

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, FEBRUARY 17, 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 17, 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](tel:+19367551521) Conference ID: 414 556 887#

Visit website (ftp://edrc.houstontx.gov/2022/2022-4_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 17, 2022 2:30 p.m.

Call to Order

Director's Report

Approval of the February 3, 2022 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- Consent Subdivision Plats (Martin Mares Perez)
- Replats (Martin Mares Perez)
- Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, John Cedillo, Devin Crittle and Geoff Butler)
- Subdivision Plats with Variance Requests (Aracely Rodriguez, Devin Crittle, Geoff Butler, and John Cedillo)
- Subdivision Plats with Special Exception Requests (Geoff Butler)
- Reconsiderations of Requirement (Geoff Butler, Devin Crittle, and Tammi Williamson)
- Extensions of Approval (Tamara Fou)
- Name Changes (Tamara Fou)
- Certificates of Compliance (Tamara Fou)
- Administrative
- Development Plats with Variance Requests (Ramon Jaime-Leon and Jacqueline Brown)

II. Establish a public hearing date of March 17, 2022

- Azul Homes partial replat no 2
- Commons of Lake Houston Sec 1 partial replat no 1
- Craig Woods partial replat no 37
- Foster Place partial replat no 25
- Idylwood partial replat no 2
- Neuen Manor partial replat no 26
- Rosewood Estates Sec 2 partial replat no 4
- Usener Addition partial replat no 4

III. Consideration of a Studio 6 Hotel/Motel located at 14402 Old Chocolate Bayou Road (Devin Crittle)

IV. Public Hearing and Consideration of a Special Minimum Building Line Block Renewal for the 300 - 1000 blocks of Peden Street, north and south sides – MBL 33REN (Davonte Caldwell)

V. Excuse the absence of Commissioner Ileana Rodriguez

VI. Public Comment

VII. Adjournment

Minutes of the Houston Planning Commission

February 3, 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 at 2:37 p.m. during the Chair's Report
Susan Alleman	Present virtually
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present virtually
Daimian S. Hines	Absent
Randall L. Jones	Present virtually
Lydia Mares	Present virtually
Paul R. Nelson	Present virtually
Linda Porras-Pirtle	Present virtually at 2:34 p.m. before the Director's Report
Kevin Robins	Present
Ileana Rodriguez	Absent
Ian Rosenberg	Present virtually
Megan R. Sigler	Present
Zafar Tahir	Present virtually at 2:34 p.m. before the Director's Report
Meera D. Victor	Present virtually
Scott Cain for	Present virtually
Commissioner James Noack	
Maggie Dalton for	Present virtually and left at 3:52 p.m. before item 135
The Honorable KP George	
Loyd Smith for	Present virtually
The Honorable Lina Hidalgo	

Ex Officio Members

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

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department

CHAIR'S REPORT

Chair Martha L. Stein reported on meeting procedures and stated that some items are withdrawn.

DIRECTOR'S REPORT

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

APPROVAL OF THE JANUARY 20, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 20, 2022 Planning Commission meeting minutes.

Motion: **Baldwin**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

I. SEMIANNUAL REPORT OF THE CAPTIAL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES

Presentation given by Rudy Moreno, Jr., Houston Public Works.

Staff recommendation: Accept recommendation per staff report of the January 2022 Semi-Annual Drainage Impact Fees and forward to City Council.

Commission action: Accepted recommendation per staff report of the January 2022 Semi-Annual Drainage Impact Fees and forwarded to City Council.

Motion: **Nelson**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

II. SEMIANNUAL REPORT OF THE CAPTIAL IMPROVEMENTS COMMITTEE ON WATER AND WASTEWATER IMPACT FEES

Presentation given by Rudy Moreno, Jr., Houston Public Works.

Staff recommendation: Accept recommendation per staff report of the January 2022 Water and Wastewater Impact Fees and forward to City Council.

Commission action: Accepted recommendation per staff report of the January 2022 Water and Wastewater Impact Fees and forwarded to City Council.

Motion: **Nelson**

Second: **Robins**

Vote: **Unanimous**

Abstaining: **None**

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 114)

Items removed for separate consideration: **5, 6, 7, 9, 10, 11, 24, 31, 32, 41, 42, 43, 44, 45, 46, 47, 50, 53, 88, 92 and 114.**

Staff recommendation: Approve staff's recommendations for item(s) 1 – 114 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 – 114 subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **5, 6, 7, 9, 10, 11, 24, 31, 32, 41, 42, 43, 44, 45, 46, 47, 50, 53, 88, 92 and 114**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **5, 6, 7, 9, 10, 11, 24, 31, 32, 41, 42, 43, 44, 45, 46, 47, 50, 53, 88, 92 and 114**, subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Mares**

Vote: **Carried**

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

C PUBLIC HEARINGS REQUIRING NOTIFICATION

115 Breckenridge West Sec 10 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: **Garza**

Second: **Abraham**

Vote: **Unanimous**

Abstaining: **None**

116 Clairmont Place Sec 1 partial replat no 2 C3N

Approve

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

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

Motion: **Mares**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

117 Clairmont Place Sec 1 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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

118 Clairmont Place Sec 1 partial replat no 4 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

119 Clear Creek ISD Whitcomb C3N Approve
Elementary School
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: **Jones** Vote: **Unanimous** Abstaining: **None**

120 Cruz Ranch C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

121 Foster Place partial replat no 25 C3N Withdrawn

122 Foster Place partial replat no 26 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Robins** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

123 Hyde Park Main Third Addition C3N Defer
partial replat no 1
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: **Sigler** Vote: **Unanimous** Abstaining: **None**

124 June Gardens 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: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

125 Lindale Park Sec 2 C3N Approve
partial replat no 2
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**
Speakers: Joyce Owens, applicant – supportive; Don Quintero – position not stated.

126 Melanie Heights partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

127 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: **Garza** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speaker: Stacey Venamon – opposed.

128 RH Eleventh Street Sec 1 C3N Approve
partial replat no 1
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
Speakers: Leigh Killgore – opposed; Jake Patrick, applicant - supportive.

129 Southern Terrace Replat C3N Withdrawn
partial replat no 1

130 Southgate partial replat no 5 C3N Withdrawn

131 Spring Oaks replat no 1 C3N Defer
partial replat no 6
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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

132 Truxillo Gardens 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: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speakers: Heather Rayner, Shannon Laduke, Diego Lopez, Peggy Weissman, Aaron Lytle and Karen Stoelkero – opposed.

133 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: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
Speaker: Jody Russell – opposed.

134 Willowcreek Ranch Sec 4 C3N Approve
partial replat no 2
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Nelson** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

135 Bammel Road LLC C2R 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: **Smith** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

136 Brailsfort Place**C2R****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: **Robins**

Vote: **Unanimous**

Abstaining: **None**

137 Clevie Court**C2R****Defer**

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

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

Motion: **Robins**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Eda Kanneh – opposed.

138 Enclave at Rosehill GP**GP****Approve**

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

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

Motion: **Alleman**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

139 Haven Mission Trace**C2****Defer**

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

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

Motion: **Baldwin**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Items 140 and 141 were taken together at this time.

140 Solid Rock Village GP**GP****Approve****141 Solid Rock Village Sec 1****C3R****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: **Sigler**

Second: **Robins**

Vote: **Unanimous**

Abstaining: **None**

E SPECIAL EXCEPTIONS**142 Fuqua Tract****C3R****Defer**

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

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

Motion: **Garza**

Second: **Mares**

Vote: **Carried**

Abstaining: **Heisch**

143 Jackson Village**C3R****Approve**

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

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

Motion: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

144 Fort Bend County ESD no 7 Station no 52 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: **Robins** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

145 Life Style C3P Defer

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

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

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

Speaker: David Salvador – position not stated.

G EXTENSIONS OF APPROVAL

146 Burr Oak Estates EOA Approve

147 North Bridgeland Lake Parkway Street Dedication Sec 6 EOA Approve

H NAME CHANGES

148 Bissonnet Street in Trillium Street Dedication Sec 1 (prev. Bissonet Street in Trillium Street Dedication Sec 1) NC Approve

I CERTIFICATION OF COMPLIANCE

149 18919 Iris Lane COC Approve

150 24440 Tree Lane COC Approve

151 24434 E Terrace Drive COC Approve

152 18497 Indigo Way COC Approve

Staff recommendation: Approve staff's recommendation for items 146-152.

Commission Action: Approved staff's recommendation for items 146-152.

Motion: **Garza** Second: **Nelson** Vote: **Carried** Abstaining: **Heisch 147 and 148; Sigler 147**

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

153 2719 Houston Avenue DPV Approve

Staff recommendation: Grant the variance(s) and approve the development plat to provide a 10' building line instead of the required 25' building line.

Commission action: Granted the variance(s) and approved the development plat to provide a 10' building line instead of the required 25' building line.

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

Speaker Pam Lowe, owner – supportive.

154 5903 Valkeith 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: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Chris Hokason – supportive.

155 3415 White Oak Drive**DPV****Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to reclassify use under MLS designation from single family to commercial.

Commission action: Granted the variance(s) and approved the development plat to reclassify use under MLS designation from single family to commercial.

Motion: **Baldwin**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Matt Stewart, applicant – supportive.

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

Staff recommendation: Establish a public hearing date of March 3, 2022 for item IV a-f.

Commission action: Established a public hearing date of March 3, 2022 for item IV a-f.

Motion: **Garza**

Second: **Robins**

Vote: **Unanimous**

Abstaining: **None**

**V. PUBLIC COMMENT
NONE****ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:38 p.m.

Motion: **Garza**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Jennifer Ostlind, Secretary

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Aan at Carriage Court	C2	
2	AME Telge Business Park	C2	DEF1
3	Anniston Reserve Sec 1	C3P	
4	Anniston Sec 1	C3P	
5	Anniston Sec 2	C3P	
6	Anniston Sec 3	C3P	
7	Anniston Sec 4	C3P	
8	Anniston Sec 5	C3P	
9	Anniston Sec 6	C3P	
10	Antoine Drive Real Estate Venture	C2	DEF2
11	Aurora Bend Drive and Tantara Bend Drive Street Dedication	SP	
12	Aurora Bend Drive Street Dedication Sec 1	SP	
13	Avalon at Cypress Sec 7	C3F	
14	Barvin Stella Link	C2	DEF1
15	Beckendorff Road Street Dedication Sec 1	SP	
16	Becker Road Tract GP	GP	DEF1
17	Bridgeland Mason Road Street Dedication Sec 7	SP	DEF1
18	Bridgeland Parkland Village Sec 58	C3F	
19	Bridgeland Pocket Prairie Drive Street Dedication and Reserve	C3F	
20	Center for Teaching and Learning	C2	
21	City Business Parks	C2	
22	Clodine Real Estate	C2	
23	Clodine Road Tract	C3F	
24	Cruz Ranch	C3F	
25	De Soto Villas	C3F	
26	East End Villas replat no 1	C3F	
27	Elyson Boulevard Street Dedication Sec 3	SP	
28	Elyson Heritage Boulevard Street Dedication	SP	
29	Elyson High Density Residential Sec 1	C2	
30	Elyson Sec 54	C3F	
31	Enclave at Rosehill Sec 1	C3P	
32	Ezzi Signs	C2	
33	Fondren Southwest Northfield 7 and 8 partial replat no 2	C3F	
34	Foster Place partial replat no 24	C3F	
35	Foster Place partial replat no 26	C3F	
36	Generation Park South Sec 1	C3P	
37	Generation Park West Sec 7	C3F	
38	Grand Prairie Sec 5	C3P	
39	Harvest Home Drive Street Dedication Sec 3	C3F	
40	Hufsmith Development	C2	
41	Jose Celedon Blue Lake Street Development	C2	
42	Klein ISD Kohrville Heritage Tract	GP	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Lindale Park Sec 2 partial replat no 2	C3F	
44	Long Point Reserve Apartments	C2	DEF1
45	Mansfield Villas	C3F	DEF2
46	Melanie Heights partial replat no 1	C3F	
47	Morton Creek Ranch Sec 16	C3P	
48	Morton Creek Ranch Sec 25	C3P	
49	Morton Creek Ranch Sec 28	C3P	
50	Mound Road Street Dedication and Greenhouse Road Extension	SP	
51	Mueschke Business Park	C2	
52	North Eldridge Campus	C2	
53	Northgrove Sec 20	C3F	DEF2
54	Ojeman Heights	C2	
55	Park 723 LLC	C2	
56	Pinemont Oaks Extension	C3F	
57	Regency Square Garden Homes	C3F	
58	Reserves at Peek Road	C2	
59	Solid Rock Village Sec 2	C3P	
60	Springwoods Village District Sec 5	C3F	
61	Springwoods Village District Sec 6	C2	
62	Springwoods Village Parkway Street Dedication Sec 5	SP	
63	Sundance Cove Sec 1	C3F	
64	Sundance Cove Sec 4	C3P	
65	Sunterra Sec 37	C3F	
66	Sunterra Sec 39	C3F	
67	Sunterra Sec 40	C3F	
68	Sunterra Sec 41	C3F	
69	Tavola Commercial Reserve no 1	C2	
70	Timber Forest Drive at Lakewood Pines Street Dedication	SP	
71	Towne Lake North Reserve Sec 3	C2	
72	Trillium Sec 5	C3P	
73	Westpark Tollway Apartments	C2	
74	Willowbrook Distribution Center	C2	DEF1
75	Willowcreek Ranch Sec 4 partial replat no 2	C3F	
76	Woodland Lakes Sec 6	C3F	DEF1

B-Replats

77	Amaras Court	C2R	
78	Arledge Estates	C2R	
79	Arledge Place	C2R	
80	Bauman Heights	C3R	
81	Beall Estates	C2R	
82	Beltway Rye	C2R	
83	Birdsall Heights	C2R	
84	Blue Badger Yards	C2R	

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Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Brays Oaks Crossing	C2R	DEF1
86	Breen Development	C2R	DEF1
87	Bridgestone MUD Rhodes Reserve	C2R	DEF2
88	Calhoun Paris Homes	C2R	
89	Cary Landing	C2R	DEF2
90	Casa Elegante	C2R	
91	Chico Plaza	C2R	
92	Commonwealth Park	C3R	
93	Darling Patio Homes	C2R	
94	Dash Knight Court	C2R	DEF1
95	Davis World	C2R	
96	Deen Estates at Brailsfort	C2R	
97	Dietz Acres replat no 1	C2R	
98	Dreyfus Manor	C2R	
99	Dulcimer Manor	C2R	DEF1
100	East 34th Street Homes	C2R	
101	Eastmore Development	C2R	
102	Edgewood Courtyards	C2R	
103	Elmalik Estates at Fountain	C2R	
104	Elysian Manor	C2R	DEF1
105	Finley Place	C2R	
106	Franco Estates	C2R	
107	Gillespie Landing	C2R	
108	Golden Star	C2R	
109	Gregg Vista	C2R	
110	Groves Crossing	C2R	
111	Hardy Estates	C2R	
112	Harmony Creek Homes at Kelton	C2R	
113	Heriberto Aparicio Myrtle Street Development	C2R	
114	Highland Villas	C2R	
115	Jacquelyn Villa	C2R	DEF2
116	Keep on Going	C2R	
117	Kipling Apartments Tract A	C2R	
118	Kipling Apartments Tract B	C2R	
119	Live Oak Street Homes	C2R	
120	Maple District West Reserve	C2R	
121	Marjorie Views	C2R	
122	Mary Street Villas	C2R	
123	Maybell Estates	C2R	
124	McGowen Estates	C2R	
125	Methodist Willowbrook Hospital replat no 1 and extension	C2R	DEF1
126	Moody Town and Country	C2R	
127	New Life in Christ Ministries of Houston Texas	C2R	
128	New Orleans Street Homes	C2R	
129	Palmer Estates	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
130	Ruth Creek	C2R	
131	San Juan Heights	C2R	
132	Shiloh Associates at Europa	C2R	
133	Shreveport Place	C2R	
134	Skyline Homes At Cavalcade	C2R	
135	Townhomes on Castle Court	C2R	
136	Upper Kirby Terraces	C2R	
137	Vecino Homes at Staples Street	C2R	
138	Villas at 71st	C2R	DEF1
139	Villas at Mary	C2R	
140	Villas at Texas	C2R	
141	Ward Homes	C2R	
142	Waterworks Shepherd North	C2R	
143	West Drake on West Drew	C2R	
144	Woodlands Emergency Hospital	C2R	DEF1

C-Public Hearings Requiring Notification

145	Breckenridge West Sec 10 partial replat no 1	C3N	DEF1
146	Denver Addition partial replat no 1	C3N	
147	Hester Tract partial replat no 1	C3N	
148	Hyde Park Main Third Addition partial replat no 1	C3N	DEF1
149	June Gardens partial replat no 1	C3N	DEF1
150	Kentshire Place Sec 1 partial replat no 2	C3N	
151	Melanie Heights partial replat no 2	C3N	
152	Melbourne Place Sec 1 partial replat no 4	C3N	
153	Neuen Manor partial replat no 25	C3N	
154	Oak Forest Sec 1 partial replat no 4	C3N	DEF2
155	Reed Terrace partial replat no 2	C3N	
156	Reed Terrace partial replat no 3	C3N	
157	Spring Oaks replat no 1 partial replat no 6	C3N	DEF1
158	Truxillo Gardens partial replat no 1	C3N	DEF1
159	Usener Addition partial replat no 3 and extension	C3N	
160	Vernas Garden	C3N	DEF2
161	Wildwood Glen Sec 1 partial replat no 2 and extension	C3N	

D-Variances

162	Brailsfort Place	C2R	DEF1
163	Bridgeland Prairieland Village GP	GP	
164	Bridgeland Prairieland Village Sec 24	C3P	
165	Bridgeland Prairieland Village Sec 25	C3P	
166	Clevie Court	C2R	DEF1
167	Creation 1960 Industrial Park Sec 1	C2	
168	Elyson GP	GP	
169	Fuqua Tract	C3R	DEF1

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Item No.	Subdivision Plat Name	App	
		Type	Deferral
170	Harris County MUD no 171 Lift Station no 5	C2	
171	Haven Mission Trace	C2	DEF2
172	HC MUD 566 Utility Reserves	C2	
173	Hidden Gem Estates	C2	
174	Houston Methodist West Hospital	C2R	
175	Schiel Road Tract	C3P	
176	Westlake Park Sec 1 partial replat no 1	C2R	

E-Special Exceptions

None

F-Reconsideration of Requirements

177	Anniston GP	GP	
178	Champions Park Logistics	C2	
179	Community Drive Division	C2	
180	Life Style	C3P	DEF1

G-Extensions of Approval

181	Bar Acre replat no 1	EOA	
182	Barker Living	EOA	
183	Bridge Creek Terrace Drive and Avalon View Drive Street Dedication	EOA	
184	Bridgeland Jack Road and Creekland Village Drive Street Dedication Sec 1	EOA	
185	Covenant House Texas	EOA	
186	Grand Oaks Sec 13	EOA	
187	Harris County MUD no 540 Detention Pond	EOA	
188	Kims Pallet Estate	EOA	
189	Kingfield Lofts	EOA	
190	Marvida Sec 12	EOA	
191	Marvida Sec 13	EOA	
192	Pastelitos Cafe	EOA	
193	Stuebner Plaza Sec 1	EOA	
194	Wayside Village Sec 4	EOA	
195	Willowpoint Sec 1	EOA	

H-Name Changes

196	Bauer Meadows GP (prev. Hopfe Road Tract GP)	NC	
197	Marvida Terrace Drive Street Dedication Sec 1 (prev. Marvida Terrace Drive Sec 1 Street Dedication)	NC	
198	Near East Distribution Center (prev. Exeter Mesa Distribution Center)	NC	

I-Certification of Compliance

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Item		App	
No.	Subdivision Plat Name	Type	Deferral
199	25168 Twin Oaks Drive	COC	
200	25204 Twin Oaks Drive	COC	

J-Administrative

None

K-Development Plats with Variance Requests

201	5117 Airport Blvd	DPV	
202	5903 Valkeith Drive	DPV	DEF1

Hotel/Motel with Variance Requests

III	Studio 6 located at 14402 Old Chocolate Bayou Road	HMV	
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Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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A-Consent

1	Aan at Carriage Court	2022-0204	C2	Harris	ETJ	417X	4.87	4.87	0	Aan Family, LP.	E.I.C. Surveying Company
2	AME Telge Business Park (DEF1)	2022-0094	C2	Harris	ETJ	287V	18.38	18.24	0	AME Telge Industrial, LLC	The Pinnell Group, LLC
3	Anniston Reserve Sec 1	2022-0244	C3P	Harris	ETJ	404T	9.80	3.83	0	Friendswood Development Company	BGE, Inc. - Land Planning
4	Anniston Sec 1	2022-0243	C3P	Harris	ETJ	404P	26.59	0.48	124	Friendswood Development Company	BGE, Inc. - Land Planning
5	Anniston Sec 2	2022-0245	C3P	Harris	ETJ	404P	30.12	1.45	166	Friendswood Development Company	BGE, Inc. - Land Planning
6	Anniston Sec 3	2022-0241	C3P	Harris	ETJ	404T	27.67	1.87	123	Friendswood Development Company	BGE, Inc. - Land Planning
7	Anniston Sec 4	2022-0242	C3P	Harris	ETJ	404S	21.83	0.29	114	Friendswood Development Company	BGE, Inc. - Land Planning
8	Anniston Sec 5	2022-0240	C3P	Harris	ETJ	404T	20.99	0.87	98	Friendswood Development Company	BGE, Inc. - Land Planning
9	Anniston Sec 6	2022-0238	C3P	Harris	ETJ	404N	21.61	0.61	134	Friendswood Development Company	BGE, Inc. - Land Planning
10	Antoine Drive Real Estate Venture (DEF2)	2022-0046	C2	Harris	City	451T	0.93	0.93	0	SEM SERVICES	SEM SERVICES
11	Aurora Bend Drive and Tantara Bend Drive Street Dedication	2022-0329	SP	Harris	ETJ	404W	2.76	0.00	0	Astro Sunterra, L.P.	Jones Carter
12	Aurora Bend Drive Street Dedication Sec 1	2022-0325	SP	Harris	ETJ	404W	3.31	0.00	0	Astro Sunterra, L.P.	Jones Carter
13	Avalon at Cypress Sec 7	2022-0215	C3F	Harris	ETJ	406A	22.25	14.07	25	Taylor Morrison of Texas, Inc.	BGE, Inc.
14	Barvin Stella Link (DEF1)	2022-0121	C2	Harris	City	532N	9.73	9.73	0	BG 12 - Braeswood and Stella, LLC	Pape-Dawson Engineers
15	Beckendorff Road Street Dedication Sec 1	2022-0322	SP	Harris	ETJ	404W	2.72	0.00	0	Astro Sunterra, L.P.	Jones Carter
16	Becker Road Tract GP (DEF1)	2022-0185	GP	Harris	ETJ	324V	1096.20	0.00	0	DEC	Meta Planning + Design LLC
17	Bridgeland Mason Road Street Dedication Sec 7 (DEF1)	2022-0196	SP	Harris	ETJ	365R	8.31	0.00	0	Bridgeland Development, LP	BGE, Inc.
18	Bridgeland Parkland Village Sec 58	2022-0220	C3F	Harris	ETJ	365Z	5.96	0.29	25	Bridgeland Development, LP	BGE, Inc.
19	Bridgeland Pocket Prairie Drive Street Dedication and Reserve	2022-0281	C3F	Harris	ETJ	365K	7.03	0.35	0	Bridgeland Development, LP	McKim & Creed, Inc.

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20	Center for Teaching and Learning	2022-0327	C2	Harris	ETJ	249X	7.27	7.27	0	CENTER FOR TEACHING AND LEARNING PLAT	Atkinson Engineers
21	City Business Parks	2022-0353	C2	Harris	ETJ	291F	4.86	4.86	0	SATX Assets	Texas Professional Surveying, LLC
22	Clodine Real Estate	2022-0343	C2	Fort Bend	ETJ	527P	1.32	1.32	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
23	Clodine Road Tract	2022-0350	C3F	Fort Bend	ETJ	527X	14.60	8.16	89	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
24	Cruz Ranch	2022-0203	C3F	Harris	ETJ	285N	3.21	0.00	2	N/A	E.I.C. Surveying Company
25	De Soto Villas	2022-0356	C3F	Harris	City	411Z	0.94	0.01	12	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
26	East End Villas replat no 1	2022-0262	C3F	Harris	City	494U	0.21	0.00	5	CVR Homes	PLS CONSTRUCTION LAYOUT, INC
27	Elyson Boulevard Street Dedication Sec 3	2022-0235	SP	Harris	ETJ	404M	5.93	0.00	0	Nash FM 529, LLC	BGE, Inc.
28	Elyson Heritage Boulevard Street Dedication	2022-0236	SP	Harris	ETJ	404M	4.53	0.00	0	Nash FM 529, LLC	BGE, Inc.
29	Elyson High Density Residential Sec 1	2022-0286	C2	Harris	ETJ	405U	18.51	18.51	0	Nash FM 529, LLC	BGE, Inc.
30	Elyson Sec 54	2022-0234	C3F	Harris	ETJ	405N	4.08	0.55	14	Nash FM 529, LLC	BGE, Inc.
31	Enclave at Rosehill Sec 1	2022-0341	C3P	Harris/ Montgo mery	ETJ	286J	103.93	97.59	0	FM2920 Land Company , LTD	McKim and Creed
32	Ezzi Signs	2022-0254	C2	Harris	ETJ	368S	0.51	0.51	0	No Company	HRS and Associates, LLC
33	Fondren Southwest Northfield 7 and 8 partial replat no 2	2022-0143	C3F	Harris	City	570C	47.14	10.78	121	Lentz Engineering, LLC	Lentz Engineering, L.C.
34	Foster Place partial replat no 24	2022-0227	C3F	Harris	City	533R	0.12	0.00	2	Tovica Properties	South Texas Surveying Associates, Inc.
35	Foster Place partial replat no 26	2022-0248	C3F	Harris	City	533R	0.24	0.00	4	DeJa Vu Living, LLC	replats.com
36	Generation Park South Sec 1	2022-0201	C3P	Harris	ETJ	417P	310.19	298.49	0	MRA Northeast, LP	IDS Engineering Group
37	Generation Park West Sec 7	2022-0231	C3F	Harris	ETJ	416G	207.95	197.56	0	MRA GP WEST, L.P.	Baseline Corporation
38	Grand Prairie Sec 5	2022-0323	C3P	Harris	ETJ	323V	35.90	11.63	78	Emptor Hockley	Meta Planning + Design LLC
39	Harvest Home Drive Street Dedication Sec 3	2022-0138	C3F	Fort Bend	ETJ	566L	9.86	3.76	0	Grand Parkway HG 2 LP	LJA Engineering, Inc.- (Houston Office)
40	Hufsmith Development	2022-0308	C2	Harris	ETJ	249X	9.37	9.37	0	Hufsmith Asset, LLC	C & C Surveying, Inc
41	Jose Celedon Blue Lake Street Development	2022-0261	C2	Harris	ETJ	298H	1.41	0.00	1	Jose C Ramirez	Doshi Engineering & Surveying Company
42	Klein ISD Kohnville Heritage Tract	2022-0232	GP	Harris	ETJ	329P	0.77	0.00	0	Klein ISD	American-Lupher Land Surveyors, Inc.
43	Lindale Park Sec 2 partial replat no 2	2022-0285	C3F	Harris	City	453V	0.30	0.00	2	Oscar Quevedo	Owens Management Systems, LLC
44	Long Point Reserve Apartments (DEF1)	2022-0137	C2	Harris	City	451T	0.49	0.49	0	Projects & Designs	Windrose

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45	Mansfield Villas (DEF2)	2022-0082	C3F	Harris	City	452A	0.98	0.02	13	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
46	Melanie Heights partial replat no 1	2022-0263	C3F	Harris	City	451D	0.33	0.00	6	RDZ Holdings	PLS CONSTRUCTION LAYOUT, INC
47	Morton Creek Ranch Sec 16	2022-0303	C3P	Harris	ETJ	445K	12.51	2.83	51	Woodmere Development Co	R.G. Miller Engineers
48	Morton Creek Ranch Sec 25	2022-0306	C3P	Harris	ETJ	445P	12.18	1.21	57	Woodmere Development Co	R.G. Miller Engineers
49	Morton Creek Ranch Sec 28	2022-0298	C3P	Harris	ETJ	445P	6.64	0.29	13	Woodmere Development Co	R.G. Miller Engineers
50	Mound Road Street Dedication and Greenhouse Road Extension	2022-0295	SP	Harris	ETJ	367J	1.95	0.00	0	CW SCOA West, L.P.	EHRA
51	Mueschke Business Park	2022-0345	C2	Harris	ETJ	286K	6.75	6.43	0	PLNS Developers LLC	Hovis Surveying Company Inc.
52	North Eldridge Campus	2022-0157	C2	Harris	ETJ	408V	9.75	9.75	0	NOV	RSG Engineering
53	Northgrove Sec 20 (DEF2)	2022-0081	C3F	Montgomery	ETJ	249J	9.49	2.77	24	Toll Houston TX, LLC	Costello, Inc.
54	Ojeman Heights	2022-0280	C2	Harris	City	450Z	0.54	0.20	11	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
55	Park 723 LLC	2022-0211	C2	Fort Bend	ETJ	524Y	3.24	3.24	0	Realty 1 Partners	The Pinnell Group, LLC
56	Pinemont Oaks Extension	2022-0250	C3F	Harris	City	452G	1.69	0.10	27	JHF Holdings, LLC	Karen Rose Engineering and Surveying
57	Regency Square Garden Homes	2022-0335	C3F	Harris	ETJ	369E	8.81	8.06	0	The Cornerbrook Companies	Windrose
58	Reserves at Peek Road	2022-0291	C2	Harris	ETJ	405U	3.45	3.45	0	Excel Commercial Real Estate	Windrose
59	Solid Rock Village Sec 2	2022-0316	C3P	Harris	City	455A	18.22	5.16	95	Burghli Land Development LLC	Vernon G. Henry & Associates, Inc.
60	Springwoods Village District Sec 5	2022-0222	C3F	Harris	ETJ	291M	47.75	47.75	0	Springwoods Realty, Inc.	C.L. Davis & Company
61	Springwoods Village District Sec 6	2022-0226	C2	Harris	ETJ	291M	28.89	28.89	0	Springwoods Realty, Inc.	C.L. Davis & Company
62	Springwoods Village Parkway Street Dedication Sec 5	2022-0228	SP	Harris	ETJ	291M	8.59	0.00	0	Harris County Improvement District No. 18	C.L. Davis & Company
63	Sundance Cove Sec 1	2022-0311	C3F	Harris	City/ ETJ	378Q	19.15	1.47	87	Clay Road 628 Development, LP.	EHRA
64	Sundance Cove Sec 4	2022-0317	C3P	Harris	City/ ETJ	378Q	20.59	3.26	96	Clay Road 628 Development, LP.	EHRA
65	Sunterra Sec 37	2022-0299	C3F	Harris	ETJ	444A	19.38	1.29	88	Astro Sunterra, L.P.	Jones Carter
66	Sunterra Sec 39	2022-0305	C3F	MULTIPLE	ETJ	444A	23.41	1.42	104	Astro Sunterra, L.P.	Jones Carter
67	Sunterra Sec 40	2022-0309	C3F	Harris	ETJ	404W	25.24	1.35	100	Astro Sunterra, L.P.	Jones Carter
68	Sunterra Sec 41	2022-0313	C3F	Harris	ETJ	404W	8.90	0.71	42	Astro Sunterra, L.P.	Jones Carter
69	Tavola Commercial Reserve no 1	2022-0213	C2	Montgomery	ETJ	256H	2.57	2.57	0	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
70	Timber Forest Drive at Lakewood Pines Street Dedication	2022-0217	SP	Harris	ETJ	377N	6.75	0.00	0	KB HOME LONE STAR, INC	Jones Carter

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71	Towne Lake North Reserve Sec 3	2022-0328	C2	Harris	ETJ	367J	29.85	29.85	0	C.W. SCOA West, L.P.	EHRA
72	Trillium Sec 5	2022-0339	C3P	Fort Bend	ETJ	526V	12.70	0.94	67	TPHTM 1464 LLC	Meta Planning + Design LLC
73	Westpark Tollway Apartments	2022-0219	C2	Fort Bend	ETJ	525H	11.46	11.46	0	Davis Development	R.G. Miller Engineers
74	Willowbrook Distribution Center (DEF1)	2022-0115	C2	Harris	City	370P	11.79	11.79	0	Langan	Windrose
75	Willowcreek Ranch Sec 4 partial replat no 2	2022-0320	C3F	Harris	ETJ	288W	15.20	0.00	6	Liyas,Grewal, Lee, Basham,Brand, Harris & Droubi	EHRA
76	Woodland Lakes Sec 6 (DEF1)	2022-0195	C3F	Harris	City	338L	16.03	5.81	70	Lexington 26, LP	Meta Planning + Design LLC

B-Replats

77	Amaras Court	2022-0355	C2R	Harris	City	493Y	0.12	0.00	3	Associated Builders Group	The Interfield Group
78	Arledge Estates	2022-0278	C2R	Harris	City	575H	0.23	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
79	Arledge Place	2022-0279	C2R	Harris	City	575H	0.23	0.00	2	DOSIS INVESTMENT LLC	PLS CONSTRUCTION LAYOUT, INC
80	Bauman Heights	2022-0212	C3R	Harris	City	453G	1.86	0.14	31	9302 BAUMAN, LLC	Civil-Surv Land Surveying, L.C.
81	Beall Estates	2022-0319	C2R	Harris	City	452C	0.23	0.00	4	CSF Construction LLC	Chesterfield Development Services
82	Beltway Rye	2022-0205	C2R	Harris	City	489Z	3.66	3.66	0	MCRE	Civil-Surv Land Surveying, L.C.
83	Birdsall Heights	2022-0324	C2R	Harris	City	492L	0.17	0.00	2	Eppers & Wakefield LLC	The Interfield Group
84	Blue Badger Yards	2022-0273	C2R	Harris	City	453Z	0.23	0.00	5	SEM SERVICES	SEM SERVICES
85	Brays Oaks Crossing (DEF1)	2022-0136	C2R	Harris	City	570E	6.09	6.09	0	Houston-BW8/Ponderosa, LLC	Carmona Engineering, LLC
86	Breen Development (DEF1)	2022-0154	C2R	Harris	ETJ	410L	5.04	5.04	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
87	Bridgestone MUD Rhodes Reserve (DEF2)	2022-0068	C2R	Harris	ETJ	291W	18.41	18.40	0	Bridgestone MUD	Jones Carter - Woodlands Office
88	Calhoun Paris Homes	2022-0300	C2R	Harris	City	533R	0.46	0.00	8	GARDEN PARK SQUARE LLC	RSG Engineering
89	Cary Landing (DEF2)	2022-0037	C2R	Harris	City	494N	0.13	0.00	3	Ankur Sharma	Cobalt Engineering & Inspections LLC
90	Casa Elegante	2022-0334	C2R	Harris	City	412N	0.17	0.00	2	Casa Elegante LLC	Chesterfield Development Services
91	Chico Plaza	2022-0267	C2R	Harris	City	494E	0.11	0.00	3	SEM SERVICES	SEM SERVICES
92	Commonwealth Park	2022-0347	C3R	Harris	City	492R	1.14	0.69	35	Owais Developments LLC.	Benchmark Engineering Corporation
93	Darling Patio Homes	2022-0209	C2R	Harris	City	492C	0.11	0.00	2	Sandcastle Homes	MOMENTUM ENGINEERING
94	Dash Knight Court (DEF1)	2022-0132	C2R	Harris	City	533V	0.26	0.00	3	Team Investments, LLC	Owens Management Systems, LLC
95	Davis World	2022-0307	C2R	Harris	City	452M	0.29	0.28	0	422 West Crosstimbers LLC	CGES Bailey Planning

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96	Deen Estates at Brailsfort	2022-0270	C2R	Harris	City	493Z	0.11	0.00	3	Plan Express	PlanExpress
97	Dietz Acres replat no 1	2022-0194	C2R	Fort Bend	ETJ	567C	7.60	7.60	0	Action Surveying	Action Surveying
98	Dreyfus Manor	2022-0258	C2R	Harris	City	533Q	0.11	0.00	2	Createch Solutions	replats.com
99	Dulcimer Manor (DEF1)	2022-0128	C2R	Harris	City	573B	0.17	0.00	2	53LAH O-ZONE, LLC	replats.com
100	East 34th Street Homes	2022-0253	C2R	Harris	City	453P	0.17	0.00	4	Jose Cordona	RP & Associates
101	Eastmore Development	2022-0312	C2R	Harris	City	534Y	1.54	1.54	0	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC
102	Edgewood Courtyards	2022-0229	C2R	Harris	City	494T	0.17	0.00	2	Second to None Homes LLC	IDB Collaborative
103	Elmalik Estates at Fountain	2022-0257	C2R	Harris	City	533T	0.13	0.00	2	New Era Development	New Era Development
104	Elysian Manor (DEF1)	2022-0191	C2R	Harris	City	493D	0.11	0.00	3	CE Engineers & Development Consultants, INC	CE Engineers & Development Consultants, INC
105	Finley Place	2022-0268	C2R	Harris	City	494F	0.13	0.00	3	SEM SERVICES	SEM SERVICES
106	Franco Estates	2022-0197	C2R	Harris	City	492B	0.12	0.00	3	Jennifer Franco	Amani Engineering
107	Gillespie Landing	2022-0038	C2R	Harris	City	494K	0.27	0.01	7	Haus Houston - Real Estate & Development Co.	Cobalt Engineering & Inspections LLC
108	Golden Star	2022-0216	C2R	Harris	City	412P	0.24	0.00	2	Dekon Group, LLC	MOMENTUM ENGINEERING
109	Gregg Vista	2022-0249	C2R	Harris	City	494A	0.14	0.00	2	Texas Development Group, LLC	replats.com
110	Groves Crossing	2022-0202	C2R	Harris	ETJ	376M	14.37	14.32	0	WGI	Civil-Surv Land Surveying, L.C.
111	Hardy Estates	2022-0264	C2R	Harris	City	453Z	0.11	0.00	3	Metro Living	PLS CONSTRUCTION LAYOUT, INC
112	Harmony Creek Homes at Kelton	2022-0224	C2R	Harris	City	533G	0.12	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
113	Heriberto Aparicio Myrtle Street Development	2022-0255	C2R	Harris	City	534H	0.24	0.24	0	H Aparicio	Doshi Engineering & Surveying Company
114	Highland Villas	2022-0272	C2R	Harris	City	452B	0.34	0.00	5	Stoneworks, LLC	Total Surveyors, Inc.
115	Jacquelyn Villa (DEF2)	2022-0036	C2R	Harris	City	451X	0.13	0.00	1	Cunningham Development	Total Surveyors, Inc.
116	Keep on Going	2022-0237	C2R	Harris	City	452Q	0.76	0.76	0	WGA	McKim and Creed
117	Kipling Apartments Tract A	2022-0284	C2R	Harris	City	492V	1.69	1.69	0	Kimley-Horn	Windrose
118	Kipling Apartments Tract B	2022-0287	C2R	Harris	City	492V	1.21	1.21	0	Kimley-Horn	Windrose
119	Live Oak Street Homes	2022-0357	C2R	Harris	City	493V	0.11	0.00	2	SAf Real Estate	RP & Associates
120	Maple District West Reserve	2022-0247	C2R	Fort Bend	ETJ	525L	12.79	12.79	0	Maple District West, L.L.C.	Terra Associates, Inc.
121	Marjorie Views	2022-0331	C2R	Harris	City	412T	0.18	0.00	4	Steps Development LLC	The Interfield Group
122	Mary Street Villas	2022-0265	C2R	Harris	City	494E	0.26	0.00	5	Topaz Ventures, LLC	PLS CONSTRUCTION LAYOUT, INC
123	Maybell Estates	2022-0124	C2R	Harris	City	412Y	0.35	0.00	3	SIERRA NEVADA HOMES, LLC.	Dart Land Services LLC
124	McGowen Estates	2022-0293	C2R	Harris	City	493U	0.12	0.00	3	SSOT BUILDERS	Survey Solutions of Texas

Platting Summary**Houston Planning Commission****PC Date: February 17, 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
125	Methodist Willowbrook Hospital replat no 1 and extension (DEF1)	2022-0022	C2R	Harris	City/ ETJ	370E	57.85	57.85	0	Kuo & Associates, Inc	Kuo & Associates, Inc
126	Moody Town and Country	2022-0101	C2R	Harris	City	489D	2.18	2.18	0	Town Centre Partners & Town Centre Living	Vernon G. Henry & Associates, Inc.
127	New Life in Christ Ministries of Houston Texas	2022-0223	C2R	Harris	City	451D	0.88	0.88	0	New Life In Christ Ministries of Houston Texas	REKHA ENGINEERING, INC.
128	New Orleans Street Homes	2022-0292	C2R	Harris	City	494F	0.11	0.00	2	Sims Properties	RP & Associates
129	Palmer Estates	2022-0251	C2R	Harris	City	493Y	0.10	0.00	2	NAS Global	RP & Associates
130	Ruth Creek	2022-0256	C2R	Harris	City	493X	0.14	0.00	3	Ruth Development, LLC	Texas Field Services
131	San Juan Heights	2022-0266	C2R	Harris	City	494G	0.15	0.00	3	Topaz Ventures, LLC	PLS CONSTRUCTION LAYOUT, INC
132	Shiloh Associates at Europa	2022-0221	C2R	Harris	City	453J	0.11	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
133	Shreveport Place	2022-0160	C2R	Harris	City	454Q	0.21	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
134	Skyline Homes At Cavalcade	2022-0214	C2R	Harris	City	453V	0.72	0.00	19	SKYLINE HOME BUILDERS, LLC,	MOMENTUM ENGINEERING
135	Townhomes on Castle Court	2022-0208	C2R	Harris	City	492Z	0.28	0.00	4	Sandcastle Homes	MOMENTUM ENGINEERING
136	Upper Kirby Terraces	2022-0283	C2R	Harris	City	492U	0.12	0.00	2	Sand Properties Texas LLC	Pioneer Engineering, LLC
137	Vecino Homes at Staples Street	2022-0289	C2R	Harris	City	494B	0.23	0.00	5	SEM SERVICES	SEM SERVICES
138	Villas at 71st (DEF1)	2022-0084	C2R	Harris	City	494V	0.28	0.00	6	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
139	Villas at Mary	2022-0330	C2R	Harris	City	494E	0.57	0.01	13	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
140	Villas at Texas	2022-0332	C2R	Harris	City	494U	0.11	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
141	Ward Homes	2022-0297	C2R	Harris	City	533R	0.11	0.00	2	PARK STREET HOMES LLC	RSG Engineering
142	Waterworks Shepherd North	2022-0207	C2R	Harris	City	452V	0.90	0.90	0	Urban Genesis	MBCO Engineering
143	West Drake on West Drew	2022-0290	C2R	Harris	City	493N	0.22	0.00	6	Drake Custom Homes	Owens Management Systems, LLC
144	Woodlands Emergency Hospital (DEF1)	2022-0095	C2R	Montgomery	ETJ	252N	3.03	3.03	0	Draden, Ltd.	The Pinnell Group, LLC

C-Public Hearings Requiring Notification

145	Breckenridge West Sec 10 partial replat no 1 (DEF1)	2021-2994	C3N	Harris	ETJ	333C	1.53	1.53	0	TIMBER LANE ud	Vogler & Spencer Engineering, Inc.
146	Denver Addition partial replat no 1	2022-0030	C3N	Harris	City	494G	0.29	0.29	0	UHAD Investments LLC	Owens Management Systems, LLC

Platting Summary**Houston Planning Commission****PC Date: February 17, 2022**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
147	Hester Tract partial replat no 1	2021-2961	C3N	Harris	ETJ	287K	12.00	8.20	3	Dean & Jane Collins	Owens Management Systems, LLC
148	Hyde Park Main Third Addition partial replat no 1 (DEF1)	2021-2855	C3N	Harris	City	492V	0.14	0.00	2	ROC Homes	MOMENTUM ENGINEERING
149	June Gardens partial replat no 1 (DEF1)	2021-3028	C3N	Harris	City	455K	0.21	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
150	Kentshire Place Sec 1 partial replat no 2	2022-0041	C3N	Harris	City	415Z	0.48	0.00	6	New Era Development	New Era Development
151	Melanie Heights partial replat no 2	2021-3029	C3N	Harris	City	451D	0.30	0.00	5	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
152	Melbourne Place Sec 1 partial replat no 4	2022-0050	C3N	Harris	City	455B	0.18	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
153	Neuen Manor partial replat no 25	2021-2970	C3N	Harris	City	450P	0.54	0.01	12	Well Homes	Colliers Engineering & Design
154	Oak Forest Sec 1 partial replat no 4 (DEF2)	2021-2892	C3N	Harris	City	452K	0.44	0.00	2	John Deakins	ICMC GROUP INC
155	Reed Terrace partial replat no 2	2022-0006	C3N	Harris	City	533Y	0.92	0.92	0	Troy B Smith	Survey 1, Inc.
156	Reed Terrace partial replat no 3	2022-0005	C3N	Harris	City	533Y	0.93	0.93	0	Troy B Smith	Survey 1, Inc.
157	Spring Oaks replat no 1 partial replat no 6 (DEF1)	2021-2951	C3N	Harris	City	450Z	0.23	0.00	1	McHugh Homes	Survey 1, Inc.
158	Truxillo Gardens partial replat no 1 (DEF1)	2021-2769	C3N	Harris	City	493G	0.14	0.00	2	Zuniga	Texas Legal Media
159	Usener Addition partial replat no 3 and extension	2021-2955	C3N	Harris	City	493A	0.51	0.51	0	THXGE, LLC	Windrose
160	Vernas Garden (DEF2)	2021-2817	C3N	Harris	City	497F	1.83	1.45	1	Green Valley Construction, LLC	The Interfield Group
161	Wildwood Glen Sec 1 partial replat no 2 and extension	2022-0025	C3N	Harris	ETJ	289R	2.20	2.20	0	Advance Surveying, Inc.	Advance Surveying, Inc.

D-Variances

162	Brailsfort Place (DEF1)	2021-3085	C2R	Harris	City	493Z	0.11	0.00	3	DMT Homes LLC	Surv-Tex surveying Inc.
163	Bridgeland Prairieland Village GP	2022-0336	GP	Harris	ETJ	365T	4018.00	0.00	0	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
164	Bridgeland Prairieland Village Sec 24	2022-0337	C3P	Harris	ETJ	365N	43.29	2.05	71	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
165	Bridgeland Prairieland Village Sec 25	2022-0338	C3P	Harris	ETJ	365N	22.57	7.16	43	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
166	Clevie Court (DEF1)	2022-0176	C2R	Harris	City	494F	0.02	0.00	1	Houston Vintage Homes	AAB Homes, LLC
167	Creation 1960 Industrial Park Sec 1	2022-0340	C2	Harris	ETJ	369Q	1.35	1.35	0	Kensinger Properties, Ltd.	Landpoint
168	Elyson GP	2022-0346	GP	Harris	City/ETJ	405N	3563.50	0.00	0	NASH FM 529 LLC	Meta Planning + Design LLC

Platting Summary**Houston Planning Commission****PC Date: February 17, 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
169	Fuqua Tract (DEF1)	2022-0174	C3R	Harris	ETJ	573U	9.50	3.39	38	TTK Properties	Meta Planning + Design LLC
170	Harris County MUD no 171 Lift Station no 5	2022-0146	C2	Harris	ETJ	404L	0.15	0.15	0	Nash FM 529, LLC	BGE, Inc.
171	Haven Mission Trace (DEF2)	2022-0057	C2	Fort Bend	ETJ	527N	12.41	12.41	0	Kimley-Horn	Windrose
172	HC MUD 566 Utility Reserves	2022-0301	C2	Harris	ETJ	325N	3.91	3.91	0	Golden Shamrock Realty Inc.	Meta Planning + Design LLC
173	Hidden Gem Estates	2022-0206	C2	Harris	ETJ	298J	4.94	0.00	2	Grant Thomas & Ryan Parrish	Survey 1, Inc.
174	Houston Methodist West Hospital	2022-0117	C2R	Harris	City/ETJ	446Z	55.97	54.34	0	Kuo & Associates, Inc	Kuo & Associates, Inc
175	Schiel Road Tract	2022-0310	C3P	Harris	ETJ	326P	45.50	16.59	132	AHV Communities	LJA Engineering, Inc.- (Houston Office)
176	Westlake Park Sec 1 partial replat no 1	2022-0177	C2R	Harris	City	488B	4.54	4.54	0	DeBartolo Development, LLC.	Terra Associates, Inc.

E-Special Exceptions

None

F-Reconsideration of Requirements

177	Anniston GP	2022-0246	GP	Harris	ETJ	404T	724.90	0.00	0	Friendswood Development Company	BGE, Inc. - Land Planning
178	Champions Park Logistics	2022-0352	C2	Harris	ETJ	371P	14.02	14.02	0	Ward, Getz & Associates, LLP	Windrose
179	Community Drive Division	2022-0302	C2	Montgomery	ETJ	256Z	1.01	0.00	2	Anamarie Clark	Humble Surveying Company
180	Life Style (DEF1)	2021-2861	C3P	Harris	City	455G	8.85	1.15	106	ALIANA CORPORATION LLC	Aliana Corporation LLC

G-Extensions of Approval

181	Bar Acre replat no 1	2021-0329	EOA	Harris	ETJ	328B	0.80	0.80	0	CDA Architects	McKim and Creed
182	Barker Living	2021-0253	EOA	Harris	ETJ	447N	9.75	9.75	0	Advance Surveying	Advance Surveying, Inc.
183	Bridge Creek Terrace Drive and Avalon View Drive Street Dedication	2021-0360	EOA	Harris	ETJ	406A	6.04	0.00	0	WLH Communities-Texas LLC	Jones Carter - Woodlands Office
184	Bridgeland Jack Road and Creekland Village Drive Street Dedication Sec 1	2021-0391	EOA	Harris	ETJ	365C	4.94	0.00	0	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
185	Covenant House Texas	2021-0441	EOA	Harris	City	493S	2.10	2.10	0	Pin Oak Interests	C.L. Davis & Company
186	Grand Oaks Sec 13	2021-0364	EOA	Harris	ETJ	447E	10.70	0.69	50	Woodmere Development Company LTD	LJA Engineering, Inc.- (Houston Office)

Platting Summary**Houston Planning Commission****PC Date: February 17, 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
187	Harris County MUD no 540 Detention Pond	2021-0526	EOA	Harris	ETJ	405Y	24.78	24.47	0	cunningham interests ii, ltd	Costello, Inc.
188	Kims Pallet Estate	2021-0251	EOA	Harris	ETJ	449B	6.91	6.91	0	Individual	SEM SERVICES
189	Kingfield Lofts	2021-0206	EOA	Harris	ETJ	408S	14.45	14.45	0	Blusky Interests, Ltd.	IDS Engineering Group
190	Marvida Sec 12	2021-0373	EOA	Harris	ETJ	406F	34.18	10.59	113	Cypress 856, Ltd.	Jones Carter - Woodlands Office
191	Marvida Sec 13	2021-0376	EOA	Harris	ETJ	406K	50.81	21.10	117	Cypress 856, Ltd.	Jones Carter - Woodlands Office
192	Pastelitos Cafe	2021-0147	EOA	Harris	ETJ	485A	0.75	0.64	0	Resurrection Renovation & Investments LLC	RED CONSULTANTS
193	Stuebner Plaza Sec 1	2021-0263	EOA	Harris	ETJ	330F	3.00	3.00	0	Stuebner Park Properties LLC	Hovis Surveying Company Inc.
194	Wayside Village Sec 4	2021-0298	EOA	Harris	City	415X	23.86	0.57	150	Cove Matrix Development, LTD	Pape-Dawson Engineers
195	Willowpoint Sec 1	2021-0669	EOA	Harris	ETJ	289G	40.70	14.98	154	K. HOVNANIAN HOMES	Vogler & Spencer Engineering, Inc.

H-Name Changes

196	Bauer Meadows GP (prev. Hopfe Road Tract GP)	2021-3077	NC	Harris	ETJ	285T	60.00	0.00	0	Tejas Engineering Management LLC	Meta Planning + Design LLC
197	Marvida Terrace Drive Street Dedication Sec 1 (prev. Marvida Terrace Drive Sec 1 Street Dedication)	2020-1464	NC	Harris	ETJ	406F	2.12	0.00	0	Cypress 856, Ltd.	Jones Carter - Woodlands Office
198	Near East Distribution Center (prev. Exeter Mesa Distribution Center)	2021-2108	NC	Harris	City	455L	29.15	29.15	0	Kimley-Horn	Windrose

I-Certification of Compliance

199	25168 Twin Oaks Drive	22-1615	COC	Montgomery	ETJ	295T				Missy Young	S&B Construction Services
200	25204 Twin Oaks Drive	22-1616	COC	Montgomery	ETJ	295T				Missy Young	S&B Construction Services

J-Administrative

None

K-Development Plats with Variance Requests

201	5117 Airport Blvd	21119153 DPV	Harris	City	573H					Terry Alleyne	Terry Alleyne
202	5903 Valkeith Drive (DEF1)	21086668 DPV	Harris	City	531S					David Garcia	David Garcia

Platting Summary**Houston Planning Commission****PC Date: February 17, 2022**

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

Hotel/Motel with Variance Requests

III	Studio 6 located at 14402 Old Chocolate Bayou Road	20106722	HMV	Harris	City	573Z				Swapnil Patel	Shilpin Consultancy LLC
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Houston Planning Commission

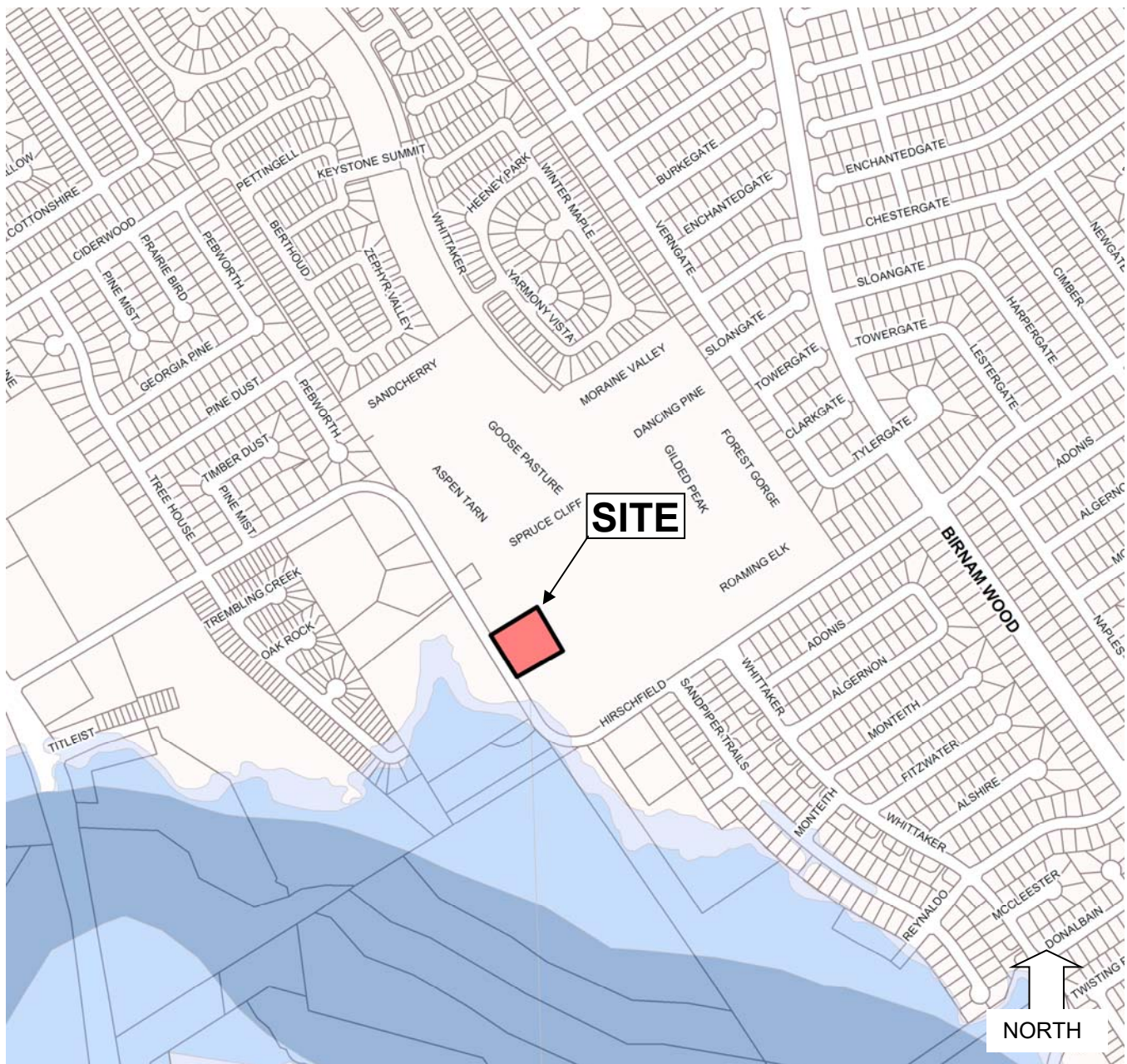
ITEM: 145

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Breckenridge West Sec 10 partial replat no 1 (DEF 1)

Applicant: Vogler & Spencer Engineering, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission

ITEM: 145

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Breckenridge West Sec 10 partial replat no 1 (DEF 1)

Applicant: Vogler & Spencer Engineering, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 145

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Breckenridge West Sec 10 partial replat no 1 (DEF 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.**

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

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

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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Houston Planning Commission

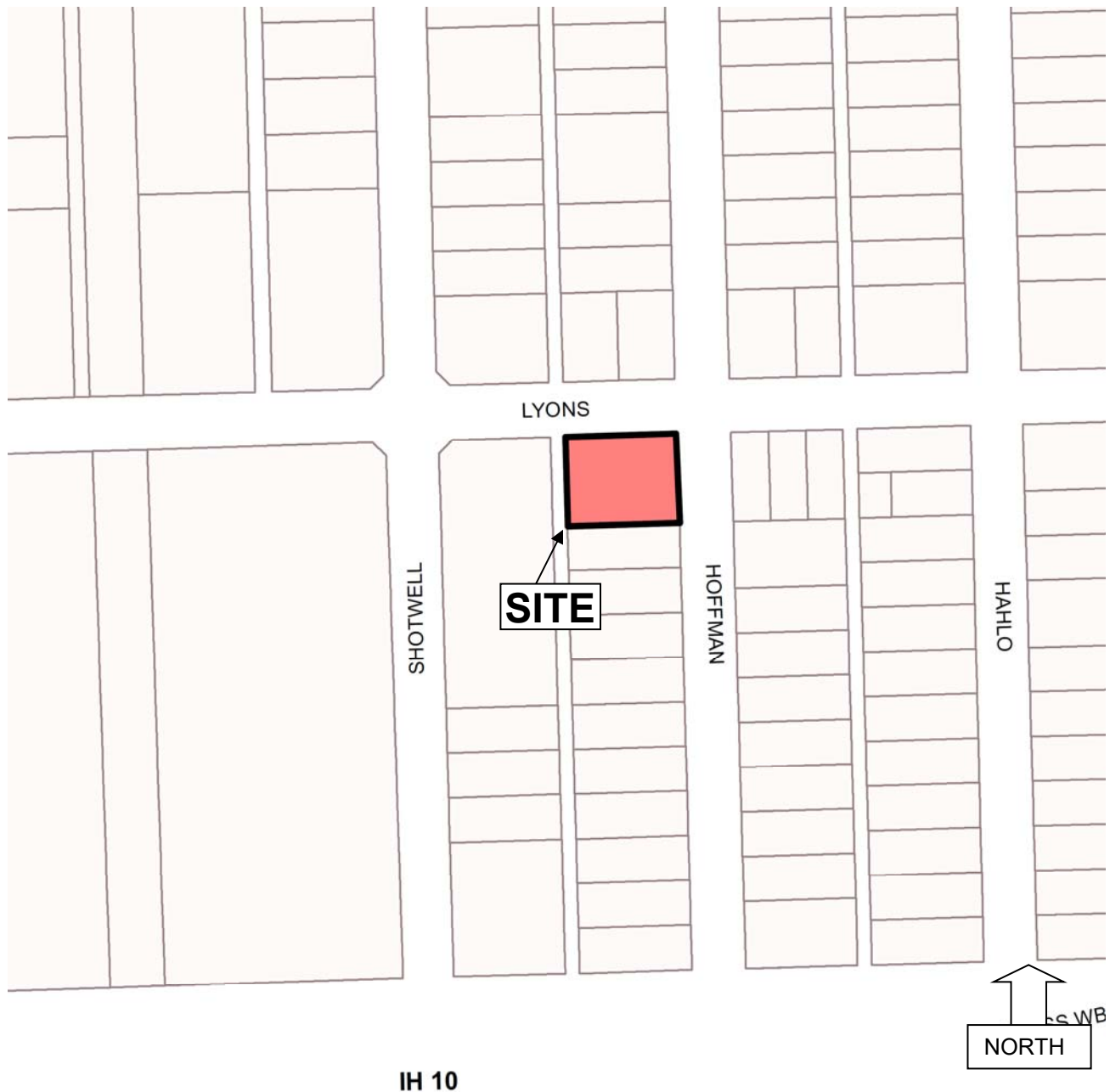
ITEM: 146

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Denver Addition partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

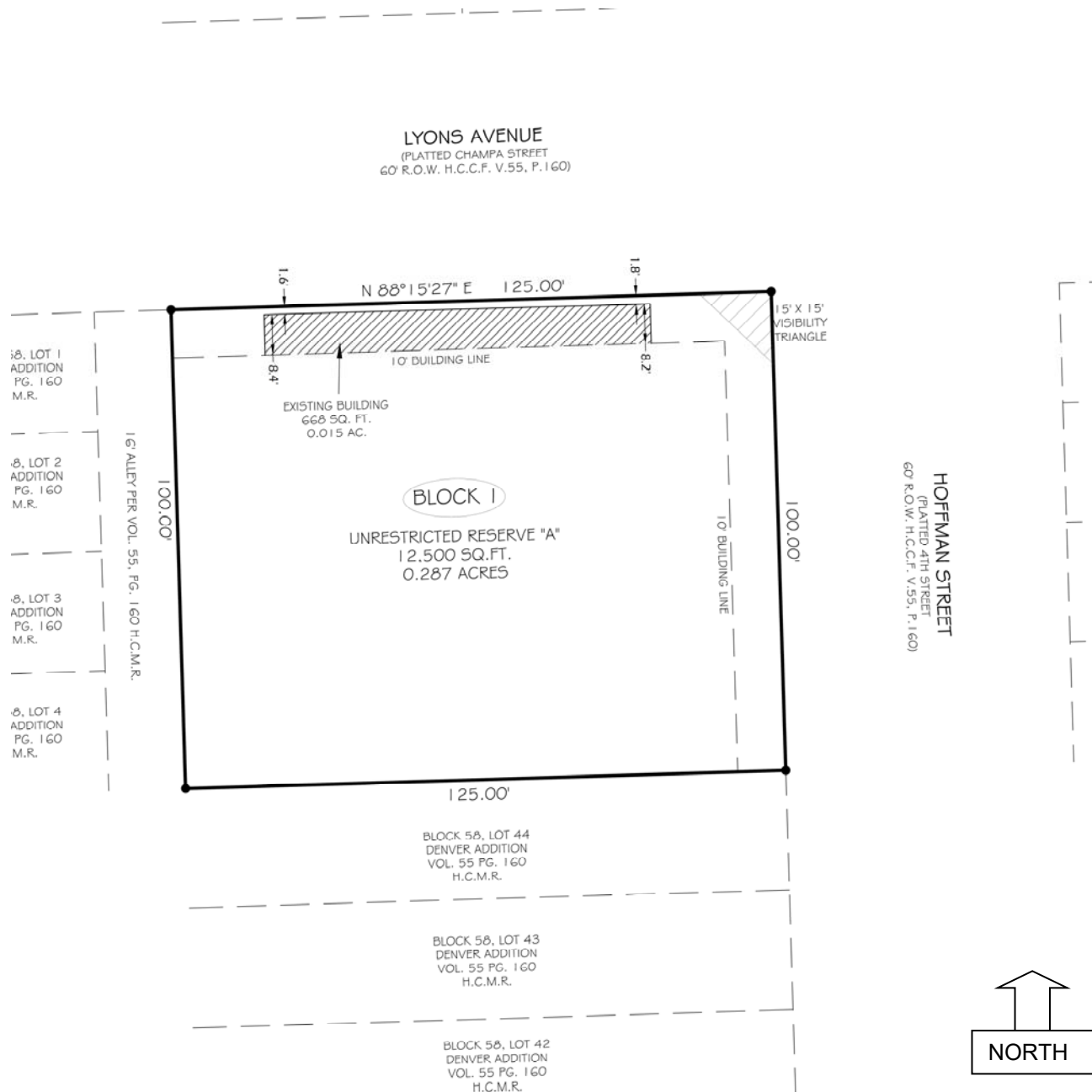
ITEM: 146

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Denver Addition partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

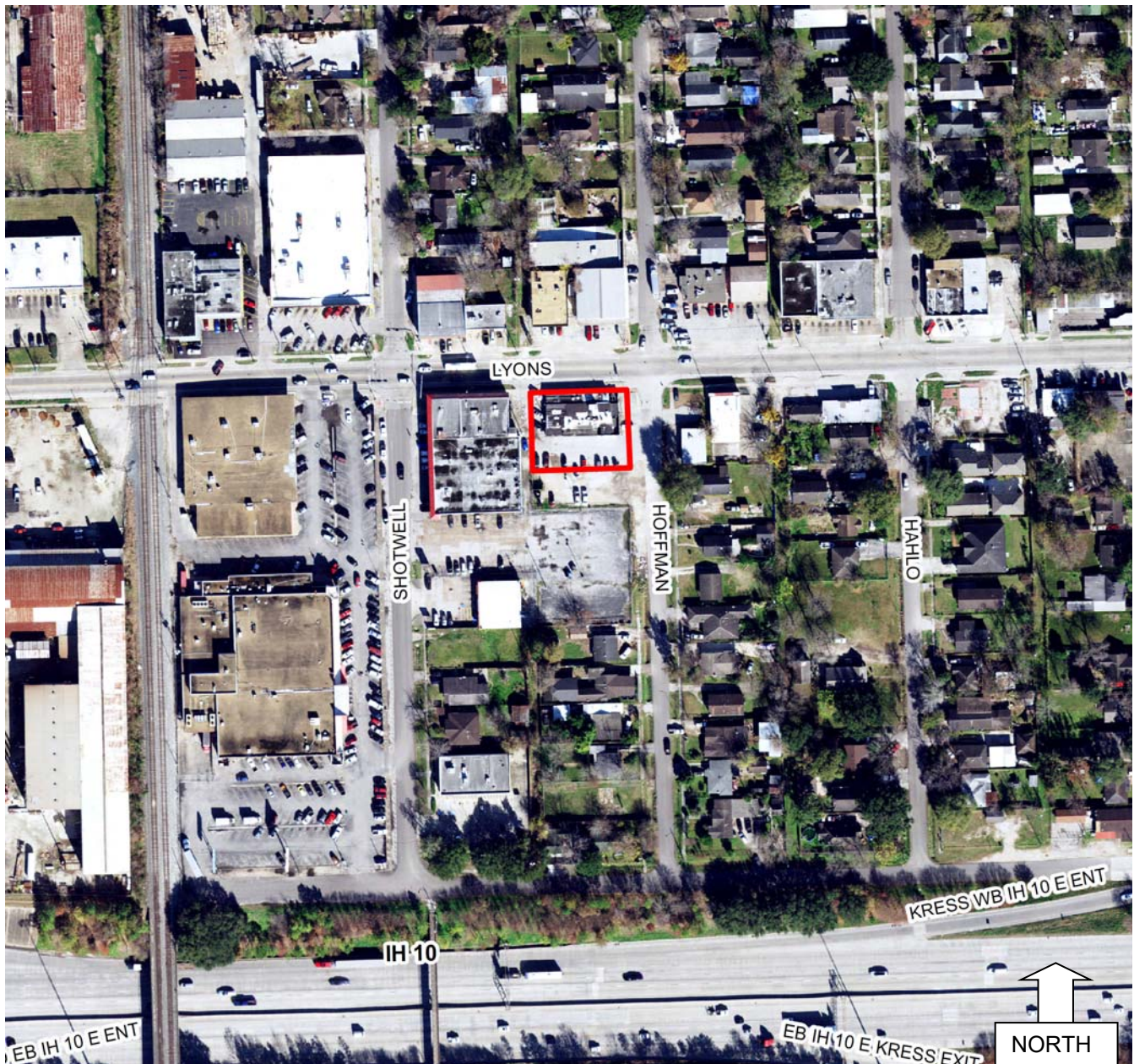
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Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Denver Addition partial replat no 1

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 25, 2022

Dear Property Owner:

Reference Number: 2022-0039; Denver Addition partial replat no 1; partial replat of **Denver Addition**, of Lots 45, 46, and 48 of Block 58, as recorded in Volume 55 Page 160 of the Harris County Map Records.

The property is located at the intersection of Lyons Avenue and Hoffman Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Joyce Owens**, with **Owens Management Systems, LLC** on behalf of the developer UHAD Investments 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.

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 17, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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Houston Planning Commission

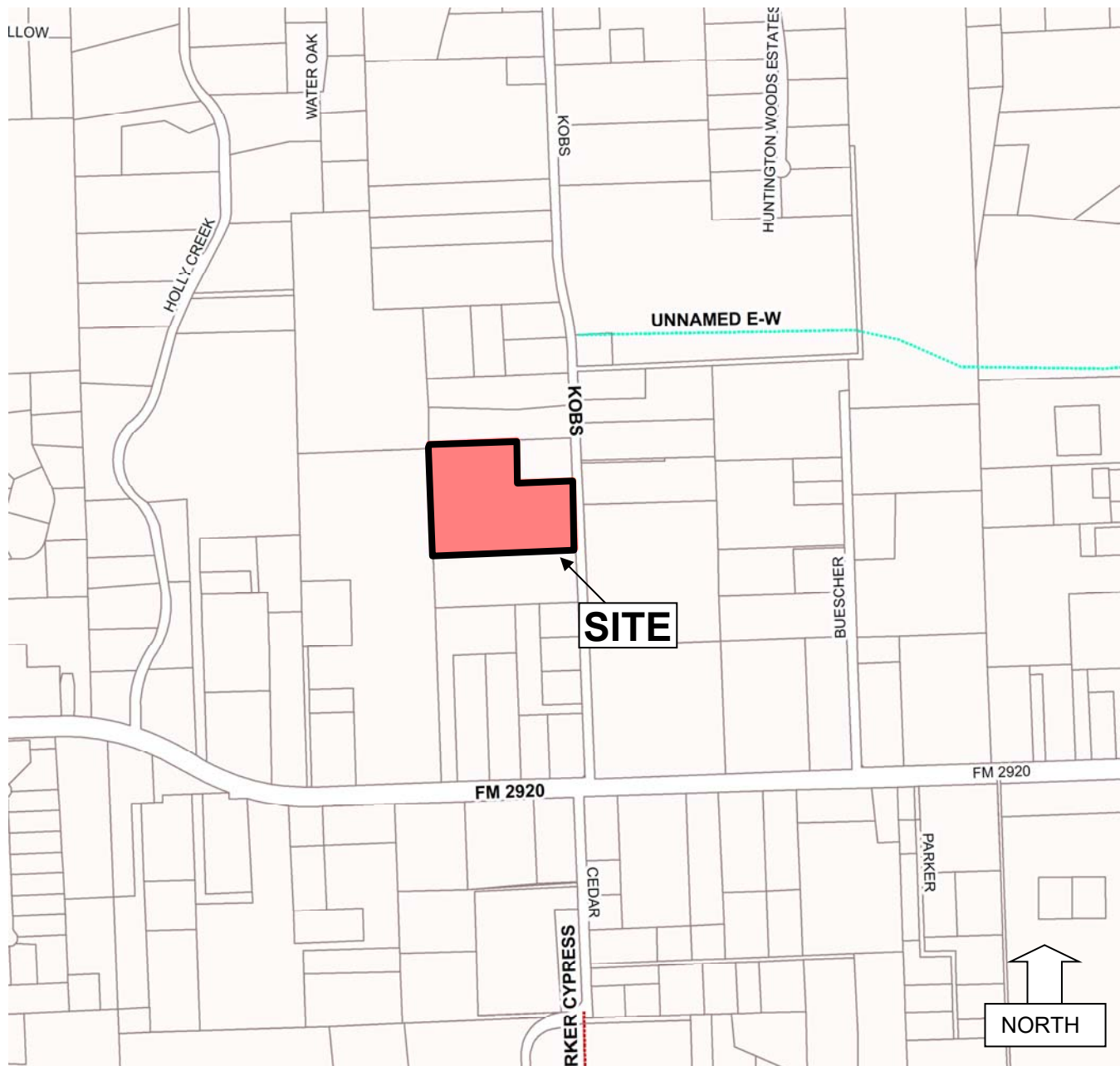
ITEM: 147

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Hester Tract partial replat no 1

Applicant: Owens Management Systems, LLC

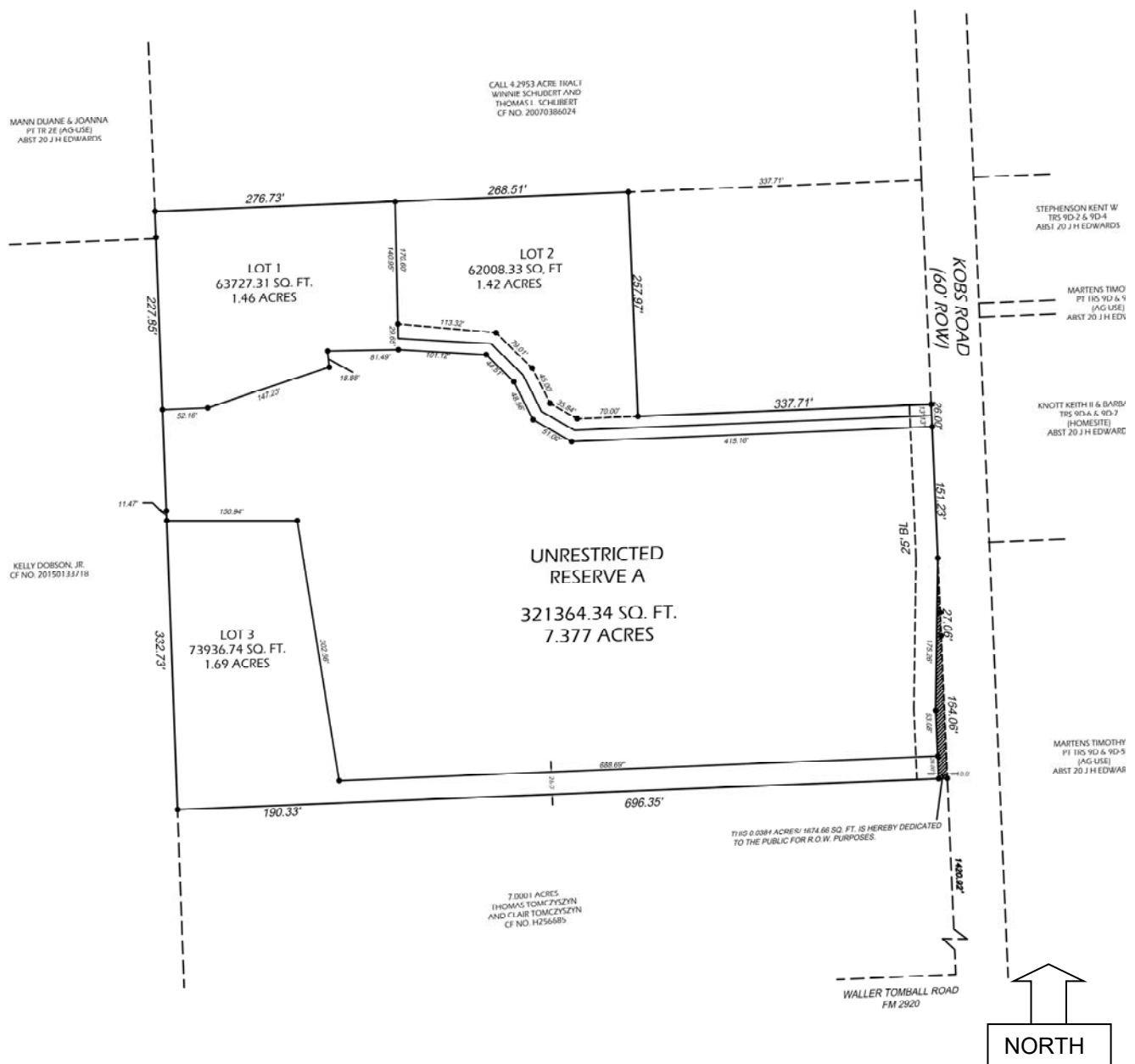


C – Public Hearings with Variance Site Location

ITEM: 147

Meeting Date: 02/17/2022

Applicant: Owens Management Systems, LLC



Subdivision

Houston Planning Commission

ITEM: 147

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Hester Tract partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2021-2961

Plat Name: Hester Tract partial replat no 1

Applicant: Owens Management Systems, LLC

Date Submitted: 12/06/2021

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

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

Specific Variance is being sought and extent of variance:

Specific Variance is being sought and extent of variance: To exceed intersection spacing along Kobs Road by not providing an east – west street through the subject site.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

Statement of Facts

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

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

The site is located in Harris County Extra Territorial Jurisdiction (ETJ) north of FM 2920 along Kobs Road. The site is located 1420 feet from FM 2920. The next east west street is at 7300 feet (Krug Road) measured from FM 2920. Krug Road dead ends to the east and west without a connection to another street. Strict application of the ordinance requires an east-west street at 1400 feet measured from FM 2920 along Kobs Road. The closest north -south street, west of the site, is Holly Creek Trail. The distance from Kobs Road to Holly creek Trail is approximately 2600 feet and 1700 feet from the subject site. The likelihood of extending an east-west street from Kobs Road to Holly Creek is low due to the number of tracts in between. From the site to Holly Creek Trail there are five tracts. Two of them out of Holly Creek subdivision. If an east-west street connection is made between the two streets, traffic circulation will loop back to FM2920. Holly Creek Trail and Kobs Road dead end to the north. Providing an east-west street at this location will not significantly benefit traffic circulation on this area. In addition to this, two proposed Minor collectors are planned to intersect with Kobs Road between FM 2920 and Krug Road. One is Lutheran School Road at a distance of 5100 feet measured from FM2920 and the second one is an unnamed street at a distance of 2700 feet measured from FM2920. These proposed Minor Collectors could be extended west to connect to Holly Creek Trail to create a street grid system on this area as it develops. The required east-west street through the subject site will not significantly benefit traffic circulation on this area as previously explained. Vehicular traffic using an east-west street connection, at this location, between Kobs Road and Holly Creek Trail will loop vehicular traffic back to FM2920 without being able to continue east or west along the proposed east-west street. The future connection of the two proposed minor collectors with Kobs Road could provide a better street

connectivity to the west and east as they connect east with another minor collector (Lutheran Church Road) and they are planned to continue east to connect with other streets. At this point, it is too premature to foresee what type of development is going to happen on this area. Providing an east – west street at this location will create an impractical development since the likelihood of the street extending east or west is low. There are 2 existing homes and one under construction. All by same family members.

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

The area where the site is located is a low-density area with a small number of dwelling units and commercial properties along FM 2920 and Kobs Road. The closest north -south street to the west is Holly Creek Trail. From the site to Holly Creek Trail there are five tracts. Two of them out of Holly Creek subdivision. If a street is extended to Holly Creek Trail it will send back vehicular traffic to FM 2920 since Holly Creek Trail dead ends to the north. Providing a connection to the west will not improve significantly traffic circulation on the area. East of Kobs Road there are two Minor collectors planned to intersect with Kobs Road between Fm 2920 and Krug Road. One is Lutheran School Road at a distance of 5100 feet measured from FM2920 and the second one is an unnamed street at a distance of 2700 feet measured from FM2920. These proposed Minor Collectors could be extended west to connect to Holly Creek Trail to create a street grid system on this area to distribute vehicular traffic as it develops.

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

The area where the site is located is well served by FM 2920 for vehicular traffic purposes. However, as the area redevelops, and the density increase more street connection will be required. The existing and proposed Minor Collectors on this area can provide future street connectivity to handle future development. The site has direct access to FM 2920 providing adequate traffic circulation and connectivity. Two proposed Minor collectors are planned to intersect with Kobs Road between FM 2920 and Krug Road. One is Lutheran School Road at a distance of 5100 feet measured from FM2920 and the second one is an unnamed street at a distance of 2700 feet measured from FM2920. These proposed Minor Collectors could be extended west to connect to Holly Creek Trail to create a street grid system on this area as it develops. The required east-west street through the subject site will not significantly benefit traffic circulation on this area.

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

Properties along Kobs Road and Holly Creek trail have direct access to FM 2920 that allows a good connectivity to the County's Street grid. This allows for a faster commute and a faster response from emergency services to this area. In addition to this, the proposed street grid, east of Kobs Road, made up by MTF FM 2920 and Minor Collectors Lutheran School Road, Kobs Road, Lutheran Church Road and the east -west unnamed proposed Minor Collector between FM 2920 and Lutheran School Road would provide a street grid connectivity for future development to support future vehicular traffic.

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

Kobs Road is a minor collector that has a sufficient width of 80 feet for a length of 1500 feet from FM 2920. It then transitions to a 60 feet ROW. Part of the 80 feet ROW is along the proposed site. The required dedication is shown for the 80 feet ROW and for its transition to 60 feet.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-2961

Plat Name: Hester Tract partial replat no 1

Applicant: Owens Management Systems, LLC

Date Submitted: 12/06/2021

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

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

Specific Variance is being sought and extent of variance:

Specific Variance is being sought and extent of variance: To allow a portion of the existing lots, within the replat area to be changed to an Unrestricted Reserve.

Chapter 42 Section: 42-193c

Chapter 42 Reference:

(c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

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

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

The site is located in Harris County Extra Territorial Jurisdiction (ETJ) north of FM 2920 along Kobs Road (minor collector). The original plat, Hester Tract, was created with three lots. Currently, two lots are being replatted into three lots and one unrestricted reserve. Strict application of the ordinance will make this project infeasible due to the current single-family restriction on the site that doesn't allow for a replat with a different use other than single family. The single-family restriction exists on the face of the plat and it was not filed separately. The site is within a low-density area with a mixed of commercial and residential use. Commercial properties exist along FM 2920 and part of Kobs Road. Allowing a different use other than single family will not affect the character of the area nor will it increase significantly vehicular traffic circulation on the area.

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

The single-family restrictions were created with the previous plat at the time it was recorded in 2004. The properties on this area have different land uses. Low-density residential development and commercial uses along FM 2920 and Kobs Road. Allowing the proposed development to have a land use other than single family is not a result of a hardship created or imposed by the applicant.

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

The proposed unrestricted reserve will have frontage along Kobs Road, a Minor Collector. It will meet the frontage and size requirement per Chapter 42. Other properties along Kobs Road have land uses that are not single family. In addition to this, the three proposed lots with the proposed unrestricted reserve will meet the county's requirements for size and frontage. Allowing the change from lots to an unrestricted reserve and three lots will maintain the intent and general purpose of this chapter.

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

Kobs Road is a Minor Collector that provides adequate traffic circulation to the proposed site. Kobs Road connects to FM 2920, a major thoroughfare, providing good connectivity to the County's Street grid. This allows for a faster response from emergency services and a fast route for people living or working along Kobs Road. Allowing a change on land use from lots to an unrestricted reserve and three lots will not be injurious to the public health, safety or welfare.

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

Kobs Road is a minor collector that has a sufficient width of 80 feet for a length of 1500 feet from FM 2920. It then transitions to a 60 feet ROW. Part of the 80 feet ROW is along the proposed site. The required dedication is shown for the 80 feet of ROW and for its transition to 60 feet. In addition to this, the three proposed lots and the unrestricted reserve will meet the county's requirements for size and frontage.



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 28, 2022

Dear Property Owner:

Reference Number: 2021-2961; Hester Tract partial replat no 1; replatting all of Lots 1 and 2, Block 1 in "**Hester Tract**" as recorded in Film Code 576033 of the Harris County Map Records.

The property is located west along Kobs Road, north of Waller Tomball Road FM 2920. The purpose of the replat is to create one (1) unrestricted reserve and three (3) Single-family lots. The applicant, **Joyce Owens**, with Owens Management Systems, LLC, on behalf of Dean and Jane Collins, can be contacted at **713-643-6333**.

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

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

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Houston Planning Commission

ITEM: 148

Planning and Development Department

Meeting Date: 02/17/2022

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

Applicant: Momentum Engineering



C – Public Hearings

Site Location

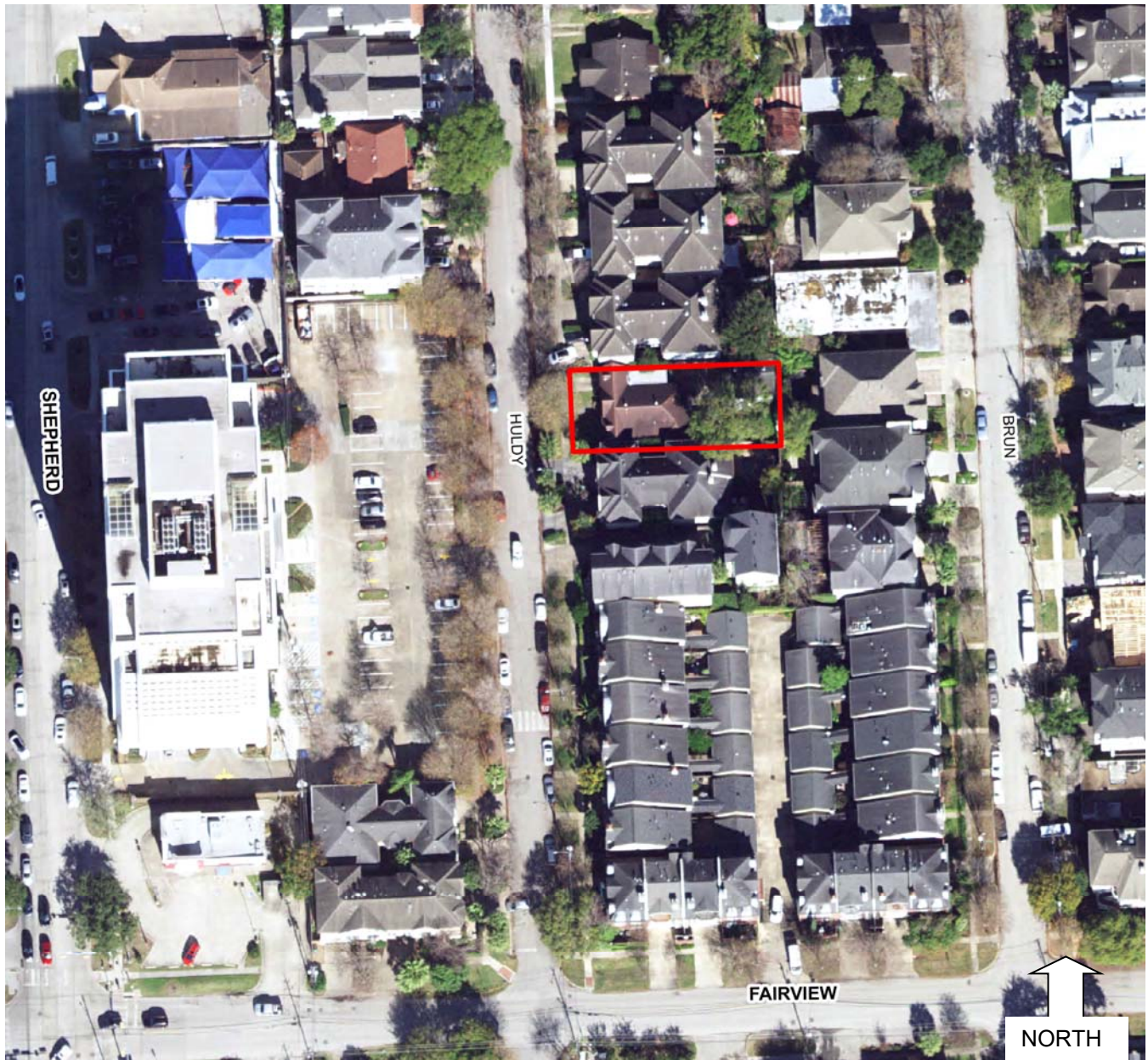
Houston Planning Commission **ITEM: 148**

Planning and Development Department

Meeting Date: 02/17/2022

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

Applicant: Momentum Engineering



C – Public Hearings

Aerial



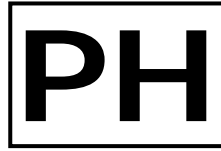
CITY OF HOUSTON

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

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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Terminology

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Planning Commission Body, Authority and Obligation

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Houston Planning Commission

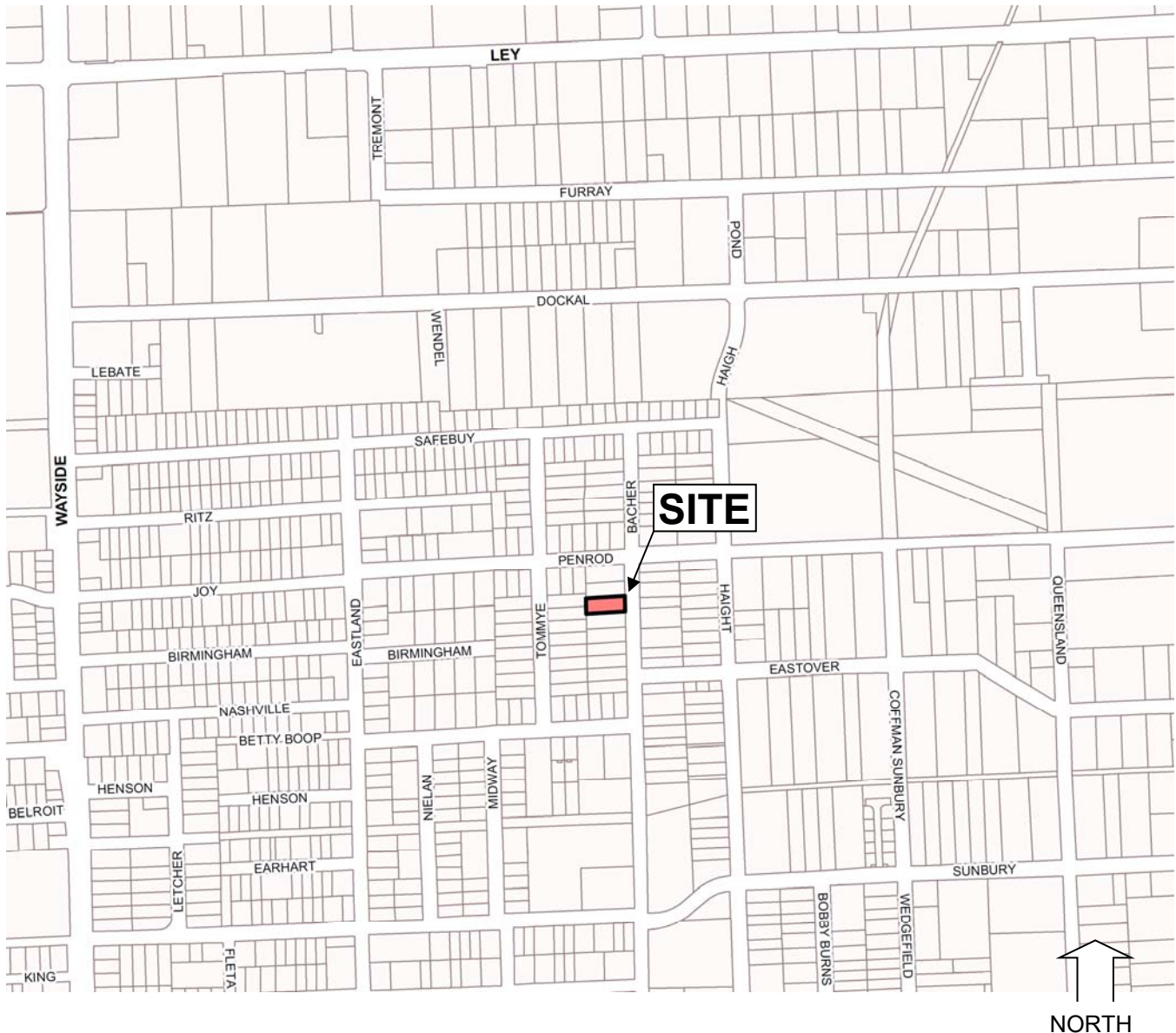
ITEM: 149

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: June Gardens partial replat no 1 (DEF 1)

Applicant: PLS Construction Layout, Inc



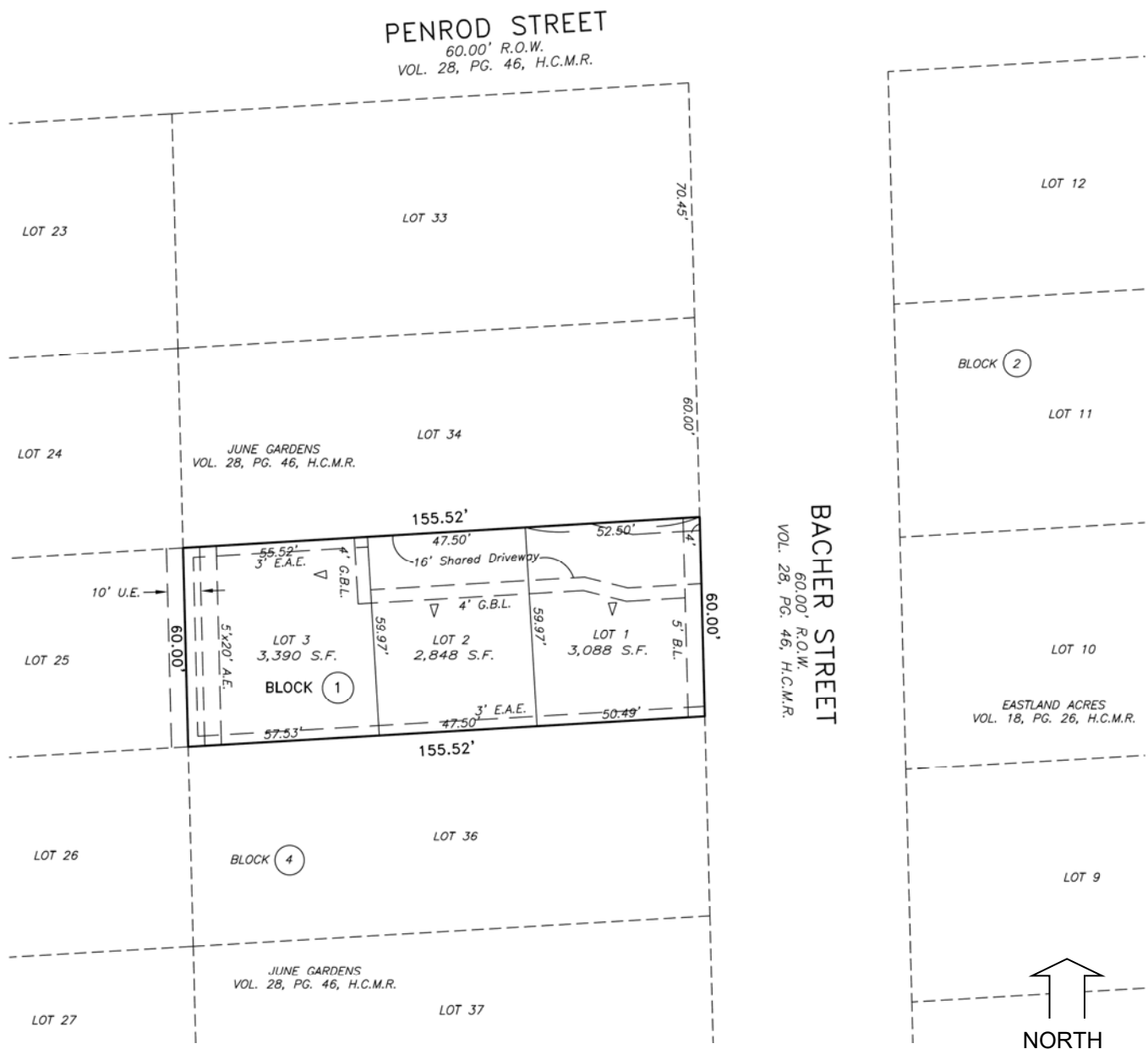
C – Public Hearings

Site Location

ITEM: 149

Meeting Date: 02/17/2022

Applicant: PLS Construction Layout, Inc



C – Public Hearings

Subdivision

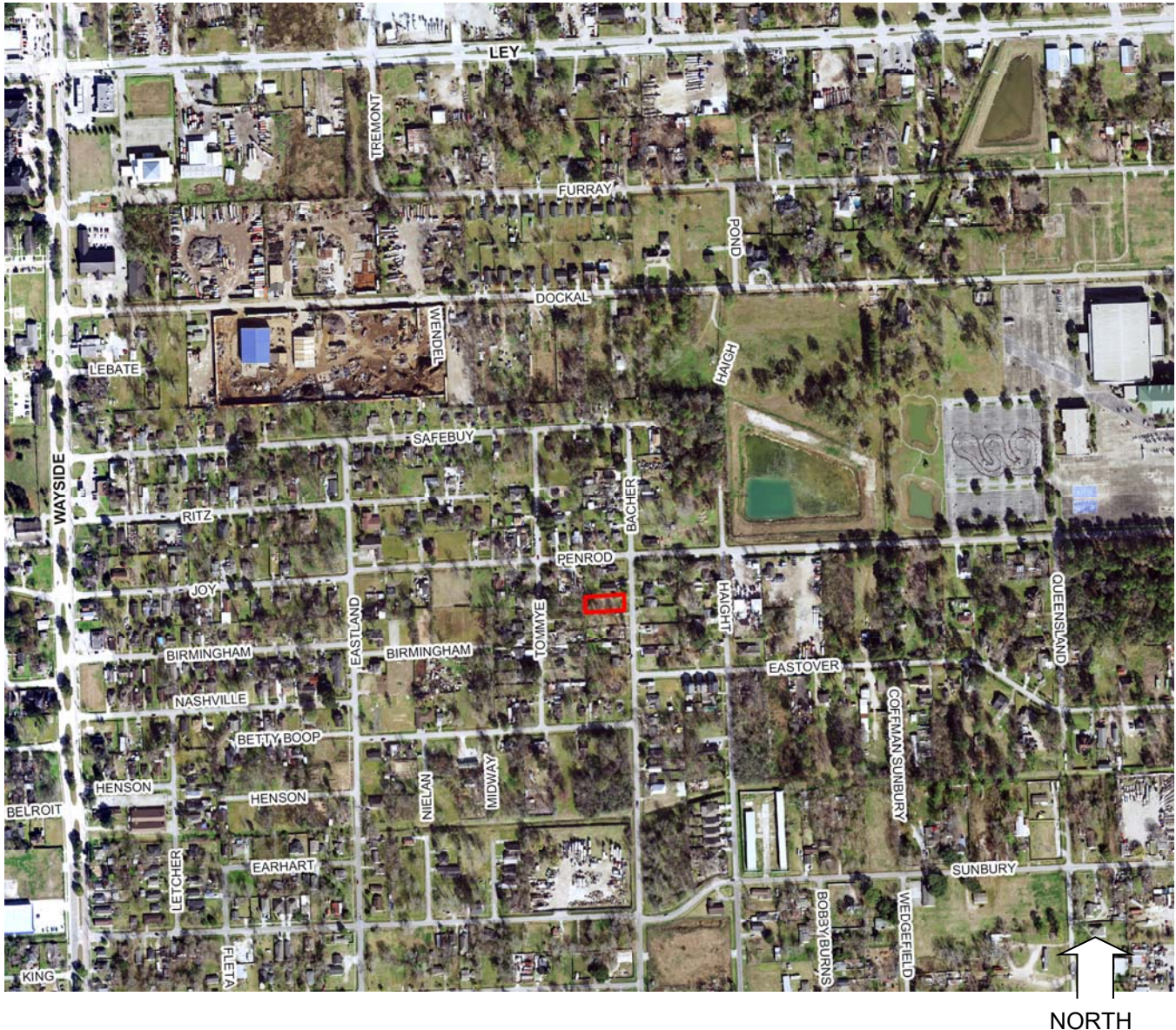
Houston Planning Commission **ITEM: 149**

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: June Gardens 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

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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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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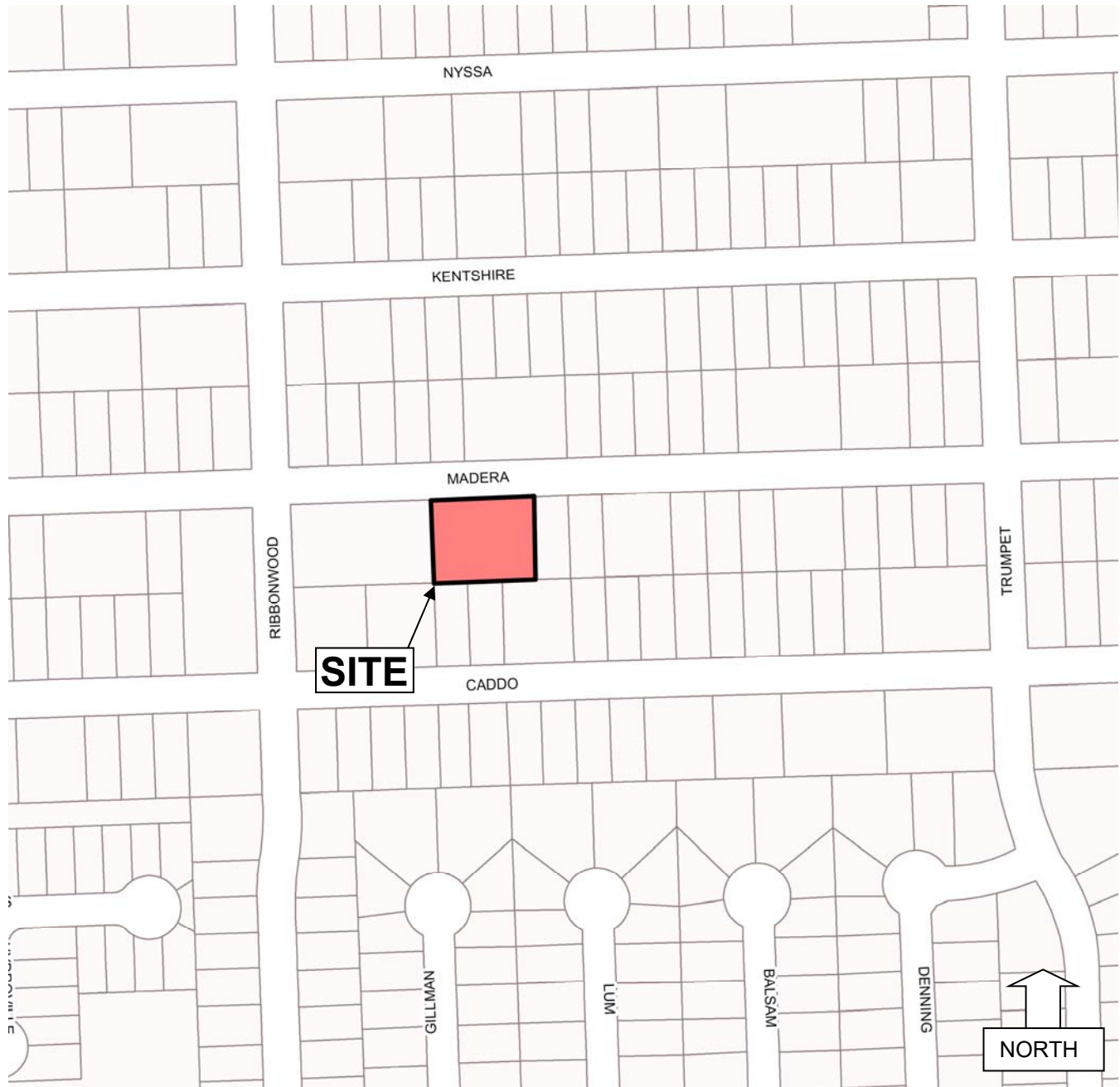
Houston Planning Commission **ITEM: 150**

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Kentshire Place Sec 1 partial replat no 2

Applicant: New Era Development



C – Public Hearings

Site Location

Houston Planning Commission

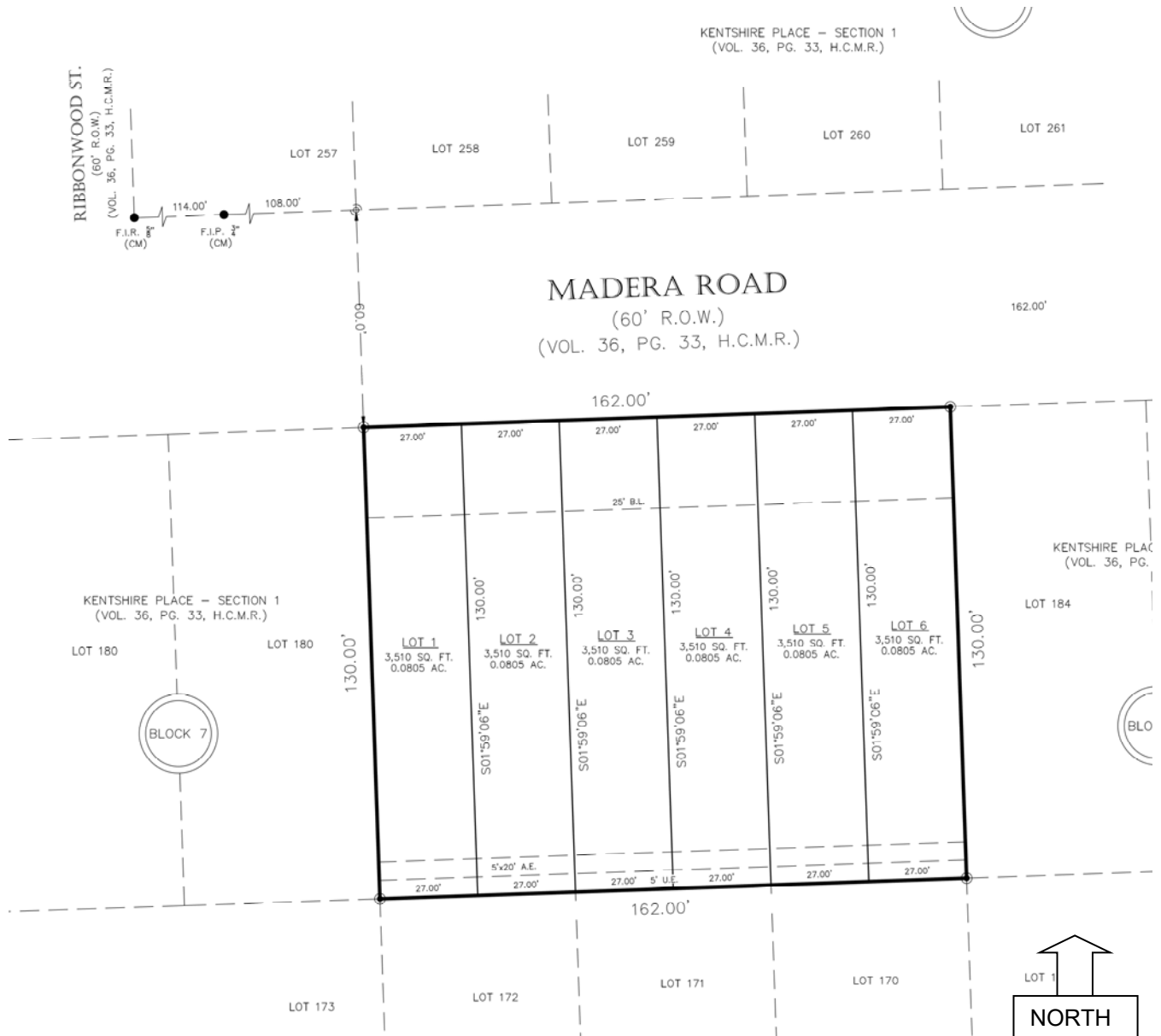
ITEM: 150

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Kentshire Place Sec 1 partial replat no 2

Applicant: New Era Development



C – Public Hearings

Subdivision

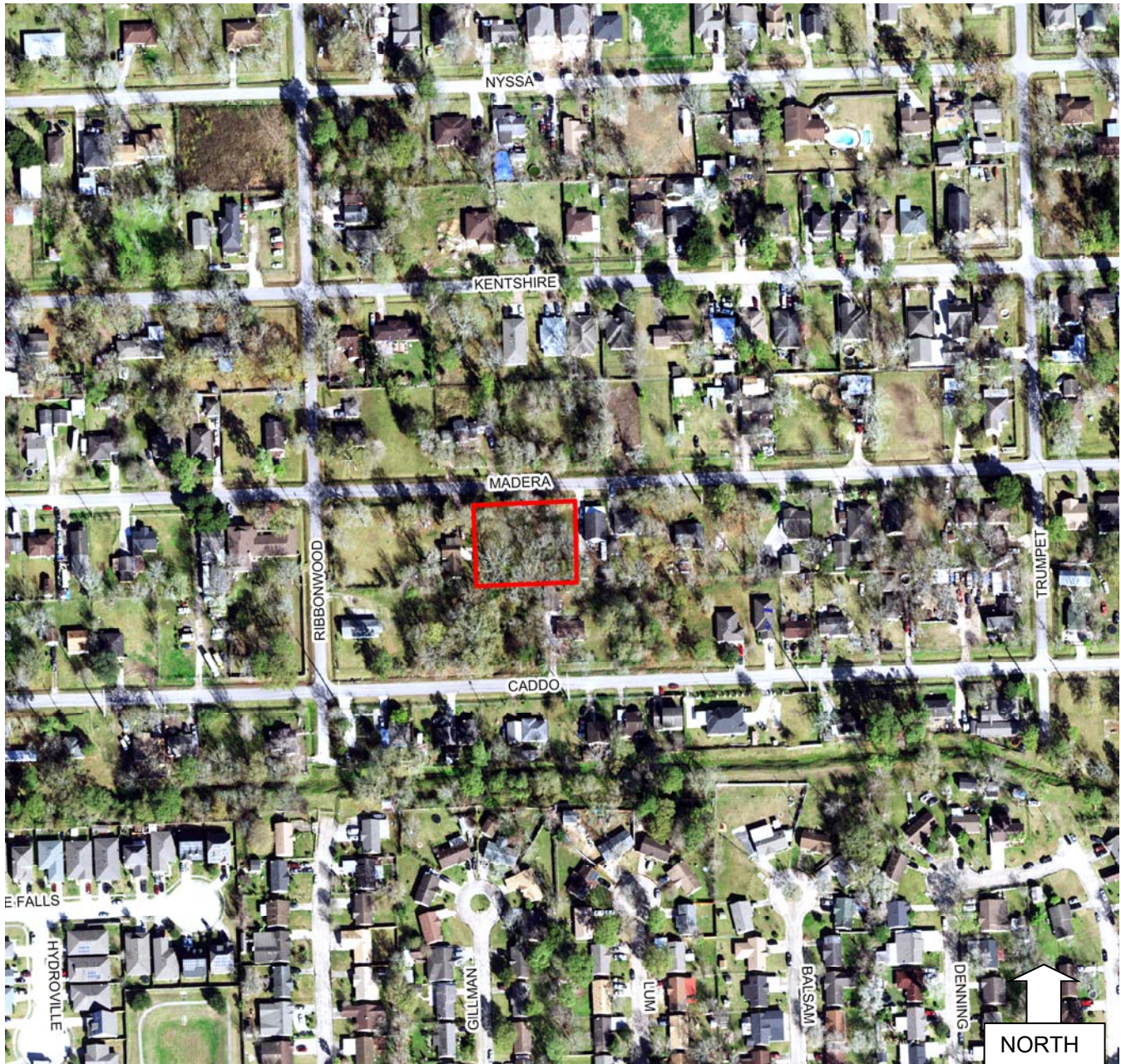
Houston Planning Commission **ITEM: 150**

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Kentshire Place Sec 1 partial replat no 2

Applicant: New Era Development



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 25, 2022

Dear Property Owner:

Reference Number: 2022-0041; Kentshire Place Sec 1 partial replat no 2; partial replat of **Kentshire Place Sec 1**, of Lots 181, 182 and 183, Block 7, as recorded in Volume 36, Page 33 of the Harris County Map Records.

The property is located along and south of Madera Road between Ribbonwood Street and Trumpet Street. The purpose of the replat is to create six (6) single-family residential lots. The applicant, **Nahom Tesfa**, with New Era Development, on behalf of the developer, can be contacted at **469-371-6780**.

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

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Houston Planning Commission

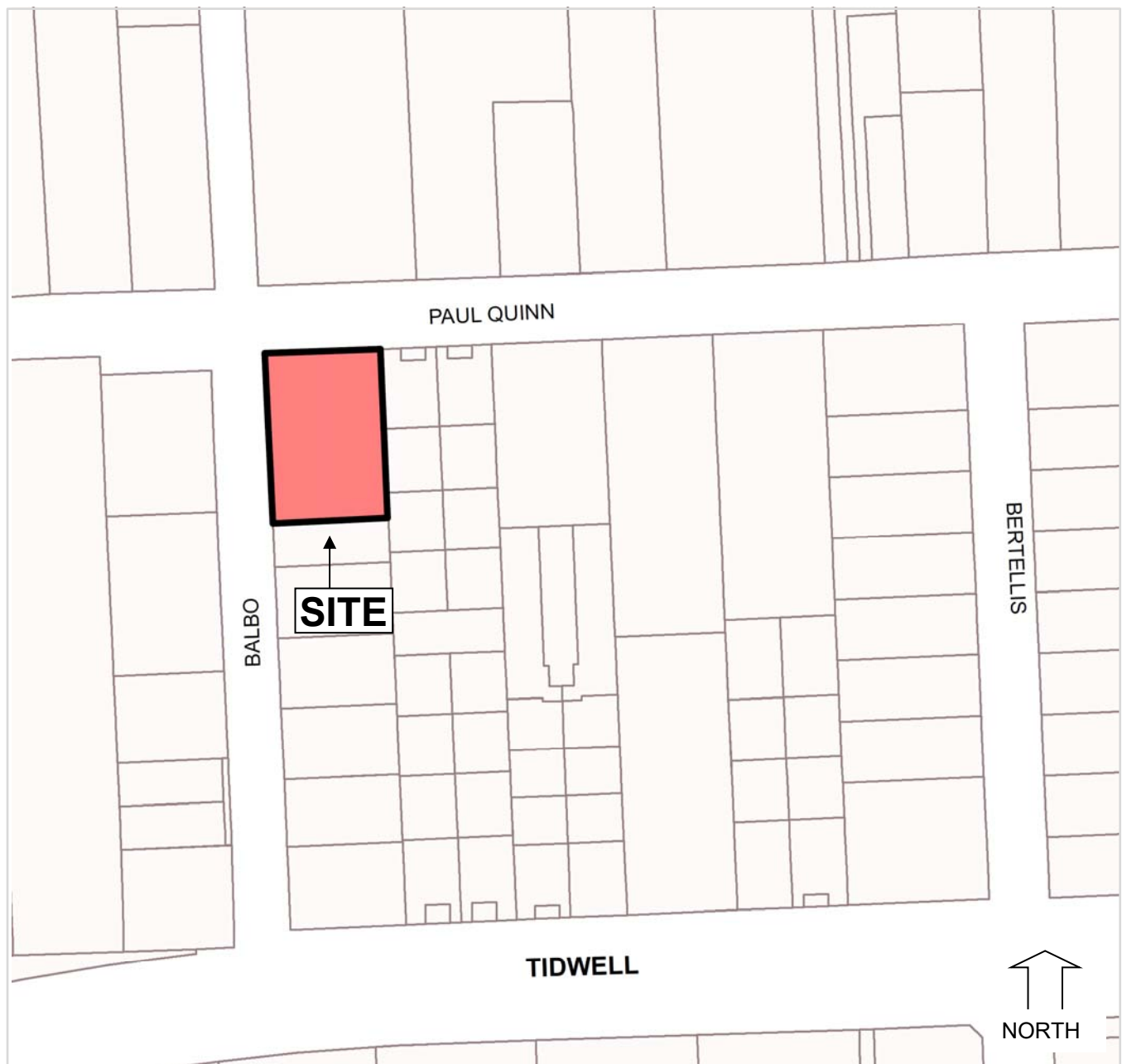
ITEM: 151

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Melanie Heights partial replat no 2

Applicant: PLS Construction Layout, INC.



C – Public Hearings

Site Location

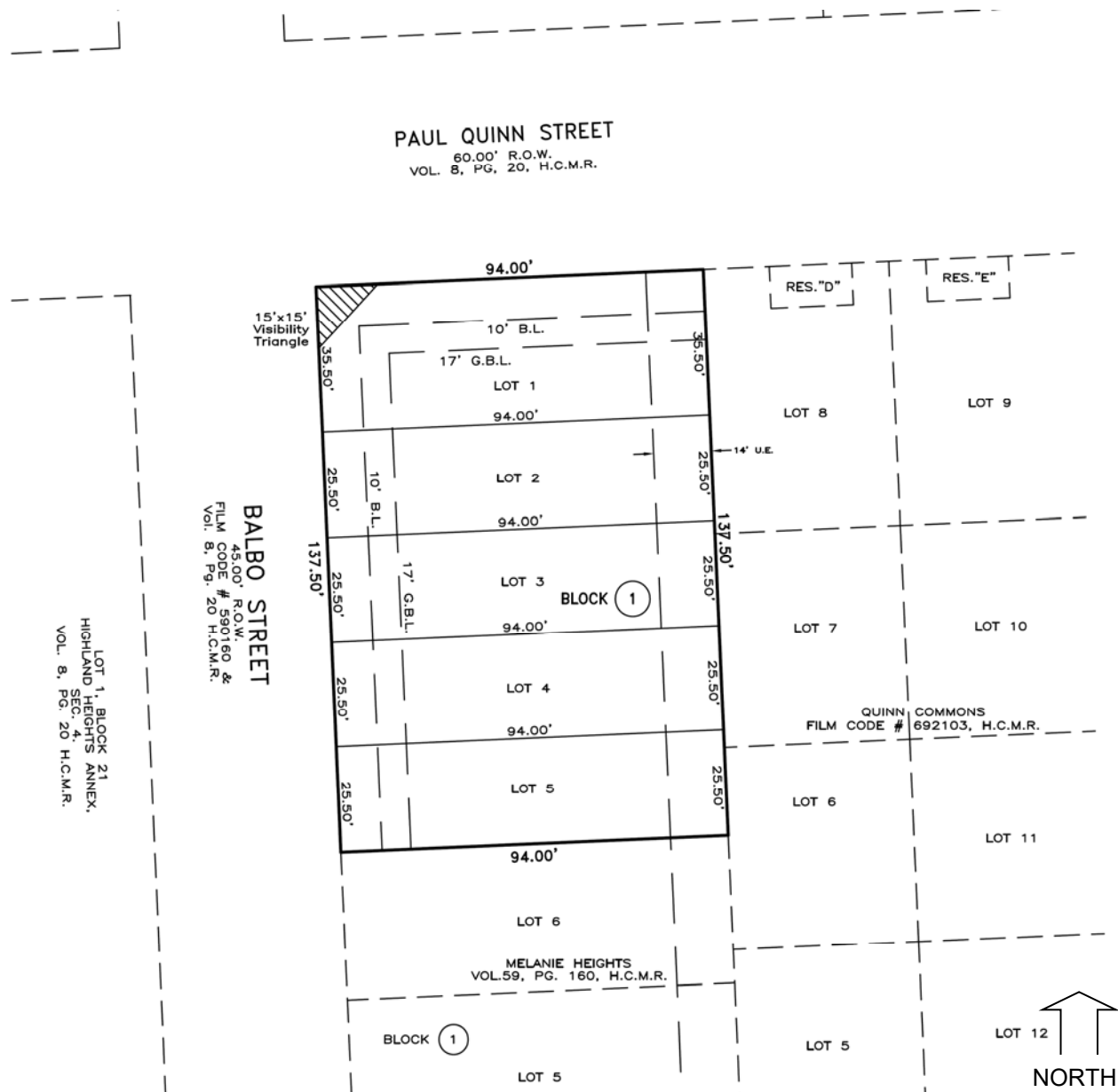
Houston Planning Commission ITEM: 151

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Melanie Heights partial replat no 2

Applicant: PLS Construction Layout, INC.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 151

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Melanie Heights partial replat no 2

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

January 26, 2022

Dear Property Owner:

Reference Number: 2021-3029; Melanie Heights partial replat no 2; partial replat of **Melanie Heights**, the north 21.70 feet of Lot 6, and all of lots 7 and 8 of Block 1, as recorded in Film Code 590160 of the Harris County Map Records.

The property is located at the northeastern intersection of Paul Quinn and Balbo Streets. The purpose of the replat is to create five (5) single-family residential lots. The applicant, **Uriel Figueroa**, with PLS Construction Layout, Inc, on behalf of the developer 3h Engineering and Construction, Inc, can be contacted at **713-480-4075**.

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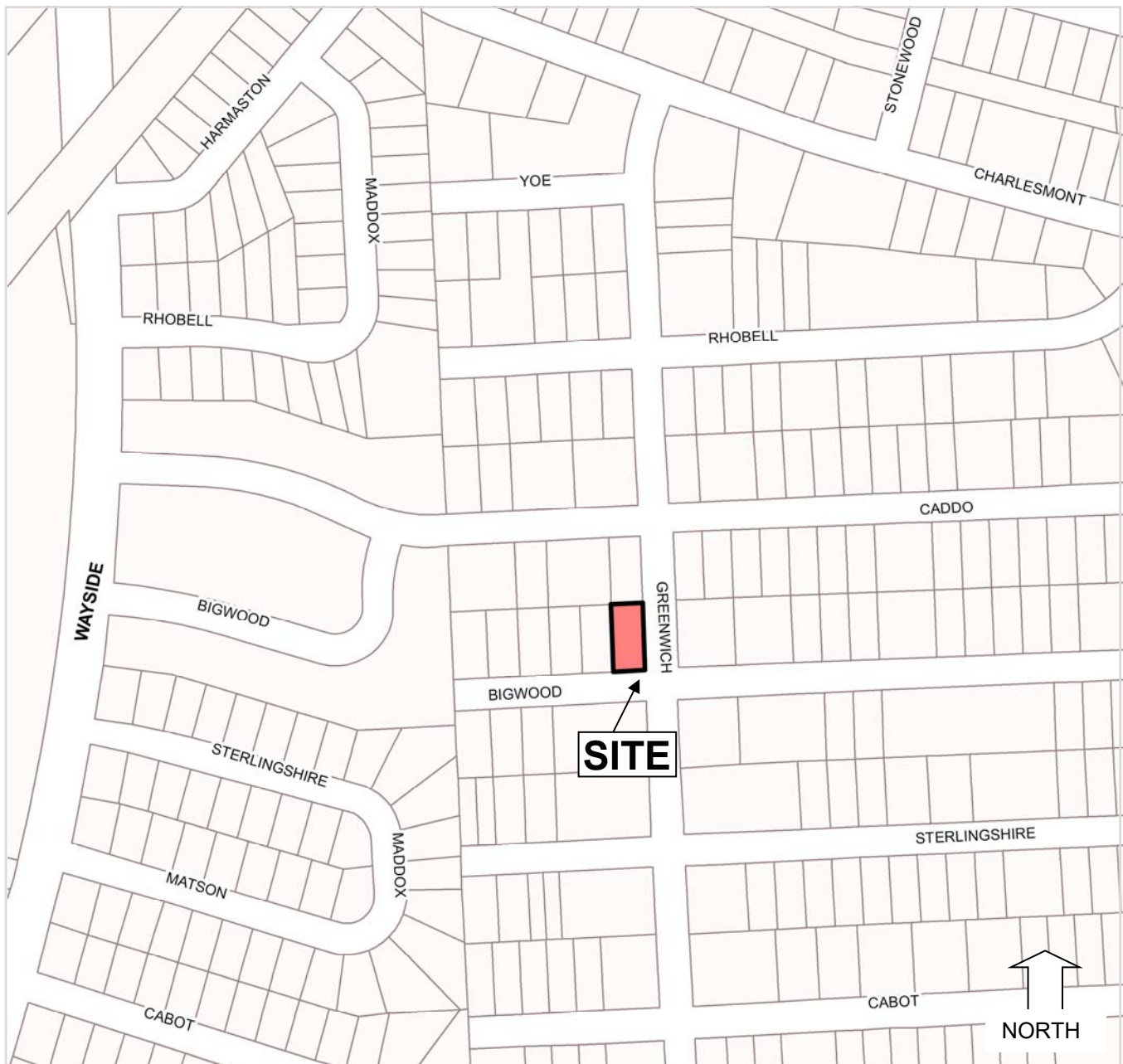
Houston Planning Commission **ITEM: 152**

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Melbourne Place Sec 1 partial replat no 4

Applicant: PLS Construction Layout, INC.



C – Public Hearings

Site Location

Houston Planning Commission

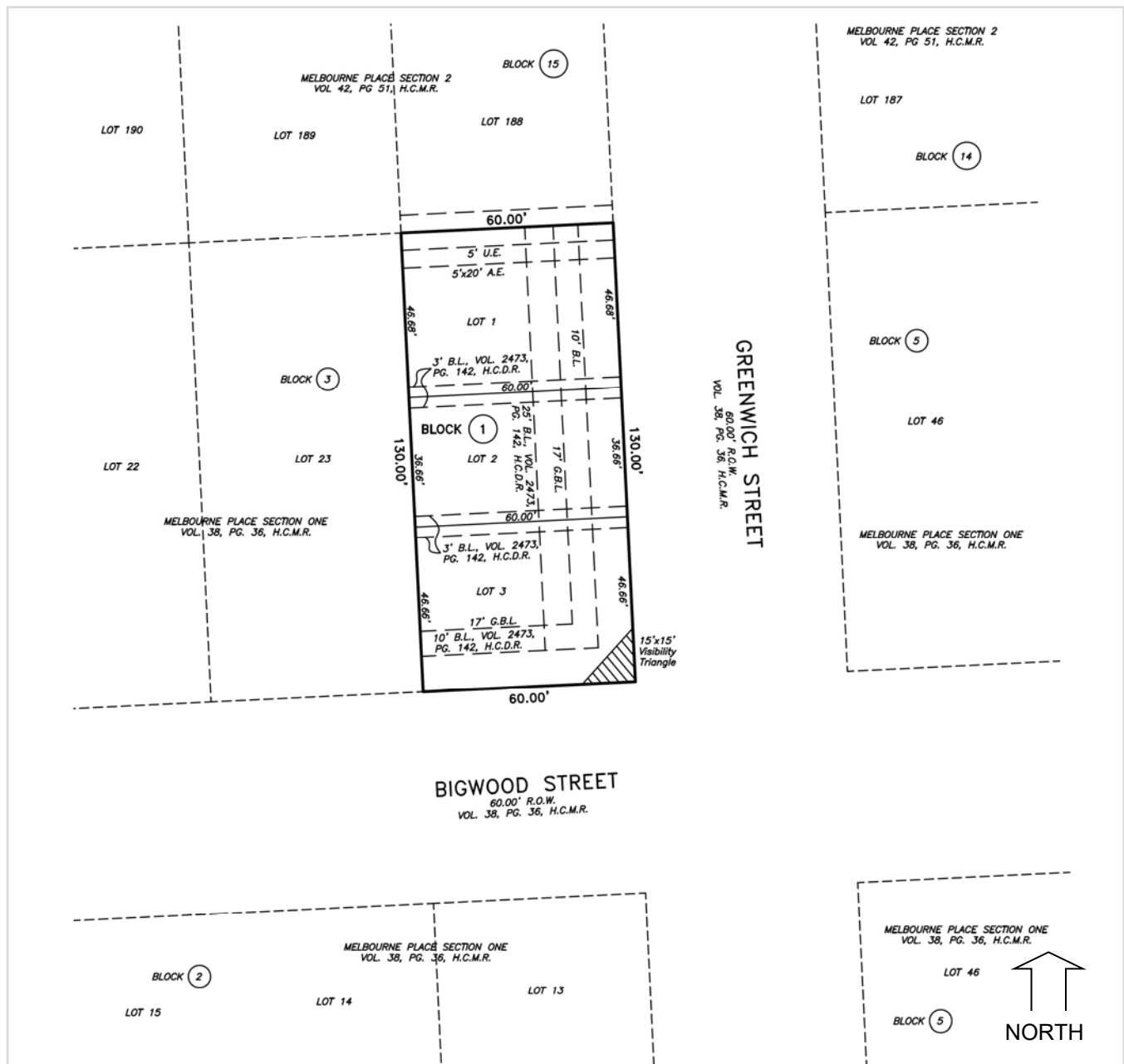
ITEM: 152

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Melbourne Place Sec 1 partial replat no 4

Applicant: PLS Construction Layout, INC.



C – Public Hearings

Subdivision

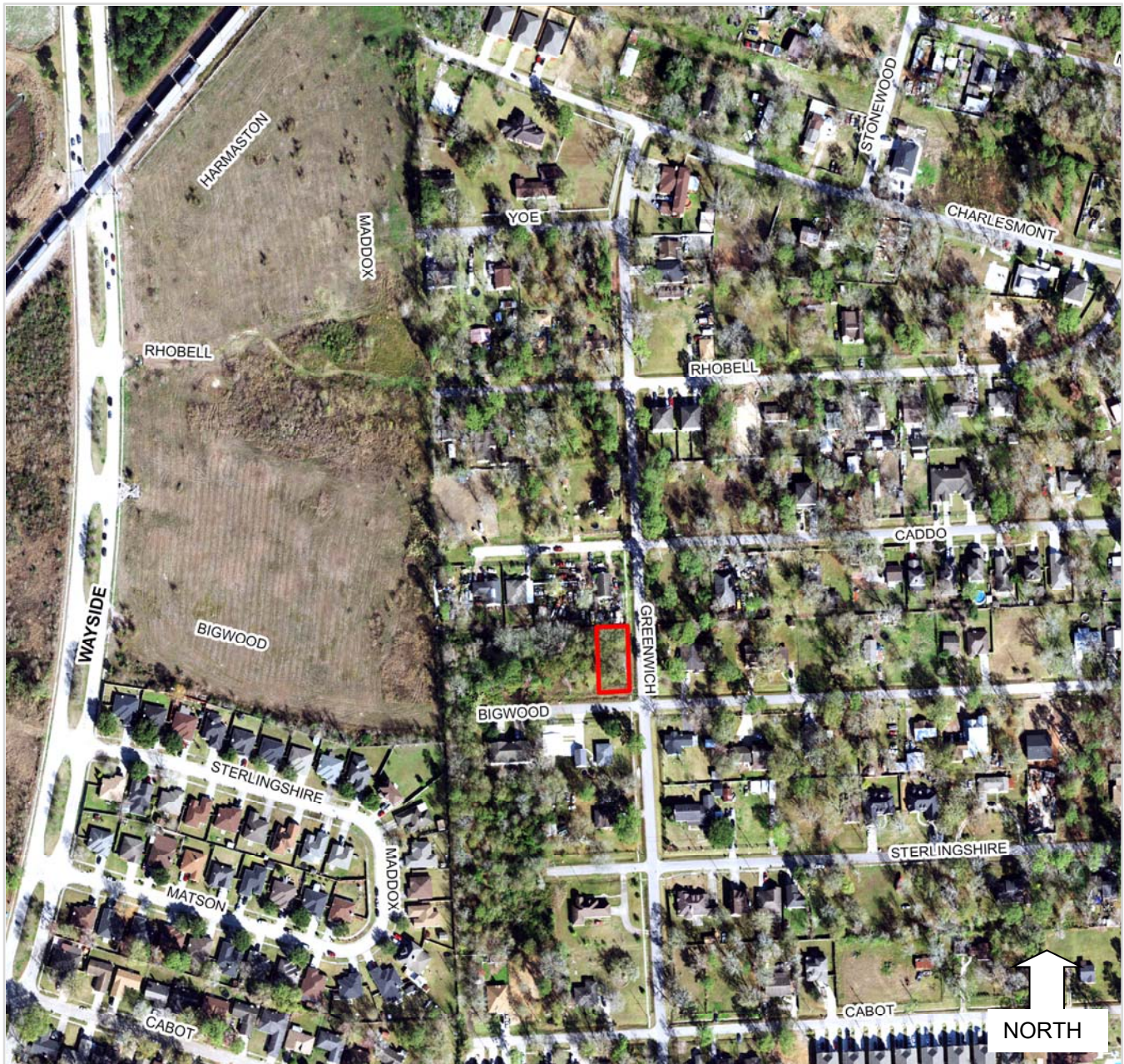
Houston Planning Commission **ITEM: 152**

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Melbourne Place Sec 1 partial replat no 4

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

January 26, 2022

Dear Property Owner:

Reference Number: 2022-0050; Melbourne Place Sec 1 partial replat no 4; partial replat of **Melbourne Place Sec 1**, of Lot 24 of Block 3, as recorded in Volume 38, Page 36 of the Harris County Map Records.

The property is located at the northwestern intersection of Greenwich and Bigwood Streets. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Uriel Figueroa**, with PLS Construction Layout, Inc, on behalf of the developer 3h Engineering and Construction, Inc, can be contacted at **713-480-4075**.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, February 17, 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: 153

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Neuen Manor partial replat no 25

Applicant: Colliers Engineering & Design



C – Public Hearings

Site Location

Houston Planning Commission

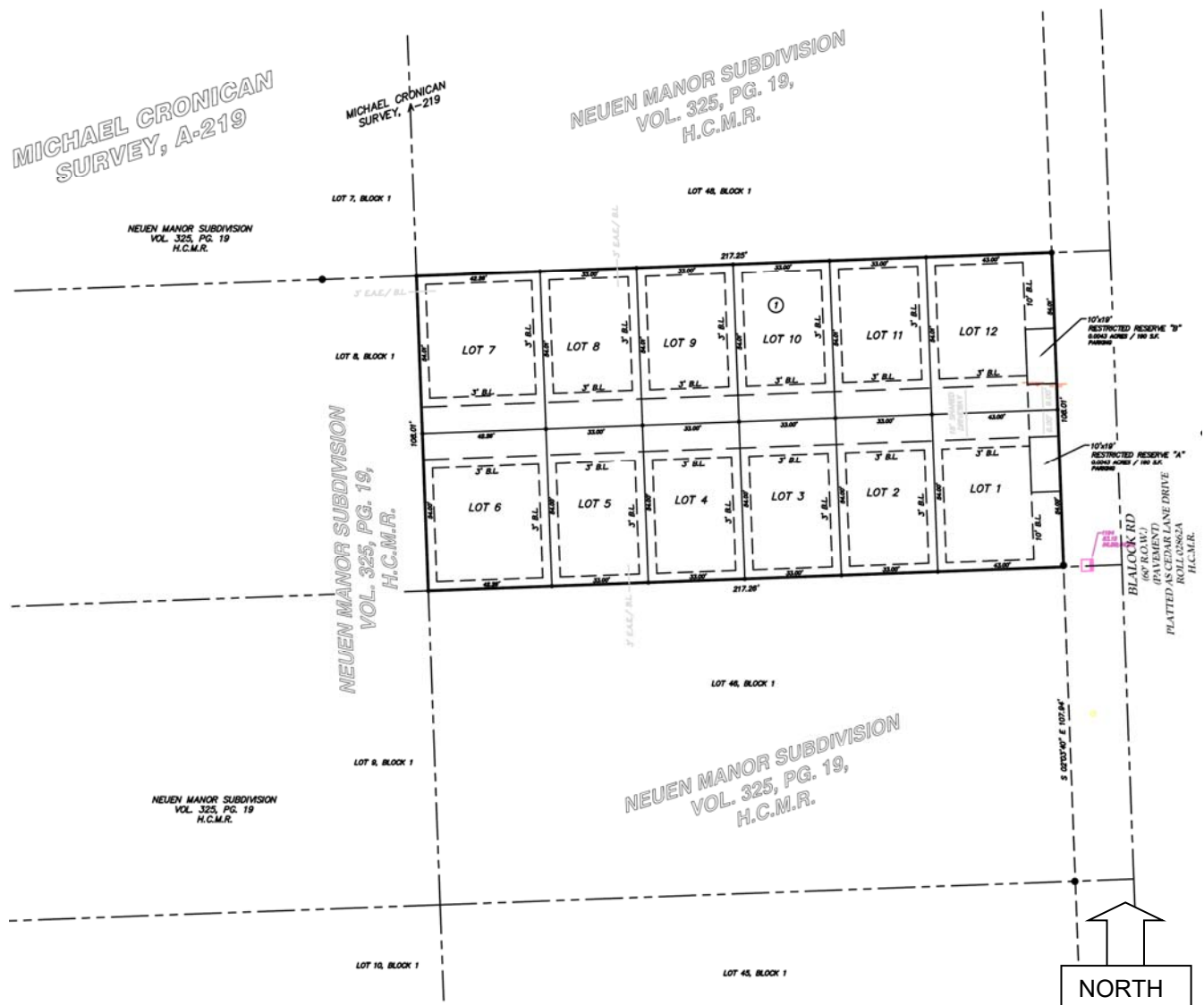
ITEM: 153

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Neuen Manor partial replat no 25

Applicant: Colliers Engineering & Design



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 153

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Neuen Manor partial replat no 25

Applicant: Colliers Engineering & Design



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 26, 2022

Dear Property Owner:

Reference Number: 2021-2970; Neuen Manor partial replat no 25; partial replat of **Neuen Manor**, being a portion of Lot 47, as recorded in Volume 27, Page 12 of the Harris County Map Records.

The property is located west along Blalock Road and north of Hammerly Boulevard. The purpose of the replat is to create twelve (12) single-family residential lots and two (2) reserves on a shared driveway. The applicant, **Hypatia Flores** with Colliers Engineering and Design, on behalf of the developer, Well Homes, can be contacted at **281-674-7560**.

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 17, 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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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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- **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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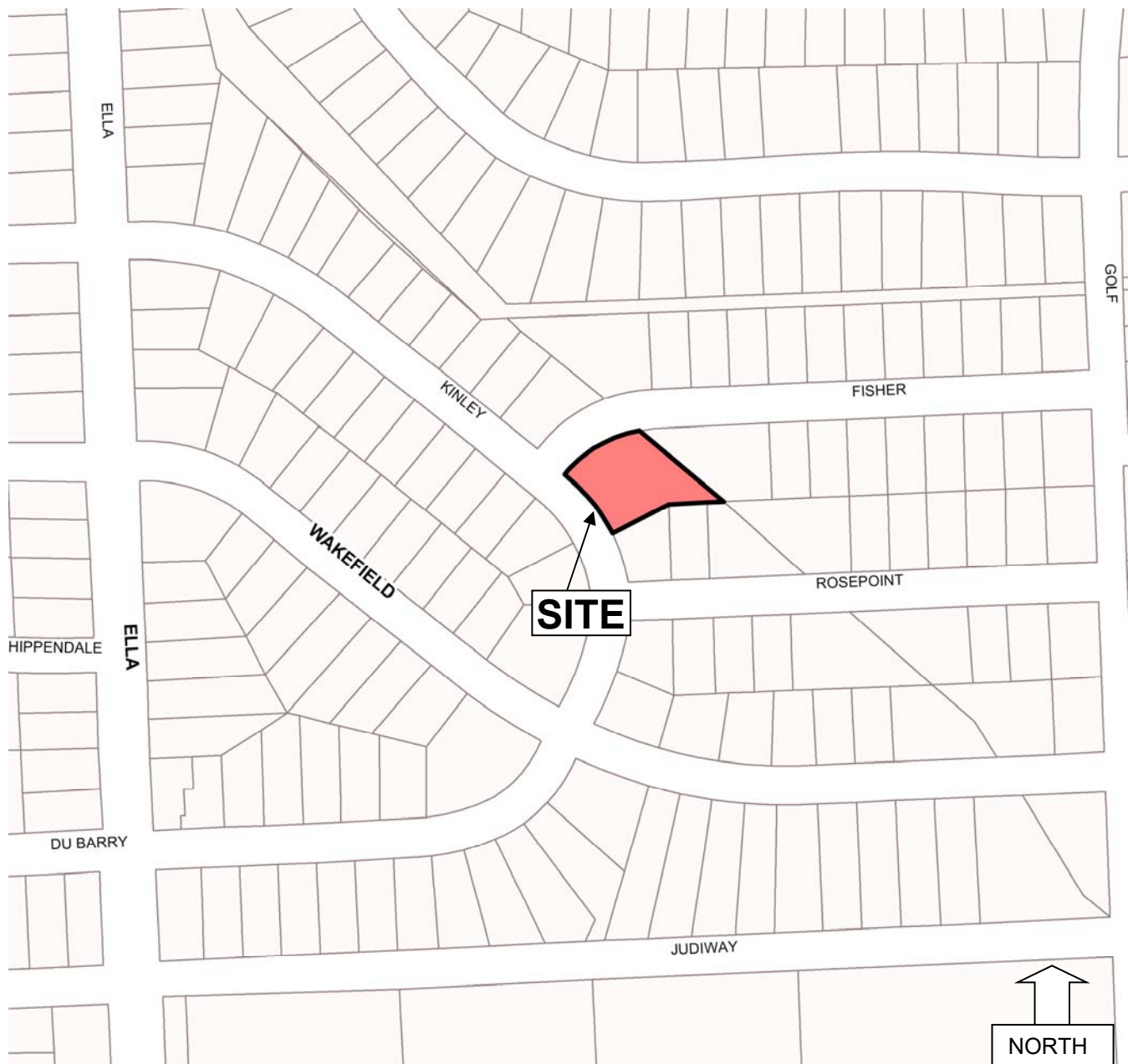
Houston Planning Commission **ITEM: 154**

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Oak Forest Sec 1 partial replat no 4 (DEF 2)

Applicant: ICMC GROUP INC



C – Public Hearings

Site Location

Houston Planning Commission

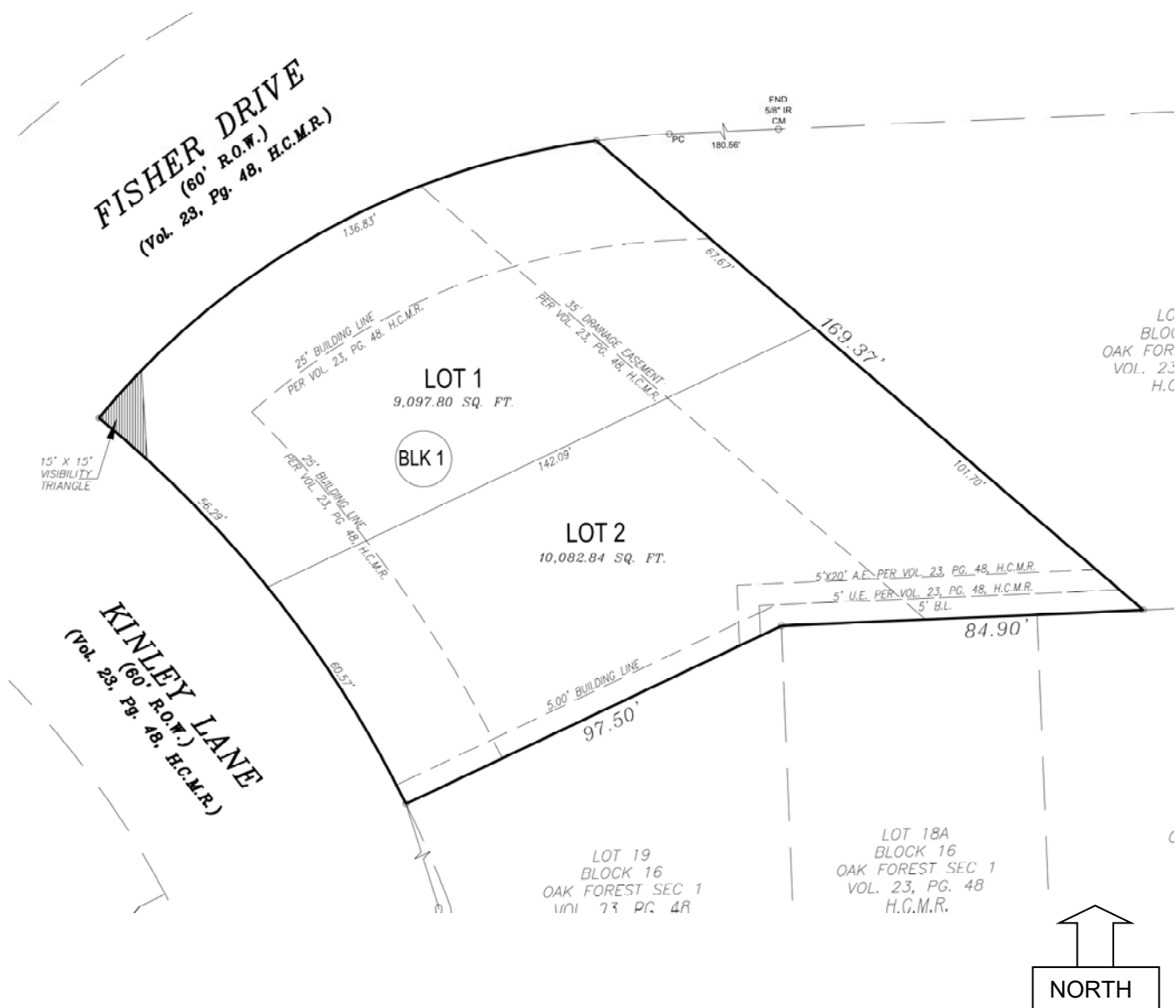
ITEM: 154

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Oak Forest Sec 1 partial replat no 4 (DEF 2)

Applicant: ICMC GROUP INC



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 154**

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Oak Forest Sec 1 partial replat no 4 (DEF 2)

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.

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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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

ITEM: 155

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Reed Terrace partial replat no 2

Applicant: Survey 1, Inc.



C – Public Hearings

Site Location

Meeting Date: 02/17/2022

Applicant: Survey 1, Inc.



Houston Planning Commission

ITEM: 155

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Reed Terrace partial replat no 2

Applicant: Survey 1, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 26, 2022

Dear Property Owner:

Reference Number: 2022-0006; Reed Terrace partial replat no 2; partial replat of **Reed Terrace**, being all of Lots 1, 2, 31, 32, 33 and 34, Block 4, as recorded in Volume 33, Page 66 of the Harris County Map Records.

The property is located at the northeast intersection of Larkspur Street and Scott Street, north of Reed Road. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Cathy Fontenot** with Survey 1, Inc. on behalf of the developer, Troy B Smith, 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.

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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,

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Terminology

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

ITEM: 156

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Reed Terrace partial replat no 2

Applicant: Survey 1, Inc.



C – Public Hearings

Site Location

Houston Planning Commission ITEM: 156

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Reed Terrace partial replat no 2

Applicant: Survey 1, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 156

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Reed Terrace partial replat no 2

Applicant: Survey 1, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 25, 2022

Dear Property Owner:

Reference Number: 2022-0005; Reed Terrace partial replat no 3; partial replat of **Reed Terrace**, being all of Lots 1, 2, 3, 4, 33 and 34, Block 6, as recorded in Volume 33, Page 66 of the Harris County Map Records.

The property is located at the southeast intersection of Larkspur Street and Scott Street, north of Reed Road. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Cathy Fontenot** with Survey 1, Inc. on behalf of the developer, Troy B Smith, can be contacted at 281-393-1382. 21-2970

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 17, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

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Houston Planning Commission

ITEM: 157

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Spring Oaks replat no 1 partial replat no 6 (DEF 1)

Applicant: Survey 1, Inc.



C – Public Hearings

Site Location

Meeting Date: 02/17/2022

Applicant: Survey 1, Inc.



Houston Planning Commission

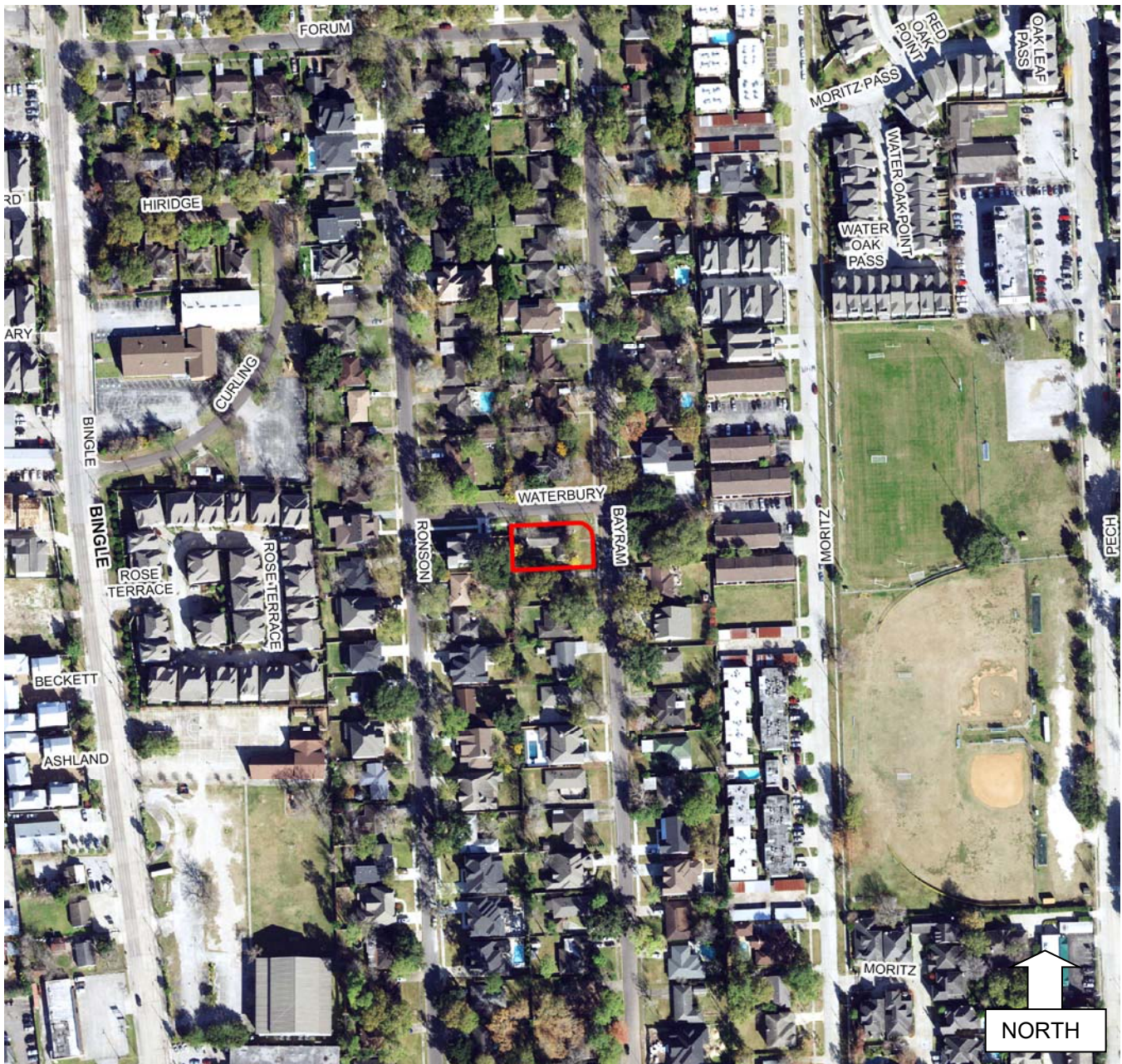
ITEM: 157

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Spring Oaks replat no 1 partial replat no 6 (DEF 1)

Applicant: Survey 1, Inc.



C – Public Hearings

Aerial



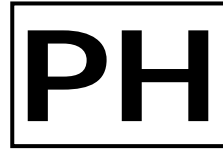
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

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.

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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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Houston Planning Commission

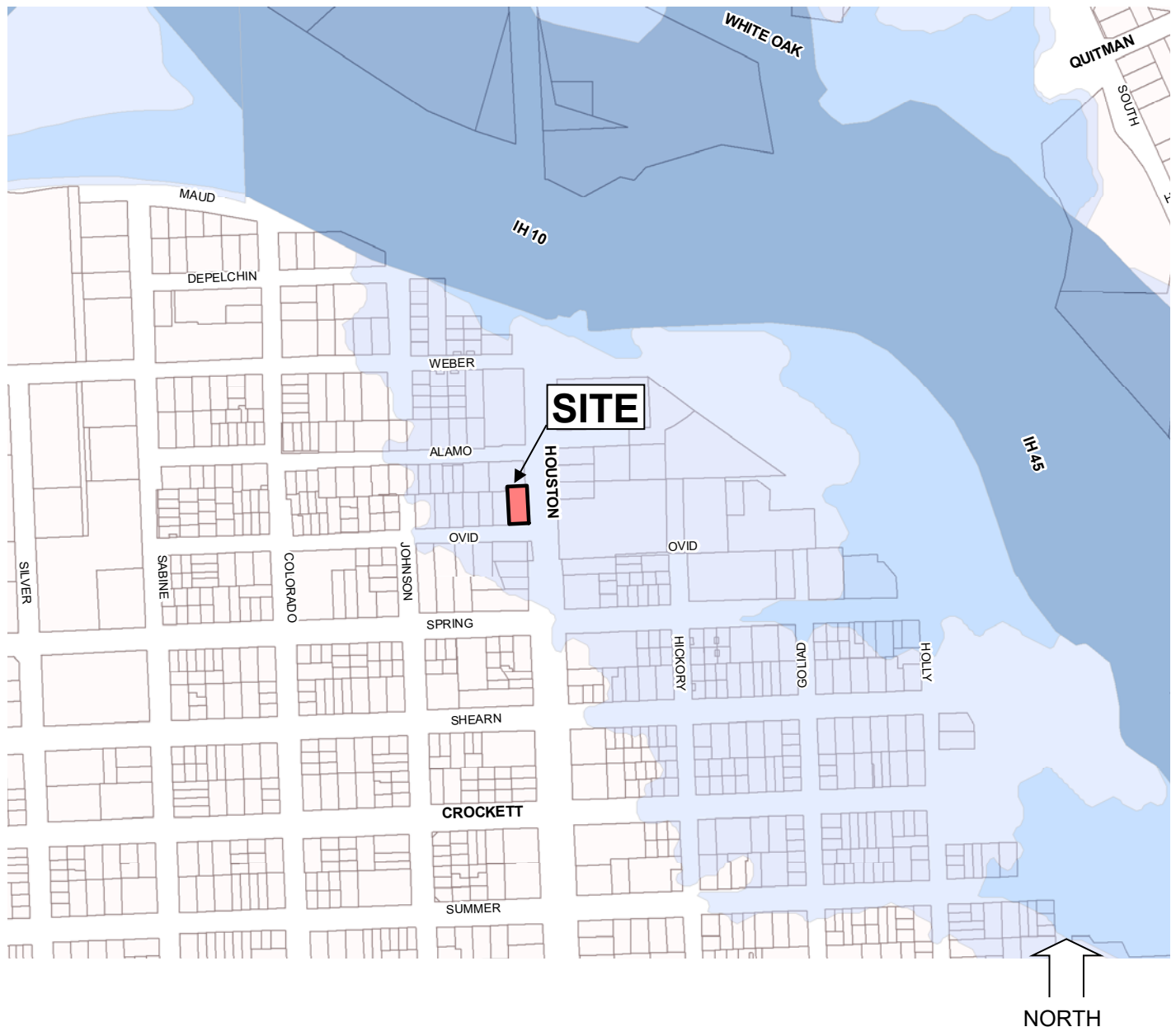
ITEM: 158

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Truxillo Gardens partial replat no 1 (DEF 1)

Applicant: Texas Legal Media



C – Public Hearings with Variance

Site Location

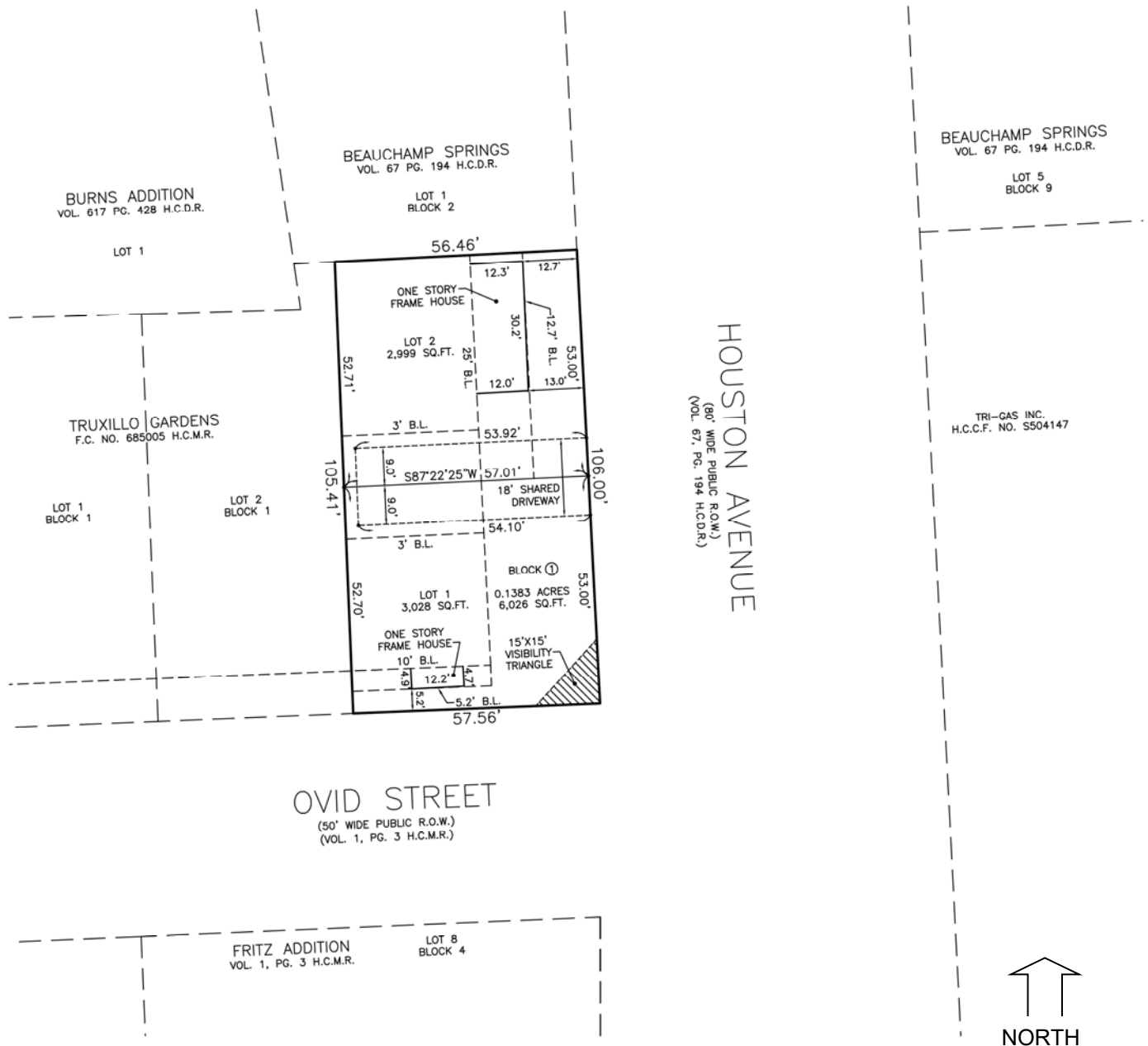
Houston Planning Commission ITEM: 158

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Truxillo Gardens partial replat no 1 (DEF 1)

Applicant: Texas Legal Media



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

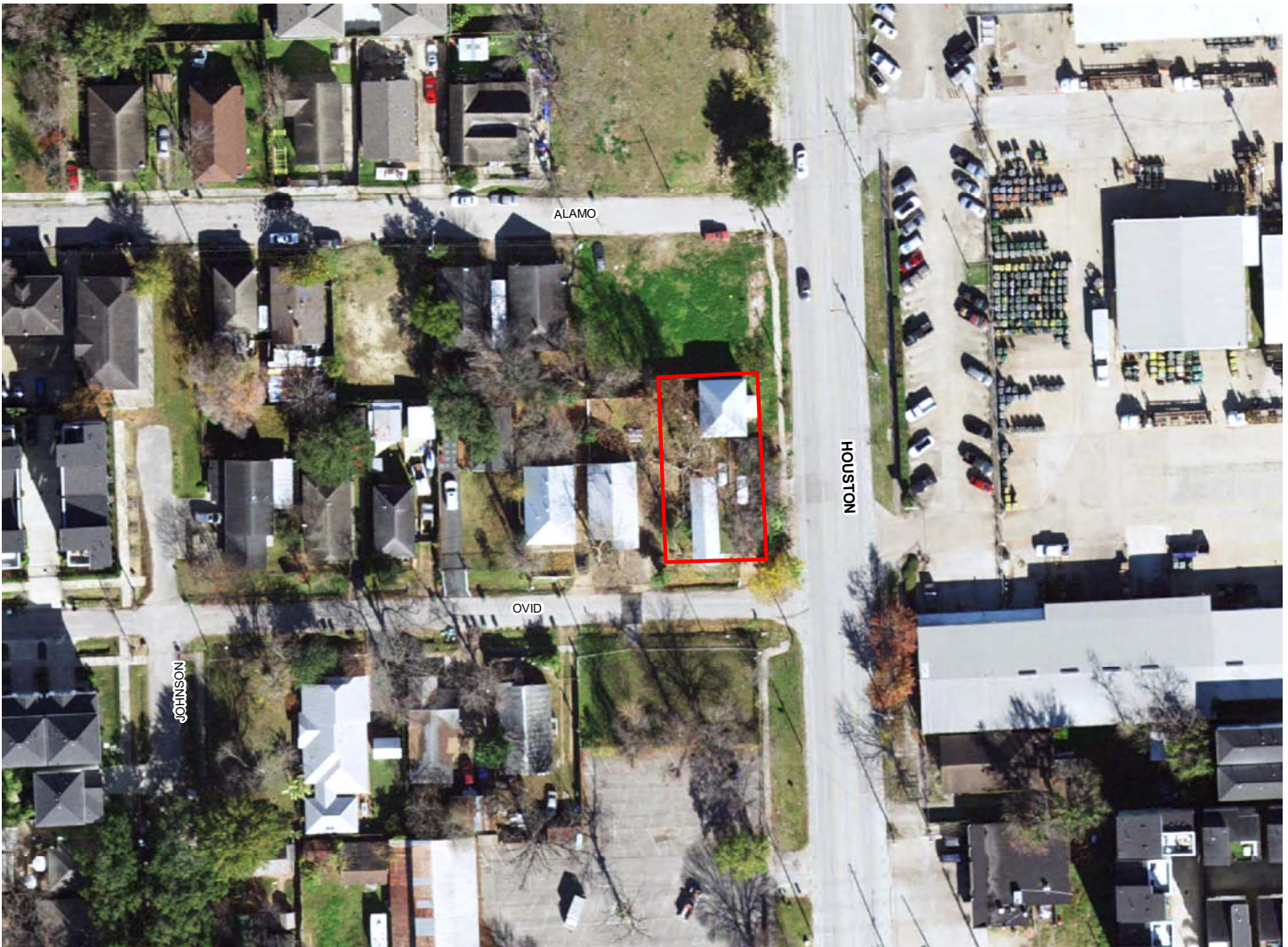
ITEM: 158

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Truxillo Gardens partial replat no 1 (DEF 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.

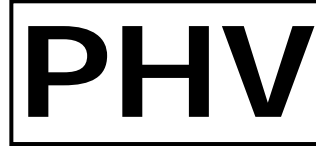


CITY OF HOUSTON

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
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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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Houston Planning Commission **ITEM: 159**

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Usener Addition partial replat no 3 and extension

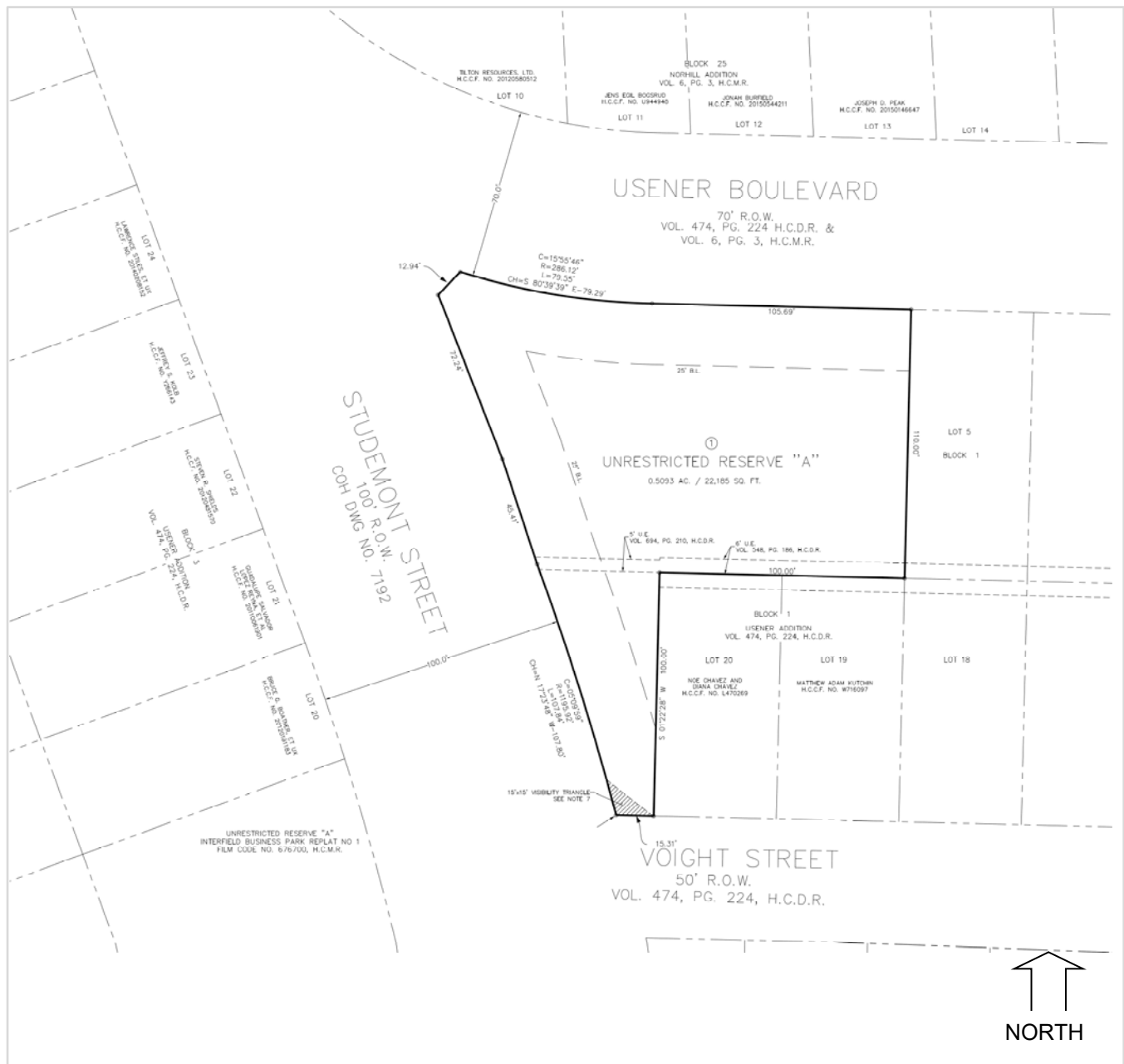
Applicant: Windrose



C – Public Hearings with Variance Site Location

Meeting Date: 02/17/2022

Applicant: Windrose



Subdivision

Houston Planning Commission **ITEM: 159**

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Usener Addition partial replat no 3 and extension

Applicant: Windrose



C - Public Hearings with Variance

Aerial





**CITY OF HOUSTON
CODE ENFORCEMENT**

Planning and Development Services Division
Public Works and Engineering Department

**DO NOT REMOVE THIS NOTICE
STOP ALL UNPERMITTED WORK**

Address: 1114 Usener ST

22003538

AS PER SECTION 114.1 OF THE CITY OF HOUSTON BUILDING CODE; IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO ERECT, CONSTRUCT, ALTER, EXTEND, REPAIR, MOVE, REMOVE, DEMOLISH OR OCCUPY ANY BUILDING, STRUCTURE OR EQUIPMENT REGULATED BY THIS CODE, OR CAUSE SAME TO BE DONE, IN CONFLICT WITH OR IN VIOLATION OF ANY OF THE PROVISIONS OF THIS CODE.

NOTICE OF UNPERMITTED WORK

obtain All Required permit

(Impervious cover)

187

NOTICE TO OBTAIN BUILDING PERMITS AND INSPECTIONS. FAILURE TO COMPLY MAY RESULT IN CITATIONS BEING ISSUED WITH A MINIMUM FINE OF \$500.00 TO \$2,000.00 PER INCIDENT.

De acuerdo con la sección 114.1 del código de edificación de la Ciudad de Houston: Será ilegal para cualquier persona, firma o corporación erigir, construir, alterar, ampliar, reparar, mover, quitar, demoler, o ocupar cualquier estructura o equipo de un edificio regulado(a) por este código, o causar que lo mismo sea hecho, en conflicto con o en violación de cualquiera de las provisiones de este código.

Este es un aviso para obtener permisos de edificación (construcción) e inspecciones. El incumplimiento puede resultar en multas mínimas de \$500 a \$2000 por incidente.

HABITABILITY INVESTIGATIONS: 832-394-8841

INSPECTOR ID

149

INITIAL

G.L.

DATE

1/14/22



CITY OF HOUSTON CODE ENFORCEMENT

Planning and Development Services Division
Public Works and Engineering Department

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STOP ALL UNPERMITTED WORK**

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22003539

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NOTICE OF UNPERMITTED WORK:

Obtain All Required
Permit

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INSPECTOR ID 149 INITIAL GL DATE 1-28-22



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-2955

Plat Name: Usener Addition partial replat no 3 and extension

Applicant: Windrose

Date Submitted: 12/06/2021

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

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

Specific Variance is being sought and extent of variance:

To allow a lot restricted to single-family use within a special minimum lot size area to be replatted into an unrestricted reserve.

Chapter 42 Section: 208a

Chapter 42 Reference:

If a lot that was in use for or restricted to single-family residential use or a vacant lot that was not restricted to a use other than to single-family residential use at the time the application for establishment of a special minimum lot size block was determined by the director to be complete or the application for establishment of a special minimum lot size area was determined by the director to be initially complete, a subdivision plat, development plat, or building permit for that lot shall provide only for single-family residential use.

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 subject property consists of 0.50 acre located at the southeast corner of Usener Boulevard and Studewood Street. The Mutiny Wine Room has been operating on the property since 2019. They acquired the neighboring lot to the east along Usener Boulevard in May 2021 (Lot 4, Block 1, Usener Addition) to facilitate a replat and planned expansion. However, when they acquired the land they were not aware that the minimum lot size ordinance that was filed in December 2019 and made effective in February 15, 2021 (Ordinance 2021-99) would prevent them from replatting and extending their footprint. Because Section 42-208(d) prohibits the replatting of single-family lots to unrestricted reserves within a minimum lot size ordinance, the applicant is requesting a variance to that requirement. The Greater Heights and specifically the White Oak Drive/Studewood Street corridors are characterized by mixed-use, walkable retail and restaurant uses that exist in close proximity to single and multifamily homes. Part of the charm and appeal of this area is that residents have the ability to walk down the street and grab a cup of coffee at Onion Creek, lunch at BB's Tex Orleans and then a glass of wine at Mutiny Wine Bar. The applicant's business has been a wonderful and highly utilized addition to the community since 2019. They are simply looking to expand on their property in a sensible and compatible way with the neighborhood. When fully developed, the land site will only be 0.5 acre – which is consistent with transitional neighborhood retail uses that abut single-family homes.

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

The justifications of the proposed variance are the history of the use proposed for expansion and the development character of the White Oak Drive/Studewood Street corridors. When the minimum lot size ordinance was passed in late 2019 and made effective in 2021, the applicant's business was already growing and establishing a footprint in the area

and they were unaware that their newly acquired lot would not be eligible for incorporation into their business. Not allowing the applicant to expand and create a viable building footprint would be unreasonable and deprive them of the ability to have a typical neighborhood-service retail footprint that is commonly enjoyed by other businesses in the immediate area.

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

This neighborhood is characterized by other commercial uses such as restaurant/bars, coffee shops, insurance offices, etc. The applicant's use and proposed land site footprint is compatible with other sites in the immediate area, including those across from Studewood Street. The single-family homes to the east were purchased in the hopes of being in close proximity to commercial establishments like the Mutiny Wine Room. Therefore, the intent and general purposes of the replat and extension are in-line with the development character of the immediate area.

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

The requested variance will have no impact on the public's health, safety and welfare as the proposed extension to the east will be seamlessly incorporated into the existing facility. The surrounding uses will not be affected by additional driveway cuts or significantly increase traffic flow, which will continue to be directed to the western side of the building closes to Studewood Street.

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

The requested variance is supported by the prevailing development pattern along Studewood Street and White Oak Drive. The applicant's proposed building footprint is consistent with other neighborhood service retailers in the immediate area. Depriving them of the ability to expand on the land that they purchased to the east would be an unreasonable and undesirable hold on development. Their proposed land use is compatible with the adjacent single-family residential homes and the overall character of the Greater Heights Super Neighborhood.



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 26, 2022

Dear Property Owner:

Reference Number: 2021-2955; Usener Addition partial replat no 3 and extension; replatting of Lot 4 of Block 1 of Usener Addition, as recorded in Volume 474 Page 224 of the Harris County Map Records and all of **Unrestricted Reserve A of Bounty Reserve** as recorded in Film Code 683157 of the Harris County Map Records

The property is located along Studemont Street and bounded by Usener Boulevard and Voight Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Lucero Magana**, with **Windrose**, on behalf of **THXGE**, can be contacted at **713-458-2281**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat. 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 17, 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.**

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

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

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
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- **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.

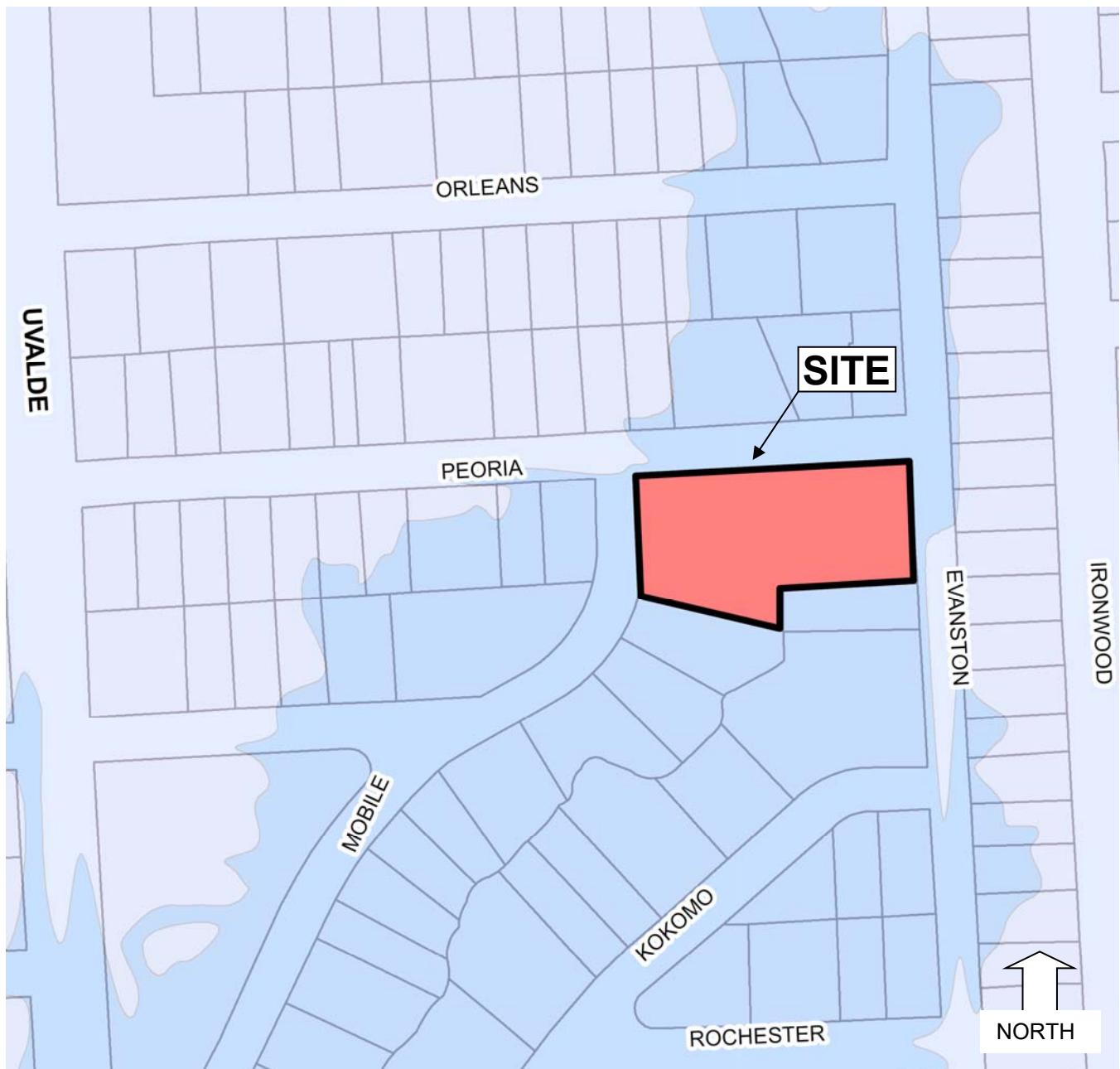
Houston Planning Commission ITEM: 160

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Vernas Garden (DEF 2)

Applicant: The Interfield Group



C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 160

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Vernas Garden (DEF 2)

Applicant: The Interfield Group



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 160

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Vernas Garden (DEF 2)

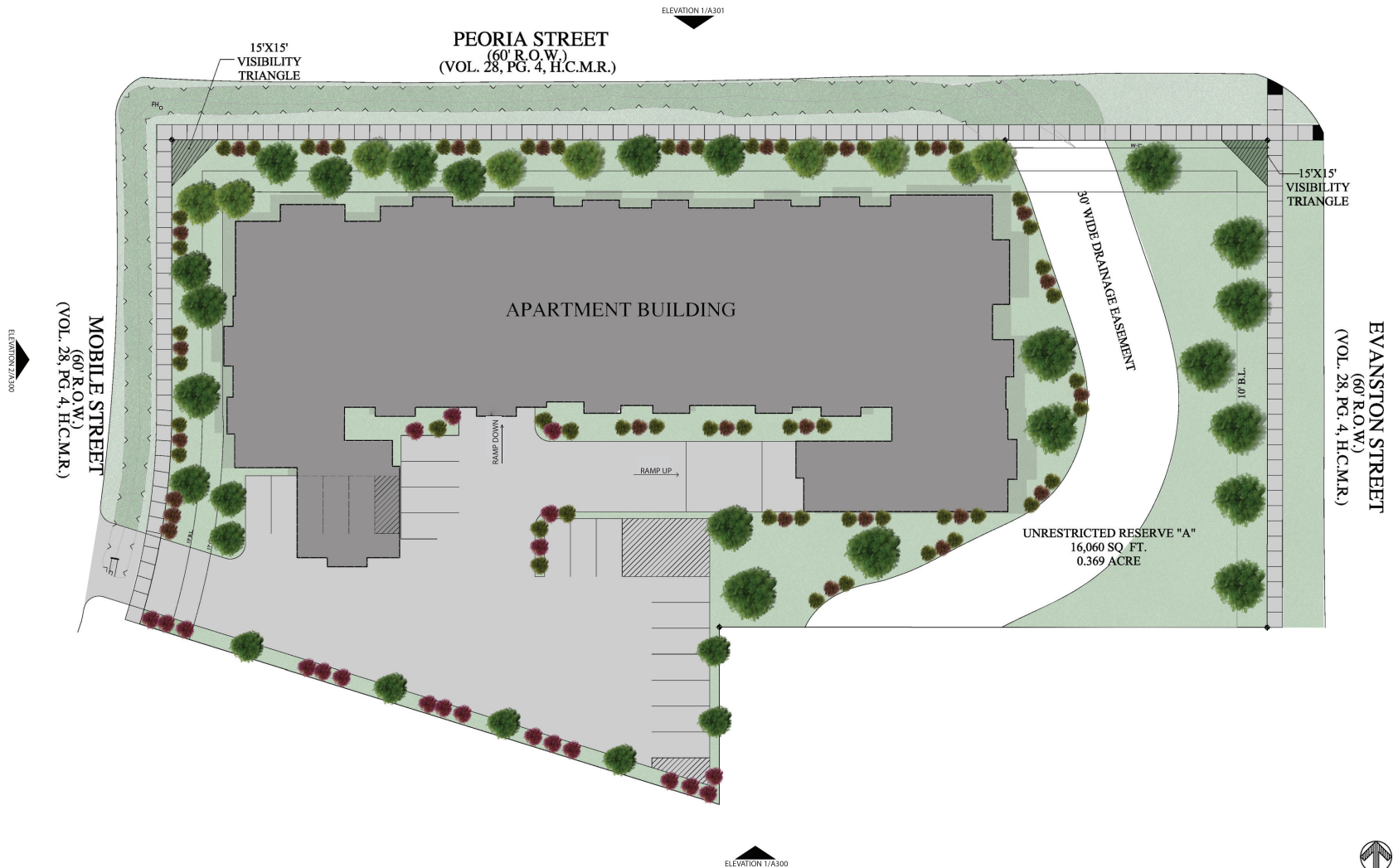
Applicant: The Interfield Group



C – Public Hearings with Variance

Aerial

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WWW.KRAARCH.COM

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HOUSTON, TEXAS 77015

REVISIONS	
PROJECT NO.:	288

OVERALL
PROPOSED SITE PLAN

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.

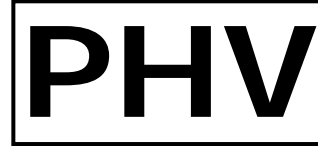


CITY OF HOUSTON

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.

PLANNING COMMISSION MEETING INFORMATION:

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.

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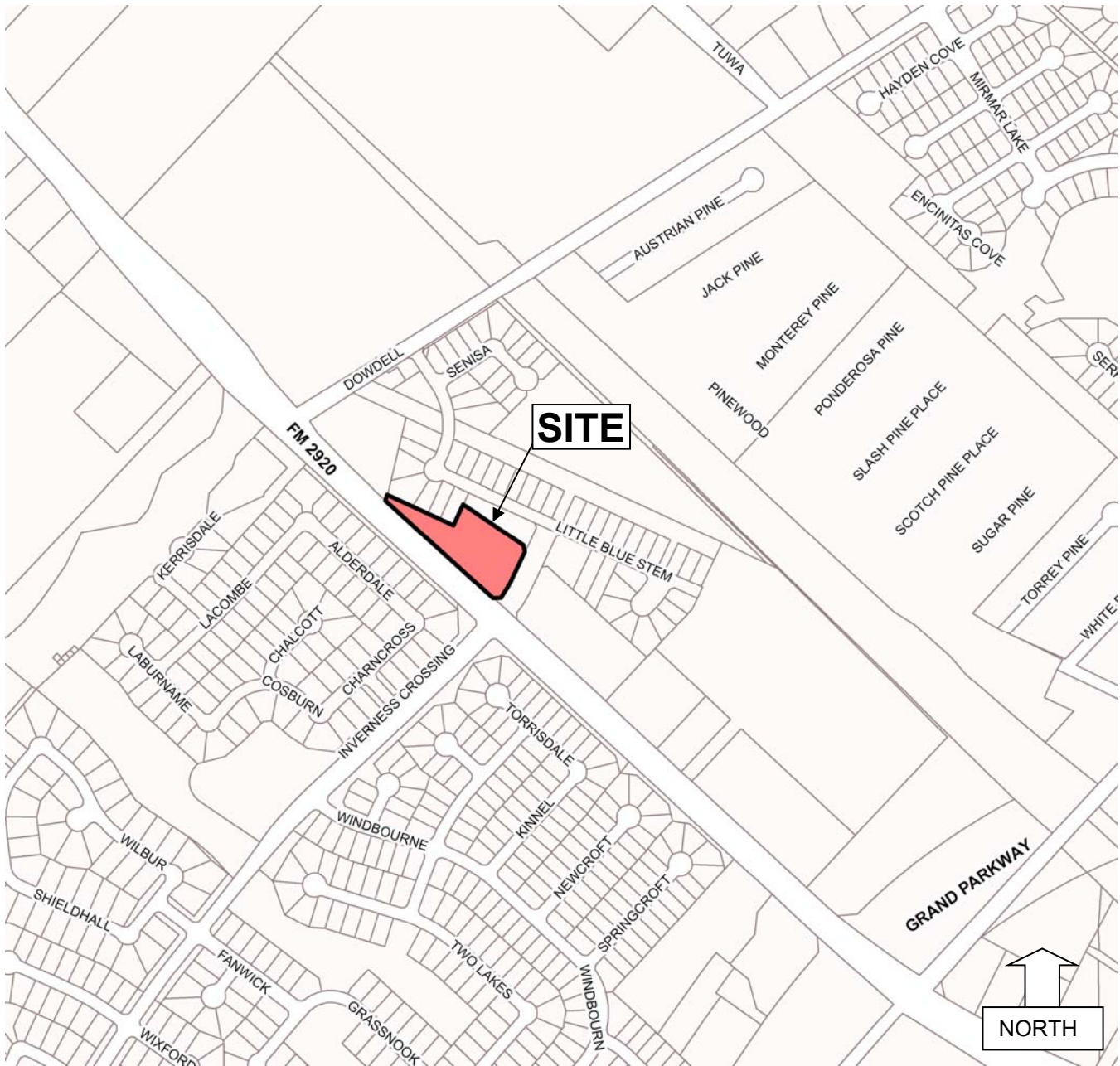
ITEM: 161

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Wildwood Glen Sec 1 partial replat no 2 and extension

Applicant: Advance Surveying, Inc.



C – Public Hearings

Site Location

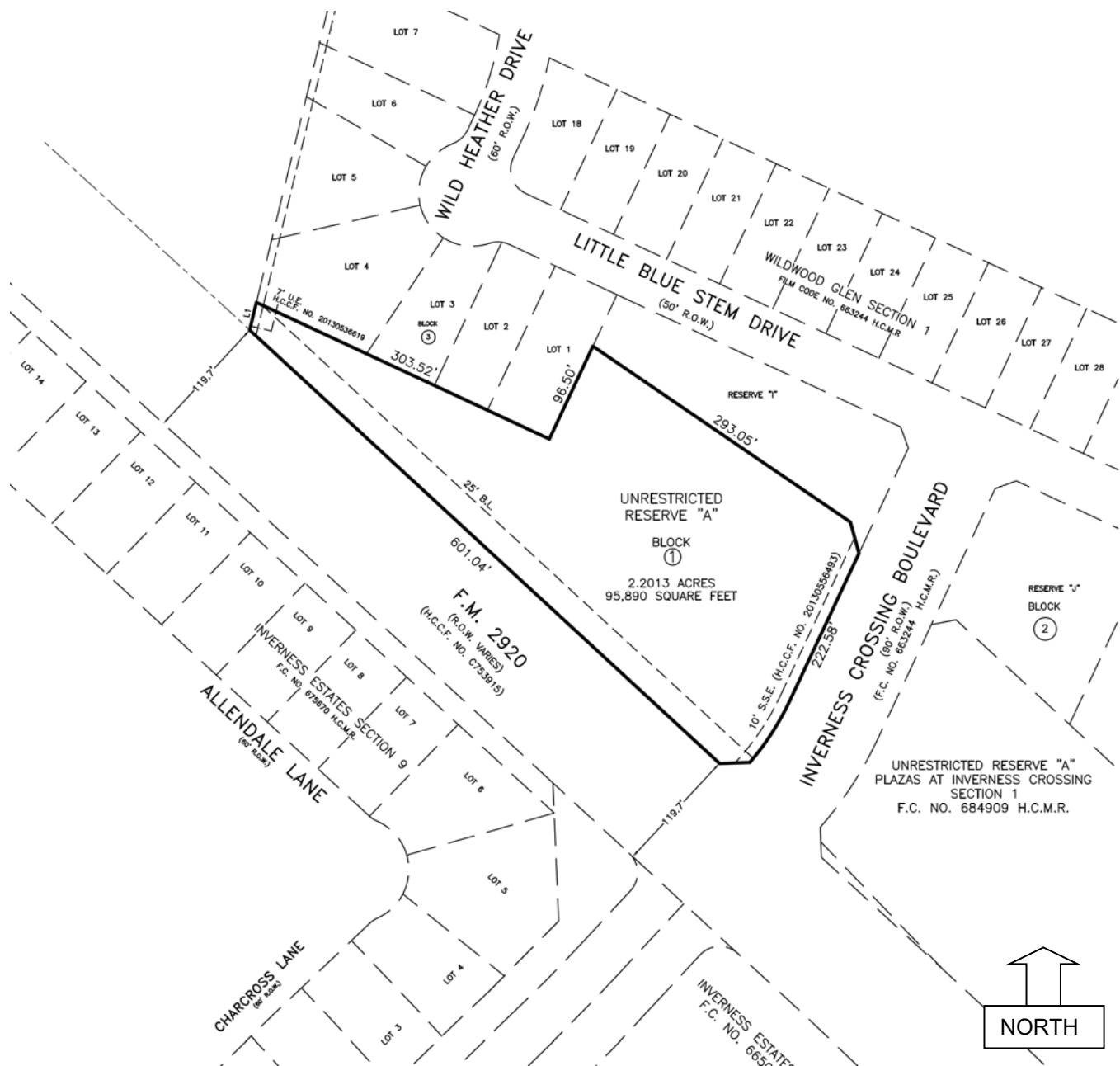
Houston Planning Commission ITEM: 161

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Wildwood Glen Sec 1 partial replat no 2 and extension

Applicant: Advance Surveying, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission ITEM: 161

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Wildwood Glen Sec 1 partial replat no 2 and extension

Applicant: Advance Surveying, 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 27, 2022

Dear Property Owner:

Reference Number: 2022-0025; Wildwood Glen Sec 1 partial replat no 2 and extension; partial replat of **Wildwood glen Sec 1**, Reserve "H", Block 3 and recorded in Film code 663244 of the Harris County Map Records.

The property is located east along Spring Stuebner Airline Drive and south of Dowdell Road. The purpose of the replat is to create one (1) commercial reserve. The applicant, **Lisett Campos**, with **Advanced Surveying, Inc, LLC** on behalf of the developer can be contacted at **281-530-2939**.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

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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

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission

ITEM: 162

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Brailsfort Place (DEF 1)

Applicant: Surv-Tex Surveying, Inc



D – Variances

Site Location

Houston Planning Commission

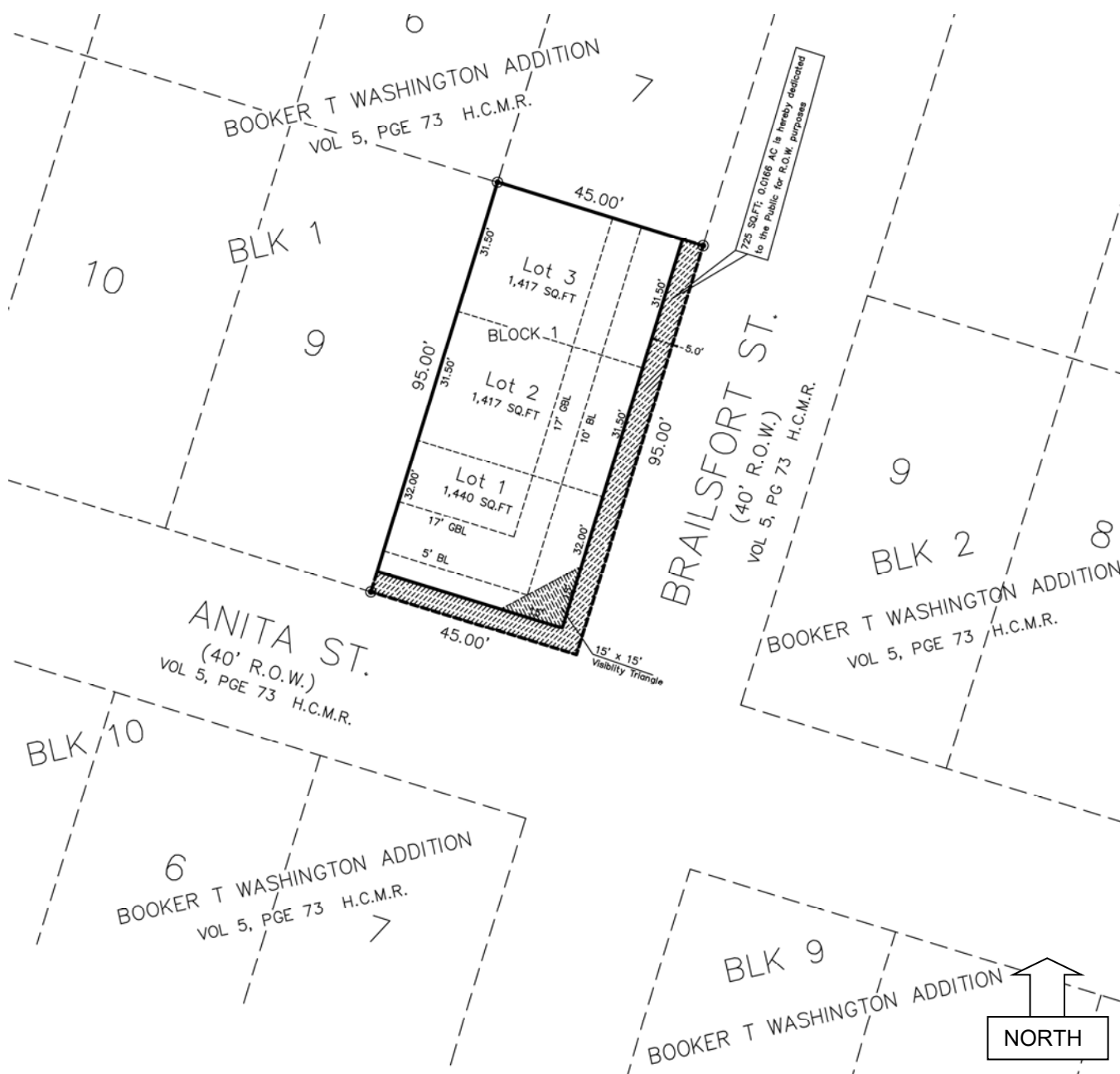
ITEM: 162

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Brailsfort Place (DEF 1)

Applicant: Surv-Tex Surveying, Inc



D – Variances

Subdivision

Houston Planning Commission

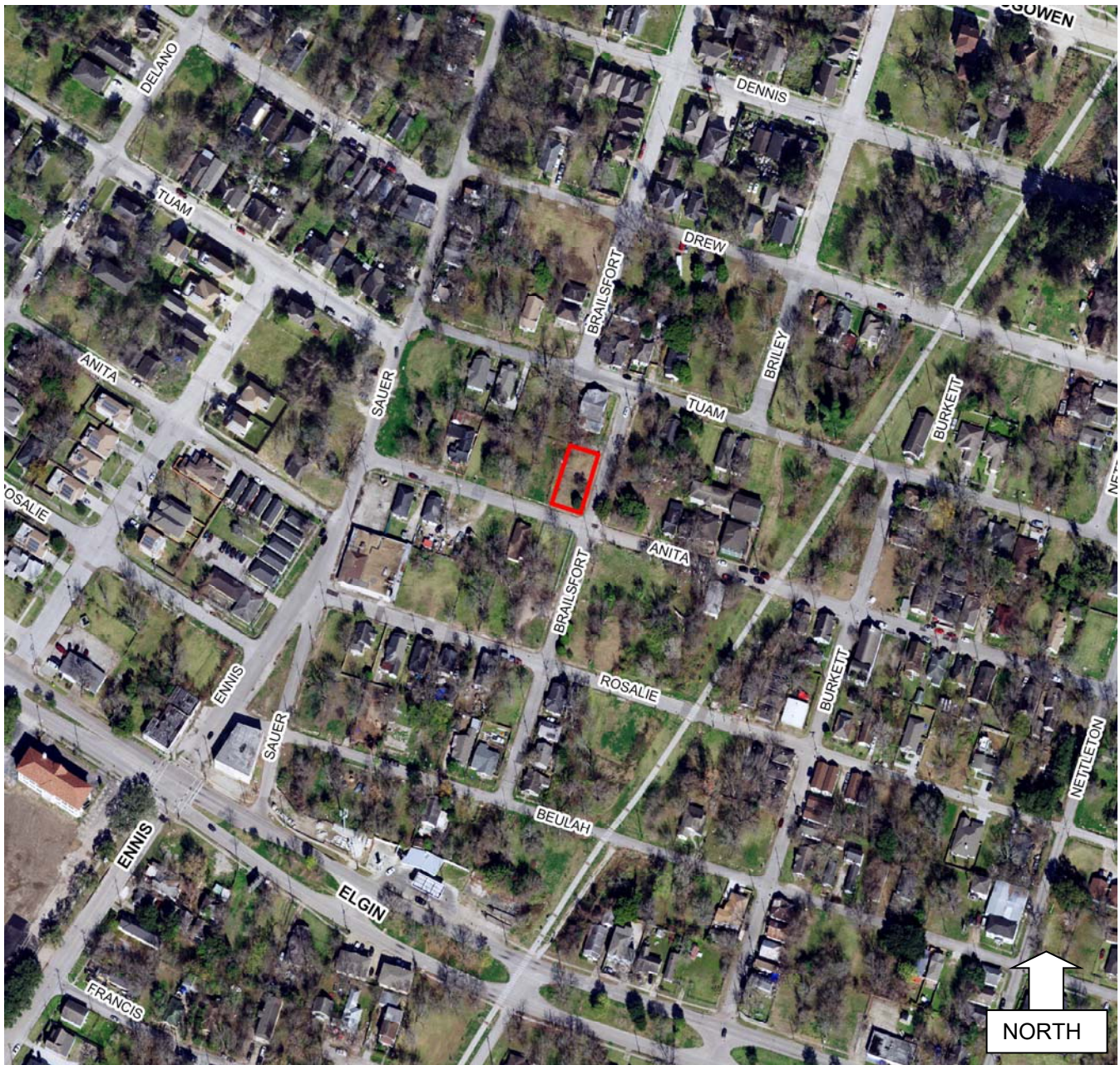
ITEM: 162

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Brailsfort Place (DEF 1)

Applicant: Surv-Tex Surveying, Inc



D – Variances

Aerial



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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

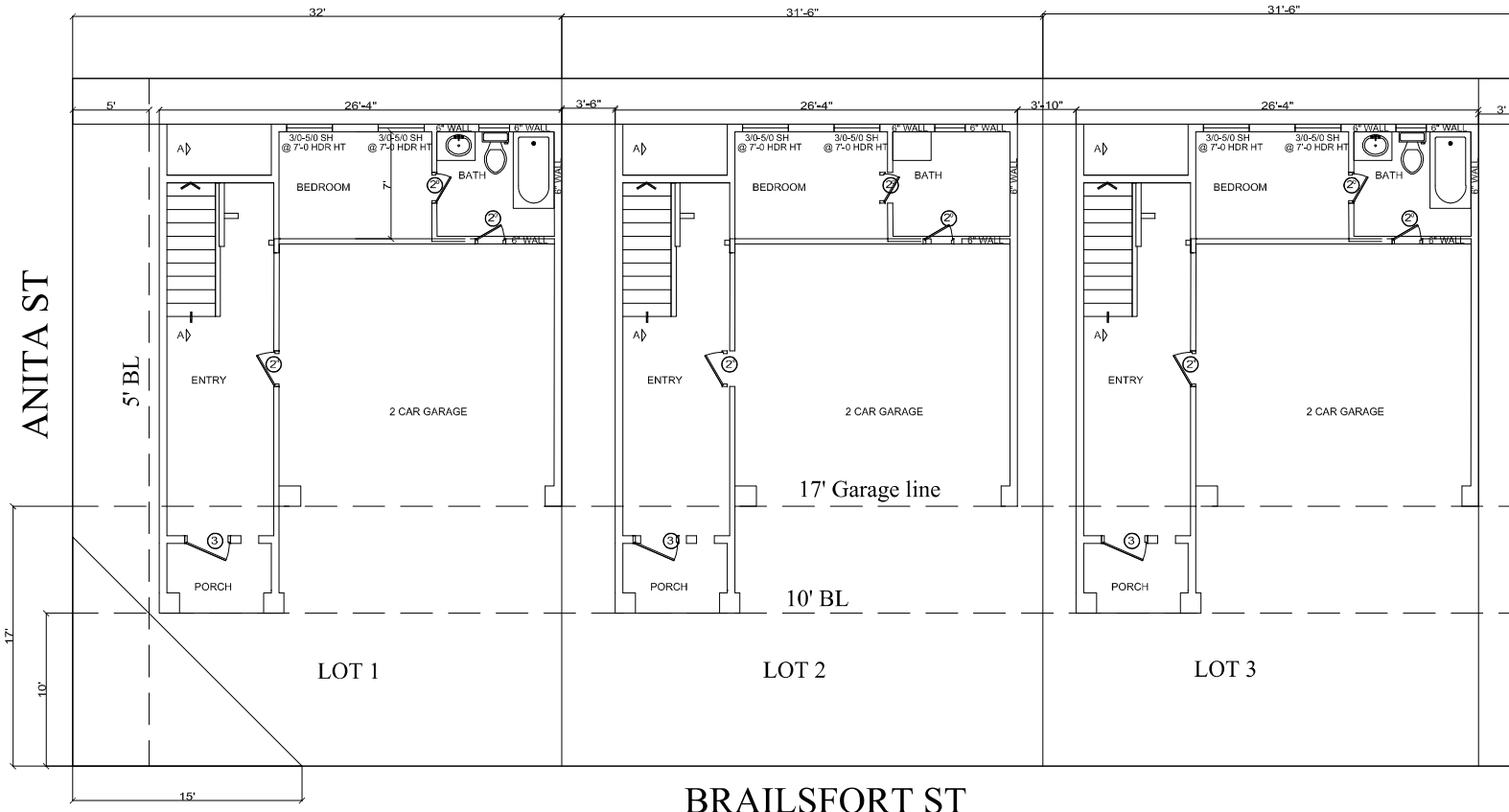
TITLE & DRAWING No.

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



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.

Planning and Development Department

Meeting Date: 02/17/2022

Applicant: LJA Engineering, Inc



Houston Planning Commission

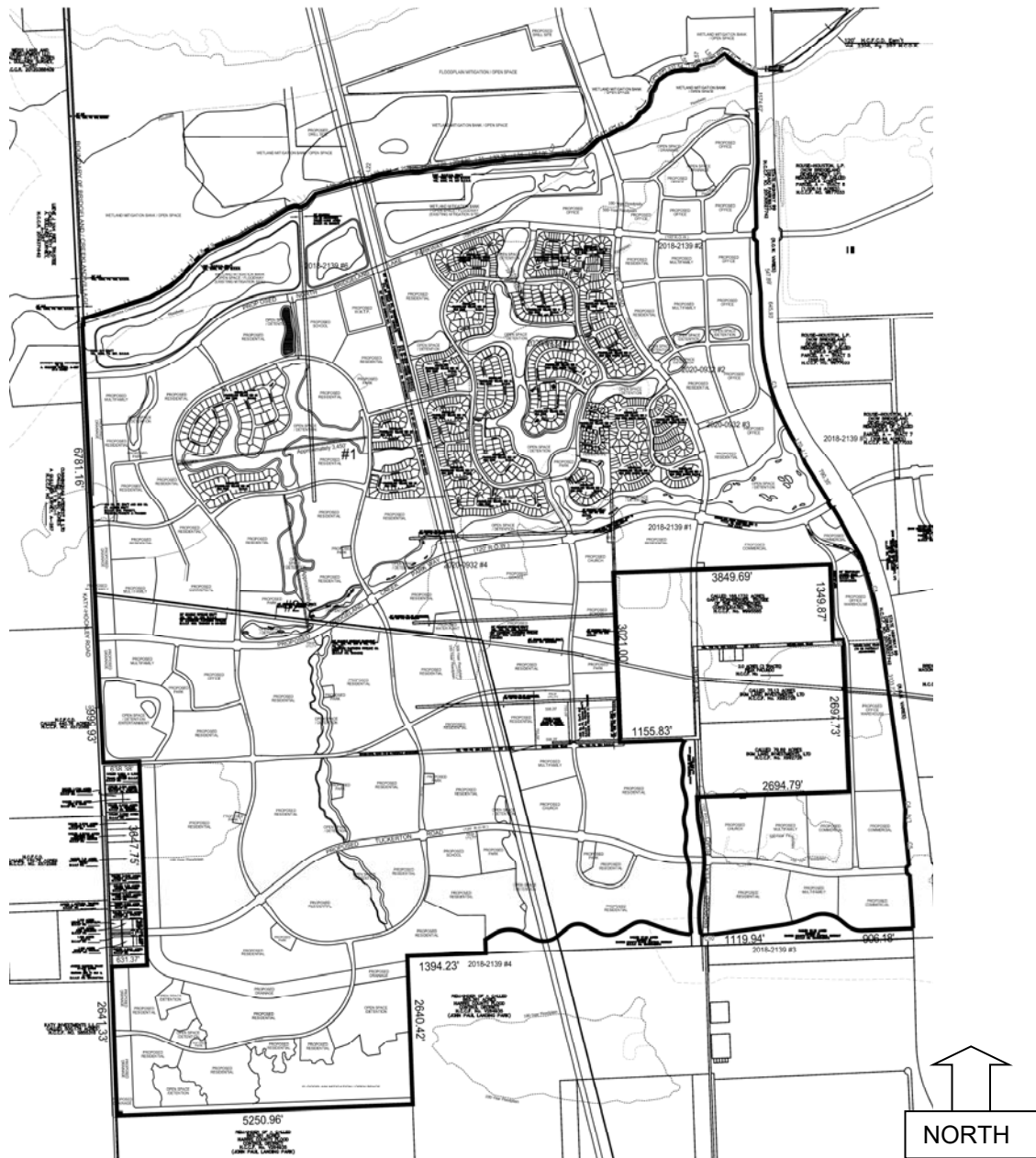
ITEM: 163

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Bridgeland Prairieland Village GP

Applicant: LJA Engineering, Inc



D – Variances

Subdivision

Houston Planning Commission

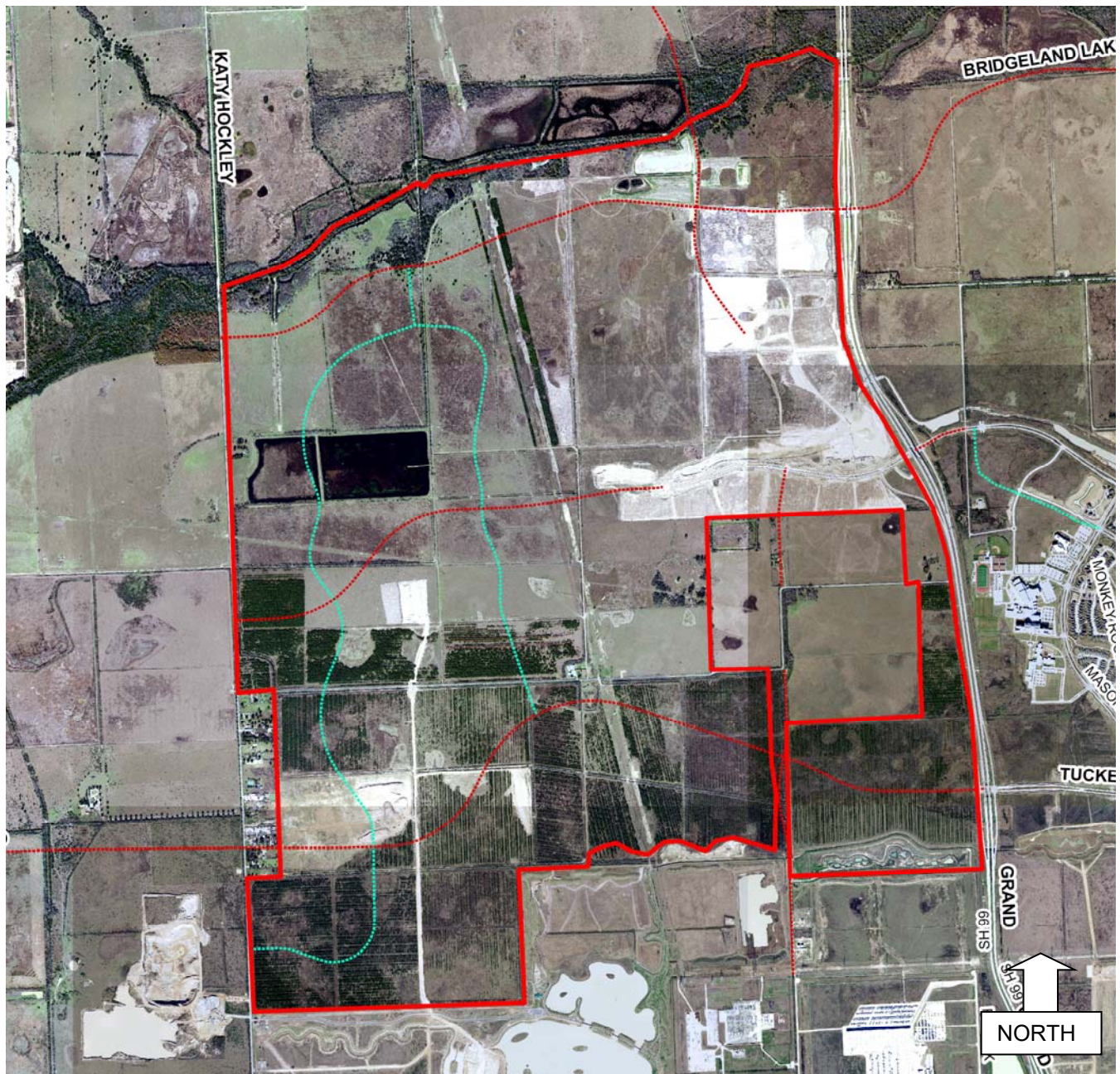
ITEM: 163

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Bridgeland Prairieland Village GP

Applicant: LJA Engineering, Inc



D – Variances

Aerial



Application Number: 2022-0336

Plat Name: Bridgeland Prairieland Village GP

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 02/07/2022

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:

Block length, Intersections local streets Minimum spacing of 1,400' 1. Block length in excess of 1400' along the length of Zone D.4 due to the required drainage/detention for both areas.

Chapter 42 Section: 128

Chapter 42 Reference:

42-128 Intersections and local 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

(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;

Prairieland Zone D..4 is bounded by Perennial Crossing on the north, by Mitigation Way on the east, by Bridgeland Creek Parkway on the south, and Katy Pollinator Drive on the west. The neighborhoods within this zone are served by a loop collector connecting to three Major Thoroughfares, and to the next cell to the east. No lots will take access from the loop collector. Zone D.4 is split by drainage/detention lakes that are part of the Phase 8 DIS that has been reviewed by Harris County Flood Control (HC project number 2201310044). The spacing of local street block lengths within Bridgeland frequently is in excess of 1,400 feet because of the hierarchical road system utilized throughout Bridgeland. The east -west distance across Zone D.4 is approximately 2450'. The north-south distance across Zone D.4 is approximately 2,500'

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

Within Bridgeland, the hierarchical road system with its associated control of access points, land uses and densities, especially along major thoroughfares, major collectors and collectors, results in a larger spacing of roadways than would be required in areas not having these controls. The application of these principles results in neighborhoods that have greater safety, security and identity because they do not promote thru traffic thus helping to reduce conflicts with pedestrians in the neighborhood. Bridgeland has an extensive trail system in addition to the neighborhood sidewalks. The trail system connects each neighborhood to schools, parks, retail centers while trying to minimize the number of road crossings. This system is heavily used in the exiting villages and forms another circulation system for pedestrians. The proposed plan has a pedestrian trail either side of the lake/detention (Phase 7 Lakes) in Zone D.4 linking those neighborhoods around

the lake to the park and village center with minimal street crossings. The trails loop through the neighborhoods, and connect to the outer neighborhoods in the zone, then link to the overall trail system in Bridgeland. The trails system is as equally important for circulation as the road system.

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

The intent and general purposes of section 42 ordinance are preserved. The hierarchical road system within Bridgeland minimizes road connections to Major Thoroughfares (North Bridgeland Lake Parkway, Katy Hockley Cutoff & Bridgeland Creek Parkway)) allowing only Collector roads and other Major Thoroughfares to intersect Major Thoroughfares. The General Plan for Zones D.6-D.8 is consistent with this goal.

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

The spacing of block lengths within Bridgeland frequently is in excess of 1,400 feet, in areas with drainage/detention and floodplain conditions (Lakeland & Parkland Village). No adverse conditions that are injurious to health, safety or welfare have arisen as a result of these previous variances. Bridgeland has a much lower density (an average of 3 DU./Ac.) and is set up with a hierarchical road system that feeds the neighborhood traffic onto Village collector streets and ultimately onto Major Thoroughfares. The Planning Commission has allowed equivalent variances throughout the community.

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

The street system is adequate for the number of units proposed in the Prairieland Zones D.3 & D.4 area. Most of the traffic patterns will feed onto Major Thoroughfares (North Bridgeland Lake Parkway, Katy Hockley Cutoff & Bridgeland Creek Parkway) from the internal collectors. Economic hardship is not the sole justification for the variance



Application Number: 2022-0336

Plat Name: Bridgeland Prairieland Village GP

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 02/07/2022

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:

Block length, Intersections local streets Minimum spacing of 1,400' 1. Block length in excess of 1400' along the length of Zone D.3 due to the required drainage/detention for both areas.

Chapter 42 Section: 128

Chapter 42 Reference:

42-128 Intersections and local 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

(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;

Prairieland Zone D.3 is bounded by Conservation Crossing on the north, by Mitigation Way on the east, by Perennial Crossing on the south, and Pollinator Drive on the west. The neighborhoods within this zone are served by a loop collector connecting to three Major Thoroughfares, and to the next cell to the east. No lots will take access from the loop collector. Zone D.3 is split by drainage/detention lakes that are part of the Phase 8 DIS that has been reviewed by Harris County Flood Control (HC project number 2201310044). The spacing of local street block lengths within Bridgeland frequently is in excess of 1,400 feet because of the hierarchical road system utilized throughout Bridgeland. The east-west distance across Zone D.3 is approximately 3,450'. The north-south distance across Zone D.3 is approximately 2,200'.

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

Within Bridgeland, the hierarchical road system with its associated control of access points, land uses and densities, especially along major thoroughfares, major collectors and collectors, results in a larger spacing of roadways than would be required in areas not having these controls. The application of these principles results in neighborhoods that have greater safety, security and identity because they do not promote thru traffic thus helping to reduce conflicts with pedestrians in the neighborhood. Bridgeland has an extensive trail system in addition to the neighborhood sidewalks. The trail system connects each neighborhood to schools, parks, retail centers while trying to minimize the number of road crossings. This system is heavily used in the exiting villages and forms another circulation system for pedestrians. The proposed plan has a pedestrian bridge crossing of the south side of the lake/detention (Phase 7 Lakes) in Zone D.3 linking those

neighborhoods around the lake to the school with minimal street crossings. The trails loop through the neighborhoods, and connect to the outer neighborhoods in the zone, then link to the overall trail system in Bridgeland. The trails system is as equally important for circulation as the road system. There are two neighborhoods on the north side of the D.3 zone lake/detention that are planned as gated private communities.

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

The intent and general purposes of section 42 ordinance are preserved. The hierarchical road system within Bridgeland minimizes road connections to Major Thoroughfares (North Bridgeland Lake Parkway, Katy Hockley Cutoff & Bridgeland Creek Parkway)) allowing only Collector roads and other Major Thoroughfares to intersect Major Thoroughfares. The General Plan for Zones D.3 & D.4 is consistent with this goal.

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

The spacing of block lengths within Bridgeland frequently is in excess of 1,400 feet, in areas with drainage/detention and floodplain conditions (Lakeland & Parkland Village). No adverse conditions that are injurious to health, safety or welfare have arisen as a result of these previous variances. Bridgeland has a much lower density (an average of 3 DU./Ac.) and is set up with a hierarchical road system that feeds the neighborhood traffic onto Village collector streets and ultimately onto Major Thoroughfares. The Planning Commission has allowed equivalent variances throughout the community.

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

The street system is adequate for the number of units proposed in the Prairieland Zones D.3 & D.4 area. Most of the traffic patterns will feed onto Major Thoroughfares (North Bridgeland Lake Parkway, Katy Hockley Cutoff & Bridgeland Creek Parkway) from the internal collectors. Economic hardship is not the sole justification for the variance.

Houston Planning Commission

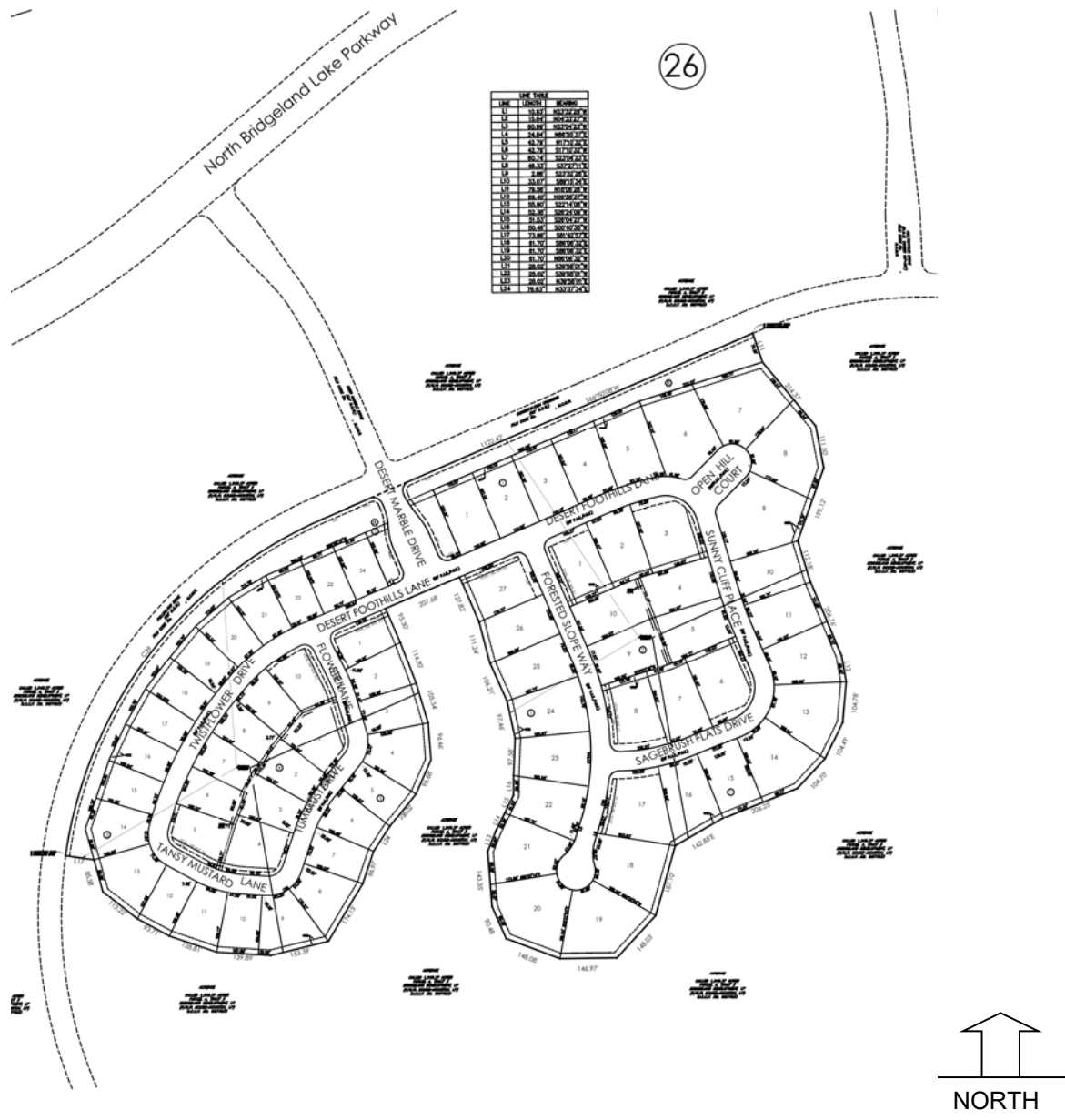
ITEM: 164

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Bridgeland Prairieland Village Sec 24

Applicant: LJA Engineering, Inc



D – Variances

Subdivision

Houston Planning Commission

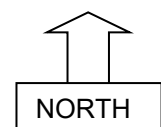
ITEM: 165

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Bridgeland Prairieland Village Sec 25

Applicant: LJA Engineering, Inc



D – Variances

Subdivision

Houston Planning Commission

ITEM: 166

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Clevie Court (Def 1)

Applicant: AAB Homes, LLC



D – Variances

Site Location

Houston Planning Commission

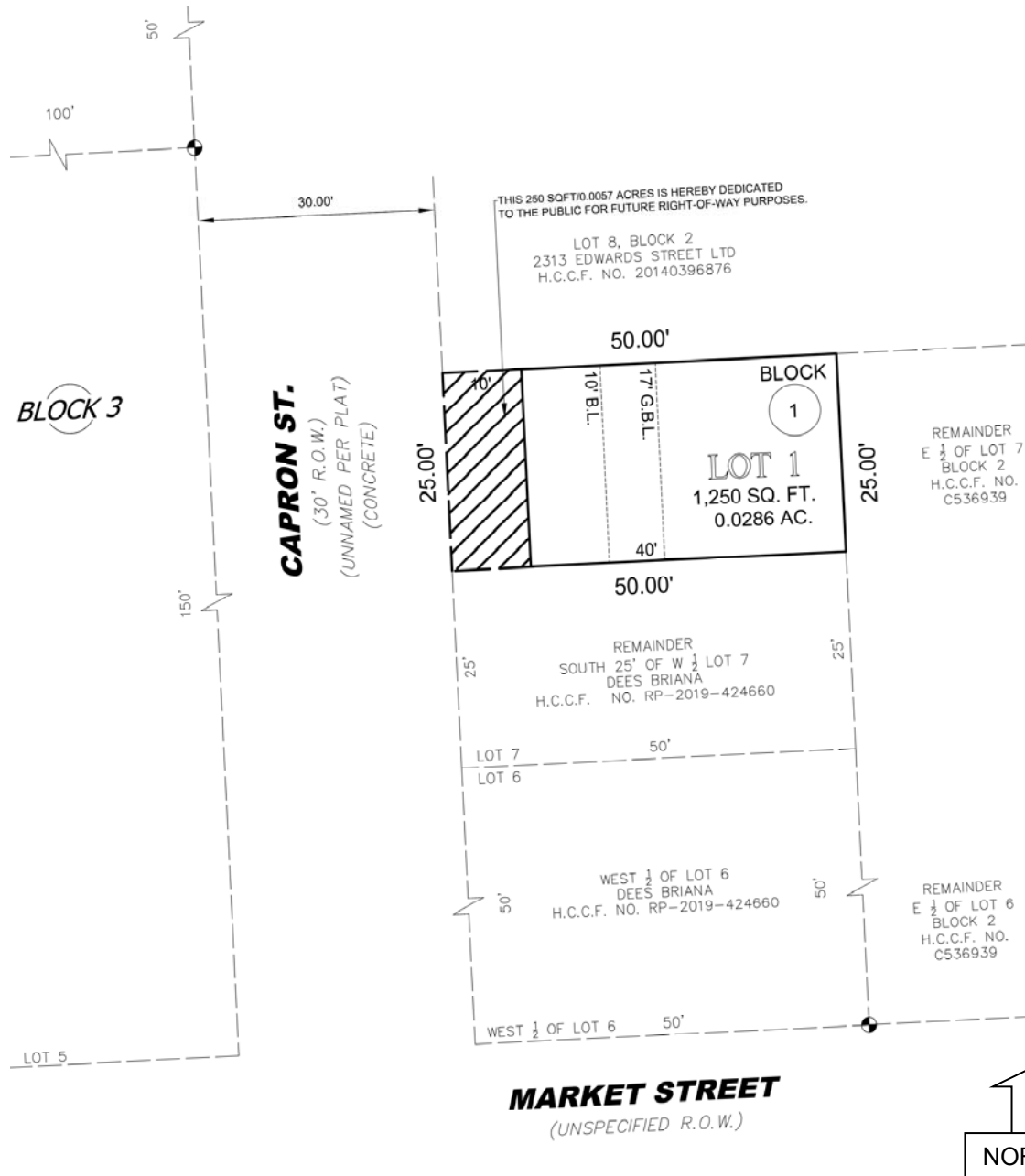
ITEM: 166

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Clevie Court (Def 1)

Applicant: AAB Homes, LLC



D – Variances

Subdivision

Houston Planning Commission

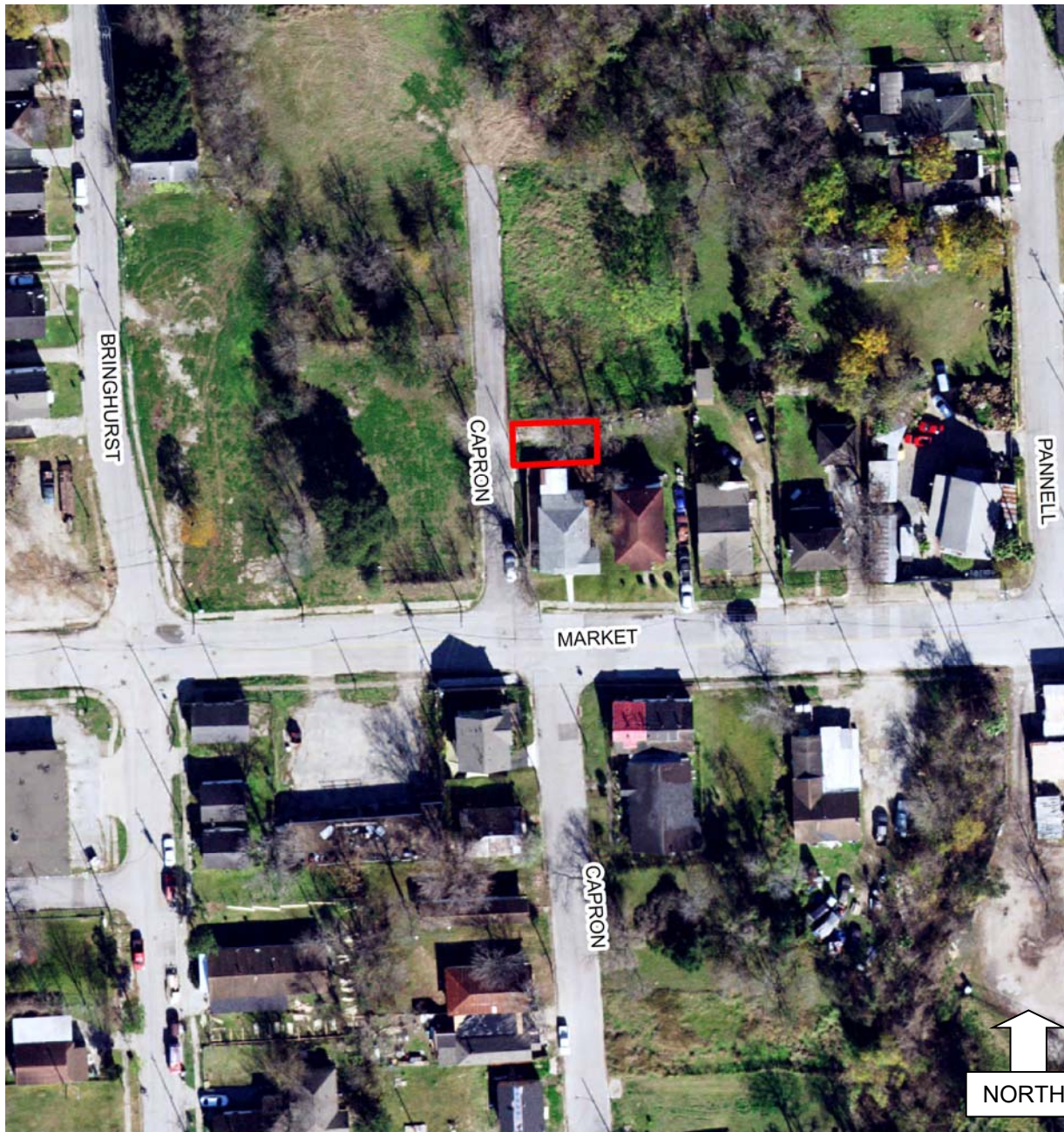
ITEM: 166

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Clevie Court (Def 1)

Applicant: AAB Homes, LLC

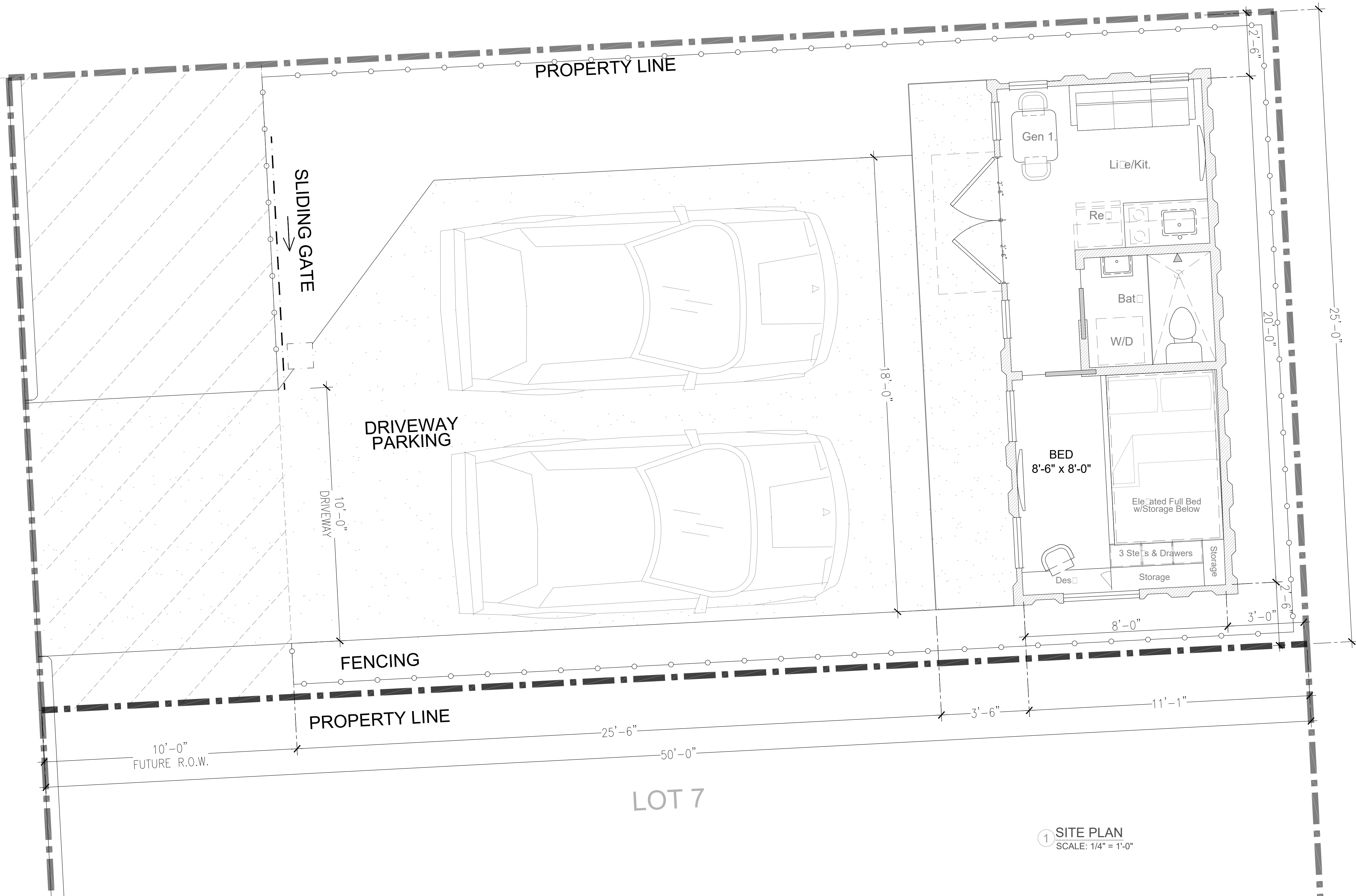


D – Variances

Aerial

THE MEASUREMENTS, DIMENSIONS, AND OTHER SPECIFICATIONS SHOWN ON THIS DOCUMENT ARE GUIDELINES FOR CONSTRUCTIONS USE ONLY. THE ACTUAL SPECIFICATIONS OF THE FINISHED STRUCTURE MAY VARY. THIS DOCUMENT MAY NOT BE RELIED ON AS REPRESENTATION OF WHAT THE COMPLETED STRUCTURE WILL LOOK LIKE.

CAPRON ST.



① SITE PLAN
SCALE: 1/4" = 1'-0"



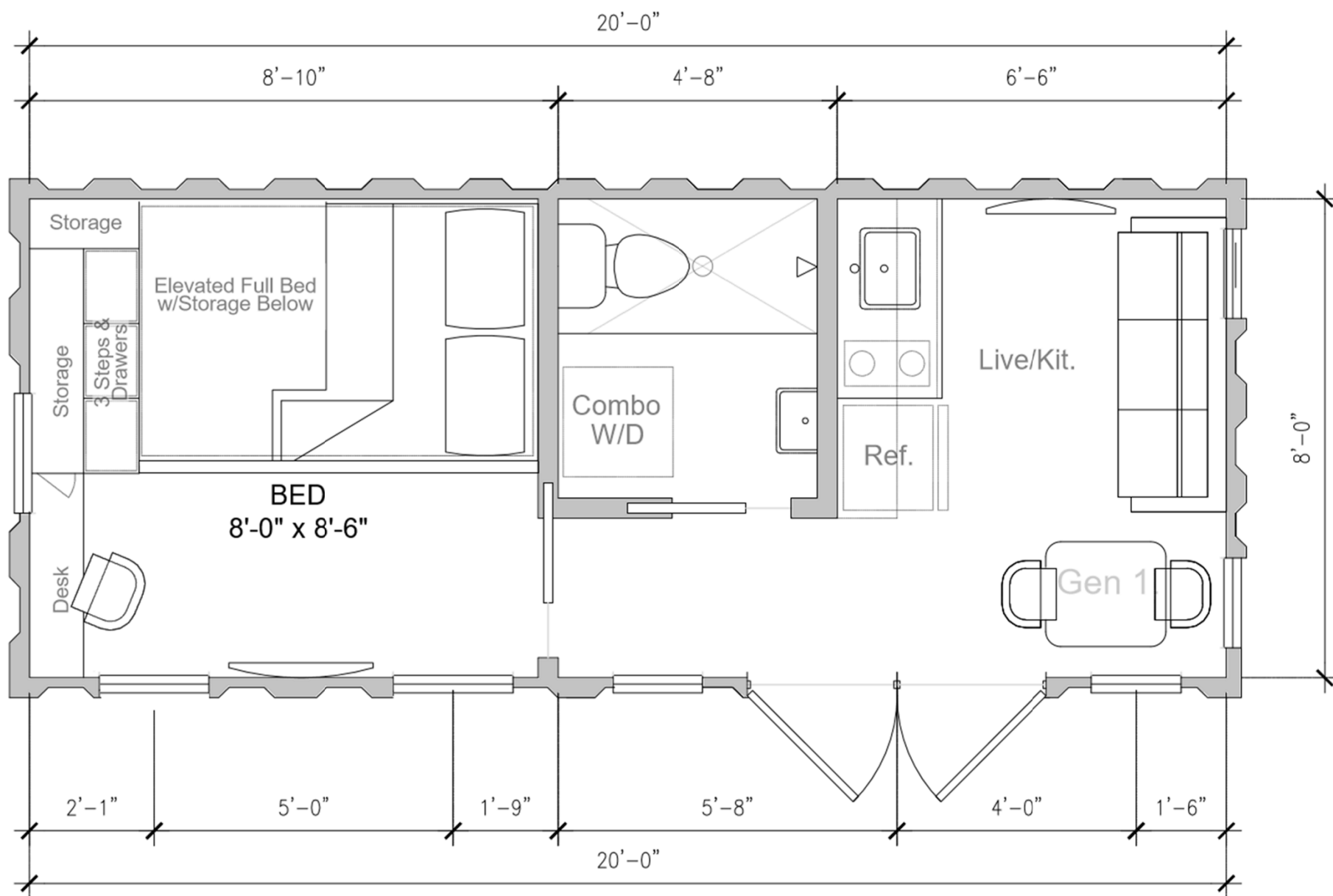
KEY MAP

1 BED / 1 BATH □ 200 SF - CONTAINER
URBAN VINTAGE DESIGNS
MARKET ST. HOUSTON TEXAS, 77020

SHEET #
A0.0



PRELIM. PLANS
NEW BUILD





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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www.houstontx.gov

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: 167

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Creation 1960 Industrial Park Sec 1

Applicant: Landpoint



D – Variances

Site Location

Houston Planning Commission

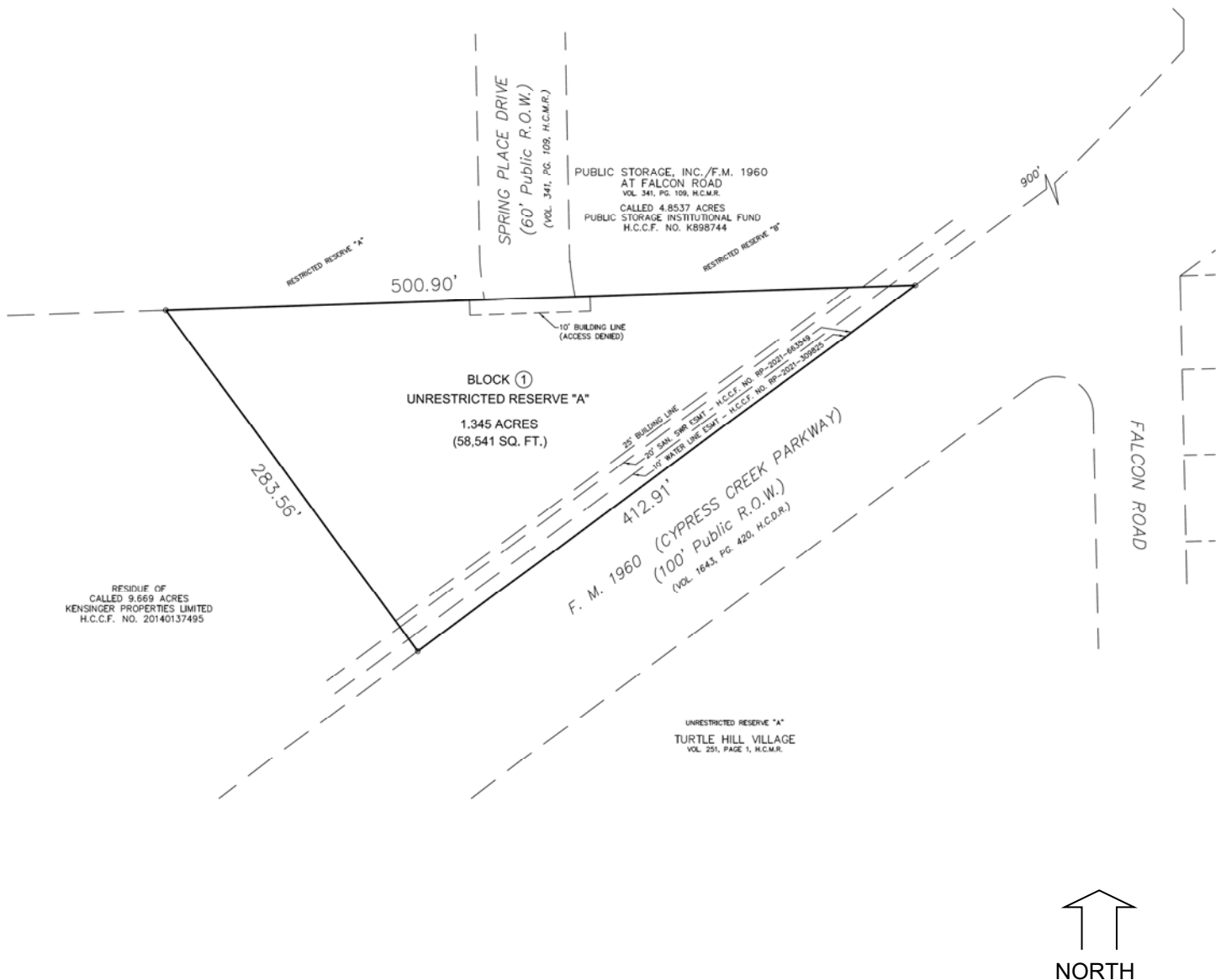
ITEM: 167

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Creation 1960 Industrial Park Sec 1

Applicant: Landpoint



D – Variances

Subdivision

Houston Planning Commission

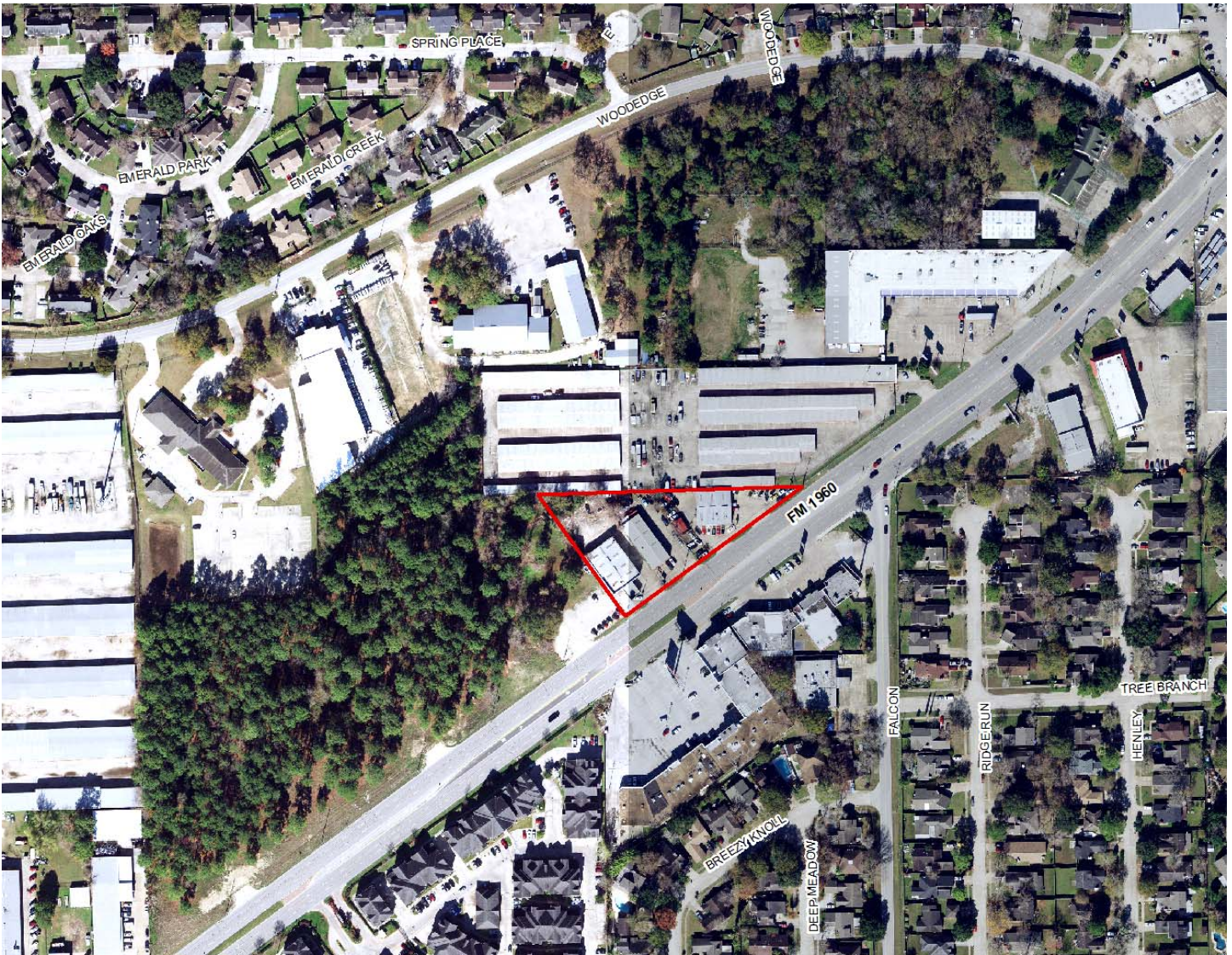
ITEM: 167

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Creation 1960 Industrial Park Sec 1

Applicant: Landpoint



D – Variances

Aerial



Application Number: 2022-0340

Plat Name: Creation 1960 Industrial Park Sec 1

Applicant: Landpoint

Date Submitted: 02/07/2022

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 extend the block length intersection along F.M. 1960; to not extend the right-of-way of Spring Place Drive.

Chapter 42 Section: 42-127; 42-135

Chapter 42 Reference:

Section 42-127. Intersections of major thoroughfares. a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2600 feet. Section 42-135. Street extension.

Statement of Facts

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

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

The proposed subdivision of CREATION 1960 INDUSTRIAL PARK SEC 2 consist of 1.345 acres of land and is a proposed Unrestricted Reserve development; the tract is now a fully existing development of automotive repair shops consisting of three (3) separate building and paved parking. The right-of-way Spring Place Drive was dedicated by the recorded subdivision plat of Woodedge Park (Vol. 326, Page 39, Harris County Map Records), that right-of-way is not in use, no paving has been constructed within that right-of-way. The south end of the right-of-way end at the north property line of a 5 acre tract, which has been fully developed as a Public Storage facility. The subject tract is located in the northwest area of Harris County, within Houston's ETJ; fronting F.M. 1960 West (Cypress Creek Parkway) (100-feet wide); 900-feet west of Woodedge Drive and 1400-feet east of the partially dedicated right-of-way of Woodedge Park Drive. The dedicated right-of-way of Woodedge Park Drive originates at the intersection of Woodedge Drive per the said recorded subdivision plat of Woodedge Park and continues south towards F.M. 1960 where the right-of-way is partially dedicated to connect Woodedge Park Drive to the northerly side of F.M. 1960, per the recorded subdivision plat of Industrial at FM 1960 Sec 1 (Film Code No. 694693, Harris County Map Records) and said right-of-way would continue across said F.M. 1960 to the existing right-of-way of Bobcat Road. With the existence of these physical condition, traffic circulation and improvement will be meet by the completed dedication of Woodedge Park Drive per block length and north-south travel flow.

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

The existing developments of adjacent tracts, along with the non-existence of paving at Spring Place Drive does not warrant an extension of the right-of-way of Spring Place Drive further south; as well as the existence of the progressing right-of-way dedication of Woodedge Park Drive.

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

Area traffic circulation is well established, the extension of Spring Place Drive will not improve circulation and the close proximity of an addition intersection to Woodedge Drive along F.M. 1960 would add to the congestion of traffic circulation; not imposing the extension would preserve and maintain the intent and general purposes of Chapter 42.

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

The granting of this variance requests will maintain the public health, safety and welfare by not adding to the number of right-of-way intersections along F.M. 1960.

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

The existing development both on the subject tract and surrounding tracts, as well as, other physical characteristics described above, are the supporting circumstances for this variance requests.

Houston Planning Commission

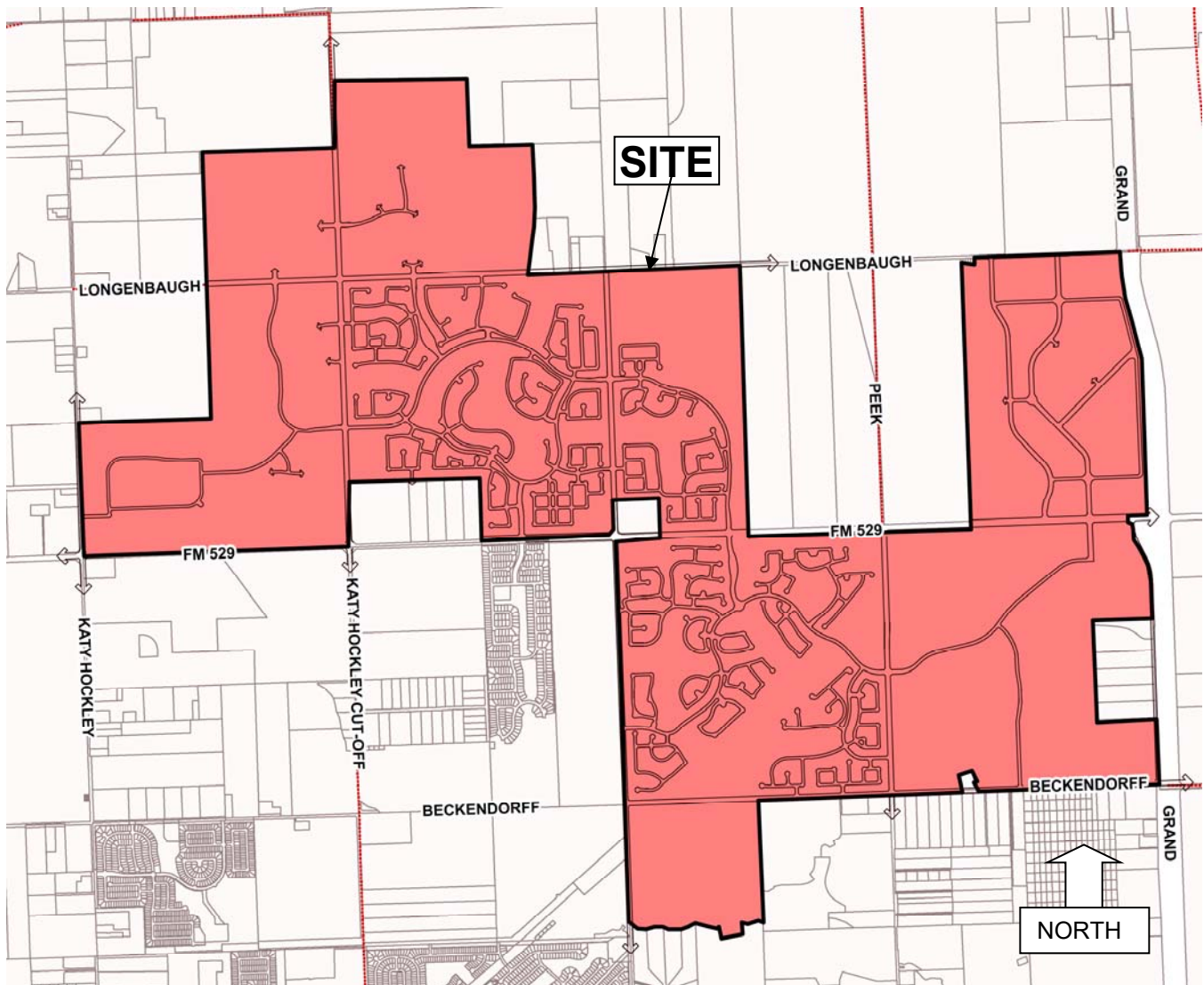
ITEM: 168

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Elyson GP

Applicant: Meta Planning + Design LLC



D – Variances

Site Location

Houston Planning Commission

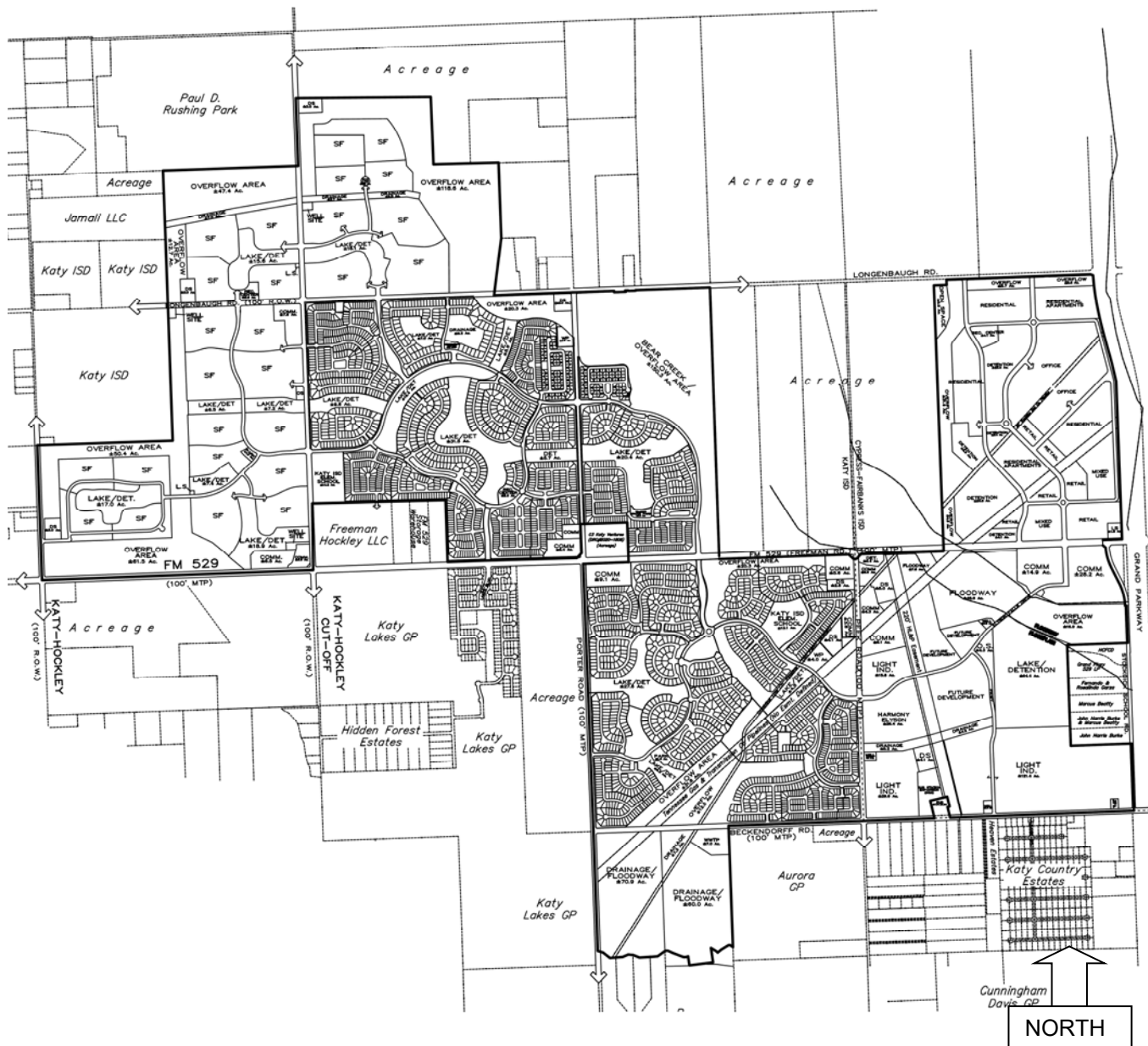
ITEM: 168

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Elyson GP

Applicant: Meta Planning + Design LLC



D – Variances

Subdivision

Houston Planning Commission

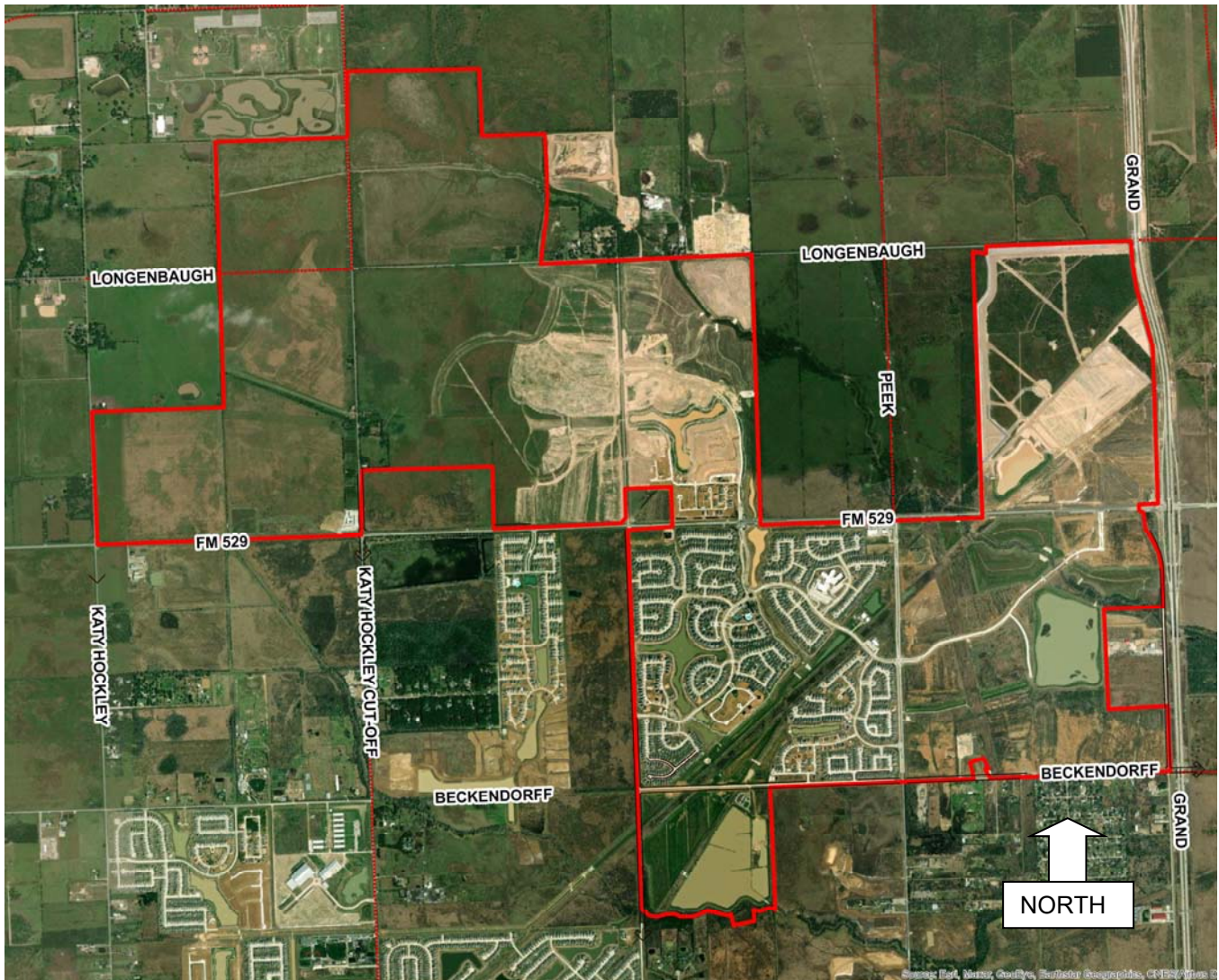
ITEM: 168

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Elyson GP

Applicant: Meta Planning + Design LLC



D – Variances

Aerial



Application Number: 2022-0346

Plat Name: Elyson GP

Applicant: Meta Planning + Design LLC

Date Submitted: 02/07/2022

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 the maximum intersection spacing along FM 529 by allowing no street connections from the north between Katy Hockley Rd and Katy Hockley Cut-Off Rd for a distance of approx. one mile. (See attached variance exhibit.)

Chapter 42 Section: 42-127, 128

Chapter 42 Reference:

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

Statement of Facts

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

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

Elyson is a ±3,560-acre master planned community located far west of central Houston and north of the City of Katy. The project is west of the Grand Parkway (TX-99) and is primarily located north and south of FM 529, aka Freeman Road, a major thoroughfare. The site includes several square miles in the 1-mile thoroughfare grid, comprised of east-to-west thoroughfares Stockdick School Rd, Beckendorff Rd, FM 529, Longenbaugh Rd and Sharp Rd (aka West Rd), and north-to-south thoroughfares Peek Rd, Porter Rd, Katy-Hockley Rd, and Katy-Hockley Cut-Off Rd, along with the Grand Parkway. The development is encumbered by multiple pipelines, drill sites and well sites, a 220'-wide power line easement, and two creeks: Bear Creek and South Mayde Creek. The site is also inundated by the overflow storm water of Cypress Creek (located north of the subject site) during storm events. For those not familiar with the Cypress Creek overflow in the Katy Prairie area, below is an excerpt from the original 2014 Elyson GP description: The overflow storm water of Cypress Creek creates a unique condition in this region that would ordinarily render the subject site undevelopable. During storm events, Cypress Creek is unable to adequately handle the capacity of storm water that enters the creek, and as a result the creek floods in reverse, backwards up the creek bed, until it reaches the Katy Prairie where the land levels out. At this point the backed-up

storm water flows freely across vast swathes of the Katy Prairie and eventually enters the three creeks to the south - Langham, Bear, and South Mayde - from which the storm water ultimately flows into Addicks Reservoir. As a result, most of the region is inundated during these storm events, at levels comparable to creek floodway inundation, and the three impacted creeks to the south are severely overloaded. In order for the subject site to develop, this overflow of surplus storm water must be properly captured, detained, and conveyed in a controlled manner to the three creeks. To that end, a regional drainage swale system has been devised along the impacted boundaries of the proposed development to capture, detain, direct, and delay the release of the overflow storm water into Bear Creek and South Mayde Creek, thereby removing the storm water overflow from impacting both the majority of the site and all of the adjacent properties as well. This concept has already been approved by the Harris County Flood Control District, as the proposed development cannot occur without addressing the storm water overflow problem for the region. The regional drainage swales along the perimeter of the project capture the flow of storm water as it reaches the site. Once captured, the overflow water is detained and conveyed downstream, with a controlled rate of flow, through both the perimeter swales and an internal series of lakes and detention ponds, until the overflow water ultimately reaches controlled outfalls at the nearby creeks. This process of capture, detention, and conveyance of the storm water overflow is critical to the drainage plan that makes the development possible. The regional drainage swale system acts as a supplement and replacement for the natural creek channels of the three nearby creeks, particularly Bear Creek. These massive drainage swales and detention facilities average 500' wide in most places and function much like major creek floodways, extending the full length of the project boundary from thoroughfare to thoroughfare, both along the project boundary and internally, thereby requiring roadway design that exceeds the typical local street intersection requirements. The ultimate configuration of the regional drainage swale system includes multiple phases of both temporary and permanent drainage areas in connected bands within the internal areas of the project and ultimately along the perimeter. As each multi-year phase of the system is completed, the land behind the new drainage facility becomes available for the next phase of development. Some of these phased drainage-ways are temporary and will be repurposed when the next phase of the regional drainage swale system is implemented. However, the vast majority of the internal drainage and detention facilities will remain a permanent part of the overflow solution, in the form of lakes and drainage-ways that will serve both to direct, detain, and reduce the flow of the captured storm water, as well as acting in their more normal function as typical detention facilities for the development. In summary, the drainage and detention impacts on the site are far above and beyond the consideration of the typical development – approximately double the impact of the typical development. Without the regional drainage swale system, the development cannot occur. This was previously acknowledged by the granting of several variances on the original Elyson GP for excessive block length along perimeter thoroughfares where the ultimate regional drainage swales will traverse. As development has progressed from the east to the west, models for the expected overflow have been refined for each phase. More recently, the drainage and detention models have been updated to incorporate the stricter requirements imposed after the major flooding events Houston has experienced. In the initial concept planning for Elyson, the far-western region (called Phase 5) was expected to have an island-like pod of developable land near Katy- Hockley Rd, surrounded by “moats” on the north, west, and south, and cut off from the east by a channel in the mid-block. The regional drainage swales will catch the sheet flow from Cypress Creek on the north and west and carry it south while preventing water from flowing directly into South Mayde Creek, which runs just south of FM 529 and east of Katy Hockley Road. The plan proposed two streets south to FM 529, between Katy Hockley Rd and Katy Hockley Cut-Off Rd, and received variance approval for no connections west to Katy Hockley Rd. However, since that time, new modeling has revealed that the floodway of South Mayde Creek is much more expansive than was previously calculated and will have a greater effect on areas north of FM 529 than was initially expected. On July 26, 2021, the Elyson Development Phase 5 Drainage Impact Study (HC PRJ#1906110066) was approved by Harris County and the Harris County Flood Control District. The approved drainage study included a 2D model of the Cypress Creek overflow in which each phase of development had to show no impacts to adjacent properties and a regional unsteady flow model. From the Phase 5 analysis in both the Cypress Creek overflow model and the unsteady regional model, the proposed street connections to FM 529 would cause undesirable impacts to adjacent developments for the following reasons:

- The proposed roadways are within the effective floodway of HCFCD Unit No. U101-22-00 (Unnamed Tributary to South Mayde Creek). The floodway spans north of FM 529 by approximately 650 ft and to the south by 1,400 ft. This tributary receives excessive local and overflow rainfall runoff which is conveyed in this shallow tributary parallel to FM 529. Any fill above natural ground in this area would require a Conditional Letter of Map Revision and a Letter of Map Revision to be submitted that show no rises in base flood elevations. Due to the amount of storm runoff that is conveyed in this corridor, any fill placement would cause impacts to the area. Due to the shallow tributary and the short distance to the outfall to South Mayde Creek (which then becomes outside the Elyson Development property boundary), the additional conveyance improvements would not be feasible.
- In order for the Elyson Phase 5 development to be

constructed, a 700-ft wide drainage channel must be excavated along the north side of FM 529. Any impedance to this channel would cause a significant size increase in the width of the channel. Downstream constraints prohibit any deepening of this channel. This conveyance and volume are required in order to show no impacts to the adjacent development as indicated in the approved drainage impact study. It is therefore completely infeasible to make the previously proposed connections to FM 529 through the floodway. The subject variance request is to allow no street connections along the northern side of FM 529 between Katy Hockley Rd and Katy Hockley Cut-Off Rd, which is a distance of approximately one mile. In order to preserve access to the “island” of developable land east of Katy Hockley Rd, the new conceptual landplan proposes a new connection across the “moat” to Katy Hockley Rd. The refined models will allow the regional channel along Katy Hockley Rd to reduce from the previous 600’ span to about 350’ wide – still a significant distance to take a street across a drainage channel, but achievable. Since these channels are a result of the overall method by which the existing flood conditions of the site are being addressed, they are therefore not an intentional hardship created by the development without need or justification. If the regional drainage swale system is not constructed, then not only will the proposed development be infeasible, but the overflow storm water will continue to impact development for the entire region until another regional solution is implemented.

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

The overflow storm water from Cypress Creek is a hardship that impacts the entire region. The proposed regional drainage swale system is required in order to handle the overflow water and make the project developable, and is therefore not a hardship created or imposed by the applicant.

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

The overall traffic circulation of the region is upheld by the major thoroughfare grid that overlays the subject site, and internal circulation is provided in the form of the proposed collector street system and the additional local street connections to the major thoroughfares, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will preserve the floodway of the South Mayde Creek tributary on the site and will prevent overflow water from impacting adjacent downstream properties, which is beneficial to the health, safety, and welfare of the entire region.

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

The overflow of Cypress Creek, the shallow floodway of South Mayde Creek, and the regional drainage swale system are the supporting circumstances for this request.

Houston Planning Commission

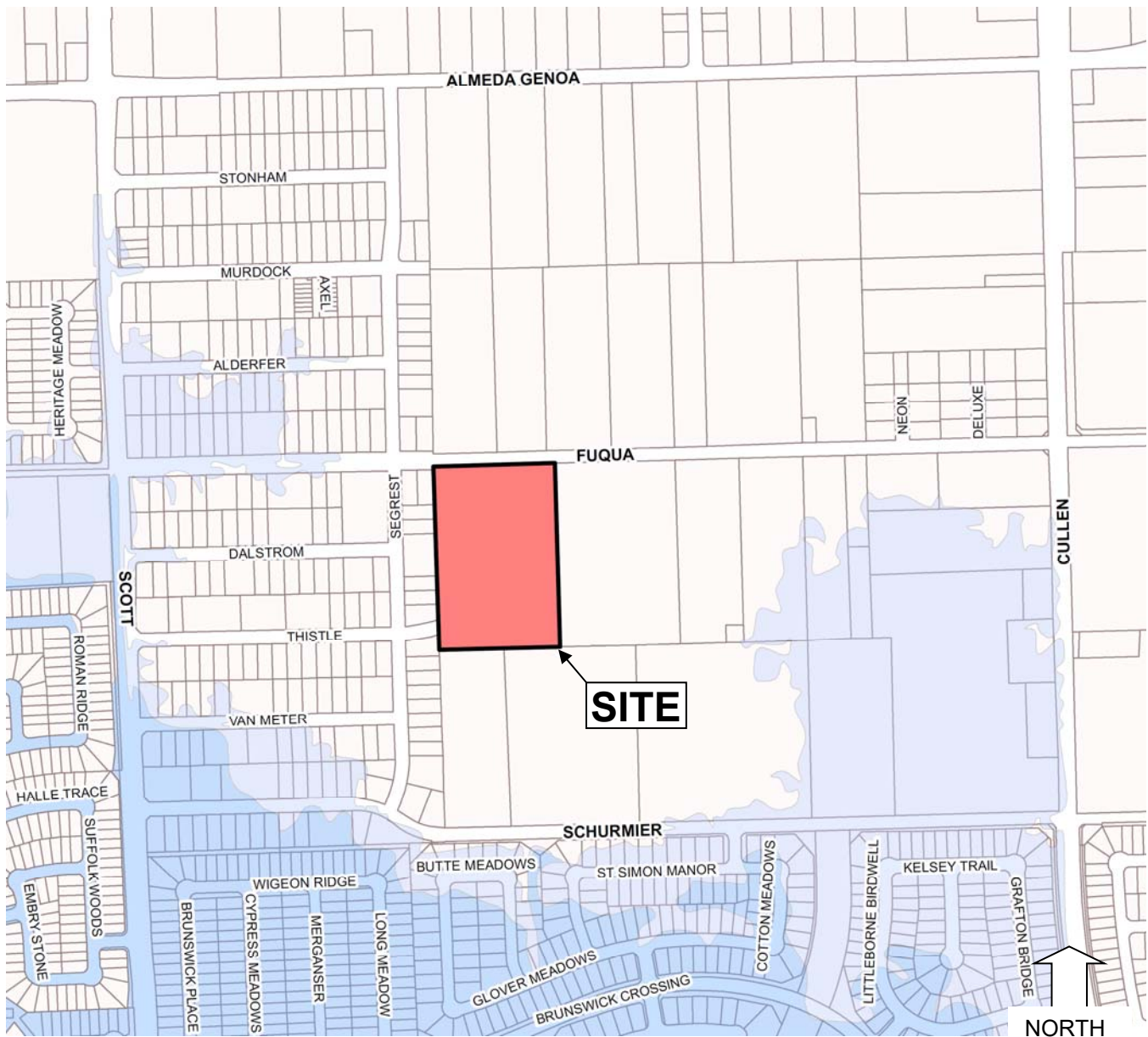
ITEM: 169

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Fuqua Tract (DEF 1)

Applicant: Meta Planning + Design LLC



D – Variances

Site Location

Houston Planning Commission

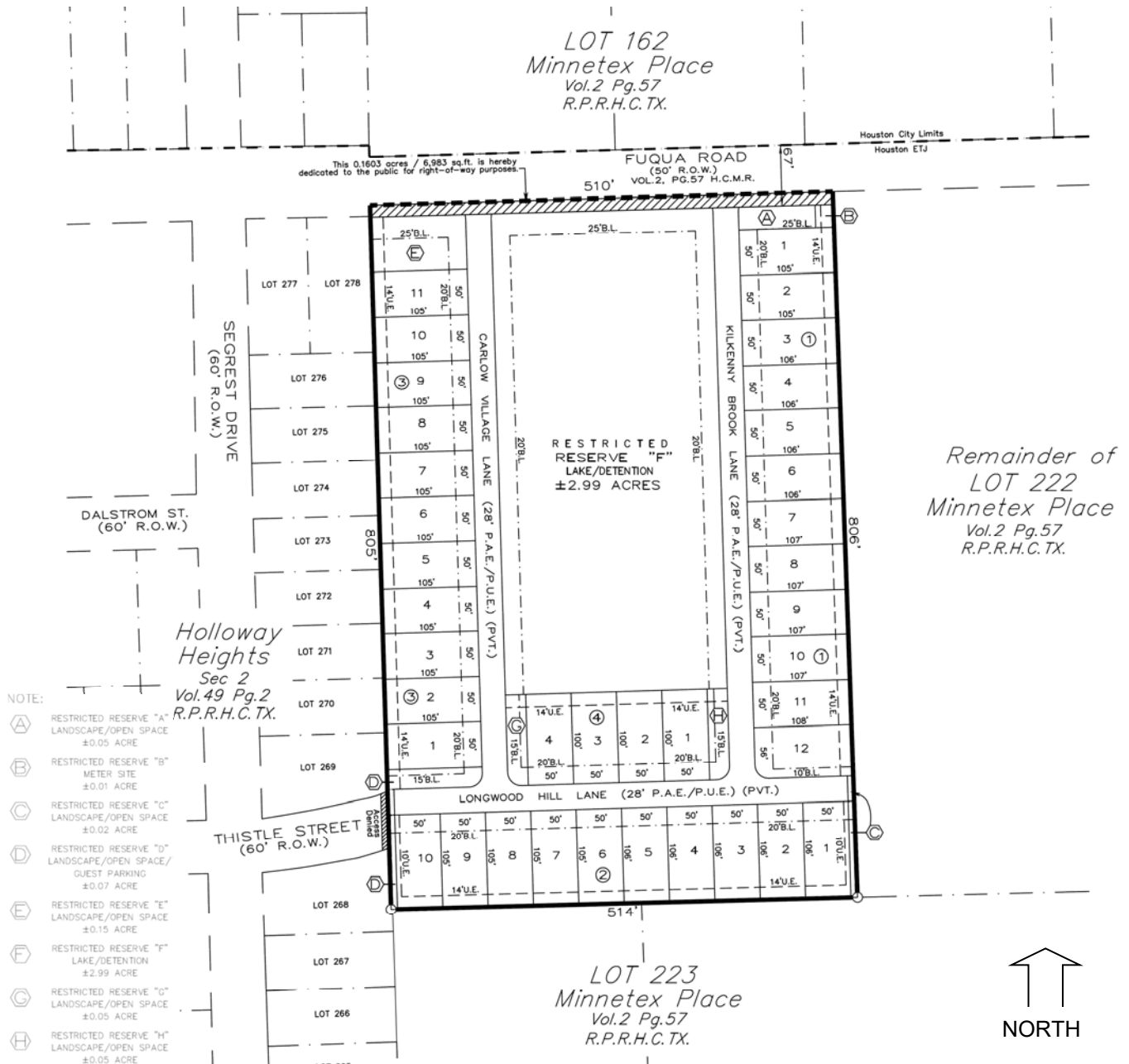
ITEM: 169

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Fuqua Tract (DEF 1)

Applicant: Meta Planning + Design LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 169

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Fuqua Tract (DEF 1)

Applicant: Meta Planning + Design LLC



D – Variances

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. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To not extend nor terminate with a cul-de-sac the stub of Thistle Street on the western site boundary.

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: [...]

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 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 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'. After widening, 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. Fuqua St and Schurmier Rd act as such collector streets. See the related Special Exception request for this intersection spacing. The subject site is bordered on the west by an existing neighborhood, Holloway Heights, recorded in 1955, which platted a right-of-way stub of Thistle Street extending to the boundary of the subject property. However, Thistle Street was never constructed east of Segrest Drive, so on the ground there is no physical street to connect to, and aerial imagery reveals that private structures have been built within the right-of-way. There is likely no expectation by the adjacent residents that a street would ever be extended here. The subject development proposes private streets and requests not to extend the public right-of-way of Thistle Street nor terminate with a cul-de-sac. Since no paving exists in the stub of Thistle Street, a turnaround is not needed for the dead-end right-of-way. Keeping the right-of-way as-is will not

create any safety issues for the existing neighborhood and will not impair access for the subject development.

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

The state of the existing stub street is not a condition created or imposed by the applicant. The circumstances supporting the granting of the variance include the existing street pattern surrounding the site and existing conditions of properties adjacent to the site, which are not conditions created or imposed by the applicant.

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

The nearby collector streets Fuqua St and Schurmier Rd will provide for east-west circulation meeting the intent and general purposes of this chapter.

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

Since the ROW stub is not paved in its current condition, there will be no impact to the public health, safety, or welfare by granting a variance not to extend nor provide a turnaround for the stub street.

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

The existing street pattern and existing physical conditions of the surrounding properties are the justifications for the granting of the variance.



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. (See related variance request for Thistle Street.)

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; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

(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 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. Fuqua St and Schurmier Rd act as such collector streets. To the east, there are several individually owned properties dividing this site from Cullen Blvd, the next north-south street that an east-bound stub street could tie into. These tracts all front on either Fuqua Street to the north of Schurmier Street to the south and several are developed as businesses or in use as private residences, making it difficult to assemble a cohesive single development plan that could feasibly complete a through-street connection. 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. 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 exists in the stub of Thistle Street, a turnaround is not needed for the dead-end right-of-way. See the related variance request to not extend nor terminate Thistle Street. 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

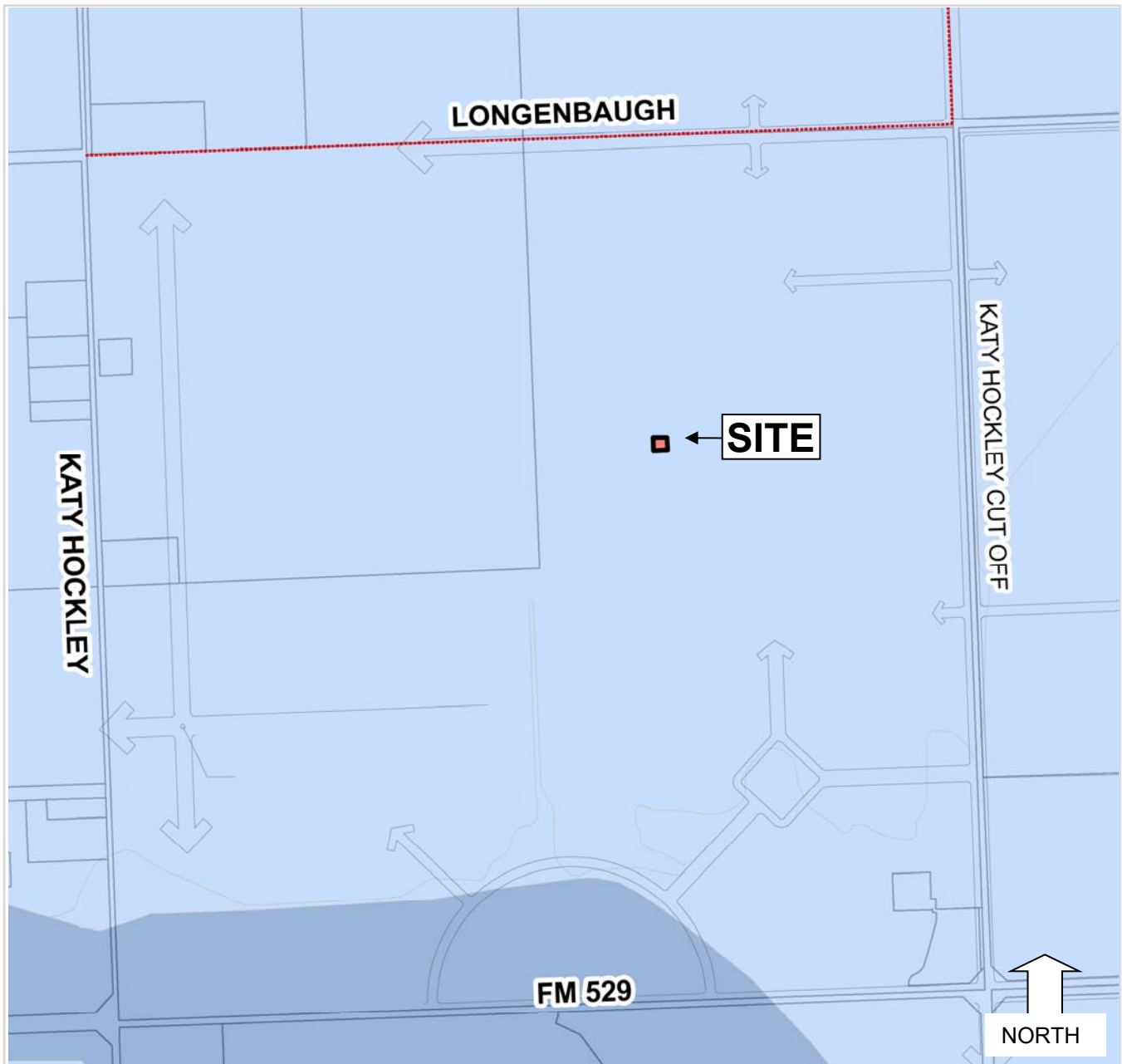
ITEM: 170

Planning and Development Department

Meeting Date: 02/17/2021

Subdivision Name: Harris County MUD no 171 Lift Station no 5

Applicant: BGE, Inc.



D – Variances

Site Location

Houston Planning Commission

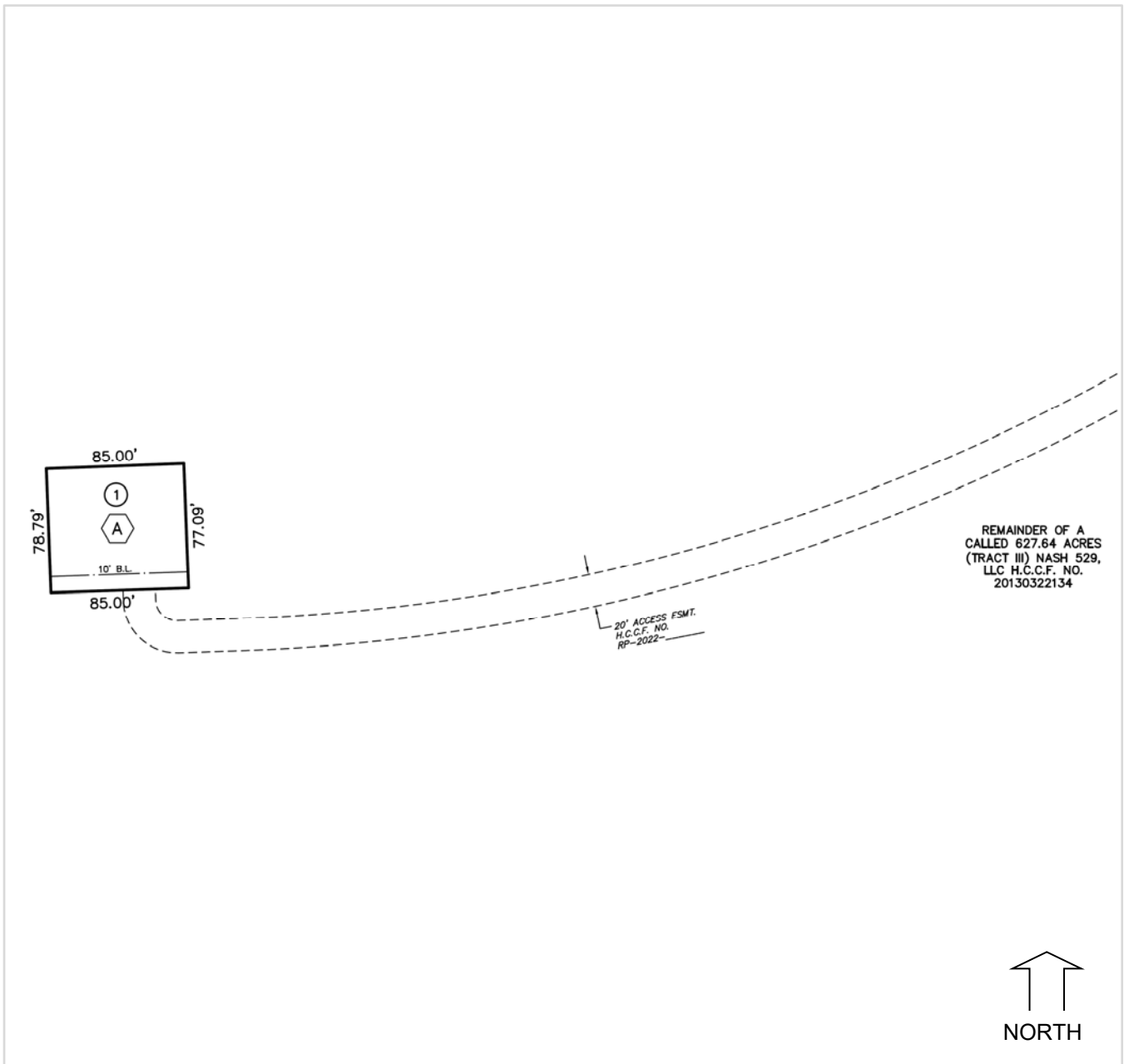
ITEM: 170

Planning and Development Department

Meeting Date: 02/17/2021

Subdivision Name: Harris County MUD no 171 Lift Station no 5

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission

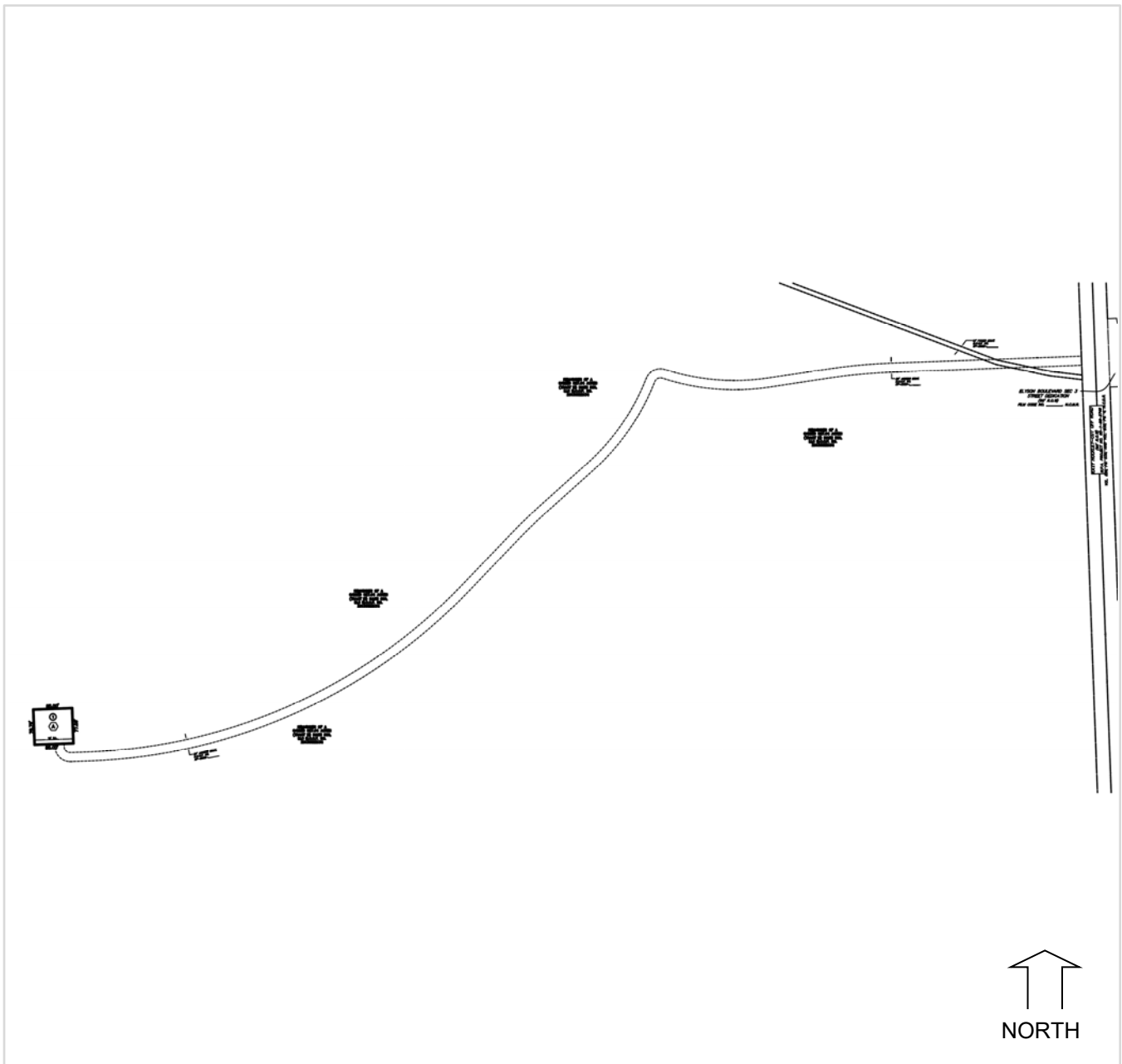
ITEM: 170

Planning and Development Department

Meeting Date: 02/17/2021

Subdivision Name: Harris County MUD no 171 Lift Station no 5

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 170

Planning and Development Department

Meeting Date: 02/17/2021

Subdivision Name: Harris County MUD no 171 Lift Station no 5

Applicant: BGE, Inc.



D – Variances

Aerial



Application Number: 2022-0146

Plat Name: Harris County MUD no 171 Lift Station no 5

Applicant: BGE, 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:

To allow a temporary access easement to service a lift station until a public street is dedicated within a recorded plat.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190 Reserves (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:

Statement of Facts

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

(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 lift station is necessary to service the future single-family residential homes in the immediate area. Ultimately the lift station will have over 20' of frontage along a future 60' public Right of way. Strict application of the ordinance would leave the future single-family homes in the area without the service of a platted lift station.

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

The variance request is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon the necessity to provide proper and adequate service to the future single-family residential homes in the immediate area prior to extension of public street network.

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

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The developer will provide an access easement to provide temporary access from the plat's southern boundary line, to a recorded major thoroughfare of Katy-Hockley Cut-Off Road (60' Right of Way) recorded in Vol. 832, Pg. 4 and Vol. 826, Pg. 539, under Harris County Deed Records. The recorded access easement will contain an all-weather access road to accommodate the construction and maintenance traffic required for the lift station until such time as the public street is dedicated and constructed that will provide the ultimate access to the lift station site.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The access easement is an all-weather access road utilized by authorized construction and maintenance traffic only. The access easement and all-weather access road will not be utilized by the general public for ingress, egress or general traffic circulation for any reason.

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

Economic hardship is not the sole justification of the variance. Not having the lift station to provide the required service for the future single-family residential homes would create an impractical development and is the basis for this request.

Houston Planning Commission

ITEM: 171

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Haven Mission Trace (DEF 2)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

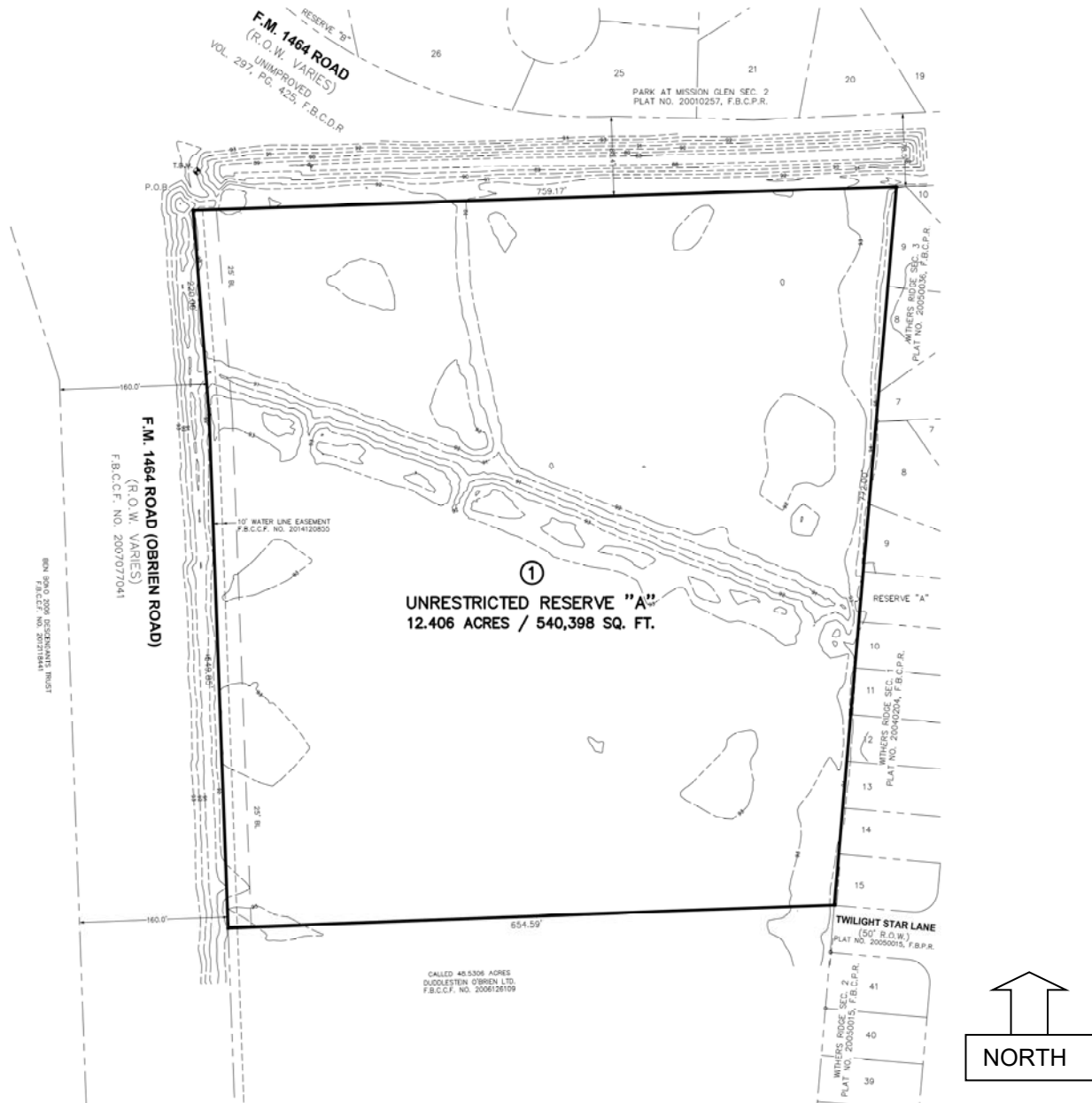
ITEM: 171

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Haven Mission Trace (DEF 2)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

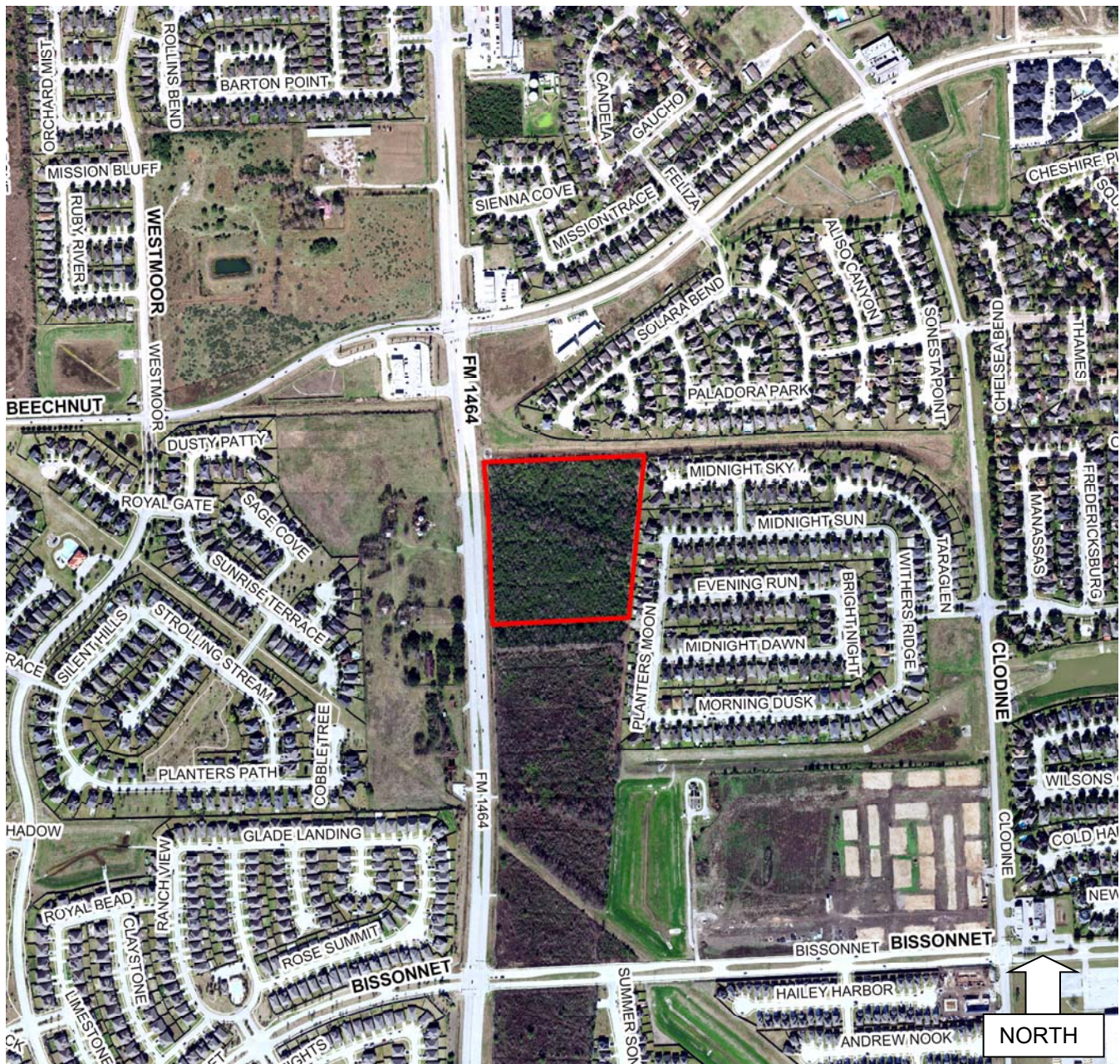
ITEM: 171

Planning and Development Department

Meeting Date: 02/17/2022

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.

Houston Planning Commission

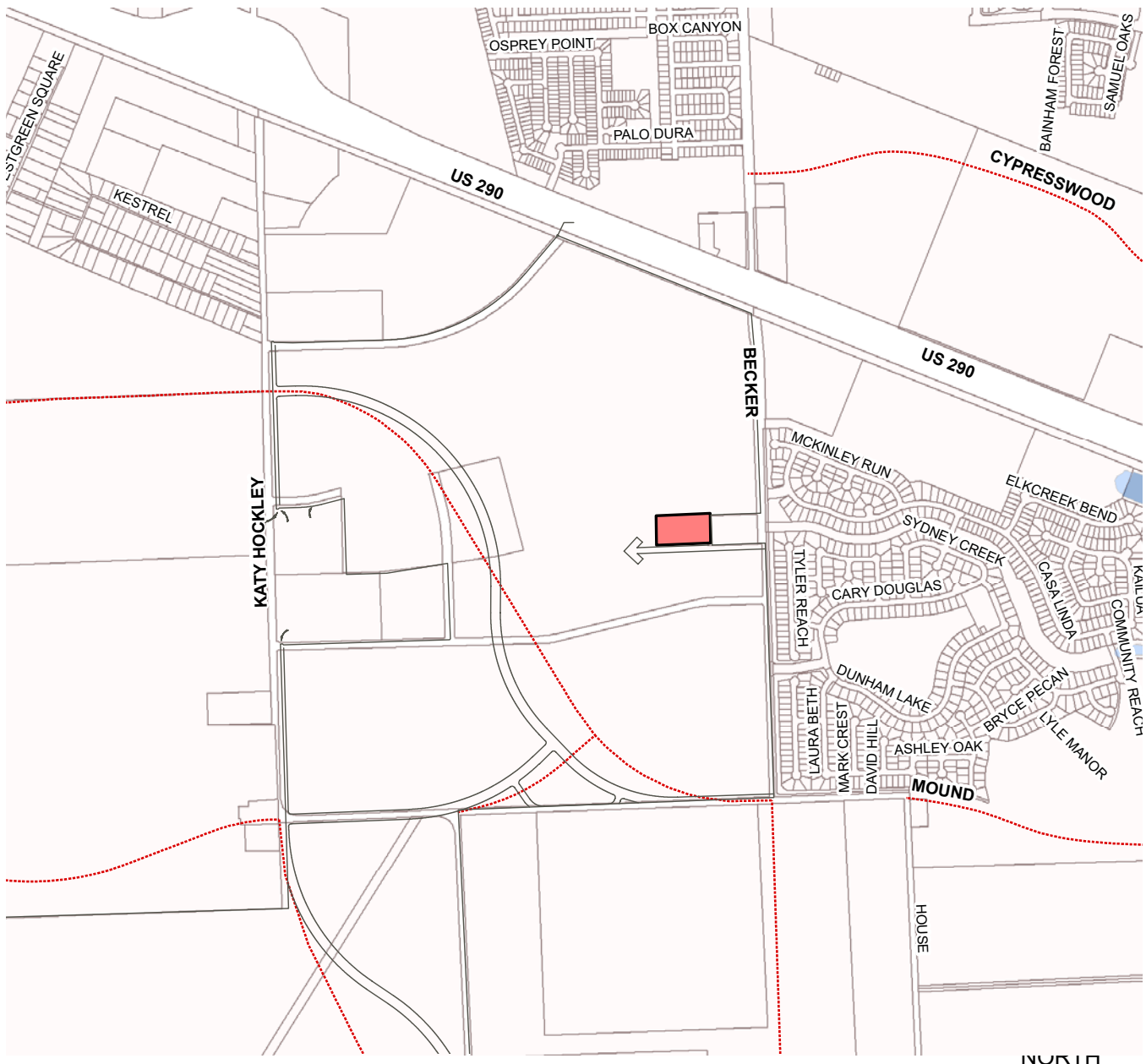
ITEM: 172

Planning and Development Department

Meeting Date: 01/21/2021

Subdivision Name: HC MUD 566 Utility Reserves

Applicant: Meta Planning + Design LLC



D – Variances

Site Location

Houston Planning Commission

ITEM: 172

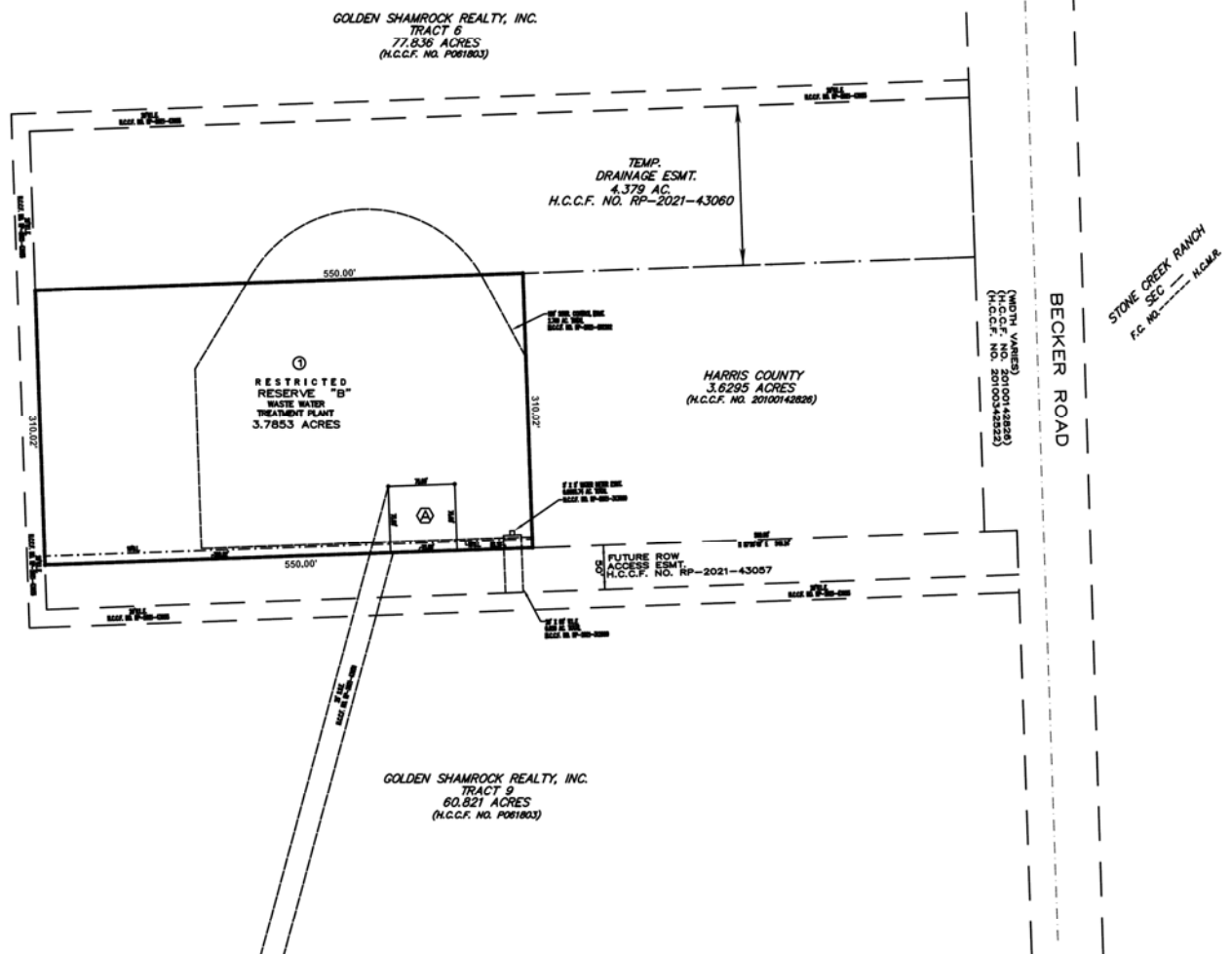
Planning and Development Department

Meeting Date: 01/21/2021

Subdivision Name: HC MUD 566 Utility Reserves

Applicant: Meta Planning + Design LLC

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
(A)	0.1291	5,625	LIFT STATION
(B)	3.7853	164,889	WASTE WATER TREATMENT PLANT



D – Variances

Subdivision

Houston Planning Commission

ITEM: 172

Planning and Development Department

Meeting Date: 01/21/2021

Subdivision Name: HC MUD 566 Utility Reserves

Applicant: Meta Planning + Design LLC



D – Variances

Aerial



Application Number: 2022-0301

Plat Name: HC MUD 566 Utility Reserves

Applicant: Meta Planning + Design LLC

Date Submitted: 02/07/2022

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 allow the proposed wastewater treatment plant and lift station to have temporary access and frontage via an access easement until the adjacent public street is platted with future phases of the overall development.

Chapter 42 Section: 42-190 (c)

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve: Restricted reserve—Lift station Minimum Size: Minimum size required by the design manual Type of Street or Shared Driveway: public street or type 1 permanent access easement Min Street or Shared Driveway Width: 50 Ft Min Street or Shared Driveway Frontage: 20 Ft Type of Reserve: Restricted reserve—Wastewater treatment, water production or water repressurization Minimum Size: 5,000 sq. ft Type of Street or Shared Driveway: public street or type 1 permanent access easement Min Street or Shared Driveway Width: 50 Ft Min Street or Shared Driveway Frontage: 50 Ft

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 Becker Road Tract is a ±1,096-acre tract located far west of central Houston on the south side of US 290. The property consists of two large tracts southwest of the Becker Road intersection with US 290, each nearly one square mile in size, crossed by multiple proposed thoroughfares including Baethe Road, Mound Road, and Katy-Hockley Road. The site is also crossed by a large overhead power transmission corridor. The site is intended for mid- to large-scale industrial/warehouse use and the developer is preparing various parcels for marketing. In order to attract buyers, utility service must be available. The site will be served by HCMUD 556 and the MUD is platting the WWTP and Lift Station reserve to that end. These sites are located adjacent to a notch in the property near Becker Rd, where large industrial users would find the constraints inefficient. The proposed location for the utility reserves has no current road access but will be adjacent to a public street in the future. An access easement will connect the proposed utility sites to Becker Rd in the interim.

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

The circumstances supporting the granting of the variance are based on the necessity and ability to provide utility infrastructure in advance of individual site development. The variance being requested is to allow the proposed wastewater treatment plant and lift station to take temporary access from a recorded access easement until such time as future phases of the development plat the adjacent public street. The access easement will allow for an all-weather road for the construction of the utility sites. These conditions are necessary for development to move forward and are not imposed by the applicant.

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

The access easement provides the needed access to a public street. This access easement follows the alignment of future public streets that will be platted within future phases of the development. At the time of recordation of the public streets, the reserves will have all necessary access and frontage as required by the ordinance, therefore the intent and general purposes of this chapter will be preserved and maintained.

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

The proposed utility reserves will have adequate public street frontage and access once the adjacent public street is platted and constructed with future site developments. The access easement is temporary and necessary to facilitate the construction of the utility facilities, which are needed in advance of the future development. The access easement will not carry public through-traffic and will not be injurious to the public health, safety, or welfare.

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

The justification for the granting of the variance is to provide temporary access for utility sites that are needed in order for the remainder of the site to develop.

Houston Planning Commission

ITEM: 173

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Hidden Gem Estates

Applicant: Survey 1, Inc.



D – Variances

Site Location

Houston Planning Commission

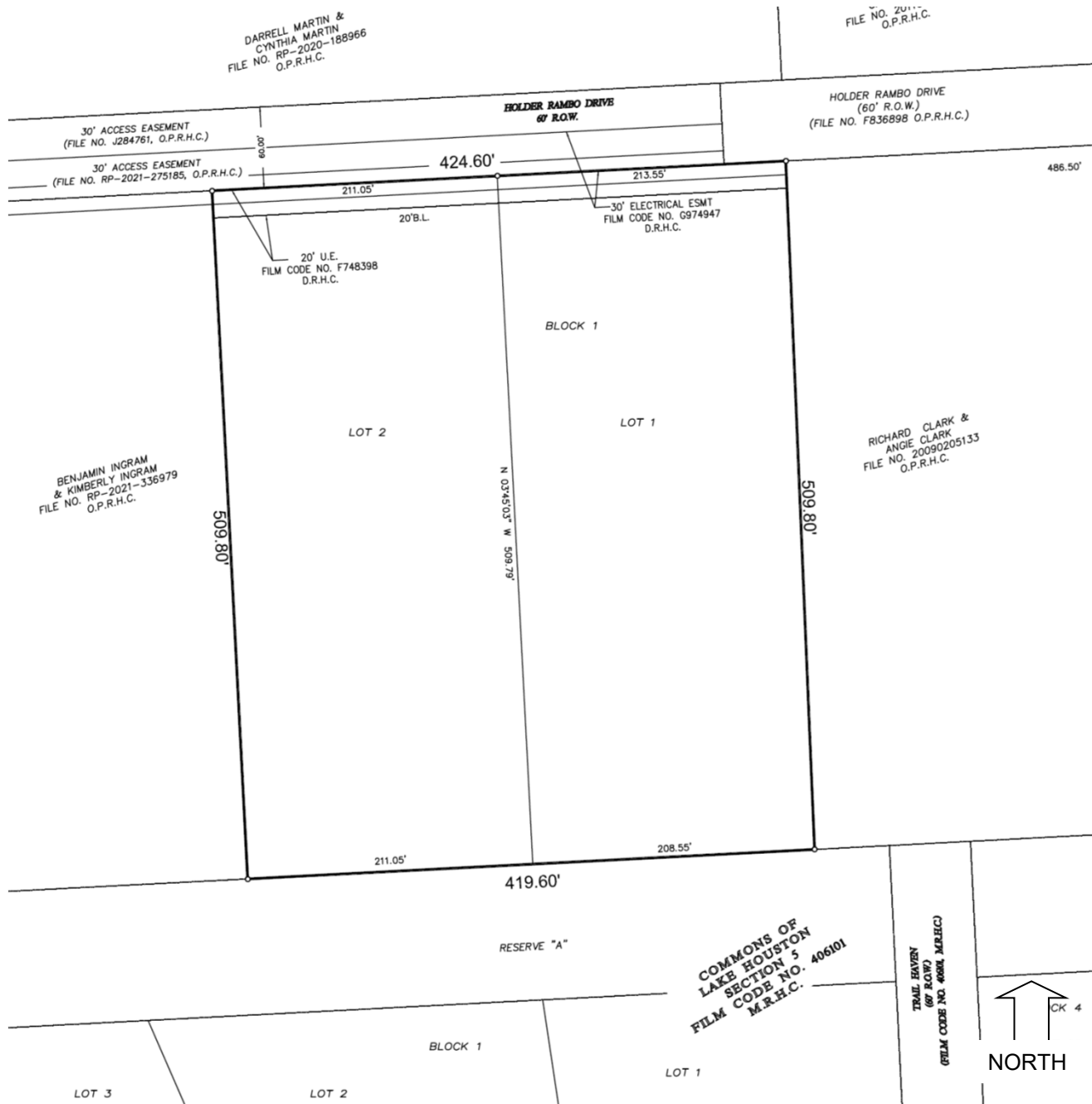
ITEM: 173

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Hidden Gem Estates

Applicant: Survey 1, Inc.



D – Variances

Subdivision

Houston Planning Commission

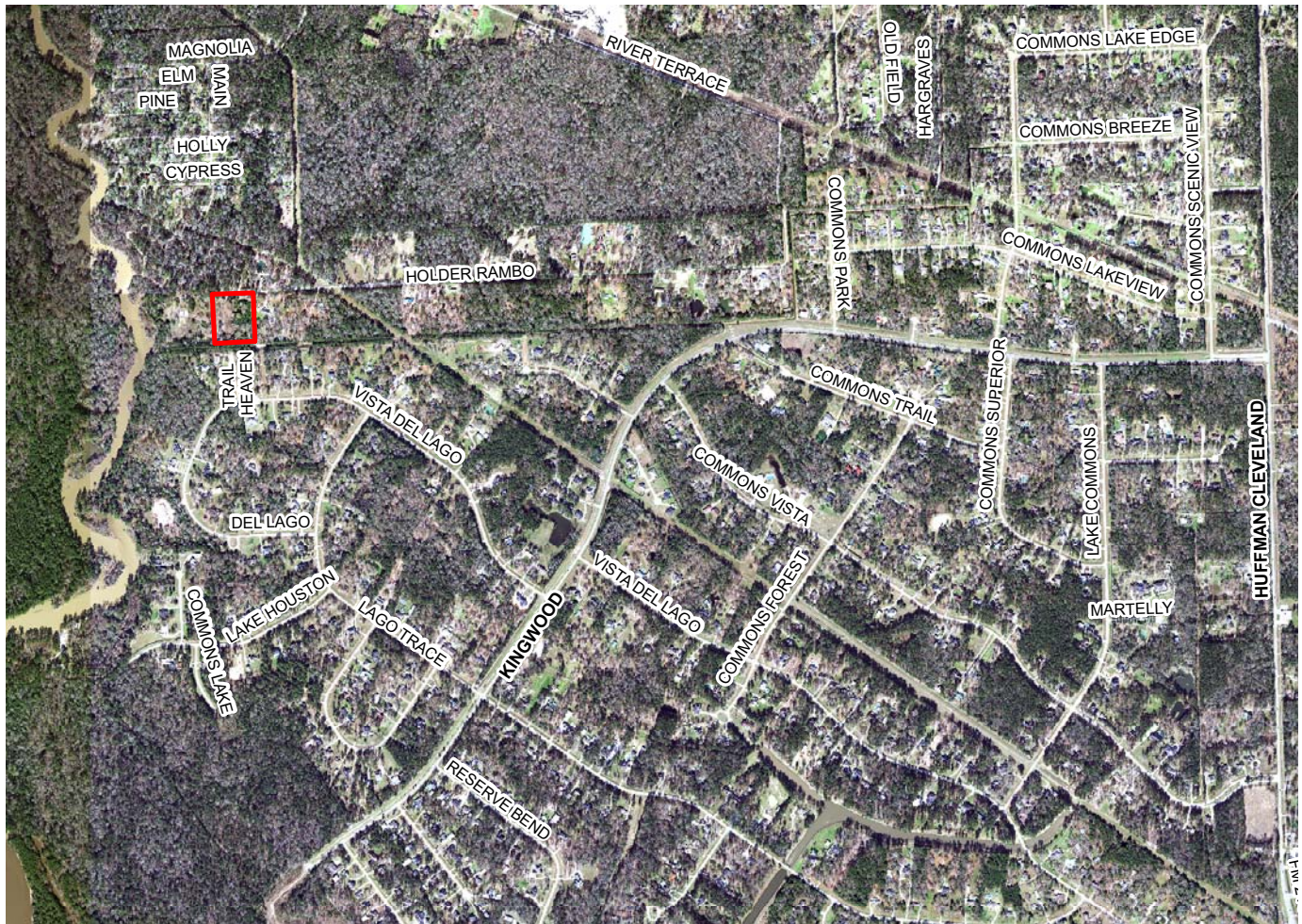
ITEM: 173

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Hidden Gem Estates

Applicant: Survey 1, Inc.



D – Variances

Aerial

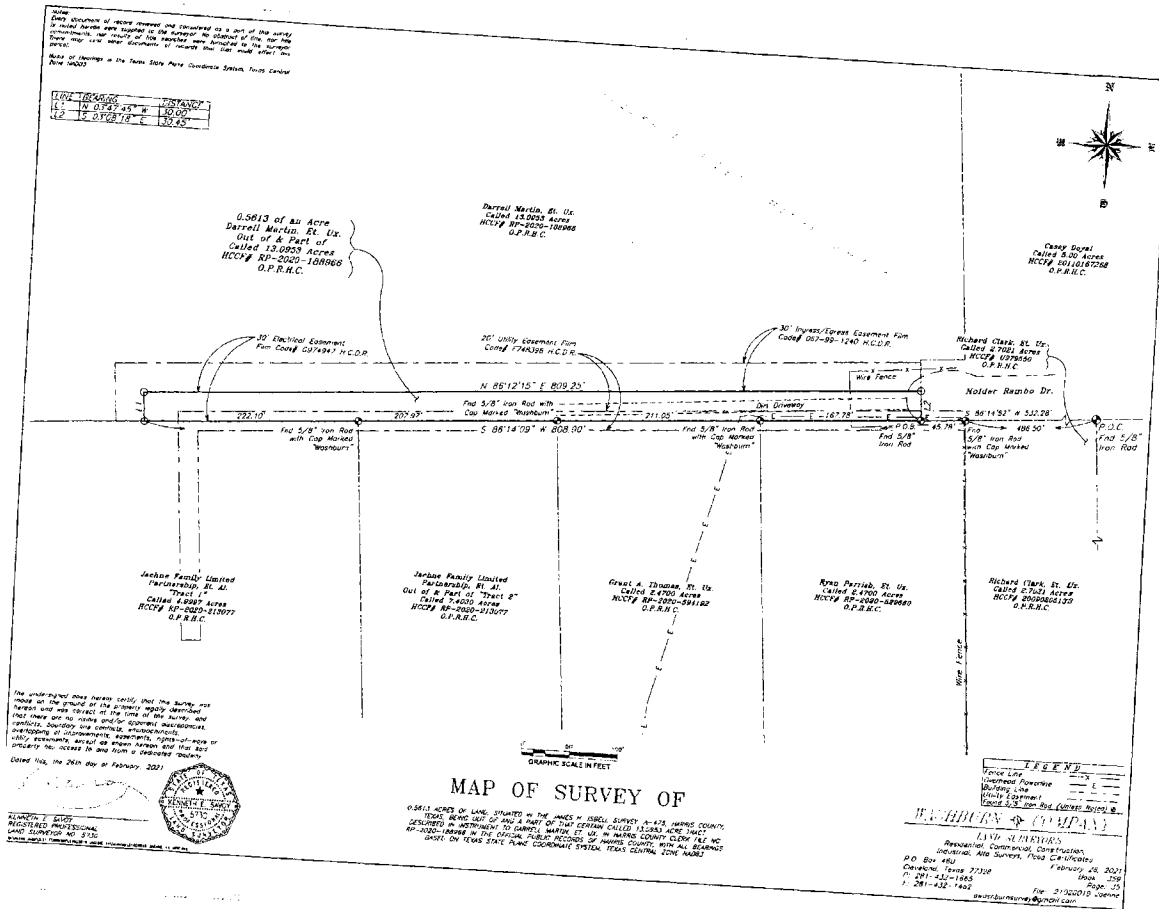


EXHIBIT "A-1"



Application Number: 2022-0206

Plat Name: Hidden Gem Estates

Applicant: Survey 1, Inc.

Date Submitted: 02/04/2022

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 variance that is being requested is to exceed the east-west local street intersection spacing by not providing any additional north-south streets.

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

Chapter 42 Reference:

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

Statement of Facts

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

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

The property is 4.9399-acre tract of land located at the end of Holder Rambo Drive (File No. F836898 of the Official Public Records of Harris County, Texas) and is accessible by a 60' wide access easement (File No. J284761& RP-2021-275185, Official Public Records of Harris County, Texas). This tract of land is approximately 5,400 feet from the nearest north / south intersection. It is located directly to the north of a restricted reserve (restricted to drainage) that is in the Commons of Lake Houston Sec 5 subdivision (Film Code No. 406101, Map Records of Harris County, Texas). The East Fork of the San Jacinto River is located to the West of the subject tract and a 70' United Texas Transmission Company Easement (Vol. 954, Pg. 120 & Vol. 955, Pg. 534, Deed Records of Harris County, Texas and File No. E397026, Map Records of Harris County, Texas) located to the north of the property in question. This property is also surrounded by multiple inhabited large acreage tracts. Trail Haven is a north-south platted road located in the Commons of Lake Houston Sec 5 subdivision, that is approximately 54' to the east of the subject tract. However, that road stops at the Commons of Lake Houston Sec 5 northern boundary line. If a north-south road is required every 1,400 feet, this would place it at the end of Holder Rambo Road close to the Trail Haven Road that was previously recorded with the Commons of Lake Houston Sec 5 subdivision.

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

Granting this variance is not the result of a hardship created or imposed by the applicant. Granting

this variance would allow for the property owners and adjacent property owners the use of their land without creating an impractical development.

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

The intent of this chapter will be preserved and maintained.

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

Granting the variance will not be injurious to the public. It will allow for the current property owners the ability to maintain the use of their property.

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

The sole justification for the variance is to allow for the block length to exceed the 1,400 feet for local streets.



Application Number: 2022-0206

Plat Name: Hidden Gem Estates

Applicant: Survey 1, Inc.

Date Submitted: 02/04/2022

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 variance that is being requested is access from Holder Rambo Drive to the subject tract via an access easement.

Chapter 42 Section: 42-180 (a)(3)

Chapter 42 Reference:

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

Statement of Facts

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

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

The property in question is 4.9399 acres in size. The proposed Lot 1 will have access directly from Holder Rambo Drive. The proposed Lot 2 will gain access via the access easement. The proposed Lot 2 is approximately 170 feet from the end of Holder Rambo Drive (File No. F836898 of the Official Public Records of Harris County, Texas) and is accessed by a 60' access easement that was granted and recorded by File No. J284761 and RP-2021-275185 of the Official Public Records of Harris County, Texas. The said 60' access easement shall be used, for all property owners located along said access easement, as for pedestrian and vehicular ingress and egress for the properties located between the end of Holder Rambo Road and the East Fork of the San Jacinto River.

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

Granting this variance is not the result of a hardship created or imposed by the applicant. It will allow for the property owners and adjacent property owners access to their land by way of an access easement.

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

The intent of this chapter will be preserved and maintained. The property owners have allowed for this property, as well as the surrounding properties, access via the said 60-foot access easement. The access easement extends approximately 850 feet west from the end the paved road lying east of said property to the East Fork of the San Jacinto River. The said 60' access easement shall be

used as a pedestrian and vehicular ingress and egress for the properties located between the paved road lying east of said property and for all property owners located along said access easement.

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

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

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

The sole justification for the variance is to allow access to the subject tract by way of access easement from Holder Rambo Drive.

Houston Planning Commission

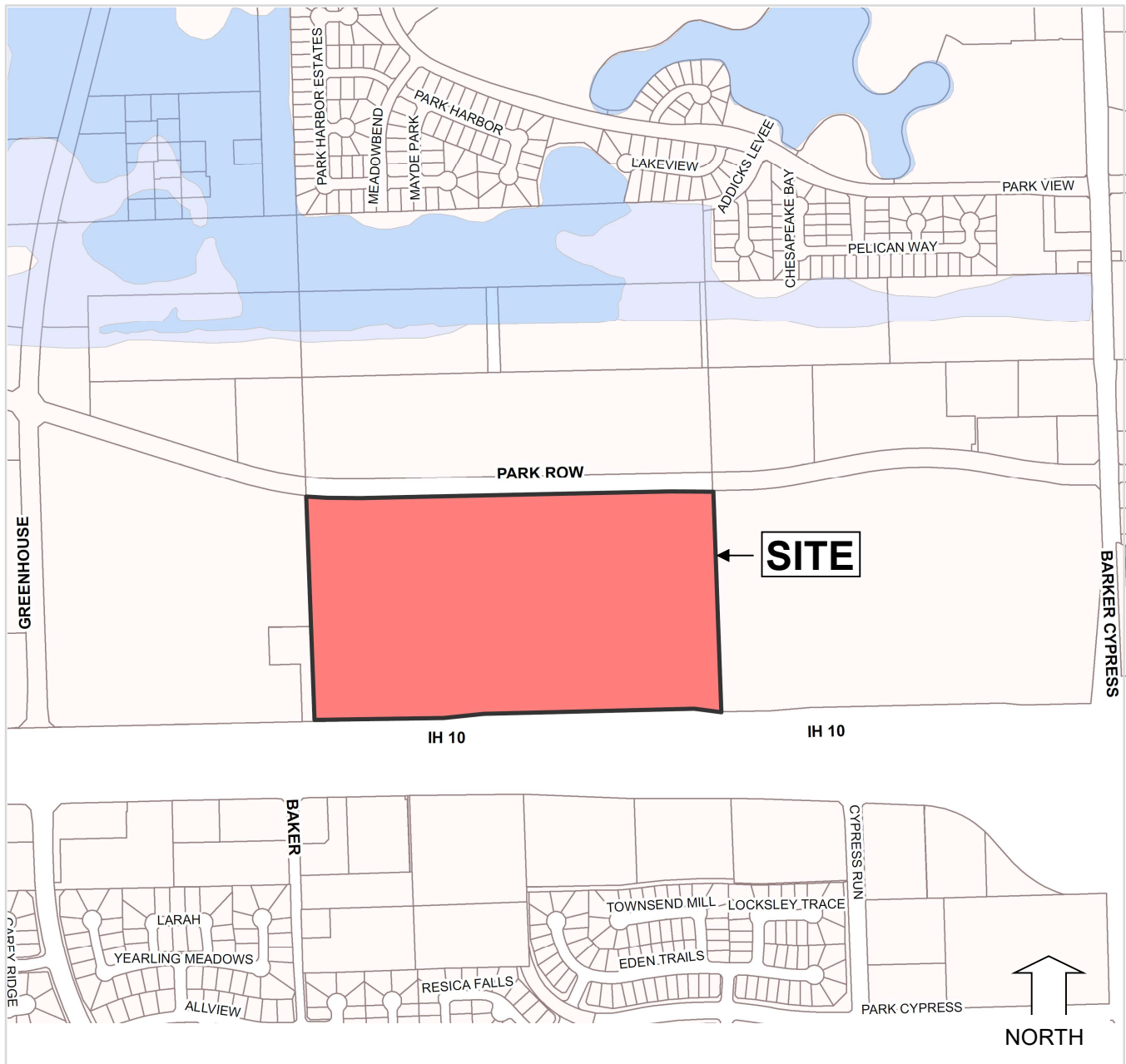
ITEM: 174

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Houston Methodist West Hospital

Applicant: Kuo & Associates, Inc



D – Variances

Site Location

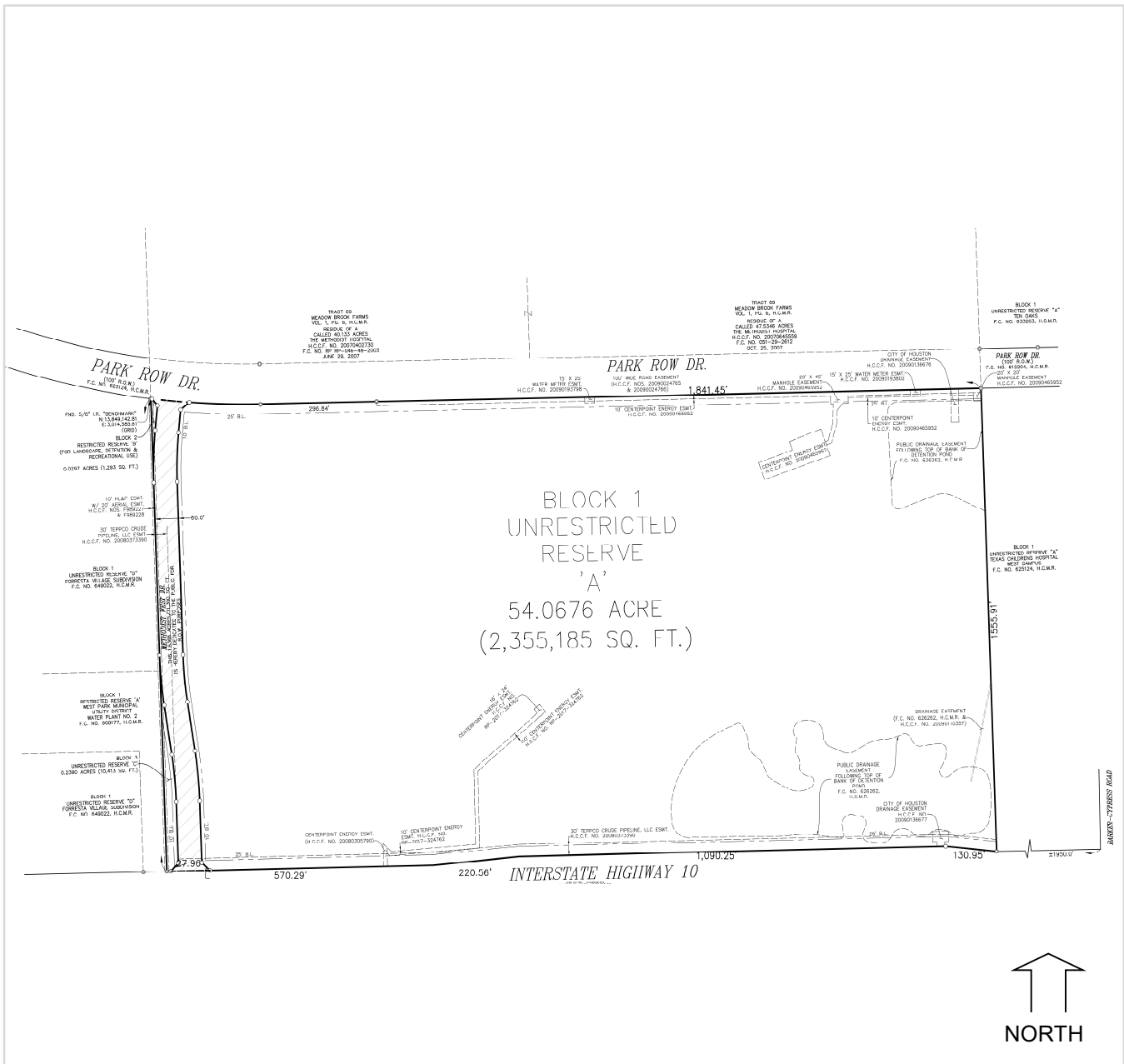
Planning and Development Department

ITEM: 174

Meeting Date: 02/17/2022

Subdivision Name: Houston Methodist West Hospital

Applicant: Kuo & Associates, Inc



D – Variances

Subdivision

Houston Planning Commission

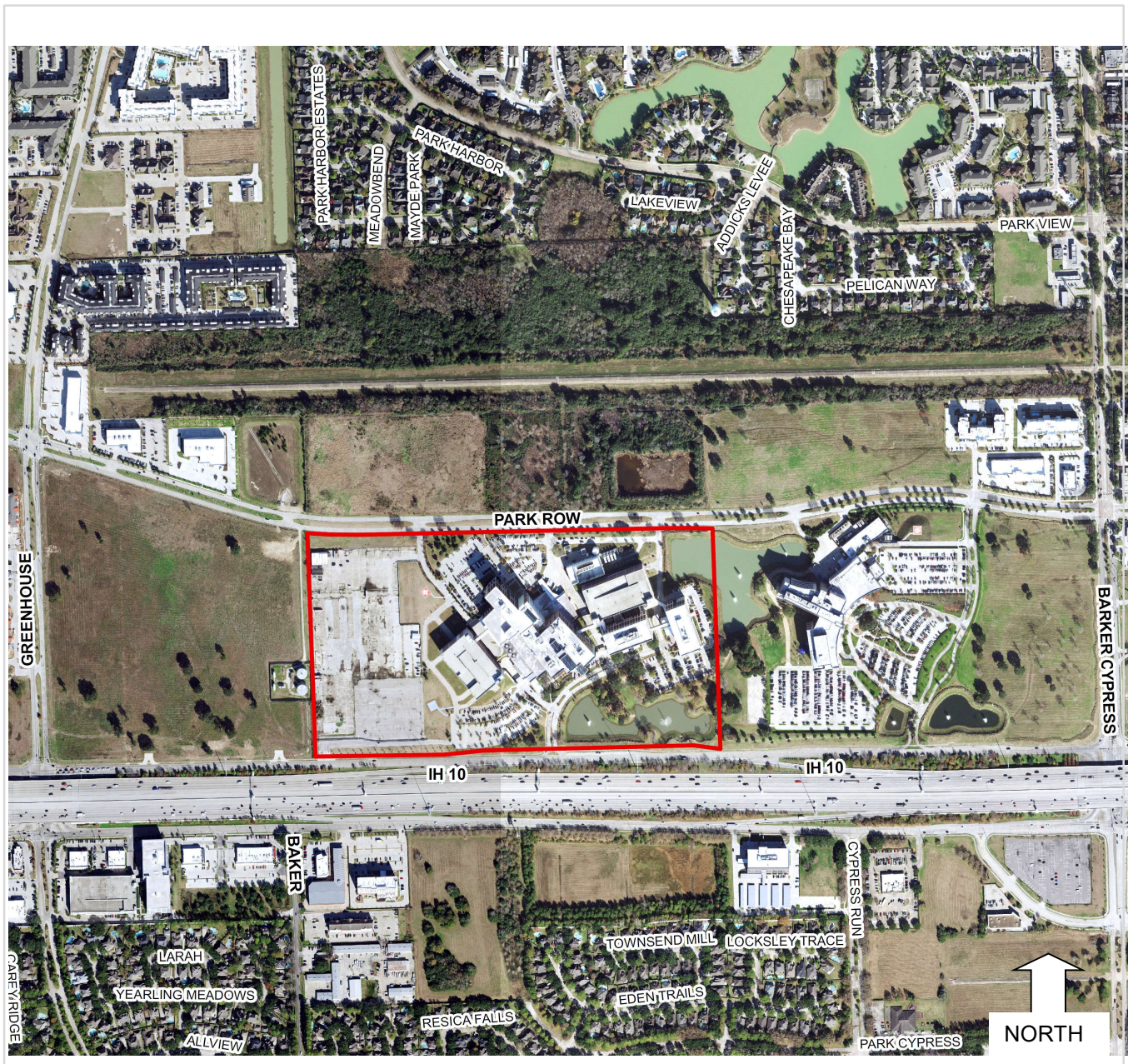
ITEM: 174

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Houston Methodist West Hospital

Applicant: Kuo & Associates, Inc



D – Variances

Aerial



Application Number: 2022-0117

Plat Name: Houston Methodist West Hospital

Applicant: Kuo & Associates, Inc

Date Submitted: 01/21/2022

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 allow a block length greater than 2600' along major thoroughfares Barker Cypress and Greenhouse Road.

Chapter 42 Section: 127

Chapter 42 Reference:

Intersections of major thoroughfares.

Statement of Facts

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

N/A

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

Proposed Replatting area is located in a block bounded by IH 10 on the south, Greenhouse Road on the west, Park Row Road on the north and Barker Cypress Road on the east. The block is approximately 5500' long in east-west direction without any public road in north-south direction to reduce block length along Park Row to 2600' as required by the Chapter 42 with dedication of a public road by the property to be replatted/platted. Unfortunately current unusual physical characteristics of the block itself does not make it feasible to dedicate any public road from Barker Cypress Road to 3500' west for lack of available space due to existing hospital structures/buildings built in the past by Texas Children Hospital and Methodist Hospital with approved variance on block length (in 2008, Methodist Hospital campus area General Plan was approved with a variance on block length and condition of having to dedicate a public road along west side of the proposed Replat, see attached approved CPC 101 for General plan and map of the same). Moreover, areas in near proximity to this segment of improvements in north and south direction are occupied by Addicks and Barker Reservoirs which would make extension of any new road within this 3,500 feet segment likely infeasible/impractical contrary to the sound public policy.

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

The circumstances supporting the granting of the variance are due to unusual physical characteristics of the block itself (as described above), rather than as a result of hardship created or imposed by the owner/applicant. Moreover, a traffic impact study (see attached) done by the owner in getting variance for the General Plan demonstrated that there is little difference in traffic volumes with or without a new north-south road as insignificant amount of traffic movement thru such road is expected for existence of the Addicks and Barker Reservoirs in close proximity.

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

The intent and general purpose of the Chapter are presumed to be preserved and maintained as the variance would not be threatening to the public health and safety rather it would be preserving uninterrupted services by the Methodist

Hospital to promote public welfare and healthy community, more importantly at a time of unprecedented pandemic. Except the requested variance, the owner is adhering to all other requirements of the Chapter 42. Owner/Applicant has also given careful consideration to the traffic impacts including performing a traffic study by professional traffic engineer as described in the preceding paragraph.

(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. Public health, safety and welfare will rather be benefited by uninterrupted service by the existing hospital complex for not having a road thru all existing medical facilities with unavoidable disruptions to hospital's operations and facilities for preserving/promoting public health, safety and welfare. Traffic study done by the owner did not also find any impact on public safety for not having a road at or within minimum block length as per the Chapter.

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

Economic hardship is not the justification of the variance. The variance is being sought to preserve existing hospital facilities to provide continuous health related services to the Houstonians and expand new facilities to the west within proposed plat boundary to meet increased demand rather for solely for any economic gain or loss related to growth of this nonprofit organization.

Houston Planning Commission

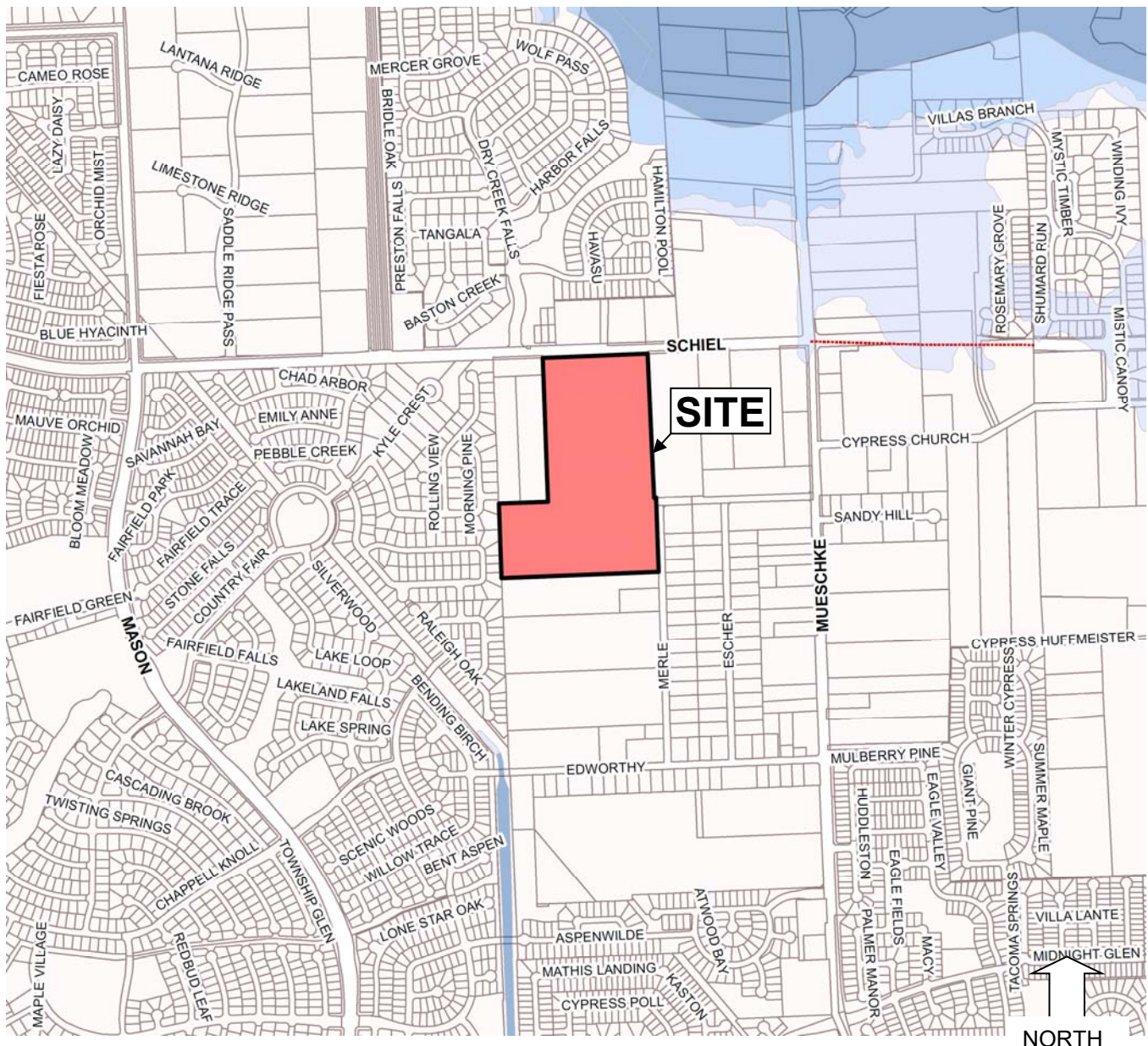
ITEM: 175

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Schiel Road Tract

Applicant: LJA Engineering, Inc – (Houston Office)



D – Variances

Site Location

Houston Planning Commission

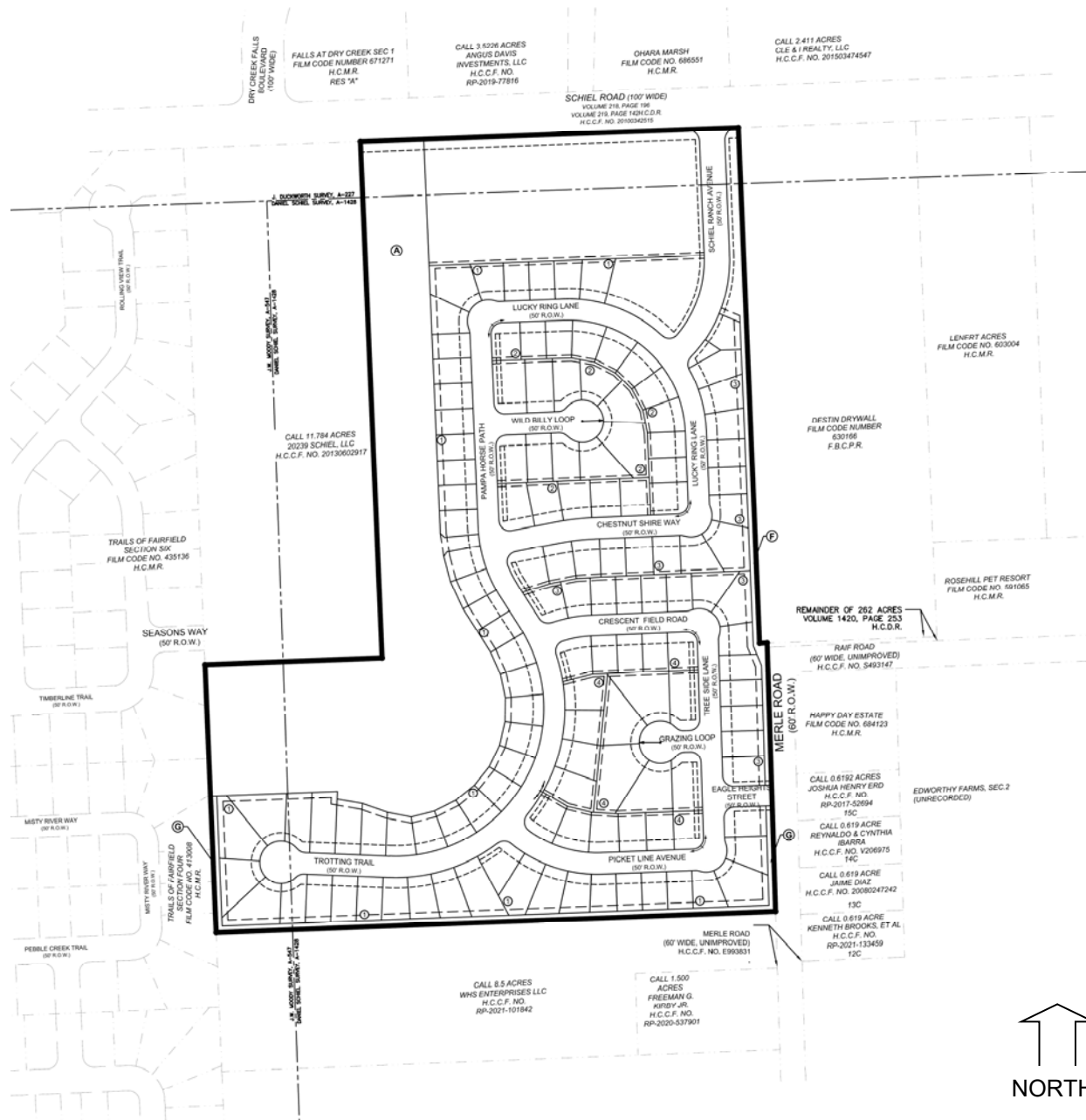
ITEM: 175

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Schiel Road Tract

Applicant: LJA Engineering, Inc – (Houston Office)



D – Variances

Subdivision

Houston Planning Commission

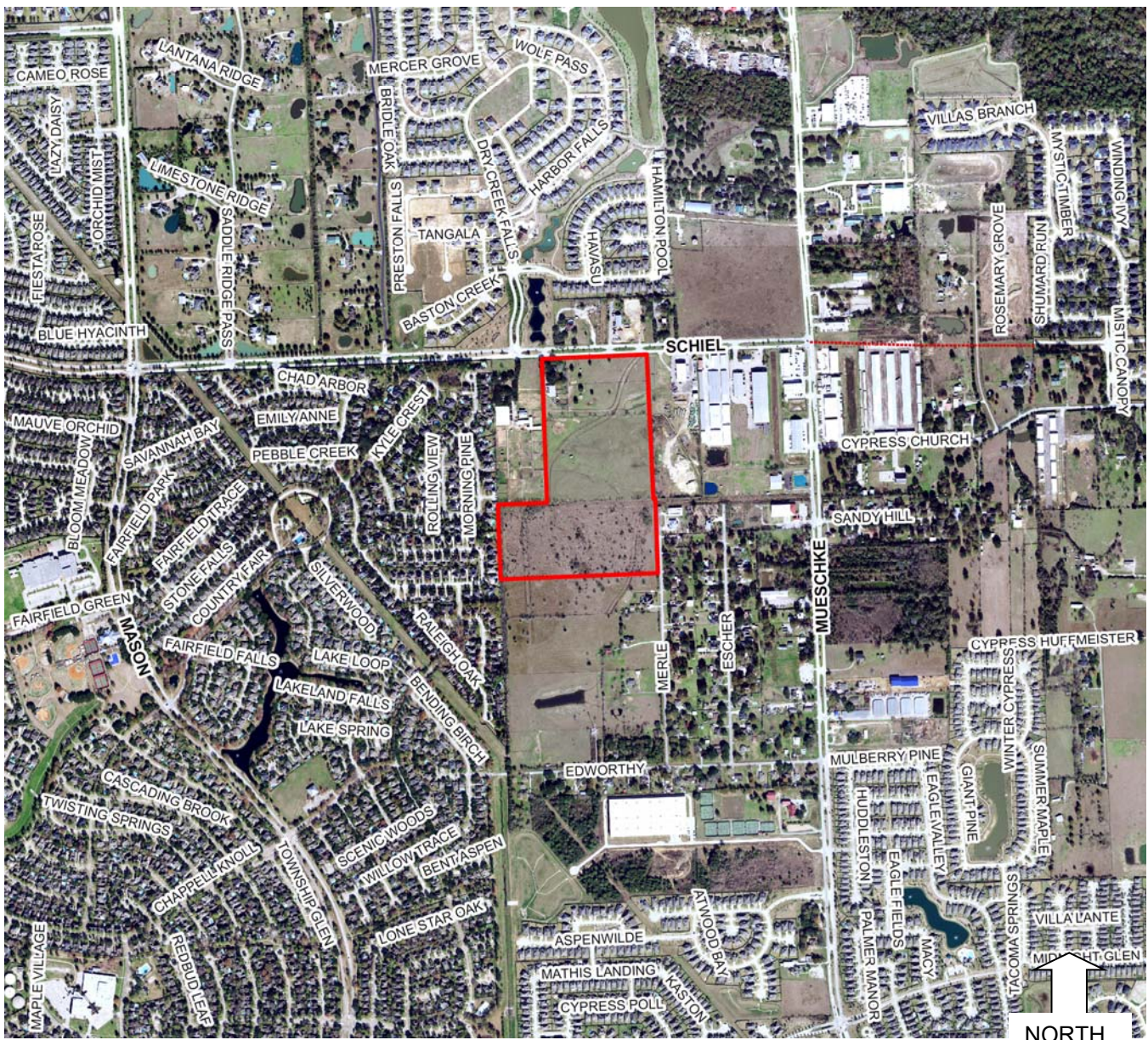
ITEM: 175

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Schiel Road Tract

Applicant: LJA Engineering, Inc – (Houston Office)



D – Variances

Aerial



Application Number: 2022-0310

Plat Name: Schiel Road Tract

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

Date Submitted: 02/07/2022

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 the maximum intersection spacing along the western project boundary that runs north/south, for approximately $\pm 1,869'$.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

Schiel Road Tract is a ± 45.5 -acre subdivision located northwest of central Houston, immediately west of Meuschke Road, east of Mason Road, north of Edworthy Road and south of Schiel Road. The community includes several internal streets that traverse the development. The new development within the Schiel Road Tract will have ample circulation provided by the proposed street system. The site is bounded on the east and west side by businesses. Due to the topography of the site, the western portion of the site is slated to be detention. It is infeasible to provide access through the western border due to the impact on the detention and its proper use. Also, there is an existing developed property and business directly to the west of the Schiel Road Tract and directly adjacent to that is an existing residential subdivision, which also adds to the infeasibility of an additional stub street to the west.

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

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

The existing conditions of the site and property configuration to the west are not a hardship created or imposed by the applicant.

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

The overall circulation of the area is upheld by the proposed street system, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will not create any unsafe block lengths due to the circulation provided by the proposed street system within the Schiel Road Tract development and will therefore not be injurious to the public health, safety, or welfare.

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

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

Houston Planning Commission

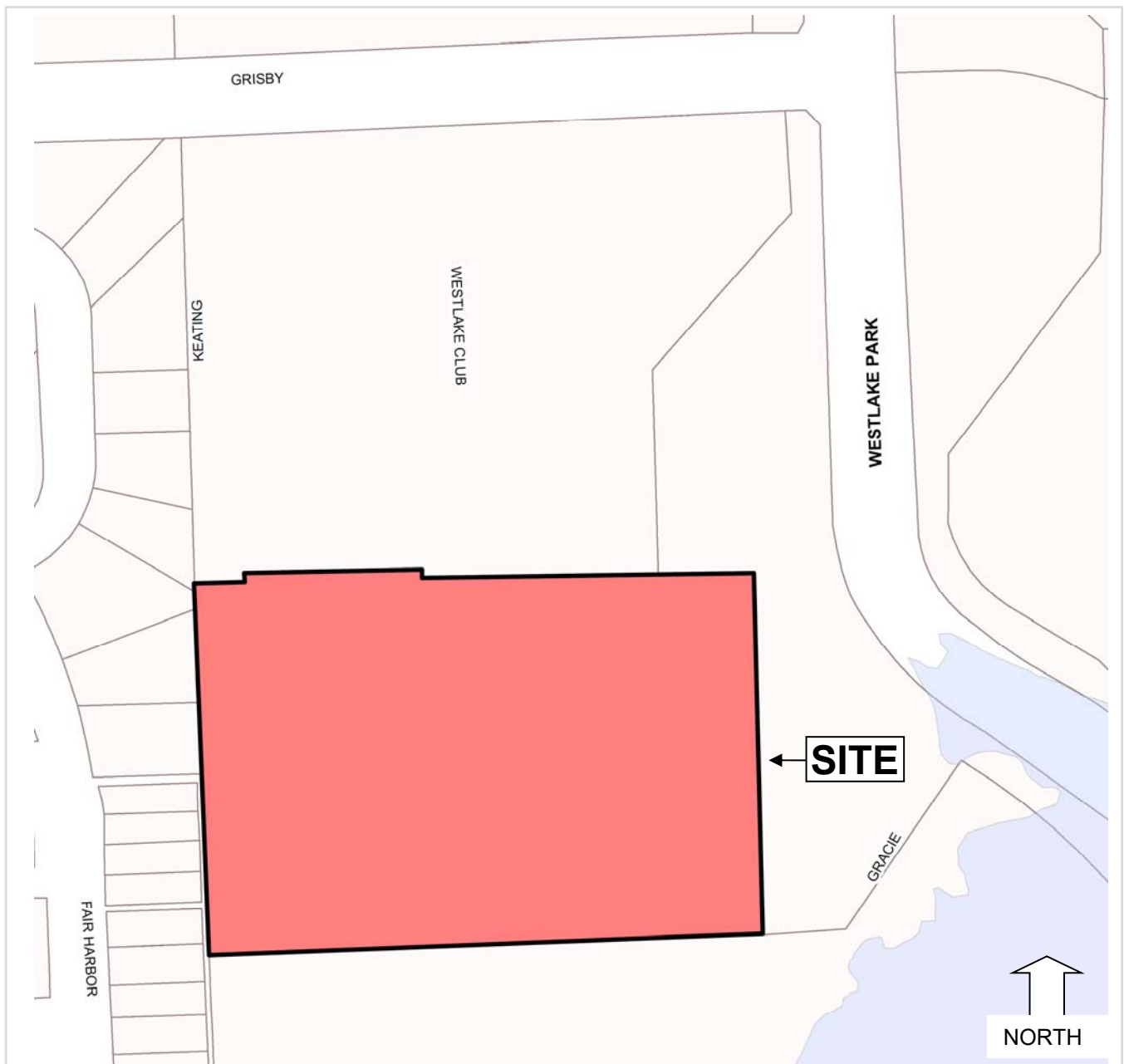
ITEM: 176

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Westlake Park Sec 1 partial replat no 1

Applicant: Terra Associates, Inc.



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 176

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Westlake Park Sec 1 partial replat no 1

Applicant: Terra Associates, Inc.



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-0177

Plat Name: Westlake Park Sec 1 partial replat no 1

Applicant: Terra Associates, 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:

To allow existing access via 35' roadway easement (Gracie Ln) HCCF No. H707658 and existing 35' private ROW's (Westlake Club Dr & Keating Rd) HCCF No. 707658 & H710574

Chapter 42 Section: 190

Chapter 42 Reference:

The parcel in question does not have direct frontage on a public ROW. However, the existing parcel has access to two (2) public ROW's Grisby Road and Westlake Park Drive via three (3) private roadway easements recorded in 1982. These 3 private roadway easements serve the existing development and are not being modified or altered in any way.

Statement of Facts

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

The project involves renovation of a 19-story office building that sits on 4.537 acre parcel, constructed in 1983, remodeled in 2016, which was originally developed in 1983 as part of the Westlake Park Subdivision Section One, a 63-acre office park. Unfortunately, the office building flooded during Hurricane Harvey, and has sat vacant ever since. DeBartolo Development, based in Tampa, Florida, plans to renovate the abandoned office building to be used as class-A luxury multifamily use. A variance is required to allow the land to be replatted without violating Section 42-190 of the Houston Code of Ordinances, which requires a platted reserve to take access from a public street. The office building currently sits on Reserve "A" as part of Westlake Park Subdivision Section No. 1, approved by the Houston Planning Commission and recorded in 1983. Being part of a previously-approved plat, the land under the office building can be conveyed to a new owner without the need for a replat or a variance per Section 42-21(a). Additionally, the land under the office building could be replatted without a variance if it took access from a public street instead of Gracie Lane, Westlake Club Drive, and Keating Drive, which are private streets established within the covenants and restrictions for the 63-acre Westlake development and have provided access to the office building since 1983. When Westlake was developed, the list of allowed uses within the covenants and restrictions for the development did not allow for multifamily use, therefore the original plat of Westlake contained a plat note that restricted Reserve "A" to nonresidential use, which was a commonly-used plat restriction in the 1980s. Before the office building can be renovated and brought back to life for multifamily use, this plat restriction must be amended. The applicant has been communicating with the Property Owner's Association for Westlake to amend the covenants and restrictions to allow for multifamily use, which must be completed before this replat can be recorded. The replat and renovation of the office building will not result in additional square footage to be added to the existing structure, nor will ingress, egress, and traffic circulation significantly change either. The office building is simply being renovated. Therefore, the strict application of the requirement to take access from a public street would create an undue hardship by depriving the applicant of the ability to perform an interior renovation of this building, which should be considered a reasonable use of the land. The current access to the office building has existed via recorded covenants and restrictions established in 1982. To deny the variance now would serve no purpose other than to enforce a plat note which only exists due to language contained in a 40 year-old set of covenants and restrictions that is currently being amended to allow for multifamily use.

(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 the result of a hardship created or imposed by the applicant. The replat is to allow for the removal of a plat note that supports covenants and restrictions that are being amended by the applicant. The applicant must also amend the plat note based on that. The purpose of the variance request is to simply allow for access that was originally allowed when Westlake Park Subdivision was originally developed in 1982. The applicant is not seeking additional access or a modification to the current access points which are serving an existing development.

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

The intent and general purposes of this chapter will be preserved and maintained. Chapter 42-190 prevents land-locked reserves from being developed. The purpose of that requirement is satisfied by the multiple access points that are in place to serve the development. These access points were established in 1982 via covenants and restrictions recorded in the County Clerk's office that provide access to the office building within the currently platted subdivision.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The renovated class-A luxury multifamily building will rely on the same access and parking as the existing office building and will have the same footprint and height except that some interior and rooftop remodeling may occur, which should not affect exterior access to the building. The applicant expects there to be no change at all on any impact to health, safety, and welfare associated with the current development.

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

There are several non-economic justifications for the variance including the access from private streets, which is typically allowed within large commercial developments like Westlake, as well as the previously-approved plat note, which operates as a restriction that prevents the renovation until the plat can be amended through this replat. Therefore, while there is economic benefit to the applicant similar to the economic benefit that comes from real estate development generally, it is not the sole justification.



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

February 10, 2022

NOTICE OF VARIANCE

PROJECT NAME: Westlake Park Sec 1 partial replat no 1

REFERENCE NUMBER: 2022-0177

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 intersection of Westlake Club Drive and Gracie Lane, south of Grisby Road and west of Westlake Park Boulevard. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Terra Associates, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow existing access via 35' private roadways, Gracie Ln, Westlake Club Dr, and Keating Road. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, February 17, 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 Kevin Polasek with Terra Associates at 713-993-0333 ext 105. You may also contact Tamara Fou 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

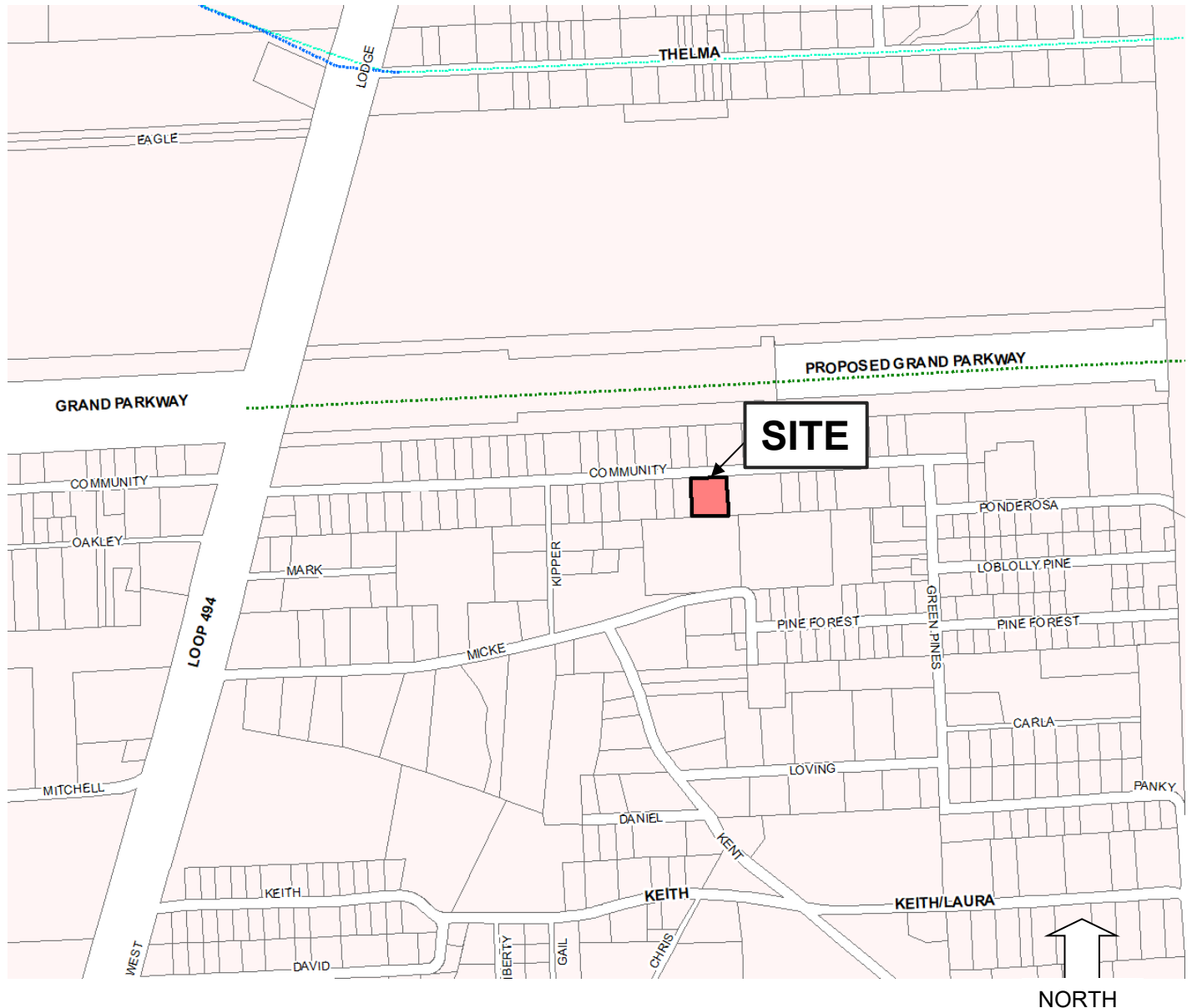
ITEM: 179

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Community Drive Division

Applicant: Humble Surveying Company



F- Reconsideration of Requirements

Site Location

Houston Planning Commission ITEM: 179

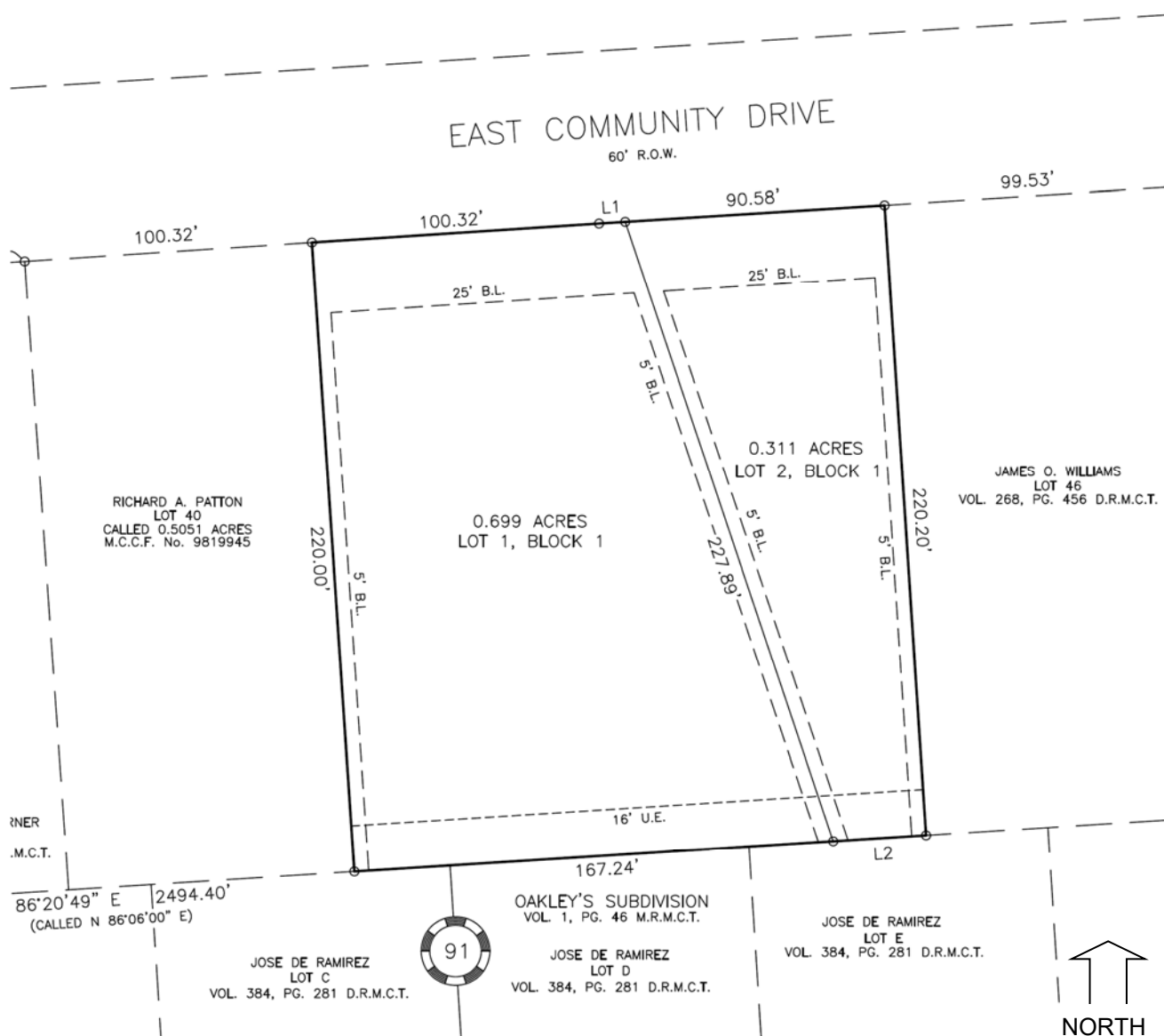
Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Community Drive Division

Applicant: Humble Surveying Company

WILLIAM SMITH SURVEY
ABSTRACT No. 540



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 179

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Community Drive Division

Applicant: Humble Surveying Company



F- Reconsideration of Requirements

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

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

Application No: 2022-0302
Plat Name: Community Drive Division
Applicant: Humble Surveying Company
Date Submitted: 02/07/2022

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:

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)

Chapter 42 Section: 128

Chapter 42 Reference:

Sec 42-47, Applications requesting variance Sec 42-128, Intersections of local 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:

The intent of the Chapter 42 ordinances is to create land development patterns that have size and frontages to accommodate development. Many of the standards look at present development trends. In the older neighborhoods those standards are not always applicable because development trends were different when they were built. The parcels located at 23282 & 23304 Community Drive are surrounded by existing residential homes on all sides.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-0302

Plat Name: Community Drive Division

Applicant: Humble Surveying Company

Date Submitted: 02/07/2022

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 1400' Local street intersection spacing by not providing a north-south street through the property.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Sec 42-128, Intersections of local 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

The intent of the Chapter 42 ordinances is to create land development patterns that have size and frontages to accommodate development. Many of the standards look at present development trends. In the older neighborhoods those standards are not always applicable because development trends were different when they were built. The parcels located at 23282 & 23304 Community Drive are surrounded by existing residential homes on all sides. The intersection of local street requirement creates an undue and unreasonable hardship in meeting the general purpose of the land use ordinance. Creating a new street intersection is not feasible.

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

The property is comprised of two residential lots in an unrecorded subdivision in Montgomery County with an existing single family residential dwelling on each of the two lots. The owner wishes to adjust the boundary line between the two lots to include a garage that was built on the original lot line. There is not enough room to construct a street between the two homes and there are existing homes directly behind the property.

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

The property is comprised of two lots in an unrecorded subdivision in Montgomery County with an existing single family residential dwelling on each of the two lots. It is impractical to construct a street intersection through the property.

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

The intent and general purpose of this chapter is preserved and maintained by having the ability to retain the development pattern of the area.

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

Granting this variance will not substantially affect the area, or the general plan and will not be contrary to the public interest.

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

It is impractical to construct a street intersection through the property. There is not enough room to construct a street between the two homes and there are existing homes directly behind the property.

Houston Planning Commission

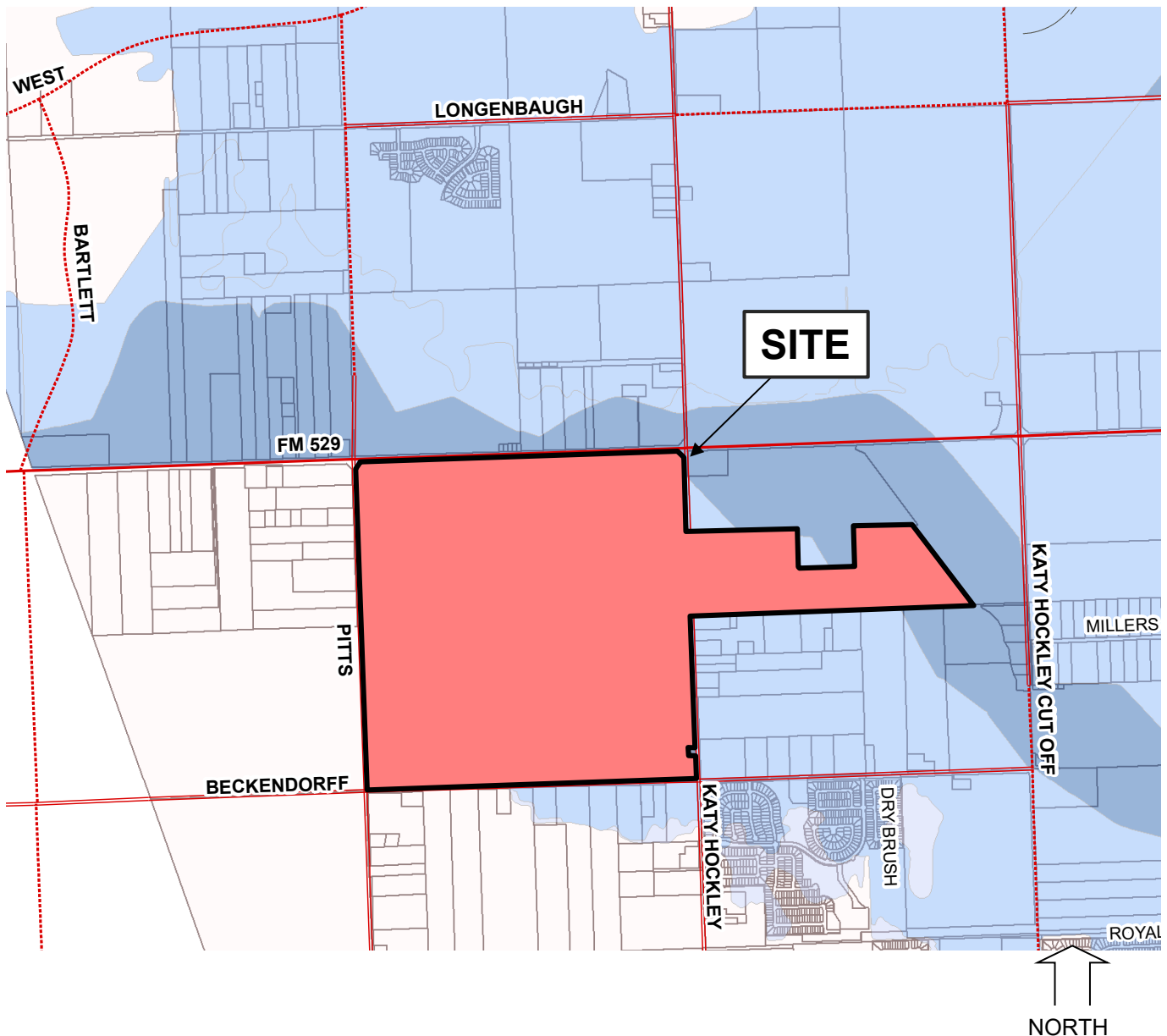
ITEM: 177

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Anniston GP

Applicant: BGE, Inc. – Land Planning



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

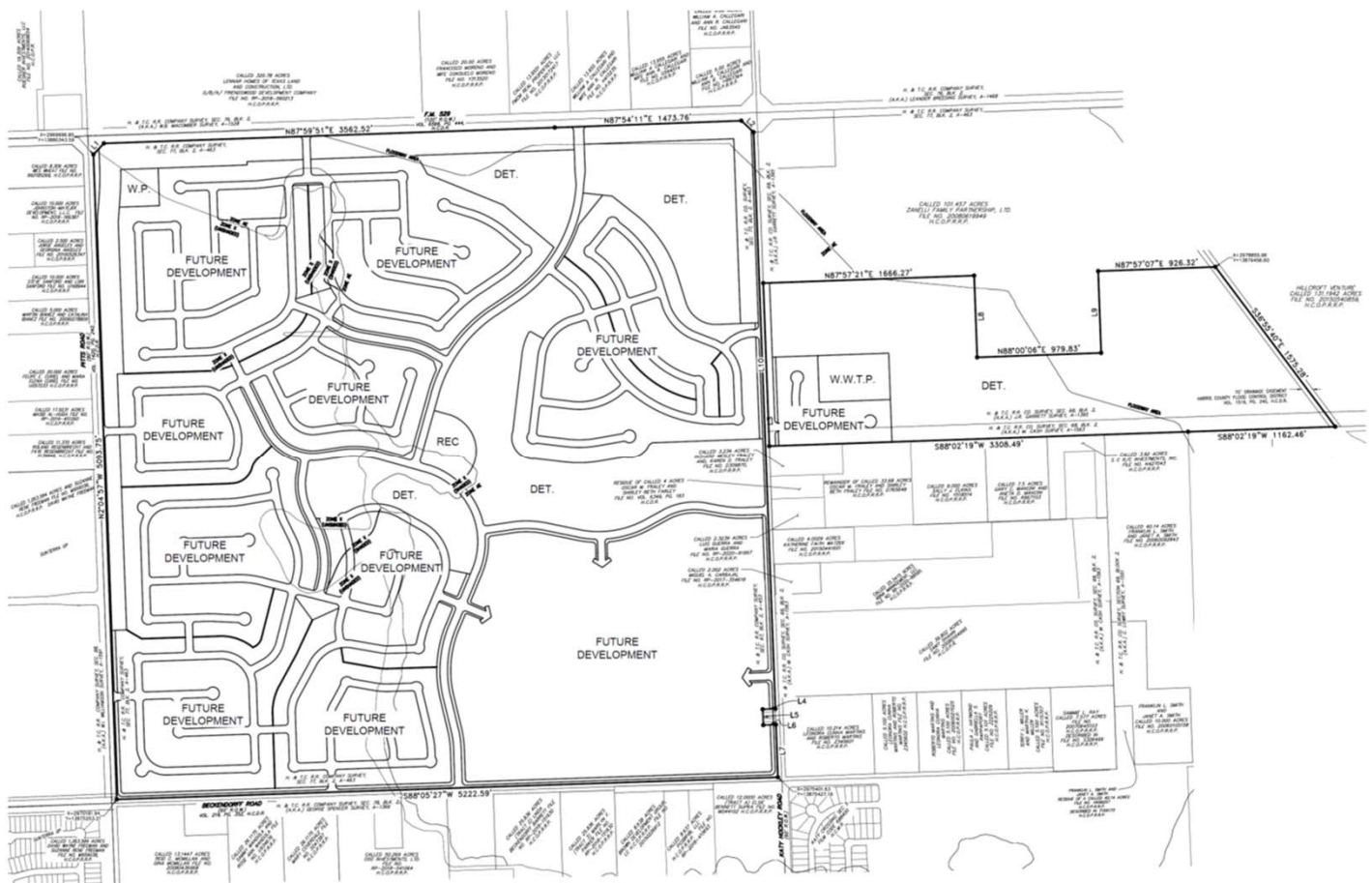
ITEM: 177

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Anniston GP

Applicant: BGE, Inc. – Land Planning



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

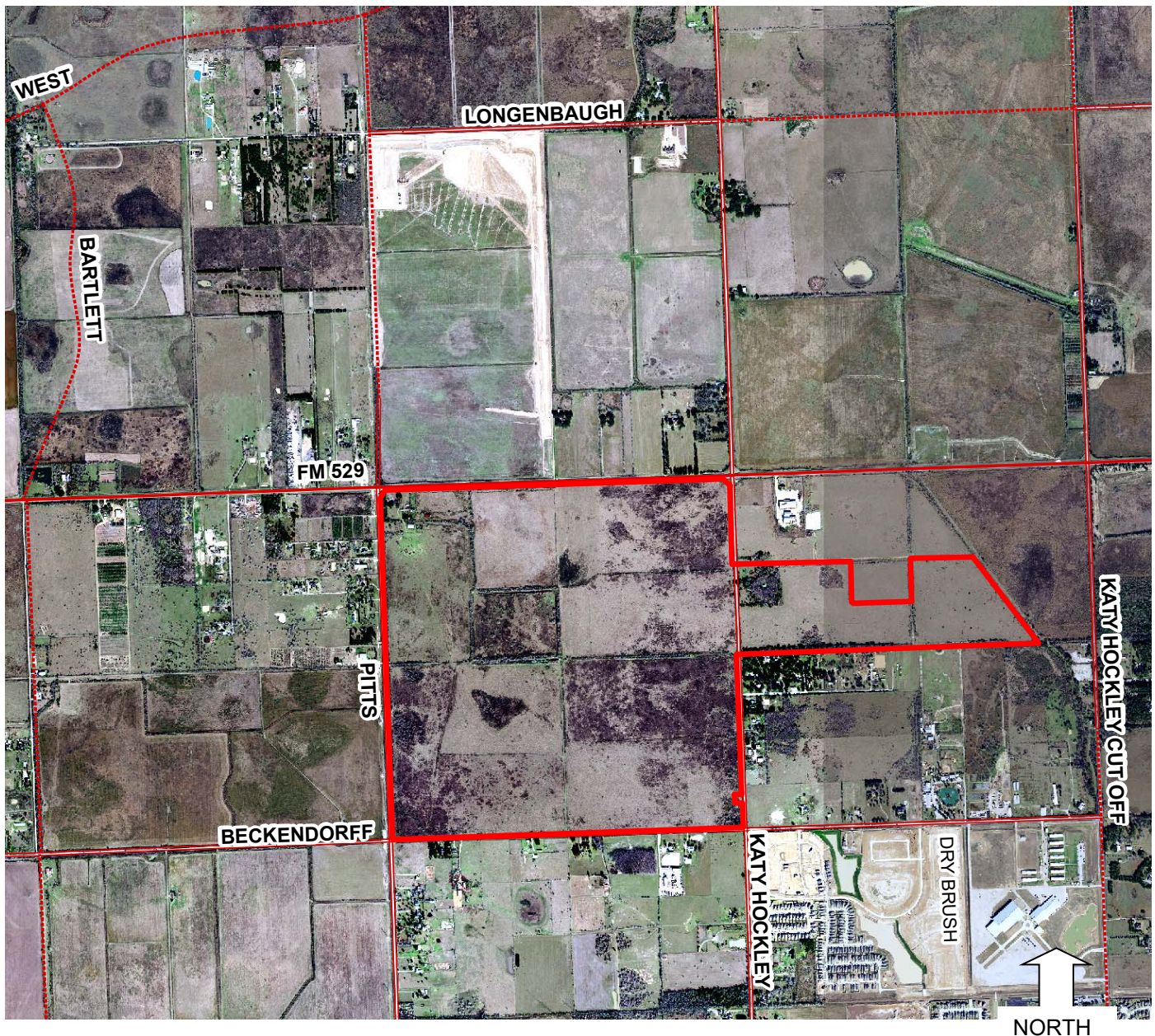
ITEM: 177

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Anniston GP

Applicant: BGE, Inc. – Land Planning



F- Reconsideration of Requirements

Aerial



Application No: 2022-0246
Plat Name: Anniston GP
Applicant: BGE, Inc. - Land Planning
Date Submitted: 02/04/2022

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:

To not provide several north-south and east-west streets and to exceed the respective maximum intersection spacing measurement.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

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:

Anniston is a ± 726-acre master planned community in Harris County located south of F.M. 529 (Freeman Road), west of State Highway 99 between Pitts Road and Katy Hockley Cutoff Road. The project's boundary is bordered by four major thoroughfares, F.M. 529 (Freeman Road), Pitts Road, Katy Hockley Cutoff Road, and Beckendorff Road. The development is encumbered by portions of the floodway and 100-year floodplain, causing approximately 220 acres of the property to be used for drainage and detention purposes. The site is also inundated by the overflow storm water of Cypress Creek during storm events. The overflow storm water of Cypress Creek creates a unique condition in this region that would ordinarily render the subject site undevelopable. In addition to the abundance of acreage used for drainage and detention, the project also includes multiple sections of single-family neighborhoods, a recreation site, and open space provided to these neighborhoods. The proposed development includes a collector street system that is designed to provide superior vehicular circulation to all portions of the proposed master planned community, and which is intended to offset the impacts of the many overflow facilities and the associated excessive block lengths. Phase I of the proposed development provides a boulevard collector road running north-south through the middle of the proposed community. The collector provides access to two of the major thoroughfares that border the property, Freeman Road and Beckendorff Road. In addition to this collector road, the plan provides an east-west collector that connects the property to Katy Hockley Road. On the west side of the proposed development, there are two local streets that connect to Pitts Road. Overall, the proposed collector system provides sufficient connections to the single-family neighborhoods and surrounding major thoroughfares in a way that allows for the copious amount of required detention acreage.



Application Number: 2022-0246

Plat Name: Anniston GP

Applicant: BGE, Inc. - Land Planning

Date Submitted: 02/04/2022

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 provide an east-west street and to exceed the maximum intersection spacing measurement for a distance of approximately 2,228 feet.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

Anniston is a ± 726-acre master planned community in Harris County located south of F.M. 529 (Freeman Road), west of State Highway 99 between Pitts Road and Katy Hockley Cutoff Road. The project's boundary is bordered by four major thoroughfares, F.M. 529 (Freeman Road), Pitts Road, Katy Hockley Cutoff Road, and Beckendorff Road. The development is encumbered by portions of the floodway and 100-year floodplain, causing approximately 220 acres of the property to be used for drainage and detention purposes. The site is also inundated by the overflow storm water of Cypress Creek during storm events. The overflow storm water of Cypress Creek creates a unique condition in this region that would ordinarily render the subject site undevelopable. In addition to the abundance of acreage used for drainage and detention, the project also includes multiple sections of single-family neighborhoods, a recreation site, and open space provided to these neighborhoods. The proposed development includes a collector street system that is designed to provide superior vehicular circulation to all portions of the proposed master planned community, and which is intended to offset the impacts of the many overflow facilities and the associated excessive block lengths. Phase I of the proposed development provides a boulevard collector road running north-south through the middle of the proposed community. The collector provides access to two of the major thoroughfares that border the property, Freeman Road and Beckendorff Road. In addition to this collector road, the plan provides an east-west collector that connects the property to Katy Hockley Road. On the west side of the proposed development, there are two local streets that connect to Pitts Road. Overall, the proposed collector system provides sufficient connections to the single-family neighborhoods and surrounding major thoroughfares in a way that allows for the copious amount of required detention acreage. Due to the drainage and detention requirements caused by the floodway and Cypress Creek overflow, 2,000-foot intersection spacing is not feasible throughout the outlined section of the community (see attached exhibit). The proposed configuration is consistent with other large lake/detention facilities typically found in master planned communities throughout the greater Houston area.

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

The proposed lake required for drainage and detention purposes caused by the floodway and floodplain location on the site creates a physical constraint and is not a hardship created or imposed by the applicant.

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

The overall circulation is upheld by the major thoroughfare grid that overlays the region, and internal circulation is provided in the form of the proposed collector street system and the additional local street connections to the major thoroughfares, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The proposed collector street system in the subject site will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

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

The proposed collector street system in the subject site will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.



Application Number: 2022-0246

Plat Name: Anniston GP

Applicant: BGE, Inc. - Land Planning

Date Submitted: 02/04/2022

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 provide a north-south street and to exceed the maximum intersection spacing measurement for a distance of approximately 2,118 feet.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

Anniston is a ± 726-acre master planned community in Harris County located south of F.M. 529 (Freeman Road), west of State Highway 99 between Pitts Road and Katy Hockley Cutoff Road. The project's boundary is bordered by four major thoroughfares, F.M. 529 (Freeman Road), Pitts Road, Katy Hockley Cutoff Road, and Beckendorff Road. The development is encumbered by portions of the floodway and 100-year floodplain, causing approximately 220 acres of the property to be used for drainage and detention purposes. The site is also inundated by the overflow storm water of Cypress Creek during storm events. The overflow storm water of Cypress Creek creates a unique condition in this region that would ordinarily render the subject site undevelopable. In addition to the abundance of acreage used for drainage and detention, the project also includes multiple sections of single-family neighborhoods, a recreation site, and open space provided to these neighborhoods. The proposed development includes a collector street system that is designed to provide superior vehicular circulation to all portions of the proposed master planned community, and which is intended to offset the impacts of the many overflow facilities and the associated excessive block lengths. Phase I of the proposed development provides a boulevard collector road running north-south through the middle of the proposed community. The collector provides access to two of the major thoroughfares that border the property, Freeman Road and Beckendorff Road. In addition to this collector road, the plan provides an east-west collector that connects the property to Katy Hockley Road. On the west side of the proposed development, there are two local streets that connect to Pitts Road. Overall, the proposed collector system provides sufficient connections to the single-family neighborhoods and surrounding major thoroughfares in a way that allows for the copious amount of required detention acreage. Due to the drainage and detention requirements caused by the floodway and Cypress Creek overflow, 2,000-foot intersection spacing is not feasible throughout the outlined section of the community (see attached exhibit). The proposed configuration is consistent with other large lake/detention facilities typically found in master planned communities throughout the greater Houston area.

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

The proposed lake required for drainage and detention purposes caused by the floodway and floodplain location on the site creates a physical constraint and is not a hardship created or imposed by the applicant.

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

The overall circulation is upheld by the major thoroughfare grid that overlays the region, and internal circulation is provided in the form of the proposed collector street system and the additional local street connections to the major thoroughfares, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The proposed collector street system in the subject site will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

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

The proposed collector street system in the subject site will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.



Application Number: 2022-0246

Plat Name: Anniston GP

Applicant: BGE, Inc. - Land Planning

Date Submitted: 02/04/2022

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 not provide an east-west street and to exceed the maximum intersection spacing measurement for a distance of approximately 1,838 feet.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

Statement of Facts

(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;

Anniston is a ± 726-acre master planned community in Harris County located south of F.M. 529 (Freeman Road), west of State Highway 99 between Pitts Road and Katy Hockley Cutoff Road. The project's boundary is bordered by four major thoroughfares, F.M. 529 (Freeman Road), Pitts Road, Katy Hockley Cutoff Road, and Beckendorff Road. The development is encumbered by portions of the floodway and 100-year floodplain, causing approximately 220 acres of the property to be used for drainage and detention purposes. The site is also inundated by the overflow storm water of Cypress Creek during storm events. The overflow storm water of Cypress Creek creates a unique condition in this region that would ordinarily render the subject site undevelopable. In addition to the abundance of acreage used for drainage and detention, the project also includes multiple sections of single-family neighborhoods, a recreation site, and open space provided to these neighborhoods. The proposed development includes a collector street system that is designed to provide superior vehicular circulation to all portions of the proposed master planned community, and which is intended to offset the impacts of the many overflow facilities and the associated excessive block lengths. Phase I of the proposed development provides a boulevard collector road running north-south through the middle of the proposed community. The collector provides access to two of the major thoroughfares that border the property, Freeman Road and Beckendorff Road. In addition to this collector road, the plan provides an east-west collector that connects the property to Katy Hockley Road. On the west side of the proposed development, there are two local streets that connect to Pitts Road. Overall, the proposed collector system provides sufficient connections to the single-family neighborhoods and surrounding major thoroughfares in a way that allows for the copious amount of required detention acreage. Due to the drainage and detention requirements caused by the floodplain and floodway, 1,400-foot intersection spacing is not feasible throughout outlined sections of the community (see attached exhibit). This proposed single-family section has easy accessibility to the main collector road and to Katy Hockley Road which is sufficient without the additional connection to the collector. The proposed configuration is consistent with other large lake/detention facilities typically found in master planned communities throughout the greater Houston area.

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

The special exception will achieve a result contemplated by Chapter 42 by allowing for proposed local streets to function within the existing physical constraints that are within the allowable 33% deviation and will also maintain the appropriate level of circulation within the development.

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

The modification is a 31% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

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

The overall circulation is upheld by the major thoroughfare grid that overlays the region, and internal circulation is provided in the form of the proposed collector street system and the additional local street connections to the major thoroughfares, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The proposed collector street system in the subject site will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

Houston Planning Commission

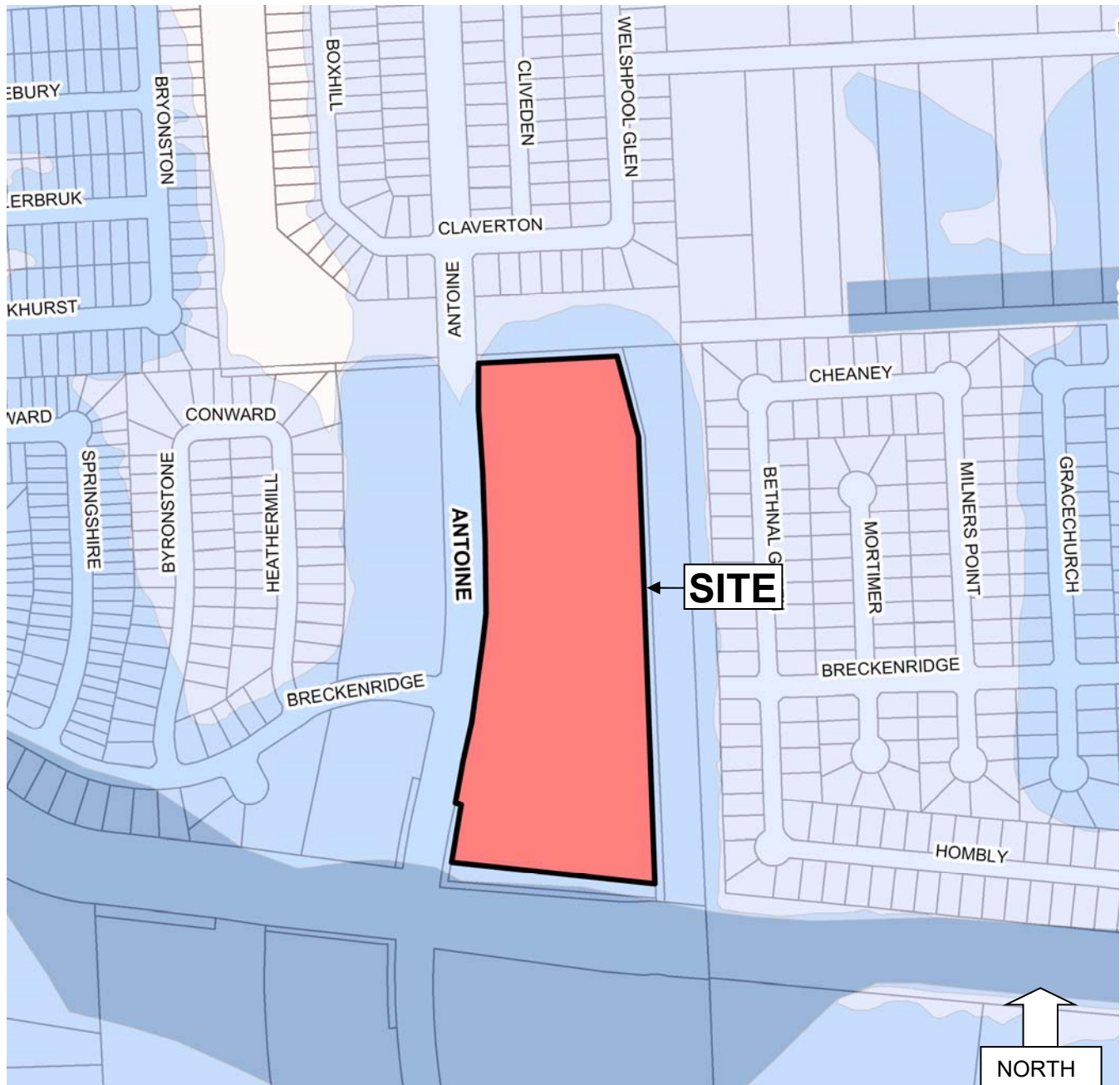
ITEM: 178

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Champions Park Logistics

Applicant: Windrose



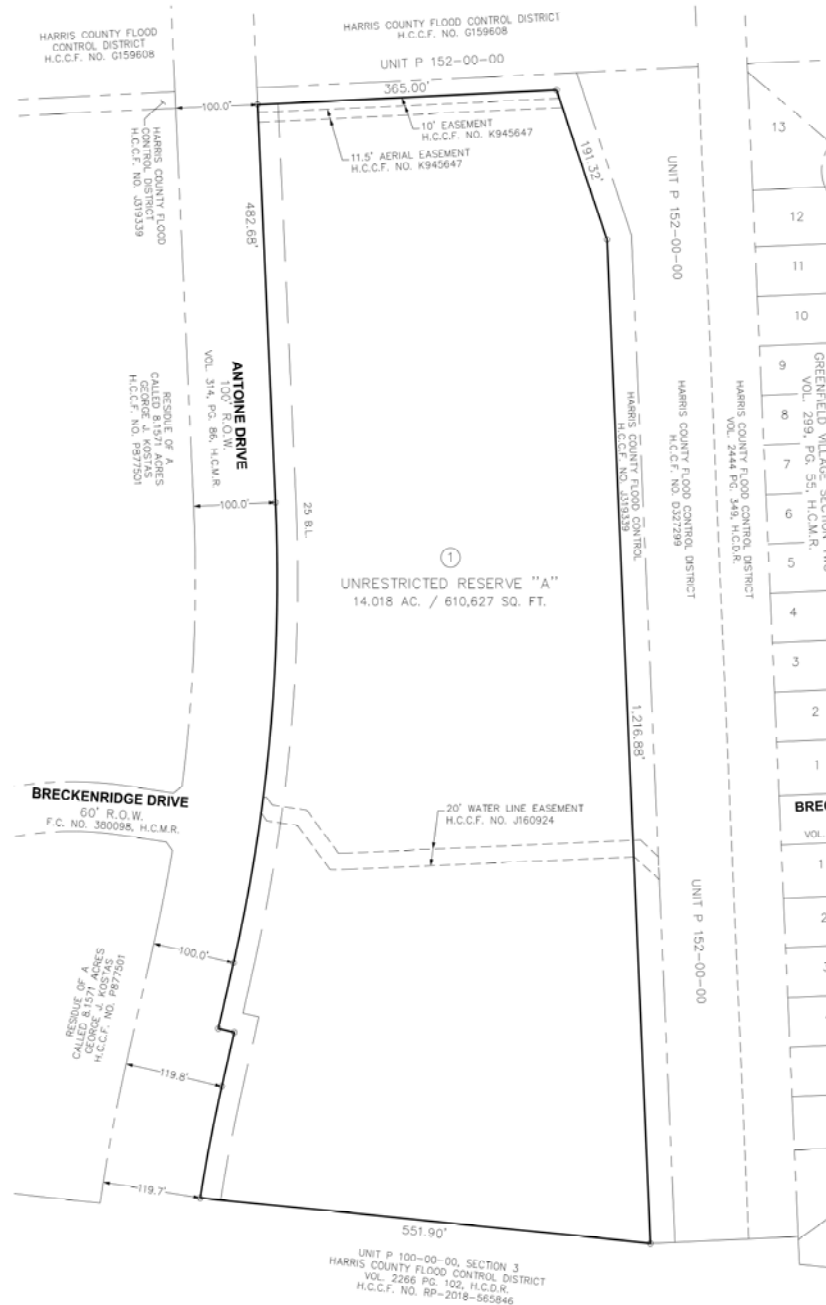
F- Reconsideration of Requirements

Site Location

ITEM: 178

Meeting Date: 02/17/2022

Applicant: Windrose



NORTH

Subdivision

Houston Planning Commission

ITEM: 178

Planning and Development Department

Meeting Date: 02/17/2022

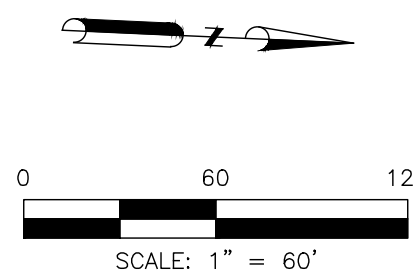
Subdivision Name: Champions Park Logistics

Applicant: Windrose



F- Reconsideration of Requirements

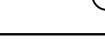
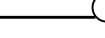
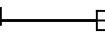

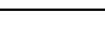
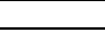


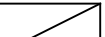

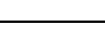
Aerial

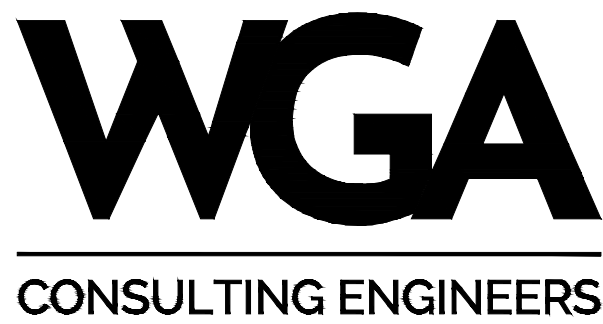


BENCHMARKS:
PRIMARY BENCHMARK
 PUBLISHED ELEVATION - 109.61'
 BENCHMARK - HARRIS COUNTY FLOODPLAIN RM NO. : 150155,
 STAMPED '150155', LOCATED ON THE INTERSECTION OF WEST
 GREENS ROAD AND ANTONIO DRIVE, TRAVEL NORTH ON ANTONIO
 DRIVE TO THE NORTHBOROUGH BRIDGE MONUMENT IS
 LOCATED ON THE EAST SIDEWALK. NAVD88. (2001 ADJUSTED.)
TEMPORARY BENCHMARK "A"
 ELEVATION - 102.50'
 BOX CUT ON THE FORM INLET LOCATED ON THE EAST LINE OF
 ANTONIO DRIVE, APPROXIMATELY 42.2' SOUTH OF THE
 INTERSECTION OF ANTONIO DRIVE AND BRECKENRIDGE DRIVE.
 TO THE WEST OF THE INTERSECTION OF ANTONIO DRIVE AND
 ELEVATION - 108.96'
 BOX CUT ON THE SOUTH SIDE OF A BRIDGE RAIL, LOCATED ON
 THE EAST LINE OF ANTONIO DRIVE, APPROXIMATELY 357.0'
 SOUTH OF THE INTERSECTION OF ANTONIO DRIVE AND
 CLAVERTON DRIVE.

FLOOD PLAIN NOTE:
THIS SUBJECT TRACT LIES WITHIN SHADED ZONE "AE" AREAS DETERMINED TO BE **INSIDE** THE **100-YEAR FLOODPLAIN** (1% ANNUAL FLOODPLAIN CHANCE) AS DELINEATED ON THE FLOOD INSURANCE MAP FOR **HARRIS COUNTY, TEXAS** AND INCORPORATED AREAS, MAP NO. **482011455L**, MAP REVISED **JUNE 18, 2007**.

THE NEAREST AND HIGHEST CURRENTLY KNOWN AND RELEVANT 0.2% ANNUAL CHANCE FLOOD ELEVATION APPEARS TO BE 105.40 FT (NAVD, 1988, 2001 ADJUSTMENT) ACCORDING TO CROSS SECTION LINE "GM" AND "GN" ALONG **GREENS BAYOU N100-00-00**.

OVERALL LAYOUT LEGEND:	
	PROPOSED STORM SEWER/MANHOLE
	PROPOSED LARGE DIAMETER STORM SEWER/MANHOLE
	PROPOSED STORM SEWER/CURB INLET/GRATE INLET
	PROPOSED SANITARY SEWER/MANHOLE/STACK/CLEANOUT
	PROPOSED LARGE DIAMETER SANITARY SEWER/MANHOLE
	PROPOSED WATER LINE/REDUCER/GATE VALVE/FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED WATER BACKFLOW PREVENTER
	PROPOSED HIGHBANK FOR DETENTION POND/DITCH
	PROPOSED STORM SEWER CORRUGATED METAL PIPE
	PROPOSED CURB

[illegible]

WARD, GETZ & ASSOCIATES, PLLC
TEXAS REGISTERED ENGINEERING FIRM F-9756
2500 Tanglewilde, Suite 120
Houston, Texas 77063
713.789.1900

CHAMPIONS PARK

OVERALL SITE PLAN

SCALE 1"=60'	DESIGN NL/ML	DRAWN NL/ML
-----------------	-----------------	----------------

SHEET
C1.2



Application No: 2022-0352
Plat Name: Champions Park Logistics
Applicant: Windrose
Date Submitted: 02/07/2022

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:

to exceed minimum intersection spacing requirements by not extending a right of way through the subject property; and to not extend or terminate Breckenridge Street in a cul-de-sac

Chapter 42 Section: 127

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. 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 this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

See attached Variance



Application Number: 2022-0352

Plat Name: Champions Park Logistics

Applicant: Windrose

Date Submitted: 02/07/2022

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 minimum intersection spacing requirements by not extending a right of way through the subject property;

Chapter 42 Section: 127

Chapter 42 Reference:

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

Statement of Facts

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

(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;

Subject property is located on Antoine Dr., about 1800 feet northwest of its intersection with W. Greens Road. Applicant intends to build a logistics center for warehousing and distribution. Because there are slightly over 2,600 feet between W. Greens and the next intersection with Claverton Drive, Chapter 42 of the Houston code of ordinances requires the applicant to extend a public right of way through the parcel. Unusual physical features affect the subject property and would make strict application of the intersection spacing requirement infeasible. The tract is bounded on the East and North by drainage channel P 152-00-00, maintained by the Harris County Flood Control District. This channel flows into a Harris County floodway on the south of the property designated as drainage channel P 100-00-00, otherwise known as Greens Bayou. The most viable connection through the property, Breckenridge Drive, will directly cross the drainage channel that flows into the Bayou.

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

Breckenridge Drive was platted as part of the Copper Creek subdivision (1996) and Greenfield Village subdivision (1979). Harris county acquired control over the P 152-00-00 drainage channel in 1971 and over the P 100-00-00 drainage channel in 2018. The area's flood infrastructure and single-family housing have long been in place and granting the variance will allow the applicant to make best use of the land while keeping the existing neighborhood's safety and tranquility in mind.

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

The Copper Creek subdivision to the west across Antoine Drive has access to both Antoine and Bammel North Houston Road through Breckenridge drive. Kleinmeadow extends from Bammel North Houston into Richey Road. Kleinbrook Drive extends directly into Champion Forest Drive. The Greenfield Village subdivision to the east across the drainage channel has access to W. Greens Road through Drucker Dr. and Stoughton Dr. Extending a public right of way through

the subject property or terminating Breckenridge in a cul-de-sac is not necessary to maintain the purpose of the ordinance, to provide safe and orderly traffic flow for vehicles and pedestrians

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

The existing roadway network in Copper Creek and Greenfield Village is adequate to maintain public welfare for those subdivisions. Further, not extending a further public right of way will prevent additional construction and traffic through a drainage channel necessary to mitigate the effects of flooding. This extension would also connect the transportation network of the planned Champions Park Logistics subdivision with the Copper Creek and Greenfield Village single family subdivisions, mixing residential and commercial traffic. Driving a road through the drainage channel will require building a bridge over the flood control easement and down into the adjacent single family residential neighborhood, adding to the disruption caused to local residents.

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

The justification for this variance is the existence of the drainage channel and to prevent the mixing of commercial traffic and residential traffic in the neighboring subdivisions. The goals of preventing commercial traffic flow through residential streets and the preventing disruption of vital flood infrastructure are adequate for granting the variance.

Houston Planning Commission

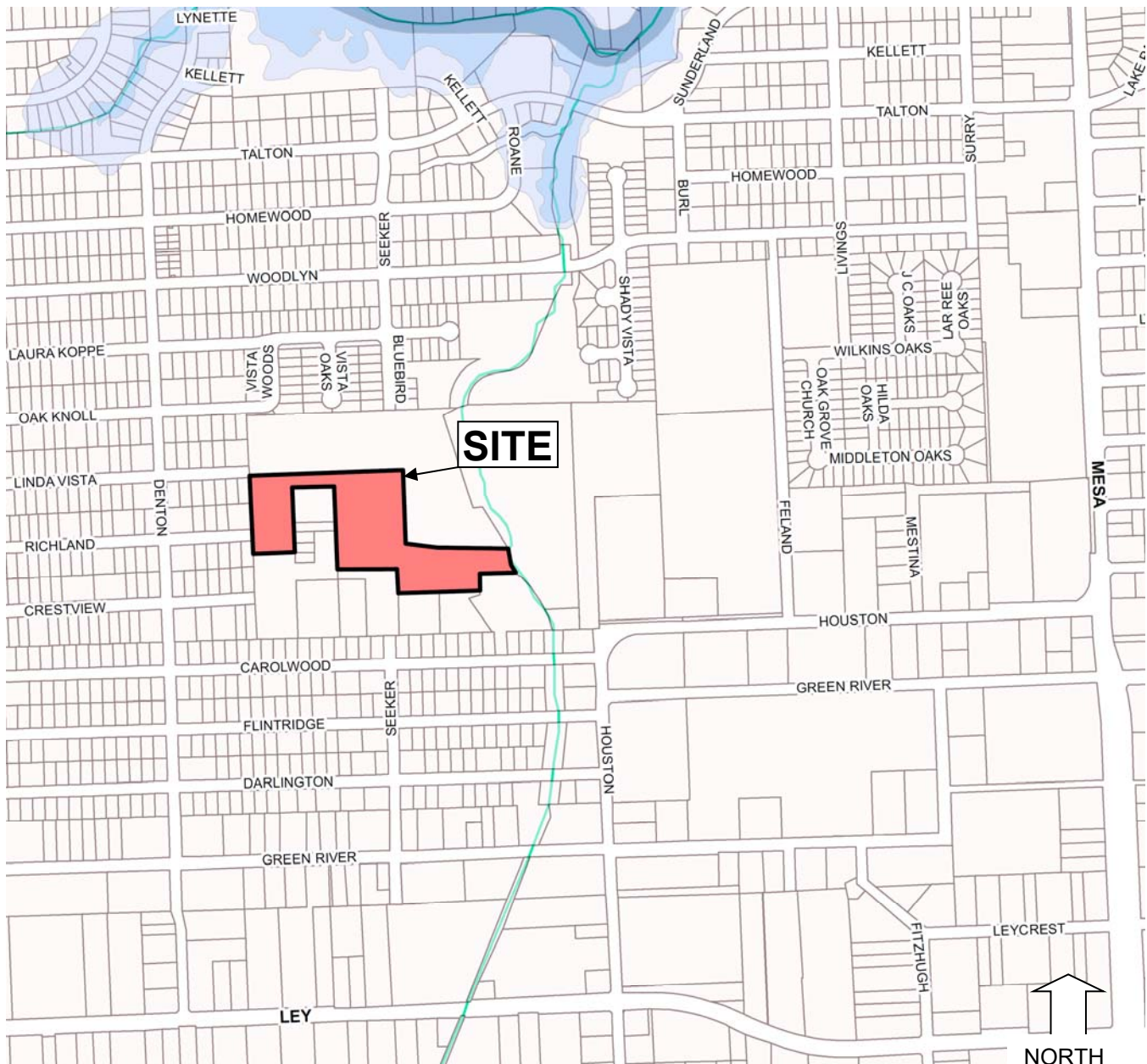
ITEM: 180

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Life Style (DEF 1)

Applicant: Aliana Corporation LLC



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

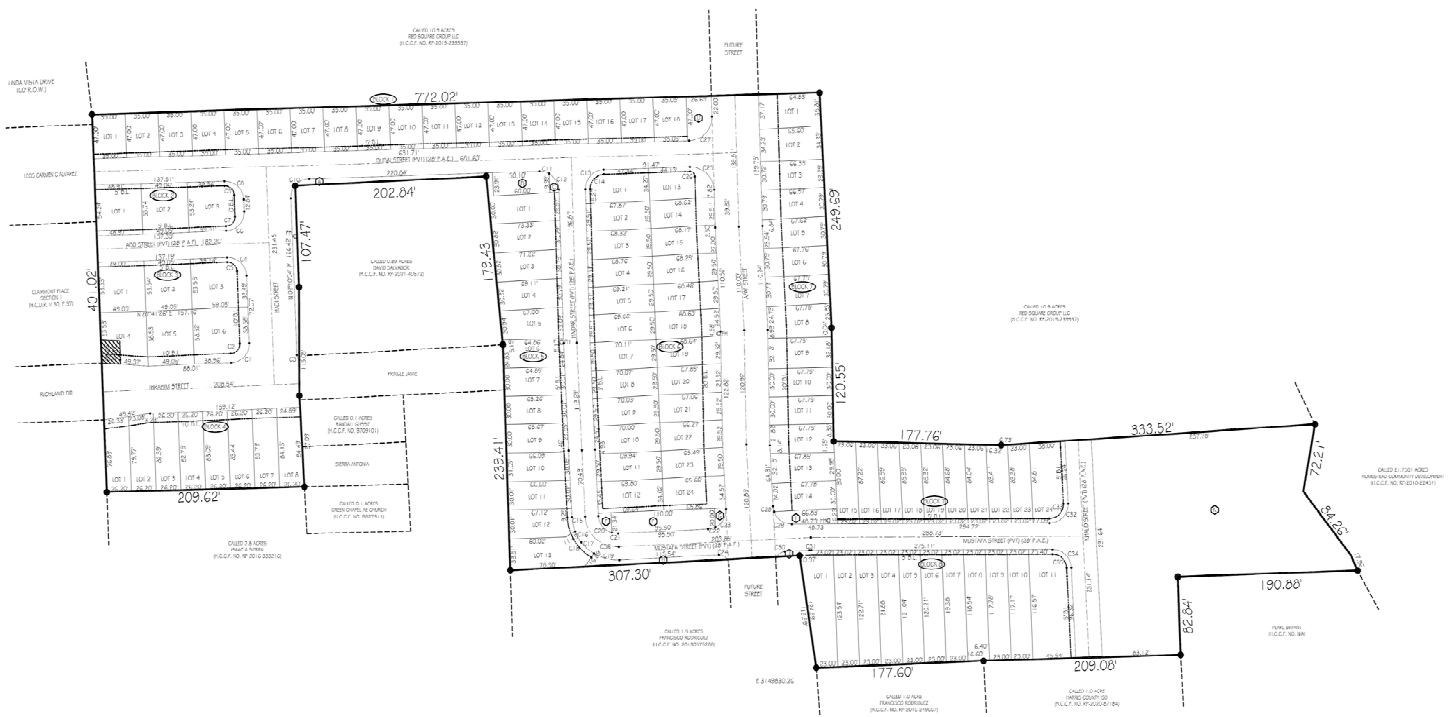
ITEM: 180

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Life Style (DEF 1)

Applicant: Aliana Corporation LLC



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 180

Planning and Development Department

Meeting Date: 02/17/2022

Subdivision Name: Life Style (DEF 1)

Applicant: Aliana Corporation LLC



F- Reconsideration of Requirements

Aerial



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.



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: 02/17/2022

ITEM: 199

Applicant: KRISTI CARPENTER
Contact Person: Missy Young

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	22-1615	77357	5873	295T	ETJ
EAST OF: BAPTIST ENCAMPMENT ROAD SOUTH OF: TWIN OAKS DRIVE					

ADDRESS: 25168 Twin Oaks Drive New Caney, Texas 77357

ACREAGE:

LEGAL DESCRIPTION:

LOT THIRTY SIX (36), IN WINDWOOD SUBDIVISION SECTION 4, AN UNRECORDED SUBDIVISION IN TRACT 7 CONVEYED IN VOLUME 1066, PAGE 366 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: 02/17/2022

ITEM: 200

Applicant: ROBERT HUFFMAN
Contact Person: Missy Young

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	22-1615	77357	5873	295T	ETJ
EAST OF: BAPTIST ENCAMPMENT ROAD SOUTH OF: TWIN OAKS DRIVE					

ADDRESS: 25204 Twin Oaks Drive New Caney, Texas 77357

ACREAGE:

LEGAL DESCRIPTION:

LOT THIRTY NINE (39), IN WINDWOOD SUBDIVISION SECTION 4, AN UNRECORDED
SUBDIVISION IN TRACT 7 CONVEYED IN VOLUME 1066, PAGE 366 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



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		
Terry Alleyne	Terry Alleyne	(832)217-8065	mysaltriver@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5117 Airport Blvd	21119153	77048	5452B	573H	D

HCAD ACCOUNT NUMBER(S):	1024540000009
PROPERTY LEGAL DESCRIPTION:	Lot 9 Block 1 Sims Bayou Vista
PROPERTY OWNER OF RECORD:	Jre Universal
ACREAGE (SQUARE FEET):	3,116
WIDTH OF RIGHTS-OF-WAY:	Airport Blvd: 100'
EXISTING PAVING SECTION(S):	Airport Blvd: 80'
OFF-STREET PARKING REQUIREMENT:	NA
OFF-STREET PARKING PROVIDED:	NA
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: None

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 1985 sq

PURPOSE OF VARIANCE REQUEST: Requesting 20 feet building line in lieu of ordinance required 25 foot building line

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): current conditions of property is a 35x80 foot lot that sits on a major road airport blvd with a new resident build I need a variance of 20 foot building line based on the lot size

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

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

The imposition of the lot would create a problem at 25 feet based on land not being big enough I need to get 20 feet building line

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

The propose plan need to be built at 20 feet vs building line 25 feet making infeasible at 25 feet based on the lot size

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

The 25 feet setback with the new code prohibits the new residence to be built based on the shape of the lot and dimensions the variance will be appropriate if the city allows me 20 feet building line

- (3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose will be preserved and maintained thru the entire project**

- (4) The granting of the variance will not be injurious to the public health, safety or welfare;
Maintaining safety is my highest concern and will make sure everyone is aware and safe while the project is building I will have signs posted**

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

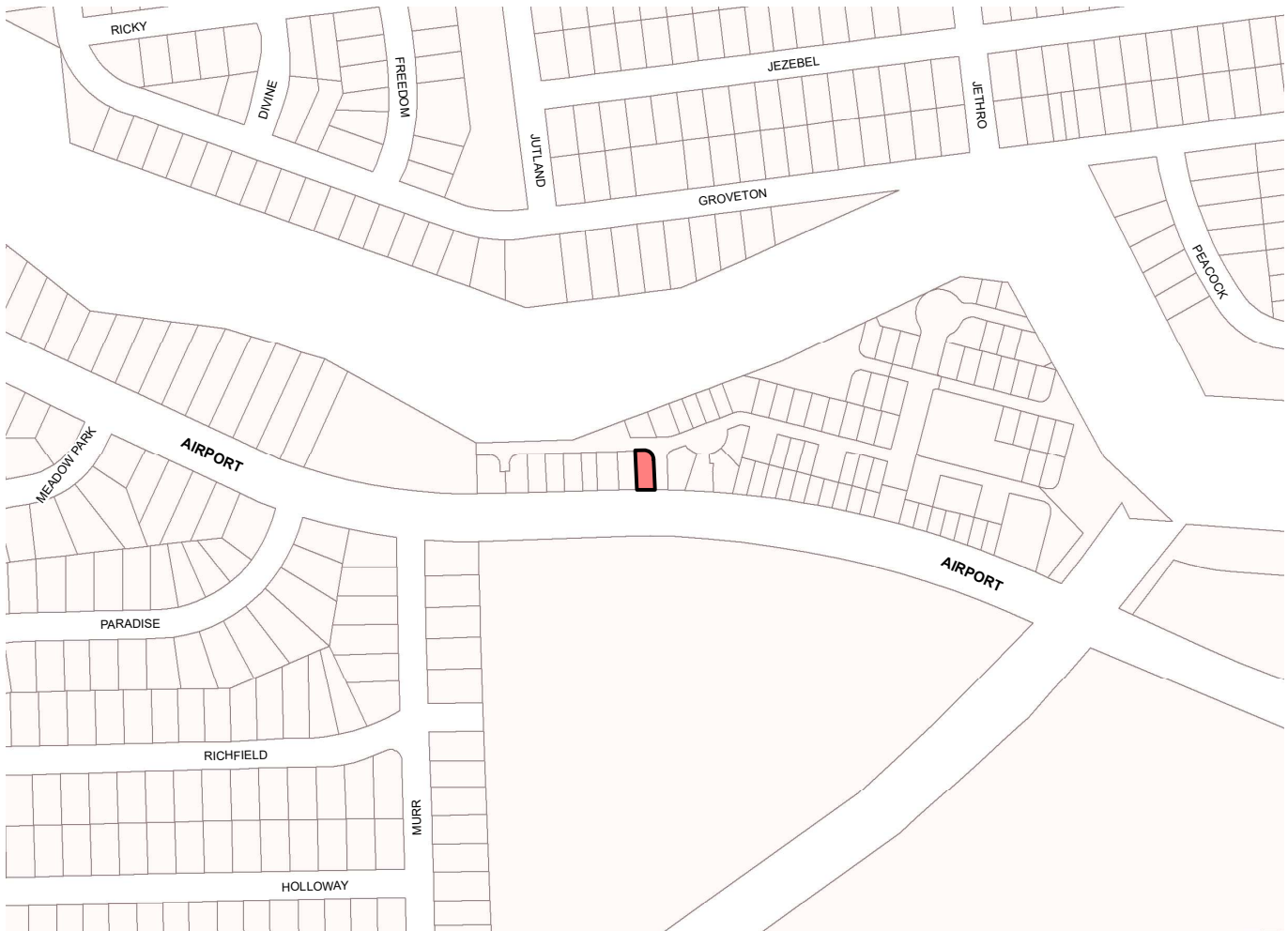
Being that the property dimensions are small and orientation is diff is also why I believe the the variance should be granted I'm building the community

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 201

Meeting Date: 2.17.2022

Houston Planning Commission

Aerial Map

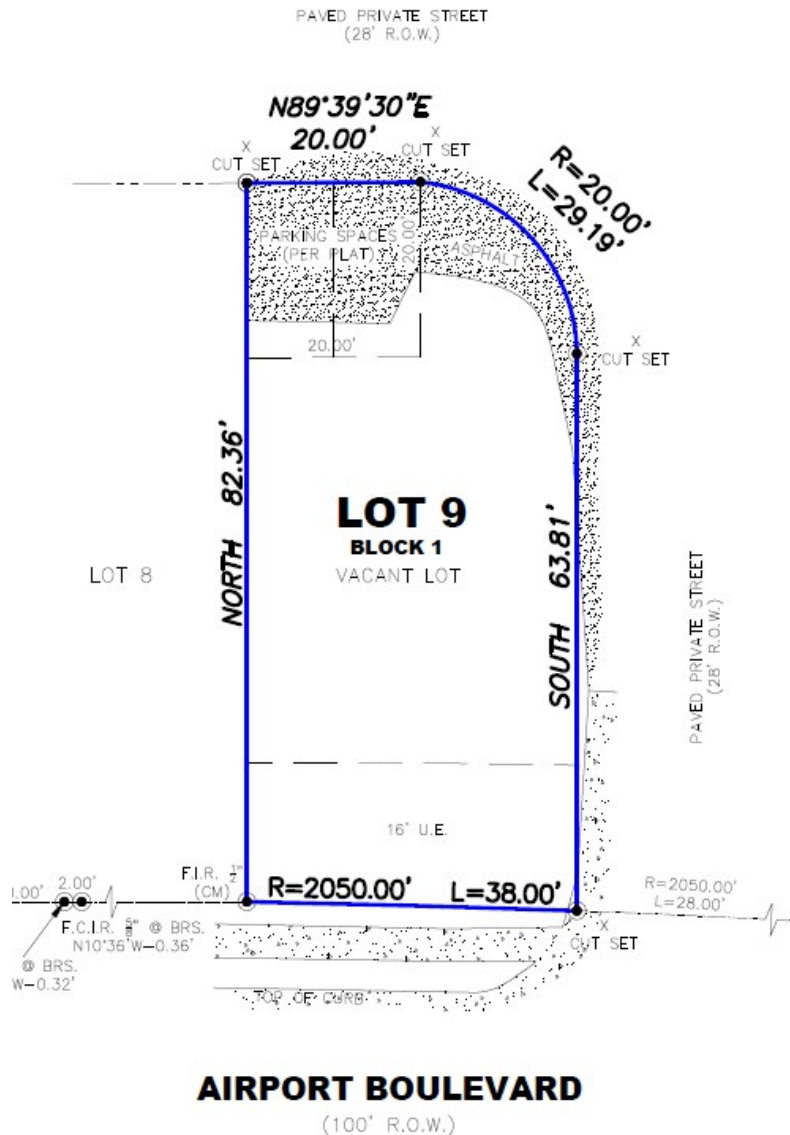


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

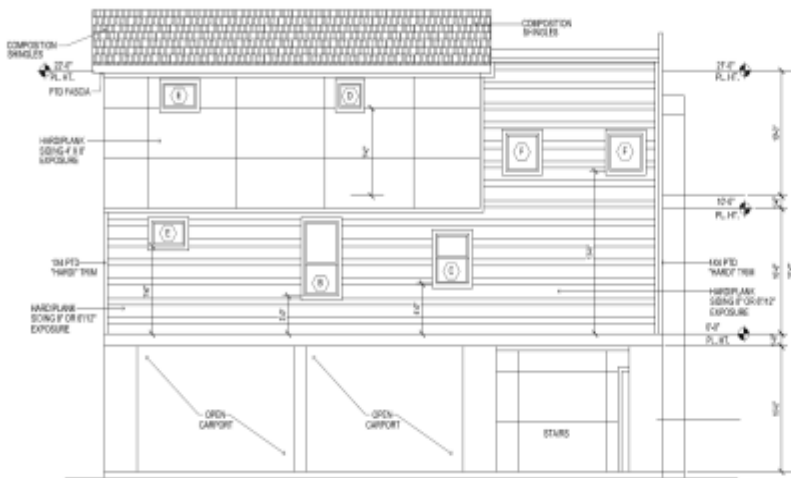
Survey



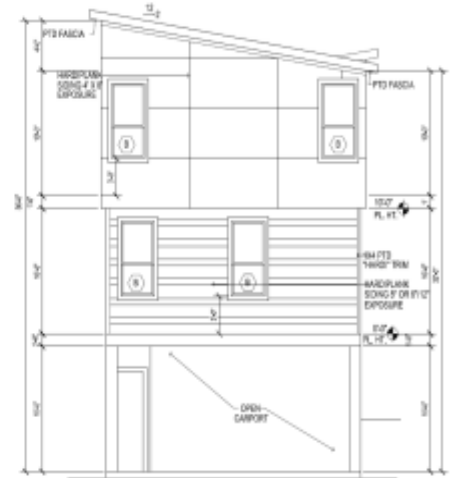
DEVELOPMENT PLAT VARIANCE



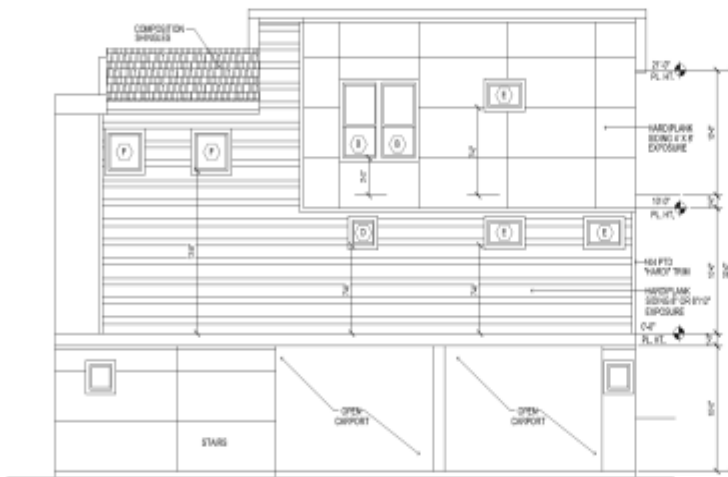
Elevations



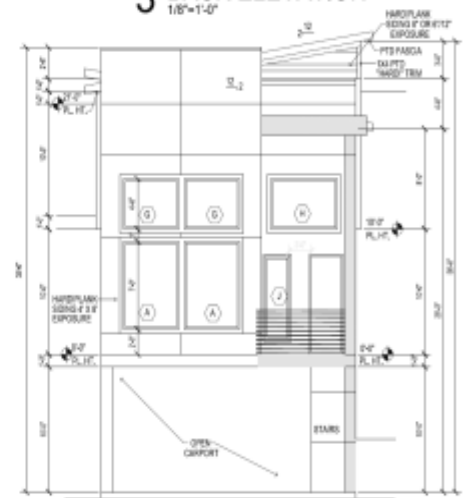
4 LEFT ELEVATION
1/8"=1'-0"



3 BACK ELEVATION
1/8"=1'-0"



2 RIGHT ELEVATION
1/8"=1'-0"



1 FRONT ELEVATION
1/8"=1'-0"

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



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 202

Meeting Date: 02/17/2022

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



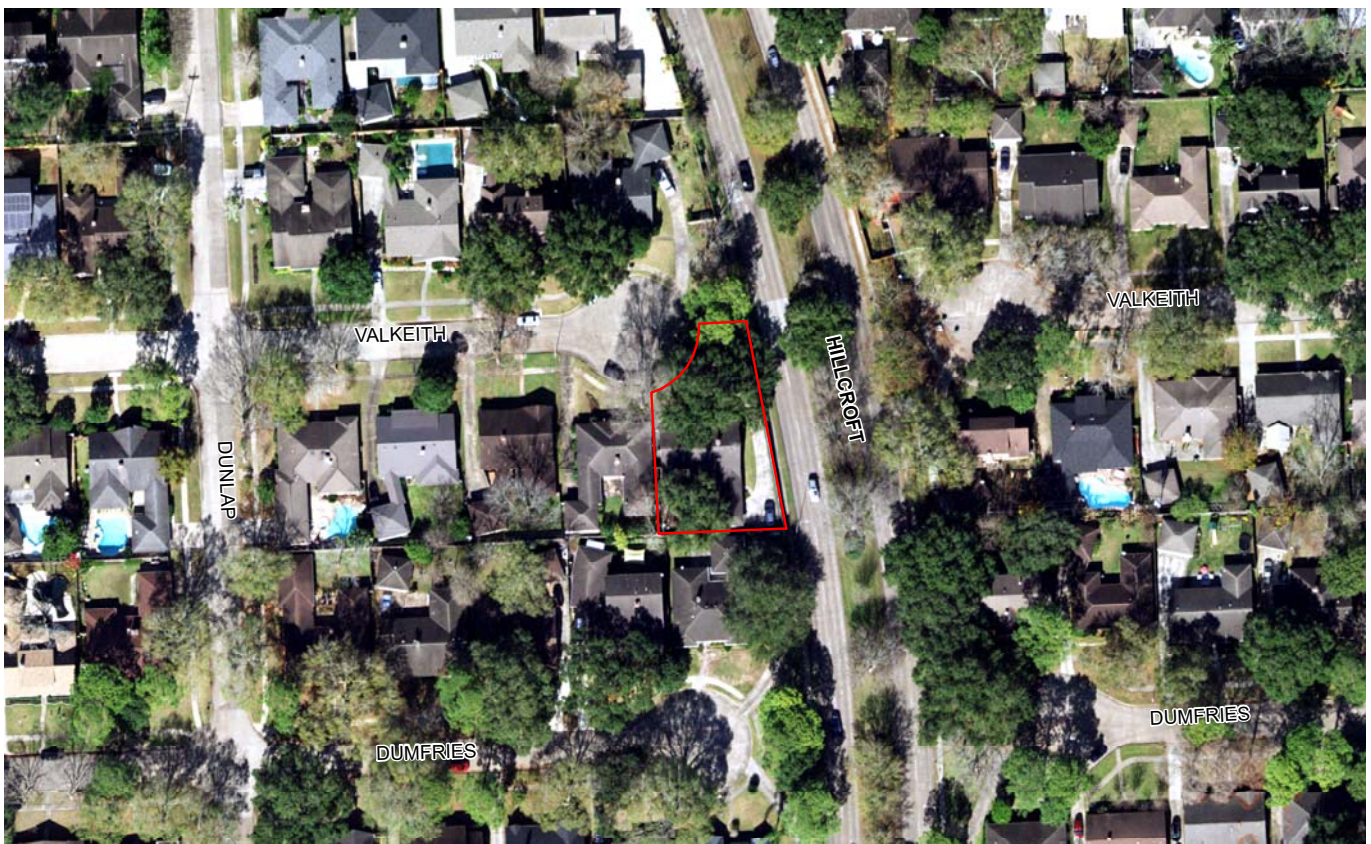
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 202

Meeting Date: 02/17/2022

Houston Planning Commission

Aerial Map

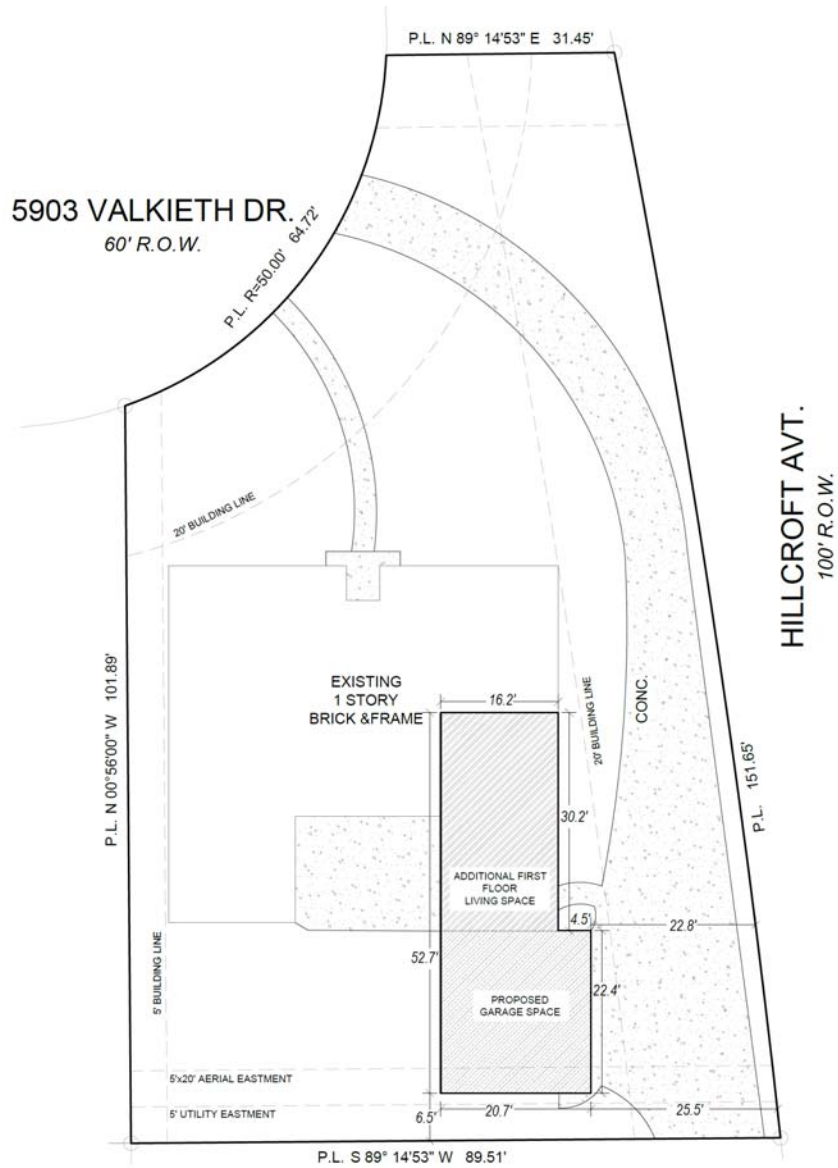


DEVELOPMENT PLAT VARIANCE



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 from the Planning Standards of Chapter 28 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.hotel-motel@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	
Shilpin Consultancy LLC		Swapnil Patel	936-828-0370	designs@shilpinconsultancy.com	
COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	D	77048		573Z	Minnetex

HOTEL/MOTEL NAME: Studio 6

HOTEL/MOTEL ADDRESS: 14402 Old Chocolate Bayou Road, Houston, Texas 77048

PROPERTY OWNER OF RECORD: 1996Ft Bethany Lucas LP

OWNER ADDRESS: 3334 Richmond Ave., Ste# 203, Houston, Texas 77098

PROJECT PERMIT NUMBER: XX

TOTAL ACREAGE: 0.9999 Acres

TOTAL NUMBER OF ROOMS: 66 Rentable Rooms

PARKING SPACES PROVIDED: 66

SURVEY/ Plat Cullen Crossing

SCHOOL DISTRICT: Houston ISD

NORTH OF: Beltway 8

EAST OF: Cullen Blvd

SOUTH OF: Schurmier Rd

WEST OF: Old Chocolate Bayou Road

PURPOSE OF VARIANCE REQUEST: To allow a 66 room hotel to be located in a residential area, to allow a hotel to take it's main access from a residential street, to allow a hotel to take access from a two lane street.

CHAPTER 28 REFERENCE(S): 28-202 (1)(c) , 28-202 (5), 28-202 (1)

HOTEL/MOTEL VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

We are proposing a 3 story interior quality (Franchise) Hotel, that will improve the overall quality of the area. The tract falls on a street that leads to a residential zone. Denying this request will deny the owner reasonable use of the land.

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). 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.hotel-motel@houstontx.gov.

- (1) **The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant or owner of the property of the reasonable use of the land;**
Our client is trying to create a nicer Hotel. This Hotel cannot meet all characteristics outlined in Code of Ordinances Sec. 28 (Location Requirements). In order for him to achieve required number of rooms without asking for variance would result in cutting down of the premium facility that he is wishing provide. Please grant this request as the proposed Hotel will improve the neighborhood overall quality and look.
- (2) **The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant;**
No, the client's sole purpose for requesting this variance is not from our client creating undue hardship upon himself or City. The reason for this request is to fulfill neighborhood's requirement by developing class A facility .
- (3) **The intent and general purposes of this article will be preserved and maintained; and**
Yes, the intent and general purposes of this chapter will be preserved and maintained to the fullest.
- (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 harmful in anyway to the public. In fact, this will be more beneficial to the surrounding.

HOTEL/MOTEL VARIANCE

Houston Planning Commission

Planning and Development Department

ITEM: III

Meeting Date: 02/17/2022



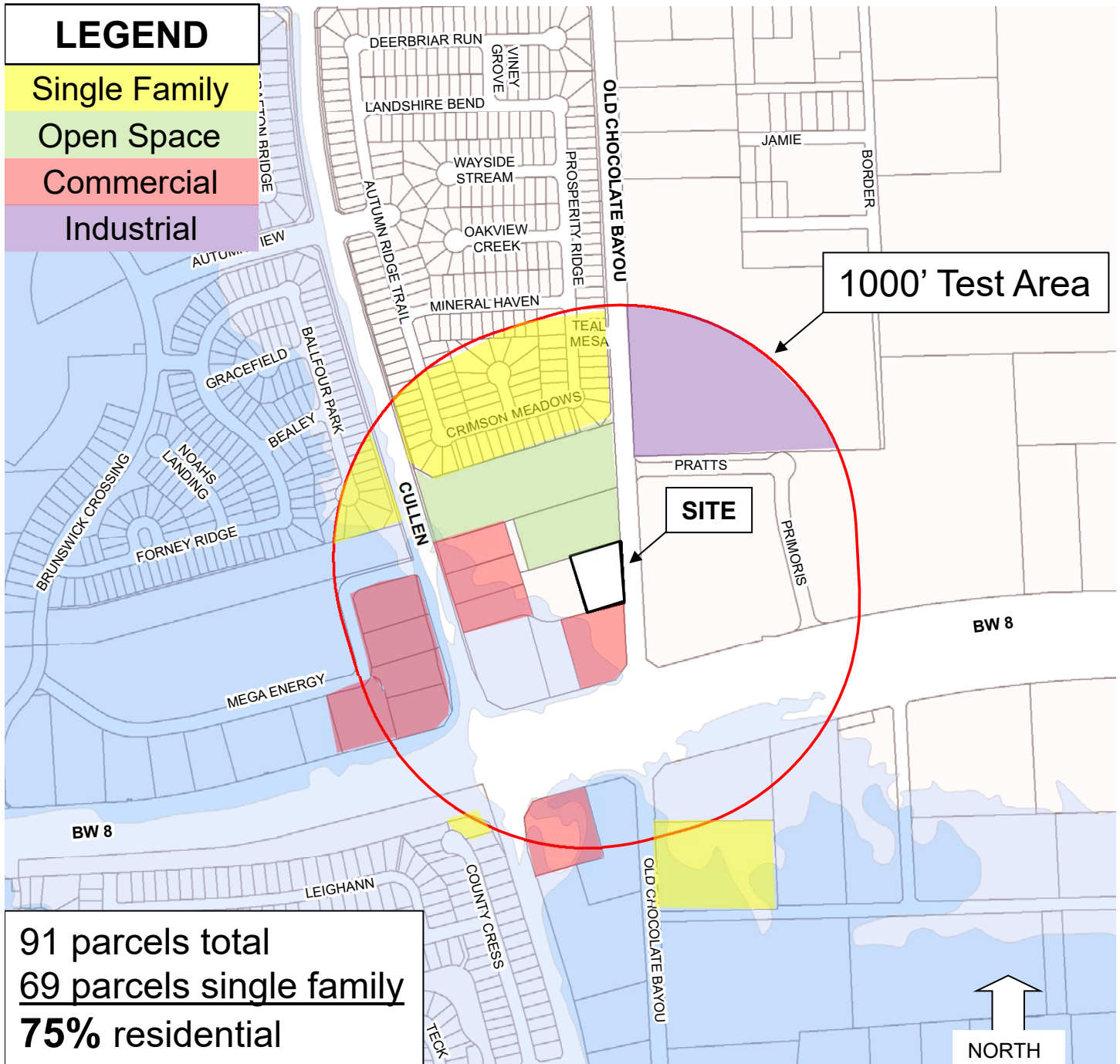
Site Location

Houston Planning Commission

Planning and Development Department

ITEM: III

Meeting Date: 02/17/2022



Site Location

Houston Planning Commission

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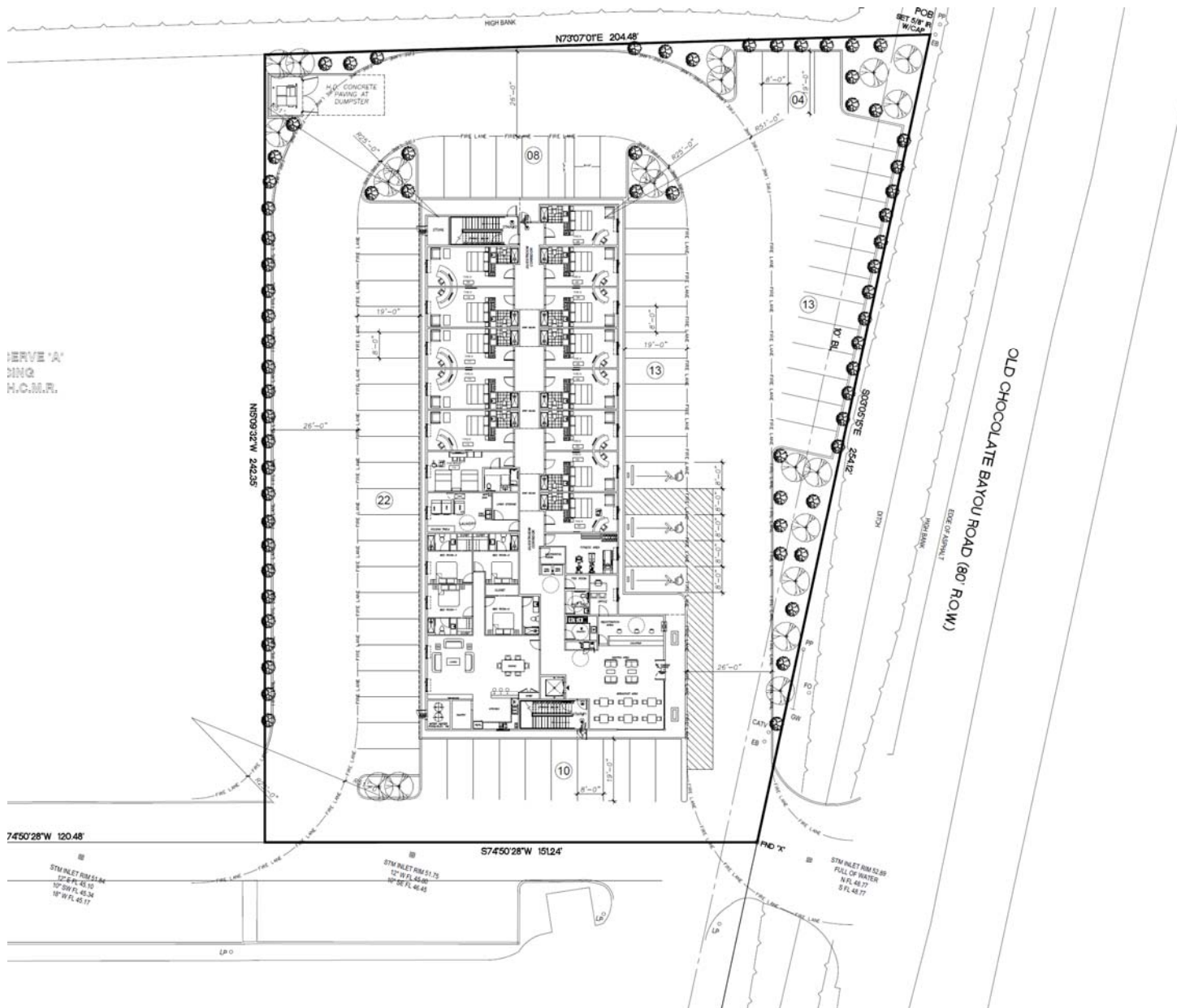
Aerial

Houston Planning Commission

Planning and Development Department

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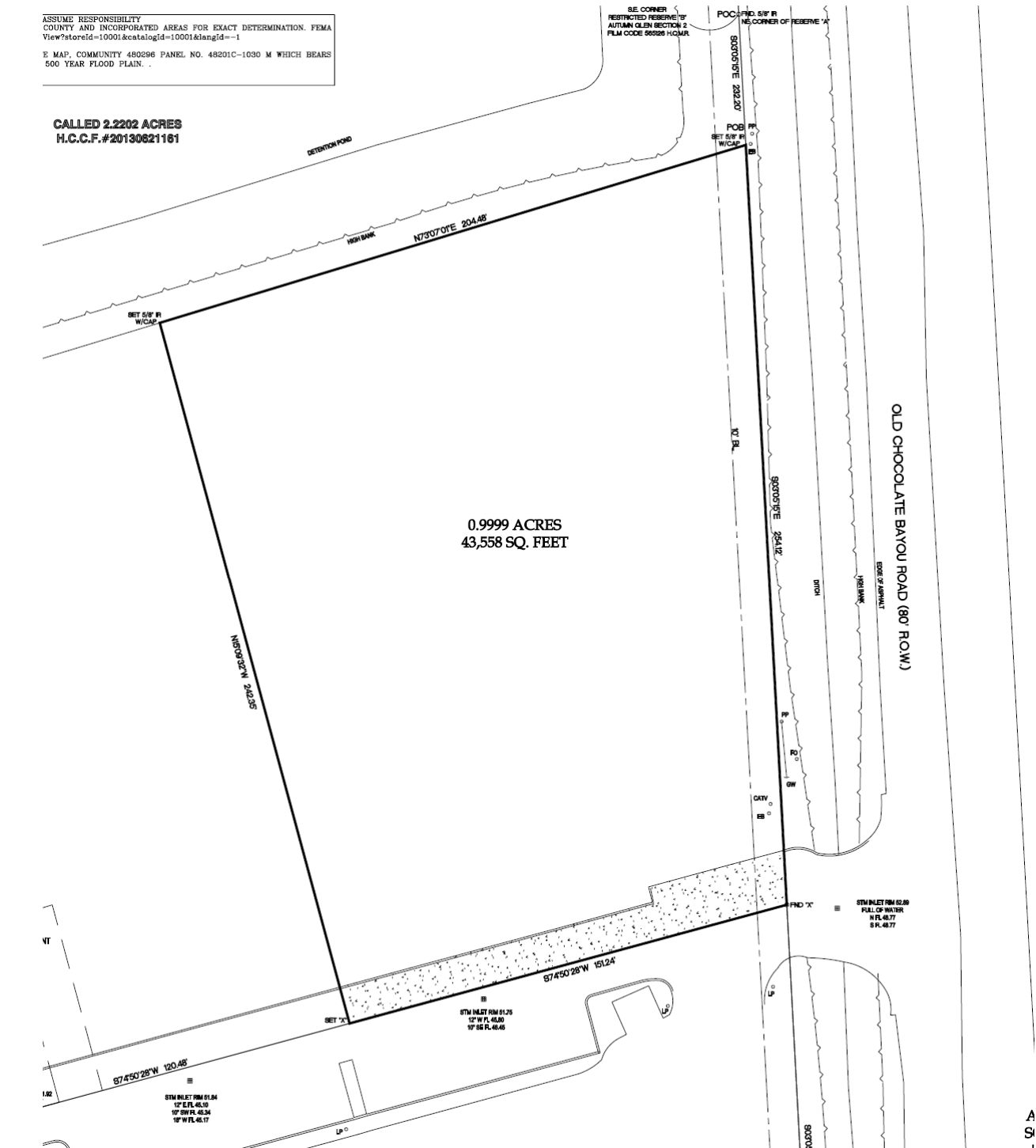
1 SITE PLAN
SCALE: 1/30" = 1'-0"



Site Plan

Planning and Development Department

Meeting Date: 02/17/2022



Survey

Houston Planning Commission

ITEM: III

Planning and Development Department

Meeting Date: 02/17/2022



Rendering

AGENDA: IV

SMBLB Renewal Application No. 33REN: 300 to 1000 blocks of Peden Street, north and south sides, between Taft and Montrose Streets.

BACKGROUND:

The Planning and Development Department received an application for the renewal of a Special Minimum Building Line Block (SMBLB) for the 300 to 1000 blocks of Peden Street, north and south sides, between Taft Street and Montrose Street. Analysis shows that the most frequent constructed building line of 21'-0" exists for the blockfaces. The block and building line have remained essentially the same since the original ordinance (2001-1056) was passed by City Council on November 20, 2001. One protest was filed, and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-170. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Once an application is determined to be complete, the Planning Director notifies all owners of property within the proposed SMBLB renewal. Any property owner who wishes to protest the renewal of the requirement area may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph); and
- receives no timely protest filed by a property owner within the proposed SMBLB renewal.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of renewal the SMBLB.

Should the application not meet one or more of the above criteria, the application must be forwarded to the Planning Commission for public hearing and consideration. After close of the public hearing, the Planning Commission shall consider the following:

- that the boundaries of the proposed SMBLB renewal include all properties within at least one blockface;
- that more than 50% of the proposed SMBLB renewal is developed with single-family residential units;
- that the applicant demonstrated sufficient support for the SMBLB renewal;
- that the renewal of the SMBLB will further the goal of preserving the building line character of the area; and
- that less than 25 percent of the single-family residential properties within the proposed SMBLB renewal have a constructed building line that varies by more than five (5) feet from the most frequent constructed building line.

Should the Commission find that the application meets these requirements, the Commission must forward the application to City Council for consideration. City Council approval of the SMBLB renewal is enforceable for twenty years from the effective date of the ordinance.

STAFF ANALYSIS:

This application includes ninety-two (92) properties along the 300 to 1000 blocks of Peden Street, north and south sides, between Taft and Montrose Streets.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLB renewal include all properties within at least one blockface;*
The application comprises of four opposing blockfaces, the north and south sides, of Peden Street between Taft Street and Montrose Street.
- *More than 50% of the proposed SMLB renewal must be developed with single-family residential units;*
Land uses of the properties consist of eighty (80) single-family residential units (representing 87% of the total lots).
- *The applicant has demonstrated sufficient support for the SMLB renewal;*
Evidence of support is not required per the ordinance. All property owners were provided notice stating that a protest of the application must be filed within a thirty (30) day period. One protest was filed.
- *Renewal of the SMLB will further the goal of preserving the building line character of the area; and*
The block is comprised of 92 lots. Fifty (50) of the eighty (80) single-family residential lots have a constructed building line of 21 feet. The lots that are developed for single-family residential use comply with the provisions of the criteria below.
- *Less than 25 percent of the single-family residential properties have a constructed building line that varies by more than five (5) feet from the most frequent constructed building line.*
Six (6) single-family residential lots have a building line that varies by more than five (5) feet from the most frequent constructed building line, representing 7.5 percent of the total single-family residential lots.

Public notice of the public hearing was transmitted to all property owners on the block.

ATTACHMENTS:

1. Calculation Analysis
2. Maps
3. Protest Letter(s)
4. Application
5. Boundary Map

SPECIAL MINIMUM BUILDING LINE BLOCK RENEWAL

Application No.	33REN		
Date Received:	10/11/2021	Date Complete:	11/19/2021
Street(s) Name:	Peden Street	Lot(s)	300-1000 block of Peden Street
Cross Streets:	Montrose Boulevard	and	Taft Street
Side of street:	North	and	South

MINIMUM BUILDING LINE:

Address	Land Use	Original Building Line (in Feet)	Building Line (in Feet)	Signed in Support (Optional)	Lot size (in Sq Feet)
1720 (LT 19, BLK 1 & TR 16, BLK 1)	COM	10	0		4,930
303 (LT 1, BLK 1)	SFR	20	21		2,428
305 (LT 2, BLK 1)	SFR	21	21	Y	2,829
307 (LT 1, BLK 1)	SFR	21	21		2,832
308 (LT 18, BLK 1 & TR 15, BLK 1)	VAC	20	0		5,000
309 (LT 2, BLK 1)	SFR	21	21	Y	2,835
311 (LT 1, BLK 1)	SFR	21	21	Y	2,838
312 (LT 17, BLK 1 & LT 14, BLK 1)	SFR	21	21	Y	5,500
314 (LT 16, BLK 1 & LT 13, BLK 1)	SFR	22	22	Y	5,500
315 (LT 16, BLK 2)	SFR	21	21		5,750
319 (LT 2, BLK 1)	SFR	12	21	Y	2,848
320 (LT 2, BLK 1)	SFR	23	21		2,750
321 (LT 1, BLK 1)	SFR	12	21	Y	2,851
322 (LT 1, BLK 1)	SFR	23	21		2,750
401 (LT 14, BLK 2)	SFR	21	21		5,700
405 (LT 13, BLK 2)	SFR	21	21	Y	5,700
406 (LT 14, BLK 1 & LT 11, BLK 1)	SFR	22	22		5,500
407 (TR 12, BLK 2)	MF	22	22		5,240
410 (LT 13, BLK 1 & LT 10, BLK 1)	SFR	20	20		5,500
411 (TR 11A, BLK 2)	SFR	21	21		3,825
412 (LT 12, BLK 1)	MF	23	23		4,705

City of Houston

Special Minimum Building Line Block Renewal

Planning Commission Staff Report
Planning and Development Department

418 (LT 11, BLK 1)	SFR	24	24		5,000
419 (LT 2, BLK 1)	SFR	21	21	Y	2,899
420 (LT 2, BLK 1)	SFR	22	21		2,500
422 (LT 1, BLK 1)	SFR	22	21	Y	2,500
423 (LT 1, BLK 1)	SFR	21	21	Y	2,901
501 (LT 9, BLK 2)	MF	26	26		5,750
502 (LT 9, BLK 1)	SFR	21	21	Y	5,000
507 (LT 2, BLK 1)	SFR	21	21		2,473
508 (LT 2, BLK 1)	SFR	21	21	Y	2,500
509 (LT 1, BLK 1)	SFR	21	21		2,150
510 (LT 1, BLK 1)	SFR	21	21	Y	2,500
511 (LT 7, BLK 2)	SFR	21	21		4,350
515 (LT 1, BLK 1)	SFR	21	21	Y	2,038
516 (LT 1, BLK 1)	SFR	20	21		2,500
518 (LT 2, BLK 1)	SFR	20	21		2,500
520 (LT 1, BLK 1)	SFR	20	21	Y	2,500
522 (LT 2, BLK 1)	SFR	20	21	Y	2,500
523 (LT 5, BLK 1)	SFR	21	21	Y	2,062
0 (LT 2, BLK 1)	SFR	22	21		2,500
0 (LT 1, BLK 1)	SFR	22	21		2,500
603 (LT 4, BLK 2)	SFR	21	21		4,350
604 (LT 4, BLK 1)	MF	28	28		5,000
607 (LT 3, BLK 2)	SFR	22	22		4,772
608 (LT 3, BLK 1)	SFR	21	21	Y	5,000
609 (LT 2, BLK 1)	SFR	21	21		2,500
611 (LT 1, BLK 1)	SFR	21	21		2,500
612 (LT 2, BLK 1)	SFR	21	21		5,000
614 (LT 1, BLK 1 & TR 24A, BLK 2)	MF	21	21		5,599
615 (LT 1, BLK 2)	SFR	21	21		5,090
701 (LT 7, BLK 3)	SFR	20	20		5,000
702 (LT 7, BLK 4)	SFR	25	25		5,000
707 (LT 6, BLK 3)	SFR	20	20		4,600
708 (LT 6, BLK 4)	SFR	20	20		4,600
711 (LT 5, BLK 3)	SFR	25	25		5,000
712 (LT 5, BLK 4)	SFR	20	20		5,000
714 (LT 2, BLK 1)	SFR	20	21		2,500
715 (LT 4, BLK 3)	SFR	25	25	Y	5,000
716 (LT 1, BLK 1)	SFR	20	21		2,500

City of Houston

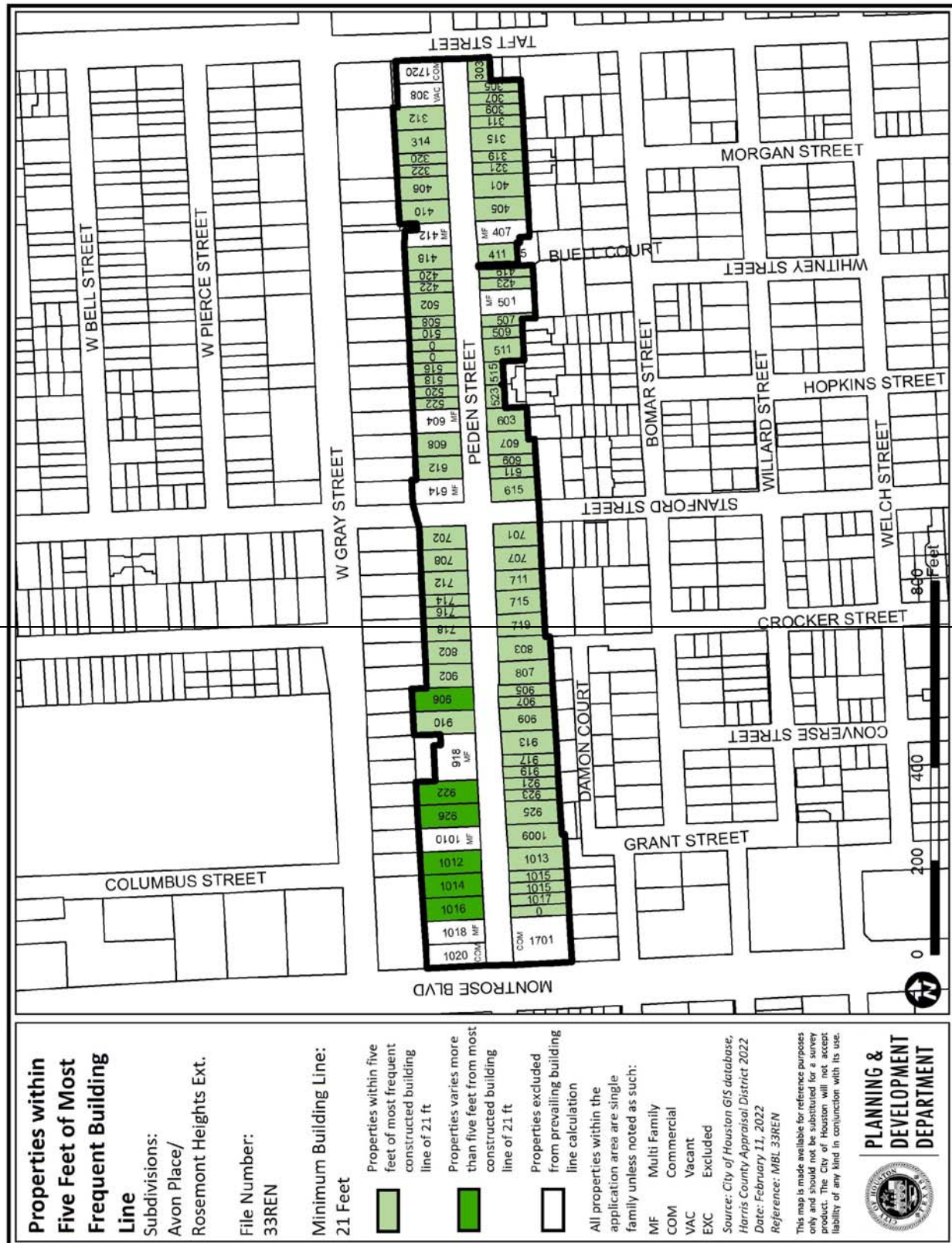
Special Minimum Building Line Block Renewal

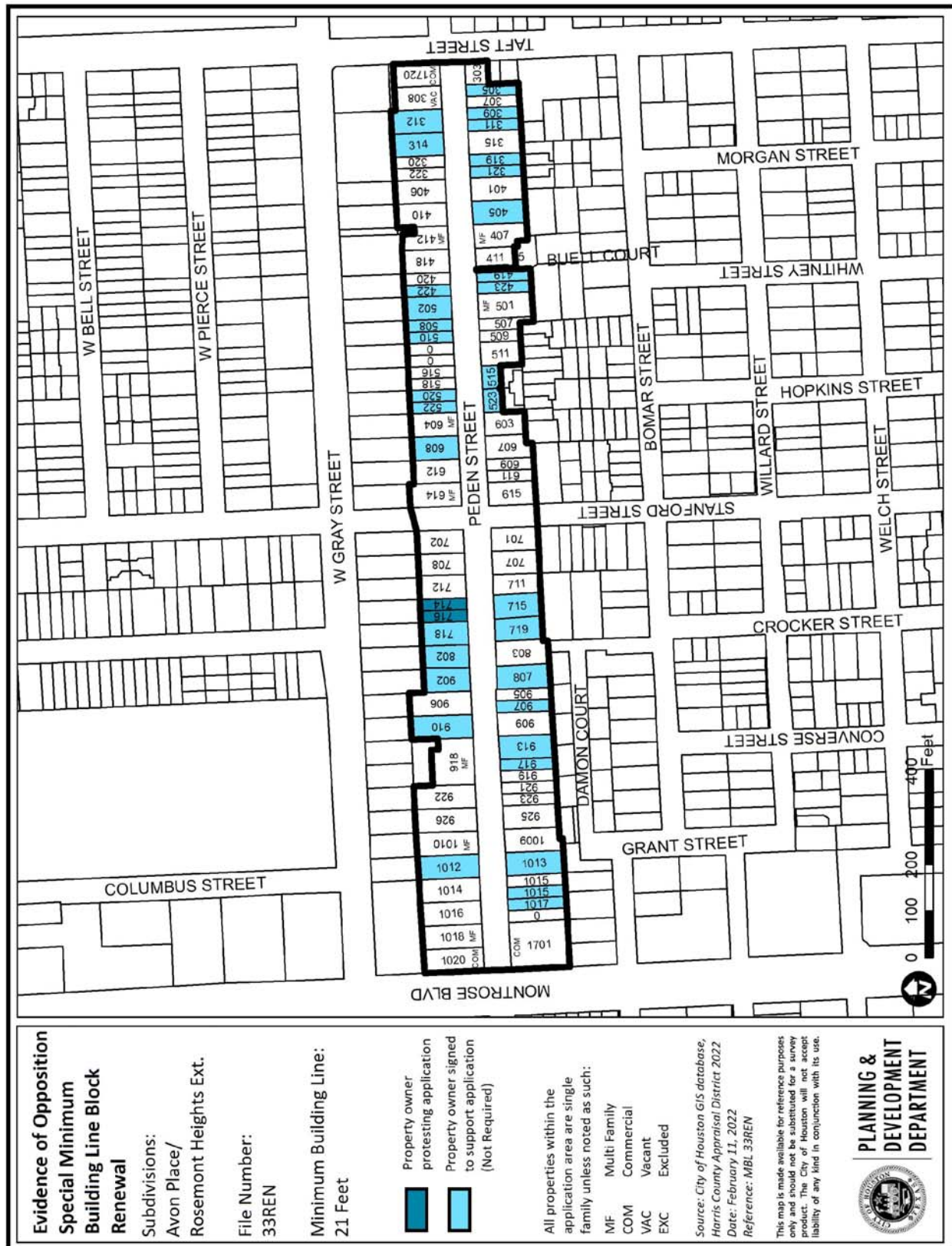
Planning Commission Staff Report
Planning and Development Department

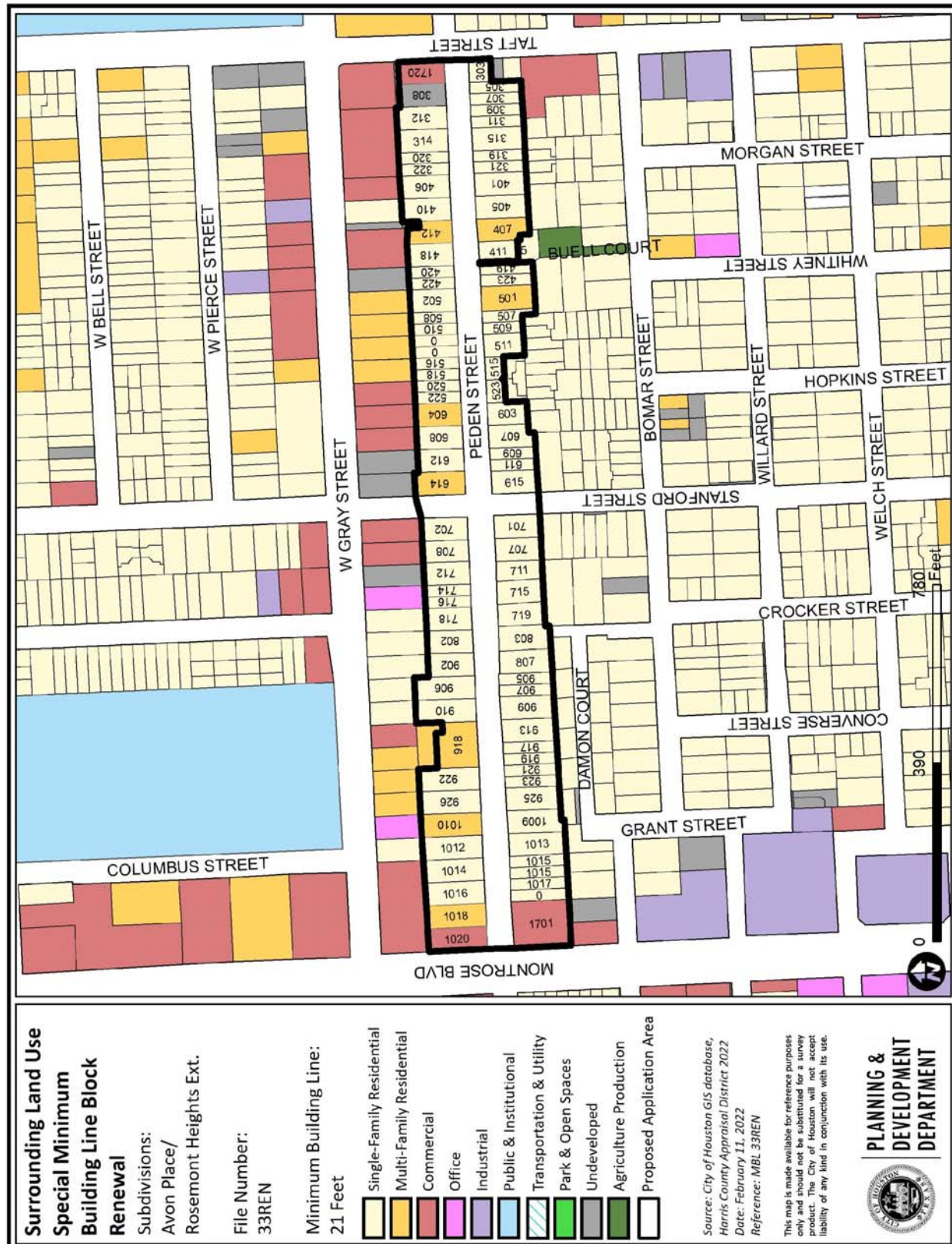
718 (LT 3, BLK 4)	SFR	18	18	Y	5,000
719 (LT 3, BLK 3)	SFR	20	20	Y	5,000
802 (LT 2, BLK 4)	SFR	20	20	Y	5,000
803 (LT 2, BLK 3 & TR 18)	SFR	18	18		5,400
807 (LT 1, BLK 3 & TR 17)	SFR	18	18	Y	5,500
902 (LT 1, BLK 4)	SFR	20	20	Y	5,000
905 (LT 2, BLK 1)	SFR	23	21		2,950
906 (TRS 1A & D1, BLK 14)	SFR	32	32		6,600
907 (LT 1, BLK 1)	SFR	23	21	Y	2,950
909 (TRS 1A & 2A, BLK 13)	SFR	23	23		5,800
910 (TRS 1 & 2A, BLK 14)	SFR	25	25	Y	6,350
913 (TRS 2 & 3A, BLK 13)	SFR	23	23	Y	5,800
917 (LT 1, BLK 1)	SFR	23	21	Y	2,929
918 (TRS 2, 3 & 4A, BLK 14)	MF	32	32		8,649
919 (LT 2, BLK 1)	SFR	23	21		2,933
921 (LT 2, BLK !)	SFR	23	21		2,936
922 (TRS 4 & 5A, BLK 14)	SFR	31	31		6,350
923 (LT 1, BLK 1)	SFR	23	21		2,940
925 (TRS 5 & 6A, BLK 13)	SFR	23	23		5,800
926 (TRS 5 & 6A, BLK 14)	SFR	32	32		6,350
1009 (TR C1, BLK 12 & TR 6, BLK 13)	SFR	23	23		5,800
1010 (TRS 6 & B, BLK 14)	MF	31	31		6,223
1012 (TRS 1A & B1, BLK 11)	SFR	32	32	Y	6,223
1013 (TRS 1A & C, BLK 12)	SFR	23	23	Y	6,200
1014 (TRS 1 & 2A, BLK 11)	SFR	32	32		6,350
1015 (LT 1, BLK 1)	SFR	25	21		3,100
1015 (LT 2, BLK 1)	SFR	25	21	Y	3,100
1016 (TRS 2 & 3A, BLK 11)	SFR	31	31		6,350
1017 (LT 1, BLK 1)	SFR	23	21	Y	3,100
1018 (TRS 3 & 4A, BLK 11)	MF	30	30		6,350
1019 (LT 2, BLK 1)	SFR	23	21		3,100
1020 (TR 4, BLK 11)	COM	28	28		6,350
1701 (LT 4 & TR 3, BLK 12)	COM	10	10		12,440

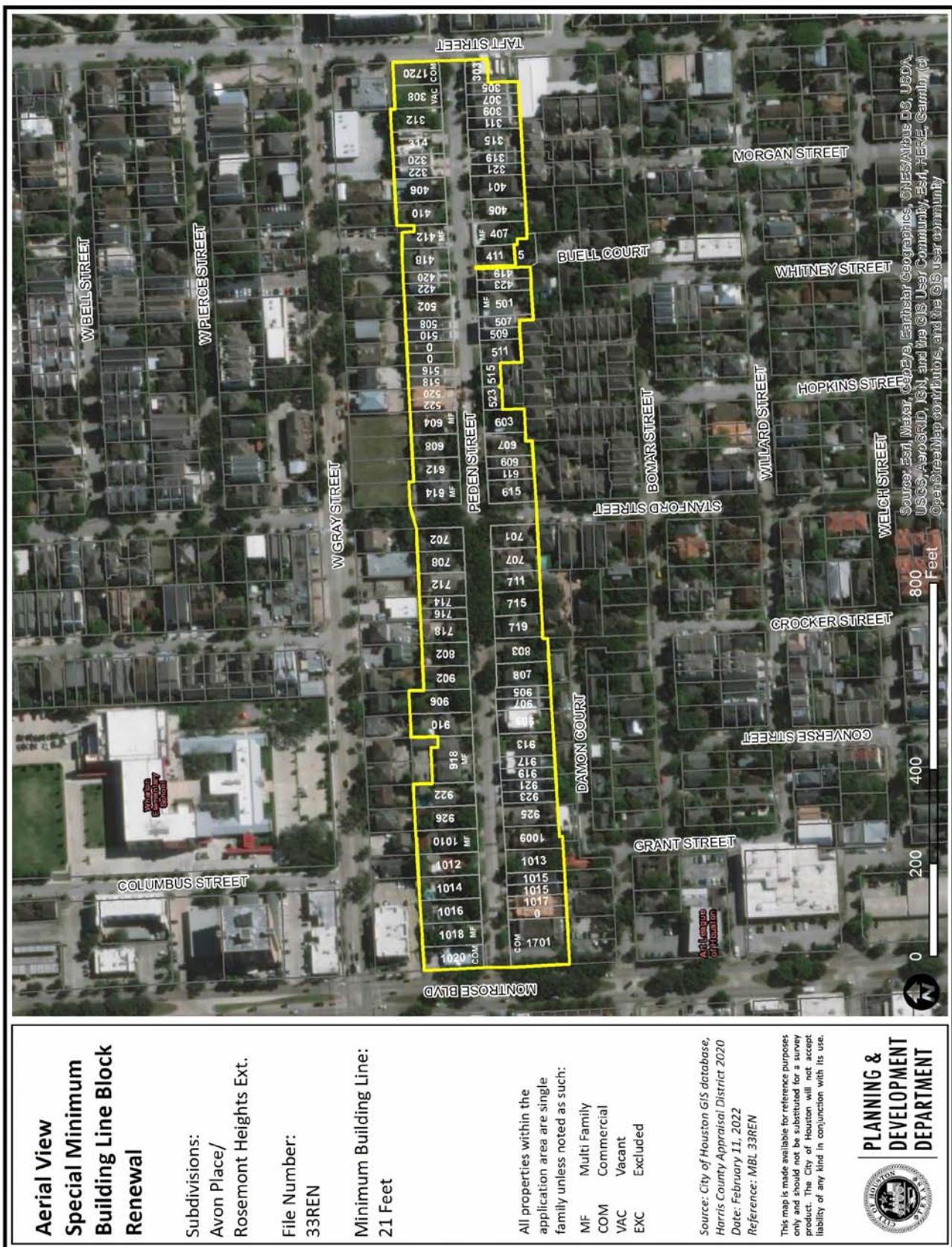
Evidence of Support (Optional)									
Of	401,368	Square Feet in the Proposed Application Area	130,453	Square Feet are Owned by Property Owners Signing in Support of the Petition =	33%				
Single Family Calculation:									
Percentage of area developed or restricted to no more than two SFR units per lot (must be greater than 50%):									
	80	# developed or restricted to no more than two SFR Units	Of	80	Lots in the Proposed Application Area	92	Square Feet are developed or restricted to no more than two SFR Units =	87%	
	8	# of Multifamily lots							
	3	# of Commercial lots							
	1	# of Vacant Lots							
	92	Total							

18	N	1.3%
Most frequent B.L. is 21 ft		% of all B.L.'s more than 5 ft from 21 ft is 7.5%
This application qualifies for a	21	foot Special Minimum Building Line*
Do deed restrictions specify a minimum building line?	No	
If yes, number of lots not included within deed restrictions per blockface:		
*Staff measurements verified original "Prevailing Building Line" calculation		
21 ft		









Caldwell, Davonte - PD

From: Simon sgfleury [REDACTED]
Sent: Thursday, December 9, 2021 1:33 PM
To: Caldwell, Davonte - PD
Subject: Fwd: Special Minimum Building Line Block Renewal Protest
Attachments: TBR--WD_Recorded.pdf

[Message Came from Outside the City of Houston Mail System]

Dear Mr. Caldwell,

We are contacting you to convey our wish to protest the renewal of the Special Minimum Building Line Block 300-1000 blocks of Peden Street north south sides between Taft and Montrose.

We feel strongly against any restrictions that could slow down the ongoing transformation of the area into a more upscale one.

My wife and I own 2 properties on Peden Street located respectively at 714 and 716 Peden Street. We purchased them on 11/23/2021 as shown in the attached copy of the deed.

Could you please acknowledge receiving this protest and let us know when the hearing will be held?

Thanks and Best Regards,

Simon Fleury & Kim Ho-Fleury

1538 Nevada Street
Houston, TX 7006
Cell: 832 360 0215



PLANNING &
DEVELOPMENT
DEPARTMENT

Special Minimum Building Line Block (SMBLB) Renewal Application

Main Applicant Information (required)

Full Name: Thomas Street Date: 09/30/21

Address: 510 Peden St
Street Address Apartment/Unit #
Houston TX 77006
City State ZIP Code

Phone: 510-333-0606 Email: [REDACTED]

Are you a property owner within the application boundary? YES ☒ NO ☐ If no, what is your relation to the application boundary? _____

Did you have a preliminary meeting with the Planning & Development Department? YES ☐ NO ☒ If yes, what was the date of the meeting? _____

Does the application boundary have deed restrictions? YES ☐ NO ☒ If yes, do they address a Minimum Building Line? _____

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision")

300 - 1000 Blocks of Peden Street North and South Sides between
Taft & Montrose
Signature of applicant: [Signature]

Alternate Applicant Information (optional)

Full Name: ADRIAN LEE HUDMAN, JR Date: 9-29-21

Address: 1012 PEDEN
Street Address Apartment/Unit #
HOUSTON TX 77006
City State ZIP Code

Phone: 713-449-1888 Email: [REDACTED]

Signature of alternate applicant: Adrian Lee Hudman Jr

Application Information (STAFF USE ONLY)

File Number: 33 REN Super Neighborhood: NEARTOWN - MONTROSE
File Number renewed: 33 Planner Assigned: Davonte Caldwell
City Council District: 6

