HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, MARCH 17, 2022
2:30 PM

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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
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

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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

SPEAKER GUIDELINES

PLANNING & DEVELOPMENT DEPARTMENT

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

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.houstonplannning.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 March 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 **Conference ID: 414 556 887#**

Visit website (ftp://edrc.houstontx.gov//2022/2022-5_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

March 17, 2022 2:30 p.m.

Call to Order

Director's Report

Approval of the March 17, 2022 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (Arum Lee)
b. Replats (Arum Lee)
c. Replats requiring Public Hearings with Notification (Aracely Rodriguez, Devin Crittle, John Cedillo, and Geoff Butler)
d. Subdivision Plats with Variance Requests (Geoff Butler, Aracely Rodriguez, John Cedillo, Tammi Williamson, and Devin Crittle)
e. Subdivision Plats with Special Exception Requests (Geoff Butler)
f. Reconsiderations of Requirement (Tammi Williamson and Devin Crittle)
g. Extensions of Approval (Tamara Fou)
h. Name Changes (Tamara Fou)
i. Certificates of Compliance (Tamara Fou)
j. Administrative
k. Development Plats with Variance Requests (Jacqueline Brown and Nick Parker)

II. Establish a public hearing date of April 14, 2022

a. Clairmont Place partial replat no 5
b. Dunvale Village partial replat no 1
c. Foster Place partial replat no 27
d. Goodhope Terrace replat no 1
e. Haight Meadows replat no 1
f. RB Gaut partial replat no 1
g. Subeam Estates partial replat no 1

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

IV. Excuse the absence of Commissioner Rodriguez.

V. Public Comment

VI. Adjournment

Minutes of the Houston Planning Commission

March 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 2:31 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
David Abraham	Absent
Susan Alleman	Present arrived at 2:42 p.m. during item I
Bill Baldwin	Present
Lisa Clark	Present
Rodney Heisch	Present
Daimian S. Hines	Present arrived at 2:35 p.m. during Chair's Report
Randall L. Jones	Present
Lydia Mares	Present virtually arrived at 3:41 p.m. during item 154
Paul R. Nelson	Present virtually
Linda Porras-Pirtle	Absent
Kevin Robins	Absent
Ileana Rodriguez	Absent
Ian Rosenberg	Present virtually
Megan R. Sigler	Present arrived at 2:44 p.m. during item 140
Zafar Tahir	Absent
Meera D. Victor	Present virtually
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Absent
Loyd Smith for The Honorable Lina Hidalgo	Present

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 Margaret Wallace Brown, Director, Planning and Development Department.

APPROVAL OF THE FEBRUARY 10, 2022 PLANNING COMMISSION ETHICS TRAINING MEETING MINUTES
APPROVAL OF THE FEBRUARY 17, 2022 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the February 10, 2022 Planning Commission Ethics Training meeting minutes and the February 17, 2022 Planning Commission meeting minutes.
Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 139)

Staff recommendation for item **95** was modified from Approve to Withdrawn.

Items removed for separate consideration: **13, 14, 15, 23, 28, 32, 48 and 81.**
Staff recommendation: Approve staff's recommendations for item(s) 1 – 139 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for item(s) 1 – 139 subject to the CPC 101 form conditions, except items removed for separate consideration.
Motion: **Garza** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **13, 14, 15, 23, 28, 32, 48 and 81,** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation for items **13, 14, 15, 23, 28, 32, 48 and 81,** subject to the CPC 101 form conditions.
Motion: Jones Second: **Garza** Vote: **Carried** Abstaining: **Heisch**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

140 Foster Place partial replat no 22 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Heisch** Second: **Clark** Vote: **Unanimous** Abstaining**: None**

141 Hester Tract partial replat no 1 C3N Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining**: None**

142 Kentshire Place Sec 1 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: **Sigler** Second: **Garza** Vote: **Unanimous** Abstaining**: None**

143 Kentshire 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: **Clark** Second: **Heisch** Vote: **Unanimous** Abstaining**: None**

144 MacGregors Blodgett Park Sec 3 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: **Hines** Second: **Alleman** Vote: **Unanimous** Abstaining**: None**

145 Neuen Manor partial replat no 25 C3N Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining**: None**

146 Rosemont Soraya on West Bell C3N Withdrawn

147 Shadow Creek South Sec 2 partial replat no 3 and extension 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: **Smith** Second: **Nelson** Vote: **Unanimous** Abstaining**: None**
Speaker: Scott Frankle – opposed.

148 Spring Oaks replat no 1 partial replat no 6 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining**: None**
Speaker: Russell Van Nuis – position not stated.

149 Timmerman Place partial replat no 1 C3N Defer
Staff recommendation: Defer the application for two weeks per Legal's review.
Commission action: Deferred the application for two weeks per Legal's review.
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining**: None**

150 Truxillo Gardens partial replat no 1 C3N Withdrawn

151 Usener Addition partial replat no 3 and extension C3N Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Baldwin** Second: **Heisch** Vote: **Unanimous** Abstaining**: None**
Speakers: Kelly Hare – opposed; Alaina Hebert – position not stated.

D VARIANCES

152 Broadstone Eado C2 Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Clark** Vote: **Carried** Opposed**: Rosenberg**
Speaker: Richard Smith, City Engineer, Houston Public Works Department.

153 Bronze Bar Mixed Use 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining**: None**
Speakers: Tim Cisneros, applicant and John Paliatos, owner – supportive.

154 Cavalcade Crossing C2R Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining**: None**
Speakers: Ted Wood and Thomas Miller – opposed; Jake Patrick, applicant – supportive.

155 City of Houston Fire Station no 16 C2R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining**: None**

156 Eastwood Landing 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: **Jones** Second: **Victor** Vote: **Unanimous** Abstaining**: None**

157 Elyson 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: **Jones** Second: **Clark** Vote: **Carried** Abstaining**: Heisch and Sigler**
Items 158 and 163 were taken together at this time.

158 HC MUD 566 Utility Reserves C2 Approve
163 Becker Road Tract GP GP Approve
Staff recommendation: Grant the reconsideration of requirements with variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Jones** Vote: **Carried** Abstaining**: Heisch**

159 Lyons Immersive C2R Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
Motion: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining**: None**

160 Royal North replat no 1 C2R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining**: None**
Speaker: Tracey Scoby – undecided.

161 Schiel Road Tract C3P Defer
Staff recommendation: Defer the application for two weeks per Chapter 42 planning Standards.
Commission action: Deferred the application for two weeks per Chapter 42 Planning Standards.
Motion: **Jones** Second: **Hines** Vote: **Unanimous** Abstaining**: None**

162 Thrive Cypress Creek C2 Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Heisch** Vote: **Unanimous** Abstaining**: None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

Item 163 was taken and acted on earlier with item 158.

164 Bridgeland Mason Road Street Dedication Sec 7 SP Approve
Staff recommendation: Grant the reconsideration of requirements with variance(s) and special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with variance(s) and special exception and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Mares** Vote: **Carried** Abstaining**: Heisch and Sigler**

165 Life Style C3P Approve
Staff recommendation: Grant the reconsideration of requirements with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Heisch** Vote: **Unanimous** Abstaining**: None**
Speaker: David Salvador – position not stated.

166 Palmetto Place C3R Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Sigler** Second: **Clark** Vote: **Carried** Abstaining**: Heisch**

G EXTENSIONS OF APPROVAL

167	**Franco Ranch**	**EOA**	**Approve**
168	**Hope City at Westview**	**EOA**	**Approve**
169	**Houston Ella Addition Sec 1**	**EOA**	**Approve**
170	**Huffmeister Crossing**	**EOA**	**Approve**
171	**Idleloch partial replat no 1**	**EOA**	**Approve**
172	**Le Family**	**EOA**	**Approve**
173	**Levey Sam Houston Business Park partial replat no 1**	**EOA**	**Approve**
174	**Lone Wolf Sec 1**	**EOA**	**Approve**
175	**Los Pinos Sec 1**	**EOA**	**Approve**
176	**Navarros Estates at Winfield**	**EOA**	**Approve**

177	**Northgate Crossing MUD no 2 Water Plant no 3**	**EOA**	**Approve**
178	**Parkside Grand Parkway Reserve partial replat no 1**	**EOA**	**Approve**
179	**Springwoods Village Energy Drive Extension Street Dedication Sec 1**	**EOA**	**Approve**
180	**TPS Business Park**	**EOA**	**Approve**

H NAME CHANGES

181	**Balmoral Center at Woodland Hills Drive (prev. Balmoral Center at Woodlands Hills Drive)**	**NC**	**Approve**

I CERTIFICATION OF COMPLIANCE

182	**26069 Hunters Trail**	**COC**	**Approve**
183	**25180 Twin Oaks Drive**	**COC**	**Approve**
184	**25192 Twin Oaks Drive**	**COC**	**Approve**
185	**25216 Twin Oaks Drive**	**COC**	**Approve**
186	**25226 Twin Oaks Drive**	**COC**	**Approve**
187	**25236 Twin Oaks Drive**	**COC**	**Approve**
188	**25246 Twin Oaks Drive**	**COC**	**Approve**
189	**25256 Twin Oaks Drive**	**COC**	**Approve**
190	**25067 Twin Oaks Drive**	**COC**	**Approve**
191	**25085 Twin Oaks Drive**	**COC**	**Approve**
192	**25099 Twin Oaks Drive**	**COC**	**Approve**
193	**25115 Twin Oaks Drive**	**COC**	**Approve**
194	**25129 Twin Oaks Drive**	**COC**	**Approve**
195	**25247 Twin Oaks Drive**	**COC**	**Approve**
196	**25261 Twin Oaks Drive**	**COC**	**Approve**
197	**25273 Twin Oaks Drive**	**COC**	**Approve**

Staff recommendation: Approve staff's recommendation for items 167-197.
Commission Action: Approved staff's recommendation for items 167-197.
Motion: **Garza** Second: **Clark** Vote: **Carried** Abstaining: **Heisch 171 and 175; Sigler 181**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

198 5117 Airport Blvd DPV Approve
Staff recommendation: Grant the variance(s) to allow a 20' building line in lieu of ordinance required 25' building line.
Commission action: Granted the variance(s) to allow a 20' building line in lieu of ordinance required 25' building line.
Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining**: None**

199 8410 Lockwood Drive DPV Defer
Staff recommendation: Deny the variance(s).
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining**: None**
Speakers: Cynthia and Gerardo Robles, applicants – supportive.

At 4:36 p.m. Chair Stein stepped away from the meeting and Vice-Chair Garza proceeded to chair the meeting in her absence.

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 31, 2022

a. Avenue Park replat no 1
b. Ayrshire Addition Sec 1 partial replat no 2
c. Edgewood Terrace Sec 1 partial replat no 1
d. Furray Villas replat no 1
e. Long Point Acres partial replat no 8
f. Long Point Acres partial replat no 9
g. Nantucket Residences
h. Newhaven Place partial replat no 3
i. Replat of Benignus Acres partial replat no 1 and extension
j. Rosemont Soraya at West Bell
k. Ruburfield No 66 partial replat no 8
l. Tavola Sec 34 partial replat no 1
m. Tommye Place
n. Westheimer Estates partial replat no 14
o. Woodland Square

Staff recommendation: Establish a public hearing date of March 31, 2022 for item II a-o.
Commission action: Established a public hearing date of March 31, 2022 for item II a-o.

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

At 4:38 p.m. Chair Stein returned and proceeded to chair the meeting.

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 2811 WASHINGTON AVENUE

Staff recommendation: Grant the off-street parking variance(s) to allow 94 car parking in lieu of the 123 car parking spaces.
Commission action: Granted the off-street parking variance(s) to allow 94 car parking in lieu of the 123 car parking spaces.

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

IV. CONSIDERATION OF A STUDIO 6 HOTEL/MOTEL LOCATED AT 14402 OLD CHOCOLATE BAYOU ROAD

Staff recommendation: Deny the Hotel/Motel variance(s).
Commission action: Deferred the application for two weeks for further study and coordination with the applicant.

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

V. 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

Staff recommendation: Approve the consideration of a Special Minimum Building Line Block Renewal for the 300 – 1000 blocks of Peden Street, north and south sides – MBL 33REN, and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Building Line Block Renewal for the 300 – 1000 blocks of Peden Street, north and south sides – MBL 33REN, and forwarded to City Council.

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

Speakers: Remy Burgess, Ari Burgess, Stefan Malhotra, Kim Lammers, Sherry Weesner, Thomas Street, Byron Norton and Gracie Rodriguez – supportive.

VI. EXCUSE THE ABSENCES OF COMMISSIONER DAVID ABRAHAM

Commissioner Abraham's absences were excused.

VII. PUBLIC COMMENT

Commissioner Alleman spoke about the criteria for the Special Minimum Building Lot Block Renewal applications.

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:11 p.m.

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

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral

A-Consent

1	Acala Heights	C3F	
2	Alliance North Freeway Business Park	C2	
3	Amira Sec 23	C3F	
4	Amira Sec 24	C3F	
5	Aqsa Homes at Saddlehorn	C3P	
6	Avalon at Cypress Sec 11	C3F	
7	Avalon Cypress Reserve	C2	
8	Balmoral Park Lakes East Sec 8	C3F	
9	Breckenridge East Sec 11	C3P	DEF1
10	Breckenridge Forest North Sec 3	C3F	DEF1
11	Bridgeland Central Sec 2	C3F	
12	Bridgeland Central Sec 3	C3F	
13	Bridgeland Mason Road Street Dedication Sec 8	SP	
14	Bridgeland Prairieland Village Sec 18	C3F	
15	Bridgeland Prairieland Village Sec 28	C3P	
16	Capital RV and Boat Tomball	C2	
17	Center for Teaching and Learning	C2	DEF2
18	Clairmont Place Sec 1 partial replat no 2	C3F	
19	Clairmont Place Sec 1 partial replat no 3	C3F	
20	Clairmont Place Sec 1 partial replat no 4	C3F	
21	Clear Creek ISD Whitcomb Elementary School	C3F	
22	Creation Jackrabbit Industrial Park Sec 1	C2	
23	Crosby Farms Sec 1	C3P	
24	Cummins Maple GP	GP	
25	Cummins Maple Reserve	C2	
26	Dellrose Sec 18	C3P	
27	Estates on Ojeman	C3P	
28	Exchange Square Commercial	C2	
29	Ezzi Signs	C2	DEF2
30	Fairbanks North Houston Center Sec 1	C3F	
31	Fairway Farms GP	GP	
32	Fairway Farms Sec 3	C3F	
33	FM 1464 Retail	C2	
34	FM 1960 View Reserve	C2	
35	Four Points Tract	C2	
36	Gessner Development	C2	DEF1
37	Gosling Tract	C3P	
38	Grand Prairie Sec 5	C3P	DEF2
39	Harris County Improvement District no 14 Lift Station no 2	C2	
40	Harris County MUD no 406 Water Well no 3	C2	
41	Harris County MUD no 542 Detention Pond D	C2	
42	Hickory Pecan Trail Street Dedication Sec 1	SP	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Highland Heights Place	C3F	
44	Huffman Interests GP	GP	DEF1
45	Huffman Interests Sec 1	C2	DEF1
46	Iglesia Monte Hermon	C2	DEF1
47	June Gardens partial replat no 1	C3F	
48	Kentshire Place Sec 1 partial replat no 1	C3F	
49	Kentshire Place Sec 1 partial replat no 2	C3F	
50	Kipp Texas Houston Veterans Memorial	C3F	
51	Klein ISD Kohrville Heritage Tract Sec 1	C2	DEF1
52	Longenbaugh Katy Hockley Street Dedication	SP	
53	Luna	C2	
54	MacGregors Blodgett Park Sec 3 partial replat no 3	C3F	
55	Mansfield Pines	C3F	
56	Mason Garden Place	C3F	
57	Morton Creek Ranch Sec 16	C3P	DEF2
58	Northgrove Sec 20	C3F	
59	Page Wood Court	C2	
60	Perez CFP East Beltway 8	C2	
61	Poundbury GP	GP	DEF1
62	Preserve at Highway 6	C1	DEF1
63	River Oaks Chase	C2	
64	Saint Tropez GP	GP	
65	School of Science and Technology Sugar Land Middle School	C2	
66	Shiraz Heights	C3F	
67	Skyline Homes at Wheatley	C2	
68	South Loop West Science Campus	C2	
69	Stallion Lakes Sec 1	C3F	
70	Sunnys Bellaire	C2	
71	Sunterra Sec 33	C3P	
72	Sunterra Sec 37	C3F	DEF2
73	Sunterra Sec 38	C3P	
74	Sunterra Sec 49	C3F	DEF1
75	Tavola West Reserves Sec 1	C3F	
76	Tavola West Reserves Sec 2	C3F	
77	Thornton Indie Heights	C3F	
78	Via Corsica Drive Street Dedication Sec 1	SP	
79	Views at Martin Street	C3F	
80	Villas at Danna	C2	
81	Westhaven Manor Sec 1	C3F	
82	WSSA Houston Va	C2	

B-Replats

83	Alaman Housing	C2R	
84	Alexander Green	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Avenue on Dipping Lane	C2R	
86	B and B Development Place	C2R	
87	Blue Sky	C2R	
88	Brady Street Village	C2R	
89	Breckenridge East Sec 10	C3R	DEF1
90	Broadstone West Twentieth	C2R	
91	Cebra Green	C2R	
92	Cebra Place	C2R	
93	Cockerel Landing at Northmore	C2R	
94	Curtin Heights	C2R	
95	Davis Morgan Estates	C2R	
96	Davis World	C2R	DEF2
97	Dolly Court	C2R	
98	Estates at Blodgett	C2R	DEF1
99	Fairbanks North Houston Center Sec 2	C3R	
100	Fairchild Estates	C2R	
101	Gaitan Estates	C2R	DEF1
102	Garcia Haight Project	C2R	
103	Gillespie Landing	C2R	DEF2
104	Growfields	C2R	
105	Hawthorne Place Addition Sec 3 partial replat no 1	C2R	
106	Helberg Center	C2R	
107	Highland Heights Terrace	C2R	
108	Houston Heights Auto	C2R	
109	Institute Place partial replat no 3	C2R	
110	Jesselton Garden	C2R	
111	Jokika Landing	C2R	
112	Jose Palace	C2R	
113	Judiway Garden Homes	C2R	
114	Kabee Biloxi Lucky Strike	C2R	
115	Kezira Estates at Noah	C2R	
116	Knox Village	C3R	
117	Kolbe Square	C3R	
118	Lemus Estates at Berry Street	C2R	
119	Liberty Estates	C2R	
120	Lucky Place	C2R	
121	Mansfield Crossing	C2R	
122	Market Street Commercial Center	C2R	DEF1
123	Maury North	C3R	
124	McGowen Estates	C2R	DEF2
125	Menefee Estates	C2R	
126	Modera Houston Avenue	C2R	
127	New Life in Christ Ministries of Houston Texas	C2R	DEF2
128	Noor W 16th St Development	C2R	DEF1
129	Nuben Villas	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
130	Old Spanish Trail Lofts	C2R	
131	Ovid Corner	C2R	
132	P A Reed Replat No 1	C2R	
133	Phicon Plaza	C2R	DEF1
134	Pillars of Attwater	C2R	DEF1
135	Plaza Estates at Schilder	C2R	
136	Plaza Estates at Stearns	C2R	
137	Residences on Oats Street	C2R	
138	Rodriguez Estates	C2R	
139	Ruth Creek	C2R	DEF2
140	Salazi	C2R	
141	Senegal Square	C2R	
142	Staseen Street Homes	C2R	
143	That One Place	C2R	
144	Titanium Homes on Bremond	C2R	
145	Town and Country Town Centre partial replat no 2	C2R	
146	Victoria	C2R	
147	Victoria Parking Truck	C3R	
148	Wedgefield Estates	C2R	
149	West Bell Homes	C2R	
150	Westpark Springs Hospital	C2R	
151	Wilburforce Villas	C3R	
152	Woodcrest Grove	C2R	

C-Public Hearings Requiring Notification

153	Azul Homes partial replat no 2	C3N	
154	Commons of Lake Houston Sec 1 partial replat no 1	C3N	
155	Craig Woods partial replat no 37	C3N	
156	Foster Place partial replat no 25	C3N	
157	Hester Tract partial replat no 1	C3N	DEF2
158	Idylwood partial replat no 2	C3N	
159	Neuen Manor partial replat no 25	C3N	DEF2
160	Neuen Manor partial replat no 26	C3N	
161	Rosewood Estates Sec 2 partial replat no 4	C3N	
162	Shadow Creek South Sec 2 partial replat no 3 and extension	C3N	DEF1
163	Timmerman Place partial replat no 1	C3N	DEF1
164	Usener Addition partial replat no 3 and extension	C3N	DEF2
165	Usener Addition partial replat no 4	C3N	

D-Variances

166	AM 2920 Reserve Sec 2	C2	
167	Bronze Bar Mixed Use	C2R	DEF1
168	Candela South GP	GP	
169	Cavalcade Crossing	C2R	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
170	Eastwood Landing	C2R	DEF1
171	Eight Hundred Middle	C3P	
172	Houston West AAA Cooper	C2	
173	Lyons Immersive	C2R	DEF1
174	Schiel Road Tract	C3P	DEF2
175	Villas at Elysian	C2R	

E-Special Exceptions

None

F-Reconsideration of Requirements

176	Anderson Villas	C3R	
177	First Outreach	C2R	
178	Palmetto Place	C3R	DEF1

G-Extensions of Approval

179	Cordoba Estates	EOA	
180	Hannoun Plazas	EOA	
181	Harris County MUD no 434 Detention Pond no 2	EOA	
182	Harris County MUD No 559 Wastewater Treatment Plant	EOA	
183	Harris County MUD No 559 Water Plant	EOA	
184	Harris Fort Bend Counties MUD No 3 Water Plant no 2	EOA	
185	Mason Road and Cypress West Boulevard Street Dedication	EOA	
186	Park on Mansfield	EOA	
187	Parker Hobby	EOA	
188	Plum Grove Property LLC	EOA	
189	Preserve at Martindale	EOA	
190	QuikTrip Addition	EOA	
191	UG Waterworks Highline South	EOA	
192	West Lake Grove Drive and Williams Gully Trail Street Dedication	EOA	
193	West Little York Estates	EOA	

H-Name Changes

None

I-Certification of Compliance

194	20009 Ravenwood Drive	COC	
195	19812 Deer Run	COC	

Item No.	Subdivision Plat Name	App Type	Deferral

J-Administrative

None

K-Development Plats with Variance Requests

196	8410 Lockwood Drive	DPV	DEF1
197	6202 North Main Street	DPV	

Hotel/Motel with Variance Requests

III	Studio 6 located at 14402 Old Chocolate Bayou Road	HMV	DEF1

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
A-Consent											
1	Acala Heights	2022-0613	C3F	Harris	City	412Z	6.66	1.88	50	Acala Development 1, LLC	Vernon G. Henry & Associates, Inc.
2	Alliance North Freeway Business Park	2022-0525	C2	Harris	ETJ	332P	32.59	32.59	0	Alliance Industrial Company	Windrose
3	Amira Sec 23	2022-0549	C3F	Harris	ETJ	286Q	9.19	1.56	35	Beazer Homes Texas, LP	LJA Engineering, Inc.-(Houston Office)
4	Amira Sec 24	2022-0550	C3F	Harris	ETJ	286R	14.34	0.91	53	Beazer Homes Texas, LP	LJA Engineering, Inc.-(Houston Office)
5	Aqsa Homes at Saddlehorn	2022-0624	C3P	Fort Bend	ETJ	485J	1.82	0.54	11	ICON Investments at Saddlehorn, LLC	Morales Engineering Associates, LLC
6	Avalon at Cypress Sec 11	2022-0541	C3F	Harris	ETJ	405D	22.37	7.70	55	Taylor Morrison of Texas, Inc.	BGE, Inc.
7	Avalon Cypress Reserve	2022-0591	C2	Harris	ETJ	405D	18.80	18.80	0	TM BTR of Texas, LLC	BGE, Inc.
8	Balmoral Park Lakes East Sec 8	2022-0616	C3F	Harris	ETJ	376T	12.85	2.00	59	Land Tejas Park Lakes 1023, L.P.	Pape-Dawson Engineers
9	Breckenridge East Sec 11 (DEF1)	2022-0374	C3P	Harris	ETJ	294W	49.20	26.76	138	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
10	Breckenridge Forest North Sec 3 (DEF1)	2022-0368	C3F	Harris	ETJ	293U	33.38	15.39	69	KB Homes Houston Division	Vogler & Spencer Engineering, Inc.
11	Bridgeland Central Sec 2	2022-0544	C3F	Harris	ETJ	365M	14.79	2.62	78	Bridgeland Development, LP	BGE, Inc.
12	Bridgeland Central Sec 3	2022-0628	C3F	Harris	ETJ	365R	22.24	3.44	108	Bridgeland Development, LP	BGE, Inc.
13	Bridgeland Mason Road Street Dedication Sec 8	2022-0523	SP	Harris	ETJ	365M	4.16	0.00	0	Bridgeland Development, LP	BGE, Inc.
14	Bridgeland Prairieland Village Sec 18	2022-0536	C3F	Harris	ETJ	365P	21.63	3.09	60	Bridgeland Development, LP	BGE, Inc.
15	Bridgeland Prairieland Village Sec 28	2022-0614	C3P	Harris	ETJ	365N	20.63	2.29	35	Bridgeland Devlopment L.P.	LJA Engineering, Inc -(Woodlands Office)
16	Capital RV and Boat Tomball	2022-0401	C2	Harris	ETJ	287M	10.41	10.41	0	Memorial Capital Investments, LLC	McKim and Creed
17	Center for Teaching and Learning (DEF2)	2022-0327	C2	Harris	ETJ	249X	7.27	7.27	0	CENTER FOR TEACHING AND LEARNING PLAT	Atkinson Engineers
18	Clairmont Place Sec 1 partial replat no 2	2022-0519	C3F	Harris	City	455F	0.16	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
19	Clairmont Place Sec 1 partial replat no 3	2022-0518	C3F	Harris	City	455F	0.16	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
20	Clairmont Place Sec 1 partial replat no 4	2022-0520	C3F	Harris	City	455F	0.16	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
21	Clear Creek ISD Whitcomb Elementary School	2022-0602	C3F	Harris	City	618P	12.67	12.67	0	CCISD	Miller Survey Group
22	Creation Jackrabbit Industrial Park Sec 1	2022-0540	C2	Harris	ETJ	408C	29.39	29.39	0	Langan	McKim and Creed
23	Crosby Farms Sec 1	2022-0632	C3P	Harris	ETJ	379Y	21.77	19.68	119	Skymark Development Corporation	EHRA
24	Cummins Maple GP	2022-0604	GP	Fort Bend	ETJ	526E	24.63	24.63	0	Kimley-Horn	Windrose
25	Cummins Maple Reserve	2022-0608	C2	Fort Bend	ETJ	526E	16.73	16.73	0	Kimley-Horn	Windrose
26	Dellrose Sec 18	2022-0596	C3P	Harris	ETJ	325J	10.40	0.41	64	Cypress 600 Development Partners LP	Meta Planning + Design LLC

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27	Estates on Ojeman	2022-0532	C3P	Harris	City	450V	0.76	0.01	12	Pi Investments and Consulting	Interland Surveying
28	Exchange Square Commercial	2022-0517	C2	Harris	ETJ	405Q	12.27	12.27	0	EMU Partners LLC	Windrose
29	Ezzi Signs (DEF2)	2022-0254	C2	Harris	ETJ	368S	0.51	0.51	0	No Company	HRS and Associates, LLC
30	Fairbanks North Houston Center Sec 1	2022-0483	C3F	Harris	ETJ	410C	64.23	57.05	0	Transwestern Development Company	Windrose
31	Fairway Farms GP	2022-0577	GP	Harris	ETJ	249P	124.00	0.00	0	Century Land Holdings of Texas, LLC	LJA Engineering, Inc.-(Houston Office)
32	Fairway Farms Sec 3	2022-0580	C3F	Harris	ETJ	249P	40.86	24.22	77	Century Land Holdings of Texas, LLC	LJA Engineering, Inc.-(Houston Office)
33	FM 1464 Retail	2022-0543	C2	Fort Bend	ETJ	567B	1.61	1.61	0	Identity Architects	Windrose
34	FM 1960 View Reserve	2022-0521	C2	Harris	ETJ	336Z	0.86	0.86	0	HCMUD 109	BGE, Inc.
35	Four Points Tract	2022-0554	C2	Harris	City	489C	3.03	3.03	0	Grey Wolf Engineers	Windrose
36	Gessner Development (DEF1)	2022-0271	C2	Harris	City	530X	1.20	1.20	0	KABBARA TWINS, LLC,	Hussam Ghuneim
37	Gosling Tract	2022-0621	C3P	Harris	ETJ	250V	56.20	34.90	128	LJA Engineering	LJA Engineering, Inc.-(Houston Office)
38	Grand Prairie Sec 5 (DEF2)	2022-0323	C3P	Harris	ETJ	323V	35.90	11.63	78	Emptor Hockley	Meta Planning + Design LLC
39	Harris County Improvement District no 14 Lift Station no 2	2022-0539	C2	Harris	ETJ	366G	0.20	0.20	0	Harris County Improvement District No 14	BGE, Inc.
40	Harris County MUD no 406 Water Well no 3	2022-0526	C2	Harris	ETJ	372X	1.32	1.32	0	Harris County MUD No 406	BGE, Inc.
41	Harris County MUD no 542 Detention Pond D	2022-0574	C2	Harris	ETJ	286V	7.27	7.27	0	Harris County MUD No. 542	LJA Engineering, Inc.-(Houston Office)
42	Hickory Pecan Trail Street Dedication Sec 1	2022-0581	SP	Harris	ETJ	249T	0.82	0.00	0	Century Land Holdings of Texas, LLC	LJA Engineering, Inc.-(Houston Office)
43	Highland Heights Place	2022-0568	C3F	Harris	City	452B	1.94	0.21	33	Stoneworks, LLC	Total Surveyors, Inc.
44	Huffman Interests GP (DEF1)	2022-0396	GP	Harris	ETJ	339S	15.54	0.00	0	ALJ Lindsey	Windrose
45	Huffman Interests Sec 1 (DEF1)	2022-0398	C2	Harris	ETJ	339S	5.46	5.46	0	ALJ Lindsey	Windrose
46	Iglesia Monte Hermon (DEF1)	2022-0377	C2	Harris	ETJ	445C	2.00	1.84	0	Iglesia Monte Hermon, Inc.	South Texas Surveying Associates, Inc.
47	June Gardens partial replat no 1	2022-0588	C3F	Harris	City	455K	0.21	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
48	Kentshire Place Sec 1 partial replat no 1	2022-0611	C3F	Harris	City	415Z	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
49	Kentshire Place Sec 1 partial replat no 2	2022-0559	C3F	Harris	City	415Z	0.48	0.00	6	New Era Development	New Era Development
50	Kipp Texas Houston Veterans Memorial	2022-0304	C3F	Harris	ETJ	412F	26.15	26.15	0	Kuo & Associates, Inc	Kuo & Associates, Inc
51	Klein ISD Kohrville Heritage Tract Sec 1 (DEF1)	2022-0233	C2	Harris	ETJ	329P	0.35	0.35	0	Klein ISD	American-Lupher Land Surveyors, Inc.
52	Longenbaugh Katy Hockley Street Dedication	2022-0535	SP	Harris	ETJ	404L	0.93	0.00	0	Adico	McKim and Creed
53	Luna	2022-0551	C2	Harris	City	452C	0.23	0.00	3	Gelacio Torres	CGES|Bailey Planning

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54	MacGregors Blodgett Park Sec 3 partial replat no 3	2022-0615	C3F	Harris	City	493X	0.16	0.00	2	ASBN Builders LLC	RED CONSULTANTS
55	Mansfield Pines	2022-0578	C3F	Harris	City	452A	4.73	0.64	62	Onyx Land Partners, LLC.	ICMC GROUP INC
56	Mason Garden Place	2022-0631	C3F	Harris	ETJ	486B	1.43	0.20	17	Y-Square Design LLC	Chesterfield Development Services
57	Morton Creek Ranch Sec 16 (DEF2)	2022-0303	C3P	Harris	ETJ	445K	12.51	2.83	51	Woodmere Development Co	R.G. Miller Engineers
58	Northgrove Sec 20	2022-0533	C3F	Montgomery	ETJ	249J	9.49	2.60	24	Toll Brothers	Costello, Inc.
59	Page Wood Court	2022-0389	C2	Harris	City	412T	0.36	0.00	5	Pagewill Development. LLC.	South Texas Surveying Associates, Inc.
60	Perez CFP East Beltway 8	2022-0531	C2	Harris	ETJ	497D	1.52	1.52	0	City Fire Protection, LLC	Interland Surveying
61	Poundbury GP (DEF1)	2022-0412	GP	Harris	City	532Z	34.82	0.00	0	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
62	Preserve at Highway 6 (DEF1)	2022-0142	C1	Fort Bend	ETJ	651A	39.64	39.64	0	Preserve HW6, LLC	WGA San Antonio
63	River Oaks Chase	2022-0589	C2	Harris	City	492R	0.72	0.72	0	Cumulus Design	Gruller Surveying
64	Saint Tropez GP	2022-0609	GP	Harris	ETJ	259W	868.50	0.00	0	Saint-Tropez Azure, LLC	Jones|Carter - Woodlands Office
65	School of Science and Technology Sugar Land Middle School	2022-0622	C2	Fort Bend	ETJ	526Z	11.00	11.00	0	Brooks and Sparks	West Belt Surveying, Inc.
66	Shiraz Heights	2022-0274	C3F	Harris	City	451D	0.98	0.12	13	Larian Pars elite home investment LLC	Hussam Ghuneim
67	Skyline Homes at Wheatley	2022-0530	C2	Harris	City	452B	0.40	0.01	10	Skyline Home Builders, LLC	MOMENTUM EGINEERING
68	South Loop West Science Campus	2022-0583	C2	Harris	City	532V	13.97	13.97	0	Swift Partners 610, LLC	Civil-Surv Land Surveying, L.C.
69	Stallion Lakes Sec 1	2022-0592	C3F	Montgomery	ETJ	285A	186.30	17.81	65	Stallion Lakes, LLC	BGE, Inc.
70	Sunnys Bellaire	2022-0642	C2	Harris	City	531F	0.56	0.56	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
71	Sunterra Sec 33	2022-0603	C3P	Harris	ETJ	444A	6.71	0.77	27	Astro Sunterra, L.P.	Jones | Carter
72	Sunterra Sec 37 (DEF2)	2022-0299	C3F	Harris	ETJ	444A	19.38	1.29	88	Astro Sunterra, L.P.	Jones | Carter
73	Sunterra Sec 38	2022-0605	C3P	Harris	ETJ	444A	20.14	3.40	88	Astro Sunterra, L.P.	Jones | Carter
74	Sunterra Sec 49 (DEF1)	2022-0463	C3F	Waller	ETJ	443D	33.63	2.31	168	Astro Sunterra, L.P.	Jones | Carter
75	Tavola West Reserves Sec 1	2022-0552	C3F	Montgomery	ETJ	256H	19.79	16.07	0	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)
76	Tavola West Reserves Sec 2	2022-0553	C3F	Montgomery	ETJ	256H	10.77	7.76	0	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)
77	Thornton Indie Heights	2022-0635	C3F	Harris	City	452M	1.00	0.01	15	407 Thornton TH, LLC	Richard Grothues Designs
78	Via Corsica Drive Street Dedication Sec 1	2022-0601	SP	Montgomery	ETJ	256H	2.99	0.00	0	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)
79	Views at Martin Street	2022-0626	C3F	Harris	City	452H	1.50	0.30	25	DacasaHomes	PLS CONSTRUCTION LAYOUT, INC
80	Villas at Danna	2022-0564	C2	Harris	City	453U	0.13	0.00	2	Chris Will Investments	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
81	Westhaven Manor Sec 1	2022-0623	C3F	Harris	ETJ	242T	80.01	39.91	212	LGI Homes - Texas, LLC	Pape-Dawson Engineers
82	WSSA Houston Va	2022-0542	C2	Harris	City	533M	5.40	5.40	0	Kuo & Associates, Inc	Kuo & Associates, Inc

B-Replats

83	Alaman Housing	2022-0547	C2R	Harris	City	452Y	0.25	0.00	6	Alaman Housing Project, LP	Owens Management Systems, LLC
84	Alexander Green	2022-0566	C2R	Harris	City	452Z	0.14	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
85	Avenue on Dipping Lane	2022-0383	C2R	Harris	City	453C	0.43	0.00	4	Avenue Development	MBCO Engineering
86	B and B Development Place	2022-0414	C2R	Harris	City	454K	0.14	0.00	2	b & b property development	Houston Platting
87	Blue Sky	2022-0515	C2R	Harris	City	453L	0.56	0.00	7	Franco's Home Enterprises	Windrose
88	Brady Street Village	2022-0548	C2R	Harris	City	494T	0.27	0.00	4	Brady Street Developers	CGES|Bailey Planning
89	Breckenridge East Sec 10 (DEF1)	2022-0371	C3R	Harris	ETJ	294W	26.75	4.58	119	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
90	Broadstone West Twentieth	2022-0408	C2R	Harris	City	452U	2.61	2.61	0	Broadstone West 20th Venture, LLC.	Terra Associates, Inc.
91	Cebra Green	2022-0570	C2R	Harris	City	452A	0.28	0.00	4	Cygnus Builders	Total Surveyors, Inc.
92	Cebra Place	2022-0571	C2R	Harris	City	452A	0.21	0.00	3	Sagecap, Inc.	Total Surveyors, Inc.
93	Cockerel Landing at Northmore	2022-0529	C2R	Harris	City	452R	0.09	0.00	2	THE HUCKABEE COMPANY OF HOUSTON, LLC,	MOMENTUM EGINEERING
94	Curtin Heights	2022-0489	C2R	Harris	City	452L	1.00	0.17	24	Onyx Land Partners, LLC.	ICMC GROUP INC
95	Davis Morgan Estates	2022-0638	C2R	Harris	City	573C	0.16	0.00	2	J. G. E. & Associates	Chesterfield Development Services
96	Davis World (DEF2)	2022-0307	C2R	Harris	City	452M	0.29	0.28	0	422 West Crosstimbers LLC	CGES|Bailey Planning
97	Dolly Court	2022-0572	C2R	Harris	City	412T	0.36	0.00	6	Houston RT Investors LLC	Carranza Outsource Drafting
98	Estates at Blodgett (DEF1)	2022-0428	C2R	Harris	City	493X	0.17	0.00	2	SEM SERVICES	SEM SERVICES
99	Fairbanks North Houston Center Sec 2	2022-0486	C3R	Harris	ETJ	410C	57.23	53.87	0	Transwestern Development Company	Windrose
100	Fairchild Estates	2022-0640	C2R	Harris	City	455P	0.11	0.00	2	Surv-Tex Surveying	Surv-Tex surveying Inc.
101	Gaitan Estates (DEF1)	2022-0415	C2R	Harris	City	412N	0.07	0.00	1	JONATHAN GAITAN	Texas Field Services
102	Garcia Haight Project	2022-0514	C2R	Harris	City	455P	0.31	0.00	4	CAS Consultants, LLC	CAS Consultants, LLC
103	Gillespie Landing (DEF2)	2022-0038	C2R	Harris	City	494K	0.27	0.01	7	Haus Houston - Real Estate & Development Co.	Cobalt Engineering & Inspections LLC
104	Growfields	2022-0586	C2R	Harris	City	450C	3.28	3.07	0	Grow and Company	Civil-Surv Land Surveying, L.C.
105	Hawthorne Place Addition Sec 3 partial replat no 1	2022-0405	C2R	Harris	City	453C	0.21	0.00	2	Las Haciendas Design and Engineering LLC	Century Engineering, Inc
106	Helberg Center	2022-0468	C2R	Harris	City	451R	0.57	0.37	1	Volker Wine Company	Windrose
107	Highland Heights Terrace	2022-0567	C2R	Harris	City	452C	0.50	0.01	12	MTY Builders, Inc.	Total Surveyors, Inc.
108	Houston Heights Auto	2022-0381	C2R	Harris	City	452U	0.38	0.38	0	Landco	South Texas Surveying Associates, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
109	Institute Place partial replat no 3	2022-0607	C2R	Harris	City	533Q	0.11	0.00	2	Arax Engineering and Construction	Tetra Land Services
110	Jesselton Garden	2022-0555	C2R	Harris	City	453Z	0.22	0.00	5	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
111	Jokika Landing	2022-0546	C2R	Harris	City	573C	0.16	0.00	2	JOKIKA, LLC	Owens Management Systems, LLC
112	Jose Palace	2022-0277	C2R	Harris	City	453M	0.25	0.00	1	CENTER POINT SURVEY	CENTER POINT SURVEY
113	Judiway Garden Homes	2022-0527	C2R	Harris	City	452Q	0.26	0.00	4	Sandcastle Homes	MOMENTUM EGINEERING
114	Kabee Biloxi Lucky Strike	2022-0379	C2R	Harris	City	494B	0.27	0.00	4	The Huckabee Company of Houston	MOMENTUM EGINEERING
115	Kezira Estates at Noah	2022-0557	C2R	Harris	City	533P	0.11	0.00	2	New Era Development	New Era Development
116	Knox Village	2022-0524	C3R	Harris	City	452C	0.95	0.07	16	Tex Knox, LLC	Pioneer Engineering, LLC
117	Kolbe Square	2022-0259	C3R	Harris	City	450R	1.36	0.10	26	City Choice Homes L.L.C.	ICMC GROUP INC
118	Lemus Estates at Berry Street	2022-0575	C2R	Harris	City	493Y	0.14	0.00	3	Oc Plans & Permits	Oc Plans & Permits
119	Liberty Estates	2022-0508	C2R	Harris	City	533M	0.17	0.00	3	Liberty Development	Surv-Tex surveying Inc.
120	Lucky Place	2022-0494	C2R	Harris	City	412S	0.21	0.00	2	Soporte and LaBrisa Group LLC	Chesterfield Development Services
121	Mansfield Crossing	2022-0569	C2R	Harris	City	452A	0.23	0.00	3	Highgate Ventures, LLC	Total Surveyors, Inc.
122	Market Street Commercial Center (DEF1)	2022-0362	C2R	Harris	City	496M	8.77	8.77	0	Sunbelt Commercial Builders,LLC	Tetra Land Services
123	Maury North	2022-0411	C3R	Harris	City	493D	2.01	0.04	50	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
124	McGowen Estates (DEF2)	2022-0293	C2R	Harris	City	493U	0.12	0.00	3	SSOT BUILDERS	Survey Solutions of Texas
125	Menefee Estates	2022-0594	C2R	Harris	City	492H	0.12	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
126	Modera Houston Avenue	2022-0528	C2R	Harris	City	493G	4.40	4.40	0	Kimley-Horn	Windrose
127	New Life in Christ Ministries of Houston Texas (DEF2)	2022-0223	C2R	Harris	City	451D	0.88	0.88	0	New Life In Christ Ministries of Houston Texas	REKHA ENGINEERING, INC.
128	Noor W 16th St Development (DEF1)	2022-0427	C2R	Harris	City	452Y	0.25	0.00	6	NOOR CONSTRUCTION, LLC	Doshi Engineering & Surveying Company
129	Nuben Villas	2022-0636	C2R	Harris	City	451D	0.14	0.00	2	CE Engineers & Development Consultants	CE Engineers & Development Consultants, INC
130	Old Spanish Trail Lofts	2022-0562	C2R	Harris	City	534F	5.44	5.44	0	B.I. Enterprises, L.L.C.	BGE, Inc.
131	Ovid Corner	2022-0545	C2R	Harris	City	493F	0.85	0.85	0	Primrose School	Hovis Surveying Company Inc.
132	P A Reed Replat No 1	2022-0516	C2R	Harris	City	453H	0.36	0.00	8	Francos Home Enterprises	Windrose
133	Phicon Plaza (DEF1)	2022-0406	C2R	Harris	City	536E	1.19	1.19	0	Phicon, LLC	Century Engineering, Inc
134	Pillars of Attwater (DEF1)	2022-0387	C2R	Harris	City	455P	0.28	0.00	3	K Henderson	South Texas Surveying Associates, Inc.
135	Plaza Estates at Schilder	2022-0558	C2R	Harris	City	453D	0.72	0.00	2	New Era Development	New Era Development
136	Plaza Estates at Stearns	2022-0561	C2R	Harris	City	533L	0.24	0.00	6	New Era Development	New Era Development

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
137	Residences on Oats Street	2022-0218	C2R	Harris	City	494G	0.11	0.00	3	The MOVEMETOTX Team	Pioneer Engineering, LLC
138	Rodriguez Estates	2022-0351	C2R	Harris	City	412S	0.22	0.00	2	SSOT BUILDERS	Survey Solutions of Texas
139	Ruth Creek (DEF2)	2022-0256	C2R	Harris	City	493X	0.14	0.00	3	Ruth Development, LLC	Texas Field Services
140	Salazi	2022-0421	C2R	Harris	City	451T	1.17	1.17	1	Hammery Longpoint Joint Ventures LLC	Building Support Services Inc.
141	Senegal Square	2022-0606	C2R	Harris	City	494E	5.00	5.00	0	MOD, LLC	Owens Management Systems, LLC
142	Staseen Street Homes	2022-0556	C2R	Harris	City	533Y	0.11	0.00	2	Queensdrive Inc	RP & Associates
143	That One Place	2022-0563	C2R	Harris	ETJ	376G	0.65	0.65	0	3333 Atascocita LLC	RP & Associates
144	Titanium Homes on Bremond	2022-0470	C2R	Harris	City	493Z	0.11	0.00	4	Superior One Homes	Owens Management Systems, LLC
145	Town and Country Town Centre partial replat no 2	2022-0625	C2R	Harris	City	489D	4.10	4.10	0	Town Centre Partners, LTD& Town Centre Living, LLC	Vernon G. Henry & Associates, Inc.
146	Victoria	2022-0522	C2R	Harris	City	493S	0.14	0.00	3	Victoria Goldstein	Vernon G. Henry & Associates, Inc.
147	Victoria Parking Truck	2022-0436	C3R	Harris	City	455V	21.47	0.00	1	CENTER POINT SURVEY	CENTER POINT SURVEY
148	Wedgefield Estates	2022-0573	C2R	Harris	City	455Q	0.31	0.00	3	JFO SOLUTIONS	PLS CONSTRUCTION LAYOUT, INC
149	West Bell Homes	2022-0599	C2R	Harris	City	493N	0.11	0.00	2	N/a	RSG Engineering
150	Westpark Springs Hospital	2022-0587	C2R	Fort Bend	ETJ	525L	7.36	7.36	0	Langan	Windrose
151	Wilburforce Villas	2022-0641	C3R	Harris	City	412X	0.98	0.02	13	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
152	Woodcrest Grove	2022-0610	C2R	Harris	City	452L	0.25	0.00	5	Highgate Ventures, LLC	Total Surveyors, Inc.

C-Public Hearings Requiring Notification

153	Azul Homes partial replat no 2	2022-0187	C3N	Harris	City	455B	6.11	0.13	40	JULIA ENTERPRISES INC	ICMC GROUP INC
154	Commons of Lake Houston Sec 1 partial replat no 1	2022-0055	C3N	Harris	ETJ	298V	1.53	0.00	1	NONE	Tetra Land Services
155	Craig Woods partial replat no 37	2022-0314	C3N	Harris	City	451X	0.18	0.00	2	Cunningham Development	Total Surveyors, Inc.
156	Foster Place partial replat no 25	2022-0333	C3N	Harris	City	533R	0.12	0.00	3	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
157	Hester Tract partial replat no 1 (DEF2)	2021-2961	C3N	Harris	ETJ	287K	12.00	8.20	3	Dean & Jane Collins	Owens Management Systems, LLC
158	Idylwood partial replat no 2	2022-0276	C3N	Harris	City	534C	0.46	0.00	2	Newell Surveying	Texas Legal Media
159	Neuen Manor partial replat no 25 (DEF2)	2021-2970	C3N	Harris	City	450P	0.54	0.01	12	Well Homes	Colliers Engineering & Design
160	Neuen Manor partial replat no 26	2022-0159	C3N	Harris	City	450U	0.54	0.00	14	GARDEN PARK SQUARE LLC	RSG Engineering
161	Rosewood Estates Sec 2 partial replat no 4	2022-0260	C3N	Harris	City	455E	0.39	0.00	4	New Era Development	New Era Development

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
162	Shadow Creek South Sec 2 partial replat no 3 and extension (DEF1)	2022-0152	C3N	Harris	ETJ	290C	21.26	2.16	6	Shadow Creek Estates, Ltd.	R.G. Miller Engineers
163	Timmerman Place partial replat no 1 (DEF1)	2021-3017	C3N	Harris	City	455C	0.35	0.01	6	No Company	HRS and Associates, LLC
164	Usener Addition partial replat no 3 and extension (DEF2)	2021-2955	C3N	Harris	City	493A	0.51	0.51	0	THXGE, LLC	Windrose
165	Usener Addition partial replat no 4	2022-0210	C3N	Harris	City	493A	0.15	0.00	2	NEBULA VENTURES, LLC	MOMENTUM EGINEERING

D-Variances

166	AM 2920 Reserve Sec 2	2022-0593	C2	Harris	ETJ	291V	32.46	32.46	0	AM 2920 LLC	Jones|Carter - Woodlands Office
167	Bronze Bar Mixed Use (DEF1)	2022-0116	C2R	Harris	City	452U	0.15	0.15	0	Cisneros Design Studio	Windrose
168	Candela South GP	2022-0612	GP	Fort Bend	ETJ	564B	116.50	0.00	0	Johnson Development Services	Meta Planning + Design LLC
169	Cavalcade Crossing (DEF1)	2022-0400	C2R	Harris	City	453S	0.48	0.48	0	Betty Ann Knowis	Vernon G. Henry & Associates, Inc.
170	Eastwood Landing (DEF1)	2022-0326	C2R	Harris	City	494T	1.61	0.17	30	Legion Builders, LLC	Total Surveyors, Inc.
171	Eight Hundred Middle	2022-0443	C3P	Harris	City	494J	21.21	21.21	0	Ally General Solutions	Ally General Solutions, LLC
172	Houston West AAA Cooper	2022-0618	C2	Harris	ETJ	367Z	14.43	14.43	0	AAA Cooper Transportation	Windrose
173	Lyons Immersive (DEF1)	2022-0315	C2R	Harris	City	494E	6.89	6.89	0	2103 Lyons, LLC	Civil-Surv Land Surveying, L.C.
174	Schiel Road Tract (DEF2)	2022-0310	C3P	Harris	ETJ	326P	45.50	16.59	132	AHV Communities	LJA Engineering, Inc.-(Houston Office)
175	Villas at Elysian	2022-0435	C2R	Harris	City	493H	0.23	0.00	6	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC

E-Special Exceptions

None

F-Reconsideration of Requirements

176	Anderson Villas	2022-0538	C3R	Harris	ETJ	572T	8.89	2.11	78	http://jmoralesinc.com/	J. Morales
177	First Outreach	2022-0367	C2R	Harris	City	571R	6.00	6.00	0	FIRST OUTREACH MISSIONARY BAPTIST CHURCH	MOMENTUM EGINEERING
178	Palmetto Place (DEF1)	2022-0364	C3R	Harris	City	534J	4.75	0.76	43	Houston Business Development, Inc.	BGE, Inc. - Land Planning

G-Extensions of Approval

179	Cordoba Estates	2021-1100	EOA	Harris	ETJ	407U	5.50	1.24	45	Continental Superior Mgmt Groups	Hovis Surveying Company Inc.
180	Hannoun Plazas	2021-0303	EOA	Harris	ETJ	408C	2.50	2.50	0	hassam jabbar	Houston Platting

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
181	Harris County MUD no 434 Detention Pond no 2	2021-0418	EOA	Harris	ETJ	325T	18.23	18.23	0	Becker Road LP	BGE, Inc.
182	Harris County MUD No 559 Wastewater Treatment Plant	2021-0454	EOA	Harris	ETJ	406N	5.05	5.05	0	Landmark Industries, LLC	BGE, Inc.
183	Harris County MUD No 559 Water Plant	2021-0453	EOA	Harris	ETJ	406N	3.00	3.00	0	Landmark Industries, LLC	BGE, Inc.
184	Harris Fort Bend Counties MUD No 3 Water Plant no 2	2021-1024	EOA	Harris	ETJ	485E	0.99	0.99	0	Harris -Fort Bend Counties Mud no 3	Vogler & Spencer Engineering, Inc.
185	Mason Road and Cypress West Boulevard Street Dedication	2021-0455	EOA	Harris	ETJ	405R	5.63	0.00	0	Landmark Industries, LLC	BGE, Inc.
186	Park on Mansfield	2021-0466	EOA	Harris	City	451D	3.00	0.26	48	One Stop Home Improvements Inc	ICMC GROUP INC
187	Parker Hobby	2021-0699	EOA	Harris	City	493A	0.86	0.86	0	2722 WHITE OAK PURCHASE CO. LLC	M2L Associates, Inc.
188	Plum Grove Property LLC	2021-0992	EOA	Harris	ETJ	258V	1.79	1.79	0	Plum Grove Property LLC	Hovis Surveying Company Inc.
189	Preserve at Martindale	2021-0836	EOA	Harris	City	574K	18.26	0.88	84	Terramark Ventures	BGE, Inc. - Land Planning
190	QuikTrip Addition	2021-0846	EOA	Harris	ETJ	332X	11.87	11.87	0	QuikTrip Corporation	Matkin Hoover Engineering
191	UG Waterworks Highline South	2021-0407	EOA	Harris	City	452V	0.84	0.84	0	Urban Genesis	MBCO Engineering
192	West Lake Grove Drive and Williams Gully Trail Street Dedication	2021-0412	EOA	Harris	ETJ	376M	0.61	0.00	0	LH Groves, LLC	BGE, Inc.
193	West Little York Estates	2021-0578	EOA	Harris	City	412W	0.34	0.00	6	Paradise Condominium LLC	CE Engineers & Development Consultants, INC

H-Name Changes

None

I-Certification of Compliance

194	26069 Hunters Trail	22-1633	COC	Montgomery	ETJ	295Q				Two Sons Environmental	Two Sons Environmental
195	19812 Deer Run	22-1634	COC	Montgomery	ETJ	258J				Enriqueta Landa	Enriqueta Landa

J-Administrative

None

K-Development Plats with Variance Requests

196	8410 Lockwood Drive (DEF1)	21103364	DPV	Harris	City	454G				Geraro Robles	Gerardo Robles
197	6202 North Main Street	22022475	DPV	Harris	City	453S				Jessica Moreau	Capriso Construction

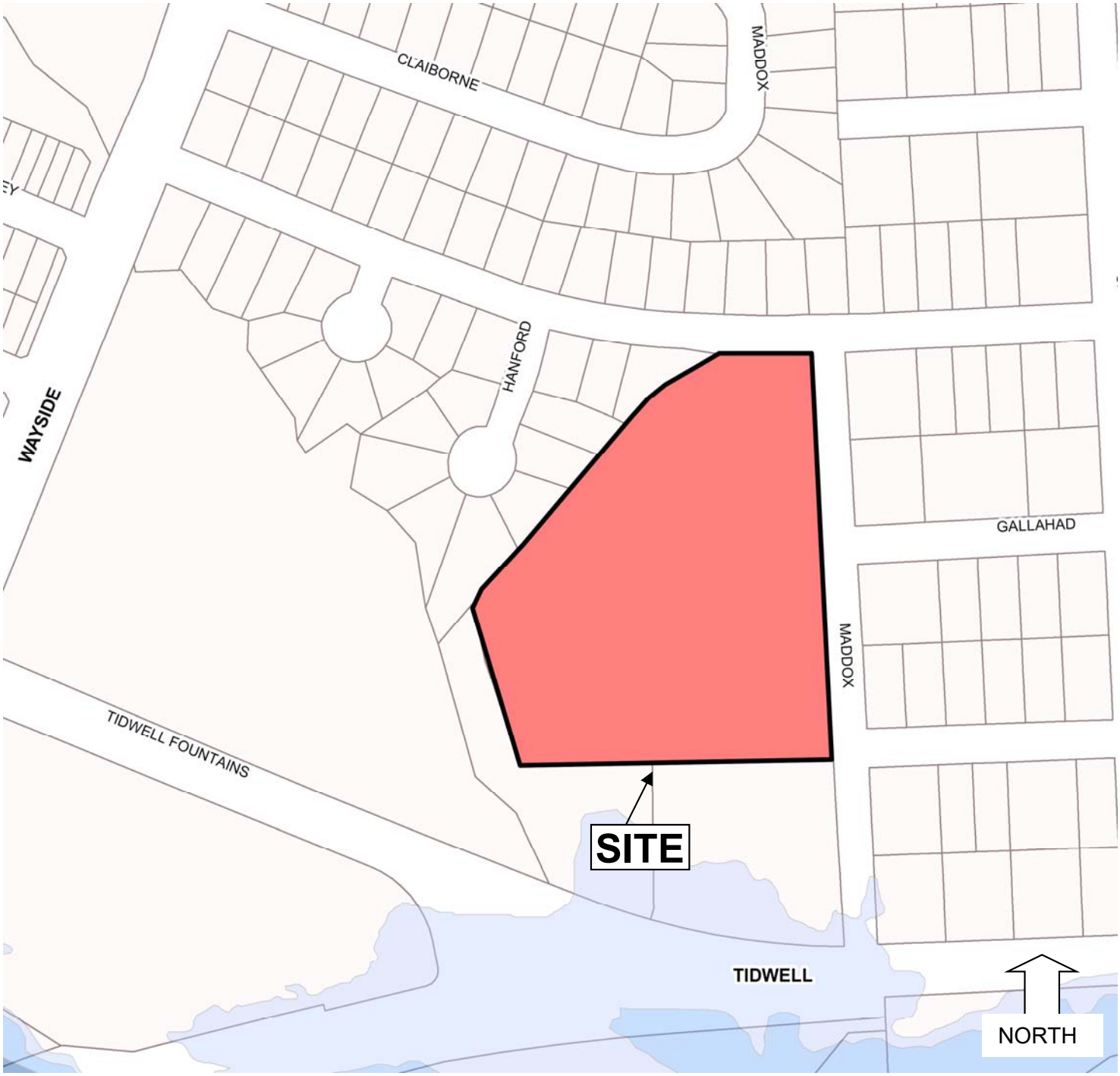
Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
Hotel/Motel with Variance Requests											
III	Studio 6 located at 14402 Old Chocloate Bayou Road (DEF1)	22014682	HMV	Harris	City	573Z				Swapnil Patel	Shilpin Consultancy LLC

Houston Planning Commission ITEM: 153

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Azul Homes partial replat no 2

Applicant: ICMC Group INC.



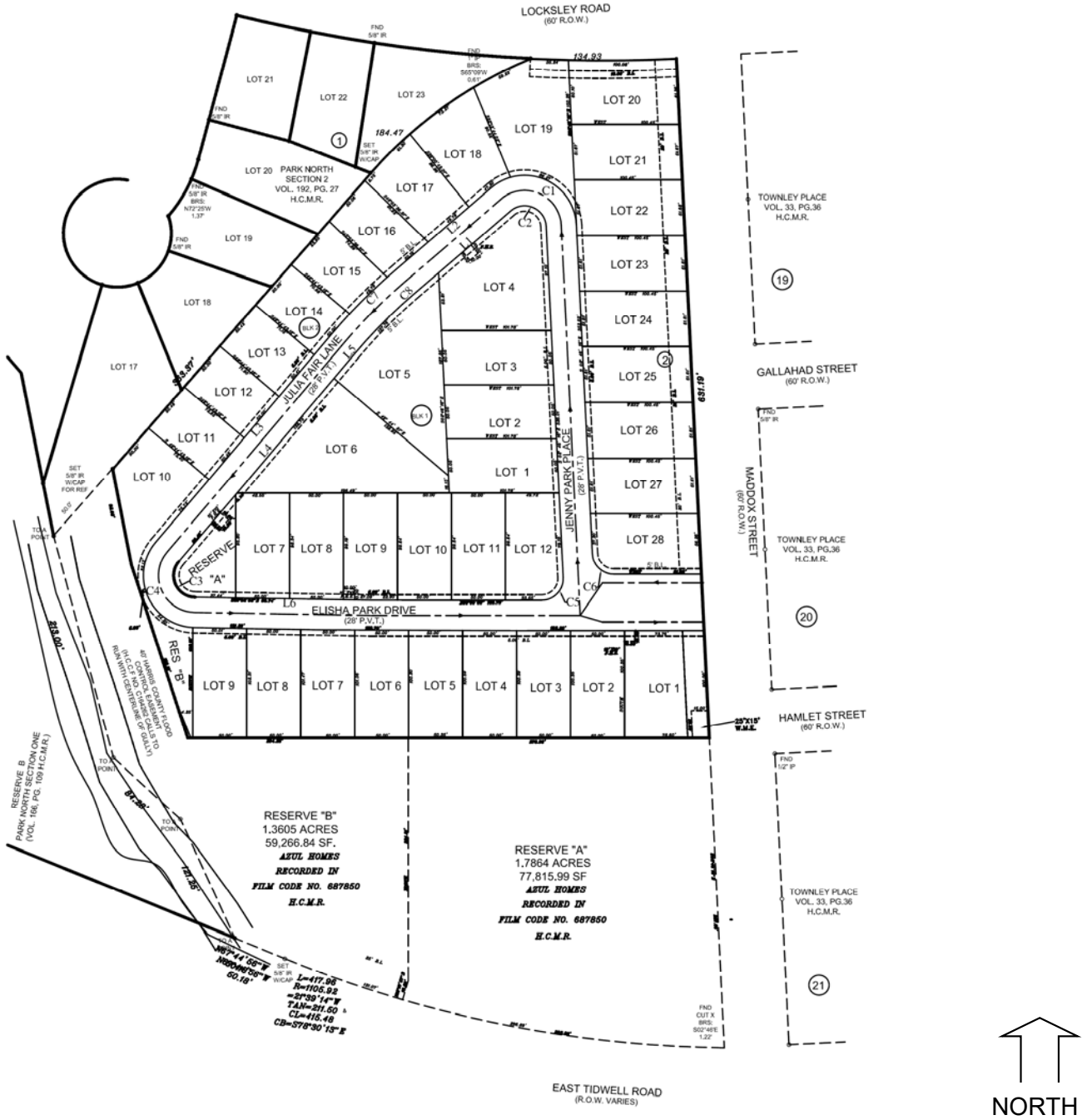
C – Public Hearings Site Location

Houston Planning Commission ITEM: 153

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Azul Homes partial replat no 2

Applicant: ICMC Group INC.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 153

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Azul Homes partial replat no 2

Applicant: ICMC Group INC.

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 23, 2022

Dear Property Owner:

Reference Number: 2022-0187; Azul Homes partial replat no 2; partial replat of **Azul Homes,** of Lot 1-14 of Block 1 and Lots 1-30 of Block 2 and reserves "C" & "D", as recorded in Film code 6950773 of the Harris County Map Records.

The property is located at the southwest intersection of Locksley Road and Maddox Street.
The purpose of the replat is to create forty (40) single-family residential lots and two (2) reserves. The applicant, **Gina Poveda** with ICMC Group INC, on behalf of the developer, Julia Enterprises Inc, can be contacted at **713-681-5757**.

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, March 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.**

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission ITEM: 154

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Commons of Lake Houston Sec 1 partial replat no 1

Applicant: Tetra Land Services

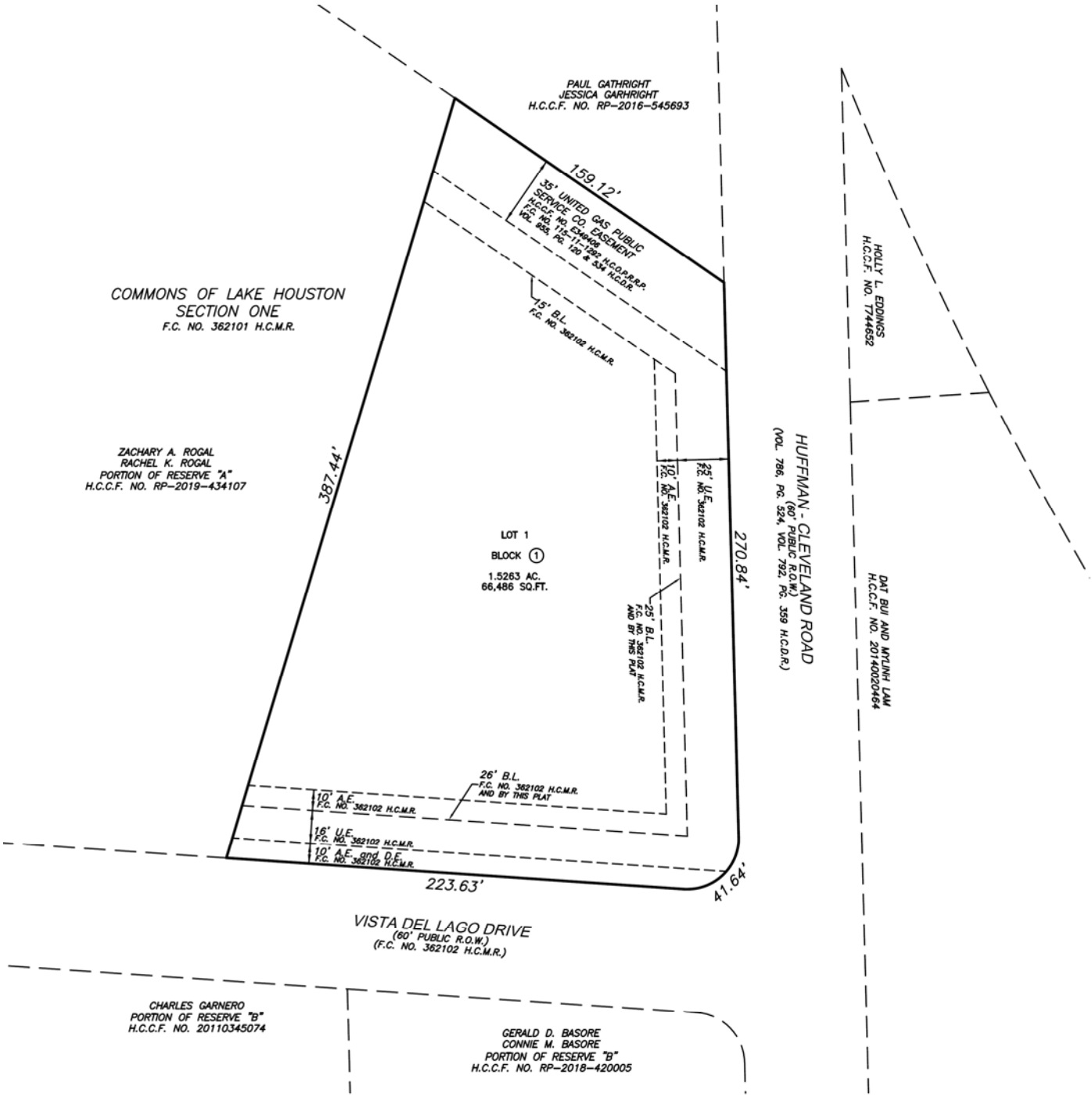
C – Public Hearings Site Location

Houston Planning Commission ITEM: 154

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Commons of Lake Houston Sec 1 partial replat no 1

Applicant: Tetra Land Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 154

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Commons of Lake Houston Sec 1 partial replat no 1

Applicant: Tetra Land Services

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 22, 2022

Dear Property Owner:

Reference Number: 2022-0055; Commons of Lake Houston Sec 1 partial replat no 1; partial replat of Commons of Lake Houston Sec 1, being a portion of Restricted Reserve "A", Block 1, as recorded at Film Code No. 362101 of the Harris County Map Records.

The property is located at the northwest intersection of Vista Del Lago Drive and Huffman Cleveland Road. The purpose of the replat is to create one (1) single-family residential lot. The applicant, **Paul Coyne,** with Tetra Land Services, on behalf of the developer, can be contacted at **713-462-6100 Ext 0099.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 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.**

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

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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.
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Planning Department Staff Authority and Obligation

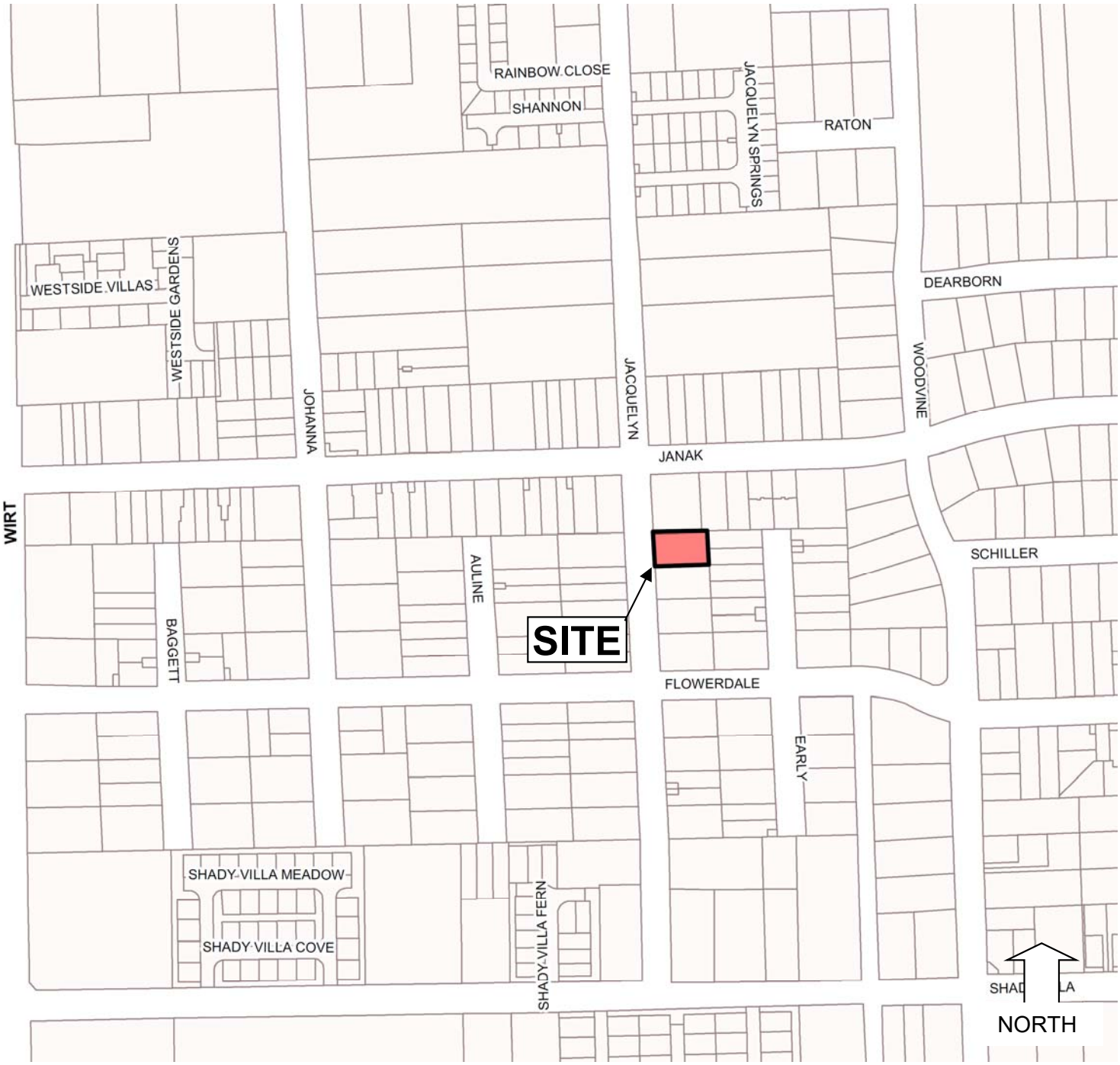
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 155

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Craig Woods partial replat no 37

Applicant: Total Surveyors, Inc.



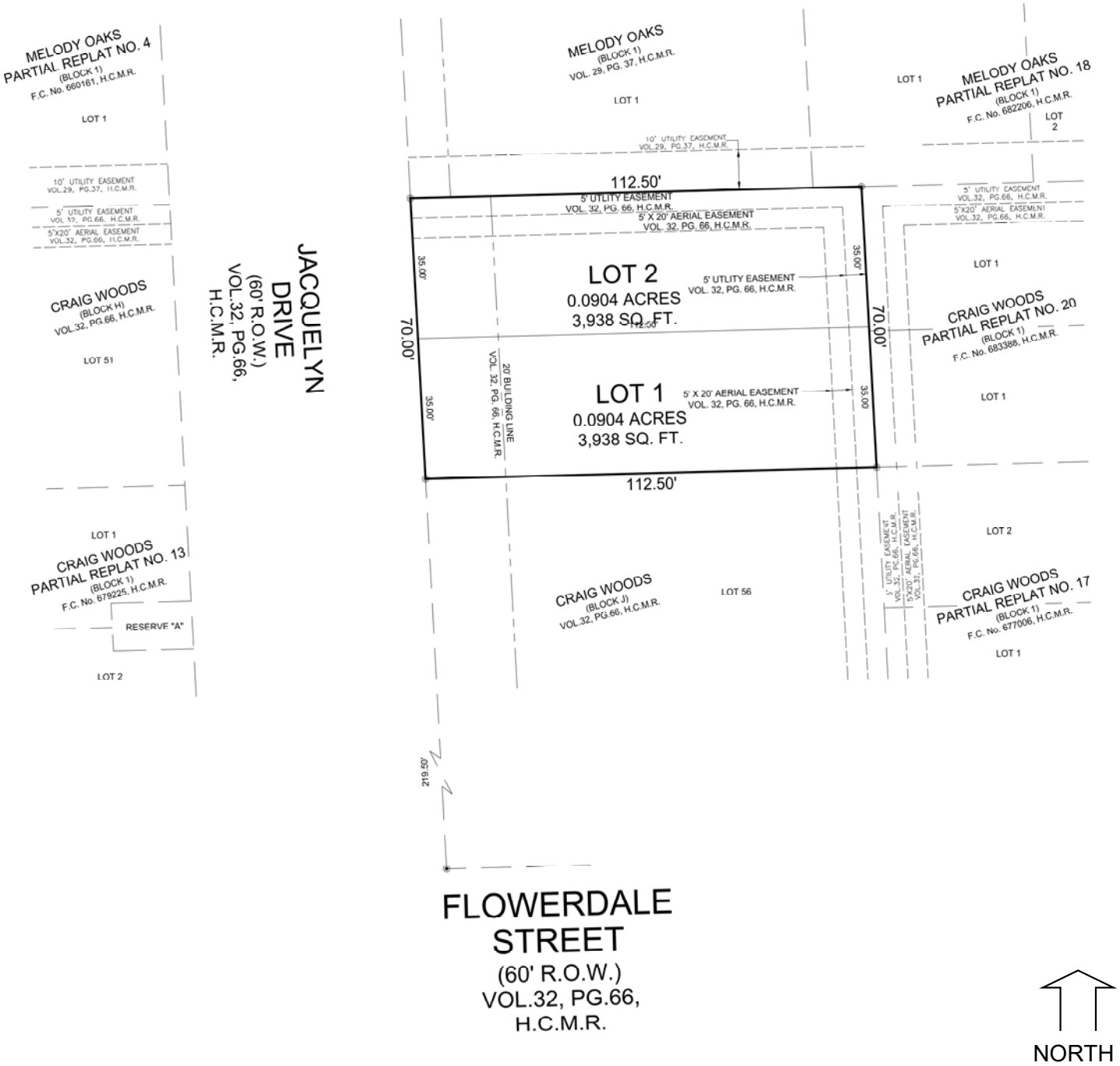
C – Public Hearings Site Location

Houston Planning Commission ITEM: 155

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Craig Woods partial replat no 37

Applicant: Total Surveyors, Inc.



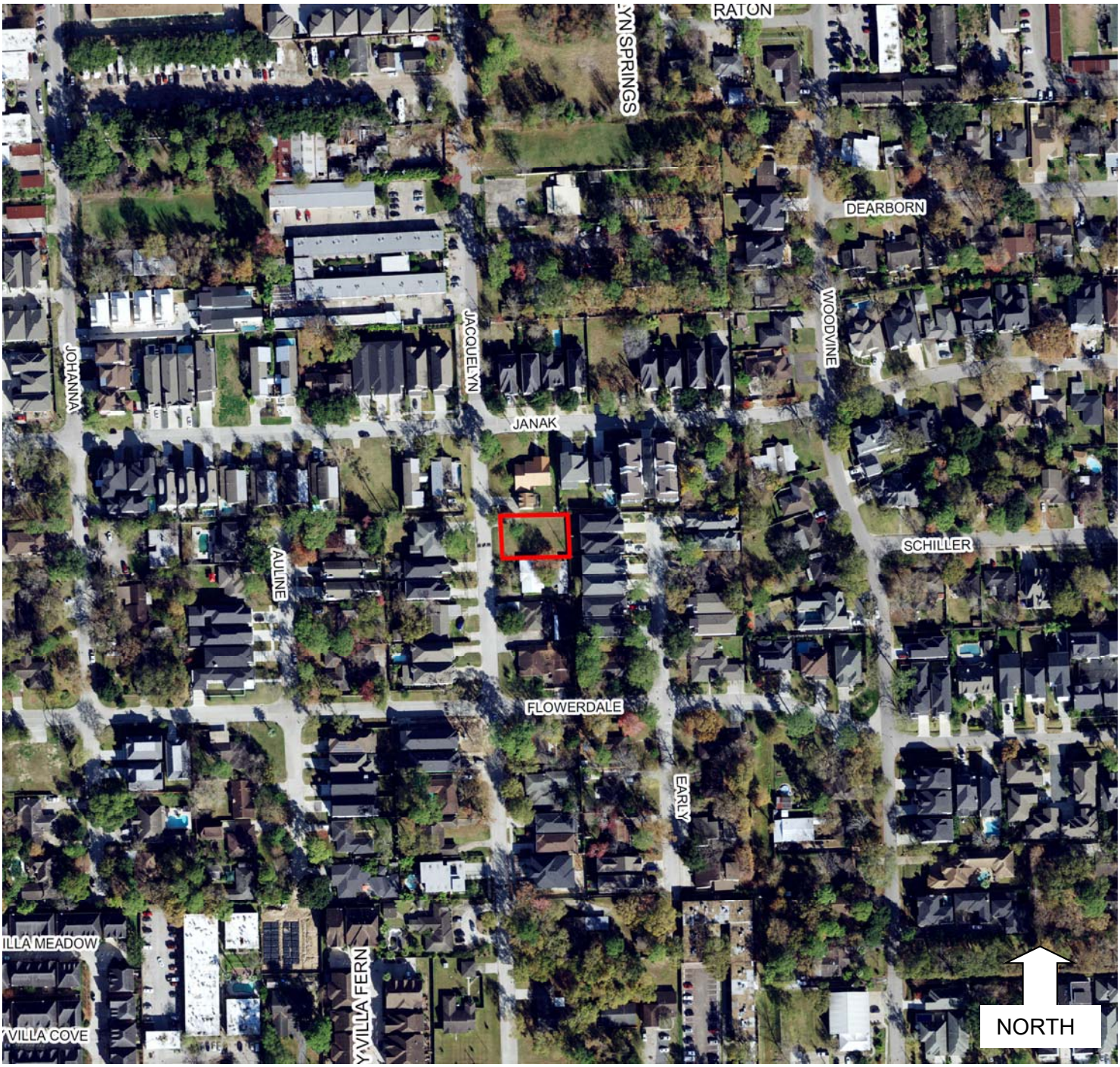
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 155

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Craig Woods partial replat no 37

Applicant: Total Surveyors, Inc.



C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 22, 2022

Dear Property Owner:

Reference Number: 2022-0314; Craig Woods partial replat no 37; partial replat of **Craig Woods,** being Lot 55, in Block "J", as recorded in Vol. 32, Pg. 66 of the Harris County Map Records.

The property is located along and east of Jacquelyn Drive between Janak Drive and Flowerdale Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Kevin Kolb,** with Total Surveyors, Inc., on behalf of the developer, Cunningham Development, can be contacted at **281-479-8719**.

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

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Terminology

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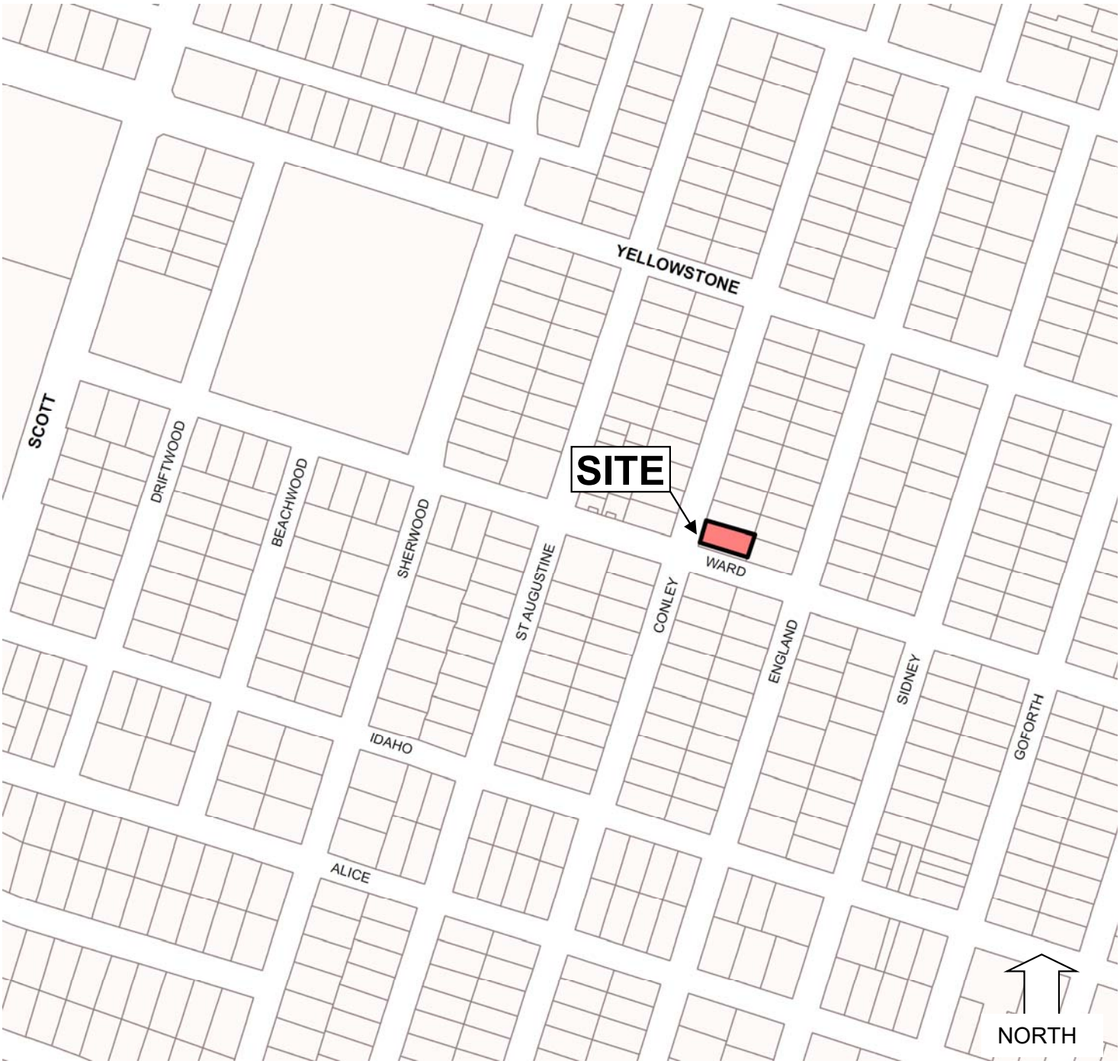
Houston Planning Commission ITEM: 156

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Foster Place partial replat no 25

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings Site Location

Houston Planning Commission ITEM: 156

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Foster Place partial replat no 25

Applicant: CE Engineers & Development Consultants, INC

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 156

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Foster Place partial replat no 25

Applicant: CE Engineers & Development Consultants, INC

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 22, 2022

Dear Property Owner:

Reference Number: 2022-0333; Foster Place partial replat no 25; partial replat of **Foster Place,** being Lot 10, in Block 19, as recorded in Vol. 655, Pg. 598 of the Harris County Deed Records.

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

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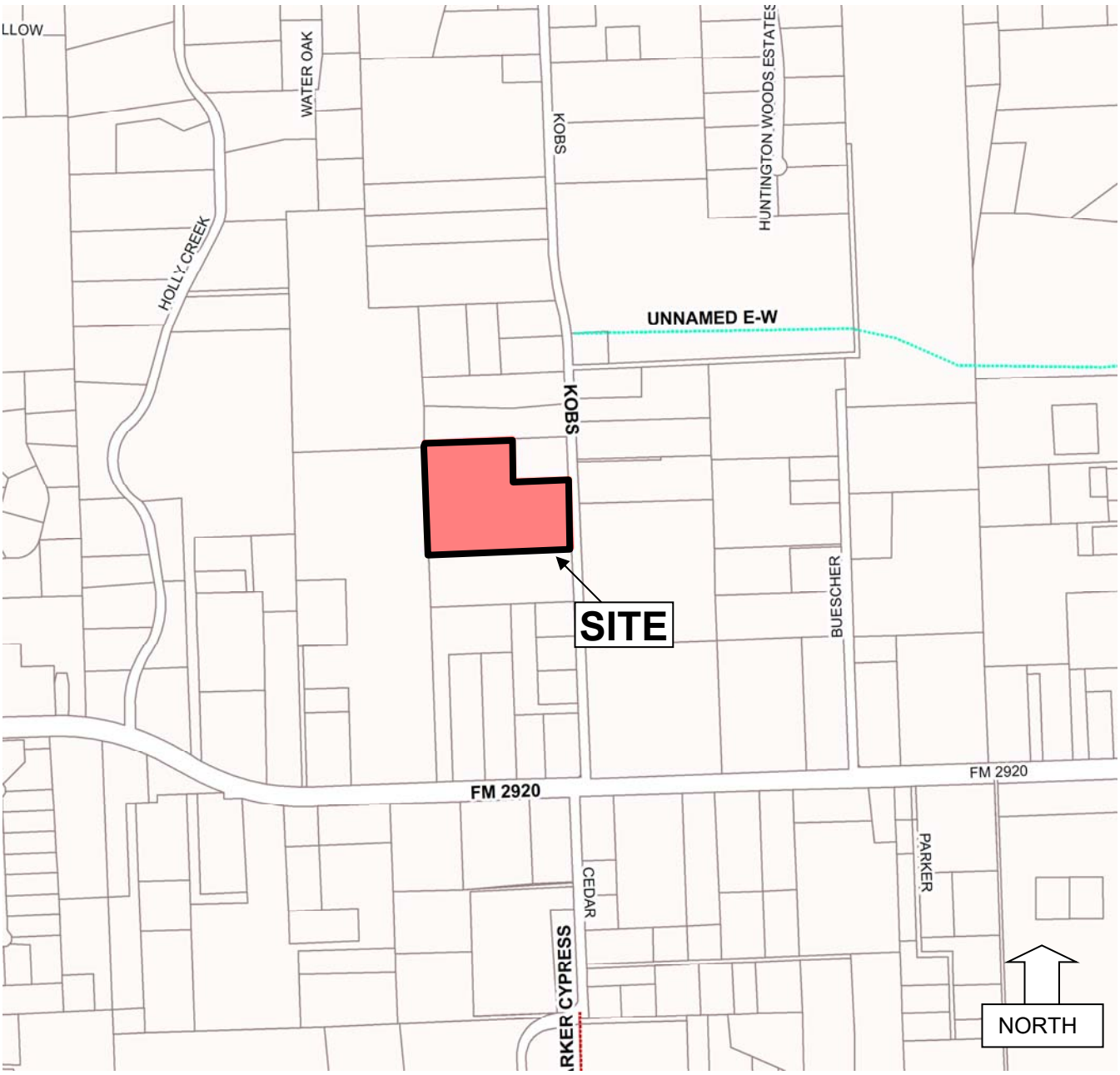
Houston Planning Commission ITEM: 157

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Hester Tract partial replat no 1 (DEF 2)

Applicant: Owens Management Systems, LLC



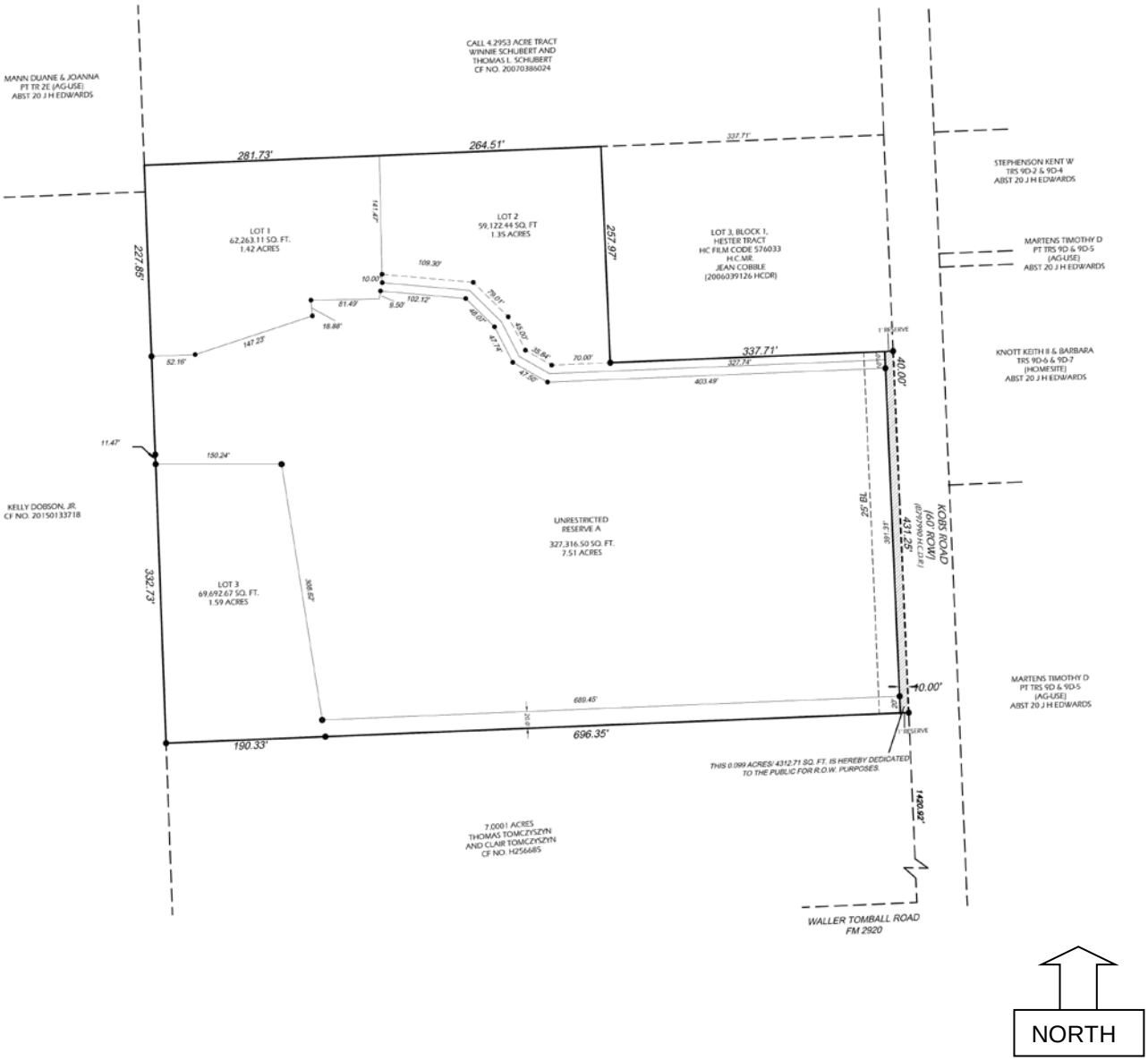
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 157

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Hester Tract partial replat no 1 (DEF 2)

Applicant: Owens Management Systems, LLC



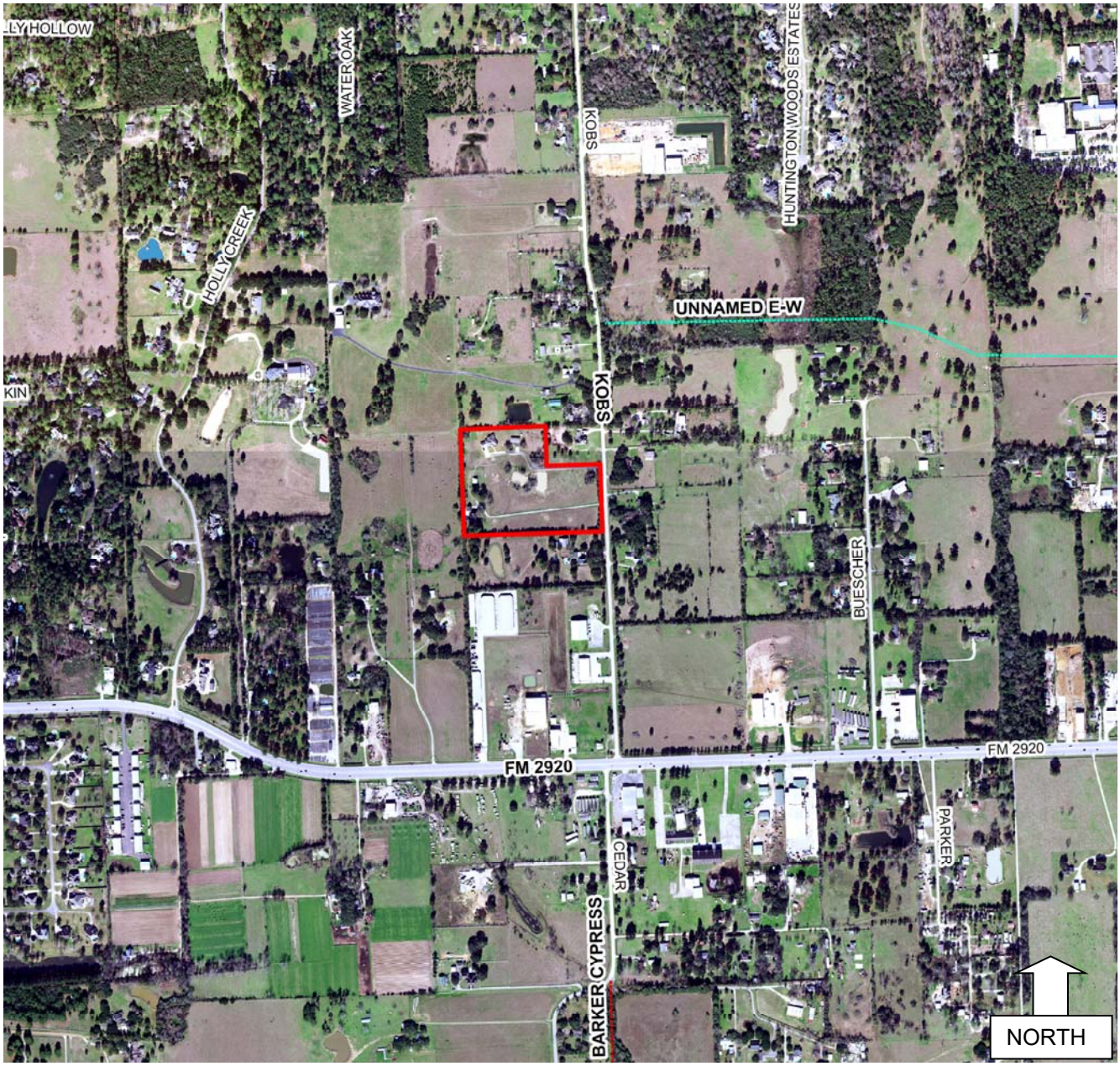
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 157

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Hester Tract partial replat no 1 (DEF 2)

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 with 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 require 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 allowed 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 require 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

Margaret Wallace Brown
Director
P.O. Box 1562
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www.houstontx.gov

Public Hearing Notice

PHV

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.

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.
- **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

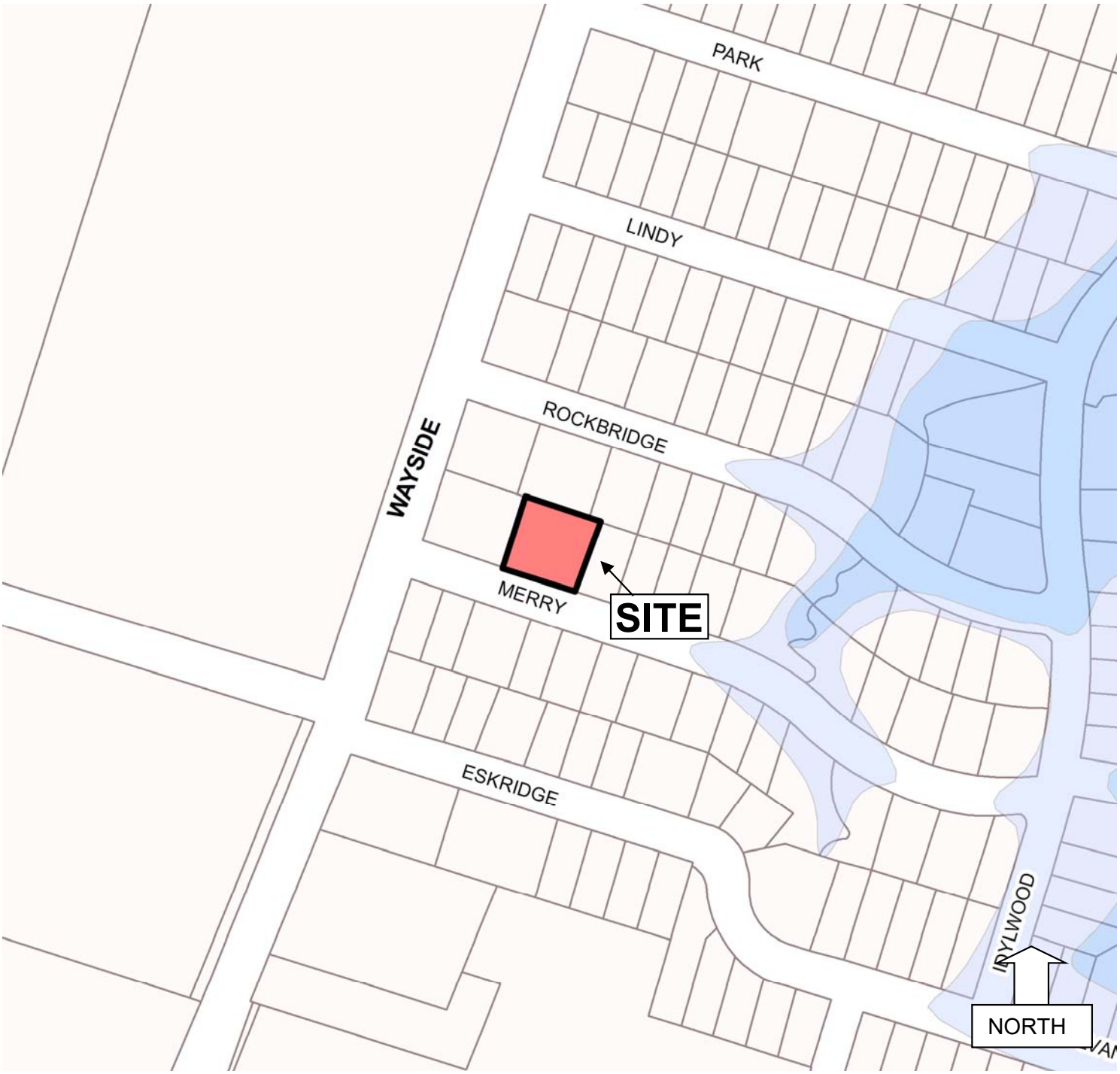
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 158

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Idylwood partial replat no 2

Applicant: Texas Legal Media



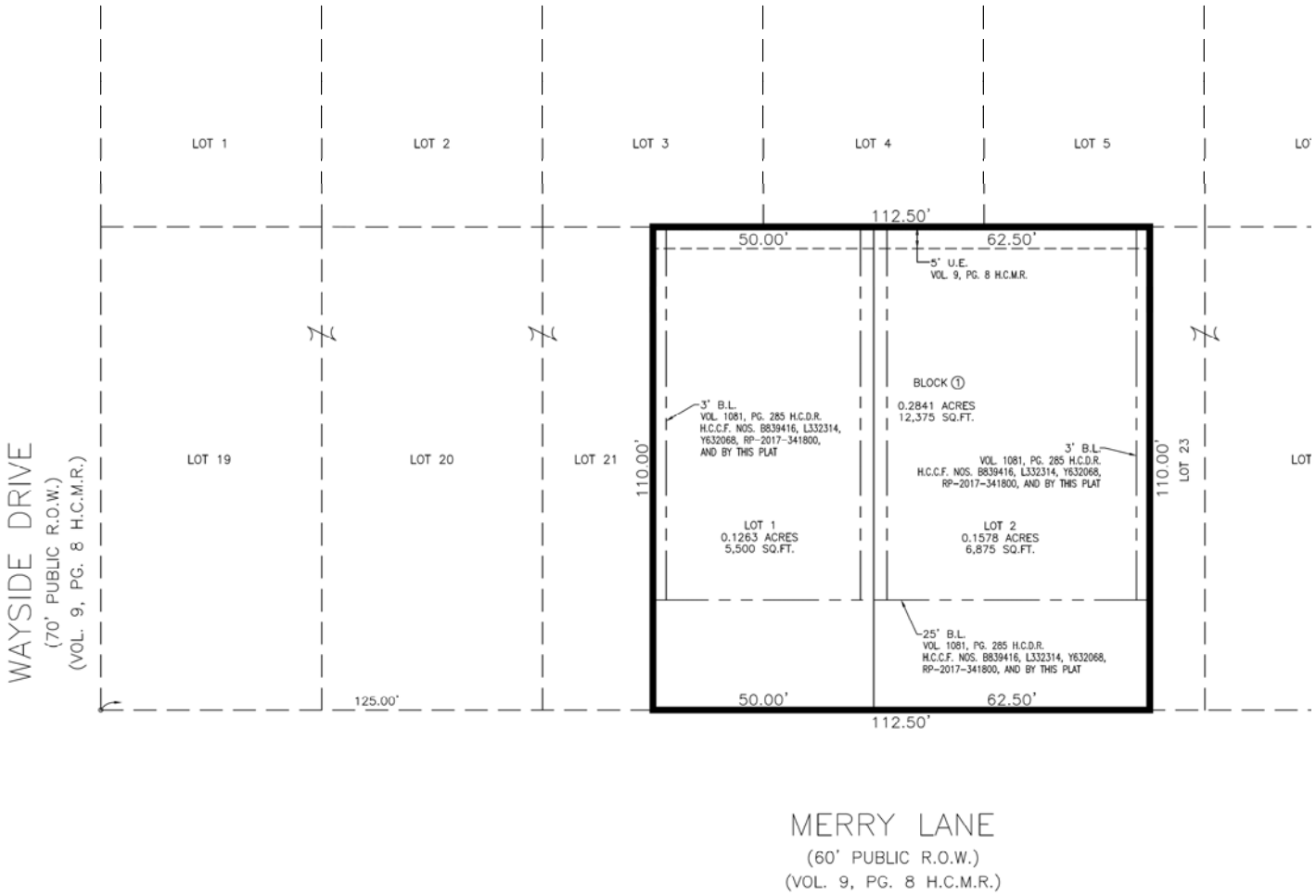
C – Public Hearings Site Location

Houston Planning Commission ITEM: 158

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Idylwood partial replat no 2

Applicant: Texas Legal Media



NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 158

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Idylwood partial replat no 2

Applicant: Texas Legal Media

C – Public Hearings Aerial

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
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www.houstontx.gov

Public Hearing Notice

PH

February 22, 2022

Dear Property Owner:

Reference Number: 2022-0276; Idylwood partial replat no 2; partial replat of **Idylwood,** being the east 25' of Lot 21, all of lot 22, and the west 37.5' of lot 23, block 13, as recorded in Volume 9, Page 8 of the Harris County Map Records.

The property is located north along Merry Lane, east of S Wayside Drive, and north of IH 45. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Matthew Sigmon** with Texas Legal Media, on behalf of the developer, Newell Surveying, 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.

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, March 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 Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

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

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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

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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

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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Houston Planning Commission ITEM: 159

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Neuen Manor partial replat no 25 (DEF 2)

Applicant: Colliers Engineering & Design

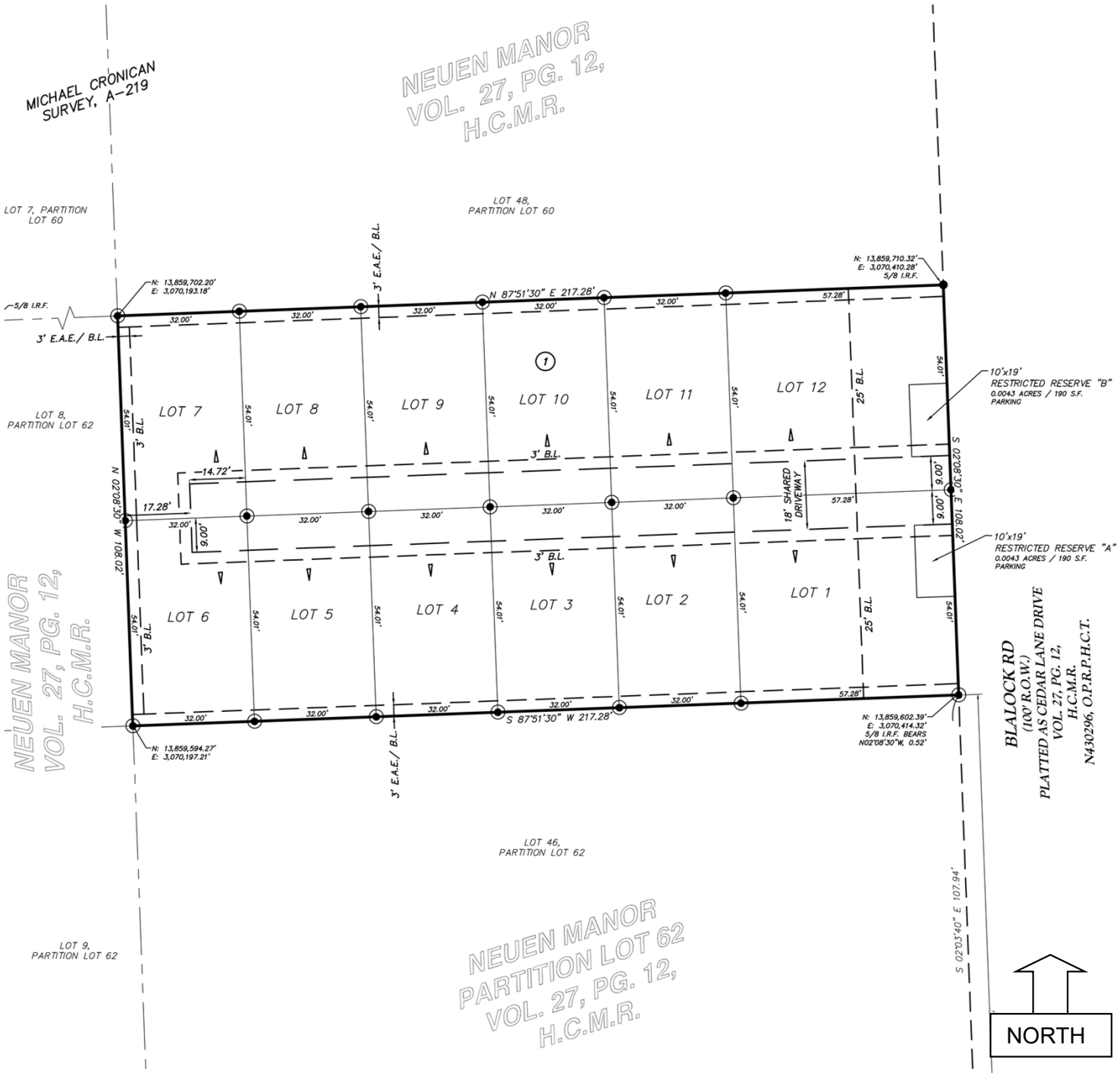
C – Public Hearings Site Location

Houston Planning Commission ITEM: 159

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Neuen Manor partial replat no 25 (DEF 2)

Applicant: Colliers Engineering & Design



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 159

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Neuen Manor partial replat no 25 (DEF 2)

Applicant: Colliers Engineering & Design

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

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.

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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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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
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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.

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Planning Department Staff Authority and Obligation

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

Houston Planning Commission ITEM: 160

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Neuen Manor partial replat no 26

Applicant: RSG Engineering

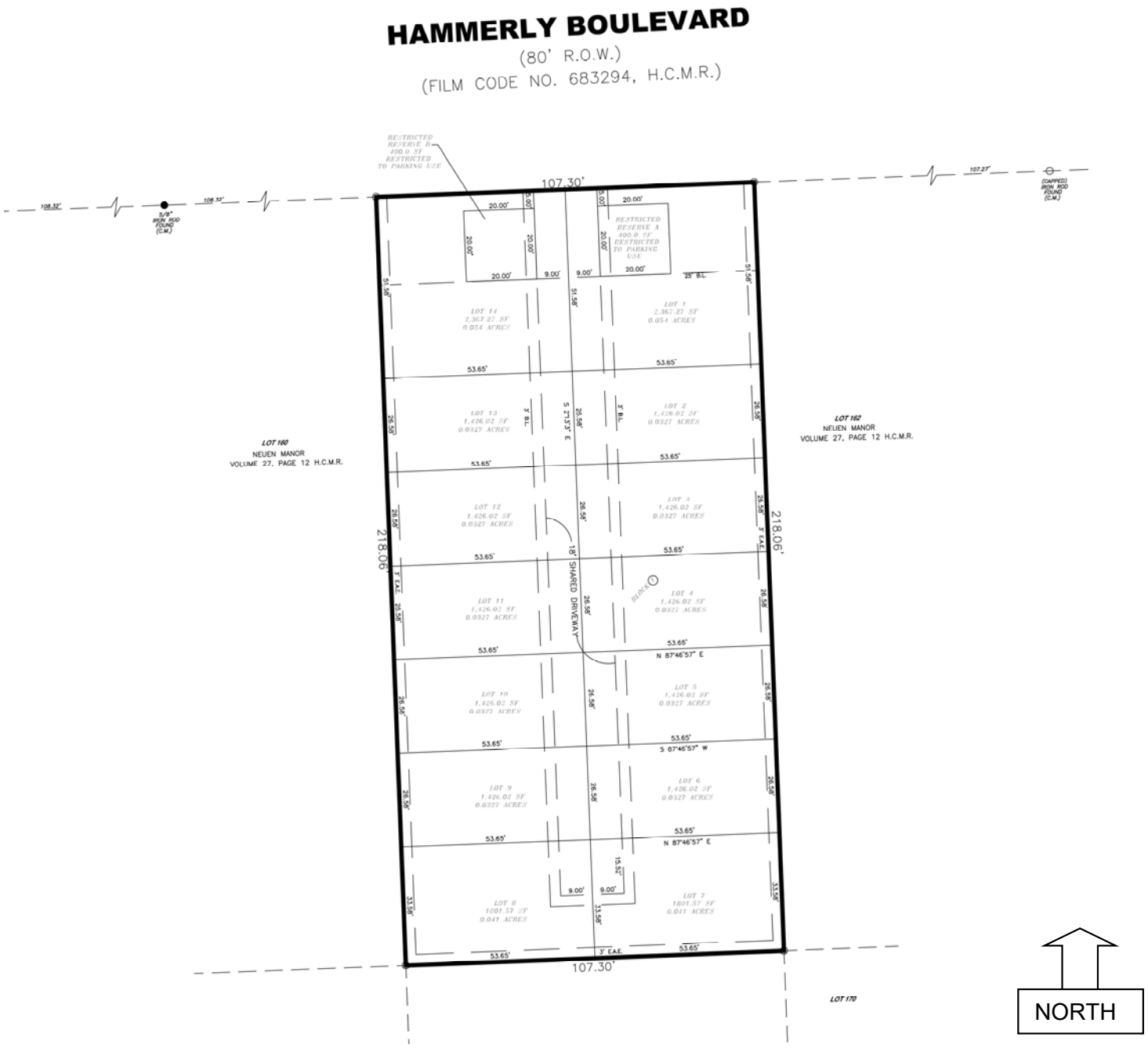
C – Public Hearings Site Location

Houston Planning Commission ITEM: 160

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Neuen Manor partial replat no 26

Applicant: RSG Engineering



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 160

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Neuen Manor partial replat no 26

Applicant: RSG Engineering

C – Public Hearings Aerial

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
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www.houstontx.gov

Public Hearing Notice

PH

February 21, 2022

Dear Property Owner:

Reference Number: 2022-0159; Neuen Manor partial replat no 26; partial replat of **Neuen Manor,** of Lot 161, as recorded in Volume 27, Page 12 of the Harris County Map Records.

The property is located along Hammerly Boulevard east of Hoskins Drive and west of Bauer Drive. The purpose of the replat is to create fourteen (14) single-family residential lots and two (2) reserves. The applicant, **Salim Obeid** with RSG Engineering, on behalf of the developer, Garden Park Square LLC, can be contacted at **713-783-7777**.

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, March 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 Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

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

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

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

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.
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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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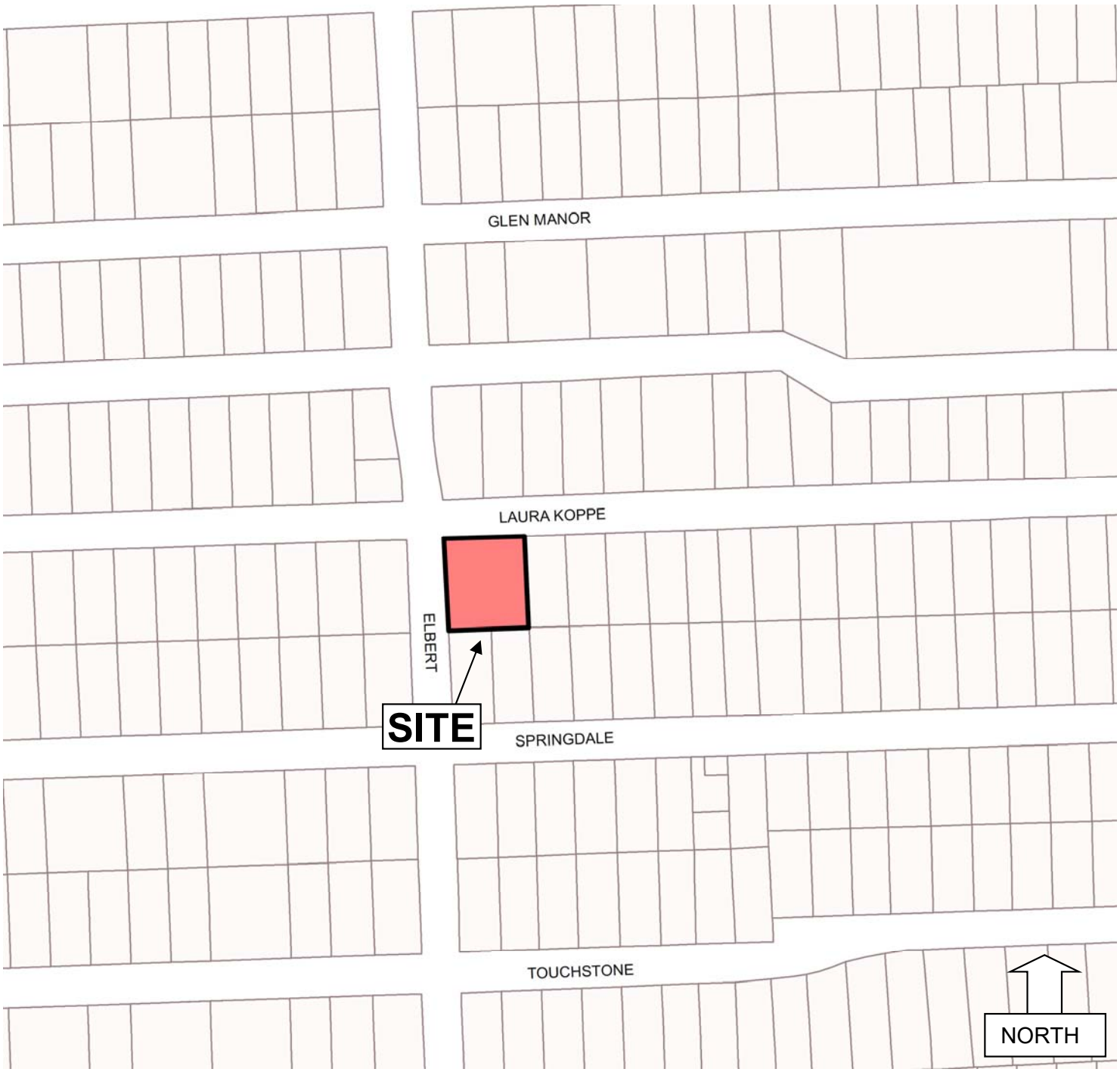
Houston Planning Commission ITEM: 161

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Rosewood Estates Sec 2 partial replat no 4

Applicant: New Era Development



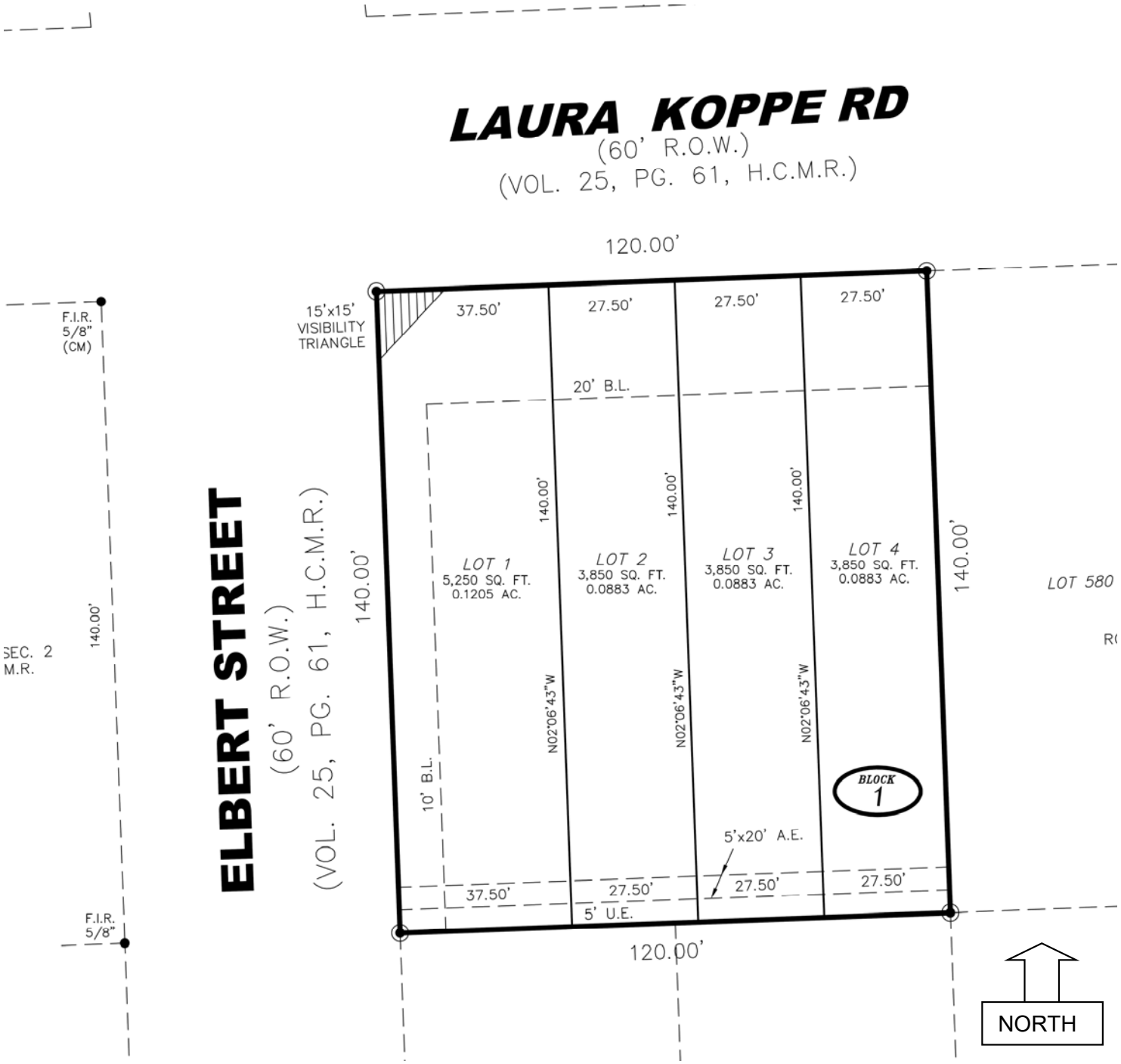
C – Public Hearings Site Location

Houston Planning Commission ITEM: 161

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Rosewood Estates Sec 2 partial replat no 4

Applicant: New Era Development



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 161

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Rosewood Estates Sec 2 partial replat no 4

Applicant: New Era Development

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 21, 2022

Dear Property Owner:

Reference Number: 2022-0260; Rosewood Estates Sec 2 partial replat no 4; partial replat of **Rosewood Estates Sec 2,** being Lots 578 & 579, as recorded in Volume 25 Page 61 of the Harris County Map Records.

The property is located at the southeast Laura Koppe Road and Elbert Street, east of Homestead Road and south of Tidwell Road. The purpose of the replat is to create four (4) single-family residential lots and modify the building line. The applicant, **Nahom Tesfa**, with New Era Development, on behalf of the developer, can be contacted at **469-371-6780**.

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, March 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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- **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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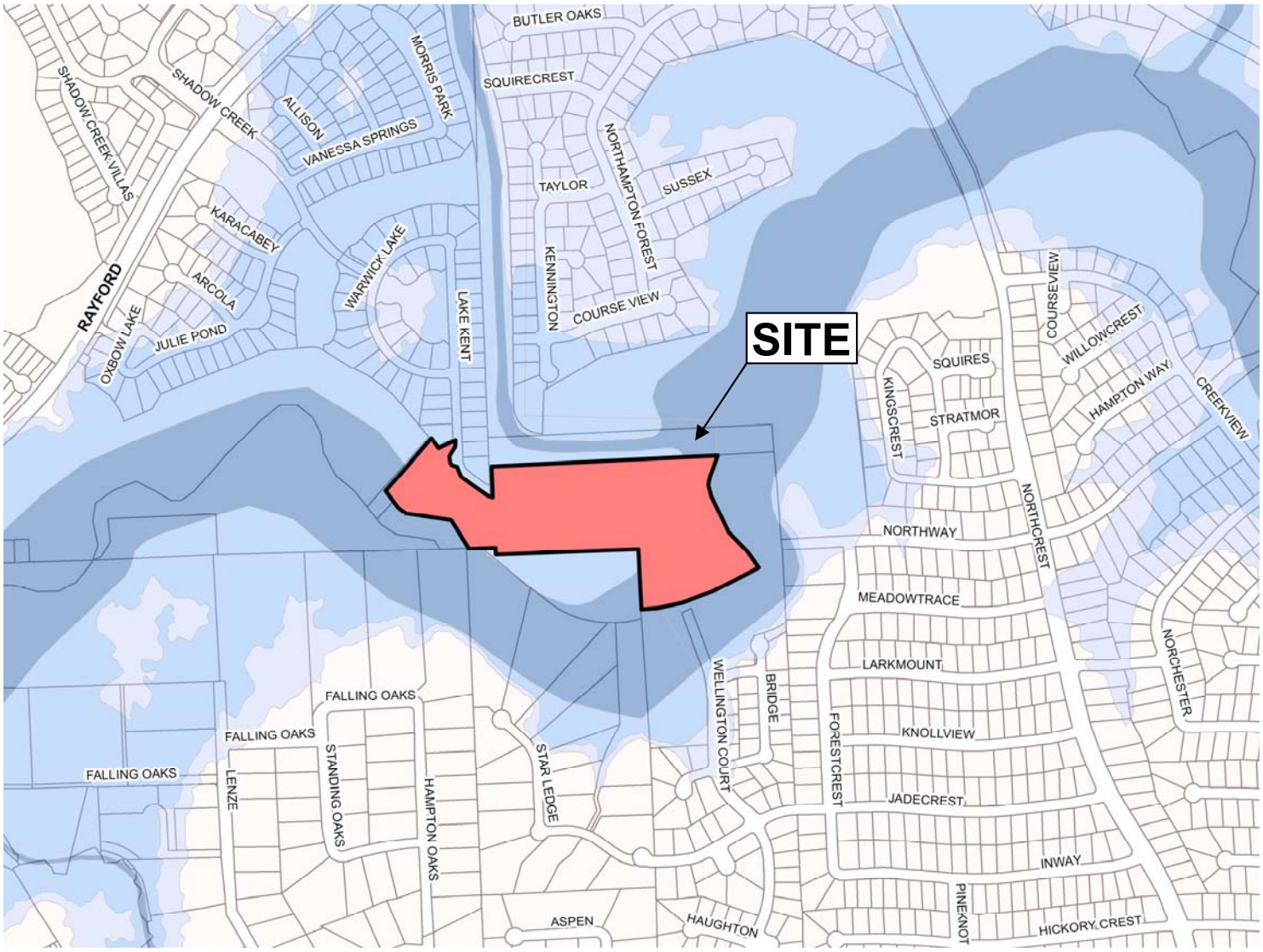
Houston Planning Commission ITEM: 162

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Shadow Creek South Sec 2 partial replat no 3 and extension (DEF 1)

Applicant: R.G. Miller Engineers



NORTH

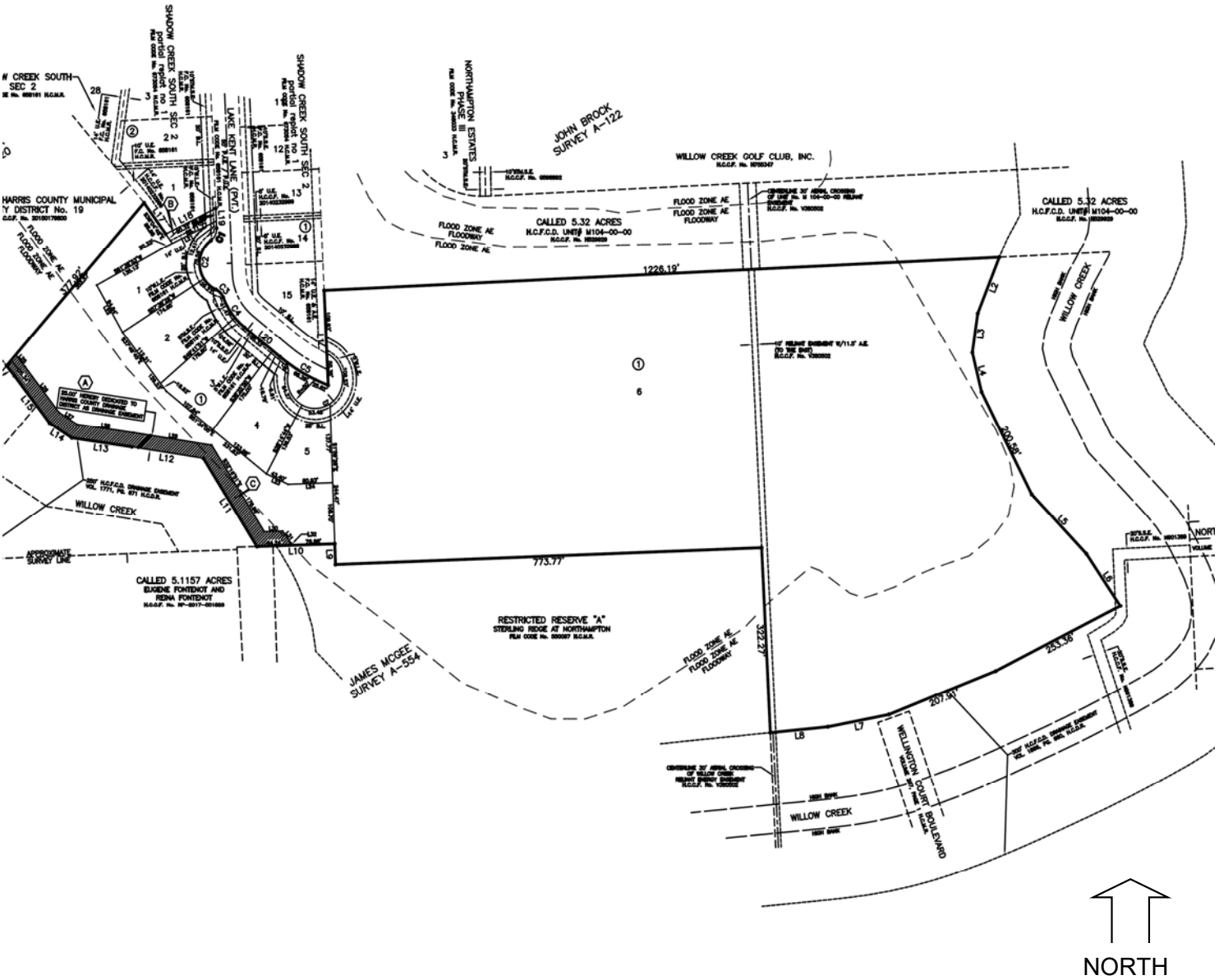
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 162

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Shadow Creek South Sec 2 partial replat no 3 and extension (DEF 1)

Applicant: R.G. Miller Engineers



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 162

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Shadow Creek South Sec 2 partial replat no 3 and extension (DEF 1)

Applicant: R.G. Miller Engineers

C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2022-0152
Plat Name: Shadow Creek South Sec 2 partial replat no 3 and extension
Applicant: R.G. Miller Engineers
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 landscape/openspace reserve to be replatted into residential lots
Chapter 42 Section: 193

Chapter 42 Reference:
(a)The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original plat by all of the current owners thereof. For purposes of this section, "original plat" means the first recorded subdivision plat in which a tract or parcel was included, and a "partial replat" means a replat of part of a recorded subdivision plat.(b)Property within a subdivision plat that does not contain lots restricted to single-family residential or residential use may be replatted to amend any plat restriction contained on the preceding subdivision plat.(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.(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 multi-family residential purposes prior to April 3, 1999;b.May be amended to permit single-family residential use of that property only if:(i)The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or(ii)The property abuts a major thoroughfare.c.May be amended to any more specific "nonresidential" use of that property.(3)A plat restriction limiting the use of property specifically to 'commercial' 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;b.May be amended to permit single-family residential use of that property only if:(i)The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or(ii)The property abuts a major thoroughfare.c.May be amended to any more specific "commercial" use of that property.(4)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, orb.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

(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;

Shadow Creek South Sec 2 was recorded in October of 2013, with a total of 44 lots and 6 reserves with Type 1 PAE's. Lake Kent Lane was extended to the eastern property boundary with a landscape/openspace reserve along the south side of the PAE. We are now proposing to add 6 lots and 3 reserves that will take access from Lake Kent Lane, which will remove the 10' wide landscape/openspace reserve along the south side of the right of way, as well as provide a proper turn around for Lake Kent Lane. This landscape/open space reserve that we are proposing to remove was not required to be provided when the original plat was recorded.

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

The existing 10' wide landscape/openspace reserve was not required to be provided when Shadow Creek South Sec 2 was recorded, it was an additional sliver of land that was placed between the property boundary and the proposed right of way.

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

The intent and general purposes of the chapter will be preserved. The 8,820 sq ft. landscape/openspace reserve was not required when the original plat was recorded. In addition, we are providing an 1,897 sq. ft. opensapce reserve along with 1.7 ac detention reserve behind the proposed lots, as well as a proper turn around for Lake Kent Lane.

(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 existing landscape/open space reserve was not required when the plat was recorded, the reserve is only 10' wide & does not provide recreational use and are proposing a 1.7 ac. reserve for detention use behind the proposed lots.

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

Economic hardship is not the sole justification for the variance request. The justification is that the 10' wide landscape/openspace reserve was not required when the original plat was recorded.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2022-0152
Plat Name: Shadow Creek South Sec 2 partial replat no 3 and extension
Applicant: R.G. Miller Engineers
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 exceed intersection spacing but not dedicating an East West street though the subject site

Chapter 42 Section: 128

Chapter 42 Reference:

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

Northway Drive to the east was dedicated with Northhampton Sec 5 in 1976. Currently, the stub street is not constructed all the way to the Northhampton plat boundary line, it stops approx. 180' east of the dedicated right of way line due to Willow Creek. Willow Creek is located within a 300' HCFCD Drainage Channel and it would be impractical to cross at this time. In addition, Shadow Creek South is a private subdivision with Type 1 PAE's.

(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 granting of the variance is not a result of a hardship created by the applicant. Shadow Creek South is an established private subdivision and extending Northway Dr over a 300' HCFCD Channel and into a private subdivision is not feasible.

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

The intent and general purposes of the chapter will be preserved as the existing street pattern will remain the same as it has for decades, and Shadow Creek South already has 2 points of access.

(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 existing street pattern will remain the same and Northampton already has multiple points of access and connectivity.

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

Economic hardship is not the sole justification for the variance request. The justification is that Shadow Creek South is an established private subdivision and extending a public street over a 300' HCFCD Channel within the private subdivision is not feasible.

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PHV

February 9, 2022

Dear Property Owner:

Reference Number: 2022-0152; Shadow Creek South Sec 2 partial replat no 3 and extension; partial replatting of Reserve "C", block 1 in **"Shadow Creek South Sec 2".** as recorded at Film Code Number 658161 of the Harris County Map Records.

The property is located along Lake Kent Lane. The purpose of the replat is to create six (6) single family residential lots and three (3) reserves. The applicant, **Chad Miller**, with **R.G. Miller Engineers**, on behalf of **Shadow Creek Estates, Ltd.**, can be contacted at **713-461-9600 Ext.**

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

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

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

Terminology

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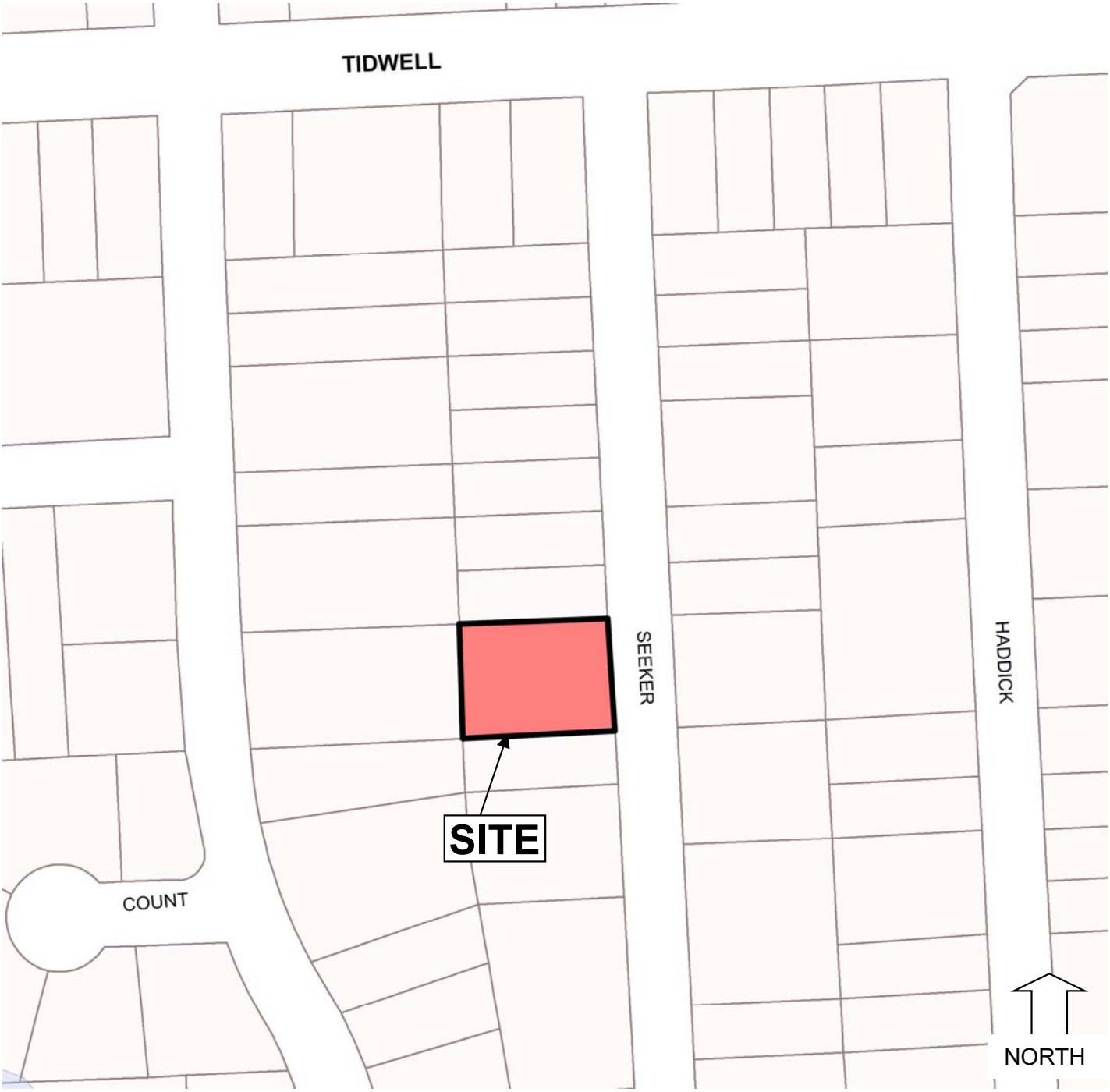
Houston Planning Commission ITEM: 163

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Timmerman Place partial replat no 1 (DEF 1)

Applicant: HRS and Associates, LLC



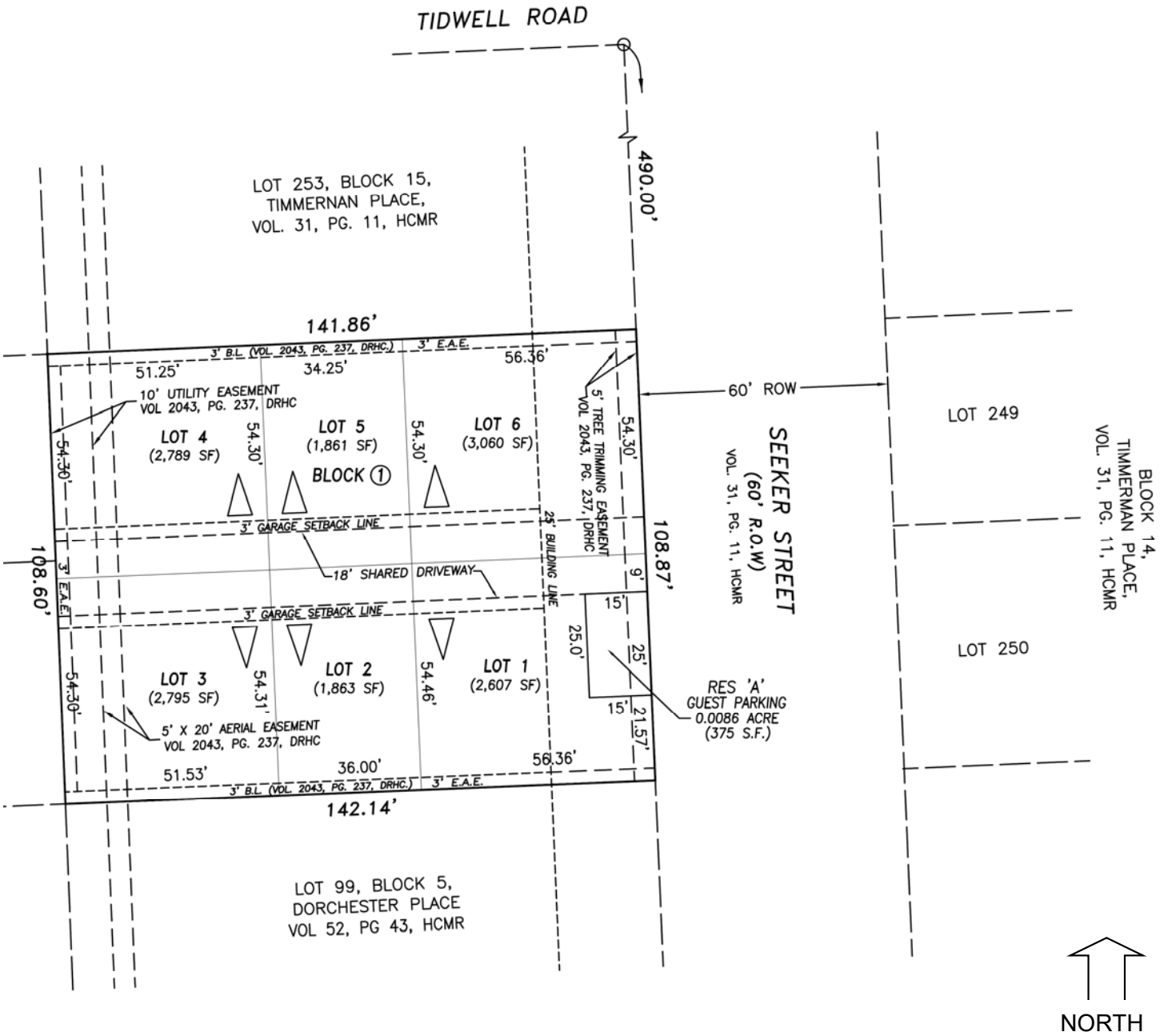
C – Public Hearings Site Location

Houston Planning Commission ITEM: 163

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Timmerman Place partial replat no 1 (DEF 1)

Applicant: HRS and Associates, LLC



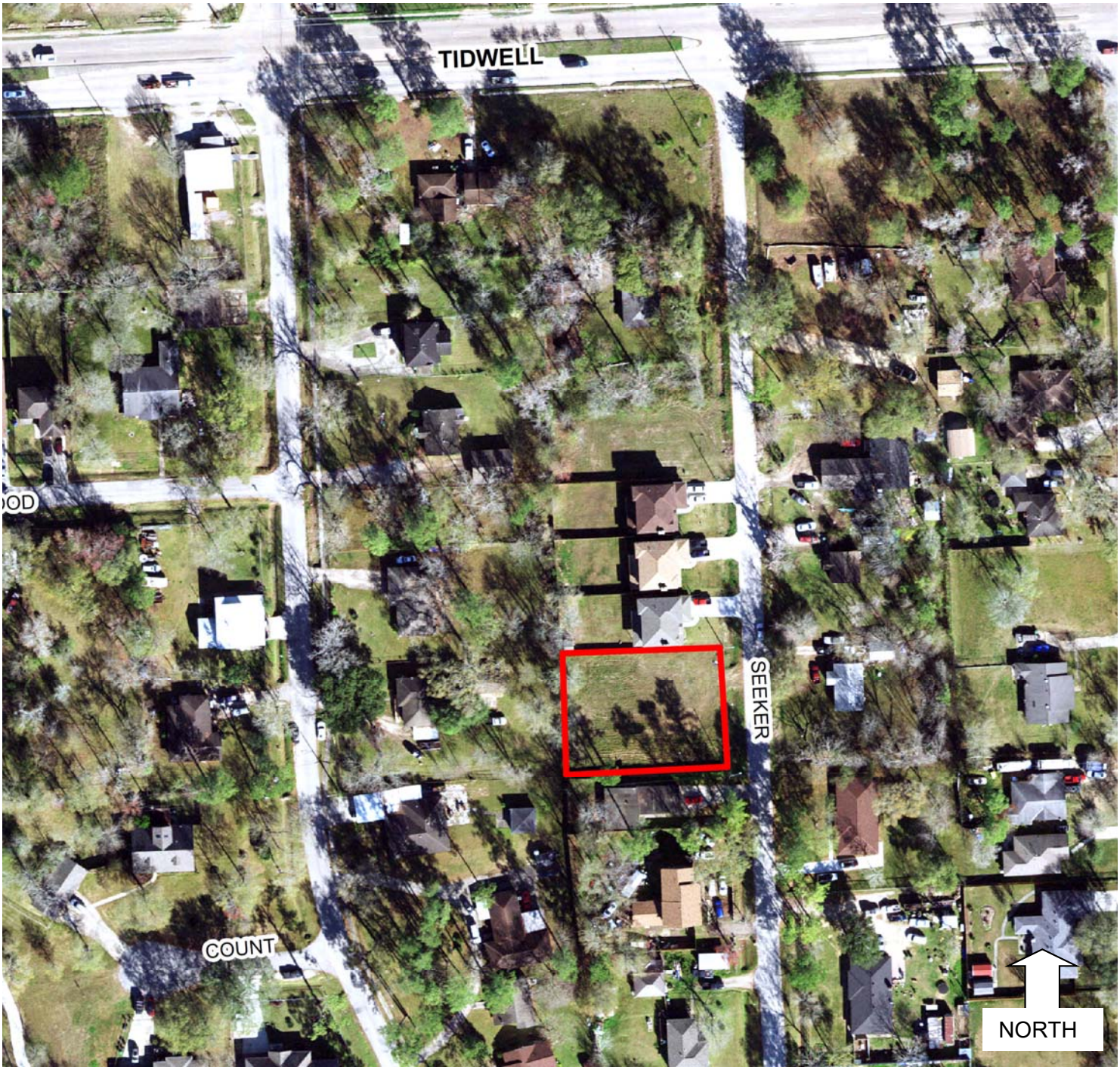
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 163

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Timmerman Place partial replat no 1 (DEF 1)

Applicant: HRS and Associates, LLC



C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 7, 2022

Dear Property Owner:

Reference Number: 2021-3017; Timmerman Place partial replat no 1; partial replat of **Timmerman Place,** Lots 251 and 252 of Block 15, as recorded in Volume 31 Page 11 of the Harris County Map Records.

The property is located on Seeker Street, south of Tidwell Road and north of Wiloak Street. The purpose of the replat is to create one (1) reserve. The applicant, **Hamid Shortobani,** with
HRS and Associates on behalf of the developer Timothy Onyedum, can be contacted at **713-466-9776.**

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, March 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:

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

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

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

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

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

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- 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.

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- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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Houston Planning Commission ITEM: 164

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Usener Addition partial replat no 3 and extension (DEF 2)

Applicant: Windrose

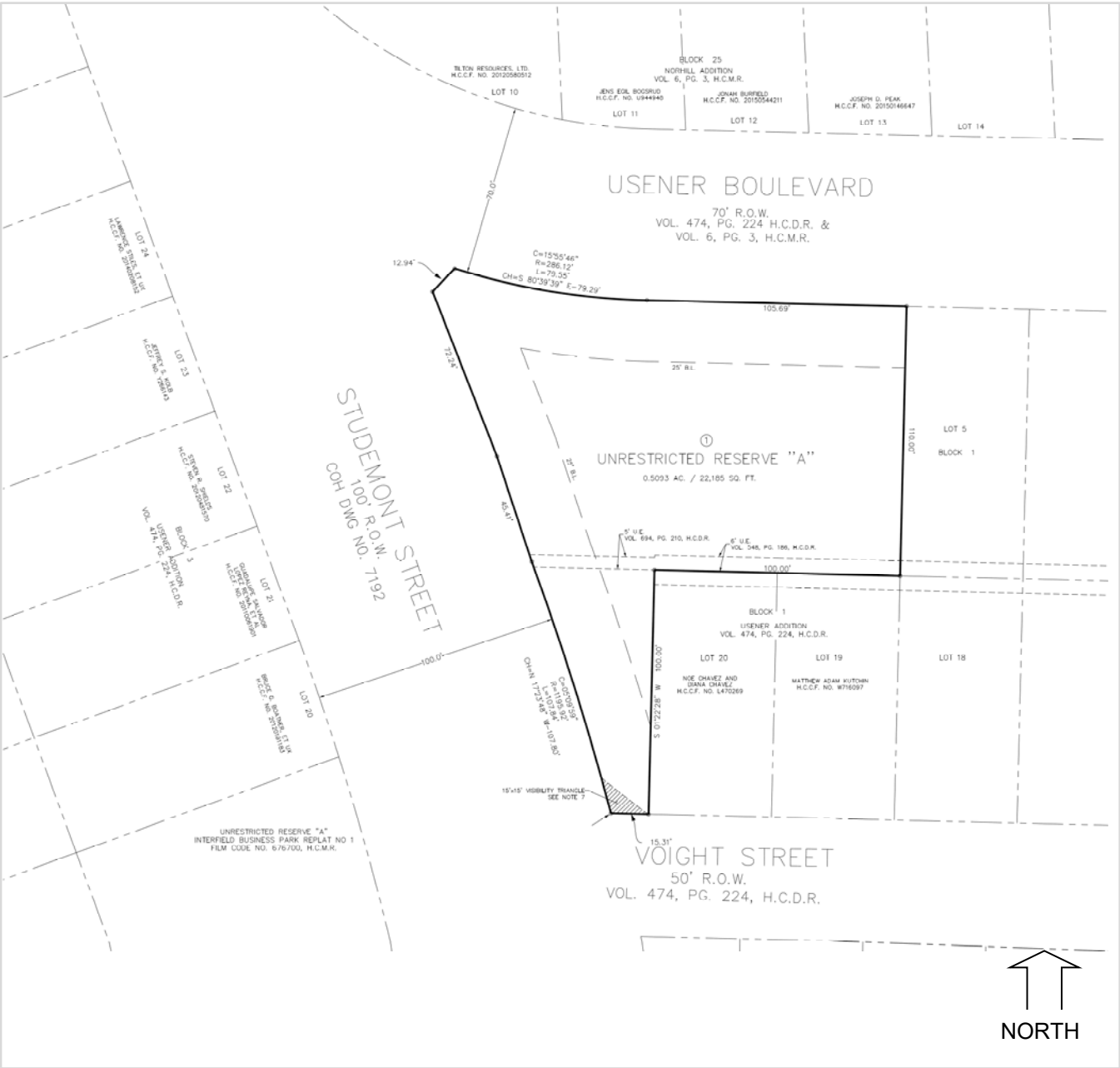
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 164

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Usener Addition partial replat no 3 and extension (DEF 2)

Applicant: Windrose



C - Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 164

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Usener Addition partial replat no 3 and extension (DEF 2)

Applicant: Windrose

C - Public Hearings with Variance Aerial

2353

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
22003539

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)

1ST **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 minimas de $500 a $2000 por incidente.

HABITABILITY INVESTIGATIONS: 832-394-8841

INSPECTOR ID I49 INITIAL G.L. DATE 1/4/22

CITY OF HOUSTON
CODE ENFORCEMENT

Planning and Development Services Division
Public Works and Engineering Department

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Obtain All Required Permit

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HABITABILITY INVESTIGATIONS: 832-394-8841

INSPECTOR ID 143 INITIAL G.L. 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

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

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F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PHV

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

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

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.
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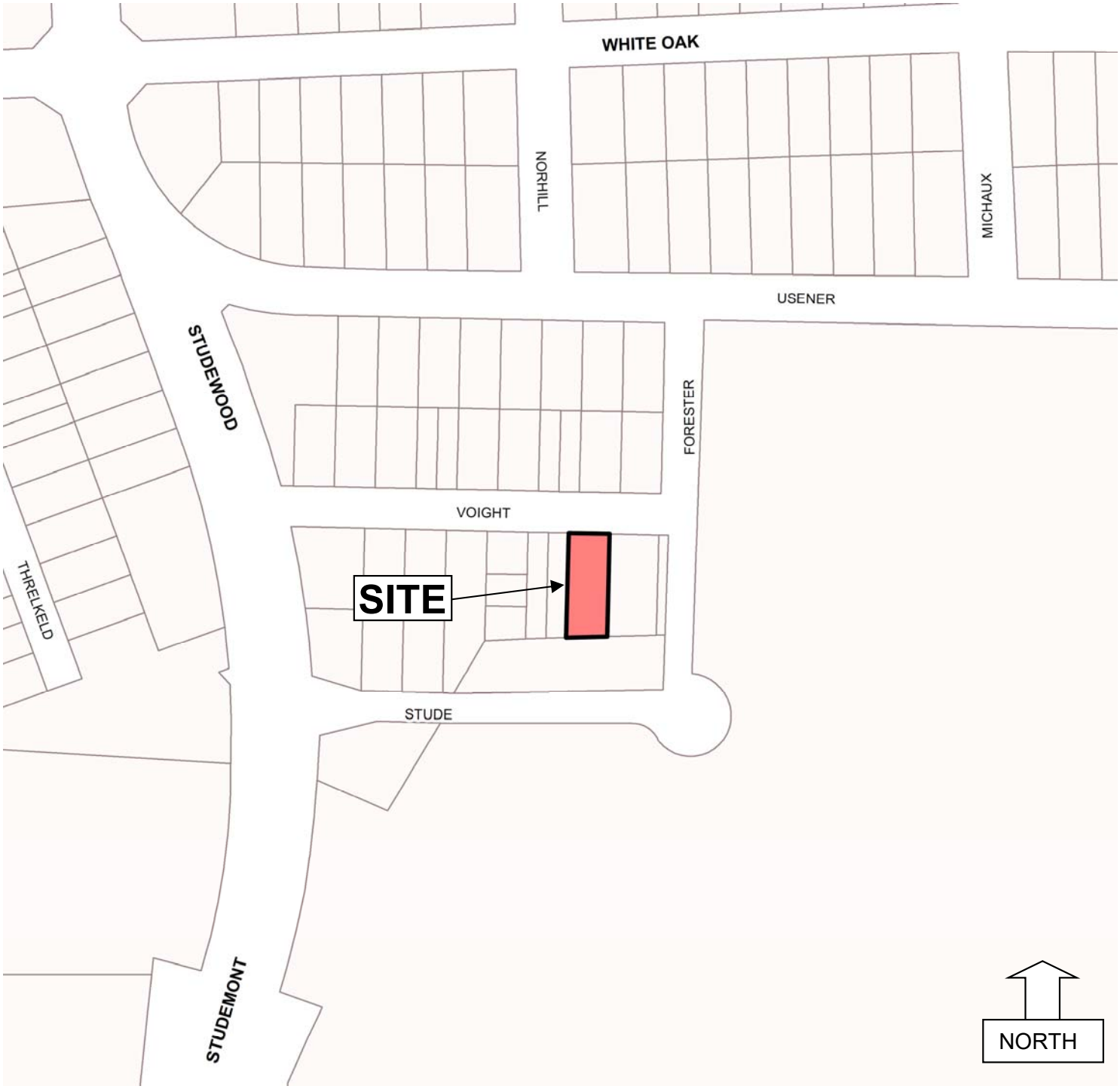
Houston Planning Commission ITEM: 165

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Usener Addition partial replat no 4

Applicant: Momentum Engineering



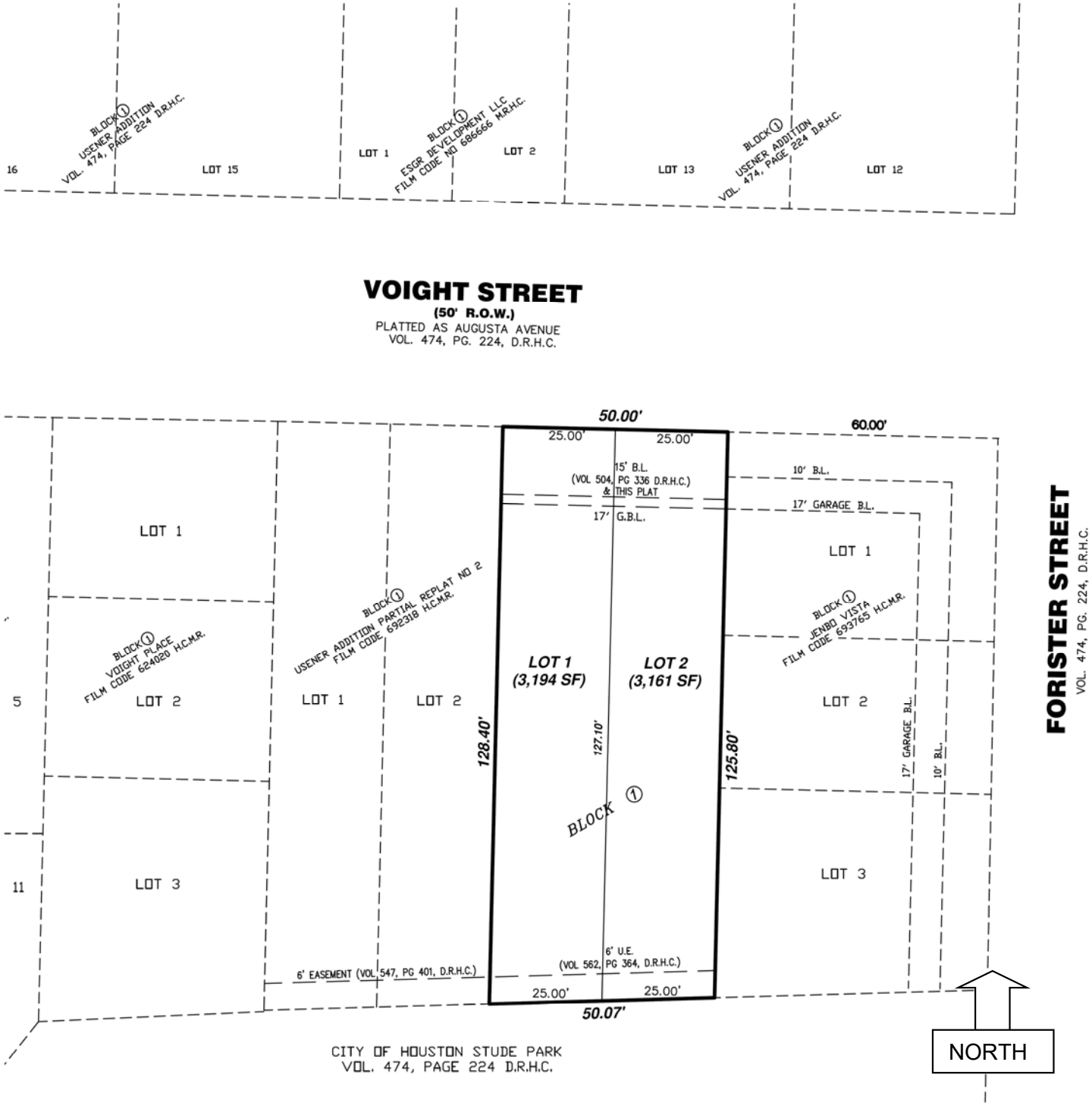
C – Public Hearings Site Location

Houston Planning Commission ITEM: 165

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Usener Addition partial replat no 4

Applicant: Momentum Engineering



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 165

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Usener Addition partial replat no 4

Applicant: Momentum Engineering

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 21, 2022

Dear Property Owner:

Reference Number: 2022-0210; Usener Addition partial replat no 4; partial replat of **Usener Addition,** being Lot 8, Block 2, as recorded in Volume 474, Page 224 of the Harris County Deed Records.

The property is located south along Voight Street, east of Studewood Street and south of Whiter Oak Drive. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Shahnawaz Ghanchi,** with Momentum Engineering, on behalf of the developer, Nebula Ventures, LLC, can be contacted at **281-741-1998 ext 109**.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 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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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

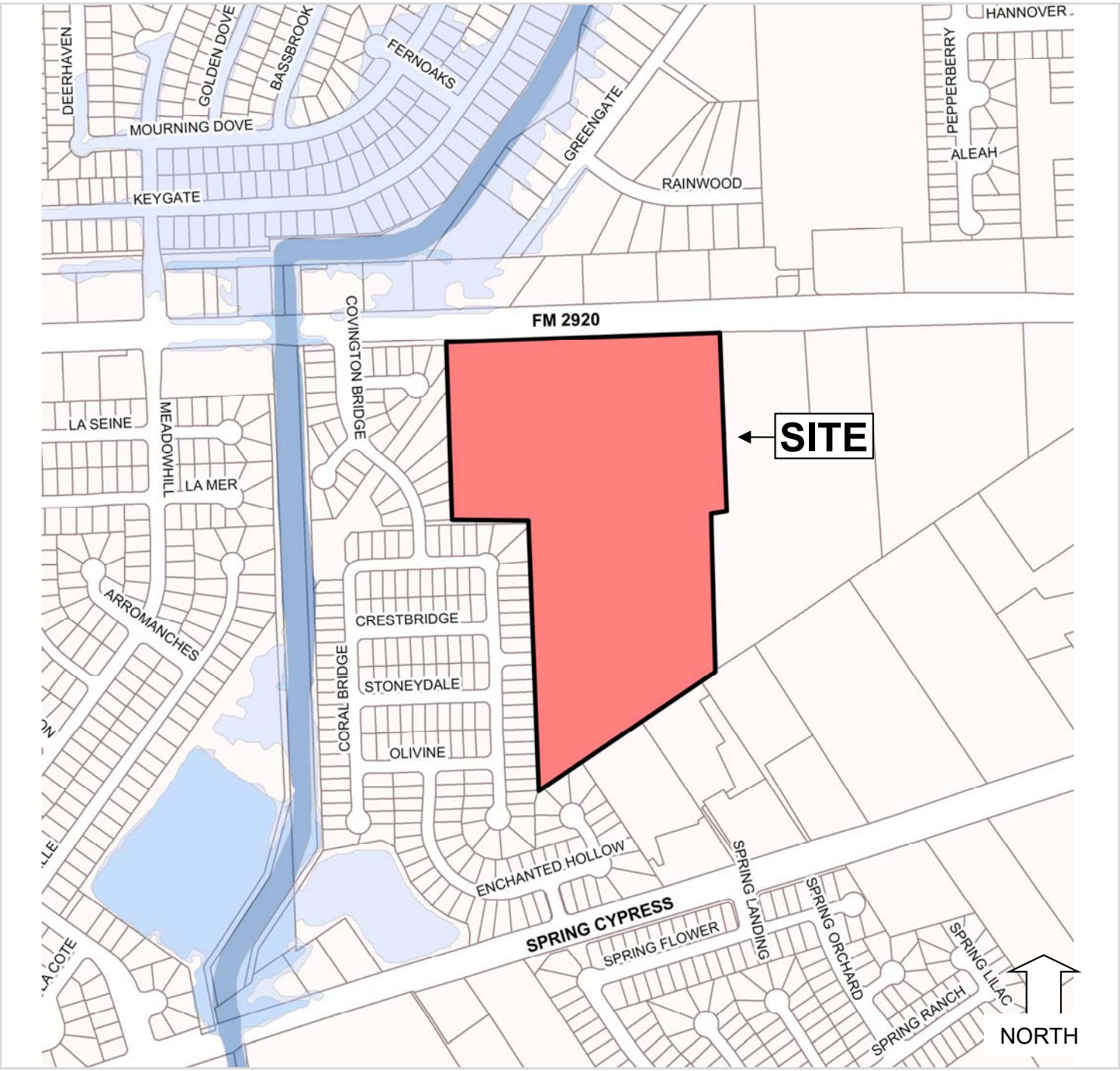
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 166

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: AM 2920 Reserve Sec 2

Applicant: Jones|Carter - Woodlands Office



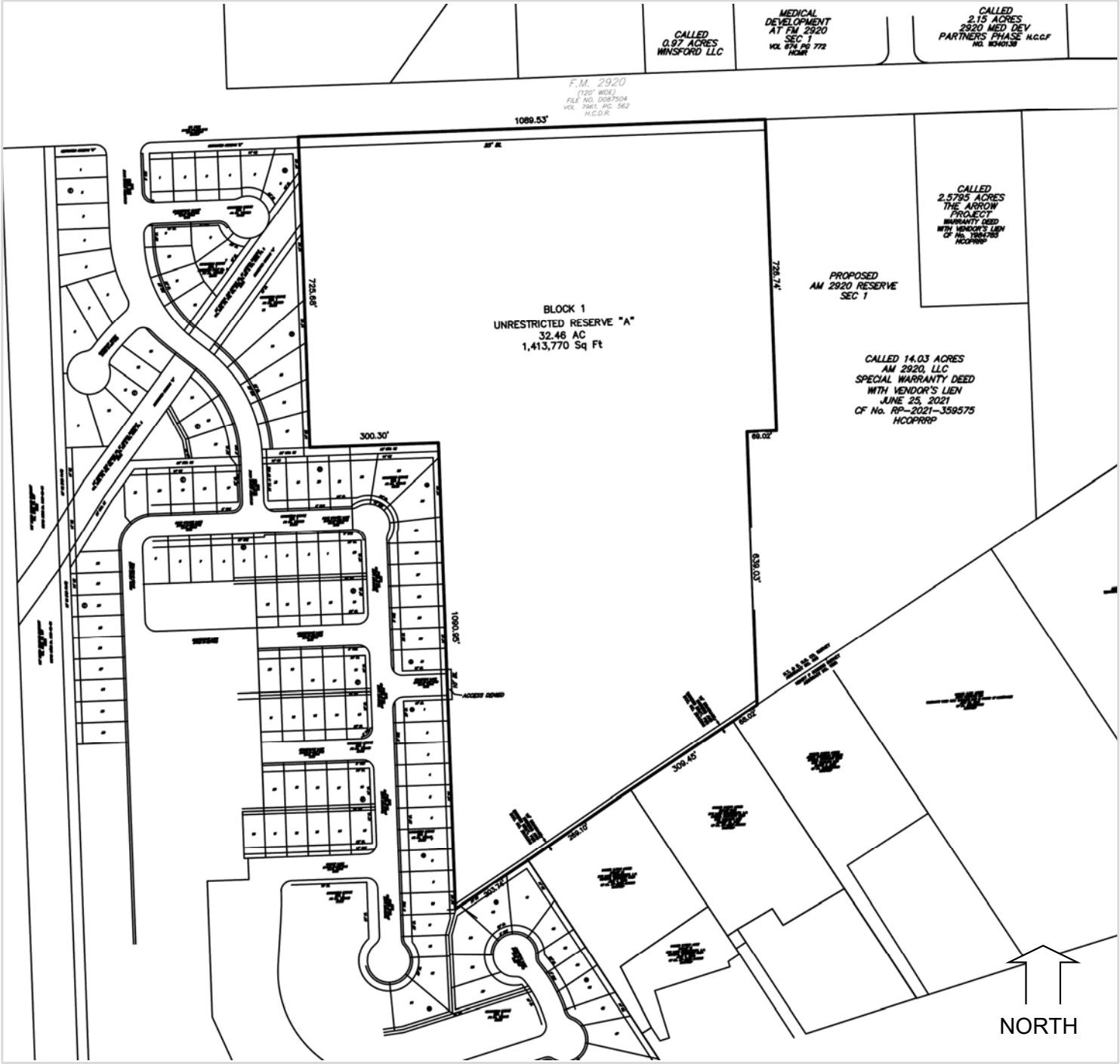
D – Variances Site Location

Houston Planning Commission ITEM: 166

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: AM 2920 Reserve Sec 2

Applicant: Jones|Carter - Woodlands Office



D – Variances **Subdivision**

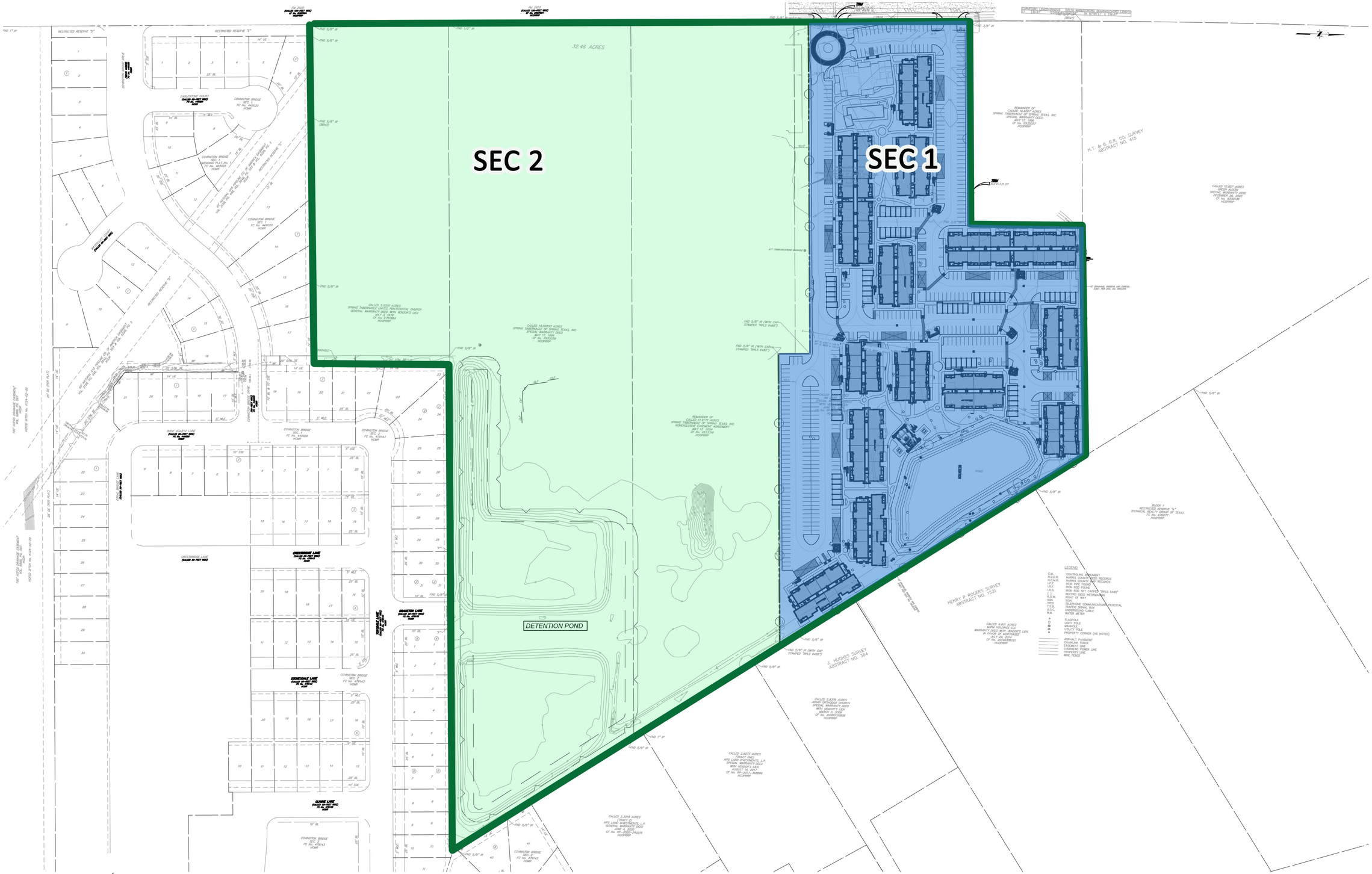
Houston Planning Commission ITEM: 166

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: AM 2920 Reserve Sec 2

Applicant: Jones|Carter - Woodlands Office

D – Variances Aerial



JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
2322 W Grand Parkway North, Suite 150, Katy, TX 77449-7821 (832) 913-4000

FM 2920

1''=50'

K:\16646\16646-0002-00 FM 2920 Apartments\2 Design Phase\CAD\02 Base\x-SITE FM 2920 Apartments.dwg mwd: February 21, 2022

© 2022 Jones | Carter

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2022-0593
Plat Name: AM 2920 Reserve Sec 2
Applicant: Jones|Carter - Woodlands Office
Date Submitted: 03/07/2022

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 not extend nor terminate with a cul-de-sac Graceton Lane which stubs into the plat's western boundary

Chapter 42 Section: 134

Chapter 42 Reference:

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

Statement of Facts

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

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

The site is located within the City of Houston's ETJ, Harris County on the south side of FM 2920, west of Holzworth Road and east of Falve Road, and is developed as the Champions Life Church (along the FM2920 fronatge) with detention ponds to the rear. AM Reserve Sec 1 – immediately east of this site received variance approval on September 16, 2021 to exceed intersection spacing by not providing any north-south or east east-west public streets through the site. With the proposed plat AM 2920 Reserve Sec 2, the developer is requesting to not extend nor terminate with a cul-de-sac ,the stub street- Graceton Lane along the plat's western boundary. Graceton Lane is a 50' ROW platted and recorded in 2001 with the adjacent single family development Covington Bridge Sec 2 and is 1-lot deep. Requiring the extension of Graceton Lane east would be contrary to sound public policy. Due to the approved variance on Sec 1, there is no opportunity for a public street connection to the east. Additionally, the existing detention ponds within the proposed Sec 2 plat represent a physical obstacle to any proposed street extension or cul-de-sac termination. The existing ponds serve the 15.08 ac property encompassed by the AM 2920 Reserve GP as well as the adjacent 3 ac site owned by The Arrow Project are being improved to increase capacity and comply with current Harris County Detention requirements.

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

The existing detention ponds are a physical characteristic that inhibit the extension of Graceton Lane east through the subject site. Additionally, Planning Commission in September 2021, granted a variance to AM 2920 Reserve Sec 1 to the east to exceed intersection spacing by not requiring any north-south nor east-west public streets.

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

The general purpose of the chapter will be maintained as the existing subdivision to the west- Covington Bridge has adequate access to the major thoroughfares- FM 2920 and Spring Cypress Road via existing street network.

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

Granting of the variance will not be injurious to the public health, safety or welfare. The adjacent residential development has adequate access to the major thoroughfares- FM 2920 and Spring Cypress Road via existing street network. The existing detention ponds on site and variance approval on property to the east (AM 2920 Reserve Sec 1) inhibit the extension or cul-de-sac termination of the stub street- Graceton Lane.

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

Sole justification for the variance is not solely based on economic hardship. The existing detention ponds on site and variance approval on property to the east (AM 2920 Reserve Sec 1) inhibit the extension or cul-de-sac termination of the stub street- Graceton Lane.

Houston Planning Commission ITEM: 167

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Bronze Bar Mixed Use (DEF 1)

Applicant: Windrose

D – Variances

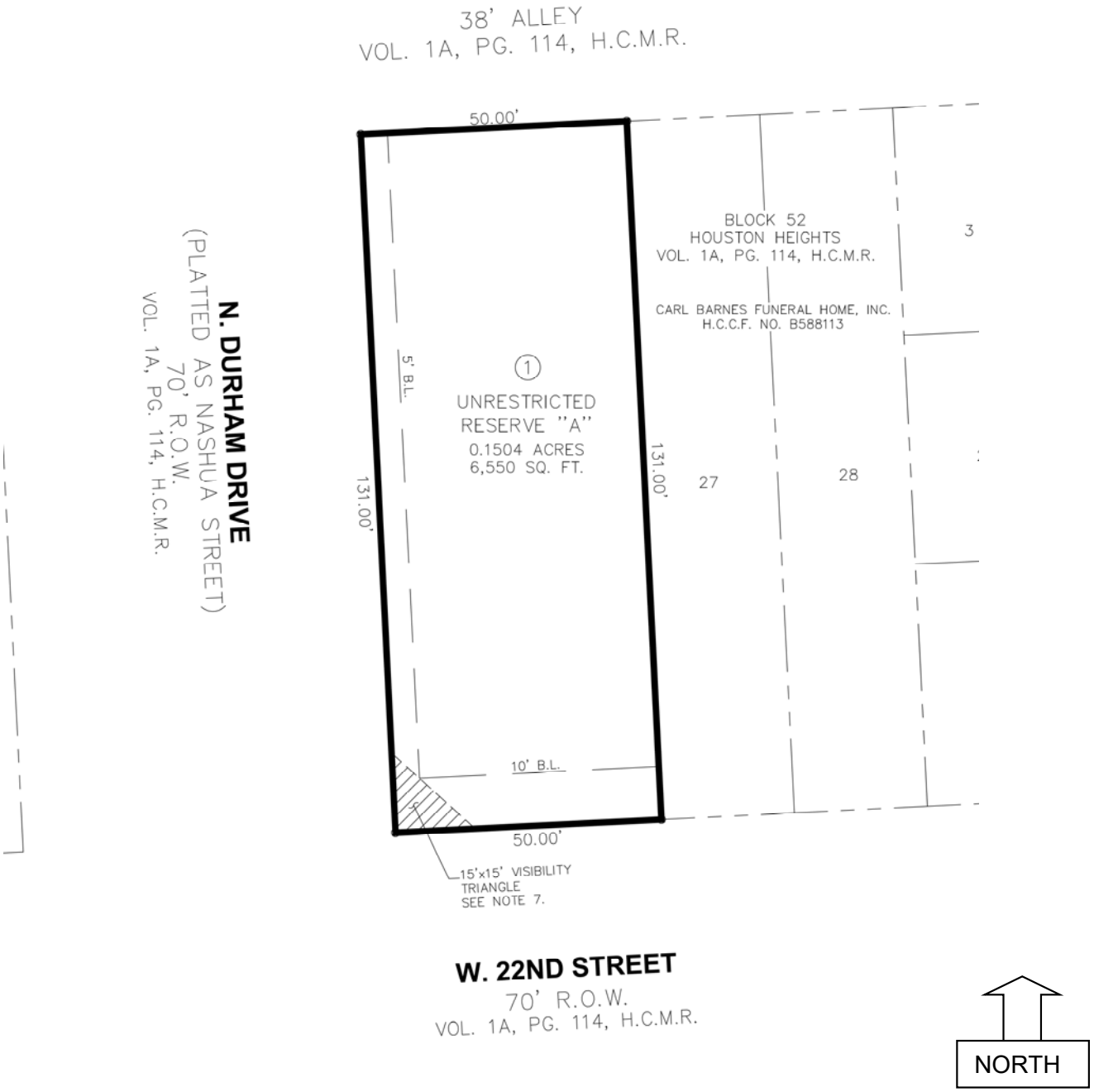
Site Location

Houston Planning Commission ITEM: 167

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Bronze Bar Mixed Use (DEF 1)

Applicant: Windrose



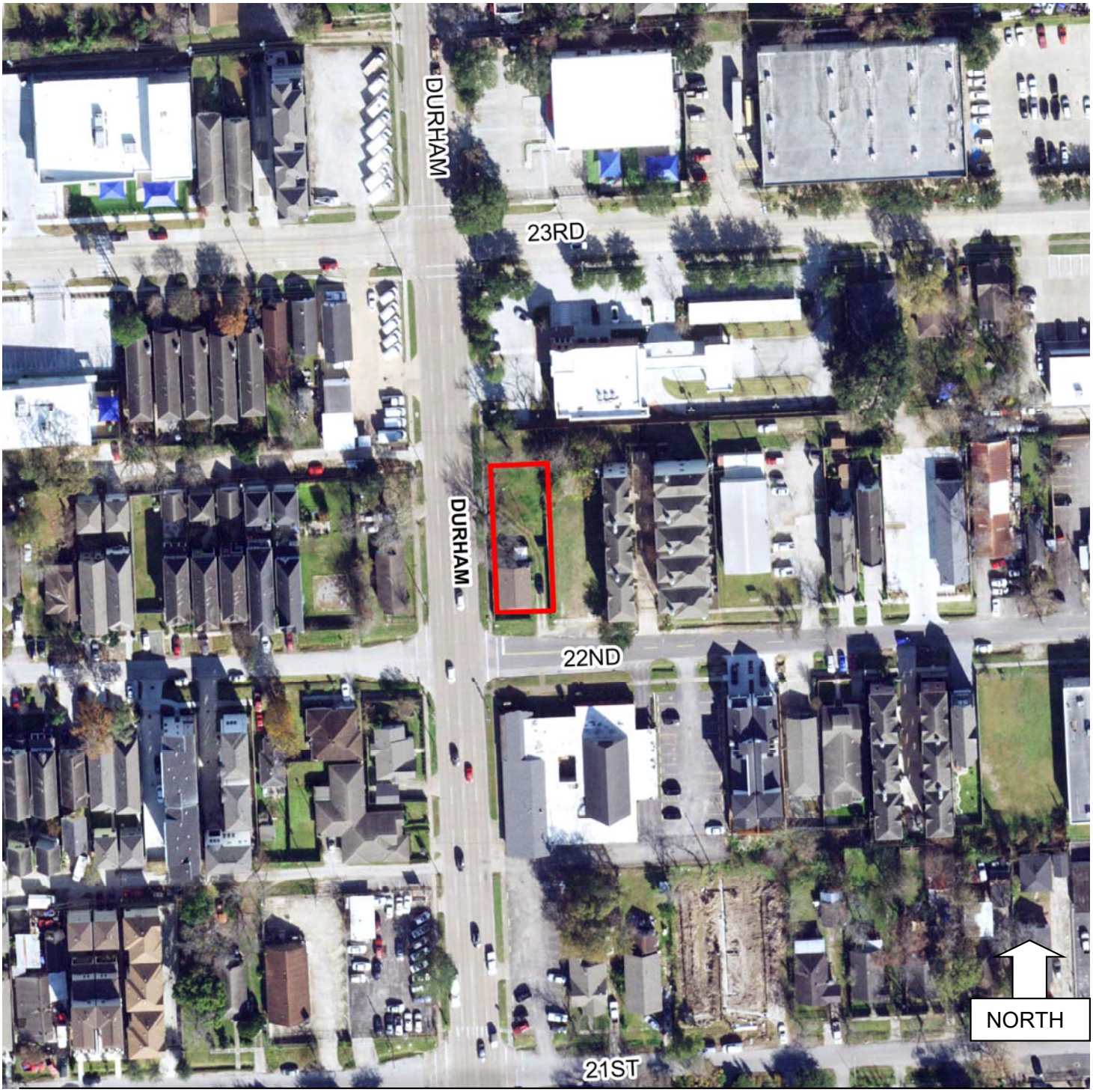
D – Variances Subdivision

Houston Planning Commission ITEM: 167

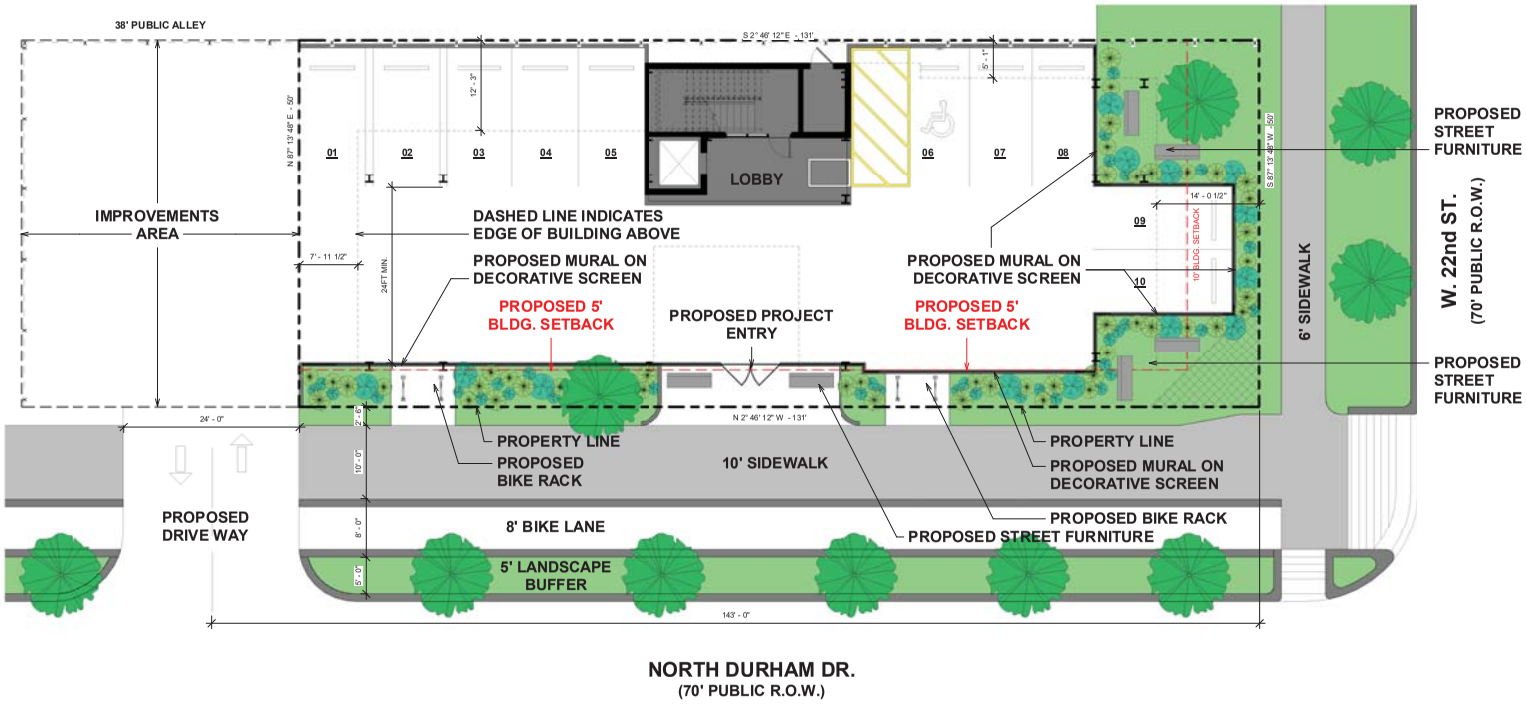
Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Bronze Bar Mixed Use (DEF 1)

Applicant: Windrose



D – Variances **Aerial**



NOTE: PEDESTRIAN REALM PROPOSED BY TIRZ 5 ON N. DURHAM DR. AND 22ND ST.

1 A.100 **SITE PLAN** 1/8" = 1'-0"

N

PARKING CALCULATIONS:

TOTAL PARKING REQUIRED	
BEAUTY SHOP 8 SPACES/1,000 SF GFA	
GFA	REQUIRED
1,370 SF	**10.96**
RESIDENTIAL APARTMENT 1.333 SPACES/1 BEDROOM DWELLING UNIT	
UNIT	REQUIRED
1	**1.33**
RESIDENTIAL APARTMENT 1.25 SPACES/1 EFFICIENCY DWELLING UNIT	
UNIT	REQUIRED
3	**3.75**
BICYCLE PARKING & SUBSTITUTIONS *1 BICYCLE SPACE REQUIRED OVER 5,000 SF GFA, SUBSTITUTE 1 PARKING SPACE PER 4 BIKE SPACES (UP TO 10% REQUIRED PARKING)*	
REQUIRED	PARKING REDUCTION
1	4 BIKE SPACES = 1 CARS
TOTAL PARKING PROVIDED *TOTAL PARKING MINUS SUBSTITUTED BICYCLE SPACES (INCLUDING 1 ADA SPACES)*	
TOTAL REQUIRED MINUS SUBSTITUTES	PROVIDED
16 - 1 = **15**	**10 ON-SITE , 5 OFF-SITE**

SITE PLAN GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSION PRIOR TO BEGINNING NEW CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE OF SLAB, FACE OF STUD, CENTERLINE OR EDGE OF STRUCTURAL MEMBER, OR CENTERLINE OF OBJECT; U.N.O.
3. REPAIR ANY DAMAGE TO EXISTING SITE CONDITIONS DUE TO CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE SITE DRAINAGE ON SIDES OF HOUSE AND ON THE PROPERTY TO ENSURE NO STANDING WATER.
5. STAGING OF ALL NEW MATERIAL SHALL BE WELL MANAGED IN ORDER NOT TO DISRUPT THE SITE, SITE ACCESS, AND OVERALL APPEARANCE TO THE NEIGHBORHOOD.
6. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY COMPANIES FOR PROPER CUT OFF OF UTILITIES.
7. TREES SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF HOUSTON CODE OF ORDINANCES SEC. 33-126 (STREET TREES), SEC. 33-127 (PARKING LOT PLATING OF TREES AND SHRUBS) AND SEC. 33-129 (GENERAL PLANTING STANDARDS) TREES MUST BE LARGE SPECIES AS LISTED IN CHAPTER 33 APPENDIX A-1 (LARGE TREES FOR HOUSTON) WITH 1.5" MIN. CALIPER. TREES SHALL BE PLANTED SO AS NOT TO INTERFERE WITH EXISTING UTILITIES, ROADWAYS, SIDEWALKS OR STREETLIGHTS

PLANTING CALCULATIONS:

STREET TREES *1 PER 30FT OF FRONTAGE*		
FRONTAGE	REQUIRED	PROVIDED
131' ON N. DURHAM	4.4	5
50' ON W. 22ND	1.7	2
PARKING TREES *1 PER 10 PARKING COUNT*		
PARKING COUNT	REQUIRED	PROVIDED
10	1	1
SHRUBS *10 PER STREET TREES*		
STREET TREES	REQUIRED	PROVIDED
5 ON N. DURHAM	50	50
2 ON W. 22ND	20	20

CISNEROS DESIGN STUDIO,
ARCHITECTS LLC
800 Sampson St., Suite 200 Houston, TX 77003
(PH) 713-520-7745

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DURHAM MIXED-USE

747 West 22nd Street
Houston, TX 77008

ARCHITECT Romulo Cisneros

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

REVISIONS

No.	Description	Date

DATE ISSUED: March 09, 2022

SHEET:

A.100

2 A.500 **SOUTH ELEVATION**
3/16" = 1'-0"

1 A.500 **WEST ELEVATION**
3/16" = 1'-0"

CISNEROS DESIGN STUDIO,
ARCHITECTS LLC
800 Sampson St., Suite 200 Houston, TX 77003
(PH) 713-520-7745

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Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect. Contractor is responsible for confirming and correlating all dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

DURHAM MIXED-USE

747 West 22nd Street
Houston, TX 77008

ARCHITECT Romulo Cisneros

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

REVISIONS

No.	Description	Date

DATE ISSUED: March 08, 2022

SHEET:

A.500

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2022-0116
Plat Name: Bronze Bar Mixed Use
Applicant: Windrose
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:

We are requesting a 20-foot reduction on 25-foot building setback along Durham Drive. the new proposed setback shall be 5 feet. This property is located in the Memorial Heights Redevelopment Zone No.5 (Shepherd and Durham Major Investment Project) and Durham St will narrow to 3 drive lanes to widen the pedestrian area to 20-ft and it allows the building to be placed closer to the street. Partly retail, reduced setback brings building closer to pedestrian realm. This takes advantage of the purpose of the new enlarged Shepherd/Durham pedestrian zone.

Chapter 42 Section: **152**

Chapter 42 Reference:

The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this article.

Statement of Facts

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

The 25-ft setback on the main thoroughfare, Durham St, reduces the buildable area of the land to less than 40%.

(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;

By allowing the reduction of the setback, there is opportunity for integration of pedestrian amenities and streetscape improvements in accordance with the intent of this chapter.

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

The intent and general purpose of this chapter is enhanced by allowing for development of this property which would otherwise be left vacant.

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

Public amenities and pedestrian safety is enhanced by this proposed variance.

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

In attempting to provide a viable development on this site, the opportunity to include pedestrian amenities and streetscape improvements is enhanced by granting this variance. Economic hardship is not the sole justification of this 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

February 23, 2022

VAR

NOTICE OF VARIANCE

PROJECT NAME: Bronze Bar Mixed Use
REFERENCE NUMBER: 2022-0116

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the northeast intersection of North Durham Drive and West 22nd Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to establish a 5' setback along North Durham instead of the required 25'. 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, March 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.**

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

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

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

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

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

For additional information regarding this project, please call Lisa Dobrowski with Windrose, at 713-458-2281. 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

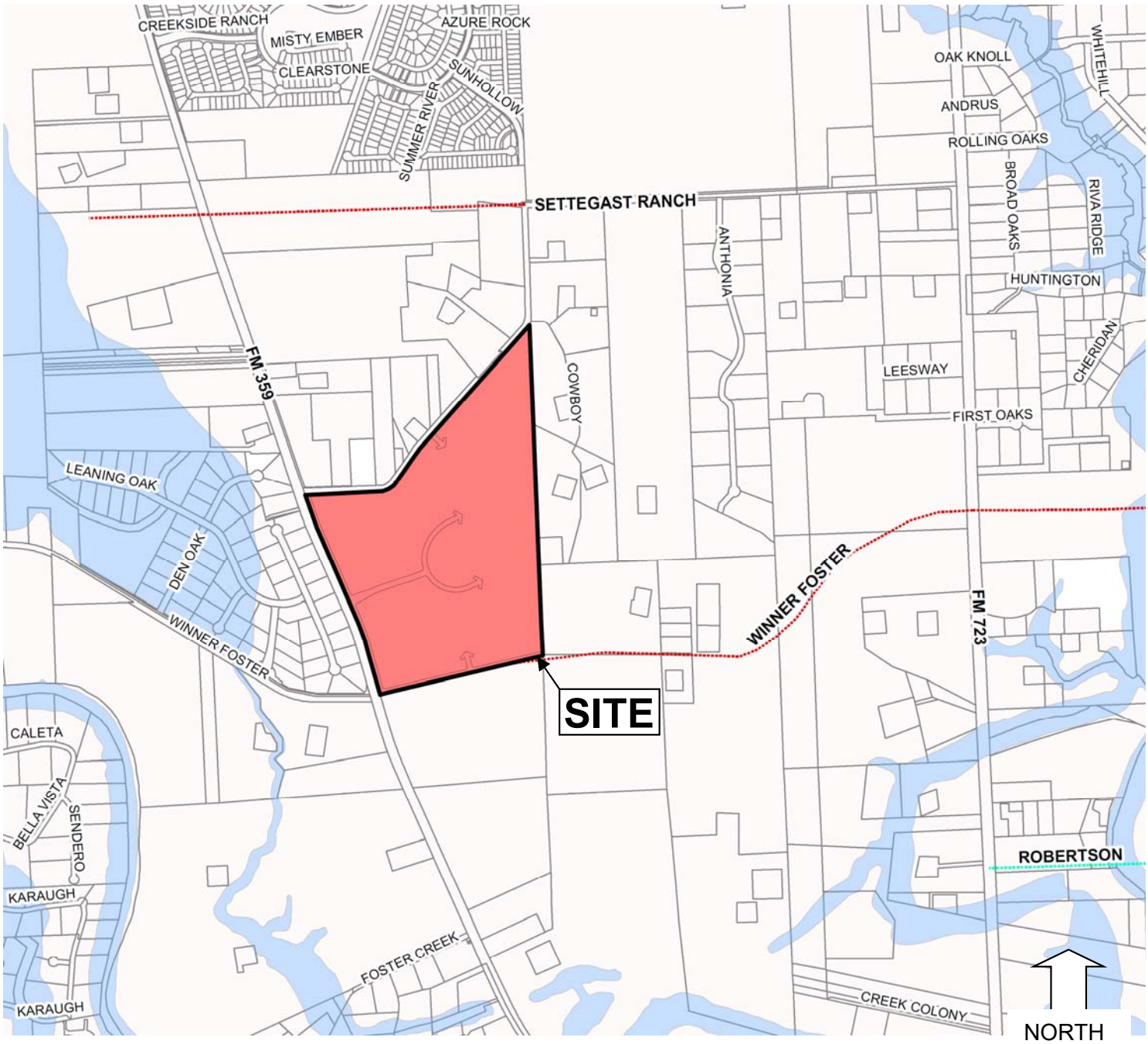
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 168

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Candela South GP

Applicant: Meta Planning + Design LLC



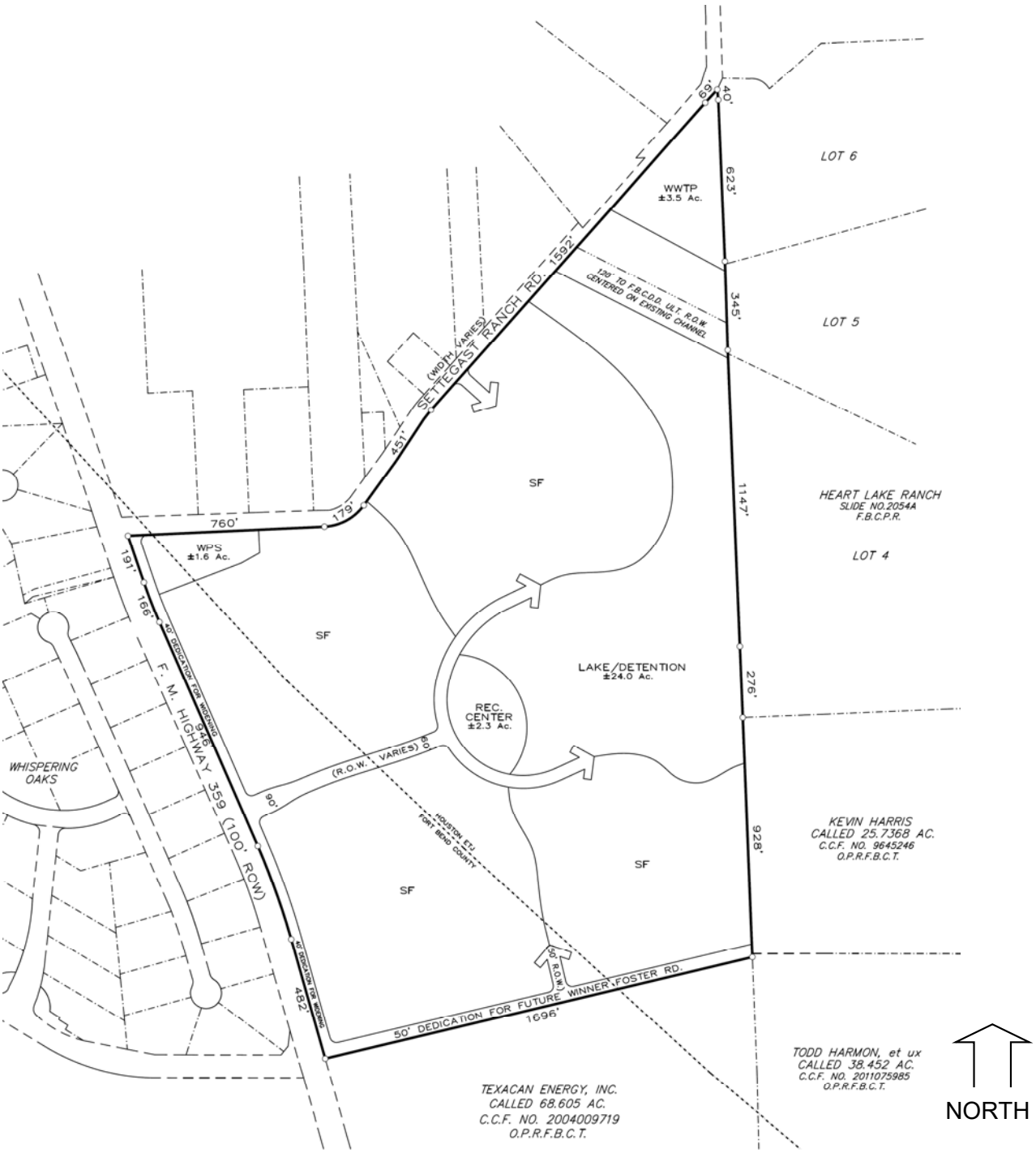
D – Variances Site Location

Houston Planning Commission ITEM: 168

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Candela South GP

Applicant: Meta Planning + Design LLC



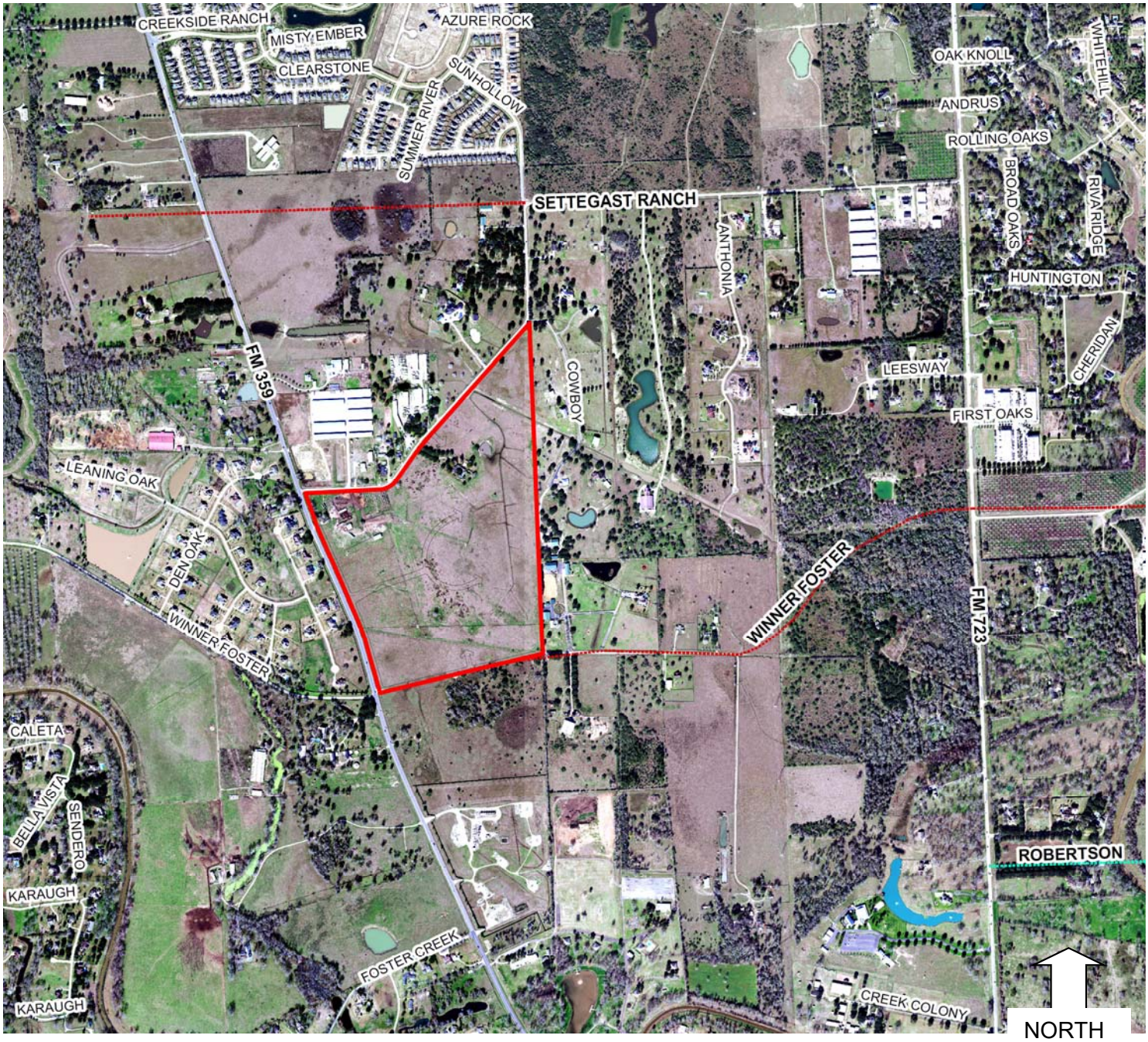
D – Variances **Subdivision**

Houston Planning Commission ITEM: 168

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Candela South GP

Applicant: Meta Planning + Design LLC



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2022-0612
Plat Name: Candela South GP
Applicant: Meta Planning + Design LLC
Date Submitted: 03/07/2022

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 an intersection spacing of ±3,300' along the eastern GP Boundary between Settegast Ranch Road and future Winner Foster Road.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

(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

Candela South is a new single-family residential development located in north-central Fort Bend County along FM 359 between Settegast Ranch Road and future Winner Foster Road. The site is bounded by Settegast Ranch Road on the north, a private recorded subdivision and assorted large acreage tracts to the east, future Winner Foster Road to the south and FM 359 to the west. Along the eastern boundary, the subject site abuts the existing Heart Lake Ranch subdivision, which was platted in 2000. The subdivision contains single-family homes on large lots. Further east lies an additional platted large lot subdivision and large acreage tracts with residences. Located just south of Heart Lake Ranch is property owned by Kevin Harris, along ±876' of shared property line southward to proposed Winner Foster Road. The Harris property contains a single-family residence with livestock structures such as barns, stables, riding arena and pond. With the existence of the Heart Lake Ranch subdivision, the only location an eastern stub street would be required would be into the Harris property. However, this would be impractical as any stub street eastward would be less than 900' from Winner Foster Road which would not contribute to any future connectivity. Rather, eastward traffic movement would utilize Winner Foster Road. Furthermore, the large acreage tracts to the east are continuing to develop with large single-family homes with livestock amenities similar to the Harris property, thus indicating a low likelihood of redevelopment on the Harris property.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship

created or imposed by the applicant;

The existing property configurations and land uses are the circumstances supporting the granting of the variance.

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

Access and proximity to Winner Foster Road will provide adequate connectivity to the east, therefore 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 traffic conditions nor create any undue burden on the adjacent properties, and is therefore not injurious to the public health, safety, or welfare.

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

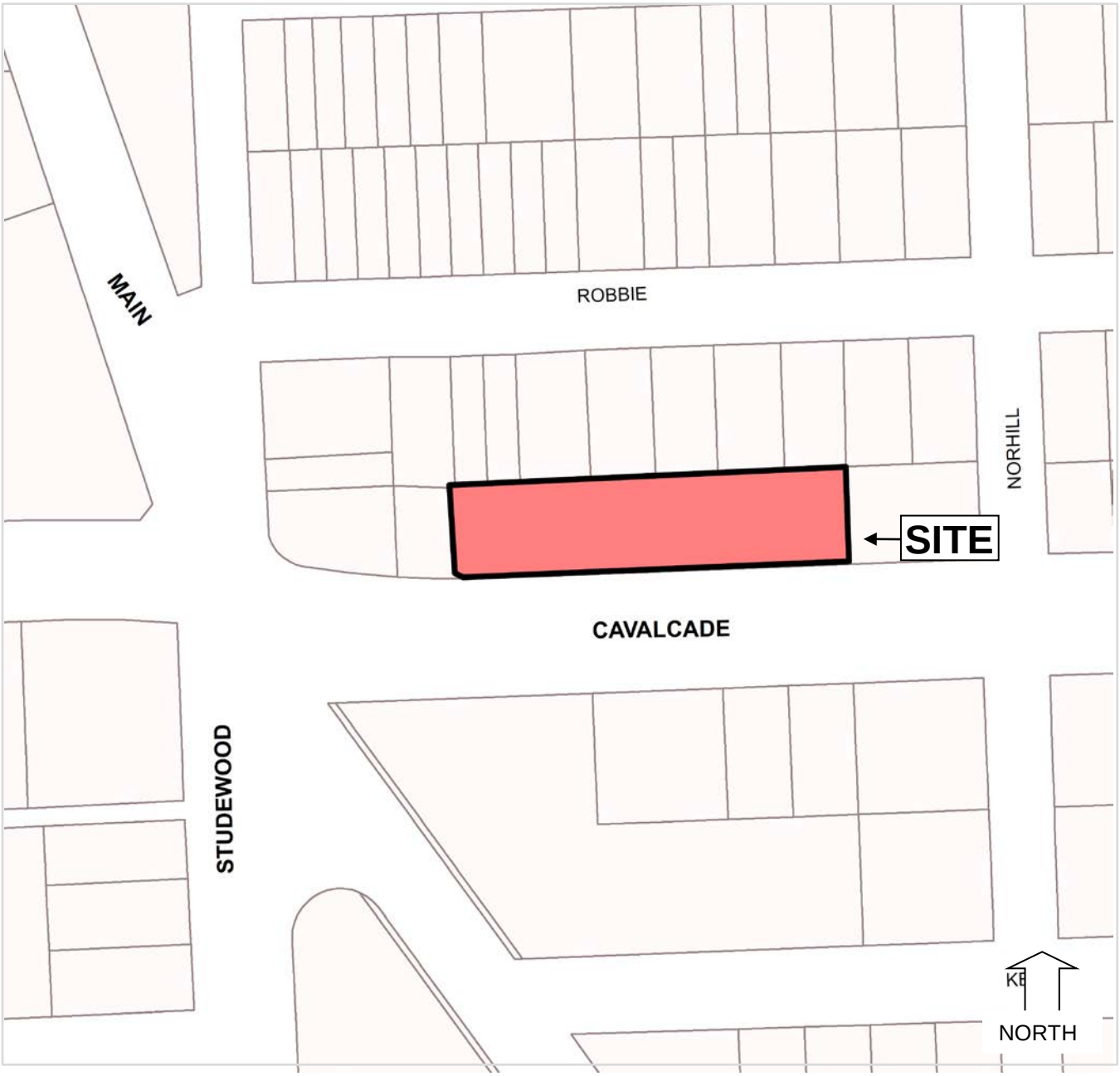
The adjacent existing property configurations are the justification for the granting of the variance.

Houston Planning Commission ITEM: 169

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Cavalcade Crossing (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

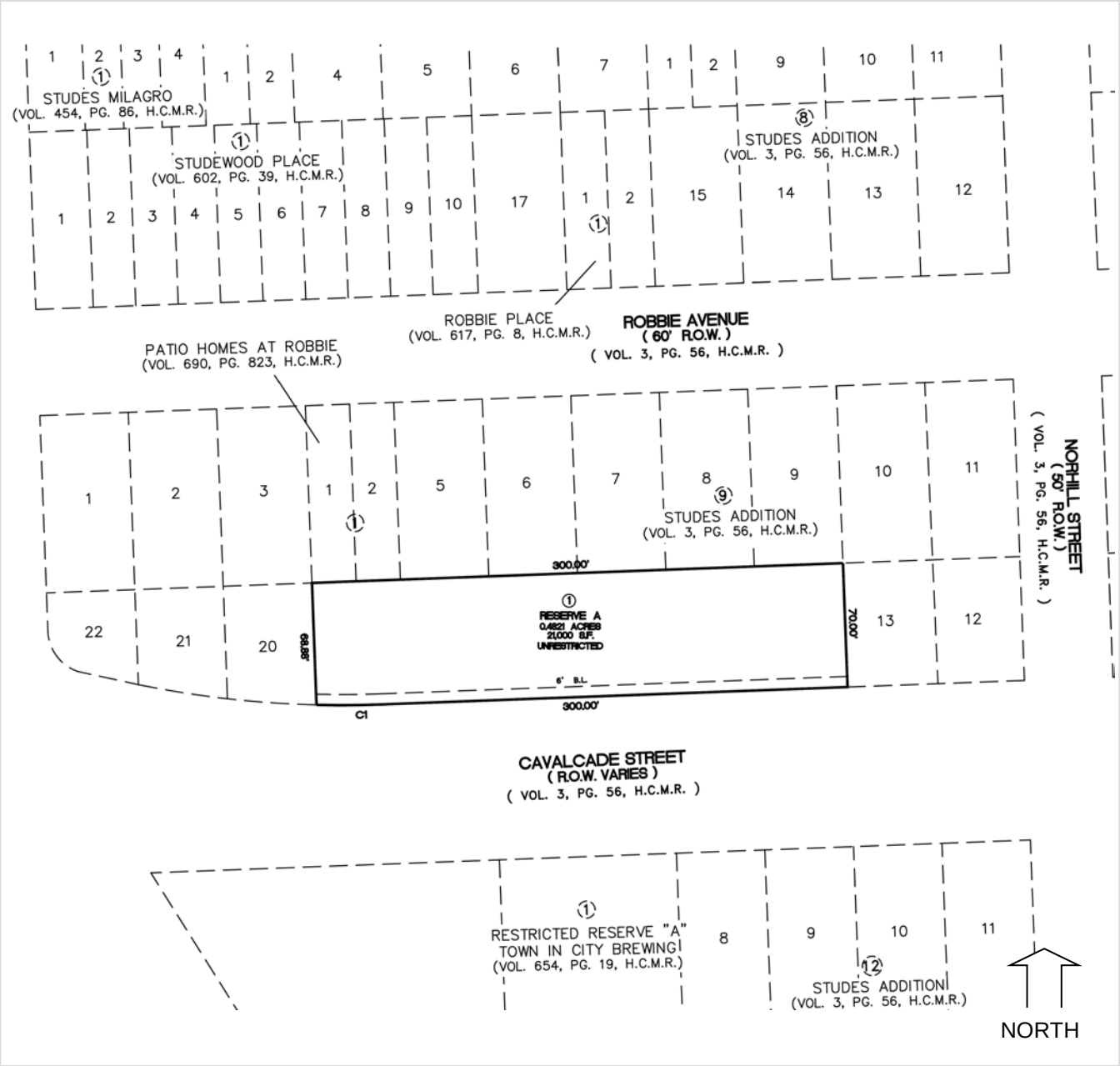
Site Location

Houston Planning Commission ITEM: 169

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Cavalcade Crossing (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances **Subdivision**

Houston Planning Commission ITEM: 169

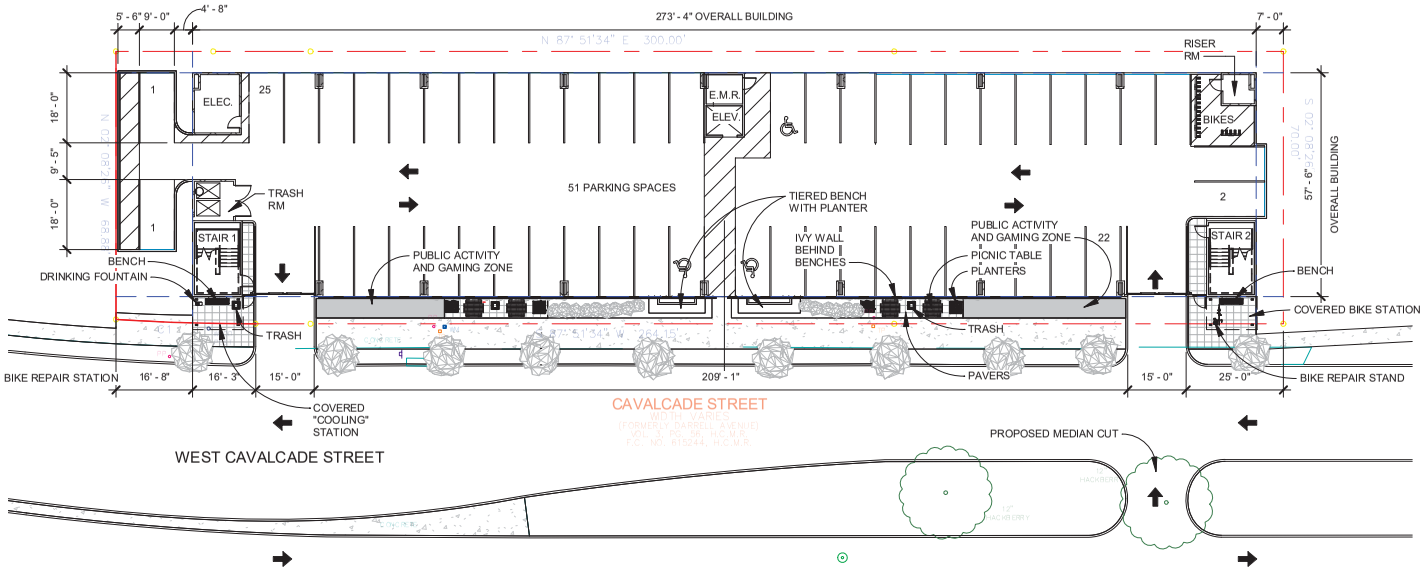
Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Cavalcade Crossing (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.

D – Variances **Aerial**

PARKING ANALYSIS:
42 UNITS * 1.333 SPACES PER UNIT =
56 SPACES REQUIRED
[10% BIKE SPACE SUBSTITUTION ALLOWED (56 / 10 = 5 SPACES)
4 BIKE SPACES / 1 PARKING SPACE = 20 BIKE SPACES]
PROVIDED PARKING: 51 SPACES & 20 BIKE SPACES



1 Level 1
1" = 30'-0"

Rockriver - Heights Multifamily Project

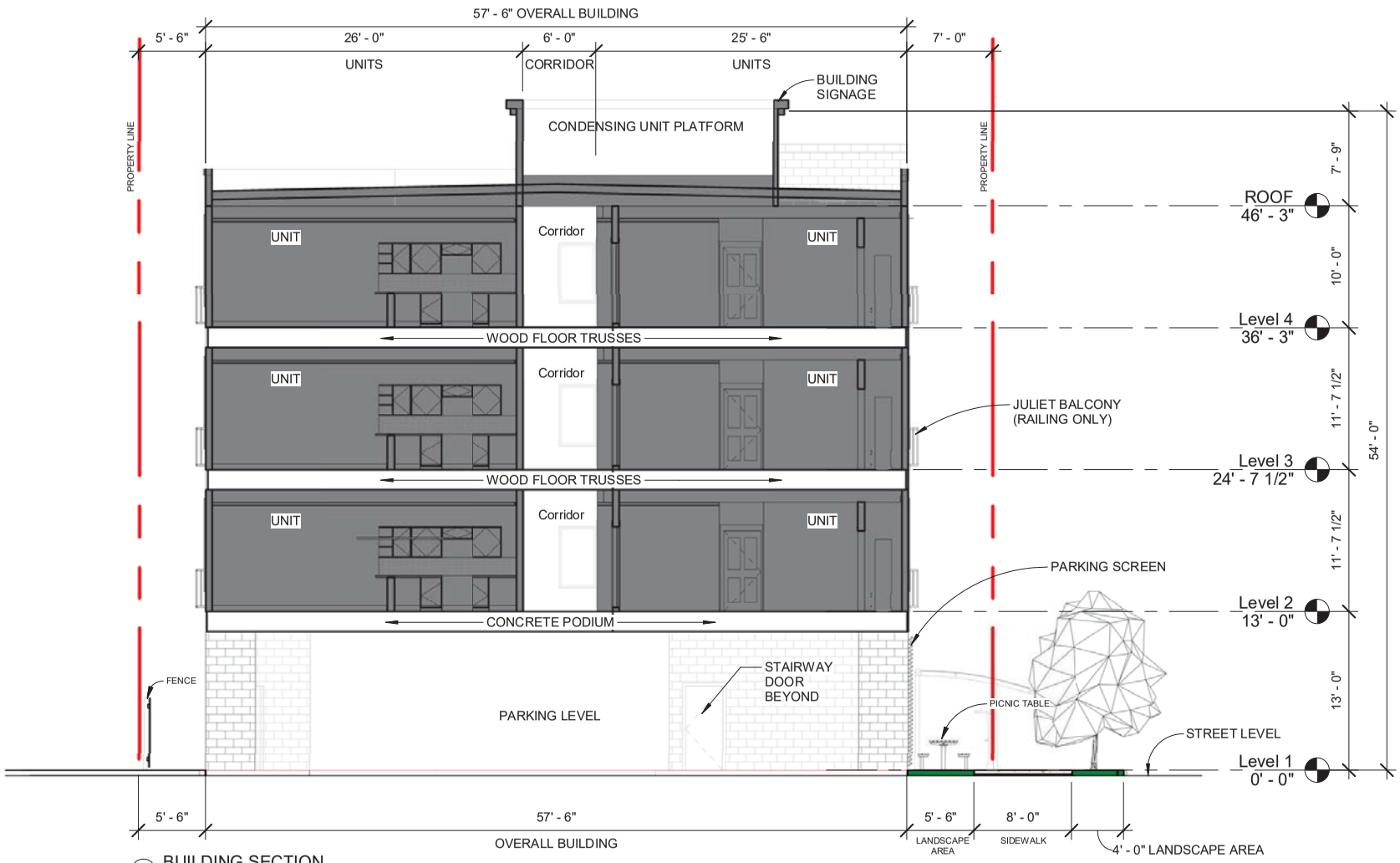
SITE PLAN
Cavalcade Street
Houston, TX

3/3/2022

Drawings and Specifications issued by Element Architects (EA) are and shall remain the property of Element Architects, LLC. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to EA. Element Architects is not responsible for construction means, methods, techniques or procedures, or for safety precautions and programs in connection to the project. Copyright 2021

ROCKRIVER DEVELOPMENT

ELEMENT ARCHITECTS
ElementArchitects.com | 713. 874. 0775



1 BUILDING SECTION
1/8" = 1'-0"

Rockriver - Heights Multifamily Project

Building Section
Cavalcade Street
Houston, TX

3/3/2022

Drawings and Specifications issued by Element Architects (EA) are and shall remain the property of Element Architects, LLC. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to EA. Element Architects is not responsible for construction means, methods, techniques or procedures, or for safety precautions and programs in connection to the project. Copyright 2021

ROCKRIVER DEVELOPMENT

ELEMENT ARCHITECTS
ElementArchitects.com | 713. 874. 0775

1130 WEST CAVALCADE
EAST SUNSET HEIGHTS

1130 WEST CAVALCADE STREET
EAST SUNSET HEIGHTS
TRASH
COOLING STATION SHELTER
BENCH
DRINKING FOUNTAIN
BRICK PAVERS
PUBLIC AMENITY
AND GAMING
ZONE
IVY WALL
PLANTER
PICNIC TABLE
TRASH CAN
NEIGHBORHOOD WALL -
DECORATIVE CONCRETE BLOCK
TIERED BENCH WITH PLANTER
PUBLIC AMENITY
AND GAMING
ZONE

BRICK PAVERS
BIKE REPAIR STAND
BENCH

TRASH
COOLING STATION SHELTER
BENCH
DRINKING FOUNTAIN
BRICK PAVERS

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2022-0400
Plat Name: Cavalcade Crossing
Applicant: Vernon G. Henry & Associates, Inc.
Date Submitted: 02/18/2022

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 reduced building line along Cavalcade
Chapter 42 Section: 42-150

Chapter 42 Reference:
42-150

Statement of Facts

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

This is a site in central Houston and just north of the Heights Subdivision. It is near the convergence of three major thoroughfares called North Main Street, Cavalcade (W 20th), and Studemont. The developer is proposing to build a 4-story apartment project. The first floor will be dedicated to parking/loading and the apartments will be on the three floors above the parking garage. When this property was originally platted in 1911, W Cavalcade did not exist and the lot depth of the subject property was 100'. After the original Darrell Avenue (previously 60' ROW) was turned into Cavalcade, the city took 30' of ROW from the lots on the north side of Darrell Avenue. Due to this fact, the depth of the subject property is now only 70'. When you add in the fact that this road is now a major thoroughfare and requires a 25' building line, designing a building that conforms to the current standards is completely infeasible. If the developer abided by the ordinance setbacks and had the same setbacks on the sides and rear as indicated on the site plan, the area being taken up by the setbacks would be 49% of the property. As it stands with the proposed setbacks on the site plan provided, 24% of the property is being taken up by setbacks. Due to the fact that this site is about 100' from the convergence of three major thoroughfares, this site has the ability to really increase density along major thoroughfares and within the inner core of Houston. That was one of the goals of the Walkable Places/Transit Oriented Development Subcommittee. Studemont, N Main, and Cavalcade all have Metro bus lines on them, route 56, route 44, and route 26, respectively. Route 26 would allow a transit-rider to have a short ride (just over a mile) to the Red Line, which would allow the user to get downtown, the Med Center, or Eado very easily. In addition to the great access to transit, there are also bike lanes along Cavalcade. The developer will be providing extensive bike parking within the garage. Allowing this smaller setback along Cavalcade will also allow the future apartment building to be much shorter in height and would prevent a large out-of-scale building from "looming" over the residential homes across the north property line. The developer will be providing an enhanced pedestrian realm in exchange for a smaller setback on Cavalcade. The distance from the back of the curb to the property line will be approximately 10.5', the distance from the property line to the building façade will be approximately 7'. The 17.5' pedestrian realm will be comprised of a 4' safety buffer, 8' sidewalk, and 5.5' between the sidewalk and the building face. While the dimensions of this property make it impossible to not have parking on the ground level, the parking garage will be screened from view of any pedestrians

passing by. The screen will be composed of metal louvers that will completely hide all the parking on the ground level. In front of the screen will be extensive landscaping as well.

(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 based on the taking that occurred along the south frontage and the fact that it was made a major thoroughfare many years ago.

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

The intent of this chapter is to promote walkability and increased densification near transit lines. Due to the fact this site is at the intersection of three major thoroughfares, this is a good site to seek slightly higher density.

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

The granting of the variance will not be injurious to the public health, safety or welfare in any way. Bringing the building up closer to the street will encourage more eyes on the street, which in turn makes pedestrian safety higher. Improving the pedestrian realm will encourage a more active and healthy lifestyle.

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

The justification for the variance is related to the taking that occurred along the north ROW line of Cavalcade many years ago. Due to this fact, this tract is virtually unusable by any land use if the new building were to abide by the 25’ setback outlined 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

February 24, 2022

VAR

NOTICE OF VARIANCE

PROJECT NAME: Cavalcade Crossing
REFERENCE NUMBER: 2022-0400

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along West Cavalcade Street between Norhill Boulevard and Studewood 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.

Vernon G Henry & Associates, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to establish a 5' setback along West Cavalcade Street instead of the required 25'. 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, March 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.**

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

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

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

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

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

For additional information regarding this project, please call Jake Patrick with Vernon G Henry & Associates, Inc., at 713-627-8666. 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: 170

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Eastwood Landing (DEF 1)

Applicant: Total Surveyors, Inc.

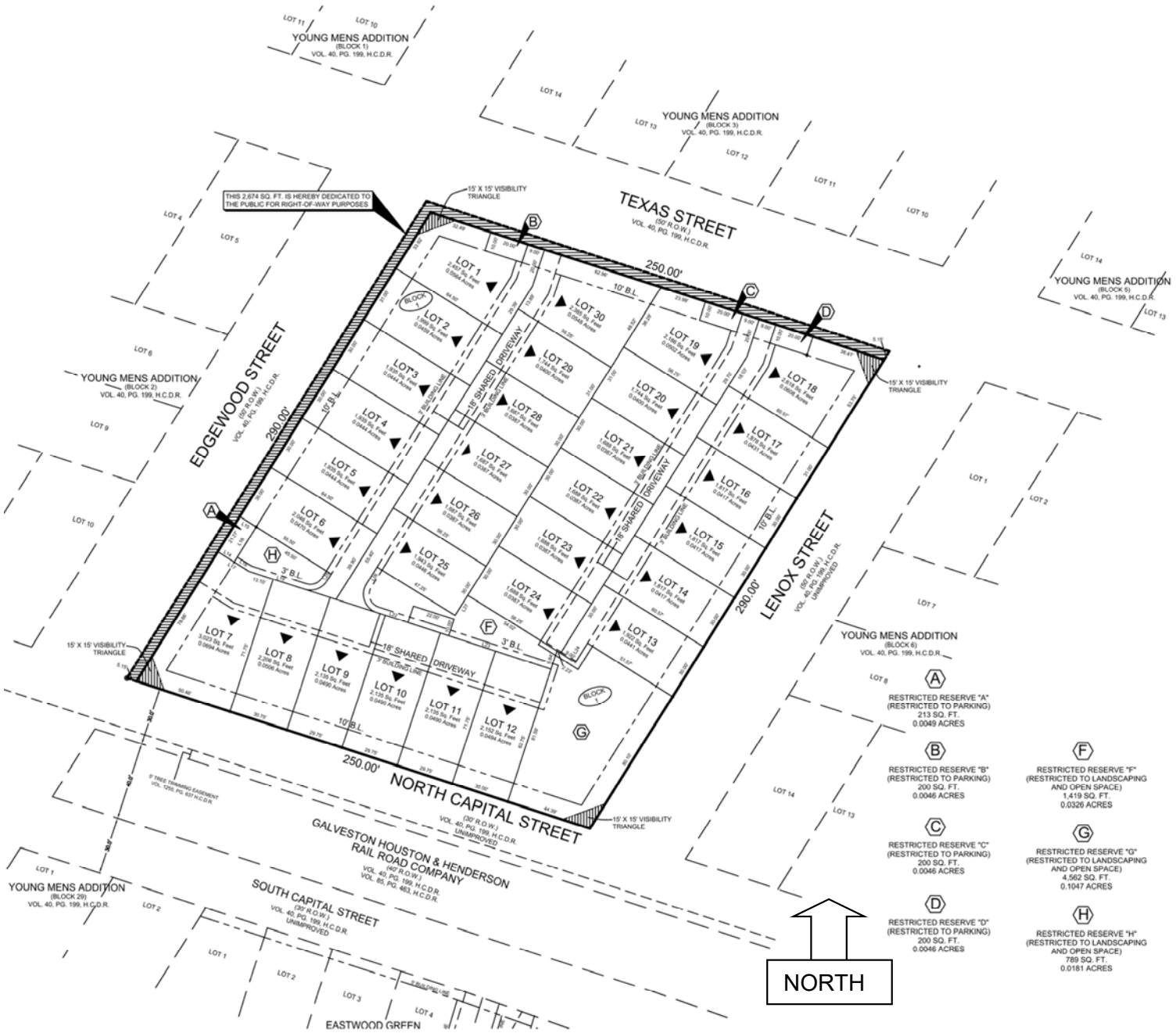
D – Variances Site Location

Houston Planning Commission ITEM: 170

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Eastwood Landing (DEF 1)

Applicant: Total Surveyors, Inc.



D – Variances **Subdivision**

Houston Planning Commission ITEM: 170

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Eastwood Landing (DEF 1)

Applicant: Total Surveyors, Inc.

D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-0326
Plat Name: Eastwood Landing
Applicant: Total Surveyors, Inc.
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 not require the 5' of right-of-way dedication along Lenox Street
Chapter 42 Section: Sec. 42-122

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

Statement of Facts

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

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

This tract of land is all of Block 4 of the Young Mens Addition, a subdivision which was created in March of 1888. Block 4 is surrounded by 50' wide local streets on three sides and a 100' wide right-of-way of a total of 60' of public street and a 40' wide railroad right-of-way. Lenox Street is located on the east side of Block 4 and is an unimproved right-of-way. The paving in Lenox Street was never constructed, and only a sanitary sewer line exists within the 50' right-of-way. By ordinance, 5' is required to be dedicated to the public for right-of-way purposes. We are requesting to not dedicate 5' of right-of-way along Lenox Street. The required 5' of dedication will be made along Edgewood Street and Texas Street. The Lenox Street right-of-way was abandoned to the south of the railroad right-of-way and replatted into Eastwood Green. The unimproved section of Lenox Street has no where to extend towards the South. The proposed development will no take access or utilize the Lenox Street right-of-way for any vehicular or pedestrian access. Currently the right-of-way is fenced and being used privately by the business to the east of Block 4. All vehicular and pedestrian traffic will be directed to Edgewood Street and Texas Street. By granting the requested variance, this replat would leave the existing 50' right-of-way of Lenox Street just as it has existed for over 130 years.

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

This variance is based on the fact that this particular section of Lenox Street has never been developed for use as a street for vehicular travel. The only use for the Lenox Street right-of-way is an existing 8" Sanitary Sewer, running north to south.

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

The intent and purposes of Chapter 42 include the establishment of sensible developments appropriate to an area and situation, recognizing the differences in design framework of various areas, encouraging the efficiency of land development patterns. The fact that this section of the Lenox Street has never been developed as an improved roadway supports the variance request and ensures that the intent of Chapter 42 is alive and well.

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

The variance will not be injurious to public health, safety or welfare. Lenox Street is unimproved and does not support vehicular or pedestrian traffic.

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

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

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 24, 2022

VAR

NOTICE OF VARIANCE

PROJECT NAME: Eastwood Landing
REFERENCE NUMBER: 2022-0326

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southeast intersection of Edgewood Street and Texas Street, west of Lenox 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.

Total Surveyors, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not provide 5' of right-of-way dedication along Lenox Street, a local public street. Enclosed are copies of the variance request and the proposed subdivision plat 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, March 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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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 Kolb with Total Surveyors, Inc., at 281-479-8719. You may also contact Aracely Rodriguez 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.

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TERMINOLOGY

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PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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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: 171

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Eight Hundred Middle

Applicant: Ally General Solutions, LLC

NORTH

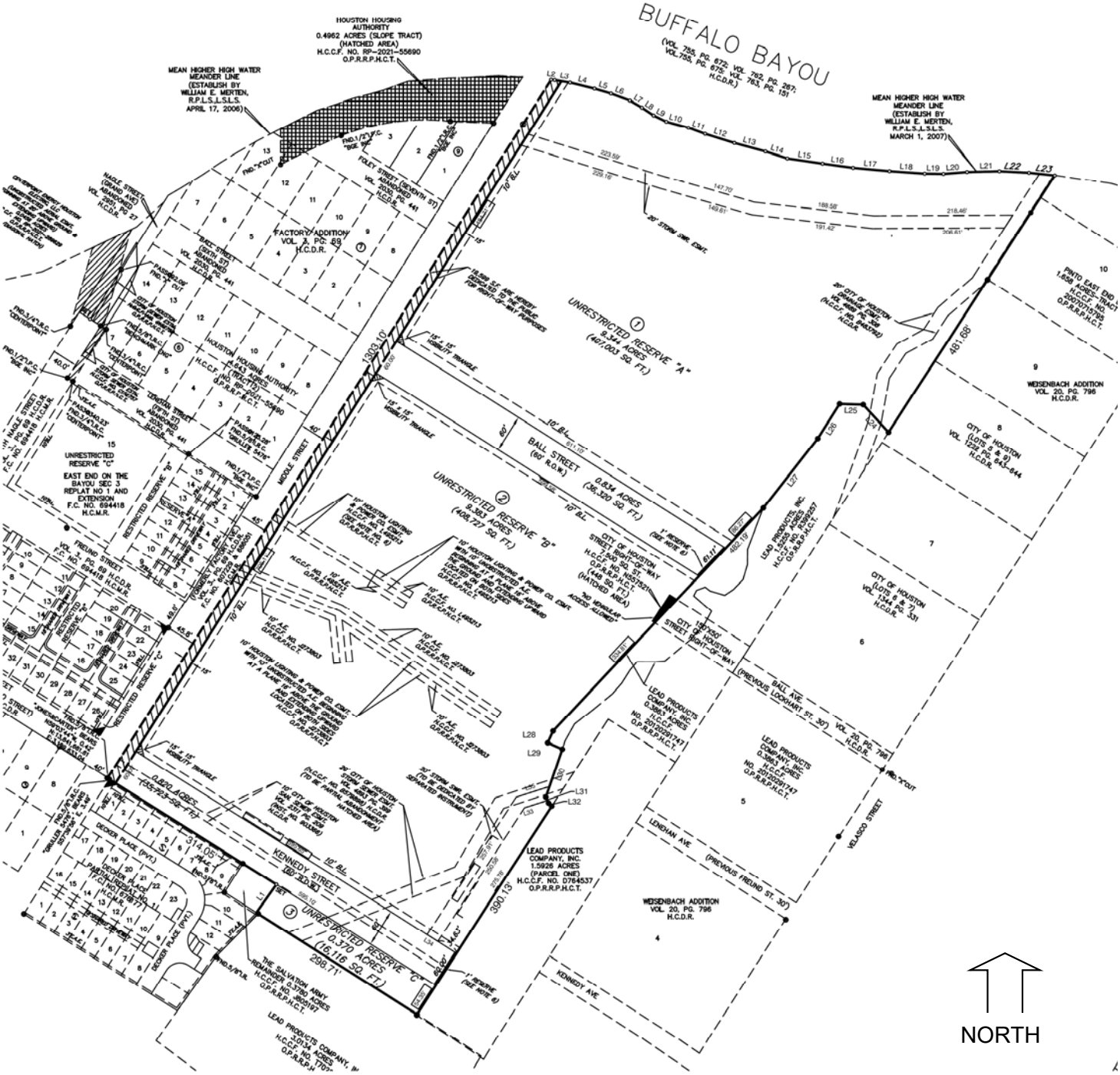
D – Variances **Site Location**

Houston Planning Commission ITEM: 171

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Eight Hundred Middle

Applicant: Ally General Solutions, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 171

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Eight Hundred Middle

Applicant: Ally General Solutions, LLC

NORTH

D – Variances Aerial

Kirksey
ARCHITECTURE

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1" = 60'-0"

1A | 1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-0443
Plat Name: Eight Hundred Middle
Applicant: Ally General Solutions, LLC
Date Submitted: 02/21/2022

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:

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

Chapter 42 Section: 42-134

Chapter 42 Reference:

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

Statement of Facts

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

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

The site is located within Houston's City limit north of Navigation Boulevard east of S Jensen Drive. Three unrestricted reserves are being proposed with this plat. The unrestricted reserves will be developed into a multifamily development including amenities areas and parking structures. A variance is being sought to not extend Ball Street nor terminate with a cul-de-sac. There are three east-west ROWs east of the proposed plat that intersect with North Velasco Street: Ball Street, previously known as Lockhart Street – 30' ROW; Lenehan Street, previously known as Freud Street – 30' ROW and Kennedy Avenue. These public ROWs are undeveloped and 280 linear feet. Ball Street is the only ROW that stubs into the eastern plat boundary. HCCFN N557521, recorded in 1992, conveyed 7500 square feet out of SM Williams Survey, Abstract 87 for public ROW. This created a 448-square-foot encroachment along the east plat boundary. There are no utilities within the undeveloped ROW. North Velasco Street terminates approximately 1035 feet north of Ball Street at the Buffalo Bayou. The Plat is proposing two streets, Ball Street and Kennedy Street that will align with the existing Kennedy Street and future development west of Middle Street. The east-west ROW's will extend from Middle Steet to the east plat boundary. The two proposed Streets meet the ROW width require for an unrestricted reserve and the intersection spacing requirement along Middle Street and along the eastern Boundary of the plat. Strict application of the ordinance will require to extend or terminate with a cul-de-sac Ball Street. This will create an unpractical development since Ball Street doesn't exist on the ground and does not align with a street or development west of Middle Street. Ball Street, west of the plat boundary is abandoned. In addition to this, properties east of the plat have street access and frontage along North Velasco Street which decreases the probability of the street being built. The land east of the plat boundary and south of Ball Street to Fox Street are under one ownership

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

North Velasco Street, 30' ROW north-south ROW was dedicated in the Weisenbach Addition plat in 1880 per Volume 20, Page 796 HCDR. The plat includes dedication for 30' east-west streets. Only North Velasco Street is improved. The

existing ROW for Ball Street east of the plat is not being utilize since the street doesn't exist on the ground. Properties east of the proposed plat have street frontage and access along Velasco Street. City of Houston acquired 7500 sf as an extension of Ball Street to the east plat boundary in 1992 per HCCFN 557521. However, the ROW was never developed. The property east of North Velasco, approximately 20 acres, is undeveloped. Ball Street alignment doesn't coincide with a street or development west of Middle Street. The proposed plat will dedicate and realign Ball Street from Middle Street to the eastern boundary of the plat. Future development east of the proposed plat will be able to connect Ball Street to North Velasco Street since more than half of the ROW between Middle Street and North Velasco Street will be dedicated to the public. Allowing to not extend nor terminate in a cul-de-sac Ball Street 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 plat will dedicate two ROWs: Ball Street and Kennedy Street. The proposed Kennedy Street will be aligned with the existing Kennedy Street west of Middle Street. The proposed Ball Street will be aligned with a future development west of Middle Street. The proposed plat includes ROW dedication along Middle Street to create a 60' street, along with 15' x 15' visibility triangles at the corners. The intent and general purpose of this chapter will be preserved and maintain since the proposed plat is promoting street connectivity and the continuation of the City's Street grid. The new ROW will not only provide traffic circulation to the proposed development but will also improve pedestrian connectivity to future park amenities and provide a future connection to the Buffalo Bayou Hike and Bike Trail.

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

The proposed development will have access to two 60-foot public ROWs within the plat boundary that connect to the City's Street grid through Middle Street. This allows for adequate traffic circulation and easy access for emergency services to the proposed development from different points of access. In accordance with 42-134b(2), a wood, concrete, masonry, opaque screening fence with a minimum height of six feet that extends the width of the right-of-way of the stub street will be constructed. No vehicular access is allowed to Ball Street east of the plat boundary. The conceptual drainage plan per Chapter 19 is approved. The proposed streets will improve drainage and provide Low Impact Development techniques that meet to goals of Resilient Houston and promote the use of Green Stormwater Infrastructure. The granting of the variance will not be injurious to the public health, safety or welfare since the proposed plat promotes street connectivity and adequate traffic circulation for the proposed development with different points of access.

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

The proposed plat will dedicate two public ROWs, Ball Street and Kennedy Street, that will align with the existing street Kennedy Street and future development west of Middle Street. Requiring Ball Street's ROW stubbing into the eastern property boundary to be extended or terminated with a cul-de-sac will not benefit street connectivity on this area since it doesn't exist on the ground, it doesn't align with a street or development west of Middle Street and properties east of the proposed plat have street access and frontage along Velasco Street which decreases the probability of the street being built. Economic hardship is not the sole justification of the variance since street connectivity and the preservation of the City's Street grid are proposed with this plat.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-0443
Plat Name: Eight Hundred Middle
Applicant: Ally General Solutions, LLC
Date Submitted: 02/21/2022

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:

Specific Variance is being sought and extent of variance: To not extend Lenehan Street a/k/a Freund Street and Kennedy Street east of plat boundary

Chapter 42 Section: 121 (b)

Chapter 42 Reference:

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

Statement of Facts

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

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

The site is located within Houston's City limit north of Navigation Boulevard east of S Jensen Drive. Three unrestricted reserves are being proposed with this plat. The unrestricted reserves will be developed into a multifamily development including amenities areas and parking structures. A variance is being sought to not extend Lenehan Street a/k/a Freund Street and Kennedy Street. There are two east-west ROWs east of the proposed plat that intersect with North Velasco Street, but not the plat boundary: Lenehan Street a/k/a Freund Street – 30' ROW and Kennedy Avenue – 30' ROW. The undeveloped ROWs are 280 linear feet and terminate along the east property line of the abutting parcel – Tr 3A under different ownership. There are no utilities within the undeveloped ROW. North Velasco Street terminates approximately 1035 feet north of Ball Street at the Buffalo Bayou. The Plat is proposing two streets, Ball Street and Kennedy Street that will align with the existing Kennedy Street west of Middle Street. The east-west ROW's will extend from Middle Steet to the east plat boundary. The two proposed Streets meet the ROW width required for an unrestricted reserve and the intersection spacing requirement along Middle Street and along the eastern Boundary of the plat. In addition to this, properties east of the plat have street access and frontage along North Velasco Street which decreases the probability of the street being built. The land east of the plat boundary and south of Ball Street to Fox Street are under one ownership.

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

North Velasco Street, 30' ROW north-south ROW was dedicated in the Weisenbach Addition plat in 1880 per Volume 20, Page 796 HCDR. The plat included dedication for 30' east-west streets. Only North Velasco Street is improved. Parcels east of the proposed plat have street frontage and access along North Velasco Street. The property along the east side of North Velasco, approximately 20 acres, is undeveloped. As platted, undeveloped Kennedy and Lenehan Streets do not stub into the plat boundary but terminate approximately 100 feet east of the plat boundary. The proposed plat will realign Kennedy Street to be consistent with Kennedy Street west of the plat boundary. Lenehan Street

alignment doesn't coincide with a street or development west of Middle Street. Further, Ball Street (6th Street), Lenehan Steet (5th Street), west of Middle Street were abandoned by City of Houston in 1949 per Volume 2030, Page 441 HCDR. West of Middle Street, Lenehan Street and Freund Street are 2 separate ROWs. Along N. Velasco Street, Lenehan Street and Freund Street are the same ROW. With future Tract 3 development, situated between the east of plat boundary and undeveloped Lenehan and Kennedy, a variance will be required not to extend or terminate with a cul-de-sac. Future development east of the proposed plat will be able to connect Kennedy Street and Lenehan Street to North Velasco Street since more than half of the ROW between Middle Street and Velasco Street are dedicated to the public. Not extending Kennedy Street and Lenehan Steet from its current location 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 plat will dedicate two ROWs: Ball Street and Kennedy Street. The proposed Kennedy Street will be aligned with the existing Kennedy Street west of Middle Street. The proposed Kenndey Street will be aligned with a future development west of Middle Street. The proposed plat includes ROW dedication along Middle Street to create a 60' street, along with 15' x 15' visibility triangles at the corners. The intent and general purpose of this chapter will be preserved and maintain since the proposed plat is promoting street connectivity and the continuation of the City's Street grid. The new ROW will not only provide traffic circulation to the proposed development but will also improve pedestrian connectivity to future park amenities and provide a future connection to the Buffalo Bayou Hike and Bike Trail

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

The proposed development will have access to two 60-foot public ROWs within the plat boundary that connect to the City's Street grid through Middle Street. This allows for adequate traffic circulation and easy access for emergency services to the proposed development from different points of access. The conceptual drainage plan per Chapter 19 is approved. The proposed streets will improve drainage and provide Low Impact Development techniques that meet to goals of Resilient Houston and promote the use of Green Stormwater Infrastructure. The granting of the variance will not be injurious to the public health, safety or welfare since the proposed plat.

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

The proposed plat will dedicate two public ROWs, Ball Street and Kennedy Street, that will align with the existing street Kennedy Street and future development west of Middle Street. Requiring Kennedy Street and Lenehan Street to extend will not benefit street connectivity on this area since it doesn't exist on the ground. Properties east of the proposed plat have street access and frontage along North Velasco Street which decreases the probability of the street being built. Economic hardship is not the sole justification of the variance since street connectivity and the preservation of the City's Street grid are proposed with this plat.

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
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www.houstontx.gov

March 9, 2022

VAR

NOTICE OF VARIANCE

PROJECT NAME: Eight Hundred Middle
REFERENCE NUMBER: 2022-0443

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located east along Middle Street, north of Navigation Blvd and south of Buffalo Bayou. 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.

Ally General Solution, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend Lenehan Street, Kennedy Street and Ball Street and to not terminate Ball Street with a cul-de-sac. 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, March 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.**

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

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

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

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

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

For additional information regarding this project, please call Donna Dixon with Houston Authority at 713-260-0754. 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)393-6534. 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

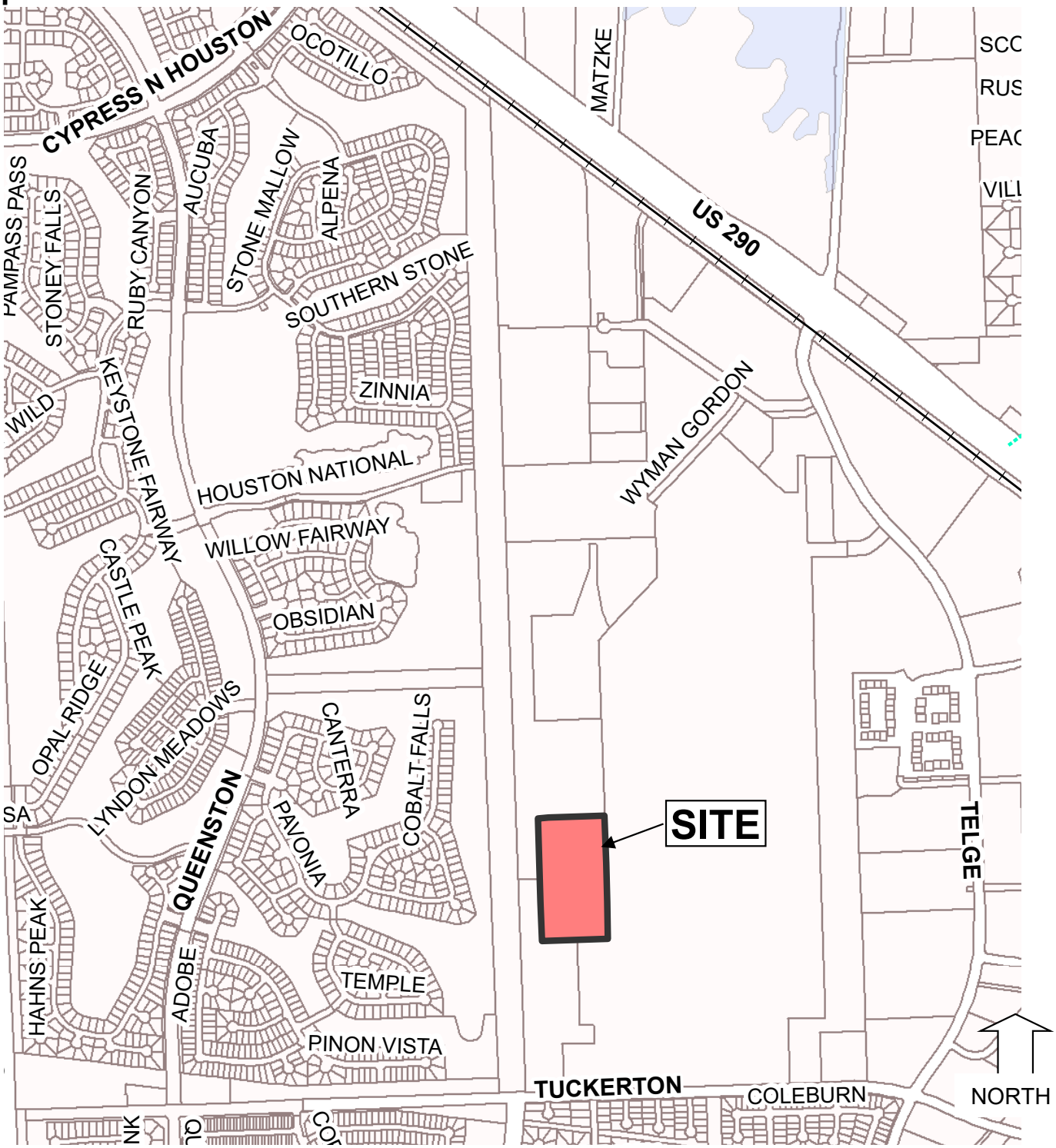
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 172

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Houston West AAA Cooper

Applicant: Windrose



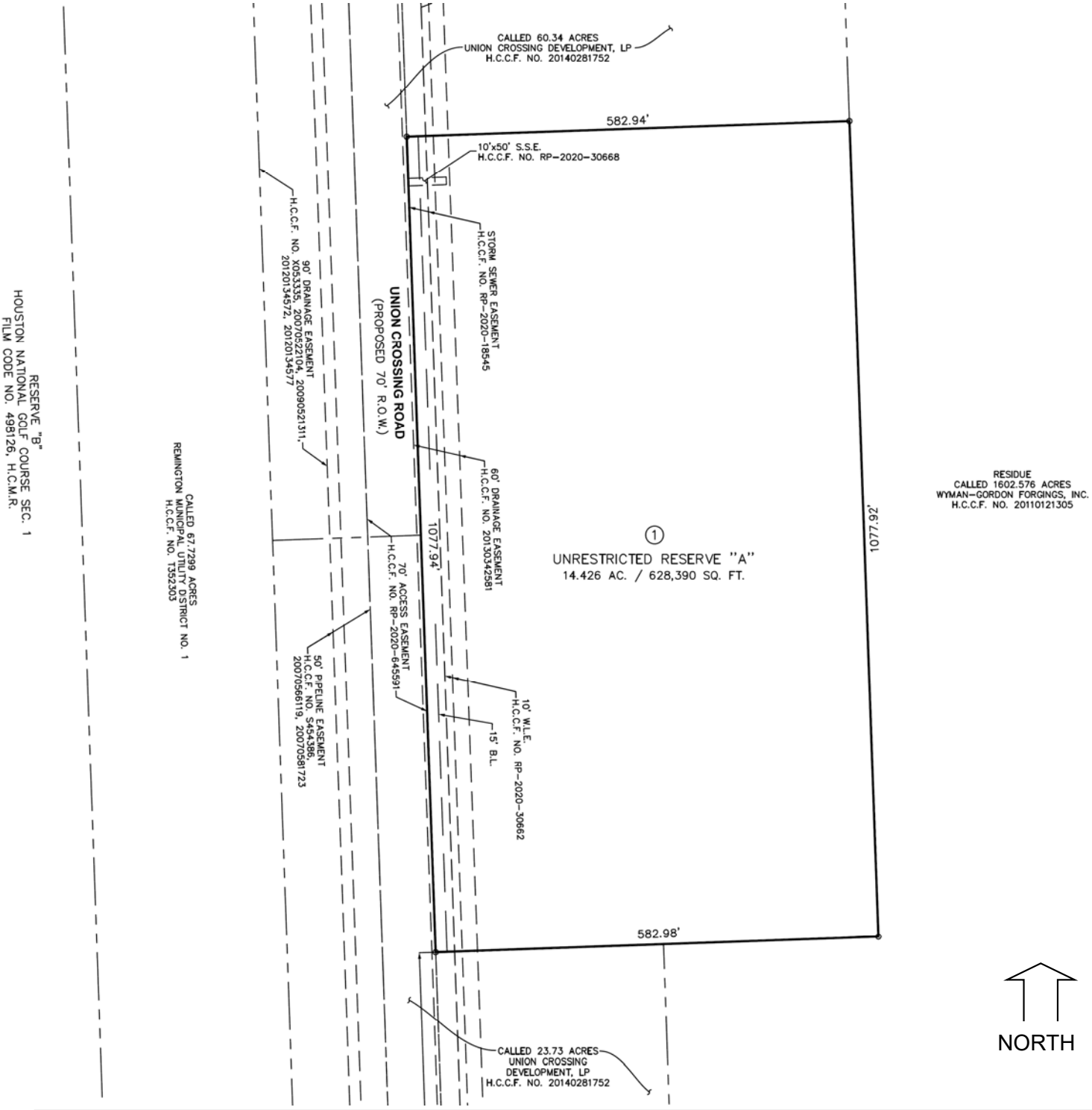
D – Variances Site Location

Houston Planning Commission ITEM: 172

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Houston West AAA Cooper

Applicant: Windrose



D – Variances **Subdivision**

Houston Planning Commission ITEM: 172

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Houston West AAA Cooper

Applicant: Windrose

D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2022-0618
Plat Name: Houston West AAA Cooper
Applicant: Windrose
Date Submitted: 03/07/2022

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 access for the subject property through an access easement as opposed to a public right-of-way or public access easement.

Chapter 42 Section: 122

Chapter 42 Reference:

The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets (2) 60 feet if adjacent to any other development

Statement of Facts

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

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

The subject property consists of 14.426 acres located on the east side of proposed Union Crossing Road Telephone Road approximately 1,318 feet north of Tuckerton Road and 3,230 feet west of Telge Road. The applicant is a truckload transportation company and they desire to plat the property to facilitate the construction of a cross-dock facility to deliver freight. The City's Subdivision Regulations require that unrestricted or commercial reserves have frontage on a dedicated and improved public right-of-way. However, the overall developer of the surrounding Union Crossing Business Park defaulted before many of the roadways could be improved – such as the 70-foot right-of-way abutting the applicant's property, Union Crossing Road. The bank who took possession of the property following the default is currently coordinating with the affected property owners and lease tenants to complete the required infrastructure. However, the applicant needs to get moving on their project now. They have been waiting for years to get the right-of-way improved and they can no longer afford any more delays. Additionally, their intended use is a small but critical piece in the addressing the logistics shortfalls in the Houston region and the United States economy in general. The applicant proposes a variance to allow them to gain ingress and egress access between the subject site and Tuckerton Road through an improved driveway connection situated in the 70-foot access easement dedicated by HCCF No. RP-2020-645591. This will allow them to achieve reasonable use of their land while the bank coordinates the completion of the public right-of-way that abuts their site.

(2) The circumstances supporting the granting of the variance are not the result of a hardship

created or imposed by the applicant;

The circumstance that justifies the variance is the Union Crossing Business Park developer's default on their responsibility to construct the public street in front of the subject property. The applicant has been trying for years to get the original developer and the bank who currently owns the site to install the street that is required by code to release their site for construction. The requested variance will enable the applicant to achieve reasonable use of their land by providing a commercial driveway connection between the subject site and Tuckerton Road within an existing 70-foot access easement.

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

Requiring the applicant to wait on the original developer or the bank to improve the adjacent right-of-way is not reasonable, especially given that a commercial driveway within the existing access easement will provide more than adequate access for the proposed cross-dock freight facility. The proposed variance will allow the applicant to move forward with their plans without impacting the ability of the business park owner/operator to fully improve the Union Crossing right-of-way in the future.

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

Most of the uses within the Union Crossing Business Park already have safe and efficient access to the surrounding street network - specifically US Highway 290 to the north, Telge Road to the east, and Tuckerton Road to the south. A connection between the business park and the single-family uses to the west is prohibited by a regional stormwater management channel owned by Remington MUD #1. The proposed variance will not be injurious to the public in any way as it will simply allow the applicant to install a commercial driveway connection to Tuckerton Road until the street is constructed as a public street by the business park owner and accepted by the City.

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

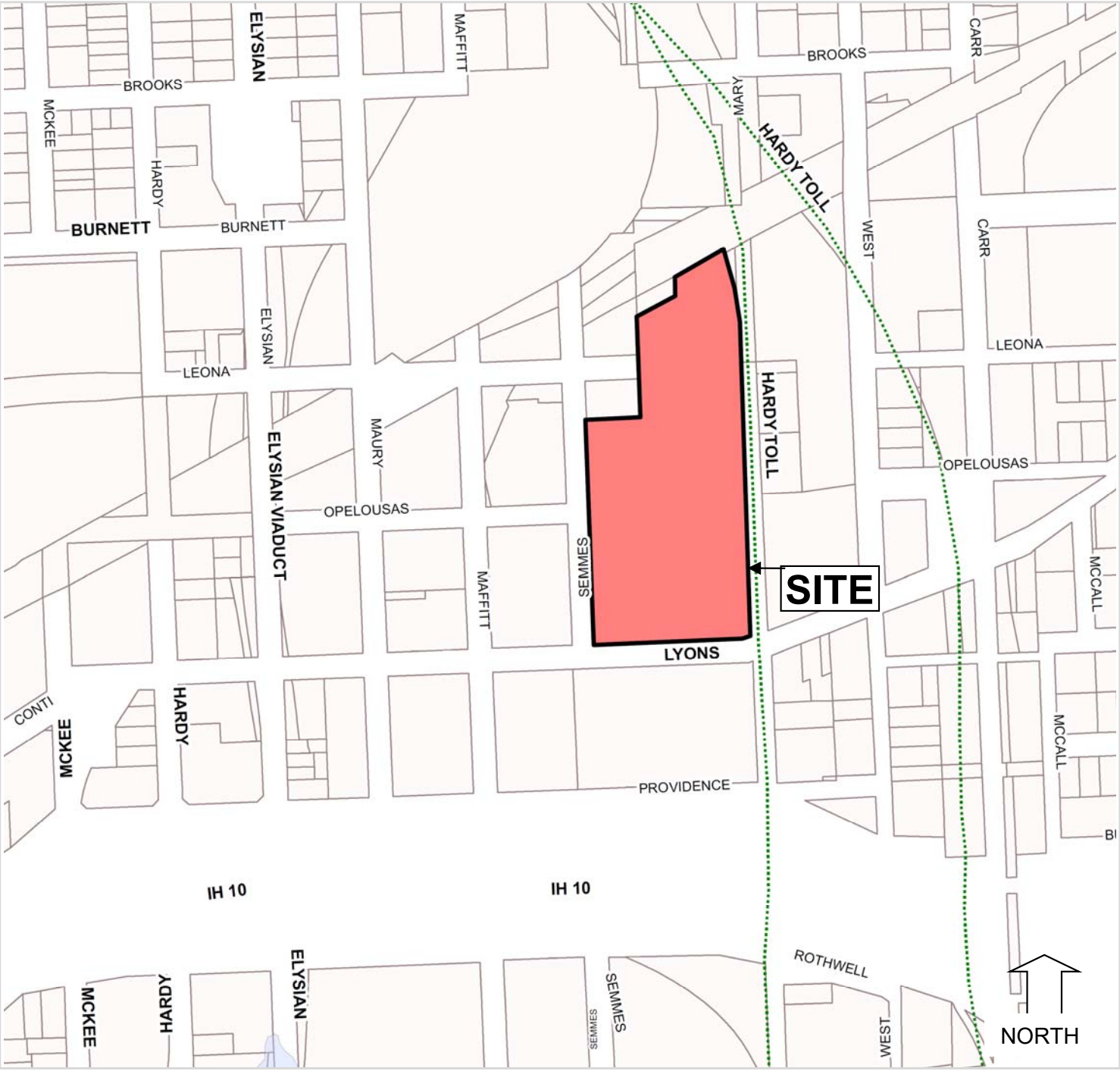
The justification for the variance occurred when the Union Crossing Business Park developer defaulted on their responsibility to construct the public street in front of the subject property. Without the variance, legal and financial difficulties outside of the applicant's control will prevent them from realizing any use of their land whatsoever. While the applicant has been diligently working on a solution with the overall developer for years, they can longer afford to endue the hardship and respectfully request that the City grant them the variance to gain access to their site through a commercial driveway within the existing 70-foot access easement.

Houston Planning Commission ITEM: 173

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Lyons Immersive (DEF 1)

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



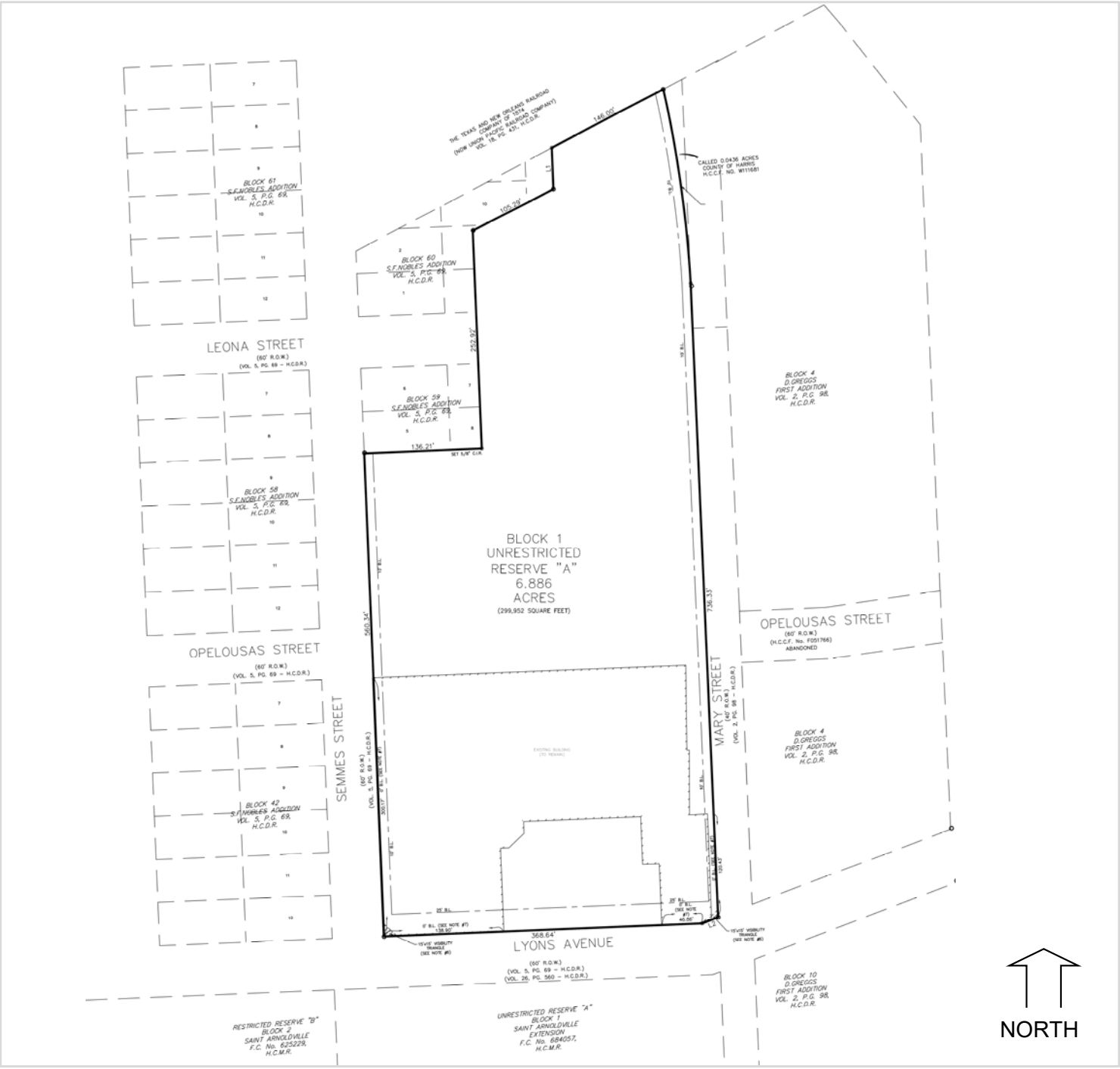
D – Variances **Site Location**

Houston Planning Commission ITEM: 173

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Lyons Immersive (DEF 1)

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



D – Variances Subdivision

Houston Planning Commission ITEM: 173

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Lyons Immersive (DEF 1)

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

D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2022-0315
Plat Name: Lyons Immersive
Applicant: Civil-Surv Land Surveying, L.C.
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 not provide a cul-de-sac at the current end of Leona Street on the proposed plat, and To not dedicate land to the Mary Street ROW on the proposed plat

Chapter 42 Section: 134,121

Chapter 42 Reference:

42-134 (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 42-121 (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

Statement of Facts

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

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

42-134 Variance Leona Street is a 60-ft local street that was dedicated by the S.F. Nobles Addition in Volume 5, Page 69, of the H.C.M.R. The ROW stopped at the property line of the proposed replat. Since then, the adjacent property was developed with a parking lot and a building which is built over the Leona ROW. The ROW is also fenced off by the adjacent property. The stub street meets all the provisions listed in Ch.42-134 to not provide a cul-de-sac. Providing a cul-de-sac at the end of the Leona Street is not sound public policy. The cul-de-sac would not be used due to the existing development that is built within the ROW. The stub portion of Leona Street is very short and any driver can easily see it's a dead end currently and not turn down the street (its fenced off). It is for these reasons, that providing a cul-de-sac at this stub street would not be sound public policy. 42-121 Variance Mary Street is a 40-ft unimproved ROW section that extends ~690-ft north and dead ends into an adjacent private property. The ROW is unimproved and does not provide traffic circulation. Due to the characteristics of the surrounding developments, Mary Street would not have any connection point to provide traffic circulation. There is a railroad to the north, a Harris County Flood Control detention pond to the east and private property to the west. Providing the ROW dedication is not sound policy because Mary Street is unimproved and will remain unimproved due to the surrounding characteristics.

(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 these variances. The variances requested are based on factors external to subject property.

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

The intent and general purposes of this chapter will be preserved and maintained. The purpose of providing a cul-de-sac is to allow vehicles to safely turn around when travelling down a dead end street and increase traffic circulation. In this case, there is no traffic traveling on Leona Street. The purpose of providing the ROW widening is to allow for the expansion of proposed roads and increase traffic circulation. In this case, Mary Street is undeveloped and there isn't a cross street for it to connect to so it would just dead end.

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

The granting of this variance will not be injurious to the public's health, safety, or welfare. Not providing the cul-de-sac and ROW widening does not impede traffic or comprise the public's health, safety, or welfare.

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

Economic hardship has no bearing on this site. Were a cul-de-sac to be provided, the responsibility of maintaining the paving would fall unto the City. Similarly, if Mary Street was widened, it would be the responsibility of the City to maintain the ROW. There is also no financial benefit to the applicant.

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 24, 2022

VAR

NOTICE OF VARIANCE

PROJECT NAME: Lyons Immersive
REFERENCE NUMBER: 2022-0315

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the northeast intersection of Lyons Avenue and Semmes 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.

Civil-Surv Land Surveying, L.C., 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 Leona Street with a cul-de-sac and to not dedicate 10' right of way widening to Mary Street. Enclosed are copies of the variance request and the proposed subdivision plat.

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, March 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.**

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

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

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

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

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

For additional information regarding this project, please call Chris Rhodes with Civil-Surv Land Surveying, L.C., at 713-839-9181. You may also contact Martin Mares-Perez 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

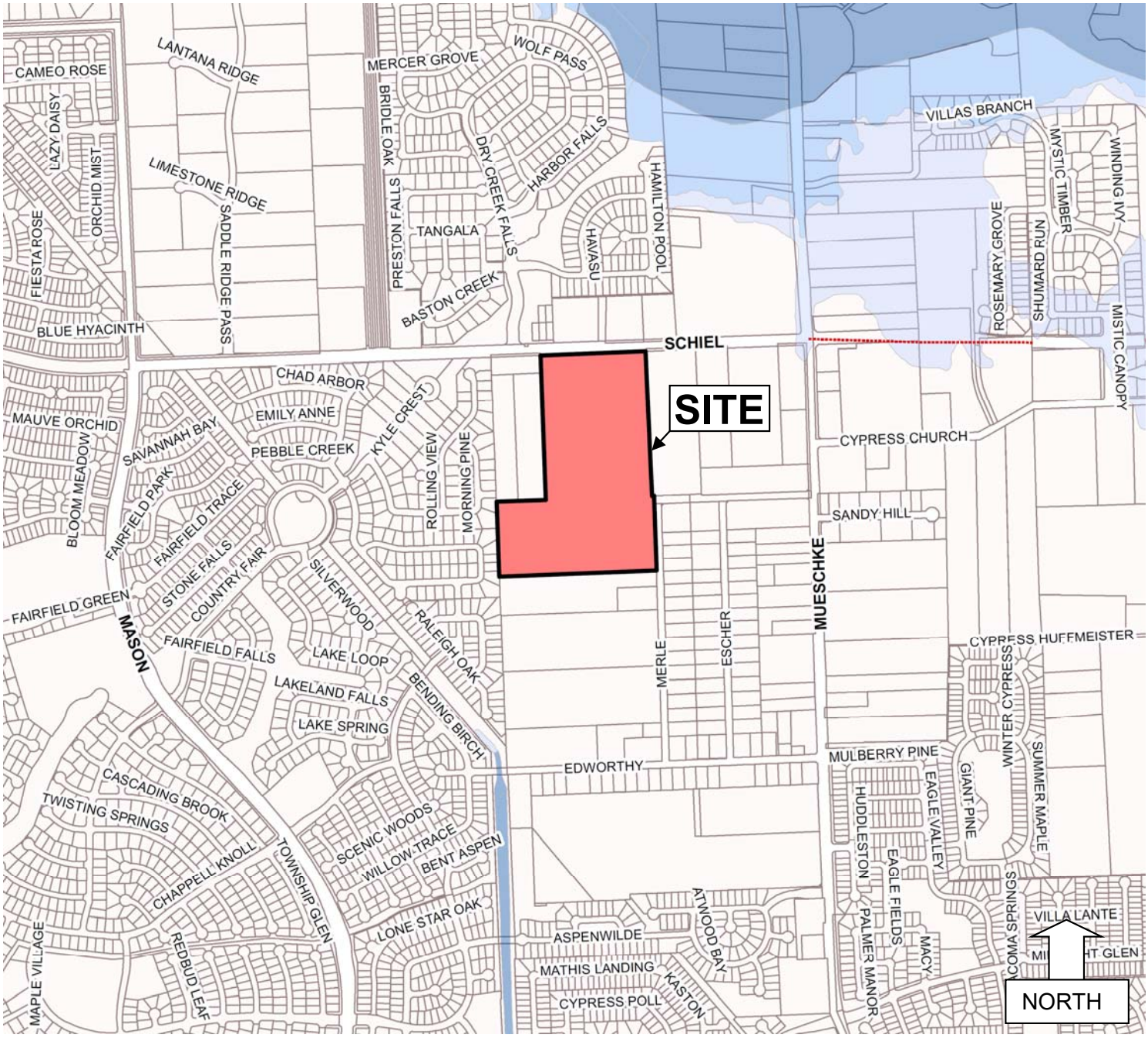
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 174

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Schiel Road Tract (DEF 2)

Applicant: LJA Engineering, Inc – (Houston Office)



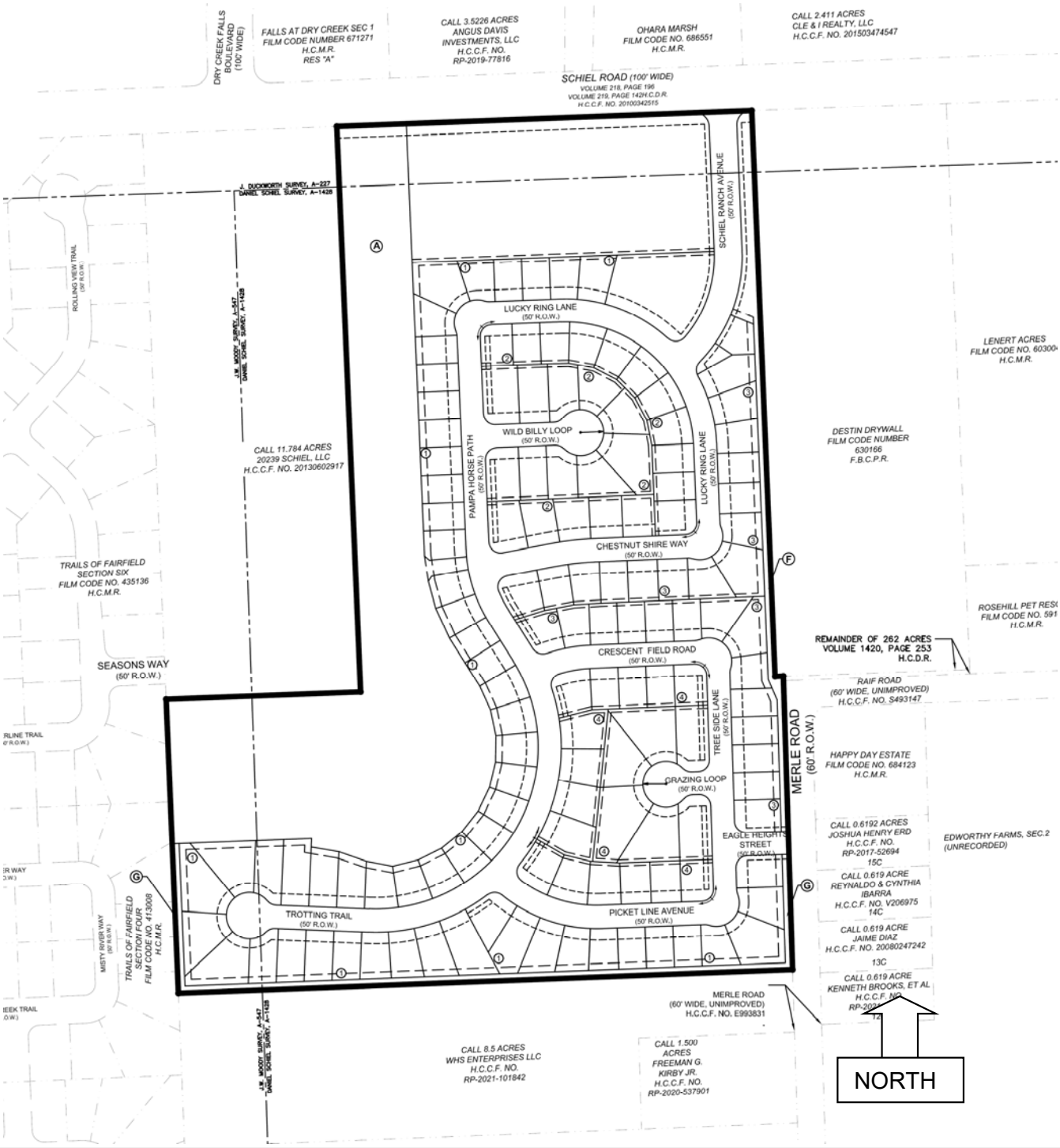
D – Variances **Site Location**

Houston Planning Commission ITEM: 174

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Schiel Road Tract (DEF 2)

Applicant: LJA Engineering, Inc – (Houston Office)



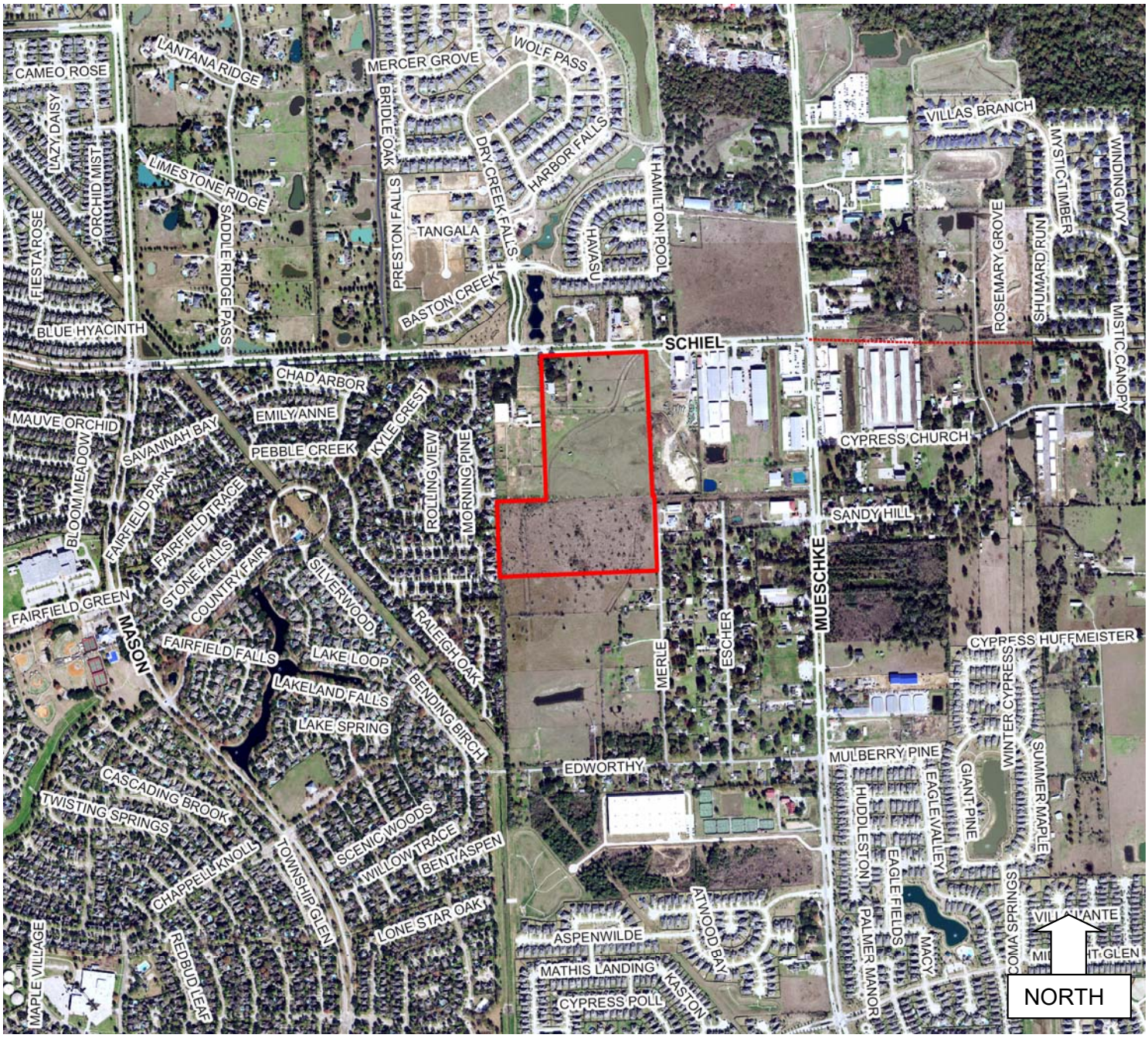
D – Variances **Subdivision**

Houston Planning Commission ITEM: 174

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

Subdivision Name: Schiel Road Tract (DEF 2)

Applicant: LJA Engineering, Inc – (Houston Office)



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

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 ±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: 175

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Villas at Elysian

Applicant: CE Engineers & Development Consultants, INC

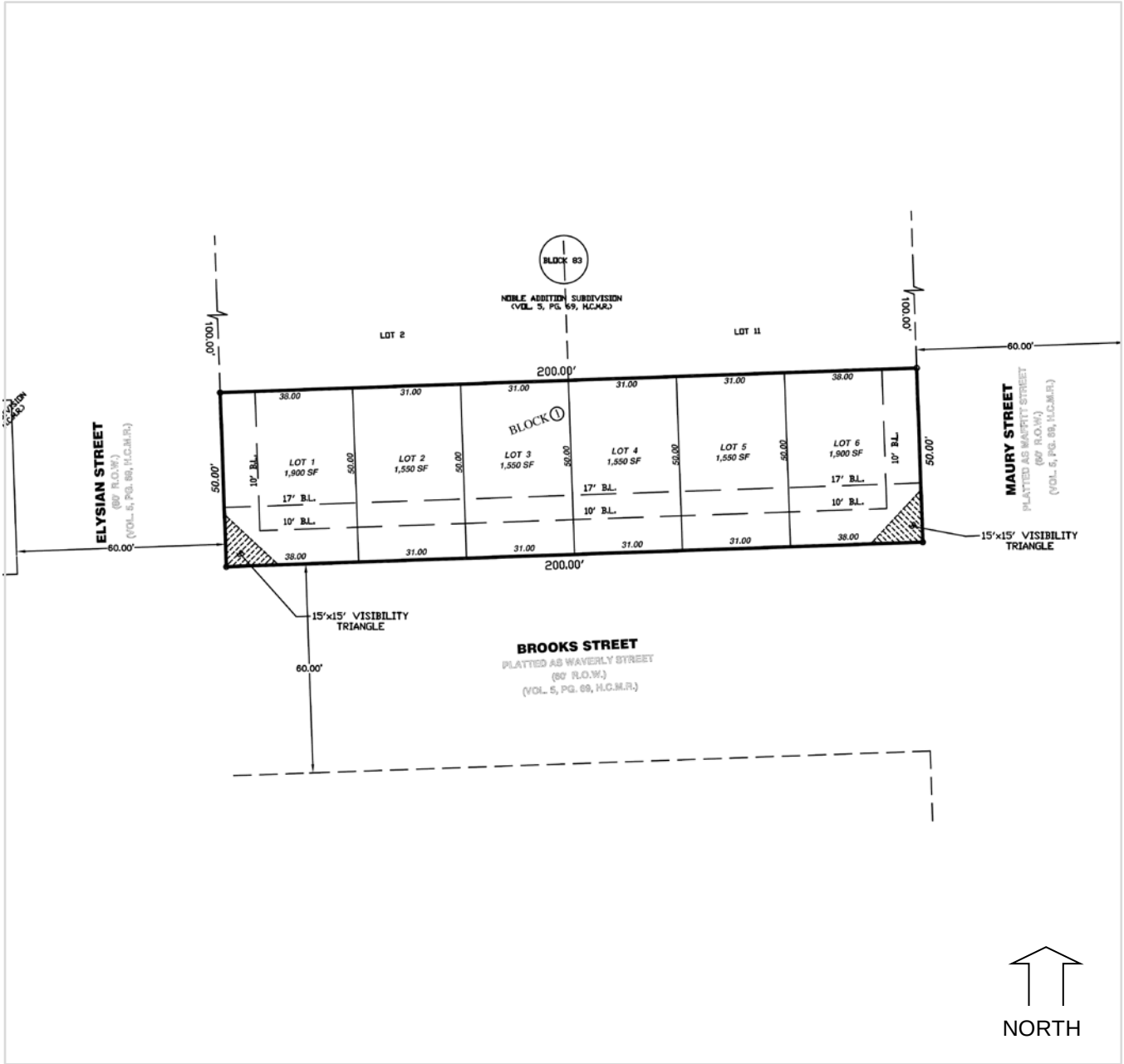
D – Variances **Site Location**

Houston Planning Commission ITEM: 175

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Villas at Elysian

Applicant: CE Engineers & Development Consultants, INC



D – Variances **Subdivision**

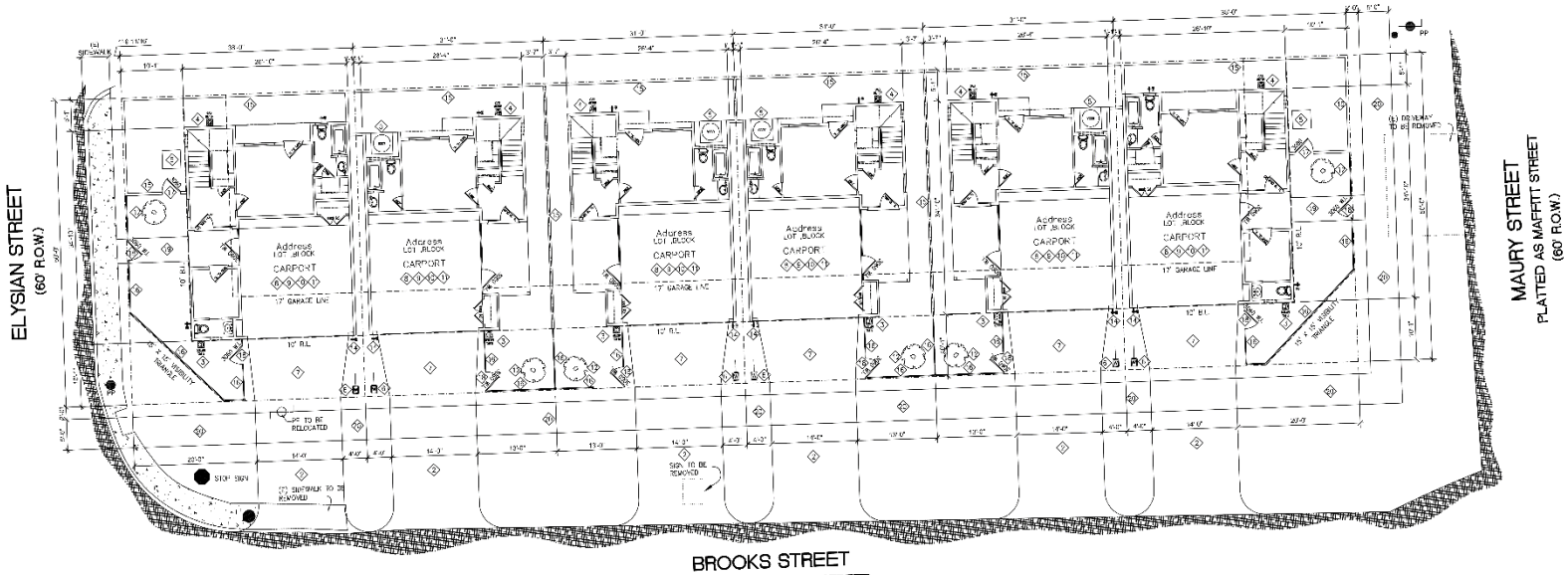
Houston Planning Commission ITEM: 175

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Villas at Elysian

Applicant: CE Engineers & Development Consultants, INC

D – Variances **Aerial**



01 SITEPLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO THE SUBMITTAL OF BIDS AND THE EXECUTION OF ANY WORK. DIRECT QUESTIONS TO THE HOMEOWNER OR ARCHITECT TO CLARIFY SCOPE OF WORK.
2. CONTRACTOR SHALL ENSURE THAT EXISTING WORK ON THE SITE IS PROTECTED AT ALL TIMES AND SHALL REPLACE ANY DAMAGED WORK TO THE SATISFACTION OF THE OWNER. WHERE PATCHING OR RESTORATION OF EXPOSED FINISHES IS REQUIRED DUE TO DEMOLITION, FINISH MATERIALS SHALL MATCH EXISTING ADJACENT FINISH MATERIALS, EXCEPT WHERE OTHERWISE INDICATED.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. ALL INDICATED DIMENSIONS ARE TO THE FACE OF EXISTING SURFACES AND THE FACE OF STRUCTURE OF ALL NEW PARTITIONS.
4. CONTRACTOR SHALL SALVAGE AND REUSE EXISTING FINISH MATERIALS WHERE THEY CONFORM TO THE NEW LAYOUT AND SPECIFICATION.
5. CONTRACTOR SHALL REMOVE ALL VEGETATION AND SHRUBBERY IN AREAS WHERE WORK IS TO BE CONSTRUCTED. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING VEGETATION TO REMAIN.
6. CONTRACTOR TO UPGRADE EXISTING ELECTRICAL SERVICE AS REQUIRED TO MEET CURRENT CODE AND USAGE REQUIREMENTS. CONTRACTOR SHALL PROVIDE CONNECTION TO ELECTRICAL FIXTURES AND SWITCHES AS INDICATED IN PLAN.
7. CONTRACTOR TO WIRE TELEPHONE, CABLE, AND SPEAKERS LOCATION AS INDICATED IN THE PLAN.
8. PROVIDE PLUMBING CONNECTIONS TO ALL NEW PLUMBING FIXTURES AS INDICATED IN PLANS. INSULATE ALL WATER PIPES IN EXTERIOR WALLS OR ATTIC SPACES. PROVIDE PLASTIC ISOLATORS BETWEEN ALL PIPING AND STRUCTURE, IF NEEDED. RELOCATE PLUMBING SERVICE TO MOTOR AS INDICATED IN PLANS. MAKE THE REQUIRED CONNECTIONS TO SANITARY SEWER.
9. CONTRACTOR IS TO MAKE ALL THE REQUIRED SUPPLY AND WASTE CONNECTIONS FOR ALL PLUMBING FIXTURES. ALL CUTS IN THE SLAB ARE TO BE SAW CUTS AND MADE NEATLY, AVOIDING THE SKALLEL. AREA POSSIBLE PATCHES AND TO BE FILLED WITH 3000 PSI CONCRETE AND SMOOTHED. CONTRACTOR SHALL PROVIDE 6 X 6 X W4X4 REINFORCING AT ALL SLAB BREAKS.
10. CONTRACTOR SHALL PROVIDE ALL REQUIRED ROOF PENETRATIONS FOR VENTS, ELECTRICAL, HVAC, AND FIREPLACE FLUE. ALL ROOF PENETRATIONS SHALL BE MADE WATER TIGHT.
11. CONTRACTOR SHALL INSTALL ALL NEW CENTRAL A/R AND HEATING SYSTEMS AS SPECIFIED ON SITE GENERAL NOTES BY ARCHITECT. ALL NEW OR ALTERED SYSTEMS SHALL BE RE-BALANCED TO PROVIDE QUIET, EVEN AIRFLOW.
12. PROVIDE SINGLE MAIN DISCONNECT IS REQUIRED AS CLOSE AS POSSIBLE TO THE METER OUTSIDE UNLESS OTHERWISE APPROVED BY CHIEF BUILDING OFFICIAL.
13. REFER TO SITE DRAINAGE CIVIL PLAN FOR SITE DRAINAGE.
14. ENTIRE LOT SHALL SHEET DRAIN TO THE STREET OR BAYOU, NOT TO ADJOINING PROPERTIES. IF INTERNALLY DRAINED, ALL DOWNSPOUTS AND AREA DRAIN SHALL CONNECT TO A 4" DIAMETER (MINIMUM) BURIED SYSTEM WITH 4" MAXIMUM DIA. PIPE THROUGH CURB WITH MINIMUM OF 18" BETWEEN PENETRATIONS. DRAIN AWAY FROM FOUNDATIONS, TYPICAL. REFER TO CIVIL PLAN.
15. CONCRETE SIDEWALK, DRIVEWAY AND APPROACH ARE TO BE CONSTRUCTED PER THE ATTACHED CITY OF HOUSTON DETAIL AND REQUIRE A SEPARATE PERMIT.
16. FENCES AND POOLS SHALL BE PERMITTED SEPARATELY.
17. CONTRACTOR SHALL PROVIDE ROUGH GRADING TO THE ELEVATIONS INDICATED IN THE SITE PLAN. REQUIRED AMOUNTS OF FILL SHALL BE DETERMINED AT THE TIME OF BIDDING AND INCLUDED IN THE BASE PRICE OF CONSTRUCTION.
18. CONTRACTOR SHALL STOCKPILE TOPSOIL FROM AREA UNDER THE BUILDING PAD ON THE PROPERTY FOR USE AS FILL TO ELEVATIONS INDICATED ON THE CIVIL DRAINAGE PLAN. ALL EXCESS SOIL SHALL BE REMOVED FROM THE SITE. ALL SOIL REMOVED FROM SHAFTS AND PIER DRILLING SHALL NOT BE USED AS FILL AND SHALL BE REMOVED FROM THE SITE.
19. CONTRACTOR TO COORDINATE WORK WITH LANDSCAPE CONTRACTOR TO ALLOW SMOOTH INSTALLATION AND PROGRESSION OF WORK TOGETHER.
20. HVAC EQUIPMENT IS LOCATED IN THE ATTIC WITH COMPRESSOR UNITS LOCATED IN THE YARD AS INDICATED IN THE DRAWINGS.
21. ALL MECHANICAL EQUIPMENT EXHAUST MUST TERMINATE ON EXTERIOR STRUCTURE.
22. ALL MECHANICAL EQUIPMENT MAY NOT BE CLOSER THAN 36" TO THE PROPERTY LINE. ALL EQUIPMENT MUST HAVE NOISE EMISSION 70 DB OR LESS MEASURED AT PROPERTY LINE.
23. EXISTING AND REPLACED SIDEWALK ELEVATIONS TO MATCH EXISTING SIDEWALK ELEVATIONS.
24. ALL DEBRIS FROM DEMOLITION SHALL BE CLEARED FROM SITE PRIOR TO START OF CONSTRUCTION.
25. BUILDING SITE TO BE ENCLOSED FOR THE DURATION OF CONSTRUCTION WITH TEMPORARY FENCE MINIMUM 6' HIGH. TEMPORARY OR FINAL REMOVAL OF ANY FENCE REQUIRE AUTHORIZATION FROM BUILDING OFFICIALS.

PROJECT DESCRIPTION:

A NEW THREE STORY STUCCO & SIDING WOOD FRAMED RESIDENCE W/ ATTACHED GARAGE W/ 1,800 ± LIVING SPACE @ LOTS 1 TO 6, BLK. 1 OF ========== SUBDIVISION.

SITE PLAN KEY NOTES:

01. ALL CONSTRUCTION SHALL COMPLY WITH 2012 INTERNATIONAL RESIDENTIAL CODE AND CITY OF HOUSTON AMENDMENTS
02. CONCRETE DRIVE APPROACH PER ATTACHED CITY DETAILS.
03. ELECTRICAL INLET LOCATION. CONTRACTOR TO INSTALL & CONNECT TO ELECTRICAL METER BANK.
04. GAS INLET LOCATION. CONTRACTOR TO INSTALL & CONNECT TO GAS METER BANK.
05. AIR CONDITIONER CONDENSER UNIT. PROVIDE CONCRETE PAD. REF. TO HVAC PLAN FOR CORRECT PLACEMENT.
06. WATER METER PLUMBER TO DETERMINE LOCATION OF WATER METER & TO CONTACT THE LOCAL AUTHORITY TO CONNECT. SWALE PIPE AND METER SIZE TO CONFORM WITH 1984 U.P.C. PIPING TO BE SCH. 40 P.V.C. (OR EQ.) SEE PLAN FOR SIZES.
07. PROVIDE NEW 6" THICK CONCRETE PAVEMENT 3,000 PSI WITH #4 REBAR 20' EA. WAY AND EXPANSION JOINTS SPACED AT 30' MAX.
08. FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12" ABOVE THE TOP OF THE NEAREST SANITARY SEWER MANHOLE COVER. QUALIFIED ENGINEER TO DETERMINE ABSOLUTE ELEVATION AND PROVIDE A SITE GRADING PLAN AS PER LOCAL AUTHORITY.
09. BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING, BLOCK FACE AND SETBACK LINES PRIOR TO CONSTRUCTION.
10. PLUMBER TO CONNECT INTO EXISTING SANITARY SEWER PIPING TO BE SCH. 40 P.V.C. (OR EQ.) SEE PLAN FOR SIZES.
11. ELECTRICIAN TO RUN THREE UNDERGROUND CONDUITS FROM SOURCE POLE OR TRANSFORMER TO GARAGE FOR:
    A) ELECTRIC SERVICE
    B) TELEPHONE SERVICE
    C) CABLE &/ FIBEROPTICS SERVICE
12. IF AN EXISTING TREE DOES NOT EXIST, PROVIDE A MIN. OF ONE 1.5" ~ NEW LIVE OAK TREE PER 5,000 SQ. FT. LOT
13. ALL DRAINAGE AND RUNOFF SHALL BE COLLECTED ON SITE IN AN UNDERGROUND SYSTEM OR DIRECTED ON THE SURFACE TO THE STREET. ALL UNDERGROUND SYSTEM IS TO BE DETERMINED BY A CIVIL ENGINEER. DRAINAGE & RUNOFF ARE NOT ALLOWED TO BE DIRECTED ONTO ADJACENT PROPERTIES. DRAIN PIPING TO BE SCH. 40 P.V.C. (OR EQ.) WHEN AREA DRAINS CONNECT DOWNSPOUTS INTO DRAINAGE SYSTEM. PROVIDE A SHOWN SWALE. JUNCTION BOX W/ A GRATE (OR PER CON DETAIL #CON-08)
14. PROVIDE CUTOFF VALVE ON WATER LINE FROM CITY METER
15. NEW 8'-0" HI. TREATED WOOD PRIVACY FENCE.
16. NEW 8'-0" HI. WROUGHT IRON FENCE.
17. NEW 36" WIDE GATE AT 6" HIGH WC FENCE.
18. NEW 36" WIDE GATE AT 6' HIGH WROUGHT IRON FENCE.
19. NEW 48" WIDE CRUSHED GRANITE PRIVATE WALKWAY OR SIMILAR PERVIOUS GROUND COVER MATERIAL.
20. NEW 5' CONC. SIDEWALK. NEW SIDEWALK TO MATCH (E) SIDEWALK MATERIAL & ELEVATION. REPAIR NEW 5' SIDEWALK TO (E) SIDEWALK WITH (E) DRIVEWAY & DRIVEWAY CULVERT ARE TO BE REMOVED & RE-GRADE THE AREA W/ GRASS/SOD TO MATCH THE (E) FLOW LINE.
21. 16' x 6' MOTORIZED WROUGHT IRON GATE
22. GATE MOTOR

Barefoot Concept Haven
info@barefootconcept.com
281-657-1277

REVISIONS	DATE	NOTES

© 2021 Barefoot Concept Haven

PROJECT
ADDRESS
HOUSTON, TX 77000
Developer

SITE PLAN

DRAWN BY	CHECKED BY
PG	PG

DATE:
SCALE: AS NOTED
JOB NO

SHEET A1.1
PLAN A & B

PLAN E
AREAL CALCULATION

CONDITIONED SPACE

1ST FL	SQF.
2ND FL	SQF.
TOTAL COND. SPACE	SQF.

NON-CONDITIONED SPACE

1ST FL	
GARAGE	SQF.
PORCH	SQF.
STOOP	SQF.
2ND FL	
BALCONY	SQF.
TOTAL COVERED NON-CONDITIONED SPACE	SQF.
TOTAL SLAB	SQF.
TOTAL COVERED SPACE	SQF.

1-HR FIRE RATED SEPARATION WALL

GA-600-2012 FIRE RESISTANCE DESIGN MANUAL
GA FILE NO. UF 5130

EXTERIOR SIDE:
(1) LAYER ⅝" PROPRIETARY TYPE "X" GLASS MAT GYPSUM SUBSTRATE (SHEATHING) APPLIED PARALLEL OR AT RIGHT ANGLES TO 2X4 JD. STUDS 16" O.C. W/ GALVANIZED ROOFING NAILS, 1-3/4" LONG, Ø.291" SHANK, ⅜" HEAD, 7" O.C. EXTERIOR SURFACE COVERED W/ WEATHER EXPOSED CLADDING OR FINISH SYSTEM.

INTERIOR SIDE:
(1) LAYER ⅝" PROPRIETARY TYPE "X" GLASS MAT GYPSUM SUBSTRATE, GLASS MAT WATER-RESISTANT GYPSUM BACKING BOARD, GYPSUM WALL BOARD, WATER-RESISTANT GYPSUM BACKING BOARD, OR GYPSUM VENEER BASE APPLIED OR AT RIGHT ANGLES TO STUDS W/ 6d COATED NAILS, 1-7/8" LONG, Ø.2555" SHANK, ½" HEADS, 7" O.C.

JOINTS STAGGERED ON OPPOSITE SIDES (LOAD BEARING).

THICKNESS: 4-3/4"
APPROX. WT.: 7.40 psf
FIRE TEST: UWI-495-0703, 8-7-88
UWI-495-0703, 9-8-88
UL R2771, 9SNG49, 8-29-89
UL DESIGNS U397 & U305

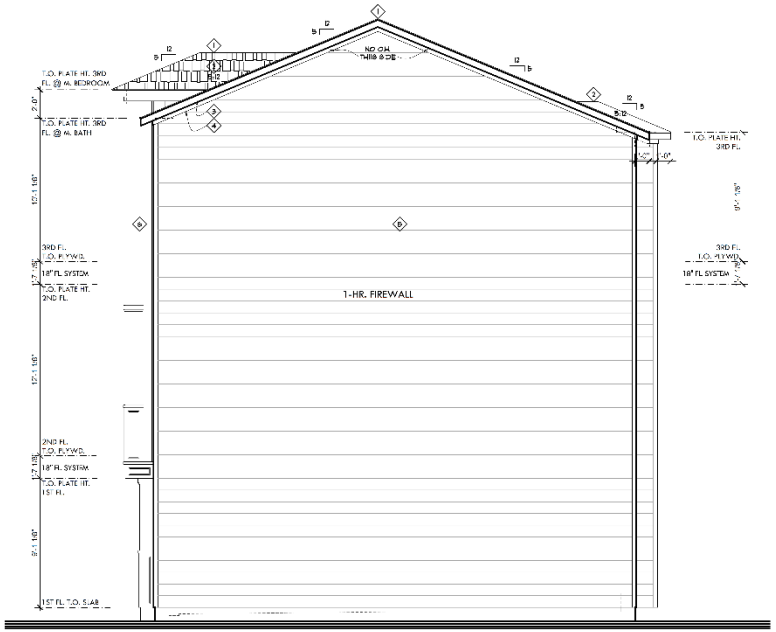
PROPRIETARY GYPSUM PANEL PRODUCTS

AMERICAN GYPSUM COMPANY	- ⅝" FIREBLOCK® TYPE X
G-P GYPSUM	- ⅝" DENSGLASS GOLD® FIREGUARD®
LAFARGE NORTH AMERICA INC.	- ⅝" FIREBACK® TYPE X
TEMPLE-INLAND FOREST PRODUCT CORPORATION	- ⅝" TYPE X

REFER TO DRAWING Ø2/D.2 FOR DETAIL

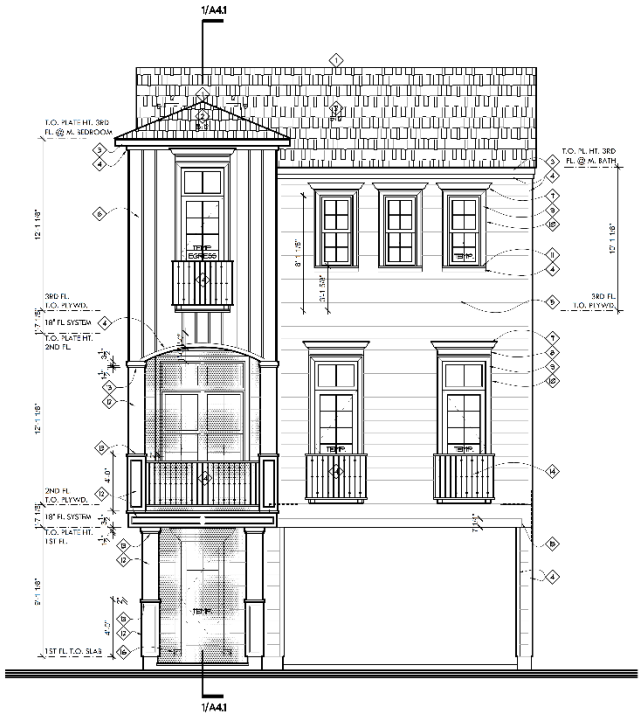
ELEVATION KEY NOTES:

1. PROVIDE CONTINUOUS RIDGE VENT
2. COMPOSITION ASPHALT SHINGLE ROOF ON 30# FELT PAPER OVER 1/4" CDX TECH-SHIELD RADIANT BARRIER. ARCHITECT TO SELECT STYLE AND COLOR. INSTALL PER MANUFACTURER'S RECOMMENDATION.
3. 1 X 6 HARDI FASCIA BOARD W/ ALUMINUM GUTTER & ROUND DOWNSPOUT, PAINTED, TYPICAL
4. 1 X 4 HARDI TRIM, PAINTED, TYPICAL
5. 12" WIDE "SMOOTH" HARDI SIDING PLANK ON 30# ASPHALT SATURATED FELT PAPER & 1/2" PLYWOOD SHEATHING OVER WOOD STUD WALLS.
6. 12" WIDE "SMOOTH" HARDI SIDING PLANK INSTALLED VERTICALLY W/ BATTEN COVERED JOINTS ON 30# ASPHALT SATURATED FELT PAPER & 1/2" PLYWD. SHEATHING OVER WOOD STUD WALLS.
7. LS-55 CROWN, PAINTED, TYPICAL
8. 1 X 6 DECORATIVE TRIM, PAINTED, TYPICAL
9. 1 X 4 DECORATIVE TRIM, PAINTED, TYPICAL
10. 1" X 1" SQUARE HARDI TRIM, PAINTED, TYPICAL
11. 1X SILL, PAINTED, TYPICAL
12. PAINTED TREATED DECORATIVE WOOD PANEL, TYP.
13. PAINTED TREATED WOOD TRIM, TYP.
14. 42" HI. WROUGHT IRON GUARD RAIL, PAINTED, TYPICAL. RAILING SHALL BE ABLE TO SUPPORT 200# LATERAL LOAD.
15. 1 X 8 HARDI TRIM, PAINTED, TYPICAL
16. DECORATIVE PLINTH, PAINTED, TYPICAL



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

NOTES:
1. REFER TO Ø1/A3.1 FOR NOTES



01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Barefoot Concept Haven
info@barefootconcept.com
281-857-1227

NOTES:
DATE:
REVISIONS

© 2013 Barefoot Concept Haven

BROOKS ST. TOWNHOMES

Lots 1 to 6, Block 1 of 0 Brooks Street
Houston, TX 77026

C E Engineering & Development

EXTERIOR ELEVATIONS

DRAWN BY: PG	CHECKED BY: PG
DATE: 05/1/2013	
SCALE: AS NOTED	
JOB NO.: 2013-014	

SHEET A-3.1

1-HR FIRE RATED SEPARATION WALL

GA-600-2002 FIRE RESISTANCE DESIGN MANUAL
GA FILE NO. WP 8132

EXTERIOR SIDE:
(1) LAYER 5/8" PROPRIETARY TYPE "X" GLASS MAT GYPSUM SUBSTRATE (SHEATHING) APPLIED PARALLEL OR AT RIGHT ANGLES TO 2X4 WD. STUDS @ 16" O.C. W/ GALVANIZED ROOFING NAILS, 1-3/4" LONG, Ø.120" SHANK, 7/16" HEAD, 11" O.C. EXTERIOR SURFACE COVERED W/ WEATHER EXPOSED CLADDING OR FINISH SYSTEM.

INTERIOR SIDE:
(1) LAYER 5/8" PROPRIETARY TYPE "X" GLASS MAT GYPSUM SUBSTRATE, GLASS MAT WATER-RESISTANT GYPSUM BACKING BOARD, GYPSUM WALL BOARD, WATER-RESISTANT GYPSUM BACKING BOARD, OR GYPSUM VENEER BASE APPLIED OR AT RIGHT ANGLES TO STUDS W/ 4d COATED NAILS, 1-7/8" LONG, Ø.099" SHANK, 1/4" HEADS, 11" O.C.

JOINTS STAGGERED ON OPPOSITE SIDES (LOAD BEARING).

THICKNESS- 4-3/4"
APPROX. WT. 7-1/2 psf
FIRE TEST. UHI-495-87102, 8-7-85
UHI-495-87103, 8-8-85
UL R3717, S9903419, 8-29-95
UL DESIGN U337 & U305

PROPRIETARY GYPSUM PANEL PRODUCTS

AMERICAN GYPSUM COMPANY	- 5/8" FIREBLOCK® TYPE X
G-P GYPSUM	- 5/8" DENSGLASS GOLD® FIREGUARD®
LAFARGE NORTH AMERICA INC.	- 5/8" FIRECHECK® TYPE X
TEMPLE-INLAND FOREST PRODUCT CORPORATION	- 5/8" TYPE X

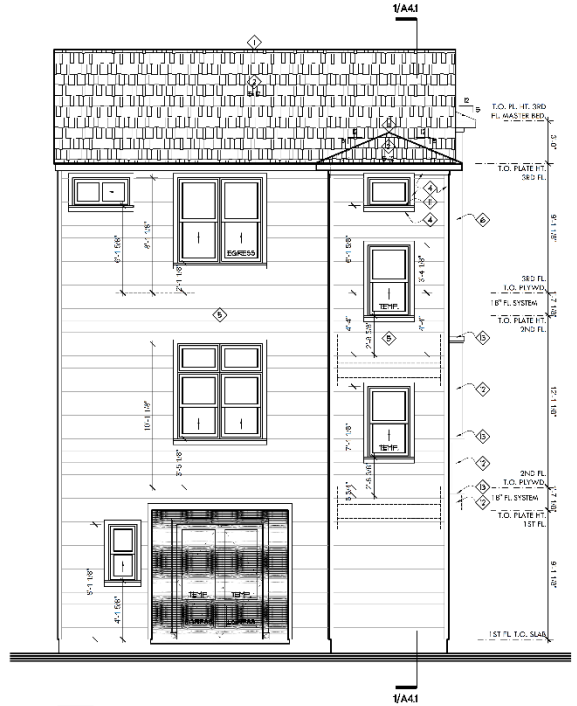
REFER TO DRAWING Ø2/D.2 FOR DETAIL

ELEVATION KEY NOTES:

1. PROVIDE CONTINUOUS RIDGE VENT
2. COMPOSITION ASPHALT SHINGLE ROOF ON 30# FELT PAPER OVER 1/2" CDX TECH-SHIELD RADIANT BARRIER. ARCHITECT TO SELECT STYLE AND COLOR. INSTALL PER MANUFACTURER'S RECOMMENDATION.
3. 1 X 8 HARDI FASCIA BOARD W/ ALUMINUM GUTTER & ROUND DOWNSPOUT, PAINTED, TYPICAL
4. 1 X 4 HARDI TRIM, PAINTED, TYPICAL
5. 12" WIDE "SMOOTH" HARDI SIDING PLANK ON 30# ASPHALT SATURATED FELT PAPER & 1/2" PLYWOOD SHEATHING OVER WOOD STUD WALLS.
6. 12" WIDE "SMOOTH" HARDI SIDING PLANK INSTALLED VERTICALLY W/ BATTEN COVERED JOINTS ON 30# ASPHALT SATURATED FELT PAPER & 1/2" PLYWD. SHEATHING OVER WOOD STUD WALLS.
7. LS-55 CROWN, PAINTED, TYPICAL
8. 1 X 6 DECORATIVE TRIM, PAINTED, TYPICAL
9. 1 X 4 DECORATIVE TRIM, PAINTED, TYPICAL
10. 1" X 1" SQUARE HARDI TRIM, PAINTED, TYPICAL
11. 1X SILL, PAINTED, TYPICAL
12. PAINTED TREATED DECORATIVE WOOD PANEL, TYP.
13. PAINTED TREATED WOOD TRIM, TYP.
14. 42" HI. JIRDUS-T IRON GUARD RAIL, PAINTED, TYPICAL. RAILING SHALL BE ABLE TO SUPPORT 200# LATERAL LOAD.
15. 1 X 8 HARDI TRIM, PAINTED, TYPICAL
16. DECORATIVE PLINTH, PAINTED, TYPICAL

02 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:
1. REFER TO Ø1/A3.1 FOR NOTES



01 REAR ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:
1. REFER TO Ø1/A3.1 FOR NOTES

Barefoot Concept Haven
info@barefootconcep.com
281-857-1227

NOTES:
DATE:
REVISIONS:

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BROOKS ST. TOWNHOMES

Lots 1 to 6, Block 1 of 0 Brooks Street
Houston, TX 77026

C E Engineering & Development

EXTERIOR ELEVATIONS

DRAWN BY: PG	CHECKED BY: PG
DATE:	05/17/2013
SCALE:	AS NOTED
JOB NO:	2013-014
SHEET:	A-3.2

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2022-0435
Plat Name: Villas at Elysian
Applicant: CE Engineers & Development Consultants, INC
Date Submitted: 02/21/2022

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 create a 10' Building Line on Elysian street, a major thoroughfare designated at 60', instead of the required 25' building line for major thoroughfares.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Building lines along a major thoroughfare are 25'.

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;

Due to the existing building in that area are located within 5' of building line and Elysian is a new-built bridge. The developer is requesting 10' B.L. to make the neighborhood better. Meanwhile, since the first lot next to Elysian will have access from Brooks St, should have no issue.

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

The circumstances supporting the granting of the variance is due to the existing building to be within 5' of property line. To make a more pedestrian friendly area, they are not the 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 developer is promising that we will strictly follow the above-mentioned criteria and follow the intent and general purpose of Chapter 42.

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

The developer is promising that we will not cause any injuries to the public health, safety and welfare.

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

The developer is requesting this variance to align with the ongoing atmosphere in the general area.

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

March 10, 2022

VAR

NOTICE OF VARIANCE

PROJECT NAME: Villas at Elysian
REFERENCE NUMBER: 2022-0435

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Brooks Street, east of Elysian Street and west of Maury 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.

CE Engineers & Development Consultants, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to build a 10' building Line on Elysian street, a major thoroughfare designated at 60', instead of the required 25' building line for a major thoroughfare. 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, March 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.**

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

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

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

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

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

For additional information regarding this project, please call Chen Wang with CE Engineers & Development Consultants, Inc.at 832-491-1458. 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

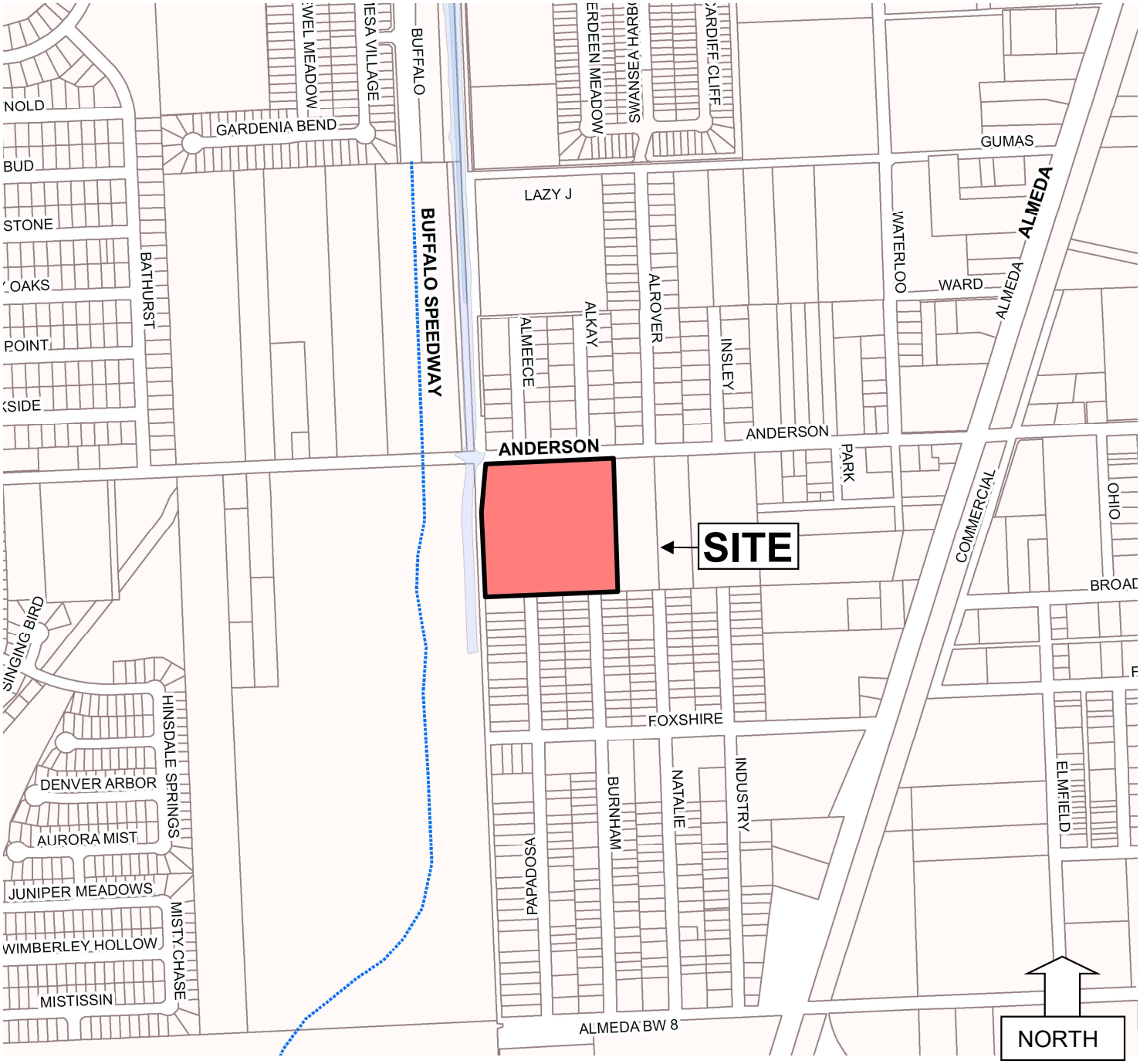
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 176

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Anderson Villa

Applicant: J. Morales



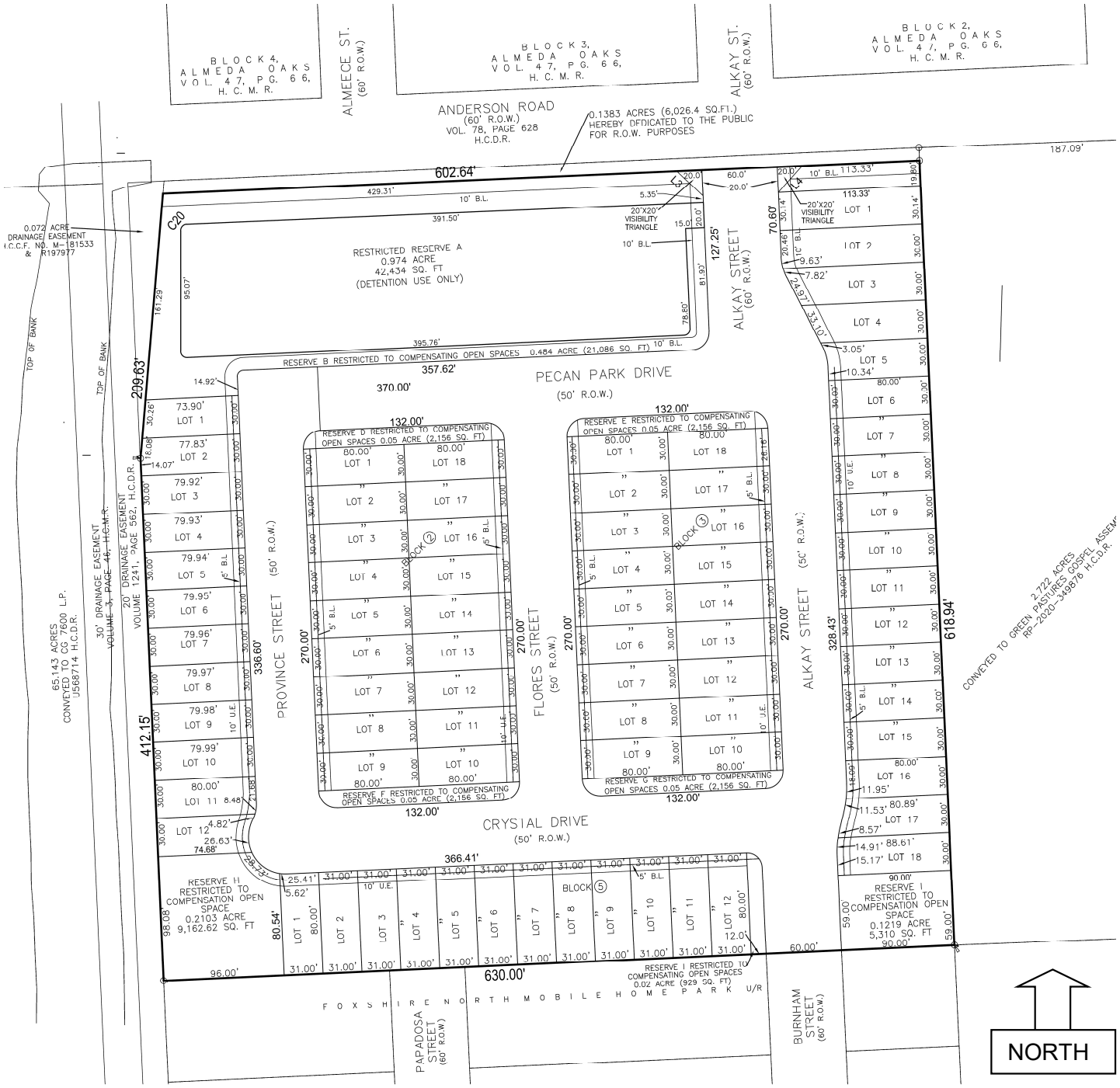
F - Reconsiderations of Requirements Site Location

Houston Planning Commission ITEM: 176

Planning and Development Department Meeting Date: 03/17/2022

Subdivision Name: Anderson Villa

Applicant: J. Morales



F - Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 176

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Anderson Villa

Applicant: J. Morales

F - Reconsideration of Requirements Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-0538
Plat Name: Anderson Villas
Applicant: J. Morales
Date Submitted: 03/04/2022

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 intent is not to extend Papadosa Street and create a quite, somewhat secluded subdivision.
Chapter 42 Section: 128

Chapter 42 Reference:
42-128 Intersection of 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;
Yes, by extending both street Burnham Street and Papadosa Street, will cause heavy traffic in the proposed subdivision from the adjoining property to the south , Fox North Mobile Park (Unrecorded)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
No there is no hardship created or imposed by the client. The intent is to create a quiet gate community and to provide dwelling and place of residence for the public.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Yes Papadosa Street and Burnham Street will continue to have access to a collector street which in this case is W. Foxshire Lane and Burnham Street will have access to Anderson Road.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Not it will not be injurious to public, It is proposed to be somewhat gated and the welfare of the public is the most priority. It is being developed to provide a safe and structural place for the public to reside.

(5) Economic hardship is not the sole justification of the variance.
No, the extra required street noted on plat would cause a change to the design, but will it will allow alternate access from surrounding communities creating hazards for children playing, or residence

Houston Planning Commission ITEM: 177

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: First Outreach

Applicant: MOMENTUM EGINEERING

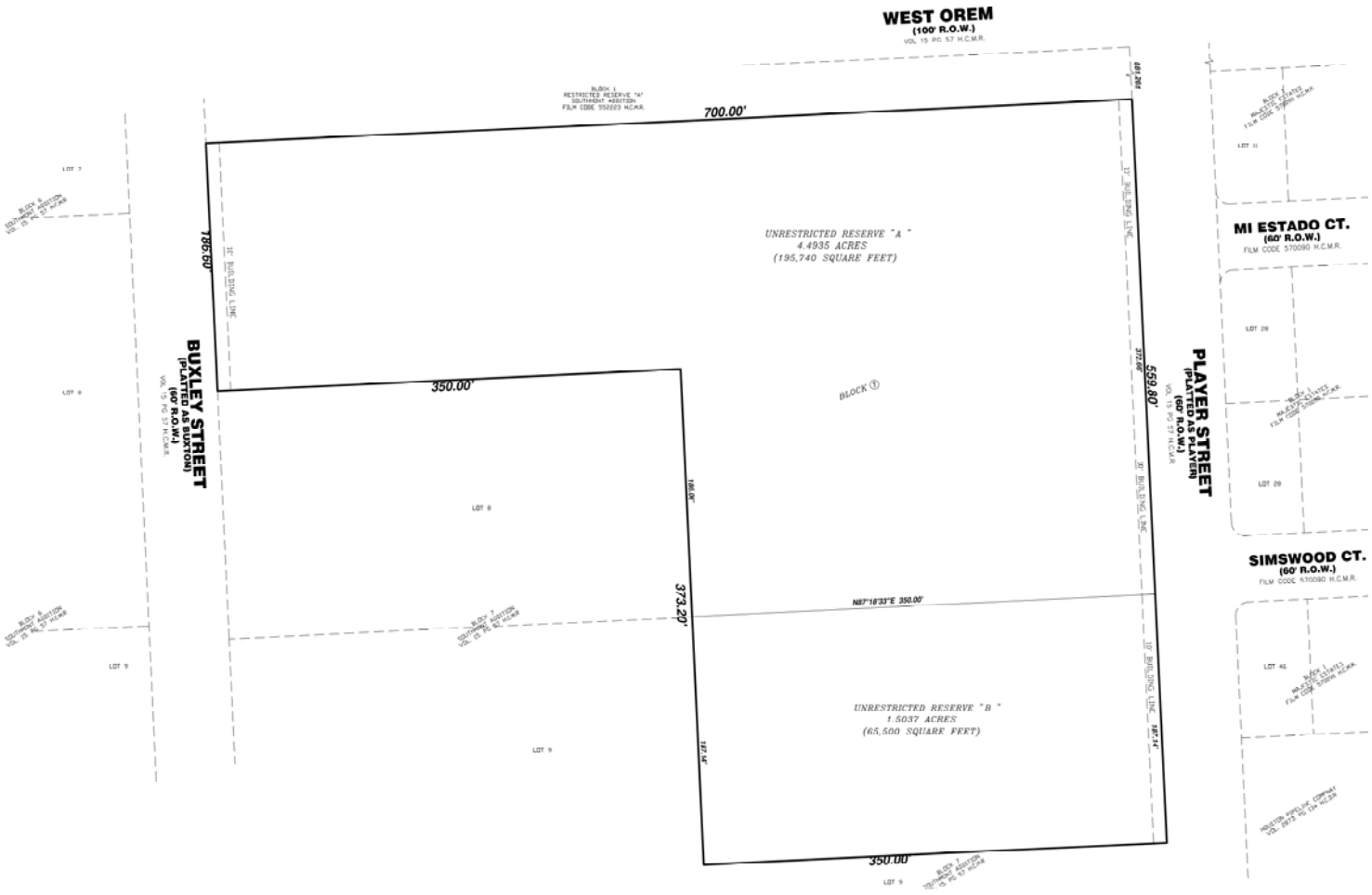
F – Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 177

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: First Outreach

Applicant: MOMENTUM EGINEERING



F – Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 177

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: First Outreach

Applicant: MOMENTUM EGINEERING

F – Reconsideration of Requirements Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No:	**2022-0367**
Plat Name:	**First Outreach**
Applicant:	**MOMENTUM EGINEERING**
Date Submitted:	**02/18/2022**

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:

Allow a block length greater than 1400' without an intersecting street

Chapter 42 Section: 128

Chapter 42 Reference:

42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide forinternal 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:

First Outreach Missionary Baptist Church is located at 14010 Player Street in Houston. The proposed plat is 4.5 acres with 559 feet of frontage on Player Street (east end) and 186' of frontage on Buxley Street. The property is generally located in south Houston area inside Beltway 8 more specifically located between Hiram Clarke and South Post Oak just south of W Orem Drive. At 1400' an east/west street would be required. With only 186' of frontage on Buxley Street a 60' ROW (with 10' building lines) would make the north 180' near impossible to develop. The proposed plat is for an unrestricted reserve which could be used for church expansion, school, parking lot or any other complimentary uses.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-0367
Plat Name: First Outreach
Applicant: MOMENTUM EGINEERING
Date Submitted: 02/18/2022

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:
Allow a block length greater than 1400' without an intersecting street
Chapter 42 Section: 128

Chapter 42 Reference:
42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide forinternal 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;

First Outreach Missionary Baptist Church is located at 14010 Player Street in Houston. The proposed plat is 4.5 acres with 559 feet of frontage on Player Street (east end) and 186' of frontage on Buxley Street. The property is generally located in south Houston area inside Beltway 8 more specifically located between Hiram Clarke and South Post Oak just south of W Orem Drive. At 1400' an east/west street would be required. With only 186' of frontage on Buxley Street a 60' ROW (with 10' building lines) would make the north 180' near impossible to develop. The proposed plat is for an unrestricted reserve which could be used for church expansion, school, parking lot or any other complimentary uses.

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

The distance between Orem Drive to the North and the South end of the proposed property is about 1400'. The entire distance between Orem Drive to Simsbrook to the South is 3000'. There have been no East/West ROWs required to be platted or extended from Stancliff Street to the West all the way to Hiram Clarke Road to the East. The area has been served by Stancliff, Buxley, Player Street, and Hiram Clarke Road that are all about 3000' in length between West Orem and Simsbrook Drive. The circumstances supporting the variance was the result of an existing condition. One which no other properties have been required to remedy.

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

The area is almost all non-residential between Player and Buxley Streets. First Outreach Missionary Baptist Church is existing as most of the other properties have been in the same configuration for many years. In reviewing the aerial maps of the area none of the streets listed in variance criteria 2 have been required to dedicate or extend an East/West ROW. The dedication of this ROW is not necessary as there is adequate vehicle circulation currently existing. In January of 2016 the Planning Commission granted the same variance to HISD for Dowling Middle School (currently known as Lawson Middle School). Much like our property the school was served by two North/South streets and they received a

variance to not dedicate ROW thereby exceeding 1400' minimum intersection spacing. The reason the Planning Commission gave the variance for Dowling Middle School is because the creation of a new street would not improve traffic circulation at that location. There were existing conditions that would prevent connections to the nearest rights of way to the West and East. The total length of a new street would not exceed 1500 feet, and would only extend for 2 blocks. First Outreach has the same reasons for why the variance should be approved. First Outreach's Western boundary is Buxely whereas Dowling Middle school's Easter boundary is Buxely. Dowling Middle School is to the West and South of the proposed project.

(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 or safety of the area as there are east/west roads about 1500' from the proposed plat. West Orem and Simsbrook Drive are east/west arterials that connect South Post Oak Road from the west to Hiram Clarke Road on the east. There are other locations along Player Road where an east/west road could be dedicated and constructed though it seems doubtful that such a road would be needed due to existing circulation. The minimum intersection spacing variance for Dowling Middle School to exceed 1400' block length provides precedence that a variance should be granted for this project.

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

The hardship is that this is an existing condition. The requirement of an east/west ROW and to make a non-profit construct such a street is unnecessary. There are a couple of other locations where an east/west route is possible if the need ever occurred.

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

March 10, 2022

NOTICE OF RECONSIDERATION OF REQUIREMENTS

ROR/VAR

PROJECT NAME: First Outreach
REFERENCE NUMBER: 2022-0367

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirements with a variance request for a property located east of Buxley Street, south of W Orem Drive, west f Player Street and north of Simsbrook Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this request.

Momentum Engineering, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a reconsideration of requirements with a variance request to exceed 1,400' intersection spacing by not providing an east/west public street through the subject site. Enclosed are copies of the reconsideration of requirements request, 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, March 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.**

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

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

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

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

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

For additional information regarding this project, please call **Shahnawaz Ghanchi with Momentum Engineering at 281-741-1998 Ext 109.** You may also contact Aracely Rodriguez 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

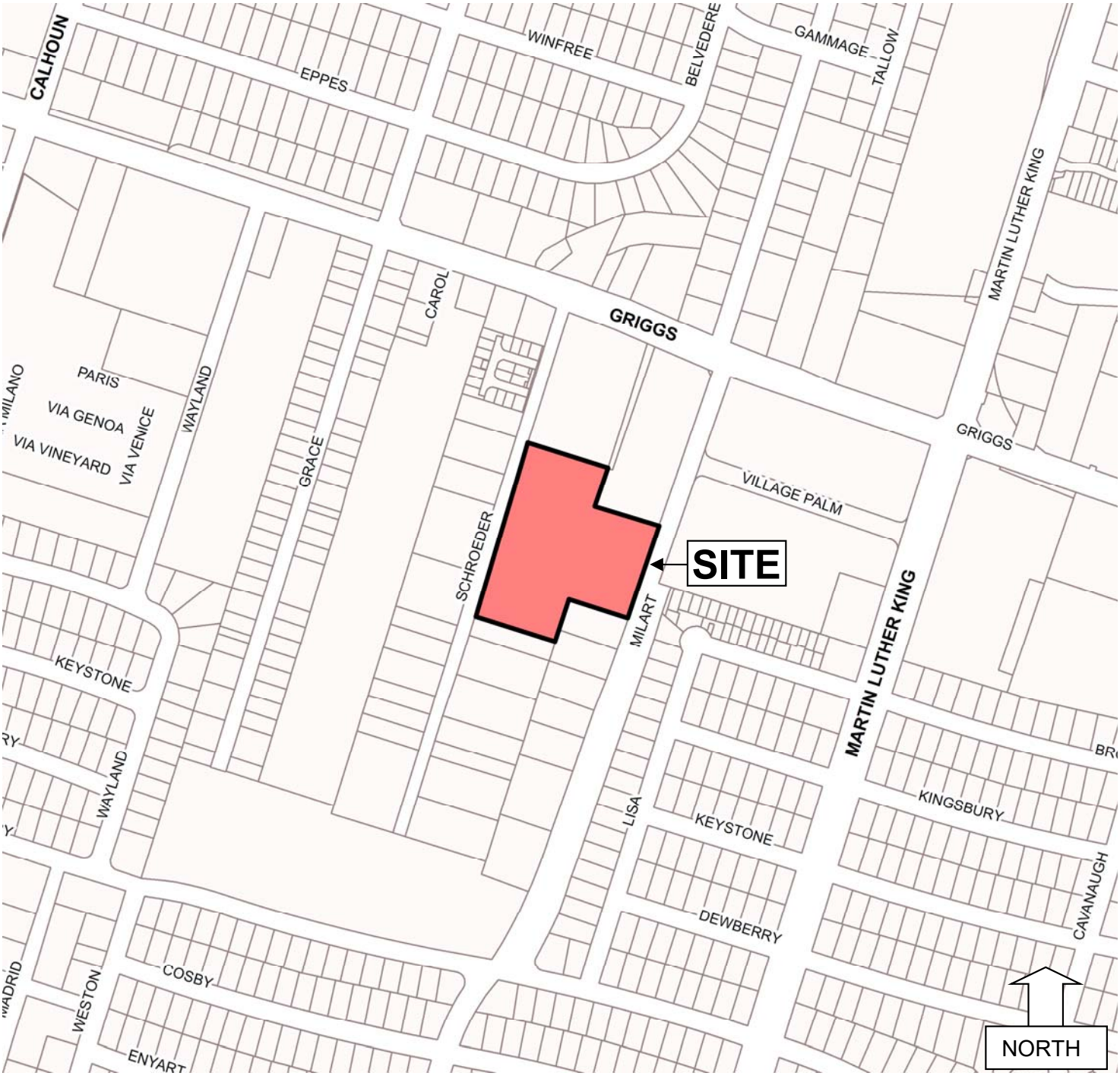
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 178

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Palmetto Place (DEF 1)

Applicant: BGE, Inc. - Land Planning



F – Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 178

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Palmetto Place (DEF 1)

Applicant: BGE, Inc. - Land Planning

F – Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 178

Planning and Development Department **Meeting Date: 03/17/2022**

Subdivision Name: Palmetto Place (DEF 1)

Applicant: BGE, Inc. - Land Planning

F – Reconsideration of Requirements Aerial

VARIANCE EXHIBIT

PALMETTO PLACE

±4.8 ACRES OF LAND

HOUSTON, TEXAS

FEBRUARY 10, 2021

BGE #9155-00

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

0 30 60 120

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2022-0364
Plat Name: Palmetto Place
Applicant: BGE, Inc. - Land Planning
Date Submitted: 02/18/2022

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 provide 5 feet of Right-of-Way dedication for Schroeder Road in lieu of the required 10 feet.
Chapter 42 Section: 121

Chapter 42 Reference:
(b) When an existing public street with a right-of-way width that does not meet the requirements of Section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code.

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:
Palmetto Place is a ± 4.75-acre single-family residential development located within the City of Houston's city limits, west of Martin Luther King Boulevard, east of Cullen Boulevard, and south of Griggs Road. The project's boundary is located in between two local streets, Schroeder Road and Milart Street. The purpose of this project is to take unused and undeveloped property located in the inner city of Houston and provide 43 affordable housing units for the public. Granting this variance will provide a sufficient amount of right-of-way to Schroeder Road.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2022-0364
Plat Name: Palmetto Place
Applicant: BGE, Inc. - Land Planning
Date Submitted: 02/18/2022

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 provide 5 feet of Right-of-Way dedication for Schroeder Road in lieu of the required 10 feet.

Chapter 42 Section: 121

Chapter 42 Reference:

(b) When an existing public street with a right-of-way width that does not meet the requirements of Section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code.

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;

Palmetto Place is a ± 4.75-acre single-family residential development located within the City of Houston's city limits, west of Martin Luther King Boulevard, east of Cullen Boulevard, and south of Griggs Road. The project's boundary is located in between two local streets, Schroeder Road and Milart Street. The purpose of this project is to take unused and undeveloped property located in the inner city of Houston and provide 43 affordable housing units for the public. Granting this variance will provide a sufficient amount of right-of-way to Schroeder Road. Schroeder Road is currently a 40-foot-wide local street that connects to Griggs Road and terminates at Hartsfield Elementary School after approximately 1,700 feet. The existing paving section within Schroeder Road is 35 feet, which is significantly larger than surrounding local streets. This causes the local street to have low traffic and get very little use. Palmetto Place takes access from Milart Street and denies access to Schroeder Road, therefore, the proposed development would not add to the traffic of Schroeder Road. The requested variance will result in the same condition as the recorded plat for Schroeder Townhomes located adjacent to Palmetto Place. Requiring the proposed development to dedicate ten feet would alter the location of the centerline, as it is infeasible to obtain 60 feet of right-of-way along the full length of Schroeder. Due to the lack of connectivity and existing conditions, we believe 50 feet is sufficient width for Schroeder Road.

(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 Schroeder Road and the recorded plat providing only five feet of dedication would make the additional right-of-way dedication unnecessary 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 proposed fifty feet of right-of-way width is sufficient for the current use of the dead end local street and is 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 development does not take access from Schroeder Road and will therefore not add to traffic on the local street. Granting this variance will not have an effect on the use of Schroeder Road and will not be injurious to the public's health, safety or welfare.

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

The existing conditions of Schroeder Road, the dedication provided on the adjacent property, and the absence of access from the proposed development onto the local street, are the supporting circumstances for this request and therefore economic hardship is not the sole justification of the 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

February 23, 2022

ROR

NOTICE OF VARIANCE

PROJECT NAME: Palmetto Place
REFERENCE NUMBER: 2022-0364

Dear Property Owner:

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

BGE, Inc. the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting reconsideration of the requirement with a variance to dedicate 5' of right-of-way widening to Schroeder Street instead of the required 10'. 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, March 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.**

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

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

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

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

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

For additional information regarding this project, please call Andrew Lang with BGE Inc. at 281-558-8700. 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.
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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 03/17/2022
ITEM: 194

Applicant: TWO SONS ENVIRONMENTAL
Contact Person: Alyx McDonald

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
EAST OF: SORTERS ROAD **SOUTH OF:** MILLS BRANCH DRIVE	**22-1633**	77365	5671	295Q	ETJ

ADDRESS: 20009 Ravenwood Drive

ACREAGE: 0.3616

LEGAL DESCRIPTION:

BEING 0.3616 ACRE, LOT 6, OF RAVENWOOD, SITUATED IN THE ROBERT T HOWELL SURVEY, A-254, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 03/17/2022
ITEM: 195

Applicant: ENRIQUETA LANDA
Contact Person: Enriqueta Landa

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	22-1634	77357	5874	258J	ETJ

WEST OF: DEER RUN **SOUTH OF:** MILLS SPANISH OAKS

ADDRESS: 19812 Deer Run

ACREAGE:

LEGAL DESCRIPTION:

BEING LOTS 758 AND 759, OF PEACH CREEK FOREST, SECTION 5, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 196

Meeting Date: 3.17.2022

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
Gerardo Robles	Gerardo Robles	832-679-2523	cynthiarobles05@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
8410 Lockwood Dr	21103364	77016	5560A	454G	B

HCAD ACCOUNT NUMBER(S):	0640190080016
PROPERTY LEGAL DESCRIPTION:	TRS 15B &16B BLK8 FOREST
PROPERTY OWNER OF RECORD:	Gerardo Robles
ACREAGE (SQUARE FEET):	5,550SF
WIDTH OF RIGHTS-OF-WAY:	Lockwood: 80'
EXISTING PAVING SECTION(S):	Lockwood: 60'
OFF-STREET PARKING REQUIREMENT:	2 cars
OFF-STREET PARKING PROVIDED:	2 cars
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	5,550 sq. ft
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	336 sq. ft

PURPOSE OF VARIANCE REQUEST: To request reduced building line of 5' instead of ordinance required 25' for a carport

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 196

Meeting Date: 3.17.2022

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): When we build the carport we where not aware of the building line. Our carport is with in the limits of our first building line. And it not in anyway harmful to our public.

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

(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 carport is part of the structure of the Dwelling of the house. The removable of this carport will result on a major distraction of the house as it is attached to the main support .

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

No its not where in harms way of any one, I would like to first apologize for the all the inconvenience I may have cost, this is my first house I build and I wasn't aware there was a building line. With that been said, We ask for this variance to help us keep our carport, as we see around our neighborhood there are new house that are not with in the building line. or some people just wait and after the last inspection pass and then build after to avoid all the guidelines

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

Why we should keep the carport as I mention previously is attached to the dwelling and connected to the main support to the house. And also allow us to do a turn around to get to Lockwood Dr.

DEVELOPMENT PLAT VARIANCE

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

Allowing us to keep our carport will not harm the public as it is a sound structure strictly
for our car coverage. And theres a good distance from the road and we also provide a good turn around in side the property,

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

Spend family time with our daughter in her bike, skates. We have tired our best to do everything as the City of Houston asked us to do so. We have summited information where there has been 20ft taken from our property with out asking or being aware of, now we also have to give an additional 25 ft from our property thats a total of 45ft that we are still paying taxes on. We have our main entrance at the side of the house so its not beside the carport . We would like to keep our carport. Once again We apologize for not knowing the correct guidelines. Please allow us to keep our carport.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 196

Meeting Date: 3.17.2022

Location Map

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 196

Meeting Date: 3.17.2022

Aerial Map

DEVELOPMENT PLAT VARIANCE

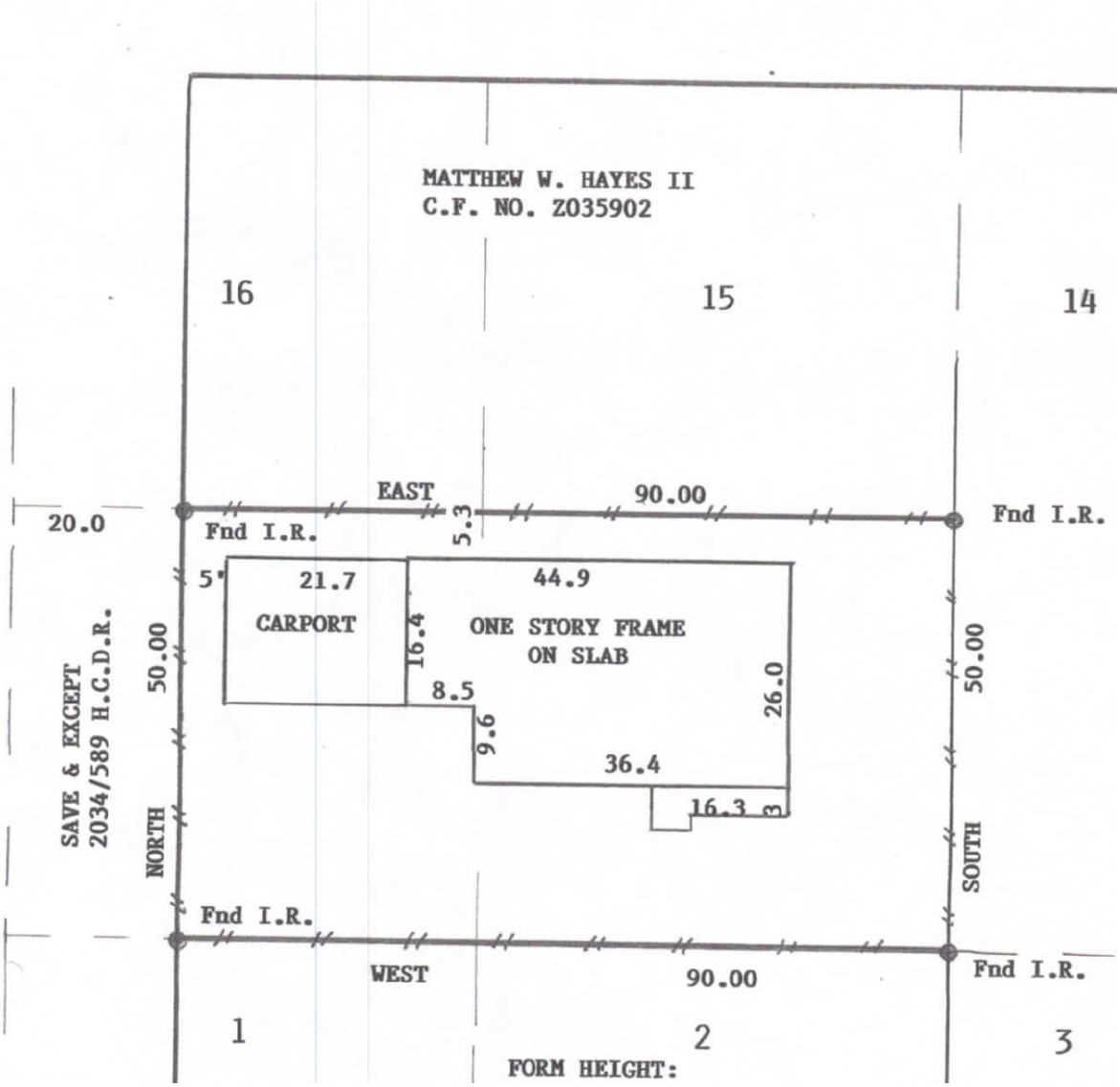
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 196

Meeting Date: 3.17.2022

Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE

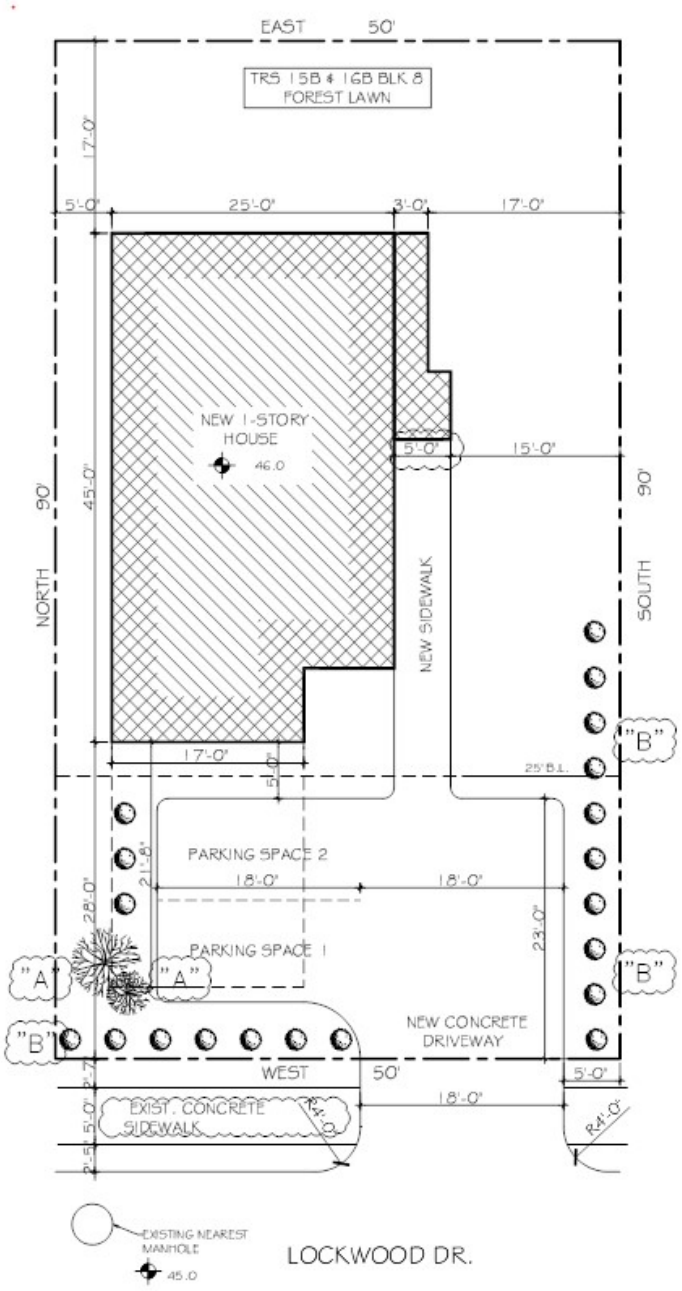
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 196

Meeting Date: 3.17.2022

Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

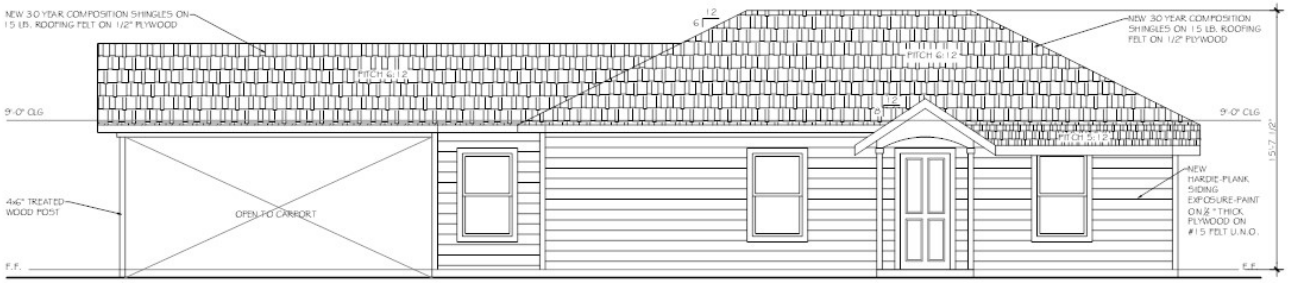
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 196

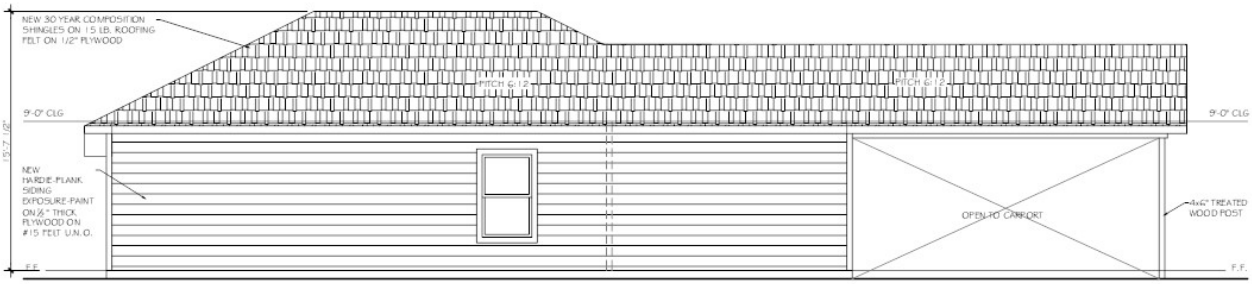
Meeting Date: 3.17.2022

Houston Planning Commission

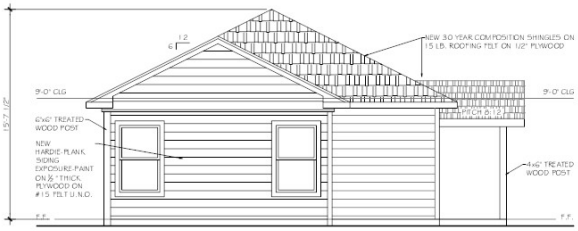
Elevations



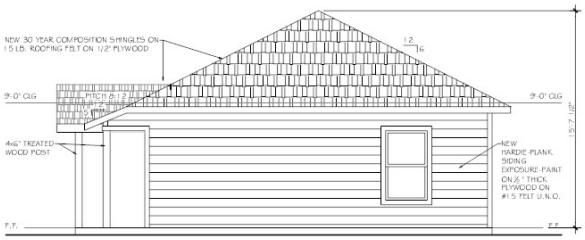
3 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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



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



2 REAR ELEVATION
SCALE: 1/4"=1'-0"

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 197

Meeting Date: 3.17.2022

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Capriso Construction, L.L.C	Jessica Moreau	281-435-2735	jessica_moreau@sbcglobal.net

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6202 N. Main St	22022475	77009	5359A	453S	H

HCAD ACCOUNT NUMBER(S):	0342190010001
PROPERTY LEGAL DESCRIPTION:	TRS 1 & 2 BLK 1 - RODGERS PARK
PROPERTY OWNER OF RECORD:	Jessica Moreau
ACREAGE (SQUARE FEET):	3177 Square feet
WIDTH OF RIGHTS-OF-WAY:	N. Main = 60 Feet, Nadine = 58 Feet
EXISTING PAVING SECTION(S):	N. Main = 44.59 Feet, Nadine = 27.43 Feet
OFF-STREET PARKING REQUIREMENT:	2 parking spaces
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	NA
LANDSCAPING PROVIDED:	NA

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 2 single family homes, Back house 1049 Sq.Ft. Front house 820 Sq.Ft.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 1 single family home 1049 Sq. Ft and addition of 1543 Sq. Ft.

PURPOSE OF VARIANCE REQUEST: To allow a reduced building line of 5' along N. Main Street and a reduced garage building line of 12' along Nadine St

CHAPTER 42 REFERENCE(S): 42-152a – The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter & Section 42-156(c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 197

Meeting Date: 3.17.2022

APPLICANT'S STATEMENT OF FACTS

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

As explained below, the imposition of a 25' setback on Main St. will severely limit how an already small lot can be developed, reducing the amount of area available for construction by half.

There are 2 houses that exist on the property currently, a front house and a back house. The back house will remain as is in the current location. Currently no garage exists. The goal is to join the two houses into one house and add a garage.

We are asking that the front house which is currently on the property line be allowed to be torn down and a new house be built farther away from the property line than the existing structure. The new house will have the front corner 5 feet from the property line or over 11 feet from Main St. and the back corner will be over 11 feet from the property line and over 18 feet from Main St. due to the uneven shape of the lot

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

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

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

- The lot is only 3177 square feet to begin with, and if you strictly apply the requirements of Chapter 42, it renders half of the lot unusable for a new building.
- The current width of the front of the property located Nadine Street is 43.30 feet. If the new setback rule is applied then that will not allow us to build a new house on the property as 43.30 feet – 25 feet is 18.30 feet. This would leave us with only 18.3 feet minus 2 feet for the other side of the property line. Also, with the fact that the property is not a square piece of land it makes it more difficult to build a new house on the property within this stated building line requirement as the front and back of the property are not the same width.

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

DEVELOPMENT PLAT VARIANCE

- When I purchased the property in April of 2021 I did not realize that there would be such drastic set back rule changes over the years. When the property was originally built the set backs were only 10 feet. If this variance is not granted my only option would be to remodel the existing dilapidated front structure.

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

- The intent of this chapter regarding safety and general welfare will be maintained by actually increasing the distance of the house from a major thoroughfare (Main St.). The existing home is 2 feet from the property line and approximately 8 feet from the street. The new proposed house will be over 5 feet from the property line and approximately 12 feet from the street.

- Also, by adding a garage to the property, this will allow 2 cars to park inside the garage and not outside in front of the house. The new proposed garage would be 17 feet from the sidewalk. By adding a garage and having it at an acceptable distance from the side walk I will be preserving the health and wellbeing of the neighbors/ neighborhood by allowing unobstructed use of the sidewalk and not parking extra cars on the street.

- Also, when viewing the other properties on Main St., many of the businesses and residences remain in the same location that they have been for the last 50 years. By allowing this variance it will be maintaining the historical nature of the street.

- Finally, by moving the house back from the existing location I will be increasing the visibility triangle that exists between Nadine and Main Street by increasing the site lines on Main St. This will allow for better visibility of pedestrians, bicyclists and other motor vehicles on the roadway.

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

- The granting of this variance will not be injurious to ourselves, the public or the neighbors since the intent is to build a new house in roughly the same location as the existing front house but a little further back from Main St..

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

- No, economic hardship is not the justification for this variance request. As stated above, by not knowing the set back rules had changed over the years and the nature of the site is such that strictly following the 25 foot set back will not allow for a livable structure to be built on this land.

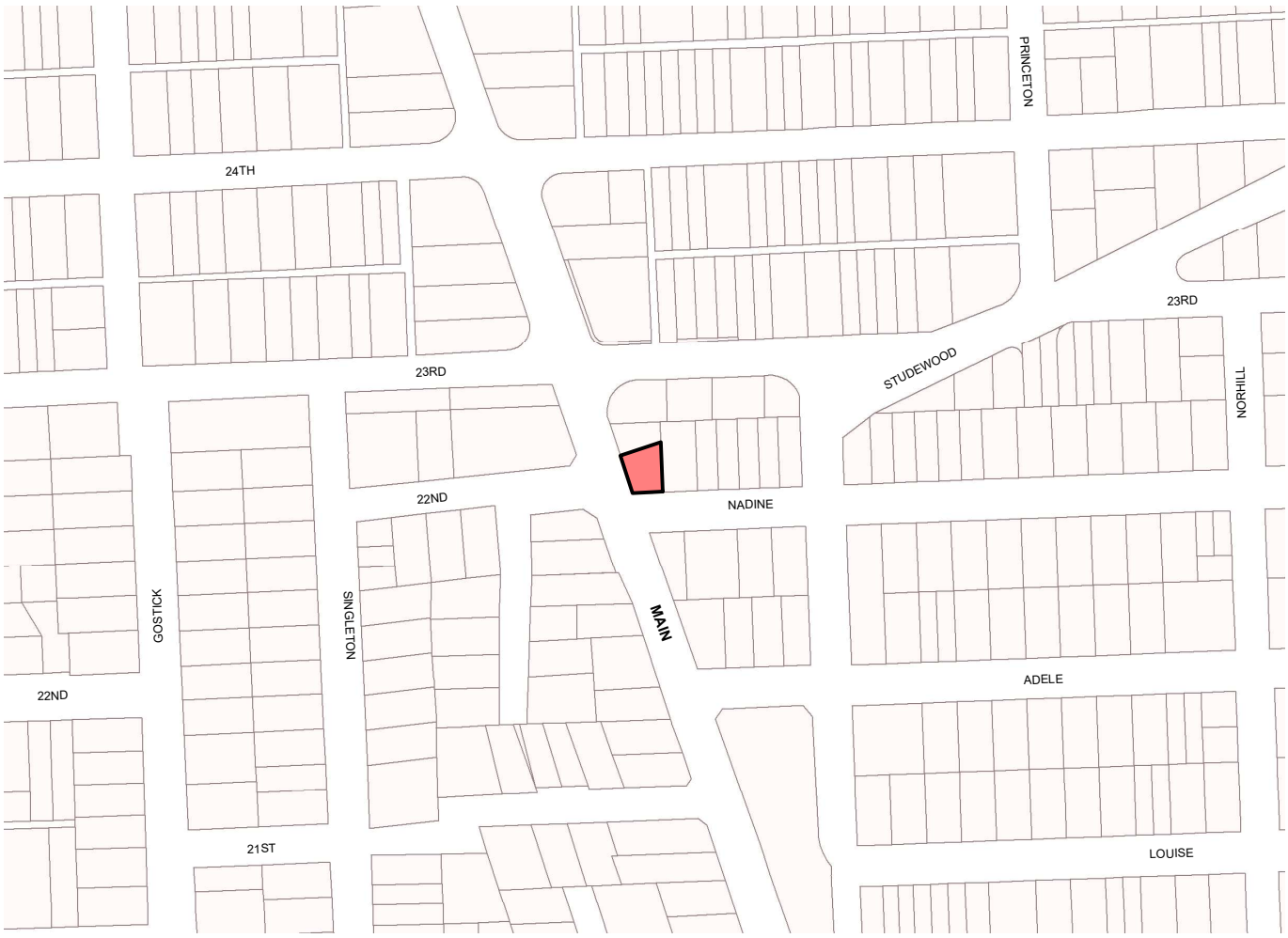
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 197

Meeting Date: 3.17.2022

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 197

Meeting Date: 3.17.2022

Aerial Map

DEVELOPMENT PLAT VARIANCE

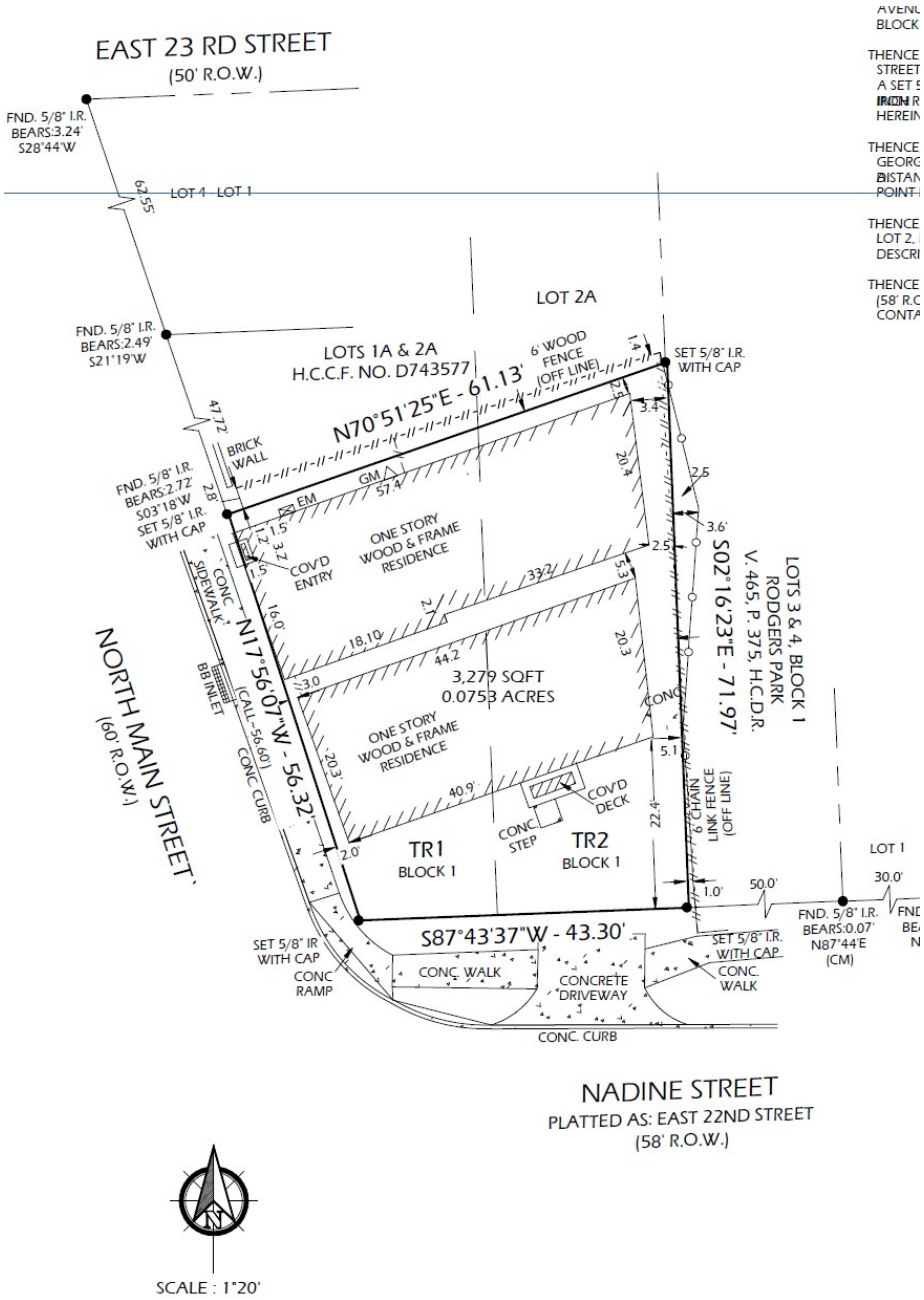
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 197

Meeting Date: 3.17.2022

Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 197

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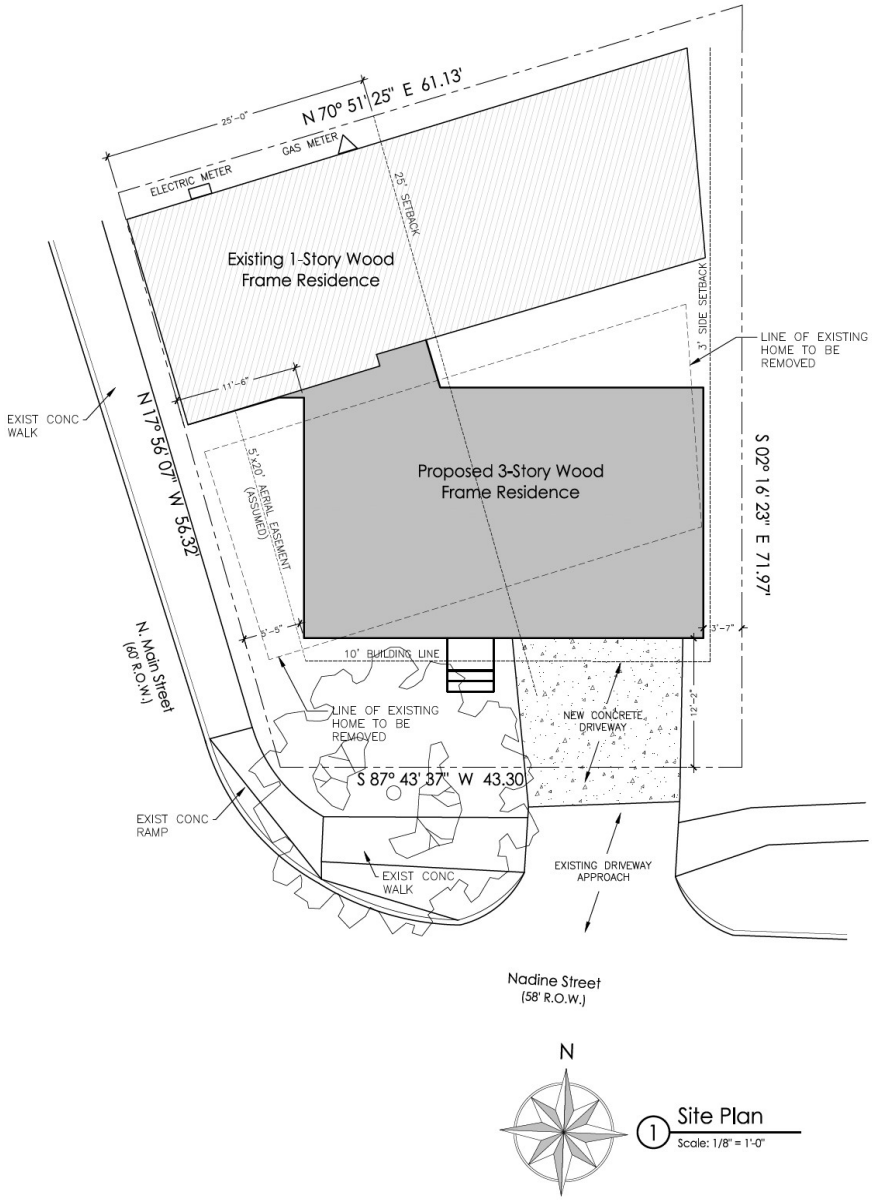
Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 197

Meeting Date: 3.17.2022

Elevations

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: March 17, 2022

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: 22014682

TOTAL ACREAGE: 0.9999 Scres

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: 1)To allow a 66 room hotel to be located in a residential area,
2) To allow a hotel to take access from an access easement.

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

HOTEL/MOTEL VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: March 17 , 2022

APPLICANT'S STATEMENT OF FACTS

Summary of Variance Conditions: Applicant's plan is to develop a 3-story / interior corridor/ elevator serviced / franchise hotel within a long-established commercial development situated at the NEQ of Cullen Blvd. & Beltway 8. The commercial development and the subject site (and neighboring national retailers) attain primary access to FM 865 (Cullen Blvd.) through a 25-foot private drive and to Beltway 8 through a recorded cross-access agreement. The denial of a variance based on Section 28 on the City of Houston Code of Ordinances will prevent the applicant reasonable use of the site and significantly inhibit the marketability of the property owner's commercial development.

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.hotel-motel@houstontx.gov.

(1) 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

Per the terms and conditions of its purchase agreement, the applicant is to develop an aesthetically pleasing hotel (interior room access, stucco & stone, landscaping and pool) within an interior parcel of the Cullen Crossing commercial development. Cullen Crossing services the immediate area (both residential and industrial/business facilities) and consists of national and regional retailers such as McDonald's, Family Dollar, AutoZone and Mr. Express filling station. The proposed hotel is unable to meet the locational requirements of Section 28 of the Code of Ordinances due to the establishment of nearby residential areas following the procurement and establishment of the property owner's commercial development. The denial of the variance will significantly impact the marketability of the property owner's land and impede the applicant from providing an attractive and beneficial amenity that is to serve the immediate expanding area and public interest.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; The circumstances impeding the development of the hotel is not due to a hardship created by the applicant or the property owner. The property owner purchased and established the Cullen Crossing commercial development prior to the expansion of FM 865 (Cullen Blvd.) and prior to the formation of nearby residential areas. The variance request is to consent to the construction of a new and high-quality amenity to service the area within a long-standing commercial development.

HOTEL/MOTEL VARIANCE

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

The request for the variance is not to alter the general purpose of the article. Its intent is to be preserved and maintained.

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

The granting of the variance will not be injurious to the public. The property line of the proposed hotel does not immediately adjoin the northern residential area. Both the hotel site and the residential area are buffered and separated by two (2) detention ponds (a distance of approx. 500' from the hotel site's northern property line and the residential area's southern fence line). Primary access to the hotel site is to major thoroughfares (Cullen Blvd. and Beltway 8) via a 25' private drive and a recorded cross access agreement. The development of a hotel in the commercial development will provide a new and high-quality amenity to the benefit of the public

Houston Planning Commission ITEM: III

Planning and Development Department **Meeting Date: 03/17/2022**

Site Location

Houston Planning Commission ITEM: III

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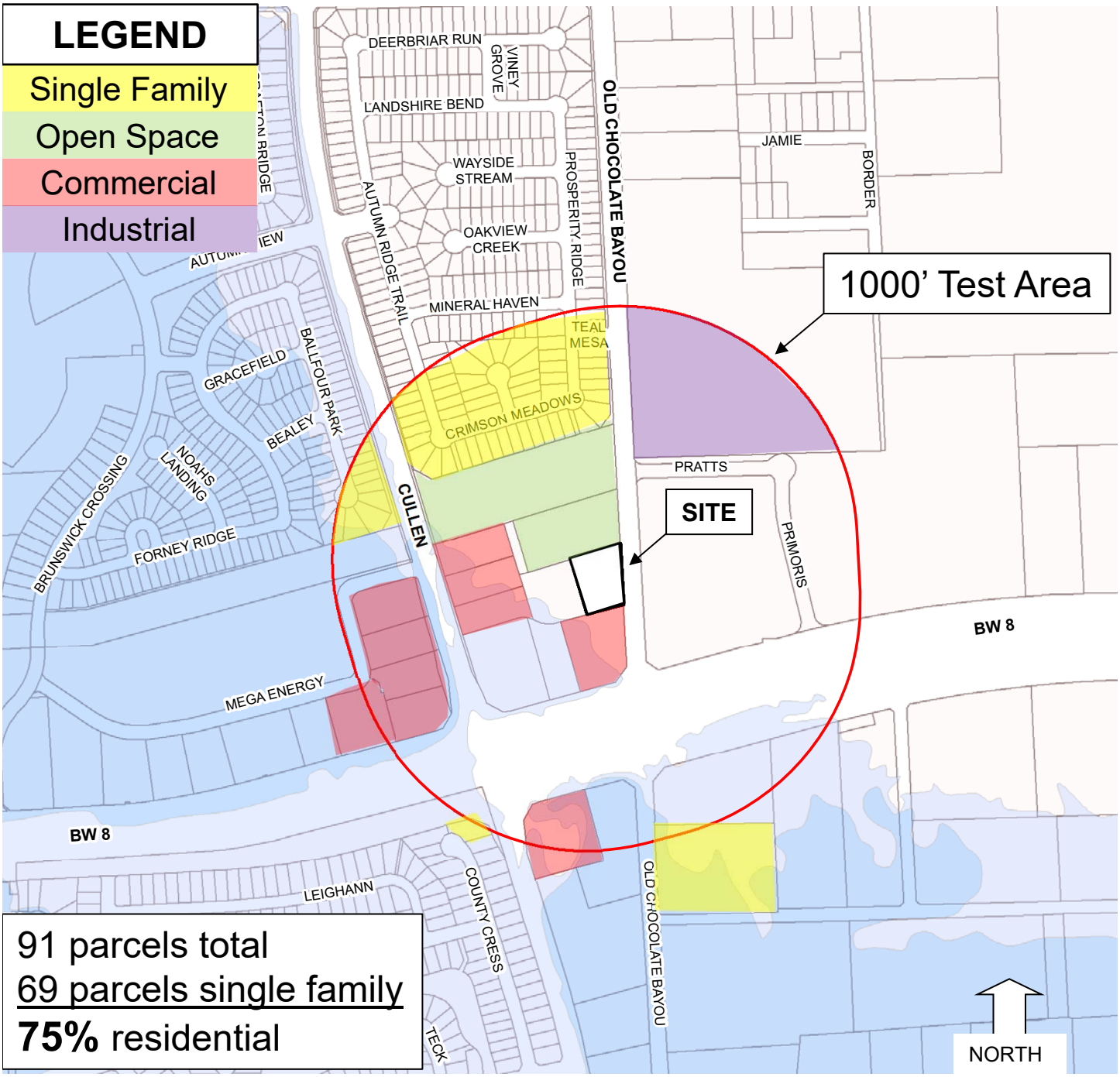
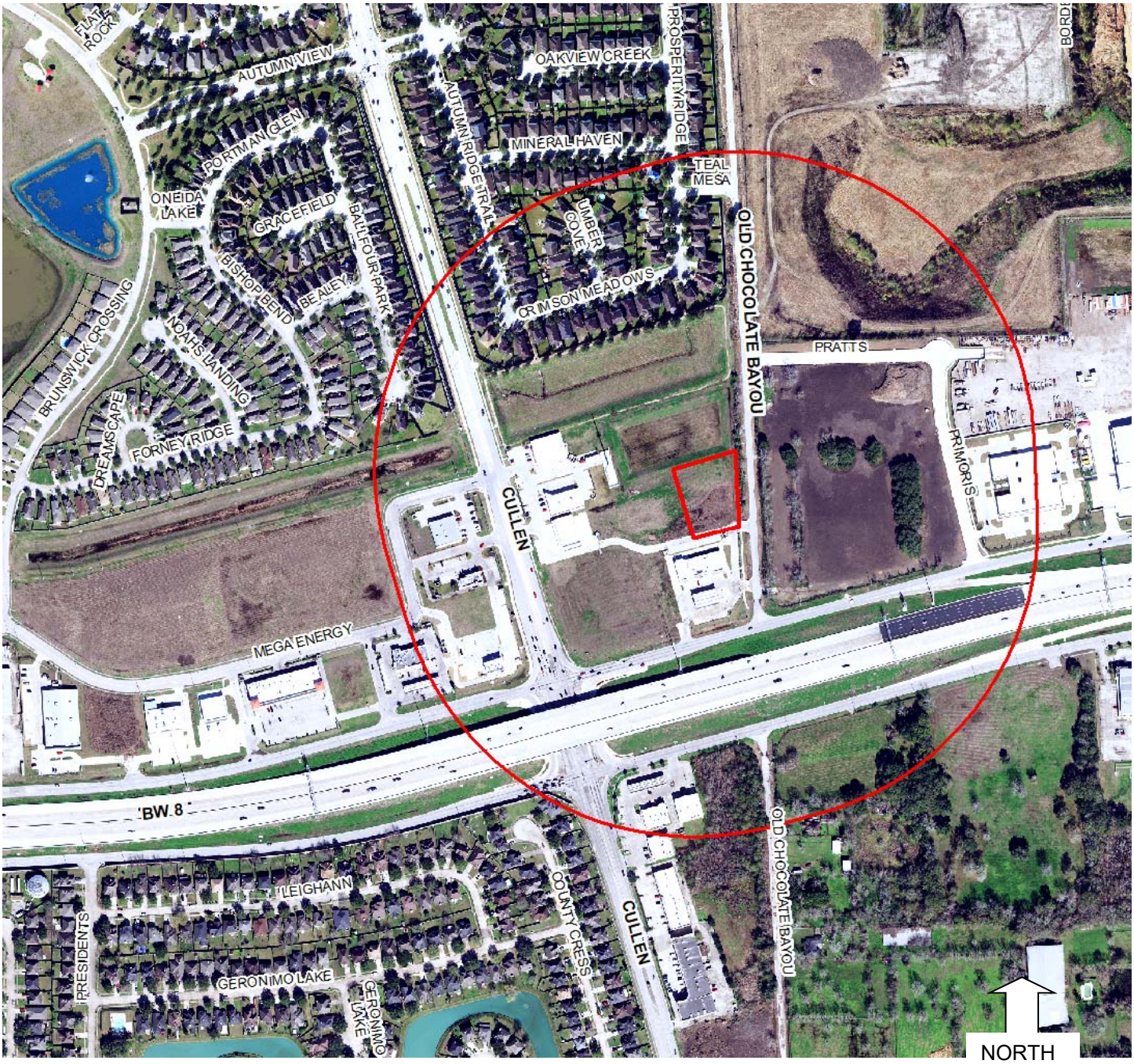


Site Location

Houston Planning Commission ITEM: III

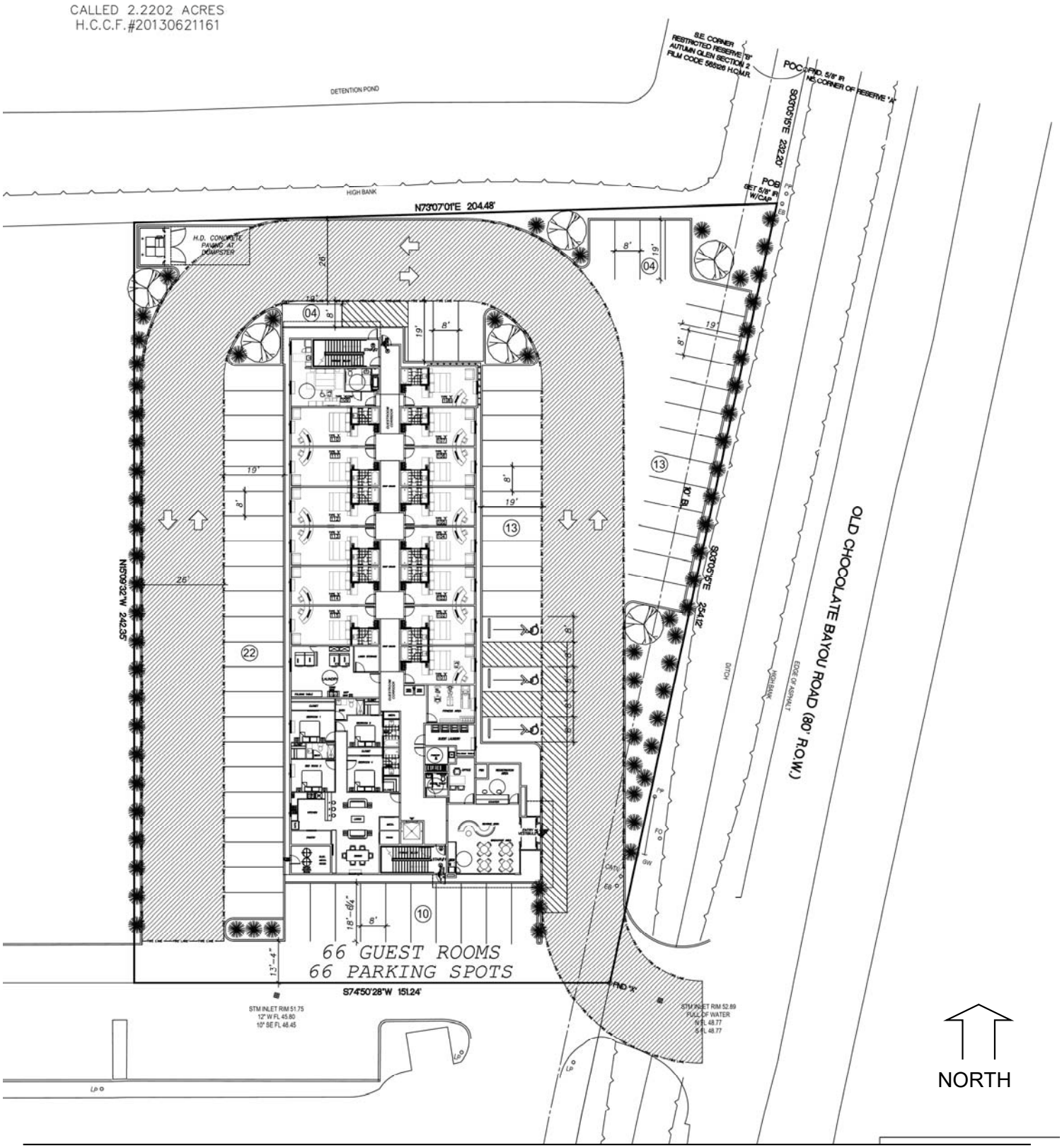
Planning and Development Department **Meeting Date: 03/17/2022**



Aerial

Houston Planning Commission ITEM: III

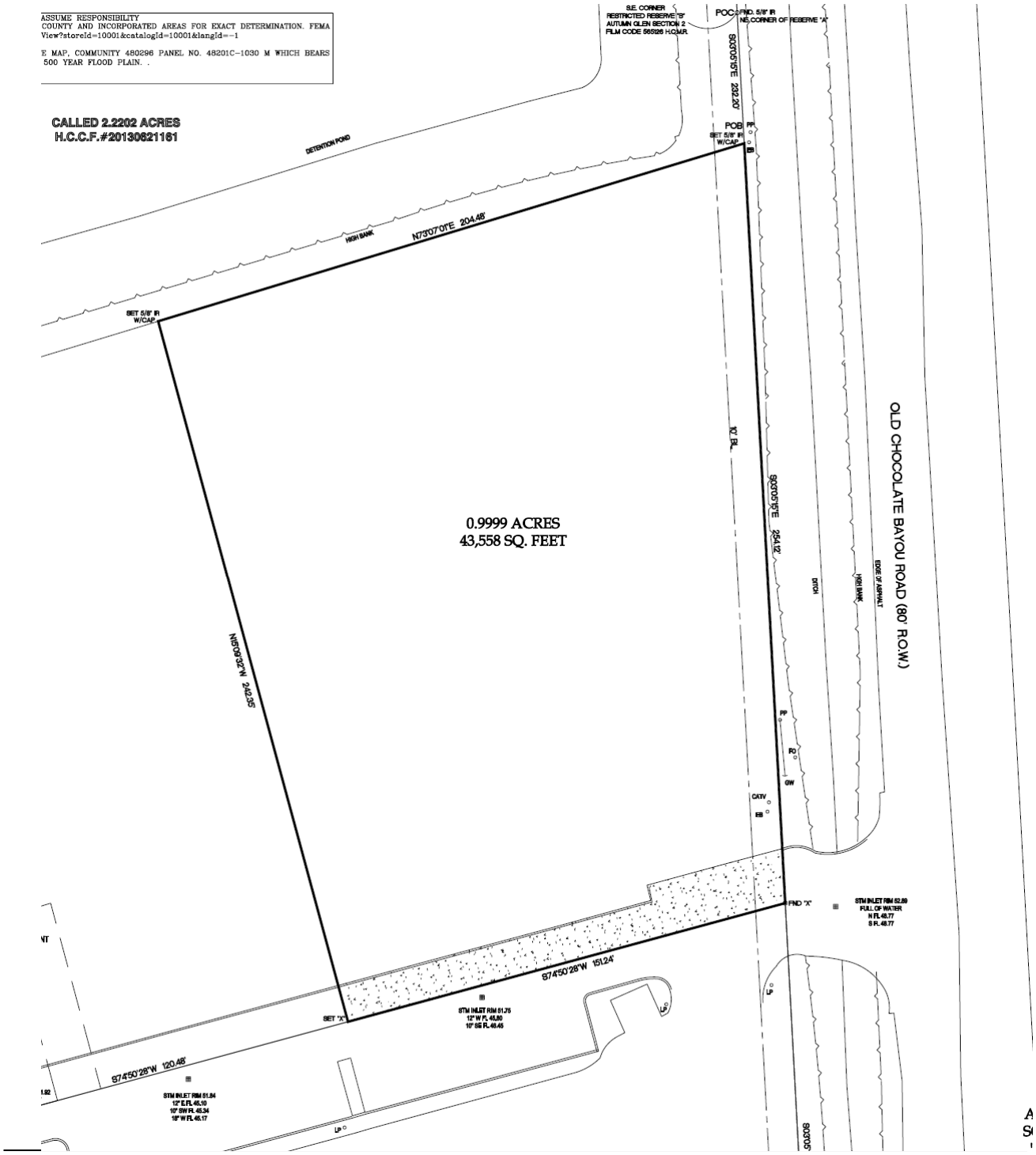
Planning and Development Department Meeting Date: 03/17/2022



Site Plan

Houston Planning Commission ITEM: III

Planning and Development Department Meeting Date: 03/17/2022



Survey

Houston Planning Commission ITEM: III

Planning and Development Department **Meeting Date: 03/17/2022**

NORTH

Rendering