

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, FEBRUARY 3, 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 February 3, 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/2022/2022-3_DraftAgenda.pdf) for agenda details.

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

February 3rd, 2022 2:30 p.m.

Call to Order

Director's Report

Approval of the January 20, 2022 Planning Commission Meeting Minutes

- I. **Semiannual Report of the Capital Improvements Advisory Committee on Drainage Impact Fees** (Rudy Moreno, Jr.)
- II. **Semiannual Report of the Capital Improvements Advisory Committee on Water/Wastewater Impact** (Rudy Moreno, Jr.)
- III. **Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (Arum Lee)
 - b. Replats (Arum Lee)
 - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Aracely Rodriguez, Geoff Butler, John Cedillo, and Devin Crittle)
 - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Devin Crittle, John Cedillo, and Geoff Butler)
 - e. Subdivision Plats with Special Exception Requests (Geoff Butler)
 - f. Reconsiderations of Requirement (Tammi Williamson)
 - 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 (Ramon Jaime-Leon and Jacqueline Brown)
- IV. **Establish a public hearing date of March 3, 2022**
 - a. Foster Place partial replat no 22
 - b. Kentshire Place Sec 1 partial replat no 1
 - c. MacGregors Blodgett Park Sec 3 partial replat no 3
 - d. Rosemont Soraya on West Bell
 - e. Shadow Creek South Sec 2 partial replat no 3 and extension
 - f. Timmerman Place partial replat no 1
- V. **Public Comment**
- VI. **Adjournment**

Minutes of the Houston Planning Commission

January 20, 2022

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

CALL TO ORDER

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

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
David Abraham	Present virtually
Susan Alleman	Present virtually
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present virtually
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Absent
Paul R. Nelson	Present virtually
Linda Porras-Pirtle	Present virtually
Kevin Robins	Present
Ileana Rodriguez	Present virtually
Ian Rosenberg	Present virtually
Megan R. Sigler	Present virtually and arrived at 2:33 p.m. during Chair's report
Zafar Tahir	Absent
Meera D. Victor	Absent
Scott Cain for	Absent
Commissioner James Noack	
Maggie Dalton for	Present virtually
The Honorable KP George	
Loyd Smith for	Present virtually and arrived at 2:44 p.m. during item 101
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 and stated that one item was withdrawn.

DIRECTOR'S REPORT

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

APPROVAL OF THE JANUARY 6, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 6, 2022 Planning Commission meeting minutes.

Motion: **Garza**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 98)

Staff recommendation for item **57** was modified from Approve to Defer.

Items removed for separate consideration: **3, 6, 9, 18, 23, 24, 29, 36, 37, 42 and 54.**

Staff recommendation: Approve staff's recommendations for item(s) 1 – 98 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 – 98 subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Baldwin**

Second: **Robins**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **3, 6, 9, 18, 23, 24, 29, 36, 37, 42 and 54**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **3, 6, 9, 18, 23, 24, 29, 36, 37, 42 and 54**, subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Alleman**

Vote: **Carried**

Abstaining: **Dalton, Heisch, Jones and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

99 Broad Oaks partial replat no 12

C3N

Approve

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

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

Motion: **Jones**

Second: **Hines**

Vote: **Unanimous**

Abstaining: **None**

100 Foster Place partial replat no 22

C3N

Withdrawn

101 Hollywood Gardens partial replat no 8

C3N

Approve

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

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

Motion: **Baldwin**

Second: **Robins**

Vote: **Unanimous**

Abstaining: **None**

102 Melanie Heights partial replat no 1

C3N

Defer

Staff recommendation: Defer the application for two weeks for further study and review.

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

Motion: **Sigler**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

103 Oak Forest Sec 1 partial replat no 4

C3N

Defer

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

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

Motion: **Baldwin**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

104 Rosewood Estates Sec 2 partial replat no 3

C3N

Approve

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

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

Motion: **Sigler**

Second: **Hines**

Vote: **Unanimous**

Abstaining: **None**

105 Ruburfield No 66 partial replat no 6 **C3N** **Disapprove**
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

106 Southern Terrace Replat partial replat no 1 **C3N** **Defer**
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

107 Southgate partial replat no 5 **C3N** **Defer**
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
Speakers: Edward Alviles – opposed.

108 Upper West End Sec 14 partial replat no 1 **C3N** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speaker: Mark Kosiara – supportive.

109 Vernas Garden **C3N** **Defer**
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
Speaker: Jody Russell – opposed.

110 Willowcreek Ranch Sec 11 **C3N** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 111 and 112 were taken together at this time.

111 Breckenridge Forest North GP **GP** **Approve**
112 Breckenridge Forest North Sec 3 **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: **Jones** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

Items 113, 114 and 115 were taken together at this time.

113	Chew CRC GP	GP	Approve
114	Chew CRC Commercial	C2R	Approve
115	Chew CRC Residential	C2R	Defer

Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions and defer 115 for two weeks per Chapter 42 planning standards.

Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions and deferred 115 for two weeks per Chapter 42 planning standards.

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

116	Elyson GP	GP	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: **Garza** Second: **Alleman** Vote: **Carried** Abstaining: **Heisch, Dalton and Sigler**

117	Generation Park South GP	GP	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: **Sigler** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

118	Generation Park West Sec 7	C3P	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: **Jones** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

119	Haven Mission Trace	C2	Defer
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Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.

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

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

120	Rose Bui Place replat no 1 and extension	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: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

Speaker: Enrique Morales, applicant – supportive.

121 Serrano Estates**C2****Approve**

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

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

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

Items 122 and 123 were taken together at this time.

122 Solid Rock Village**GP****Defer****123 Solid Rock Village Sec 1****C3R****Defer**

Staff recommendation: Defer the applications for two weeks per Chapter 42 planning standards.

Commission action: Deferred the applications for two weeks per Chapter 42 planning standards.

Motion: **Sigler**Second: **Garza**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS
NONE****F RECONSIDERATION OF REQUIREMENTS****124 Highland Heights Manor****C3R****Approve**

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

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

Motion: **Alleman**Second: **Jones**Vote: **Unanimous**Abstaining: **None****125 Reserve on Katy Hockley****C2****Approve**

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

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

Motion: **Garza**Second: **Robins**Vote: **Unanimous**Abstaining: **None****G EXTENSIONS OF APPROVAL****126 Eastwood Grove****EOA****Approve****127 Enchanted Oaks Sec 2 partial replat
no 1 and extension****EOA****Approve****128 Jones Road Boutique Apartments****EOA****Approve****129 Peek Entrepreneurs replat no 1****EOA****Approve****130 Terra Grezza Reserves****EOA****Approve****131 Walhof Global Logistics Center replat no 1****EOA****Approve****H NAME CHANGES
NONE****I CERTIFICATION OF COMPLIANCE****132 21030 S Sabrina Drive****COC****Approve****133 19215 Yorkshire****COC****Approve**

Staff recommendation: Approve staff's recommendation for items 126-133.

Commission Action: Approved staff's recommendation for items 126-133.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

134 2719 Houston Avenue DPV Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

135 4502 Kingsbury Street DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat to reduced 12' building line along Cullen Boulevard.
Commission action: Granted the variance(s) and approved the development plat to reduced 12' building line along Cullen Boulevard.
Motion: **Jones** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

136 408 Pecore Street DPV Deny
Staff recommendation: Deny the application.
Commission action: Denied the variance(s).
Motion: **Baldwin** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
Speaker: Michael Gonzales, on behalf of the applicant – supportive.

137 3415 White Oak Drive DPV Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
Speaker: Matt Stewart, applicant – supportive.

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 17, 2022

- a. Denver Addition partial replat no 1
- b. Hester Tract partial replat no 1
- c. Kentshire Place Sec 1 partial replat no 2
- d. Melanie Heights partial replat no 2
- e. Melbourne Place Sec 1 partial replat no 4
- f. Neuen Manor partial replat no 25
- g. Reed Terrace partial replat no 2
- h. Reed Terracce partial replat no 3
- i. Userner Addition partial replat no 3 and extension
- j. Wildwood Glen Sec 1 partial replat no 2 and extension

Staff recommendation: Establish a public hearing date of February 17, 2022 for item II a-j.
Commission action: Established a public hearing date of February 17, 2022 for item II a-j.
Motion: **Porras-Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

III. EXCUSE THE ABSENCES OF COMMISSIONER LISA CLARK

The Chair excused the absence of Commissioner Clark.

IV. PUBLIC COMMENT
NONE

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:01 p.m.

Motion: **Hines**

Second: **Abraham**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

**January 2022
Semiannual Report of the
Capital Improvements Advisory
Committee
On Drainage Impact Fees**

**Planning Commission
Acting as the
Capital Improvements Advisory Committee**

Martha L. Stein, Chair

**City of Houston
Houston Public Works
Houston Water**

**JANUARY 2022 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON DRAINAGE IMPACT FEES**

A. Background

In accordance with Chapter 395 Texas Local Government Code, City Council adopted Ordinances to establish procedures to administer the City's impact fee programs. Approval of Motion 90-0614 by City Council appointed the Planning Commission as the Capital Improvements Advisory Committee.

On November 2, 2010, Houston voters approved an amendment to the City Charter known as Proposition 1 on the ballot, commonly referred to as "ReBuild Houston", to "provide for the enhancement, improvement and ongoing renewal of Houston's drainage and streets" by creating a Dedicated Drainage and Street Renewal Fund (DDSRF). The DDSRF is prohibited by City Charter from paying debt service. Revenues collected are deposited into Fund 2344 and transferred to Fund 4044 to support the implementation of capital projects identified in the Impact Fee capital plan. Impact fees are established by watershed and receipts must be used to implement the identified projects within the same watershed.

On February 7, 2012, City Council passed Ordinance No. 2012-0097, which authorized a professional services agreement enabling an engineering consulting firm to perform the *City of Houston Drainage Impact Fee Study* (Study).

Ordinance No. 2013-281 adopted Drainage Impact Fees based on recommendations made in the Study in accordance with Chapter 395 of the Texas Local Government Code. The Ordinance also amended Chapter 47 of the Code of Ordinances of Houston, Texas by adding Article XV entitled *Drainage Impact Fees*, as well as providing any additional findings and provisions that may be related to implementation and collection of Drainage Impact Fees.

B. Drainage Impact Fee Rates by Service Area

The purpose of the Study was to determine the maximum impact fee per unit of new development allowed by state law. Based on the recommendations provided in the Study, City Council adopted the following drainage impact fees per service unit, as shown in Table 4 below. These fees show the increase as required in the ordinance to begin on July 1, 2021.

TABLE 4 Impact Fees Per Service Area

<u>Service Area¹</u>	<u>Impact Fees per² Service Units</u>
Addicks Reservoir	\$0.00
Barker Reservoir	\$0.00
Brays Bayou	\$9.41
Buffalo / White Oak	\$17.85
Clear Creek	\$0.43
Greens Bayou	\$14.62
Hunting Bayou	\$11.16
San Jacinto	\$0.00
Ship Channel	\$0.00
Sims / Vince	\$19.31

¹*Service Area: geographic section within the boundary of the City of Houston in which all watersheds drain to a common outfall point.*

²*Service Unit: a measure of use of the Capital Improvement facilities within the Service Area, specifically defined as an additional 1,000 square feet of impervious cover.*

C. Drainage Impact Fees Purchased

The total fees purchased by Service Area are shown in Table 5 below.

TABLE 5
Total Drainage Impact Fees Purchased Per Service Area
May 1, 2021 through October 31, 2021

<u>Service Area¹</u>	<u>Drainage Impact Fees</u>
Addicks Reservoir	\$0.00
Barker Reservoir	\$0.00
Brays Bayou	\$22,019.65
Buffalo Bayou	\$66,390.75
White Oak Bayou	\$132,775.88
Clear Creek	\$976.92
Greens Bayou	\$94,699.35
Hunting Bayou	\$6,583.85
San Jacinto	\$0.00
Ship Channel	\$0.00
Sims Bayou	\$95,772.44
Vince Bayou	\$0.00
TOTAL	\$419,218.84

D. Findings

- A total of **\$419,218.84** in Drainage Impact Fees was purchased between **May 1, 2021 through October 31, 2021**.
- A total of **\$4,183,646.33** was purchased since program inception.

E. Recommendations

CIAC recommends the following action(s):

- The total amount of **\$419,218.84** in Drainage Impact Fees be deposited into Fund 2344 and transferred to Fund 4044 to support the implementation of capital projects identified in the Impact Fee capital plan.

**January 2022
Semiannual Report of the
Capital Improvements Advisory
Committee
On Water and Wastewater Impact Fees**

**Planning Commission
Acting as the
Capital Improvements Advisory Committee**

Martha L. Stein, Chair

**City of Houston
Houston Public Works
Houston Water**

**JANUARY 2022 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON IMPACT FEES**

I. PURPOSE OF THIS REVIEW

Cities imposing impact fees on new development must comply with Chapter 395 of the Texas Local Government Code. In accordance with Chapter 395, City Council adopted Ordinances 90-675 and 90-676 to establish procedures to administer the City's water and wastewater impact fees programs, respectively. Approval of Motion 90-0614 by the City Council appointed the Planning Commission as the Capital Improvements Advisory Committee. Under State law, the Committee is charged with the following responsibilities:

- Assisting and advising the City in adopting land-use assumptions;
- Reviewing the IFCIP and filing written comments;
- Monitoring and evaluating the implementation of the IFCIP;
- Filing semiannual reports on the progress of the plan;
- Reporting actual or perceived inequities in plan implementation or the application of impact fees; and
- Recommending updates or revisions to the plan or any impact fees

On April 28, 2020, a one (1) year extension to Texas Local Gov't Code Sections 395.014(a)(6) and 395.052 was granted to the City of Houston by the Office of the Governor. This extension delayed the approval of the 2020-2030 Impact Fees Program until May 19, 2021 (Ordinance No. 2021-388) and the ordinance was amended on June 23, 2021 (Ordinance No. 2021-512), with the implementation of the Impact Fees program to begin July 1, 2021. As a result, the January 2021 and July 2021 Semiannual Reports on Water and Wastewater Impact Fees were previously reported as a continuation of the 2010-2020 Impact Fees Program. However, for future reporting purposes, these semi-annual transfers will now be reflected in the 2020-2030 Impact Fees Program.

This document fulfills the State requirement of the semiannual report on the progress of the plan. Preparation and conveyance of this report complies with City Council Motion 90-0614 to file a report by January and July of each year. This report documents changes that occurred between the period of **May 1, 2021-October 31, 2021**, of the 2020-2030 Impact Fees Program.

II. FINDINGS AND RECOMMENDATIONS

The Planning Commission, acting in its capacity as the Capital Improvements Advisory Committee, finds the following for this period:

- A total of **874** single-family residence (SFR) building permit application exemptions (from paying impact fees) were granted to single-family residences below the median housing price for the City of Houston between **May 1, 2021, and October 31, 2021**. The unit cost range for considering residences below the median housing price was from **\$259,783.00-\$280,478.00**. The range is published by the Real Estate Center at Texas A & M University. A total of **28,810** exemptions have been applied for since the ordinance was adopted in 1997.

- A total of **\$29,125,813.04** generated from revenues and interest for water and wastewater impact fees accrued in the impact fees accounts between **May 1, 2021 and October 31, 2021**, the **first half of the second year** of the 2020-2030 Impact Fees Program. The program has an all-time total income of **\$517,779,613.55**.

Based on these findings, the CIAC recommends the following actions:

- The total amount of the revenues and interest generated from water and wastewater impact fees during the reporting period in the sum of **\$29,125,813.04** should be authorized for appropriation to debt retirement.

III. BACKGROUND

The City of Houston established an impact fees program in June 1990 with updates beginning in July of 2010, and July of 2021 in compliance with State legislative requirements. The Planning Commission, acting in the capacity of the Capital Improvements Advisory Committee, oversees the program. The program institutes a method to collect fees for new development applications for water and/or sanitary sewer service. The fees offset a portion of costs associated with capital improvements for providing water and wastewater facilities to meet the new demand.

According to State legislation, estimates of new demand and needed facilities must be based on approved land-use assumptions. Maximum chargeable impact fees, the maximum fees the City can charge, are calculated from the estimated cost of the facilities and the capacity of the system. City Council determines the impact fees collection rates, which cannot exceed the maximum chargeable fees. These are the actual rates paid by the developer upon request for service. The City applies collected fees to the cost of the capacity needed by new development for designated water and wastewater capital improvements. These capital improvements are identified in the IFCIP. (Note that the IFCIP is not the City's five-year Capital Improvement Plan.)

IV. EVALUATION OF IMPACT FEE PROGRAM COMPONENTS

A. Land Use Assumptions

Review of the Land Use Assumptions (LUA) consists of monitoring the following components: population and employment, and water and wastewater service units. Population and employment projections were distributed among census tracts, followed by calculation of water demand and wastewater generation for the projected growth within each census tract.

1. Population and Employment

Population and employment projections provide the foundation to develop forecasts of future land use. The 2020-2030 Impact Fees Program are based on population and employment projections using Traffic Analysis Zone (TAZ) data from the Houston-Galveston Area Council.

2. Service Units

The second method of analysis involves a comparison of service units projected in IFCIP to service units generated by actual development. Service units provide a method for converting demand from different land uses to a common unit of measure. Adopted units of measure are based on the average

daily demands for a single-family residence, which are 250 gallons for water and 250 gallons for sewer in the 2020-2030 Impact Fees Program. Service unit analysis compares prorated ten-year growth projections in service units with service units generated by actual development. The number of projected service units was calculated for each ten-year planning period.

The maximum impact fee for each service unit calculated in the IFCIP is based on the prorated cost of projects divided by the capacity of the system. For both water and wastewater, the maximum rate is not time sensitive since it was calculated as the average cost per gallon for the entire system. Without a change to project costs or capacities in that IFCIP, maximum fees per service unit will not change.

Growth projections anticipate citywide demands will increase to **195,259** service units for water and **98,363** service units for wastewater between 2020 and 2030. Using an interpolation of proportionate service unit consumption, **29,289** service units for water and **14,754** service units for wastewater were projected to be consumed through this period (May 1, 2021 through October 31, 2021). Service unit data was compiled from actual permit applications and totaled for the entire service area. Actual service units generated during this 6-month period totaled **10,554** water service units and **7,378** wastewater service units for a cumulative total of **24,000** water service units and **18,448** wastewater service units (See Table 1).

Table 1 shows that historically the percentage of actual growth has been slower than projected through each reporting period. The current consumption of service units for this reporting period is **82%** for water and **125%** for wastewater. This shows slower growth for water and consistent growth for wastewater compared to the linear projection, resulting that sufficient capacity remains in the systems for new development through 2030, the end of the ten-year reporting period.

TABLE 1
May 1, 2021 to October 31, 2021
Percent of Actual to Prorated Projected Service Units (SU)

Semiannual Report	Duration (months)	Water			Wastewater		
		Prorated s.u.	Actual s.u.	%	Prorated s.u.	Actual s.u.	%
January 2021	4	9,763	6,944	71%	4,918	4,911	100%
July 2021	10	19,526	13,446	69%	9,836	11,070	113%
January 2022	16	29,289	24,000	82%	14,754	18,448	125%

3. Impact Fees Capital Improvement Plan (IFCIP)

An update of the Impact Fees Capital Improvement Plan (IFCIP) has been performed in the 2020-2030 Impact Fees Program. The combined Water and Wastewater impact fee of **\$3,239.74** per service unit has been effective since **July 1, 2021** under the program. Examination of data regarding service unit consumption from **May 1, 2021 through October 31, 2021**, indicates significant capacity remains in the water and wastewater systems to support future demand.

4. Maximum Chargeable Impact Fees

The maximum fees are derived by using the formula given in Chapter 395 of the Texas Local Government Code. The City of Houston has evaluated the changes in the 2020-2030 Impact Fees Program, and determined that the maximum allowable fees have increased, and that the fees the City has adopted are sufficiently below the maximum as proscribed by Chapter 395.

5. Findings:

- The 2020-2030 Impact Fees Program has been implemented and is acceptable for continued administration through the next reporting period.
- Review of service unit data indicates excess capacity in both the water and wastewater systems sufficient to accommodate new development through the next scheduled report in **July of 2022**.
- Water and wastewater facilities identified in the IFCIP are adequate to meet anticipated demand through **April 30, 2022**, the end of the next reporting period.

V. SUMMARY OF IMPACT FEE ACCOUNTS

A. Impact Fees Rates

A summary of the maximum allowable impact fees collectable and the rates adopted for the 2020-2030 Impact Fees Program is provided in Table 2. The Water/Wastewater impact fee for the reporting period has been effective since **July 1, 2021** with the implementation of the 2020-2030 Impact Fees Program. The current Water/Wastewater impact fee of **\$3,239.74** per service unit for water and wastewater is **29.17%** of the maximum fees allowed by current law.

TABLE 2
Maximum and Adopted Impact Fees

2020-2030 Program	<u>Wastewater</u>	<u>Water</u>	<u>Total</u>
Maximum Impact Fee/Residential Equivalent	\$4,633.24	\$6,472.42	\$11,105.66
Adopted Fee	\$1,621.63	\$1,618.11	\$3,239.74

B. Current Status of Fees

The City maintains separate accounts for recording revenues received from water and wastewater impact fees. The funds may be expended for design and construction services, and/or retiring debt service. As of **October 31, 2021**, the City has accrued **\$517,779,613.55** since implementing the impact fees ordinances in 1990. A total of **\$488,653,800.51** has been transferred to the revenue bond debt service fund. The amount of **\$29,125,813.04** is available for transfer to the debt service fund from impact fees accounts. Table 3 provides a summary of impact fee revenues and account balances.

TABLE 3
Status of Impact Fees Accounts

	<u>Wastewater</u>	<u>Water</u>	<u>Totals</u>
<i>1990-2000 Program Total Income</i>	\$44,115,871.05	\$19,557,816.07	\$63,673,687.12
<i>Transfers to Debt Service:</i>	\$44,115,871.05	\$19,557,816.07	\$63,673,687.12
<i>2000-2010 Program Total Income</i>	\$121,439,622.12	\$43,094,284.12	\$164,533,906.24
<i>Transfers to Debt Service:</i>	\$121,439,622.12	\$43,094,284.12	\$164,533,906.24
<i>2010-2020 Program Total Income</i>	\$150,596,604.88	\$85,741,573.94	\$236,338,178.82
<i>Transfers to Debt Service:</i>	\$150,596,604.88	\$85,741,573.94	\$236,338,178.82
<i>2020-2030 Program</i>			
<i>Collections Income:</i>			
<i>(5/1/2020 - 10/31/2021)</i>	\$30,351,224.62	\$22,594,377.83	\$52,945,602.45
<i>Interest Income:</i>			
<i>(5/1/2020 - 10/31/2021)</i>	\$161,296.84	\$126,942.08	\$288,238.92
<i>Total Income:</i>	\$30,512,521.46	\$22,721,319.91	\$53,233,841.37
<i>Transfers to Debt Service:</i>	\$13,385,701.30	\$10,722,327.03	\$24,108,028.33
<i>Not transferred to Debt Service:</i>	\$17,126,820.16	\$11,998,992.88	\$29,125,813.04
<i>All-Time Total Income:</i>			
<i>(6/1/1990 - 10/31/2021)</i>	\$243,761,226.53	\$274,018,387.02	\$517,779,613.55
<i>Total Available for Transfer:</i>	\$17,126,820.16	\$11,998,992.88	\$29,125,813.04

C. Findings

- A total of **\$29,125,813.04** in the impact fee requires authorization for transfer to the revenue bond debt service fund.

VI. REVIEW OF PROGRAM IMPLEMENTATION

A. Analysis of Inequities

- Implementation: The Committee finds no inequitable implementation of the plan during this reporting period.
- Application of Fees: Impact fees for water and wastewater are based on a uniform usage standard calculated in single-family residential equivalents, i.e., 250 gallons per day (gpd) for water and 250 gpd for wastewater. City Council adopted the current single-family residential equivalent unit, and a standard conversion table (Impact Fee Service Unit Equivalent Table) which applies to the types of land uses, with the implementation of the 2020-2030 Impact Fees Program on July 1, 2021.

B. Reporting Period Activity

Provided by Ordinance 97-442, applicants qualify for a single-family residence (SFR) impact fee exemption as approved by Houston Public Works if the purchase price of the house does not exceed the latest available average of median prices for the past twelve months for single-family housing in the city as published by the Real Estate Center at Texas A&M University. The Maximum Exempt Unit Cost for the reporting period ranged from **\$259,783.00-\$280,478.00**.

C. Findings

- The Impact Fees Program continues to be implemented in an equitable manner.
- For this reporting period, 874 exemptions from impact fees have been applied for, and 28,810 impact fee exemptions for SFR building permits have been applied for since Ordinance 97-442 was enacted in April 1997.

Item No.	Subdivision Plat Name	App	
		Type	Deferral

A-Consent

1	AME Telge Business Park	C2	
2	Antoine Drive Real Estate Venture	C2	DEF1
3	AWAD Properties Warehouse at Dorsett	C2	DEF1
4	Barvin Stella Link	C2	
5	Becker Road Tract GP	GP	
6	Bridgeland Mason Road Street Dedication Sec 7	SP	
7	Bridgeland Pocket Prairie Drive Street Dedication and Reserve	C3P	DEF1
8	Broad Oaks partial replat no 12	C3F	
9	Candela Sec 9	C3F	
10	Candela Sec 10	C3F	
11	Candela Sec 11	C3F	
12	Capital RV and Boat Katy Hockley GP	GP	DEF2
13	Champions Park Logistics	C2	DEF1
14	Chavez Estate GP	GP	
15	Chavez Estate Sec 1	C2	
16	Citrine Estates	C3F	DEF2
17	Clay Rolling Green	C2	
18	Decker Farms Sec 2	C3F	
19	Eagle Landing Townhomes West Sec 1	C3F	
20	Enclaves on Cullen	C3F	
21	Glenhaven Estates Sec 2 partial replat no 4	C3F	
22	Highland Heights Manor	C3F	
23	Hollywood Gardens partial replat no 8	C3F	
24	Houston Heights partial replat no 28	C3F	
25	Houstons Skyscraper Shadows Sec 2 partial replat no 6	C3F	
26	Kentshire Place Sec 3 partial replat no 1	C3F	
27	Long Point Reserve Apartments	C2	
28	Mansfield Villas	C3F	DEF1
29	McAlister Opportunity Fund 2012 Sec 1	C2	DEF1
30	Monarca	C3F	
31	Mueschke Road at Dunham Pointe Street Dedication Sec 2	SP	DEF1
32	Northgrove Sec 20	C3F	DEF1
33	Old Richmond Hills	C3P	DEF2
34	Plazas at Inverness Crossing Sec 2	C2	DEF1
35	Prestonwood Storage	C2	
36	Regency Square Garden Homes	C3P	DEF1
37	Rosewood Estates Sec 2 partial replat no 3	C3F	
38	Shiloh Homes at De Soto	C2	DEF1
39	Spring Cypress Commerce Place GP	GP	DEF1
40	Spring Cypress Commerce Place Sec 1	C2	DEF1
41	Stone Creek Ranch Sec 13	C3F	
42	Tavola West Reserves Sec 1	C3P	

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Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Tavola West Reserves Sec 2	C3P	
44	Tavola West Sec 1	C3P	
45	Tavola West Sec 2	C3P	
46	Tavola West Sec 3	C3P	
47	Tavola West Sec 4	C3P	
48	Tomball ISD Juergen Road Educational Campus	C3F	DEF1
49	Upper West End Sec 14 partial replat no 1	C3F	
50	Via Corsica Drive Street Dedication Sec 1	C3P	
51	Willowbrook Distribution Center	C2	
52	Windrow Sec 8	C3F	
53	Woodland Lakes Sec 6	C3F	
54	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1	C3F	

B-Replats

55	Amaro Plaza Estates	C2R	
56	Aramis Land	C2R	
57	Avenue J Manor	C2R	
58	Bennington Crossing	C2R	
59	Biyu Place	C2R	
60	Brays Oaks Crossing	C2R	
61	Breen Development	C2R	
62	Brick and Stone at Fountain	C2R	
63	Bridgestone MUD Rhodes Reserve	C2R	DEF1
64	Cary Landing	C2R	DEF1
65	Chew CRC Residential	C2R	DEF1
66	Colquitt Court Place	C2R	
67	Dash Knight Court	C2R	
68	De Soto Villas	C3R	DEF2
69	Dulcimer Manor	C2R	
70	Eastover Crossing	C2R	
71	Elser Row	C2R	
72	Elysian Manor	C2R	
73	Fairbanks North Houston Center GP	GP	DEF1
74	Fairbanks North Houston Center Sec 1	C3R	DEF1
75	Goforth Homes	C2R	DEF1
76	Goodhope Country Courts	C2R	
77	Holleman partial replat no 1	C2R	
78	Houston Heights partial replat no 30	C2R	
79	Houston Heights Estates	C2R	DEF1
80	Hugs Reserve	C2R	
81	Jacquelyn Villa	C2R	DEF1
82	Kenchester Garden	C2R	DEF1
83	Kingwood Place Devolpment	C2R	
84	Lincoln City Sec 7 partial replat no 2	C2R	

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Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Lonnie Lane Estates	C2R	DEF2
86	Maggie Meadows	C2R	DEF2
87	Maybell Court	C2R	
88	Memorial Town Square	C2R	
89	Methodist Willowbrook Hospital replat no 2 and extension	C2R	
90	Montrose Addition partial replat no 7	C2R	
91	Pacific Landing	C2R	
92	Palmetto Place	C3R	
93	Parker Meadows	C2R	
94	Parkwest Central Townhomes	C3R	DEF1
95	Prosper Villas	C2R	
96	Radio Heights	C2R	
97	Rebecca Manor	C2R	
98	Reyna Industries	C2R	DEF1
99	Santillan Estates	C2R	
100	Seabrook Estates	C2R	
101	Sherbourne Court	C2R	DEF2
102	Thornton Indie Heights	C3R	
103	Tree Planting and Education Center	C2R	
104	Tuskegee Place	C2R	
105	Views at Curry Street	C2R	
106	Views at Martin Street	C3R	
107	Villas at 71st	C2R	
108	Villas at Altic	C2R	DEF1
109	Webster Plaza at Shepherd	C2R	DEF1
110	Whitewater Express Carwash Richmond	C2R	DEF1
111	Willow Park Estates	C2R	DEF2
112	Windrow Sec 7	C3R	
113	Woodlands Emergency Hospital	C2R	
114	Woodring Park	C2R	

C-Public Hearings Requiring Notification

115	Breckenridge West Sec 10 partial replat no 1	C3N	
116	Clairmont Place Sec 1 partial replat no 2	C3N	
117	Clairmont Place Sec 1 partial replat no 3	C3N	
118	Clairmont Place Sec 1 partial replat no 4	C3N	
119	Clear Creek ISD Whitcomb Elementary School	C3N	
120	Cruz Ranch	C3N	
121	Foster Place partial replat no 25	C3N	
122	Foster Place partial replat no 26	C3N	
123	Hyde Park Main Third Addition partial replat no 1	C3N	
124	June Gardens partial replat no 1	C3N	
125	Lindale Park Sec 2 partial replat no 2	C3N	
126	Melanie Heights partial replat no 1	C3N	DEF1

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Item No.	Subdivision Plat Name	App	
		Type	Deferral
127	Oak Forest Sec 1 partial replat no 4	C3N	DEF1
128	RH Eleventh Street Sec 1 partial replat no 1	C3N	
129	Southern Terrace Replat partial replat no 1	C3N	DEF1
130	Southgate partial replat no 5	C3N	DEF2
131	Spring Oaks replat no 1 partial replat no 6	C3N	
132	Truxillo Gardens partial replat no 1	C3N	
133	Vernas Garden	C3N	DEF1
134	Willowcreek Ranch Sec 4 partial replat no 2	C3N	

D-Variances

135	Bammel Road LLC	C2R	
136	Brailsfort Place	C2R	
137	Clevie Court	C2R	
138	Enclave at Rosehill GP	GP	
139	Haven Mission Trace	C2	DEF1
140	Solid Rock Village GP	GP	DEF1
141	Solid Rock Village Sec 1	C3R	DEF1

E-Special Exceptions

142	Fuqua Tract	C3R	
143	Jackson Village	C3R	

F-Reconsideration of Requirements

144	Fort Bend County ESD no 7 Station no 52	C2	
145	Life Style	C3P	

G-Extensions of Approval

146	Burr Oak Estates	EOA	
147	North Bridgeland Lake Parkway Street Dedication Sec 6	EOA	

H-Name Changes

148	Bissonnet Street in Trillium Street Dedication Sec 1 (prev. Bissonnet Street in Trillium Street Dedication Sec 1)	NC	
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I-Certification of Compliance

149	18919 Iris Lane	COC	
150	24440 Tree Lane	COC	
151	24434 E Terrace Drive	COC	
152	18497 Indigo Way	COC	

Platting Summary**Houston Planning Commission****PC Date: February 03, 2022**

Item		App	
No.	Subdivision Plat Name	Type	Deferral

J-Administrative

None

K-Development Plats with Variance Requests

153	2719 Houston Avenue	DPV	DEF 1
154	5903 Valkeith Drive	DPV	
155	3415 White Oak Drive	DPV	DEF 1

Platting Summary
Houston Planning Commission
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Item				Location			Plat Data			Customer	
No.	Subdivision Plat Name	App No.	App Type	Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
A-Consent											
1	AME Telge Business Park	2022-0094	C2	Harris	ETJ	287V	18.38	18.24	0	AME Telge Industrial, LLC	The Pinnell Group, LLC
2	Antoine Drive Real Estate Venture (DEF1)	2022-0046	C2	Harris	City	451T	0.93	0.93	0	SEM SERVICES	SEM SERVICES
3	AWAD Properties Warehouse at Dorsett (DEF1)	2022-0002	C2	Harris	City	495E	14.36	14.36	0	CAS Consultants, LLC	CAS Consultants, LLC
4	Barvin Stella Link	2022-0121	C2	Harris	City	532N	9.73	9.73	0	BG 12 - Braeswood and Stella, LLC	Pape-Dawson Engineers
5	Becker Road Tract GP	2022-0185	GP	Harris	ETJ	324V	1096.20	0.00	0	DEC	Meta Planning + Design LLC
6	Bridgeland Mason Road Street Dedication Sec 7	2022-0196	SP	Harris	ETJ	365R	8.31	0.00	0	Bridgeland Development, LP a Maryland limited partnership	BGE, Inc.
7	Bridgeland Pocket Prairie Drive Street Dedication and Reserve (DEF1)	2021-3023	C3P	Harris	ETJ	365K	7.03	0.35	0	Bridgeland Development, LP	McKim & Creed, Inc.
8	Broad Oaks partial replat no 12	2022-0112	C3F	Harris	City	491K	0.50	0.00	1	BURGHHER BUILDERS	replats.com
9	Candela Sec 9	2022-0179	C3F	Fort Bend	ETJ	524P	36.56	1.48	151	JDS Nursery Tract, LLC	Jones Carter
10	Candela Sec 10	2022-0189	C3F		ETJ	524P	23.45	0.12	140	JDS Nursery Tract, LLC	Jones Carter
11	Candela Sec 11	2022-0182	C3F		ETJ	524N	17.08	2.30	46	JDS Nursery Tract, LLC	Jones Carter
12	Capital RV and Boat Katy Hockley GP (DEF2)	2021-2986	GP	Harris	ETJ	404C	13.53	0.00	0	Memorial Capital Investments, LLC	Texas Engineering And Mapping Company
13	Champions Park Logistics (DEF1)	2022-0073	C2	Harris	ETJ	371P	14.02	14.02	0	Ward, Getz & Associates, LLP	Windrose
14	Chavez Estate GP	2022-0169	GP	Harris	City	575R	1.00	0.00	0	Oscar Chavez	Owens Management Systems, LLC
15	Chavez Estate Sec 1	2022-0168	C2	Harris	City	575R	2.00	0.00	1	Oscar Chavez	Owens Management Systems, LLC
16	Citrine Estates (DEF2)	2021-2977	C3F	Harris	City	533Q	2.17	0.19	30	Vera Living Soho LP, a Texas limited partnership	Windrose
17	Clay Rolling Green	2022-0093	C2	Harris	ETJ	447E	2.00	2.00	0	ALIANA CORPORATION LLC	Aliana Corporation LLC
18	Decker Farms Sec 2	2022-0087	C3F	Montgomery	ETJ	247Y	55.05	30.17	141	Pulte Homes of Texas, L.P.	Pape-Dawson Engineers
19	Eagle Landing Townhomes West Sec 1	2022-0172	C3F	Harris	ETJ	372B	9.95	4.24	59	Odyssey Engineering Group	Miller Survey Group
20	Enclaves on Cullen	2022-0198	C3F	Harris	City	573R	2.93	0.62	40	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
21	Glenhaven Estates Sec 2 partial replat no 4	2022-0165	C3F	Harris	City	491W	2.79	2.79	0	Richmond 6101, LLC	Civil-Surv Land Surveying, L.C.
22	Highland Heights Manor	2022-0133	C3F	Harris	City	412X	1.00	0.04	15	Highgate Ventures, LLC	Total Surveyors, Inc.
23	Hollywood Gardens partial replat no 8	2022-0127	C3F	Harris	City	450V	1.32	1.32	0	WEST CITY PROPERTIES, LLC	MOMENTUM ENGINEERING
24	Houston Heights partial replat no 28	2022-0148	C3F	Harris	City	493A	0.84	0.84	0	Houston Heights Association	The Interfield Group
25	Houstons Skyscraper Shadows Sec 2 partial replat no 6	2022-0096	C3F	Harris	City	575P	0.46	0.00	2	Paintex Construction	Tetra Land Services
26	Kentshire Place Sec 3 partial replat no 1	2022-0118	C3F	Harris	City	415Z	0.32	0.00	4	LDG Realty Investments LLC	REKHA ENGINEERING, INC.
27	Long Point Reserve Apartments	2022-0137	C2	Harris	City	451T	0.49	0.49	0	Projects & Designs	Windrose

Platting Summary
Houston Planning Commission
PC Date: February 03, 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
28	Mansfield Villas (DEF1)	2022-0082	C3F	Harris	City	452A	0.98	0.02	13	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
29	McAlister Opportunity Fund 2012 Sec 1 (DEF1)	2022-0013	C2	Harris	ETJ	324K	162.58	162.58	0	290 Betka LLC, A Texas Limited Liability Company	EHRA
30	Monarca	2022-0114	C3F	Harris	City	455C	7.00	6.73	0	Garsan Carriers	Landpoint
31	Mueschke Road at Dunham Pointe Street Dedication Sec 2 (DEF1)	2022-0023	SP	Harris	ETJ	366C	4.09	0.00	0	Mason Westgreen, L.P., a Texas limited partnership	BGE, Inc.
32	Northgrove Sec 20 (DEF1)	2022-0081	C3F	Montgomery	ETJ	249J	9.49	2.77	24	Toll Houston TX, LLC	Costello, Inc.
33	Old Richmond Hills (DEF2)	2021-3063	C3P	Harris	City	528U	8.61	2.14	70	Thieu LLC	Survey 1, Inc.
34	Plazas at Inverness Crossing Sec 2 (DEF1)	2022-0026	C2	Harris	ETJ	289R	2.07	2.07	0	MITROLAND, LLC	Miller Survey Group
35	Prestonwood Storage	2022-0102	C2	Harris	ETJ	369H	5.04	5.04	0	PM&A	Windrose
36	Regency Square Garden Homes (DEF1)	2022-0067	C3P	Harris	ETJ	369E	8.81	3.69	88	The Cornerbrook Companies	Windrose
37	Rosewood Estates Sec 2 partial replat no 3	2022-0139	C3F	Harris	City	455E	0.20	0.00	3	Reverie Homes	CGES Bailey Planning
38	Shiloh Homes at De Soto (DEF1)	2022-0016	C2	Harris	City	452A	0.41	0.00	8	CAS Consultants, LLC	CAS Consultants, LLC
39	Spring Cypress Commerce Place GP (DEF1)	2022-0056	GP	Harris	ETJ	330A	53.11	53.11	0	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
40	Spring Cypress Commerce Place Sec 1 (DEF1)	2022-0059	C2	Harris	ETJ	330A	5.22	5.22	0	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
41	Stone Creek Ranch Sec 13	2022-0150	C3F	Harris	ETJ	325S	15.83	1.58	61	Becker Road LP, a Texas limited partnership	BGE, Inc.
42	Tavola West Reserves Sec 1	2022-0109	C3P	Montgomery	ETJ	256H	19.74	16.07	0	Friendswood Development Company	BGE, Inc. - Land Planning
43	Tavola West Reserves Sec 2	2022-0110	C3P	Montgomery	ETJ	256H	10.65	7.77	0	Friendswood Development Company	BGE, Inc. - Land Planning
44	Tavola West Sec 1	2022-0104	C3P	Montgomery	ETJ	256H	15.82	7.11	44	Friendswood Development Company	BGE, Inc. - Land Planning
45	Tavola West Sec 2	2022-0106	C3P	Montgomery	ETJ	256H	32.18	1.51	147	Friendswood Development Company	BGE, Inc. - Land Planning
46	Tavola West Sec 3	2022-0107	C3P	Montgomery	ETJ	256H	18.51	1.97	96	Friendswood Development Company	BGE, Inc. - Land Planning
47	Tavola West Sec 4	2022-0108	C3P	Montgomery	ETJ	256H	21.52	7.02	137	Friendswood Development Company	BGE, Inc. - Land Planning
48	Tomball ISD Juergen Road Educational Campus (DEF1)	2022-0083	C3F	Harris	ETJ	326C	205.77	188.78	0	Brooks and Sparks	West Belt Surveying, Inc.
49	Upper West End Sec 14 partial replat no 1	2022-0131	C3F	Harris	City	492H	0.11	0.00	3	Houston Quality Builders, Inc.	Total Surveyors, Inc.
50	Via Corsica Drive Street Dedication Sec 1	2022-0111	C3P	Montgomery	ETJ	256H	2.71	0.00	0	Friendswood Development Company	BGE, Inc. - Land Planning
51	Willowbrook Distribution Center	2022-0115	C2	Harris	City	370P	11.79	11.79	0	Langan	Windrose
52	Windrow Sec 8	2022-0098	C3F	Harris	ETJ	325F	25.02	2.68	126	Pulte Homes of Texas, LP	Costello, Inc.
53	Woodland Lakes Sec 6	2022-0195	C3F	Harris	City	338L	16.03	5.81	70	Lexington 26, LP	Meta Planning + Design LLC
54	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1	2022-0183	C3F	Montgomery	ETJ	251G	23.22	2.77	25	THE WOODLANDS LAND DEVELOPMENT COMPANY, LP	LJA Engineering, Inc.- (Houston Office)

Platting Summary
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Item				Location			Plat Data			Customer	
No.	Subdivision Plat Name	App No.	App Type	Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
B-Replats											
55	Amaro Plaza Estates	2022-0156	C2R	Harris	City	454K	0.36	0.00	1	New Era Development ARAX	New Era Development
56	Aramis Land	2021-3054	C2R	Harris	City	492C	0.12	0.00	3	ENGINEERING & CONSTRUCTION	Tetra Land Services
57	Avenue J Manor	2022-0188	C2R	Harris	City	495S	0.11	0.00	3	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
58	Bennington Crossing	2022-0140	C2R	Harris	City	454Q	0.64	0.02	5	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
59	Biyu Place	2022-0200	C2R	Harris	City	412H	0.87	0.87	0	PRIME TEXAS SURVEYS LLC	SEM SERVICES
60	Brays Oaks Crossing	2022-0136	C2R	Harris	City	570E	6.09	6.09	0	Houston-BW8/Ponderosa, LLC	Carmona Engineering, LLC
61	Breen Development	2022-0154	C2R	Harris	ETJ	410L	5.04	5.04	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
62	Brick and Stone at Fountain	2022-0153	C2R	Harris	City	533T	0.26	0.00	5	SEM SERVICES	SEM SERVICES
63	Bridgestone MUD Rhodes Reserve (DEF1)	2022-0068	C2R	Harris	ETJ	291W	18.41	18.40	0	Bridgestone MUD	Jones Carter - Woodlands Office
64	Cary Landing (DEF1)	2022-0037	C2R	Harris	City	494N	0.13	0.00	3	Ankur Sharma	Cobalt Engineering & Inspections LLC
65	Chew CRC Residential (DEF1)	2021-3089	C2R	Harris	City	494C	0.67	0.06	9	Fifth Ward Community Redevelopment Corporation	M2L Associates, Inc.
66	Colquitt Court Place	2022-0181	C2R	Harris	City	492Z	0.30	0.30	0	SFT Investments	South Texas Surveying Associates, Inc.
67	Dash Knight Court	2022-0132	C2R	Harris	City	533V	0.26	0.00	3	Team Investments, LLC	Owens Management Systems, LLC
68	De Soto Villas (DEF2)	2021-3094	C3R	Harris	City	411Z	0.94	0.01	13	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
69	Dulcimer Manor	2022-0128	C2R	Harris	City	573B	0.17	0.00	2	53LAH O-ZONE, LLC	replats.com
70	Eastover Crossing	2022-0163	C2R	Harris	City	455K	0.14	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
71	Elser Row	2022-0130	C2R	Harris	City	453Z	0.22	0.00	5	Vinecrest, LLC	Total Surveyors, Inc.
72	Elysian Manor	2022-0191	C2R	Harris	City	493D	0.11	0.00	3	CE Engineers & Development Consultants, INC	CE Engineers & Development Consultants, INC
73	Fairbanks North Houston Center GP (DEF1)	2022-0075	GP	Harris	ETJ	410C	121.46	0.00	0	Transwestern Development Company	Windrose
74	Fairbanks North Houston Center Sec 1 (DEF1)	2022-0074	C3R	Harris	ETJ	410C	63.97	58.19	0	Transwestern Development Company	Windrose
75	Goforth Homes (DEF1)	2022-0077	C2R	Harris	City	533M	0.24	0.00	4	Yu Zhu Chen	CGES Bailey Planning
76	Goodhope Country Courts	2021-3003	C2R	Harris	City	533P	0.34	0.00	6	A Macias	South Texas Surveying Associates, Inc.
77	Holleman partial replat no 1	2022-0164	C2R	Harris	City	455T	0.11	0.00	2	Luna Remodeling Group	Tetra Land Services
78	Houston Heights partial replat no 30	2022-0170	C2R	Harris	City	452V	0.63	0.63	0	Braun Enterprises	Tetra Land Services
79	Houston Heights Estates (DEF1)	2022-0014	C2R	Harris	City	492D	0.25	0.00	5	1018 Allston LLC	MOMENTUM ENGINEERING
80	Hugs Reserve	2022-0155	C2R	Harris	City	453G	0.33	0.33	0	SEM SERVICES	SEM SERVICES
81	Jacquelyn Villa (DEF1)	2022-0036	C2R	Harris	City	451X	0.13	0.00	1	Cunningham Development	Total Surveyors, Inc.
82	Kenchester Garden (DEF1)	2021-3012	C2R	Harris	ETJ	332H	1.51	1.51	5	TBD	K. Chen Engineering
83	Kingwood Place Devolpment	2022-0184	C2R	Montgomery	City	296S	18.72	18.72	0	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
84	Lincoln City Sec 7 partial replat no 2	2022-0105	C2R	Harris	City	412U	0.33	0.00	4	Bryce home & GC Services INC	South Texas Surveying Associates, Inc.
85	Lonnie Lane Estates (DEF2)	2021-3008	C2R	Harris	City	412Y	0.76	0.00	13	American Pointe Realty	South Texas Surveying Associates, Inc.
86	Maggie Meadows (DEF2)	2021-3071	C2R	Harris	City	533Y	0.63	0.00	5	SEM SERVICES	SEM SERVICES

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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
87	Maybell Court	2022-0123	C2R	Harris	City	412Y	0.20	0.00	2	SIERRA NEVADA HOMES, LLC.	Dart Land Services LLC
88	Memorial Town Square	2022-0103	C2R	Harris	City	490A	65.16	65.16	0	Memorial City Mall. LP	BGE, Inc.
89	Methodist Willowbrook Hospital replat no 2 and extension	2022-0022	C2R	Harris	City/ETJ	370E	57.85	57.85	0	Kuo & Associates, Inc	Kuo & Associates, Inc
90	Montrose Addition partial replat no 7	2022-0175	C2R	Harris	City	493S	0.29	0.00	4	Tanglewood Builders	The Interfield Group
91	Pacific Landing	2022-0129	C2R	Harris	City	493N	0.12	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
92	Palmetto Place	2022-0113	C3R	Harris	City	534J	4.75	0.76	43	Houston Business Development, Inc.	BGE, Inc. - Land Planning
93	Parker Meadows	2022-0151	C2R	Harris	City	415Y	0.16	0.00	2	JFO SOLUTIONS	PLS CONSTRUCTION LAYOUT, INC
94	Parkwest Central Townhomes (DEF1)	2022-0086	C3R	Harris	ETJ	527D	14.19	4.87	122	LJA Engineering	LJA Engineering, Inc. - (Houston Office)
95	Prosper Villas	2022-0171	C2R	Harris	City	412U	0.39	0.00	7	Alliance designworks	Interland Surveying
96	Radio Heights	2022-0162	C2R	Harris	City	575M	0.50	0.02	8	Homesite Residential, LLC	Richard Grothues Designs
97	Rebecca Manor	2022-0180	C2R	Harris	City	533P	0.34	0.00	6	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
98	Reyna Industries (DEF1)	2022-0045	C2R	Harris	ETJ	413H	4.63	4.63	0	SEM SERVICES	SEM SERVICES
99	Santillan Estates	2022-0126	C2R	Harris	City	494E	0.17	0.00	2	LUZY SAENZ	Dart Land Services LLC
100	Seabrook Estates	2022-0145	C2R	Harris	City	533Q	0.23	0.00	4	Houston Home Team LLC	CGES Bailey Planning
101	Sherbourne Court (DEF2)	2021-3040	C2R	Harris	City	455E	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
102	Thornton Indie Heights	2021-3090	C3R	Harris	City	452M	1.00	0.03	15	407 Thornton TH, LLC	Richard Grothues Designs
103	Tree Planting and Education Center	2022-0099	C2R	Harris	City	452P	1.50	1.50	0	Duplantis Design Group, PC	Windrose
104	Tuskegee Place	2022-0097	C2R	Harris	City	453J	0.14	0.00	2	Urban Domain Properties, LLC	Richard Grothues Designs
105	Views at Curry Street	2022-0149	C2R	Harris	City	454E	0.89	0.30	15	Metro Living	PLS CONSTRUCTION LAYOUT, INC
106	Views at Martin Street	2022-0144	C3R	Harris	City	452H	1.45	0.30	25	DacasaHomes	PLS CONSTRUCTION LAYOUT, INC
107	Villas at 71st	2022-0084	C2R	Harris	City	494V	0.28	0.00	6	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
108	Villas at Altic (DEF1)	2022-0088	C2R	Harris	City	494U	0.26	0.00	5	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
109	Webster Plaza at Shepherd (DEF1)	2022-0039	C2R	Harris	City	452H	1.41	1.41	0	New Era Development	New Era Development
110	Whitewater Express Carwash Richmond (DEF1)	2022-0085	C2R	Fort Bend	ETJ	526W	1.29	1.29	0	Claymore Engineering, Inc.	Windrose
111	Willow Park Estates (DEF2)	2021-2829	C2R	Harris	City	412P	0.50	0.06	8	Flip Connections LLC	Chesterfield Development Services
112	Windrow Sec 7	2022-0186	C3R	Harris	ETJ	325F	15.30	0.67	91	Pulte Group	7gen Planning
113	Woodlands Emergency Hospital	2022-0095	C2R	Montgomery	ETJ	252N	3.03	3.03	0	Draden, Ltd.	The Pinnell Group, LLC
114	Woodring Park	2022-0119	C2R	Harris	ETJ	446E	6.07	6.07	0	Harris County Municipal Utility District No 71	BGE, Inc.

C-Public Hearings Requiring Notification

115	Breckenridge West Sec 10 partial replat no 1	2021-2994	C3N	Harris	ETJ	333C	1.53	1.53	0	TIMBER LANE ud	Vogler & Spencer Engineering, Inc.
116	Clairmont Place Sec 1 partial replat no 2	2021-2689	C3N	Harris	City	455F	0.16	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
117	Clairmont Place Sec 1 partial replat no 3	2021-2687	C3N	Harris	City	455F	0.16	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC

Platting Summary
Houston Planning Commission
PC Date: February 03, 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
118	Clairmont Place Sec 1 partial replat no 4	2021-2693	C3N	Harris	City	455F	0.16	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
119	Clear Creek ISD Whitcomb Elementary School	2021-2953	C3N	Harris	City	618P	12.67	12.67	0	CCISD	Miller Survey Group
120	Cruz Ranch	2021-2981	C3N	Harris	ETJ	285N	3.21	0.00	2	N/A	E.I.C. Surveying Company
121	Foster Place partial replat no 25	2021-2964	C3N	Harris	City	533R	0.12	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
122	Foster Place partial replat no 26	2021-3016	C3N	Harris	City	533R	0.24	0.00	4	DeJa Vu Living, LLC	replats.com
123	Hyde Park Main Third Addition partial replat no 1	2021-2855	C3N	Harris	City	492V	0.14	0.00	2	ROC Homes	MOMENTUM ENGINEERING
124	June Gardens partial replat no 1	2021-3028	C3N	Harris	City	455K	0.21	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
125	Lindale Park Sec 2 partial replat no 2	2021-3037	C3N	Harris	City	453V	0.30	0.00	2	Oscar Quevedo	Owens Management Systems, LLC
126	Melanie Heights partial replat no 1 (DEF1)	2021-2891	C3N	Harris	City	451D	0.33	0.00	6	RDZ Holdings	PLS CONSTRUCTION LAYOUT, INC
127	Oak Forest Sec 1 partial replat no 4 (DEF1)	2021-2892	C3N	Harris	City	452K	0.44	0.00	2	John Deakins	ICMC GROUP INC
128	RH Eleventh Street Sec 1 partial replat no 1	2021-2920	C3N	Harris	City	492A	2.08	0.03	32	BRIAR WILCREST, LTD.	Vernon G. Henry & Associates, Inc.
129	Southern Terrace Replat partial replat no 1 (DEF1)	2021-2965	C3N	Harris	City	533Q	0.14	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
130	Southgate partial replat no 5 (DEF2)	2021-2723	C3N	Harris	City	532H	0.26	0.26	0	1904 Addison, LLC	Vernon G. Henry & Associates, Inc.
131	Spring Oaks replat no 1 partial replat no 6	2021-2951	C3N	Harris	City	450Z	0.23	0.00	1	McHugh Homes	Survey 1, Inc.
132	Truxillo Gardens partial replat no 1	2021-2769	C3N	Harris	City	493G	0.14	0.00	2	Zuniga	Texas Legal Media
133	Vernas Garden (DEF1)	2021-2817	C3N	Harris	City	497F	1.83	1.45	1	Green Valley Construction, LLC	The Interfield Group
134	Willowcreek Ranch Sec 4 partial replat no 2	2021-3062	C3N	Harris	ETJ	288W	15.19	0.00	6	M. Iiyas, R. Grewal, A. and R. Basham, G. and S. Lee, K and T Brand, O. Harris and M. Droubi	EHRA

D-Variances

135	Bammel Road LLC	2022-0178	C2R	Harris	ETJ	332M	27.72	27.72	0	Kimley-Horn	Windrose
136	Brailsfort Place	2021-3085	C2R	Harris	City	493Z	0.11	0.00	3	DMT Homes LLC	Surv-Tex surveying Inc.
137	Clevie Court	2022-0176	C2R	Harris	City	494F	0.02	0.00	1	Houston Vintage Homes	AAB Homes, LLC
138	Enclave at Rosehill GP	2022-0173	GP	Harris/Montgomery	ETJ	286J	124.43	0.00	0	Jacob White Construction	Texas Engineering And Mapping Company
139	Haven Mission Trace (DEF1)	2022-0057	C2	Fort Bend	ETJ	527N	12.41	12.41	0	Kimley-Horn	Windrose
140	Solid Rock Village GP (DEF1)	2021-3005	GP	Harris	City	455A	29.40	0.00	0	Solid Rock Baptist Church, a Texas Non-profit Corp. and Burghli Land Development LLC	Vernon G. Henry & Associates, Inc.
141	Solid Rock Village Sec 1 (DEF1)	2021-3006	C3R	Harris	City	455A	10.65	9.52	0	Burghli Land Development LLC	Vernon G. Henry & Associates, Inc.

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Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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E-Special Exceptions

142	Fuqua Tract	2022-0174	C3R	Harris	ETJ	573U	9.50	3.39	37	TTK Properties	Meta Planning + Design LLC
143	Jackson Village	2022-0166	C3R	Harris	ETJ	372B	13.30	4.20	57	North Village Interests, LTD.	EHRA

F-Reconsideration of Requirements

144	Fort Bend County ESD no 7 Station no 52	2022-0193	C2	Fort Bend	ETJ	651B	2.63	2.54	0	Brooks and Sparks	West Belt Surveying, Inc.
145	Life Style	2021-2861	C3P	Harris	City	455G	8.85	1.15	106	ALIANA CORPORATION LLC	Aliana Corporation LLC

G-Extensions of Approval

146	Burr Oak Estates	2021-0154	EOA	Montgomery	ETJ	249D	50.98	50.72	0	Morris & Associates	Gruller Surveying
147	North Bridgeland Lake Parkway Street Dedication Sec 6	2021-0097	EOA	Harris	ETJ	365M	21.34	0.00	0	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.

H-Name Changes

148	Bissonnet Street in Trillium Street Dedication Sec 1 (prev. Bissonnet Street in Trillium Street Dedication Sec 1)	2021-2943	NC	Fort Bend	ETJ	527S	13.90	11.58	0	TPHTM 1464 LLC	Meta Planning + Design LLC
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I-Certification of Compliance

149	18919 Iris Lane	22-1611	COC	Montgomery	ETJ	295F				David Luis Reyna	David Luis Reyna
150	24440 Tree Lane	22-1612	COC	Montgomery	ETJ	295M				Ricardo Chavez	Two Sons Environmental
151	24434 E Terrace Drive	22-1613	COC	Montgomery	ETJ	251G				Marisela Sosa	Two Sons Environmental
152	25027 Platation Valley	22-1614	COC	Montgomery	ETJ	295Q				jacqolene cedillo	jacqolene cedillo

J-Administrative

None

K-Development Plats with Variance Requests

153	2719 Houston Avenue	21116823	DPV	Harris	City	493C				Pam Lowe	Pam Lowe
154	5903 Valkeith Drive	21086668	DPV	Harris	City	531S				David Garcia	David Garcia
155	3415 White Oak Drive	22001211	DPV	Harris	City	493A				Mattew W. Stewart	Mattew W. Stewart

Houston Planning Commission ITEM: 115

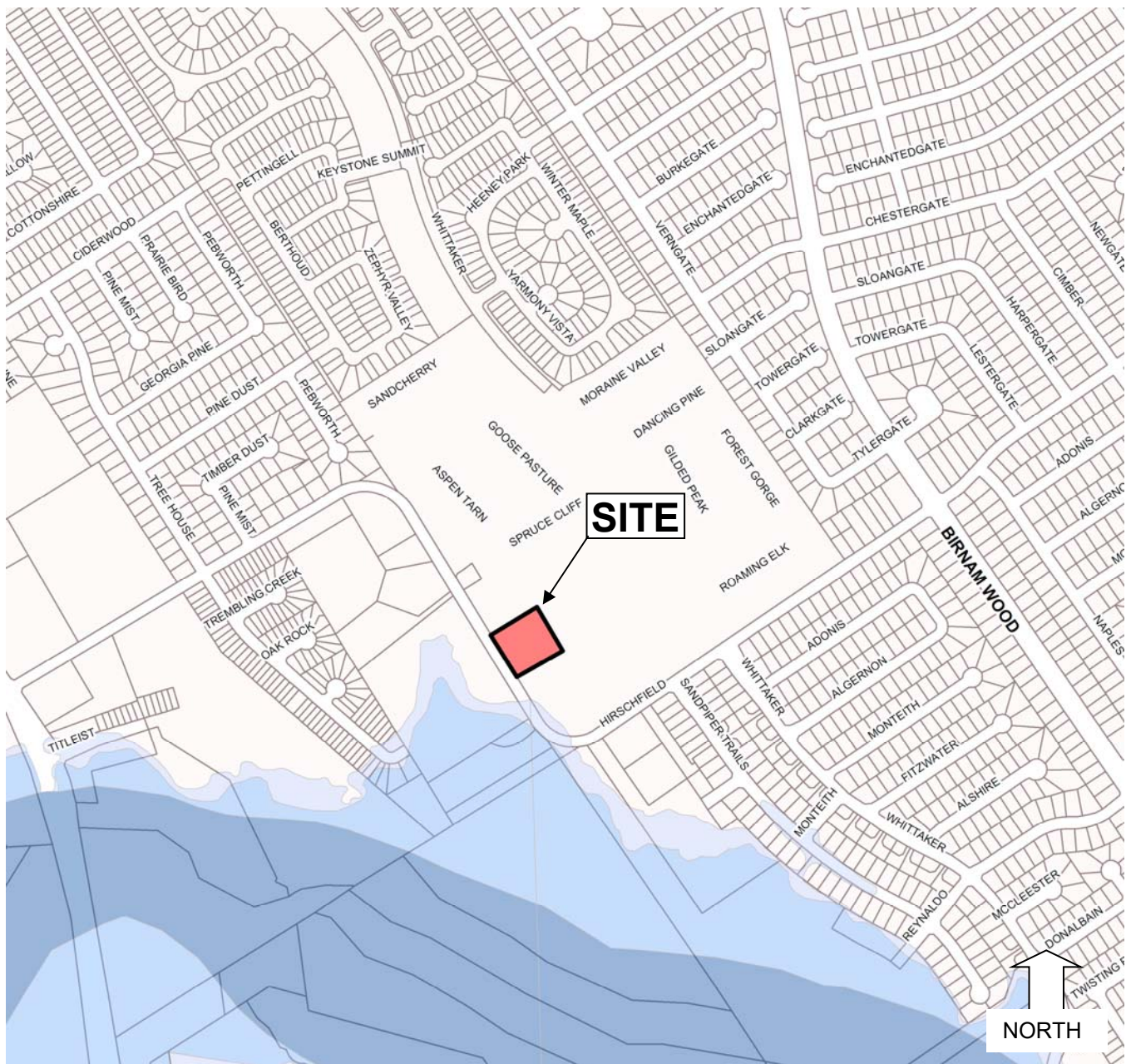
ITEM: 115

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Breckenridge West Sec 10 partial replat no 1

Applicant: Vogler & Spencer Engineering, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission

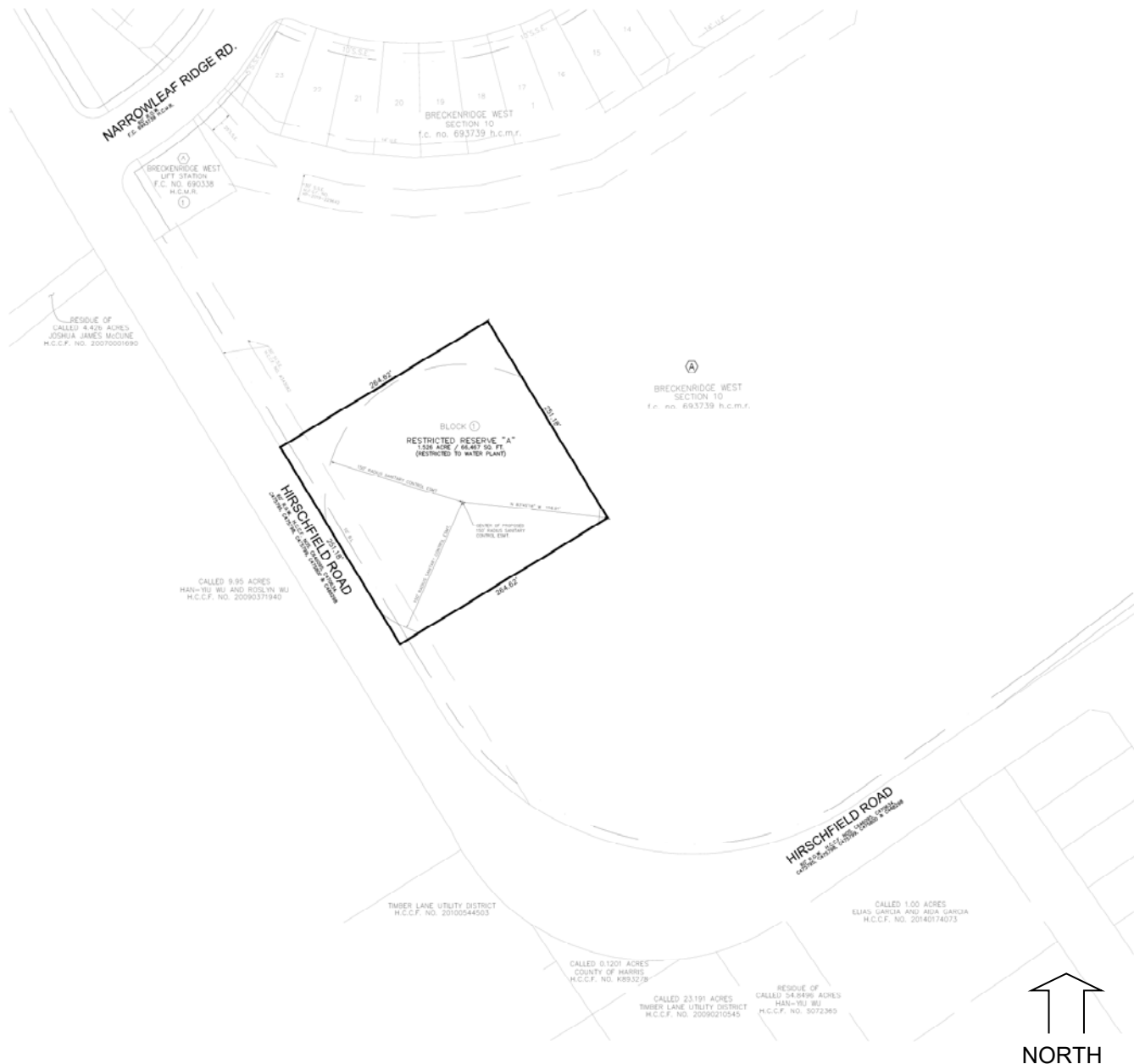
ITEM: 115

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Breckenridge West Sec 10 partial replat no 1

Applicant: Vogler & Spencer Engineering, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 115

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Breckenridge West Sec 10 partial replat no 1

Applicant: Vogler & Spencer Engineering, Inc.



C – Public Hearings with Variance

Aerial



Application Number: 2021-2994

Plat Name: Breckenridge West Sec 10 partial replat no 1

Applicant: Vogler & Spencer Engineering, Inc.

Date Submitted: 12/17/2021

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:

We are requesting to replat part of a drainage reserve into a water plant

Chapter 42 Section: 193

Chapter 42 Reference:

A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: a. landscape, park, recreation, drainage, open space or similar amenity uses of that property, or b. single family residential use of that property only if 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

Timber Lane Utility District ("The District") is in need of a new water plant to supply fast-growing Breckenridge West and other future subdivision developments in the District. The tract of land selected for the water plant site is part of the existing Breckenridge West Section 10 detention reserve. The subdivision and its detention pond have already been constructed. This resulted in a remote and unused piece of land within the detention reserve. Therefore, we propose to use this area for a water plant facility which does not require much detention or utilities. The property has already been purchased by the utility district as indicated by the attached deed. This type of facility will be fenced off and locked due to the presence of dangerous chemicals such as chlorine gas and tall tanks of water that could pose a hazard to curious neighborhood children. Without the change of development for this tract, it will be difficult for The District to secure a suitable location for the new water plant due to the presence of other water wells, septic tanks, drainage ditches, and pipelines in and around the District. See attached exhibit entitled "water plant site analysis for TLUD".

(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 hardship is the result of increasing demand of water due to recently built and newly planned subdivision development within The District.

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

The intent of this chapter is to refrain from building more dense development adjacent to an existing residential neighborhood. Landscaping will be incorporated in addition to existing detention pond to serve as buffer zone area for aesthetic and noise reduction purposes. The structures will be much farther away from the existing homes (at least 500 feet away) than if the plant were constructed in another residential development. A six foot tall fence will be constructed around the perimeter per Section 42-135(b)(2).

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

The proposed water plant will be designed according to current COH and TCEQ regulations to preserve the public's health, safety and welfare. Plans are required to be submitted and approved by these agencies prior to obtaining a construction permit. Potentially dangerous chemicals and access to the site will be denied by fencing and locked access.

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

The hardship is the result of increasing demand of water due to recently built and newly planned subdivision development within The District.



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

January 12, 2022

Dear Property Owner:

Reference Number: 2021-2994; Breckenridge West Sec 10 partial replat no 1; partial replatting of Reserve A, Block 1, in "Breckenridge West Sec 10 " as recorded in Film Code no 693739 of the Harris County Map Records.

The property is located east along Hirschfield Road south of Birnam Wood Blvd. The purpose of the replat is to create one (1) reserve restricted to water plant. The applicant, **Patrick Cook**, with **Vogler & Spencer Engineering, Inc.**, on behalf of **TIMBER LANE ud**, can be contacted at **713-782-0042 Ext 111**.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, February 3, 2022 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

Terminology

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- **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

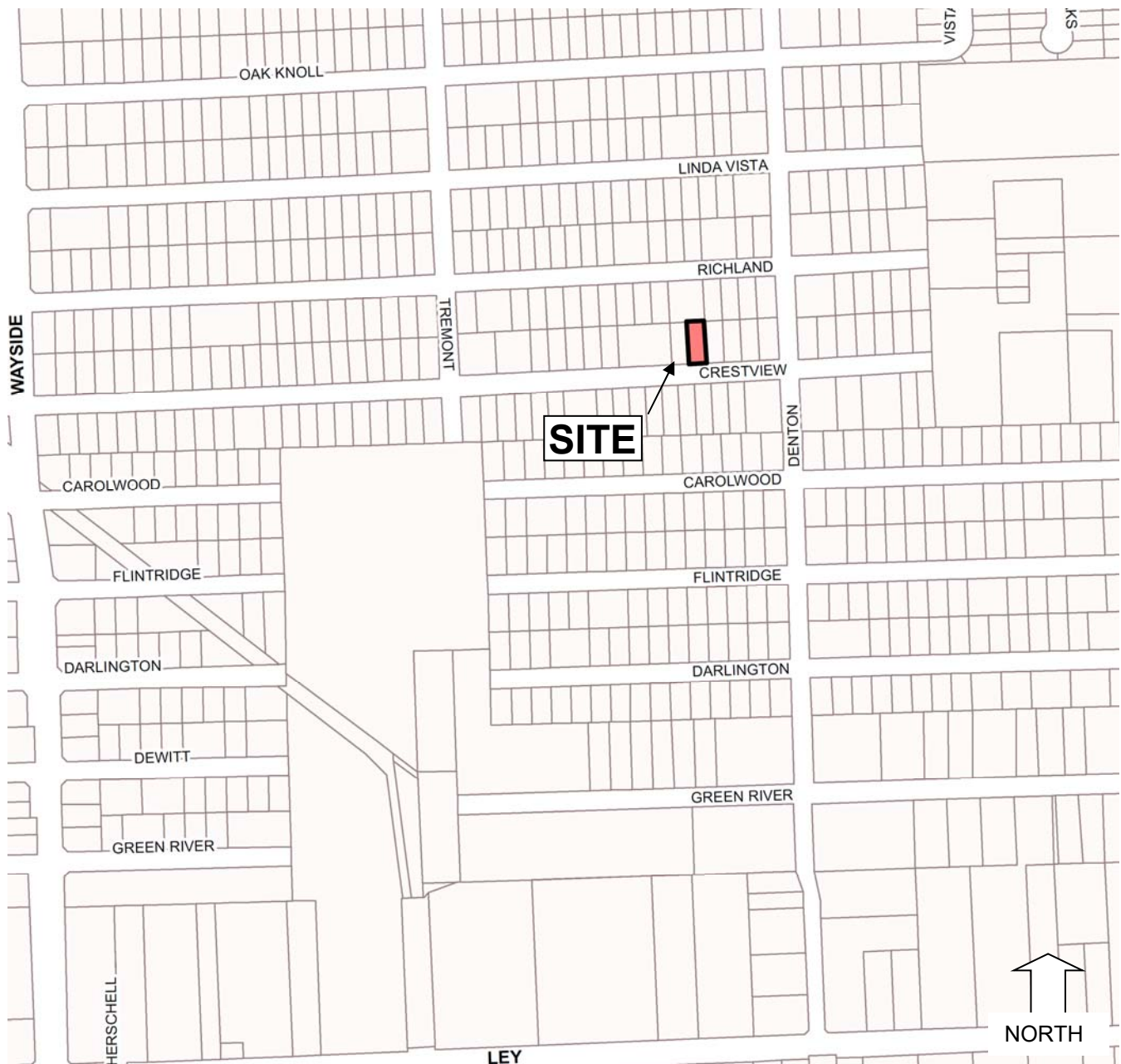
ITEM: 116

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 2

Applicant: CAS Consultants, LLC



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 116

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 2

Applicant: CAS Consultants, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

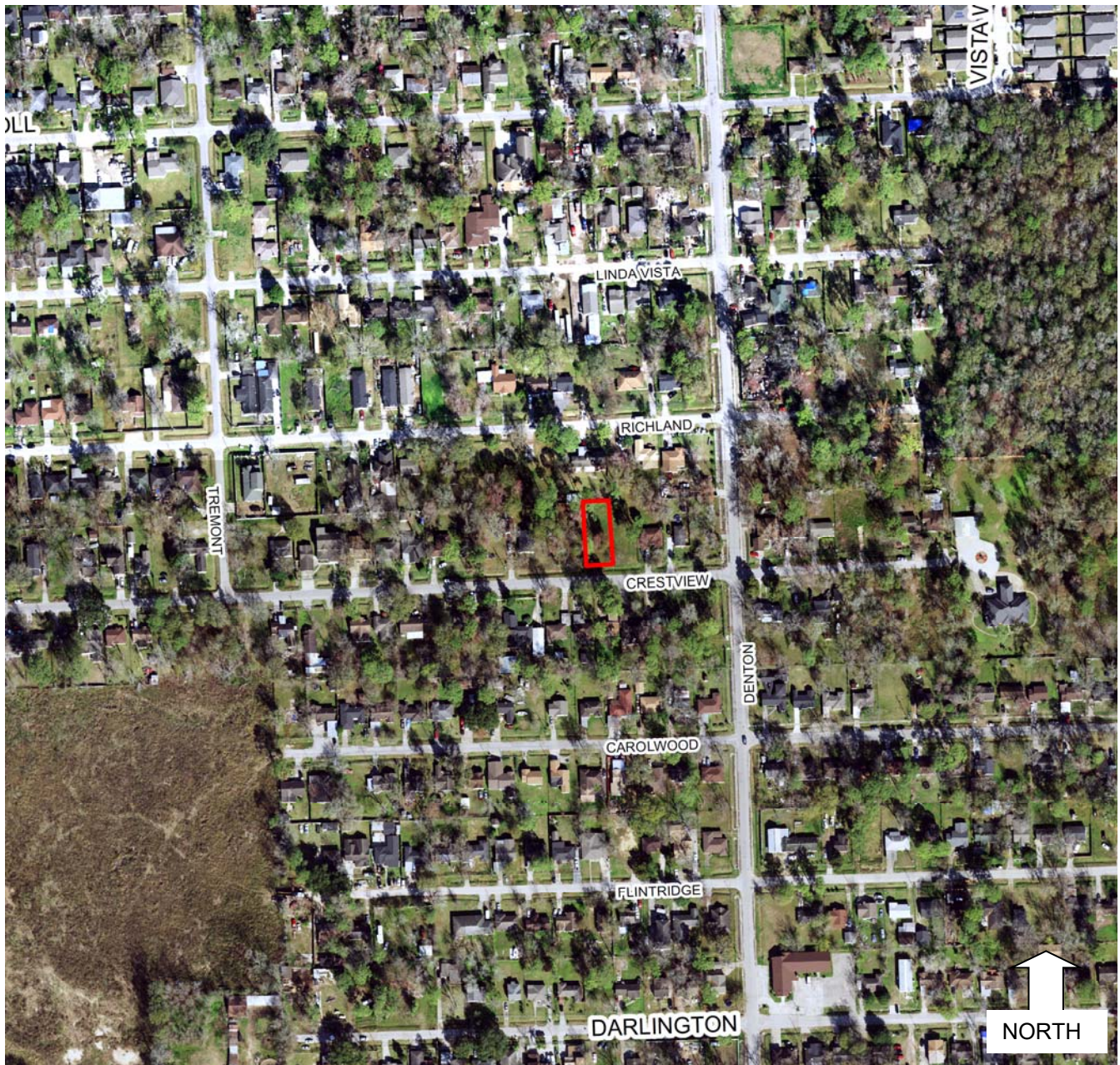
ITEM: 116

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 2

Applicant: CAS Consultants, LLC



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 10, 2022

Dear Property Owner:

Reference Number: 2021-2689; Clairmont Place Sec 1 partial replat no 2; partial replat of **Clairmont Place Sec 1**, being all of Lot 50, Block 5, as recorded in Volume 30, Page 37 of the Harris County Map Records.

The property is located along and north of Crestview Drive, between Tremont Street and Denton Street. The purpose of the replat is to create two (2) single-family residential lots and modify the building line. The applicant, **Juan Castillo**, with CAS Consultants, LLC, can be contacted at **281-300-6874**.

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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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

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

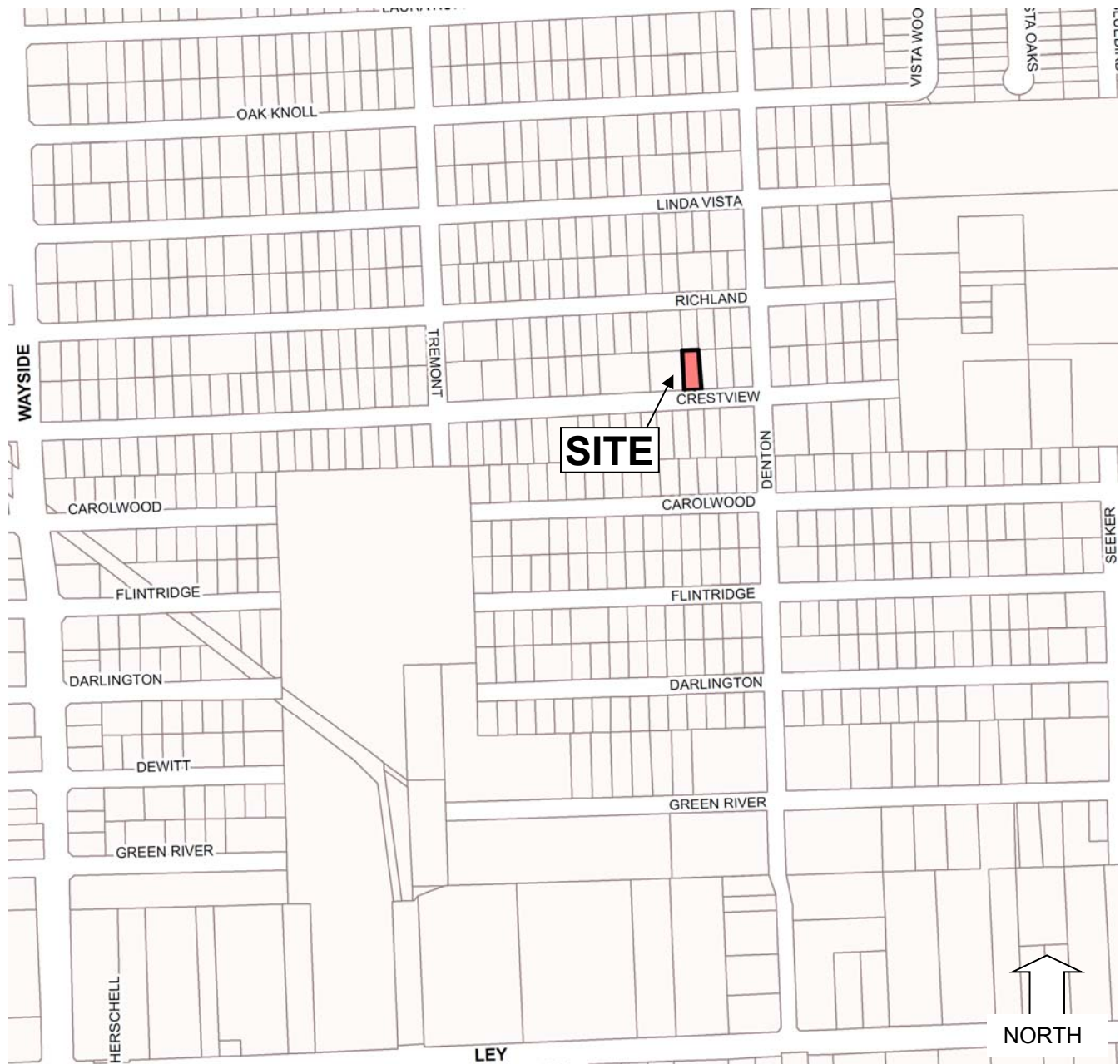
ITEM: 117

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 3

Applicant: CAS Consultants, LLC



C – Public Hearings

Site Location

Houston Planning Commission

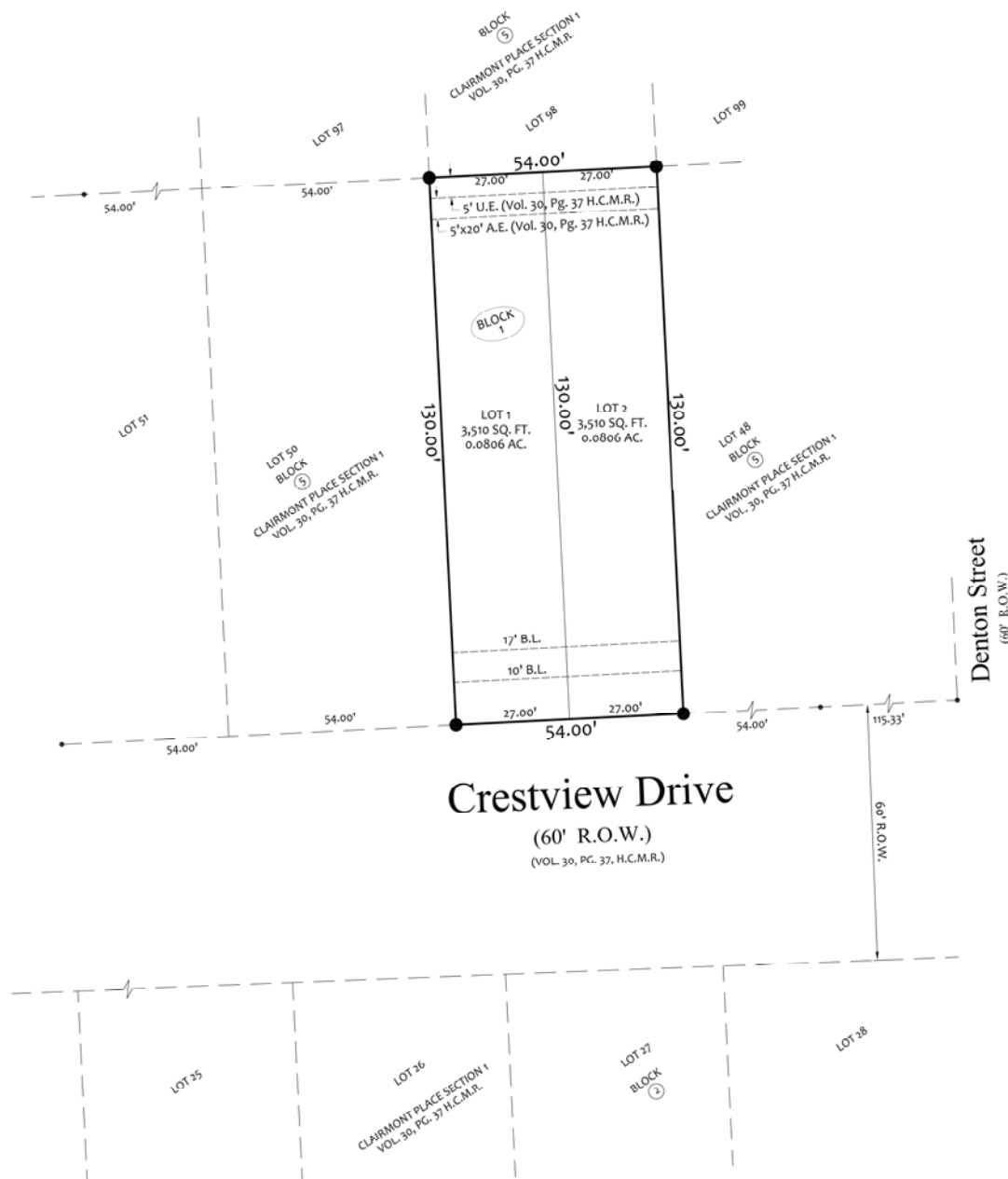
ITEM: 117

Planning and Development Department

Meeting Date: 02/03/2022

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Applicant: CAS Consultants, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

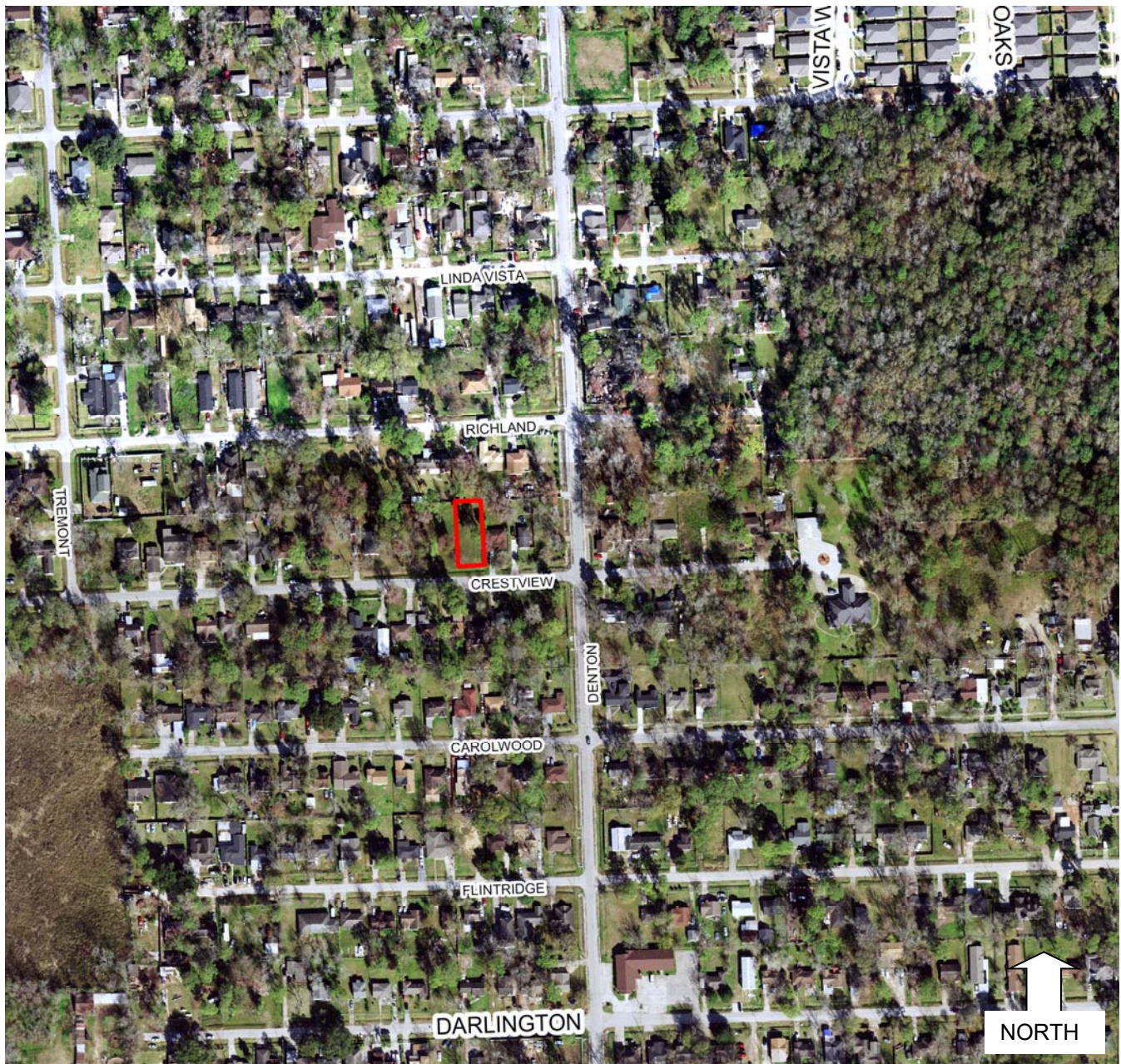
ITEM: 117

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 3

Applicant: CAS Consultants, LLC



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 10, 2022

Dear Property Owner:

Reference Number: 2021-2687; Clairmont Place Sec 1 partial replat no 3; partial replat of **Clairmont Place Sec 1**, being all of Lot 49, Block 5, as recorded in Volume 30, Page 37 of the Harris County Map Records.

The property is located along and north of Crestview Drive, between Tremont Street and Denton Street. The purpose of the replat is to create two (2) single-family residential lots and modify the building line. The applicant, **Juan Castillo**, with CAS Consultants, LLC, can be contacted at **281-300-6874**.

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Houston Planning Commission

ITEM: 118

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 4

Applicant: CAS Consultants, LLC



C – Public Hearings

Site Location

Houston Planning Commission

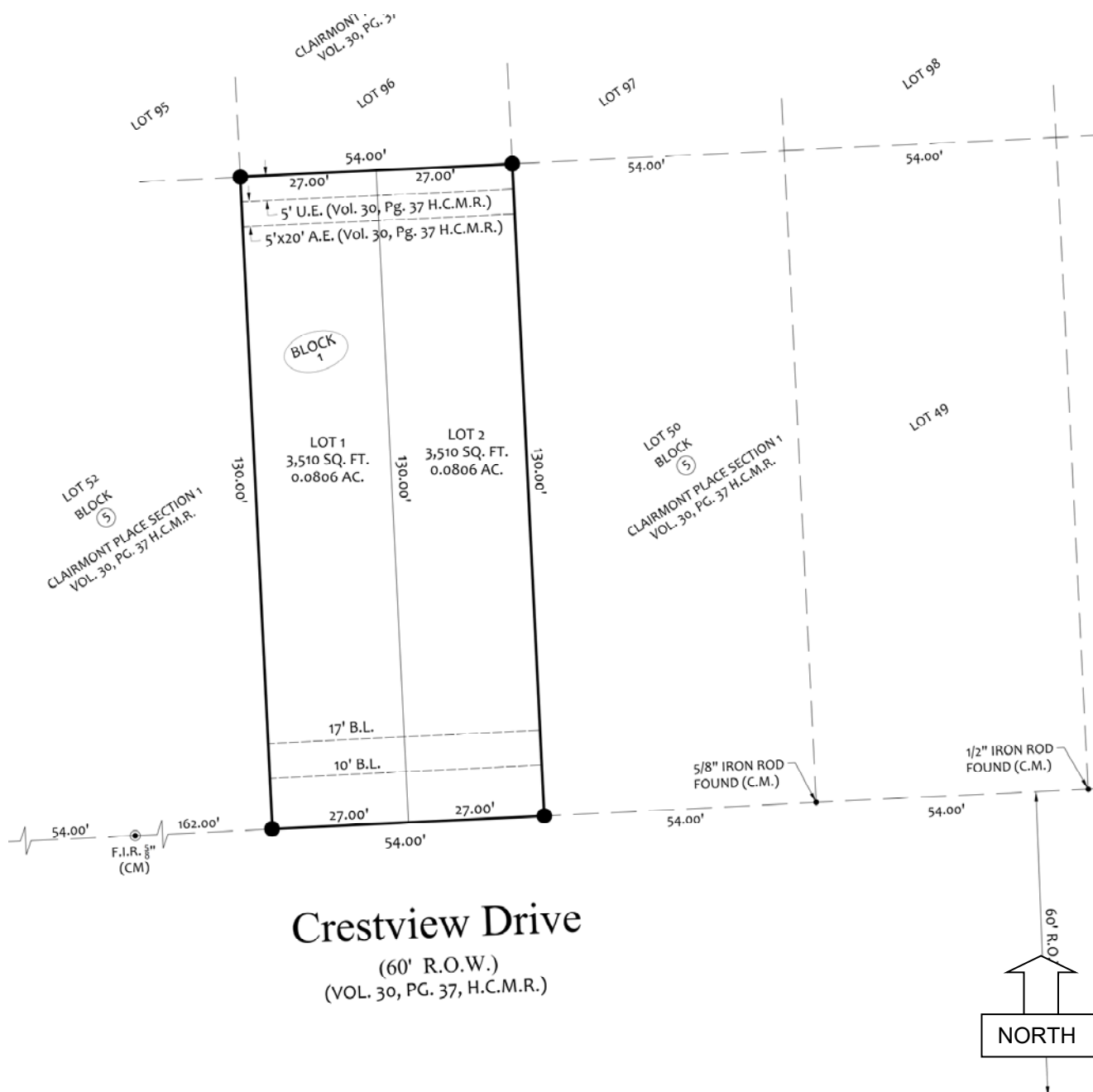
ITEM: 118

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 4

Applicant: CAS Consultants, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 118

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 4

Applicant: CAS Consultants, LLC



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 10, 2022

Dear Property Owner:

Reference Number: 2021-2693; Clairmont Place Sec 1 partial replat no 4; partial replat of **Clairmont Place Sec 1**, being all of Lot 51, Block 5, as recorded in Volume 30, Page 37 of the Harris County Map Records.

The property is located along and north of Crestview Drive, between Tremont Street and Denton Street. The purpose of the replat is to create two (2) single-family residential lots and modify the building line. The applicant, **Juan Castillo**, with CAS Consultants, LLC, can be contacted at **281-300-6874**.

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Houston Planning Commission ITEM: 119

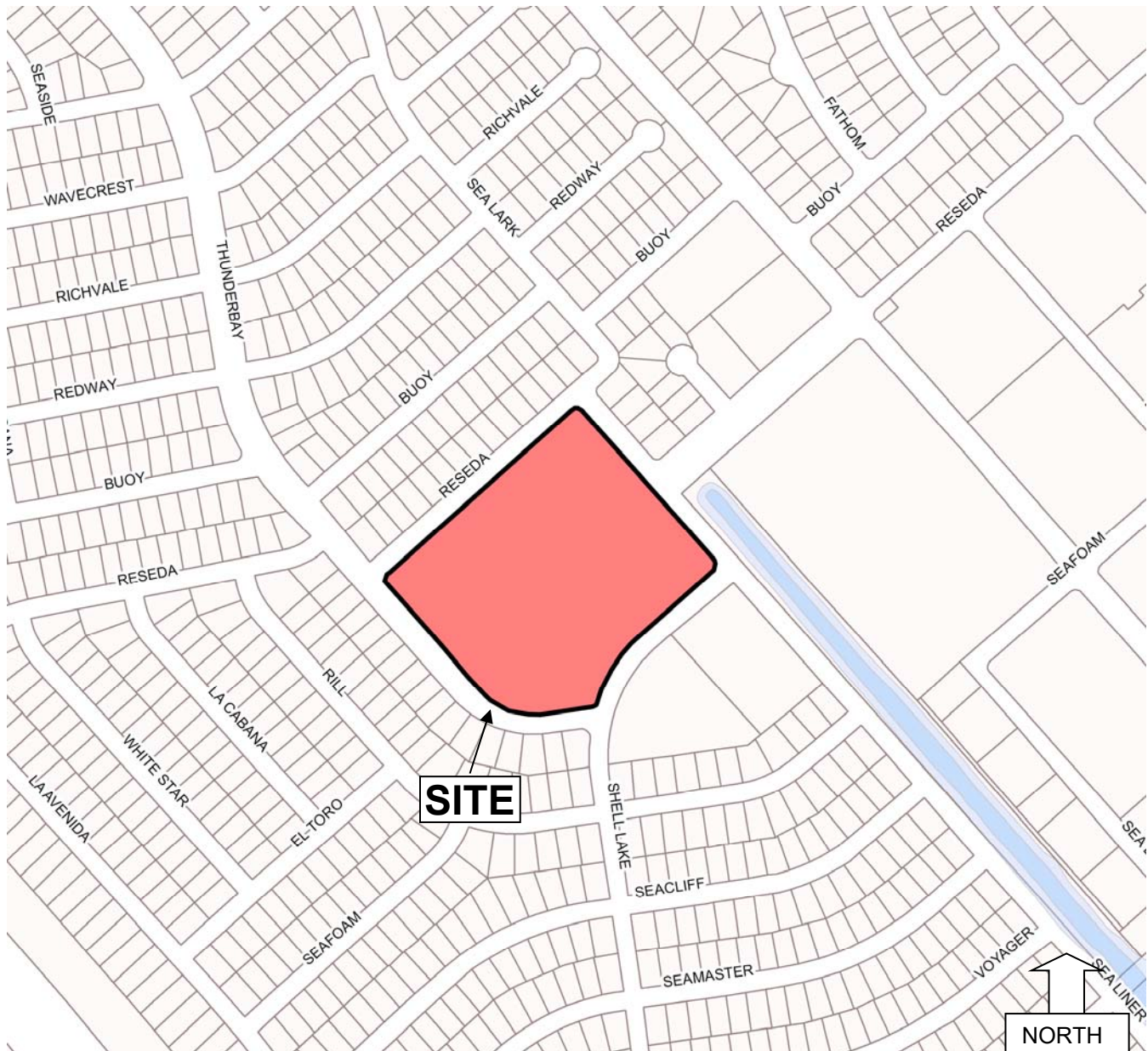
ITEM: 119

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Clear Creek ISD Whitcomb Elementary School

Applicant: Miller Survey Group



C – Public Hearings with Variance Site Location

Houston Planning Commission

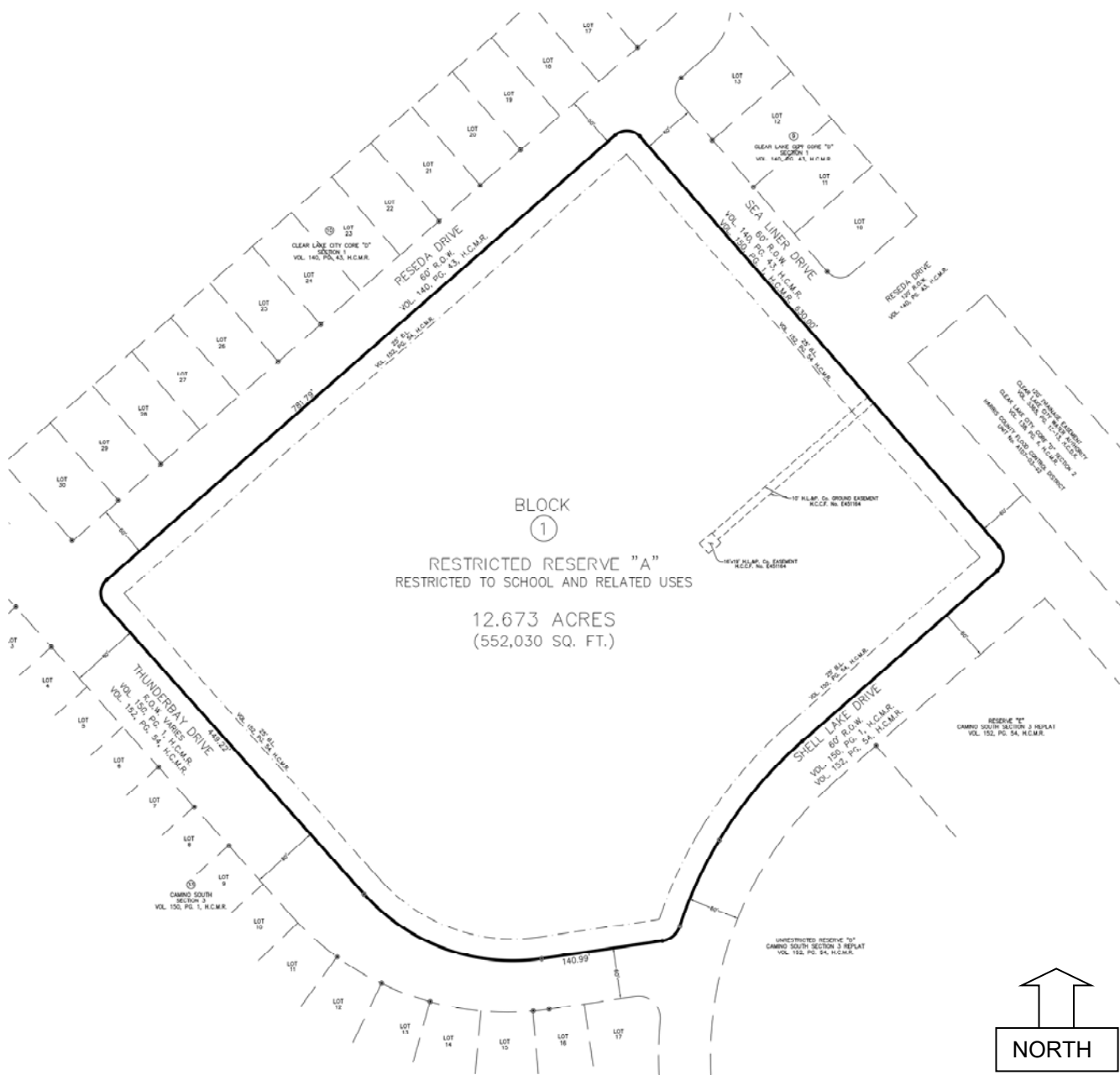
ITEM: 119

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Meeting Date: 02/03/2022

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C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Clear Creek ISD Whitcomb Elementary School

Applicant: Miller Survey Group



C – Public Hearings with Variance

Aerial



Application Number: 2021-2953

Plat Name: Clear Creek ISD Whitcomb Elementary School

Applicant: Miller Survey Group

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:

Applicant requests a variance to allow a plat name that does not follow the replat subdivision naming requirements of a replat of preceding subdivision where all lots are subject to the same separately filed deed restrictions.

Chapter 42 Section: 42-41(1)b

Chapter 42 Reference:

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

Statement of Facts

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

The site is encompassed by four public streets: Reseda Drive, Sea Liner Drive, Shell Lake Drive, and Thunderbay Drive, within the residential development of Camino South Section 3. The property is owned by Clear Creek ISD. The property has been used as a school site for G.H. Whitcomb Elementary School continuously since 1965. As part of a major renovation and expansion, a replat will be necessary to allow Clear Creek ISD to build over the existing reserve line and develop into Reserve "C". The owner wishes the proposed development to remain independent from the existing single-family development. The request for a unique subdivision name outside of the chapter's guidelines would assist in this disassociation and separation from the existing single-family development.

(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;

Applicant does not wish to create a hardship. A unique subdivision name would allow the proposed development to have an independent identity. The proposed replat only affects two Reserves within the existing, established single-family residential subdivision. Additionally, applicant is not

attempting to replat any lots previously platted as single-family residential, nor any property that is restricted to single-family residential use by separately filed deed restrictions.

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

The general purposes of the chapter will be maintained. The request for unique subdivision name will aid the public in easily identifying the proposed use of the property and allow for an independent identifier for the proposed subdivision.

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

The request for variance does not harm the public in any way and will provide further clarity to the public about the intended use of the proposed development. The proposed development is for school and related uses only and providing a unique subdivision name will help the public identify the unique use of the property.

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

This variance is based on existing conditions and practicality. There is no economic hardship associated with this request.

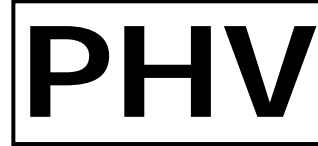


CITY OF HOUSTON

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

January 12, 2022

Dear Property Owner:

Reference Number: 2021-2953; Clear Creek ISD Whitcomb Elementary School; replatting of Reserve B and Reserve C, in " the partial replat of Camino South Sec 3 " as recorded in Volume 152 Page 54 of the Harris County Map Records.

The property is located north along Thunderbay Drive and bounded by Shell Lake Drive, Sea Liner Drive and Reseda Drive south of El Camino Real Blvd. and north of Galveston Road. The purpose of the replat is to create one (1) reserve restricted to school and related uses. The applicant, **Randy Peacock**, with **Miller Survey Group**, on behalf of **CCISD**, can be contacted at **713-413-1900**

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, February 3, 2022 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

Terminology

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- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **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: 120

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Cruz Ranch

Applicant: E.I.C. Surveying Company



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

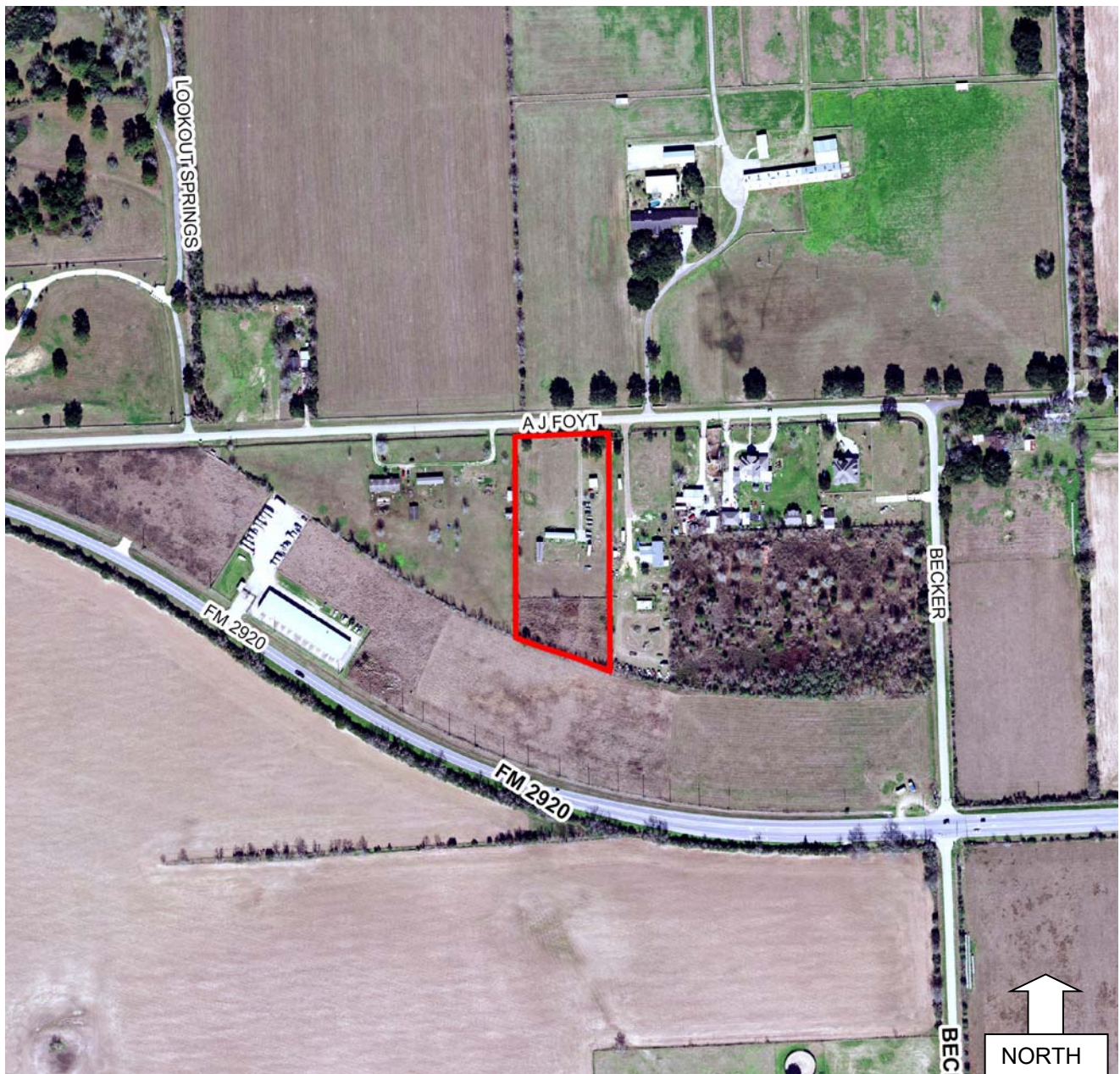
ITEM: 120

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Cruz Ranch

Applicant: E.I.C. Surveying Company



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 12, 2022

Dear Property Owner:

Reference Number: 2021-2981; Cruz Ranch; a replat of Promise Land, being all of Lot 1, Block 1, as recorded in Film Code 615292 of the Harris County Map Records.

The property is located along AJ Foyt Drive, between Becker Road and FM 2920. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Emil Haddad**, with EIC Surveying Company, can be contacted at **281-955-2772**.

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, February 3, 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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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.

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Terminology

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Planning Commission Body, Authority and Obligation

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Houston Planning Commission

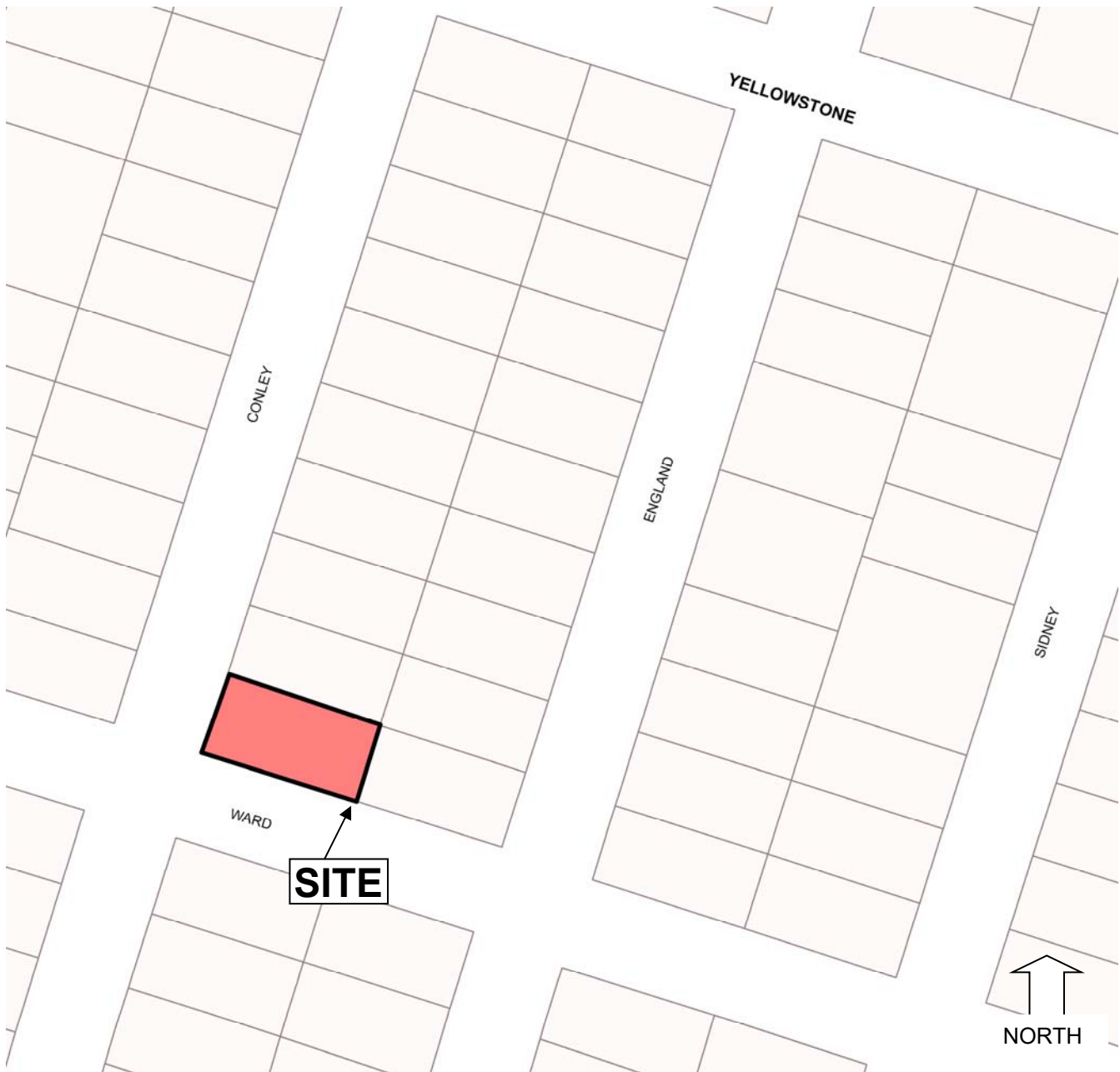
ITEM: 121

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Foster Place partial replat no 25

Applicant: CE Engineers and Development Consultants, INC.



C – Public Hearings

Site Location

Houston Planning Commission

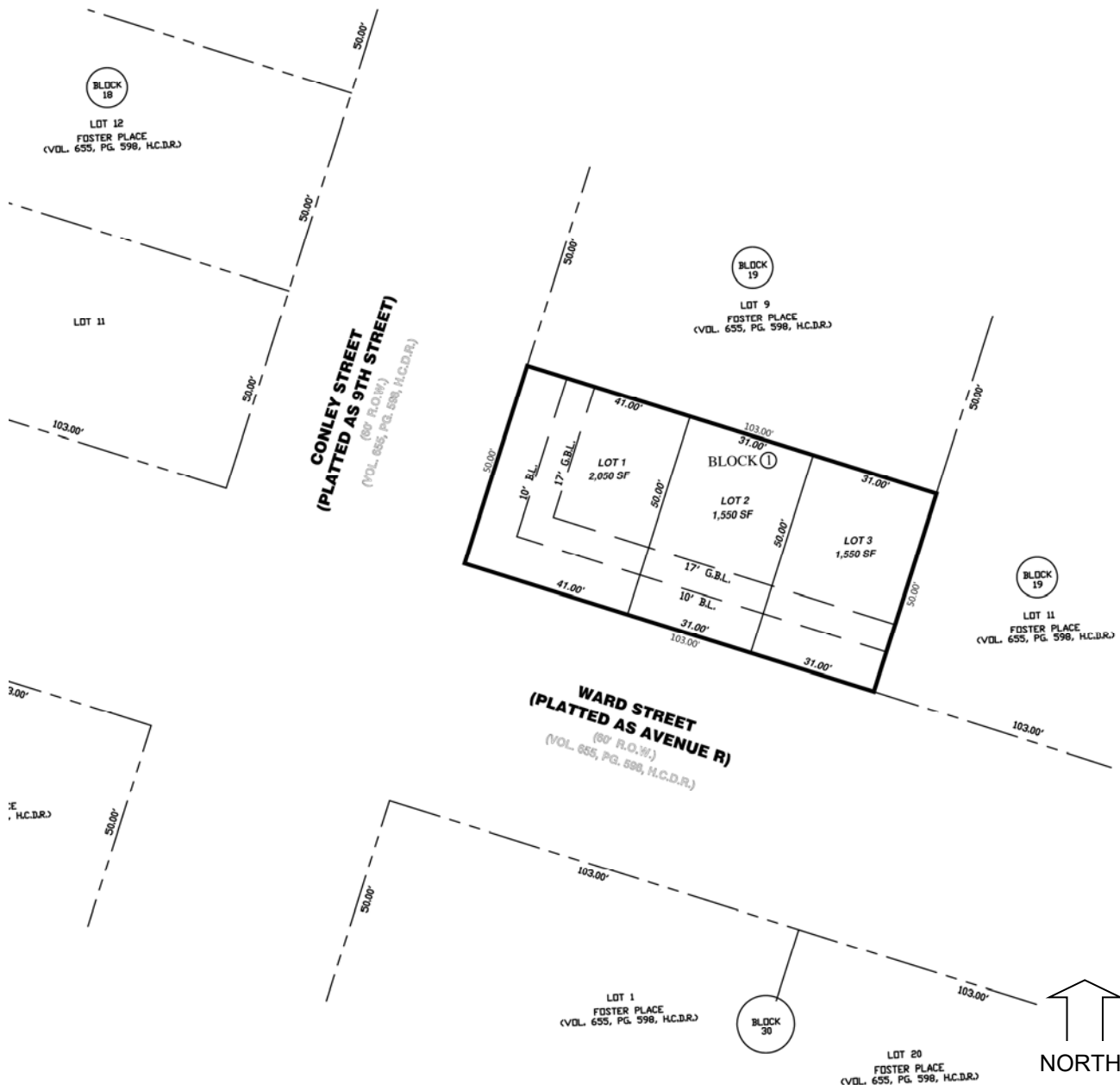
ITEM: 121

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Foster Place partial replat no 25

Applicant: CE Engineers and Development Consultants, INC.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 121

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Foster Place partial replat no 25

Applicant: CE Engineers and Development Consultants, 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

January 11, 2022

Dear Property Owner:

Reference Number: 2021-2964; Foster Place partial replat no 25; replatting of Lot 10, Block 19, as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The property is located at the northeast intersection of Conley Street and Ward Street.
The purpose of the replat is to create three (3) single-family residential lots. The applicant, Chen Wang, with CE Engineering & Development Consultants, INC., on behalf of the property owners, can be contacted at **832-491-1458**.

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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Terminology

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Houston Planning Commission

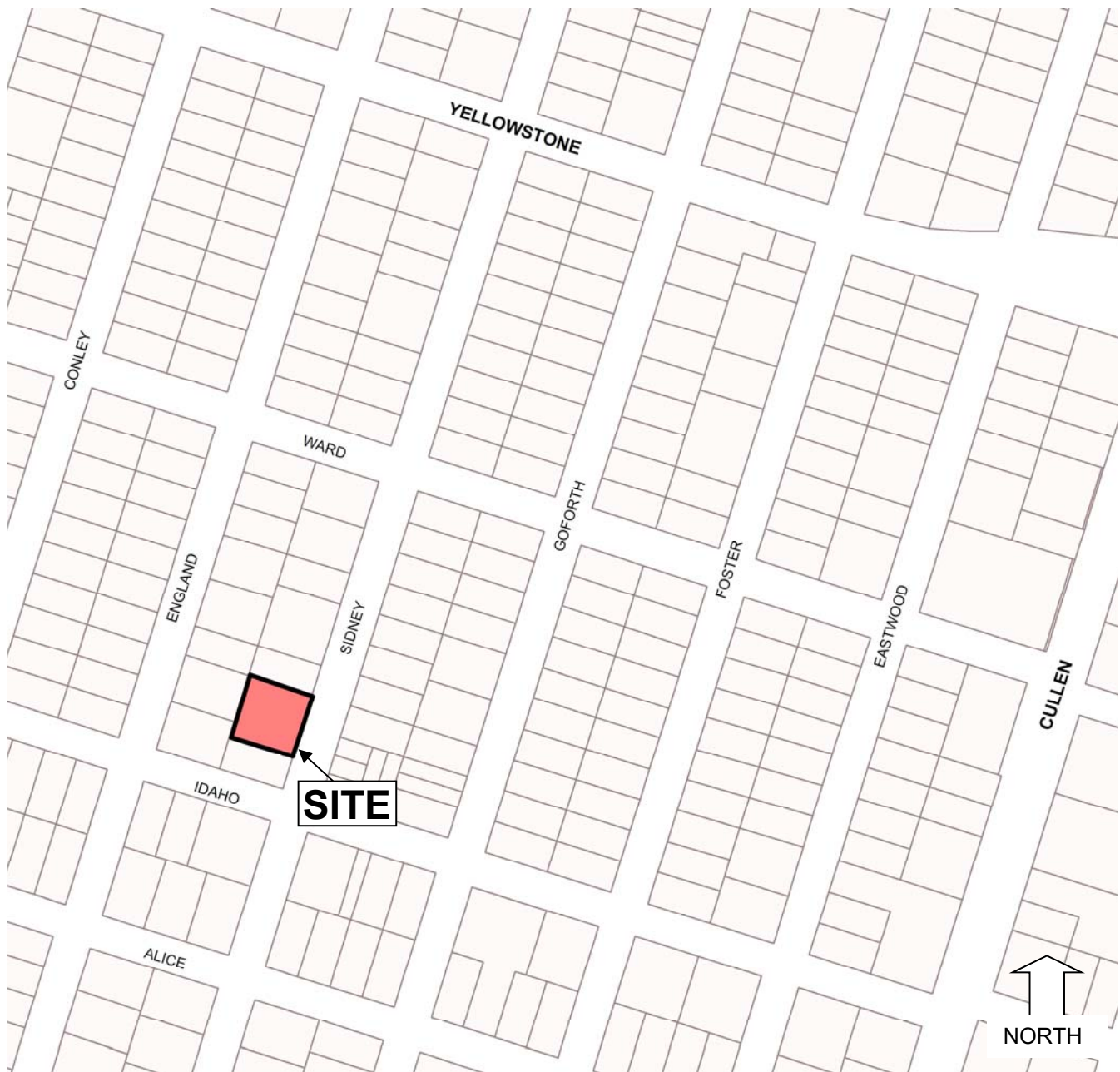
ITEM: 122

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Foster Place partial replat no 26

Applicant: replats.com



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 122

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Foster Place partial replat no 26

Applicant: replats.com



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 122

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Foster Place partial replat no 26

Applicant: replats.com



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

January 11, 2022

Dear Property Owner:

Reference Number: 2021-3016; Foster Place partial replat no 26; partial replat of Foster Place, being all of Lots 12 and 13, Block 29, as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The property is located along and west of Sidney Street between Idaho Street and Ward Street. The purpose of the replat is to create four (4) single-family residential lots. The applicant, Dave Strickland, with replats.com, on behalf of the property owner(s), can be contacted at **281-705-4297**.

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Planning Department Staff Authority and Obligation

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Houston Planning Commission ITEM: 123

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Hyde Park Main Third Addition partial replat no 1

Applicant: Momentum Engineering



C – Public Hearings

Site Location

Houston Planning Commission

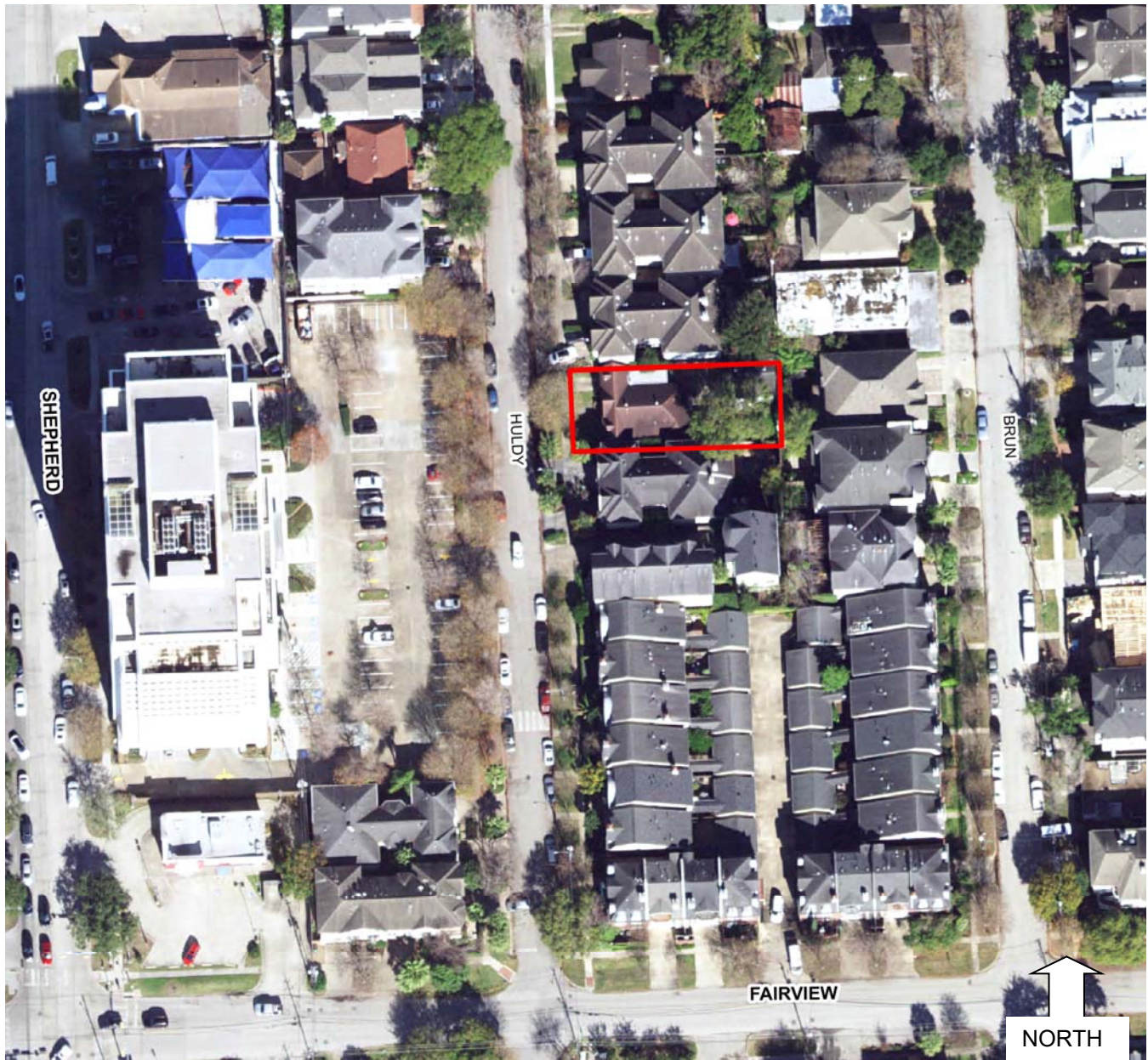
ITEM: 123

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Hyde Park Main Third Addition partial replat no 1

Applicant: Momentum Engineering



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

January 12, 2022

Dear Property Owner:

Reference Number: 2021-2855; Hyde Park Main Third Addition partial replat no 1; a replat of Hyde Park Main Third Addition, being all of Lot 2, Block 60, as recorded in Volume 489 Page 267 of the Harris County deed Records.

The property is located along Hudly Street, between Indiana Street and Fairview Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Shahnawaz Ghanchi**, with Momentum Engineering, can be contacted at **281-741-1998**.

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, February 3, 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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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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Planning Commission Body, Authority and Obligation

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Houston Planning Commission

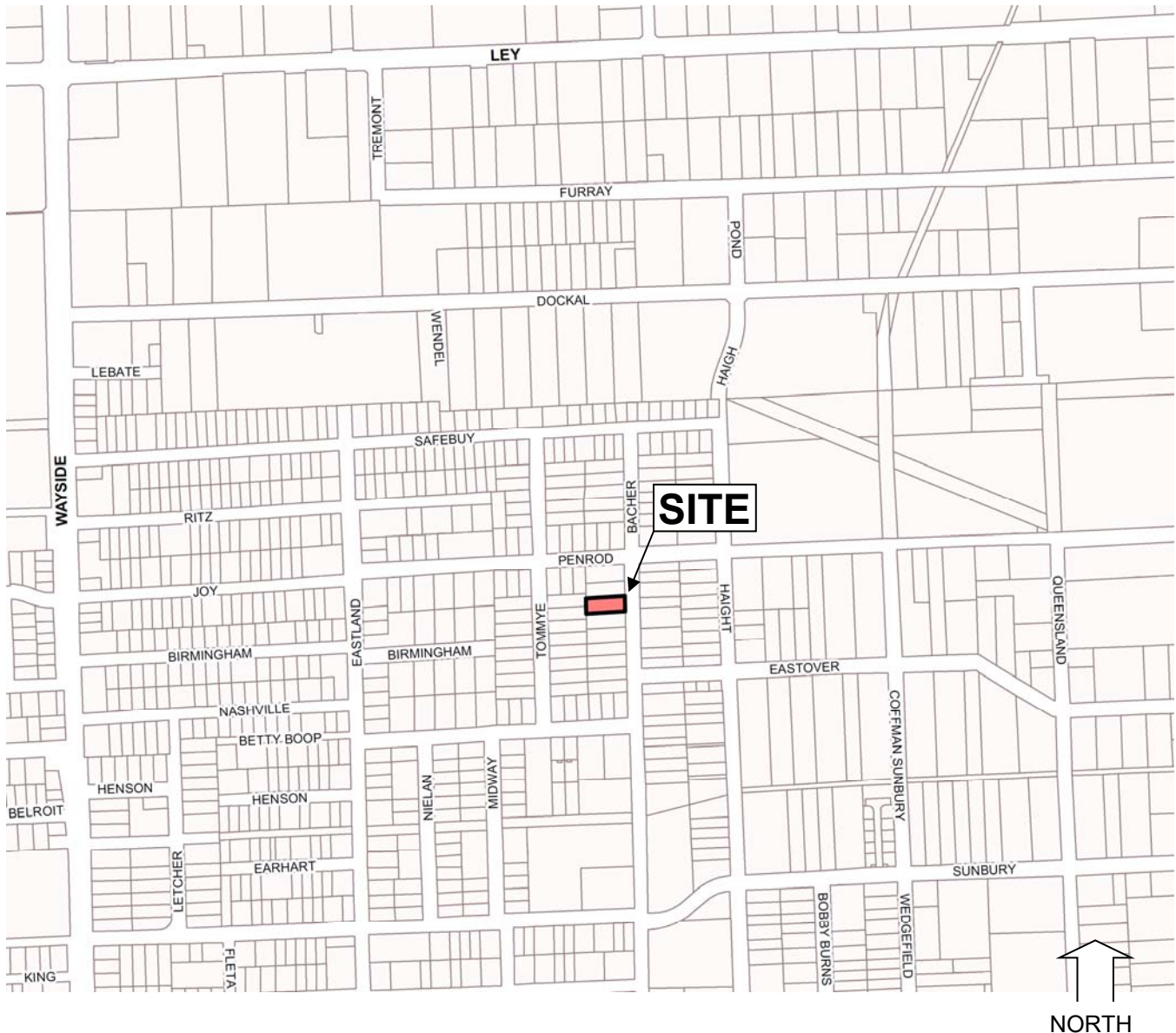
ITEM: 124

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: June Gardens partial replat no 1

Applicant: PLS Construction Layout, Inc



C – Public Hearings

Site Location

Houston Planning Commission

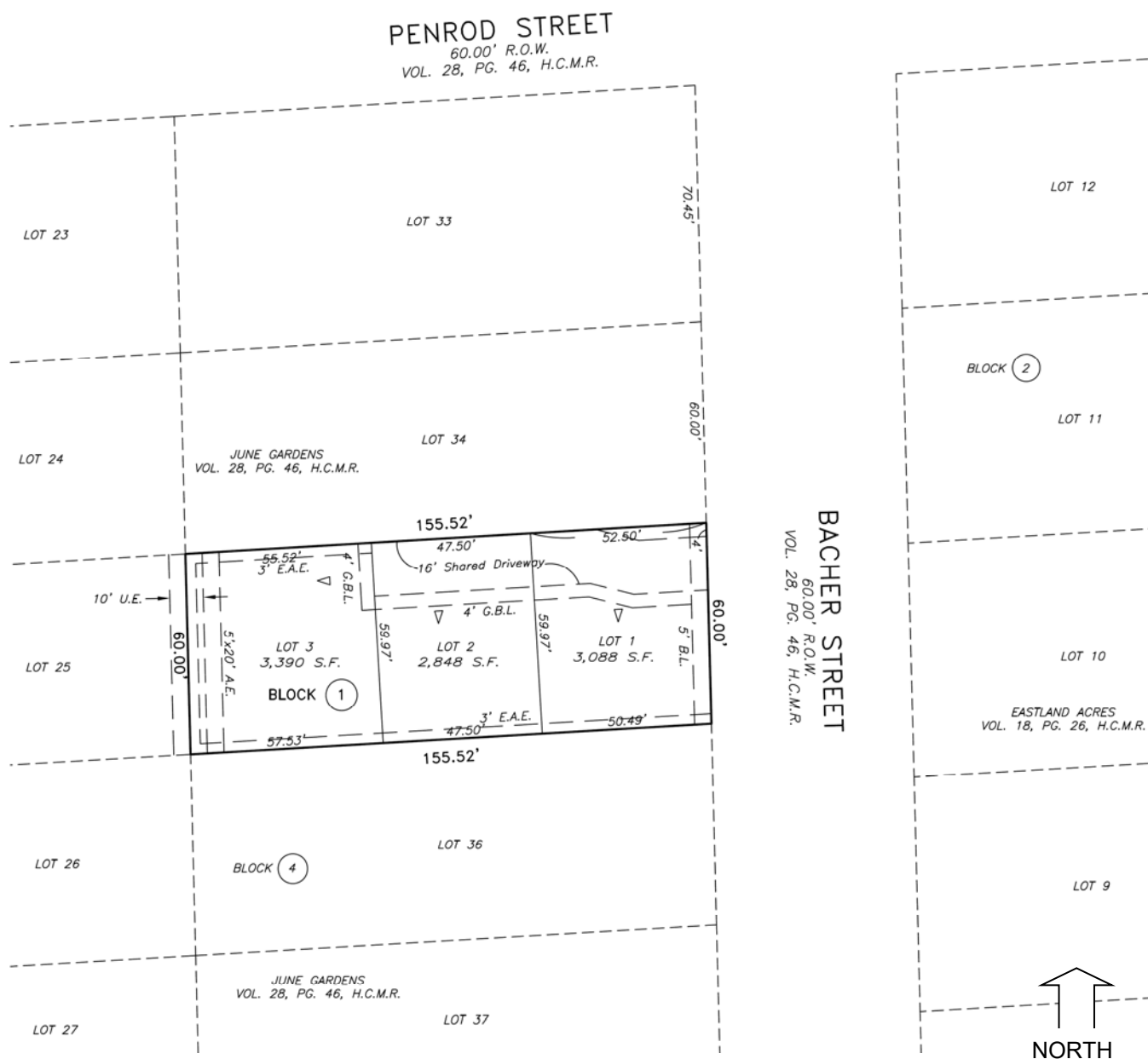
ITEM: 124

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: June Gardens partial replat no 1

Applicant: PLS Construction Layout, Inc



C – Public Hearings

Subdivision

Houston Planning Commission

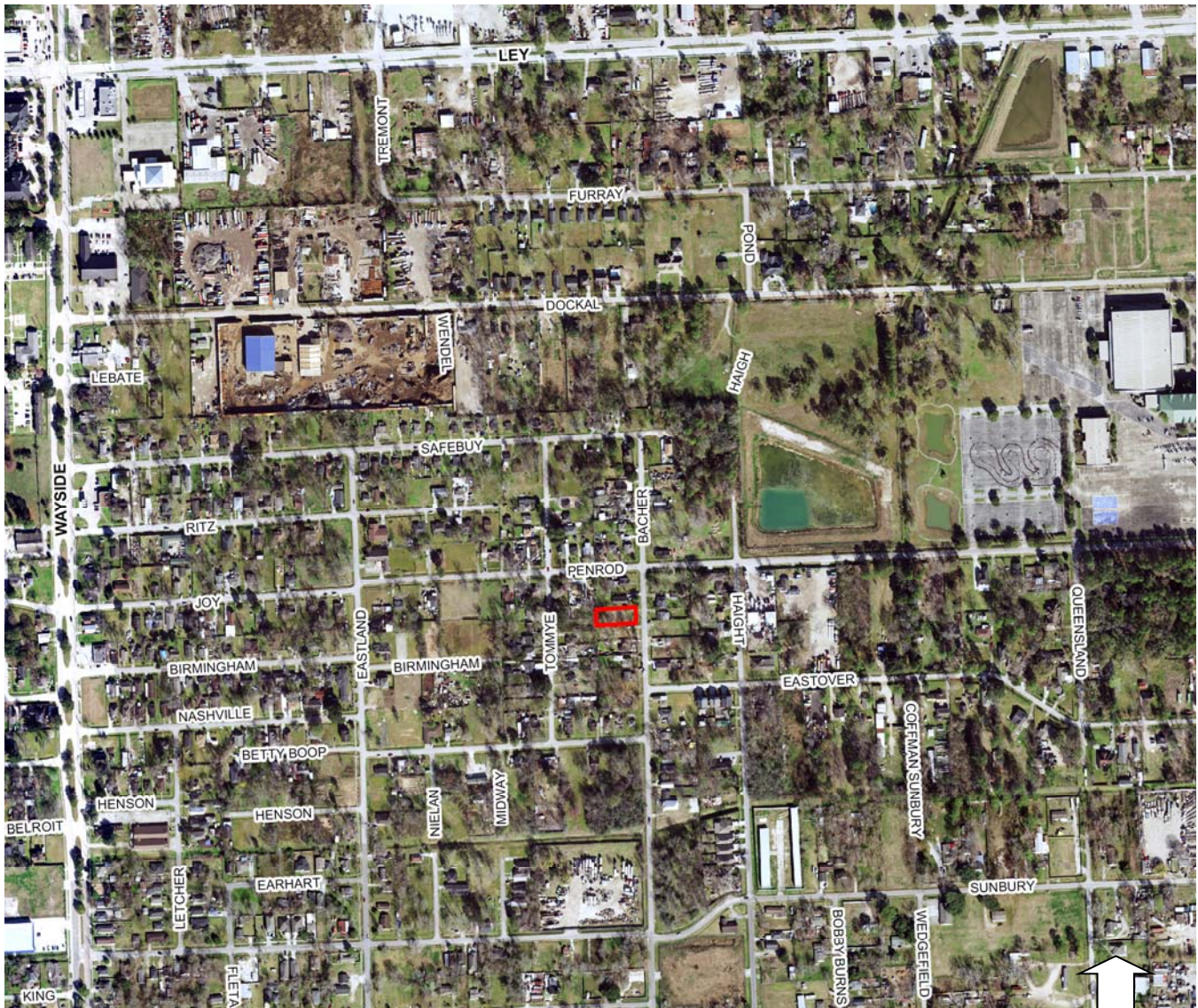
ITEM: 124

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: June Gardens partial replat no 1

Applicant: PLS Construction Layout, Inc



NORTH

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

January 11, 2022

Dear Property Owner:

Reference Number: 2021-3028; June Gardens partial replat no 1; partial replat of **June Gardens**, being all of Lot 35, Block 4, as recorded in Volume 28, Pages 46 of the Harris County Map Records.

The property is located along and west of Bacher Street, south of Dockal Road and north of Betty Boop Street. The purpose of the replat is to create three (3) single-family residential lots and a shared driveway. The applicant, Uriel **Figueroa**, with PLS Construction Layout, INC, can be contacted at **713-480-4075**

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

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City Council Chamber, Public Level, Houston, Texas

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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

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

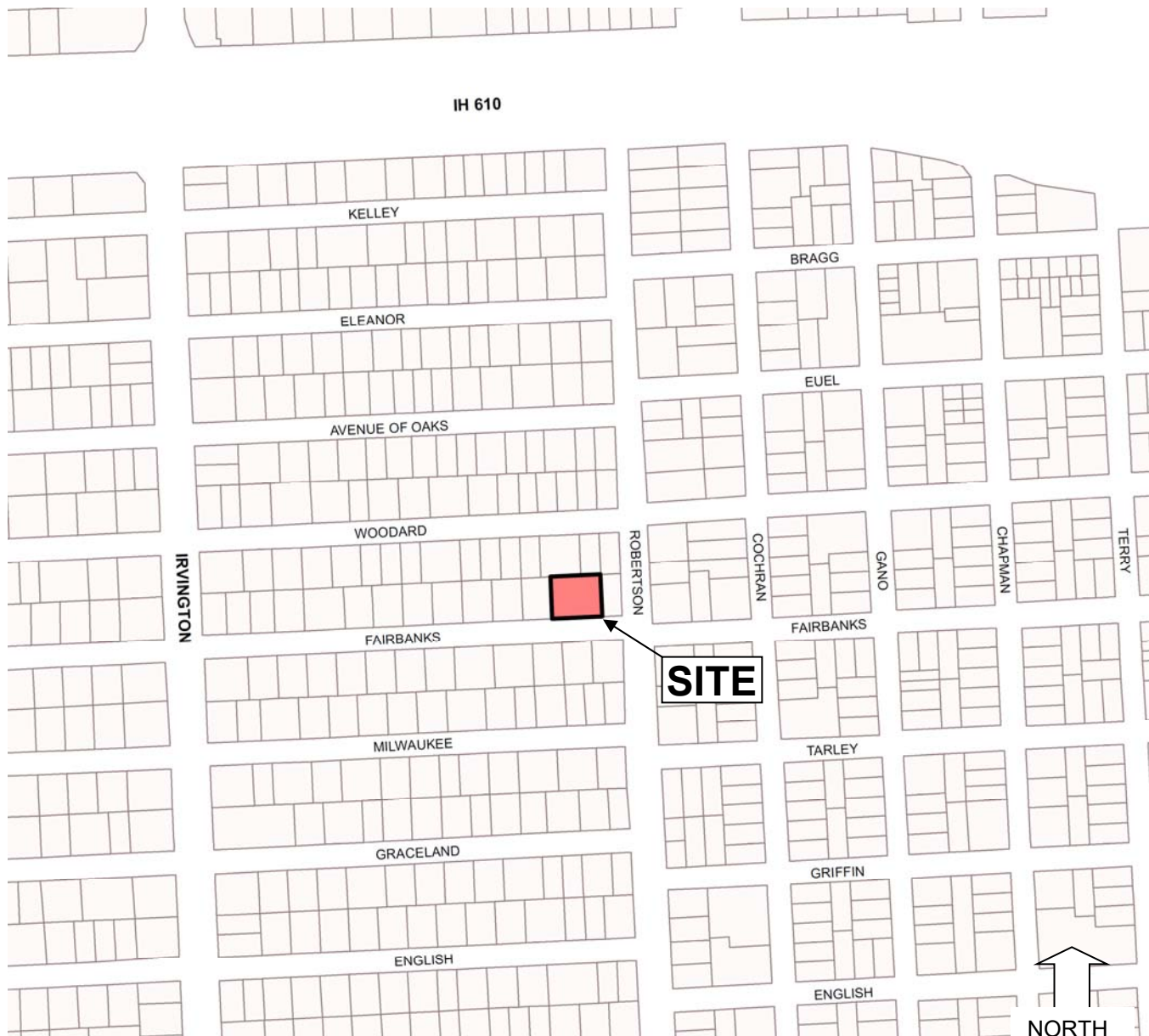
ITEM: 125

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Lindale Park Sec 2 partial replat no 2

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 125

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Lindale Park Sec 2 partial replat no 2

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

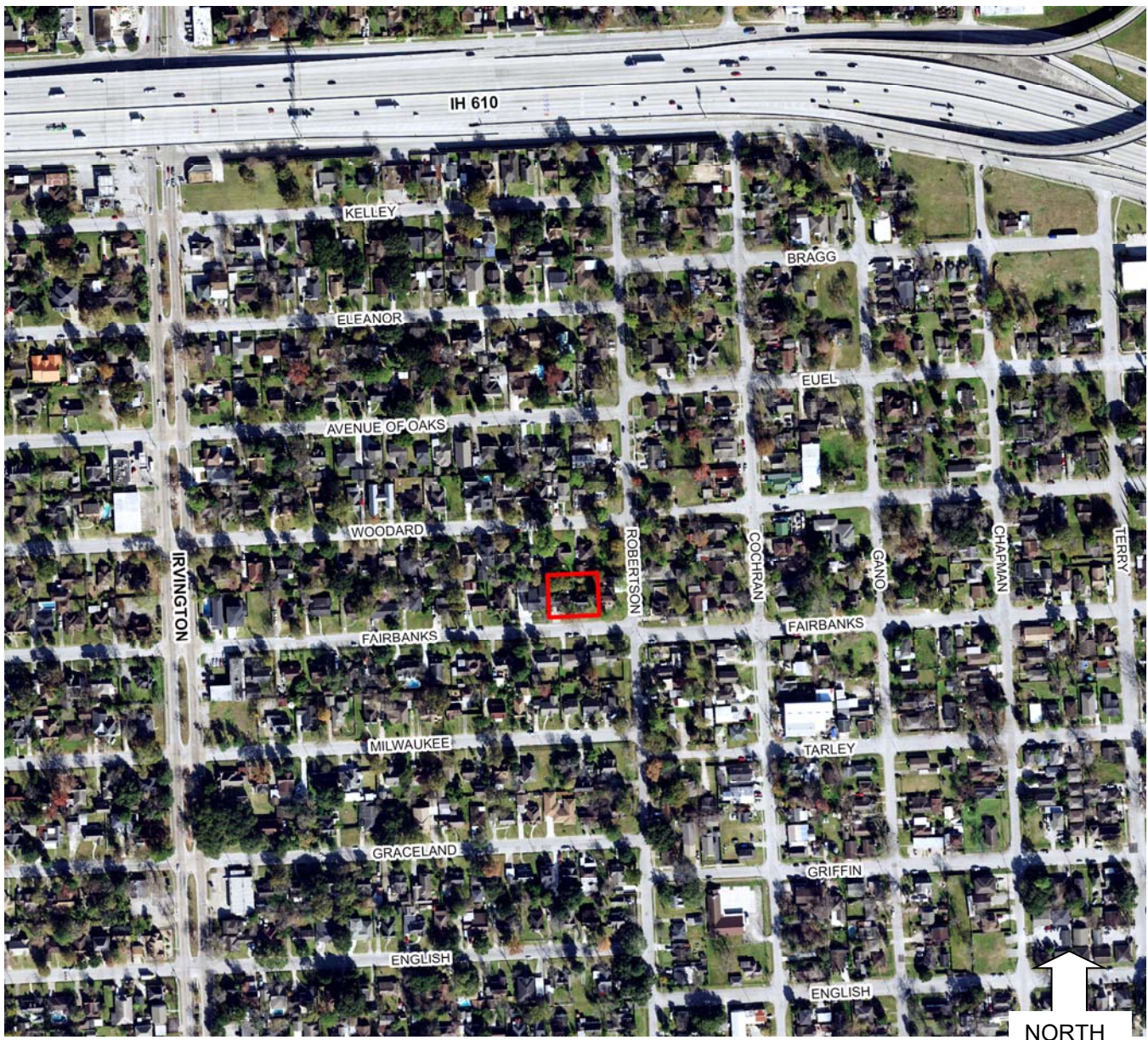
ITEM: 125

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Lindale Park Sec 2 partial replat no 2

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 10, 2022

Dear Property Owner:

Reference Number: 2021-3037; Lindale Park Sec 2 partial replat no 2; partial replat of **Lindale Park Sec 2**, being all of Lots 40 and 41 and the east half of Lot 39, Block 9, as recorded in Volume 998, Pages 361 of the Harris County Deed Records.

The property is located along and north of Faribanks Street between Irvington Boulevard and Robertson Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Joyce Owens**, with Owens Management Systems, 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.

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Houston Planning Commission

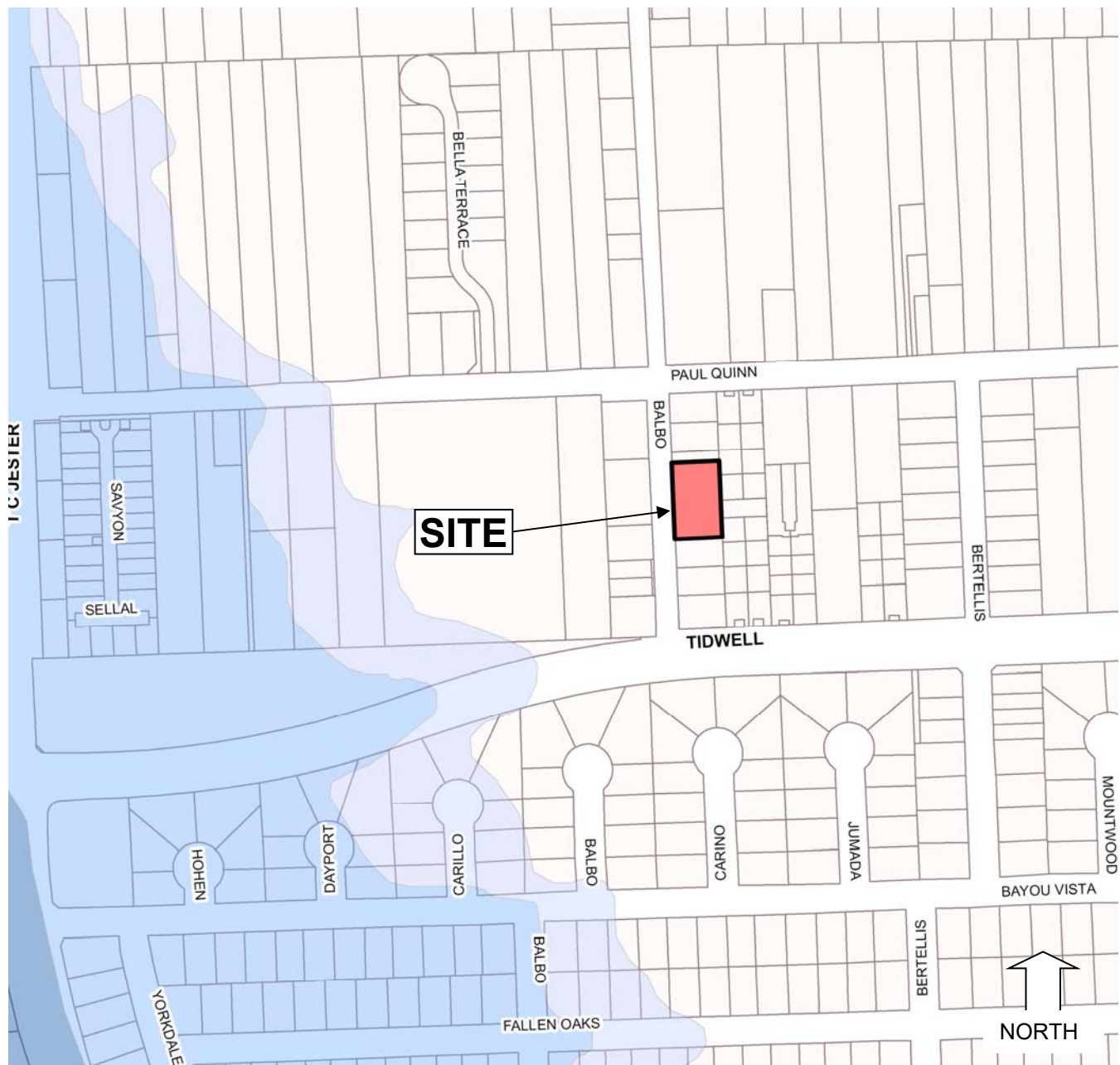
ITEM: 126

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Melanie Heights partial replat no 1 (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Site Location

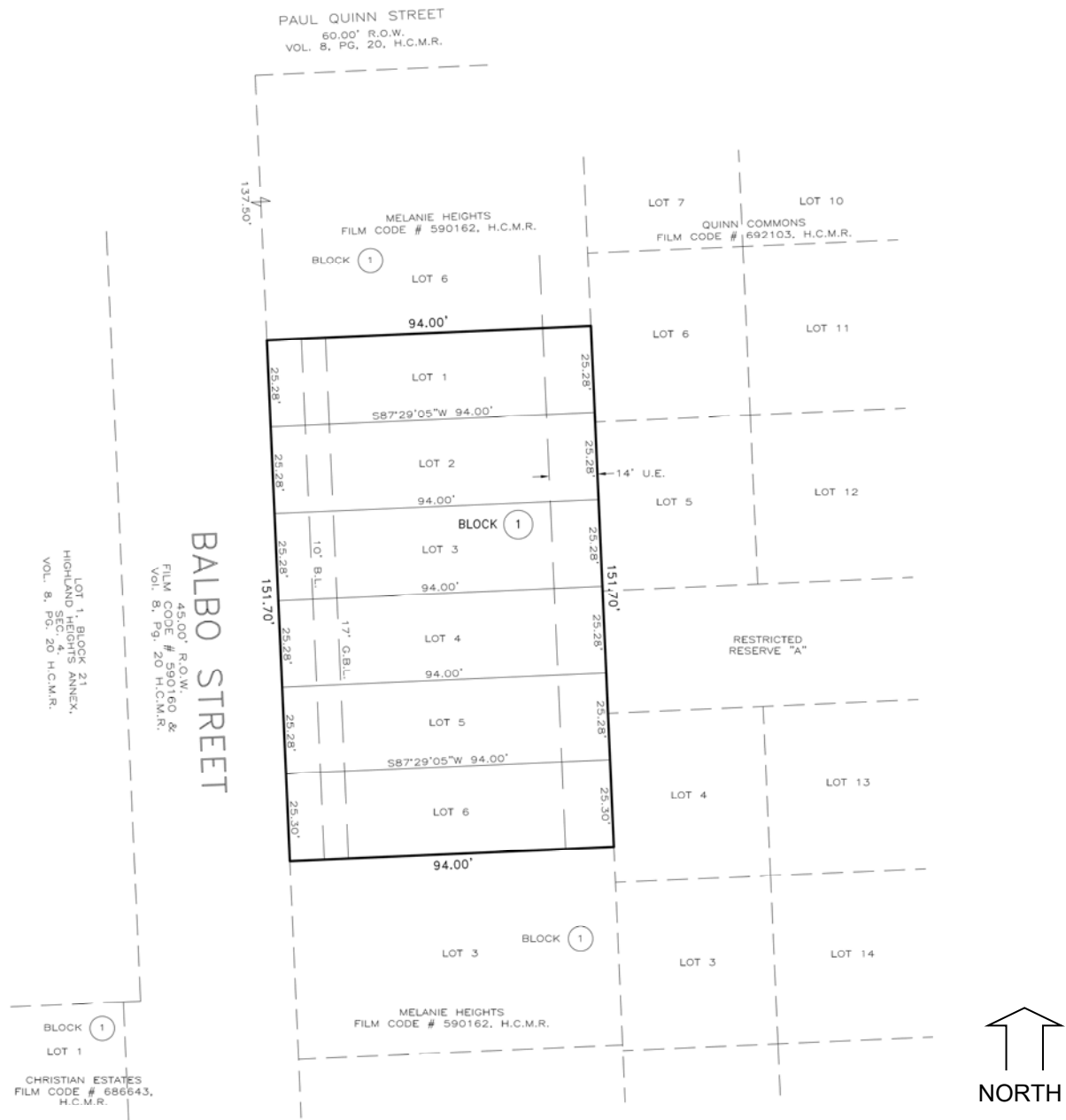
Houston Planning Commission ITEM: 126

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Melanie Heights partial replat no 1 (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 126**

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Melanie Heights partial replat no 1 (DEF 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 23, 2021

Dear Property Owner:

Reference Number: 2021-2891; Melanie Heights partial replat no 1; partial replat of **Melanie Heights**, being Lots 4, 5, and the southerly 36.10 ft of lot 6, Block 1, as recorded in Film Code 590160 of the Harris County Map Records.

The property is located east along Balbo Street north of Tidwell Road. The purpose of the replat is to create six (6) single-family residential lots. The applicant, **Uriel Figueroa**, with PLS Construction Layout, Inc., can be contacted at **713-480-4075**.

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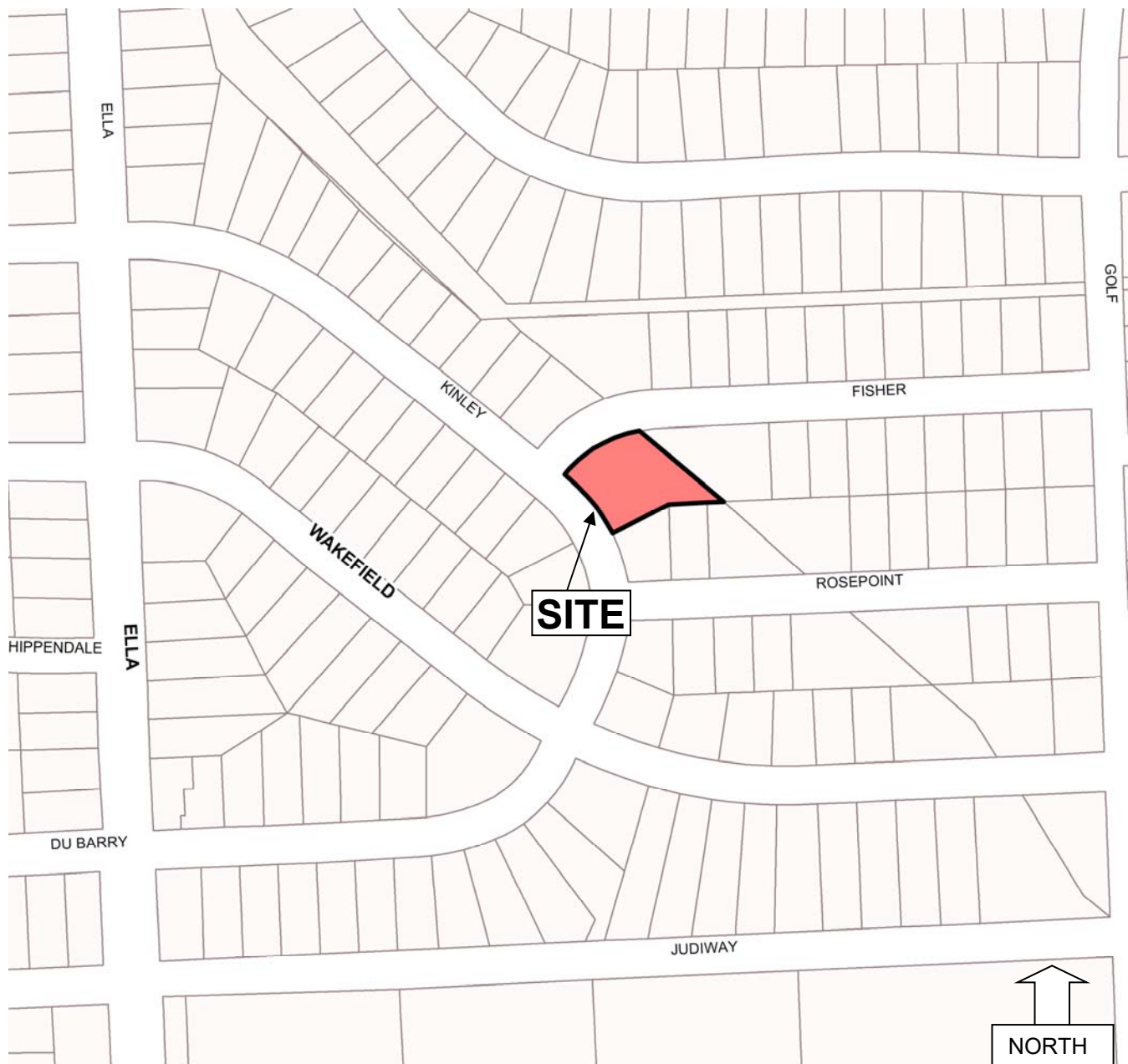
Houston Planning Commission **ITEM: 127**

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Oak Forest Sec 1 partial replat no 4 (DEF 1)

Applicant: ICMC GROUP INC



C – Public Hearings

Site Location

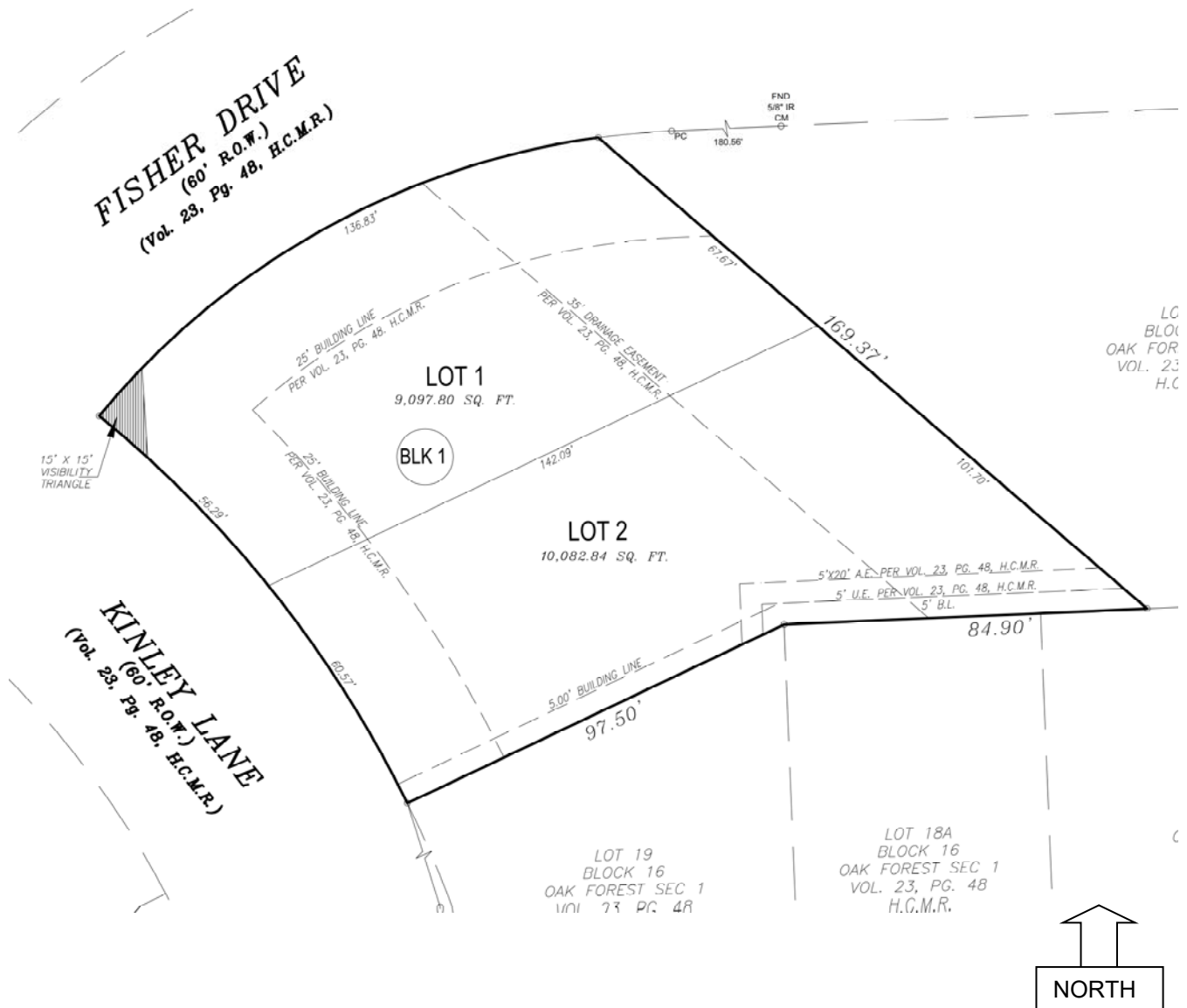
Houston Planning Commission ITEM: 127

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Oak Forest Sec 1 Partial Replat No 4 (DEF 1)

Applicant: ICMC GROUP INC



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 103**

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Oak Forest Sec 1 partial replat no 4 (DEF 1)

Applicant: ICMC GROUP 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 23, 2021

Dear Property Owner:

Reference Number: 2021-2892; Oak Forest Sec 1 partial replat no 4; partial replat of **Oak Forest Sec 1**, being all of Lot 1, Block 16, as recorded in Volume 23, Page 48 of the Harris County Map Records.

The property is located at the southeast intersection of Fisher Street and Kinley Lane. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Gina Poveda**, with **ICMC Group Inc**, on behalf of the developer, can be contacted at **713-681-5757 Ext 103**.

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

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 20, 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.
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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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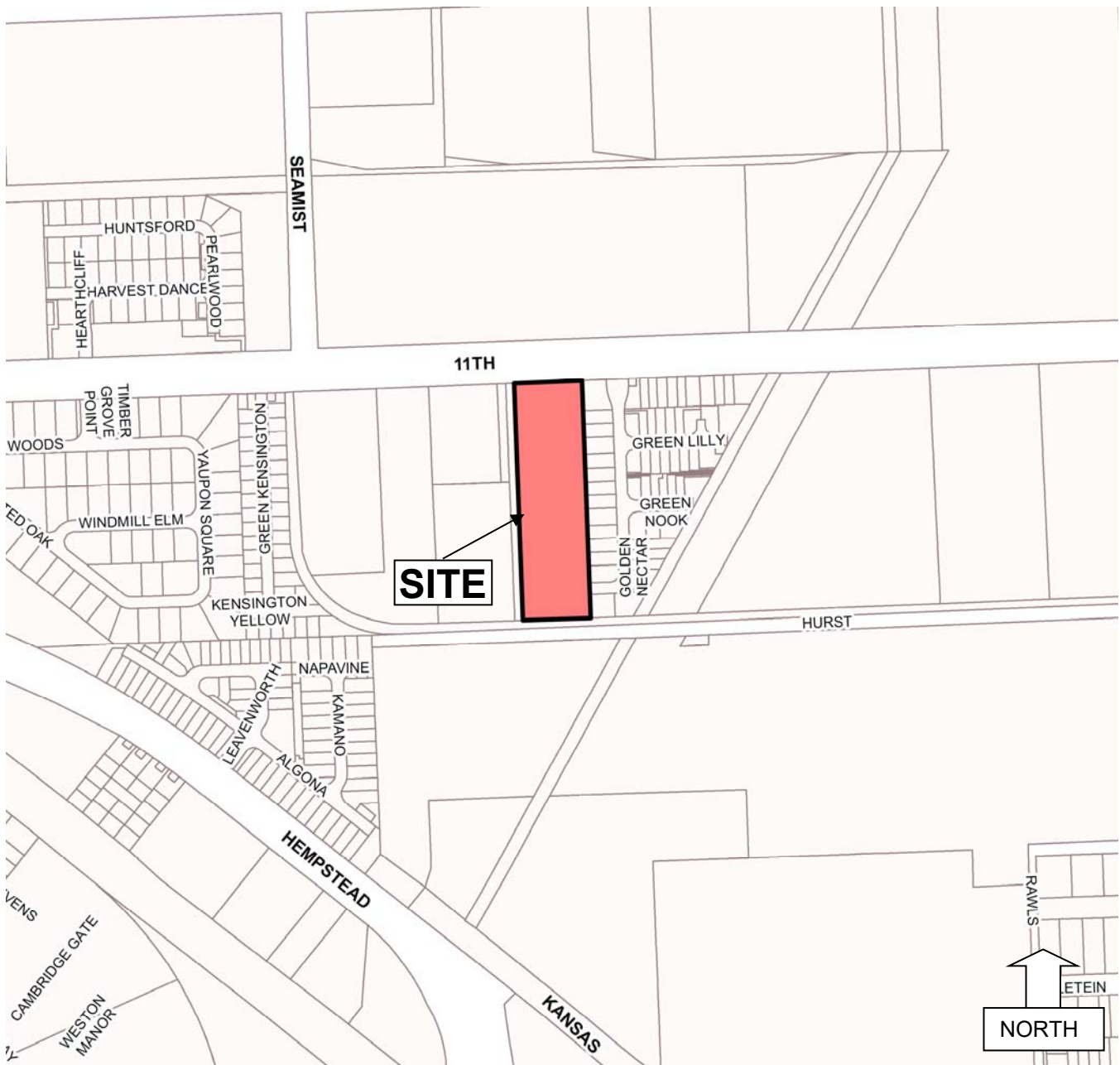
Houston Planning Commission **ITEM: 128**

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: RH Eleventh Street Sec 1 partial replat no 1

Applicant: Vernon G. Henry & Associates, Inc.

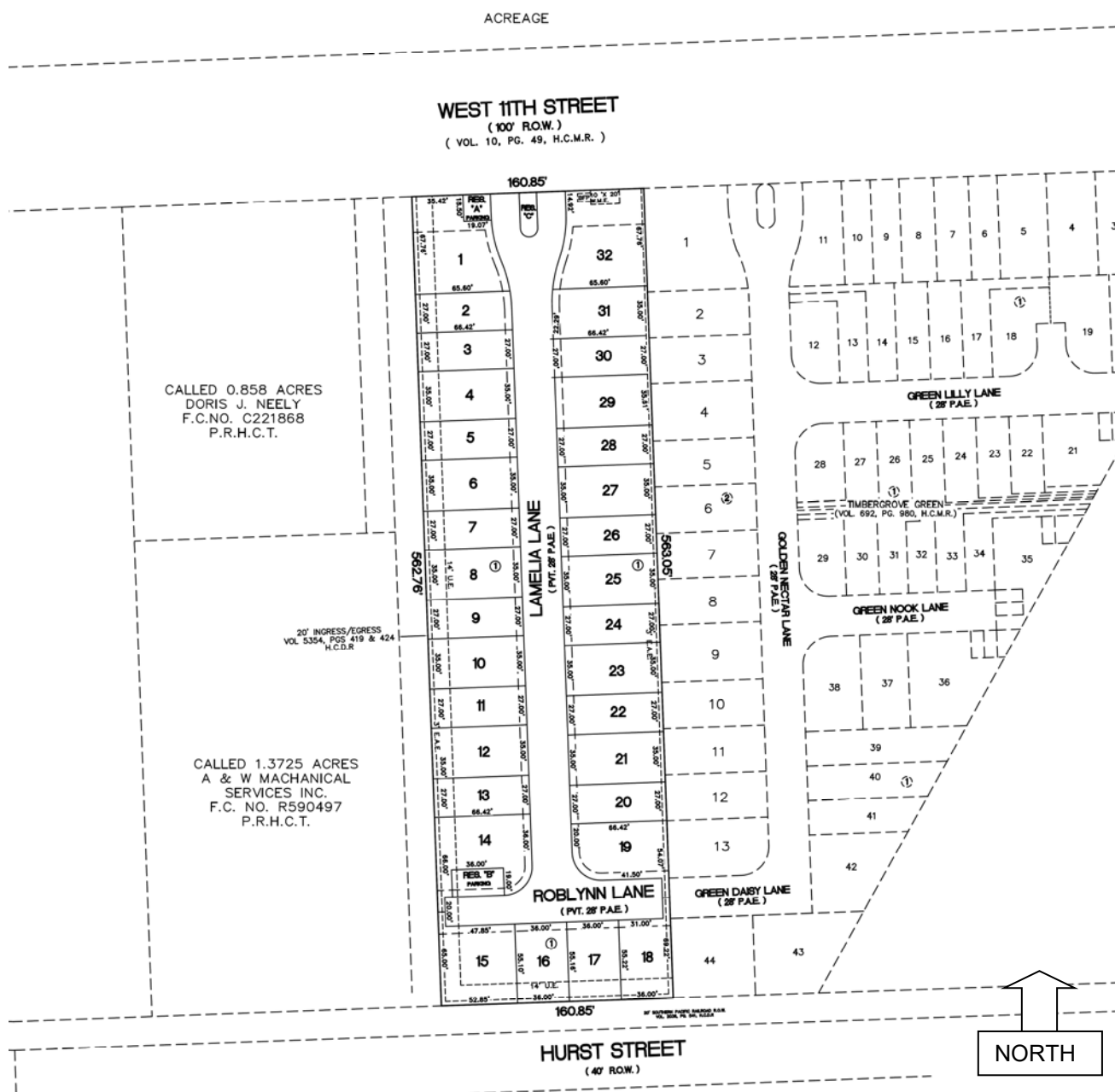


C – Public Hearings

Site Location

Meeting Date: 02/03/2022

Applicant: Vernon G. Henry & Associates, Inc.



Subdivision

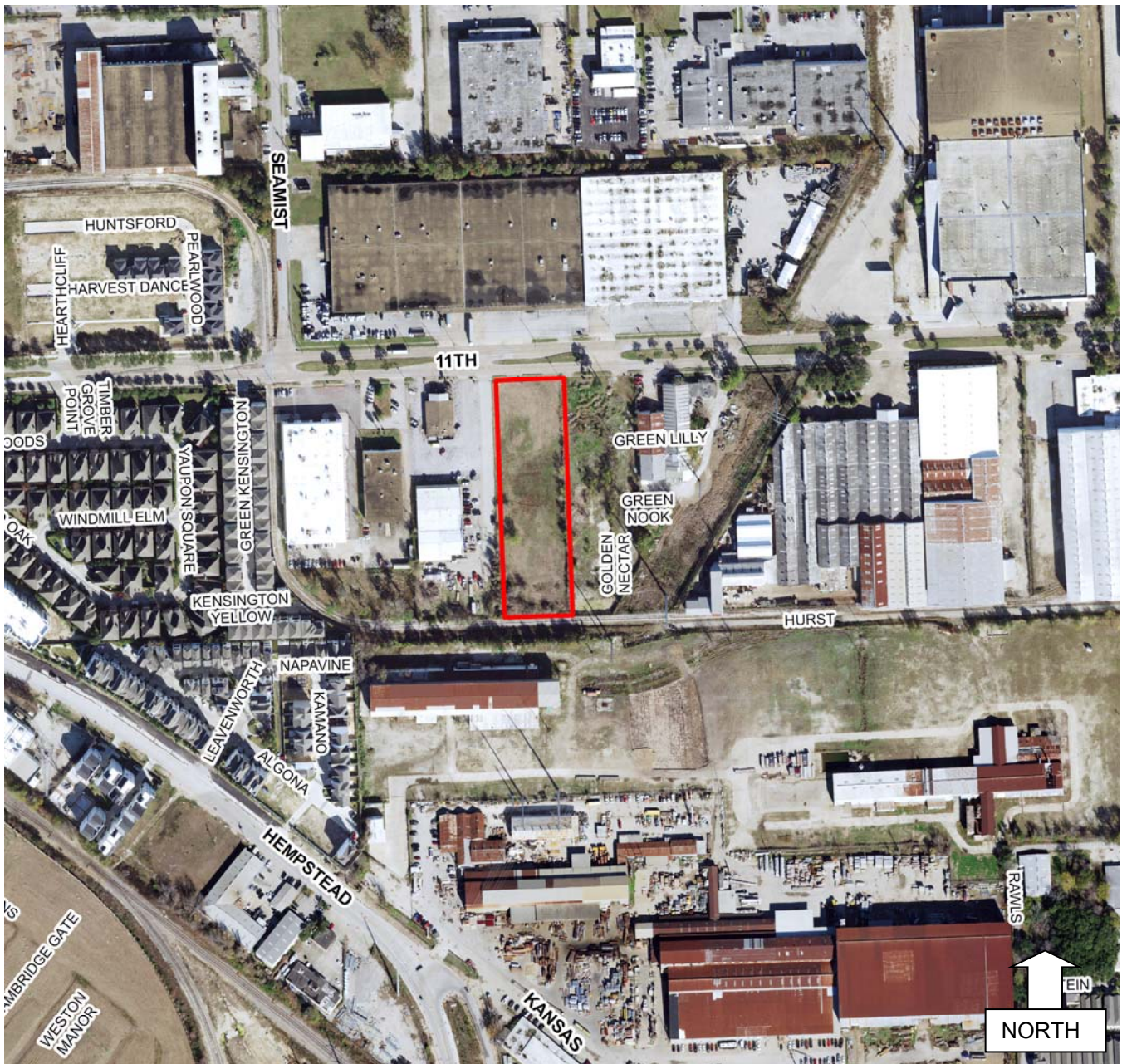
Houston Planning Commission **ITEM: 128**

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: RH Eleventh Street Sec 1 partial replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Aerial

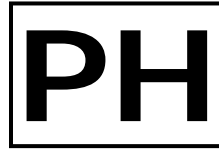


CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 11, 2021

Dear Property Owner:

Reference Number: 2021-2920; RH Eleventh Street Sec 1 partial replat no 1; partial replat of RH Eleventh Street Sec 1, being all of RH Eleventh Street Sec 1 Save and Except Reserve "A", as recorded in Film Code Number 625153 of the Harris County Map Records.

The property is located south along Eleventh Street, east of Hempstead Road. The purpose of the replat is to create thirty-two (32) single-family residential lots and three (3) reserves on a Type 2 PAE. The applicant, **Jake Patrick** with Vernon G. Henry & Associates, Inc, 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.

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, February 3, 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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Terminology

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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Houston Planning Commission **ITEM: 129**

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Southern Terrace Replat partial replat no 1 (DEF 1)

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings

Site Location

Houston Planning Commission

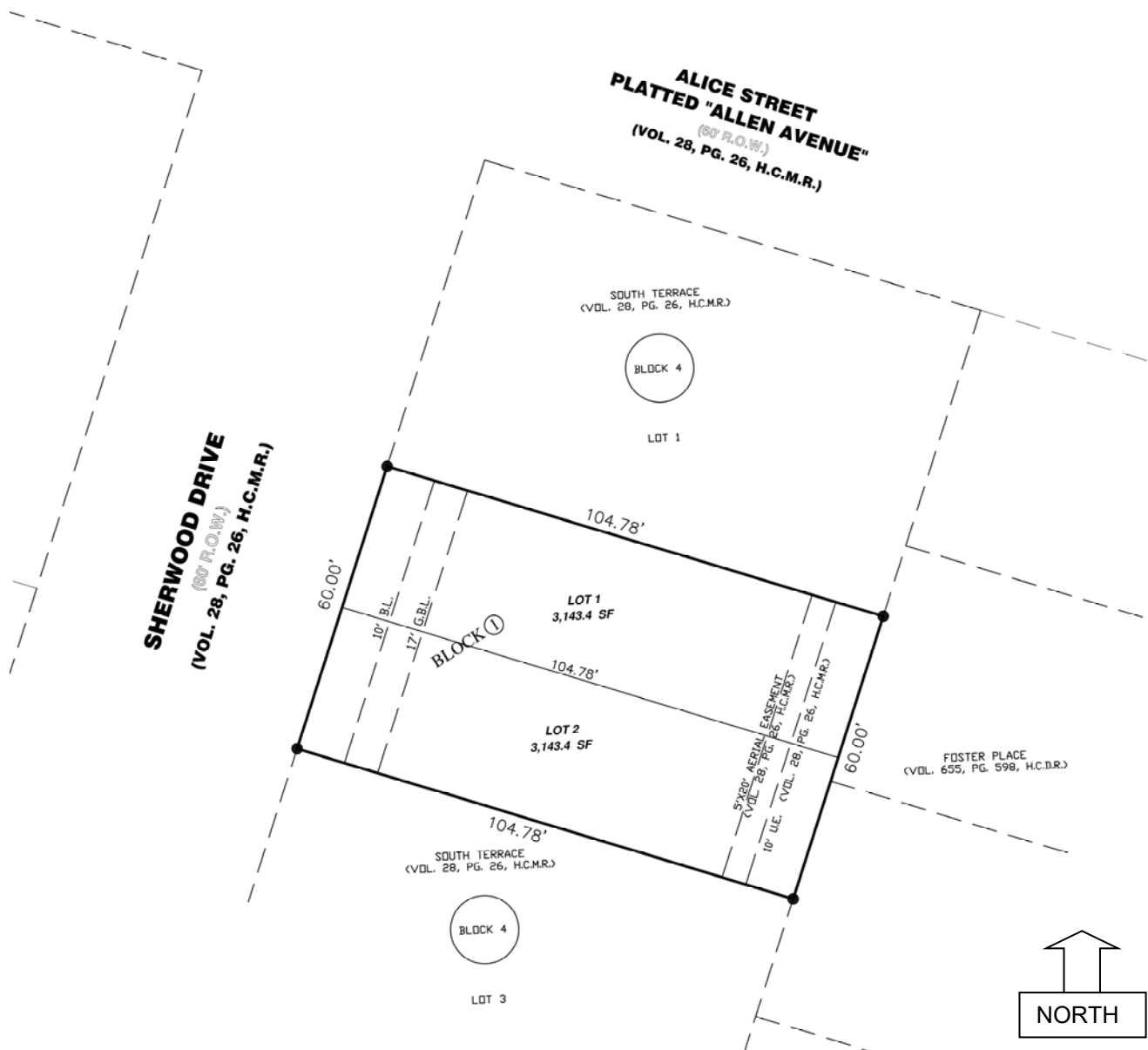
ITEM: 129

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Southern Terrace Replat partial replat no 1 (DEF 1)

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 129**

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Southern Terrace Replat partial replat no 1 (DEF 1)

Applicant: CE Engineers & Development Consultants, 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 20, 2021

Dear Property Owner:

Reference Number: 2021-2965; Southern Terrace Replat partial replat no 1; partial replat of **Southern Terrace Replat**, being Lot 2, Block 4, as recorded in Volume 28, Page 26 of the Harris County Map Records.

The property is located along Sherwood Street between Alice Street and Faulkner Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Chen Wang** with CE Engineers & Development Consultants, INC, can be contacted at **832-491-1458**.

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

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

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

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Terminology

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

ITEM: 130

Planning and Development Department

Meeting Date: 02/02/2022

Subdivision Name: Southgate partial replat no 5 (DEF 2)

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

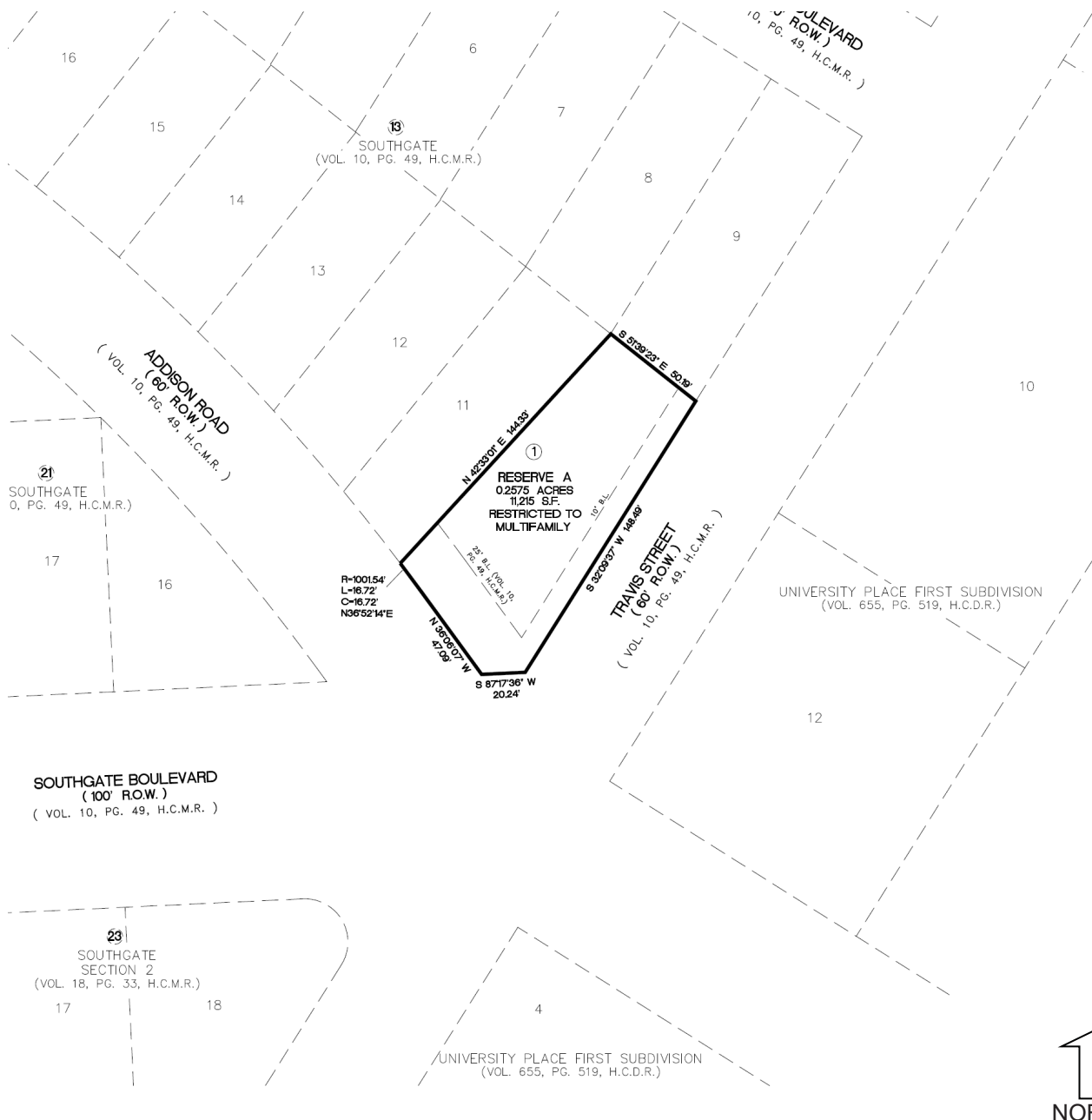
ITEM: 130

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Southgate partial replat no 5 (DEF 2)

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

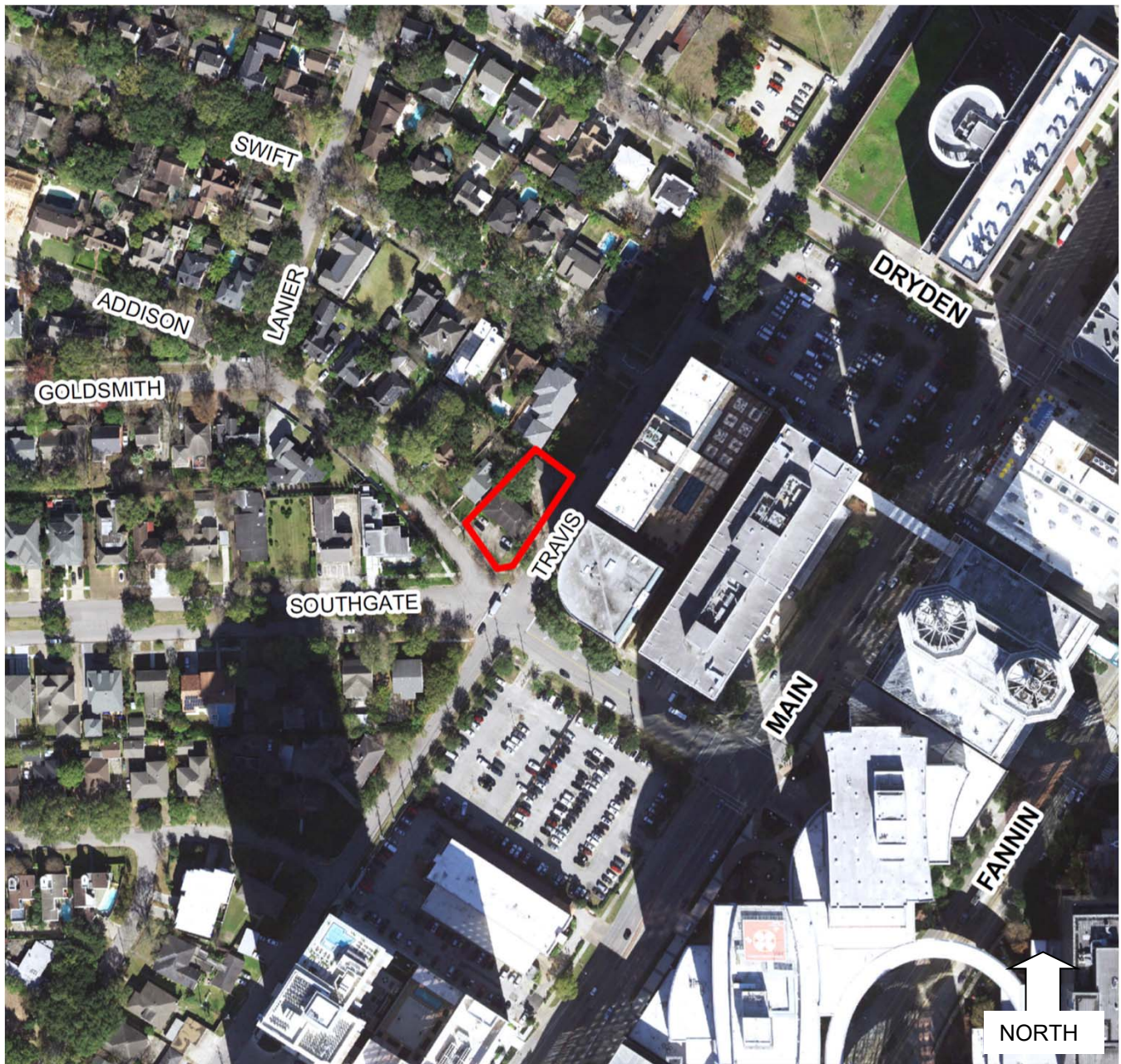
ITEM: 130

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Southgate partial replat no 5 (DEF 2)

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

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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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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Terminology

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

ITEM: 131

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Spring Oaks replat no 1 partial replat no 6

Applicant: Survey 1, Inc.



C – Public Hearings

Site Location

Meeting Date: 02/03/2022

Applicant: Survey 1, Inc.



Houston Planning Commission

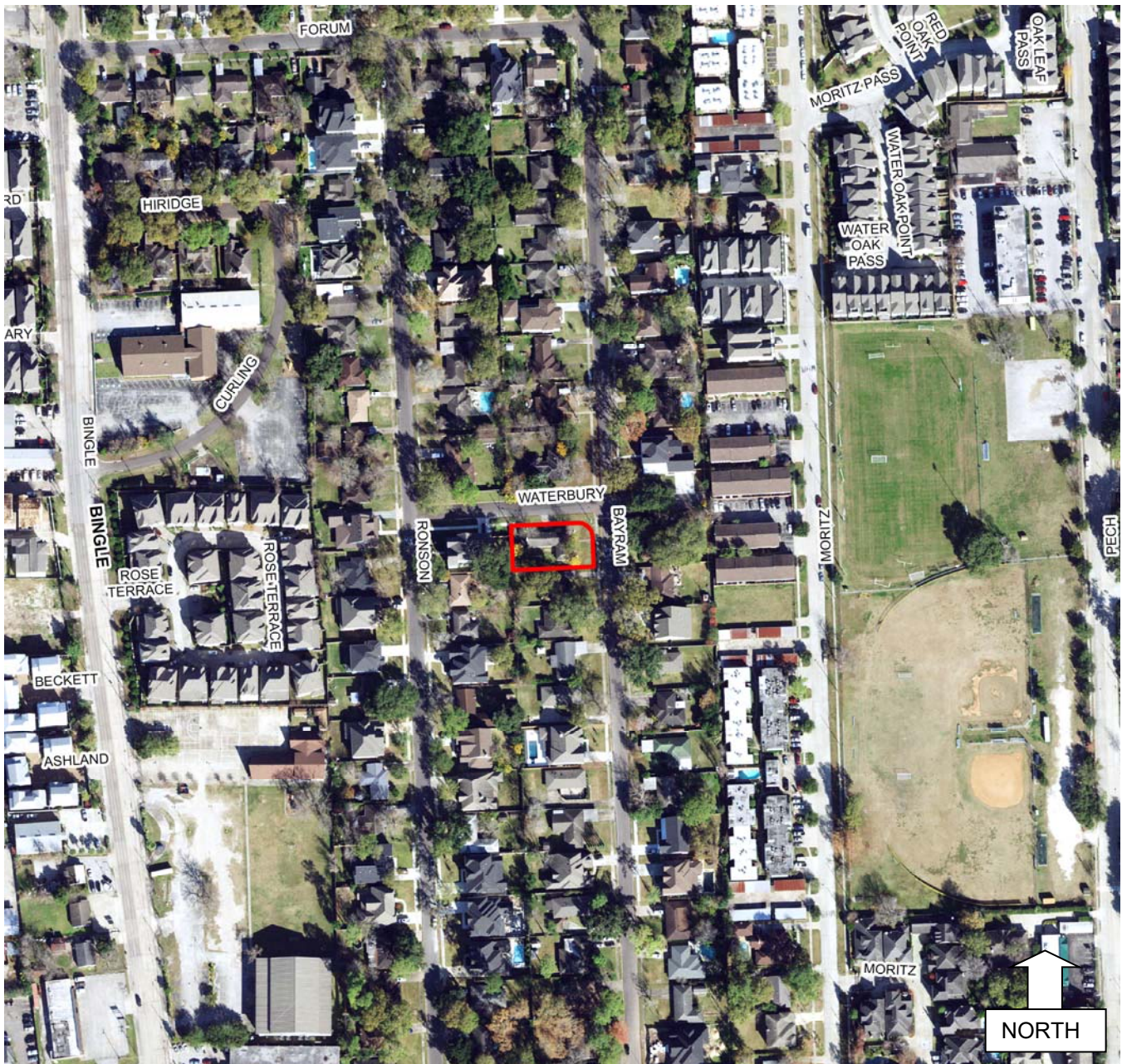
ITEM: 131

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Spring Oaks replat no 1 partial replat no 6

Applicant: Survey 1, Inc.



C – Public Hearings

Aerial



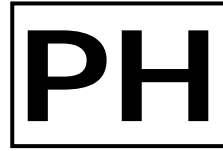
CITY OF HOUSTON

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

January 11, 2021

Dear Property Owner:

Reference Number: 2021-2951; Spring Oaks replat no 1 partial replat no 6; partial replat of **Spring Oaks replat no 1**, being lot 1, block 1 of **Spring Oaks replat no 1 partial replat no 4**, as recorded in Film Code Number 696277 of the Harris County Map Records.

The property is located at the southwest intersection of Waterbury Drive and Bayram Road, east of Bingle Road and south of Long Point Road. The purpose of the replat is to create one (1) single-family residential lots and revise a side building line. The applicant, **Cathy Fontenot** with Survey 1, Inc , 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, February 3, 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.
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Houston Planning Commission

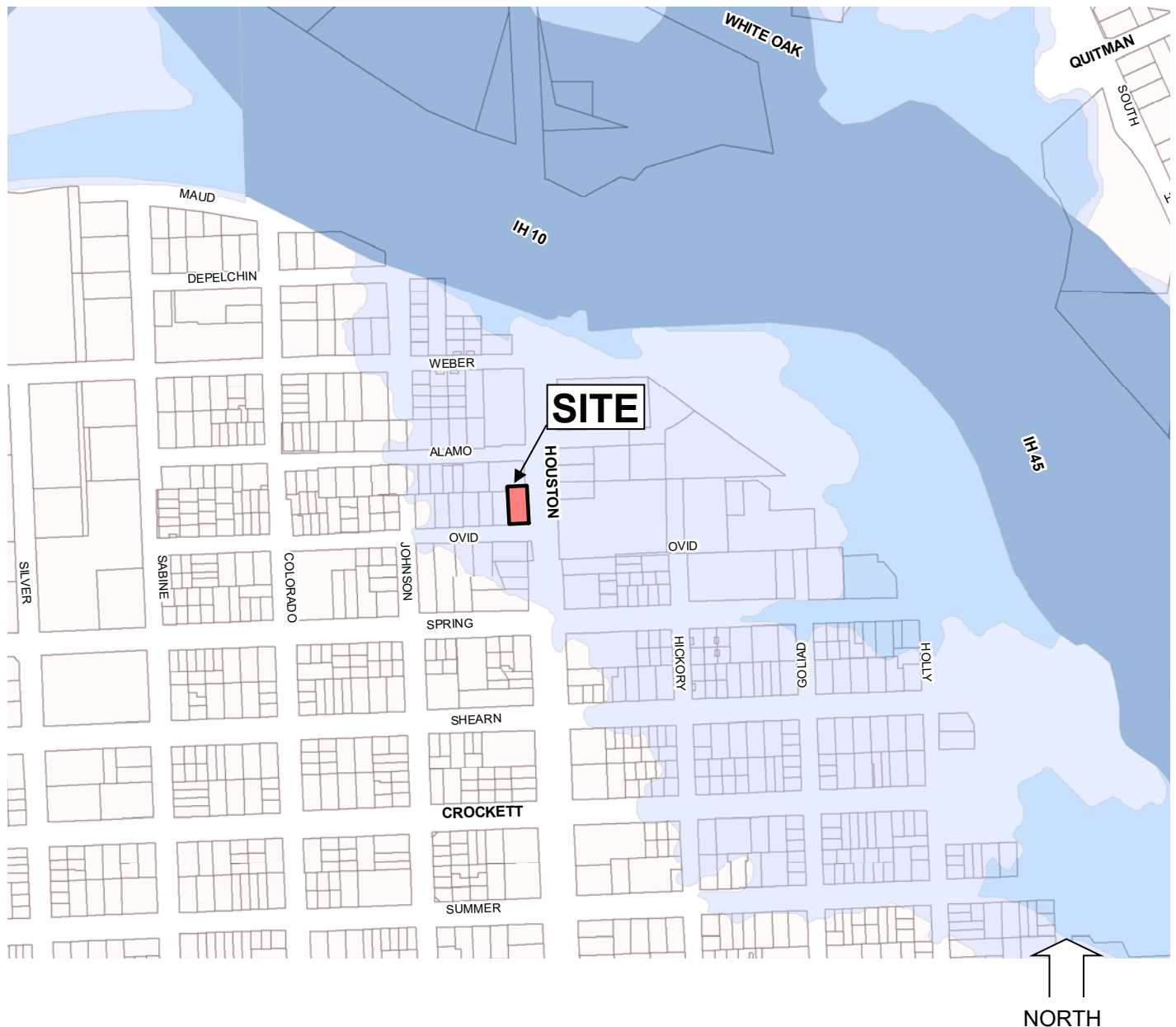
ITEM: 132

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Truxillo Gardens partial replat no 1

Applicant: Texas Legal Media



C – Public Hearings with Variance

Site Location

Houston Planning Commission ITEM: 132

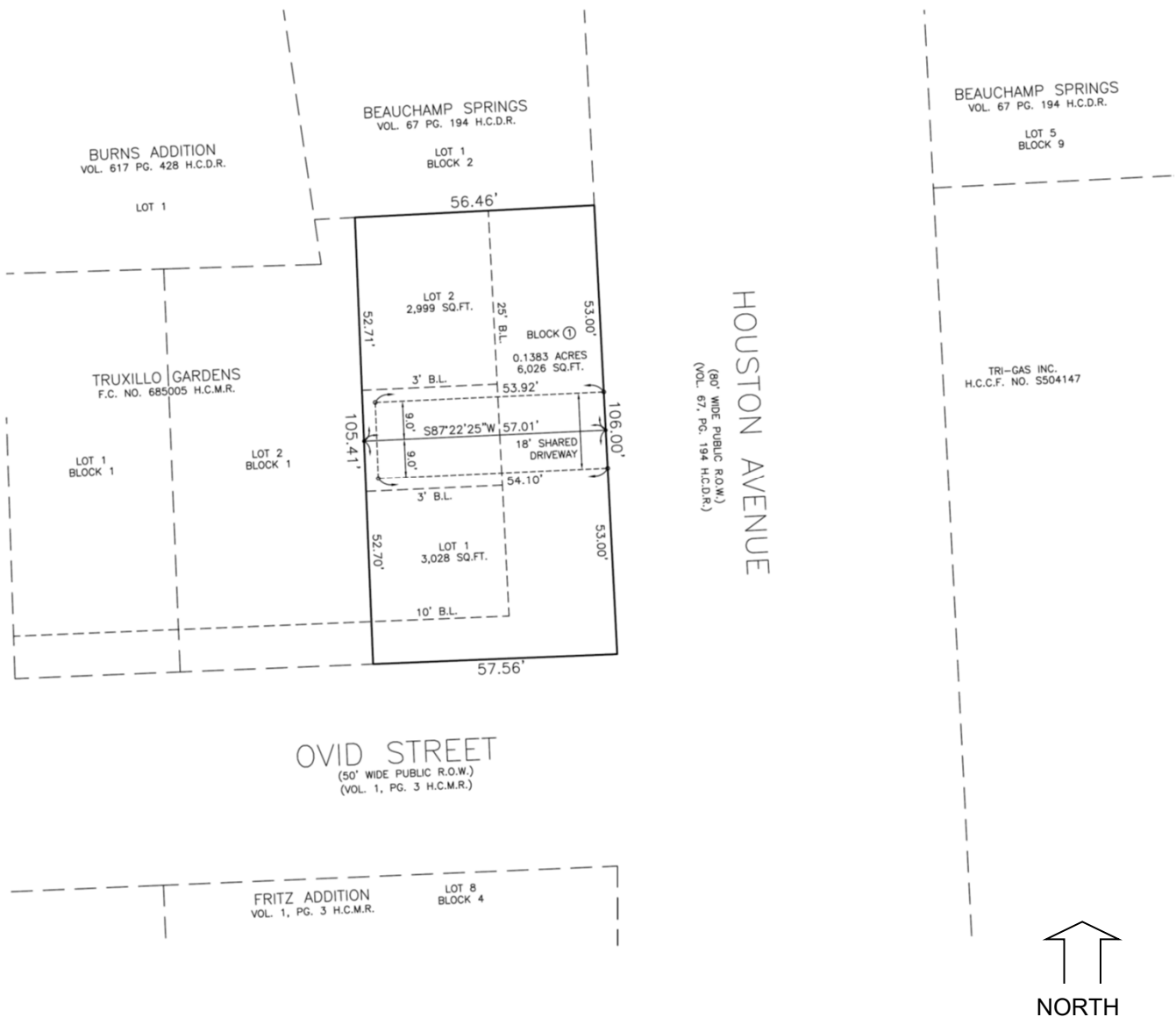
ITEM: 132

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Truxillo Gardens partial replat no 1

Applicant: Texas Legal Media



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

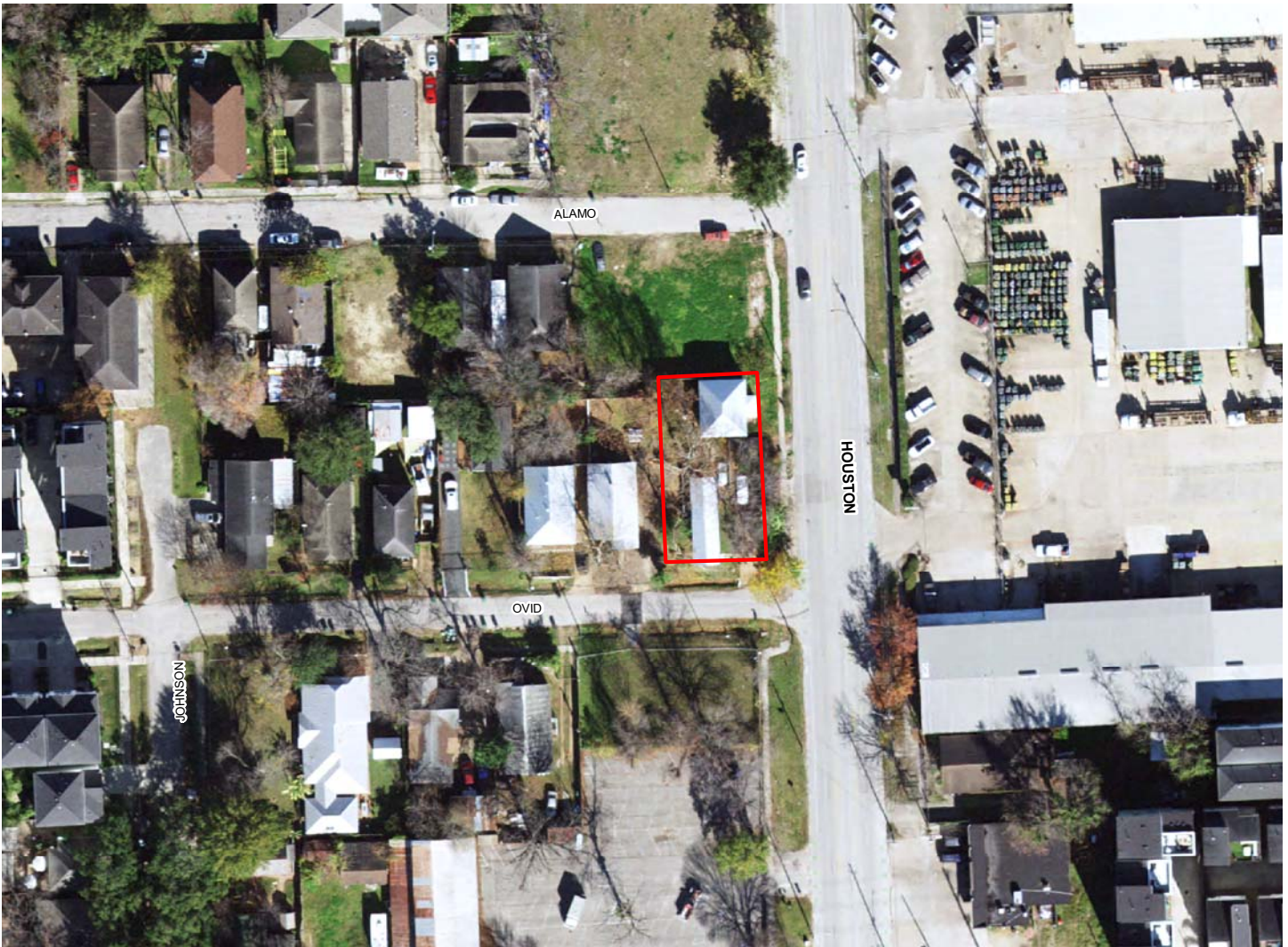
ITEM: 132

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Truxillo Gardens partial replat no 1

Applicant: Texas Legal Media



C – Public Hearings with Variance

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-2769

Plat Name: Truxillo Gardens partial replat no 1

Applicant: Texas Legal Media

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 be exempt from following the special minimum lot size imposed on this Block. (SMLS ordinance # 2020-0179 as recorded in RP-2021-60622 O.P.R.H.C.T.)

Chapter 42 Section: 42-208(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

na

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

The unusual physical characteristic of this property is that this 1 lot contains 2 SFR homes within its boundary. The purpose of this request is for only this application to be exempt from the SMLS requirement in ordinance # 2020-0179 so that Lot 3 that contains 2 separate single family homes may be divided so that each home is on its own lot. This will remove the unwanted unusual physical characteristic without amending or abolishing the SMLS requirement from any other lot or future project that may be proposed on the block. Granting this request will uphold the intent of the owners that imposed and intend to uphold the SMLS for all projects in the future, and keep unwanted Townhome developments from being permitted on this Block of Truxillo Gardens.

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

When this ordinance was set in place the current owner of Lot 3 used the 2 residence as rental units. It has now been sold to Zuniga family that intends to update and remodel the homes making them both larger and bringing them up to standards with the neighborhoods hopes future development in the area. Townhomes development in this area is unwanted by the lot owners on this block and they prefer that development be geared to remodeling and improving the existing homes on the block or by proposing single family residential new construction. The new current owner is attempting to uphold that standard by improving the 2 homes to be able to be sold to 2 new owners that wish to make the homes their primary residence instead of using them as rental units. To do this, each of the 2 homes needs to be on its own lot which requires the existing lot be divided into 2 lots.

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

The intent and general purpose of the SMLS ordinance will be preserved and upheld by granting this single variance request. The size of the 2 new lots proposed will be 3028 sq. ft. and 2999 sq. ft. While these sizes are slightly less than the existing SMLS required, they are over 2 times larger than the lot sizes of a Townhome, which is what the ordinance was created to prevent. The land owners on this block encourage remodeling and improving the condition and size of the existing homes, both of which are exactly what the current owner intends to do, if this variance is granted.

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

The granting of this variance will not be at all injurious to the public and, as explained above, will in fact be helpful in preserving the type of development being sought by the owners on this block.

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

Economic hardship is not the sole justification for the variance request as stated and explained thoroughly above.



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

January 12th, 2022

Dear Property Owner:

Reference Number: 2021-2769; Truxillo Gardens partial replat no 1; replatting of lot 3, block 1, in "Truxillo Gardens", as recorded in Filmcode 685005 of the Harris County Map Records.

The property is located at the northwest intersection of Ovid Street and Houston Ave.

The purpose of the replat is to create two (2) residential lots and a shared driveway.

The applicant, Matthew Sigmon, with Texas Legal Media, on behalf of the developer "Zuniga", can be contacted at 713-298-9987.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, February 3rd, 2022 at 2:30 PM
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.

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

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

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

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

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

Terminology

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- **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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- **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

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Planning Department Staff Authority and Obligation

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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission

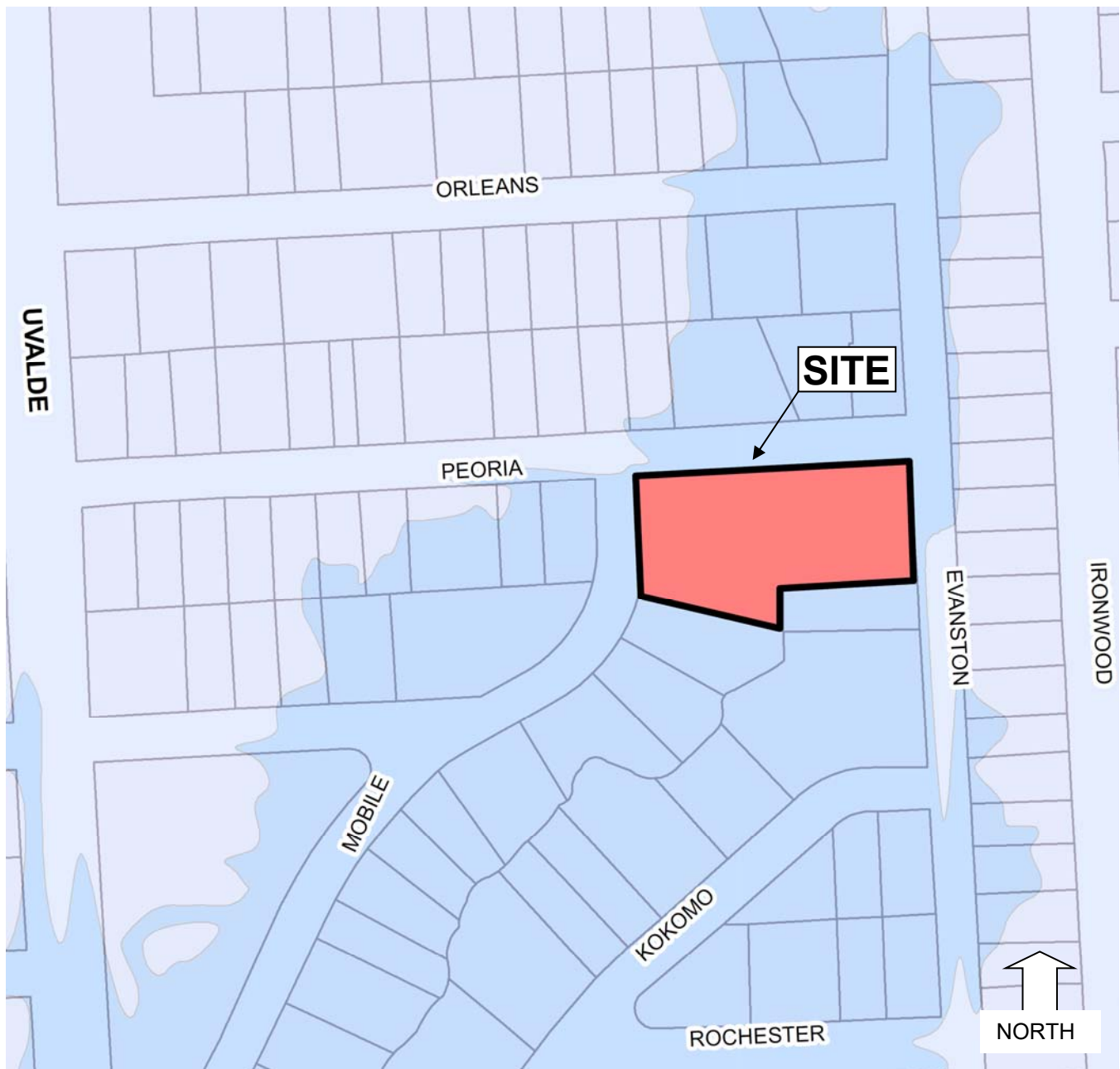
ITEM: 133

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Vernas Garden (Def 1)

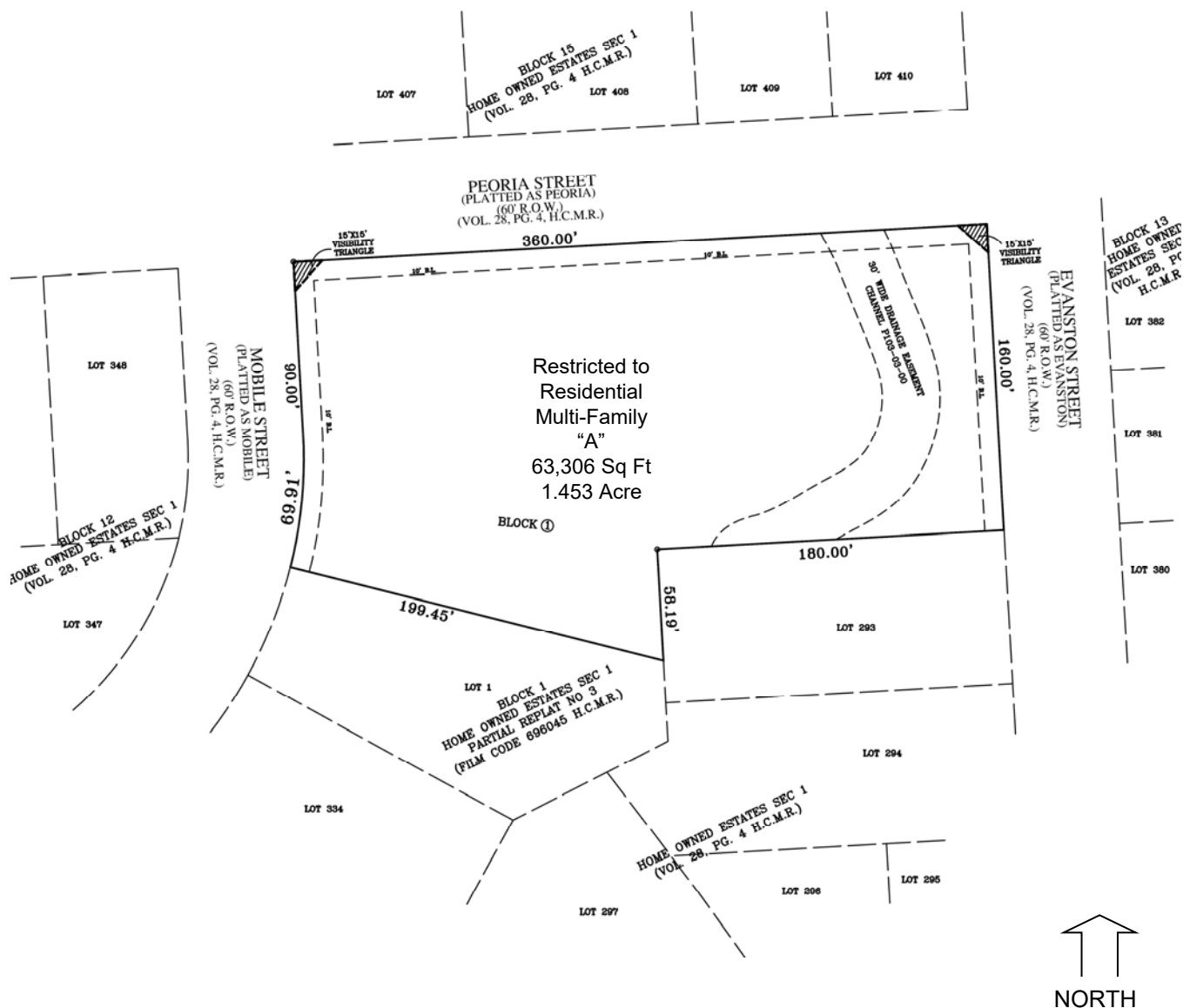
Applicant: The Interfield Group



C – Public Hearings with Variance Site Location

Meeting Date: 02/03/2022

Applicant: The Interfield Group



Subdivision

Houston Planning Commission

ITEM: 133

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Vernas Garden (Def 1)

Applicant: The Interfield Group



C – Public Hearings with Variance

Aerial

APPROXIMATELY 10% OF THE POPULATION IN THE UNITED STATES IS REPORTED TO HAVE A HISTORY OF ALLERGIC REACTIONS. ALLERGIC REACTIONS ARE CAUSED BY A COMBINATION OF GENETIC AND ENVIRONMENTAL FACTORS. ALLERGIC REACTIONS CAN BE LIFE-THREATENING AND CAN CAUSE SIGNIFICANT DISCOMFORT AND DISABILITY. ALLERGIC REACTIONS CAN BE CAUSED BY A VARIETY OF SUBSTANCES, INCLUDING FOOD, DRUGS, INSECTS, AND POLLINEN. ALLERGIC REACTIONS CAN BE PREVENTED BY AVOIDING THE SUBSTANCE THAT CAUSES THE REACTION. IF AN ALLERGIC REACTION OCCURS, IT SHOULD BE TREATED IMMEDIATELY. ALLERGIC REACTIONS CAN BE PREVENTED BY AVOIDING THE SUBSTANCE THAT CAUSES THE REACTION. IF AN ALLERGIC REACTION OCCURS, IT SHOULD BE TREATED IMMEDIATELY.



A100



Application Number: 2021-2817

Plat Name: Vernas Garden

Applicant: The Interfield Group

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:

Specific variance is being sought and extent of variance is to allow the partial replatting of a subdivision that contains single family lots into an unrestricted reserve.

Chapter 42 Section: 193

Chapter 42 Reference:

42-193— Rules governing partial replats of certain property (2) A plat restriction limiting the use of property specifically to "nonresidential use: (a) May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multifamily residential purposes prior to April 3, 1999.

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;

Vernas Gardens is located inside the Houston City Limits, south of Peoria Street, east of Mobile Street, north of Kokomo Street and west of Evanston Street. Vernas Garden consist of all the Lots and Unrestricted Reserve "A" created in Home Owned Estates Sec 1 Partial Replat No 3, except one. The one lot was recently sold. At the time Lot 1, Block 1 was sold, developer was not aware that his plan to construct a multifamily development would require a variance. In meeting and consultations with architect and engineer, it became obvious that constructing front loading units with all the curb cuts, located inside the flood plain, denied owner the best use of the land. The reasons being requirements for detention and mitigation, and height of finish floors. Land between Uvalde Road and Evanston Street consist of mixed uses. Vernas Garden will be an asset to the area, due to the following: (1) It will provide an affordable living option in the area (2) A more reasonable design of detention than the previously planned detention pond at rear of homes. (3) Sidewalk easements are being provided within the plat boundary to accommodate a 5' sidewalk along street frontages, for a pedestrian realm that is more walkable. (4) 3" caliper trees will be provided along the right of way. (5) It greatly reduces the number of curb cuts along two streets.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors of existing conditions and requirements that deny owner reasonable use of land.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will include a 5-foot sidewalk along Peoria Street and Mobile Street b. Sidewalk easements are being provided as needed to provide sidewalks along street frontages c. Privacy planting will be provided along the north

property line of Lot 1, Block 1. d. 3" caliper trees along street frontages e. Development will be landscaped and will preserve and enhance the general character of the community

(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. Development will enhance public welfare, without any way compromising public health or safety. On the contrary, sidewalks and reduction in curb cuts will make the area safer and walkable.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing conditions and requirements.

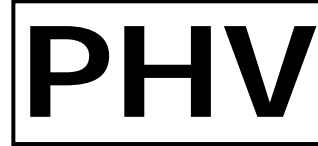


CITY OF HOUSTON

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 20, 2021

Dear Property Owner:

Reference Number: 2021-2817; Vernas Garden; replatting of all of Lots 2 thru 14 and Unrestricted Reserve A, in Block 1, of "Home Owned Estates Sec 1 partial replat no 3". as recorded at Film Code No. 696045 of the Harris County Map Records.

The property is located at the southeast intersection of Mobile Street and Peoria Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Mary Villareal**, with The Interfield Group, on behalf of Green Valley Construction, LLC, can be contacted at **713-780-0909 Ext 312**.

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

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

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Thursday, January 20, 2022 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
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

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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Terminology

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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.

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission

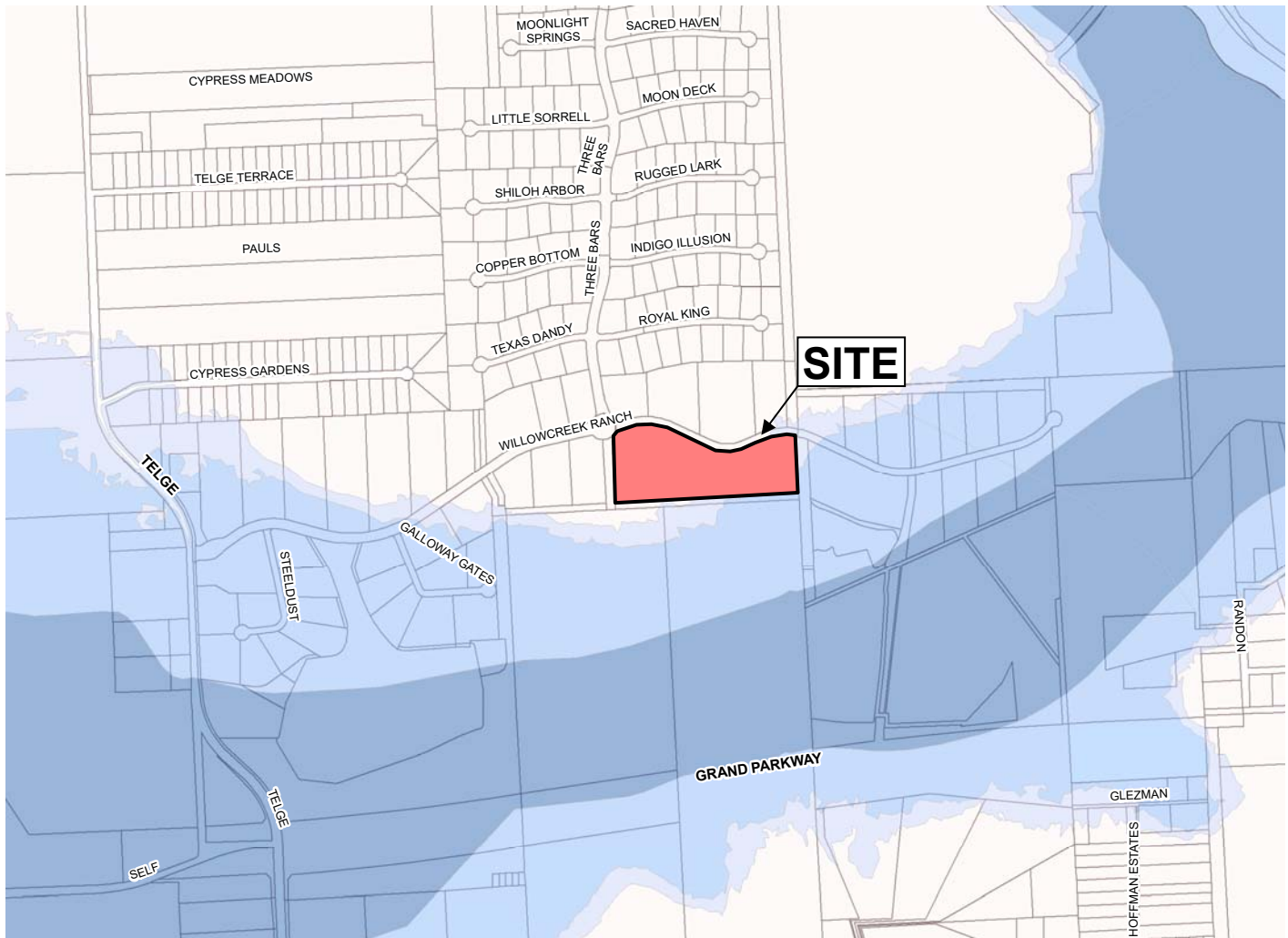
ITEM: 134

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Willowcreek Ranch Sec 4 partial replat no 2

Applicant: EHRA



C – Public Hearings

Site Location

Houston Planning Commission ITEM: 134

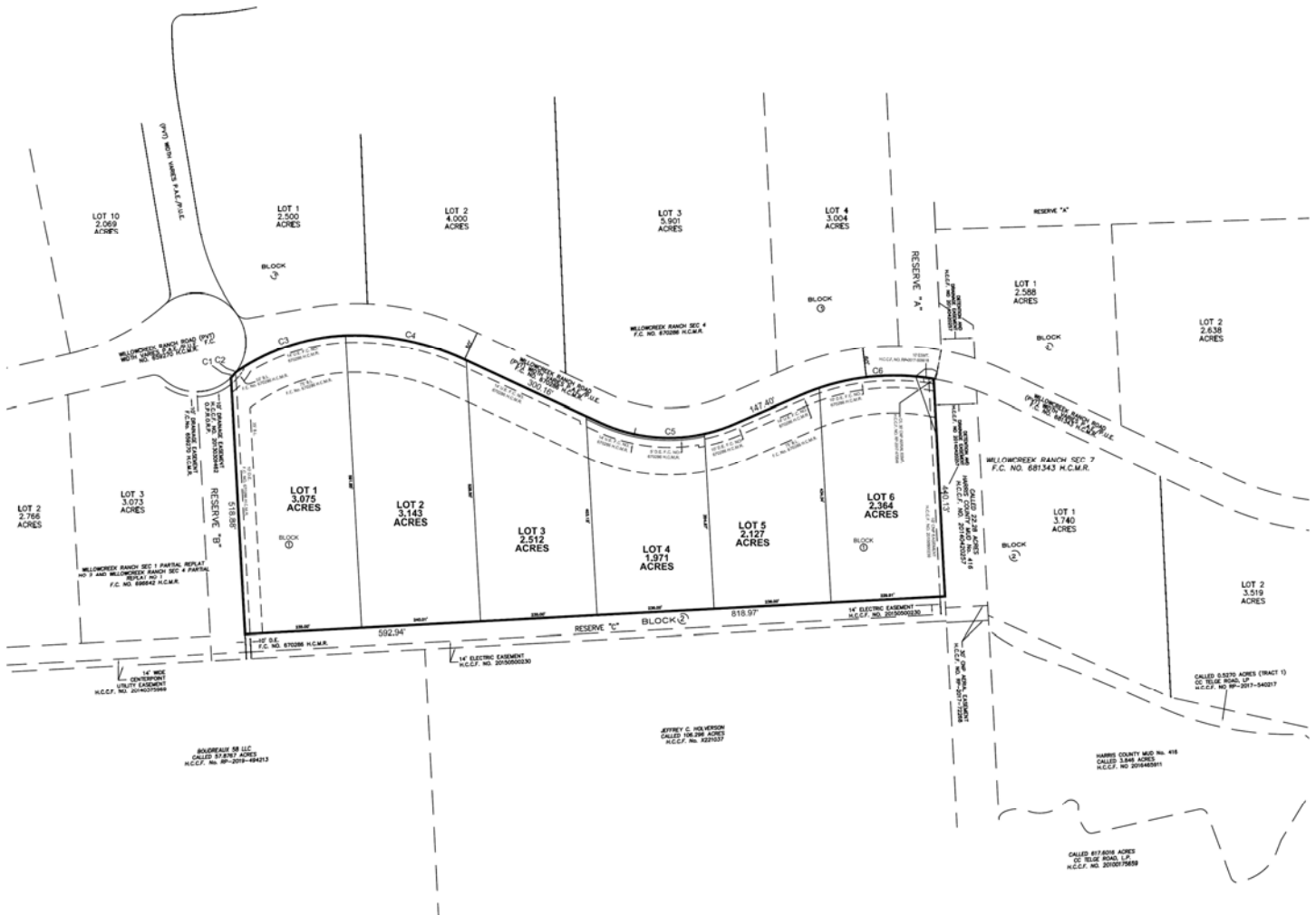
ITEM: 134

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Willowcreek Ranch Sec 4 partial replat no 2

Applicant: EHRA



C – Public Hearings

Subdivision

Houston Planning Commission

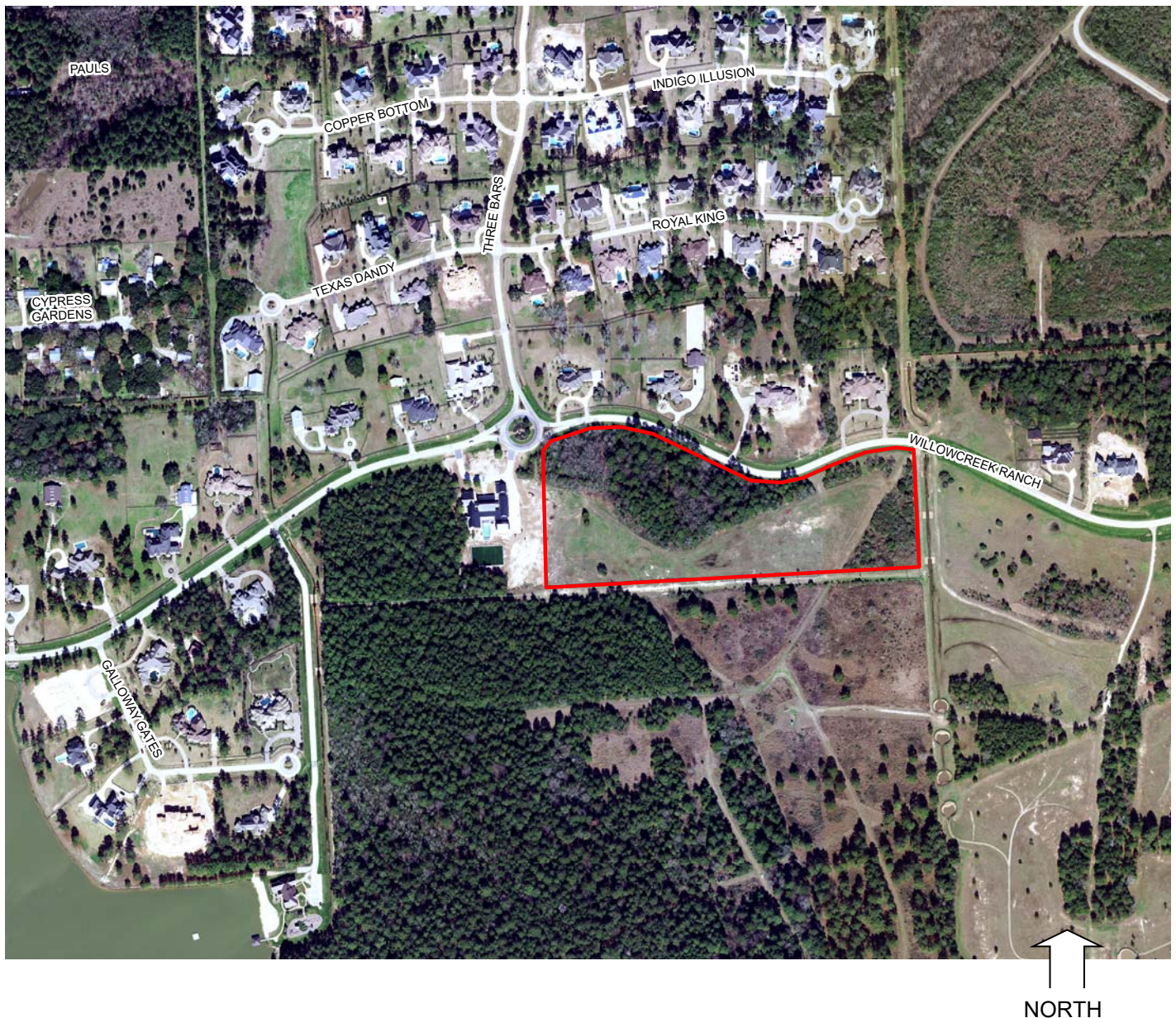
ITEM: 134

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Willowcreek Ranch Sec 4 partial replat no 2

Applicant: EHRA



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

January 10, 2022

Dear Property Owner:

Reference Number: 2021-3062; Willowcreek Ranch Sec 4 partial replat no 2; replatting of a portion of Lots 1 through 6, in Block 2, as recorded in Film Code No. 670286 of the Harris County Map Records.

The property is located along and south of Willowcreek Ranch Road (PVT), east of Telge Road and north of the Grand Parkway. The purpose of the replat is to create six (6) single-family residential lots. The applicant, **Christopher Browne**, with EHRA., on behalf of the property owners, can be contacted at **713-337-7447**.

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, February 3, 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

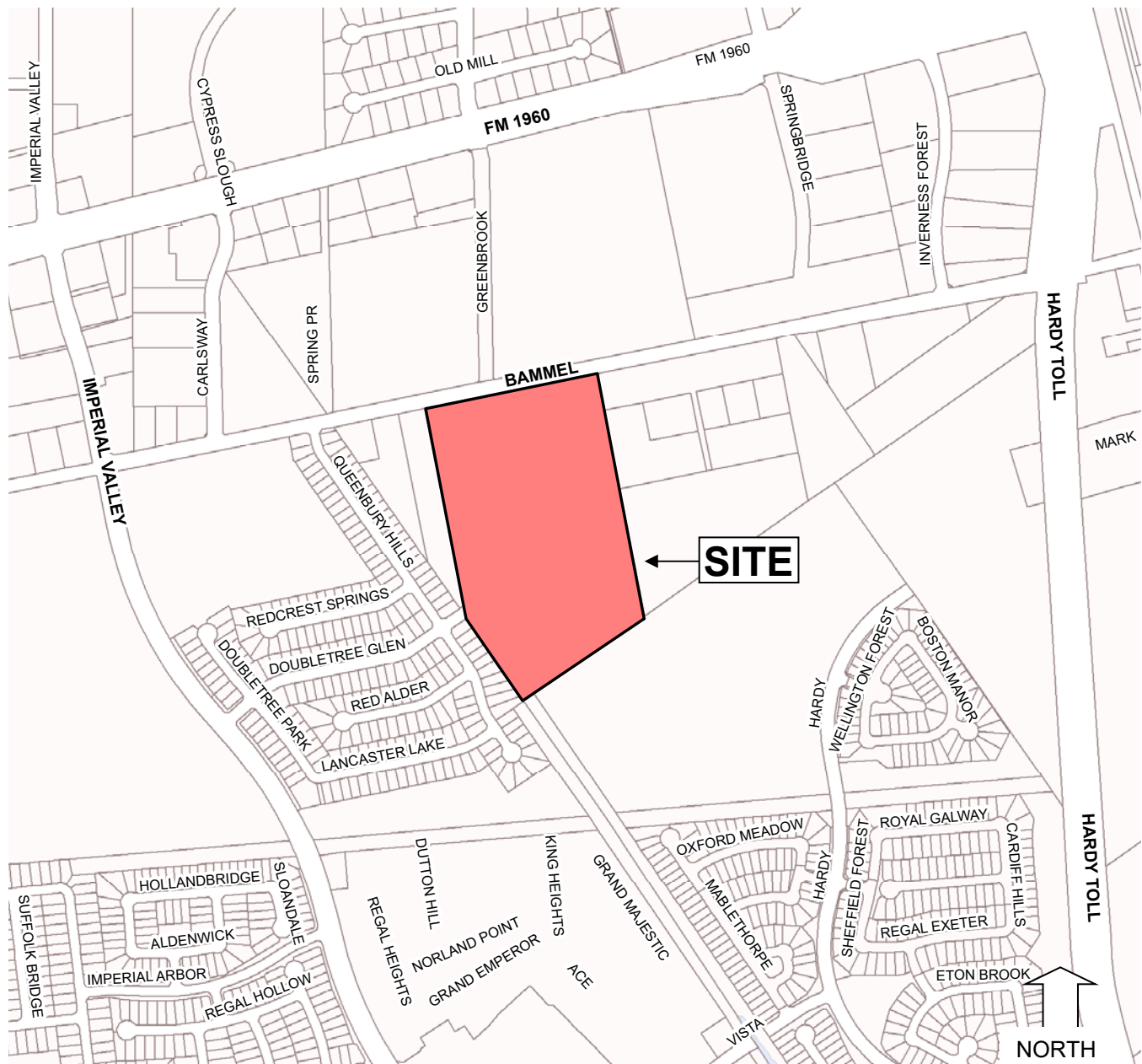
ITEM: 135

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Bammel Road LLC

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

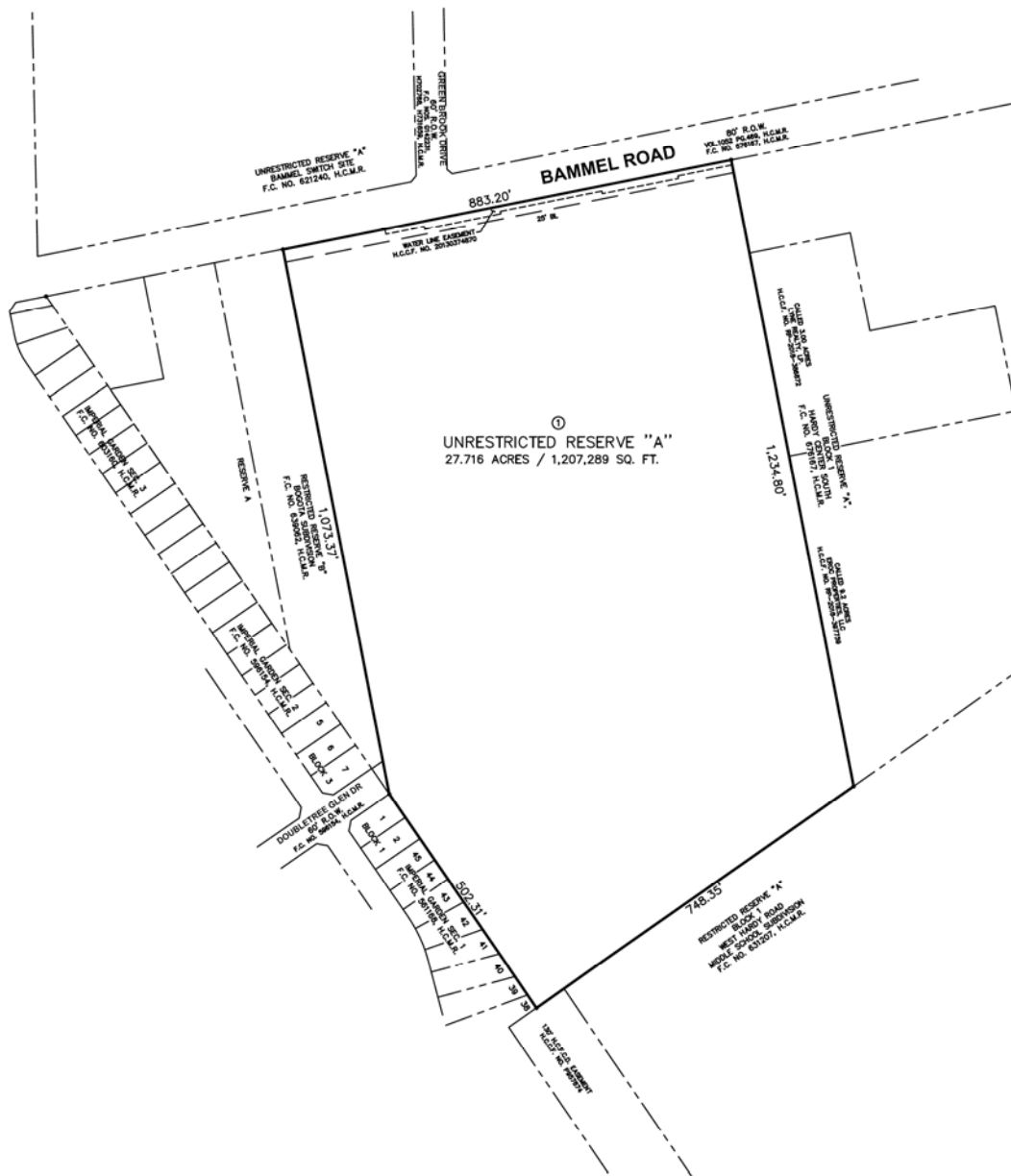
ITEM: 135

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Bammel Road LLC

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 135

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Bammel Road LLC

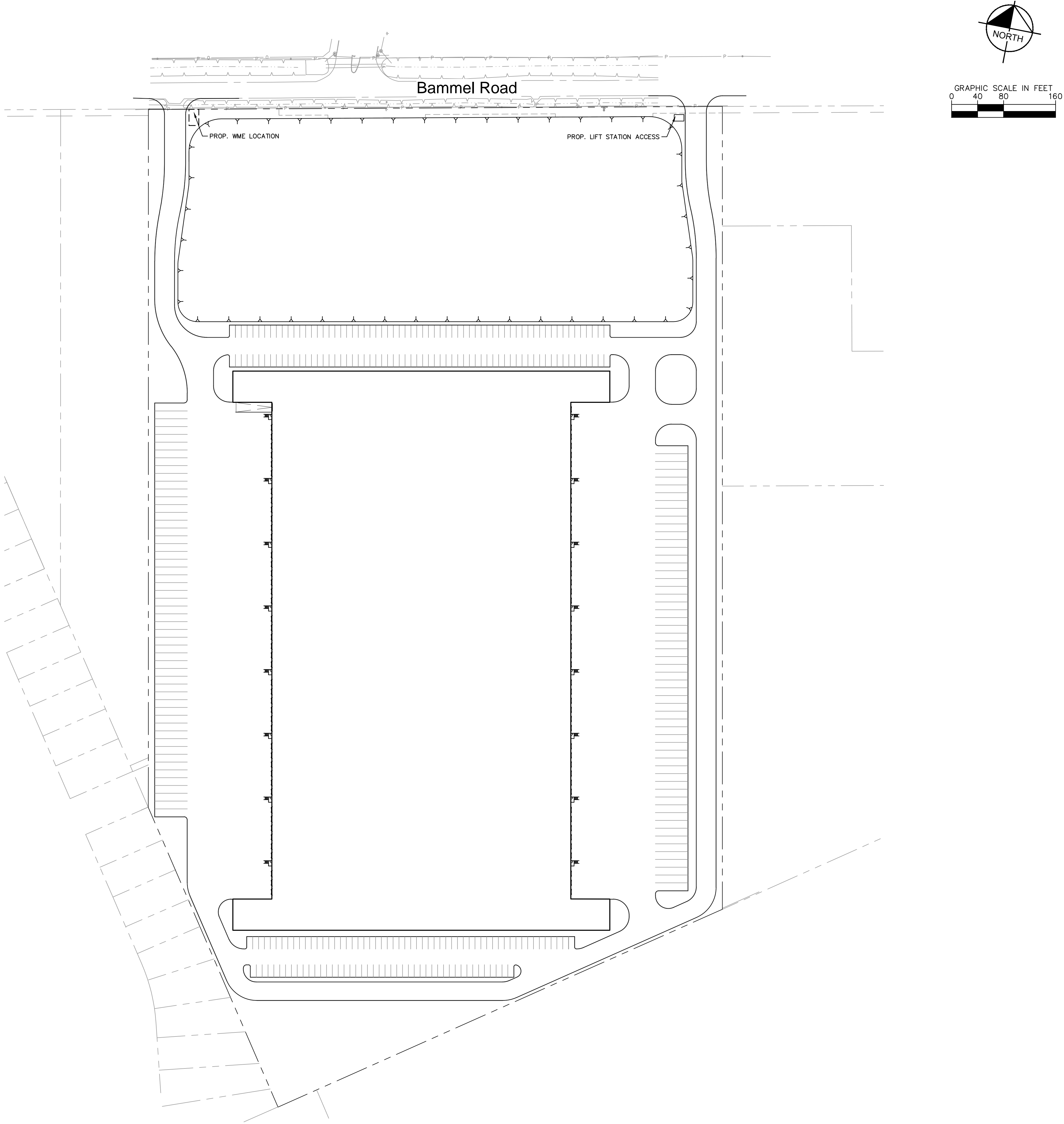
Applicant: Windrose



D – Variances

Aerial

SITE PLAN
1/14/2022





Application Number: 2022-0178

Plat Name: Bammel Road LLC

Applicant: Windrose

Date Submitted: 01/24/2022

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

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

Specific Variance is being sought and extent of variance:

To not extend Doubletree Glen Drive from its' terminus within the single-family residential subdivision of Imperial Gardens and thereby, create an excessive intersection distance along the common property line of approximately 3,600'. In the event that the request for variance is granted, we are also requesting that a cu-de-sac terminating Doubletree Glen Drive not be required as the street is only one lot depth deep at this location and would serve no purpose.

Chapter 42 Section: 135

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. If each of these criteria is met, the stub street is not required to be extended. (b) The owner of the property adjacent to the end of a stub street that is not extended pursuant to subsection (a) of this section shall: 1. (1) Construct a pedestrian gate and ornamental screening fence with a minimum height of six feet along the entire right-of-way line when the adjacent property is a public park, a detention reserve, a flood control easement or fee strip, or other platted open space that pedestrian access to and from may be appropriate; or 2.(2) Construct a wood, concrete or masonry opaque screening fence with a minimum height of six feet that extends the width of the right-of-way of the stub street if the adjacent property does not meet the criteria of item (1) of this subsection (c) Each application for a plat for property located wholly or partially within the city shall indicate whether any existing stub street will be extended into the proposed subdivision. The director shall notify each district city council member of each proposed plat within the council member's district that proposes to extend a stub street. The director shall give the notice as soon as practicable prior to commission consideration of the 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;

Crow Holdings Industrial has contracted to purchase the 27.7 acre parcel of land located on Bammel Road between Imperial Valley Drive and the Hardy Toll Road. (See attached exhibit). It is the intent of Crow Holdings Industrial to develop the site as a warehouse distribution complex with its access coming from Bammel Road. The site would contain it's own internal traffic circulation system. The design and location of the driveway(s) serving the project are being coordinated with Harris County and the appropriate turn lanes, traffic signals and other traffic improvements will be installed per their requirements to ensure that that traffic entering and exiting the project is done in a safe and efficient

manner. Rationale for the variance is as follows: • The property is being developed for light industrial uses (warehouse / distribution), a use inconsistent with the adjoining single family neighborhood should they become connected. • The extension of the roadway would only serve the subject property, inasmuch as, all of the remaining surrounding property has been developed without stub streets as illustrated on the attached exhibit. The southern boundary is occupied by the Lewis Middle School (Aldine ISD) eastern boundary is developed as a small industrial park platted as Hardy Center South, and the portion of the western boundary not adjacent to the Imperial Gardens Subdivision is occupied by an automotive repair shop and platted as Bogata Reserve A & B. Therefore, the roadway could only be extended through the subject property to Bammel Road. • The extension of Doubletree Glen Road would provide no additional area traffic circulation benefits as the area is almost fully developed and the roadway system and area traffic patterns are well established. • The extension of Doubletree Glen Road would invite undesirable and unsafe cut-thru traffic into a single-family neighborhood. This would mostly be truck traffic associated with the proposed warehouse distribution development. The roadway currently connects directly to Imperial Valley Drive. • The Imperial Gardens Subdivision has two points of access to both Imperial Valley Drive and Bammel Road and does not need a third access point. A cul-de-sac terminus is not warranted in this situation due to this segment of Doubletree Glen Drive being only one lot depth in length.

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

The existing shape and size of the property, as well as, the established surrounding land uses dictate the market conditions for the site and are consistent with development patterns in the area which are not the result of a hardship created by the applicant.

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

Area traffic circulation is well established and coupled with the compliance with Harris County requirements, the intent of the regulations will be preserved and maintained.

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

The granting of the variance will be beneficial to the to the public health. safety and welfare by maintaining a separation of land uses (Single-family and Industrial) and not inviting the potential for industrial traffic within a residential neighborhood.

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

The existing development both on the site and surrounding the site, as well as, other physical characteristics described above, are the supporting circumstances for this request.

Houston Planning Commission

ITEM: 136

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Brailsfort Place

Applicant: Surv-Tex Surveying, Inc



D – Variances

Site Location

Houston Planning Commission

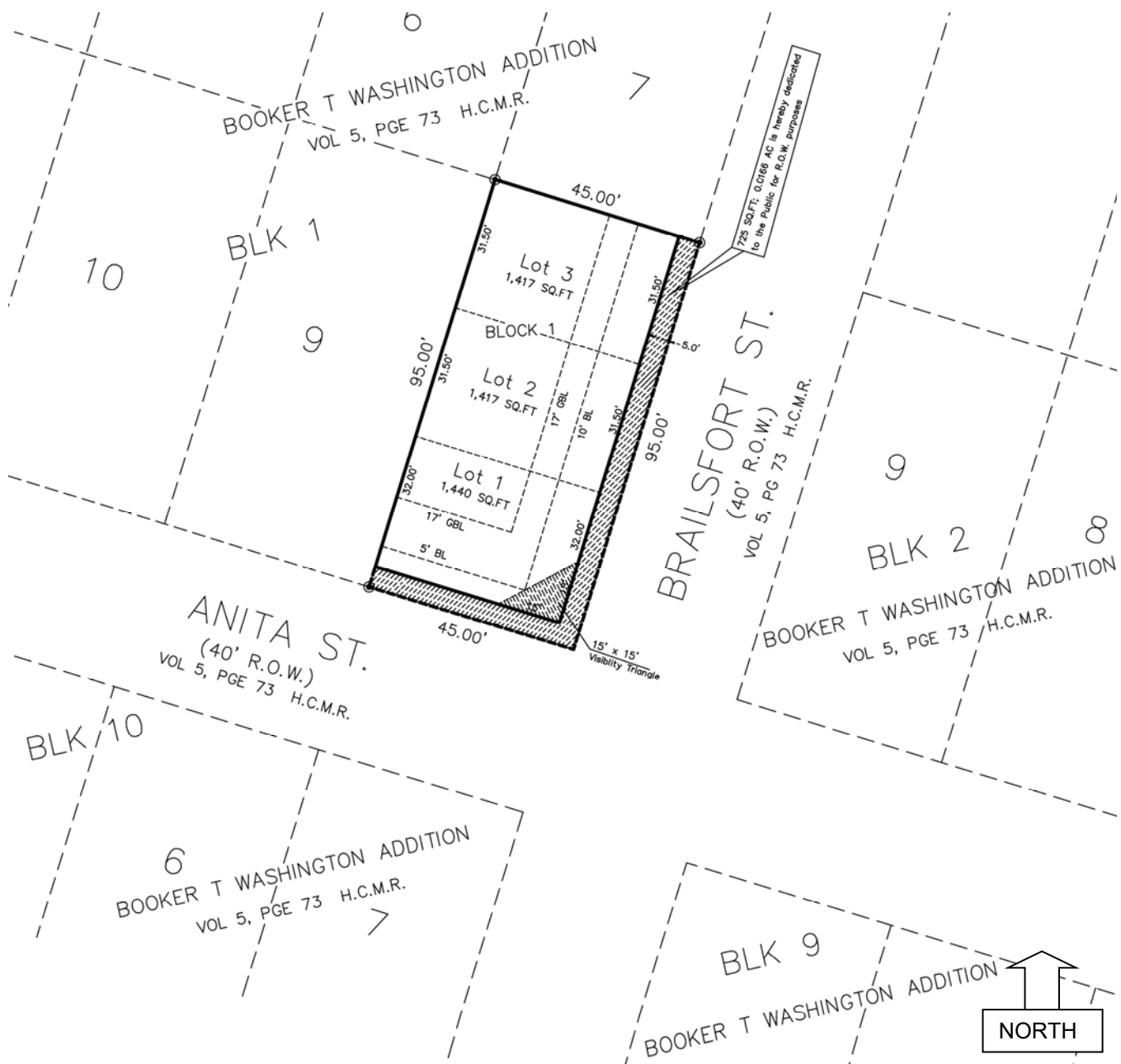
ITEM: 136

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Brailsfort Place

Applicant: Surv-Tex Surveying, Inc



D – Variances

Subdivision

Houston Planning Commission

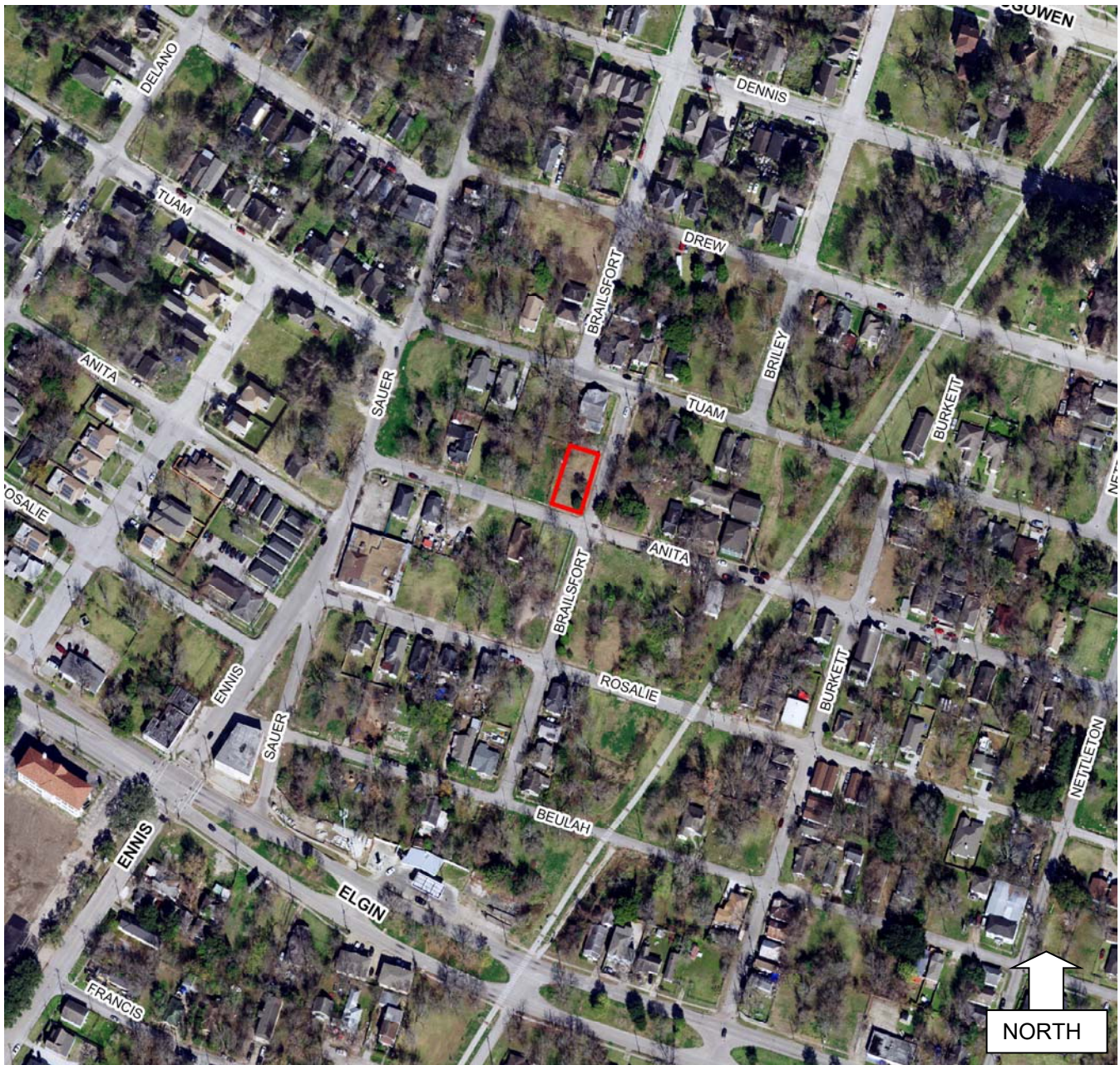
ITEM: 136

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Brailsfort Place

Applicant: Surv-Tex Surveying, Inc



D – Variances

Aerial



COPYRIGHT RESERVED

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing any errors or omissions shall be reported to VMC without delay
The Copyright to all designs and drawings are the property of VMC. Reproduction or use for any purpose other than that authorized by VMC is forbidden

LIMITATION

VMC Engineering & Construction LLC only warrants and guarantee to use the expected level of care as practice by members of our profession.

In addition, by using this plan, the client or builder limits the total aggregate liability to VMC Engineering & Construction LLC to NO MORE THAN proposal value

CLIENT / PROJECT

3025 ANITA ST

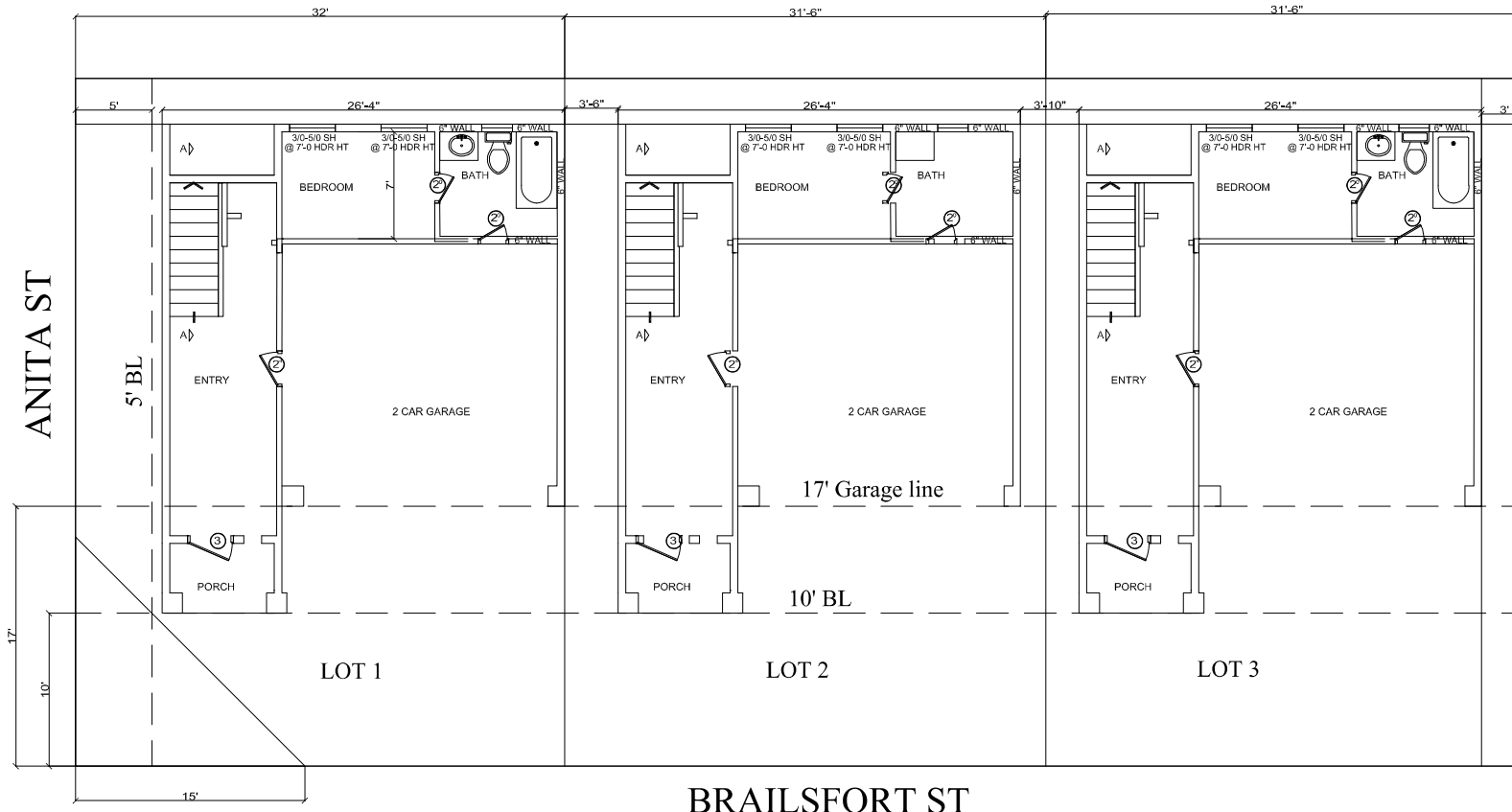
TITLE & DRAWING No.

A1.02 Site plan

SCALE

1/8"=1'-0"

REVISION



BRAILSFORT ST

SITE PLAN

Address : 3025 Anita St, Houston, TX 77004
A subdivision of 0.1147 Acres



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-3085

Plat Name: Brailsfort Place

Applicant: Surv-Tex surveying 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 allow a 5-foot Building Line on Anita Street, instead of the 10-foot building line required by this Chapter

Chapter 42 Section: 42-156

Chapter 42 Reference:

(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;

This property is subject to a 5-foot strip of land to be dedicated to the Public ROW for the widening on both Brailsfort St and on Anita St. The dedication combined with a 10' building line greatly restricts the building area of the lots.

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

The circumstances supporting the granting of this variance are not the result of a hardship created by the Applicant; 725 SQ.FT dedicated out of this property for the widening of the R,O,W, of Anita St and Brailsfort St make this project unfeasible

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

The General purpose of this Chapter will be preserve; This property being located at the intersection of two streets of insufficient width create this unusual circumstance

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

Granting this variance will not be injurious to the safety and welfare of the public

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

Economic hardship is not the sole justification of this variance request.



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

January 27, 2022

NOTICE OF VARIANCE

PROJECT NAME: Brailsfort Place

REFERENCE NUMBER: 2021-3085

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 northwest intersection of Brailsfort Street and Anita Street, east of Ennis Street and north of Elgin 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.

Surv-Tex Surveying, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 5' building line along Anita Street, instead of the required 10' building line. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, **February 3, 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 **Abdul Diop with Surv-Tex Surveying Inc. at 713-521-4551**. You may also contact **John Cedillo** 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: 137

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Clevie Court

Applicant: AAB Homes, LLC



D – Variances

Site Location

Houston Planning Commission

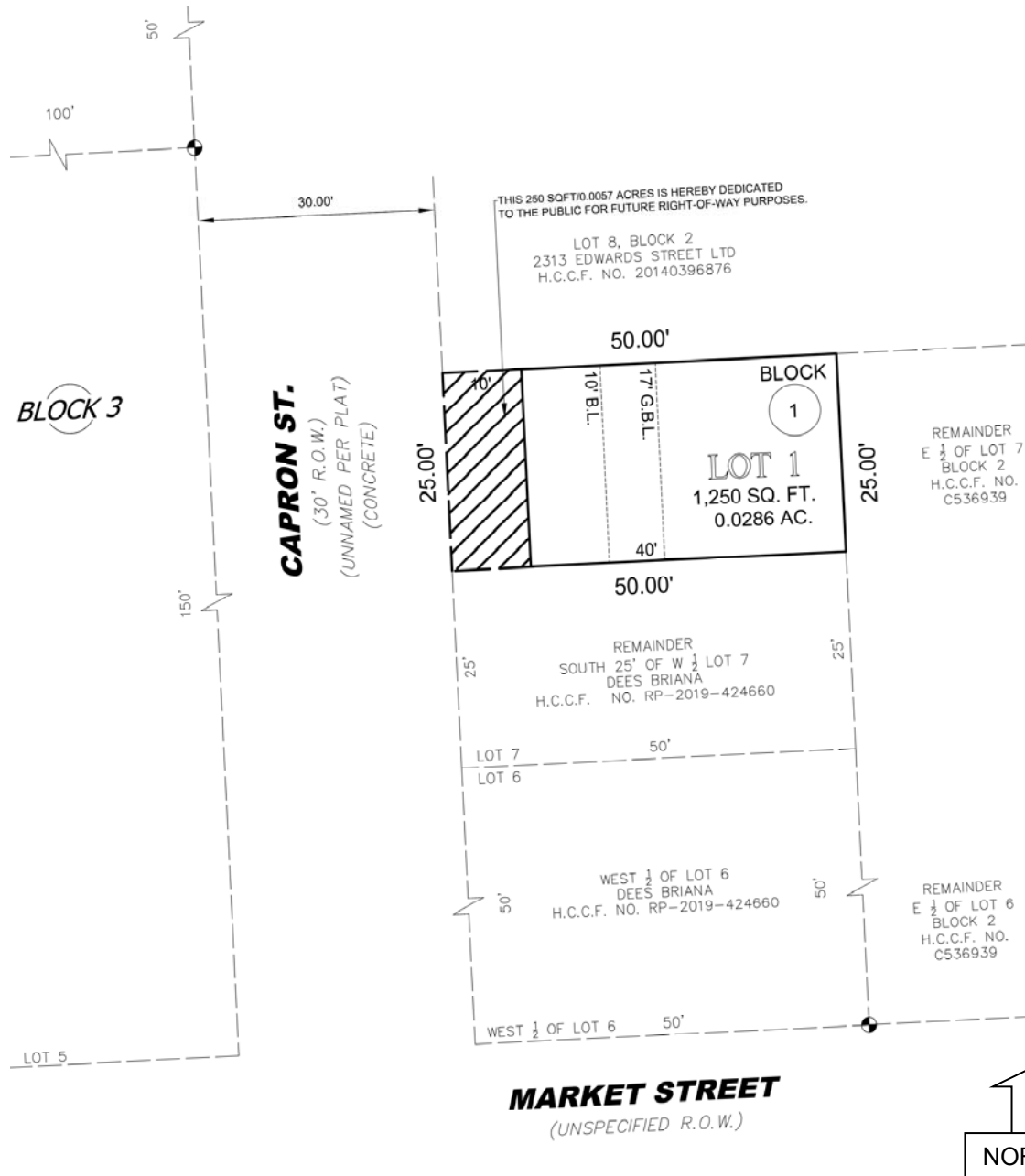
ITEM: 137

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Clevie Court

Applicant: AAB Homes, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 137

Planning and Development Department

Meeting Date: 02/03/2022

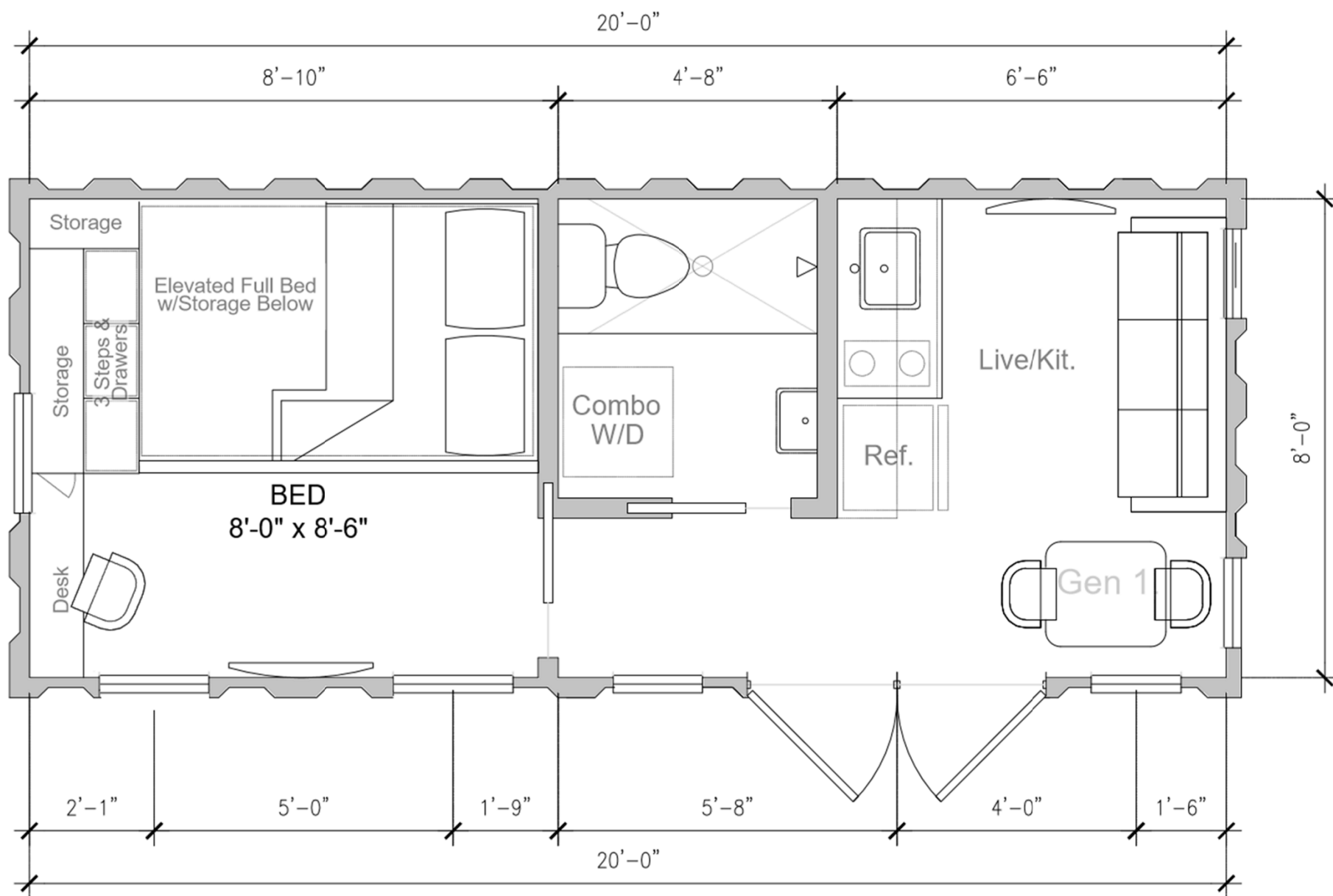
Subdivision Name: Clevie Court

Applicant: AAB Homes, LLC



D – Variances

Aerial





PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-0176

Plat Name: Clevie Court

Applicant: AAB Homes, LLC

Date Submitted: 01/24/2022

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

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

Specific Variance is being sought and extent of variance:

Sec. 42-181. - Single-family residential lot size. (a)(2)The minimum lot size for a single-family residential lot with wastewater collection service shall be:(1)5,000 square feet for a lot within the extraterritorial jurisdiction; or(2)3,500 square feet for a lot within the city.

Chapter 42 Section: 181

Chapter 42 Reference:

Sec. 42-181. - Single-family residential lot size.

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 rules and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land by requiring the minimum allowed square footage of a single-family residential lot to be 3500 sq feet. This site is located within Houston's corporate limits in the Historic Fifth Ward Community. The owner is proposing to build a tiny-style home, a style home that's quickly becoming popular among older people and the Millennial generation. Gone are the days of the standard housing topography meeting the needs of every potential home owner. Mindsets are shifting and the minimalistic lifestyle is becoming widely accepted and having a smaller foot-print home fits within this shift. Building a smaller home within the city limits, also helps to address the growing need for affordable housing and still achieve single-access housing versus having to live within a shared development. More and more young couples and/or individuals are wanting to live within the city limits, close to popular amenities, etc and don't have the responsibility of children, so having a tiny-home meets that need. Also, with the affordable housing challenges within Houston and millennials being riddled with debt, having a lessor home burden could be very beneficial for young adults. Chapter 42 is limiting with the options allowed for single-family lot sizes unless you're building more than one lot within a plat subdivision because lot size averaging would be allowed and then this lot would be acceptable and allowed without the need for a variance request. The property owner, builder is a native of the Historic Fifth Ward and has first-hand knowledge and insight of the needs of the community and believes building this tiny-home will lead to more being desired.

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

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

The circumstances supporting the granting of the variance are not a result of a hardship created or imposed by the applicant but a result of an original property owner subdividing property without the benefit of a plat to ensure the proper lot sizes were created. Per the original plat, this block was initially subdivided into 5000 square feet but over time, existing homes dating back to the 1930s were not built to follow the original lot layouts. At some point, the lot lines were reconfigured based on the existing 2 homes and the original property owner sold of the lots by the fourth of the original lots. Historic Fifth Ward is quickly becoming a popular area for young people to live and having more than the standard homes option is important for the overall growth of the community. Having different housing typologies helps to meet the needs of differences of people.

(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 due to the current lot size being allowed if this property were included within a larger single-family residential plat development to meet the average lot size requirements. Because we're only proposing one lot, the average lot sizing performance standard can't apply here and because this will be the first development on this street. Otherwise, this lot size would be allowed. Even with the current lot sizes of the lots on this block, the average lot size would permit the smaller proposed lot size. Also, with the minimum lot size of 1400 square feet, if a variance or special exception could be asked from a performance standard, the current lot size would only be a 10% deviation from the standard therefore wouldn't be disproportionate.

(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 but is offering another option for residential living as opposed to the standard 3-bedroom, 2-bathroom home. This lot is in an ideal location as it's on a quiet dead-end street but also one lot away from the main street so the safety and welfare of whomever decides to live in this home will be protected. This street will not see a large increase of vehicular trips due to Capron being a dead-end street due to the Gully and only one dwelling unit being proposed.

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

Economic hardship is not the sole justification of the variance but due to the change overtime in the original lots configuration and being sold off without the benefit of a plat resulting in the lot in question being left out. Having different housing typographies will help to responsibly grow the City of Houston and allow are the affordable housing challenges to be addressed. If this proposed tiny-home development was proposed within a larger proposed single-family plat development, this 1200+ square footage would be allowed due to average lot sizing and even within the existing lots, the average of the lots would still meet the requirements of this chapter regarding lot size. Historic Fifth Ward is quickly redeveloping but because of lack of formal zoning, there's no way to ensure there's consistent, consecutive land development so any improvements, no matter where they are, is an enhancement to the area.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

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January 26, 2022

NOTICE OF VARIANCE

PROJECT NAME: Clevie Court

REFERENCE NUMBER: 2022-0176

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Capron Street north of Market and east of Gregg Streets. 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.

AAB Homes, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to plat a 1,250 square foot single-family residential lot instead of the required 3,500 square feet. 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, February 3, 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 Arica Bailey with AAB Homes, LLC. 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)393-6528. 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

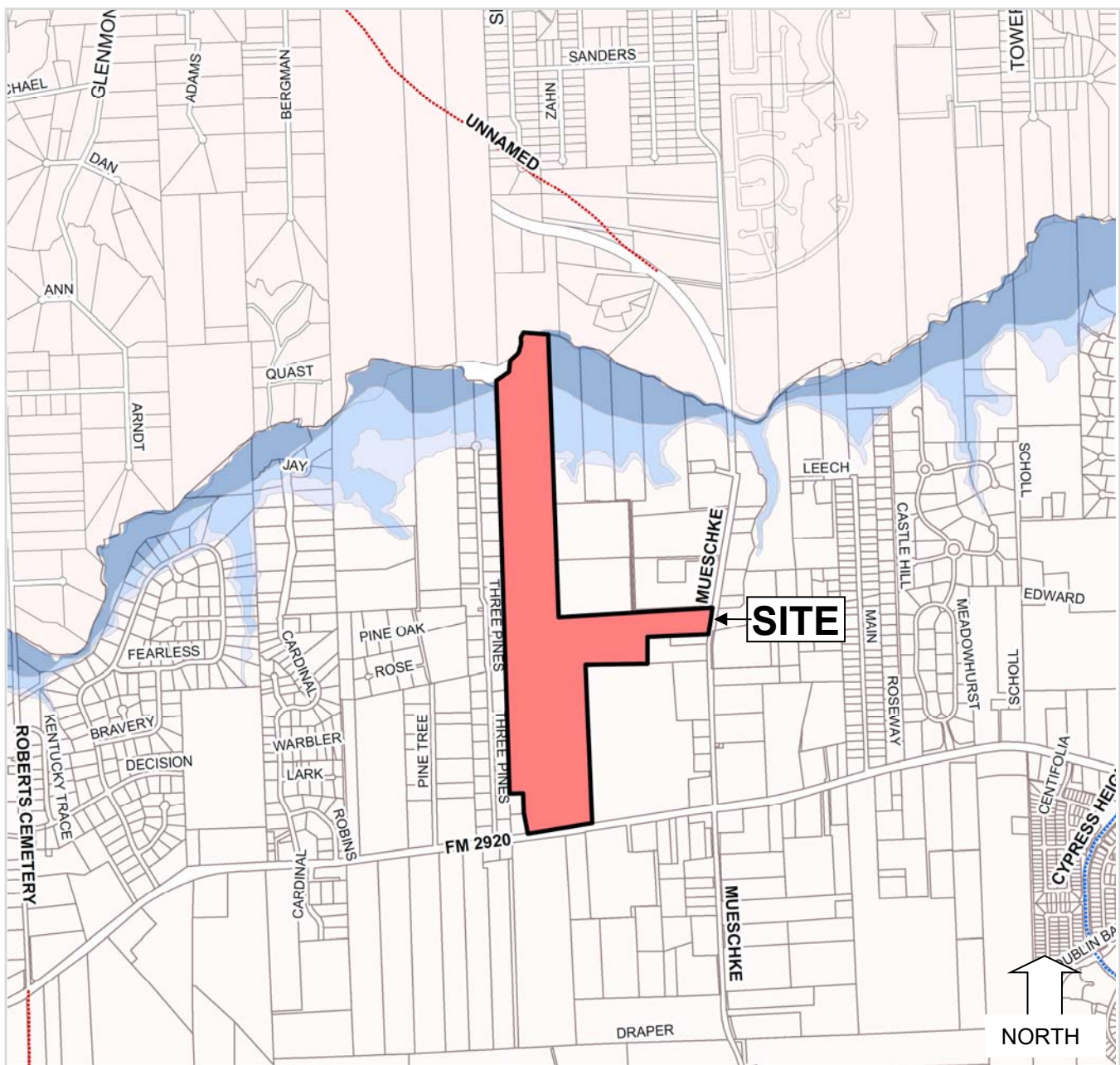
ITEM: 138

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Enclave at Rosehill GP

Applicant: Texas Engineering And Mapping Company



D – Variances

Site Location

Houston Planning Commission

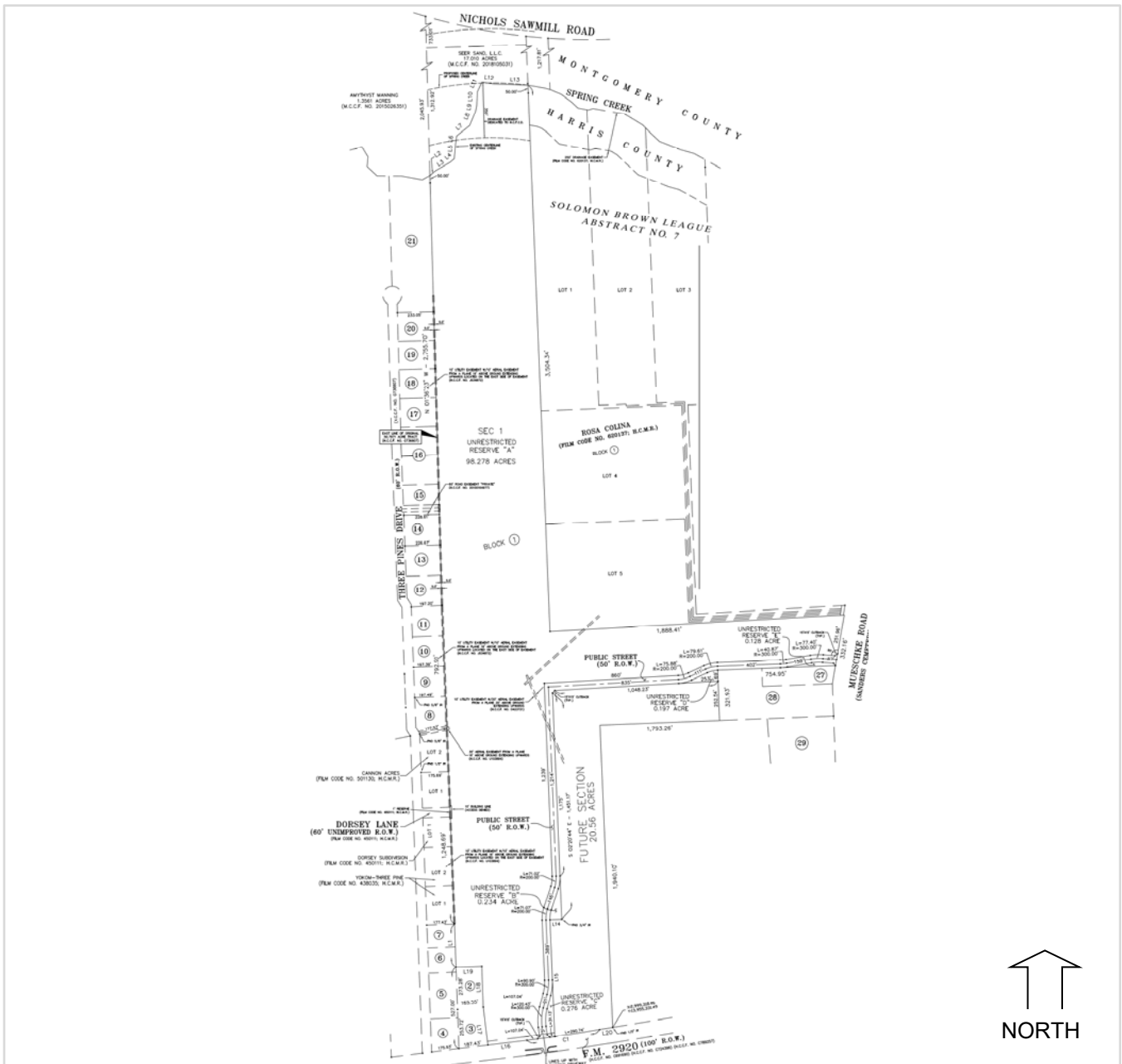
ITEM: 138

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Enclave at Rosehill GP

Applicant: Texas Engineering And Mapping Company



D – Variances

Subdivision

Houston Planning Commission

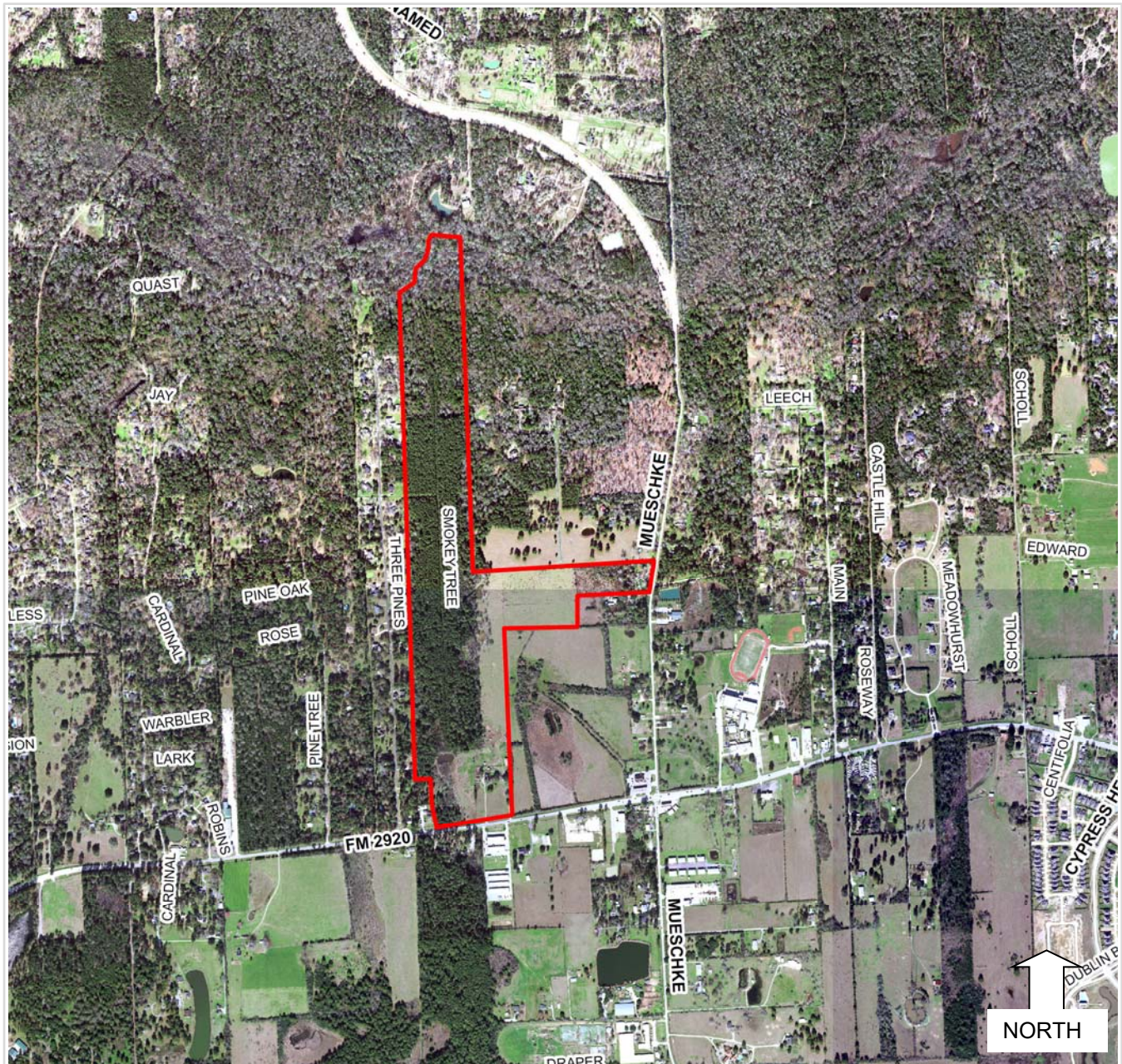
ITEM: 138

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Enclave at Rosehill GP

Applicant: Texas Engineering And Mapping Company



D – Variances

Aerial



Application Number: 2022-0173

Plat Name: Enclave at Rosehill GP

Applicant: Texas Engineering And Mapping Company

Date Submitted: 01/24/2022

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

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

Specific Variance is being sought and extent of variance:

A variance is being requested from the requirement to provide east-west local streets through the subject property.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

Statement of Facts

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

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

The subject property has an area of 124.4 acres with a maximum width of 680 feet and a depth of over one mile. The south boundary of this tract is F.M. 2920, the north boundary is Spring Creek which is also the county line between Harris County and Montgomery County, and the east boundary is Mueschke Road. The proposed development is a master-planned privately-secured multi-family facility with high end amenities. The strict application of requiring local east-west streets at the required spacing to be dedicated through this property would create an impractical development and one contrary to sound public policy by: (1) creating streets through the development that would not substantially benefit the circulation of traffic through the area; (2) connecting streets to the residential subdivision to the west that could only go to Three Pines Drive and pose an unwanted traffic burden on that quiet community; (3) not being able to extend these streets in the westerly direction passed Three Pines Drive because of the previously platted subdivision of Holly Springs, which did not stub out any streets to its easterly border; (4) not being able to extend a street through to Mueschke Road for the northerly two-thirds of the subject tract because of the previously platted subdivision of Rosa Colina, which did not stub out any streets to its westerly border common to this property; (5) splitting the subject tract into parts with minimal traffic benefit. This would also negate the privacy and security of this proposed community; and, (6) mixing a multi-family community with a single family community.

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

The applicant did not create the circumstances that support the granting of this variance. Properties were platted to the east and west of this site without creating connecting stub streets to most of the property. The only possible west connection would be to Dorsey Lane; however, this street terminates at Three Pines Drive in a quiet residential community and cannot be extended west to provide traffic circulation. This street connection would create angst with the adjoining community and would split this proposed private gated development, and would not significantly improve traffic flow for the area. One east connection is being provided to Mueschke Road being the only one practical.

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

The granting of this variance will ensure that the residential community on the west side of this property retains its low-density charm without cut-through traffic. Two access points are being provided – one to F.M. 2920 & one to Mueschke Road. The privacy that this variance approval would afford to this development is essential to the viability of this project. It will also be a significant matter of safety and security, as well as a quality of life issue for the future residents.

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

Project amenities will promote the health & welfare of the future residents and the surrounding public will have minimal impact from this development. Two access points will be provided for safety and connectivity. Therefore, the granting of this variance will not be injurious to the public health, safety, or welfare of the surrounding area.

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

This variance request is about maintaining the quality of life for the adjacent residential subdivision and providing the opportunity for this master-planned project to have a private residential community that provides high-end amenities in a safe and secure environment. This variance request is not about the burden of an economic hardship on the applicant.



Application Number: 2022-0173

Plat Name: Enclave at Rosehill GP

Applicant: Texas Engineering And Mapping Company

Date Submitted: 01/24/2022

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

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

Specific Variance is being sought and extent of variance:

The developers of the subject property are seeking a variance from the Dorsey Lane stub street not to enter the subject property.

Chapter 42 Section: 42-134

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;

The subject property has an area of 124.4 acres with a maximum width of 680 feet and a depth of over one mile. The south boundary of this tract is F.M. 2920, the north boundary is Spring Creek which is also the county line between Harris County and Montgomery County, and the east boundary is Mueschke Road. The proposed development is a master-planned privately-secured multi-family facility with high end amenities. The strict application of requiring Dorsey Lane to be dedicated through this property would create an impractical development and one contrary to sound public policy by: (1) creating a street through the development that would not substantially benefit the circulation of traffic through the area; (2) connecting this street to the residential subdivision to the west that could only go to Three Pines Drive and pose an unwanted traffic burden on that quiet community; (3) not being able to extend this street in the westerly direction passed Three Pines Drive because of the previously platted subdivision of Holly Springs, which did not stub out any streets to its easterly border; (4) splitting the subject tract into two parts with minimal traffic benefit. This would also negate the privacy and security of this proposed multi-family community; and, (5) mixing a multi-family community with a single-family community.

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

The applicant did not create the circumstances that support the granting of this variance. Dorsey Lane was platted as part of Dorsey Subdivision (Film Code No. 450111; H.C.M.R.) Dorsey Lane terminates at Three Pines Drive in a quiet residential community and cannot be extended west to provide traffic circulation. Holly Springs was platted to the west of

this site without creating connecting stub streets. This street connection would create angst with the adjoining community and would split this proposed private gated development, and would not significantly improve traffic flow for the area.

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

The granting of this variance will ensure that the residential community on the west side of this property retains its low-density charm without cut-through traffic. Access to this site will be provided by a public street that will connect to F.M. 2920 and Mueschke Road. The privacy that this variance approval would afford to this development is essential to the viability of this project. It will also be a significant matter of safety and security, as well as a quality of life issue for the future residents.

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

Project amenities will promote the health & welfare of the future residents and the surrounding public will have minimal impact from this development. Connections to F.M. 2920 and Mueschke Road are being provided for safety and connectivity. Therefore, the granting of this variance will not be injurious to the public health, safety, or welfare of the surrounding area.

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

This variance request is about maintaining the quality of life for the adjacent residential subdivision and providing the opportunity for this master-planned project to have a private residential community that provides high-end amenities in a safe and secure environment. This variance request is not about the burden of an economic hardship on the applicant.



Application Number: 2022-0173

Plat Name: Enclave at Rosehill GP

Applicant: Texas Engineering And Mapping Company

Date Submitted: 01/24/2022

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

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

Specific Variance is being sought and extent of variance:

A variance is being requested from the requirement to provide a northerly projected street into Montgomery County passing through the subject property.

Chapter 42 Section: 42-127 and 42-130

Chapter 42 Reference:

42-127 (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. 42-130 (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 ½ mile.

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 property has an area of 124.4 acres with a maximum width of 680 feet and a depth of over one mile. The south boundary of this tract is F.M. 2920 and the north boundary is Spring Creek which is also the county line between Harris County and Montgomery County. The proposed development is a master-planned privately-secured multi-family facility with high end amenities. The strict application of requiring a local north-south street to be dedicated through this property would create an undue hardship depriving the applicant of the reasonable use of the land by: (1) creating a street through the development that would not substantially benefit the circulation of traffic through the area; (2) requiring a street to the north through a low density area because of the flood plain and large acreage type development with low traffic volume; (3) not being able to practically extend this street in the northerly direction because of the future width of Spring Creek; (4) not being able to connect a westerly street to this north-south street in a practical way because of previously platted subdivisions in the west direction (Holly Springs); (5) splitting the subject tract into two parts with minimal traffic benefit. This would also negate the privacy and security of this proposed community; and, (6) requiring this street within the ½ mile requirement from Mueschke Road (2,473') which will extend over Spring Creek, turn westerly, and then northerly again (as Grand Pines Road). This thoroughfare will provide adequate north-south traffic flow into/from a low density area of Montgomery County.

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

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

The applicant did not create the circumstances that support the granting of this variance. This street connection would connect to Grand Pines Road causing traffic to cut-through this development instead of continuing along the route of the major thoroughfare. A bridge over Spring Creek for a local street also makes this street impractical.

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

The privacy that this variance approval would afford to this development is essential to the viability of this project. It will also be a significant matter of safety and security, as well as a quality of life issue for the future residents. Connectivity to the north across Spring Creek into Montgomery County is impractical given the circumstances.

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

Project amenities will promote the health & welfare of the future residents and the surrounding public will have minimal impact from this development. Connections to F.M. 2920 and Mueschke Road are being provided for safety and connectivity. Therefore, the granting of this variance will not be injurious to the public health, safety, or welfare of the surrounding area.

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

This variance request is about providing the opportunity for this master-planned project to have a private residential community that provides high-end amenities in a safe and secure environment. Requiring a northerly projecting public street through this development would be impractical and would deprive the application of the reasonable use of the property given the circumstances. This variance request is not about the burden of an economic hardship on the applicant.



Application Number: 2022-0173

Plat Name: Enclave at Rosehill GP

Applicant: Texas Engineering And Mapping Company

Date Submitted: 01/24/2022

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

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

Specific Variance is being sought and extent of variance:

A variance is being requested in order to provide a 50-foot wide street within this development.

Chapter 42 Section: 42-122

Chapter 42 Reference:

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

Reserve 'A' of this subdivision is being planned as a manufactured home community, which will function as a single-family residential lot development. The type of development for the future section of this general plan has not been determined. If this future section is not a single-family residential community, this street may be required to add additional right-of-way width at that time.

(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 owners had an initial 88.9 acre tract that only had street frontage on F.M. 2920. The city/county required a second access point to Mueschke Road. The owner spent considerable time and funds to acquire a 15 acre tract that would provide this access with the understanding that a 50-foot wide right-of-way would be approved for this phase of the development.

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

Within the right-of-way of this street, the pavement width and other intents and general purposes of this chapter will remain.

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

All health, safety and welfare issues will be adhered to as required so as not to be injurious to the public.

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

The 50-foot right-of-way of this street adheres to the spirit of the local street requirement and fulfills the intent of the ordinance. If future development requires, this street may be widened at that time. The owner went above and beyond

normal means to provide a second access to Mueschke Road proving that economic hardship is not the sole justification for this variance.

Houston Planning Commission

ITEM: 139

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Haven Mission Trace (DEF 1)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

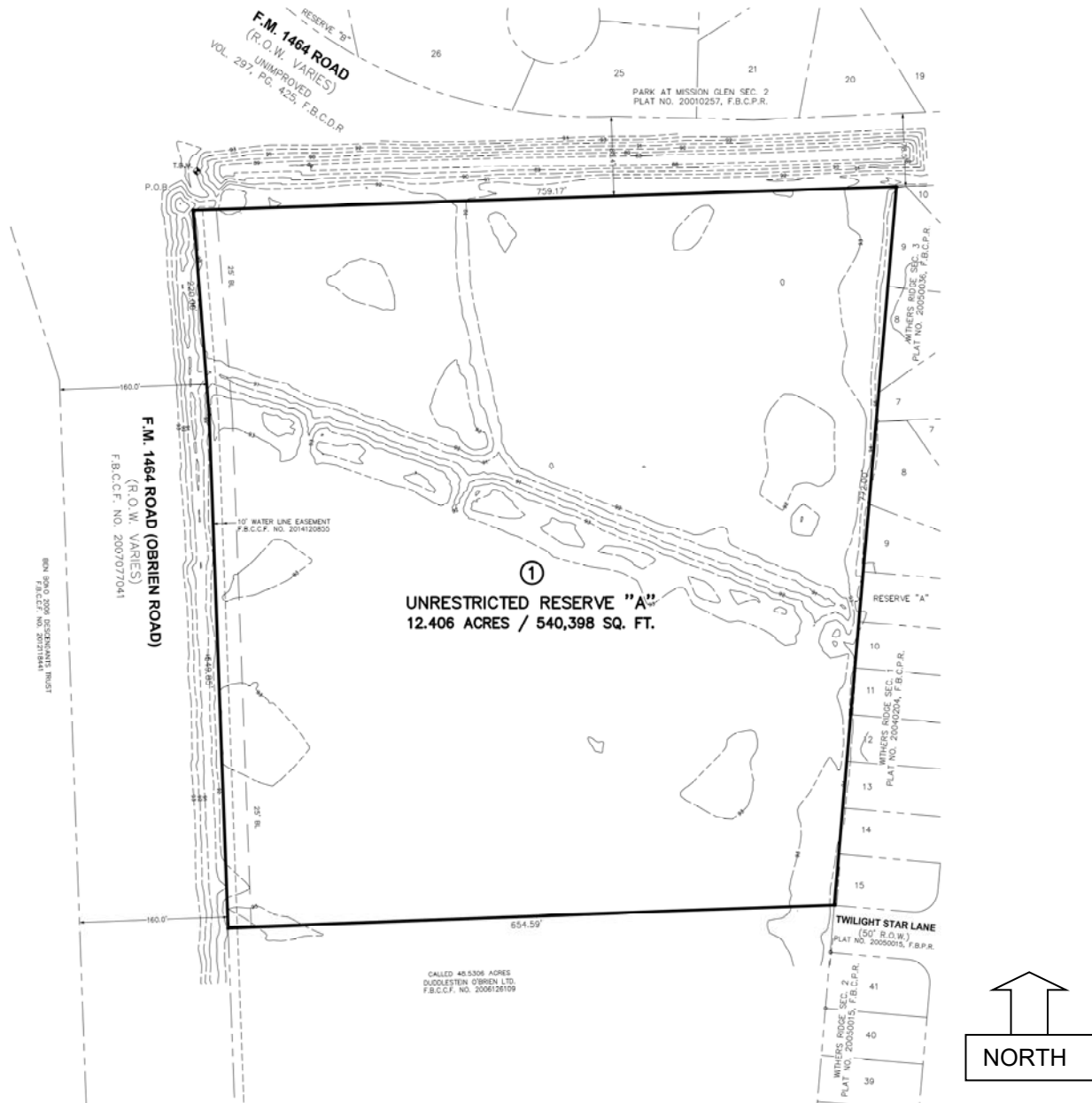
ITEM: 139

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Haven Mission Trace (DEF 1)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

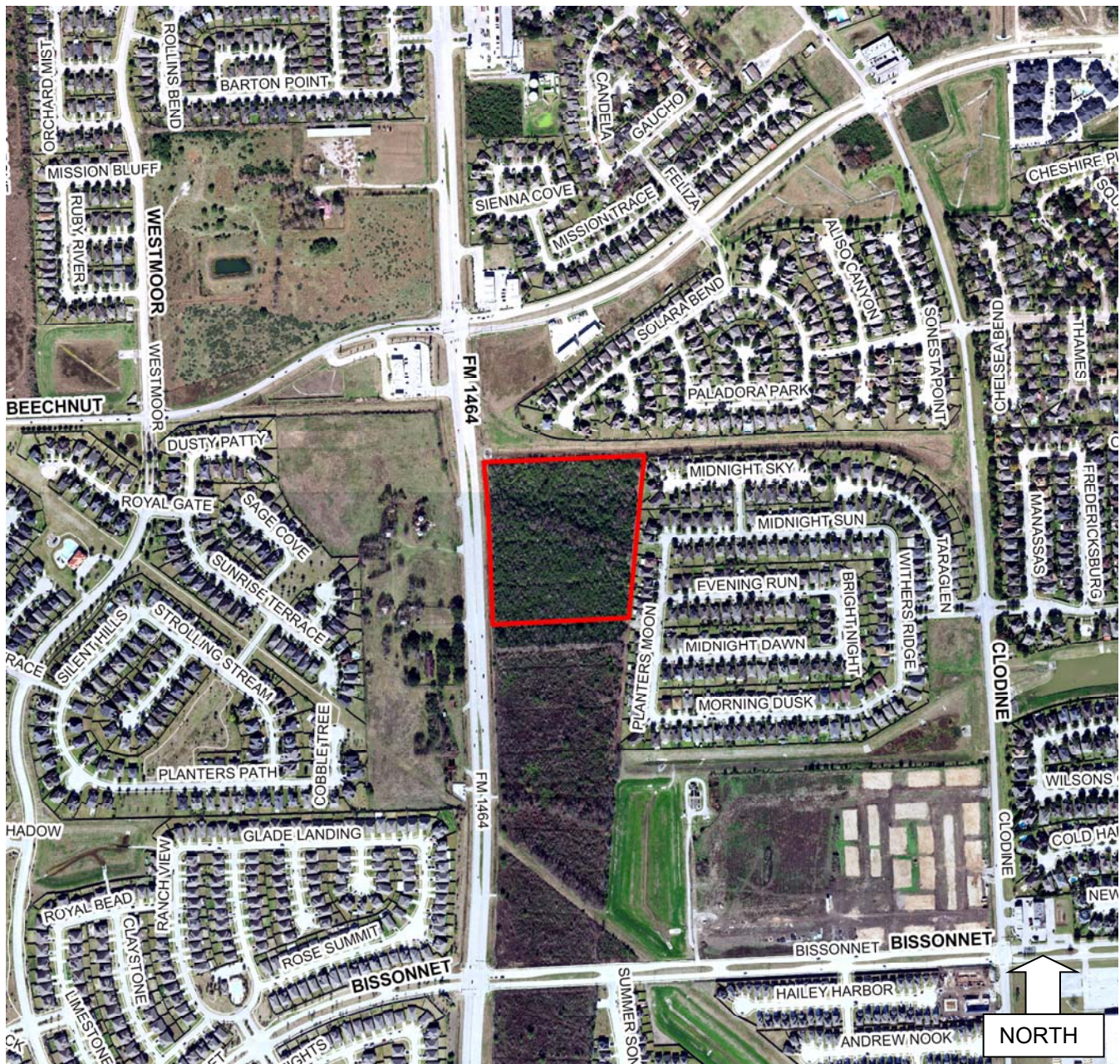
ITEM: 139

Planning and Development Department

Meeting Date: 02/03/2022

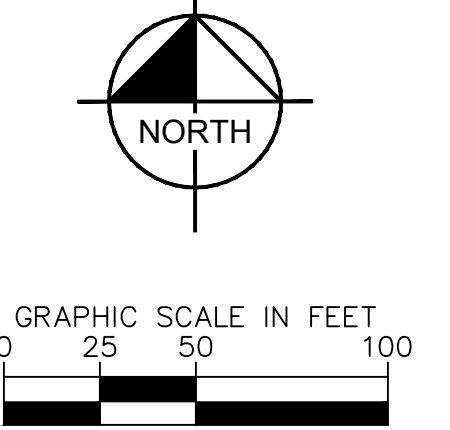
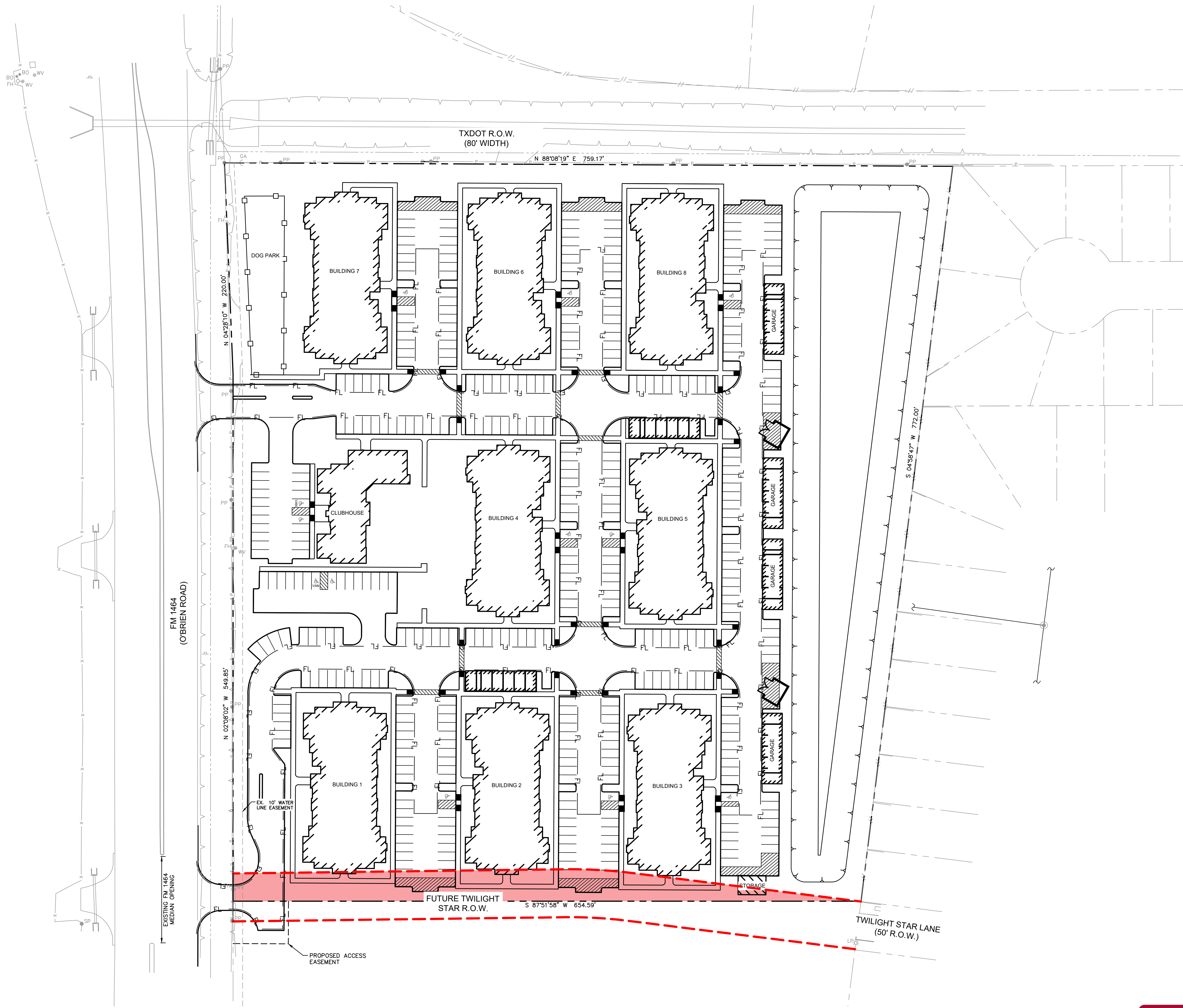
Subdivision Name: Haven Mission Trace (DEF 2)

Applicant: Windrose



D – Variances

Aerial





Application Number: 2022-0057

Plat Name: Haven Mission Trace

Applicant: Windrose

Date Submitted: 01/10/2022

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 local street intersection spacing requirements by not providing a new east/west street through the subject site.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

The subject property consists of 12.4 acres located on the east side of FM 1464 approximately 615 feet south of the intersection with Beechnut Street. The land is currently vacant and the applicant is proposing to develop multifamily residential housing. Because the property is more than 1,400 feet south of Beechnut Street and more than 1,400 feet north of Bissonnet Street, the City's Subdivision Regulations require the applicant to provide an additional east/west street to address the local street intersection spacing requirements in Section 42-128. Aside from the intersection spacing requirement, Twilight Star Lane does not need to be extended as it is only one-lot deep. The applicant is requesting a variance on the grounds that the extension is not necessary to facilitate safe and effective traffic flow and that it would be injurious to the public's health safety and welfare - namely the single-family homes in the Withers Ridge development to the east. The actual stub of Twilight Star Lane is outside of the platted boundary to the south on a called 48.53-acre tract owned by Duddlestein O'Brien LTD. However, the route of the extension heading west to FM 1464 would meander on the subject site because of the angle of the western boundary of Withers Ridge Sec 1 and 2. The applicant believes that extending Twilight Star would not be beneficial for the neighborhood as it would create a highly-utilized cut through for the Keegans Ridge and Chelsea at Mission Bend areas to access FM 1464. The dense apartment complex would also utilize the route as an easier path to head eastward on Beechnut. This unnecessary and increased high-speed traffic through the Withers Ridge community represents a danger to existing vehicular and pedestrian users, including children walking to school. The Withers Ridge, Keegans Ridge and Chelsea at Mission Bend neighborhoods currently have excellent north-south mobility via Clodine Road, which leads to signalized intersections with two majors thoroughfares for east-west mobility – Bissonnet Street and Beechnut Street. In addition to the cut-through traffic, there are also general concerns about linking the proposed multifamily use to the single-family neighborhood. Not extending the street maintains a buffer between the two types of residents and it will prevent the apartment's visitors and large vehicles from becoming a bleed-over nuisance into the single-family area.

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

The prevailing development pattern and the associated public harm of extending Twilight Star Lane to FM 1464 are the justifications for the requested variances. With the street extension, high volumes of traffic from the neighborhoods abutting Clodine Road would be darting through the Withers Ridge neighborhood looking for access to FM 1464. Because these neighborhoods have signalized access to Beechnut Street and Bissonnet Street, there is no need to enhance east/west mobility for this region. Also, the mixture of the multifamily use into the single-family residential area would also come with a series of negative consequences. The apartment complex residents would be darting through Withers Ridge to take Clodine Road for an easy right turn on Beechnut Street. The guest traffic and large vehicle parking would also bleed over into the single-family area without the hard barrier in place.

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

The applicant is requesting a variance to eliminate an unnecessary street extension that poses a definite threat to the safety and quality of life of the residents in the Withers Ridge neighborhood. The only available street for the applicant to extend to meet intersection spacing requirements is Twilight Star Lane, which would create a highly-utilized bypass route for area residents along Clodine Road to access FM 1464. This new cut-through traffic would come into direct conflict with existing vehicular and pedestrian traffic, including children walking to Hodges Bend Middle School. Aside from this new cut-through route, Twilight Star Lane cannot be extended further west of FM 1464 as the route is precluded by the lot configuration in the Mission Sierra neighborhood. Because the neighborhoods along Clodine Road already have exceptional east/west mobility via the signalized intersections with Beechnut Street and Bissonnet Street, the risk of extending Twilight Star Lane far outweighs the moderate mobility improvements.

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

The proposed multifamily facility has more than adequate access for emergency and daily traffic from FM 1464. Integrating the facility with the single-family neighborhood to the east by extending Twilight Star Lane is not necessary to facilitate safe and effective traffic movement in either direction and it would only serve to create a highly-utilized cut through for the Keegans Ridge and Chelsea at Mission Bend areas looking to access FM 1464. The apartment complex would also cut-through the Withers Ridge neighborhood for an easier path to head eastward on Beechnut. This unnecessary and high-speed cut-through traffic represents a danger to existing vehicular and pedestrian users, especially children walking to and returning home from the Hodges Bend Middle School to the southeast. The potential connection does not represent a major improvement in mobility for the general area as the residential areas along Clodine Road have excellent north-south mobility to signalized intersections with Bissonnet Street and Beechnut Street.

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

Because of the prevailing development pattern and the existing road network, an extension of Twilight Star Lane poses far more dangers to the public than benefits. A new east/west street between FM 1464 and Clodine Road would only serve as a high-speed cut-through route through an established neighborhood. Because the residential areas along Clodine Road have multiple signalized thoroughfare intersections to facilitate east/west movement, an additional path to FM 1464 is not necessary to facilitate safe and effective traffic movement. The variance is justified as these considerations are not economically motivated and are purely focused on preserving the safety and quality of life of the single-family area to the east.

Planning and Development Department

Meeting Date: 02/03/2022

Applicant: Vernon G. Henry & Associates, Inc.



Houston Planning Commission

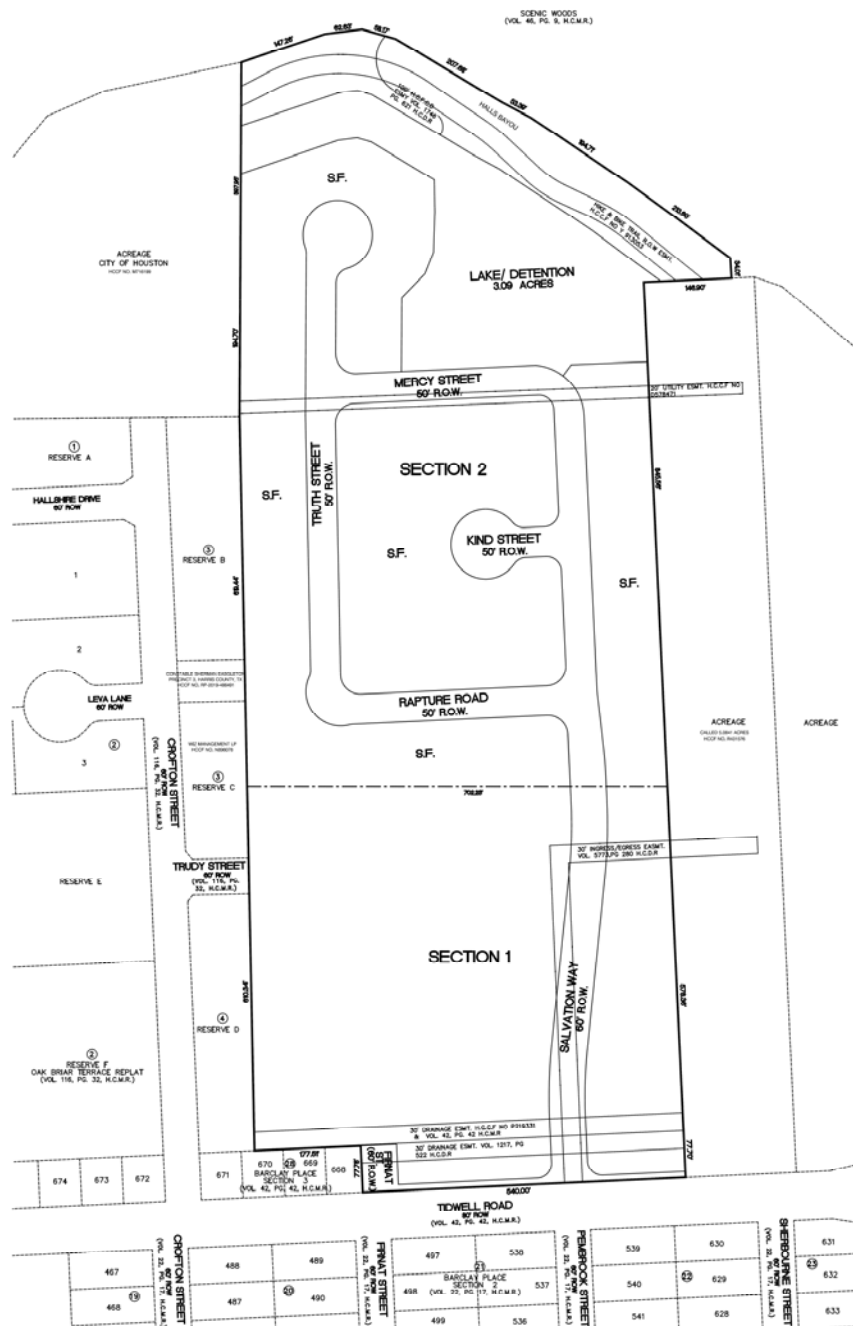
ITEM: 140

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Solid Rock Village GP (DEF 2)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 140

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Solid Rock Village GP (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



NORTH

D – Variances

Aerial

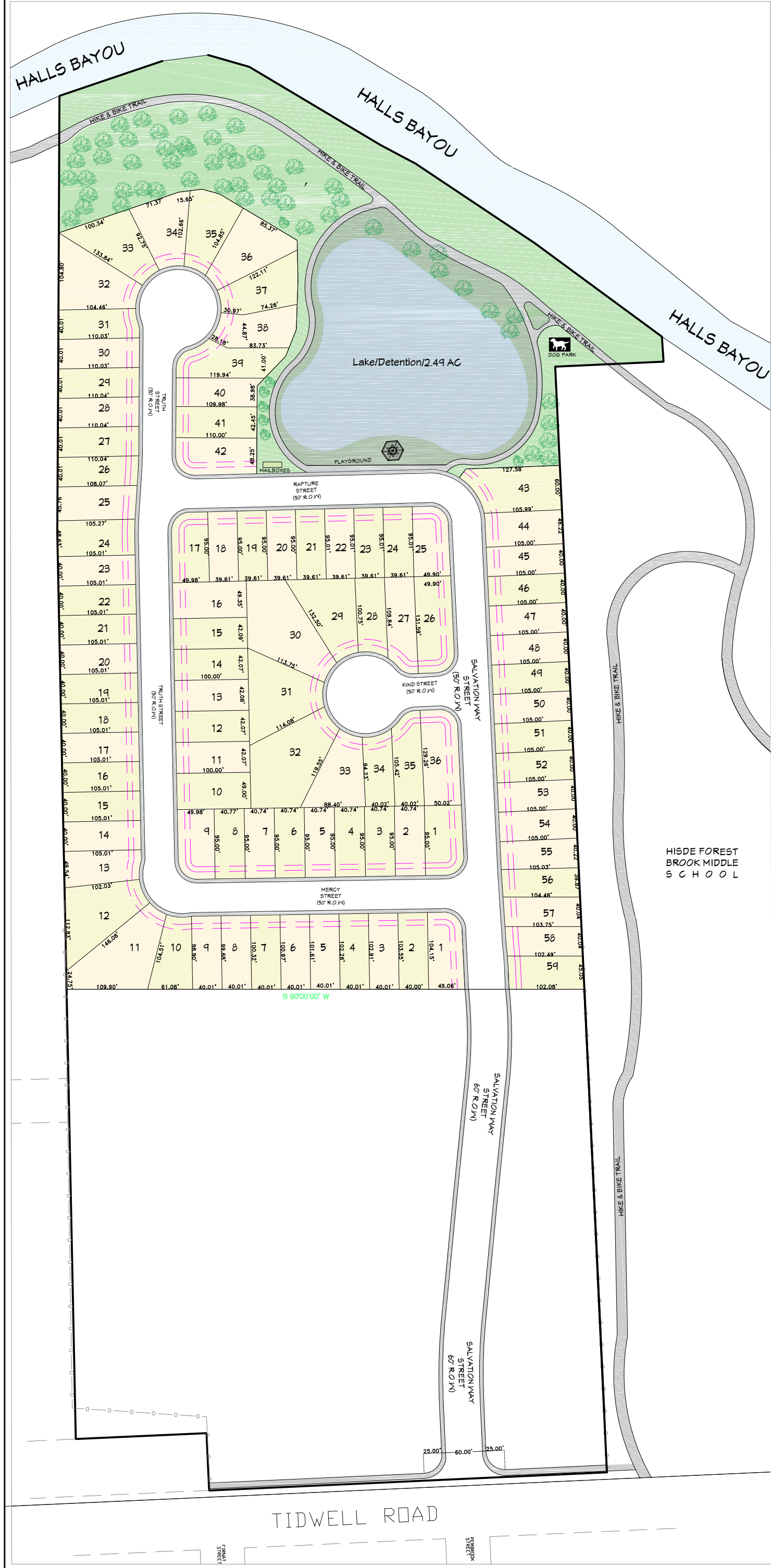
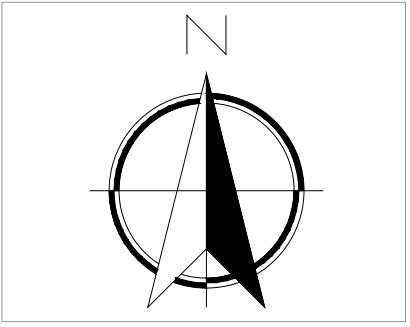


EXHIBIT A



Solid Rock Village

95 Lots
(Single Family)
(40'x105')
(39.60'x95')
(40.70'x95')

Setback 10' Building
Setback 17' Garage

AREA MAP

VICINITY MAP

SCALE: N/A DATE: 01/13/2021

This project is the intellectual property of The Burghli Group. This information will not be used, modified or transferred to any third party without first obtaining the written consent of The Burghli Group.

Drawings provided by:
THE BURGLI GROUP
4615 NORTH FREEWAY STE 212
HOUSTON, TEXAS, 77022
713-691-3948
ADMIN@BURGLI.NET



Application Number: 2021-3005

Plat Name: Solid Rock Village GP

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 12/17/2021

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

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

Specific Variance is being sought and extent of variance:

To not extend the stub street, Trudy Street, nor terminate it with a cul-de-sac; To allow an intersection with the major thoroughfare of Tidwell Road at less than 600' from the existing Crofton Street to the west

Chapter 42 Section: 127 & 134

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

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

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

This is a site in northeast Houston within the city limit and near the intersection of Homestead Road and Tidwell Road. This development will be separated into two sections. Section 1 will consist of a large reserve on the western side of Salvation Way, which will be used for a church and any other church-related buildings. The eastern side of Salvation Way is likely to be used for commercial. Section 2 will be used for single family residential development as well as detention. Trudy Street, which stubs into the eastern boundary of Section 1, would divide up the large reserve west of Salvation Way and make it undevelopable for the size building the church wants to put on the site. In addition to the church not needing an east/west street for circulation, the property to the east of the subject tract also has no need for an east/west street since it is the site of Forest Brook Middle School, which is in HISD. There is also no need to terminate Trudy Street with a cul-de-sac due to the fact that it is less than 100' long and from which no properties take access.

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

The granting of the variance would not be injurious to public health, safety, or welfare in any way. The church's property will be more safe for pedestrians moving about the property without a connection to Trudy Street.

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

The justification for the variances is the fact that east/west streets are not practically needed for the property. Also, the land uses on east of this property do not require additional circulation.

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

The granting of the variance would not be injurious to public health, safety, or welfare in any way. The church's property will be more safe for pedestrians moving about the property without a connection to Trudy Street.

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

The justification for the variances is the fact that east/west streets are not practically needed for the property. Also, the land uses on east of this property do not require additional circulation.



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

January 13, 2022

NOTICE OF VARIANCE

PROJECT NAME: Solid Rock Village GP

REFERENCE NUMBER: 2021-3005

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along and north of Tidwell Road, east of Crofton 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.

Vernon G. Henry & Associates, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting two variances: (1) to not extend or terminate Trudy Street with a cul-de-sac and (2) to allow an intersection spacing of less than 600' along major thoroughfare Tidwell Road. 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 20, 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 **Jake Patrick with Vernon G. Henry & Associate, Inc. at 713-627-8666**. 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

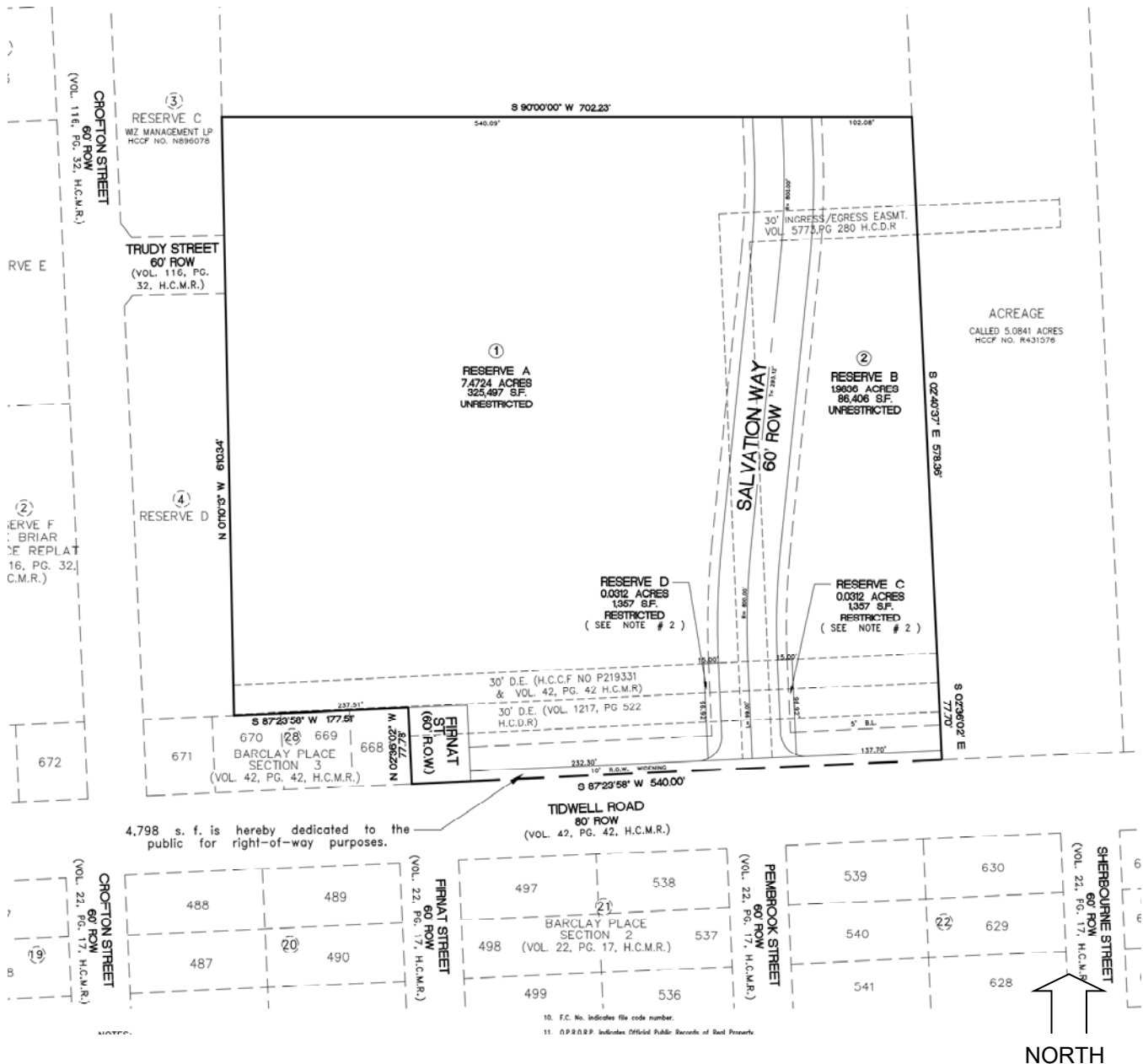
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 141

Planning and Development Department Meeting Date: 02/03/2022

Subdivision Name: Solid Rock Village Sec 1 (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

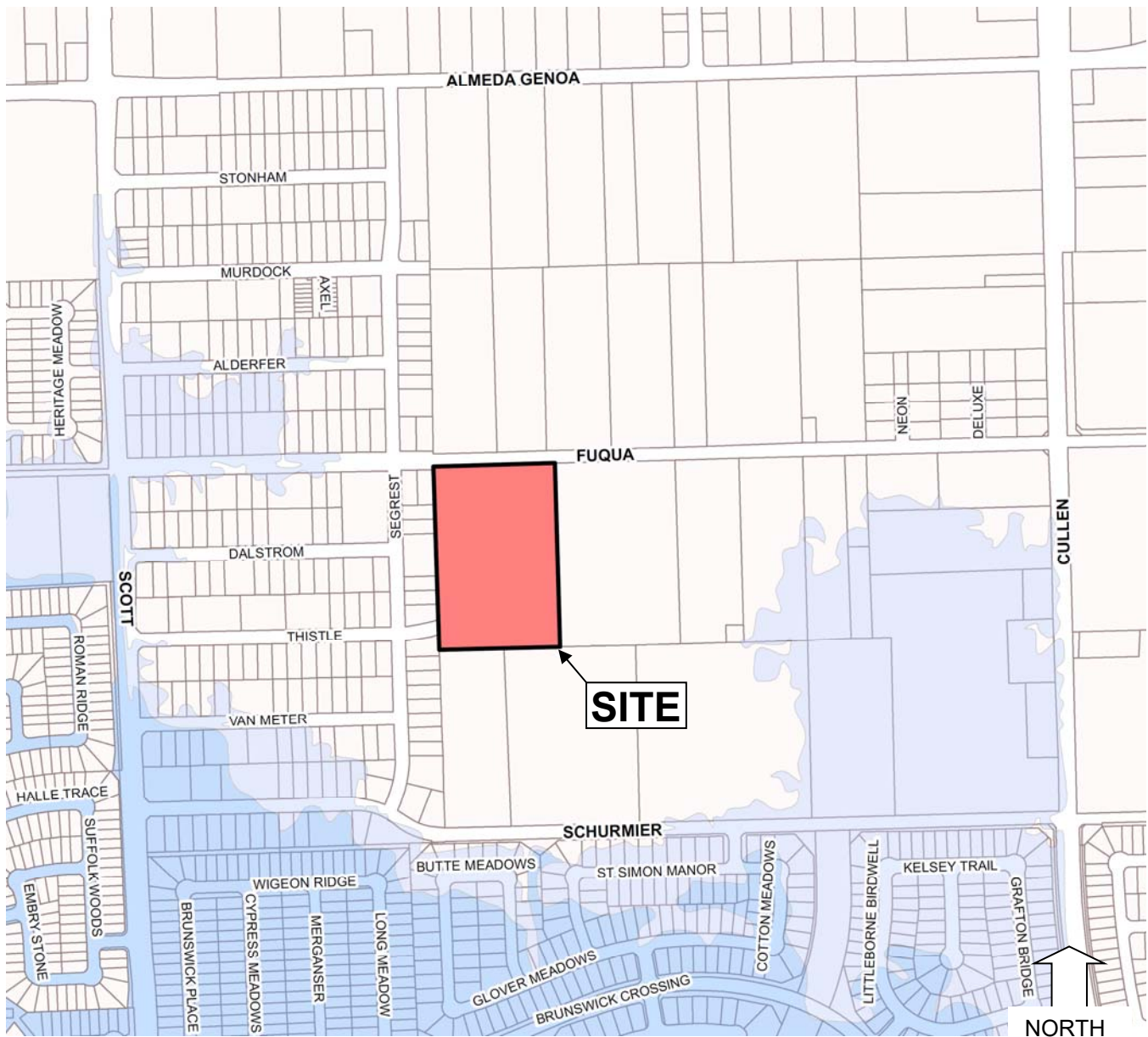
ITEM: 142

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Fuqua Tract

Applicant: Meta Planning + Design LLC



E – Special Exceptions

Site Location

Houston Planning Commission

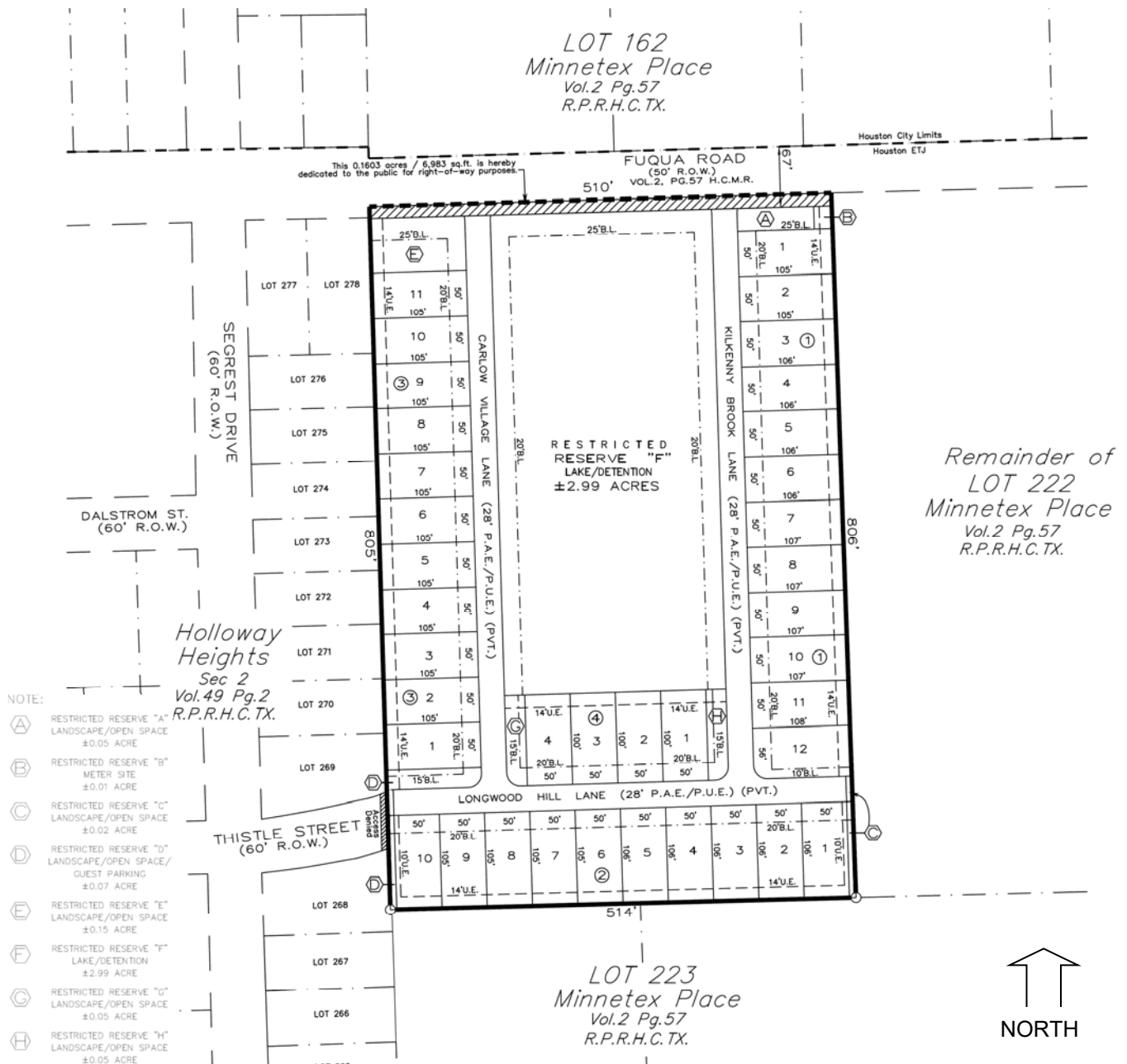
ITEM: 142

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Fuqua Tract

Applicant: Meta Planning + Design LLC



E – Special Exceptions

Subdivision

Houston Planning Commission

ITEM: 142

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Fuqua Tract

Applicant: Meta Planning + Design LLC



E – Special Exceptions

Aerial



Application Number: 2022-0174

Plat Name: Fuqua Tract

Applicant: Meta Planning + Design LLC

Date Submitted: 01/24/2022

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

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

Specific requirement for which the special exception is being sought:

To allow an intersection spacing of $\pm 1,525$ between major collector Schurmier Road and major collector Fuqua Street, by providing no public through streets and neither extending Thistle Street nor terminating it with a cul-de-sac.

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. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: [...]

Statement of Facts

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

The Fuqua Tract is a small residential development located on Fuqua Street, far south of downtown Houston near Beltway 8 and just outside the Houston City Limits. The site takes sole access from Fuqua Street, a designated a designated Major Collector on the Houston Major Thoroughfare and Freeway Plan. The property is a replat of the Minnetex Place plat recorded in 1908, which established a wide grid of then-local streets among lots of 10 or more acres each. The streets of Minnetex Place were laid out with a separation of approx. 1,550'. Per the MTFP, Fuqua is to be widened to 100' in this location. To the south is Schurmier Road, also designated as a major collector, which parallels Fuqua Street. The average gap between these two collector streets is roughly $\pm 1,550'$ before widening. After widening Fuqua Street within the existing site, the proposed gap will be a little less than $\pm 1,525'$. Strict interpretation of the ordinance would require a local through-street between Fuqua Street and Schurmier Road. However, the ordinance also contemplates the regular provision of collector streets at separations greater than the 1,400' local street intersection spacing, and the proposed separation would fall within the separation allowed between collector streets. The subject site is bordered on the west by an existing neighborhood, Holloway Heights, which platted a right-of-way stub of Thistle Street extending into the subject property. However, Thistle Street was never constructed east of Segrest Drive, and aerial imagery reveals that private structures have been built within the right-of-way. The subject development proposes private streets and requests not to extend the public right-of-way of Thistle Street nor create any other public through-streets across the site. Since no paving stub exists in the stub of Thistle Street, a turnaround is not needed for the dead-end right-of-way. The resulting separation of $\pm 1,525'$ between Fuqua Street and Schurmier Rd maintains the existing street pattern and circulation routes with a spacing between collector streets that meets the intent of the ordinance. This is a 9% deviation from the 1,400' maximum intersection spacing requirement 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 proposed special exception will achieve a result contemplated by the standards of this chapter by utilizing the existing designated collectors as through-streets. The proposed distance is a 9% deviation from the requirements for local streets.

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

The proposed modification is a 9% deviation from the standard for local streets and meets the intent for collector street spacings, and is therefore not disproportionate to the requirement.

(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.

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

The granting of the special exception will not frustrate local traffic circulation and will remove the requirement for an unpaved stub street to be extended into a private street development, and it is therefore not injurious to the public health, safety, or welfare of the community.

Houston Planning Commission

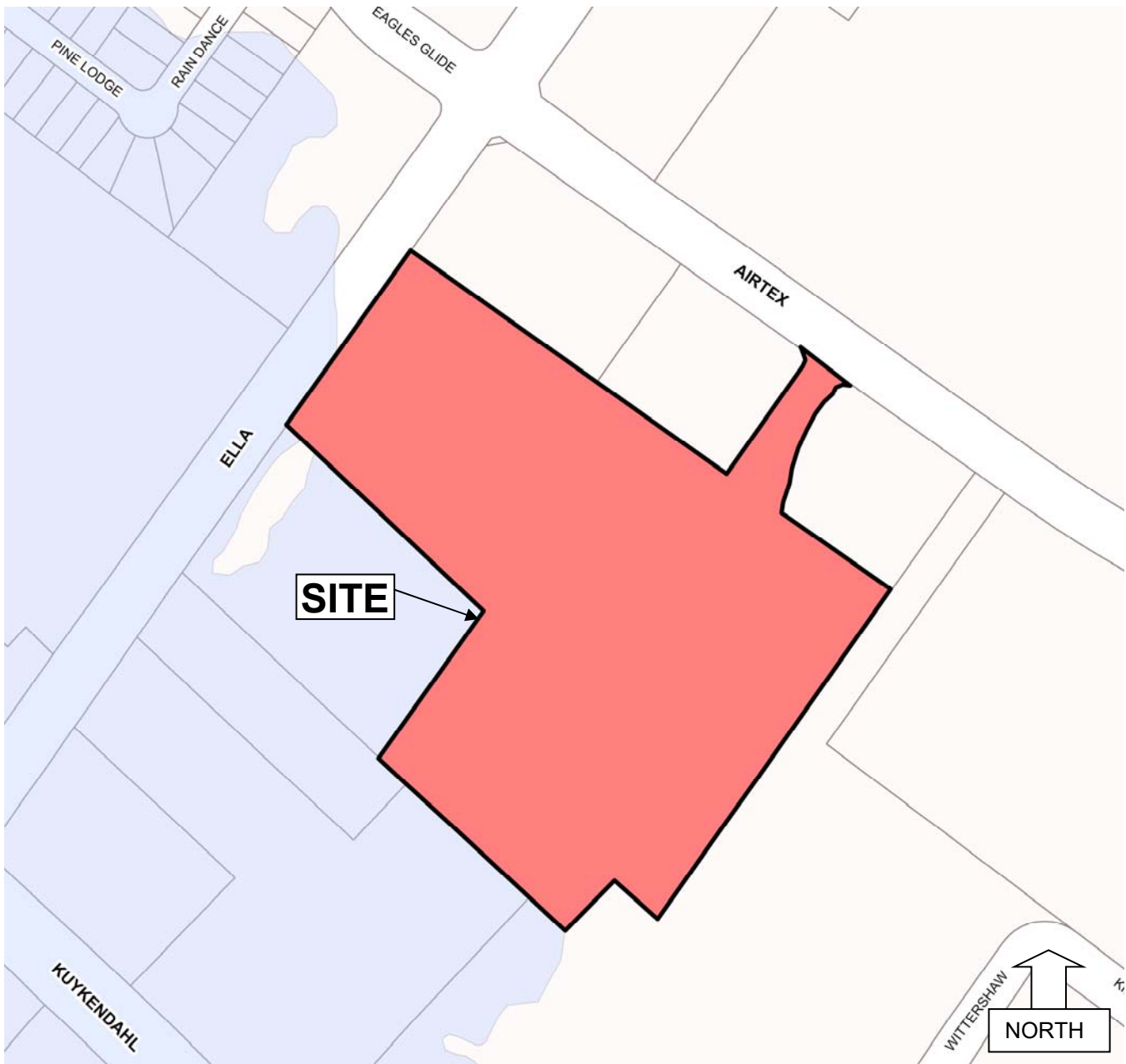
ITEM: 143

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Jackson Village

Applicant: EHRA



E – Special Exceptions

Site Location

Houston Planning Commission

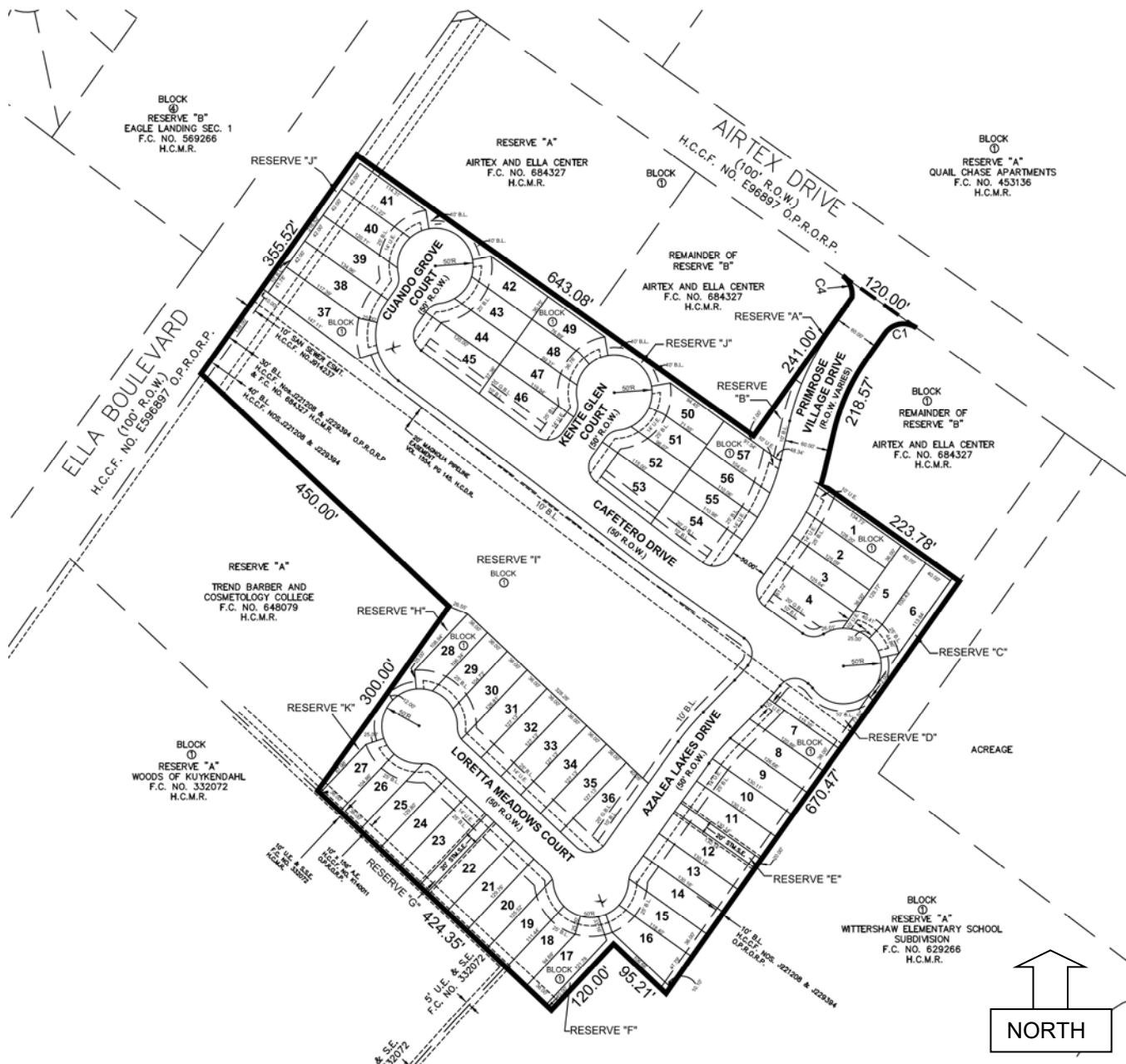
ITEM: 143

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Jackson Village

Applicant: EHRA



E – Special Exceptions

Subdivision

Houston Planning Commission

ITEM: 143

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Jackson Village

Applicant: EHRA



E – Special Exceptions

Aerial



Application Number: 2022-0166

Plat Name: Jackson Village

Applicant: EHRA

Date Submitted: 01/24/2022

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:

A Special Exception to allow intersection spacing of 52' instead of the 75' minimum that is required between local street intersections.

Chapter 42 Section: 128

Chapter 42 Reference:

Intersections of Local Streets. (c) Intersections along local streets shall be spaced a minimum of 75 feet apart.

Statement of Facts

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

The subject tract is a 13.3-acre tract of land located at the southeast corner of Airtex Drive and Ella Boulevard. "Jackson Village" is a proposed single-family community, being a replat of a commercial reserve established in 2017 with the Airtex and Ella Center Subdivision. This tract has remained undeveloped since the plat was recorded. An existing median opening on Airtex Drive establishes the location of the new community entry road, Primrose Village Drive. To be able to provide the required amount of detention, the intersection spacing between Azalea Lakes Drive and Primrose Village Drive measures 52' instead of the required 75'.

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

The intersections are adjacent to a future detention pond so visibility from either of the respective intersections will not be impaired. Furthermore, the edge of pavement to edge of pavement distance is 74'. Vehicle turn simulation software has been used to determine that emergency vehicles and other large trucks will be able to adequately circulate between these intersections without difficulty. Since both street intersections will require stop signs and they are residential streets, vehicle speeds are not a factor.

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

The intersection spacing deviation of 23' under the 75' minimum standard is a modification of 30.7%, which is not disproportionate because it is below the 33% special exception standard.

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

Sight distances and vehicular turning movements will not be impaired by this modification and thus the general purposes of this chapter will be preserved and maintained.

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

The granting of this special exception will not be injurious to the public health, safety or welfare because reduced intersection spacing of the Chapter 42 minimum will not significantly impair sight distances and turning movements for

drivers. Required stop signs will not allow unsafe vehicle speeds at the intersections. Furthermore, the larger detention pond that will be able to be constructed will provide improved drainage and flood protection for the neighborhood and surrounding community.

Houston Planning Commission

ITEM: 144

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Fort Bend County ESD no 7 Station no 52

Applicant: West Belt Surveying, Inc.



F- Reconsideration of Requirements

Site Location

Subdivision

Houston Planning Commission

ITEM: 144

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Fort Bend County ESD no 7 Station no 52

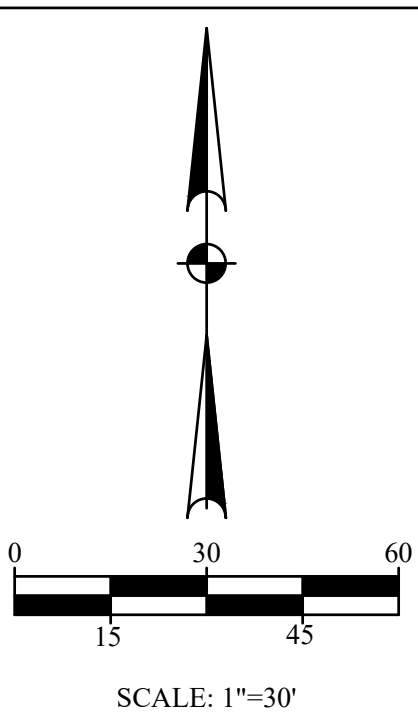
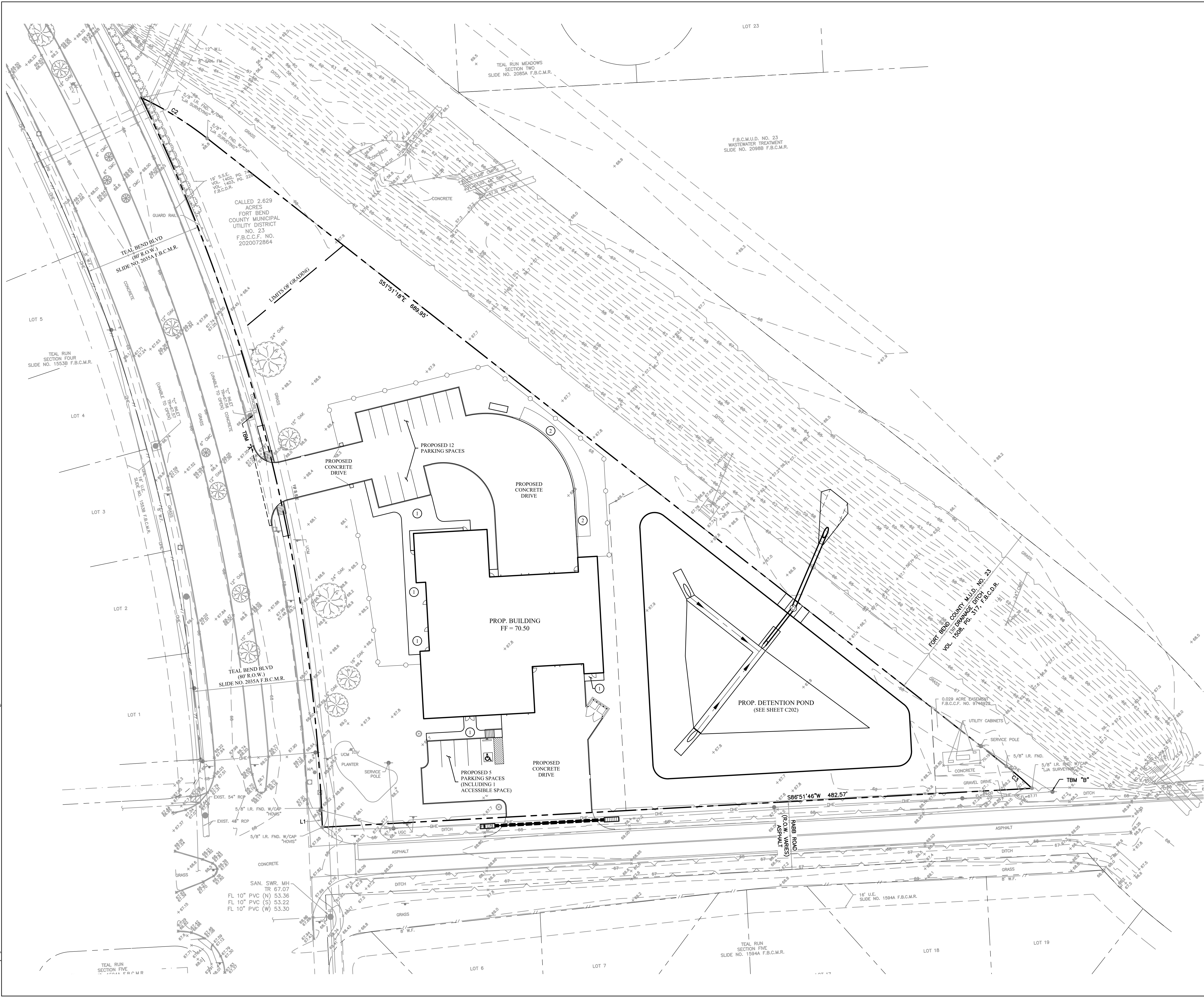
Applicant: West Belt Surveying, Inc.



F- Reconsideration of Requirements

Aerial

Plot Creation: Oct 20, 2021 at 8:28:32 am User: jure
Location: X:\project files\martinez architects\map-043-00-the est #7 fr #52 CAD\Civil\C101 MAP-043 SP.dwg



BENCHMARK:
RM010565 - HARRIS COUNTY FLOODPLAIN REFERENCE
MARKER 010565 IS A BRASS DISC STAMPED L668 1941
LOCATED IN THE SOUTHWEST CORNER OF THE
INTERSECTION OF SYCAMORE ROAD AND FM 521 ON A
CONCRETE HEADWALL.
ELEVATION=72.28' (NAVD88, 2001 ADJ.)

TEMPORARY BENCHMARK:
TBM 'A' - BOX CUT ON 'C' INLET LOCATED IN THE
EASTERLY R.O.W. OF TEAL BEND BLVD ±304 FEET NORTH
FROM THE INTERSECTION OF TEAL BEND BLVD. AND
RABB RD.
ELEVATION=67.64'

FLOODPLAIN NOTE:
ACCORDING TO F.I.R.M. MAP NO. 48157C0315L
(COMMUNITY-PANEL NO. 4815900315L), MAP REVISED
DATE: APRIL 2, 2014. THE SUBJECT PROPERTY LIES WITHIN
THE AREA DESIGNATED AS ZONE 'X' UNSHADED.
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOOD.

NOTES TO SHEET:

1. REFERENCE ARCHITECTURAL PLANS FOR FIVE
LANE LAYOUT.
2. REFERENCE ARCHITECTURAL PLANS FOR EXACT
LOCATIONS AND DETAILS ON SITE FENCING.

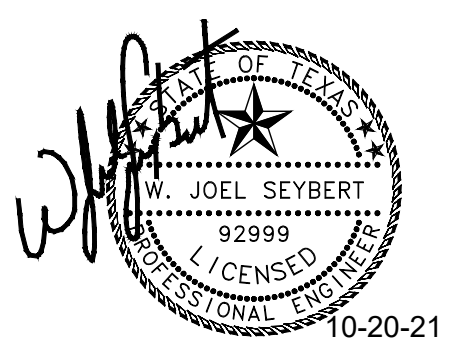
KEYED NOTES:

1. PROPOSED PRIVATE CONCRETE SIDEWALK.
2. PROPOSED DECOMPOSED GRANITE. REFERENCE
ARCHITECTURAL PLANS.

FBC ENGINEERING APPROVAL



PROFESSIONAL SEAL



S & G
ENGINEERING
CONSULTANTS, LLC

FIRM # 15114
1786 AVENUE D, SUITE B
KATY, TEXAS 77491
O. 832-937-7377

DESIGN TEAM

ARCHITECTURAL
Martinez Architects

CIVIL
S&G Engineering Consultants

LANDSCAPE
Evergreen Design Group

M/E/P/T
LTY Engineers

STRUCTURAL
Matrix Structural Engineers

FIRE STATION #52
FORT BEND #7
1834 W Sycamore Road, Fresno, TX, 77545

PROJECT No: MA 21008
DATE: 10.11.2021

ISSUE
08.09.2021
50% CD's
09.27.2021
75% CD's
10.11.2021
ISSUE FOR PERMIT

CIVIL SITE PLAN

C101



Application No: 2022-0193
Plat Name: Fort Bend County ESD no 7 Station no 52
Applicant: West Belt Surveying, Inc.
Date Submitted: 01/24/2022

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

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

Specific requirement or condition being sought:

Specific variance is being sought not to expand the Right-of-Way width on Teal Bend Boulevard from 80ft to 100ft.

Chapter 42 Section: 122

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

Please Refer to Variance Request Form



Application Number: 2022-0193

Plat Name: Fort Bend County ESD no 7 Station no 52

Applicant: West Belt Surveying, Inc.

Date Submitted: 01/24/2022

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 not to widen the right-of-way width on Teal Bend Boulevard from 80ft to 100ft.

Chapter 42 Section: 122

Chapter 42 Reference:

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

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;

Fort Bend County ESD No 7 Station 52 is located in the City of Houston ETJ, Fort Bend County at the northeast corner of Teal Bend Boulevard and Rabb Road. In regard to the matter of widening the right-of-way width on Teal Bend Boulevard, a major thoroughfare, please note the following: The existing right-of-way width of Teal Bend Boulevard is 80ft. Across the proposed fire station along the west right-of-way line of Teal Bend Boulevard is a platted subdivision. In order to get the required 100ft width for a major thoroughfare, the proposed fire station site will need to dedicate 20ft due to the developed platted subdivision across the street. This would take acreage from the existing small acreage site and would not be feasible for the design of the future fire station. After discussion with Fort Bend County Engineers, they do not have any plans to widen Teal Bend Boulevard due to existing conditions of developed platted subdivisions. Keeping the right-of-way width at 80ft will not impeded the existing traffic flow and will maintain adequate flow of traffic.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external and existing conditions surrounding subject property

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to existing surrounding streets having an adequate traffic pattern and flow.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Property does not impede traffic; nor will in any way compromise public health or safety.

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

Justification of the variance is based on existing conditions of the subject tract and surrounding properties.

Houston Planning Commission

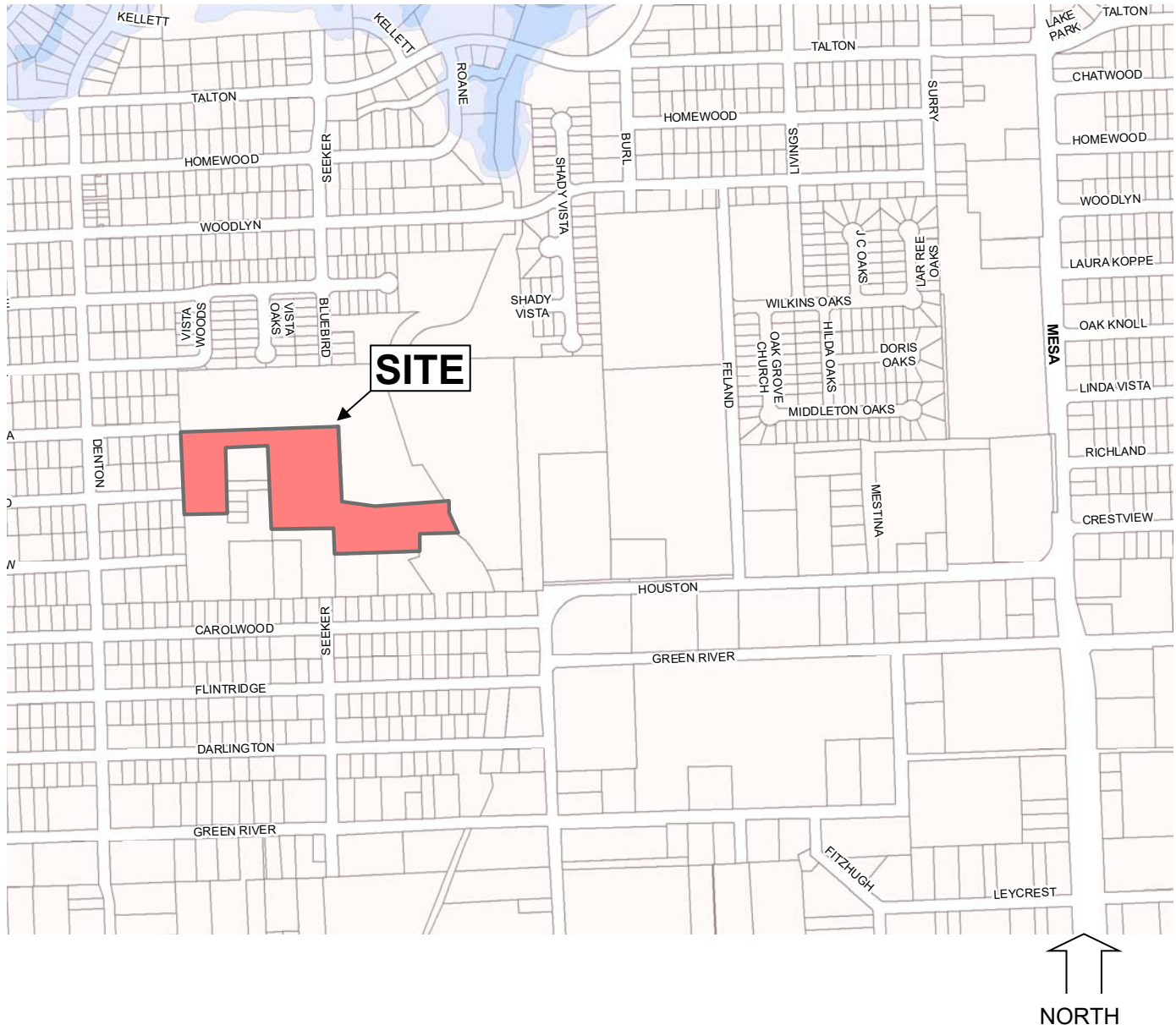
ITEM: 145

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Life Style

Applicant: Aliana Corporation LLC



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

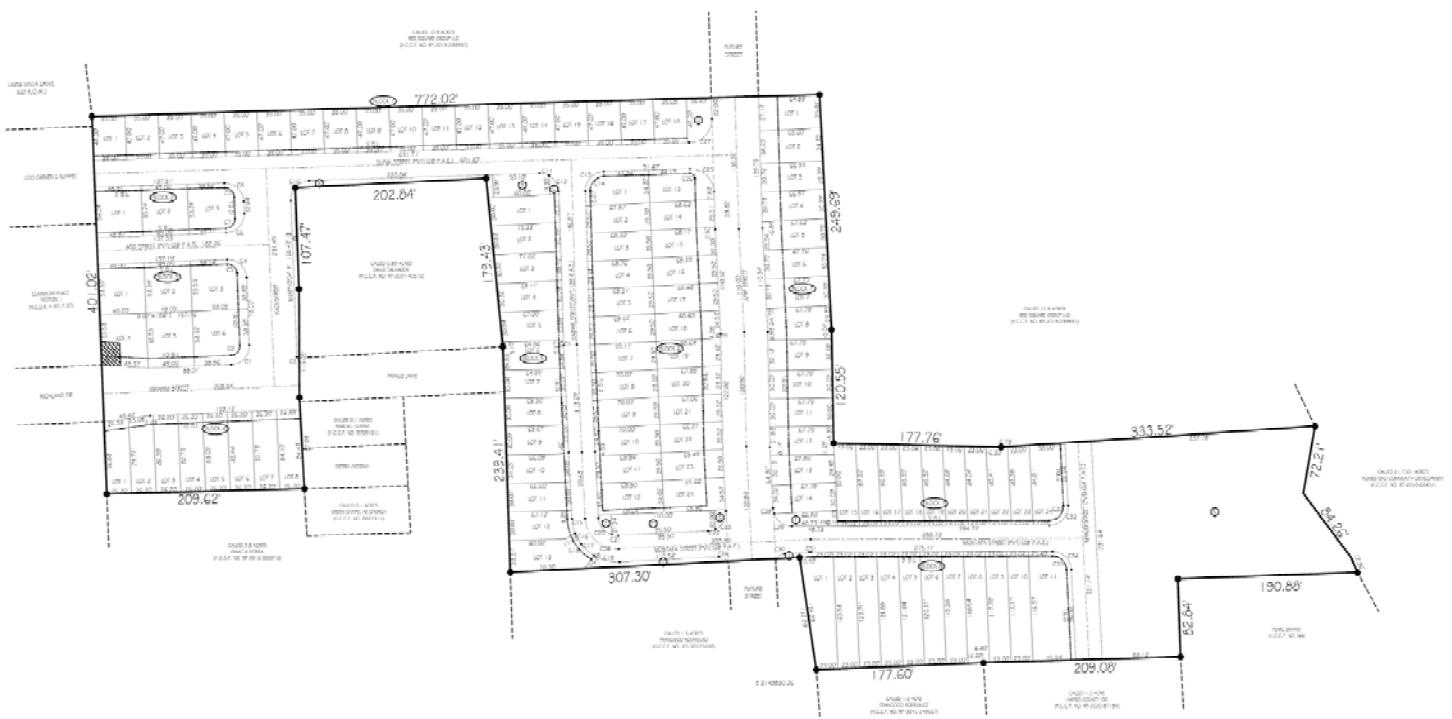
ITEM: 145

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Life Style

Applicant: Aliana Corporation LLC



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 145

Planning and Development Department

Meeting Date: 02/03/2022

Subdivision Name: Life Style

Applicant: Aliana Corporation LLC



F- Reconsideration of Requirements

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

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

Application No: 2021-2861
Plat Name: Life Style
Applicant: Aliana Corporation 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 requirement or condition being sought:

1) Variance 1 Sec. 42-131. 2) Variance 2 Sec. 42-188.

Chapter 42 Section: 131

Chapter 42 Reference:

1) Variance 1 Sec. 42-131. Cul-de-sac. 2) Variance 2 Sec. 42-188. Lot Access to Streets

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

STATEMENT OF FACTS:

1) Variance 1: EXTEND ROW OR PROVIDE CUL-DE-SAC FOR LINDA VISTA DRIVE We request this requirement for Providing a ROW or Cul-De-Sac be waived because there is access to all these Existing Lots by Linda Vista Drive even before this Life Style Replat was proposed. Therefore, we don't see the need for the provision of the Cul-de-Sac and ROW. See Variance 1 Linda Vista Drive_SK-1. 2) Variance 2: ADDRESS THE 1400' INTERSECTION SPACING BOTH EAST/WEST BOUNDARIES There is a concern that 0.89 acre tract of land (David Salvador – H.C.C.F No. RP-2021-40572) and 0.1 acre tract of land (Randall Gussie – H.C.C.F No. B709101) will become land-locked adjacent to the Life Style Replat. Proposed Solution: We will convert Lot 7 into an Accessway to so that both the tracts mentioned can access the Taiba Street through this Accessway. See Variance 2 Accessway Taiba Street_SK-2.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-2861

Plat Name: Life Style

Applicant: Aliana Corporation 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:

Variance 1: To not extend nor terminate Linda Vista Drive with a cul-de-sac. Variance 2: To exceed 1400' intersection spacing along the eastern boundary.

Chapter 42 Section: 131

Chapter 42 Reference:

Variance 1 Chapter 42 Reference: Sec. 42-131. Cul-de-sac. Variance 2 Chapter 42 Reference: Sec. 42-188. Lot Access to Streets

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

We have provided a solution which will provide a suitable solution for both the concerns raised by City of Houston Planner. (See attached files SK-1 and SK-2)

(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;

There is access to all these Existing Lots by Linda Vista Drive even before this Life Style Replat was proposed. Therefore we request that requirement for both a ROW and Cul-de-Sac for the Linda Vista Drive be waived. Also we propose to Convert Lot 7 to provide access to Taiba Street, so that both the David Salvador and Randall Gussie properties are not land-locked anymore.

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

The proposed solutions in fact will grant easier to properties which would have been otherwise interlocked thus eliminating hardship for all the concerned parties.

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

The whole purpose of the (2) proposed variances is to provide a feasible solution while not deviating from the rules and regulation as set in Chapter 42.

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

We value the public health, safety and welfare of the community. That's why the variance is being proposed to provide a practical solution.

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

No, the main purpose of the variance is to provide a practical and feasible solution acceptable to the City of Houston while conforming to the rules and regulation as set in Chapter 42.



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

January 26th, 2022

NOTICE OF RECONSIDERATION OF REQUIREMENT

PROJECT NAME: Life Style

REFERENCE NUMBER: 2021-2861

ROR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirement request for a property located north of Carolwood Drive, east of Denton street and west of the Kennedy Gully. 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.

Aliana Corporation LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend or terminate Linda Vista Drive with a cul-de-sac and to exceed local intersection spacing along the eastern boundary. 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, February 3rd, 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 Naz Sayed with Aliana Corporation LLC, at 713-962-2607. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/03/2022

ITEM: 149

Applicant: DAVID LUIS REYNA

Contact Person: DAVID LUIS REYNA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	22-1611	77365	5671	295F	ETJ
EAST OF: AESTIVAL NORTH OF: IRIS LN					

ADDRESS: 18919 Iris Lane Porter, Texas 77365

ACREAGE:

LEGAL DESCRIPTION:

LOT TWO HUNDRED SIXTY SEVEN, OF SUMMER HILLS SECTION 1, A SUBDIVISION IN MONTGOMERY COUNTY TEXAS ACCORDING TO MAP RECORDED IN CABINET C, SHEET 118-A OF THE RECORDS OF MONTGOMERY COUNTY TEXAS

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/03/2022

ITEM: 150

Applicant: RICARDO CHAVEZ/AARON McDONALD

Contact Person: Two Sons Environmental

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
WEST OF: US 59 NORTH OF: MILLS BRANCH DRIVE	22-1612	77365	5671	295M	ETJ

ADDRESS: 24440 Tree Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT SEVEN (7), IN BLOCK FOUR (4), OF PORTER TERRACE, A SUBDIVISION IN MONTGOMERY COUNTY. TEXAS.

PURPOSE OF REQUEST: Mobile home.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/03/2022

ITEM: 151

Applicant: MARISELA SOSA/AARON McDONALD

Contact Person: Two Sons Environmental

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	22-1613	77365	5671	251G	ETJ
WEST OF: US 59 NORTH OF: GRAND PARKWAY					

ADDRESS: 24434 E Terrace Drive

ACREAGE:

LEGAL DESCRIPTION:

LOT TWENTY-FIVE (25), IN BLOCK SIX (6), OF PORTER TERRACE, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile home.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/03/2022

ITEM: 152

Applicant: JACQOLENE CEDILLO
Contact Person: JACQOLENE CEDILLO

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	22-1614	77365	5671	295Q	ETJ
EAST OF: PLANTATION HILL NORTH OF: PLANTATION ESTATES					

ADDRESS: 25027 plantation valley

ACREAGE:

LEGAL DESCRIPTION:

LOT TWELVE, BLOCK ONE, OF PLANTATION ESTATES SECTION TWO, AN UNRECORDED SUBDIVISION IN MONTGOMERY COUNTY TEXAS

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Pam Lowe	Pam Lowe	713 303 3063	pamlowe@clarion.org		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2719 Houston Ave.	21116823	77009	5358B	493C	H

HCAD ACCOUNT NUMBER(S):	053300000004
PROPERTY LEGAL DESCRIPTION:	LT4 + TR3A HURLOCK & FIELDS ADDITION
PROPERTY OWNER OF RECORD:	WILLIAM & PAMELA LOWE
ACREAGE (SQUARE FEET):	7500
WIDTH OF RIGHTS-OF-WAY:	Houston Avenue (80')
EXISTING PAVING SECTION(S):	Houston Avenue (45')
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	DEMOLISHED
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	TWO-STORY SINGLE-FAMILY, 3000 SQ FT

PURPOSE OF VARIANCE REQUEST: To provide a 10' building line instead of the required 25' by City of Houston Code of Ordinance.

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): We are planning to build a 3000-sq-ft 2-story single-family home, elevated 10 feet above grade in this 100-year floodplain lot. This part of Houston Ave is a 2-lane street (one lane in each direction) that is heavily trafficked with walkers and cyclers, with a canopy of 100-year-old oaks on one side, bike routes on each side, and a 30 mph speed limit. It is across the street from Woodland Park and its tennis courts, playground and walking trails. We are saving the 35-year-old white oak tree in the front of the lot, and we are planning a driveway with a T-turnaround as well as a new pedestrian-friendly sidewalk and amenities in the front of the property. There is also a 10-foot easement in the rear of the property that prevents us from building anything in the rear. The ROW of Houston Ave is large, placing the front property line 18.5 feet from the street. That, combined with a 25-foot setback, would put the home 43.5 feet from the street, substantially limiting our eyes on the street for safety. Having a 10-foot setback would bring us to 28.5 feet from the street and be in alignment with the long-term character of this part of Houston Ave.

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 imposition of the rules in this case would create a conflict with the neighboring properties and structures, setting the proposed structure so far back - as compared to all the neighbors – that it would be an incongruent eyesore. The compromised aesthetic quality and attractiveness would then diminish the value of the property,
- (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 variance requested is NOT the result of a hardship created or imposed by the applicant. The property is currently a vacant lot with no existing structure. The previous structure was demolished and was situated at the same setback that is being requested with the variance.
- (3) The intent and general purposes of this chapter will be preserved and maintained;**
Granting this request will allow us to develop the property in a way that will contribute optimal aesthetic quality to the block while promoting a safer and more pleasant pedestrian experience. Currently there is not

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

even a walkable sidewalk along this stretch of Houston Ave. Thus, this variance will be consistent with the purposes of the city ordinances.

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
The variance will not result in any injury to public health, safety or welfare. The requested setback will have no impact on public health and safety relative to what would be the case for the 25-ft setback. On the contrary, the applicant's commitment to installation and maintenance of a proper sidewalk will be an improvement in the safety of pedestrians.
- (5) **Economic hardship is not the sole justification of the variance.**
In addition to the diminished "curb appeal" that would result from imposition of the rules, the 25-ft setback would negatively impact pedestrian flow on this street and compromise the appearance and attractiveness of the overall block.

DEVELOPMENT PLAT VARIANCE



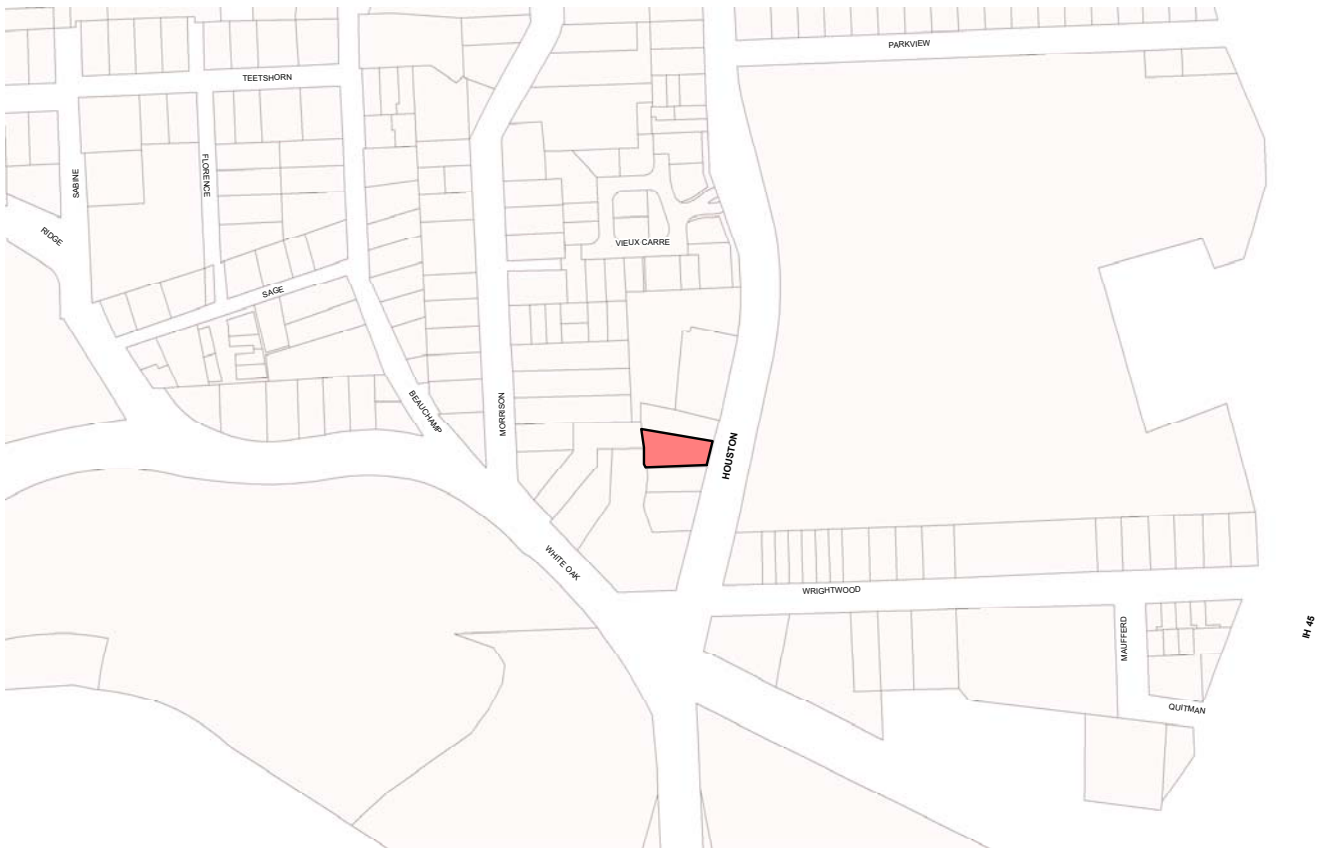
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 153

Meeting Date: 02/03/2022

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



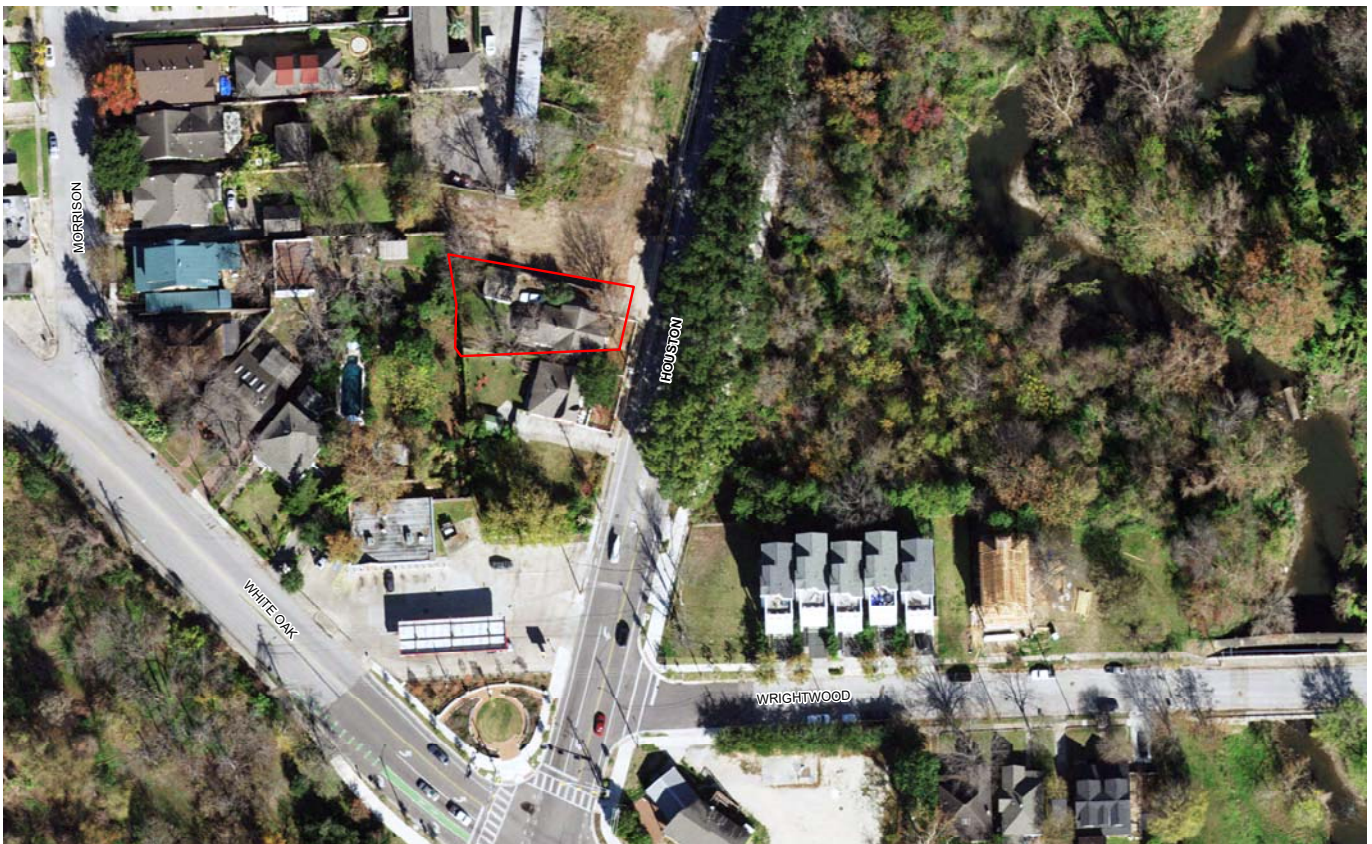
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 153

Meeting Date: 02/03/2022

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



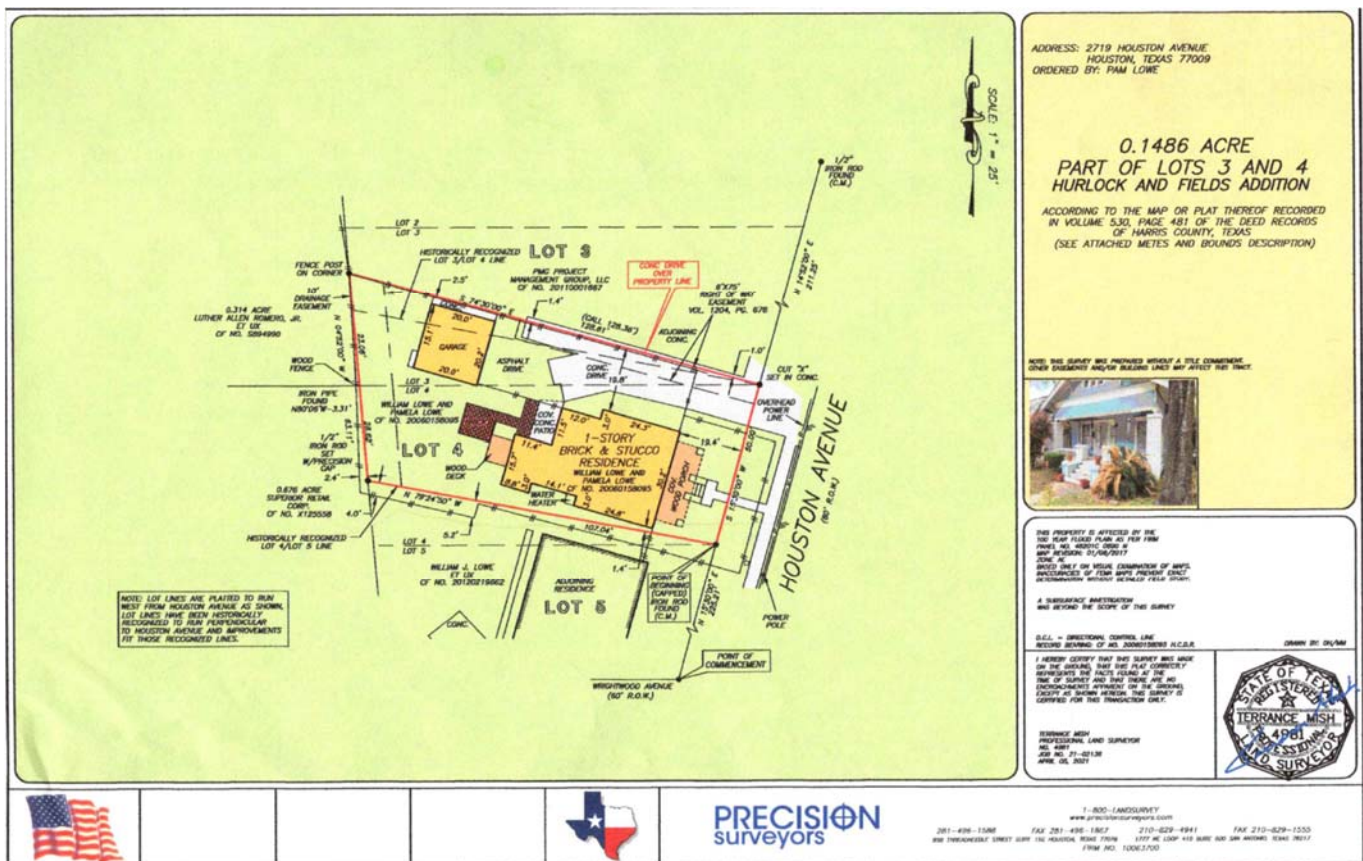
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 153

Meeting Date: 02/03/2022

Survey



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 153

Meeting Date: 02/03/2022

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		
David Garcia	David Garcia	713-449-6927	garciadt@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5903 Valkeith Dr.	21086998	77096	5153A	531S	C

HCAD ACCOUNT NUMBER(S):	0961600000020
PROPERTY LEGAL DESCRIPTION:	LT 20 BLK 21, MAPLEWOOD SOUTH SEC 6
PROPERTY OWNER OF RECORD:	David T Garcia & Theresa L Garcia
ACREAGE (SQUARE FEET):	10,738
WIDTH OF RIGHTS-OF-WAY:	Hillcroft Ave (50') & Valkeith Dr. (28')
EXISTING PAVING SECTION(S):	Hillcroft Ave (100') & Valkeith Dr. (60')
OFF-STREET PARKING REQUIREMENT:	2 parking spaces
OFF-STREET PARKING PROVIDED:	2 parking spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	A1 -- Real, Residential, Single-Family, 2,233 Sq. Ft.
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	A1 -- Real, Residential, Single-Family,

PURPOSE OF VARIANCE REQUEST: To allow for an addition of a new garage and partial second story to the home at 5903 Valkeith Dr. The plan utilizes the property's original 20' setback from Hillcroft, a major thoroughfare.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

We are requesting a 5-foot variance to reset the setback building line from the current 25'-from-Hillcroft back to the original 20'-from-Hillcroft as originally platted and as shown in the survey that was completed when we bought our home in July 2009.

In the nearly 13 years that we have lived here, our family has grown. My late wife Katie (Hoffman) Garcia and I had four wonderful children together, and after cancer took her in 2017, I met and married Theresa in 2018. Theresa and I now have two children together for a total of six amazing children. Our family has deep roots and a long history in this neighborhood, so we planned this addition to accommodate our large family and to enable us to stay in this home that holds so much history for our family. Our plans have the full support of the Maplewood S/N HOA and Architectural Control and Deed Restriction Committee (see attached letter **HOA Letter of Support**).

The building plans for our second-floor addition only slightly encroach on the 25' building line, as shown in the attachment **Garcia 5903 Valkeith – Setback Incursion** (Neighbors can find a copy on the large sign posted in the front yard of 5903 Valkeith). In this attachment, the 20' setback from the original plat is a light grey dotted line, and the new 25' setback is in red. The northeast corner of the home (light blue section) is built right up to the original plat's 20' building line, so the new 25' line is in the middle of my formal dining room. No part of the planned addition will be as close to Hillcroft as that existing northeast corner of house. The closest that the addition will come to Hillcroft is 22.8 feet – well within the original plat's setback line. A small section of the second floor (purple section) sits directly above the existing house, and while the first floor is grandfathered, we will need a variance to build directly above it. The southeast corner of the garage and second floor (green section) similarly is well within the original plat's 20' setback.

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.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (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**

When this property was platted, Hillcroft was not a major thoroughfare and had a 20' setback, which has recently been increased to 25'. Maplewood South has been fully developed for several decades and our plans are consistent with the original plat.

- (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;**

Hardship was created when Hillcroft became a major thoroughfare, and the major thoroughfare setback was increased to 25'.

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

The plans maintain a safe distance from Hillcroft, and in 2017 a fence was constructed along Hillcroft to disable access to Hillcroft from the Valkeith cul-de-sac.

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

The plans maintain a safe distance from Hillcroft, and in 2017 a fence was constructed along Hillcroft to disable access to Hillcroft from the Valkeith cul-de-sac.

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

Variance is requested in order to make best use of the plat as initially platted and to maintain as much of the existing home as possible in order to maintain the neighborhood's historic character.

DEVELOPMENT PLAT VARIANCE



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Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



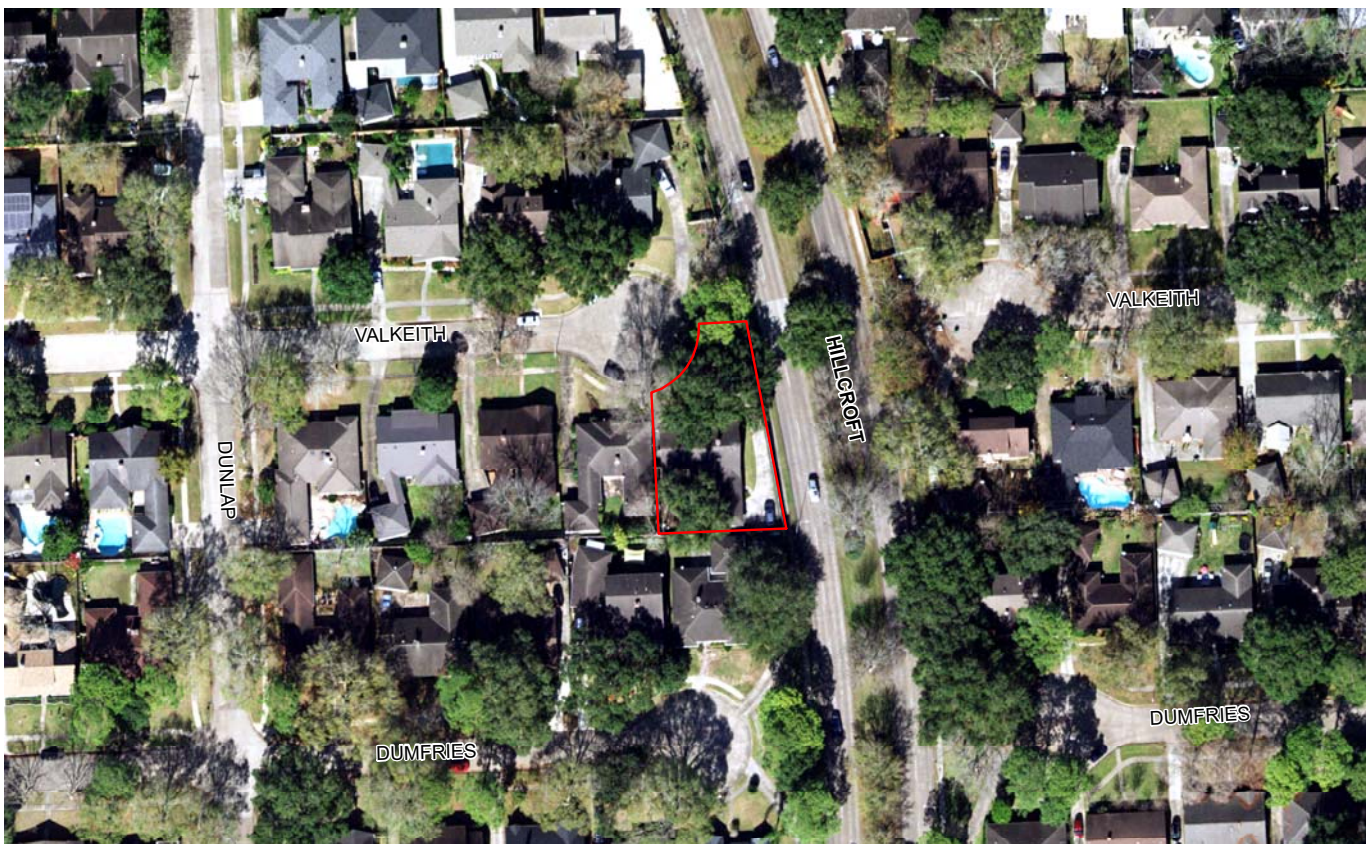
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Aerial Map



DEVELOPMENT PLAT VARIANCE



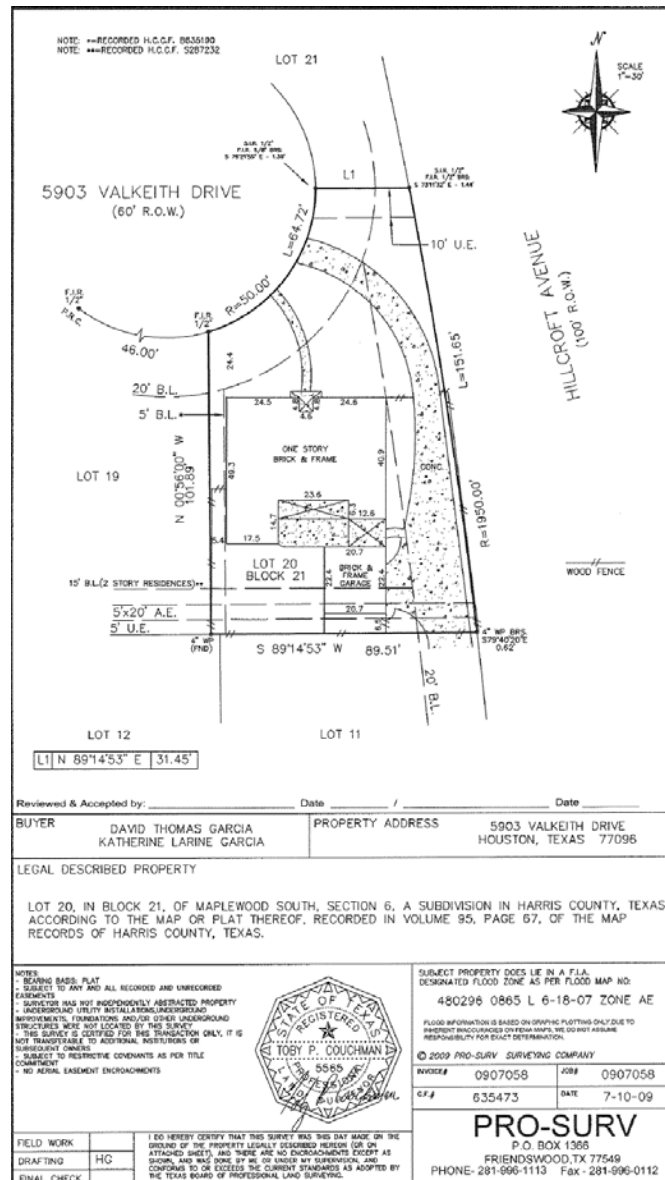
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Survey

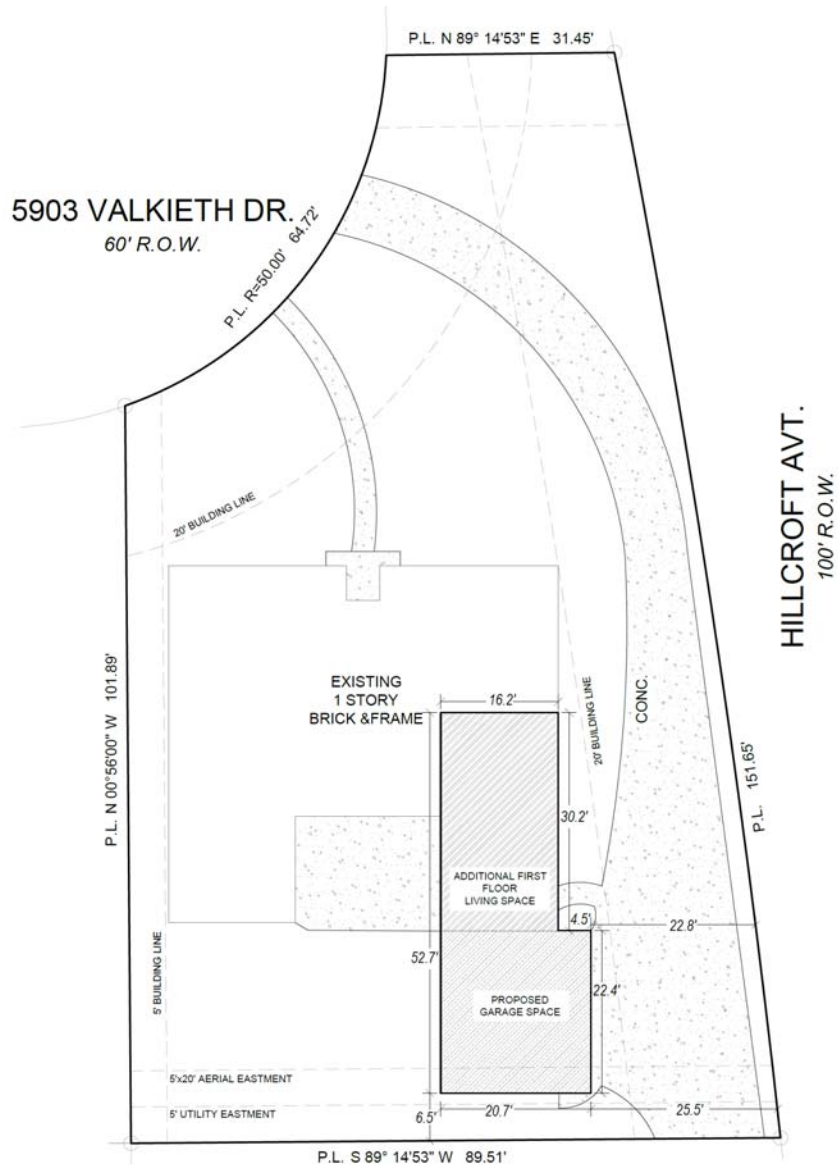


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



PROPOSED FIRST FLOOR
1/8" = 1'

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@houston.tx.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		
Matthew W. Stewart	Matthew W. Stewart	214-662-7329	mattwstew@aol.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3415 White Oak Drive	22001211	77007	5358C	493A	C
HCAD ACCOUNT NUMBER(S):		0210200000023			
PROPERTY LEGAL DESCRIPTION:		TRS 23&24 BLK 288 Houston Heights			
PROPERTY OWNER OF RECORD:		Matthew and Christina Stewart			
ACREAGE (SQUARE FEET):		6600 SF			
WIDTH OF RIGHTS-OF-WAY:		White Oak: 60'			
EXISTING PAVING SECTION(S):		White Oak:			
OFF-STREET PARKING REQUIREMENT:		Complies			
OFF-STREET PARKING PROVIDED:		Complies			
LANDSCAPING REQUIREMENTS:		Complies			
LANDSCAPING PROVIDED:		Complies			

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 2 structures on location; 1) single family historic bungalow (~500 SF), and 2) "duplex" historic bungalow (~1000 SF)

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Renovation to restore bungalows to useable condition. Any modification to be in-line with Historic Heights character / guidelines (and approved by Historic Committee).

PURPOSE OF VARIANCE REQUEST: Reclassify use under MLS designation from single family to commercial

CHAPTER 42 REFERENCE(S): Sec 42-208(d) An application to renew a special minimum lot size requirement shall comply with the application requirements of [section 42-198](#) of this Code except that items (2), (3), and (5) of subsection (a) of 42-198 shall not be required. The application to renew shall be accepted by the director no earlier than two years before the expiration of the ordinance establishing the special minimum lot size requirement. The application shall be reviewed in accordance with the provisions of this subdivision for a new application for designation of a special minimum lot size block or special minimum lot size area, as applicable, except as provided by subsection (e) of this section.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): Looking for variance to fix what was a mistake in the original "single family" classification and remove an unintended roadblock preventing development along a current commercial corridor (White Oak Drive) in the Historic Heights. Plan to lease out for "quiet" commercial use that is not disruptive to my family (primary residence directly behind property) or any of the surrounding neighbors. See attached PowerPoint pack summarizing request/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**
Correct. Property configured as 3 units and has historically been used as "multi family" rental property which does not conform to current "single family" designation. Misclassified as "single family" when 2019 MLS designation went into effect due to absentee owner at the time. See attached PowerPoint pack.
- (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;**
Correct. Two bungalows (both contributing historic) already on property, 1) Busy White Oak location (on commercial tract) not ideal for "single family" residence, and 2) not practical to re-purpose 2 contributing bungalows into "single family" residence (can't demo and start over). See attached PowerPoint pack.
- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**
Correct. Applicant purchased Property in September, 2021 and was not aware of the use restrictions associated with the MLS designation (effective 2019). As above, Property configured as 3 units and has historically been used as a "multi family" rental property. See attached PowerPoint pack.
- (3) The intent and general purposes of this chapter will be preserved and maintained;**
Correct. Development would fit into the look / character of the area and utilize the existing historic bungalows. Proposed plan (quiet commercial use) is consistent with the development of White Oak Drive between Heights Blvd and Studewood. Neighbors are supportive. See attached PowerPoint pack.
- (4) The granting of the variance will not be injurious to the public health, safety or welfare;**
Correct. If variance not granted then development not practical which could lead to continued vacancy, deterioration, and vandalism / vagrancy. See attached PowerPoint pack.
- (5) Economic hardship is not the sole justification of the variance.**
Correct. Variance would allow for sensible development and a much needed improvement for that part of White Oak (a highly visible gateway to the Heights neighborhood). Currently an eyesore in the middle of continued revitalization. See attached PowerPoint pack.

DEVELOPMENT PLAT VARIANCE



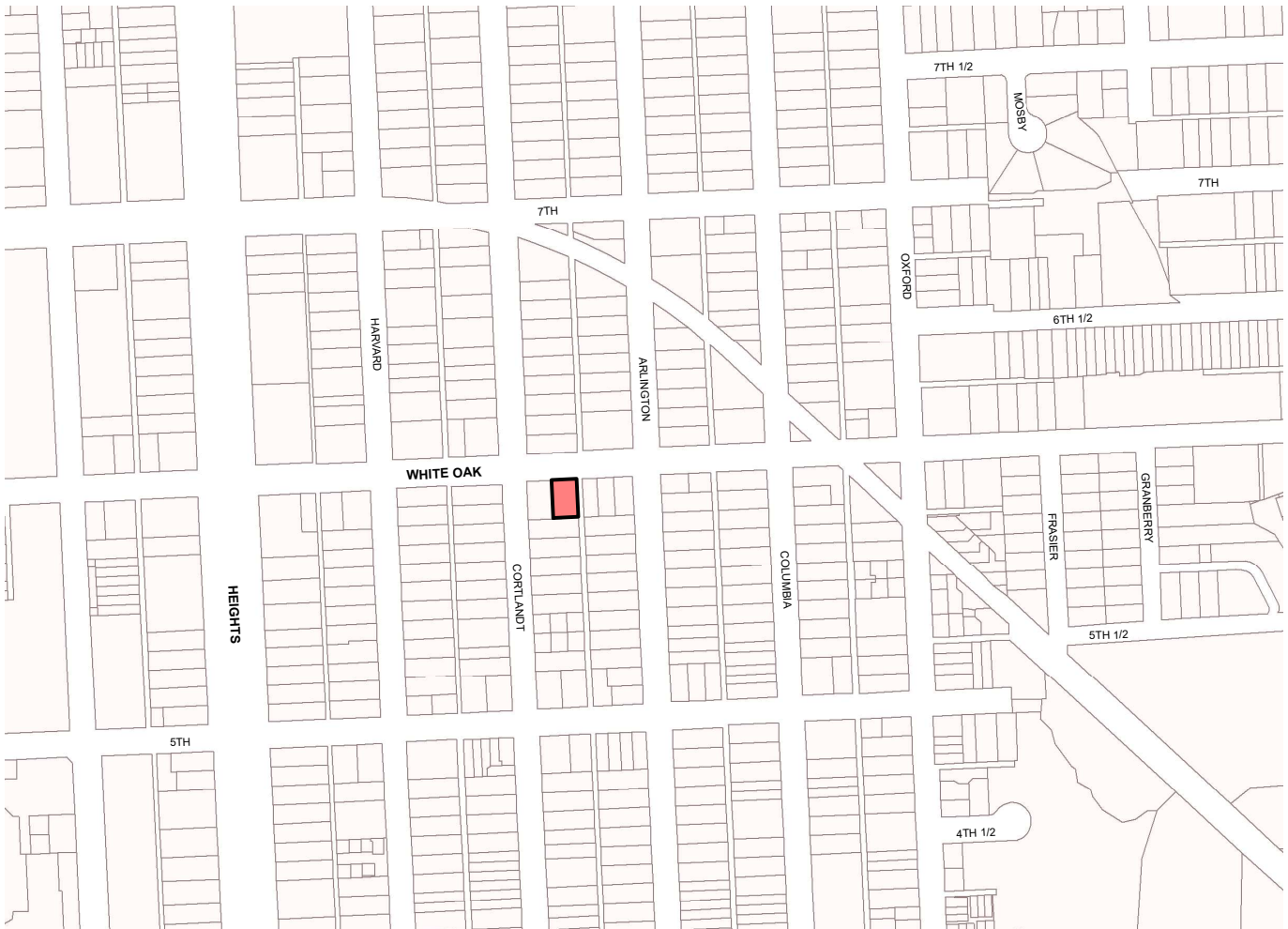
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Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



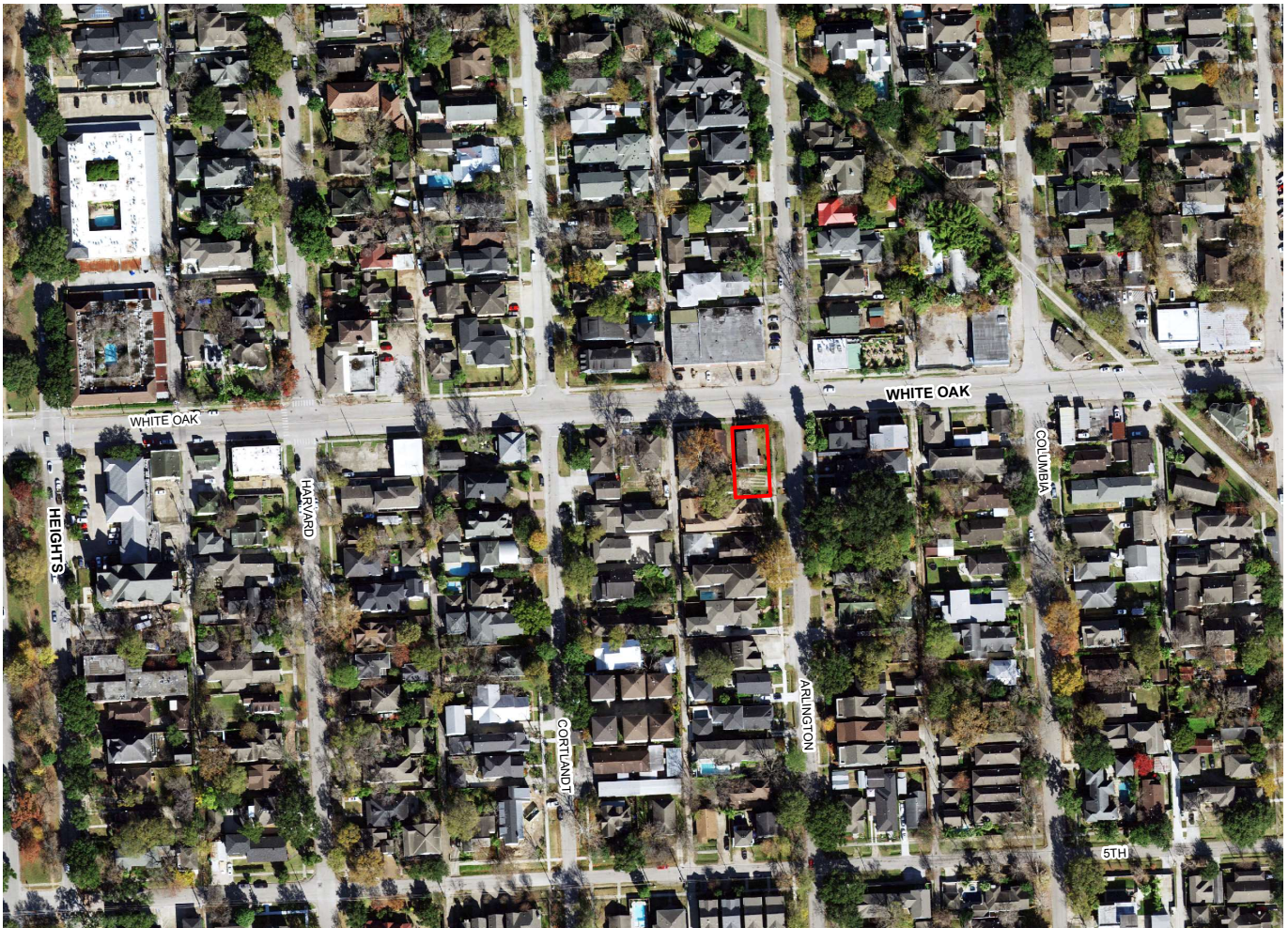
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Aerial Map



DEVELOPMENT PLAT VARIANCE



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Elevations



DEVELOPMENT PLAT VARIANCE