

# HOUSTON PLANNING COMMISSION

## AGENDA

THURSDAY, MAY 26, 2022  
2:30 PM



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

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

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

OR

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

CONFERENCE ID: 414 556 887#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

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

MAKE COMMENTS BY PHONE AT: 832-393-6624

(24 HOURS IN ADVANCE)

# PLANNING COMMISSION MEMBERS



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

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

## **ALTERNATE MEMBERS**

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

## **EX- OFFICIO MEMBERS**

Carol Lewis, Ph.D.  
Carol Haddock, P.E.  
Yuhayna H. Mahmud, AICP  
Tina Petersen, Ph.D., P.E.

## **SECRETARY**

Margaret Wallace Brown



## Meeting Policies and Regulations

### Order of Agenda

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

### Public Participation

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

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

9. Time limits will not apply to elected officials.

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

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

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

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

### Limitations on the Authority of the Planning Commission

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

### Contacting the Planning Commission

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

### Contacting the Planning Department

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

Mailing address is:

P.O. Box 1562

Houston, Texas 77251-1562

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

E-mail us at:

Planning and Development

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

Plat Tracker Home Page:

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



## PLANNING & DEVELOPMENT DEPARTMENT

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

# SPEAKER GUIDELINES

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

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

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

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

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

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

**Commission or Group:**

## SPEAKER SIGN IN FORM

DATE: \_\_\_\_\_

AGENDA ITEM NUMBER \_\_\_\_\_

AGENDA ITEM NAME \_\_\_\_\_

YOUR NAME (Speaker) \_\_\_\_\_

Telephone or email (Optional) \_\_\_\_\_

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

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

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

To join the May 26, 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/2022/2022-11\\_DraftAgenda.pdf](http://edrc.houstontx.gov/2022/2022-11_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**

**May 26, 2022 2:30 p.m.**

#### **Call to Order**

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

##### **Approval of the May 12, 2022 (MTFP Workshop) and May 12, 2022 Planning Commission Meeting Minutes**

- I. Presentation on draft Sidewalk Network Ordinance, CH 40 City Code of Ordinances (Muxian Fang)**
- II. Platting Activity (Subdivision and Development plats)**
  - a. Consent Subdivision Plats (Tamara Fou)
  - b. Replats (Tamara Fou)
  - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm and Aracely Rodriguez)
  - d. Subdivision Plats with Variance Requests (Muxian Fang, Tamara Fou and Aracely Rodriguez)
  - e. Subdivision Plats with Special Exception Requests (Aracely Rodriguez)
  - f. Reconsiderations of Requirement
  - g. Extensions of Approval (Tamara Fou)
  - h. Name Changes (Tamara Fou)
  - i. Certificates of Compliance (Tamara Fou)
  - j. Administrative
  - k. Development Plats with Variance Requests (Nick Parker, Ramon Jaime Leon, Jacqueline Brown)
- III. Establish a public hearing date of June 23, 2022**
  - a. Brick and Stone at Lydia partial replat no 1
  - b. Carolina Place partial replat no 3
  - c. Crawford Place replat no 1 and extension
  - d. Hohldale Addition partial replat no 1
  - e. Lakewood Pines Sec 15
  - f. Spring Branch Estates no 2 partial replat no 14
  - g. Timber Lakes Sec 1 partial replat no 1
  - h. West Houston partial replat no 2
  - i. Westhaven Estates Sec 2 partial replat no 11
  - j. Westheimer Estates partial replat no 15
  - k. Wildwood Glen Sec 1 partial replat no 2 and extension
- IV. Public Hearing and Consideration of Hotel Saint Augustine located at 4118 Loretto Drive (Hector Rodriguez)**
- V. Excuse the absences of Commissioners Clark, Mares and Victor**
- VI. Public Comment**
- VII. Adjournment**

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

### **2022 Major Thoroughfare and Freeway Plan Amendment Requests Workshop**

**May 12, 2022**

Meeting held in Council Chambers, Public Level, City Hall Annex,  
with telephonic/video conference via Microsoft Teams [https://bit.ly/MTFP-Wkshp\\_2022](https://bit.ly/MTFP-Wkshp_2022)  
1:00 p.m.

#### **CALL TO ORDER**

Chair Martha L. Stein called the meeting to order at 1:00 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
David Abraham	Absent
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Absent
Paul R. Nelson	Present virtually
Linda Porras-Pirtle	Present virtually
Kevin Robins	Present
Ileana Rodriguez	Absent
Ian Rosenberg	Present virtually at 1:20 p.m. during item C
Megan R. Sigler	Present at 1:11 p.m. during item B
Zafar Tahir	Present virtually
Meera D. Victor	Absent
Scott Cain for Commissioner James Noack	Present virtually
Maggie Dalton for The Honorable KP George	Present virtually
Loyd Smith for The Honorable Lina Hidalgo	Present at 1:09 p.m. during item B

#### **Ex Officio Members**

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

#### **Executive Secretary**

Margaret Wallace Brown, Director, Planning and Development Department or  
Jennifer Ostlind, Deputy Director, Planning and Development Department.

#### **CHAIR'S REPORT**

Chair Martha L. Stein reported on meeting procedures. No action is being taken today.

## DIRECTOR'S REPORT

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

- I. **INTRODUCTION** – Sharon Moses-Burnside
- II. **MAJOR THOROUGHFARE AMENDMENT REQUESTS** – Private Sector
  - A. **Budde Road/Pruitt Road** – Adam France, BGE, Inc.
  - B. **Fulton Street/San Jacinto Street** – Ralph De Leon, TIRZ #21
  - C. **South Wayside Drive** – Carmen Pearson, Lovett Industrial
  - D. **Fondren Road** – Gerald Grissom, BGE, Inc.
  - E. **Madden Road** – Jennifer Curtis, Meta Planning + Design, LLC
  - F. **West Airport Boulevard/Allum Road** – Rodrigo De La Garza, Studio Red Architects
  - G. **Fairview Street/Unnamed Thoroughfare** – Adam France, BGE, Inc.
  - H. **Northpark Drive/Unnamed Thoroughfare** – Jorge Li, Skymark Development
  - I. **West Road (Pinafore Lane)** – Blake Wehmeyer, Boyer Properties
  - J. **Louetta Road** – Adam France, BGE, Inc.
  - K1a. **Kingwood Drive** – Jennifer Curtis, Meta Planning + Design, LLC
  - K1b. **Kingwood Drive** – Jennifer Curtis, Meta Planning + Design, LLC
  - K2. **Miller Wilson Road** – Jennifer Curtis, Meta Planning + Design, LLC
  - K3. **Magnolia Lane** – Jennifer Curtis, Meta Planning + Design, LLC
  - K4. **Wolf Trot Road** – Jennifer Curtis, Meta Planning + Design, LLC
- III. **NEXT STEPS**  
SEE [http://www.houstontx.gov/planning/transportation/22\\_MTFPRequests.html](http://www.houstontx.gov/planning/transportation/22_MTFPRequests.html)
- IV. **PUBLIC COMMENT**  
**NONE**

## ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 2:01 p.m.

Motion: **Alleman**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

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**Martha L. Stein, Chair**

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**Margaret Wallace Brown, Secretary**

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

**May 12, 2022**

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

### **CALL TO ORDER**

Chair Martha L. Stein called the meeting to order at 2:34 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present virtually at 3:06 p.m. during item 140
David Abraham	Present virtually
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Absent
Paul R. Nelson	Present virtually
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	Absent
Scott Cain for	Present virtually
Commissioner James Noack	
Maggie Dalton for	Present virtually
The Honorable KP George	
Loyd Smith for	Present
The Honorable Lina Hidalgo	

### **Ex Officio Members**

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

### **Executive Secretary**

Margaret Wallace Brown, Director, Planning and Development Department or  
Jennifer Ostlind, Deputy Director, Planning and Development Department.

### **CHAIR'S REPORT**

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

## **DIRECTOR'S REPORT**

The Director's Report was given by Margaret Wallace Brown, Director, Planning and Development Department. She recognized the upcoming retirement of Patricia Benavides.

## **APPROVAL OF THE APRIL 28, 2022 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the April 28, 2022 Planning Commission meeting minutes.

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

### **I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 128)**

Items removed for separate consideration: **4, 8, 9, 18, 19, 20, 32, 47, 56 and 58.**

Staff recommendation: Approve staff's recommendations for items 1 – 128, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items 1 – 128, subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff's recommendation for items **4, 8, 9, 18, 19, 20, 32, 47, 56 and 58** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **4, 8, 9, 18, 19, 20, 32, 47, 56 and 58** subject to the CPC 101 form conditions.

Motion: **Jones** Second: **Porras-Pirtle** Vote: **Carried** Abstaining: **Dalton, Heisch and Sigler**

### **C PUBLIC HEARINGS REQUIRING NOTIFICATION**

**129 Ayrshire Addition Sec 1 C3N Approve**  
**partial replat no 2**

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

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

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

**130 Bayou Woods Sec 2 partial replat no 4 C3N Approve**  
**and extension**

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

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

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

**131 Champs Corner partial replat no 1 C3N Defer**

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

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

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

**132 Clairmont Place Sec 1 partial replat no 7 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: **Robins** Vote: **Unanimous** Abstaining: **None**

**133 Clairmont Place Sec 1 partial replat no 8 C3N Defer**

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

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

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

**134 Clayton Woods Sec 1 partial replat no 1 C3N Approve**

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

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

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

**135 Crawford Place replat no 1 and extension C3N Disapprove**

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

**136 Deroloc Addition partial replat no 2 C3N Approve**

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

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

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

Speakers: Harold Armstrong, Mike Fisher, Lori Cummings and Laurie and Michael Moreland – positions not stated.

At 3:22 p.m. Commissioner Tahir stepped away.

**137 Lakewood Pines Sec 15 C3N Disapprove**

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

Speaker: Mayra Hernandez, owner – supportive.

**138 Lakewood Pines Sec 16 C3N Approve**

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

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

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

**139 Ruburfield no 66 partial replat no 9 C3N Approve**

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

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

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

**140 Shamrock Manor partial replat no 2 C3N Approve**

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

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

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



**141 Spring Branch Estates no 2 partial replat no 14 C3N Withdrawn**

**142 Woodland Square C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Heisch** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

**143 Yocum Gardens 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: **Jones** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**144 Bridgeland Creekland Village Sec 9 C3P Approve**  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Smith** Second: **Robins** Vote: **Carried** Abstaining: **Heisch and Sigler**

**145 Chavez Ranch C2 Defer**  
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.  
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.  
Motion: **Jones** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

**146 Midtown Central Square 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: **Garza** Vote: **Unanimous** Abstaining: **None**  
Speakers: Brian Sanchez and Karla Diaz – position not stated; Karen Lopez and Carlos Espinoza y Sanchez – opposed; Matt Tucker, applicant – supportive.

At 4:00 p.m. Commissioner Tahir returned.

**147 Richmond Apartments C3P Defer**  
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.  
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.  
Motion: **Jones** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

**148 Riegle Manor C2 Defer**  
Staff recommendation: Defer the application for two weeks for further study and review.  
Commission action: Deferred the application for two weeks for further study and review.  
Motion: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**149 Shaw Road BTR****C3P****Approve**

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

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

Motion: **Jones**Second: **Smith**Vote: **Carried**Abstaining: **Heisch****150 Travis Partners Capital replat no 1****C2R****Approve**

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

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

Motion: **Rosenberg**Second: **Garza**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS**

Items 151 and 152 were taken together at this time.

**151 Venterra Fulshear Church GP****GP****Approve****152 Venterra Fulshear Church Apartments****C2****Approve**

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

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

Motion: **Dalton**Second: **Robins**Vote: **Carried**Abstaining: **Heisch****F RECONSIDERATION OF REQUIREMENTS****153 Azalea District GP****GP****Approve**

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

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

Motion: **Cain**Second: **Jones**Vote: **Carried**Abstaining: **Dalton and Heisch****154 Old Spanish Trail Lofts****C2R****Approve**

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

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

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

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

**G EXTENSIONS OF APPROVAL****155 Blue Creek partial replat no 1 replat no 1****EOA****Approve****156 Chatterton Oaks****EOA****Approve****157 DML Grand Mission Plaza****EOA****Approve**

158	Dolly Wright Estates	EOA	Approve
159	Enclave at the Woodlands	EOA	Approve
160	Fannin Station South	EOA	Approve
161	Generation Park Management District Detention Pond 3	EOA	Approve
162	Glen Highland Sec 1	EOA	Approve
163	Harris County MUD 418 Wastewater Treatment Plant no 3	EOA	Approve
164	Katy ISD Northwest Facility	EOA	Approve
165	Knight Station South	EOA	Approve
166	Lakewood Pines Sec 12	EOA	Approve
167	Lakewood Pines Sec 13	EOA	Approve
168	Marvida Sec 14	EOA	Approve
169	Pecan Estates Sec 3	EOA	Approve
170	Riverside Terrace Sec 6 partial replat no 2	EOA	Approve
171	Urban Logistics Square	EOA	Approve
172	Villa Robles Sec 1	EOA	Approve

#### **H NAME CHANGES**

173	BB Place at Glass (prev. B and B Development Place)	NC	Approve
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#### **I CERTIFICATION OF COMPLIANCE NONE**

Staff recommendation: Approve staff's recommendation for items 155-173.

Commission Action: Approved staff's recommendation for items 155-173

Motion: **Garza**

Second: **Baldwin**

Vote: **Carried**

Abstaining: **Heisch 163  
and Sigler 168**

#### **J ADMINISTRATIVE NONE**

#### **K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**174 7818 Buffalo Speedway DPV Defer**

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

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

Motion: **Hines**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

**175 1827 Colquitt St DPV Defer**

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

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

Motion: **Garza**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Items 176 through 185 were taken together at this time.

**176 16003 Hilltop Oak Drive DPV Defer**

**177 16005 Hilltop Oak Drive DPV Defer**

178	16007 Hilltop Oak Drive	DPV	Defer
179	16009 Hilltop Oak Drive	DPV	Defer
180	16105 Hilltop Oak Drive	DPV	Defer
181	16107 Hilltop Oak Drive	DPV	Defer
182	16109 Hilltop Oak Drive	DPV	Defer
183	16111 Hilltop Oak Drive	DPV	Defer
184	16113 Hilltop Oak Drive	DPV	Defer
185	16115 Hilltop Oak Drive	DPV	Defer

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

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

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

186	1602 Kipling St	DPV	Defer
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Staff recommendation: Defer the application for two weeks for further study and review of deed restrictions.

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

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

Speakers: Larry Carbo – position not stated; Carol Wolk – opposed; Lon Sun Wong, owner – supportive.

187	4012 Meadow Lake Ln	DPV	Defer
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Staff recommendation: Defer the application for two weeks for further study and legal review.

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

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

188	800 Walton St	DPV	Defer
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Staff recommendation: Defer the application for two weeks for further study and review.

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

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

Speaker: Will Price – position not stated.

## II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 9, 2022

- a. Amended Golfcrest Addition partial replat no 4
- b. Castlewood Addition Sec 3 partial replat no 1
- c. Cetti Gardens replat no 1
- d. Chapman Cove Place
- e. Golfview Manor partial replat no 1
- f. Manors at Woodland Heights partial replat no 1
- g. Rosewood Estates Sec 2 partial replat no 5
- h. Spring Branch Acres Sec 1 partial replat no 3
- i. Wilfran Place partial replat no 1

Staff recommendation: Establish a public hearing date of June 9, 2022 for item II a-i.

Commission action: Established a public hearing date of June 9, 2022 for item II a-i.

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

## III. EXCUSE THE ABSENCE OF COMMISSIONERS CLARK AND RODRIGUEZ

Commissioner Clark's absences were excused. Commissioner Rodriguez resigned; therefore, no Commission action was required.

**IV. PUBLIC COMMENT**  
**NONE**

**ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:43 p.m.

Motion: **Garza**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

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**Martha L. Stein, Chair**

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**Margaret Wallace Brown, Secretary**

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# Proposed Sidewalk Ordinance Amendments -- Summary

May 26, 2022



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Intent**

- To create a complete sidewalk network in the city by:
  - Providing more sidewalk options;
  - Establishing a sidewalk fund and protocols for constructing sidewalks in the city.




## **Amendment Summary**

- Options for sidewalk compliance
  1. Construct the sidewalk(s) in accordance with the approved sidewalk plan; or
  2. Pay the fee in lieu of sidewalk construction if meeting one of the following:
    - a. Meet all the criteria listed under Sec 40-560(a)(1); or
    - b. Request the Sidewalk Committee authorize a fee in lieu of sidewalk construction and the request is approved.
- The revised Sidewalk Standard Modification Application allows the following modification requests pursuant to Sec 40-559:
  1. Modification of sidewalk width
  2. Modification or exemption of safety buffer width
- Requests to pay the fee in lieu of sidewalk construction
  1. Submit the request pursuant to Sec 40-561(a).
  2. The Sidewalk Committee reviews the request pursuant to Sec 40-561(c) and (d).
  3. If the request is denied, sidewalk construction is required.
- The Sidewalk Fund
  1. Create 15 Sidewalk Service Areas to collect fee in lieu of sidewalk construction.
  2. Fee in lieu of sidewalk construction will be calculated on a square foot basis cost of materials and labor.
  3. 70% of the collected fee will be allocated for sidewalk construction projects within the corresponding Sidewalk Service Area, 30% of the collected fee will be allocated for sidewalk construction projects within the city limit.
  4. The Chief Transportation Planner will develop and maintain a Sidewalk Prioritization Scoring Matrix to objectively score and prioritize potential sidewalk construction projects.
  5. The Chief Transportation Planner will provide an annual report to the Planning Commission on the utilization of the sidewalk fund and related sidewalk projects completed during the previous fiscal year.
  6. Any proposed updates to the Sidewalk Service Area Map or Sidewalk Prioritization Scoring Matrix will require the Planning Commission approval.

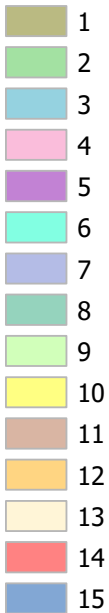
## **Project Timeline**

Ordinance Amendment presentation to the Planning Commission	May 26, 2022
Ordinance Amendment public comment period	May 20, 2022 – June 23, 2022
Public hearing for the proposed ordinance amendments	June 23, 2022
Presentation to Quality of Life and Transportation, Technology and Infrastructure Committees	July, 2022
City Council action	late summer, 2022
Effective date	October 1, 2022

# Proposed City of Houston Sidewalk Service Areas

-  Freeways  
 Major Roads  
 Full City Limits

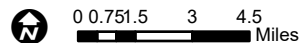
## Service Areas



Source: COHGIS Database

Date: May 20, 2022

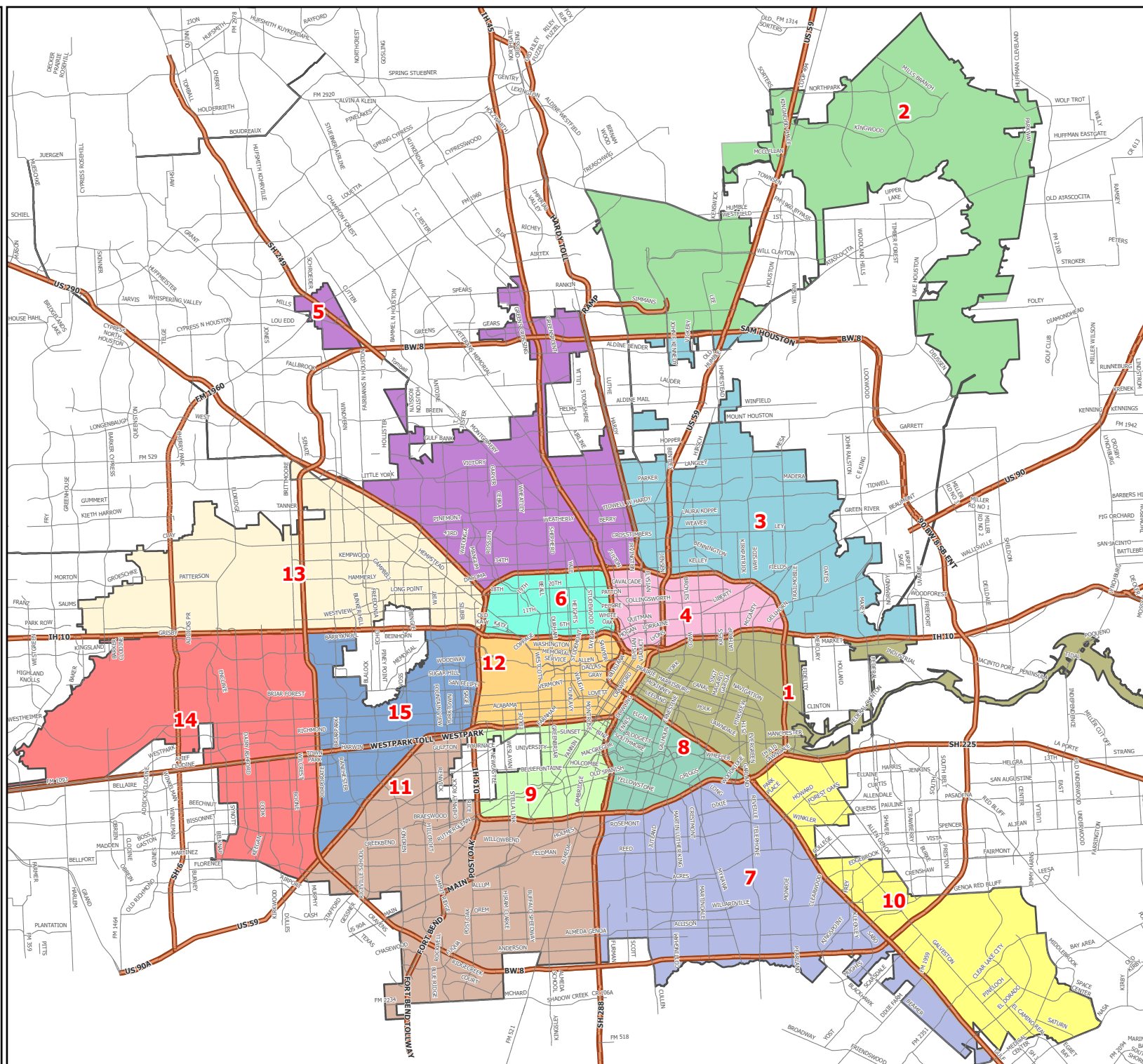
Reference: PJ25020



This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**





**Chapter 40 Sidewalk Network Ordinance  
Planning Commission Draft –5/20/2022**

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**ARTICLE XXII. SIDEWALKS**

**DIVISION 1. – SIDEWALK NETWORK REQUIREMENTS**

**Sec. 40-551. Scope and administration.**

- (a) This article establishes standards and procedures for creating a connected sidewalk network within the city. Providing a safe, comfortable, and accessible sidewalk network supports the goals as described in the city's plans, including the city's General Plan, Vision Zero, Affirmatively Furthering Fair Housing Plan, Complete Communities plans, and in accordance with the goals of the Mayor's Office for Persons with Disabilities.
- (b) It shall be the responsibility of the planning official to administer this article in coordination with the city engineer, chief transportation planner, and the MOD official.
- (c) The planning official is authorized to promulgate rules and procedures for the efficient administration of this article.
- (d) The planning official may, from time to time, with the assistance of the department of finance and the city engineer and pursuant to applicable city administrative procedures, prepare and submit for approval by motion of the city council revisions to the city fee schedule that shall be paid by an applicant in accordance with this article.
- (e) Except as expressly provided, the provisions of this article are cumulative of the other provisions of this Code.
- (f) This article may be known and cited as the Sidewalk Network Ordinance.

**Sec. 40-552. Definitions.**

As used in this article, the following terms and phrases shall have the meanings ascribed in this section unless the context of their usage clearly indicated another meaning:

*Applicant* means a property owner or the property owner's designated agent, landlord, or tenant, holder of certificate of occupancy, or other person or entity who is applying for an approval required by this article.

*Back-of-curb* has the meaning ascribed in section 33-351 of this Code.

*Block* has the meaning ascribed in section 42-1 of this Code.

*Blockface* has the meaning ascribed in section 42-1 of this Code.

*Business day* means any day of the week except for Saturday, Sunday, or any other day on which department offices are closed.

*Central business district* has the meaning ascribed in section 40-361 of this Code.

*Chief transportation planner* means the person designated by the Mayor to lead the city's systems-level transportation planning efforts or their designee.

*Commission* means the planning commission of the city.

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1        *Design manual* has the meaning ascribed in section 42-1 of this Code.

2        *Department* means the department of planning and development of the city.

3        *Local street* has the meaning ascribed in section 42-1 of this Code.

4        *Lot* has the meaning ascribed in section 42-1 of this Code.

5        *Mobility device* means a motorized or nonmotorized wheelchair, scooter, rollator,  
6        crutch, cane, walker or any similar device(s) that functions similarly to allow an injured or  
7        disabled person increased mobility for independent travel.

8        *MOD official* means the person designated by the Mayor to lead the Mayor's Office on  
9        Disabilities, as established in section 2-388 of this Code, or such person's designee.

10       *Project site* means the area under review where a building permit, certificate of  
11       occupancy, or other construction permit or approval listed under section 40-553 of this Code  
12       is located. This shall include the section of public street between the roadway and  
13       corresponding blockface abutting the area, when applicable.

14       *Public street* means a public right-of-way, however designated, dedicated or acquired,  
15       that provides access to adjacent property. An alley, as the term is defined in section 42-1 of  
16       this Code, shall not be considered a public street.

17       *Roadway* has the meaning ascribed in section 42-1 of this Code.

18       *Safety buffer* is the area between the back-of-curb or the roadway, and the edge of the  
19       sidewalk nearest the back-of-curb or the roadway.

20       *School* has the meaning ascribed in section 28-151 of this Code.

21       *Sidewalk* means a publicly accessible firm-and-stable-surfaced path that is improved  
22       and designed for or is ordinarily used by pedestrians in accordance with the design manual,  
23       applicable state and federal disability rights laws, and this article. The sidewalk serves as a  
24       continuous and obstacle-free pathway for people to safely and comfortably walk or use a  
25       mobility device.

26       *Sidewalk committee* means the group of licensed or otherwise qualified technical  
27       professionals established by section 40-558 of this Code.

28       *Sidewalk easement* means a recorded easement that grants to the public a perpetual,  
29       non-exclusive easement on, over, and across private land for the construction, maintenance,  
30       and use of a sidewalk. The minimum height of a sidewalk easement shall be 8 feet as  
31       measured vertically from the surface of the corresponding sidewalk.

32       *Sidewalk fund* means the fund established in accordance with section 40-581 of this  
33       Code.

34       *Sidewalk plan* means a detailed, graphical representation of the arrangement of  
35       sidewalks, buildings, driveways, plantings, and other improvements or above-ground  
36       existing and planned physical features for the project site for which a permit or approval is  
37       sought in accordance with this article.

38       *Single-family residential use* has the meaning ascribed in section 42-1 of this Code.

39       *Subdivision plat* has the meaning ascribed in section 42-1 of this Code.

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**Sec. 40-553. Applicability.**

- (a) Except as provided in subsection (b) of this section, any person or entity seeking approval for a building permit, certificate of occupancy, or other construction permit or approval required by this Code for any of the following activities must first obtain approval of a sidewalk plan in accordance with the provisions of this article:
- (1) Construction of a new sidewalk within a public street or sidewalk easement;
  - (2) Repair, reconstruction or replacement of 20 linear feet or more of an existing sidewalk within a public street or sidewalk easement;
  - (3) Construction of a new single-family residential use other than a secondary dwelling unit;
  - (4) Development of property for non-single-family residential use that requires a development plat under to section 42-22 of this Code;
  - (5) Construction of a new parking lot;
  - (6) Construction of a parking lot addition greater than ten parking spaces to an existing parking facility, as those terms are defined in section 26-472 of this Code;
  - (7) Reconstruction of more than ten parking spaces or 25% of the total area, whichever is greater, of an existing permitted parking lot. Restriping parking spaces, asphalt resurfacing and other cosmetic, decorative or surface level enhancements shall not be considered reconstruction;
  - (8) To establish the pedestrian route for off-site parking facilities as required by section 26-499 of this Code;
  - (9) Alterations to any non-single-family residential building or improvement within 15 feet of the minimum pedestrian realm along a transit-oriented development street or walkable places street that increases the building or improvement by 250 square feet or more;
  - (10) Alterations to any non-single-family residential building or improvement that increases the exterior square footage of the building or the footprint of the improvement by more than 25%;
  - (11) Construction of a new roadway within a public street;
  - (12) Expansion or reconstruction of an existing roadway within a public street. Repair and rehabilitation work performed as described in subsection (b) of this section shall not be considered reconstruction or expansion; and
  - (13) Removal of an existing sidewalk within a public street or sidewalk easement.
- (b) This article shall not apply to repair and rehabilitation work performed by governmental entities, political subdivisions, transit authorities, or local government corporations provided that:
- (1) Following the repair or maintenance of public infrastructure, any sidewalk that is disturbed is replaced in the same or better condition than existed before the repair or maintenance work; or

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- (2) The width and location of a sidewalk is not fundamentally altered after rehabilitation improvements to extend the life and effectiveness of existing public infrastructure. Rehabilitation improvements may include, but are not limited to: pavement overlays, street panel replacements, resizing stormwater inlets, replacing or reestablishing curbs, regrading ditches, or the restoration of erosion or flood damage.

### **Sec. 40-554. Options for compliance.**

An applicant for a permit required to comply with this article shall file a sidewalk plan for the project site with the department for review. Upon approval of the sidewalk plan by the planning official, the applicant shall:

- (1) Construct the sidewalk(s) in accordance with the approved sidewalk plan; or
- (2) Pay the fee in lieu of sidewalk construction in the amount stated in the current fee schedule, if such is authorized by the planning official or sidewalk committee pursuant to section 40-560.

### **Sec. 40-555. Sidewalk plan and approval required.**

- (a) An applicant shall submit a sidewalk plan to the department for review and approval in conjunction with a development plat required by chapter 42 of this Code, or prior to obtaining a building permit, certificate of occupancy, or other construction permit, or for approval of a sidewalk plan required to perform an activity listed under section 40-553 of this Code. The sidewalk plan for the project site shall:

- (1) Be in the form prescribed by the planning official.
- (2) Be to scale, provide a north arrow, and contain dimensions and boundaries of any public street and sidewalk easement; and
- (3) Show:
  - a. The location and dimensions of each existing and proposed sidewalk and safety buffer;
  - b. The location of above-ground existing and planned physical features within the public street or sidewalk easement such as utility poles and equipment, signposts, traffic signal equipment, parking meters, guywires, fire hydrants, bollards, bus or transit shelters, bicycle racks, planters, stairs or steps, street furniture, and fences or barriers;
  - c. The location and dimension of each driveway that crosses the sidewalk and safety buffer;
  - d. The location and dimension of each pedestrian safety and visibility buffer required by section 40-32 of this Code.
  - e. The location and dimension of each curb ramp, as the term is used in chapter 17 of the design manual;
  - f. The location, dimension, and vertical clearance of any building or structure constructed over the sidewalk or safety buffer;

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- g. Existing and proposed trees, shrubs, and screening fences required by article V of chapter 33 of this Code that are within the public street or sidewalk easement;
  - h. The functional edge furthest from the roadway of an adequate drainage facility, as approved by the city engineer, along any public street that is not curb and gutter; and,
  - i. If requesting an exemption, the location and details of any exemption condition listed under section 40-556 of this Code; and
  - k. a fee calculation analysis when a fee in lieu of sidewalk construction is requested in accordance with this article.
- (b) Upon receipt of a sidewalk plan containing all the information required by subsection (a), the planning official shall review the sidewalk plan to verify compliance with this article. This review shall be completed within 15 business days from the date a complete application is submitted to the planning official. The planning official shall deny in writing all sidewalk plans that do not comply with the requirements of this article.
- (c) The building official or city engineer shall not issue a building permit, certificate of occupancy, or other construction permit unless the planning official approves the sidewalk plan.
- (d) The building official or city engineer shall not issue a certificate of occupancy or otherwise certify satisfactory completion of a construction permit or approval unless the applicant constructs or provides for the sidewalk and related information shown on the approved sidewalk plan or provides payment of the required fee in lieu of sidewalk construction.

### **Sec. 40-556. Sidewalk required; exceptions.**

- (a) Except as provided in subsection (b) of this section, a sidewalk shall be required along each public street blockface within the city. The sidewalk may be within the public street or a sidewalk easement adjacent to the public street.
- (b) No sidewalk shall be required along a public street blockface when, upon review of written documentation or other relevant information provided by the applicant, the planning official finds that one or more of the following circumstances apply:
- (1) There is an existing sidewalk in good repair that was built to the minimum width required by this article;
  - (2) There is an existing sidewalk in good repair that was built through a sidewalk construction project completed by a governmental entity, political subdivision, transit authority, or local government corporation not more than five years before the date the sidewalk plan is filed with the department;
  - (3) The public street is within a planned community with an approved pedestrian plan on file with the department in which alternative publicly accessible pedestrian trails or pathways are provided in lieu of sidewalks;
  - (4) The sidewalk is constructed, or will be constructed in accordance with this article, within a sidewalk easement that provides a reasonable alternative alignment for pedestrian accessibility along the general route of the public street;
  - (5) The public street is a grade-separated freeway that does not have an at-grade frontage road;

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- (6) The public street is a grade-separated freeway or other limited access roadway, and the planning official, after consultation with the sidewalk committee, determines one or more of the following conditions exist:
  - a. The construction of a sidewalk is technically or otherwise infeasible due to the presence of existing, permitted physical conditions, or
  - b. The characteristics of existing permitted development, land uses, or other physical conditions within the immediate vicinity of the grade-separated or limited access roadway create unsafe conditions related to the practical use of a sidewalk.
- (7) There is no roadway constructed within the public street and the city engineer confirms:
  - a. The construction of a roadway is not required as part of the action prompting the applicability of this article under section 40-553 of the Code; or
  - b. There are no approved capital improvement plans or plans pending approval by an entity with an interest in planning and development within the right of way such as governmental entities, political subdivisions, transit authorities, or local government corporations or any other entity as determined by the planning official for improvements or construction of the roadway.
- (8) The cost to meet the standard sidewalk requirement is more than 50% of the total cost of the action prompting the applicability of this article. The city engineer shall review the cost estimate provided by the applicant and make a recommendation to the planning official on the reasonableness of the estimate. The following shall not qualify for a waiver under this subsection:
  - a. Items (1), (2), and (8) under section 40-553 of this Code;
  - b. The requirement to construct a sidewalk within the central business district; or
  - c. The requirement to construct a sidewalk along a walkable places street or transit-oriented development street;
- (9) The street is located within the boundaries of the Fourth Ward Street Streets in Place Ordinance, Ordinance No. 99-1344; or
- (10) The applicant pays a fee in lieu of sidewalk construction when authorized in accordance with this article.

### **Sec. 40-557. Sidewalk standards.**

- (a) The minimum unobstructed width of a sidewalk required by this article shall be as prescribed by the design manual.
- (b) The minimum width of the safety buffer required by this article shall be as prescribed by the design manual.
- (c) The minimum unobstructed vertical clearance required by this article shall be eight feet as measured from the surface of the sidewalk.
- (d) All sidewalks shall be constructed in a manner consistent with technical standards and design requirements of the design manual and applicable state and federal disability rights laws.



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**Sec. 40-558. Establishment of the sidewalk committee.**

There is hereby created a sidewalk committee to evaluate and make technical findings on a modification request or fee in lieu of sidewalk construction request submitted in accordance with this article. Membership of this committee shall include the planning official, the city engineer, the MOD official, and the chief transportation planner. The sidewalk committee may establish procedures necessary for the conduct of its business and may conduct its review via electronic mail, teleconference, or in-person meetings. The unanimous consent of all members is required for any approval or authorization required by the sidewalk committee under this article. The decision of the sidewalk committee is final and may not be appealed.

**Sec. 40-559. Modification of standards, process.**

- (a) The sidewalk committee is authorized to approve a sidewalk plan that includes a modification to the standards of section 40-557 of this Code in accordance with this section. Granting a modification under this section does not set a precedent, and each case shall be reviewed on its own merits. A request to eliminate the sidewalk construction requirement shall require the authorization of a fee in lieu of sidewalk construction as detailed in section 40-560 of this Code.
- (b) The sidewalk committee may modify but not eliminate, the sidewalk width or safety buffer width required by subsections (a) and (b) in section 40-557 when, upon review of written documentation provided by the applicant requesting the modification, the sidewalk committee concludes that the standards of section 40-557 are technically or otherwise infeasible solely due to the presence of existing permitted physical conditions. The sidewalk committee shall conduct their review and direct the planning official to advise the applicant of a decision within fifteen business days from the date written documentation is submitted to the planning official.
- (c) When an applicant requests modification of the sidewalk width or the safety buffer width, or to eliminate the safety buffer requirement, an applicant shall:
  - (1) File an application in the form prescribed by the planning official;
  - (2) Pay the non-refundable fee set forth for this provision in the city fee schedule and all costs associated with the notice provisions of this section. No fee shall be charged when the request is solely for modification of the safety buffer requirement; and
  - (3) Provide documentation to support the required findings in subsection (e) of this section.
- (d) Upon receipt of a complete application filed in accordance with subsection (c) of this section to modify the width of the sidewalk, the planning official shall give notice of the application by electronic mail to:
  - (1) The district council member in whose district the sidewalk is located;
  - (2) Each neighborhood association registered with the department of neighborhoods in whose boundaries the sidewalk is located;
  - (3) The sidewalk committee; and

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- 1 (4) Coordinate with other entities with an interest in planning and development within the  
2 right of way such as governmental entities, political subdivisions, transit authorities, or  
3 local government corporations, and any other entity as determined by the planning  
4 official.
- 5 (e) The sidewalk committee shall approve the application submitted in accordance with  
6 subsection (c) of this section, with or without conditions, if all the following conditions exist:
- 7 (1) One or more of the following:
- 8 a. Pedestrian pathways or sidewalks exist within the immediate vicinity of the public  
9 street that provide reasonably sufficient access and connectivity for public  
10 pedestrian use;
- 11 b. The characteristics of existing permitted development, land uses, or other physical  
12 conditions within the immediate vicinity of the public street create unsafe conditions  
13 related to the practical use of the sidewalk that is otherwise contrary to sound public  
14 policy; or
- 15 c. The cost of the standard sidewalk requirement is disproportionate to the total cost  
16 of the action prompting the applicability of this article under section 40-553 of this  
17 Code and the development is unlikely to contribute to an increase in pedestrian  
18 traffic or otherwise create an adverse impact to existing pedestrian accessibility  
19 within the immediate vicinity. Section 40-553, subsections (1), (2), and (8) shall not  
20 qualify for a modification under this condition.
- 21 (2) The circumstances supporting the approval are not the result of hardship or condition  
22 created or imposed by the applicant;
- 23 (3) The granting of the approval would create an alternative that furthers the intent and  
24 purposes of this article.
- 25 (f) The sidewalk committee shall conduct a review of the application submitted under subsection  
26 (c) of this section and advise the applicant of a decision within 15 business days from the  
27 date a complete application is submitted to the planning official.
- 28 (g) The planning official shall maintain a list of approved sidewalk modifications on the  
29 department website.

30 **Sec. 40-560. Fee in lieu of sidewalk construction eligibility; fee**  
31 **established.**

- 32 (a) The planning official and sidewalk committee may eliminate the sidewalk construction  
33 requirement in accordance with this section. An applicant must file a sidewalk plan with the  
34 department and pay all application fees for the plan review and fee determination.
- 35 (b) An applicant may request approval to pay a fee in lieu of sidewalk construction when either:
- 36 (1) The planning official determines the activity listed under section 40-553 of this Code  
37 meets the following conditions:
- 38 a. Construction of a new single-family residential use, other than a secondary  
39 dwelling unit;



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- b. The lot that has not been part of a subdivision plat where the property was subdivided after October 1, 2020 to create the lot;
  - c. The lot fronts a local street that is not a walkable place street or TOD street;
  - d. The lot is not a corner lot at an intersection of two or more public streets;
  - e. The lot makes up 20% or less of the linear length of the blockface;
  - f. The lot is on a blockface where no existing sidewalk is located or no existing sidewalk is located within 500 feet of the lot along the same blockface; and
  - g. There is no school located on the same block as the project site.
- (2) If the request does not meet the conditions for approval by the planning official, the applicant may request the sidewalk committee to authorize a fee in lieu of sidewalk construction pursuant to section 40-561 of this Code;
- (c) Upon authorization of payment of the fee in lieu of sidewalk construction, and submission of the funds to the city, the planning official shall:
- (1) Deposit all fees collected in accordance with this division into the sidewalk fund;
  - (2) Maintain a list of approved fee in lieu of sidewalk construction projects on the department website;
  - (3) Retain the name and mailing address of the applicant for purposes of compliance with refund requests; and
  - (4) Complete an annual evaluation in coordination with the city engineer on the city's total cost per square footage to construct a typical new sidewalk for a construction project funded by the sidewalk fund.
- (d) The fee in lieu of sidewalk construction shall be included in the city fee schedule, shall be computed on a square foot basis cost of materials and labor, and shall be determined by the city engineer on an annual basis. The total fee due for a fee in lieu of sidewalk construction shall be determined based on the square footage of the sidewalk the applicant would have otherwise been required to construct under this article

### **Sec. 40-561. Fee in lieu of sidewalk construction process.**

- (a) An applicant requesting an authorization from the sidewalk committee to pay a fee in lieu of sidewalk construction, the applicant shall:
- (1) File an application in the form prescribed by the planning official;
  - (2) File a sidewalk plan with the department;
  - (3) Pay the non-refundable fee set forth for this provision in the city fee schedule and all costs associated with the notice provisions of this section; and
  - (4) Provide documentation to support the request.
- (b) Upon receipt of a complete application, the planning official shall give notice of the application by electronic mail to:
- (1) The district council member in whose district the request is located;

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- 1 (2) Each neighborhood association registered with the department of neighborhoods in  
2 whose boundaries the request is located;
- 3 (3) The sidewalk committee; and
- 4 (4) Other entities, including governmental agencies, political subdivisions, transit  
5 authorities, or local government corporations, and other entities as determined  
6 appropriate by the planning official.
- 7 (d) The sidewalk committee may approve the request to pay a fee in lieu of sidewalk construction  
8 when one or more of the following conditions exist:
  - 9 (1) Construction of the sidewalk is infeasible due to existing physical conditions at the  
10 project site;
  - 11 (2) Construction of the sidewalk may create an unsafe condition or be otherwise contrary  
12 to sound public policy;
  - 13 (3) There is an approved public street or sidewalk project at 60% or more of the design  
14 stage on the blockface of the project site; or
  - 15 (4) The required sidewalk construction at the project site would adversely impact an  
16 approved public street project or other construction project by a governmental entity,  
17 political subdivision, transit authority, or local government corporation.
- 18 (c) The sidewalk committee shall review the application, may approve or deny the application,  
19 or request additional information from the applicant. On final action by the sidewalk  
20 committee, the planning official shall advise the applicant of the decision within 15 business  
21 days from the date the complete application is filed with the department.
- 22 (e) The amount of the non-refundable fee established by item (2) of subsection (a) shall be  
23 deducted from the total fee in lieu of sidewalk construction upon approval by the sidewalk  
24 committee.

### **Sec. 40-562. Violations.**

- 26 (a) It shall be unlawful for any person or entity to undertake any of the activities described in  
27 section 40-553 unless a sidewalk plan has been approved by the planning official as required  
28 by this article.
- 29 (b) The violation of any provision of this article within the territorial limits of the city, including the  
30 failure to do any act or perform any duty that is required herein, shall be punishable as  
31 provided by section 1-6 of this Code. Each day a violation continues constitutes a separate  
32 offense. Prosecution or conviction under this provision shall never be a bar to any other  
33 remedy or relief for violation of this Code.
- 34 (c) The planning official and city engineer shall have the authority to administratively enforce  
35 violations of this article.

### **Secs. 40-563—40-580. Reserved.**

## **DIVISION 2. – THE SIDEWALK FUND**

**Chapter 40 Sidewalk Network Ordinance**  
**Planning Commission Draft –5/20/2022**

**This Draft for Discussion Purposes Only**  
**Not approved by the City Attorney, and not final until adopted by Houston City Council**

**Sec. 40-581. Sidewalk fund, in general.**

- (a) There is hereby established a special fund which shall be known as the “Sidewalk Fund”, for the deposit of all fees paid in lieu of sidewalk construction under this article. Distribution of moneys from this account shall be prioritized in accordance with section 40-582 of this Code and on appropriation by city council.
- (b) The planning official shall account for all fees paid in lieu of sidewalk construction under this article with reference to the individual developments that generate the fee payment requirement. Any funds paid for such purpose must be obligated by the city within ten years after the date of deposit. If the funds are not encumbered within the initial ten years, the planning official may request from the city council a time extension for a period not to exceed an additional five years for the expenditure of funds. Each extension request shall be submitted in writing by the planning official at least 60 days prior to the expiration date for the funds to be committed by the city and shall include a detailed justification for the extension request.
- (c) Funds in the sidewalk fund shall be used for the construction of sidewalks and shall not be used for general sidewalk maintenance or to pay for city staff overhead expenses. Indirect costs reasonably incurred in connection with the sidewalk construction may be covered by the fund. These indirect costs may include but are not limited to: legal expenses, engineering and design costs, surveys, and sidewalk easement acquisition.
- (d) The planning official shall identify and record the sidewalk service area, as the term is used in section 40-582 of this Code, where the project site is located for any fee in lieu of sidewalk construction. No less than seventy percent of the fee collected shall be allocated for use on sidewalk project(s) within the corresponding sidewalk service area in accordance with this division.
- (e) Other sources of funding may be allocated or deposited to the sidewalk fund to support the sidewalk construction projects paid for by the fund and will be separately accounted for.

**Sec. 40-582. Sidewalk fund, administration.**

- (a) It shall be the responsibility of the chief transportation planner to plan and prioritize the sidewalk projects to be funded from the sidewalk fund in coordination with the city engineer, the city traffic engineer, the MOD official, and the planning official. The chief transportation planner shall also coordinate with other governmental entities, political subdivisions, transit authorities, or local government corporations with an interest in the specific public street where a particular sidewalk project is located.
- (b) The chief transportation planner shall develop and maintain:
  - (1) A Sidewalk Service Area Map, that subdivides the city geographically into Sidewalk Service Areas for the purposes of prioritizing investment of moneys from the sidewalk fund within the general area where the fee in lieu of sidewalk construction was collected. Each area in the Sidewalk Service Area Map shall be known as “Sidewalk Service Area” and numbered accordingly for identification purposes; and
  - (2) A Sidewalk Prioritization Scoring Matrix to objectively score and prioritize potential sidewalk construction projects to advance the intent of this article and the plans it implements.

**Chapter 40 Sidewalk Network Ordinance  
Planning Commission Draft –5/20/2022**

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- 1 (c) The chief transportation planner shall present any proposed updates to the sidewalk service  
2 area map or prioritization scoring matrix to the commission. The commission shall hold at  
3 least one public hearing on the proposed update. Upon the close of the public hearing, the  
4 commission shall consider public comments and the recommendation of the chief  
5 transportation planner then determine whether the proposed update furthers the objectives  
6 and intent of this article. The commission shall vote to:
- 7 (1) Approve the proposed update, with or without modifications;
- 8 (2) Refer the proposed update back to the chief transportation planner for further study and  
9 evaluation;
- 10 (3) Defer consideration of the proposed update to a future meeting; or
- 11 (4) Disapprove the proposed update. If the updated is disapproved by the commission, then  
12 the last map or matrix approved by city council or the commission, as applicable, shall  
13 remain in effect.
- 14 (d) The chief transportation planner shall provide an annual report to the commission on the  
15 utilization of the sidewalk fund and related sidewalk projects completed during the previous  
16 fiscal year of the city.

17 **Secs. 40-584—40-600. Reserved.**

18

19

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Alicante	C3P	DEF1
2	Anderson Lake Sec 3	C3F	
3	Anderson Villas	C3F	DEF2
4	Aurora Sec 4	C3F	
5	Bauer Rd Tract GP	GP	
6	Bayou Woods Sec 2 partial replat no 4 and extension	C3F	
7	Billal Tech	C2	DEF1
8	Breckenridge East GP	GP	
9	Building Hope	C2	
10	Chapman Estates	C2	
11	Clayton Woods Sec 1 partial replat no 1	C3F	
12	Creekmont Branch	C3P	DEF1
13	Crosby Farms Sec 2	C3P	
14	Dawood Homes	C3F	
15	Delta Development	C2	DEF1
16	Elyson Boulevard and Elyson Lakes Drive Street Dedication	SP	
17	Elyson Sec 53	C3F	DEF1
18	Elyson Sec 55	C3P	
19	Elyson Sec 56	C3P	
20	Enclave at FM2920 GP	GP	
21	Enclave at FM2920 Sec 1	C2	
22	Forestwood Plaza LLC	C2	
23	Foster Place partial replat no 23	C3F	
24	Four Seasons Boudreaux	C2	DEF1
25	Goertz Addition	C2	DEF2
26	Grand Mission Estates Sec 31	C3P	
27	Grand Prairie Sec 2	C3F	
28	Grand West Sec 1	C3F	
29	Habel Estates	C2	
30	Harris County MUD No 539 Wastewater Treatment Plant no 1	C2	DEF1
31	Haven Mission Trace GP	GP	
32	Houston Methodist West Hospital	C3F	
33	Ivy Kids Elyson	C3P	DEF2
34	Jipsie Lane Street Dedication Sec 1	C3F	
35	Jones Creek Reserve at McCrary Meadows Sec 1	C3F	
36	Katy Outdoors	C2	DEF2
37	Klein ISD Klein Collins High School Complex GP	GP	
38	Klein ISD Klein Collins High School Complex Sec 1	C2	
39	La Reserva Back Ranch	C2	DEF1
40	Long Point Commercial Center	C2	
41	Mesa Road Business Park	C2	
42	Mis Suenos	C2	

**Platting Summary****Houston Planning Commission****PC Date: May 26, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Morton Creek Ranch Sec 16	C3F	
44	Morton Creek Ranch Sec 25	C3F	DEF2
45	Morton Creek Ranch Sec 28	C3F	
46	Pinecrest Sec 7	C3F	
47	Pitts Road Street Dedication Sec 2	SP	
48	Pitts Road Street Dedication Sec 3	SP	
49	Preston Crossing	C2	
50	QuikTrip 7942 Addition	C2	
51	Ralston Lakes Sec 1	C3F	DEF1
52	Red Oak Estates	C3P	DEF1
53	Renaissance Center Scott Street	C2	
54	Richmond Villas	C3P	
55	Ruburfield no 66 partial replat no 9	C3F	
56	Sama Estates At Gray	C2	
57	Shamrock Manor partial replat no 2	C3F	
58	Shepherd Trail Development	C2	
59	Shipra at Emancipation	C2	DEF2
60	Shipra Tower	C2	DEF2
61	Slate Construction LLC	C2	
62	Stebbie Homes	C3F	DEF2
63	Sundance Cove Sec 4	C3F	
64	Sundance Cove Sec 5	C3F	
65	Sunterra Sec 32	C3P	
66	Sunterra Sec 51	C3F	
67	Sunterra Sec 52	C3F	
68	Telge Ranch West Sec 2	C3P	DEF1
69	Texans Estate replat no 1	C3F	
70	Twilight Star Lane Street Dedication	SP	
71	Ucles Deep South	C2	
72	Uptown District	C3P	
73	Views at Abernathy Street	C2	DEF1
74	Villas at Danna	C2	DEF2
75	West Villas	C3F	
76	White Oak Terrace Estates	C2	DEF1
77	Willowbend Point	C3P	DEF1
78	Windrow Sec 7	C3F	
79	Winward Sec 11	C3F	DEF2
80	Wolf Road Tract Sec 1	C3P	
81	Wolf Trail	C2	DEF1
82	Woodland Lakes Sec 6	C3F	DEF1
83	Woodland Sqaure	C3F	
84	Yale Homes	C3F	DEF1

Item No.	Subdivision Plat Name	App	
		Type	Deferral

**B-Replats**

85	A2N Holdings LLC Development	C2R	DEF2
86	Amity Street Homes	C3R	
87	Blue Sky Estates	C2R	DEF1
88	Blueberry Residences	C2R	
89	Carol Estates	C3R	
90	Cedar Homes at 38th Street	C2R	
91	Cedar Homes at 39th Street	C2R	
92	Censeo Homes at Prairieview	C2R	
93	Cherry Estates at Vera Lou	C2R	DEF1
94	Connecticut Place	C2R	
95	Crockett Estates	C2R	DEF1
96	Dolly Square	C2R	
97	Dolly Wright Homes	C2R	DEF1
98	Elkhart Landing	C2R	
99	Elser Estates	C2R	
100	England Manor	C2R	
101	Estates of East 28th Street	C2R	
102	Fennell Park	C3R	DEF1
103	Firnat Heights	C2R	DEF1
104	Furay Development	C2R	DEF1
105	Glen Vista	C2R	
106	Hearthstone On Sampson	C2R	DEF1
107	Highland Court	C3R	
108	Highland Point	C3R	DEF2
109	Houston Suburban Heights replat no 1	C3R	DEF1
110	Industrial Valco Development	C2R	
111	Katy Heights	C3R	DEF2
112	Lou Ellen Homes	C2R	
113	Manchester Grove	C3R	DEF1
114	Mansfield Manor	C3R	
115	McKay Terrace	C2R	
116	Midgeley Villas	C2R	DEF1
117	Paloma Sec 1	C3R	DEF1
118	Paloma Sec 2	C3R	DEF1
119	Paloma Sec 3	C3R	DEF1
120	Park Ten County Court	C2R	DEF1
121	Parkhurst Villas	C2R	
122	Patino Hills	C2R	
123	Plaza Estates at Carver	C2R	DEF1
124	Portman Center Street East	C2R	
125	Rachel Landing Development	C2R	

**Platting Summary****Houston Planning Commission****PC Date: May 26, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
126	Ridge at Wakefield	C2R	
127	Rue Street Manor	C2R	
128	Skyline Homes at Allegheny	C2R	
129	Skyline Homes at Goodhope	C2R	
130	Smith Goodhope Townhomes	C2R	DEF1
131	Springfield Sec 5 partial replat no 5	C2R	
132	Sur	C3R	DEF2
133	Tatooine Terrace	C2R	
134	Telge Ranch West Sec 1	C3R	
135	Townhomes on Sul Ross	C2R	
136	Villas at Weston	C2R	
137	Vision Terrace One	C2R	
138	Westgate Business Park Sec 1 partial replat no 1	C2R	DEF1
139	Wolf Oaks	C2R	
140	Woodrock Heights	C2R	
141	WSSA Houston Va replat no 1	C2R	

**C-Public Hearings Requiring Notification**

142	Allendale Townsite Section A partial replat no 8	C3N	
143	Amended Plat of Almeda Place partial replat no 13	C3N	
144	Bradbury Forest Sec 9 partial replat no 1	C3N	
145	Brinkman Place	C3N	
146	Champs Corner partial replat no 1	C3N	DEF1
147	Clairmont Place Sec 1 partial replat no 8	C3N	DEF1
148	Eastwood Addition partial replat no 3	C3N	
149	Foster Place partial replat no 28	C3N	
150	Foster Place partial replat no 29	C3N	
151	Levit Green Sec 3	C3N	
152	Nantucket Residences	C3N	
153	Pine Trails Sec 9 partial replat no 1	C3N	
154	Pine Trails Sec 9 partial replat no 2	C3N	
155	Rosa Estates replat no 1	C3N	
156	Spring Oaks replat no 1 partial replat no 7	C3N	

**D-Variances**

157	Alabama Court Tract	C3P	
158	Chavez Ranch	C2	DEF1
159	Katy Hockley 77 Acre Tract GP	GP	
160	Marigny Heights	C3R	
161	Martin Park	C3R	
162	Midtown Central Square	C2R	DEF2
163	Modera Spring	C2	
164	Richmond Apartments	C3P	DEF1
165	Riegle Manor	C2	DEF1



**Platting Summary****Houston Planning Commission****PC Date: May 26, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
166	Solar Street Plaza	C2R	

**E-Special Exceptions**

167	Hugh Landing	C3R	
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**F-Reconsideration of Requirements**

None

**G-Extensions of Approval**

168	Bridgeland Summit Point Crossing Street Dedication Sec 5	EOA	
169	Fort Bend County Municipal Utility District No 23 Park Site	EOA	
170	Harris County MUD no 542 Detention Pond C	EOA	
171	Nextgen Lash and Esthetics	EOA	
172	Pinecrest Center Sec 1	EOA	
173	Pinecrest Center Sec 2	EOA	
174	Sheldon Ridge Sec 12	EOA	
175	Sheldon Ridge Sec 13	EOA	
176	Zayaan Holding Real Estate LLC	EOA	

**H-Name Changes**

None

**I-Certification of Compliance**

177	23619 US Highway 59	COC	
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**J-Administrative**

None

**K-Development Plats with Variance Requests**

178	7818 Buffalo Speedway	DPV	DEF1
179	1827 Colquitt St	DPV	DEF1
180	16003 Hilltop Oak Drive	DPV	DEF1
181	16005 Hilltop Oak Drive	DPV	DEF1
182	16007 Hilltop Oak Drive	DPV	DEF1
183	16009 Hilltop Oak Drive	DPV	DEF1
184	16105 Hilltop Oak Drive	DPV	DEF1
185	16107 Hilltop Oak Drive	DPV	DEF1
186	16109 Hilltop Oak Drive	DPV	DEF1

**Platting Summary****Houston Planning Commission****PC Date: May 26, 2022**

Item		App	
No.	Subdivision Plat Name	Type	Deferral
187	16111 Hilltop Oak Drive	DPV	DEF1
188	16113 Hilltop Oak Drive	DPV	DEF1
189	16115 Hilltop Oak Drive	DPV	DEF1
190	1602 Kipling St	DPV	DEF1
191	4012 Meadow Lake Ln	DPV	DEF1
192	800 Walton St	DPV	DEF1

**Hotel/Motel with Variance Requests**

IV	Saint Augustine Hotel located at 4118 Loretto Drive	HMV
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**Platting Summary****Houston Planning Commission****PC Date: May 26, 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

**A-Consent**

1	Alicante (DEF1)	2022-1183	C3P	Harris	City	572U	18.48	18.48	185	Contempo Builder	Windrose
2	Anderson Lake Sec 3	2022-1165	C3F	Harris	ETJ	572W	20.08	3.51	116	Benchmark Engineering Corp.	Benchmark Engineering Corporation
3	Anderson Villas (DEF2)	2022-0945	C3F	Harris	ETJ	572T	8.88	2.06	78	<a href="http://jmoralesinc.com/">http://jmoralesinc.com/</a>	J. Morales
4	Aurora Sec 4	2022-1223	C3F	Harris	ETJ	405X	25.71	0.83	154	Century Land Holdings of Texas	Costello, Inc.
5	Bauer Rd Tract GP	2022-1265	GP	Harris	ETJ	285X	82.00	0.00	0	Century Communities	Meta Planning + Design LLC
6	Bayou Woods Sec 2 partial replat no 4 and extension	2022-1204	C3F	Harris	City	491G	4.05	0.00	2	101 Farish Circle, LLC	Probstfeld & Associates, Inc.
7	Billal Tech (DEF1)	2022-1083	C2	Harris	ETJ	291Z	3.14	0.00	1	ALIANA CORPORATION LLC	Aliana Corporation LLC
8	Breckenridge East GP	2022-1274	GP	Harris	ETJ	293V	393.40	0.00	0	DR Horton	Meta Planning + Design LLC
9	Building Hope	2022-1248	C2	Harris	City	450R	5.00	5.00	0	Pin Oak Interests	Windrose
10	Chapman Estates	2022-1219	C2	Harris	City	493D	0.11	0.00	3	fred harris	RUN PLANS
11	Clayton Woods Sec 1 partial replat no 1	2022-1283	C3F	Harris	ETJ	527D	0.67	0.00	3	Construo Development LLC,	E.I.C. Surveying Company
12	Creekmont Branch (DEF1)	2022-1104	C3P	Harris	City	451G	3.38	1.00	60	Onyx Land Partners, LLC.	ICMC GROUP INC
13	Crosby Farms Sec 2	2022-1272	C3P	Harris	ETJ	379Y	50.09	11.83	161	Skymark Development Corporation	EHRA
14	Dawood Homes	2022-1141	C3F	Harris	City	488N	2.34	0.13	9	DAWOOD LEASING LLC	RSG Engineering
15	Delta Development (DEF1)	2022-0951	C2	Harris	City	570E	4.02	4.02	0	AB Group LLC	Hussam Ghuneim
16	Elyson Boulevard and Elyson Lakes Drive Street Dedication	2022-1228	SP	Harris	ETJ	404R	4.47	0.00	0	Nash FM 529, LLC.	BGE, Inc.
17	Elyson Sec 53 (DEF1)	2022-1164	C3F	Harris	ETJ	404M	22.56	9.10	45	Nash FM 529, LLC.	BGE, Inc.
18	Elyson Sec 55	2022-1263	C3P	Harris	ETJ	404Q	16.10	0.44	61	NASH FM 529 LLC	Meta Planning + Design LLC
19	Elyson Sec 56	2022-1264	C3P	Harris	ETJ	404Q	14.90	1.31	55	NASH FM 529 LLC	Meta Planning + Design LLC
20	Enclave at FM2920 GP	2022-1295	GP	Harris	City/ETJ	283U	51.42	0.00	0	2020-Kickapoo Partners, LLC	Quiddity Engineering
21	Enclave at FM2920 Sec 1	2022-1299	C2	Harris	ETJ	283U	14.75	14.75	0	2920-Kickapoo Partners, LLC	Quiddity Engineering
22	Forestwood Plaza LLC	2022-1296	C2	Harris	ETJ	330N	1.79	1.79	0	Forestwood Plaza LLC	Hovis Surveying Company Inc.
23	Foster Place partial replat no 23	2022-1216	C3F	Harris	City	533R	0.12	0.00	2	Rapini & Brand Properties LLC	South Texas Surveying Associates, Inc.
24	Four Seasons Boudreaux (DEF1)	2022-1159	C2	Harris	ETJ	328A	10.00	10.00	0	Four Seasons Development	Gruller Surveying
25	Goertz Addition (DEF2)	2022-1066	C2	Harris	ETJ	327S	1.00	0.00	1	Owner	Cumulus Design
26	Grand Mission Estates Sec 31	2022-1271	C3P	Fort Bend	ETJ	526N	8.36	0.00	51	688 Development INC.	Jones   Carter
27	Grand Prairie Sec 2	2022-1278	C3F	Harris	ETJ	324S	46.05	9.67	159	Emptor Hockley	Costello, Inc.
28	Grand West Sec 1	2022-1232	C3F	Harris	City	573F	23.05	7.04	154	Benchmark Engineering Corp.	Benchmark Engineering Corporation

**Platting Summary****Houston Planning Commission****PC Date: May 26, 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
29	Habel Estates	2022-1298	C2	Harris	ETJ	298R	2.50	2.50	0	SSOT BUILDERS	Survey Solutions of Texas
30	Harris County MUD No 539 Wastewater Treatment Plant no 1 (DEF1)	2022-1100	C2	Harris	ETJ	404U	4.08	4.02	0	FR Beeson LLC	LJA Engineering, Inc.- (Houston Office)
31	Haven Mission Trace GP	2022-1218	GP	Fort Bend	ETJ	527N	33.59	0.00	0	Kimley-Horn	Windrose
32	Houston Methodist West Hospital	2022-1214	C3F	Harris	City/ETJ	446Z	55.97	54.33	0	Kuo & Associates, Inc	Kuo & Associates, Inc
33	Ivy Kids Elyson (DEF2)	2022-1015	C3P	Harris	ETJ	405X	4.20	4.20	0	JCC Architect LLC	Gruller Surveying
34	Jipsie Lane Street Dedication Sec 1	2022-1233	C3F	Harris	City	573F	1.23	0.00	0	Benchmark Engineering Corp.	Benchmark Engineering Corporation
35	Jones Creek Reserve at McCrary Meadows Sec 1	2022-1275	C3F	Fort Bend	ETJ	565L	23.59	6.11	88	Ventana Development	Jones   Carter
36	Katy Outdoors (DEF2)	2022-0986	C2	Fort Bend	ETJ	484Q	2.20	2.19	0	Gaston1group, LLC	Civil-Surv Land Surveying, L.C.
37	Klein ISD Klein Collins High School Complex GP	2022-1202	GP	Harris	ETJ	291T	117.00	0.00	0	Klein ISD	American-Lupher Land Surveyors, Inc.
38	Klein ISD Klein Collins High School Complex Sec 1	2022-1203	C2	Harris	ETJ	291X	15.08	15.08	0	Klein ISD	American-Lupher Land Surveyors, Inc.
39	La Reserva Back Ranch (DEF1)	2022-1182	C2	Harris	ETJ	248V	33.79	0.00	7	Twelve Oaks Subdivision LLC	Pacheco Koch Consulting Engineers, Inc.
40	Long Point Commercial Center	2022-1291	C2	Harris	City	451S	3.02	2.99	0	Braun Enterprises	Tetra Land Services
41	Mesa Road Business Park	2022-1206	C2	Harris	City	455M	6.68	6.68	0	Triton Real Estate Partners	Gruller Surveying
42	Mis Suenos	2022-1261	C2	Harris	City	496L	0.90	0.90	0	Total Team Construction	Owens Management Systems, LLC
43	Morton Creek Ranch Sec 16	2022-1252	C3F	Harris	ETJ	445K	12.51	2.71	51	Woodmere Development Co	R.G. Miller Engineers
44	Morton Creek Ranch Sec 25 (DEF2)	2022-1014	C3F	Harris	ETJ	445P	12.19	1.21	57	Woodmere Development Co	R.G. Miller Engineers
45	Morton Creek Ranch Sec 28	2022-1254	C3F	Harris	ETJ	445P	6.64	0.29	13	Woodmere Development Co	R.G. Miller Engineers
46	Pinecrest Sec 7	2022-1293	C3F	Harris	City	450J	14.60	3.03	176	Meritage Homes of Texas, LLC	Quiddity Engineering
47	Pitts Road Street Dedication Sec 2	2022-1287	SP	Harris	ETJ	404J	2.19	0.00	0	Friendswood Development Company	Elevation Land Solutions
48	Pitts Road Street Dedication Sec 3	2022-1269	SP	Harris	ETJ	404N	4.47	0.00	0	Friendswood Development Company	Elevation Land Solutions
49	Preston Crossing	2022-1197	C2	Montgomery	ETJ	257R	4.38	4.23	0	Best Box Storage	Civil-Surv Land Surveying, L.C.
50	QuikTrip 7942 Addition	2022-1178	C2	Harris	City	617E	12.22	12.22	0	QuikTrip Corporation	Matkin Hoover Engineering
51	Ralston Lakes Sec 1 (DEF1)	2022-0858	C3F	Harris	ETJ	416Q	48.45	15.46	213	Ralston Lakes LTD	LJA Engineering, Inc.- (Houston Office)
52	Red Oak Estates (DEF1)	2022-1086	C3P	Harris	ETJ	332N	11.15	9.55	0	SJS Group	Windrose
53	Renaissance Center Scott Street	2022-1284	C2	Harris	City	533L	9.92	9.92	0	Williamsburg Enterprises	Windrose
54	Richmond Villas	2022-1070	C3P	Harris	City	488X	3.29	0.32	40	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
55	Ruburfield no 66 partial replat no 9	2022-1224	C3F	Harris	City	533Y	0.19	0.00	3	HGF Liberty International Corp.	replats.com

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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
56	Sama Estates At Gray	2022-1286	C2	Harris	City	493V	0.11	0.00	3	Plan Express	PlanExpress
57	Shamrock Manor partial replat no 2	2022-1259	C3F	Harris	City	573Q	0.35	0.00	3	JacksonKelly Developers	Owens Management Systems, LLC
58	Shepherd Trail Development	2022-0977	C2	Harris	City	492D	6.85	6.80	0	Triten Real Estate Partners	Windrose
59	Shipra at Emancipation (DEF2)	2022-1027	C2	Harris	City	493R	1.43	1.43	0	Kuo & Associates, Inc	Kuo & Associates, Inc
60	Shipra Tower (DEF2)	2022-1028	C2	Harris	City	493R	0.29	0.29	0	Kuo & Associates, Inc	Kuo & Associates, Inc
61	Slate Construction LLC	2022-1280	C2	Harris	ETJ	329T	2.24	2.24	0	Slate Construction LLC	Hovis Surveying Company Inc.
62	Stebbie Homes (DEF2)	2022-1023	C3F	Harris	City	412X	1.86	0.05	36	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
63	Sundance Cove Sec 4	2022-1276	C3F	Harris	City/ETJ	378Q	20.83	3.27	96	Clay Road 628 Development, LP.	EHRA
64	Sundance Cove Sec 5	2022-1279	C3F	Harris	ETJ	378Q	21.31	2.63	93	Clay Road 628 Development, LP.	EHRA
65	Sunterra Sec 32	2022-1285	C3P	Waller	ETJ	443G	23.84	2.23	100	Astro Sunterra, L.P.	Jones   Carter
66	Sunterra Sec 51	2022-1304	C3F	Harris	ETJ	404W	14.79	2.13	60	Sunterra 6A-Katy LP	Jones   Carter
67	Sunterra Sec 52	2022-1305	C3F	Harris	ETJ	404W	15.15	1.90	82	Sunterra 6A-Katy LP	Jones   Carter
68	Telge Ranch West Sec 2 (DEF1)	2022-1168	C3P	Harris	ETJ	327M	10.97	0.15	74	Woodmere Development Co., LTD.	IDS Engineering Group
69	Texans Estate replat no 1	2022-1156	C3F	Harris	City	573D	0.38	0.00	6	JDJ Endeavours LLC	RED CONSULTANTS
70	Twilight Star Lane Street Dedication	2022-1220	SP	Fort Bend	ETJ	527N	0.91	0.00	0	Kimley-Horn	Windrose
71	Ucles Deep South	2022-1080	C2	Harris	ETJ	407S	3.73	3.73	0	Individual	Civil-Surv Land Surveying, L.C.
72	Uptown District	2022-1301	C3P	Harris	City	490X	5.52	0.34	91	Cityside Homes, LLC	Total Surveyors, Inc.
73	Views at Abernathy Street (DEF1)	2022-0998	C2	Harris	City	494B	0.62	0.01	14	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
74	Villas at Danna (DEF2)	2022-0994	C2	Harris	City	453U	0.13	0.00	2	Chris Will Investments	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
75	West Villas	2022-1238	C3F	Harris	City	454J	0.98	0.01	16	MTY Builders, Inc.	Total Surveyors, Inc.
76	White Oak Terrace Estates (DEF1)	2022-1085	C2	Harris	City	411Z	0.46	0.01	6	Projects and Designs	Windrose
77	Willowbend Point (DEF1)	2022-1187	C3P	Harris	City	532W	8.67	1.13	171	Lovett Custom Homes Inc	City Choice Group, LLC
78	Windrow Sec 7	2022-1221	C3F	Harris	ETJ	325F	15.30	0.67	91	Pulte Homes of Texas, L.P.	Costello, Inc.
79	Winward Sec 11 (DEF2)	2022-0975	C3F	Harris	ETJ	404N	20.16	2.57	95	Friendswood Development Company	Elevation Land Solutions
80	Wolf Road Tract Sec 1	2022-1200	C3P	Harris	ETJ	299Y	18.20	5.56	64	Woodmere Development Co., LTD	LJA Engineering, Inc.- (Houston Office)
81	Wolf Trail (DEF1)	2022-1186	C2	Harris	ETJ	299X	1.00	0.00	1	SURVEY SOLUTIONS OF TEXAS	Survey Solutions of Texas
82	Woodland Lakes Sec 6 (DEF1)	2022-1171	C3F	Harris	City	338L	16.03	5.81	70	Lexington 26, LP	Meta Planning + Design LLC
83	Woodland Sqaure	2022-1247	C3F	Harris	City	493C	1.86	1.77	0	WOIH Partners, LLC	Civil-Surv Land Surveying, L.C.
84	Yale Homes (DEF1)	2022-1081	C3F	Harris	City	452M	2.11	0.27	39	YALE HOMES, LP,	MOMENTUM ENGINEERING

**Platting Summary****Houston Planning Commission****PC Date: May 26, 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

**B-Replats**

85	A2N Holdings LLC Development (DEF2)	2022-0961	C2R	Harris	City	492H	0.67	0.64	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
86	Amity Street Homes	2022-1222	C3R	Harris	City	452B	0.95	0.12	14	EMK	RSG Engineering
87	Blue Sky Estates (DEF1)	2022-1077	C2R	Harris	City	455T	0.34	0.00	5	J&T REALTY HOLDINGS, LLC	MOMENTUM ENGINEERING
88	Blueberry Residences	2022-1212	C2R	Harris	City	452M	0.17	0.00	2	VALO INVESTMENTS, LLC,	MOMENTUM ENGINEERING
89	Carol Estates	2022-1134	C3R	Harris	ETJ	291S	2.89	0.89	28	Style Builders	Owens Management Systems, LLC
90	Cedar Homes at 38th Street	2022-1294	C2R	Harris	City	453N	0.15	0.00	2	Action Surveying	Action Surveying
91	Cedar Homes at 39th Street	2022-1185	C2R	Harris	City	453N	0.15	0.00	2	Action Surveying	Action Surveying
92	Censeo Homes at Prairievew	2022-1266	C2R	Harris	City	412P	0.15	0.00	2	New Era Development	New Era Development
93	Cherry Estates at Vera Lou (DEF1)	2022-0956	C2R	Harris	City	533U	0.27	0.00	1	fred harris	RUN PLANS
94	Connecticut Place	2022-1256	C2R	Harris	City	495Z	0.23	0.00	3	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
95	Crockett Estates (DEF1)	2022-1069	C2R	Harris	City	493F	0.11	0.00	2	MANRIQUEZ HOLDINGS	ICMC GROUP INC
96	Dolly Square	2022-1236	C2R	Harris	City	412U	0.33	0.00	5	ALIANA CORPORATION LLC	Aliana Corporation LLC
97	Dolly Wright Homes (DEF1)	2022-1127	C2R	Harris	City	412T	0.42	0.00	4	Erik Salazar	Carranza Outsource Drafting
98	Elkhart Landing	2022-1270	C2R	Harris	City	452C	0.25	0.00	6	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
99	Elser Estates	2022-1231	C2R	Harris	City	453Z	0.34	0.00	4	Nations Construction	South Texas Surveying Associates, Inc.
100	England Manor	2022-1194	C2R	Harris	City	533Q	0.12	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
101	Estates of East 28th Street	2022-1237	C2R	Harris	City	453N	0.14	0.00	3	Intercity Builders LLC	RP & Associates
102	Fennell Park (DEF1)	2022-1065	C3R	Harris	City	535B	2.35	0.32	40	Lovett Homes	Windrose
103	Firnat Heights (DEF1)	2022-1129	C2R	Harris	City	454G	0.20	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
104	Furay Development (DEF1)	2022-1153	C2R	Harris	ETJ	415P	4.72	4.72	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
105	Glen Vista	2022-1234	C2R	Harris	City	455E	0.21	0.00	2	do.houses	replats.com
106	Hearthstone On Sampson (DEF1)	2022-0887	C2R	Harris	City	493Z	0.11	0.00	2	Heartstone Homes, LLP.	E.I.C. Surveying Company
107	Highland Court	2022-1297	C3R	Harris	City	452B	2.57	0.03	46	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
108	Highland Point (DEF2)	2022-1002	C3R	Harris	City	412X	0.98	0.30	18	Topaz Ventures, LLC	PLS CONSTRUCTION LAYOUT, INC
109	Houston Suburban Heights replat no 1 (DEF1)	2022-0826	C3R	Harris	ETJ	415J	9.59	9.59	0	Magnum Tunneling, LLC	South Point Surveying, PLLC
110	Industrial Valco Development	2022-1246	C2R	Harris	City	495G	5.56	5.56	0	Identity Architects	Windrose
111	Katy Heights (DEF2)	2022-1051	C3R	Harris	ETJ	445M	4.47	1.14	56	Elrod Development, LLC	Richard Grothues Designs

**Platting Summary****Houston Planning Commission****PC Date: May 26, 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
112	Lou Ellen Homes	2022-1255	C2R	Harris	City	452N	0.25	0.00	6	Kimley-Horn	Windrose
113	Manchester Grove (DEF1)	2022-1064	C3R	Harris	City	535B	2.35	0.32	40	Lovett Homes	Windrose
114	Mansfield Manor	2022-1312	C3R	Harris	City	451D	5.40	0.21	102	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
115	McKay Terrace	2022-1251	C2R	Harris	City	494C	0.11	0.00	2	SEM SERVICES	SEM SERVICES
116	Midgeley Villas (DEF1)	2022-1094	C2R	Harris	City	452B	0.19	0.00	3	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
117	Paloma Sec 1 (DEF1)	2022-1167	C3R	Harris	ETJ	323F	69.18	40.26	150	Century Communities	7gen Planning
118	Paloma Sec 2 (DEF1)	2022-1169	C3R	Harris	ETJ	323E	55.44	26.12	180	Century Communities	7gen Planning
119	Paloma Sec 3 (DEF1)	2022-1172	C3R	Harris	ETJ	323E	42.72	13.68	128	Century Communities	7gen Planning
120	Park Ten County Court (DEF1)	2022-0964	C2R	Harris	City	447X	7.13	7.13	0	James Alfred	South Texas Surveying Associates, Inc.
121	Parkhurst Villas	2022-1068	C2R	Harris	City	455F	0.18	0.00	2	Exprezzo Homes	Chesterfield Development Services
122	Patino Hills	2022-1226	C2R	Harris	City	373W	1.48	1.48	0	La Real Michocana	South Texas Surveying Associates, Inc.
123	Plaza Estates at Carver (DEF1)	2022-1151	C2R	Harris	City	412W	0.19	0.00	2	New Era Development	New Era Development
124	Portman Center Street East	2022-1090	C2R	Harris	City	493E	2.12	2.02	0	Kimley-Horn	Windrose
125	Rachel Landing Development	2022-1199	C2R	Harris	City	452C	1.79	0.18	32	Urbatechture	Pioneer Engineering, LLC
126	Ridge at Wakefield	2022-1242	C2R	Harris	City	452Q	0.64	0.01	14	On Point Custom Homes	Total Surveyors, Inc.
127	Rue Street Manor	2022-1166	C2R	Harris	City	573D	0.13	0.00	2	Verdalet Investment LLC	RED CONSULTANTS
128	Skyline Homes at Allegheny	2022-1208	C2R	Harris	City	533K	0.11	0.00	2	Skyline Home Builders, LLC	MOMENTUM ENGINEERING
129	Skyline Homes at Goodhope	2022-1207	C2R	Harris	City	533Q	0.30	0.00	5	Skyline Home Builders, LLC	MOMENTUM ENGINEERING
130	Smith Goodhope Townhomes (DEF1)	2022-1075	C2R	Harris	City	533Q	0.34	0.01	9	Heartstone Homes, LLP.	E.I.C. Surveying Company
131	Springfield Sec 5 partial replat no 5	2022-1306	C2R	Harris	ETJ	485F	3.33	3.33	0	Egrats Landing Katy LLC	The Interfield Group
132	Sur (DEF2)	2022-1071	C3R	Harris	City	533W	31.98	4.96	335	Contempo Builder	Windrose
133	Tatooine Terrace	2022-1239	C2R	Harris	City	494Y	0.18	0.00	3	ARFTX, LLC-SERIES BELL AND COLLIER	Dart Land Services LLC
134	Telge Ranch West Sec 1	2022-1089	C3R	Harris	ETJ	327M	10.18	1.91	47	Woodmere Development Co., LTD.	IDS Engineering Group
135	Townhomes on Sul Ross	2022-1209	C2R	Harris	City	492V	0.11	0.00	2	Sandcastle Homes	MOMENTUM ENGINEERING
136	Villas at Weston	2022-1211	C2R	Harris	City	534N	0.23	0.00	4	Skyline Home Builders, LLC	MOMENTUM ENGINEERING
137	Vision Terrace One	2022-1244	C2R	Harris	City	454G	0.21	0.00	3	Envision Property Developers, LLC	CGES Bailey Planning
138	Westgate Business Park Sec 1 partial replat no 1 (DEF1)	2022-1142	C2R	Harris	ETJ	446Y	30.94	30.70	0	Houston Community College System	Quiddity Engineering
139	Wolf Oaks	2022-1227	C2R	Harris	City	452C	0.25	0.00	2	TTK Properties	Moon House Predevelopment LLC
140	Woodrock Heights	2022-0980	C2R	Harris	City	453S	0.29	0.00	4	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
141	WSSA Houston Va replat no 1	2022-1213	C2R	Harris	City	533M	5.40	5.40	0	Kuo & Associates, Inc	Kuo & Associates, Inc



**Platting Summary****Houston Planning Commission****PC Date: May 26, 2022**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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**C-Public Hearings Requiring Notification**

142	Allendale Townsite Section A partial replat no 8	2022-0912	C3N	Harris	City	536E	1.19	1.19	0	Re-New Construction	Century Engineering, Inc
143	Amended Plat of Alameda Place partial replat no 13	2022-0973	C3N	Harris	City	493X	0.14	0.00	3	Ruth Development, LLC	Texas Field Services
144	Bradbury Forest Sec 9 partial replat no 1	2022-1003	C3N	Harris	ETJ	293P	0.10	0.00	1	Woodmere Development Co., LTD	Vogler & Spencer Engineering, Inc.
145	Brinkman Place	2022-1038	C3N	Harris	City	452L	0.16	0.00	4	Carby Road Development, LLC	Total Surveyors, Inc.
146	Champs Corner partial replat no 1 (DEF1)	2022-0790	C3N	Harris	City	494N	0.23	0.16	1	Ruth Saladino	Beacon Land Services
147	Clairmont Place Sec 1 partial replat no 8 (DEF1)	2022-0888	C3N	Harris	City	455F	0.16	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
148	Eastwood Addition partial replat no 3	2022-0968	C3N	Harris	City	494T	0.25	0.00	2	Cesar O Martinez	Dart Land Services LLC
149	Foster Place partial replat no 28	2022-0993	C3N	Harris	City	533Q	0.12	0.00	2	SEM SERVICES	SEM SERVICES
150	Foster Place partial replat no 29	2022-0995	C3N	Harris	City	533R	0.12	0.00	2	SEM SERVICES	SEM SERVICES
151	Levit Green Sec 3	2022-0808	C3N	Harris	City	533F	38.90	36.36	0	2ML Real Estate Interest, Inc.	C.L. Davis & Company
152	Nantucket Residences	2022-1052	C3N	Harris	City	491S	0.21	0.00	2	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
153	Pine Trails Sec 9 partial replat no 1	2022-0876	C3N	Harris	ETJ	456V	0.19	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
154	Pine Trails Sec 9 partial replat no 2	2022-0882	C3N	Harris	ETJ	456V	0.19	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
155	Rosa Estates replat no 1	2022-1063	C3N	Harris	City	452B	0.94	0.29	12	Edward Guidry	Owens Management Systems, LLC
156	Spring Oaks replat no 1 partial replat no 7	2022-1053	C3N	Harris	City	451W	0.19	0.00	1	Northstone Builders	The Interfield Group

**D-Variances**

157	Alabama Court Tract	2022-1103	C3P	Harris	City	492T	0.27	0.27	0	CAT HIL D&C RE LLC and DJH Ranching LP	Meta Planning + Design LLC
158	Chavez Ranch (DEF1)	2022-1067	C2	Montgomery	ETJ	296C	4.34	0.00	2	Go Green	Texas Professional Surveying, LLC
159	Katy Hockley 77 Acre Tract GP	2022-1289	GP	Harris	ETJ	404G	76.84	0.00	0	History Maker Homes	LJA Engineering, Inc.- (Houston Office)
160	Marigny Heights	2022-1109	C3R	Harris	City	452N	2.92	0.25	38	Light Hill Partners, LLC	Richard Grothues Designs
161	Martin Park	2022-1243	C3R	Harris	City	452H	1.97	0.21	30	Zenith Urban Homes, LLC	Total Surveyors, Inc.
162	Midtown Central Square (DEF2)	2022-0815	C2R	Harris	City	493P	1.45	1.45	0	Midtown Central Square, LLC	Landpoint
163	Modera Spring	2022-1093	C2	Harris	ETJ	291V	19.72	19.72	0	CRISTIANO EL ALFA Y LA OMEGA CENTRA	Landpoint
164	Richmond Apartments (DEF1)	2022-1047	C3P	Fort Bend	ETJ	526Y	17.73	13.56	83	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
165	Riegle Manor (DEF1)	2022-0915	C2	Harris/ Fort Bend	ETJ	527F	19.17	19.17	0	DN 19 West LLC	Civil-Surv Land Surveying, L.C.



**Platting Summary****Houston Planning Commission****PC Date: May 26, 2022**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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166	Solar Street Plaza	2022-1091	C2R	Harris	City	493A	0.31	0.00	2	Giga construction LLC	South Texas Surveying Associates, Inc.

**E-Special Exceptions**

167	Hugh Landing	2022-1268	C3R	Harris	ETJ	372K	5.50	2.51	36	HomeSite Residential, LLC	Meta Planning + Design LLC
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**F-Reconsideration of Requirements**

None

**G-Extensions of Approval**

168	Bridgeland Summit Point Crossing Street Dedication Sec 5	2021-1109	EOA	Harris	ETJ	365R	3.05	0.00	0	Bridgeland Development, LP	BGE, Inc.
169	Fort Bend County Municipal Utility District No 23 Park Site	2021-1153	EOA	Fort Bend	ETJ	651C	8.72	8.28	0	FBCMUD No. 23	LJA Engineering, Inc.- (Houston Office)
170	Harris County MUD no 542 Detention Pond C	2021-1454	EOA	Harris	ETJ	286Q	18.87	18.87	0	HCMUD No 542	LJA Engineering, Inc.- (Houston Office)
171	Nextgen Lash and Esthetics	2021-1281	EOA	Montgomery	ETJ	256Y	0.30	0.28	0	Nextgen Lash and Esthetics	Atkinson Engineers
172	Pinecrest Center Sec 1	2021-1261	EOA	Harris	City	450J	19.19	19.19	0	Metro National Corporation	Quiddity Engineering
173	Pinecrest Center Sec 2	2021-1262	EOA	Harris	City	450J	14.55	14.55	0	Metro National Corporation	Quiddity Engineering
174	Sheldon Ridge Sec 12	2021-1363	EOA	Harris	ETJ	418S	12.84	0.72	62	Woodmere Development Co., LTD.	IDS Engineering Group
175	Sheldon Ridge Sec 13	2021-1364	EOA	Harris	ETJ	418S	9.75	0.15	53	Woodmere Development Co., LTD.	IDS Engineering Group
176	Zayaan Holding Real Estate LLC	2021-1398	EOA	Fort Bend	ETJ	526Z	5.92	5.79	0	Zayaan Holding Real Estate LLC	Hovis Surveying Company Inc.

**H-Name Changes**

None

**I-Certification of Compliance**

177	23619 US Highway 59	22-1644	COC	Montgomery	ETJ	296F				Joel Castro	Joel Castro
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**J-Administrative**

None

**K-Development Plats with Variance Requests**

**Platting Summary****Houston Planning Commission****PC Date: May 26, 2022**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
178	7818 Buffalo Speedway (DEF1)	21112019	DPV	Harris	City					Intexure Architects	Stefi Santacruz
179	1827 Colquitt St (DEF1)	21122277	DPV	Harris	City					Arc Three Studio	Bryson White
180	16003 Hilltop Oak Dr (DEF1)	21081491	DPV	Harris	City					Windrose Land Services	Steven Henderson
181	16005 Hilltop Oak Dr (DEF1)	21078243	DPV	Harris	City					Windrose Land Services	Steven Henderson
182	16007 Hilltop Oak Dr (DEF1)	21079313	DPV	Harris	City					Windrose Land Services	Steven Henderson
183	16009 Hilltop Oak Dr (DEF1)	21079318	DPV	Harris	City					Windrose Land Services	Steven Henderson
184	16105 Hilltop Oak Dr (DEF1)	21098337	DPV	Harris	City					Windrose Land Services	Steven Henderson
185	16107 Hilltop Oak Dr (DEF1)	21098336	DPV	Harris	City					Windrose Land Services	Steven Henderson
186	16109 Hilltop Oak Dr (DEF1)	21098335	DPV	Harris	City					Windrose Land Services	Steven Henderson
187	16111 Hilltop Oak Dr (DEF1)	21098334	DPV	Harris	City					Windrose Land Services	Steven Henderson
188	16113 Hilltop Oak Dr (DEF1)	21098333	DPV	Harris	City					Windrose Land Services	Steven Henderson
189	16115 Hilltop Oak Dr (DEF1)	21098331	DPV	Harris	City					Windrose Land Services	Steven Henderson
190	1602 Kipling St (DEF1)	21121347	DPV	Harris	City					Outer Image Design	Steve Nedd
191	4012 Meadow Lake Ln (DEF1)	22041485	DPV	Harris	City					Dillon Kyle Architects	Hector Miranda
192	800 Walton St (DEF1)	22015505	DPV	Harris	City					Aim Contracting Services LLC	Randy Milkovich

**Hotel/Motel with Variance Requests**

IV	Saint Augustine Hotel located at 4118 Loretto Drive	22014682	HMV	Harris	City	493W				Walter Morris, Patricia Joiner	Knudson LP
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# Houston Planning Commission

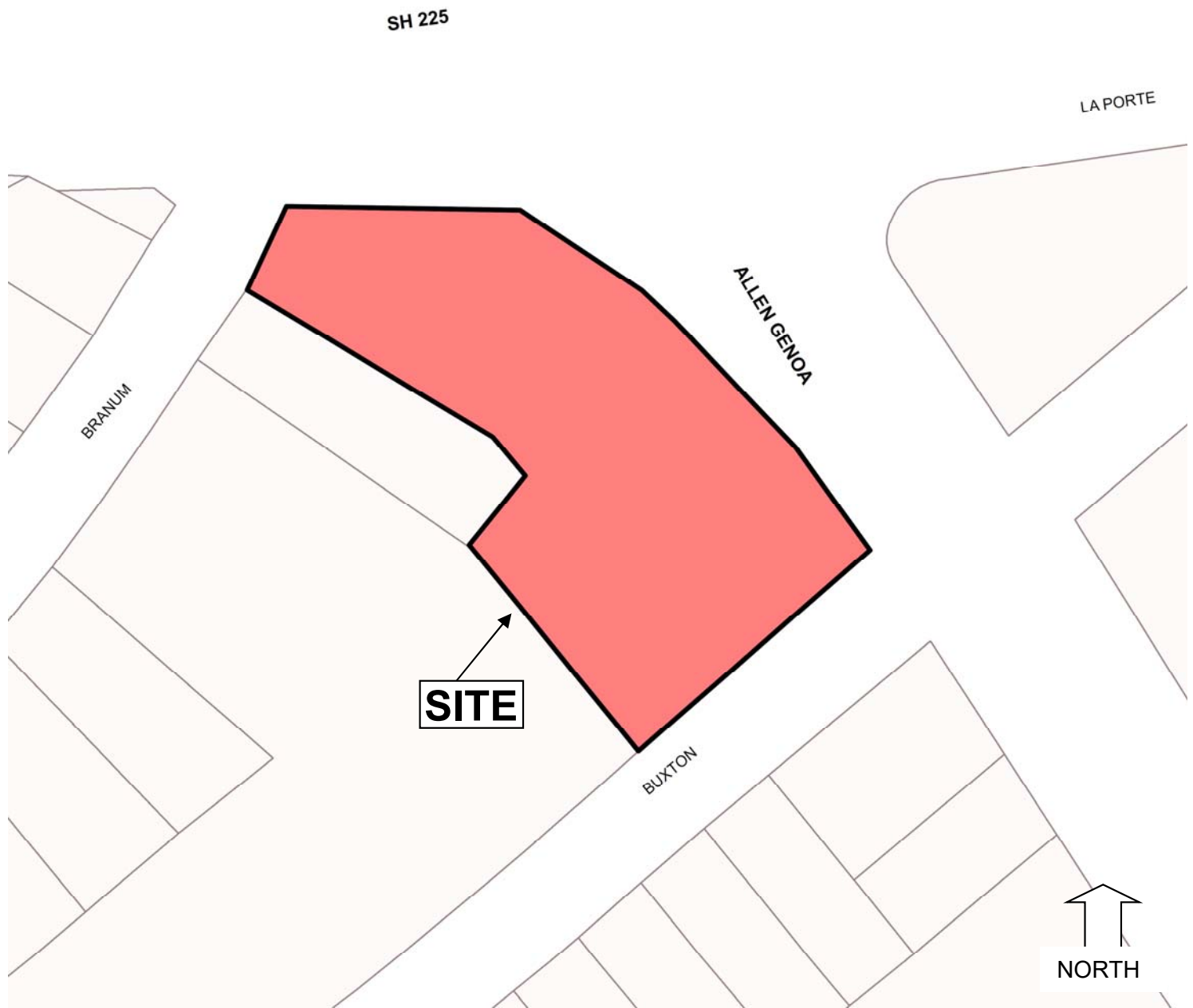
# ITEM: 142

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Allendale Townsite Section A partial replat no 8

Applicant: Century Engineering, Inc.



**C – Public Hearings**

**Site Location**





# Houston Planning Commission

ITEM: 142

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Allendale Townsite Section A partial replat no 8

Applicant: Century Engineering, Inc.



C – Public Hearings

Aerial



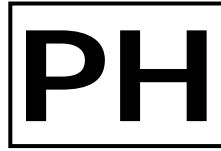
# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

May 5, 2022

Dear Property Owner:

**Reference Number: 2022-0912; Allendale Townsite Section A partial replat no 8;** partial replat of **Allendale Townsite Section A**, being Lots 233, 234, 235, 270, 272, 273, 274, and a portion of 271, as recorded in Volume 8, Page 15 of the Harris County Map Records.

The property is located at the southwest intersection of Allen Genoa Road and SH 225. The purpose of the replat is to create one (1) Commercial Reserve. The applicant, **Daniel Massiatte** with Century Engineering, Inc., on behalf of the developer, Re-New Construction, can be contacted at **713-780-8871**.

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

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

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Thursday, May 26, 2022, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

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# Houston Planning Commission

# ITEM: 143

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Amended Plat of Almeda Place partial replat no 13

Applicant: Texas Field Services



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

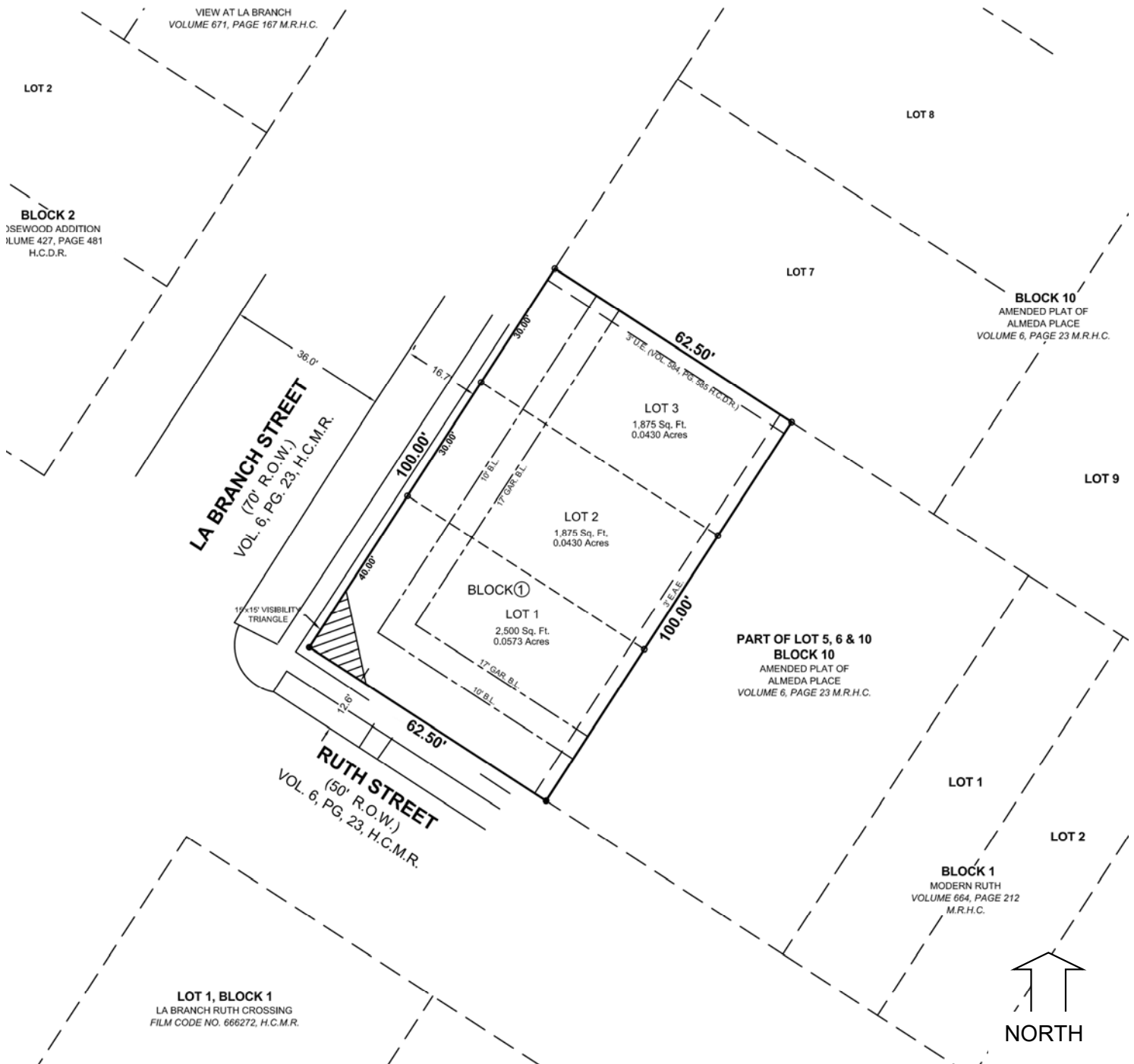
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C – Public Hearings

Subdivision

# Houston Planning Commission **ITEM: 143**

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Amended Plat of Almeda Place partial replat no 13

Applicant: Texas Field Services



**C – Public Hearings**

**Aerial**





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

May 5, 2022

Dear Property Owner:

**Reference Number: 2022-0973; Amended Plat of Almeda Place partial replat no 13;** partial replat of **Amended Plat of Almeda Place**, being the northwest 62½ feet of Lots 5 and 6, Block 10, as recorded in Volume 6, Page 23 of the Harris County Map Records.

The property is located at the northeast intersection of La Branch Street and Ruth Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Roy Rodela**, with Texas Field Services, on behalf of the developer, Ruth Development, LLC, can be contacted at **281-300-0445**.

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# Houston Planning Commission

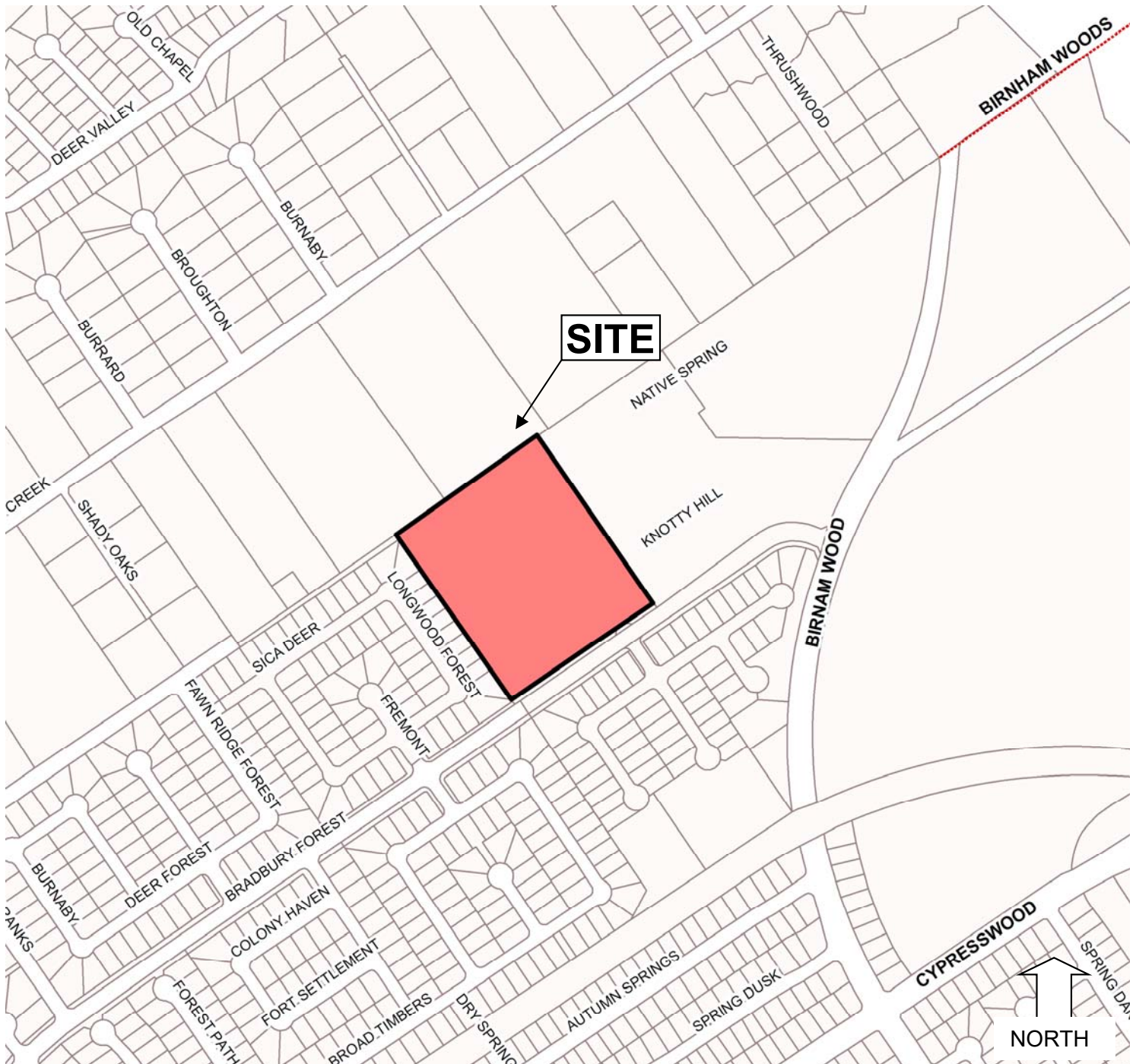
ITEM: 144

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Bradbury Forest Sec 1 partial replat no 9

Applicant: Vogler & Spencer Engineering, Inc.



C – Public Hearings with Variance

Site Location

# Houston Planning Commission

# ITEM: 144

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Bradbury Forest Sec 1 partial replat no 9

Applicant: Vogler & Spencer Engineering, Inc.

FUTURE  
SPRING CREEK RV PARK  
RESS INVESTMENT INC  
9.708 ACRES  
H.C.C.F. NO. RP-2018-346352



**C – Public Hearings with Variance**      **Subdivision**



# Houston Planning Commission

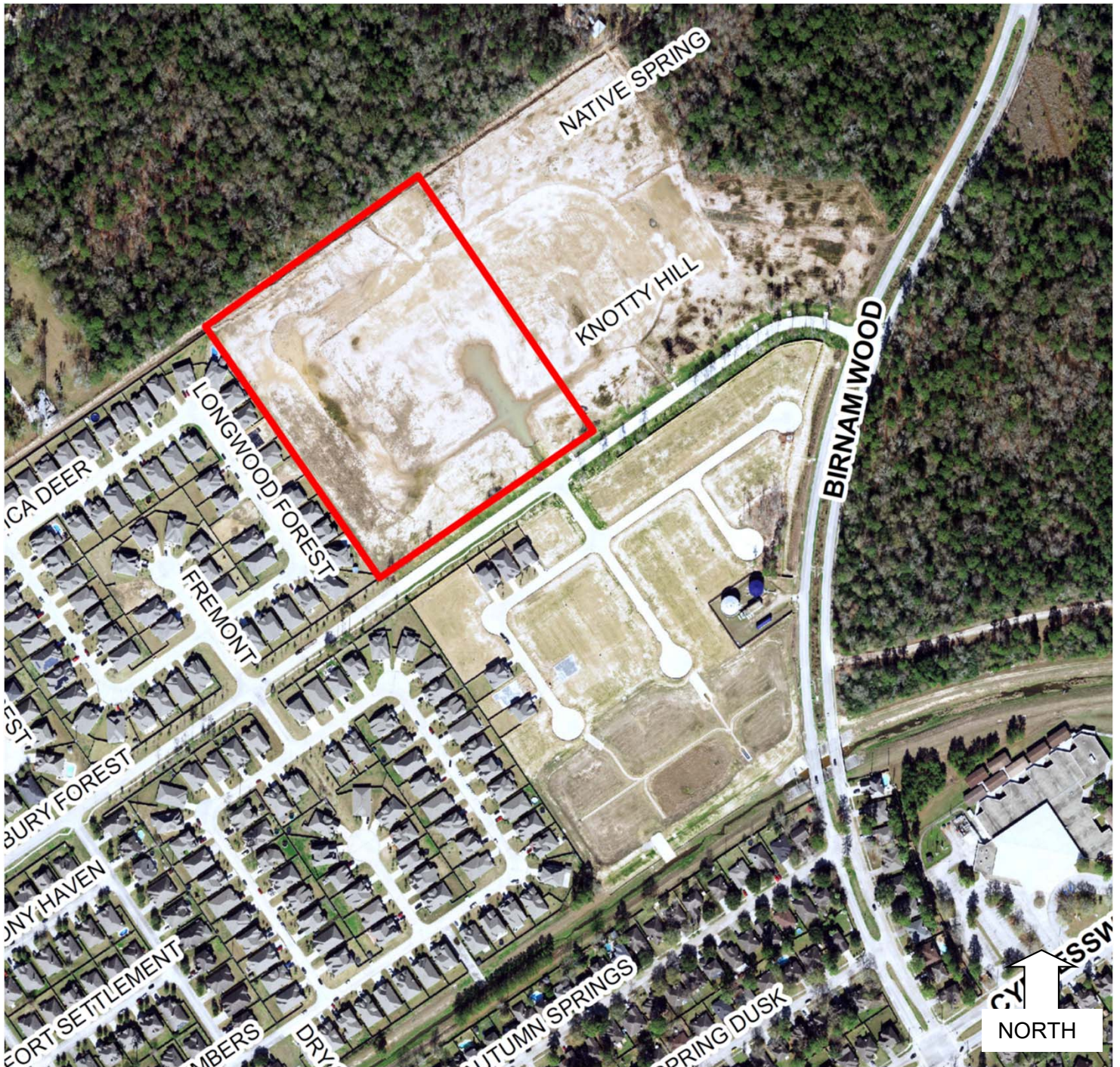
ITEM: 144

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Bradbury Forest Sec 1 partial replat no 9

Applicant: Vogler & Spencer Engineering, Inc.



C – Public Hearings with Variance

Aerial





## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2022-1003

**Plat Name:** Bradbury Forest Sec 9 partial replat no 1

**Applicant:** Vogler & Spencer Engineering, Inc.

**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 to reduce the building line for Lot 13, Block 2 from 20' to 18' Due to an encroachment

**Chapter 42 Section: 156**

**Chapter 42 Reference:**

(b)Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be:(1)20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or(2)10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section. (c)Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

### 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 completed house on Lot 13, Block 2 of Bradbury Forest Sec 9 was accidentally built over the 20' building Line. The portion of the house that was built over the building line was the garage. See attached survey.

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

The hardship is the result of the structure is already being built 1.3' over the 20' Building Line. The portion of the structure that is encroaching is also at the beginning of the radius of a knuckle and it doesn't impair the site of the drivers. Building a new structure could disrupt the new residents who are buying their new home.

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

Due to the encroachment being at the beginning of a radius of a knuckle, the visibility of the drivers will not be impaired by the structure with in the proposed 18' building line. The rest of the structure is over 20' behind the Right-Of-Way.



**(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 due to drivers having enough visibility. The neighborhood is already developed, and homes are being sold. The construction of a new home will disturb the residents and could possibly put them at harm. Granting of the variance will also prevent more waste of materials.

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

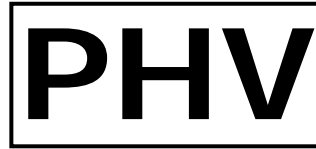
The structure is already built. Tearing down the existing structure is not environmentally friendly due to the use of more materials, oil and gas needed to construct a new structure. A 1.3' encroachment that is not putting harm to the public is not worth the materials that would go to waste.



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

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

May 5, 2022

Dear Property Owner:

**Reference Number: 2022-1003; Bradbury Forest Sec 9 partial replat no 1;** replatting of lot 13, block 2 in "**Bradbury Forest Sec 9**". as recorded in Film Code no 694336 of the Harris County Map Records.

The property is located northwest of Bradbury Forest Drive along Horse Tooth Drive west of Birnamwood Drive. The purpose of the replat is to create one (1) lot and change the front building line. The applicant, **Patrick Cook**, with **Vogler & Spencer Engineering, Inc.**, on behalf of **Woodmere Development Co., LTD**, can be contacted at **713-782-0042 Ext 111**.

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

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

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

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# Houston Planning Commission

## ITEM: 145

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Brinkman Place

Applicant: Total Surveyors, Inc.



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

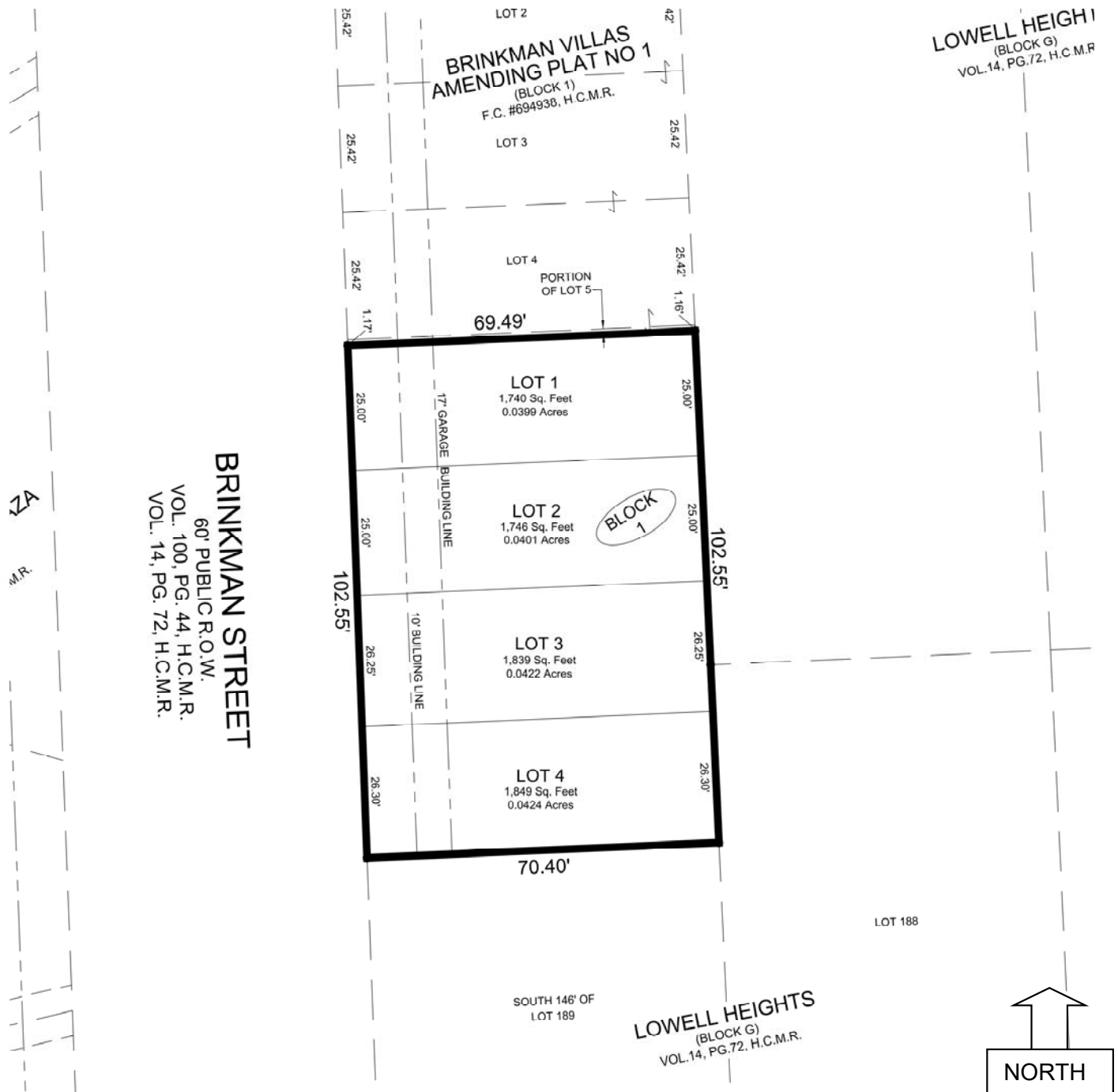
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C – Public Hearings

Subdivision



# Houston Planning Commission

**ITEM: 145**

Planning and Development Department

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**Subdivision Name: Brinkman Place**

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**C – Public Hearings**

**Aerial**





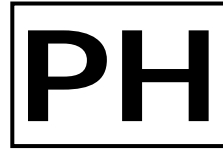
# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

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## Public Hearing Notice



Margaret Wallace Brown  
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Houston, Texas 77251-1562

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

May 5, 2022

Dear Property Owner:

**Reference Number: 2022-1038; Brinkman Place;** partial replat of **Brinkman Villas amending plat no 1**, being all of Lots 6 – 8 and a portion of Lot 5, Block 1, as recorded at Film Code No. 694938 of the Harris County Map Records.

The property is located along and east of Brinkman Street between Woodcrest Drive and Thornton Road. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Kevin Kolb**, with Total Surveyors, Inc., on behalf of the developer, Carby Road Development, LLC, can be contacted at **281-479-8719**.

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

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# Houston Planning Commission

**ITEM: 146**

Planning and Development Department

Meeting Date: 05/26/2022

**Subdivision Name: Champs Corner partial replat no 1 (DEF 1)**

**Applicant: Beacon Land Services**



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

# Houston Planning Commission

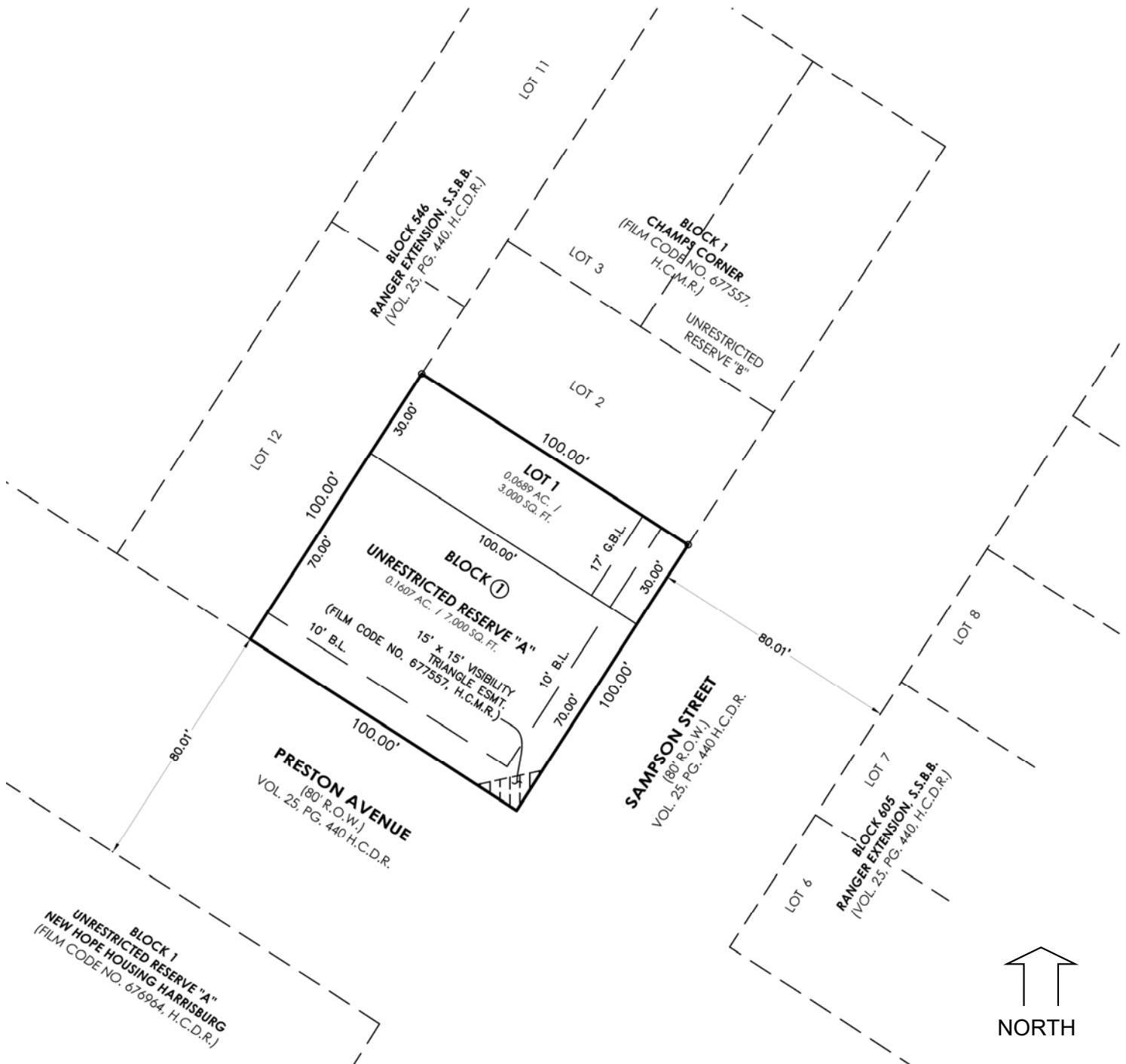
# ITEM: 146

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Champs Corner partial replat no 1 (DEF 1)

Applicant: Beacon Land Services



C – Public Hearings with Variance

Subdivision

# Houston Planning Commission

## ITEM: 146

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Champs Corner partial replat no 1 (DEF 1)

Applicant: Beacon Land Services



C – Public Hearings with Variance

Aerial





**Application Number:** 2022-0790

**Plat Name:** Champs Corner partial replat no 1

**Applicant:** Beacon Land Services

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

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

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

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

To replat a portion of a lot with single-family residential restrictions by plat into an unrestricted reserve.

**Chapter 42 Section:** 42-193

**Chapter 42 Reference:**

42-193, paragraph (c), subsection (1), states that: (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

### **Statement of Facts**

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

NA

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

The subject property is located at the northwest corner of Sampson Street and Preston Avenue in the East End District. The applicant met with City staff at the Washington Permit Center last year to discuss a building permit application to renovate the existing commercial building into a pizza restaurant. During the meeting the applicant learned that the newly created property line between their unrestricted reserve and the single-family residential lot to the north bisected the existing commercial building. Before they can get a building permit, the applicant must replat to relocate the common property line so it does not encroach on the commercial building. Because the replat would be converting a portion of a lot encumbered with face-of-plat single-family residential restrictions, the applicant must secure a variance from Section 42-193 of the Code of Ordinances. The existing commercial building was constructed in 1940. The Champs Corner addition was filed in March 2016 for the purpose of creating several single-family lots between Champ Burger at Garrow and Sampson and a future pizza restaurant at Preston and Sampson. Unfortunately, a mistake was made and a lot line was created that inadvertently bisected the commercial building that was always planned for renovation. Granting the variance is the only way for the applicant to save this building footprint and preserve a piece of the East End District's unique character.

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

Forcing the applicant to tear down their existing building from the 1940s because of an inadvertent encroachment created by a replat from 2016 is a definite hardship for the applicant. The only reason they cannot replat without a variance is because the preceding replat's boundaries did not match what was on the ground. The area covered by single-family residential restrictions is currently occupied by the commercial building footprint. Granting the variance is the only possible way for the applicant to move forward with their renovation project. Without the variance, the building will either be demolished or continue to sit there in a dilapidated condition.

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

Allowing the applicant to preserve the existing building is in-line with the intent and general purposes of the City's development regulations. The applicant is proposing to renovate the existing, dilapidated commercial building into a charming pizza restaurant. The subject building has been a part of the East End District since the 1940s and encouraging this type of preservation and reuse is exactly what the City's leadership has been pushing for in recent years.

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

The proposed replat and variance will allow the applicant to create boundary lines that match what is actually on the ground. Because the current condition has existing for many years, the proposed replat will have no impact on the health, safety or welfare of the public. Note that the proposed renovation will be completed in conformance with all applicable City building regulations.

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

The variance is the only way for the applicant to preserve their building and proceed with the renovation project. Without the variance, the owner will be forced to demolish the building. This would completely deprive them of reasonable use of their land and cheat the community of a redevelopment project that would positively impact the East End District.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

April 20, 2022

Dear Property Owner:

**Reference Number: 2022-0790 Champs Corner partial replat no 1;** partial replat of Champs Corner, being Lot 1 and Reserve A, Block 1; as recorded at Film Code No. 677557 of the Harris County Map Records.

The property is located at the northwest intersection of Sampson Street and Preston Avenue. The purpose of the replat is to create 1 single-family residential lot and 1 unrestricted reserve. The applicant, Andrew Alleman, with Beacon Land Services, on behalf of the developer, Ruth Saladino, can be contacted at 713-936-0280.

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, May 12, 2022, at 2:30 PM  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

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

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

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

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# Houston Planning Commission

## ITEM: 147

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 8 (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Site Location





# Houston Planning Commission

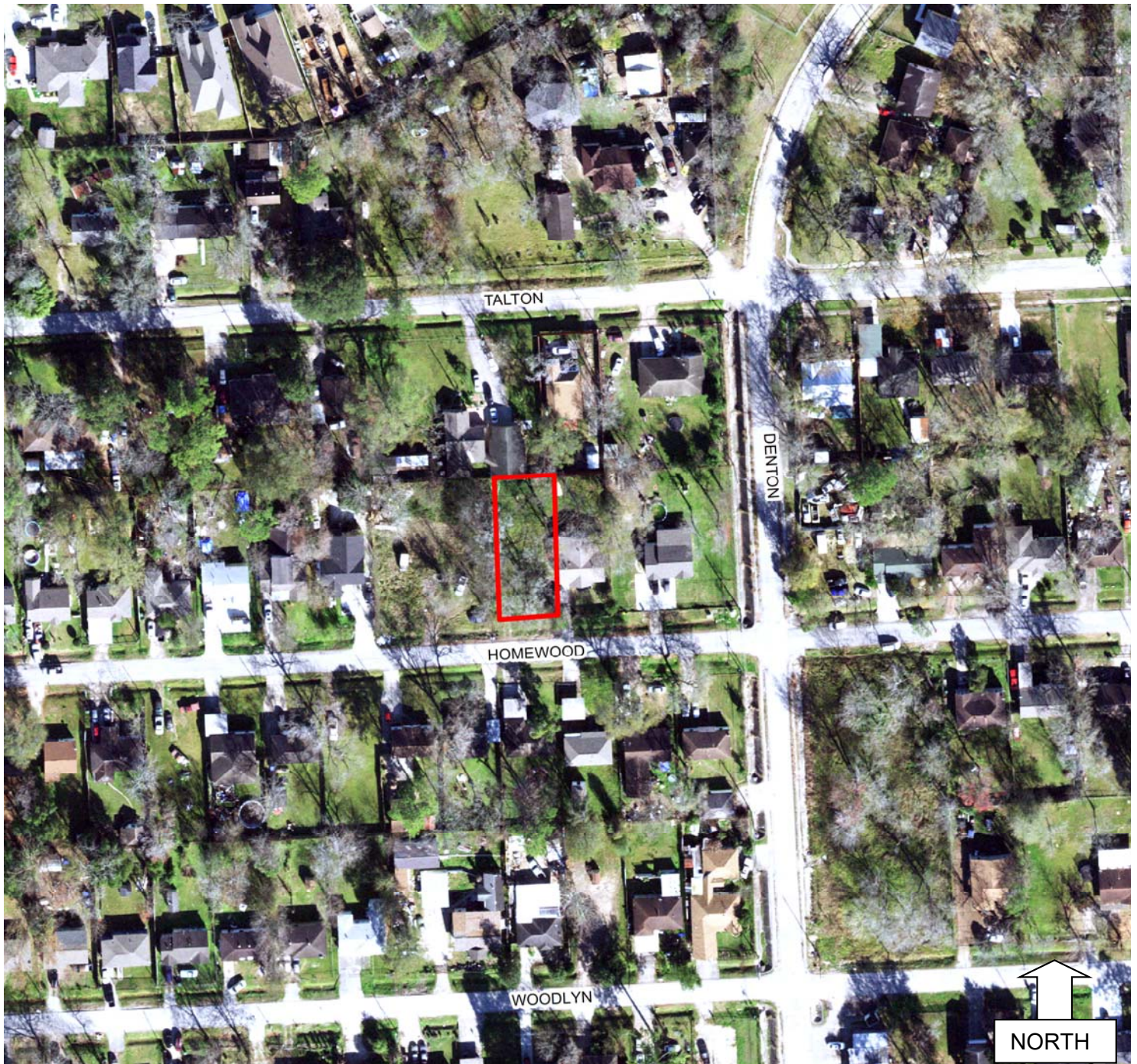
**ITEM: 147**

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Meeting Date: 05/26/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 8 (DEF 1)

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**C – Public Hearings**

**Aerial**





**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

April 18, 2022

Dear Property Owner:

**Reference Number: 2022-0888; Clairmont Place Sec 1 partial replat no 8**, partial replat of **Clairmont Place Sec 1**, of Lot 469, Block 23, as recorded in Volume 30, Page 37 of the Harris County Map Records.

The property is located at the northwest intersection of Homewood Lane and Denton Street. The purpose of the replat is to create two (2) lots. The applicant, **Uriel Figueroa** with **PLS Construction Layout, Inc.**, on behalf of the developer, JFO Solutions, can be contacted at **713-480-4075**.

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

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

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City Council Chamber, Public Level, Houston, Texas

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# Houston Planning Commission

# ITEM: 148

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Eastwood Addition partial replat no 3

Applicant: Dart Land Services LLC

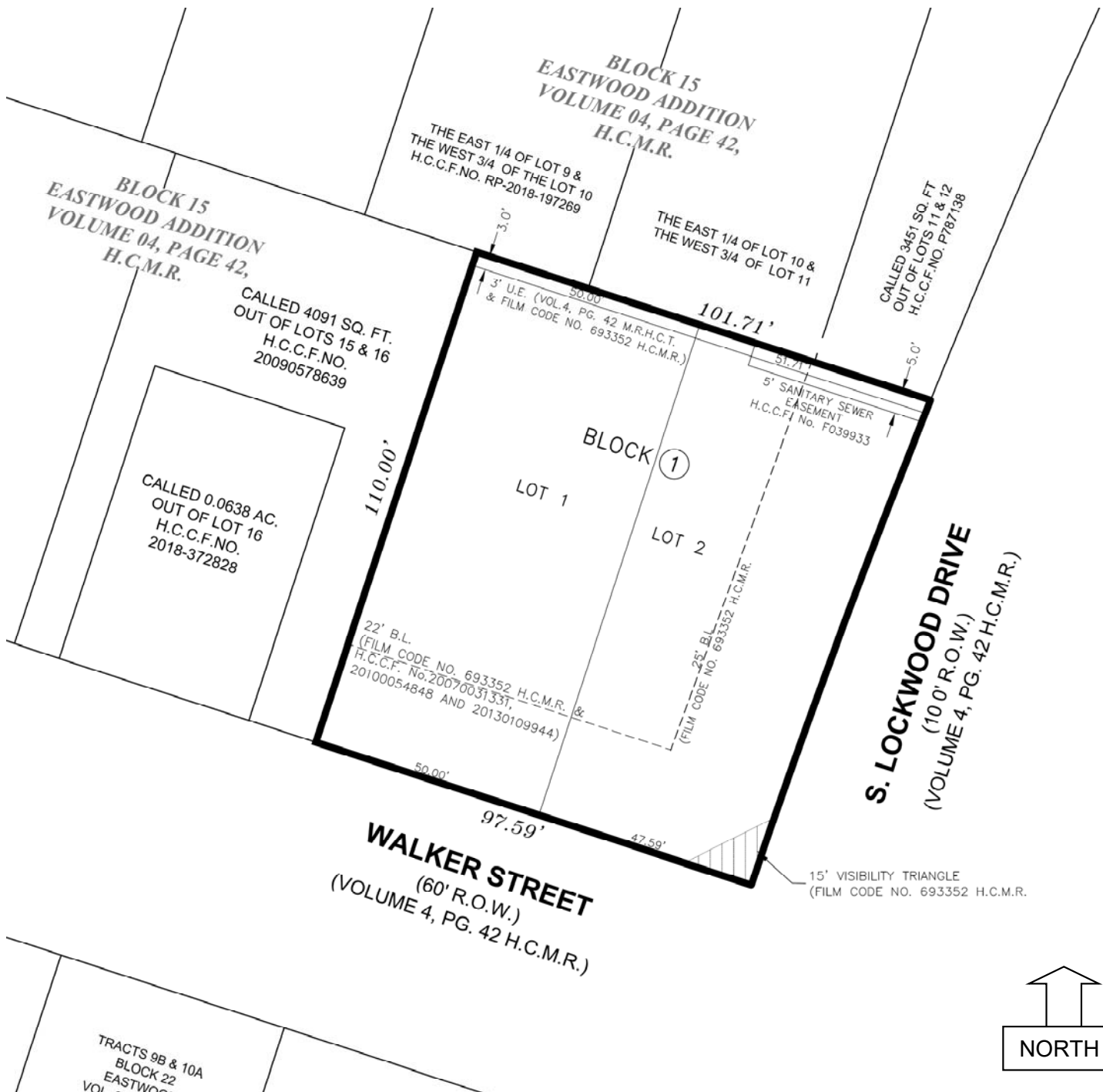


**C – Public Hearings**

**Site Location**

**Subdivision Name: Eastwood Addition partial replat no 3**

**Applicant: Dart Land Services LLC**





# Houston Planning Commission

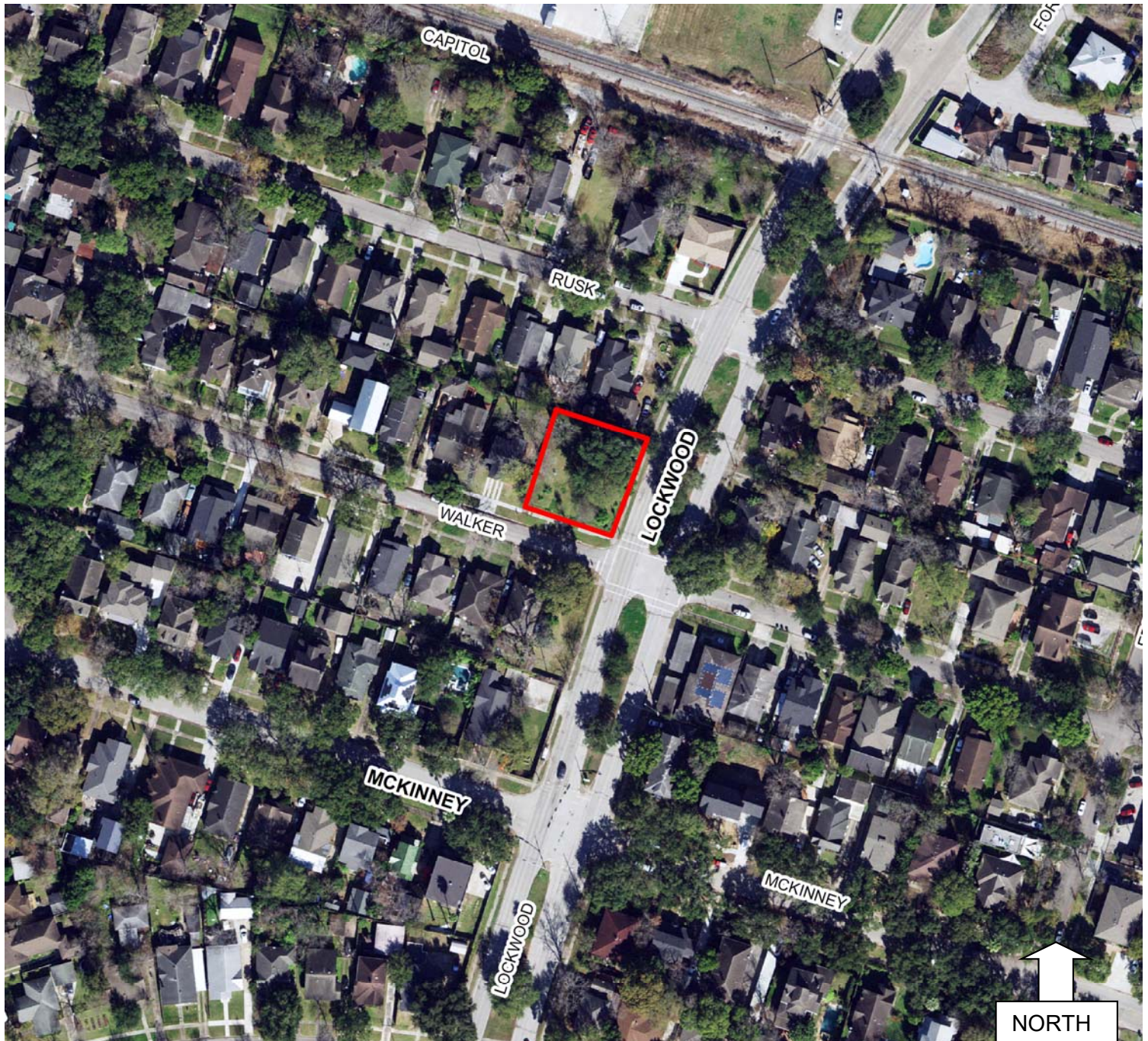
ITEM: 148

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Eastwood Addition partial replat no 3

Applicant: Dart Land Services LLC



C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

May 5, 2022

Dear Property Owner:

**Reference Number: 2022-0968; Eastwood Addition partial replat no 3; full replat of Eastwood Addition partial replat no 2**, being Lot 1, Block 1, as recorded at Film Code No. 693352 of the Harris County Map Records.

The property is located at the northwest intersection of Walker Street and S Lockwood Drive. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Roy Rodela**, with Dart Land Services, LLC, on behalf of the developer, Cesar O Martinez, can be contacted at **281-584-6688**.

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

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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

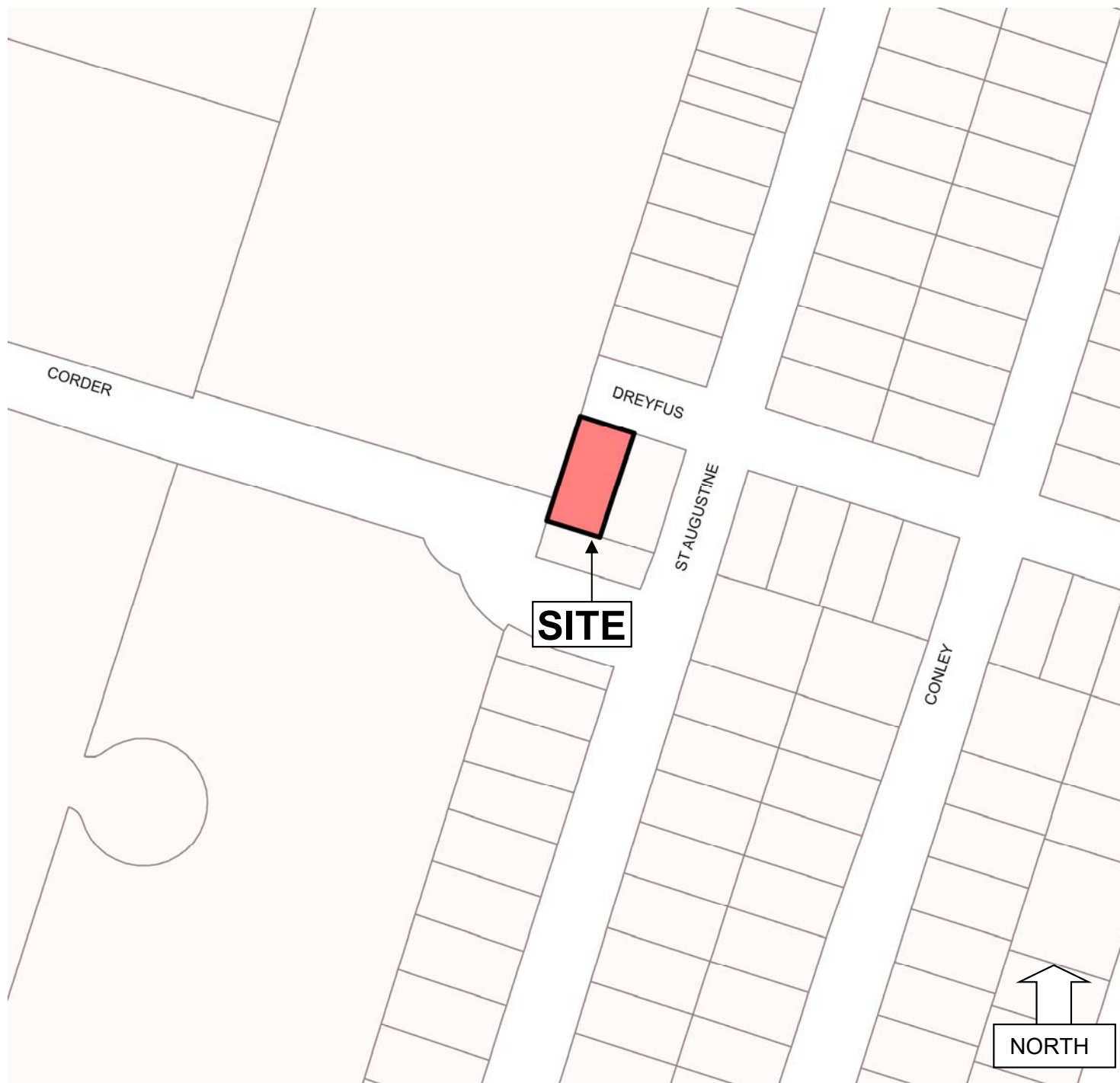
# ITEM: 149

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Foster Place partial replat no 28

Applicant: SEM SERVICES

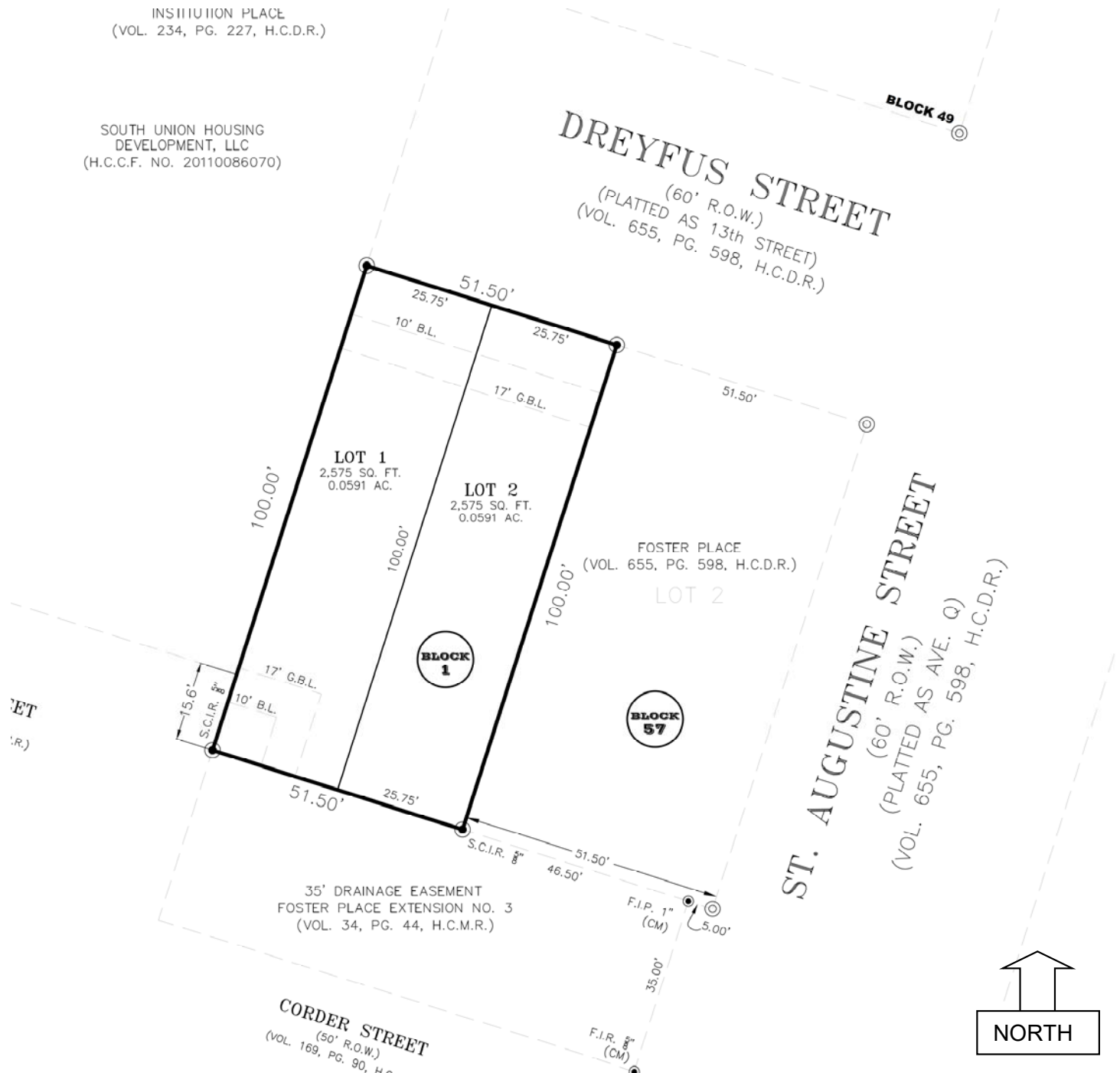


C – Public Hearings

Site Location

**Subdivision Name: Foster Place partial replat no 28**

**Applicant: SEM SERVICES**





# Houston Planning Commission

ITEM: 149

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Foster Place partial replat no 28

Applicant: SEM SERVICES



C – Public Hearings

Aerial



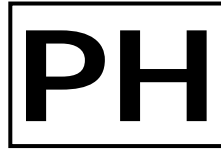
# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

May 5, 2022

Dear Property Owner:

**Reference Number: 2022-0993; Foster Place partial replat no 28;** partial replat of **Foster Place**, being Lot 1, block 57, as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The property is located south along Dreyfus Street, north and east of Corder Street west of St. Augustine Street and Cullen Boulevard. The purpose of the replat is to create two (2) single family residential lots. The applicant, **Stephanie Rivera-Lopez** with SEM Services, on behalf of the developer, SEM Services, can be contacted at **832-986-8208**.

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, May 26, 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



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

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

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

### ***Terminology***

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

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

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# Houston Planning Commission

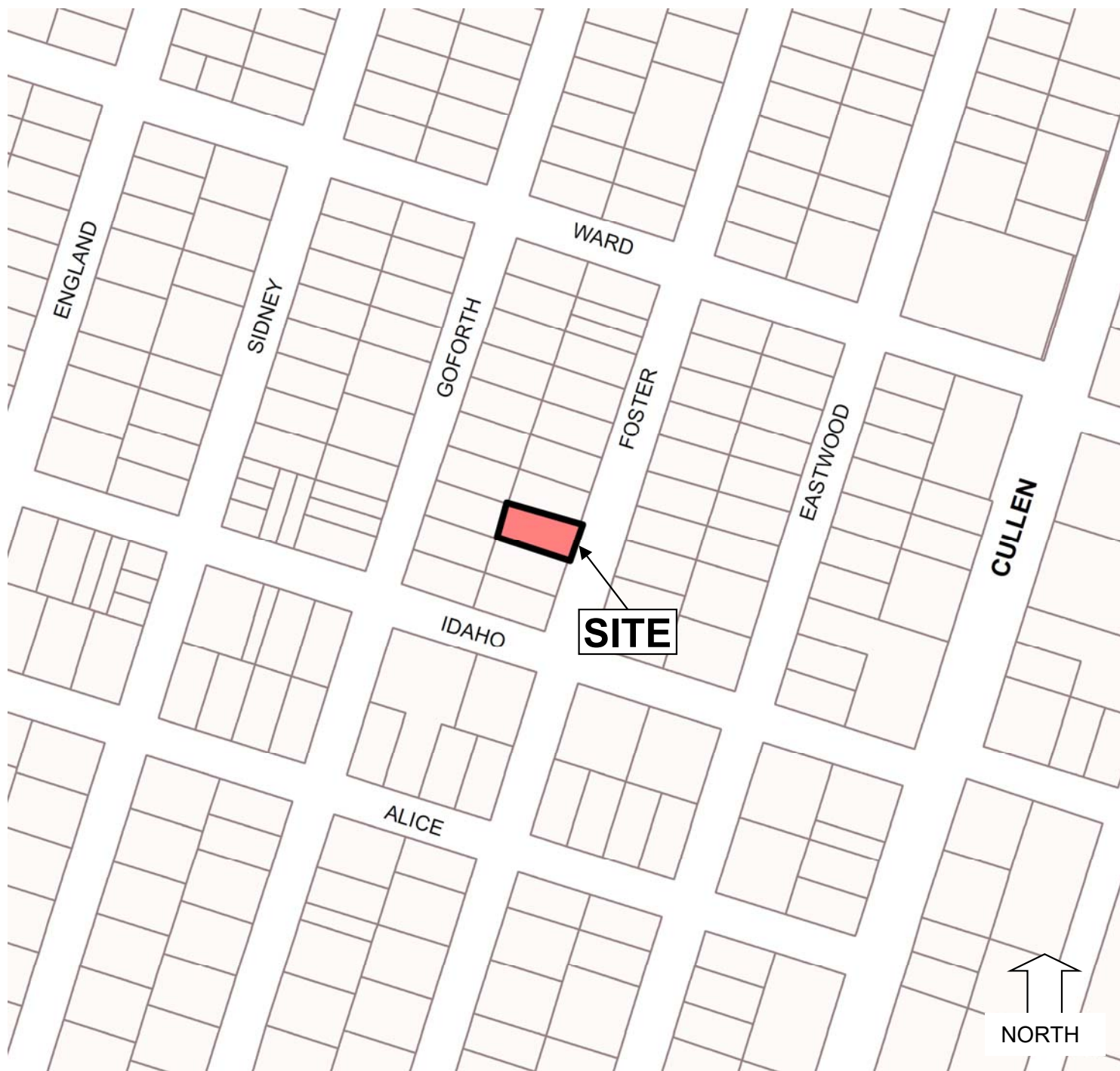
# ITEM: 150

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Foster Place partial replat no 29

Applicant: SEM Services

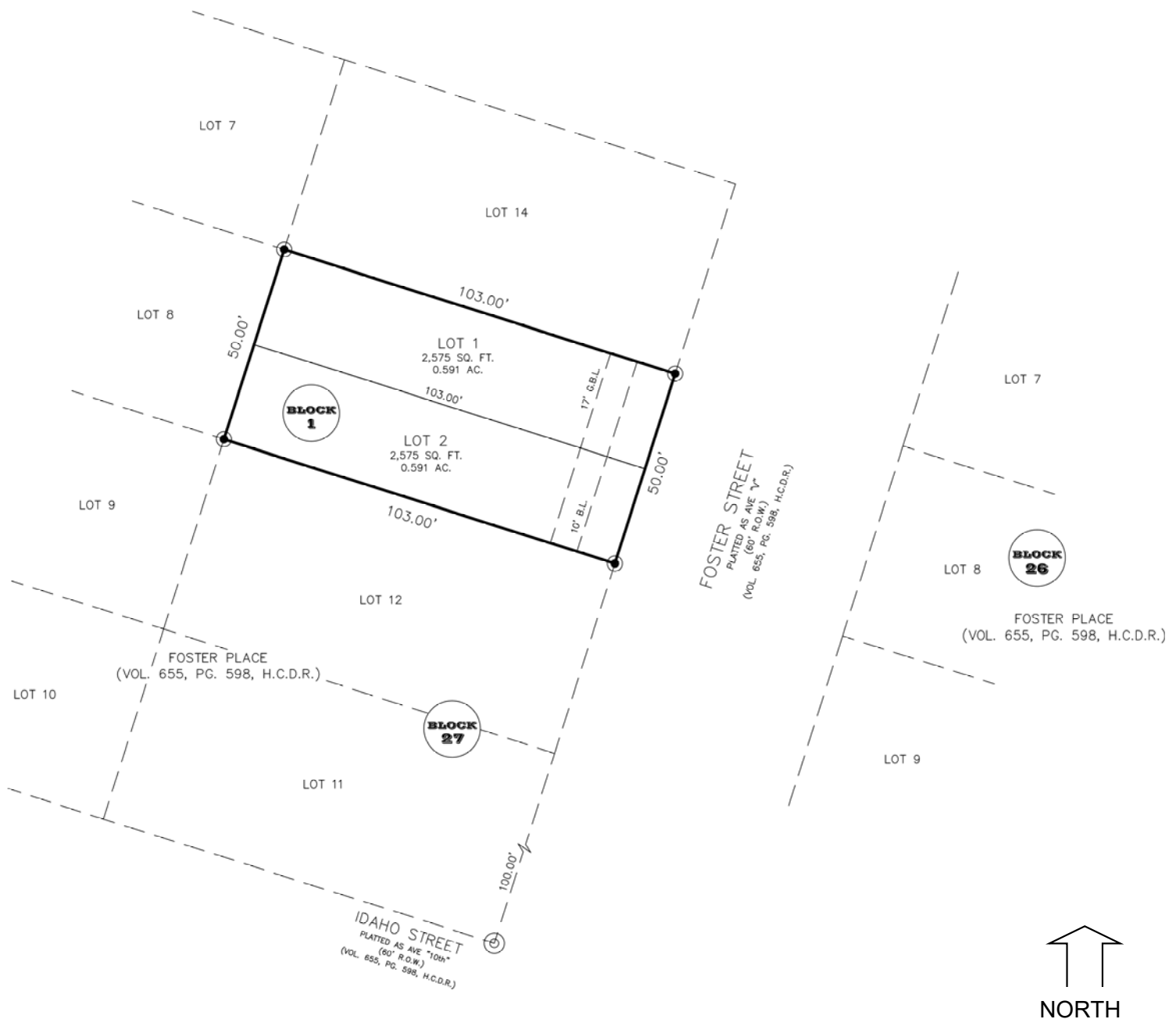


**C – Public Hearings**

**Site Location**

Subdivision Name: Foster Place partial replat no 29

Applicant: SEM Services





# Houston Planning Commission

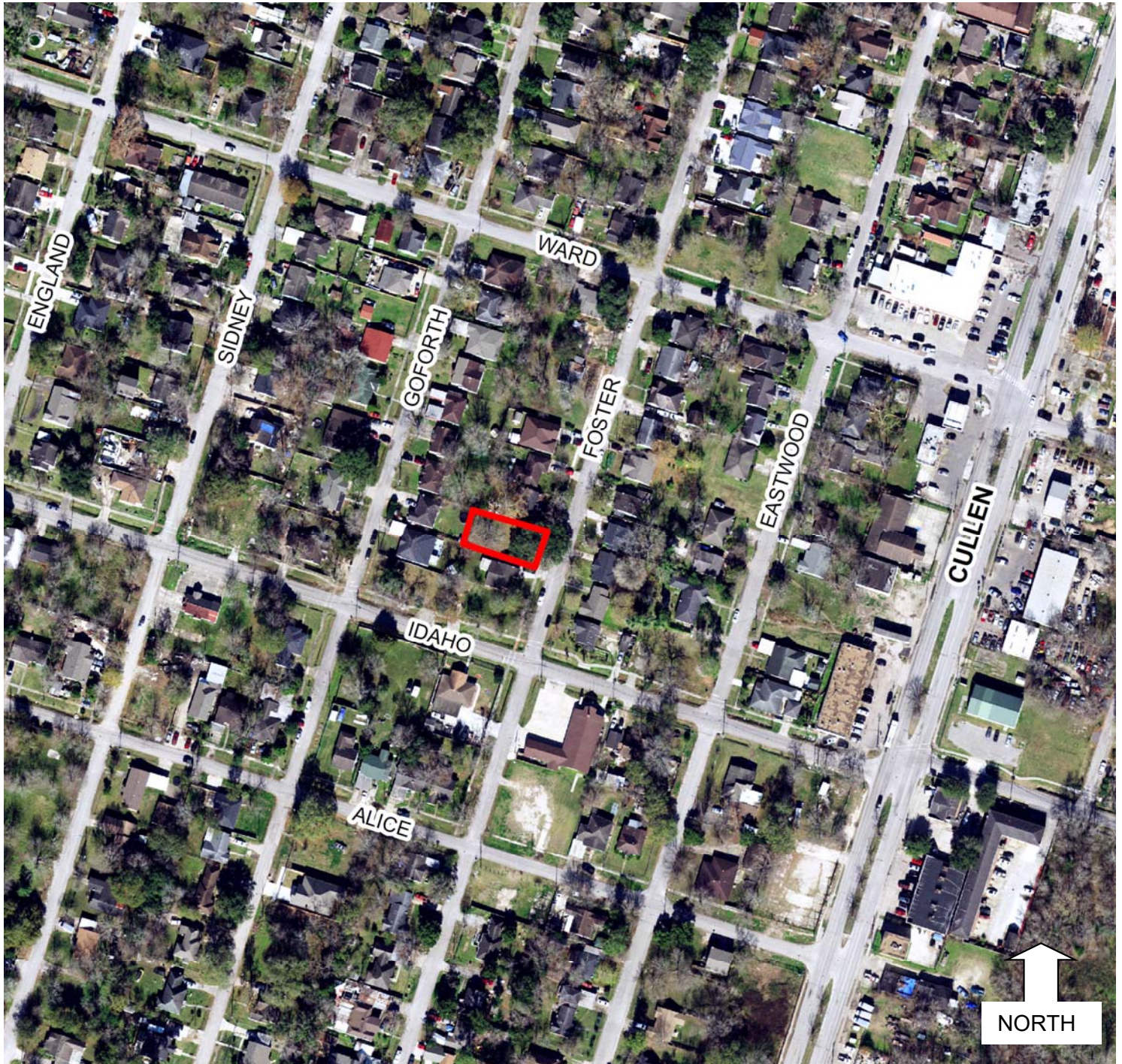
ITEM: 150

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Foster Place partial replat no 29

Applicant: SEM Services



C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

May 3, 2022

Dear Property Owner:

**Reference Number: 2022-0995; Foster Place partial replat no 29;** partial replat of **Foster Place**, being Lot 13, block 27, as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The property is located west along Foster Street, south of Yellowstone Boulevard and west of Cullen Boulevard. The purpose of the replat is to create two (2) single family residential lots. The applicant, **Stephanie Rivera-Lopez** with SEM Services, on behalf of the developer, SEM Services, can be contacted at **832-986-8208**.

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

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

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

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# Houston Planning Commission

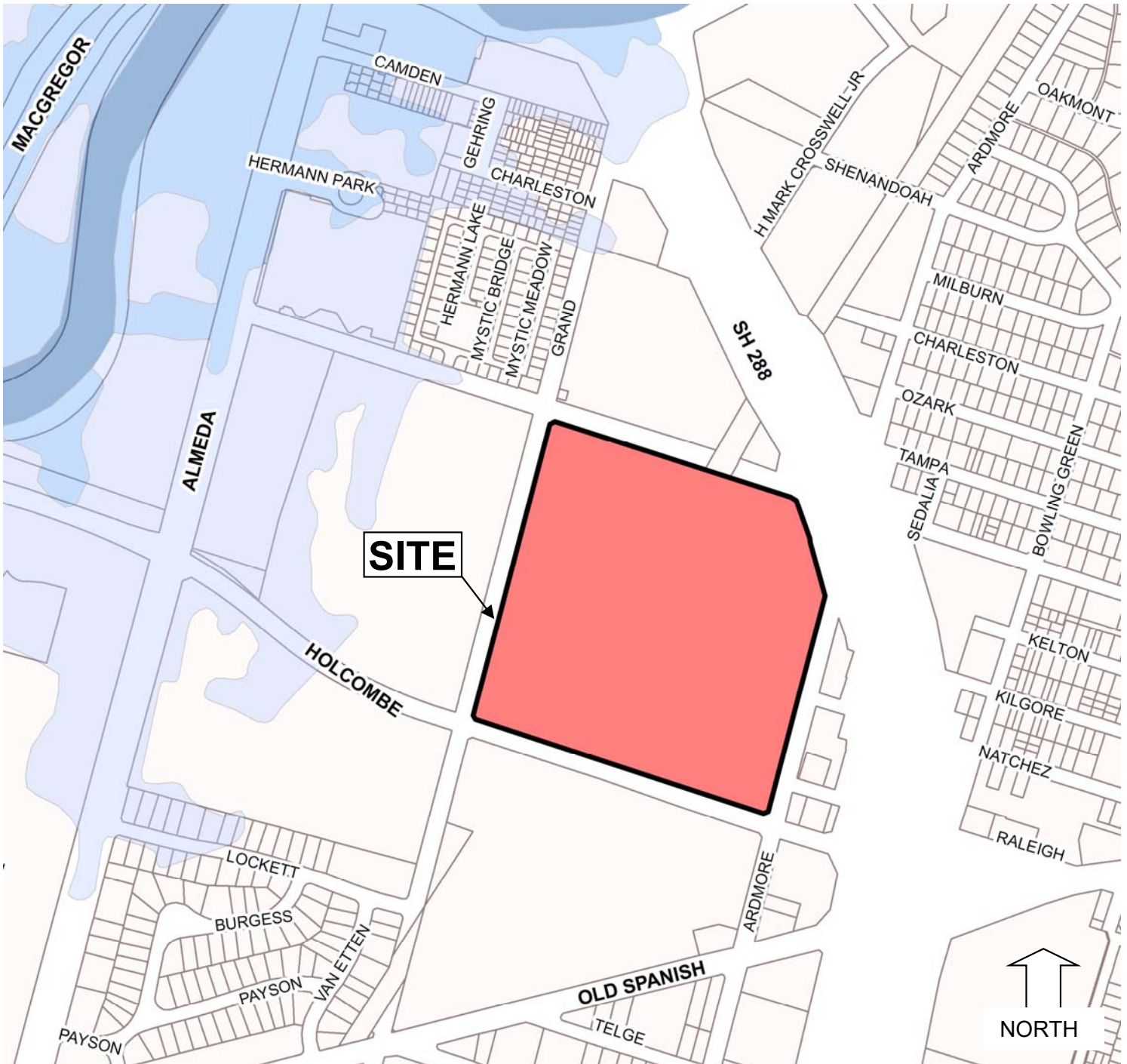
# ITEM: 151

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Levit Green Sec 3

Applicant: C.L. Davis & Company



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

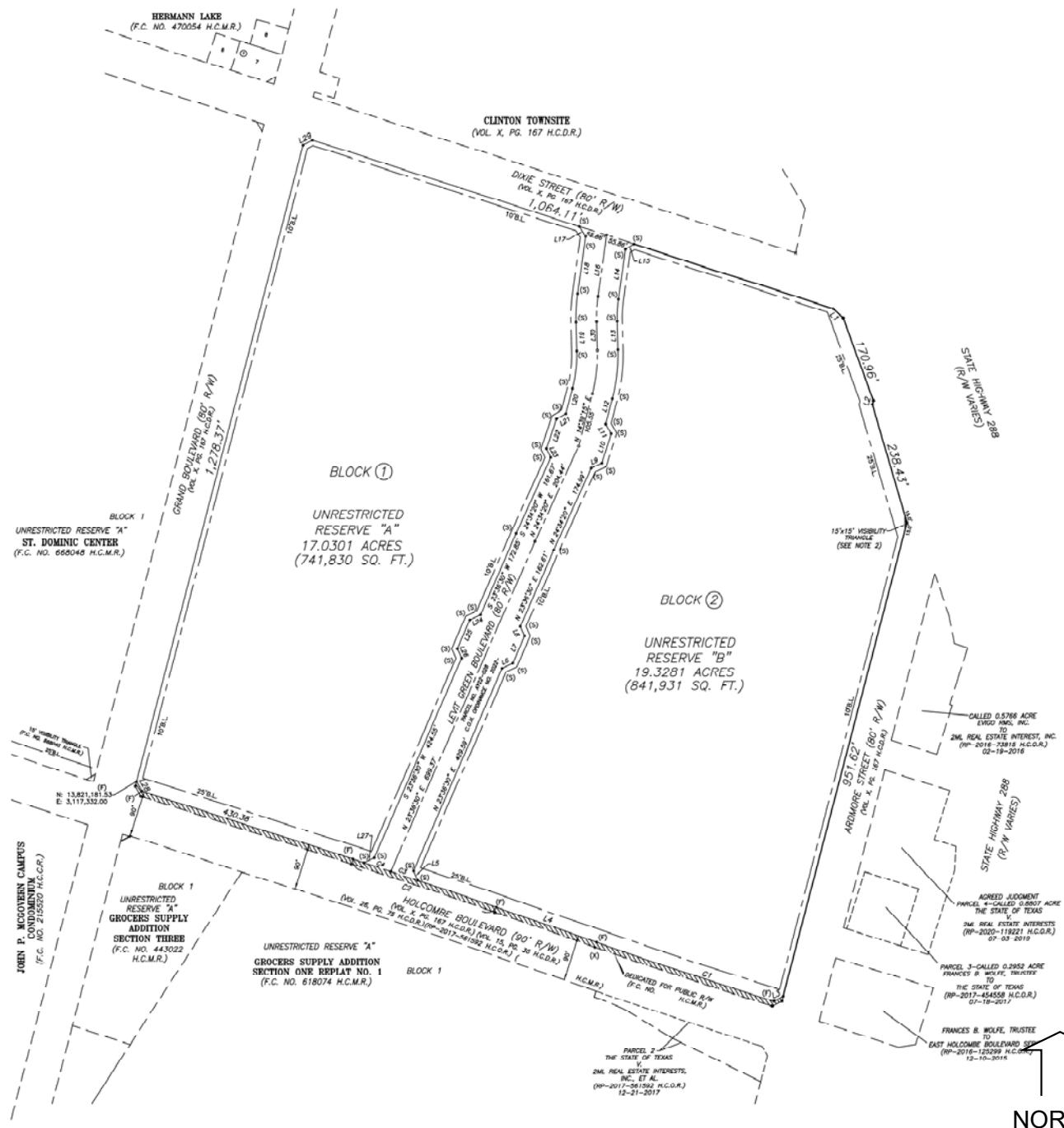
# ITEM: 151

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Levit Green Sec 3

Applicant: C.L. Davis & Company



C – Public Hearings

Subdivision



# Houston Planning Commission

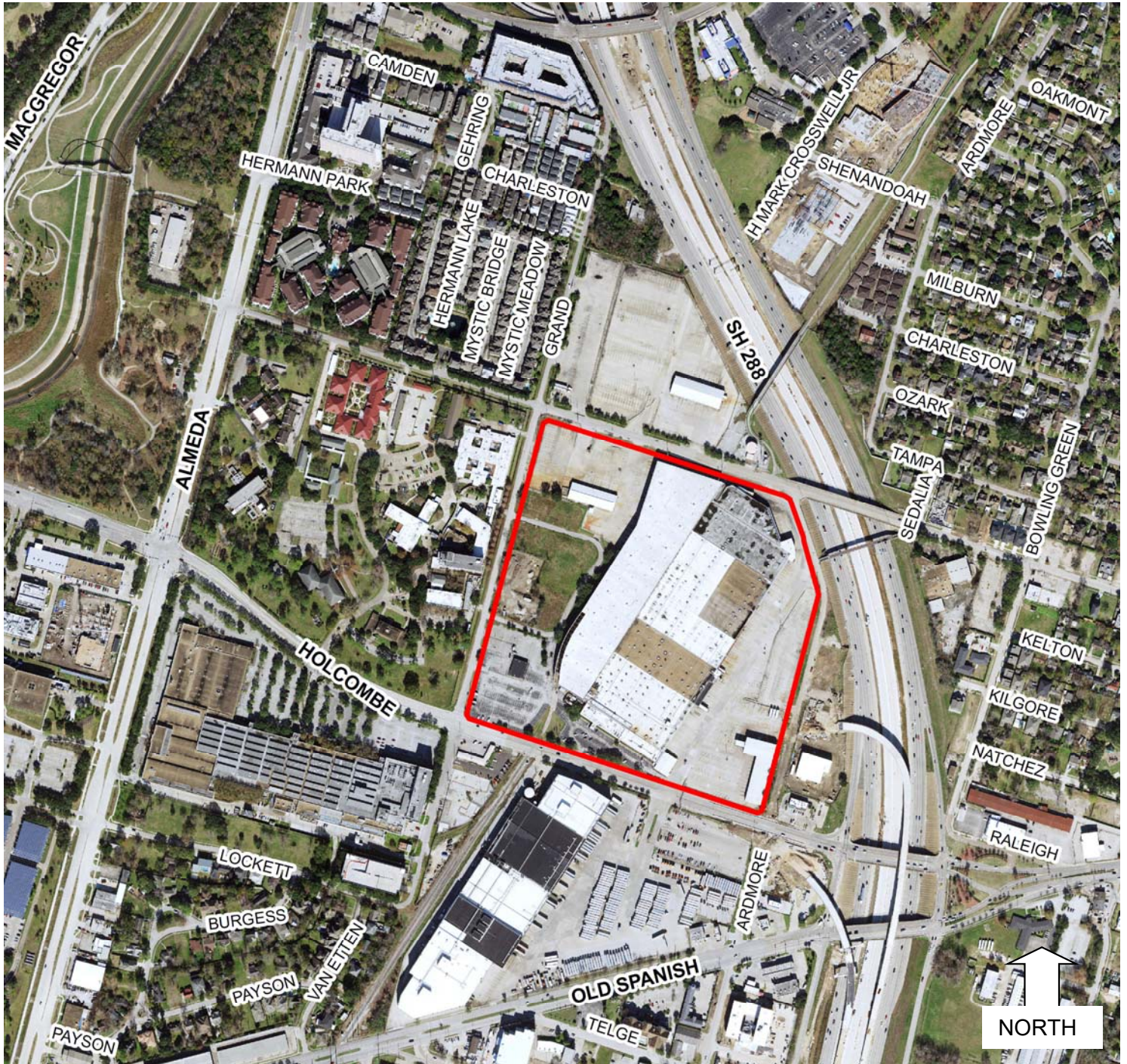
ITEM: 151

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Levit Green Sec 3

Applicant: C.L. Davis & Company



C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

May 3, 2022

Dear Property Owner:

**Reference Number: 2022-0808; Levit Green Sec 3;** Being a full replat of "**Levit Green Sec 1**", as recorded in Film Code Number 696443 of the Harris County Map Records and "**Levit Green Sec 2**", as recorded in Film Code Number 698707 of the Harris County Map Records

The property is located at the northeast intersection of Holcombe Boulevard and Grand Boulevard, west of SH 288. The purpose of the replat is to create two (2) Unrestricted Reserves. The applicant, **Chuck Davis**, with C.L. Davis and Company, on behalf of the developer, 2ML Real Estates Interest, Inc., can be contacted at 281-482-9490.

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

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### ***Terminology***

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# Houston Planning Commission

# ITEM: 152

Planning and Development Department

Meeting Date: 05/26/2022

**Subdivision Name: Nantucket Residences**

**Applicant: Advance Surveying, Inc.**



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

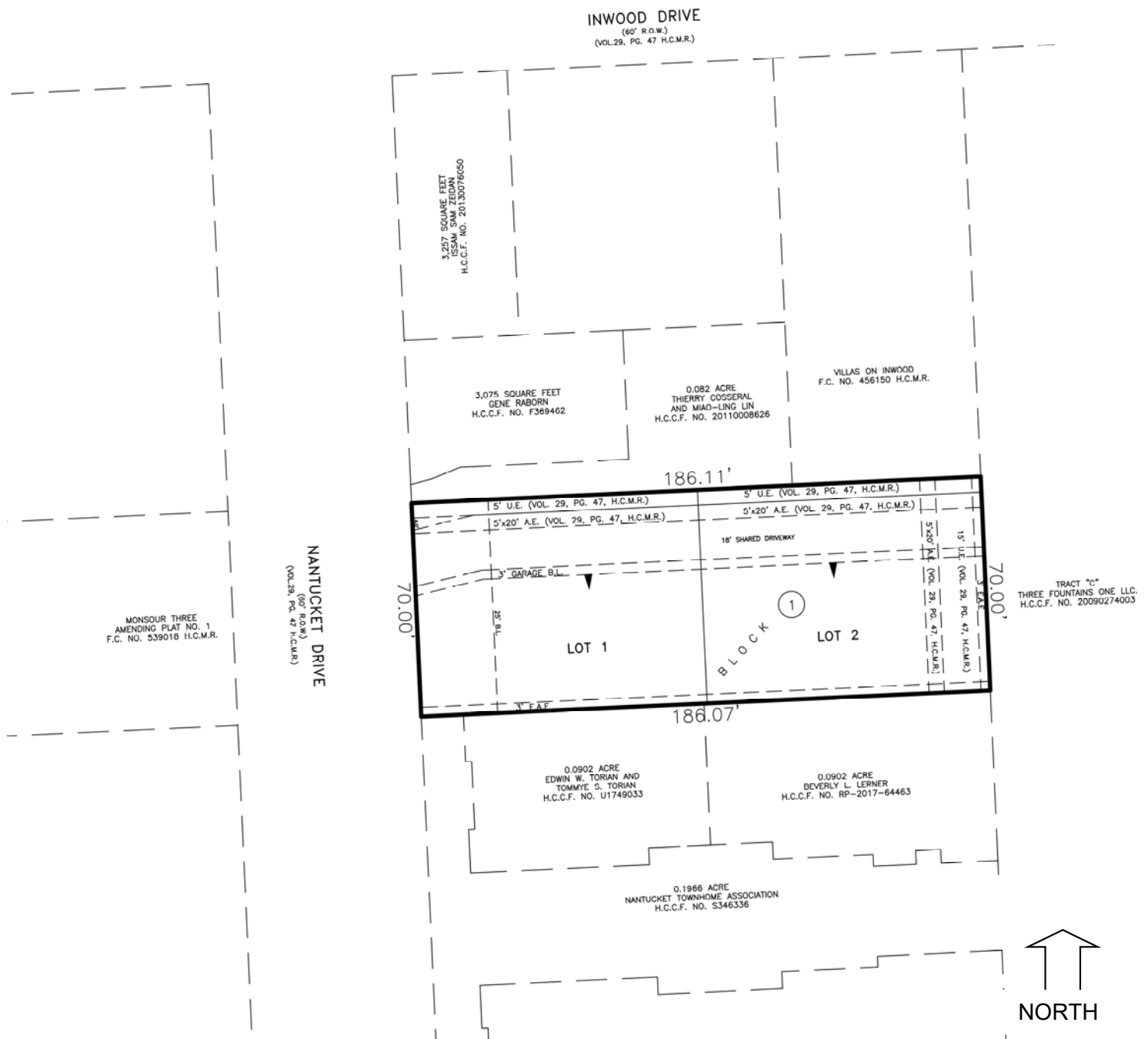
# ITEM: 152

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Nantucket Residences

Applicant: Advance Surveying, Inc.



C – Public Hearings

Subdivision

# Houston Planning Commission

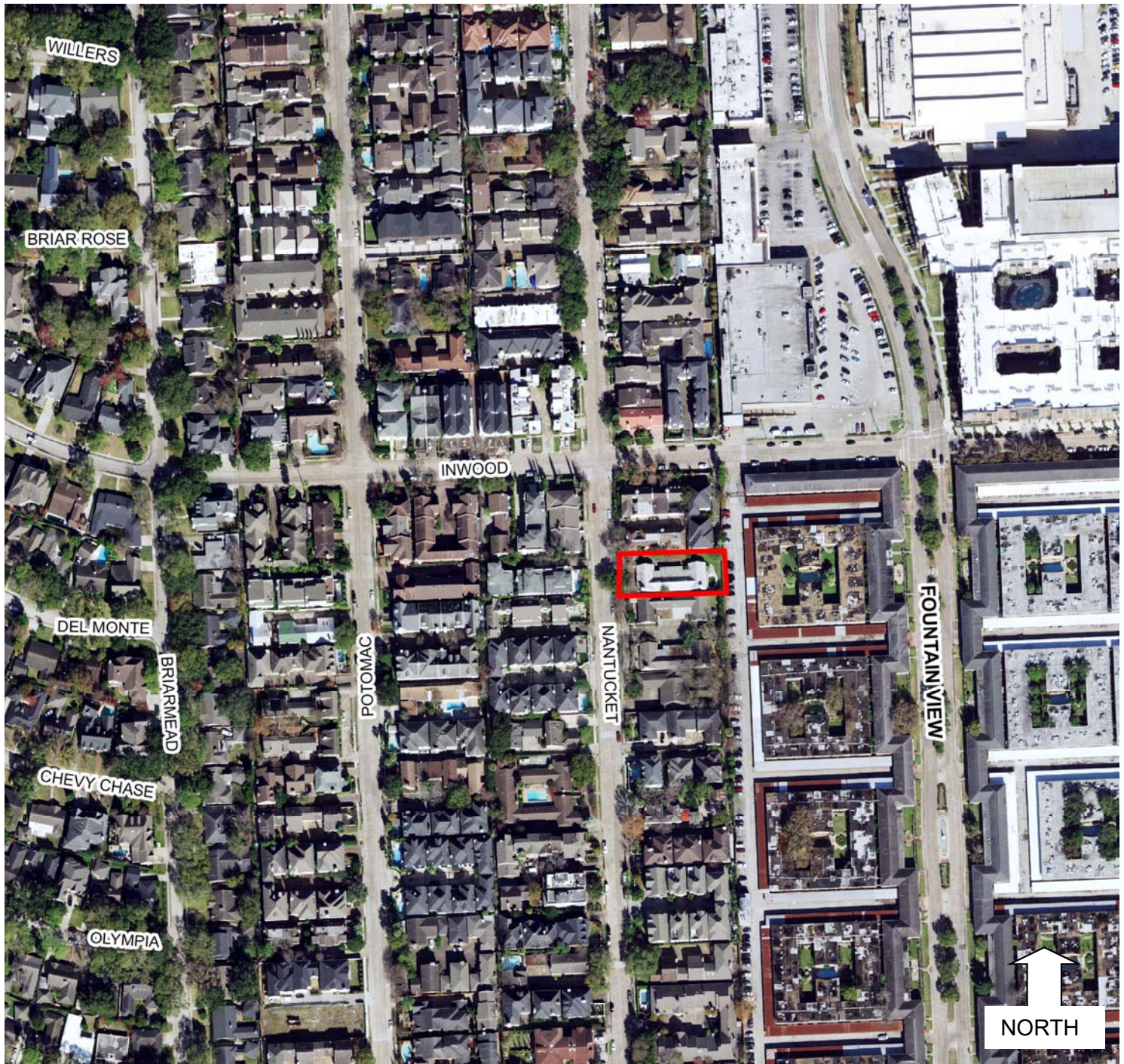
ITEM: 152

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Nantucket Residences

Applicant: Advance Surveying, Inc.



C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

May 3, 2022

Dear Property Owner:

**Reference Number: 2022-1052; Nantucket Residences;** partial replat of "**Westhaven Estates Sec 1,**" being Lot 136, Block 1, as recorded in Volume 29, Page 47 of the Harris County Map Records.

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

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

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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***

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

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

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# Houston Planning Commission

# ITEM: 153

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Pine Trails Sec 9 partial replat no 1

Applicant: PLS Construction Layout, INC



C – Public Hearings

Site Location

# Houston Planning Commission

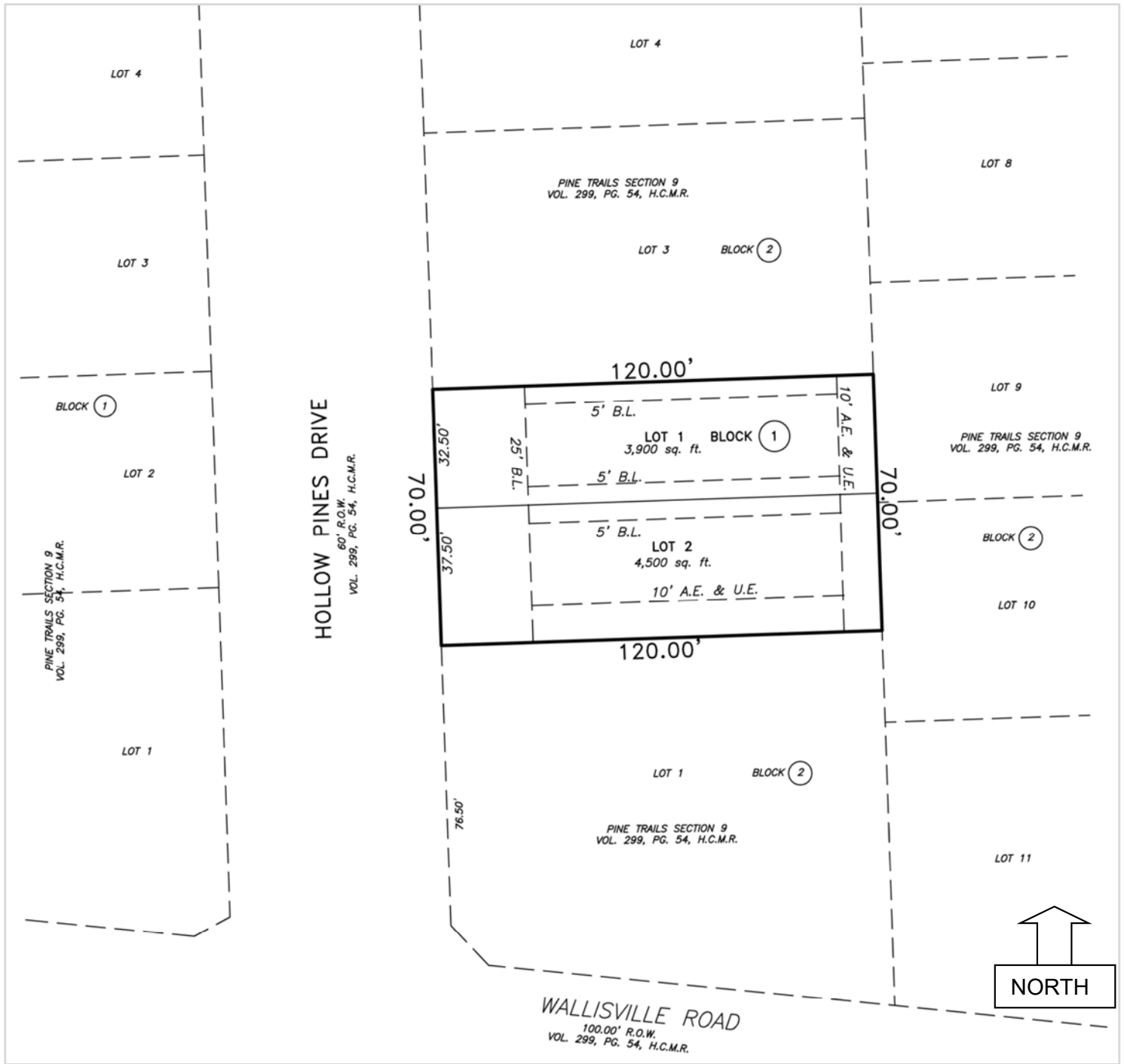
# ITEM: 153

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Pine Trails Sec 9 partial replat no 1

Applicant: PLS Construction Layout, INC



C – Public Hearings

Subdivision



# Houston Planning Commission

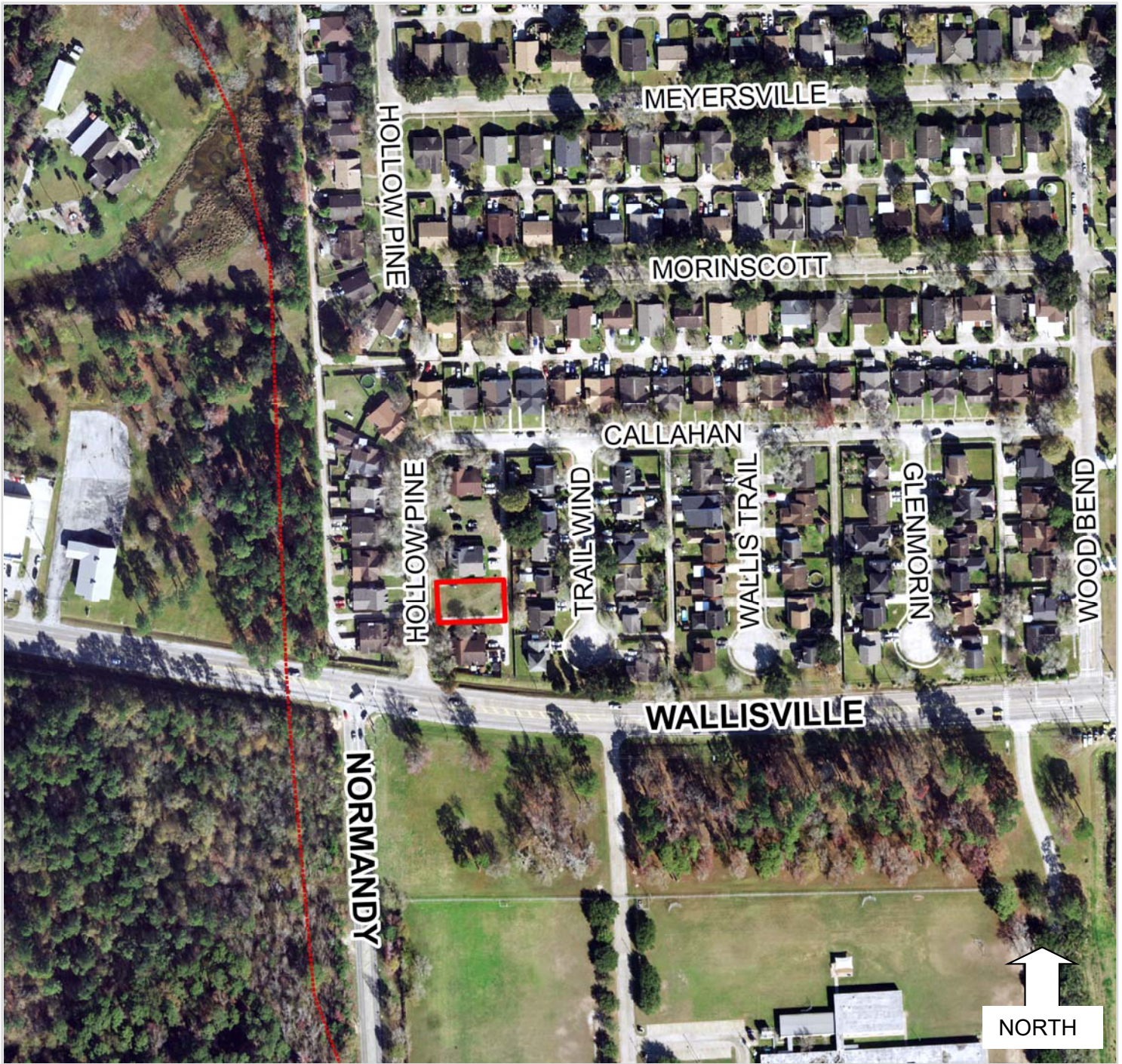
ITEM: 153

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Pine Trails Sec 9 partial replat no 1

Applicant: PLS Construction Layout, INC



C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

May 2, 2022

Dear Property Owner:

**Reference Number: 2022-0876; Pine Trails Sec 9 partial replat no 1;** a partial replat of **Pine Trails Sec 9**, being Lot 2, Block 2, as recorded at Volume 299 Page 54 of the Harris County Map Records.

The property is located along Hollow Pines Drive north of Wallisville Road and south of Callahan Drive. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Uriel Figueroa**, with PLS Construction Layout, INC on behalf of the developer, JFO Solutions, can be contacted at **713-480-4075**.

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

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

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, May 26, 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  
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### ***Planning Commission Body, Authority and Obligation***

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

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# Houston Planning Commission

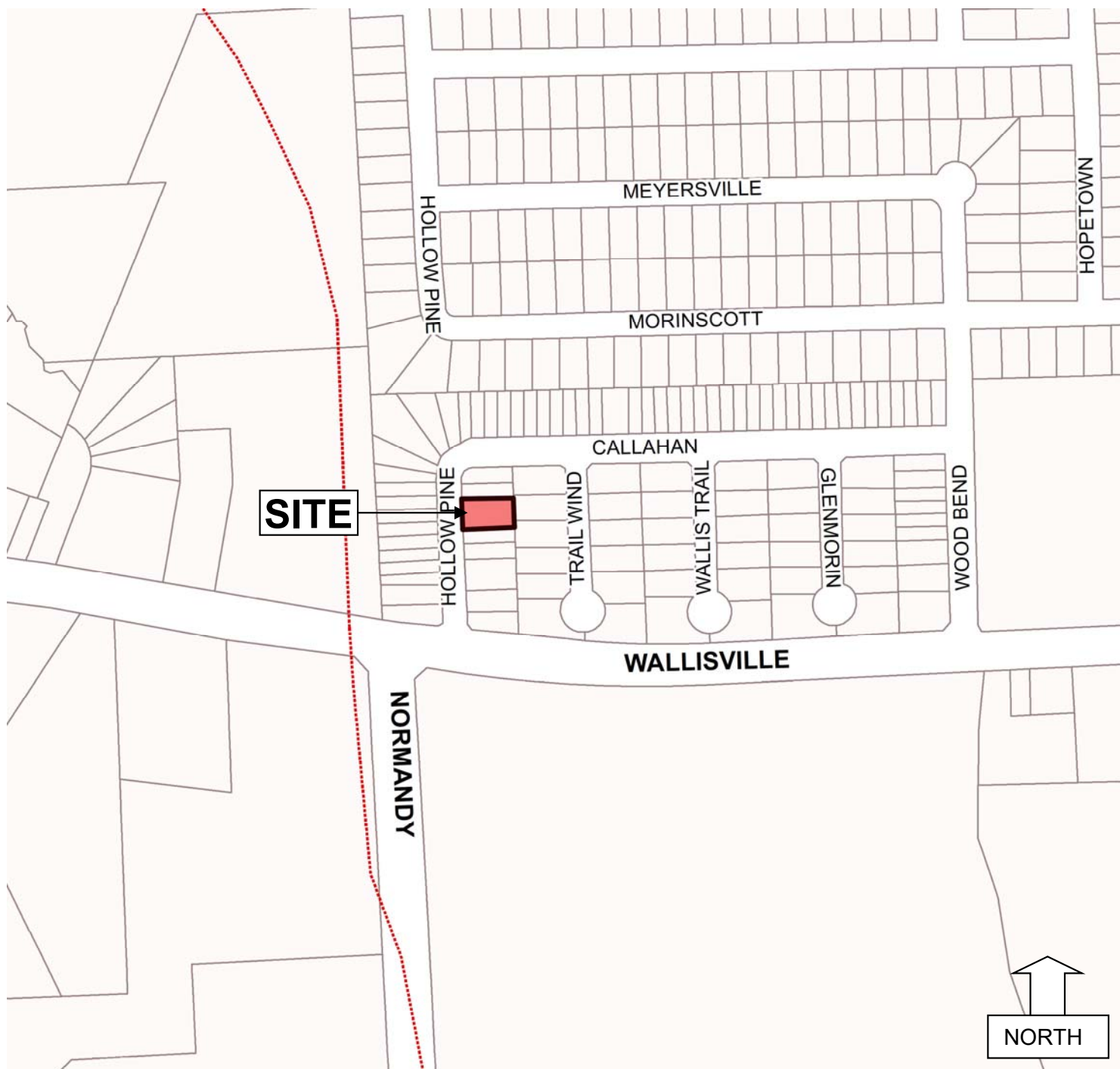
# ITEM: 154

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Pine Trails Sec 9 partial replat no 2

Applicant: PLS Construction Layout, INC



C – Public Hearings

Site Location

# Houston Planning Commission

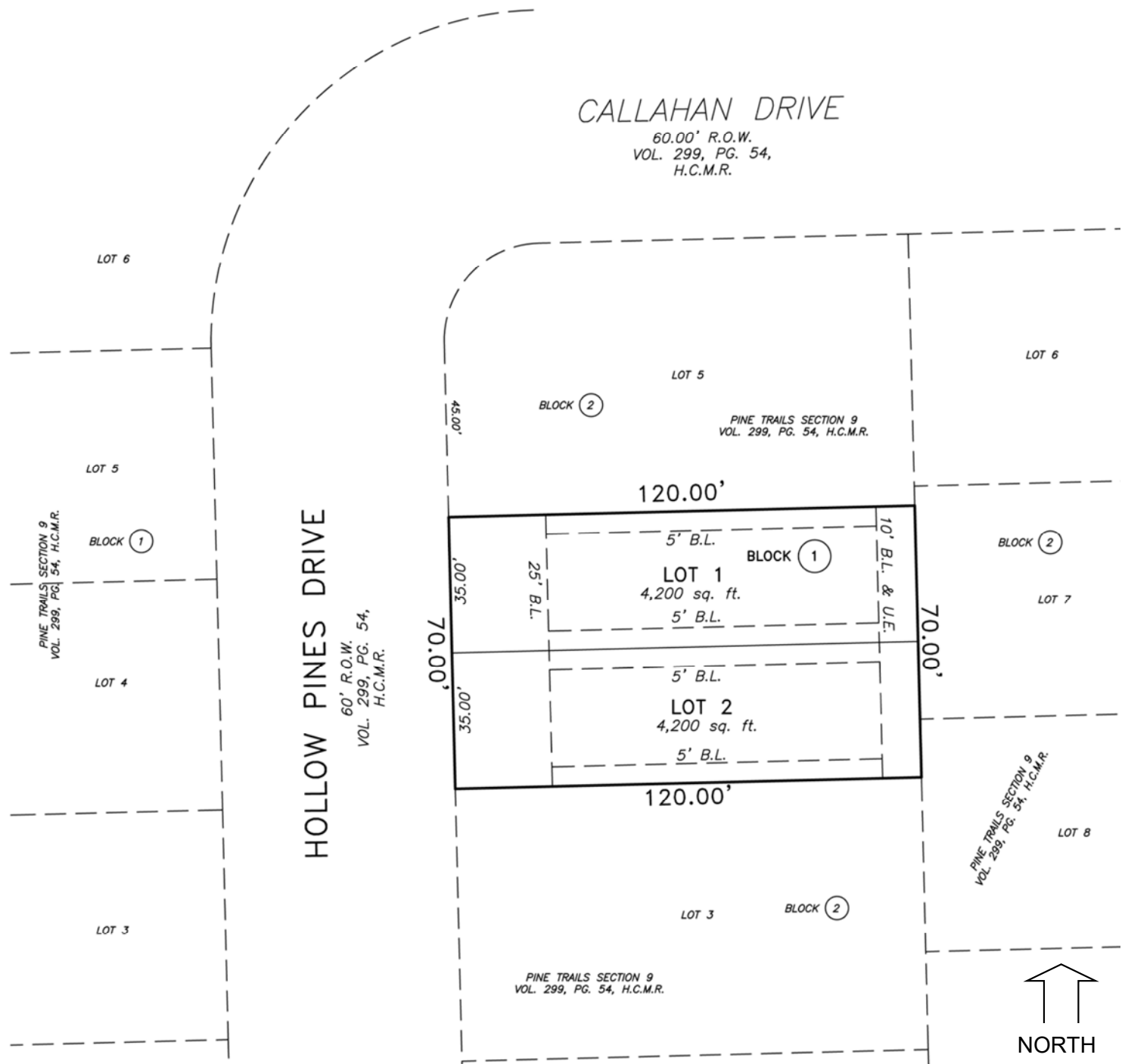
# ITEM: 154

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Pine Trails Sec 9 partial replat no 2

Applicant: PLS Construction Layout, INC



C – Public Hearings

Subdivision



# Houston Planning Commission

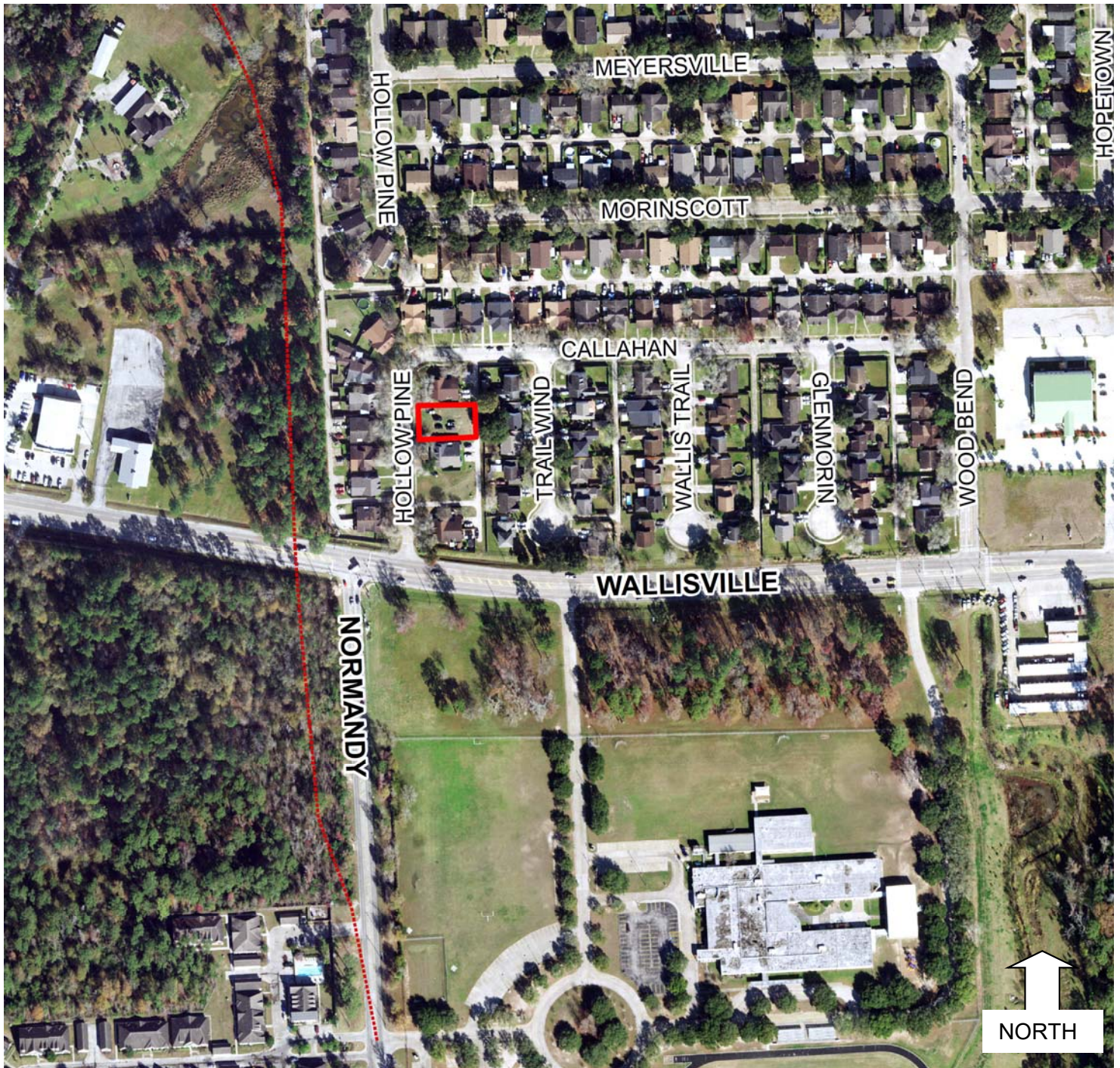
ITEM: 154

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Pine Trails Sec 9 partial replat no 2

Applicant: PLS Construction Layout, INC



C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

May 2, 2022

Dear Property Owner:

**Reference Number: 2022-0882; Pine Trails Sec 9 partial replat no 2;** a partial replat of **Pine Trails Sec 9**, being Lot 4, Block 2, as recorded at Volume 299 Page 54 of the Harris County Map Records.

The property is located along Hollow Pines Drive north of Wallisville Road and south of Callahan Drive. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Uriel Figueroa**, with PLS Construction Layout, INC on behalf of the developer, JFO Solutions, can be contacted at **713-480-4075**.

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

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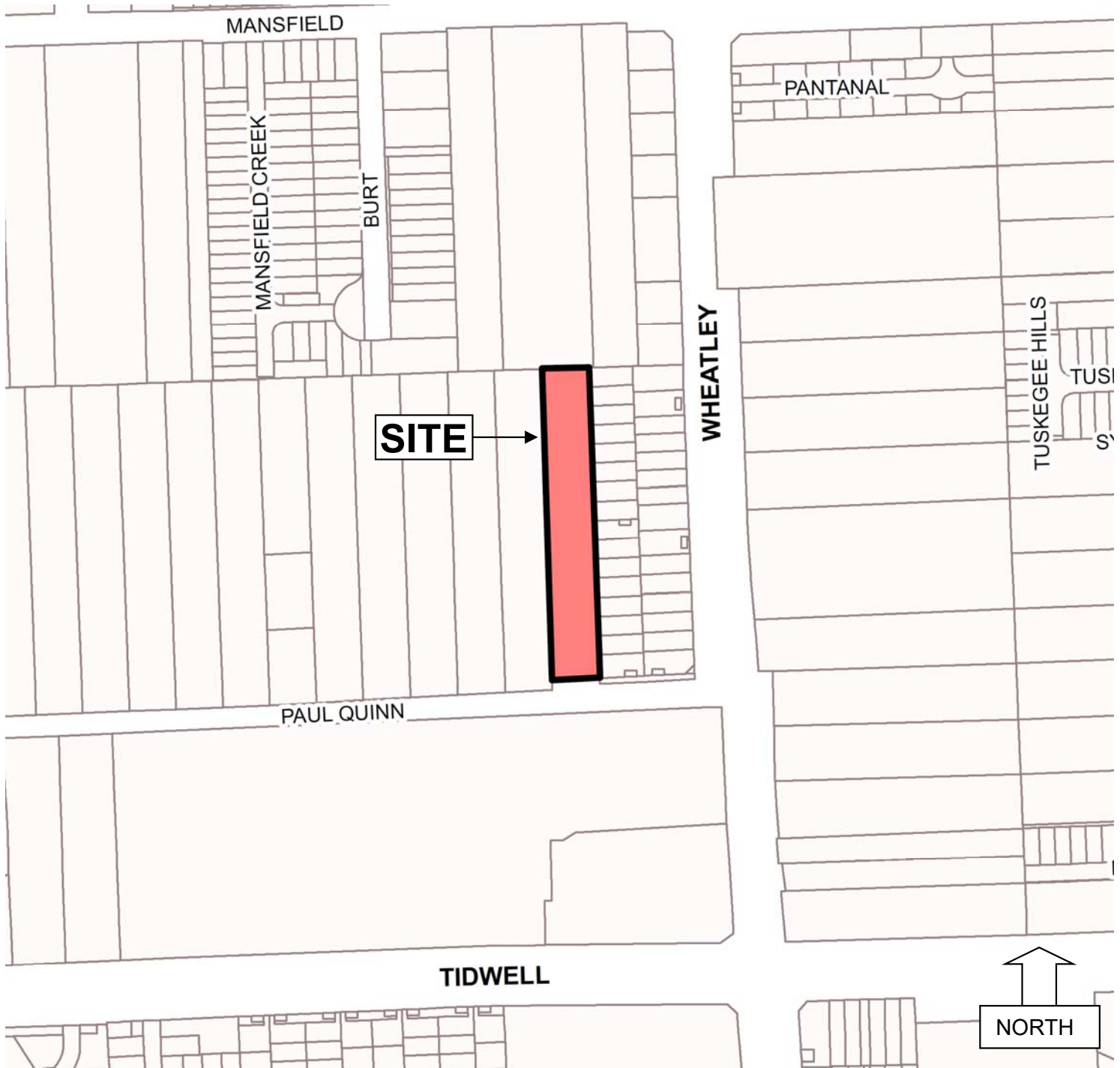
# Houston Planning Commission      ITEM: 155

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Rosa Estates replat no 1

Applicant: Owens Management Systems, LLC



**C – Public Hearings**

**Site Location**

## Subdivision



# Houston Planning Commission **ITEM: 155**

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Rosa Estates replat no 1

Applicant: Owens Management Systems, LLC



**C – Public Hearings**

**Aerial**





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



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

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

May 2, 2022

Dear Property Owner:

**Reference Number: 2022-1063; Rosa Estates replat no 1**, a replat of **Rosa Estates**, portion of Lot 3, Block 17, as recorded in Vol. 7, Pg. 6 of the Harris County Map Records.

The property is located near the northwest intersection of Paul Quinn Road and Wheatley Street. The purpose of the replat is to create twelve (12) lots and (6) reserves. The applicant, **Joyce Owens** with Owens Management Systems, LLC, on behalf of the developer, Edward Guidry, can be contacted at **713-643-6333**.

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

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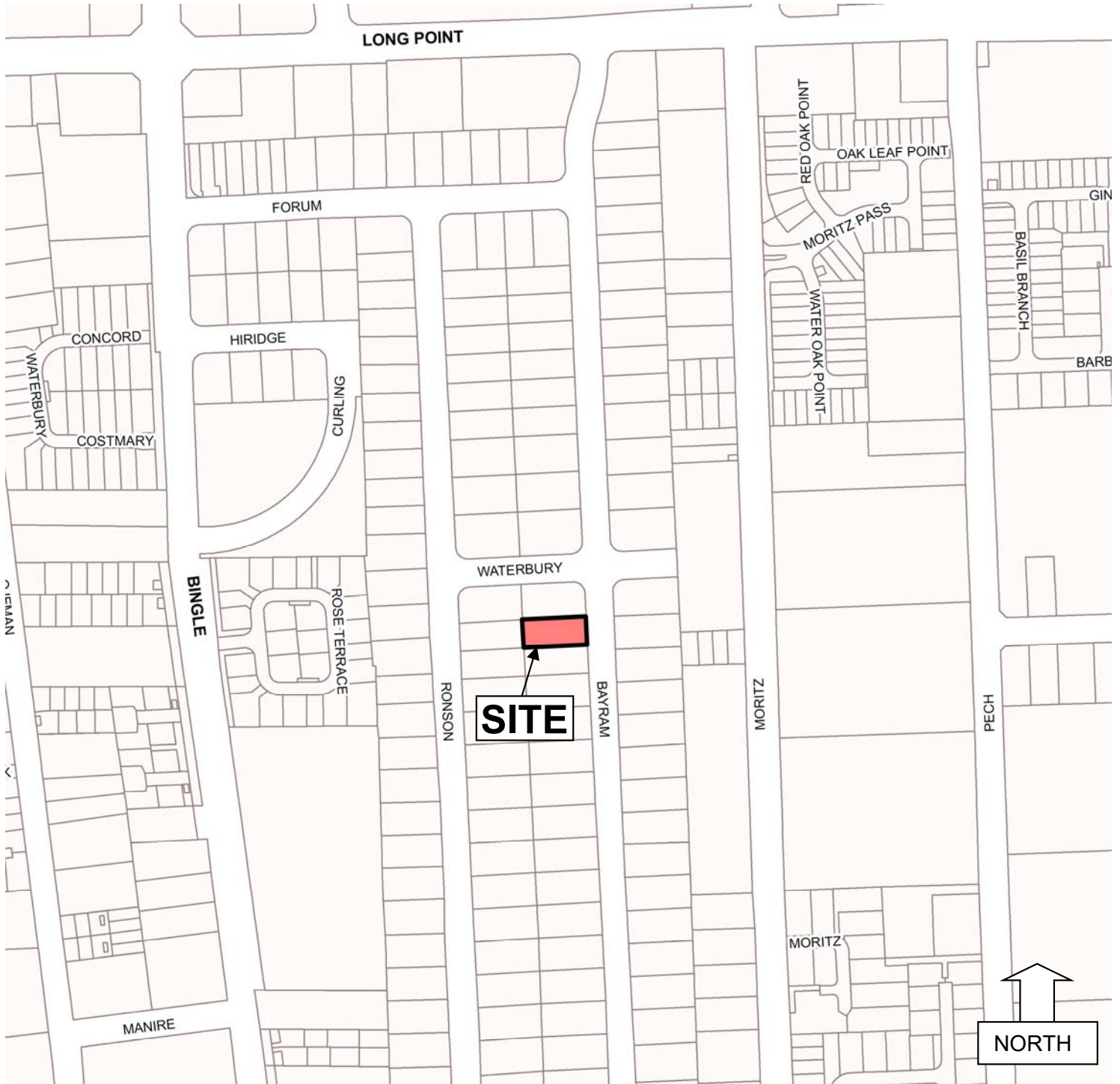
# Houston Planning Commission      ITEM: 156

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Spring Oaks replat no 1 partial replat no 7

Applicant: The Interfield Group



C – Public Hearings

Site Location



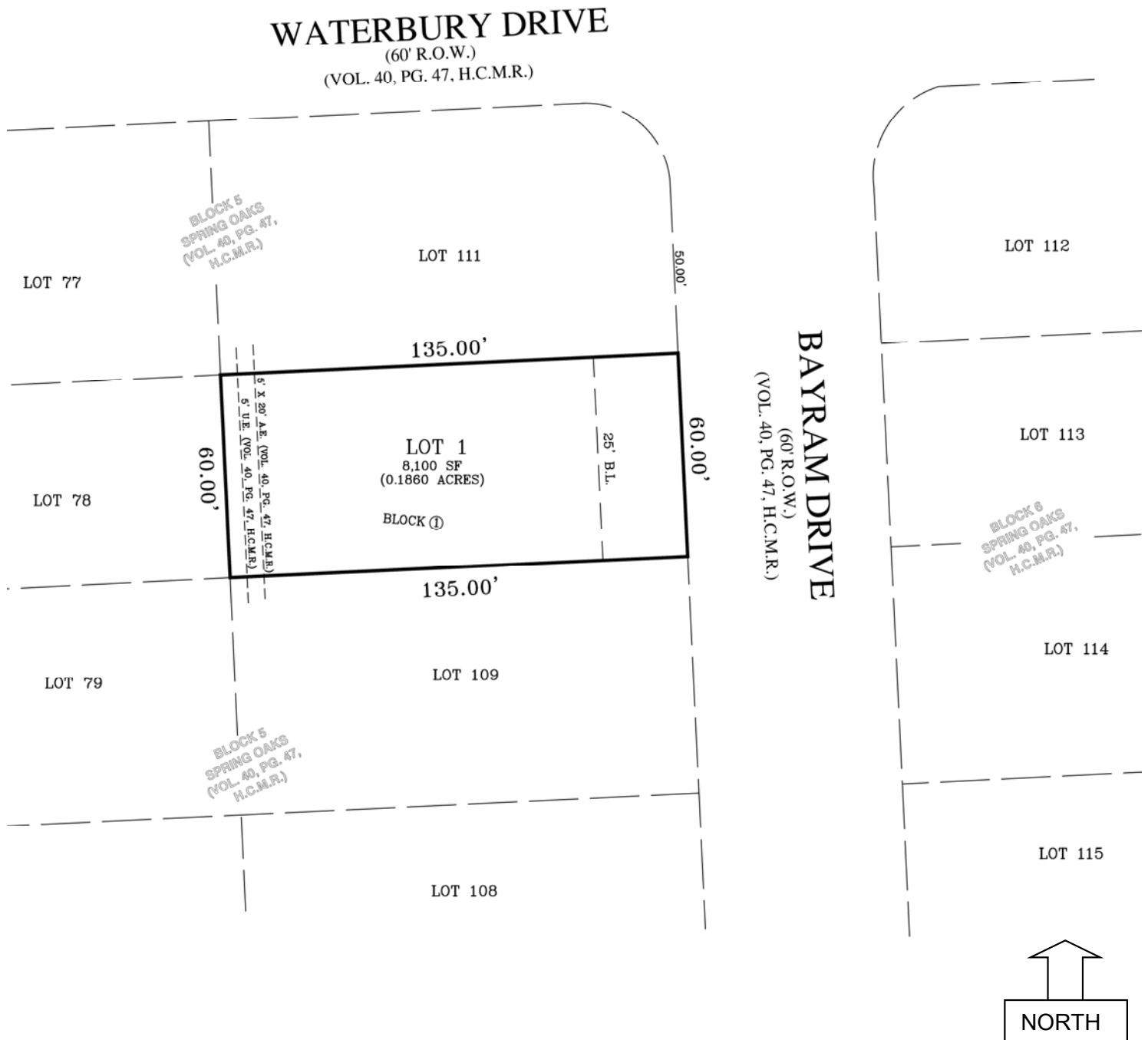
# Houston Planning Commission ITEM: 156

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Spring Oaks replat no 1 partial replat no 7

Applicant: The Interfield Group



C – Public Hearings

Subdivision

# Houston Planning Commission **ITEM: 156**

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Spring Oaks replat no 1 partial replat no 7

Applicant: The Interfield Group



**C – Public Hearings**

**Aerial**





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



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

May 5, 2022

Dear Property Owner:

**Reference Number: 2022-1053; Spring Oaks replat no 1 partial replat no 7;** partial replat of **Spring Oaks replat no 1**, of Lot 110, Block 5, as recorded in Volume 40, Page 47 of the Harris County Map Records.

The property is located west along Bayram drive, south of Waterbury Drive and east of Ronson Road. The purpose of the replat is to create one (1) single family lots and revise the building line. The applicant, **Mary Villareal** with The Interfiled Group, on behalf of the developer, Northstone Builders, can be contacted at **713-780-0909. Ext 312**.

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

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

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

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, May 26<sup>th</sup>, 2022, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

**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: 157

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Alabama Court Tract

Applicant: Meta Planning + Design LLC

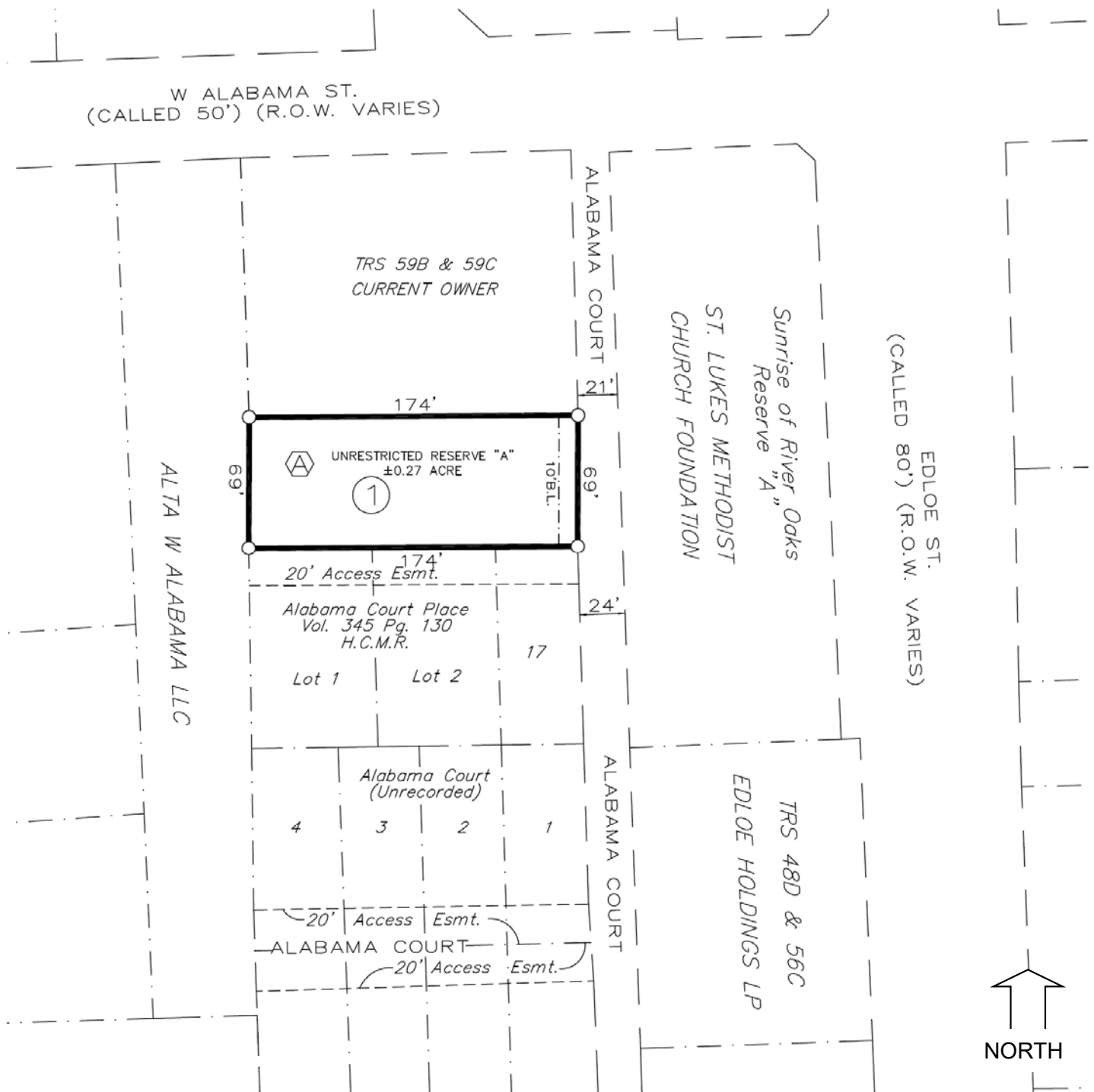


D – Variances

Site Location

**Subdivision Name: Alabama Court Tract**

**Applicant: Meta Planning + Design LLC**



# Houston Planning Commission

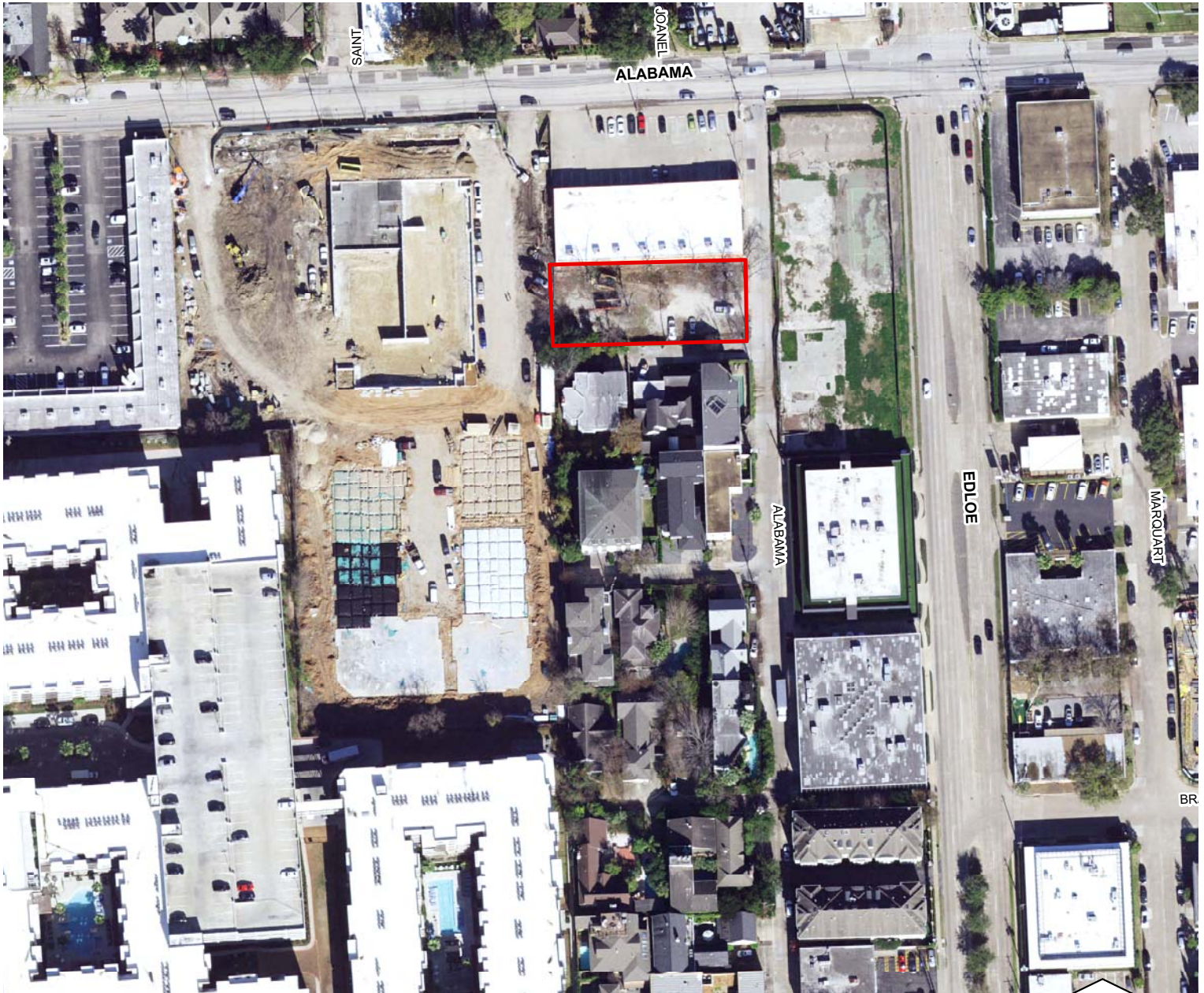
ITEM: 157

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Alabama Court Tract

Applicant: Meta Planning + Design LLC



NORTH

D – Variances

Aerial





## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2022-1103

**Plat Name:** Alabama Court Tract

**Applicant:** Meta Planning + Design LLC

**Date Submitted:** 04/29/2022

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 front on Alabama Court, a pre-existing local street of substandard width being used for public access

**Chapter 42 Section:** 42-190

**Chapter 42 Reference:**

Chapter 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**

The subject site is approximately 0.27 acres of land located in the Greenway Plaza vicinity, generally south of West Alabama Street and west of Edloe Street. The site takes access and frontage from Alabama Court, a small local street south of West Alabama. Alabama Court serves a few dozen small properties, both residential and commercial, and ultimately dead-ends about 925' south of West Alabama. Alabama Court has no known dedication information. Deeds and plats surrounding Alabama Court have referred to it as an access easement, a private drive, or a public street. It has a variable-width right-of-way of 20'-25', which is almost entirely filled with paving for the street, which has curbs and storm sewer gutters as well as a sidewalk along most of the eastern curb. Alabama Court is used as a public street for access to the adjacent properties, most of which are already developed for a mix of uses. The subject site is the only undeveloped and unplatted property along Alabama Court. Some of the surrounding properties have been platted over the past decades, and some were created by deed long ago. For example, immediately east across Alabama Court, the plat "Sunrise of River Oaks" recorded in 2008 established a 10' building line along Alabama Court, but gave no widening to it. Further south, the plat "Alabama Park Townhomes" recorded in 2000 was abutting a portion of Alabama Court that was only 10' wide and gave an additional 10' of right-of-way so that it matched the roughly 20' width further north, but described the road as a private drive and provided only a 5' setback. This request is to allow the subject site to plat as an Unrestricted Reserve taking access from Alabama Court, a substandard right-of-way. The existing 20'-25' wide right-of-way is of unclear origin and has been referred to as a private drive on other documents, but it is being used as a public street. Although the subject site could theoretically provide its share of widening to Alabama Court (see related variance request), the tract immediately across Alabama Court has already platted without giving widening, and all other sites along Alabama Court have already been fully developed. Many of the other tracts along Alabama Court are small townhome lots; it would be impossible for any single lot to dedicate the nearly 20' of additional right-of-way needed on each side of Alabama Court. Therefore, future widening is unlikely to occur, and Alabama Court will most likely never reach a full 60' in width for any segment, let alone the full length of the street. Chapter 42-190 does not allow for any non-single-family use to develop on a public street of less than 50' in width. The subject site cannot develop within the bounds of Chapter 42-190. Strict application of the requirements of this section would deprive the owner of reasonable use of the land and would make the site undevelopable.

**(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 existing and historic conditions of Alabama Court are pre-existing circumstances that 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 intent and general purposes of this chapter will be preserved and maintained by the existing paving of the street, which is adequate to serve the handful of properties that already use it for public access and frontage. The subject site has no other access.

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

The granting of the variance will not inhibit the existing street or significantly impact traffic on the street, and is therefore not injurious to the public health, safety, or welfare.

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

The existing character of the street and its surrounding properties, the small size of the subject tract, and the established pattern of surrounding plats are the justifications for the granting of the variance.



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2022-1103

**Plat Name:** Alabama Court Tract

**Applicant:** Meta Planning + Design LLC

**Date Submitted:** 04/29/2022

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

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

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

To not provide any additional right-of-way widening to Alabama Court.

**Chapter 42 Section:** 42-121

**Chapter 42 Reference:**

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

### Statement of Facts

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

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

The subject site is approximately 0.2 acres of land located in the Greenway Plaza vicinity, generally south of West Alabama Street and west of Edloe Street. The site takes access and frontage from Alabama Court, a small local street south of W. Alabama. Alabama Court serves a few dozen small properties, both residential and commercial, and ultimately dead-ends about 925' south of West Alabama. Alabama Court has no known dedication information. Deeds and plats surrounding Alabama Court have referred to it as an access easement, a private drive, or a public street. It has a variable-width right-of-way of 20'-25', which is almost entirely filled with paving for the street, which has curbs and storm sewer gutters as well as a sidewalk along most of the eastern curb. Alabama Court is used as a public street for access to the adjacent properties, most of which are already developed for a mix of uses. The subject site is the only undeveloped property along Alabama Court. Some of the surrounding properties have been platted over the past decades, and some were created by deed long ago. For example, immediately east across Alabama Court, the plat "Sunrise of River Oaks" recorded in 2008 established a 10' building line along Alabama Court, but gave no widening to it. Further south, the plat "Alabama Park Townhomes" recorded in 2000 was abutting a portion of Alabama Court that was only 10' wide and gave an additional 10' of right-of-way so that it matched the roughly 20' width further north, but described the road as a private drive and provided only a 5' setback. This request is to allow the subject site to plat without providing any right-of-way widening to Alabama Court. The subject site is the last undeveloped property accessing Alabama Court. The street is already constructed and functions as a public street. The subject site is very small, is located very close to the intersection with West Alabama, and will not add a substantial amount of traffic to the existing street. Providing right-of-way widening would be an unreasonable burden on the developer of the subject site, would deprive the owner of reasonable use of their land, would not achieve any practical improvements to the street's conditions, and would not be in keeping with the character of the rest of the street.

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

The existing activity on the site and the historic conditions of the street are pre-existing circumstances that 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 intent and general purposes of this chapter will be preserved and maintained by the existing paving of the street, which is adequate to serve the handful of properties that already use it for public access and frontage. This chapter allows for waiver of the widening requirement in cases where the proposed development will not contribute to a significant increase in traffic on the street, which is the case for the subject request.

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

The granting of the variance will not inhibit the existing street or significantly impact traffic on the street, and is therefore not injurious to the public health, safety, or welfare.

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

The existing character of the street and its surrounding properties, the small size of the subject tract, and the established pattern of surrounding plats are the justifications for the granting of the variance.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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

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

May 19<sup>th</sup>, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** Alabama Court Tract

**REFERENCE NUMBER:** 2022-1103

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along W. Alabama Court, east of Timmons Street and south of W. Alabama 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.

Meta Planning + Design LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not dedicate r.o.w widening along W. Alabama and create a reserve along a public r.o.w less than 60' in width. 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, May 26, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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



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

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

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

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

For additional information regarding this project, please call Jennifer Curtis with Meta Planning + Design LLC at 281.865.2602 You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

## **TERMINOLOGY**

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

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

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

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

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

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

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

## **PROPERTY OWNERSHIP INFORMATION**

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

# Houston Planning Commission

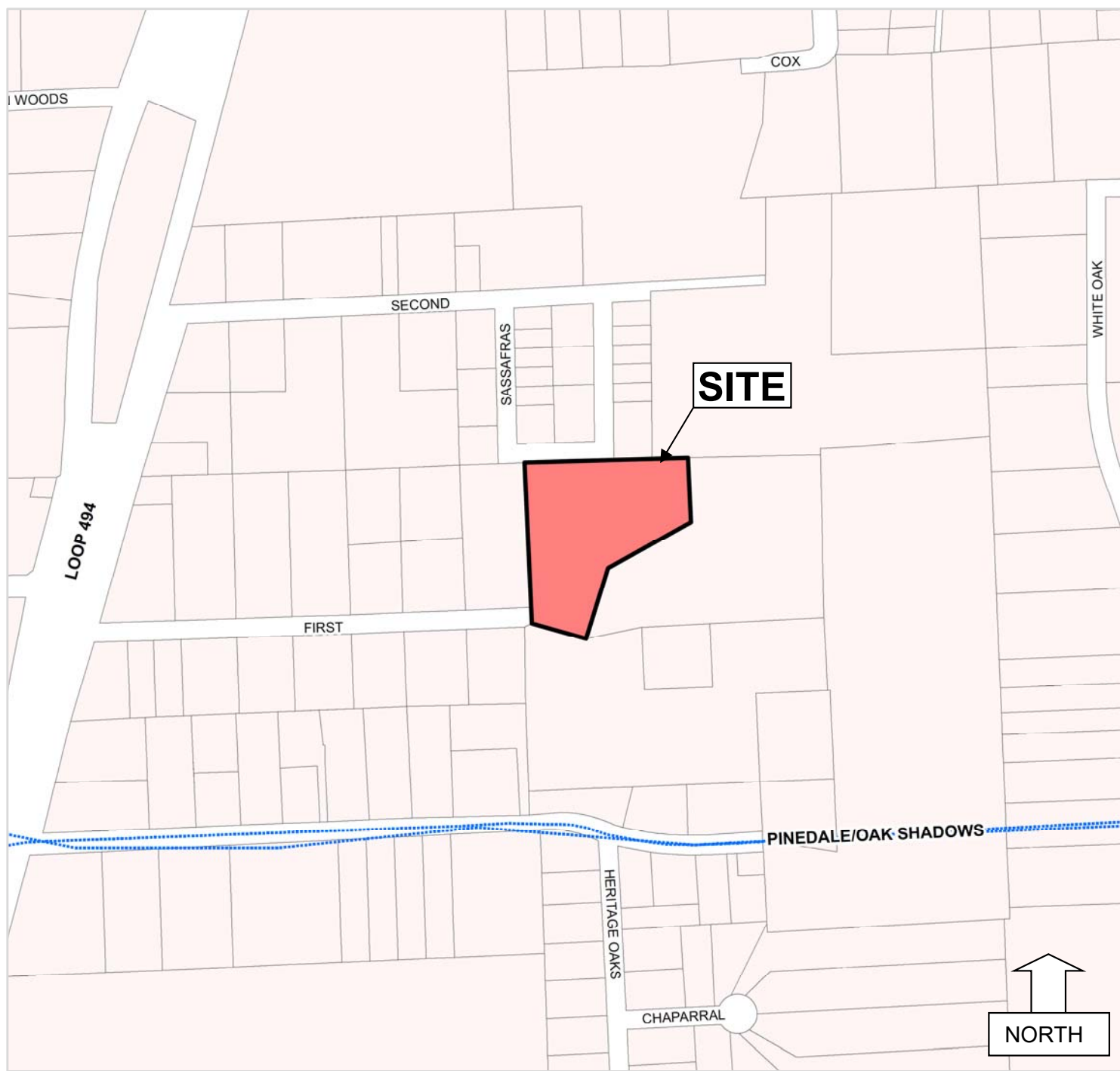
# ITEM: 158

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Chavez Ranch (DEF 1)

Applicant: Texas Professional Surveying, LLC



D – Variances

Site Location





# Houston Planning Commission

ITEM: 158

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Chavez Ranch (DEF 1)

Applicant: Texas Professional Surveying, LLC



D – Variances

Aerial



SUSAN CARR  
CALLED 0.4958 ACRE  
C.F. NO. 2019046462  
O.P.R.M.C.T.

DERRICK HEATH DEARING  
CALLED 7,200 SQ. FT.  
TRACT 1  
C.F. NO. 2020139456  
O.P.R.M.C.T.

DERRICK HEATH DEARING  
CALLED 7,200 SQ. FT.  
TRACT 2  
C.F. NO. 2020139456  
O.P.R.M.C.T.

LANE (60' R.O.W.)  
46462 & 2020139456  
R.M.C.T.

CALLED 7,200 SQ. FT.  
C.F. NO. 2012067896  
O.P.R.M.C.T.

LARRY JASON WALSTON  
CALLED 7,200 SQ. FT.  
C.F. NO. 2012067896  
O.P.R.M.C.T.

CALLED 7,200 SQ. FT.  
C.F. NO. 9353714  
R.P.R.M.C.T.

JOHN M. TOWNLEY AND  
MARY J. TOWNLEY  
CALLED 7,200 SQ. FT.  
C.F. NO. 9353714  
R.P.R.M.C.T.

C.F. NO. 2018066242  
O.P.R.M.C.T.

JAYSON RICHARDSON  
CALLED 0.495 ACRE  
C.F. NO. 2018066242  
O.P.R.M.C.T.

JAYSON RICHARDSON  
CALLED 0.495 ACRE  
C.F. NO. 2018066242  
O.P.R.M.C.T.

LOT 9

IRONWOOD CIRCLE  
(NO R.O.W. OF RECORD)

N:10042162.02  
E:3912374.73

N 86°47'24" E 509.58'

VILLE TIMBERS, SECTION 1  
VOL. 5, PG. 227  
M.C.M.R.

LOT 1

Proposed  
Single-Family  
Residence

LOT 2  
3.212 ACRES

APPROXIMATE LIMITS  
ZONE AE

LOT 1  
1.125 ACRES

Existing  
Single-Family  
Residence

LAWRENCE E. LAPERNA AND  
CHRISTINE L. LAPERNA  
CALLED 7.077 ACRES  
C.F. NO. 9235202  
R.P.R.M.C.T.

1ST STREET (60' R.O.W.)  
VOL. 5, PG. 227, M.C.M.R.

S 03°55'09" W 243.33'

Access To  
Adjacent Tracts

30' ACCESS ESMT  
(TO BE RECORDED BY  
SEPARATE INSTRUMENT)

S 20°58'48" E 161' ± (CAL)

PAUL F. GOLDEN AND  
LORENA GOLDEN  
CALLED 1.00 ACRES  
VOL. 833, PG. 933  
M.C.D.R.

JANA YVONNE FRANCIS  
CALLED 8.229 ACRES  
C.F. NO. 2001024648  
O.P.R.M.C.T.

LOT 1





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**APPLICANT'S  
Variance Request Form**

**Application Number:** 2022-1067

**Plat Name:** Chavez Ranch

**Applicant:** Texas Professional Surveying, LLC

**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 not extend First Street or provide a cul-de-sac for First Street

**Chapter 42 Section:** 134(a)

**Chapter 42 Reference:**

A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless:

**Statement of Facts**

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

**(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 is a 4.337 acre tract located within the City of Houston's ETJ in Montgomery County. The site is located at the end of First Street, approximately 3/4 of a mile east of State Highway 69 and just over one mile south of the Grand Parkway. The area is primarily made up of a mix of low density single-family residences. The subject plat proposes to subdivide the 4.337 acre tract into two single-family lots that are both over 1 acre. As First Street terminates at the western boundary of the site, City regulations would require that the plat either extend the street through the site or provide a cul-de-sac for turnaround purposes. Given the low-density character of the site and surrounding neighborhood, the existing floodplain on the property, and the fact that the street would not have anywhere to connect to if it were extended east, imposing the extension of the street is an unreasonable burden to place on the property owner.

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

The circumstances if the variance are not a result of a hardship created by the applicant but rather the unique physical characteristics that exist on and adjacent to the site.

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

The intent and general purposes of this chapter is to provide sufficient street connections to allow for emergency services. The intent and general purposes of this chapter will be preserved and maintained as the existing First Street has and will continue to provide sufficient access to the site and surrounding properties. Furthermore, the applicant is proposing to dedicate an access easement to provide access via the existing driveway to the one property to the east of the site. Additionally, Owens Road, SH 1494, IH 69, and the Grand Parkway all provide adequate access for the surrounding area.

**(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 as existing First Street has and will continue to provide sufficient access to the site and surrounding properties. Furthermore, the applicant is proposing to dedicate an access easement to provide access via the existing driveway to the one property to the east of the site.

Additionally, Owens Road, SH 1494, IH 69, and the Grand Parkway all provide adequate access for the surrounding area.

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

Economic hardship is not the sole justification of the variance, but rather the unique physical characteristics that exist on and adjacent to the site. Primarily the the low-density character of the surrounding neighborhood, the existing floodplain onsite, and the fact that the street would not have anywhere to connect to if it were extended east due to existing single-family residences and neighborhoods.



# Houston Planning Commission

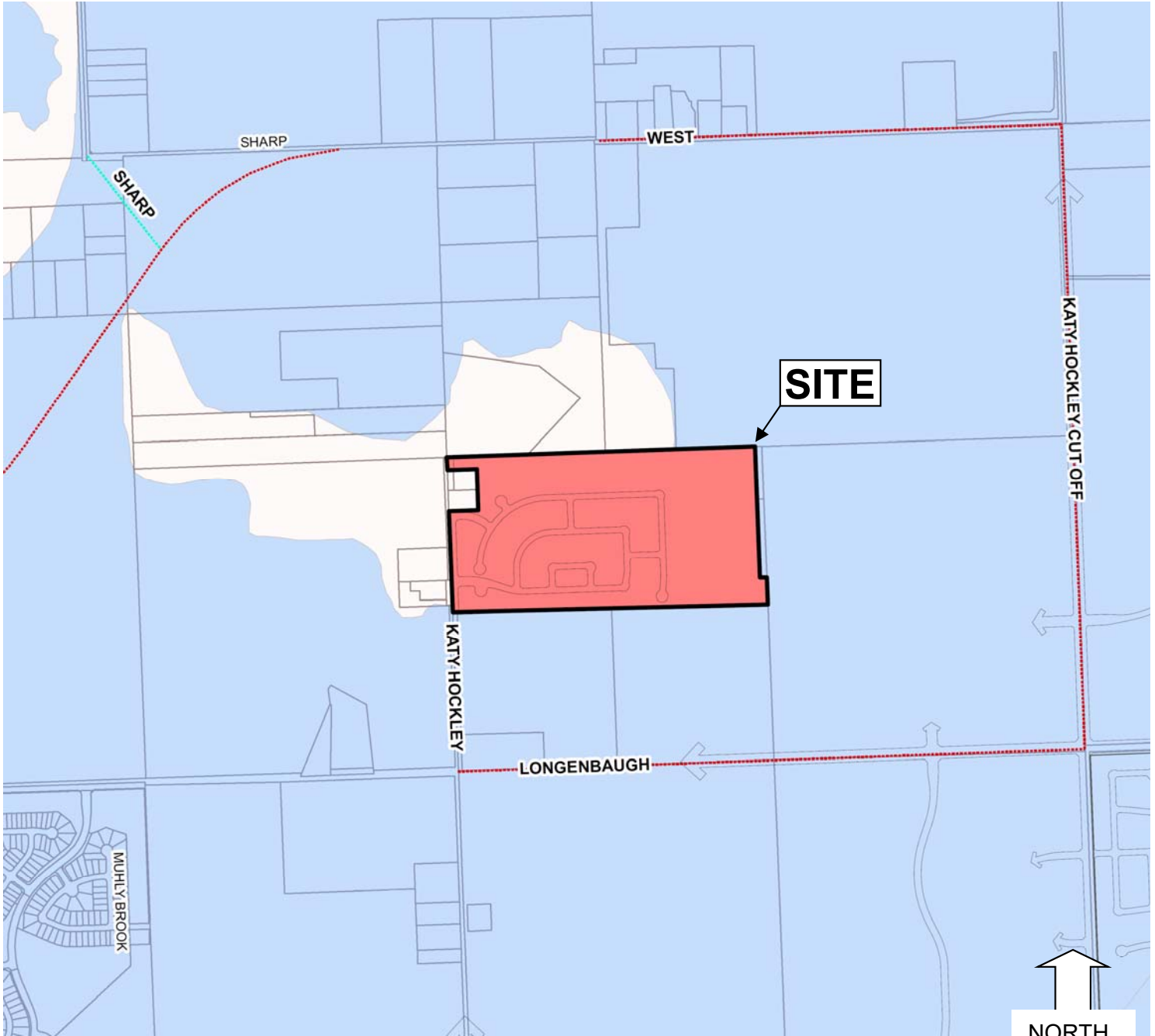
ITEM: 159

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Katy Hockley 77 Acre Tract GP

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



D – Variances

Site Location

# Houston Planning Commission

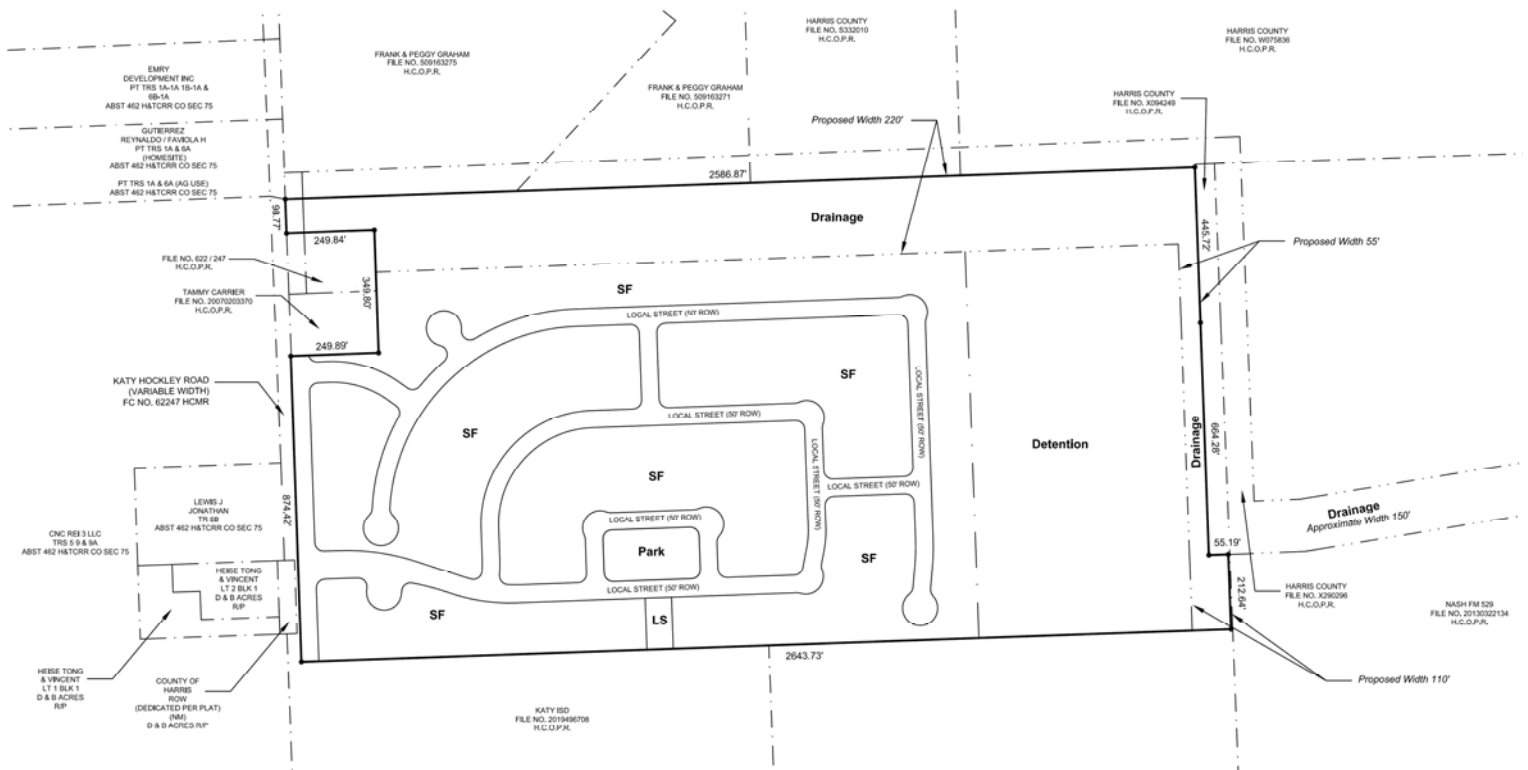
# ITEM: 159

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Katy Hockley 77 Acre Tract GP

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



D – Variances

Subdivision

# Houston Planning Commission

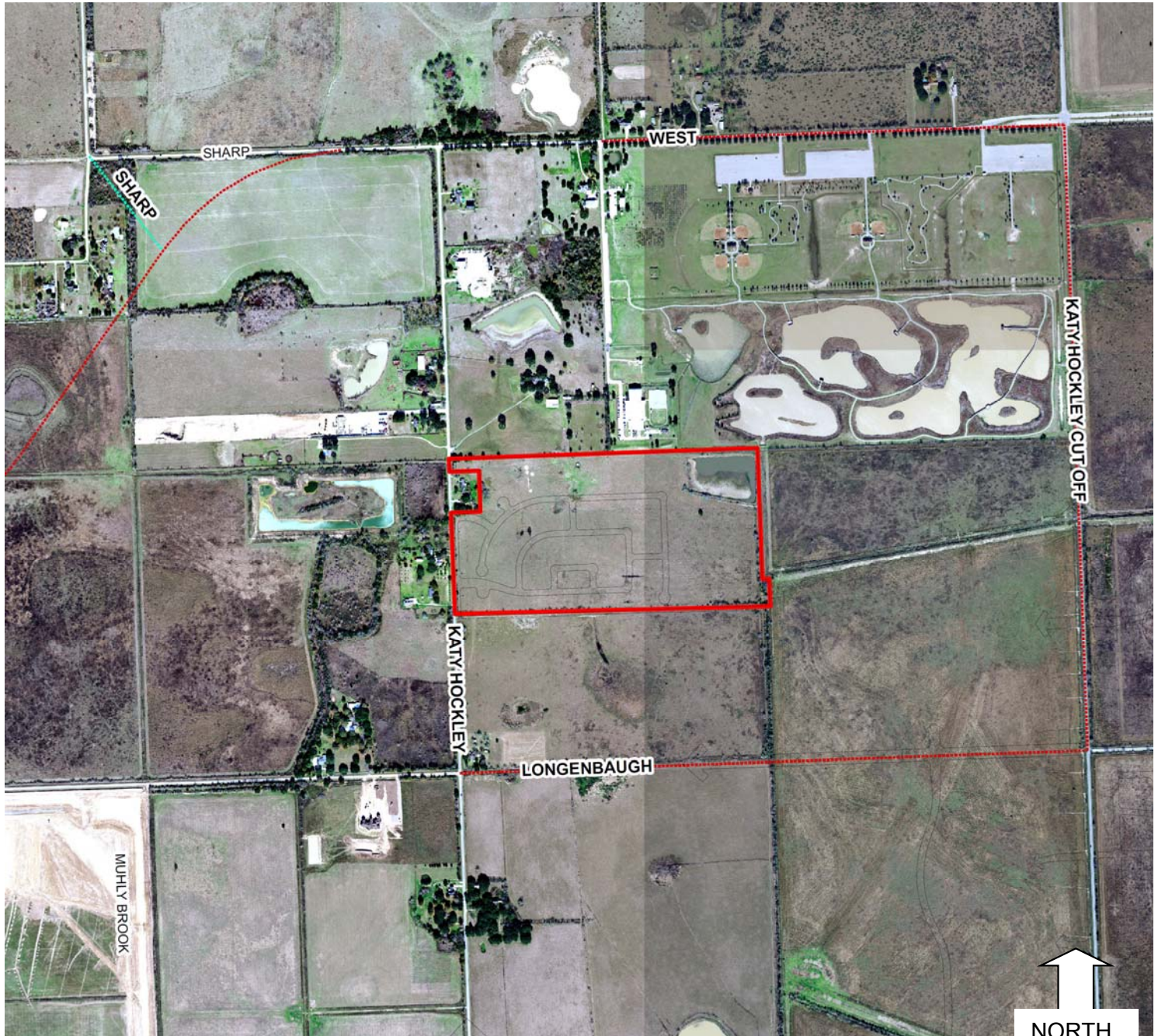
ITEM: 159

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Katy Hockley 77 Acre Tract GP

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



D – Variances

Aerial





**Application Number:** 2022-1289

**Plat Name:** Katy Hockley 77 Acre Tract

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

**Date Submitted:** 05/16/2022

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 exceed the maximum intersection spacing of 1400' along the northern, eastern, and southern boundaries of the 77 Acre Katy Hockley subdivision by approximately 1187 feet.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

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

### Statement of Facts

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

**(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 77 Acre Katy Hockley Tract is an approximately seventy-seven acre subdivision located west of central Houston, west of Highway 99, north of Freeman Road, and in between Katy Hockley Road and Katy Hockley Cut Off Road. The community includes several internal streets that traverse the development. The site is bounded on the north and east side by Harris County Flood Control District drainage channels, an existing Juvenile Detention Center to the north, Bear Creek to the east, and a proposed Katy ISD Multi-Campus School Site to the south. There are two entrances to the subdivision off Katy Hockley Road. Both streets will provide access to the rest of the subdivision. The future internal roads will have sufficient connectivity throughout the site. It is not possible for these internal streets to meet the criteria of 42-128(a)(1) due to the required drainage channel easement north and east of the tract due to the proximity of Bear Creek, existing Juvenile Detention Center site further to the north, and the Katy ISD multi-campus school site to the south.

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

The hardship is a result of the existing Juvenile Detention Center to the north, the Harris County Flood Control District channel to the north and east due to the proximity of Bear Creek, and of the Katy ISD Multi-Campus school site to the south.

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

The proposed configuration meets the intent of the provisions of the ordinance and provides ample internal circulation throughout the 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 the public health, safety, or welfare as adequate internal circulation is provided with the proposed street layout.

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

Economic hardship is not a justification for the variance; the proposed design is necessary due to the existing Juvenile Detention Center to the north, the Harris County Flood Control District channel to the north and east due to the proximity of Bear Creek, and of the Katy ISD Multi-Campus school site to the south.

# Houston Planning Commission

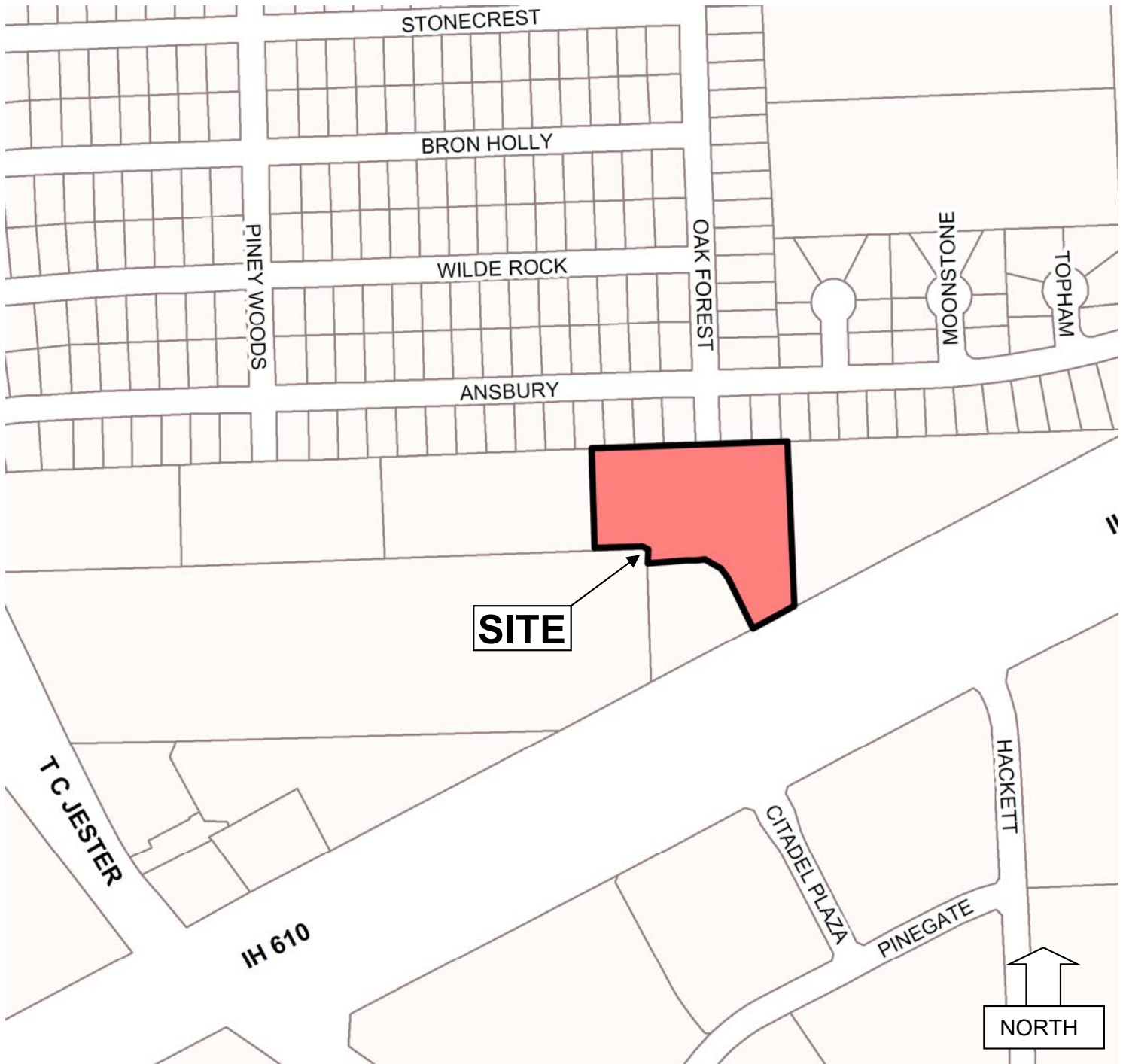
ITEM: 160

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Marigny Heights

Applicant: Richard Grothues Designs



D – Variances

Site Location

**ITEM: 160**

**Meeting Date: 05/26/2022**

**Applicant: Richard Grothues Designs**



## D – Variances

## Subdivision



# Houston Planning Commission

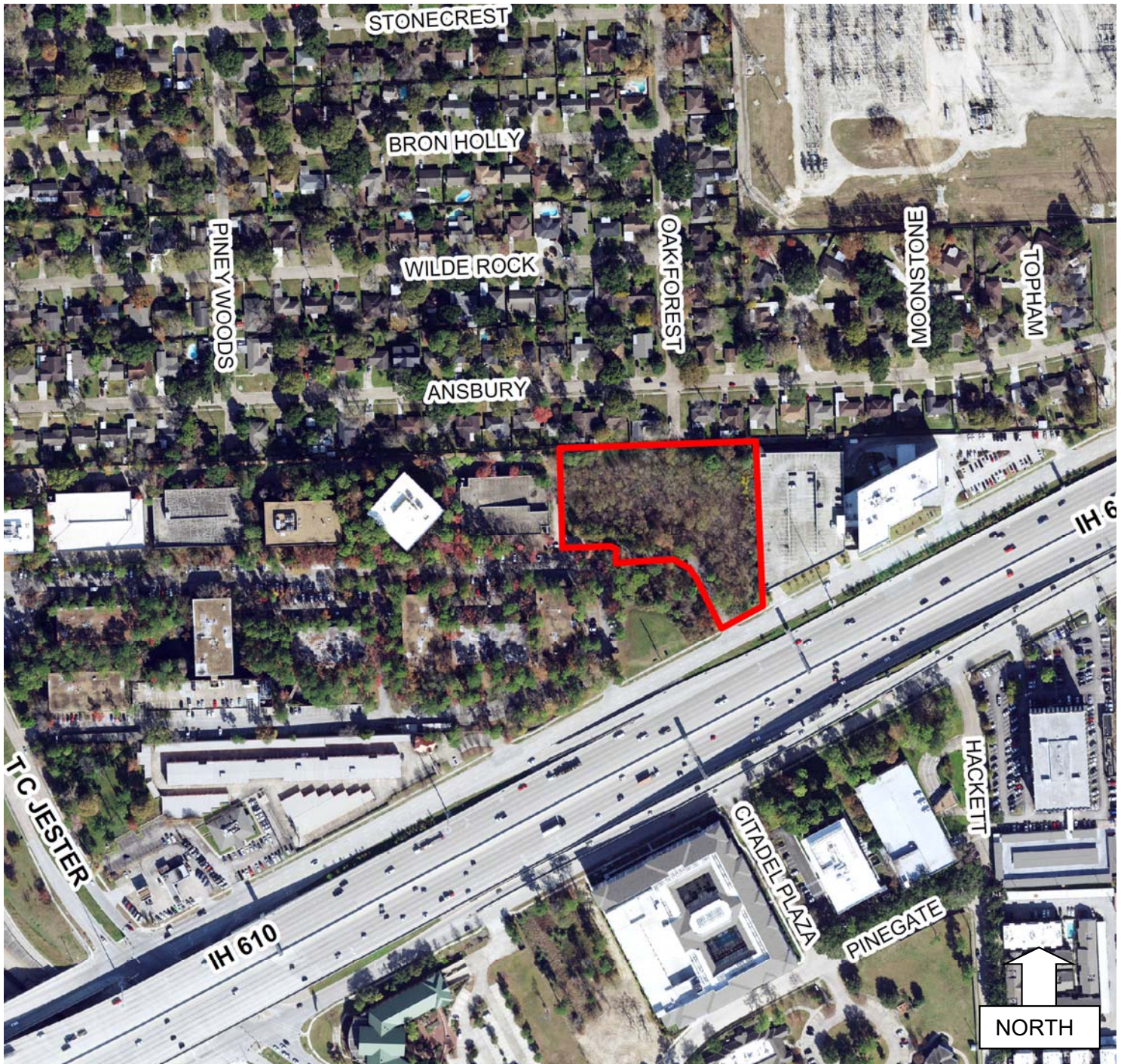
ITEM: 160

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Marigny Heights

Applicant: Richard Grothues Designs



D – Variances

Aerial





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**APPLICANT'S  
Variance Request Form**

**Application Number:** 2022-1109

**Plat Name:** Marigny Heights

**Applicant:** Richard Grothues Designs

**Date Submitted:** 05/01/2022

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 not extend Oak Forest Drive to Loop 610 nor end Oak Forest Drive in a cul-de-sac.

**Chapter 42 Section:** 42-134

**Chapter 42 Reference:**

Section 42-134 Street Extensions

**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**

Oak Forest is a local street running through and serving an existing subdivision. The extension of Oak Forest would result in an intersection with Loop 610. Loop 610 is controlled by TXDOT

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

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

The extension of Oak Forest would result in a local street becoming a defacto thoroughfare due to the intersection of TC Jester & Loop 610 becoming congested and motorists looking for a shortcut.

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

The current street (Oak Forest) currently ends at the north property boundary. The subdivision has multiple entrance and exit opportunities.

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

The non granting of the variance would be more detrimental to the public safety by allowing and encouraging more vehicular traffic through the neighborhood.

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

The number of lots created would not decrease by the adhering to the strict language of the ordinance. Thus economics is not the basis for the variance request.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

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May 18, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** Marigny Heights

**REFERENCE NUMBER:** 2022-1109



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north along Loop 610, east of East TC Jester Boulevard. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Richard Grothues Designs, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend Oak Forest Drive, not terminate it in 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, May 26, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

For additional information regarding this project, please call Richard Grothues with Richard Grothues Designs at 713-449-9191. You may also contact John Cedillo with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

## **TERMINOLOGY**

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

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

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

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

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

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

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

## **PROPERTY OWNERSHIP INFORMATION**

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



# Houston Planning Commission

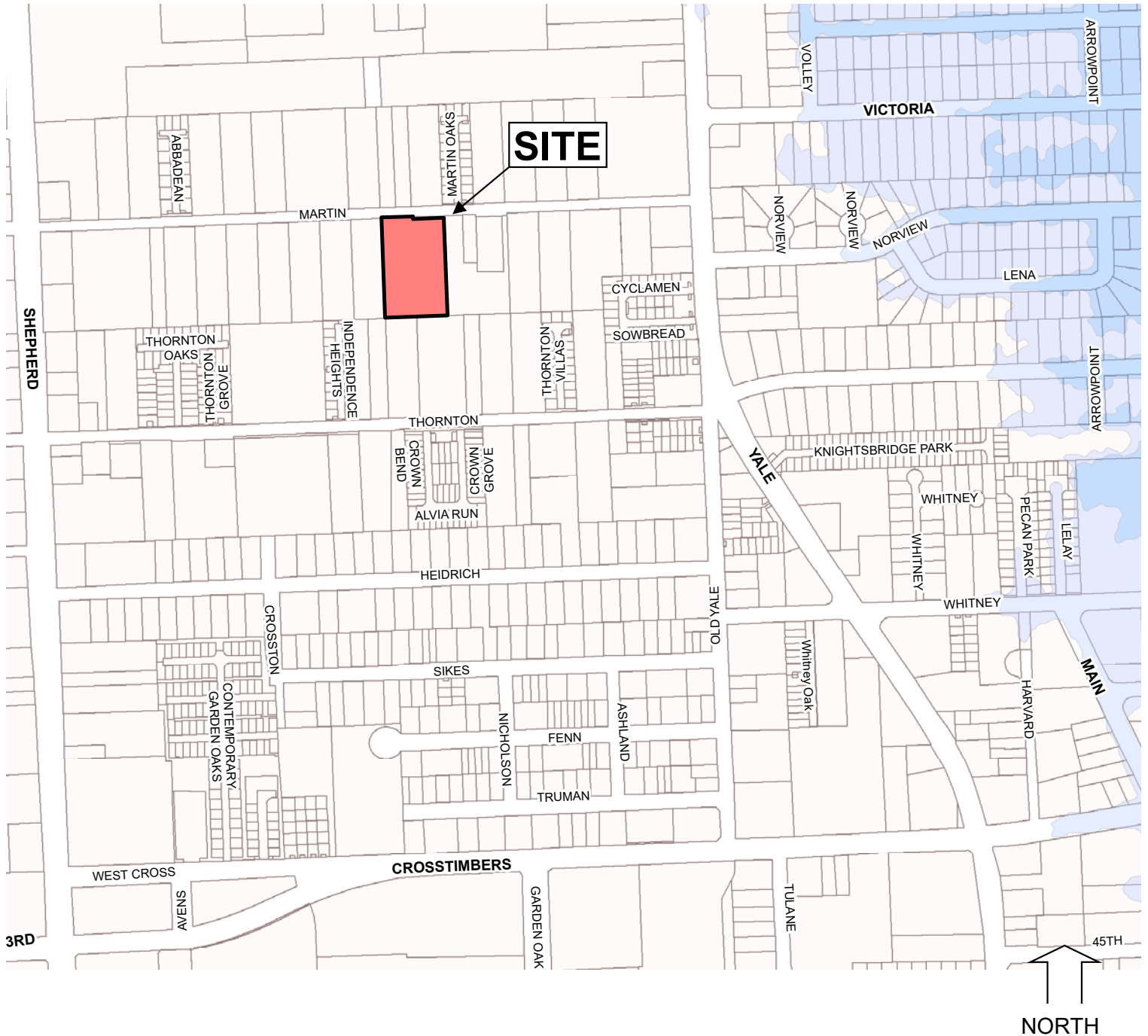
ITEM: 161

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Martin Park

Applicant: Total Surveyors, Inc.

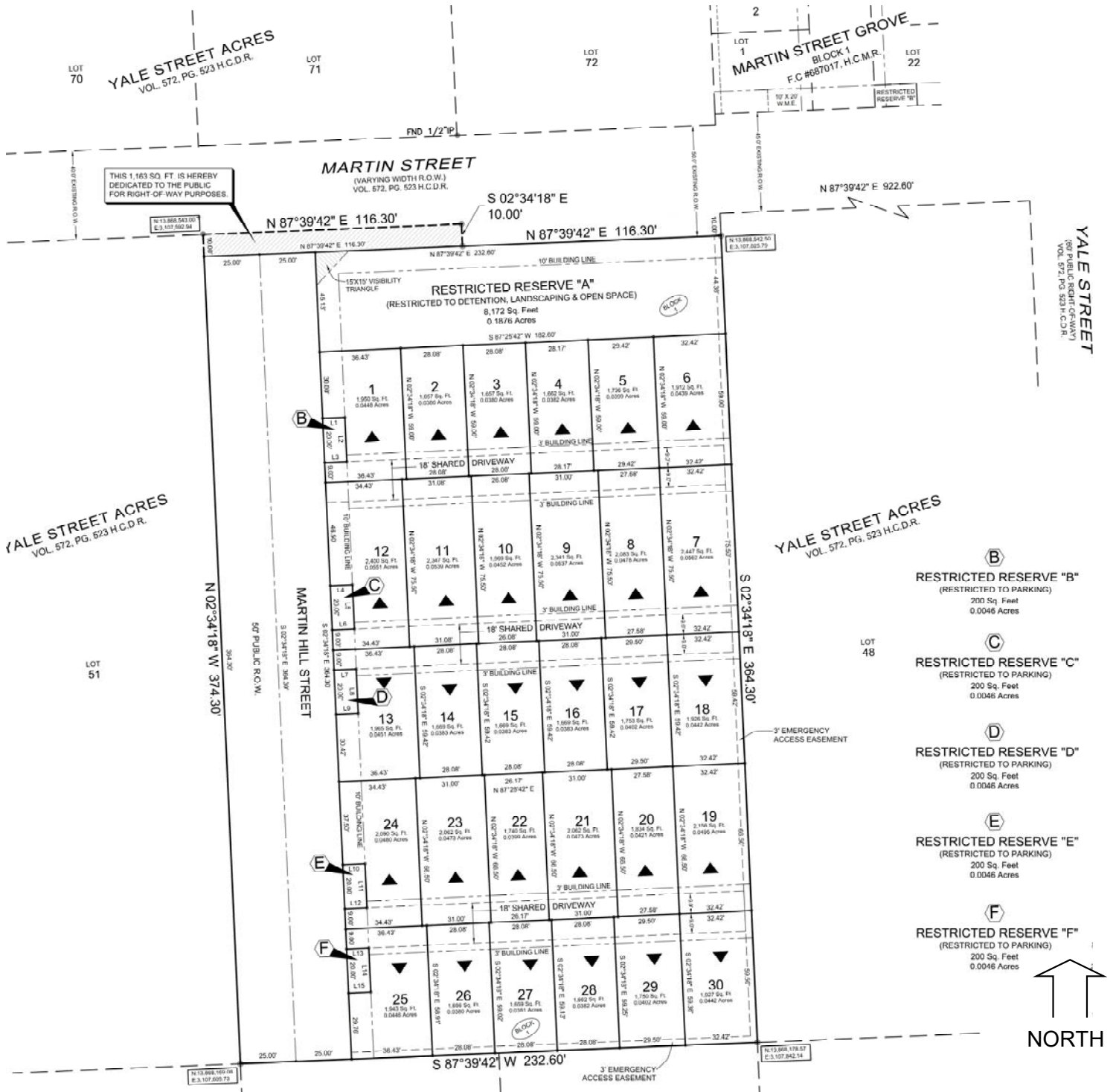


D – Variances

Site Location

**Subdivision Name: Martin Park**

**Applicant: Total Surveyors, Inc.**





# Houston Planning Commission

ITEM: 161

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Martin Park

Applicant: Total Surveyors, Inc.



NORTH

D – Variances

Aerial





## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2022-1243

**Plat Name:** Martin Park

**Applicant:** Total Surveyors, Inc.

**Date Submitted:** 05/15/2022

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 the dedication of 50' right-of-way instead of the required dedication of a 60' right-of-way.

**Chapter 42 Section:** 42-122

**Chapter 42 Reference:**

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**

This tract of land is located along the south side of Martin Street, north of Thornton Road and between North Shepherd Drive and Yale Street, in the City of Houston. Martin St. is a local street. Martin Street is a 40' dedicated right-of-way, with 10' being dedicated with this plat to satisfy the requirements of Chapter 42, for right-of-way widths, along Martin Street. There is also a Chapter 42 requirement to provide a north – south street within the boundaries of this plat. The owners of this property are proposing to dedicate a 50' wide right-of-way along the western boundary of this property. By ordinance, a 50' right-of-way is allowed when the property on each side of the proposed right-of-way is exclusively developed as single family. The property located on the west side of the proposed right-of-way is currently developed as a mobile-home park. Approximately 12 mobile homes back-up the proposed right-of-way, but all vehicular access from the mobile homes are taken from a 25' wide concrete driveway on the west side of the mobile homes. All of the other property along the new proposed street and the future extension to Thornton, is currently single family. The mobile home park to the west actually functions as single family development, with separate home sites. We are proposing to dedicate a 50' wide public right-of-way and construct a new street, with single family lots accessing the new public right-of-way by 3 separate shared driveways. The proposed subdivision will be constructed with all required sidewalks, utilities and detention, to serve the community and become a model for development in the area.

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

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

The pattern of development has been long established for many years prior to this developer owning the site. This variance request is based on the fact that this developer is dedicating and building a new public street adjacent to a mobile home park that functions as single family development.

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

The intent and purposes of Chapter 42 include the establishment of developments appropriate to an area and situation, recognizing the differences in design framework of various areas, encouraging the efficiency of land development patterns. By providing the north – south right-of-way in the proposed location, the development and community will benefit from the use of shared driveways and will help preserve the intent of Chapter 42.



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

The variance will not be injurious to public health, safety or welfare. By allowing the north – south street to maintain the 50' right-of-way, will allow this development to create an enhanced pedestrian realm along both Martin Street and the New dedicated right-of-way.

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

The justification of this variance is to obtain approval through the planning commission of a desirable residential project consistent with the character and circumstances of its surroundings. The developer is incurring a substantial economic hardship through the dedication and construction of the new street, so the hardship is not economic. The justification for this variance, is the fact, that a 50' right-of-way is adequate for this development to eventually connect Martin Street to Thornton Street



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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May 19<sup>th</sup>, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** Martin Park

**REFERENCE NUMBER:** 2022-1243

**VAR**

Dear Property Owner:

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

Total Surveyors, Inc, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to dedicate a 50' public r.o.w instead of a 60' public r.o.w through the site. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

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

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, May 26, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

For additional information regarding this project, please call Kevin Kolb with total Surveyors at 281-479-8719. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

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

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

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

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

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

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

## **PROPERTY OWNERSHIP INFORMATION**

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



# Houston Planning Commission

ITEM: 162

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Midtown Central Square (DEF 2)

Applicant: Landpoint



D – Variances

Site Location





# Houston Planning Commission

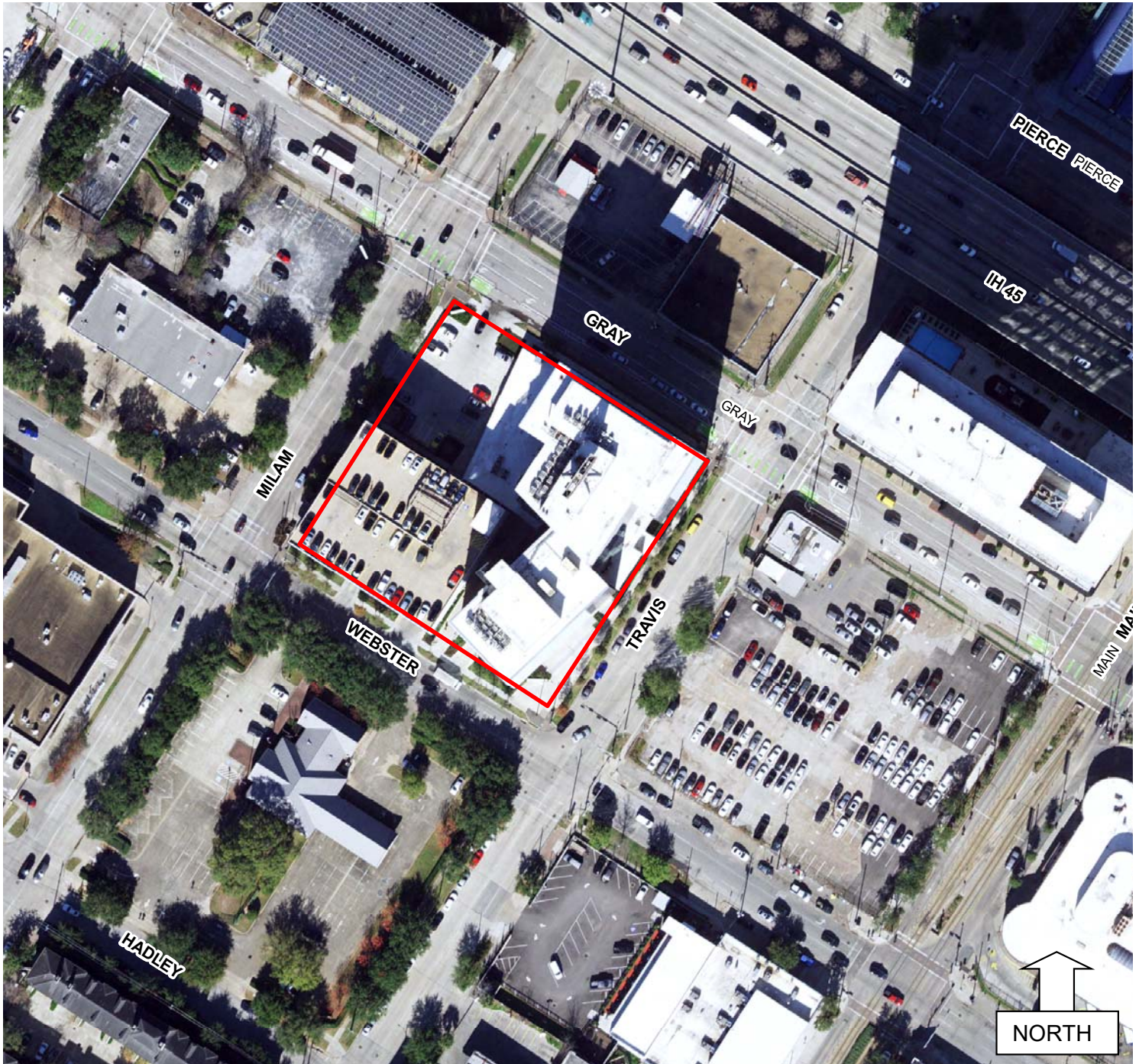
ITEM: 162

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Midtown Central Square (DEF 2)

Applicant: Landpoint



D – Variances

Aerial



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

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**Application Number:** 2022-0815

**Plat Name:** Midtown Central Square

**Applicant:** Landpoint

**Date Submitted:** 04/01/2022

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

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

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

To allow a 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

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

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

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

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

T. 832.393.6600  
F. 832.393.6662  
[www.houstontx.gov](http://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](http://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](mailto:speakercomments.pc@houstontx.gov),

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

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

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

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

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

## **TERMINOLOGY**

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

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

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

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

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

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

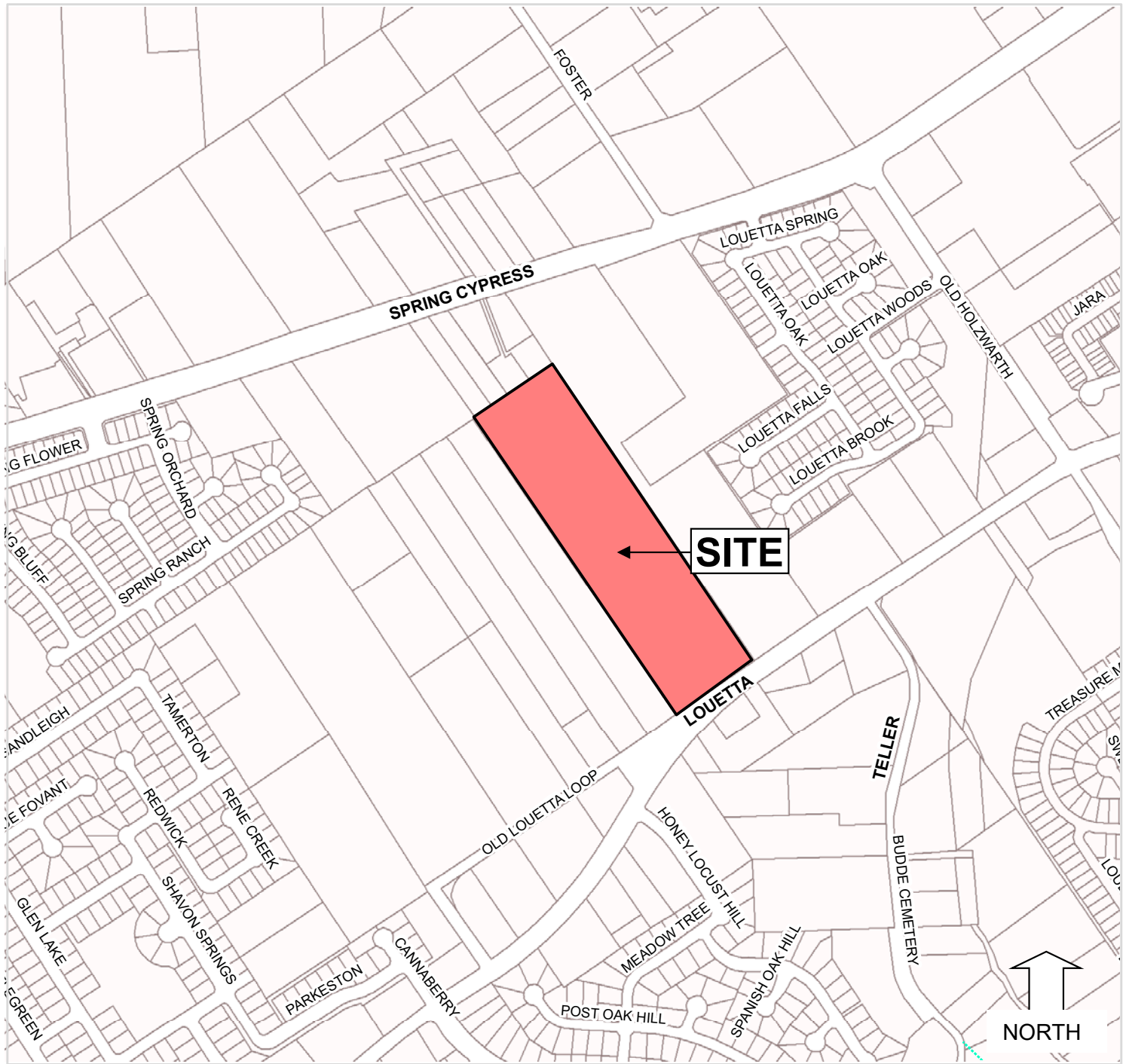
- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

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

**Subdivision Name: Modera Spring**

**Applicant: Landpoint**

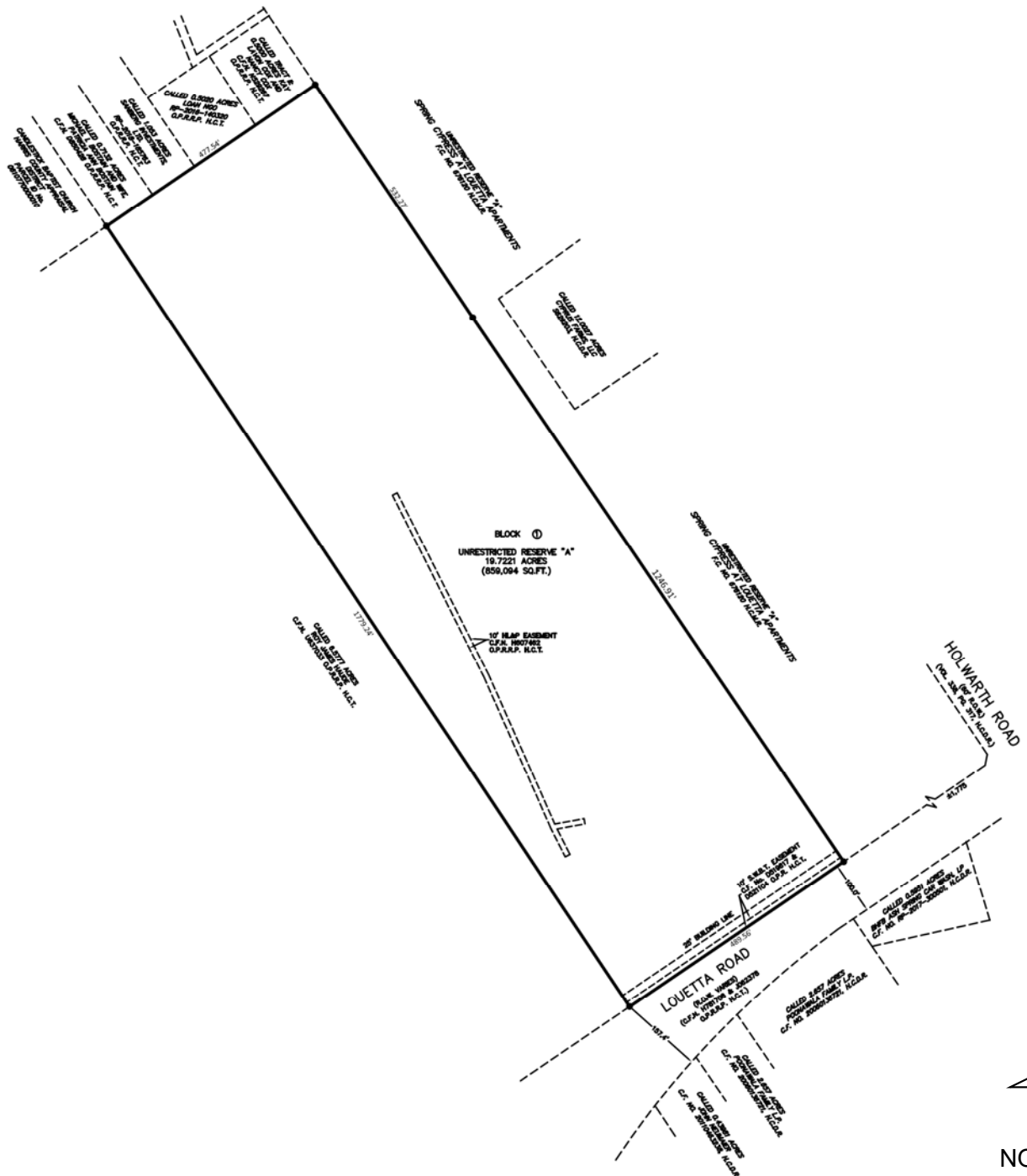


**D – Variances**

**Site Location**

Subdivision Name: Modera Spring

Applicant: Landpoint





# Houston Planning Commission

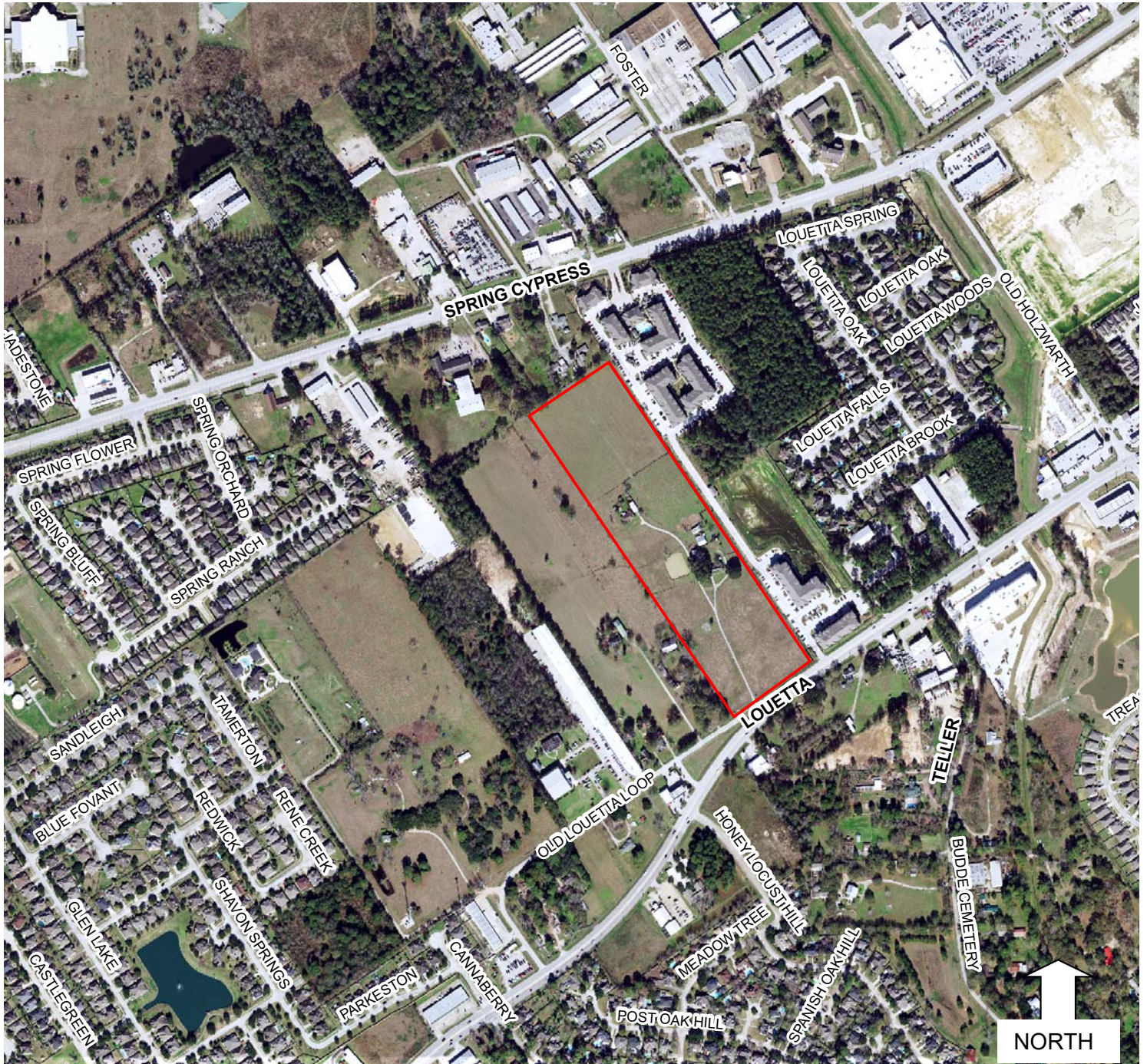
ITEM: 163

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Modera Spring

Applicant: Landpoint



D – Variances

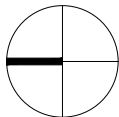
Aerial





SITE DATA

SITE LOCATION			
LOUETTA ROAD, HARRIS COUNTY, TEXAS			
SPRING WEST MUD			
STRUCTURE			
3 STORY GARDEN APARTMENTS			
SITE DENSITY			
GROSS SITE AREA	+/-	19.72 GROSS ACRES	
TOTAL UNITS			384
PROPOSED DENSITY	+/-	19.47 UN/GROSS AC	





Application Number: 2022-1093

Plat Name: Modera Spring

Applicant: Landpoint

Date Submitted: 04/29/2022

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 be required to dedicate a through street between Louetta Road and Spring Cypress Road.

**Chapter 42 Section: 42-128**

**Chapter 42 Reference:**

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

### Statement of Facts

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

NA

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

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 of one otherwise contrary to sound public policy. Chapter 42 would require a public ROW be dedicated through the middle of the subject tract that has no probability of ever connecting to another public ROW to the East or West. Furthermore, a public ROW in the middle of this tract as required would be contrary to sound public policy by creating a public ROW to nowhere and by mixing private and public traffic.

**(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 physical constraints and adjacent, existing developments were created by others before the applicant ever looked into purchasing the property.

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

The intent and general purposes of this chapter will be preserved and maintained by way of maintaining the existing areal street pattern which sufficiently handles the existing traffic circulation..

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

The granting of this Variance will not be injurious to the public health, safety or welfare by way of maintaining the existing areal street pattern which sufficiently handles the existing traffic circulation.

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

The justification for this variance is based on the physical constraints and adjacent existing developments, not economic hardship. The proposed development would be infeasible if a Public ROW were required to be dedicated through it. Furthermore, designs of developments to the West of this tract would be unnecessarily impacted unless the Variance is granted.



# Houston Planning Commission

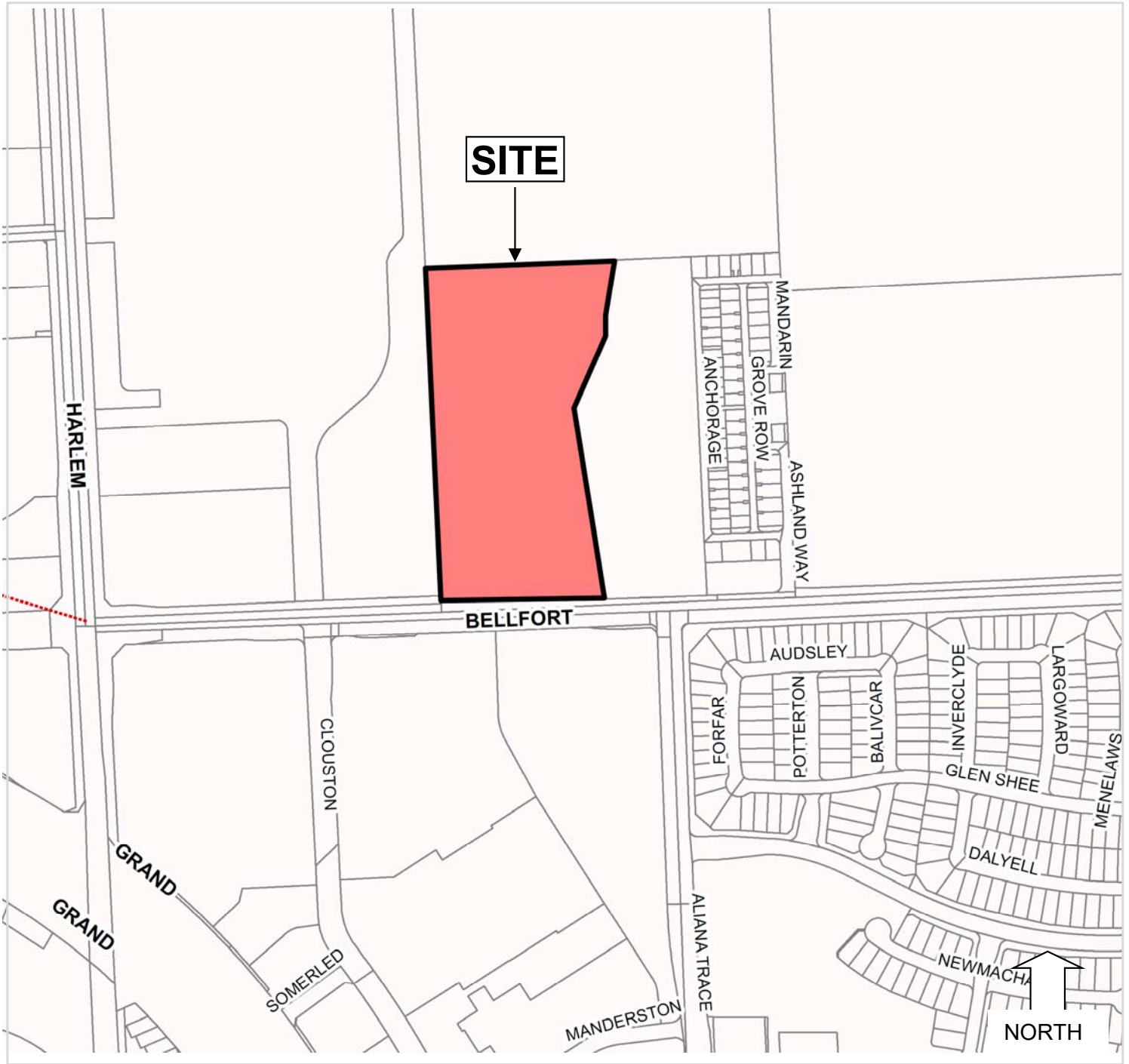
ITEM: 164

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Richmond Apartments (DEF 1)

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



D – Variances

Site Location

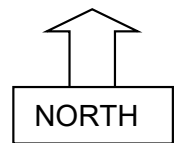
# ITEM: 164

## Planning and Development Department

**Meeting Date: 05/26/2022**

**Subdivision Name: Richmond Apartments (DEF 1)**

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



## D – Variances

## Subdivision



# Houston Planning Commission

ITEM: 164

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Richmond Apartments (DEF 1)

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



D – Variances

Aerial





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**Application Number:** 2022-1047  
**Plat Name:** Richmond Apartments  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**Date Submitted:** 04/18/2022

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

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

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

In lieu of providing Compensating Open Space within the development, each single-family lot, that is less than 3,500 square feet in area, will be restricted to (1) no more than 60% of the lot to be covered by buildings; and (2) require at least 150 square feet of permeable area on each lot. The development will also not exceed the max density of 27 units to the gross acre of land within the subdivision plat boundaries.

**Chapter 42 Section: 42-182**

**Chapter 42 Reference:**

Sec. 42-181. - Single-family residential lot size. (a) The minimum lot size for a single-family residential lot with wastewater collection service shall be: (1) 5,000 square feet for a lot within the extraterritorial jurisdiction; or (2) 3,500 square feet for a lot within the city.

**Statement of Facts**

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

This property is located in Houston's ETJ, Fort Bend County and proposes a mix of single family and multi-family products. The single-family units will be inner-city style, detached units on reduced size lots, with vehicular ingress / egress via a system of access easements similar to shared driveways allowed within city limits. Manton Hall Lane is a proposed 60' public street that will serve both the single-family and multi-family portions of the project. The 60' ROW will have a 41' wide pavement section, designed and constructed to public standards and will ultimately be maintained by Fort Bend County. The utilities within Manton Hall Lane will be designed to public standards and will be maintained by FBCMUD 134B. The utilities within the access easements will be private and owned and maintained by the development's HOA; as will the access easements themselves. All of the utilities and driveways within the multi-family development will be privately owned and maintained as well. The Fort Bend County Precinct 4 Commissioner Ken DeMerchant has offered his support to the project and the Fort Bend County Commissioners Court approved the necessary variances from their subdivision regulations at their regular meeting on April 5, 2022. As the single family lots will be restricted to a max. building area and require minimum permeable areas in lieu of compensating open space, and the overall development will not exceed a max density of 27 units to the gross acre, along with the support of Fort Bend County who has approved this concept, not approving this variance would deprive the developer of reasonable use of the land.

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



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

As our request demonstrates compliance with similar provisions found in CH. 42 for developments within city limits, this variance is not the result of a hardship imposed by the applicant.

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

The proposed alternatives to compensating open space within the development mirror other alternatives allowed by Ch.42 for in-city developments thereby preserving the intent and general purposes of Ch.42.

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

Our request demonstrates compliance with similar provisions found in CH. 42 for developments within city limits, therefore this development will not be injurious to the public health, safety or welfare.

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

The justification of this request is based on the ability to provide an in-city type development in the ETJ, not an economic hardship.



Application Number: 2022-1047  
Plat Name: Richmond Apartments  
Applicant: LJA Engineering, Inc.- (Houston Office)  
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 take access via a system of access easement's in lieu of a street, shared driveway or alley for single family residential lots.

**Chapter 42 Section: 42-188**

**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. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: (1) The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article; or (2) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

## Statement of Facts

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

This property is located in Houston's ETJ, Fort Bend County and proposes a mix of single family and multi-family products. The single-family units will be inner-city style, detached units on reduced size lots, with vehicular ingress / egress via a system of access easements similar to shared driveways allowed within city limits. Manton Hall Lane is a proposed 60' public street that will serve both the single-family and multi-family portions of the project. The 60' ROW will have a 41' wide pavement section, designed and constructed to public standards and will ultimately be maintained by Fort Bend County. The utilities within Manton Hall Lane will be designed to public standards and will be maintained by FBCMUD 134B. The utilities within the access easements will be private and owned and maintained by the development's HOA; as will the access easements themselves. All of the utilities and driveways within the multi-family development will be privately owned and maintained as well. The Fort Bend County Precinct 4 Commissioner Ken DeMerchant has offered his support to the project and the Fort Bend County Commissioners Court approved the necessary variances from their subdivision regulations at their regular meeting on April 5, 2022. As the access easements will function exactly the same as an inner-city shared driveway system and Fort Bend County has approved the use of the access easements in lieu of a public street, not approving this variance would deprive the developer of reasonable use of the land.

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

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

The proposed system of access easements is not the result of a hardship imposed by the applicant but rather a desire to provide a high density, inner city type development in the ETJ.

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

The access easements will function exactly the same as an inner-city shared driveway system thereby preserving the intent and general purposes of Ch.42.

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

Utilizing a system of access easements for the single-family lots will not be injurious to the public health, safety or welfare.

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

The justification of this request is to provide a high density, inner city type development in the ETJ, not an economic hardship.

# Houston Planning Commission

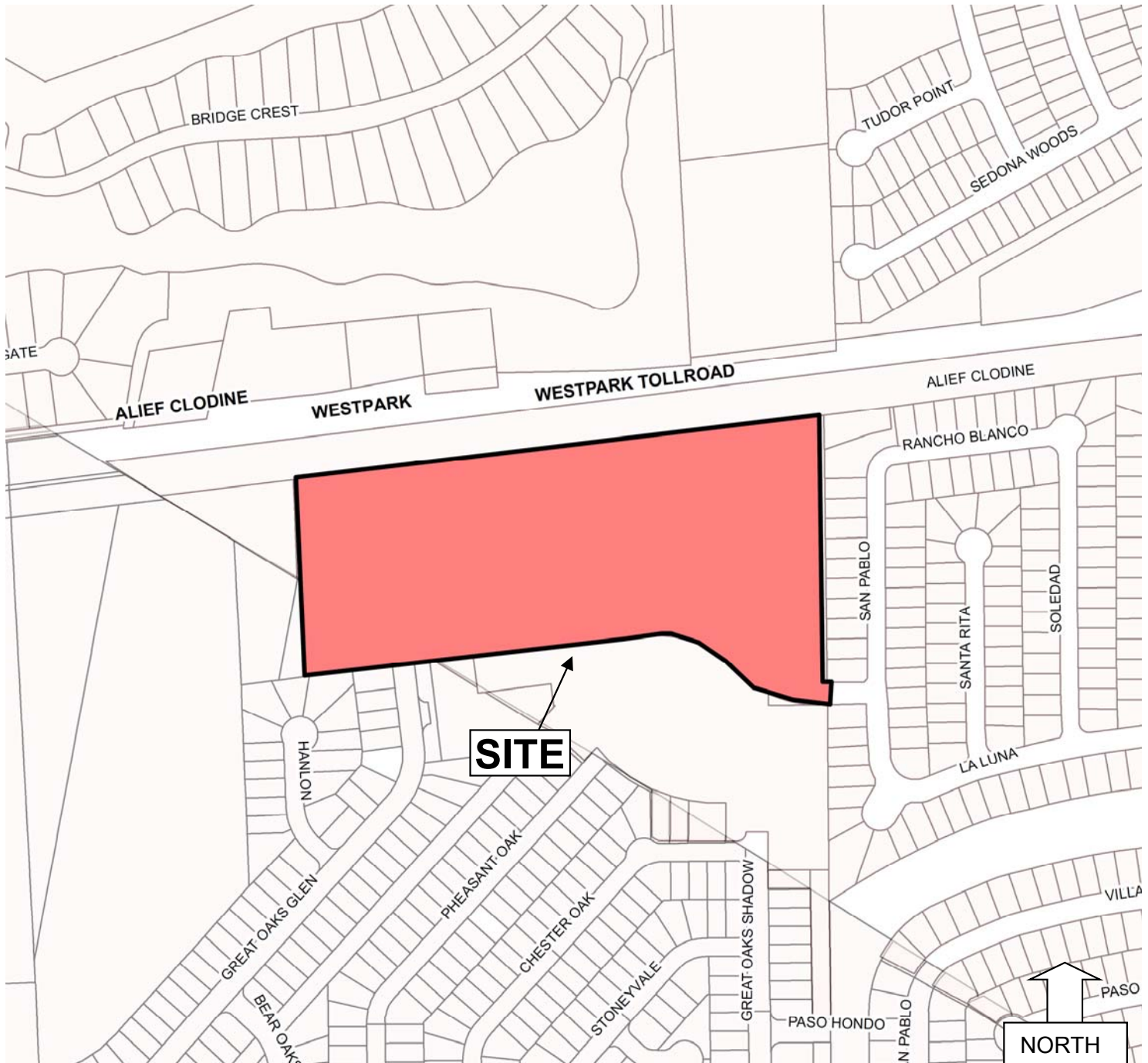
ITEM: 165

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Riegle Manor (DEF 1)

Applicant: Civil-Surv Land Surveying, L.C



D – Variances

Site Location







# Houston Planning Commission

ITEM: 165

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Riegler Manor (DEF 1)

Applicant: Civil-Surv Land Surveying, L.C



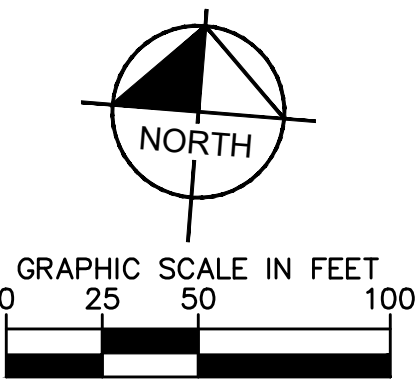
D – Variances

Aerial



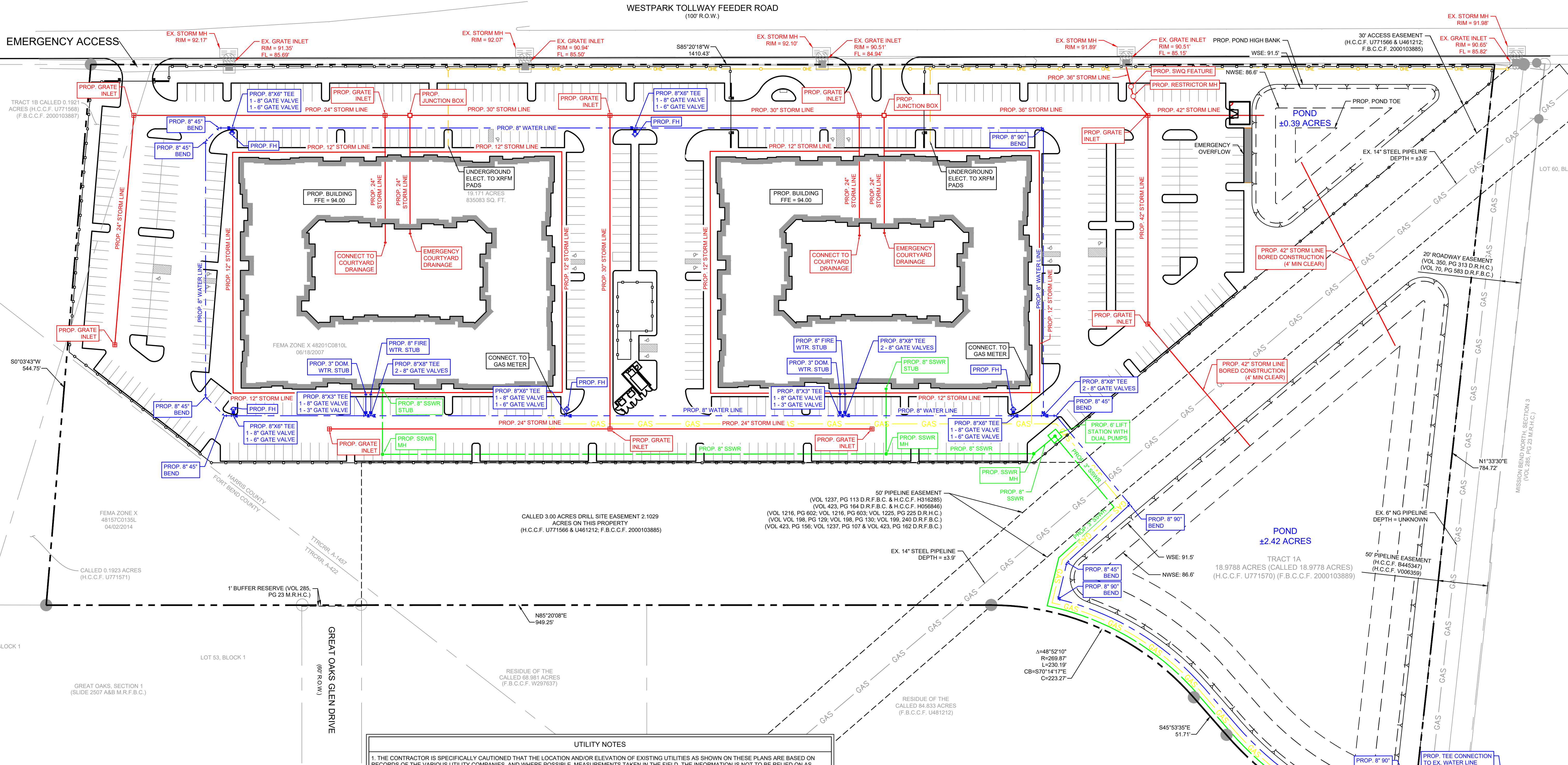
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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND	
	PROPERTY LINE
	PROPOSED UTILITY EASEMENT
	EXISTING UTILITY EASEMENT
	PROPOSED STORM LINE
	PROPOSED STORM MANHOLE
	PROPOSED GRATE INLET
	PROPOSED CURB INLET
	PROPOSED WATER LINE
	PROPOSED SSWR LINE
	PROPOSED SSWR MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED GAS LINE
	PROPOSED COMMUNICATIONS LINE
	PROPOSED OVERHEAD ELECTRIC
	PROPOSED TELEPHONE LINE
	PROPOSED FIBER OPTIC LINE
	EXISTING SSWR LINE
	EXISTING WATERLINE
	EXISTING STORM SEWER LINE

UTILITY NOTES	
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.	
2. CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES IN FIELD PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.	
3. ALL WATER AND SEWER LINES AS WELL AS TAPS/CONNECTIONS TO EXISTING PUBLIC WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL MUNICIPALITIES STANDARD SPECIFICATIONS AND DETAILS WITH ALL ADDENDA AND AMENDMENTS THERETO.	
4. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.	
5. WATER LINES SHALL BE AS FOLLOWS: A) 3" AND SMALLER = SCHEDULE 40 PVC B) 4" - 12" = PVC CLASS 150 DR 18, WITH BEDDING AND BACKFILL PER MANUFACTURER RECOMMENDATIONS.	
6. SANITARY SEWER PIPES SHALL BE AS FOLLOWS: A) 4" - 12" = PVC SDR-26, WITH BEDDING AND BACKFILL PER MANUFACTURER RECOMMENDATIONS.	
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATER LINES.	
8. WATER LINES CROSSING AND RUNNING PARALLEL TO GRAVITY SEWER LINES AND FORCE MAINS SHALL CONFORM TO THE SEPARATION AND CROSSING REQUIREMENTS OF TEXAS ADMINISTRATIVE CODE § 290.44 PARAGRAPH (E).	
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.	
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, OR TO BE 2'-4" ABOVE THE PROPOSED GRADE ELEVATIONS IN LANDSCAPE AREAS.	
11. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS, TESTING AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.	
12. CONTRACTOR SHALL COORDINATE WITH ALL PRIVATE UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.	
13. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.	
14. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY MEASURES IN ACCORDANCE WITH OSHA AND LOCAL AGENCY STANDARDS FOR ALL EXCAVATIONS.	
15. THE SITE CONTRACTOR MUST COORDINATE THE TIMING AND INSTALLATION OF ALL NATURAL GAS LINES WITH THE GENERAL CONTRACTOR FOR THE BUILDING AND MAKE ALL NECESSARY SCHEDULE ARRANGEMENTS FOR TEMPORARY OR PERMANENT GAS LINES PER THE PROJECT SCHEDULE.	
16. THE SCOPE OF UTILITIES STUBBED TO THE PROPOSED BUILDING(S) IN THIS PLAN SET SHALL TERMINATE 5' OUTSIDE OF THE BUILDING.	



**CAUTION!!**

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

<b>Kimley»Horn</b> © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079 PHONE 281-597-9300 WWW.KIMLEY-HORN.COM TBP FIRM REGISTRATION F-328		REVISIONS		BY
		No.		DATE
<b>PRELIMINARY UTILITY EXHIBIT</b>		KHA PROJECT	069286703	
		DATE	1/13/2022	
		SCALE	AS SHOWN	
		DESIGNED BY	BJS	
<b>NRP WESTPARK PREPARED FOR THE NRP GROUP</b>		DRAWN BY	NEG	
		CHECKED BY	BJS	
		TEXAS		
		HOUSTON		
SHEET NUMBER		<b>EX</b>		





**Application Number:** 2022-0915

**Plat Name:** Riegle Manor

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

**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:**

To not extend or provide a cul-de-sac turnaround on the subject site at the current terminus of Great Oak Glens Drive, and to not provide additional east-west or north-south streets to meet local street intersection requirements.

**Chapter 42 Section:** 128-134

**Chapter 42 Reference:**

Sec. 42-128 (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; 42-134 (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing

## Statement of Facts

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

NA

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

The subject property is 19.171 acres located on the south side of the Westpark Tollway feeder road approximately 2,050 feet east of the intersection with FM 1464. The site is located primarily in Harris County with a small portion at the southwest corner of the platted boundary being located in Fort Bend County. The applicant is proposing to develop a multifamily residential facility on the subject site. Because the closest east-west street (Bellaire Boulevard) is more than 1,400 feet south of Westpark Tollway and because the closest north-south street (Westheimer Place Drive) is more than 1,400 feet east of FM 1464, the applicant must submit local street intersection spacing variances. Extending Rosita Drive or Great Oaks Glen Drive into the subject site is not feasible, reasonable, nor necessary to facilitate traffic movement. There is a 50-foot pipeline corridor and 3.00-acre drill site that encompass much of the subject site's southern and eastern land area.



Extending Rosita to the west, which is only 729 feet south of Westpark Tollway, would be close to impossible and would not be in keeping with the traditional local street intersection spacing interval. Extending Great Oaks Glen Drive to the north would bisect the best portion of the subject site and discharge traffic right at an entrance ramp for Westpark Toll – automatically creating a major conflict point that TxDOT and the Harris County Toll Authority would have to deal with for the foreseeable future. Additional streets are not necessary as the surrounding residential areas have a safe and effective street network to facilitate vehicular movement. Traffic to the south and east can easily access Bellaire Boulevard, Addicks Clodine Road, FM 1464 and Westheimer Place Drive - which are all signalized, high-volume, and safe access points. If Rosita or Great Oaks Glen Drive were somehow extended, it would only save a few minutes for high-speed motorists cutting right through long-standing single-family residential neighborhoods as a way to avoid the preferential Bellaire Boulevard and Westheimer Place Drive options. Terminating Great Oaks Glen Drive in a cul-de-sac is also not reasonable. The stub street meets most of the provisions listed in Ch.42-134 to not provide a cul-de-sac – the exceptions being the one-lot depth and intersection spacing requirements. Extending or providing a cul-de-sac at the end of the Great Oaks Glen Drive stub street is not sound public policy. The justifications for not providing the cul-de-sac include: 1) it would not be used by the vast majority of the residents of the single-family neighborhood; 2) it would create additional paving for Fort Bend County to maintain; and, 3) it would create an isolated haven for illegal dumping and criminal activity. The stub portion of Great Oaks Glen Drive beyond 16502 Great Oaks Glen Drive is very short and any driver can easily see that it's a dead end currently and not turn down the street. Without the variances, the applicant would be forced to construct an unnecessary cul-de-sac or infeasible east-west street that provides extraordinarily little benefit to traffic mobility while posing a definite threat to the public's welfare.

**(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 variances. The requests are based on the fact that a new cul-de-sac or street extension would be impractical and harmful to the surrounding area without providing any significant benefit to traffic mobility. Because an effective and safe street network is already in place for the surrounding areas, extending Rosita Drive or Great Oaks Glen Drive at such shallow distances south of Westpark Toll would only subject the newly connected single-family neighborhoods to speeding vehicles looking to shave seconds or a few minutes off their travel time. This would put the numerous pedestrians funneling to and from the high school in direct conflict with these cut-through vehicles. Providing a cul-de-sac on either street would only be slightly less dangerous as the isolated areas would quickly become dumping grounds, parking/storage fields for adjacent residents, or staging grounds for criminal activity.

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

The intent and general purposes of this chapter will be preserved and maintained. The purpose of providing a cul-de-sac is to allow vehicles to safely turn around when travelling down a dead-end street and increase traffic circulation. In this case, there is little traffic traveling on Rosita Drive or northbound at this point on Great Oaks Glen Drive. Providing cul-de-sacs would generate more street parking and illegal dumping which would congest traffic more than the stub streets currently do. In addition, the Great Oaks Sec. 1 subdivision has two points of access to Bellaire Boulevard outside the boundaries of this subdivision per the requirements of Section 42-189. Extending Rosita Drive is also against the intent of the City's development regulations as an effective and safe street network already exists. Connecting the residential areas east and south of the site would put countless pedestrians at risk only to save a few minutes for fastest of vehicles compared to using the numerous signalized intersections that currently facilitate movement in the vicinity.

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

The granting of this variance will not be injurious to the public's health, safety, or welfare as a safe and effective street network services the surrounding single-family areas. Providing cul-de-sacs would be injurious to the public's health, safety and welfare as they would be over parked and used for illegal dumping in short order. Further, isolated cul-de-sacs of this nature are perfect staging points for criminal activity that will negatively impact surrounding residents and burden the County's law enforcement personnel. Extending Rosita Drive or Great Oaks Glen Drive would pose a threat to the public's safety as it would place the numerous pedestrians associated with the nearby high school in direct conflict with high-speed cut-through traffic. This situation will only worsen over time as the only vehicles realizing a savings in travel time from the cut-through will be extremely high-speed vehicles that are trying to beat out the average driver that will realize a safer and more efficient route by taking the signalized paths from Addicks-Clodine to Bellaire or Westheimer Place to FM 1464.

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

Economic hardship has no bearing on these variance requests. Were a cul-de-sac to be provided or new streets to be constructed, the responsibility of maintaining the paving and policing the illegal activity and accidents would fall unto the County in the near term and ultimately on the City if/when this area is annexed. Extending Great Oaks Glen Drive to the Westpark Toll Feeder Road is not viable given the existence of the entrance ramp. Connecting Rosita and Great Oaks Glen is also not viable as a safe street network already exists and this new cut-through would only encourage conflicts between high-school aged pedestrians and high-speed bypass traffic, along with the traffic generation from the apartments looking for a slight shortcut to FM 1464. Without the variances, the surrounding residential areas will be subjected to a dangerous new traffic pattern and the applicant will be forced to construct streets across a pipeline and drill site – destroying any hope of a reasonable development timeline.

# Houston Planning Commission

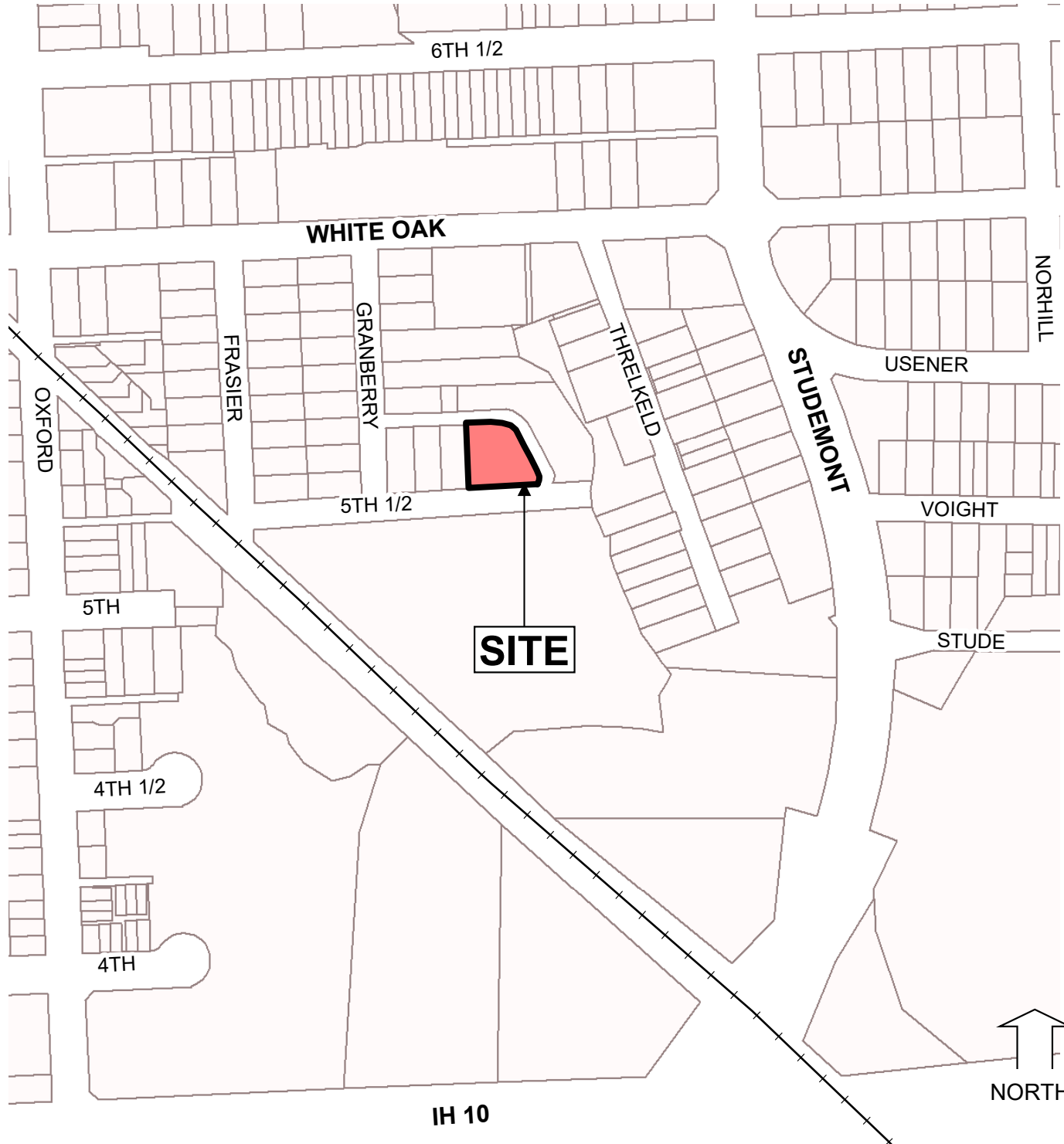
ITEM: 166

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Solar Street Plaza

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Site Location

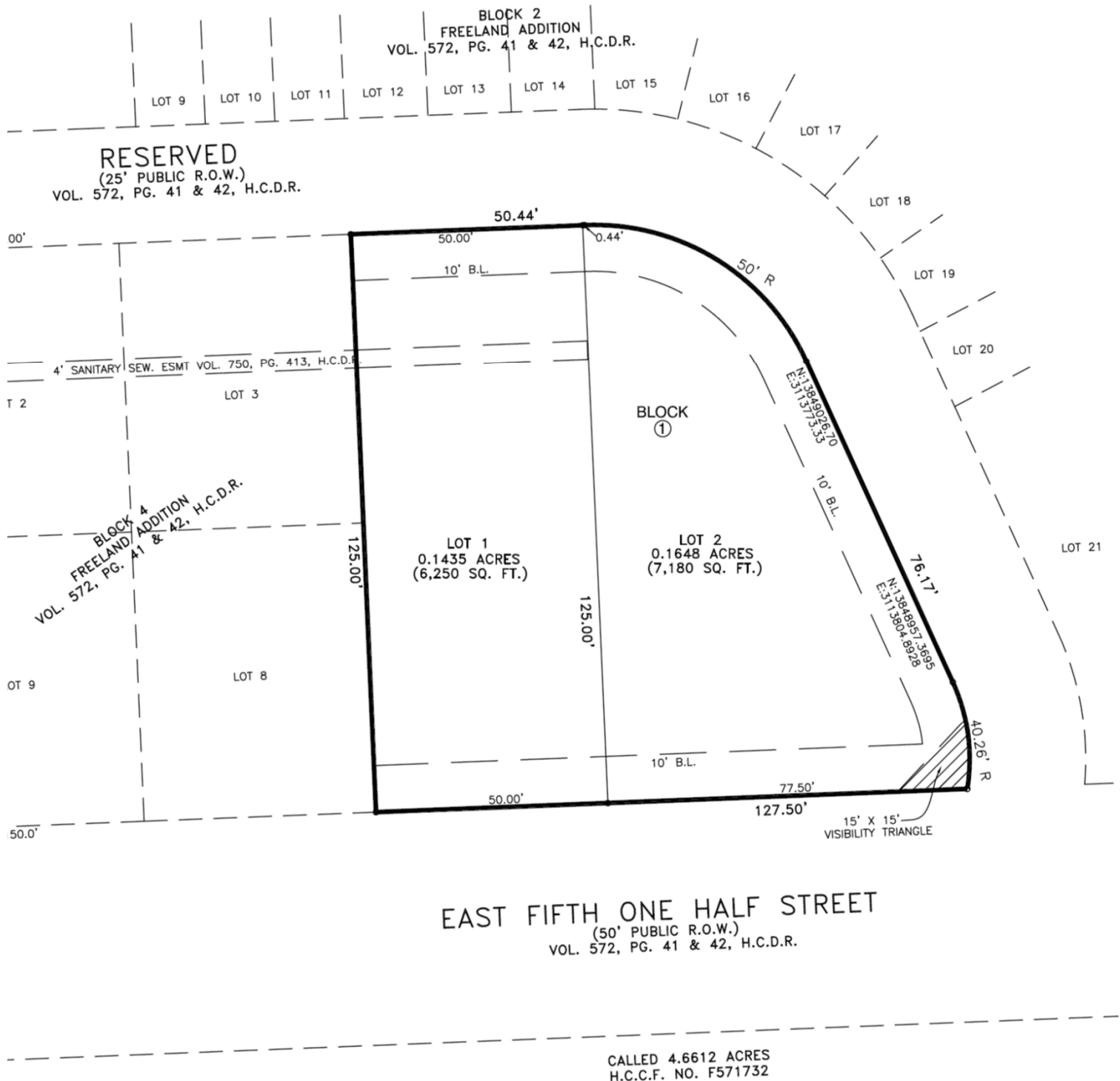
**ITEM: 166**

## Planning and Development Department

**Meeting Date: 05/26/2022**

**Subdivision Name: Solar Street Plaza**

**Applicant: South Texas Surveying Associates, Inc.**



## D – Variances

## Subdivision



# Houston Planning Commission

ITEM: 166

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Solar Street Plaza

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Aerial

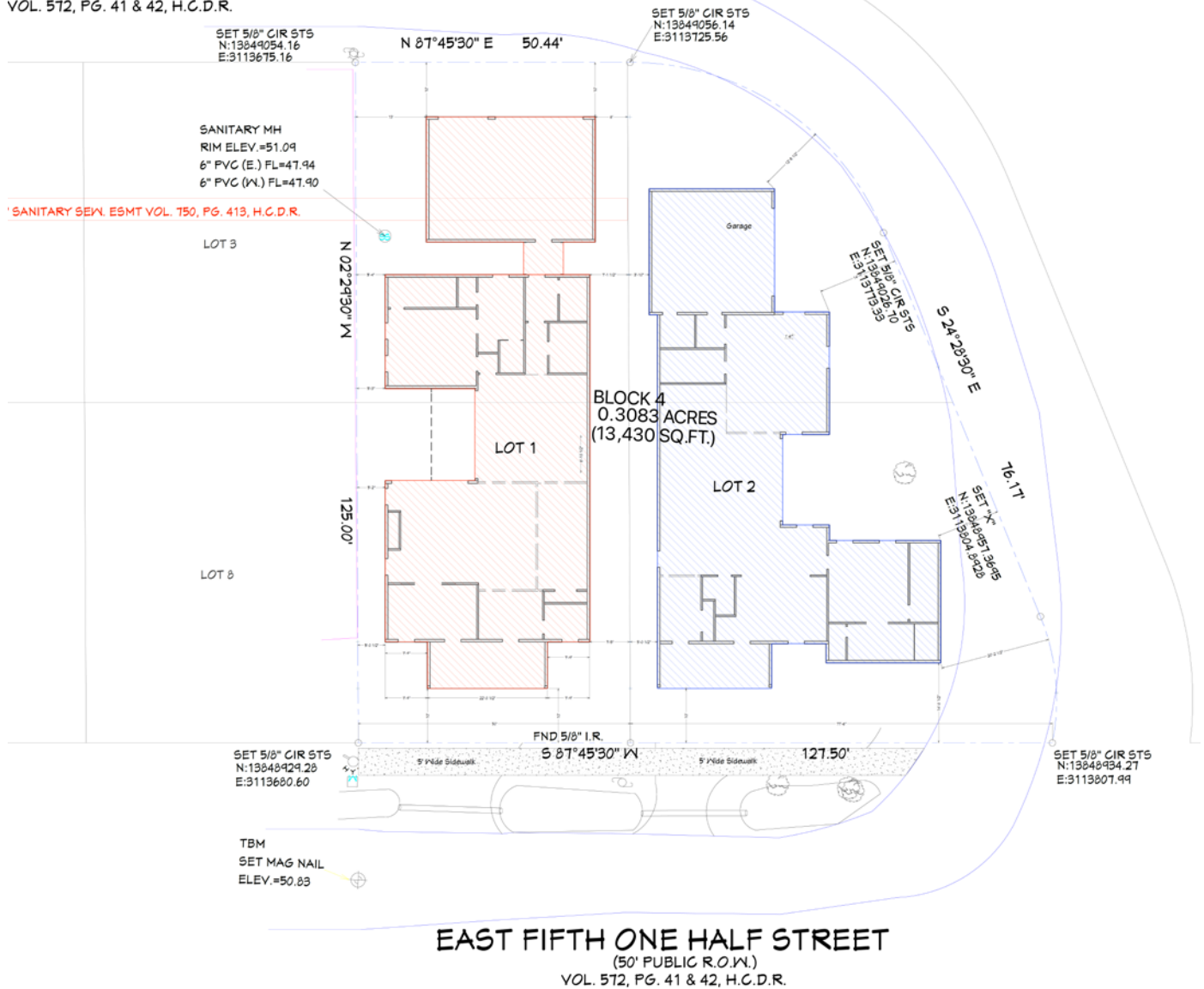


PRELIMINARY

RESERVED

(25' PUBLIC R.O.W.)

VOL. 572, PG. 41 & 42, H.C.D.R.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**APPLICANT'S  
Variance Request Form**

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**Application Number:** 2022-1091

**Plat Name:** Solar Street Plaza

**Applicant:** South Texas Surveying Associates, Inc.

**Date Submitted:** 04/29/2022

---

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.

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

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

Not to dedicate to the ROW for widening purposes. Chapter 42-121

**Chapter 42 Section: 121**

**Chapter 42 Reference:**

To maintain and preserve the characteristics and integrity of the existing Freeland Historic District. The site is located in the Freeland Historic District at E 5th ½ St and Reserve St. The applicant is creating two lots with a total of 13,430 square feet and is requesting a variance to allow the building and garage setback lines to match the existing locations of the neighboring houses, and per Volume 572, Pages 41 and 42 of Harris County Deed Records. Reserve Street is a 25' right-of-way used as access for 4 existing historic home garages. The developer is currently in the design phase to match the existing Freeland Historic District building setbacks and to preserve the historic look of the neighborhood. Two single family homes are being proposed at this location that will also use Reserve St for garage access matching the neighbors directly next door. Therefore, we are requesting a variance to allow the two lots to match the neighboring historic district building lines and garage setbacks as they currently exist.

**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 would create an impractical development as the proposed homes would violate the Freeland Historic District ordinance regarding building setbacks mirroring neighboring properties.

**(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 a variance are not a result of a hardship created by

the applicant. It is an existing condition of the Freeland Historic District and complying with the relevant ordinances and the locations of the existing houses.

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

The intent and general purpose of this chapter will be preserved because the proposed plat is maintaining integrity and feel of the existing neighborhood and properties that are adjacent to the proposed plat.

**(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 public health and safety as the tract was in this configuration and will be aligned with existing house on the neighboring properties.

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

Economic hardship is not the sole justification. It is an existing condition and the sole intent is to match the historic feel and integrity of the neighborhood.





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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

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

May 19, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** Solar Street Plaza

**REFERENCE NUMBER:** 2022-1091

**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 East 5<sup>th</sup> Street and Reserve 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.

South Texas Surveying Associates, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not provide any right-of-way dedication to Reserve Street, a local 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, May 26<sup>th</sup>, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

For additional information regarding this project, please call Jason Barringer at 281-556-6918. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

## **TERMINOLOGY**

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

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

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

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

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

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

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

## **PROPERTY OWNERSHIP INFORMATION**

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

# Houston Planning Commission

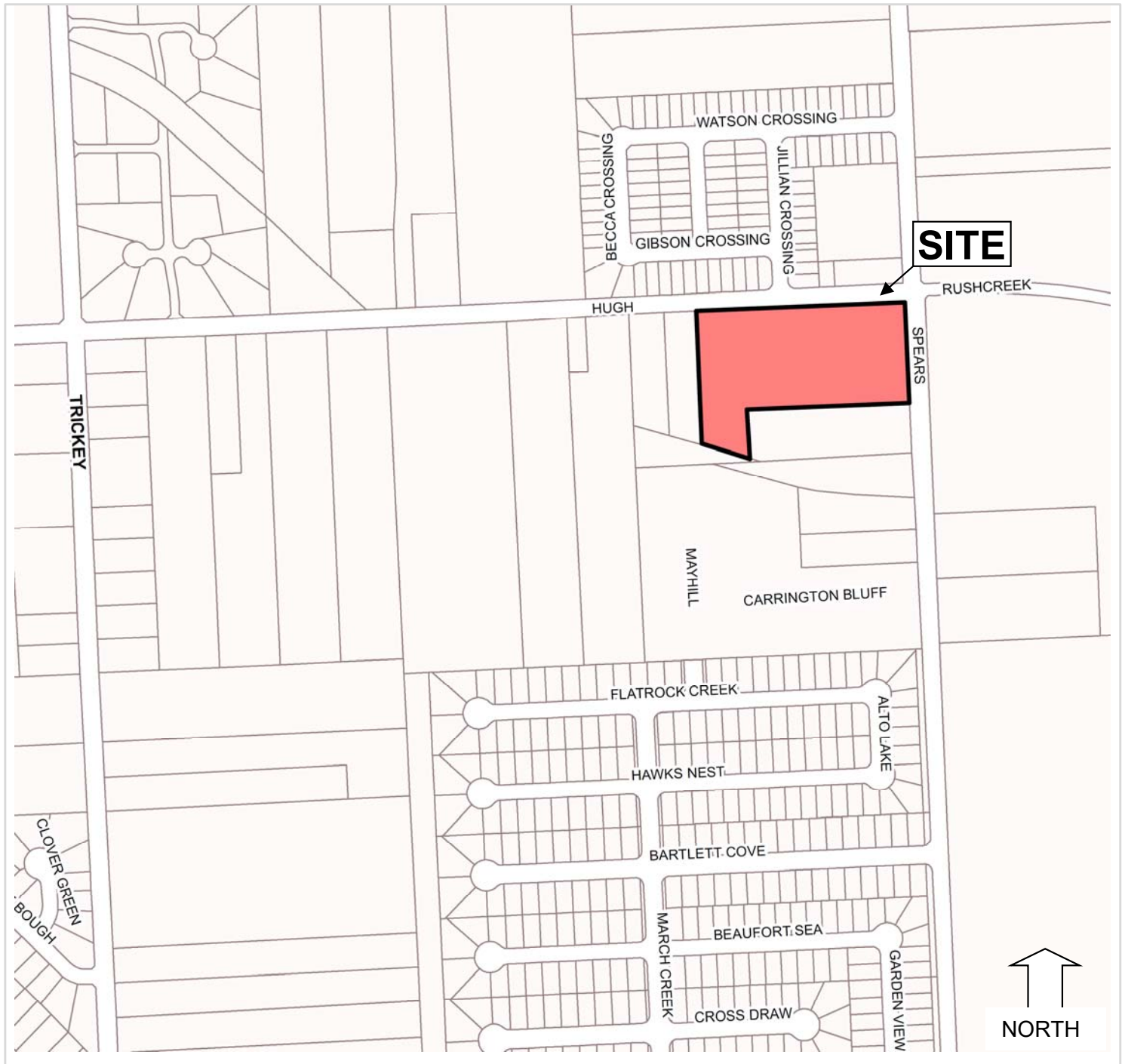
ITEM: 167

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Hugh Landing

Applicant: Meta Planning + Design LLC



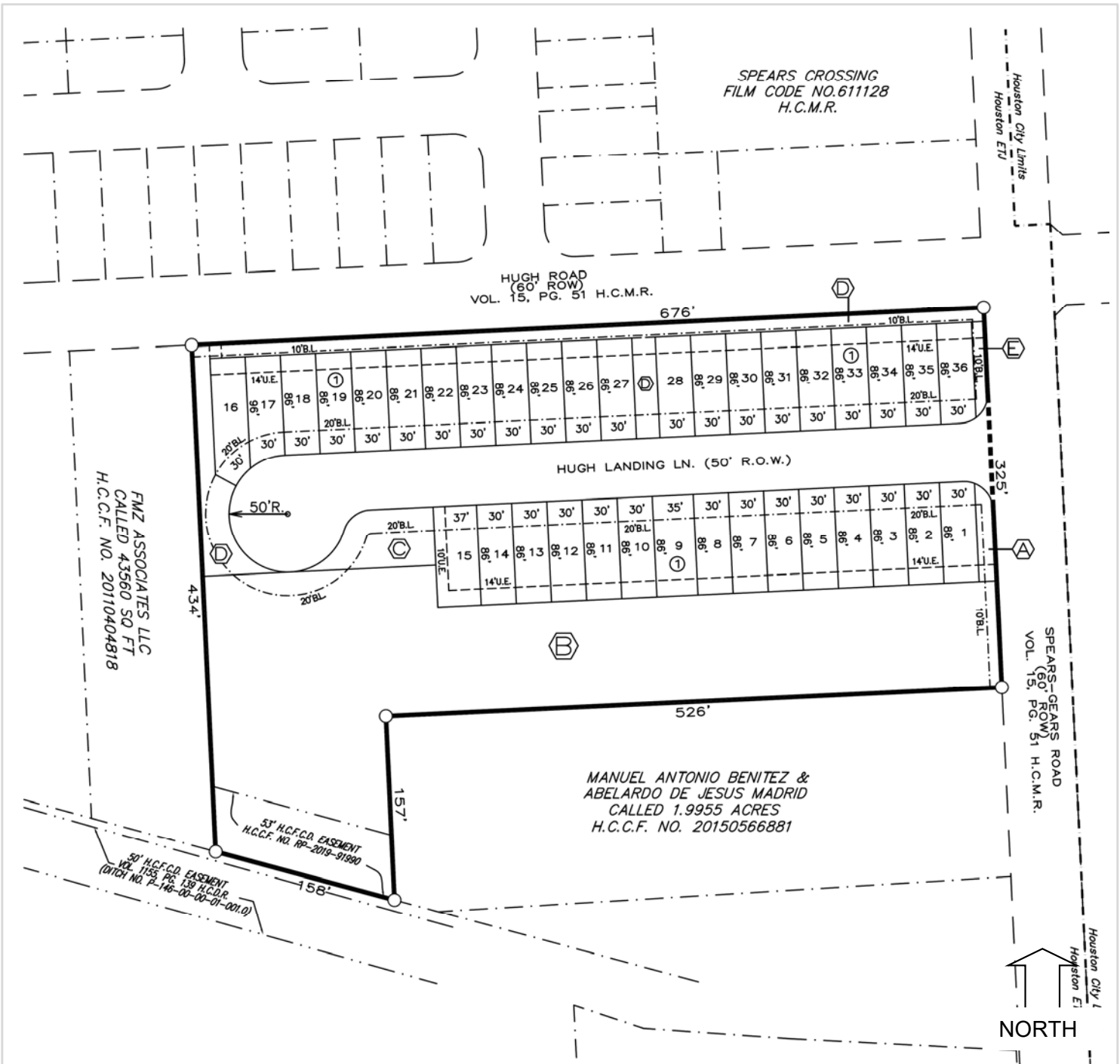
E – Special Exceptions

Site Location



Subdivision Name: Hugh Landing

Applicant: Meta Planning + Design LLC



# Houston Planning Commission

ITEM: 167

Planning and Development Department

Meeting Date: 05/26/2022

Subdivision Name: Hugh Landing

Applicant: Meta Planning + Design LLC



E – Special Exceptions

Aerial





Application Number: 2022-1268

Plat Name: Hugh Landing

Applicant: Meta Planning + Design LLC

Date Submitted: 05/16/2022

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. 42-48 and Sec. 42-82)

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

To allow a cul-de-sac to exceed the projected 350 vehicle trips per day by allowing 36 lots instead of 35 lots to access the cul-de-sac.

**Chapter 42 Section: 131**

**Chapter 42 Reference:**

(a) A cul-de-sac shall not serve a single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. A cul-de-sac that exclusively serves a single-family residential development and that has a length of not more than 350 feet from the centerline of its intersection with the nearest street shall have a paving width of at least 24 feet and shall not be used to serve single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. For purposes of the foregoing requirements, each dwelling unit type shall be deemed to generate the following trips per day: Detached units - 10 trips per unit Attached units - 8 trips per unit

### Statement of Facts

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

The Hugh Road Tract is a proposed ±5.5-acre single-family residential community located in the City of Houston's ETJ, north of central Houston at the intersection of Hugh Road and Spears Road. The subject community consists of 36 lots along a single cul-de-sac street. Access to this subject community is from Spears Road, a local street. The cul-de-sac street is a short street, and 36 lots have frontage to this street. This is only 1 lot over the requirement for a cul-de-sac to not exceed 350 vehicle trips per day from the through-street intersection of a cul-de-sac, which is less than a 3% deviation from the standard. Vehicle trips per day will not be significantly increased by a single lot. Additionally, the majority of the lots along the cul-de-sac (21 lots out of the 36) back to Hugh Road. This will allow for emergency vehicles to access most of the lots from the rear. This rear access mitigates the risk of additional lots fronting on the cul-de-sac in the event of an emergency.

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

The special exception will allow a deviation of just one lot, which is an extremely minor deviation and will not drastically increase the traffic load on the subject street, which is a result contemplated by the standards of this Chapter.

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

**the standard;**

The proposed modification is a 2.8% deviation from the standard, for just a single additional lot, which is very minor and is not disproportionate to the requirements of the standard.

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

The intent and general purposes of this chapter are preserved and maintained by the insignificant nature of the proposed special exception.

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

The granting of the special exception will not frustrate local traffic circulation nor greatly exceed the expectations contemplated by the standards of this ordinance, and is therefore not injurious to the public health, safety, and welfare.



# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 05/26/2022

**ITEM: 177**

**Applicant:** JOEL CASTRO

**Contact Person:** JOEL CASTRO

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
EAST OF: US 59 NORTH OF: FM 1314	22-1643	77365	5672	296F	ETJ

**ADDRESS:** 23619 US Highway 59

**ACREAGE:** 0.6818

**LEGAL DESCRIPTION:**

UNRESTRICTED RESERVE "C", OF SDI 59 PORTER, AS RECORDED IN CABINET Z, SHEETS 6274-75 OF MONTGOMERY COUNTY MAP RECORDS, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Business.

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:**

**ADDITIONAL INFORMATION**

**PLANNING COMMISSION ACTION:**

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

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Intexure Architects	Stefi Santacruz	915-245-7624	stefi.santacruz@intexure.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
7818 Buffalo Speedway	21112019	77025	5254B	532K	C
<b>HCAD ACCOUNT NUMBER(S):</b>		0751880160016			
<b>PROPERTY LEGAL DESCRIPTION:</b>		LT 16 BLK 16, SOUTHERN OAKS SEC 2			
<b>PROPERTY OWNER OF RECORD:</b>		Charles Broskoski			
<b>ACREAGE (SQUARE FEET):</b>		12,592 SF			
<b>WIDTH OF RIGHTS-OF-WAY:</b>		Drummond St (60 feet); Buffalo Speedway (100 feet)			
<b>EXISTING PAVING SECTION(S):</b>		Drummond St (25 feet); Buffalo Speedway (65 feet)			
<b>OFF-STREET PARKING REQUIREMENT:</b>		2			
<b>OFF-STREET PARKING PROVIDED:</b>		2			
<b>LANDSCAPING REQUIREMENTS:</b>		2 Trees			
<b>LANDSCAPING PROVIDED:</b>		Complies			
<b>EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:</b>		Single-Family Residential – 2,489 SF			
<b>PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:</b>		Single Family Residential – 5,390 SF			

**PURPOSE OF VARIANCE REQUEST:** 1) To allow a reduced side building line of 18' in lieu of the ordinance-required 25' building line along a major thoroughfare, Buffalo Speedway; and 2) to allow existing curb cuts and existing driveway to remain for vehicular access to a single-family lot from Buffalo Speedway, a major thoroughfare

**CHAPTER 42 REFERENCE(S):** 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

42-188: Lot access to streets. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: 1) the lot is greater than one acre in size; and (2) the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

Lot 16, block 16 (aka 7818 Buffalo Speedway), a corner lot located at the intersection of Buffalo Speedway and Drummond Street, of Southern Oaks Sec 2 was recorded in June of 1949 with a 25-foot building setback line along Drummond Street and a 10-foot building setback line along Buffalo Speedway. The lot is approximately 100 feet from Braes Bayou. The current single-family one-story house was built in 1952, approximately 11.2 feet from Buffalo Speedway right-of-way. While most of the corner lots in the subdivision have addresses on the side streets, this particular lot has the address from Buffalo Speedway (7818 Buffalo Speedway) and the main entrance of the house, along with the garage, is on the Buffalo Speedway side. In fact, to accommodate this condition, a second driveway connection onto Buffalo Speedway was constructed to allow residents to access Buffalo Speedway, a divided-median major thoroughfare, as a head-in condition rather than back-out onto Buffalo Speedway. Heading directly onto a major thoroughfare is a much safer traffic condition. The portion of the existing driveway that is parallel to Buffalo Speedway and within the public street right-of-way will be removed and an additional portion of driveway will be added to the remainder existing driveway to continue this driveway condition. There are no known vehicular accident reports at this address.

The residence was remodeled in 2005 and was sold to the current owner in June of 2013. In August 2017, Hurricane Harvey struck Houston and this house was severely damaged. Had there been no flood, it is likely that the current owners would still utilize their existing home. However, because of a natural event beyond their control, the current owners must rebuild their home but now have to adhere to current floodplain elevation regulations that require a new 2-story structure. No living space will be on the ground floor. Only a 2-car garage, a shop, a gym and a pool will be on the ground floor. Additional requirements for storm water flow-through in the event of a flood, have been accommodated by additional openings and doorways, including the east side garage door and first-floor breezeway bisecting the house in an east/west direction. All bedrooms and other living spaces are required to be on the second floor. The residents wish to retain as much of the previous lot layout condition as possible, including driveway access to Buffalo Speedway and the main entrance to the house to be located on Buffalo Speedway to prevent possible confusion of having the main entrance on a different street. Also, current City of Houston storm water drainage requirements include minimizing impervious cover.

Additionally, since the house was originally constructed, the City of Houston approved a 25-foot deep building setback line along major thoroughfares which impacted any future re-development. To keep the proposed house in the same general location as the current house, encroachment into the 25-foot building setback line is necessary. The proposed, now required second floor is approximately 18 feet, 10 and 3/8 inches from the Buffalo Speedway right-of-way line, a 6-foot, 1- and 5/8-inch encroachment. To accommodate this existing and proposed condition, the applicant is requesting an 18-foot building setback line along Buffalo Speedway.

The City of Houston Planning Commission, on March 15, 2018, approved an even greater encroachment (15 feet) into the 25-foot building setback and allowed the existing driveway opening on Buffalo Speedway to remain for a development plat variance at 3202 Merrick Street, just one block north of this project. Relocating the existing driveway from Buffalo Speedway to Drummond Street on this project will cause an un-necessary entire re-design of the proposed building, no longer honoring the original garage location or the overall original building layout design. The building, in its proposed location will serve as a noise and visibility buffer, resulting in privacy to the home, pool, and yard area from the high level of traffic noise on Buffalo Speedway. Furthermore, leaving the existing curb cuts without alteration will avoid un-necessary disturbance to the existing large trees to be preserved and landscape. Granting these two variances will be in the best interest of sound public policy by not further impacting a homeowner already facing significant challenges to rebuild after Hurricane Harvey.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

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

The applicant is requesting to continue to utilize a reduced portion of the 25-foot building line setback area along Buffalo Speedway between the originally platted 10-foot building line and the later adopted Chapter 42, 25-foot building line. The use of this 15-foot wide area was contemplated in the original plat for this property as evidenced by the location of the current house 11.2 feet from the Buffalo Speedway right-of-way. Restricting the property to the 25-foot building line would impact the ability of the owners to utilize their property as originally intended by the subdivision plat.

Also, removal of the two existing driveway openings and requiring the relocation of the driveway to Drummond Street would require a complete change of the floor plan relationship of the Buffalo Speedway house entrance and now required non-living area elements on the first floor. There is ample precedent for the approval of this variance on similar corner properties within Southern Oaks that abut Buffalo Speedway. We can count at least 12 single-family residential homes on Buffalo Speedway from the intersection of N. Braeswood Blvd. to Holcombe Blvd. that have direct driveway access from Buffalo Speedway. Not granting these two variances will create an undue hardship by depriving the owner of the reasonable use of the land.

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

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

The current owner purchased the property in 2013 utilizing the existing structure and site conditions. The location of the existing structure within the later adopted 25-foot building line setback and the utilization of the two existing driveway connections to Buffalo Speedway were conditions that existed at the time of purchase. The hardship was created by a natural event causing the reconstruction and post-subdivision recordation adoption of restrictions by the City of Houston. Otherwise, this reconstruction would not be necessary. The granting of the variances are not the result of a hardship created or imposed by the applicant.

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# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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

The proposed development within a 7-foot encroachment has significantly less impact than the current existing condition of an approximate 14-foot encroachment into the 25-foot setback. Preservation of the large existing trees along Buffalo Speedway will be more likely with this reduced setback encroachment. Development within the 15-feet of the 25-foot setback for residential uses is evident in many areas of the City of Houston. Additionally, the one-way loop private driveway with 2 driveway openings on Buffalo Speedway will prevent the need for a back-out movement from the property on Buffalo Speedway. As a result, the intent and general purposes of this chapter will be preserved and maintained.

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

The design of the proposed home is sensitive to the public right-of-way, preserves the existing large trees, and enhances the streetscape. The vehicular access to Buffalo Speedway is the same as it has been for the last 70 years and as originally developed. Buffalo Speedway is a divided, raised-median paving section with only south-bound traffic in front of this property, so traffic entering Buffalo Speedway from the property can only travel south. As a result, the granting of this variance will not be injurious to the public health, safety or welfare.

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

The purpose of these variances is to allow the owner to continue using the property as originally intended and allowed. Even though the owner sustained a significant economic hardship as a result of complete flood damage (total loss was over \$500,000), the owner wants to reconstruct a new home under the significant current restrictions in place. As a result, economic hardship was a result of a natural, un-foreseen event and is not the sole justification of the variance.

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# DEVELOPMENT PLAT VARIANCE



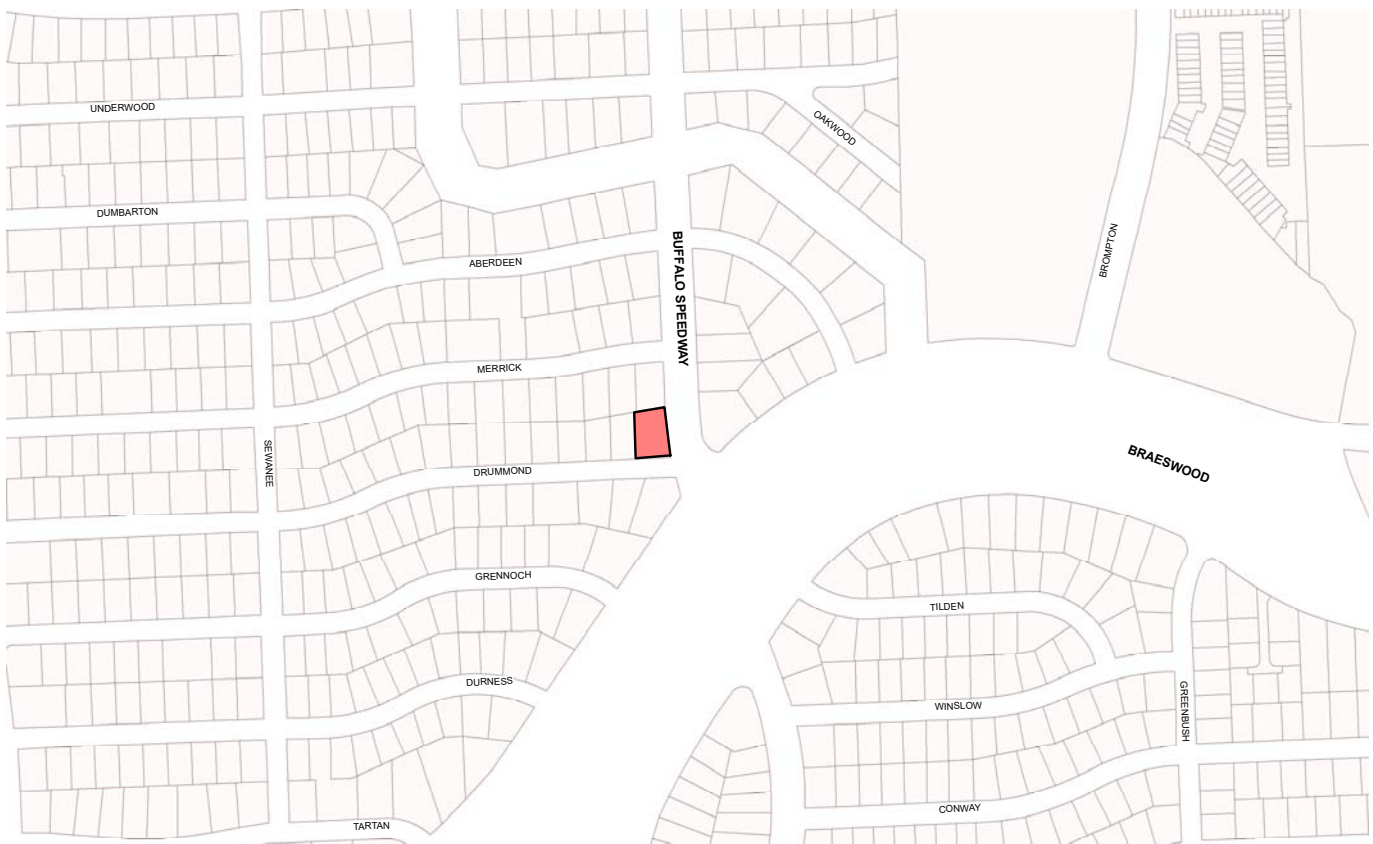
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 178**

Meeting Date: 5/26/2022

## Houston Planning Commission

Location



## DEVELOPMENT PLAT VARIANCE



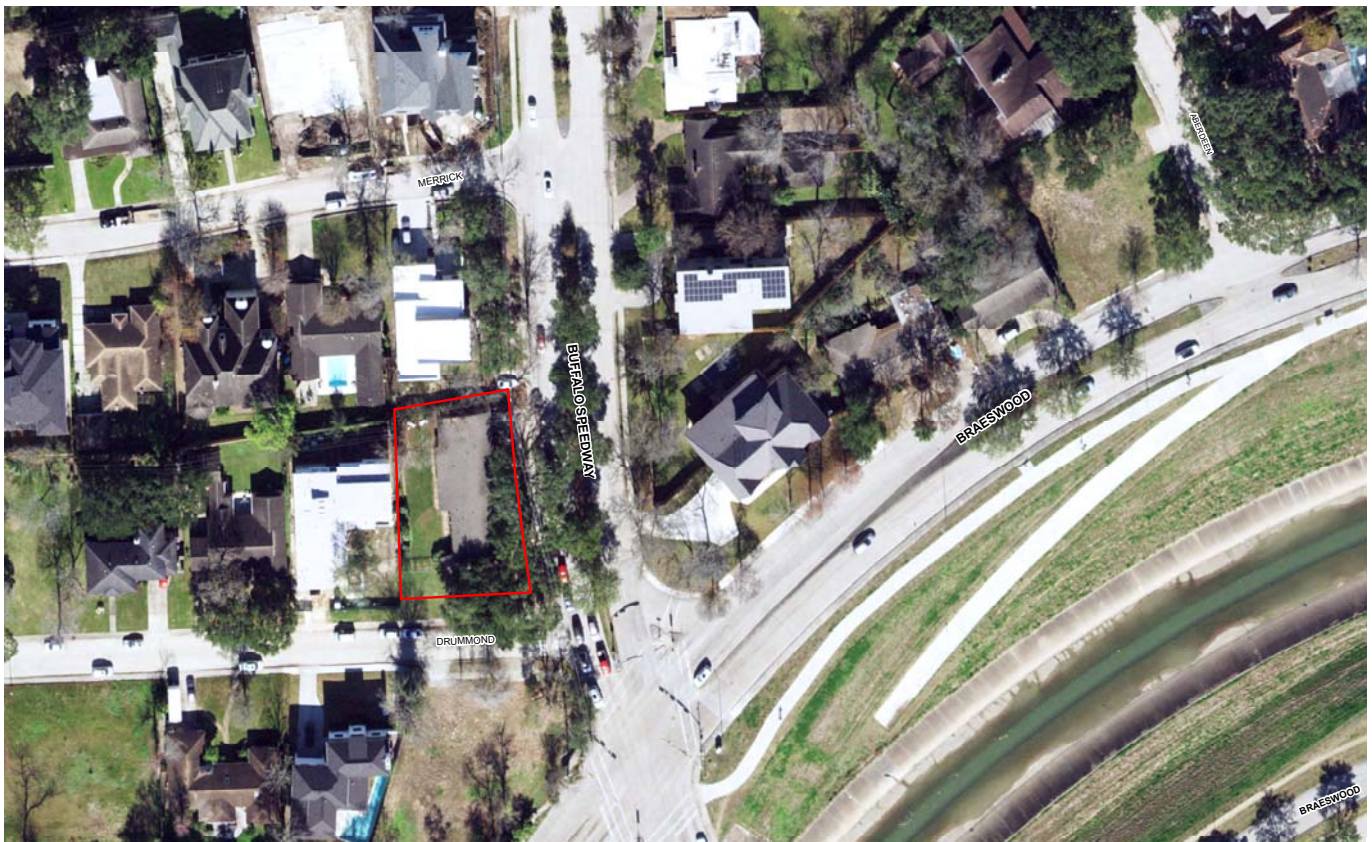
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 178**

Meeting Date: 5/26/2022

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE



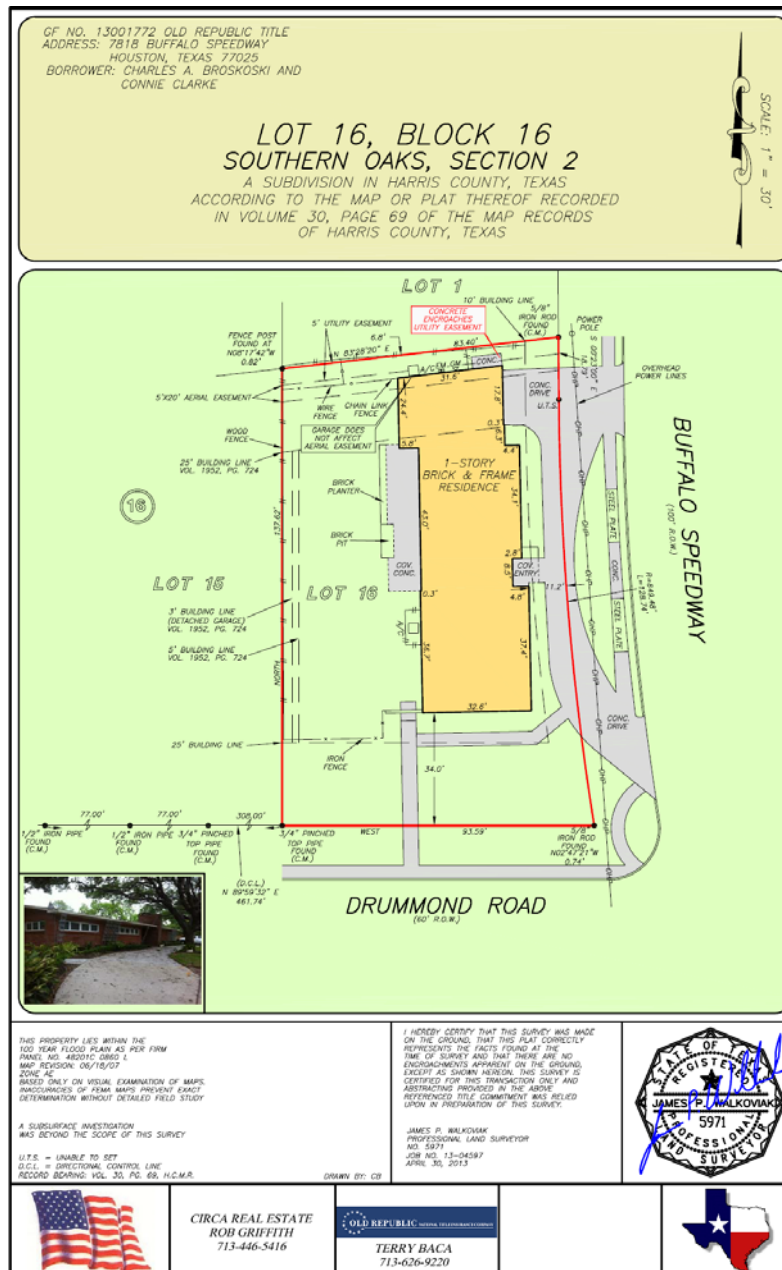
PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

**ITEM: 178**

Meeting Date: 5/26/2022

### Survey



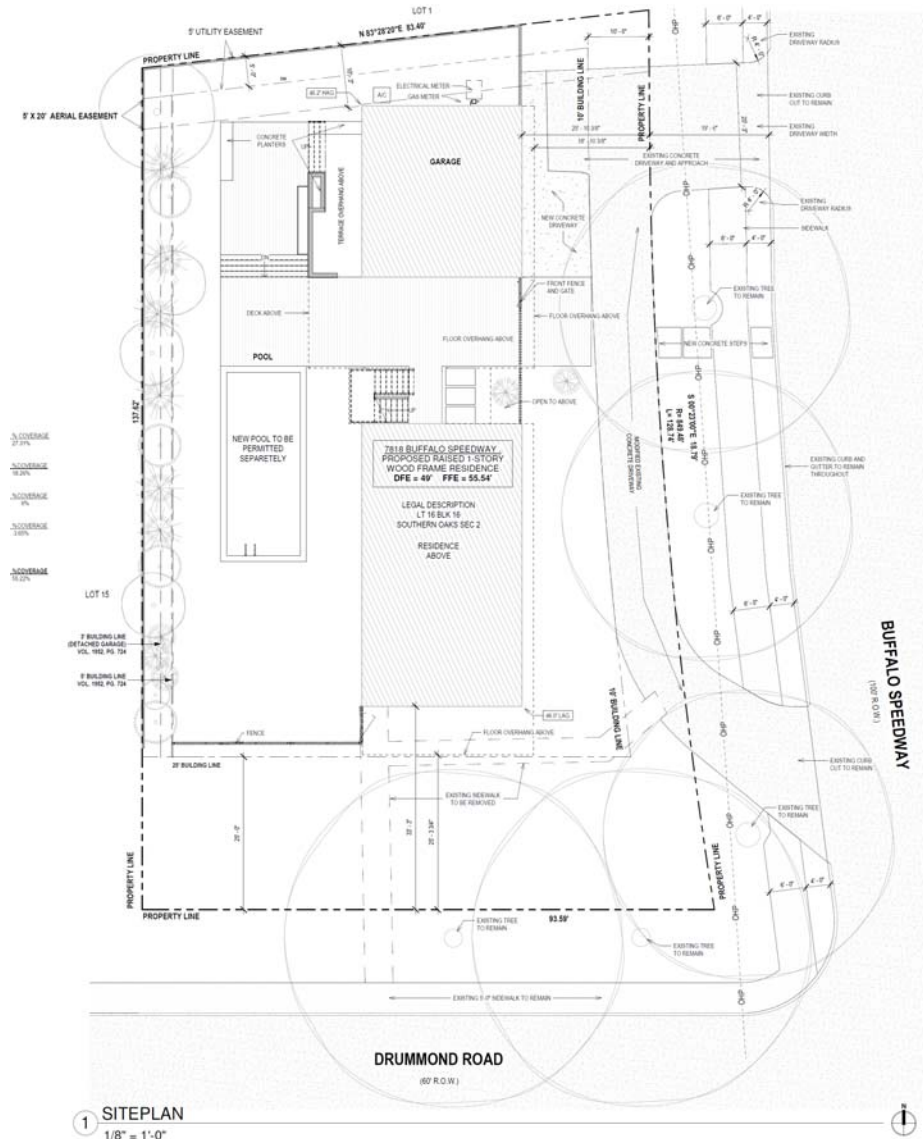
# DEVELOPMENT PLAT VARIANCE





# Houston Planning Commission

## Site Plan



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

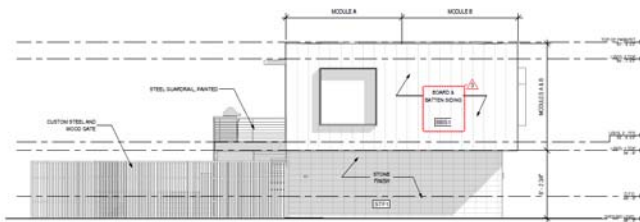
### Elevation



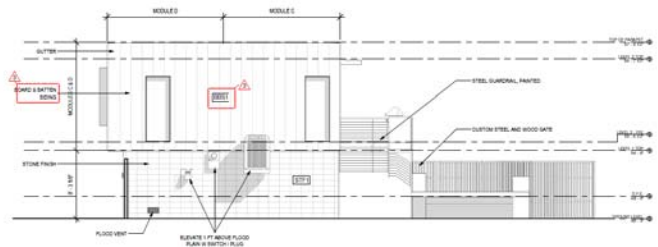
1 EAST ELEVATION  
3/16" = 1'-0"



2 WEST ELEVATION



1 NORTH ELEVATION  
3/16" = 1'-0"



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

# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Arc Three Studio	Bryson White	817-913-0355	bryson@arcthreestudio.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1827 Colquitt St.	21122277	77098	5356A	492Z	C

HCAD ACCOUNT NUMBER(S):	0382280000003
PROPERTY LEGAL DESCRIPTION:	UNRESTRICTED RESERVE "A", BLOCK 1, COLQUITT RESIDENCE
PROPERTY OWNER OF RECORD:	Fred & Soody Sharifi Family Partnership, LTD
ACREAGE (SQUARE FEET):	0.2968 Acres (12,928 Sq. Ft.)
WIDTH OF RIGHTS-OF-WAY:	Colquitt: 60' R.O.W.
EXISTING PAVING SECTION(S):	Colquitt: 28'
OFF-STREET PARKING REQUIREMENT:	11 spaces
OFF-STREET PARKING PROVIDED:	11 spaces
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	2x 2-unit apartments [4,262 sqft.]
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	4-efficiency-unit apartment [3,220 sqft.]

**PURPOSE OF VARIANCE REQUEST:** Due to the site limit, unable to provide 28' private street as per Chapter 42-231-233 for the Garden style developments.

**CHAPTER 42 REFERENCE(S):** 42-231(a) A development plat that contains a multi-family residential building shall provide at least one private street.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

Per Chapter 42-231-233, 28' private street is required.

Due to existing conditions and overall size of the property, it's impossible to provide a private street. We would like to request a variance to not be required to have a 28' private street on our property.

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

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

There are two existing apartments building on the with just enough room to provide 2 13-foot-driveways (one-way) to access the back of the property (please refer to the site plan). There is no way to provide a 28' private street on the property due to the site limit and existing conditions. The site is small enough to allow fire truck access on the public street and maintain the required hose lay distances.

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

Due to the existing conditions of the site and the existing two buildings, there is no way to provide a 28' private street on the property. The site is small enough to allow fire truck access on the public street and maintain the required hose lay distances.

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

No, the constraint is a result of the existing conditions outside our control.

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

Yes, this is due to our site being small enough that the public street provides the necessary access & hose lay distances.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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

It is correct, we meet the necessary access & hose lay distances required.

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

That is correct, the existing conditions is the cause for this variance request.

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# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 179**

Meeting Date: 5.26.2022

## Houston Planning Commission

### Location Map



# DEVELOPMENT PLAT VARIANCE



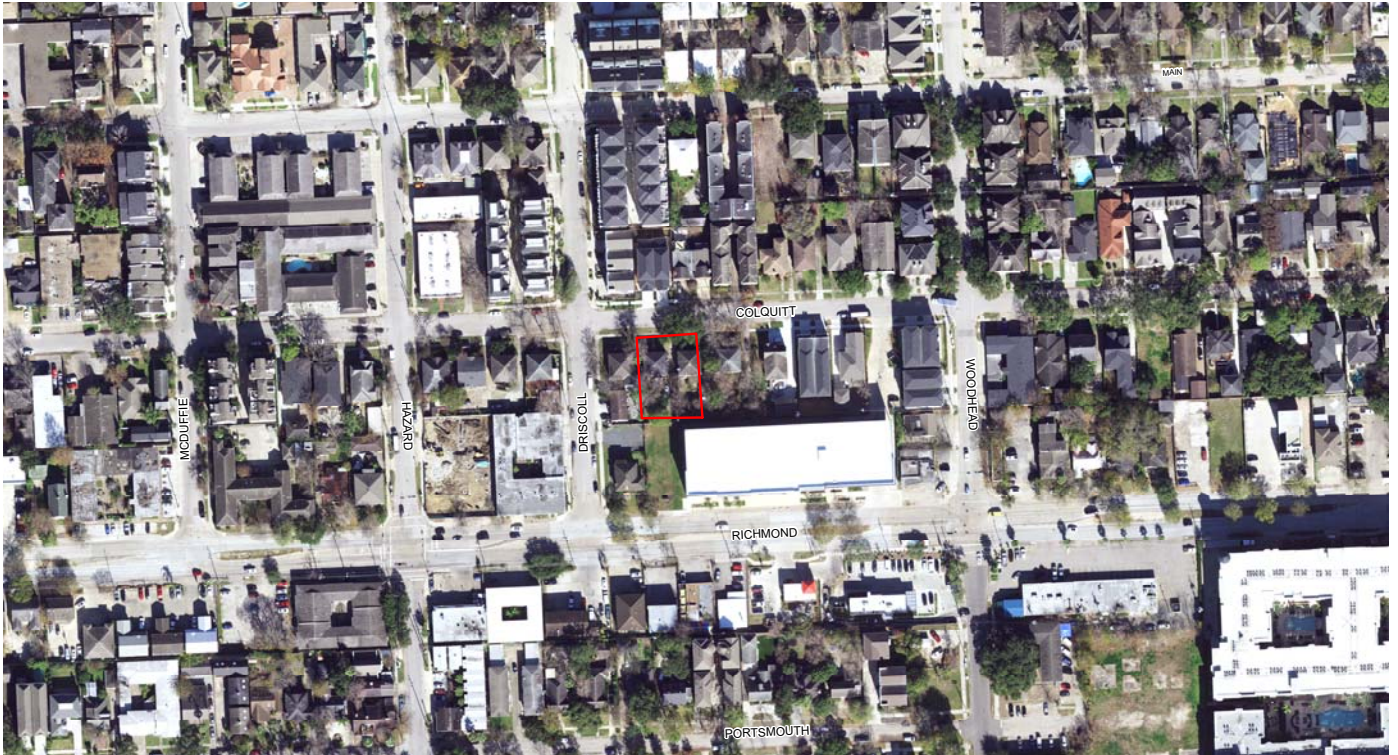
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 179**

Meeting Date: 5.26.2022

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE











## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Windrose Land Services	Steven Henderson	713.458.2281	steven.henderson@windroseservices.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
16003 Hilltop Oak Drive	21081491	77084	4658	447Y	A

HCAD ACCOUNT NUMBER(S):	1416380070005
PROPERTY LEGAL DESCRIPTION:	Lot 5, Block 7, Oaks of Park Row Amending Plat No 1
PROPERTY OWNER OF RECORD:	Meritage Homes of Texas LLC
ACREAGE (SQUARE FEET):	2,707 SF
WIDTH OF RIGHTS-OF-WAY:	Park Row: 67.5'; Hilltop Oak Drive – 28' PAE
EXISTING PAVING SECTION(S):	Park Row: 45' ; Hilltop Oak Drive: 28'
OFF-STREET PARKING REQUIREMENT:	2 cars
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Tree(s)
LANDSCAPING PROVIDED: NA	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: NA

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single family residence: 2,392 sq ft

PURPOSE OF VARIANCE REQUEST: To allow a reduced building line of 15' in lieu of ordinance required 25' building line

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** The applicant requests an encroachment of 11 feet into the required 25-foot building setback along Park Row due to the fact that 10-foot building setbacks were shown on the plats affecting the subject property that were approved in August 2020 and May 2021.

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

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

The subject property consists of 0.57 acre located on the north side of Park Row approximately 750 feet east of the intersection with Park Ten Boulevard. This property was originally platted in August 2020 as Oaks of Park Row and was later amended in May 2021 as Oaks of Park Row Amending Plat No 1. On both of those applications, a 10-foot building setback was shown along Park Row. After the original plat was filed in 2020, the developer commenced with construction to include installing the streets and the utilities. When the homebuilder recently went to pull their first set of building permits for new homes on Lots 1-6, Block 6, and Lots 2-5, Block 7, they were informed that the building footprints were in violation of the code-required 25-foot setback along Park Row due to its designation as a thoroughfare on the City's Thoroughfare Plan. Because all major infrastructure within the subdivision has been installed with a 10-foot building setback along Park Row in mind, the new 25-foot building line requirement will make the lots that back up to Park Row unbuildable. This is obviously a devastating hardship for the property owner/developer and they respectfully request a development plat variance to allow a building line encroachment of 11 feet to preserve the viability of the subject lots.

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

Unusual circumstances that are not wholly created by the applicant are the justification for this variance. The first two plat submittals were approved and recorded without any mention of the 25-foot building setback along Park Row. Once the developer had followed the proper steps to get through the platting process, they proceeded with construction of the major infrastructure. When they filed their first set of building permits to finally place homes on their lots, the Permit Center on Washington noted the required 25-foot building setback. This situation is a definite hardship for the applicant as their infrastructure footprint and overall development footprint is set and requiring the lots along Park Row to respect a 25-foot building setback will make the lots unbuildable.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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

The applicant is requesting a variance to allow the single-family residential lots along Park Row to encroach up to 11 feet into the 25-foot building setback. There is no need to request a 15-foot encroachment as there has always been a 14-foot utility easement shown along Park Row that establishes the rear yard offset for the proposed buildings. The requested encroachment into the thoroughfare setback is reasonable and in keeping with the intent and general purpose of the City's Subdivision Regulations because of the subdivision's configuration. The lots in question will only have vehicular or pedestrian access to Hilltop Oak Drive, a 28-foot-wide public access easement. Parkland Oak Drive provides a single, widened street intersection with Park Row to serve all lots within the Oaks of Park Row subdivision. Not allowing individual driveway cuts or programmed pedestrian access for each lot along Park Row mitigates the need for a deeper building setback that is typically seen along major thoroughfares.

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

The requested encroachment will not negatively impact the public's health, safety or welfare. The lots in question have no vehicular or pedestrian access to Park Row. The subdivision's single, boulevard-style entrance feature provides the subdivision with adequate and safe ingress and egress for daily traffic and emergency access vehicles. Further, the controlled point of ingress and egress mitigates the impacts on surrounding traffic patterns that would be present if there were individual driveway cuts or programmed pedestrian access to Park Row.

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

The justification for the requested variance is an unusual condition outside of the developer's control that is based on the original subdivision approvals. Because the 25-foot building setback associated with Park Row's thoroughfare designation was not required prior to the installation of the subdivision's street and infrastructure networks, it would be unreasonable to now require lots that back up to Park Row to respect a deeper building setback. Without the variance, the applicant will be prevented from achieving reasonable use of their land as the affected lots will be unbuildable.

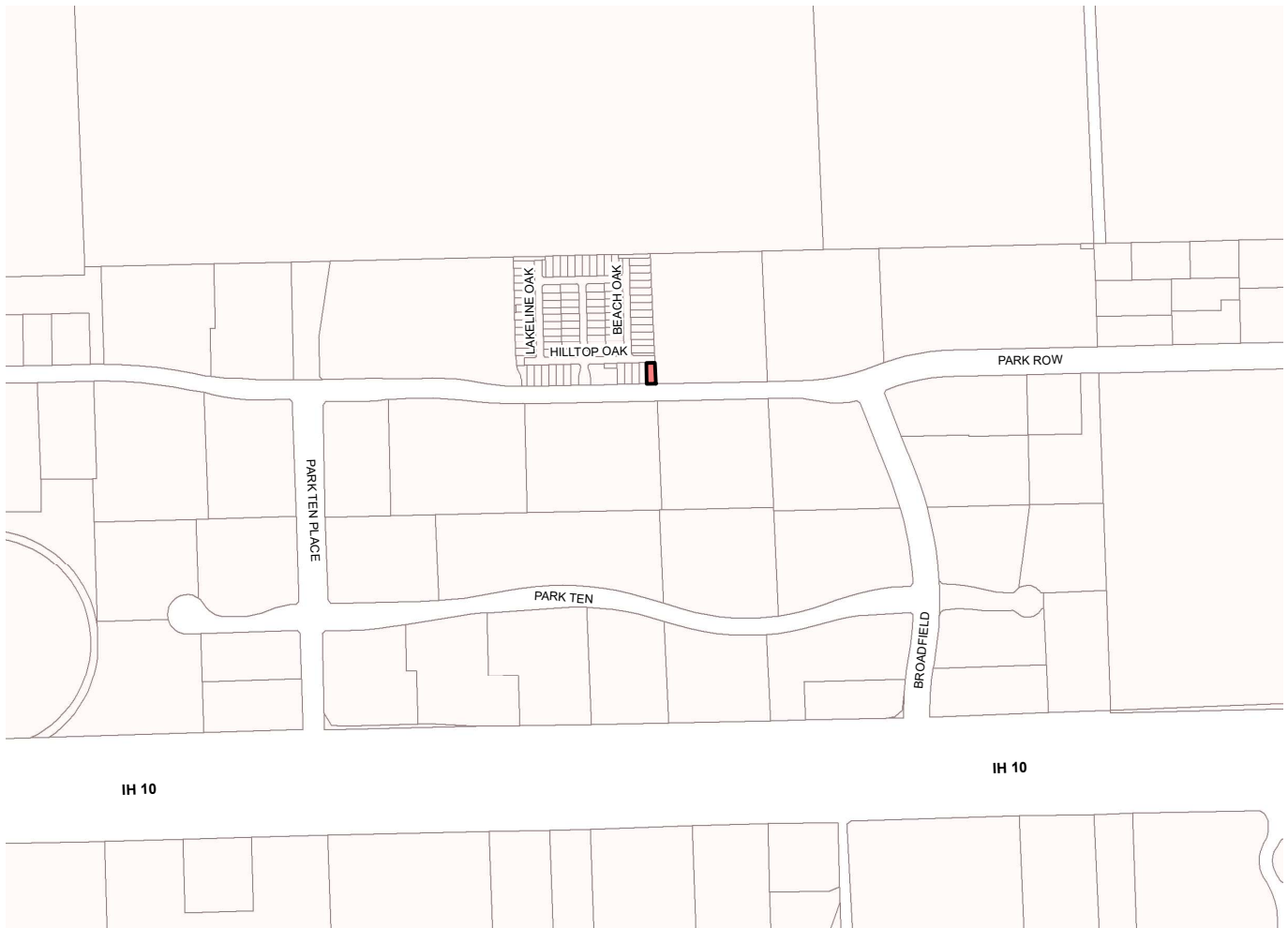
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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Location Map



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

**ITEM: 180**

Meeting Date: 5.26.2022

Aerial Map



# DEVELOPMENT PLAT VARIANCE













## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Windrose Land Services	Steven Henderson	713.458.2281	steven.henderson@windroseservices.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
16005 Hilltop Oak Drive	21078243	77084	4658	447Y	A

HCAD ACCOUNT NUMBER(S):	141638007004
PROPERTY LEGAL DESCRIPTION:	Lot 4, Block 7, Oaks of Park Row Amending Plat No 1
PROPERTY OWNER OF RECORD:	Meritage Homes of Texas LLC
ACREAGE (SQUARE FEET):	2,240 SF
WIDTH OF RIGHTS-OF-WAY:	Park Row: 67.5'; Hilltop Oak Drive: 28' PAE
EXISTING PAVING SECTION(S):	Park Row: 45'; Hilltop Oak Drive: 28'
OFF-STREET PARKING REQUIREMENT:	2 cars
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Tree(s)
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: NA

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single family residence: 2.221 sq. ft.

PURPOSE OF VARIANCE REQUEST: To allow a reduced building line of 15' in lieu of ordinance required 25' building line

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** The applicant requests an encroachment of 11 feet into the required 25-foot building setback along Park Row due to the fact that 10-foot building setbacks were shown on the plats affecting the subject property that were approved in August 2020 and May 2021.

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

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

The subject property consists of 0.57 acre located on the north side of Park Row approximately 750 feet east of the intersection with Park Ten Boulevard. This property was originally platted in August 2020 as Oaks of Park Row and was later amended in May 2021 as Oaks of Park Row Amending Plat No 1. On both of those applications, a 10-foot building setback was shown along Park Row. After the original plat was filed in 2020, the developer commenced with construction to include installing the streets and the utilities. When the homebuilder recently went to pull their first set of building permits for new homes on Lots 1-6, Block 6, and Lots 2-5, Block 7, they were informed that the building footprints were in violation of the code-required 25-foot setback along Park Row due to its designation as a thoroughfare on the City's Thoroughfare Plan. Because all major infrastructure within the subdivision has been installed with a 10-foot building setback along Park Row in mind, the new 25-foot building line requirement will make the lots that back up to Park Row unbuildable. This is obviously a devastating hardship for the property owner/developer and they respectfully request a development plat variance to allow a building line encroachment of 11 feet to preserve the viability of the subject lots.

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

Unusual circumstances that are not wholly created by the applicant are the justification for this variance. The first two plat submittals were approved and recorded without any mention of the 25-foot building setback along Park Row. Once the developer had followed the proper steps to get through the platting process, they proceeded with construction of the major infrastructure. When they filed their first set of building permits to finally place homes on their lots, the Permit Center on Washington noted the required 25-foot building setback. This situation is a definite hardship for the applicant as their infrastructure footprint and overall development footprint is set and requiring the lots along Park Row to respect a 25-foot building setback will make the lots unbuildable.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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

The applicant is requesting a variance to allow the single-family residential lots along Park Row to encroach up to 11 feet into the 25-foot building setback. There is no need to request a 15-foot encroachment as there has always been a 14-foot utility easement shown along Park Row that establishes the rear yard offset for the proposed buildings. The requested encroachment into the thoroughfare setback is reasonable and in keeping with the intent and general purpose of the City's Subdivision Regulations because of the subdivision's configuration. The lots in question will only have vehicular or pedestrian access to Hilltop Oak Drive, a 28-foot-wide public access easement. Parkland Oak Drive provides a single, widened street intersection with Park Row to serve all lots within the Oaks of Park Row subdivision. Not allowing individual driveway cuts or programmed pedestrian access for each lot along Park Row mitigates the need for a deeper building setback that is typically seen along major thoroughfares.

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

The requested encroachment will not negatively impact the public's health, safety or welfare. The lots in question have no vehicular or pedestrian access to Park Row. The subdivision's single, boulevard-style entrance feature provides the subdivision with adequate and safe ingress and egress for daily traffic and emergency access vehicles. Further, the controlled point of ingress and egress mitigates the impacts on surrounding traffic patterns that would be present if there were individual driveway cuts or programmed pedestrian access to Park Row.

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

The justification for the requested variance is an unusual condition outside of the developer's control that is based on the original subdivision approvals. Because the 25-foot building setback associated with Park Row's thoroughfare designation was not required prior to the installation of the subdivision's street and infrastructure networks, it would be unreasonable to now require lots that back up to Park Row to respect a deeper building setback. Without the variance, the applicant will be prevented from achieving reasonable use of their land as the affected lots will be unbuildable.

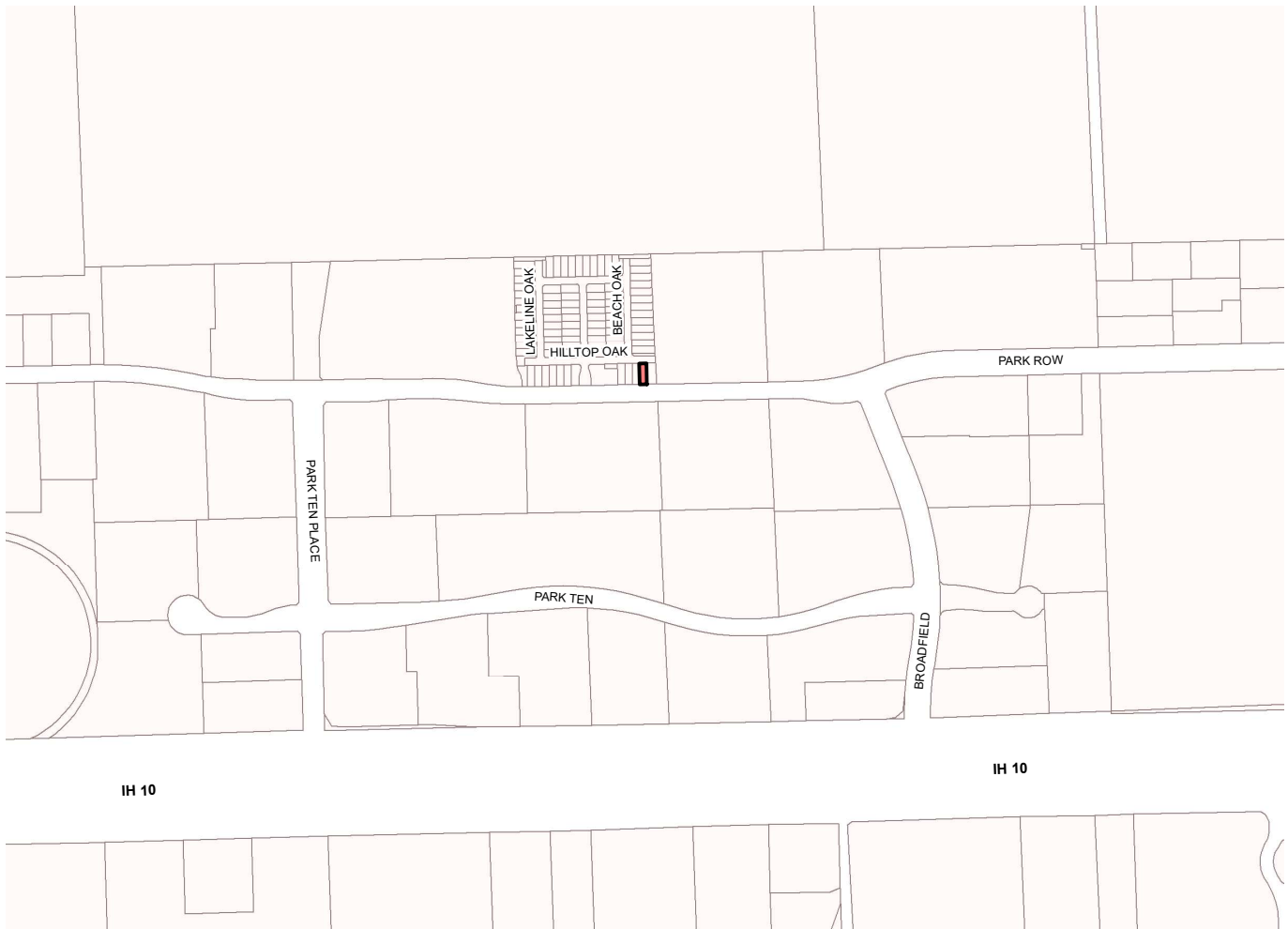
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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Location Map



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
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DEPARTMENT

## Houston Planning Commission

**ITEM: 181**

Meeting Date: 5.26.2022

Aerial Map



# DEVELOPMENT PLAT VARIANCE





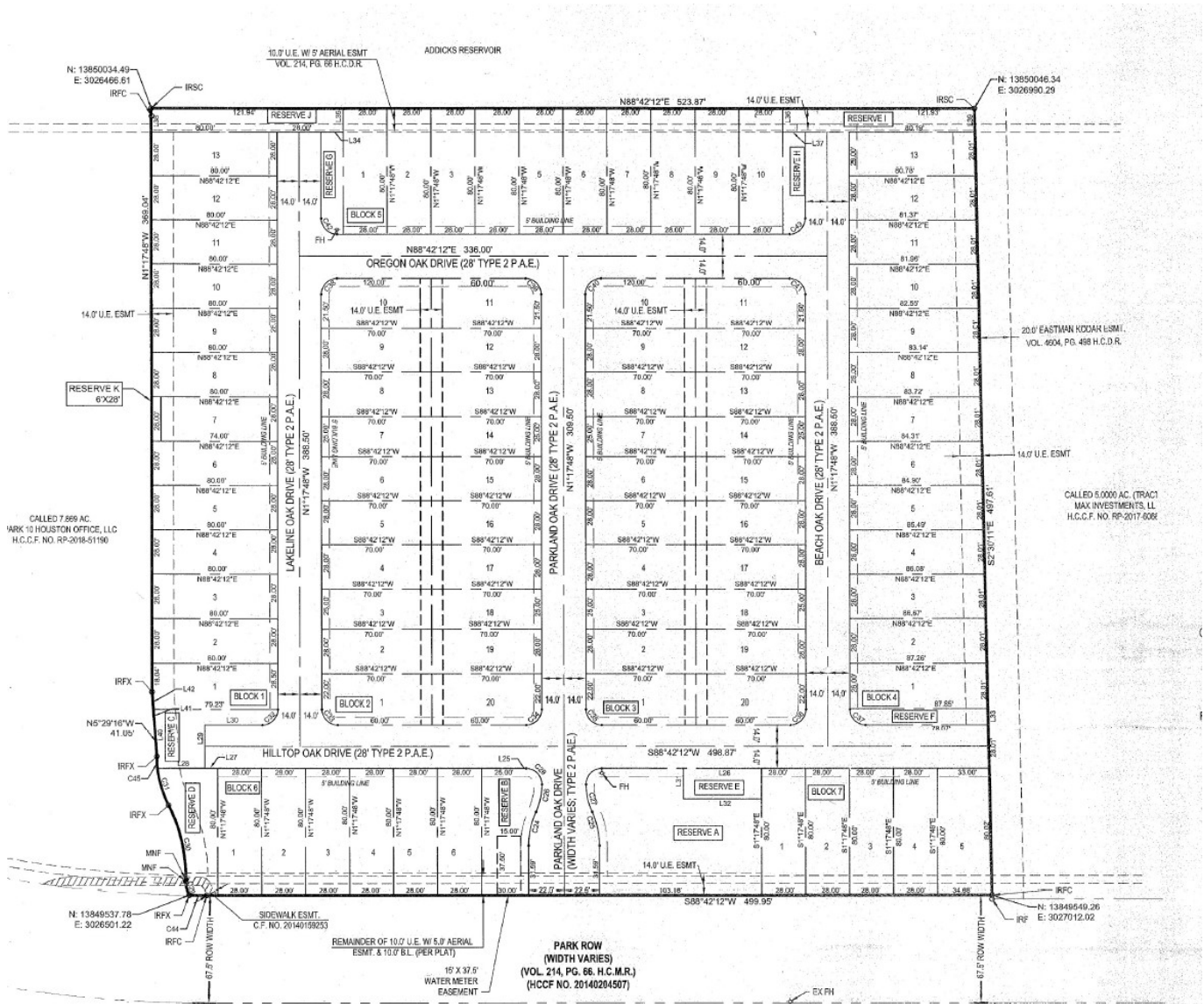
PLANNING &  
DEVELOPMENT  
DEPARTMENT

Houston Planning Commission

ITEM: 181

Meeting Date: 5.26.2022

Subdivision Plat



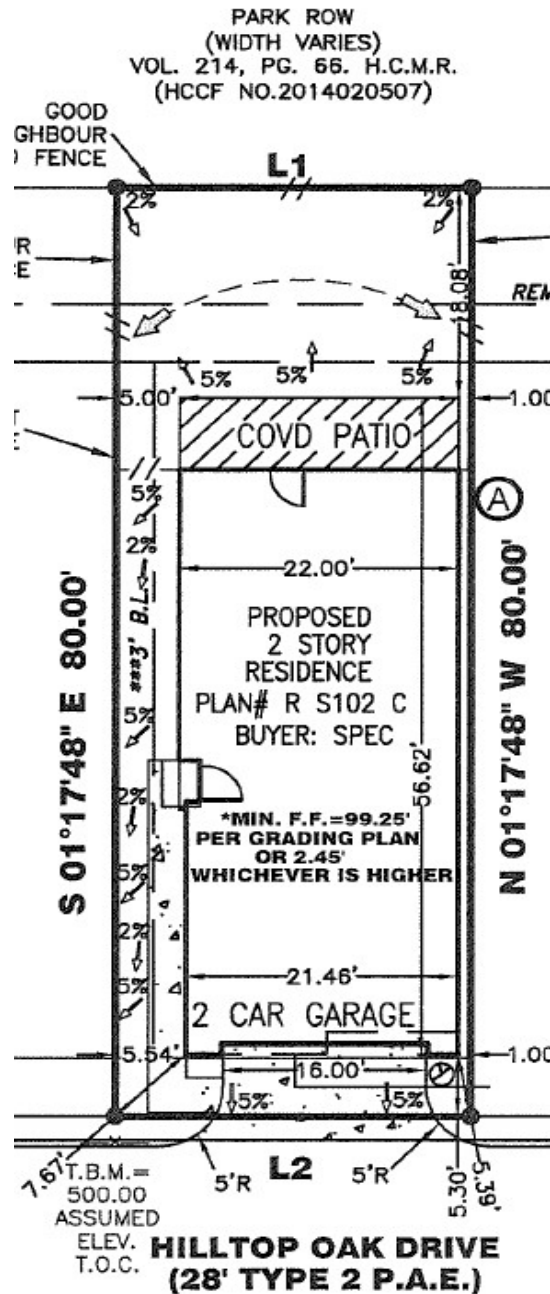
DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

Site Plan

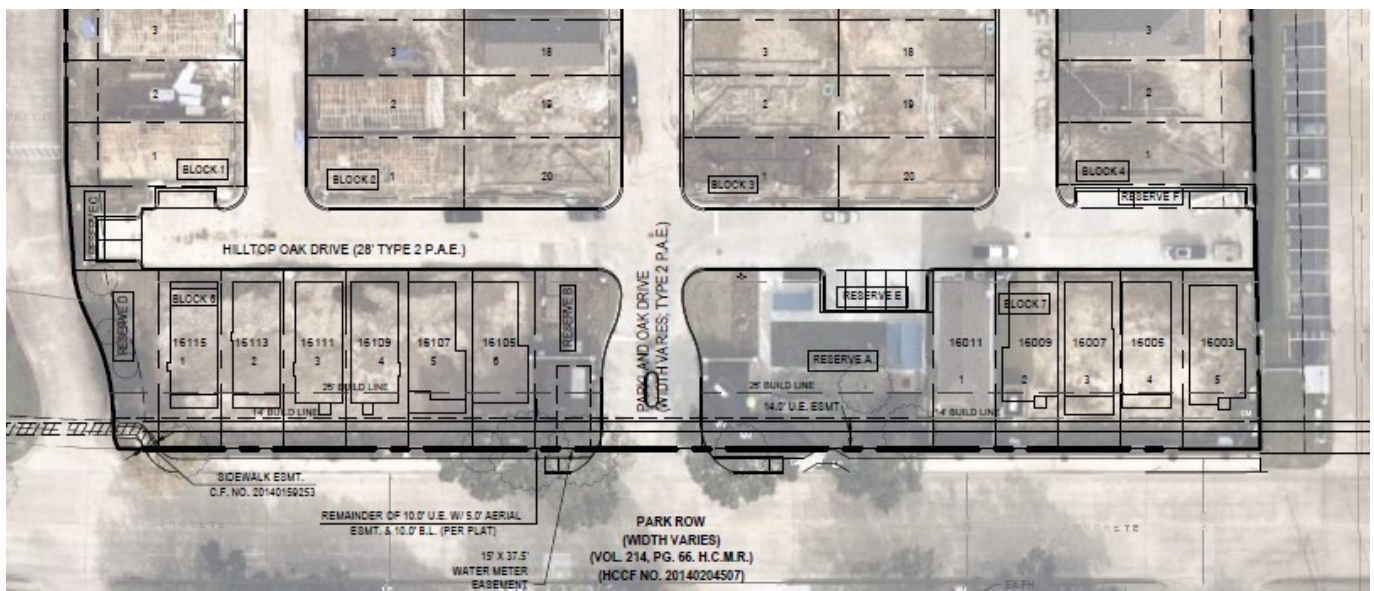
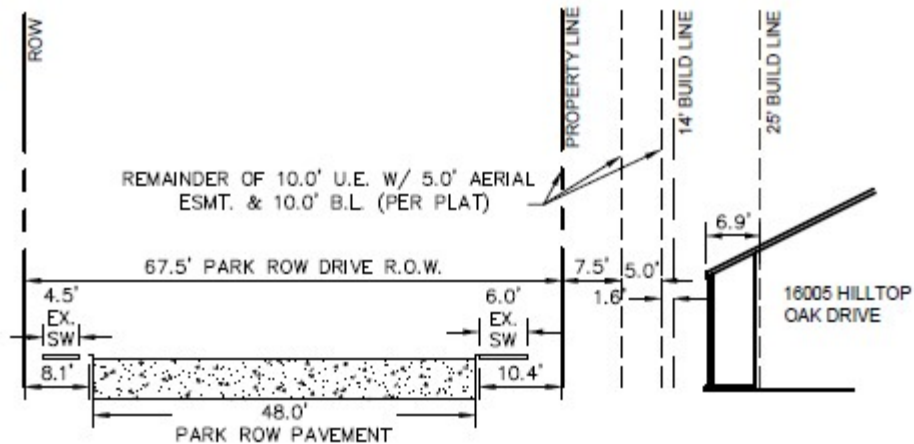


## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Elevations



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 181**

Meeting Date: 5.26.2022

## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:**

**Basis of Staff Recommendation:** The site is located along the north side of Park Row, west of Highway 6 and north of Interstate 10. The applicant is requesting a variance to allow a 15' building line, in lieu of the ordinance-required 25' building line along Park Row for a new single-family residence.

Staff recommendation is to defer for further study and legal review.

**PLANNING COMMISSION ACTION:**

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

**ADDITIONAL FINDINGS BY PLANNING COMMISSION**

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Windrose Land Services	Steven Henderson	713.458.2281	steven.henderson@windroseservices.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
16007 Hilltop Oak Drive	21079313	77084	4658	447Y	A

HCAD ACCOUNT NUMBER(S):	1416380070003
PROPERTY LEGAL DESCRIPTION:	Lot 3, Block 7, Oaks of Park Row Amending Plat No 1
PROPERTY OWNER OF RECORD:	Meritage Homes of Texas LLC
ACREAGE (SQUARE FEET):	2,240 SF
WIDTH OF RIGHTS-OF-WAY:	Park Row: 67.5'; Hilltop Oak Drive: 28' PAE
EXISTING PAVING SECTION(S):	Park Row: 45'; Hilltop Oak Drive: 28'
OFF-STREET PARKING REQUIREMENT:	2 cars
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Tree(s)
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: NA

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single family residence: 2,231 sq.ft

PURPOSE OF VARIANCE REQUEST: To allow a reduced building line of 15' in lieu of ordinance required 25' building line

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** The applicant requests an encroachment of 11 feet into the required 25-foot building setback along Park Row due to the fact that 10-foot building setbacks were shown on the plats affecting the subject property that were approved in August 2020 and May 2021.

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

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

The subject property consists of 0.57 acre located on the north side of Park Row approximately 750 feet east of the intersection with Park Ten Boulevard. This property was originally platted in August 2020 as Oaks of Park Row and was later amended in May 2021 as Oaks of Park Row Amending Plat No 1. On both of those applications, a 10-foot building setback was shown along Park Row. After the original plat was filed in 2020, the developer commenced with construction to include installing the streets and the utilities. When the homebuilder recently went to pull their first set of building permits for new homes on Lots 1-6, Block 6, and Lots 2-5, Block 7, they were informed that the building footprints were in violation of the code-required 25-foot setback along Park Row due to its designation as a thoroughfare on the City's Thoroughfare Plan. Because all major infrastructure within the subdivision has been installed with a 10-foot building setback along Park Row in mind, the new 25-foot building line requirement will make the lots that back up to Park Row unbuildable. This is obviously a devastating hardship for the property owner/developer and they respectfully request a development plat variance to allow a building line encroachment of 11 feet to preserve the viability of the subject lots.

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

Unusual circumstances that are not wholly created by the applicant are the justification for this variance. The first two plat submittals were approved and recorded without any mention of the 25-foot building setback along Park Row. Once the developer had followed the proper steps to get through the platting process, they proceeded with construction of the major infrastructure. When they filed their first set of building permits to finally place homes on their lots, the Permit Center on Washington noted the required 25-foot building setback. This situation is a definite hardship for the applicant as their infrastructure footprint and overall development footprint is set and requiring the lots along Park Row to respect a 25-foot building setback will make the lots unbuildable.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

The applicant is requesting a variance to allow the single-family residential lots along Park Row to encroach up to 11 feet into the 25-foot building setback. There is no need to request a 15-foot encroachment as there has always been a 14-foot utility easement shown along Park Row that establishes the rear yard offset for the proposed buildings. The requested encroachment into the thoroughfare setback is reasonable and in keeping with the intent and general purpose of the City's Subdivision Regulations because of the subdivision's configuration. The lots in question will only have vehicular or pedestrian access to Hilltop Oak Drive, a 28-foot-wide public access easement. Parkland Oak Drive provides a single, widened street intersection with Park Row to serve all lots within the Oaks of Park Row subdivision. Not allowing individual driveway cuts or programmed pedestrian access for each lot along Park Row mitigates the need for a deeper building setback that is typically seen along major thoroughfares.

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

The requested encroachment will not negatively impact the public's health, safety or welfare. The lots in question have no vehicular or pedestrian access to Park Row. The subdivision's single, boulevard-style entrance feature provides the subdivision with adequate and safe ingress and egress for daily traffic and emergency access vehicles. Further, the controlled point of ingress and egress mitigates the impacts on surrounding traffic patterns that would be present if there were individual driveway cuts or programmed pedestrian access to Park Row.

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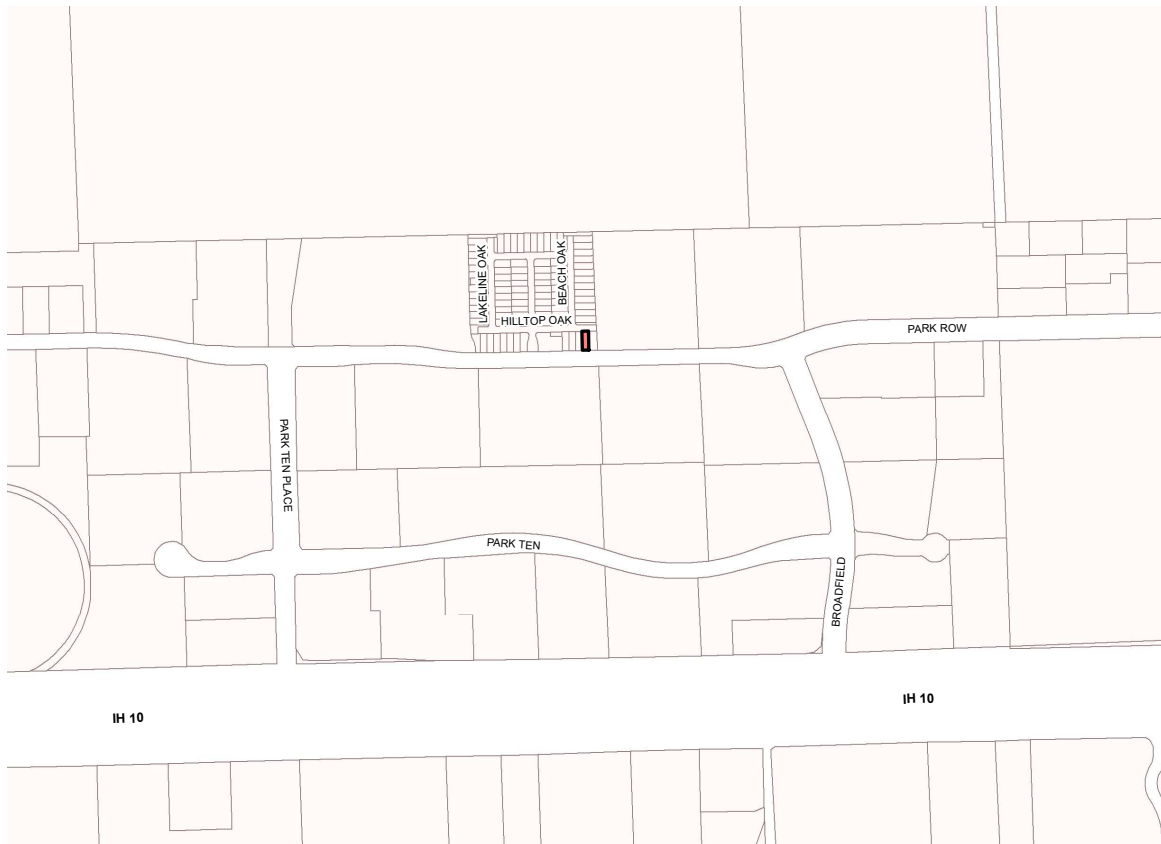
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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Location Map



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

**ITEM: 182**

Meeting Date: 5.26.2022

Aerial Map



# DEVELOPMENT PLAT VARIANCE











PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 182**

Meeting Date: 5.26.2022

## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:**

**Basis of Staff Recommendation:** The site is located along the north side of Park Row, west of Highway 6 and north of Interstate 10. The applicant is requesting a variance to allow a 15' building line, in lieu of the ordinance-required 25' building line along Park Row for a new single-family residence.

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**PLANNING COMMISSION ACTION:**

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

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Windrose Land Services	Steven Henderson	713.458.2281	steven.henderson@windroseservices.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
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HCAD ACCOUNT NUMBER(S):	1416380070002
PROPERTY LEGAL DESCRIPTION:	Lot 2, Block 7, Oaks of Park Row Amending Plat No 1,
PROPERTY OWNER OF RECORD:	Meritage Homes of Texas LLC
ACREAGE (SQUARE FEET):	2,240 SF
WIDTH OF RIGHTS-OF-WAY:	Park Row: 67.5'; Hilltop Oak Drive: 28' PAE
EXISTING PAVING SECTION(S):	Park Row: 45'; Hilltop Oak Drive: 28'
OFF-STREET PARKING REQUIREMENT:	2 cars
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	NA
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: NA

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single family residence: 2.392 sq. ft.

PURPOSE OF VARIANCE REQUEST: To allow a reduced building line of 15' in lieu of ordinance required 25' building line

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

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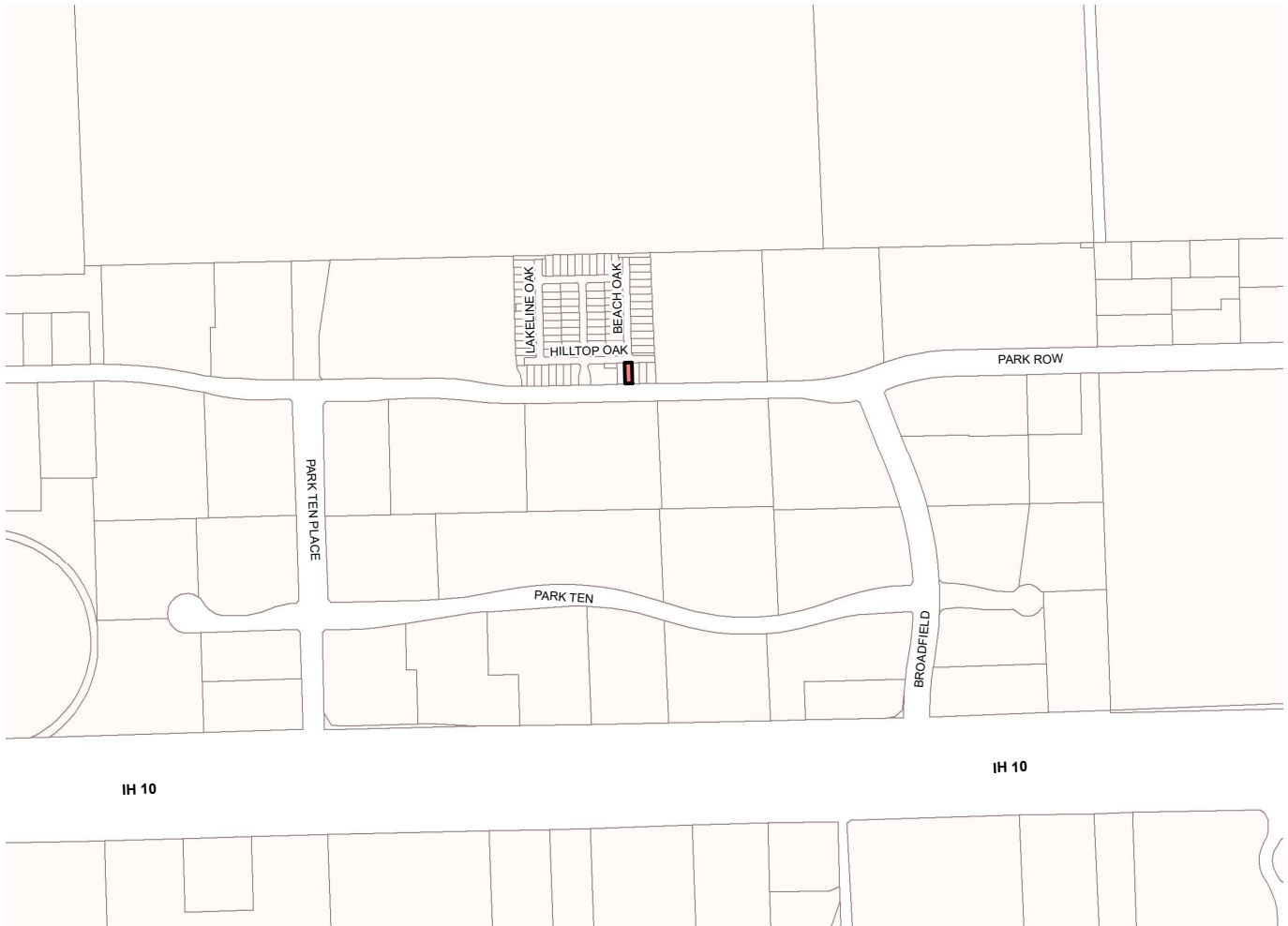
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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Location Map



## DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

**ITEM: 183**

Meeting Date: 5.26.2022

Aerial Map



# DEVELOPMENT PLAT VARIANCE



Meeting Date: 5.26.2022

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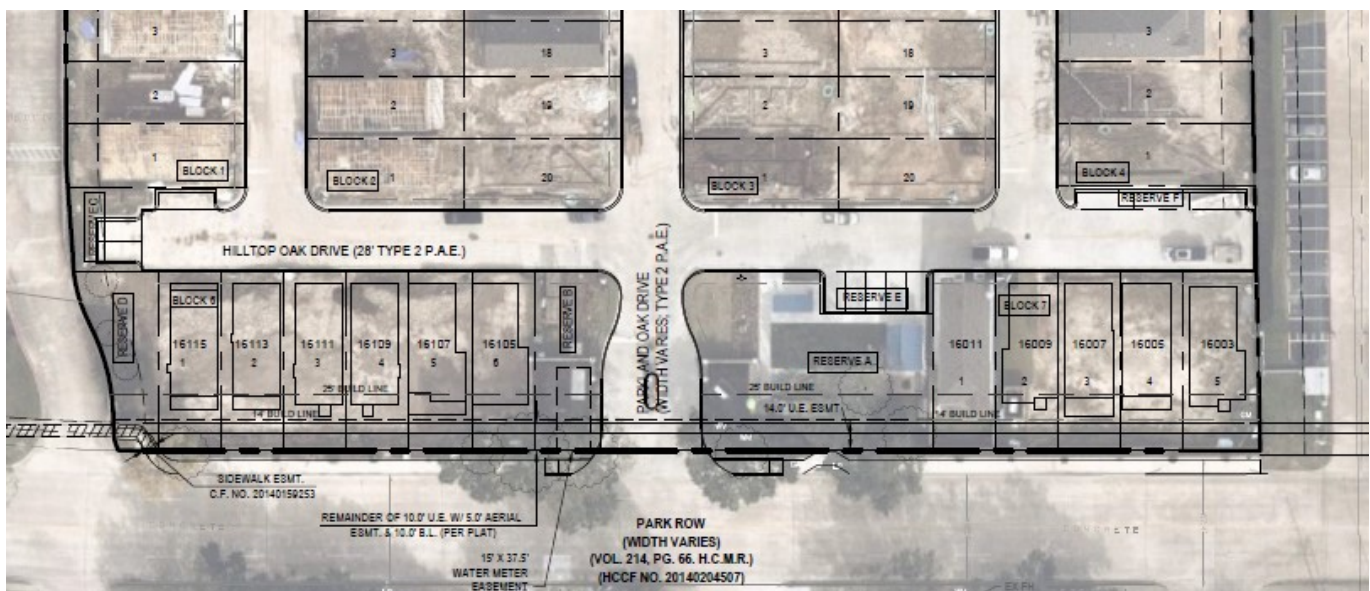
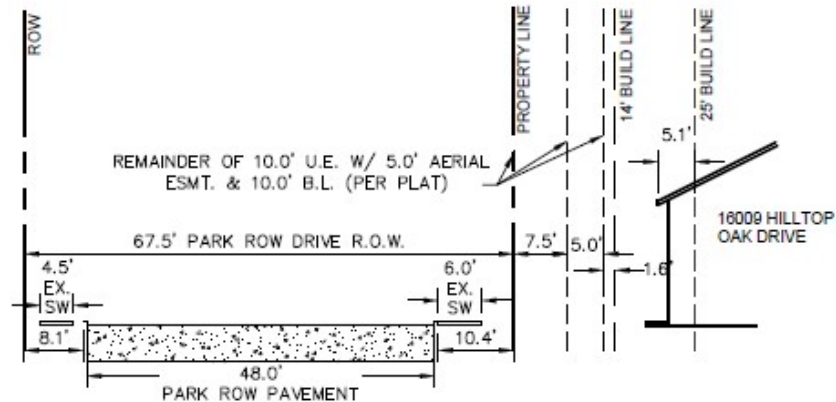
*March, 2022*







Elevations



# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Windrose Land Services	Steven Henderson	713.458.2281	steven.henderson@windroseservices.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
16105 Hilltop Oak Drive	21098337	77084	4658	447Y	A

HCAD ACCOUNT NUMBER(S):	1416380060006
PROPERTY LEGAL DESCRIPTION:	Lot 6, Block 6 Oaks of Park Row Amending Plat No 1
PROPERTY OWNER OF RECORD:	Meritage Homes of Texas LLC
ACREAGE (SQUARE FEET):	2,240 SF
WIDTH OF RIGHTS-OF-WAY:	Park Row: 67.5'; Hilltop Oak Drive: 28' PAE
EXISTING PAVING SECTION(S):	Park Row: 45'; Hilltop Oak Drive: 28'
OFF-STREET PARKING REQUIREMENT:	2 cars
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Tree(s)
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: NA

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single family residence: 2,453 sq ft

PURPOSE OF VARIANCE REQUEST: To allow a reduced building line of 15' in lieu of ordinance required 25' building line

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** The applicant requests an encroachment of 11 feet into the required 25-foot building setback along Park Row due to the fact that 10-foot building setbacks were shown on the plats affecting the subject property that were approved in August 2020 and May 2021.

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

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

The subject property consists of 0.57 acre located on the north side of Park Row approximately 750 feet east of the intersection with Park Ten Boulevard. This property was originally platted in August 2020 as Oaks of Park Row and was later amended in May 2021 as Oaks of Park Row Amending Plat No 1. On both of those applications, a 10-foot building setback was shown along Park Row. After the original plat was filed in 2020, the developer commenced with construction to include installing the streets and the utilities. When the homebuilder recently went to pull their first set of building permits for new homes on Lots 1-6, Block 6, and Lots 2-5, Block 7, they were informed that the building footprints were in violation of the code-required 25-foot setback along Park Row due to its designation as a thoroughfare on the City's Thoroughfare Plan. Because all major infrastructure within the subdivision has been installed with a 10-foot building setback along Park Row in mind, the new 25-foot building line requirement will make the lots that back up to Park Row unbuildable. This is obviously a devastating hardship for the property owner/developer and they respectfully request a development plat variance to allow a building line encroachment of 11 feet to preserve the viability of the subject lots.

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

Unusual circumstances that are not wholly created by the applicant are the justification for this variance. The first two plat submittals were approved and recorded without any mention of the 25-foot building setback along Park Row. Once the developer had followed the proper steps to get through the platting process, they proceeded with construction of the major infrastructure. When they filed their first set of building permits to finally place homes on their lots, the Permit Center on Washington noted the required 25-foot building setback. This situation is a definite hardship for the applicant as their infrastructure footprint and overall development footprint is set and requiring the lots along Park Row to respect a 25-foot building setback will make the lots unbuildable.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

The applicant is requesting a variance to allow the single-family residential lots along Park Row to encroach up to 11 feet into the 25-foot building setback. There is no need to request a 15-foot encroachment as there has always been a 14-foot utility easement shown along Park Row that establishes the rear yard offset for the proposed buildings. The requested encroachment into the thoroughfare setback is reasonable and in keeping with the intent and general purpose of the City's Subdivision Regulations because of the subdivision's configuration. The lots in question will only have vehicular or pedestrian access to Hilltop Oak Drive, a 28-foot-wide public access easement. Parkland Oak Drive provides a single, widened street intersection with Park Row to serve all lots within the Oaks of Park Row subdivision. Not allowing individual driveway cuts or programmed pedestrian access for each lot along Park Row mitigates the need for a deeper building setback that is typically seen along major thoroughfares.

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

The requested encroachment will not negatively impact the public's health, safety or welfare. The lots in question have no vehicular or pedestrian access to Park Row. The subdivision's single, boulevard-style entrance feature provides the subdivision with adequate and safe ingress and egress for daily traffic and emergency access vehicles. Further, the controlled point of ingress and egress mitigates the impacts on surrounding traffic patterns that would be present if there were individual driveway cuts or programmed pedestrian access to Park Row.

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

The justification for the requested variance is an unusual condition outside of the developer's control that is based on the original subdivision approvals. Because the 25-foot building setback associated with Park Row's thoroughfare designation was not required prior to the installation of the subdivision's street and infrastructure networks, it would be unreasonable to now require lots that back up to Park Row to respect a deeper building setback. Without the variance, the applicant will be prevented from achieving reasonable use of their land as the affected lots will be unbuildable.

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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Location Map



## DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

**ITEM: 184**

Meeting Date: 5.26.2022

Aerial Map



# DEVELOPMENT PLAT VARIANCE

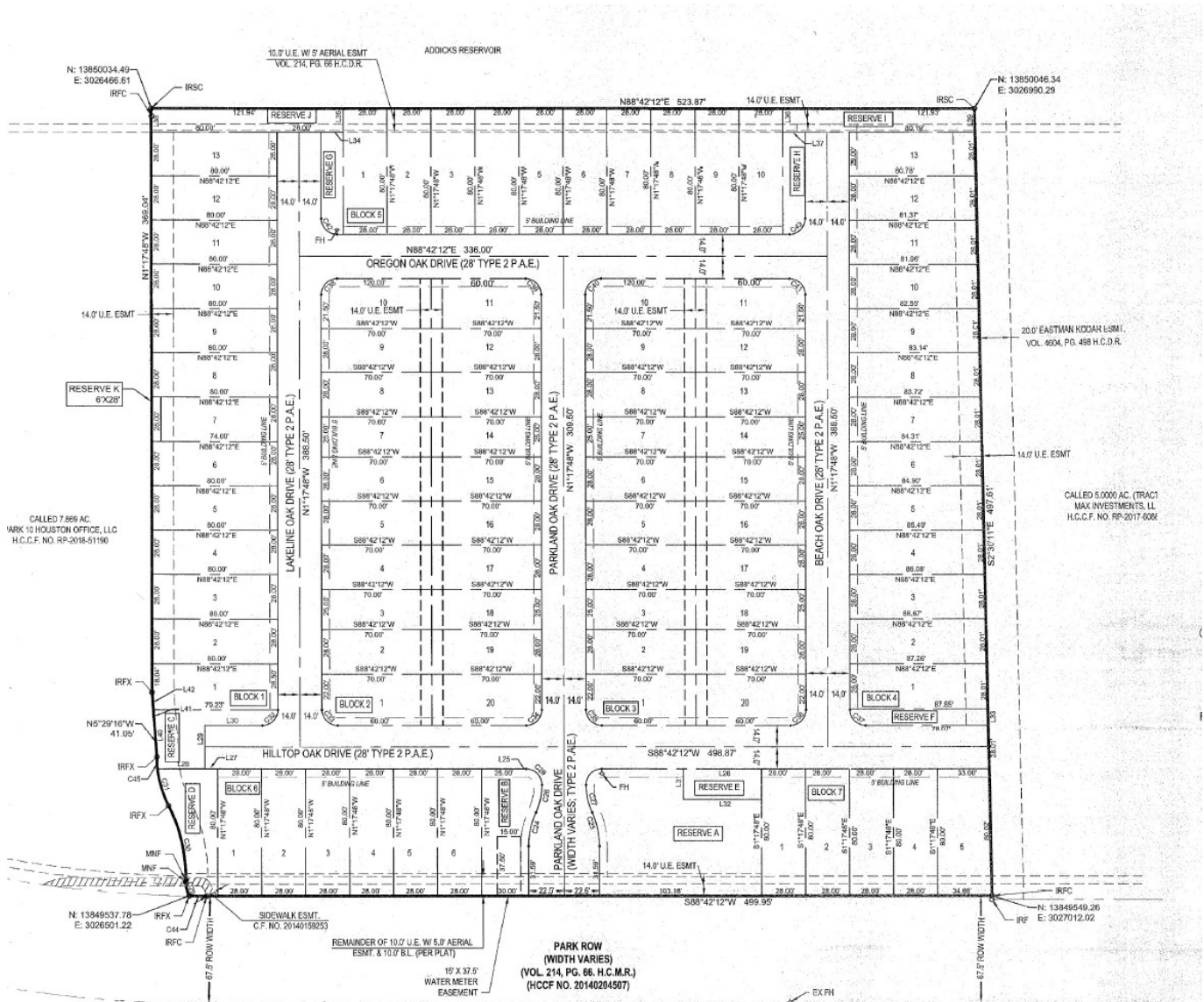


# Houston Planning Commission

ITEM: 184

Meeting Date: 5.26.2022

## Subdivision Plat



# DEVELOPMENT PLAT VARIANCE











## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Windrose Land Services	Steven Henderson	713.458.2281	steven.henderson@windroseservices.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
16107 Hilltop Oak Drive	21098336	77084	4658	447Y	A

HCAD ACCOUNT NUMBER(S):	1416380060005
PROPERTY LEGAL DESCRIPTION:	Lot 5, Block 6, Oaks of Park Row Amending Plat No 1
PROPERTY OWNER OF RECORD:	Meritage Homes of Texas LLC
ACREAGE (SQUARE FEET):	2,240 SF
WIDTH OF RIGHTS-OF-WAY:	Park Row: 67.5'; Hilltop Oak Drive: 28' PAE
EXISTING PAVING SECTION(S):	Park Row: 45' ; Hilltop Oak Drive: 28'
OFF-STREET PARKING REQUIREMENT:	2 cars
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Tree(s)
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: NA

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single family residence: 2,460 sq. ft.

PURPOSE OF VARIANCE REQUEST: To allow a reduced building line of 15' in lieu of ordinance required 25' building line

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** The applicant requests an encroachment of 11 feet into the required 25-foot building setback along Park Row due to the fact that 10-foot building setbacks were shown on the plats affecting the subject property that were approved in August 2020 and May 2021.

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

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

The subject property consists of 0.57 acre located on the north side of Park Row approximately 750 feet east of the intersection with Park Ten Boulevard. This property was originally platted in August 2020 as Oaks of Park Row and was later amended in May 2021 as Oaks of Park Row Amending Plat No 1. On both of those applications, a 10-foot building setback was shown along Park Row. After the original plat was filed in 2020, the developer commenced with construction to include installing the streets and the utilities. When the homebuilder recently went to pull their first set of building permits for new homes on Lots 1-6, Block 6, and Lots 2-5, Block 7, they were informed that the building footprints were in violation of the code-required 25-foot setback along Park Row due to its designation as a thoroughfare on the City's Thoroughfare Plan. Because all major infrastructure within the subdivision has been installed with a 10-foot building setback along Park Row in mind, the new 25-foot building line requirement will make the lots that back up to Park Row unbuildable. This is obviously a devastating hardship for the property owner/developer and they respectfully request a development plat variance to allow a building line encroachment of 11 feet to preserve the viability of the subject lots.

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

Unusual circumstances that are not wholly created by the applicant are the justification for this variance. The first two plat submittals were approved and recorded without any mention of the 25-foot building setback along Park Row. Once the developer had followed the proper steps to get through the platting process, they proceeded with construction of the major infrastructure. When they filed their first set of building permits to finally place homes on their lots, the Permit Center on Washington noted the required 25-foot building setback. This situation is a definite hardship for the applicant as their infrastructure footprint and overall development footprint is set and requiring the lots along Park Row to respect a 25-foot building setback will make the lots unbuildable.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

The applicant is requesting a variance to allow the single-family residential lots along Park Row to encroach up to 11 feet into the 25-foot building setback. There is no need to request a 15-foot encroachment as there has always been a 14-foot utility easement shown along Park Row that establishes the rear yard offset for the proposed buildings. The requested encroachment into the thoroughfare setback is reasonable and in keeping with the intent and general purpose of the City's Subdivision Regulations because of the subdivision's configuration. The lots in question will only have vehicular or pedestrian access to Hilltop Oak Drive, a 28-foot-wide public access easement. Parkland Oak Drive provides a single, widened street intersection with Park Row to serve all lots within the Oaks of Park Row subdivision. Not allowing individual driveway cuts or programmed pedestrian access for each lot along Park Row mitigates the need for a deeper building setback that is typically seen along major thoroughfares.

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

The requested encroachment will not negatively impact the public's health, safety or welfare. The lots in question have no vehicular or pedestrian access to Park Row. The subdivision's single, boulevard-style entrance feature provides the subdivision with adequate and safe ingress and egress for daily traffic and emergency access vehicles. Further, the controlled point of ingress and egress mitigates the impacts on surrounding traffic patterns that would be present if there were individual driveway cuts or programmed pedestrian access to Park Row.

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

The justification for the requested variance is an unusual condition outside of the developer's control that is based on the original subdivision approvals. Because the 25-foot building setback associated with Park Row's thoroughfare designation was not required prior to the installation of the subdivision's street and infrastructure networks, it would be unreasonable to now require lots that back up to Park Row to respect a deeper building setback. Without the variance, the applicant will be prevented from achieving reasonable use of their land as the affected lots will be unbuildable.

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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Location Map



## DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 185**

Meeting Date: 5.26.2022

## Houston Planning Commission

### Aerial Map



## DEVELOPMENT PLAT VARIANCE



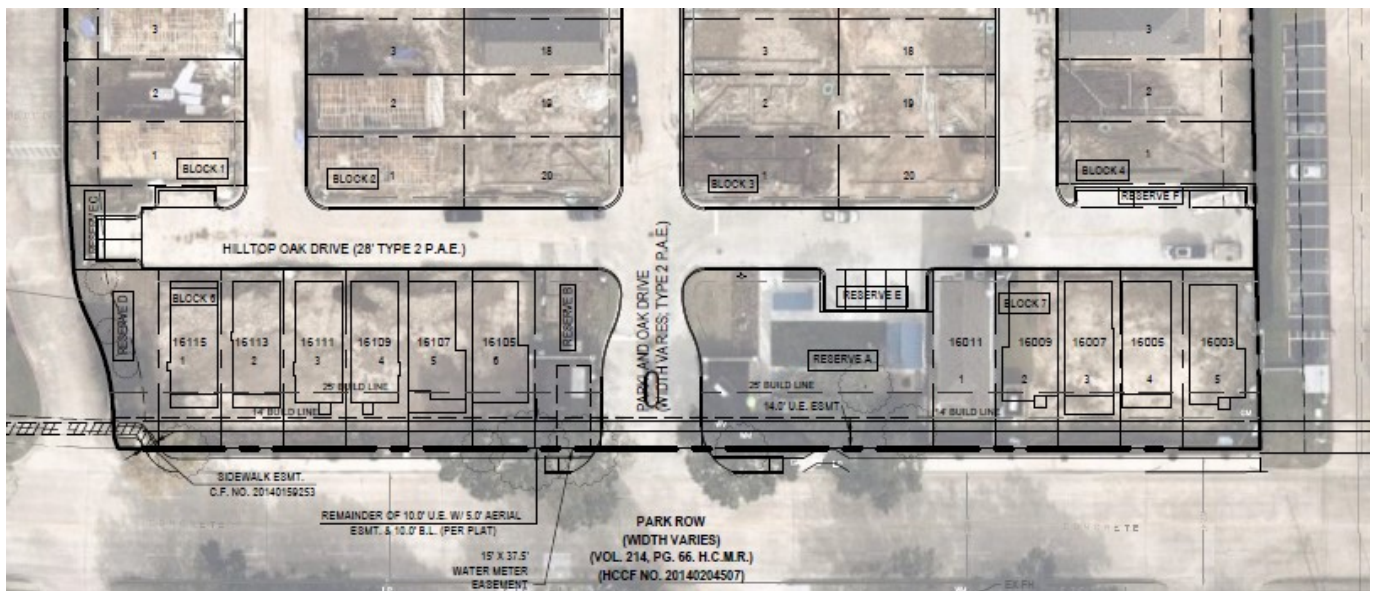
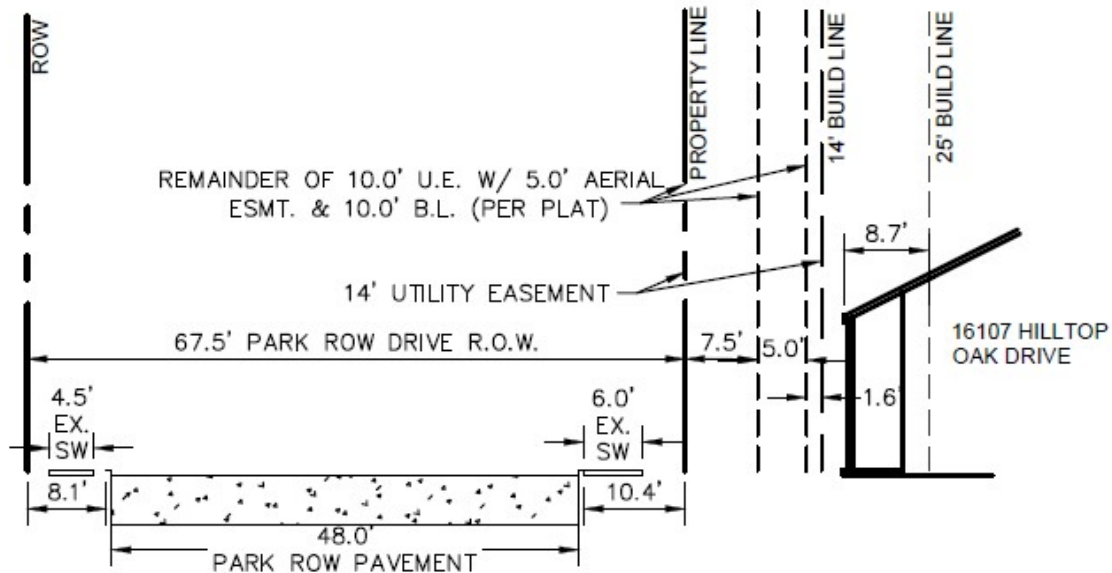






## Houston Planning Commission

### Elevations



# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Windrose Land Services	Steven Henderson	713.458.2281	steven.henderson@windroseservices.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
16109 Hilltop Oak Drive	21098335	77084	4658	447Y	A

HCAD ACCOUNT NUMBER(S):	1416380060004
PROPERTY LEGAL DESCRIPTION:	Lot 4, Block 6, Oaks of Park Row Amending Plat No 1
PROPERTY OWNER OF RECORD:	Meritage Homes of Texas LLC
ACREAGE (SQUARE FEET):	2,240 SF
WIDTH OF RIGHTS-OF-WAY:	Park Row: 67.5'; Hilltop Oak Drive: 28' PAE
EXISTING PAVING SECTION(S):	Park Row: 45'; Hilltop Oak Drive: 28'
OFF-STREET PARKING REQUIREMENT:	2 cars
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Tree(s)
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: NA

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single family residence: 2,460 sq. ft.

PURPOSE OF VARIANCE REQUEST: To allow a reduced building line of 15' in lieu of ordinance required 25' building line

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** The applicant requests an encroachment of 11 feet into the required 25-foot building setback along Park Row due to the fact that 10-foot building setbacks were shown on the plats affecting the subject property that were approved in August 2020 and May 2021.

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

The subject property consists of 0.57 acre located on the north side of Park Row approximately 750 feet east of the intersection with Park Ten Boulevard. This property was originally platted in August 2020 as Oaks of Park Row and was later amended in May 2021 as Oaks of Park Row Amending Plat No 1. On both of those applications, a 10-foot building setback was shown along Park Row. After the original plat was filed in 2020, the developer commenced with construction to include installing the streets and the utilities. When the homebuilder recently went to pull their first set of building permits for new homes on Lots 1-6, Block 6, and Lots 2-5, Block 7, they were informed that the building footprints were in violation of the code-required 25-foot setback along Park Row due to its designation as a thoroughfare on the City's Thoroughfare Plan. Because all major infrastructure within the subdivision has been installed with a 10-foot building setback along Park Row in mind, the new 25-foot building line requirement will make the lots that back up to Park Row unbuildable. This is obviously a devastating hardship for the property owner/developer and they respectfully request a development plat variance to allow a building line encroachment of 11 feet to preserve the viability of the subject lots.

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Unusual circumstances that are not wholly created by the applicant are the justification for this variance. The first two plat submittals were approved and recorded without any mention of the 25-foot building setback along Park Row. Once the developer had followed the proper steps to get through the platting process, they proceeded with construction of the major infrastructure. When they filed their first set of building permits to finally place homes on their lots, the Permit Center on Washington noted the required 25-foot building setback. This situation is a definite hardship for the applicant as their infrastructure footprint and overall development footprint is set and requiring the lots along Park Row to respect a 25-foot building setback will make the lots unbuildable.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

The applicant is requesting a variance to allow the single-family residential lots along Park Row to encroach up to 11 feet into the 25-foot building setback. There is no need to request a 15-foot encroachment as there has always been a 14-foot utility easement shown along Park Row that establishes the rear yard offset for the proposed buildings. The requested encroachment into the thoroughfare setback is reasonable and in keeping with the intent and general purpose of the City's Subdivision Regulations because of the subdivision's configuration. The lots in question will only have vehicular or pedestrian access to Hilltop Oak Drive, a 28-foot-wide public access easement. Parkland Oak Drive provides a single, widened street intersection with Park Row to serve all lots within the Oaks of Park Row subdivision. Not allowing individual driveway cuts or programmed pedestrian access for each lot along Park Row mitigates the need for a deeper building setback that is typically seen along major thoroughfares.

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

The requested encroachment will not negatively impact the public's health, safety or welfare. The lots in question have no vehicular or pedestrian access to Park Row. The subdivision's single, boulevard-style entrance feature provides the subdivision with adequate and safe ingress and egress for daily traffic and emergency access vehicles. Further, the controlled point of ingress and egress mitigates the impacts on surrounding traffic patterns that would be present if there were individual driveway cuts or programmed pedestrian access to Park Row.

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The justification for the requested variance is an unusual condition outside of the developer's control that is based on the original subdivision approvals. Because the 25-foot building setback associated with Park Row's thoroughfare designation was not required prior to the installation of the subdivision's street and infrastructure networks, it would be unreasonable to now require lots that back up to Park Row to respect a deeper building setback. Without the variance, the applicant will be prevented from achieving reasonable use of their land as the affected lots will be unbuildable.

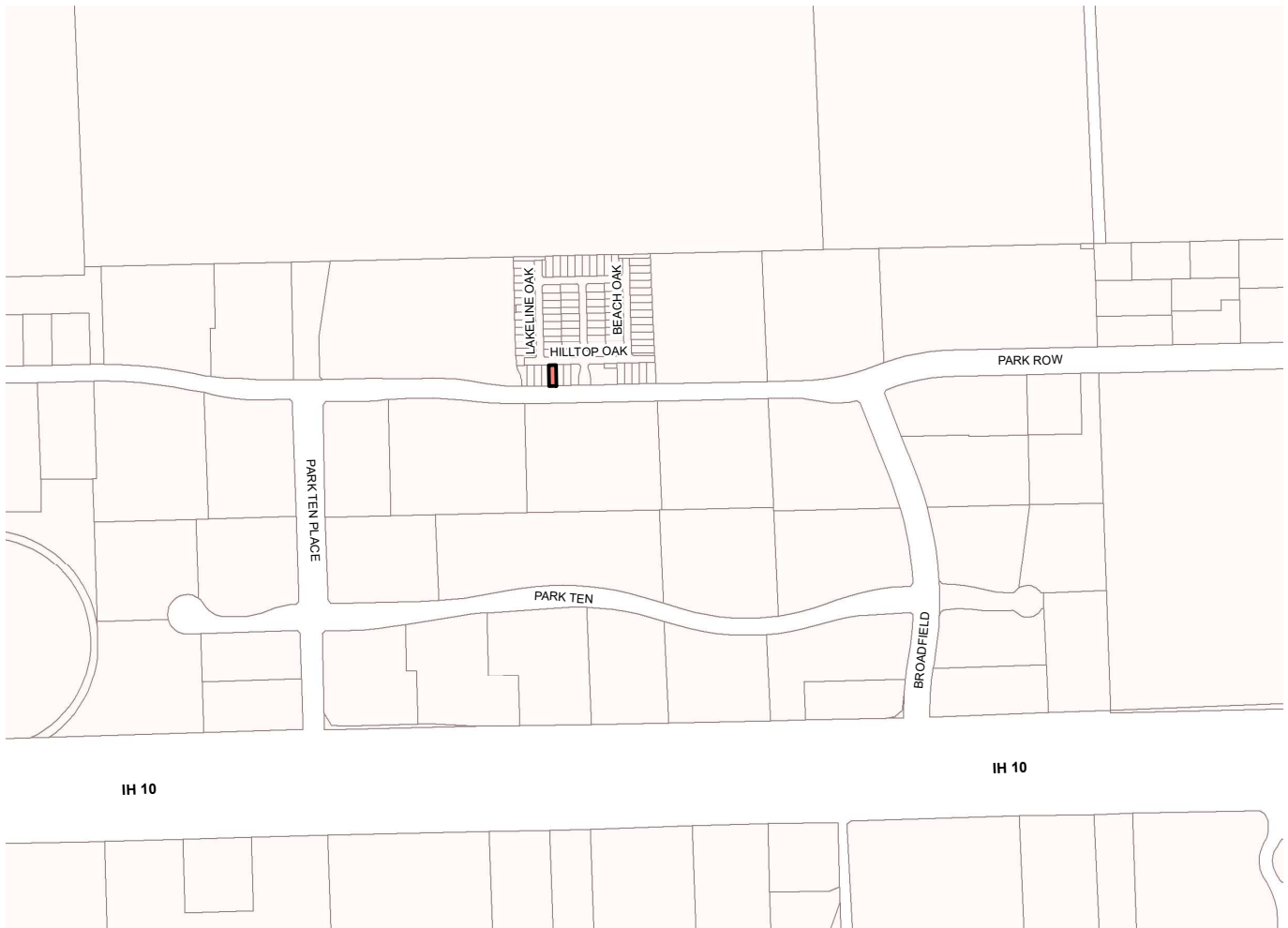
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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Location Map



## DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 186**

Meeting Date: 5.26.2022

## Houston Planning Commission

### Aerial Map



## DEVELOPMENT PLAT VARIANCE



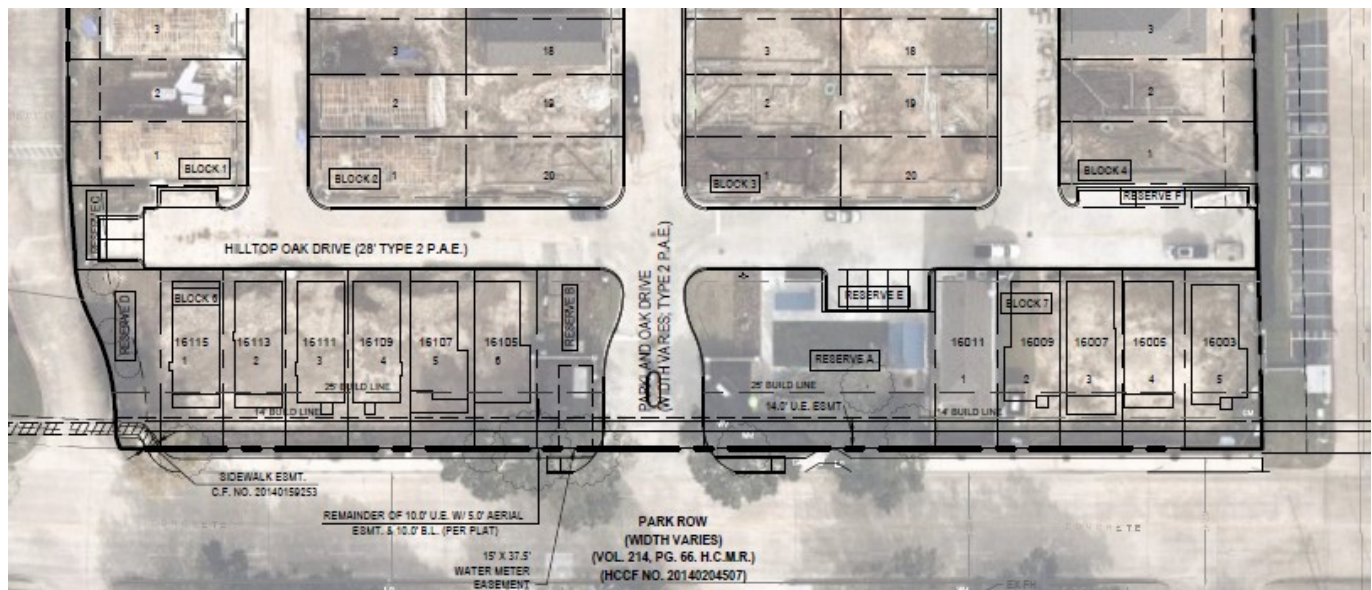
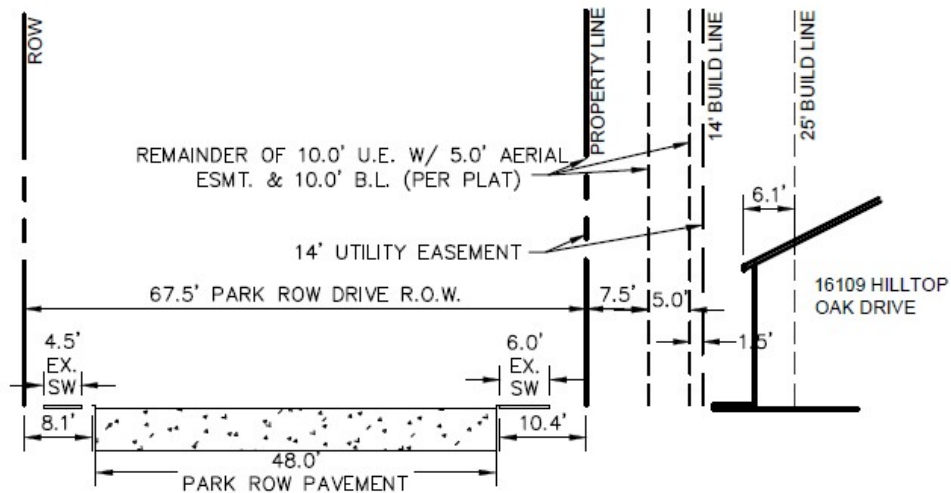






## Houston Planning Commission

### Elevations



# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Windrose Land Services	Steven Henderson	713.458.2281	steven.henderson@windroseservices.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
16111 Hilltop Oak Drive	21098334	77084	4658	447Y	A

HCAD ACCOUNT NUMBER(S):	1416380060003
PROPERTY LEGAL DESCRIPTION:	Lot 3, Block 6, Oaks of Park Row Amending Plat No 1
PROPERTY OWNER OF RECORD:	Meritage Homes of Texas LLC
ACREAGE (SQUARE FEET):	2,240 SF
WIDTH OF RIGHTS-OF-WAY:	Park Row: 67.5'; Hilltop Oak Drive: 28' PAE
EXISTING PAVING SECTION(S):	Park Row: 45' ; Hilltop Oak Drive: 28'
OFF-STREET PARKING REQUIREMENT:	2 cars
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Tree(s)
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: NA

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single family residence: 2,151 sq. ft.

PURPOSE OF VARIANCE REQUEST: To allow a reduced building line of 15' in lieu of ordinance required 25' building line

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** The applicant requests an encroachment of 11 feet into the required 25-foot building setback along Park Row due to the fact that 10-foot building setbacks were shown on the plats affecting the subject property that were approved in August 2020 and May 2021.

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The subject property consists of 0.57 acre located on the north side of Park Row approximately 750 feet east of the intersection with Park Ten Boulevard. This property was originally platted in August 2020 as Oaks of Park Row and was later amended in May 2021 as Oaks of Park Row Amending Plat No 1. On both of those applications, a 10-foot building setback was shown along Park Row. After the original plat was filed in 2020, the developer commenced with construction to include installing the streets and the utilities. When the homebuilder recently went to pull their first set of building permits for new homes on Lots 1-6, Block 6, and Lots 2-5, Block 7, they were informed that the building footprints were in violation of the code-required 25-foot setback along Park Row due to its designation as a thoroughfare on the City's Thoroughfare Plan. Because all major infrastructure within the subdivision has been installed with a 10-foot building setback along Park Row in mind, the new 25-foot building line requirement will make the lots that back up to Park Row unbuildable. This is obviously a devastating hardship for the property owner/developer and they respectfully request a development plat variance to allow a building line encroachment of 11 feet to preserve the viability of the subject lots.

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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

The applicant is requesting a variance to allow the single-family residential lots along Park Row to encroach up to 11 feet into the 25-foot building setback. There is no need to request a 15-foot encroachment as there has always been a 14-foot utility easement shown along Park Row that establishes the rear yard offset for the proposed buildings. The requested encroachment into the thoroughfare setback is reasonable and in keeping with the intent and general purpose of the City's Subdivision Regulations because of the subdivision's configuration. The lots in question will only have vehicular or pedestrian access to Hilltop Oak Drive, a 28-foot-wide public access easement. Parkland Oak Drive provides a single, widened street intersection with Park Row to serve all lots within the Oaks of Park Row subdivision. Not allowing individual driveway cuts or programmed pedestrian access for each lot along Park Row mitigates the need for a deeper building setback that is typically seen along major thoroughfares.

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

The requested encroachment will not negatively impact the public's health, safety or welfare. The lots in question have no vehicular or pedestrian access to Park Row. The subdivision's single, boulevard-style entrance feature provides the subdivision with adequate and safe ingress and egress for daily traffic and emergency access vehicles. Further, the controlled point of ingress and egress mitigates the impacts on surrounding traffic patterns that would be present if there were individual driveway cuts or programmed pedestrian access to Park Row.

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

The justification for the requested variance is an unusual condition outside of the developer's control that is based on the original subdivision approvals. Because the 25-foot building setback associated with Park Row's thoroughfare designation was not required prior to the installation of the subdivision's street and infrastructure networks, it would be unreasonable to now require lots that back up to Park Row to respect a deeper building setback. Without the variance, the applicant will be prevented from achieving reasonable use of their land as the affected lots will be unbuildable.

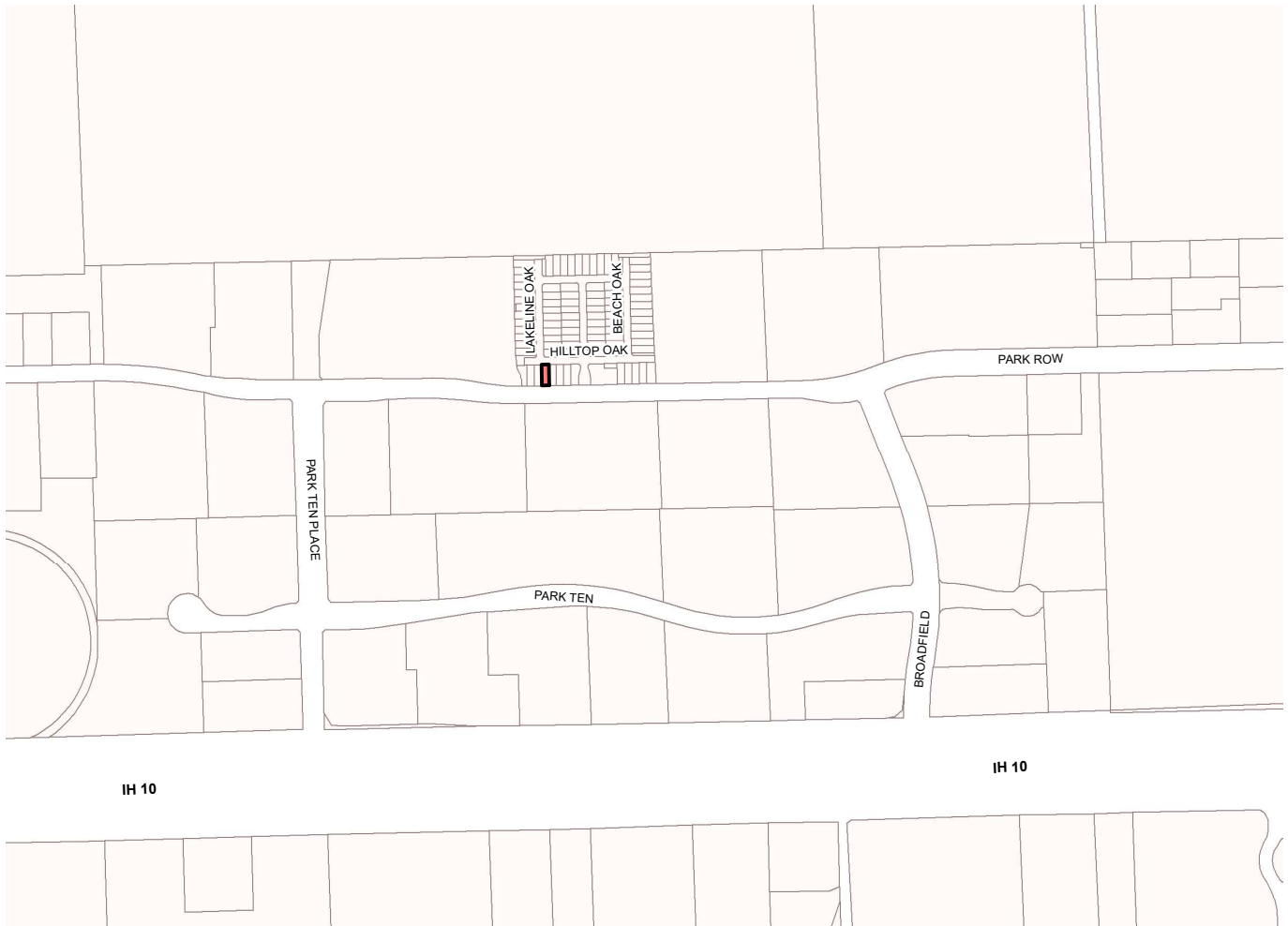
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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Location Map



## DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 187**

Meeting Date: 5.26.2022

## Houston Planning Commission

### Aerial Map



## DEVELOPMENT PLAT VARIANCE



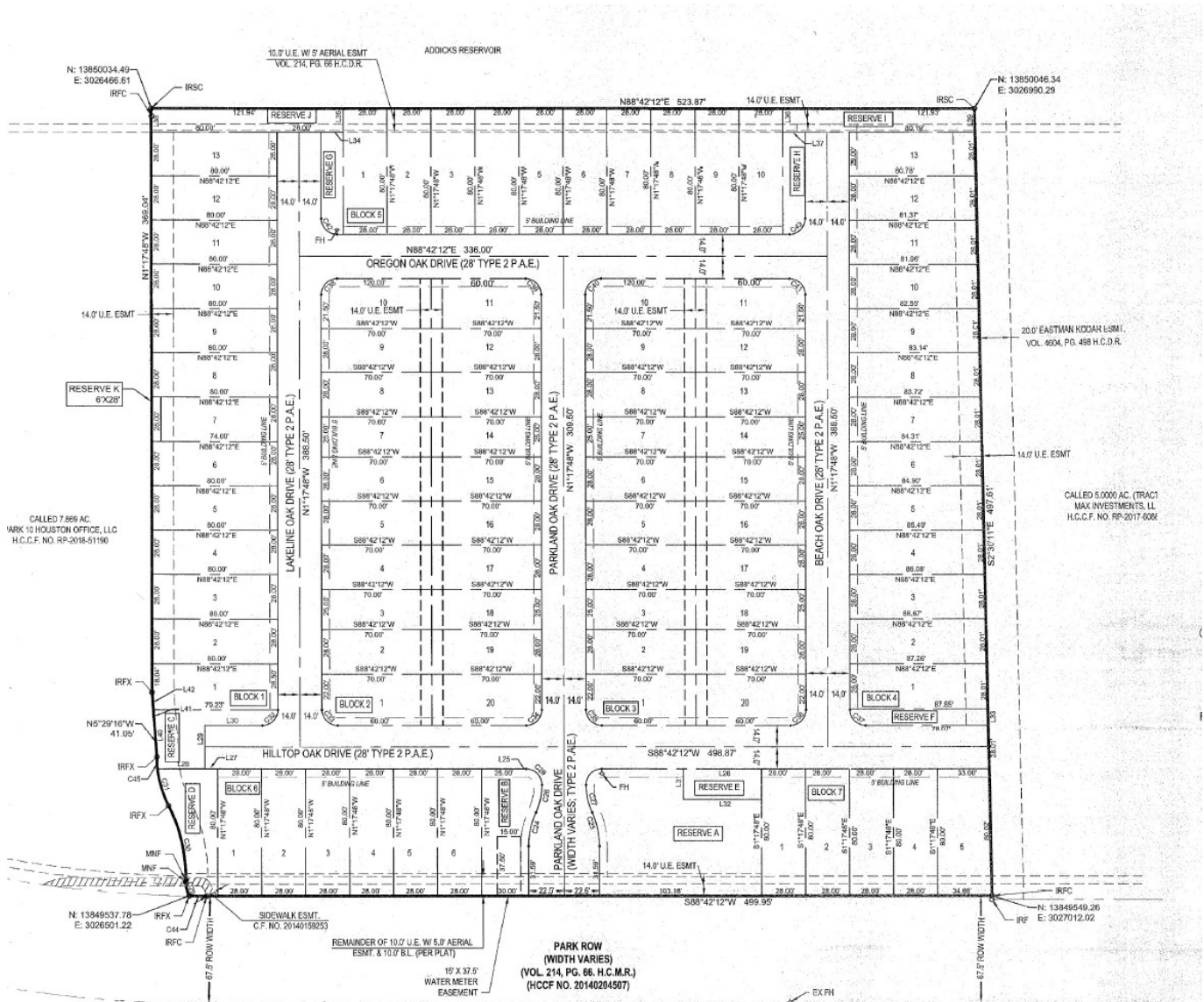
PLANNING &  
DEVELOPMENT  
DEPARTMENT

Houston Planning Commission

ITEM: 187

Meeting Date: 5.26.2022

Subdivision Plat



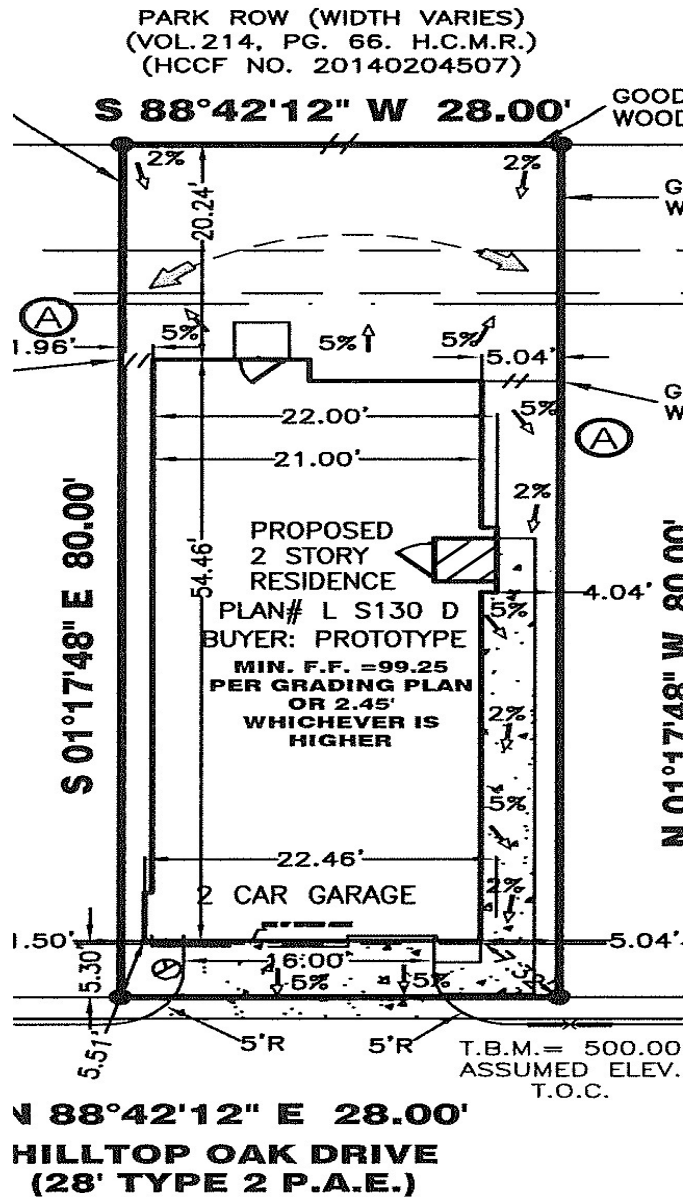
DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Site Plan

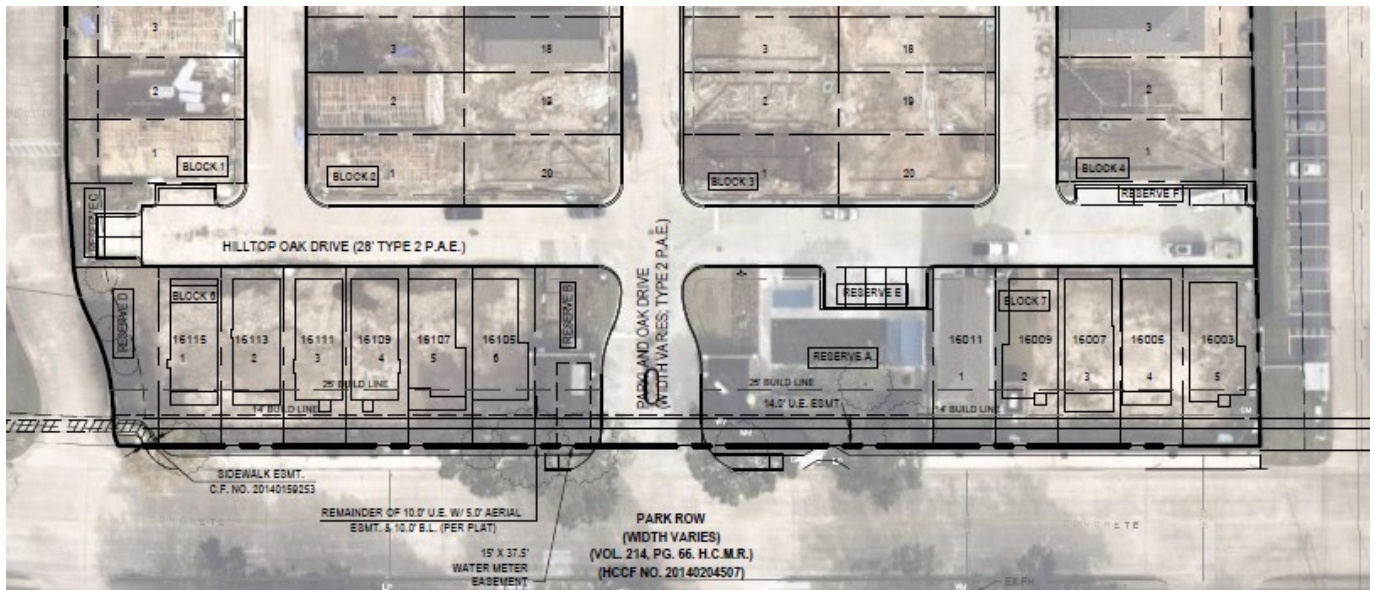
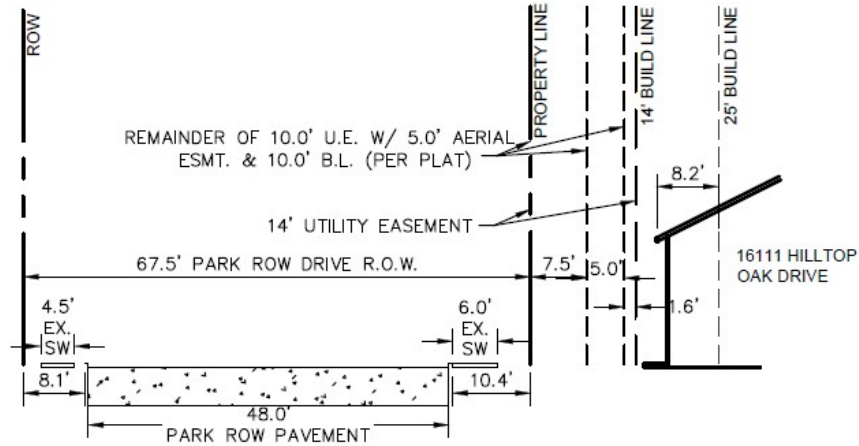


# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Elevations



# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Windrose Land Services	Steven Henderson	713.458.2281	steven.henderson@windroseservices.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
16113 Hilltop Oak Drive	21098333	77084	4658	447Y	A

HCAD ACCOUNT NUMBER(S):	1416380060002
PROPERTY LEGAL DESCRIPTION:	Lot 2, Block 6, Oaks of Park Row Amending Plat No 1
PROPERTY OWNER OF RECORD:	Meritage Homes of Texas LLC
ACREAGE (SQUARE FEET):	2,240 SF
WIDTH OF RIGHTS-OF-WAY:	Park Row: 67.5'; Hilltop Oak Drive: 28' PAE
EXISTING PAVING SECTION(S):	Park Row: 45'; Hilltop Oak Drive: 28'
OFF-STREET PARKING REQUIREMENT:	2 Cars
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Tree(s)
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: NA

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single family residence: 2,180 sq. ft.

PURPOSE OF VARIANCE REQUEST: To allow a reduced building line of 15' in lieu of ordinance required 25' building line

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** The applicant requests an encroachment of 11 feet into the required 25-foot building setback along Park Row due to the fact that 10-foot building setbacks were shown on the plats affecting the subject property that were approved in August 2020 and May 2021.

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

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

The subject property consists of 0.57 acre located on the north side of Park Row approximately 750 feet east of the intersection with Park Ten Boulevard. This property was originally platted in August 2020 as Oaks of Park Row and was later amended in May 2021 as Oaks of Park Row Amending Plat No 1. On both of those applications, a 10-foot building setback was shown along Park Row. After the original plat was filed in 2020, the developer commenced with construction to include installing the streets and the utilities. When the homebuilder recently went to pull their first set of building permits for new homes on Lots 1-6, Block 6, and Lots 2-5, Block 7, they were informed that the building footprints were in violation of the code-required 25-foot setback along Park Row due to its designation as a thoroughfare on the City's Thoroughfare Plan. Because all major infrastructure within the subdivision has been installed with a 10-foot building setback along Park Row in mind, the new 25-foot building line requirement will make the lots that back up to Park Row unbuildable. This is obviously a devastating hardship for the property owner/developer and they respectfully request a development plat variance to allow a building line encroachment of 11 feet to preserve the viability of the subject lots.

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

Unusual circumstances that are not wholly created by the applicant are the justification for this variance. The first two plat submittals were approved and recorded without any mention of the 25-foot building setback along Park Row. Once the developer had followed the proper steps to get through the platting process, they proceeded with construction of the major infrastructure. When they filed their first set of building permits to finally place homes on their lots, the Permit Center on Washington noted the required 25-foot building setback. This situation is a definite hardship for the applicant as their infrastructure footprint and overall development footprint is set and requiring the lots along Park Row to respect a 25-foot building setback will make the lots unbuildable.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

The applicant is requesting a variance to allow the single-family residential lots along Park Row to encroach up to 11 feet into the 25-foot building setback. There is no need to request a 15-foot encroachment as there has always been a 14-foot utility easement shown along Park Row that establishes the rear yard offset for the proposed buildings. The requested encroachment into the thoroughfare setback is reasonable and in keeping with the intent and general purpose of the City's Subdivision Regulations because of the subdivision's configuration. The lots in question will only have vehicular or pedestrian access to Hilltop Oak Drive, a 28-foot-wide public access easement. Parkland Oak Drive provides a single, widened street intersection with Park Row to serve all lots within the Oaks of Park Row subdivision. Not allowing individual driveway cuts or programmed pedestrian access for each lot along Park Row mitigates the need for a deeper building setback that is typically seen along major thoroughfares.

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

The requested encroachment will not negatively impact the public's health, safety or welfare. The lots in question have no vehicular or pedestrian access to Park Row. The subdivision's single, boulevard-style entrance feature provides the subdivision with adequate and safe ingress and egress for daily traffic and emergency access vehicles. Further, the controlled point of ingress and egress mitigates the impacts on surrounding traffic patterns that would be present if there were individual driveway cuts or programmed pedestrian access to Park Row.

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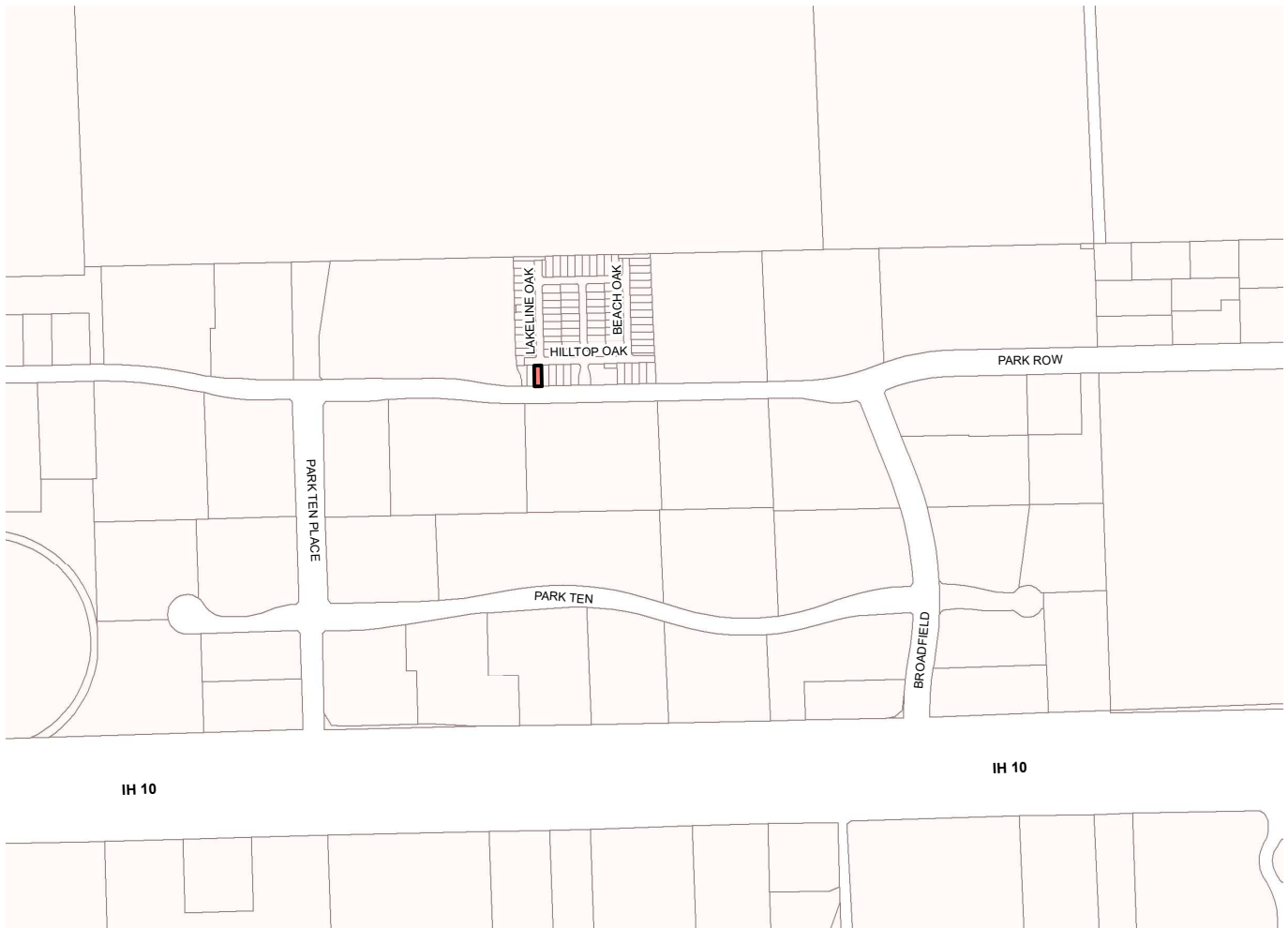
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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Location Map



## DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 188**

Meeting Date: 5.26.2022

## Houston Planning Commission

### Aerial Map



## DEVELOPMENT PLAT VARIANCE



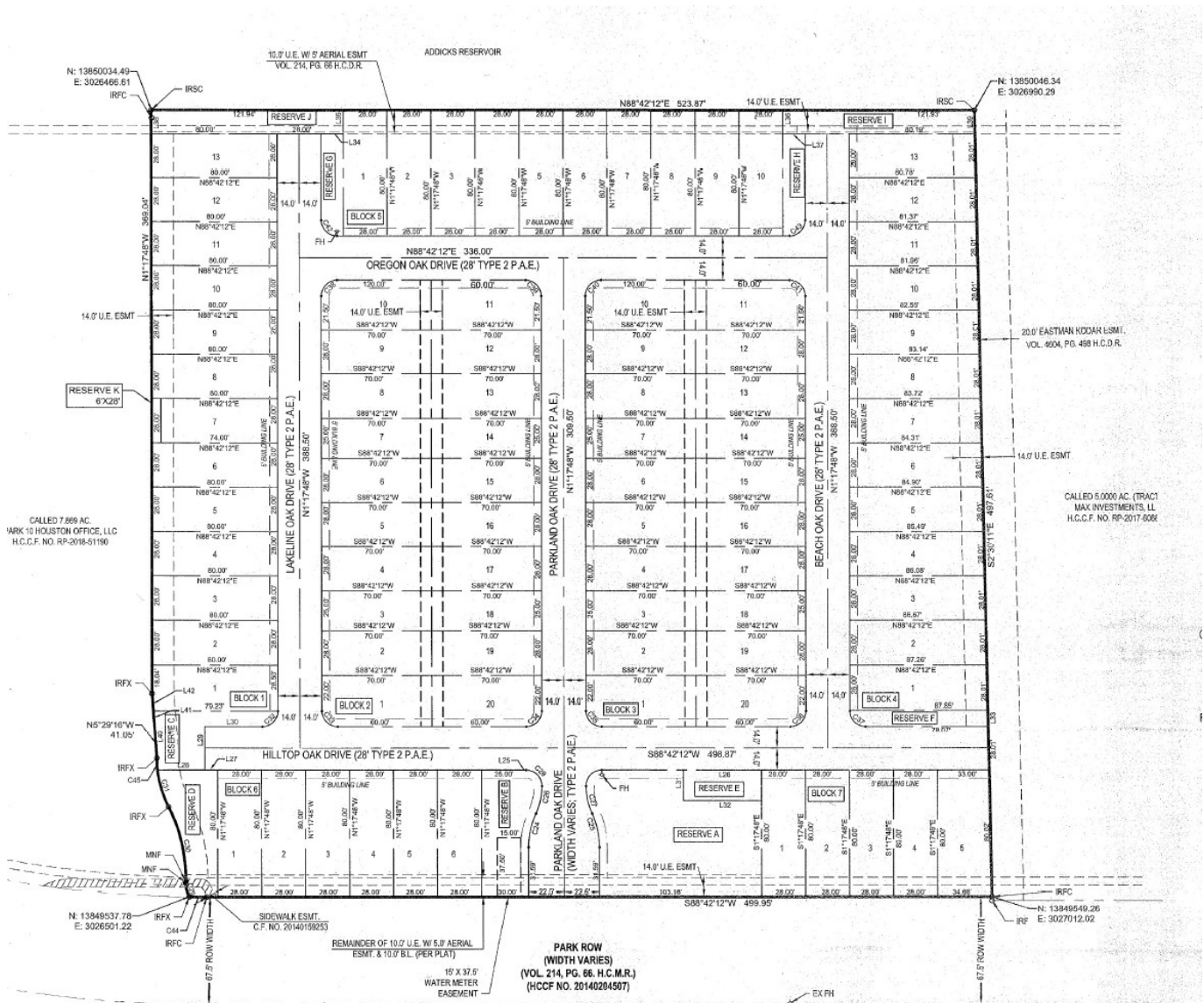
PLANNING &  
DEVELOPMENT  
DEPARTMENT

Houston Planning Commission

ITEM: 188

Meeting Date: 5.26.2022

Subdivision Plat



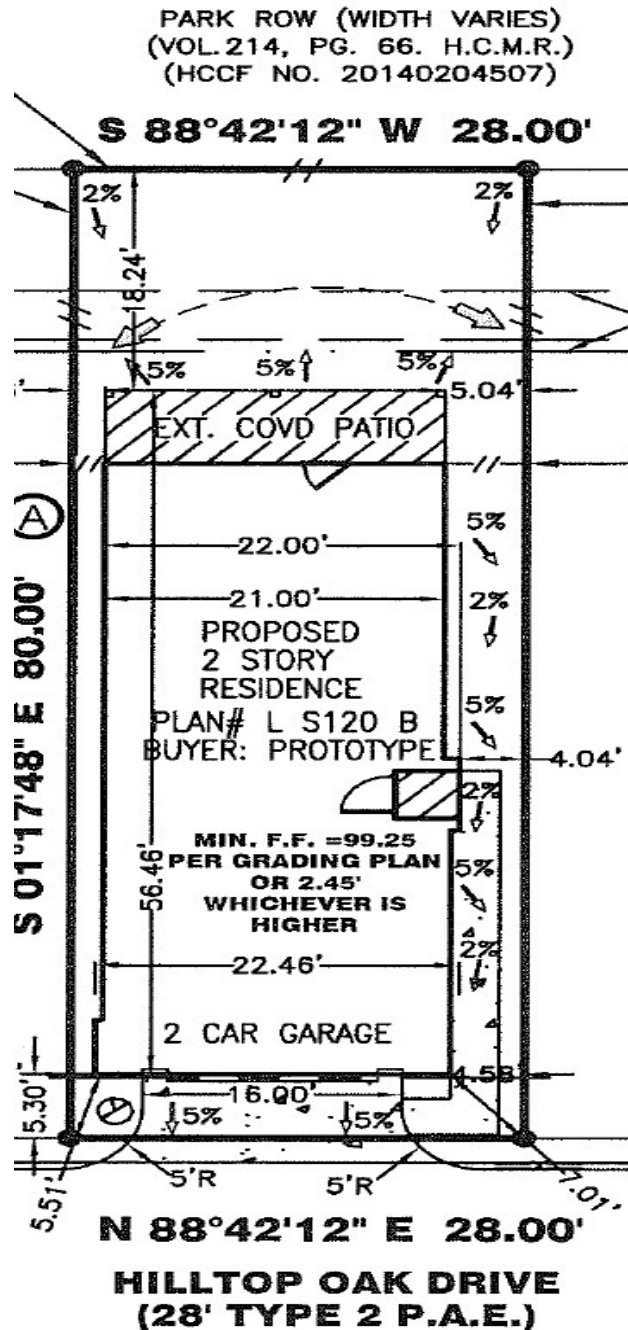
DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Site Plan

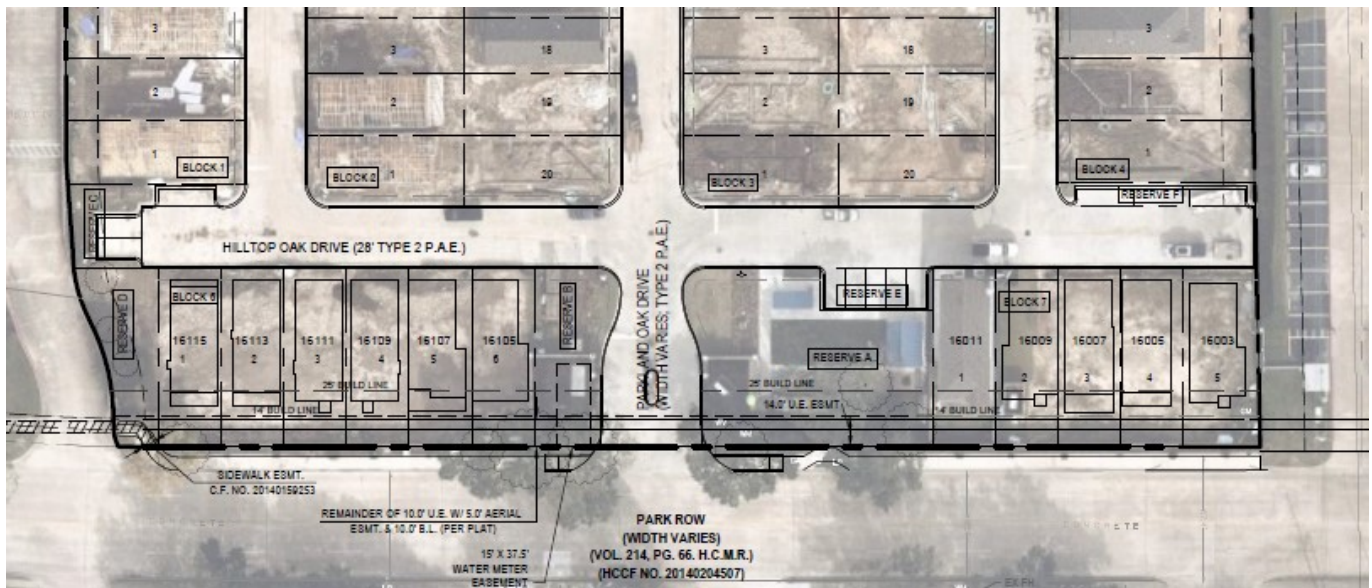
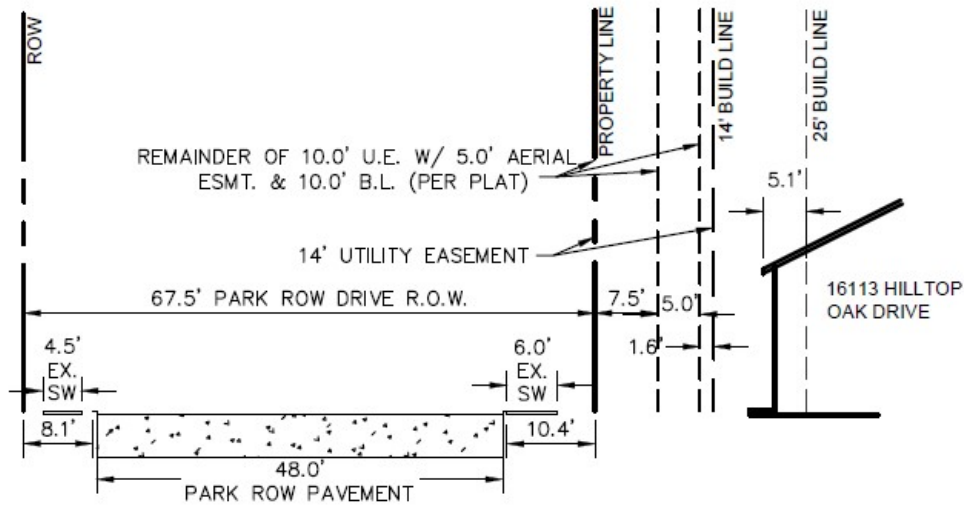


## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Elevations



# DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

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**ITEM: 188**

Meeting Date: 5.26.2022

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# DEVELOPMENT PLAT VARIANCE

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## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Windrose Land Services	Steven Henderson	713.458.2281	steven.henderson@windroseservices.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
16115 Hilltop Oak Drive	21098331	77084	4658	447Y	A

HCAD ACCOUNT NUMBER(S):	1416380060001
PROPERTY LEGAL DESCRIPTION:	Lot 1 Block 6, Oaks of Park Row Amending Plat No 1
PROPERTY OWNER OF RECORD:	Meritage Homes of Texas LLC
ACREAGE (SQUARE FEET):	2,240 SF
WIDTH OF RIGHTS-OF-WAY:	Park Row: 67.5'; Hilltop Oak Drive: 28' PAE
EXISTING PAVING SECTION(S):	Park Row: 45'; Hilltop Oak Drive: 28'
OFF-STREET PARKING REQUIREMENT:	2 cars
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Tree(s)
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: NA

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single family residence: 2,010 sq. ft.

PURPOSE OF VARIANCE REQUEST: To allow a reduced building line of 15' in lieu of ordinance required 25' building line

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** The applicant requests an encroachment of 11 feet into the required 25-foot building setback along Park Row due to the fact that 10-foot building setbacks were shown on the plats affecting the subject property that were approved in August 2020 and May 2021.

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- (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**

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

Unusual circumstances that are not wholly created by the applicant are the justification for this variance. The first two plat submittals were approved and recorded without any mention of the 25-foot building setback along Park Row. Once the developer had followed the proper steps to get through the platting process, they proceeded with construction of the major infrastructure. When they filed their first set of building permits to finally place homes on their lots, the Permit Center on Washington noted the required 25-foot building setback. This situation is a definite hardship for the applicant as their infrastructure footprint and overall development footprint is set and requiring the lots along Park Row to respect a 25-foot building setback will make the lots unbuildable.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

The applicant is requesting a variance to allow the single-family residential lots along Park Row to encroach up to 11 feet into the 25-foot building setback. There is no need to request a 15-foot encroachment as there has always been a 14-foot utility easement shown along Park Row that establishes the rear yard offset for the proposed buildings. The requested encroachment into the thoroughfare setback is reasonable and in keeping with the intent and general purpose of the City's Subdivision Regulations because of the subdivision's configuration. The lots in question will only have vehicular or pedestrian access to Hilltop Oak Drive, a 28-foot-wide public access easement. Parkland Oak Drive provides a single, widened street intersection with Park Row to serve all lots within the Oaks of Park Row subdivision. Not allowing individual driveway cuts or programmed pedestrian access for each lot along Park Row mitigates the need for a deeper building setback that is typically seen along major thoroughfares.

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

The requested encroachment will not negatively impact the public's health, safety or welfare. The lots in question have no vehicular or pedestrian access to Park Row. The subdivision's single, boulevard-style entrance feature provides the subdivision with adequate and safe ingress and egress for daily traffic and emergency access vehicles. Further, the controlled point of ingress and egress mitigates the impacts on surrounding traffic patterns that would be present if there were individual driveway cuts or programmed pedestrian access to Park Row.

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# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Location Map



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 189**

Meeting Date: 5.26.2022

## Houston Planning Commission

Aerial Map



## DEVELOPMENT PLAT VARIANCE

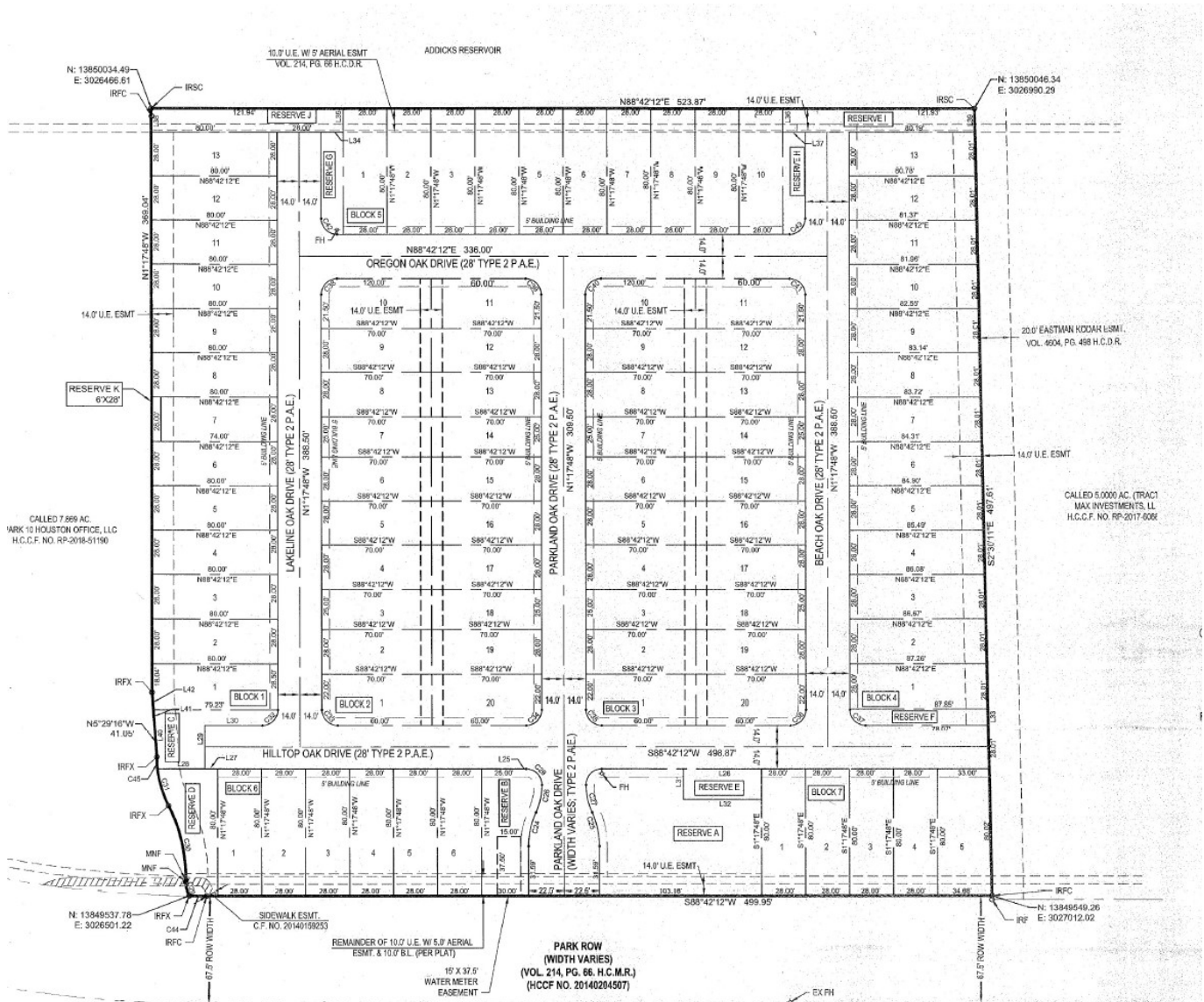


# Houston Planning Commission

ITEM: 189

Meeting Date: 5.26.2022

## Subdivision Plat



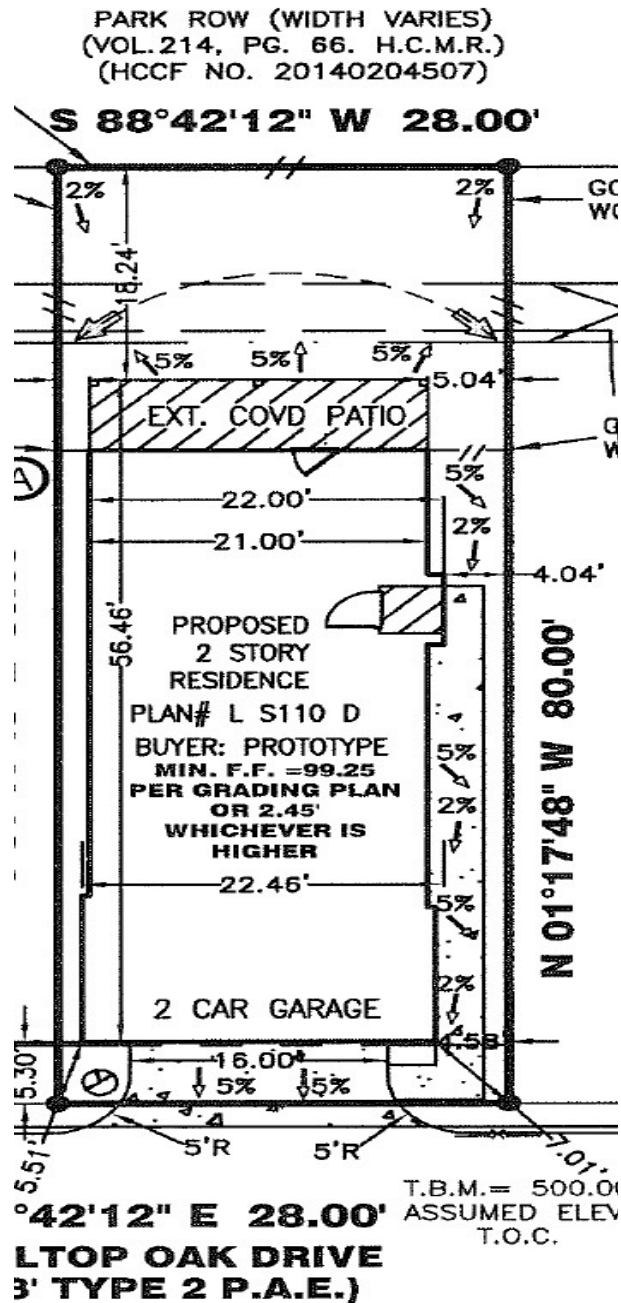
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Site Plan



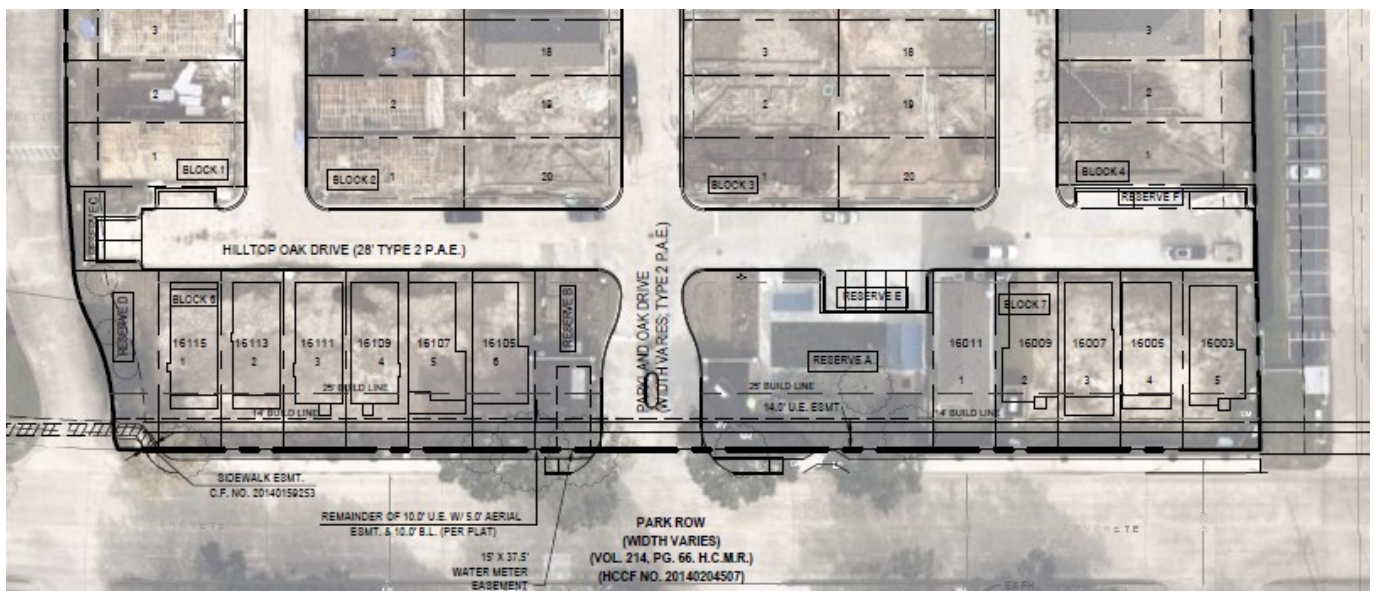
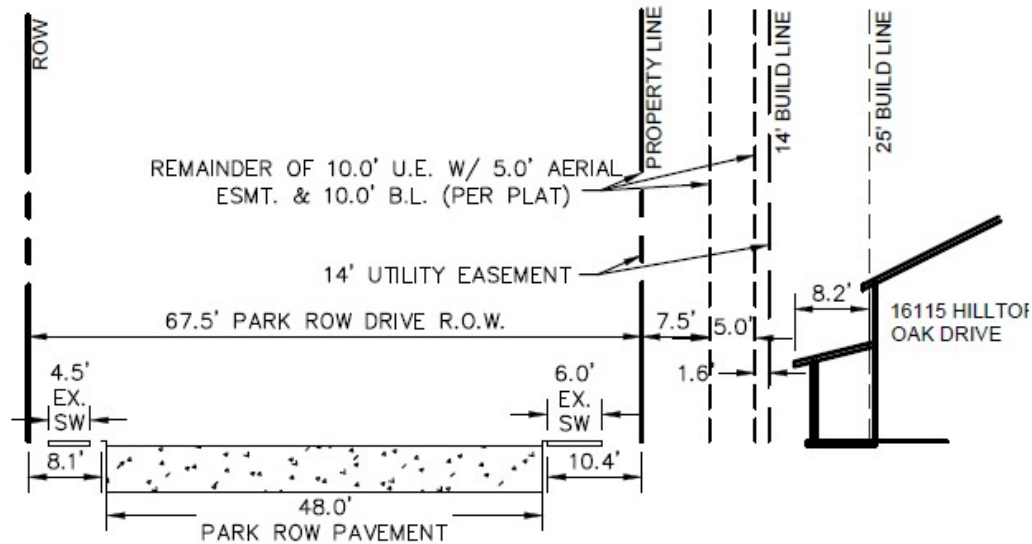
## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Elevations



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Outer Image Design	Steve Nedd	832-274-6929	steve@outerimagedesign.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1602 Kipling St. Houston, TX	21121347	77006	5356A	492V	C

HCAD ACCOUNT NUMBER(S):	0522250000011
PROPERTY LEGAL DESCRIPTION:	LT 11 BLK 5 Mandell Place
PROPERTY OWNER OF RECORD:	Lan Sun Wang & Aric Gill Bakshy
ACREAGE (SQUARE FEET):	7,162
WIDTH OF RIGHTS-OF-WAY:	Mandell Street (70') & Kipling Street (60')
EXISTING PAVING SECTION(S):	Mandell Street (70') & Kipling Street (60')
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	A1 Residential, Single Family 5,461 Total Living Area
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Arbor/Pergola 272 sq. ft

**PURPOSE OF VARIANCE REQUEST:** Request 1' building line with no overhang in lieu of the required 10' building line by Ordinance.

**CHAPTER 42 REFERENCE(S):** 42-156(a): The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter<sup>1</sup>

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

We are requesting a variance to encroach on the 10ft setback from the property line.

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

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

The applicant does not have reasonable use of the land as the current building line is set to 10 ft. which restricts the use of land by the applicant unless the variance is granted.

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

N/A

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

The applicant is requesting the variance prior to any changes being made to the property to ensure that all laws and regulations are followed in accordance with the Chapter 42 City Code of Ordinances. No changes will be made to the property until the variance has been granted.

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

The variance we are requesting will not be encroaching on another person's property/land. We are in good faith requesting this variance to allow the applicant to build a pergola which will be esthetically appealing from the street and does not create undue harm to neighboring homes/passersby's as it will be on private property and inaccessible to the public.

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

Our proposed improvements are within the boundaries of the single-family home building lines and will not be accessible to the public therefore the public health, safety and welfare will be preserved and not be jeopardized by the variance request.

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

This variance request is not being filed due to an economic hardship caused by the applicant and is instead being filed so the applicant may improve upon the land while following the guidelines set forth.

## DEVELOPMENT PLAT VARIANCE



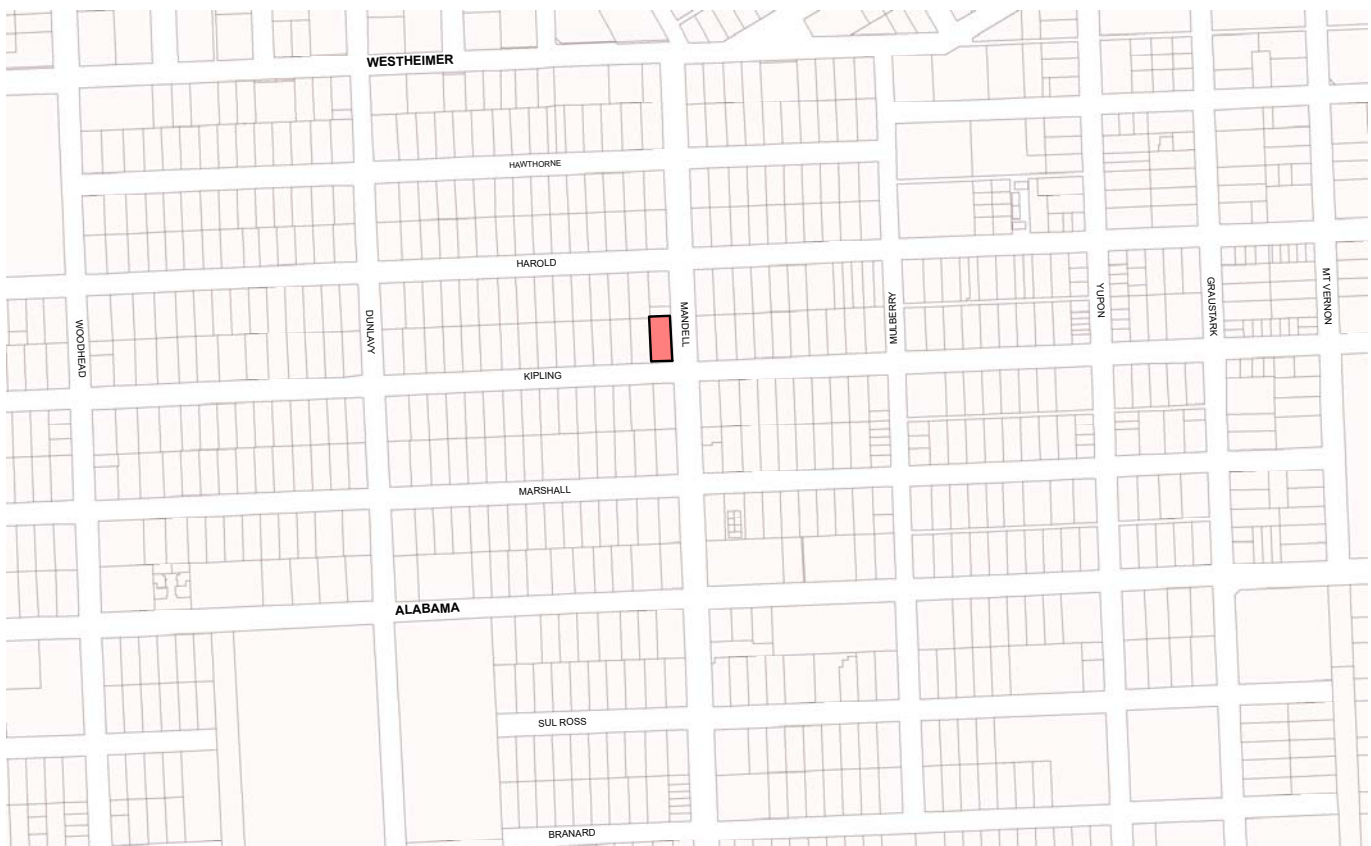
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 190**

Meeting Date: 05/26/2022

## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

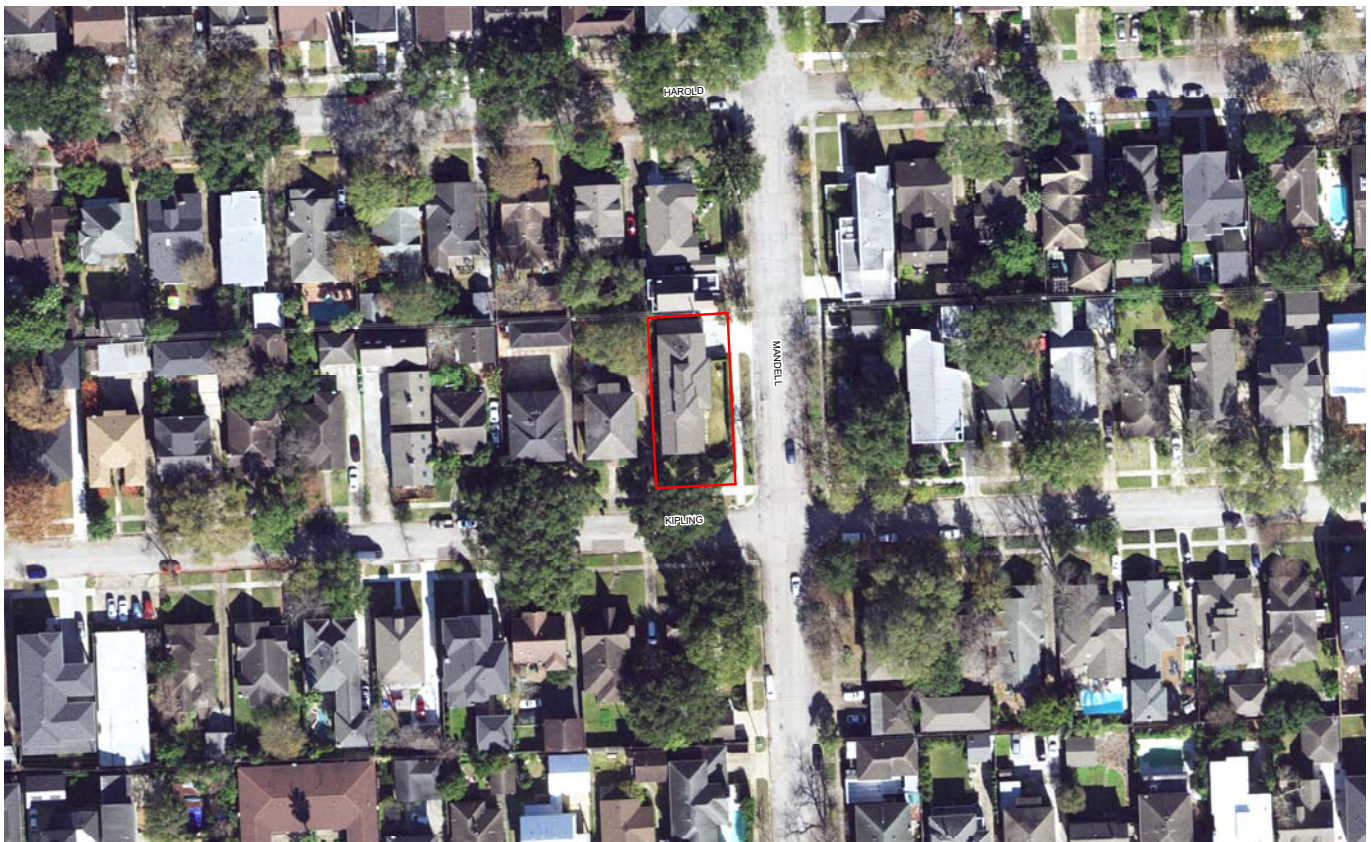
**ITEM: 190**

Meeting Date: 05/26/2022

## Houston Planning Commission

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Aerial Map



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# DEVELOPMENT PLAT VARIANCE



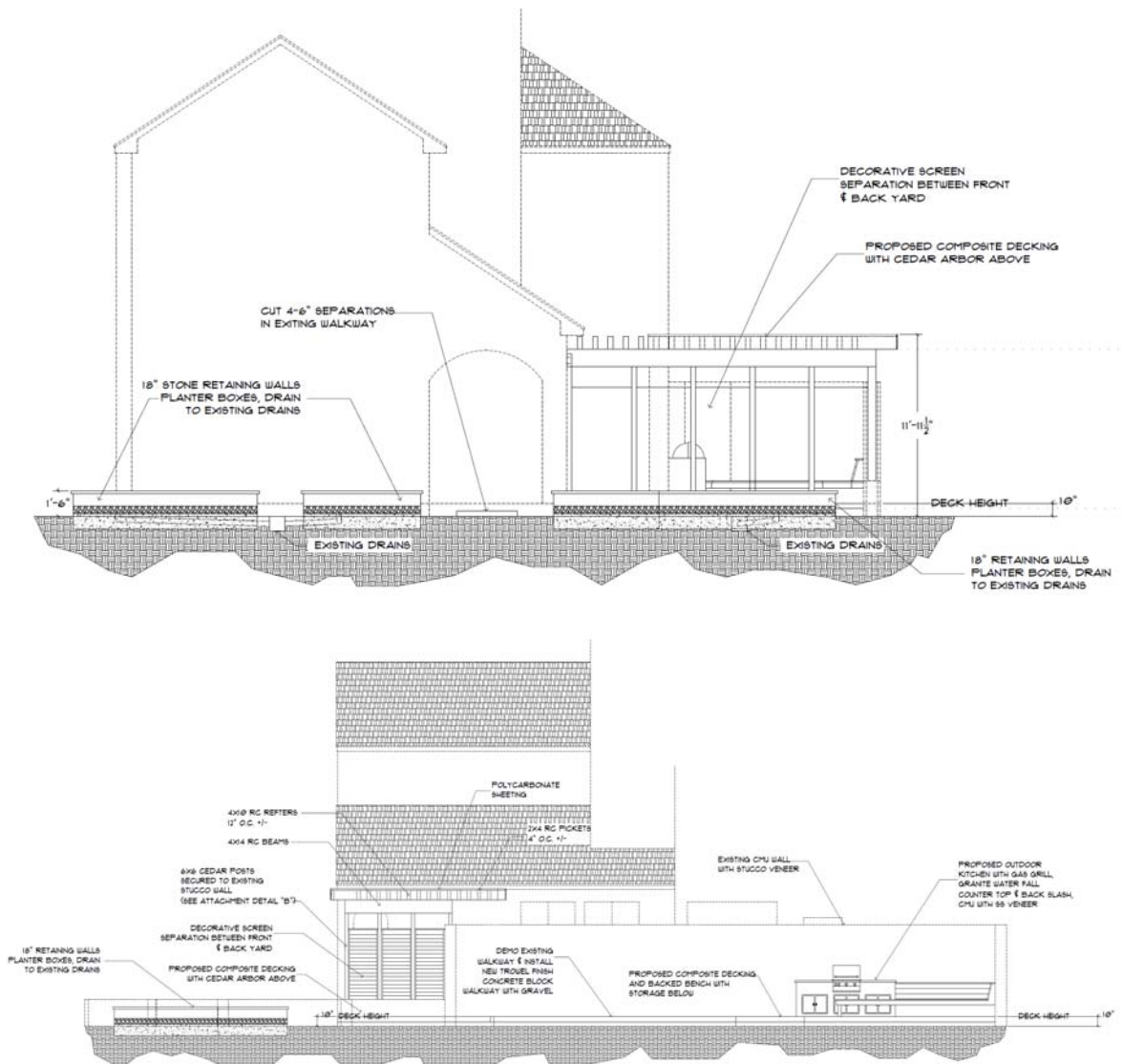






## Houston Planning Commission

### Elevation



# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Dillon Kyle Architects	Hector Miranda	713-520-8792	hector@dkarc.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4012 Meadow Lake Lane	22041485	77027	5256A	492N	G

HCAD ACCOUNT NUMBER(S):	0761970020004
PROPERTY LEGAL DESCRIPTION:	LT 4 BLK 2 OAK ESTATES SEC 1
PROPERTY OWNER OF RECORD:	SHANKS JOSEPHINE A.
ACREAGE (SQUARE FEET):	7,890 SF
WIDTH OF RIGHTS-OF-WAY:	Meadow Lake Ln. = 60' - San Felipe Rd. = 60'
EXISTING PAVING SECTION(S):	Meadow Lake Ln. = 28' - San Felipe Rd. = 45'
OFF-STREET PARKING REQUIREMENT:	2 Spaces
OFF-STREET PARKING PROVIDED:	2 Spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Residential 2,243 SF (conditioned)

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Residential 5,318 SF (conditioned)

PURPOSE OF VARIANCE REQUEST: To reduce the rear building line along San Felipe from 25' to 5'

CHAPTER 42 REFERENCE(S): Sec. 42-152. - Building line requirement along major thoroughfares.

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

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

The proposed design for a new construction single-family residence will not have vehicular access from the major thoroughfare. This lot has dual frontages on San Felipe and Meadow Lake Lane; the proposed structure that will encroach on the area 15 feet behind the line along a major thoroughfare is primarily a one-story volume with sitting room, bathrooms, and mechanical space. A stairway providing access to the second floor is also in this volume. The adjacent property to the east (4010 Meadow Lake Lane – Development Plat Variance granted on September 28, 2017) appears to project to the requested 10' building line.

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

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

When this lot was purchased in 1990, the existing house (constructed in about 1950) was in violation of the current major thoroughfare setback along San Felipe. In its current configuration, the existing garage is accessed from San Felipe and is set back only 12.6' from the dedicated right of way (per the survey). As the owners are considering building a new home on their existing lot, we are requesting a variance that would allow the new house and garage to be accessed only from Meadow Lake Lane, eliminating the existing curb cut and vehicular access to San Felipe and further constructing an 8' tall engineered masonry wall for separation. There are multiple existing residences, along both the north and south sides of this section of San Felipe, that are non-conforming structures (due to granted variances).

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

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

The deed-restricted setbacks for Oak Estates Section 1 require a front yard setback of 25' on Meadow Lake Lane but only 10' rear setback along San Felipe. The additional restrictions resulting from the identification of San Felipe as a major thoroughfare increase the rear building line to 25'; this restriction has been overlaid on this lot and was not created by the applicant or envisioned in the original plat for Oak Estates.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

By eliminating the existing driveway and garage access from San Felipe, the requested variance reduces vehicular access to a major thoroughfare. This improves the function of San Felipe as a continuous street with convenient circulation (Section 42-120). In its current configuration, San Felipe is constructed as a 45' wide street, and the rear property line of this lot coincides with the dedicated 60' right-of-way. The existing back of curb distance from San Felipe to the rear property line is 7.2', while the proposed new house is 17.2' from the existing back of curb at its closest point.

Additionally, the proposed new masonry wall provides a separation between the yard and proposed structure and the street, and the design is for a single-family residence backing onto a major thoroughfare (table in Section 42-150).

This proposed design preserves the intent for San Felipe to operate as a public street and principal thoroughfare by eliminating driveway access to this roadway. The requested variance is also consistent with the deed-restricted setbacks for the Oak Estates subdivision.

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

The public health, safety, and welfare will not be compromised by allowing this building line to be reduced to a 5' setback, because the proposed design eliminates the existing curb cut and driveway, removing direct vehicular access to a major thoroughfare. This change reduces single-family residential interaction with a major thoroughfare and provides alternative access from a local street where traffic volume and vehicular speeds are significantly less.

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

Safety is a significant and driving consideration justifying this variance. While economic hardship is one of the factors influencing this request, it is not the only factor (please ref. 1a).

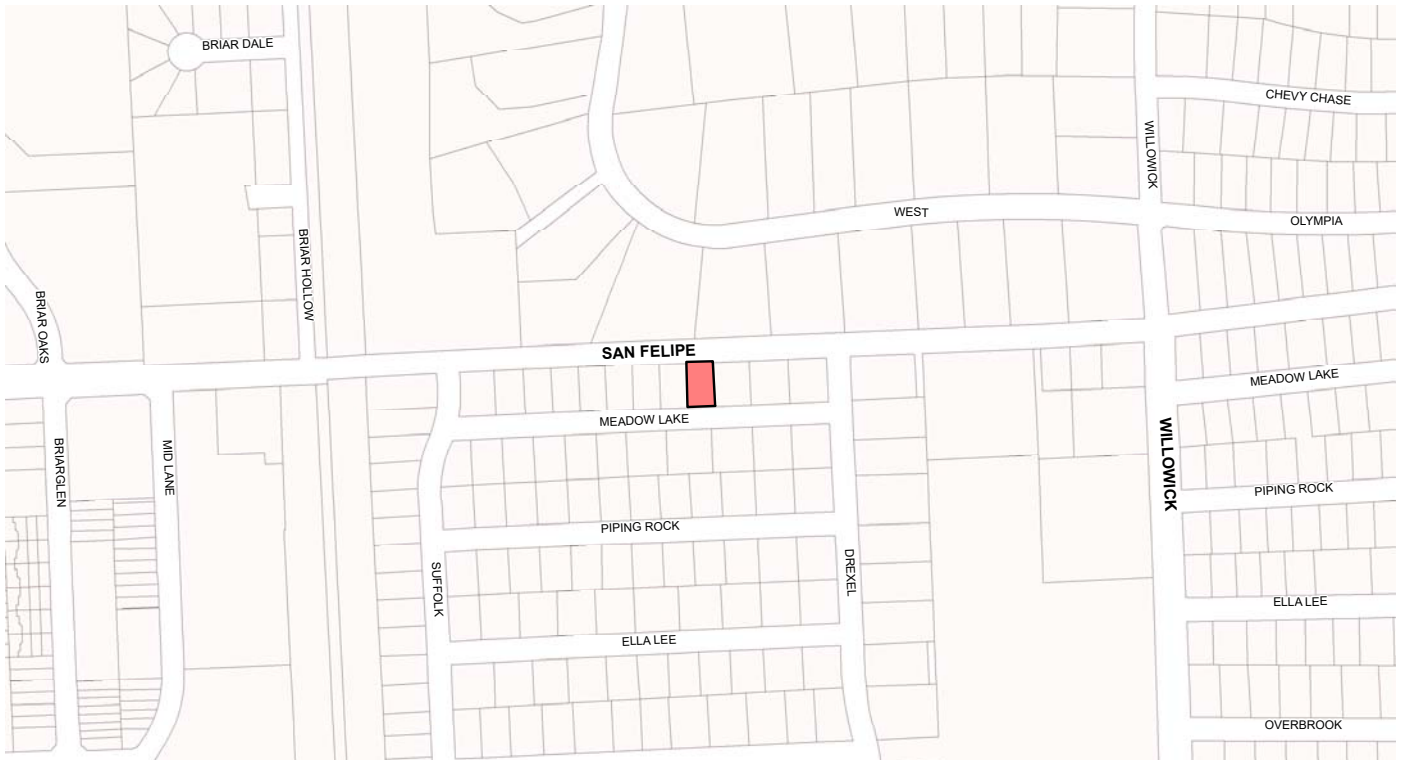
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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Location Map



# DEVELOPMENT PLAT VARIANCE





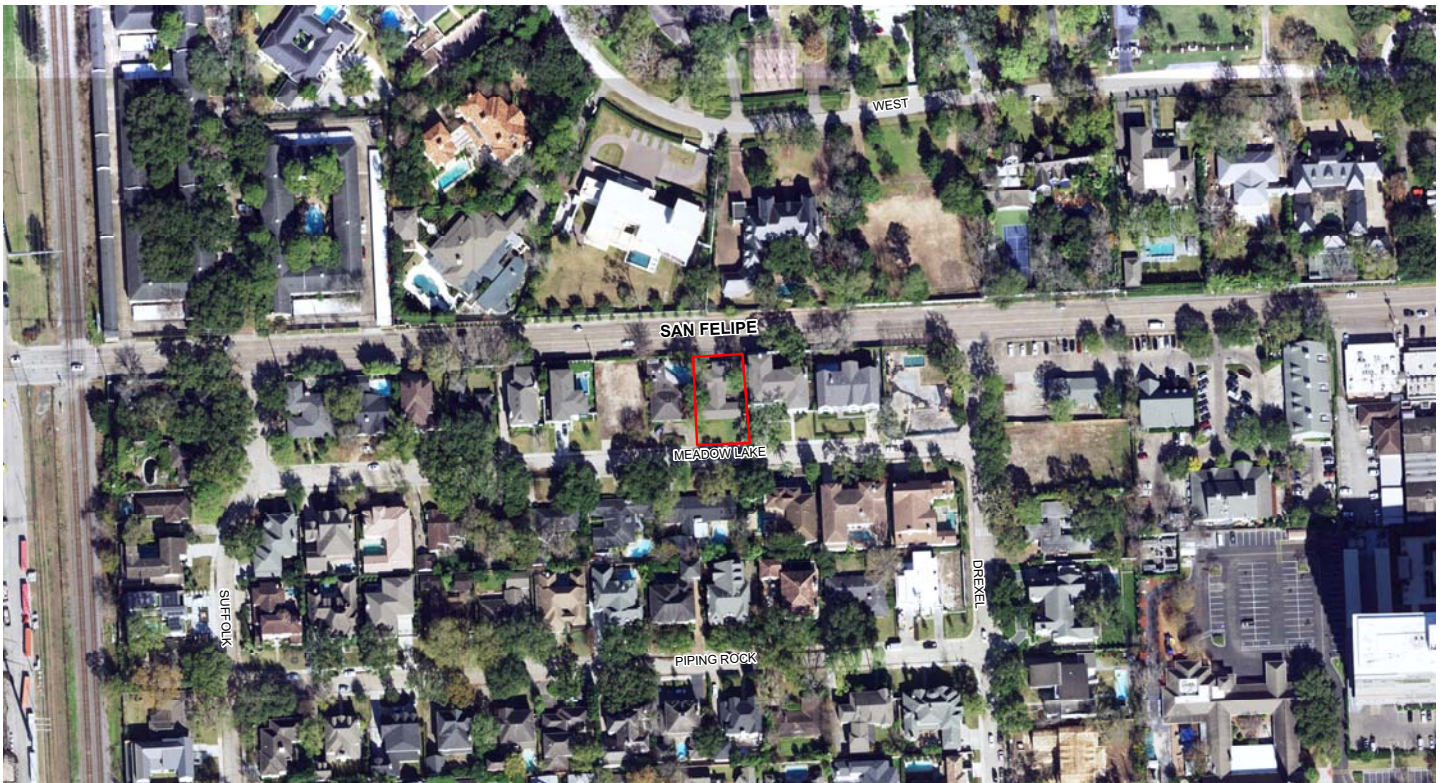
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 191**

Meeting Date: 5.26.2022

## Houston Planning Commission

### Aerial Map

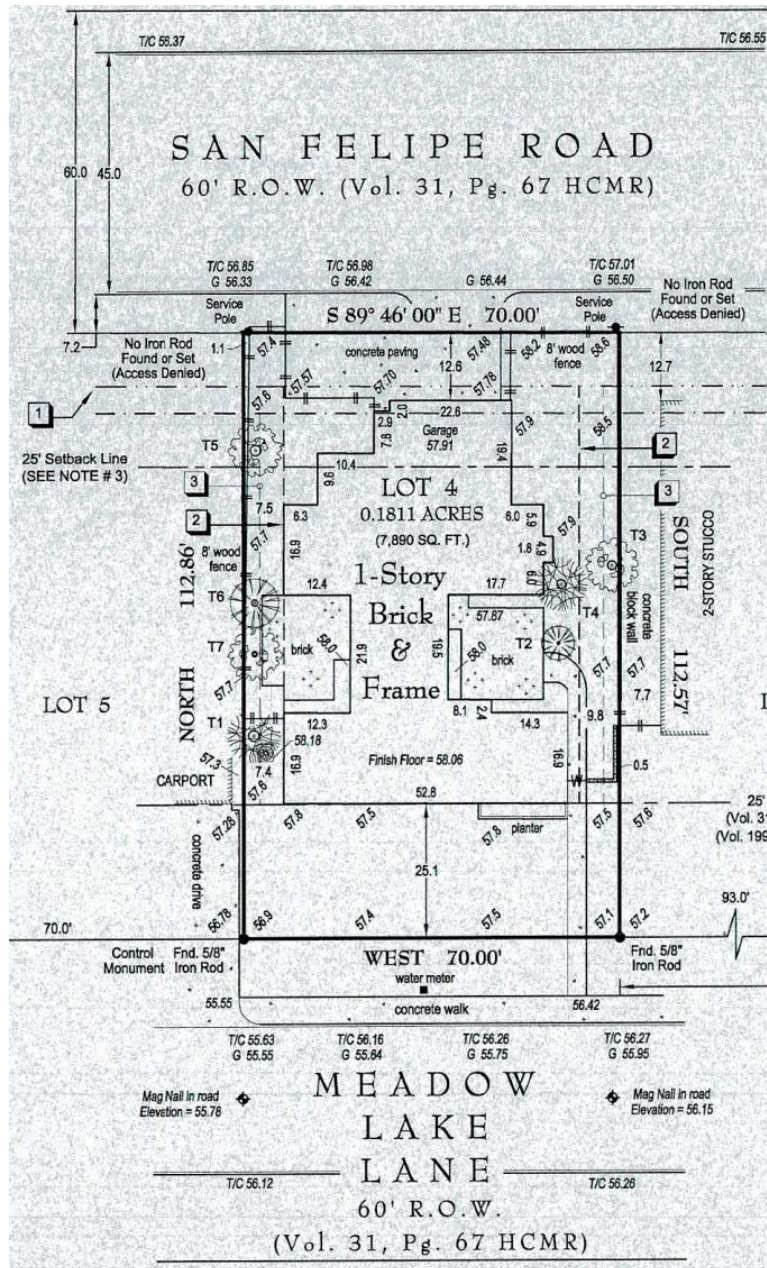


# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Survey



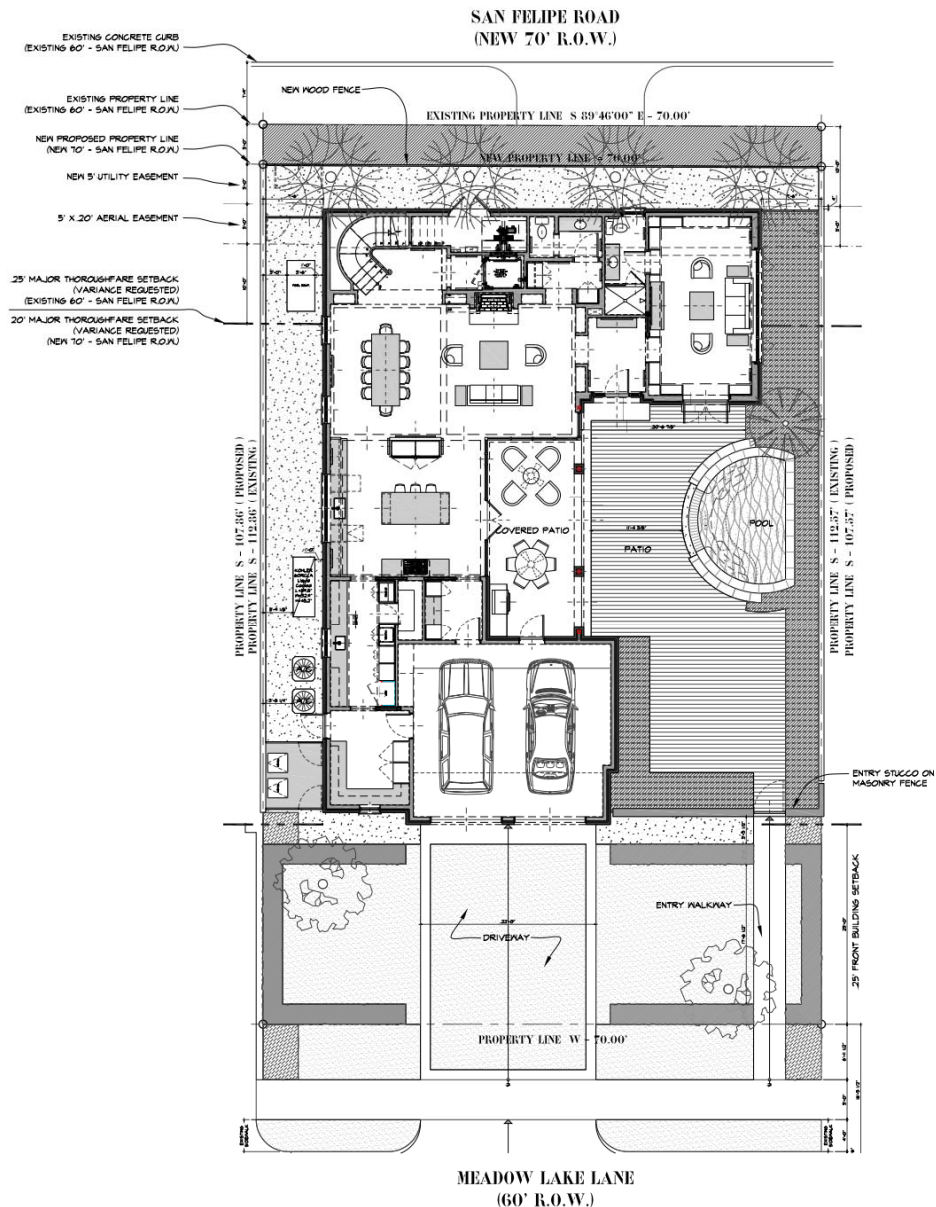
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Site Plan



N  
01  
R-1.1  
SITE PLAN  
1/8" = 1'-0"

# DEVELOPMENT PLAT VARIANCE







## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
AIM CONTRACTING SERVICES LLC	Randy Milkovich	713-530-6505	randy@aimcontractingservices.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
800 Walton Street	22015505	77009	5359D	453X	H

HCAD ACCOUNT NUMBER(S):	0331300890006
PROPERTY LEGAL DESCRIPTION:	TR 6 BLK 89 BROOKE SMITH
PROPERTY OWNER OF RECORD:	AIM CONTRACTING SERVICES LLC
ACREAGE (SQUARE FEET):	4000 Sq. Ft
WIDTH OF RIGHTS-OF-WAY:	Walton: 50' ROW; Patton: 60' ROW
EXISTING PAVING SECTION(S):	Walton: 26' ROW; Patton: 40' ROW
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** 1664 Sq. ft SFR that has been demolished

**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** 3078 Sq. ft SFR (2 Story)

**PURPOSE OF VARIANCE REQUEST:** For a reduced building line of 3'6" along Patton in lieu of the required 10' building line.

**CHAPTER 42 REFERENCE(S):** 42-156(b): Building line requirement along Collector and Local Streets. Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

This variance request is to cross amended build lines in an attempt to maximize lot use & buildable area. TR 6 BLK 89 BROOKE SMITH is a corner home at W. PATTON ST. & WALTON ST. The city has implemented a city ordinance BL of 10'. This creates a new build line that is affecting the ability to utilize the lot. The original plat from 1905 does not have any Building Lines. In addition, in 1960 the COH widened the Road and ROW on W. Patton which resulted in this lot losing 10' of land on the W. Patton Side. In conjunction with this new 10' BL by City ordinance we have lost a lot of buildable area. The original house that was removed was less than 1' to the property line on the W. Patton Side. There are many residences on W. Patton Street that have their homes 1' or less off the property line. If we were to follow the city ordinance of 10' for this side of the property we would only have a 25' strip of land to build a SFR on. This is a corner lot and would not give the same appeal as the rest of the street. Please grant us this variance request.

We require a variance due to the build line changing by City Ordinance, and request that the build line be maintained by the original plat of 1905.

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

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

The current pattern of development along Greenwillow Dr. is mixture of old and new remodeled reconstruction of older residences, all with structures being built between 3'-5' to the property lines on W. Patton side. All of the homes on the North side of W. Patton had property dedicated to the COH ROW back in the 50's resulting in less land area and now a bigger problem with a new Building Line, all which reside on corner lots with less buildable space than the others. By granting the requested variance, the new structure will meet the requirements of the recorded deed restrictions and match the current development pattern along W. Patton St.

With this variance, the owners can maintain the esthetics of the community and continue the positive growth happening in the area. This is a positive for the entire city, local community and immediate neighborhood. The build lines are imperative to continuity and maintaining property values in the area.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

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

The circumstances are not a result of a hardship created by the applicant. The build lines have been changed by the City of Houston since the original platting of this subdivision. The lot being on the corner combined with the changes in the City of Houston's build lines in the area narrow the lot hindering construction and has created the need for this variance application.

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

Yes, the intent and general purposes of this chapter will be maintained. This Variance request is that the build line on W. Patton St. be reduced from 10' to 5'-2" for the construction of a new SFR. Currently this site has been in the same configuration as it has been for 65 years, we are still providing a clear public ROW path for pedestrians as well as preserving the curb appeal of the community.

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

This Variance will not be injurious to the public health, safety or welfare. The variance will only affect the property owned by the applicant for the construction of a new Single-Family Residence. There is still room for pedestrians in the ROW and in fact will now have an updated sidewalk and walkway which will increase in the value of public health and safety.

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

Economic hardship is not the sole justification of this variance request. The variance is requested to provide continuity in the neighborhood and maintain property values. Maintaining the esthetics of the community is a high priority as this property is in a highly visible area.

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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Location Map



## DEVELOPMENT PLAT VARIANCE





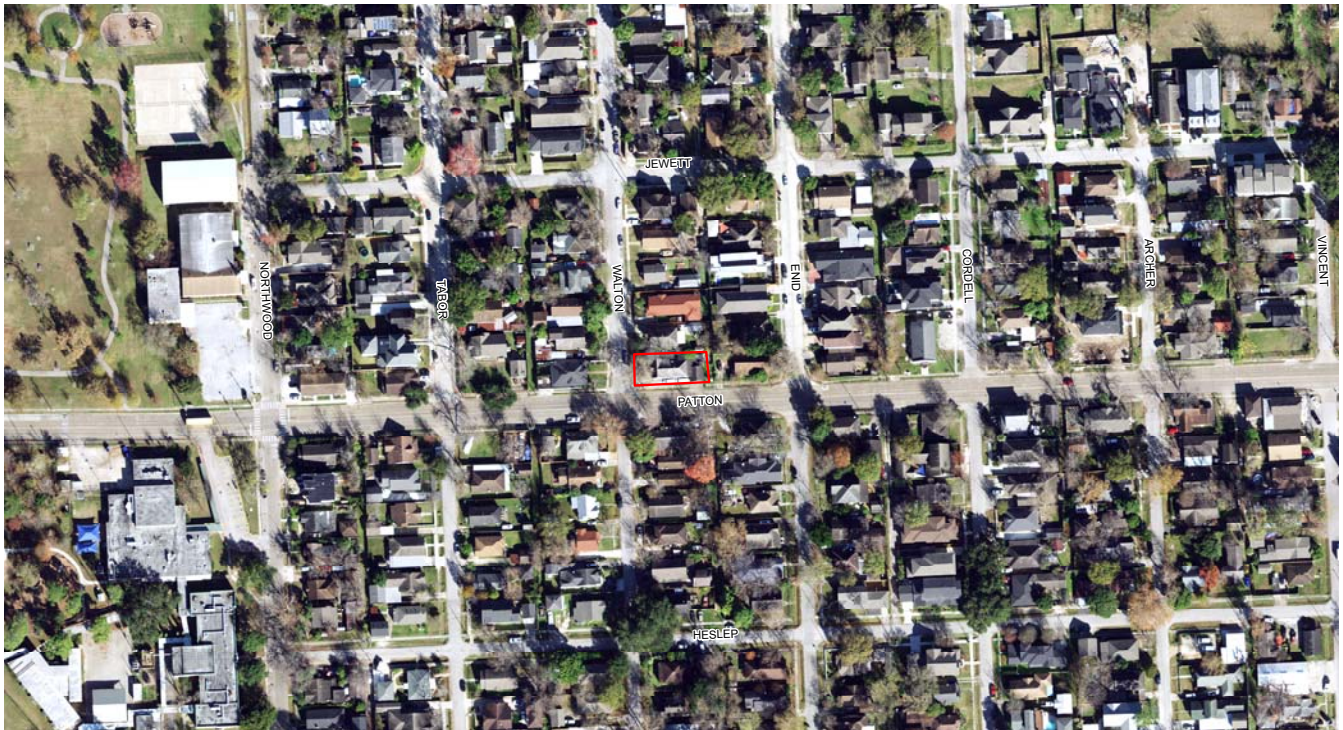
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 192**

Meeting Date: 5.26.2022

## Houston Planning Commission

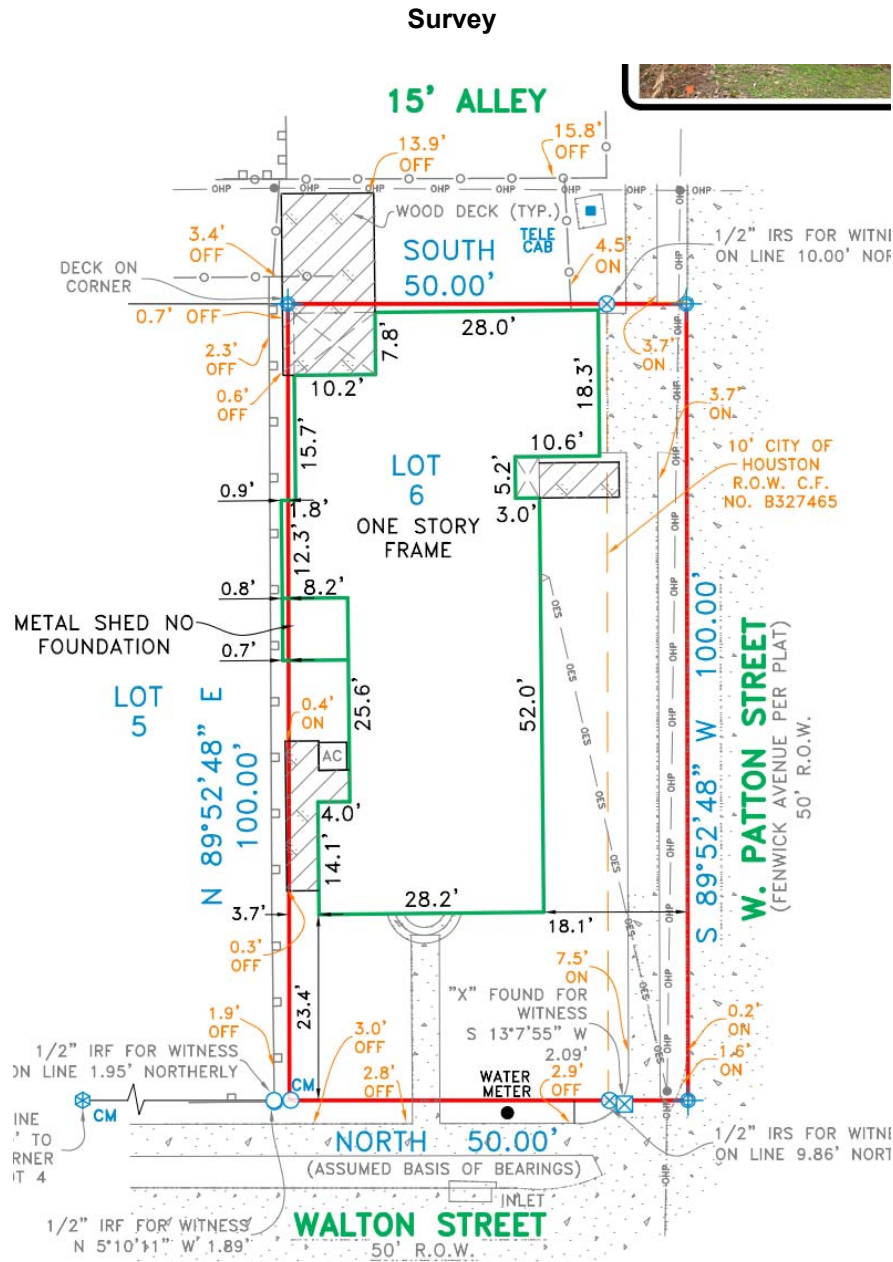
Aerial Map



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission



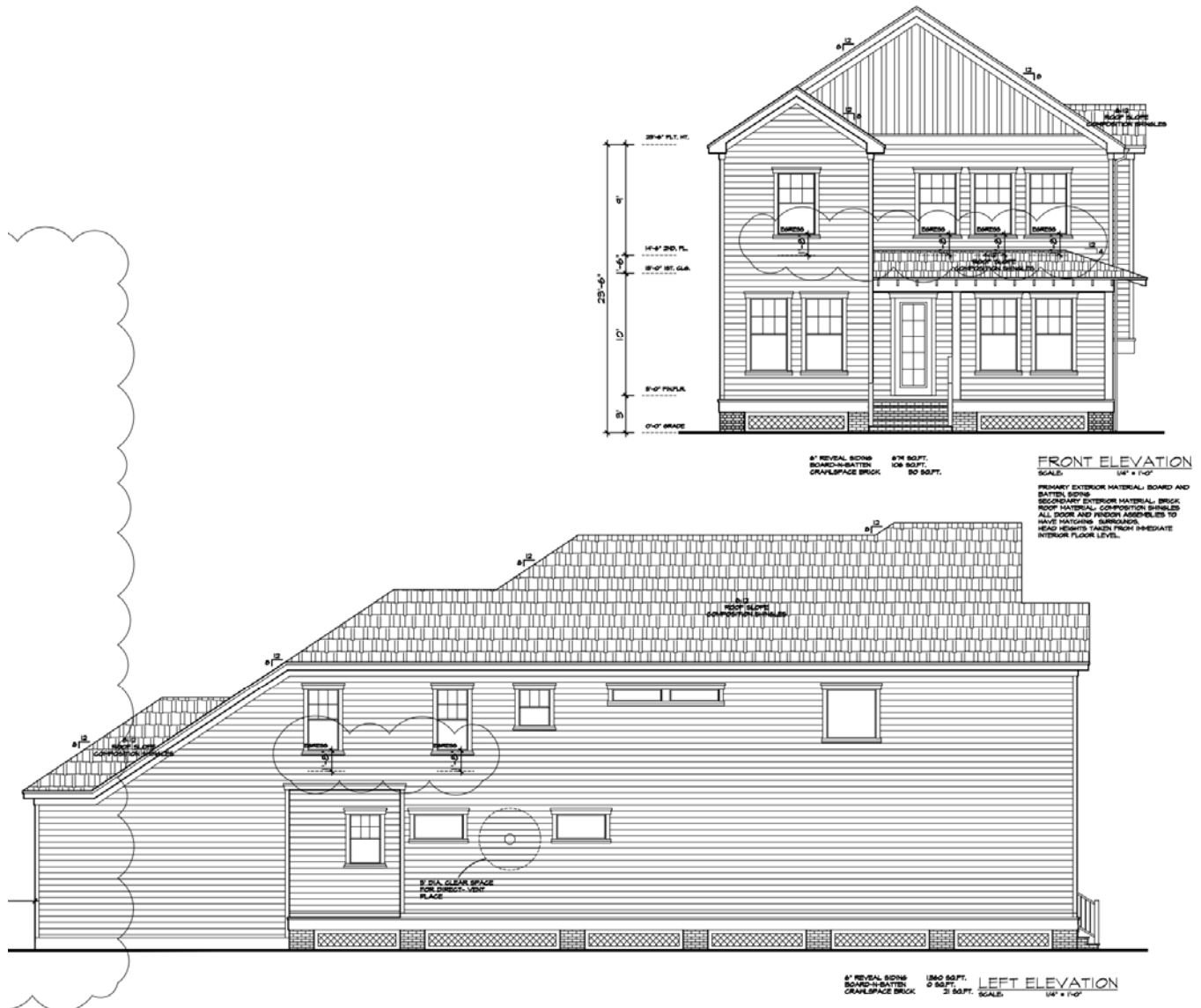
## DEVELOPMENT PLAT VARIANCE







Elevations



DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the Planning Standards of Chapter 28 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.hotel-motel@houstontx.gov](mailto:planning.hotel-motel@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Knudson LP	Walter Morris	713.932.4008	wmorris@knudsonlp.com
Knudson LP	Patti Joiner	713.463.8200	pjoiner@knudsonlp.com

COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD:
Harris	C	77006	5356A	493W	24

**HOTEL/MOTEL NAME:** Hotel Saint Augustine

**HOTEL/MOTEL ADDRESS:** 4118 Loretto Drive

**PROPERTY OWNER OF RECORD:** The Menil Collection

**OWNER ADDRESS:** 1519 Branard St. Houston TX 77006-4721

**PROJECT PERMIT NUMBER:** N/A

**TOTAL ACREAGE:** 2.1772 Acres

**TOTAL NUMBER OF ROOMS:** 71

**PARKING SPACES PROVIDED:** 47 + 24 shared located within 70 feet of the hotel site

**SURVEY/ABSTRACT No:** OBEDIENCE SMITH SURVEY, A-696 HARRIS COUNTY, TEXAS

**SCHOOL DISTRICT:** Houston ISD

**NORTH OF:** Colquitt

**SOUTH OF:** W Main St.

**EAST OF:** Mandell St. –

**WEST OF:** Loretto Drive

**PURPOSE OF VARIANCE REQUEST:** (1) To locate a hotel within 750' of a park (2) To allow the hotel to be located within a residential area (3) To allow the hotel to take access from residential streets (Mandell Street and Colquitt Street).

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## APPLICANT'S STATEMENT OF FACTS

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

The applicant, Greg Marchbanks, PNVM, is proposing to construct a 71-room two-story luxury boutique hotel on land controlled by The Menil Collection or its entities. The location of the proposed hotel is located on the South-West section of The Menil Collection Campus. This project covers two city blocks with Hotel Saint Augustine being sited on the Northern block and a 24-car shared-parking lot sited on the Southern block near the Flavin Installation. The project is located between W Main St., Loretto Dr., Richmond Ave., and Mandell St. Mandell Street is a designated Minor Collector and Richmond Ave is a dedicated Major Thoroughfare. West Main and Loretto are local streets. The Saint Augustine Hotel block will offer 47 parking spaces and the Flavin Installation block will offer 24 shared parking spaces for employee and overflow parking. The blocks are approximately 550 feet by 260 feet. The parking provided meets the hotel parking required under Chapter 28-498.

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*The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.hotel-motel@houstontx.gov](mailto:planning.hotel-motel@houstontx.gov).*

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

**Access to a Major Thoroughfare:** The proposed Hotel Saint Augustine is to be constructed on land controlled by The Menil Collection. The site is unique in that the proposed hotel is located on the block bounded by W. Main, Loretto, Colquitt, and Mandell which is all controlled by the Menil Collection owners with the exception of 1524/1526 W. Main which is a single-family residence with a garage apartment directly North of the hotel site. Mandell is a designated Minor Collector on the Houston Major Thoroughfare Plan and Richmond Avenue, a designated Major Thoroughfare, is only roughly 250 feet South of the proposed hotel site. There are no residential properties along Loretto Street.

The front door of the hotel is proposed to face Loretto Drive, a two-block local street. The Menil Collection controls both sides of Loretto Drive. Twenty-four (24) offsite parking spaces will be located on the block between Richmond Ave and Colquitt. The proposed hotel is a luxury boutique hotel designed to complement The Menil Collection and the surrounding community. The hotel is only two stories surrounded by lush landscape as depicted in Figure 1 above.

is not practical to construct the hotel on the block that fronts Richmond Ave. as there is an existing internationally renowned museum exhibition space that cannot be removed/relocated, Artist Dan Flavin designed three distinct but related pieces for Richmond Hall. The only site that does work is the block between Colquitt, Loretto, W. Main, and Mandell. The vacant area to the East is preserved for a future park.

The proposed 71 room Hotel Saint Augustine will be developed on in the South-West section of The Menil campus and the land will remain in control of The Menil Collection or its entities after development is complete. This beautifully designed two-story boutique hotel is luxuriously landscaped as found above in Figure 1. All the property located within the blocks of Mandell, W. Main, Loretto, and Richmond Ave are all controlled by Menil, except 1524/1526 W. Main Street which is a single-family residence with a garage apartment. The proposed hotel block is 550 feet by 260 feet.

There is one variance covering two parts of Section 28-202 (a,1,a & a,1,c) being requested. The first part of the variance (28-202 a,1, a) is to allow the hotel to be approved without direct access to a Major Thoroughfare. Exhibit (D) illustrates the hotel address will be located off of Loretto Dr., a local street, that is only 250 feet from Richmond Ave. a designated Major Thoroughfare. Also, the hotel site sides on Mandell, a designated Minor Collector, on the east property line. The second part of the variance (28-202 a,1,c) is to allow for the Saint Augustine Hotel to not require direct access to a four-lane street. As mentioned above Richmond Ave is only 250 feet away, which has four lanes of moving traffic.

Under Section 28-201 Definitions: (Residential test area and Residential Street)  
*Residential test area:* "An area determined by creating a closed curve with a radius as provided below from the boundaries of the proposed hotel tract. Each tract, other than the hotel tract, that is situated in whole or in part within the radius so created shall be a part of the residential test area. For a hotel with 51 through 75 separately rentable units, the applicable radius shall be 1,000 feet." Exhibit C shows that The Saint Augustine Hotel meets the requirements of the Residential test area. The surrounding area within 250 feet of the hotel site includes only 11.4% residential land use. This percentage is assuming that all land owned by the Menil is classified as commercial instead of residential since the Menil Collection acts as a commercial area. The Residential Test Area requires less than 50% of the land uses to be residential within 1000 feet of the site. Exhibit C shows that the area includes only 26.7% residential land use.

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

This is the only site that is available for development as outlined above. Additionally, every parcel located on Loretto Drive is owned by The Menil Collection. Hotel Saint Augustine will cater to patrons of The Menil Campus. The purpose for the hotel siting ordinance to be located along a Major Thoroughfare is to not generate undue commercial traffic along primarily residential streets. Loretto is not a residential street. The vacant tract to the East is reserved for a park. The approval of the Hotel Saint Augustine will have access to Mandell, a designated Minor Collector, and the off-site parking, 24 parking spaces, located on the Richmond Block. Loretto has no single-family land uses on it after the hotel is constructed.

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

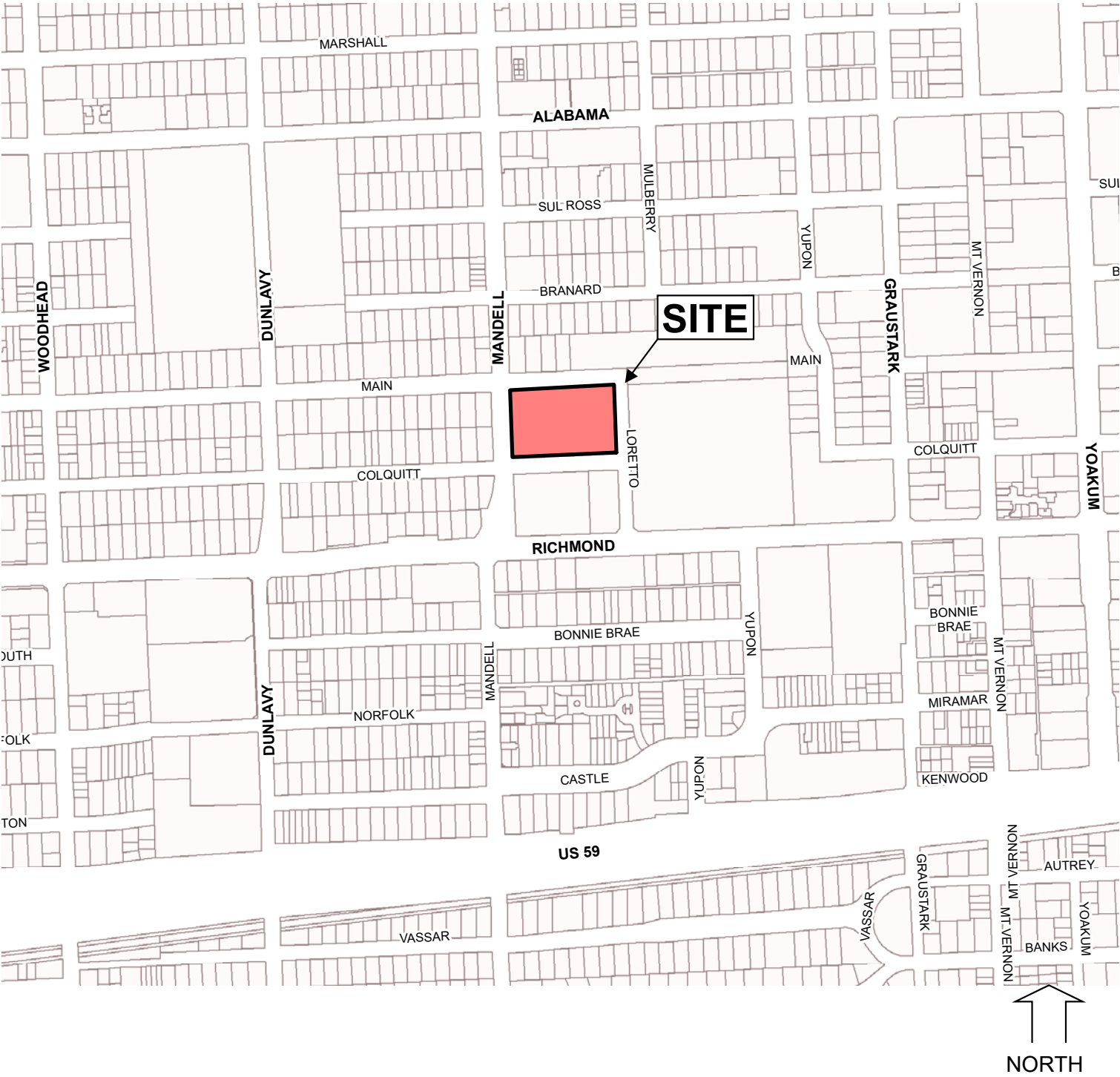
The beautifully designed hotel fits into the community and as it is only a two-story structure, respects the homes along W Main Street. The reason for the City's request for siting hotels on thoroughfares is to NOT introduce traffic on primary residentially developed streets. There are no houses on either side of Loretto Dr. The parking lot for Hotel Saint Augustine has driveway access to Mandell and is only 250 feet from Richmond Ave.

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

The approval of this variance, given the design of the hotel, the location of the hotel on property controlled by Menil, and access to the minor collector, Mandell, and Richmond Ave a designated major thoroughfare reduces any negative impacts envisioned by the Hotel regulation to avoid residential streets. There are no residential homes located along Loretto or Colquitt where access to the hotel parking lot takes access. Approval of this variance should not be injurious or impact health, safety, and welfare. All property is controlled by The Menil Collection with exception of one home 1524/1526 W. Main shown above in Figure 2.



Hotel Name: Hotel Saint Augustine



Site Location



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# Houston Planning Commission

Planning and Development Department

Meeting Date: 05/26/2022

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Hotel Name: Hotel Saint Augustine



NORTH

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## Aerial

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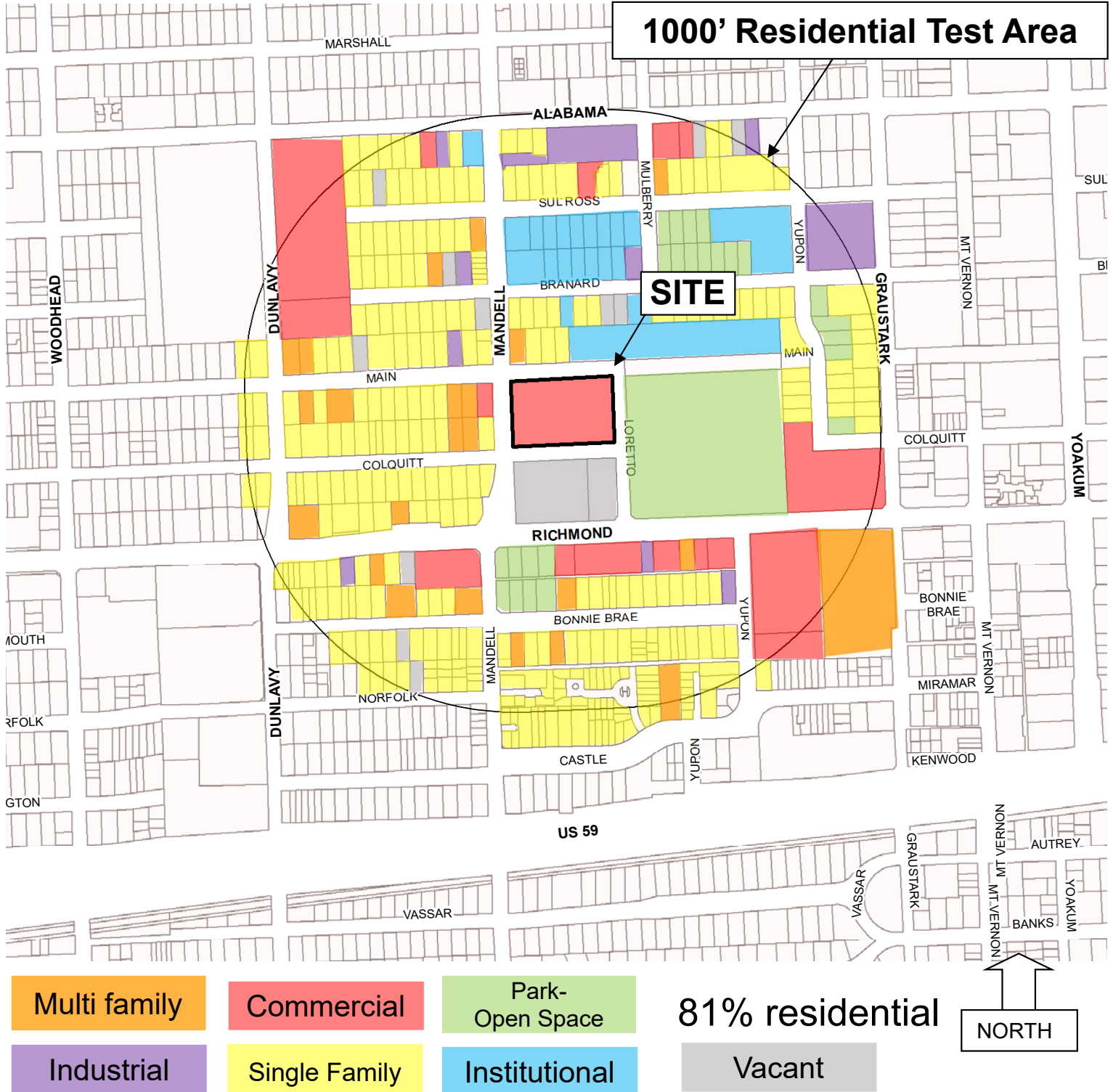


# Houston Planning Commission

Planning and Development Department

Meeting Date: 05/26/2022

Hotel Name: Hotel Saint Augustine



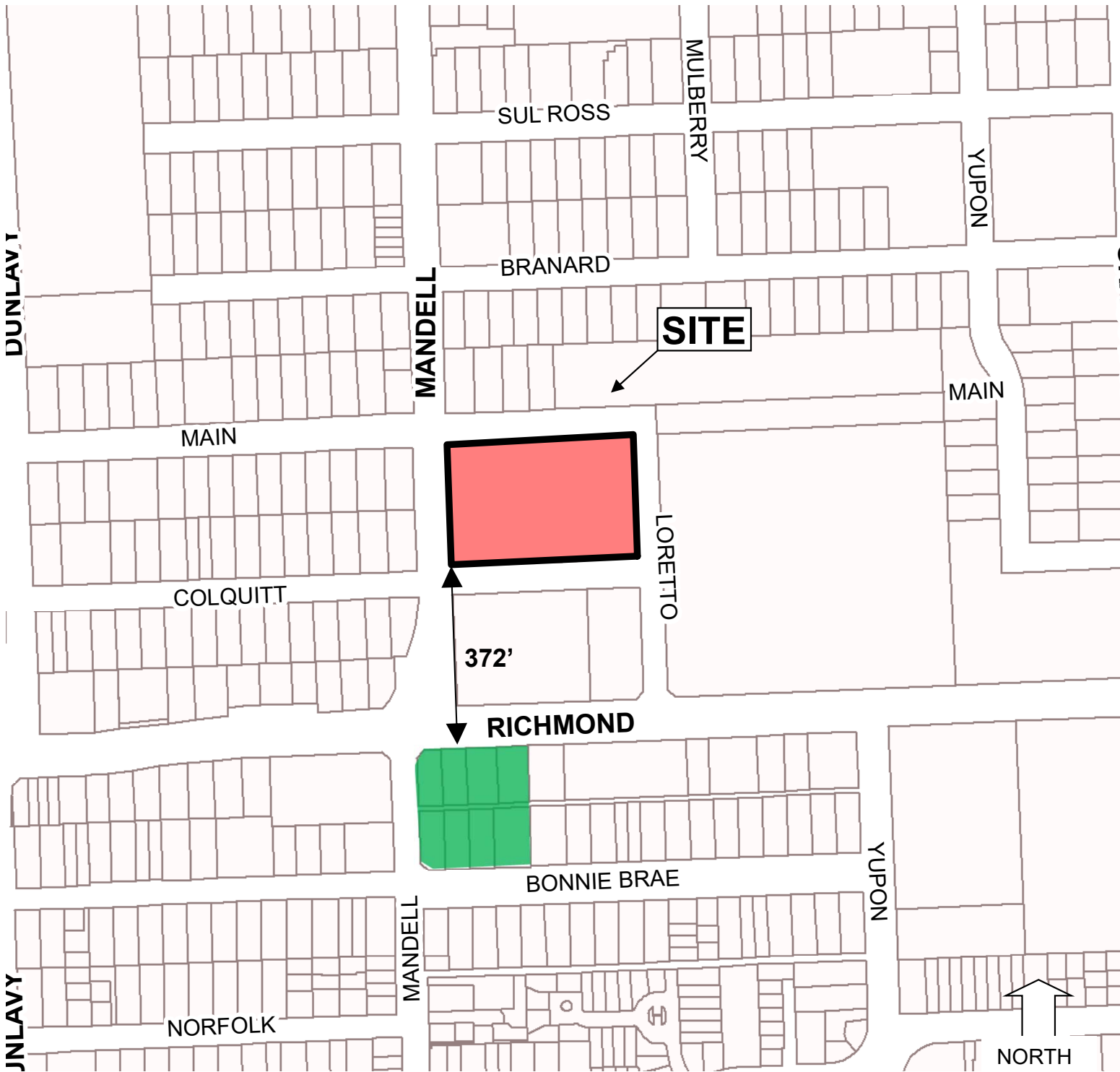
## Site Location

# Houston Planning Commission

Planning and Development Department

Meeting Date: 05/26/2022

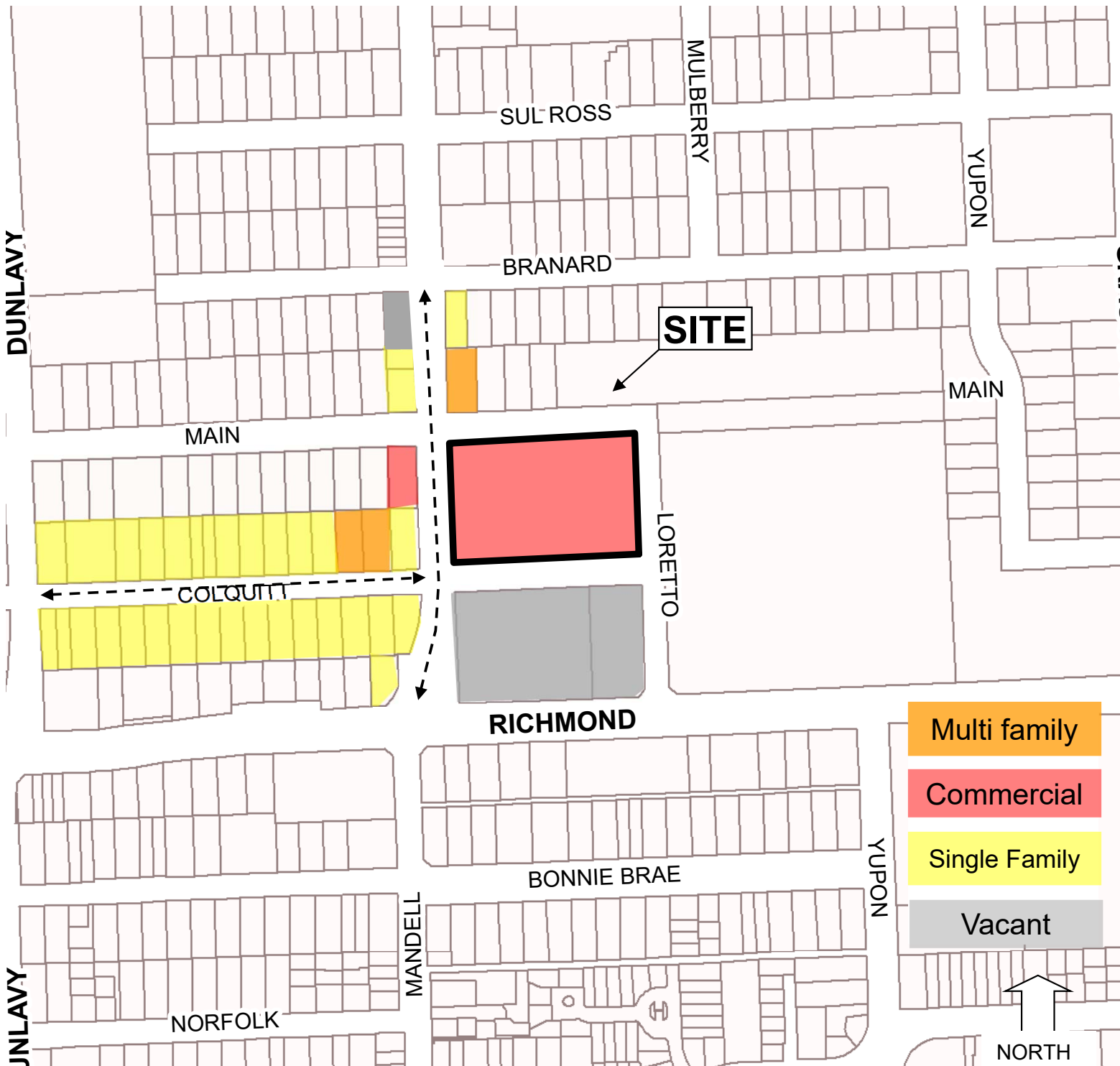
Hotel Name: Hotel Saint Augustine



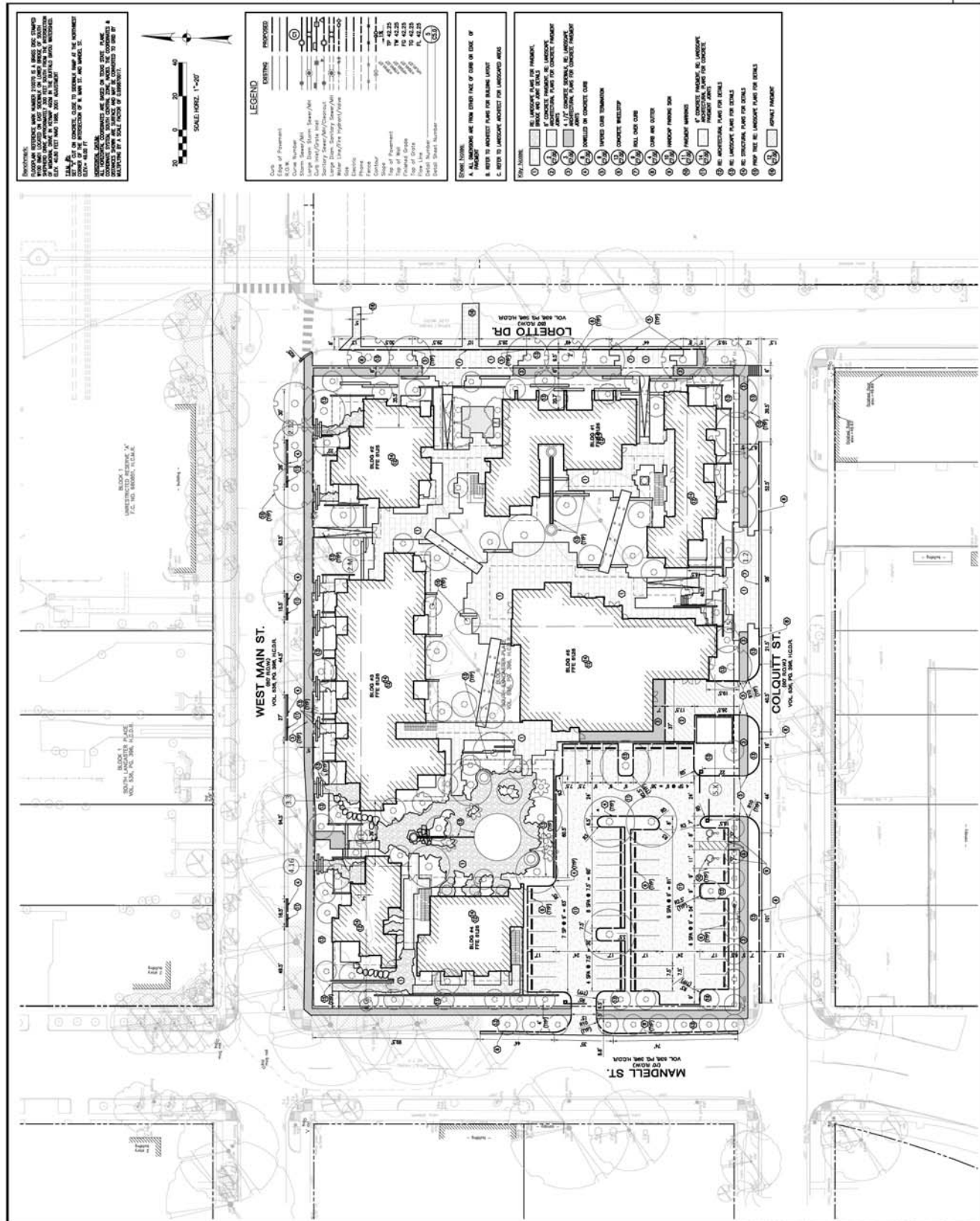
within 750' of Mandell Park



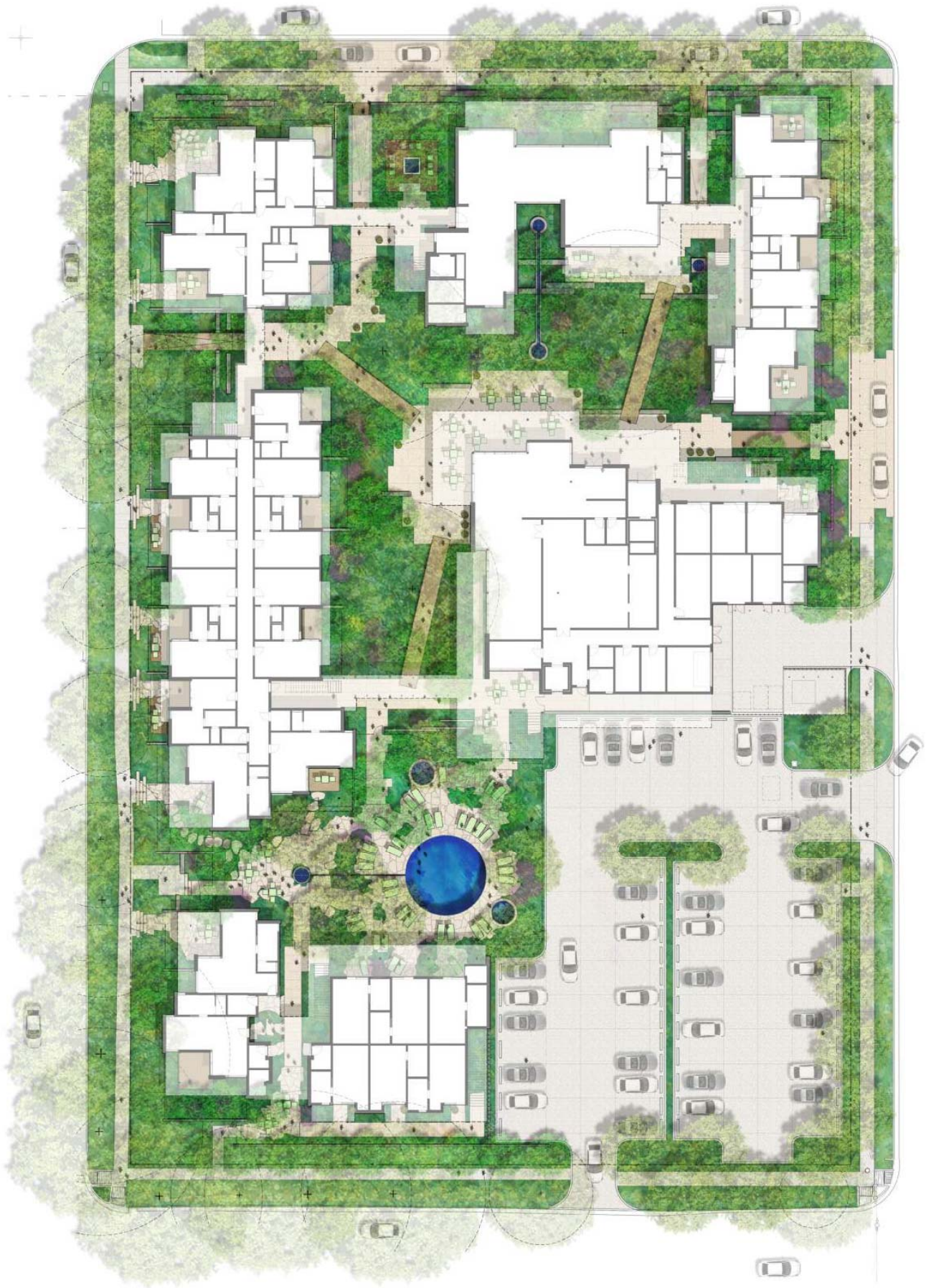
Hotel Name: Hotel Saint Augustine



Residential Street      ←-----→







HOUSTON HOTEL - SITE PLAN

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



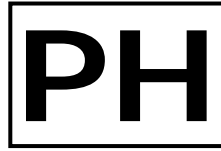
# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

May 9<sup>th</sup>, 2022

Dear Property Owner,

The Planning and Development Department received a hotel/motel application for a **71 room Hotel Saint Augustine** located at 4118 Loretto Drive, at the northeast intersection Mandell Street and Colquitt Street.

The applicant is requesting a variance to locate the hotel within 750' of a park, to allow the hotel to be located within a residential area and to allow the hotel to take access from residential streets (Mandell Street and Colquitt Street). Pursuant to Chapter 28 of the City of Houston's Code of Ordinances, the Planning Commission established a public hearing date for this item. As required, the Planning Department is sending written notice of the hearing to property owners within the 750 feet of the proposed hotel.

The Houston Planning Commission will hold a virtual meeting and public hearing on this application on **Thursday, May 26, 2022 at 2:30 PM via Microsoft Teams**.  
The video conference will allow for a two-way video/ audio communication with the Houston Planning Commission.

For information on how to join the meeting or submit comments as a speaker, visit our website: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624. Contact the applicant, **Walter Morris** at **713.932.4008** or the City of Houston Planning Department at (832)393-6600 for any additional information.

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. Use the online speaker form or submit comments on an item via email to [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov). These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.