

# HOUSTON PLANNING COMMISSION

## AGENDA

THURSDAY, MARCH 31, 2022  
2:30 PM



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

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

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

OR

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

CONFERENCE ID: 414 556 887#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

[speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov)

MAKE COMMENTS BY PHONE AT: 832-393-6624

(24 HOURS IN ADVANCE)

# PLANNING COMMISSION MEMBERS



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

## **SECRETARY**

Margaret Wallace Brown



## Meeting Policies and Regulations

### Order of Agenda

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

### Public Participation

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

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

9. Time limits will not apply to elected officials.

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

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

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

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

### Limitations on the Authority of the Planning Commission

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

### Contacting the Planning Commission

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

### Contacting the Planning Department

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

Mailing address is:

P.O. Box 1562

Houston, Texas 77251-1562

Website is [www.houstonplanning.com](http://www.houstonplanning.com)

E-mail us at:

Planning and Development

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

Plat Tracker Home Page:

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



## PLANNING & DEVELOPMENT DEPARTMENT

[www.HoustonPlanning.com](http://www.HoustonPlanning.com) or (832) 393-6600

# SPEAKER GUIDELINES

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

**Virtual Electronic Meeting Rules:** See adjustments for remote meeting participation on our web pages at [www.houstonplanning.com](http://www.houstonplanning.com). Call 832-393-6624 for details or email comments to: [Speakercomments.pc@houstontx.gov](mailto: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 31, 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/2022/2022-7\\_DraftAgenda.pdf](ftp://edrc.houstontx.gov/2022/2022-7_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 31, 2022 2:30 p.m.**

#### **Call to Order**

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

##### **Approval of the March 3, 2022 Planning Commission Meeting Minutes**

##### **Approval of the March 17, 2022 Planning Commission Meeting Minutes**

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

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

#### **II. Establish a public hearing date of April 28, 2022**

- Ayrshire Addition Sec 1 partial replat no 2
- Clairmont Place Sec 1 partial replat no 6
- Haden Terrace partial replat no 2
- Haden Terrace partial replat no 3
- Highland Gardens replat no 1
- Riverside Terrace Sec 11 partial replat no 3
- Shamrock Manor partial replat no 2
- Sparks Fabricators replat no 1
- Texans Estate replat no 1
- Westheimer Estates partial replat no 15
- Wrenwood partial replat no 4

#### **III. Consideration of an Off-Street Parking Variance at 1839 W Alabama Street (Muxian Fang)**

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

#### **V. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 1000 block of Waverly Street, east side – MLS 803 (Davonte Caldwell)**

#### **VI. Excuse the absence of Commissioner Robins.**

#### **VII. Public Comment**

#### **VIII. 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	Absent
Commissioner James Noack	
Maggie Dalton for	Absent
The Honorable KP George	
Loyd Smith for	Present
The Honorable Lina Hidalgo	

### **Ex Officio Members**

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

### **Executive Secretary**

Margaret Wallace Brown, Director, Planning and Development Department

### **CHAIR'S REPORT**

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

### **DIRECTOR'S REPORT**

The Director's Report was given by 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 C3N Defer**  
**partial replat no 3 and extension**  
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 C3N Approve**  
**partial replat no 6**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **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 C3N Defer**  
**no 3 and extension**  
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** **SP** **Approve**  
**Dedication Sec 7**  
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**

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



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**

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**Martha L. Stein, Chair**

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**Margaret Wallace Brown, Secretary**

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

**March 17, 2022**

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

### **CALL TO ORDER**

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

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
David Abraham	Present virtually
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Absent
Paul R. Nelson	Present virtually, arrived 2:39 p.m. during A & B, left 5:08 p.m. during III
Linda Porras-Pirtle	Present virtually
Kevin Robins	Absent
Ileana Rodriguez	Absent
Ian Rosenberg	Present virtually
Megan R. Sigler	Present
Zafar Tahir	Present virtually
Meera D. Victor	Absent
Scott Cain for	Absent
Commissioner James Noack	
Maggie Dalton for	Absent
The Honorable KP George	
Loyd Smith for	Absent
The Honorable Lina Hidalgo	

### **Ex Officio Members**

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

### **Executive Secretary**

Margaret Wallace Brown, Director, Planning and Development Department

### **CHAIR'S REPORT**

Chair Martha L. Stein reported on meeting procedures and stated that some items are withdrawn. Commissioner Tahir was given a point of personal privilege to recognize his intern.

## DIRECTOR'S REPORT

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

## APPROVAL OF THE MARCH 3, 2022 PLANNING COMMISSION MEETING MINUTES

No action taken.

### I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 152)

#### 130 Old Spanish Trails Lofts

C2R

Defer

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

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

Motion: **Garza**

Second: **Alleman**

Vote: **Carried**

Abstaining: **Heisch**

Speaker: Gerald Grissom, Applicant - supportive.

Items removed for separate consideration: **3, 4, 6, 7, 8, 11, 12, 13, 14, 15, 26, 34, 36, 38, 39, 40, 41, 69, 71, 72, 73, 74, 75, 76 and 78.**

Staff recommendation: Approve staff's recommendations for item(s) 1 – 152, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 – 152, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Porras-Pirtle**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **3, 4, 6, 7, 8, 11, 12, 13, 14, 15, 26, 34, 36, 38, 39, 40, 41, 69, 71, 72, 73, 74, 75, 76 and 78**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **3, 4, 6, 7, 8, 11, 12, 13, 14, 15, 26, 34, 36, 38, 39, 40, 41, 69, 71, 72, 73, 74, 75, 76 and 78**, subject to the CPC 101 form conditions.

Motion: **Alleman**

Second: **Jones**

Vote: **Carried**

Abstaining: **Heisch, Sigler**

### C PUBLIC HEARINGS REQUIRING NOTIFICATION

#### 153 Azul Homes partial replat no 2

C3N

Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

Motion: **Sigler**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Jimmy Davis, Barbara Brady and Candice Qualls – opposed.

#### 154 Commons of Lake Houston Sec 1 partial replat no 1

C3N

Defer

Staff recommendation: Defer the application for further study and legal review and to give the applicant time to submit revised information.

Commission action: Deferred the application for further study and legal review and to give the applicant time to submit revised information.

Motion: **Heisch**

Second: **Hines**

Vote: **Unanimous**

Abstaining: **None**

#### 155 Craig Woods partial replat no 37

C3N

Approve

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

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

Motion: **Jones**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

- 156 Foster Place partial replat no 25** **C3N** **Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Alleman** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
- 157 Hester Tract partial replat no 1** **C3N** **Withdrawn**
- 158 Idylwood 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: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 159 Neuen Manor partial replat no 25** **C3N** **Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 160 Neuen Manor partial replat no 26** **C3N** **Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Heisch** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 161 Rosewood Estates Sec 2 partial replat no 4** **C3N** **Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 162 Shadow Creek South Sec 2 partial replat no 3 and extension** **C3N** **Defer**  
 Staff recommendation: Defer the application for two weeks for Legal review.  
 Commission action: Deferred the application for two weeks for Legal review.  
 Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
 Speaker(s): Reed Durfey and Scott Frankel – opposed; Jim Grishom, applicant – supportive.
- 163 Timmerman Place 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: **Heisch** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**
- 164 Usener Addition partial replat no 3 and extension** **C3N** **Disapprove**  
 Staff recommendation: Deny the variance(s) and disapprove the plat.  
 Commission action: Denied the variance and disapproved the plat.  
 Motion: **Garza** Second: **Hines** Vote: **Carried** Opposed: **Baldwin, Jones**  
 Speaker: Emily Trout, applicant – supportive.
- 165 Usener Addition partial replat no 4** **C3N** **Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

### **166 AM 2920 Reserve Sec 2**

**C2**

**Approve**

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

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

Motion: **Heisch**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

### **167 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: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

### **168 Candela South 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: **Garza**

Vote: **Carried**

Abstaining: **Heisch, Sigler**

### **169 Cavalcade Crossing**

**C2R**

**Approve**

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

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

Motion: **Garza**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Ted Wood and Thomas Miller – opposed; Marc Flores and Jake Patrick, applicant – supportive.

### **170 Eastwood Landing**

**C2R**

**Approve**

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

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

Motion: **Jones**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

### **171 Eight Hundred Middle**

**C3P**

**Defer**

Staff recommendation: Changed recommendation from Approve to Defer the application for two weeks for further study and review.

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

Motion: **Garza**

Second: **Baldwin**

Vote: **Carried**

Abstaining: **Sigler**

Speaker(s): Deborah Guerrero, Joyce Owens and Mr. Gillian applicants – supportive; Alan J. Atkinson, Ricky Cardenas Jr. and Rex Pettingill – opposed.

### **172 Houston West AAA Cooper**

**C2**

**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: **Alleman**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

<b>173</b>	<b>Lyons Immersive</b>	<b>C2R</b>	<b>Defer</b>
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: <b>Heisch</b>	Second: <b>Abraham</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>

<b>174</b>	<b>Schiel Road Tract</b>	<b>C3P</b>	<b>Withdrawn</b>
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<b>175</b>	<b>Villas at Elysian</b>	<b>C2R</b>	<b>Defer</b>
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: <b>Sigler</b>	Second: <b>Alleman</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>

**E      SPECIAL EXCEPTIONS**  
**NONE**

**F      RECONSIDERATION OF REQUIREMENTS**

<b>176</b>	<b>Anderson Villas</b>	<b>C3R</b>	<b>Approve</b>
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: <b>Alleman</b>	Second: <b>Jones</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>

<b>177</b>	<b>First Outreach</b>	<b>C2R</b>	<b>Defer</b>
Staff recommendation: Defer the application for two weeks for further study and review.			
Commission action: Deferred the application for two weeks for further study and review.			
	Motion: <b>Garza</b>	Second: <b>Heisch</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>

<b>178</b>	<b>Palmetto Place</b>	<b>C3R</b>	<b>Approve</b>
Staff recommendation: Grant the reconsideration of requirement(s) and approve the plat subject to the CPC 101 form conditions.			
Commission action: Granted the reconsideration of requirement(s) and approved the plat subject to the CPC 101 form conditions.			
	Motion: <b>Garza</b>	Second: <b>Sigler</b>	Vote: <b>Carried</b> Abstaining: <b>Heisch</b>

Speaker(s): Richard Smith, Public Works; Andrew Lang, applicant – supportive.

**G      EXTENSIONS OF APPROVAL**

<b>179</b>	<b>Cordoba Estates</b>	<b>EOA</b>	<b>Approve</b>
<b>180</b>	<b>Hannoun Plazas</b>	<b>EOA</b>	<b>Approve</b>
<b>181</b>	<b>Harris County MUD no 434</b>	<b>EOA</b>	<b>Approve</b>
	<b>Detention Pond no 2</b>		
<b>182</b>	<b>Harris County MUD No 559</b>	<b>EOA</b>	<b>Approve</b>
	<b>Wastewater Treatment Plant</b>		
<b>183</b>	<b>Harris County MUD No 559 Water Plant</b>	<b>EOA</b>	<b>Approve</b>
<b>184</b>	<b>Harris Fort Bend Counties MUD No 3</b>	<b>EOA</b>	<b>Approve</b>
	<b>Water Plant no 2</b>		
<b>185</b>	<b>Mason Road and Cypress</b>	<b>EOA</b>	<b>Approve</b>
	<b>West Boulevard Street Dedication</b>		



186	Park on Mansfield	EOA	Approve
187	Parker Hobby	EOA	Approve
188	Plum Grove Property LLC	EOA	Approve
189	Preserve at Martindale	EOA	Approve
190	QuikTrip Addition	EOA	Approve
191	UG Waterworks Highline South	EOA	Approve
192	West Lake Grove Drive and Williams Gully Trail Street Dedication	EOA	Approve
193	West Little York Estates	EOA	Approve

**H NAME CHANGES**  
**NONE**

**I CERTIFICATION OF COMPLIANCE**

194	20009 Ravenwood Drive	COC	Approve
195	19812 Deer Run	COC	Approve

Staff recommendation: Approve staff's recommendation for items 179-195.

Commission Action: Approved staff's recommendation for items 179-195.

Motion: **Jones** Second: **Alleman** Vote: **Carried** Abstaining: **Heisch**  
**181,182, 183, 185, 189, 192**

**J ADMINISTRATIVE**  
**NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

196	8410 Lockwood Drive	DPV	Approve
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Staff recommendation: Deny the variance(s) to allow a reduced building line of 5' instead of ordinance required 25' for a carport.

Commission action: Approved the variance(s) to allow a reduced building line of 5' instead of ordinance required 25' for a carport with the conditions that the carport is never enclosed and to retain the existing transparent fence and curb cut.

Motion: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**  
Speakers: Cynthia Robles, applicant – supportive.

197	6202 North Main Street	DPV	Defer
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Staff recommendation: Defer the application for two weeks for further study and review.

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

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

**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

Staff recommendation: Establish a public hearing date of April 14, 2022 for item II a-g.

Commission action: Established a public hearing date of April 14, 2022 for item II a-g.

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

**III. 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: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Speaker(s): Juan Martinez, applicant; Chasity Christian, Shannon Winton and Tiffany Morgan - opposed.

**IV. EXCUSE THE ABSENCES OF COMMISSIONER ILEANA RODRIGUEZ**

Commissioner Rodriguez's absences were excused.

**V. PUBLIC COMMENT  
NONE**

**ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:21 p.m.

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

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**Martha L. Stein, Chair**

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**Margaret Wallace Brown, Secretary**

Item No.	Subdivision Plat Name	App	
		Type	Deferral

**A-Consent**

1	Amira Sec 23	C3F	DEF1
2	Amira Sec 24	C3F	DEF1
3	Anniston Reserves Sec 2	C3P	
4	Aqsa Homes at Saddlehorn	C3P	DEF1
5	Aurora Sec 4	C3P	
6	Azalea District Reserves Sec 1	C3F	
7	Azalea District Reserves Sec 2	C3F	
8	Backyard Heights	C2	
9	Bradbury Forest Sec 11	C3F	
10	Bridge Creek Sec 10	C3P	
11	Bridge Creek Sec 11	C3P	
12	Bridgeland Peek Road Street Dedication Sec 5	SP	
13	Bridgeland Prairieland Village Sec 30	C3P	
14	Candela Sec 10	C3F	
15	Candela Sec 12	C3F	
16	Candela Sec 15	C3P	
17	Community Drive Street Dedication Sec 1	C3P	
18	Craig Woods partial replat no 37	C3F	
19	Creation 1960 Industrial Park Sec 2	C2	
20	Delano Station	C3F	
21	Eubanks Place	C2	
22	Fairbanks North Houston Center Sec 1	C3F	DEF1
23	Fannin Station North GP	GP	
24	Generation Park South Sec 1	C3F	
25	Glass Courtyard	C2	
26	Glass Estates	C2	
27	Goedecke Business Park	C2	
28	Groves Sec 41	C3F	
29	Hickory Pecan Trail Street Dedication Sec 1	SP	DEF1
30	Highspire Estates	C2	
31	Kumar Ranch	C2	
32	Kuykendahl Business Center	C2	
33	Louetta Remodeling Center	C2	
34	Marcel Town Center at Harvest Green	C2	
35	Mason Garden Place	C3F	DEF1
36	Maury South	C3P	
37	Mykawa Business Park Sec 1 replat no 1	C3F	
38	ODFL West Houston	C2	
39	Paynes Place	C2	
40	Peek Road Manors	C3P	
41	Pelham Place Sec 3 partial replat no 1	C3F	
42	Preserve at Highway 6	C1	DEF2
43	Project Finger GP	GP	

**Platting Summary****Houston Planning Commission****PC Date: March 31, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
44	QuikTrip 7942 Addition Overall Development	GP	
45	Reed Terrace partial replat no 3	C3F	
46	Rosehill Meadow Sec 2	C3F	
47	Rosewood Estates Sec 2 partial replat no 4	C3F	
48	Saint Tropez GP	GP	DEF1
49	Saint Tropez Drive Street Dedication and Reserves	C3P	
50	Saint Tropez Sec 1	C3P	
51	Saint Tropez Sec 2	C3P	
52	Saint Tropez Sec 3	C3P	
53	Shiraz Heights	C3F	DEF1
54	Shops at Ventana Lakes	C2	
55	Skyline Homes at Wheatley	C2	DEF1
56	Spears Road Tract North	C3P	
57	Spring Oaks replat no 1 partial replat no 6	C3F	
58	Stockdick Road Street Dedication and Reserve	C3P	
59	Stockdick Road Street Dedication Sec 1	SP	
60	Sundance Cove Sec 2	C3F	
61	Sundance Cove Sec 5	C3P	
62	Tavola West Sec 5	C3P	
63	TC Jester Plaza	C2	
64	Telge Ranch North Sec 1	C3P	
65	Thornton Indie Heights	C3F	DEF1
66	Tinera Terrace	C3F	
67	Trails Sec 3	C3F	
68	Trails Sec 4	C3F	
69	Usener Addition partial replat no 4	C3F	
70	Villas at Danna	C2	DEF1
71	West Loop Office Warehouses	C2	
72	Westhaven Manor Sec 1	C3F	DEF1
73	Wildwood Glen Sec 1 partial replat no 2 and extension	C3F	
74	WSSA Houston Va	C2	DEF1

**B-Replats**

75	Acres Hill Estates	C2R	
76	Adult Education Addition replat no 2 and extension	C2R	
77	Arledge Point	C2R	
78	Avenue on Dipping Lane	C2R	DEF1
79	Beekman Place replat no 1	C2R	
80	Briarwest Apartments replat no 1	C2R	
81	Cebra Landing	C2R	
82	Cebra Road Homes	C2R	
83	Cebra Villas	C2R	
84	Champion Building Complex	C2R	
85	Colina Steeplechase	C2R	
86	Corder Eminent Homes	C2R	

**Platting Summary****Houston Planning Commission****PC Date: March 31, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
87	Coronado Estates	C2R	
88	Deen Estates at McGowan	C2R	
89	Dolly Court	C2R	DEF1
90	Ena Belknap	C2R	
91	Estates at Blodgett	C2R	DEF2
92	Fairbanks North Houston Center Sec 2	C3R	DEF1
93	Furay Development	C2R	
94	Gaitan Estates	C2R	DEF2
95	Grand West Sec 3	C3R	
96	Harrell Street Reserve	C2R	
97	Hoffman Street Development	C2R	
98	Ireland Street Homes	C2R	
99	Iris Garden	C2R	
100	Jacquelyn Views	C2R	
101	Jose Palace	C2R	DEF1
102	Kirkgard Estates	C2R	
103	Knox Manor	C2R	
104	Kolbe Square	C3R	DEF1
105	Liberty Estates	C2R	DEF1
106	Live Oak Green	C2R	
107	Lonnie Highlands	C2R	
108	Maggie Place	C2R	
109	Maggie Villas	C2R	
110	Main Street Gardens partial replat no 2	C2R	
111	Market Street Commercial Center	C2R	DEF2
112	Mary Gardens	C2R	
113	Mass Homes at Mayflower	C2R	
114	Maury North	C3R	DEF1
115	Meadows Park	C2R	
116	Modera Houston Avenue	C2R	DEF1
117	Mount Pleasant Manor	C2R	
118	Multi Family at Montrose	C2R	
119	Old Spanish Trail Lofts	C2R	DEF1
120	Ovid Corner	C2R	DEF1
121	P A Reed replat no 1	C2R	DEF1
122	Page Wood Court	C2R	DEF1
123	Paradise Farms	C3R	
124	Paul Quinn Villas	C2R	
125	Phicon Plaza	C2R	DEF2
126	Plaza Estates at Jacquelyn	C2R	
127	Rawley Estates	C2R	
128	Reserve at Hartsook	C2R	
129	Reynolds Landing	C2R	

**Platting Summary****Houston Planning Commission****PC Date: March 31, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
130	Richmond Lancaster Center	C2R	
131	Rodriguez Estates	C2R	DEF1
132	Rogers Villas	C2R	
133	Salazi	C2R	DEF1
134	Sama Estates at McGowen	C2R	
135	Seabrook Manor	C2R	
136	Seabrook Place	C2R	
137	Shadyvilla Terrace	C2R	
138	Stebbie Homes	C3R	
139	Sunbeam Street Street Dedication Sec 1	C3R	
140	Sunnys Bellaire	C2R	DEF1
141	Tangiers Estates	C2R	
142	Taz Taz Reserve	C2R	
143	That One Place	C2R	DEF1
144	Triangle Gardens Sec 3 partial replat no 1	C2R	
145	Tuskegee Vistas	C2R	
146	Urban Park Brackenridge	C2R	
147	Urban Views Carr	C2R	
148	Urban Views West	C2R	
149	Victoria	C2R	DEF1
150	Views At Curry Street	C2R	
151	Wayside Woods Development	C2R	
152	West University Estates	C2R	
153	West University Roc Homes	C2R	
154	Wileyvale Homes	C2R	

**C-Public Hearings Requiring Notification**

155	Avenue Park replat no 1	C3N	
156	Ayrshire Addition Sec 1 partial replat no 2	C3N	
157	Commons of Lake Houston Sec 1 partial replat no 1	C3N	DEF1
158	Edgewood Terrace Sec 1 partial replat no 1	C3N	
159	Furray Villas replat no 1	C3N	
160	Long Point Acres partial replat no 8	C3N	
161	Long Point Acres partial replat no 9	C3N	
162	Nantucket Residences	C3N	
163	Newhaven Place partial replat no 3	C3N	
164	Replat of Benignus Acres partial replat no 1 and extension	C3N	
165	Rosemont Soraya at West Bell	C3N	
166	Ruburfield No 66 partial replat no 8	C3N	
167	Shadow Creek South Sec 2 partial replat no 3 and extension	C3N	DEF2
168	Tavola Sec 34 partial replat no 1	C3N	
169	Timmerman Place partial replat no 1	C3N	DEF2
170	Tommye Place	C3N	
171	Westheimer Estates partial replat no 14	C3N	
172	Woodland Square	C3N	

Item		App	
No.	Subdivision Plat Name	Type	Deferral

### D-Variances

173	Bradford Estates	C2	
174	Bronze Bar Mixed Use	C2R	DEF2
175	Eight Hundred Middle	C3P	DEF1
176	Elsiss Villas	C2R	
177	Houston West AAA Cooper	C2	DEF1
178	Lyons Immersive	C2R	DEF2
179	Nexus Logistics Park	C2	
180	Royal Pines GP	GP	
181	Schiel Road Tract	C3P	
182	Telephone Road Business Park	C2R	
183	Villas at Elysian	C2R	DEF1

### E-Special Exceptions

None

### F-Reconsideration of Requirements

184	Anniston Sec 1	C3P	
185	Beltway Rye	C2R	
186	First Outreach	C2R	DEF1
187	Huffman Eastgate Place	C2	

### G-Extensions of Approval

188	Anderson Lake Sec 2	EOA	
189	B and P Port Logistics	EOA	
190	Bridgeland Creekland Village Sec 4	EOA	
191	Dikeman Historic Preservation Addition	EOA	
192	Farm League Fields	EOA	
193	Houston Sportsplex	EOA	
194	La Union Properties	EOA	
195	Madeer Enterprises Doerre	EOA	
196	Mani Investments	EOA	
197	MyStorageSpace	EOA	
198	Pappas Restaurants Richmond	EOA	
199	Royalwood Church	EOA	
200	Safe Rescue	EOA	
201	Skywater Boulevard and Aurora Bend Drive Street Dedication	EOA	
202	White Oak Station	EOA	

### H-Name Changes

None

Item		App	
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**I-Certification of Compliance**

203	22045 Green Pines Dr	COC	
204	27599 Saddle Rock Lane	COC	
205	27286 Peach Creek Dr	COC	
206	24885 Lynn Lane	COC	
207	27166 Lantern Lane	COC	
208	26413 Post Oak Drive	COC	
209	20686 Ravenwing Drive	COC	

**J-Administrative**

None

**K-Development Plats with Variance Requests**

210	6202 North Main Street	DPV	DEF 1
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**Off-Street Parking Variance**

III	1839 W Alabama Street	PV	
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**Hotel/Motel with Variance Requests**

IV	Studio 6 located at 14402 Old Chocolate Bayou Road	HMV	DEF3
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**A-Consent**

1	Amira Sec 23 (DEF1)	2022-0549	C3F	Harris	ETJ	286Q	9.19	1.56	35	Beazer Homes Texas, LP	LJA Engineering, Inc.- (Houston Office)
2	Amira Sec 24 (DEF1)	2022-0550	C3F	Harris	ETJ	286R	14.34	0.91	53	Beazer Homes Texas, LP	LJA Engineering, Inc.- (Houston Office)
3	Anniston Reserves Sec 2	2022-0658	C3P	Harris	ETJ	404N	15.73	15.07	0	Friendswood Development Company	BGE, Inc. - Land Planning
4	Aqsa Homes at Saddlehorn (DEF1)	2022-0624	C3P	Fort Bend	ETJ	485J	1.82	0.54	11	ICON Investments at Saddlehorn, LLC	Morales Engineering Associates, LLC
5	Aurora Sec 4	2022-0768	C3P	Harris	ETJ	405X	25.76	0.85	154	Century Communities	7gen Planning
6	Azalea District Reserves Sec 1	2022-0774	C3F	Montgomery	ETJ	296B	13.53	10.87	0	Sig-Valley Ranch Ltd	Meta Planning + Design LLC
7	Azalea District Reserves Sec 2	2022-0766	C3F	Montgomery	ETJ	296B	14.48	11.50	0	Sig-Valley Ranch Ltd	Meta Planning + Design LLC
8	Backyard Heights	2022-0727	C2	Harris	City	452U	1.45	1.45	0	Kimley-Horn	Windrose
9	Bradbury Forest Sec 11	2022-0654	C3F	Harris	ETJ	293P	15.38	0.72	59	Woodmere Development Co., LTD	Vogler & Spencer Engineering, Inc.
10	Bridge Creek Sec 10	2022-0737	C3P	Harris	ETJ	406A	12.70	4.60	42	WLH Communities-Texas LLC	Jones Carter - Woodlands Office
11	Bridge Creek Sec 11	2022-0738	C3P	Harris	ETJ	366W	17.09	0.96	76	WLH Communities-Texas LLC	Jones Carter - Woodlands Office
12	Bridgeland Peek Road Street Dedication Sec 5	2022-0666	SP	Harris	ETJ	365Q	1.87	0.00	0	Bridgeland Development, LP a Maryland limited partnership	BGE, Inc.
13	Bridgeland Prairieland Village Sec 30	2022-0752	C3P	Harris	ETJ	365J	15.69	2.20	65	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
14	Candela Sec 10	2022-0731	C3F	Fort Bend	ETJ	524P	23.45	0.22	140	Johnson Development	Jones   Carter
15	Candela Sec 12	2022-0796	C3F	Fort Bend	ETJ	524N	31.73	11.20	78	Johnson Development	Jones   Carter
16	Candela Sec 15	2022-0772	C3P	Fort Bend	ETJ	524N	38.80	7.34	170	JDS Nursery Tract, LLC	Meta Planning + Design LLC
17	Community Drive Street Dedication Sec 1	2022-0759	C3P	Harris	ETJ	258Z	7.02	0.00	0	Saint-Tropez Azure, LLC	Jones Carter - Woodlands Office
18	Craig Woods partial replat no 37	2022-0713	C3F	Harris	City	451X	0.18	0.00	2	Cunningham Development	Total Surveyors, Inc.
19	Creation 1960 Industrial Park Sec 2	2022-0595	C2	Harris	ETJ	369Q	9.64	9.64	0	LANGAN	McKim and Creed
20	Delano Station	2022-0419	C3F	Harris	City	493R	1.44	0.00	38	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
21	Eubanks Place	2022-0705	C2	Harris	City	453M	0.27	0.00	3	Vincente Ruiz Sr	Total Surveyors, Inc.
22	Fairbanks North Houston Center Sec 1 (DEF1)	2022-0483	C3F	Harris	ETJ	410C	64.23	57.05	0	Transwestern Development Company	Windrose

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23	Fannin Station North GP	2022-0708	GP	Harris	City	532V	37.49	0.00	0	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
24	Generation Park South Sec 1	2022-0646	C3F	Harris	ETJ	417P	310.85	298.48	0	MRA Northeast, LP	IDS Engineering Group
25	Glass Courtyard	2022-0700	C2	Harris	City	454K	0.71	0.00	5	SAJRGD, LLC,	Dart Land Services LLC
26	Glass Estates	2022-0699	C2	Harris	City	454K	0.58	0.00	4	SAJRGD, LLC,	Dart Land Services LLC
27	Goedecke Business Park	2022-0678	C2	Harris	ETJ	292L	1.02	0.81	0	2S & Z INVESTMENTS, LLC	Hovis Surveying Company Inc.
28	Groves Sec 41	2022-0779	C3F	Harris	ETJ	376M	16.15	1.67	93	CF CSLK Groves, LLC, a Delaware Limited Liability Company	BGE, Inc.
29	Hickory Pecan Trail Street Dedication Sec 1 (DEF1)	2022-0581	SP	Harris	ETJ	249T	0.82	0.00	0	Century Land Holdings of Texas, LLC	LJA Engineering, Inc.- (Houston Office)
30	Highspire Estates	2022-0688	C2	Harris	City	452Y	0.30	0.00	2	HIGHSPIRE REALTY LLC	Texas Field Services
31	Kumar Ranch	2022-0619	C2	Fort Bend	ETJ	567B	3.44	3.44	0	DS	South Texas Surveying Associates, Inc.
32	Kuykendahl Business Center	2022-0689	C2	Harris	ETJ	372B	9.92	9.92	0	R.S.Hart	Surv-Tex surveying Inc.
33	Louetta Remodeling Center	2022-0725	C2	Harris	ETJ	291Z	1.23	1.23	0	Kitchen and Bath Remodeling and Accessories	Carranza Outsource Drafting
34	Marcel Town Center at Harvest Green	2022-0723	C2	Fort Bend	ETJ	566C	8.02	8.02	0	Marcel Group	Civil-Surv Land Surveying, L.C.
35	Mason Garden Place (DEF1)	2022-0631	C3F	Harris	ETJ	486B	1.43	0.20	17	Y-Square Design LLC	Chesterfield Development Services
36	Maury South	2022-0410	C3P	Harris	City	493D	0.86	0.01	23	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
37	Mykawa Business Park Sec 1 replat no 1	2022-0660	C3F	Harris	City	534U	99.68	99.68	0	ALJ Lindsey	Windrose
38	ODFL West Houston	2022-0732	C2	Harris	ETJ	324V	29.07	28.42	0	Old Dominion Freight Line, Inc.	GBI Partners
39	Paynes Place	2022-0652	C2	Harris	ETJ	339S	1.50	0.00	1	Truth Baptist Ministries	Survey 1, Inc.
40	Peek Road Manors	2022-0771	C3P	Harris	ETJ	445C	21.92	18.01	0	HHS Residential	EHRA
41	Pelham Place Sec 3 partial replat no 1	2022-0681	C3F	Harris	City	454M	0.40	0.00	2	TTK Properties	Moon House Predevelopment LLC
42	Preserve at Highway 6 (DEF2)	2022-0142	C1	Fort Bend	ETJ	651A	39.64	39.64	0	Preserve HW6, LLC	WGA San Antonio
43	Project Finger GP	2022-0778	GP	Harris	City	576V	75.47	0.00	0	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
44	QuikTrip 7942 Addition Overall Development	2022-0655	GP	Harris	City	617E	19.54	19.54	0	QuikTrip Corporation	Matkin Hoover Engineering
45	Reed Terrace partial replat no 3	2022-0650	C3F	Harris	City	533Y	0.93	0.93	0	Troy B Smith	Survey 1, Inc.

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46	Rosehill Meadow Sec 2	2022-0706	C3F	Harris	ETJ	287E	27.91	7.61	127	Decker Prairie Rosehill Development Ltd	Meta Planning + Design LLC
47	Rosewood Estates Sec 2 partial replat no 4	2022-0717	C3F	Harris	City	455E	0.39	0.00	4	New Era Development	New Era Development
48	Saint Tropez GP (DEF1)	2022-0609	GP	Harris	ETJ	259W	868.50	0.00	0	Saint-Tropez Azure, LLC	Jones Carter - Woodlands Office
49	Saint Tropez Drive Street Dedication and Reserves	2022-0757	C3P	Harris	ETJ	258Z	68.15	64.38	0	Saint-Tropez Azure, LLC	Jones Carter - Woodlands Office
50	Saint Tropez Sec 1	2022-0741	C3P	Harris	ETJ	258Z	35.04	1.93	175	Saint-Tropez Azure, LLC	Jones Carter - Woodlands Office
51	Saint Tropez Sec 2	2022-0746	C3P	Harris	ETJ	259W	24.53	1.62	103	Saint-Tropez Azure, LLC	Jones Carter - Woodlands Office
52	Saint Tropez Sec 3	2022-0736	C3P	Harris	ETJ	259W	41.68	4.14	221	Saint-Tropez Azure, LLC	Jones Carter - Woodlands Office
53	Shiraz Heights (DEF1)	2022-0274	C3F	Harris	City	451D	0.98	0.12	13	Larian Pars elite home investment LLC	Hussam Ghuneim
54	Shops at Ventana Lakes	2022-0645	C2	Harris	ETJ	445B	6.00	6.00	0	Grey Wolf Engineers	Windrose
55	Skyline Homes at Wheatley (DEF1)	2022-0530	C2	Harris	City	452B	0.40	0.01	10	Skyline Home Builders, LLC	MOMENTUM ENGINEERING
56	Spears Road Tract North	2022-0769	C3P	Harris	ETJ	372E	29.30	5.14	157	DR Horton - Texas, LTD.	Jones Carter - Woodlands Office
57	Spring Oaks replat no 1 partial replat no 6	2022-0651	C3F	Harris	City	450Z	0.23	0.00	1	McHugh Homes	Survey 1, Inc.
58	Stockdick Road Street Dedication and Reserve	2022-0751	C3P	Waller	ETJ	443C	35.04	31.61	0	Astro Sunterra, L.P.	Jones   Carter
59	Stockdick Road Street Dedication Sec 1	2022-0753	SP	Waller	ETJ	443D	3.09	0.00	0	Astro Sunterra, L.P.	Jones   Carter
60	Sundance Cove Sec 2	2022-0789	C3F	Harris	City/ETJ	378P	27.61	1.49	155	Clay Road 628 Development, LP., A Texas Limited Partnership	EHRA
61	Sundance Cove Sec 5	2022-0776	C3P	Harris	ETJ	378Q	21.28	2.62	93	Clay Road 628 Development, LP., A Texas Limited Partnership	EHRA
62	Tavola West Sec 5	2022-0657	C3P	Montgomery	ETJ	256H	23.38	1.42	107	Friendswood Development Company	BGE, Inc. - Land Planning
63	TC Jester Plaza	2022-0773	C2	Harris	ETJ	330H	1.48	1.48	0	TN Associates	Gruller Surveying
64	Telge Ranch North Sec 1	2022-0767	C3P	Harris	ETJ	327M	9.84	0.33	49	Woodmere Development Co., LTD.	IDS Engineering Group
65	Thornton Indie Heights (DEF1)	2022-0635	C3F	Harris	City	452M	1.00	0.01	15	407 Thornton TH, LLC	Richard Grothues Designs
66	Tinera Terrace	2022-0729	C3F	Harris	City	412X	1.95	0.51	24	Series 2 of Society Series 23, LLC, a Texas Limited Liability Company	CGES Bailey Planning

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67	Trails Sec 3	2022-0782	C3F	Harris	ETJ	259J	12.10	0.48	63	CH-B Kingland, LLC	Jones   Carter
68	Trails Sec 4	2022-0720	C3F	Harris	ETJ	259J	11.41	0.08	66	CH-B Kingland, LLC	Jones   Carter
69	Usener Addition partial replat no 4	2022-0665	C3F	Harris	City	493A	0.15	0.00	2	NEBULA VENTURES, LLC	MOMENTUM ENGINEERING
70	Villas at Danna (DEF1)	2022-0564	C2	Harris	City	453U	0.13	0.00	2	Chris Will Investments	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
71	West Loop Office Warehouses	2022-0745	C2	Harris	City	451Z	13.61	13.61	0	KNA Ventures, Inc.	REKHA ENGINEERING, INC.
72	Westhaven Manor Sec 1 (DEF1)	2022-0623	C3F	Harris	ETJ	242T	80.01	39.91	212	LGI Homes - Texas, LLC	Pape-Dawson Engineers
73	Wildwood Glen Sec 1 partial replat no 2 and extension	2022-0682	C3F	Harris	ETJ	289R	2.20	2.20	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
74	WSSA Houston Va (DEF1)	2022-0542	C2	Harris	City	533M	5.40	5.40	0	Kuo & Associates, Inc	Kuo & Associates, Inc

**B-Replats**

75	Acres Hill Estates	2022-0764	C2R	Harris	City	412S	0.23	0.00	4	SEM SERVICES	SEM SERVICES
76	Adult Education Addition replat no 2 and extension	2022-0668	C2R	Harris	City	453Q	1.79	1.79	0	County School Trustees of Harris County, State of Texas (d/b/a Harris County Department of Education	Pacheco Koch Consulting Engineers, Inc.
77	Arledge Point	2022-0709	C2R	Harris	City	575H	0.23	0.00	2	DOSIS Investment LLC	PLS CONSTRUCTION LAYOUT, INC
78	Avenue on Dipping Lane (DEF1)	2022-0383	C2R	Harris	City	453C	0.43	0.00	4	Avenue Development	MBCO Engineering
79	Beekman Place replat no 1	2022-0659	C2R	Harris	City	450W	1.14	1.14	0	Kimley-Horn & Associates	Landpoint
80	Briarwest Apartments replat no 1	2022-0739	C2R	Harris	City	490R	5.00	5.00	0	Winrock North PFC	Jones Carter - Woodlands Office
81	Cebra Landing	2022-0698	C2R	Harris	City	452A	0.28	0.00	4	LDA Development, LLC	Total Surveyors, Inc.
82	Cebra Road Homes	2022-0702	C2R	Harris	City	452A	0.29	0.00	4	Cygnus Builders	Total Surveyors, Inc.
83	Cebra Villas	2022-0701	C2R	Harris	City	452A	0.21	0.00	3	Lenox Star Holding, LLC	Total Surveyors, Inc.
84	Champion Building Complex	2022-0643	C2R	Harris	ETJ	370G	4.17	4.17	0	Adkisson Group Development	Windrose
85	Colina Steeplechase	2022-0730	C2R	Harris	ETJ	369T	6.68	6.68	0	Blackline Engineering LLC	Blackline Engineering
86	Corder Eminent Homes	2022-0798	C2R	Harris	City	533P	0.11	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
87	Coronado Estates	2022-0748	C2R	Harris	City	412U	0.40	0.00	2	Plan Express	PlanExpress
88	Deen Estates at McGowan	2022-0743	C2R	Harris	City	493Z	0.11	0.00	2	Plan Express	PlanExpress
89	Dolly Court (DEF1)	2022-0572	C2R	Harris	City	412T	0.36	0.00	6	Houston RT Investors LLC	Carranza Outsource Drafting
90	Ena Belknap	2022-0684	C2R	Fort Bend	City/ETJ	528T	2.11	2.11	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.

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91	Estates at Blodgett (DEF2)	2022-0428	C2R	Harris	City	493X	0.17	0.00	2	SEM SERVICES	SEM SERVICES
92	Fairbanks North Houston Center Sec 2 (DEF1)	2022-0486	C3R	Harris	ETJ	410C	57.23	53.87	0	Transwestern Development Company	Windrose
93	Furay Development	2022-0754	C2R	Harris	ETJ	415P	4.72	3.90	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
94	Gaitan Estates (DEF2)	2022-0415	C2R	Harris	City	412N	0.07	0.00	1	JONATHAN GAITAN	Texas Field Services
95	Grand West Sec 3	2022-0670	C3R	Harris	City	573F	20.70	5.03	145	DR Horton	Meta Planning + Design LLC
96	Harrell Street Reserve	2022-0781	C2R	Harris	City	454E	1.24	1.24	0	Benchmark Engineering Corp.	Benchmark Engineering Corporation
97	Hoffman Street Development	2022-0740	C2R	Harris	City	494H	0.14	0.00	2	Alta Vista Homes, LLC	CGES Bailey Planning
98	Ireland Street Homes	2022-0763	C2R	Harris	City	454C	0.20	0.00	3	DoDeals LLC	RP & Associates
99	Iris Garden	2022-0662	C2R	Harris	City	494F	0.23	0.00	6	ATD Platinum, LLC	Pioneer Engineering, LLC
100	Jacquelyn Views	2022-0704	C2R	Harris	City	451X	0.26	0.00	2	Cunningham Development	Total Surveyors, Inc.
101	Jose Palace (DEF1)	2022-0277	C2R	Harris	City	453M	0.25	0.00	1	CENTER POINT SURVEY	CENTER POINT SURVEY
102	Kirkgard Estates	2022-0696	C2R	Harris	City	572L	1.99	0.20	23	Kirkgard Homes LLC	RP & Associates
103	Knox Manor	2022-0728	C2R	Harris	City	452C	0.11	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
104	Kolbe Square (DEF1)	2022-0259	C3R	Harris	City	450R	1.36	0.10	26	City Choice Homes L.L.C.	ICMC GROUP INC
105	Liberty Estates (DEF1)	2022-0508	C2R	Harris	City	533M	0.34	0.00	6	Liberty Development	Surv-Tex surveying Inc.
106	Live Oak Green	2022-0697	C2R	Harris	City	493V	0.11	0.00	2	Metro Living Studio	Total Surveyors, Inc.
107	Lonnie Highlands	2022-0633	C2R	Harris	City	452C	0.09	0.00	2	JRSG & COMPANY	JRSG & COMPANY
108	Maggie Place	2022-0716	C2R	Harris	City	533Z	0.20	0.00	3	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
109	Maggie Villas	2022-0692	C2R	Harris	City	533Z	0.19	0.00	3	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
110	Main Street Gardens partial replat no 2	2022-0380	C2R	Harris	City	570H	6.97	6.97	0	DSM Ethiopian Orthodox Church	South Texas Surveying Associates, Inc.
111	Market Street Commercial Center (DEF2)	2022-0362	C2R	Harris	City	496M	8.77	8.77	0	Sunbelt Commercial Builders, LLC	Tetra Land Services
112	Mary Gardens	2022-0792	C2R	Harris	City	453N	0.28	0.00	7	Green Valley Construction, LLC	The Interfield Group
113	Mass Homes at Mayflower	2022-0686	C2R	Harris	City	533V	0.12	0.00	2	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
114	Maury North (DEF1)	2022-0411	C3R	Harris	City	493D	2.01	0.04	50	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
115	Meadows Park	2022-0734	C2R	Harris	ETJ	373U	2.36	2.36	0	HM General Contractors	Windrose

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116	Moderat Houston Avenue (DEF1)	2022-0528	C2R	Harris	City	493G	4.40	4.40	0	Kimley-Horn	Windrose
117	Mount Pleasant Manor	2022-0679	C2R	Harris	City	533P	0.11	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
118	Multi Family at Montrose	2022-0749	C2R	Harris	City	493S	1.21	1.12	0	Kimley-Horn	Windrose
119	Old Spanish Trail Lofts (DEF1)	2022-0562	C2R	Harris	City	534F	5.44	5.44	0	B.I. Enterprises, L.L.C., a Texas Limited Liability Company	BGE, Inc.
120	Ovid Corner (DEF1)	2022-0545	C2R	Harris	City	493F	0.85	0.85	0	Primrose School	Hovis Surveying Company Inc.
121	P A Reed replat no 1 (DEF1)	2022-0516	C2R	Harris	City	453H	0.36	0.00	8	Franco's Home Enterprises	Windrose
122	Page Wood Court (DEF1)	2022-0389	C2R	Harris	City	412T	0.36	0.00	5	Pagewill Development, LLC.	South Texas Surveying Associates, Inc.
123	Paradise Farms	2022-0786	C3R	Harris	ETJ	290R	30.53	8.87	62	PARADISE FARMS TEXAS INVESTMENT ,LP	Texas Professional Surveying, LLC
124	Paul Quinn Villas	2022-0691	C2R	Harris	City	452C	0.49	0.00	6	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
125	Phicon Plaza (DEF2)	2022-0406	C2R	Harris	City	536E	1.19	1.19	0	Phicon, LLC	Century Engineering, Inc
126	Plaza Estates at Jacquelyn	2022-0742	C2R	Harris	City	451T	0.51	0.00	8	New Era Development	New Era Development
127	Rawley Estates	2022-0733	C2R	Harris	City	494G	0.23	0.00	4	CGES Bailey Planning	CGES Bailey Planning
128	Reserve at Hartsook	2022-0648	C2R	Harris	City	576K	9.18	8.77	0	Pablo Pineiro and Martha Pineiro	BGE, Inc.
129	Reynolds Landing	2022-0661	C2R	Harris	City	493D	0.50	0.00	10	Zoom Homes, LLC	Pioneer Engineering, LLC
130	Richmond Lancaster Center	2022-0794	C2R	Harris	City	492Z	0.72	0.72	0	Azim Karedia	Century Engineering, Inc
131	Rodriguez Estates (DEF1)	2022-0351	C2R	Harris	City	412S	0.22	0.00	2	SSOT BUILDERS	Survey Solutions of Texas
132	Rogers Villas	2022-0630	C2R	Harris	City	453K	0.11	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
133	Salazi (DEF1)	2022-0421	C2R	Harris	City	451T	1.17	1.17	1	Hammerly Longpoint Joint Ventures LLC	Building Support Services Inc.
134	Sama Estates at McGowen	2022-0747	C2R	Harris	City	493Z	0.11	0.00	2	Plan Express	PlanExpress
135	Seabrook Manor	2022-0788	C2R	Harris	City	533P	0.11	0.00	2	CE Engineers & Development Consultants	CE Engineers & Development Consultants, INC
136	Seabrook Place	2022-0797	C2R	Harris	City	533P	0.11	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
137	Shadyvilla Terrace	2022-0714	C2R	Harris	City	451X	0.22	0.00	2	S. Villa Partners, LLC	Total Surveyors, Inc.
138	Stebbie Homes	2022-0801	C3R	Harris	City	412X	1.86	0.02	33	CE Engineers & Development Consultants	CE Engineers & Development Consultants, INC
139	Sunbeam Street Street Dedication Sec 1	2022-0673	C3R	Harris	City	573B	2.90	1.99	0	DR Horton	Meta Planning + Design LLC



**Platting Summary****Houston Planning Commission****PC Date: March 31, 2022**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
140	Sunnys Bellaire (DEF1)	2022-0642	C2R	Harris	City	531F	0.56	0.56	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
141	Tangiers Estates	2022-0694	C2R	Harris	City	450A	0.08	0.00	1	RKA	RP & Associates
142	Taz Taz Reserve	2022-0758	C2R	Harris	City	572V	0.63	0.63	0	TAZ TAZ GROUP, INC.	Bowden Survey
143	That One Place (DEF1)	2022-0563	C2R	Harris	ETJ	376G	0.65	0.65	0	3333 Atascocita LLC	RP & Associates
144	Triangle Gardens Sec 3 partial replat no 1	2022-0498	C2R	Harris	City	454G	0.17	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
145	Tuskegee Vistas	2022-0617	C2R	Harris	City	452B	2.50	0.00	20	Oc Plans & Permits	Oc Plans & Permits
146	Urban Park Brackenridge	2022-0718	C2R	Harris	City	494A	0.10	0.00	2	Sago Engineering LLC	Sago Engineering LLC
147	Urban Views Carr	2022-0719	C2R	Harris	City	494A	0.15	0.00	3	Sago Engineering LLC	Sago Engineering LLC
148	Urban Views West	2022-0777	C2R	Harris	City	494E	0.12	0.00	2	Sago Engineering LLC	Sago Engineering LLC
149	Victoria (DEF1)	2022-0522	C2R	Harris	City	493S	0.14	0.00	3	Victoria Goldstein	City Choice Group, LLC
150	Views At Curry Street	2022-0687	C2R	Harris	City	454E	1.78	0.30	34	Metro Living	PLS CONSTRUCTION LAYOUT, INC
151	Wayside Woods Development	2022-0711	C2R	Harris	City	534Q	1.53	1.53	0	Rezcom	PLS CONSTRUCTION LAYOUT, INC
152	West University Estates	2022-0649	C2R	Harris	City	492W	0.11	0.00	2	ROC Homes	MOMENTUM ENGINEERING
153	West University Roc Homes	2022-0647	C2R	Harris	City	492W	0.11	0.00	2	ROC Homes	MOMENTUM ENGINEERING
154	Wileyvale Homes	2022-0690	C2R	Harris	City	454L	0.28	0.00	2	Surv-Tex Surveying	Surv-Tex surveying Inc.

**C-Public Hearings Requiring Notification**

155	Avenue Park replat no 1	2022-0450	C3N	Harris	City	453B	6.90	0.89	46	Avenue Development, LLC	Jones Carter - Woodlands Office
156	Ayrshire Addition Sec 1 partial replat no 2	2022-0167	C3N	Harris	City	532E	0.24	0.00	2	A & M Services	A & M Services
157	Commons of Lake Houston Sec 1 partial replat no 1 (DEF1)	2022-0055	C3N	Harris	ETJ	298V	1.53	0.00	1	NONE	Tetra Land Services
158	Edgewood Terrace Sec 1 partial replat no 1	2022-0366	C3N	Harris	City	574A	0.20	0.00	2	Continental Builders & Developers Inc.	The Pinnell Group, LLC
159	Furray Villas replat no 1	2022-0485	C3N	Harris	City	455K	0.49	0.00	5	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
160	Long Point Acres partial replat no 8	2022-0120	C3N	Harris	City	450X	0.68	0.68	0	Individual	McKim and Creed
161	Long Point Acres partial replat no 9	2022-0477	C3N	Harris	City	450X	5.00	5.00	0	FSH Spring Branch	Owens Management Systems, LLC
162	Nantucket Residences	2022-0416	C3N	Harris	City	491S	0.21	0.00	2	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
163	Newhaven Place partial replat no 3	2022-0342	C3N	Harris	City	455G	0.17	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
164	Replat of Benignus Acres partial replat no 1 and extension	2022-0378	C3N	Harris	City	489D	9.82	9.82	0	Lipex Properties, LP	BGE, Inc.

**Platting Summary****Houston Planning Commission****PC Date: March 31, 2022**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
165	Rosemont Soraya at West Bell	2022-0393	C3N	Harris	City	493N	0.34	0.34	0	W&W Builders, LLC	South Texas Surveying Associates, Inc.
166	Ruburfield No 66 partial replat no 8	2022-0418	C3N	Harris	City	533Y	0.18	0.00	3	L & F Designs	L & F Designs
167	Shadow Creek South Sec 2 partial replat no 3 and extension (DEF2)	2022-0152	C3N	Harris	ETJ	290C	21.26	2.16	6	Shadow Creek Estates, Ltd.	R.G. Miller Engineers
168	Tavola Sec 34 partial replat no 1	2022-0349	C3N	Montgomery	ETJ	257J	0.96	0.00	3	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
169	Timmerman Place partial replat no 1 (DEF2)	2021-3017	C3N	Harris	City	455C	0.35	0.01	6	No Company	HRS and Associates, LLC
170	Tommye Place	2022-0466	C3N	Harris	City	455K	0.18	0.00	2	Salinas Valley Investments, LLC	CGES Bailey Planning
171	Westheimer Estates partial replat no 14	2022-0225	C3N	Harris	City	491X	0.28	0.00	6	5703 Dolores LLC	MOMENTUM ENGINEERING
172	Woodland Square	2022-0282	C3N	Harris	City	493C	1.86	1.80	0	WOIH Partners, LLC	Civil-Surv Land Surveying, L.C.

**D-Variances**

173	Bradford Estates	2022-0680	C2	Harris	City	454E	0.53	0.01	11	CGES Bailey Planning	CGES Bailey Planning
174	Bronze Bar Mixed Use (DEF2)	2022-0116	C2R	Harris	City	452U	0.15	0.15	0	Cisneros Design Studio	Windrose
175	Eight Hundred Middle (DEF1)	2022-0443	C3P	Harris	City	494J	21.21	21.21	0	Ally General Solutions	Ally General Solutions, LLC
176	Elsiss Villas	2022-0735	C2R	Harris	City	492B	0.20	0.00	4	N/A	The Interfield Group
177	Houston West AAA Cooper (DEF1)	2022-0618	C2	Harris	ETJ	367Z	14.43	14.43	0	AAA Cooper Transportation	Windrose
178	Lyons Immersive (DEF2)	2022-0315	C2R	Harris	City	494E	6.89	6.89	0	2103 Lyons, LLC	Civil-Surv Land Surveying, L.C.
179	Nexus Logistics Park	2022-0674	C2	Harris	City	375J	94.90	94.90	0	Lovett Commercial	Windrose
180	Royal Pines GP	2022-0510	GP	Montgomery	ETJ	297E	202.80	0.00	0	Ashton Woods	Meta Planning + Design LLC
181	Schiel Road Tract	2022-0784	C3P	Harris	ETJ	326P	45.50	17.92	131	AHV Communities	LJA Engineering, Inc.- (Houston Office)
182	Telephone Road Business Park	2022-0579	C2R	Harris	City	575W	47.20	47.20	0	Kimley-Horn	Windrose
183	Villas at Elysian (DEF1)	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**

184	Anniston Sec 1	2022-0667	C3P	Harris	ETJ	404P	26.59	0.96	123	Friendswood Development Company	BGE, Inc. - Land Planning
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**Platting Summary****Houston Planning Commission****PC Date: March 31, 2022**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
185	Beltway Rye	2022-0585	C2R	Harris	City	489Z	3.66	3.61	0	MCRE	Civil-Surv Land Surveying, L.C.
186	First Outreach (DEF1)	2022-0367	C2R	Harris	City	571R	6.00	6.00	0	FIRST OUTREACH MISSIONARY BAPTIST CHURCH	MOMENTUM ENGINEERING
187	Huffman Eastgate Place	2022-0707	C2	Harris	ETJ	339H	5.00	0.00	1	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC

**G-Extensions of Approval**

188	Anderson Lake Sec 2	2021-0843	EOA	Harris	City/ETJ	572W	27.04	11.39	90	Benchmark Engineering Corp.	Benchmark Engineering Corporation
189	B and P Port Logistics	2021-0724	EOA	Harris	ETJ	458N	2.09	1.95	0	B & P Port Logistics, LLC	Interland Surveying
190	Bridgeland Creekland Village Sec 4	2021-0595	EOA	Harris	ETJ	365C	16.72	1.60	78	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
191	Dikeman Historic Preservation Addition	2021-0539	EOA	Harris	City	493P	0.46	0.00	10	PRO-SURV	PROSURV
192	Farm League Fields	2021-0868	EOA	Harris	ETJ	290W	11.18	11.18	0	KA Associates, LLC	Century Engineering, Inc
193	Houston Sportsplex	2021-1186	EOA	Harris	City	571G	40.55	32.26	0	Sandlot Engineering LLC	Core
194	La Union Properties	2021-0520	EOA	Harris	ETJ	369H	2.82	2.82	0	S & R La Union Properties	Elevation Land Solutions
195	Madeer Enterprises Doerre	2021-0678	EOA	Harris	ETJ	290X	4.00	4.00	0	MADEER ENTERPRISES, LLC,	Atkinson Engineers
196	Mani Investments	2021-0802	EOA	Harris	ETJ	413U	2.56	2.56	0	Accurate Precision Plating	Elevation Land Solutions
197	MyStorageSpace	2021-0448	EOA	Harris	ETJ	334Q	7.09	7.09	0	MRD General Contractors	Stewart Engineering
198	Pappas Restaurants Richmond	2021-0599	EOA	Harris	City	492Y	1.97	1.94	0	Pappas Restaurants, Inc.	The Pinnell Group, LLC
199	Royalwood Church	2021-0750	EOA	Harris	ETJ	457K	16.46	16.46	0	Arc Three Studio	Windrose
200	Safe Rescue	2021-0334	EOA	Harris	ETJ	419C	9.92	9.92	0	<a href="http://jmoralesinc.com/">http://jmoralesinc.com/</a>	J. Morales
201	Skywater Boulevard and Aurora Bend Drive Street Dedication	2021-0702	EOA	Harris	ETJ	404W	3.34	0.00	0	Katy 1093, LTD	Jones   Carter
202	White Oak Station	2021-0663	EOA	Harris	City	493E	4.21	0.49	87	City Choice Group LLC	City Choice Group, LLC

**H-Name Changes**

None

**I-Certification of Compliance**

203	22045 Green Pines Dr	22-1635	COC	Montgomery	ETJ	256Z				Vanessa Soto	Vanessa Soto
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**Platting Summary****Houston Planning Commission****PC Date: March 31, 2022**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
204	27599 Saddle Rock Lane	22-1636	COC	Montgomery	ETJ	258K				Josselyn Lara	Josselyn Lara
205	27286 Peach Creek Dr	22-1637	COC	Montgomery	ETJ	258J				Alejandro Conteras	Alejandro Conteras
206	24885 Lynn Lane	22-1638	COC	Montgomery	ETJ	296R				Cesy Janina Sanchez Madrid	Cesy Janina Sanchez Madrid
207	27166 Lantern Lane	22-1639	COC	Montgomery	ETJ	258J				Carlos Parra	Carlos Parra
208	26413 Post Oak Drive	22-1640	COC	Montgomery	ETJ	257M				Carlos Parra	Carlos Parra
209	20686 Ravenwing Drive	22-1641	COC	Montgomery	ETJ	295R				Carlos Parra	Carlos Parra

**J-Administrative**

None

**K-Development Plats with Variance Requests**

210	6202 North Main Street	22022475 DPV	Harris	City	453S					Jessica Moreau	Capriso Construction
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**Off-Street Parking Variance**

III	1839 West Alabama Street	21071583 PV	Harris	City	492V					Amber Woods	Brown Dog Group, LLC
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**Hotel/Motel with Variance Requests**

IV	Studio 6 located at 14402 Old Chocolate Bayou Road	22014682 HMV	Harris	City	573Z					Swapnil Patel	Shilpin Consultancy LLC
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# Houston Planning Commission

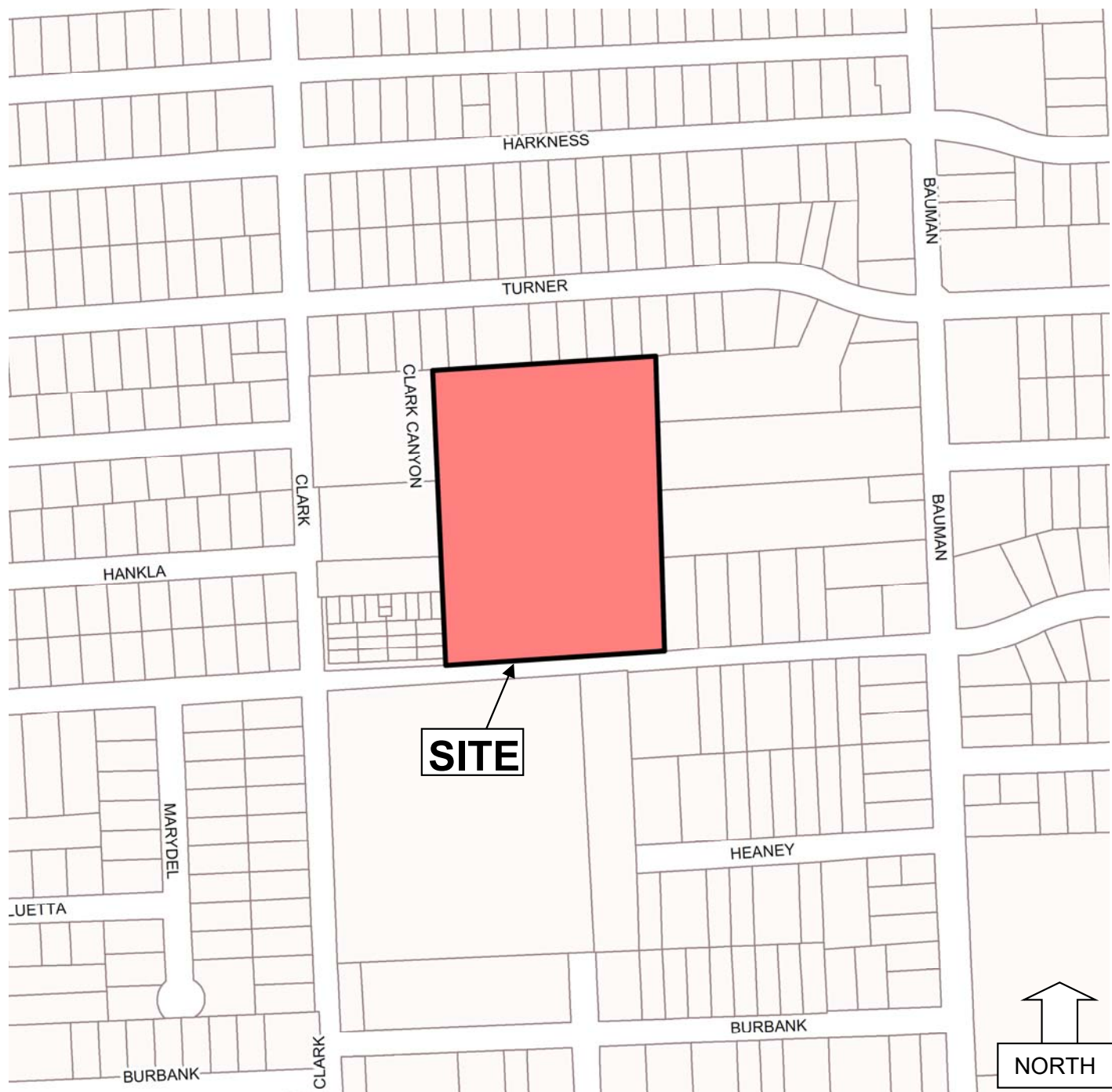
# ITEM: 155

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Avenue Park replat no 1

Applicant: Jones|Carter – Woodlands Office



C – Public Hearings

Site Location

## Subdivision



# Houston Planning Commission

ITEM: 155

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Avenue Park replat no 1

Applicant: Jones|Carter – Woodlands Office



C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

March 9, 2022

Dear Property Owner:

**Reference Number: 2022-0450; Avenue Park replat no 1;** full replat of "**Avenue Park**", all of Avenue Park, as recorded in Film Code no 685556 of the Harris County Map Records.

The property is located at north side of Dipping Lane east of Clark Road and west of Bauman Road.

The purpose of the replat is to create 46 lots and 2 reserves. The applicant, **Mikalla Hodges**, with Jones|Carter - Woodlands Office, on behalf of Avenue Development, LLC, can be contacted at 281-363-4039.

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

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

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

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 31, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

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](mailto:speakercomments.pc@houstontx.gov),

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

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

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

### ***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

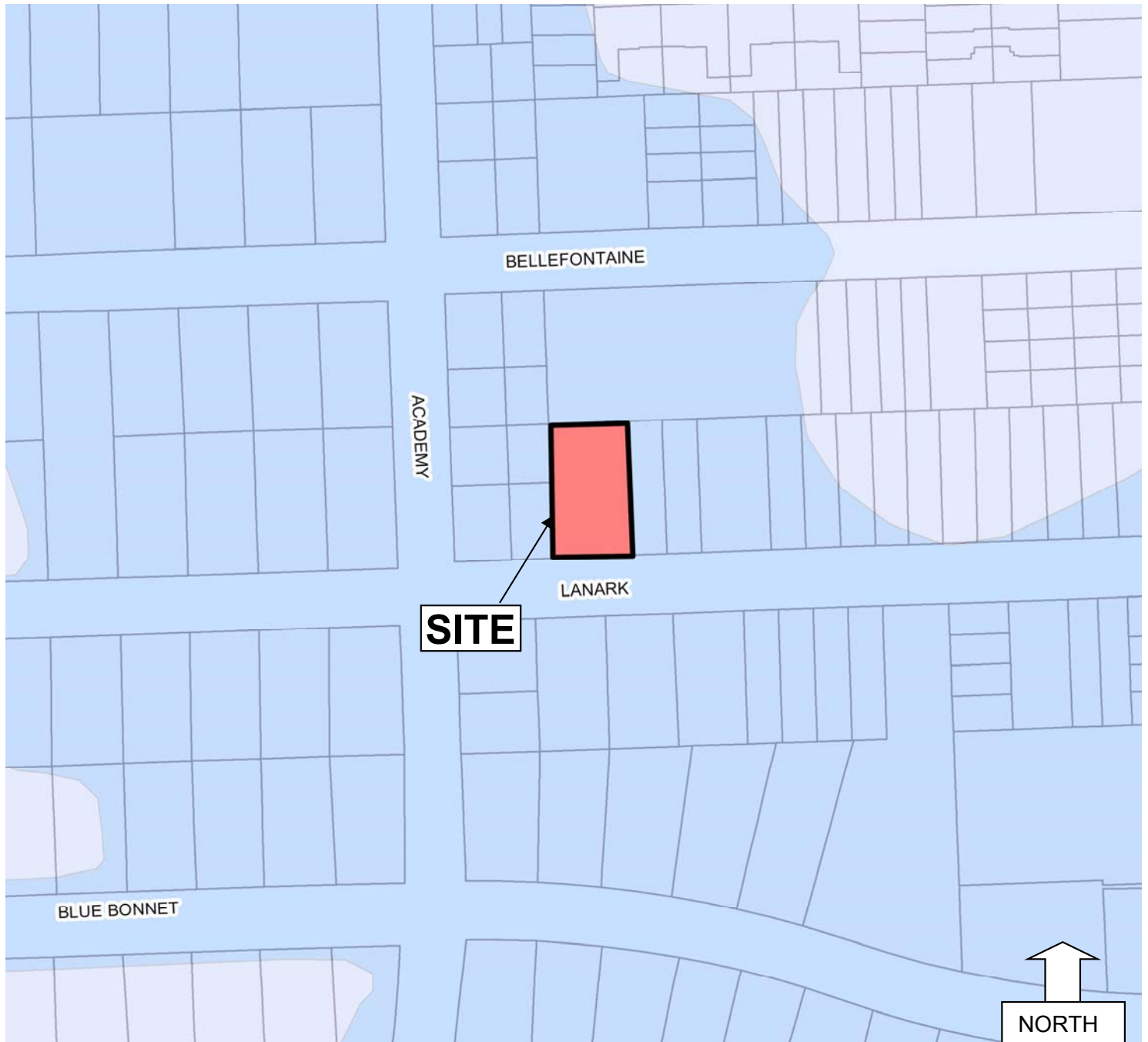
## ITEM: 156

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Ayrshire Addition Sec 1 partial replat no 2

Applicant: A & M Services



C – Public Hearings

Site Location



# Houston Planning Commission

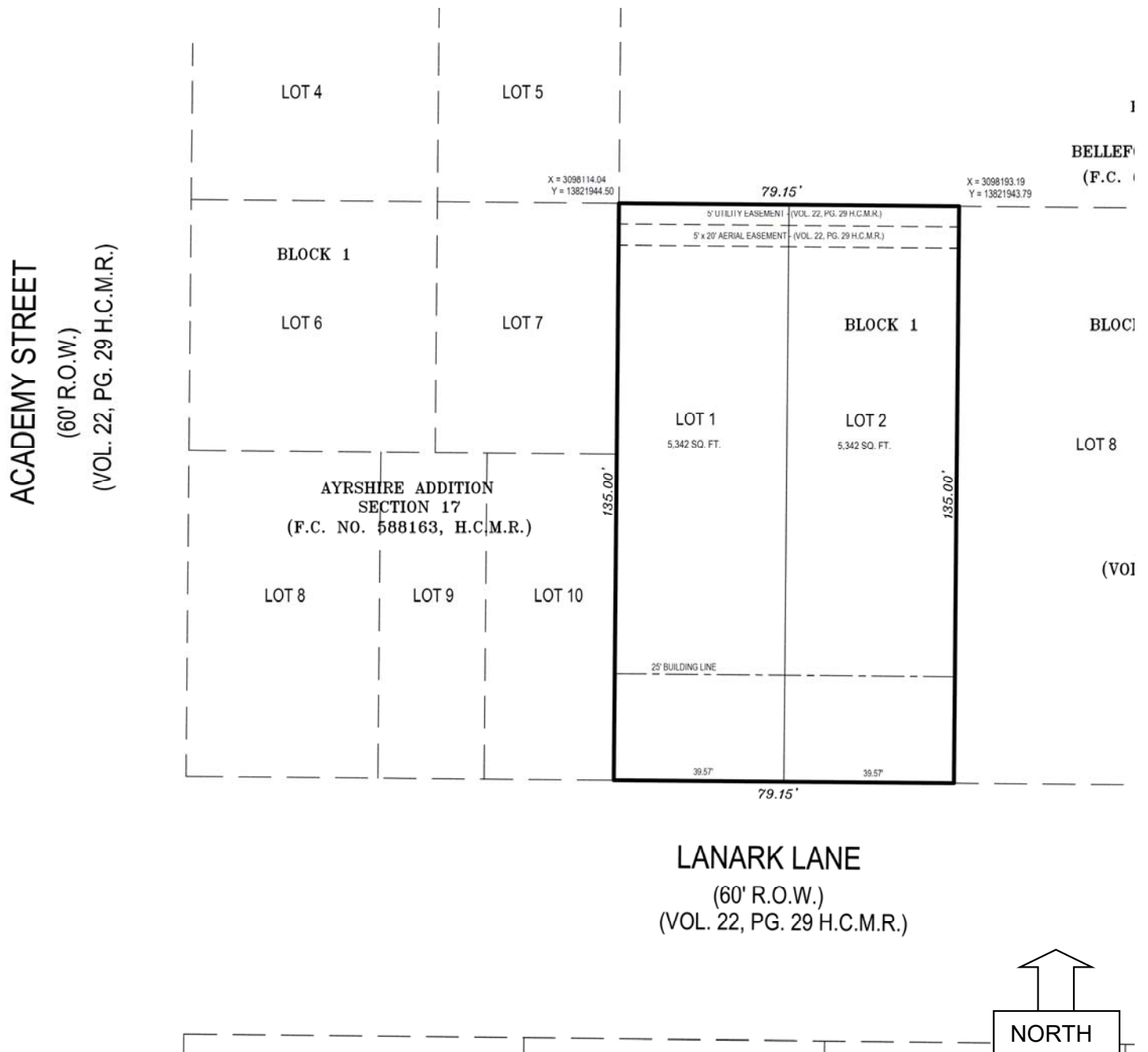
## ITEM: 156

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Ayrshire Addition Sec 1 partial replat no 2

Applicant: A & M Services



C – Public Hearings

Subdivision

# Houston Planning Commission

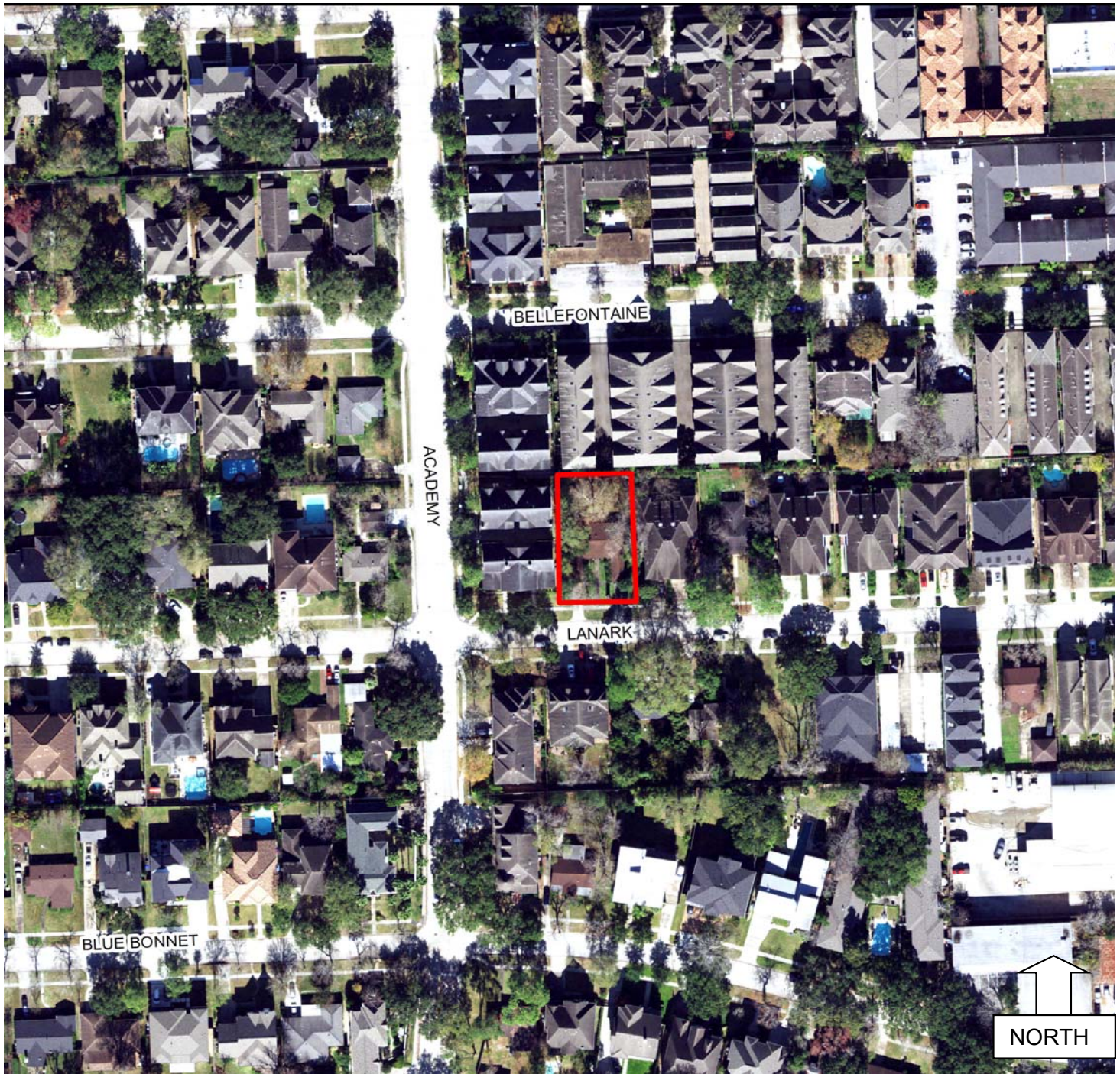
ITEM: 156

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Ayrshire Addition Sec 1 partial replat no 2

Applicant: A & M Services



C – Public Hearings

Aerial





**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

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

March 11, 2022

Dear Property Owner:

**Reference Number: 2022-0450; Avenue Park replat no 1;** full replat of "Avenue Park", all of Avenue Park, as recorded in Film Code no 685556 of the Harris County Map Records. Correction: **The name of the plat is Avenue Park replat no 1 not Avenue Park replat no 2. Disregard the previous letter that was sent on the 9<sup>th</sup>.**

The property is located at north side of Dipping Lane east of Clark Road and west of Bauman Road. The purpose of the replat is to create 46 lots and 2 reserves. The applicant, **Mikalla Hodges**, with Jones|Carter - Woodlands Office, on behalf of Avenue Development, LLC, can be contacted at 281-363-4039.

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

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

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City Council Chamber, Public Level, Houston, Texas

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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

**check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

### ***Terminology***

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# Houston Planning Commission

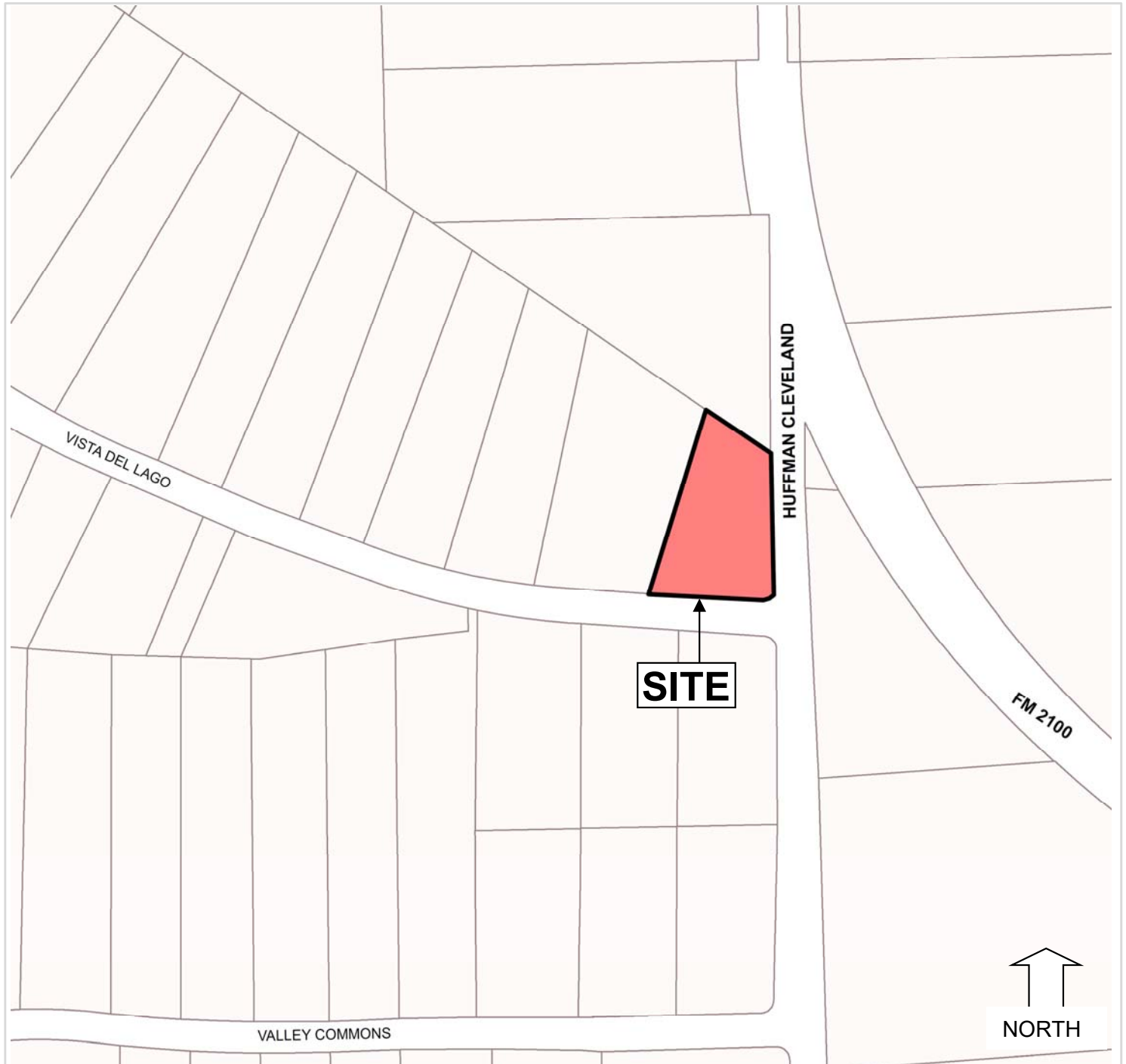
# ITEM: 157

Planning and Development Department

Meeting Date: 03/31/2022

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

Applicant: Tetra Land Services

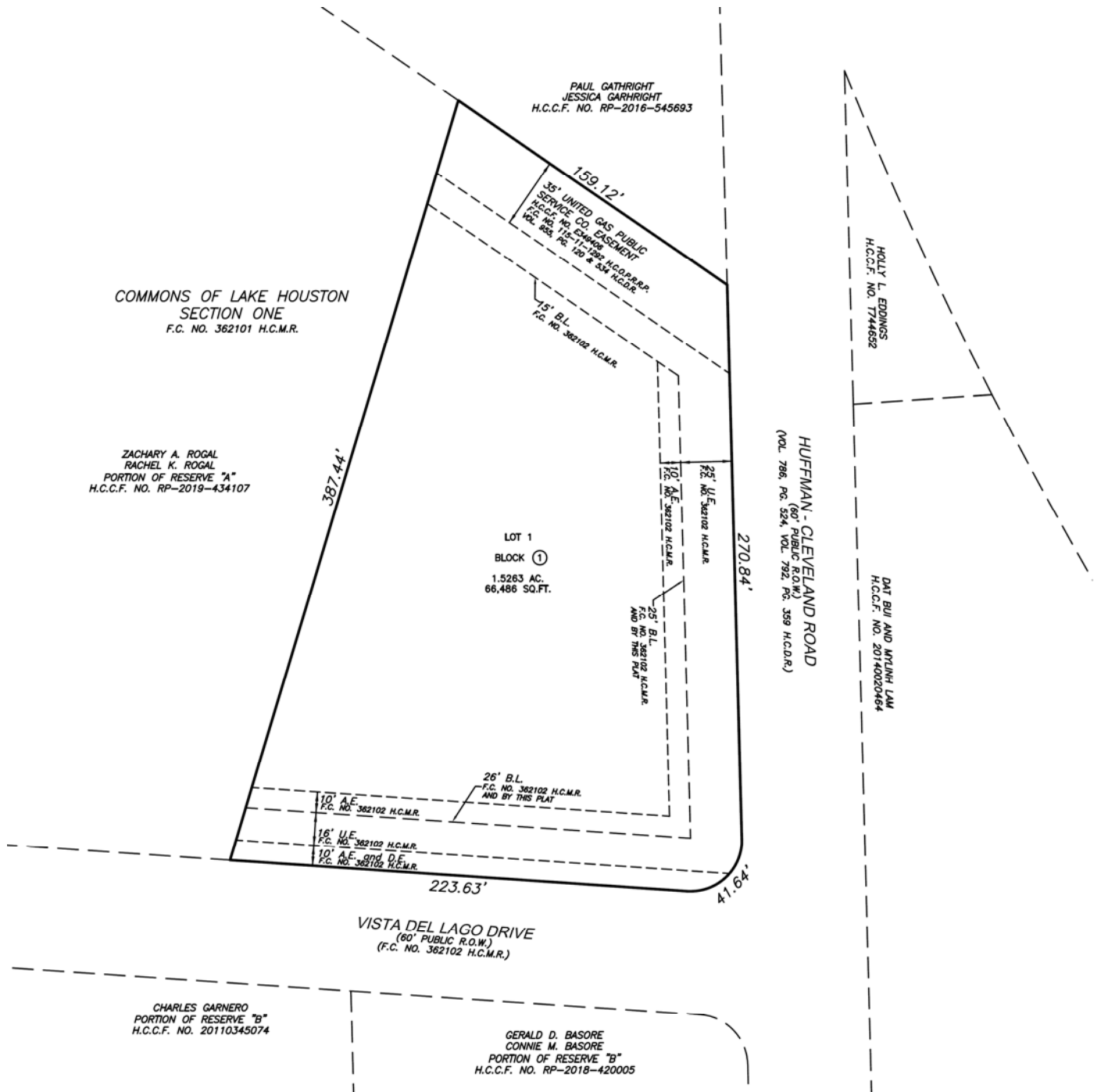


**C – Public Hearings**

**Site Location**

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

Applicant: Tetra Land Services





# Houston Planning Commission

## ITEM: 157

Planning and Development Department

Meeting Date: 03/31/2022

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

Applicant: Tetra Land Services



C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



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

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.

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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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### ***Terminology***

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# Houston Planning Commission

# ITEM: 158

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Edgewood Terrace Sec 1 partial replat no 1

Applicant: The Pinnell Group, LLC



C – Public Hearings

Site Location

# Houston Planning Commission

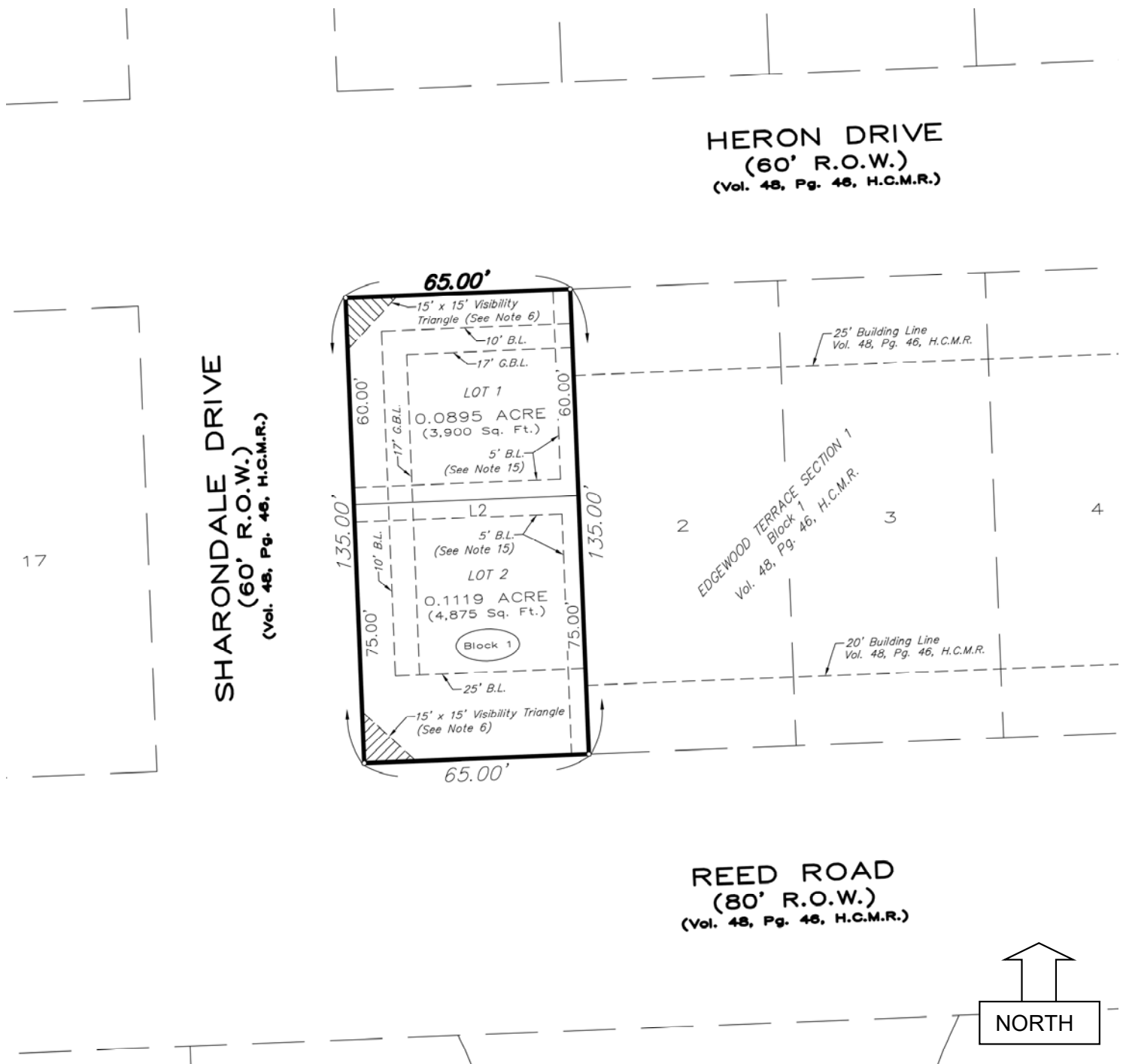
## ITEM: 158

Planning and Development Department

Meeting Date: 03/31/2022

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C – Public Hearings

Subdivision



# Houston Planning Commission **ITEM: 158**

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Edgewood Terrace Sec 1 partial replat no 1

Applicant: The Pinnell Group, LLC



**C – Public Hearings**

**Aerial**





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



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

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

March 8, 2022

Dear Property Owner:

**Reference Number: 2022-0366; Edgewood Terrace Sec 1 partial replat no 1;** partial replat of **Edgewood Terrace Section 1**, being Lot 1, Block 1, as recorded in Volume 48, Page 46 of the Harris County Map Records.

The property is located at the northeast intersection of Sharondale Drive and Reed Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Michael Haworth**, with The Pinnell Group, LLC., on behalf of the developer, Continental Builders & Developers Inc., can be contacted at **281-363-8700**.

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

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

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Thursday, March 31, 2022, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

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# Houston Planning Commission

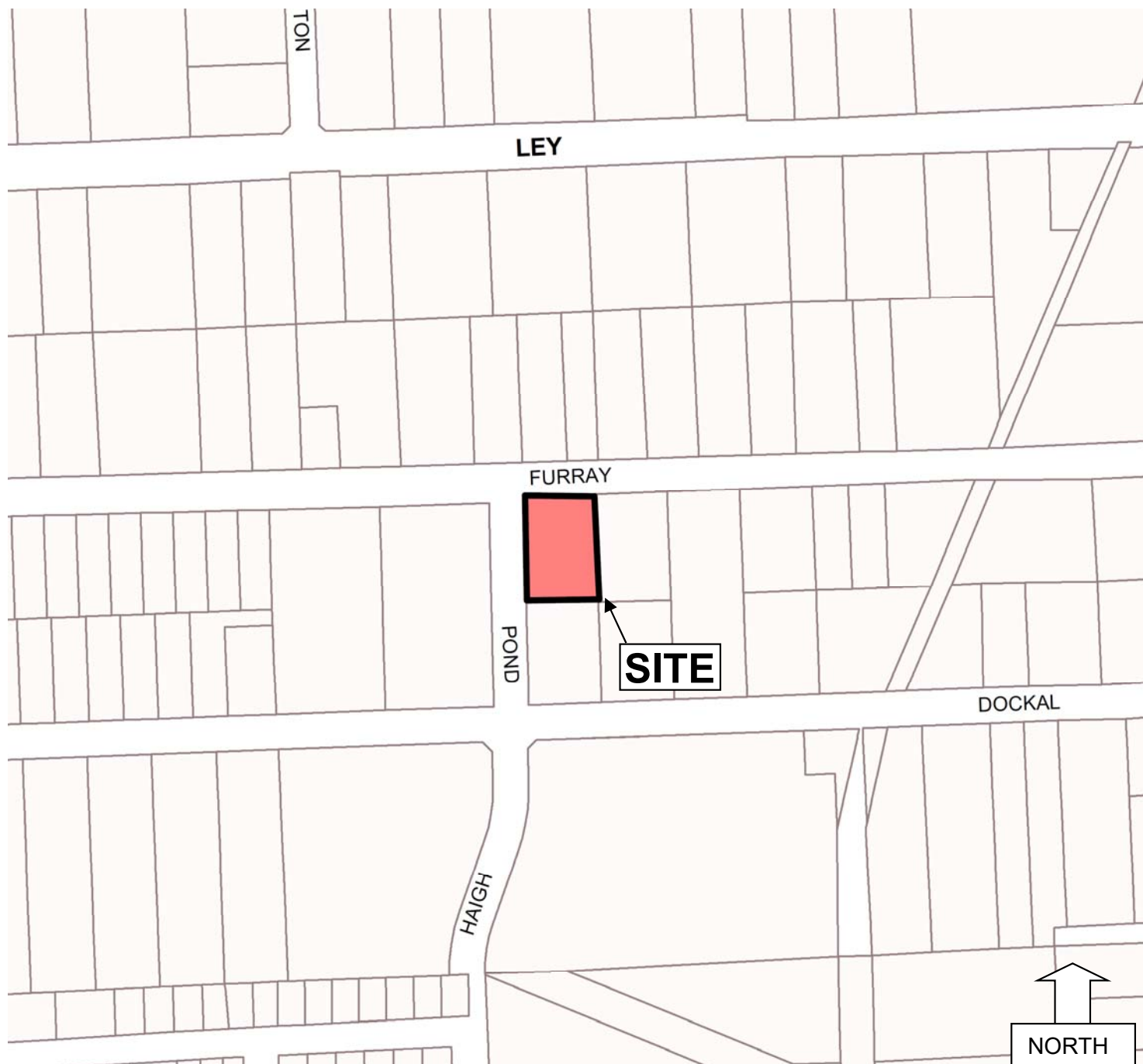
## ITEM: 159

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Furray Villas replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

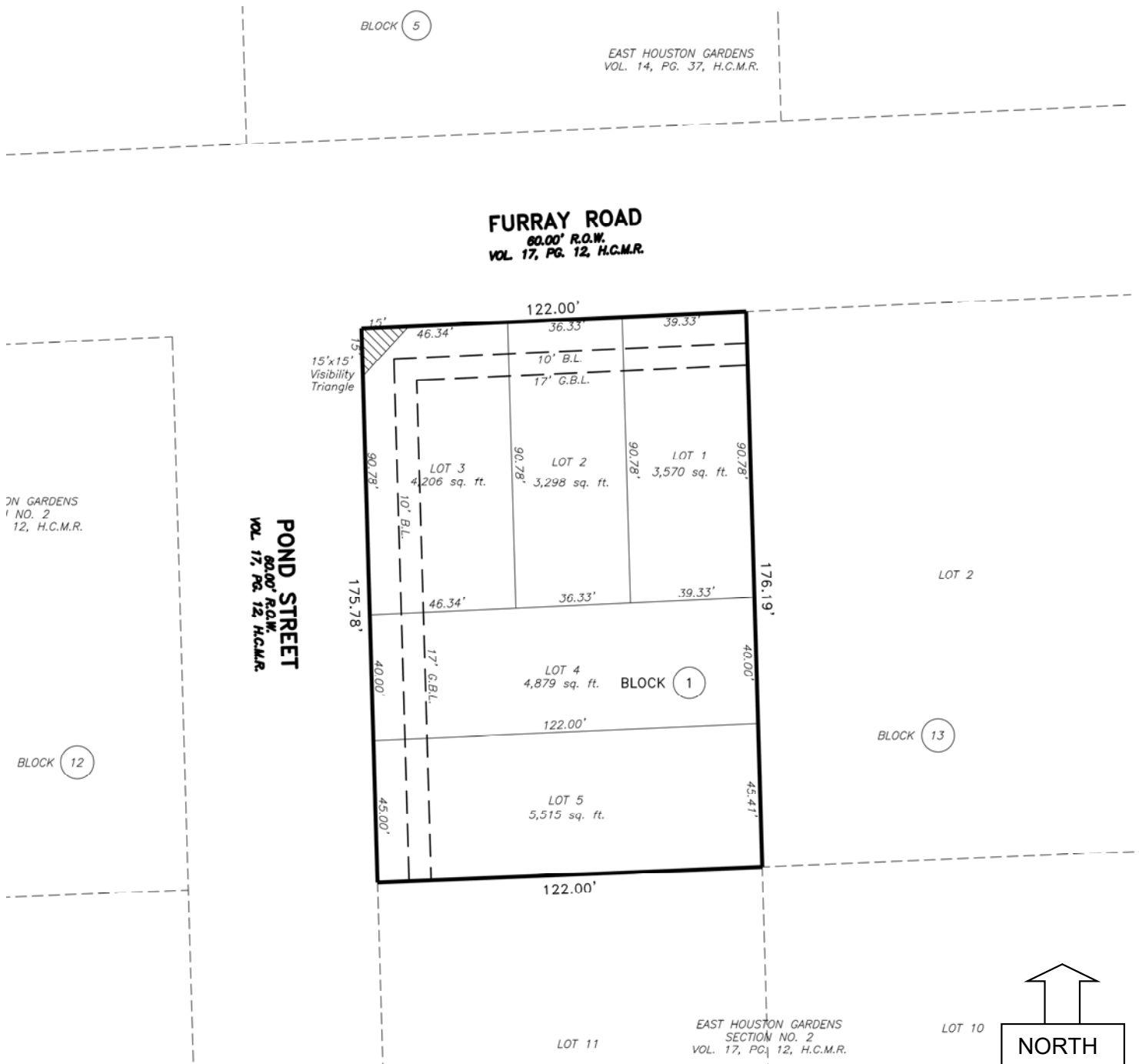
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C – Public Hearings

Subdivision



# Houston Planning Commission

ITEM: 159

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Furray Villas replat no 1

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C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

March 7, 2022

Dear Property Owner:

**Reference Number: 2022-0485; Furray Villas replat no 1;** full replat of **Furray Villas**, being Lots 1-5, Block 1, as recorded at Film Code No. 695749 of the Harris County Map Records.

The property is located at the southeast intersection of Furray Road and Pond Street. The purpose of the replat is to create five (5) single-family residential lots and to increase the number of dwelling units from 5 to 10. The applicant, **Uriel Figueroa**, with PLS Construction Layout Inc., on behalf of the developer, JFO Solutions, can be contacted at **713-480-4075**.

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

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# Houston Planning Commission

## ITEM: 160

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Long Point Acres partial replat no 8

Applicant: McKim and Creed

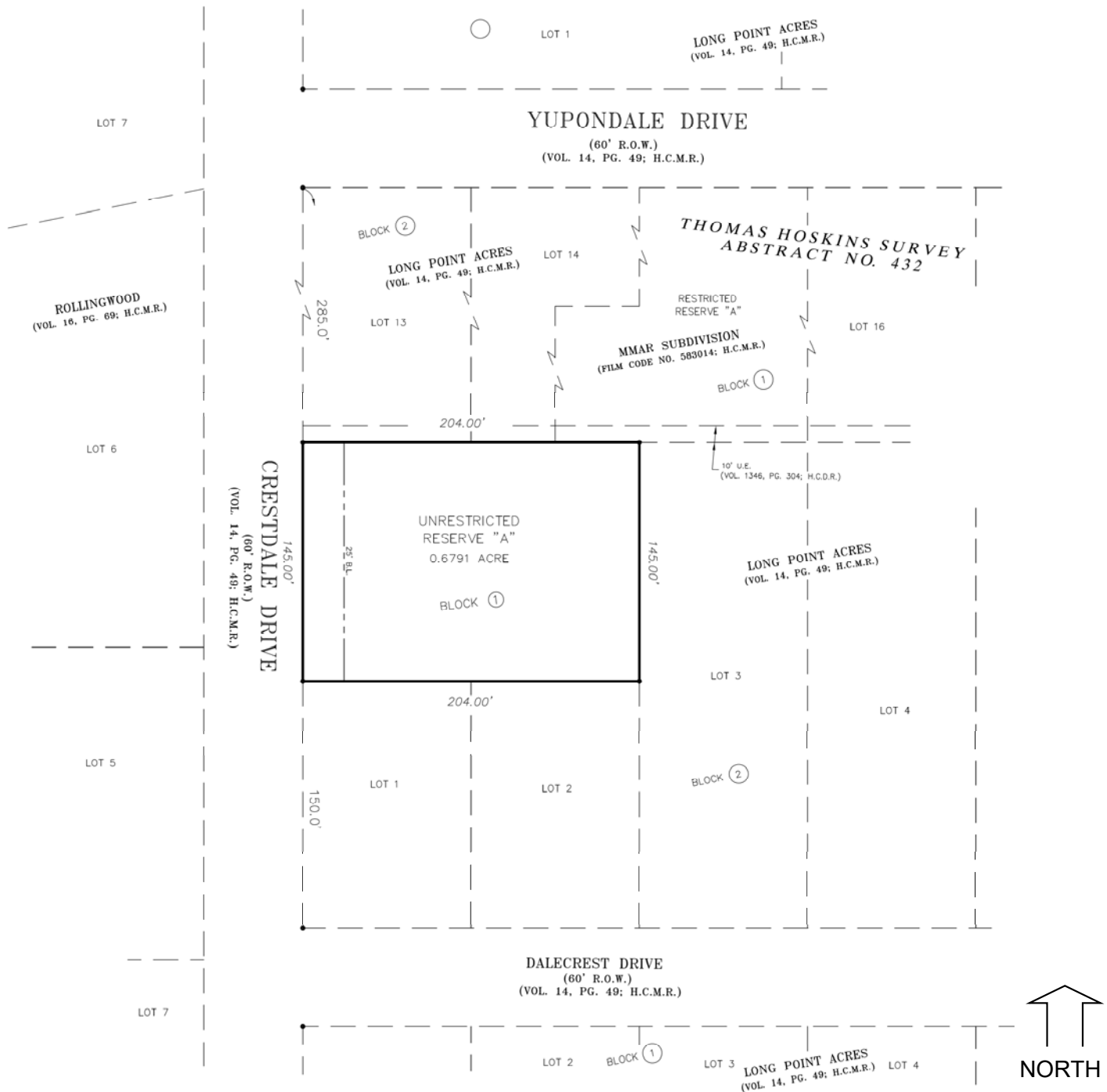


**C – Public Hearings**

**Site Location**

**Subdivision Name: Long Point Acres partial replat no 8**

**Applicant: McKim and Creed**





# Houston Planning Commission

ITEM: 160

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Long Point Acres partial replat no 8

Applicant: McKim and Creed



C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



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

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

March 7, 2022

Dear Property Owner:

**Reference Number: 2022-0120; Long Point Acres partial replat no 8;** partial replat of **Long Point Acres**, of Lot 1 and Lot 2, Block 2, as recorded in Volume 14, Page 49 of the Harris County Map Records.

The property is located at the northeast intersection of Crestdale Drive and Dalecrest Drive. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Ryan Moeckel** with McKim and Creed, on behalf of the developer, Peace, Love, and Dogs, LLC, can be contacted at **281-491-2525**.

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# Houston Planning Commission

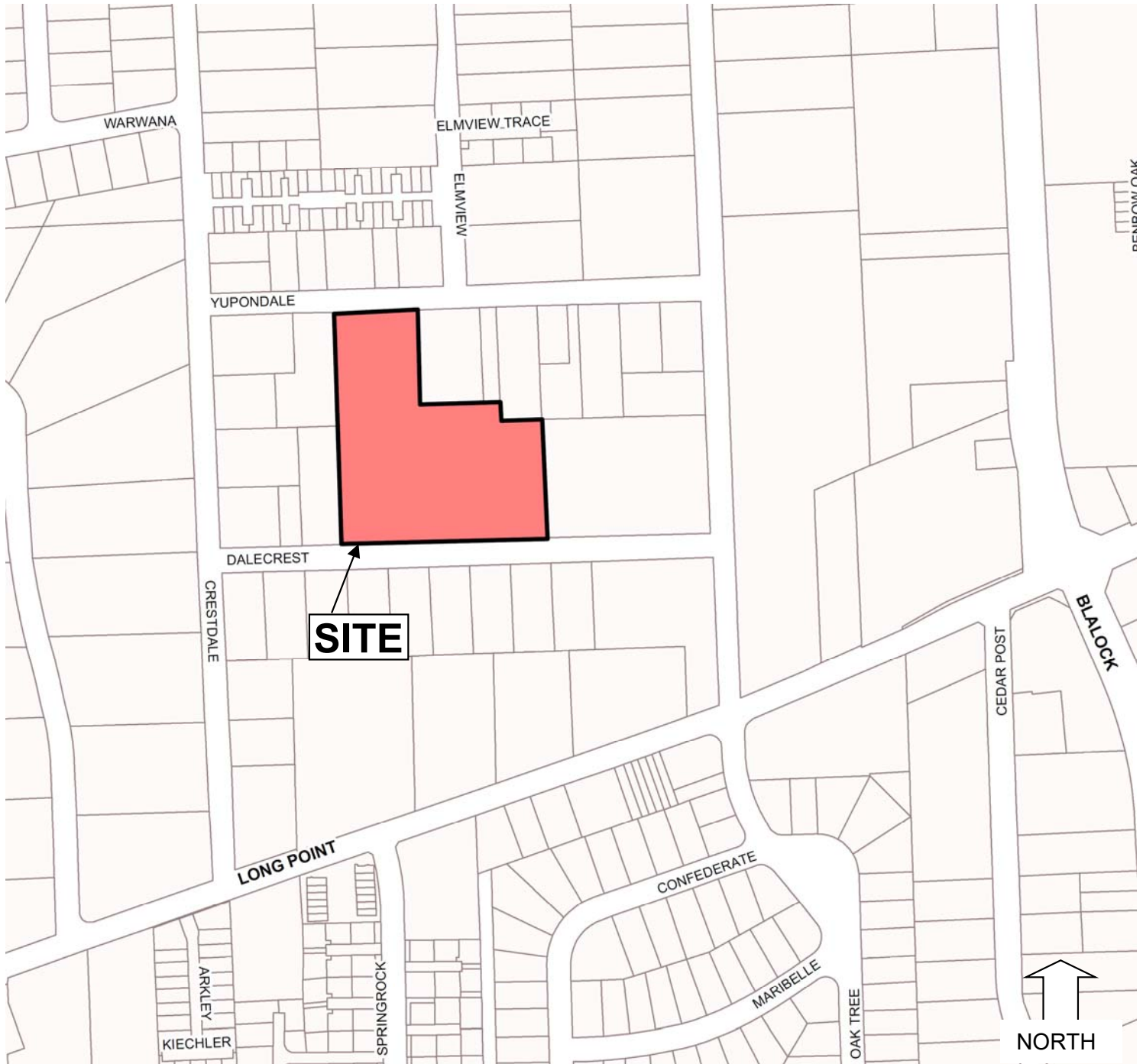
ITEM: 161

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Long Point Acres partial replat no 9

Applicant: FSH Spring Branch



C – Public Hearings

Site Location

# Houston Planning Commission

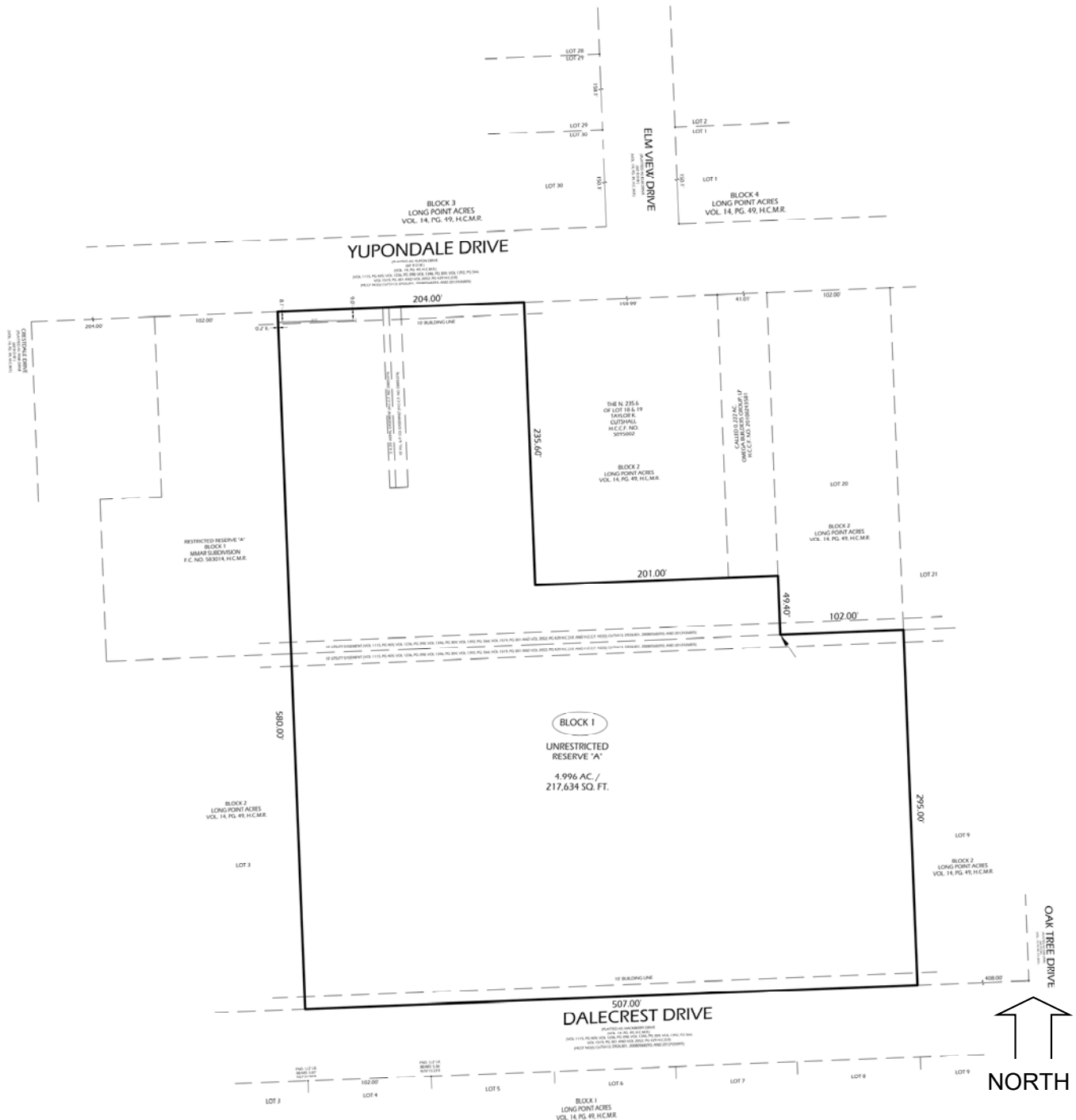
# ITEM: 161

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Meeting Date: 03/31/2022

Subdivision Name: Long Point Acres partial replat no 9

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C – Public Hearings

Subdivision



# Houston Planning Commission

ITEM: 161

Planning and Development Department

Meeting Date: 03/31/2022

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C – Public Hearings

Aerial





**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

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

March 7, 2022

Dear Property Owner:

**Reference Number: 2022-0477; Long Point Acres partial replat no 9;** partial replat of **Long Point Acres**, of Lots 4, 5, 6, 7, 8, 16, 17 and the south 49.4 feet of Lots 18 and 19, Block 2, as recorded in Volume 14, Page 49 of the Harris County Map Records.

The property is located south of Yupondale Drive and north Dalecrest Drive, and east of Crestdale Drive. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Joyce Owens** with Owens Management Systems, LLC, on behalf of the developer, FSH Spring Branch, can be contacted at **713-643-6333**.

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

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# Houston Planning Commission

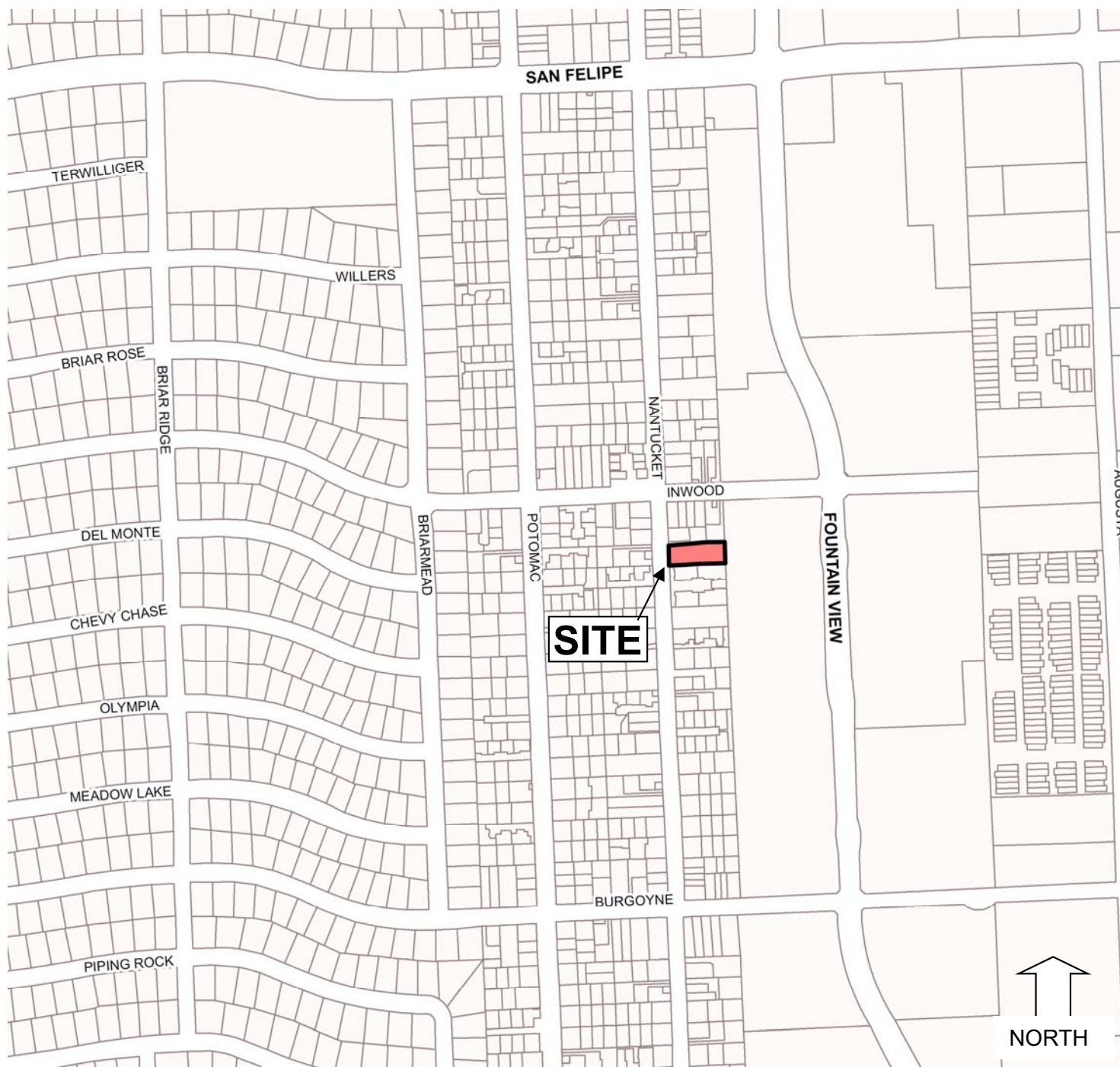
# ITEM: 162

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Nantucket Residences

Applicant: ADVANCE SURVEYING, INC



C – Public Hearings

Site Location

**Subdivision Name: Nantucket Residences**

**Applicant: ADVANCE SURVEYING, INC**





# Houston Planning Commission

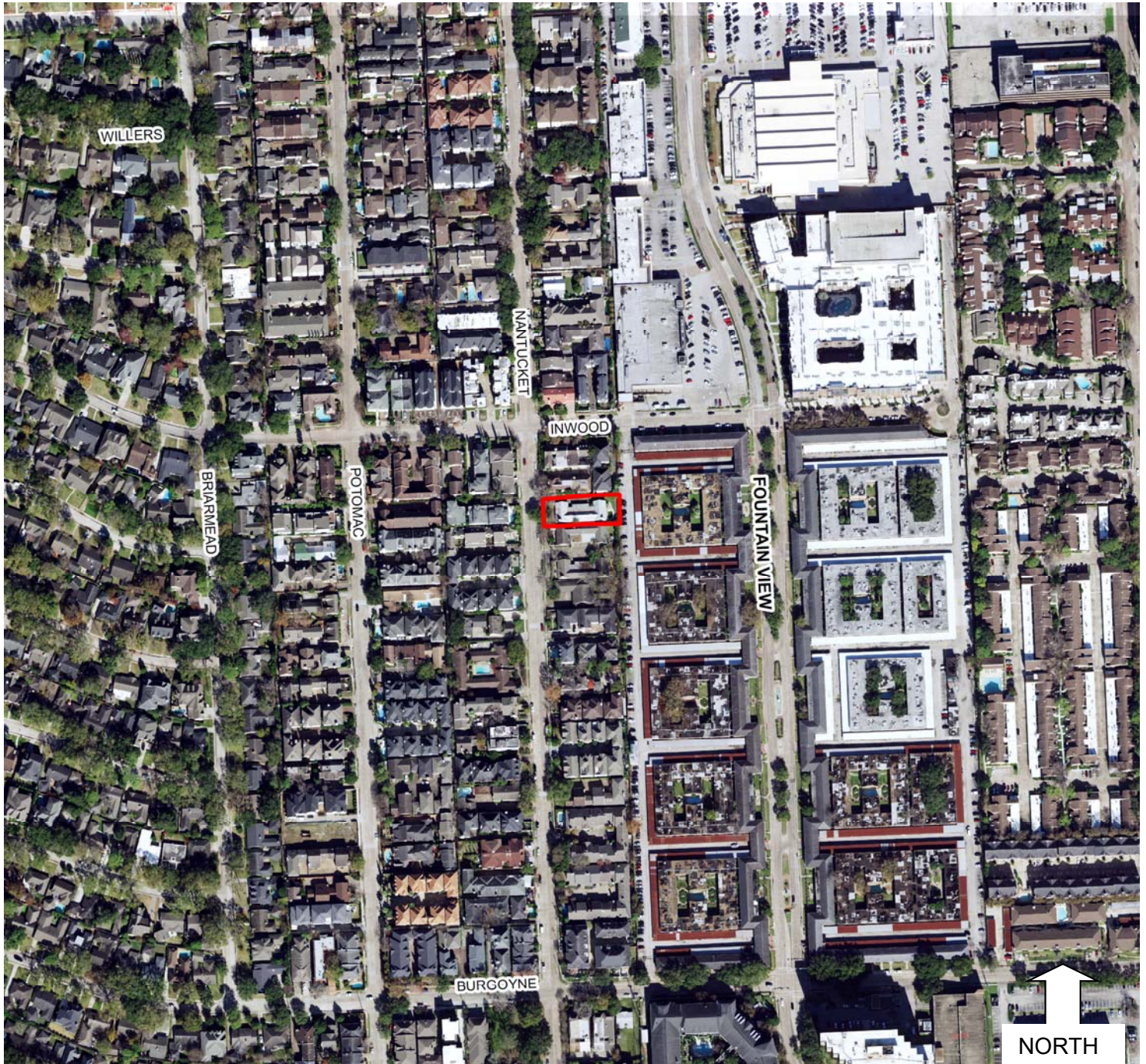
ITEM: 162

Planning and Development Department

Meeting Date: 03/31/2022

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C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

March 8, 2022

Dear Property Owner:

**Reference Number: 2022-0416; Nantucket Residences;** partial replat of "**Westhaven Estates Sec 1,**" being Lot 136, Block 1, as recorded in Volume 29, Page 47 of the Harris County Map Records.

The property is located east along Nantucket Drive, west of Fountain View Drive, south of San Felipe Street. The purpose of the replat is to create two (2) single family lots on a shared driveway. The applicant, **Lisett Campos**, with Advance Surveying, Inc., acting developer, can be contacted at 281-530-2939.

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

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

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# Houston Planning Commission

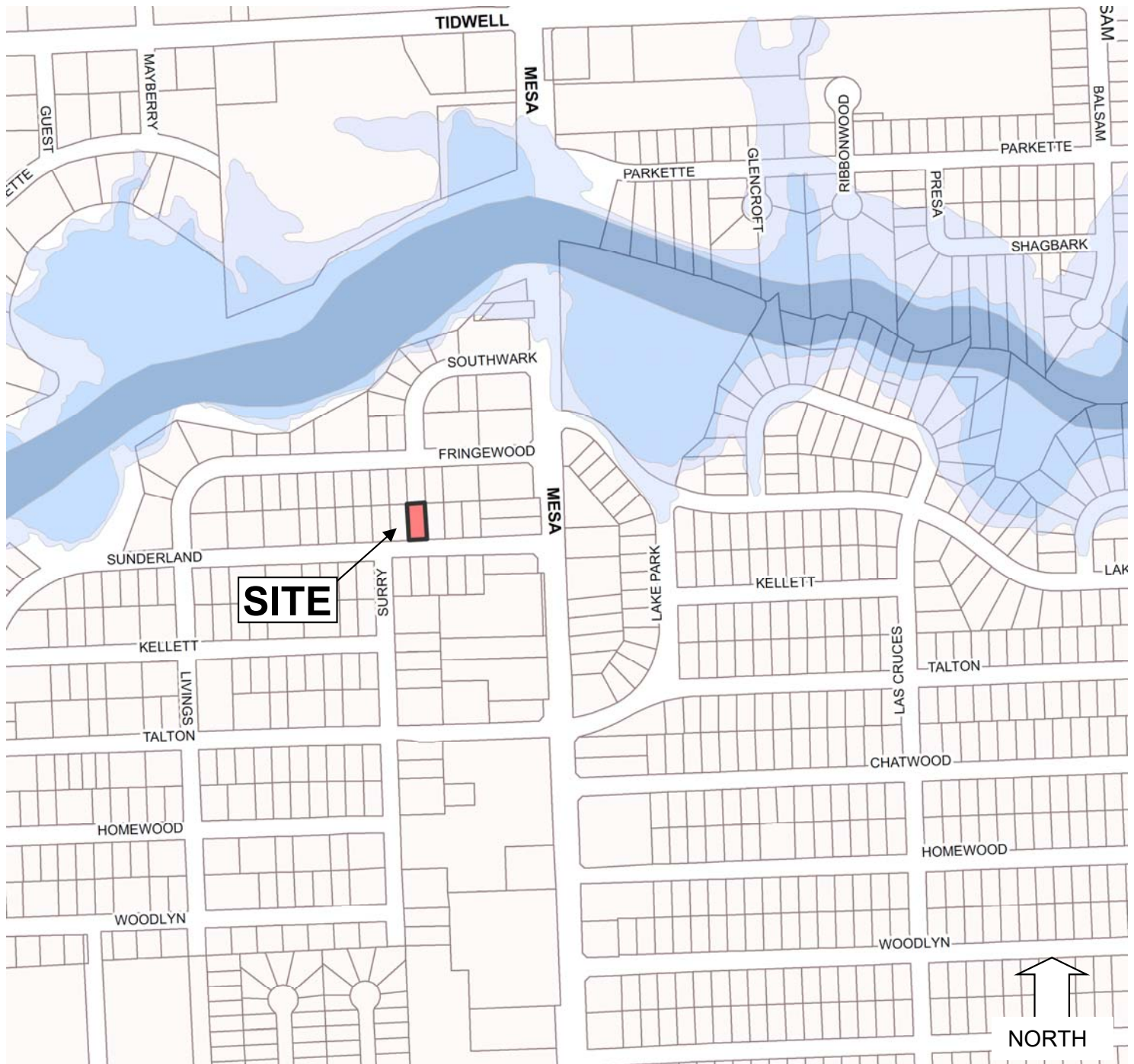
# ITEM: 163

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Newhaven Place partial replat no 3

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Site Location





# Houston Planning Commission

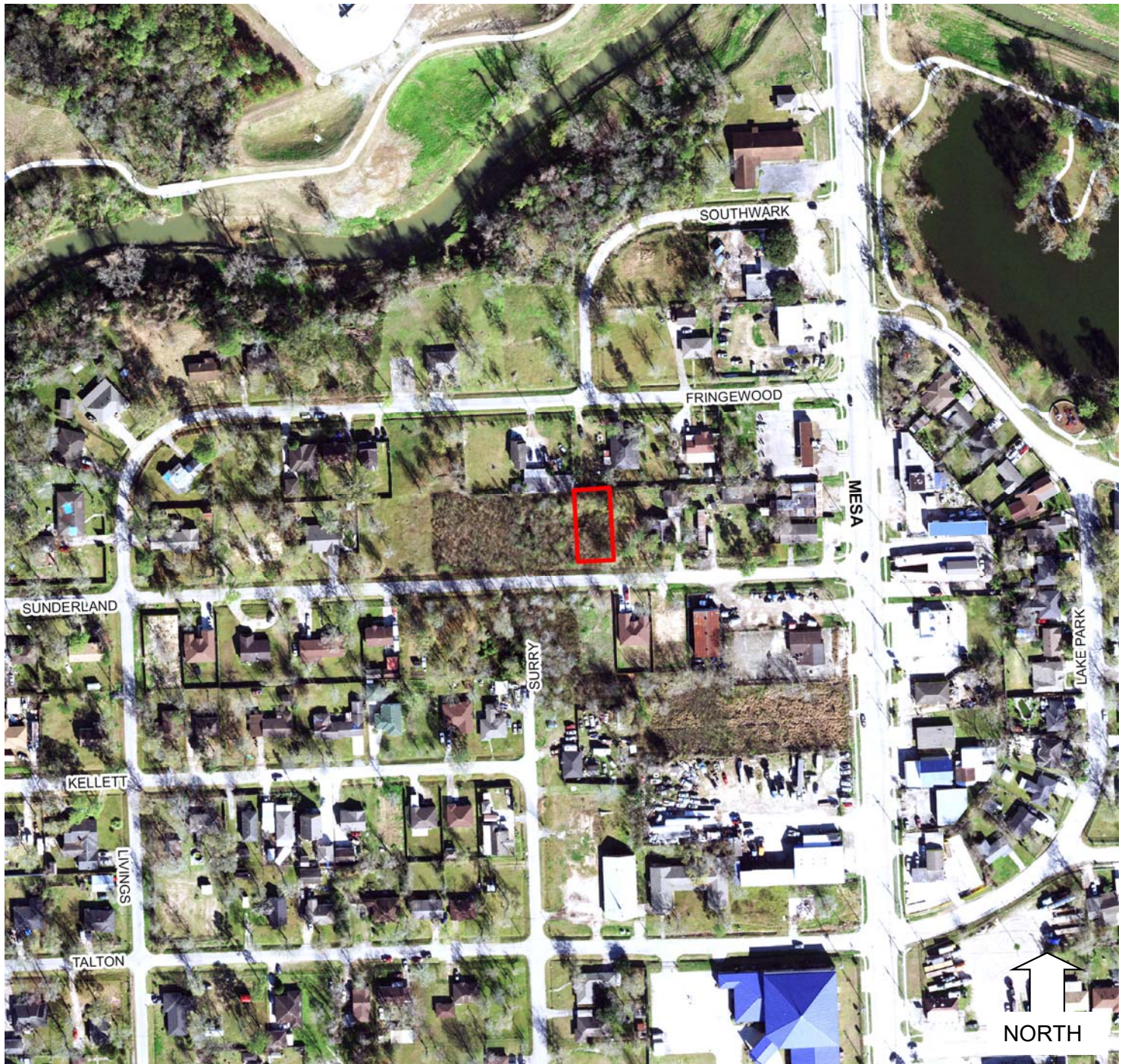
ITEM: 163

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Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

March 9, 2022

Dear Property Owner:

**Reference Number: 2022-0342; Newhaven Place partial replat no 3;** partial replat of **Newhaven Place**, of Lot 65, Block 3, as recorded in Volume 35, Page 28 of the Harris County Map Records.

The property is located along and north of Sunderland Road between Fringewood Drive and Mesa Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Uriel Figueroa**, with PLS Construction Layout, Inc., on behalf of the developer, 3h Engineering & Construction, Inc., can be contacted at **713-480-4075**.

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

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# Houston Planning Commission

ITEM: 164

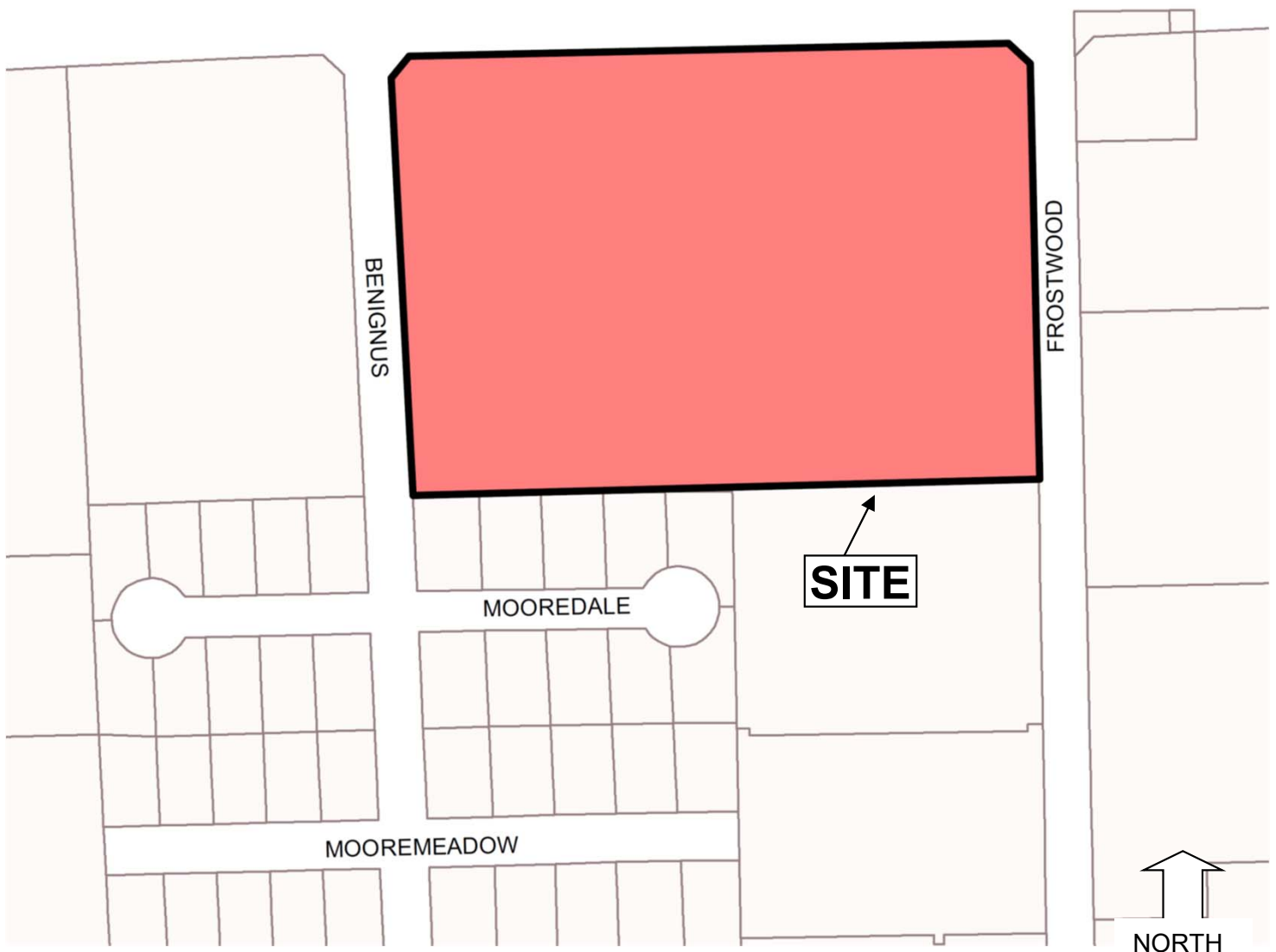
Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Replat of Benignus Acres partial replat no 1 and extension

Applicant: BGE, Inc

IH 10



C – Public Hearings

Site Location

# Houston Planning Commission

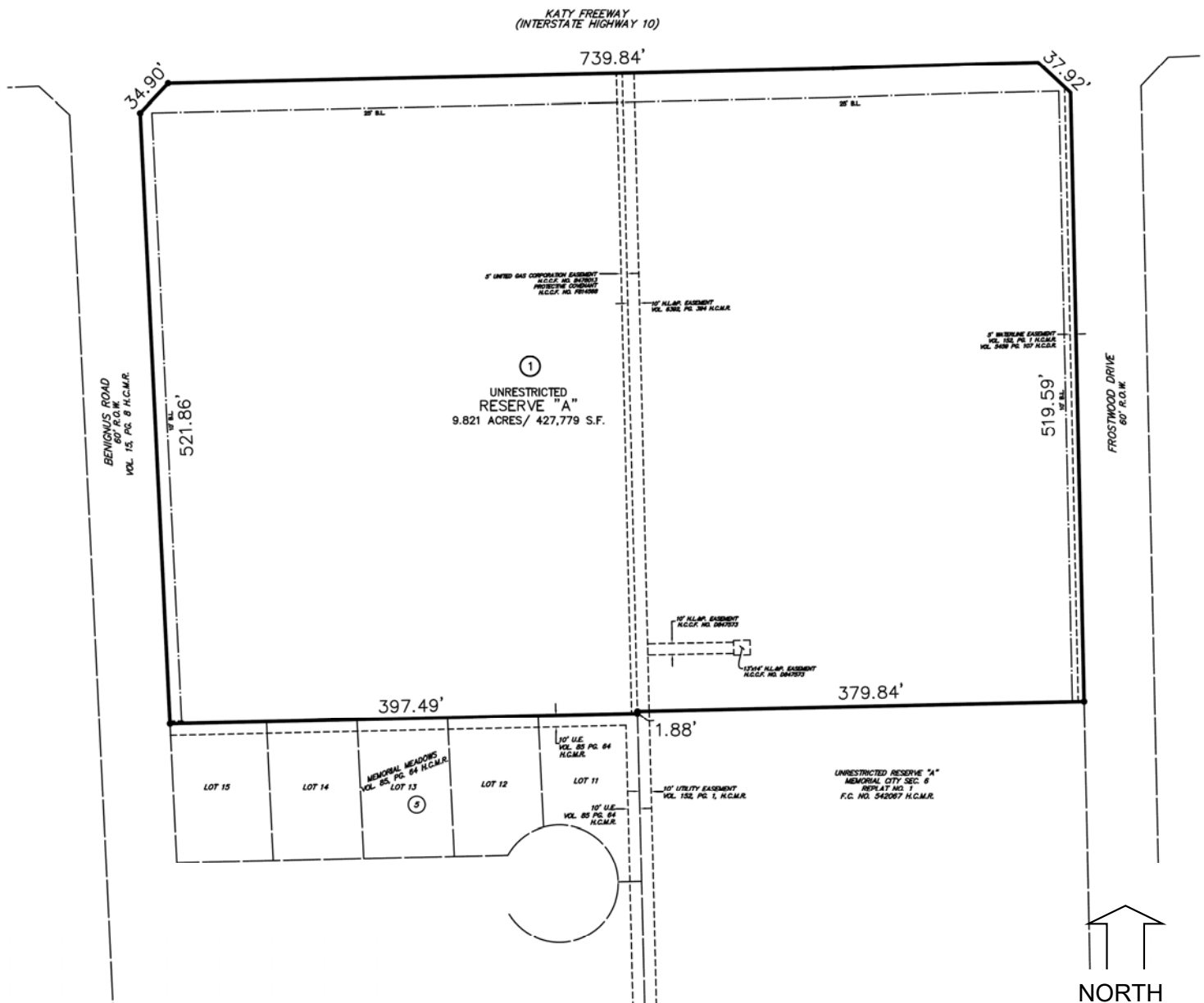
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Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Replat of Benignus Acres partial replat no 1 and extension

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C – Public Hearings

Subdivision



# Houston Planning Commission

ITEM: 164

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Replat of Benignus Acres partial replat no 1 and extension

Applicant: BGE, Inc



C – Public Hearings

Aerial



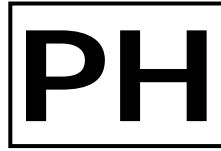
# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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March 9, 2022

Dear Property Owner:

**Reference Number: 2022-0378; Replat of Benignus Acres partial replat no 1 and extension;** being a partial replat of **Benignus Acres**, of a portion of Tracts 1 and 5, as recorded in Volume 27, Page 45 of the Harris County Map Records and also being a partial replat of Memorial City Sec 5, of a portion of Unrestricted Reserve "A", Block 1, as recorded in Volume 152, Page 1 of the Harris County Map Records.

The property is located along and south of Katy Freeway between Benignus Road and Frostwood Drive. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Ralph Lopez/Gerald Grissom**, with BGE, Inc., on behalf of the developer, Lipex Properties, LP., can be contacted at **281-558-8700**.

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

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

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

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 31, 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**

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

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

check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.

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

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

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

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

### ***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

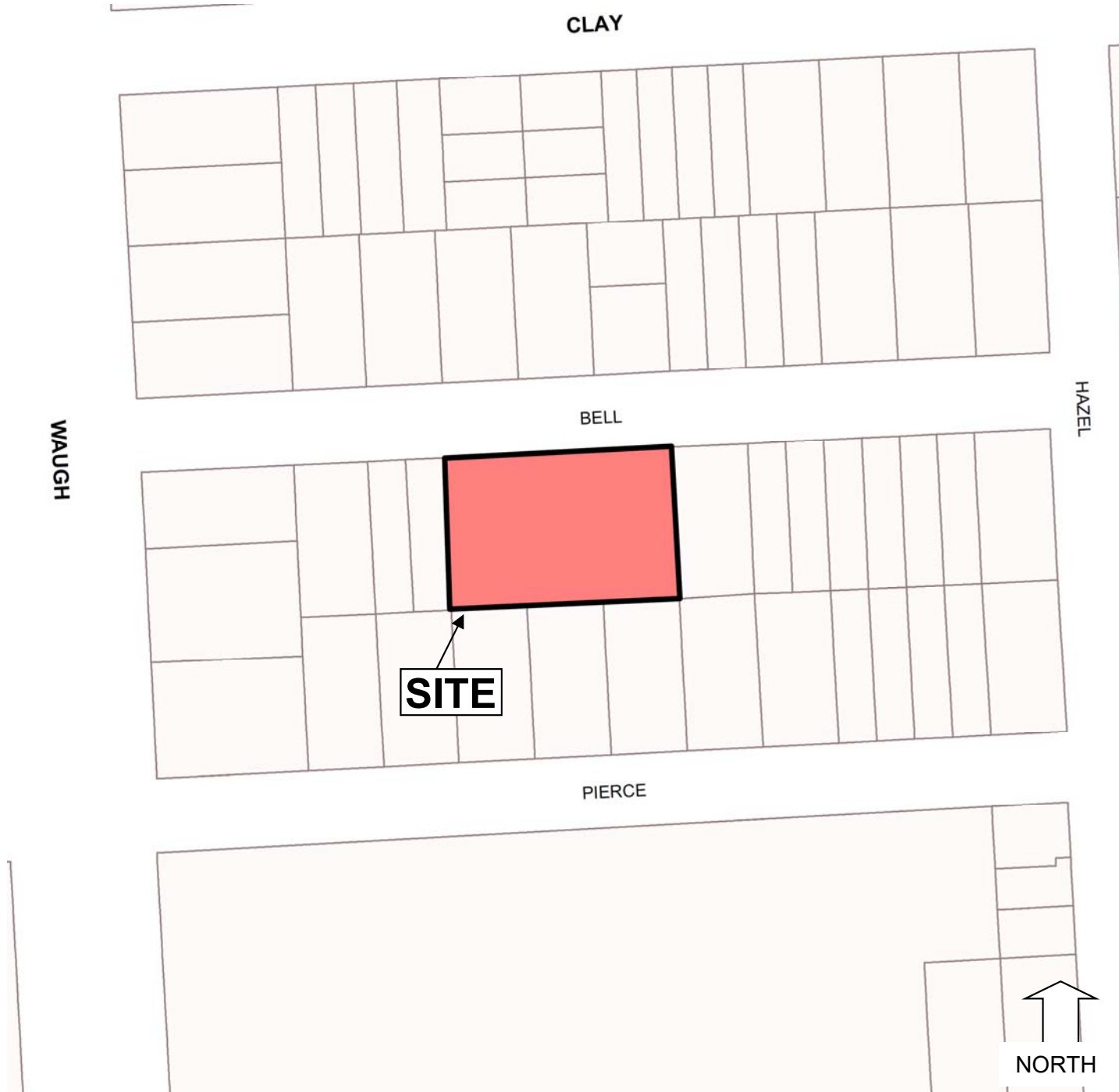
## ITEM: 165

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Rosemont Soraya at West Bell

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location





# Houston Planning Commission

ITEM: 165

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Rosemont Soraya at West Bell

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



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

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

March 9, 2022

Dear Property Owner:

**Reference Number: 2022-0393; Rosemont Soraya at West Bell;** a partial replat of **Soraya subdivision**, of Lots 1 and 2 of Block 1, as recorded in Film Code No. 454078 of the Harris County Map Records and a partial replat of Rosemont addition, of Lots 20 and 21 of Block 5, as recorded in Vol. 572, Pg. 193 of the Harris County Deed Records.

The property is located along and south West Bell Street between Waugh Drive and Hazel Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Jason Barringer** with South Texas Surveying Associates, Inc, on behalf of the developer, W&W Builders, can be contacted at **281-556-6918**.

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

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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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# Houston Planning Commission

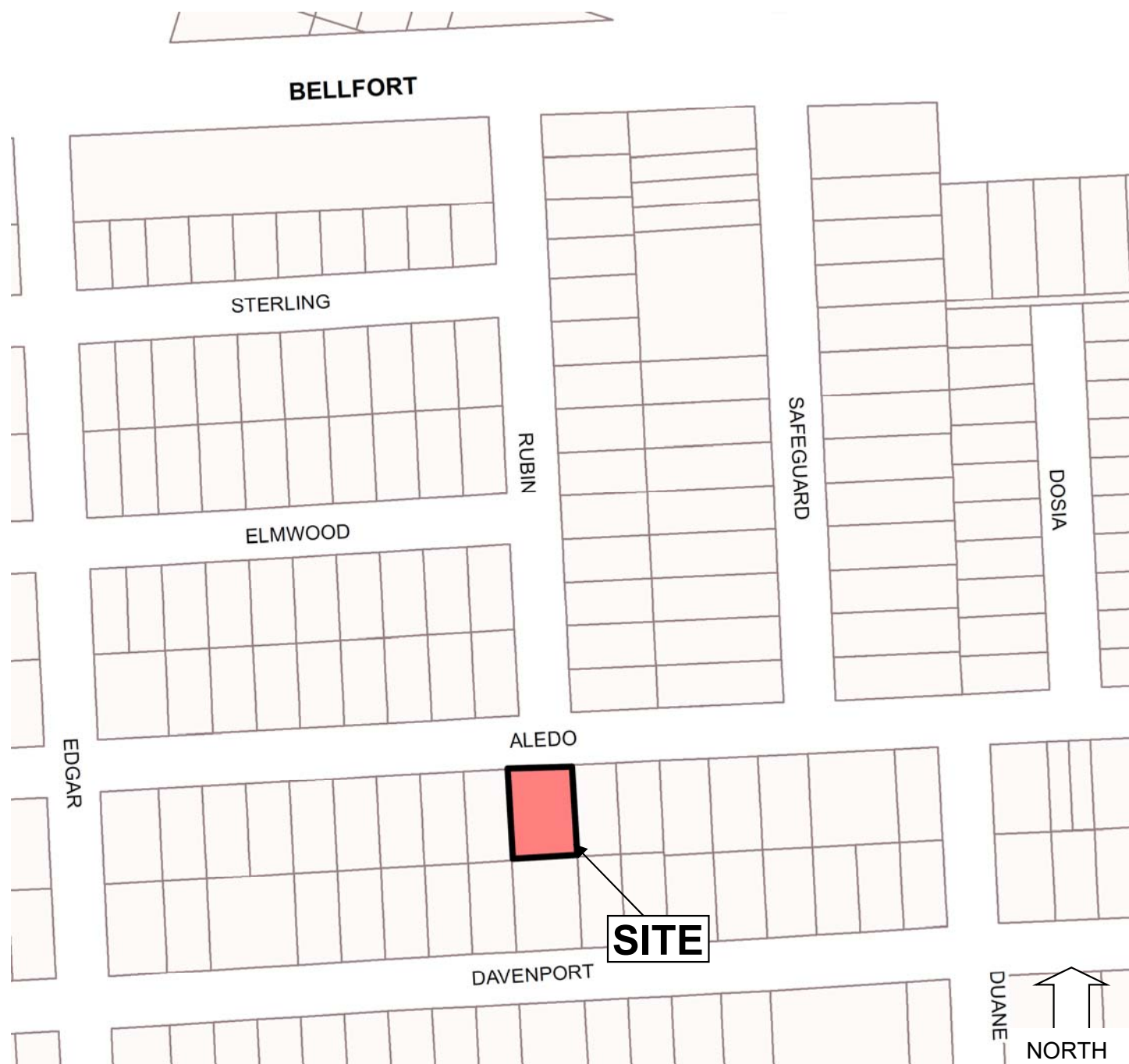
## ITEM: 166

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Ruburfield No 66 partial replat no 8

Applicant: L & F Designs



C – Public Hearings

Site Location

# Houston Planning Commission

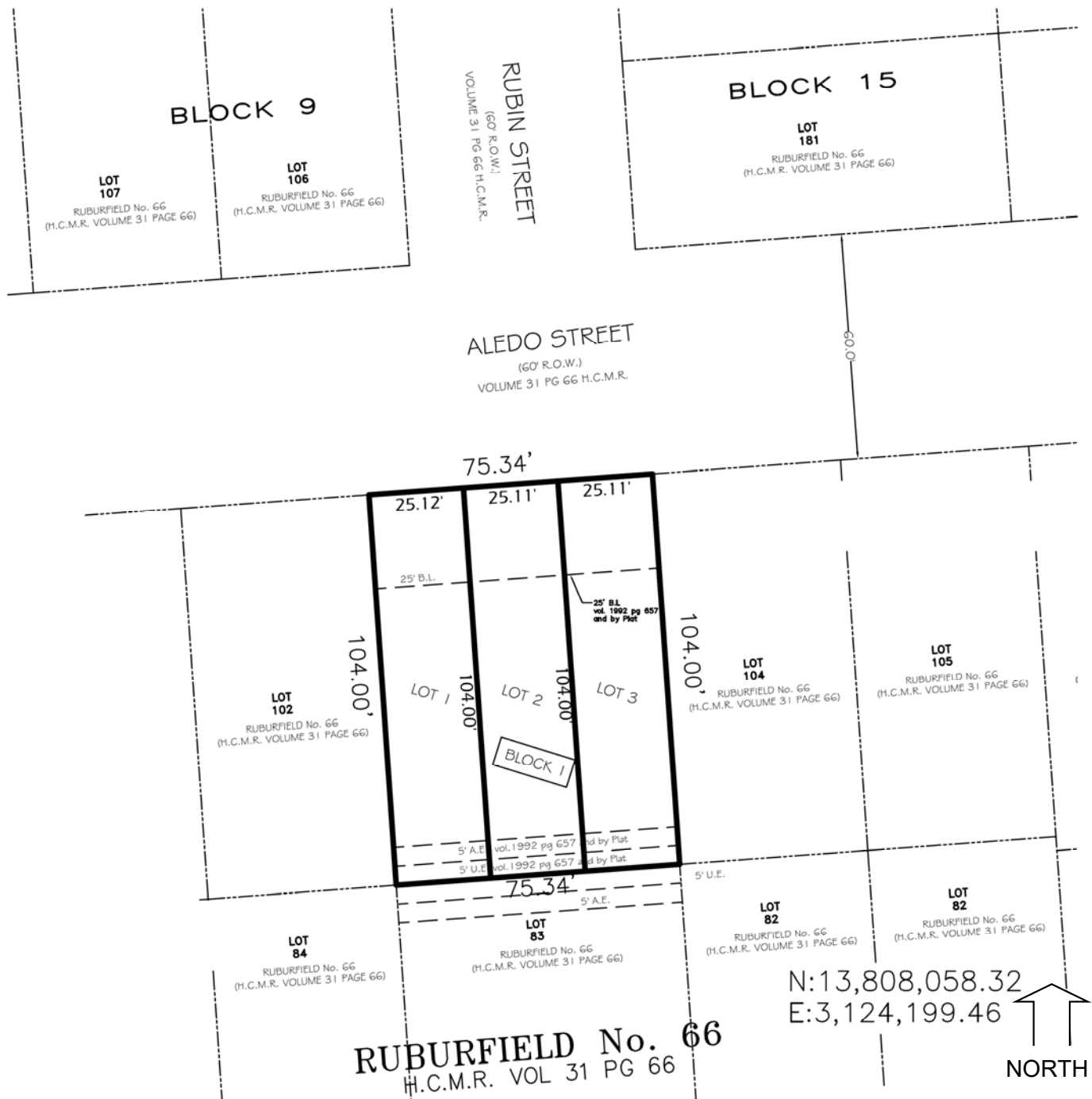
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C – Public Hearings

Subdivision



# Houston Planning Commission

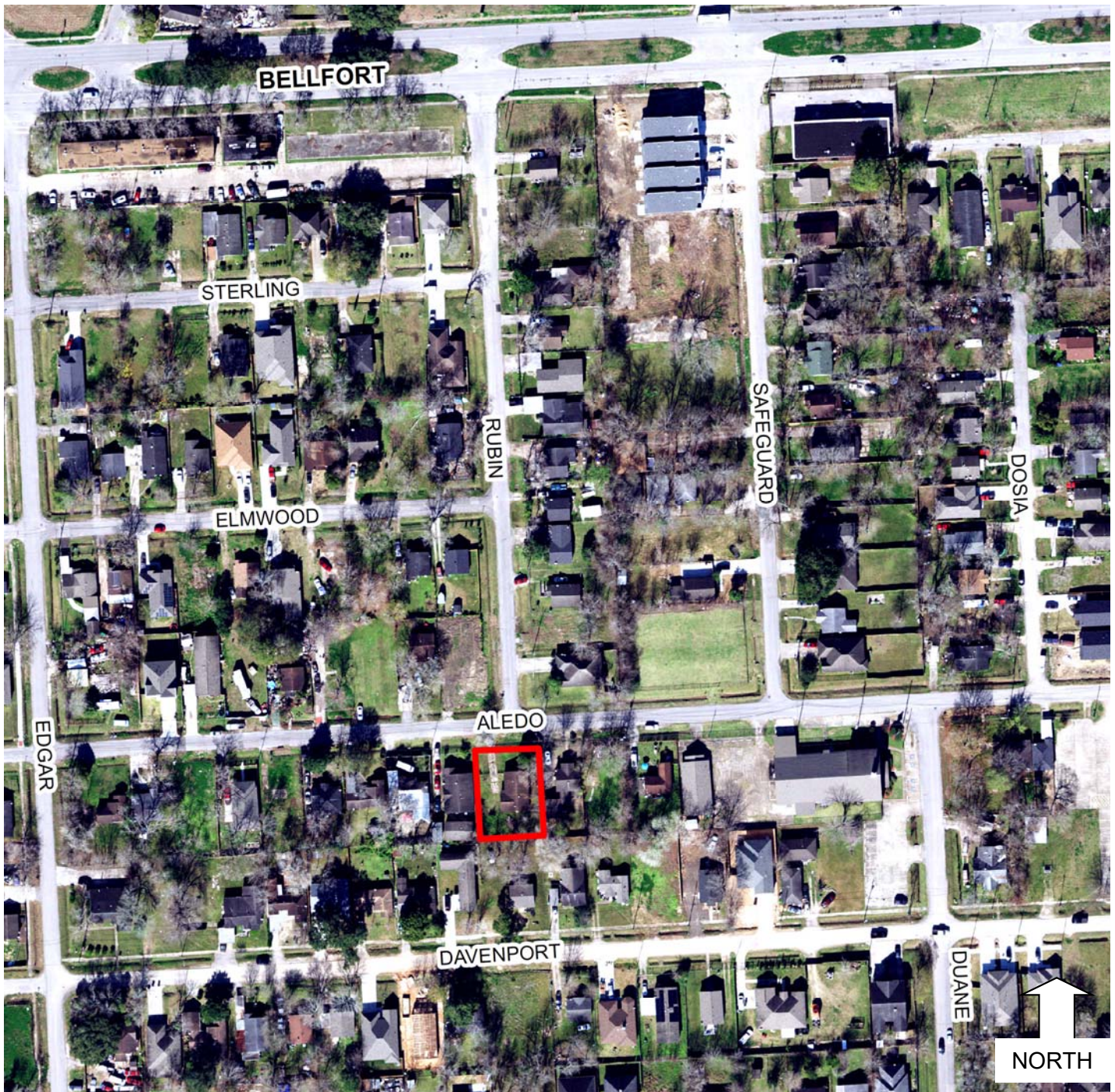
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Meeting Date: 03/31/2022

Subdivision Name: Ruburfield No 66 partial replat no 8

Applicant: L & F Designs



C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



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

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

March 8, 2022

Dear Property Owner:

**Reference Number: 2022-0418; Ruburfield No 66 partial replat no 8;** replat of **Ruburfield No 66**, of Lot 103 of Block 8, as recorded in Volume 31 Page 66 of the Harris County Map Records.

The property is located along Aledo Street west of Duane Street and east of Edgar Street. The purpose of the replat is to create three (3) single-family lots. The applicant, **Felisha Terwilliger** with L&F Designs, can be contacted at **832-777-9379**.

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# Houston Planning Commission

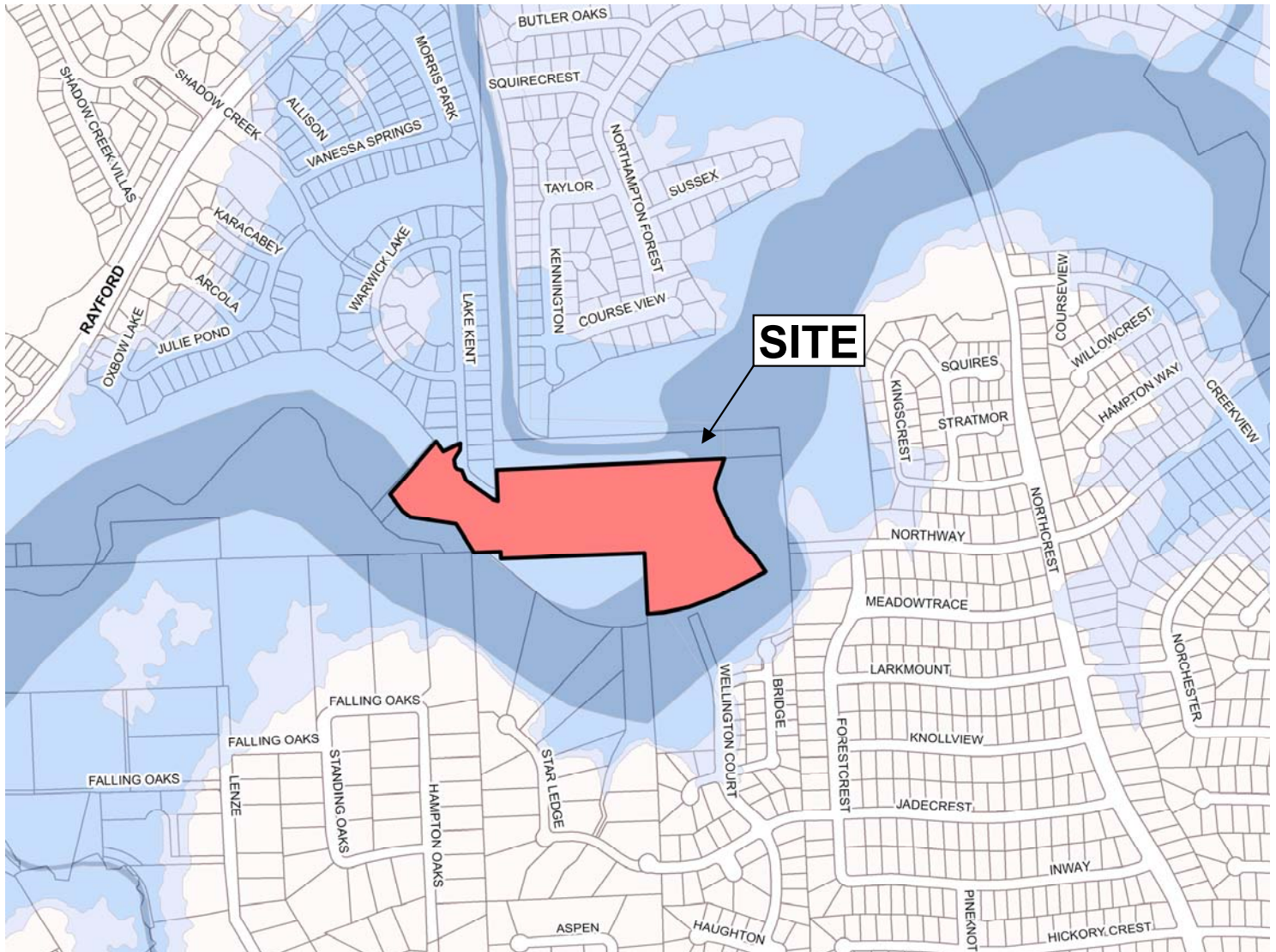
ITEM: 167

Planning and Development Department

Meeting Date: 03/31/2022

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

Applicant: R.G. Miller Engineers



C – Public Hearings with Variance

Site Location

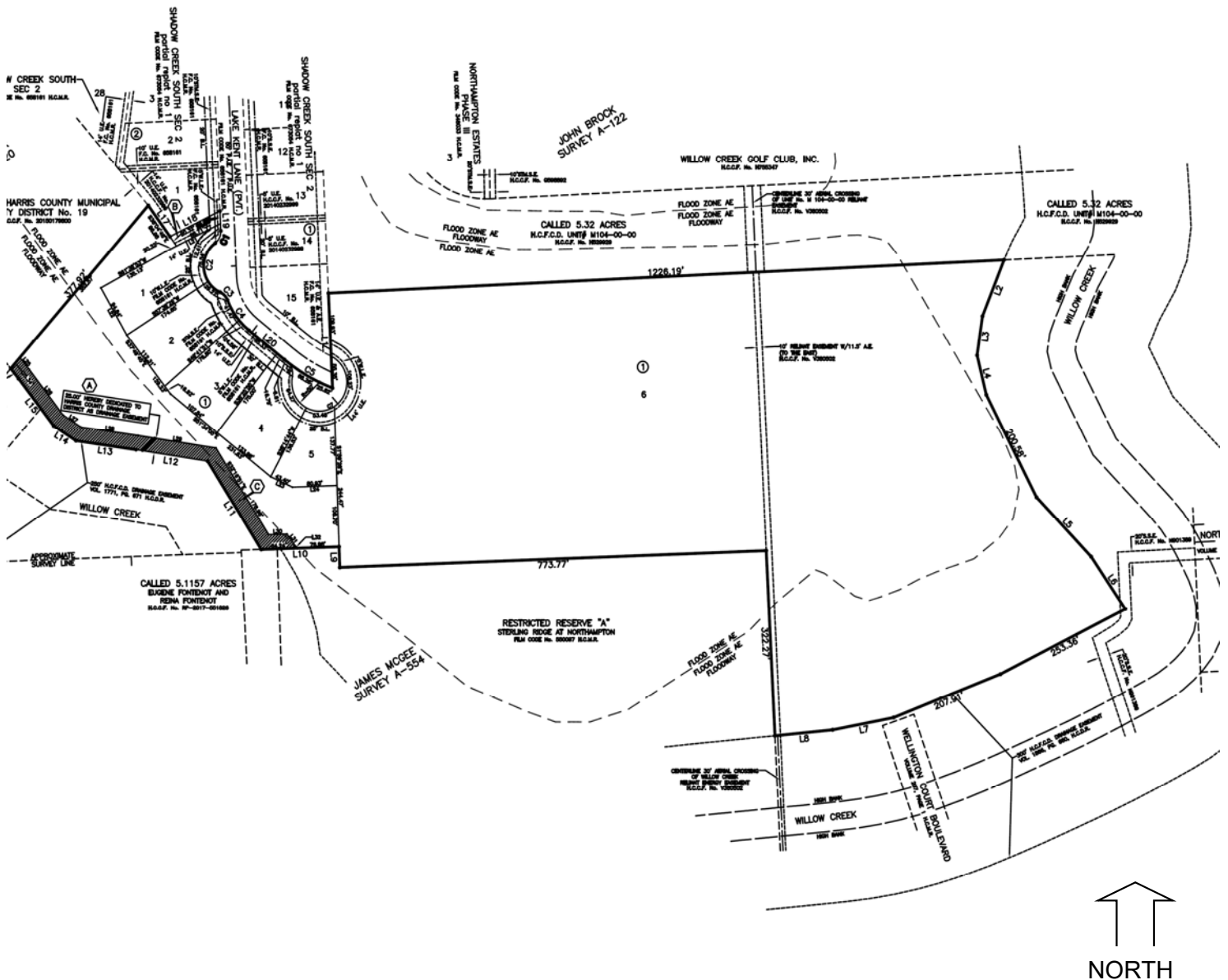
# Houston Planning Commission      ITEM: 167

Planning and Development Department

Meeting Date: 03/31/2022

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

Applicant: R.G. Miller Engineers



C – Public Hearings with Variance      Subdivision



# Houston Planning Commission **ITEM: 167**

Planning and Development Department

Meeting Date: 03/31/2022

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

Applicant: R.G. Miller Engineers



**C – Public Hearings with Variance**

**Aerial**





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**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

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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.

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**(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.



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**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

---

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**(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 Northhampton 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

## Public Hearing Notice



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

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

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

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

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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

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

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

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

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

### ***Terminology***

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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- 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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# Houston Planning Commission

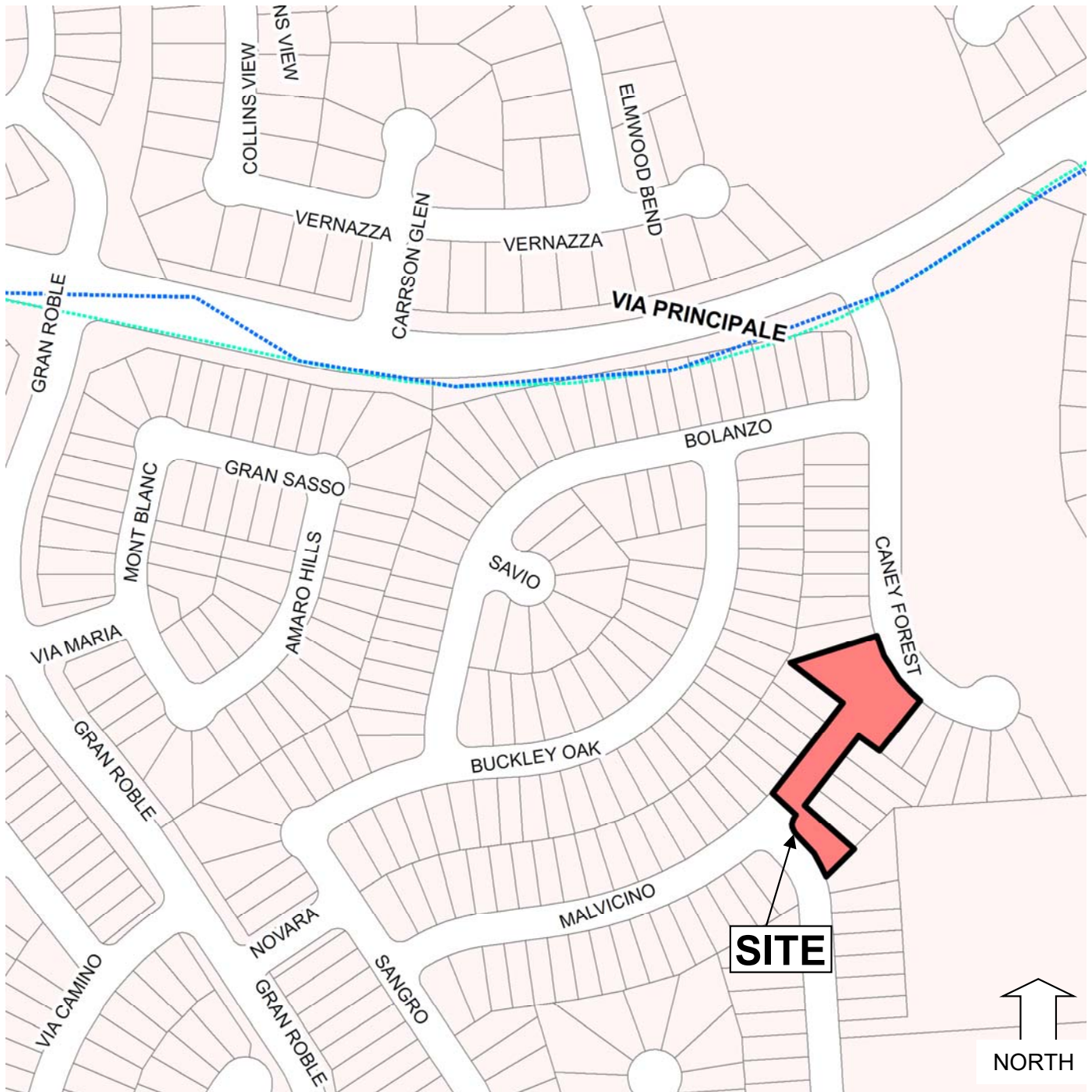
# ITEM: 168

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Tavola Sec 34 partial replat no 1

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

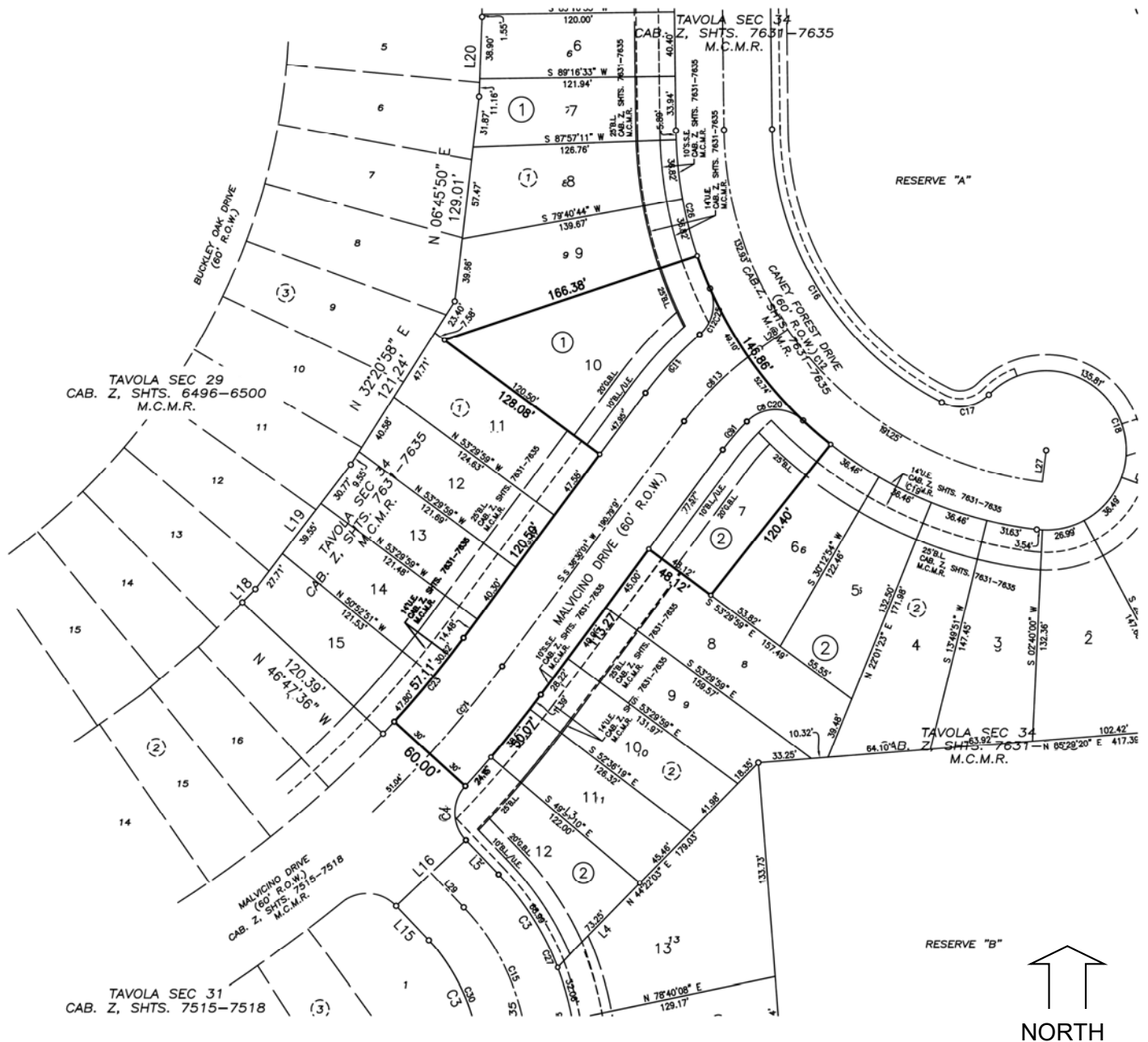


**C – Public Hearings**

**Site Location**

Subdivision Name: Tavola Sec 34 partial replat no 1

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





# Houston Planning Commission

ITEM: 168

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Tavola Sec 34 partial replat no 1

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



C – Public Hearings

Aerial



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

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

March 7, 2022

Dear Property Owner:

**Reference Number: 2022-0349; Tavola Sec 34 partial replat no 1;** partial replat of **Tavola Sec 34**, being Lot 10 of Block 1, Lots 7 & 12 of Block 2 and a portion of Malvicino Drive, as recorded in Cabinet Z, sheets 7631-7635 of the Montgomery County Map Records.

The property is located south of Via Principal Parkway Drive and east of Via Niza Lane.

The purpose of the replat is to create three (3) lots and revise the building line. The applicant, **Adaris Socarras** with LJA Engineering, Inc.- (Houston Office), LLC, on behalf of the developer, Friendswood Development Company, can be contacted at **713-358-8847**.

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

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

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

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, March 31, 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 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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**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

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### ***Terminology***

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### ***Planning Commission Body, Authority and Obligation***

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### ***Planning Department Staff Authority and Obligation***

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# Houston Planning Commission

**ITEM: 169**

Planning and Development Department

Meeting Date: 03/31/2022

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

**Applicant: HRS and Associates, LLC**



**C – Public Hearings**

**Site Location**





# Houston Planning Commission

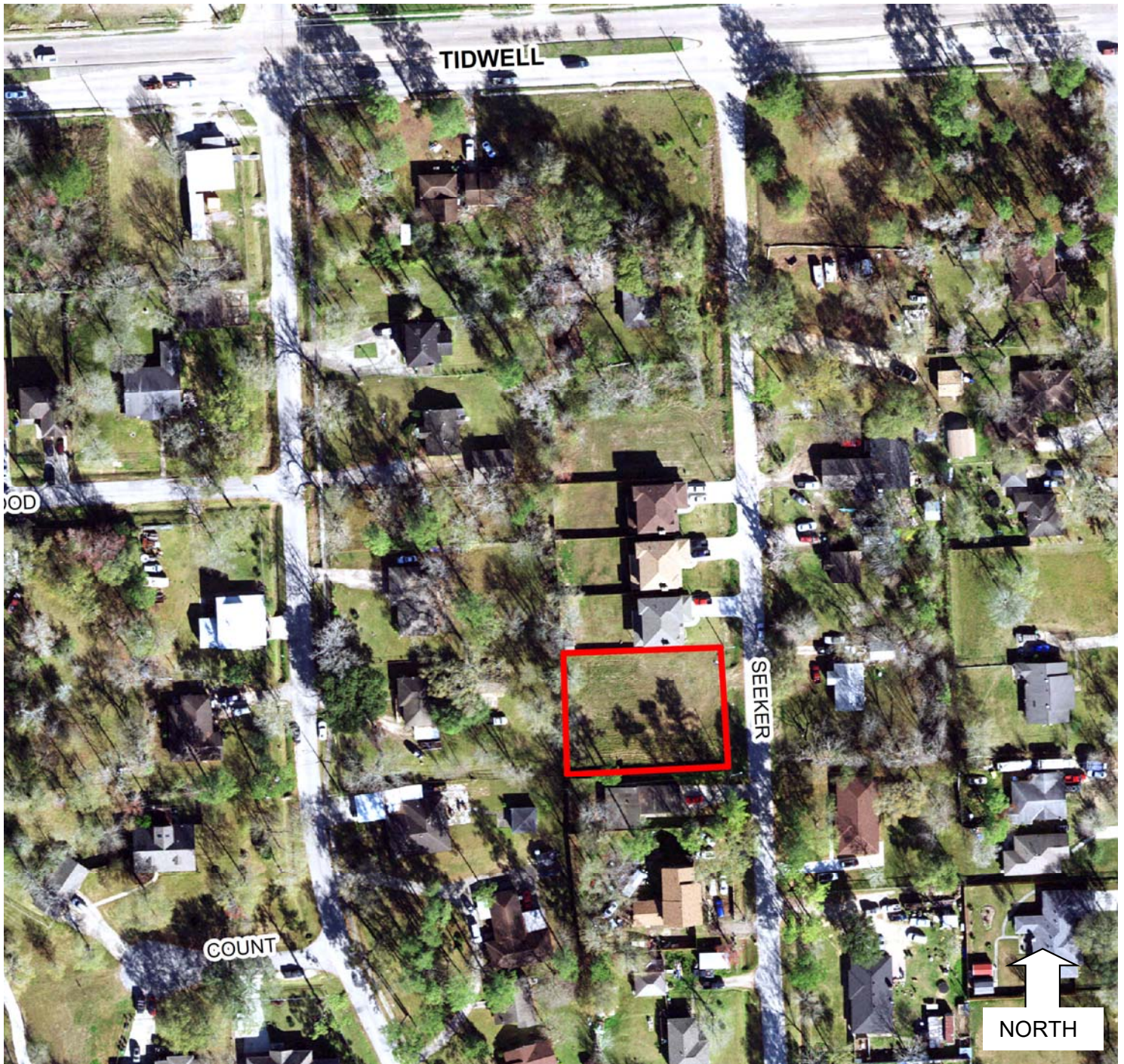
## ITEM: 169

Planning and Development Department

Meeting Date: 03/31/2022

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

Applicant: HRS and Associates, LLC



C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

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.

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

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# Houston Planning Commission

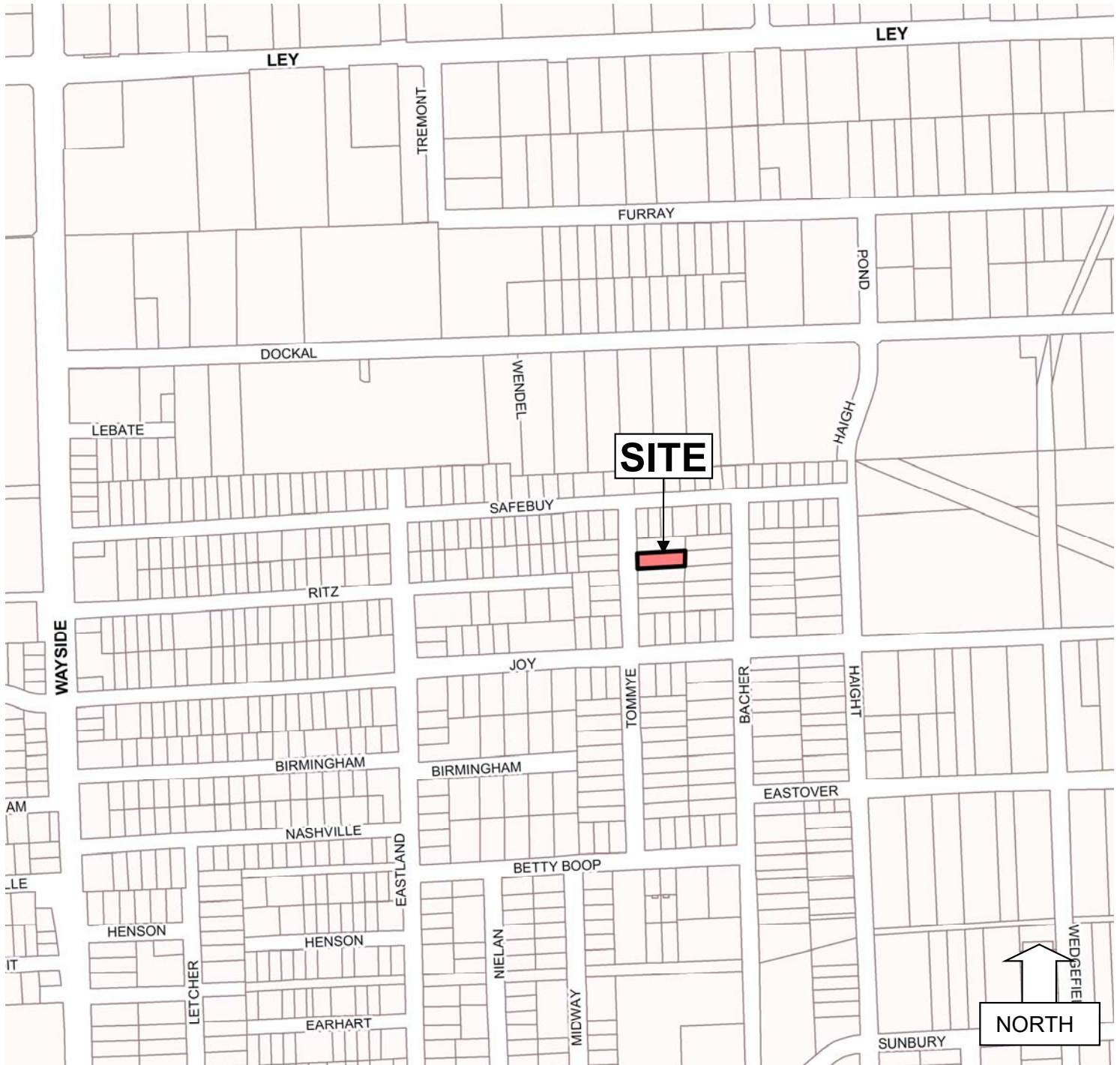
ITEM: 170

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Tommye Place

Applicant: CGES/Bailey Planning



C – Public Hearings

Site Location

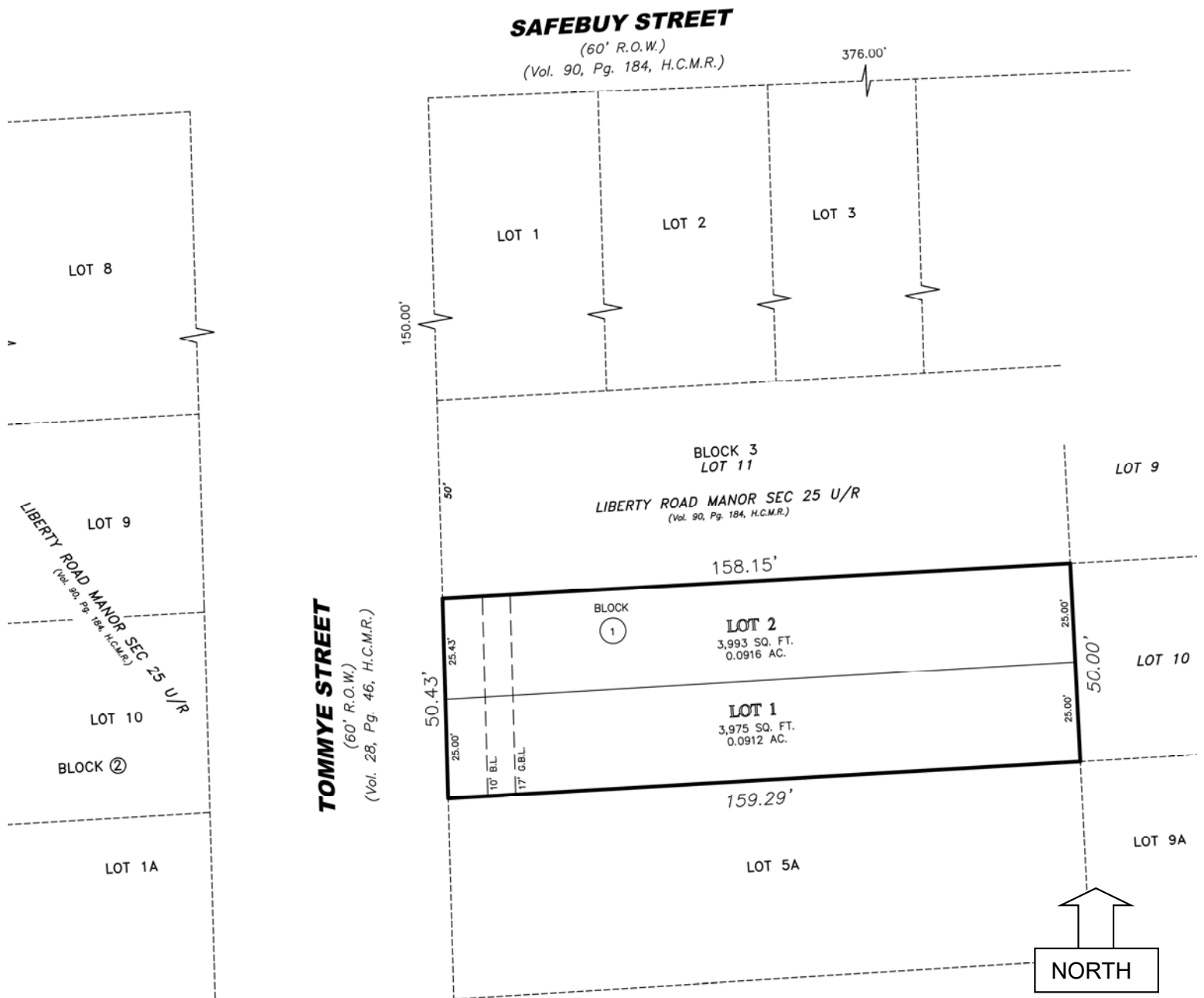
# Houston Planning Commission **ITEM: 170**

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Tommye Place

Applicant: CGES/Bailey Planning



**C – Public Hearings**

**Subdivision**



# Houston Planning Commission      ITEM: 170

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Tommye Place

Applicant: CGES/Bailey Planning



C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



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

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

March 7, 2022

Dear Property Owner:

**Reference Number: 2022-0466; Tommye Place;** full replat of **Tommye Estates**, being Lots 1 & 2 of block 1, as recorded in Film code 694012 of the Harris County Map Records.

The property is located south of Safebuy Street and east along Tommye Street.

The purpose of the replat is to create two (2) single-family residential lots and increase the density.

The applicant, Arica Bailey, with CGES|Bailey Planning, on behalf of the developer, Salinas Valley Investments, LLC, can be contacted at **713-965-7385**.

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

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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.

### ***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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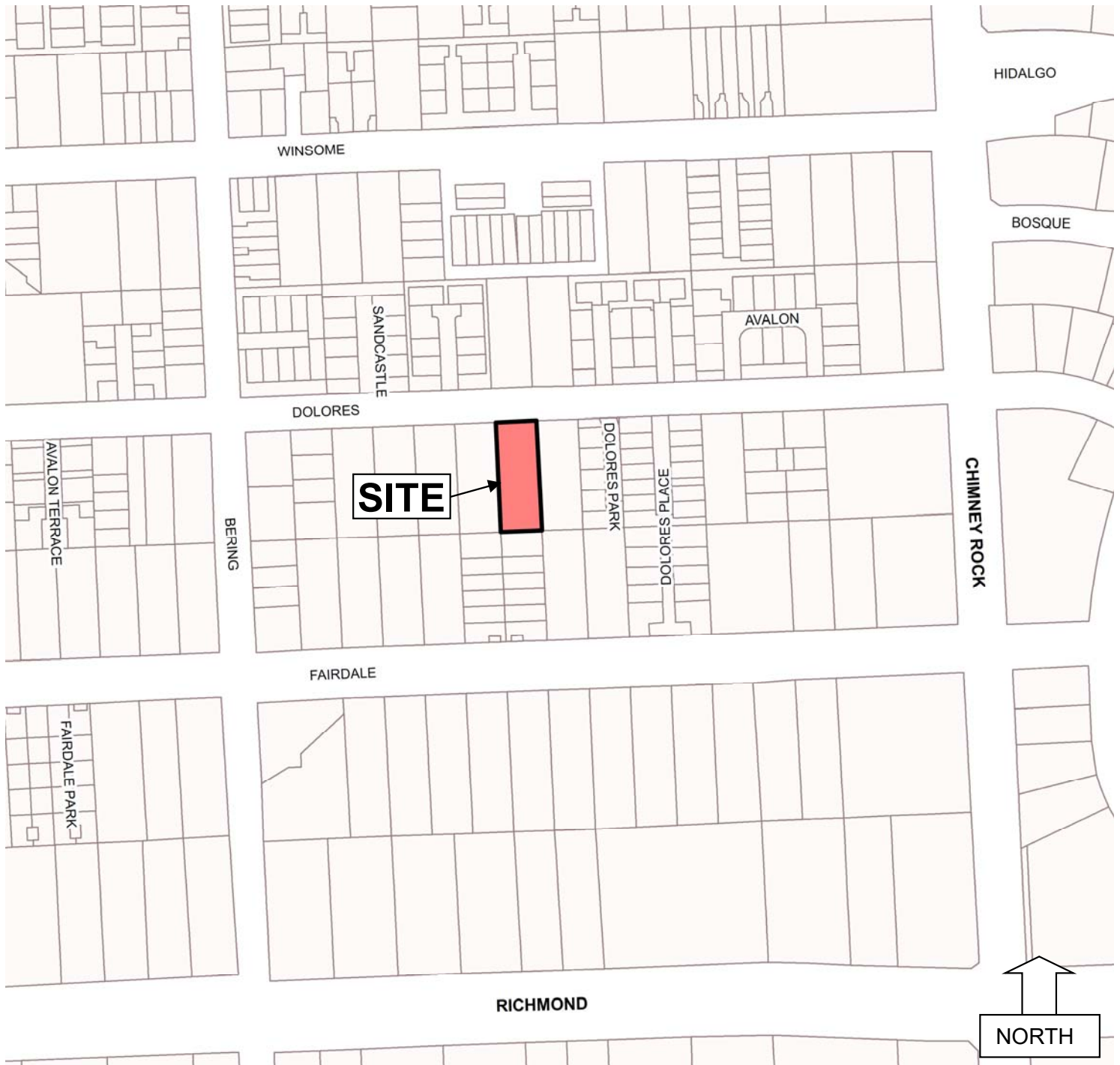
# Houston Planning Commission      ITEM: 171

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Westheimer Estates partial replat no 14

Applicant: Momentum Engineering



C – Public Hearings

Site Location

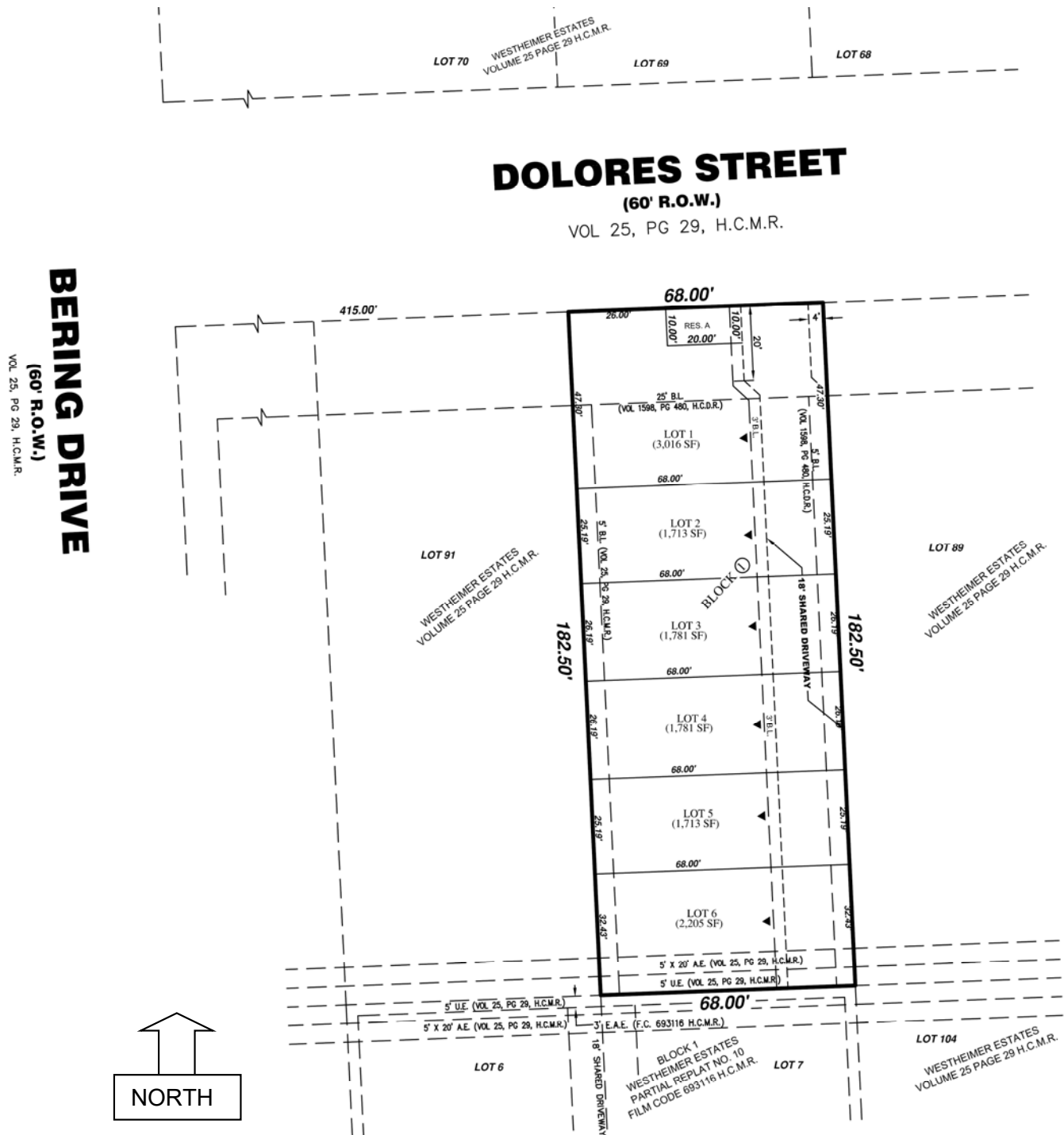
# Houston Planning Commission ITEM: 171

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Westheimer Estates partial replat no 14

Applicant: Momentum Engineering



C – Public Hearings

Subdivision



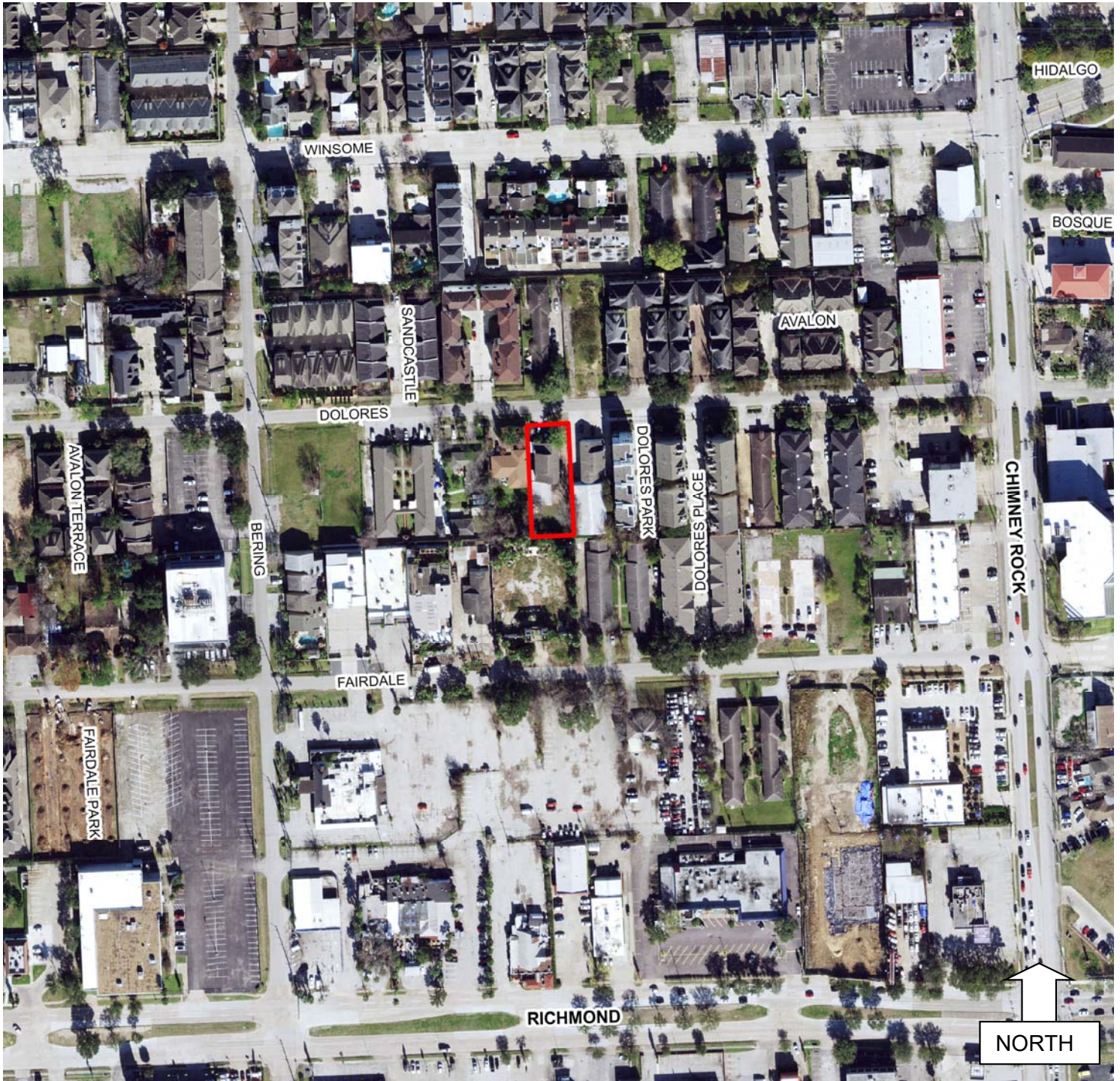
# Houston Planning Commission **ITEM: 171**

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Westheimer Estates partial replat no 14

Applicant: Momentum Engineering



**C – Public Hearings**

**Aerial**





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

March 7, 2022

Dear Property Owner:

**Reference Number: 2022-0225; Westheimer Estates partial replat no 14;** partial replat of **Westheimer Estates**, of Lot 90, as recorded in Volume 25, Page 29 of the Harris County Map Records.

The property is located at 5703 Dolores Street east of Bering Drive and west of Chimney Rock Rd. The purpose of the replat is to create six (6) single-family residential lots and one (1) parking reserve. The applicant, **Shahnawaz Ghanchi**, with MOMENTUM ENGINEERING, on behalf of 5703 Dolores LLC, can be contacted at 281-741-1998 Ext 109.

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

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

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

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 31, 2021, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

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

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

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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**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***

- **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.

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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

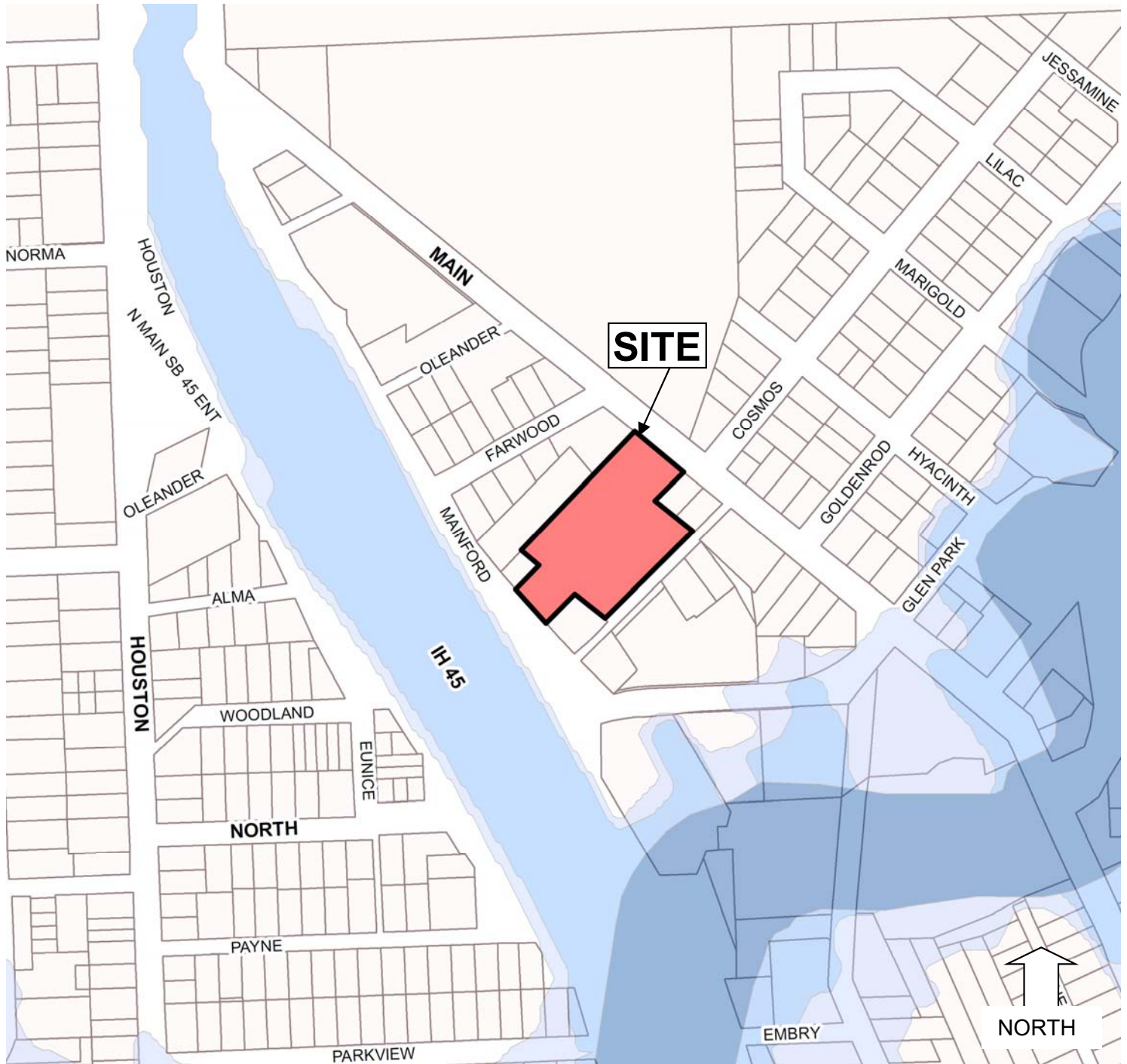
ITEM: 172

Planning and Development Department

Meeting Date: 03/31/2021

Subdivision Name: Woodland Square

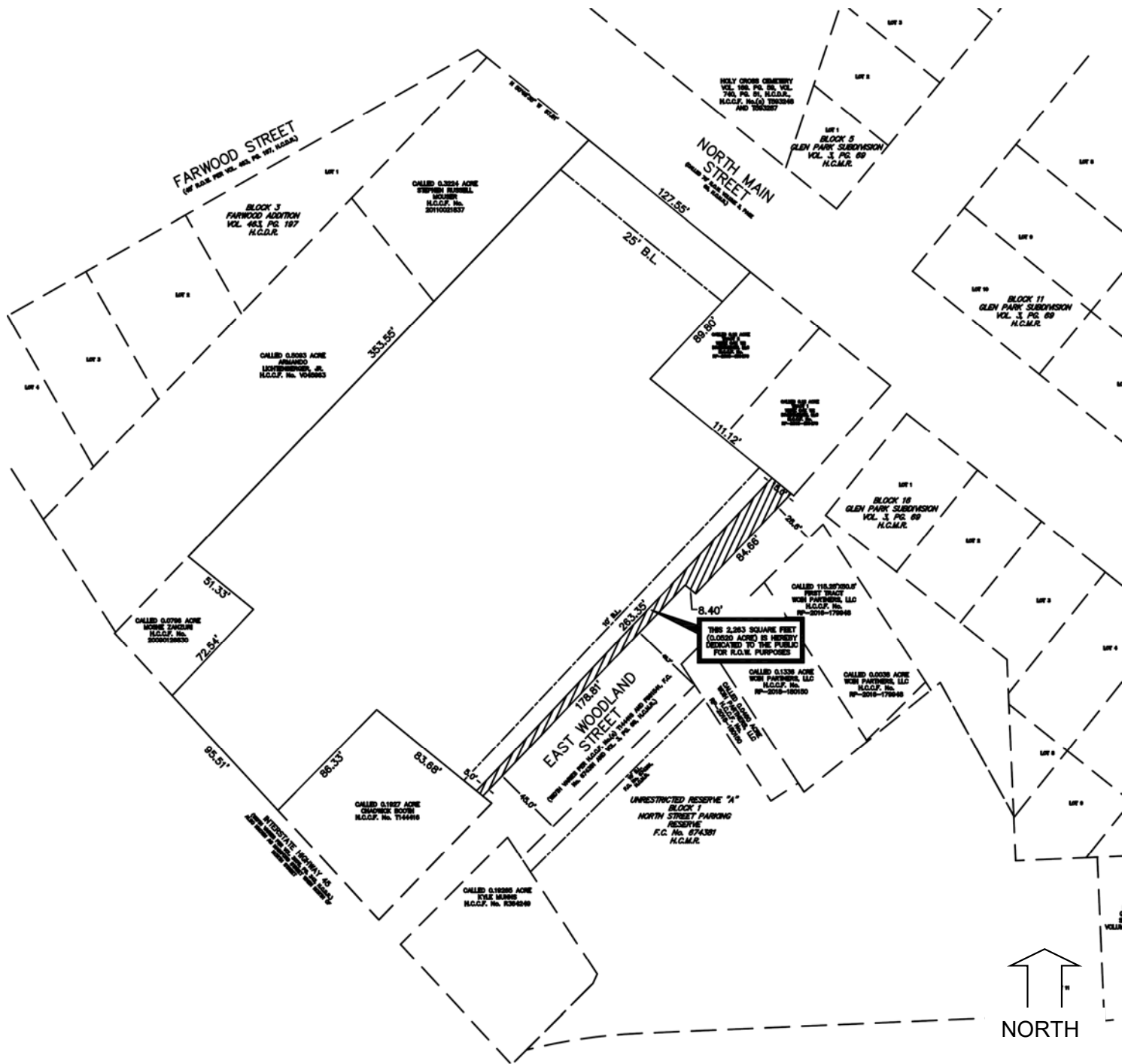
Applicant: Civil-Surv Land Surveying, L.C.



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

Subdivision Name: Woodland Square

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





# Houston Planning Commission

ITEM: 172

Planning and Development Department

Meeting Date: 03/31/2021

Subdivision Name: Woodland Square

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



C – Public Hearings with Variance

Aerial





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**APPLICANT'S  
Variance Request Form**

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**Application Number:** 2022-0282  
**Plat Name:** Woodland Square  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**Date Submitted:** 02/07/2022

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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.

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

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

Seeking to reduce the City's requested ROW dedication amount for the property frontage along Woodland Street

**Chapter 42 Section:** 122

**Chapter 42 Reference:**

42-122, 60' required width of local streets

**Statement of Facts**

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

The City Planning Department is requesting additional ROW for Woodland Street requiring the land owner to lose valuable parking for the proposed site. The parcel owner owns multiple venues in the vicinity and is well aware of the amount of parking his establishments require. Forcing the full dedication amount creates a land use hardship that negatively impacts his business and neighbors.

**(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;**

Woodland street has existed as a 20 foot neighborhood street. Under the current development plan this street would primarily be an access drive for cars between two large parking lots serving White Oak Music Hall. Expanding the ROW to 60 feet would significantly reduce the number of cars we can park in these lots. The current City Major Thoroughfare Plan does not impose any dedication requirements for Woodland Street. This is logical given that this street only serves a handful of properties and is NOT a through street that connects to the North Freeway (US45). This is not a heavily traveled street in the existing condition and is currently marked for no thru trucks and no street parking. Time and again, the owner/ developer has heard from the neighborhood that more off-street parking would be helpful in relieving pressure from White Oak Patrons trying to park on residential streets. Our development plans can provide this additional parking and still dedicate some width for the proposed ROW. We are proposing to reduce the dedication at one end of the property to 5-ft on the west side and 15-ft on the east side of the property.

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

Correct, the owner/ developer is not seeking support of the variance due to a hardship imposed by the applicant. We believe reduced ROW dedication actually solves a problem the neighborhood is

experiencing today while still allowing for future improvements should the City ever choose to widen Woodland St.

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

We believe the intent and general purpose of the code will be preserved

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

Correct. Existing Woodland Street serves a small amount of tract owners in this area who have parking within their property. Allowing this variance provides the maximum amount of parking for the proposed project site allowing patrons to the various venues a safe place to park where they can be out of traffic. In addition, it helps alleviate the current property owners in the area from having to navigate congested neighborhood streets resulting from on street parking.

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

Economic hardship is not a factor in this request



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

March 7, 2022

Dear Property Owner:

**Reference Number: 2022-0282; Woodland Square;** replatting of Lots 1, 2, and 3, Block 1 in "La Mesita Homes". as recorded at Film Code Number 670048 of the Harris County Map Records.

The property is located between North Main Street and Mainford Street south of Farwood Street and north of Woodland Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Chris Rhodes**, with **Civil-Surv Land Surveying, L.C.**, on behalf of **WOIH Partners, LLC**, can be contacted at **713-839-9181**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat. 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 31, 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: 173

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Bradford Estates

Applicant: CGES/Bailey Planning

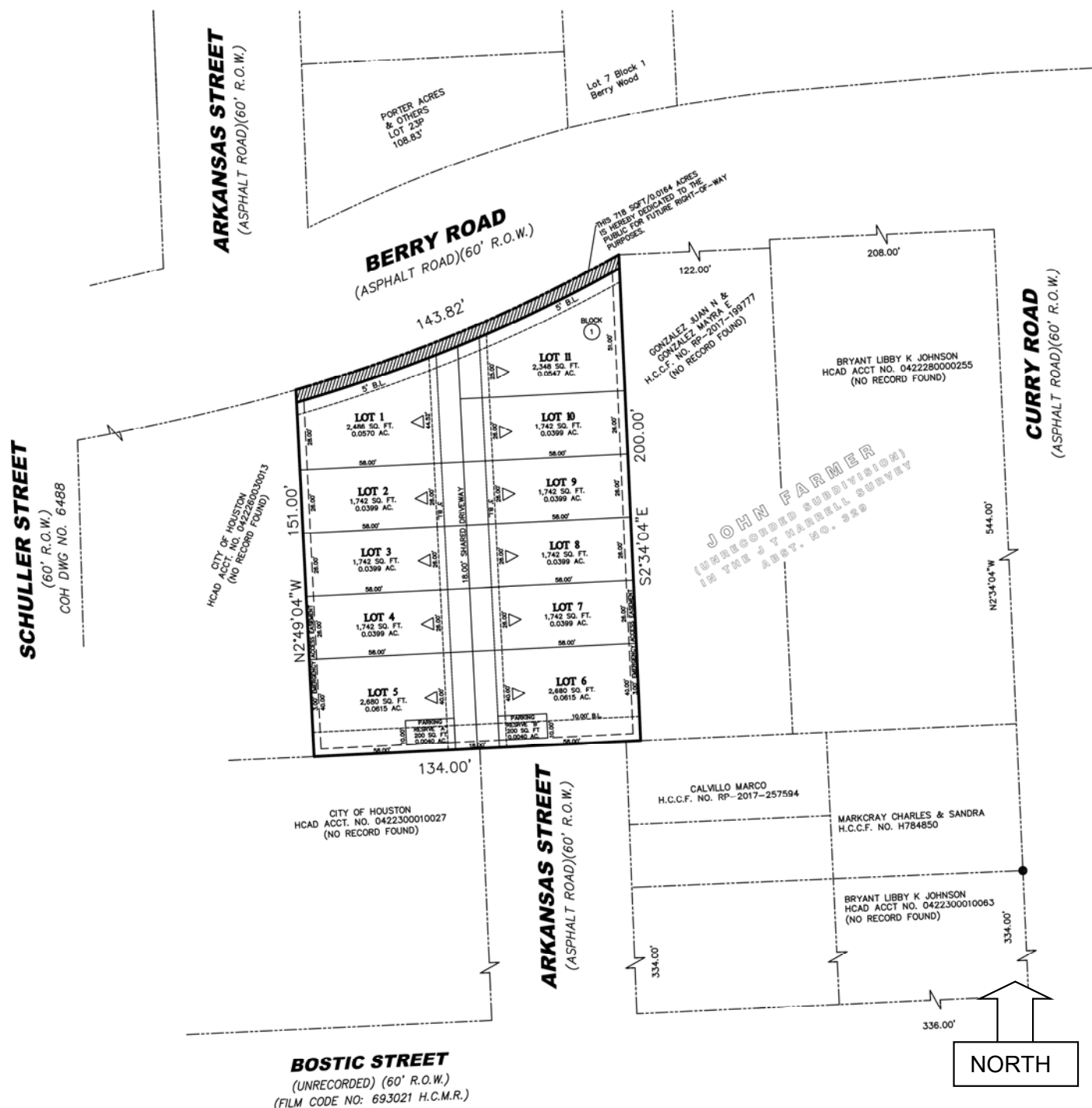


**D – Variances**

**Site Location**

Subdivision Name: Bradford Estates

Applicant: CGES/Bailey Planning





# Houston Planning Commission

ITEM: 173

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Bradford Estates

Applicant: CGES/Bailey Planning



D – Variances

Aerial





**Application Number:** 2022-0680

**Plat Name:** Bradford Estates

**Applicant:** CGES|Bailey Planning

**Date Submitted:** 03/19/2022

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

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

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

A variance is requested to not extend nor terminate with a cul de sac, Arkansas Street.

**Chapter 42 Section:** 134

**Chapter 42 Reference:**

42-134 Street Extensions. (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.

### Statement of Facts

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

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

The subject site is located within the North side of the City within Houston corporate limits. The intended use is a single-family residential development with access from a shared driveway. Majority of this area is unrecorded without a clear development plan for the lots. There is a high concentration of residential homes within this block and immediate vicinity so this proposed development will be in keeping with the character of the area. Berry Road is a major collector, and this proposed development would encourage a safer vehicular ingress/egress versus a lot that would encourage a vehicle to back on to a high traffic circulating ROW. The subject site operates within an existing local street 1400 feet intersection grid so to require Arkansas Street to be extended would not contribute to better vehicular traffic circulation. To require the street to go through the subject site, would create a minimum intersection spacing violation. To require the street to be cul de saced, would create an impractical develop as there would be limited developable land.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant but an existing condition dating back to the 1970s. This area is majority residential and this property has had a family residence for many years. This area is also unrecorded so there may not have been any clear plans for the development and growth of this area hence why the street was never extended to Berry Road. If a cul de sac would be required, this land would be undevelopable if meeting the turnaround and radius requirements.

**(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. Per the section, there are only two items this project doesn't meet that would eliminate the need for the variance. If the street were required to be extended this would result in a direct violation of the development ordinance as there would be a minimum intersection spacing issue.

**(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 and safety as will be maintaining the existing conditions of the site and area around. There is a possibility if this street were to be extended, it could result in "cut through" traffic which causes speeding and other reckless driving. This would also result in an intersection spacing issue that would be less than the allowed 75 feet minimum. This could also challenge drivers and how they maneuver their vehicles.

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

Economic hardship is not the sole justification of the variance but due to the existing conditions of the site and denying the owner reasonable use of the land if the street were to be extended or cul de saced. If the street were to be extended, this would result in a minimum intersection spacing issue of less than the allowed 75 feet distance which would impact traffic safety. To require a cul de sac meeting the turnaround and radii rules, would then take away majority of the developable land.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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

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

March 24, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** Bradford Estates

**REFERENCE NUMBER:** 2022-0680

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along and south of Berry Road, east of Schuller Road and west of Curry 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.

CGES|Bailey Planning, 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 Arkansas Street with a cul-de-sac. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

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

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 31, 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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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 Carlos G. Espinoza y Sanchez with CGES|Bailey Planning at 713-965-7385**. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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



## **TERMINOLOGY**

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

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

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

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

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

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

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

## **PROPERTY OWNERSHIP INFORMATION**

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

# Houston Planning Commission

# ITEM: 174

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Bronze Bar Mixed Use (DEF 2)

Applicant: Windrose



**D – Variances**

**Site Location**

# Houston Planning Commission

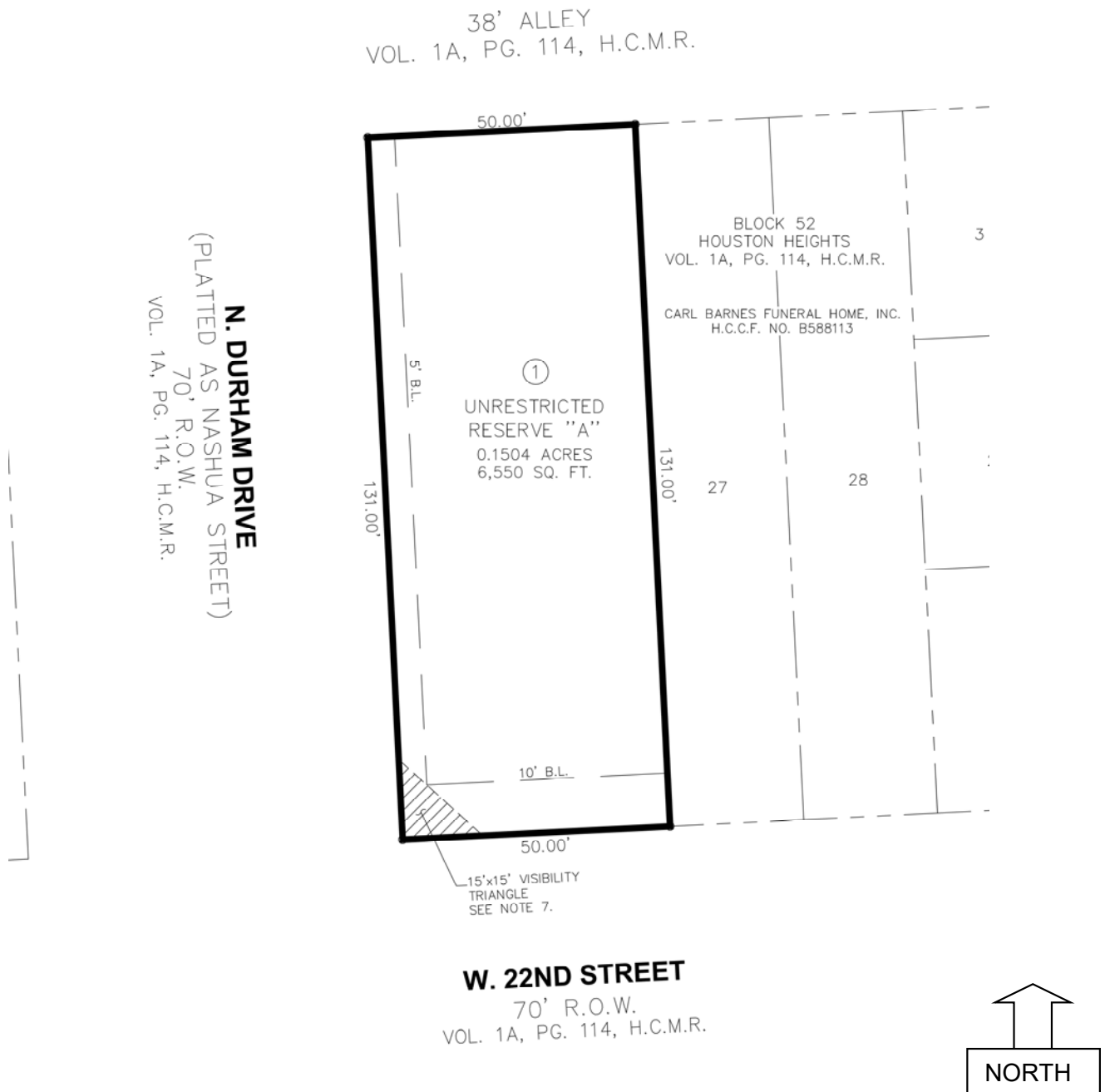
# ITEM: 174

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Bronze Bar Mixed Use (DEF 2)

Applicant: Windrose



D – Variances

Subdivision



# Houston Planning Commission

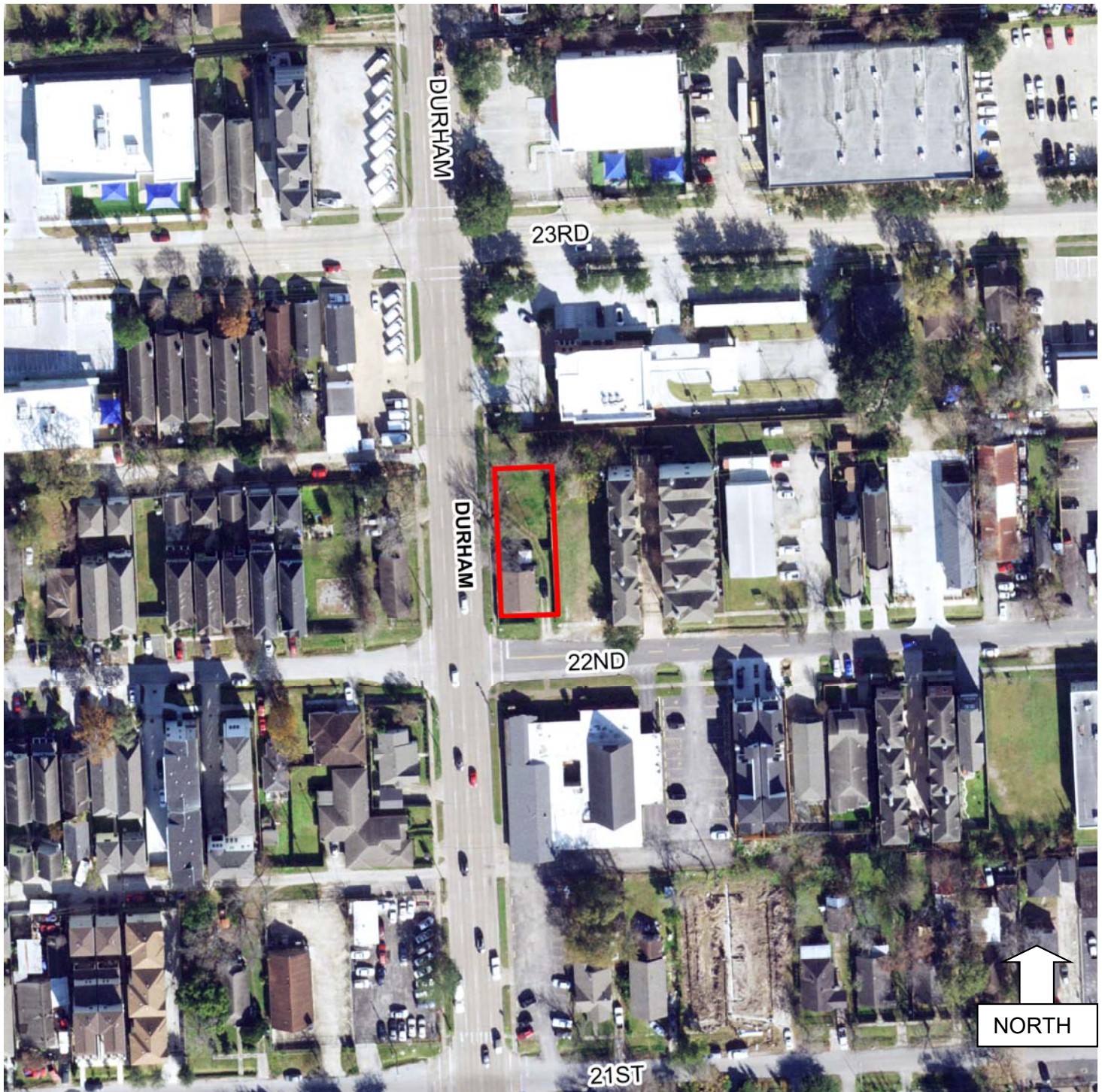
**ITEM: 174**

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Bronze Bar Mixed Use (DEF 2)

Applicant: Windrose



**D – Variances**

**Aerial**





[illegible]

NOT FOR REGULATORY  
APPROVAL, PERMITTING OR  
CONSTRUCTION

ARCHITECT  
Romulo Cisneros

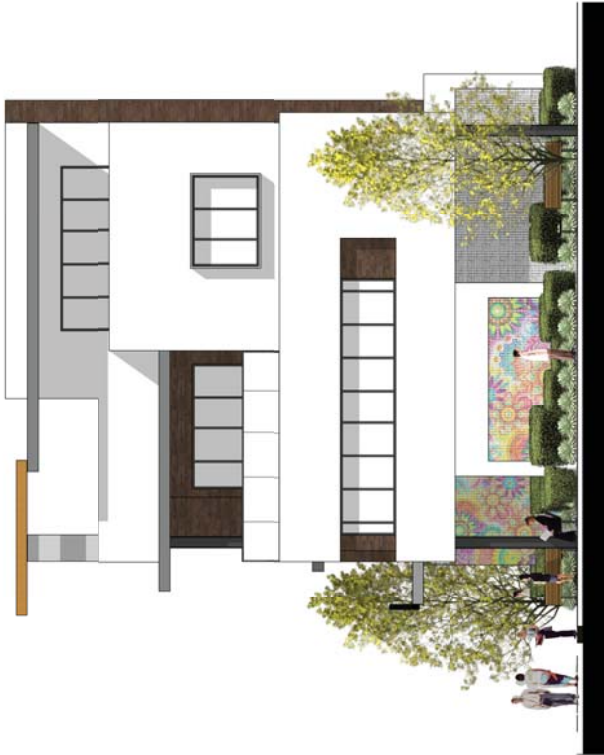
## DURHAM MIXED-USE

**CISNEROS DESIGN STUDIO,**  
ARCHITECTS LLC  
800 Sampson St., Suite 200  
Houston, TX 77003  
CISNEROS DESIGN STUDIO, ARCHITECTS LLC (P. 2722)  
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1 WEST ELEVATION  
A.500 3/16" = 1'-0"

2 SOUTH ELEVATION  $3/16" = 1'-0"$





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  
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[www.houstontx.gov](http://www.houstontx.gov)

February 23, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** Bronze Bar Mixed Use

**REFERENCE NUMBER:** 2022-0116

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the northeast intersection of North Durham Drive and West 22<sup>nd</sup> 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](http://www.houstonplanning.com) or Call: 832-393-6624.

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

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

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

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

For additional information regarding this project, please call 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](mailto:planning.variances@houstontx.gov) or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

## **TERMINOLOGY**

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

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

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

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

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

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

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

## **PROPERTY OWNERSHIP INFORMATION**

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

# Houston Planning Commission

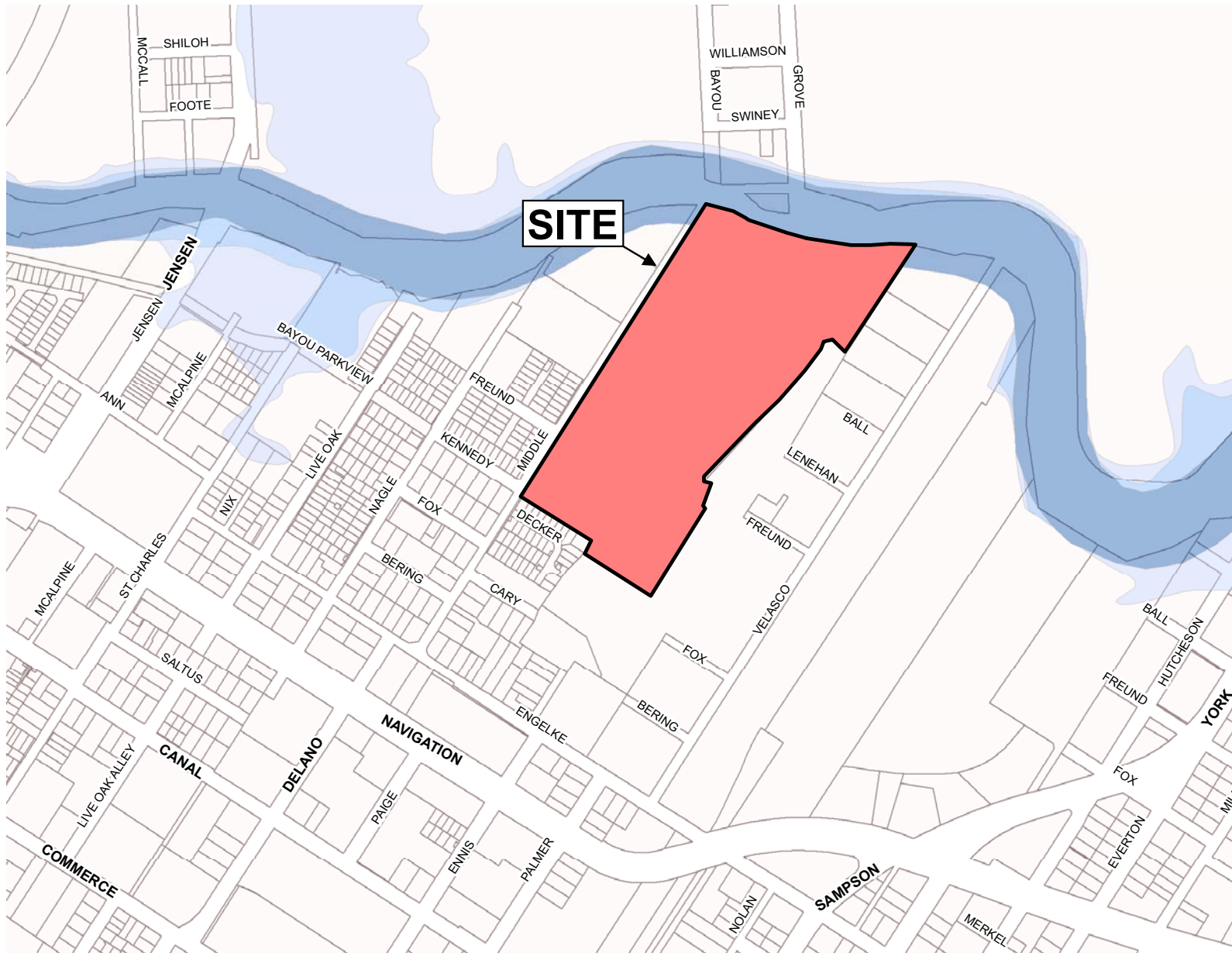
ITEM: 175

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Eight Hundred Middle (DEF 1)

Applicant: Ally General Solutions, LLC



D – Variances

Site Location



**ITEM: 175**

**Meeting Date: 03/31/2022**

**Applicant: Ally General Solutions, LLC**



## D – Variances

## Subdivision



# Houston Planning Commission

ITEM: 175

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Eight Hundred Middle (DEF 1)

Applicant: Ally General Solutions, LLC



D – Variances

Aerial







## 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 Street 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 impractical 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 Street 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](http://www.houstontx.gov)

March 9, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** Eight Hundred Middle

**REFERENCE NUMBER:** 2022-0443

**VAR**

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



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

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

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

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

**For additional information regarding this project, please call 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](mailto:planning.variances@houstontx.gov) or call (832)393-6534. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **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: 03/31/2022

Subdivision Name: Elsis Villas

Applicant: The Interfield Group



D – Variances

Site Location

Subdivision Name: Elsis Villas

Applicant: The Interfield Group





# Houston Planning Commission

ITEM: 176

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Elsis Villas

Applicant: The Interfield Group



D – Variances

Aerial





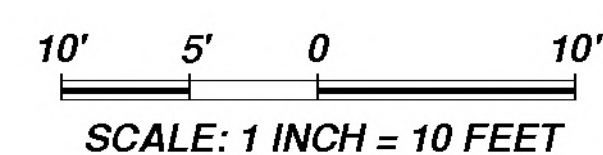
**BINACOM<sup>TM</sup>**

**SAID ELSISS  
PROPOSED NEW SINGLE FAMILY HOME  
3014 RAWLS STREET  
HOUSTON, TX, 77008**

## SITE PLAN

INTERIM REVIEW ONLY  
DOCUMENT INCOMPLETE:  
NOT INTENDED FOR PERMIT  
OR CONSTRUCTION.

02/17/22



## ISSUE HISTORY

DATE	ISSUED FOR
	CLIENT REVIEW
XX/XX/21	PERMIT

	REVISIONS
--	-----------

DATE	DESCRIPTION
XX/XX/21	CITY COMMENTS DATED XX/XX/21
XX/XX/21	CITY COMMENTS DATED XX/XX/21

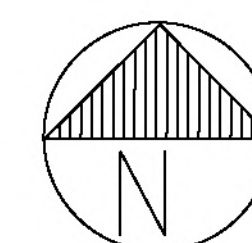
DATE: 01/07/22

DRAWN BY: MN

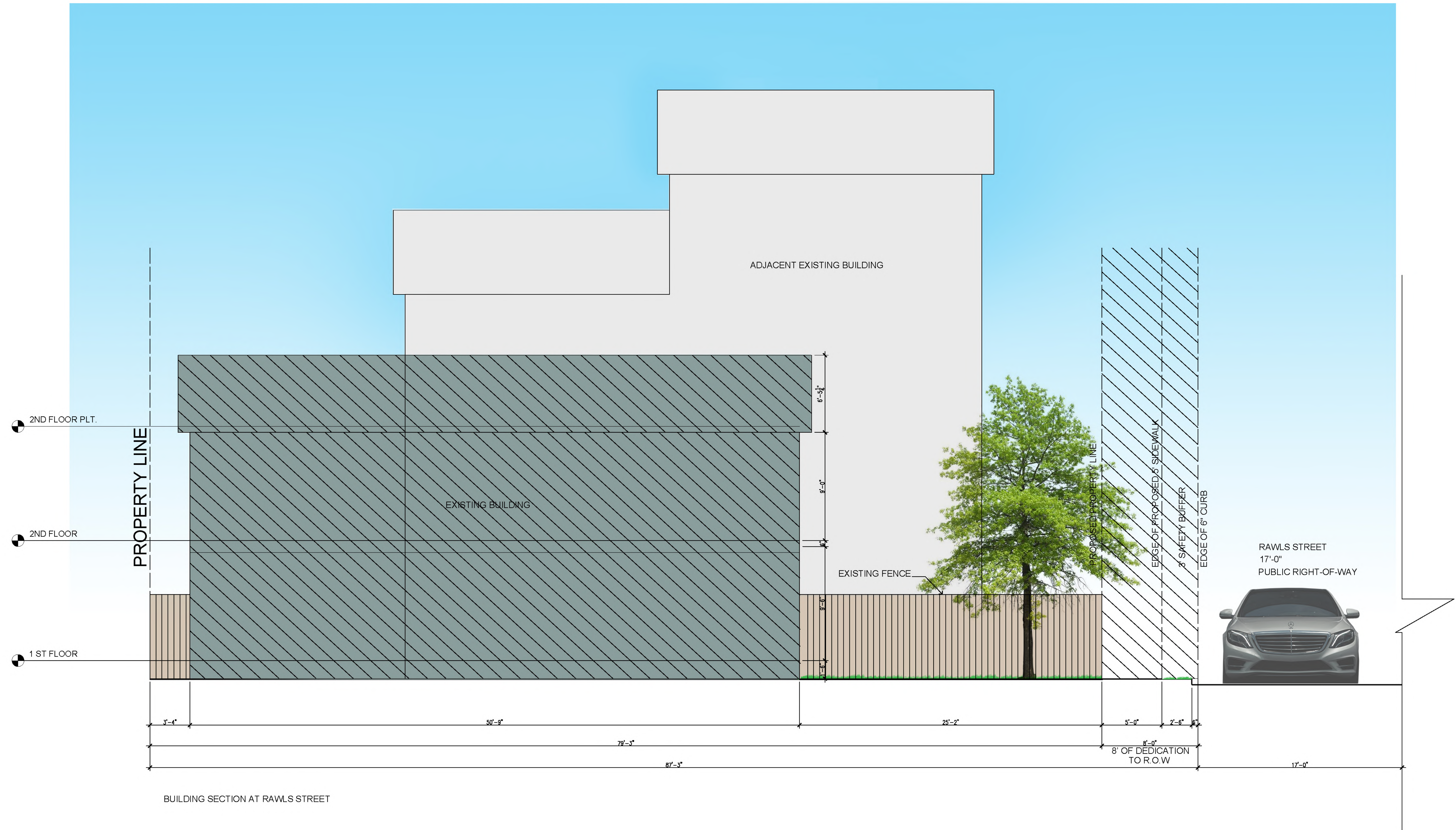
CHECKED BY: MM
PROJECT #

PROJECT # -
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**A1**

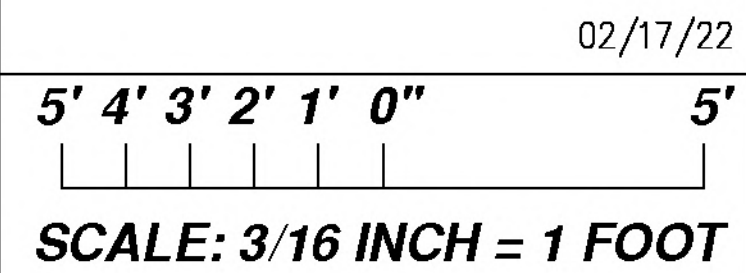






SAID ELSISS  
PROPOSED NEW SINGLE FAMILY HOME  
3014 RAWLS STREET  
HOUSTON, TX, 77008

STREET CROSS SECTION



ISSUE HISTORY	
DATE	ISSUED FOR
	CLIENT REVIEW
XX/XX/21	PERMIT
REVISIONS	
DATE	DESCRIPTION
XX/XX/21	GTY COMMENTS DATED XX/XX/21
XX/XX/21	GTY COMMENTS DATED XX/XX/21
DATE: 12/06/21	
DRAWN BY: MN	
CHECKED BY: MN	
PROJECT # 17515.0	
A2	





FRONT (NORTH) ELEVATION ALONG RAWLS STREET

BINACOM<sup>TM</sup>

**SAID ELSISS**  
**PROPOSED NEW SINGLE FAMILY HOME**  
3014 RAWLS STREET  
HOUSTON, TX, 77008

**FRONT ELEVATION**

02/17/22

5'	4'	3'	2'	1'	0"	5'
----	----	----	----	----	----	----

**SCALE: 3/16 INCH = 1 FOOT**

## ISSUE HISTORY

DATE	ISSUED FOR
	CLIENT REVIEW
XX/XX/21	PERMIT

## REVISIONS

DATE	DESCRIPTION
XX/XX/21	CITY COMMENTS DATED XX/XX/21
XX/XX/21	CITY COMMENTS DATED XX/XX/21

DATE: 12/06/21

DRAWN BY: MN

CHECKED BY: MN

PROJECT #	17515.0
-----------	---------

A3





Application Number: 2022-0735

Plat Name: Elsis Villas

Applicant: The Interfield Group

Date Submitted: 03/21/2022

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 to allow 8' street widening dedication along Rawls Street, instead of 13' and no land dedication along Letein St.

**Chapter 42 Section: 122**

**Chapter 42 Reference:**

Sec. 42-122. Right-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development

### Statement of Facts

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

**(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;**

Elsiss Villas is located west of Maxroy Street, south of Letein Street, east of Rawls Street, north of Eureka Street. Rawls Street was created in Volume 572, Page 624 of the Harris County Map Records, in 1926. This map only provided a 17' strip of land for the creation of Rawls Streets. Commercial development west of Rawls Street does not appear to utilize Rawls Street for access, as access to these developments appear to be along Hempstead/Kansas Street and Eureka Street. The surrounding area is substantially industrial, with recent developments significantly being single family. The requirement for a 60' right of way is due to the commercial development across the street. The nearby areas surrounding these industrial tracts have been developed for the construction of single-family homes, which would lead us to believe there is a possibility that a future development on the industrial tracts, if ever purchased, could also be single family. If this were to be the case, the 8' strip of land being dedicated by Elsis Villas would comply with the minimum 50' right of way required by ordinance. Rawls Street only extends two (2) blocks, and is located one block west of Maxroy Street, which intersects with Hurst Street to the north and Eureka Street to the south. The traffic pattern in this area appears to be adequate to not require Rawls Street to connect to north. In 2014, a development that abuts subject property to the south, was recorded in Harris County Film Code No. 666282. This subdivision dedicated an 8' strip of land to widen Rawls Street. Allowing Elsis Villas an 8' dedication would maintain the alignment of Rawls Street. An 8'-strip is being dedicated by Elsis Villas, for widening of Rawls Street. This dedicated area is 800 SF (0.018-acre). The requirement of an additional 5'-strip of widening would deny owner the reasonable use of 1,299 SF (0.029-acre) of land.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors of nearby existing conditions, recent developments and previously approved right-of-way dedication of 8' abutting subject tract to the south.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will include a new 5-foot sidewalk located within a dedicated sidewalk easement along the front property line of Rawls Street. b. 3" caliper trees will be provided along the pedestrian realm. c. Development will be landscaped and will preserve and enhance the general character of the community

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

The granting of the variance will not be injurious to the public health, safety or welfare. Development will enhance public welfare, without any way compromising public health or safety. Elsis Villas is providing 8' strip of land to maintain the alignment of Rawls Street.

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

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



**Application Number:** 2022-0735

**Plat Name:** Elsis Villas

**Applicant:** The Interfield Group

**Date Submitted:** 03/21/2022

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 to allow 10' building line along Rawls Street, instead of 20'.

**Chapter 42 Section:** 150

**Chapter 42 Reference:**

Sec. 42-150. Building Line Requirements – Local Streets (a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this article. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time." Local streets – Single-Family 10 feet, Principal Structure 17 feet, Garage or Carport Facing Street 20 feet Front 10 feet Side and Back, if adjacent to local street

### Statement of Facts

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

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

Elsiss Villas is located west of Maxroy Street, south of Letein Street, east of Rawls Street, north of Eureka Street. Rawls Street was created in Volume 572, Page 624 of the Harris County Map Records, in 1926. This map only provided a 17' strip of land for the creation of Rawls Streets. Commercial development west of Rawls Street does not appear to utilize Rawls Street for access, as access to these developments appear to be along Hempstead/Kansas Street and Eureka Street. Rawls Street only extends two (2) blocks, and is located one block west of Maxroy Street, which intersects with Hurst Street to the north and Eureka Street to the south. The traffic pattern in this area appears to be adequate to not require Rawls Street to connect to north. An 8'-strip is being dedicated by Elsis Villas, for widening of Rawls Street. This dedicated area is 800 SF (0.018-acre) and denies owner the ability to comply with the required setback needed for the carport. Please note that the edge of the carport will be located 18' from the edge of pavement and will meet the intent of the ordinance.

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

**created or imposed by the applicant;**

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors of nearby existing conditions and requirement of an 8' dedication required due to original map not providing a reasonable width for a public street.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will include a new 5-foot sidewalk located within a dedicated sidewalk easement along the front property line of Rawls Street. b. 3" caliper trees will be provided along the pedestrian realm. c. Development will be landscaped and will preserve and enhance the general character of the community

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

The granting of the variance will not be injurious to the public health, safety or welfare. Development will enhance public welfare, without any way compromising public health or safety. Elsiss Villas is providing 8' strip of land to maintain the alignment of Rawls Street, sidewalks and pedestrian buffer.

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

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





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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

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

March 24, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** Elsis Villas

**REFERENCE NUMBER:** 2022-0735

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located on the southeast intersection of Letein and Rawls Streets north of Eureka 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.

The Interfield Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to plat a 10' building line along Rawls as opposed to the required 20' and to dedicate 8' of widening to Rawls as opposed to the required 13'. 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 31, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

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

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

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

For additional information regarding this project, please call Mary Villareal with Interfield Group at 713-780-0909. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

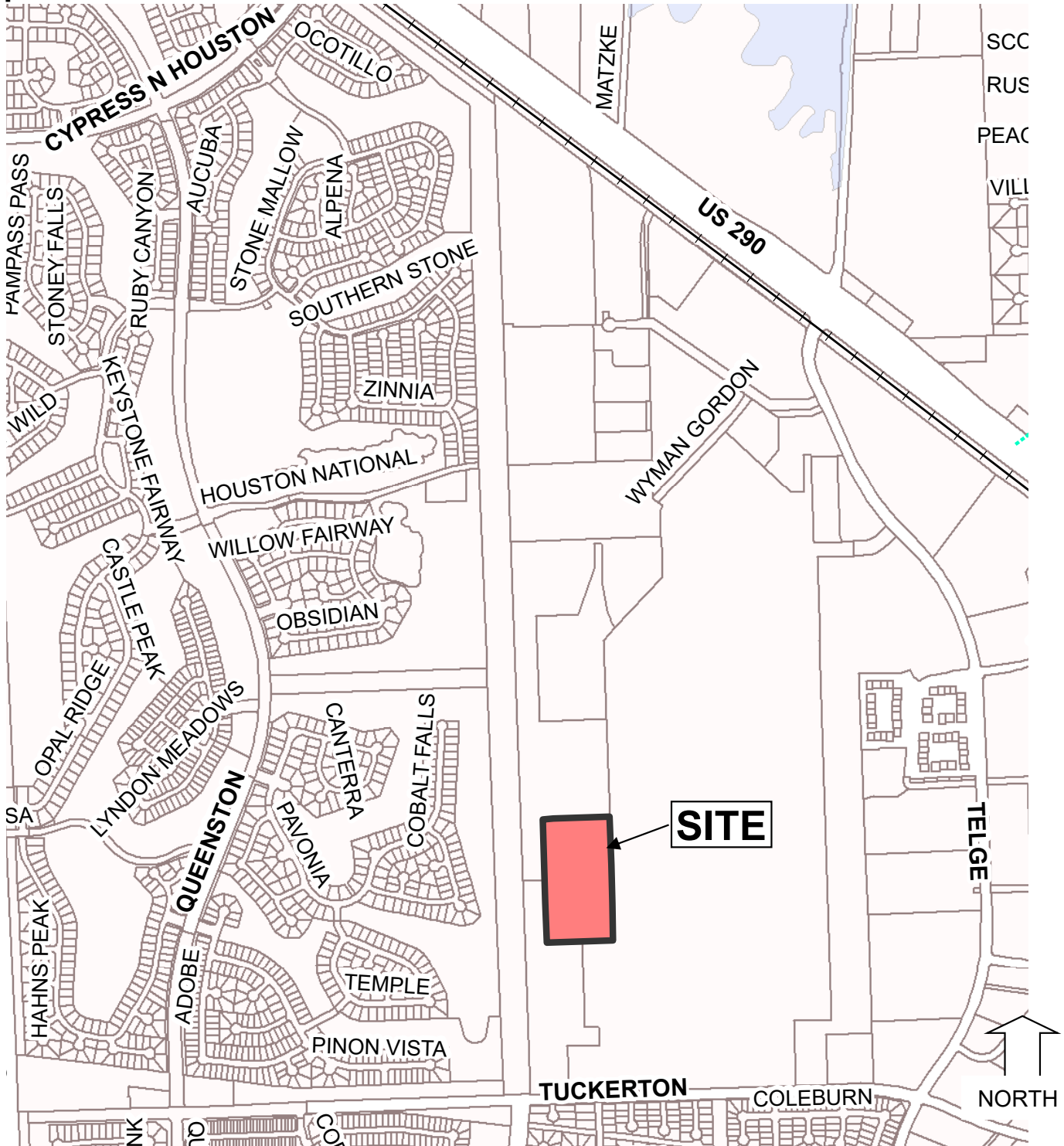
- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **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.

Subdivision Name: Houston West AAA Cooper (DEF 1)

Applicant: Windrose





# Houston Planning Commission

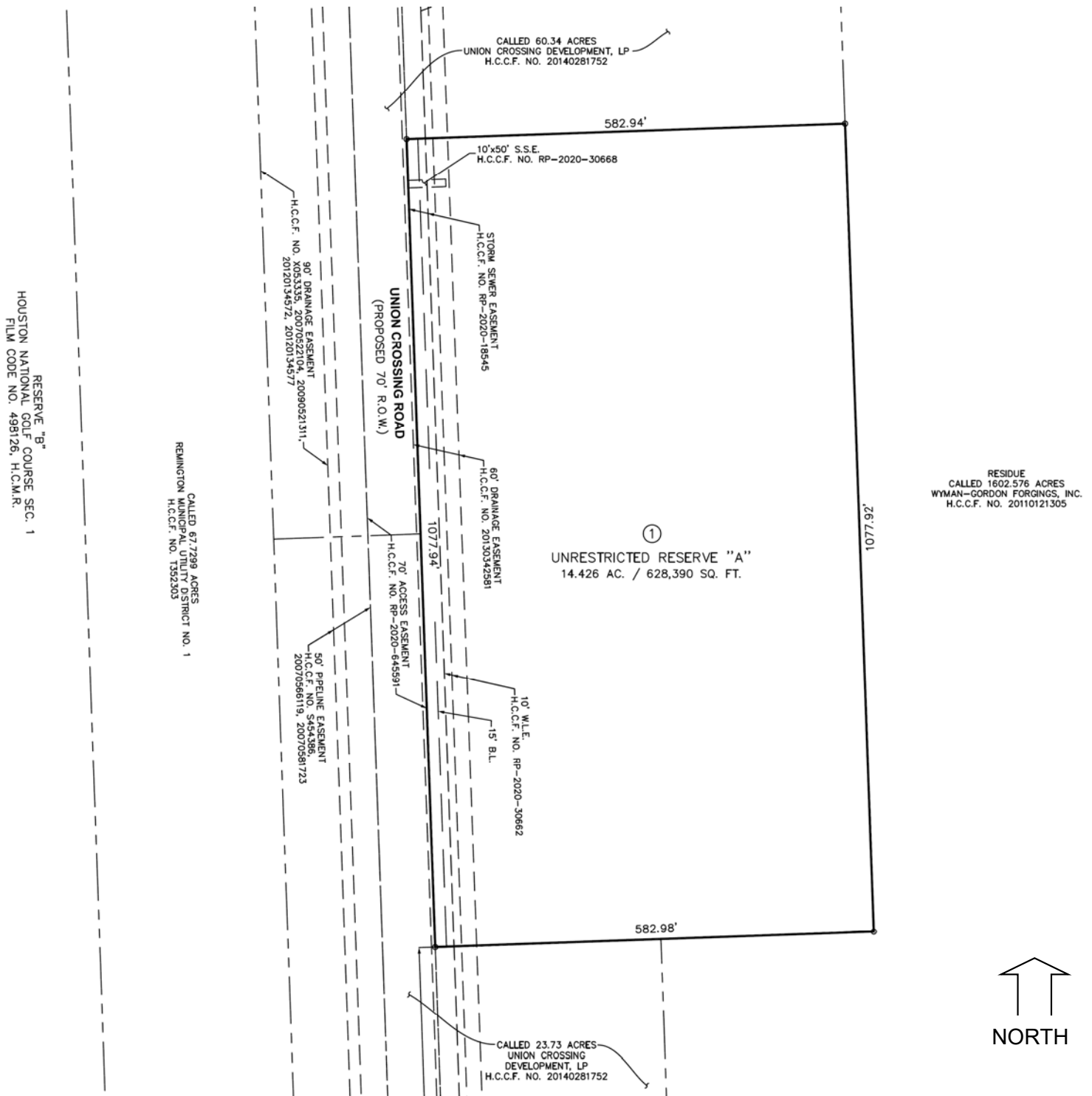
ITEM: 177

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Houston West AAA Cooper (DEF 1)

Applicant: Windrose



D – Variances

Subdivision



# Houston Planning Commission

ITEM: 177

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Houston West AAA Cooper (DEF 1)

Applicant: Windrose



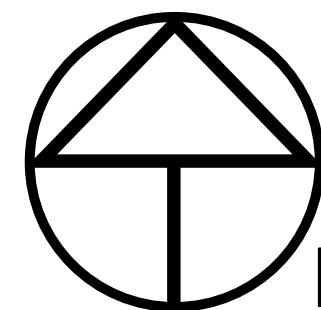
D – Variances

Aerial



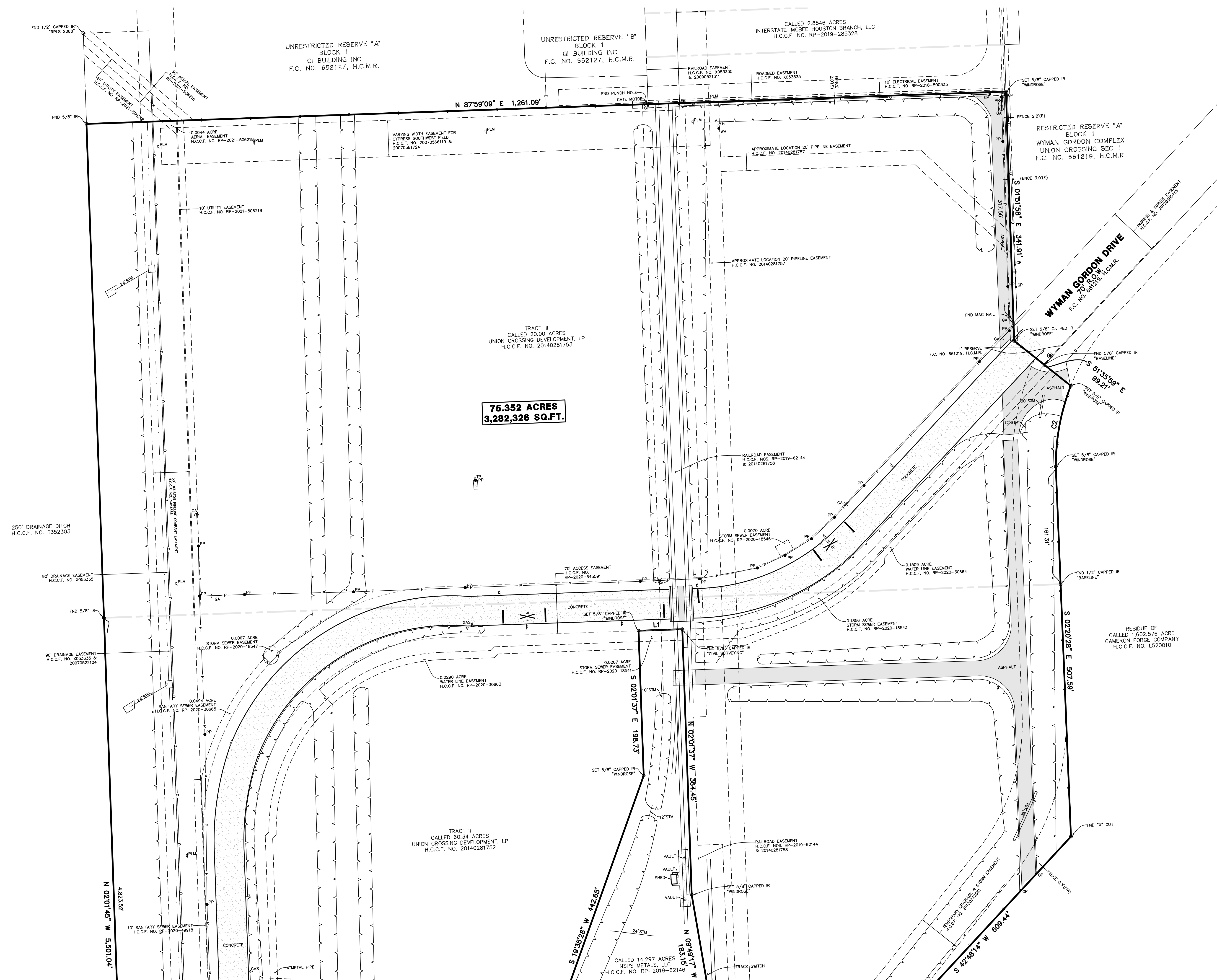






GRAPHIC SCALE: 1" = 60'

60 0 60 120 180 Feet

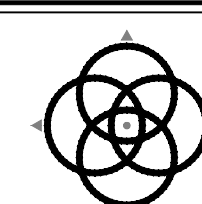


75.352 ACRES  
3,282,326 SQ.FT.

LEGEND	
* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY	
BO - BOLLARD	PLM - PIPELINE MARKER
HC - HANDICAP	UCS - UNDERGROUND CABLE SIGN
GM - GAS METER	CTL - CATHODIC TEST LEAD
GV - GAS VALVE	MW - MONITORING WELL
FI - FIRE HYDRANT	P - PIN FLAG/PAINT MARK
WM - WATER METER	TC - TOP OF CURB
WV - WATER VALVE	G - GUTTER
ICV - IRRIGATION CONTROL VALVE	TG - TOP OF GRATE
GI - GRATE INLET	FL - FLOW LINE
GB - GRATE INLET	HB - HIGHBANK
MANH - MANHOLE	SAN - SANITARY SEWER
CLEAN - CLEANOUT	STM - STORM SEWER
TP - TELEPHONE PEDESTAL	CMP - CORRUGATED METAL PIPE
EB - ELECTRIC BOX	CPH - CORRUGATED PLASTIC PIPE
TSP - TRAFFIC SIGNAL BOX	RCP - REINFORCED CONCRETE PIPE
LP - LIGHT POLE	TEL - TELEPHONE
TLP - TRAFFIC LIGHT POLE	SWBT - SOUTHWESTERN BELL TELEPHONE CO.
SL - GROUND/SPOT LIGHT	WTR - WATER
PP - POWER POLE	UG - UNDERGROUND
PP/T - POWER POLE W/TRANSFORMER	FGD - FOUND
PP/ALT - POWER POLE W/LIGHT	H.C.C.F. - HARRIS COUNTY CLERK FILE
PP/JCT - POWER POLE W/CONDUIT	H.C.D.R. - HARRIS COUNTY DEED RECORDS
MP - METER POLE	H.C.M.R. - HARRIS COUNTY MAP RECORDS
SP - SERVICE POLE	IP - IRON PIPE
GA - GUY ANCHOR	IR - IRON ROD
OPW - OVERHEAD POWER LINE	NO. - NUMBER
BWF - BARBED WIRE FENCE	PG. - PAGE
WIF - WROUGHT IRON FENCE	R.O.W. - RIGHT-OF-WAY
WF - WOOD FENCE	SQ. FT. - SQUARE FEET
CF - CHAINLINK FENCE	VOL. - VOLUME
GP - GATE POST	F.C. - FILM CODE
PP - PER PLANS	B.L. - BUILDING LINE
APPROX - APPROXIMATE	U.E. - UTILITY EASEMENT
SIGN - SIGN	TR - TREE/SHRUB
FP - FLAG POLE	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°58'23" W	60.00'

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	487.33'	23°48'15"	202.47'	N 21°43'25" W	201.01'
C2	300.00'	21°38'51"	113.35'	S 10°31'57" W	112.67'



**WINDROSE**  
LAND SURVEYING | PLATTING

11111 RICHMOND AVE, STE 160 | HOUSTON, TX 77062 | 713.458.2281  
HBM REGISTRATION NO. 10108000 | 1.WINDROSESERVICES.COM

ALTA/NSPS LAND TITLE SURVEY OF  
75.352 ACRES / 3,282,326 SQ. FT.  
SITUATED IN THE  
W. FRANCIS SURVEY  
ABSTRACT NO. 260  
HARRIS COUNTY, TEXAS

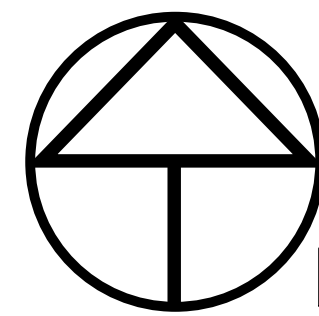
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FIELD BY: RB CHECKED BY: MC JOB NO. 57539  
DRAWN BY: CG DATE: MARCH 2022 SHEET NO. 2 OF 4

REVISIONS		
DATE	REASON	BY
03/22/2022	ADDRESSED COMMENTS	MC



SEE SHEET 2



NORTH

GRAPHIC SCALE: 1" = 60'

60 0 60 120 180 Feet

250' DRAINAGE DITCH  
H.C.C.F. NO. 1352303

90' DRAINAGE EASEMENT  
H.C.C.F. NO. 1053335

75.352 ACRES  
3,282,326 SQ.FT.

TRACT II  
CALLED 60.34 ACRES  
UNION CROSSING DEVELOPMENT, LP  
H.C.C.F. NO. 20140281752

TRACT I  
CALLED 14.42266 ACRES  
AAA COOPER TRANSPORTATION  
H.C.C.F. NO. RP-2020-645592

1.6790 ACRE  
STORM SEWER EASEMENT  
H.C.C.F. NO. RP-2020-18545

0.0115 ACRE  
SANITARY SEWER EASEMENT  
H.C.C.F. NO. RP-2020-30664

0.2290 ACRE  
WATER LINE EASEMENT  
H.C.C.F. NO. RP-2020-30663

0.2290 ACRE  
WATER LINE EASEMENT  
H.C.C.F. NO. RP-2020-30663

10' SANITARY SEWER EASEMENT  
H.C.C.F. NO. RP-2020-30663

10' SANITARY SEWER EASEMENT  
H.C.C.F. NO. RP-2020-30663

10' SANITARY SEWER EASEMENT  
H.C.C.F. NO. RP-2020-30663

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H.C.C.F. NO. RP-2020-30663

10' SANITARY SEWER EASEMENT  
H.C.C.F. NO. RP-2020-30663

10' SANITARY SEWER EASEMENT  
H.C.C.F. NO. RP-2020-30663

10' SANITARY SEWER EASEMENT  
H.C.C.F. NO. RP-2020-30663

RESIDUE OF  
CALLED 1.602576 ACRE  
CAMERON FORGE COMPANY  
H.C.C.F. NO. L520010

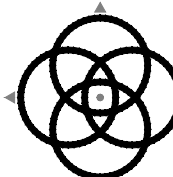
#### LEGEND

\* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO	BOLLARD	PLM	PIPELINE MARKER
CL	HANDICAP	UCS	UNDERGROUND CABLE SIGN
GM	GAS METER	CTL	CATHODIC TEST LEAD
GV	GAS VALVE	MW	MONITORING WELL
FI	FIRE HYDRANT	P	PIN FLAG/PAINT MARK
WM	WATER METER	TC	TOP OF CURB
WV	WATER VALVE	G	GUTTER
IV	IRRIGATION CONTROL VALVE	TO	TOP OF GRATE
IL	GRATE INLET	FL	FLOW LINE
IL	GRATE INLET	HB	HIGHBANK
MANH	MANHOLE	SAN	SANITARY SEWER
CO	CLEANOUT	STM	STORM SEWER
TP	TELEPHONE PEDESTAL	CMP	CORRUGATED METAL PIPE
EB	ELECTRIC BOX	CPP	CORRUGATED PLASTIC PIPE
TBS	TRAFFIC SIGNAL BOX	RCP	REINFORCED CONCRETE PIPE
LP	LIGHT POLE	TEL	TELEPHONE
TLP	TRAFFIC LIGHT POLE	SWBT	SOUTHWESTERN BELL TELEPHONE CO.
GL	GROUND/SPOT LIGHT	WTR	WATER
PP	POWER POLE	UG	UNDERGROUND
PP/T	POWER POLE W/TRANSFORMER	FND	FOUND
PP/LT	POWER POLE W/LIGHT	H.C.C.F.	HARRIS COUNTY CLERK FILE
PP/CT	POWER POLE W/CONDUIT	H.C.D.R.	HARRIS COUNTY DEED RECORDS
MP	METER POLE	H.C.M.R.	HARRIS COUNTY MAP RECORDS
SP	SERVICE POLE	IP	IRON PIPE
GA	GUY ANCHOR	R	IRON ROD
OP	OVERHEAD POWER LINE	NL	NUMBER
BWF	BARBED WIRE FENCE	PG	PAGE
WIF	WROUGHT IRON FENCE	R.O.W.	RIGHT-OF-WAY
WF	WOOD FENCE	SQ. FT.	SQUARE FEET
CF	CHAINLINK FENCE	VOL.	VOLUME
GP	GATE POST	F.C.	FILM CODE
P	PER PLANS	BL	BUILDING LINE
APPROX.	APPROXIMATE	U.E.	UTILITY EASEMENT
H	HIGHBANK	T	TREE
S	SIGN	SR	SHRUB
F	FLAG POLE		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°58'23" W	60.00'

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	487.33'	23°48'15"	202.47'	N 21°43'25" W	201.01'
C2	300.00'	21°58'51"	113.35'	S 10°31'57" W	112.67'



**WINDROSE**  
LAND SURVEYING & PLATTING

11111 RICHMOND AVE, STE 150 | HOUSTON, TX 77082 | 713.458.2281  
FIRM REGISTRATION NO. 0108800 | WINDROSESERVICES.COM

ALTA/NSPS LAND TITLE SURVEY OF  
75.352 ACRES / 3,282,326 SQ. FT.  
SITUATED IN THE  
W. FRANCIS SURVEY  
ABSTRACT NO. 260  
HARRIS COUNTY, TEXAS

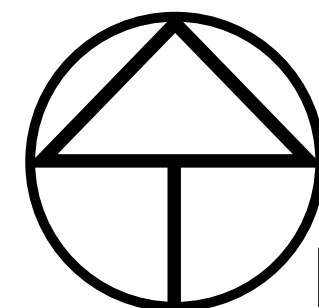
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FIELD BY:	RB	CHECKED BY:	MC	JOB NO.	57539
DRAWN BY:	CG	DATE:	MARCH 2022	SHEET NO.	3 OF 4

#### REVISIONS

DATE	REASON	BY
03/22/2022	ADDRESSED COMMENTS	MC

SEE SHEET 4

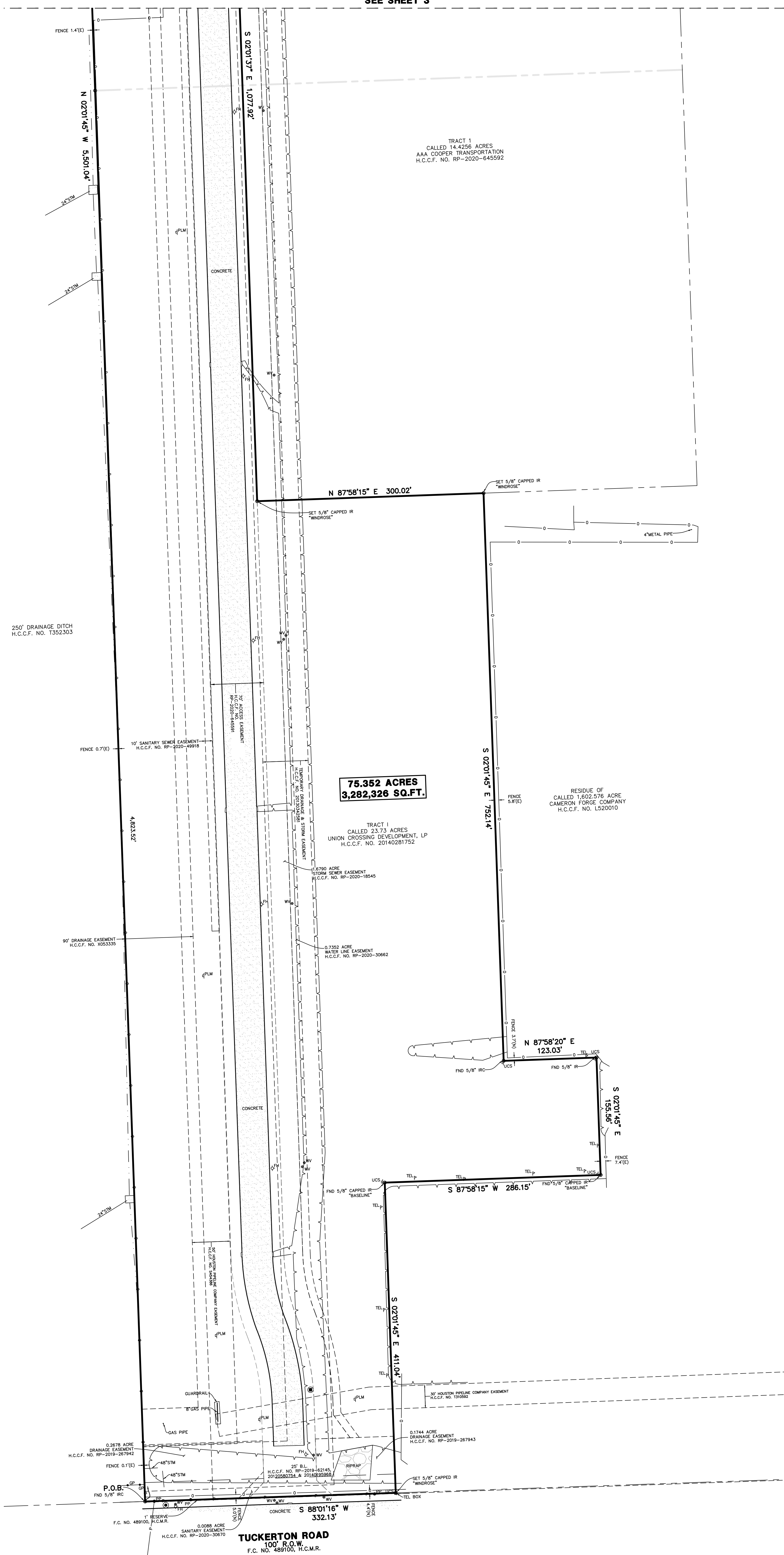


NORTH

GRAPHIC SCALE: 1" = 60'

60 0 60 120 180 Feet

SEE SHEET 3



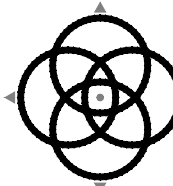
LEGEND

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P	- PER PLANS	NL	- NUMBER
APPROX.	- APPROXIMATE	PL	- PAGE
H	- HIGHBANK	R.O.W.	- RIGHT-OF-WAY
S	- SIGN	SO. FT.	- SQUARE FEET
FP	- FLAG POLE	VOL.	- VOLUME
		F.C.	- FILM CODE
		BL	- BUILDING LINE
		U.E.	- UTILITY EASEMENT
		T	- TREE/SHRUB

LINE TABLE		
LINE	BEARING	DISTANCE
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CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
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FIELD BY:	RB	CHECKED BY:	MC	JOB NO.	57539
DRAWN BY:	CG	DATE:	MARCH 2022	SHEET NO.	4 OF 4

REVISIONS

DATE	REASON	BY
03/22/2022	ADDRESSED COMMENTS	MC



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.**

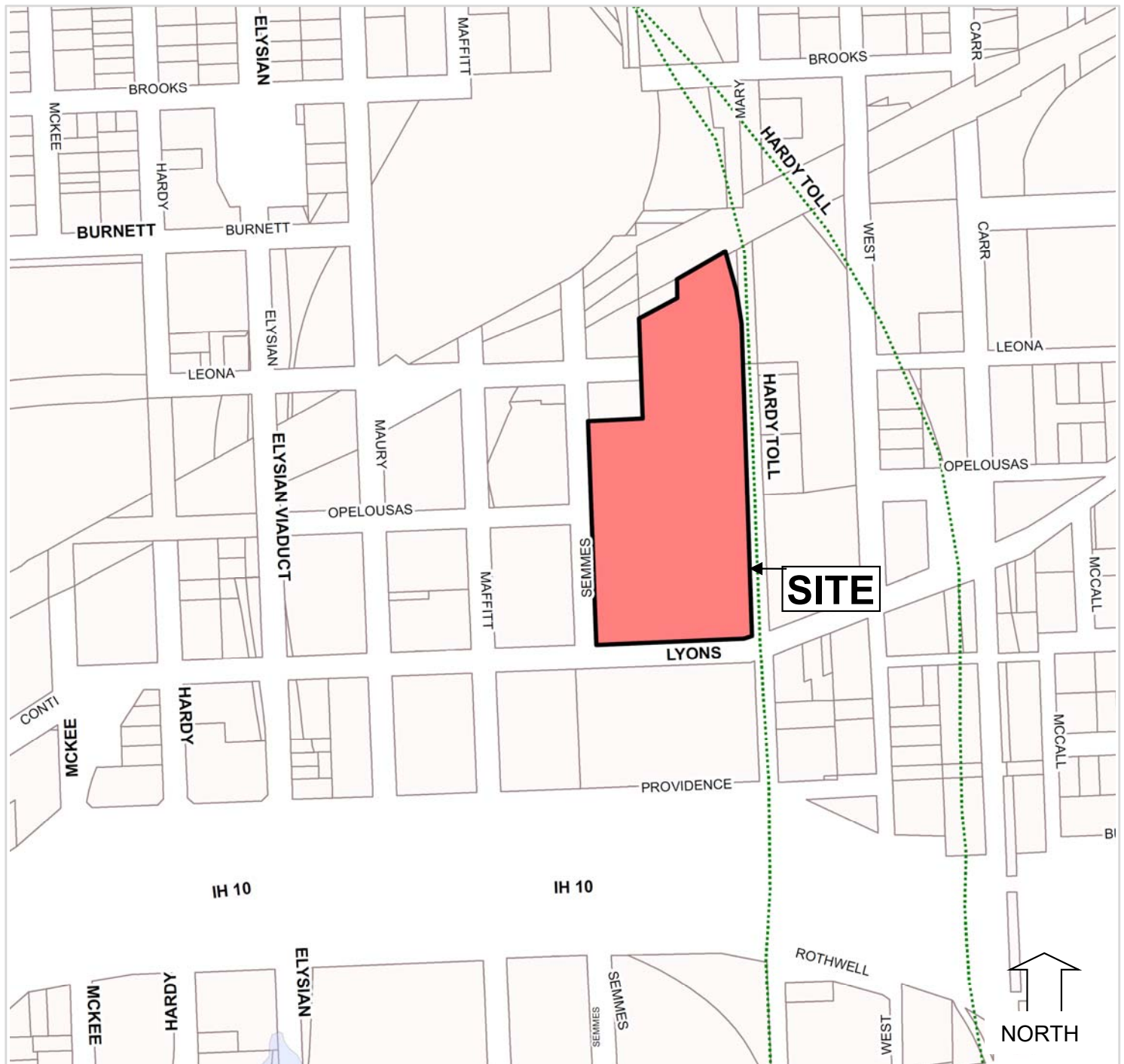
The justification for the variance occurred when the Union Crossing Business Park developer defaulted on their responsibility to construct the public street in front of the subject property. Without the variance, legal and financial difficulties outside of the applicant's control will prevent them from 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 no longer afford to endure 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.



**ITEM: 178**

**Meeting Date: 03/31/2022**

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



## D – Variances

## Site Location

**Subdivision Name: Lyons Immersive (DEF 2)**

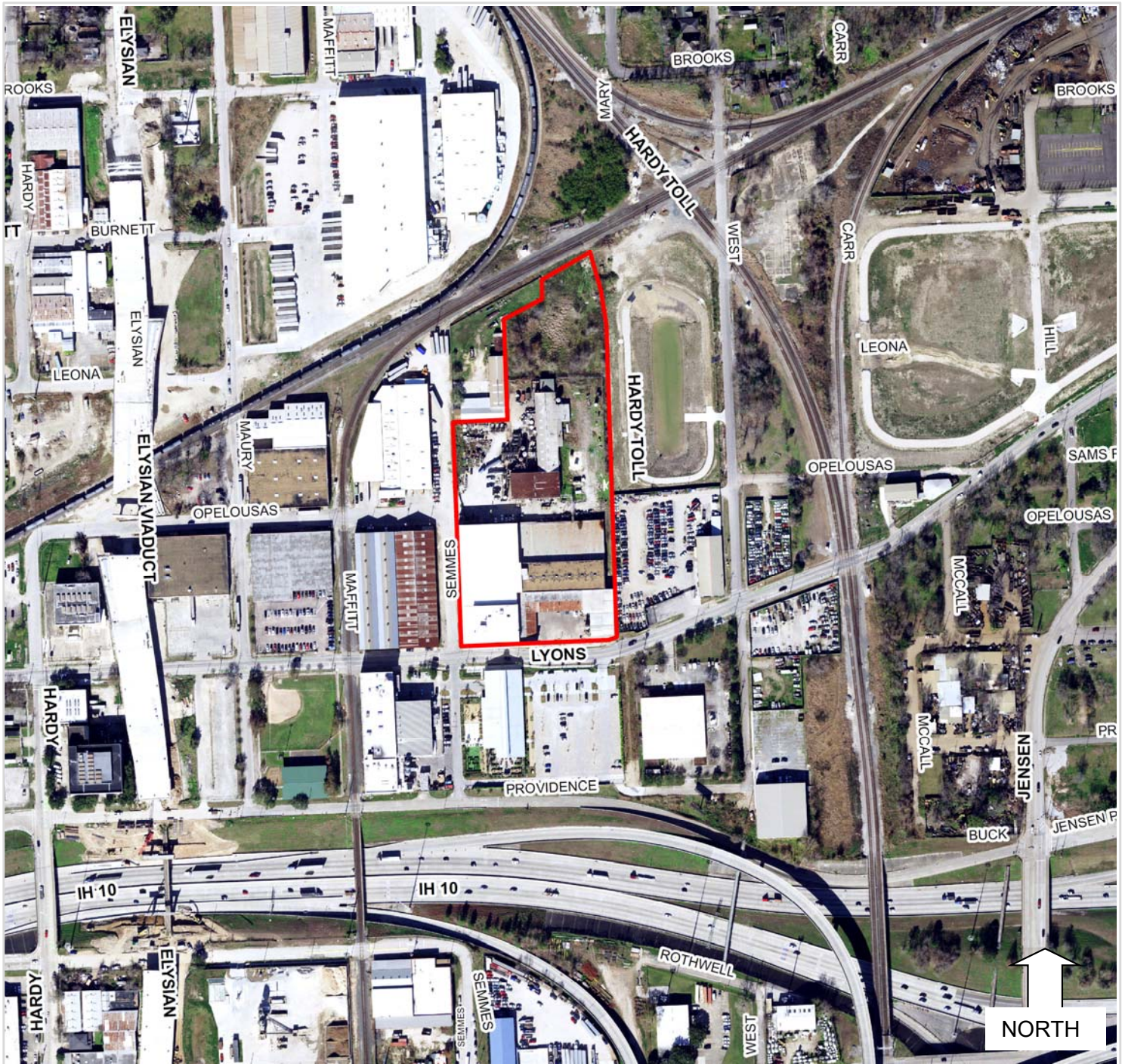
**Applicant: Civil-Surv Land Surveying, L.C.**





Subdivision Name: Lyons Immersive (DEF 2)

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







**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](http://www.houstontx.gov)

February 24, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** Lyons Immersive

**REFERENCE NUMBER:** 2022-0315

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the northeast intersection of 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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

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

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

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

**For additional information regarding this project, please call 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](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

## **TERMINOLOGY**

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

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

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

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

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

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

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

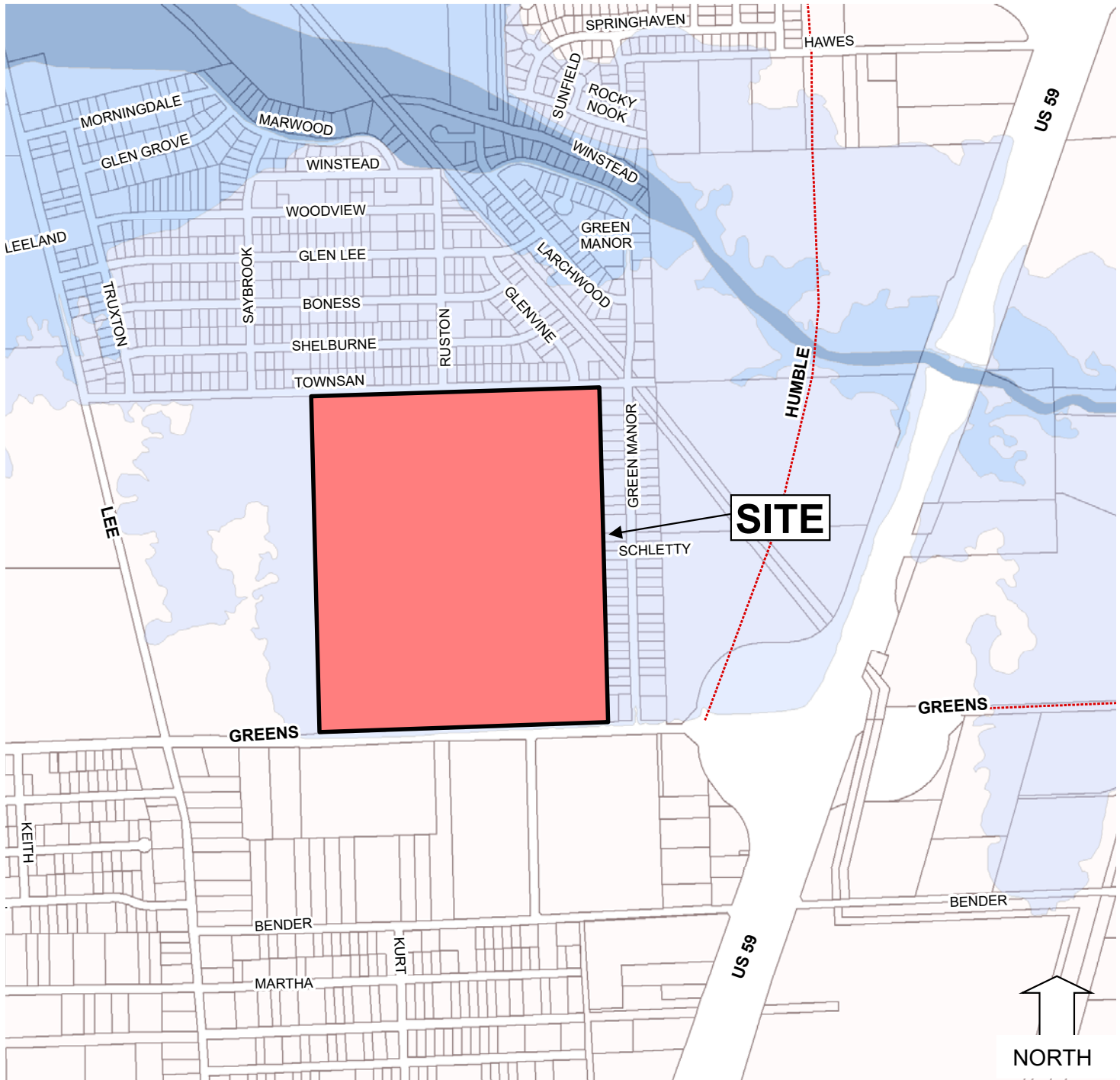
## **PROPERTY OWNERSHIP INFORMATION**

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



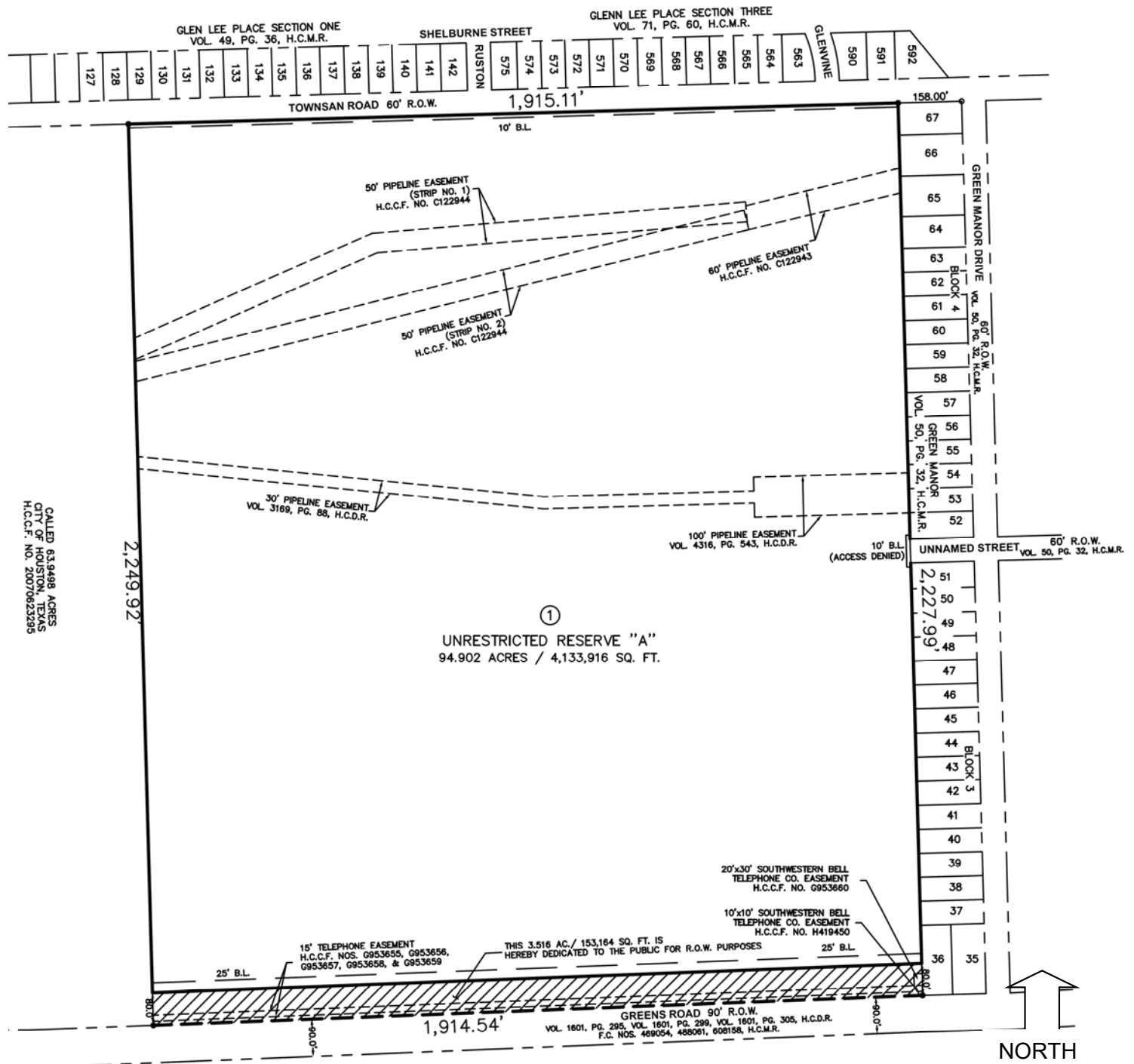
**Subdivision Name: Nexus Logistics Park**

**Applicant: Windrose**



**Subdivision Name: Nexus Logistics Park**

**Applicant: Windrose**





# Houston Planning Commission

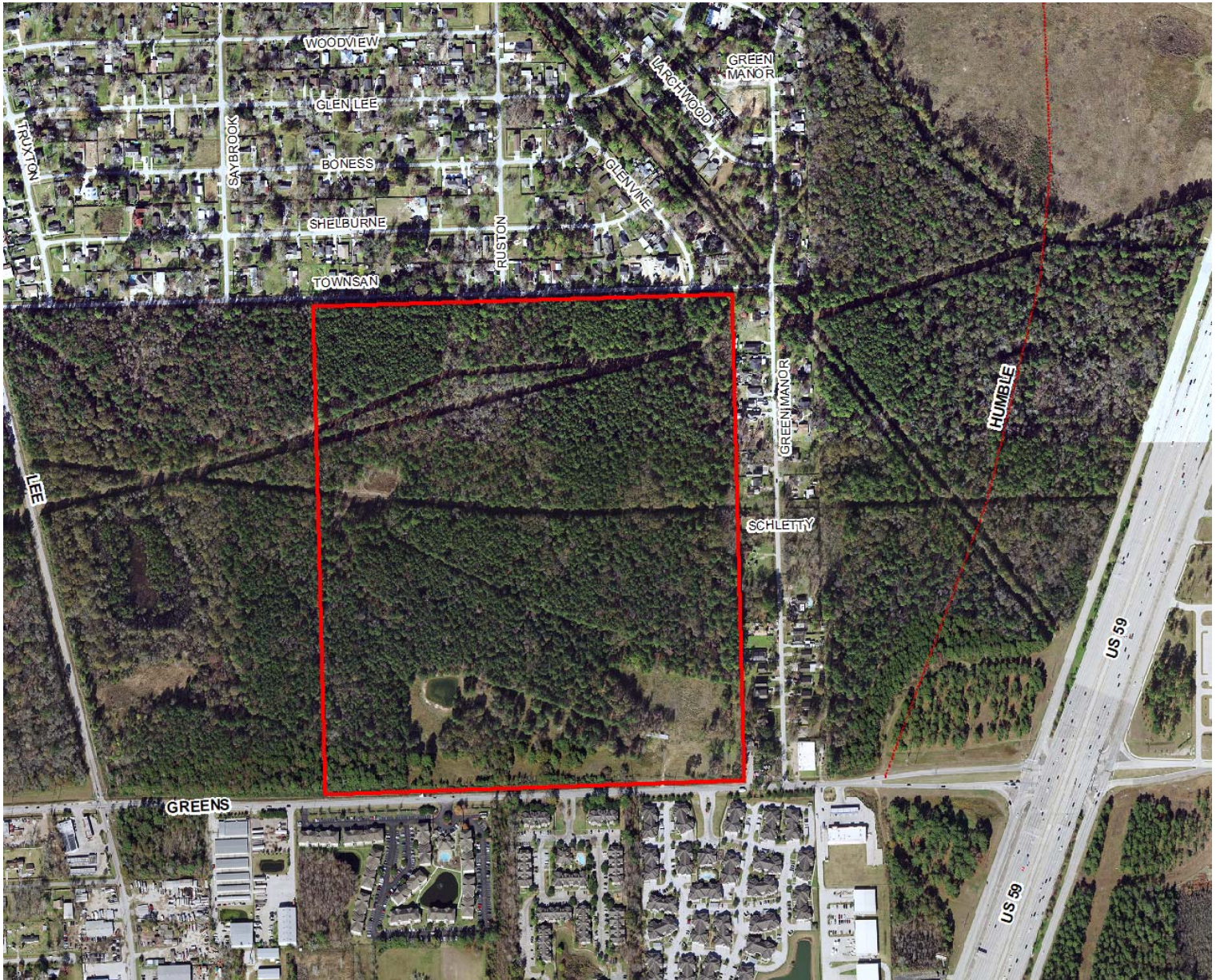
ITEM: 179

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Nexus Logistics Park

Applicant: Windrose



D – Variances

Aerial



The site plan illustrates a proposed industrial facility with two main buildings, a central detention pond, and surrounding infrastructure. The plan includes the following details:

- Building 1 Cross Dock:** A large rectangular structure with a total area of 567,840 SF, containing 336 auto parking spaces and 131 trailer parking spaces.
- Building 2 Cross Dock:** A large rectangular structure with a total area of 367,920 SF, containing 250 auto parking spaces and 53 trailer parking spaces.
- Detention Pond:** A central water feature with an area of 2.69 acres.
- ROW Dedication:** A 3.52-acre area at the bottom of the site, shaded with diagonal lines.
- Drives and Access:** The site is accessed via 30' drives on the north, south, and east sides. A 30' Texas Eastern Transmission Corporation easement is shown on the north side.
- Easements and Utilities:** Various easements are indicated, including a 100' Texas Eastern Transmission Corporation easement, a 10' Texas Eastern Transmission Corporation easement, and a 10' Texas Eastern Transmission Corporation easement.
- Surrounding Infrastructure:** The site is bordered by Ruston Street to the north, Townsian Road to the east, and Greens Road to the south. A 30' drive is also shown on the west side.





**Application Number:** 2022-0674

**Plat Name:** Nexus Logistics Park

**Applicant:** Windrose

**Date Submitted:** 03/18/2022

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 exceed east-west and north-south local street intersection spacing requirements by not providing any new public streets through the subject site and to not extend or terminate in a cul-de-sac the unimproved right-of-way along the site's eastern border.

**Chapter 42 Section: 128, 134**

**Chapter 42 Reference:**

Sec. 42-128 "Intersections of local streets" paragraph (a)(1) states: (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; Sec. 42-134 "Street extension" Paragraph (a) states that, "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"

### 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 98.42 acres located 158 feet west of Green Manor Drive between Greens Road to the south and Townsan Road to the north. The applicant is platting the property to construct two industrial cross dock buildings of 567,840 square feet and 367,920 square feet. The intended use is highly compatible as the site is so close to George Bush International Airport and the surrounding area is characterized by heavy manufacturing, logistics, and rail facilities. Because the western boundary of the site is more than 1,400 feet from Green Manor Drive and because it is 2,227 feet between Greens Road and Townsan Road, the City's Subdivision Regulations require additional east/west and north/south local streets through the applicant's site to meet intersection spacing requirements. Additionally, there is an unimproved right-of-way that abuts the site's eastern boundary. Unusual physical characteristics created by numerous volatile pipeline corridors and the prevailing development character affect the subject property and make the dedication of additional streets impractical and contrary to the public's best interests. The site is crisscrossed by two volatile pipelines. These lines prevent the applicant from developing on the entire northern half of the site. Further, any street extensions coming south from Townsan Road would have to cross both pipeline corridors at 90-degree angles, which creates an unreasonable exaction for the applicant and an undesirable situation for the City and the pipeline companies. The incompatibility of a dense street network with the prevailing land uses and the existence of the pipeline corridors both provide justification to not require additional east/west or north/south streets across the site.

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

The prevailing development pattern and unusual physical characteristics are the justifications for the requested variance. The volatile pipelines that bisect the site in an east/west direction leave no viable path for new north/south streets. Because of their position, they would also push a new east/west street too far to the south to meet intersection spacing guidelines. Most importantly, the land uses in the area have more than adequate access via the existing street network and requiring unnecessary east/west or north/south streets through the site is an undue hardship that deprives the applicant of reasonable use of their land.

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

Requiring a new east/west street or a new north/south street would be incompatible with the intent and general purpose of the City's development regulations as it would be forcing the site to utilize a street grid that is not compatible with the intended land use and the surrounding development pattern. The region's street network and proximity to the Eastex Freeway provides exceptional mobility. Even if new streets would improve traffic mobility in the area, there are no viable connections through the site because of the existing pipelines.

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

The subject property and the surrounding area currently have an exceptional road network that provides safe and efficient traffic movement and emergency vehicular access. Forcing the applicant to dedicate and improve new streets through the subject site will not improve mobility and would only create a conflict by sending residential traffic from the north through a heavy industrial area. Currently, Lee Road and Green Manor Drive provide the residential area with adequate access to Greens Road – the major east/west thoroughfare between the Eastex Freeway and the airport.

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

Unusual physical characteristics created by volatile pipelines and the application of an incompatible street grid are the justifications for the variance. New streets cannot be extended through the site or beyond the site in any meaningful way because of the pipelines and surrounding development footprints. The proposed streets would provide no tangible improvements to traffic mobility. Granting the variances are the only way for the applicant to avoid undue hardship and achieve reasonable use of their land.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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

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

March 24, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** Nexus Logistics Park

**REFERENCE NUMBER:** 2022-0674



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along and north of Greens Road, along and south of Townsan Road, east of Lee Road, and west of Green Manor 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 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 exceed intersection spacing by not providing any north/south and east/west public streets through the site and to not extend or terminate an unimproved right-of-way, Schletty Road, 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 31, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

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

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

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

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

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

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



## **TERMINOLOGY**

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

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

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

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

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

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

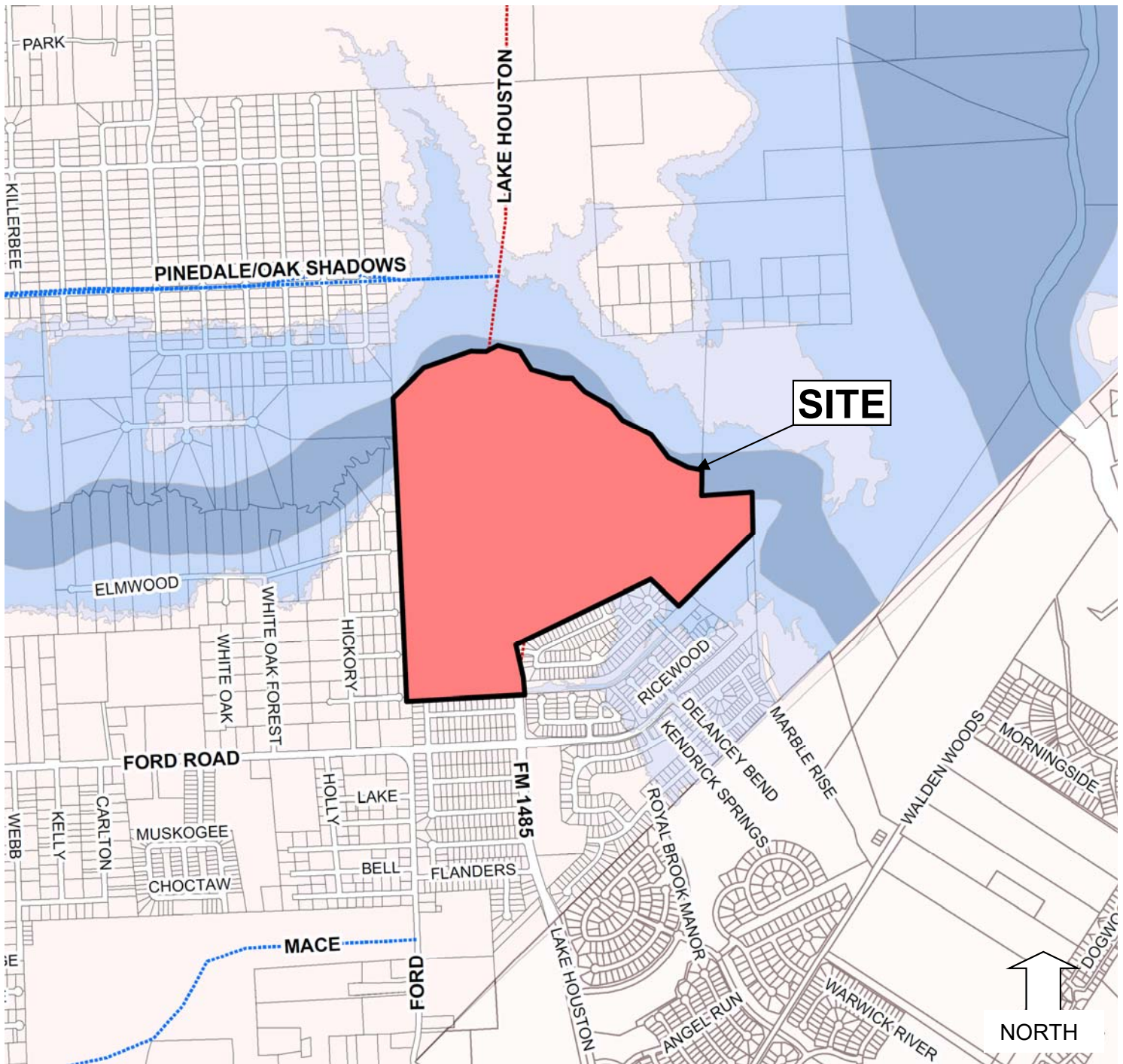
- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

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

Subdivision Name: Royal Pines GP

Applicant: Meta Planning + Design LLC







# Houston Planning Commission

ITEM: 180

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Royal Pines GP

Applicant: Meta Planning + Design LLC



D – Variances

Aerial





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**Application Number:** 2022-0510

**Plat Name:** Royal Pines GP

**Applicant:** Meta Planning + Design LLC

**Date Submitted:** 02/21/2022

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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 cross White Oak Creek with any local or collector streets within the subject development, resulting in a distance of approximately 2,000' along the northeastern boundary with no stub streets.

**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**

**(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 Royal Pines development is a proposed ±150-acre single-family residential development located for northeast of central Houston, near Kingwood in Montgomery County north of Mills Branch Road. The site is bisected by the extension of North Lake Houston Parkway, a major thoroughfare. There are existing residential communities to the south and west. The north and east sides of the tract are adjacent to White Oak Creek, a tributary of the nearby San Jacinto River at the north end of Lake Houston. The floodplain and floodway of White Oak Creek are quite wide, roughly 2,000' across where N. Lake Houston Pkwy is projected to cross the creek. To the northeast are several large sandpits covered in several hundred acres of floodplain from both White Oak Creek and the San Jacinto River. This adjacent land is unlikely to ever become developable for uses such as residential or commercial. The subject site is also deeply impacted by the floodplain and floodway, with the property along the northern and eastern boundaries remaining mostly as undeveloped open space, plus a few detention ponds. Extending a local street stub across the undeveloped floodplain within the subject site, to adjacent properties that are unlikely to redevelop at densities high enough to warrant such connectivity, is both impractical and unproductive. The subject request is therefore to extend no streets from the subject site to White Oak Creek except for the major thoroughfare North Lake Houston Pkwy. Measuring in roughly a straight line along the rear fence lines of the developable land, this is a distance of approximately 2,000' from the southern-most lot to the ROW of future N Lake Houston Pkwy. Or, from the southeastern property corner to where N Lake Houston Pkwy exits the site on the north, this measures a straight-line distance of roughly 2,590'. Chapter 42-130 describes several scenarios where the typical 1,400' intersection spacing is not required. Although the subject site does not qualify under the letter of

the ordinance, it is comparable to the intent of 42-130(a)(4), (a)(6), and (a)(7) for various types of major drainageways and detention facilities.

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

The extensive floodway and floodplain impacting both the subject site and adjacent properties is an existing physical constraint not created or imposed by the applicant.

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

The ordinance contemplates greater intersection spacings along major creeks and drainage channels necessary for development. Although White Oak Creek does not meet the letter of these exceptions, it is comparable to those contemplated in the ordinance. Therefore, the granting of the variance will preserve and maintain the intent and general purpose of this chapter.

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

The granting of the variance will prevent the creation of one or more dead-end stub streets into flood-prone lands, an unsafe condition. The granting of the variance is therefore in the best interest of the public health, safety, and welfare.

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

The existing floodplain and floodway and adjacent land characteristics are the justifications for the granting of the variance.





## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2022-0510

**Plat Name:** Royal Pines GP

**Applicant:** Meta Planning + Design 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:**

To not provide any stub streets along the western boundary against the adjacent pre-existing community, for a distance of approximately  $\pm 2,895'$ .

**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**

**(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 Royal Pines development is a proposed  $\pm 150$ -acre single-family residential development located for northeast of central Houston, near Kingwood in Montgomery County north of Mills Branch Road. The site is bisected by the extension of North Lake Houston Parkway, a major thoroughfare. There are existing residential communities to the south and west. The north and east sides of the tract are adjacent to White Oak Creek, a tributary of the nearby San Jacinto River at the north end of Lake Houston. To the west lies the neighborhood "White Oak Forest", an unplatted subdivision created by deed. This neighborhood did not provide any stub streets on its eastern boundary, leaving no connections for the subject development to tie into. Providing a stub street into the back fence of a long-existing homesite would be impractical, since the extension of such a stub street by any one lot would almost certainly be depriving that home-owner of the reasonable use of their own lot. Or, depending on how a stub street was placed, it would require two separate lot owners to each participate in the extension of a stub street. Unless multiple adjacent lots were assembled for redevelopment, a stub street from the subject tract into any point on the boundary would have a very small chance to ever be extended in the future by private redevelopment alone. The subject site is proposing connections to the existing stub streets on the southern boundary, which lead into a larger road network including major thoroughfare Ford Road, which travels east-west and provides relatively direct access to the White Oak Forest neighborhood. This network will provide the necessary circulation for all the adjacent neighborhoods, without the need to gamble on stub street locations. The total length of the western boundary is roughly  $\pm 2,895'$ , and Ford Rd is another  $\pm 490'$  or so further south. The subject request is to provide no stub streets along the western boundary for this distance.

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

The existing adjacent development is an existing physical constraint not created or imposed by the applicant.

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

The subject application proposes to extend those stub streets that are already available, while requesting not to provide wasteful stub streets that will be of no benefit to the existing or proposed communities. This is practical and will preserve and maintain 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 disrupt existing traffic patterns or connectivity, nor create any unsafe traffic conditions, and is therefore not injurious to the public health, safety, and welfare.

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

The existing adjacent development patterns are the justifications for the granting of the variance.

# Houston Planning Commission

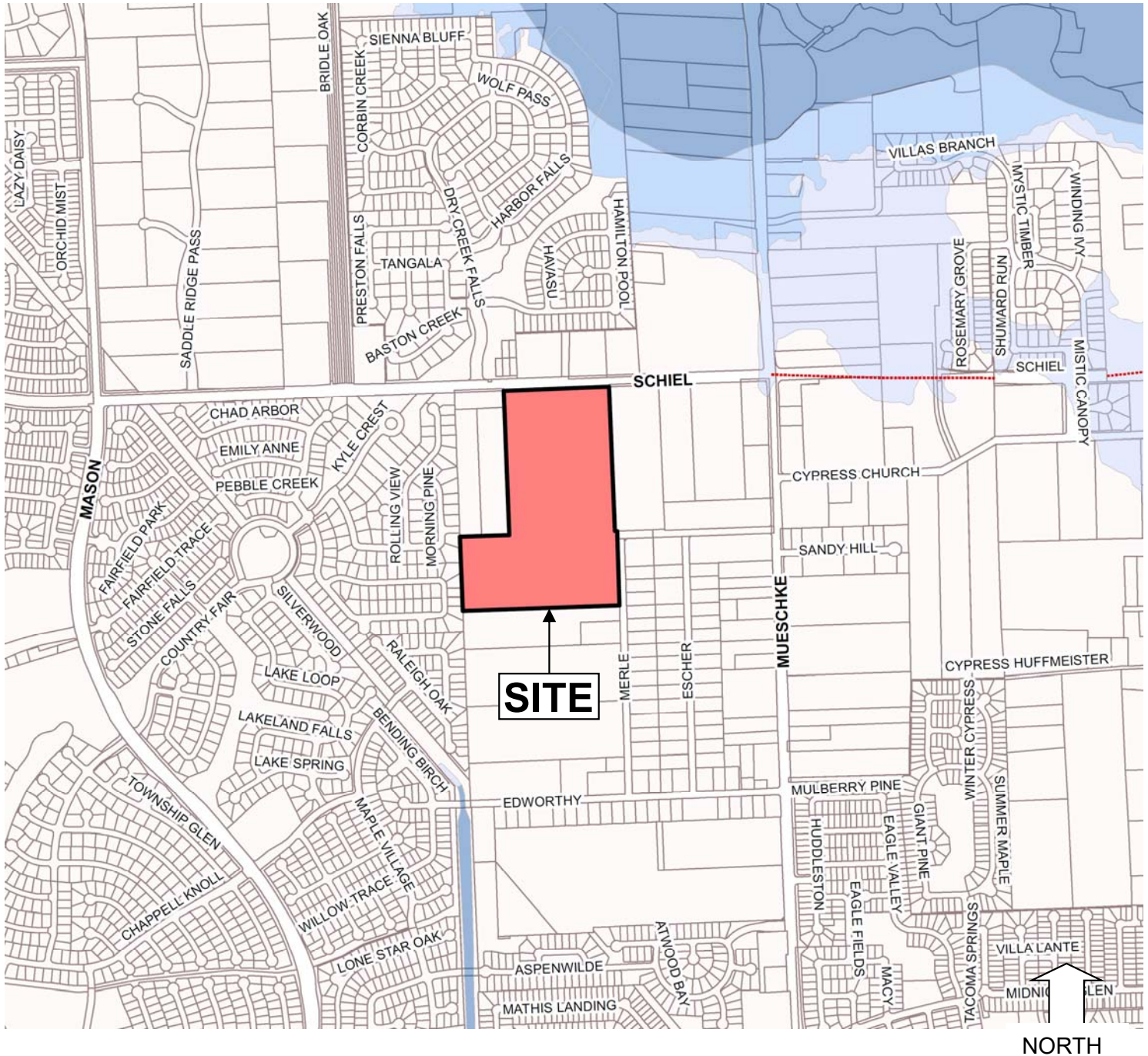
ITEM: 181

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Schiel Road Tract

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



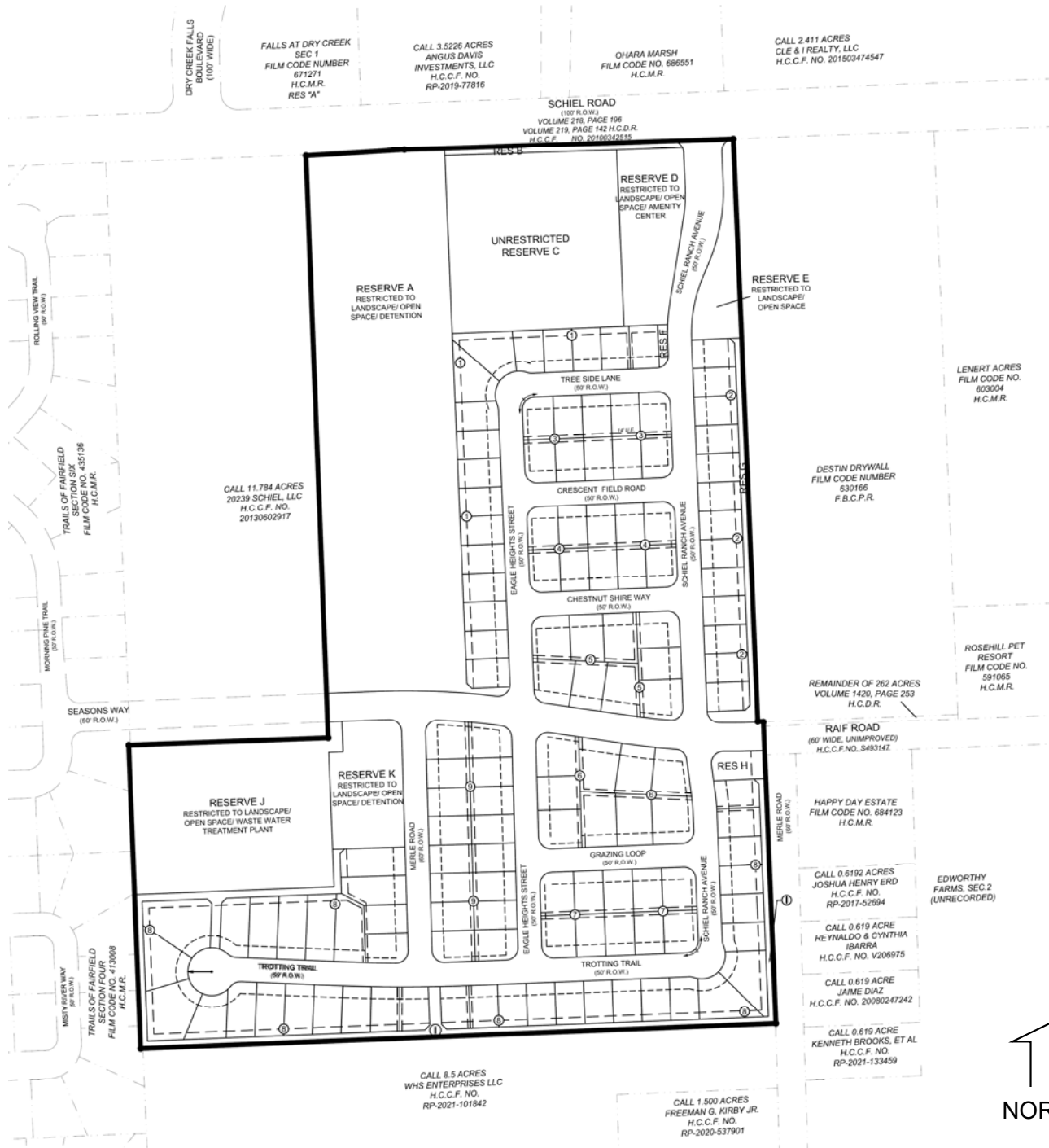
D – Variances

Site Location



Subdivision Name: Schiel Road Tract

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



D – Variances

Subdivision



# Houston Planning Commission

ITEM: 181

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Schiel Road Tract

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

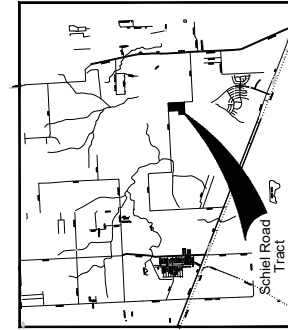


NORTH

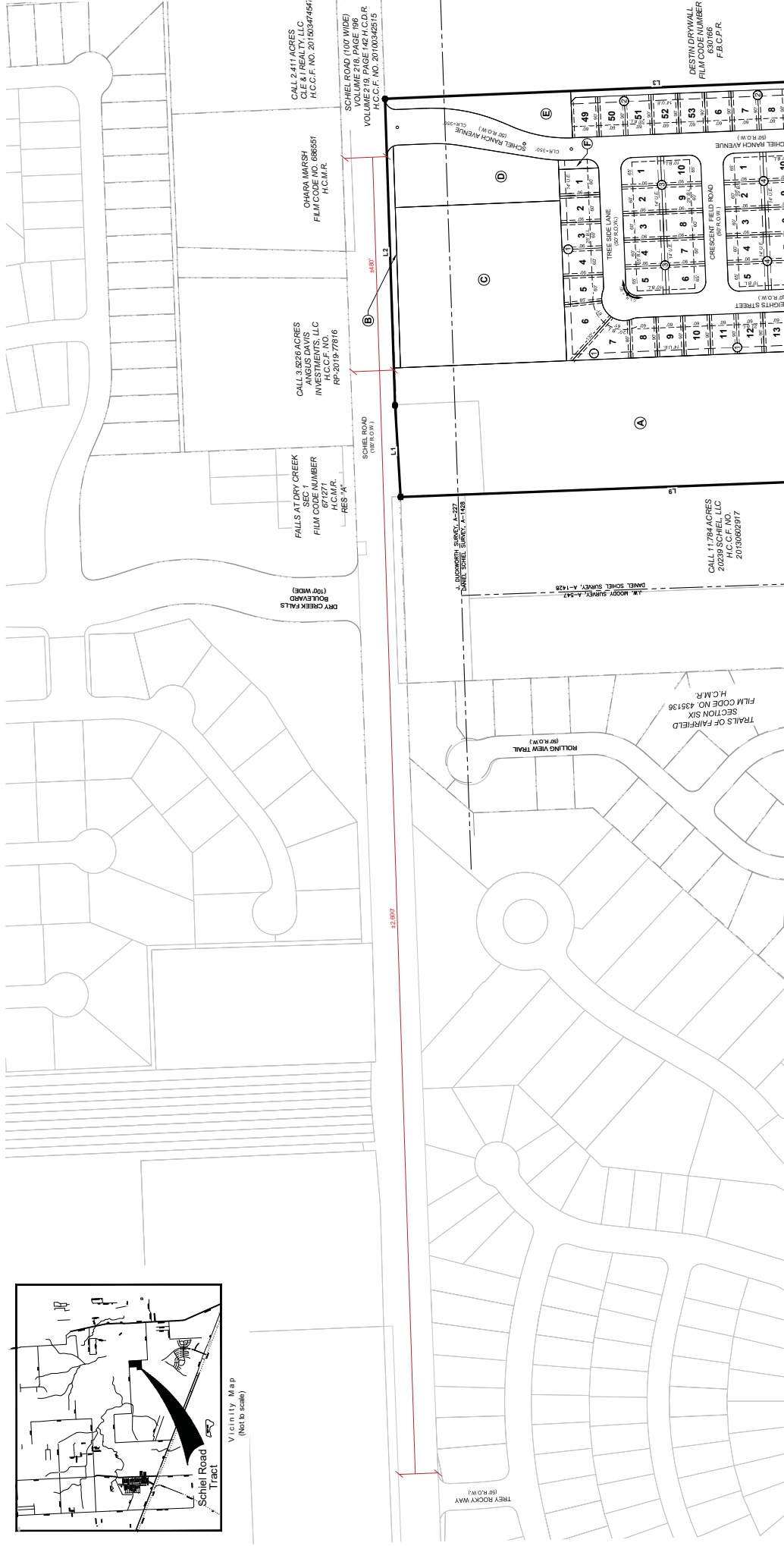
D – Variances

Aerial





Vicinity Map  
(Not to Scale)



PLANNER:



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This exhibit is an illustrative representation for presentation purposes only. It is not intended to be used for construction purposes. The information provided within should not be used for any purpose other than presentation without notice. All property boundaries, easements, road rights-of-way, and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, are made by LMA Engineering, Inc. regarding the character of the facilities shown on this exhibit are intended.

## A Variance Exhibit for SCHIEL ROAD



LJA#1919-2004  
03.21.2022





**Application Number:** 2022-0784

**Plat Name:** Schiel Road Tract

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

**Date Submitted:** 03/21/2022

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 exceed the maximum intersection spacing along the northern project boundary for approximately  $\pm 480$  feet.

**Chapter 42 Section: 127**

**Chapter 42 Reference:**

A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

### Statement of Facts

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

Schiel Road Tract is a  $\pm 45.5$ -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 proposed single-family residential. Due to the topography of the site, the western portion of the site is slated to be detention. A commercial reserve and amenity center will be located on the northern portion of the tract, east of the detention. The nearest intersection is located at Trey Rock Way. It is infeasible to provide access at exactly 2,600 feet due to the location of the commercial reserve. If the road was located directly at 2,600 feet, the reserve would be unusable for commercial development due to the size of the reserves. In addition, the detention also serves the commercial reserve and cannot be split. If the detention is split, it would be less efficient. Shifting the road to the east allows for development of the commercial reserve while still providing connectivity of the site and general area.

**(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 north 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;**

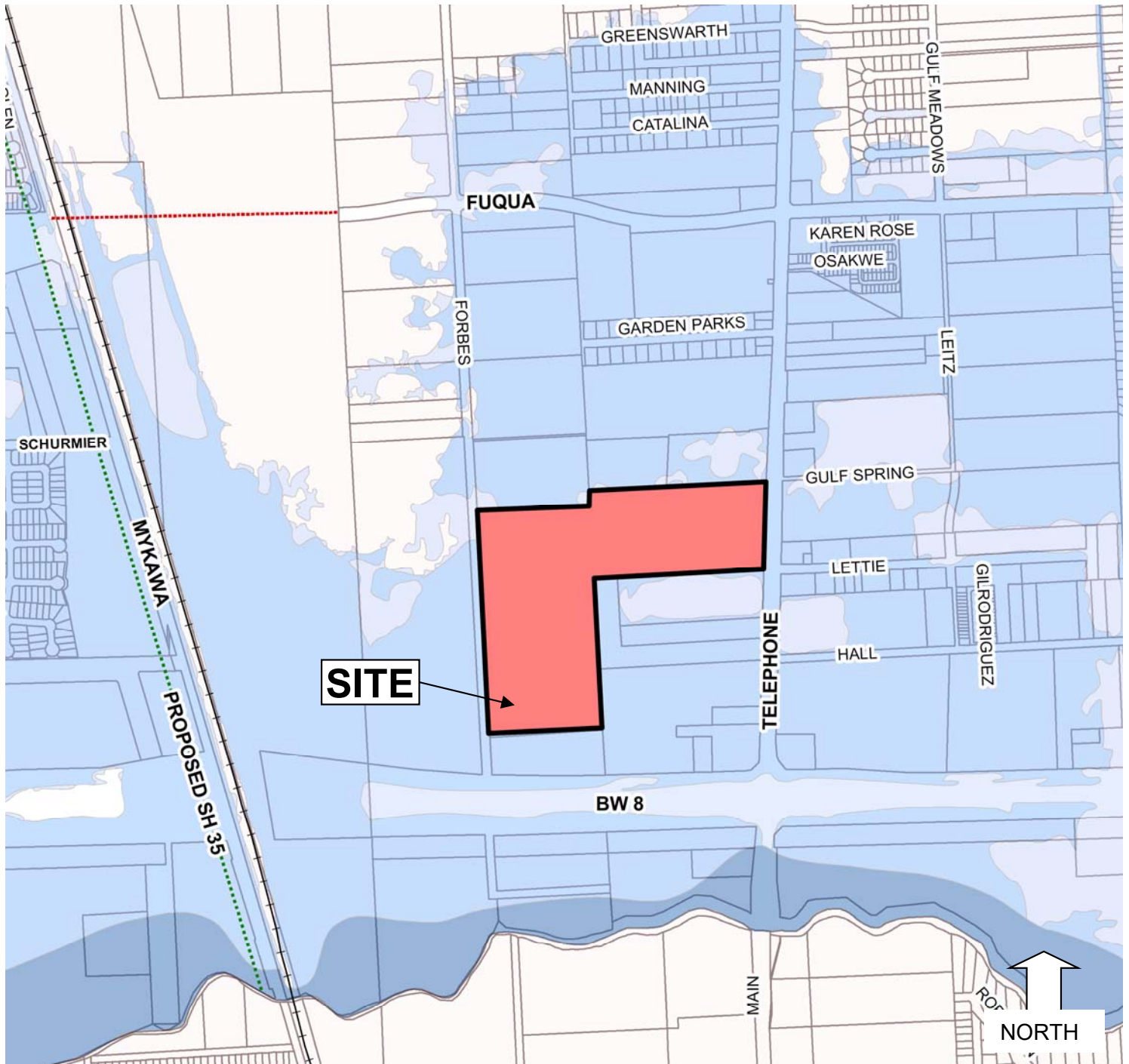
The granting of the variance will not create any unsafe block lengths due to the circulation provided by the proposed street system within the Schiel Road Tract development and will therefore not be injurious to the public health, safety, or welfare.

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

The existing conditions and property configuration in the northern part of the tract are the supporting circumstances for this request.

Subdivision Name: Telephone Road Business Park

Applicant: Windrose





# Houston Planning Commission

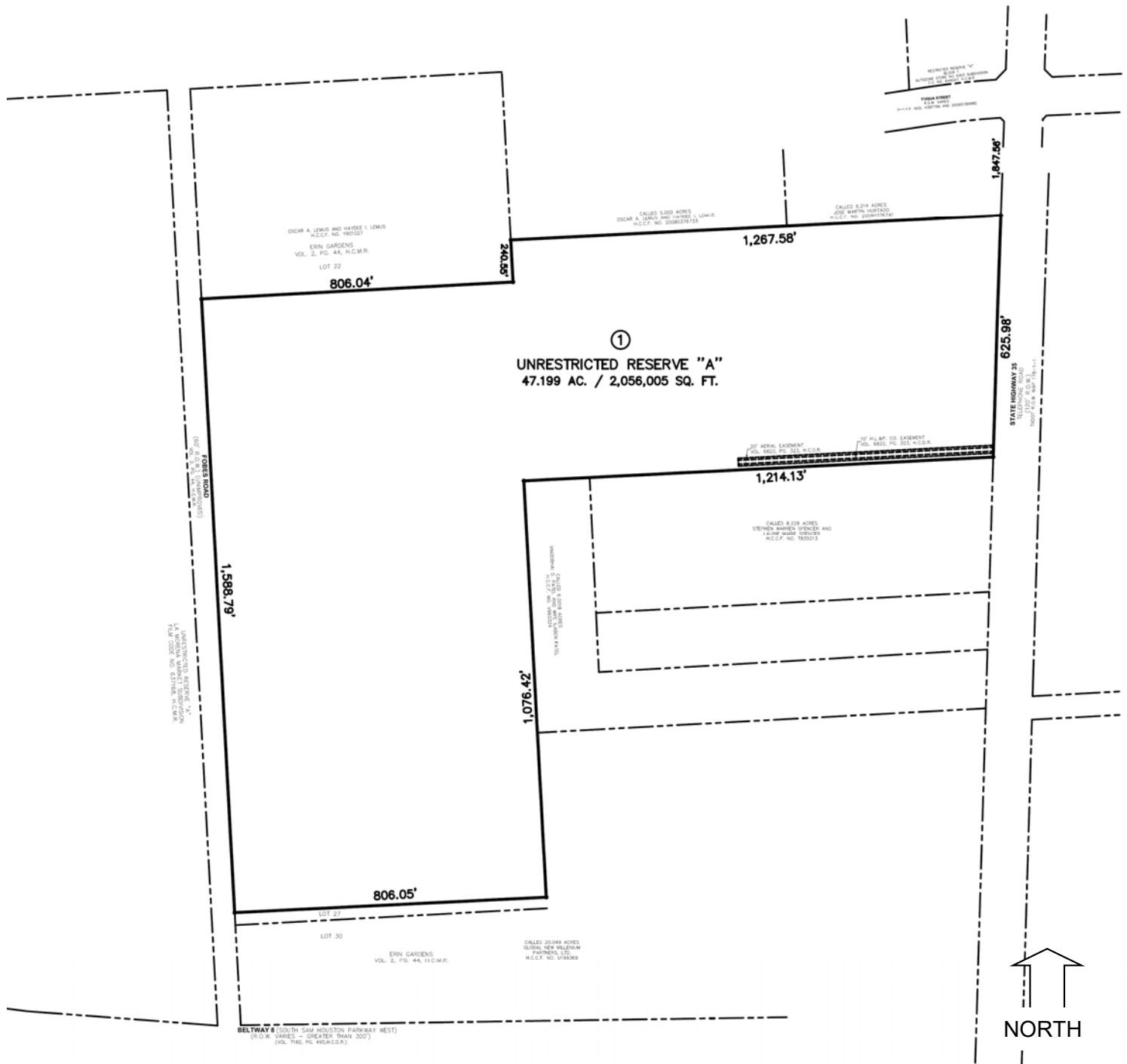
# ITEM: 182

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Telephone Road Business Park

Applicant: Windrose



D – Variances

Subdivision



# Houston Planning Commission

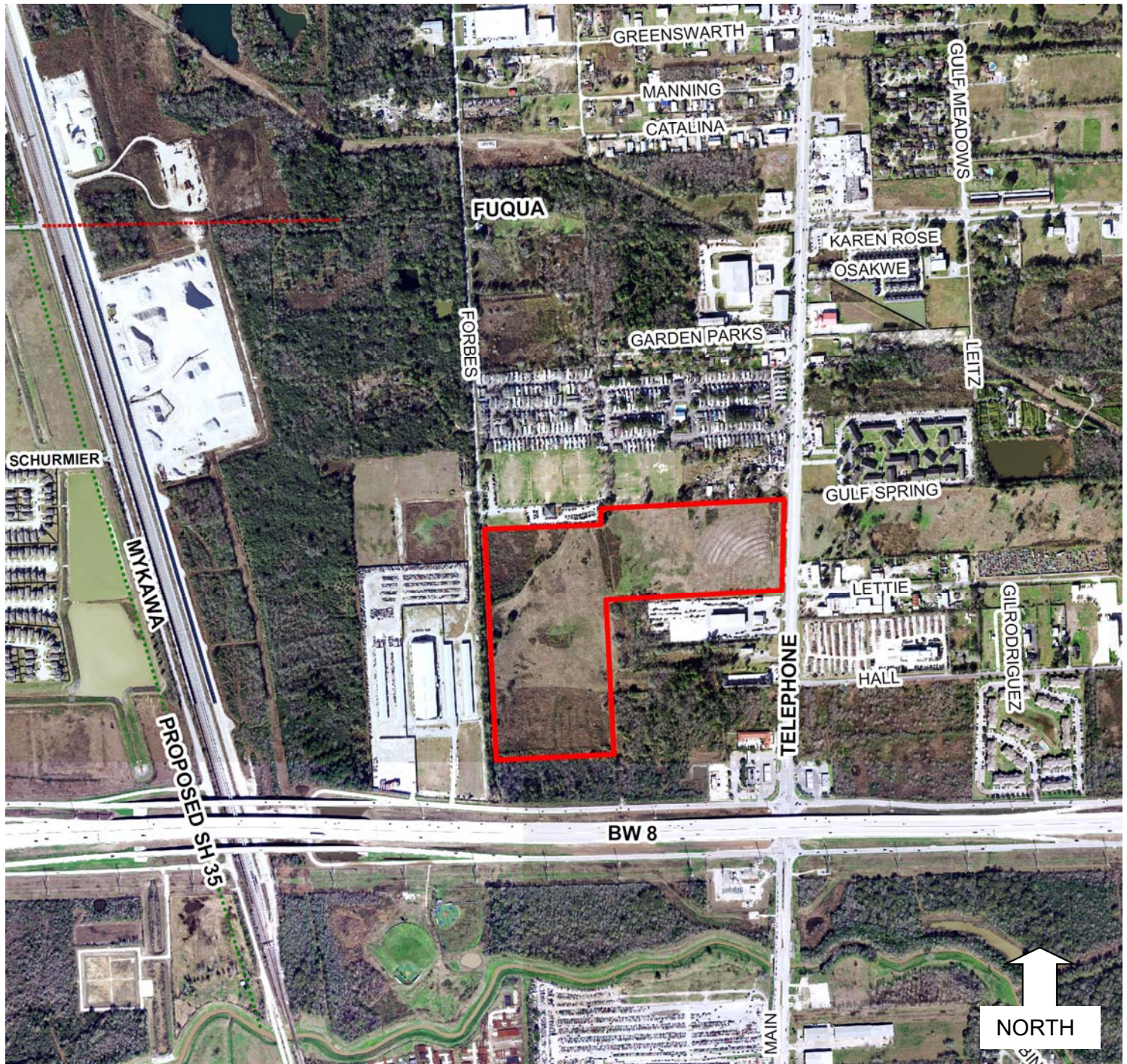
ITEM: 182

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Telephone Road Business Park

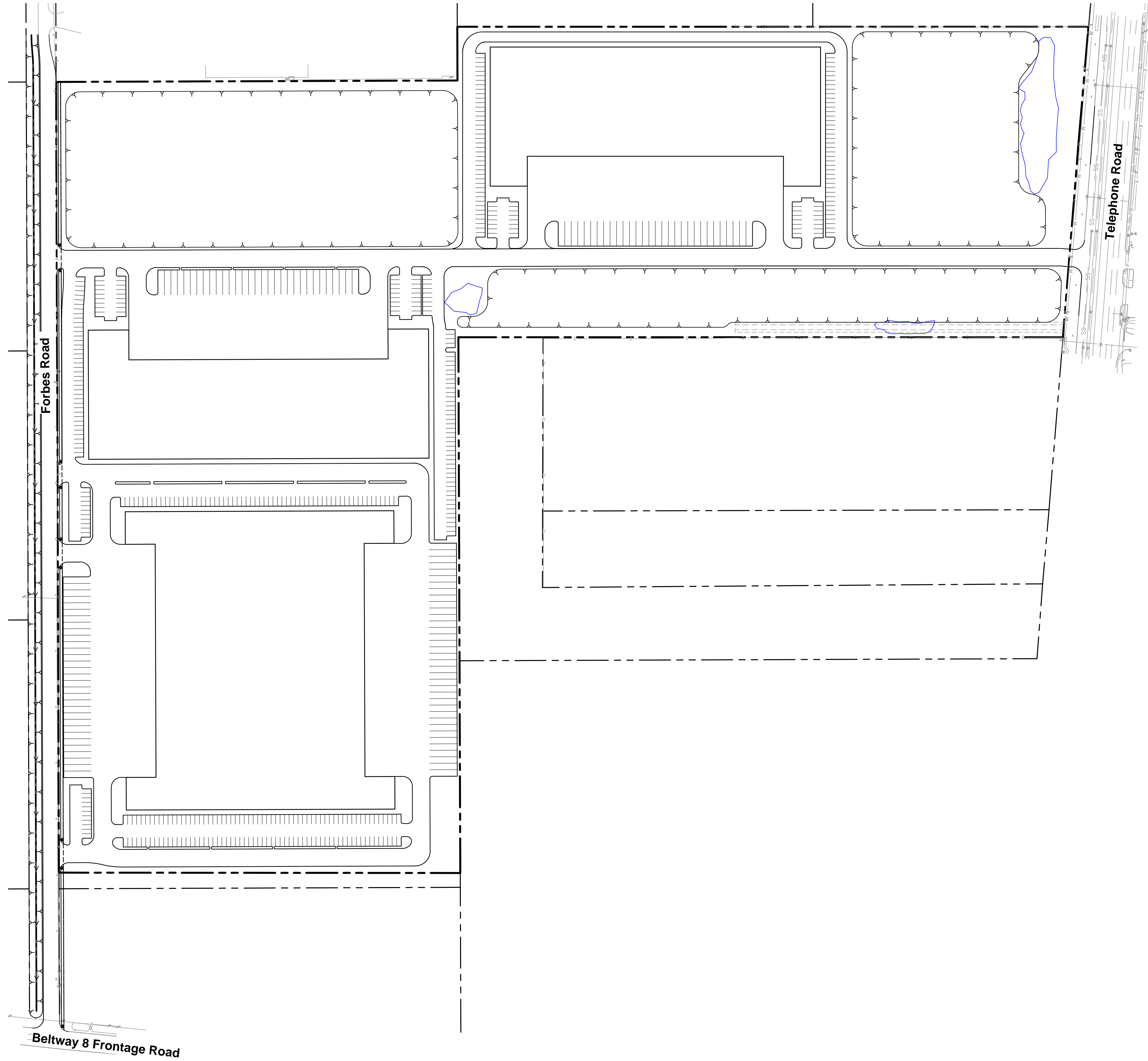
Applicant: Windrose



D – Variances

Aerial









**Application Number:** 2022-0579

**Plat Name:** Telephone Road Business Park

**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 exceed local street and major thoroughfare intersection spacing requirements by not providing an additional east/west or north/south street through the subject site.

**Chapter 42 Section:** 127, 128

**Chapter 42 Reference:**

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

### Statement of Facts

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

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

The subject property consists of 47.199 acres located on the west side of Telephone Road approximately 1,600 feet north of the intersection with Beltway 8/Sam Houston Toll. The applicant is platting the property to develop an industrial-logistics facility. As part of the development, the applicant will construct the portion of Forbes Road that is adjacent to their site and make the connection to the Beltway 8 Frontage Road. The City's Subdivision Regulations require an additional east/west local street through the applicant's site to meet intersection spacing requirements because the portion of the site that fronts Forbes Road is less than 1,400 feet from Beltway 8. The site is also more than 2,600 feet south of Fuqua Street, meaning that an additional east/west major thoroughfare is also required. Unusual physical characteristics created by the prevailing development character affect the subject property and make the dedication of an additional east/west street impractical and contrary to the public's best interests. The area surrounding the site is either industrial in nature or it will logically be developed into industrial. Because of the large footprint facilities that dominate the region, a dense street pattern is not necessary to promote safe and efficient traffic movement. And even if the new street could be extended between Telephone Road and Forbes Road across the applicant's property, it could not be extended to the west as its path is blocked by existing development and the Burlington Northern San Fe Railroad that runs parallel to and east of Mykawa Road. The incompatibility of a dense

street network with the prevailing land uses and the existence of the railroad corridor east of Mykawa Road both provide justification not to require an additional east/west street across the site.

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

The prevailing development pattern and unusual physical characteristics are the justifications for the requested variance. There is no viable connection to the west beyond Forbes Road because of the railroad and no viable connection to the east beyond Telephone Road because of stormwater and parkland facilities. Because the land uses in the area have more than adequate access via the existing street network and the planned Forbes/Beltway 8 connection, requiring an unnecessary east/west street is an undue hardship that deprives the applicant of reasonable use of their land.

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

Requiring a new east/west street would be incompatible with the intent and general purpose of the City's development regulations as it would be forcing the application of a street grid that is incompatible with the prevailing development pattern. The region's street network, including the planned connection of Forbes Road to Beltway 8, will provide exceptional mobility. Even if a new east/west street would improve traffic mobility in the area, there are no viable connections beyond the adjacent roadways because of existing private development and public infrastructure.

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

The subject property and the surrounding area currently have an excellent road network that provides safe and efficient traffic movement and emergency vehicular access. Forcing the applicant to dedicate and improve a new east/west street through the subject site serves no public purpose as the street could not be extended further to the west or east in any meaningful way. The Burlington Northern Santa Fe Railroad limits street extension possibilities to the west and street extension to the east is blocked by stormwater facilities and a public park.

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

Unusual physical characteristics and the application of an incompatible street grid are the justifications for the variance. A new east/west street cannot be extended in any meaningful way beyond the subject site. The proposed street would also provide no tangible improvement to traffic mobility. Granting the variance is the only way for the applicant to avoid undue hardship and achieve reasonable use of their land.

# Houston Planning Commission

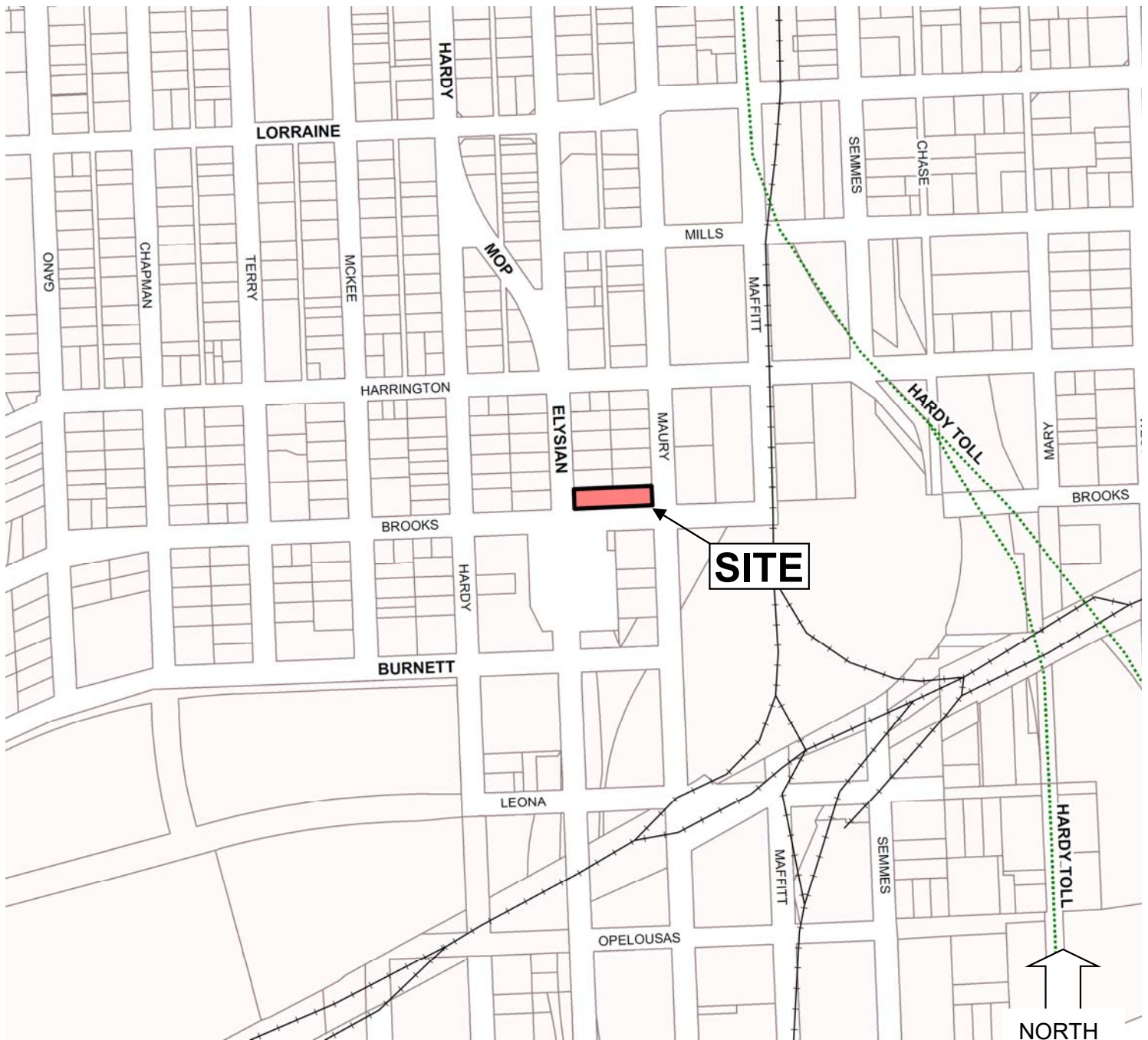
ITEM: 183

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Villas at Elysian (DEF 1)

Applicant: CE Engineers & Development Consultants, INC



D – Variances

Site Location



# Houston Planning Commission

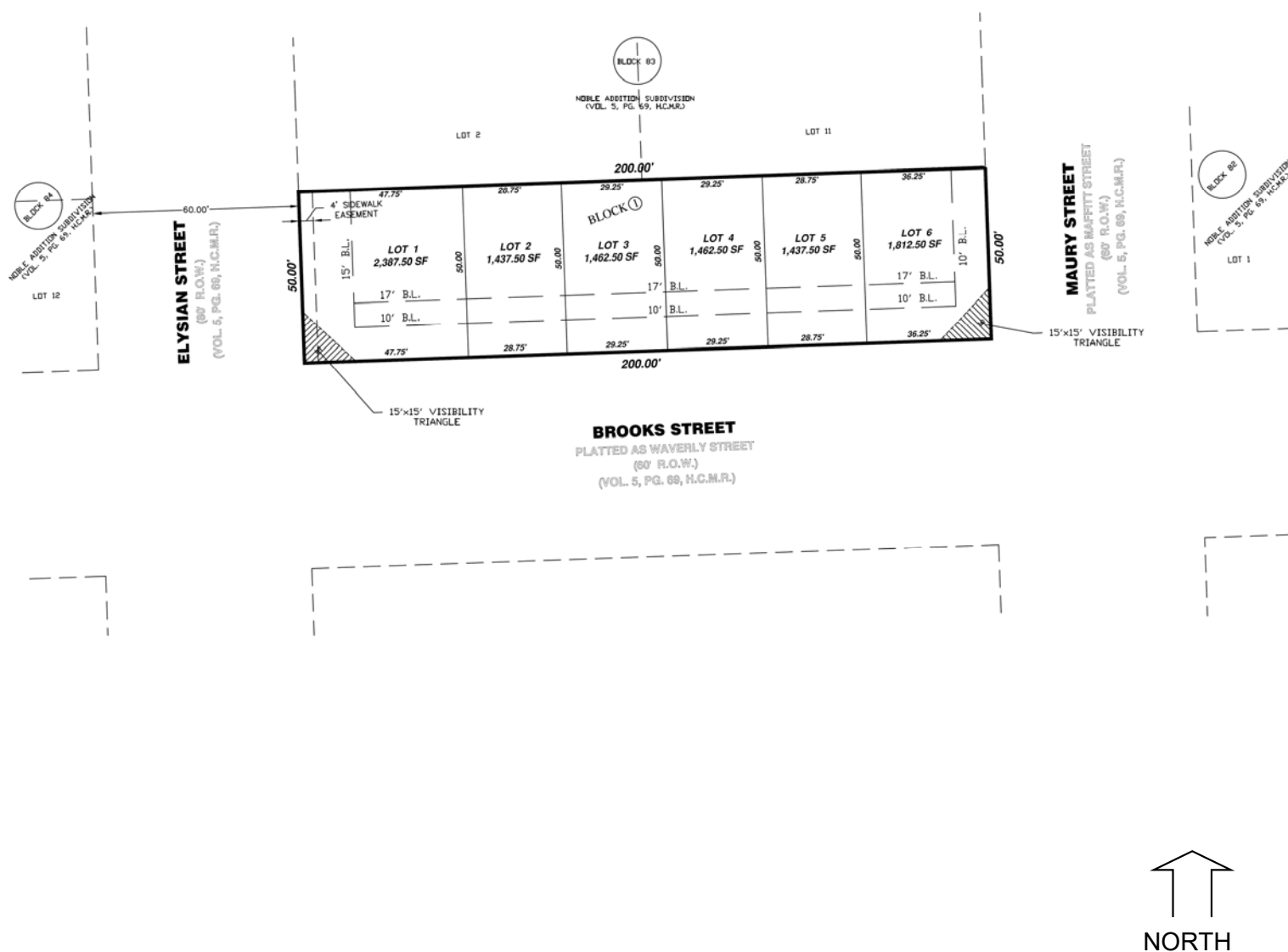
# ITEM: 183

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Villas at Elysian (DEF 1)

Applicant: CE Engineers & Development Consultants, INC



D – Variances

Subdivision

# Houston Planning Commission

ITEM: 183

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Villas at Elysian (DEF 1)

Applicant: CE Engineers & Development Consultants, INC

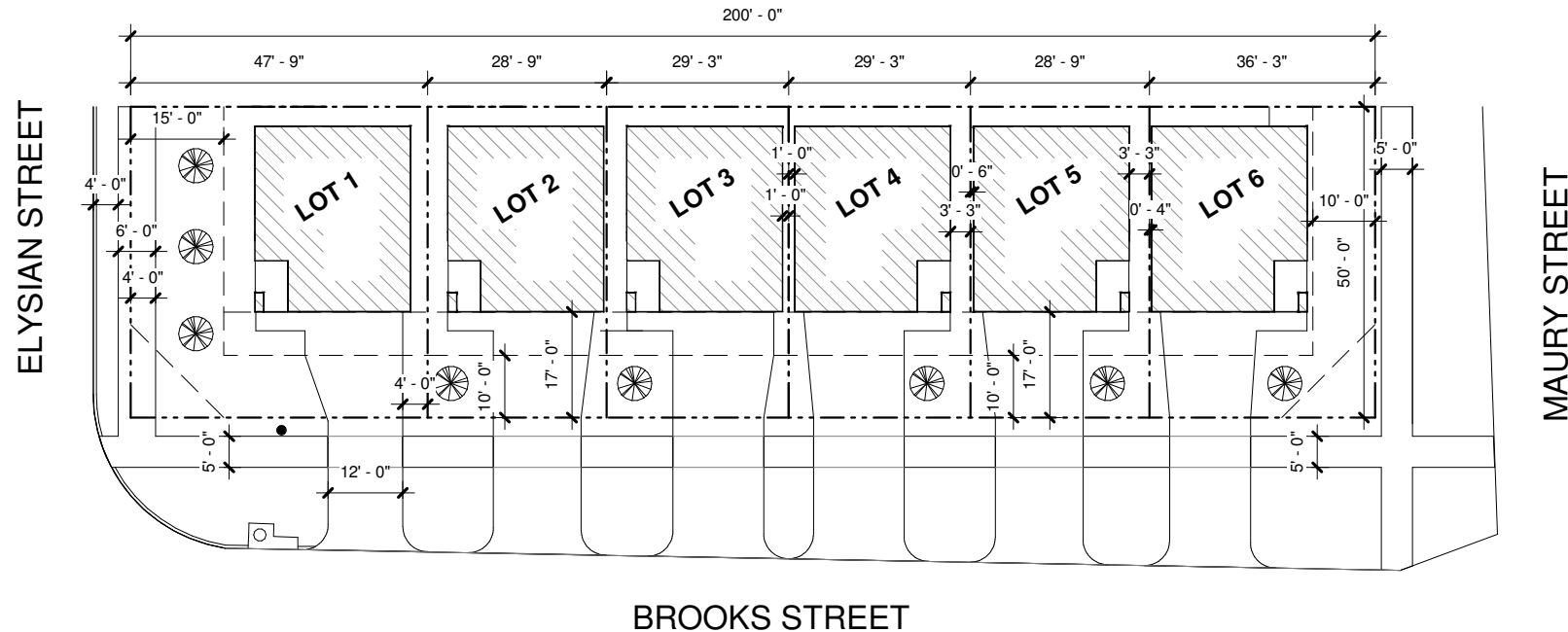


D – Variances

Aerial

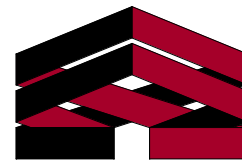
**INTERIOR LOT IMPERVIOUS: LOT 3**

TYP. LOT SIZE	1462.5 SF
BLDG FOOTPRINT	742 SF
FLATWORK	289 SF
IMP. COVERAGE	70.5%



**PRELIMINARY SITE PLAN**

NOTE:  
PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE  
SQUARE FOOTAGES OF LIVING AREA (APPROXIMATE)



Copyright © 2021  
Draft House Design Studio, LLC

**VILLAS AT ELYSIAN**  
**LAND AREA: 10,000 SF**





## GAL FILE NO. WP 8132

SUBSTRATE (SHEATHING) APPLIED PARALLEL OR AT RIGHT ANGLES TO THE DIRECTION OF FLOW

- SUBSTRATE: SHEATHING APPLIED PARALLEL OR AT RIGHT ANGLES TO JOINTS; 60 MILS. THICKNESS; 3' X 8' PANELS; 4' X 8' PANELS; 2' X 4' UP, 8' DOWNS @ 6" O.C.; GALVANIZED STEELING NAILS 1-3/4" LONG; 1/2" SHANK 1/4" HEAD 1" O.C. EXTERIOR SURFACE COVERED W/ LEATHER EXPOSED CLADDING OR FINISH SYSTEM.

BACKING BOARD: GYPSUM BOARD, WATER-RESISTANT GYP.  
 SUBSTRATE, GLASS FIBER REINFORCED GYP.  
 BACKING BOARD: GYPSUM BOARD, WATER-RESISTANT GYP.

- JOINTS STAGGERED ON OPPOSITE SIDES  
(LOAD BEARING).

441-455-0702, 8-1-80

- UH-472-V-003, 5-6-03  
 UH-477, 09AK2479, 8-29-03  
 UH-478, 09AK2479, 8-29-03

- 1/2" FIREHOLE TYPE
- 3/4" PENETRATION GOLT

- FINCHARD**  
- 50 WINDCHUCK, TYP  
- 50 TYPE Y  
LAWRENCE NORTH AMERICA INC.  
TEL: 811 AND EQUEST REPORT

REFER TO DRAINING Ø2/D2 FOR DETAIL

1 PROVIDE CONTINUOUS RIDGE VENT

- [illegible]





**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 reduce the Building Line on Elysian St to 15', a major thoroughfare designated at 60', instead of the required 25' building line for major thoroughfares.

**Chapter 42 Section:** 42-152

**Chapter 42 Reference:**

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

### 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;**

Elysian St is a recent major thoroughfare with a ROW of 60'. Creating a 25' Building Line on Elysian St would make the land decently unpractical for the land use of the future owners. To create more liable spaces, homes needs to have more green space for a more home feeling. For this reason, we are requesting to reduce the Building Line to 15', which would be pedestrian friendly and home owner friendly. Furthermore, the current standing homes have currently about a 10' Building Line and creating a 15' Building Line would make the overall block more aligned.

**(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](http://www.houstontx.gov)

March 10, 2022

## NOTICE OF VARIANCE

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

**VAR**

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

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

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

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

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

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

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

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

## **TERMINOLOGY**

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

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

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

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

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

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

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

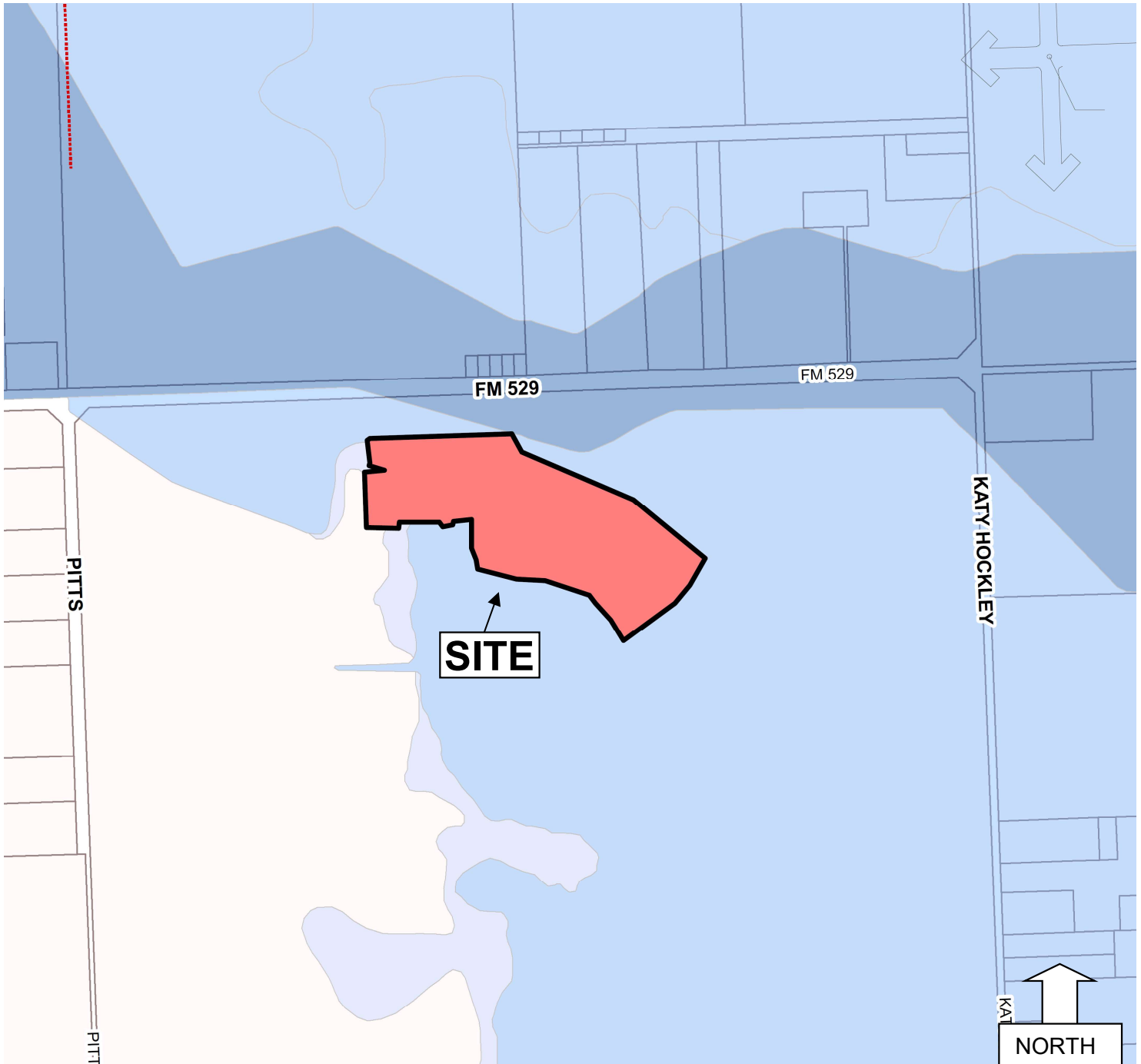
## **PROPERTY OWNERSHIP INFORMATION**

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



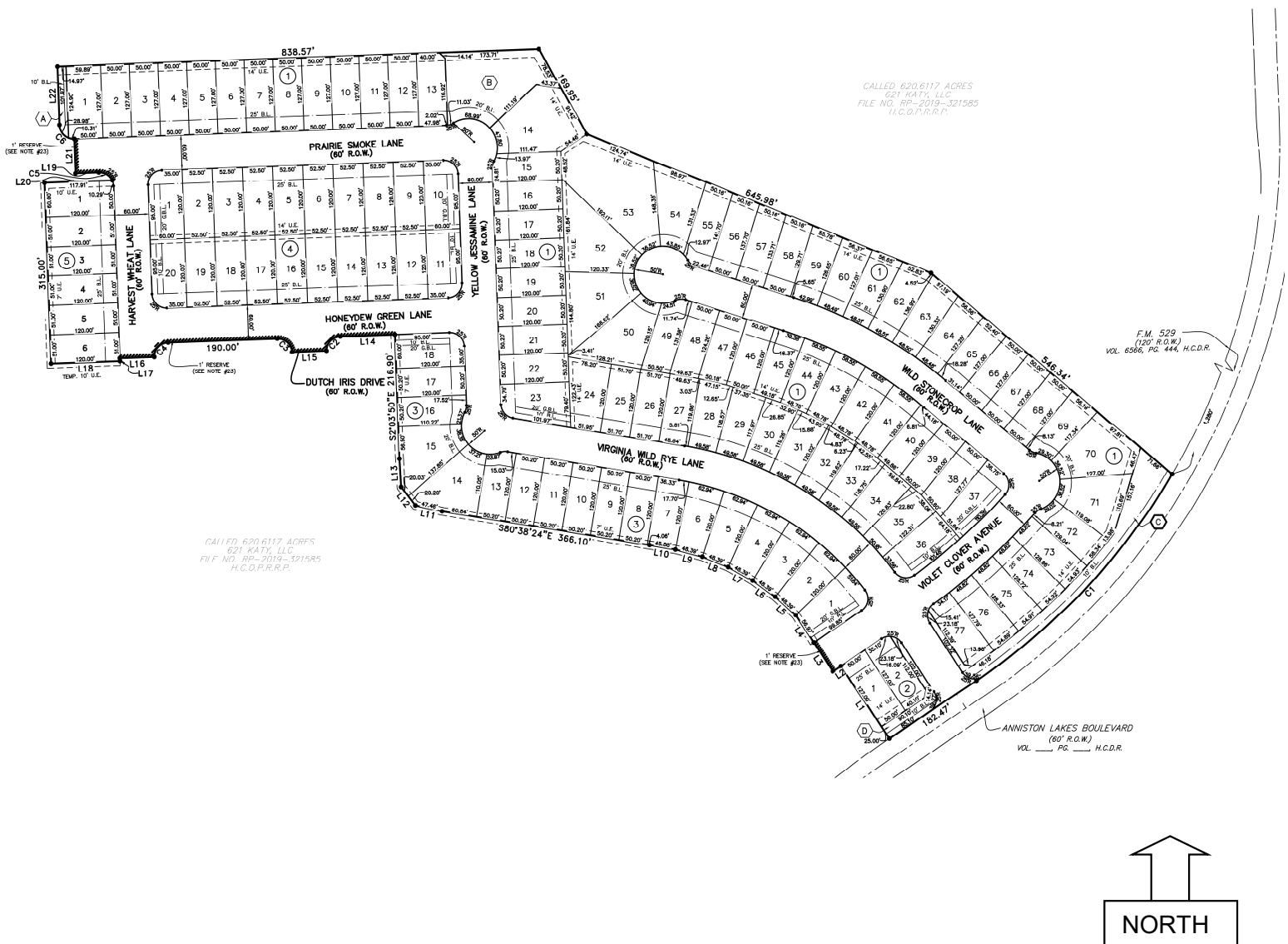
Subdivision Name: Anniston Sec 1

Applicant: Hear Design



Subdivision Name: Anniston Sec 1

Applicant: Hear Design



## F- Reconsideration of Requirements Subdivision



# Houston Planning Commission

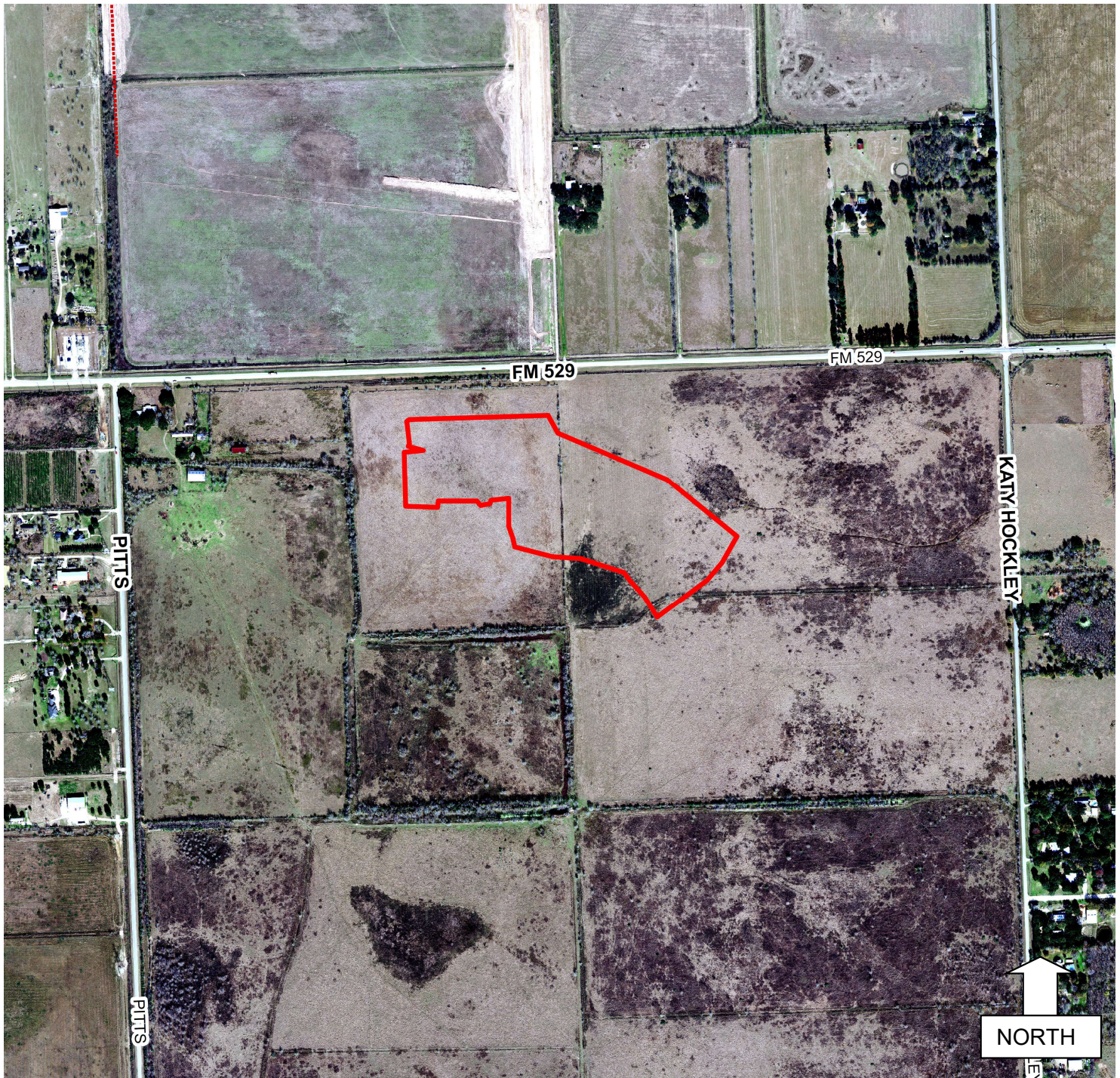
ITEM: 184

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Anniston Sec 1

Applicant: Hear Design



F- Reconsideration of Requirements

Aerial





Application No: 2022-0667  
Plat Name: Anniston Sec 1  
Applicant: BGE, Inc. - Land Planning  
Date Submitted: 03/18/2022

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 exceed the maximum intersection spacing measurement for a distance of approximately 1,565 feet.

**Chapter 42 Section: 42-128**

**Chapter 42 Reference:**

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

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

**STATEMENT OF FACTS:**

Anniston Sec 1 is part of a ± 726-acre master planned community in Harris County located south of F.M. 529 (Freeman Road), west of State Highway 99 between Pitts Road and Katy Hockley Cutoff Road. The General Plan's boundary is bordered by four major thoroughfares, F.M. 529 (Freeman Road), Pitts Road, Katy Hockley Cutoff Road, and Beckendorff Road. The development is encumbered by portions of the floodway and 100-year floodplain, causing approximately 220 acres of the property to be used for drainage and detention purposes. The site is also inundated by the overflow storm water of Cypress Creek during storm events. The overflow storm water of Cypress Creek creates a unique condition in this region that would ordinarily render the subject site undevelopable. The proposed development includes a collector street system that is designed to provide superior vehicular circulation to all portions of the proposed master planned community, and which is intended to offset the impacts of the many overflow facilities and the associated excessive block lengths. Phase I of the proposed development provides a boulevard collector road running north-south through the middle of the proposed community. The collector provides access to two of the major thoroughfares that border the property, Freeman Road and Beckendorff Road. In addition to this collector road, the plan provides an east-west collector that connects the property to Katy Hockley Road. On the west side of the proposed development, there are two local streets that connect to Pitts Road. Overall, the proposed collector system provides sufficient connections to the single-family neighborhoods and surrounding major thoroughfares in a way that allows for the copious amount of required detention acreage.



**Application Number:** 2022-0667

**Plat Name:** Anniston Sec 1

**Applicant:** BGE, Inc. - Land Planning

**Date Submitted:** 03/18/2022

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

**Specific requirement for which the special exception is being sought:**

To exceed the maximum intersection spacing measurement for a distance of approximately 1,565 feet.

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

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

### Statement of Facts

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

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

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

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

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

The modification is a 11.8% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

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

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

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

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



# Houston Planning Commission

ITEM: 185

Planning and Development Department

Meeting Date: 03/31/22

Subdivision Name: Beltway Rye

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

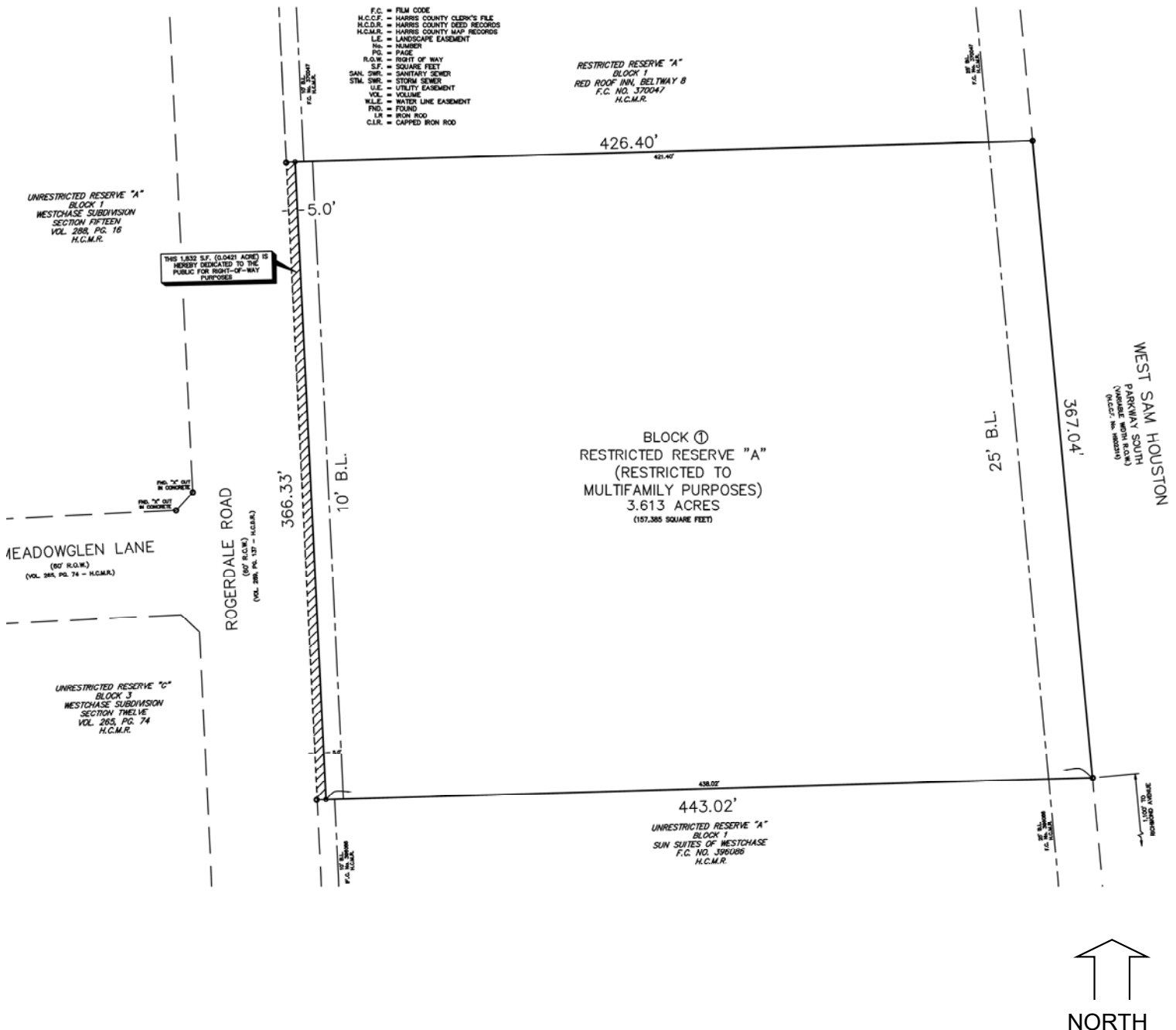


F- Reconsideration of Requirements

Site Location

Subdivision Name: Beltway Rye

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



# Houston Planning Commission

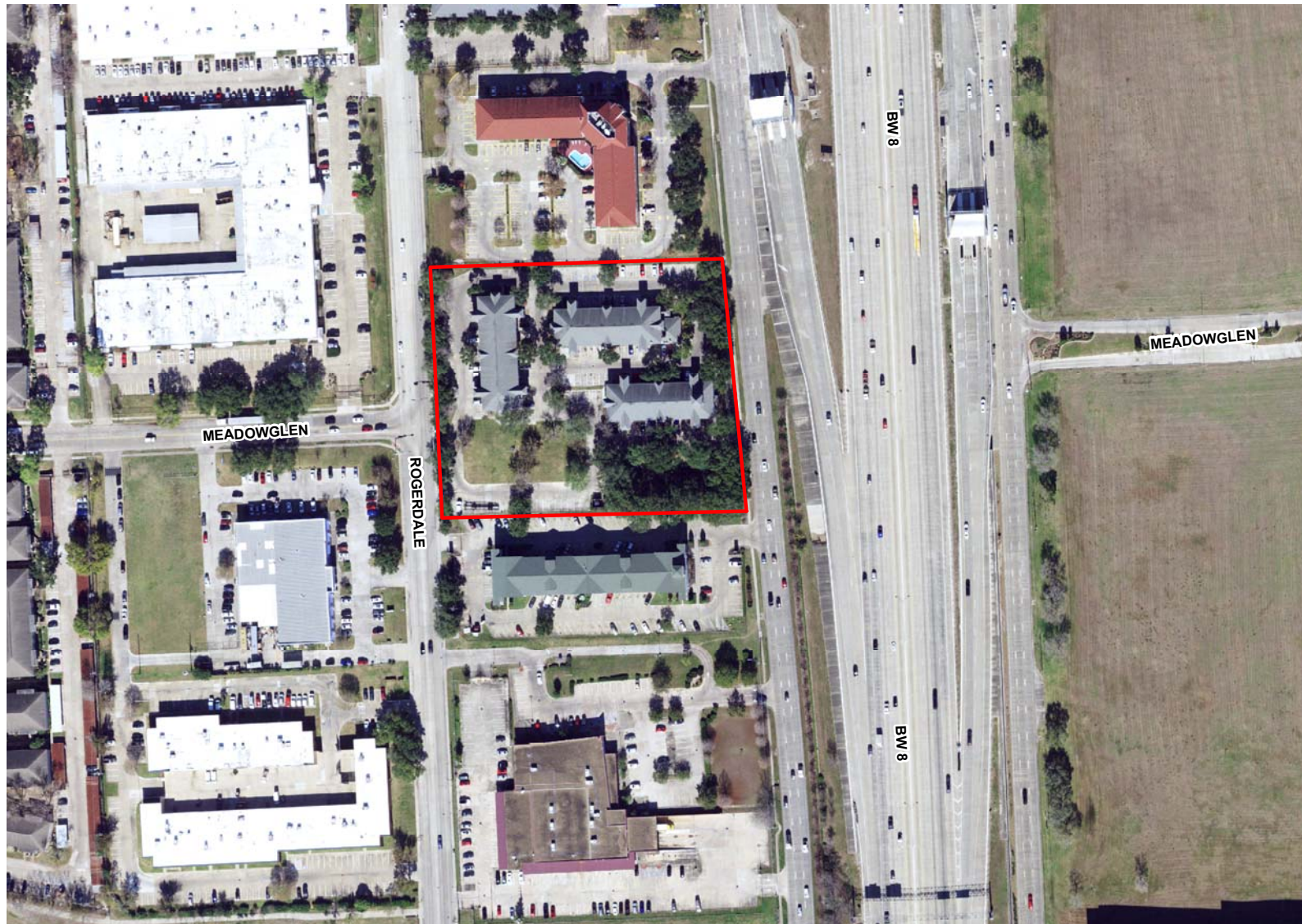
**ITEM: 185**

Planning and Development Department

Meeting Date: 03/31/22

Subdivision Name: Beltway Rye

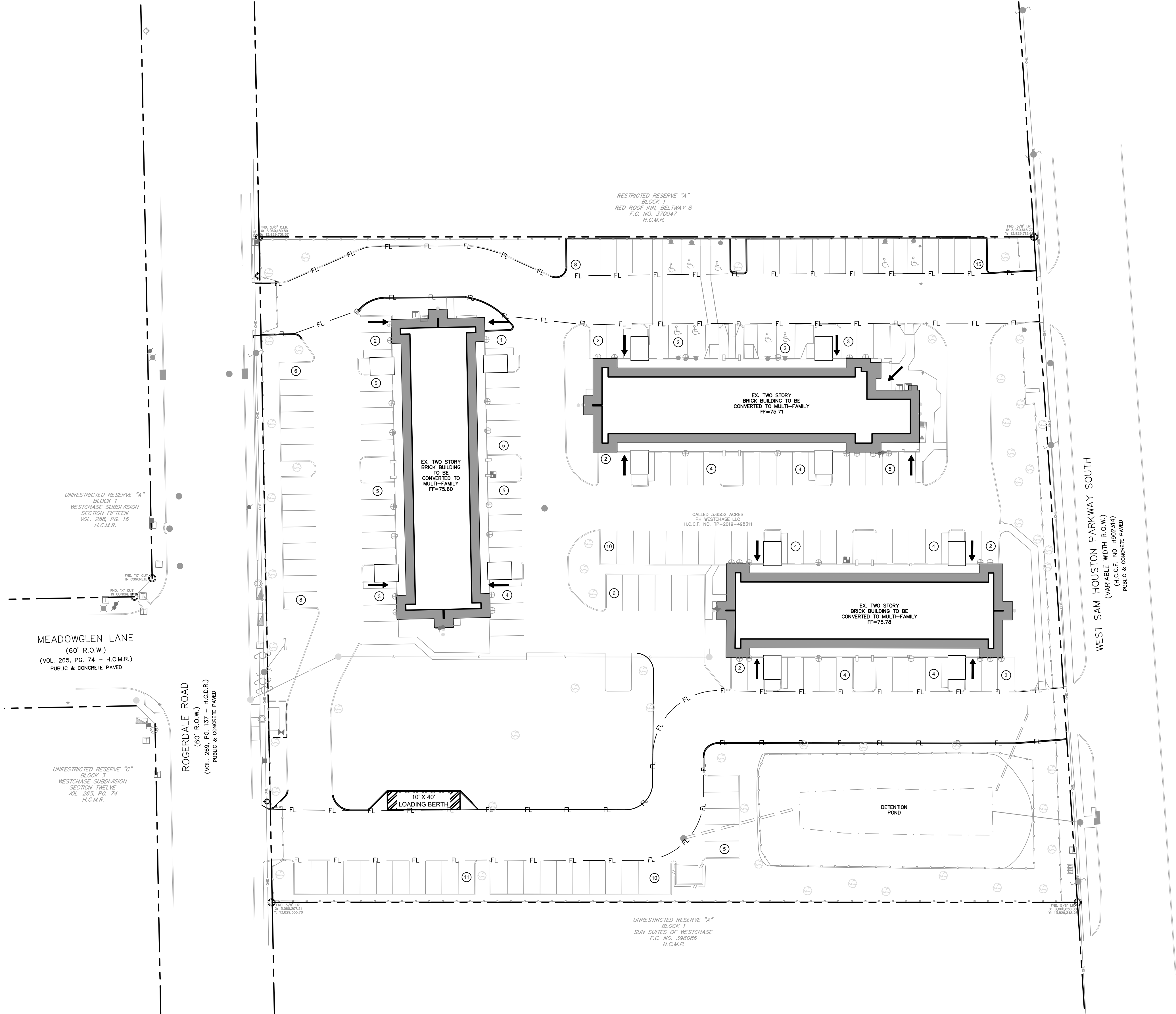
Applicant: Civil-Surv Land Surveying, L.C.



**F- Reconsideration of Requirements**

**Aerial**





SHEET NUMBER		STUDIO 6 - MCRE 3030 W. SAM HOUSTON PKWY. S. HOUSTON TEXAS		PERFORMANCE STANDARD PLAN		KHA PROJECT 068919801		Kimley»»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079 PHONE: 281-597-9300 WWW.KIMLEY-HORN.COM TBP# FIRM REGISTRATION F-928																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								</	
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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

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

**Application No:** 2022-0585  
**Plat Name:** Beltway Rye  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**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 requirement or condition being sought:**

To not extend Meadowglen Lane across the proposed plat

**Chapter 42 Section: 135**

**Chapter 42 Reference:**

42-135 (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: 1. The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; 2. The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; 3. The existing stub street is only one lot in depth; 4. The proposed subdivision will not extend residential development; and 5. The extension of the street is not required to meet the intersection spacing requirements of this chapter.

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

**STATEMENT OF FACTS:**

See variance request



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2022-0585

**Plat Name:** Beltway Rye

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

**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 Meadowglen Lane across the proposed plat

**Chapter 42 Section:** 135

**Chapter 42 Reference:**

42-135 (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**

Meadowglen Drive shows as a proposed major collector extension from its termination at Rogerdale Drive east to the West Belt South. This 450' extension would take it through 2 existing hotels. The proposed use of this land, and the impetus of the replat, is to take the existing hotels and do interior remodels for multi-family housing. If Meadowglen were to be extended, it would require the demolition of two of the three on-site buildings, rendering this property and both its current and proposed uses untenable. The goal is to provide more housing for an exploding population, not less.

**(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;**

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. This variance request is 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. This area of the beltway is heavily commercial, office and retail, and there are numerous ingress and egress points along both Rogerdale and the west belt in this area. There is scant need for through traffic, the vast majority of traffic in this area are cars entering and exiting existing parking lots after concluding business/work. The heaviest through traffic is taken up by the closest intersecting major thoroughfares, Westheimer Road and Richmond Avenue.

**(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. There is and will continue to be through access from Rogerdale to the Beltway at multiple locations regardless of the Meadowglen Drive extension.

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

Economic hardship has no bearing on this site. Were the street to be extended, the responsibility of maintaining the paving would fall unto the City. 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](http://www.houstontx.gov)

March 24, 2022

## NOTICE OF RECONSIDERATION OF REQUIREMENT

**PROJECT NAME:** Beltway Rye

**REFERENCE NUMBER:** 2022-0585

**ROR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located east along Rogerdale Road, south of Westheimer Road and north of Richmond Ave. 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 reconsideration of requirement to exceed intersection spacing by not dedicating Meadowglen Lane through the site. 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 31, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

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

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

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

For additional information regarding this project, please call Chris Rhodes with Civil-Surv Land Surveying, L.C at 713-839-9181. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6534. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

## **TERMINOLOGY**

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

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

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

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

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

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

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

## **PROPERTY OWNERSHIP INFORMATION**

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



**Subdivision Name: First Outreach (DEF 1)**

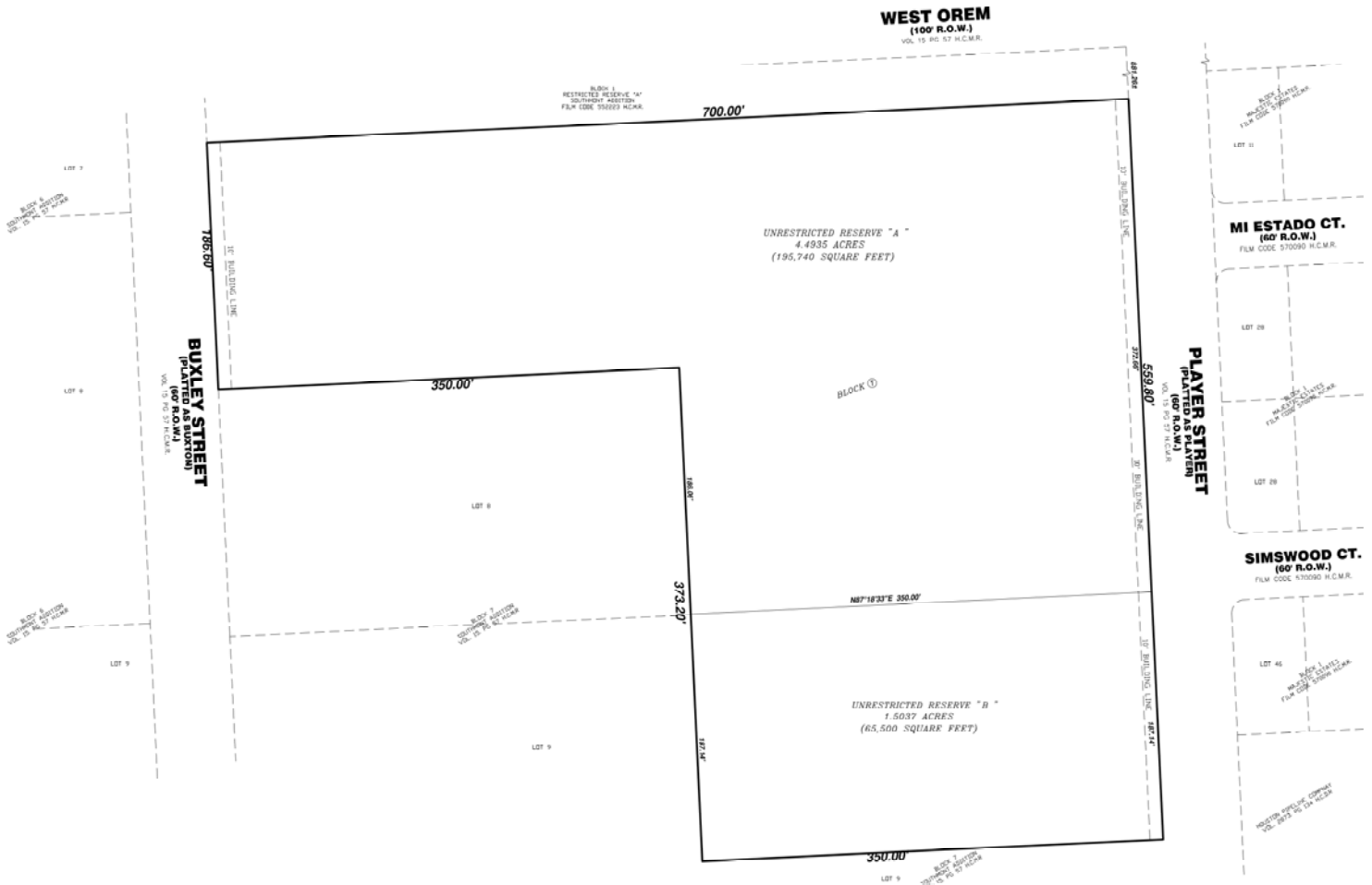
**Applicant: MOMENTUM ENGINEERING**



**F – Reconsideration of Requirements Site Location**

Subdivision Name: First Outreach (DEF 1)

Applicant: MOMENTUM ENGINEERING





# Houston Planning Commission

ITEM: 186

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: First Outreach (DEF 1)

Applicant: MOMENTUM ENGINEERING



F – Reconsideration of Requirements

Aerial





Application No: 2022-0367  
Plat Name: First Outreach  
Applicant: MOMENTUM ENGINEERING  
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 for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection(b) at least every 1,400 feet;

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

**STATEMENT OF FACTS:**

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.



Application Number: 2022-0367

Plat Name: First Outreach

Applicant: MOMENTUM ENGINEERING

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 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;**

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 Simsbroke 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

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March 10, 2022

## NOTICE OF RECONSIDERATION OF REQUIREMENTS

**PROJECT NAME:** First Outreach

**REFERENCE NUMBER:** 2022-0367

# ROR/VAR

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

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

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

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

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

For additional information regarding this project, please call **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](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

## **TERMINOLOGY**

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

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

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

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

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

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

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

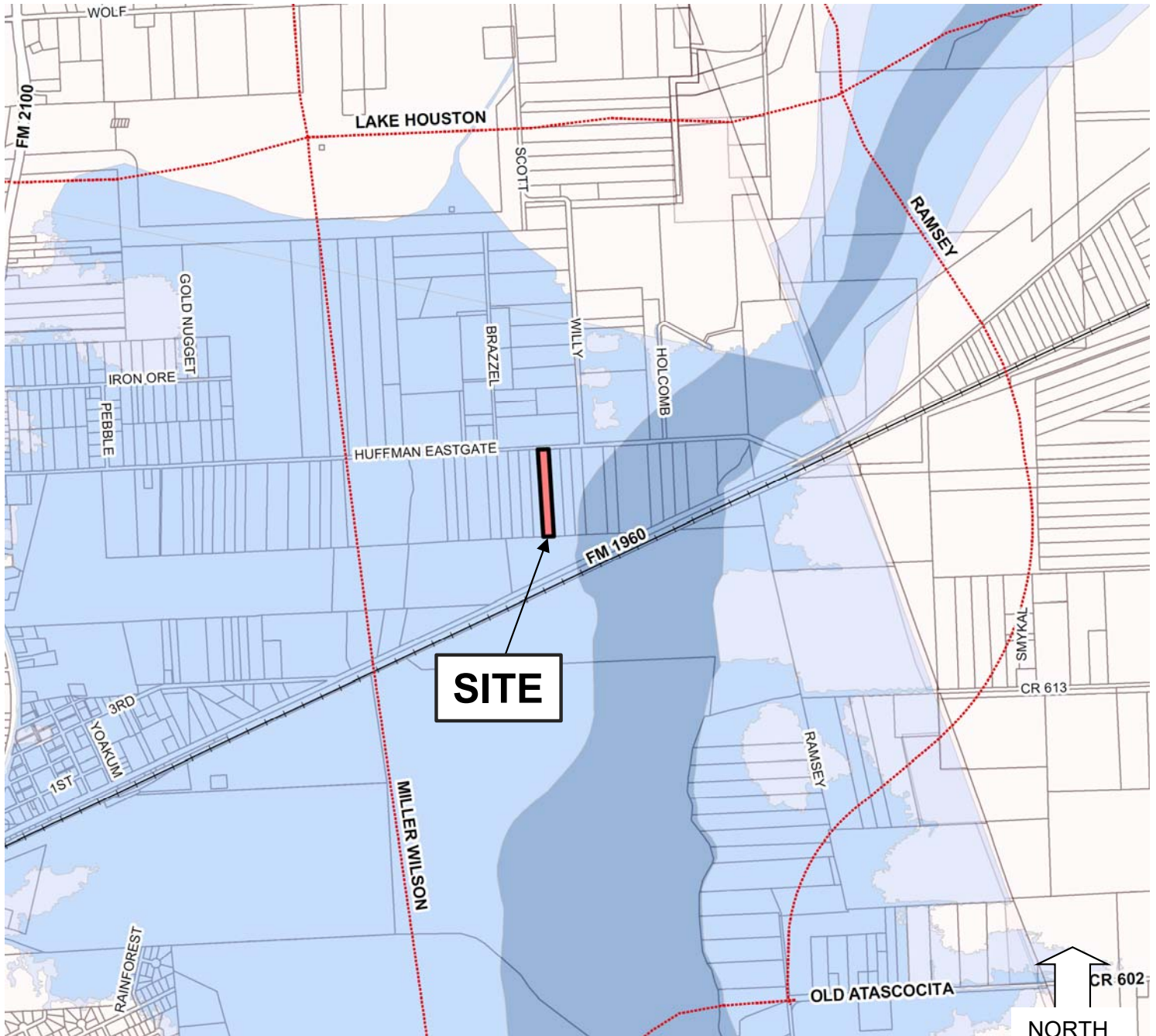
## **PROPERTY OWNERSHIP INFORMATION**

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



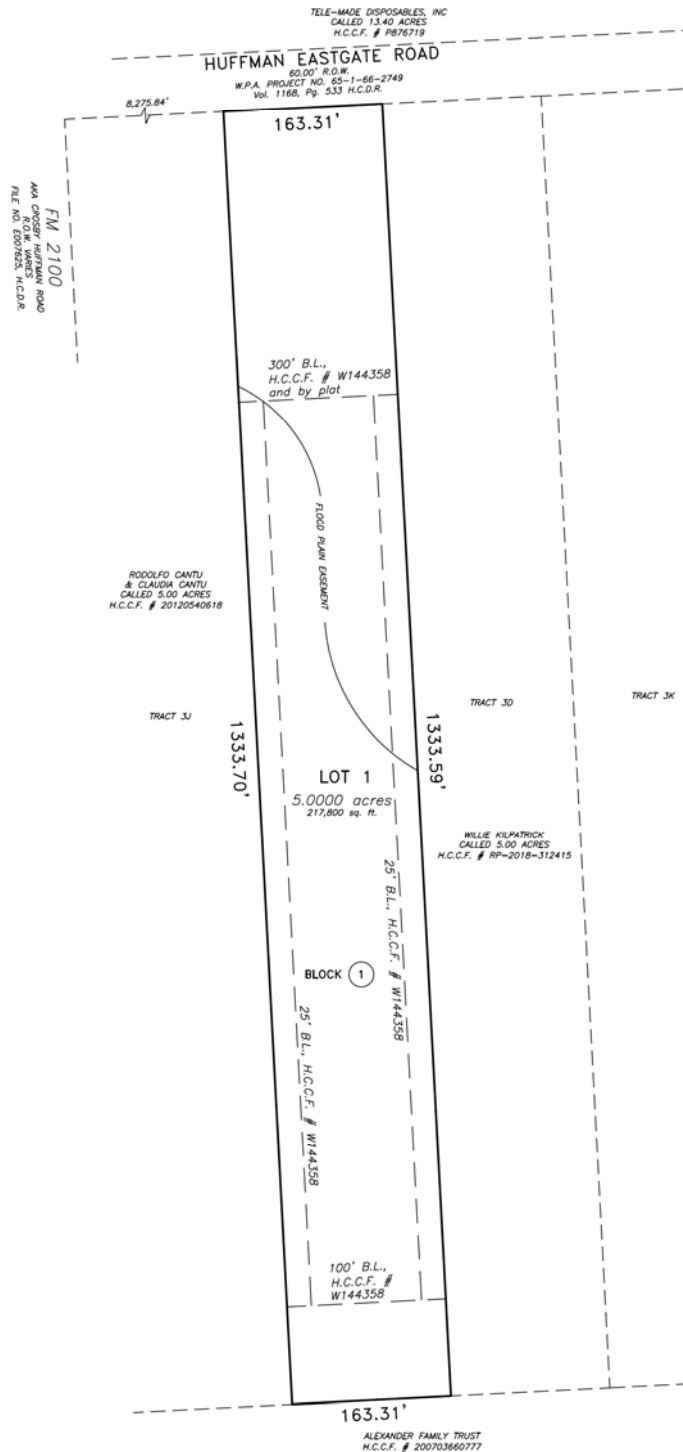
**Subdivision Name: Huffman Eastgate Place**

**Applicant: PLS Construction Layout, Inc.**



Subdivision Name: Huffman Eastgate Place

Applicant: PLS Construction Layout, Inc.





# Houston Planning Commission

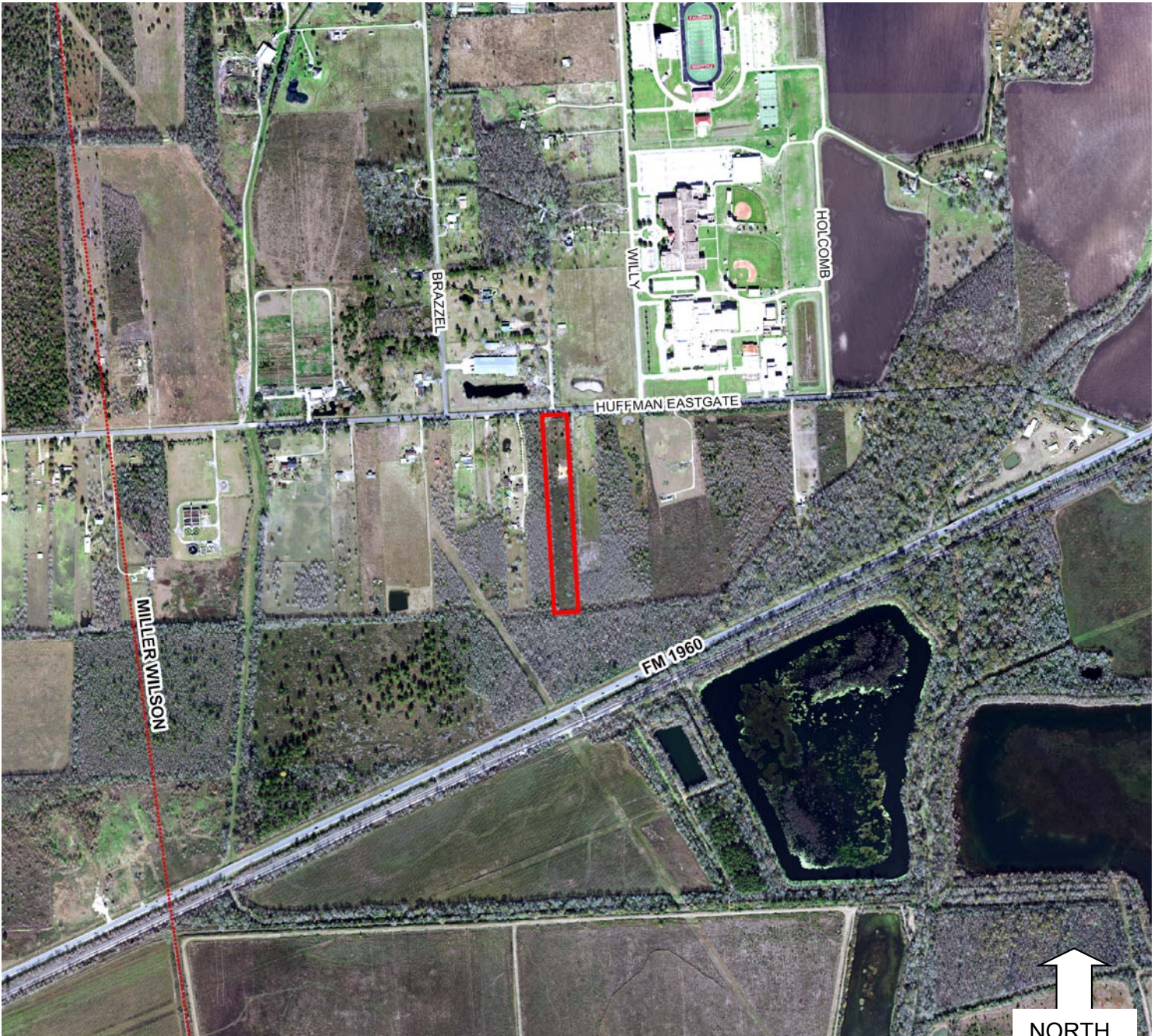
ITEM: 187

Planning and Development Department

Meeting Date: 03/31/2022

Subdivision Name: Huffman Eastgate Place

Applicant: PLS Construction Layout, Inc.



F- Reconsideration of Requirements

Aerial





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**Application No:** 2022-0707  
**Plat Name:** Huffman Eastgate Place  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**Date Submitted:** 03/20/2022

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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.

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

**Specific requirement or condition being sought:**

Not to provide a local street within the 1400' intersection spacing requirement

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

**Chapter 42 Reference:**

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

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

**STATEMENT OF FACTS:**

The subject site lies approximately 8,275.84 feet to the east of the intersection of FM 2100 and Huffman Eastgate Rd, on the south side of Huffman Eastgate Rd. FM 2100 is a designated major thoroughfare, and Huffman Eastgate is a local collector, which connects two major thoroughfares, FM 2100 and FM 1960, which is approximately 4,100 feet to the east of the subject site. Additionally, planned major thoroughfare, Miller-Wilson Rd. is projected to run north-south, bisecting Huffman Eastgate Rd. approximately 2,900 feet to the west of the subject site. The subject site is a mere five acre proposed lot that lies in the farthest northeastern reaches of the ETJ, just shy of the Harris County – Liberty County line. The total frontage of the site is barely 163 feet along Huffman Eastgate, resulting in a very narrow, yet deep lot. This is one of the most rural areas in the ETJ where single family lots of more than five and ten acres are the norm, not the exception. This area is not comparable to midtown. It is not comparable to Cinco Ranch. With all of their respect for open space and trees, this site is not even comparable to developments like The Woodlands or Kingwood. This is a rural agricultural area within our ETJ. Strict adherence to Chapter 42 regarding 1,400-foot intersection spacing along local streets would require the dedication of a street through the subject tract that would be a road leading nowhere, which further decreases the frontage to barely over 100 feet. Such a street would place undue hardship on the applicant due to the relatively small size of the tract. Nearby Willy Ln. is a north-south local collector street that connects to existing Wolf Rd. (an east-west major collector) to a proposed major thoroughfare, currently designated as E. Lake Houston Parkway (future name for this segment TBD). Willy Ln. continues and intersects with Huffman Eastgate Rd, just 543 feet east of the subject site. Willy Ln. also serves as the frontage road for Hargrave High School. Willy Ln. changes name to Scott Rd. at its intersection with Wolf Rd. at the May Center, which is a Precinct-wide draw. On a personal note, many of us know of professional ballplayers and other notable community members who played little league at that very same May Park. A more reasonable north-south street would be to extend existing local collector street, Willy Ln. in its current configuration

with a centerline tie going south to FM 1960. Our current proposal is for a single five-acre lot. The owner of the subject tract does not own any adjacent property. The additional public street requirements that would be necessary to meet Chapter 42 requirements would render the lot infeasible as it would place the burden of local public street circulation on one small lot owner, as opposed to making the street dedication part of a larger development plan wherein that burden can be shared among those benefitting from the streets. Moreover, the distance from Huffman Eastgate Rd. to the southern plat boundary is 1,333.59 feet, leaving room for an east-west street outside of the boundary of this plat. Aerial imagery shows a consistent tree line that runs east-west from the proposed location of major thoroughfare Miller-Wilson Rd. to FM 1960 at the approximate 1400-foot marker. It is clear that the property ownership lines are consistent with the longstanding 1400-foot local street requirement. This is to say that parcels in this area have changed hands over many succession in title with the understanding and reliance on a future east-west street being dedicated near the 1400-foot area marked by the visible and unbroken tree line. Future development will be able to accommodate the east-west local street at that location proportionately instead of bisecting a small lot. Requiring any combination of public streets through a five-acre single-family proposal with only 163 feet of street frontage would be contrary to sound public policy and would deprive the applicant reasonable use of the land.



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2022-0707

**Plat Name:** Huffman Eastgate Place

**Applicant:** PLS CONSTRUCTION LAYOUT, INC

**Date Submitted:** 03/20/2022

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:**

Not to provide a local street within the 1400' intersection spacing requirement

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

**Chapter 42 Reference:**

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

### Statement of Facts

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

The subject site lies approximately 8,275.84 feet to the east of the intersection of FM 2100 and Huffman Eastgate Rd, on the south side of Huffman Eastgate Rd. FM 2100 is a designated major thoroughfare, and Huffman Eastgate is a local collector, which connects two major thoroughfares, FM 2100 and FM 1960, which is approximately 4,100 feet to the east of the subject site. Additionally, planned major thoroughfare, Miller-Wilson Rd. is projected to run north-south, bisecting Huffman Eastgate Rd. approximately 2,900 feet to the west of the subject site. The subject site is a mere five acre proposed lot that lies in the farthest northeastern reaches of the ETJ, just shy of the Harris County – Liberty County line. The total frontage of the site is barely 163 feet along Huffman Eastgate, resulting in a very narrow, yet deep lot. This is one of the most rural areas in the ETJ where single family lots of more than five and ten acres are the norm, not the exception. This area is not comparable to midtown. It is not comparable to Cinco Ranch. With all of their respect for open space and trees, this site is not even comparable to developments like The Woodlands or Kingwood. This is a rural agricultural area within our ETJ. Strict adherence to Chapter 42 regarding 1,400-foot intersection spacing along local streets would require the dedication of a street through the subject tract that would be a road leading nowhere, which further decreases the frontage to barely over 100 feet. Such a street would place undue hardship on the applicant due to the relatively small size of the tract. Nearby Willy Ln. is a north-south local collector street that connects to existing Wolf Rd. (an east-west major collector) to a proposed major thoroughfare, currently designated as E. Lake Houston Parkway (future name for this segment TBD). Willy Ln. continues and intersects with Huffman Eastgate Rd, just 543 feet east of the subject site. Willy Ln. also serves as the frontage road for Hargrave High School. Willy Ln. changes name to Scott Rd. at its intersection with Wolf Rd. at the May Center, which is a Precinct-wide draw. On a personal note, many of us know of professional ballplayers and other notable community members who played little league at that very same May Park. A more reasonable north-south street would be to extend existing local collector street, Willy Ln. in its current configuration with a centerline tie going south to FM 1960. Our current proposal is for a single five-acre lot. The owner of the subject tract does not own any adjacent property. The additional public street



requirements that would be necessary to meet Chapter 42 requirements would render the lot infeasible as it would place the burden of local public street circulation on one small lot owner, as opposed to making the street dedication part of a larger development plan wherein that burden can be shared among those benefitting from the streets. Moreover, the distance from Huffman Eastgate Rd. to the southern plat boundary is 1,333.59 feet, leaving room for an east-west street outside of the boundary of this plat. Aerial imagery shows a consistent tree line that runs east-west from the proposed location of major thoroughfare Miller-Wilson Rd. to FM 1960 at the approximate 1400-foot marker. It is clear that the property ownership lines are consistent with the longstanding 1400-foot local street requirement. This is to say that parcels in this area have changed hands over many succession in title with the understanding and reliance on a future east-west street being dedicated near the 1400-foot area marked by the visible and unbroken tree line. Future development will be able to accommodate the east-west local street at that location proportionately instead of bisecting a small lot. Requiring any combination of public streets through a five-acre single-family proposal with only 163 feet of street frontage would be contrary to sound public policy and would deprive the applicant reasonable use of the land.

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

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

The street circulation pattern has been maintained utilizing the existing major thoroughfare network, local collector street network, and local street network. In the future, public streets may be dedicated outside of the plat boundary that meet the future intersection spacing requirements. The configuration of the parcel additionally was not a factor created or imposed by the applicant.

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

Area traffic circulation for the surrounding properties will not be affected and has been adequate for many years. This plat will not have any measurable additional impact to the area traffic circulation, as it incorporates a total of one single-family residential lot.

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

The granting of this variance does not alter the existing traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of this area. There are sufficient streets to serve the existing neighborhood, and the proposed single-family acreage lot creates no concerns that would be injurious to public health, safety, or welfare

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

Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant reasonable use of the land, rendering this project infeasible due to the physical characteristics of the land. Strict application of this chapter also would result in unsound public policy. Existing conditions led to the configuration of the property, and the general intent and purpose of this chapter would be maintained should the Planning Commission grant the requested variance.

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 03/17/2022

**ITEM: 203**

**Applicant:** VANESSA SOTO

**Contact Person:** Vanessa Soto

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>EAST OF:</b> GREEN PINES <b>SOUTH OF:</b> PINE FOREST	<b>22-1635</b>	77357	5773	256Z	ETJ

**ADDRESS:** 22045 green pines

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING LOT 17 OF THE PINE FOREST SUBDIVISIONI SECTION 1, RECORDED IN VOLUME 5 PAGE 931, 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:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 03/17/2022

**ITEM: 204**

**Applicant:** JOSSELYN LARA

**Contact Person:** Josselyn Lara

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	22-1636	77357	5974	258k	ETJ
<b>WEST OF:</b> NOTTINGHAM <b>SOUTH OF:</b> SADDLE ROCK					

**ADDRESS:** 27599 Saddle Rock Lane

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING LOT 1410, SECTION 6 OF PEACH CREEK FOREST AN UNRECORDED SUBDIVISION IN THE CHRISTOPHER ABSTRACT 75 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:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 03/17/2022

**ITEM: 205**

**Applicant:** ALEJANDRO CONTERAS  
**Contact Person:** Alejandro Conteras

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>EAST OF: HEATHER SOUTH OF: PEACH CREEK</b>	<b>22-1637</b>	77357	5974	258j	ETJ

**ADDRESS:** 27286 Peach Creek Dr

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING A .2755 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NUMBER 75, ALSO BEING LOT 1485 OF PEACH CREEK FOREST, SECTION 6 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:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 03/31/2022

**ITEM: 206**

**Applicant:** CESY JANINA SANCHEZ MADRID  
**Contact Person:** CESY JANINA SANCHEZ MADRID

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>EAST OF:</b> NEEDHAM ROAD <b>SOUTH OF:</b> MACE DRIVE	<b>22-1638</b>	77365	5771	296R	ETJ

**ADDRESS:** 24885 Lynn Drive

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT 31, OF VIRGINIA LYNN ESTATES, AN UNRECORDED SUBDIVISION, LOCATED IN THE A.J. MCSHAN SURVEY, ABSTRACT NO. 698, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home. To obtain new tap for water service.

## 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:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 03/31/2022

**ITEM: 207**

**Applicant:** CARLOS PARRA

**Contact Person:** CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>EAST OF:</b> DEER RUN LN <b>NORTH OF:</b> PROP. GRAND PKWY	<b>22-1639</b>	77357	5974	258J	ETJ

**ADDRESS:** 27166 Lantern Lane

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT 1521, OF PEACH CREEK FOREST, SECTION 6, IN MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home.

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:**

**ADDITIONAL INFORMATION**

**PLANNING COMMISSION ACTION:**

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

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 03/31/2022

**ITEM: 208**

**Applicant:** CARLOS PARRA

**Contact Person:** CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	22-1640	77357	5874	257M	ETJ
<b>WEST OF:</b> DEER RUN LN <b>NORTH OF:</b> PROP. GRAND PKWY					

**ADDRESS:** 26413 Post Oak Drive

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT 101, OF PEACH CREEK FOREST, SECTION 1, IN MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home.

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:**

**ADDITIONAL INFORMATION**

**PLANNING COMMISSION ACTION:**

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

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 03/31/2022

**ITEM: 209**

**Applicant:** CARLOS PARRA

**Contact Person:** CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>WEST OF:</b> US 59 <b>SOUTH OF:</b> MILLS BRANCH DRIVE	<b>22-1641</b>	77365	5671	295R	ETJ

**ADDRESS:** 20686 Ravenwing Drive

**ACREAGE:** 0.3687

**LEGAL DESCRIPTION:**

BEING A 0.3687 ACRE LOT, LOT 64, OF RAVENWOOD SUBDIVISION, LOCATED IN THE ROBERT T. HOWELL SURVEY, ABSTRACT-254, IN MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home.

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:**

**ADDITIONAL INFORMATION**

**PLANNING COMMISSION ACTION:**

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

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
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 10' along N. Main Street with a 5' second story overhang 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





## Houston Planning Commission

### 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 10 feet from the property line or over 16 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 Nadine St. variance request will be 12.2 feet from the property line which is 5.1 feet from the sidewalk. If you add those up then the garage will be 17.3 feet from the sidewalk. Also, in that same area the sidewalk is 8 feet from the street, so the total distance from the street to the garage will be 25.3 feet.

*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.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

- 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.

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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Location Map



# DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 210**

Meeting Date: 3/31/22

## Houston Planning Commission

Aerial Map



## DEVELOPMENT PLAT VARIANCE









## Houston Planning Commission

**ITEM: 210**

Meeting Date: 3/31/22

### Elevations



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3<sup>rd</sup> floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Brown Dog Group, LLC	Amber Woods	512-297-6822	amber.woods@dogtopia.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1839 W. Alabama St.	21071583	77098	5356	492V	C

HCAD ACCOUNT NUMBER(S):	0382160000001
PROPERTY LEGAL DESCRIPTION:	LTs 1 & 2, BLK 3 MONTLEW PLACE, VOL. 385, PG. 139, HCDR
PROPERTY OWNER OF RECORD:	1839 WEST ALABAMA, LTD, a Texas Limited Partnership
ACREAGE (SQUARE FEET):	11,000 sq. ft. (Lots 1 & 2)
WIDTH OF RIGHTS-OF-WAY:	West Alabama Street – 60', Driscoll Street - 60'
EXISTING PAVING SECTION(S):	West Alabama Street – 30', Driscoll Street – 22'
OFF-STREET PARKING REQUIREMENT:	Childcare center: 25 spaces (100 dogs/5 spaces = 20 + 5 employees)
OFF-STREET PARKING PROVIDED:	9 spaces (6 head in and 3 curbsides pull through)
LANDSCAPING REQUIREMENTS:	Complies

EXISTING STRUCTURE(S) [SQ. FT.]: 6,600 sq ft.

PROPOSED STRUCTURE(S) [SQ. FT.]: 6,600 sq ft.

**PURPOSE OF VARIANCE REQUEST:** Allow 6 head-in parking spaces and 3 pull-through (curbside) spaces on-site in lieu of the instructed 25 on-site parking spaces (required for class 5(b) use of nursery school or day care center).

**CHAPTER 26 REFERENCE(S):** Sec. 26-492, Class 5, Religious and Educational, paragraph b, Nursery school or day care center, "1.0 parking space for every employee on duty during the largest shift, plus 1.0 parking space for every 5 children in attendance when the facility is operating at maximum capacity"

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** The applicant is requesting to reduce the number of required off-street parking spaces from 25 spaces to 9 spaces to account for the lack of a reasonable use classification in Chapter 26 of the City's Code of Ordinances. Because there is no use classification for dog daycare facilities, staff has informed the applicant that they should utilize the nursery school or day care center classification.

#### APPLICANT'S STATEMENT OF FACTS:

*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.*

**(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

The building located at 1839 W Alabama St. has been operating under the Shopping Center use since it was built in the 1950s and has therefore been grandfathered with existing parking available (10 spaces). The building is being leased to a dog daycare facility which will occupy the entire property. Since the entire structure will be used for the dog daycare, we have been instructed that the building can no longer be considered a Shopping Center. The Parking Ordinance does not specify a classification for dog daycare facilities, so the childcare center facility use has been applied to the property. This use requires 1 parking space for every five children (dogs) plus one for every employee on-site. There is not sufficient parking at the building to meet this use classification requirements, or any other use requirements that exists in the code today. Nor is there the opportunity to acquire "offsite parking" that meets the outlined requirements stated in the Code. Therefore, this building can no longer comply with the current code parking requirements.

The proposed use is consistent with a low-impact traffic retail use that should not eliminate the vested use as opposed to a high-impact institutional traffic use such as a human daycare. In a dog daycare facility, animals are dropped off curbside at staggered times and may stay multiple days as opposed to a human daycare where children are dropped off at the same during peak travel hours. Applying this standard to a dog daycare is not reasonable and results in a hardship for the applicant that precludes reasonable use of the property.

## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

- (2) **That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

The property owner has the existing right to lease the entire 6,600 sq. ft. facility to multiple retail uses, which would result in less desirable situation than the applicant's use for the adjacent property owners and the general public because of the additional traffic circulation and parking demand. By approving this variance, the Planning Commission will enable the applicant to utilize a much more reasonable on-site parking requirement of five spaces for employee automobile parking and a curb-side pull-through parking for drop-off and pick-up of dogs. The intention of this variance is to allow the Owner of the doggie daycare to operate a successful business and make appropriate use of a historical building to provide the community a service it needs. The request is based on securing the best possible solution in the face of a technicality and unreasonable application of the City's Codes as opposed to a self-created hardship by the applicant.

- (3) **The intent of this article is preserved;**

By granting the variance, the general purpose of **Sec. 26-492 and Sec. 26-494** are being observed and maintained as more than adequate parking is provided as evidenced by an analysis of similar uses in the Houston Metro and observation of historical precedence (see following case studies). In practice, the proposed use of a doggie day care is highly compatible with the existing development conditions of the subject site and the surrounding areas specifically because of its incredibly low on-site parking demand.

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

Head-in off-street parking will be provided for employees at a rate of 1 per employee during the largest shift. The largest shift of which is five employees, or (5) employee spaces provided.

Dog daycares do not operate like childcare centers and therefore require much fewer parking spaces for a successful operation that is convenient for consumers (see appendix examples of Houston dog daycares with limited parking available). On average, customers spend 75 seconds either dropping off or picking up their pets throughout the day. To accommodate this quick drop off/pick up, the use of pull through "curbside" spaces provide the greatest convenience to consumers. Dogtopia offers "curbside" service for drop off and pick up by request through their customer mobile app. This allows for fast drop-off and pick-up and supports the installation of the pull-through parking spaces as consumers can remain in their vehicles while staff come out to the car to bring the dogs inside for daycare.

While observing existing Dogtopia daycares of similar sizes, it was observed that there were never more than 3 customers in the lobby at one time. On average, there were only 3 customers in the lobby twice/day and there were only 2 customers in the lobby at a time 9 times per day. By these observations, the 3 pull through "curbside" spaces will be sufficient for customer parking.

	day 1	day 2	day 3	day 4	average
<b>2 customers</b>	7	11	8	11	<b>9</b>
<b>3 customers</b>	1	2	3	1	<b>2</b>

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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

The proposed variance and intended dog daycare use will lessen the negative impacts to traffic circulation and parking demand as opposed to the multiple retail uses which are currently allowed on the subject site. The proposed variance represents that best possible outcome for the benefit of the public's health, safety, and welfare. It also is the only reasonable outcome that allows the dog daycare operator viable use of the property without unnecessarily disrupting or negating the vested retail use on the property.

- (6) **For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

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

## OFF-STREET PARKING VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: III**

Meeting Date: 03/31/22

## Houston Planning Commission

### LOCATION MAP



## OFF-STREET PARKING VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: III**

Meeting Date: 03/31/22

## Houston Planning Commission

### AERIAL MAP



# OFF-STREET PARKING VARIANCE

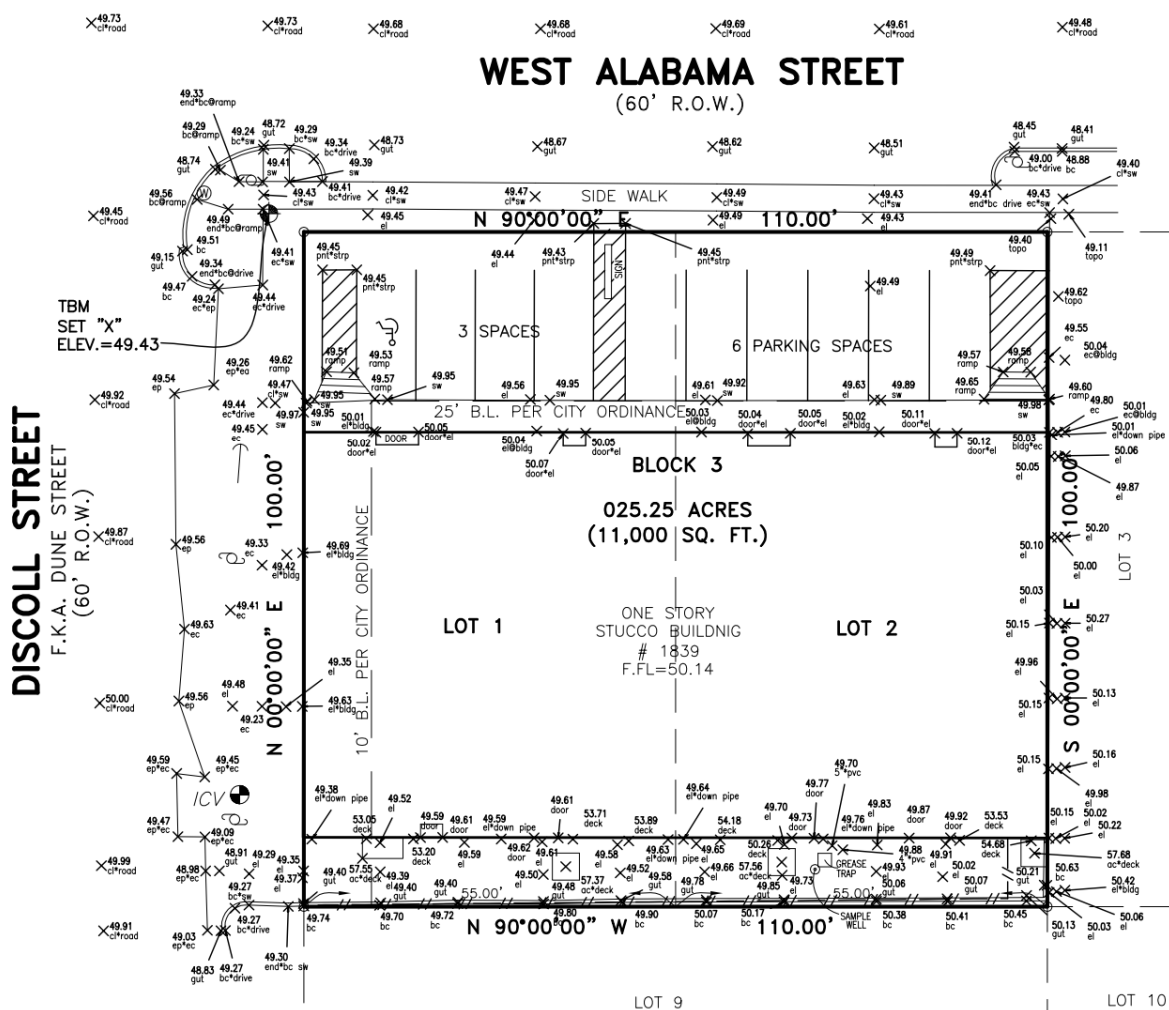


# Houston Planning Commission

ITEM: III

Meeting Date: 03/31/22

## SURVEY



# OFF-STREET PARKING VARIANCE





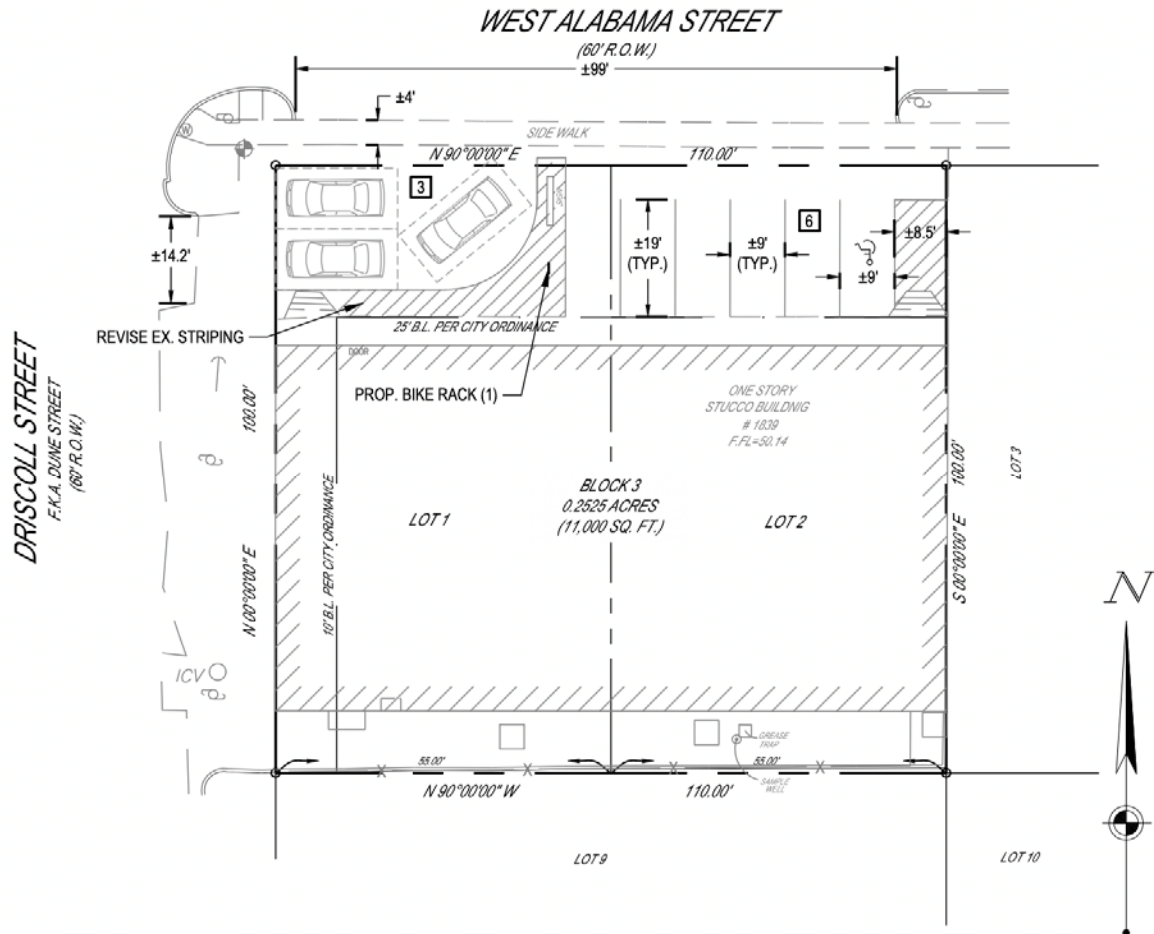
## Houston Planning Commission

### SITE PLAN

1/employee = 5

1/every 5 children(dogs) at 100 dogs = 20

Total = 25 spaces







## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the Planning Standards of Chapter 28 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.hotel-motel@houstontx.gov](mailto: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](http://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 Acres

**TOTAL NUMBER OF ROOMS:** 66 Rentable Rooms

**PARKING SPACES PROVIDED:** 66

**SURVEY/ Plat** Cullen Crossing

**SCHOOL DISTRICT:** Houston ISD

**NORTH OF:** Beltway 8

**EAST OF:** Cullen Blvd

**SOUTH OF:** Schurmier Rd

**WEST OF:** Old Chocolate Bayou Road

**PURPOSE OF VARIANCE REQUEST:** 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





## Houston Planning Commission

### 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](mailto: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



## Houston Planning Commission

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**(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

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# HOTEL/MOTEL VARIANCE

# Houston Planning Commission

Planning and Development Department

ITEM: IV

Meeting Date: 03/31/2022



**Site Location**

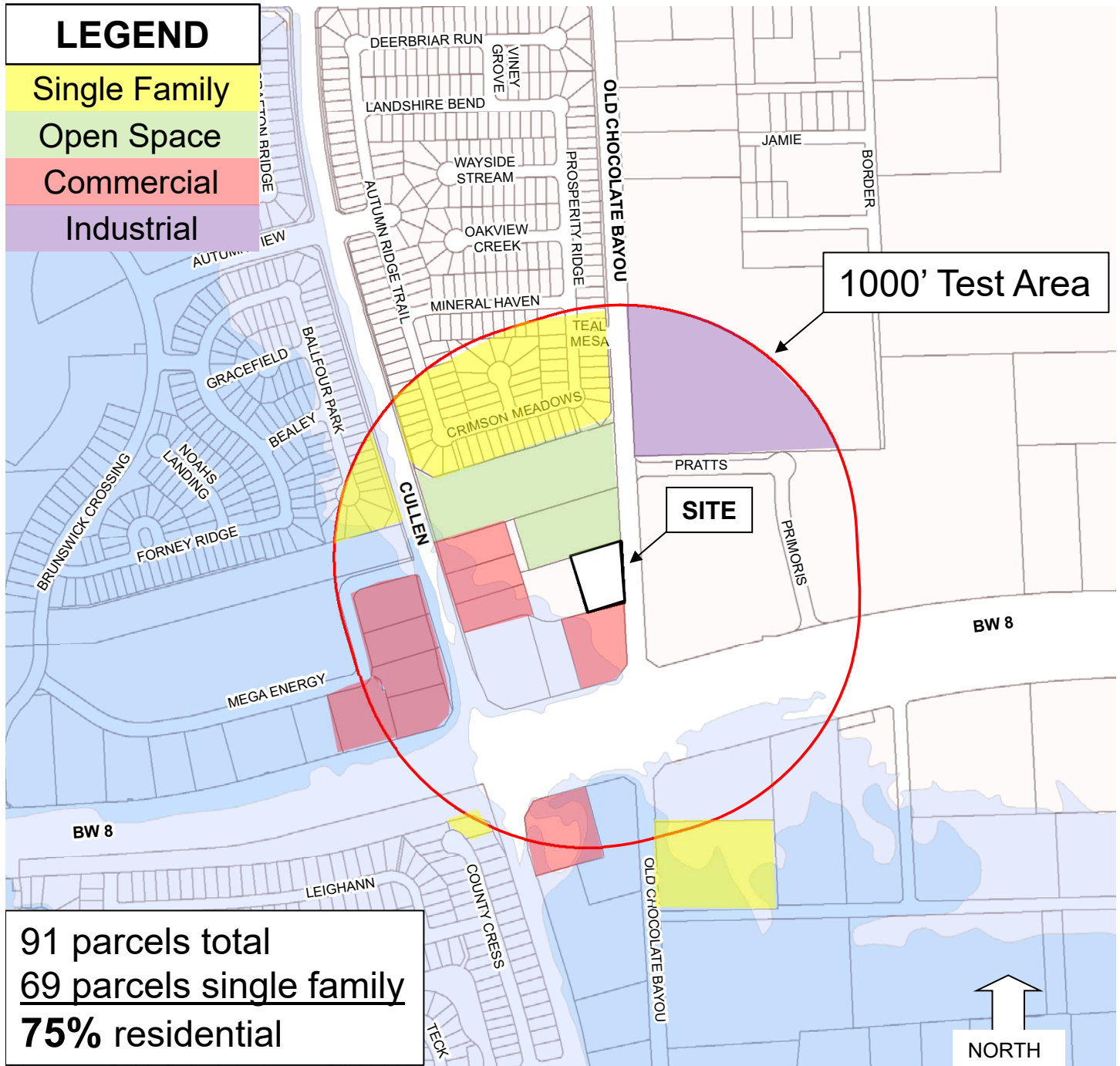


# Houston Planning Commission

Planning and Development Department

ITEM: IV

Meeting Date: 03/31/2022



**Site Location**



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# Houston Planning Commission

Planning and Development Department

## ITEM: IV

Meeting Date: 03/31/2022

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### Aerial

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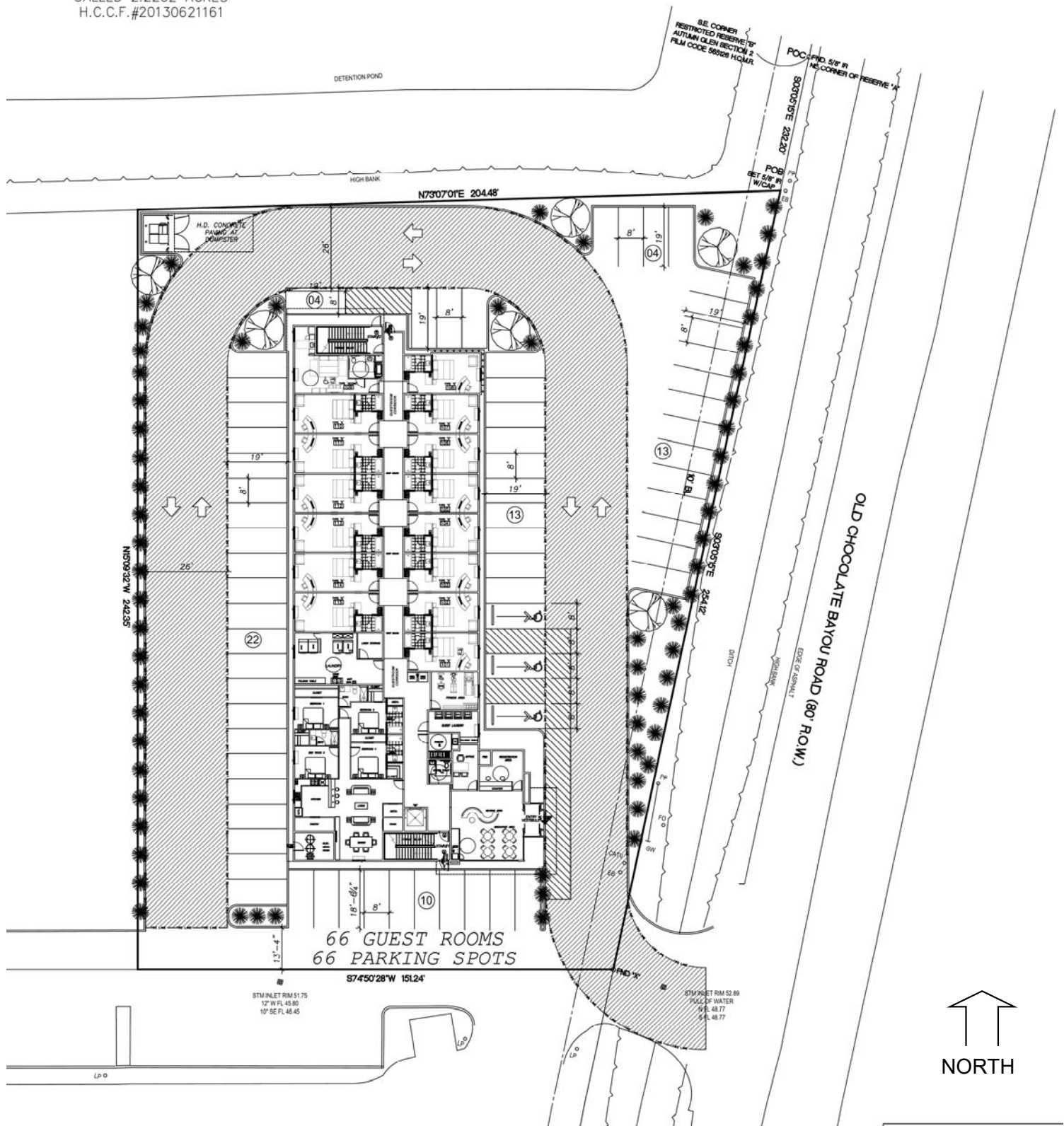


## Planning and Development Department

**ITEM: IV**

**Meeting Date: 03/31/2022**

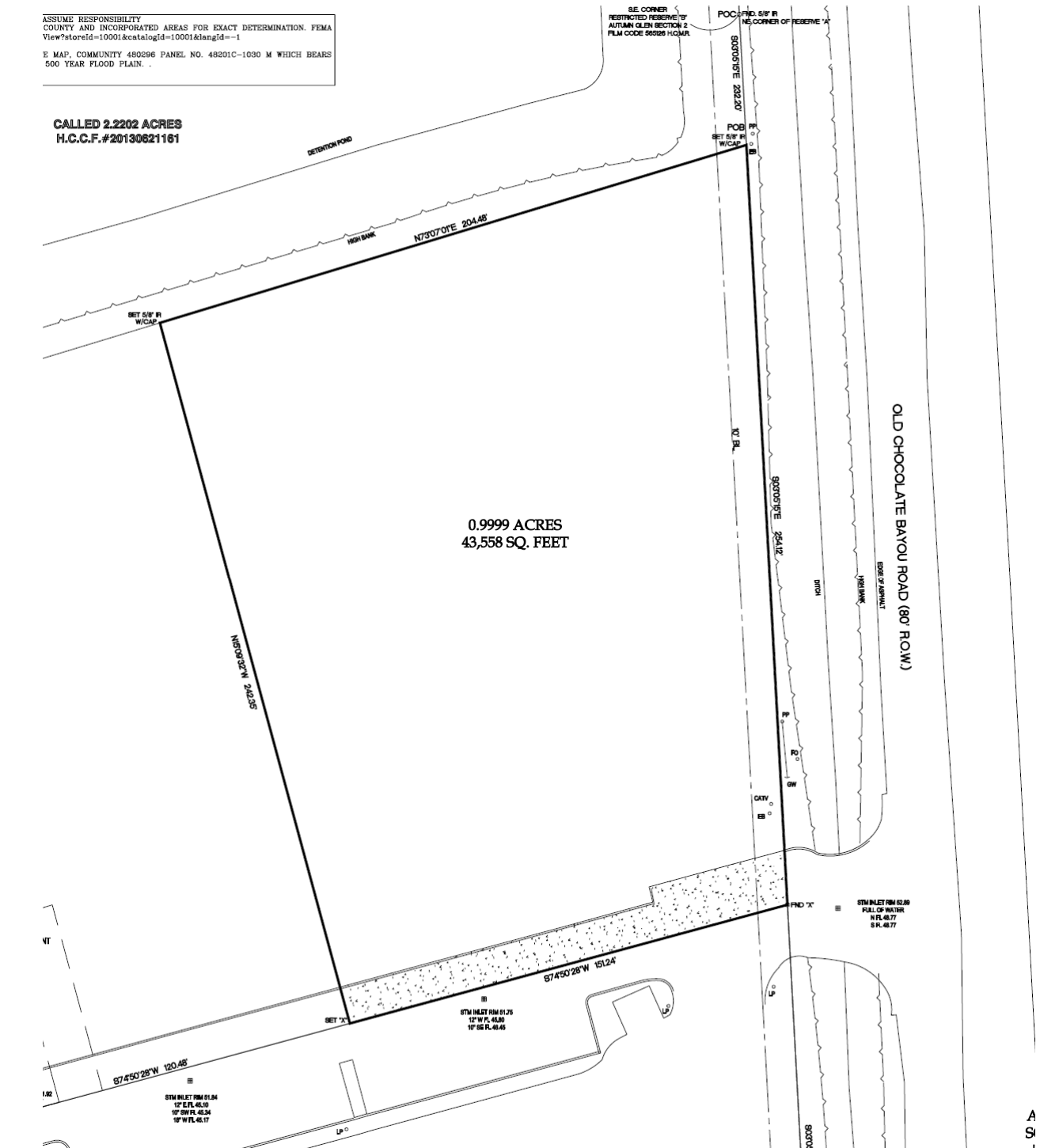
CALLED 2.2202 ACRES  
 H.C.C.F.#20130621161





## Planning and Development Department

**Meeting Date: 03/31/2022**



## Survey

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# Houston Planning Commission

Planning and Development Department

## ITEM: IV

Meeting Date: 03/31/2022

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## Rendering

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## **AGENDA: V**

**SMLSB Application No. 803:** 1000 block of Waverly Street, east side, between W. 11<sup>th</sup> Street and W. 10<sup>th</sup> Street

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 1000 block of Waverly Street, east side, between W. 11<sup>th</sup> Street and W. 10<sup>th</sup> Street. Analysis shows that a minimum lot size of 4,400 sf exists for the blockface. A petition was signed by the owners of 54% of the property within the proposed Special Minimum Lot Size Block. One protest was filed, and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### **PROCEDURES:**

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one blockface, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.



Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

### STAFF ANALYSIS:

The application includes sixteen (16) lots along the 1000 block of Waverly Street, east side, between W. 11<sup>th</sup> Street and W. 10<sup>th</sup> Street.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one blockface, and no more than two opposing blockfaces;*  
The application comprises of one blockface, the east side of Waverly Street.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of fifteen (15) single-family lots (representing 94% of the total lots within the boundary area) and one (1) commercial lot.
- *The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained ten (10) of sixteen (16) signatures of support from property owners in the proposed SMLSB (owning 54% of the total area). There was one protest.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 4,400 sf exists on eleven (11) lots in the blockfaces.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The Houston Heights subdivision was platted in 1892. The earliest home was built in 1925. The establishment of a 4,400 square foot minimum lot size will preserve the lot size character of the area.
- *application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Eleven (11) out of sixteen (16) lots (representing 78% of the application area) are at least 4,400 square feet in size.

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

### ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application
6. Boundary Map

### SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **803**

Date Received: **1/4/2022** Date Complete: **1/14/2022**

Street(s) Name: **Waverly Street** **1000 block of Waverly Street**

Lot(s)

Cross Streets: **11th Street** and **10th Street**

Side of street: **East**

### MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
1004 (LT 3, BLK 1)	SFR	Y	3,300
1004 (LT 4, BLK 1)	SFR	Y	3,300
1010 (RES A, BLK 1)	COM		13,200
1018 (LT 25, BLK 211)	SFR	Y	4,400
1020 (LT 2, BLK 1)	SFR	Y	3,300
1022 (LT 1, BLK 1)	SFR	Y	3,300
1024 (LT 28 & TR 27, BLK 211)	SFR	Y	6,600
1028 (LT 29, BLK 211)	SFR	Y	4,400
1030 (LT 30, BLK 211)	SFR	Y	4,400
1032 (LT 31, BLK 211)	SFR		4,400
1032 (LT 32, BLK 211)	SFR		4,400
1038 (LT 33, BLK 211)	SFR		4,400
1040 (LT 34, BLK 211)	SFR	Y	4,400
1046 (LT 35, BLK 211)	SFR		4,400
1046 (LT 36, BLK 211)	SFR		4,400
621 (LT 2, BLK 1)	SFR	Y	3,300



**Evidence of Support** (must be 51% or more by area for Director administrative approval):

Of **75,900** Square Feet in the Proposed Application Area **40,700** Square Feet are Owned by Property Owners Signing in Support of the Petition = **54%**

**Single Family Calculation:**

**Percentage of lots developed or restricted to no more than two SFR units per lot** (must be at least 60%):

<b>15</b>	# developed or restricted to no more than two SFR Units	Of		Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	<b>94%</b>
			<b>15</b>		<b>16</b>	
<b>0</b>	# of Multifamily lots					
<b>1</b>	# of Commercial lots					
<b>0</b>	# of Vacant Lots					
<b>16</b>	Total					

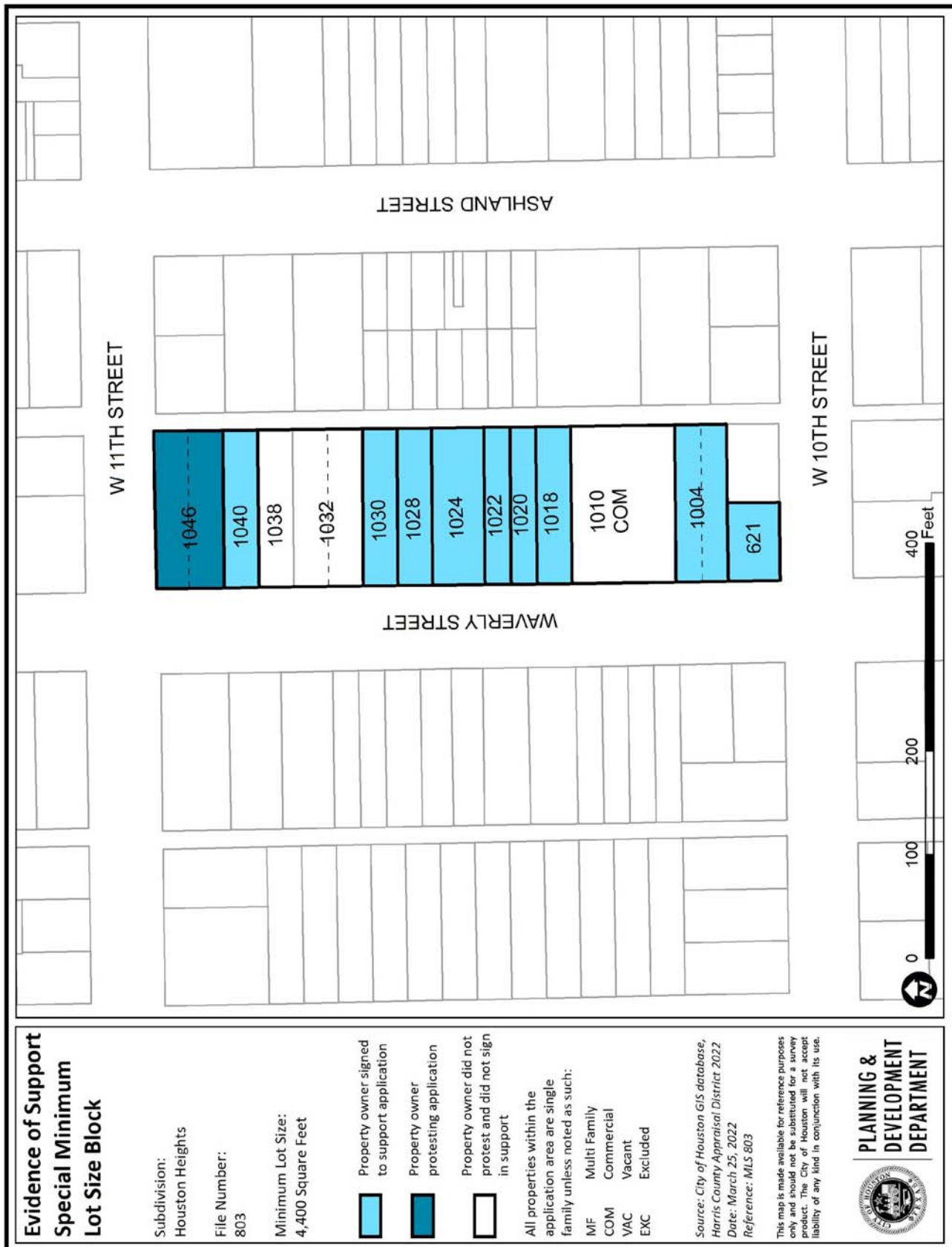
### Minimum Lot Size Calculations:

Total # of lots	16	Total sq. ft.	75,900	/ # of lots	4,744	average sq. ft.
					4,400	median sq. ft.

**70 %**

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	13,200	17.4%	17.4%
2	6,600	8.7%	26.1%
3	4,400	5.8%	31.9%
4	4,400	5.8%	37.7%
5	4,400	5.8%	43.5%
6	4,400	5.8%	49.3%
7	4,400	5.8%	55.1%
8	4,400	5.8%	60.9%
9	4,400	5.8%	66.7%
10	4,400	5.8%	72.5%
11	4,400	5.8%	78.3%
12	3,300	4.3%	82.6%
13	3,300	4.3%	87.0%
14	3,300	4.3%	91.3%
15	3,300	4.3%	95.7%
16	3,300	4.3%	100.0%
Total	75,900	100.0%	

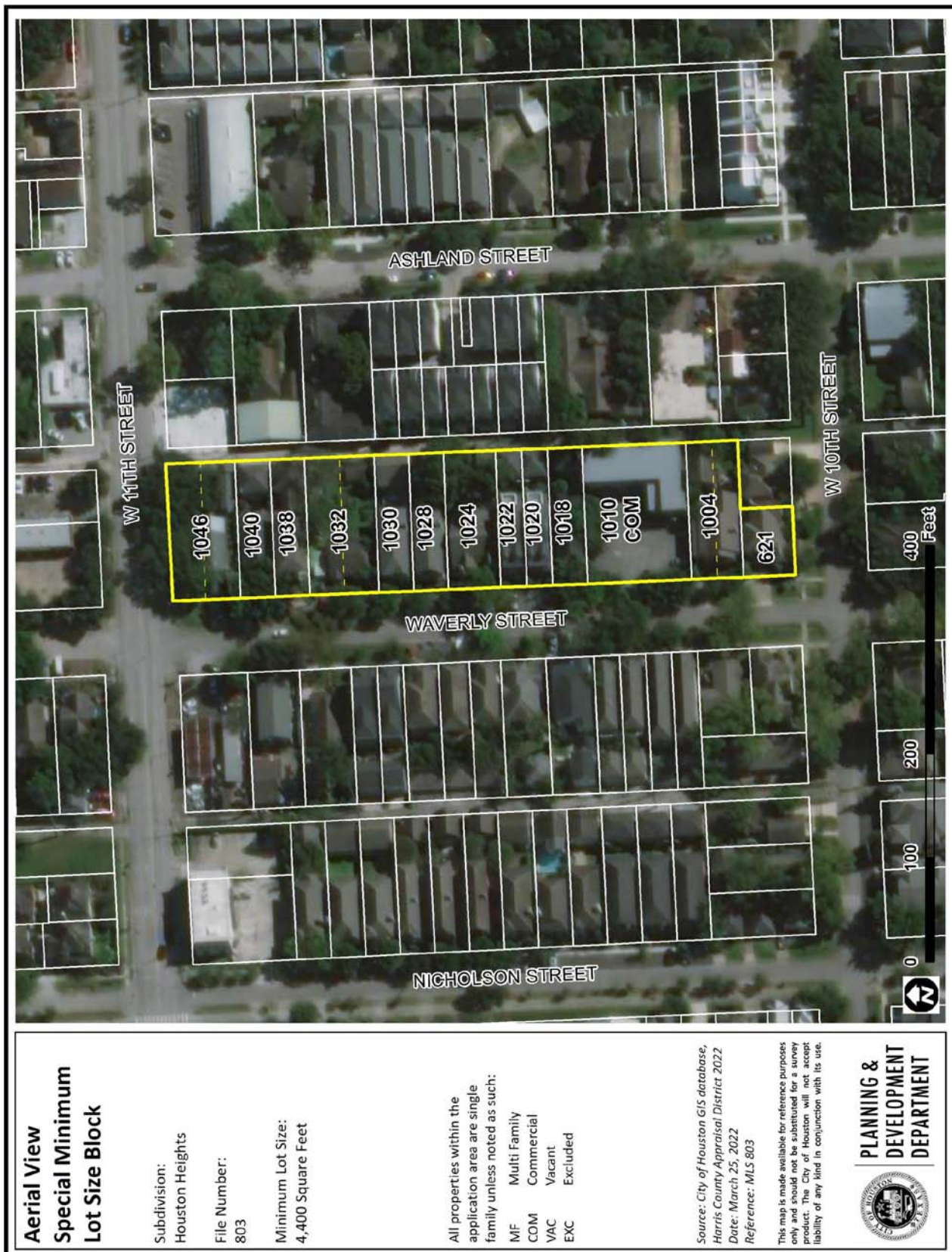
This application qualifies for a **4,400** Square Feet Special Minimum Lot Size













February 8, 2022

Matt and Diana Brown  
1046 Waverly St.  
Houston, TX 77008

City of Houston – Planning and Development  
P.O. Box 1562  
Houston, Texas 77251-1562  
Attn: Ms. Margaret Wallace Brown – Director

RE: Special Minimum Lot Size Block Application  
1000 Block of Waverly Street, east side,  
Between West 11<sup>th</sup> Street and West 10<sup>th</sup> Street

To Whom it May Concern:

Reference is made to the subject Application which we have enclosed with this Letter. We are the current owners of 1046 Waverly Street. It is our understanding that should the Application be approved owners of properties classified as “single family” can only develop their property as “single family” for the next forty years. Our lot is located on the corner of 11<sup>th</sup> Street and Waverly Street. Many of the adjacent lots on 11<sup>th</sup> Street are classified as ‘commercial’. As such we would like to preserve the right for our lot to be developed for commercial purposes in the future. For this reason, we hereby protest the subject Application. Don’t hesitate to contact us at 281.468.8833 or [REDACTED] in the event you would like to discuss our protest of the Application.

Kind regards,

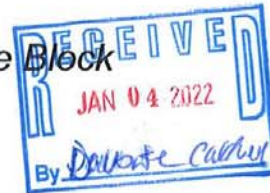
*Matt Brown Diana Brown*

Matt Brown & Diana Brown



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### Special Minimum Lot Size Block (SMLSB) Application



#### Main Applicant Information (required)

Full Name: Christopher M Cholewa Date: 1/3/2022

Address: 1030 Waverly St  
Street Address Apartment/Unit #  
Houston Tx 77008  
City State ZIP Code

Phone: (832) 267-1802 Email: \_\_\_\_\_

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

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

Does the application boundary have deed restrictions? YES ☐ NO ☒ If yes, do they address a Minimum Lot Size? \_\_\_\_\_

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

East side of Waverly street, between 11th street & 10th street

Signature of applicant: \_\_\_\_\_

#### Alternate Applicant Information (optional)

Full Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_  
Street Address Apartment/Unit #  
\_\_\_\_\_  
City State ZIP Code

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Signature of alternate applicant: \_\_\_\_\_

#### Application Information (STAFF USE ONLY)

File Number: 803 Super Neighborhood: Greater Heights  
City Council District: C Planner Assigned: DAVAR-CALDWELL

