

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, APRIL 14, 2022
2:30 PM



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

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

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

OR

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

CONFERENCE ID: 414 556 887#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

speakercomments.pc@houstontx.gov

MAKE COMMENTS BY PHONE AT: 832-393-6624

(24 HOURS IN ADVANCE)

PLANNING COMMISSION MEMBERS



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

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

ALTERNATE MEMBERS

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

EX- OFFICIO MEMBERS

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

9. Time limits will not apply to elected officials.

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

Mailing address is:

P.O. Box 1562

Houston, Texas 77251-1562

Website is www.houstonplanning.com

E-mail us at:

Planning and Development

Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:

www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

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

SPEAKER GUIDELINES

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

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

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

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

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

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

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

The Houston Planning Commission will conduct this meeting both in-person and virtual via Microsoft Teams. The Commission will have the option of participating by videoconference using Microsoft Teams in accordance with the provision of Section 551.127 of the Texas Government Code that have not been suspended by order of the Governor. This platform will allow for two-way video/audio communication with the members of the Houston Planning Commission who choose to attend virtually.

To join the April 14, 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/2022/2022-8_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

April 14, 2022 2:30 p.m.

Call to Order

Director's Report

Approval of the March 31, 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 (Dorianne Powe-Phlegm, Devin Crittle, John Cedillo, and Geoff Butler)
- Subdivision Plats with Variance Requests (Geoff Butler and Aracely Rodriguez)
- Subdivision Plats with Special Exception Requests
- Reconsiderations of Requirement (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 May 12, 2022

- Bayou Woods Sec 2 partial replat no 4 and extension
- Champs Corner partial replat no 1
- Clairmont Place Sec 1 partial replat no 7
- Clairmont Place Sec 1 partial replat no 8
- Clayton Woods Sec 1 partial replat no 1
- Crawford Place replat no 1 and extension
- Deroloc Addition partial replat no 2
- Lakewood Pines Sec 15
- Lakewood Pines Sec 16
- Ruburfield No 66 partial replat no 9
- Spring Branch Estates Sec 2 partial replat no 14
- Woodland Square
- Yocum Gardens partial replat no 1

III. Consideration of an Off-Street Parking Variance at 1255 North Highway 6 (Nick Parker)

IV. Consideration of an Off-Street Parking Variance at 14255 Northwest Freeway (Nick Parker)

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

VI. Excuse the absence of Commissioners Lisa Clark and Meera Victor.

VII. Public Comment

VIII. Adjournment

Minutes of the Houston Planning Commission

March 31, 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 arrived at 2:34 p.m. before Director's report
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present arrived at 2:35 p.m. after Director's Report
Lydia Mares	Present virtually
Paul R. Nelson	Present virtually left at 5:18 p.m. after item III
Linda Porras-Pirtle	Present virtually left at 5:18 p.m. after item III
Kevin Robins	Present
Ileana Rodriguez	Present virtually
Ian Rosenberg	Present virtually
Megan R. Sigler	Present arrived at 2:32 p.m. during roll call
Zafar Tahir	Present
Meera D. Victor	Absent
Scott Cain for	Present virtually left at 5:30 p.m. after item IV
Commissioner James Noack	
Maggie Dalton for	Present virtually
The Honorable KP George	
Loyd Smith for	Present
The Honorable Lina Hidalgo	

Ex Officio Members

Carol A. Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Peterson

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

Commission action: Approved the March 3, 2022 Planning Commission meeting minutes.

Motion: **Garza**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

APPROVAL OF THE MARCH 17, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 17, 2022 Planning Commission meeting minutes.

Motion: **Heisch**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 154)

Items removed for separate consideration: **1, 2, 3, 6, 7, 12, 13, 14, 15, 16, 28, 46, 62, 67, 68, 95, 119, 128 and 139.**

Staff recommendation: Approve staff's recommendations for item(s) 1 – 154, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 – 154, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Garza**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **1, 2, 3, 6, 7, 12, 13, 14, 15, 16, 28, 46, 62, 67, 68, 95, 119, 128 and 139**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1, 2, 3, 6, 7, 12, 13, 14, 15, 16, 28, 46, 62, 67, 68, 95, 119, 128 and 139**, subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Alleman**

Vote: **Carried**

Abstaining: **Dalton, Heisch and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

155 Avenue Park 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: **Garza**

Second: **Robbins**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Elaine Casey – opposed.

156 Ayrshire Addition Sec 1 partial replat no 2

C3N

Withdrawn

157 Commons of Lake Houston 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: **Jones**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

158 Edgewood Terrace 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: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

159 Furray Villas replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
Speaker: Natalia Alvarez – opposed.

160 Long Point Acres partial replat no 8 C3N Defer
Staff recommendation: Defer the application for further study and review of deed restrictions.
Commission action: Deferred the application for further study and review of deed restrictions.
Motion: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
Speaker: Lois Meyers – opposed.

161 Long Point Acres partial replat no 9 C3N Defer
Staff recommendation: Defer the application for further study and review of deed restrictions.
Commission action: Deferred the application for further study and review of deed restrictions.
Motion: **Geisch** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**
Speaker: Lois Myers – opposed.

162 Nantucket Residences C3N Withdrawn

163 Newhaven Place 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: **Robins** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speaker: Debra Bullard – opposed.

164 Replat of Benignus Acres partial replat no 1 and extension C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Sigler** Vote: **Carried** Abstaining: **Heisch**
Speakers: Roberta Prazak – undecided; Marlene Gafrick, applicant – supportive; Rebecca Lowicki – position not stated.

165 Rosemont Soraya at West Bell C3N Withdrawn

At 3:21 p.m. Commissioner Rodriguez stepped away from the meeting.

166 Ruburfield No 66 partial replat no 8 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

167 Shadow Creek South Sec 2 C3N Withdrawn
partial replat no 3 and extension

168 Tavola Sec 34 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: **Robins** Second: **Tahir** Vote: **Carried** Abstaining: **Heisch and Sigler**

169 Timmerman Place 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

170 Tommye Place 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: **Tahir** Vote: **Unanimous** Abstaining: **None**

171 Westheimer Estates partial replat no 14 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

172 Woodland Square C3N Withdrawn

D VARIANCES

173 Bradford Estates C2 Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
Speaker: Rosa Luna – opposed.

174 Bronze Bar Mixed Use 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: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

175 Eight Hundred Middle C3P Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Hines** Vote: **Carried** Abstaining: **Rosenberg and Sigler**
Speakers: Ricky Cardenas – position not stated; Alan Atkinson and Anthony Padua – opposed; Debra Guerrero, applicant and Nick Walsh – supportive.

176 Elsis Villas 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: **Mares** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speaker: Phil Gauthreaux – opposed.

177 Houston West AAA Cooper**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: **Alleman**Vote: **Unanimous**Abstaining: **None**

At 4:11 p.m. Commissioner Rodriguez returned.

178 Lyons Immersive**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: **Baldwin**Second: **Jones**Vote: **Unanimous**Abstaining: **None****179 Nexus Logistics Park****C2****Defer**

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

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

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

Speaker: Jose Fernandez – position not stated.

180 Royal Pines 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: **Cain**Second: **Nelson**Vote: **Carried**Abstaining: **Dalton and Heisch****181 Schiel Road Tract****C3P****Approve**

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

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

Motion: **Jones**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****182 Telephone Road Business Park****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: **Garza**Second: **Mares**Vote: **Unanimous**Abstaining: **None****183 Villas at Elysian****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: **Nelson**Second: **Garza**Vote: **Carried**Opposing: **Smith**

Speakers: Richard Smith, Managing Engineer, Houston Public Works; Ian Ho, applicant – supportive.

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

184 Anniston Sec 1 C3P Approve
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Mares** Second: **Alleman** Vote: **Carried** Abstaining: **Heisch**

185 Beltway Rye C2R Withdrawn

186 First Outreach C2R Approve
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: **Tahir** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

Speaker: John Richardson Jr., applicant – supportive.

187 Huffman Eastgate Place C2 Approve
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: **Heisch** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

G EXTENSIONS OF APPROVAL

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

H NAME CHANGES
NONE

I CERTIFICATION OF COMPLIANCE

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

Staff recommendation: Approve staff's recommendation for items 184-209.

Commission Action: Approved staff's recommendation for items 184-209.

Motion: **Baldwin**

Second: **Jones**

Vote: **Carried**

Abstaining: **Heisch 190**
Sigler 190

**J ADMINISTRATIVE
NONE****K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

210 6202 North Main Street DPV Approve

Staff recommendation: Approve the variance(s) 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.

Commission action: Approved the variance(s) 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.

Motion: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 28, 2022

- a. Ayrshire Addition Sec 1 partial replat no 2
- b. Clairmont Place Sec 1 partial replat no 6
- c. Haden Terrace partial replat no 2
- d. Haden Terrace partial replat no 3
- e. Highland Gardens replat no 1
- f. Riverside Terrace Sec 11 partial replat no 3
- g. Shamrock Manor partial replat no 2
- h. Sparks Fabricators replat no 1
- i. Texans Estate replat no 1
- j. Westheimer Estates partial replat no 15
- k. Wrenwood partial replat no 4

Staff recommendation: Establish a public hearing date of April 28, 2022 for item II a-k.

Commission action: Established a public hearing date of April 28, 2022 for item II a-k.

Motion: **Sigler**

Second: **Robins**

Vote: **Unanimous**

Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1839 W ALABAMA STREET

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: **Hines**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Lisa Hunt and Anna Leon – opposed; Brian Bernstein and Amber Woods, applicants – supportive; Richard Smith, Managing Engineer, Houston Public Works.

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

Staff recommendation: Approve the Hotel/Motel variance(s) to allow a 66 room hotel to be located in a residential area and to take access from an access easement.

Commission action: Approved the Hotel/Motel variance(s) to allow a 66 room hotel to be located in a residential area and to take access from an access easement.

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

Speakers: Juan Martinez, applicant – supportive; Chasity Christian, Shannon Winton and Tiffany Morgan – opposed.

V. PUBLIC HEARING AND CONSIDERRATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 1000 BLOCK OF WAVERLY STREET, EAST SIDE – MLS 803

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block for the 1000 block of Waverly Street, East Side – MLS 803, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block for the 1000 block of Waverly Street, East Side – MLS 803, and forwarded to City Council.

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

Speakers: Matthew Brown – supportive; Josefina Trevino – opposed.

VI. EXCUSE THE ABSENCES OF COMMISSIONER KEVIN ROBINS

Commissioner Robins was present therefore, no Commission action was required.

**VII. PUBLIC COMMENT
NONE**

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:41 p.m.

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

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Almeda Genoa Center Reserve	C2	
2	Amira Sec 23	C3F	DEF2
3	Amira Sec 24	C3F	DEF2
4	Aqsa Homes at Saddlehorn	C3P	DEF2
5	Aurora Sec 4	C3P	DEF1
6	Balmoral East Sec 3	C3P	
7	Balmoral Sec 27	C3F	
8	Bayou Woods Sec 2 partial replat no 5	C3F	
9	Bradbury Forest Sec 11	C3F	DEF1
10	Breckenridge Plaza	C2	
11	Bridgeland Prairieland Village Sec 19	C3F	
12	Candela Sec 13	C3F	
13	Candela Sec 14	C3F	
14	Candela South Street Dedication and Reserves	C3P	
15	Candela South Sec 1	C3P	
16	Candela South Sec 2	C3P	
17	Candela South Sec 3	C3P	
18	Candela South Sec 4	C3P	
19	Carvana Spring Parking Expansion	C2	
20	Champions Oak Sec 3	C3F	
21	Champions Oak Sec 4	C3P	
22	Clay Road Street Dedication	SP	
23	Commons of Lake Houston Sec 1 partial replat no 1	C3F	
24	Community Drive Street Dedication Sec 1	C3P	DEF1
25	CW 12 Dairy Ashford	C2	
26	Dawood Homes	C3P	
27	Dellrose Sec 19	C3P	
28	Edgewood Terrace Sec 1 partial replat no 1	C3F	
29	Eight Hundred Middle	C3F	
30	Elyson Sec 47	C3F	
31	Estates on Ojeman	C3F	
32	Fairbanks North Houston Center Sec 2	C3F	
33	Flagstone Sec 2	C3F	
34	Foster Place partial replat no 25	C3F	
35	Furray Villas replat no 1	C3F	
36	Grand Mason Sec 4	C3P	
37	Highland Enclave	C3F	
38	Idylwood partial replat no 2	C3F	
39	Kitty Hawk Street East Street Dedication	SP	
40	Knoll Villas at Spring Branch	C3F	
41	Knox Village	C3F	
42	Kuykendahl Business Center	C2	DEF1

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Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Longenbaugh Villas	C2	
44	Marvida Center at FM 529	C2	
45	Mason Garden Place	C3F	DEF2
46	Maury South	C3P	DEF1
47	MRB Development At Wallisville	C2	
48	Nashville Place	C2	
49	North Lake Houston Parkway Street Dedication Sec 5	C3P	
50	Olympia Fields Sec 1	C3F	
51	Paynes Place GP	GP	
52	Paynes Place	C2	DEF1
53	Peek Road Manors	C3P	DEF1
54	Pelham Place Sec 3 partial replat no 1	C3F	DEF1
55	Plaza Estates at Betty Boop	C2	
56	QuikTrip 7942 Addition Overall Development	GP	DEF1
57	Royal Pines Sec 1	C3P	
58	Royal Pines Sec 2	C3P	
59	Royal Pines Sec 3	C3P	
60	Ruburfield No 66 partial replat no 8	C3F	
61	Saint Tropez GP	GP	DEF2
62	Saint Tropez Drive Street Dedication and Reserves	C3P	DEF1
63	Saint Tropez Sec 1	C3P	DEF1
64	Saint Tropez Sec 2	C3P	DEF1
65	Saint Tropez Sec 3	C3P	DEF1
66	Sayer Point	C2	
67	Shops at Ventana Lakes	C2	DEF1
68	Shops at West Belfort	C2	
69	Siemens Energy	C2	
70	Spring Valley Creek	C3P	
71	Star Stop Twenty Six	C2	
72	Sunterra Sec 33	C3F	
73	Sunterra Sec 34	C3F	
74	Sunterra Sec 36	C3F	
75	Sunterra Sec 38	C3F	
76	Sunterra Sec 42	C3F	
77	Sunterra Sec 43	C3F	
78	Swift International	C2	
79	Tavola Sec 34 partial replat no 1	C3F	
80	Tinera Terrace	C3F	DEF1
81	Tomball Auto	C2	
82	Tommye Place	C3F	
83	Trails Sec 3	C3F	DEF1
84	Trails Sec 4	C3F	DEF1
85	Usener Addition partial replat no 4	C3F	DEF1
86	Villas at Danna	C2	DEF2
87	West Airport Retail Ventures	C2	

Item		App	
No.	Subdivision Plat Name	Type	Deferral
B-Replats			
88	Briarwest Apartments replat no 1	C2R	DEF1
89	Bridgeland Peek Road Street Dedication Sec 5	SP	DEF1
90	Carters Court	C2R	
91	Colonial Gardens partial replat no 2	C2R	
92	Connors Landing	C2R	
93	Corder Terrace	C2R	
94	Cypress Station Townhomes	C3R	
95	Dash Knight Crossing	C2R	
96	Dewalt Homes	C2R	
97	Elysian Manor	C2R	
98	Ena Belknap	C2R	DEF1
99	Estates at Arvin Street	C2R	
100	Fellows In and Out Investments	C2R	
101	Fidelity Homes	C2R	
102	Five Star Place	C2R	
103	Frisco Street Development	C2R	
104	Fulton Villas	C2R	
105	Furay Development	C2R	DEF1
106	Gano Street Landing	C2R	
107	Goldspier Estates	C2R	
108	Grand West Sec 4	C3R	
109	Hamman Green	C2R	
110	Hearthstone on Dennis Avenue	C2R	
111	Hoffman Street Development	C2R	DEF1
112	Holman Outlot 38 partial replat no 1	C2R	
113	Iris Garden	C2R	DEF1
114	J and R Development	C2R	
115	Jonte Substation	C2R	
116	Kittridge Estates	C2R	
117	Liberty Estates	C2R	DEF2
118	Mary Gardens	C2R	DEF1
119	Mass Homes at Mayflower	C2R	DEF1
120	McGallion Landing	C2R	
121	McGowen Gardens	C2R	
122	McKinley Estates	C2R	
123	Mills Square	C2R	
124	Multi Family at Montrose	C2R	DEF1
125	Napoleon Estates	C2R	
126	North City Homes	C2R	
127	P A Reed replat no 1	C2R	DEF2
128	Page Wood Court	C2R	DEF2
129	Paradise Farms	C3R	DEF1

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Item No.	Subdivision Plat Name	App	
		Type	Deferral
130	Park Ninety Center replat no 1	C3R	
131	Park Vista at El Tesoro Sec 2	C3R	
132	Patio Homes On West 21st Street	C2R	
133	Paul Quinn Villas	C2R	DEF1
134	Peveto Beltway 8	C2R	
135	Phillips Landing	C2R	
136	Plaza Estates at Drew	C2R	
137	Plaza Estates at Jacquelyn	C2R	DEF1
138	Plaza Estates at Kittridge	C2R	
139	Randolph in Lincoln	C2R	
140	Rawley Estates	C2R	DEF1
141	Reserve at Oak Forest	C2R	
142	Reynolds Landing	C2R	DEF1
143	Richmond Lancaster Center	C2R	DEF1
144	Rodriguez Estates	C2R	DEF2
145	Ruthven Place	C2R	
146	Saint Emanuel View Homes	C2R	
147	Salazi	C2R	DEF2
148	Sama Estates at Briley	C2R	
149	Schuller Estates	C2R	
150	Sharpstown Country Club Terrace Sec 3 partial replat no 2	C2R	
151	Stebbie Homes	C3R	DEF1
152	Tangiers Estates	C2R	DEF1
153	Tradewind Homes on East Thirty Fourth Street	C2R	
154	Trejo and Moreno	C2R	
155	Treme Homes at Wilmington	C2R	
156	Tuskegee Vistas	C3R	DEF1
157	Urban Views Carr	C2R	DEF1
158	Urban Views West	C2R	DEF1
159	Villas at Cage Street	C2R	
160	Wayside Woods Development	C2R	DEF1
161	West 9th Villas	C2R	
162	West Bell Grove	C2R	
163	White Oak Station	C2R	
164	Williamsburg Business Park Sec 1 partial replat no 1	C2R	
165	Yale Homes	C3R	
166	Yellowstone Academy Campus	C2R	

C-Public Hearings Requiring Notification

167	Clairmont Place Sec 1 partial replat no 5	C3N
168	Dunvale Village partial replat no 1	C3N
169	Foster Place partial replat no 27	C3N
170	Goodhope Terrace replat no 1	C3N
171	Haight Meadows replat no 1	C3N

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Item No.	Subdivision Plat Name	App	
		Type	Deferral
172	Long Point Acres partial replat no 8	C3N	DEF1
173	Long Point Acres partial replat no 9	C3N	DEF1
174	RB Gaut partial replat no 1	C3N	
175	Sunbeam Estates partial replat no 1	C3N	

D-Variances

176	CenterPoint Energy Riverside Substation	C2	
177	City Place Residential Zone 1 GP	GP	
178	Cumberland Business Center GP	GP	
179	Elsiss Villas	C2R	DEF1
180	Nexus Logistics Park	C2	DEF1

E-Special Exceptions

None

F-Reconsideration of Requirements

181	Hufsmith Development	C2	
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G-Extensions of Approval

182	Avalon at Cypress Mason Road Street Dedication Sec 3	EOA	
183	AZ Global Business Solutions partial replat no 1	EOA	
184	Balmoral Sec 27	EOA	
185	Barker Cypress Express Sec 2	EOA	
186	Breckenridge East Sec 2	EOA	
187	Bridgeland Central Sec 1	EOA	
188	City Gate Sec 7	EOA	
189	City Gate Sec 8	EOA	
190	IJMDB Investments LLC	EOA	
191	L5 Business Advisors LLC Cypress Development	EOA	
192	New Caney Realty Addition partial replat no 1 and Extension	EOA	
193	Park at Pinemont	EOA	
194	Park at Pinemont Annex East	EOA	
195	Park at Pinemont Annex West	EOA	
196	Park North Place	EOA	
197	Perez Complex	EOA	
198	Randalls Distribution Center replat no 3 and extension	EOA	
199	Rowlett Enterprises	EOA	
200	Timewise FM 2920 Center	EOA	
201	Tomball Business Park	EOA	
202	Village at Old River	EOA	
203	Wayside Village Sec 9	EOA	
204	Wayside Village Sec 12	EOA	

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No.	Subdivision Plat Name	Type	Deferral
205	Woodland Acres replat partial replat no 1	EOA	

H-Name Changes

206	Legacy Park on Spears Road North (prev. Spears Road Tract North)	NC	
207	Legacy Park on Spears Road South (prev. Spears Road Tract South)	NC	

I-Certification of Compliance

208	24885 Lynn Lane	COC	
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J-Administrative

None

K-Development Plats with Variance Requests

209	1313 Pearson Street	DPV	
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Off-Street Parking Variance

III	1255 North Highway 6	PV	
IV	14255 Northwest Freeway	PV	
V	1839 W Alabama Street	PV	DEF1

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A-Consent

1	Almeda Genoa Center Reserve	2022-0911	C2	Harris	City	572V	3.37	2.93	0	Almeda 786 LLC	Century Engineering, Inc
2	Amira Sec 23 (DEF2)	2022-0549	C3F	Harris	ETJ	286Q	9.19	1.56	35	Beazer Homes Texas, LP	LJA Engineering, Inc.- (Houston Office)
3	Amira Sec 24 (DEF2)	2022-0550	C3F	Harris	ETJ	286R	14.34	0.91	53	Beazer Homes Texas, LP	LJA Engineering, Inc.- (Houston Office)
4	Aqsa Homes at Saddlehorn (DEF2)	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 (DEF1)	2022-0768	C3P	Harris	ETJ	405X	25.76	0.85	154	Century Communities	7gen Planning
6	Balmoral East Sec 3	2022-0873	C3P	Harris	ETJ	377S	34.19	11.30	118	Astro Balmoral LP	Jones Carter
7	Balmoral Sec 27	2022-0894	C3F	Harris	ETJ	376R	13.65	7.20	105	Astro Balmoral LP	Jones Carter - Woodlands Office
8	Bayou Woods Sec 2 partial replat no 5	2022-0879	C3F	Harris	City	491G	4.75	0.00	2	Smith Family Homes, LLC	Total Surveyors, Inc.
9	Bradbury Forest Sec 11 (DEF1)	2022-0654	C3F	Harris	ETJ	293P	15.38	0.72	59	Woodmere Development Co., LTD	Vogler & Spencer Engineering, Inc.
10	Breckenridge Plaza	2022-0857	C2	Harris	City/ ETJ	293U	6.70	6.70	0	Prime Financial LLC	Owens Management Systems, LLC
11	Bridgeland Prairieland Village Sec 19	2022-0875	C3F	Harris	ETJ	365P	15.27	2.81	67	Bridgeland Development, LP	McKim & Creed, Inc.
12	Candela Sec 13	2022-0878	C3F	Fort Bend	ETJ	524N	14.89	2.59	63	Johnson Development	Jones Carter
13	Candela Sec 14	2022-0870	C3F	Fort Bend	ETJ	524N	24.82	3.92	77	Johnson Development	Jones Carter
14	Candela South Street Dedication and Reserves	2022-0883	C3P	Fort Bend	ETJ	524X	36.10	34.20	0	JDS Nursery Tract South, LLC.	Meta Planning + Design LLC
15	Candela South Sec 1	2022-0886	C3P	Fort Bend	ETJ	564B	21.60	4.40	93	JDS Nursery Tract South, LLC.	Meta Planning + Design LLC
16	Candela South Sec 2	2022-0890	C3P	Fort Bend	ETJ	524X	20.80	0.56	84	JDS Nursery Tract South, LLC	Meta Planning + Design LLC
17	Candela South Sec 3	2022-0895	C3P	Fort Bend	ETJ	564B	23.10	2.10	111	JDS Nursery Tract South, LLC	Meta Planning + Design LLC
18	Candela South Sec 4	2022-0902	C3P	Fort Bend	ETJ	564B	15.50	0.85	60	JDS Nursery Tract South, LLC	Meta Planning + Design LLC
19	Carvana Spring Parking Expansion	2022-0859	C2	Harris	ETJ	292F	1.71	1.71	0	Carvana LLC	Civil-Surv Land Surveying, L.C.
20	Champions Oak Sec 3	2022-0813	C3F	Harris	ETJ	370M	10.52	0.12	54	Woodmere Development Co., LTD.	IDS Engineering Group
21	Champions Oak Sec 4	2022-0920	C3P	Harris	ETJ	370H	10.27	0.56	54	Woodmere Development Co., LTD.	IDS Engineering Group
22	Clay Road Street Dedication	2022-0885	SP	Waller	ETJ	443G	5.94	0.00	0	Astro Sunterra, L.P.	Jones Carter
23	Commons of Lake Houston Sec 1 partial replat no 1	2022-0908	C3F	Harris	ETJ	298V	1.53	0.00	1	none	Tetra Land Services
24	Community Drive Street Dedication Sec 1 (DEF1)	2022-0759	C3P	Harris	ETJ	258Z	7.02	0.00	0	Saint-Tropez Azure, LLC	Jones Carter - Woodlands Office

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25	CW 12 Dairy Ashford	2022-0941	C2	Harris	City	488H	0.53	0.53	0	PRD Land Development Services, LLC	Windrose
26	Dawood Homes	2022-0693	C3P	Harris	City	488N	2.34	0.12	9	DAWOOD LEASING	RSG Engineering
27	Dellrose Sec 19	2022-0935	C3P	Harris	City/ ETJ	325J	30.70	2.95	113	Cypress 600 Development Partners LP	Meta Planning + Design LLC
28	Edgewood Terrace Sec 1 partial replat no 1	2022-0809	C3F	Harris	City	574A	0.20	0.00	2	Continental Builders & Developers Inc.	The Pinnell Group, LLC
29	Eight Hundred Middle	2022-0866	C3F	Harris	City	494J	21.20	19.10	0	Ally General Solutions	Ally General Solutions, LLC
30	Elyson Sec 47	2022-0816	C3F	Harris	ETJ	404M	19.64	2.25	69	Nash FM 529, LLC, a Delaware limited liability company	BGE, Inc.
31	Estates on Ojeman	2022-0869	C3F	Harris	City	450V	0.76	0.01	12	Pi Investments and Consulting	Interland Surveying
32	Fairbanks North Houston Center Sec 2	2022-0940	C3F	Harris	ETJ	410C	57.23	51.87	0	Transwestern Development Company	Windrose
33	Flagstone Sec 2	2022-0821	C3F	Harris	ETJ	334K	21.28	2.76	113	Humble Joint Venture 1, LLC	Meta Planning + Design LLC
34	Foster Place partial replat no 25	2022-0907	C3F	Harris	City	533R	0.12	0.00	3	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
35	Furray Villas replat no 1	2022-0922	C3F	Harris	City	455K	0.49	0.00	5	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
36	Grand Mason Sec 4	2022-0811	C3P	Harris	ETJ	406J	31.97	0.90	177	TPHTM529, LLC	BGE, Inc. - Land Planning
37	Highland Enclave	2022-0806	C3F	Harris	City	412S	2.18	0.26	28	Community Development Group, LLC	Pioneer Engineering, LLC
38	Idylwood partial replat no 2	2022-0847	C3F	Harris	City	534C	0.28	0.00	2	Newell Surveying	Texas Land Maps
39	Kitty Hawk Street East Street Dedication	2022-0877	SP	Fort Bend	ETJ	524N	1.60	0.00	0	Johnson Development	Jones Carter
40	Knoll Villas at Spring Branch	2022-0663	C3F	Harris	City	450V	1.86	0.02	32	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
41	Knox Village	2022-0810	C3F	Harris	City	452C	0.95	0.07	16	Tex Knox, LLC	Pioneer Engineering, LLC
42	Kuykendahl Business Center (DEF1)	2022-0689	C2	Harris	ETJ	372B	9.92	9.92	0	R.S.Hart	Surv-Tex surveying Inc.
43	Longenbaugh Villas	2022-0724	C2	Harris	ETJ	404J	5.18	0.00	3	Hawkland Consultants Inc.	Hawkland Consultants Inc.
44	Marvida Center at FM 529	2022-0874	C2	Harris	ETJ	406P	4.24	4.24	0	Astro Marvida, L.P.	Jones Carter - Woodlands Office
45	Mason Garden Place (DEF2)	2022-0631	C3F	Harris	ETJ	486B	1.43	0.20	17	Y-Square Design LLC	Chesterfield Development Services
46	Maury South (DEF1)	2022-0410	C3P	Harris	City	493D	0.86	0.01	23	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
47	MRB Development At Wallisville	2022-0842	C2	Harris	City	456X	24.42	0.00	1	Oc Plans & Permits	Oc Plans & Permits
48	Nashville Place	2022-0900	C2	Harris	City	455P	0.08	0.00	1	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC

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49	North Lake Houston Parkway Street Dedication Sec 5	2022-0931	C3P	Montgomery	ETJ	297E	1.90	0.00	0	Ashton Woods	Meta Planning + Design LLC
50	Olympia Fields Sec 1	2022-0827	C3F	Fort Bend	ETJ	611N	12.24	1.20	48	Woodmere Development Co., LTD	LJA Engineering, Inc.- (Houston Office)
51	Paynes Place GP	2022-0884	GP	Harris	ETJ	339S	5.06	0.00	2	Truth Baptist Ministries	Survey 1, Inc.
52	Paynes Place (DEF1)	2022-0652	C2	Harris	ETJ	339S	1.50	0.00	1	Truth Baptist Ministries	Survey 1, Inc.
53	Peek Road Manors (DEF1)	2022-0771	C3P	Harris	ETJ	445C	21.92	18.01	0	HHS Residential	EHRA
54	Pelham Place Sec 3 partial replat no 1 (DEF1)	2022-0681	C3F	Harris	City	454M	0.40	0.00	2	TTK Properties	Moon House Predevelopment LLC
55	Plaza Estates at Betty Boop	2022-0880	C2	Harris	City	455P	0.18	0.00	3	New Era Development	New Era Development
56	QuikTrip 7942 Addition Overall Development (DEF1)	2022-0655	GP	Harris	City	617E	19.54	19.54	0	QuikTrip Corporation	Matkin Hoover Engineering
57	Royal Pines Sec 1	2022-0924	C3P	Montgomery	ETJ	297E	17.10	1.33	100	Ashton Woods	Meta Planning + Design LLC
58	Royal Pines Sec 2	2022-0928	C3P	Montgomery	ETJ	297F	13.20	0.80	56	Ashton Woods	Meta Planning + Design LLC
59	Royal Pines Sec 3	2022-0930	C3P	Montgomery	ETJ	297E	18.00	1.30	105	Ashton Woods	Meta Planning + Design LLC
60	Ruburfield No 66 partial replat no 8	2022-0838	C3F	Harris	City	533Y	0.18	0.00	3	L & F Designs	L & F Designs
61	Saint Tropez GP (DEF2)	2022-0609	GP	Harris	ETJ	259W	868.50	0.00	0	Saint-Tropez Azure, LLC	Jones Carter - Woodlands Office
62	Saint Tropez Drive Street Dedication and Reserves (DEF1)	2022-0757	C3P	Harris	ETJ	258Z	68.15	64.38	0	Saint-Tropez Azure, LLC	Jones Carter - Woodlands Office
63	Saint Tropez Sec 1 (DEF1)	2022-0741	C3P	Harris	ETJ	258Z	35.04	1.93	175	Saint-Tropez Azure, LLC	Jones Carter - Woodlands Office
64	Saint Tropez Sec 2 (DEF1)	2022-0746	C3P	Harris	ETJ	259W	24.53	1.62	103	Saint-Tropez Azure, LLC	Jones Carter - Woodlands Office
65	Saint Tropez Sec 3 (DEF1)	2022-0736	C3P	Harris	ETJ	259W	41.68	4.14	221	Saint-Tropez Azure, LLC	Jones Carter - Woodlands Office
66	Sayer Point	2022-0862	C2	Harris	City	454K	0.11	0.00	1	JFO SOLUTIONS	PLS CONSTRUCTION LAYOUT, INC
67	Shops at Ventana Lakes (DEF1)	2022-0645	C2	Harris	ETJ	445B	6.00	6.00	0	Grey Wolf Engineers	Windrose
68	Shops at West Belfort	2022-0901	C2	Harris	City	569C	2.43	2.43	0	MRA Architects	Windrose
69	Siemens Energy	2022-0825	C2	Harris	City	449Y	17.85	17.85	0	Kuo & Associates, Inc	Kuo & Associates, Inc
70	Spring Valley Creek	2022-0817	C3P	Harris	City	450V	6.46	1.12	85	SPRING VALLEY CREEK, LLC	MOMENTUM ENGINEERING
71	Star Stop Twenty Six	2022-0910	C2	Harris	City/ETJ	414T	0.51	0.51	0	Panjwani Energy Properties, LLC	Century Engineering, Inc
72	Sunterra Sec 33	2022-0881	C3F	Harris	ETJ	444A	6.71	0.77	26	Astro Sunterra, L.P.	Jones Carter
73	Sunterra Sec 34	2022-0889	C3F	Harris	ETJ	444A	22.21	3.85	102	Astro Sunterra, L.P.	Jones Carter
74	Sunterra Sec 36	2022-0893	C3F	MULTIPLE	ETJ	403Z	31.48	1.49	134	Astro Sunterra, L.P.	Jones Carter

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75	Sunterra Sec 38	2022-0903	C3F	Harris	ETJ	444A	20.14	3.48	88	Astro Sunterra, L.P.	Jones Carter
76	Sunterra Sec 42	2022-0896	C3F	Harris	ETJ	404W	19.61	6.19	63	Astro Sunterra, L.P.	Jones Carter
77	Sunterra Sec 43	2022-0898	C3F	Harris	ETJ	404W	13.93	1.31	79	Astro Sunterra, L.P.	Jones Carter
78	Swift International	2022-0846	C2	Harris	City	375F	8.78	8.78	0	Blackline Engineering LLC	Blackline Engineering
79	Tavola Sec 34 partial replat no 1	2022-0807	C3F	Montgomery	ETJ	257J	0.96	0.00	3	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
80	Tinera Terrace (DEF1)	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
81	Tomball Auto	2022-0830	C2	Harris	City/ ETJ	329N	33.51	33.51	0	KBC 249, LLC	Civil-Surv Land Surveying, L.C.
82	Tommye Place	2022-0926	C3F	Harris	City	455K	0.18	0.00	2	Salinas Valley Investments, LLC	CGES Bailey Planning
83	Trails Sec 3 (DEF1)	2022-0782	C3F	Harris	ETJ	259J	12.10	0.48	63	CH-B Kingland, LLC	Jones Carter
84	Trails Sec 4 (DEF1)	2022-0720	C3F	Harris	ETJ	259J	11.41	0.08	66	CH-B Kingland, LLC	Jones Carter
85	Usener Addition partial replat no 4 (DEF1)	2022-0665	C3F	Harris	City	493A	0.15	0.00	2	NEBULA VENTURES, LLC	MOMENTUM ENGINEERING
86	Villas at Danna (DEF2)	2022-0564	C2	Harris	City	453U	0.13	0.00	2	Chris Will Investments	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
87	West Airport Retail Ventures	2022-0814	C2	Fort Bend	ETJ	566D	8.91	8.50	0	West Airport Retail Venture, LP	LJA Engineering, Inc.- (Houston Office)

B-Replats

88	Briarwest Apartments replat no 1 (DEF1)	2022-0739	C2R	Harris	City	490R	5.00	5.00	0	Winrock North PFC	Jones Carter - Woodlands Office
89	Bridgeland Peek Road Street Dedication Sec 5 (DEF1)	2022-0666	SP	Harris	ETJ	365Q	1.87	0.00	0	Bridgeland Development, LP a Maryland limited partnership	BGE, Inc.
90	Carters Court	2022-0919	C2R	Harris	City	533Z	0.25	0.00	2	Team Investments, LLC	Owens Management Systems, LLC
91	Colonial Gardens partial replat no 2	2022-0835	C2R	Harris	City	453M	0.50	0.00	8	SHAMULIK FINANCE, LLC	Texas Field Services
92	Connors Landing	2022-0904	C2R	Montgomery	ETJ	252N	1.43	1.43	0	Crown Point Development LLC	Core
93	Corder Terrace	2022-0669	C2R	Harris	City	533Q	0.49	0.00	11	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
94	Cypress Station Townhomes	2022-0831	C3R	Harris	ETJ	332K	2.67	0.76	30	Individual	McKim and Creed
95	Dash Knight Crossing	2022-0921	C2R	Harris	City	533Z	0.25	0.00	2	Team Investments, LLC	Owens Management Systems, LLC
96	Dewalt Homes	2022-0750	C2R	Harris	City	412P	0.18	0.00	6	DOSIS Investment LLC	PLS CONSTRUCTION LAYOUT, INC
97	Elysian Manor	2022-0942	C2R	Harris	City	493D	0.11	0.00	3	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC

Platting Summary**Houston Planning Commission****PC Date: April 14, 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
98	Ena Belknap (DEF1)	2022-0684	C2R	Fort Bend	City/ ETJ	528T	2.11	2.11	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
99	Estates at Arvin Street	2022-0685	C2R	Harris	City	455C	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
100	Fellows In and Out Investments	2022-0860	C2R	Harris	ETJ	573W	4.18	4.18	0	Adkisson Development	Windrose
101	Fidelity Homes	2022-0891	C2R	Harris	City	495R	0.23	0.00	3	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
102	Five Star Place	2022-0770	C2R	Harris	City	454C	0.49	0.00	4	Five Star Investment Firm LLC	RED CONSULTANTS
103	Frisco Street Development	2022-0929	C2R	Harris	City	453Q	0.42	0.42	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
104	Fulton Villas	2022-0850	C2R	Harris	City	453B	0.34	0.00	5	Metro Living Studio	Total Surveyors, Inc.
105	Furay Development (DEF1)	2022-0754	C2R	Harris	ETJ	415P	4.72	3.90	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
106	Gano Street Landing	2022-0932	C2R	Harris	City	493D	0.11	0.00	2	R. Munoz	Chesterfield Development Services
107	Goldspier Estates	2022-0905	C2R	Harris	City	411Z	0.17	0.00	2	Oc Plans & Permits	Oc Plans & Permits
108	Grand West Sec 4	2022-0671	C3R	Harris	City	573E	27.90	4.43	232	DR Horton	Meta Planning + Design LLC
109	Hamman Green	2022-0848	C2R	Harris	City	492F	0.12	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
110	Hearthstone on Dennis Avenue	2022-0804	C2R	Harris	City	493Z	0.10	0.00	2	N/A	E.I.C. Surveying Company
111	Hoffman Street Development (DEF1)	2022-0740	C2R	Harris	City	494H	0.14	0.00	2	Alta Vista Homes, LLC	CGES Bailey Planning
112	Holman Outlot 38 partial replat no 1	2022-0683	C2R	Harris	City	493T	0.23	0.00	6	Tessera Alchemy Property 30, LLC	Texas Field Services
113	Iris Garden (DEF1)	2022-0662	C2R	Harris	City	494F	0.23	0.00	6	ATD Platinum, LLC	Pioneer Engineering, LLC
114	J and R Development	2022-0833	C2R	Harris	City	413U	7.15	7.08	0	Action Surveying	Action Surveying
115	Jonte Substation	2022-0856	C2R	Harris	City	375T	2.95	2.95	0	CenterPoint Energy Houston Electric, LLC	McKim & Creed, Inc.
116	Kittridge Estates	2022-0761	C2R	Harris	City	454M	0.13	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
117	Liberty Estates (DEF2)	2022-0508	C2R	Harris	City	533M	0.34	0.00	6	Liberty Development	Surv-Tex surveying Inc.
118	Mary Gardens (DEF1)	2022-0792	C2R	Harris	City	453N	0.28	0.00	7	Green Valley Construction, LLC	The Interfield Group
119	Mass Homes at Mayflower (DEF1)	2022-0686	C2R	Harris	City	533V	0.12	0.00	2	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
120	McGallion Landing	2022-0703	C2R	Harris	City	453C	0.18	0.00	3	Legion Builders	Total Surveyors, Inc.
121	McGowen Gardens	2022-0913	C2R	Harris	City	493Z	0.11	0.00	3	EFO, LLC	Owens Management Systems, LLC
122	McKinley Estates	2022-0839	C2R	Harris	City	533Y	0.11	0.00	3	Todd, LLC	RP & Associates
123	Mills Square	2022-0560	C2R	Harris	City	494E	0.11	0.00	3	5206 Chenevert LLC	Building and Infrastructure Solutions
124	Multi Family at Montrose (DEF1)	2022-0749	C2R	Harris	City	493S	1.21	1.12	0	Kimley-Horn	Windrose
125	Napoleon Estates	2022-0715	C2R	Harris	City	493Z	0.13	0.00	2	Stupa International, LLC	ICMC GROUP INC
126	North City Homes	2022-0863	C2R	Harris	City	412P	0.17	0.00	2	JFO SOLUTIONS	PLS CONSTRUCTION LAYOUT, INC

Platting Summary**Houston Planning Commission****PC Date: April 14, 2022**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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127	P A Reed replat no 1 (DEF2)	2022-0516	C2R	Harris	City	453H	0.36	0.06	8	Francos Home Enterprises	Windrose
128	Page Wood Court (DEF2)	2022-0389	C2R	Harris	City	412T	0.36	0.00	5	Pagewill Development, LLC.	South Texas Surveying Associates, Inc.
129	Paradise Farms (DEF1)	2022-0786	C3R	Harris	ETJ	290R	30.53	8.87	62	PARADISE FARMS TEXAS INVESTMENT ,LP	Texas Professional Surveying, LLC
130	Park Ninety Center replat no 1	2022-0822	C3R	Harris	City	456R	3.92	3.92	0	Centric Property Inc.	E.I.C. Surveying Company
131	Park Vista at El Tesoro Sec 2	2022-0933	C3R	Harris	City	574L	50.07	6.79	302	LGI Homes-Texas, LLC	Pape-Dawson Engineers
132	Patio Homes On West 21st Street	2022-0812	C2R	Harris	City	452V	0.15	0.00	2	Sandcastle Homes	MOMENTUM ENGINEERING
133	Paul Quinn Villas (DEF1)	2022-0691	C2R	Harris	City	452C	0.49	0.00	6	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
134	Peveto Beltway 8	2022-0444	C2R	Harris	City	575Y	0.66	0.66	0	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
135	Phillips Landing	2022-0914	C2R	Harris	City	533Z	0.19	0.00	4	Keanu Builders	Owens Management Systems, LLC
136	Plaza Estates at Drew	2022-0853	C2R	Harris	City	493Z	0.11	0.00	3	New Era Development	New Era Development
137	Plaza Estates at Jacquelyn (DEF1)	2022-0742	C2R	Harris	City	451T	0.51	0.00	8	New Era Development	New Era Development
138	Plaza Estates at Kittridge	2022-0854	C2R	Harris	City	454L	0.33	0.00	3	New Era Development	New Era Development
139	Randolph in Lincoln	2022-0834	C2R	Harris	City	412Q	0.36	0.00	3	Icon Homes at Randolph LLC	Dart Land Services LLC
140	Rawley Estates (DEF1)	2022-0733	C2R	Harris	City	494G	0.23	0.00	4	CGES Bailey Planning	CGES Bailey Planning
141	Reserve at Oak Forest	2022-0851	C2R	Harris	City	451G	1.06	0.04	23	Cityside Homes, LLC	Total Surveyors, Inc.
142	Reynolds Landing (DEF1)	2022-0661	C2R	Harris	City	493D	0.50	0.00	10	Zoom Homes, LLC	Pioneer Engineering, LLC
143	Richmond Lancaster Center (DEF1)	2022-0794	C2R	Harris	City	492Z	0.72	0.72	0	Azim Karedia	Century Engineering, Inc
144	Rodriguez Estates (DEF2)	2022-0351	C2R	Harris	City	412S	0.22	0.00	2	SSOT BUILDERS	Survey Solutions of Texas
145	Ruthven Place	2022-0712	C2R	Harris	City	493P	0.11	0.00	2	TOMO Development, LLC	Total Surveyors, Inc.
146	Saint Emanuel View Homes	2022-0868	C2R	Harris	City	493U	0.11	0.00	2	SEM SERVICES	SEM SERVICES
147	Salazi (DEF2)	2022-0421	C2R	Harris	City	451T	1.17	1.17	1	Hammy Longpoint Joint Ventures LLC	Building Support Services Inc.
148	Sama Estates at Briley	2022-0836	C2R	Harris	City	493V	0.11	0.00	3	Plan Express	PlanExpress
149	Schuller Estates	2022-0840	C2R	Harris	City	454N	0.19	0.00	2	DoDeals LLC	RP & Associates
150	Sharpstown Country Club Terrace Sec 3 partial replat no 2	2022-0805	C2R	Harris	City	530E	1.60	1.60	0	Kenco Properties LLC	Hovis Surveying Company Inc.
151	Stebbie Homes (DEF1)	2022-0801	C3R	Harris	City	412X	1.86	0.02	33	CE Engineers & Development Consultants	CE Engineers & Development Consultants, INC
152	Tangiers Estates (DEF1)	2022-0694	C2R	Harris	City	450A	0.08	0.00	1	RKA	RP & Associates
153	Tradewind Homes on East Thirty Fourth Street	2022-0917	C2R	Harris	City	453N	0.14	0.00	2	Tradewind Homes, LLC	Owens Management Systems, LLC

Platting Summary**Houston Planning Commission****PC Date: April 14, 2022**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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154	Trejo and Moreno	2022-0872	C2R	Harris	ETJ	456G	2.50	0.00	2	Maria Trejo	Survey 1, Inc.
155	Treme Homes at Wilmington	2022-0867	C2R	Harris	City	573C	0.32	0.00	6	SEM SERVICES	SEM SERVICES
156	Tuskegee Vistas (DEF1)	2022-0617	C3R	Harris	City	452B	2.50	0.00	20	Oc Plans & Permits	Oc Plans & Permits
157	Urban Views Carr (DEF1)	2022-0719	C2R	Harris	City	494A	0.15	0.00	3	Sago Engineering LLC	Sago Engineering LLC
158	Urban Views West (DEF1)	2022-0777	C2R	Harris	City	494E	0.12	0.00	2	Sago Engineering LLC	Sago Engineering LLC
159	Villas at Cage Street	2022-0791	C2R	Harris	City	494K	0.11	0.00	2	Burco Investments, LLC.	ICMC GROUP INC
160	Wayside Woods Development (DEF1)	2022-0711	C2R	Harris	City	534Q	1.53	1.53	0	Rezcom	PLS CONSTRUCTION LAYOUT, INC
161	West 9th Villas	2022-0534	C2R	Harris	City	494E	0.15	0.00	3	TR Capital LLC	Building and Infrastructure Solutions
162	West Bell Grove	2022-0849	C2R	Harris	City	493N	0.11	0.00	2	Karim Nasreddin	Total Surveyors, Inc.
163	White Oak Station	2022-0824	C2R	Harris	City	493E	3.79	0.38	87	White Oak Station Heights, LP	City Choice Group, LLC
164	Williamsburg Business Park Sec 1 partial replat no 1	2022-0927	C2R	Harris	ETJ	445X	87.67	87.67	0	Yacoel 2021 Partners, LP	Jones Carter
165	Yale Homes	2022-0819	C3R	Harris	City	452M	2.11	0.27	39	YALE HOMES, LP,	MOMENTUM ENGINEERING
166	Yellowstone Academy Campus	2022-0892	C2R	Harris	City	493V	3.82	3.82	0	CBRE	Windrose

C-Public Hearings Requiring Notification

167	Clairmont Place Sec 1 partial replat no 5	2022-0565	C3N	Harris	City	455F	0.23	0.00	6	New Era Development	New Era Development
168	Dunvale Village partial replat no 1	2022-0629	C3N	Harris	City	490Y	2.41	0.42	11	Meritage Homes of Texas, LLC	Jones Carter - Woodlands Office
169	Foster Place partial replat no 27	2022-0637	C3N	Harris	City	533R	0.18	0.00	4	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
170	Goodhope Terrace replat no 1	2022-0620	C3N	Harris	City	533P	0.20	0.00	3	AE GEMINI PROPERTIES, LLC	CE Engineers & Development Consultants, INC
171	Haight Meadows replat no 1	2022-0582	C3N	Harris	City	455T	0.17	0.00	3	JFO SOLUTIONS	PLS CONSTRUCTION LAYOUT, INC
172	Long Point Acres partial replat no 8 (DEF1)	2022-0120	C3N	Harris	City	450X	0.68	0.68	0	Individual	McKim and Creed
173	Long Point Acres partial replat no 9 (DEF1)	2022-0477	C3N	Harris	City	450X	5.00	5.00	0	FSH Spring Branch	Owens Management Systems, LLC
174	RB Gaut partial replat no 1	2022-0627	C3N	Harris	City	491R	5.26	5.24	0	Brazos Presbyterian Homes, Inc.	Total Surveyors, Inc.
175	Sunbeam Estates partial replat no 1	2022-0461	C3N	Harris	City	574A	0.32	0.00	5	JFO SOLUTIONS	PLS CONSTRUCTION LAYOUT, INC

D-Variances

176	CenterPoint Energy Riverside Substation	2022-0576	C2	Harris	ETJ	418Q	2.50	2.50	0	CenterPoint Energy Houston Electric, LLC	McKim & Creed, Inc.
177	City Place Residential Zone 1 GP	2022-0820	GP	Harris	ETJ	291H	370.67	0.00	0	DMB SPRINGWOODS LLC	C.L. Davis & Company

Platting Summary**Houston Planning Commission****PC Date: April 14, 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
178	Cumberland Business Center GP	2022-0899	GP	Harris	ETJ	325L	373.55	0.00	0	Stream	Pape-Dawson Engineers
179	Elsiss Villas (DEF1)	2022-0735	C2R	Harris	City	492B	0.20	0.00	4	N/A	The Interfield Group
180	Nexus Logistics Park (DEF1)	2022-0674	C2	Harris	City	375J	94.90	94.90	0	Lovett Commercial	Windrose

E-Special Exceptions

None

F-Reconsideration of Requirements

181	Hufsmith Development	2022-0664	C2	Harris	ETJ	249X	9.37	9.37	0	2978 Investments, LLC	C & C Surveying, Inc
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G-Extensions of Approval

182	Avalon at Cypress Mason Road Street Dedication Sec 3	2021-0923	EOA	Harris	ETJ	405D	4.06	0.00	0	Taylor Morrison of Texas, Inc., a Texas corporation	BGE, Inc.
183	AZ Global Business Solutions partial replat no 1	2021-0922	EOA	Harris	ETJ	334V	7.70	7.70	0	GBT Realty	John Cowan and Associates
184	Balmoral Sec 27	2021-0650	EOA	Harris	ETJ	376R	21.16	7.05	105	Balmoral LT 168, LLC	Jones Carter - Woodlands Office
185	Barker Cypress Express Sec 2	2021-1117	EOA	Harris	ETJ	407X	1.21	1.21	0	Ana Development Inc.	Hovis Surveying Company Inc.
186	Breckenridge East Sec 2	2021-1949	EOA	Harris	ETJ	293V	28.39	0.75	172	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
187	Bridgeland Central Sec 1	2021-0956	EOA	Harris	ETJ	365R	18.22	2.17	149	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.
188	City Gate Sec 7	2021-1401	EOA	Harris	City	573K	36.93	14.05	193	D.R. Horton-Texas, LTD.	DHI Engineering, LLC
189	City Gate Sec 8	2021-1406	EOA	Harris	City	573K	17.94	2.13	143	D.R. Horton-Texas, LTD.	DHI Engineering, LLC
190	IJMDB Investments LLC	2021-1124	EOA	Harris	ETJ	377A	1.09	1.09	0	GGC SURVEY	GGC SURVEY
191	L5 Business Advisors LLC Cypress Development	2021-0862	EOA	Harris	ETJ	406U	7.17	7.17	1	L5 Business Advisors LLC	Terra Associates, Inc.
192	New Caney Realty Addition partial replat no 1 and Extension	2021-0947	EOA	Montgomery	ETJ	256M	7.07	7.07	0	IB/New Caney Investors, LTD.	Beacon Land Services
193	Park at Pinemont	2021-0428	EOA	Harris	City	451F	3.10	0.43	50	South Post Oak Willow, LP	City Choice Group, LLC
194	Park at Pinemont Annex East	2021-0430	EOA	Harris	City	451F	1.70	0.22	25	South Post Oak Willow, LP	City Choice Group, LLC
195	Park at Pinemont Annex West	2021-0429	EOA	Harris	City	451F	1.01	0.15	16	South Post Oak Willow, LP	City Choice Group, LLC
196	Park North Place	2021-1447	EOA	Harris	City	455B	8.77	3.78	66	Derive Developments, LLC	BGE, Inc.
197	Perez Complex	2021-0390	EOA	Harris	ETJ	408X	1.00	1.00	0	Urquijo Group	Owens Management Systems, LLC
198	Randalls Distribution Center replat no 3 and extension	2021-0982	EOA	Harris	ETJ	368W	70.51	70.51	0	Crow Holdings Industrial	Landpoint (Terra)

Platting Summary**Houston Planning Commission****PC Date: April 14, 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
199	Rowlett Enterprises	2021-0716	EOA	Harris	City	576P	4.78	1.36	25	PleasantView Homes, LLC	Tetra Land Services
200	Timewise FM 2920 Center	2021-0732	EOA	Harris	ETJ	289R	6.05	6.05	0	Texas Petroleum Group, LLC	Century Engineering, Inc
201	Tomball Business Park	2021-0536	EOA	Harris	ETJ	290S	10.20	10.20	0	robinson surveying, inc	Robinson Surveying Inc.
202	Village at Old River	2021-1004	EOA	Harris	ETJ	498A	0.50	0.00	1	SAAS LAND SERVICES	CAS SURVEY
203	Wayside Village Sec 9	2021-1173	EOA	Harris	City	415X	23.48	3.34	118	CW-Wayside, LLC	Pape-Dawson Engineers
204	Wayside Village Sec 12	2021-1172	EOA	Harris	City	415X	16.68	2.66	76	Rausch Coleman Home Houston, LLC	Pape-Dawson Engineers
205	Woodland Acres replat partial replat no 1	2021-0873	EOA	Harris	City	497N	3.59	3.59	0	Ward, Getz & Associates, LLP	Windrose

H-Name Changes

206	Legacy Park on Spears Road North (prev. Spears Road Tract North)	2021-3073	NC	Harris	ETJ	372E	29.30	5.13	146	D.R. Horton-Texas, Ltd.	Jones Carter - Woodlands Office
207	Legacy Park on Spears Road South (prev. Spears Road Tract South)	2021-2842	NC	Harris	ETJ	372J	49.43	3.20	165	JONES & CARTER, INC.	Jones Carter - Woodlands Office

I-Certification of Compliance

208	24885 Lynn Lane	22-1642	COC	Montgomery	ETJ	296R				Cesy Janina Sanchez Madrid	Cesy Janina Sanchez Madrid
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J-Administrative

None

K-Development Plats with Variance Requests

209	1313 Pearson St	21126482	DPV	Harris	City					Garcia Design Associates	Gary Garcia
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Off-Street Parking Variance

II	1255 North Highway 6	22028687	PV	Harris	City					Nate Cason	MCRE Management
IV	14255 Northwest Freeway	22028053	PV	Harris	City					Nate Cason	MCRE Management
V	1839 West Alabama Street	21071583	PV	Harris	City	492V				Amber Woods	Brown Dog Group, LLC

Houston Planning Commission

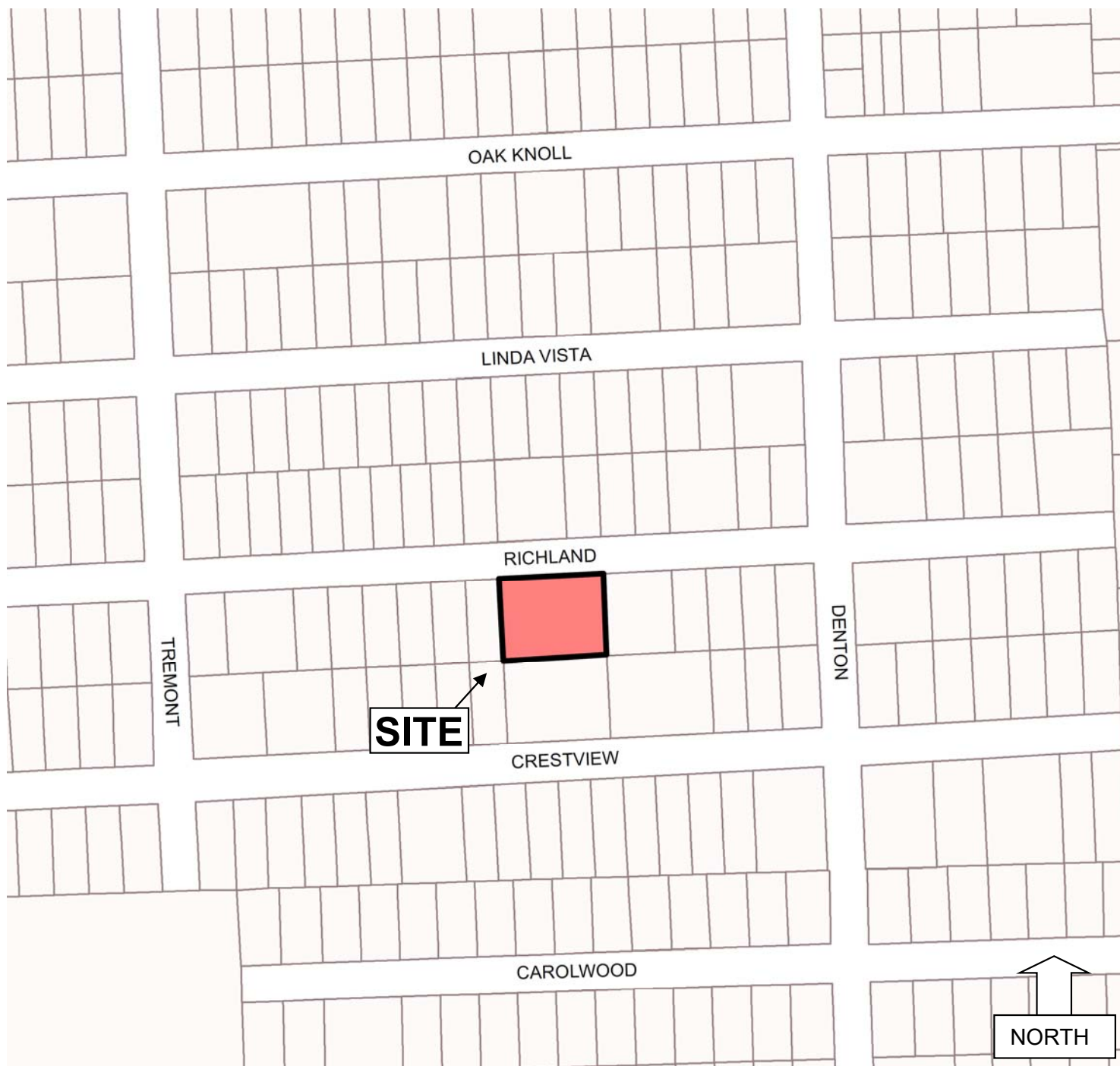
ITEM: 167

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 5

Applicant: New Era Development



C – Public Hearings

Site Location

Houston Planning Commission

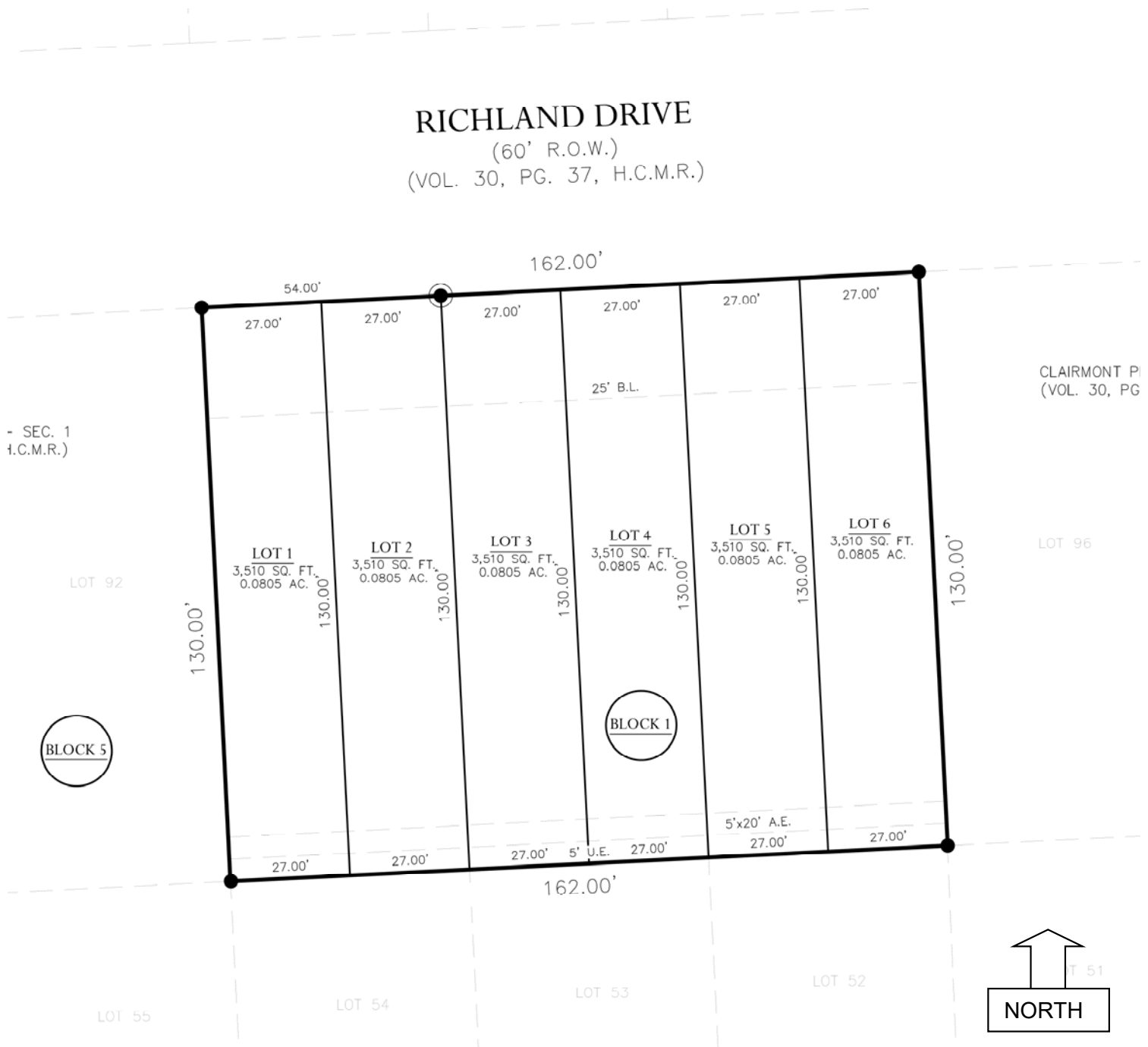
ITEM: 167

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 5

Applicant: New Era Development



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 167

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 5

Applicant: New Era Development



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 22, 2022

Dear Property Owner:

Reference Number: 2022-0565; Clairmont Place Sec 1 partial replat no 5; partial replat of **Clairmont Place**, Lots 93, 94, 95 of Block 5, as recorded in Volume 30 Page 37 of the Harris County Map Records.

The property is located south on Richland Drive, east of Tremont Street and west of Denton Street. The purpose of the replat is to create six (6) lots. The applicant, **Nahom Tesfa**, with **New Era Development** on behalf of the developer New Era Development, can be contacted at **469-371-6780**.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 14, 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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Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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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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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Houston Planning Commission

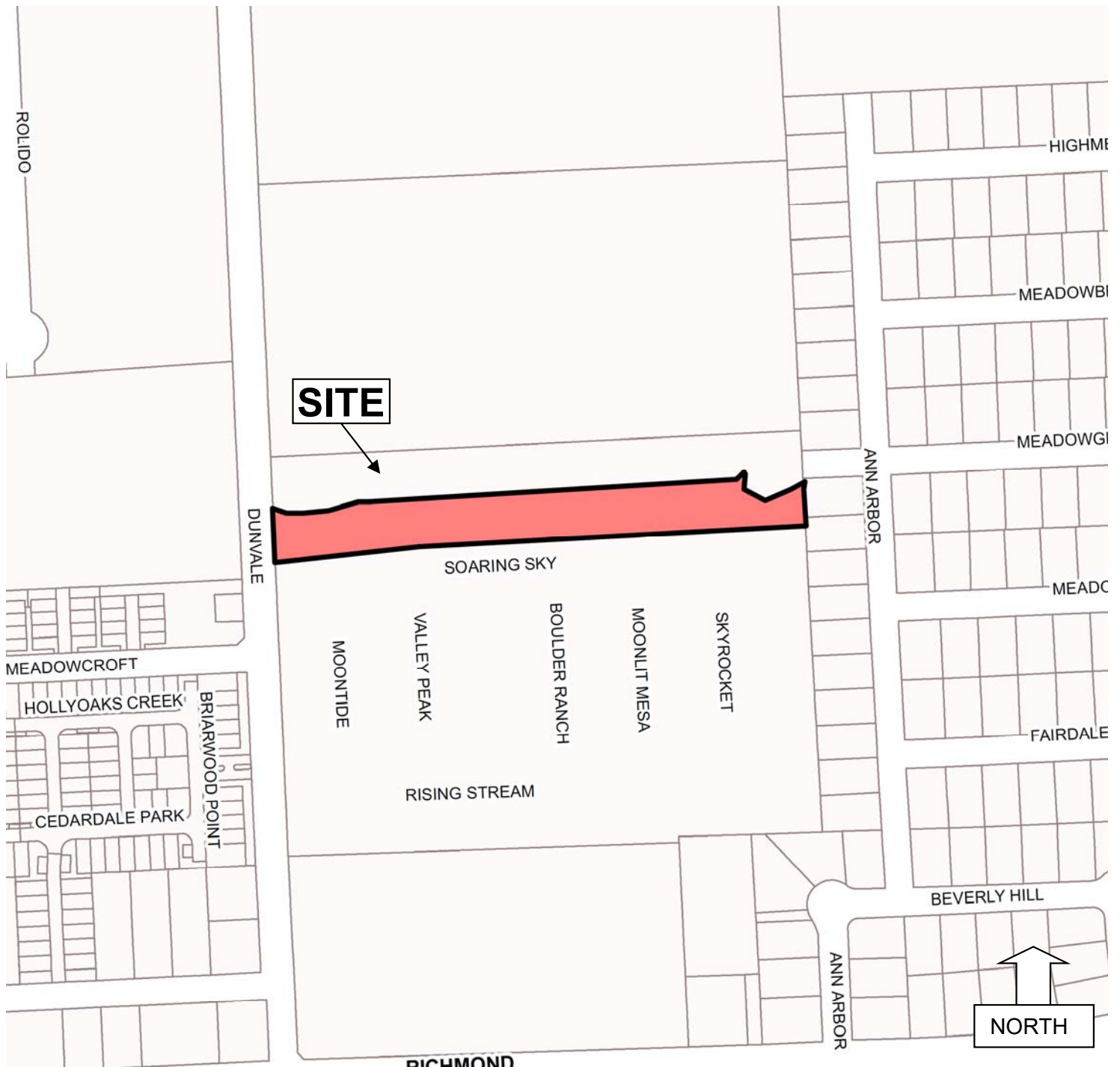
ITEM: 168

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Dunvale Village partial replat no 1

Applicant: Jones|Carter



C – Public Hearings with Variance Site Location

Houston Planning Commission

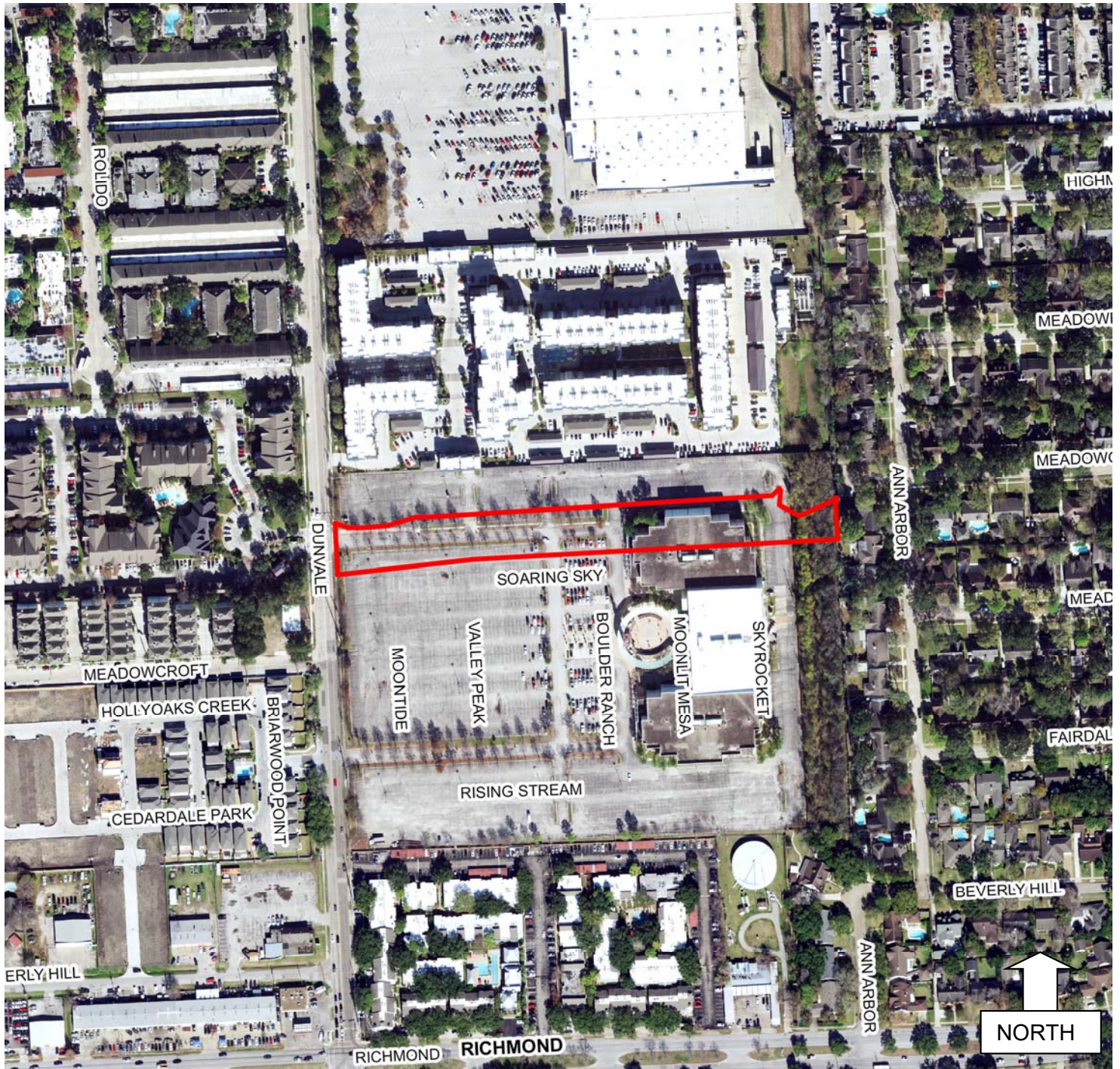
ITEM: 168

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Dunvale Village partial replat no 1

Applicant: Jones|Carter



C – Public Hearings with Variance

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2022-0629

Plat Name: Dunvale Village partial replat no 1

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 03/07/2022

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

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

Specific Variance is being sought and extent of variance:

To allow the proposed replat to have its additional parking space requirement be fulfilled by the original plat- Dunvale Village (FC No. 698170 HCMR).

Chapter 42 Section: 186b

Chapter 42 Reference:

Sec. 42-186. - Parking for single-family residential uses. (b) Each subdivision plat providing for a single-family residential use on property located within the city that includes a shared driveway or a type 2 permanent access easement with six or more dwelling units shall provide one additional parking space for every six dwelling units. Dwelling units on a lot that includes a parking space in excess of the parking requirements of subsection (a) of this section shall not be counted in determining the required number of additional parking spaces required by this subsection.

Statement of Facts

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

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

The site is located within the City of Houston's City limits, on the east side of Dunvale Road, south of Westheimer Road and north of Richmond Avenue, within the recorded development Dunvale Village (FC No. 698170 HCMR). The purpose of the partial replat is to delineate and create landscape and open space reserves along the south side of Morning Melody Drive – a Type I PAE-PUE. The reserves are being created to allow for utility layout by CenterPoint. The original plat- Dunvale Village recorded parking reserves that are dispersed within the interior Type II portion of the development, rather than adjacent to the Type I PAE-PUE. Since the entire site will function as a single residential development, and the boundary of the replat is a function of the utility layout, and the already recorded parking reserves will service the entire community, the developer is requesting that the additional parking requirement as a result of this replat be fulfilled with the recorded original plat.

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

Morning Melody Drive was platted and recorded as a Type I- PAE-PUE with 50' ROW. Per Chapter 42 such a ROW is private but built to public street standards. Parking reserves for the entire development are dispersed within the interior of the site. The entire site will still function as a gated development and all future residents and guests will have access to the reserves designated for parking as recorded with Dunvale Village (FC No. 698170 HCMR).

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

The general purpose of the chapter will be maintained as the existing subdivision will be subject to the same covenants and restrictions as the 'original' Dunvale Village plat. The replat does not create additional lots nor does it generate

additional parking demand. The additional parking reserves recorded with the 'original' plat – Dunvale Village will be accessible to the property within the proposed partial replat, as the site will still function as a single gated community.

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

Granting of the variance will not be injurious to the public health, safety or welfare since the property within the original replat and this proposed replat will function as a single gated community.

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

Sole justification for the variance is not solely based on economic hardship. The lots encompassed by the replat will still have access the recorded parking reserves established by the original



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

March 22, 2022

Dear Property Owner:

Reference Number: 2022-0629; Dunvale Village partial replat no 1; partial replat of Dunvale Village, being Lot 57 and a portion of Reserve R, Block 1; Lots 1 and 36, Block 6; Lots 1 and 35, Block 7; Lots 1 and 6, Block 8; Lot 1, Block 9; Lots 1 and 12, Block 10; Lot 1 and a portion of Reserve "EE", Block 11; and all of Morning Melody Drive (PVT) and portion of Moontide Lane (PVT), Valley Peak Drive (PVT), Manor Heights Lane (PVT), Boulder Ranch Drive (PVT), Moonlit Mesa Lane (PVT), and Skyrock Drive (PVT); as recorded at Film Code No. 698170 of the Harris County Map Records.

The property is located along and east of Dunvale Road, south of Westheimer Road and north of Richmond Avenue. The purpose of the replat is to create 11 single-family residential lots and 10 restricted reserves. The applicant, Mikalla Hodges, with Jones|Carter – Woodlands Office, on behalf of the developer, Meritage Homes of Texas, 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. 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, April 14, 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.

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Houston Planning Commission

ITEM: 169

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Foster Place partial replat no 27

Applicant: CE Engineers & Development Consultants, INC

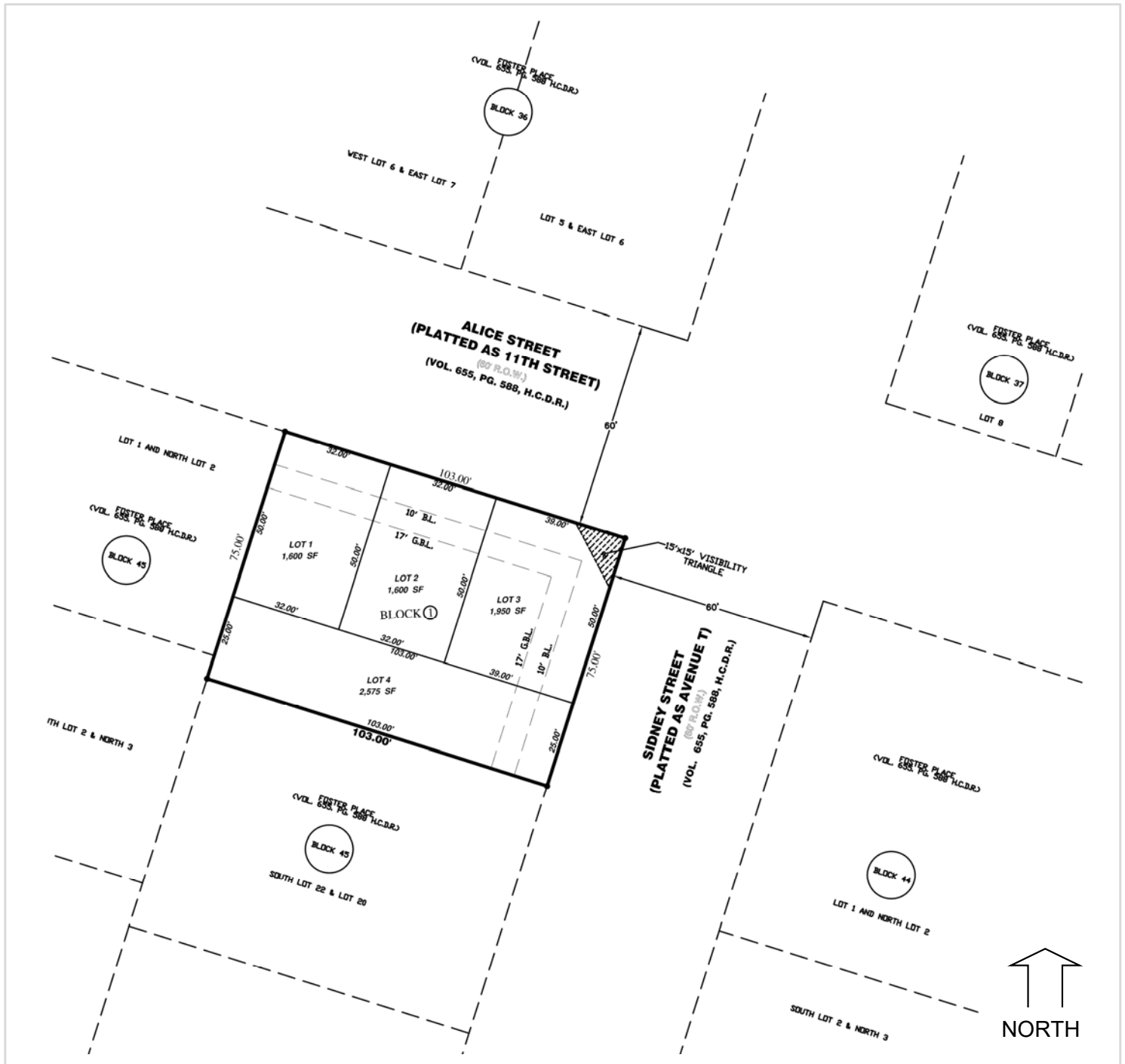


C – Public Hearings

Site Location

Subdivision Name: Foster Place partial replat no 27

Applicant: CE Engineers & Development Consultants, INC



Houston Planning Commission

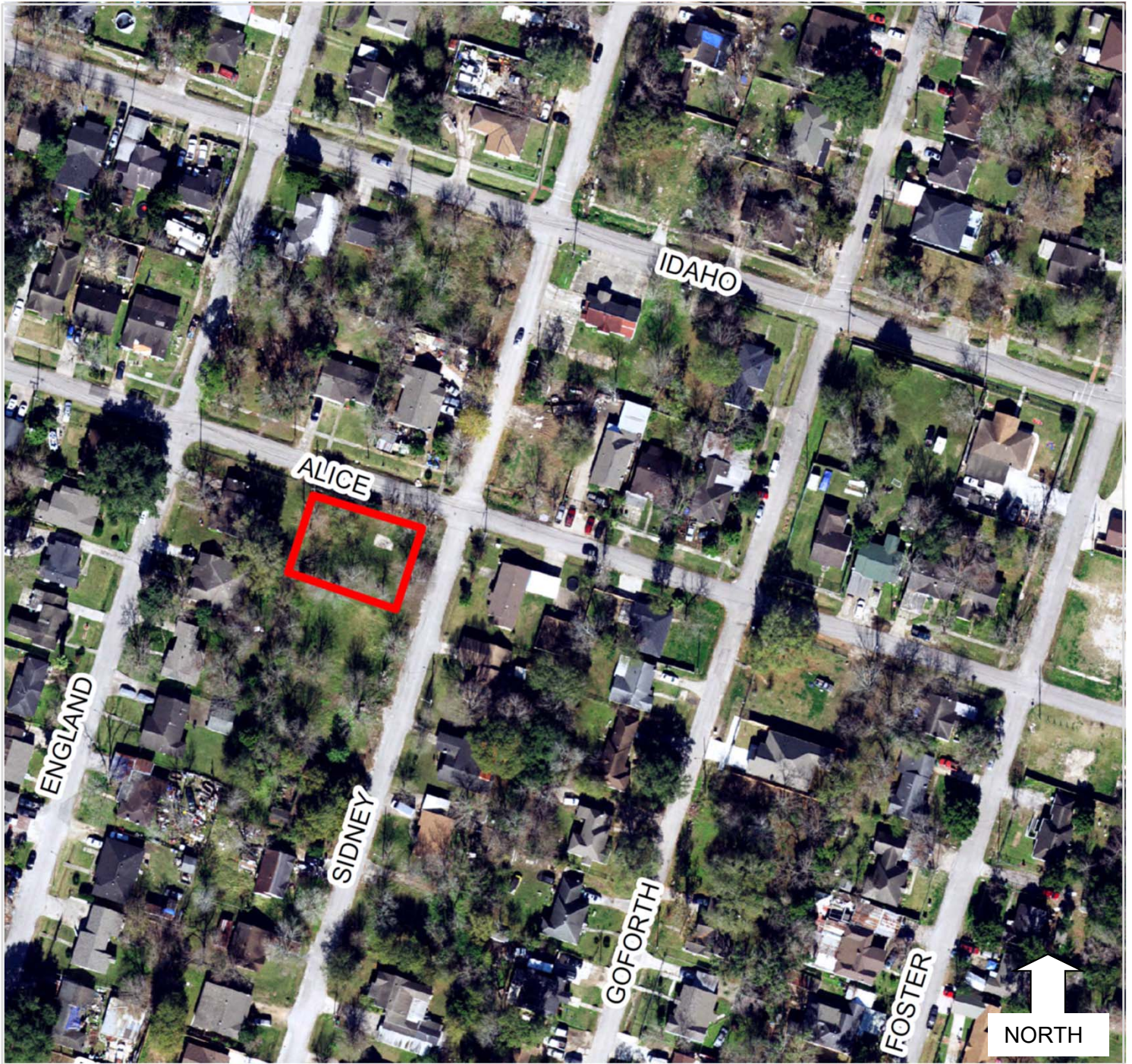
ITEM: 169

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Foster Place partial replat no 27

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings

Aerial



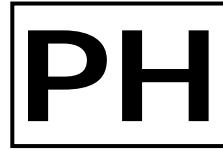
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 22, 2022

Dear Property Owner:

Reference Number: 2022-0637; Foster Place partial replat no 27; partial replat of **Foster Place**, being all of Lot 22 and the north one-half (N1/2) of Lot 21, Block 45, as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The property is located at the southwest intersection of Alice Street and Sidney Street. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Chen Wang** with CE Engineers & Development Consultants, Inc., on behalf of the developer, can be contacted at **832-491-1458**.

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: 170

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Goodhope Terrace replat no 1

Applicant: CE Engineers & Development Consultants, INC

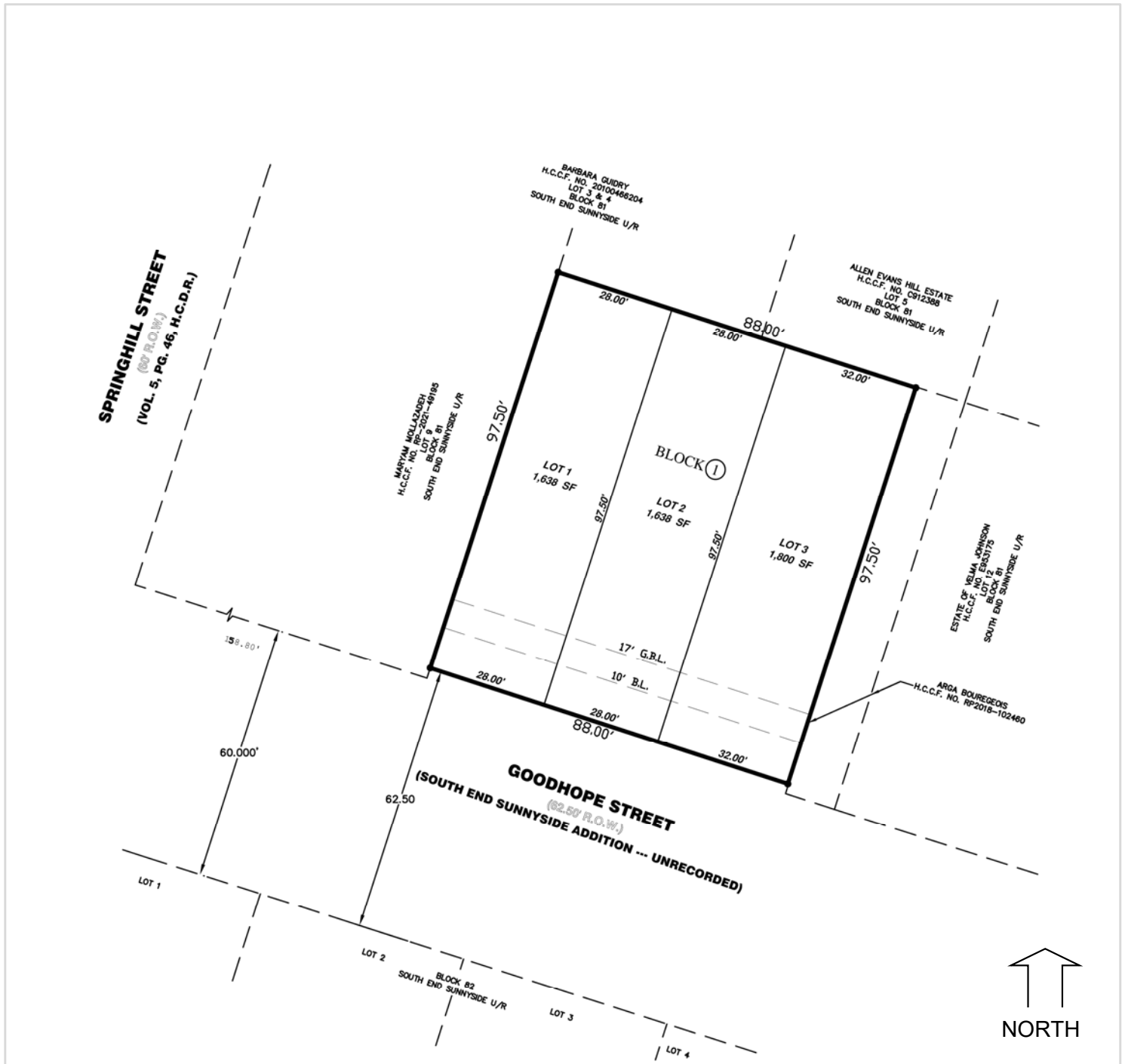


C – Public Hearings

Site Location

Subdivision Name: Goodhope Terrace replat no 1

Applicant: CE Engineers & Development Consultants, INC



Houston Planning Commission

ITEM: 170

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Goodhope Terrace replat no 1

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings

Aerial



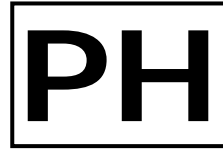
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 22, 2022

Dear Property Owner:

Reference Number: 2022-0620: Goodhope Terrace replat no 1; full replat of **Goodhope Terrace**, being Lots 1-2, Block 1, as recorded at Film Code No. 591133 of the Harris County Map Records.

The property is located along Goodhope Street east of Springhill Street and west of Tierwester Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Chen Wang**, with CE Engineers & Development Consultants, INC on behalf of the developer, AE Gemini Properties, LLC, can be contacted at **832-491-1458**.

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

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- **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

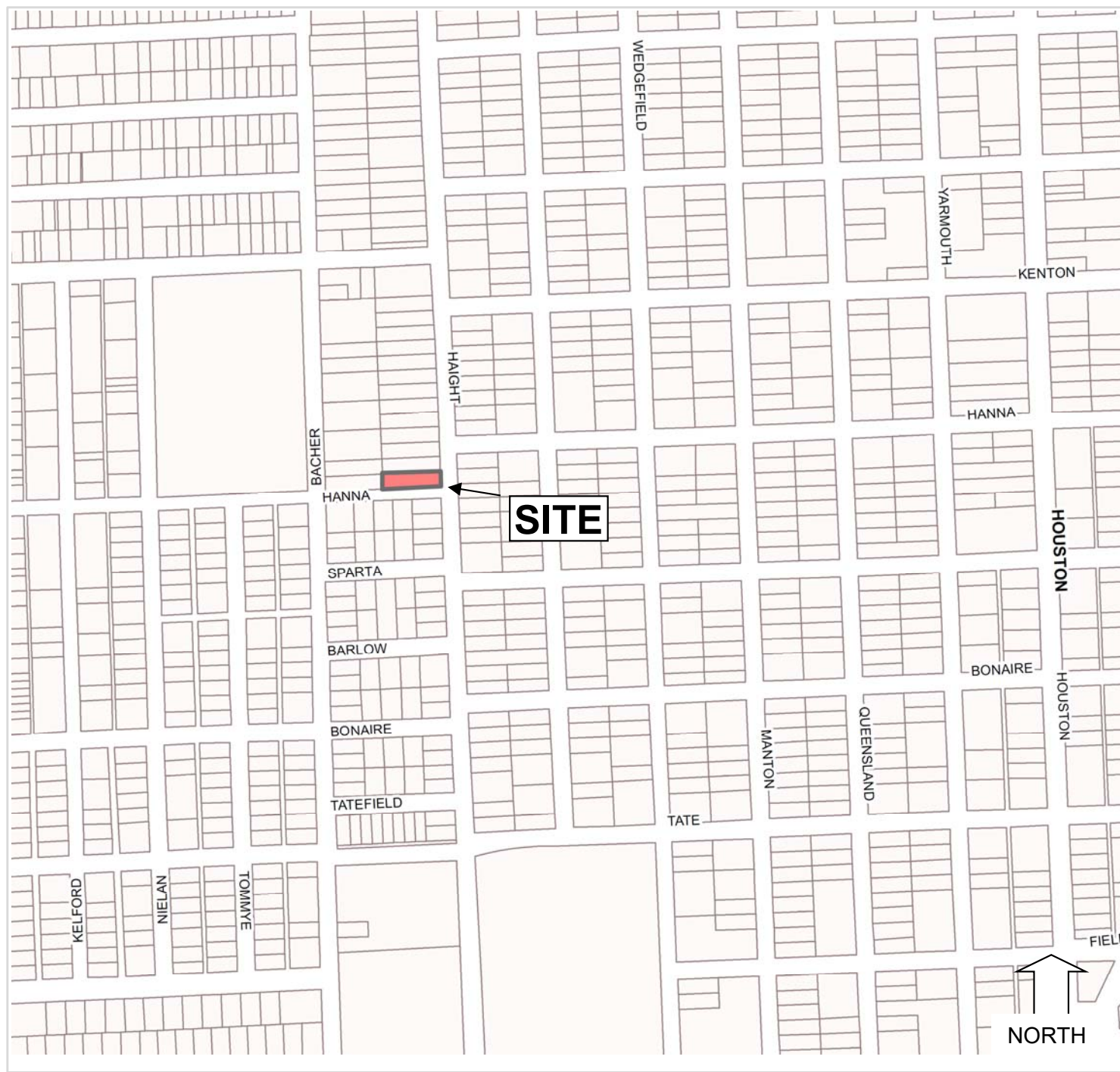
ITEM:171

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Haight Meadows replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Site Location

Houston Planning Commission

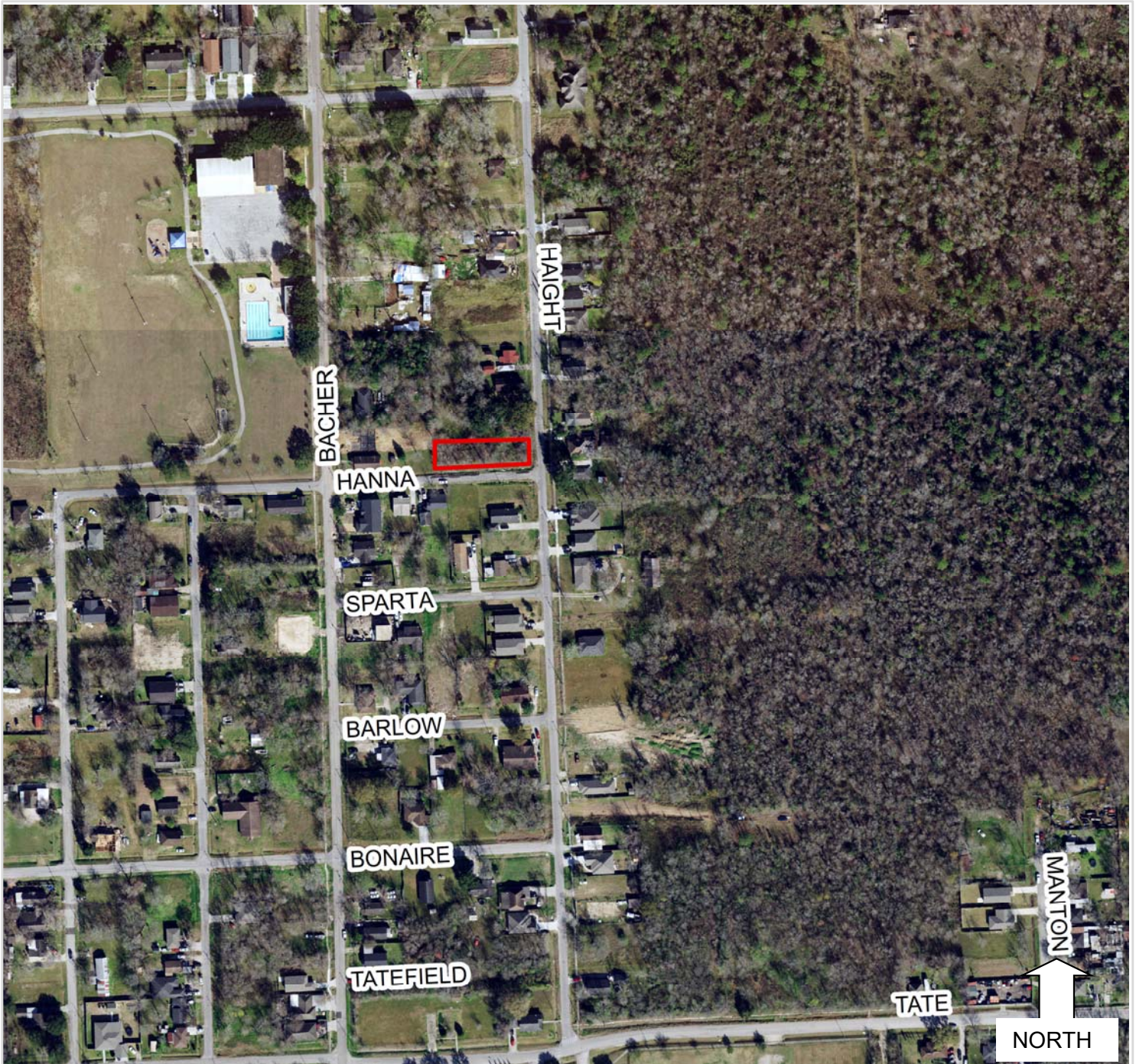
ITEM: 171

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Haight Meadows replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial



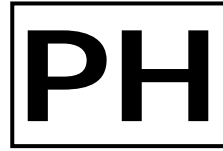
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 22, 2022

Dear Property Owner:

Reference Number: 2022-0582; Haight Meadows replat no 1; full replat of **Haight Meadows**, being Lots 1-3, Block 1, as recorded at Film Code No. 696004 of the Harris County Map Records.

The property is located at the northwest intersection of Hanna Street and Haight Street. The purpose of the replat is to create three (3) single-family residential lots and to increase the number of dwelling units from 3 to 4. 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.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 14, 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 or Call: 832-393-6624.

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

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

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

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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.
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Planning Department Staff Authority and Obligation

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Houston Planning Commission

ITEM: 172

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Long Point Acres partial replat no 8

Applicant: McKim and Creed

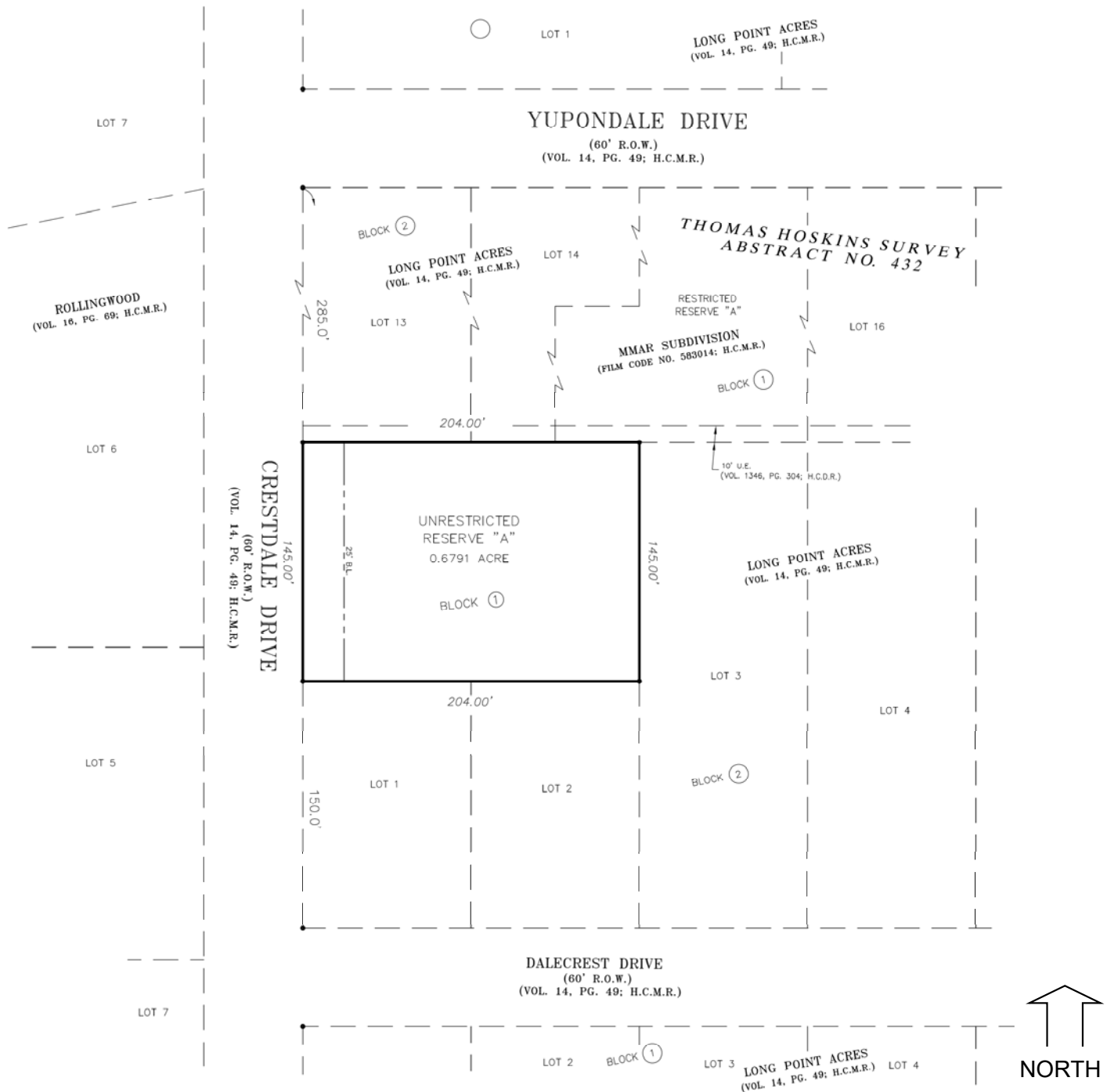


C – Public Hearings

Site Location

Subdivision Name: Long Point Acres partial replat no 8

Applicant: McKim and Creed



Houston Planning Commission

ITEM: 172

Planning and Development Department

Meeting Date: 04/14/2022

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

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**.

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 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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Terminology

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Houston Planning Commission

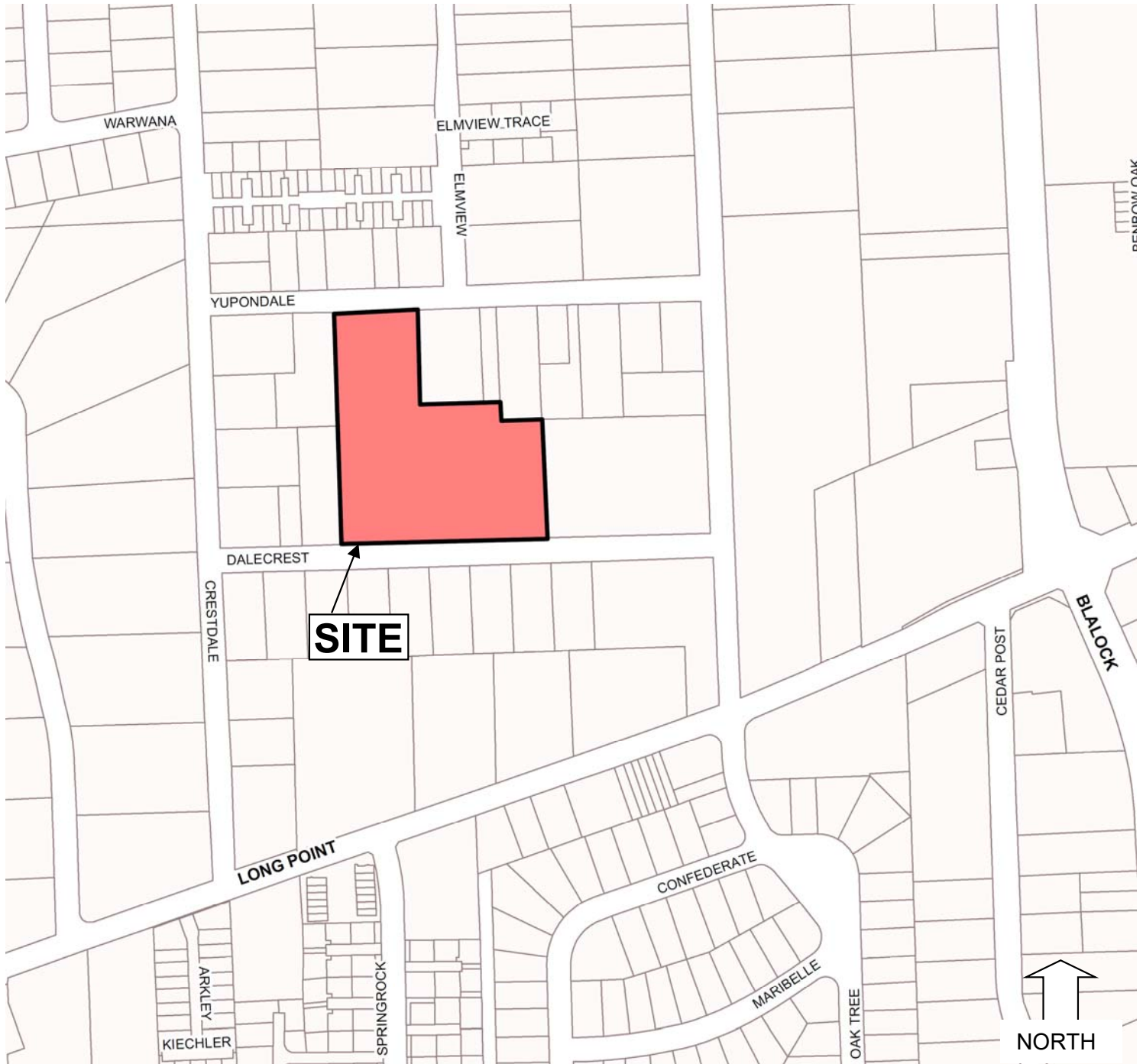
ITEM: 173

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Long Point Acres partial replat no 9

Applicant: FSH Spring Branch

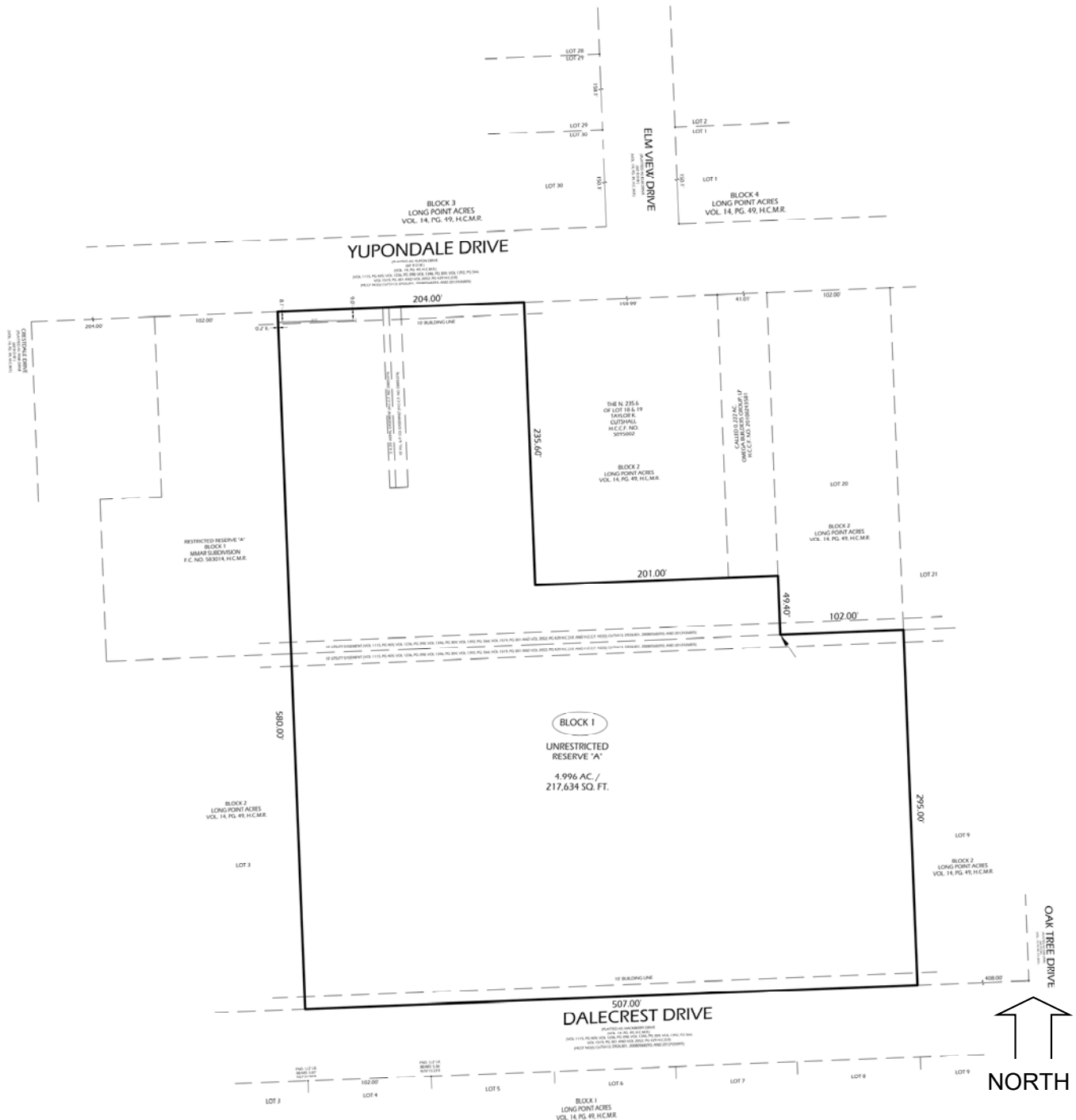


C – Public Hearings

Site Location

Subdivision Name: Long Point Acres partial replat no 9

Applicant: FSH Spring Branch



Houston Planning Commission **ITEM: 173**

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Long Point Acres partial replat no 9

Applicant: FSH Spring Branch



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

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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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
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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

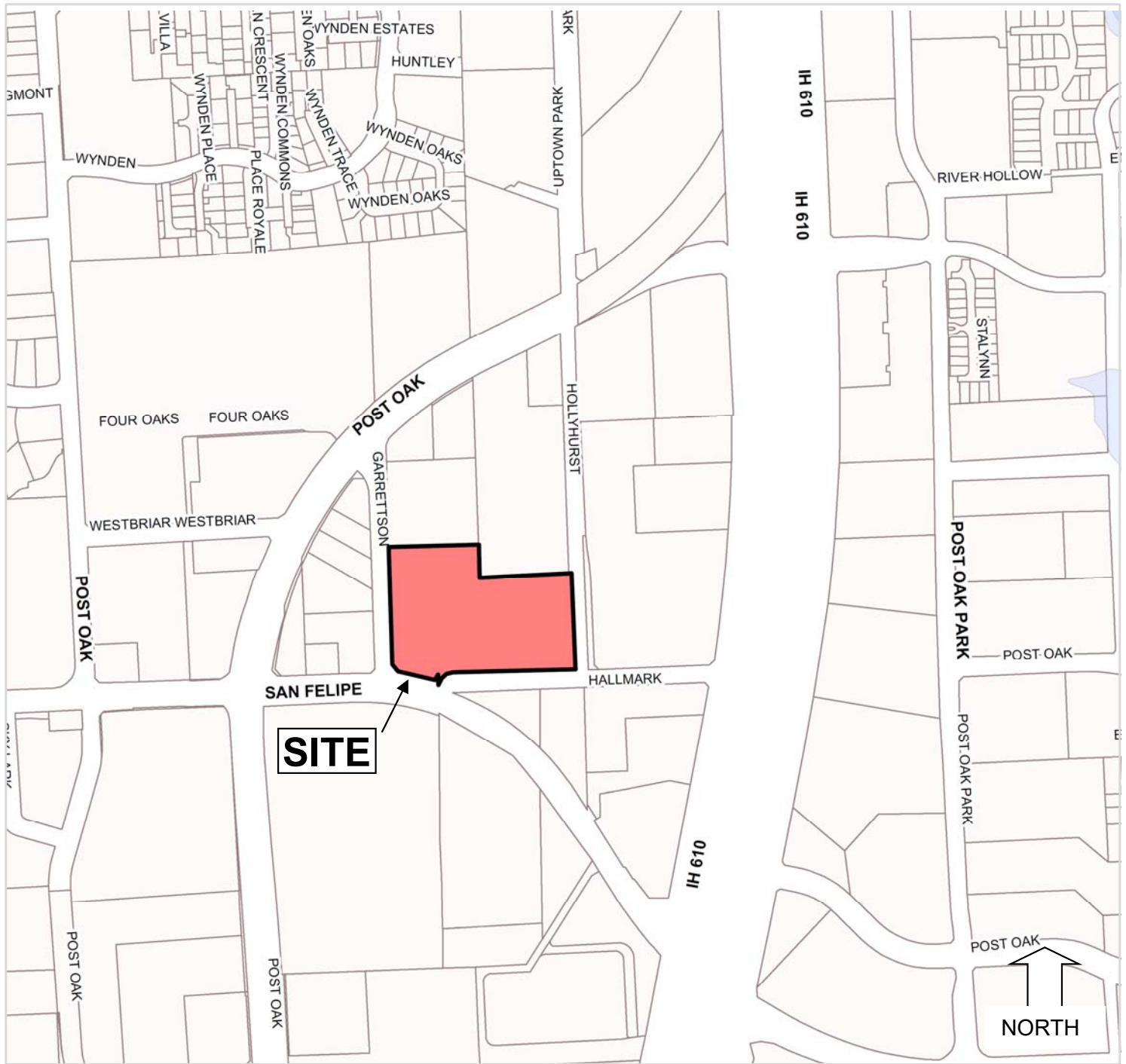
ITEM: 174

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: RB Gaut partial replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

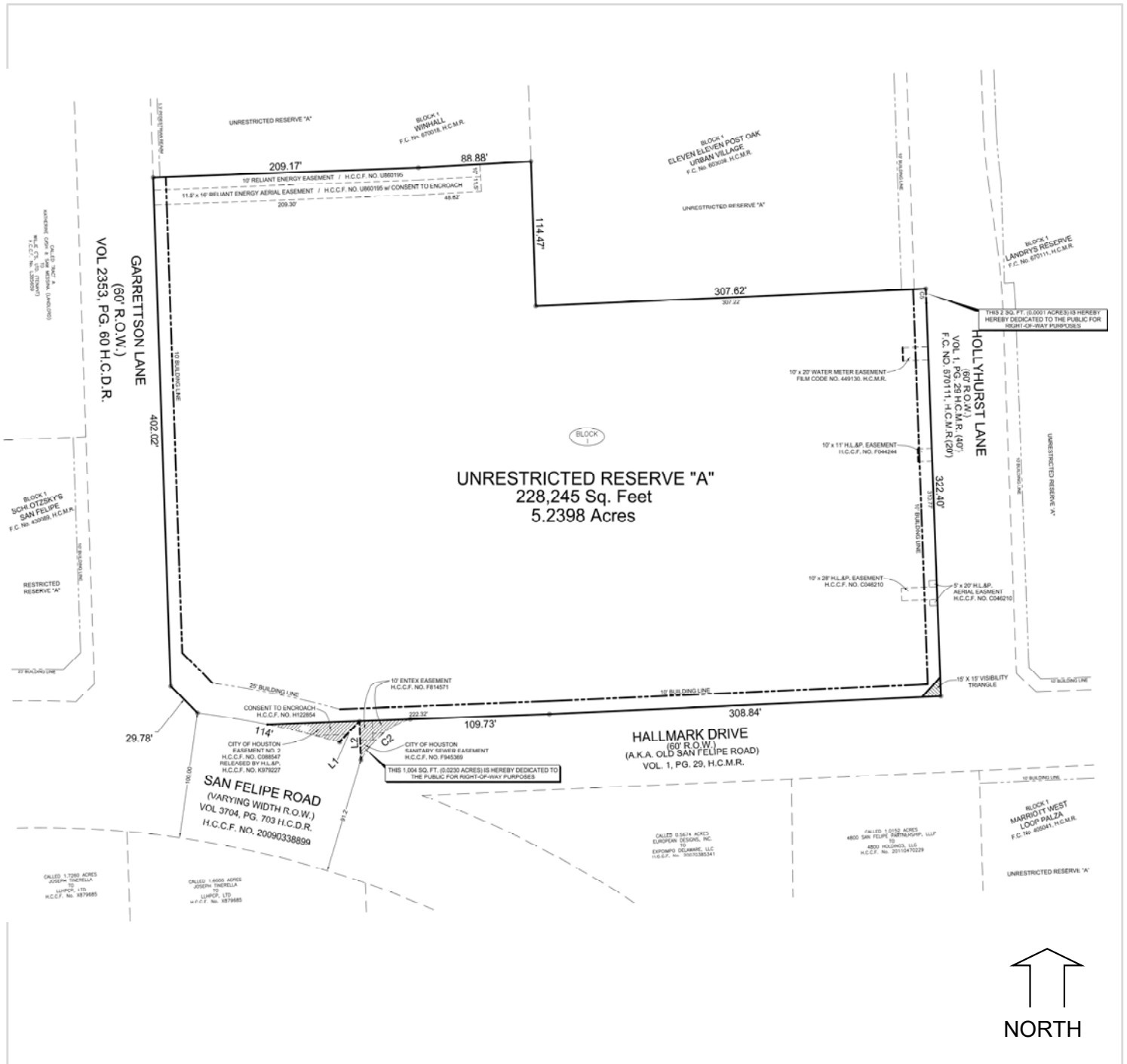
ITEM: 174

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: RB Gaut partial replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

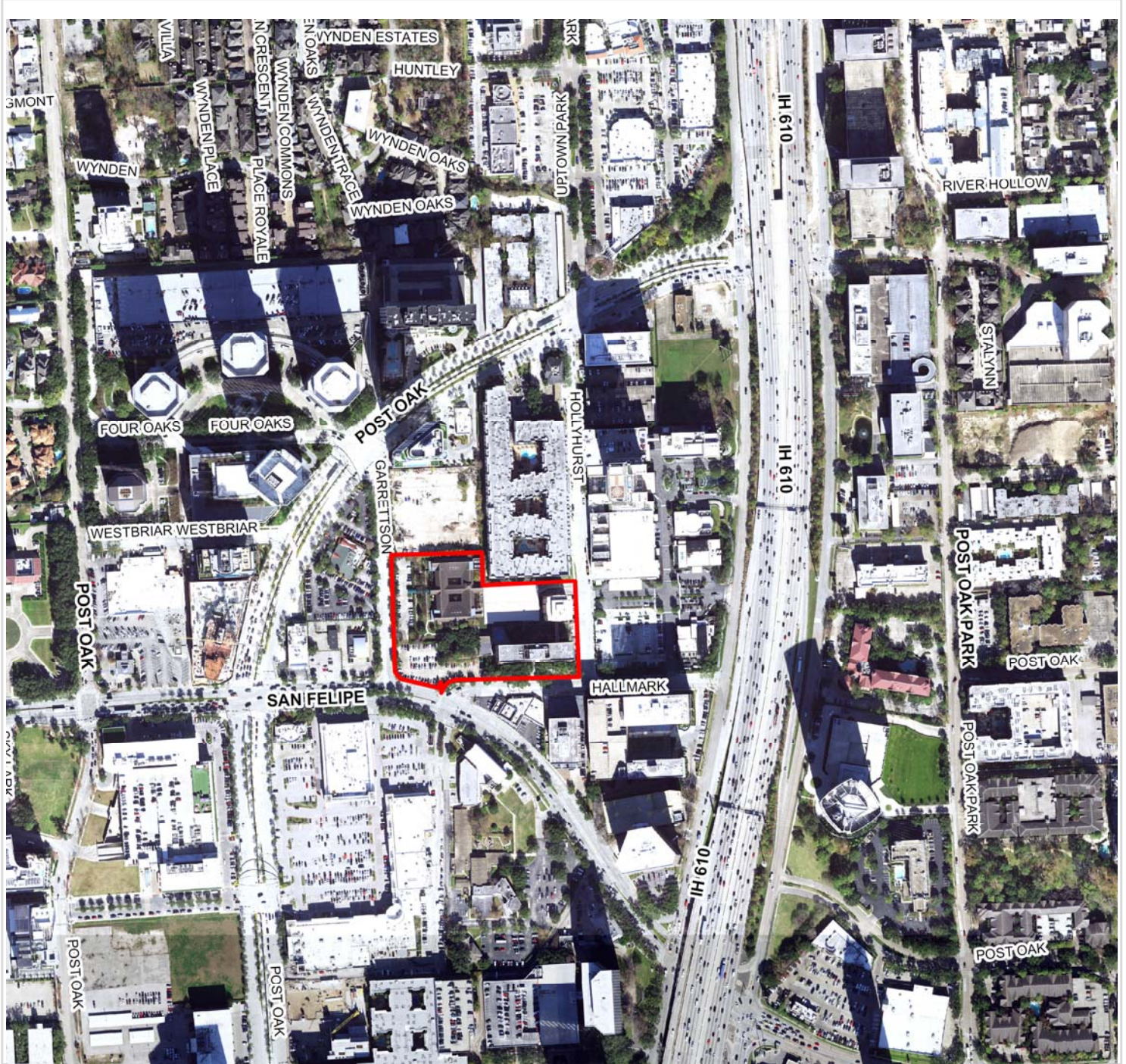
ITEM: 174

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: RB Gaut partial replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 22, 2022

Dear Property Owner:

Reference Number: 2022-0627; RB Gaut partial replat no 1; being a partial replat of **RB Gaut**, being a portion of Lot 1 of Block D, as recorded in Volume 1, Page 29 of the Harris County Map Records and all of Reserve A, Block 1 of Hallmark Center, as recorded under Film Code No. 449130 of the Harris County Map Records.

The property is located north along San Felipe Street and east of Post Oak Boulevard.

The purpose of the replat is to create one (1) Reserve. The applicant, **Kevin Kolb** with Total Surveyors, Inc., on behalf of the developer, Brazos Presbyterian Homes Inc., can be contacted at **281-479-8719**

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

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

PLANNING COMMISSION MEETING INFORMATION:

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City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **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: 175

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Sunbeam Estates partial replat no 1

Applicant: PLS Construction Layout, INC



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

ITEM: 175

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Sunbeam Estates partial replat no 1

Applicant: PLS Construction Layout, INC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 22, 2022

Dear Property Owner:

Reference Number: 2022-0461; Sunbeam Estates partial replat no 1; partial replat of **Sunbeam Estates**, being lots 2 through 6, Block 1, as recorded under Film Code Number 696429 of the Harris County Map Records.

The property is located south along Sunbeam Street and east of Jutland Road. The purpose of the replat is to create five (5) single-family residential lots and to revise the number of dwelling units. The applicant, **Uriel Figueroa** from **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.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 14, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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,

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

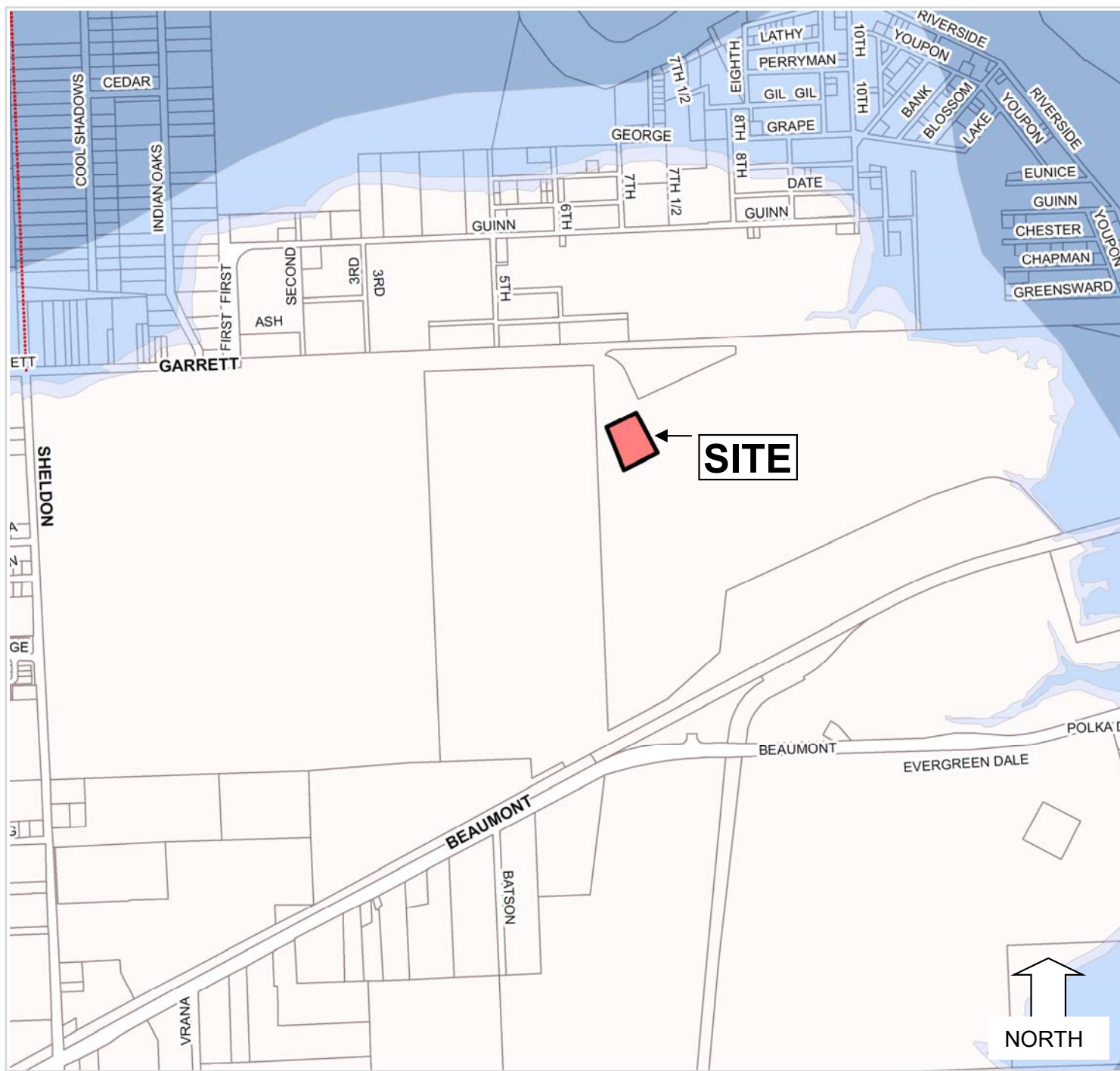
ITEM: 176

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: CenterPoint Energy Riverside Substation

Applicant: McKim & Creed, Inc.



D – Variances

Site Location

Subdivision

Houston Planning Commission

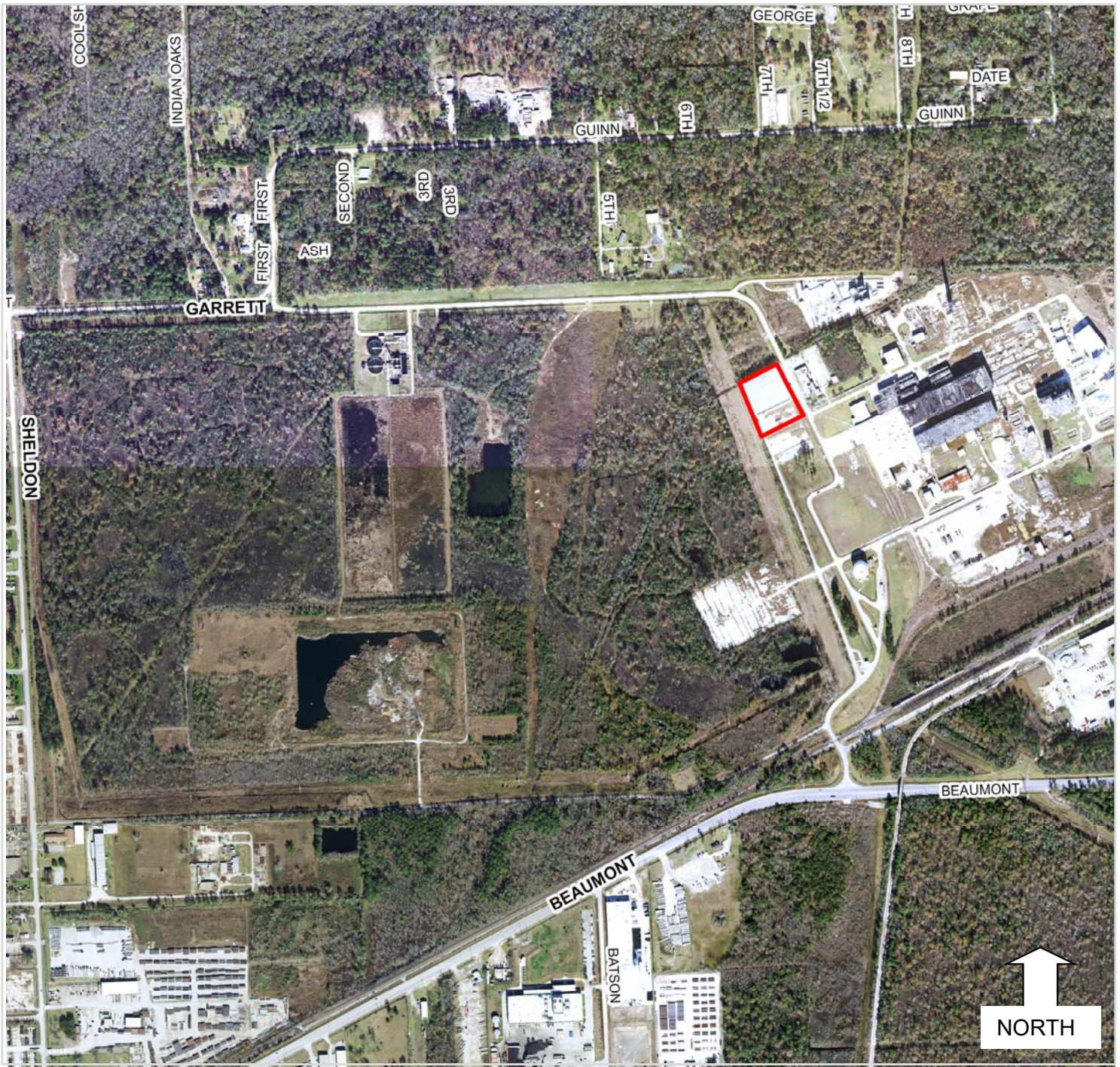
ITEM: 176

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: CenterPoint Energy Riverside Substation

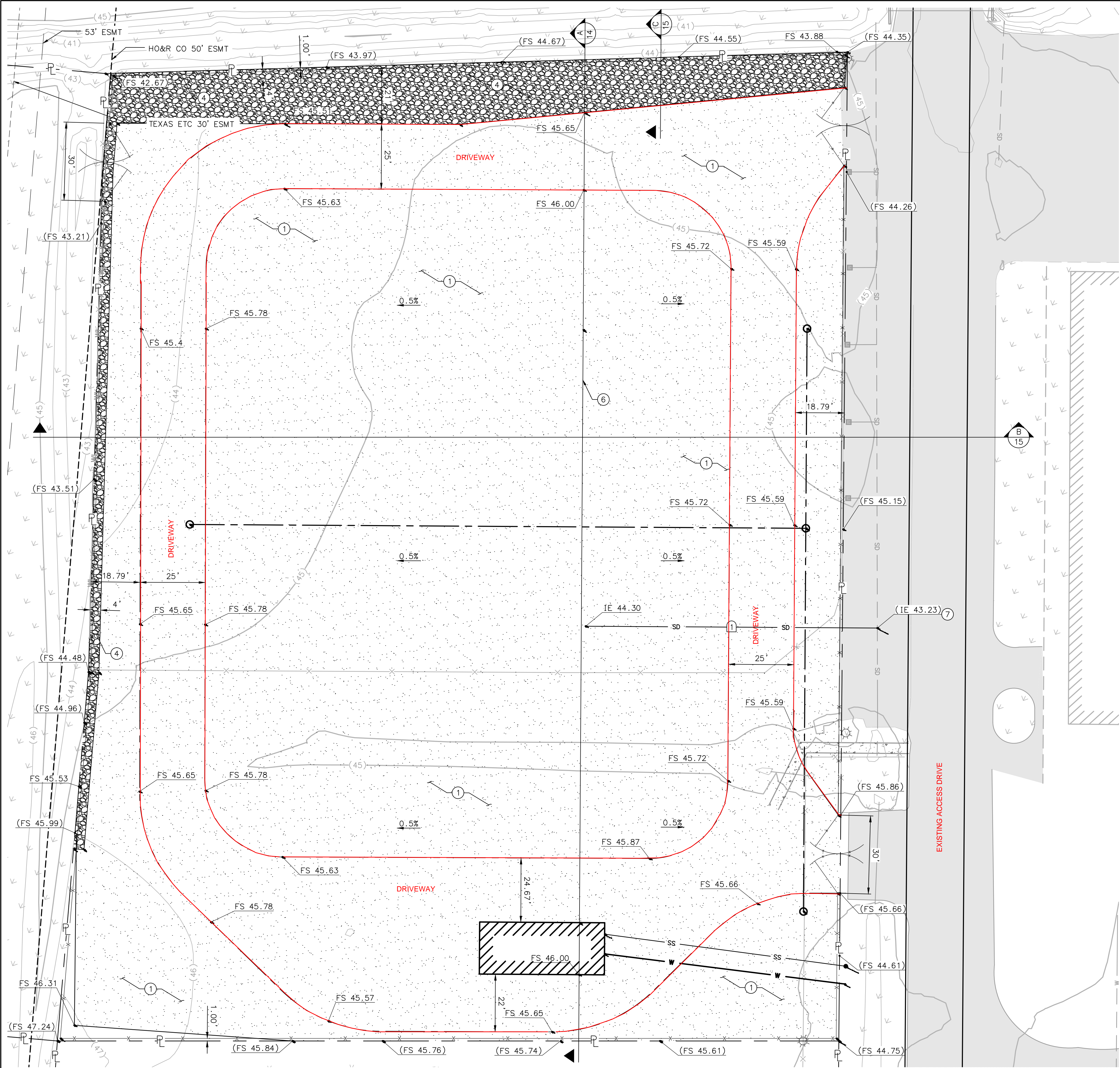
Applicant: McKim & Creed, Inc.



D – Variances

Aerial

N:\19-0000633-12\Cadd\Civil\IM-01.dwg



CONSTRUCTION NOTES

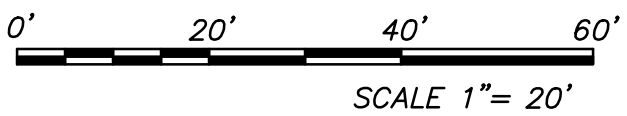
- 1 INSTALL CRUSHED LIMESTONE WITH 6" BASE PER DETAIL 4 SHEET 7
- 4 INSTALL BULLROCK PER DETAIL 3 SHEET 7
- 6 SUBSTATION CROWN
- 7 INSTALL WYE CONNECTION TO EXISTING PIPE

STORM DRAIN DATA				
NO	BEARING/DELTA	LENGTH	TYPE	SIZE
1	N 64°21'20" E	111.97'	SCH-80 PVC	8"

LEGEND

ITEM	SYMBOL
EASEMENT LINE	---
PROPERTY LINE	---
CRUSHED LIMESTONE WITH 6" BASE	[Pattern]
RIP RAP/BULL ROCK	[Pattern]
ASPHALT CONCRETE	[Pattern]
EXISTING LANDSCAPING	[Pattern]
PROPOSED STORM DRAIN	SD
PROPOSED WATER LINE	W
PROPOSED SANITARY SEWER LINE	SS
EXISTING STORM DRAIN	SD
EXISTING WATER LINE	W
EXISTING SANITARY SEWER LINE	SS
DAYLIGHT LINE	---
EDGE OF PAVEMENT	---
GRADE BREAK/CROWN	---
EXISTING FENCE	---
PROPOSED FENCE	---
GATE	[Symbol]
PROPOSED MAJOR CONTOUR	100
PROPOSED MINOR CONTOUR	101
EXISTING MAJOR CONTOUR	100
EXISTING MINOR CONTOUR	101
CATCH BASIN	[Symbol]
EXISTING CATCH BASIN	[Symbol]
STORM DRAIN MANHOLE	[Symbol]
EXISTING STREET LIGHT	[Symbol]

NOTE:
THE ENTIRE AREA OF WORK IS ABOVE THE 500 YR WSEL



PROJECT TITLE:	RIVERSIDE_SWITCHYARD	NO.	NAME
SHEET DESCRIPTION:	IMPROVEMENT_PLAN	DATE	
DRAWN BY:		DESIGN BY:	
DATE:	3/18/21	SCALE:	1"=20'
NIV5 15092 AVENUE OF SCIENCE, SUITE 200 SAN DIEGO, CA 92128 P. 619-594-5500 WWW.NIV5.COM			
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, DRAFTING UNDER THE AUTHORITY OF (NAME, PROFESSIONAL LICENSE #) ON (DATE) IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES			
SHEET NO: 11/20			



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2022-0576

Plat Name: CenterPoint Energy Riverside Substation

Applicant: McKim & Creed, Inc.

Date Submitted: 03/07/2022

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

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

Specific Variance is being sought and extent of variance:

To allow an unrestricted reserve to have access via an existing access easement rather than a public right-of-way.

Chapter 42 Section: 42-190(c)

Chapter 42 Reference:

Tracts for non-single family use - Reserves

Statement of Facts

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

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

The proposed plat is intended to be used as a CenterPoint Energy substation. It is located within the ETJ of Houston. The site has no public street frontage and must take its access to a public street by means of an existing access easement. This easement has been in use for several years by other facilities located in the area. The developer has created an access easement which joins the proposed plat to the existing access easement, creating an easement width adjacent to the property of approximately 45 feet.

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

The circumstances supporting the granting of the variance are based on the nature of the development and the existing conditions at the site.

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

The intent and purposes of this chapter will be preserved and maintained. The easement is located on private property and only serves the property on which the proposed substation site is located. It is not for the use of the general public.

(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. No general public traffic will be utilizing the easement. Only vehicles which are required to service or maintain the facilities located on the property will be utilizing the easement.

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

Economic hardship is not an issue. The primary reason for granting the variance is based on the nature of the proposed development and the conditions which exist at the site.

Houston Planning Commission

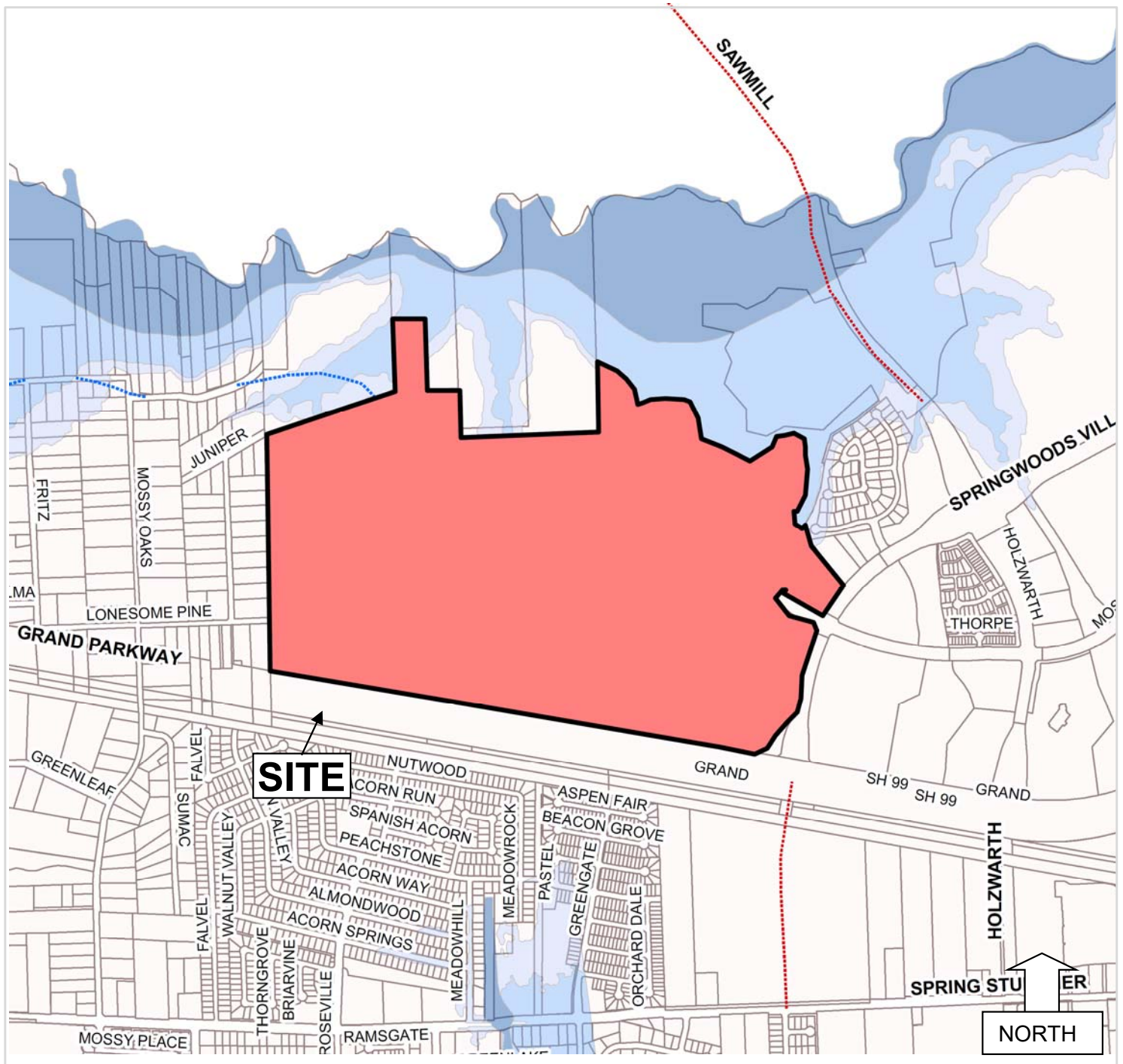
ITEM: 177

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: City Place Residential Zone 1 GP

Applicant: C.L. Davis & Company

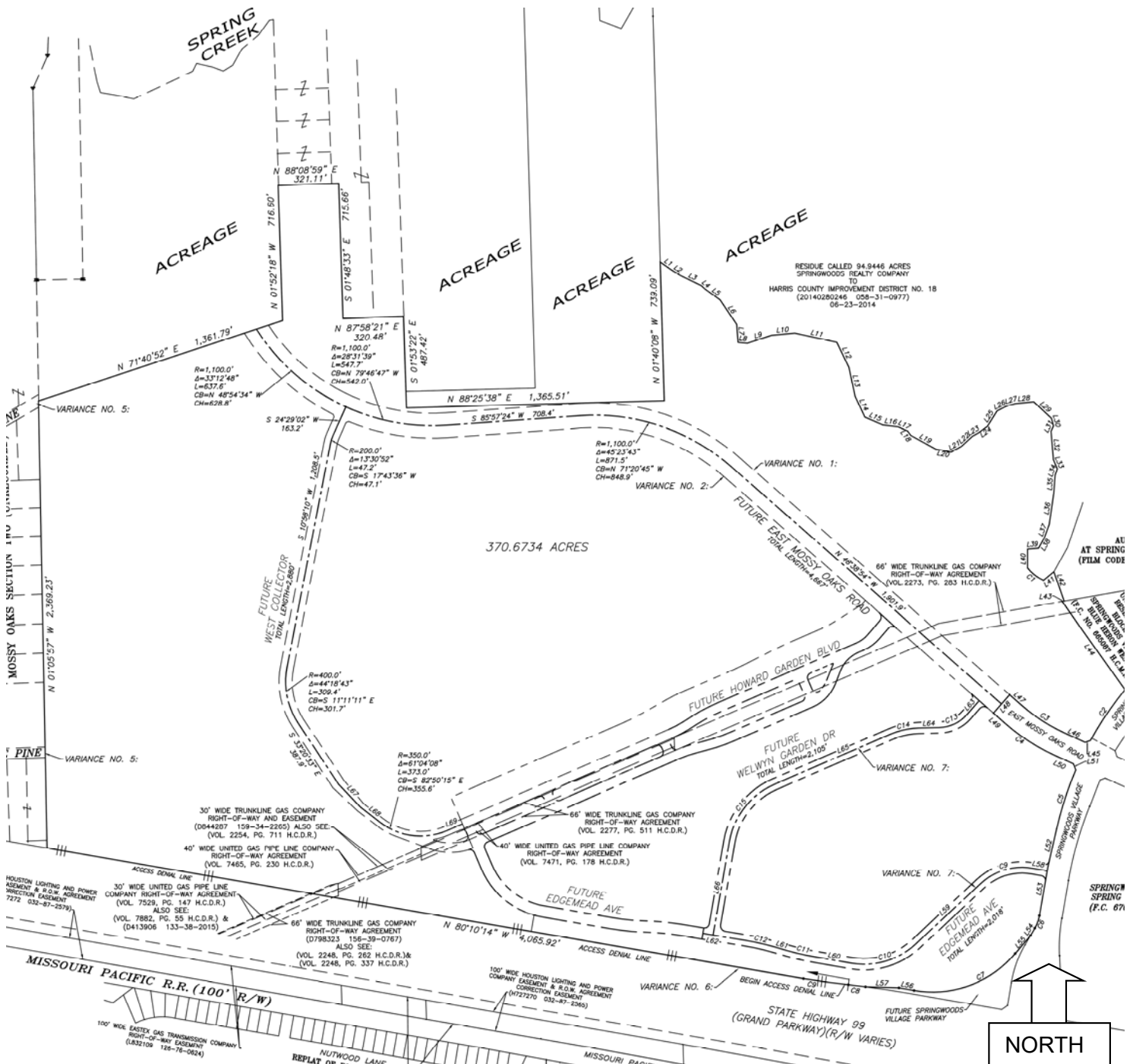


D – Variances

Site Location

Subdivision Name: City Place Residential Zone 1 GP

Applicant: C.L. Davis & Company



Houston Planning Commission

ITEM: 177

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: City Place Residential Zone 1 GP

Applicant: C.L. Davis & Company



D – Variances

Aerial

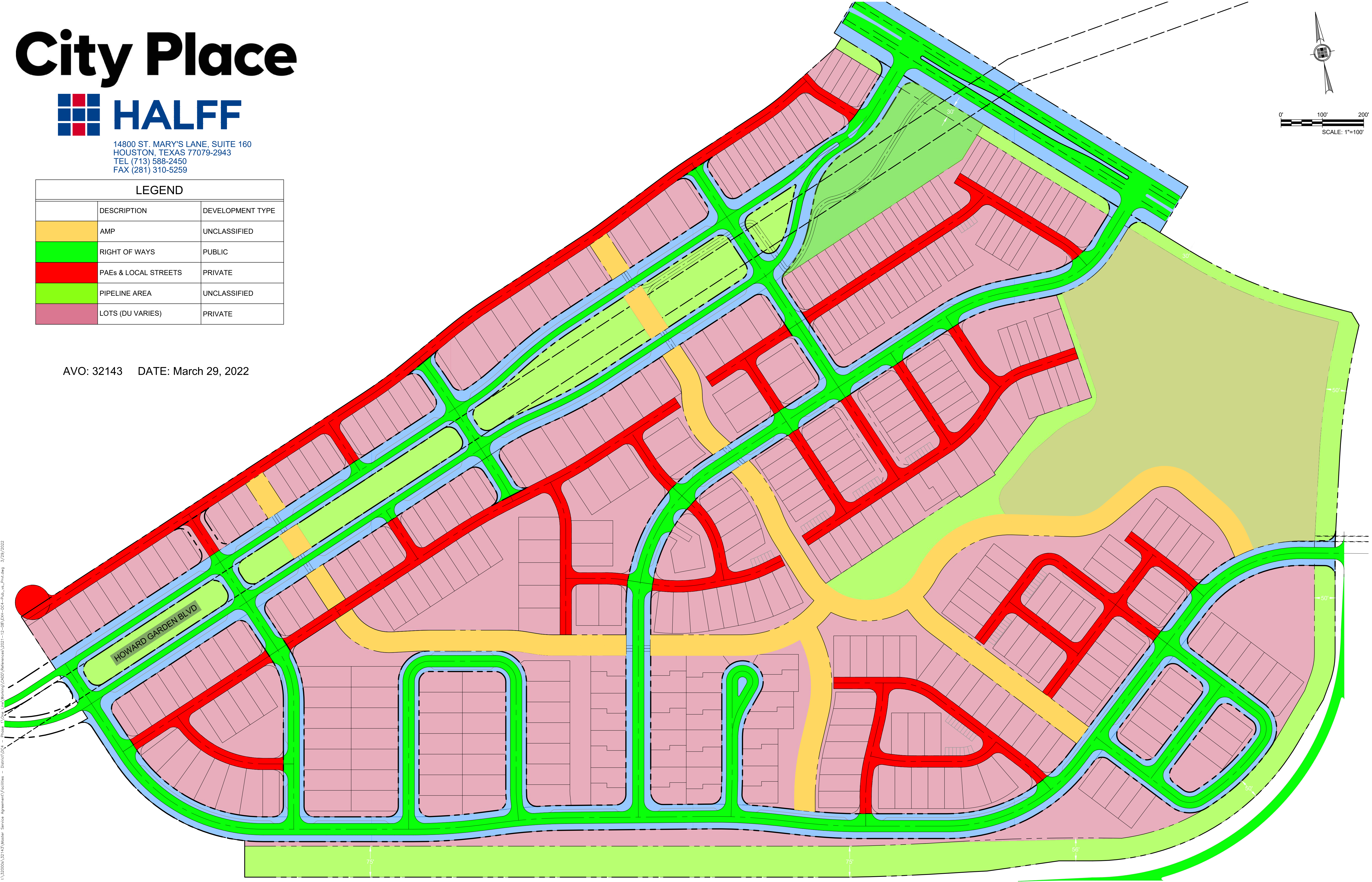
City Place



14800 ST. MARY'S LANE, SUITE 160
HOUSTON, TEXAS 77079-2943
TEL (713) 588-2450
FAX (281) 310-5259

LEGEND		
	DESCRIPTION	DEVELOPMENT TYPE
	AMP	UNCLASSIFIED
	RIGHT OF WAYS	PUBLIC
	PAEs & LOCAL STREETS	PRIVATE
	PIPELINE AREA	UNCLASSIFIED
	LOTS (DU VARIES)	PRIVATE

AVO: 32143 DATE: March 29, 2022



I:\320009\32143\Master Service Agreement\Facilities - District\DC4 - Phase 1\Orig. Lisa Worling CAD\References\2021-12-08\DC4-DC4-Pub_v8_Prv.dwg 3/29/2022



Application Number: 2022-0820

Plat Name: City Place Residential Zone 1 GP

Applicant: C.L. Davis & Company

Date Submitted: 04/01/2022

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:

VARIANCE NO. 1: To exceed intersection spacing along the north right of way of the proposed East Mossy Oaks, a major collector, west of Springwoods Village Parkway, a major thoroughfare.

Chapter 42 Section: 126

Chapter 42 Reference:

The design of each intersection shall conform to the geometric design guidelines of the design manual and the standards of this article. All intersection distances shall be measured along the centerline from blockface to blockface.

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;

City Place, formally Springwoods Village is a master planned mixed use community of approximately 2000 acres. There are various conservation easements with 5' sidewalks, nature trails, dog parks, regular parks. North of proposed East Mossy Oaks is a perceived wetland included in a Nature Preserve and an existing detention pond identified as West Pond. It consists of 94 acres. West Pond drains into existing Spring Creek, and existing east-west drainage corridor. Holzwarth Road, a major thoroughfare and E. Mossy Oaks, a major collector are proposed to cross Spring Creek. It is not possible nor feasible to extend a local street with a bridge north in this location.

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

There are existing physical conditions that are not the result of a hardship imposed by the applicant. The nature preserve and detention pond are in low lying area immediately adjacent to Spring Creek which is undevelopable for habitable structures and is in the flood plain, flood way. Springwoods Village extends from Interstate 45, south across the Grand Parkway (SH 99) to Spring Stuebner Road.

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

The future extension of East Mossy Oaks, a major collector identified on the major thoroughfare

plan and Holzwarth Road, a major thoroughfare will provide adequate access across Spring Creek, with associated bridges. South of Spring Creek is Harris County and north of Spring Creek is Montgomery County.

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

Based on the physical characteristics and providing for major collector and major thoroughfare across Spring Creek, the variance will not be injurious to the public health safety or welfare. There are existing acreage tracts, recorded and unrecorded subdivisions north and west of proposed East Mossy Oaks Road which prevent the extension of another street across Spring Creek.

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

There are multiple streets constructed in Springwoods Village. There are major thoroughfares, major collectors identified on the major thoroughfare plan located in Springwoods Village. Springwoods Realty Company conveyed land to Harris County Improvement District No. 18 for the Grand Parkway (SH 99) to be constructed.



Application Number: 2022-0820

Plat Name: City Place Residential Zone 1 GP

Applicant: C.L. Davis & Company

Date Submitted: 04/01/2022

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:

VARIANCE NO. 2: To exceed intersection spacing along the south right of way of East Mossy Oaks Road between proposed Howard Garden Boulevard and West Collector. Howard Garden Boulevard is the southwest- northwest street along the pipeline.

Chapter 42 Section: 126

Chapter 42 Reference:

The design of each intersection shall conform to the geometric design guidelines of the design manual and the standards of this article. All intersection distances shall be measured along the centerline from blockface to blockface.

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;

City Place, formally Springwoods Village is a master planned community in Spring, Texas. It's a mixed-use development with many major tenants. South of proposed East Mossy Oaks Road is a boulevard street identified as Howard Garden Boulevard. Immediately west is a loop street (called West Collector); also, a collector street that connects East Mossy Oaks Road and Howard Garden Boulevard. The distance along East Mossy Oaks Road is approximately 4,000 feet between Future Howard Garden Boulevard and Future West Collector. This is a four-lane collector street system with minimum 70 rights-of-way. There are natural and improved drainage corridors that require the intersection be extended.

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

Current development for Springwoods Village include eight drainage corridors including others within the ExxonMobil properties; all draining into Spring Creek. Additional drainage corridors are required for proper drainage from perceived wetlands, flood plain and flood ways. This development attempts to use loop and collector streets utilizing the existing topography to maximize the drainage corridors

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

There are existing major thoroughfares, major collector streets and local streets providing access through the proposed development while utilizing existing topography to satisfy drainage requirements. Springwoods Realty Co., now Springwoods Realty Inc., conveyed land for the development of the Grand Parkway (SH 99). While the Grand Parkway is a limited access state highway, we provide connections by extending Holzwarth Road and Springwoods Village Parkway to intersect and extend across the Grand Parkway providing north-south circulation

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

West of Springwoods Village is a proposed residential community with a collector loop street system with associated drainage corridors. This collector street system has four-lanes with minimum 70-foot rights-of-way.

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

There are multiple streets constructed in Springwoods; all providing access to major thoroughfares, major collectors streets, a State Highway and local streets. Currently existing neighborhoods provide two access points to Interstate 45, two access points to the Grand Parkway (SH 99), two points of access to Spring Stuebner Road and propose two across Spring Creek. The Grand Parkway (SH 99) is a limited access state highway.



Application Number: 2022-0820

Plat Name: City Place Residential Zone 1 GP

Applicant: C.L. Davis & Company

Date Submitted: 04/01/2022

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:

VARIANCE NO. 3: To exceed intersection spacing along future West Collector by not connecting to future Howard Garden Boulevard.

Chapter 42 Section: 126

Chapter 42 Reference:

The design of each intersection shall conform to the geometric design guidelines of the design manual and the standards of this article. All intersection distances shall be measured along the centerline from blockface to blockface.

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;

City Place, formally Springwoods Village is a continuing mixed-use development that began in 2010. This is an expansion of an on-going general plan. An east-west street in this location would not improve circulation over what the loop-collector street system is providing. This residential community phase will connect parks, open space and drainage corridors to an existing Nature Preserve and west pond detention.

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

There are five Trunkline Gas pipeline easements along future Howard Garden Boulevard. Our loop street crosses at approximately 2600 feet. We believe this is consistent with Chapter 42-130-Intersection exceptions. There are multiple pipelines and one-half mile spacing is allowed.

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

Our loop street crosses five different Trunkline Gas pipelines at approximately 2600 feet. We believe this is consistent with Chapter 42-130-Intersection exceptions. There are multiple pipelines and one-half mile spacing should be allowed; however, the variance is to ensure this interpretation is still consistent with the Planning & Development's interpretation.

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

this proposal consists of a loop-collector system with major thoroughfares and major collector street consistent with the major thoroughfare plan. The granting of the variances would not be injurious and is consistent with sound planning practices.

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

There are multiple streets constructed in Springwoods. Our current developed portions of our general demonstrates that we construct multiple streets and circulation is generous. The purpose of this variance has no impact with economics.



Application Number: 2022-0820

Plat Name: City Place Residential Zone 1 GP

Applicant: C.L. Davis & Company

Date Submitted: 04/01/2022

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:

VARIANCE NO. 4: To exceed intersection spacing along the western boundary by not extending an east west street from West Collector to an Unrecorded subdivision known as Mossy Oaks Section Two.

Chapter 42 Section: 126

Chapter 42 Reference:

The design of each intersection shall conform to the geometric design guidelines of the design manual and the standards of this article. All intersection distances shall be measured along the centerline from blockface to blockface.

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;

Mossy Oaks Section Two is an unrecorded existing single family community. Extending a street through this community would require condemning one existing home. This is an established subdivision with estate type lots. Had a subdivision plat been provided a variance would likely have been granted.

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

This is an existing, established subdivision which will not likely be platted; therefore, a street in this location is not feasible.

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

The unrecorded subdivision recorded many years ago. It is an open ditch subdivision with narrow paving sections. It functions more like a self-contained subdivision, yet it has access to the Grand Parkway (SH 99).

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

this is an existing established unrecorded subdivision community. It is not feasible to expect a street in this location. Although these are lots, a subdivision plat would be required to extend a

street in this location.

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

Mossy Oaks Section Two is an unrecorded existing single-family community. Extending a street through this community would require condemning one existing home. This is an established subdivision with estate type lots. Had a subdivision plat been provided a variance would likely have been granted.



Application Number: 2022-0820

Plat Name: City Place Residential Zone 1 GP

Applicant: C.L. Davis & Company

Date Submitted: 04/01/2022

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:

VARIANCE NO. 5: To not extend Lonesome Pine and Juniper to the east from an unrecorded subdivision and not provide cul-de-sacs.

Chapter 42 Section: 126

Chapter 42 Reference:

The design of each intersection shall conform to the geometric design guidelines of the design manual and the standards of this article. All intersection distances shall be measured along the centerline from blockface to blockface.

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;

Lonesome Pine and Juniper Lane terminate east of Alcorn Valley Drive without a cul-de-sac in Mossy Oaks Section Two Unrecorded Subdivision. Juniper Lane terminates at two different properties and would require two partial street dedications from two different property owners. Typically, it is not feasible to construct a local street in this manner.

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

Lonesome Pine and Juniper Lane have limited lots east of Alcorn Valley Drive. These are large estate type lots with one residence. This neighborhood has access to the west and south to the Grand Parkway (SH 99).

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

Lonesome Pine and Juniper Lane terminate east of Alcorn Valley Drive without a cul-de-sac in Mossy Oaks Section Two Unrecorded Subdivision. Juniper Lane terminates at two different properties and would require two partial street dedications from two different property owners. Typically, it is not feasible to construct a local street in this manner.

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

These streets exist in an established unrecorded subdivision constructed many years ago. The

unrecorded subdivision provides access to the Grand Parkway (SH 99) when traveling west and south. Lonesome Drive is a straight street with limited intersections and would provide a raceway and cut-through traffic.

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

Lonesome Pine and Juniper Lane terminate east of Alcorn Valley Drive without a cul-de-sac in Mossy Oaks Section Two Unrecorded Subdivision. Juniper Lane terminates at two different properties and would require two partial street dedications from two different property owners. Typically, it is not feasible to construct a local street in this manner. Lonesome Drive is a straight street with limited intersections and would provide a raceway and cut-through traffic.



Application Number: 2022-0820

Plat Name: City Place Residential Zone 1 GP

Applicant: C.L. Davis & Company

Date Submitted: 04/01/2022

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:

VARIANCE NO. 6: To exceed intersection spacing along the north right-of-way of the Grand Parkway (SH 99) by not providing a north-south connection. Grand Parkways access denied along this section of roadway.

Chapter 42 Section: 126

Chapter 42 Reference:

The design of each intersection shall conform to the geometric design guidelines of the design manual and the standards of this article. All intersection distances shall be measured along the centerline from blockface to blockface.

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;

City Place, formally Springwoods Village is a master planned mixed use community of approximately 2000 acres. The Grand Parkway (SH 99) is a limited access freeway, toll road. The land was dedicated by Springwoods Realty Company, now Springwoods Realty Inc., to Harris County Improve District No. 18. Holzwarth Road, a major thoroughfare is elevated and connects to the Grand Parkway (SH 99) and extends to Spring Stuebner Road. Springwoods Village Parkway extends from Interstate 45 west to the Grand Parkway (SH 99) and is also elevated at the Grand Parkway

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

The Grand Parkway (SH 99) is a limited access freeway. Spring Pine Forest Drive, a street in Springwoods Village was also granted a variance not to connect with the Grand Parkway (SH 99) due to it being a limited access freeway. This was supported by TX DOT.

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

While the Grand Parkway (SH 99) is a limited access freeway, City Place, formally Springwood Village Master Planned Community is providing two major thoroughfare connections. In addition to

this being a limited access freeway, any local street connection would encourage cut-through traffic from local neighborhoods.

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

While the Grand Parkway (SH 99) is a limited access freeway, City Place Master Planned Community is providing two major thoroughfare connections.

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

The Grand Parkway (SH 99) is a limited access freeway, toll road. The land was dedicated by Springwoods Realty Company, now Springwoods Realty Inc., to Harris County Improve District No. 18. It provides optimal east-west circulation south of Springwoods Village Master Planned Community.



Application Number: 2022-0820

Plat Name: City Place Residential Zone 1 GP

Applicant: C.L. Davis & Company

Date Submitted: 04/01/2022

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:

VARIANCE NO. 7: To exceed intersection spacing west of Springwoods Village Parkway along future Edgemoor Avenue and future Welwyn Garden Drive. The intersection spacing along the center line of Welwyn Garden Drive between future East Mossy Oaks Road and future Edgemoor Avenue is approximately 2000 feet. The intersection spacing along center line of Edgemoor Avenue between Springwoods Village Parkway and future Welwyn Garden Drive is approximately 2000 feet.

Chapter 42 Section: 126

Chapter 42 Reference:

The design of each intersection shall conform to the geometric design guidelines of the design manual and the standards of this article. All intersection distances shall be measured along the centerline from blockface to blockface.

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;

City Place, formally Springwoods Village is a mixed-use master planned community. There are existing and planned conservation easements with minimum 5' sidewalks throughout. There are nature trails, dog parks, and alternative mobility pathways to limit pedestrian interaction with vehicles. Welwyn Garden Drive intersects with East Mossy Oaks a major collector identified on the major thoroughfare plan and Edgemoor Avenue intersects with Springwoods Village Parkway a major thoroughfare. Providing a through street would not improve circulation in this area and could provide un-needed cut-through traffic

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

Welwyn Garden Drive intersects with East Mossy Oaks a major collector identified on the major thoroughfare plan and Edgemoor Avenue intersects with Springwoods Village Parkway a major thoroughfare. Springwoods Village Parkway meets intersection spacing along the west right-of-way. Typically, a street would not be required. By providing additional local streets a local intersection spacing may be required.

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

Welwyn Garden Drive intersects with East Mossy Oaks a major collector identified on the major thoroughfare plan and Edgemead Avenue intersects with Springwoods Village Parkway a major thoroughfare. Providing a through street would not improve circulation in this area and could provide un-needed cut-through traffic.

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

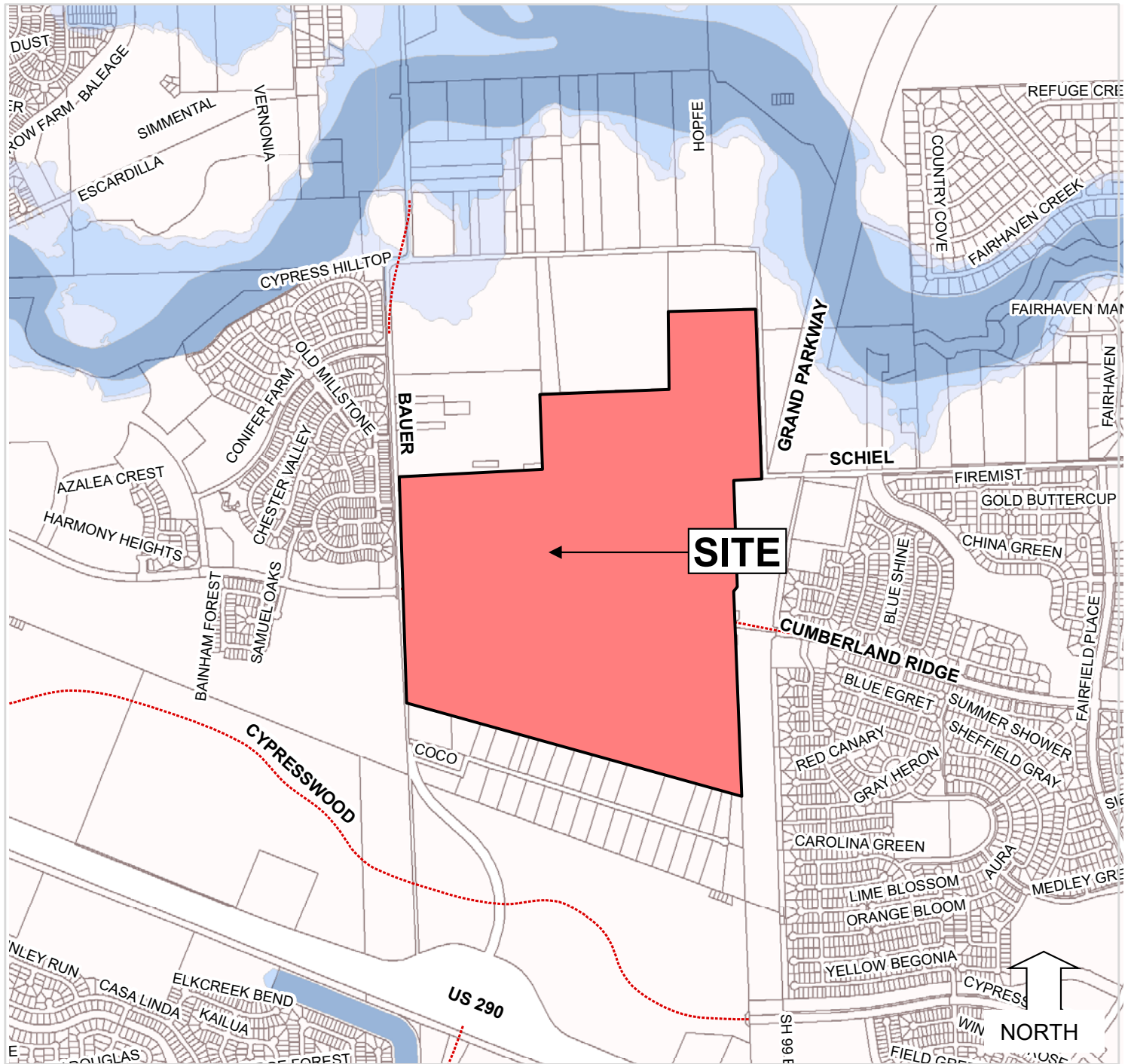
There is adequate circulation with the major thoroughfare, major collector and local street system. This is a loop-collector type street system. The variance would not be injurious to the public health, safety or welfare.

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

Welwyn Garden Drive intersects with East Mossy Oaks a major collector identified on the major thoroughfare plan and Edgemead Avenue intersects with Springwoods Village Parkway a major thoroughfare. Providing a through street would not improve circulation in this area and could provide un-needed cut-through traffic. Economic hardship has no justification of this variance.

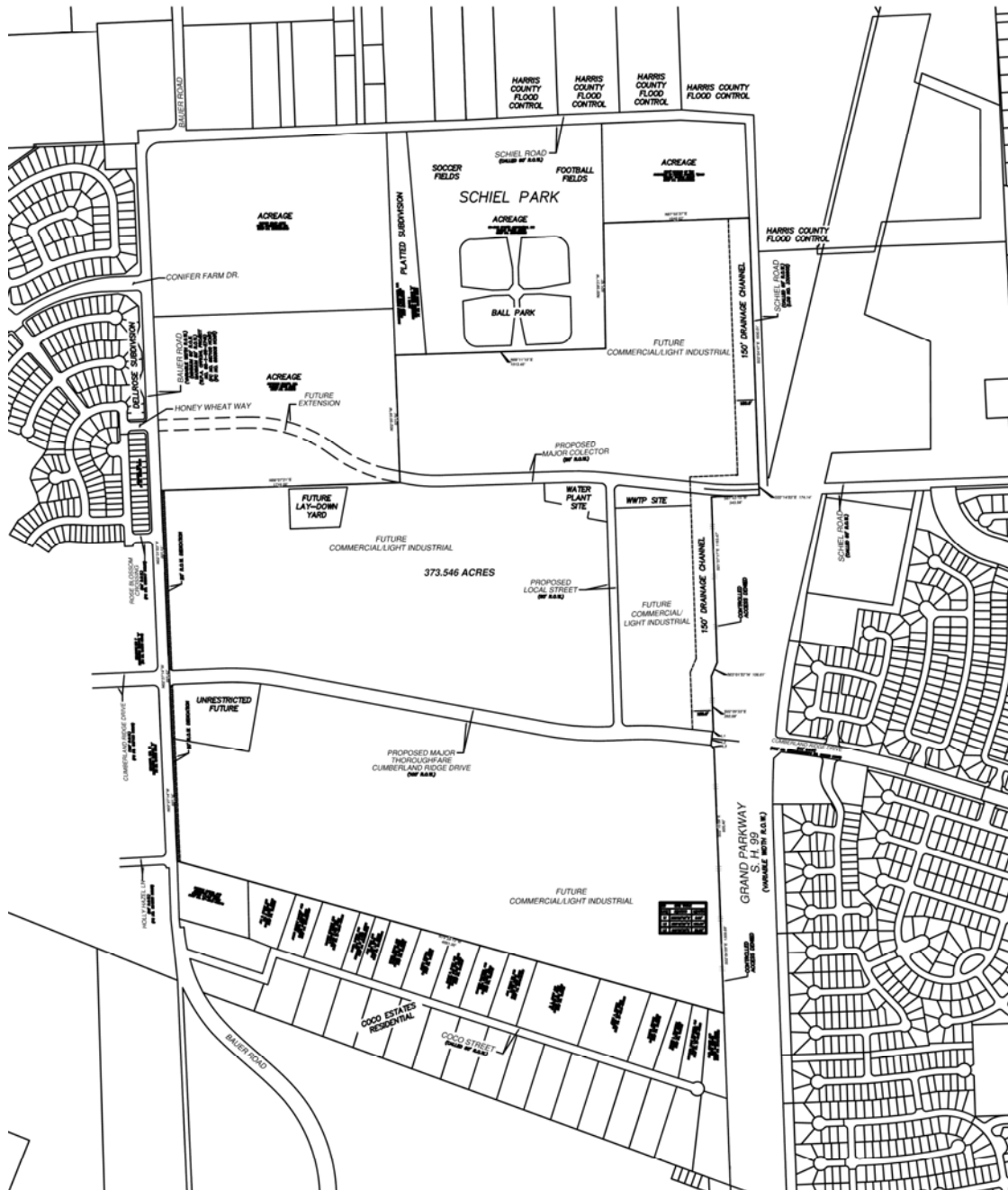
Subdivision Name: Cumberland Business Center GP

Applicant: Pape-Dawson Engineers



Subdivision Name: Cumberland Business Center GP

Applicant: Pape-Dawson Engineers



Houston Planning Commission

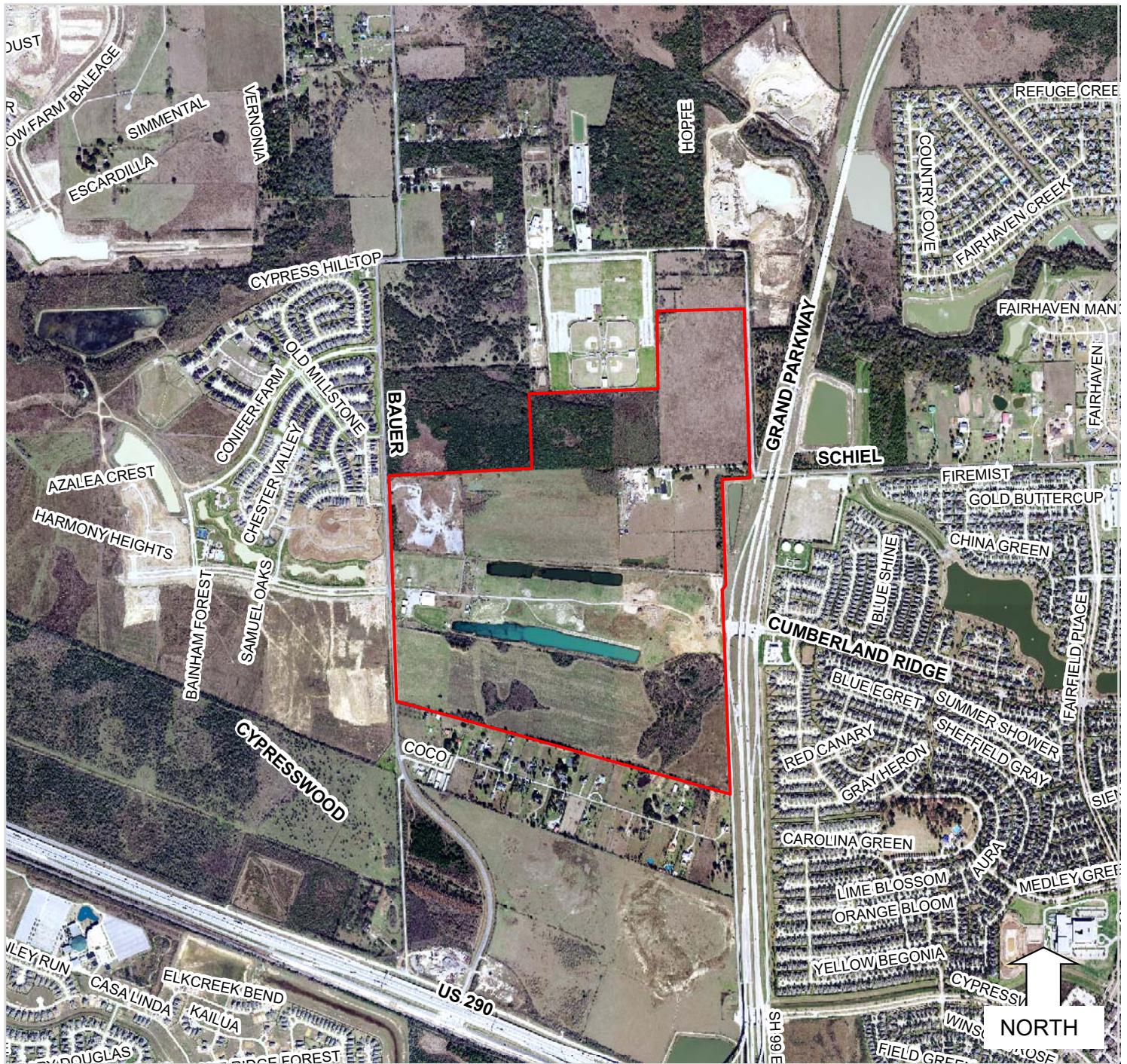
ITEM: 178

Planning and Development Department

Meeting Date: 04/14/2022

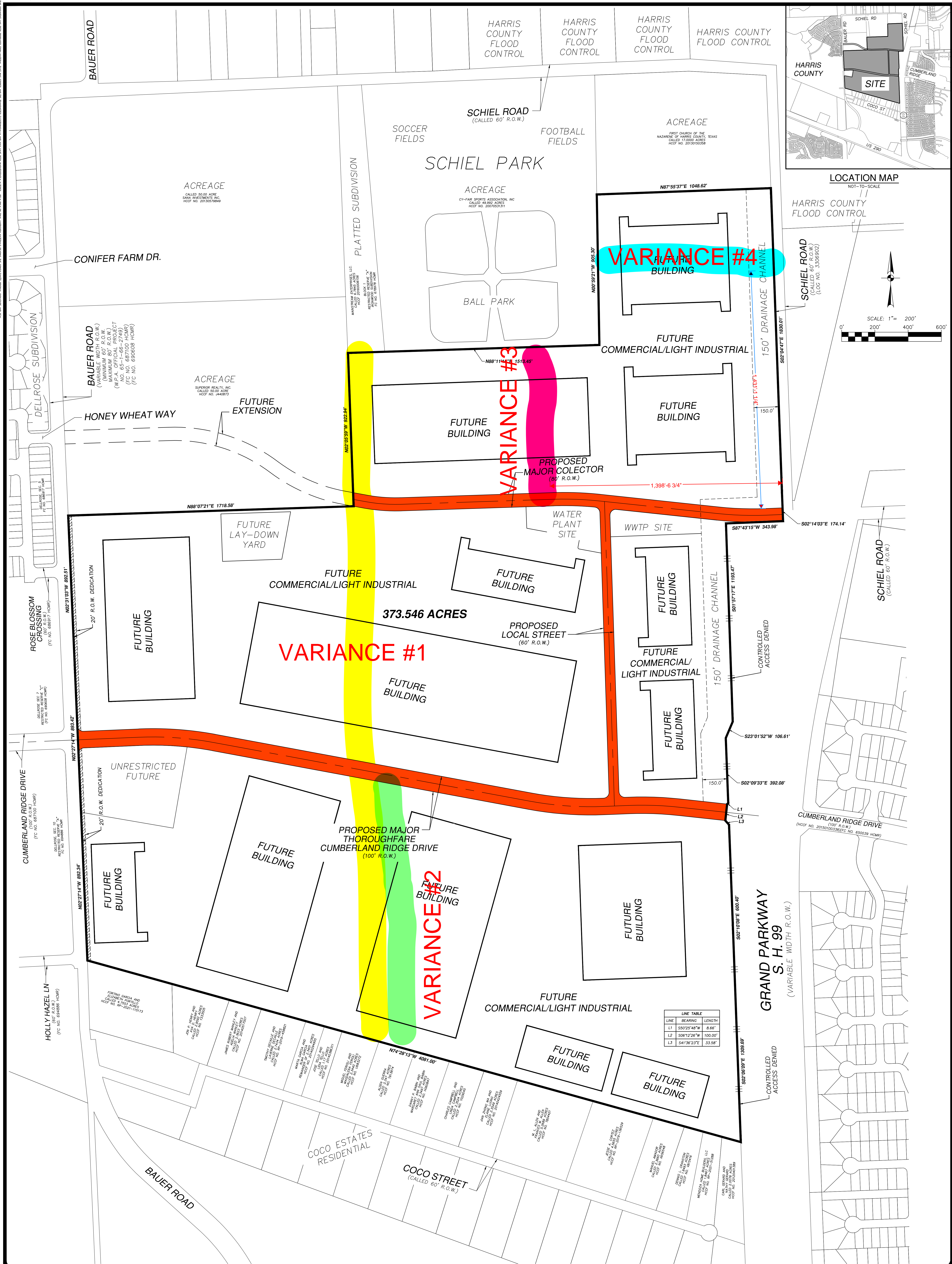
Subdivision Name: Cumberland Business Center GP

Applicant: Pape-Dawson Engineers



D – Variances

Aerial





Application Number: 2022-0899

Plat Name: Cumberland Business Center GP

Applicant: Pape-Dawson Engineers

Date Submitted: 04/04/2022

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

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

Specific Variance is being sought and extent of variance:

The applicant seeks a variance from Section 42-127. 1. Not provide a north/south major thoroughfare. The applicant also seeks a variance from Section 42-128. 2. Not provide a north/south local street south of proposed Cumberland Ridge Drive between Grand Parkway and Bauer Road. 3. Not provide a north/south local street north of proposed major collector. 4. Not provide a east/west local street 1,400 feet north of proposed major collector.

Chapter 42 Section: 127 and 128

Chapter 42 Reference:

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

Statement of Facts

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

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

The proposed general plan, CUMBERLAND BUSINESS CENTER GP, is a 373 acre master planned commercial office/warehouse and light industrial development. It is proposing fourteen buildings covering nearly 5.8 million square feet. This plan provides the addition of three streets. The much needed east/west major thoroughfare, Cumberland Ridge Drive, will not only contribute to mobility for this development but the surrounding community traffic circulation. In addition, this plan will dedicate an 80 feet wide east/west major collector and also a north/south 60 feet wide connection street. Additional 20 feet of right-of-way to Bauer Road will also be dedicated. The existing traffic pattern generally takes traffic east/west via Schiel Road. Schiel Road does not have access to Grand Parkway, only crossing under it. Bauer Road handles a majority of the north/south traffic flow. US 290 is located just over ½ mile to the south and handles east/west traffic flow. External developments adjoining this tract also affected the proposed street layout and requested variances. The existing residential development, Coco Estates, located south is a non-compatible use for this development. Coco Estates did not allocate any north/south stub connections. Schiel Park is located directly north of this general plan. It contains 50 acres of baseball, soccer, and football fields. Located east and north of Schiel Road is Little Cypress Creek, which Harris County Flood

Control has acquired multiple tracts for the construction of the Schiel basin “a regional detention facility”. Dellrose, a master planned community resides to the west. These external developments contributed to overall layout of this development. The addition of proposed Cumberland Ridge Drive will immediately open east/west flow in the area. Currently motorists do not have an easy way to access Grand Parkway. The Grand Parkway has nearby ramps for north/south flow. It should be noted that other than the Cumberland Ridge Drive connection, this project's frontage along Grand Parkway has an access denial restriction. The applicant has requested four variances regarding block lengths. 1) The following reasons for granting a variance to not provide north/south major thoroughfare. Currently, Cumberland Ridge Drive is the only required major thoroughfare shown on the approved plan that would directly affect this development. This major thoroughfare will adequately handle east/west flow for the area and direct them to viable north/south options via Bauer or Grand Parkway. Bauer and Grand Parkway have approximately 3,894 feet separation, which exceeds the 2,600 feet as written. The non-compatible use of Coco Estates would not allow for viable south connection. Schiel Park and the Harris County Flood Control regional detention facility to the north do not warrant another major thoroughfare. An addition of another north/south major thoroughfare is not necessary for traffic circulation to the area. 2) The following reasons for granting a variance to not provide a north/south local street south of proposed Cumberland Ridge Drive between Grand Parkway and Bauer Road. This street would tie into a non-compatible use residential subdivision, Coco Estates, that currently does not provide a north/south stub. This north/south street does not offer any benefits to traffic circulation and is not needed. 3) The following reasons for granting a variance to not provide a north/south local street north of proposed major collector. An additional north/south street is not needed for general mobility in the area. The street location would directly end at the south line of Schiel Park. Schiel Road currently provides north/south and east/west traffic flows; although it does not connect to Grand Parkway. The proposed major collector and local street will provide a way to access Cumberland Ridge which will have Grand Parkway access. With the addition of Cumberland Ridge Drive, traffic flow along Schiel road should be reduced. Applicant feels that this road would not provide a traffic flow advantage in the area, which would dead end at Schiel Park. 4) The following reasons for granting a variance to not provide a east/west local street 1,400 feet north of proposed major collector. An additional east/west street is not needed for general mobility in the area. The street location would directly end at the east line of Schiel Park. Schiel Road currently provides north/south and east/west traffic flows; although it does not connect to Grand Parkway. The proposed major collector and local street will provide a way to access Cumberland Ridge which will have Grand Parkway access. With the addition of Cumberland Ridge Drive, traffic flow along Schiel road should be reduced. Applicant feels that this road would not provide a traffic flow advantage in the area, which would dead end at Schiel Park. This development will provide circulation with the proposed streets as well as internal private driveways. The addition of the proposed streets completes the traffic pattern needed for this area. The proximity to nearby (entrance and exit) ramps along Grand Parkway and to US 290 will alleviate traffic counts for Bauer Road. The traffic heading south along Bauer Road to US 290 will improve. East/West traffic will now have an option to utilize Grand Parkway or continue to cross Grand Parkway via Cumberland Ridge Drive. North/South traffic can continue to utilize Bauer Road to get to and from US 290. The greatest impact will be the addition of Cumberland Ridge Drive. It not only provides access to Grand Parkway but through traffic flow east of the Grand Parkway and visa versa. The applicant feels that this plan keeps with the intent of Chapter 42 and is an effective plan for the general mobility for this area.

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

The construction of the proposed roads within this general plan, especially Cumberland Ridge Road will create an effective street pattern for this area. The major collector puts a vital piece for a potential second point of access with Bauer. The addition of north/south street ties the east/west roads together and allows a balance in mobility for this development and the area. This 373 acres tract, with easy access to grand parkway and fly overs to US 290 lends itself to be developed as a large scale office/warehouse and light industrial development. The applicant feels that the general plan creates an effective plan for mobility in the area. The circumstances supporting this variance 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 purpose of Chapter 42 is to assure adequate access and mobility on and along public right-of-way. The purpose will be accomplished with the proposed plan. The creation of a much-needed east/west major thoroughfare creates connectivity. The major collector adds to future mobility. The north/south road creates connectivity between Cumberland Ridge and the proposed major collector.

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

The general plan has accommodated new streets and additional right-of-way dedication to the existing streets in the area to comply with the current major thoroughfare plan. The plan increases mobility by proposing three additional streets. The internal ingress/egress driveways within the development limits the exposure to the public. This general plan creates a balanced development with both public mobility and internal circulation. Granting of the variances will not be injurious to the public health, safety, or welfare of the public.

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

The proposed streets address mobility for this development and surrounding area. It creates a balance to limit safety concerns for the public. It also addresses the site security for the end users by using internal driveways. Economic hardship is not the sole justification for the requested variance.

Houston Planning Commission

ITEM: 179

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Elsiss Villas (DEF 1)

Applicant: The Interfield Group



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 179

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Elsis Villas (DEF 1)

Applicant: The Interfield Group



D – Variances

Aerial



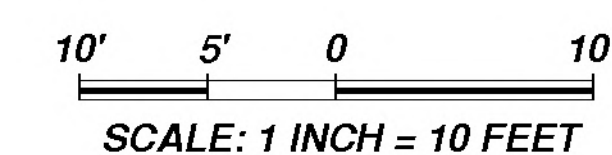
BINACOMTM

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

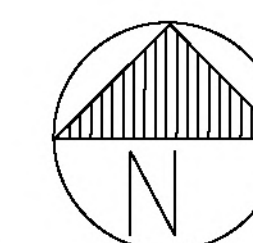
DATE: 01/07/22

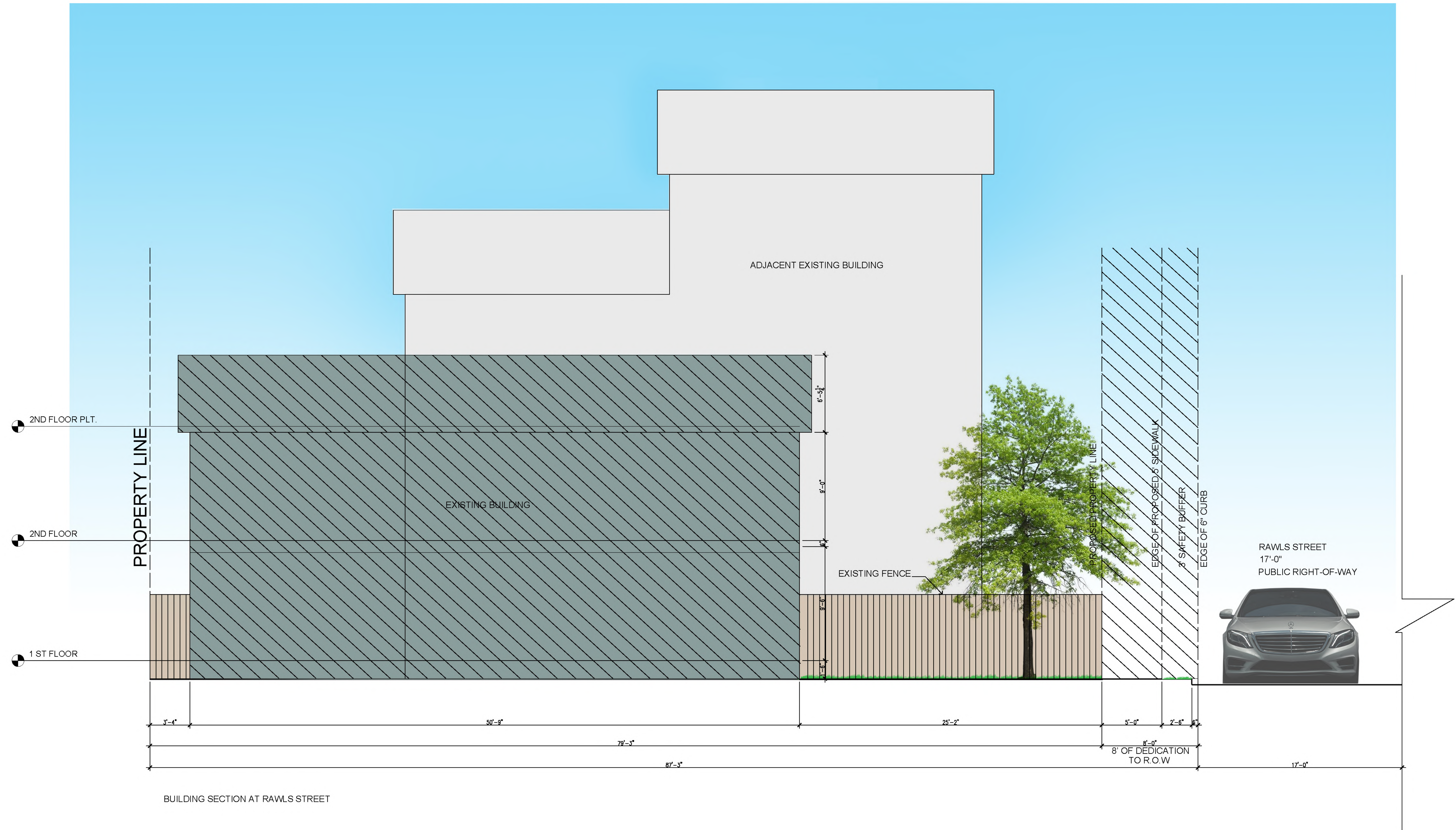
DRAWN BY: MN

CHECKED BY: MM

PROJECT # —

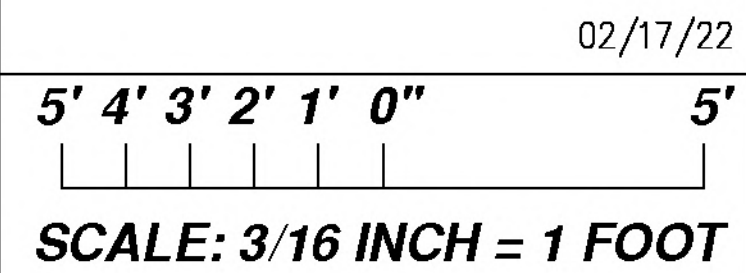
A1





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	



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 Leteion 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

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 or Call: 832-393-6624.**

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

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

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

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

For additional information regarding this project, please call 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 or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

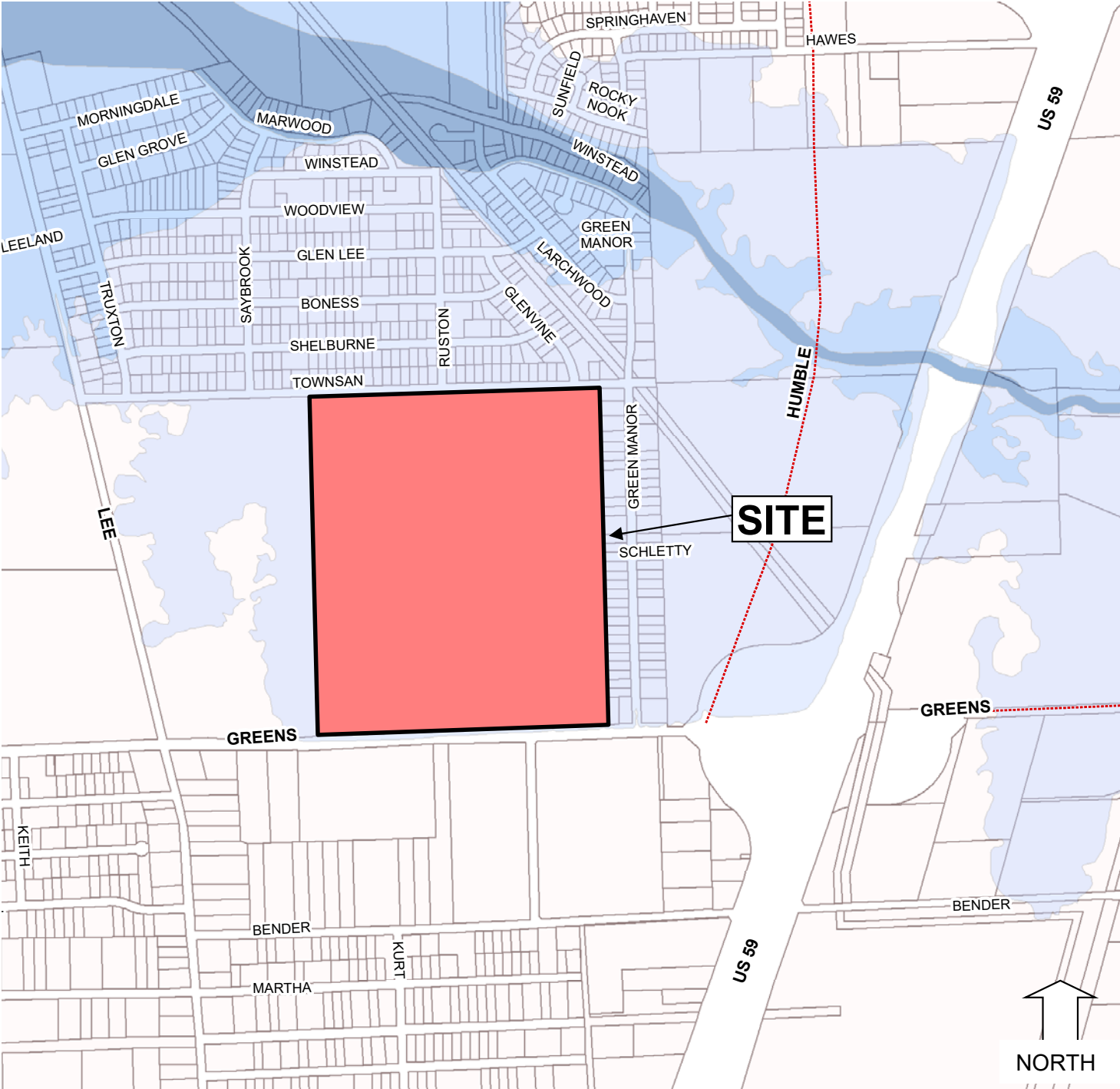
- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

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

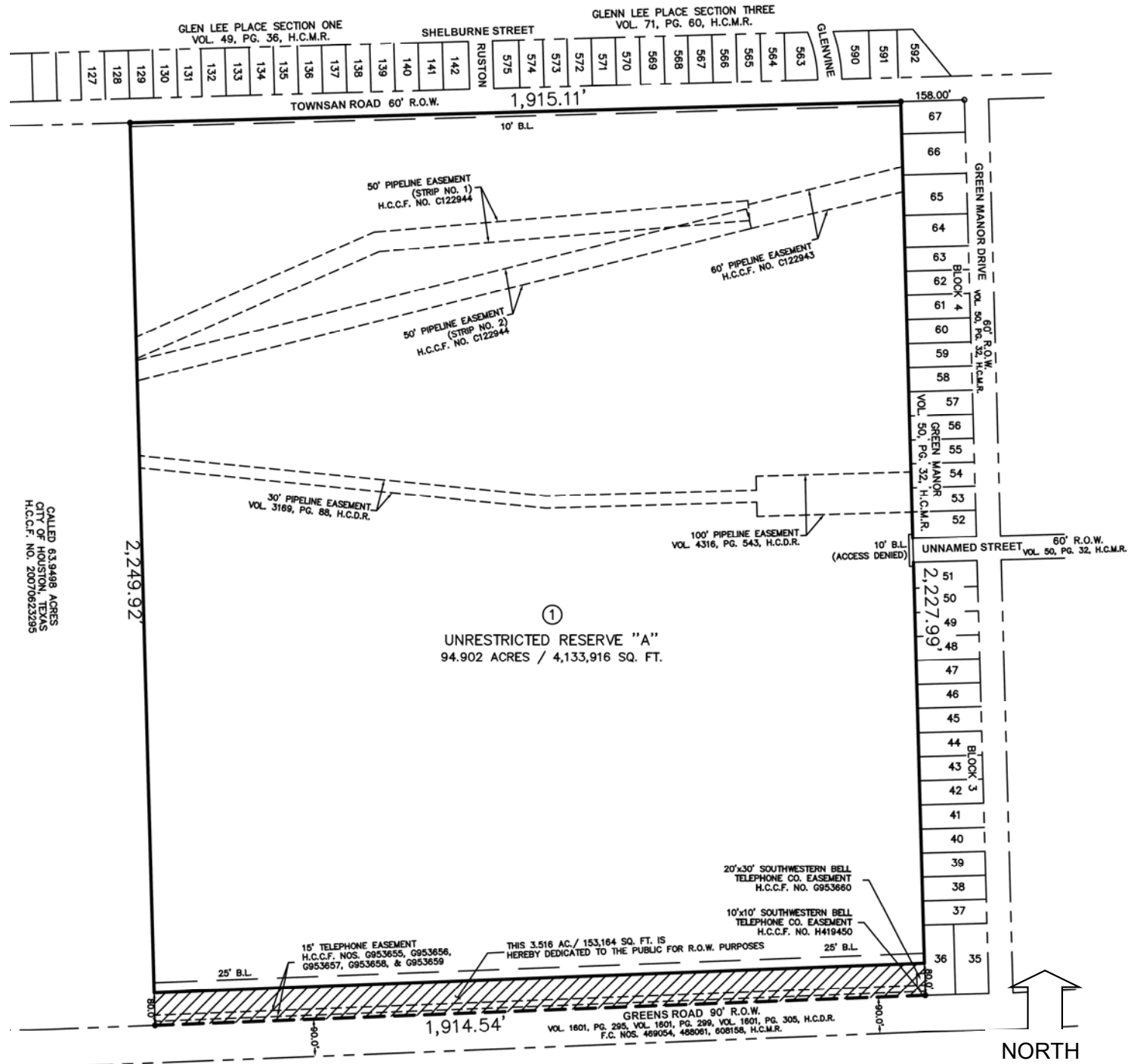
Subdivision Name: Nexus Logistics Park (DEF 1)

Applicant: Windrose



Subdivision Name: Nexus Logistics Park (DEF 1)

Applicant: Windrose



Houston Planning Commission

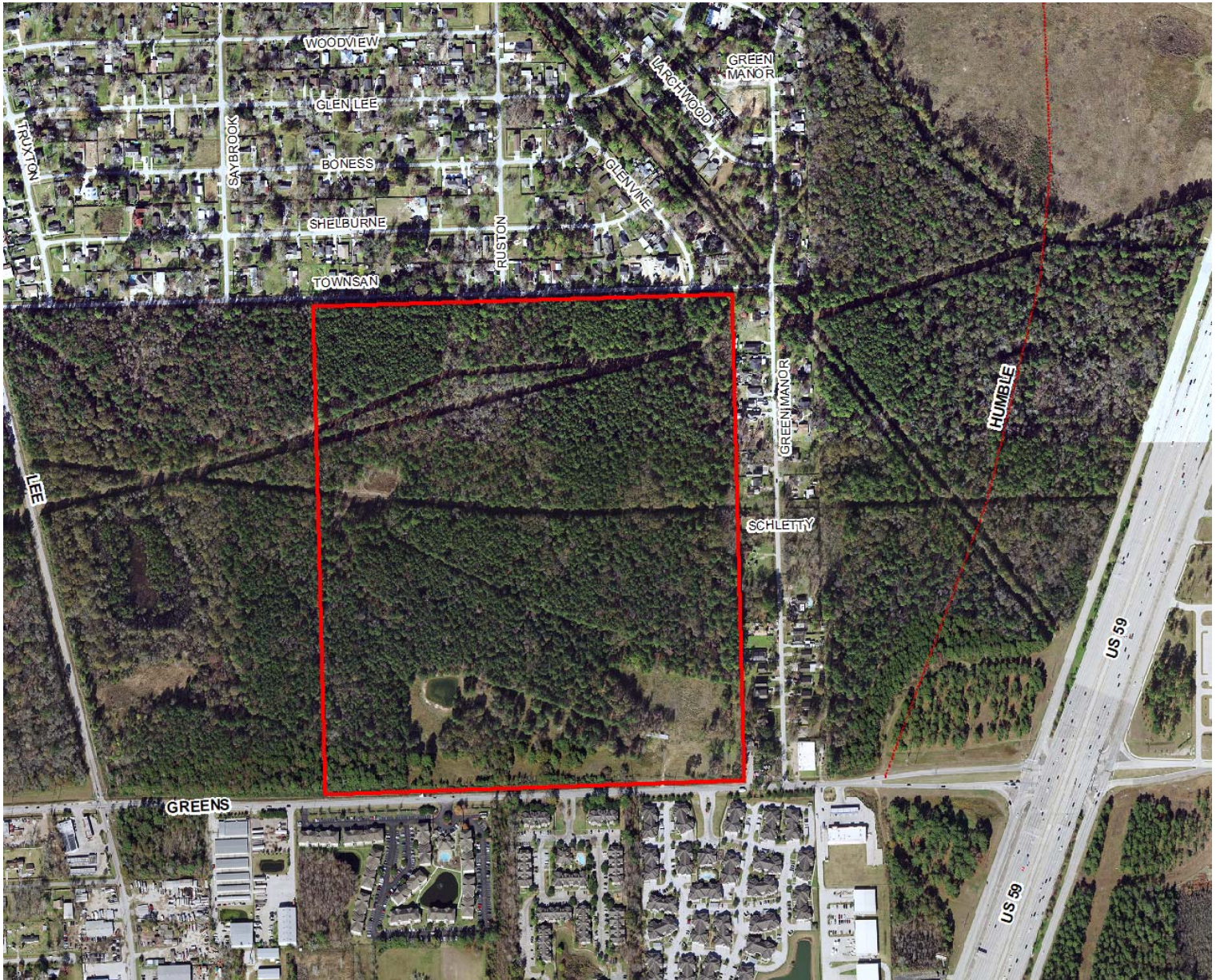
ITEM: 180

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Nexus Logistics Park (DEF 1)

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 top, bottom, and sides. A 30' Texas Eastern Transmission Corporation easement is shown on the left side.
- Easements and Utilities:** Various easements are indicated, including a 10' 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 right 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

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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 or Call: 832-393-6624.**

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

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

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

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

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission

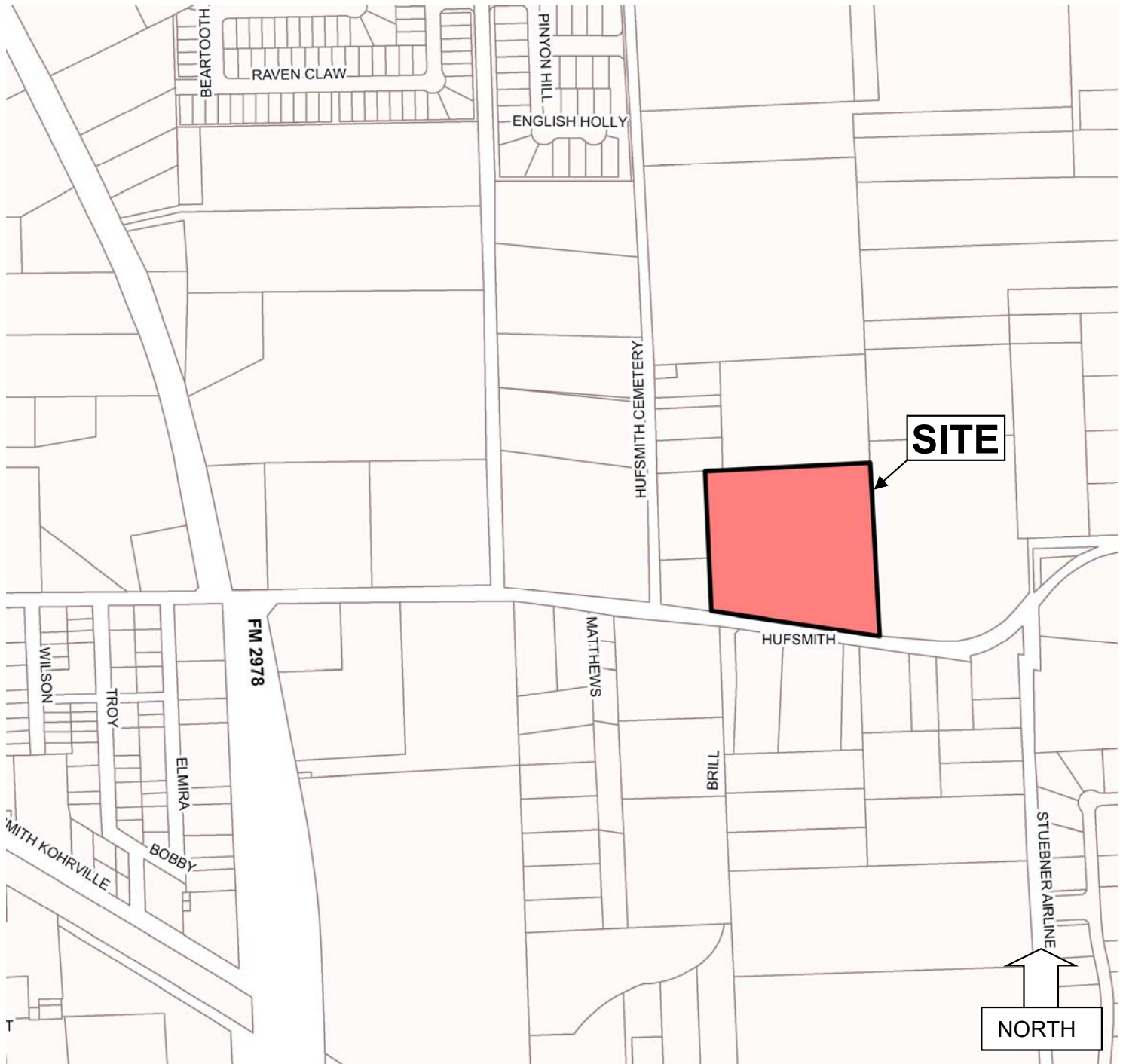
ITEM: 181

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Hufsmith Development

Applicant: C & C Surveying, Inc.



F – Reconsideration of Requirements

Site Location

Houston Planning Commission

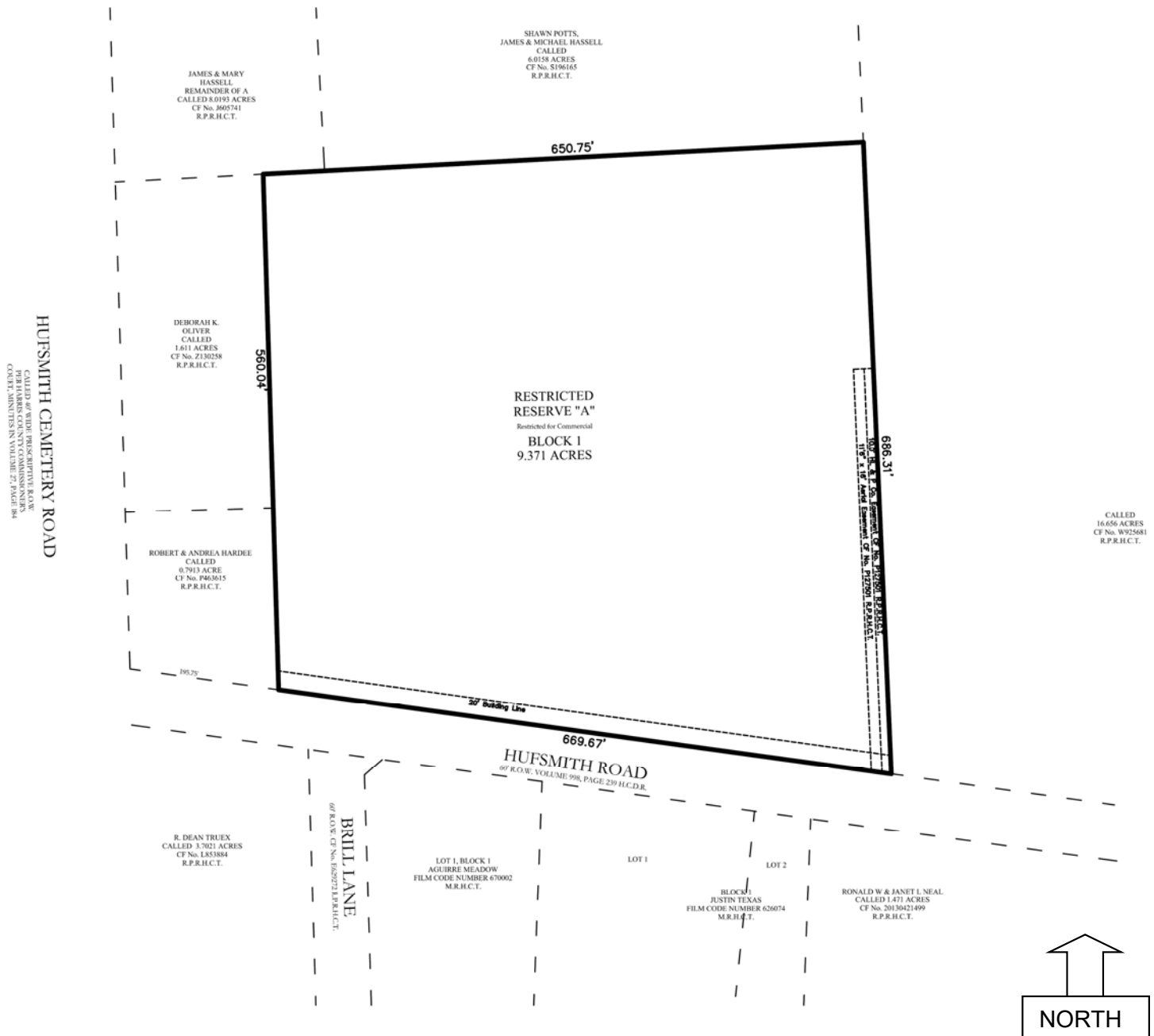
ITEM: 181

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Hufsmith Development

Applicant: C & C Surveying, Inc.



F – Reconsideration of Requirements

Subdivision

Houston Planning Commission

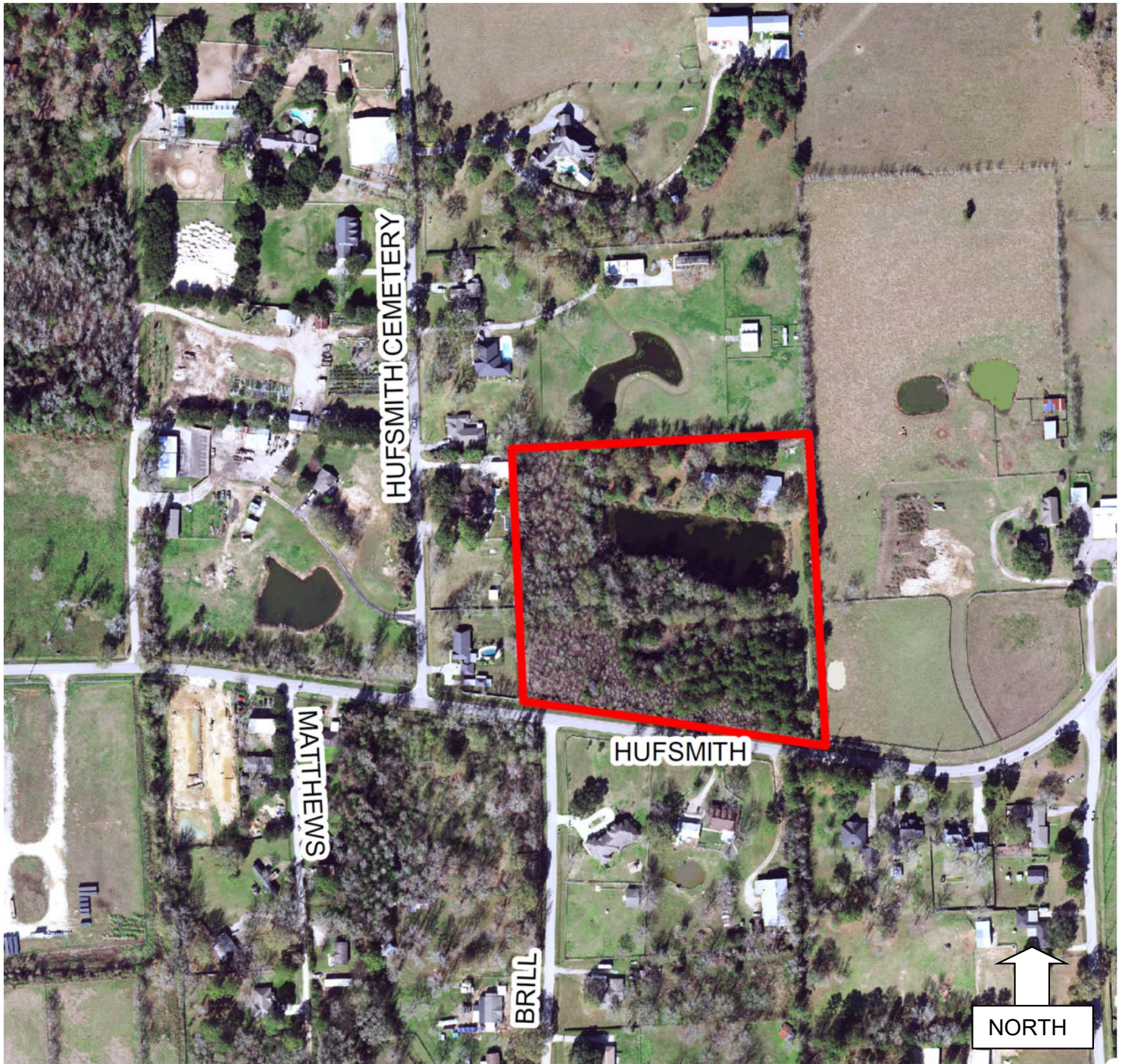
ITEM: 181

Planning and Development Department

Meeting Date: 04/14/2022

Subdivision Name: Hufsmith Development

Applicant: C & C Surveying, Inc.



F – Reconsideration of Requirements

Aerial



Application No: 2022-0664
Plat Name: Hufsmith Development
Applicant: C & C Surveying, Inc
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 allow the owner/developer of this tract to develop and plat his tract without the necessity of creating a street to satisfy the requirements of Section 42-128. There is an existing street within approximately 200 feet of the Southwest corner of this tract and within approximately 1050 feet of the Southeast corner of this tract.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Section 42-128(a)(1) "Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 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:

Creating a street within the subject tract to satisfy Section 42-128 really would not be very useful as it would serve no other tracts beyond the subject tract. The total distance between the streets to the East and West of the subject tract is only approximately 1900 feet so it is not so far between the existing streets that creating an intervening street would be all that useful.



Application Number: 2022-0664

Plat Name: Hufsmith Development

Applicant: C & C Surveying, Inc

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:

Applicant is requesting a variance to exceed 1400' Intersection spacing along Hufsmith Road.

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

Chapter 42 Reference:

Section 42-128(a)(1) "Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet"

Statement of Facts

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

The imposition of the terms, etc. would create a hardship in that the owners would not be able to plat their parcel in order to create an RV park without creating an intersecting street within their property. An RV park is a reasonable use of the land and the highest and best use for the property.

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

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

This tract is actually a combination of two parcels created by previous owners but without having intersecting streets within 1400 feet on either side of the parcels. The owners did not create the hardship. The creation of an intersecting street would not benefit the subject tract or any other adjoining tracts and would be of little use to the entire area.

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

The granting of this variance will do nothing but allow the owners to plat their parcel without having to create an intersecting street with little purpose for this tract or the surrounding tracts. This will not be adverse to the intent and general purpose of this chapter. Without a variance, the owners would never be able to develop this property as planned.

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

The granting of this variance will do nothing but allow the owners to plat their property without having to create an intersecting street. Not only would an intersecting street within this tract be impractical, it would be no use to this tract and little use to the surrounding tracts. This will not be injurious to the public health, safety or welfare.

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

The owners are simply attempting to plat their parcel by the letter of the law so that they can move forward with their project to create an RV park. Economic hardship is not a factor in their decision to plat. They are being required to plat by the City of Houston and Harris County. They are simply attempting to achieve the highest and best use for their property.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/14/2022

ITEM: 208

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

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
EAST OF: NEEDHAM ROAD SOUTH OF: MACE DRIVE	22-1642	77365	5771	296R	ETJ

ADDRESS: 24885 Lynn Drive

ACREAGE:

LEGAL DESCRIPTION:

LOT 30, 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:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Garcia Design Associates	Gary Garcia	832.978.7550	gary@gdaoffice.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1313 Pearson Street	21126482	77055	5456D	494X	I

HCAD ACCOUNT NUMBER(S): 0220940000005
PROPERTY LEGAL DESCRIPTION: Lot 5 Block 14 Kirby William A. Kirby
PROPERTY OWNER OF RECORD: Parasol Homes
ACREAGE (SQUARE FEET): 5,000
WIDTH OF RIGHTS-OF-WAY: 60' Pearson Street; 60' Fourcade Avenue
EXISTING PAVING SECTION(S): 25' Pearson Street; 20' Fourcade Avenue
OFF-STREET PARKING REQUIREMENT: Yes
OFF-STREET PARKING PROVIDED: Complies
LANDSCAPING REQUIREMENTS: N/A
LANDSCAPING PROVIDED: N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: HCAD 1,800 Main House – 912 apartment = 2,712 sq. ft.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 2,310 Main House – 725 apartment = 3,035 sq. ft.

PURPOSE OF VARIANCE REQUEST: A reduced side building line of 6' instead of ordinance required 10' for second floor addition on existing house.

CHAPTER 42 REFERENCE(S): Chapter 42-156: Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1)

20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street;

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

We currently have an existing 1929 home that is approx.. 7' from the side building line on the Fourcade street side (see B0.3 for existing layout). The current code of ordinances requires a 10' side set back. We are proposing a second-floor addition of an additional bedroom to sit on the back of the main residence (see sheet 2B2.0) which would be flush with the existing exterior structural walls (see sheet 01B0.4 and 01 B0.5 3D images) on both sides of the property below. With the new ordinance of 10', this would require us to reduce the upstairs bedroom on the Fourcade side by 4' which would include a 12" overhang. Because the existing home is grandfathered for the 10', we are requesting a reduced side setback for this second-floor bedroom addition on Fourcade Street so structural walls can be stacked and would remain flush with the original grandfathered structure below on the Fourcade side.

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;**
- Due to the existence of this rule, the house second floor will impose an unusual physical characteristic and an unusual structural characteristic because the exterior structural walls will not be stacked if the rule remains.
- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Due to the existence of this rule on this older property, the existing house already sits on an approximate 7' side set back. The request for this variance was not created or was not imposed by applicant.

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

It is the Intent of the owner of the property to preserve and enhance the style of the existing 1929 home for the neighborhood. To build a unified and holistic design that enhances home.

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

Granting of this variance will not and should not be injurious to the public health, safety and or welfare.

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

Granting of this variance is not the sole intention to request a variance because of economic hardship.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 209

Meeting Date: 4/14/2022

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 209

Meeting Date: 4/14/2022

Houston Planning Commission

Aerial Map

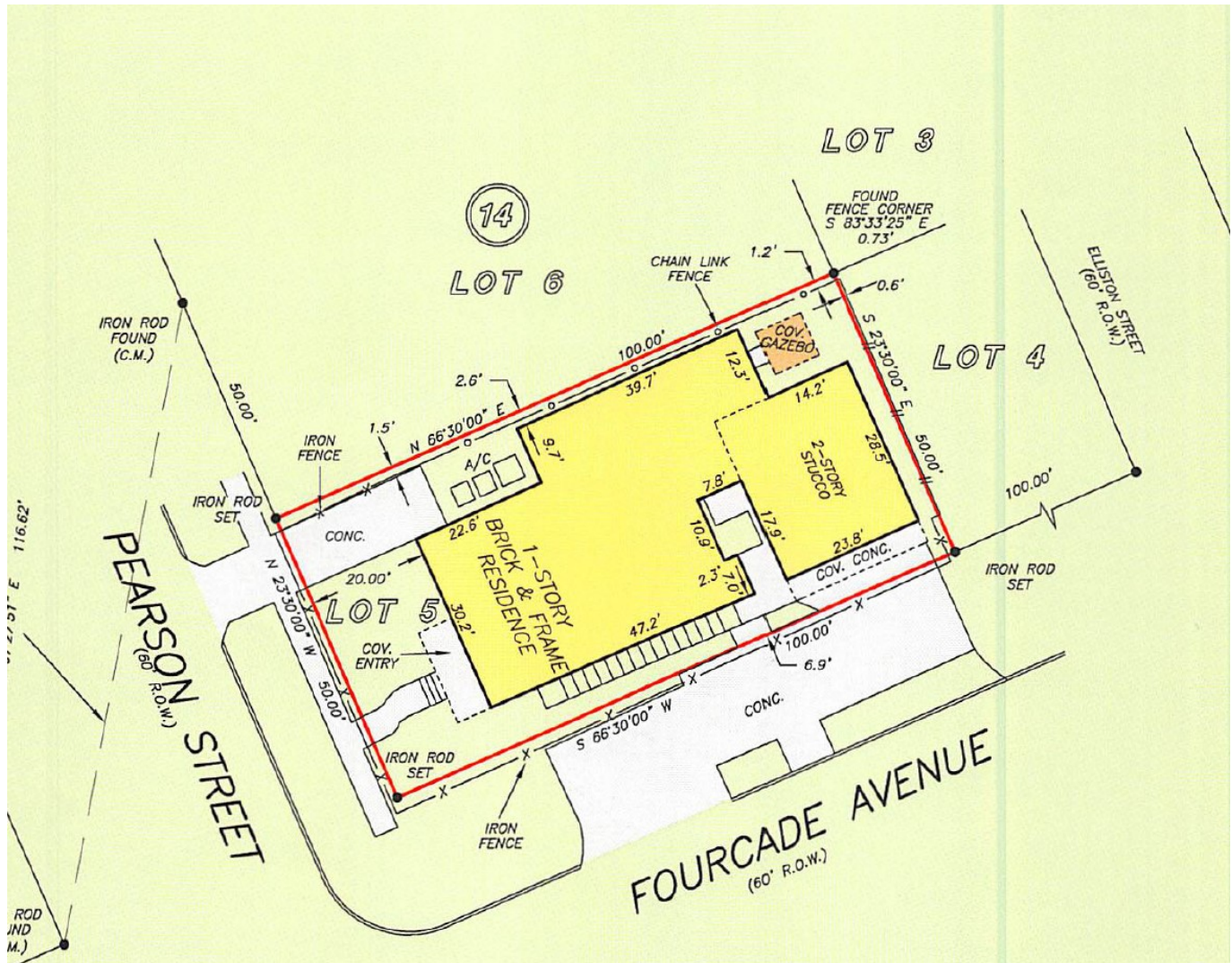


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

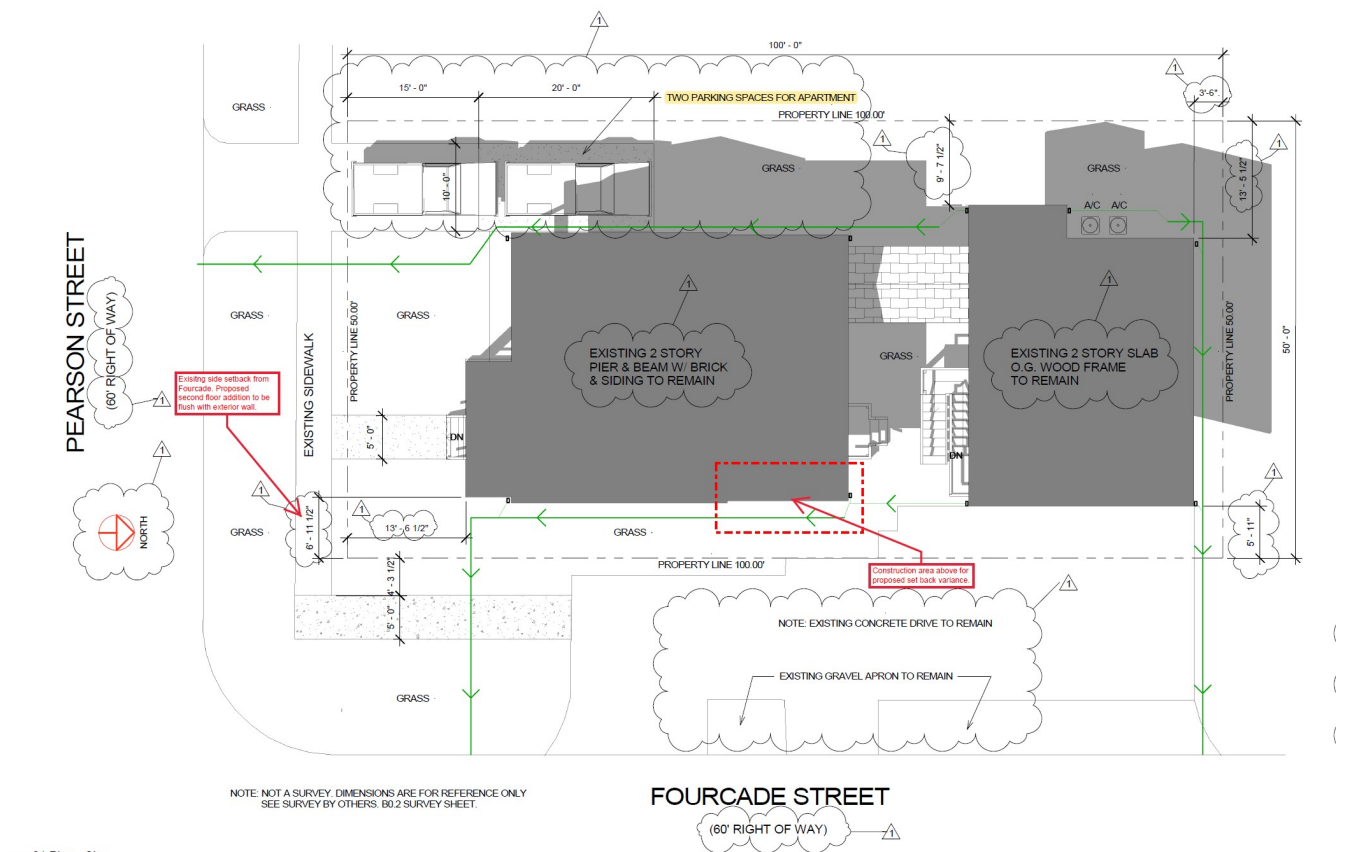


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



01 Plan - Site

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

ITEM: 209

Meeting Date: 4/14/2022

Elevations



GDA office
GARCIA DESIGN | ASSOCIATES
8955 Katy Freeway, Suite 106
Houston, Texas 77024
T 713 656 6060
F 713 656 6063
www.gdaooffice.com

Consultant:

Consultant:

PARASOL HOMES, INC.
1313 PEARSON ROAD
HOUSTON, TEXAS 77055

REV.	DATE	ISSUED
	12/28/21	FOR PERMIT

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PROJECT NUMBER

2118

SHEET NAME

3D

SHEET NUMBER

B0.5

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 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
MCRE Management	Nate Cason	801-425-9717	ncason@mcre.dev		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1255 Highway 6	22028687	77084	4758A	448W	A

HCAD ACCOUNT NUMBER(S): 1178180020003
PROPERTY LEGAL DESCRIPTION: Reserve "A", Block 2, gateway at Park 10
PROPERTY OWNER OF RECORD: PH Katy, LLC
ACREAGE (SQUARE FEET): 2.8936 AC (126,045 SF)
WIDTH OF RIGHTS-OF-WAY: Park Row: Varies; Park Line Drive: Varies; State Highway 6: Varies
EXISTING PAVING SECTION(S): Park Row: ; Park Line Drive: ; State Highway 6:
OFF-STREET PARKING REQUIREMENT: 151 parking spaces
OFF-STREET PARKING PROVIDED: 129 parking spaces
LANDSCAPING REQUIREMENTS: NA

EXISTING STRUCTURE(S) [SQ. FT.]: Four 2-story Stucco buildings: ~24,390 SF

PROPOSED STRUCTURE(S) [SQ. FT.]: NA

PURPOSE OF VARIANCE REQUEST: To reduce the number of required parking spaces to 129 onsite parking stalls (existing), instead of the required 151 parking spaces for a proposed change of use to multi-family

CHAPTER 26 REFERENCE(S): Sec 26-492 Class 2(a) Efficiency apartment – 1.25 spaces for each dwelling unit

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

MCRE Management is proposing the conversion of the 134 existing units from extended stay motel to apartment units, offering long term leases to the existing occupants. The existing 134 dwelling units, classified as motel rooms, require 134 parking stalls per Sec 26-492. The existing stalls on-site meet this requirement and will remain as is, with no additional dwelling units added. Per code, compliance with the Class 2(a) unit parking counts would be required given the need to change the use of the buildings, from motel to a multi-family residential development. In actuality, the use of the facilities will not change, simply the nature/length of the contract that the occupants will have availability to. Based on previous conversions of facilities in similar urban/metro areas, the need for on-site parking for the demographic and needs of the occupants is estimated at 1.0 stall per unit. The option to maintain the number of stalls currently on site meets this requirement/estimation.

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 referenced article, applied to the existing facilities on-site would require additional parking that could not be obtained onsite, without the demolition of existing units and/or buildings. The preservation of all units is imperative, given the need for housing within this area.

- (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 existing facilities were built with the purpose of providing extended stay options for out-of-town occupants. The type of housing needed in this area is for more permanent long-term options. The reality is that most current residences are staying at the facility for multiple months and would benefit from the proposal to convert the units. The existing parking facilities were built per the classification of a motel, when in actuality the use of the property and the trends of the daily parking should have been built for classification of longer term tenants. Additionally, 9 parking spaces were removed from the site for the additional ROW taking needed for the widening of State Highway 6. The removed parking spaces would have provided additional parking options on site.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

(3) The intent of this article is preserved;

The intent of the article is to ensure adequate parking is available for the intended use of the facility. As stated in the above response, the current parking that is provided is serving the site as it is already acting, as a long-term housing facility. The intent of the code will be preserved.

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

The existing 129 parking spaces will remain, with the addition of bicycle rack spaces. Based on studies of similar facility conversions in other urban areas, the 134 units will be adequately served with the reduced number of parking stalls

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

Granting this variance will provide improved welfare of the existing occupants, giving them more favorable options that meet their needs.

(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.

N/A

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: 04/14/2022

Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III
Meeting Date: 04/14/2022

Houston Planning Commission

AERIAL MAP

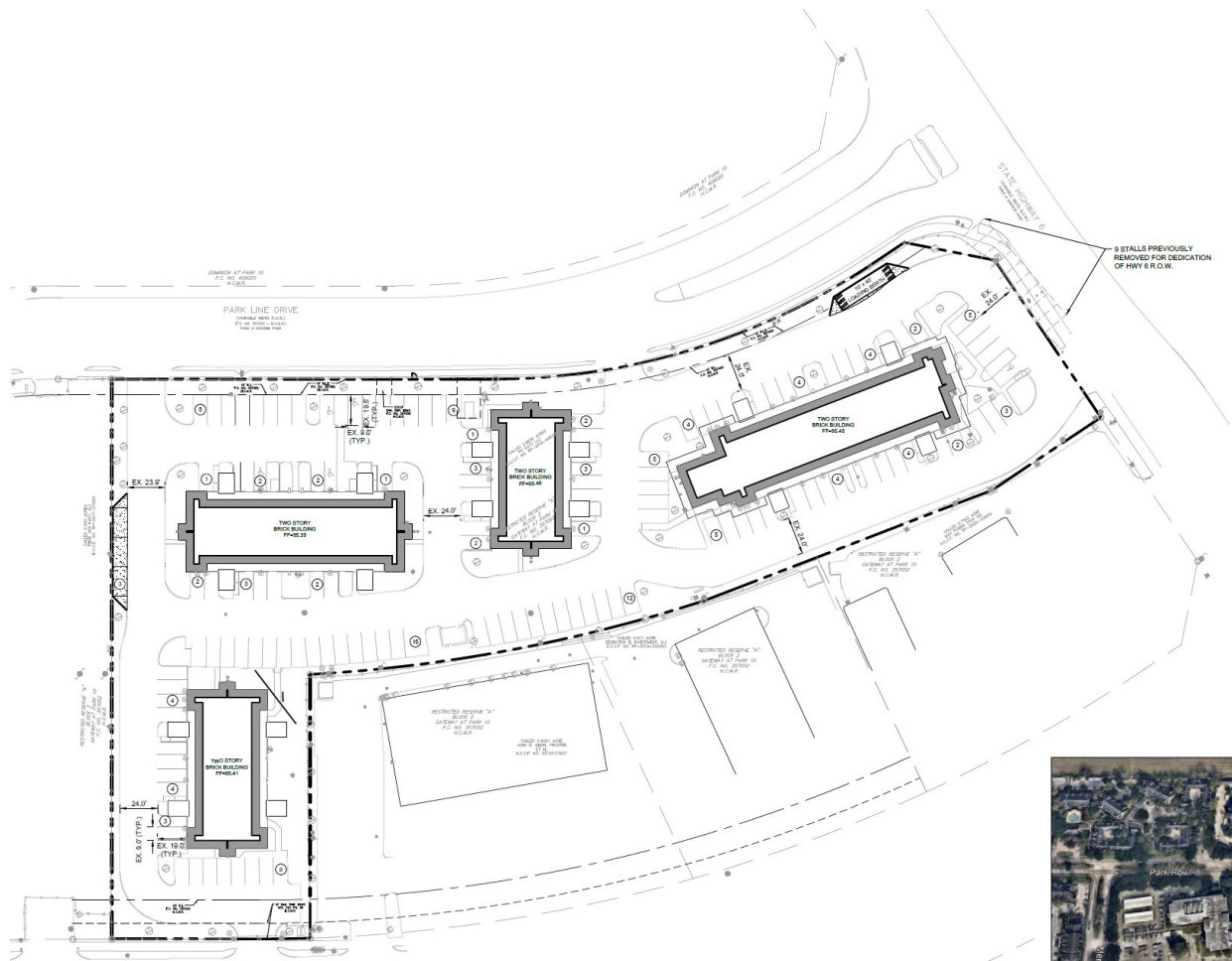


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan



OFF-STREET PARKING VARIANCE



Houston Planning Commission

Elevations



OFF-STREET PARKING 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 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
MCRE Management	Nate Cason	801-425-9717	ncason@mcre.dev		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
14255 Northwest Freeway	22028053	77040	5061A	410X	A

HCAD ACCOUNT NUMBER(S):	1148430030016
PROPERTY LEGAL DESCRIPTION:	RES C4 BLK 3 West By NW Business Park
PROPERTY OWNER OF RECORD:	PH Northwest, LLC
ACREAGE (SQUARE FEET):	2.8857 AC (125,627 SF)
WIDTH OF RIGHTS-OF-WAY:	Rothway Street 60', Northwest Freeway 300'
EXISTING PAVING SECTION(S):	Rothway Street 40', Northwest Freeway frontage 40'
OFF-STREET PARKING REQUIREMENT:	151 parking spaces including bike reduction
OFF-STREET PARKING PROVIDED:	134 parking spaces
LANDSCAPING REQUIREMENTS:	Complied

EXISTING STRUCTURE(S) [SQ. FT.]: Three 2-story stucco buildings (Total Area: ~21,401 SF)

PROPOSED STRUCTURE(S) [SQ. FT.]: There are no proposed buildings. The existing buildings/units are being converted from extended stay motel rooms into long term leased apartments.

PURPOSE OF VARIANCE REQUEST: The reduce the parking requirement from 151 parking spaces including bike parking to 131 spaces for a proposed change of use to multifamily apartments.

CHAPTER 26 REFERENCE(S): Sec 26-492 Class 2(a) Efficiency apartment – 1.25 spaces for each dwelling unit.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

MCRE Management is proposing the conversion of the 134 existing units from extended stay motel to apartment units, offering long term leases to the existing occupants. The existing 134 dwelling units, classified as motel rooms, require 134 parking stalls per Sec 26-492. The existing stalls on-site meet this requirement and will remain as is, with no additional dwelling units added. Per code, compliance with the Class 2(a) unit parking counts would be required given the need to change the use of the buildings, from motel to a multi-family residential development. In actuality, the use of the facilities will not change, simply the nature/length of the contract that the occupants will have availability to. Based on previous conversions of facilities in similar urban/metro areas, the need for on-site parking for the demographic and needs of the occupants is estimated at 1 parking stall per unit. The option to maintain the number of stalls currently on site meets this requirement/estimation. An alternative option, to convert a portion of the stalls on site to compact spaces and addition of nine paved parking stalls has been included to provide the total number of stalls required based on Class 2(a) parking requirements.

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 referenced article, applied to the existing facilities on-site would require additional parking that could not be obtained onsite, without the demolition of existing units and/or buildings. The preservation of all units is imperative, given the need for housing within this area.

- (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 existing facilities were built with the purpose of providing extended stay options for out-of-town occupants. The type of housing needed in this area is more permanent long-term options. The reality is that most current residences are staying at the facility for multiple months and would benefit from the proposal to convert the units. The existing parking facilities were built per the classification of a motel, when in actuality, the use of the property and the trends of the daily parking should have been built for classification of longer-term tenants.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

(3) The intent of this article is preserved;

The intent of the article is to ensure adequate parking is available for the intended use of the facility. As stated in the above response, the current parking that is provided is serving the site as it is already acting, as a long-term housing facility. The intent of the code will be preserved.

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

The existing 134 parking spaces will remain, with the addition of bicycle rack spaces. Based on studies of similar facility conversions in other urban areas, the 134 units will be adequately served with the reduced number of parking stalls

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

Granting this variance will provide improved welfare of the existing occupants, giving them more favorable options that meet their needs.

(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.

N/A

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

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- (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: IV

Meeting Date: 04/14/2022

Houston Planning Commission

LOCATION MAP



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 04/14/2022

Houston Planning Commission

AERIAL MAP



OFF-STREET PARKING VARIANCE

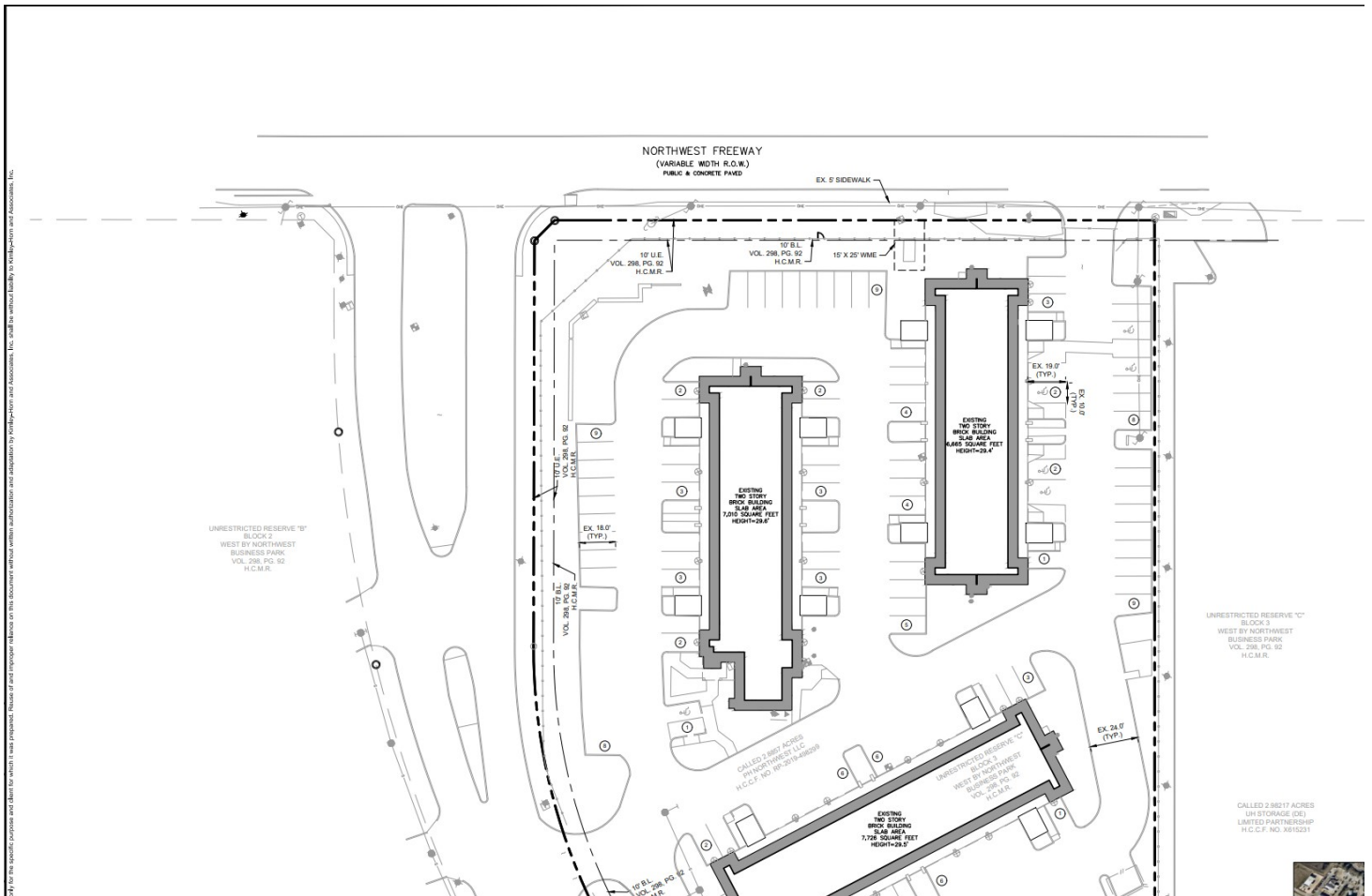


Houston Planning Commission

ITEM: IV

Meeting Date: 04/14/2022

SITE PLAN



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 04/14/2022

Houston Planning Commission

ELEVATIONS



OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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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 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 times spread evenly throughout the morning and afternoons, creating minimal impact on the area. For human daycares, children are dropped off at the same time during peak travel hours which requires substantial parking and creates high traffic loads during specific periods of time. Additionally, a significant portion of the dogs will stay overnight for boarding which will prevent a pick up and/or drop off visit for several days. Applying this childcare parking 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 shifts include five employees, or (5) employee spaces provided. Dogtopia operates on two shifts Monday-Friday (6am-1:30pm, 2pm-8pm), one shift on Saturdays (8:30am-6:00pm), and is closed for daycare on Sundays with only 3 employees present to take care of boarding dogs. The majority of the employees take public transportation (bus) or walk to work at Dogtopia as they do not have vehicles of their own, so actual parking spaces needed for employees is 3 per shift.

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. By preventing customers from backing out onto Alabama, the applicant's development represents a major improvement over what is currently allowed on-site.

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 (see table below). By these observations, the 3 pull through "curbside" spaces will be sufficient for customer parking.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

	day 1	day 2	day 3	day 4	average
2 customers	7	11	8	11	9
3 customers	1	2	3	1	2

- (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 the 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.

There is a nearby childcare facility that creates higher traffic loads from around 7:45-8:30am and again from 2:30-3:30pm. These are not peak drop off or pick up times for daycare dogs. On weekdays, Dogtopis is open from 6:30am-7:30pm. The drop off and pick up of dogs is spread evenly throughout the morning / evening and therefore should not add to the existing high level of traffic on the block during these periods of time.

- (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.**

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.

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PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 04/14/2022

Houston Planning Commission

LOCATION MAP



OFF-STREET PARKING VARIANCE



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AERIAL MAP



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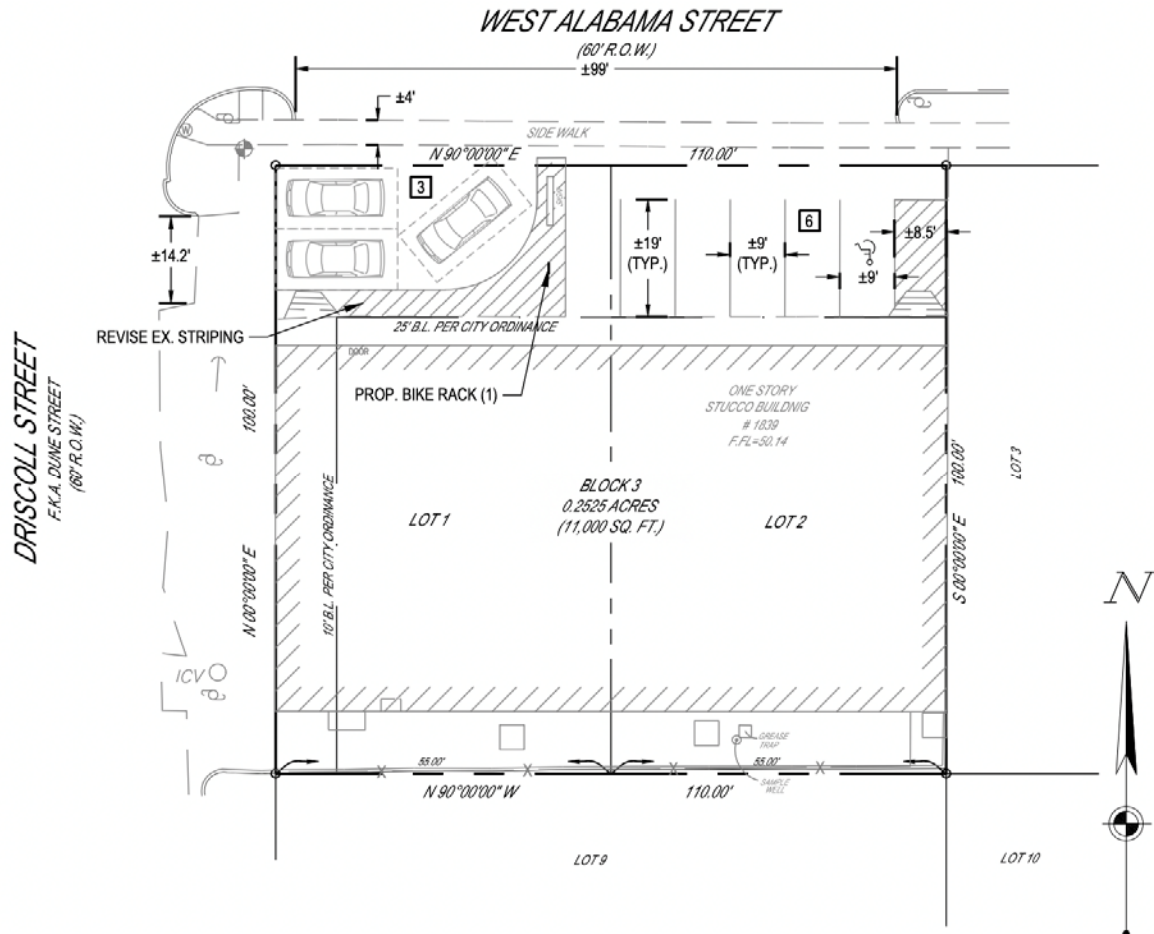
Houston Planning Commission

SITE PLAN

1/employee = 5

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

Total = 25 spaces

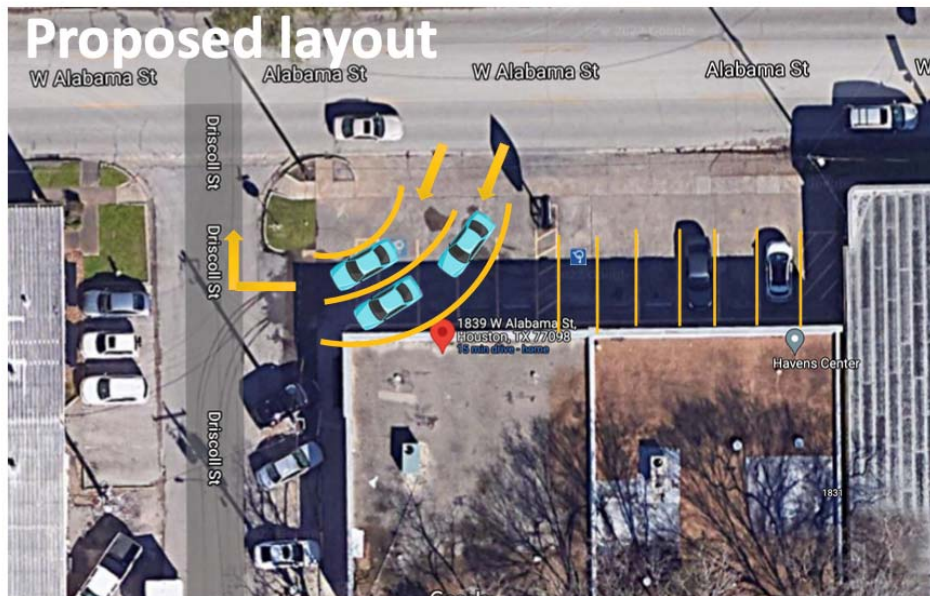


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AERIAL VIEW



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