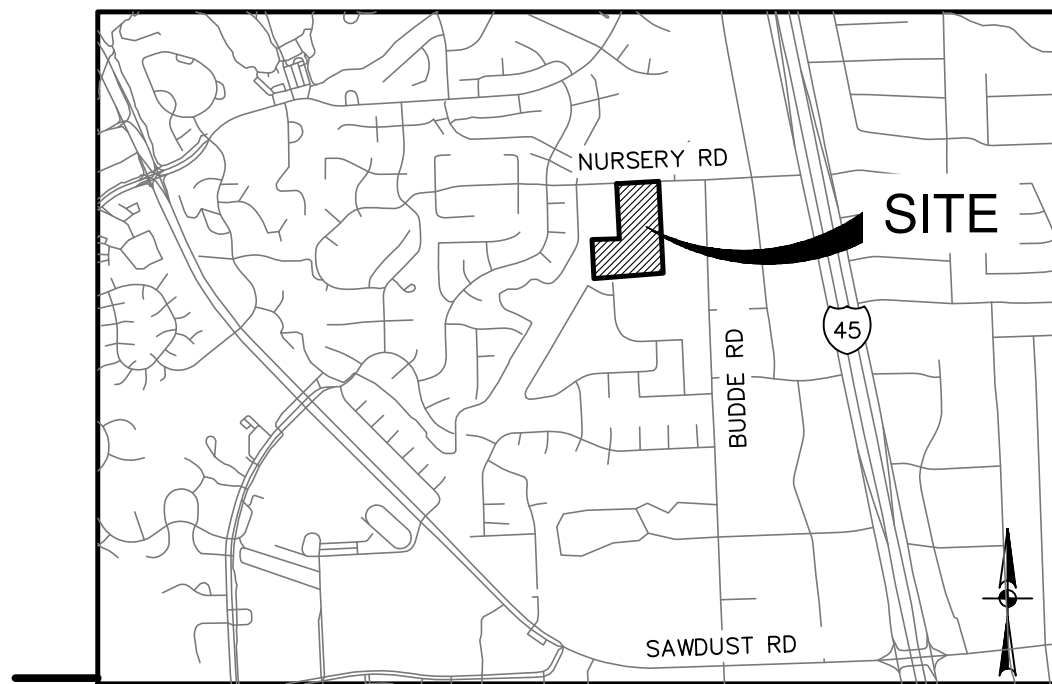
Subdivision Name: Reserve at Nursery Road

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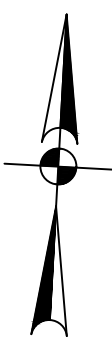


D – Variances

Aerial



NOT-TO-SCALE



SCALE: 1"= 40'



	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	OVERHEAD ELECTRIC LINE
	EXISTING FENCE
	PROPOSED LANDSCAPE AREA
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CURB
	PROPOSED RETAINING WALL
	PROPOSED PARKING ZONE
	PROPOSED UTILITY MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED FIRE HYDRANT
	PROPOSED LANDSCAPE TREE
	PROPOSED WATER METER/BFP
	EXISTING UTILITY POLE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE

- 1 SINGLE 4" WIDE SINGLE WHITE PARKING STRIPE (TYP.)
- 2 4" WIDE WHITE STRIPES @ 24" O.C. (TYP.)
- 3 PROPOSED ADA STRIPING (REF. DETAIL SHEET C7.00)
- 4 PROPOSED CONCRETE SIDEWALK (REF. DETAIL SHEET C7.00)
- 5 PROPOSED ENTRY GATE (REF. ARCHITECTURAL PLANS FOR DETAIL)
- 6 PROPOSED FENCE (REF. ARCHITECTURAL PLANS FOR TYPE AND DETAIL)
- 7 PROPOSED 6" CONCRETE CURB (TYP.)
- 8 PROPOSED ADA ACCESSIBLE CURB RAMP
- 9 PROPOSED TRASH ENCLOSURE (REF. STRUCTURAL DRAWINGS FOR DETAIL)
- 10 PROPOSED AMENITY AREA (REF. LANDSCAPE ARCHITECT PLANS FOR DETAIL)
- 11 PROPOSED FENCE WITH GATE (REF. LANDSCAPE ARCHITECT PLANS FOR DETAIL)
- 12 PROPOSED GATE
- 13 PROPOSED 6' CHAIN LINK FENCE

HARRIS COUNTY FLOOD CONTROL REFERENCE MARK NOS.
100075 ELEVATION: 115.07' AND 100085 ELEVATION:
113.06' NAVD88, 2001 ADJ.
HCFCRM 100075 - ELEVATION = 115.07 NAVD 88, 2001 ADJ.
HCFCRM 100085 - ELEVATION = 113.06 NAVD 88, 2001 ADJ.
TBM A:
SET MAG NAIL IN ASPHALT PAVING, AS SHOWN HEREON.
ELEVATION: 132.52' NAVD88, 2001 ADJ.

CALL BEFORE YOU DIG!
TEXAS ONE CALL PARTICIPANTS REQUEST
48 HOURS NOTICE BEFORE YOU DIG,DRILL
OR BLAST - STOP CALL

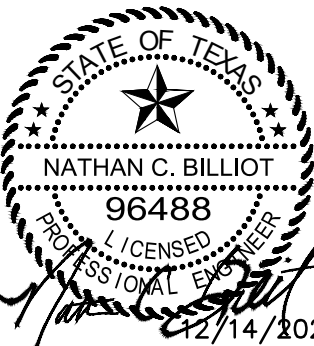
Texas One Call System



1-800-344-8377



HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974



REVISIONS

[illegible]

NEUHAUS

225 APARTMENTS IN HOUSTON, TX FOR
EQUINOY DEVELOPMENT

DIMENSION CONTROL PLAN

**BGO
ARCHITECTS**

4202 Beltway Drive
Addison, TX 75001
214.520.8878
bgoarchitects.com

DATE _____

10-29-21

PROJECT

1826C

SHEET NUMBER

C2.00

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Application Number: 2021-2870

Plat Name: Reserve at Nursery Road

Applicant: Pape-Dawson Engineers

Date Submitted: 12/03/2021

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 exceed required 1400' intersection spacing along local street, Nursery Rd, by 230 ft.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

Statement of Facts

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

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

Strict adherence to the requirements of Section 42-128 would create undue hardship to the property owner by removing a portion of the site significant enough to make their current development plan impractical.

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

Due to the existing platted developments surrounding the property owner, the request does not come as the result of hardship imposed by the owner themselves. The platted properties prevent any public street from extending north-south from Nursery Rd to the next cross street.

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

The intent of the minimum spacing requirement is to provide adequate traffic flow in the area. Given the current traffic conditions, there is no reason to assume a negative impact by not providing a new public street to extend through the subject property and intersect with Nursery Road.

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

As stated above, the current traffic patterns will remain largely unaffected, and cause no detrimental impact to the health, safety, and welfare of the public.

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

Economic hardship of the owner is not the sole justification, as stated above, extending the street will incur additional impacts to the adjacent property owners who would otherwise remain as existing if not for the platting of this property.

Houston Planning Commission

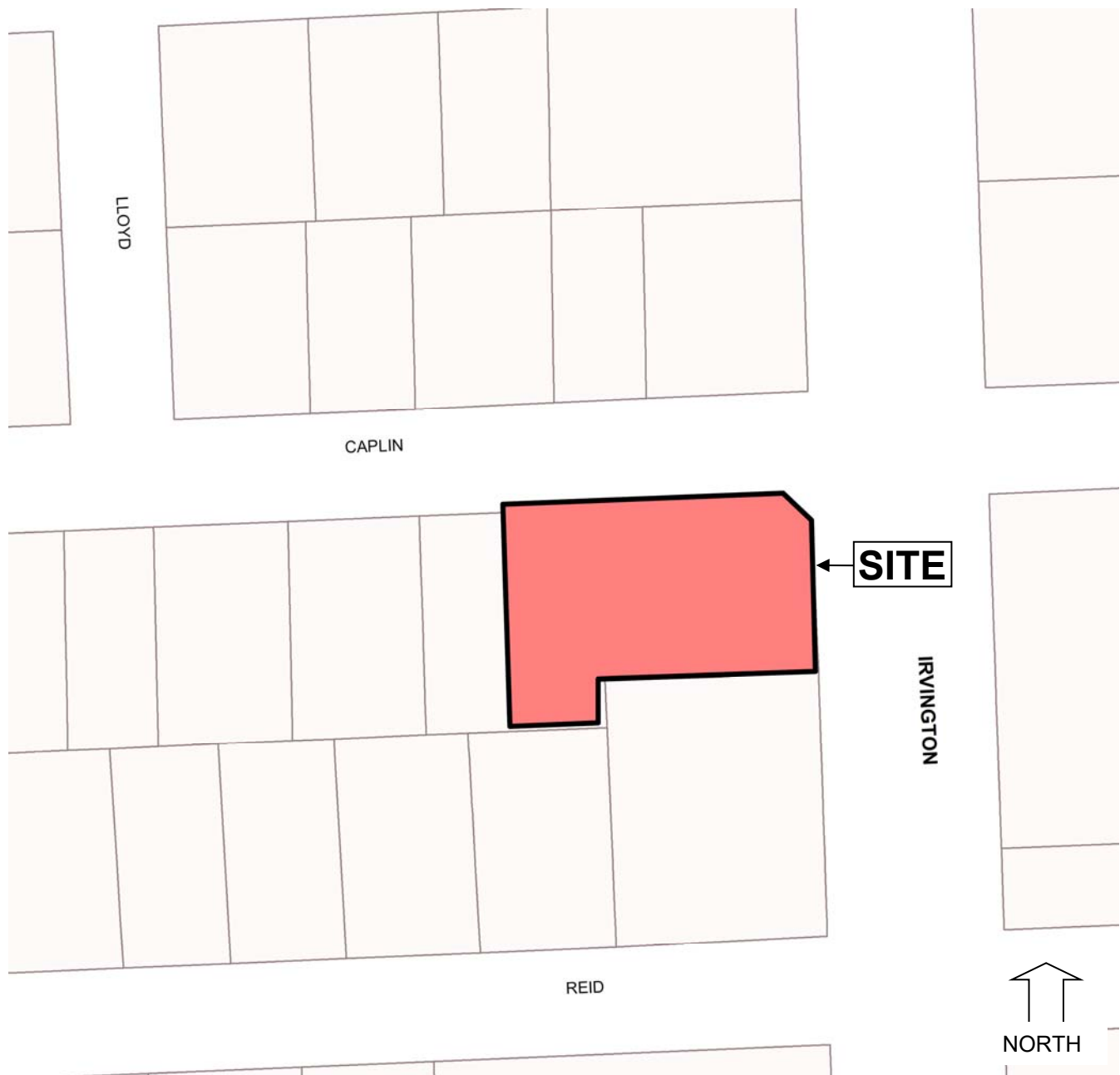
ITEM: 144

Planning and Development Department

Meeting Date: 01/06/2022

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

Applicant: Morales Engineering Associate, LLC



D – Variances

Site Location

Houston Planning Commission

ITEM: 144

Planning and Development Department

Meeting Date: 01/06/2022

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

Applicant: Morales Engineering Associate, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 144

Planning and Development Department

Meeting Date: 01/06/2022

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

Applicant: Morales Engineering Associate, LLC



D – Variances

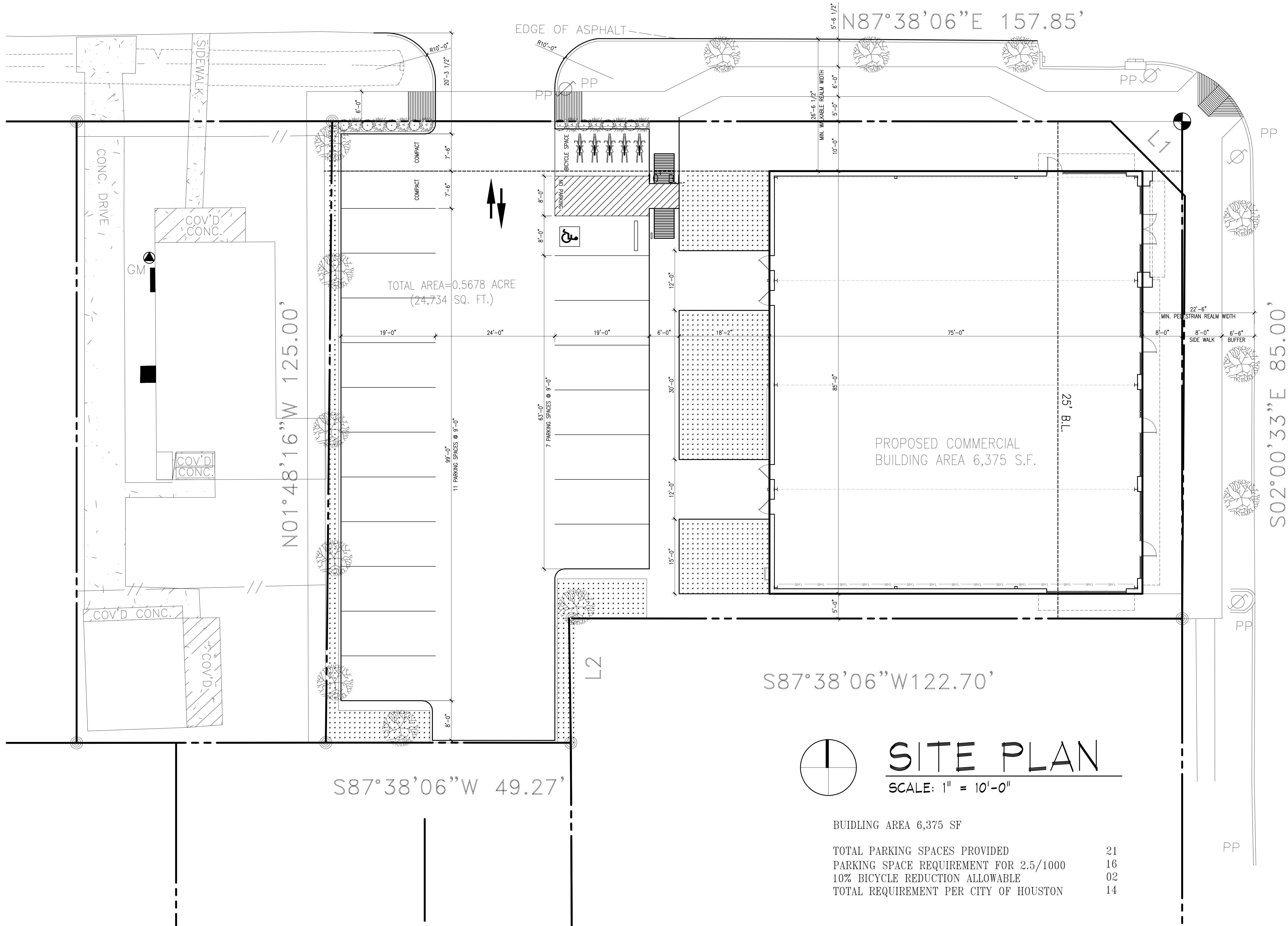
Aerial

CAPLIN STREET
(60' R.O.W.)

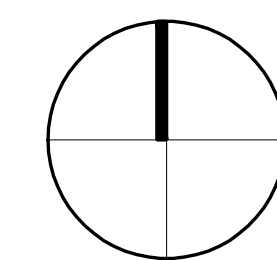
CENTERLINE OF ROAD

EDGE OF ASPHALT

N87°38'06"E 157.85'



IRVINGTON BOULEVARD
(100' R.O.W.)



SITE PLAN

SCALE: 1" = 10'-0"

BUILDING AREA 6,375 SF

TOTAL PARKING SPACES PROVIDED	21
PARKING SPACE REQUIREMENT FOR 2.5/1000	16
10% BICYCLE REDUCTION ALLOWABLE	02
TOTAL REQUIREMENT PER CITY OF HOUSTON	14



Application Number: 2021-2850

Plat Name: Rose Bui Place replat no 1 and extension

Applicant: Morales Engineering Associates, LLC

Date Submitted: 12/03/2021

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 request variance to allow for restricted commercial reserve to be platted within Special Minimum Lot Size Area. Portions of Lot 44 and 47, Block 1 of Lindale 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 a 6,375 SF commercial building and pertinent parking.

Chapter 42 Section: 208(b)

Chapter 42 Reference:

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 be redeveloped into a development that would accommodate a single story 6,375 SF commercial building and pertinent parking. The portions of Lots 44 and 47 included in the replat are currently used as a parking lot. The parking lot has been existing since 2007, prior to the adoption of City Ord. 2014-752.

(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 allowing the existing parking lot 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. The remainder lot will exceed the required lot size of Ord. 2014-752.

(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. Commercial office space is limited in this area and the proposed development would provide 6,375 SF of commercial office space. The property is unlikely to be able to be redeveloped without the inclusion of the existing parking lot area into the commercial property since the existing commercial area would likely be undersized to accommodate redevelopment. This could jeopardize redevelopment and adversely affect the surrounding area due to deterioration of the existing development. All existing improvements would be demolished, including existing parking lot, to allow for redevelopment. The proposed redevelopment is intended to be in accordance with the City of Houston's Walkable Places Ordinance in order to create a development that would better connect the proposed redevelopment with the surrounding 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

December 28, 2021

NOTICE OF VARIANCE

PROJECT NAME: Rose Bui Place replat no 1 and extension

REFERENCE NUMBER: 2021-2850

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, January 06, 2021, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted 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 281-497-6272. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6624. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission

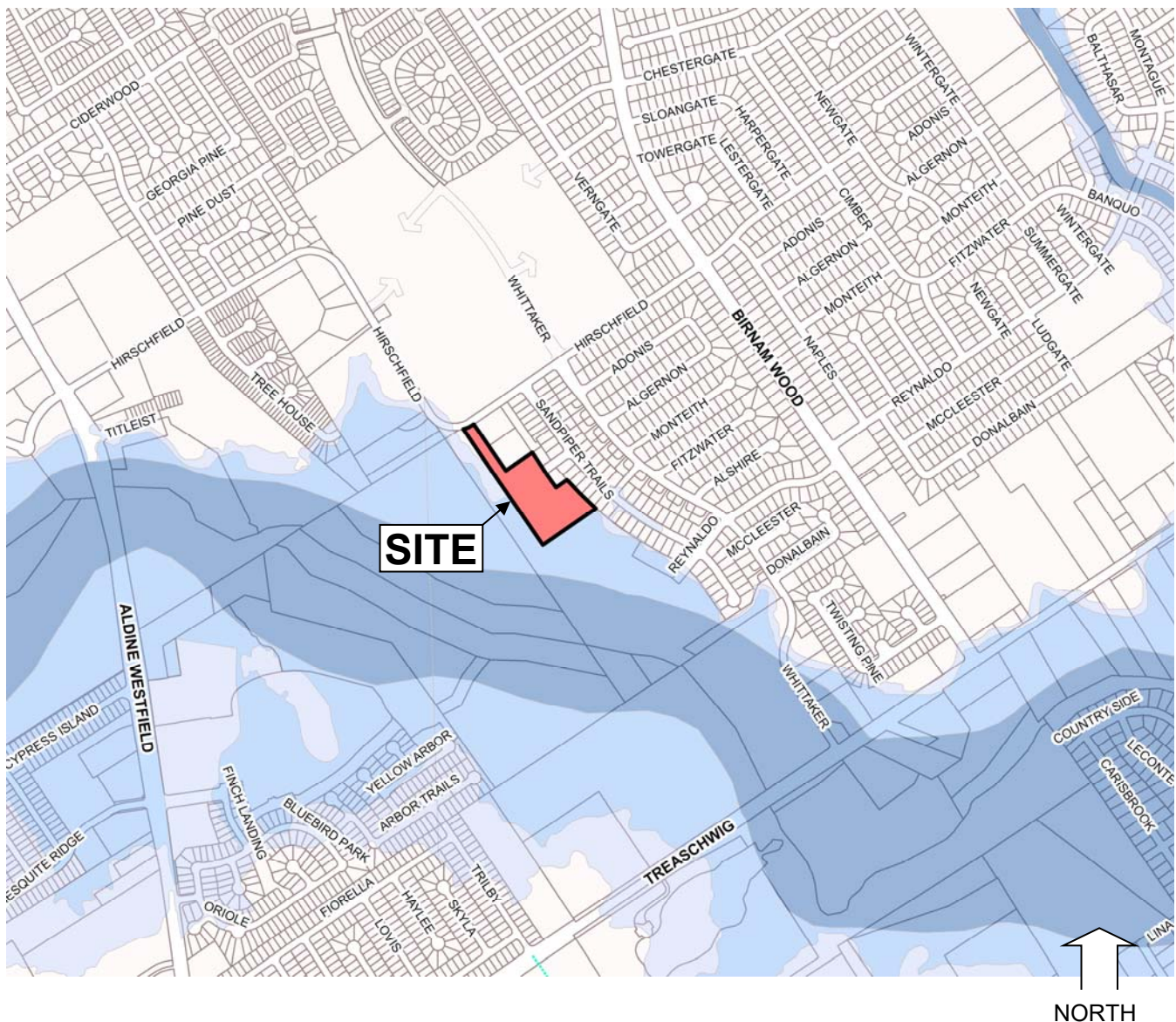
ITEM: 145

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Serrano Estates

Applicant: Century Engineering, Inc



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 145

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Serrano Estates

Applicant: Century Engineering, Inc



D – Variances

Aerial



Application Number: 2021-3075

Plat Name: Serrano Estates

Applicant: Century Engineering, Inc

Date Submitted: 12/20/2021

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:

Specific variance is being sought and extent of variance: Not to extend Algernon Drive to the West and not to terminate with a cul-de-sac.

Chapter 42 Section: 134

Chapter 42 Reference:

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

Statement of Facts

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

The property owner intends to plat all of the property he owns (5.8740 acres), to create an Unrestricted Reserve, the property will be developed as Unrestricted (trailer park), therefore allowing this street to be extended West and / or end in a cul-de-sac would create an undue hardship by depriving the applicant of the reasonable use of the land. The property served by Algernon Drive is a residential subdivision (Block 5, Sandpiper Village Section Three), which takes access from Sandpiper Trails.

(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;

Strict application would create an impractical development, it would create a burden to the Residential neighborhood due to traffic from Single-Family and or Unrestricted Development.

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

The intent and general purpose of this chapter will be preserved and maintained, because the existing properties to the West have adequate access to and from their property from Sandpiper Trails.

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

Allowing this variance will not impact existing traffic flows and not impact the residential properties East of and adjacent to the subject property, which have access through existing Sandpiper Trails.

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

Economic hardship is not the justification of the variance, as discussed above with respect to adequate traffic circulation for the surrounding area.

Houston Planning Commission

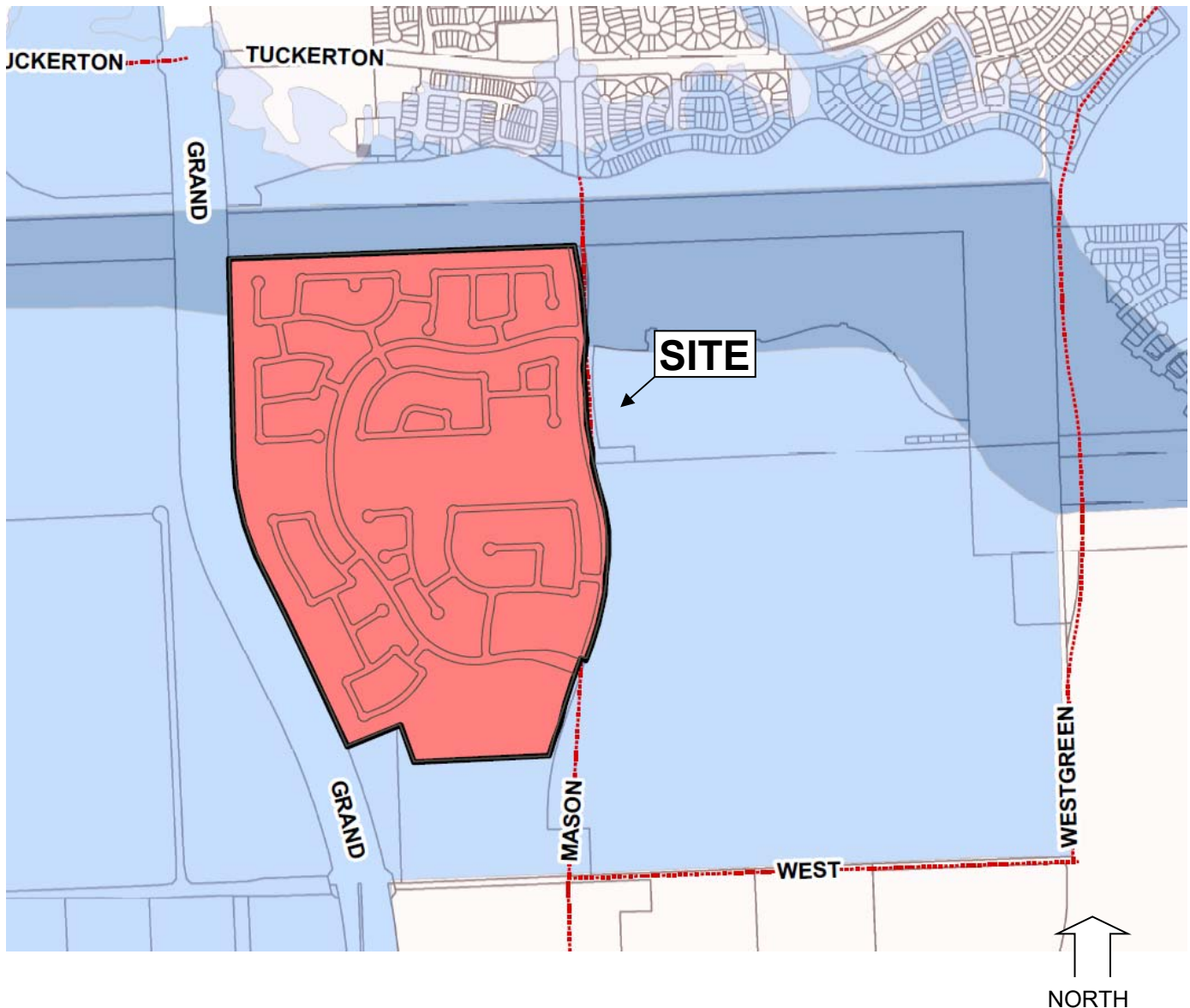
ITEM: 146

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Avalon at Cypress West GP

Applicant: Meta Planning + Design LLC



E – Special Exceptions

Site Location

Subdivision

Houston Planning Commission

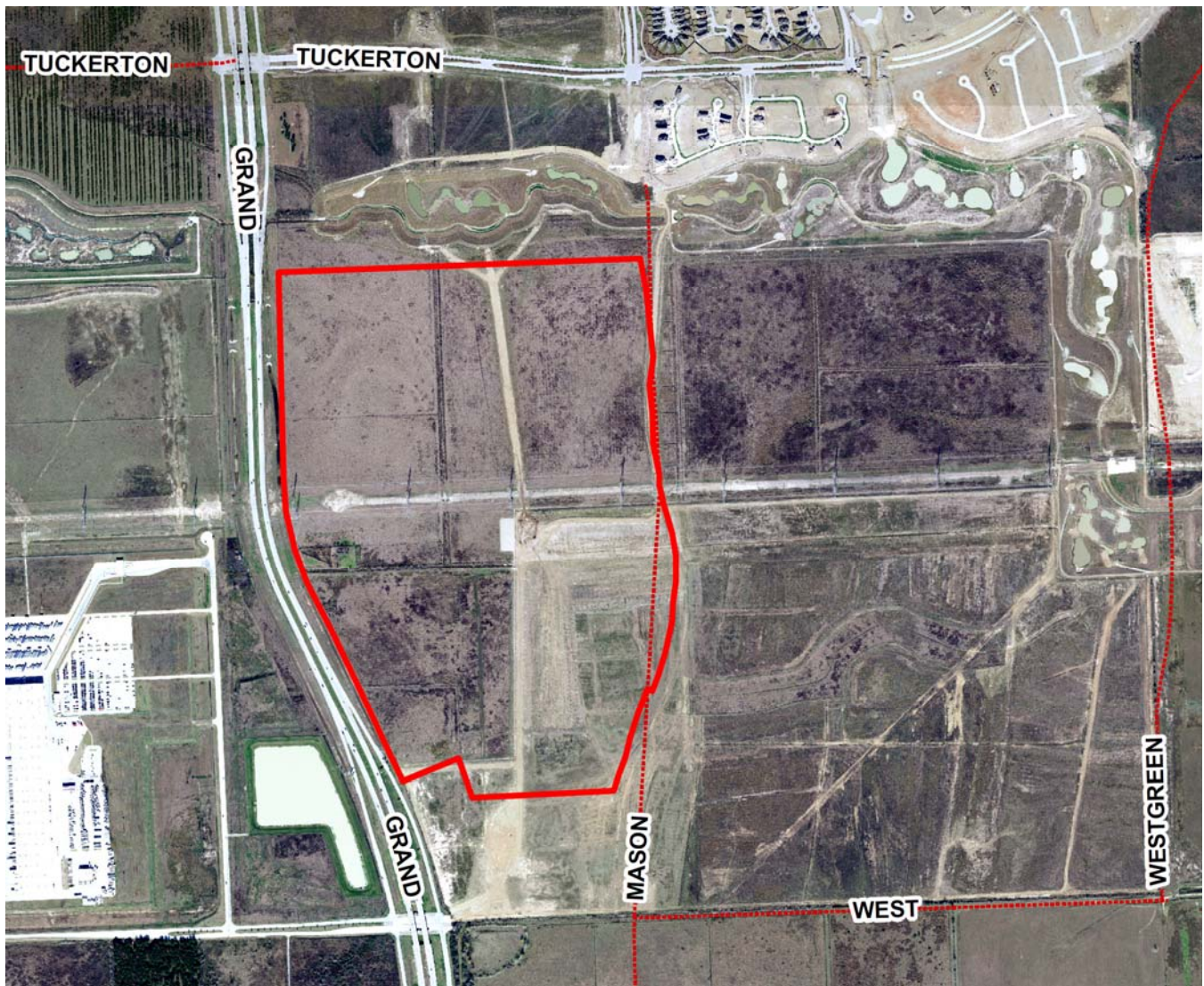
ITEM: 146

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Avalon at Cypress West GP

Applicant: Meta Planning + Design LLC



E – Special Exceptions

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Special Exception Request Form**

Application Number: 2021-3078

Plat Name: Avalon at Cypress West GP

Applicant: Meta Planning + Design LLC

Date Submitted: 12/20/2021

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. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow an intersection spacing of $\pm 2,660'$ along the north boundary and $\pm 1,605'$ along the south boundary of the GP by providing no local street stubs in either direction.

Chapter 42 Section: 128

Chapter 42 Reference:

42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (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. ~ and ~ Sec. 42-130. - Intersection exceptions. (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: [...] (4) The crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of 220 feet or more by a street more than every 1/2 mile;

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;

Avalon at Cypress West is a new single-family development located far west of central Houston. The Grand Parkway (TX-99) lies immediately west of the site, and major thoroughfare Mason Rd forms the eastern boundary. The Langham Creek regional drainage channel runs along the northern boundary of the site. The site is north of major thoroughfare West Rd but has no direct access there; all access to the site comes from Mason Rd. The site is also bisected by a large multi-easement corridor containing both overhead power and underground pipelines. The subject tract is out of a larger tract that was originally called the Matzinger Tract GP. The Matzinger GP has been divided into multiple smaller developments, including the adjacent Avalon at Cypress on the other side of Mason Rd. Avalon at Cypress West takes sole access from Mason Rd and proposes several single-family residential sections off a collector loop that connects to Mason Rd at two points within the GP, in keeping with Ch.42-128(a)(2). The inside dimensions of the loop are less than 2,640' in all directions and require no variances for intersection spacing. Around the outside of the loop, individual sections connect to the collector street at regular intervals. However, due to the site constraints these sections all loop back to the collector street and no stub streets are provided except to Mason Rd. Along the east, the Grand Parkway is a grade-separated freeway with no frontage road. Along the north boundary of the subject GP, the 350'-wide Langham Creek regional drainage facility creates a physical barrier for the $\pm 2,660'$ between the Grand Parkway and Mason Rd. Ch.42-130 allows a 2,640' intersection spacing along Langham Creek; the $\pm 2,660'$ separation is less than a 1% deviation from the standard. Along the south boundary of the subject GP, the original owner has retained a large commercial corner, with direct frontage on West Rd and Mason Rd. The distance from the Grand Parkway to Mason Rd is $\pm 1,245'$ along West Rd, in keeping with Ch.42-127 which allows a 2,640' intersection spacing along major thoroughfares. Mason Rd curves eastward and the Grand Parkway curves westward as they go north, so the distance between them gets wider in the subject tract. Along the south boundary of the subject GP, the separation is $\pm 1,605'$, which is a 15% deviation from the standard 1,400' intersection spacing for local streets.

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

The subject site is part of a block bounded on all sides by existing highways, thoroughfares, and drainage channels. The proposed collector loop will provide ample local traffic circulation within the community and out to the thoroughfare.

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

The proposed modifications are a 1% and 15% deviation from the standard, respectively.

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

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

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

The granting of the special exception will not frustrate local traffic circulation nor limit emergency access, and is therefore not injurious to the public health, safety, or welfare.

Houston Planning Commission

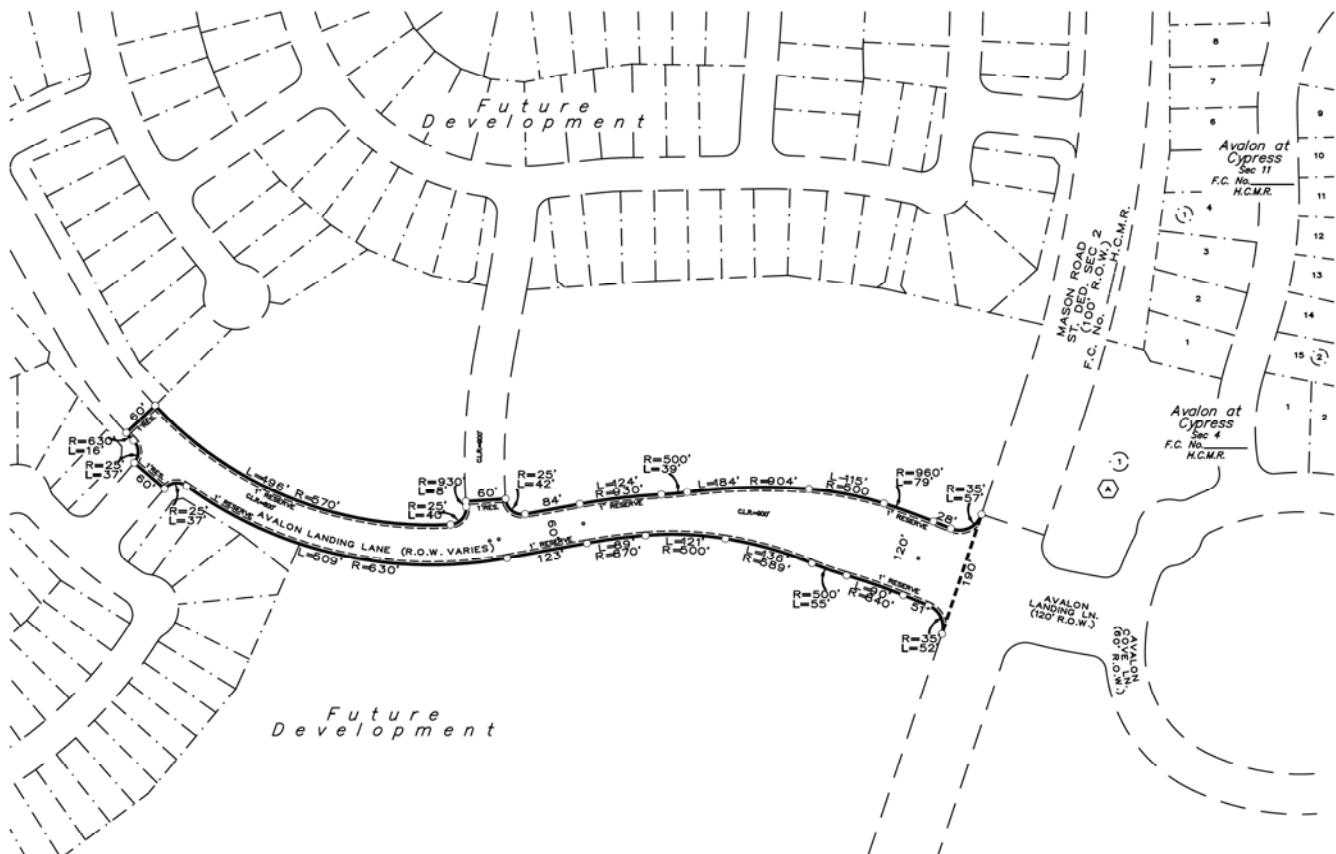
ITEM: 147

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Avalon Landing Lane Street Dedication Sec 1

Applicant: Meta Planning + Design LLC



E – Special Exceptions

Subdivision

Houston Planning Commission

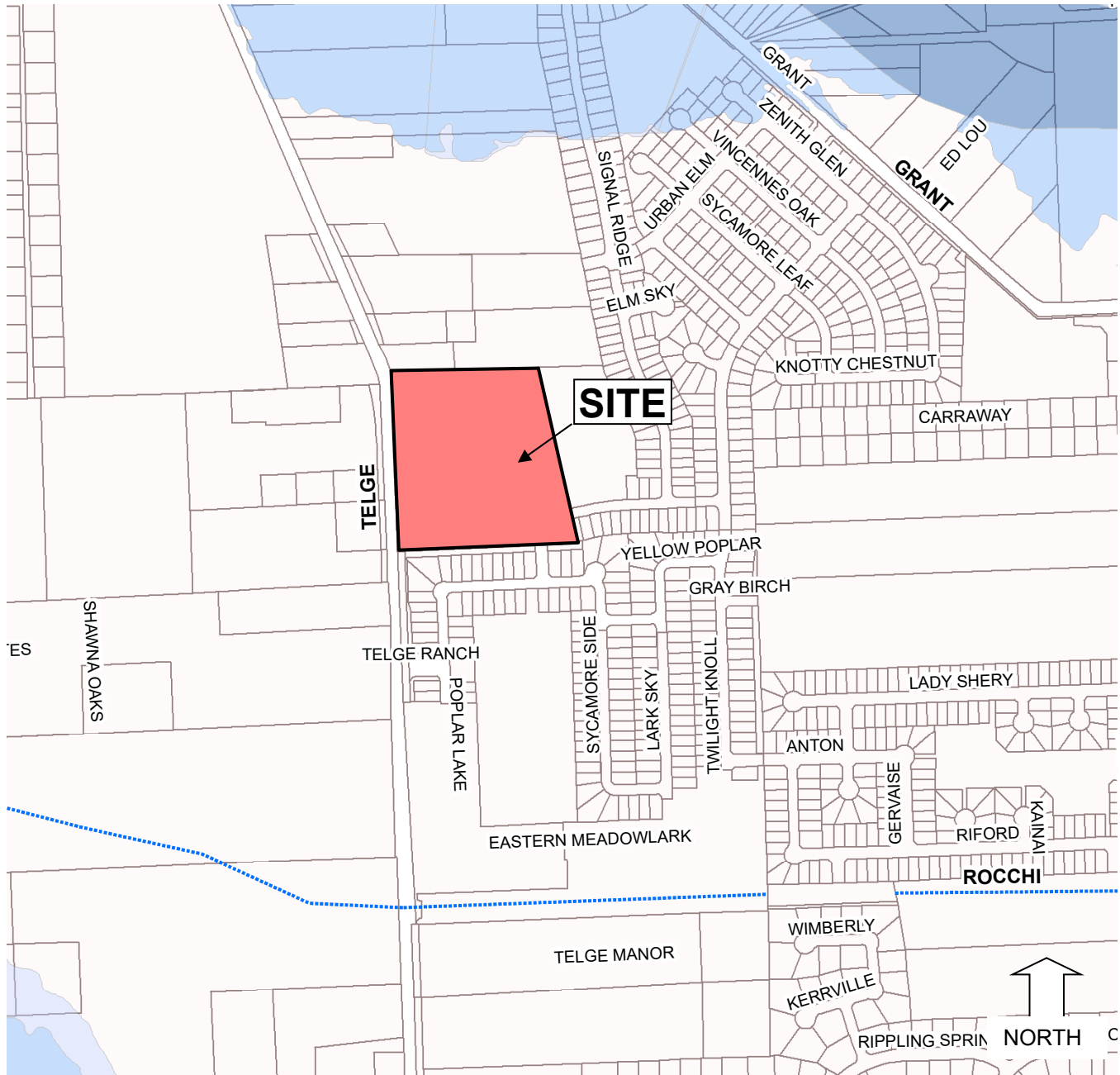
ITEM: 148

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Telge Ranch North GP

Applicant: IDS Engineering Group.



E – Special Exceptions

Site Location

Houston Planning Commission

ITEM: 148

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Telge Ranch North GP

Applicant: IDS Engineering Group.



E – Special Exceptions

Subdivision

Houston Planning Commission

ITEM: 148

Planning and Development Department

Meeting Date: 01/06/2022

Subdivision Name: Telge Ranch North GP

Applicant: IDS Engineering Group.



E – Special Exceptions

Aerial



Application Number: 2021-3048

Plat Name: Telge Ranch North GP

Applicant: IDS Engineering Group

Date Submitted: 12/20/2021

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. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow the intersection spacing along Telge Road, a major thoroughfare, to be less than 600' between the proposed street in Telge Ranch North development and the proposed street in Telge Ranch West development.

Chapter 42 Section: 127 (b)

Chapter 42 Reference:

Sec. 42-127 (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

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

Placing the proposed street for the Telge Ranch North development 600' from the proposed street of the Telge Ranch West development would leave approximately 73' of Telge Road frontage along the Telge Ranch North development to place a street. For a 50' right-of-way and a 30' curb return a minimum of 80' is required. This requirement will cause the street to encroach into the adjoining tract. The proposed street to Telge Ranch North is positioned 510' away from the Telge Ranch West development street which is only a deviation of 15%, fits within the limits of the development and adheres to all regulations without encroaching into the adjoining tract.

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

The proposed special exception will achieve a result contemplated by the standard by providing adequate traffic circulation within the development and maintain all improvements within the tract.

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

The intersection spacing of the streets is 510' which is a deviation of 15% from the standard. This deviation is still less than 30% and not an excessive deviation to the standard.

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

The intent and general purpose of this chapter will be preserved and maintained since adequate access to the proposed subdivision is provided to all adjacent right-of-ways.

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

Granting the Special Exception will not be injurious to the public health, safety or welfare since the requested exception will be a deviation of 15% from the standard requirement. This is not an excessive deviation from the standard.



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Owens Management Systems, LLC	Joyce Owens	713-643-6333	jo@omsbuild.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4502 Kingsbury	21082902	77021	5455D	533M	D

HCAD ACCOUNT NUMBER(S): 069-105-006-0001
PROPERTY LEGAL DESCRIPTION: LT 1 BLK 6, Southern Village Sec. 1
PROPERTY OWNER OF RECORD: Sherman Rideau
ACREAGE (SQUARE FEET): 6,783
WIDTH OF RIGHTS-OF-WAY: Cullen – 80' ROW & Kingsbury – 60' ROW
EXISTING PAVING SECTION(S): Cullen – 49.8' paved section' & Kingsbury – 25.8' paved section
OFF-STREET PARKING REQUIREMENT: 2 cars
OFF-STREET PARKING PROVIDED: Complies
LANDSCAPING REQUIREMENTS: Complies
LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Vacant

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single-family home; 2540 sqft

PURPOSE OF VARIANCE REQUEST: Reduced 12' building line on Cullen, a major throughfare

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):

Specific Variance is being sought and extent of variance: To allow a reduced building line of 12 feet along Cullen Blvd. instead of the required 25' BL along Cullen Blvd. To construct one single-family dwelling. The original plat map dedicated 10' BL along Cullen (Old Chocolate Bayou). The previous house recently demolished was constructed at 10' BL.

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 site is located at the intersection of Cullen Boulevard (Major Thoroughfare) and Kingsbury Street. The proposed plat is out of Southern Village recorded in 1940. Cullen Boulevard previously known as Chocolate Road was classified as a MTF around 1955. The original plat of Southern Village was platted with a 10' building line along Chocolate Road (Cullen Blvd). 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 requiring 25 feet building line along Cullen Blvd instead of the proposed 12 feet building line. The proposed lot has an approximately width of 57 feet. Requiring 25 feet building line will reduce considerably the lot's buildable area. In addition to this, the lot is a corner lot with a radius and a building line required along Kingsbury Street which further reduces the area to develop the lot. The Distance from back of curb along Cullen Blvd to the proposed House is approximately 23 feet from the closest point to the back of curb and 12 feet from the property line on the closest point from the proposed structure to the property line. The house will have the garage access along Kingsbury Street. A 10 feet pedestrian realm with new 6 feet sidewalks will be provided along Cullen Blvd with a 4 feet safety buffer with trees. 5 feet sidewalk along Kingsbury with 4 feet safety buffer with trees will be provided as well.

- (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;**

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

Cullen Blvd previously known as Chocolate Road was reclassified to a MTF around 1955 after the original plat "Southern Village" was recorded. On the Southern Village subdivision, a platted 10 feet building line is shown along Cullen Blvd (Chocolate Road). Requiring 25 feet building line along Cullen Blvd will reduced considerably the lot size in combination with the corner radius and the required building line along Kingsbury Street. The proposed 12 feet setback along Cullen Blvd replicates the existing setbacks for some of the houses along the MTF.

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

The Distance from back of curb along Cullen Blvd to the proposed House is approximately 23 feet to the closest point and 12 feet from the property line. The house will have the vehicular access along Kingsbury Street. A 10' pedestrian realm with 6 feet sidewalks and 4 feet safety buffer with proposed trees will be provided along Cullen Blvd and 5 feet sidewalks with 4 feet safety buffer with proposed trees along Kingsbury. Adequate distance from the MTF to the proposed structure will be provided. Wider sidewalks with safety buffers between the sidewalk and street will provide a safer pedestrian environment. No curb cuts will be created along Cullen Blvd. Residential properties along Cullen Blvd have a similar setback as the proposed setback for the new structure. This will help maintain the character of the neighborhood.

Providing adequate pedestrian and vehicular access in addition to a safe distance for the proposed structure from the MTF and maintaining a similar setback as the existing homes along the MTF will preserve the intent and general purpose of this chapter.

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

The proposed structure will be setback approximately 23 feet measured from the back of curb to the closest point of the proposed structure along Cullen Blvd and 12 feet from the property line measured from the closest point of the proposed structure to the property line. This will keep a safe distance between the vehicular traffic and the proposed structure. A sidewalk easement is being dedicated along a portion of Cullen Blvd to allow for a continuous 10 feet pedestrian realm with 6 feet sidewalk and 4 feet safety buffer with proposed trees. This will allow to have a safer and more pleasant pedestrian realm. The same amenities will be provided along Kingsbury Street but with a 5 feet sidewalk. Vehicular access for the proposed house will be along Kingsbury Street. Allowing a reduced building line of 12 feet will not be injurious to the public health, safety or welfare.

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

One House will be built on the proposed lot without increasing the lot density. The house will only have vehicular access along Kingsbury Street. New 6 feet sidewalks will be provided along Cullen Blvd with a 4 feet safety buffer with proposed trees to create a 10 feet pedestrian realm. Along Kingsbury 5 feet sidewalks with 4 feet safety buffer with proposed trees will be provided.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 160

Meeting Date: 01/06/2022

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 160

Meeting Date: 01/06/2022

Houston Planning Commission

Aerial Map

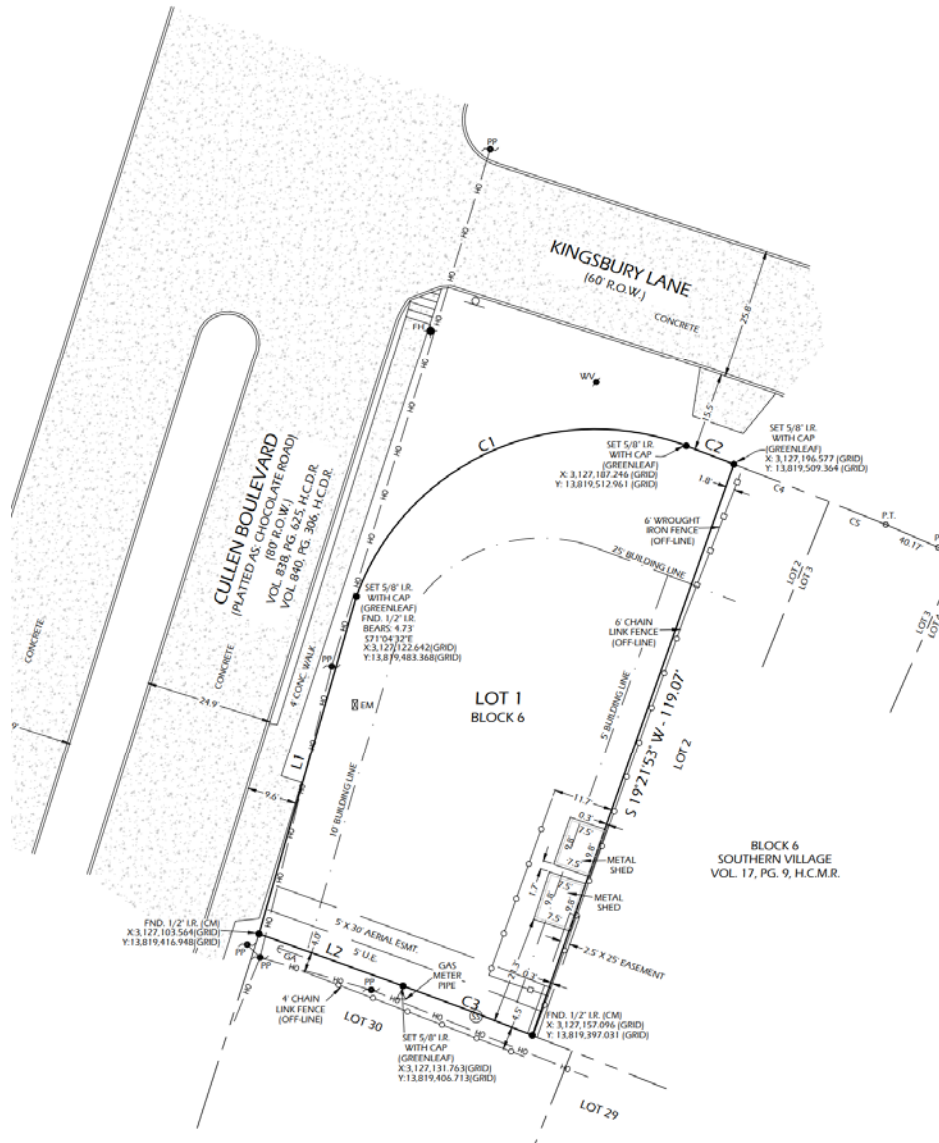


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

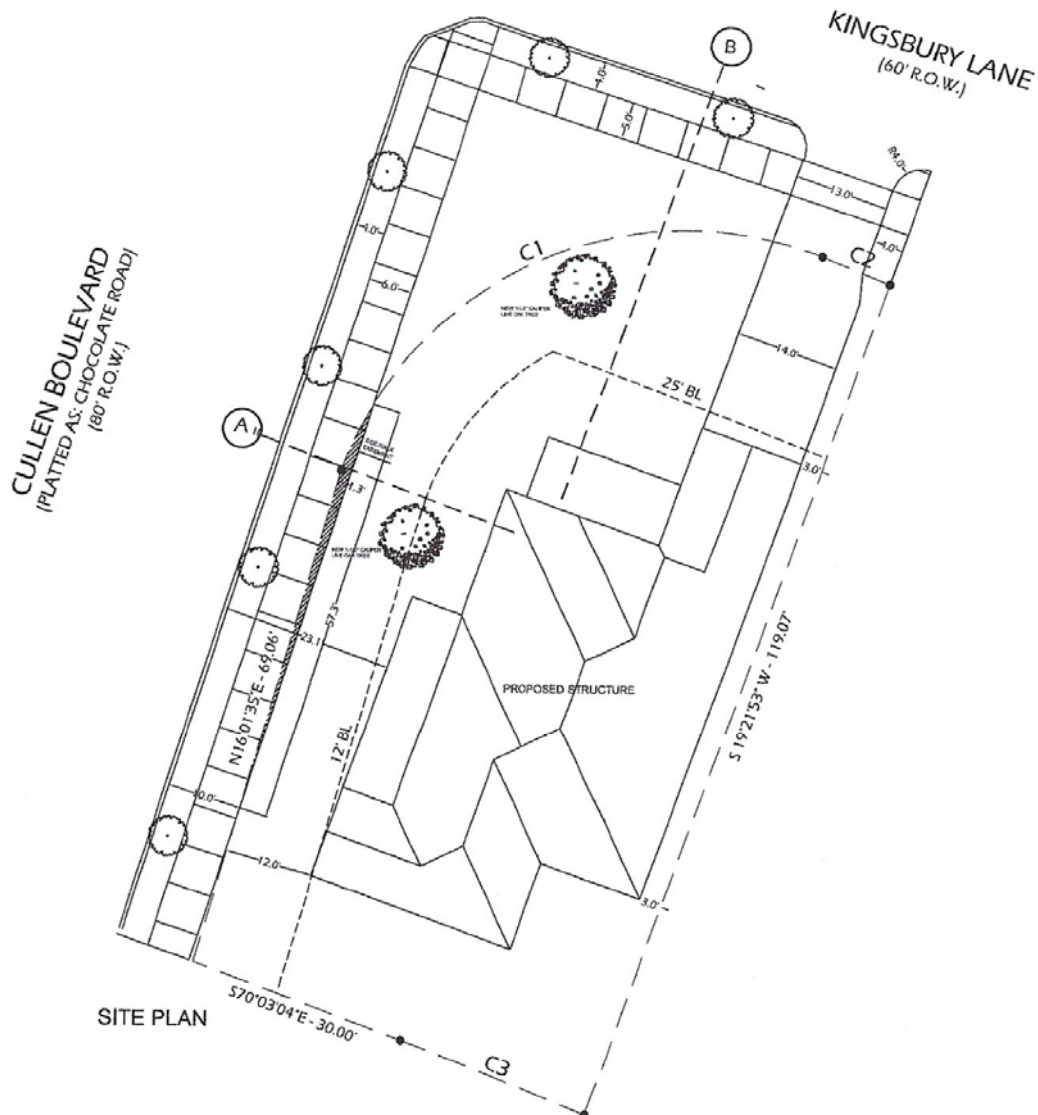


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

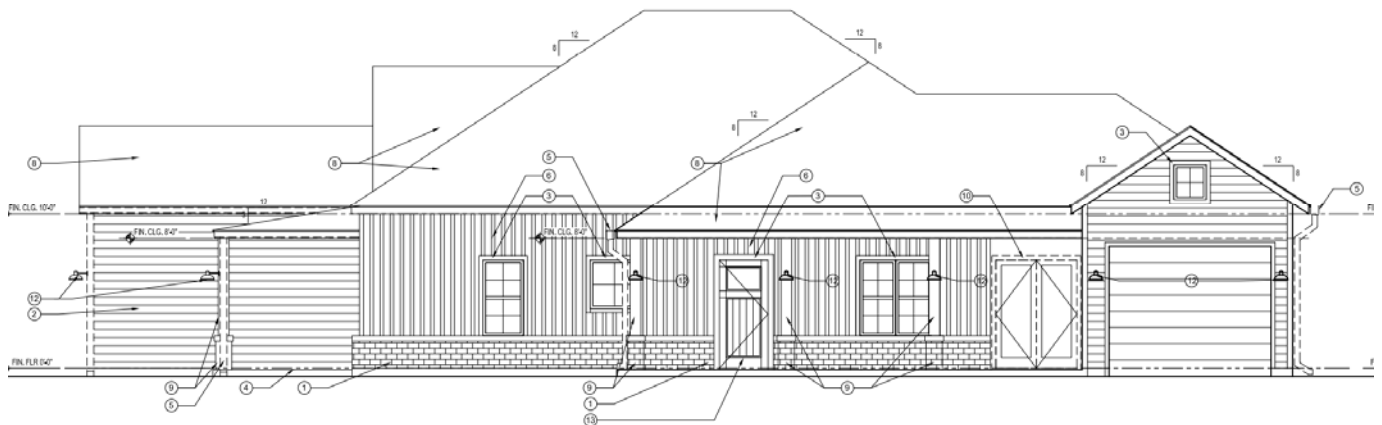
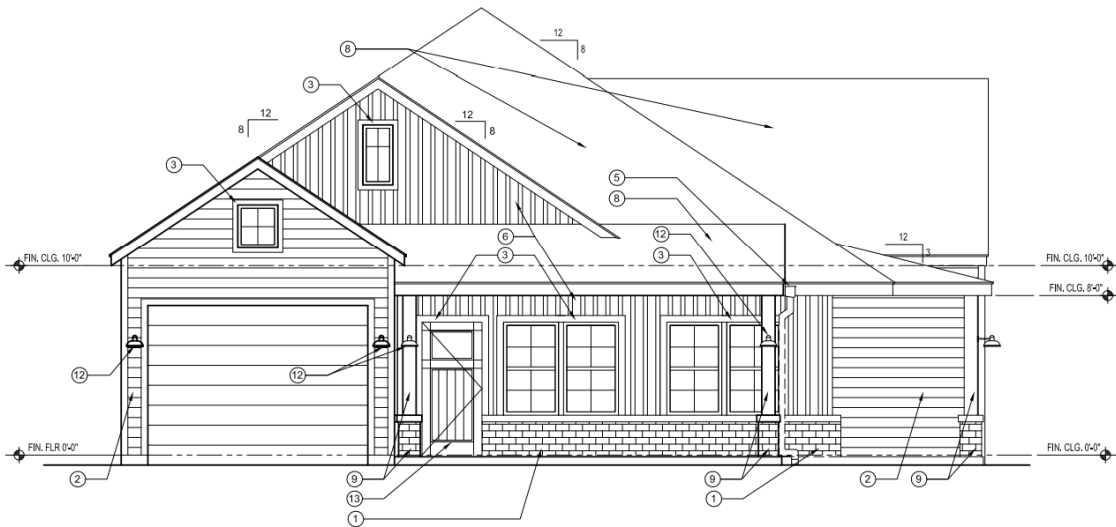


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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 prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
PEA Group	Mike Pierce	(713) 688-3530	mpierce@peagroup.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4521 N. Main Street	21018517	77009	5359D	453X	H

HCAD ACCOUNT NUMBER(S):	040-065-000-0011
PROPERTY LEGAL DESCRIPTION:	Tract 11 Abstract 1 out of John Austin Survey
PROPERTY OWNER OF RECORD:	HTX Living Holdings, LLC
ACREAGE (SQUARE FEET):	0.192ac (8,370 SQ. FT.)
WIDTH OF RIGHTS-OF-WAY:	North Main Street (70')
EXISTING PAVING SECTION(S):	North Main Street (45')
OFF-STREET PARKING REQUIREMENT:	5 parking spaces
OFF-STREET PARKING PROVIDED:	5 parking spaces
LANDSCAPING REQUIREMENTS:	n/a
LANDSCAPING PROVIDED:	n/a

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Retail Single-Occupancy; 2,415 SQ. FT.
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	The Entrance Façade; 91 SQ. FT.

PURPOSE OF VARIANCE REQUEST: The purpose of this request is to allow a 5' building instead of the required 25' building required by the ordinance for a new office rebuild.

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 variance is to request approval for the new property owner to construct a new front façade addition to the front of the existing building. This new façade will encroach 3' closer to the right of way than the existing front overhang that was removed from the existing building. The adjacent neighbors have buildings that are closer to the right of way than this site. The new property owner has begun renovations to the existing building and is seeking permission to allow the new façade. This new façade addition will be a great improvement to the building and will greatly improve the aesthetics of the area.

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

(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;

Being in the Greater Houston Height area, the existing buildings in the area were constructed with minimal front building setback lines. The existing building has a front wall has a setback of 17' 4-3/8" from the existing right of way, with the existing front roof overhang having a setback of 13' 4-3/8". The proposed façade with front porch with overhang will have a setback of 5'. Imposition of a 25' front setback would make the proposed front porch with overhang infeasible and would greatly reduce the aesthetics of the remodeled building. Additionally, the adjacent adjoining neighbors have existing structures that are much closer to the existing right of way, and imposition of the ordinance on the property in question would be impractical. This proposed variance is essential to improve the buildings curb appeal and overall appearance.

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

There are no hardships created nor imposed by the applicant. The building is existing, and the proposed front porch and overhang are the only new improvements to the front of the building.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The intent of this chapter will be preserved and maintained. This development will continue to promote the health, safety, morals and general welfare of the city and the safe, orderly and healthful development of the city.

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

The proposed variance will not cause public health, safety or welfare to the public. The adjacent adjoining neighbors have existing structures that are much closer to the existing right of way. Therefore, the addition of the proposed front porch with overhang will not reduce visibility to exiting traffic. Additionally, the proposed front porch with overhang will maintain visibility through the structure since it is not an enclosed addition to the front of the existing building.

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

The proposed variance is solely to improve the aesthetics and curb appeal of the businesses and to improve the buildings overall appearance. Economic hardship is not the sole justification of the variance.

DEVELOPMENT PLAT VARIANCE



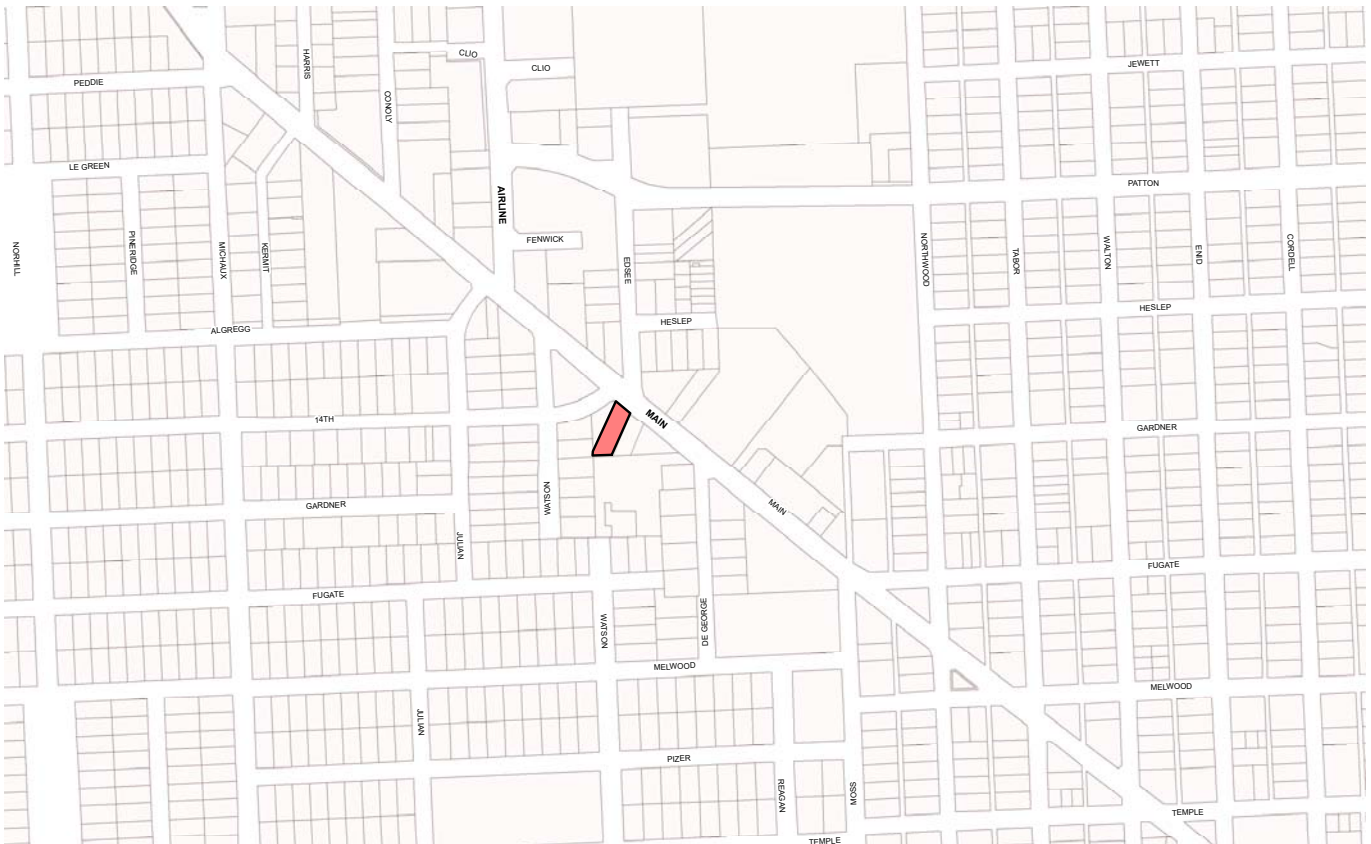
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 161

Meeting Date: 01/06/2022

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 161

Meeting Date: 01/06/2022

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



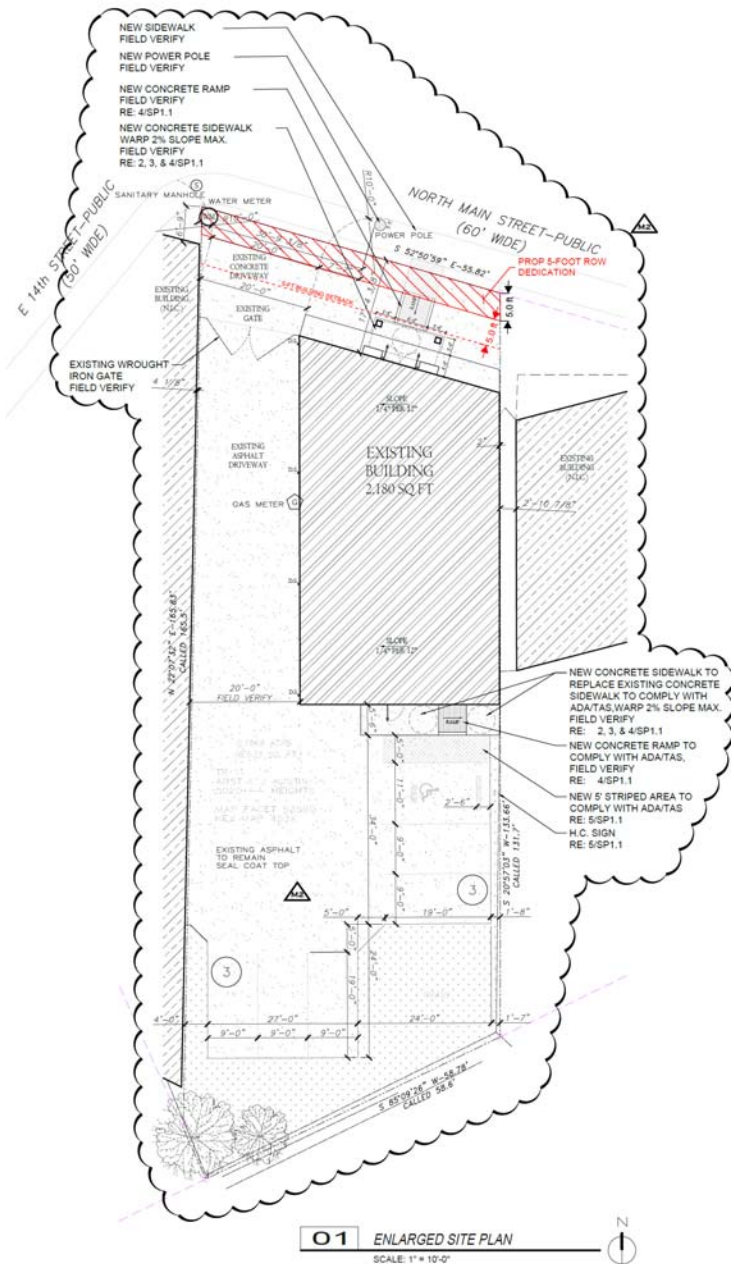
Houston Planning Commission

ITEM: 161

Meeting Date: 01/06/2022

Site Plan

4521 N MAIN - 20201125					
PARKING REQUIREMENTS AS PER CHAPTER 26					
OFFICE	OFFICE	2,180	Class 1: OFFICE	1000 / 2.5	5.45
TOTAL SQUARE FOOTAGE		2,180			6
PARKING PROVIDED - PARKING REQUIRED MINUS BIKE CREDITS					
TOTAL PARKING PROVIDED:				6	
MINUS THE BIKE CREDITS:				6-1=	5
BIKE CREDITS		2 * 478.1 MAX 10%	6	0.60	1.0
ADA/ TAS SPACES:			0.25	1	1
ADA/ TAS VAN SPACES:				1	1



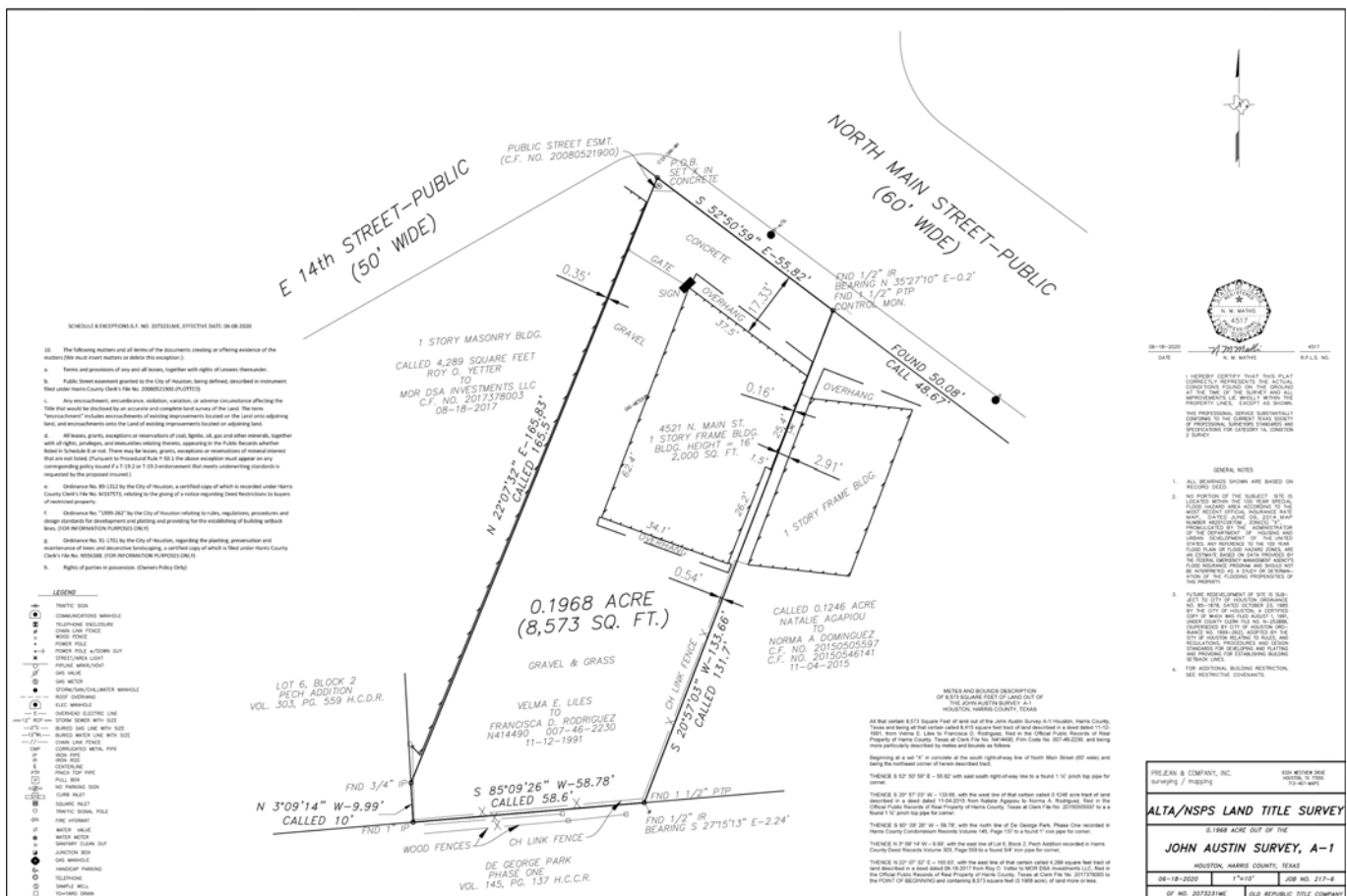
DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

ITEM: 161

Meeting Date: 01/06/2022

Survey

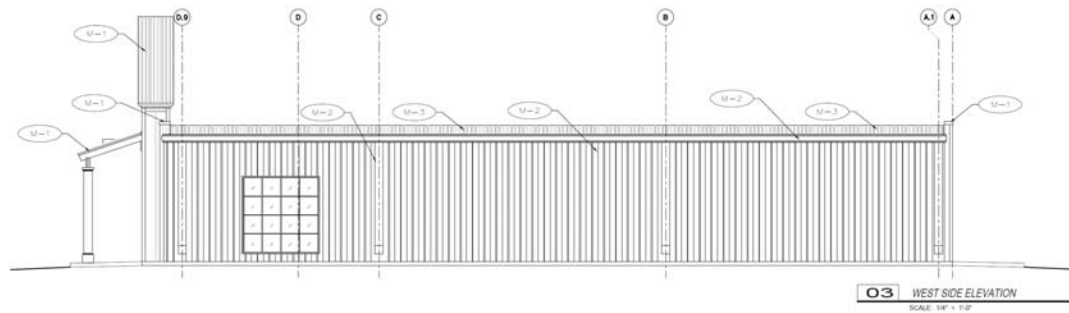
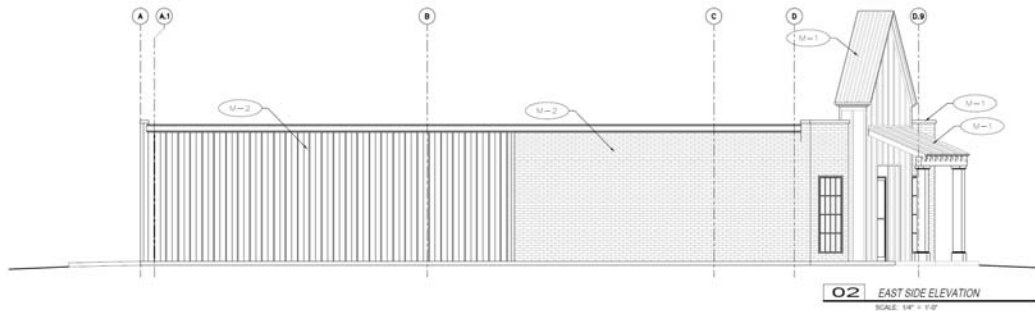
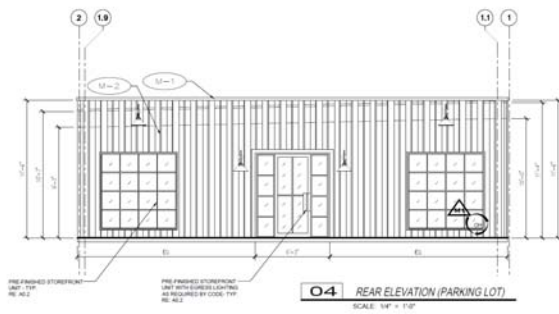


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
MK Collaborative	Kimberson Tanco	718-473-4986	mkcollaborativellc@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
408 Pecore St.	21100124	77009	5358B	493B	H
HCAD ACCOUNT NUMBER(S): 0282740000006					
PROPERTY LEGAL DESCRIPTION: LT 6 BLK 3 Pecore					
PROPERTY OWNER OF RECORD: MK Collaborative LLC					
ACREAGE (SQUARE FEET): 6,350 SF					
WIDTH OF RIGHTS-OF-WAY: Pecore: 60'; Rural St: 60'					
EXISTING PAVING SECTION(S): Pecore: 32'; Rural St: 22'					
OFF-STREET PARKING REQUIREMENT: Complies					
OFF-STREET PARKING PROVIDED: Complies					
LANDSCAPING REQUIREMENTS: 2 Trees					
LANDSCAPING PROVIDED: 2 Trees					

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1,987 SF residence

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 5,362 SF residence

PURPOSE OF VARIANCE REQUEST: Request a reduced garage building line of 10' instead of ordinance required 20' garage building line along Rural St

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The site is unique in that it spans two streets – Pecore to the north and Rural/Quinn St. to the south. The existing south, rear building setback of 20' significantly deprives the applicant of reasonable use of land, especially when paired with the north, front 20' building line. The applicant requests a variance to build within the south, 20' rear building setback. The applicant requests a 10' rear building setback to respond contextually to the adjacent property which shares the same unique site conditions.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

The characteristics of this particular site are very unique, with few other examples besides the property adjacent, 412 Pecore St, which spans two streets (Pecore and Quinn/Rural) and has rear access to a garage. The design intent is to treat Pecore St. as a pedestrian access and use the rear of the site along Quinn/Rural as vehicular access to the garage. The design is based on a courtyard concept which maximizes green space on the site and provides access to light and air while maintaining a scale that responds to the immediate context. By setting the garage back to a 20' rear building setback, the applicant would be forced to minimize the courtyard space, reducing the amount of green space on site, increasing the amount of concrete on site for the additional 7' x 24' of drive, reducing access to light and air in the courtyard, and reducing the amount of functional space at the rear of the back yard. Additionally, the adjacent property (412 Pecore) that shares the same unique characteristics also has a rear garage that is set back 10' from the property line. Lastly, the proposed garage provides sufficient space for 3 cars and will allow vehicles to park within the property line and proposed drive, eliminating the need for any vehicles to block the proposed 5' sidewalk or right-of-way. We believe the proposed design and the 10' rear setback makes best use of the property, maximizes access to greenspace, light and air for the applicant, and responds to the needs of pedestrians and vehicles along both Pecore and Quinn/Rural St.

- (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 circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant but are a result of the unique characteristics of the site. Our site spans two streets (Pecore and Quinn/Rural) requiring any development to respond to both the front building setback as well as a rear setback, since the rear access is along a local street, significantly reducing the amount of green space available for the applicant.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

(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 providing pedestrian access on both Pecore and Quinn/Rural St, with the addition of a new 5' sidewalk. The proposed garage provides sufficient space for 3 cars to park, eliminating the need for any vehicles to park over the proposed sidewalk. Additionally, there is street parking available along Quinn/Rural St.

(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 applicant will provide pedestrian access, which does not currently exist, and will provide a safe place for vehicles to park without blocking any pedestrian access, as well as increase the amount of green space available on the site, while providing access to light and air to the applicant.

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

Economic hardship is not the sole justification of the variance. The purpose of the variance is to maximize green space on site, provide access to light and air, respond contextually to adjacent lots, and increase the amount of functional yard space at the rear of the site.

DEVELOPMENT PLAT VARIANCE



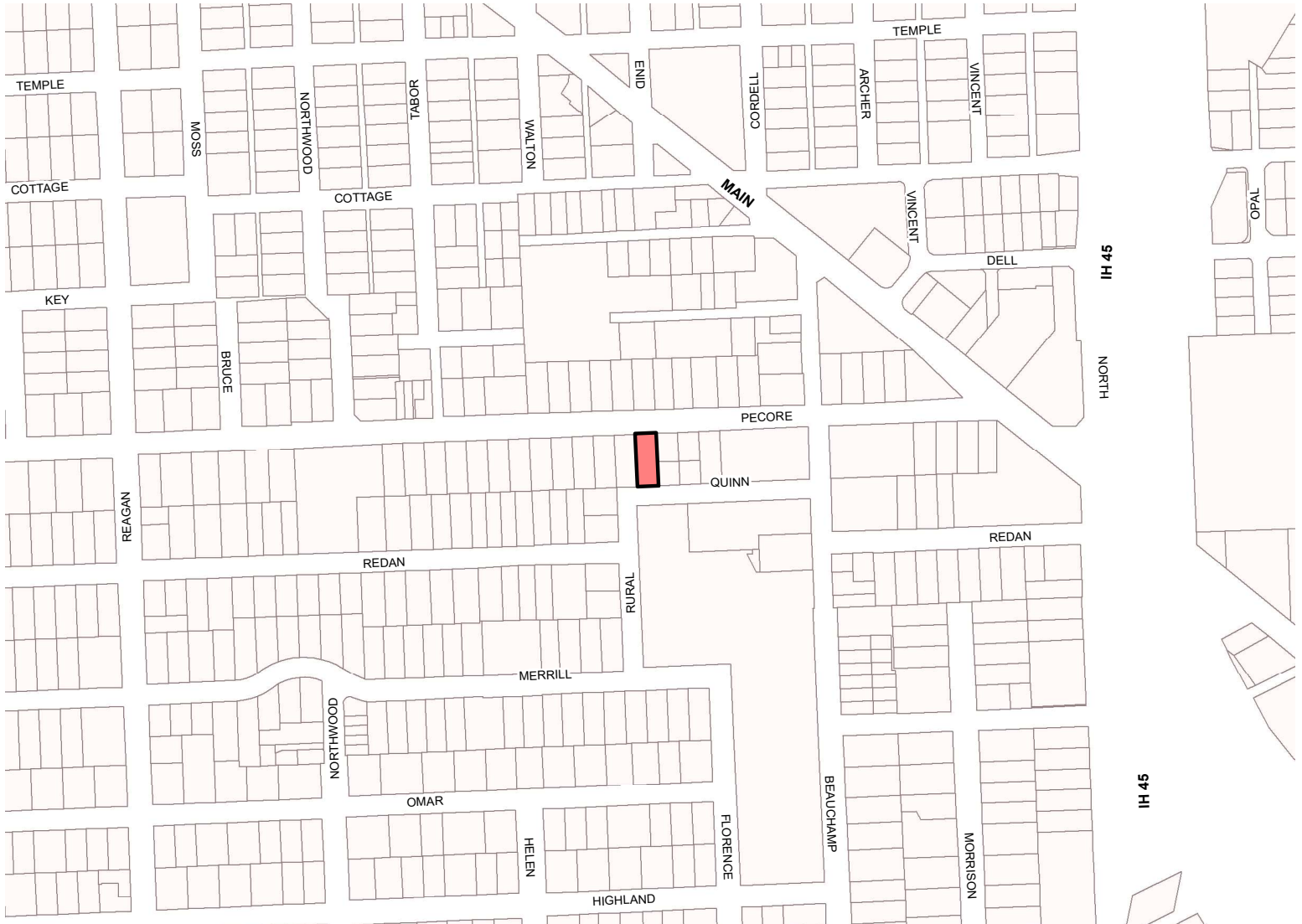
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 162

Meeting Date: 1/6/2022

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



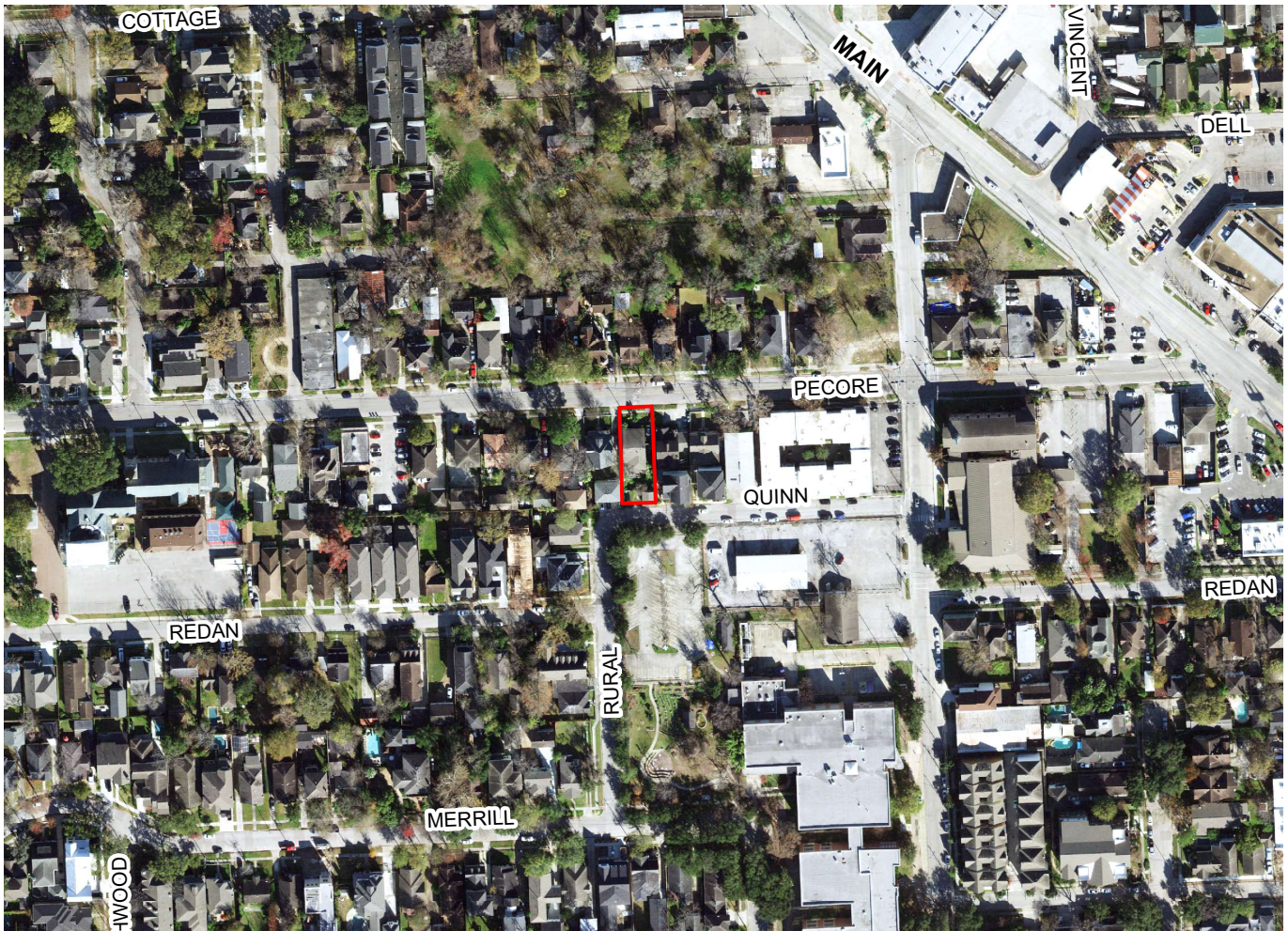
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 162

Meeting Date: 1/6/2022

Houston Planning Commission

Aerial Map

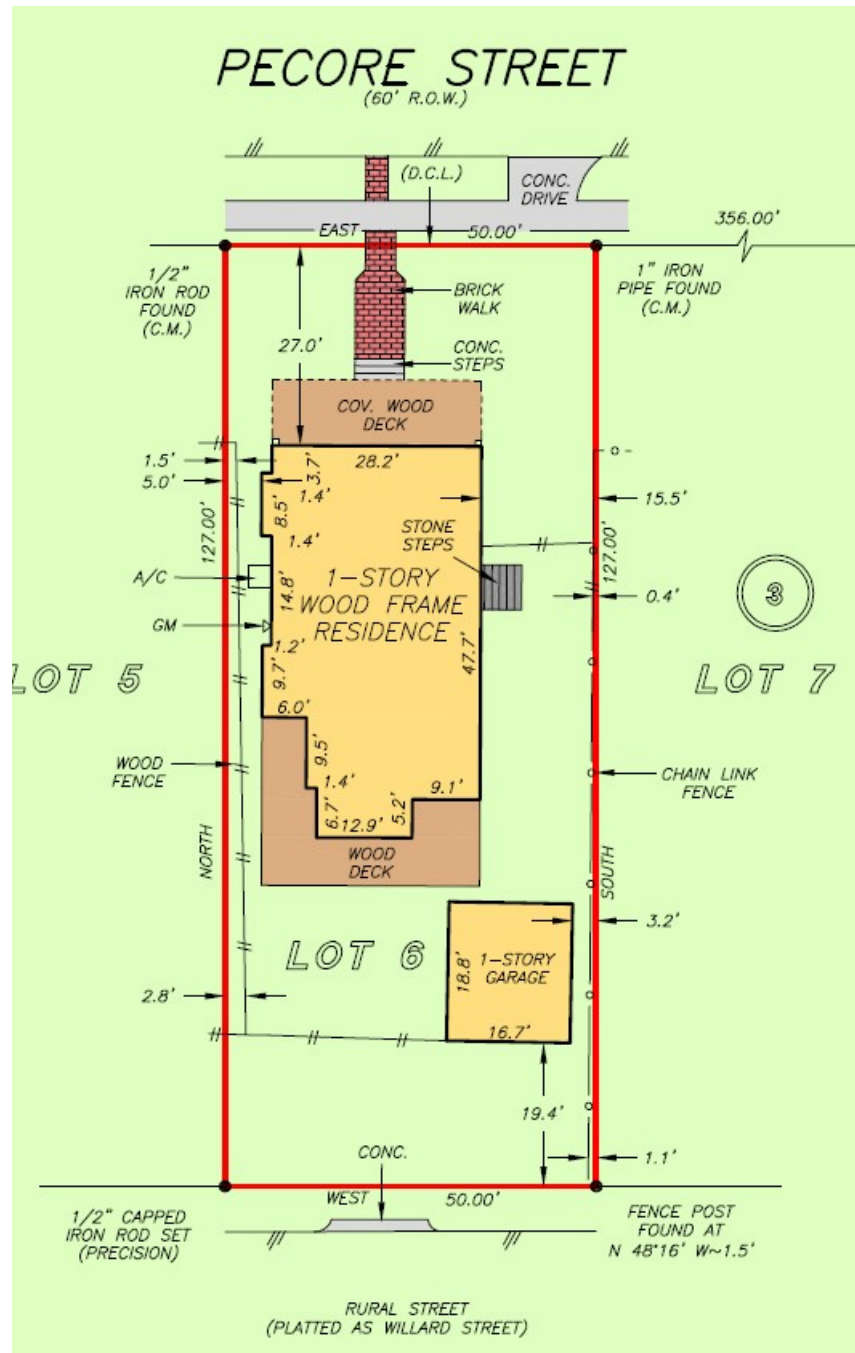


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE



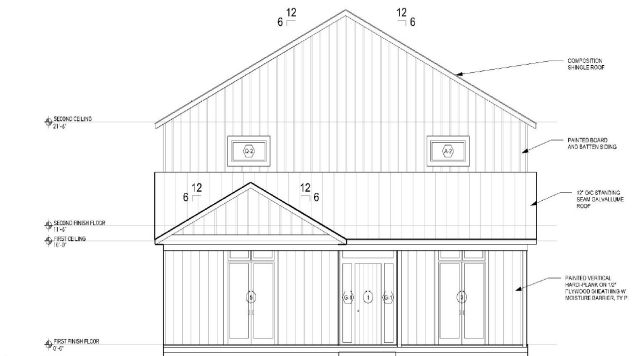
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DEPARTMENT

Houston Planning Commission

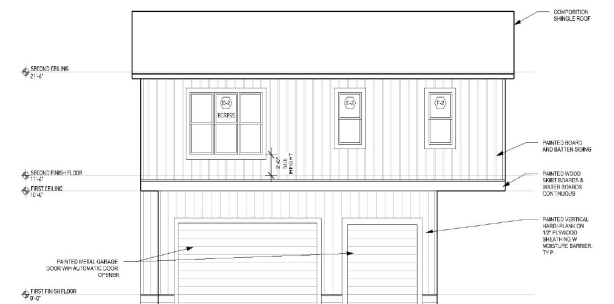
ITEM: 162

Meeting Date: 1/6/2022

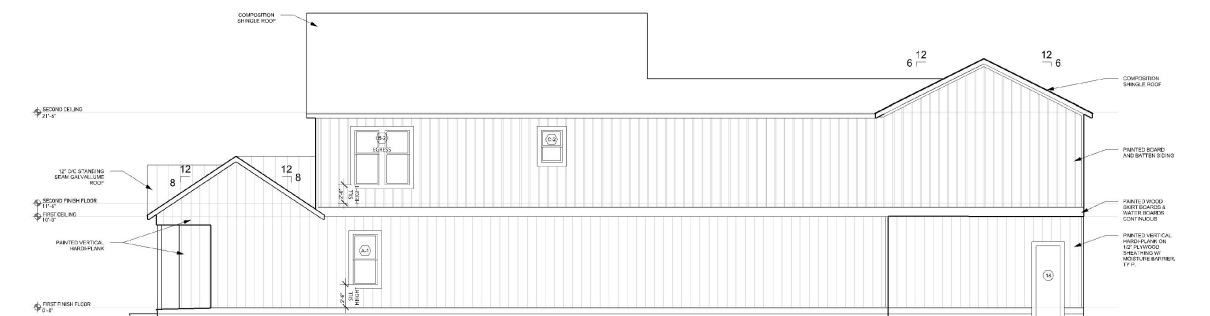
Elevations



01 NORTH ELEVATION



03 SOUTH ELEVATION



02 WEST ELEVATION

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission for the next available meeting where adequate notification can be provided. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Beacon Land Services	Andrew Allemand	713-936-0280	aallemand@beaconland.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3001 Canal Street, Houston	21089360	77003	5457D	494N	H
HCAD ACCOUNT NUMBER(S):		0230860000011			
PROPERTY LEGAL DESCRIPTION:		ALL LTS 9, 11, 12; PORTION LT 10, BLK 2, LOCKART			
PROPERTY OWNER OF RECORD:		The Pruitt Company, Inc., a Texas corporation			
ACREAGE (SQUARE FEET):		0.5765			
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):		60' (N Palmer, Ennis, Canal); 67.50' (Canal)			
WIDTH OF EXISTING ROW PAVING SECTION(S):		Canal – 40.0'; N Palmer – 35.2'; Ennis – 39.8'			
OFF-STREET PARKING REQUIREMENT:		122			
OFF-STREET PARKING PROVIDED:		59			
EXISTING STRUCTURE(S) [SQ. FT.]:		16,000 SF			
PROPOSED STRUCTURE(S) [SQ. FT.]:		16,000 SF (retaining existing footprint)			

PURPOSE OF VARIANCE REQUEST: (1). To reduce the number of off-street parking spaces required by the ordinance, (2). to allow an off-site parking facility with valet services outside of the maximum distance requirement, and (3) to allow less than 25% of the code-required parking to be provided on-site.

CHAPTER 26 REFERENCE(S): 26-492, Small restaurant: 8.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA . Neighborhood restaurant: 9.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA;

Sec. 26-499. - Off-site parking, paragraph (a), "A parking space required by this article may be provided on off-site parking facilities if the following conditions are met: (3) Up to 75 percent of the required number of parking spaces for a freestanding class 7 use under section 26-492 of this Code may be provided on off-site parking facilities located up to 1,000 feet from a tract where the use classification is located if: a. The off-site parking facilities are used only for valet parking services in accordance with this chapter."

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): Given the movement of the EADO/Canal Street region to a more pedestrian focused model, the applicant is requesting variances to allow a reduction in the number of off-street parking requirements and to allow a valet program beyond the maximum distance threshold to preserve an existing building footprint and provide much needed restaurant inventory.

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@cityofhouston.net.

(1) Either:

- a. The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land; or
- b. **Strict application of the requirements of this article 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 policy;**

The applicant is proposing to redevelop the existing Pruitt Automotive Garage into a series of small and neighborhood restaurant spaces. This area is just blocks east of the newly applied Central Business District parking exemption area and about 1,000 feet northwest of the Transit Oriented Development parcels associated with Harrisburg Boulevard. The Navigation/Canal corridors are ideal candidates for pedestrian-focused development, but the City will need to work with applicants so they have the flexibility necessary to meet the intent of the City's regulations. The applicant is requesting a symbolic opt-in to the Walkable Places Ordinance that allows for a fifty-percent space reduction. They are also requesting to use a valet program on their property to the west, which is over the allowable 1,000-foot maximum distance away from the site. Given that the applicant is providing a pedestrian realm in excess of 20-feet featuring a 10-foot covered walkway, new street trees, bicycle spaces, and parallel parking, the request is reasonable and will be in the public's best interests.

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

The justification supporting the variances are the prevailing development character of the area and the need for flexibility to achieve the design form that matches the highest and best use for the land. Canal Street has seen a shift to pedestrian-focused, infill developments that don't require as many parking spaces on-site to meet the demands of the customers. By granting these variances, the Commission will enable the applicant to preserve the old Pruitt building's historic footprint and character while providing much needed restaurant stock.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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

While this area is not currently designated as a Walkable Place or Transit Oriented Development street, there is no doubt that the site is influenced and essentially part of both areas. EADO and the Canal Street corridor in particular has been trying desperately to move in a positive direction and this application represents a wonderful opportunity to help a developer that is trying to provide the type of pedestrian-friendly design that is so needed in the community.

(4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;

Between the on-site spaces and the off-site parking/valet system, the site will have 59 designated spaces to service its customers. Given that the proposed uses are for small and neighborhood type restaurants in a pedestrian-focused region, that is certainly enough spaces to address the expected demand.

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

The current Pruitt Automotive Garage has a completely open curb cut system that allows for uncontrolled and relatively unsafe access to Canal Street, Ennis Street, and N Palmer Street. By approving this variance request, the City will catalyze a complete renovation of the space that will include dramatically reduced driveway aprons and a much safer parallel parking bank on Canal Street.

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

Not applicable

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

- (a) The commission is authorized to consider and grant a variance from the provisions of this article if the commission determines that the granting of a variance satisfies the following criteria:
- (1) Either:
 - c. The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land; or
 - d. Strict application of the requirements of this article 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 policy;
 - (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant;
 - (3) The intent and general purposes of this article will be preserved;
 - (4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;
 - (5) The granting of the variance will not be injurious to the public health, safety or welfare; and
 - (6) If the building is subject to the requirements of article VII of chapter 33 of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.
- (b) In addition, if the building or tract for which the variance is sought proposes to provide parking spaces on an off-site parking facility, the commission shall consider the following factors:
- (1) The locations of the proposed use classification and the proposed off-site parking facility;
 - (2) Existing and potential parking demand created by other use classifications in the vicinity;
 - (3) The characteristics of the use classification, including employee, customer, and patron parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking facility;
 - (4) Adequacy, convenience, and safety of pedestrian access between off-site parking facilities and the tract where the use classification is located;
 - (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking; and
 - (6) The recommendation of the traffic engineer.

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

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 01/06/2022

Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



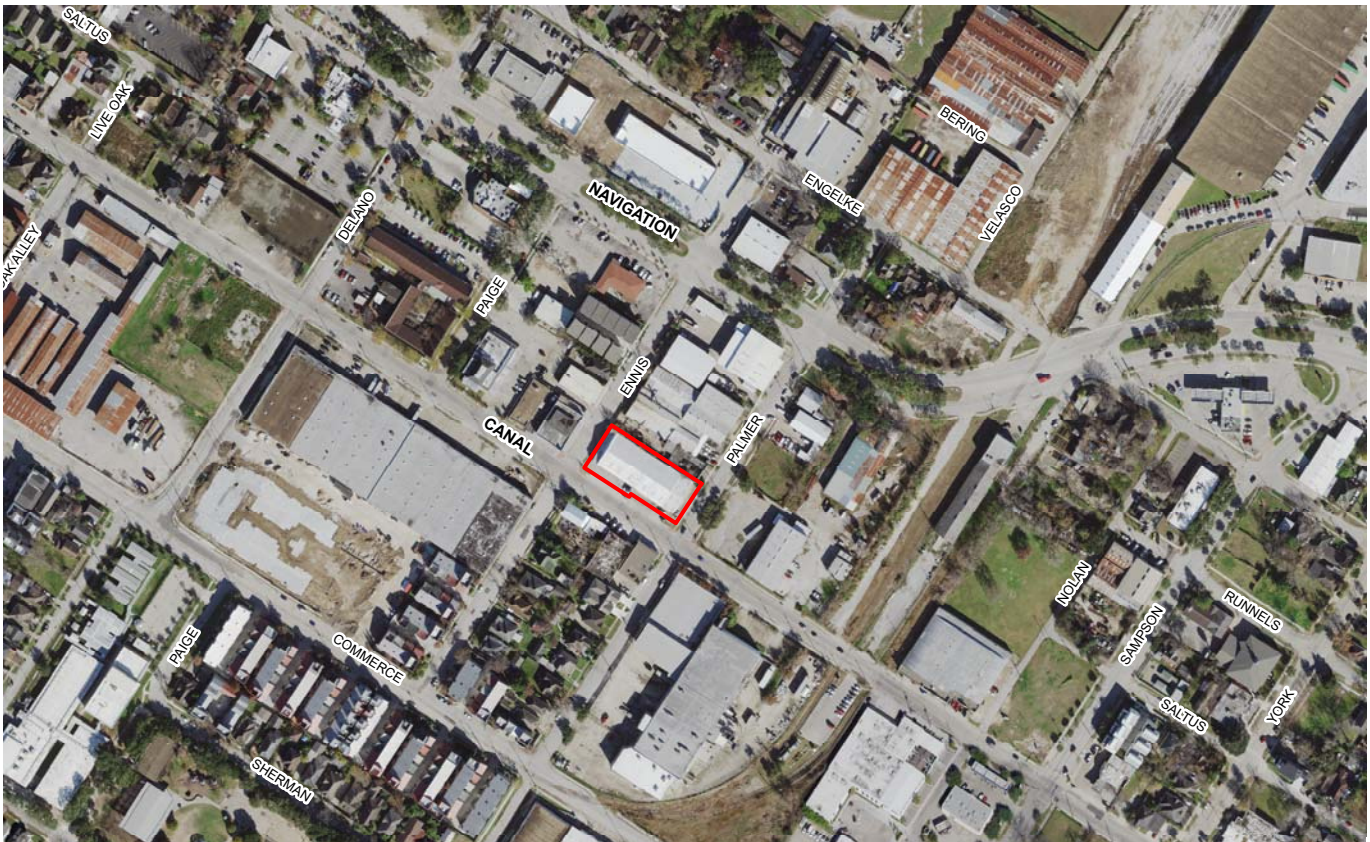
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 01/06/2022

Houston Planning Commission

Aerial Map



OFF-STREET PARKING VARIANCE

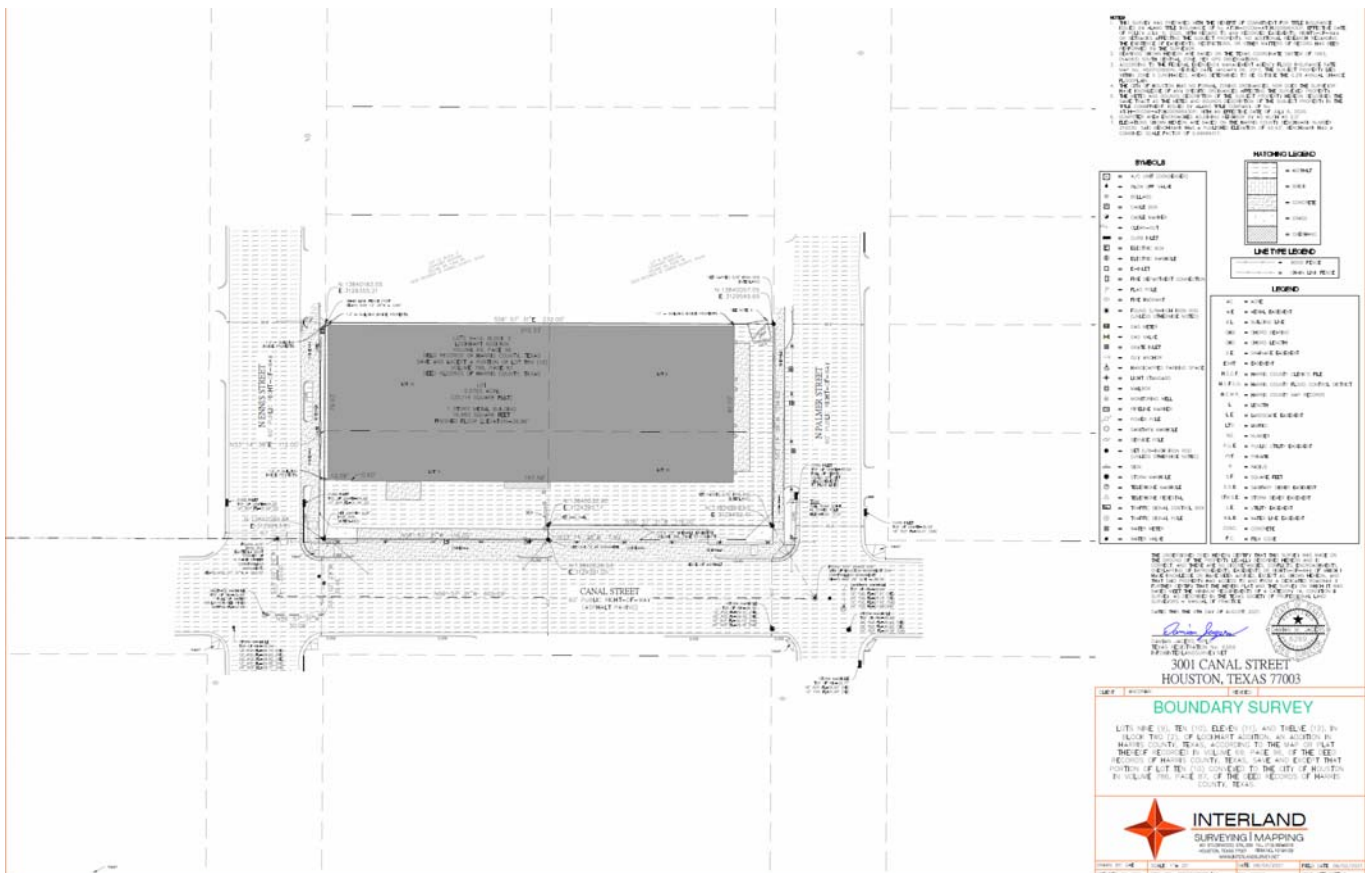


Houston Planning Commission

ITEM: IV

Meeting Date: 01/06/2022

Survey





Houston Planning Commission

ITEM: IV

Meeting Date: 01/06/2022

SITE PLAN



SITE PLAN

SCHEME A - 07/12/2021

M21-01-T0197

PROJECT SUMMARY

JURISDICTION: CITY OF HOUSTON

TOTAL LAND: ±0.58 ACRES

PARKING CLASSIFICATION

NEIGHBORHOOD RESTAURANT = 9.0 PARKING SPACES FOR EVERY 1,000 SQUARE FEET OF GFA AND OUTDOOR DECKS, PATIO, AND SEATING AREAS IN EXCESS OF 15% OF GFA

SMALL RESTAURANT = 8.0 PARKING SPACES FOR EVERY 1,000 SQUARE FEET OF GFA AND OUTDOOR DECKS, PATIO, AND SEATING AREAS IN EXCESS OF 15% OF GFA

BUILDING AREA = 16,000 SQ FT GFA

	% of coverage	Req Parking per 1,000 sf	Incremental Req Per 1,000 sf	Incremental Req
Small Restaurant	44%	8	4	22.4
Neighborhood Restaurant	56%	9	5	36.0
Incremental Requirement				58.4
Shopping Center Base Req				64
Total Required				122.4
Walkable Places Reduc (1)		50%		-61.2
Bicycle Reduction		10%		-12.2
Total Reduction				-73.4
New Total for Strip Center				49
Provided Onsite (2)				11
Provided Offsite (3)				48
Total Provided				59

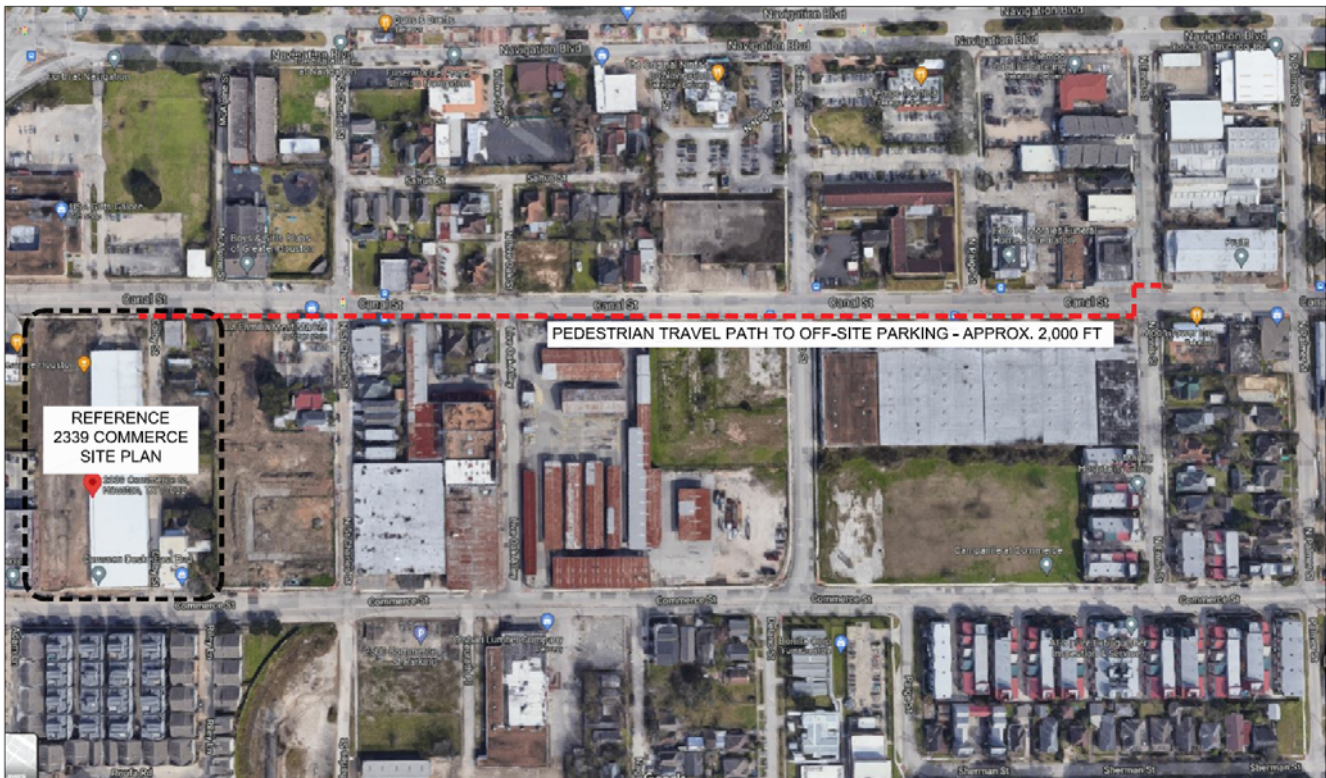
OFF-STREET PARKING VARIANCE



Houston Planning Commission

Off-Site Parking

3001 CANAL STREET . HOUSTON, TX



AERIAL VIEW



NOT TO SCALE

OFF-STREET PARKING VARIANCE