

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, APRIL 28, 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 28, 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/2022/2022-9_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 28, 2022 2:30 p.m.

Call to Order

Director's Report

Approval of the April 14, 2022 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Arum Lee)
- b. Replats (Arum Lee)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Devin Crittle, John Cedillo, and Geoff Butler)
- d. Subdivision Plats with Variance Requests (Geoff Butler and Aracely Rodriguez)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement
- g. Extensions of Approval (Martin Mares Perez)
- h. Name Changes (Martin Mares Perez)
- i. Certificates of Compliance (Martin Mares Perez)
- j. Administrative
- k. Development Plats with Variance Requests

II. Establish a public hearing date of May 26, 2022

- a. Allendale Townsite Section A partial replat no 8
- b. Amended Plat of Almeda Place partial replat no 13
- c. Bradbury Forest Sec 9 partial replat no 1
- d. Brinkman Place
- e. Eastwood Addition partial replat no 3
- f. Foster Place partial replat no 28
- g. Foster Place partial replat no 29
- h. Levitz Green Sec 3
- i. Nantucket Residences
- j. Pine Trails Sec 9 partial replat no 1
- k. Pine Trails Sec 9 partial replat no 2
- l. Rosa Estates replat no 1
- m. Spring Oaks replat no 1 partial replat no 7

III. Establish a public hearing date of May 26, 2022 for Hotel Saint Augustine located at 4118 Loretto Drive

IV. Public Comment

V. Adjournment

Minutes of the Houston Planning Commission

April 14, 2022

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://bit.ly/3JqIsrK>
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	Absent
David Abraham	Present virtually
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present
Daimian S. Hines	Absent
Randall L. Jones	Present
Lydia Mares	Absent
Paul R. Nelson	Absent
Linda Porras-Pirtle	Present virtually
Kevin Robins	Present
Ileana Rodriguez	Absent
Ian Rosenberg	Present virtually
Megan R. Sigler	Present
Zafar Tahir	Present virtually
Meera D. Victor	Present virtually
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Absent
Loyd Smith for The Honorable Lina Hidalgo	Present

Ex Officio Members

Carol A. Lewis
Carol Haddock
Yuhayna H. Mahmud
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 31, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 31, 2022 Planning Commission meeting minutes.

Motion: **Heisch**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 166)

142 Reynolds Landing

C2R

Defer

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

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

Motion: **Baldwin**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Milton Gracia – opposed.

Items removed for separate consideration: **2, 3, 6, 7, 11, 12, 13, 14, 15, 16, 17, 18, 27, 30, 33, 36, 49, 57, 58, 59, 72, 73, 74, 75, 76, 77, 79, 83, 84, 89 and 108.**

Staff recommendation: Approve staff's recommendations for items 1 – 166, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items 1 – 166, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Alleman**

Second: **Robins**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **2, 3, 6, 7, 11, 12, 13, 14, 15, 16, 17, 18, 27, 30, 33, 36, 49, 57, 58, 59, 72, 73, 74, 75, 76, 77, 79, 83, 84, 89 and 108**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **2, 3, 6, 7, 11, 12, 13, 14, 15, 16, 17, 18, 27, 30, 33, 36, 49, 57, 58, 59, 72, 73, 74, 75, 76, 77, 79, 83, 84, 89 and 108**, subject to the CPC 101 form conditions.

Motion: **Jones**

Second: **Baldwin**

Vote: **Carried**

Abstaining: **Heisch and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

167 Clairmont Place Sec 1 partial replat no 5

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: **Robins**

Vote: **Unanimous**

Abstaining: **None**

168 Dunvale Village partial replat no 1

C3N

Defer

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

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

Motion: **Heisch**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

169 Foster Place partial replat no 27

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: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

170 Goodhope Terrace replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speaker: Arga Bourgeois – opposed.

171 Haight Meadows 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: **Porras-Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speaker: Delphia Carr – opposed.

172 Long Point Acres partial replat no 8 C3N Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Robins** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
Speakers: Council Member Amy Peck, Council District A and Lois Meyers – opposed.

173 Long Point Acres partial replat no 9 C3N Withdrawn

174 RB Gaut 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

175 Sunbeam Estates partial replat no 1 C3N Withdrawn

D VARIANCES

176 CenterPoint Energy Riverside Substation C2 Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
Motion: **Heisch** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

177 City Place Residential Zone 1 GP GP 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: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

178 Cumberland Business Center GP GP Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
Motion: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

179 Elsis Villas C2R Defer
 Staff recommendation: Defer the application for two weeks per the applicant's request.
 Commission action: Deferred the application for two weeks per the applicant's request.
 Motion: **Smith** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
 Speaker: George Frey – opposed; Phil Gauthreaux – position not stated.

180 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: **Baldwin** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

181 Hufsmith Development 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: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Items G, H and I were taken together at this time.

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

203	Wayside Village Sec 9	EOA	Approve
204	Wayside Village Sec 12	EOA	Approve
205	Woodland Acres replat partial replat no 1	EOA	Approve
H NAME CHANGES			
206	Legacy Park on Spears Road North (prev. Spears Road Tract North)	NC	Approve
207	Legacy Park on Spears Road South (prev. Spears Road Tract South)	NC	Approve
I CERTIFICATION OF COMPLIANCE			
208	24885 Lynn Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 182-208.

Commission Action: Approved staff's recommendation for items 182-208.

Motion: **Baldwin** Second: **Victor** Vote: **Carried** Abstaining: **Heisch 182, 187 and 196; Sigler 184 and 187**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

209	1313 Pearson Street	DPV	Approve
Staff recommendation: Approve the variance(s) to allow a reduced side building line of 6' instead of ordinance required 10' for second floor addition on existing house.			
Commission action: Approved the variance(s) to allow a reduced side building line of 6' instead of ordinance required 10' for second floor addition on existing house.			
Motion: Sigler Second: Jones Vote: Unanimous Abstaining: None			

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 12, 2022

- a. Bayou Woods Sec 2 partial replat no 4 and extension
- b. Champs Corner partial replat no 1
- c. Clairmont Place Sec 1 partial replat no 7
- d. Clairmont Place Sec 1 partial replat no 8
- e. Clayton Woods Sec 1 partial replat no 1
- f. Crawford Place replat no 1 and extension
- g. Deroloc Addition partial replat no 2
- h. Lakewood Pines Sec 15
- i. Lakewood Pines Sec 16
- j. Ruburfield No 66 partial replat no 9
- k. Spring Branch Estates no 2 partial replat no 14
- l. Woodland Square
- m. Yocum Gardens partial replat no 1

Staff recommendation: Establish a public hearing date of May 12, 2022 for item II a-m.

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

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

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1255 NORTH HIGHWAY 6

Staff recommendation: Grant the off-street parking variance(s) 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.

Commission action: Granted the off-street parking variance(s) 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.

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

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 14255 NORTHWEST FREEWAY

Staff recommendation: Grant the off-street parking variance(s) to reduce the parking requirement from 151 parking spaces including bike parking to 134 spaces for a proposed change of use to multifamily apartments.

Commission action: Granted the off-street parking variance(s) to reduce the parking requirement from 151 parking spaces including bike parking to 134 spaces for a proposed change of use to multifamily apartments.

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

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

Staff recommendation: Grant the off-street parking variance(s) to allow 10 head-in parking spaces for the proposed dog daycare facility use subject to the listed conditions.

Commission action: Grant the off-street parking variance(s) to allow 10 head-in parking spaces for the proposed dog daycare facility use subject to the listed conditions.

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

Speakers: Lisa Hunt – opposed; Andrew Allemand, applicant, Brian Bernstein and Amber Woods, owners – supportive.

VI. EXCUSE THE ABSENCES OF COMMISSIONERS LISA CLARK AND MEERA VICTOR

Commissioner Clark's absences were excused. Commissioner Victor 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 4:15 p.m.

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

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Anderson Villas	C3F	
2	Avalon at Cypress West Sec 1	C3F	
3	Avalon at Cypress West Sec 2	C3F	
4	Avalon Landing Lane Street Dedication Sec 1	SP	
5	Avenue Park replat no 1	C3F	
6	Balmoral East Sec 3	C3F	
7	Bellfort Farms Sec 2	C3P	
8	Blooming Daisies	C2	
9	Breckenridge Plaza	C2	DEF1
10	Bridge Creek Sec 12	C3P	
11	Bridge Creek Sec 13	C3P	
12	Bridgeland Prairieland Village Sec 16	C3F	
13	Clairmont Place Sec 1 partial replat no 5	C3F	
14	Clay Road Street Dedication Sec 1	SP	DEF1
15	Community Drive Street Dedication Sec 1	C3P	DEF2
16	Cypress Station Townhomes	C3F	
17	Devonshire Place partial replat no 2	C3F	
18	Estates on Ojeman	C3F	DEF1
19	Foster Place partial replat no 27	C3F	
20	Goertz Addition	C2	
21	Goodhope Terrace replat no 1	C3F	
22	Grand Prairie Reserves	C3F	
23	Haight Meadows replat no 1	C3F	
24	Ivy Kids Elyson	C2	
25	Jester Retail Partners LTD Development	C2	
26	JMP Development	C2	
27	Jones Creek Reserve at McCrary Meadows Sec 1	C3P	
28	Katy Outdoors	C2	
29	Knoll Villas at Spring Branch	C3F	DEF1
30	Mansfield Villas	C3F	
31	Marvida Sec 25	C3F	
32	Marvida Sec 26	C3F	
33	Morton Creek Ranch Sec 25	C3F	
34	Mound Creek Business Park	C2	
35	Nashville Place	C2	DEF1
36	Neuen Manor partial replat no 26	C3F	
37	Nexus Logistics Park GP	GP	
38	Niko Niko Restaurant GP	GP	
39	Olympia Fields Sec 1	C3F	DEF1
40	Park Ninety Center replat no 1	C3F	
41	Paynes Place	C2	DEF2
42	Paynes Place GP	GP	DEF1

Platting Summary**Houston Planning Commission****PC Date: April 28, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Pelham Place Sec 3 partial replat no 1	C3F	DEF2
44	Peppervine Sec 2	C3F	
45	RB Gaut partial replat no 1	C3F	
46	Robins Landing Sec 2	C3P	
47	Saint Tropez Drive Street Dedication and Reserves	C3P	DEF2
48	Saint Tropez Sec 1	C3P	DEF2
49	Saint Tropez Sec 2	C3P	DEF2
50	Saint Tropez Sec 3	C3P	DEF2
51	Sayer Point	C2	DEF1
52	Shipra at Emancipation	C2	
53	Shipra Tower	C2	
54	Star Stop Little York Center	C2	DEF1
55	Star Stop TC Jester Center	C2	
56	Stebbie Homes	C3F	
57	Sunterra Sec 27	C3P	
58	Sunterra Sec 34	C3F	DEF1
59	Tavola West Sec 1	C3F	
60	Tavola West Sec 2	C3F	
61	Tavola West Sec 3	C3F	
62	Tavola West Sec 4	C3F	
63	Tavola West Sec 5	C3F	
64	Victoria Parking Truck	C3F	
65	Villas at Danna	C2	
66	Waters Church Addition	C2	
67	West Villas	C3P	
68	Westheimer Estates partial replat no 14	C3F	
69	Wilburforce Villas	C3F	
70	Winward Sec 11	C3F	

B-Replats

71	A2N Holdings LLC Development	C2R	
72	Alani Homes at Queensland Street	C2R	
73	Ashley Park at Green Meadow Lane	C2R	
74	Ashley Way	C2R	
75	Carver Addition	C2R	
76	Colonial Gardens partial replat no 2	C2R	DEF1
77	Dean Estates	C2R	
78	Drew Park	C2R	
79	Ellwood Texas Forge Houston replat no 1 and extension	C2R	
80	Elysian Manor	C2R	DEF1
81	Elysium at Maybell	C2R	
82	Ena Belknap	C2R	DEF2
83	Enclave at Post Oak	C3R	
84	Estates at Arvin Street	C2R	DEF1

Platting Summary**Houston Planning Commission****PC Date: April 28, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Fellows In and Out Investments	C2R	DEF1
86	Foster Manor	C2R	
87	Furay Development	C3R	DEF2
88	Green Meadow Estates	C2R	
89	Groves Sec 40	C3R	
90	Highland Point	C3R	
91	Holman Outlot 38 partial replat no 1	C2R	DEF1
92	Hotel Saint Augustine	C2R	
93	Inaka Estates	C2R	
94	J and R Development	C2R	DEF1
95	Katy Heights	C3R	
96	Lula Street Homes	C2R	
97	Mary Gardens	C2R	DEF2
98	Mason McAlister Place Sec 2	C2R	
99	Maury South	C3R	DEF2
100	McGallion Views	C2R	
101	McKinley Estates	C2R	DEF1
102	Melissa Grace Gardens	C2R	
103	New Mobile	C2R	
104	Northpoint Partial replat no 1	C2R	
105	Paradise Farms	C3R	DEF2
106	Pardis State	C2R	
107	Parker Smith Addition replat no 1	C2R	
108	Pars Land	C2R	
109	Paul Quinn Villas	C2R	DEF2
110	Peace	C2R	
111	Plaza Estates at Jacquelyn	C2R	DEF2
112	Preston Estates	C2R	
113	Quanta at North Loop West	C2R	
114	Reserve at Oak Forest	C2R	DEF1
115	Reynolds Landing	C2R	DEF2
116	Roman Estates	C2R	
117	Salty Donut Houston TX	C2R	
118	Sherwood Plaza	C2R	
119	Southwest B33	C2R	
120	Sunnyside Court partial replat no 3	C2R	
121	Sur	C3R	
122	Tangiers Estates	C2R	DEF2
123	Trejo and Moreno	C2R	DEF1
124	Treme Homes at Wilmington	C2R	DEF1
125	Tuskegee Vistas	C3R	DEF2
126	Twenty Third Street Square	C2R	
127	Vecino Homes at Arapahoe	C2R	
128	Villa Preston Place	C2R	
129	Villas at Baer Street	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
130	White Oak Station	C2R	DEF1
131	Williams Gully Reserve	C2R	
132	Yellowstone Academy Campus	C2R	DEF1

C-Public Hearings Requiring Notification

133	Ayrshire Addition Sec 1 partial replat no 2	C3N	
134	Clairmont Place Sec 1 partial replat no 6	C3N	
135	Dunvale Village partial replat no 1	C3N	DEF1
136	Haden Terrace partial replat no 2	C3N	
137	Haden Terrace partial replat no 3	C3N	
138	Highland Gardens replat no 1	C3N	
139	Long Point Acres partial replat no 8	C3N	DEF2
140	Riverside Terrace Sec 11 partial replat no 3	C3N	
141	Shamrock Manor partial replat no 2	C3N	
142	Sparks Fabricators replat no 1	C3N	
143	Texans Estate replat no 1	C3N	
144	Westheimer Estates partial replat no 15	C3N	
145	Wrenwood partial replat no 4	C3N	

D-Variances

146	Avenue Meadows on Madie	C2	
147	CenterPoint Energy Riverside Substation	C2	DEF1
148	City Place Residential Zone 1 GP	GP	DEF1
149	Cumberland Business Center GP	GP	DEF1
150	Elsiss Villas	C2R	DEF2
151	Harris County MUD No 285 Water Plant No 2	C2	
152	Midtown Central Square	C2R	
153	Nexus Logistics Park Sec 1	C2	DEF2
154	Ramsey Loop Estates	C2	
155	Shaw Road BTR	C3P	
156	Stanford Place Estates	C2	
157	Travis Partners Capital replat no 1	C2R	

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

158	Bridgeland Creekland Village Reserves Sec 1	EOA	
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Platting Summary**Houston Planning Commission****PC Date: April 28, 2022**

Item		App	
No.	Subdivision Plat Name	Type	Deferral
159	Commercial Plaza	EOA	
160	Humble ISD North Belt Elementary School	EOA	
161	Kirby Place	EOA	
162	Nicky Estates	EOA	
163	Stanolind Acres	EOA	
164	Westheimer Manor partial replat no 3	EOA	

H-Name Changes

165	Holman Square (prev. Forest Lawn partial replat no 1)	NC
166	Northbelt Sharmon Park (prev. Welcome Sharman)	NC

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

None

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

A-Consent

1	Anderson Villas	2022-0945	C3F	Harris	ETJ	572T	8.88	2.06	78	http://jmoralesinc.com/	J. Morales
2	Avalon at Cypress West Sec 1	2022-1016	C3F	Harris	ETJ	405D	29.49	7.36	103	VPTM Avalon LB, LLC	BGE, Inc.
3	Avalon at Cypress West Sec 2	2022-1026	C3F	Harris	ETJ	405D	16.04	1.69	80	VPTM Avalon LB, LLC	BGE, Inc.
4	Avalon Landing Lane Street Dedication Sec 1	2022-1040	SP	Harris	ETJ	405D	2.31	0.00	0	VPTM Avalon LB, LLC	BGE, Inc.
5	Avenue Park replat no 1	2022-0948	C3F	Harris	City	453B	6.90	0.89	46	Avenue Development, LLC	Jones Carter - Woodlands Office
6	Balmoral East Sec 3	2022-1010	C3F	Harris	ETJ	377S	34.19	11.30	118	Astro Balmoral	Jones Carter
7	Bellfort Farms Sec 2	2022-1031	C3P	Fort Bend	ETJ	525Z	31.33	15.30	77	Meritage Homes	Pape-Dawson Engineers
8	Blooming Daisies	2022-1025	C2	Harris	ETJ	407U	1.77	1.20	1	Blooming Daisies Learning Center	Owens Management Systems, LLC
9	Breckenridge Plaza (DEF1)	2022-0857	C2	Harris	City/ ETJ	293U	6.70	6.70	0	Prime Financial LLC	Owens Management Systems, LLC
10	Bridge Creek Sec 12	2022-1009	C3P	Harris	ETJ	366W	17.39	0.85	83	WLH Communities-Texas LLC	Jones Carter - Woodlands Office
11	Bridge Creek Sec 13	2022-1018	C3P	Harris	ETJ	365Z	16.56	1.72	82	WLH Communities-Texas LLC	Jones Carter - Woodlands Office
12	Bridgeland Prairieland Village Sec 16	2022-1035	C3F	Harris	ETJ	365P	18.34	1.95	55	Bridgeland Development, LP	R.G. Miller Engineers
13	Clairmont Place Sec 1 partial replat no 5	2022-0988	C3F	Harris	City	455F	0.48	0.00	6	New Era Development	New Era Development
14	Clay Road Street Dedication Sec 1 (DEF1)	2022-0885	SP	Waller	ETJ	443G	5.94	0.00	0	Astro Sunterra, L.P.	Jones Carter
15	Community Drive Street Dedication Sec 1 (DEF2)	2022-0759	C3P	Harris	ETJ	258Z	7.02	0.00	0	Saint-Tropez Azure, LLC	Jones Carter - Woodlands Office
16	Cypress Station Townhomes	2022-1039	C3F	Harris	ETJ	332K	2.67	0.76	30	Jay Luchun	McKim and Creed
17	Devonshire Place partial replat no 2	2022-0957	C3F	Harris	City	533E	0.33	0.00	8	Beckoetter Realty Group LLC	The Interfield Group
18	Estates on Ojeman (DEF1)	2022-0869	C3F	Harris	City	450V	0.76	0.01	12	Pi Investments and Consulting	Interland Surveying
19	Foster Place partial replat no 27	2022-0983	C3F	Harris	City	533R	0.18	0.00	4	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
20	Goertz Addition	2022-1066	C2	Harris	ETJ	327S	1.00	0.00	1	Owner	Cumulus Design
21	Goodhope Terrace replat no 1	2022-0970	C3F	Harris	City	533P	0.20	0.00	3	CE Engineers & Development Consultants	CE Engineers & Development Consultants, INC
22	Grand Prairie Reserves	2022-1045	C3F	Harris	ETJ	324N	15.16	13.00	0	Emptor Hockley - LLC	Costello, Inc.
23	Haight Meadows replat no 1	2022-1008	C3F	Harris	City	455T	0.17	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
24	Ivy Kids Elyson	2022-1015	C2	Harris	ETJ	405X	4.20	4.20	0	JCC Architect LLC	Gruller Surveying

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25	Jester Retail Partners LTD Development	2022-0960	C2	Harris	ETJ	411M	3.52	3.52	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
26	JMP Development	2022-0953	C2	Harris	ETJ	405U	4.32	4.32	0	JMP DEVELOPMENT	tejas surveying, inc
27	Jones Creek Reserve at McCrary Meadows Sec 1	2022-1048	C3P	Fort Bend	ETJ	565L	23.59	6.11	88	Ventana Development	Jones Carter
28	Katy Outdoors	2022-0986	C2	Fort Bend	ETJ	484Q	2.20	2.19	0	Gaston1group, LLC	Civil-Surv Land Surveying, L.C.
29	Knoll Villas at Spring Branch (DEF1)	2022-0663	C3F	Harris	City	450V	1.86	0.02	32	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
30	Mansfield Villas	2022-0969	C3F	Harris	City	452A	0.97	0.02	13	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
31	Marvida Sec 25	2022-1042	C3F	Harris	ETJ	406A	11.68	0.72	55	Astro Marvida, L.P.	Jones Carter - Woodlands Office
32	Marvida Sec 26	2022-1043	C3F	Harris	ETJ	406B	13.29	0.06	58	Astro Marvida, L.P.	Jones Carter - Woodlands Office
33	Morton Creek Ranch Sec 25	2022-1014	C3F	Harris	ETJ	445P	12.19	1.21	57	Woodmere Development Co	R.G. Miller Engineers
34	Mound Creek Business Park	2022-0852	C2	Harris	ETJ	367E	5.09	5.09	0	Robinson Surveying, Inc.	Robinson Surveying Inc.
35	Nashville Place (DEF1)	2022-0900	C2	Harris	City	455P	0.08	0.00	1	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
36	Neuen Manor partial replat no 26	2022-0909	C3F	Harris	City	450U	0.54	0.02	14	GARDEN PARK SQUARE LLC	RSG Engineering
37	Nexus Logistics Park GP	2022-1060	GP	Harris	City	375J	98.42	0.00	0	Lovett Commercial	Windrose
38	Niko Niko Restaurant GP	2022-0971	GP	Harris	City	493N	1.31	0.00	0	Votsala Def, LLC	Pape-Dawson Engineers
39	Olympia Fields Sec 1 (DEF1)	2022-0827	C3F	Fort Bend	ETJ	611N	12.24	1.20	48	Woodmere Development Co., LTD	LJA Engineering, Inc.- (Houston Office)
40	Park Ninety Center replat no 1	2022-1033	C3F	Harris	City	456R	3.92	3.92	0	Centric Property Inc.	E.I.C. Surveying Company
41	Paynes Place (DEF2)	2022-0652	C2	Harris	ETJ	339S	1.50	0.00	1	Truth Baptist Ministries	Survey 1, Inc.
42	Paynes Place GP (DEF1)	2022-0884	GP	Harris	ETJ	339S	5.06	0.00	2	Truth Baptist Ministries	Survey 1, Inc.
43	Pelham Place Sec 3 partial replat no 1 (DEF2)	2022-0681	C3F	Harris	City	454M	0.40	0.00	2	TTK Properties	Moon House Predevelopment LLC
44	Peppervine Sec 2	2022-1041	C3F	Montgomery	ETJ	296N	22.15	8.82	76	Pulte Homes of Texas, LP	Meta Planning + Design LLC
45	RB Gaut partial replat no 1	2022-0987	C3F	Harris	City	491R	5.26	5.24	0	Brazos Presbyterian Homes, Inc.	Total Surveyors, Inc.
46	Robins Landing Sec 2	2022-0760	C3P	Harris	City	456A	15.29	2.76	84	Houston Habitat for Humanity, Inc.	Elevation Land Solutions
47	Saint Tropez Drive Street Dedication and Reserves (DEF2)	2022-0757	C3P	Harris	ETJ	258Z	68.15	64.38	0	Saint-Tropez Azure, LLC	Jones Carter - Woodlands Office
48	Saint Tropez Sec 1 (DEF2)	2022-0741	C3P	Harris	ETJ	258Z	35.04	1.93	175	Saint-Tropez Azure, LLC	Jones Carter - Woodlands Office
49	Saint Tropez Sec 2 (DEF2)	2022-0746	C3P	Harris	ETJ	259W	24.53	1.62	103	Saint-Tropez Azure, LLC	Jones Carter - Woodlands Office

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50	Saint Tropez Sec 3 (DEF2)	2022-0736	C3P	Harris	ETJ	259W	41.68	4.14	221	Saint-Tropez Azure, LLC	Jones Carter - Woodlands Office
51	Sayer Point (DEF1)	2022-0862	C2	Harris	City	454K	0.11	0.00	1	JFO SOLUTIONS	PLS CONSTRUCTION LAYOUT, INC
52	Shipra at Emancipation	2022-1027	C2	Harris	City	493R	1.43	1.43	0	Kuo & Associates, Inc	Kuo & Associates, Inc
53	Shipra Tower	2022-1028	C2	Harris	City	493R	0.29	0.29	0	Kuo & Associates, Inc	Kuo & Associates, Inc
54	Star Stop Little York Center (DEF1)	2022-0910	C2	Harris	City/ ETJ	414T	0.51	0.51	0	Panjwani Energy Properties, LLC	Century Engineering, Inc
55	Star Stop TC Jester Center	2022-0976	C2	Harris	City	452S	0.60	0.60	0	Panjwani Energy Properties, LLC	Century Engineering, Inc
56	Stebbie Homes	2022-1023	C3F	Harris	City	412X	1.86	0.05	36	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
57	Sunterra Sec 27	2022-1046	C3P	Waller	ETJ	443C	31.55	7.24	81	Astro Sunterra, L.P.	Jones Carter
58	Sunterra Sec 34 (DEF1)	2022-0889	C3F	Harris	ETJ	444A	22.27	3.85	102	Astro Sunterra, L.P.	Jones Carter
59	Tavola West Sec 1	2022-0944	C3F	Montgomery	ETJ	256H	15.81	7.24	44	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
60	Tavola West Sec 2	2022-0946	C3F	Montgomery	ETJ	256H	32.18	1.62	149	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
61	Tavola West Sec 3	2022-0947	C3F	Montgomery	ETJ	256H	18.51	2.00	96	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
62	Tavola West Sec 4	2022-0949	C3F	Montgomery	ETJ	256H	5.40	3.38	33	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
63	Tavola West Sec 5	2022-0950	C3F	Montgomery	ETJ	256H	23.39	1.20	108	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
64	Victoria Parking Truck	2022-0832	C3F	Harris	City	455V	21.47	0.00	1	CENTER POINT SURVEY	CENTER POINT SURVEY
65	Villas at Danna	2022-0994	C2	Harris	City	453U	0.13	0.00	2	Chris Will Investments	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
66	Waters Church Addition	2022-1036	C2	Harris	ETJ	444R	3.52	3.52	0	THE WATERS CHRISTIAN FAITH COMMUNITY, INC.	Beacon Land Services
67	West Villas	2022-0984	C3P	Harris	City	454J	0.98	0.01	16	MTY Builders, Inc.	Total Surveyors, Inc.
68	Westheimer Estates partial replat no 14	2022-0962	C3F	Harris	City	491X	0.28	0.00	6	5703 Dolores LLC	MOMENTUM ENGINEERING
69	Wilburforce Villas	2022-0800	C3F	Harris	City	412X	0.98	0.02	13	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
70	Winward Sec 11	2022-0975	C3F	Harris	ETJ	404N	20.16	2.57	95	Friendswood Development Company	Elevation Land Solutions

B-Replats

71	A2N Holdings LLC Development	2022-0961	C2R	Harris	City	492H	0.67	0.64	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
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72	Alani Homes at Queensland Street	2022-0978	C2R	Harris	City	455Q	0.40	0.00	4	ALIANA CORPORATION LLC	Aliana Corporation LLC
73	Ashley Park at Green Meadow Lane	2022-1037	C2R	Harris	City	412X	0.30	0.10	4	Premium Housing Solutions	Chesterfield Development Services
74	Ashley Way	2022-0923	C2R	Harris	City	494W	0.11	0.00	2	Premium Housing Solutions	Chesterfield Development Services
75	Carver Addition	2022-1059	C2R	Harris	ETJ	335S	0.63	0.63	0	Western Group Consultants	Western Group Consultants
76	Colonial Gardens partial replat no 2 (DEF1)	2022-0835	C2R	Harris	City	453M	0.50	0.00	8	SHAMULIK FINANCE, LLC	Texas Field Services
77	Dean Estates	2022-0996	C2R	Harris	City	533Z	0.11	0.00	2	SEM SERVICES	SEM SERVICES
78	Drew Park	2022-0943	C2R	Harris	City	493Z	0.12	0.00	3	Emmanuel Frank Okafor	Pioneer Engineering, LLC
79	Ellwood Texas Forge Houston replat no 1 and extension	2022-1007	C2R	Harris	City	572M	35.40	35.40	0	Barrier Building Systems	Windrose
80	Elysian Manor (DEF1)	2022-0942	C2R	Harris	City	493D	0.11	0.00	3	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
81	Elysium at Maybell	2022-1019	C2R	Harris	City	452C	0.25	0.00	5	EP 6204 Maybell, LLC.	ICMC GROUP INC
82	Ena Belknap (DEF2)	2022-0684	C2R	Fort Bend	City/ETJ	528T	2.11	2.11	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
83	Enclave at Post Oak	2022-1029	C3R	Harris	City	491R	2.02	0.28	19	Vanitas Devco LLC	BGE, Inc.
84	Estates at Arvin Street (DEF1)	2022-0685	C2R	Harris	City	455C	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
85	Fellows In and Out Investments (DEF1)	2022-0860	C2R	Harris	ETJ	573W	4.18	4.18	0	Adkisson Development	Windrose
86	Foster Manor	2022-0982	C2R	Harris	City	533M	0.23	0.00	4	Hindsight Investments, LLC	replats.com
87	Furay Development (DEF2)	2022-0754	C3R	Harris	ETJ	415P	4.72	3.90	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
88	Green Meadow Estates	2022-1055	C2R	Harris	City	412Y	0.23	0.00	4	Kensli Homes	Chesterfield Development Services
89	Groves Sec 40	2022-1020	C3R	Harris	ETJ	376M	33.02	8.19	133	PHHOU-Groves 33, LLC, a Texas limited liability company	BGE, Inc.
90	Highland Point	2022-1002	C3R	Harris	City	412X	0.98	0.30	19	Topaz Ventures, LLC	PLS CONSTRUCTION LAYOUT, INC
91	Holman Outlot 38 partial replat no 1 (DEF1)	2022-0683	C2R	Harris	City	493T	0.23	0.00	6	Tessera Alchemy Property 30, LLC	Texas Field Services
92	Hotel Saint Augustine	2022-1001	C2R	Harris	City	492Z	2.18	2.18	0	Kuo & Associates, Inc	Kuo & Associates, Inc
93	Inaka Estates	2022-0967	C2R	Harris	City	454C	0.42	0.01	6	VSA Enterprise, Inc.	HRS and Associates, LLC
94	J and R Development (DEF1)	2022-0833	C2R	Harris	City	413U	7.15	7.08	0	Action Surveying	Action Surveying
95	Katy Heights	2022-1051	C3R	Harris	ETJ	445M	4.47	1.14	56	Elrod Development, LLC	Richard Grothues Designs

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96	Lula Street Homes	2022-1004	C2R	Harris	City	453T	0.11	0.00	2	Think Beyond Solutions LLC	RP & Associates
97	Mary Gardens (DEF2)	2022-0792	C2R	Harris	City	453N	0.28	0.00	7	Green Valley Construction, LLC	The Interfield Group
98	Mason McAlister Place Sec 2	2022-0934	C2R	Harris	ETJ	445H	5.10	5.10	0	CBDR Industrial LLC	Hovis Surveying Company Inc.
99	Maury South (DEF2)	2022-0410	C3R	Harris	City	493D	0.86	0.01	23	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
100	McGallion Views	2022-0985	C2R	Harris	City	453C	0.20	0.00	4	Legion Builders, LLC	Total Surveyors, Inc.
101	McKinley Estates (DEF1)	2022-0839	C2R	Harris	City	533Y	0.11	0.00	3	Todd, LLC	RP & Associates
102	Melissa Grace Gardens	2022-1006	C2R	Harris	City	574A	0.29	0.00	2	N/A	E.I.C. Surveying Company
103	New Mobile	2022-0726	C2R	Harris	City	497F	0.75	0.75	0	CMK INVESTMENTS	Civil-Surv Land Surveying, L.C.
104	Northpoint Partial replat no 1	2022-0955	C2R	Harris	City	372V	2.53	2.53	0	Anchor Commercial Builders, LLC	South Texas Surveying Associates, Inc.
105	Paradise Farms (DEF2)	2022-0786	C3R	Harris	ETJ	290R	30.53	8.87	62	PARADISE FARMS TEXAS INVESTMENT ,LP	Texas Professional Surveying, LLC
106	Pardis State	2022-1054	C2R	Harris	City	533P	0.11	0.00	2	Arax Engineering and Construction	Tetra Land Services
107	Parker Smith Addition replat no 1	2022-1013	C2R	Harris	City	494A	0.11	0.00	2	Hermann Krohn	Survey 1, Inc.
108	Pars Land	2022-1050	C2R	Harris	City	533P	0.11	0.00	2	Arax Engineering and Construction	Tetra Land Services
109	Paul Quinn Villas (DEF2)	2022-0691	C2R	Harris	City	452C	0.49	0.00	6	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
110	Peace	2022-0966	C2R	Harris	City	494A	0.94	0.16	24	No Company	HRS and Associates, LLC
111	Plaza Estates at Jacquelyn (DEF2)	2022-0742	C2R	Harris	City	451T	0.51	0.00	8	New Era Development	New Era Development
112	Preston Estates	2022-1005	C2R	Harris	City	494N	0.09	0.00	2	Shelina & Amirali Virani	RP & Associates
113	Quanta at North Loop West	2022-1061	C2R	Harris	City	452S	6.10	6.10	0	Quanta	M2L Associates, Inc.
114	Reserve at Oak Forest (DEF1)	2022-0851	C2R	Harris	City	451G	1.06	0.04	23	Cityside Homes, LLC	Total Surveyors, Inc.
115	Reynolds Landing (DEF2)	2022-0661	C2R	Harris	City	493D	0.50	0.00	10	Zoom Homes, LLC	Pioneer Engineering, LLC
116	Roman Estates	2022-0992	C2R	Harris	City	493Y	0.08	0.00	2	SEM SERVICES	SEM SERVICES
117	Salty Donut Houston TX	2022-0959	C2R	Harris	City	492V	0.46	0.45	0	ALJ Lindsey	Windrose
118	Sherwood Plaza	2022-0974	C2R	Harris	City	452N	0.44	0.44	0	Panjwani Energy Properties, LLC	Century Engineering, Inc
119	Southwest B33	2022-1056	C2R	Harris	ETJ	573V	13.98	13.98	0	Scarlet Capital	Windrose
120	Sunnyside Court partial replat no 3	2022-0965	C2R	Harris	City	533U	0.34	0.00	5	Icon Homes at Sunnyside	Dart Land Services LLC
121	Sur	2022-1071	C3R	Harris	City	533W	31.98	4.96	335	Contempo Builder	Windrose
122	Tangiers Estates (DEF2)	2022-0694	C2R	Harris	City	450A	0.08	0.00	1	RKA	RP & Associates
123	Trejo and Moreno (DEF1)	2022-0872	C2R	Harris	ETJ	456G	2.50	0.00	2	Maria Trejo	Survey 1, Inc.

Platting Summary**Houston Planning Commission****PC Date: April 28, 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
124	Treme Homes at Wilmington (DEF1)	2022-0867	C2R	Harris	City	573C	0.32	0.00	6	SEM SERVICES	SEM SERVICES
125	Tuskegee Vistas (DEF2)	2022-0617	C3R	Harris	City	452B	2.50	0.00	20	Oc Plans & Permits	Oc Plans & Permits
126	Twenty Third Street Square	2022-1057	C2R	Harris	City	452U	0.17	0.00	4	Baraa A. Yakzan	South Texas Surveying Associates, Inc.
127	Vecino Homes at Arapahoe	2022-1017	C2R	Harris	City	494G	0.11	0.00	2	SEM SERVICES	SEM SERVICES
128	Villa Preston Place	2022-0979	C2R	Harris	City	494N	0.11	0.00	2	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
129	Villas at Baer Street	2022-0793	C2R	Harris	City	494K	0.17	0.00	3	Burco Investments, LLC.	ICMC GROUP INC
130	White Oak Station (DEF1)	2022-0824	C2R	Harris	City	493E	3.79	0.38	87	White Oak Station Heights, LP	City Choice Group, LLC
131	Williams Gully Reserve	2022-1022	C2R	Harris	ETJ	376M	13.55	13.50	0	CF CSLK Groves, LLC, a Delaware Limited Liability Company	BGE, Inc.
132	Yellowstone Academy Campus (DEF1)	2022-0892	C2R	Harris	City	493V	3.82	3.82	0	CBRE	Windrose

C-Public Hearings Requiring Notification

133	Ayrshire Addition Sec 1 partial replat no 2	2022-0765	C3N	Harris	City	532E	0.24	0.00	2	A & M Services	A & M Services
134	Clairmont Place Sec 1 partial replat no 6	2022-0756	C3N	Harris	City	455F	0.17	0.00	2	Exprezzo Homes	Chesterfield Development Services
135	Dunvale Village partial replat no 1 (DEF1)	2022-0629	C3N	Harris	City	490Y	2.41	0.42	11	Meritage Homes of Texas, LLC	Jones Carter - Woodlands Office
136	Haden Terrace partial replat no 2	2022-0755	C3N	Harris	City	533C	0.30	0.00	2	Mayberry Homes	Owens Management Systems, LLC
137	Haden Terrace partial replat no 3	2022-0787	C3N	Harris	City	533C	0.15	0.00	1	Mayberry Homes	Owens Management Systems, LLC
138	Highland Gardens replat no 1	2022-0762	C3N	Harris	City	412W	1.91	0.23	33	Legion Builders, LLC	Total Surveyors, Inc.
139	Long Point Acres partial replat no 8 (DEF2)	2022-0120	C3N	Harris	City	450X	0.68	0.68	0	Individual	McKim and Creed
140	Riverside Terrace Sec 11 partial replat no 3	2022-0721	C3N	Harris	City	534E	0.52	0.52	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
141	Shamrock Manor partial replat no 2	2022-0598	C3N	Harris	City	573Q	0.35	0.00	3	JacksonKelly Developers	Owens Management Systems, LLC
142	Sparks Fabricators replat no 1	2022-0597	C3N	Harris	ETJ	324N	11.53	0.67	3	sparks fabricators inc	Survey 1, Inc.
143	Texans Estate replat no 1	2022-0744	C3N	Harris	City	573D	0.38	0.00	6	JDJ Endeavours LLC	RED CONSULTANTS
144	Westheimer Estates partial replat no 15	2022-0656	C3N	Harris	City	491T	0.78	0.18	16	MACEY FAMILY PROPERTIES, LTD	MOMENTUM ENGINEERING
145	Wrenwood partial replat no 4	2022-0783	C3N	Harris	City	449X	0.34	0.00	4	Metro Living Studio	Total Surveyors, Inc.

Platting Summary**Houston Planning Commission****PC Date: April 28, 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

D-Variances

146	Avenue Meadows on Madie	2022-0644	C2	Harris	City	453F	1.18	0.00	8	Avenue Development	MBCO Engineering
147	CenterPoint Energy Riverside Substation (DEF1)	2022-0576	C2	Harris	ETJ	418Q	2.50	2.50	0	CenterPoint Energy Houston Electric, LLC	McKim & Creed, Inc.
148	City Place Residential Zone 1 GP (DEF1)	2022-0820	GP	Harris	ETJ	291H	370.67	0.00	0	DMB SPRINGWOODS LLC	C.L. Davis & Company
149	Cumberland Business Center GP (DEF1)	2022-0899	GP	Harris	ETJ	325L	373.55	0.00	0	Stream	Pape-Dawson Engineers
150	Elsiss Villas (DEF2)	2022-0735	C2R	Harris	City	492B	0.20	0.00	4	N/A	The Interfield Group
151	Harris County MUD No 285 Water Plant No 2	2022-0963	C2	Harris	ETJ	457Q	2.25	2.25	0	Harris County MUD No. 285	LJA Engineering, Inc.- (Houston Office)
152	Midtown Central Square	2022-0815	C2R	Harris	City	493P	1.45	1.45	0	Midtown Central Square, LLC	Landpoint
153	Nexus Logistics Park Sec 1 (DEF2)	2022-0674	C2	Harris	City	375J	94.90	94.90	0	Lovett Commercial	Windrose
154	Ramsey Loop Estates	2022-0653	C2	Harris	ETJ	380N	16.35	0.25	7	Amanda Brown	Survey 1, Inc.
155	Shaw Road BTR	2022-0981	C3P	Harris	ETJ	328E	28.02	8.73	198	Caldwell Companies	BGE, Inc. - Land Planning
156	Stanford Place Estates	2022-0997	C2	Harris	ETJ	242N	9.42	0.00	3	Ed Noack	Texas Land Maps
157	Travis Partners Capital replat no 1	2022-0871	C2R	Harris	City	493T	0.23	0.23	0	Arch-Con	Windrose

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

158	Bridgeland Creekland Village Reserves Sec 1	2021-0983	EOA	Harris	ETJ	365C	25.88	25.88	0	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
159	Commercial Plaza	2021-0808	EOA	Harris	ETJ	411H	14.04	14.04	0	Commercial Plaza	Pape-Dawson Engineers
160	Humble ISD North Belt Elementary School	2021-1058	EOA	Harris	ETJ	375Q	27.18	26.77	0	HUMBLE ISD	Miller Survey Group
161	Kirby Place	2021-1097	EOA	Harris	City	493D	1.43	0.11	34	Treehouse-Development, LLC	Pioneer Engineering, LLC
162	Nicky Estates	2021-1075	EOA	Harris	City	412N	1.00	0.00	14	Derive Development	The Interfield Group
163	Stanolind Acres	2021-0953	EOA	Harris	ETJ	249W	5.22	0.00	4	Betty Bogs	C & C Surveying, Inc

Platting Summary**Houston Planning Commission****PC Date: April 28, 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
164	Westheimer Manor partial replat no 3	2021-1114	EOA	Harris	City	491X	2.77	2.77	0	Kensinger Donnelly	Landpoint

H-Name Changes

165	Holman Square (prev. Forest Lawn partial replat no 1)	2021-2712	NC	Harris	City	454G	0.25	0.00	4	Wonder Us Property Group LLC	Survey 1, Inc.
166	Northbelt Sharmon Park (prev. Welcome Sharman)	2022-0402	NC	Harris	ETJ	372T	11.08	11.08	0	Welcome Group	Century Engineering, Inc

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

None

Houston Planning Commission

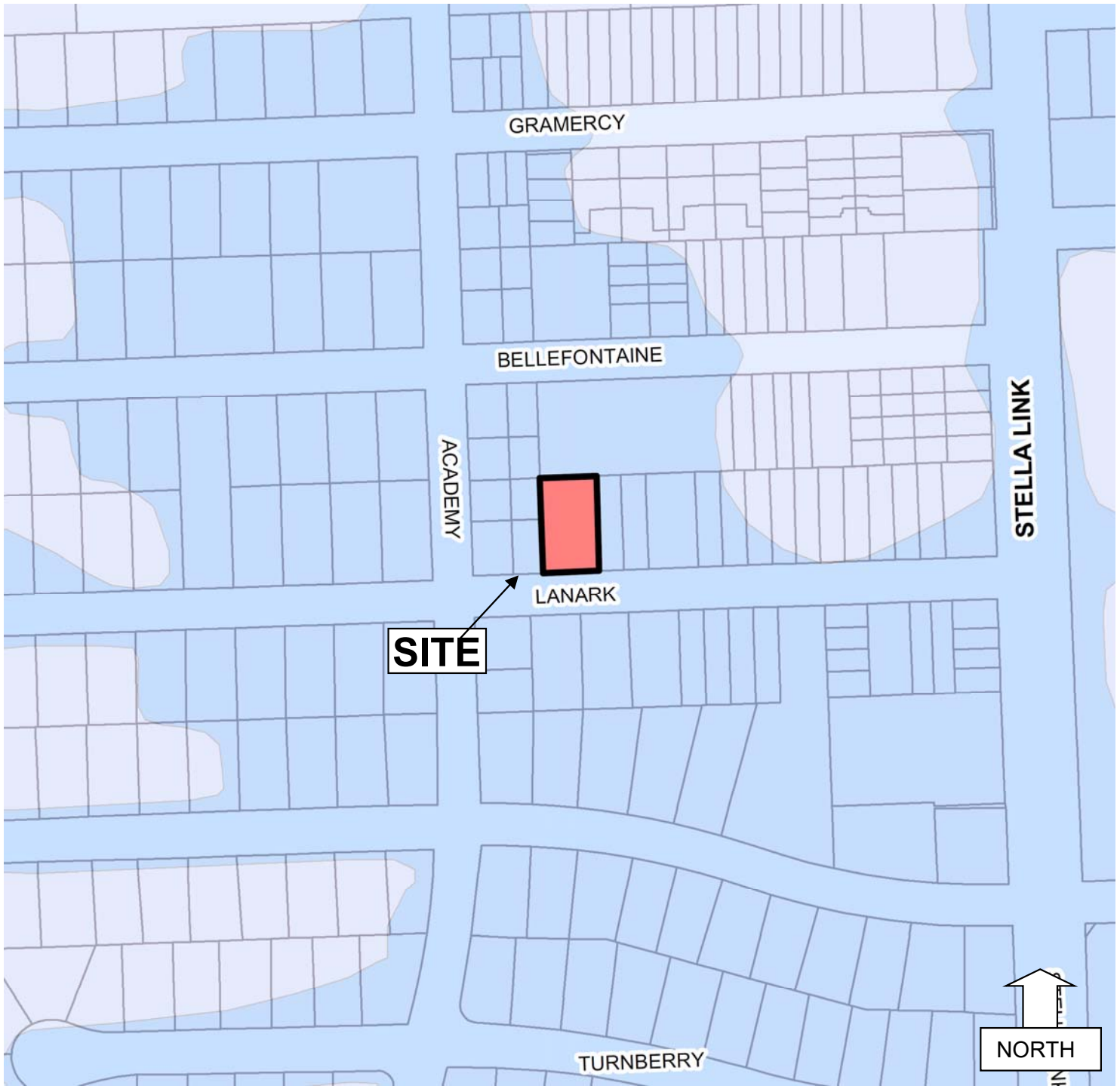
ITEM: 133

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Ayrshire Addition Sec 1 partial replat no 2

Applicant: A & M Services



C – Public Hearings

Site Location

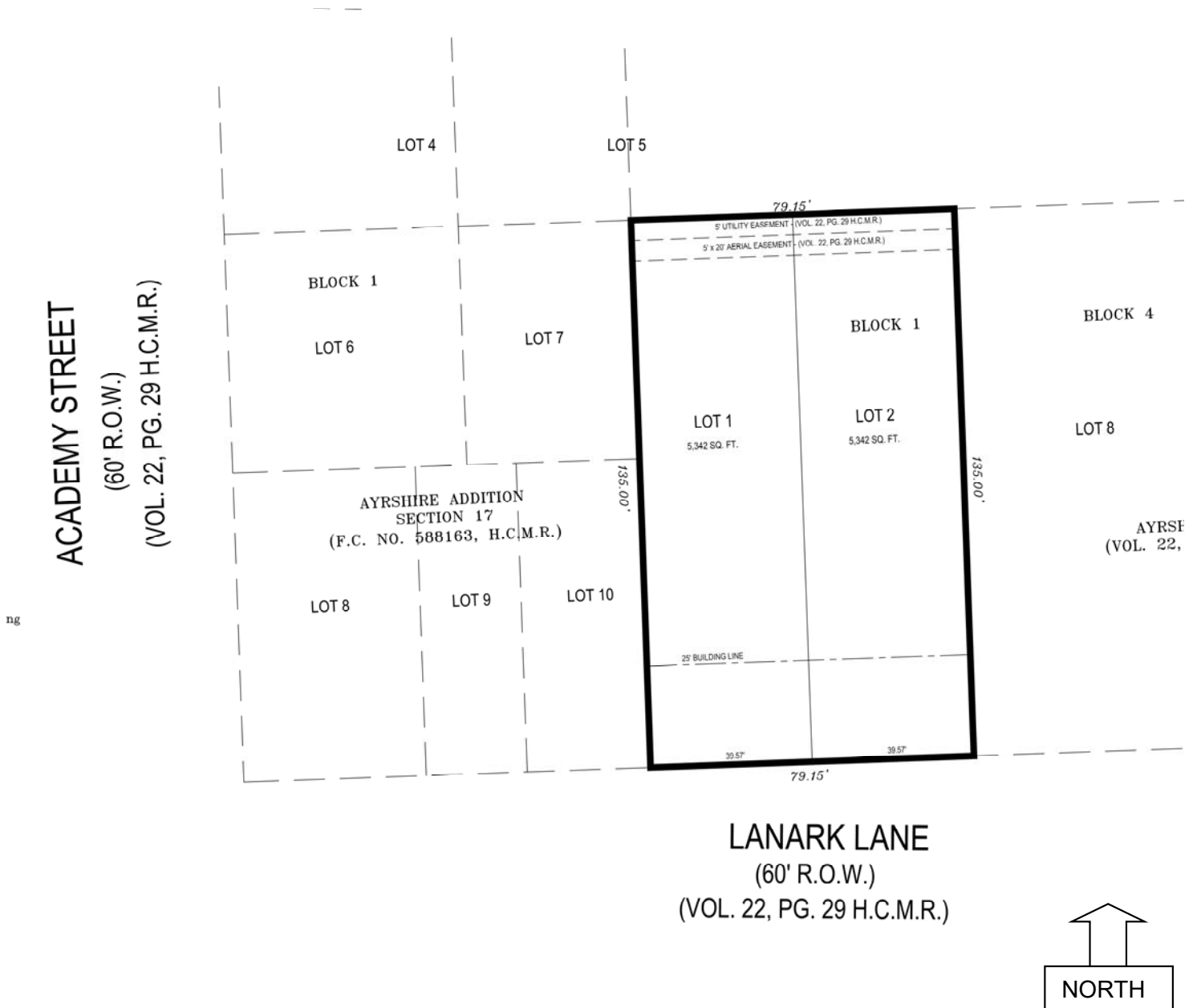
Houston Planning Commission ITEM: 133

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Ayrshire Addition Sec 1 partial replat no 2

Applicant: A & M Services



C – Public Hearings

Subdivision

Houston Planning Commission

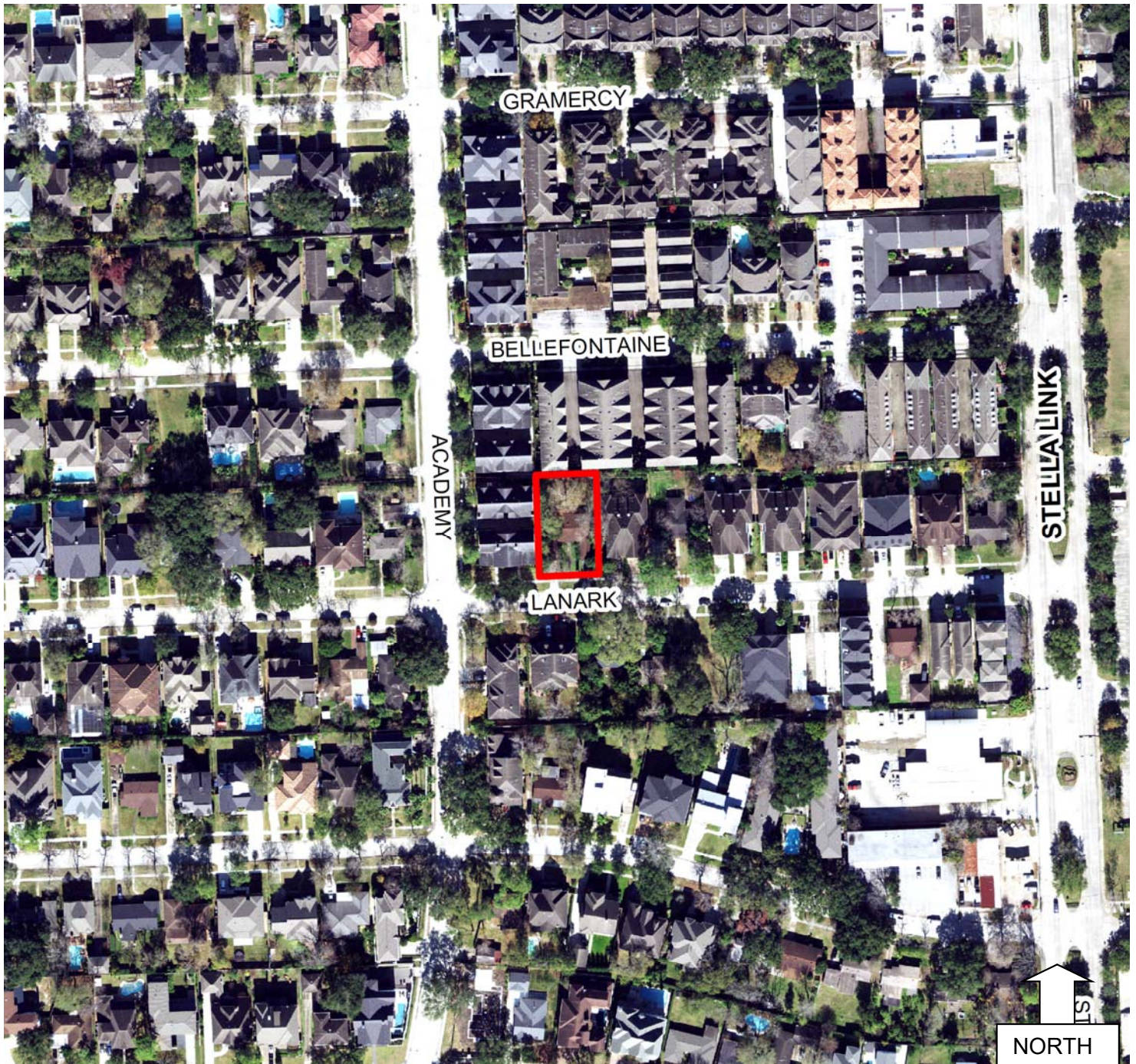
ITEM: 133

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Ayrshire Addition Sec 1 partial replat no 2

Applicant: A & M Services



C – Public Hearings

Aerial



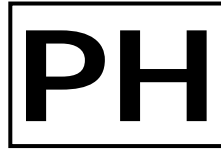
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

April 6, 2022

Dear Property Owner:

Reference Number: 2022-0765; Ayrshire Addition Sec 1 partial replat no 2; partial replat of "Ayrshire Addition Sec 1, being Lot 9, Block 4, as recorded in Volume 22, Page 29 of the Harris County Map Records.

The property is located north along Lanark Lane, west of Stella Link Road, south of Bellaire Boulevard. The purpose of the replat is to create two (2) single family lots. The applicant, **Arwen McMillan**, with A&M Services, acting developer, can be contacted at 713-818-4979.

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 28, 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: 134

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 6

Applicant: Chesterfield Development Services



C – Public Hearings

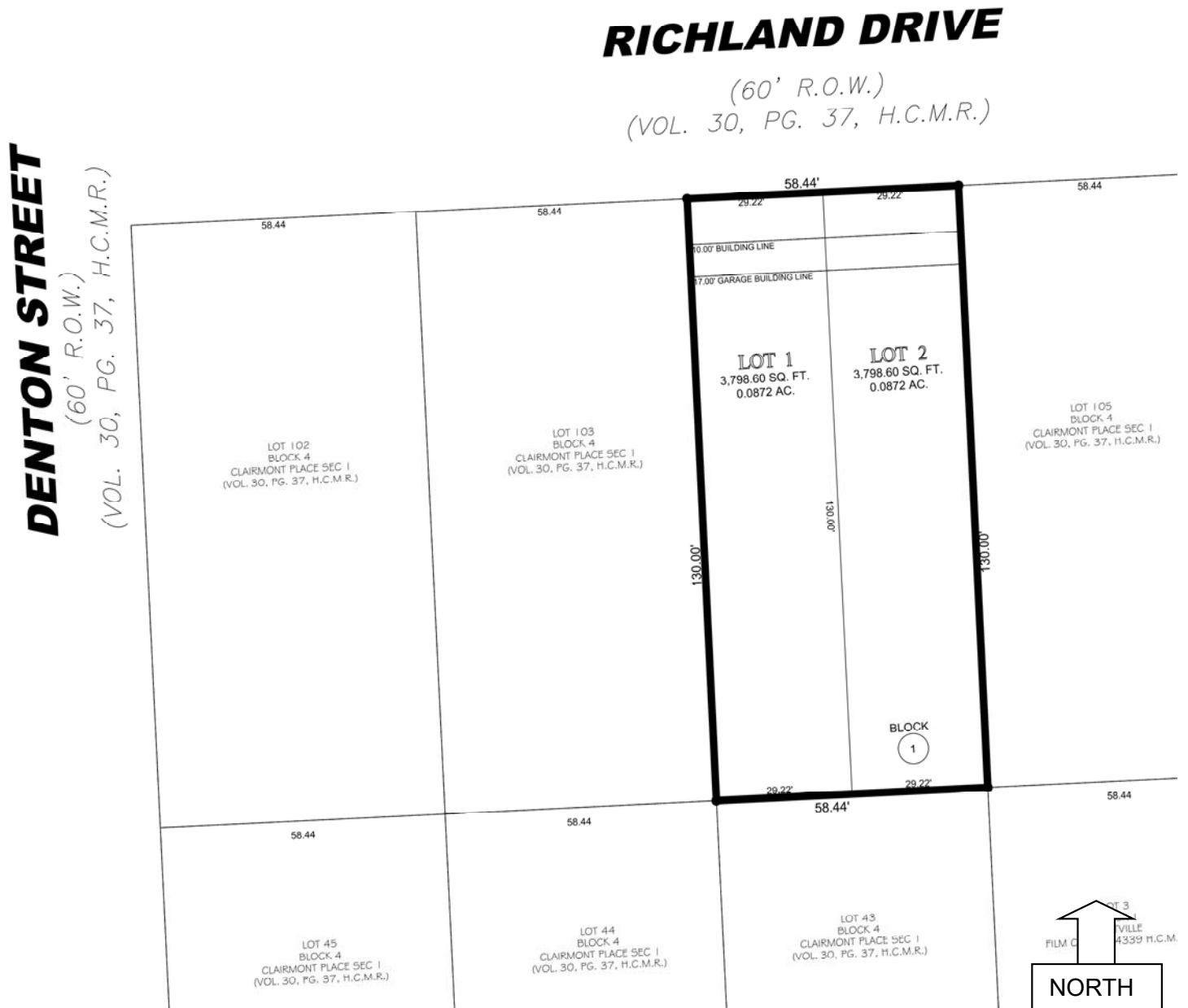
Site Location

ITEM: 134

Meeting Date: 04/28/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 6

Applicant: Chesterfield Development Services



C – Public Hearings

Subdivision

Houston Planning Commission

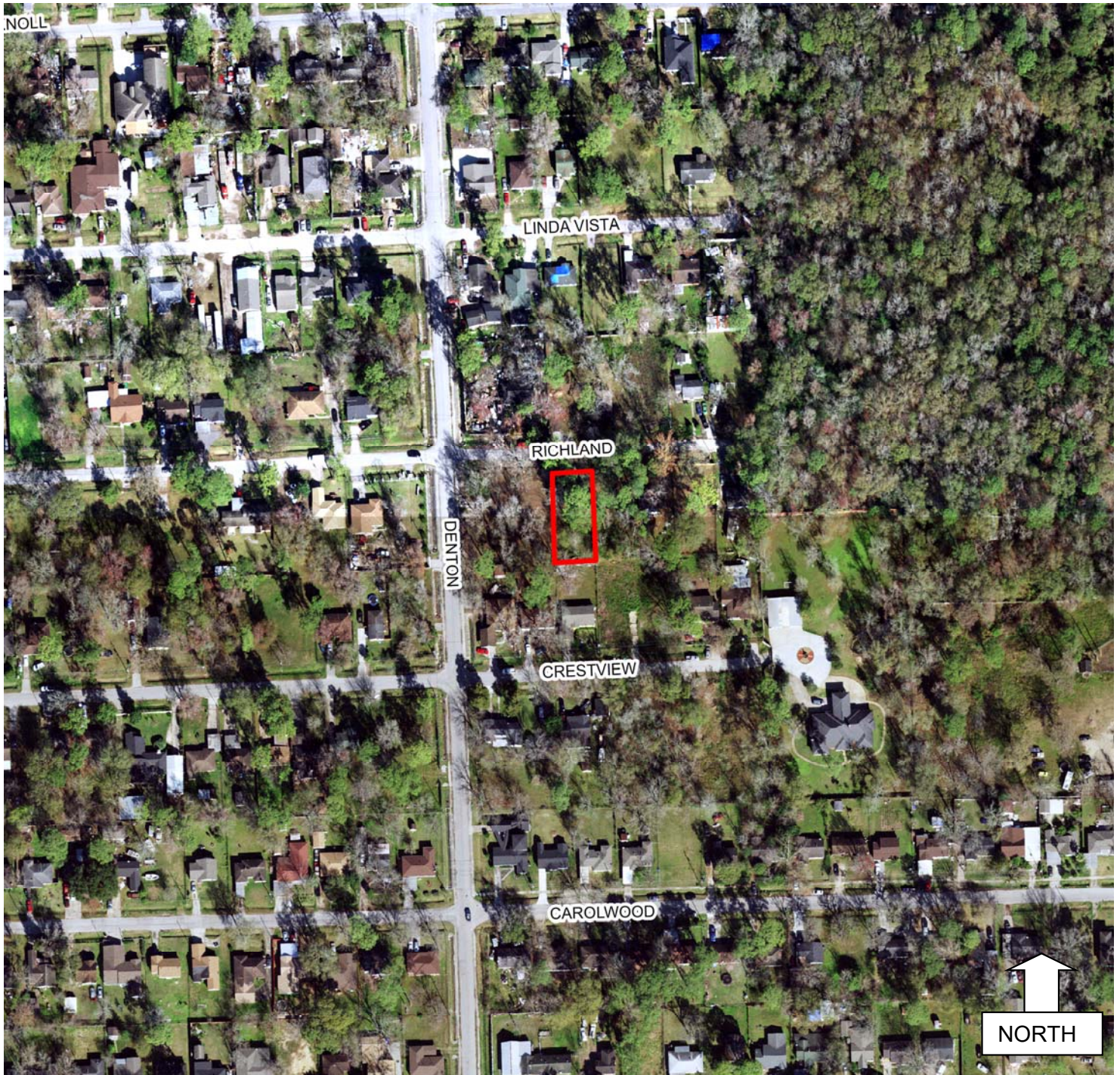
ITEM: 134

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 6

Applicant: Chesterfield Development Services



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

April 5, 2022

Dear Property Owner:

Reference Number: 2022-0756; Clairmont Place Sec 1 partial replat no 6; partial replat of **Clairmont Place Sec 1**, Lot 104, Block 4, as recorded in Volume 30 Page 37 of the Harris County Map Records.

The property is located on Richland Drive, east of Denton Street and North of Crestview Drive. The purpose of the replat is to create two (2) single-family lots. The applicant, **Monica Fontenot-Poindexter**, with **Chesterfield Development Services** on behalf of the developer Exprezzo Homes, can be contacted at **713-538-5364**.

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.

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

Terminology

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

Planning Commission Body, Authority and Obligation

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- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

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

Houston Planning Commission

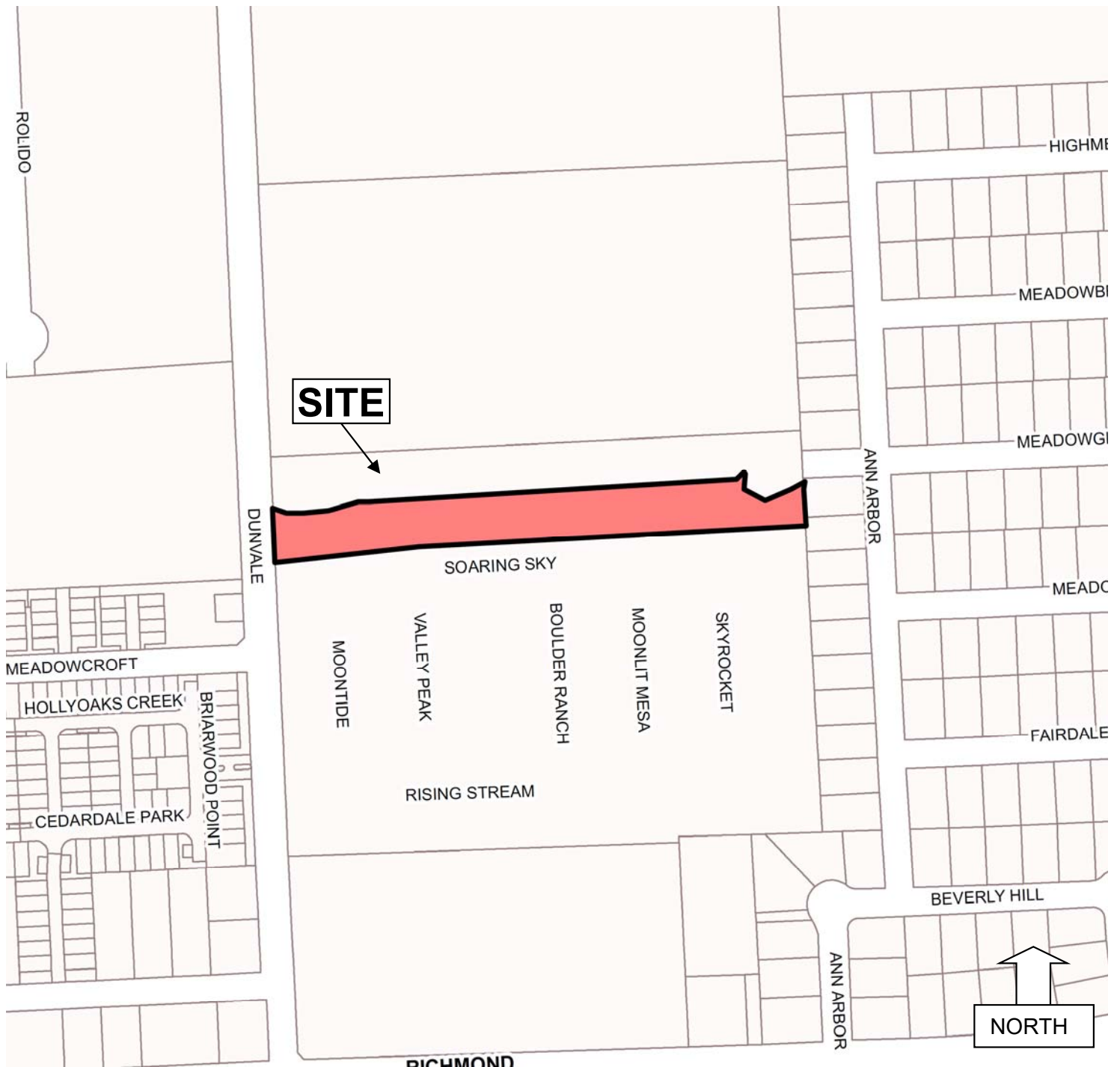
ITEM: 135

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Dunvale Village partial replat no 1 (DEF 1)

Applicant: Jones|Carter



C – Public Hearings with Variance Site Location

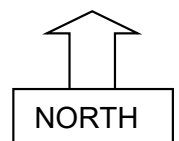
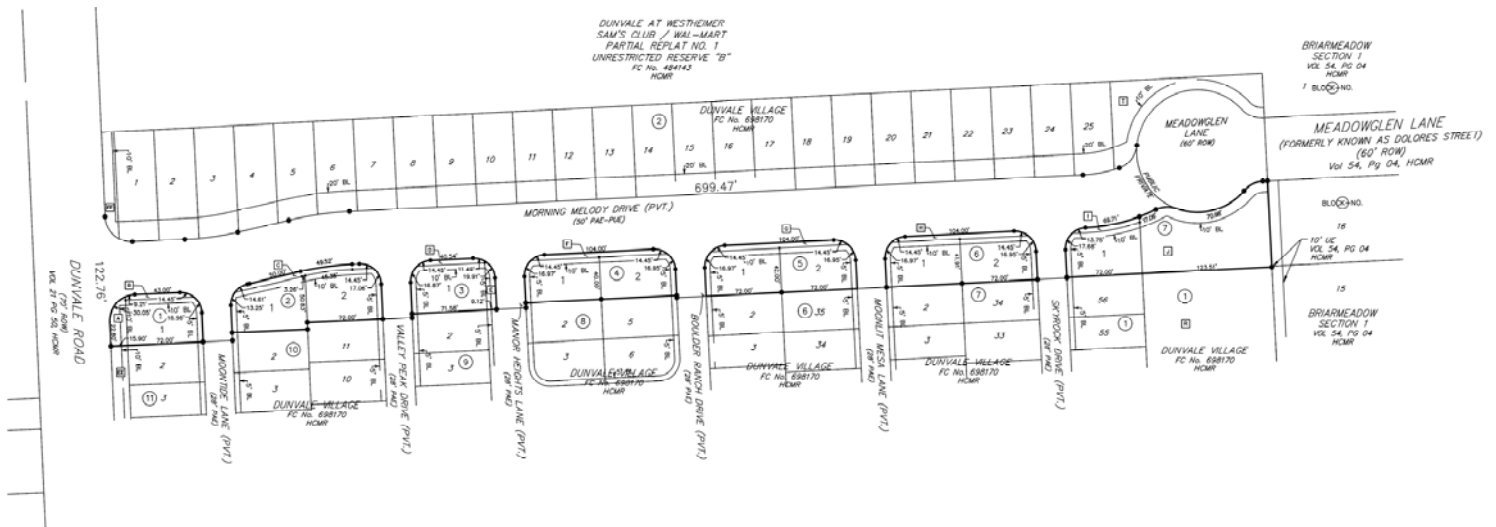
Houston Planning Commission ITEM: 135

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Dunvale Village partial replat no 1 (DEF 1)

Applicant: Jones|Carter



C – Public Hearings with Variance Subdivision

Houston Planning Commission

ITEM: 135

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Dunvale Village partial replat no 1 (DEF 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

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,

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

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

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

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

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

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Terminology

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- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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

ITEM: 136

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Haden Terrace partial replat no 2

Applicant: Owens Management Systems, LLC

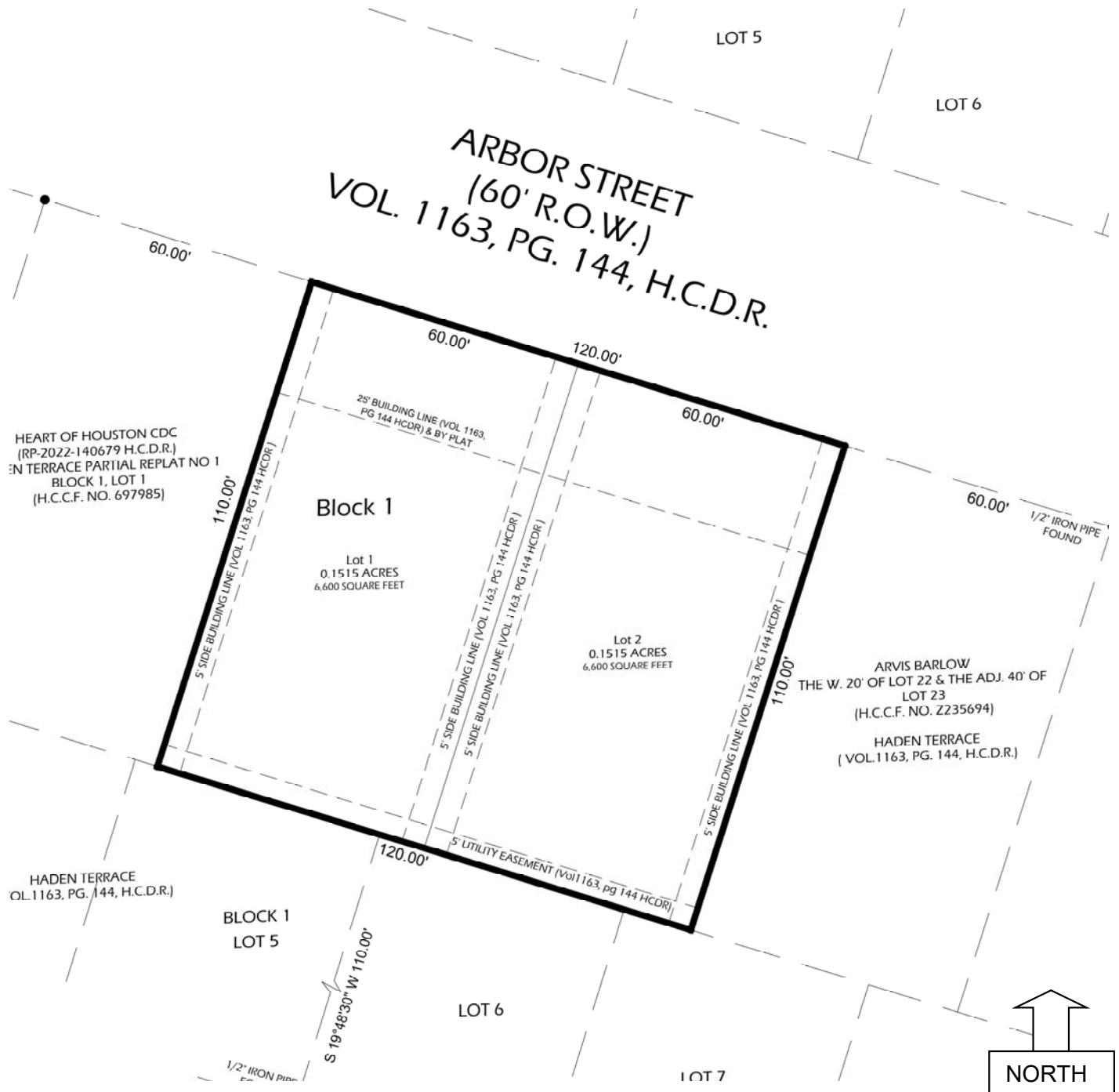


C – Public Hearings

Site Location

Subdivision Name: Haden Terrace partial replat no 2

Applicant: Owens Management Systems, LLC



Houston Planning Commission

ITEM: 136

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Haden Terrace partial replat no 2

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



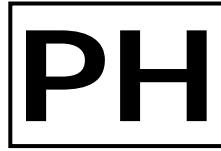
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

April 5, 2022

Dear Property Owner:

Reference Number: 2022-0755; Haden Terrace partial replat no 2; partial replat of **Hadden Terrace partial replat no 1**, being all of Lots 2 and 3, Block 1, as recorded at Film Code No. 697985 of the Harris County Map Records.

The property is located along Arbor Place between Sauer Street and Burkett Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Joyce Owens**, with Owens Management Systems, LLC, on behalf of the developer, can be contacted at **713-643-6333**.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 28, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

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

ITEM: 137

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Haden Terrace partial replat no 3

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

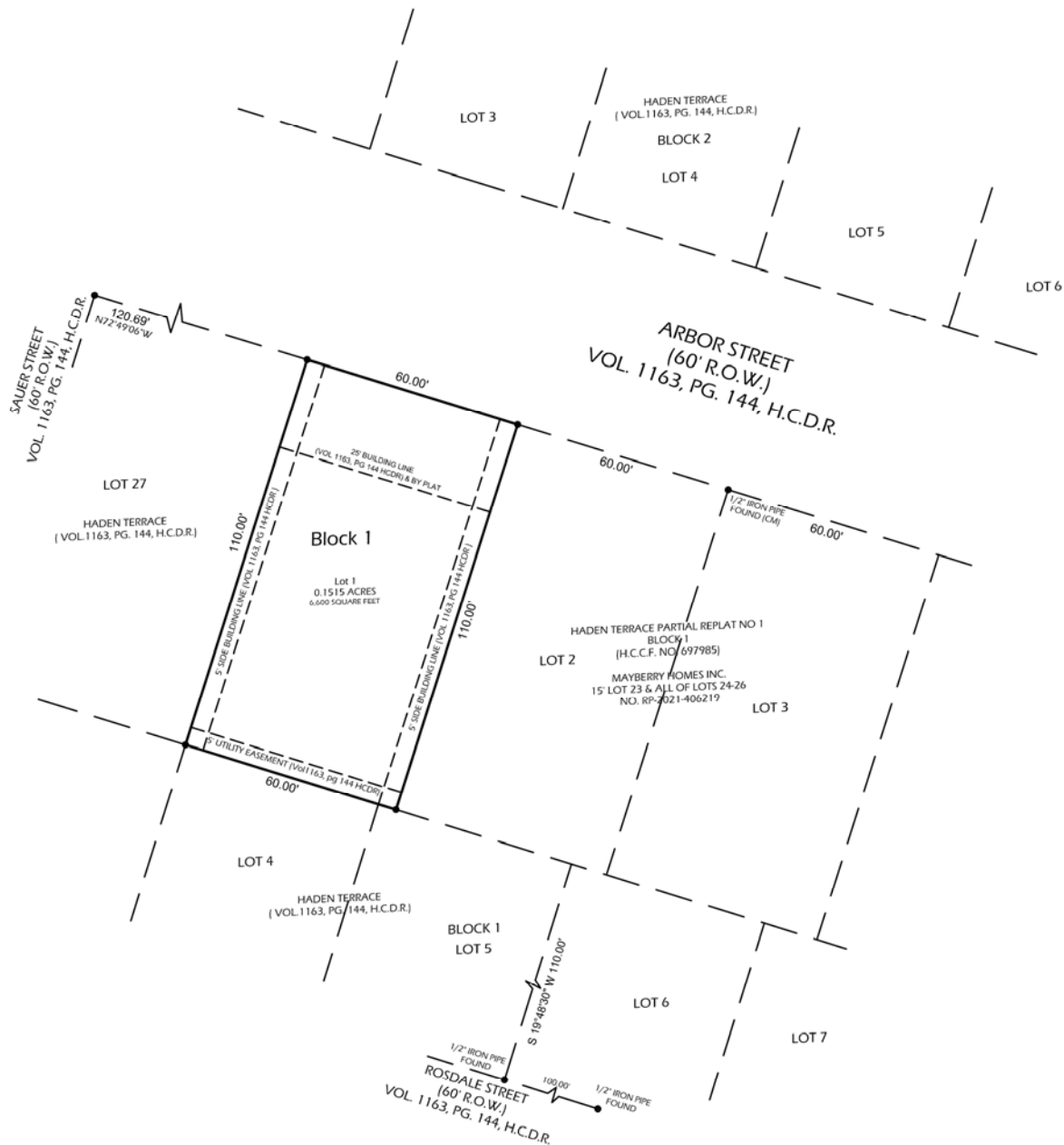
ITEM: 137

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Haden Terrace partial replat no 3

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 137

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Haden Terrace partial replat no 3

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



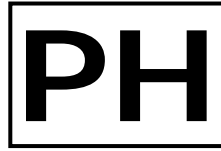
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

April 5, 2022

Dear Property Owner:

Reference Number: 2022-0787; Haden Terrace partial replat no 3; partial replat of **Hadden Terrace partial replat no 1**, being all of Lot 1, Block 1, as recorded at Film Code No. 697985 of the Harris County Map Records.

The property is located along Arbor Place between Sauer Street and Burkett Street. The purpose of the replat is to create one (1) single-family residential lot. The applicant, **Joyce Owens**, with Owens Management Systems, LLC, on behalf of the developer, 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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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
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Houston Planning Commission

ITEM:138

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Highland Gardens replat no 1

Applicant: Total Surveyors, Inc.

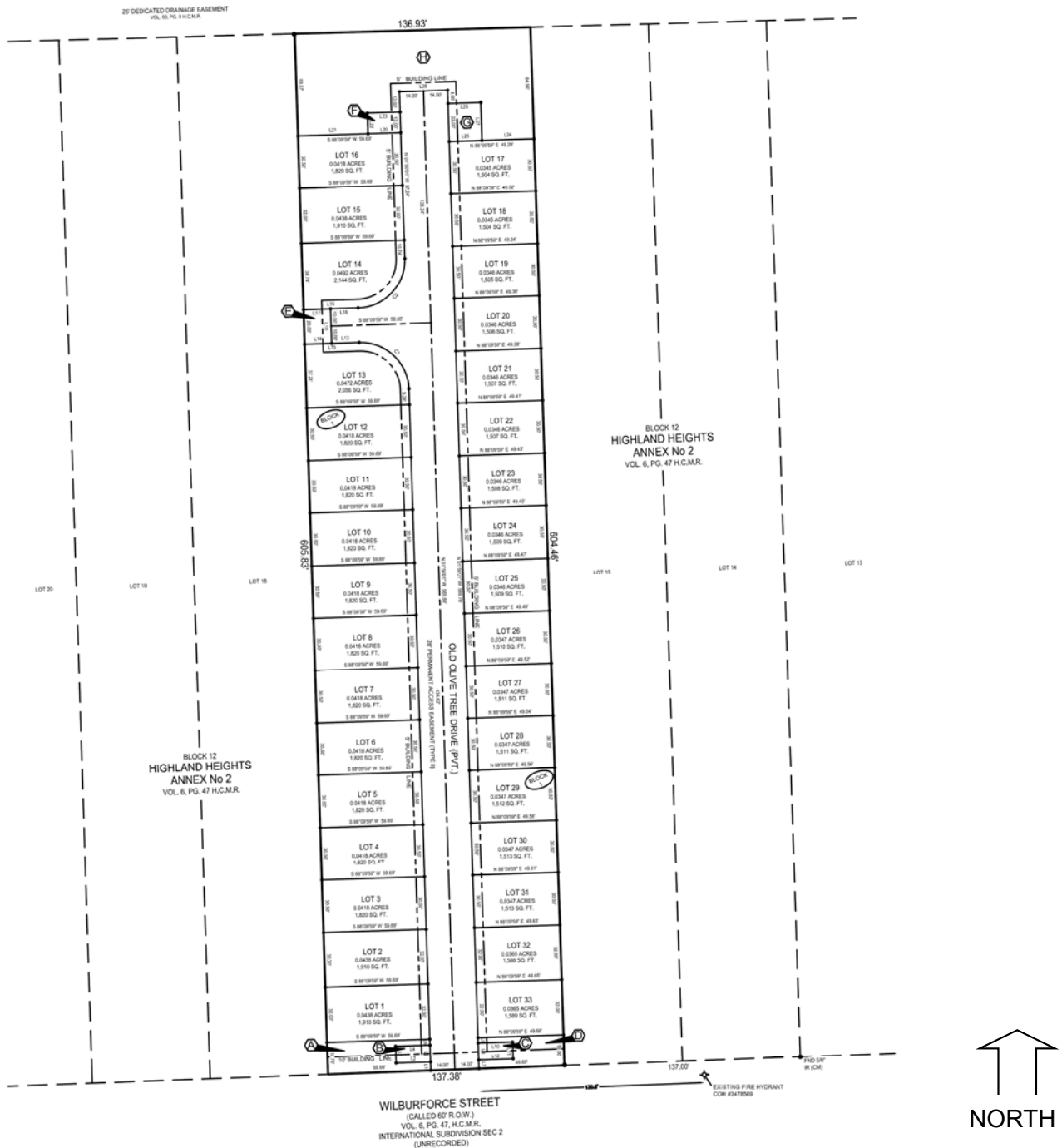


C – Public Hearings

Site Location

Subdivision Name: Highland Gardens replat no 1

Applicant: Total Surveyors, Inc.



Houston Planning Commission

ITEM: 138

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Highland Gardens replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial



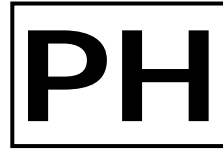
CITY OF HOUSTON

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

April 5, 2022

Dear Property Owner:

Reference Number: 2022-0762; Highland Gardens replat no 1; being a replat of **Highland Gardens**, being all of Lots 1-20, in Block 1, Lots 21-24, in Block 2 and Reserves A-E, as recorded at Film Code No. 696493 of the Harris County Map Records.

The property is located along and north of Wilburforce Street between Carver Road and Greenhurst Road. The purpose of the replat is to create thirty-three (33) single-family residential lots and eight (8) restricted reserves. The applicant, **Kevin Kolb**, with Total Surveyors, Inc., on behalf of the developer, 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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Houston Planning Commission

ITEM: 139

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Long Point Acres partial replat no 8 (DEF 2)

Applicant: McKim and Creed

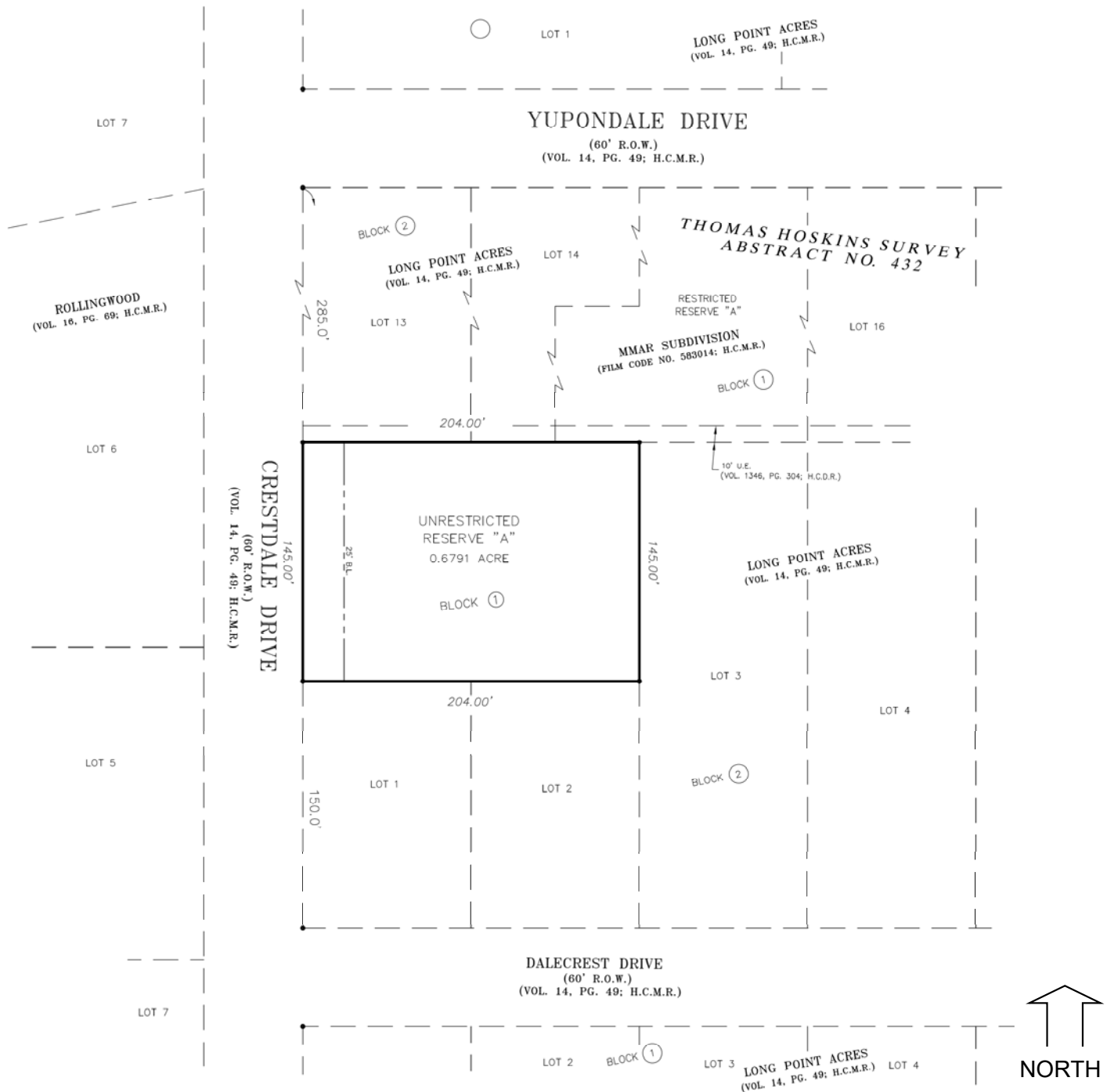


C – Public Hearings

Site Location

Subdivision Name: Long Point Acres partial replat no 8 (DEF 2)

Applicant: McKim and Creed



Houston Planning Commission

ITEM: 139

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Long Point Acres partial replat no 8 (DEF 2)

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.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 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:

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

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

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

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

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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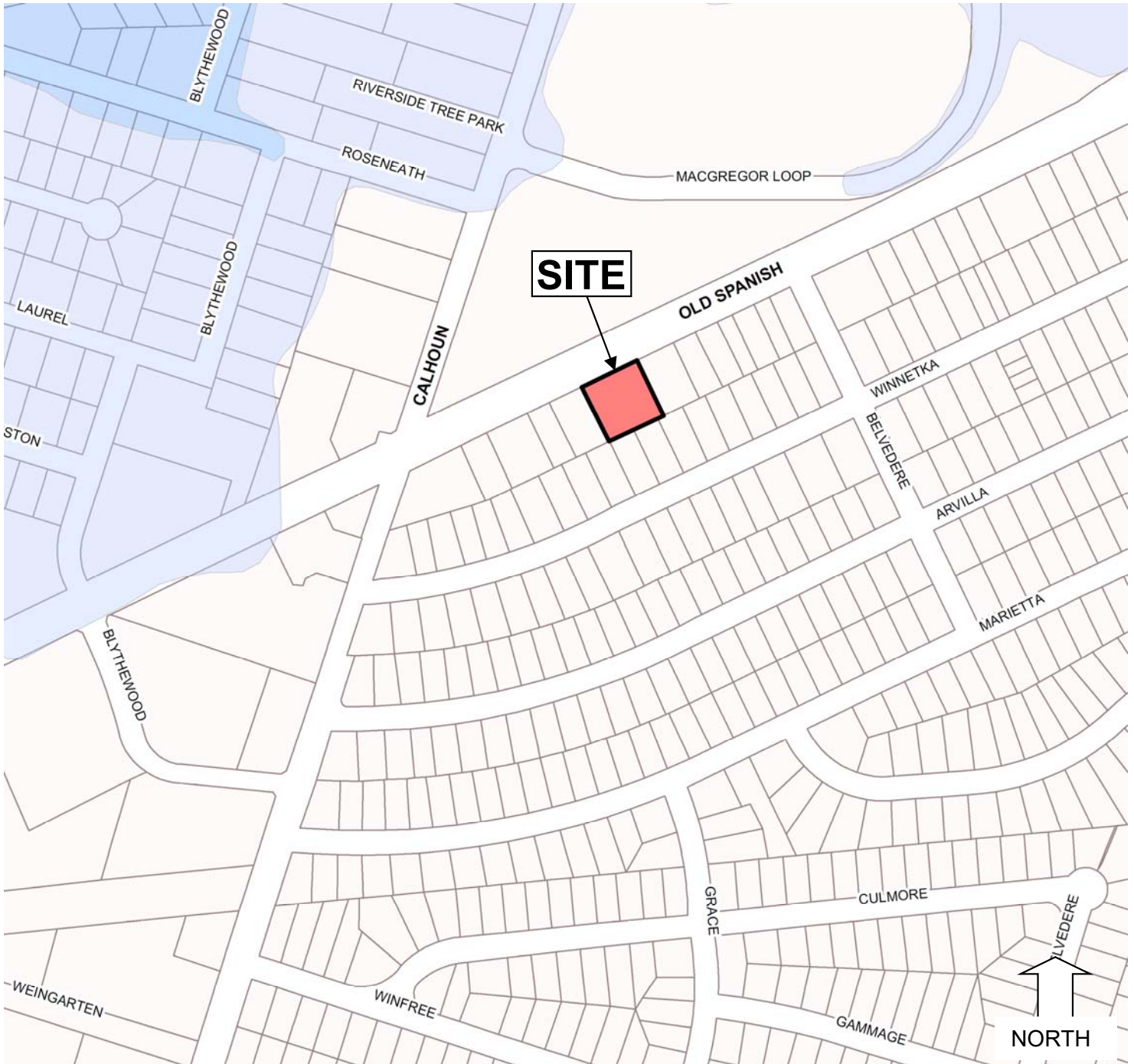
Houston Planning Commission **ITEM: 140**

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Riverside Terrace Sec 11 partial replat no 3

Applicant: Advance Surveying, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission

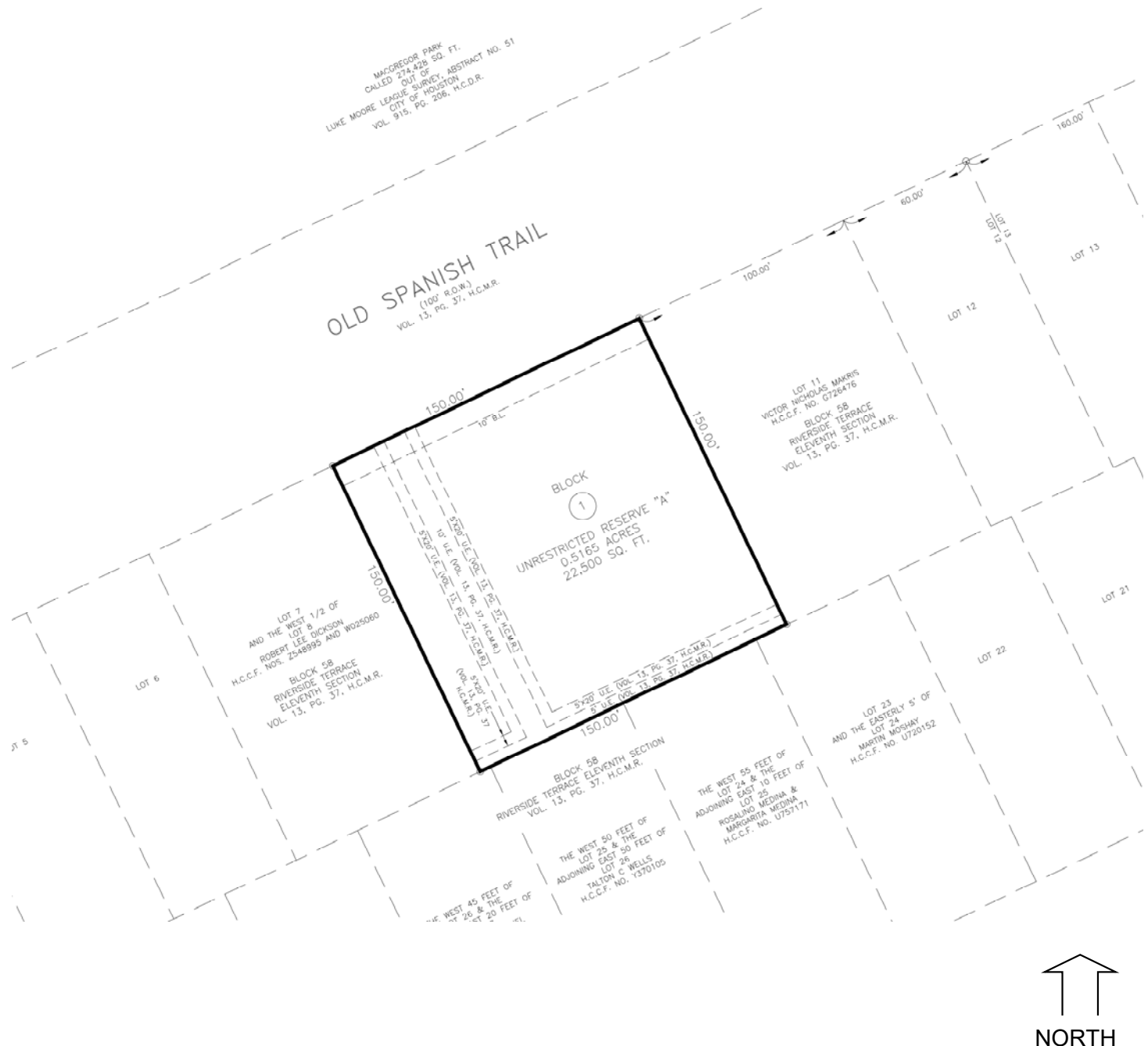
ITEM: 140

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Riverside Terrace Sec 11 partial replat no 3

Applicant: Advance Surveying, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission **ITEM: 140**

Planning and Development Department

Meeting Date: 04/28/2022

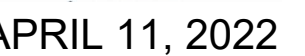
Subdivision Name: Riverside Terrace Sec 11 partial replat no 3

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C – Public Hearings with Variance

Aerial



ARCHITECT: HEI YIN EDMUND WONG
LICENSE NO.: TX#18968

Issued: SCHEMATIC DESIGN
Issue Date: APRIL 11, 2022

SHEET DESCRIPTION
RENDERING

SHEET NUMBER

G013

RENDERING

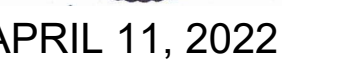
(1) RENDERING- STREET VIEW OF OLD SPANISH TRAIL FROM NORTH EAST SIDE



4802 OLD SPANISH TRAIL

HOUSTON, TEXAS 77021

JAMIL HASAN
iINSPIRED ARCHITECTURE LLC.



ARCHITECT: HEI YIN EDMUND WONG
LICENSE NO.: TX#18968

Issued:	SCHEMATIC DESIGN
Issue Date:	APRIL 11, 2022

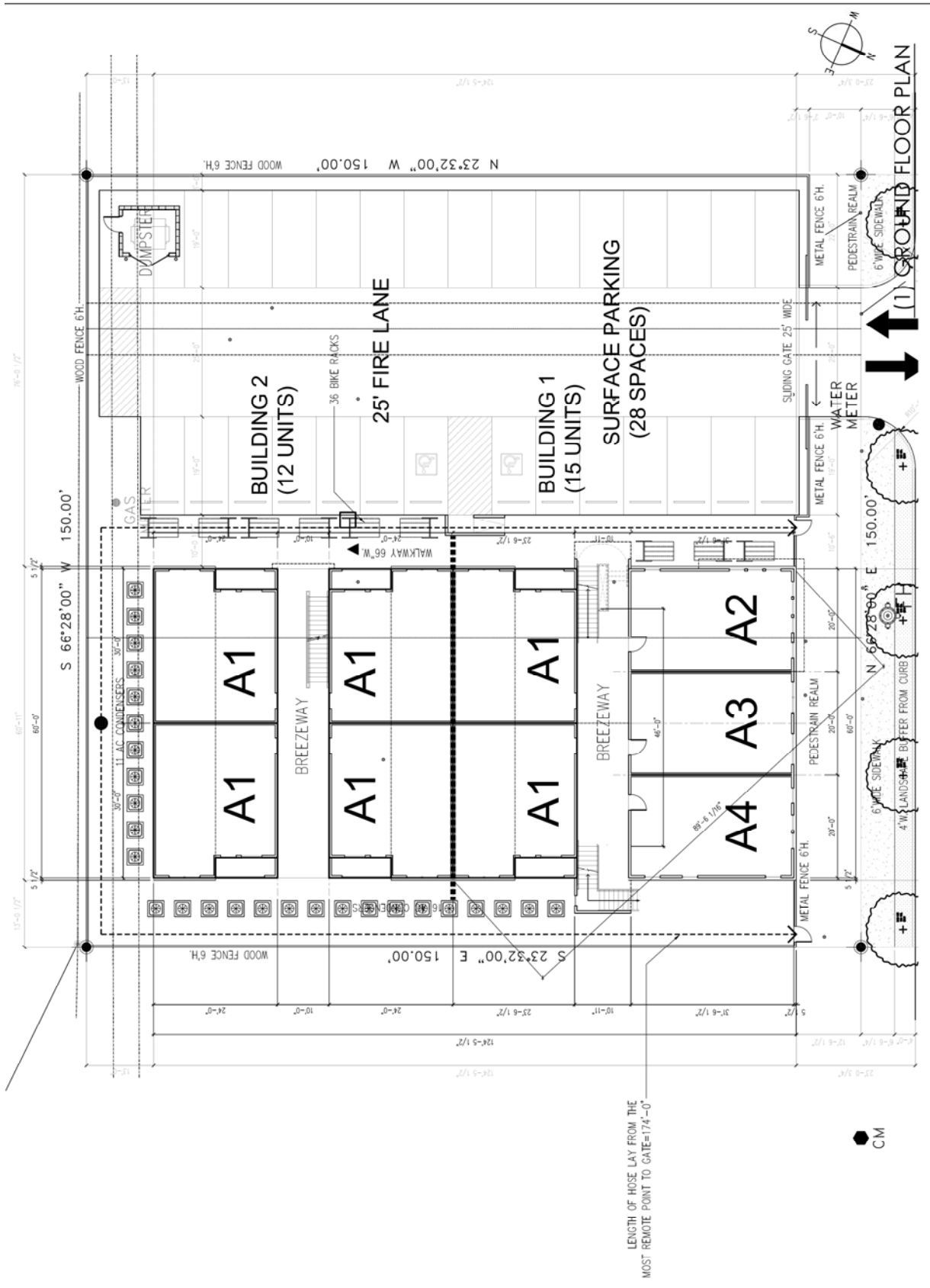
SHEET DESCRIPTION
RENDERING

SHEET NUMBER

G011

RENDERING







SCALE: 1" = 20'-0"

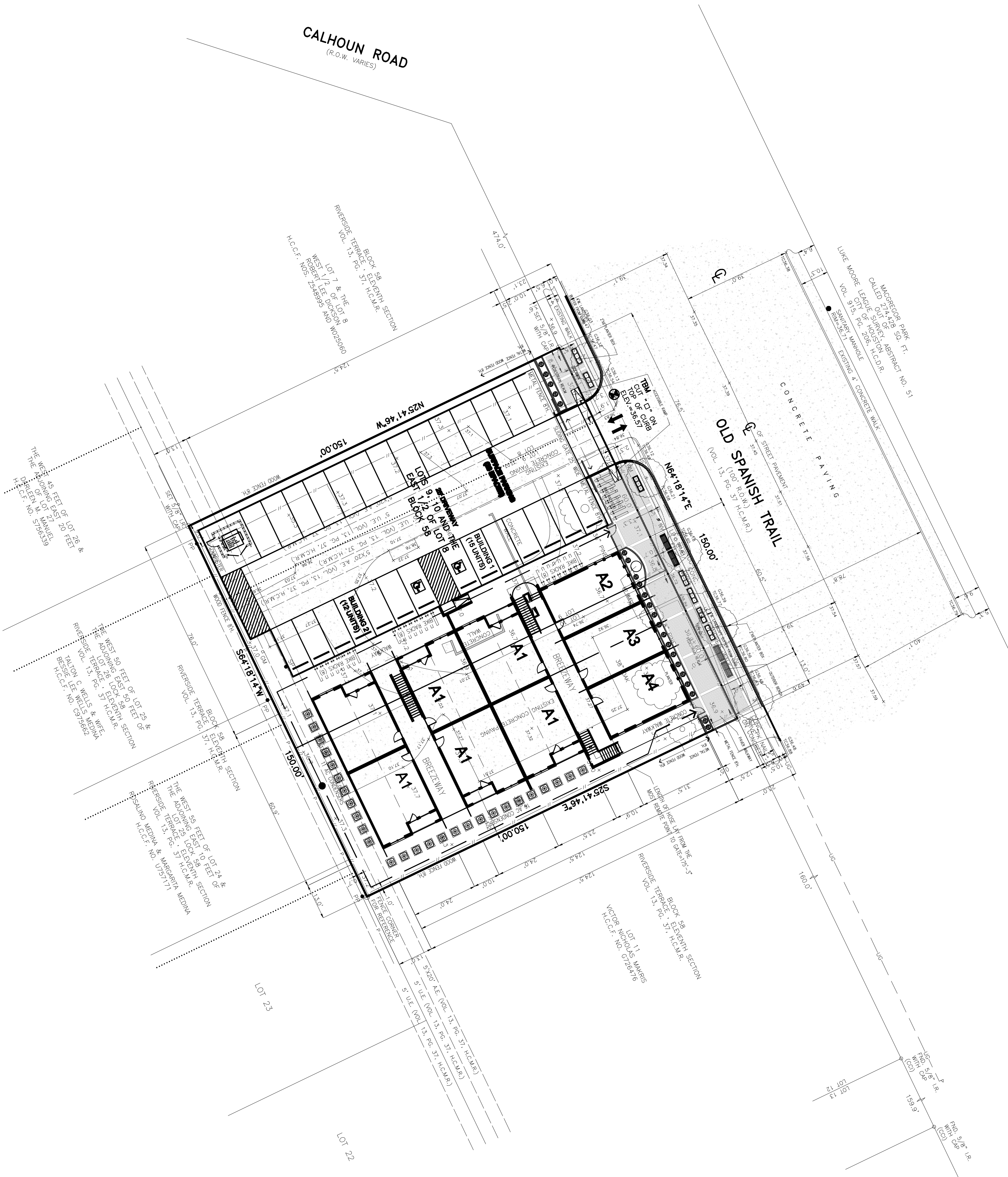
- [illegible]

NOTES:
1. ALL BEARINGS ARE BASED ON GPS TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL

2. SURETYPOR DO NOT ABSTRACT PROPERTY, SURETY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY THE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY JOB NO. 21581214 OF INTEREST TITLE COMPANY, LLC.
3. ALL EASEMENTS, BUILDING LINES SHOWN HEREON ARE BASED ON THE RECORDED PLAT, RESTRICTIONS, AS SET FORTH PER PLAT RECORDED IN VOLUME 13, PAGE 37 OF THE MAPS RECORDS OF HARRIS COUNTY, TEXAS.
4. RESTRICTIONS, AS RECORDED IN VOLUME 1055, PAGE 556, VOLUME 1079, PAGE 450 AND VOLUME 1088, PAGE 720 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND IN HARRIS COUNTY CLERK'S FILE NO.'S H161993, H116650 AND H740726.
5. NOTHING IN THIS SURETY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
6. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURETOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
7. SURETY IS CERTIFIED FOR THIS TRANSACTION ONLY.
8. THIS SURETY IS BEING PROVIDED SOLELY FOR THE USE OF THE CREDIT PARTIES AND THAT NO LICENSE HAS BEEN GRANTED, EXPRESSED OR IMPLIED, TO COPY THE SURETY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

FLOOD NOTE:


SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE X.
MAP # 48201C, PANEL 0880M, DATED 01-06-17. This information is based on graphic plotting only. We do not assume responsibility for exact determination.



TEMPORARY BENCHMARK IS A CUT BOX ON TOP OF CONCRETE CURB ALONG THE SOUTHEASTERLY R.O.W. OF OLD SPANISH TRAIL LOCATED APPROXIMATELY 26 FEET IN A NORTHEASTERLY DIRECTION FROM THE WEST CORNER OF SUBJECT TRACT ELEV. = 36.56'

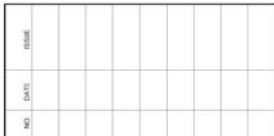
BENCHMARK: FLOODPLAIN REFERENCE MARK NUMBER 040065 IS A BRASS DISC, STAMPED D100 B008 FROM THE INTERSECTION OF SOUTH MACGREGOR WAY AND CALHOUN ROAD. LOCATED ON CALHOUN ROAD APPROXIMATELY 150 FEET TO CONCRETE BRIDGE OVER BRAYS BAYOU. MONUMENT IS LOCATED ON EAST DOWNSLOPE, SIDEWALK AT CENTERLINE STREAM. KENMAP 534E IN THE BRAYS BAYOU WATERSHED, NEAR STREAM D100-00-00 ELEV. 33.471 FEET NAVD 1988, 2001 ADJUSTED.

EXISTING CONDITION SURVEY
WITH CONCEPTUAL SITE PLAN
REPRODUCED FROM LOT 8, BLOCK 58,
AND THE ADDJOINING EAST 1/2 OF LOT
9, BLOCK 58, SUBDIVISION OF
A SUBDIVISION IN HARRIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAN RECORDED IN
VOLUME 13, PAGE 37, MAP RECORDS OF
HARRIS COUNTY, TEXAS.

		● SUBSCRIBING BY TITLE COMPANY: ASHLEY, TEXAS STATE PLANT COGNITIVE SERVICES, 500M CENTRAL ZONE NO. 4024 (MAGS) ● COMPANY TYPE: COGNITIVE SERVICES ● COMPANY ADDRESS: 2022 Monroe Shulding, Inc (Email: ashley@ashley2022.com)	
OWNER: 4802 OLD SPANISH TRAIL, LLC A TEXAS LIMITED LIABILITY COMPANY		SCALE: 1" = 20'	
ADDRESS: 4802 OLD SPANISH TRAIL, HOUSTON, TX 77021		FIELD WORK: 11-06-21/08	
LENDER: BANK OF HOUSTON, N.A.		DRAWING: 12-03-21/EG	
TITLE CO: INTEGRITY TITLE COMPANY, LLC		FINAL CHECK: 12-03-21/AT	
JOB NO.: 1111982-21-01		REVISIONS:	
CCT NO.: 213812724			
KEY MAP: 5346			
PHONE: 281 630-5830			
FAX: 281 630-5464			

ADVANCE SURVEYING, INC.

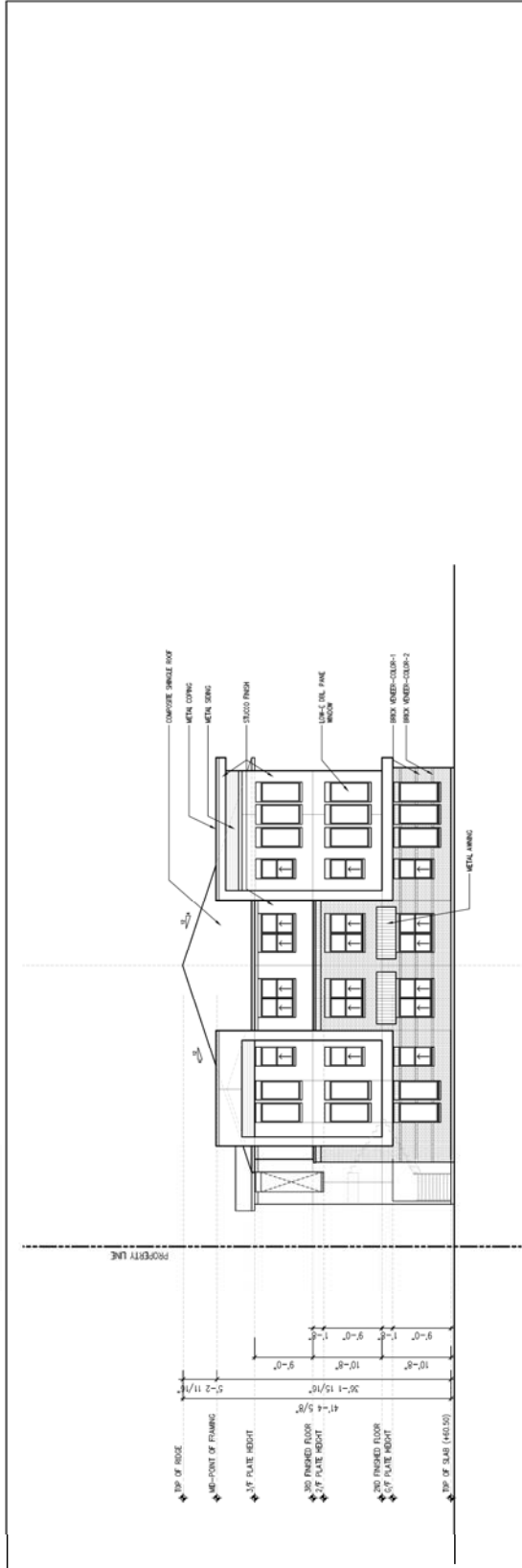
10518 KIPP WAY SUITE A-2 • HOUSTON, TEXAS 77099 • TBPLS FIRM NO. 10099200



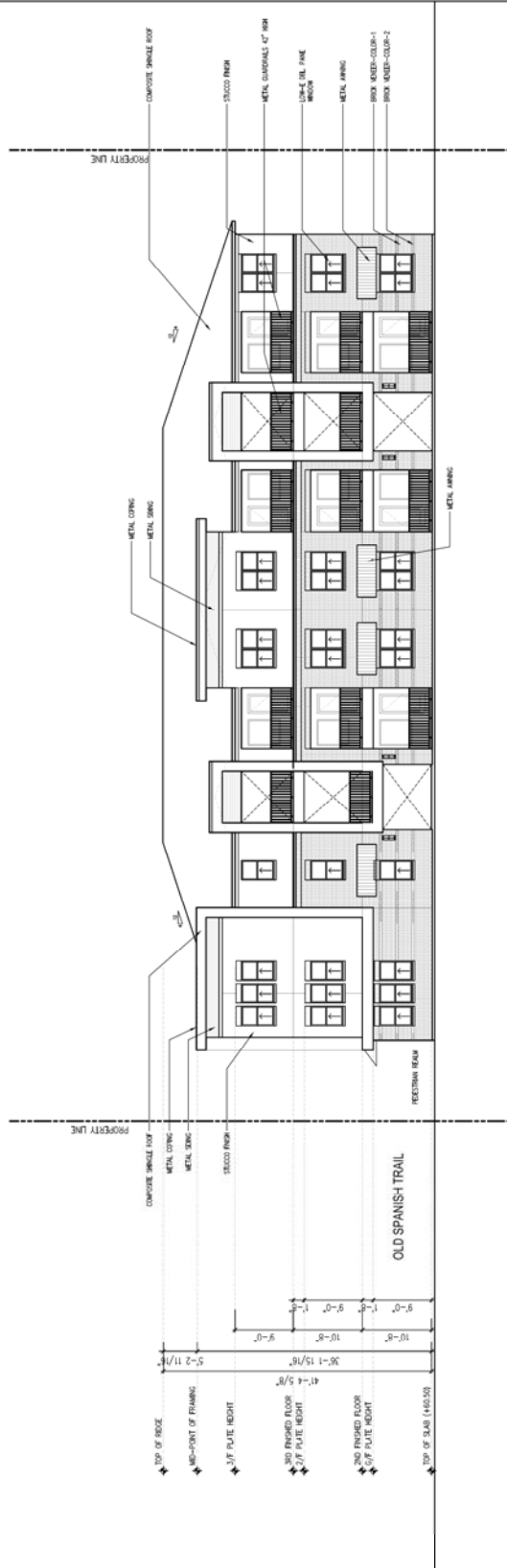
4802 OLD SPANISH TRAIL
HOUSTON, TEXAS 77021
JAMIL HASAN
INSPIRED ARCHITECTURE LLC.



Issued: Issue Date:	BOHEMIAN DESIGN MARCH 12, 2012
SHEET DESCRIPTION:	BUILDING ELEVATIONS 1/8"=1'-0"
SHEET NUMBER:	A211 BUILDING ELEVATIONS



(2) BUILDING ELEVATION- NORTH (FACING OLD SPANISH TRAIL)



(1) BUILDING ELEVATION- WEST (FACING PARKING LOT)



Application Number: 2022-0721

Plat Name: Riverside Terrace Sec 11 partial replat no 3

Applicant: Advance Surveying, Inc.

Date Submitted: 03/20/2022

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

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

Specific Variance is being sought and extent of variance:

Variance for Reduced building line (BL) along a major thoroughfare is being sought and extent of variance is to allow a 10' building line, instead of ordinance-required 25' building line along the Old Spanish Trail- which is also identified and encouraged as Transit-Oriented development and walkable places in Houston. (Ref. City of Houston Users' Guide for Walkable Places and Transit-Oriented Development September 2020)

Chapter 42 Section: 150

Chapter 42 Reference:

(A) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. 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." (b) The building line requirements established by this chapter are minimum standards. Where deed restrictions provide for a greater building line or setback, the deed restrictions shall control over the provisions of this chapter. (d) The following chart is a summary of certain of the building line regulations requirements of this division chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. Major Thoroughfares in general 25 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;

4802 Old Spanish Trail is close to the corner intersection of Calhoun and Old Spanish Trail. It's one block south of Old Spanish Trail and Martin Luther King Blvd where the new medical school for University of Houston. This Ordinance established a 25' building line along the south side of the 100 through 200 blocks of Old Spanish Trail This established 25' building line and the physically unusual shape and dimensions of the property make development challenging and restricts the buildability of the property. In addition to establishment of the 25' building line, power lines at the rear of the property require that homes be at least 10' from the rear property line. The 25' building line along the front of the property line, 10' distance from power lines along the rear property line, 3' distance from the westerly property line and small dimension at easterly property line, only allow for approximately 11,625 SF of buildable area and denies owner of approximately 7,125 SF and

practical site layout. Total Lot size: 150 Ft X 125 FT= 18,750 SQ FT Front 25' Building line: 25 FT X 150 Ft= 3,750 SQ FT Back 10' Easement: 150 Ft X 10 Ft= 1,500 SQ Ft Side Easement: 5 ft X 125 FT = 625 SQ FT Sewer line easement between Lot 7 and 8: 10 ft X 125 Ft= 1,250 Total denies for the structure = 7,125 (38%) Usable : 11,625 (62%) There are additional unusual factors along the Old Spanish Trail. Old Spanish Trail is identified as Transit Oriented Development as Secondary Street (Major thoroughfare). Transit-Oriented De-sign (TOD) is an urban development pattern that maximizes the amount of residential, business and leisure space within walking distance of public transit. TOD aims to increase public transit ridership by reducing the use of cars and by promoting sustainable urban growth. TODs are normally located within one-quarter to one-half mile around the central transit stop, as this is considered to be an appropriate walking distance for pedestrians. City of Houston Planning Division developed objective criteria to guide the TOD Street designation. These criteria not only consider existing land uses but also evaluate the potential for future development. The Walkable Place and TOD standards only apply to new development and redevelopment along Primary Streets and will apply to future development off this site. Old Spanish Trail development will meet the standard for Walkable Place Street (WP Street) is a street segment designated by the Walkable Places Plan. It is our understanding that this development will be build in a manner that will greatly reduce traffic along the Old Spanish Trail and increase the beautification.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property and to be consistent with nearby existing developments. University Of Houston Medical school is around the corner, the main campus is close by. By creating a bike and pedestrian friendly environment in accordance with City of Houston vision is the base for the request for the variance.

(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. The Proposed development will include vertical 8-foot sidewalks along Old Spanish Trail, from back of curb to property line, for Yards between building and right-of-way will be landscaped and will preserve and enhance the general character of pedestrian walkway and landscaping along the Old Spanish Trail to meet the standard set by the City of Houston and the Transit-Oriented Development.

(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. On the contrary it will contribute to the beautification of the block face and will be in line with the City of Houston long term plan for more bike and walkable areas around the college campuses.

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

Economic hardship is not the sole justification of the variance. The request is on the basis of the unusual property dimensions and reasonable assessment of existing conditions. The re-quest is also in line with Transit Corridor and in compliance with City of Houston Users Guide for Walkable Places and Transit-Oriented Development (September 2020) guidelines published by Planning and Development Department of City of Houston.



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

April 11, 2022

Dear Property Owner:

Reference Number: 2022-0721; Riverside Terrace Sec 11 partial replat no 3; partial replat of **Riverside Terrace Sec 11**, being all of Lots 9 and 10 and the adjoining east one-half of Lot 8, Block 58, as recorded at Volume 13 Page 37 of the Harris County Map Records.

The property is located along Old Spanish Trail between Belvedere Street and Calhoun Road. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Henry Santos** with Advance Surveying, Inc., on behalf of the developer, can be contacted at **281-530-2939**.

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

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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

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

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

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

Terminology

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Houston Planning Commission

ITEM: 141

Planning and Development Department

Meeting Date: 01/21/2022

Subdivision Name: Shamrock Manor partial replat no 2

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

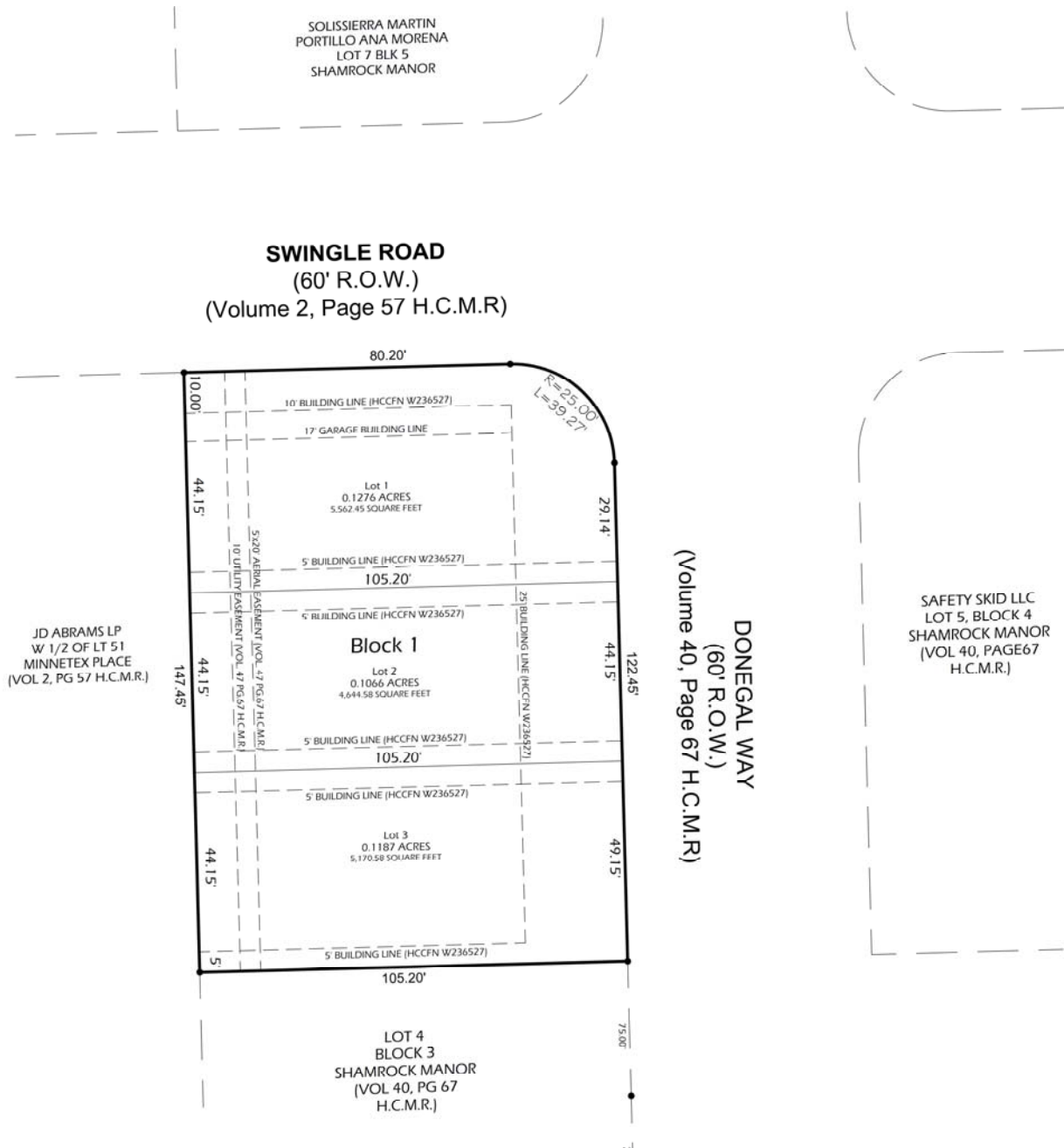
ITEM: 141

Planning and Development Department

Meeting Date: 01/21/2022

Subdivision Name: Shamrock Manor partial replat no 2

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 141

Planning and Development Department

Meeting Date: 01/21/2022

Subdivision Name: Shamrock Manor partial replat no 2

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

April 5th, 2022

Dear Property Owner:

Reference Number: 2022-0598; Shamrock Manor partial replat no 2; partial replat of **Shamrock manor**, of Lot 5 & 6, Block 3, as recorded in Volume 40 Page 67 of the Harris County Map Records.

The property is located at the southwest intersection of Swingle Road and Donegal Way. The purpose of the replat is to create three (3) single-family residential lots and modify the building line. The applicant, **Joyce Owens** with Owens Management Systems, on behalf of the developer, JacksonKelly Developers, 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, April 28, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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Terminology

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Planning Commission Body, Authority and Obligation

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Houston Planning Commission

ITEM: 142

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Sparks Fabricators replat no 1

Applicant: Survey 1, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

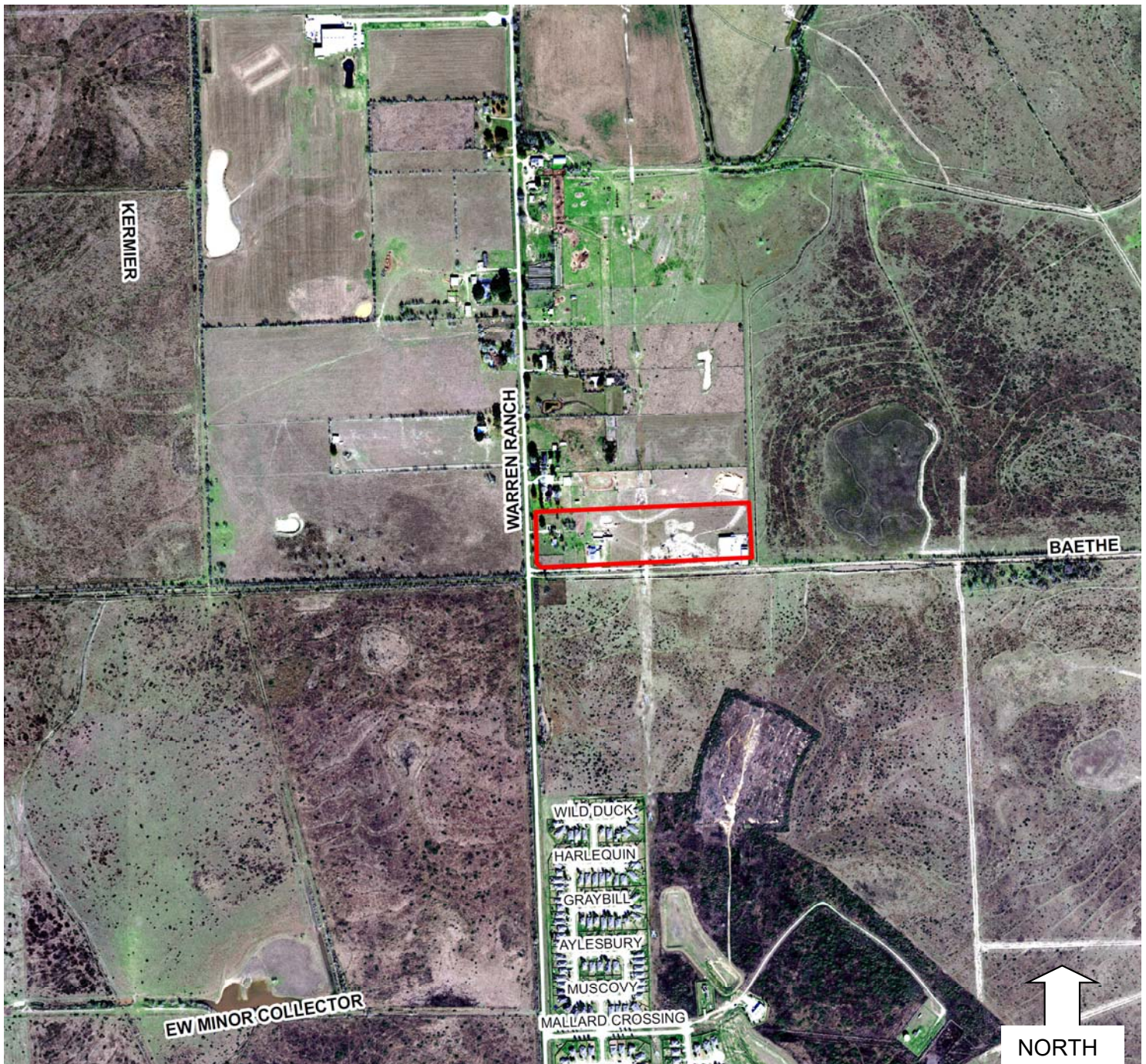
ITEM: 142

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C – Public Hearings

Aerial

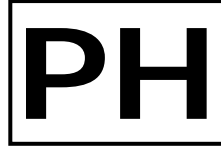


CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

April 4, 2022

Dear Property Owner:

Reference Number: 2022-0597; Spring Fabricators replat no 1; full replat of **Spring Fabricators**, being Lots 1-3 and Reserve "A" of Block 1, as recorded in Film Code 689991 of the Harris County Map Records.

The property is located at the northeast intersection of Warren Ranch Road and Baethe Road. The purpose of the replat is to revise the single family lot lines and reserves lines. The applicant, **Cathy Fontenot** with Survey 1, Inc., LLC, on behalf of the developer, can be contacted at **281-393-1982**.

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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

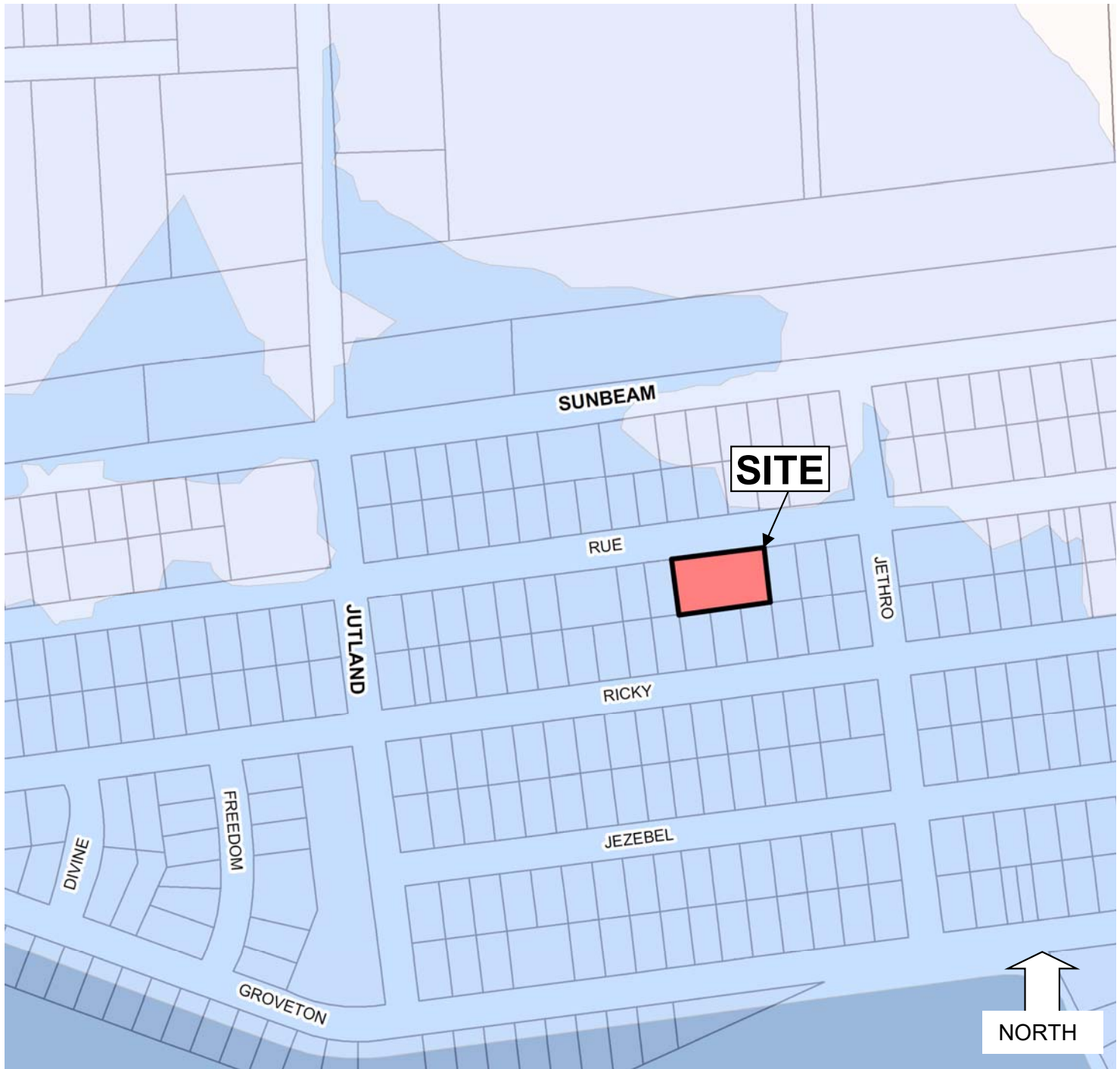
ITEM: 143

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Texans Estate replat no 1

Applicant: Red Consultants

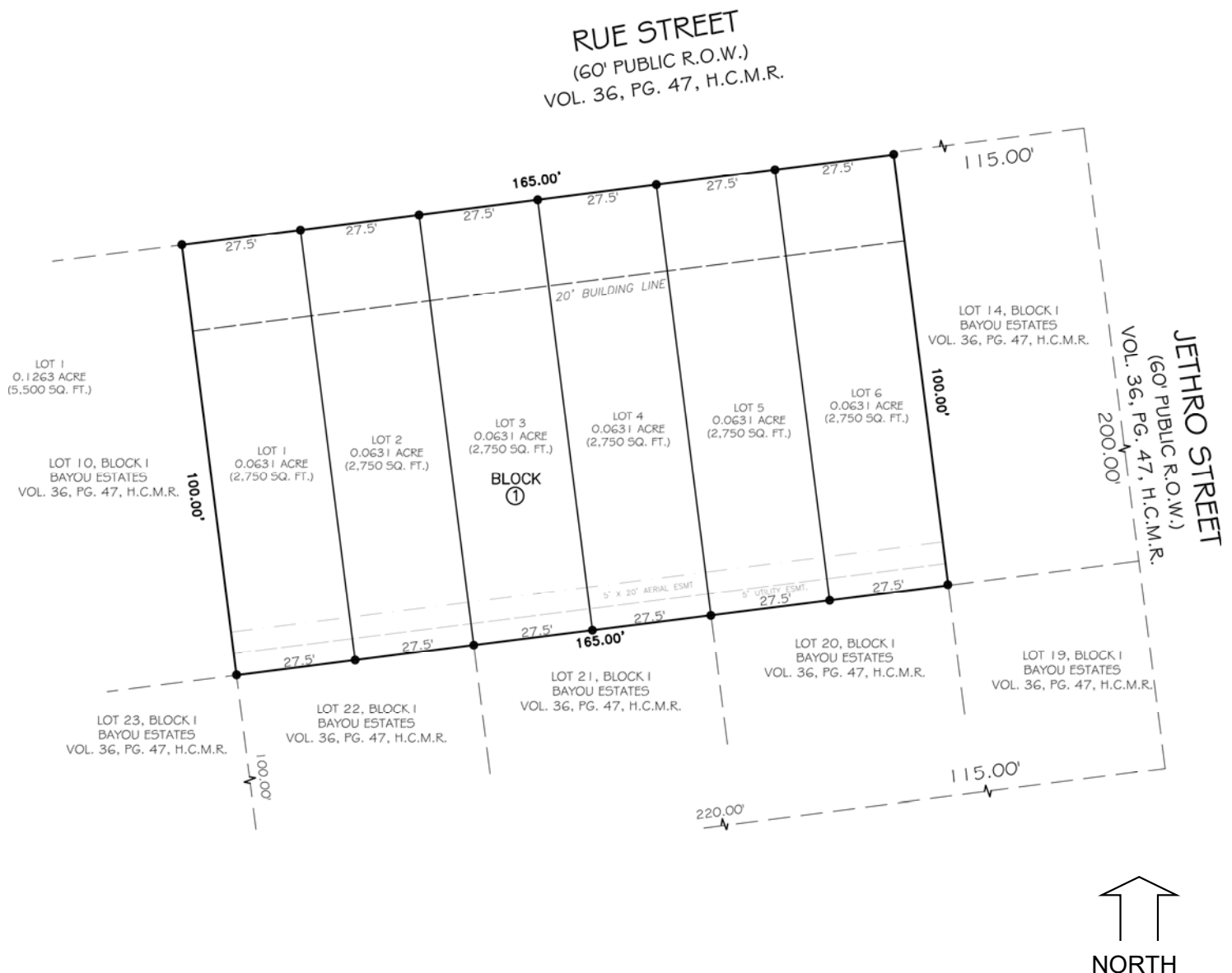


C – Public Hearings

Site Location

Subdivision Name: Texans Estate replat no 1

Applicant: Red Consultants



Houston Planning Commission

ITEM: 143

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Texans Estate replat no 1

Applicant: Red Consultants



C – Public Hearings

Aerial



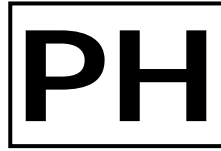
CITY OF HOUSTON

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

April 5, 2022

Dear Property Owner:

Reference Number: 2022-0744; Texans Estate replat no 1; a full replat of Texan Estate, as recorded in Film code Number 637283 of the Harris County Map Records.

The property is located south along Rue Street, south of Sunbeam Street and east of Jutland Road. The purpose of the replat is to create six (6) single-family residential lots. The applicant, **Deirdre Brock** with Red Consultants, on behalf of the developer, JDJ Endeavors LLC, can be contacted at **281-948-2438**.

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

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Houston Planning Commission

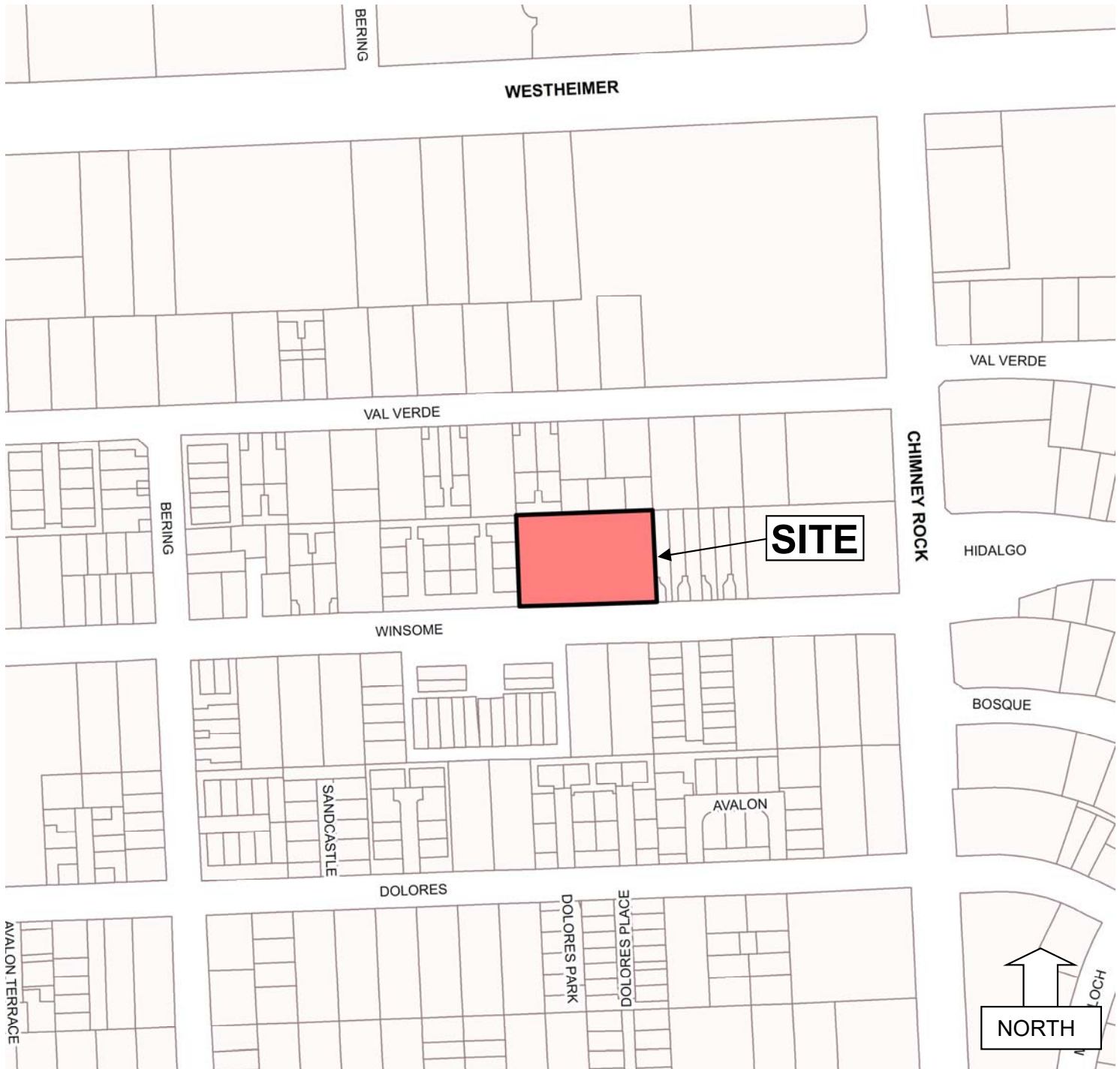
ITEM: 144

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Westheimer Estates partial replat no 15

Applicant: Momentum Engineering



C – Public Hearings

Site Location

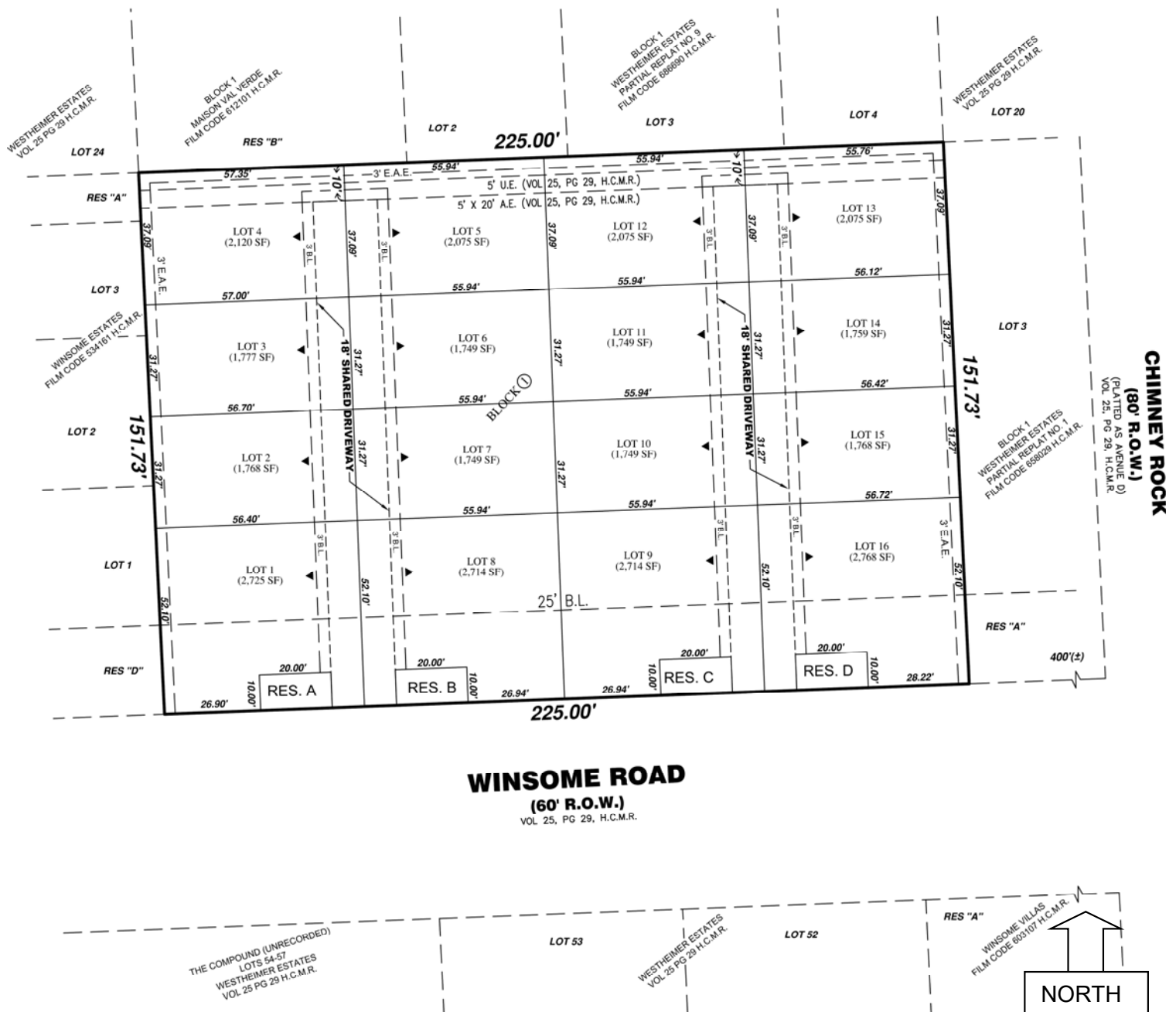
Houston Planning Commission ITEM: 144

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Westheimer Estates partial replat no 15

Applicant: Momentum Engineering



C – Public Hearings

Subdivision

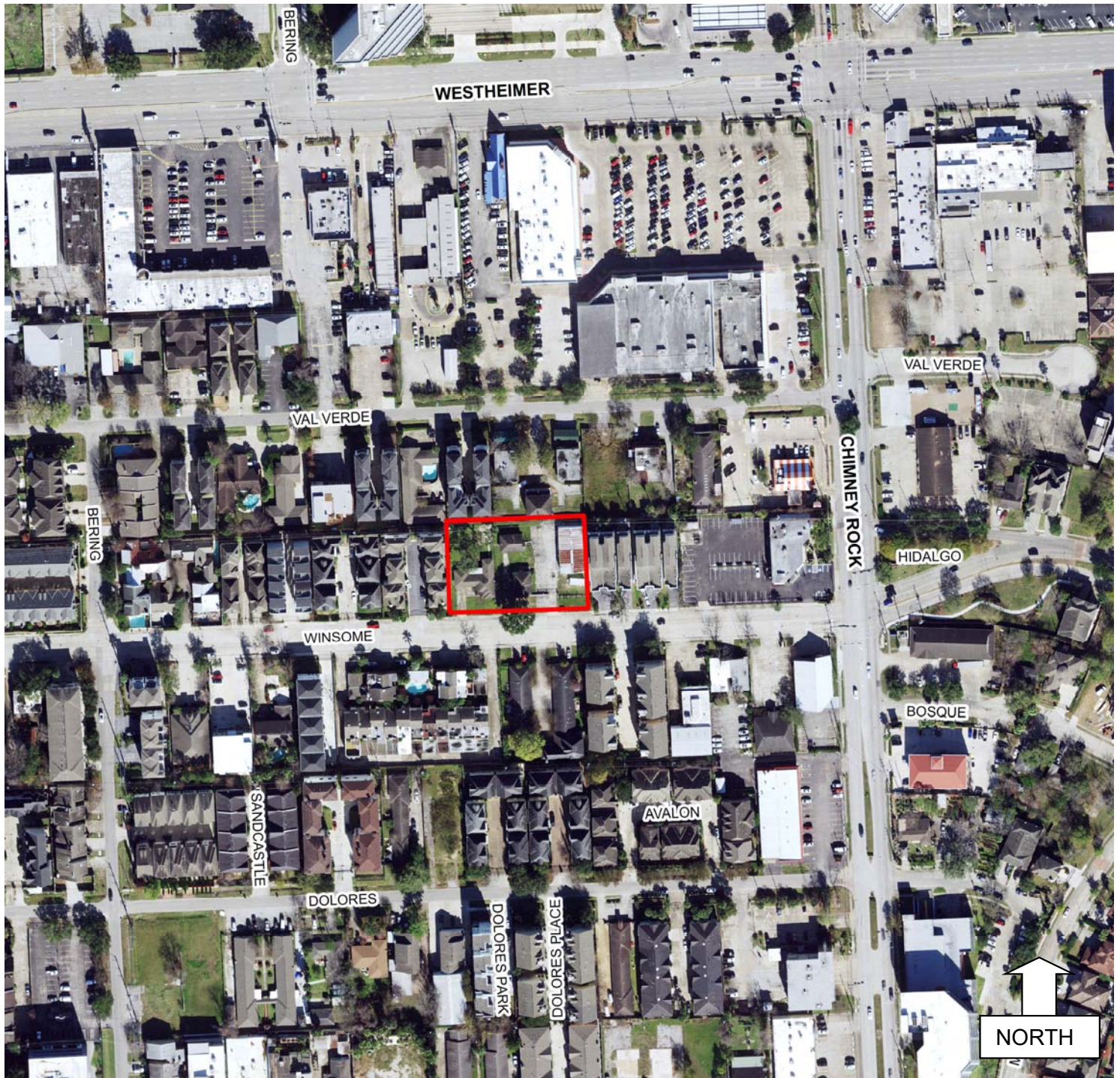
Houston Planning Commission **ITEM: 144**

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Westheimer Estates partial replat no 15

Applicant: Momentum Engineering



C – Public Hearings

Aerial



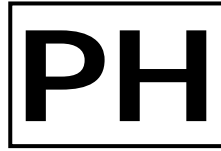
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

April 5, 2022

Dear Property Owner:

Reference Number: 2022-0656; Westheimer Estates partial replat no 15; partial replat of **Westheimer Estates**, being lots 38, 39, and 40, as recorded in Volume 25, Page 29 of the Harris County Map Records.

The property is located North along Winsome Lane, south of Westheimer Road and west of Chimney Rock Road. The purpose of the replat is to create six (6) single-family residential lots. The applicant, **Shahnawaz Ghanchi** with Momentum Engineering, on behalf of the developer, Macey Family Properties LTD, can be contacted at **281-741-1998 ext. 109**.

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Houston Planning Commission

ITEM: 145

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Wrenwood partial replat no 4

Applicant: Total Surveyors, Inc.

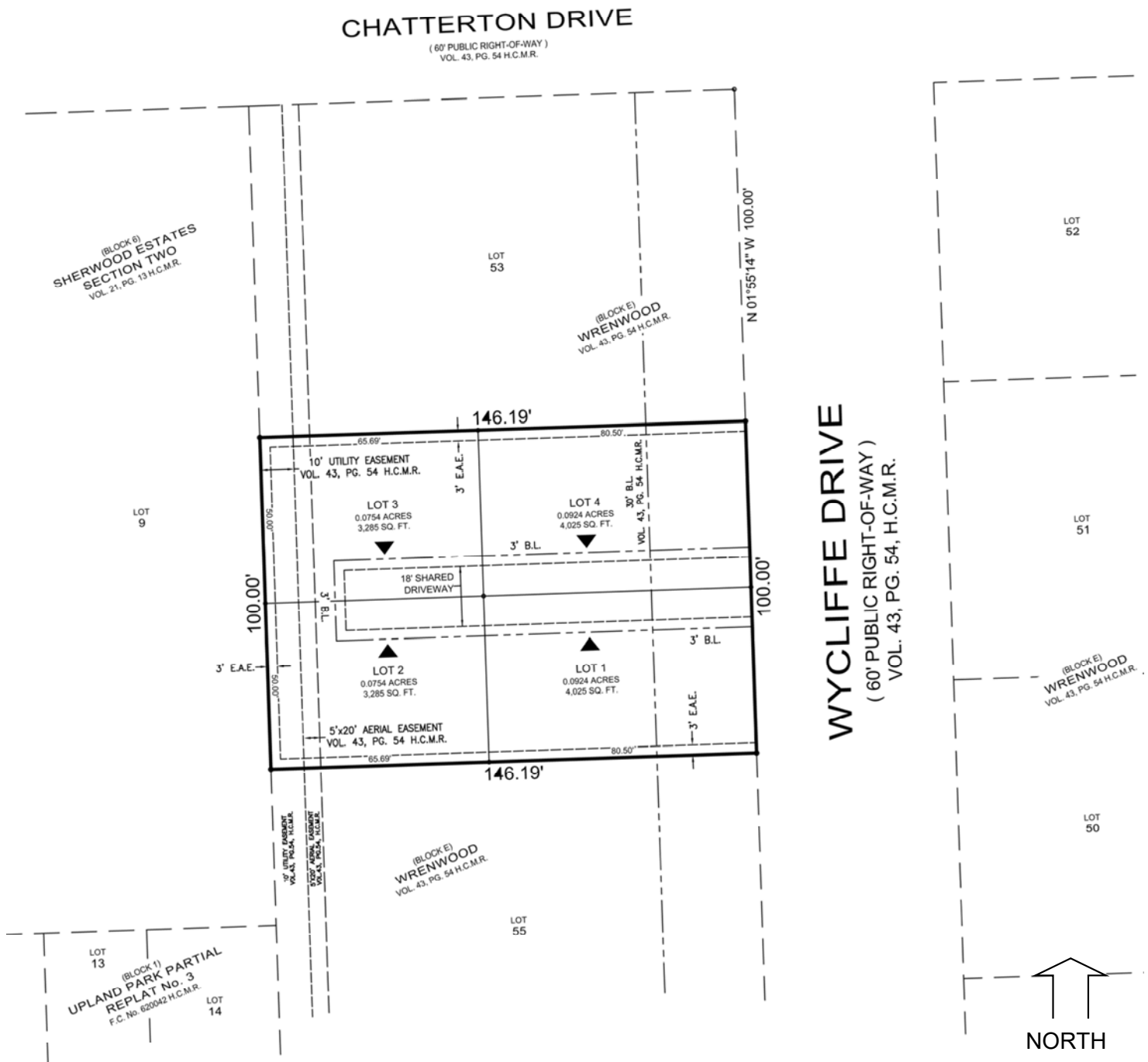


C – Public Hearings

Site Location

Subdivision Name: Wrenwood partial replat no 4

Applicant: Total Surveyors, Inc.



Houston Planning Commission

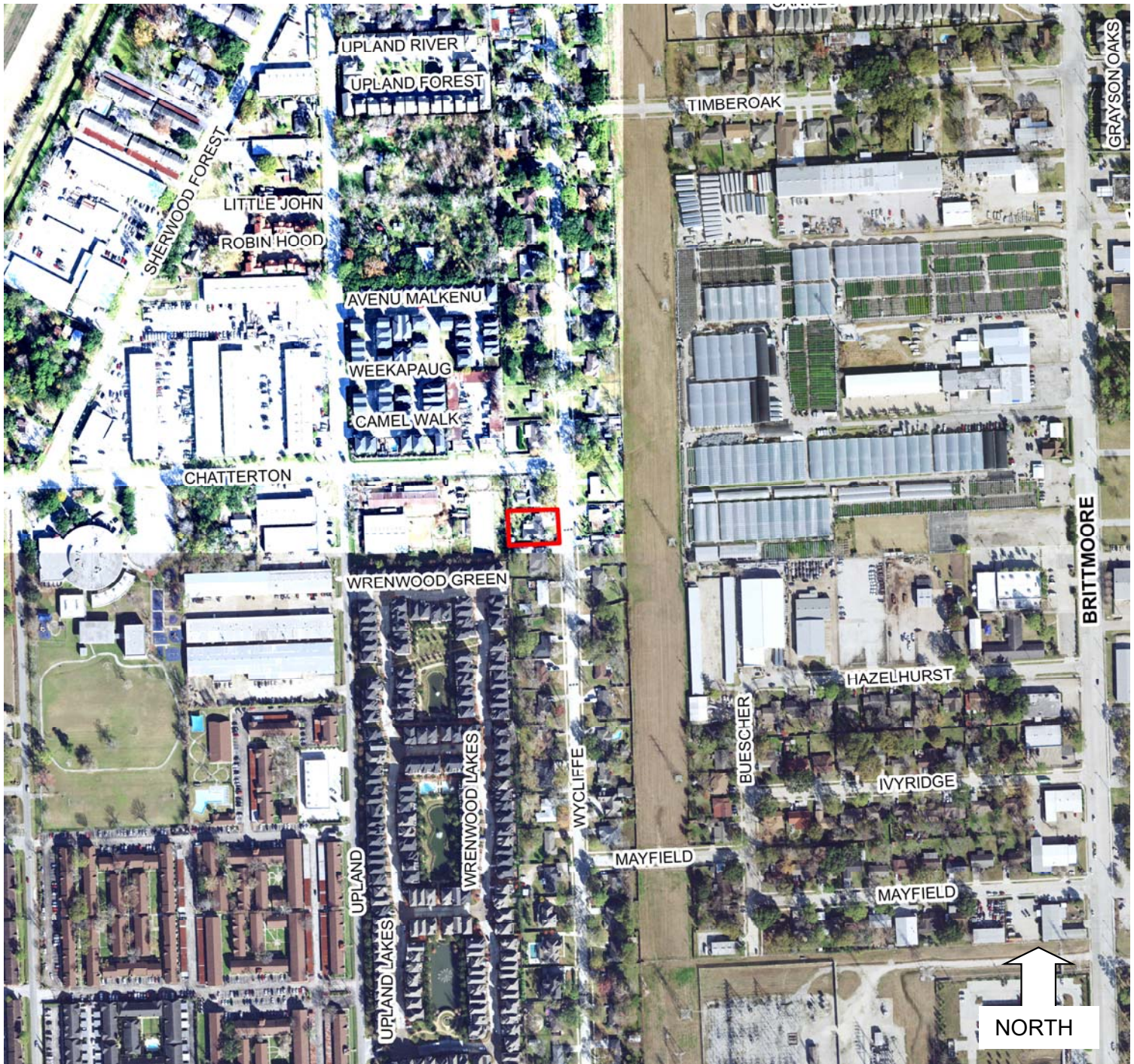
ITEM: 145

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Wrenwood partial replat no 4

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

April 5, 2022

Dear Property Owner:

Reference Number: 2022-0783; Wrenwood partial replat no 4; partial replat of **Wrenwood**, of Lot 54, of Block E as recorded in Film code Volume 43 Page 54 of the Harris County Map Records.

The property is located south of Chatterton Drive and west along Wycliffe Drive.

The purpose of the replat is to create forty-four (4) single-family residential lots along a shared driveway. The applicant, **Kevin Kolb** with Metro Living Studio, on behalf of the developer, Metro Living, 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.

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 28th, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission

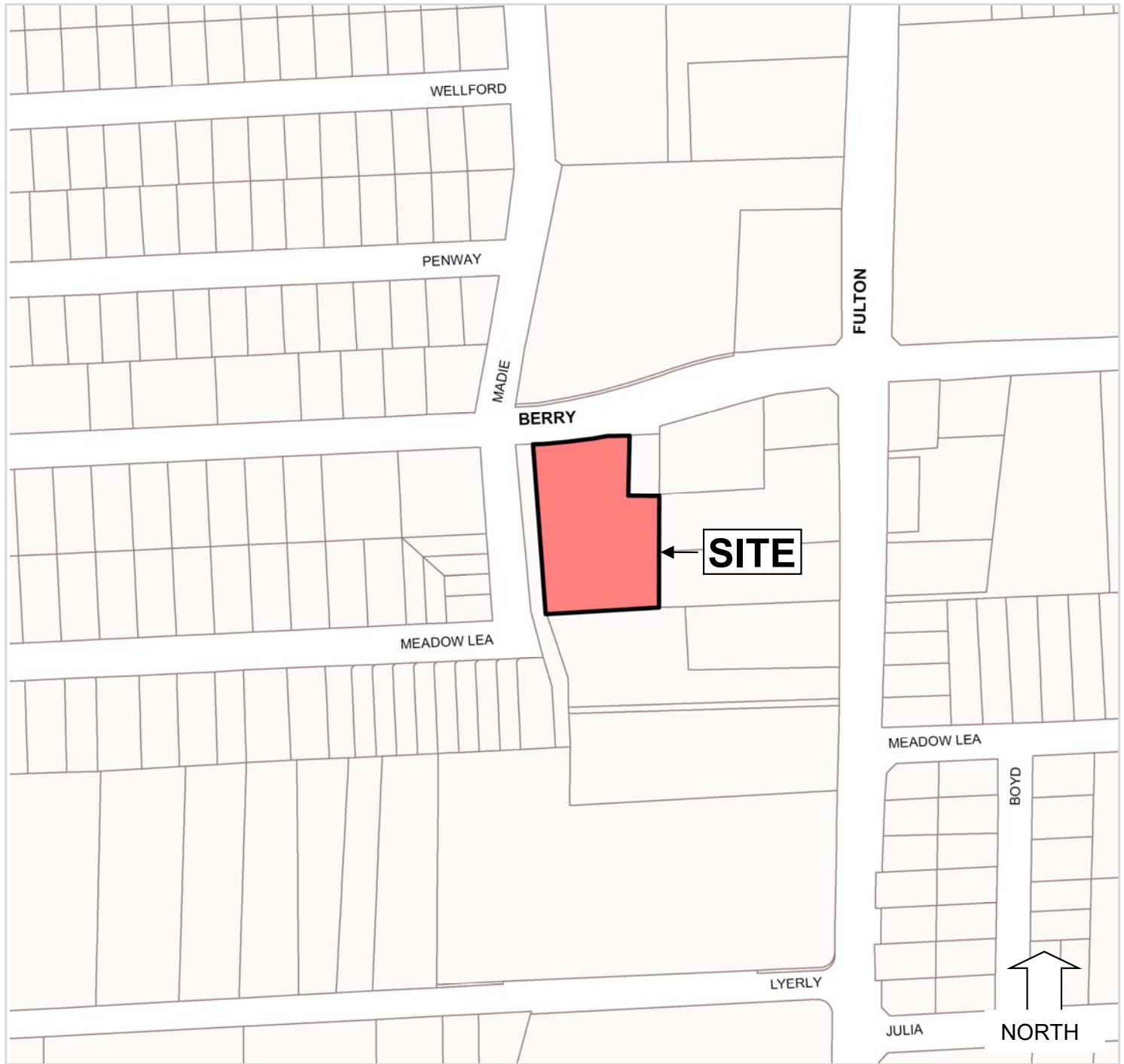
ITEM: 146

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Avenue Meadows on Madie

Applicant: MBCO Engineering



D – Variances

Site Location

Houston Planning Commission

ITEM: 146

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Avenue Meadows on Madie

Applicant: MBCO Engineering



D – Variances

Aerial

H.&T.C. R.R. CO SURVEY, A-975
HARRIS COUNTY, TEXAS

UNRESTRICTED RESERVE "A"

①

BARRY ROAD RESERVE
FILM CODE No. 674353,
H.C.M.R.

BERRY ROAD
(WIDTH VARIES)
(H.C.C.F. No. P152440)
(F.C. No. 674353 H.C.M.R.)

THIS 0.009 ACRES / 397 SQ. FT.
HEREBY DEDICATED TO THE
PUBLIC FOR RIGHT-OF-WAY
PURPOSES

L=78.51'
R=1,145.00'
Δ=003°49'43"
CH=579'25"18"W
CHΔ=76.50'

L=77.00'
R=728.28'
Δ=001°32'38"
CH=884'15'38"E
CHΔ=76.98'

SET 5/8" IRON ROD
WITH CAP "MBCO ENG"

SET 5/8" IRON ROD
WITH CAP "MBCO ENG"

SET 5/8" IRON ROD
WITH CAP "MBCO ENG"
X: 3,116.975.02
Y: 13,869,771.80

1" IRON PIPE FOUND
WITH CAP "COTTON SURVEYING"

LOT 1
[0.101 ACRES]
[4,378 SQ. FT.]

N85°50'41"E [157.64']

LOT 2
[0.132 ACRES]
[5,771 SQ. FT.]

S85°50'41"W [154.32']

LOT 3
[0.117 ACRES]
[5,105 SQ. FT.]

N85°46'31"E [151.32']

LOT 4
[0.176 ACRES]
[7,648 SQ. FT.]

N85°50'41"E [199.78']

LOT 5
[0.168 ACRES]
[7,336 SQ. FT.]

N85°50'41"E [196.73']

LOT 6
[0.172 ACRES]
[7,513 SQ. FT.]

N85°50'41"E [193.56']

LOT 7
[0.148 ACRES]
[6,438 SQ. FT.]

N85°50'41"E [190.80']

LOT 8
[0.167 ACRES]
[7,276 SQ. FT.]

S87°02'12"W [187.52']

REMAINDER OF A
CALLED 1.313 ACRES
CROWN CASTLE GT COMPANY LLC
H.C.C.F. No. V106768
H.C.D.R.

SET 5/8" IRON ROD
WITH CAP "MBCO ENG"

SET 5/8" IRON ROD
WITH CAP "MBCO ENG"
X: 3,117,024.73
Y: 13,869,668.47

CALLED 0.5342 ACRES
FARRAH & ZARRAH KESHAWI TRUST
H.C.C.F. No. P152440
H.C.D.R.

CALLED 0.6633 ACRES
(TRACT ONE)
RODRIGUEZ LAND HOLDINGS LLC
H.C.C.F. No. RP-2007-396338
H.C.D.R.

CALLED 0.6633 ACRES
(TRACT ONE)
RODRIGUEZ LAND HOLDINGS LLC
H.C.C.F. No. RP-2007-396338
H.C.D.R.

X: 3,117,022.95
Y: 13,869,484.72

GIDEON BAPTIST CHURCH
HCAD ACCT. NO. 0480750000150

JOSE ANTONIO SERNA
H.C.C.F. No. Z163310
CORRECTED BY H.C.C.F. No. 20360418453

MEADOW LEA PARTIAL REPLAT NO 1
F.C. 685558, H.C.M.R.

MADIE DRIVE
(A.K.A. BROOKSIDE DRIVE)
(70 FEET WIDE)
(VOL. 1163, PG. 340 H.C.M.R.)

ENCROACHMENT AGREEMENT
BY AND BETWEEN THE CITY OF HOUSTON
AND AVENUE DEVELOPMENTS, LLC
H.C.C.F. No. P152440

"JANOWSKI DITCH"
CITY OF HOUSTON
VOL. 8361, PG. 205 H.C.D.R.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-0644

Plat Name: Avenue Meadows on Madie

Applicant: MBCO Engineering

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 allow lots to take access from an access easement

Chapter 42 Section: 42-188

Chapter 42 Reference:

42-188(a) (LOT ACCESS TO STREETS)

Statement of Facts

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

(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;

Strict application would render the property unsuitable for affordable single-family development due to the unusual tract configuration in relationship to Berry Street as well as the position of a 20' strip of land owned by the City of Houston known as the "Janowski Ditch" (which is no longer an open drainage ditch) between the subject tract and the most suitable street for access (Madie Drive, 70 feet wide). Applying the requirement of Sec. 42-188(a) would fail to fulfill the spirit and intent of Chapter 42 and would only serve to create an inefficient use of scarce property and create an impractical development.

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

The existence of an intervening 20-foot wide strip of land owned by the City of Houston (formerly the "Janowski Ditch" – no longer an actual drainage ditch) prevents the most obvious access to a public street (Madie Drive) and would not support the highest and best use of the property. The greater length versus width of the subject tract and the required access from Berry Road would require a shared driveway that would split this small parcel in such a way as to render efficient development an impossibility to serve the City of Houston and would not serve any purpose consistent with Chapter 42. The City of Houston Joint Review Council has approved and sold eight (8) driveway easements across the "Janowski Ditch" tract, thus allowing access to Madie Drive for all lots even though the subject tract does not have frontage on Madie Drive, and thus upholding the spirit of Chapter 42

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

The intent of Chapter 42-188(a) is to ensure lot access to a public right-of-way or via a shared driveway/access easement and varying from this requirement by the use of driveway easements across the City of Houston-owned "Janowski Ditch" from Madie Drive does not alter this intent or general purpose in any way.

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

Public health, safety, and welfare are not negatively impacted by granting this variance since local residential circulation will continue to be adequately provided via Berry Road, consistent in density with the surrounding subdivision

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

Justification for this variance is based on the fact that the City of Houston has sold driveway easements over its 20-foot-wide fee strip for the express purpose of allowing access to Madie Drive from the subject tract, as approved by the JRC. This maintains the spirit and intent of Chapter 42 while promoting efficient and productive development.



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

April 20, 2022

NOTICE OF VARIANCE

PROJECT NAME: Avenue Meadows on Madie

REFERENCE NUMBER: 2022-0644

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located near the southeast intersection of Berry Road and Madie 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.

MBCO Engineering, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow single family lots to take access from driveways easements along Madie Street. 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, April 28, 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 Seth-David Passovoy with MBCO Engineering at 281-760-1656. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission

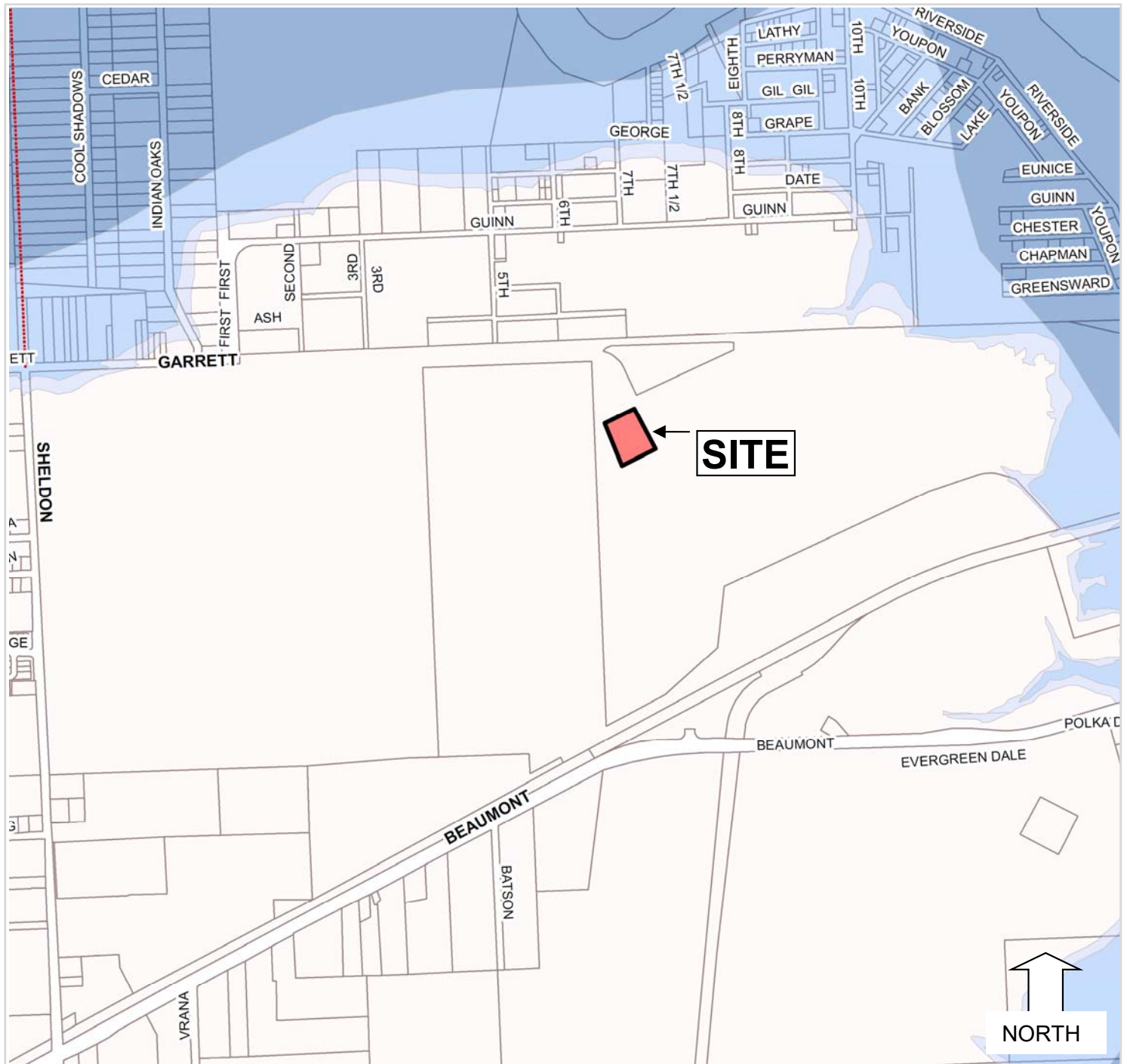
ITEM: 147

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: CenterPoint Energy Riverside Substation (DEF 1)

Applicant: McKim & Creed, Inc.

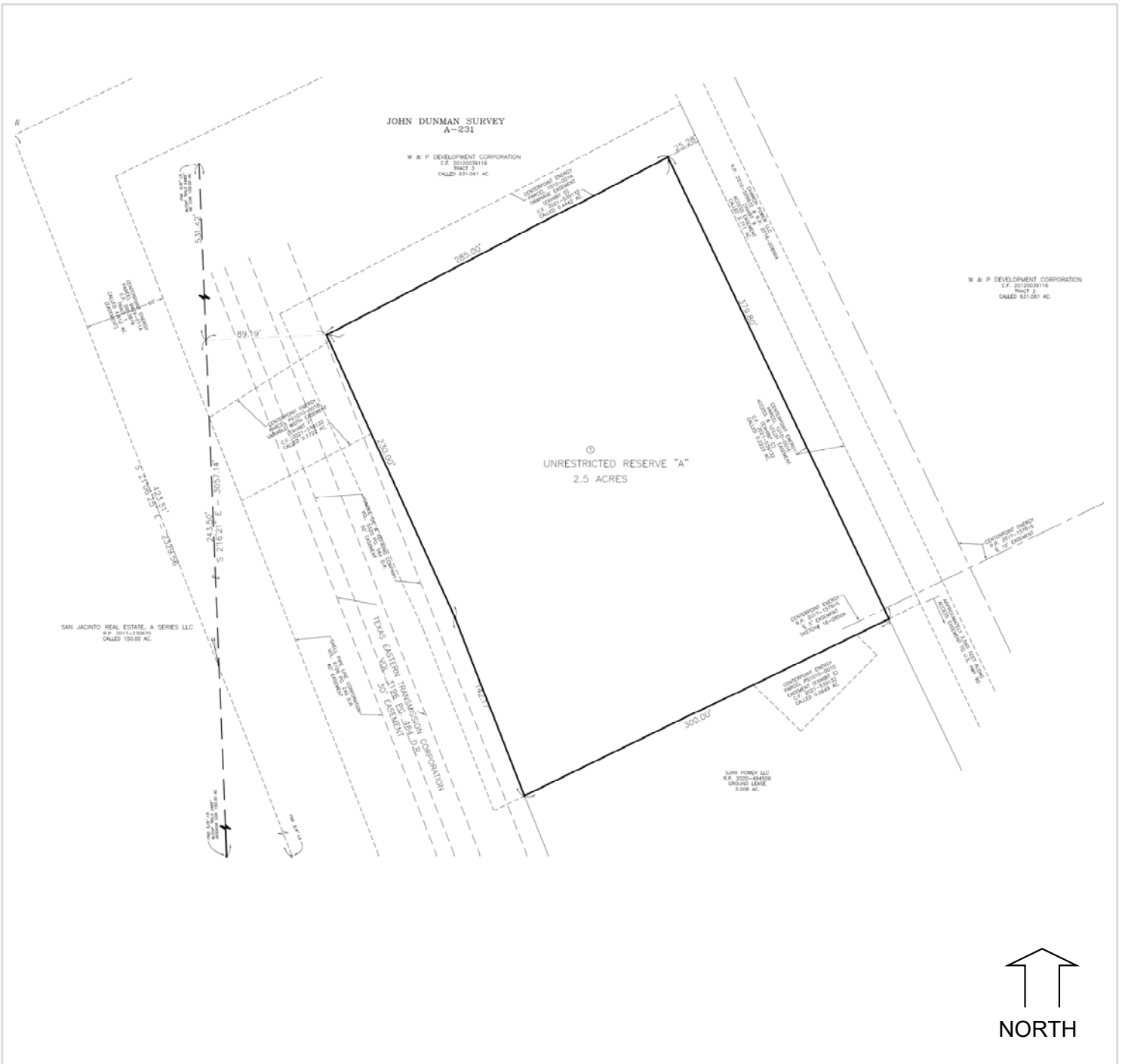


D – Variances

Site Location

Subdivision Name: CenterPoint Energy Riverside Substation (DEF 1)

Applicant: McKim & Creed, Inc.



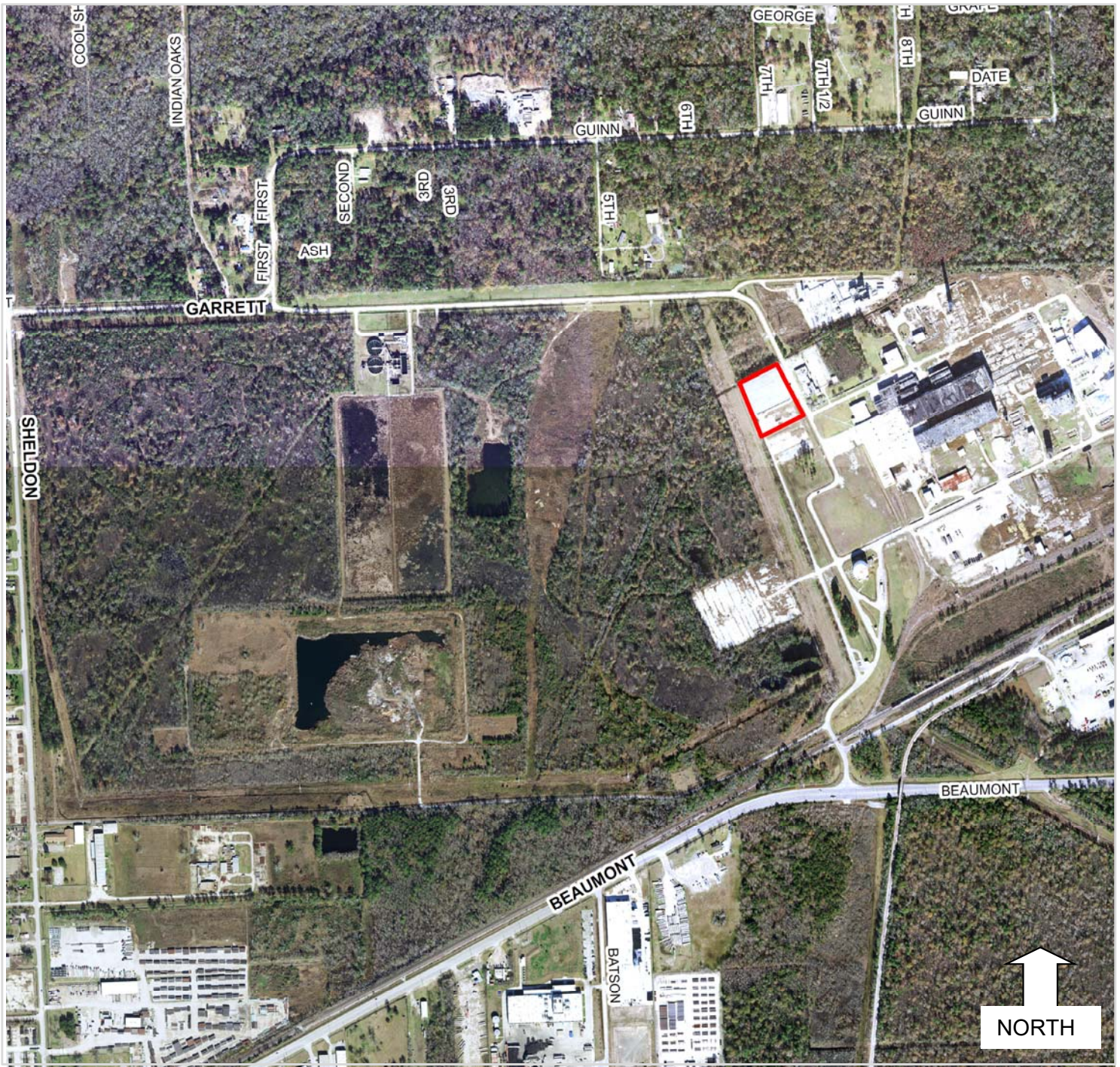
Houston Planning Commission **ITEM: 147**

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: CenterPoint Energy Riverside Substation (DEF 1)

Applicant: McKim & Creed, Inc.



D – Variances

Aerial

Riverside Substation

Map showing the proposed Riverside Substation and the existing access easement and roadway connecting the property to US Hwy 90.

Legend

- CPE Riverside Substation

Proposed CenterPoint Energy Substation Site

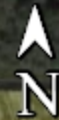
Existing called 2.311 acre access easement with roadway (easement width varies)

CPE Riverside Substation

US Hwy 90

Beaumont Hwy

1000 ft



[illegible]

SHEET NO:
11 / 20



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

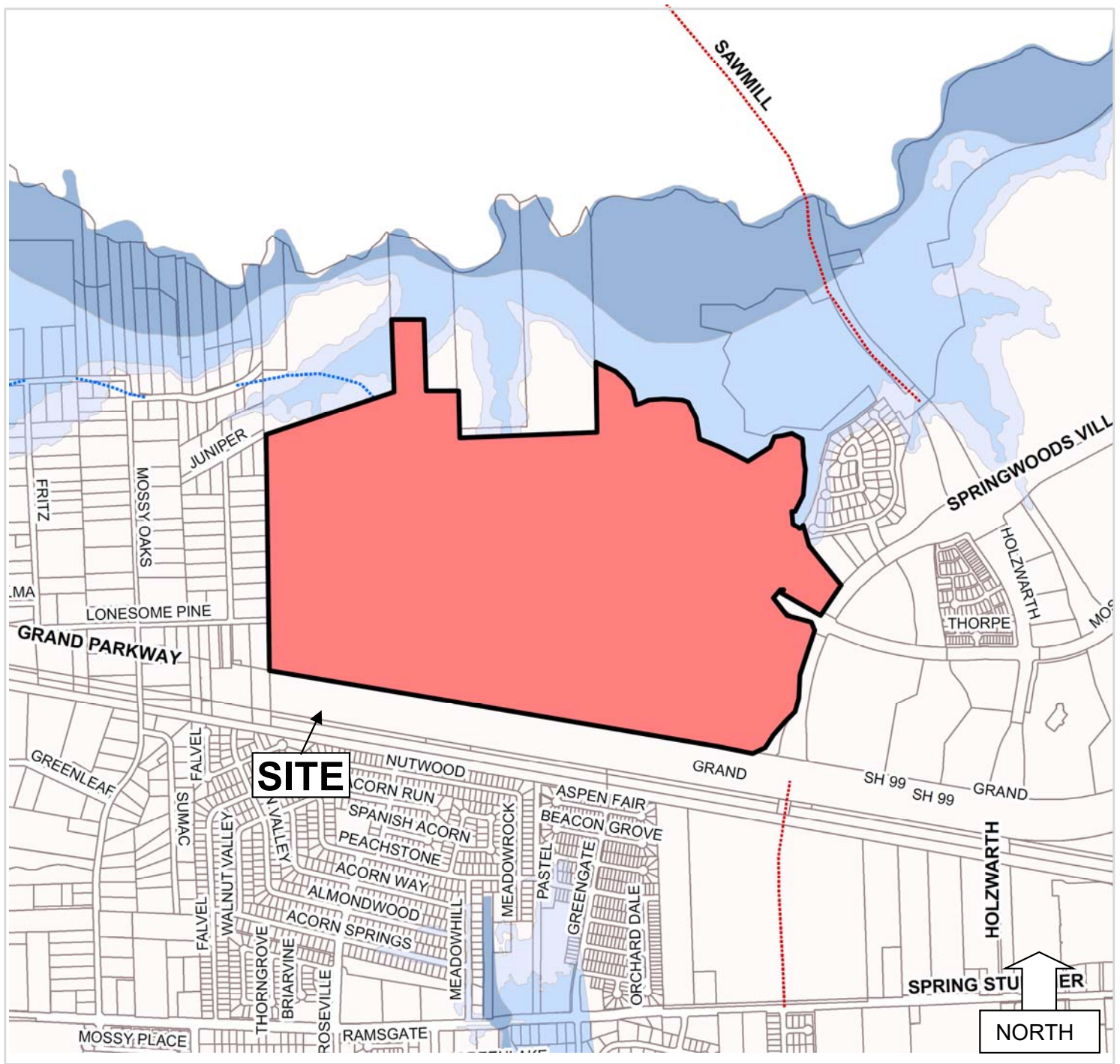
ITEM: 148

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: City Place Residential Zone 1 GP (DEF 1)

Applicant: C.L. Davis & Company



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 148

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: City Place Residential Zone 1 GP (DEF 1)

Applicant: C.L. Davis & Company



D – Variances

Aerial

OWNER:
DMB SPRINGWOODS LLC
1700 City Plaza Drive
Spring TX 77389
PH: 281-949-8721
Alex G. Sutton, P.E.,
General Manager
City Place Residential Venture

VARIANCE 7:
TO EXCEED INTERSECTION SPACING ALONG FUTURE WELWYN
GARDEN DRIVE AND FUTURE EDGEMead AVENUE.

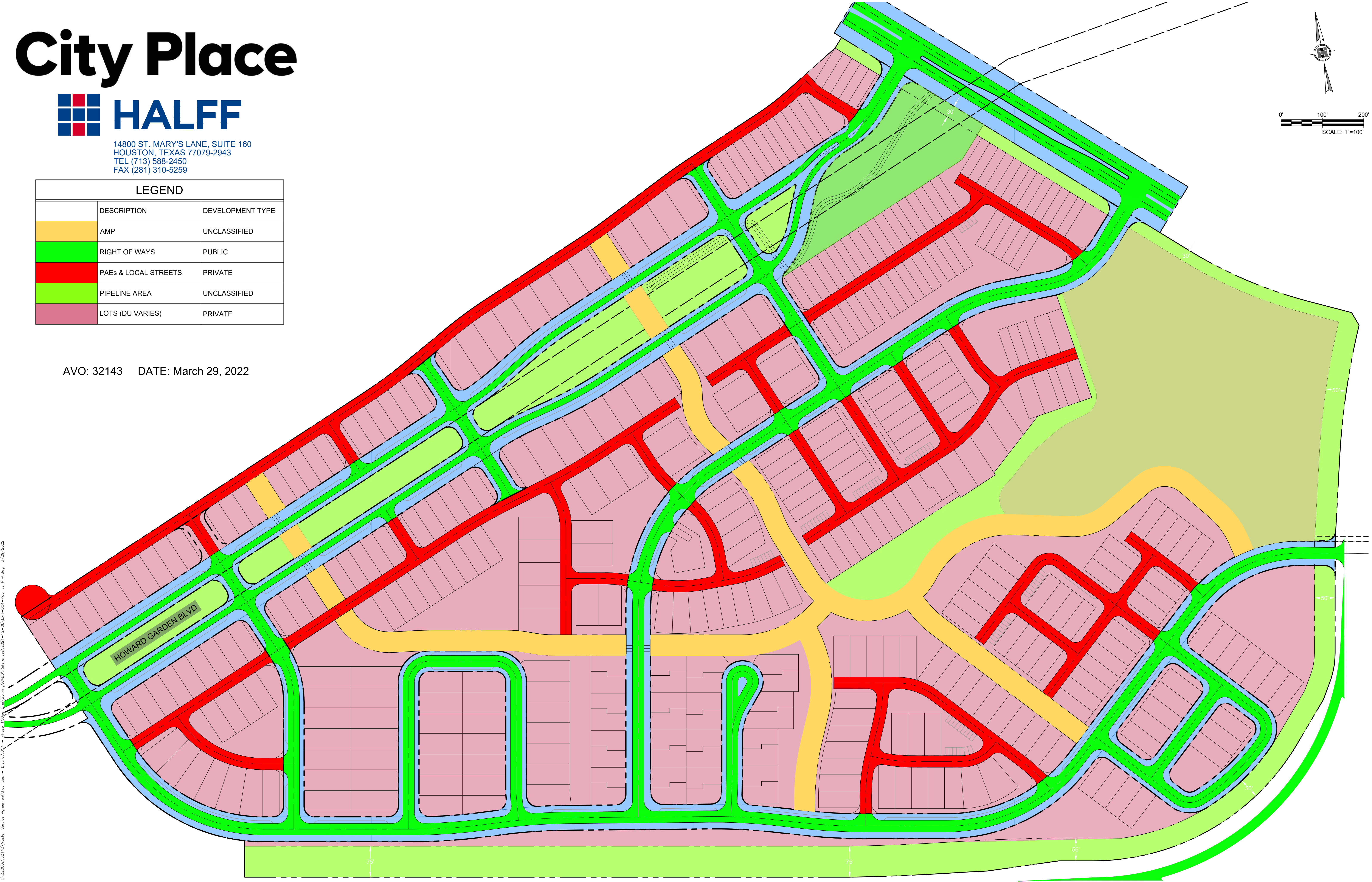
City Place



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





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. There is an existing east-west trail system extending from the Nature Preserve (Spring Creek Greenway) maintained in an agreement between Harris County Improvement District 18 and Harris County. No motorized vehicles other than maintenance equipment is allowed. 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,. Holzwarth Road, a major thoroughfare and E. Mossy Oaks, a major collector. Holzwarth Road will cross Spring Creek and intersect with Sawmill Road and East Mossy Oaks Road will proceed west-northwest and will connect with Mossy Oaks Road near Mossy Oaks Section Two (Unrecorded). It is not possible nor feasible to extend a local street with a bridge north across Spring Creek.

(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. There is an existing east-west trail system extending from the Nature Preserve (Spring Creek Greenway) maintained in an agreement between Harris County Improvement District 18 and Harris

County. No motorized vehicles other than maintenance equipment is allowed. Springwoods Village Parkway 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. Holzwarth will cross Spring Creek, with associated bridge. East Mossy Oaks Road will proceed west-northwest to Mossy Oaks Road in existing unrecorded subdivision Mossy Oaks Section Two. 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 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 north-south street.

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

There are multiple streets constructed in City Place. There are major thoroughfares, major collectors identified on the major thoroughfare plan located in City Place. Springwoods Realty Company conveyed land to Harris County Improvement District No. 18 for the Grand Parkway (SH 99) to be constructed. Springwoods Village Parkway extends from Interstate 45 south across the Grand Parkway (SH 99) to Spring Stuebner. We have demonstrated that we are committed to platting streets and constructing them in a manner to be accepted by Harris County when physical conditions allow.



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 proposed loop street generically identified on general plan as future West Collector; also, it connects East Mossy Oaks Road and Howard Garden Boulevard. The distance along East Mossy Oaks Road is approximately 4000' feet. 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. Any additional streets south from future East Mossy Oaks Road will go south-southwest and connect to future West Collector but won't drastically improve circulation; therefore, the variance is requested. Additional streets should not be required to connect or cross Future Howard Gardens Boulevard because it has at least six pipeline easements. We expect to use the intersection spacing exceptions identified in Chapter 42, Section 42-130 Intersection exceptions (a)(2). The approximate distance along Howard Garden Boulevard heading south-southwest is approximately 2600 feet.

(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 City Place include eight drainage corridors including others within the XOM 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. Additional streets should not be required to connect or cross Future Howard Gardens Boulevard because it has at least six pipeline easements. We expect to use the intersection spacing exceptions identified in Chapter 42, Section 42-130 Intersection exceptions (a)(2). The approximate distance along Howard Garden Boulevard heading south-southwest is approximately 2600 feet. Any additional streets south from future East Mossy Oaks Road will go south-southwest and connect to future West Collector but won't drastically improve circulation; therefore, the variance is requested.

(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. We are suggesting the future West Collector, future Howard Gardens Boulevard and future East Mossy Oaks Road form a loop street system meeting the circulation requirements. The intent is to have limited curb cuts, and traffic signals along East Mossy Oaks Road to move traffic to future Gosling Road to the west.

(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. North-south circulation is achieved with major thoroughfares Springwoods Village Parkway and Holzwarth Road and future West Collector. Both major thoroughfares are elevated, intersect with and cross the Grand Parkway. The Grand Parkway is a limited access freeway and local street connections are not warranted, expected or feasible in our opinion. This is supported by earlier variances granted for Springpine Forest Drive.

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

There are multiple streets constructed in City Place, formally Springwoods Village; all providing access to major thoroughfares, major collectors streets, a State Highway and local streets. Currently existing neighborhoods provide four access points to Interstate 45, two access points to the Grand Parkway (SH 99), two points of access to Spring Stuebner Road and propose one across Spring Creek. The Grand Parkway (SH 99) is a limited access state highway. Springwoods Village Parkway provides north-south, northwest access from I-45 to the Grand Parkway. A future section that has Planning Commission approval will extend to the Grand Parkway. Energy Drive, a north-south collection connects Springwoods Village Parkway to East Montgomery & I-45.



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 six Trunkline Gas pipeline easements along proposed 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. Any additional streets from future West Collector Street will loop back to East Mossy Oaks Road and create another loop. We believe this would not improve circulation within the subdivision and require additional traffic calming measure disrupting the flow of traffic on this major collector. East Mossy Oaks Road extends west from Interstate 45 past Springwoods Parkway and is proposed to continue west-northwest to Gosling Road.

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

Our loop street crosses six 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. North-south circulation is achieved with major thoroughfares Springwoods Village Parkway and Holzwarth Road and future West Collector. Both major thoroughfares are elevated, intersect with and cross the Grand Parkway. The Grand Parkway is a limited access freeway and local street connections are not warranted, expected or feasible in our opinion. This is supported in earlier variances granted for Springpine Forest Drive.

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

There are multiple streets constructed in City Place. Our current developed general plan demonstrates that we construct multiple streets and circulation is generous. The proposed variance has no impact with economics. East Mossy Oaks Road extends west from Interstate 45 past Springwoods Parkway and is proposed to continue west-northwest to Gosling Road. Additional east-west streets along future West Collector will not improve circulation and in our opinion, it should not be required to cross Howard Garden Boulevard due to pipeline easements. Additional intersections along East Mossy Oaks Road in this location will reduce the speed of 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. 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;

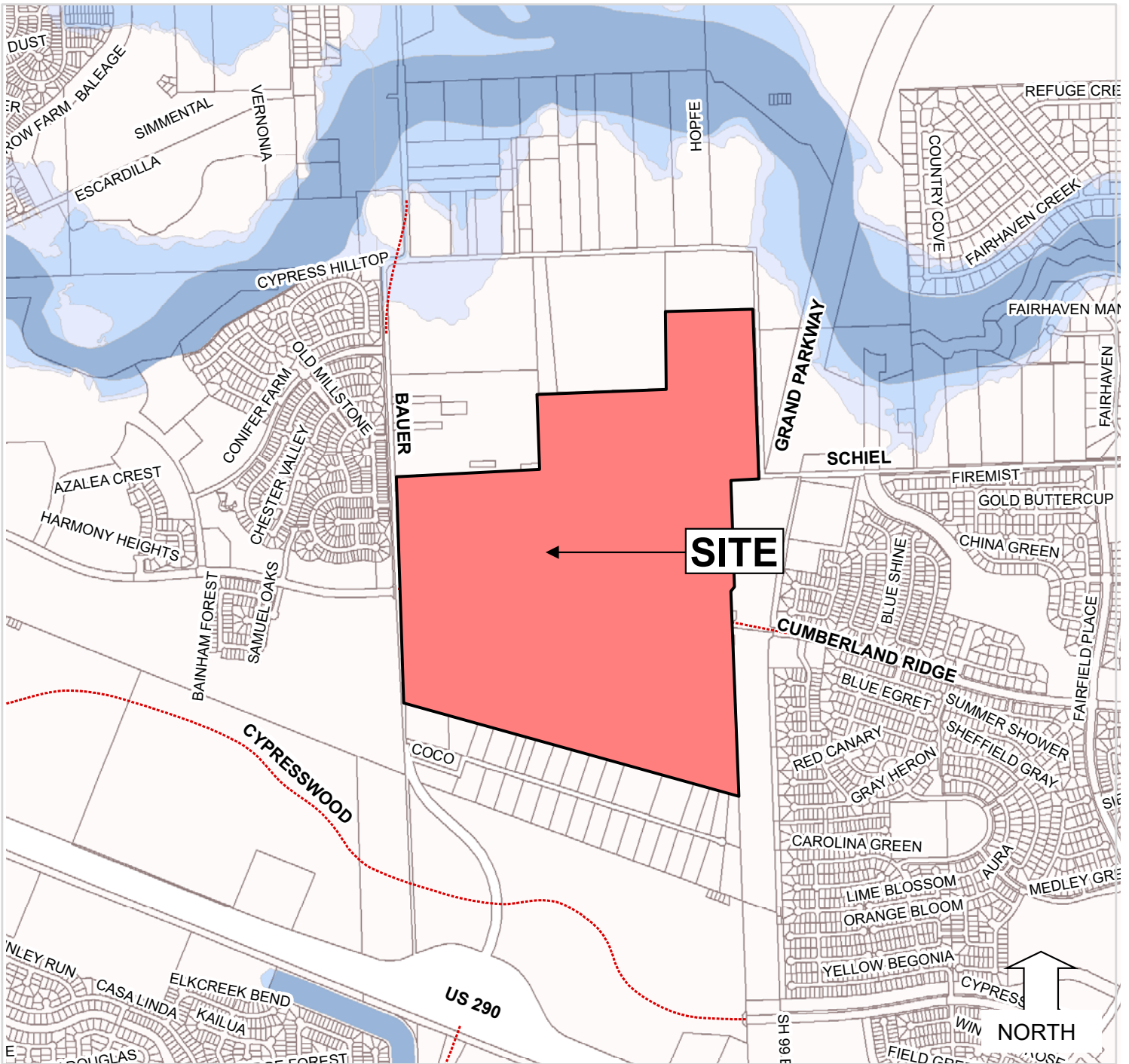
There is adequate circulation with the major thoroughfare, major collector and local street system. This is a loop-collector type street system. The variance would not be injurious to the public health, safety or welfare.

(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 (DEF1)

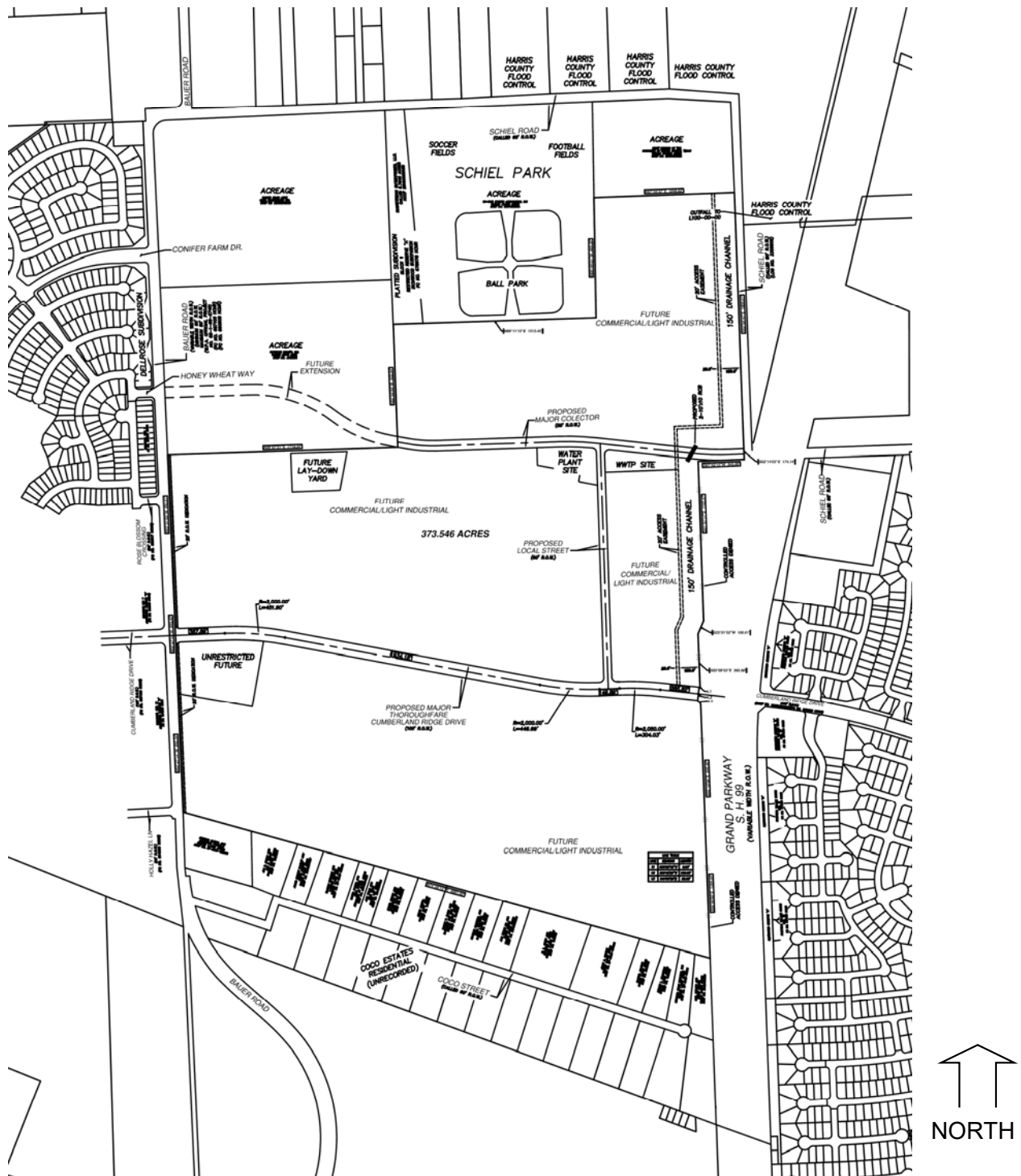
Applicant: Pape-Dawson Engineers



ITEM: 149

Meeting Date: 04/28/2022

Applicant: Pape-Dawson Engineers



D – Variances

Subdivision

Houston Planning Commission

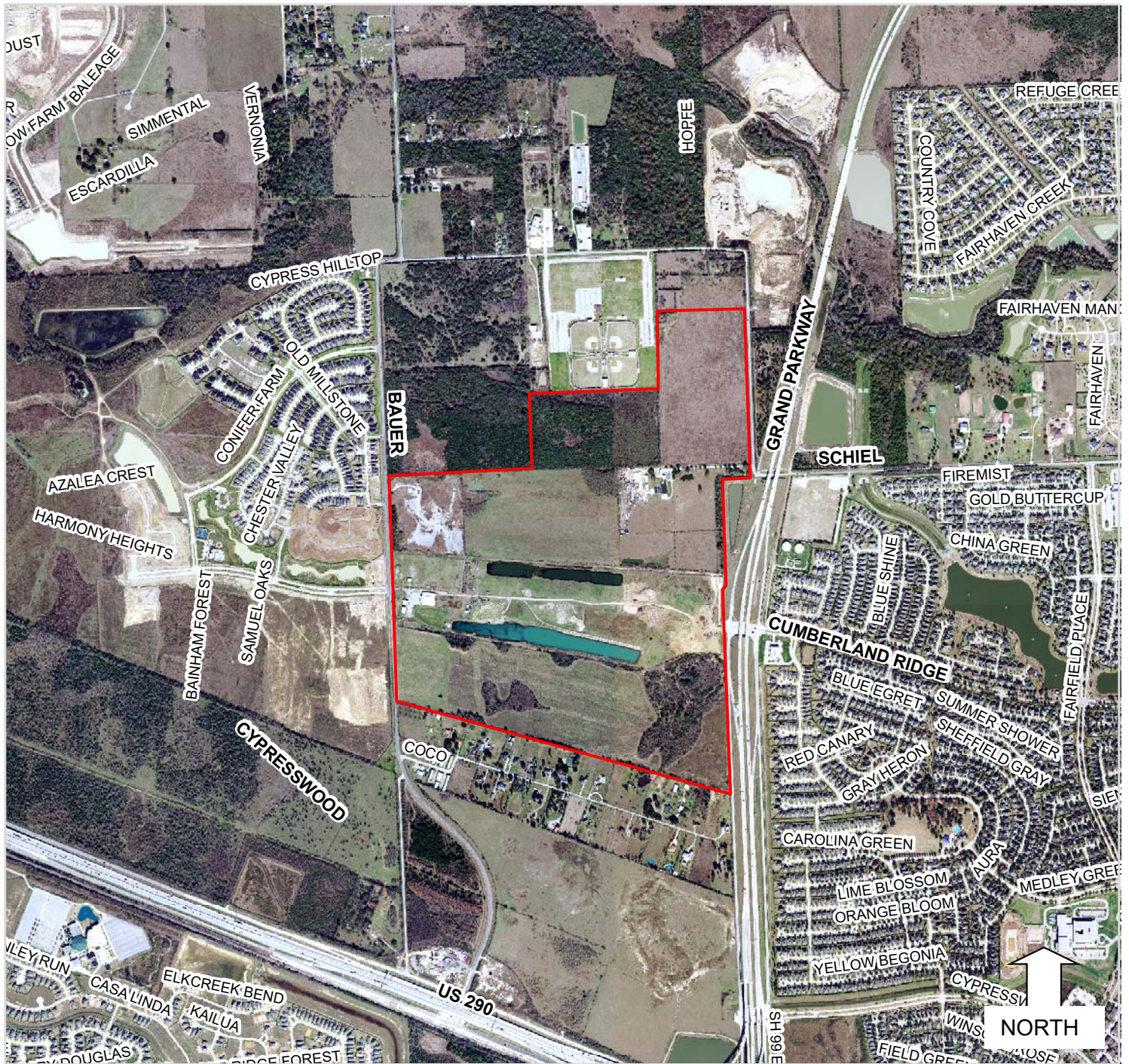
ITEM: 149

Planning and Development Department

Meeting Date: 04/28/2022

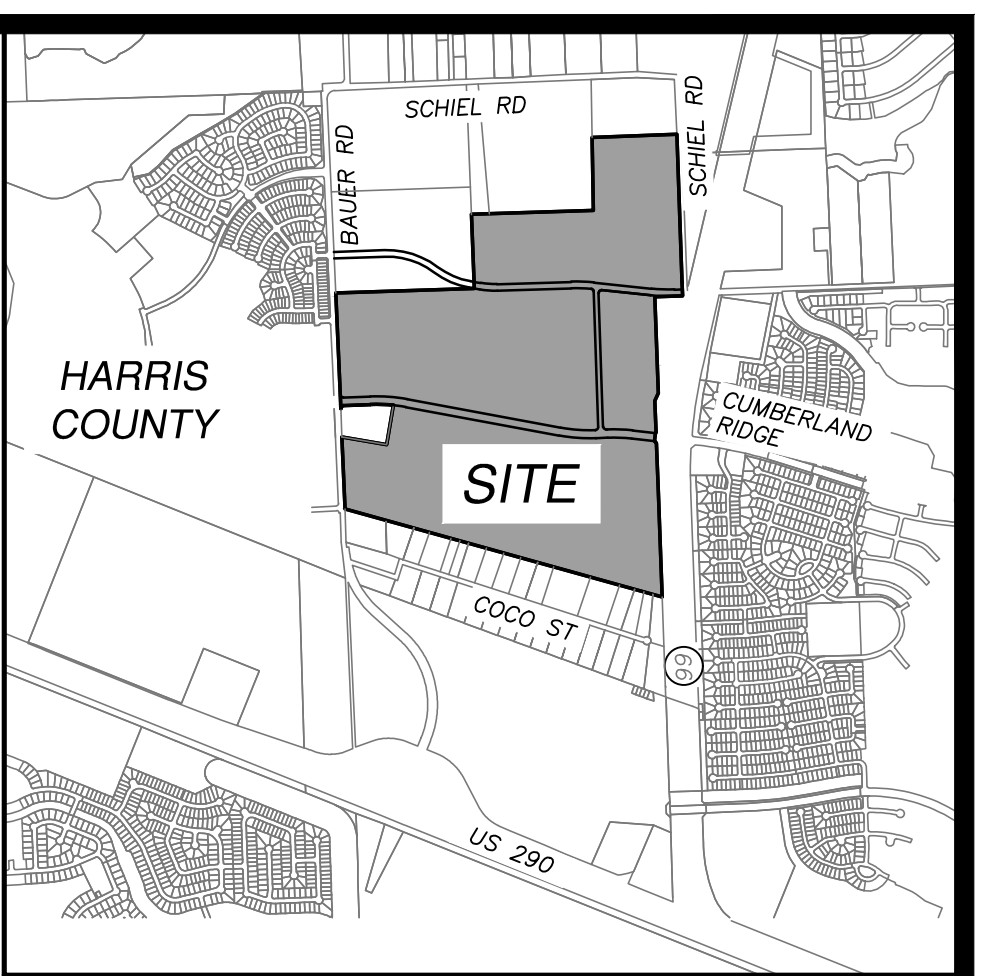
Subdivision Name: Cumberland Business Center GP (DEF1)

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

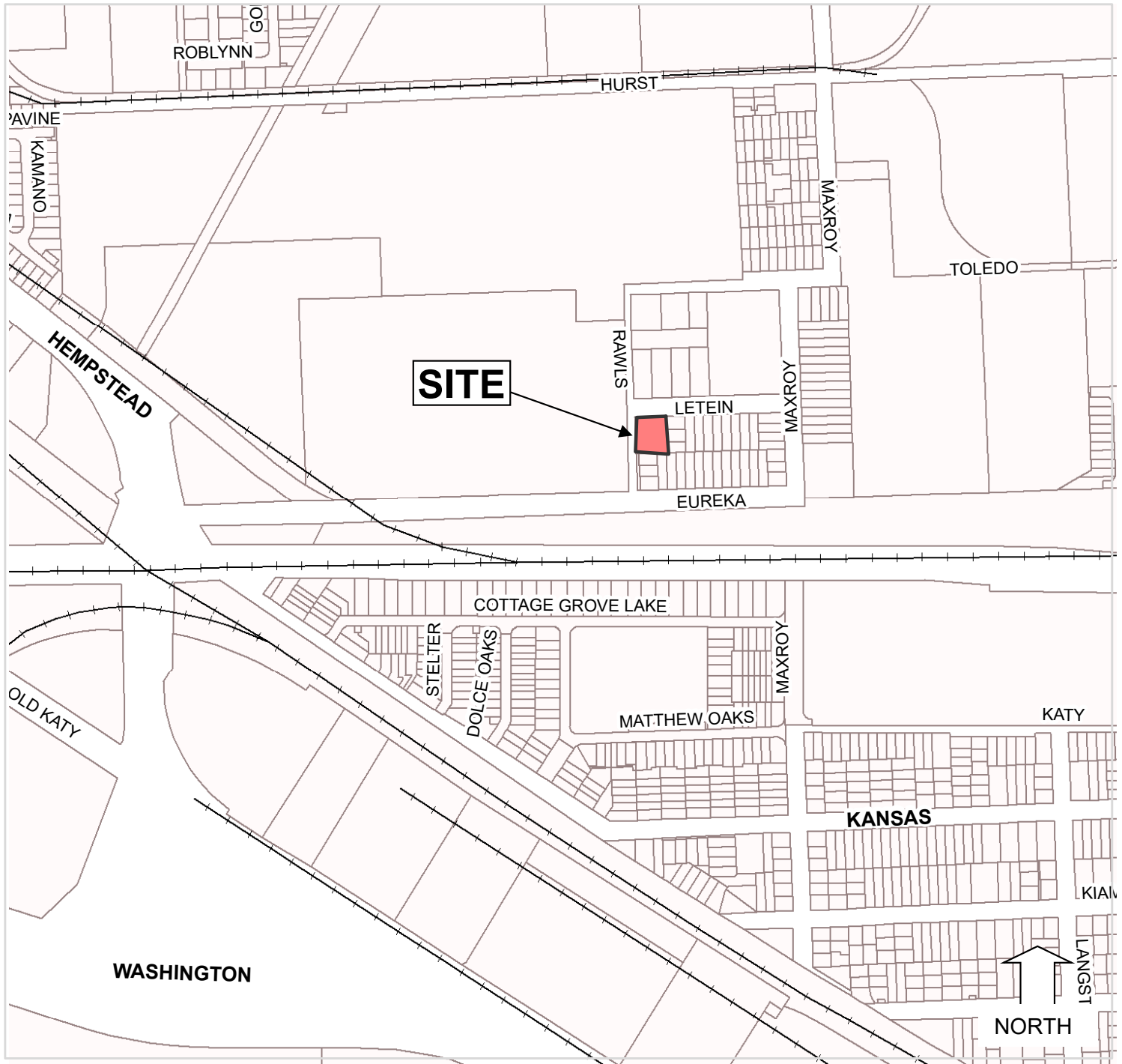
ITEM: 150

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Elsiss Villas (DEF 2)

Applicant: The Interfield Group

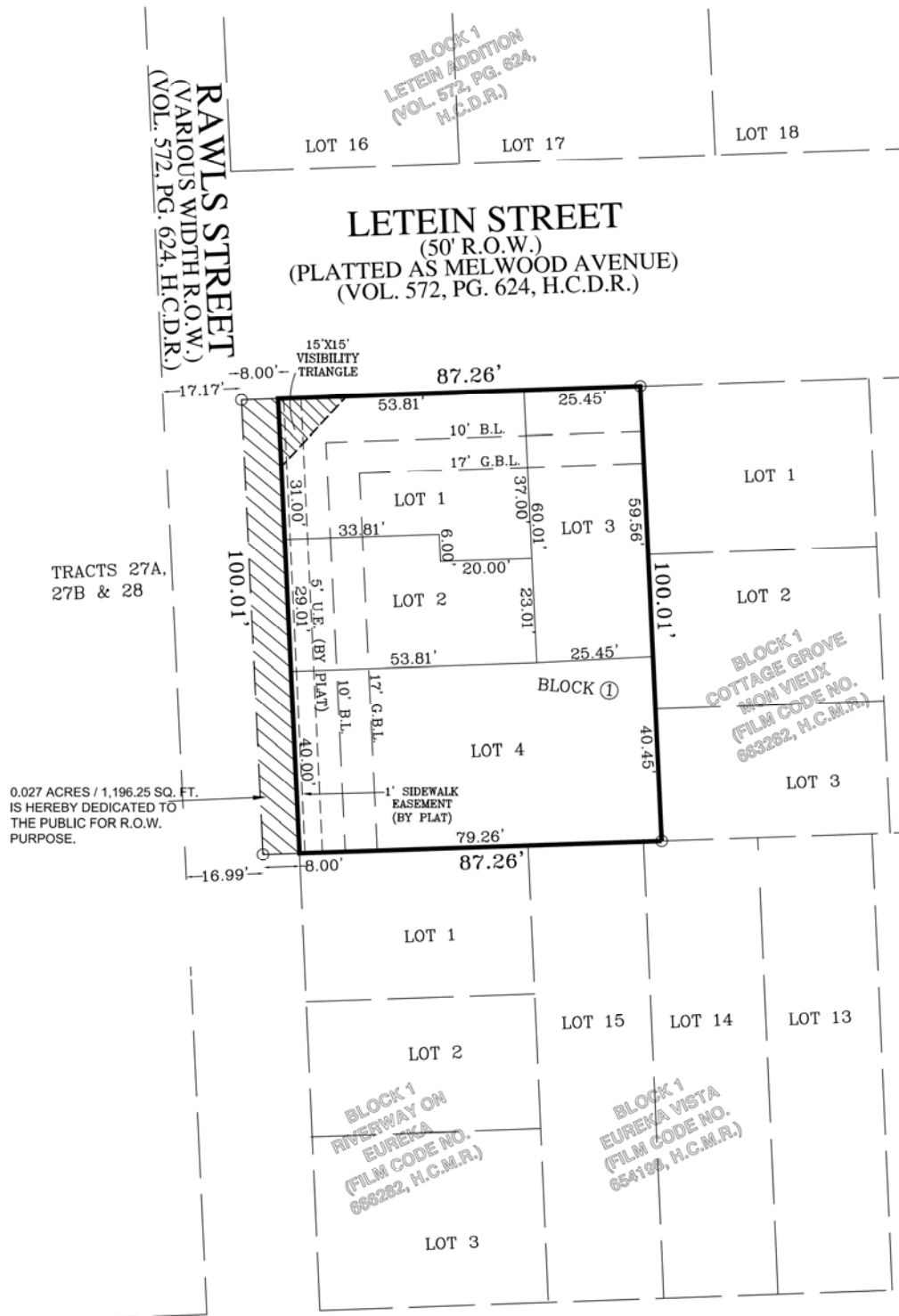


D – Variances

Site Location

Subdivision Name: Elsiss Villas (DEF 2)

Applicant: The Interfield Group



Houston Planning Commission

ITEM: 150

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Elsis Villas (DEF 2)

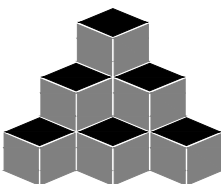
Applicant: The Interfield Group



D – Variances

Aerial



	<div></div> <div><div>The</div><div>INTERFIELD GROUP</div><div>engineering architecture</div><div>401 STUDEWOOD, SUITE 300 TEL. (713) 780-0909 HOUSTON, TEXAS 77007 TX. REG. NO. F-5611 WWW.INTERFIELD.NET</div></div>	TITLE ELSISS VILLAS			
		PROJECT 3014 RAWLS			
		DATE: 04.20.22	PROJ #: 21082.00	SHEET NO. SK1	
		DRAWN BY: TO	CHECKED BY: MLV		
		SCALE: NTS		OF 1	



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 and Letein Streets were 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. However, it is our understanding that a mixed-use development is planned across Rawls Street, consisting of commercial and residential. A site layout is currently not available, but it would be expected that the commercial portion of a development would likely front along Hempstead Road, a major thoroughfare. The Rawls side is basically a neighborhood nook, and a large mixed-use development accessing through Rawls would increase traffic for this neighborhood. Therefore, there is a strong possibility that Lots would abut along Rawls Street. A plat across Rawls, with this scenario, would file a plat of record having Lots abutting Rawls. If single family Lots currently existed along Rawls, a 60' ROW would not be required. Other 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 strong possibility that future development on these industrial tracts would also likely 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. 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 and make the development infeasible. Recent developments along

Letein Street did not dedicate land to widen the street. The requirement to also widen Letein Street would deny owner approximately 436 SF (0.0100-acres) more land and would cause Letein Street to become unaligned. In addition, another 5' along Letein would make it difficult to save the existing large tree along Rawls Street. Access to the commercial development across Letein also does not appear to take driveway access from this street, but off a street to the north. This tract(s) would also be expected to later be developed into single family residential that would front on a 50' right of way. The hardship on this project was not created by the owner. The hardship is due to a narrow street created in a map that predates Chapter 42 subdivision ordinance and currently does not meet the minimum right of way width for the commercial development which appears to have been constructed in 1947. Owner would like to request that the Planning Commission kindly consider his request, to allow him to only dedicate an 8' strip of land along Rawls Street, so proposed development is consistent and in character with this area. We appreciate your kind consideration of these requests.

(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 development previously approved right-of-way dedication of 8' abutting subject tract to the south and a narrow street created in a map that predates Chapter 42 subdivision ordinance and currently does not meet the minimum right of way width for the commercial development which appears to have been constructed in 1947.

(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 and Letein Streets. b. 3" caliper trees will be provided along the pedestrian realm along both streets. 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 and providing a 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 and a narrow street created in a map that predates Chapter 42 subdivision ordinance and currently does not meet the minimum right of way width for the commercial development which appears to have been constructed in 1947.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

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March 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.

Houston Planning Commission

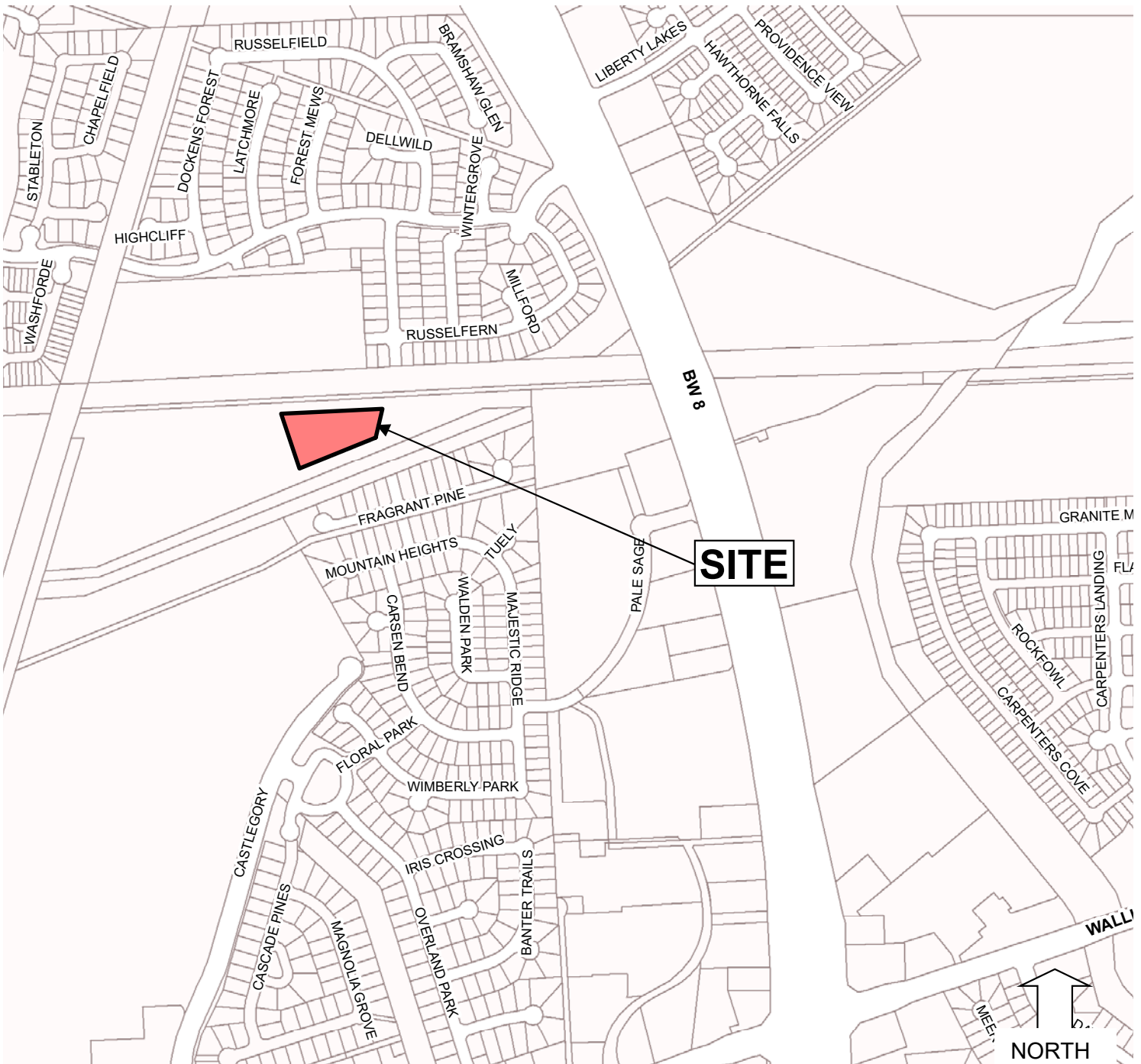
ITEM: 151

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Harris County MUD No 285 Water Plant No 2

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

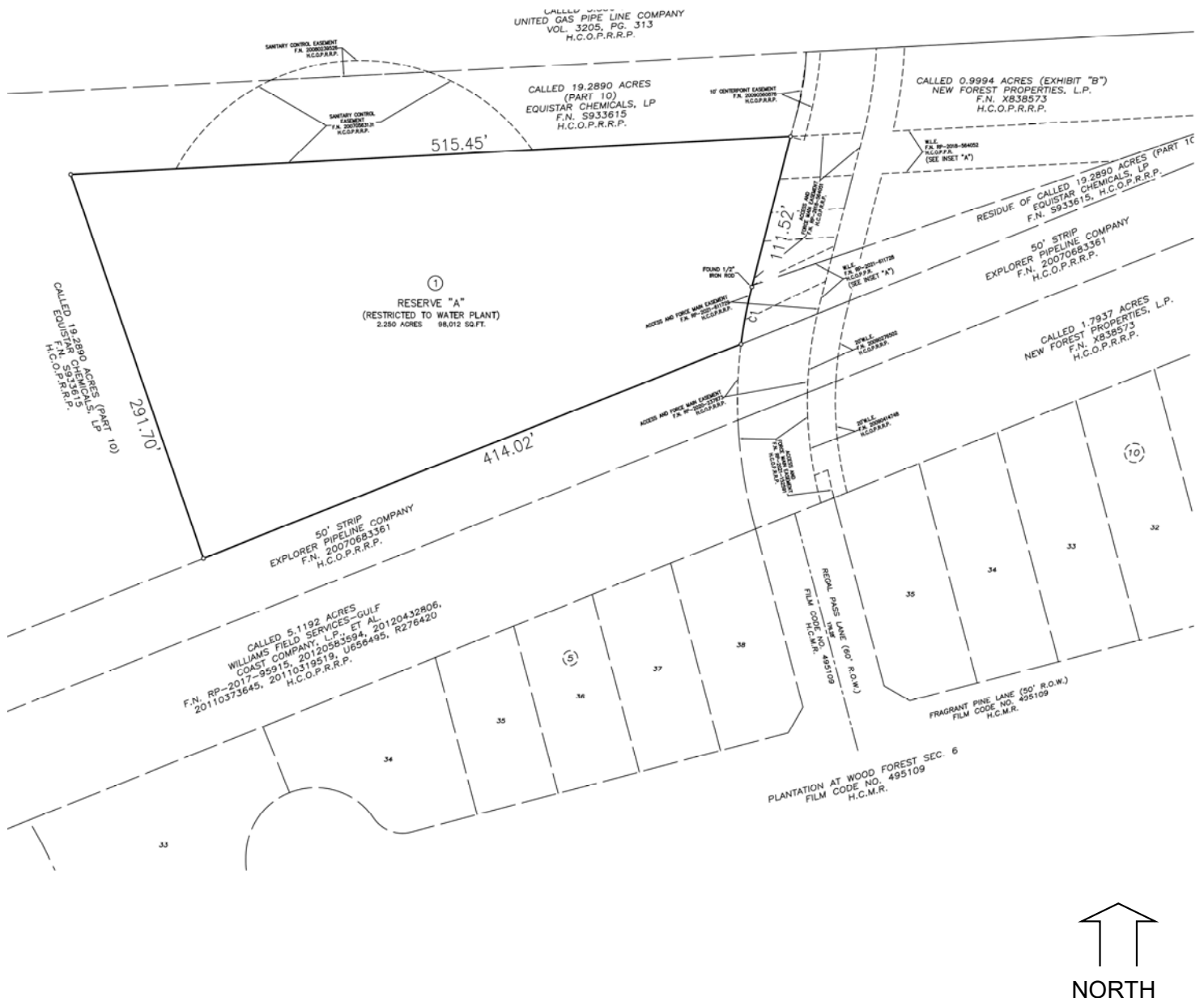


D – Variances

Site Location

Subdivision Name: Harris County MUD No 285 Water Plant No 2

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



Houston Planning Commission

ITEM: 151

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Harris County MUD No 285 Water Plant No 2

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



NORTH

D – Variances

Aerial



Application Number: 2022-0963

Plat Name: Harris County MUD No 285 Water Plant No 2

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

Date Submitted: 04/15/2022

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

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

Specific Variance is being sought and extent of variance:

To allow a Reserve restricted to a Water Plant to take access from an ingress/egress easement rather than having frontage on a public street.

Chapter 42 Section: 190

Chapter 42 Reference:

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

Statement of Facts

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

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

The Harris County MUD No 285 Water Plant No 2 is a 2.250-acre tract located west of Beltway 8, north of Wallisville Road, south of US Highway 90 and east of West Canal. The subject property was deeded to Harris County Municipal Utility District No. 285 (the District) in 2006 (File number 20060268268, H.C.O.P.R.R.P.). Construction Plans for this Water Plant were approved by the City of Houston in May 2008 and Harris County in June 2008, with construction beginning on September 20, 2008. This Water Plant currently serves 2,000 equivalent single-family connections. Construction improvements are underway for an additional hydropneumatic tank and drainage improvements to serve the community. The Water Plant takes access from access easements recorded in File Numbers RP-2018-564051, RP-2020-237873, RP-2021-152591, and RP-2021-611729, H.C.O.P.R.R.P. Harris County MUD No 285 does not own this land where the access easements are located.

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

Approval of this variance is not the results of a hardship as this Water Plant was already constructed and online in 2008.

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

The existing Water Plant has legal access to a public street through recorded access easements

and therefore the intent and general purposes of this chapter are preserved and maintained. Also, the Water Plant can continue in its current capacity serving 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. The access easement is an all-weather access road utilized by authorized construction and maintenance traffic only. The access easement and all-weather access road will not be utilized by the general public for ingress, egress or general traffic circulation for any reason.

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

Economic hardship is not the sole justification of the variance. Not approving this variance would hinder the ability to provide the required construction of the additional hydropneumatic tank and drainage improvements to serve the growing community.

Subdivision Name: Midtown Central Square

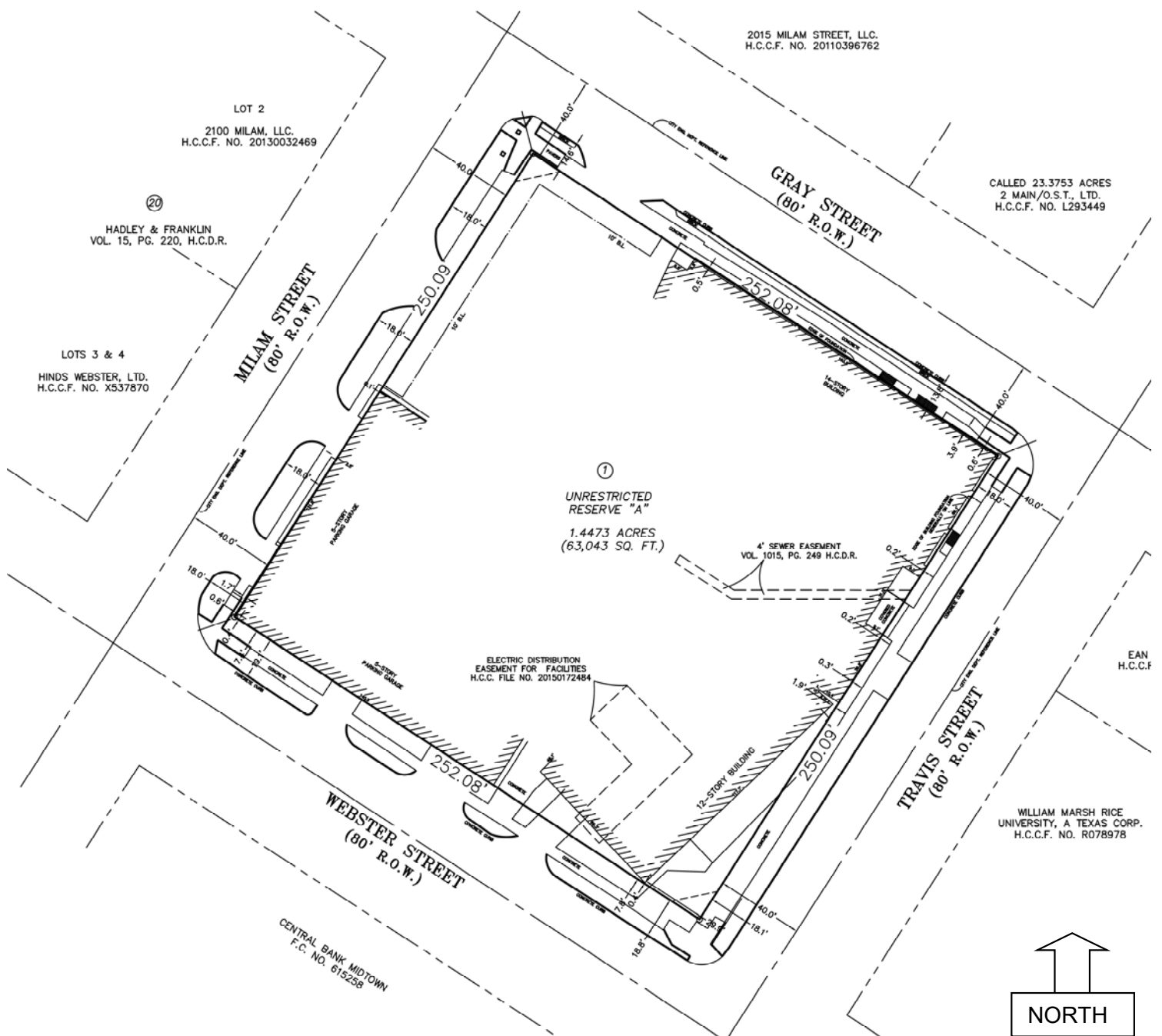
Applicant: Landpoint



ITEM: 152

Meeting Date: 04/28/2022

Applicant: Landpoint



D – Variances

Subdivision

Houston Planning Commission

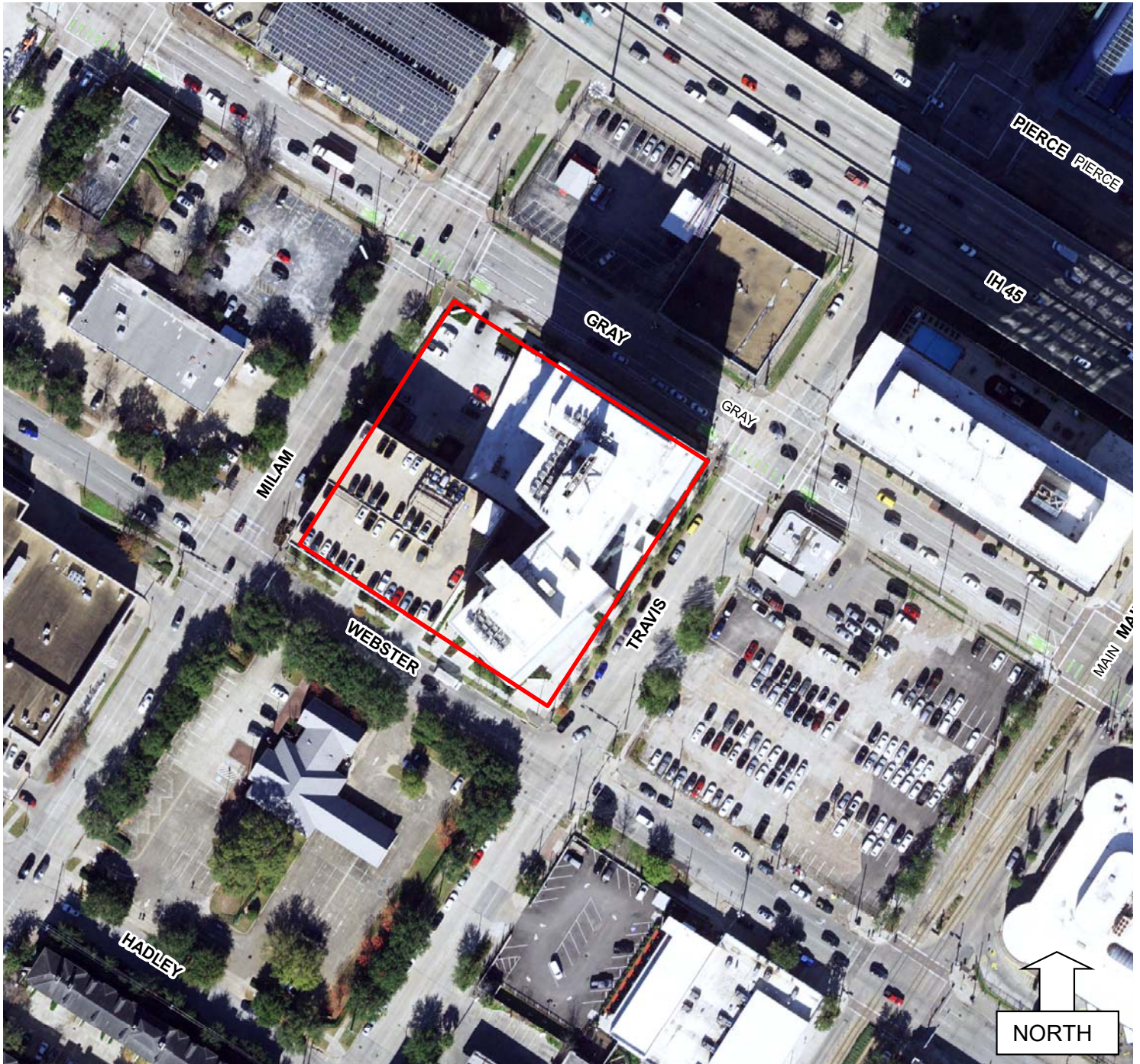
ITEM: 152

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Midtown Central Square

Applicant: Landpoint



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-0815

Plat Name: Midtown Central Square

Applicant: Landpoint

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:

To allow a 0' dual building line on a portion of Gray Street, and Milam street, and Webster Street, and Travis Street.

Chapter 42 Section: 155

Chapter 42 Reference:

Except for a transit corridor street or as provided in subsection (c), a building line requirement of five feet is authorized for a parcel in an urban area used for a retail commercial center with frontage on a major thoroughfare with a planned right-of-way of 80 feet or less

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;

Central Square is located on the south side of downtown on the block bound by Travis, Milam, Gray and Webster, just south of the Pierce Elevated Freeway. It was built in three separate phases starting in 1959 and completion in 1965. At completion, Central Square was a 300,000 square foot building with a parking garage large enough for 400 cars built on approximately 2/3rds of the block with a two story building occupying the remaining 1/3 of the block. The entire block was constructed with zero lot line structures. Strict application of the requirements of this chapter would make this project unfeasible due to the existence of unusual physical characteristics that affect the property in question, or, would create an impractical development or one contrary to sound public policy. There are an existing building and parking garage on this site. The current building (2100 Travis), was built in 1955 and then later renovated in 1960, with 0-foot building lines. The garage was also built with a 0-foot building line.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The buildings and parking garage have been in existence for many years and were built with zero lot line. Applicant is actually removing approximately 298 lineal feet of zero lot line building in its plans for the project. A photo of a portion of the zero lot line wall to be removed is shown below.

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

The intent and general purposes of this chapter will be preserved and maintained. This is an isolated situation that should not have any effect on the chapter. Additionally in exchange for the variance Applicant is willing to make numerous pedestrian improvements. A partial list of those are as follows: 20,000 Square Feet of First Floor Retail; 11 Additional street trees above minimum required; 40 Additional shrubs to screen parking area above minimum required; 6' wide sidewalks rather than the required 5' wide sidewalks in the new area along Milam and Gray; LED Well lights added to all the street trees; Flame finished granite slabs used as walking surface in the entry courtyard; Create plaza at the corner of Travis and Webster with flame finished granite slabs on the walking surface with steps that lead to retail; Flame finished granite slabs used on the walking surface of the plaza at the corner of Travis and Webster; First floor retail access for pedestrians along Travis, Gray Webster and Milam; One upgraded pedestrian bench area along Webster. Bench to be constructed with solid concrete base with teak wood seating surface. Bench base to including LED ambiance light. Ground surface area around benches to be pervious surface; Two upgraded pedestrian bench areas Page 1 of 2 along Gray Street. Benches to be constructed with solid concrete bases with teak wood seating surfaces. Bench bases to including LED ambiance light. Ground surface area around benches to be pervious surface; Two upgraded pedestrian bench areas along Milam Street. Benches to be constructed with solid concrete base with teak wood seating surface. Bench bases to including LED ambiance light. Ground surface area around benches to be pervious surface. Light bollards installed in the pedestrian bench areas; Pedestrian sidewalk leading from public sidewalk to retail; Bike racks installed to accommodate 20 bikes; 4" Caliper parking lot trees.

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

The granting of the variance will not be injurious to the public health, safety, or welfare. The existing buildings and garage have been in existence for many years and have not been injurious to the public. The addition to the existing building does not encroach onto the sidewalks or easements and will not affect traffic flow.

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

Economic hardship is not the sole justification for the variance. The existence of the building is not caused by the current owner. It is an existing condition that has been in place for many years. It is an established structure that we are seeking to continue improving for the community while keeping the esthetics in place.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2022-0815

Plat Name: Midtown Central Square

Applicant: Landpoint

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:

Not to dedicate Visibility Triangles at Gray Street

Chapter 42 Section: 42-162

Chapter 42 Reference:

42-162 - The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.

Statement of Facts

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

N/A

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

Strict application of the requirements of this chapter would make this project unfeasible due to the existence of existing buildings and a parking garage on this site. The current building, 2100 Travis, at the west side of the intersection of Travis St. and Gray St., was built in 1955 and then later renovated in 1960, with 0-foot building lines. The current garage, at the East side of the intersection of Milam St. and Gray St., was also built with a 0-foot building line. These predated the Chapter 42 regulations being enforced and cannot be modified for structural reasons.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The buildings and parking garage have been in existence for many decades and predate the Chapter 42 regulations.

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

The intent and general purposes of this chapter will be preserved and maintained. The streets in this area are all one-way streets and the visibility across these corners is not vital to safe traffic flow.

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

The granting of the variance will not be injurious to the public health, safety, or welfare. The existing buildings and garage have been in existence for many decades and have not so far been injurious to the public.

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

Economic hardship is not the sole justification for the variance. The existence of the building is not caused by the current owner. It is an existing condition that has been in place for many decades. They are established structures that we are seeking to continue improving for the community while keeping the esthetics in place.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

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www.houstontx.gov

April 20, 2022

NOTICE OF VARIANCE

PROJECT NAME: Midtown Central Square

REFERENCE NUMBER: 2022-0815



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south along Gray Street, west along Travis Street, north along Webster Street, and east along Milam 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.

Landpoint, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 0' dual building line along a portion of Gray Street, and Milam Street, and Webster Street, and Travis Street and to not provide visibility triangles at the intersection of Milam Street and Webster Street, and the intersection of Travis Street and Gray Street. 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, April 28, 2021, beginning at 2:30 p.m.

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

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

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

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted 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 Matt Tucker with Landpoint at 713-4993-0327. You may also contact John Cedillo with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

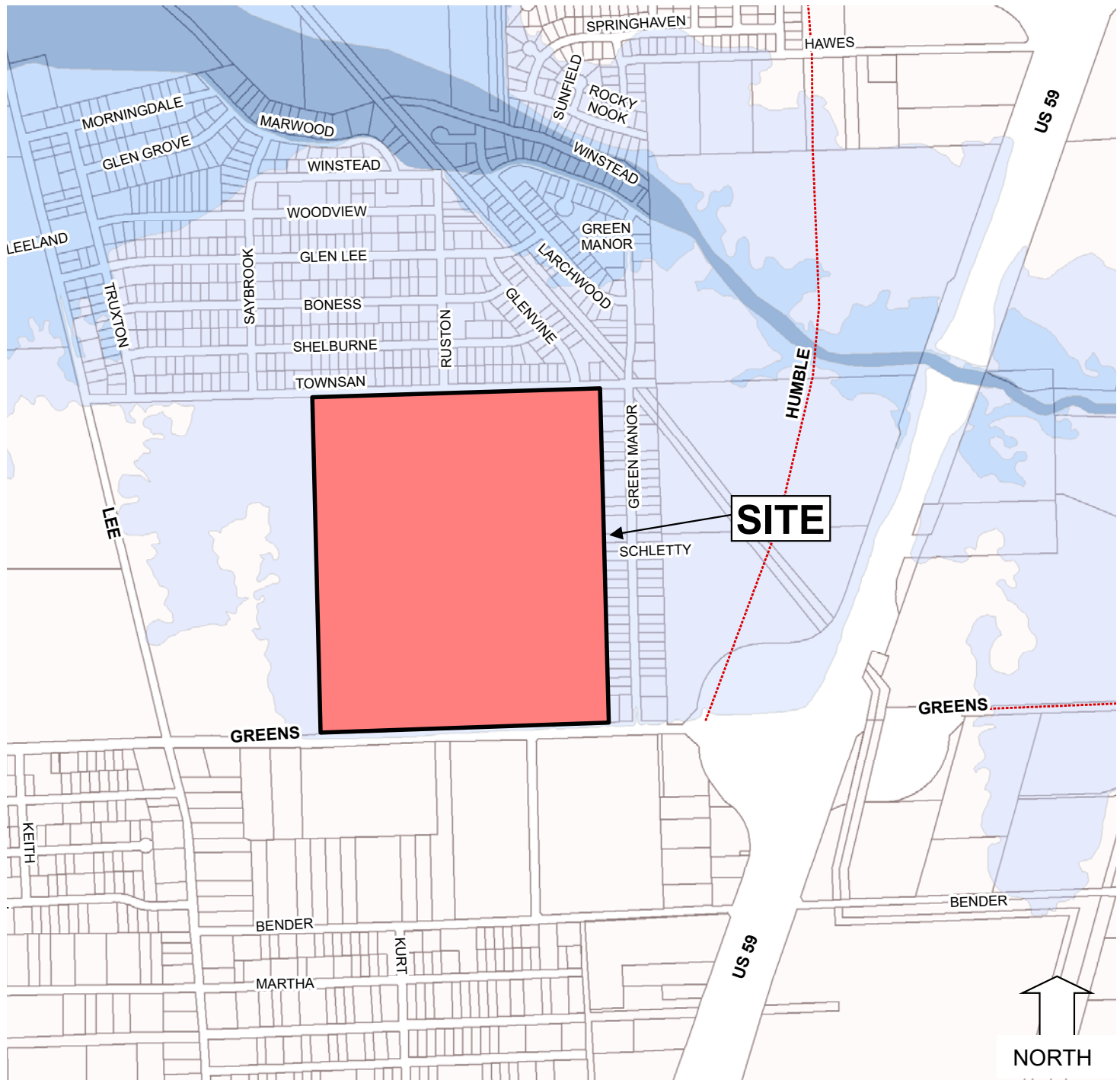
- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

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

Subdivision Name: Nexus Logistics Park (DEF 2)

Applicant: Windrose



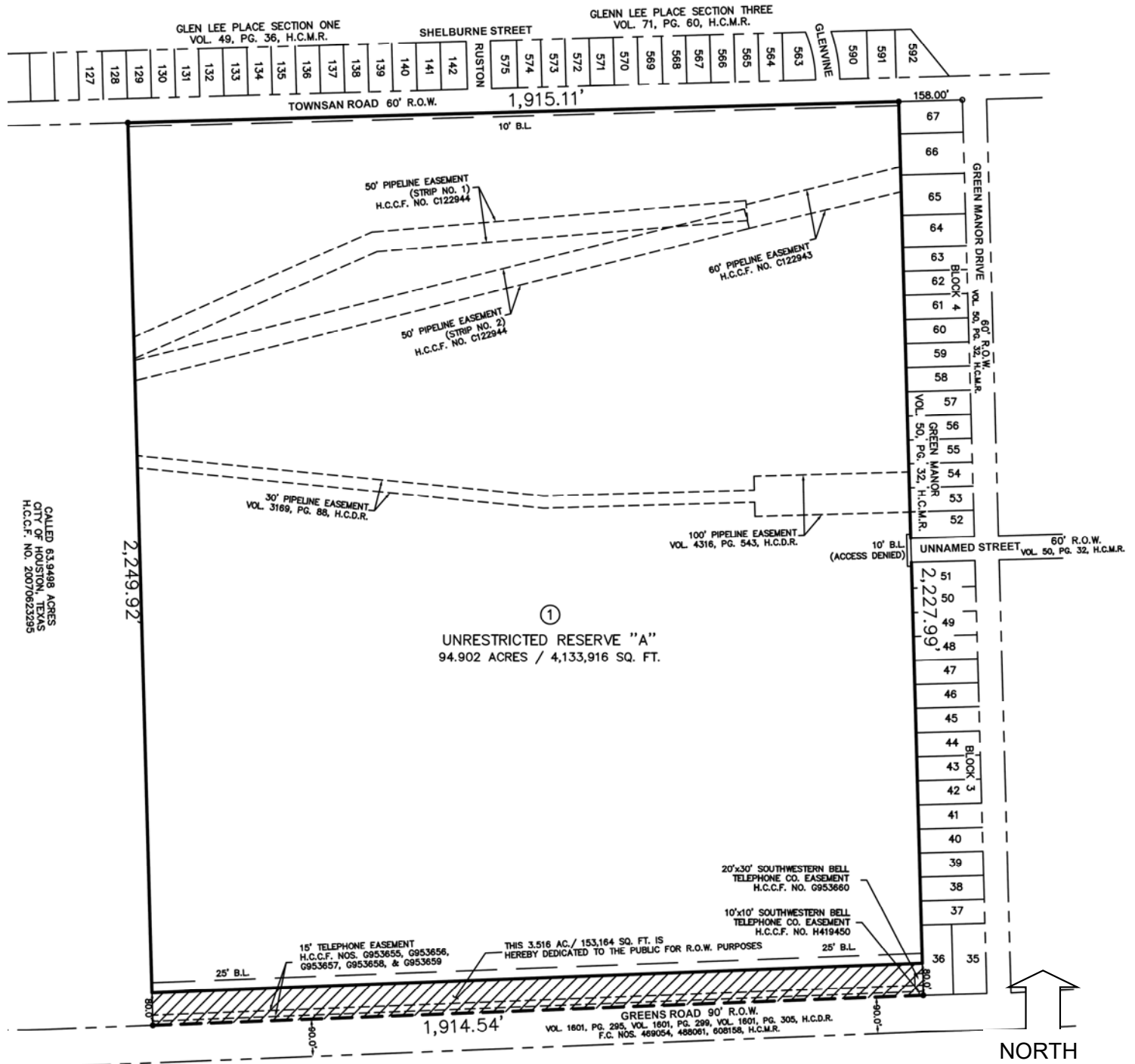
Houston Planning Commission ITEM: 153

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Nexus Logistics Park (DEF 2)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

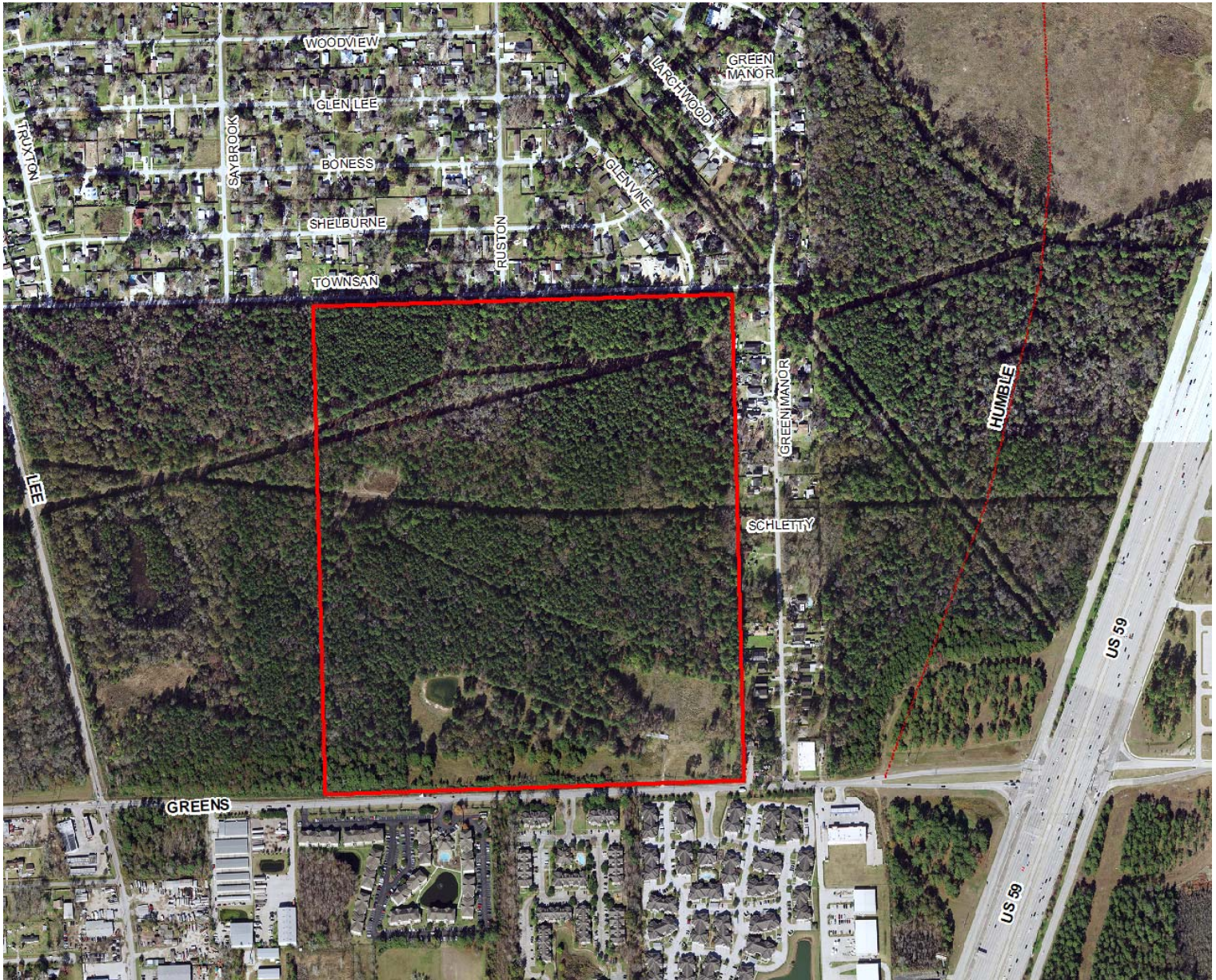
ITEM: 153

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Nexus Logistics Park (DEF 2)

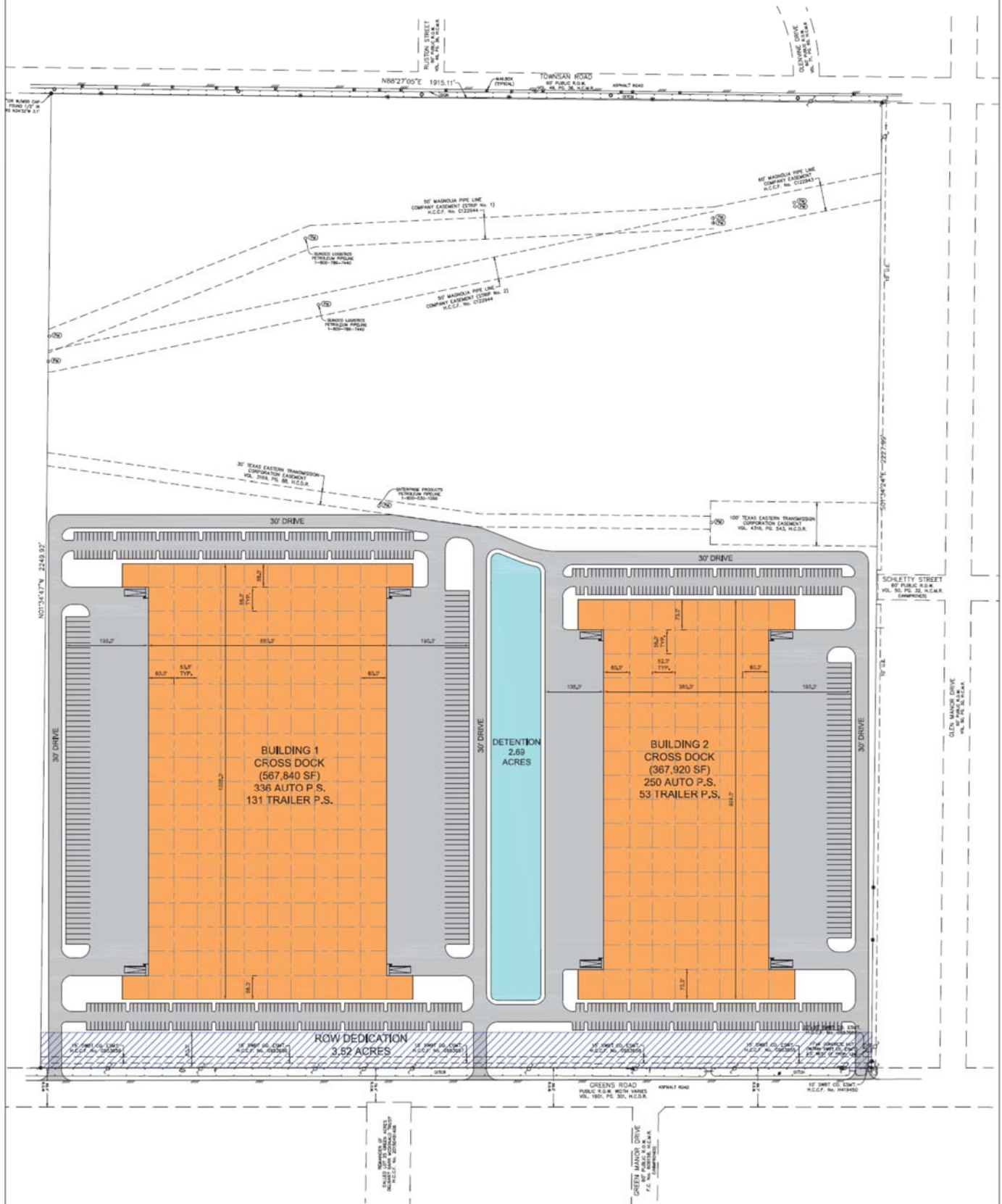
Applicant: Windrose



D – Variances

Aerial

TOTAL BUILDING AREA : 935,760 SF





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. Further TXDOT is at 90% completion on plans to condemn 17 acres at the southeast of the property for a detention pond, rendering even more land unusable. This is in addition to the 80' of right of way applicant is proposing to dedicate along Greens Road. The incompatibility of a dense street network with the prevailing land uses, the existence of the pipeline corridors, and the extensive percentage of undevelopable land due to proposed takings 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, extensive land taking, 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. The detention pond proposed by TXDOT would make 17 acres undevelopable, in addition to 3 acres of already proposed right of way dedication. 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 – which the applicant is proposing to widen– 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, the extensive taking of land already proposed, 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, the proposed detention pond, 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

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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.**

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 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

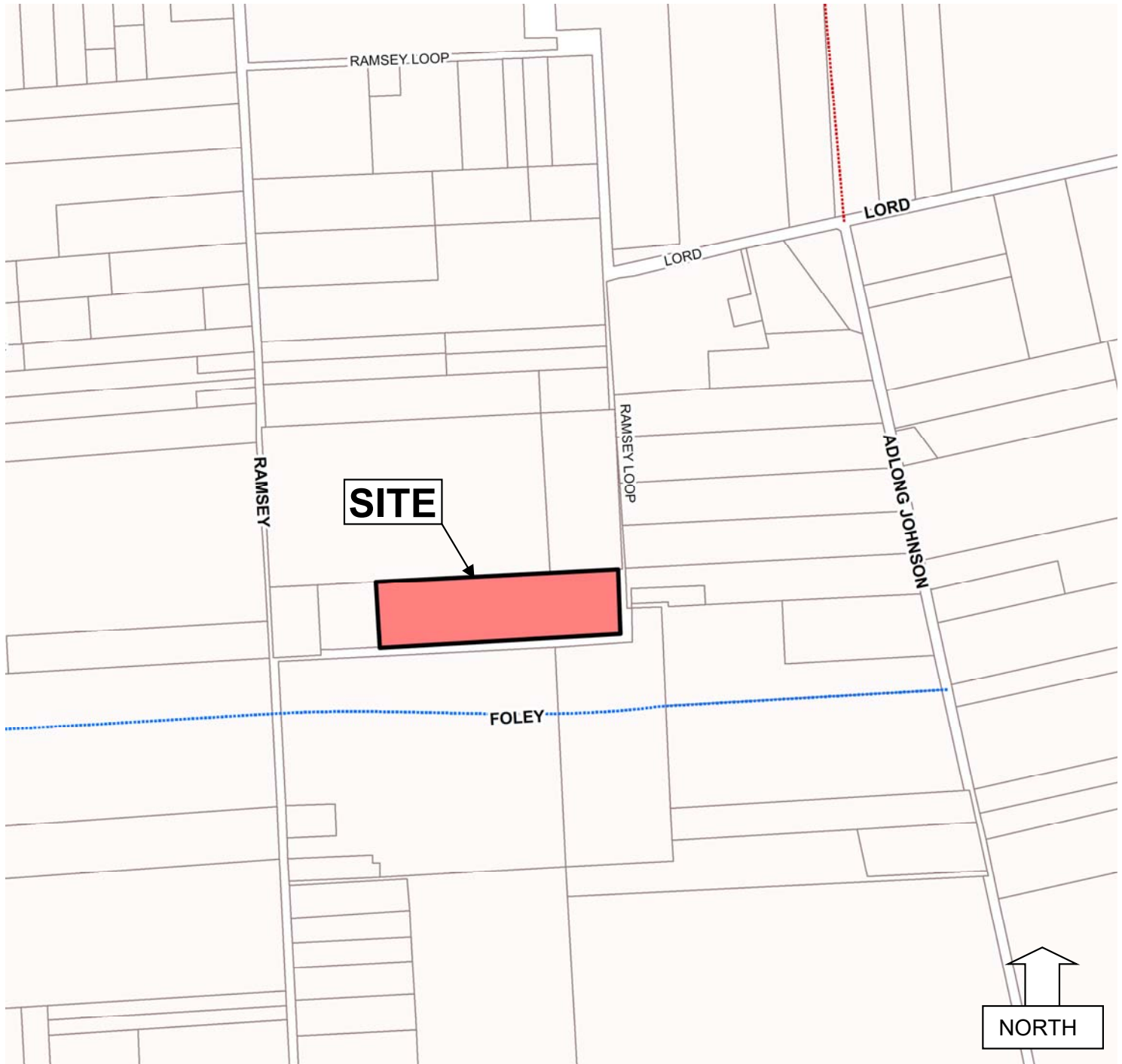
ITEM: 154

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Ramsey Loop Estates

Applicant: Survey 1, Inc.



D – Variances

Site Location

Houston Planning Commission

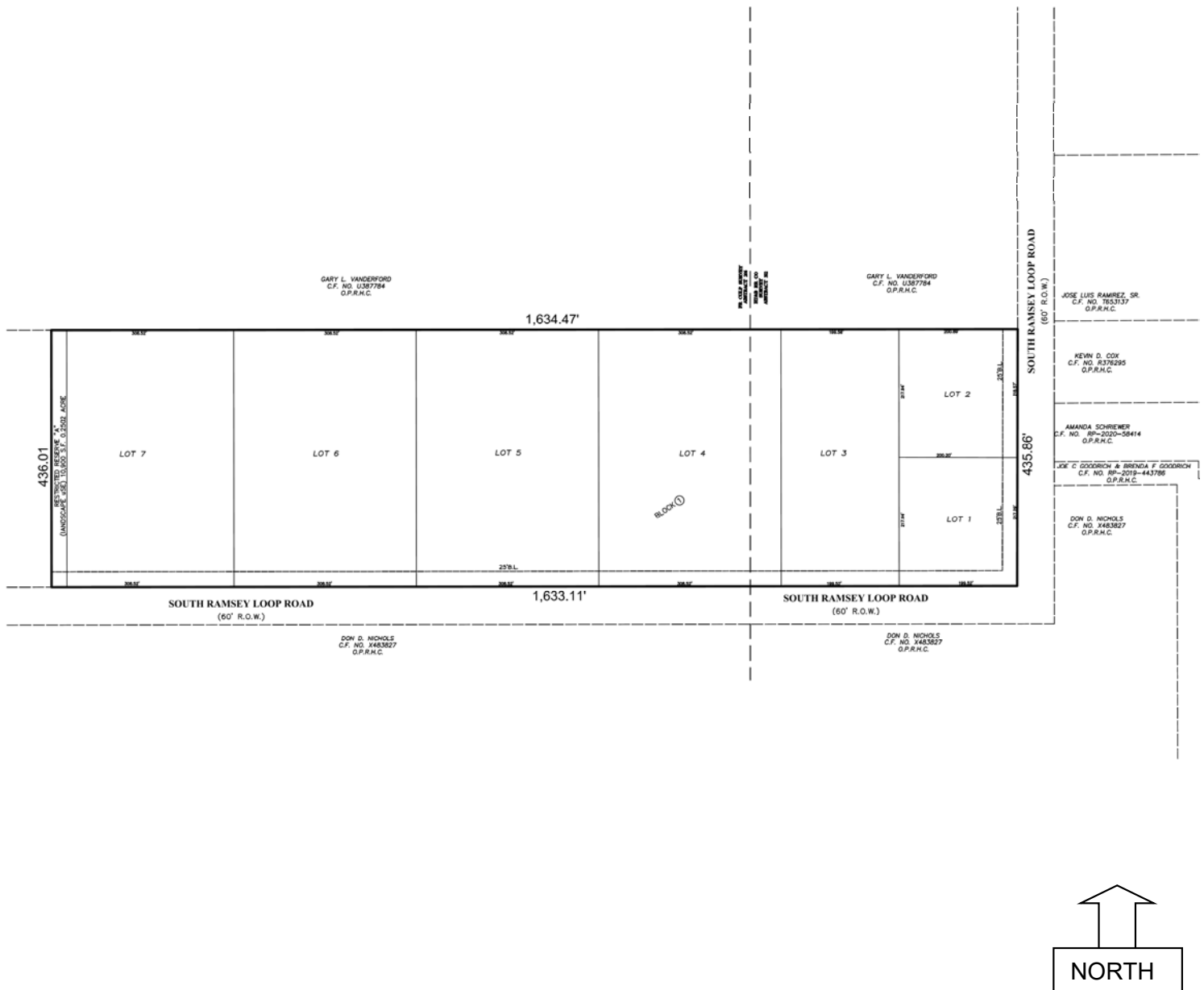
ITEM: 154

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Ramsey Loop Estates

Applicant: Survey 1, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 154

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Ramsey Loop Estates

Applicant: Survey 1, Inc.



D – Variances

Aerial



Application Number: 2022-0653

Plat Name: Ramsey Loop Estates

Applicant: Survey 1, 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:

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

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

Chapter 42 Reference:

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

Statement of Facts

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

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

The property is a 16.3504-acre tract of land located along South Ramsey Loop and is accessible by the established South Ramsey Loop (60' Right of way). This property is located approximately 650 feet from Ramsey Road which is currently a major throughfare and surrounded by huge tracts of farmland. If a north-south road is required every 1,400 feet, this would create an ineffective road way due to the tract of land being surrounded by farmland, which would make the road if required for this tract dead-end into farmland and the full length from major throughfare to corner at South Ramsey Loop is approximately 2,300 feet.

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

Granting this variance is not the result of a hardship created or imposed by the applicant. Granting this variance would allow for the property owners and adjacent property owners the use of their land without creating an impractical development.

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

The intent of this chapter will be preserved and maintained.

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

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

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

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

Houston Planning Commission

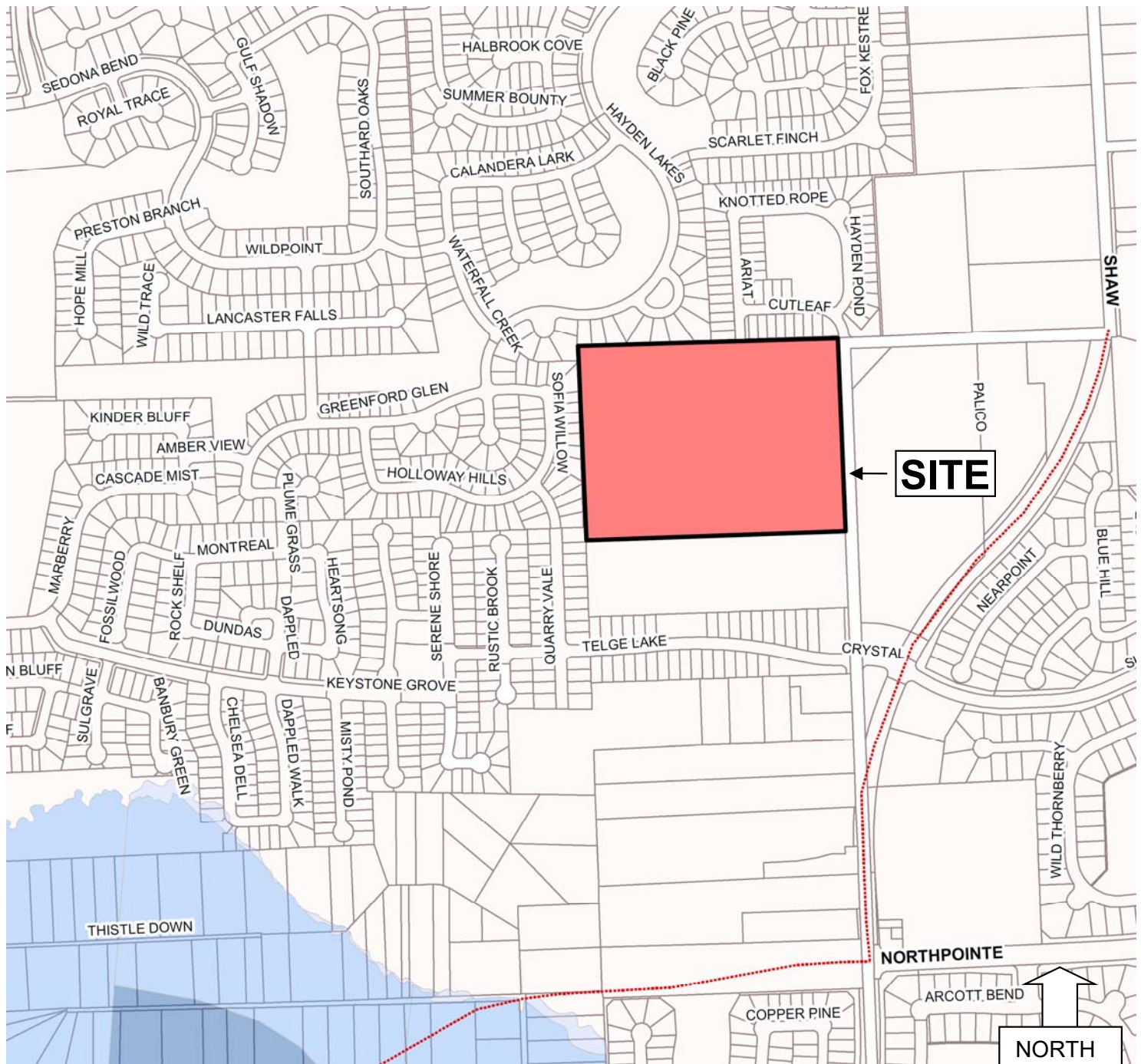
ITEM: 155

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Shaw Road BTR

Applicant: BGE, Inc. - Land Planning



D – Variances

Site Location

Houston Planning Commission

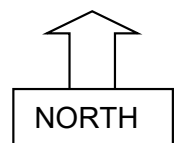
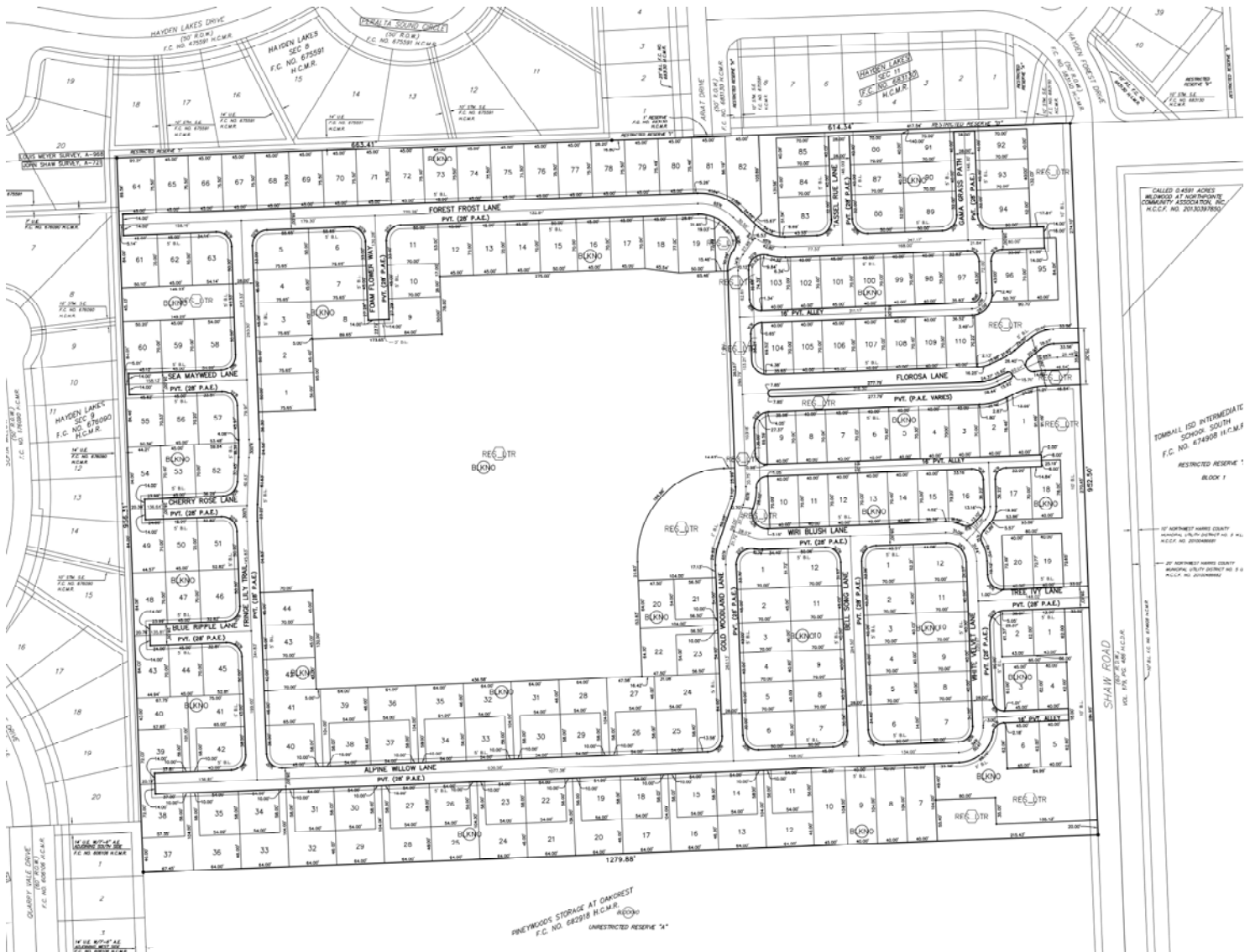
ITEM: 155

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Shaw Road BTR

Applicant: BGE, Inc. - Land Planning



D – Variances

Subdivision

Houston Planning Commission

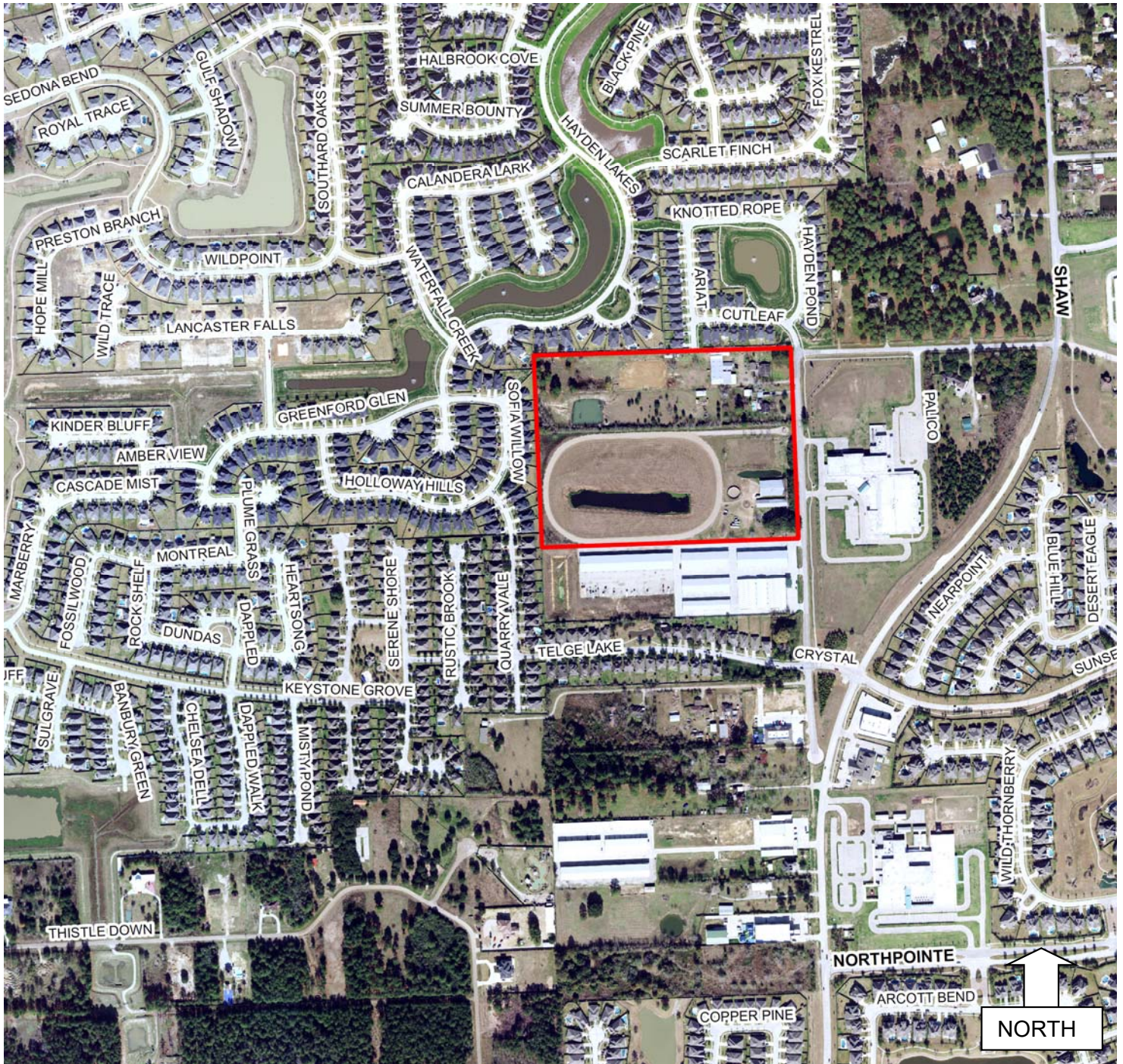
ITEM: 155

Planning and Development Department

Meeting Date: 04/28/2021

Subdivision Name: Shaw Road BTR

Applicant: BGE, Inc. - Land Planning



D – Variances

Aerial



APPLICANT'S Variance Request Form

Application Number: 2022-0981

Plat Name: Shaw Road BTR

Applicant: BGE, Inc. - Land Planning

Date Submitted: 04/16/2022

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

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

Specific Variance is being sought and extent of variance:

To not extend nor terminate Ariat Drive with a cul-de-sac.

Chapter 42 Section: 134

Chapter 42 Reference:

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

Statement of Facts

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

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

Shaw Road BTR is a ±28-acre private single-family residential community that is located south of State Highway 99 and Boudreaux Road and west of Shaw Road. The subject site is abutted by Hayden Lakes, a single-family residential community with public streets, to the north and west, and commercial property to the south. Due to the 28-acre site being surrounded by existing development, extending Ariat Drive through the property would not be possible as there is no opportunity to create meaningful vehicular connectivity. In addition, terminating Ariat Drive with a cul-de-sac would disrupt the private street circulation currently proposed in the development.

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

The variance is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based on the conflicting single-family residential developments, due to one subdivision having existing public streets, and the proposed development being served by private streets.

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

The intent and general purposes of Chapter 42 will be preserved with the two connections to Shaw Road located at the east side of the proposed development.

(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 due to adequate vehicular circulation being provided by the existing street network, and sufficient access to public streets provided by the proposed development.

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

Economic hardship is not the justification of the variance as extending Ariat Drive is not needed to meet intersection spacing requirements.

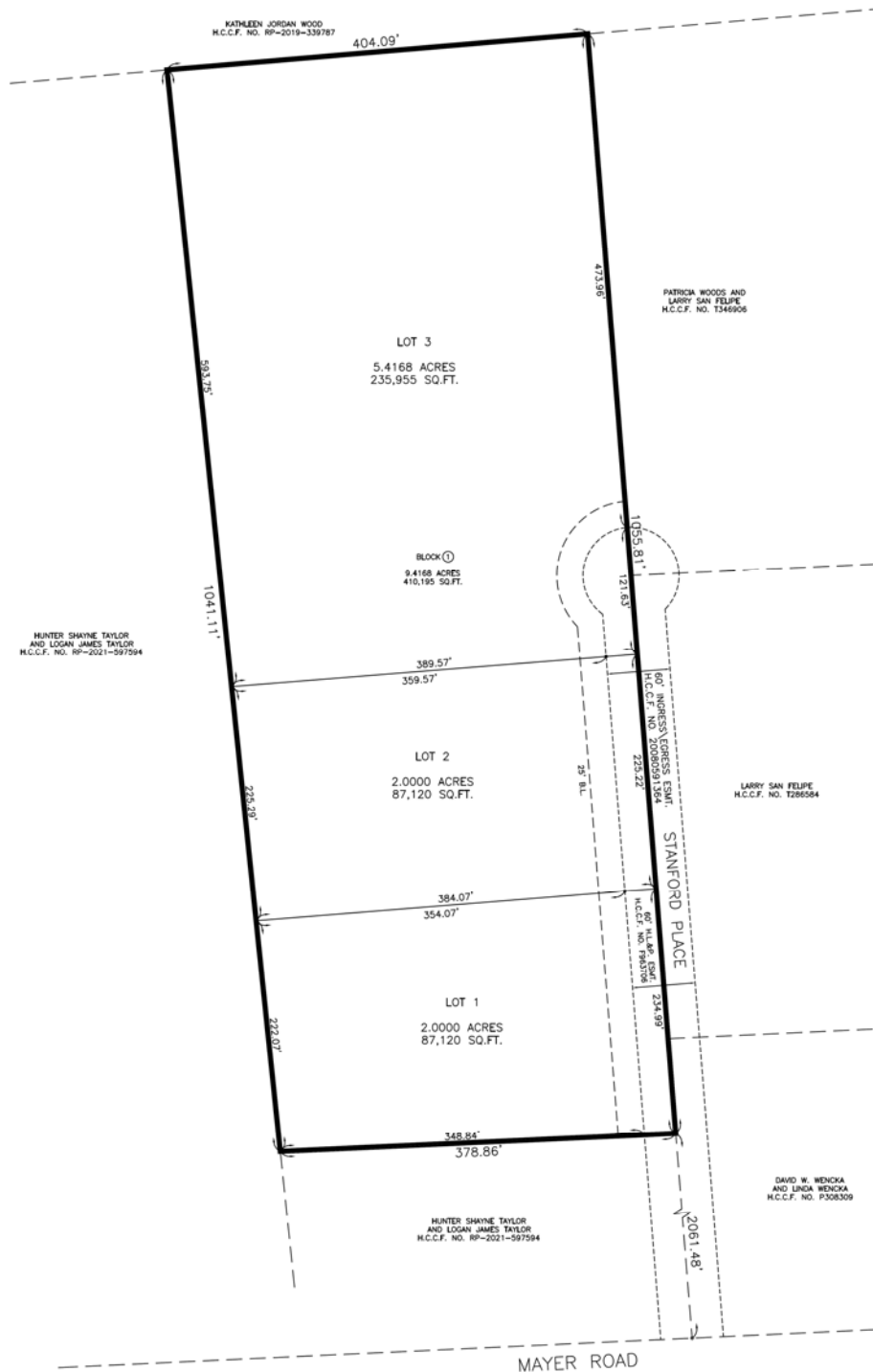
Subdivision Name: Stanford Place Estates

Applicant: Texas Land Maps



Subdivision Name: Stanford Place Estates

Applicant: Texas Land Maps



Houston Planning Commission

ITEM: 156

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Stanford Place Estates

Applicant: Texas Land Maps



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-0997

Plat Name: Stanford Place Estates

Applicant: Texas Land Maps

Date Submitted: 04/18/2022

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 be able to take vehicular access from a 60' Access Easement, instead of a Public Street or Shared Driveway, as required by the ordinances of the City of Houston. While the frontage requirement and width of ROW requirement is being met, the type of ROW access is not specified as appropriate access to a Single Family Lot by Chapter 42.

Chapter 42 Section: 42-188 (a)

Chapter 42 Reference:

(a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

Statement of Facts

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

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

Because the Class 2 proposed plat (subject tract) doesn't have Public ROW access the strict application of Ch. 42-188 (a) would make this project infeasible. The applicant has approached the question of dedicating the 30' of ROW owned by the land owner into a public street. Staff indicated that unless the abutting neighbor across the AE, as well as the other land owners that own the AE from the south portion of the subject tract to the intersecting Public Street called Mayer Road, are also willing to dedicate their land to form a Public ROW staff would not accept the street dedication. Since the applicable land owners are not currently interested in dedicating their AE's into Public ROW, the existing 60' Access Easement is the only accessible way to reach the lots being created in the proposed plat.

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

The existing Access Easement has been the only means of vehicular access to the subject tract since at least 2008 but likely much longer. There is no other reasonable means of access or land to dedicate into the Street or a Shared Driveway called for by Ch. 42-188. These are the circumstances requiring the necessity of a variance and they are in no way created or imposed by the applicant or land owner.

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

Because the existing 60' AE has provided vehicular access to this and other nearby lots for the last decade plus, is maintained as and serves the exact same function as a street, the general purposes and preservation of chapter 42-188 will be upheld by supporting the variance request.

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

Because of the similarities between the existing AE and the public street required by the chapter, granting this variance will in no way be injurious to public health, safety or welfare.

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

Economic hardship has no role in the justification of this variance request. The land owner is happy to dedicate the portion of ROW he owns to the public, but staff is unable to take the dedication without the participation of his neighbors.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-0997

Plat Name: Stanford Place Estates

Applicant: Texas Land Maps

Date Submitted: 04/18/2022

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:

We are requesting a variance to exceed the minimum 1400' East and West Public ROW intersection spacing requirement.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Section 42-128. Intersection 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 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

As discussed above, if the ROW is extended through the property and the variance denied, the created ROW would be more or less a wasted and undevelopable island of worthless land that would take decades if it ever connected to any other ROW or extended vehicular access to anyone Furthermore, it is the opinion of the applicant that Ch. 42 does not require the 1400' intersection spacing requirement on Class II plats only on Class III replats. Lastly, the vehicular access being provided by Access Easement instead of a Public Street further limits the application of this sections to this development.

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

na

(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 applicants interpretation of Chapter 42 and the rural nature of the land surrounding this extra territorial jurisdiction area. It is certainly not created or imposed by the applicant.

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

The stated intent of ordinance 42-128 is to provide internal circulation inside the subdivision. Because the denying of this variance will provide ZERO additional access to anyone now or in the foreseeable future, by way of inversion you can conclude that the intent of this chapter is preserved and maintained by granting the variance

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

Because there are relatively no possible intersecting streets or developments that could benefit from a ROW extending the 380' though our proposed plat, granting of the variance will not be injurious to the public health, safety or welfare.

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

The economic hardship is not the justification of the granting of this variance. All property owners within the block have access to the Stanford Place and adding an additional ROW in the East-West direction would only be taking something from the land owner that is only valuable to him and his family members that dwell in the home built on the proposed lots. Dedicated a ROW would take decades of unlikely drastic amounts of development before such ROW could possibly be utilized.

Houston Planning Commission

ITEM: 157

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Travis Partners Capital replat no 1

Applicant: Windrose

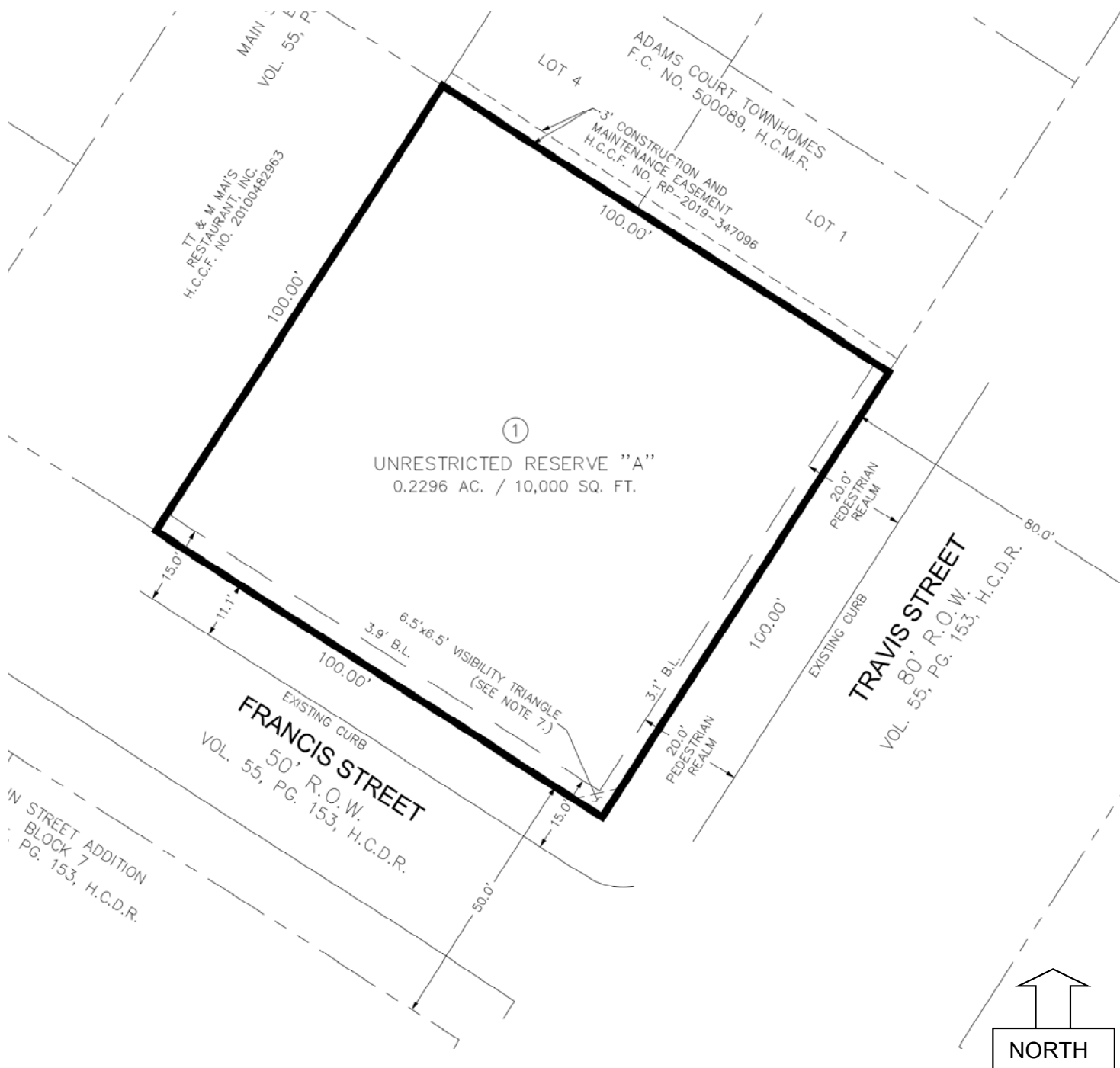


D – Variances

Site Location

Subdivision Name: Travis Partners Capital replat no 1

Applicant: Windrose



Houston Planning Commission

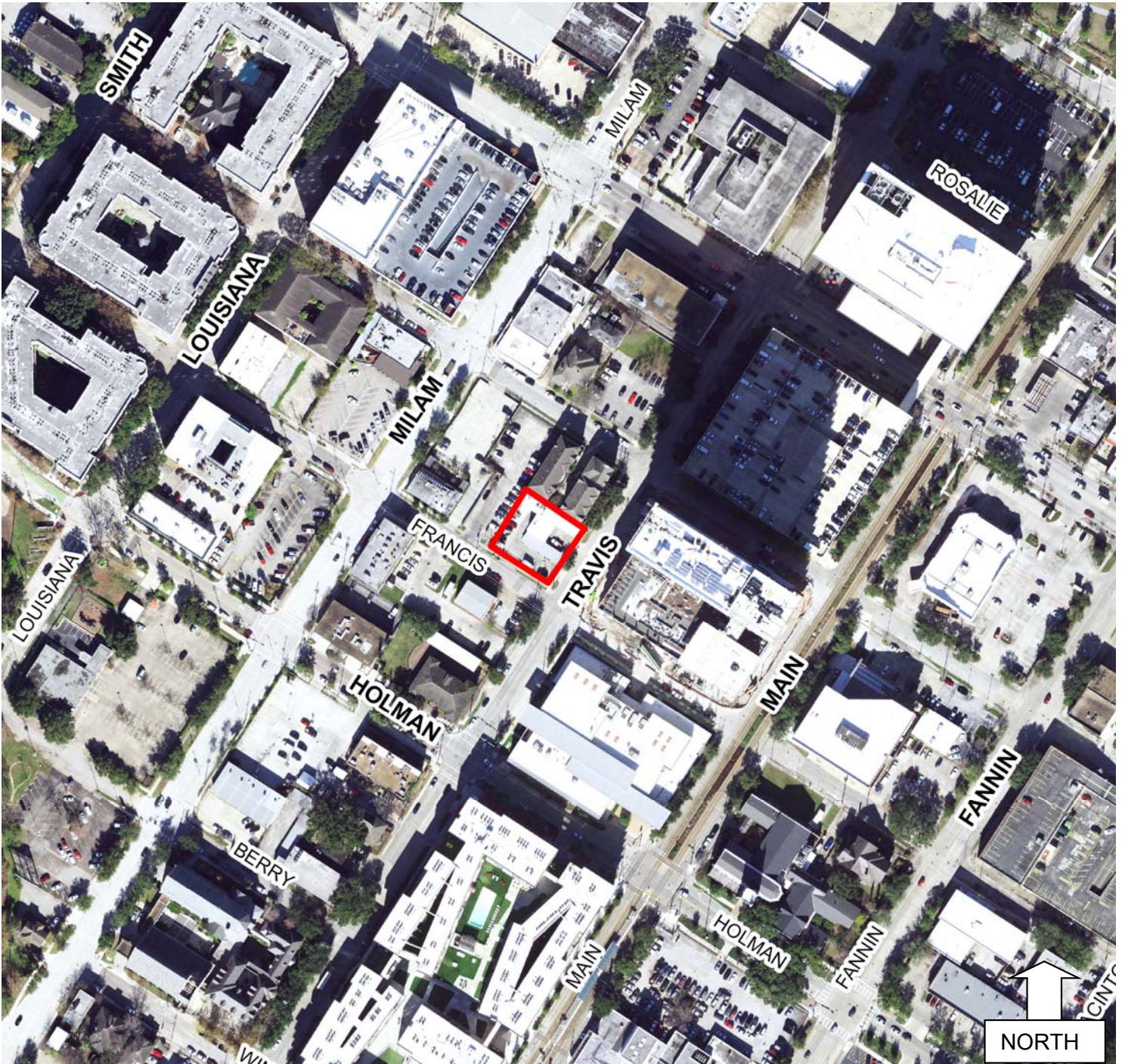
ITEM: 157

Planning and Development Department

Meeting Date: 04/28/2022

Subdivision Name: Travis Partners Capital replat no 1

Applicant: Windrose



D – Variances

Aerial

CITY OF HOUSTON PROJECT NO. 21106829

3310 TRAVIS ST
HOUSTON, TX 77006

COVER

ADDENDUM E, 04/13/2022

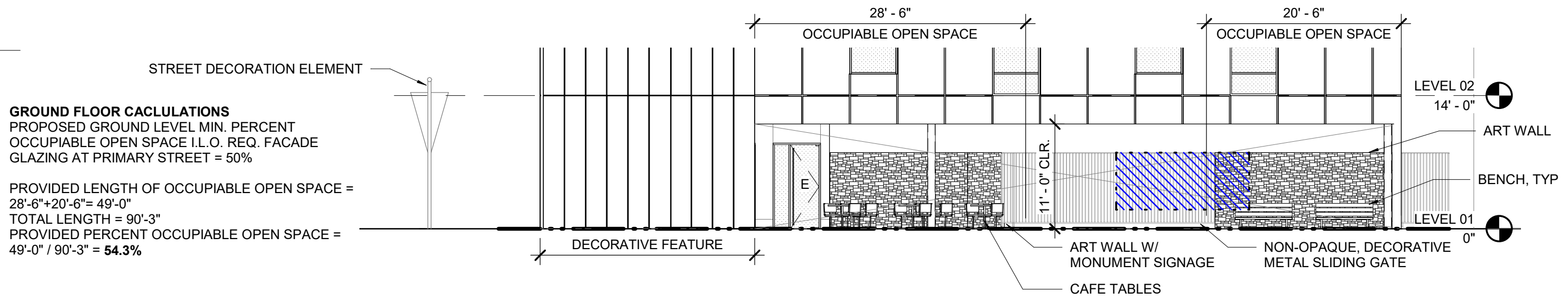


*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. *RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

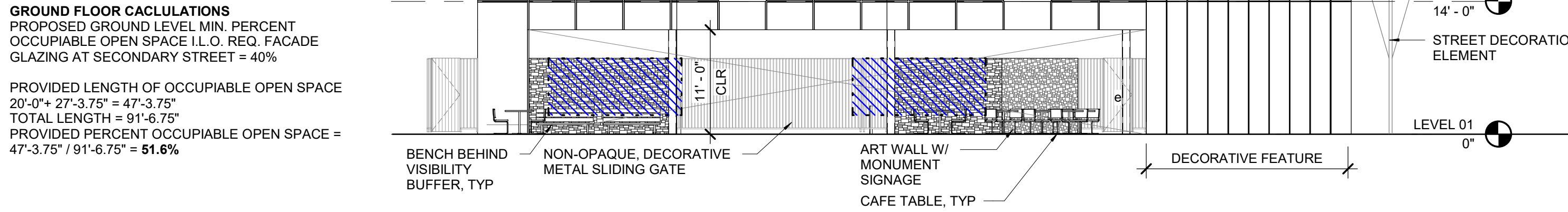
MIDTOWN OFFICE BUILDING
A PROJECT FOR
ARCH-CON
HOUSTON

powers
brown
archi
ecture



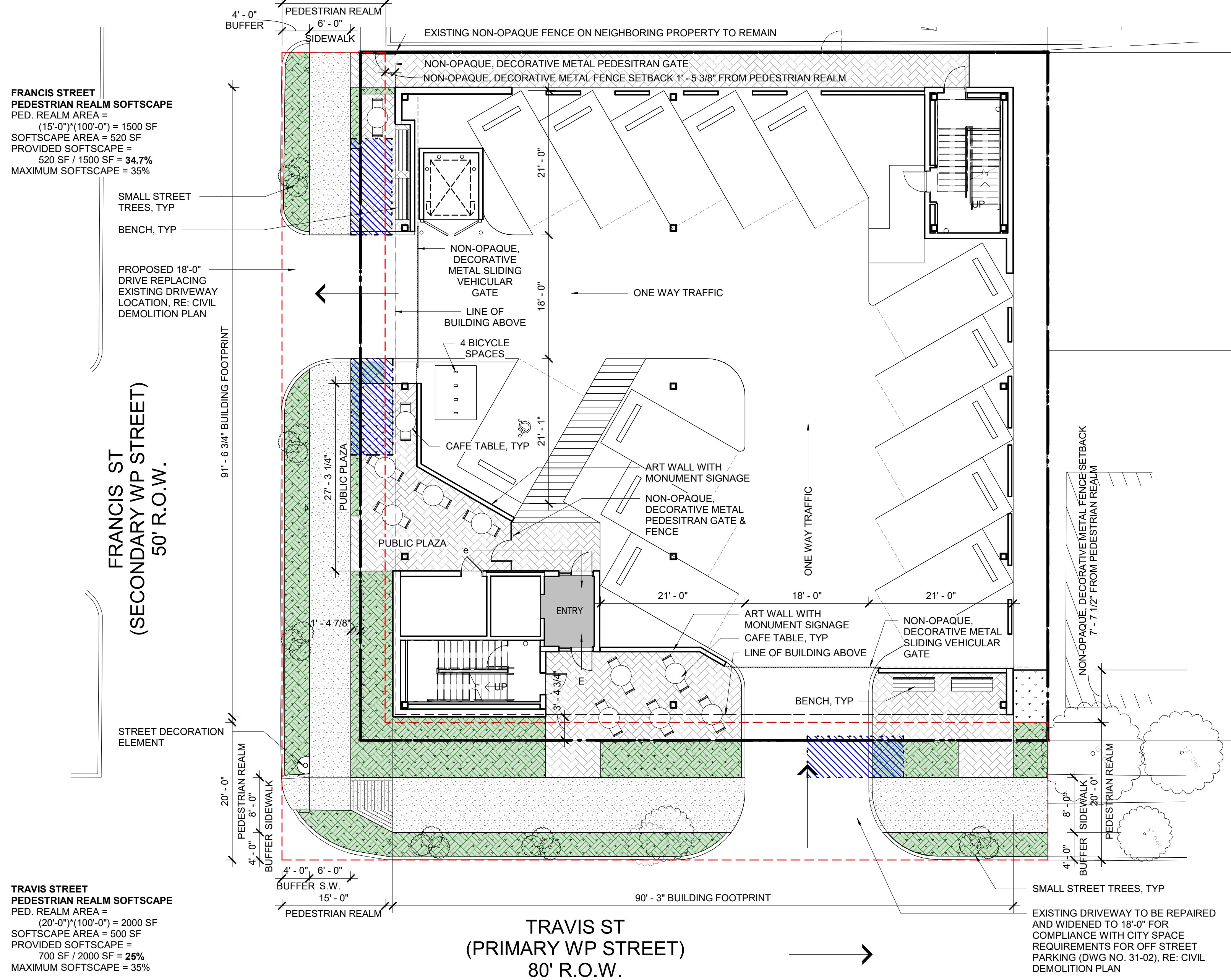
WALKABLE PLACES ELEVATION DIAGRAM - PRIMARY STREET (TRAVIS)

SCALE: 3/32" = 1'-0"



WALKABLE PLACES ELEVATION DIAGRAM - SECONDARY STREET (FRANCIS)

SCALE: 3/32" = 1'-0"



WALKABLE PLACES SITE PLAN DIAGRAM

SCALE: 3/32" = 1'-0"

WALKABLE PLACES PROJECT INFORMATION

APPLICABLE BUILDING CODES AND REGULATIONS

CITY OF HOUSTON USERS' GUIDE FOR WALKABLE PLACES AND TRANSIT-ORIENTED DEVELOPMENT - SEPTEMBER 2020

PROJECT ADDRESS

3310 TRAVIS STREET
HOUSTON, TX 77006

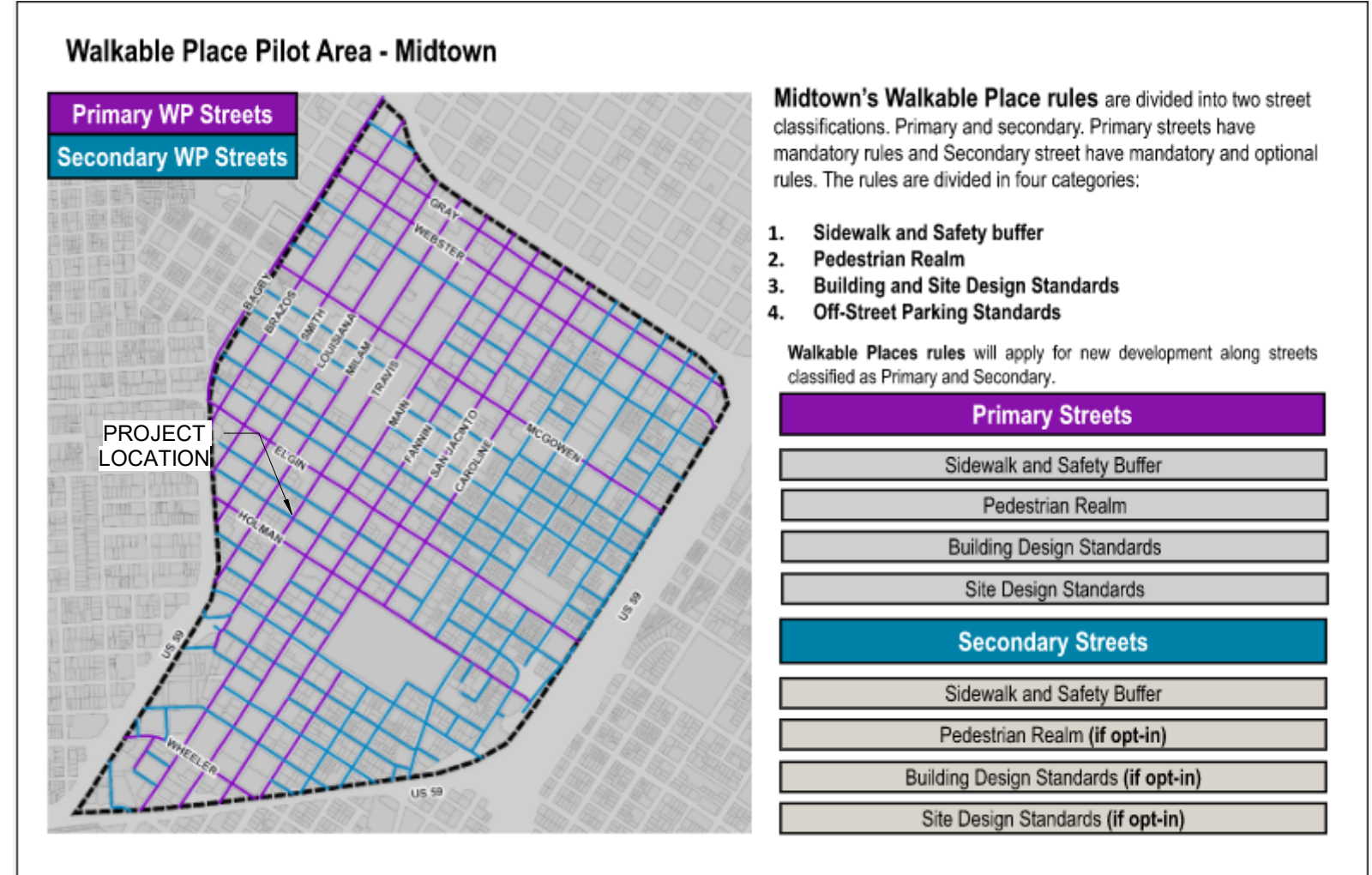
CITY OF HOUSTON PROJECT NO.

21106829

WALKABLE PLACE PILOT AREA

MIDTOWN

WALKABLE PLACES LOCATION MAP



PRIMARY STREET: TRAVIS STREET (80' ROW)

SECONDARY STREET: FRANCIS STREET (50' ROW)

WALKABLE PLACES MARKET BASED PARKING LOCATION MAP



AUTOMOBILE PARKING (Per City of Houston Walkable Places User Guide)

Occupancy	Spaces Required	Spaces Provided
OFFICE	MARKET-BASED	14
TOTAL	0	14 *

* ADA spaces provided are included in the total number of parking spaces provided.

	ADA Spaces Required	ADA Spaces Provided
TOTAL	1 VAN	1 VAN

BICYCLE PARKING (Per City of Houston Municipality Code 42-654)

Occupancy	Spaces Required	Spaces Provided
OFFICE	17,277SF / 5000SF = 3.46	4
TOTAL	4	4

powers
brown
archi
ecture

2100 Travis Street,
Suite 501
Houston, Texas 77002
713.224.0456
713.224.0457 fax
www.powersbrown.com

PROJECT TITLE

MIDTOWN OFFICE BUILDING

3310 TRAVIS ST
HOUSTON, TX 77006

A PROJECT FOR
ARCH-CON

GENERAL NOTES

DIAGRAM LEGEND

- PEDESTRIAN REALM
- VISIBILITY BUFFER
- PUBLIC ENTRY WITH DIRECT CONNECTION TO PEDESTRIAN REALM
- SECONDARY ENTRY WITH DIRECT CONNECTION TO PEDESTRIAN REALM
- SOFTSCAPE
- HARDSCAPE - TYP PAVING
- HARDSCAPE - PLAZA PAVING
- PROPERTY LINE
- LINE OF BUILDING ABOVE
- VISIBILITY TRIANGLE

DATE	REVISION
2021/09/24	ISSUE FOR PRICING
2021/10/01	ISSUE FOR PERMIT
A	ADDENDUM A
B	ADDENDUM B
C	ADDENDUM C
D	ADDENDUM D
E	ADDENDUM E

PROJECT NO: 211138

DRAWN BY: MSH

CHECKED BY: AH

SHEET NAME

WALKABLE PLACES PLAN

SEAL



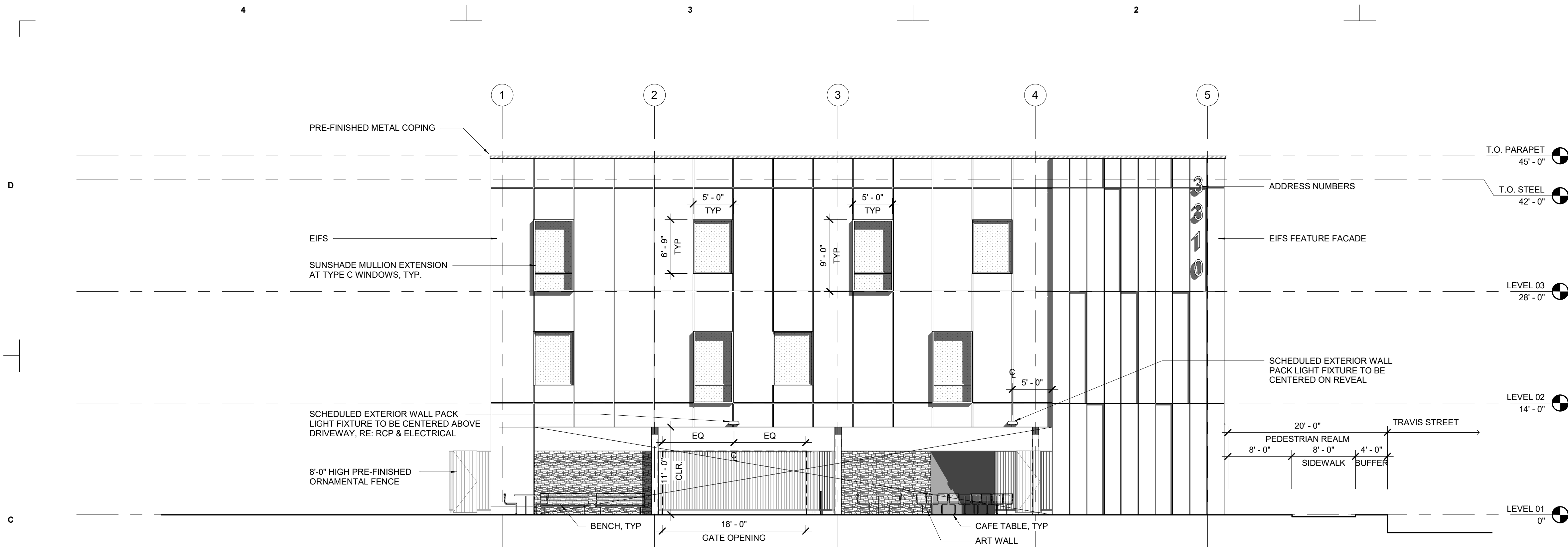
04/12/2022

SHEET NUMBER

G004

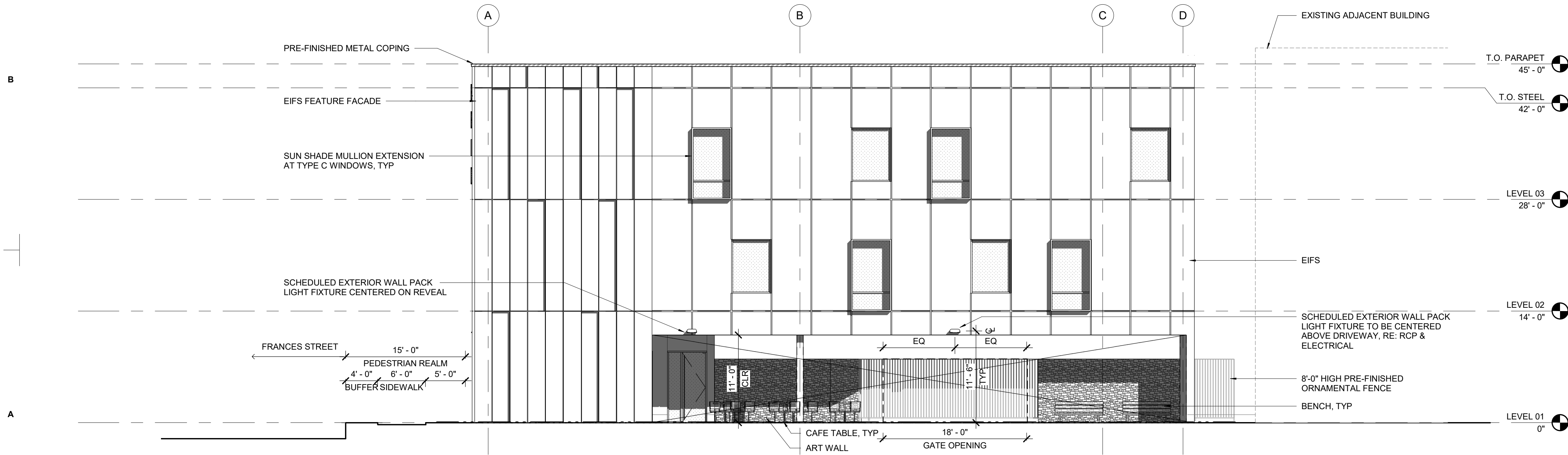
C:\Users\heckman\Documents\211138_ARCH_F21_heckmanUDHW9.vrt

4/13/2022 4:22:38 PM



C4 OVERALL ELEVATION - WEST (FRANCIS)

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



A4 OVERALL ELEVATION - SOUTH (TRAVIS)

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

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archit
ecture

2100 Travis Street,
Suite 501
Houston, Texas 77002
713.224.0456
713.224.0457 fax
www.powersbrown.com

PROJECT TITLE

MIDTOWN OFFICE BUILDING

3310 TRAVIS ST
HOUSTON, TX 77006

A PROJECT FOR

ARCH-CON

GENERAL NOTES

ART WALL

EIFS - TYPICAL
ALL EXTERIOR VERTICAL SURFACES, U.N.O.

EIFS - ACCENT FEATURE WALL
ACCENT FINISH OVER 6" R-5 RIGID INSULATION

STUCCO - TYPICAL
FINISH TO WRAP ALL SIDES OF WALL

GLAZING - VISION
1" INSULATED LOW-E VISION GLAZING WITH SB 67 (2) + OPTIBLUE + CLR COATING IN TRIFAB 451T STOREFRONT SYSTEM WITH CLEAR ANODIZED FINISH

OPEN

△	DATE	REVISION
	2021/08/13	ISSUE FOR DESIGN REVIEW
	2021/09/24	ISSUE FOR PRICING
	2021/10/01	ISSUE FOR PERMIT
A	2021/12/16	ADDENDUM A
B	2022/02/14	ADDENDUM B
D	2022/03/14	ADDENDUM D
E	2022/04/13	ADDENDUM E

PROJECT NO: 211138

DRAWN BY: MSH, SRC

CHECKED BY: AH

SHEET NAME

OVERALL BUILDING ELEVATIONS

SEAL

SHEET NUMBER

A201



Application Number: 2022-0871

Plat Name: Travis Partners Capital replat no 1

Applicant: Windrose

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:

Remove the requirement for a visibility triangle on the subject site or reduce the visibility triangle requirement from 15 feet to 6.5 feet.

Chapter 42 Section: 42-161

Chapter 42 Reference:

The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

Statement of Facts

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

N/A

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

The subject property consists of 10,000 square feet located at the northwest corner of Travis Street and Francis Street in the Midtown Super Neighborhood. The applicant has submitted a building permit for the construction of a multi-story office building. The applicant is requesting a variance as their proposed building footprint encroaches into a 15-foot by 15-foot visibility triangle created by the Travis Partners Capital plat filed in May 2021. Because of unique physical characteristics that affect the subject property, a visibility triangle at this location is not necessary and deprives the property owner of reasonable use of their land. Travis Street is a one-way, northeastern-bound roadway and there is no potential visibility conflict on the applicant's site. Southbound traffic on Francis Street making a left turn on Travis or going straight across the intersection is checking visibility to the right only and not to the left, which is where the existing visibility triangle was created. Allowing the applicant to replat the subject site to eliminate the visibility triangle is reasonable and compatible with the goals of the City's Subdivision Regulations. If the visibility triangle cannot be eliminated outright, the applicant requests that it be reduced from 15 feet to 6.5 feet. This would align with the reduced setbacks that were created on the previous plat to conform with the City's Walkable Places Ordinance.

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

The justifications for the requested variance are the prevailing development pattern and unusual physical characteristics that completely negate the purpose of the visibility triangle code requirement. A 15-foot by 15-foot visibility triangle is not necessary at this location because Travis Street is a one-way, northeastern-bound roadway. The applicant's property has no bearing on southbound traffic on Francis Street making left turns on Travis or going straight through the intersection. Allowing the applicant to eliminate the visibility triangle will allow them to preserve a reasonable rectangular building footprint that respects the setbacks created on the previous plat in conformance with the City's Walkable Places Regulations.

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

On the previous plat, the applicant opted-in to the City's Walkable Places Ordinance and reduced the building setbacks along Travis Street to 3.1 feet and along Francis Street to 3.9 feet. This allowed the developer to preserve a 20-foot pedestrian realm along Travis and a 15-foot pedestrian realm along Francis. Enforcing the 15-foot by 15-foot visibility triangle is not only unnecessary as Travis is a one-way northbound street, but it would cause the applicant to set the building back more than 3 feet in either direction or to truncate the building at an irregular angle. Either option would create a building form that is irregular and not compatible with the surrounding architecture in the Midtown Super Neighborhood.

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

The elimination of the visibility triangle on the applicant's property will have no impact on the safety or efficiency of the adjacent traffic network. Travis Street is a one-way northbound street and the existing visibility triangle on the applicant's property serves absolutely no purpose other than to interfere with the reduced setbacks created when the applicant opted-in to the City's Walkable Places Ordinance. Approving the requested variance is reasonable, safe for the general public, and respectful of the surrounding development character.

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

The applicant's variance is justified because the existing visibility triangle is unnecessary and in direct conflict with the prevailing development character of the Midtown area. Because Travis Street is a one-way, northbound roadway, the applicant's property has no bearing on Francis Street's southbound traffic. Eliminating the visibility triangle will help the applicant preserve a more viable building footprint that will contribute to the City's goal of promoting walkable, dense urban infill development in the Central Business District and surrounding areas.



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

April 21, 2022

NOTICE OF VARIANCE

PROJECT NAME: Travis Partners Capital replat no 1

REFERENCE NUMBER: 2022-0871

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the northwest corner of Francis and Travis Streets. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to create a 6.5' by 6.5' visibility triangle at the intersection rather than the required 15' by 15'. 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, April 28, 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 Lisa Dobrowski with Windrose at 713-458-2281. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. 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.