

# HOUSTON PLANNING COMMISSION

## AGENDA

THURSDAY, JUNE 23, 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 June 23, 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/2022/2022-13\\_DraftAgenda.pdf](ftp://edrc.houstontx.gov/2022/2022-13_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**

**June 23, 2022 2:30 p.m.**

#### **Call to Order**

**Director's Report**

**Approval of the June 9, 2022 Planning Commission Meeting Minutes**

- I. Presentation on draft Sidewalk Network Ordinance public comment summary (Muxian Fang)**
- II. Platting Activity (Subdivision and Development plats)**
  - a. Consent Subdivision Plats (Arum Lee)
  - b. Replats (Arum Lee)
  - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm and Devin Crittle)
  - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, and Tammi Williamson)
  - e. Subdivision Plats with Special Exception Requests (Devin Crittle)
  - f. Reconsiderations of Requirement (Devin Crittle)
  - g. Extensions of Approval (Petra Hisa)
  - h. Name Changes (Petra Hisa)
  - i. Certificates of Compliance (Petra Hisa)
  - j. Administrative
  - k. Development Plats with Variance Requests (Ramon Jaime Leon)
- III. Establish a public hearing date of July 21, 2022**
  - a. Chapman Cove replat no 1
  - b. Clairmont Place Sec 1 partial replat no 9
  - c. Clairmont Place Sec 1 partial replat no 10
  - d. Edgewood Sec 10 partial replat no 1
  - e. Game Creek Reserve
  - f. Long Point Acres partial replat no 10
  - g. Melody Oaks partial replat no 17 partial replat no 1
  - h. Memorial Green Sec 2 replat and extension partial replat no 3
  - i. Neuen Manor partial replat no 27
  - j. Riverside Terrace Sec 6 partial replat no 3
  - k. Robinett replat no 1
  - l. Rosedale Gardens partial replat no 1
  - m. Washington Terrace partial replat no 10
  - n. Whispering Pines Estates partial replat no 12
- IV. Excuse the absences of Commissioner Rosenberg**
- V. Public Comment**
- VI. Adjournment**

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

**June 9, 2022**

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

### **CALL TO ORDER**

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

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
David Abraham	Absent
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present
Daimian S. Hines	Absent
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Absent
Linda Porras-Pirtle	Present virtually
Kevin Robins	Present
Ian Rosenberg	Absent
Megan R. Sigler	Present
Zafar Tahir	Present virtually and arrived at 2:37 p.m. during Consent items
Meera D. Victor	Present
Scott Cain for	Absent
Commissioner James Noack	
Maggie Dalton for	Absent
The Honorable KP George	
Loyd Smith for	Present virtually at 2:37 p.m. during Consent items
The Honorable Lina Hidalgo	

### **Ex Officio Members**

Carol Lewis  
Carol Haddock  
Yuhayna H. Mahmud  
Tina Petersen

### **Executive Secretary**

Margaret Wallace Brown, Director, Planning and Development Department – Present at 3:02 p.m. during item 124 and  
Jennifer Ostlind, Deputy Director, Planning and Development Department – Present and left at 3:02 p.m. during item 124

### **CHAIR'S REPORT**

Chair Stein reported on meeting procedures and a withdrawn item.

### **DIRECTOR'S REPORT**

The Director's Report was given by Jennifer Ostlind, Deputy Director, Planning and Development Department.

## **APPROVAL OF THE MAY 26, 2022 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the May 26, 2022 Planning Commission meeting minutes.

Motion: **Mares**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

### **I. PLATTING ACTIVITY (Consent and Replat items A and B, 1-116)**

Items removed for separate consideration: **2, 3, 6, 9, 10, 11, 17, 18, 19, 32, 40, 48, 51, 52, 53, 54, and 77.**

Staff recommendation: Approve staff's recommendations for items **1-116**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1-116**, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Garza**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **2, 3, 6, 9, 10, 11, 17, 18, 19, 32, 40, 48, 51, 52, 53, 54, and 77**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **2, 3, 6, 9, 10, 11, 17, 18, 19, 32, 40, 48, 51, 52, 53, 54, and 77**, subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Mares**

Vote: **Carried**

Abstaining: **Heisch, Sigler**

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

#### **117 Allendale Townsite Section A partial replat no 8**

**C3N**

**Disapprove**

Staff recommendation: Disapprove the application.

Commission action: Disapproved the application.

Motion: **Heisch**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

#### **118 Amended Golfcrest Addition partial replat no 4**

**C3N**

**Defer**

Staff recommendation: Defer the application for legal review.

Commission action: Deferred the application for legal review.

Motion: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

#### **119 Bradbury Forest Sec 9 partial replat no 1**

**C3N**

**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: **Jones**

Vote: **Unanimous**

Abstaining: **None**

#### **120 Brinkman Place**

**C3N**

**Approve**

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

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

Motion: **Mares**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

#### **121 Castlewood Addition Sec 3 partial replat no 1**

**C3N**

**Defer**

Staff recommendation: Defer the application for legal review.

Commission action: Deferred the application for legal review.

Motion: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Ron Madison, Connie Esparza - opposed.

<b>122</b>	<b>Cetti Gardens replat no 1</b>	<b>C3N</b>	<b>Defer</b>
Staff recommendation: Defer the application for legal review.			
Commission action: Deferred the application for legal review.			
	Motion: <b>Sigler</b>	Second: <b>Victor</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>
<b>123</b>	<b>Chapman Cove Place</b>	<b>C3N</b>	<b>Disapprove</b>
Staff recommendation: Disapprove the application.			
Commission action: Disapproved the application.			
	Motion: <b>Jones</b>	Second: <b>Mares</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>
<b>124</b>	<b>Golfview Manor partial replat no 1</b>	<b>C3N</b>	<b>Defer</b>
Staff recommendation: Defer the application at applicant's request.			
Commission action: Deferred the application at applicant's request.			
	Motion: <b>Garza</b>	Second: <b>Heisch</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>
<b>125</b>	<b>Levit Green Sec 3</b>	<b>C3N</b>	<b>Approve</b>
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: <b>Baldwin</b>	Second: <b>Alleman</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>
<b>126</b>	<b>Manors at Woodland Heights partial replat no 1</b>	<b>C3N</b>	<b>Defer</b>
Staff recommendation: Defer the application for legal review.			
Commission action: Deferred the application for legal review.			
	Motion: <b>Baldwin</b>	Second: <b>Mares</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>
<b>127</b>	<b>Nantucket Residences</b>	<b>C3N</b>	<b>Disapprove</b>
Staff recommendation: Disapprove the application.			
Commission action: Disapproved the application.			
	Motion: <b>Jones</b>	Second: <b>Garza</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>
<b>128</b>	<b>Pine Trails Sec 9 partial replat no 1</b>	<b>C3N</b>	<b>Defer</b>
Staff recommendation: Defer the application for legal review.			
Commission action: Deferred the application for legal review.			
	Motion: <b>Victor</b>	Second: <b>Jones</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>
<b>129</b>	<b>Pine Trails Sec 9 partial replat no 2</b>	<b>C3N</b>	<b>Defer</b>
Staff recommendation: Defer the application for legal review.			
Commission action: Deferred the application for legal review.			
	Motion: <b>Sigler</b>	Second: <b>Smith</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>
<b>130</b>	<b>Rosewood Estates Sec 2 partial replat no 5</b>	<b>C3N</b>	<b>Withdrawn</b>
<b>131</b>	<b>Spring Branch Acres Sec 1 partial replat no 3</b>	<b>C3N</b>	<b>Approve</b>
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: <b>Heisch</b>	Second: <b>Porras-Pirtle</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>
<b>132</b>	<b>Wilfran Place partial replat no 1</b>	<b>C3N</b>	<b>Defer</b>
Staff recommendation: Defer the application for legal review.			
Commission action: Deferred the application for legal review.			
	Motion: <b>Baldwin</b>	Second: <b>Jones</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>

## **D VARIANCES**

### **133 Alabama Court Tract**

**C3P**

**Defer**

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

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

Motion: **Garza**

Second: **Mares**

Vote: **Carried**

Abstaining: **H eisch**

Items 134 and 135 were taken together at this time.

### **134 Estates on Stockdick GP**

**GP**

**Approve**

### **135 Estates on Stockdick Sec 1**

**C2**

**Approve**

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

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

Motion: **Garza**

Second: **Robins**

Vote: **Unanimous**

Abstaining: **None**

### **136 Everstead at Grand Parkway**

**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: **Robins**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

### **137 Highland Meadows Mobile Home Park GP**

**GP**

**Defer**

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

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

Motion: **Jones**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

### **138 Marigny Heights**

**C3R**

**Defer**

Staff recommendation: Defer the application at applicant's request.

Commission action: Deferred the application at applicant's request.

Motion: **Jones**

Second: **Robins**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Patricia Williams, Garrett Jurica, Joan Delaney, Eugene Havemann, Wendy Burmaster, Sandy Espinoza, Justin Lofton– Supportive.

### **139 Solar Street Plaza**

**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: **Mares**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

## **E SPECIAL EXCEPTIONS**

**NONE**

## **F RECONSIDERATION OF REQUIREMENTS**

**140 Grand Pines GP****GP****Approve**

Staff recommendation: Grant the reconsideration of requirement with variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the reconsideration of requirement with variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Sigler**Second: **Heisch**Vote: **Unanimous**Abstaining: **None****141 Trillium Sec 3****C3P****Approve**

Staff recommendation: Grant the reconsideration of requirement with variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the reconsideration of requirement with variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Mares**Second: **Victor**Vote: **Carried**Abstaining: **H eisch**

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

**G EXTENSIONS OF APPROVAL**

142	Balmoral East Sec 1	EOA	Approve
143	Balmoral East Sec 2	EOA	Approve
144	Candela Water Plant no 1	EOA	Approve
145	Empire Business Center	EOA	Approve
146	Freeport Property LLC	EOA	Approve
147	Friendswood Hariom	EOA	Approve
148	Katy Christian Ministries	EOA	Approve
149	Kindred Estates	EOA	Approve
150	Kindred Moreno	EOA	Approve
151	Newtechwood America Headquarters	EOA	Approve

**H NAME CHANGES  
NONE****I CERTIFICATION OF COMPLIANCE**

**152 25197 Virginia Ln** **COC** **Approve**

Staff recommendation: Approve staff's recommendation for items 142-152.

Commission Action: Approved staff's recommendation for items 142-152.

Motion: **Garza**Second: **Jones**Vote: **Carried**Abstaining: **Sigler 144****J ADMINISTRATIVE  
NONE****K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

Items 153 through 162 were taken together at this time.

153	16003 Hilltop Oak Drive	DPV	Approve
154	16005 Hilltop Oak Drive	DPV	Approve
155	16007 Hilltop Oak Drive	DPV	Approve



156	16009 Hilltop Oak Drive	DPV	Approve
157	16105 Hilltop Oak Drive	DPV	Approve
158	16107 Hilltop Oak Drive	DPV	Approve
159	16109 Hilltop Oak Drive	DPV	Approve
160	16111 Hilltop Oak Drive	DPV	Approve
161	16113 Hilltop Oak Drive	DPV	Approve
162	16115 Hilltop Oak Drive	DPV	Approve

Staff recommendation: Grant the variance(s) and approve the development plats per staff report.  
Commission action: Granted the variance(s) and approved the development plats per staff report.  
Motion: **Baldwin** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**  
Speakers: Michelle Sullivan, Andrew Allemand, applicant – supportive.

**163 1602 Kipling St** **DPV** **Disapprove**  
Staff recommendation: Disapprove the application.  
Commission action: Disapproved the application.  
Motion: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**  
Speakers: David Toy, Saurabh Shah, Casandra Maldonado – opposed.

**164 4012 Meadow Lake Ln** **DPV** **Approve**  
Staff recommendation: Grant the variance(s) and approve the development plat per staff report.  
Commission action: Granted the variance(s) and approved the development plat per staff report.  
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**165 6904 Van Etten St** **DPV** **Defer**  
Staff recommendation: Defer the application for additional information.  
Commission action: Deferred the application for additional information.  
Motion: **Baldwin** Second: **Robins** Vote: **Unanimous** Abstaining: **None**  
Speakers: Gerardo Gaytan, Megan Ryan, Daniel Goldberg, Mr. Alonzo - opposed.

**166 800 Walton St** **DPV** **Approve**  
Staff recommendation: Grant the variance(s) and approve the development plat per staff report.  
Commission action: Granted the variance(s) and approved the development plat per staff report.  
Motion: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

## **II. ESTABLISH A PUBLIC HEARING DATE OF JULY 7, 2022**

- a. Cotton Oaks Estates replat no 1
- b. Glen Manor Sec 2 partial replat no 2
- c. McKenzie Park Sec 4 partial replat no 2
- d. Melody Oaks partial replat no 25 and extension
- e. Providence Reserve
- f. Sabana Prado replat no 1
- g. West Houston Addition partial replat no 2
- h. West Lane Place partial replat no 4
- i. Wrenwood Addition partial replat no 5

Staff recommendation: Establish a public hearing date of July 7, 2022 for item II a-i.  
Commission action: Established a public hearing date of July 7, 2022 for item II a-i.  
Motion: **Garza** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

**III. PUBLIC COMMENT**  
**NONE**

**ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:50 p.m.

Motion: **Garza**

Second: **Alleman**

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 Network Ordinance Amendments



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Public Comment Summary

*June 17, 2022*

### Summary

- 67 public comments have been received from May 23, 2022 to June 16, 2022.
- 50 (75%) comments support the proposed amendments, 17 (25%) comments oppose the proposed amendments.

### General Comments (The following is a summary of the received online comments.)

#### Support

- The Fee in Lieu of Sidewalk Construction will help to avoid "sidewalk to nowhere."
- Houston Citizens need new sidewalks to stroll the wonderful city.
- Sidewalks encourage safe walking.
- I want a completely connected and walkable city.
- Sidewalks are long overdue for EVERY community in Houston. 100% support.
- Need more sidewalks in my neighborhood. It has become quite a dangerous situation with the major increase in car traffic as well as pedestrian traffic.
- Houston needs to invest in its sidewalk infrastructure.
- The "fee in lieu" should be close to the actual cost of building the sidewalk; a high fee will minimize the number of parcels without sidewalks, while maximizing fund contributions from those that opt out.
- Sidewalk construction is crucial in creating a more accessible, walkable, healthy, and vibrant Houston. We already use a variety of sources to pay for sidewalk construction, but creating a city fund to build sidewalks and fill in patches in the network makes a lot of sense to me.
- Without this, we will continue to struggle to fill in gaps and continue to force people into the street.
- Sidewalks need to be mandatory across the city. This ordinance makes it a little harder to get a waiver, but it could be even harder.
- Do not support the option to not build sidewalks. Missing sidewalks creates serious pedestrian safety concerns.
- COH designated Complete Communities should have priority in funding decisions.
- I would love for our street to have sidewalks, but until we have the funds to do the entire block.

#### Oppose

- Sidewalk installation adds to the city's flooding problems.
- It's not fair to require sidewalk construction or paying a sidewalk fee where we do not want them.
- Sidewalk construction should be the city's responsibility because it lies within the public right-of-way.
- The last thing Houston needs is replacing green space with concrete.
- Sidewalk project prioritization criteria need to be established before discussion.
- Doubt the sidewalk funds will be allocated equally.

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# Proposed Sidewalk Network Ordinance Amendments



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Proposed Sidewalk Project Prioritization Factors

*June 17, 2022*

According to City of Houston Code of Ordinances Sec 40-582, the Chief Transportation Planner will identify priority sidewalk projects in each Sidewalk Service Area based on the following factors.

### Safety

The safety priority of a sidewalk project will be evaluated based on:

- Adjacent street classification based on the [City of Houston Major Thoroughfare and Freeway Plan](#). Streets with more traffic movement (including vehicular, transit, cyclist, and pedestrian traffic) have higher safety priority;
- Number of incidents involving pedestrians and motorized vehicles based on the [City of Houston Vision Zero Plan](#). Streets with more incidents have higher safety priority.

### Existing Transportation Facilities

A sidewalk project will have a higher priority if walkability is limited by lack of pedestrian facilities or barriers within the pedestrian network. This factor will be based on the following local conditions:

- On Major Thoroughfares and Major Collectors presence of sidewalks on both sides of the street;
- On Local Streets presence of a sidewalk on one side of the street;
- Presence of accessibility barrier which the sidewalk would correct;
- Presence of high comfort bike facility.

### Presence of Major Trip Generators

A sidewalk project will have higher priority if the project is proximate to one or more of the following facilities which will generate significant amount of trips to the area and increase the demand of sidewalks. This factor will be based on the current City of Houston land use map.

- Federal, state, or local government offices;
- METRO transit stations, Park and Ride stations, or METRO bus stops;
- Public or private schools, including colleges and universities;
- Religious institutions;
- Public facilities including parks, hospitals, convention centers, health centers, libraries, museums, post offices, community centers, recreation centers, etc.

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### **Demographics and Equity**

A sidewalk project will have higher priority if the project is located in an area which has one or more of the following demographic characteristics:

- High population density;
- Low car ownership;
- Median household income less than the nationwide median household income;
- High percentage of the population are either below 16 years old or above 65 years old.

### **Available Funding**

A sidewalk project will have higher priority if the project is fully funded by one or more of the following fundings:

- Sidewalk Fund in the Sidewalk Service Area where the sidewalk project is located;
- Other sources of funding to complement the Sidewalk Fund to support the sidewalk project

# Proposed Sidewalk Network Ordinance Amendments

## Public Comment Matrix with Staff Recommendations

June 17, 2022



PLANNING &  
DEVELOPMENT  
DEPARTMENT

#	Topic	Comment Summary	Section(s)	Staff Recommendation
1	Uses of Sidewalk Fund	Allow the Sidewalk Fund to be used for sidewalk repair and maintenance	Sec 40-581(c)	<b>No Change.</b> The intent of the Sidewalk Fund is to fill the sidewalk gaps and promote a complete sidewalk network. The fund will focus on new sidewalk construction. Sidewalk repair, maintenance and lighting will be addressed by other funding resources.
2		Allow the Sidewalk Fund to cover lightings along sidewalks		
3		Clarify whether the Sidewalk Fund could be used for sidewalk construction along trails	Sec 40-556(a)	<b>No Change.</b> The intent of the Sidewalk Fund is to fill the sidewalk gaps and promote a complete sidewalk network along public streets in the city limit. Sidewalk construction along trails is not covered by the sidewalk fund.
4		Allow the Sidewalk Fund to cover crosswalk and ADA ramp construction. The ordinance should ensure that ramps are constructed at adjacent corners of an intersection where a sidewalk and ramp are constructed as part of the sidewalk network ordinance.	Sec 40-552	<b>No Change.</b> According to the sidewalk definition, an ADA ramp is part of a sidewalk at street intersection. However, a crosswalk is not part of sidewalk. Therefore, the Sidewalk Fund will cover ADA ramp construction, but not crosswalk construction. Crosswalk construction is covered by other funding resources.
5	Administration of Sidewalk Fund	The current proposed Service Areas are too big	Sec 40-582(b)(1)	<b>Amend.</b> The sizes of the Sidewalk Service Areas are considered based on a combination of multiple factors, including the fund administration, developable area, amount of development activities etc. Staff will conduct a thorough analysis to finalize the service area boundary analysis and keep the public updated before presenting to the City Council. Council district boundary could be modified regularly. Therefore, it's infeasible to have the Sidewalk Service Area boundaries match the Council District boundaries.
6		We should have as few Sidewalk Service Areas as possible and/or reasonable. May consider having the Sidewalk Service Area boundaries match the Council District boundaries.		
7		The 70/30 split of the Sidewalk Fund will increase the likelihood that some Service Areas are over-funded while other Service Areas are under-funded.	Sec 40-581(d)	<b>No Change.</b> The established Sidewalk Service Area boundaries and the 70/30 split of the Sidewalk Fund will help to balance the available fund in each area and promote a complete sidewalk network in the city.
8		Involve METRO, ISDs, management districts, TIRZs, and other agencies in the process of identifying sidewalk projects	Sec 40-582(a)	<b>Amend.</b> Add "It shall be the responsibility of the chief transportation planner to coordinate with other governmental entities, political subdivisions, transit authorities, independent school districts, or local government corporations to identify sidewalk projects in each sidewalk service area."
9		A formal conduit should be identified in the ordinance for input on sidewalk project identification and prioritization by community and governmental organizations in each of the service areas.	Sec 40-582	<b>No Change.</b> It will be the Chief Transportation Planner's responsibility to coordinate with other agencies to develop and maintain the sidewalk project list funded by the Sidewalk Fund.
10		Priorities should be based on current and future needs. Priority scoring matrix and scoring results should be shared publicly and updated at a reasonable frequency.	Sec 40-582(b)(2) & (c)	<b>No Change.</b> The Chief Transportation Planner is developing sidewalk prioritization factors to objectively prioritize potential sidewalk construction projects to promote a complete sidewalk network in the city. The proposed factors have been shared with the public. When needed, the Chief Transportation Planner will propose updates to the Sidewalk Service Area Map or the sidewalk prioritization factors and obtain the Planning Commission approval on the proposed updates.

11	Fee in Lieu of Sidewalk Construction	Corner lot should not be the criteria disqualifying automatic eligibility of the in-lieu fee. If all of the conditions (a) through (g) are met, a sidewalk on a corner lot (condition d) will be required resulting in 2 sidewalks to nowhere - the front street and the side street.	Sec 40-560(b)(1)d	<b>No Change.</b> A corner lot may qualify for paying the Fee in Lieu of Sidewalk Construction if meeting the criteria pursuant to Sec 40-561(d). A corner lot is not automatically eligible for the in lieu fee because: 1. a Sidewalk starts from a street intersection; 2. sidewalks in front of corner lots are very important to improve pedestrian safety by reducing crashes at street intersections.
12		The exclusion area for schools should be larger than just on the same block. The area should be something more like a half mile walking distance from a school based on blocks. School children are among the most vulnerable road users and likely to walk.	Sec 40-560(b)(1)g	<b>No Change.</b> Individual segments do not reduce the vulnerability of school-bound children. In lieu fees plus the City's Sidewalk Program ( <a href="https://www.publicworks.houstontx.gov/sidewalk-program">https://www.publicworks.houstontx.gov/sidewalk-program</a> ) will help provide complete routes.
13		The "fee in lieu" should be close to the actual cost of building the sidewalk; a high fee will minimize the number of parcels without sidewalks, while maximizing fund contributions from those that opt out.	Sec 40-560(d)	<b>No Change.</b> The City Engineer will determine the Fee in Lieu of Sidewalk Construction based on a square foot basis cost of materials and labor per Executive Order.
14		Since not all sidewalks cost the same to construct, there will probably be areas that have no new sidewalks because the cost to actually build them will be higher than the fee-in-lieu.		
15	Sidewalk Easement	Specify when a sidewalk easement is required.	Sec 40-552	<b>No Change.</b> A sidewalk easement is required to be established where there is not enough space in the public right-of-way for the required sidewalk construction established by section 40-553 of this Code.
16		The Sidewalk Easement definition does not include the width of the easement.		<b>No Change.</b> The intent of the sidewalk easement is to provide space from private land to allow sidewalk construction pursuant to the ordinance requirement. The width of a sidewalk easement varies, depending on the distance between the edge of pavement and the property line.
17		The sidewalk easement on private property must include indemnity language to protect the property owner from personal injuries or other third-party damages incurred on said private property.		<b>No Change.</b> Legal advises that cities cannot indemnify private parties, and have no maintenance obligations as to sidewalks. Sidewalks are required to be maintained by the property owner now, whether on a plat-dedicated ROW, or easement by separate interest.
18	Sidewalk Committee	The Sidewalk Committee should have 5 members, one of which is a member of the public.	Sec 40-558	<b>No Change.</b> The Sidewalk Committee is a committee established to evaluate and make technical findings on sidewalk applications. The committee members are required to provide technical expertise on sidewalk matters. Therefore, the committee members are representatives from the specified city departments.
19		The City Traffic Engineer should be a member of the Sidewalk Committee.		<b>Amend.</b> The City Traffic Engineer will be included as a Sidewalk Committee member to reflect the current practice of the committee.
20		Why do you require a unanimous vote of the Sidewalk Committee?		<b>No Change.</b> The committee members are representatives from the specified city departments and evaluate each application from different technical perspectives. To provide a collective response for each application, it's important and necessary to require a unanimous vote.

21	Technical Comments	The word "street" must be replaced is this sentence and throughout the amendment with the words "right-of-way".	<b>Sec 40-553(a)(11)</b>	<b>No Change.</b> The definition of Public Street in Sec 40-552 has specified a public street means a public right-of-way.
22		Should end with the ",or" given the word "either" at the end of (b).	<b>Sec 40-560(b)(1)g</b>	<b>No Change.</b> To be eligible for paying the Fee in Lieu of Sidewalk Construction, a development activity must meet all conditions listed under Sec 40-560(b)(1).
23		Under what provisions or circumstances could a refund be requested. If a refund request is accepted, the refund should be made no later than 30 days after acceptance of the request.	<b>Sec 40-560(c)</b>	<b>No Change.</b> Could add a refund provision. A provision will be drafted to provide for refund requests if funds are not obligated within the time period(s) provided for. The 30-day turn around may be too short. Staff will look into it.
24		The super neighborhood within which the neighborhood association is located should also be notified.	<b>Sec 40-561(b)(2)</b>	<b>No Change.</b> All super neighborhoods and civic associations that are registered with the Department of Neighborhoods will be notified. Information with DON must be kept current and up-to-date.



Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	White Oak Terrace Estates	C3F	
2	Alle Cross Five	C2	
3	Amended Plat of Almeda Place partial replat no 13	C3F	
4	Aurora Detention	C2	
5	Ayshire Addition Sec 1 partial replat no 2	C3F	
6	Bauer Rd Tract GP	GP	DEF2
7	Birmingham Place	C2	
8	Blooming Daisies	C2	DEF1
9	Bradbury Forest Sec 9 partial replat no 1	C3F	
10	Bridgeland Prairieland Village Sec 34	C3P	
11	Bridgeland Prairieland Village Sec 35	C3P	
12	Brinkman Place	C3F	
13	Candela South Sec 1	C3F	DEF1
14	Candela South Street Dedication and Reserves	C3F	DEF1
15	Candela South Sec 2	C3F	DEF1
16	Channelside Grove	C3F	
17	Chapman Estates	C2	DEF2
18	Clairmont Place Sec 1 partial replat no 8	C3F	
19	Cumberland Business Center Street Dedication	SP	
20	Diamond SM 21 LLC	C2	
21	Eastwood Addition partial replat no 3	C3F	
22	Ellerden Sec 1	C3F	
23	Elyson Grand Central West Industrial Park	C3F	
24	Emancipation Eado	C2	
25	Fellowship of Purpose Church	C2	
26	Fennell Park	C3F	
27	Four PB FM 2920	C2	
28	Freeman Ranch Sec 5	C3F	DEF1
29	Goodhope Court	C2	DEF1
30	Grand West Sec 4	C3F	DEF1
31	Gray Wood Estates	C3F	
32	Harris County Department of Education Highpoint East Middle School	C2	DEF1
33	Harris County MUD 418 Water Plant no 4	C2	
34	Harris County MUD no 539 Water Supply Plant no 1	C2	
35	Hidayah Properties LLC	C2	
36	Highland Point	C3F	
37	Houston Waste Site	C2	
38	Huerta Plaza	C2	
39	Jack Road and Mound Road Street Dedication	SP	
40	Klein ISD Klein Collins High School Complex Sec 1	C2	DEF2
41	Ladino Place	C2	
42	Levit Green Sec 3	C3F	

**Platting Summary****Houston Planning Commission****PC Date: June 23, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Lifetime Eyecare	C2	DEF1
44	Manchester Grove	C3F	
45	Market at Katy Park	C3F	
46	Marvida Sec 27	C3P	
47	Marvida Sec 28	C3P	
48	Marvida Sec 29	C3P	
49	Medical Office Park	C2	
50	Neuen Manor partial replat no 25	C3F	
51	North Houston Rosslyn At Woodsman Trail Reserve	C2	
52	O'Reilly Auto Parts of Humble	C2	
53	Palm MF 1 and Almeda Residential	C3P	
54	Park Vista at El Tesoro Sec 2	C3F	
55	Pinecrest Sec 7	C3F	DEF2
56	Red Oak Estates	C3F	
57	Richmond Apartments	C3F	
58	Schiel Road Tract	C3P	DEF1
59	Settemont Place	C2	
60	Siegert Commercial	C2	
61	Sorella Drainage Reserves	C3F	
62	Sorella Sec 1	C3F	
63	Sorella Sec 4	C3F	
64	Spring Branch Acres Sec 1 partial replat no 3	C3F	
65	Spring Oaks replat no 1 partial replat no 7	C3F	
66	Telge Market Place	C2	
67	Tidwell Bungalows	C3F	
68	Tulane Crossing	C2	
69	Villas on Janisch	C2	DEF1
70	Villas on Sylvester	C2	
71	Wolf Manor	C2	DEF1

**B-Replats**

72	Avery Nia Estate	C2R	
73	B and N Scott Street Development	C2R	
74	Bacher Crossing	C2R	
75	Bayou City Investment Homes at Staples Street	C2R	
76	Blueberry Residences	C2R	DEF2
77	Bolin Estates	C2R	
78	Buenavista Terrace	C2R	
79	Carrington Place partial replat no 1	C2R	
80	Clover Estates	C2R	
81	Cornell Corner	C2R	
82	Couch Cottages	C2R	DEF1
83	Desai Estates	C2R	DEF1
84	Eado Pastoriza	C2R	

**Platting Summary****Houston Planning Commission****PC Date: June 23, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Elmwood Estates	C2R	DEF1
86	Estates at Simmons	C2R	
87	Fisher Street Court	C2R	DEF1
88	Francis Landing	C2R	
89	Freeport Green Plaza	C2R	DEF1
90	Fuqua Tract	C3R	
91	Garza Texas Enterprise	C2R	
92	Goodhope Villas	C2R	
93	Gray Place	C2R	
94	Greens Landing Sec 10 partial replat no 1	C2R	
95	Grover Holdings Eureka	C2R	
96	Haight Estates	C2R	
97	Harrington Estates	C2R	DEF1
98	Heights Plastic Surgery	C2R	
99	Highland Court	C3R	DEF2
100	Immense at Burkett	C2R	
101	Kateeb on Tidwell replat no 1	C2R	
102	Louetta Cottages	C2R	
103	Mansfield Manor	C3R	DEF2
104	Martin Villas	C3R	
105	Melia Germaine Estates	C2R	
106	Misha Inc	C2R	
107	Nevada Landing	C2R	
108	Niko Nikos Restaurant partial replat no 2	C2R	
109	Oak Lawn Addition partial replat no 4	C2R	DEF1
110	Omojesu Court	C2R	
111	Osorto Estates	C2R	DEF1
112	Park at Pinemont Annex East	C3R	
113	Park at Pinemont Annex West	C3R	
114	Park Eight	C3R	
115	Park View Square	C3R	
116	Parkhurst Villas	C2R	DEF2
117	Plaza Estates at Central Park	C2R	
118	Queensland Estates	C2R	
119	Ruth Street Homes	C2R	
120	Ryon Addition partial replat no 3	C2R	
121	Saturn Properties at Francis Street	C2R	
122	Seron Courts	C2R	
123	Skyline Homes at Weston	C2R	
124	SL6 Wallisville Addition	C2R	
125	Sugarland Point	C3R	
126	T and M Victory Drive Development	C2R	
127	Terry Oaks	C2R	
128	Terry View	C2R	
129	View of Millstone	C3R	DEF1

**Platting Summary****Houston Planning Commission****PC Date: June 23, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
130	Villas at Lydia	C2R	
131	Villas at Noah Street	C2R	
132	Villas at Reinerman	C2R	
133	Villas on Pinemont	C2R	
134	Wall Estates	C2R	DEF1
135	West Pierce Gardens	C2R	
136	Whitney Interests Branard	C2R	
137	Wileyvale Crossing	C2R	
138	Wileyvale Heights	C2R	

**C-Public Hearings Requiring Notification**

139	Amended Golfcrest Addition partial replat no 4	C3N	DEF1
140	Brick and Stone at Lydia partial replat no 1	C3N	
141	Carolina Place partial replat no 3	C3N	
142	Castlewood Addition Sec 3 partial replat no 1	C3N	DEF1
143	Cetti Gardens replat no 1	C3N	DEF1
144	Crawford Place replat no 1 and extension	C3N	
145	Golfview Manor partial replat no 1	C3N	DEF1
146	Hohldale Addition partial replat no 1	C3N	
147	Lakewood Pines Sec 15	C3N	
148	Manors at Woodland Heights partial replat no 1	C3N	DEF1
149	Pine Trails Sec 9 partial replat no 1	C3N	DEF2
150	Pine Trails Sec 9 partial replat no 2	C3N	DEF2
151	Spring Branch Estates no 2 partial replat no 14	C3N	
152	Timber Lakes Sec 1 partial replat no 1	C3N	
153	West Houston Addition partial replat no 2	C3N	
154	Westhaven Estates Sec 2 partial replat no 11	C3N	
155	Westheimer Estates partial replat no 15	C3N	
156	Wildwood Glen Sec 1 partial replat no 2 and extension	C3N	
157	Wilfran Place partial replat no 1	C3N	DEF1

**D-Variances**

158	Industrial Valco Development	C2R	
159	Alabama Court Tract	C3P	DEF2
160	Auburn Lakes	C3R	
161	Beistegui Villas	C2	
162	Elgin Villas	C2R	
163	Elysian Square	C2R	
164	Garrow Preston Community Living	C2R	
165	Groves at Springwood	C2	
166	Hare House Nineteen Ten	C2	
167	Heritage Plaza	C2R	
168	Highland Meadows Mobile Home Park GP	GP	DEF1
169	International Life Change Ministries	C2	

**Platting Summary****Houston Planning Commission****PC Date: June 23, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
170	Marigny Heights	C3R	DEF2
171	Oakberry Trails GP	GP	
172	Quartet Development	C2	
173	Story Tract GP	GP	
174	Treaschwig Business Park GP	GP	

**E-Special Exceptions**

175	Bridgeland Mason Road Street Dedication Sec 7	SP
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**F-Reconsideration of Requirements**

176	Cedar Homes at 38th Street	C2R
177	Cedar Homes at 39th Street	C2R
178	Enclave at FM2920 Sec 1	C2R

**G-Extensions of Approval**

179	Amended Plat of Almeda Place partial replat no 11	EOA
180	Bridgeland Parkland Village Sec 61	EOA
181	Bridgeland Prairieland Village Sec 15	EOA
182	Bridgeland Prairieland Village Sec 17	EOA
183	Cypress Rosehill Reserve	EOA
184	Fort Bend County MUD 229 Water Treatment Plant no 1	EOA
185	Lincoln City Estates	EOA
186	Lincoln City Sec 3 partial replat no 2	EOA
187	Marvida Sec 17	EOA
188	Marvida Sec 16	EOA
189	Marvida Sec 20	EOA
190	Realrona Inc	EOA
191	Residences at Katy Fort Bend	EOA
192	Shepherd Square Retail	EOA
193	Sunterra Sec 17	EOA
194	Sunterra Sec 18	EOA
195	Sunterra Sec 19	EOA
196	Sunterra Sec 20	EOA
197	Vivas Place	EOA

**H-Name Changes**

198	Champion Life Centre GP (prev. AM 2920 Reserve GP)	NC
199	Champion Life Centre Sec 1 (prev. AM 2920 Reserve Sec 1)	NC
200	Champion Life Centre Sec 2 (prev. AM 2920 Reserve Sec 2)	NC

**I-Certification of Compliance**

201	24220 Evergreen Drive	COC
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**Platting Summary****Houston Planning Commission****PC Date: June 23, 2022**

Item		App	
No.	Subdivision Plat Name	Type	Deferral
202	24418 Tree Lane	COC	

**J-Administrative**

None

**K-Development Plats with Variance Requests**

203	6904 Van Etten St	DPV	DEF 1
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**Platting Summary****Houston Planning Commission****PC Date: June 23, 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	White Oak Terrace Estates	2022-1523	C3F	Harris	City	411Z	0.46	0.04	5	Projects and Designs	Windrose
2	Alle Cross Five	2022-1568	C2	Harris	City	452M	5.22	5.17	0	ALJ Lindsey	Windrose
3	Amended Plat of Alameda Place partial replat no 13	2022-1482	C3F	Harris	City	493X	0.13	0.00	3	Ruth Development, LLC	Texas Field Services
4	Aurora Detention	2022-1529	C2	Harris	ETJ	405X	31.86	31.86	0	Century Land Holdings of Texas	Costello, Inc.
5	Ayshire Addition Sec 1 partial replat no 2	2022-1390	C3F	Harris	City	532E	0.24	0.00	2	A & M Services	A & M Services
6	Bauer Rd Tract GP (DEF2)	2022-1265	GP	Harris	ETJ	285X	82.00	0.00	0	Century Communities	Meta Planning + Design LLC
7	Birmingham Place	2022-1425	C2	Harris	City	455K	0.21	0.00	4	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
8	Blooming Daisies (DEF1)	2022-1402	C2	Harris	ETJ	407U	1.76	0.77	1	Blooming Daisies Learning Center	Owens Management Systems, LLC
9	Bradbury Forest Sec 9 partial replat no 1	2022-1514	C3F	Harris	ETJ	293T	0.10	0.00	1	Woodmere Development Co., LTD	Vogler & Spencer Engineering, Inc.
10	Bridgeland Prairieland Village Sec 34	2022-1513	C3P	Harris	ETJ	365J	10.46	2.89	64	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
11	Bridgeland Prairieland Village Sec 35	2022-1537	C3P	Harris	ETJ	365J	20.02	7.57	48	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
12	Brinkman Place	2022-1478	C3F	Harris	City	452L	0.16	0.00	4	Carby Road Development, LLC	Total Surveyors, Inc.
13	Candela South Sec 1 (DEF1)	2022-1405	C3F	Fort Bend	ETJ	564B	21.65	4.31	92	Johnson Development	Jones   Carter
14	Candela South Street Dedication and Reserves (DEF1)	2022-1386	C3F	Fort Bend	ETJ	524X	36.09	34.21	0	Johnson Development	Jones   Carter
15	Candela South Sec 2 (DEF1)	2022-1394	C3F	Fort Bend	ETJ	524X	20.37	0.39	84	Johnson Development	Jones   Carter
16	Channelside Grove	2022-1561	C3F	Harris	City	535B	0.52	0.00	7	Lovett Homes	Windrose
17	Chapman Estates (DEF2)	2022-1219	C2	Harris	City	493D	0.11	0.00	3	fred harris	RUN PLANS
18	Clairmont Place Sec 1 partial replat no 8	2022-1492	C3F	Harris	City	455F	0.16	0.00	2	JFO SOLUTIONS	PLS CONSTRUCTION LAYOUT, INC
19	Cumberland Business Center Street Dedication	2022-1555	SP	Harris	ETJ	325L	16.33	0.00	0	Stream	Pape-Dawson Engineers
20	Diamond SM 21 LLC	2022-1486	C2	Harris	ETJ	290E	6.97	6.97	0	Diamond SM 21 LLC	Hovis Surveying Company Inc.
21	Eastwood Addition partial replat no 3	2022-1471	C3F	Harris	City	494T	0.25	0.00	2	Cesar O Martinez	Dart Land Services LLC
22	Ellerden Sec 1	2022-1491	C3F	Harris	ETJ	286V	44.47	17.07	115	Pulte Homes of Texas, L.P.	IDS Engineering Group
23	Elyson Grand Central West Industrial Park	2022-1446	C3F	Harris	ETJ	405U	124.60	117.83	0	Pinpoint Commercial, LP	The Pinnell Group, LLC

**Platting Summary****Houston Planning Commission****PC Date: June 23, 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
24	Emancipation Eado	2022-1554	C2	Harris	City	493V	2.31	2.31	0	Allied Orion Group	BGE, Inc.
25	Fellowship of Purpose Church	2022-1551	C2	Harris	ETJ	457S	7.00	7.00	0	PRO-SURV	PROSURV
26	Fennell Park	2022-1548	C3F	Harris	City	535B	2.35	0.29	40	Lovett Homes	Windrose
27	Four PB FM 2920	2022-1449	C2	Harris	ETJ	286M	1.70	1.69	0	Four PB Development	The Pinnell Group, LLC
28	Freeman Ranch Sec 5 (DEF1)	2022-1422	C3F	Waller	ETJ	403T	48.86	10.42	176	LGI Homes - Texas, LLC	Pape-Dawson Engineers
29	Goodhope Court (DEF1)	2022-1342	C2	Harris	City	533Q	0.15	0.00	2	MZ BUILDERS LLC	Dart Land Services LLC
30	Grand West Sec 4 (DEF1)	2022-1313	C3F	Harris	City	573E	27.91	4.47	232	DHI Engineering, LLC	DHI Engineering, LLC
31	Gray Wood Estates	2022-1569	C3F	Harris	City	454B	4.37	0.68	37	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
32	Harris County Department of Education Highpoint East Middle School (DEF1)	2022-1330	C2	Harris	ETJ	457F	12.02	12.02	0	Cre8	Pacheco Koch Consulting Engineers, Inc.
33	Harris County MUD 418 Water Plant no 4	2022-1465	C2	Harris	ETJ	365B	5.61	5.61	0	Bridgeland Development, LP a Maryland limited partnership	BGE, Inc.
34	Harris County MUD no 539 Water Supply Plant no 1	2022-1494	C2	Harris	ETJ	404N	2.36	2.36	0	FR Beeson LLC	LJA Engineering, Inc.- (Houston Office)
35	Hidayah Properties LLC	2022-1483	C2	Harris	ETJ	330K	3.33	3.33	0	Midstream and Terminal Services LLC	Hovis Surveying Company Inc.
36	Highland Point	2022-1493	C3F	Harris	City	412X	0.98	0.25	18	Topaz Ventures, LLC	PLS CONSTRUCTION LAYOUT, INC
37	Houston Waste Site	2022-1497	C2	Harris	ETJ	323H	12.00	12.00	0	Campbell Geodetics	Campbell Geodetics
38	Huerta Plaza	2022-1563	C2	Harris	ETJ	283K	3.65	0.00	1	LAS HACIENDAS DESIGN AND ENGINEERING LLC	Century Engineering, Inc
39	Jack Road and Mound Road Street Dedication	2022-1436	SP	Harris	ETJ	366C	7.30	0.00	0	Dunham Pointe Development, LLC, a Texas limited liability company	BGE, Inc.
40	Klein ISD Klein Collins High School Complex Sec 1 (DEF2)	2022-1203	C2	Harris	ETJ	291X	15.08	15.08	0	Klein ISD	American-Lupher Land Surveyors, Inc.
41	Ladino Place	2022-1565	C2	Harris	ETJ	327Y	4.90	2.53	2	Ally General Solutions, LLC	Owens Management Systems, LLC
42	Levit Green Sec 3	2022-1447	C3F	Harris	City	533F	38.90	36.46	0	2ML Real Estate Interest, Inc.	C.L. Davis & Company
43	Lifetime Eyecare (DEF1)	2022-1225	C2	Harris	ETJ	250J	0.90	0.90	0	LIFETIME	RSG Engineering
44	Manchester Grove	2022-1558	C3F	Harris	City	535B	2.35	0.29	40	Lovett Homes	Windrose
45	Market at Katy Park	2022-1553	C3F	Harris	ETJ	444M	53.99	47.87	0	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
46	Marvida Sec 27	2022-1498	C3P	Harris	ETJ	406A	9.81	1.03	48	Astro Marvida, L.P.	Quiddity Engineering



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47	Marvida Sec 28	2022-1499	C3P	Harris	ETJ	406B	9.52	1.74	33	Astro Marvida, L.P.	Quiddity Engineering
48	Marvida Sec 29	2022-1500	C3P	Harris	ETJ	406E	21.69	0.79	95	M/I Homes	Quiddity Engineering
49	Medical Office Park	2022-1403	C2	Harris	ETJ	249V	4.95	2.19	1	Heather R. Yezak	REKHA ENGINEERING, INC.
50	Neuen Manor partial replat no 25	2022-1407	C3F	Harris	City	450P	0.54	0.01	12	Well Homes	Colliers Engineering & Design
51	North Houston Rosslyn At Woodsman Trail Reserve	2022-1534	C2	Harris	City	411J	9.43	9.43	0	Breen Road Holdings II, LLC, a Delaware limited liability company	BGE, Inc.
52	OREilly Auto Parts of Humble	2022-1439	C2	Harris	ETJ	334V	1.00	1.00	0	OREilly Auto Enterprises, LLC	Dynamic Engineering Consultants, PC
53	Palm MF 1 and Alameda Residential	2022-1335	C3P	Harris	City	574N	23.30	13.84	70	Alameda Residential, LLC & Palm MF 1, LLC	LJA Engineering, Inc.- (Houston Office)
54	Park Vista at El Tesoro Sec 2	2022-1542	C3F	Harris	City	574L	50.07	6.79	302	LGI Homes-Texas, LLC	Pape-Dawson Engineers
55	Pinecrest Sec 7 (DEF2)	2022-1293	C3F	Harris	City	450J	14.60	3.03	176	Meritage Homes of Texas, LLC	Quiddity Engineering
56	Red Oak Estates	2022-1552	C3F	Harris	ETJ	332N	11.50	9.54	0	SJS Group	Windrose
57	Richmond Apartments	2022-1539	C3F	Fort Bend	ETJ	526Y	17.73	13.56	83	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
58	Schiel Road Tract (DEF1)	2022-1318	C3P	Harris	ETJ	326P	44.60	16.66	238	AHV Communities	LJA Engineering, Inc.- (Houston Office)
59	Settemont Place	2022-1229	C2	Harris	City	570Q	0.81	0.81	0	OFT Enterprises	South Texas Surveying Associates, Inc.
60	Siegert Commercial	2022-1292	C2	Harris	ETJ	282F	5.00	5.00	0	Nick Siegert	C & C Surveying, Inc
61	Sorella Drainage Reserves	2022-1507	C3F	Harris	ETJ	286N	27.75	25.76	0	M/I Homes of Houston, LLC	LJA Engineering, Inc.- (Houston Office)
62	Sorella Sec 1	2022-1509	C3F	Harris	ETJ	285R	17.65	2.40	72	M/I Homes of Houston, LLC	LJA Engineering, Inc.- (Houston Office)
63	Sorella Sec 4	2022-1508	C3F	Harris	ETJ	286N	15.19	0.38	65	M/I Homes of Houston, LLC	LJA Engineering, Inc.- (Houston Office)
64	Spring Branch Acres Sec 1 partial replat no 3	2022-1528	C3F	Harris	City	450F	0.18	0.00	2	SEM SERVICES	SEM SERVICES
65	Spring Oaks replat no 1 partial replat no 7	2022-1517	C3F	Harris	City	451W	0.19	0.00	1	Northstone Builders	The Interfield Group
66	Telge Market Place	2022-1437	C2	Harris	ETJ	287Z	7.20	6.51	0	Ruth 57 Investment LLC	E.I.C. Surveying Company
67	Tidwell Bungalows	2022-1461	C3F	Harris	City	451C	3.01	0.45	34	TR Capital LLC	Building and Infrastructure Solutions
68	Tulane Crossing	2022-1444	C2	Harris	City	452R	0.48	0.03	13	Oracle City Homes	Pioneer Engineering, LLC
69	Villas on Janisch (DEF1)	2022-1428	C2	Harris	City	452H	0.50	0.01	12	GGR Janisch LLC	The Interfield Group
70	Villas on Sylvester	2022-1410	C2	Harris	City	453U	0.29	0.00	6	Gerado	ICMC GROUP INC
71	Wolf Manor (DEF1)	2022-1311	C2	Harris	ETJ	379J	1.00	0.00	1	TTK Properties	Moon House Predevelopment LLC

**B-Replats**

72	Avery Nia Estate	2022-1495	C2R	Harris	City	493Z	0.12	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
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73	B and N Scott Street Development	2022-1374	C2R	Harris	City	533Y	0.15	0.00	2	B & N development, LLC	Doshi Engineering & Surveying Company
74	Bacher Crossing	2022-1512	C2R	Harris	City	455P	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
75	Bayou City Investment Homes at Staples Street	2022-1544	C2R	Harris	City	494B	0.23	0.00	5	SEM SERVICES	SEM SERVICES
76	Blueberry Residences (DEF2)	2022-1212	C2R	Harris	City	452M	0.17	0.00	2	VALO INVESTMENTS, LLC,	MOMENTUM ENGINEERING
77	Bolin Estates	2022-1000	C2R	Harris	City	451P	0.50	0.01	16	RDZ Holdings	PLS CONSTRUCTION LAYOUT, INC
78	Buenavista Terrace	2022-1434	C2R	Harris	ETJ	413S	0.93	0.00	1	N/A	E.I.C. Surveying Company
79	Carrington Place partial replat no 1	2022-1467	C2R	Harris	City	453K	0.31	0.01	6	R&R Shopping Center LTD	Survey 1, Inc.
80	Clover Estates	2022-1190	C2R	Harris	City	534W	0.29	0.00	5	MS Cube, LLC	ICMC GROUP INC
81	Cornell Corner	2022-1490	C2R	Harris	City	453N	0.18	0.00	4	SEM SERVICES	SEM SERVICES
82	Couch Cottages (DEF1)	2022-1364	C2R	Harris	City	412X	0.21	0.00	4	SSOT BUILDERS	Survey Solutions of Texas
83	Desai Estates (DEF1)	2022-1366	C2R	Harris	City	533P	0.17	0.00	3	Estates Properties LLC	RP & Associates
84	Eado Pastoriza	2022-1450	C2R	Harris	City	494S	0.11	0.00	3	Eado Pastoriza, LLC	Pioneer Engineering, LLC
85	Elmwood Estates (DEF1)	2022-1307	C2R	Harris	City	453F	0.27	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
86	Estates at Simmons	2022-1536	C2R	Harris	City	493Z	0.10	0.00	2	Muhammad Wadiwala	CGES Bailey Planning
87	Fisher Street Court (DEF1)	2022-1383	C2R	Harris	City	452Q	1.00	0.02	23	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
88	Francis Landing	2022-1477	C2R	Harris	City	493Y	0.18	0.00	4	Metro Living Studio	Total Surveyors, Inc.
89	Freeport Green Plaza (DEF1)	2022-0954	C2R	Harris	ETJ	497B	0.92	0.92	1	BM Design	BM DESIGN LLC
90	Fuqua Tract	2022-1549	C3R	Harris	ETJ	573U	9.20	2.24	46	TTK Properties	Meta Planning + Design LLC
91	Garza Texas Enterprise	2022-1438	C2R	Harris	City	535Z	1.26	1.24	0	Maverick Engineering	The Pinnell Group, LLC
92	Goodhope Villas	2022-1452	C2R	Harris	City	533Q	0.11	0.00	2	Skyline Home Builders, LLC	MOMENTUM ENGINEERING
93	Gray Place	2022-1417	C2R	Harris	City	493V	0.11	0.00	2	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
94	Greens Landing Sec 10 partial replat no 1	2022-1541	C2R	Harris	ETJ	412C	12.48	12.48	0	Harris County Municipal Utility District No. 321	BGE, Inc.
95	Grover Holdings Eureka	2022-1557	C2R	Harris	City	451U	2.50	2.50	0	Melton Electric	Windrose
96	Haight Estates	2022-1470	C2R	Harris	City	455P	0.20	0.00	3	Innova Construction Developments, LLC	Dart Land Services LLC
97	Harrington Estates (DEF1)	2022-1388	C2R	Harris	City	493H	0.11	0.00	3	Think Beyond Solutions LLC	RP & Associates
98	Heights Plastic Surgery	2022-1455	C2R	Harris	City	452N	0.73	0.73	0	HM General Contractors	Windrose

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99	Highland Court (DEF2)	2022-1297	C3R	Harris	City	452B	2.57	0.03	46	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
100	Immense at Burkett	2022-1475	C2R	Harris	City	533L	0.12	0.00	2	Survey Solutions of Texas	Survey Solutions of Texas
101	Kateeb on Tidwell replat no 1	2022-1521	C2R	Harris	City	454B	0.96	0.00	7	GGC SURVEY	GGC SURVEY
102	Louetta Cottages	2022-1385	C2R	Harris	ETJ	331C	9.69	9.69	0	Benchmark Engineering Corp.	Benchmark Engineering Corporation
103	Mansfield Manor (DEF2)	2022-1312	C3R	Harris	City	451D	5.40	0.21	102	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
104	Martin Villas	2022-1531	C3R	Harris	City	452H	1.00	0.10	18	Legion Builders, LLC	Total Surveyors, Inc.
105	Melia Germaine Estates	2022-1496	C2R	Harris	City	493Z	0.11	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
106	Misha Inc	2022-1457	C2R	Harris	ETJ	573U	2.27	1.97	0	Misha Inc	Hovis Surveying Company Inc.
107	Nevada Landing	2022-1547	C2R	Harris	City	492R	0.13	0.00	2	Mesken Development	Total Surveyors, Inc.
108	Niko Nikos Restaurant partial replat no 2	2022-1566	C2R	Harris	City	493S	0.35	0.35	0	Votsala Def, LLC	Pape-Dawson Engineers
109	Oak Lawn Addition partial replat no 4 (DEF1)	2022-1326	C2R	Harris	City	494T	0.95	0.08	21	North Bryan Property, LLC	City Choice Group, LLC
110	Omojesu Court	2022-1556	C2R	Harris	City	493Y	0.11	0.00	3	IMG GROUP LLC	CGES Bailey Planning
111	Osorto Estates (DEF1)	2022-1314	C2R	Harris	ETJ	371Q	2.38	0.00	1	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
112	Park at Pinemont Annex East	2022-1442	C3R	Harris	City	451F	1.37	0.16	25	South Post Oak Willow, L.P., a Texas Limited Partnership	City Choice Group, LLC
113	Park at Pinemont Annex West	2022-1441	C3R	Harris	City	451F	0.89	0.01	13	South Post Oak Willow, L.P., a Texas Limited Partnership	City Choice Group, LLC
114	Park Eight	2022-1464	C3R	Harris	City	529G	49.18	42.12	0	Johnson Development Corporation	BGE, Inc.
115	Park View Square	2022-1315	C3R	Harris	City	447W	2.53	0.32	27	Gardia Properties II, LLC	Pioneer Engineering, LLC
116	Parkhurst Villas (DEF2)	2022-1068	C2R	Harris	City	455F	0.18	0.00	2	Exprezzo Homes	Chesterfield Development Services
117	Plaza Estates at Central Park	2022-1346	C2R	Harris	City	494V	0.10	0.00	1	New Era Development	New Era Development
118	Queensland Estates	2022-1468	C2R	Harris	City	455U	0.15	0.00	3	Innova Construction Developments, LLC	Dart Land Services LLC
119	Ruth Street Homes	2022-1474	C2R	Harris	City	493X	0.24	0.00	6	202 N Sampson LLC	RP & Associates
120	Ryon Addition partial replat no 3	2022-1505	C2R	Harris	City	453V	0.11	0.00	2	Treehouse-Development, LLC	Pioneer Engineering, LLC
121	Saturn Properties at Francis Street	2022-1535	C2R	Harris	City	493Y	0.18	0.00	4	SEM SERVICES	SEM SERVICES
122	Seron Courts	2022-1540	C2R	Harris	City	494G	0.11	0.00	3	IMG GROUP LLC	CGES Bailey Planning

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123	Skyline Homes at Weston	2022-1210	C2R	Harris	City	534N	0.23	0.00	4	Skyline Home Builders, LLC	MOMENTUM ENGINEERING
124	SL6 Wallisville Addition	2022-1443	C2R	Harris	City	456X	23.84	23.84	0	SL6 Wallisville, LP	JPH
125	Sugarland Point	2022-1462	C3R	Harris	ETJ	528N	9.88	0.84	150	Alief Independent School District	City Choice Group, LLC
126	T and M Victory Drive Development	2022-1487	C2R	Harris	City	412T	1.06	1.06	0	T & M Tax Service, Inc.	Doshi Engineering & Surveying Company
127	Terry Oaks	2022-1526	C2R	Harris	City	453V	0.12	0.00	3	Apala, LLC	The Interfield Group
128	Terry View	2022-1395	C2R	Harris	City	453Z	0.12	0.00	2	A & M Services	A & M Services
129	View of Millstone (DEF1)	2022-1044	C3R	Harris	ETJ	333K	6.14	0.00	1	CENTER POINT SURVEY	CENTER POINT SURVEY
130	Villas at Lydia	2022-1290	C2R	Harris	City	533Q	0.11	0.00	2	CE Engineers & Development Consultants, INC	CE Engineers & Development Consultants, INC
131	Villas at Noah Street	2022-1188	C2R	Harris	City	533Q	0.23	0.00	4	MS Cube, LLC	ICMC GROUP INC
132	Villas at Reinerman	2022-1349	C2R	Harris	City	492C	0.13	0.00	3	Simron Properties, LP	ICMC GROUP INC
133	Villas on Pinemont	2022-1351	C2R	Harris	City	451H	1.75	0.23	30	PINEMONT PARK LLP	ICMC GROUP INC
134	Wall Estates (DEF1)	2022-1381	C2R	Harris	City	411V	0.22	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
135	West Pierce Gardens	2022-1479	C2R	Harris	City	493N	0.11	0.00	2	On Point Custom Homes	Total Surveyors, Inc.
136	Whitney Interests Branard	2022-1501	C2R	Harris	City	492T	0.78	0.78	0	Curtis & Windham Architects Inc.	Windrose
137	Wileyvale Crossing	2022-1516	C2R	Harris	City	454G	0.28	0.00	2	DOSIS Investment LLC	PLS CONSTRUCTION LAYOUT, INC
138	Wileyvale Heights	2022-1525	C2R	Harris	City	454G	0.30	0.00	2	DOSIS Investment LLC	PLS CONSTRUCTION LAYOUT, INC

**C-Public Hearings Requiring Notification**

139	Amended Golfcrest Addition partial replat no 4 (DEF1)	2022-1012	C3N	Harris	City	534R	0.19	0.00	2	SEM SERVICES	SEM SERVICES
140	Brick and Stone at Lydia partial replat no 1	2022-1125	C3N	Harris	City	533Q	0.23	0.00	4	SEM SERVICES	SEM SERVICES
141	Carolina Place partial replat no 3	2022-1136	C3N	Harris	City	532G	0.22	0.22	0	UKM, LLC	Owens Management Systems, LLC
142	Castlewood Addition Sec 3 partial replat no 1 (DEF1)	2022-0972	C3N	Harris	ETJ	414A	0.68	0.68	0	DOAN & ASSOCIATES, LLC	Century Engineering, Inc
143	Cetti Gardens replat no 1 (DEF1)	2022-1196	C3N	Harris	City	453Z	0.23	0.00	6	Niel Jayasinghe	EHRA
144	Crawford Place replat no 1 and extension	2022-1267	C3N	Harris	City	493X	0.34	0.00	7	Home Art Construction	Gruller Surveying
145	Golfview Manor partial replat no 1 (DEF1)	2022-1184	C3N	Harris	City	534Q	1.53	1.53	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
146	Hohldale Addition partial replat no 1	2022-1198	C3N	Harris	City	452H	1.31	0.00	1	NA	Karen Rose Engineering and Surveying
147	Lakewood Pines Sec 15	2022-1302	C3N	Harris	ETJ	377P	10.40	1.01	60	KB HOME LONE STAR, INC	Jones   Carter

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148	Manors at Woodland Heights partial replat no 1 (DEF1)	2022-1120	C3N	Harris	City	493B	0.20	0.00	1	J. Blackmon Homes	Total Surveyors, Inc.
149	Pine Trails Sec 9 partial replat no 1 (DEF2)	2022-0876	C3N	Harris	ETJ	456V	0.19	0.01	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
150	Pine Trails Sec 9 partial replat no 2 (DEF2)	2022-0882	C3N	Harris	ETJ	456V	0.19	0.01	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
151	Spring Branch Estates no 2 partial replat no 14	2022-1308	C3N	Harris	City	450Q	0.86	0.00	4	BHD Capital LLC	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
152	Timber Lakes Sec 1 partial replat no 1	2022-1309	C3N	Montgomery	ETJ	251N	1.80	1.80	0	Timber Lakes Volunteer Fire Department	Texas Professional Surveying, LLC
153	West Houston Addition partial replat no 2	2022-1281	C3N	Harris	City	492Y	0.14	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
154	Westhaven Estates Sec 2 partial replat no 11	2022-1260	C3N	Harris	City	491N	0.30	0.00	5	DME Marketing, Inc.	Owens Management Systems, LLC
155	Westheimer Estates partial replat no 15	2022-1215	C3N	Harris	City	491T	0.78	0.18	16	MACEY FAMILY PROPERTIES, LTD	MOMENTUM ENGINEERING
156	Wildwood Glen Sec 1 partial replat no 2 and extension	2022-1152	C3N	Harris	ETJ	289R	2.20	2.20	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
157	Wilfran Place partial replat no 1 (DEF1)	2022-1116	C3N	Harris	City	492R	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.

**D-Variances**

158	Industrial Valco Development	2022-1354	C2R	Harris	City	495G	5.56	5.56	0	Identity Architects	Windrose
159	Alabama Court Tract (DEF2)	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
160	Auburn Lakes	2022-1201	C3R	Harris	ETJ	250Z	10.00	3.35	84	ATMA at Auburn Limited	Core
161	Beistegui Villas	2022-1397	C2	Harris	City	534J	0.34	0.00	3	N/A	The Interfield Group
162	Elgin Villas	2022-1258	C2R	Harris	City	493Y	0.38	0.04	8	Metro Living Studio	Total Surveyors, Inc.
163	Elysian Square	2022-1193	C2R	Harris	City	453V	0.43	0.00	11	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
164	Garrow Preston Community Living	2022-1310	C2R	Harris	City	494N	0.29	0.21	1	RNR Bungalow LLC	Beacon Land Services
165	Groves at Springwood	2022-1205	C2	Harris	ETJ	331F	21.92	21.92	0	FIG TX LLC	Core
166	Hare House Nineteen Ten	2022-1412	C2	Harris	ETJ	419C	5.68	0.00	2	James Gaus	Survey 1, Inc.
167	Heritage Plaza	2022-1401	C2R	Harris	City	533M	0.23	0.00	6	6229 Cullen Street Land & Trust	Owens Management Systems, LLC
168	Highland Meadows Mobile Home Park GP (DEF1)	2022-1230	GP	Harris	ETJ	414E	4.76	0.00	0	WGA	McKim and Creed
169	International Life Change Ministries	2022-1562	C2	Harris	ETJ	371E	13.40	13.40	0	Kingdom Structures	Windrose

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170	Marigny Heights (DEF2)	2022-1109	C3R	Harris	City	452N	2.92	0.31	37	Light Hill Partners, LLC	Richard Grothues Designs
171	Oakberry Trails GP	2022-1426	GP	Harris	ETJ	283F	201.60	0.00	0	Benchmark Engineering Corp.	Benchmark Engineering Corporation
172	Quartet Development	2022-1375	C2	Harris	ETJ	369J	3.47	3.47	0	QE Investments, LLC	Doshi Engineering & Surveying Company
173	Story Tract GP	2022-1456	GP	Harris	ETJ	323L	426.50	0.00	0	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
174	Treaschwig Business Park GP	2022-1389	GP	Harris	ETJ	333H	11.61	0.00	0	SMPS Partners	McKim and Creed

**E-Special Exceptions**

175	Bridgeland Mason Road Street Dedication Sec 7	2022-1460	SP	Harris	ETJ	365R	8.43	0.00	0	Bridgeland Development, LP a Maryland limited partnership	BGE, Inc.
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**F-Reconsideration of Requirements**

176	Cedar Homes at 38th Street	2022-1423	C2R	Harris	City	453N	0.15	0.00	2	Action Surveying	Action Surveying
177	Cedar Homes at 39th Street	2022-1430	C2R	Harris	City	453N	0.15	0.00	2	Action Surveying	Action Surveying
178	Enclave at FM2920 Sec 1	2022-1515	C2R	Harris	ETJ	283U	14.75	14.75	0	2020-Kickapoo Partners, LLC	Quiddity Engineering

**G-Extensions of Approval**

179	Amended Plat of Alameda Place partial replat no 11	2021-1779	EOA	Harris	City	493X	0.26	0.00	6	Potts Holdings & Development, LLC	Chesterfield Development Services
180	Bridgeland Parkland Village Sec 61	2021-1083	EOA	Harris	ETJ	366X	19.60	3.92	87	Bridgeland Development, LP	R.G. Miller Engineers
181	Bridgeland Prairieland Village Sec 15	2021-1627	EOA	Harris	ETJ	365P	13.07	1.96	51	Bridgeland Development, LP	R.G. Miller Engineers
182	Bridgeland Prairieland Village Sec 17	2021-1380	EOA	Harris	ETJ	365P	13.38	1.81	47	Bridgeland Development, LP	R.G. Miller Engineers
183	Cypress Rosehill Reserve	2021-1466	EOA	Harris	ETJ	287N	16.39	16.39	0	ALJ Lindsey	Windrose
184	Fort Bend County MUD 229 Water Treatment Plant no 1	2021-1524	EOA	Fort Bend	ETJ	524P	13.67	13.67	0	JDS Nursery Tract, LLC.	Jones   Carter
185	Lincoln City Estates	2021-1297	EOA	Harris	City	412T	0.17	0.00	2	ABC Building Design	PLS CONSTRUCTION LAYOUT, INC
186	Lincoln City Sec 3 partial replat no 2	2021-1280	EOA	Harris	City	412P	0.33	0.00	7	Derive Development	The Interfield Group
187	Marvida Sec 17	2021-1373	EOA	Harris	ETJ	406K	16.46	0.84	101	Cypress 856, Ltd.	Quiddity Engineering
188	Marvida Sec 16	2021-1372	EOA	Harris	ETJ	406K	12.56	0.64	76	Cypress 856, Ltd.	Quiddity Engineering
189	Marvida Sec 20	2021-1376	EOA	Harris	ETJ	406K	12.69	0.12	76	Cypress 856, Ltd.	Quiddity Engineering

**Platting Summary****Houston Planning Commission****PC Date: June 23, 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
190	Realrona Inc	2021-1431	EOA	Harris	ETJ	374T	37.72	37.72	0	WGA Consulting Engineers	Windrose
191	Residences at Katy Fort Bend	2021-1455	EOA	Harris	ETJ	444V	11.51	11.51	0	RMB Equities LP	Hovis Surveying Company Inc.
192	Shepherd Square Retail	2021-1245	EOA	Harris	City	492V	0.77	0.76	0	Yalla Group LLC	M2L Associates, Inc.
193	Sunterra Sec 17	2021-1400	EOA	MULTIPLE	ETJ	444A	26.59	1.37	121	Katy 1039 Ltd.	Jones   Carter
194	Sunterra Sec 18	2021-1386	EOA	Harris	ETJ	444A	10.86	1.71	48	Katy 1039 Ltd.	Jones   Carter
195	Sunterra Sec 19	2021-1409	EOA	Harris	ETJ	444A	6.33	1.14	22	Katy 1039 Ltd.	Jones   Carter
196	Sunterra Sec 20	2021-1390	EOA	Waller	ETJ	444A	7.48	0.68	32	Katy 1039 Ltd.	Jones   Carter
197	Vivas Place	2021-1196	EOA	Harris	City	412N	0.34	0.00	4	FERNANDO VIVAS	Replat Specialists

**H-Name Changes**

198	Champion Life Centre GP (prev. AM 2920 Reserve GP)	2021-2076	NC	Harris	ETJ	291V	15.08	0.00	0	AM 2920, LLC	Quiddity Engineering
199	Champion Life Centre Sec 1 (prev. AM 2920 Reserve Sec 1)	2021-2018	NC	Harris	ETJ	291V	14.03	14.03	0	AM 2920, LLC	Quiddity Engineering
200	Champion Life Centre Sec 2 (prev. AM 2920 Reserve Sec 2)	2022-0593	NC	Harris	ETJ	291V	32.46	32.46	0	AM 2920 LLC	Quiddity Engineering

**I-Certification of Compliance**

201	24220 Evergreen Drive	22-1645	COC	Montgomery	ETJ	296M				Maria C Ortega	Maria C Ortega
202	24418 Tree Lane	22-1646	COC	Montgomery	ETJ	295M				Carlos Parra	Carlos Parra

**J-Administrative**

None

**K-Development Plats with Variance Requests**

203	6904 Van Etten St (DEF 1)	21058378	DPV	Harris	City					Karim Dadelahi	Sarab Structural & Civil
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# Houston Planning Commission

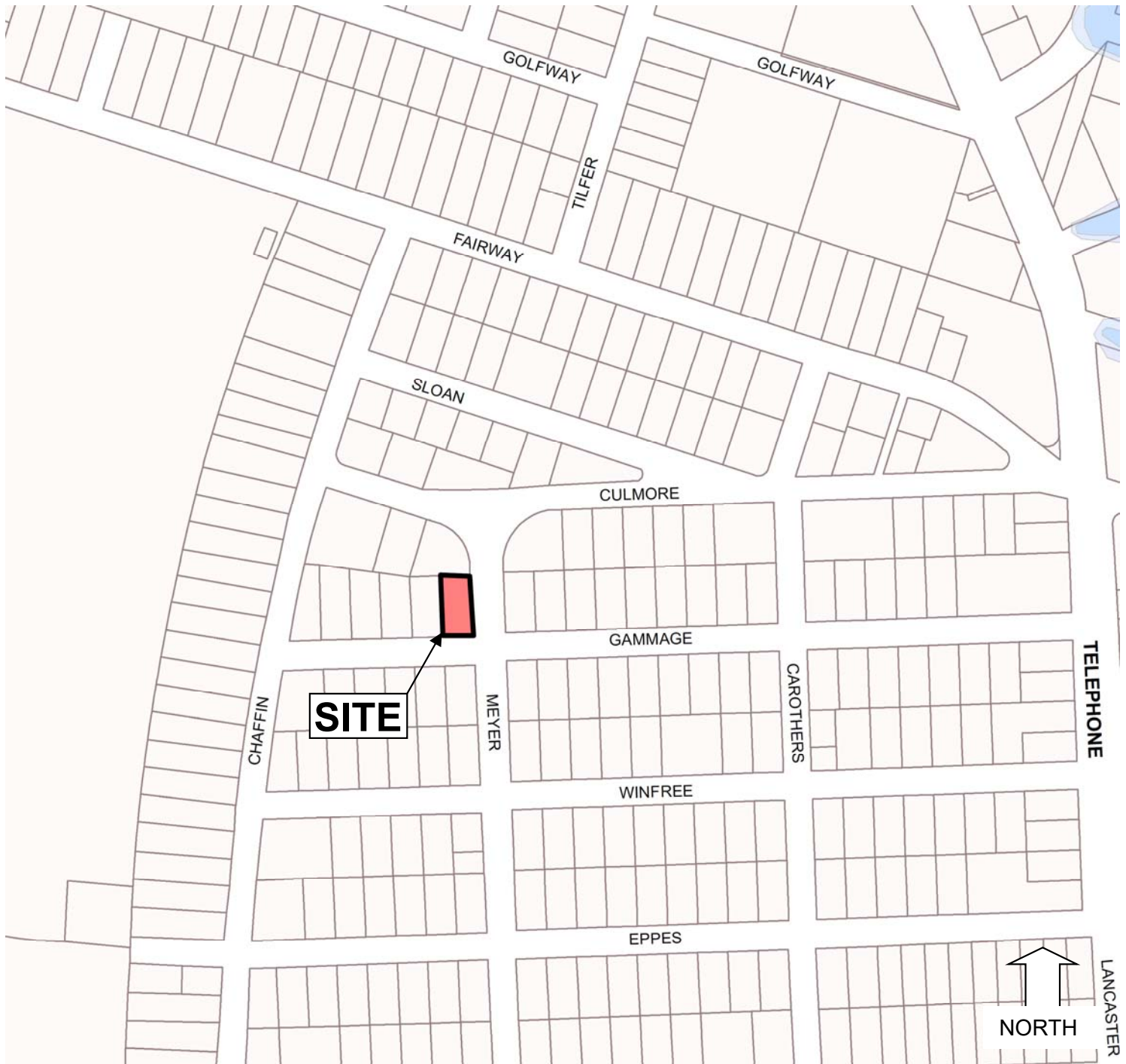
ITEM: 139

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Amended Golfcrest Addition partial replat no 4 (DEF 1)

Applicant: SEM Services



C – Public Hearings

Site Location



# Houston Planning Commission

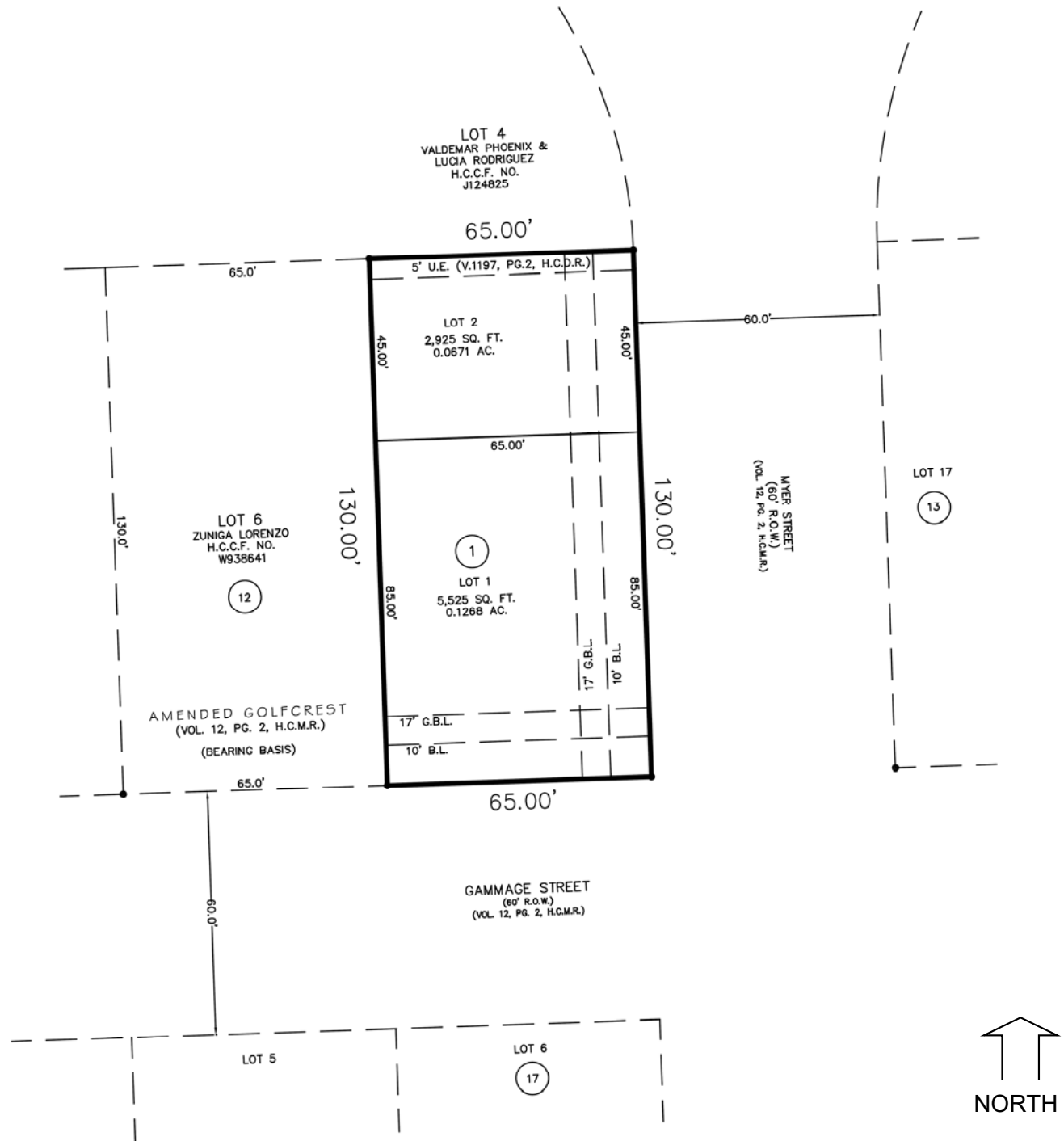
## ITEM: 139

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Meeting Date: 06/23/2022

Subdivision Name: Amended Golfcrest Addition partial replat no 4 (DEF 1)

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C – Public Hearings

Subdivision

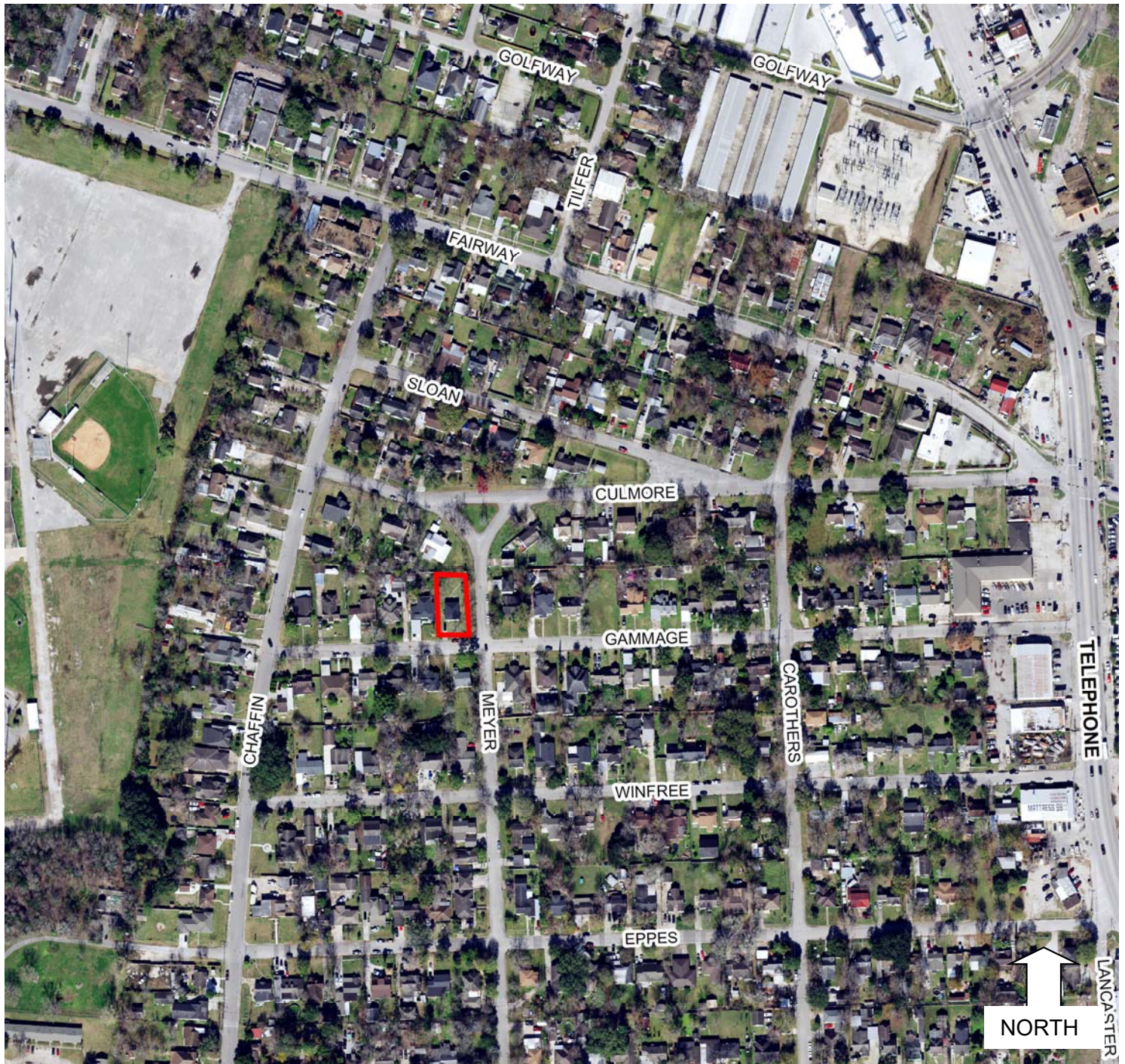
# Houston Planning Commission **ITEM: 139**

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Amended Golfcrest Addition partial replat no 4 (DEF 1)

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 16, 2022

Dear Property Owner:

**Reference Number: 2022-1012; Amended Golfcrest Addition partial replat no 4;** partial replat of all of Lot 5 of Block 12 **Amended Golfcrest Addition** as recorded at Volume 12 Page 2 of the Harris County Map Records.

The property is located at the northwest intersection of Gammage and Myer Streets. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Stephanie Rivera-Lopez**, with 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.

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, June 9, 2022, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

### ***Terminology***

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

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

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

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

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

# Houston Planning Commission

ITEM: 140

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Brick and Stone at Lydia partial replat no 1

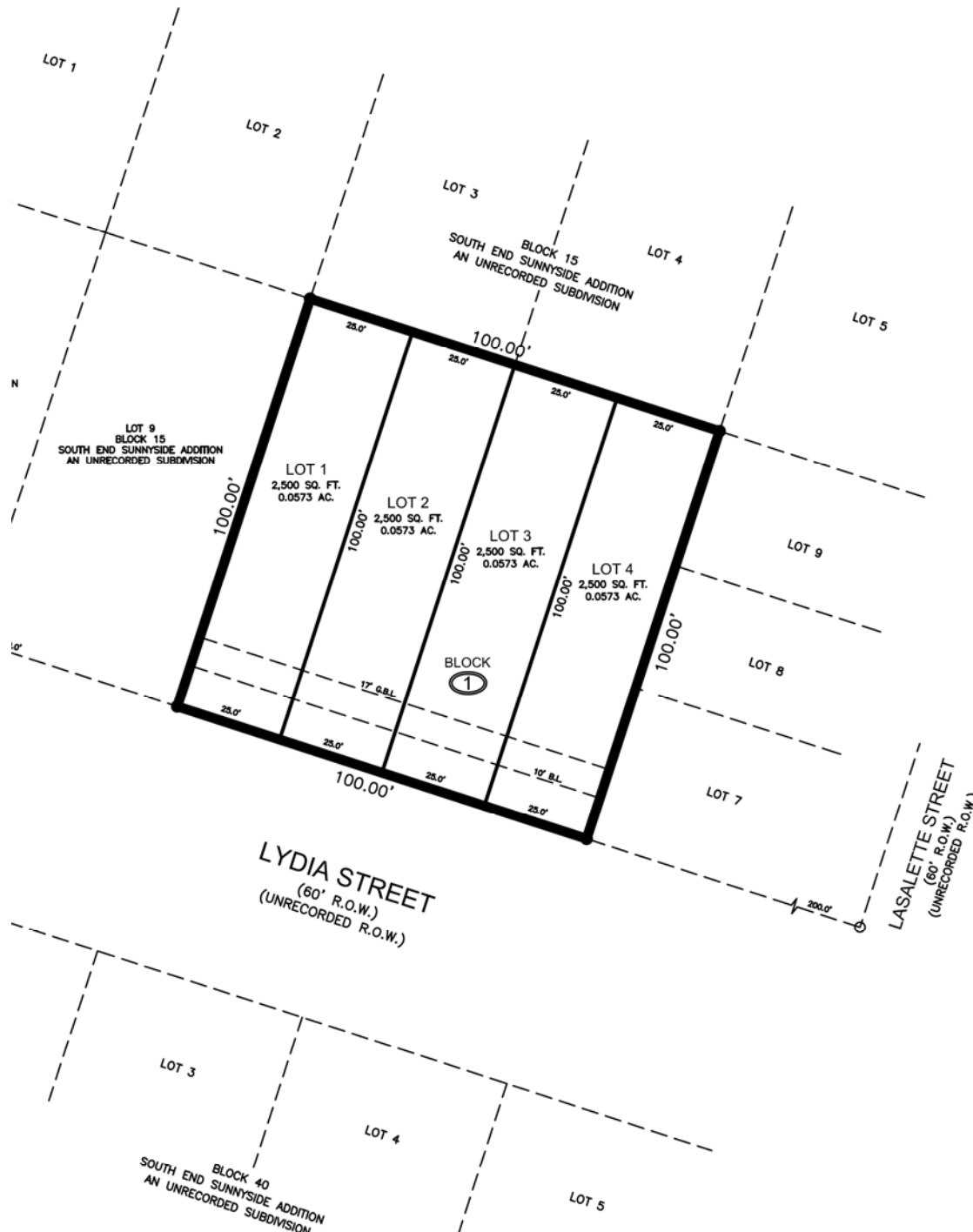
Applicant: SEM Services



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

Subdivision Name: Brick and Stone at Lydia partial replat no 1

Applicant: SEM Services





# Houston Planning Commission

ITEM: 140

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Brick and Stone at Lydia partial replat no 1

Applicant: SEM Services



C – Public Hearings with Variance

Aerial





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**APPLICANT'S  
Variance Request Form**

**Application Number:** 2022-1125

**Plat Name:** Brick and Stone at Lydia partial replat no 1

**Applicant:** SEM SERVICES

**Date Submitted:** 05/02/2022

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

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

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

Specific variance is being sought to allow a parking reserve within a shared driveway development to become single-family residential lots.

**Chapter 42 Section: 193**

**Chapter 42 Reference:**

193 (a) The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to 108 a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a tract or parcel a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat.

**Statement of Facts**

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

N/A

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

The property has sufficient frontage on Lydia Street. The developer is proposing four (4) single-family residential lots with a 10'/17' G.B.L. design while improving in the revitalizing the City inner neighborhoods. Originally the developer intended to build a shared-driveway development with six (6) lots. Due to changes in market conditions, a front loader design works best. In addition to this, the new detention requirements for shared driveways are not very attractive to bring in quality development. Per the proposed plat, the number of lots will be greatly reduced (less density). Allowing a parking reserved to be replatted into single-family housing will keep in character with Chapter 42, to continue to house Houstonians. In terms of allowing land use changes, the current code does not allow it. This request is to emphasize the need to add this land use configuration to the current development code. If not preceding plat with a parking reserve was in existence, this would be a regular replat without a public hearing nor a variance.

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

The applicant's original subdivision did not create the stub streets and east-west and north-south connectivity is being served very well by current street connections and are meeting Chapter 42



requirements. The applicant's outlook into the real estate market noticed the need to change the design of the single-family homes. Allowing the replat with a variance will preserve the intent of housing future Houstonians here in our city.

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

The intent of the chapter to protect residential neighborhoods will be maintained, as no disruption of the current residential areas, that pre-date the ordinance, will be distressed by continuing to allow single-family housing to be built in South Houston.

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

Granting the variance will promote public health, safety and welfare by allowing a lesser development in South Houston by allowing single-family homes to be built to current real estate standards.

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

Justification for the variance is the allowance of single-family housing to be continued to be built here in Houston is.

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# 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)

June 3, 2022

Dear Property Owner:

**Reference Number: 2022-1125; Brick and Stone at Lydia partial replat no 1; partial replat of Brick and Stone at Lydia, of Lot 1, 2, 3, 4, 5, 6, and Reserve A in Block 1, as recorded in Film Code No. 696356 of the Harris County Map Records.**

The property is located at near the northwest intersection of Lydia Street and La Salette Street. The purpose of the replat is to create four (4) 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. 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, June 23, 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.**

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

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

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

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

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# Houston Planning Commission

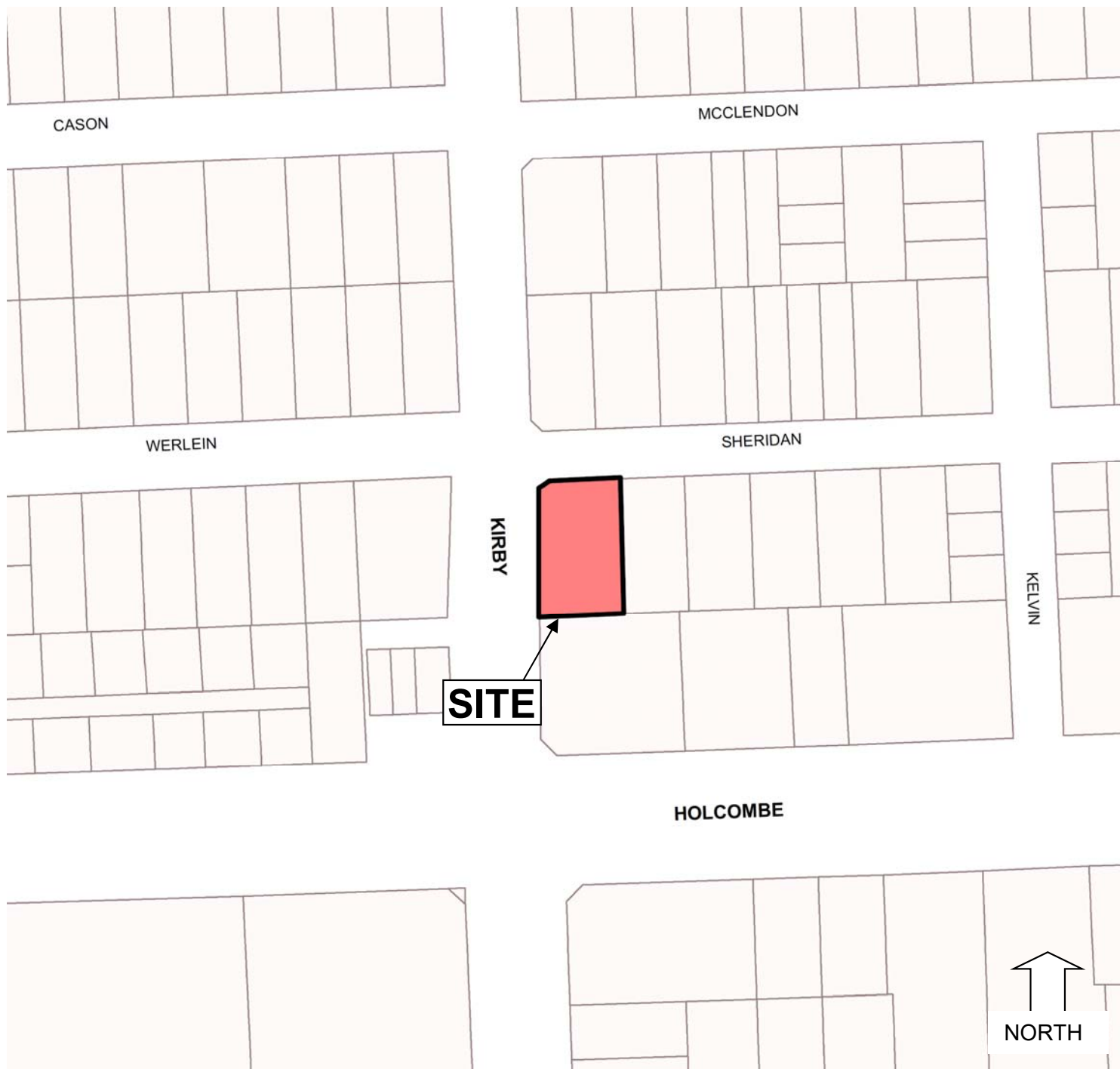
# ITEM: 141

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Carolina Place partial replat no 3

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location





# Houston Planning Commission

**ITEM: 141**

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Carolina Place partial replat no 3

Applicant: Owens Management Systems, LLC



**C – Public Hearings**

**Aerial**



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



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

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

June 3, 2022

Dear Property Owner:

**Reference Number: 2022-1136; Carolina Place partial replat no 3;** partial replat of **Carolina Place**, of Lot one of Block 2, as recorded in Volume 572 Page 431 of the Harris County Deed Records.

The property is located at the southeast intersection of Sheridan Street and Kirby Street. The purpose of the replat is to create one unrestricted reserve. The applicant, **Joyce Owens** with Owens Management Systems. LLC, on behalf of the developer, UKM, LLC, can be contacted at **713-643-6333**.

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

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

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
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**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

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

### ***Terminology***

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

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# Houston Planning Commission

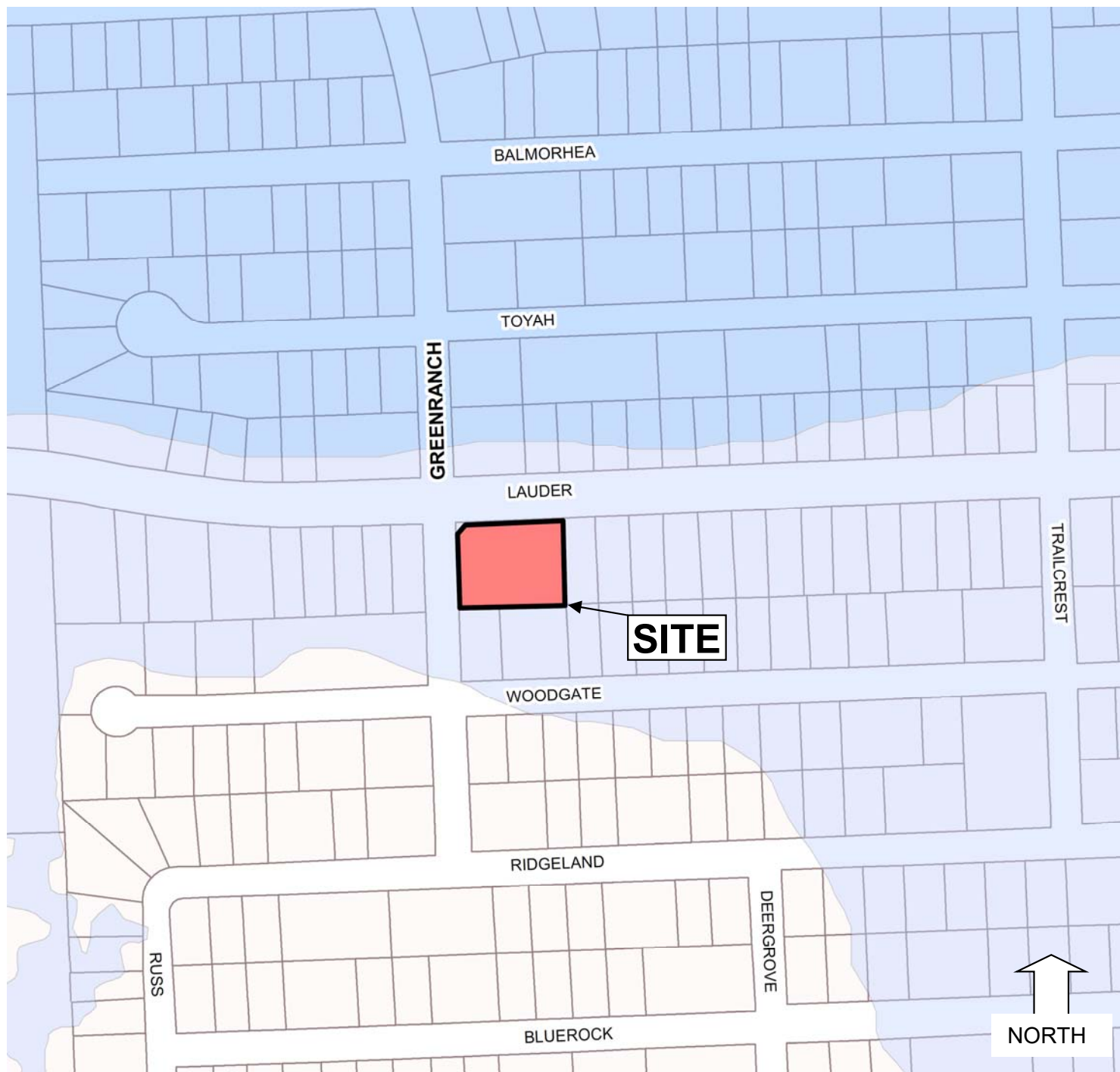
# ITEM: 142

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Castlewood Addition Sec 3 partial replat no 1 (DEF 1)

Applicant: Century Engineering, Inc



C – Public Hearings

Site Location

# Houston Planning Commission ITEM: 142

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Castlewood Addition Sec 3 partial replat no 1 (DEF 1)

Applicant: Century Engineering, Inc



C – Public Hearings

Subdivision



# Houston Planning Commission **ITEM: 142**

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Castlewood Addition Sec 3 partial replat no 1 (DEF 1)

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 16, 2022

Dear Property Owner:

**Reference Number: 2022-0972; Castlewood Addition Sec 3 partial replat no 1;** partial replat of all of Lots 518, 519, and 520 Block 23 of **Castlewood Addition Sec 3**, as recorded at Volume 124 Page 42 of the Harris County Map Records.

The property is located at the northeast intersection of Greenranch Road and Lauder Road. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Dan Massiatte**, with Century Engineering, INC on behalf of the developer, Doan and Associates LLC, can be contacted at **713-780-8871 ext 237**.

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, June 9, 2022, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
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### ***Planning Department Staff Authority and Obligation***

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# Houston Planning Commission

# ITEM: 143

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Cetti Gardens replat no 1 (DEF 1)

Applicant: EHRA



**C – Public Hearings**

**Site Location**

Subdivision Name: Cetti Gardens replat no 1 (DEF 1)

Applicant: EHRA





# Houston Planning Commission

ITEM: 143

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Cetti Gardens replat no 1 (DEF 1)

Applicant: EHRA



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 18, 2022

Dear Property Owner:

**Reference Number: 2022-1196; Cetti Gardens replat no 1;** replat of **Cetti Gardens**, Lots 1-4, of Block 1, as recorded in Film Code no 696423 of the Harris County Map Records.

The property is located north of Erin Street, south of Weiss Steet and east along Cetti Street. The purpose of the replat is to create six (6) single family lots one (1) reserve. The applicant, **Christopher Browne** with EHRA, on behalf of the developer, Niel Jayasinghe, can be contacted at **713-337-7447**.

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

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# Houston Planning Commission

# ITEM: 144

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Crawford Place replat no 1 and extension

Applicant: Gruller Surveying



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

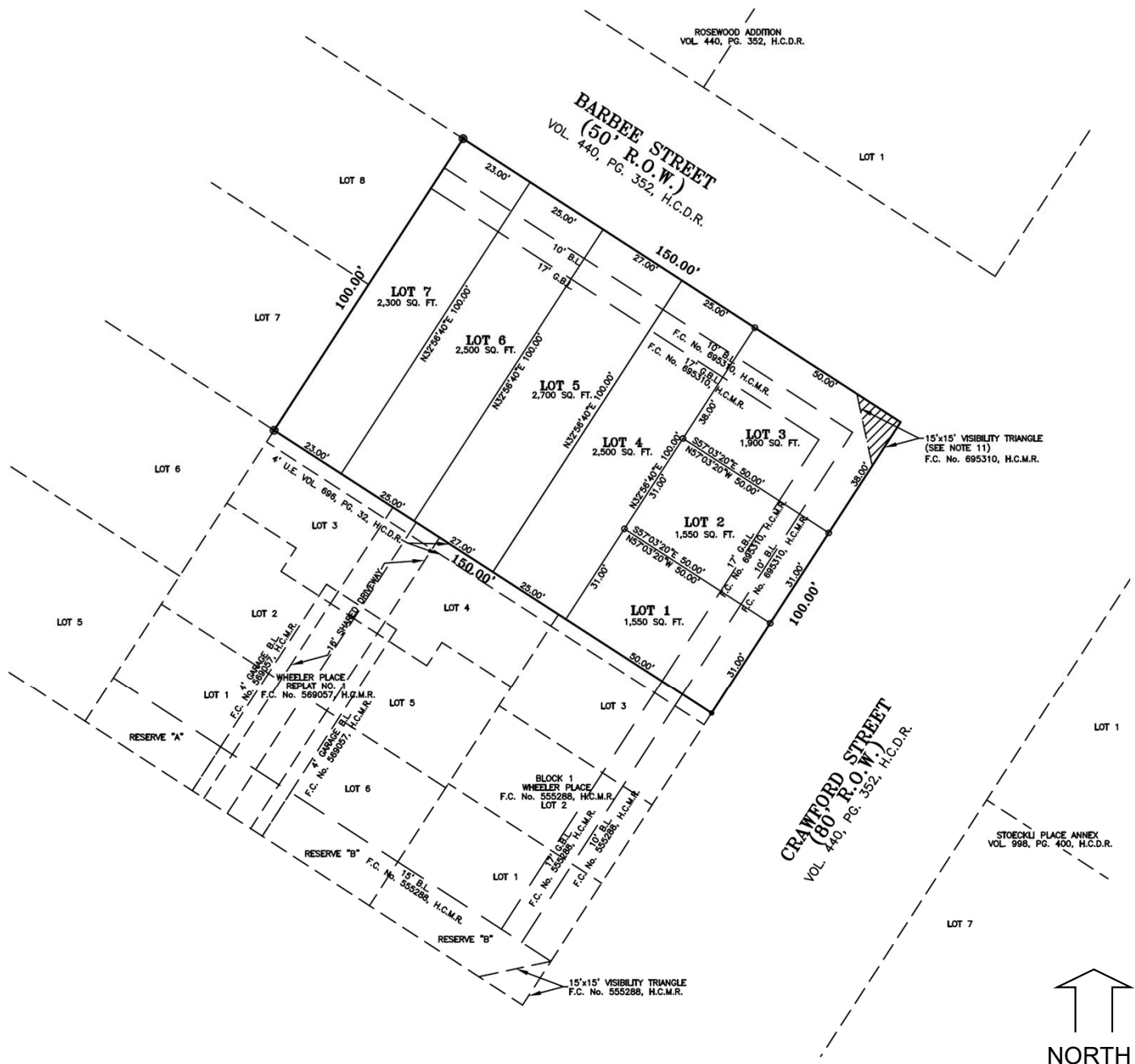
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Subdivision Name: Crawford Place replat no 1 and extension

Applicant: Gruller Surveying



C – Public Hearings

Subdivision



# Houston Planning Commission

ITEM: 144

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Crawford Place replat no 1 and extension

Applicant: Gruller Surveying



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)

June 3, 2022

Dear Property Owner:

**Reference Number: 2022-1267; Crawford Place replat no 1 and extension;** replat of **Crawford Place, FC No. 695310**, and a partial replat of Lots 3, 4, & 9, Rosewood Addition, as recorded in Volume 440, Page 352 of the Harris County Deed Records.

The property is located at the southeast intersection of Crawford Street and Barbee Street. The purpose of the replat is to create seven (7) lots. The applicant, **Aldo Perez** with Gruller Surveying, on behalf of the developer, Home Art Construction, can be contacted at **713-333-1466**.

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

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

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# Houston Planning Commission

# ITEM: 145

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Golfview Manor partial replat no 1 (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Site Location



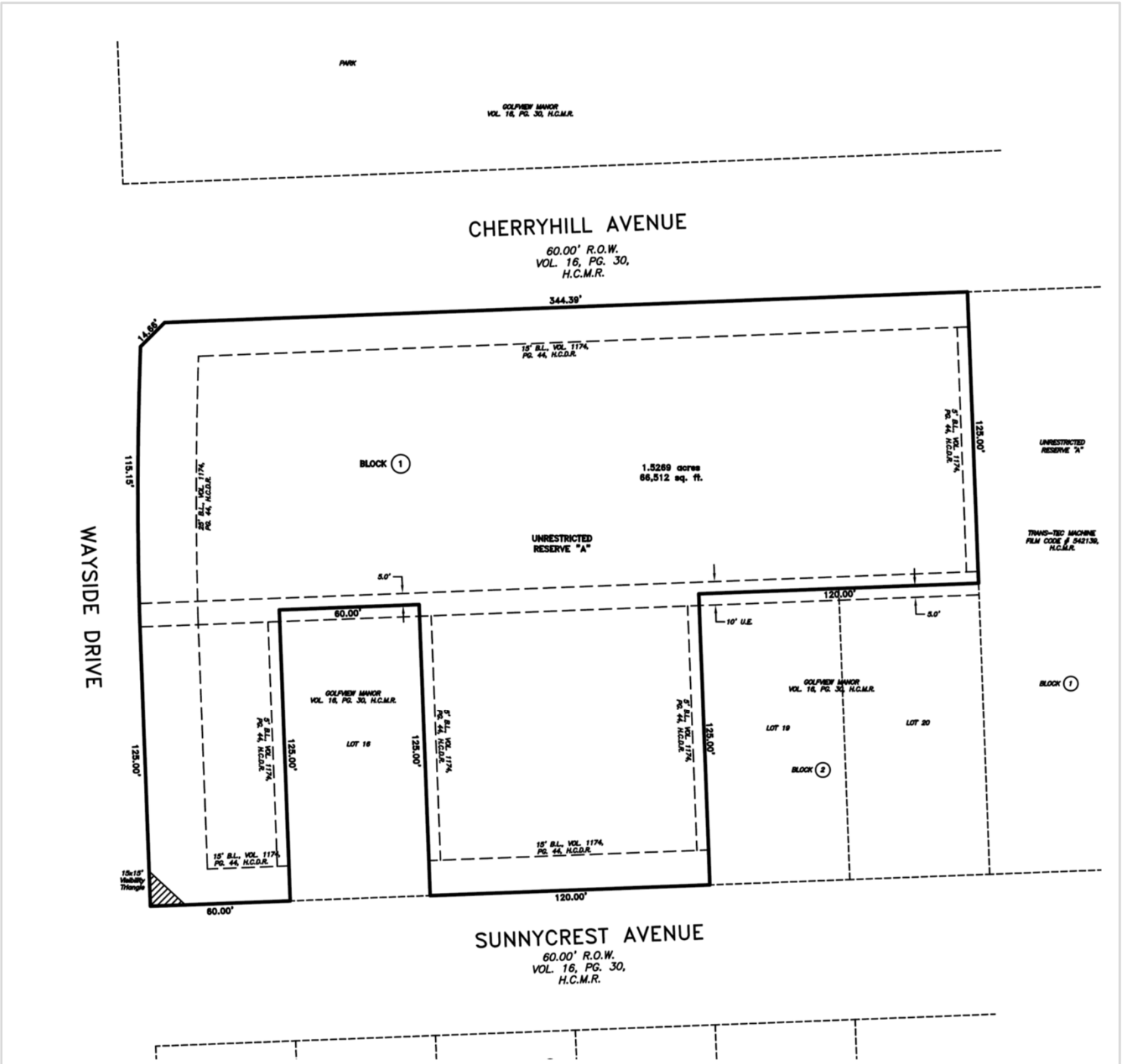
**ITEM: 145**

## Planning and Development Department

**Meeting Date: 06/23/2022**

**Subdivision Name: Golfview Manor partial replat no 1 (DEF 1)**

**Applicant: PLS CONSTRUCTION LAYOUT, INC**



## C – Public Hearings

## Subdivision

# Houston Planning Commission

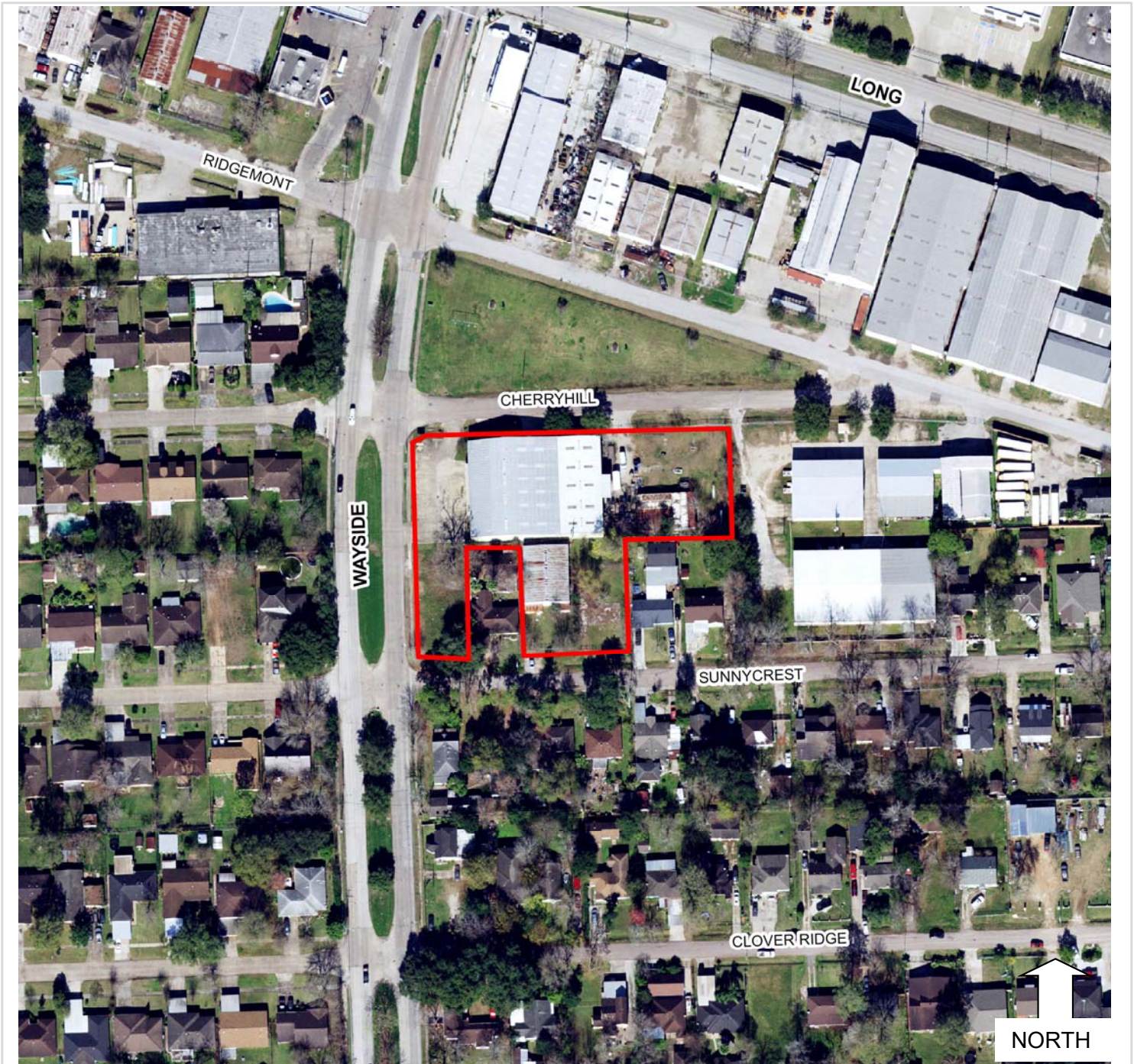
ITEM: 145

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Meeting Date: 06/23/2022

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Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial



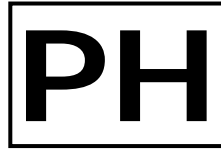
# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

May 17, 2022

Dear Property Owner:

**Reference Number: 2022-1184; Golfview Manor partial replat no 1;** partial replat of **Golfview Manor**, being all of Lots 2-6, 15, 17, 18 and a portion of Lot 1, Block 2, as recorded in Vol. 16, Pg. 30 of the Harris County Map Records.

The property is located at the southeastern intersection of S Wayside Drive and Cherryhill Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Uriel Figueroa**, with PLS Construction Layout, Inc, on behalf of the developer, 3h Engineering & Construction, Inc, can be contacted at **713-480-4075**.

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

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, June 9, 2022, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

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

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

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



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

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

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

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

### ***Terminology***

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

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

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

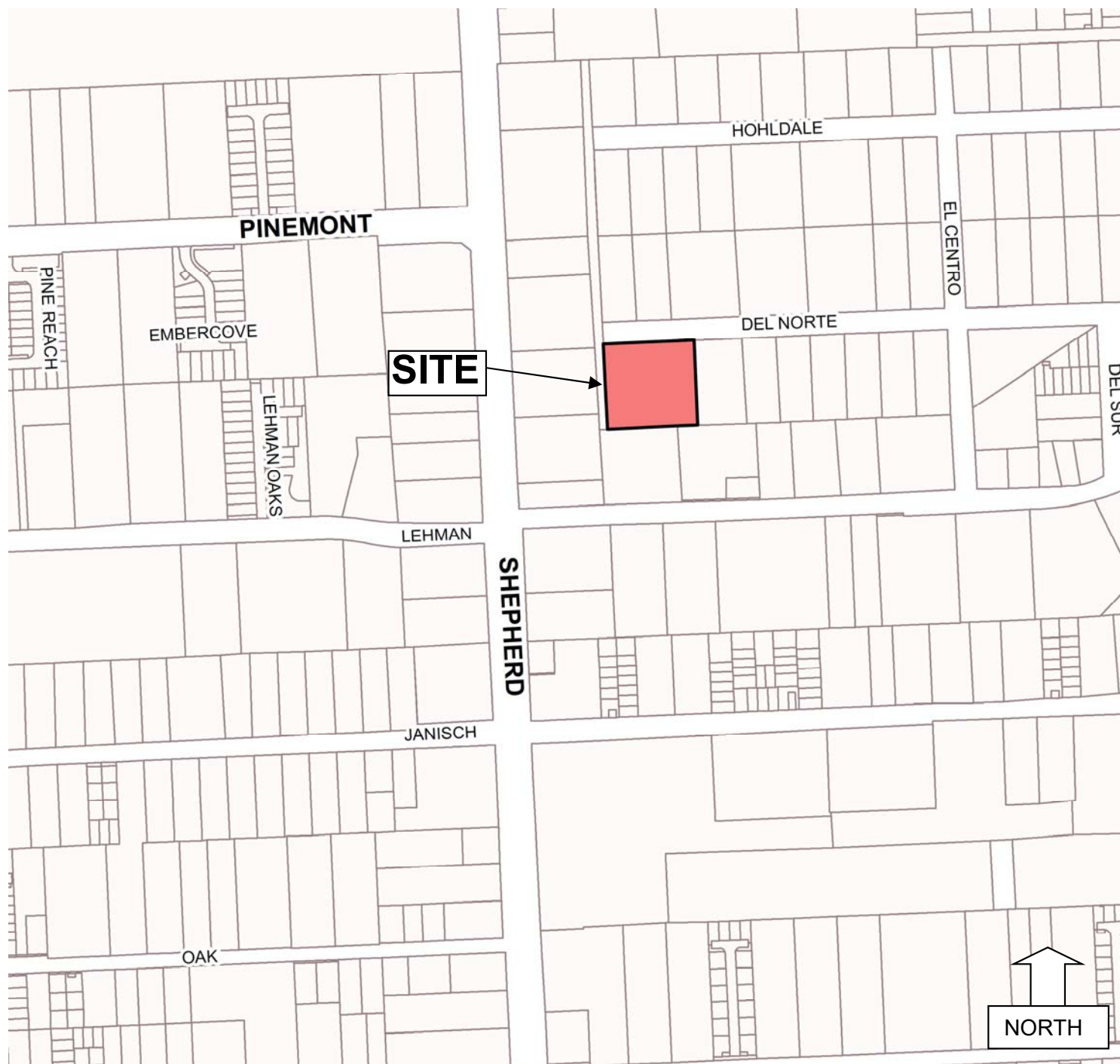
# ITEM: 146

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Hohldale Addition partial replat no. 1

Applicant: Karen Rose Engineering and Surveying



C – Public Hearings

Site Location

# Houston Planning Commission

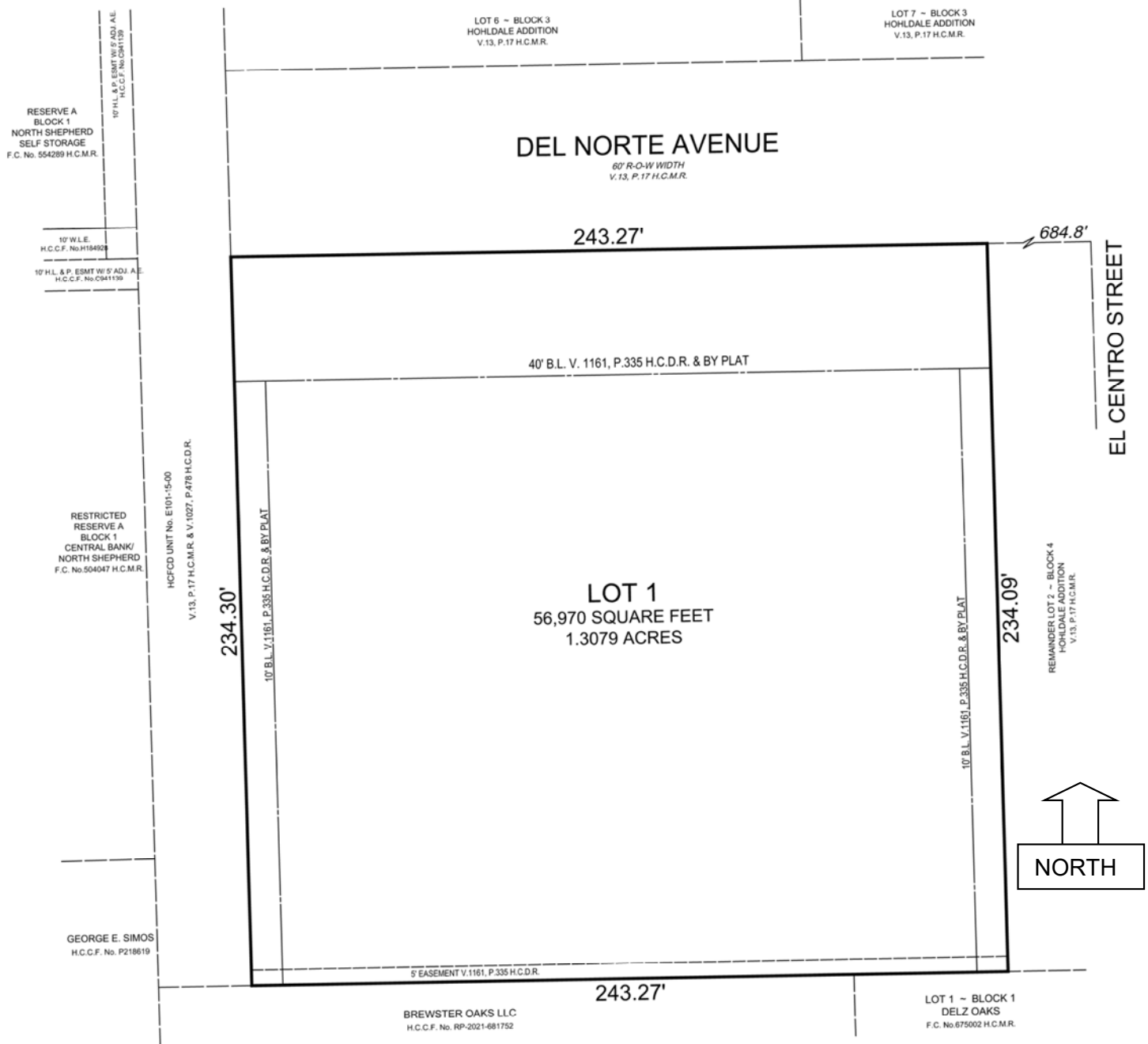
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Applicant: Karen Rose Engineering and Surveying



C – Public Hearings

Subdivision



# Houston Planning Commission

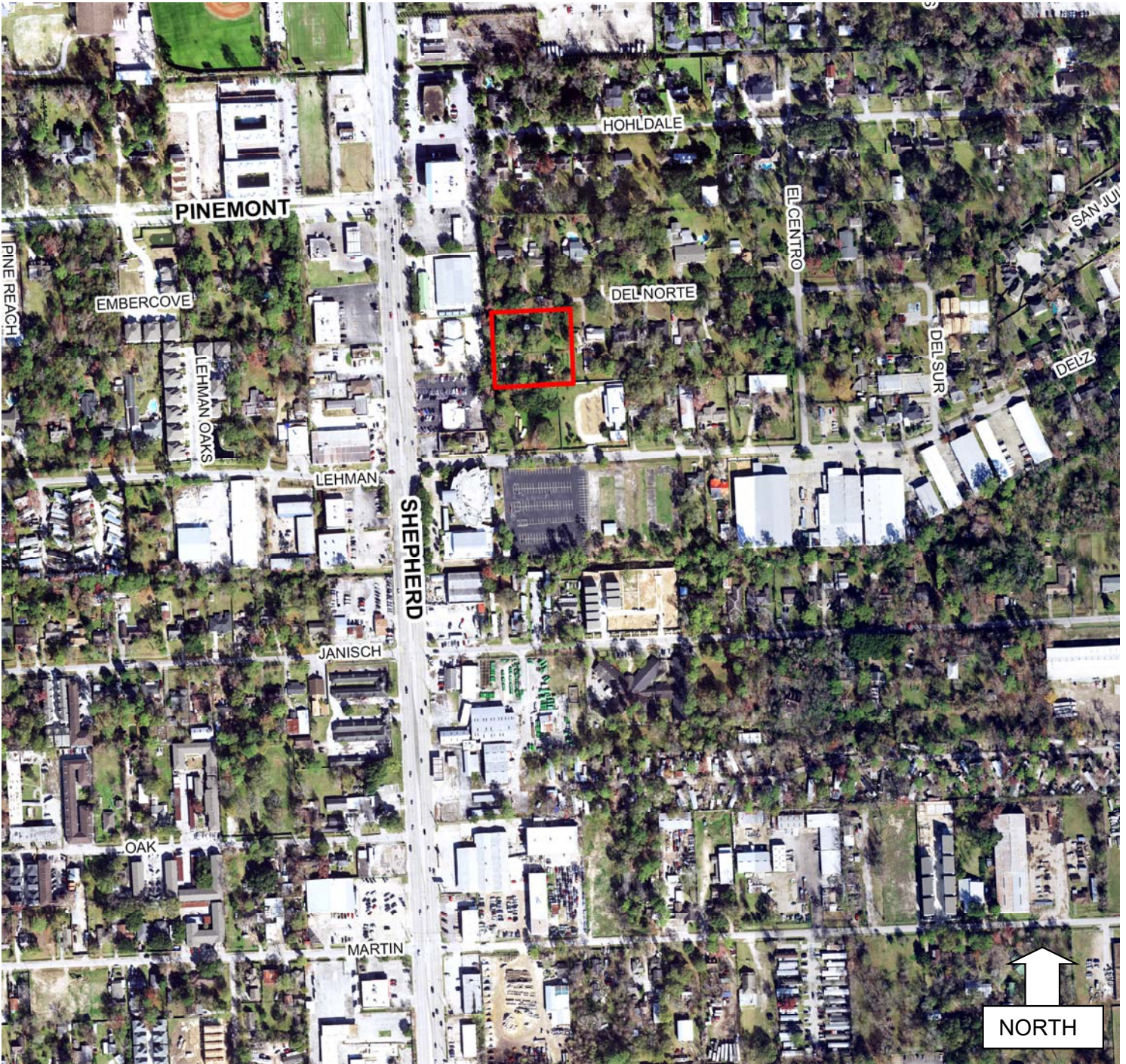
ITEM: 146

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Hohldale Addition partial replat no. 1

Applicant: Karen Rose Engineering and Surveying



C – Public Hearings

Aerial





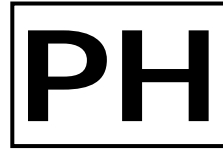
# CITY OF HOUSTON

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)

June 3, 2022

Dear Property Owner:

**Reference Number: 2022-1198; Hohldale Addition partial replat no 1;** replat of Lots 1 and part of Lot 2, block 4 **Hohldale Addition** as recorded at Volume 13 Page 17 of the Harris County Map Records.

The property is located at north along Del Norte Avenue west of El Centro Street. The purpose of the replat is to create one (1) single family residential lot. The applicant, **Karen Rose**, with Karen Rose Engineering and Surveying, can be contacted at **713-522-1244**.

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

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Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
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Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

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

### ***Terminology***

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

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

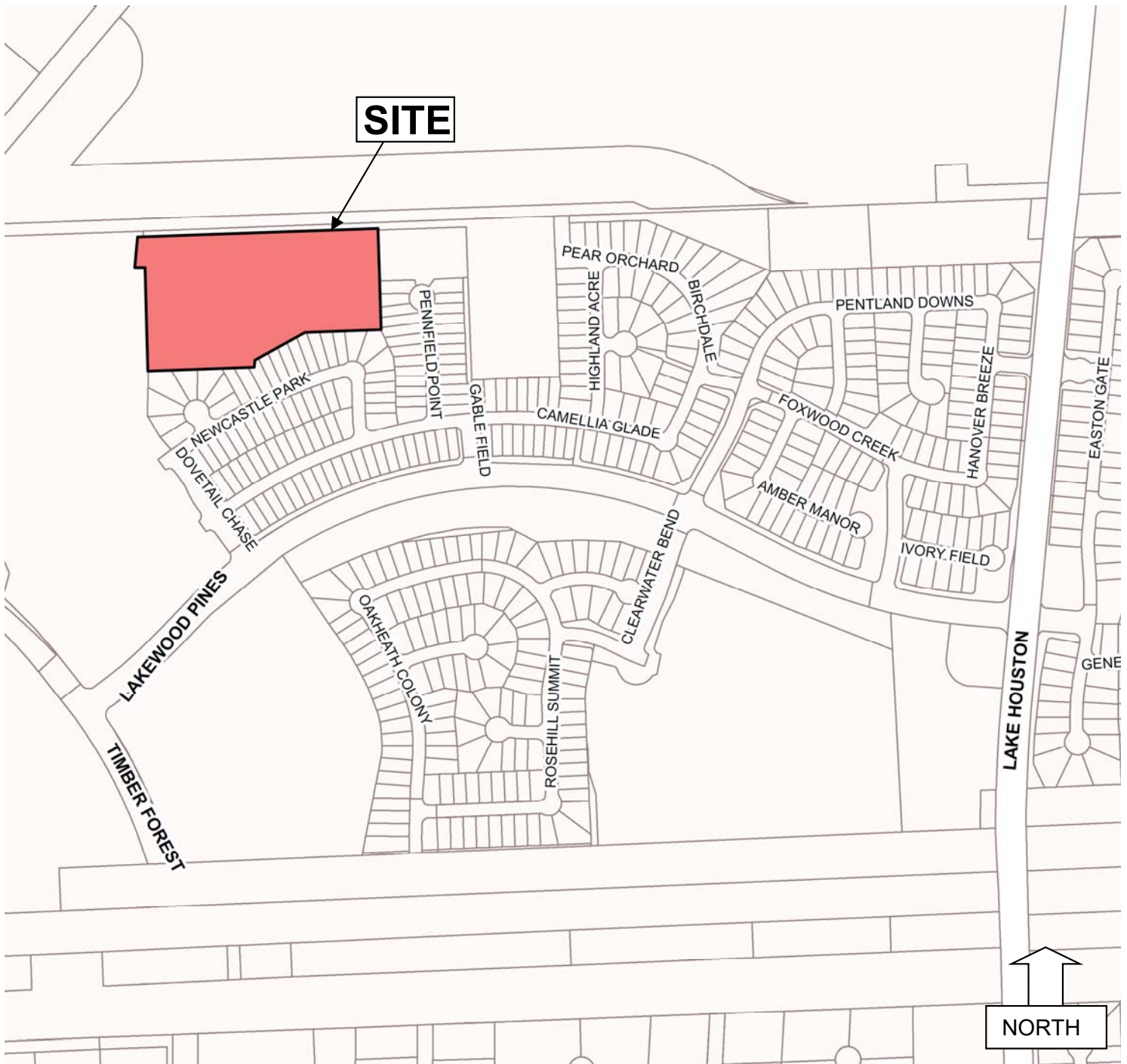
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### ***Planning Department Staff Authority and Obligation***

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- 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.

Subdivision Name: Lakewood Pines Sec 15

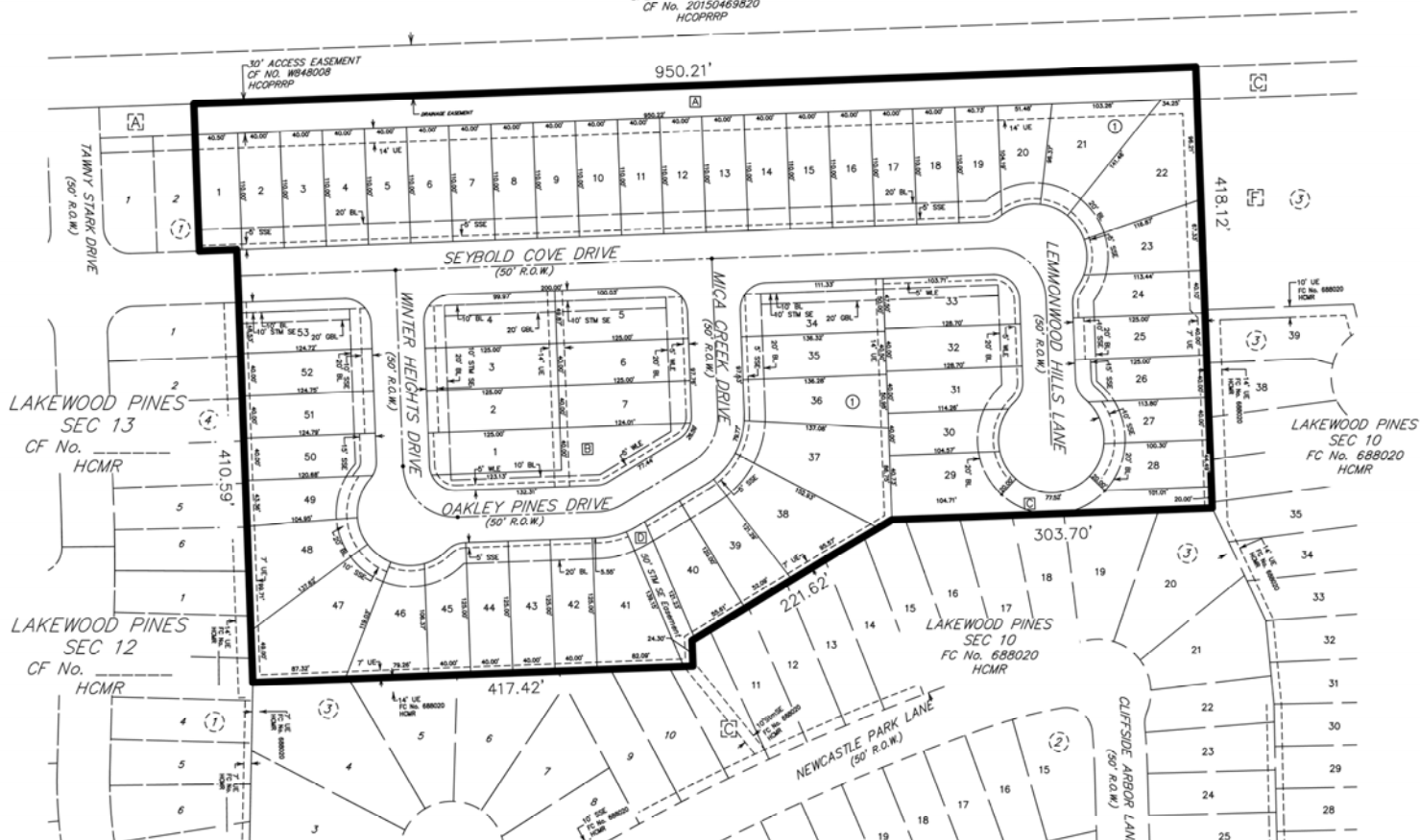
Applicant: Jones | Carter



Subdivision Name: Lakewood Pines Sec 15

Applicant: Jones | Carter

CALL 154.499 ACRES  
HUMBLE INDEPENDENT SCHOOL DISTRICT  
SPECIAL WARRANTY DEED  
CF No. 20150469820  
HCOPRRP





# Houston Planning Commission

ITEM: 147

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Lakewood Pines Sec 15

Applicant: Jones | Carter



C – Public Hearings with Variance

Aerial





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**APPLICANT'S  
Variance Request Form**

**Application Number:** 2022-1302  
**Plat Name:** Lakewood Pines Sec 15  
**Applicant:** Jones | Carter  
**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 allow the proposed subdivision to replat landscape and open space reserves into lots.

**Chapter 42 Section:** Sec 42-193

**Chapter 42 Reference:**

Sec. 42-193. - Rules governing partial replats of certain property. (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: (4)(b) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

**Statement of Facts**

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

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

The site is located within the City of Houston's ETJ, Harris County within the proposed Lakewood Pines master planned residential development. The proposed plat intends to re-purpose the drill sites within Restricted Reserve "C", Lakewood Pines Sec 10, recorded in Film Code No. 688020 HCMR and create Right-of-Way, 60 lots and 4 restricted reserves and 2 blocks. Restricted Reserve "C" was restricted to Landscape Open Space & Incidental Utility Purposes Only. The drill sites have been abandoned. A literal application of the ordinance would hinder re-purposing the drill sites to be developed in the highest and best value of the land which also eliminates the need to maintain the unused drill site land. Lakewood Pines Sec 10 will remain in compliance with the compensating open space requirements. The proposed Lakewood Pines Sec 15 will meet the compensating and open space requirements as well and will keep the same typical lot size as the currently platted Lakewood Pines Sec 10.

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

The abandonment of the drill sites will aid in re-claiming the undeveloped land within the Lakewood Pines development for single-family use and will enhance the landscape and open space features. The proposed variance request is to allow the subdivision to repurpose the reserves into single-family lots.

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

The general purpose of the chapter will be maintained as the proposed Lakewood Pines subdivision will not be out of character with the master development.

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

Granting of the variance will not be injurious to the public health, safety or welfare since the proposed development will be harmonious to the rest of the development. The restricted reserves will be developed as single family lots and will remove the restrictions on the reserves that are no longer needed for drill sites.

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

Sole justification for the variance is not solely based on economic hardship as the previously platted reserves were designated as drill sites and those are no longer being utilized as such. While the ordinance does not allow by right to replat landscape and open space reserves into single family lots, this alternative will have a positive and harmonious impact to the Lakewood Pines master planned community.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**APPLICANT'S  
Variance Request Form**

**Application Number:** 2022-1302  
**Plat Name:** Lakewood Pines Sec 15  
**Applicant:** Jones | Carter  
**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 allow the proposed subdivision to have a unique name- Lakewood Pines Sec 15.

**Chapter 42 Section:** Sec 42-193

**Chapter 42 Reference:**

Sec. 42-193. - Rules governing partial replats of certain property. (a)The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat.

**Statement of Facts**

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

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

The site is located within the City of Houston's ETJ, Harris County within the proposed Lakewood Pines master planned residential development. The proposed plat intends to repurpose the drill sites within Restricted Reserve "C", Lakewood Pines Sec 10, recorded in Film Code No. 688020 HCMR and Right-of-Way, 60 lots and 4 restricted reserves and 2 blocks. Strict application of the ordinance would require the name of the plat to be "Lakewood Pines Sec 10 partial replat no 1. However, since there are two ongoing partial replats of Lakewood Pines Sec 10 Restricted Reserve "C", the creation of the new and unique plat name will aid in keeping development within Lakewood Pines in consecutive order. The proposed variance request is to allow the subdivision to have a unique name- Lakewood Pines Sec 15 which represents the next sequential section within this development.

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

The creation of the new and unique plat name will aid in keeping the partial replats within Lakewood Pines development in consecutive order and clean. The proposed variance request is to allow the subdivision to have a unique name- Lakewood Pines Sec 15 which represents the next sequential section within this development.



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

The general purpose of the chapter will be maintained as the existing subdivision will be subject to the same covenants and restrictions as the surrounding section of Lakewood Pines.

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

Granting of the variance will not be injurious to the public health, safety or welfare since the proposed unique name follows the sequence of platted and recorded sections within this masterplanned development.

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

Sole justification for the variance is not solely based on economic hardship. The proposed unique name follows the sequence of platted and recorded subdivision within this master planned community.



# 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)

June 3, 2022

Dear Property Owner:

**Reference Number: 2022-1302; Lakewood Pines Sec 15, partial** replat of **Lakewood Pines Sec 10**, being a portion of Restricted Reserve C, Block 3, as recorded at Film Code No. 688020 of the Harris County Map Records.

The property is located north of Lakewood Pines Boulevard and west of West Lake Houston Parkway. The purpose of the replat is to create public rights-of-way, 60 lots and 4 reserves. The applicant, **Mayra Hernandez**, with Jones and Carter, on behalf of **KB Home Lone Star, Inc.**, can be contacted at **832-913-4030**.

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, June 23, 2022 at 2:30 PM  
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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: 148

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Manors at Woodland Heights partial replat no 1 (DEF 1)

Applicant: Total Surveyors, Inc.



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

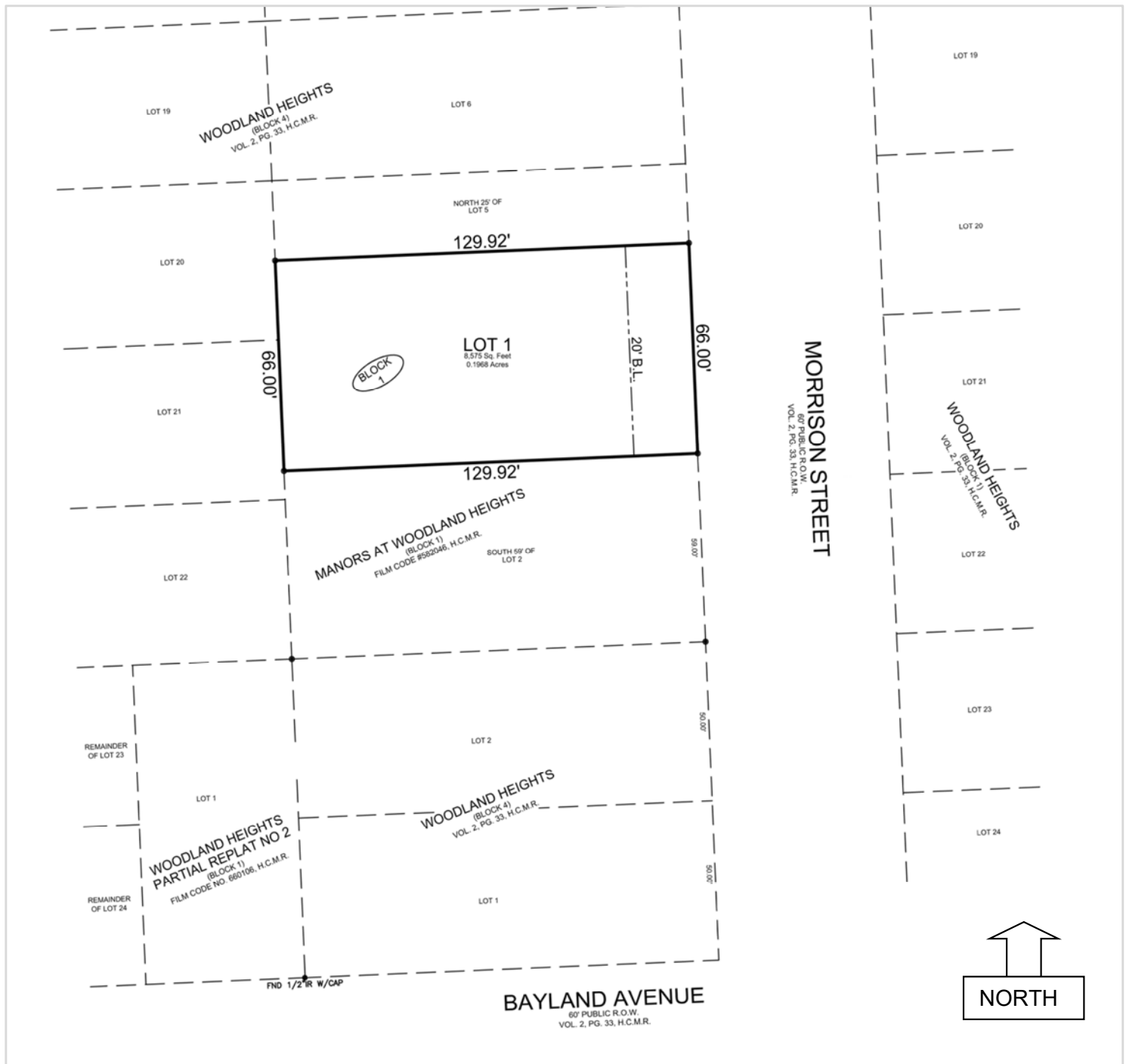
# ITEM: 148

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Manors at Woodland Heights partial replat no 1 (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

# Houston Planning Commission

ITEM: 148

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Manors at Woodland Heights partial replat no 1 (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



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

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

May 17, 2022

Dear Property Owner:

**Reference Number: 2022-1120; Manors at Woodland Heights partial replat no 1;** partial replat of **Manors at Woodland Heights**, being Lot 1 and the northern 3.5' of Lot 2, Block 1, as recorded in Film Code No. 582046 of the Harris County Map Records.

The property is located west along Morrison Street, south of Pecore Street and west of Houston Avenue. The purpose of the replat is to create one (1) single-family residential lots. The applicant, **Kevin Kolb** with Total Surveyors, Inc., on behalf of the developer, J. Blackmon Homes, can be contacted at **281-479-8719**.

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](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, June 9, 2022, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

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

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

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

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### ***Terminology***

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

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

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# Houston Planning Commission

# ITEM: 149

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Pine Trails Sec 9 partial replat no 1 (DEF 2)

Applicant: PLS Construction Layout, INC



C – Public Hearings

Site Location

# Houston Planning Commission

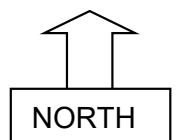
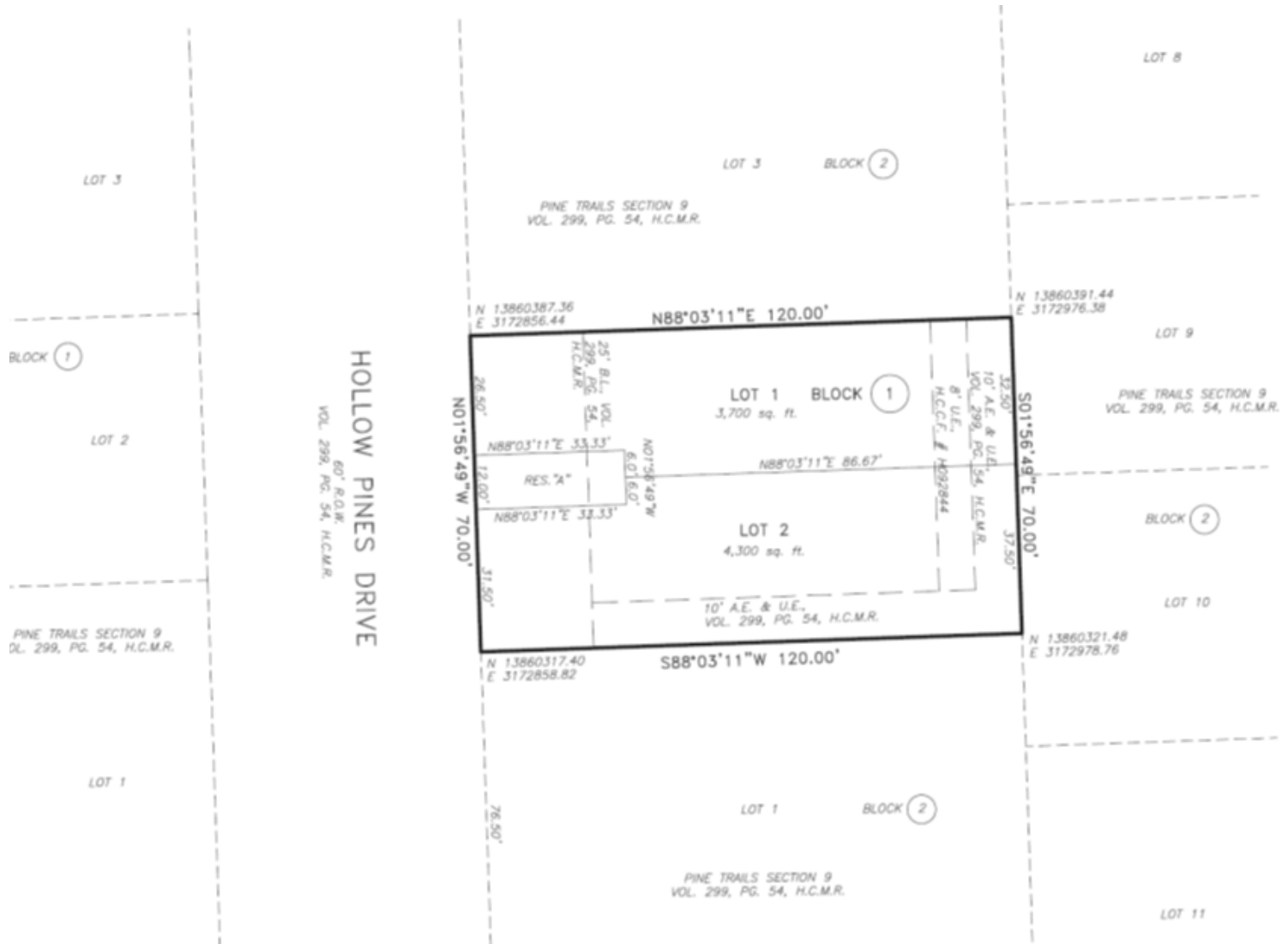
# ITEM: 149

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Pine Trails Sec 9 partial replat no 1 (DEF 2)

Applicant: PLS Construction Layout, INC



C – Public Hearings

Subdivision



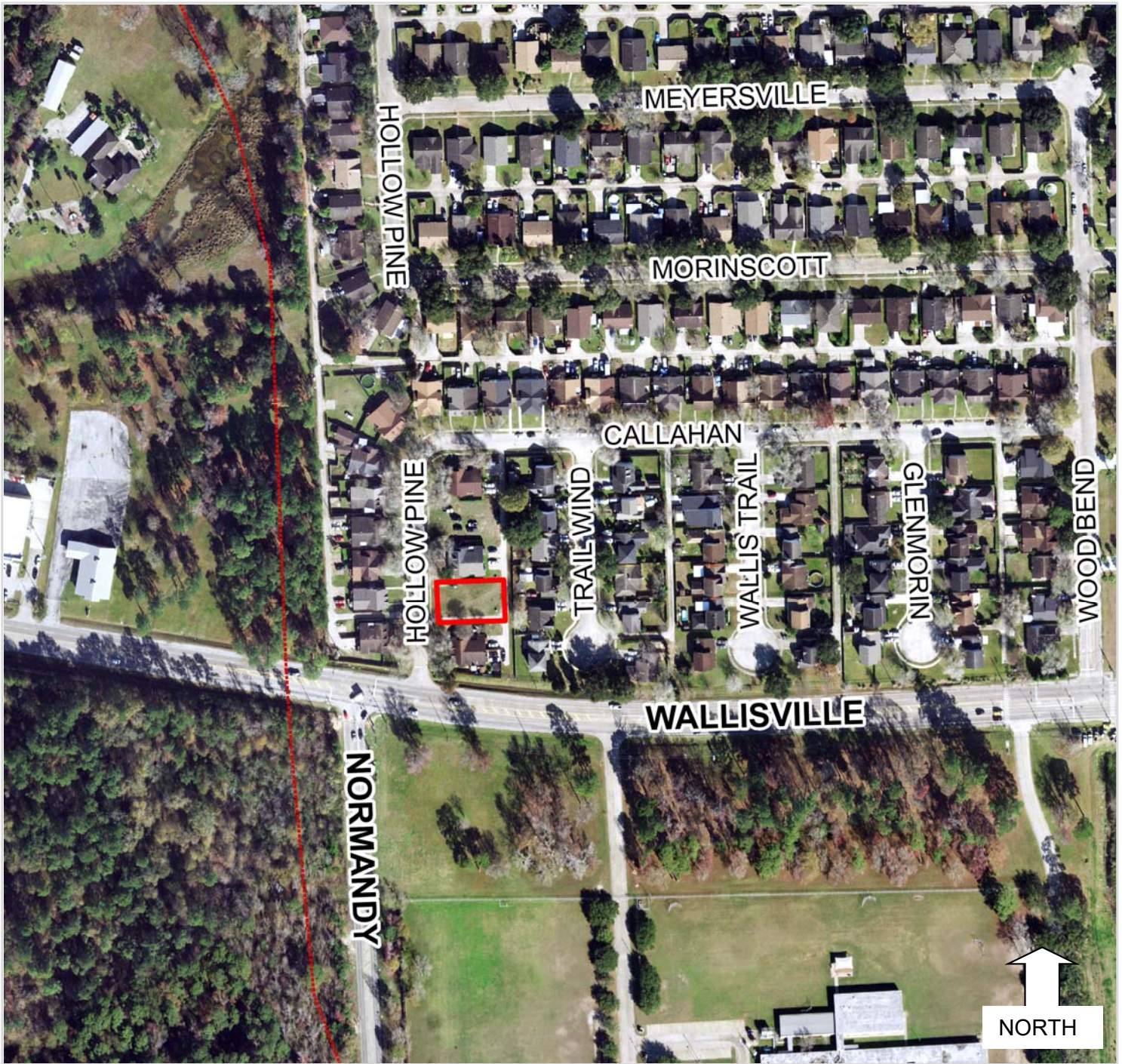
# Houston Planning Commission **ITEM: 149**

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Pine Trails Sec 9 partial replat no 1 (DEF 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: 2022-0876; 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  
Controller: Chris Brown



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

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# Houston Planning Commission

# ITEM: 150

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Pine Trails Sec 9 partial replat no 2 (DEF 2)

Applicant: PLS Construction Layout, INC



C – Public Hearings

Site Location

# Houston Planning Commission

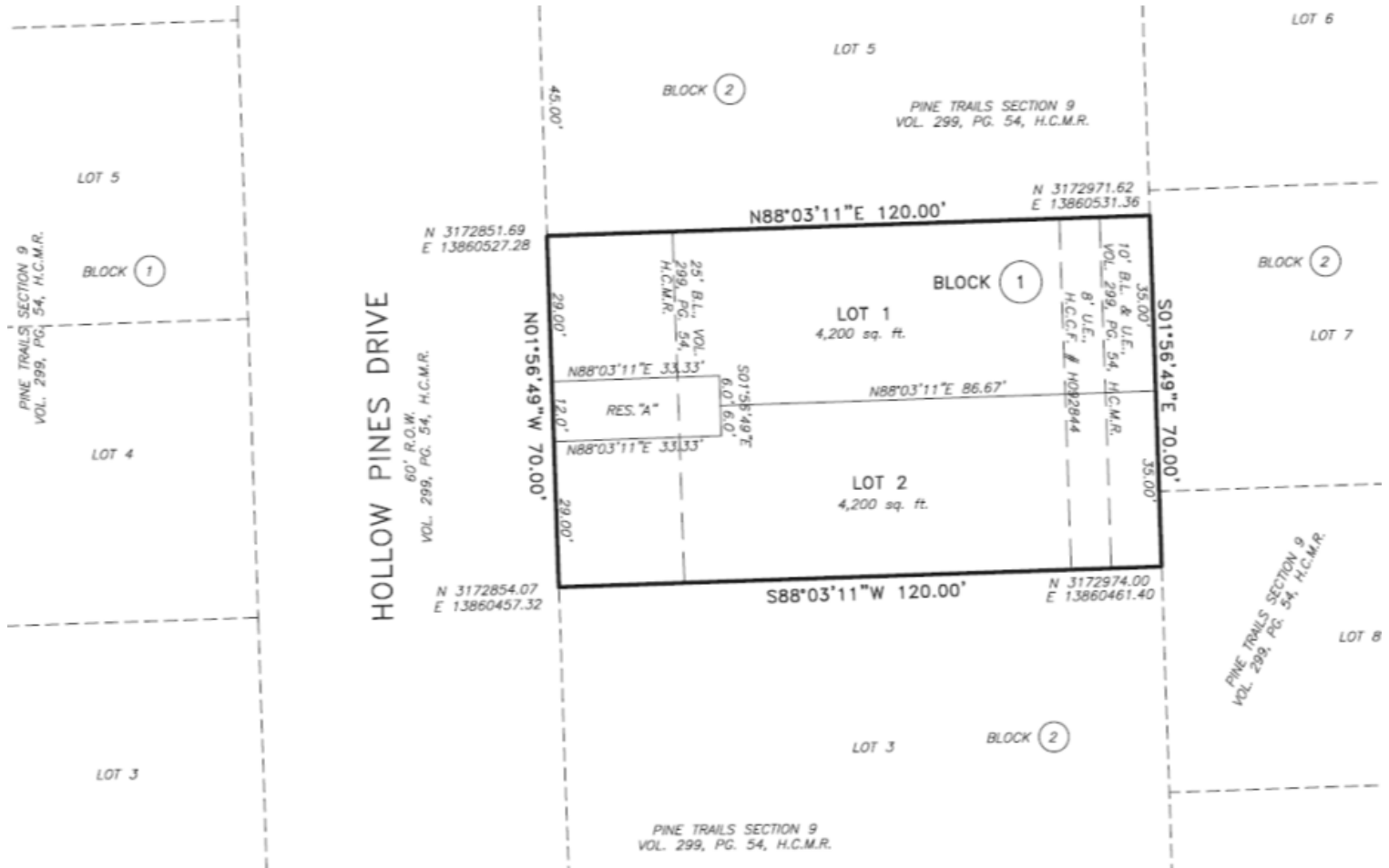
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Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Pine Trails Sec 9 partial replat no 2 (DEF 2)

Applicant: PLS Construction Layout, INC



C – Public Hearings

Subdivision



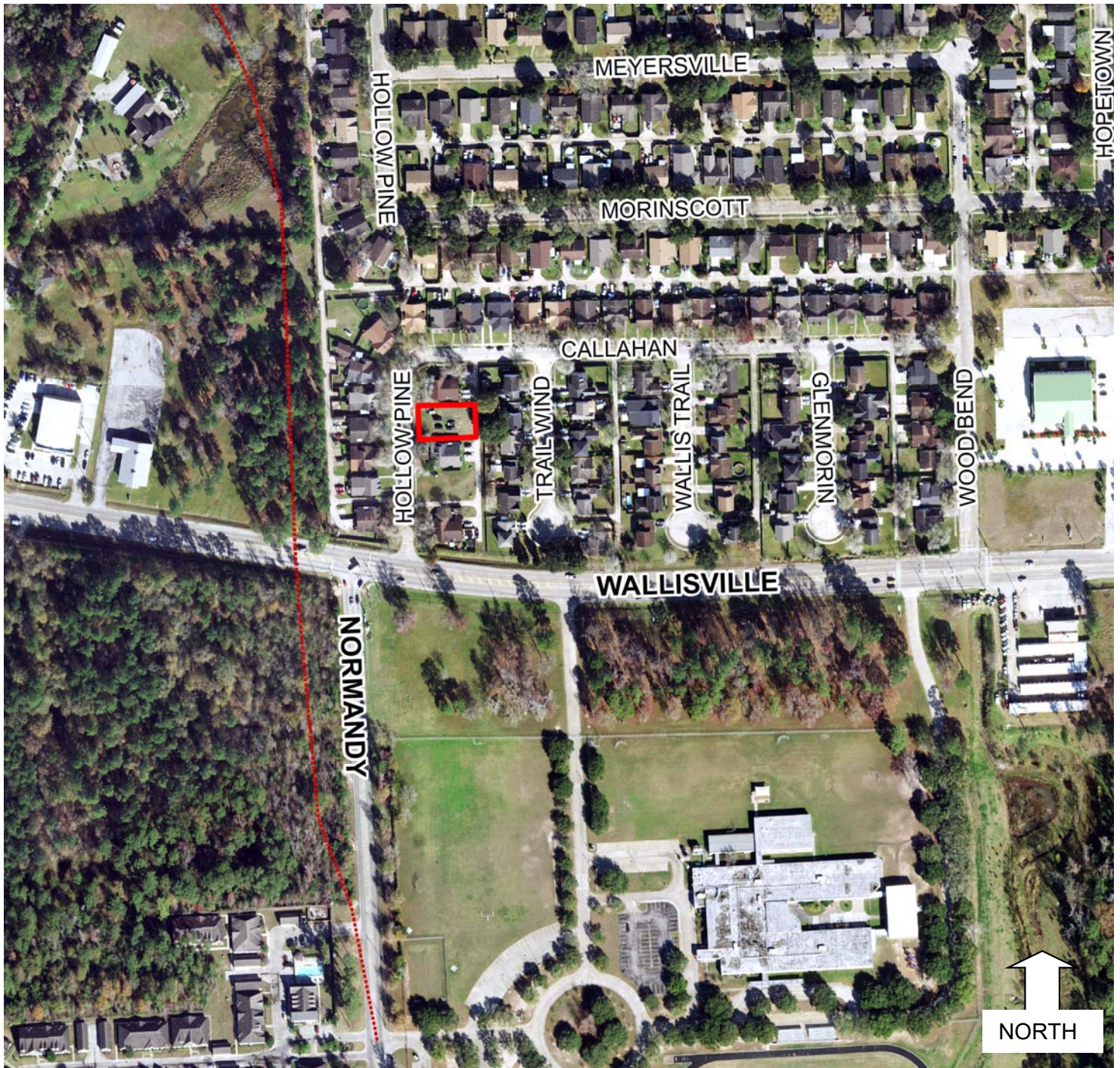
# Houston Planning Commission **ITEM: 150**

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Pine Trails Sec 9 partial replat no 2 (DEF 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: 151

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Spring Branch Estates no 2 partial no 14

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



**C – Public Hearings**

**Site Location**

## Subdivision



# Houston Planning Commission

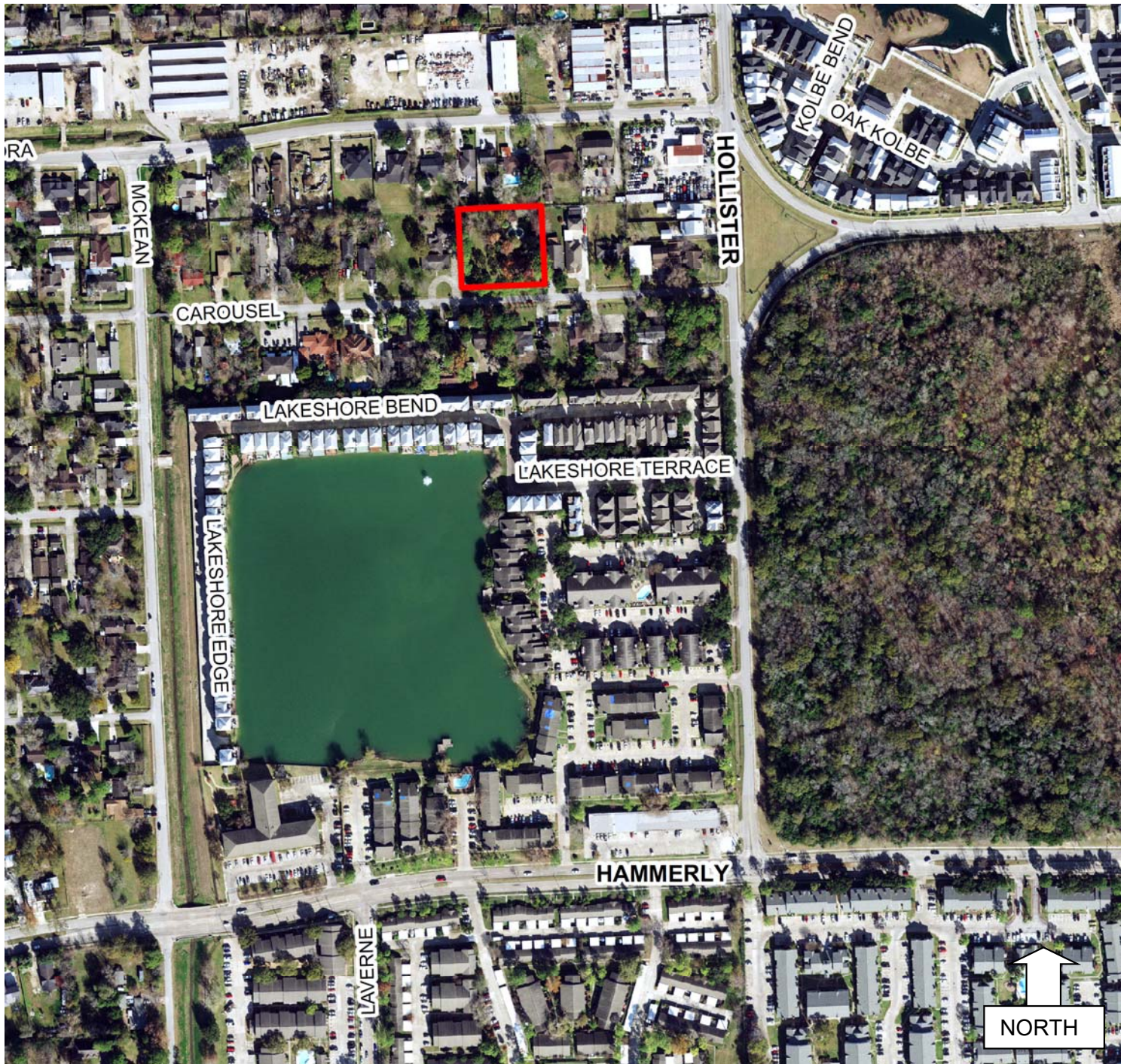
ITEM: 151

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Spring Branch Estates no 2 partial no 14

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



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)

June 3, 2022

Dear Property Owner:

**Reference Number: 2022-1308; Spring Branch Estates No 2 partial replat no 14;** partial replat of **Spring Branch Estates No. 2**, being Lots 18 and 19, Block 3, as recorded in Volume 29, Page 52 of the Harris County Map Records.

The property is located along and north of Carousel Lane between McKean Drive and Hollister Street. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Josh Kester** with Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP, on behalf of the developer, BHD Capital LLC, can be contacted at **713-667-0800**.

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

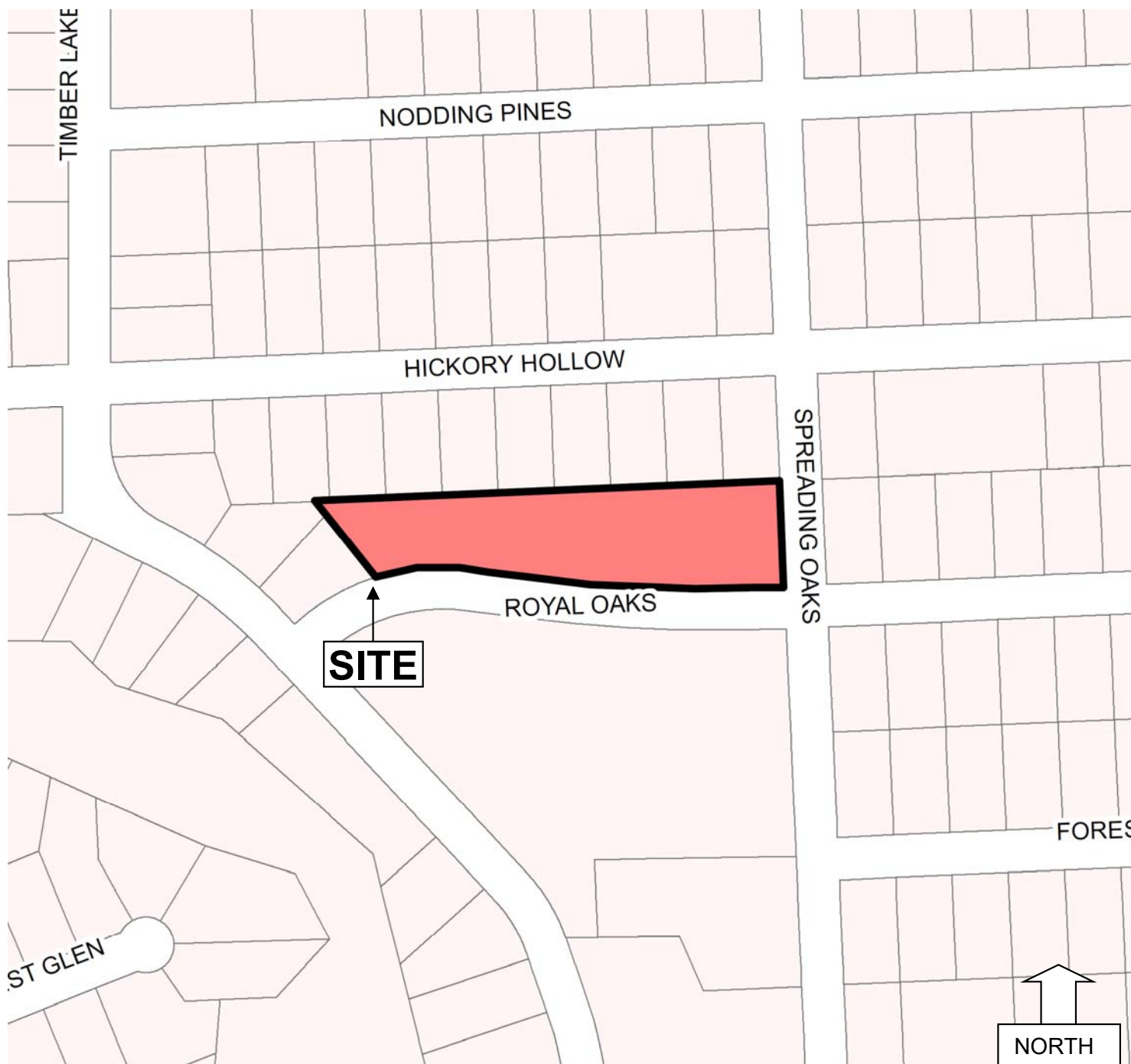
# ITEM: 152

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Timber Lakes Sec 1 partial replat no 1

Applicant: Texas Professional Surveying, LLC



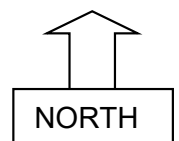
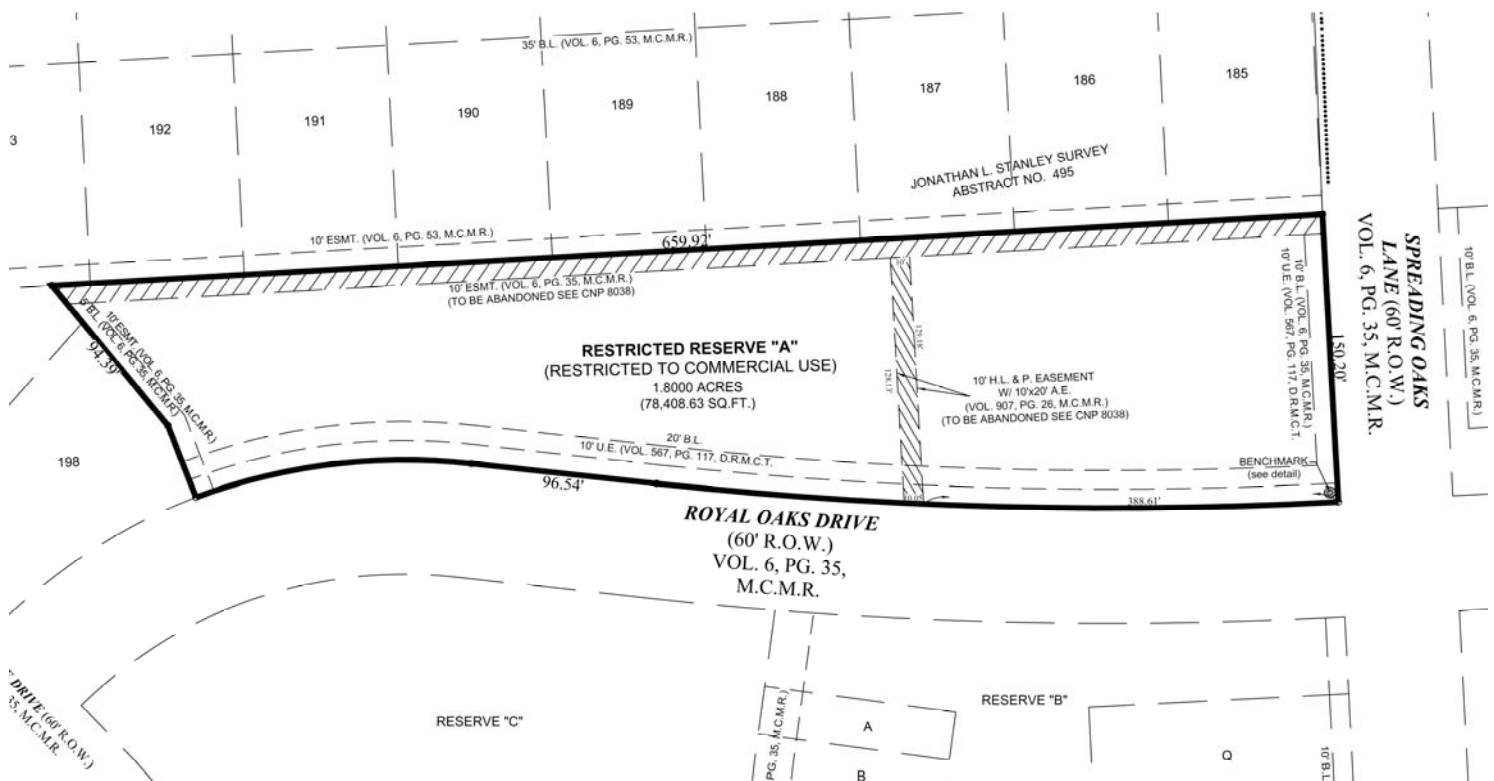
**C – Public Hearings**

**Site Location**



Subdivision Name: Timber Lakes Sec 1 partial replat no 1

Applicant: Texas Professional Surveying, LLC





# Houston Planning Commission

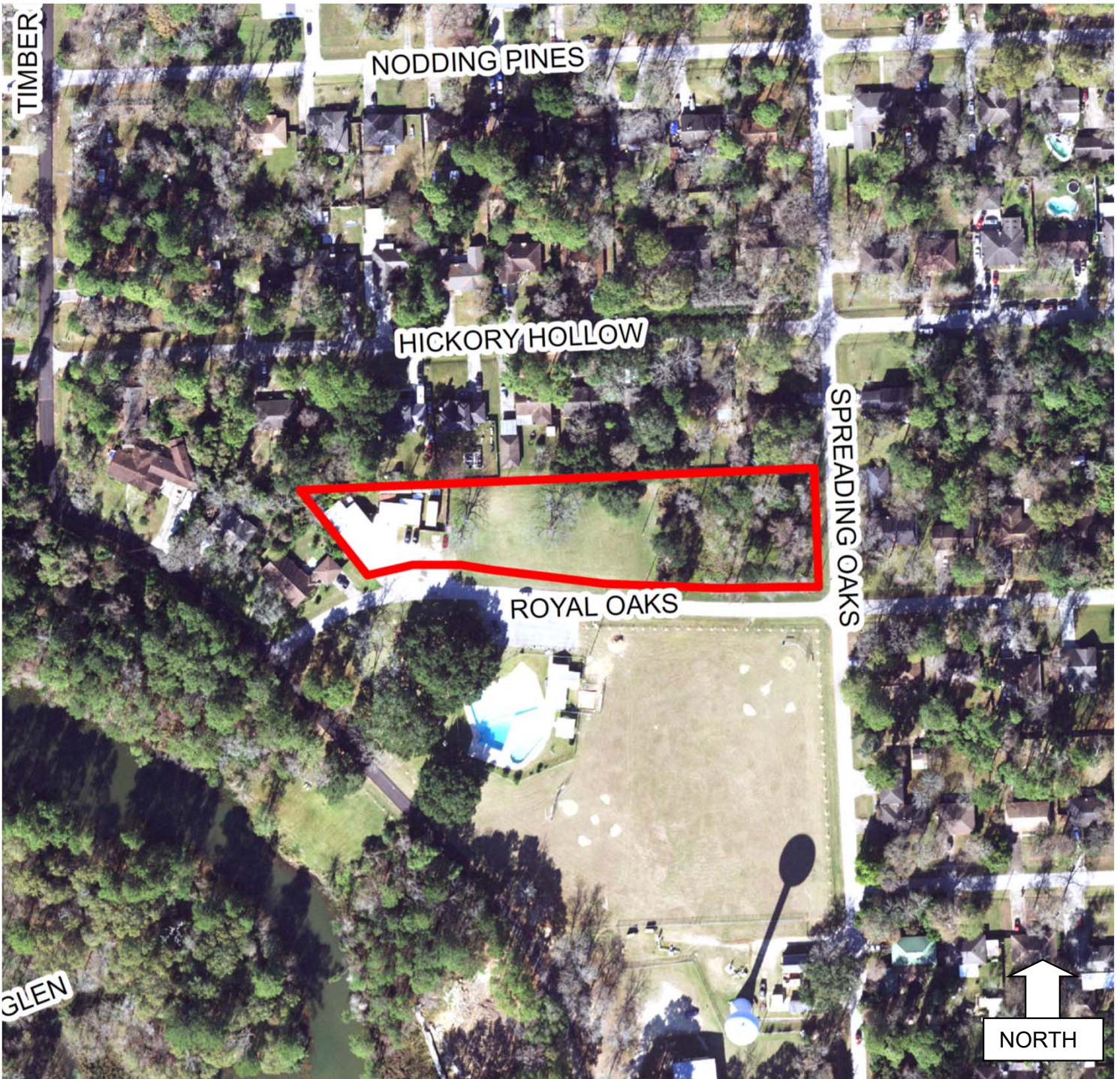
ITEM: 152

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Timber Lakes Sec 1 partial replat no 1

Applicant: Texas Professional Surveying, 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)

June 3, 2022

Dear Property Owner:

**Reference Number: 2022-1309; Timber Lakes Sec 1 partial replat no 1;** replat of all of Lots A through S and Reserve E of **Timber Lakes Sec 1** as recorded at Volume 6 Page 35 of the Montgomery County Map Records.

The property is located at the northwest intersection of Royal Oaks Drive and Spring Oaks Lane. The purpose of the replat is to create one (1) commercial reserve. The applicant, **Colten Dorow**, with Texas Professional Surveying, LLC, can be contacted at **936-756-7447**.

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, June 23, 2022, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

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

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

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

### ***Terminology***

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- **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***

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# Houston Planning Commission

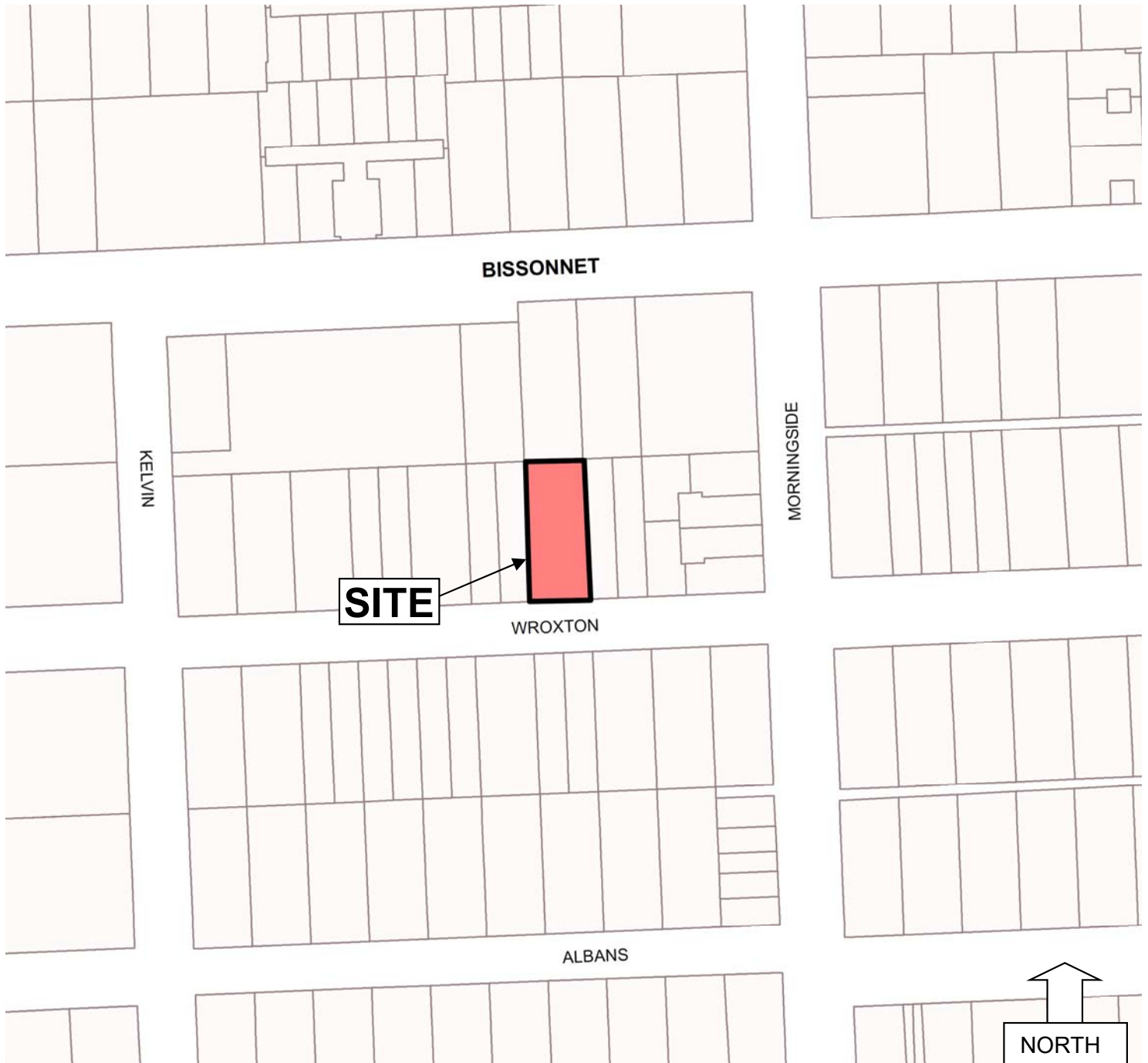
# ITEM: 153

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: West Houston Addition partial replat no 2

Applicant: PLS CONSTRUCTION LAYOUT, INC



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

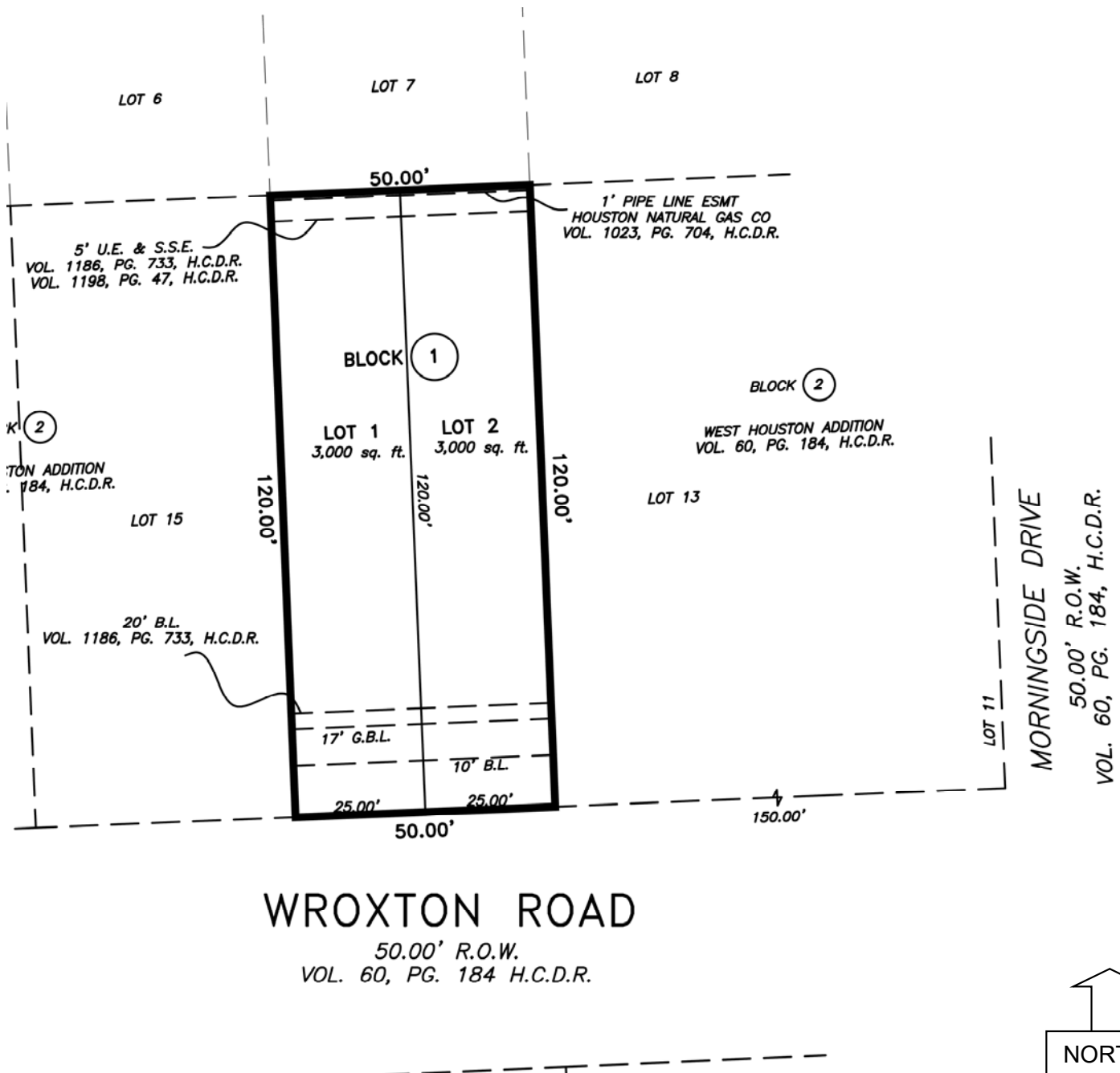
## ITEM: 153

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: West Houston Addition partial replat no 2

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Subdivision



# Houston Planning Commission

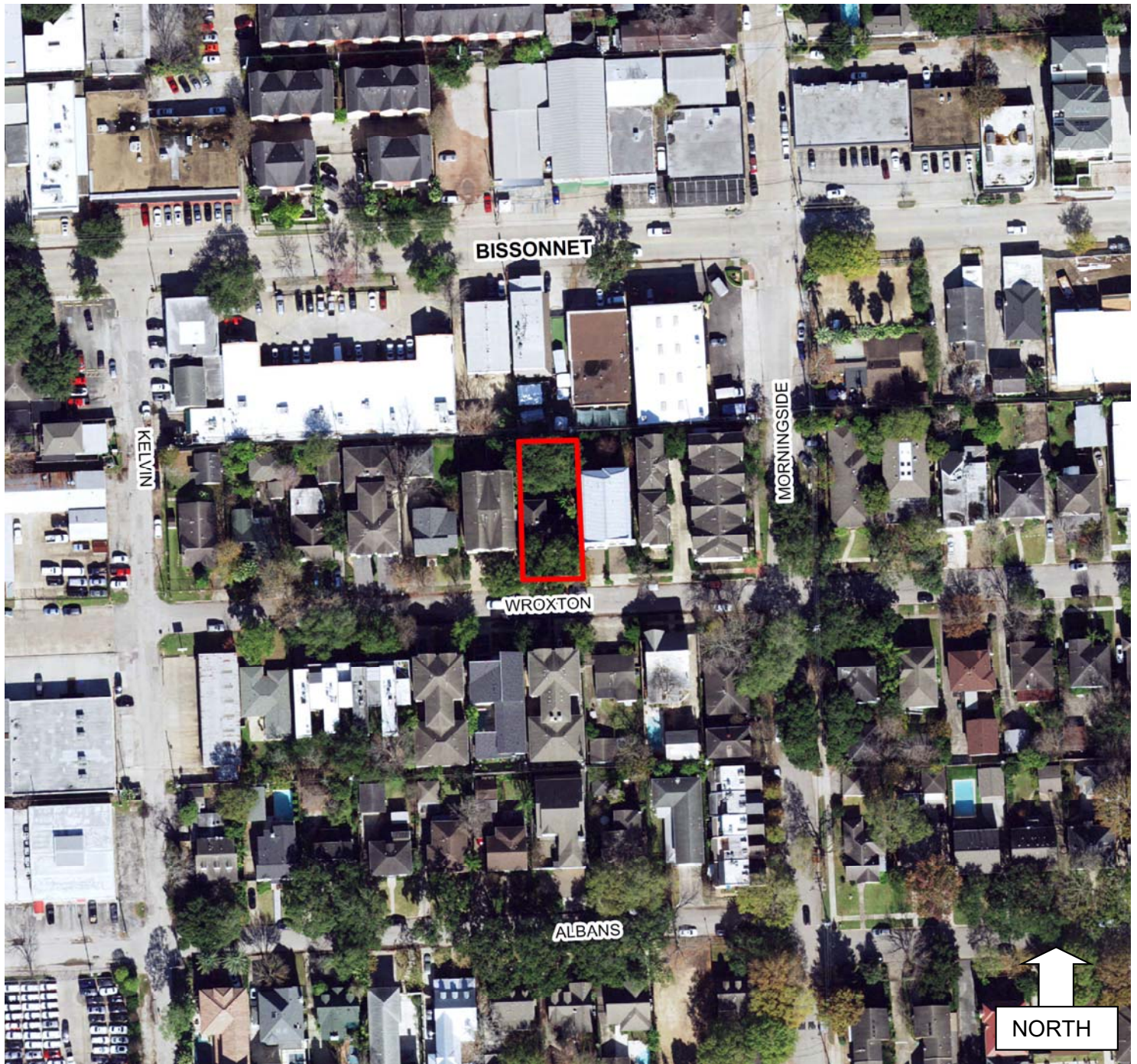
ITEM: 153

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: West Houston Addition 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)

June 7, 2022

Dear Property Owner:

**Reference Number: 2022-1281; West Houston Addition partial replat no 2;** partial replat of **West Houston Addition**, of Lot 14 of Block 2, as recorded in Volume 60 Page 184 of the Harris County Map Records.

The property is located north along Wroxtton Road and west of Morningside 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, 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, June 23<sup>rd</sup>, 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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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

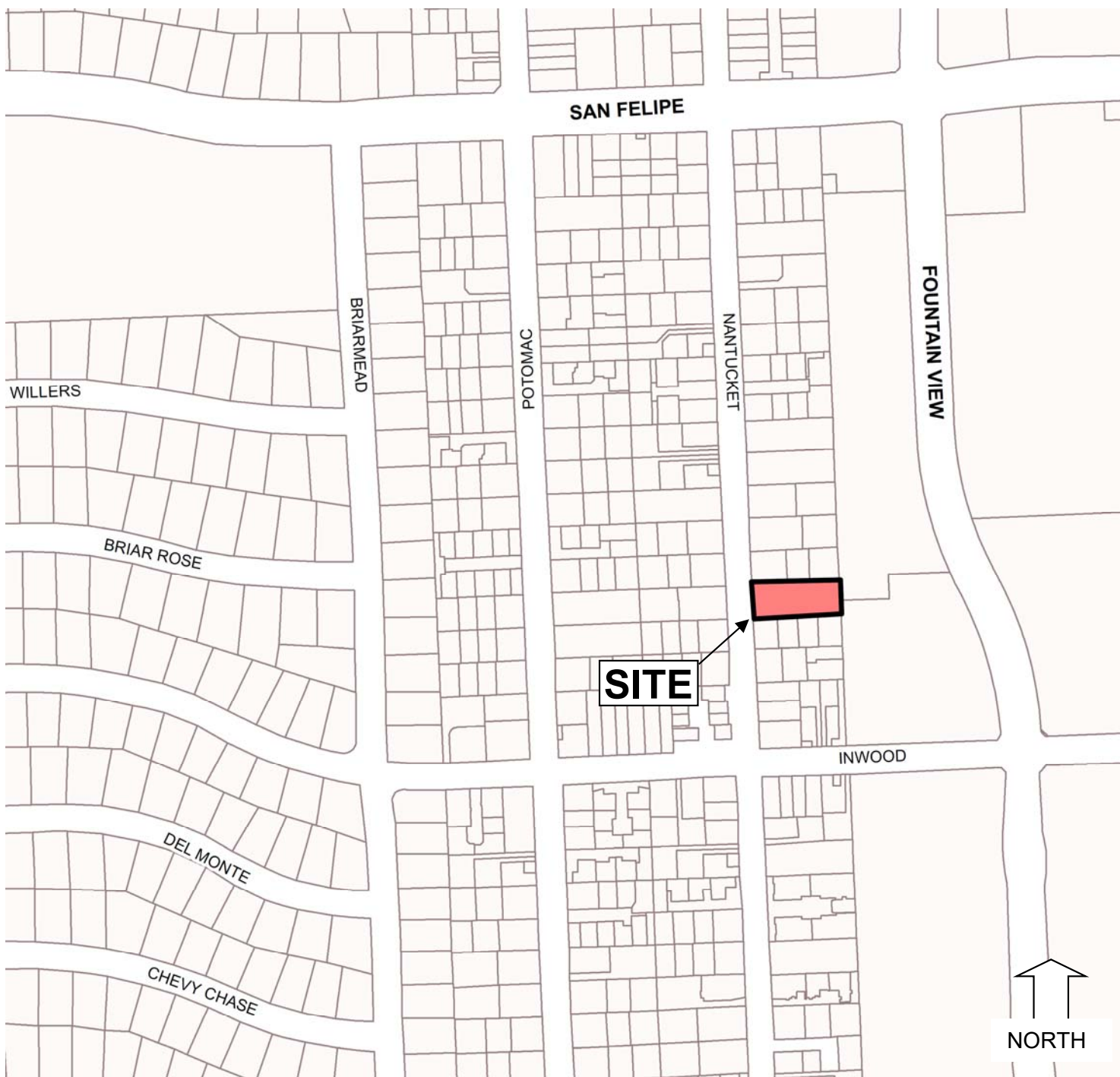
# ITEM: 154

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Westhaven Estates Sec 2 partial replat no 11

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location





# Houston Planning Commission

**ITEM: 154**

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Westhaven Estates Sec 2 partial replat no 11

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)

June 1<sup>st</sup>, 2022

Dear Property Owner:

**Reference Number: 2022-1260; Westhaven Estates Sec 2 partial replat no 11;** partial replat of **Westhaven Estates Sec 2**, being all of Lot 242, Block 9, as recorded in Volume 30, Page 46 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 five (5) single-family residential lots on a shared driveway. The applicant, **Joyce Owens** with Owens Management Systems. LLC, on behalf of the developer, DME Marketing Inc., 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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Thursday, June 23rd, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

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

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

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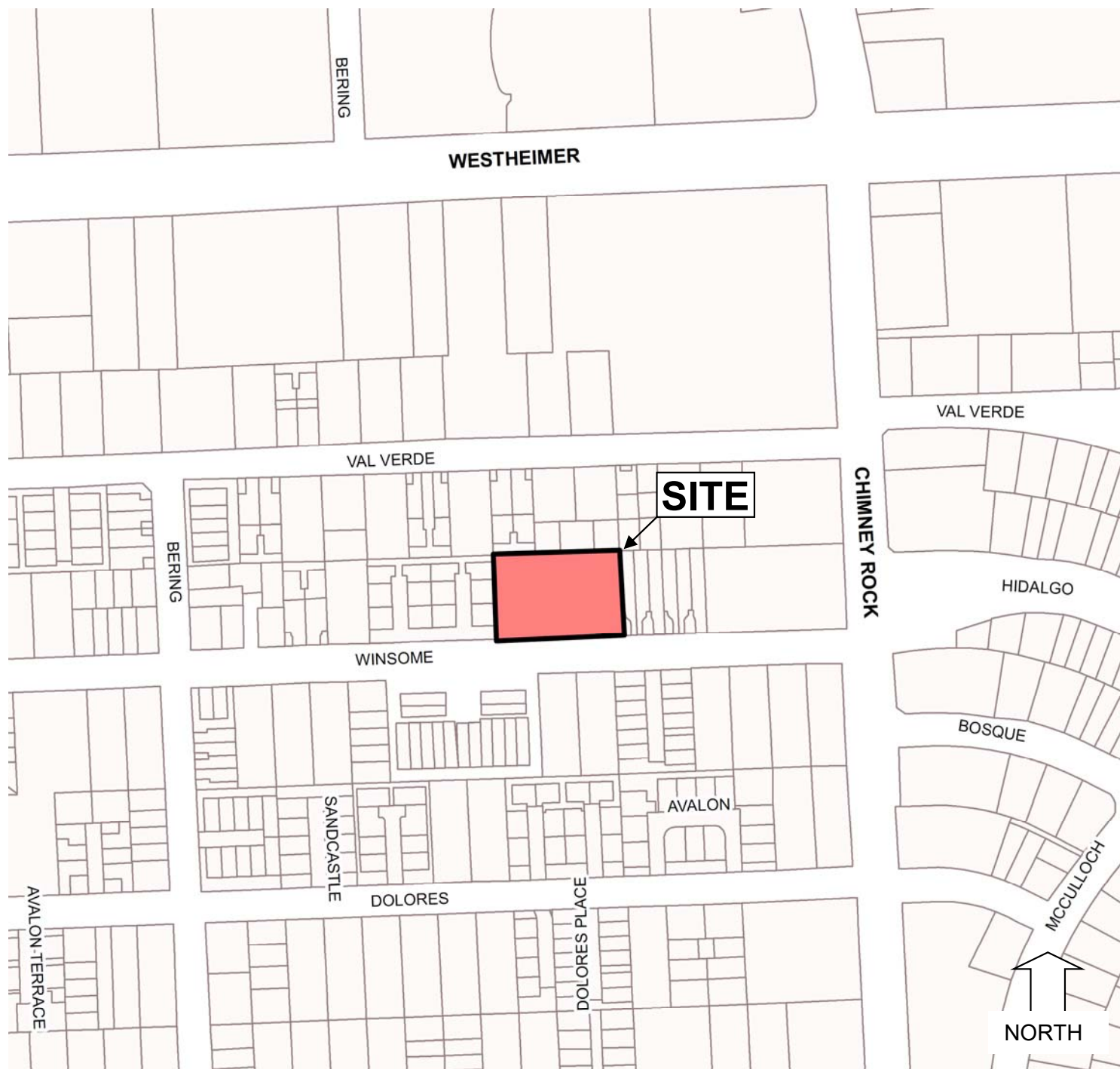
# ITEM: 155

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Westheimer Estates partial replat no 15

Applicant: Momentum Engineering



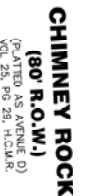
**C – Public Hearings**

**Site Location**

**ITEM: 155**

**Meeting Date: 06/23/2022**

## Applicant: Momentum Engineering



NORTH

## C – Public Hearings

## Subdivision



# Houston Planning Commission

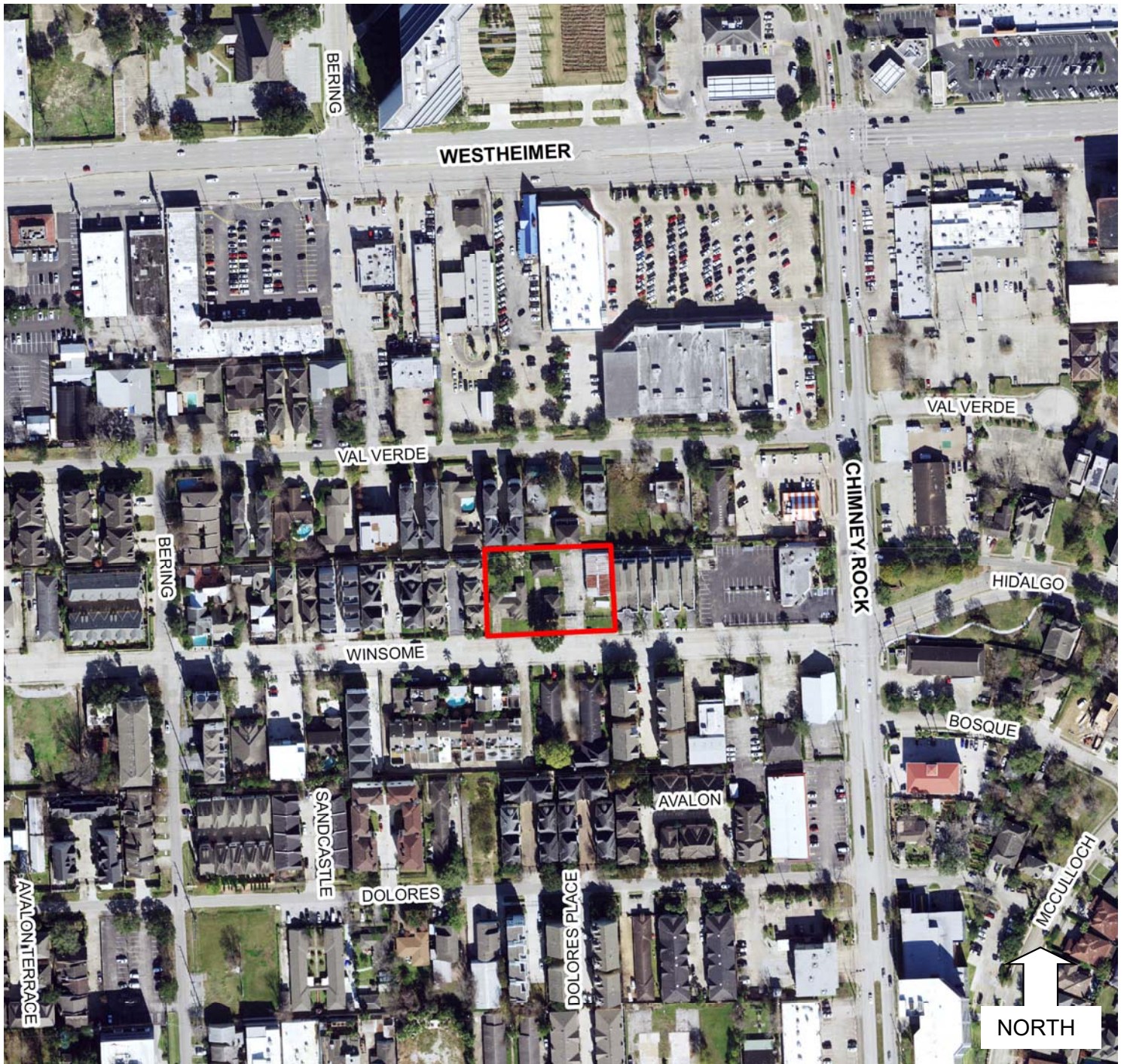
ITEM: 155

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Westheimer Estates partial replat no 15

Applicant: Momentum Engineering



C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

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

June 1<sup>st</sup>, 2022

Dear Property Owner:

**Reference Number: 2022-1215; Westheimer Estates partial replat no 15;** partial replat of **Westheimer Estates**, being all of Lots 38, 39, and 40, as recorded in Volume 25, Page 29 of the Harris County Map Records.

The property is located north along Winsome Road, west of Chimney Rock Road, south of Westheimer Road. The purpose of the replat is to create sixteen (16) single-family residential lots and four (4) reserves on a shared driveway. The applicant, **Shahnawaz Ghanchi** with Momentum Engineering, on behalf of the developer, Macey Family Properties, LTD can be contacted at **281-741-1998**.

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 Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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# Houston Planning Commission

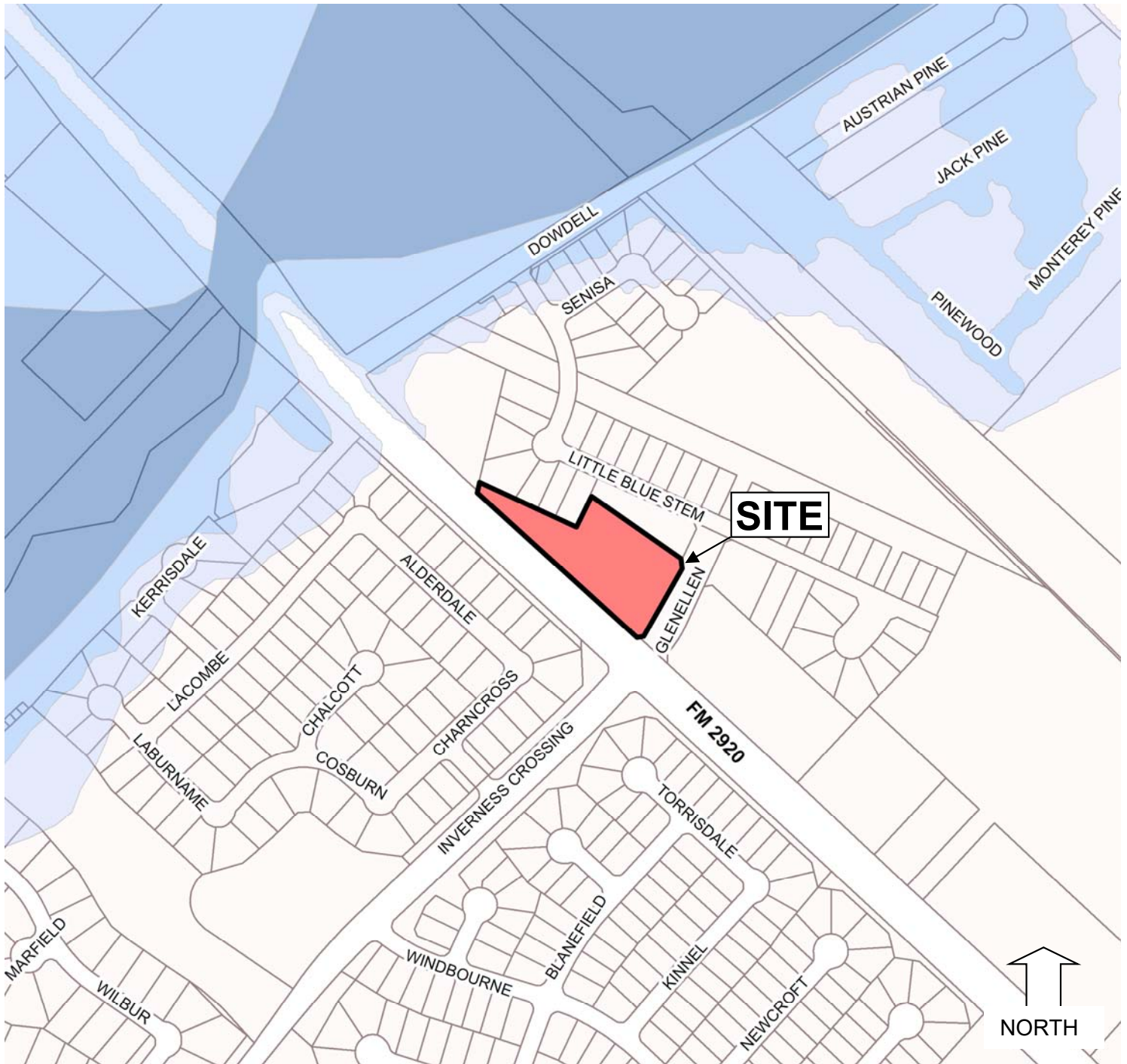
ITEM: 156

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Wildwood Glen Sec 1 partial replat no 2 and extension

Applicant: Advance Surveying, Inc.

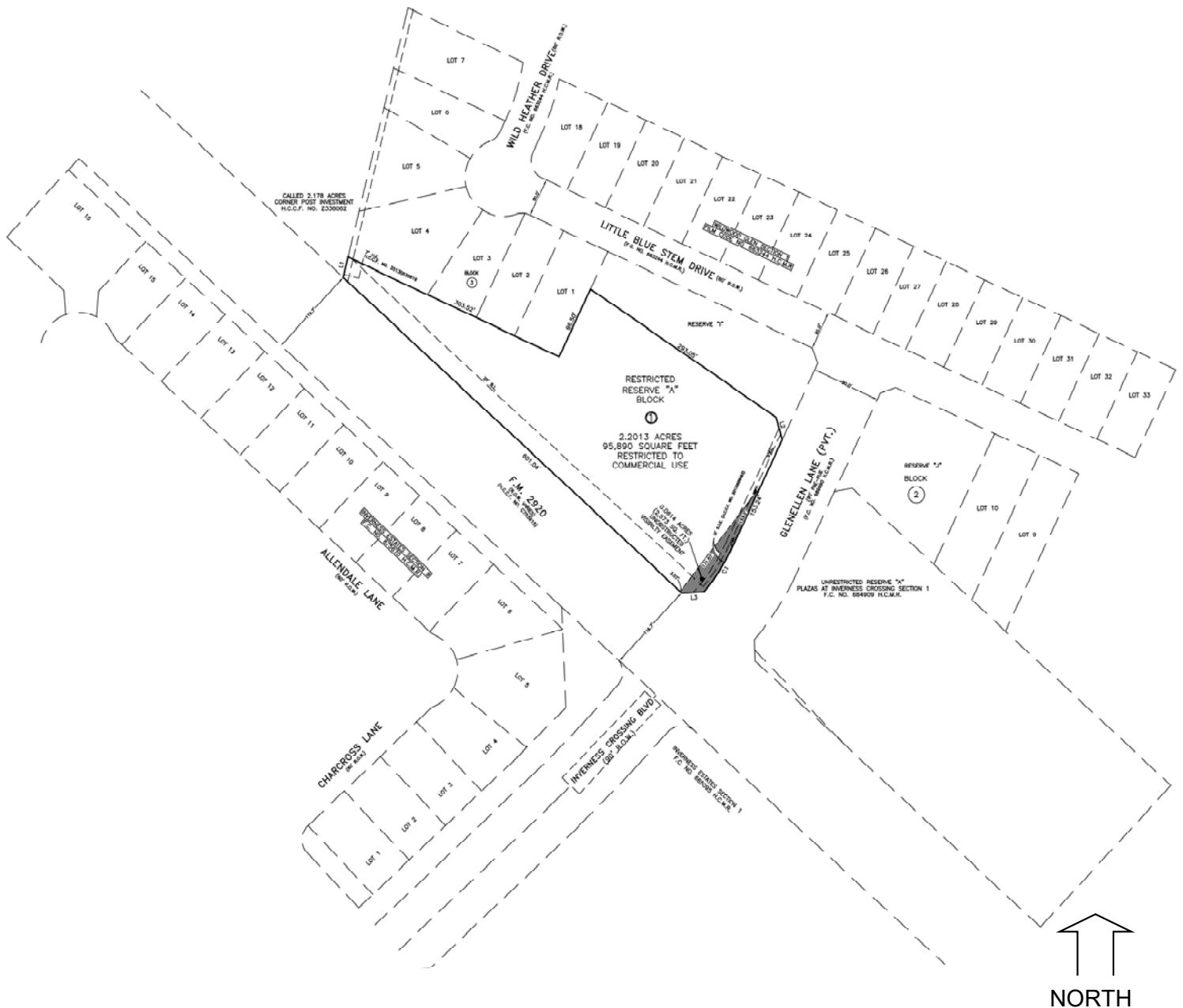


**C – Public Hearings with Variance      Site Location**



**Subdivision Name: Wildwood Glen Sec 1 partial replat no 2 and extension**

**Applicant: Advance Surveying, Inc.**





# Houston Planning Commission

ITEM: 156

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Wildwood Glen Sec 1 partial replat no 2 and extension

Applicant: Advance Surveying, Inc.



C – Public Hearings with Variance

Aerial





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**APPLICANT'S  
Variance Request Form**

**Application Number:** 2022-1152

**Plat Name:** Wildwood Glen Sec 1 partial replat no 2 and extension

**Applicant:** Advance Surveying, Inc.

**Date Submitted:** 05/02/2022

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

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

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

Specific variance is being sought to allow an unrestricted reserve access from Glenellen Ln., which was platted as a private street in September 2019, but was originally constructed as a public street (Inverness Crossing Blvd.) in 2017. There is an existing driveway on Glenellen Ln. at subject property, and an existing driveway across Glenellen Ln, serving an existing commercial development, both of which were constructed with Inverness Crossing Blvd. in 2017.

**Chapter 42 Section: 190**

**Chapter 42 Reference:**

Sec. 42-190 - Tracts for non-single-family use—Reserves a. A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves. b. A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The applicant may note on the plat the use intended for each reserve. The applicant shall identify a reserve tract for which it has not determined a use as an unrestricted reserve. 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**

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;**

Aerial imagery shows that when Inverness Crossing Blvd. was constructed in the year 2017, the existing adjacent driveway to subject property and the commercial driveway across the street, currently serving a commercial development were also constructed. Proposed development consists of a gas station/convenience store with future retail lease spaces. Because of the location of a planned dedicated westbound right-turn lane on FM 2920, there can only be one (1) proposed 40-ft. driveway on FM 2920. The proposed development, as with most gas stations, requires a minimum of two (2) access points, to ensure suitable and safe fuel truck and fire truck traffic circulation. This development must always guarantee public health and safety. Even though the project can be permitted and constructed without a driveway on Glenellen Ln., doing so would result in undesirable traffic conflicts that may likely lead to severe public safety hazards. Access to Glenellen Ln., through its existing driveway, would allow public access to the traffic signal at FM 2920 and provide

protected movements from the site to FM 2920. The protected turning movements at the traffic signal promote overall safety and mobility. Furthermore, providing direct access from the adjacent residential subdivision into the property without entering the State system highway would be beneficial to traffic in this area.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Request is based on advocating public health and safety.

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

The intent and general purposes of Chapter 42 will be preserved and maintained. Allowing a driveway on Glenellen Ln. will promote the health, safety, and general welfare of the public and a safe and orderly egress and ingress to the development. It will allow for the safe ingress/egress of fuel trucks and delivery of fuel, as well as safe ingress/egress and circulation of fire trucks and passenger cars

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

The granting of the variance will not be injurious to the public health, safety or welfare. In fact, it will ensure provision of safe access and circulation to, from and throughout the property.

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

Economic hardship is not a justification for the variance. Variance is being requested based on overall public health and safety, as well as existing conditions at subject property and across the street at the time of construction of Inverness Crossing Blvd.

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# 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)

June 3, 2022

Dear Property Owner:

**Reference Number: 2022-1152; Wildwood Glen Sec 1 partial replat no 2 and extension; partial replat of Wildwood Glen Sec 1, Reserve "H", Block 3 and recorded in Film code 663244 of the Harris County Map Records.**

The property is located at the northwest intersection of FM 2920 and Glenellen Lane. The purpose of the replat is to create one (1) commercial reserve. The applicant, **Lisett Campos, with Advanced Surveying, Inc, LLC** on behalf of the developer can be contacted at **281-530-2939**.

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

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

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 23, 2022 at 2:30 PM  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

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

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**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

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

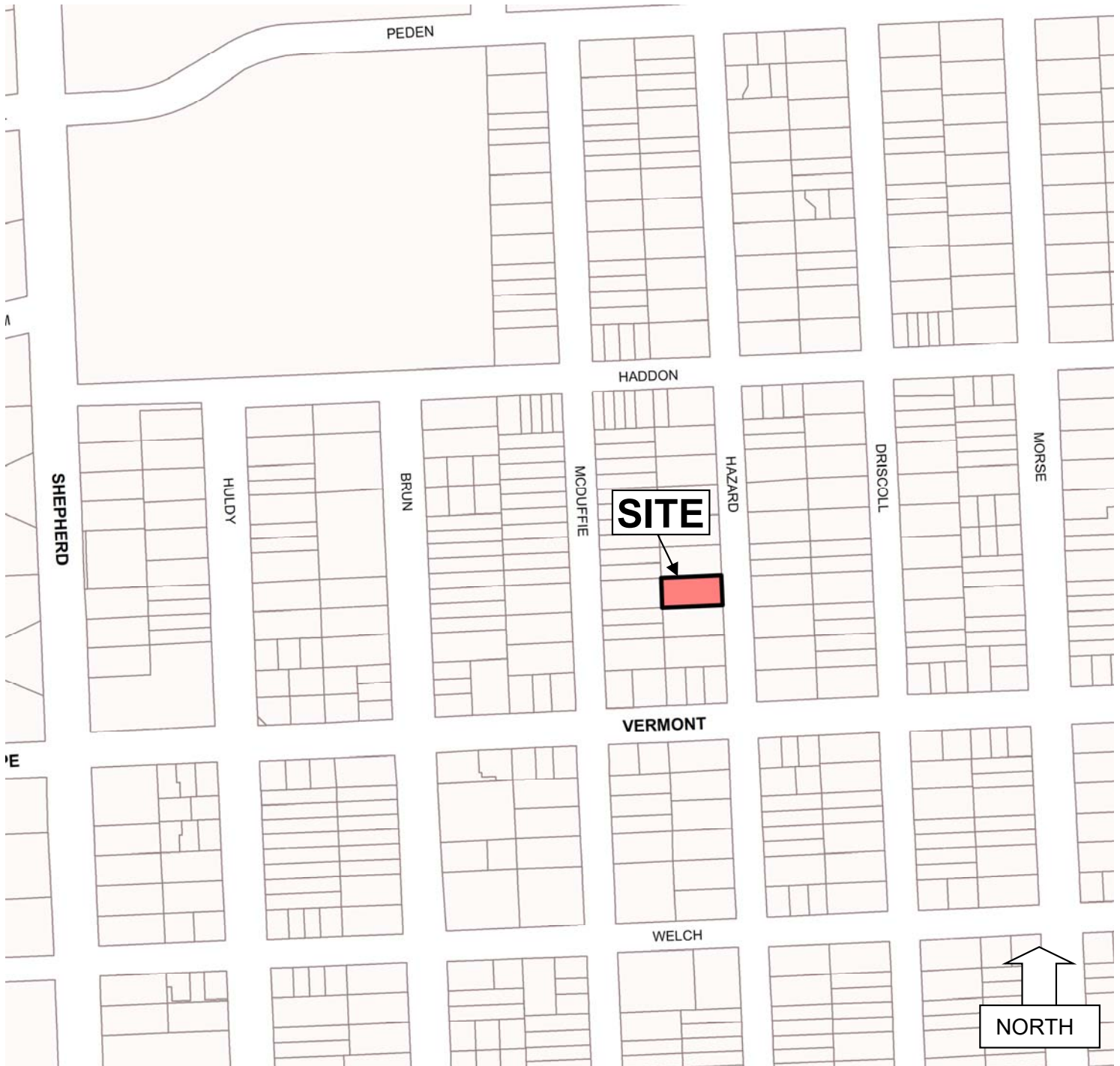
**ITEM: 157**

Planning and Development Department

Meeting Date: 06/23/2022

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

**Applicant: Total Surveyors Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

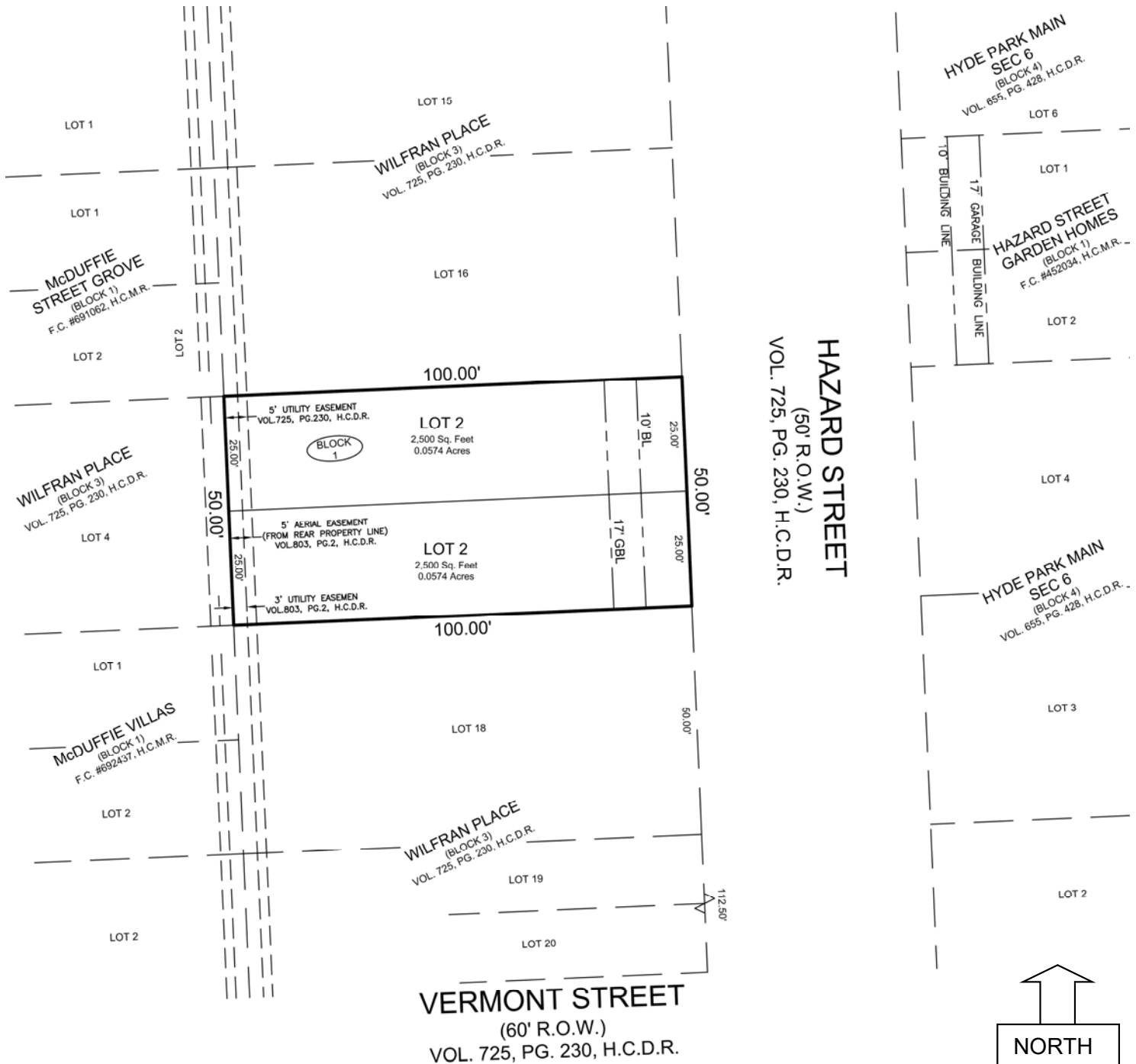
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Planning and Development Department

Meeting Date: 06/23/2022

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Applicant: Total Surveyors Inc.



C – Public Hearings

Subdivision



# Houston Planning Commission

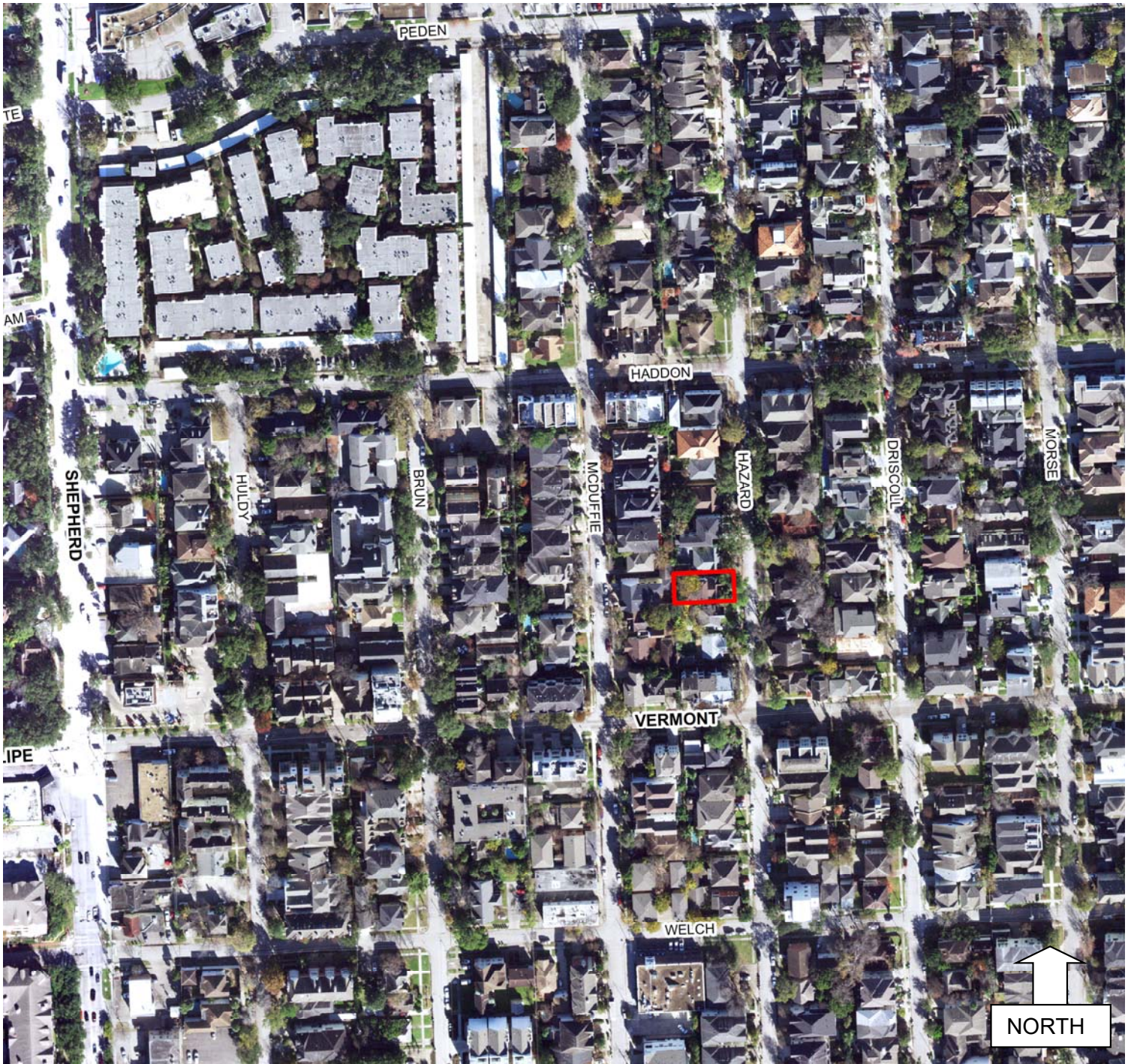
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Meeting Date: 06/23/2022

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C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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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 16, 2022

Dear Property Owner:

**Reference Number: 2022-1116; Wilfran Place partial replat no 1;** partial replat of **Wilfran Place**, being Lot 17, Block 3, as recorded at Volume 725 Page 230 of the Harris County Deed Records.

The property is located along Hazard Street north of Vermont and east of Shepherd. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Kevin Kolb**, with Total Surveyors, Inc. can be contacted at **281-479-8719**.

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

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.

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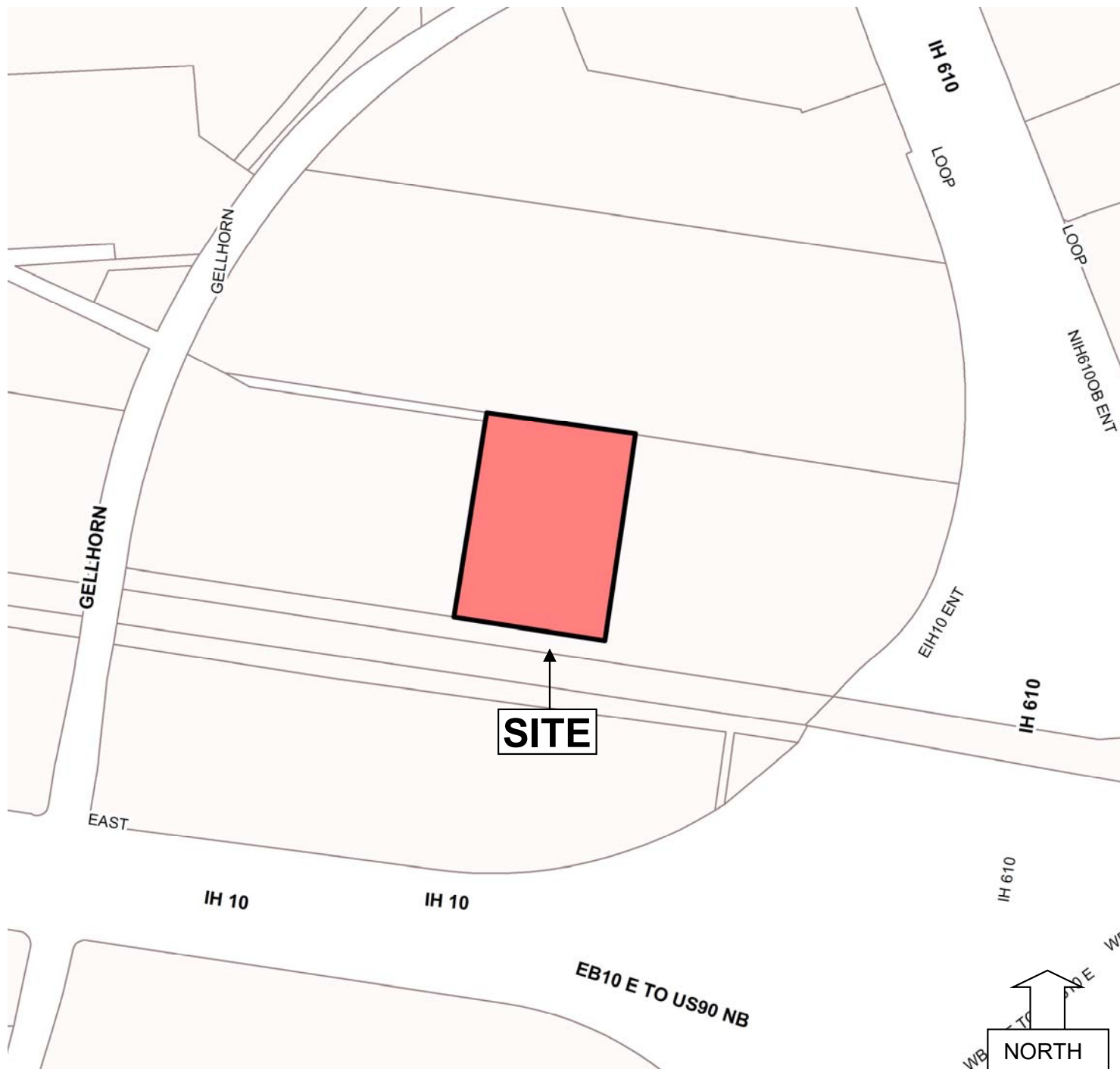
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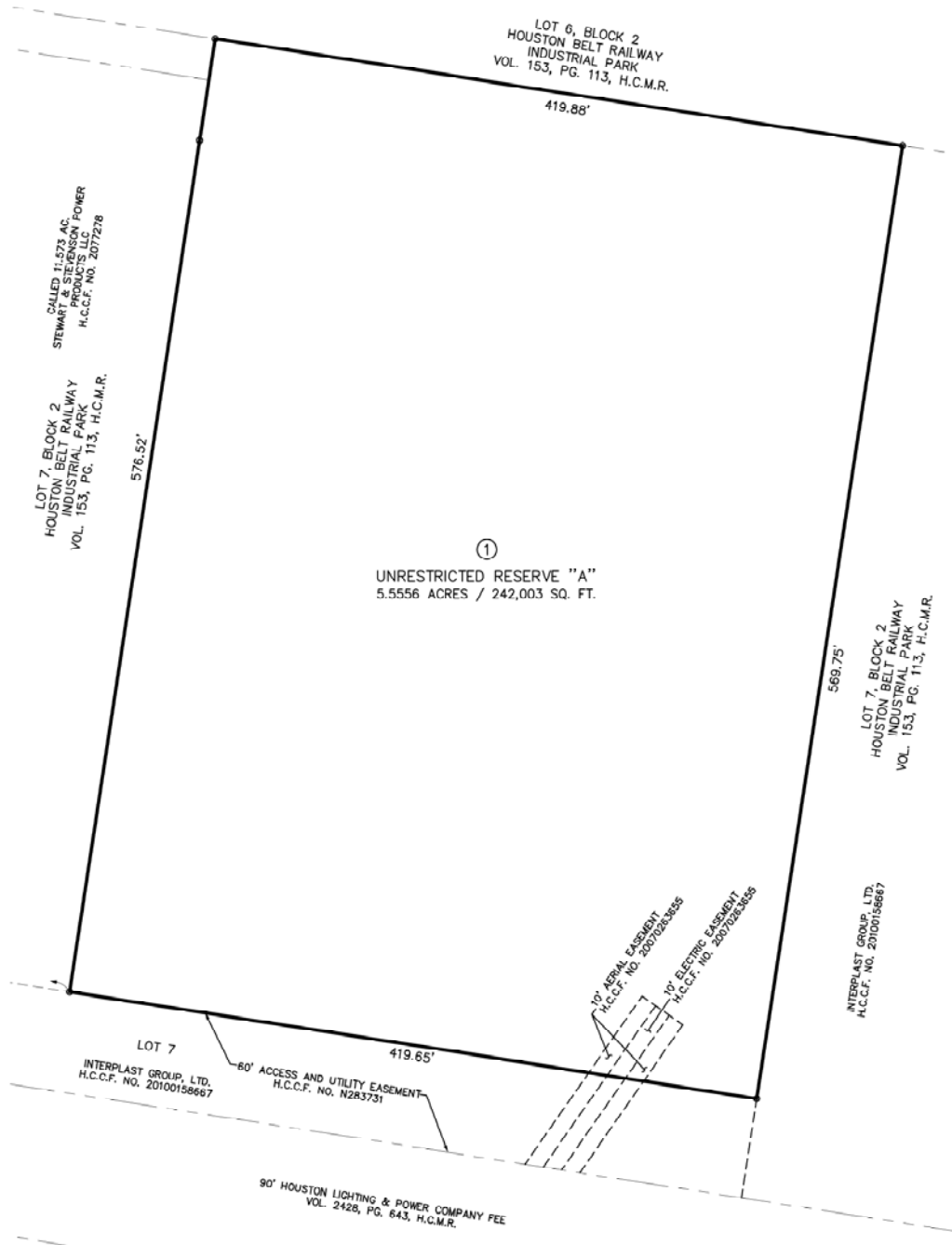
Subdivision Name: Industrial Valco Development

Applicant: Windrose



Subdivision Name: Industrial Valco Development

Applicant: Windrose





Subdivision Name: Industrial Valco Development

Applicant: Windrose



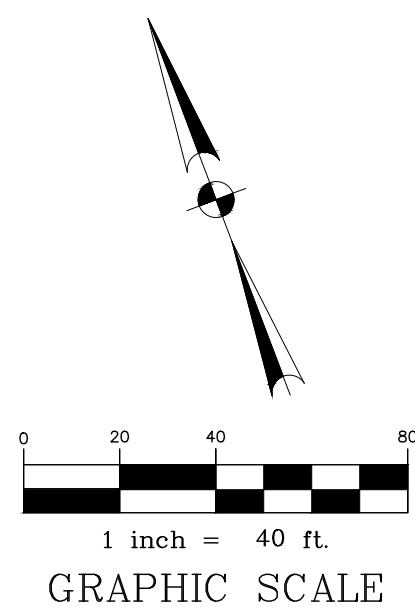


LOT 6, BLOCK 2  
HOUSTON BELT RAILWAY  
INDUSTRIAL PARK  
VOL. 153, PG. 113, H.C.M.R.

BENCHMARK:  
ALL ELEVATIONS ARE BASED ON HARRIS COUNTY FLOOD REFERENCE MARK NO. 080070R,  
BEING AN ALUMINUM DISC STAMPED "080070R", FROM THE INTERSECTION OF LOOP 610  
FEEDER NORTH AND WALLISVILLE ROAD, NORTH ALONG LOOP 610 FEEDER 529 FEET TO  
BRIDGE, AND THE BENCHMARK ON THE RIGHT (EAST) SIDE.  
ELEVATION = 38.72 FEET (NAVD 1988, 2001 ADJ.)

TEMPORARY BENCHMARK "A":  
CUT BOX ON THE SOUTH SIDE OF PRIVATE DRIVE, +/- 700 FEET NORTH FROM THE  
INTERSECTION OF GELLHORN DRIVE AND NORTH LOOP FWY, THEN 950 FEET EAST ALONG  
A PRIVATE DRIVE TO BENCHMARK ON THE RIGHT. (SHOWN HEREON)  
ELEVATION = 34.55 FEET (2001 ADJ.)

TEMPORARY BENCHMARK "B":  
CUT BOX ON WEST SIDE OF PRIVATE DRIVE, +/- 700 FEET NORTH FROM THE INTERSECTION  
OF GELLHORN DRIVE AND NORTH LOOP FWY, THEN 1,350 FEET EAST ALONG A PRIVATE  
DRIVE, THEN 490 FEET NORTH OF BENCHMARK ON THE LEFT. (SHOWN HEREON)  
ELEVATION = 34.33 FEET (2001 ADJ.)



#### KEYED NOTES

- 1 PROPOSED 6" MONOLITHIC CONCRETE CURB (SEE DETAIL, SHEET C6.0)
- 2 TIE PROPOSED CURB INTO EXISTING CURB
- 3 4" PAINTED WHITE STRIPING @ 2' O.C. @ 45°
- 4 90° WHITE PARKING LOT STRIPING
- 5 HANDICAP ACCESSIBLE PARKING STALL STRIPING
- 6 LANDSCAPED AREA (REF. LANDSCAPE PLANS)
- 7 CONSTRUCT CURB RAMP (SEE DETAIL, SHEET C6.0)
- 8 HANDICAP PARKING SYMBOL W/ SIGNAGE (SEE DETAIL, SHEET C6.0)
- 9 WHEEL STOP (SEE DETAIL, SHEET C6.0)
- 10 CONCRETE SIDEWALK (WIDTH PER PLANS)

PROPOSED MEDIUM DUTY CONCRETE PAVEMENT WITH  
STABILIZED SUBGRADE (SEE NOTE 2 BELOW)

CONCRETE TO CONCRETE PAVEMENT CONNECTION  
(INCLUDING 2' SAWCUT, EXISTING PAVEMENT REMOVAL,  
EXISTING CURB REMOVAL, DOWEL INTO EXISTING  
PAVEMENT, CONCRETE PAVEMENT HEADER AND SEALED  
JOINTS)

#### LEGEND

FL	PROPOSED FIRE LANE (RED STRIPING)
FL	
	PROPOSED BUILDING PERIMETER SIDEWALK
	PROPOSED CURB RAMP
	EX. MANHOLE
	EX. STORM SEWER
WL	EX. WATER LINE
SS	EX. SANITARY SEWER LINE
OH	EX. OVERHEAD POWER LINE
GAS	EX. UNDERGROUND GAS LINE
100	EX. MAJOR CONTOUR
99	EX. MINOR CONTOUR

#### GENERAL NOTES

1. PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. RADII ARE 3' UNLESS OTHERWISE NOTED.
3. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.

#### GENERAL NOTES

1. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
2. PAVEMENT AND SUBGRADE THICKNESS INCLUDED ON THIS SHEET FOR REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT PREPARED BY LONE STAR GEOTECHNICAL & TESTING LABORATORY, INC., DATED NOVEMBER 3, 2021 (PROJECT # 2109-043).
3. REFER TO IRRIGATION PLAN FOR EXACT LOCATION OF IRRIGATION SLEEVES.
4. MAXIMUM CONTROL JOINT SPACING TO BE 15-FT AND EXPANSION JOINT SPACING TO BE 60-FT.
5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND ALL STEEL TO BE GRADE 60, UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT.
6. PAVING CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.

#### FIRE LANE MARKING NOTES

CURBS LOCATED ON EITHER SIDE OF A FIRE LANE SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. WHERE A FIRE LANE PASSES BETWEEN HEAD-IN PARKING SPACES, THE RED STRIPE SHOULD BE PLACED ALONG THE REAR OF THESE SPACES CLEARLY DEFINING THE FIRE LANE. PAINTED CURBS AND FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE-TOW AWAY ZONE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING (50) FEET

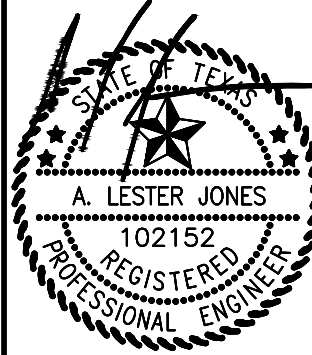
CALL BEFORE YOU DIG  
TEXAS ONE CALL PARTICIPANTS REQUEST  
72 HOURS NOTICE BEFORE YOU DIG, DRILL  
OR BLAST - STOP CALL  
TEXAS ONE CALL SYSTEM  
1-800-344-8377  
IN HOUSTON  
(713)-223-4567

INDUSTRIAL VALCO  
BUILDING EXPANSION  
635 GELLHORN DRIVE  
CITY OF HOUSTON, TEXAS 77029

DIMENSION CONTROL &  
PAVING PLAN

AL PROJECT NO.  
022-21-CV-422  
DATE: FEB 2022  
SCALE: 1"=X'  
DRAWN BY: MC  
CHECKED BY: DD

03 FEBRUARY 2022



ALJLindsey  
Civil Engineer  
No. 102152  
Houston, TX 77060  
281.301.5655  
FRN F-11526

REVISIONS

DATE

SHEET  
C2.0



Application Number: 2022-1354  
Plat Name: Industrial Valco Development  
Applicant: Windrose  
Date Submitted: 05/30/2022

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 take access from an access easement instead of a public street.

**Chapter 42 Section: 42-190**

**Chapter 42 Reference:**

(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: Type of Reserve = Unrestricted; Type of Street or Shared Driveway = Public Street

### Statement of Facts

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

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

The proposed plat consists of 5.5556 acres located east of Gellhorn Drive, northwest of the intersection of North Loop East Freeway (610) and East Freeway (I-10). The applicant, Industrial Valco, a supplier of pipe fittings, desires to plat the property to expand their facilities. Unusual physical characteristics affect the subject property and make the dedication of additional public streets to meet access requirements infeasible and contrary to the public's interests. The subject parcel is part of a large complex consisting of industrial facilities for energy, shipping, medical supplies, etc. It has no direct frontage on Gellhorn Drive, although it has driveway access and an address on this public right of way. This subject parcel, and the adjacent industrial facilities, is accessed by a nonexclusive easement for ingress and egress (H.C.C.F. No. N283731) across a parcel of land owned by Inteplast Group. This parcel of land, although the bulk of it is to the east of the subject tract, flags out onto Gellhorn Drive, cutting the property off from the ROW. To the west is a tract controlled by Stewart & Stevenson; the parcel to the north is owned by Cargoways Gellhorn. Further to the south is a tract maintained by CenterPoint for energy transmission.

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

The built-out environment that surrounds the site and the nature of the proposed facility create the justification for the proposed variance. Extending a new street from Gellhorn Drive simply to meet access requirements is not feasible due to the landlocked location of the subject parcel. Applicant



does not control the required acreage to provide frontage that could connect to Gellhorn Drive, either by dedicating a road south of the property or dedicating part of the property as ROW.

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

The subject tract is one instance where connection to an unrestricted reserve being provided solely by an access easement is not a concern. The Industrial Valco building expansion will not generate a large amount of daily vehicular traffic and preventing unnecessary passthrough traffic is safer for the public. The existing driveway system and easement allow access to Gellhorn Drive for both the Industrial Valco tract and the Inteplast site, and it connects on from this ROW to the North Loop East Freeway and East Freeway frontage. There is more than adequate ingress and egress to meet the intent of the City's Subdivision Regulations for the foreseeable future. Further, the more limited driveway access allows the applicant and surrounding owners to more easily secure the site.

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

The existing private streets that provide vehicular and emergency vehicle access to the Inteplast facilities will adequately serve the Industrial Valco facility as well. Limiting the general public's access to the applicant's facility and the surrounding industrial sites is in the public's best interests. The proposed building expansion and the existing industrial sites do not require a dense street grid to maintain orderly and safe traffic flow. If a public ROW were provided through this industrial site, public through traffic would adapt to this increased capacity, inducing the demand for even further expansion down the road, destroying the intended use of the property.

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

Unusual physical characteristics caused by the existing built-out environment are the basis for the property variance. The proposed expansion is a highly compatible use for the property given the proximity to the intersection of two major Houston highways and homogenous industrial development of the area. Because of lack of ownership of the tracts that completely surround the parcel, it is not feasible for the applicant to extend a public street from Gellhorn Drive into the site. Granting the requested variance would enable the applicant to realize the reasonable use of their land and not impede the purposed of this chapter.





# 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)

June 16, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** Industrial Valco Development

**REFERENCE NUMBER:** 2022-1354



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located west of US 90, north of I-10 and southeast of Gellhorn Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow an unrestricted reserve to be accessible by easement rather than direct frontage on a public 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, June 23, 2022, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

**For additional information regarding this project, please call Steven Henderson with Windrose at 713-458-2281.** You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

#### **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.

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

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

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

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

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

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

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

#### **PROPERTY OWNERSHIP INFORMATION**

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



# Houston Planning Commission

## ITEM: 159

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Alabama Court Tract (DEF 2)

Applicant: Meta Planning + Design LLC



**D – Variances**

**Site Location**

# Houston Planning Commission

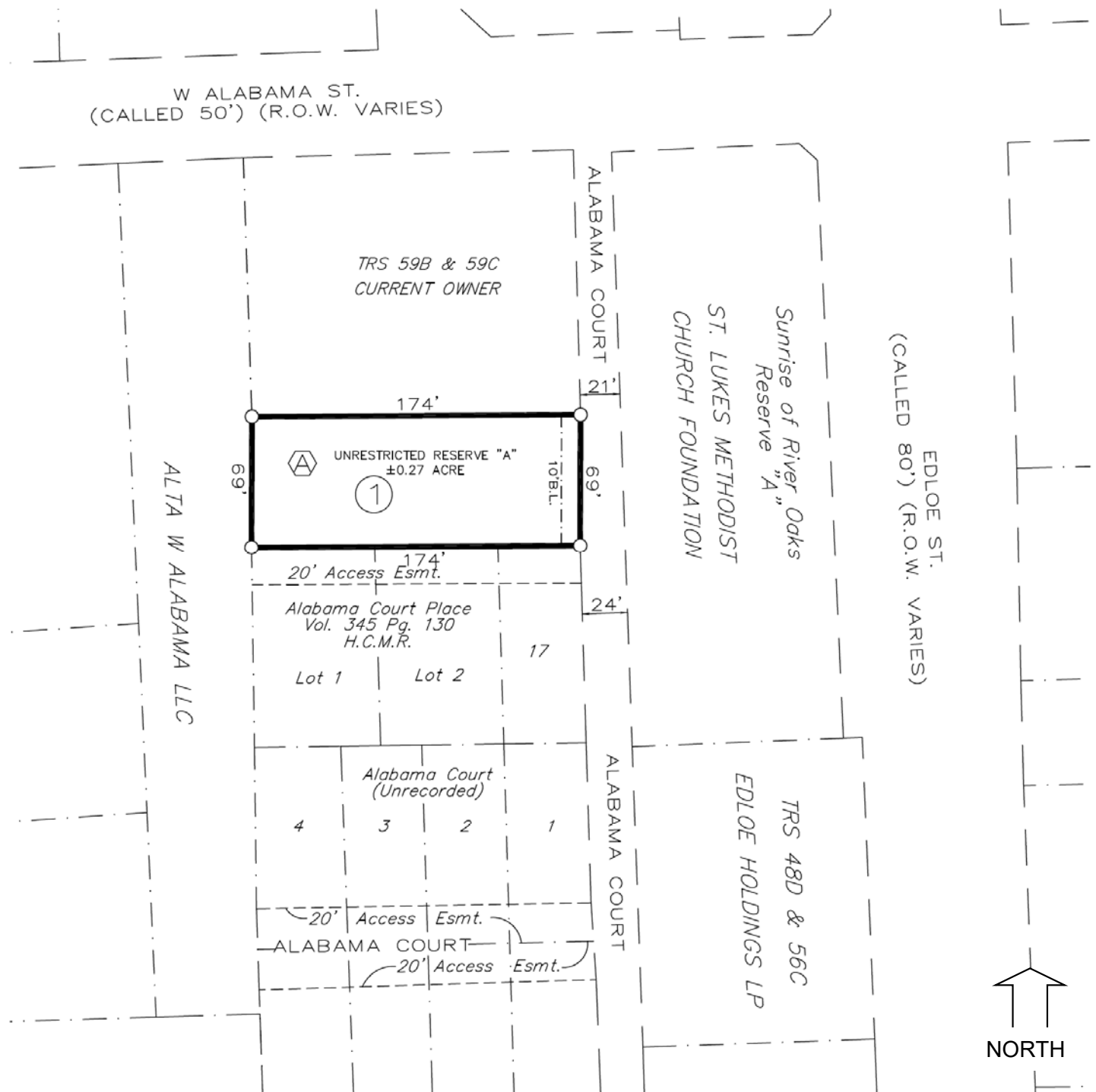
## ITEM: 159

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Alabama Court Tract (DEF 2)

Applicant: Meta Planning + Design LLC



D – Variances

Subdivision

# Houston Planning Commission

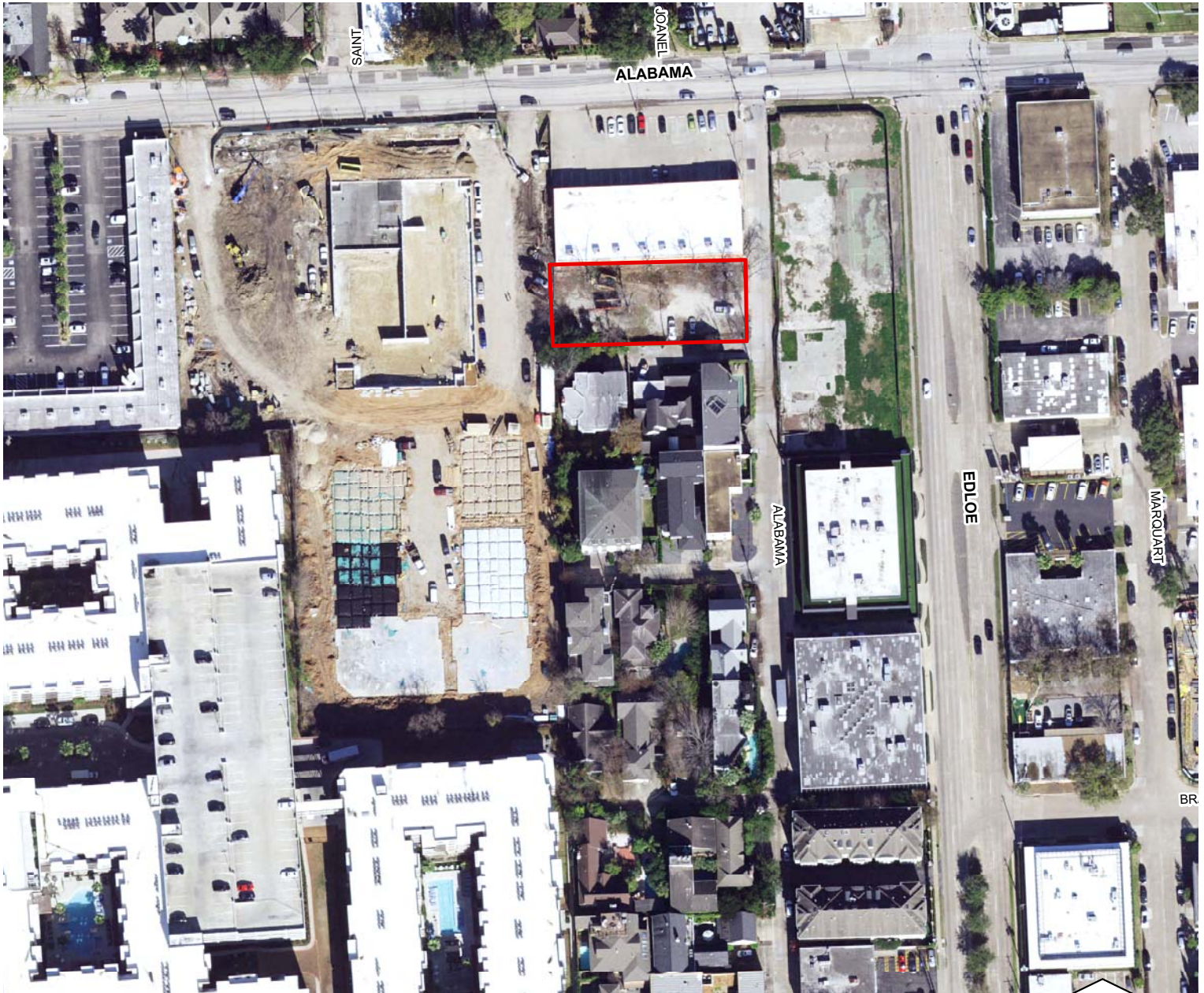
## ITEM: 159

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Alabama Court Tract (DEF 2)

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.
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- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **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

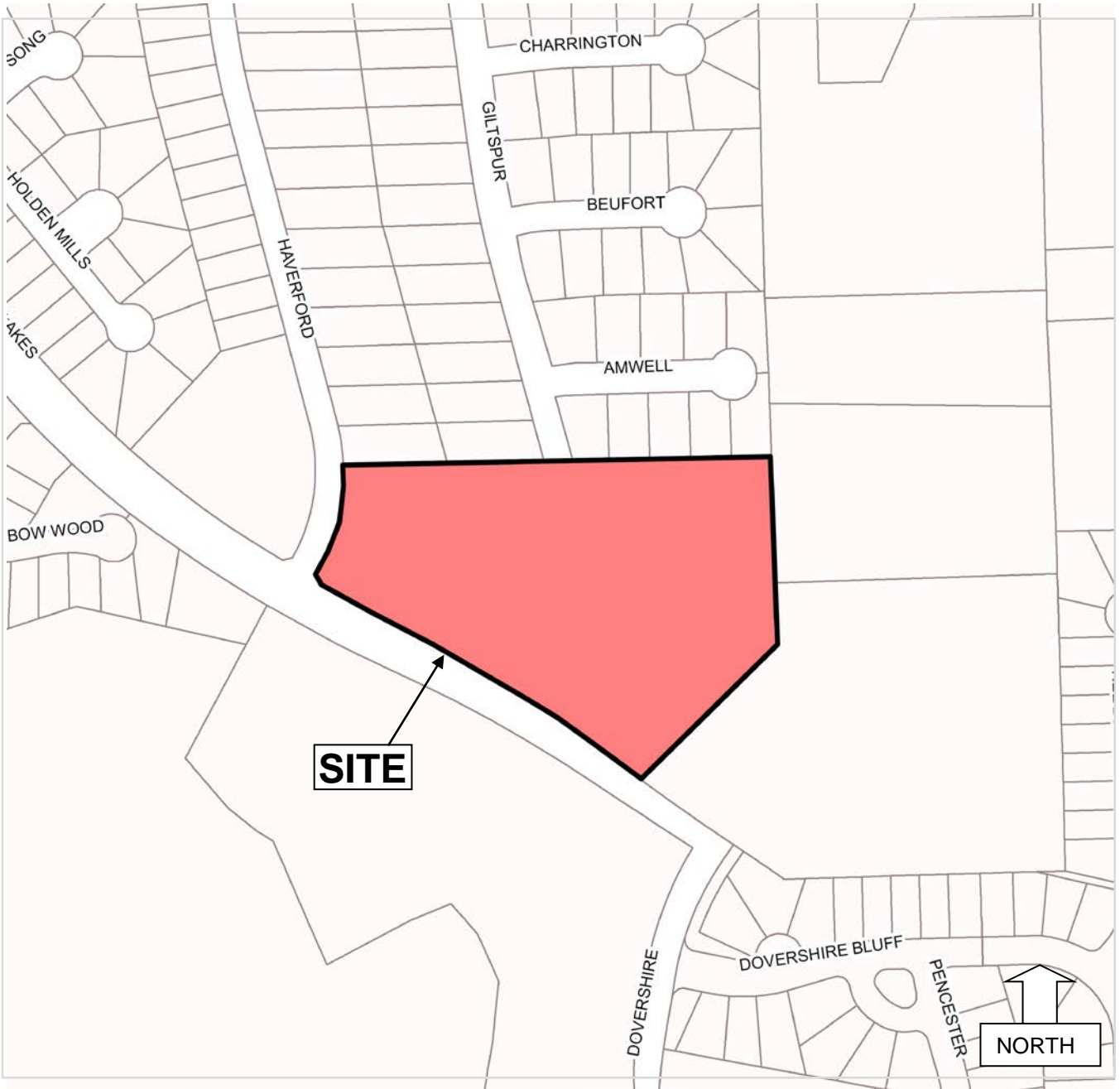
ITEM: 160

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Auburn Lakes

Applicant: Core



D – Variances

Site Location

Subdivision Name: Auburn Lakes
Applicant: Core





# Houston Planning Commission

ITEM: 160

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Auburn Lakes

Applicant: Core



D – Variances

Aerial



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**APPLICANT'S  
Variance Request Form**

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**Application Number:** 2022-1201

**Plat Name:** Auburn Lakes

**Applicant:** Core

**Date Submitted:** 05/13/2022

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

---

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

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

To not extend nor terminate Giltspur way (Local Street) with a cul-de-sac.

**Chapter 42 Section:** 42-135

**Chapter 42 Reference:**

(42-135) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted

**Statement of Facts**

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

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

Creating a north/south street connecting Giltspur Way to Auburn Lakes drive would increase traffic flow affecting the public health, safety or welfare of Northampton Section 4 subdivision. Extending Giltspur Way will also add a public intersection that is no more than 600 feet from an existing intersection. Strict application of the requirement would create an impractical development because breaking up the tract would significantly reduce the utility of the site as a private subdivision. Strict application of this chapter is not possible due to the existence of unusual physical characteristics, which affect the property, namely the existing development surrounding the Northern and Eastern boundaries. The granting of the variance would not be injurious to the public health, safety or welfare of the community.

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

The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property. North adjoining property created a stub street for a future north/south connector street that will add traffic to a low density residential development.

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

The intent of the chapter is to provide reasonable connections to adjacent properties in order to

ensure adequate traffic circulation within the general area. Any additional streets extending north from the subject tract would have to go through existing residential lots creating compatibility issues.

**(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.

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

The circumstances supporting the granting of the variance are based on the existing development surrounding the tract.



# Houston Planning Commission

ITEM: 161

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Beistegui Villas

Applicant: The Interfield Group

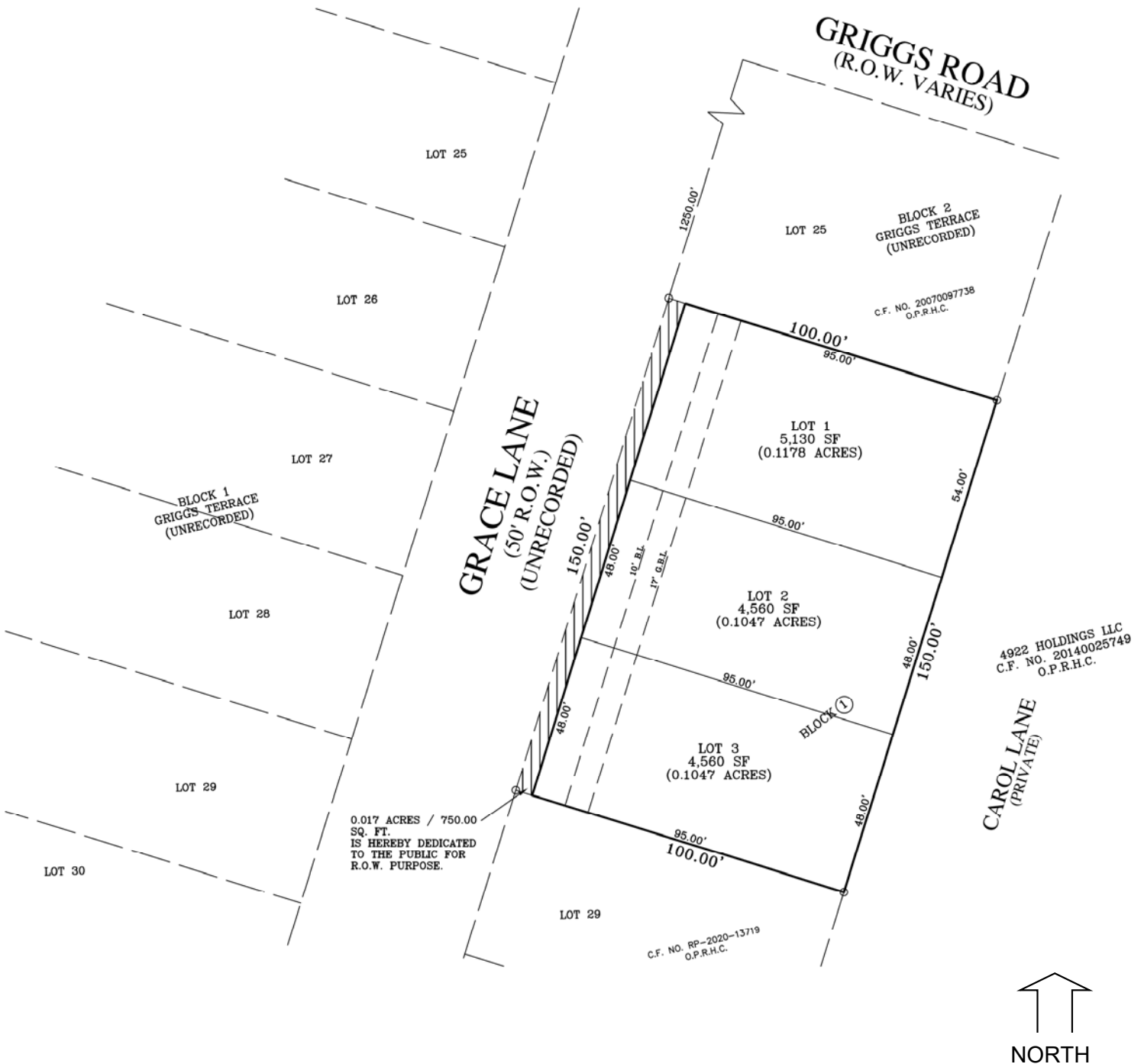


D – Variances

Site Location

Subdivision Name: Beistegui Villas

Applicant: The Interfield Group





# Houston Planning Commission

ITEM: 161

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Beistegui Villas

Applicant: The Interfield Group

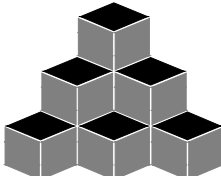


D – Variances

Aerial





	<div></div> <div><p>The</p><p><b>INTERFIELD GROUP</b></p><p>engineering   architecture</p><p>401 STUDEWOOD, SUITE 300    TEL. (713) 780-0909 HOUSTON, TEXAS 77007    TX. REG. NO. F-5611 WWW.INTERFIELD.NET</p></div>	TITLE <b>BEISTEGUI VILLAS</b>			
		PROJECT <b>6029 GRACE LANE</b>			
		DATE: 03.16.22	PROJ #: 21130.00	SHEET NO. <b>SK1</b> OF 1	
		DRAWN BY: TO	CHECKED BY: MLV		
		SCALE: NTS			

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

CONSULTANTS:

CIVIL:

STRUCTURAL:

MEP:

"DUPLEX"  
6029 GRACE LN.  
HOUSTON TX. 77021

ISSUED FOR:

REVISIONS:

SHEET TITLE:

ELEVATIONS

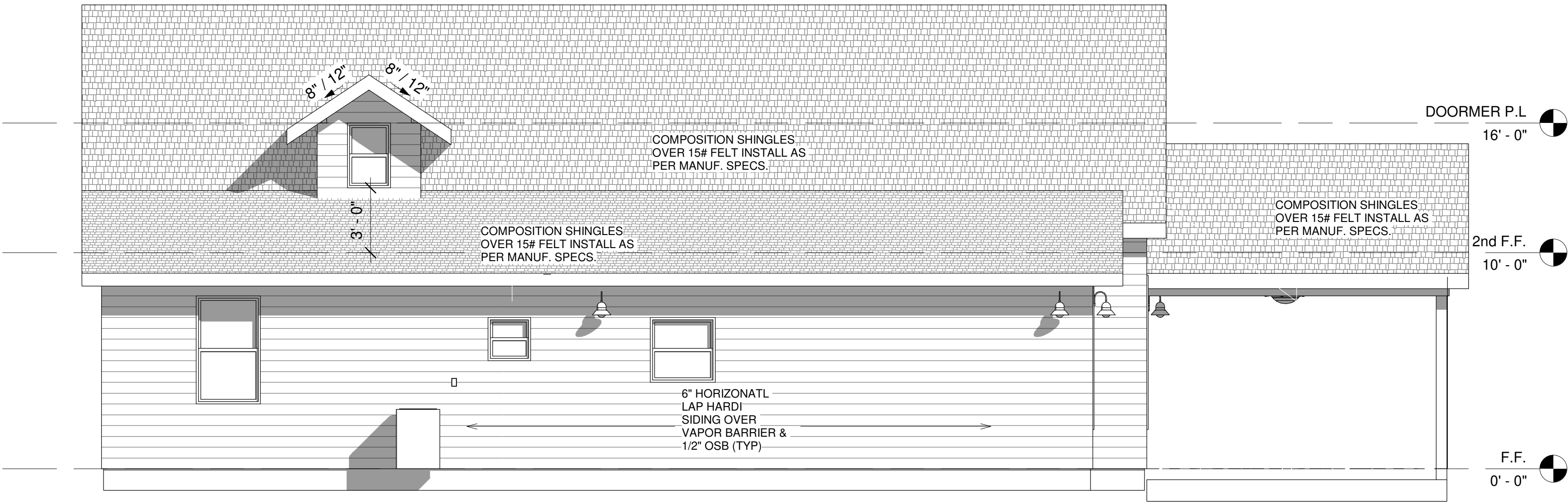
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DATE: 12/21/20

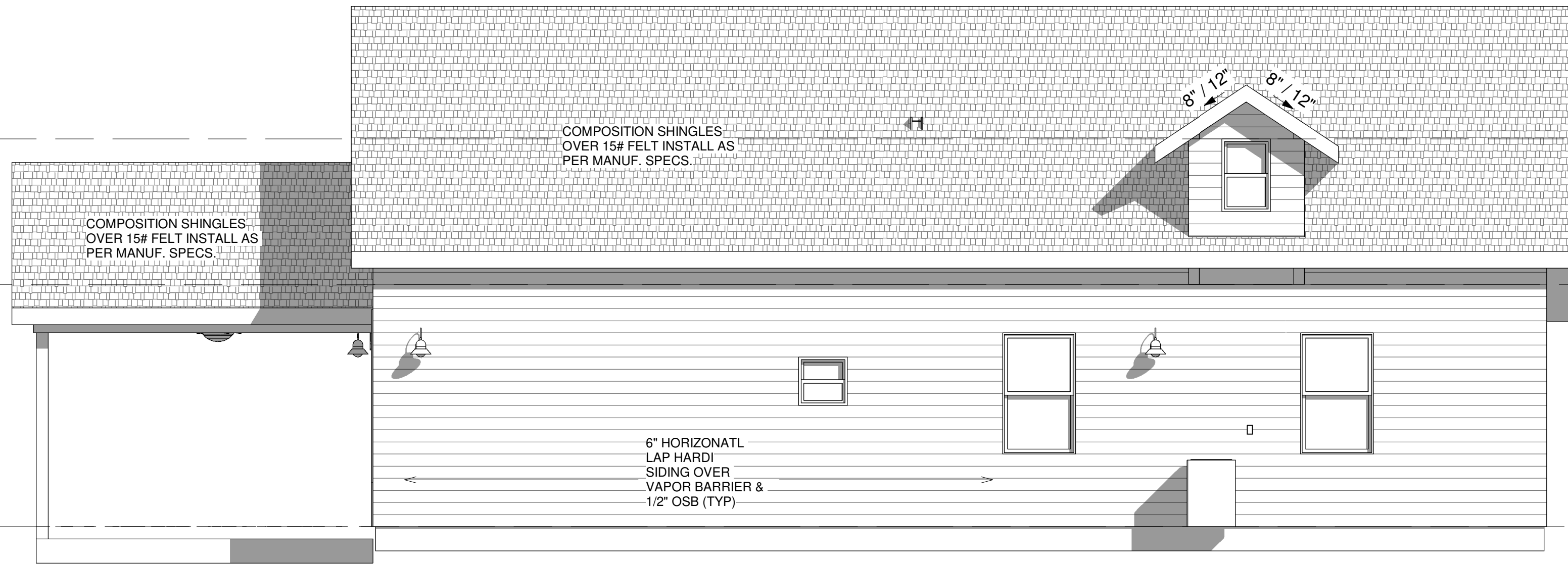
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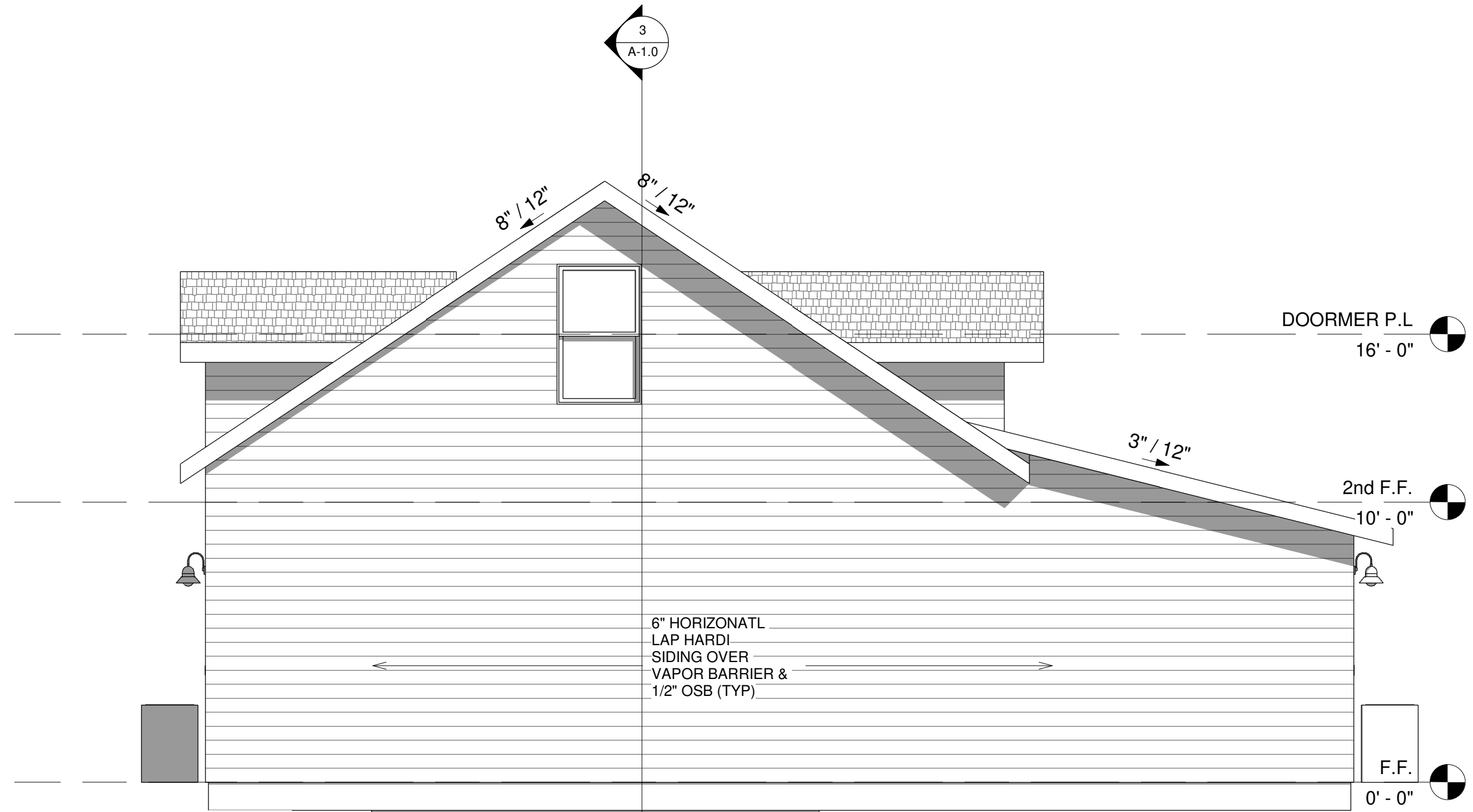
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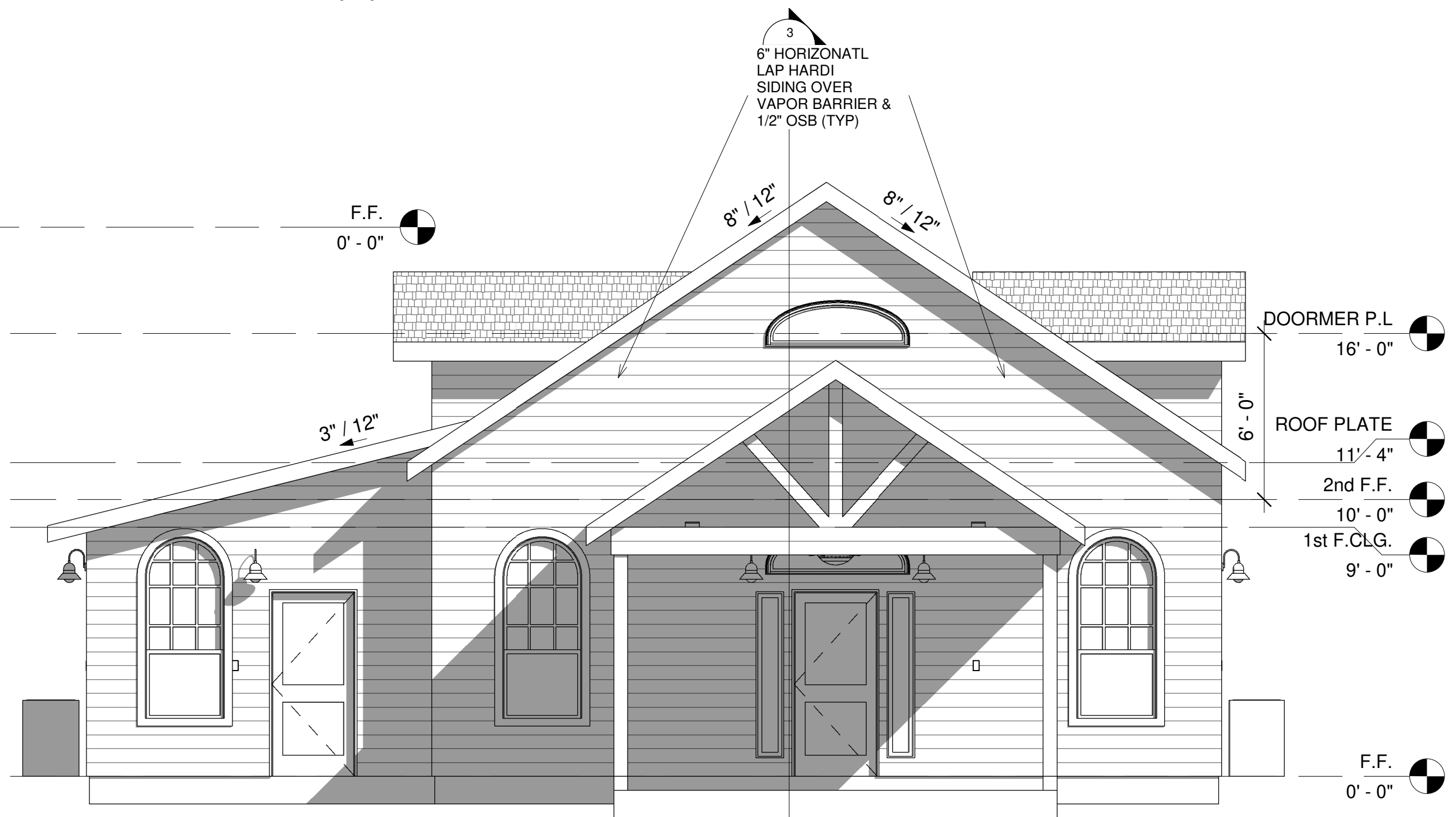
4 LEFT ELEVATION  
1/4" = 1'-0"



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



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



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

NOTE: ALTERATION, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED BY ANYONE OTHER THAN DIAZ GROUP



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2022-1397

**Plat Name:** Beistegui Villas

**Applicant:** The Interfield Group

**Date Submitted:** 05/31/2022

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

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

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

Specific variance is being sought and extent of condition is to not provide a public street through subject property

**Chapter 42 Section: 121**

**Chapter 42 Reference:**

Sec. 42-121. Dedication of Right of Ways (a) The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law.

### 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 Beistegui Villas is located west of Schroeder Road, north of Perry Street, east of Wayland Street and south of Griggs Road. Please note the following: (a) To our knowledge, City of Houston mobility plan does not have a planned public street through subject property. (b) Property currently consists of three (3) lots. Beistegui Villas is not increasing lots. The only purpose of this plat is to slightly shift one (1) interior lot line. An amending plat could not be submitted due to original three (3) lots being out of an unrecorded subdivision. (c) As mentioned above, Beistegui Villas is not increasing lots; therefore, will not increase vehicular traffic. (d) Houston ISD tract along Perry Street is also out of an unrecorded subdivision. At the time a plat is submitted for this tract, extending Grace Lane to Perry Street will likely be required. (e) The requirement for a public street would deny owner of 0.1147 acres (5000 SF). We appreciate your efforts and consideration of this request.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will construct a 5-foot sidewalk along its frontage, along on Grace Lane b. Yards between right-of-way line and homes will be landscaped, and will preserve and enhance the general character of block face..

**(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. Property does not impede traffic; nor will in any way compromise public health or safety. On the contrary, there would be less of a concern that residents would be more accessible to crime and non-residential traffic.

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

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





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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

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

June 16, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** Beistegui Villas

**REFERENCE NUMBER:** 2022-1397

**VAR**

Dear Property Owner:

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

The Interfiled Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed intersection spacing along Grace Lane. 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, June 23<sup>rd</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 Mary Villareal with The Interfield Group at 713-780-0909 Ext 312. 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: 162

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Elgin Villas

Applicant: Total Surveyors, Inc.



D – Variances

Site Location

## Subdivision



# Houston Planning Commission

ITEM: 162

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Elgin Villas

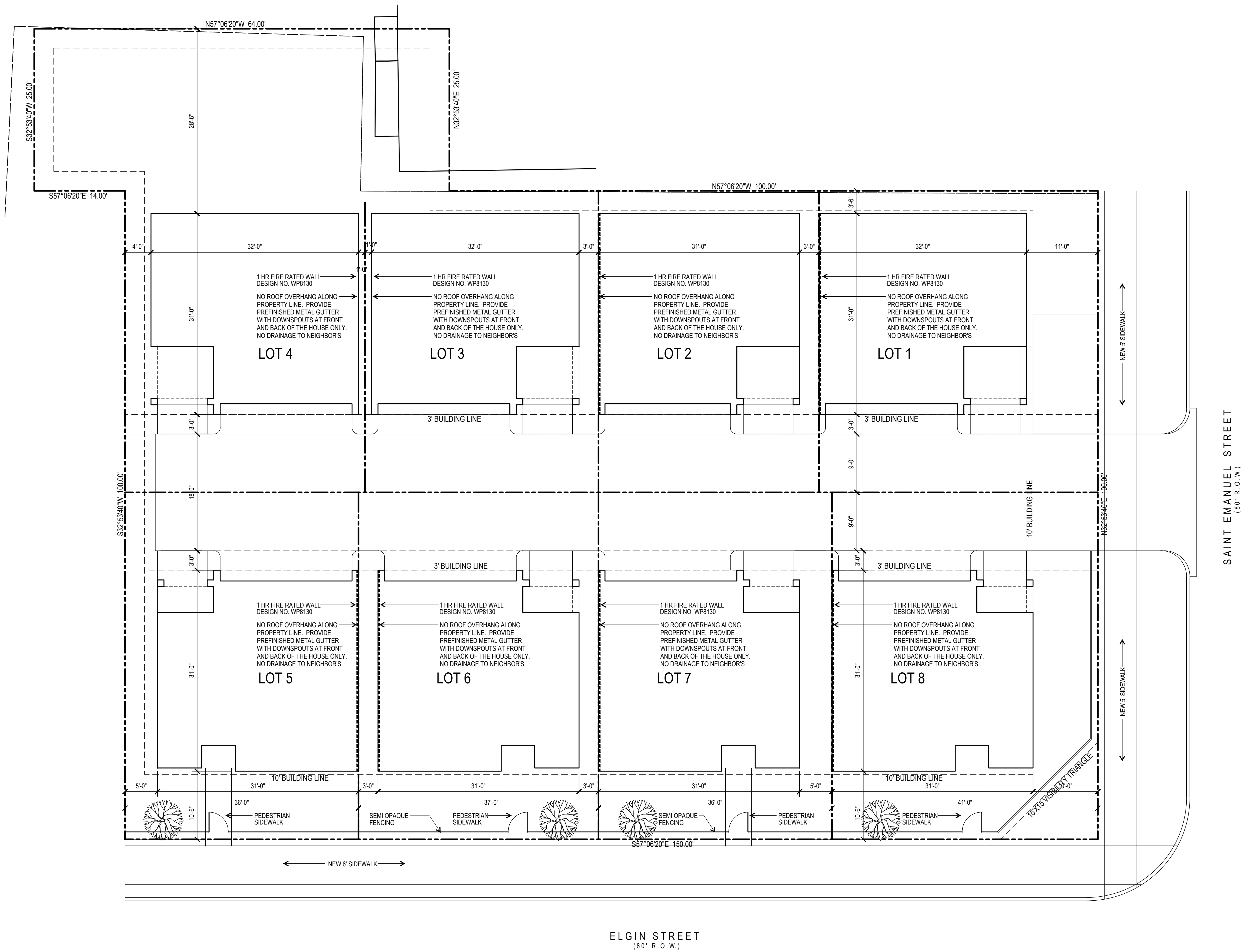
Applicant: Total Surveyors, Inc.



D – Variances

Aerial



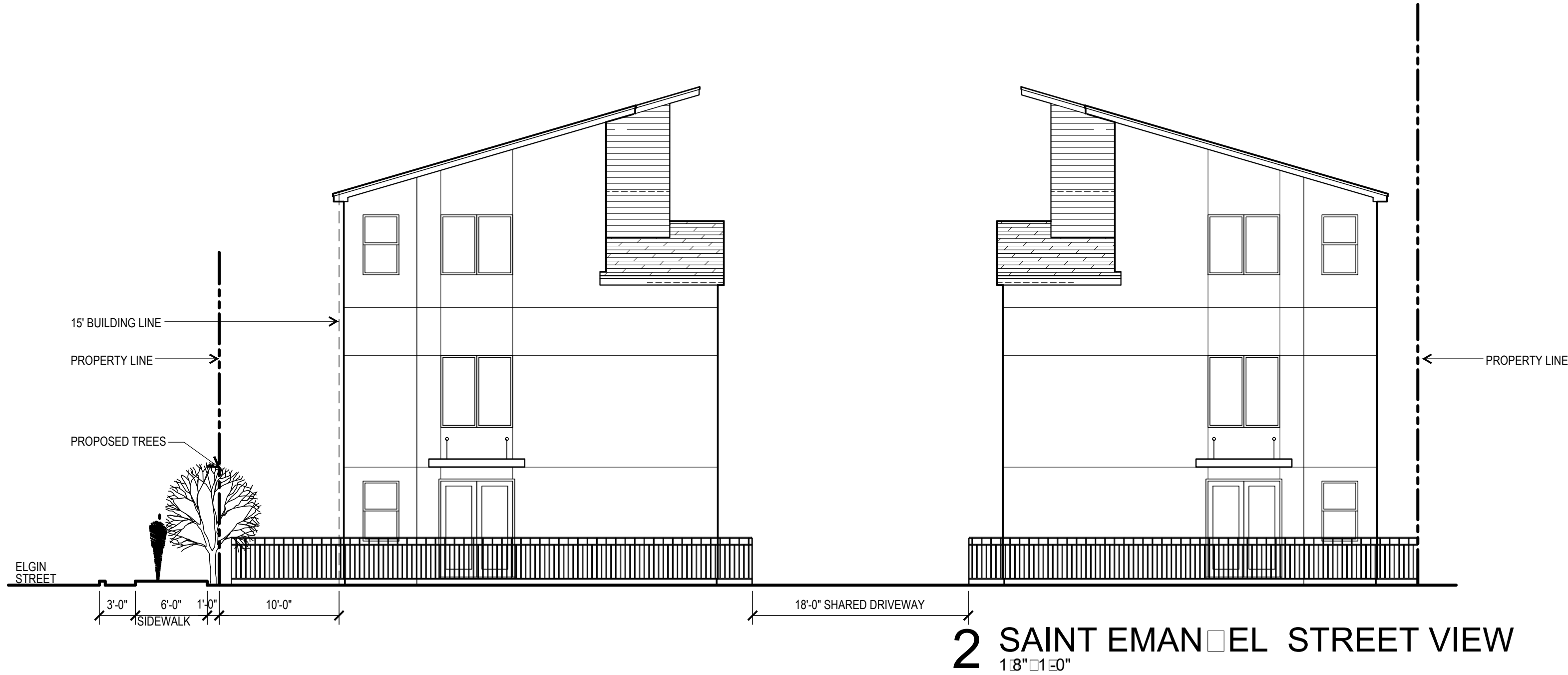


**METRO LIVING**

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281.685.9561 Phone  
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office@metrolivingstudio.com  
metrolivingstudio.com

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---

**Application Number:** 2022-1258

**Plat Name:** Elgin Villas

**Applicant:** Total Surveyors, Inc.

**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.

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

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

To allow 10' building line, instead of the required 25' building line.

**Chapter 42 Section:** 42-152

**Chapter 42 Reference:**

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

### Statement of Facts

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

This tract of land is located along the south side of Elgin Street, between Hutchins Street and St. Emanuel Street, in the City of Houston, just one block west of the Emancipation Ave. Walkable Places Pilot Area. This project would incorporate the Walkable Places Standards to extend the enhanced pedestrian realm and improve the walkability for the south side of Elgin. By granting the 10' building line, there would be approximately 19.3' from the back of curb to the face of the proposed residence. This 19.3' would allow a minimum 4' pedestrian safety buffer combined with a minimum 6' unobstructed concrete sidewalk. A minimum 3" caliper street tree will be used and planted along the pedestrian realm of both Elgin and St. Emanuel Street. A 36" – 42" high iron fence with pedestrian gates will be installed along both Elgin Street and St. Emanuel Street. All 4 of the houses that have frontage on Elgin Street will have front door access to Elgin and will take all vehicular access from a shared driveway from St. Emanuel Street. There will be no vehicular crossings, leaving the pedestrian realm intact for added safety and walkability. Being 1 block west of the Emancipation Ave. Walkable Places Pilot Area, we feel a single family project incorporating the Walkable Places Standards, will have a positive effect on the community.

**(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 Walkable Places Program is a relatively new program to the City of Houston and having the Emancipation Park so close to this site, creates a perfect situation for this program to be used. The Emancipation Park area has many new developments, both commercial and residential and the



ability to create an enhanced pedestrian realm, benefits both the community and the future home owners.

**(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 instituting the Walkable Places Standards into the design of this project, the community will benefit and the general purpose of Chapter 42 will be preserved and maintained.

**(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 creating the enhanced pedestrian realm the safety of the public will be maintained and actually greatly improved.

**(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. Creating the pedestrian realm is beneficial to both the community and the future home owners.



# 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)

June 16, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** Elgin Villas

**REFERENCE NUMBER:** 2022-1258



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located southern intersection of Elgin Street and St Emmanuel 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 allow a 10' building line, instead of the required 25' building line, along Elgin Street, a major thoroughfare. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

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

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

Thursday, June 23, 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@houston.tx.gov](mailto:speakercomments.pc@houston.tx.gov),

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

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

**For additional information regarding this project, please call Kevin Kolb with Total Surveyors, Inc., at 281-479-8719.** You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at [planning.variances@houston.tx.gov](mailto:planning.variances@houston.tx.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

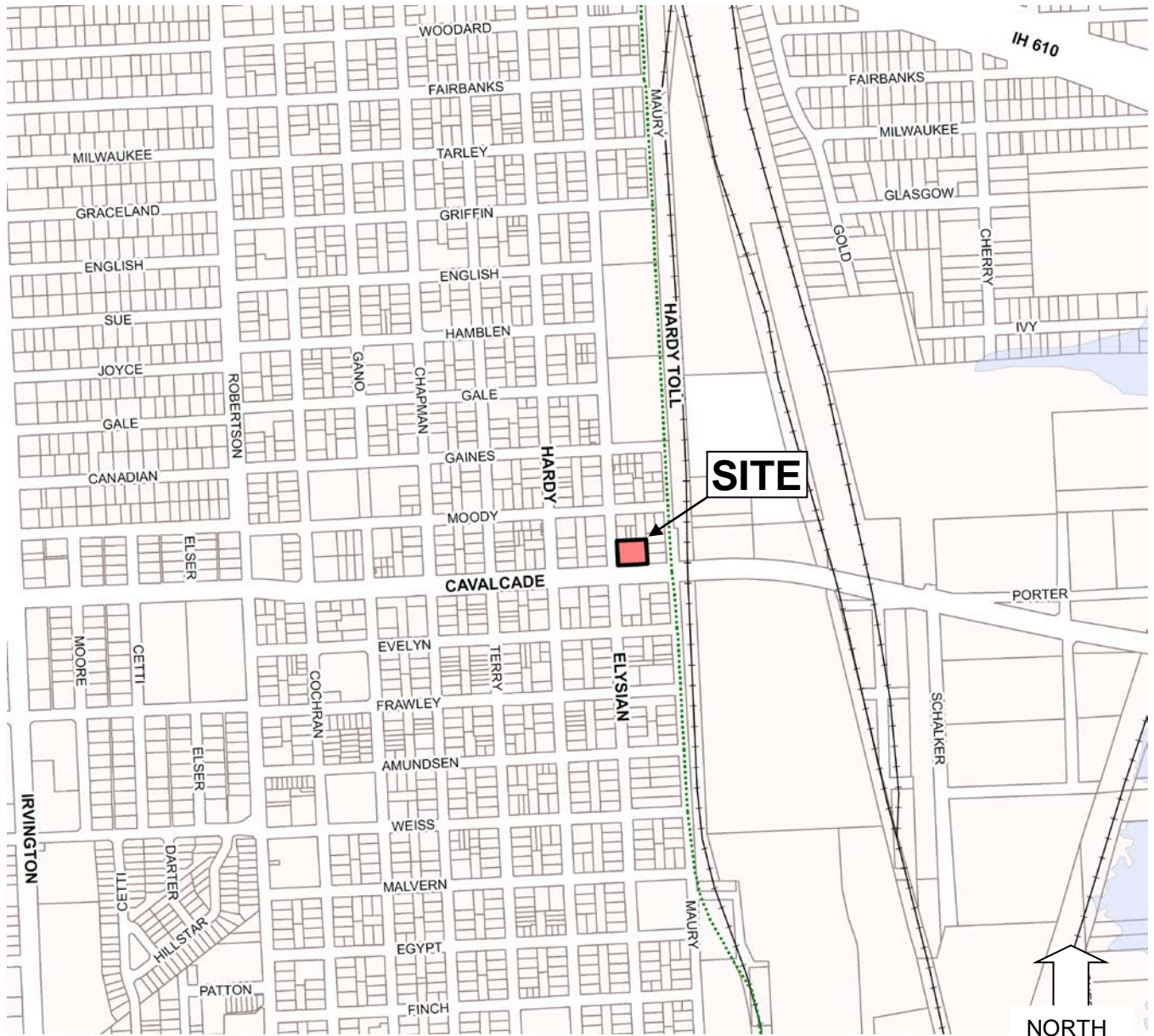
ITEM: 163

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Elysian Square

Applicant: CE Engineers & Development Consultants, Inc



D – Variances

Site Location

# Houston Planning Commission

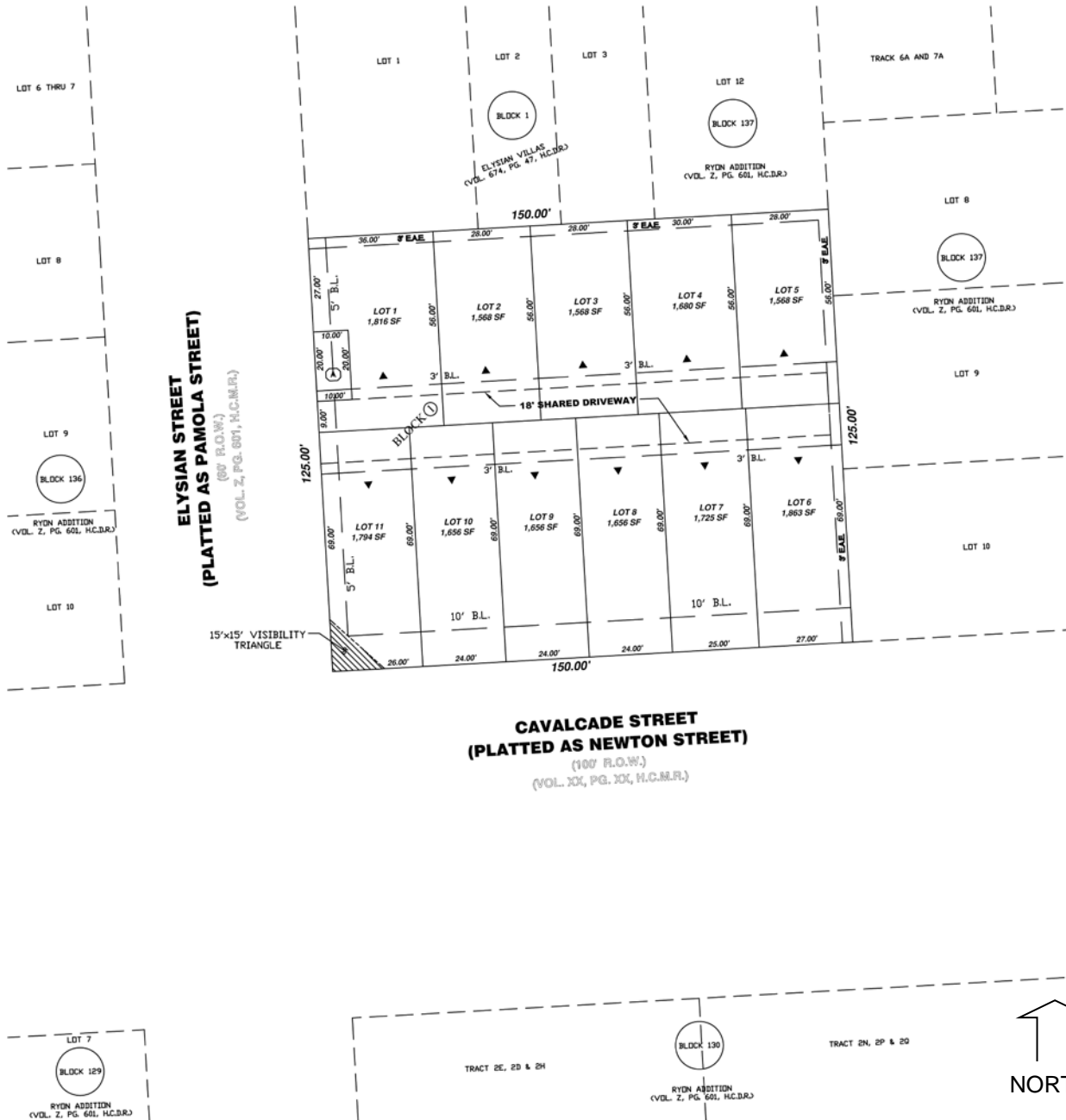
## ITEM: 163

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Elysian Square

Applicant: CE Engineers & Development Consultants, Inc





# Houston Planning Commission

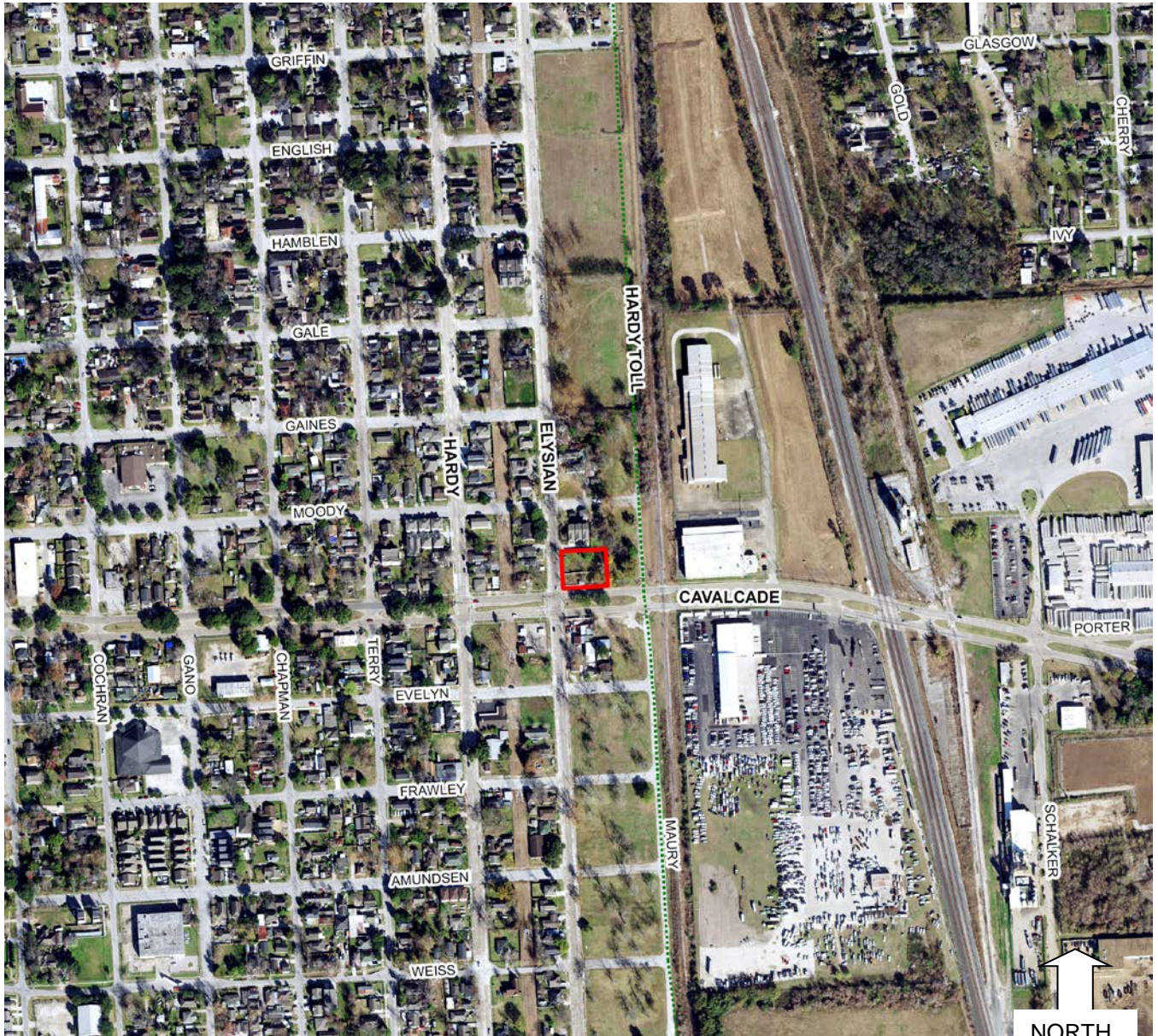
# ITEM: 163

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Elysian Square

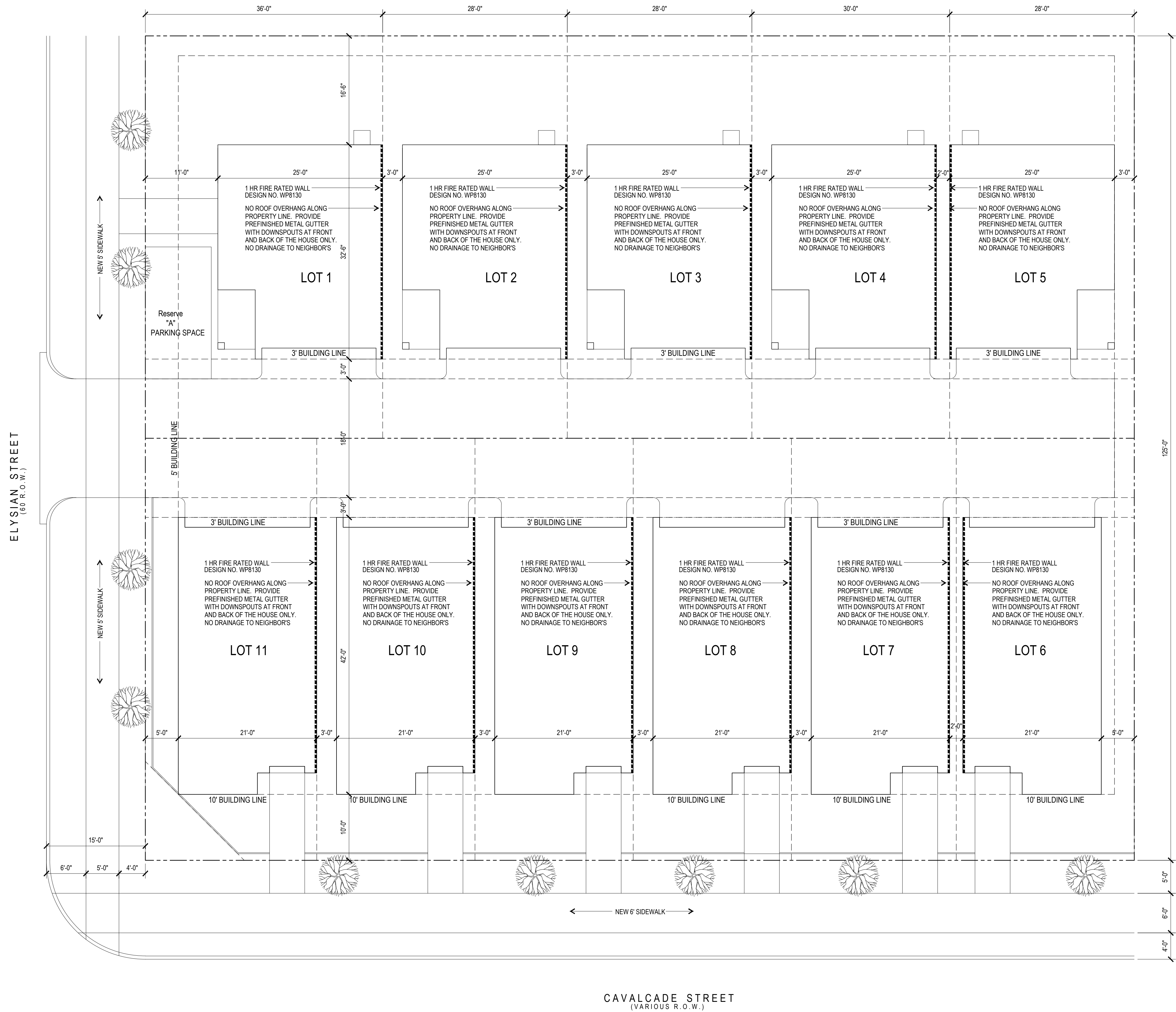
Applicant: CE Engineers & Development Consultants, Inc



D – Variances

Aerial



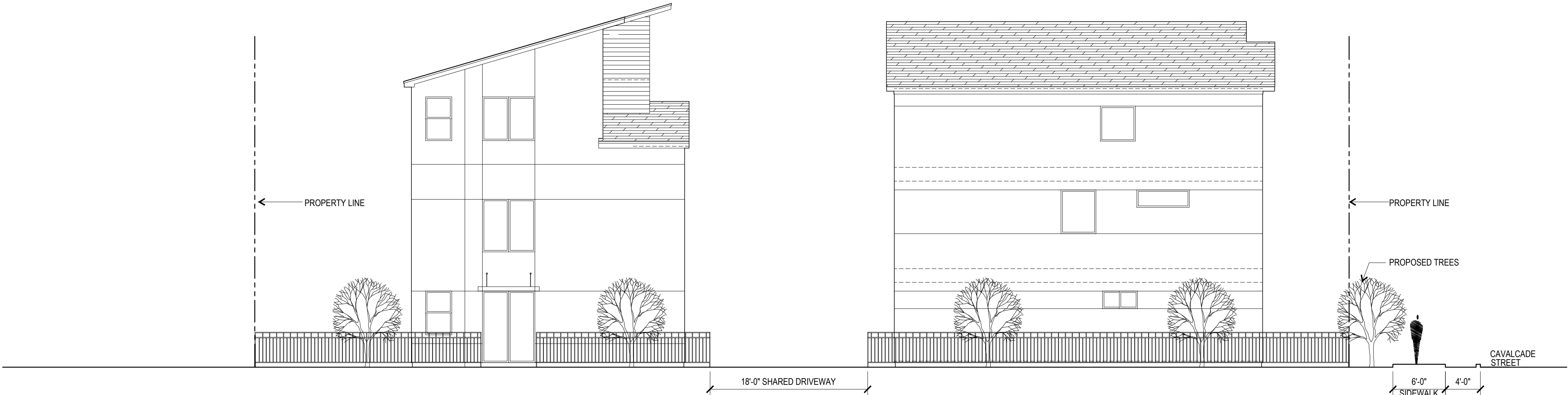


ELYSIAN SQUARE

4802 Elysian Street  
Houston, TX 77009

REV.:    DATE:    DESCRIPTION:

05.11.22    FOR REVIEW



1 ELYSIAN STREET VIEW  
1/8"=1'-0"



2 CAVALCADE STREET VIEW  
1/8"=1'-0"

METRO  
LIVING

9610 Long Point Rd, Suite 220  
Houston, Texas 77055  
281.685.9561 Phone  
832.767.6272 Fax  
Use metrolivingstudio.com  
metrolivingstudio.com

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2016. ALL RIGHTS RESERVED.  
The designers of Metro Living LLC are not, and do not represent to be, licensed architects. The designation Professional Building Designer (PBD) does not confer or imply any legal status in the State of Texas as a "registered professional". In Texas the practice of Commercial and Residential Design is a designer who is not a licensed architect is limited and permitted to perform the Architect statute Chapter 1051. The building design works depicted herein are the sole property of Metro Living LLC and may not be constructed or used without its express written permission. No permission to modify or reproduce any of these building design works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressed, conditioned on the full and timely payment of all fees otherwise due Metro Living LLC and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

SHEET TITLE:  
SITE PLAN

SHEET NO:

A1.01



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2022-1193

**Plat Name:** Elysian Square

**Applicant:** CE Engineers & Development Consultants, INC

**Date Submitted:** 05/02/2022

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:**

Sec. 42-152(a) Reduce building line from 25' to 10' on Cavalcade Street

**Chapter 42 Section: 152(a)**

**Chapter 42 Reference:**

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

### Statement of Facts

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

Yes, the current policies for a 25-foot setback would create an undue hardship because it would limit the number of units that can be developed on the subject property. Given the high purchase price of the land, limiting the number of homes to be developed will translate to higher selling prices rendering them too expensive and unaffordable in the current economic condition. I am requesting for the building setback variance to be reduced from 25 feet to 10 feet to allow for a feasible number of homes to be developed.

**(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;**

Keeping the 25 feet setback off of Cavalcade Street will significantly reduce the achievable building density of the proposed development. This will adversely affect the financial feasibility of the project and also underutilize the redevelopment potential of the land.

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

I have not created or imposed any hardship resulting in the submission for this variance application. My application is for a new project similar in density and type to some recently completed and ongoing projects within the immediate vicinity of the property.

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

The granting of our variance application will not affect the intent and general purpose of the chapter governing development in the area. There are projects in the immediate vicinity built based on the variance we are applying for (with a 10 feet setback from the Cavalcade Street instead of 25 feet setback).

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

No, the granting of this variance will not be injurious to the public health, safety or welfare. Once the development is completed this corner of the city block will have a much-improved public space with a proper sidewalk, landscaping, and



better lighting. With the homes completed and occupied, the streets along these houses will be safer which is a huge positive for the community.

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

No, economic hardship is not the sole justification of the variance. This is an infill redevelopment project of a city block long due for rejuvenation. Many similar lots have ongoing or have been redeveloped. Once completed, the homes will make the community better and safer. The value of the existing properties and the property taxes associated with them will also increase. In short, I am requesting for this setback variance in order to allow the project to build the feasible number of homes in order to sell the homes at a reasonable and affordable price point. The project will help improve the immediate community by providing safe sidewalks for pedestrians, proper lighting, and contribute to the rejuvenation of the community.



# 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)

June 16, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** Elysian Square  
**REFERENCE NUMBER:** 2022-1193



Dear Property Owner:

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

CE Engineers & Development Consultants, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to plat a 10' building line instead of the required 25' building line along Cavalcade 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, June 23, 2022, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

## **TERMINOLOGY**

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

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

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

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

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

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

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

## **PROPERTY OWNERSHIP INFORMATION**

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



# Houston Planning Commission

ITEM: 164

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Garrow Preston Community Living

Applicant: Beacon Land Services



D – Variances

Site Location

Subdivision Name: Garrow Preston Community Living

Applicant: Beacon Land Services





# Houston Planning Commission

ITEM: 164

Planning and Development Department

Meeting Date: 06/23/2022

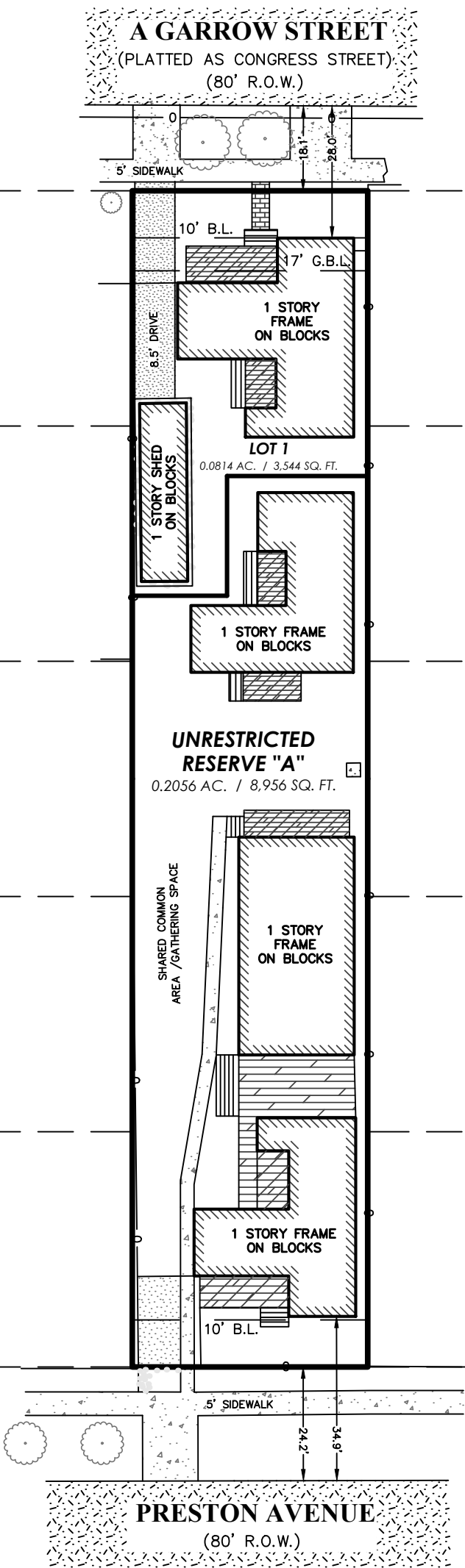
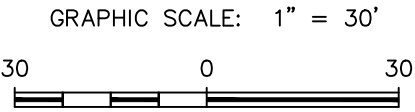
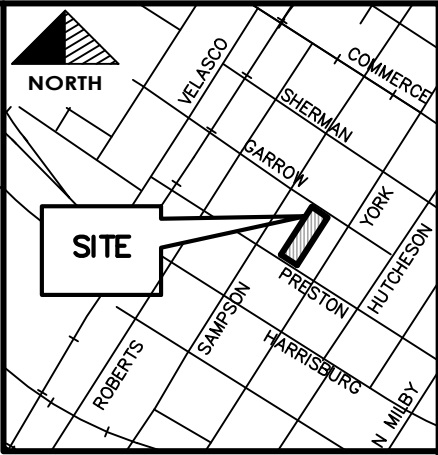
Subdivision Name: Garrow Preston Community Living

Applicant: Beacon Land Services

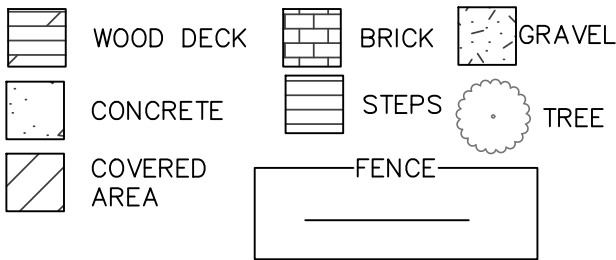


D – Variances

Aerial



**LEGEND**



**VARIANCE SITE PLAN**

**GARROW PRESTON**

**COMMUNITY LIVING**

MAY 31, 2022





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**Application Number:** 2022-1310

**Plat Name:** Garrow Preston Community Living

**Applicant:** Beacon Land Services

**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 allow an unrestricted reserve with less than 60 feet of public street frontage.

**Chapter 42 Section:** 190

**Chapter 42 Reference:**

Sec. 42-190 "Tracts for non-single-family use—Reserves", paragraph (c) states that: (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: Type of Reserve – Unrestricted Reserve Minimum Size – 5,000 sq. ft. Type of Street or Shared Driveway – public street Minimum Street or Shared Driveway Width – 60 feet Minimum Street or Shared Driveway Frontage – 60 feet

### Statement of Facts

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

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

The subject property is located in the East End District between Garrow Street and Preston Street, being 100 feet east of Sampson Street. The site currently contains a community living compound featuring five single-family residences and one commercial/retail building. The northernmost single-family home on Garrow Street is being platted to separate it from the compound. The residents share open space, allow free travel across their lots, and focus more on pedestrian/bicycle mobility as opposed to vehicular transport. The applicant is proposing to create an unrestricted reserve on Preston that will contain 3 residences. This will allow them to close on the northernmost home without the need for a flag lot or a shared driveway, which would ruin the communal feel of the area. Because the lot frontage on Preston is only 50 feet, a variance must be secured to allow the reserve to be less than the code-required 60 feet. Without the variance, the applicant and their neighbors will lose their historic homes and the communal vibe that drew them to the property in the first place.

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

The communal living situation has existed for many years and has really been a success story for the East End District. Residents of the facility walk or bike to nearby businesses and recreational facilities. They are a very diverse group of young professionals, including land developers,

architects, medical personnel, and various other employment. The residents love the ability to preserve the green space in between their homes and the ability to interface with their neighbors without fences, walls, or other impediments. Forcing the applicant to conform to the strict guidelines of the Ordinance will ruin the pedestrian-focused, communal living environment. Without the variance, the applicant will be deprived of the ability to own their home while participating in the compound that they have lived in and loved for so many years.

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

Granting the variance will allow the applicant to maintain the communal quality of life that has made the development so successful to this point. By granting the variance, the City will be preserving this unique and valuable asset to the community while its regulations catch-up to allow developments like this to exist by right.

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

The proposed development has existed on the property for many years without incident. Allowing the replat and variance to move forward will simply allow the applicant to own their own home as opposed to leasing.

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

The variance is the only way for the applicant to preserve their communal way of life while enabling fee ownership of their home and land tract. The proposed variance will not disturb the surrounding areas or negatively impact the general public in any way.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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

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

June 16, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** Garrow Preston Community Living

**REFERENCE NUMBER:** 2022-1310



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located on the northeast side of Preston Street and southwest side of Garrow Street between Sampson Street and York 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.

Beacon Land Services, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow an unrestricted reserve with less than 60 feet of frontage on a public 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, June 23, 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 Andrew Allemand with Beacon Land Services at 713-936-0280.** You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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



## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
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- **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

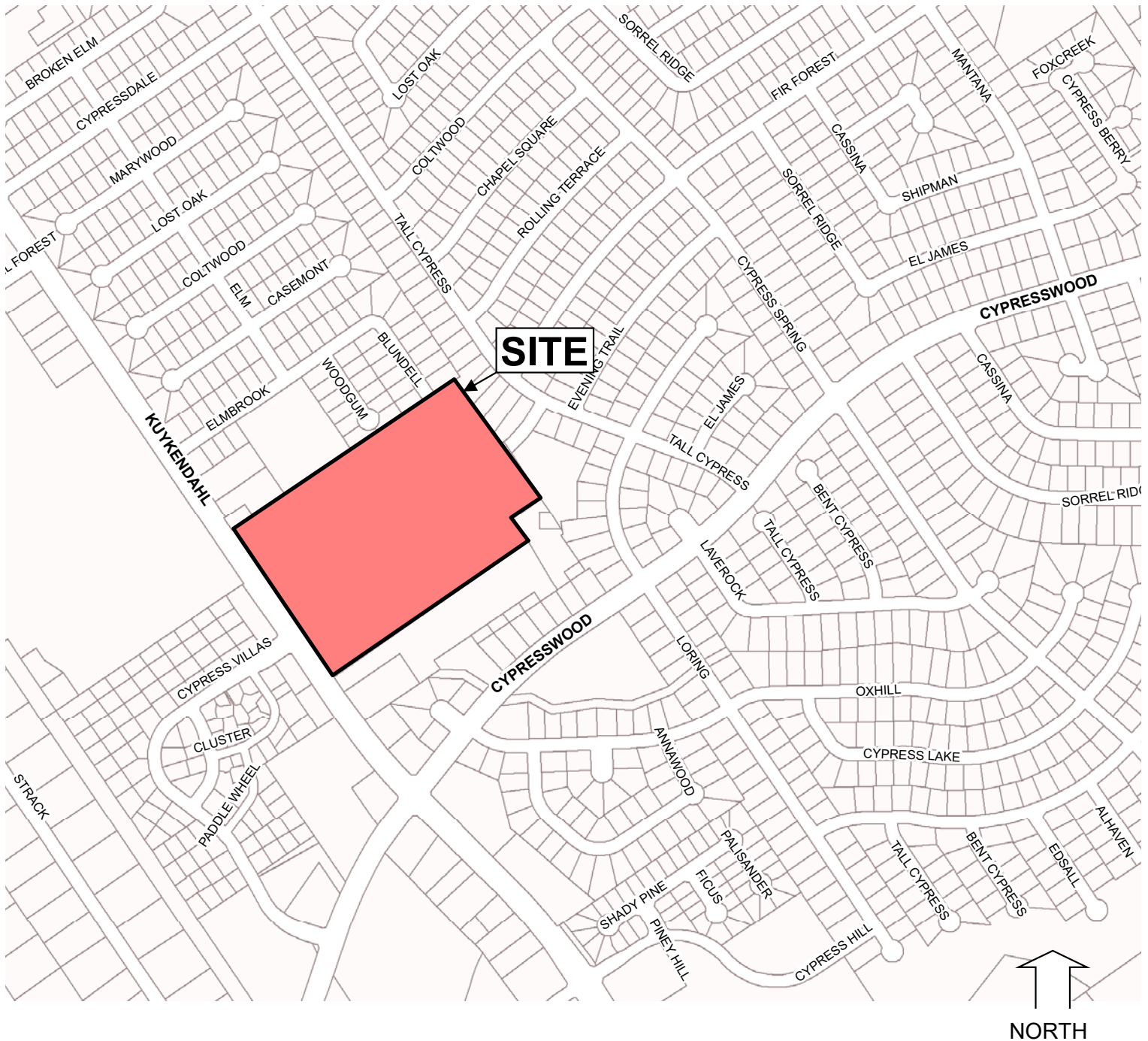
ITEM: 165

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Groves at Springwood

Applicant: Core



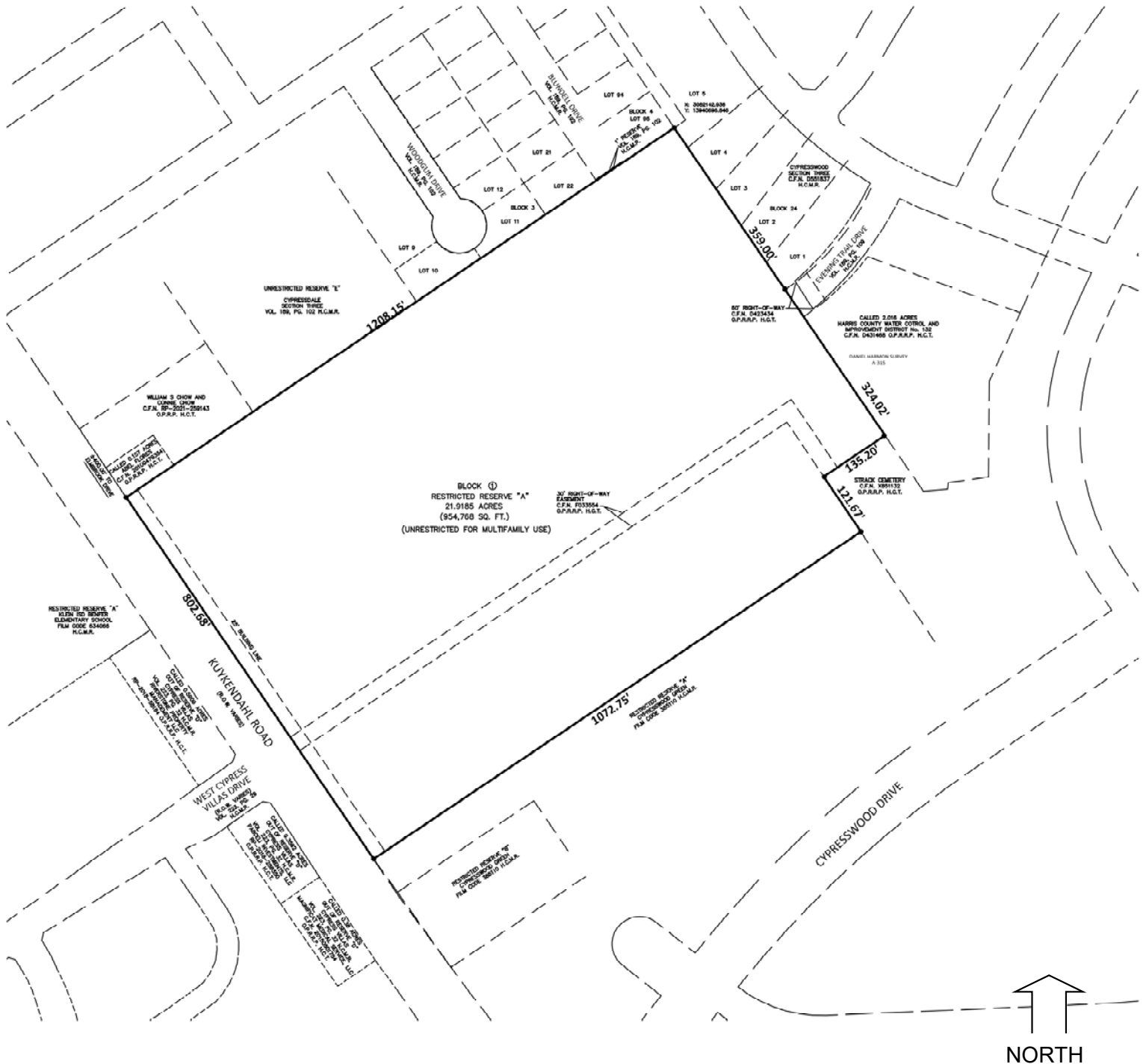
D – Variances

Site Location

**ITEM: 165**

**Meeting Date: 06/23/2022**

**Applicant: Core**



## D – Variances

## Subdivision



# Houston Planning Commission

ITEM: 165

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Groves at Springwood

Applicant: Core

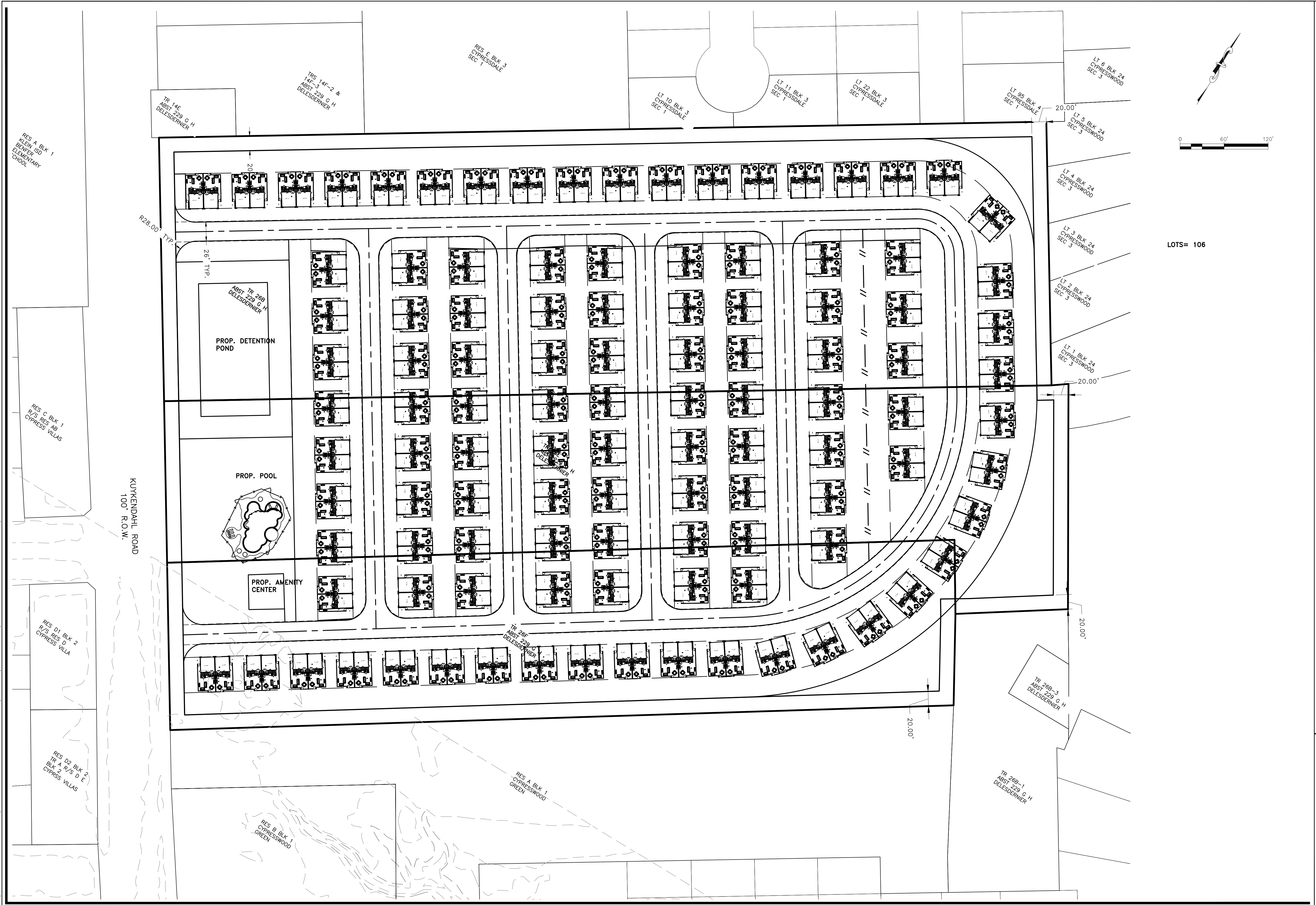


D – Variances

Aerial



S:\FEASIBILITY STUDIES MT\F00146 - KUYKENDAHL FARMS\03 CAD\DESIGN SET\22-02-01 F00146 REVISED\SITE-F00146 EXHIBIT 2.DWG Feb. 2, 2022-5:02 PM L2 USER



LOTS= 106



L SQUARED ENGINEERING  
MUNICIPAL COMMERCIAL RESIDENTIAL  
WWW.L2ENGINEERING.COM  
3307 W. DAVIS STREET #100  
CONROE, TEXAS 77384  
OFFICE 936-667-0400

# KUYKENDAHL FARMS

## PRELIMINARY SITE PLAN

DATE: 01/25/2022

DRAWING INFORMATION			
PROJECT	F00146	TDLR	*
DRAWN	MLE	CHECKED	XX
SCALE		SHEET	
1" = 60' (24x36)		01	
1" = 120' (11x17)			

THIS DOCUMENT IS RELEASED FOR  
THE PURPOSE OF INTERIM REVIEW  
UNDER THE AUTHORITY OF:

E. LEVI LOVE, PE #99340  
OR  
JONATHAN WHITE, PE #127058

FOR REVIEW PURPOSES ONLY  
NOT FOR CONSTRUCTION



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2022-1205

**Plat Name:** Groves at Springwood

**Applicant:** Core

**Date Submitted:** 05/13/2022

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

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

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

Specific variance is being sought and extent of condition is not to extend Blundell Drive (Local Street) and Evening Trail (Local Street) through the subject tract and leave as a dead end street.

**Chapter 42 Section:** 42-134

**Chapter 42 Reference:**

Chapter 42 Reference: (42-134) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted

### Statement of Facts

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

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;**

Creating an east/west street connecting to Blundell Drive and Evening Trail would increase traffic flow affecting the public health, safety or welfare of Cypressdale Section One and Cypresswood Section three. Strict application of the requirement would create an impractical development because breaking up the tract would significantly reduce the utility of the site to be used as a Multifamily tract. Intent of the plat is to create duplex units to which will add traffic flow to any existing public streets. Strict application of this chapter is not possible due to the existence of unusual physical characteristics, which affect the property, namely the existing development surrounding the Northern and Eastern boundaries. The granting of the variance would not be injurious to the public health, safety or welfare of the community.

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

The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property. South adjoining properties did not dedicate any north/south street and Stub Street for future east/west is located within a low density residential development

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

The intent of the chapter is to provide reasonable connections to adjacent properties in order to ensure adequate traffic circulation within the general area. Any additional streets extending west or south from the subject tract would have to go through existing residential lots creating compatibility issues.

**(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.

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

The circumstances supporting the granting of the variance are based on the existing development surrounding the tract



# Houston Planning Commission

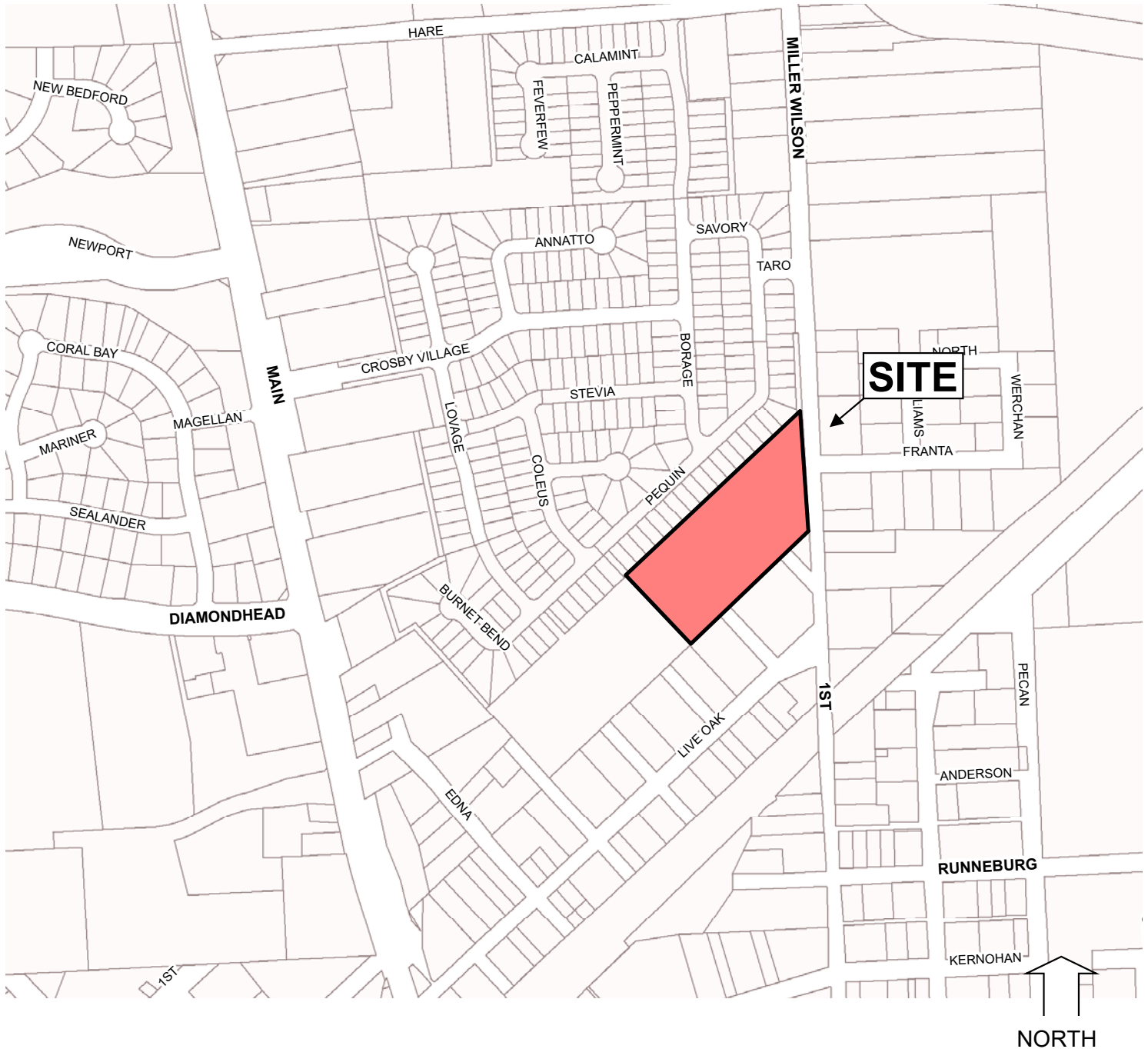
ITEM: 166

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Hare House Nineteen Ten

Applicant: Survey 1, Inc

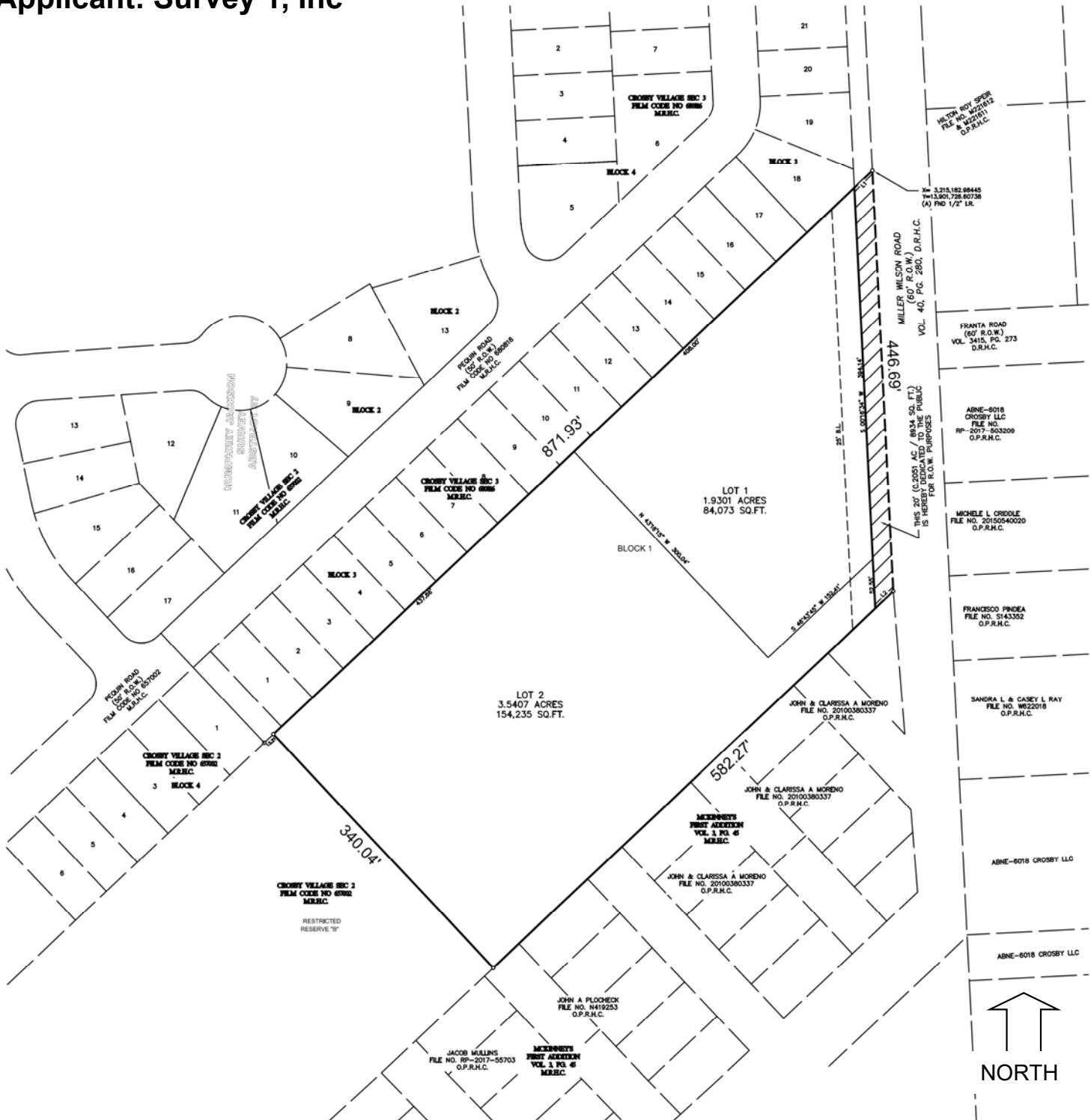


D – Variances

Site Location

Subdivision Name: Hare House Nineteen Ten

Applicant: Survey 1, Inc



D – Variances

Subdivision



# Houston Planning Commission

ITEM: 166

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Hare House Nineteen Ten

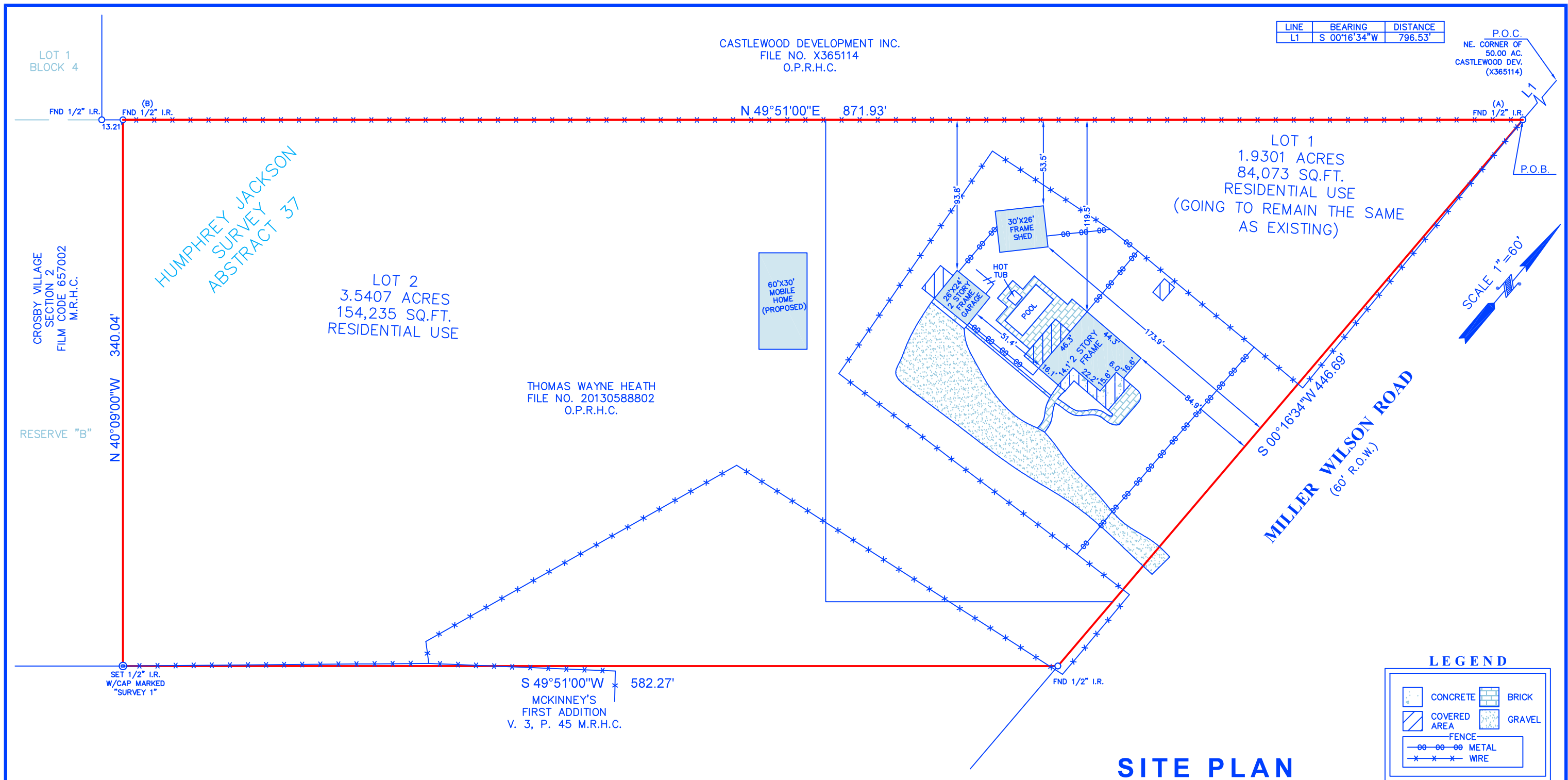
Applicant: Survey 1, Inc



D – Variances

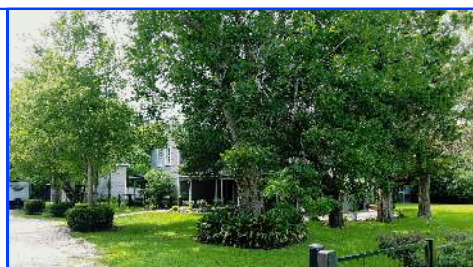
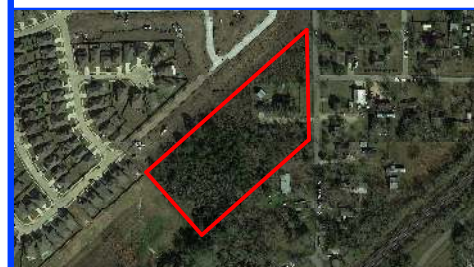
Aerial





## SITE PLAN

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 5.676 ACRES (247,242 SQUARE FEET) SITUATED IN THE HUMPHREY JACKSON SURVEY, ABSTRACT 37, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



CLIENT: TRACI GIANUKOS, JOHN GIANUKOS, JAMES GAUS & ROXANN GAUS	
ADDRESS: 6017 MILLER WILSON ROAD	
<a href="http://www.survey1inc.com">www.survey1inc.com</a> <a href="mailto:survey1@survey1inc.com">survey1@survey1inc.com</a>	
FIELD CREW: PS	TECH: SF
DRAFTER: SF	FINAL CHECK: EF
DATE: June 9, 2022	
JOB# 7-55686-17	

**Survey 1, Inc.**  
Your Land Survey Company  
Firm Registration No. 100758-00  
P.O. Box 2543 | Arvin, TX 77312 | (281)393-1382



Application Number: 2022-1412  
Plat Name: Hare House Nineteen Ten  
Applicant: Survey 1, Inc.  
Date Submitted: 05/31/2022

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

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

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

To not require the extension of the two unnamed roads to extend through the Hare House Nineteen Ten plat.

**Chapter 42 Section: 42-134**

**Chapter 42 Reference:**

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

### Statement of Facts

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

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

The property is a 5.676-acre tract of land located along Miller Wilson Road and has ample access to Miller Wilson Road. There are two stub streets just South of the subject property in question along Live Oak Street, that appear to be unnamed on the Appraisal District map. These two streets if required to extend through the subject property will just dead end into an existing subdivision to the north, that already has homes built. These two unnamed roads are used solely for access to the current residence on those stub streets and will not benefit anyone to extend through the Hare House Nineteen Ten project.

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

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

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

The intent of this chapter will be preserved and maintained.

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

Granting the variance will not be injurious to the public. It will allow for the current property owners

the ability to maintain the use of their property.

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

The sole justification for the variance is to allow for the two stub streets to the south to remain as they are and not be extended through our subject property.



# Houston Planning Commission

ITEM: 167

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Heritage Plaza

Applicant: Owens Management Systems, LLC



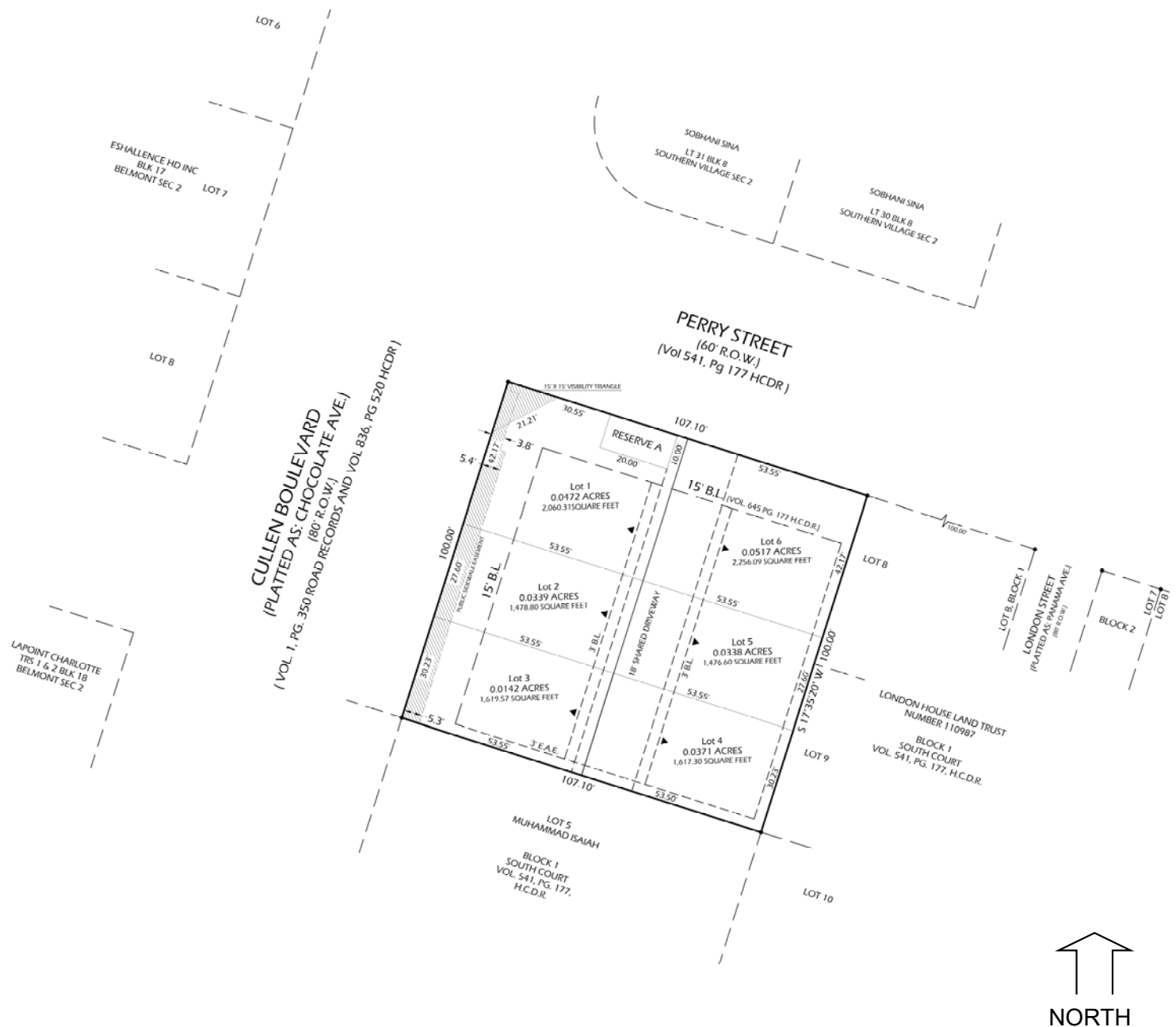
D – Variances

Site Location

**ITEM: 167**

**Meeting Date: 06/23/2022**

**Applicant: Owens Management Systems, LLC**



## D – Variances

## Subdivision



# Houston Planning Commission

ITEM: 167

Planning and Development Department

Meeting Date: 06/23/2022

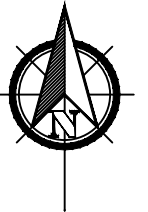
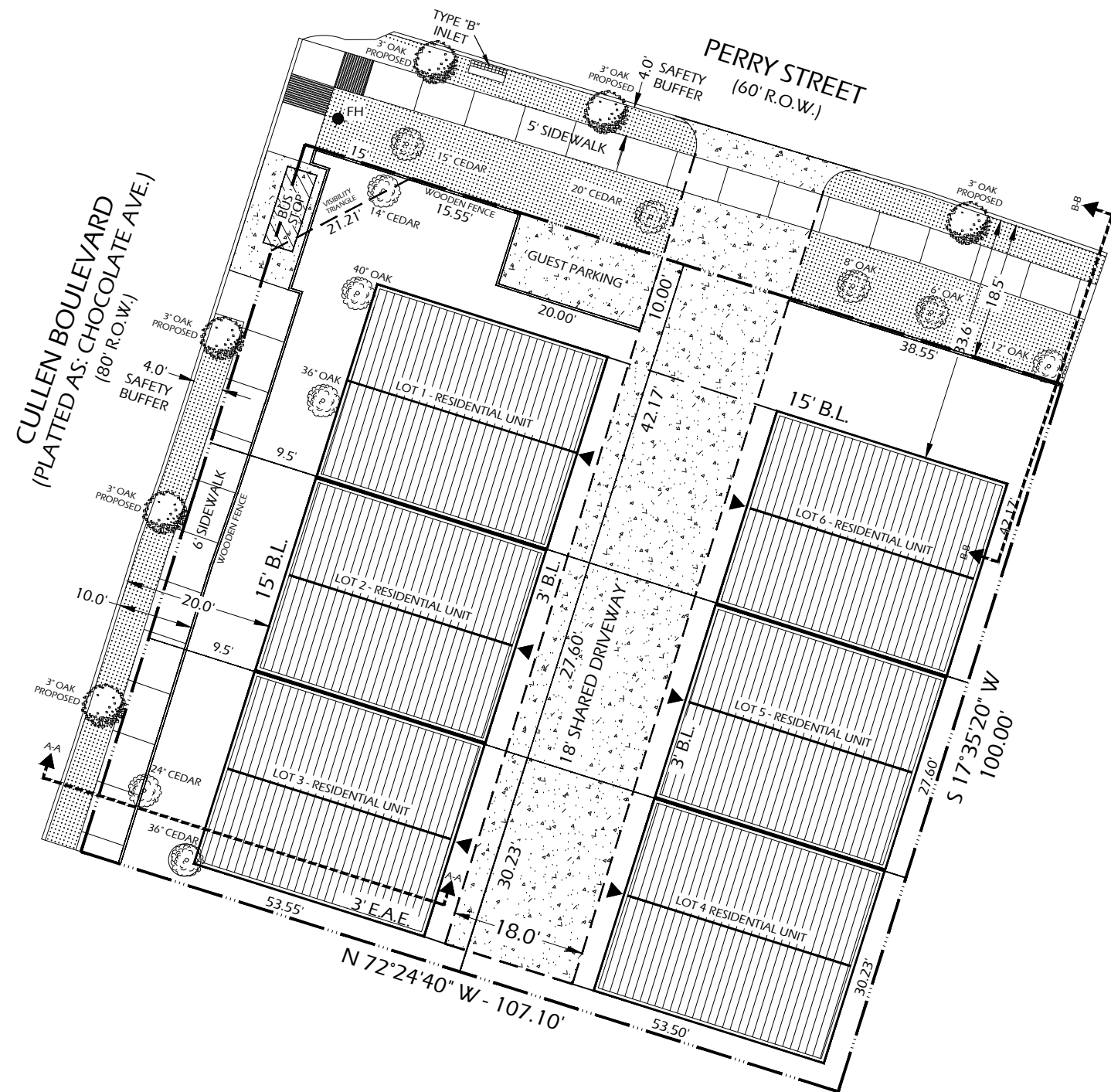
Subdivision Name: Heritage Plaza

Applicant: Owens Management Systems, LLC

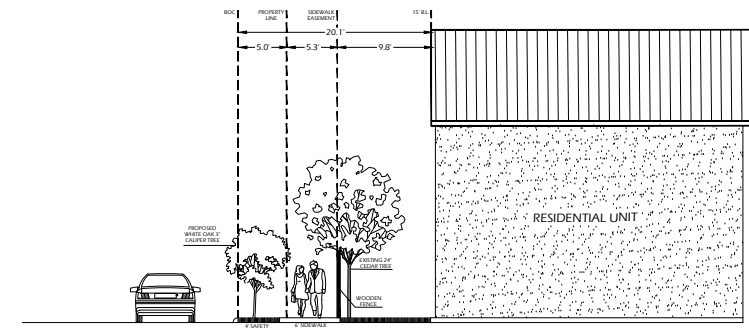
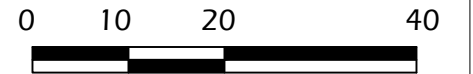


D – Variances

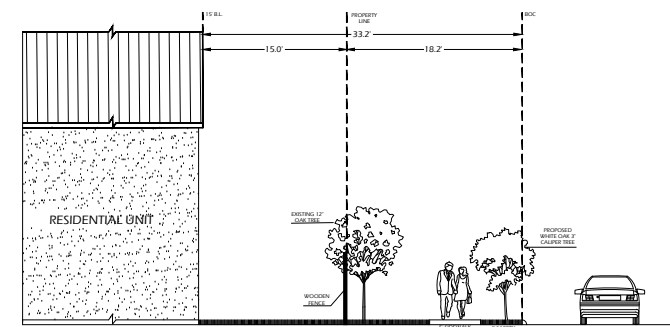
Aerial



SCALE:  
1"=20'



CROSS SECTION A-A



CROSS SECTION B-B

# HERITAGE PLAZA SITE PLAN AND CROSS SECTIONS

6 LOTS, 1 RESERVE 1 BLOCK

DATE: MAY, 2022 SCALE: 1" = 20'

OWENS MANAGEMENT SYSTEMS, LLC  
P.O. BOX 88331  
HOUSTON, TEXAS 77288  
713-643-6333





**Application Number:** 2022-1401

**Plat Name:** Heritage Plaza

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 05/31/2022

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

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

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

Specific Variance is being sought and extent of variance: To allow a reduced building line of 15 feet instead of the required 25 feet along Cullen Boulevard.

**Chapter 42 Section: 42-150**

**Chapter 42 Reference:**

Sec. 42-150. - Building line requirement. (a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time." (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. Major Thoroughfares - In general -25 feet

## Statement of Facts

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

The site is located within the city limits. The purpose of the replat is to create six lots, one guest parking reserve and an 18 feet shared driveway. The site is a corner lot out of South Court Addition recorded in 1923. The site has access to two streets. Cullen Boulevard, a major thoroughfare, and Perry Street, a local street. Chapter 42 requires a 25 feet setback along major thoroughfares and 5 feet setback along local streets for shared driveway developments. However, the site has a building line restriction along Perry Street (local street) per Vol 645, Pg. 177 HCDR that requires a 15 feet setback. Cullen Boulevard previously recorded as Chocolate Street was reclassified from a local street to a major thoroughfare in 1955. This reclassification changed the requirement from 5 feet building line to 25 feet building line. The proposed distance from back of curb (BOC) to the proposed structures along Cullen Boulevard will be approximately 20 feet and 33 feet along Perry Street. Pedestrian upgrades will be provided along both streets. A 4 feet safety buffer and 6 feet sidewalk with 3-inch caliper trees are being proposed along Cullen Boulevard. A public sidewalk easement will be provided to accommodate the proposed sidewalk and leave enough room for the proposed 4 feet safety buffer. The pedestrian realm along Perry Street will also be upgraded with a 4 feet safety buffer, 5 feet sidewalk and 3-inch caliper trees. The existing Curb cut along Cullen Boulevard is planned to be removed to improve the pedestrian realm as proposed on the site plan. Allowing a reduced building line of 15 feet along Cullen Boulevard instead of the required 25 feet will compensate for the restricted 15 feet building line along Perry Street and will allow a shared driveway development that enhance the pedestrian realm on both streets by reducing the number of

curb cuts and providing enough space for pedestrian improvements in comparison to a front loader development that will create more curb cuts and no pedestrian improvements on the site. The owner is planning to preserve the existing Oak and Cedar trees that are inside and outside of the property along Cullen Boulevard and Perry Street pending Urban Forester evaluation.

**(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;**

Cullen Boulevard, an 80 feet right of way (ROW) previously platted as Chocolate Street was platted as a local street and reclassified to a major thoroughfare in 1955. This changed the building line requirement from 5 feet to 25 feet. Perry Street, a local street, has a building line requirement by chapter 42 for shared driveways of 5 feet. However, a restriction per Vol 645, Pg. 177 HCDR requires 15 feet building line. The distance from the back of curb to the proposed structures along Cullen Boulevard will be approximately 20 feet and 33 feet along Perry Street. Providing a reduced building line of 15 feet along Cullen Boulevard will compensate for the restricted building line requirement along Perry Street and will provide enough space to improve the pedestrian realm along Cullen Boulevard by providing a safety buffer with trees and a wider sidewalk to create a safer space for pedestrians walking through or utilizing the bus stop at the corner of Cullen Blvd. and Perry Street.

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

Cullen boulevard is an 80 feet ROW two-way street with a median that helps mitigate vehicular speed. The site has a bus stop at the corner of Cullen Boulevard and Perry Street which also helps mitigate speed along Cullen Boulevard due to the buses stopping at that location. Strict application of the ordinance requires 25 feet building line setback along Cullen Boulevard. The proposed site has an approximate distance of 20 feet from the BOC to the proposed structures along Cullen Boulevard. Providing a 15 feet building line in combination with the proposed pedestrian realm will maintain and preserved the intent and general purpose of this chapter to create a safe environment for pedestrians, residents and drivers.

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

A shared driveway development is being proposed instead of a front loader development to reduce the number of curb cuts and to enhance the pedestrian realm along Cullen Boulevard and Perry Street. The development is taking access from Perry Street, a local street, to eliminate the existing curb cut along Cullen Boulevard and to avoid having a vehicular conflict with pedestrians walking through or to the bus stop at the corner of Cullen Boulevard and Perry Street. Also, to avoid a direct exit from the shared driveway to the major thoroughfare Cullen Boulevard. As part of the shared driveway development, the pedestrian realm along Cullen Boulevard and Perry Street is proposed to be upgraded with safety buffers, three-inch caliper trees and new sidewalks. Six feet sidewalk along Cullen Boulevard and five feet sidewalk along Perry Street. This will provide a safe environment for people walking along both streets and will help mitigate vehicular speed along Cullen Boulevard. The site will be fenced along the perimeter of the property with no vehicular access to Cullen. Allowing a reduced building line of 15 feet along Cullen Boulevard will not be injurious to the public health, safety or welfare.

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

A shared driveway development is being proposed instead of a front loader development to reduce the number of curb cuts along Cullen Boulevard and Perry Street and to provide a better pedestrian realm along both streets. For pedestrian upgrades a 4 feet safety buffer and 6 feet sidewalk with 3-inch caliper trees are being proposed along Cullen Boulevard. A public sidewalk easement will be provided to accommodate the proposed sidewalk and leave enough room for the propose safety buffer along Cullen Boulevard. The pedestrian realm along Perry Street will also be upgraded with a 4 feet safety buffer, 5 feet sidewalk and 3-inch caliper trees. The development is taking access from Perry Street, a local street, to eliminate the existing curb cut along Cullen Boulevard to avoid a vehicular conflict with pedestrians walking through or to the bus stop at the corner of Cullen Boulevard and Perry Street. The owner is planning to preserve the existing Oak and Cedar trees that are inside and outside the property along Cullen Boulevard and Perry Street with different calipers that ranges between 6 to 40 inches.



# 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)

June 16, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** Heritage Plaza

**REFERENCE NUMBER:** 2022-1401



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southeast intersection of Cullen Boulevard and Perry 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.

Owens Management Systems, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 15' building line along Cullen as opposed to the required 25'. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

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

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

Thursday, June 23, 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 Joyce Owens with Owens Management Systems, LLC at 713-643-6333.** You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

#### **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.



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

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

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

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

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

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

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

#### **PROPERTY OWNERSHIP INFORMATION**

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

# Houston Planning Commission

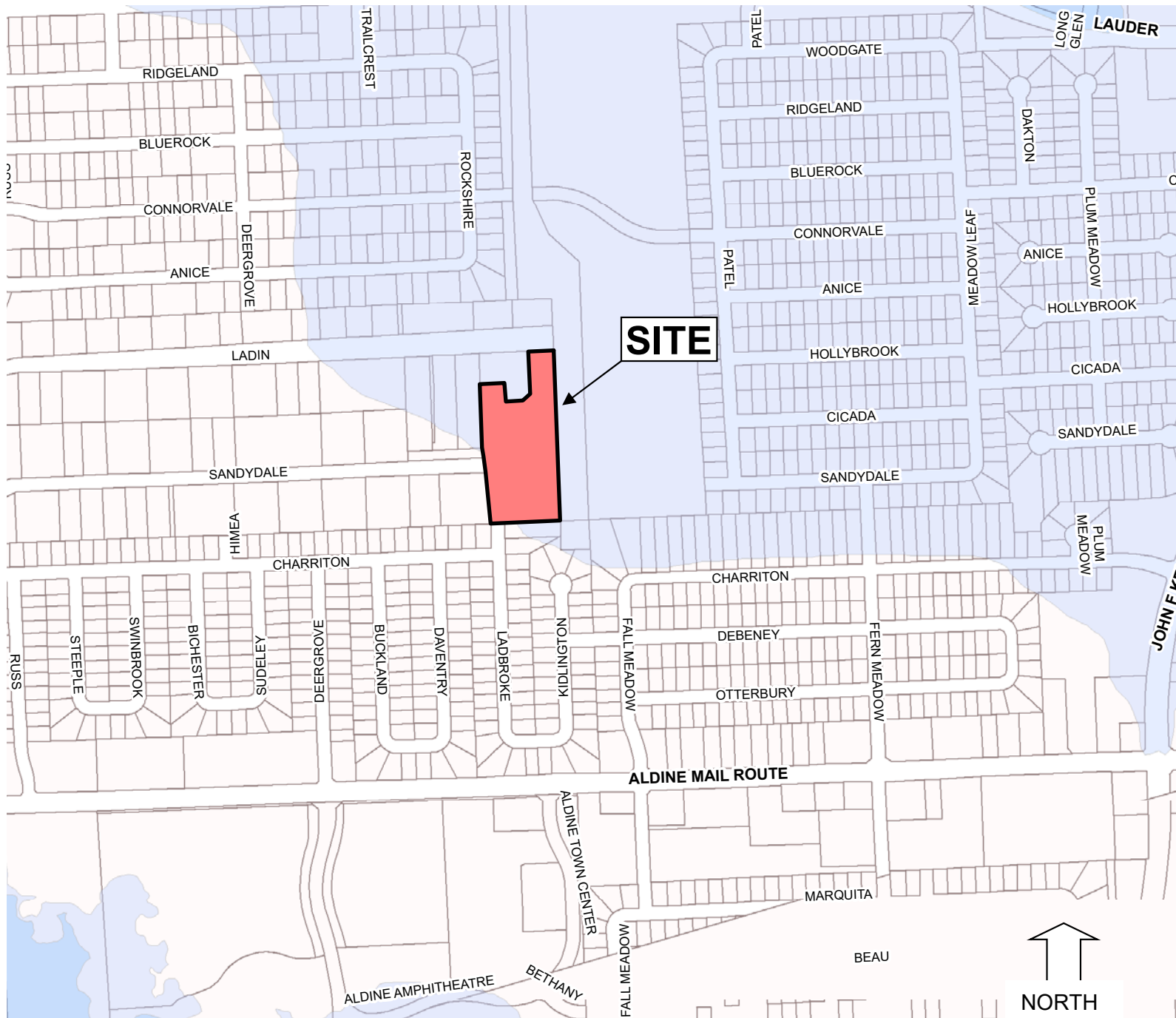
ITEM: 168

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Highland Meadows Mobile Home Park GP (DEF 1)

Applicant: McKim and Creed

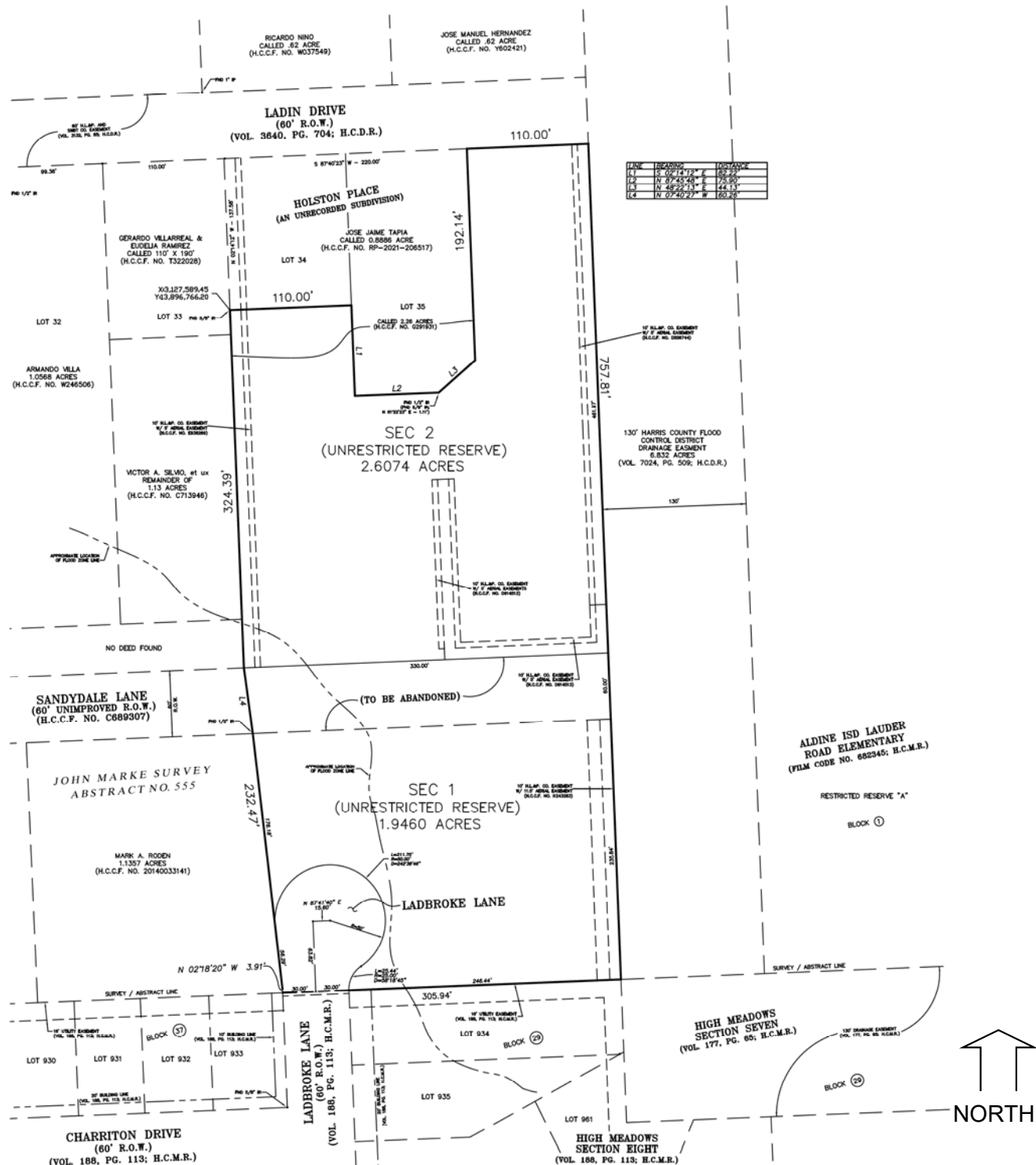


D – Variances

Site Location

Subdivision Name: Highland Meadows Mobile Home Park GP (DEF 1)

Applicant: McKim and Creed





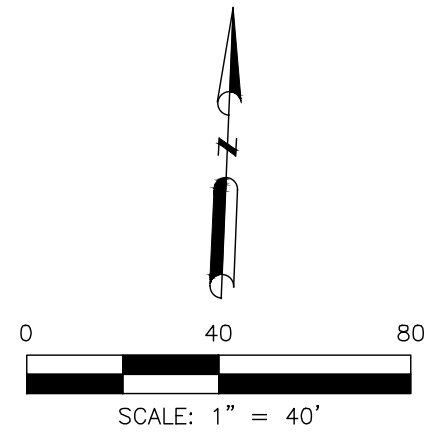
Subdivision Name: Highland Meadows Mobile Home Park GP (DEF 1)

Applicant: McKim and Creed



NORTH





LINE TABLE			RECORDING INFO
LINE	BEARING	DISTANCE	
L1	S 02°14'12" E	82.22:	H.C.F.F. NOS. RP-2018-509878 & RP-2021-206517
CALL	S00°02'00" E	82.13:	
L2	N 87°45'48" E	75.90:	
CALL	N 89°50'00" E	74.71:	
L3	N 48°22'13" E	44.13:	
CALL	N 50°25'01" E	44.18:	H.C.F.F. NOS. RP-2018-509878 & RP-2021-206517

**BENCHMARK:**  
PUBISHED ELEVATION: 68.47' NAVD 1988, 2001 ADJ. STMENT  
FLOODPLAIN REFERENCE MARK: NO. 105680 IS A BRASS DISC  
STAMPED "13801 BOMB" LOCATED ON THE NORTH SIDE OF A  
CONCRETE BRIDGE ON LAUDER ROAD OVER STREAM NO. 138-00-00  
APPROXIMATELY 0.8 MILES EAST OF ALINE WESTFIELD ROAD IN  
EAST MAP NO. 414 AND IN THE GREENS BASIN: WATERSHED.

**TEMPORARY BENCHMARK: "A"**  
ELEVATION: 67.66'  
BOULDER ON EAST END OF RCP ON THE SOUTH SIDE OF LAIDIN  
DRIVE, AS SHOWN.

**TEMPORARY BENCHMARK: "B"**  
ELEVATION: 65.38'  
CONCRETE ON BB INLET ON THE WEST SIDE OF LADBORO E LANE,  
AS SHOWN.

**FLOOD PLAIN NOTE:**  
ACCORDING TO THE FEDERAL ENGINEERING CONSULTING  
AGENCY (FEC) FLOODING RATE MAP FOR HARRIS COUNTY,  
TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO.  
4201-C-0490, EFFECTIVELY DATED: 18-2007, THIS PROPERTY  
IS LOCATED IN ONE OF TWO AREAS OF 0.2% ANNUAL CHANCE  
FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE  
DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS  
THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1%  
ANNUAL CHANCE FLOOD AND ALSO LESS PARTIALLY IN ONE OF TWO  
AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE  
FLOODPLAIN.

**THE NEAREST AND HIGHEST CURRENTLY KNOWN AND RELEVANT 1% ANNUAL CHANCE FLOOD ELEVATION APPEARS TO BE 68.10 FT NAVD 1988, 2001 ADJ. STMENT IN TRIB: TARY 24.97 TO GREENS BASIN: WATERSHED.**  
**THE NEAREST AND HIGHEST CURRENTLY KNOWN AND RELEVANT 0.2% ANNUAL CHANCE FLOOD ELEVATION APPEARS TO BE 66.90 FT NAVD 1988, 2001 ADJ. STMENT.** ACCORDING TO CROSS SECTION LINE "B" ALONG TRIB: TARY 24.97 TO GREENS BASIN: WATERSHED, THE HIGHEST ELEVATION OF THE FLOODPLAIN IS 66.90 FT NAVD 1988, 2001 ADJ. STMENT.

NO. MBER 4201C0700/4D

O	R	O	D
	PROPOSED STORM SEWER MANHOLE		
	PROPOSED LARGE DIAMETER STORM SEWER MANHOLE		
	PROPOSED STORM SEWER C. RB INLET		
	GRATE INLET		
	PROPOSED SANITARY SEWER MANHOLE		
	STAC CLEANOUT		
	PROPOSED LARGE DIAMETER SANITARY SEWER MANHOLE		
	PROPOSED WATER LINE RED C. GATE VALVE FIRE HYDRANT		
	PROPOSED WATER METER		
	PROPOSED WATER BAC.FLOW PREVENTER		
	PROPOSED HIGH BANK FOR DETENTION POND DITCH		
	PROPOSED STORM SEWER CORR. GATED METAL PIPE		
	PROPOSED C. RB		

REV	DESCRIPTION	DATE

INTERIM REVIEW ONLY  
Document incomplete: not intended for  
regulatory approval, permit or construction.  
DAVID AGUAYO  
Engineer  
140527  
Registration Number  
4/27/22

**WGA**

---

**CONSULTING ENGINEERS**

---

WARD, GETZ & ASSOCIATES, PLLC  
TEXAS REGISTERED ENGINEERING FIRM F-9756  
2500 Tanglelilte, Suite 120  
Houston, Te. as 77063  
713.789.1900

## HIGHLANDS MEADOWS

## OVERALL SITE PLAN

SCALE 1"= 40'	DESIGN DA	DRAWN CR
------------------	--------------	-------------

SHEET  
C1.2



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2022-1230

**Plat Name:** Highland Meadows Mobile Home Park GP

**Applicant:** McKim and Creed

**Date Submitted:** 05/13/2022

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

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

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

The applicant is seeking a variance to abandon Shadydale Lane without terminating the r.o.w with a cul-de-sac and to not extend Ladbroke Lane and terminate with a cul-de-sac.

**Chapter 42 Section:** 134

**Chapter 42 Reference:**

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

### Statement of Facts

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

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

Shadydale Lane was dedicated in Harris County Clerk's File No. C689307 which currently splits the property and dead-ends at a 130-foot wide Harris County Flood Control District drainage easement. Aldine I.S.D. Lauder Road Elementary lies to the east of the H.C.F.C.D. drainage easement therefore, Shadydale Lane would never be extended to the east. Having no traffic circulation purpose, it is proposed that this portion of unimproved right-of-way will be abandoned by Harris County prior to the plat being recorded. This will move the stub street right-of-way to the westerly property line of the subject property. The proposed use of the subject property is for a manufactured home park. The partial abandonment of Shadydale Lane will allow the manufactured home development to expand without a disconnection with access to Ladin Drive and to a new cul-de-sac extension of Ladbroke Lane. Requiring Shadydale Lane to be extended through the property would only result in a dead-end street, split the mobile home park, and create an impractical development 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 developers of this property did not create the hardship that extending this street would impose on the property. The development surrounding this site created these circumstances to where this street can no longer be useful to traffic circulation for the area.

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

This property is buffered to the east by a H.C.F.C.D. drainage channel and Lauder Road Elementary School. Shadydale Lane is unimproved to the west of this site and cannot extend east passed this property. Therefore, improving it would have minimal effect to traffic circulation for the area. The addition of the Ladbroke Lane cul-de-sac will provide this



property good access and the surrounding area will continue to have adequate access as it exists. This will preserve and maintain the intent and general purposes of this chapter.

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

Granting this variance will not be injurious to the public health, safety, or welfare. In this instance, granting this variance will have no effect on the traffic circulation of the area since this street is unusable for that purpose.

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

Economic hardship was not considered for justifying the request for this variance. This variance request is to reclaim unusable street right-of-way previously dedicated by separate instrument but has no chance of improving traffic circulation of the area.

# Houston Planning Commission

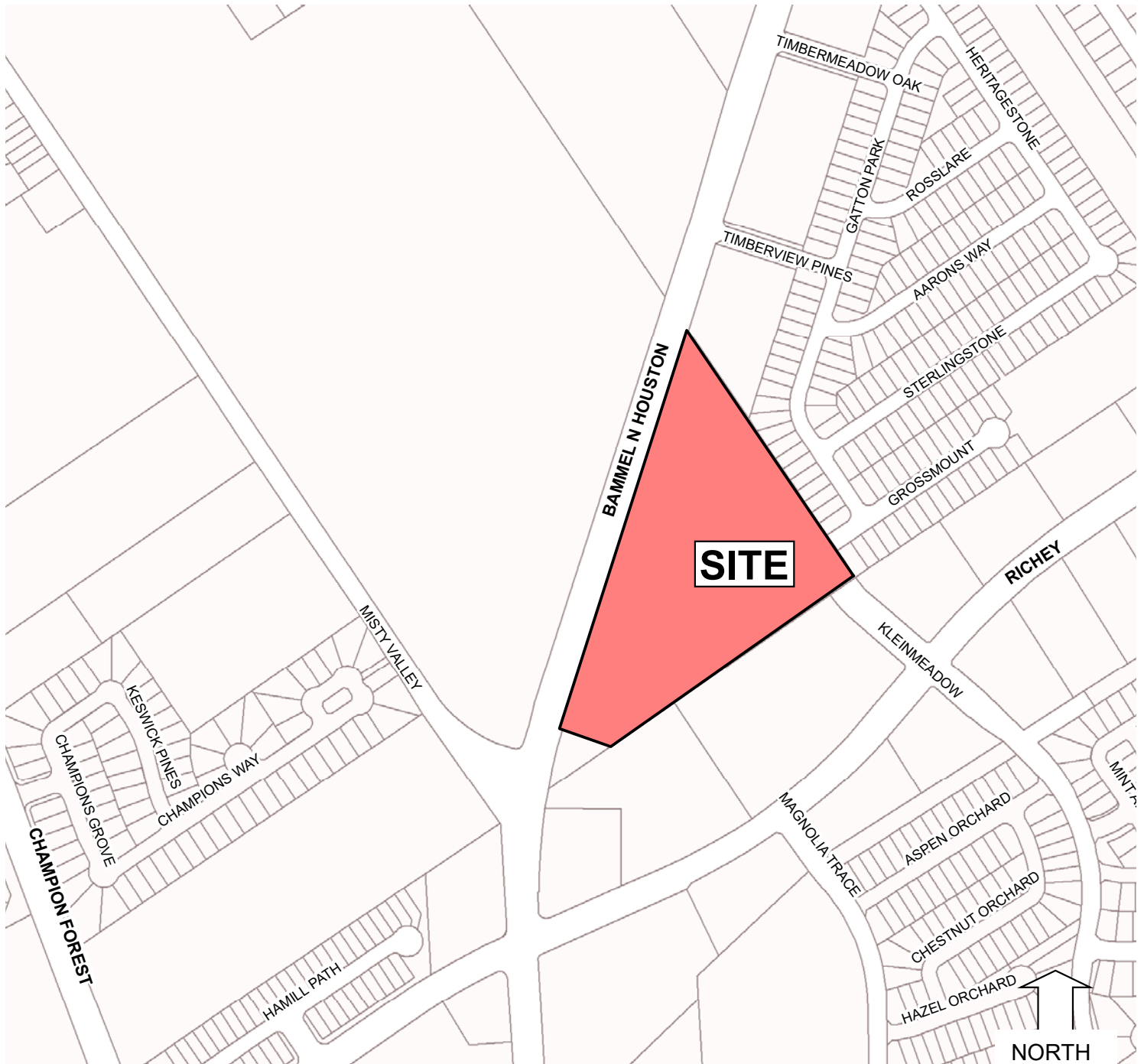
# ITEM: 169

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: International Life Change Ministries

Applicant: Windrose

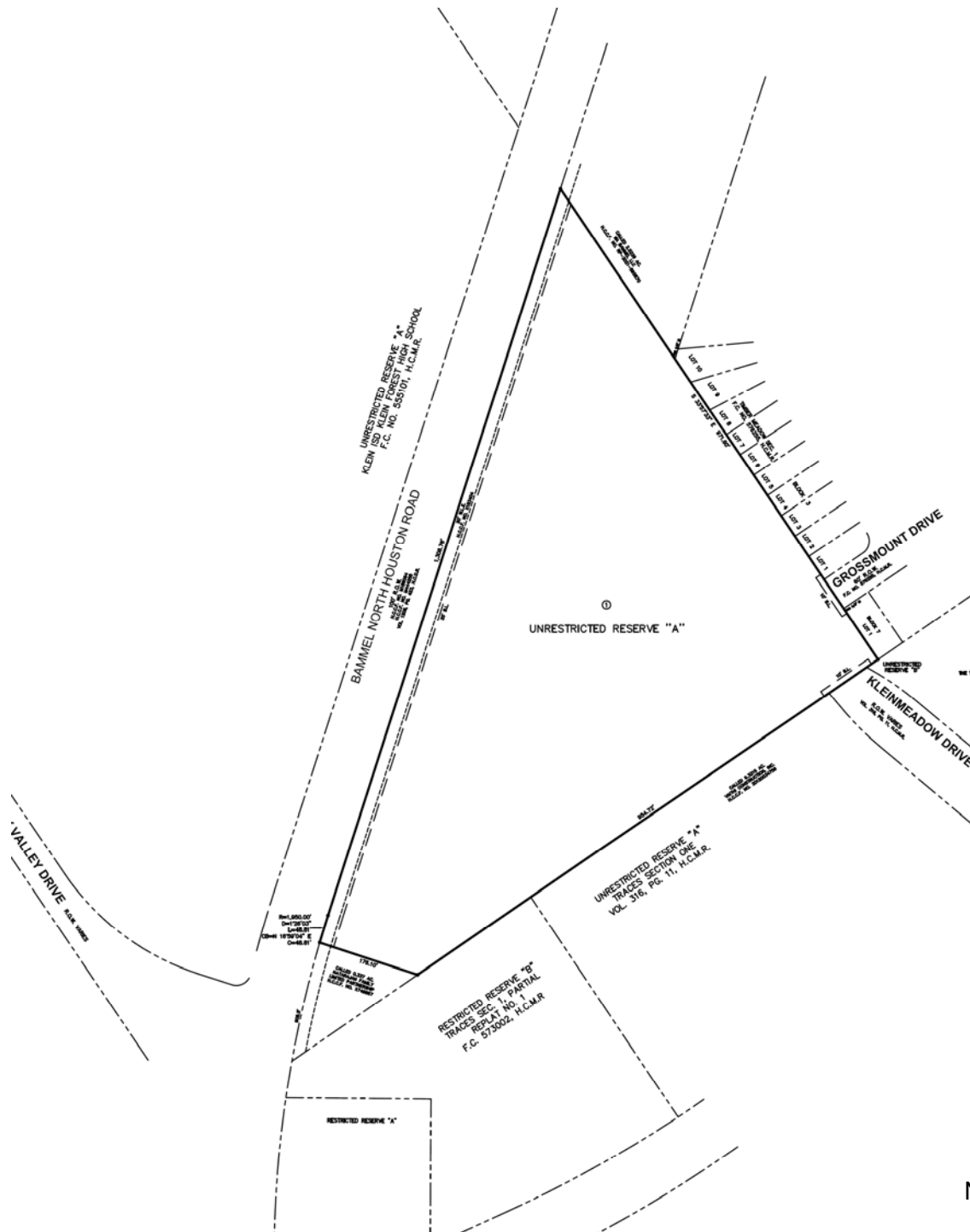


D – Variances

Site Location

Subdivision Name: International Life Change Ministries

Applicant: Windrose





# Houston Planning Commission

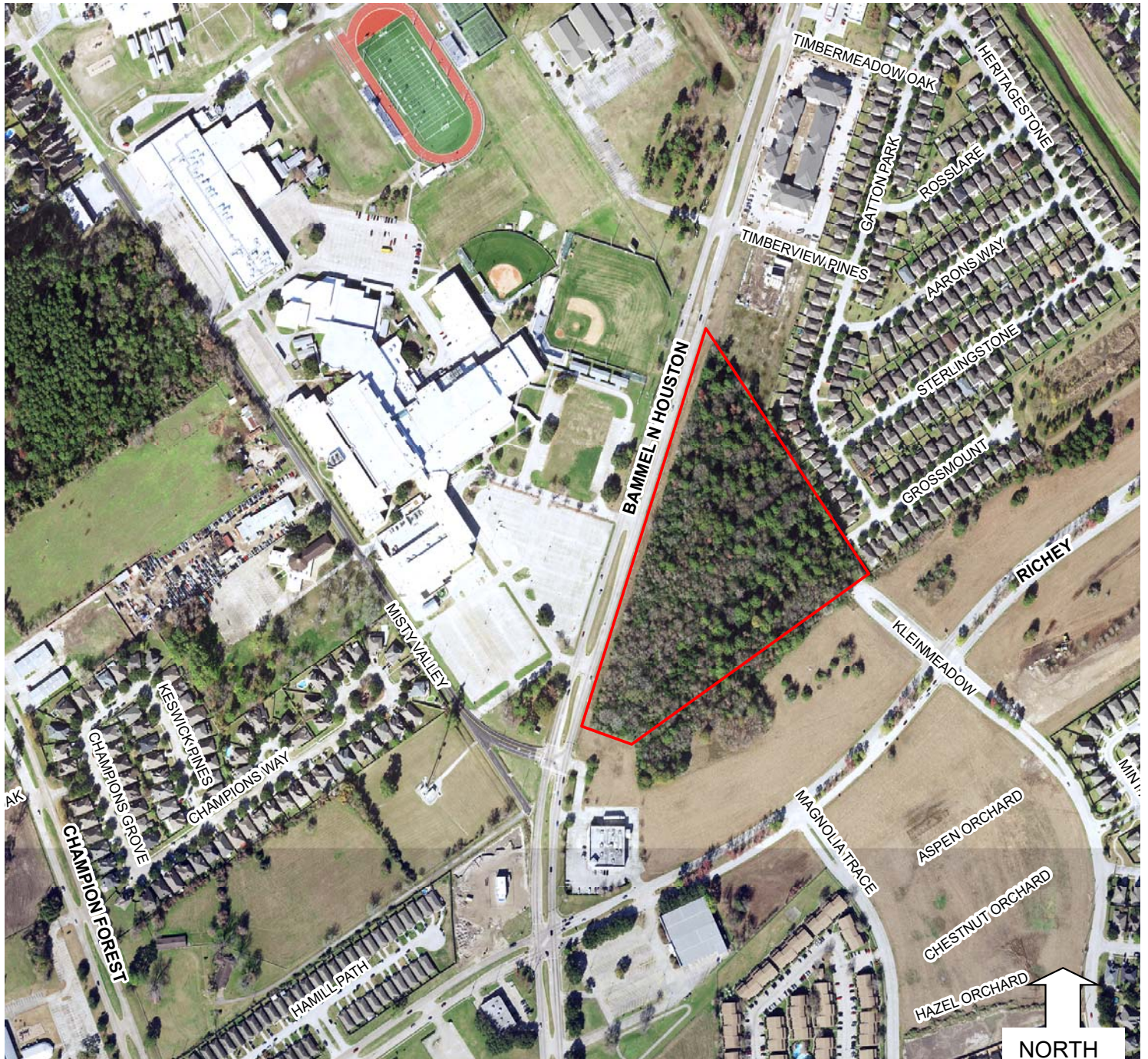
ITEM: 169

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: International Life Change Ministries

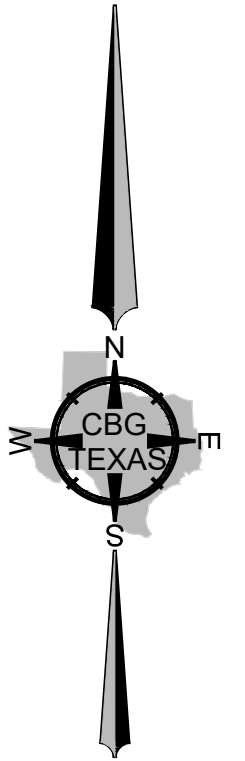
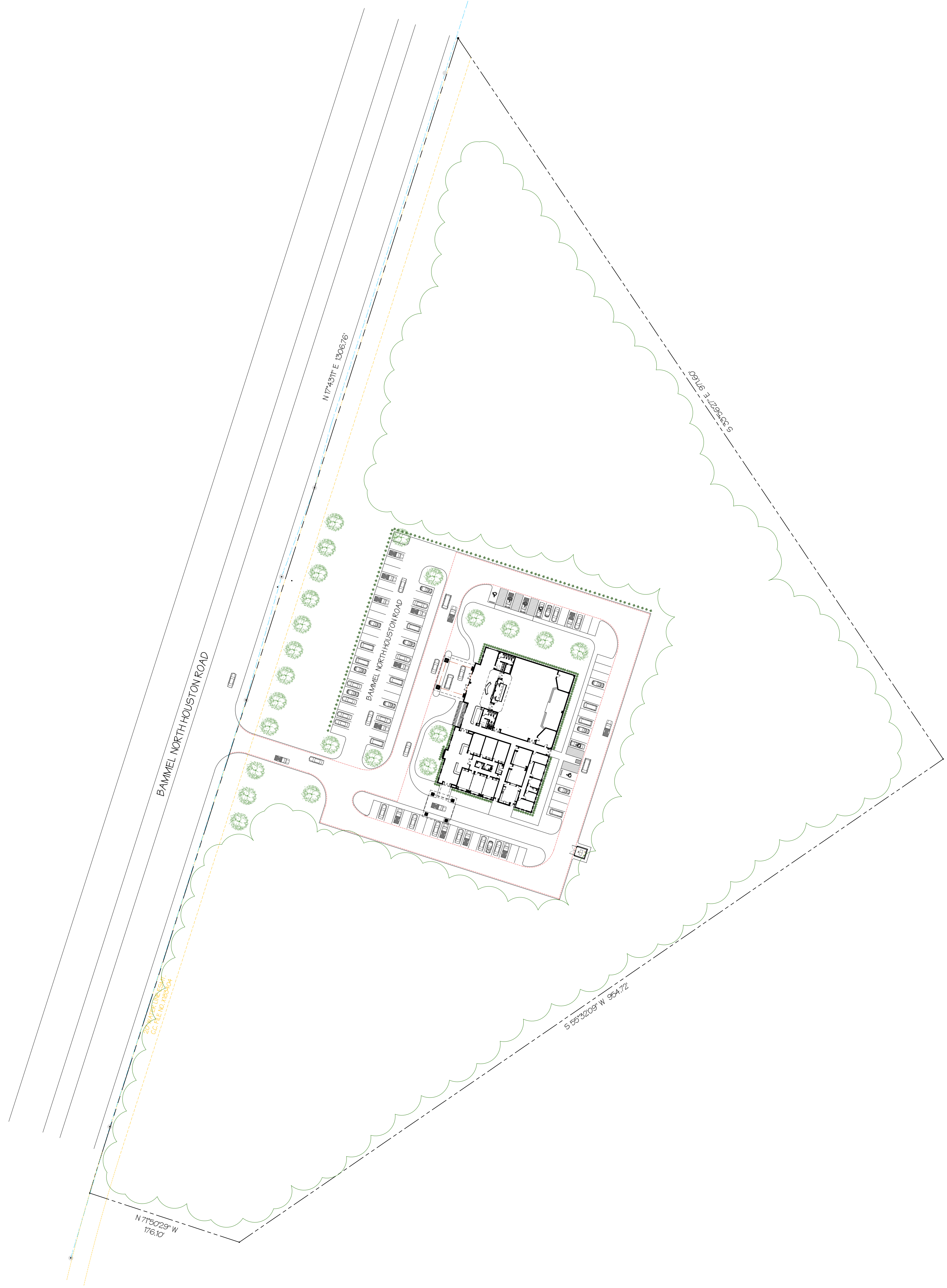
Applicant: Windrose



D – Variances

Aerial





REV.	DATE & DESCRIPTION
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LIFE CHANGE  
MINISRTIES  
HOUSTON, TX 77041

**FOX** Consulting  
Management  
Construction  
INC.  
A DIVISION OF  
**TKS**  
KINGDOM  
STRUCTURES  
2642 NICHOLS SAWMILL RD.  
MAGNOLIA, TX 77355  
P: 281.282.4202

T K W  
DESIGNS  
15722 EAGLE VALLEY DRIVE  
CYPRESS, TEXAS 77429  
PH: 281-221-9516

SCALE:

RE: PLAN

CHECKED BY:

TKW

PROJECT:

LIFE CHANGE  
MINISTRIES

SHEET NO:

A1.0

DATE:

01/20/2022



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**Application Number:** 2022-1562

**Plat Name:** International Life Change Ministries

**Applicant:** Windrose

**Date Submitted:** 06/13/2022

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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 not extend nor terminate in a cul-de-sac Grossmount Drive or Kleinmeadow Drive.

**Chapter 42 Section:** 134

**Chapter 42 Reference:**

Paragraph (a) states that, "A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted"

### Statement of Facts

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

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

The subject property consists of 13.396 acres located on the southeast side of Bammel North Houston Road approximately 608 feet northeast of the intersection with West Richey Road. The applicant is platting the property to construct a religious institution. There are two streets that currently terminate along the plat boundary – Grossmount Drive along the east property line and Kleinmeadow Drive along the south boundary. Because the stub section of Grossmount has more than one lot on the south side and because of the length of Kleinmeadow Drive, neither street meets the exception criteria outlined in Section 42-134. Unusual physical characteristics associated with the surrounding street network and existing development affect the subject property. Extending Grossmount Drive or Kleinmeadow Drive into the subject site is not feasible, reasonable, nor necessary to facilitate traffic movement. The site is directly across from Klein Forest High School. Extending Kleinmeadow Drive to Bammel North Houston would not only bisect the applicant's site, but it would discharge traffic right at the school's main entrance and create a major conflict point. Traffic looking to avoid the signalized intersection at West Riley Road to go north on Bammel North Houston Road would cut-through Kleinmeadow Drive and deprive the traffic associated with the high school with the planned light spacing that they need to make safe turning movements onto Bammel North Houston. Terminating either street in a cul-de-sac is also not sound public policy. The new cul-de-sac on Grossmount would not provide any additional traffic mobility for residents in the adjacent single-family neighborhood as the stub section is very short and any driver can easily see that it is a dead end. A new cul-de-sac on Kleinmeadow is also not needed as the boulevard style street section already provides turnaround capability within the existing right-of-way. Either cul-de-sac would only create additional paving for Harris County to maintain and police given that the areas would be isolated havens for illegal dumping and criminal activity.



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

The applicant's request is justified given that new cul-de-sacs or street extensions would be impractical and harmful to the surrounding area without providing any significant benefit to traffic mobility. An effective and safe street network is already in place for the surrounding areas and the adjacent high school. Extending Grossmount Drive or Kleinmeadow Drive would worsen the traffic mobility in the area and subject the vulnerable school traffic to an unnecessary conflict point.

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;**

Extending either roadway would not be compatible with the intent of the City's development regulations. The new extensions would negatively impact the traffic flow in the entire region and put the high school drivers at risk only to save a few minutes for cut-through traffic looking to avoid a signalized intersection at West Richey and Bammel North Houston. 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 non-resident traffic traveling on Grossmount Drive. What little traffic is going down Kleinmeadow can already make a safe turning movement to head back to West Richey. Providing cul-de-sacs would generate more street parking and illegal dumping which would congest traffic more than the stub streets currently do. The adjacent single-family residential subdivision to the east has two points of access to Bammel North Houston Road.

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

Granting this variance will not be injurious to the public's health, safety, or welfare as a safe and effective street network already services the high school and surrounding single-family neighborhood. Extending Grossmount Drive or Kleinmeadow Drive would pose a definite threat to the students and teachers at the high school as traffic looking to avoid the signalized intersection at West Riley Road to go north on Bammel North Houston Road would cut-through Kleinmeadow Drive and deprive the traffic associated with the high school with the planned light spacing that they need to make safe turning movements onto Bammel North Houston. 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. The single-family neighborhood to the northeast of the subject site does not need additional outflow as the subdivision's size and associated traffic demand is mitigated by a major stormwater conveyance channel along its east boundary. The two points of ingress/egress to Bammel North Houston are more than adequate to provide safe and effective traffic movement.

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

Without the variances, the applicant would be forced to construct unnecessary and incompatible street extensions or cul-de-sacs that provide extraordinarily little benefit to traffic mobility while posing a definite threat to the public's welfare. Were cul-de-sacs 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 when the surrounding area is annexed. Connecting Kleinmeadow Drive to Bammel North Houston Road is not viable as it would generate cut-through traffic that would highly conflict with the drivers from the high school.

# Houston Planning Commission

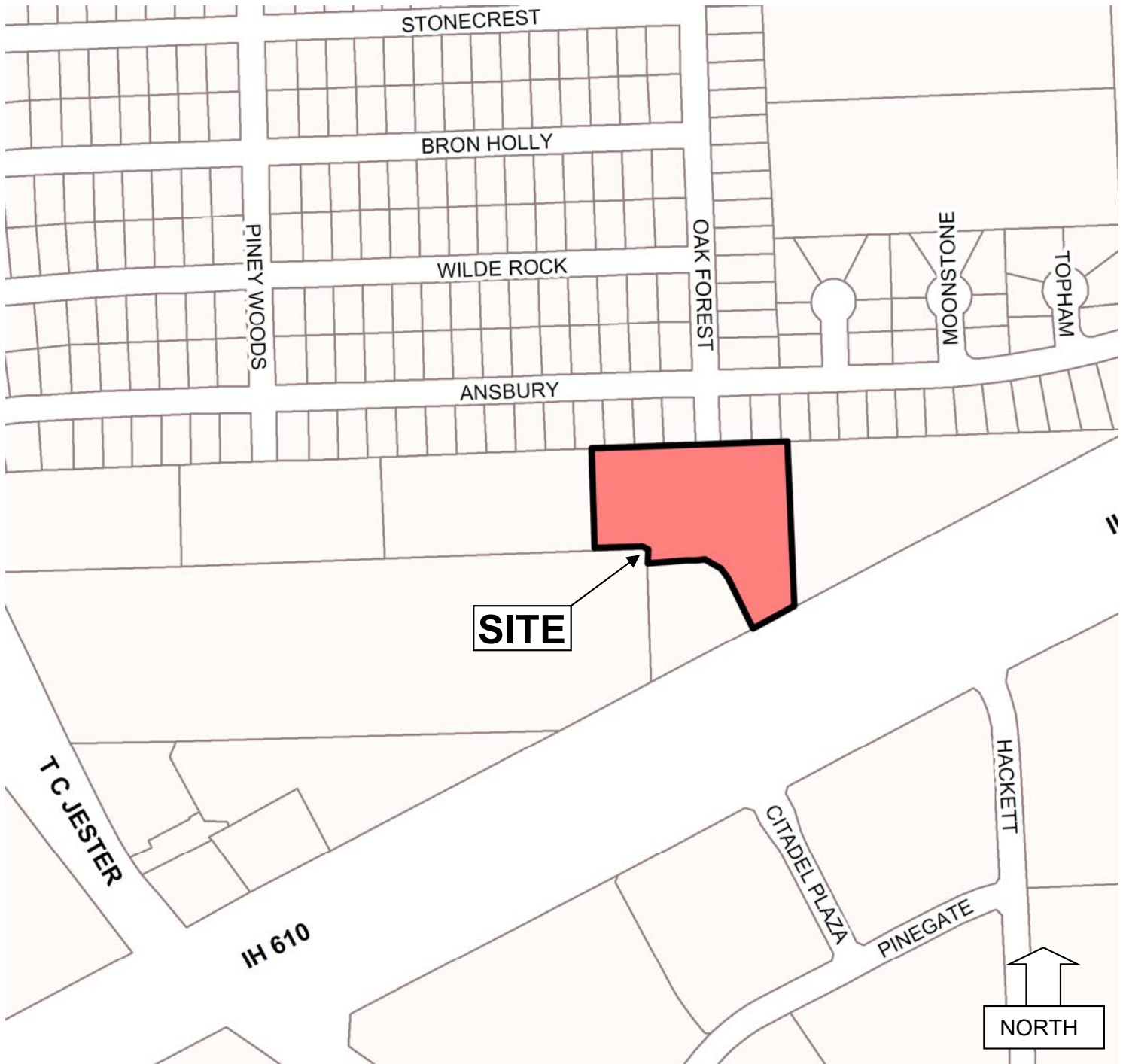
ITEM: 170

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Marigny Heights (DEF 1)

Applicant: Richard Grothues Designs



D – Variances

Site Location

# Houston Planning Commission

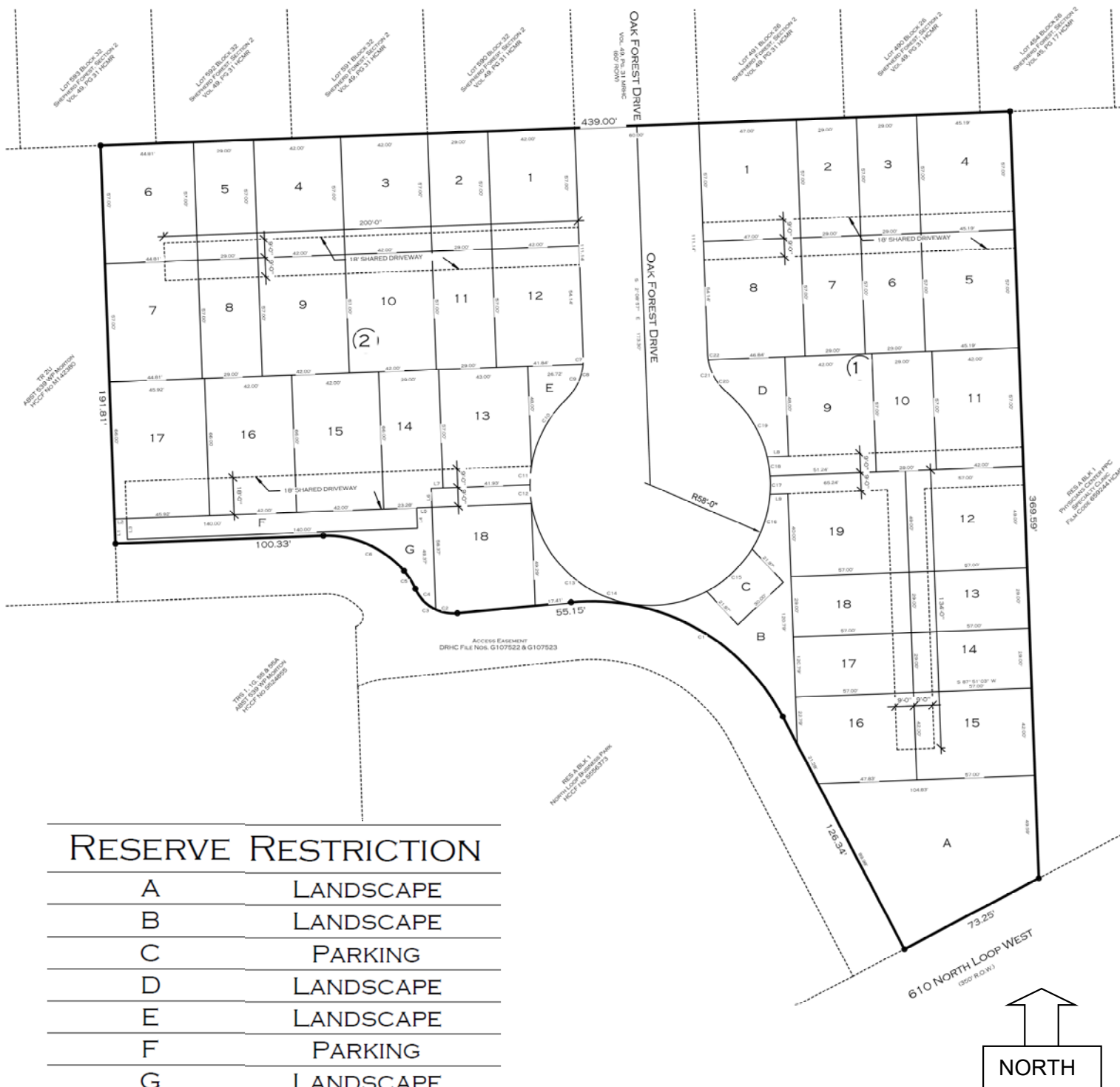
ITEM: 170

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Marigny Heights (DEF 1)

Applicant: Richard Grothues Designs



D – Variances

Subdivision



# Houston Planning Commission

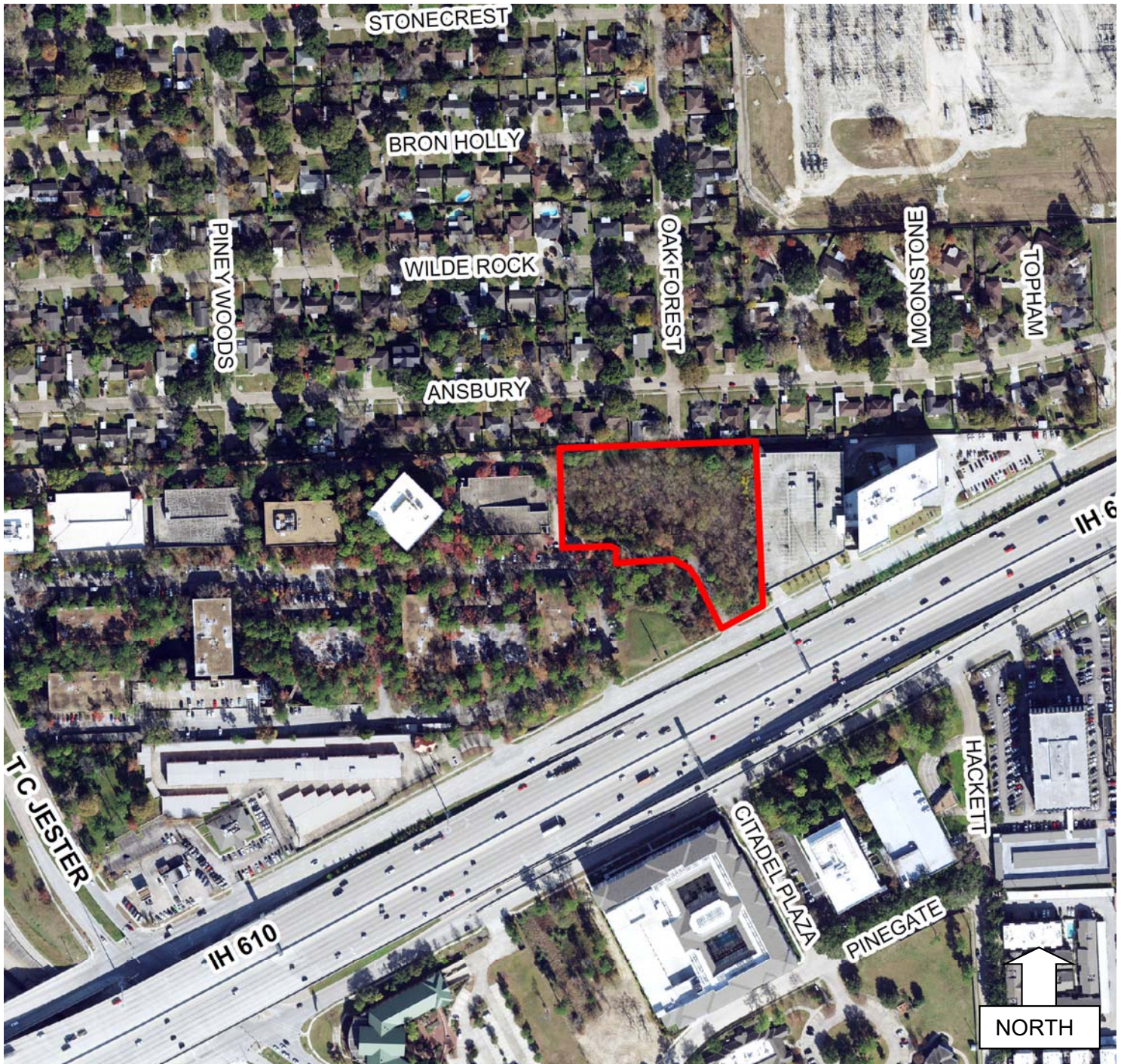
ITEM: 170

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Marigny Heights (DEF 1)

Applicant: Richard Grothues Designs



D – Variances

Aerial





**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.

**Chapter 42 Section: 127 and 128**

**Chapter 42 Reference:**

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

### Statement of Facts

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

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**

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 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

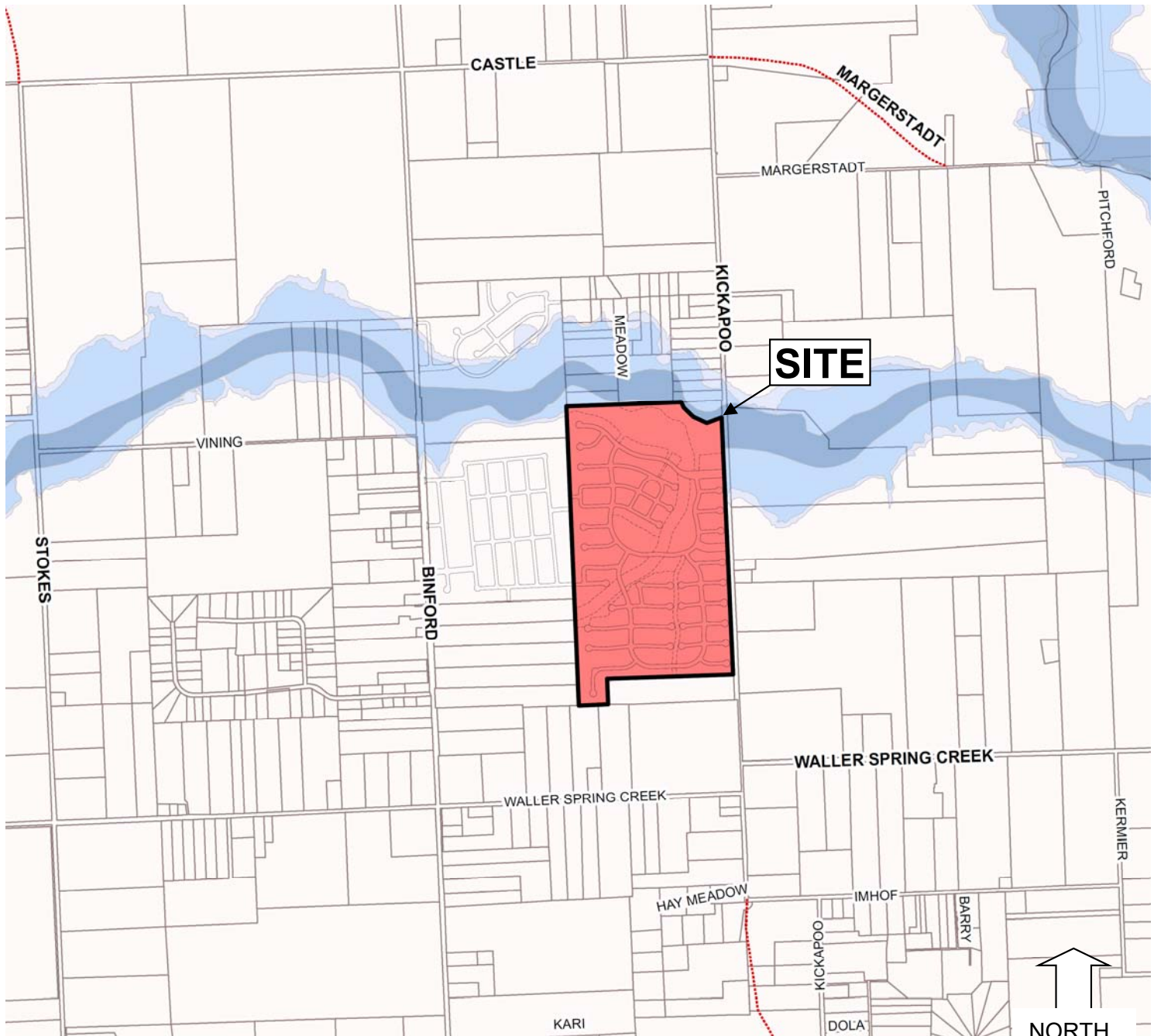
ITEM: 171

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Oakberry Trails GP

Applicant: Benchmark Engineering Corporation



D – Variances

Site Location





# Houston Planning Commission

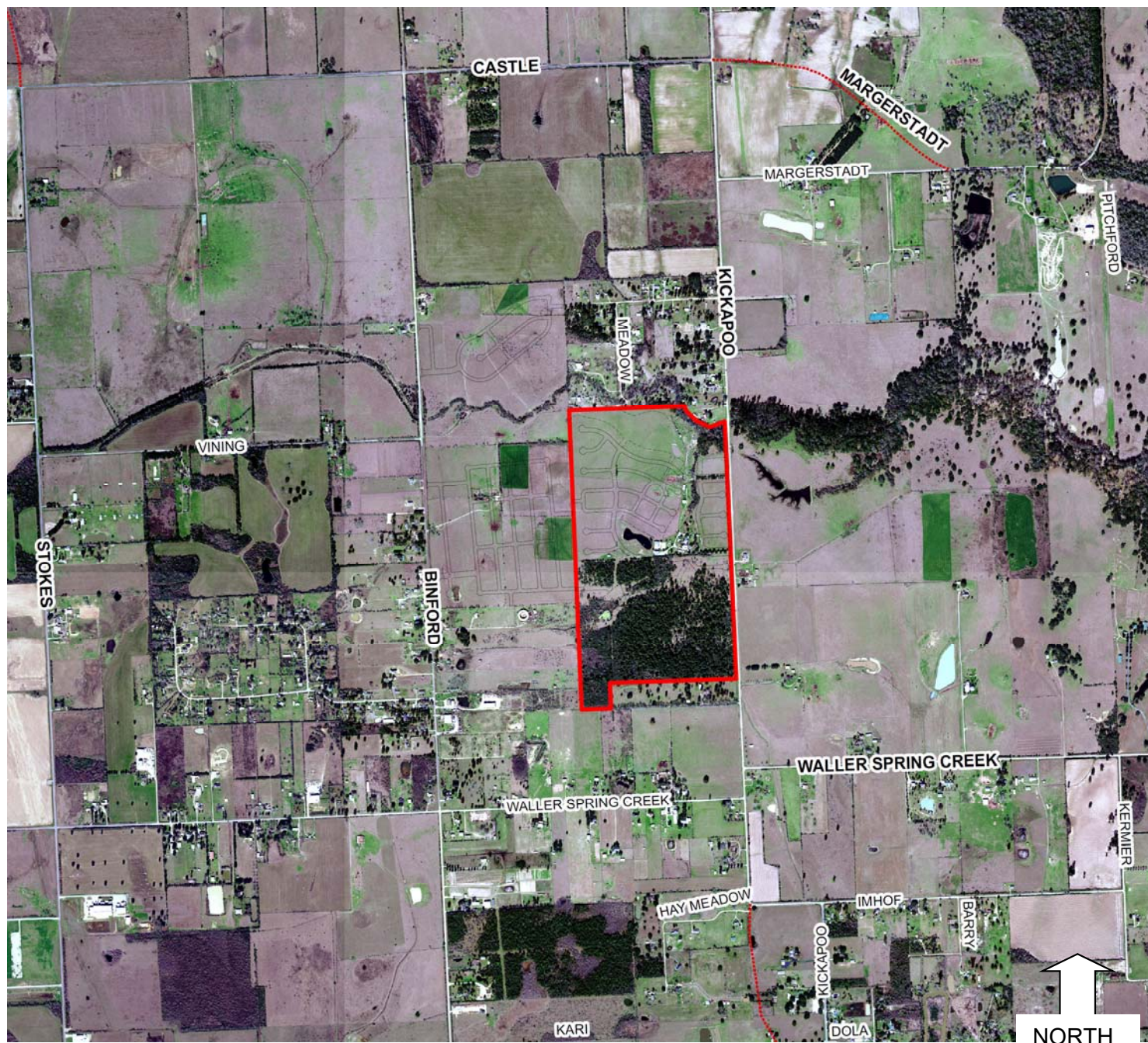
ITEM: 171

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Oakberry Trails GP

Applicant: Benchmark Engineering Corporation

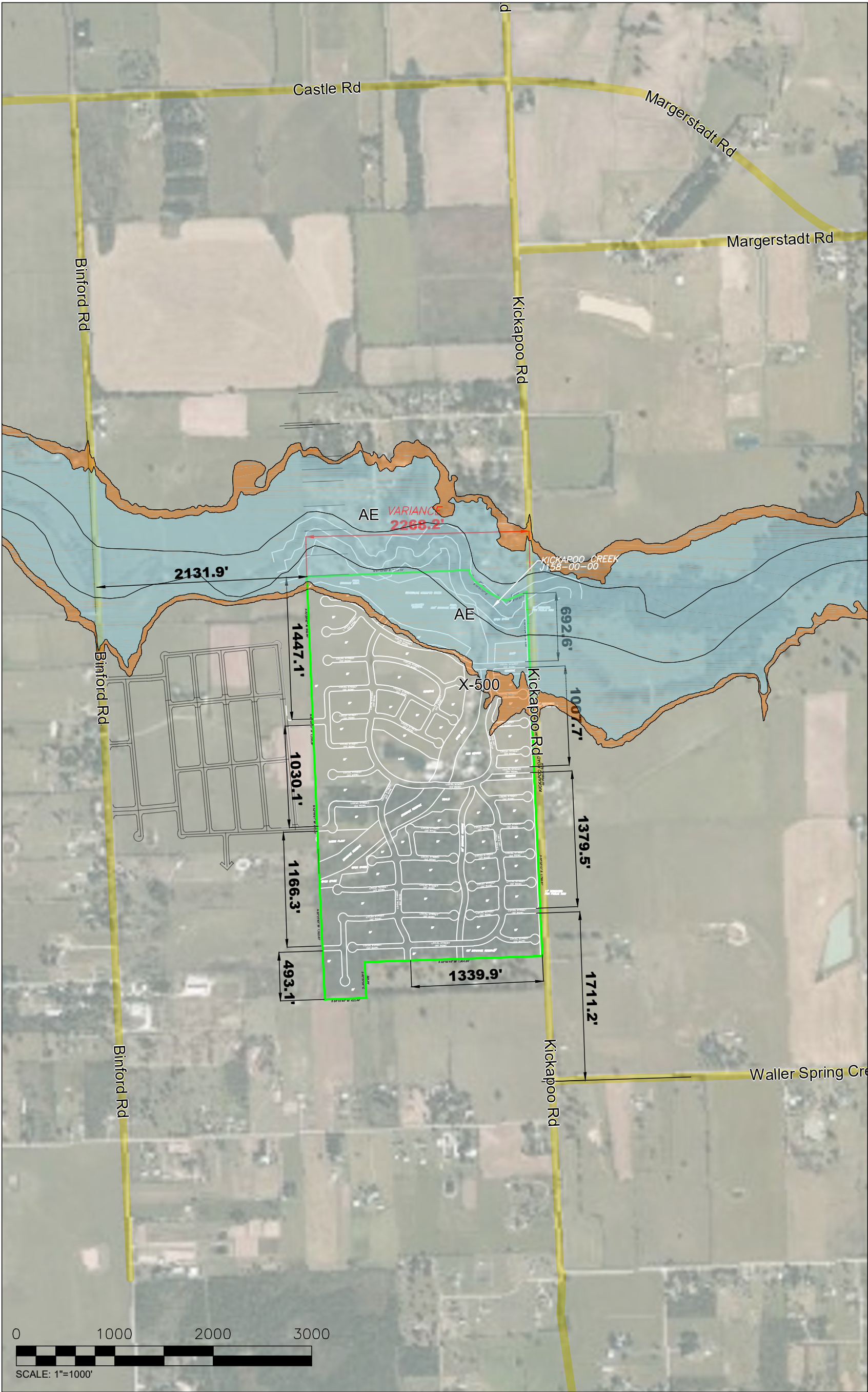


D – Variances

Aerial



L:\21051\5\DEVELOPMENT PLATTING\GP\Exhibits\21051 Oakberry Trails - Variance Exhibit.dwg, 6/13/2022 10:00:46 AM, AutoCAD PDF (Web and Mobile).pc3



**VARIANCE EXHIBIT FOR**  
**OAKBERRY TRAILS**  
**201± ACRES**  
**HARRIS COUNTY SCHOOL LAND SURVEY**  
**ABSTRACT NO. 332**  
**HARRIS COUNTY, TEXAS**



**LAND PLANNER**  
*INSITE Architecture Inc.*  
11830 TELGE RD. CYPRESS TX 77429



**BENCHMARK ENGINEERING CORPORATION**  
Consulting Engineers — Planners — Surveyors

2401 Fountainview Suite 500  
Houston, Texas 77057 U.S.A. (713)266-9930





**Application Number:** 2022-1426

**Plat Name:** Oakberry Trails GP

**Applicant:** Benchmark Engineering Corporation

**Date Submitted:** 05/31/2022

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

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

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

The purpose of this Variance Request is to obtain approval to not meet the Chapter 42, Section 128 intersection requirements at the west property line of subject site due to the proposed location of two proposed collector streets that stub into the east boundary line of Binford Creek Subdivision which is immediately west of subject property.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Sec. 42-47 and Sec. 42-81

### 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**

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**(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;**

Chapter 42, Section 128 Due to the constraints provided in the development's physical characteristics description provided below, construction of two local streets in the area occupied by the proposed HCFCD Drainage Easement of Kickapoo Creek and providing two local streets that are in straight alignment with the two local streets depicted on the General Plan of Binford Creek subdivision any additional streets would create an undue hardship on the owner/developer.

**PHYSICAL CHARACTERISTICS** The proposed Oakwood Trails Development consists of a 201.64 acre site located south of Kickapoo Creek (HCFCD Unit No. J158-00-00) which is tributary of Spring Creek (HCFCD Unit No. J100-00-00), west of and adjacent and abutting Kickapoo Road (MTF, width varies), an existing paved road, approximately 700' north of future Waller Spring Creek Road (MTF); and east of the proposed Binford Creek subdivision. Subject property is being planned for single family development by LOB West, Inc with varying lot sizes to accommodate market demands in the Greater Houston Metropolitan area. Kickapoo Creek borders subject property along and adjacent to the north property line. The proposed total width of Kickapoo Creek Easement as required by HCFCD is 220', of which 110' being the southern half of the required easement width which will be dedicated as a Drainage Easement by the development in adherence to HCFCD requirements. HCFCD Unit No. J158-01-00, a tributary of Kickapoo Creek, bisects the subject development from the southwest and flowing north and east to connect to Kickapoo Creek near the northeast corner of subject development. The topography of the subject development has a tendency to slope from southwest to the northeast into Kickapoo Creek. The area immediately south of Kickapoo Creek is encumbered by flood plain, as such, the drainage detention storage pond is planned to be situated

adjacent to the south ROW line of the proposed 110' Kickapoo Creek Drainage Easement as depicted in the General Plan. The planning of subject development includes local and collector streets to be designed all in accordance with City of Houston and Harris County rules, regulations, and standards. The Oakwood Trails development plan was prepared in adherence to the location of two proposed local streets along the east property line of the adjacent Binford Creek Subdivision that is located to the west of subject development as depicted on the general plan of Binford Creek subdivision that was approved by the City of Houston Planning Commission on August 8, 2021. The northern local street is approximately 800' south of the north property line and the southern local street is approximately 1100' north of the south property line of subject development.

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

Based upon the physical characteristics presented in the statement of facts (Item 1b), the circumstances supporting the granting of this variance are not the result of a hardship, created or imposed, by this owner/developer.

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

The intent and general purpose of the chapter will be preserved and maintained by providing two points of access connecting to Kickapoo Road and two points of access connecting to Binford Creek subdivision.

**(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 as other requirements of the chapter will be met.

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

The proposed on-site HCFCD Drainage Easement and detention pond that were placed at the lowest location south of Kickapoo Creek within the boundaries of subject development. The required connection roads would not reduce the lot count. It is our professional opinion that there are no other options to development this project based on the conditions stated in this request.



**Application Number:** 2022-1426

**Plat Name:** Oakberry Trails GP

**Applicant:** Benchmark Engineering Corporation

**Date Submitted:** 05/31/2022

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

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

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

The purpose of this Variance Request is to obtain approval to not meet the Chapter 42, Section 128 intersection requirements at the north property line of subject site due to the proposed HCFCD Drainage Easement along with the proposed stormwater detention storage system and open space at this location as provided in the development physical characteristics description of the project as provided in Item 1(b) below.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Sec. 42-47 and Sec. 42-81

### 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**

0

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

Due to the constraints provided in the development's physical characteristics description provided below, the construction of a local street crossing the area occupied by the proposed HCFCD Drainage Easement of Kickapoo Creek and the detention pond would create an undue hardship on the owner/developer. **PHYSICAL CHARACTERISTICS** The proposed Oakwood Trails Development consists of a 201 acre site located south of Kickapoo Creek (HCFCD Unit No. J158-00-00) which is a tributary of Spring Creek (HCFCD Unit No. J100-00-00), west of and adjacent and abutting Kickapoo Road (MTF, width varies), an existing paved road, approximately 700' north of future Waller Spring Creek Road (MTF); and east of the proposed Binford Creek subdivision. Subject property is being planned for single family development by LOB West, Inc with varying lot sizes to accommodate market demands in the Greater Houston Metropolitan area. Kickapoo Creek borders subject property along and adjacent to the north property line. The proposed total width of Kickapoo Creek Easement as required by HCFCD is 220', of which 110' being the southern half of the required Easement width which will be dedicated as a Drainage Easement by the development in adherence to HCFCD requirements. HCFCD Unit No. J158-01-00, a tributary of Kickapoo Creek, bisects the subject development from the southwest and flowing north and east to connect to Kickapoo Creek near the northeast corner of subject development. The topography of the subject development has a tendency to slope from southwest to the northeast into Kickapoo Creek. The area immediately south of Kickapoo Creek is encumbered by flood plain, as such, the drainage detention storage pond is planned to be situated adjacent to the south ROW line of the proposed



110' Kickapoo Creek Drainage Easement as depicted in the General Plan. The planning of subject development includes local and collector streets to be designed all in adherence with City of Houston and Harris County rules, regulations, and standards. The Oakwood Trails development plan was prepared in advance to the location of two proposed local streets along the east property line of adjacent Binford Creek Subdivision that is located to the west of subject development as depicted on the general plan of Binford Creek subdivision that was approved by the City of Houston Planning Commission on August 8, 2021.

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

Based upon the physical characteristics presented in the statement of facts (Item 1b), the circumstances supporting the granting of this variance are not the result of a hardship, created or imposed, by this owner/developer.

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

The intent and general purpose of the chapter will be preserved and maintained by providing two points of access connecting to Kickapoo Road and two points of access connecting to Binford Creek subdivision.

**(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 as other requirements of the chapter will be met.

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

The proposed on-site HCFCD Drainage Easement and detention pond that were placed at the lowest location south of Kickapoo Creek within the boundaries of subject development. The required connection roads would not reduce the lot count. It is our professional opinion that there are no other options to development this project based on the conditions stated in this request.

# Houston Planning Commission

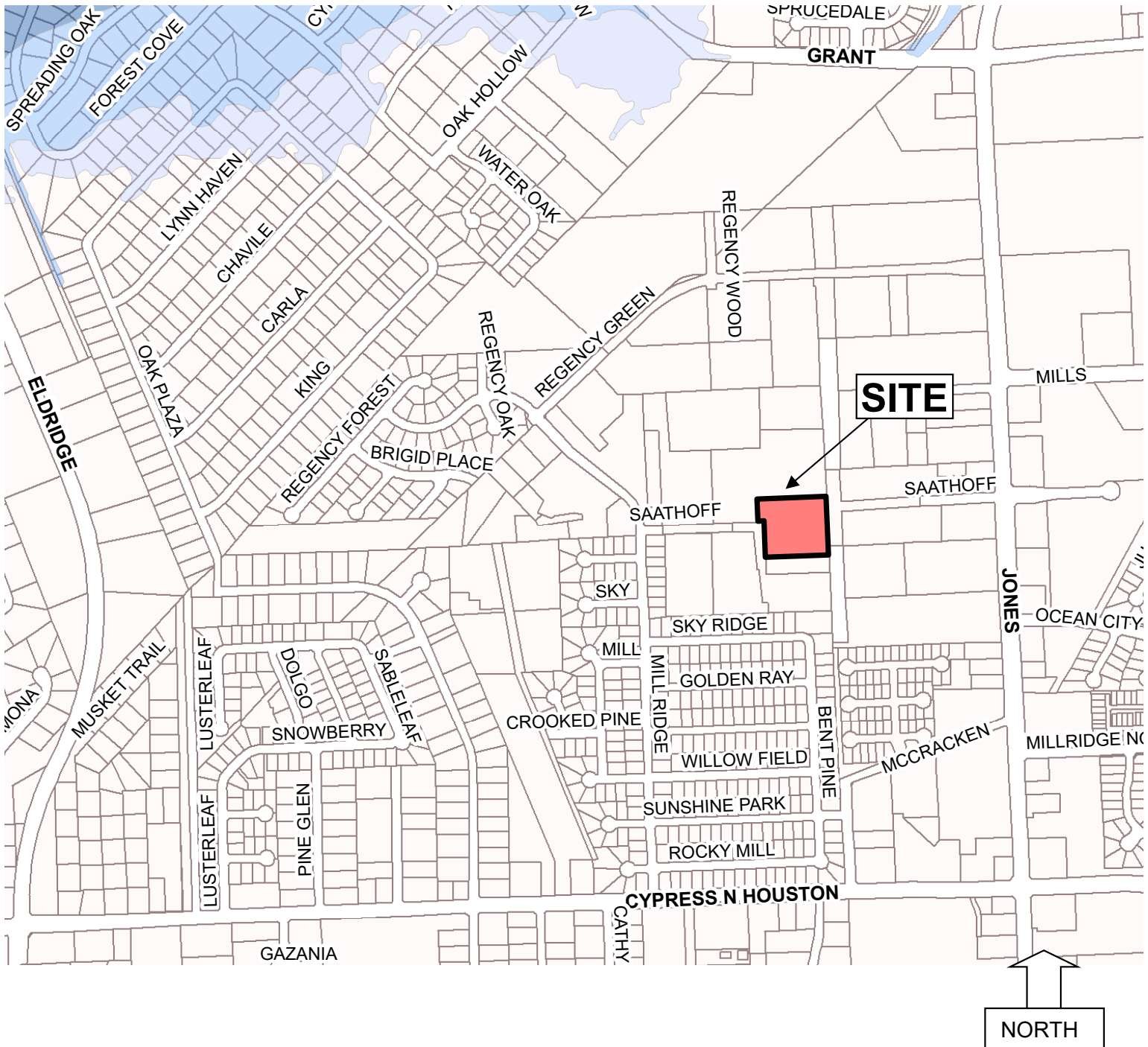
ITEM: 172

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Quartet Development

Applicant: Doshi Engineering & Surveying Company



D – Variances

Site Location

# Houston Planning Commission

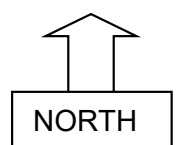
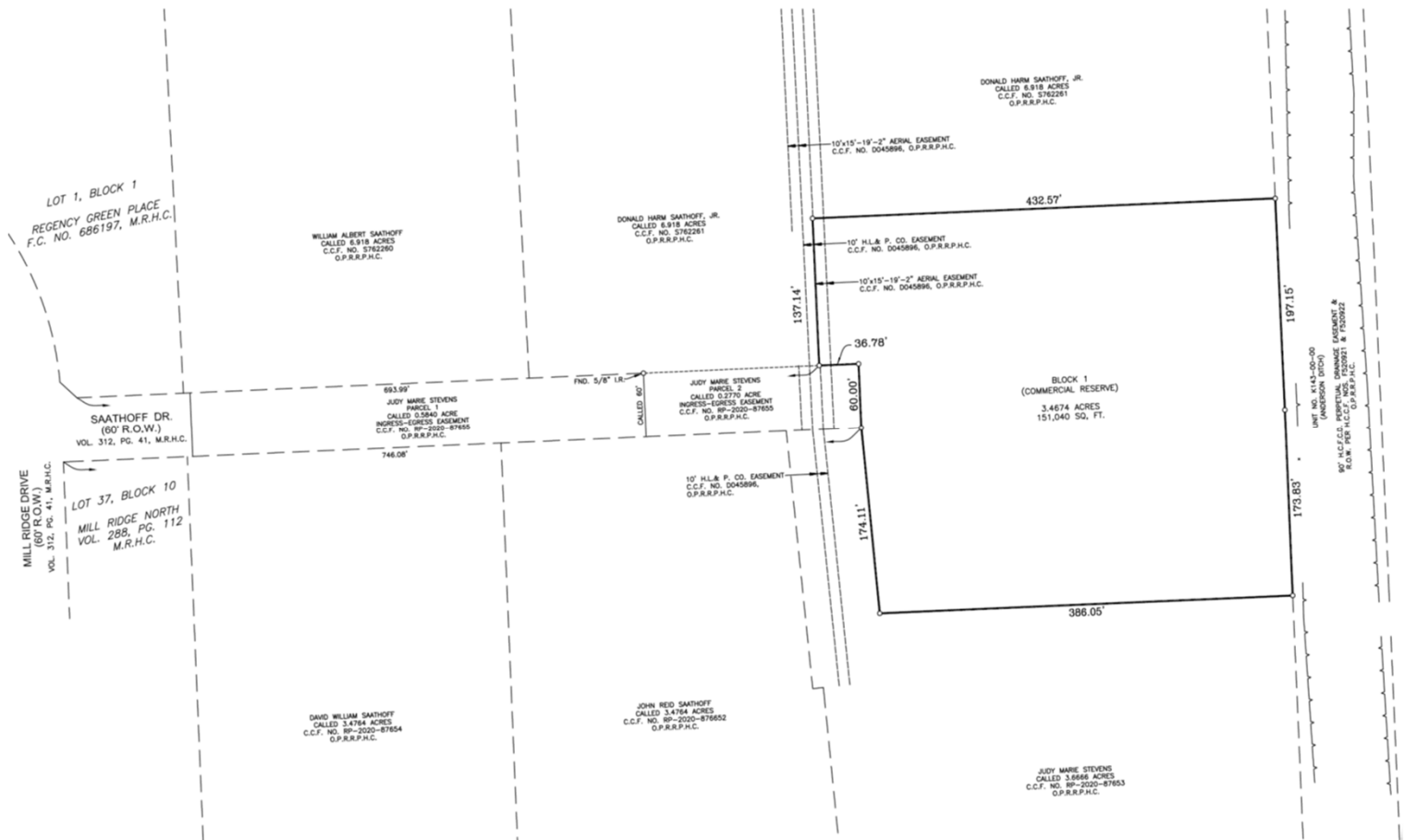
# ITEM: 172

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Quartet Development

Applicant: Doshi Engineering & Surveying Company



## D – Variances

## Subdivision



# Houston Planning Commission

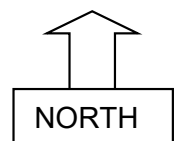
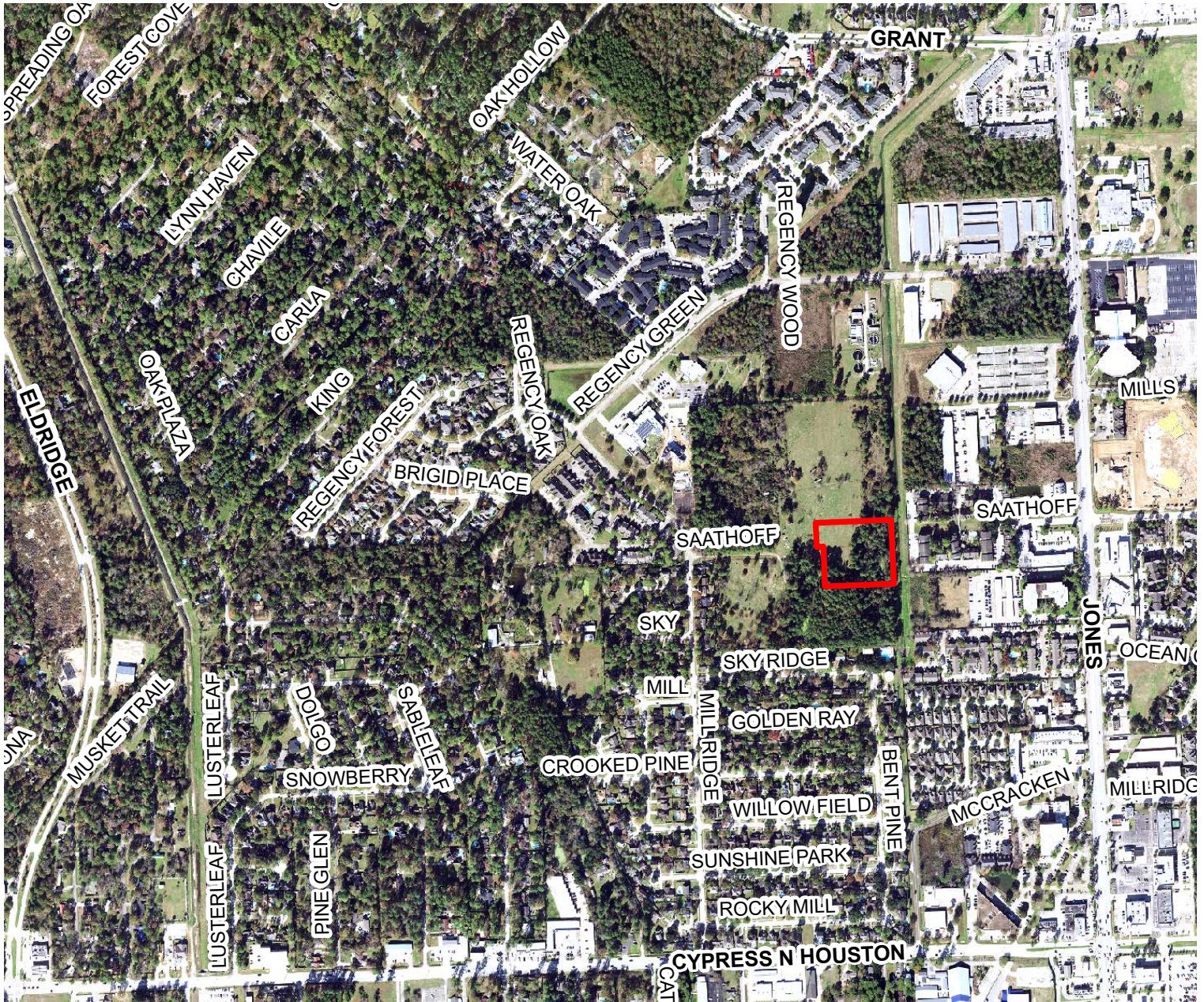
ITEM: 172

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Quartet Development

Applicant: Doshi Engineering & Surveying Company



D – Variances

Aerial





**Application Number:** 2022-1375

**Plat Name:** Quartet Development

**Applicant:** Doshi Engineering & Surveying Company

**Date Submitted:** 05/30/2022

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

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

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

To be able to take access from a 60' Access Easement instead of the 60' "Public Street" required by the table in rule 42-190 (c).

**Chapter 42 Section: 190**

**Chapter 42 Reference:**

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: Table: Restricted reserve — All other 5,000 sq. ft. public street 60 feet (50 feet in a street width exception area) 60 feet

### Statement of Facts

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

The strict imposition of the rules of the table requiring the development to take access from the "Public Street" creates an undue hardship that directly deprives the owner from being able to access the property. The subject tract is surrounded by tracts belonging to other landowners to the north and south. Additionally, there is a HCFC drainage ditch to its east. Making the 60' access easement, that extends from a 60' public street, the only conceivable available point of vehicular access. The AE was clearly created with the purpose of providing access to this tract and denying the request would effectively land lock the commercial tract.

**(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 Access Easement was created and constructed long before the owner took possession of the land and is not a hardship created by the owner or applicant. The AE extending from the 60' Public Street is also 60' in width, which is the required width that a public street would need to be according to the table in 42-190, it is only the ROW classification as an easement that does not meet the requirements of the table in the ordinance.

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

This Access Easement is accessible by the public and meets all the same requirements of a public street making them virtually equal in effectiveness as a Public Street to and for the public.

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

Because the public street being called for by the ordinance, is hardly different than the access easement that exists, the granting of this request will be in no way injurious to the health, safety, or welfare of the public.

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

Economic hardship does not apply in any way to the granting of this variance request. It should simply be granted so that the landowner can develop the land he owns.



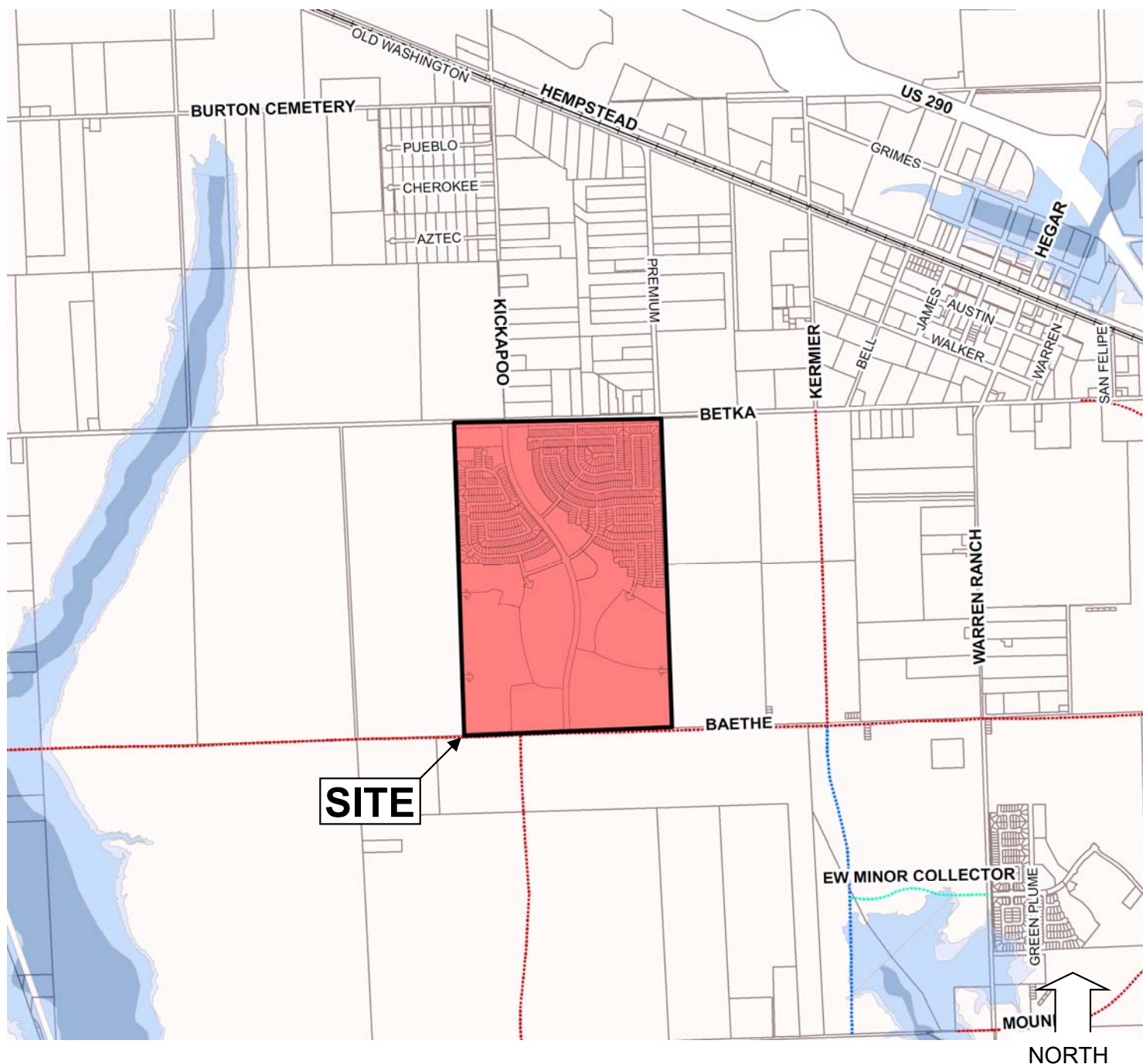
# Houston Planning Commission **ITEM: 173**

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Story Tract GP

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



**D – Variances**

**Site Location**

# Houston Planning Commission ITEM: 173

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Story Tract GP

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



D – Variances

Subdivision



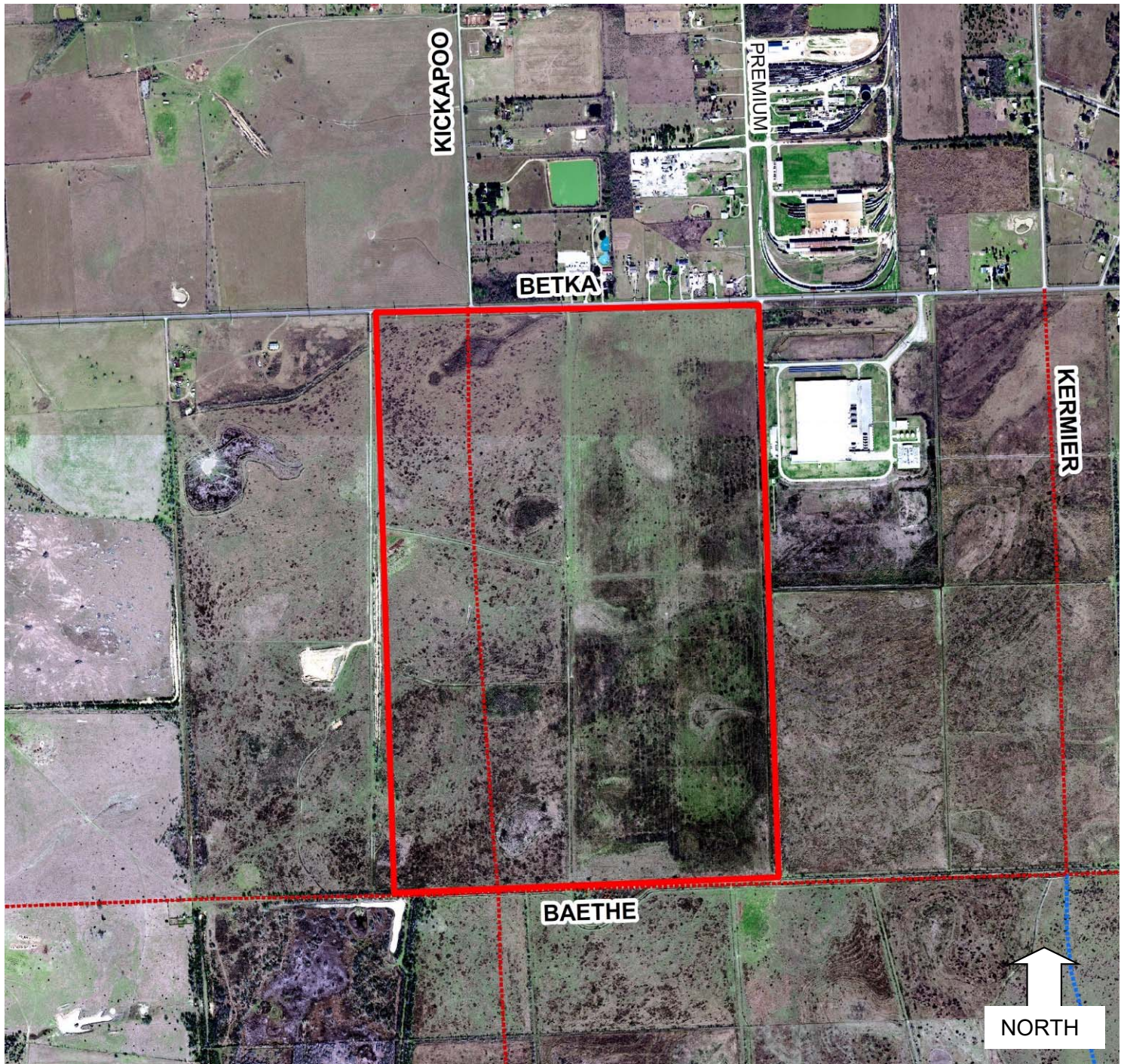
# Houston Planning Commission ITEM: 173

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Story Tract GP

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



D – Variances

Aerial





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**Application Number:** 2022-1456

**Plat Name:** Story Tract GP

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

**Date Submitted:** 06/10/2022

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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 exceed the local street minimum intersection spacing requirements by approximately 1,235 feet along the eastern boundary of the Story Tract subdivision.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

(a) A local street shall intersect with a public local street, a collector street or another major thoroughfare at least every 1,400 feet.

### Statement of Facts

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

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

The Story Tract is an approximately 426.5-acre residential community located, west of Warren Ranch Road, north of Baethe Road and Mound Road, and south Betka Road. The community includes many internal streets that traverse the development. The site is bounded to the north by single family residential homes, undeveloped acreage to the west and south, and existing HP Data Center to the east of the tract boundary. The HP Data Center is an existing commercial development along the eastern boundary of the site which makes providing a connection point within the required 1,400-foot block length distance along the eastern boundary of the tract south of Betka Road infeasible. Two connection points will be provided south of the HP Data Center which will connect the site to future development. The first stub street will be provided at approximately 2,635 feet from Betka Road on the eastern tract boundary. The intersection spacing between Betka Road and this local street will exceed the 1,400 feet requirement by approximately 1,235 feet, as it is not feasible to provide additional access into the HP Data Center. Due to the existing alignment of HP Data Center, it is not feasible for any additional local streets to meet the criteria of 42-128. The proposed collector and local roads within the development will provide appropriate circulation throughout the site.

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

The existing conditions of HP Data Center commercial site is not a hardship created or imposed by the applicant.

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

The overall circulation of the area is upheld by the proposed street system, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance not impeded adequate circulation within the development and will therefore not be injurious to the public health, safety, or welfare. There will be sufficient connectivity and access throughout the site.

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

The existing conditions and HP Data Center alignment are the supporting circumstances for this request.

# Houston Planning Commission

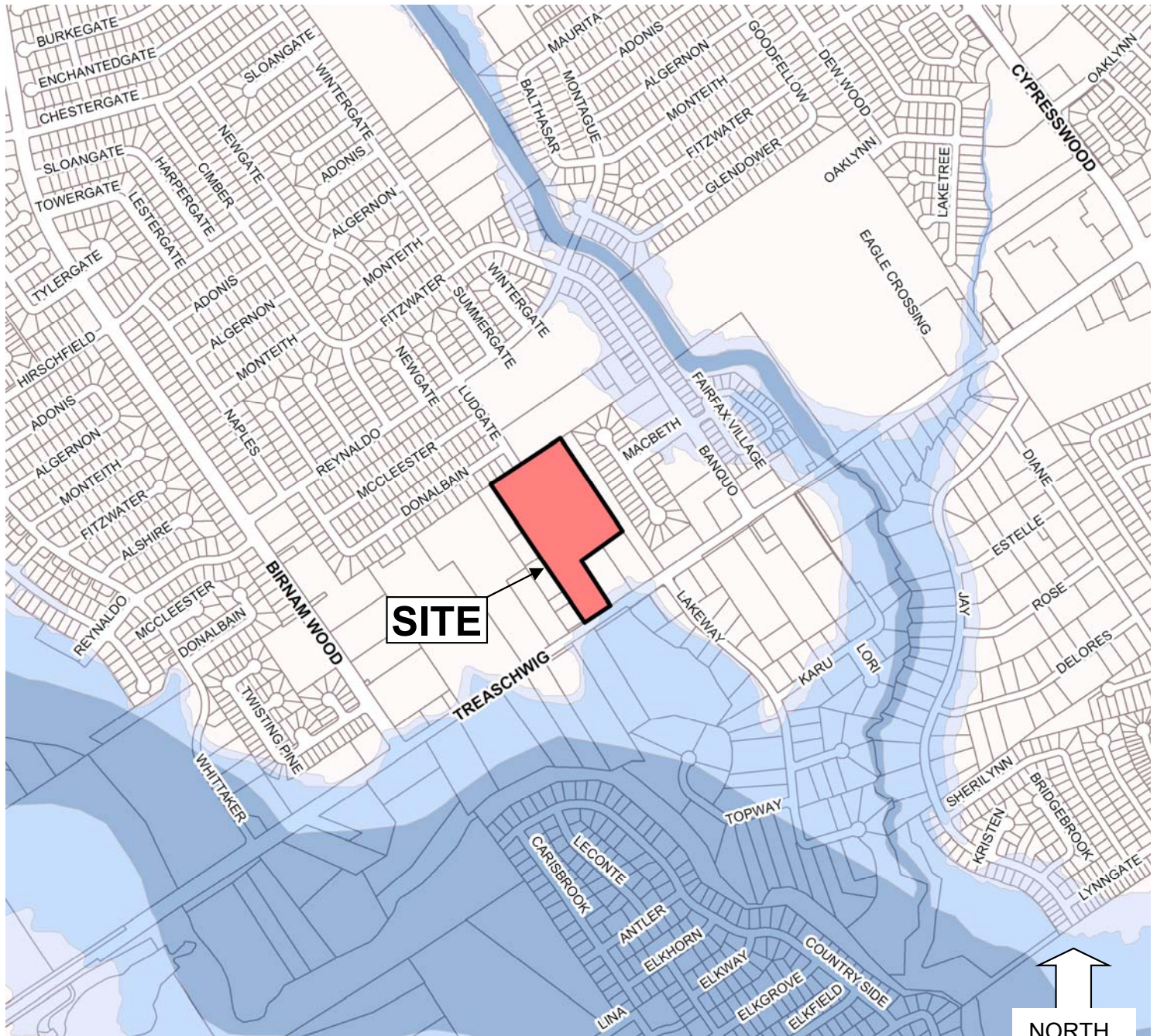
ITEM: 174

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Treaschwig Business Park GP

Applicant: McKim and Creed



D – Variances

Site Location







# Houston Planning Commission

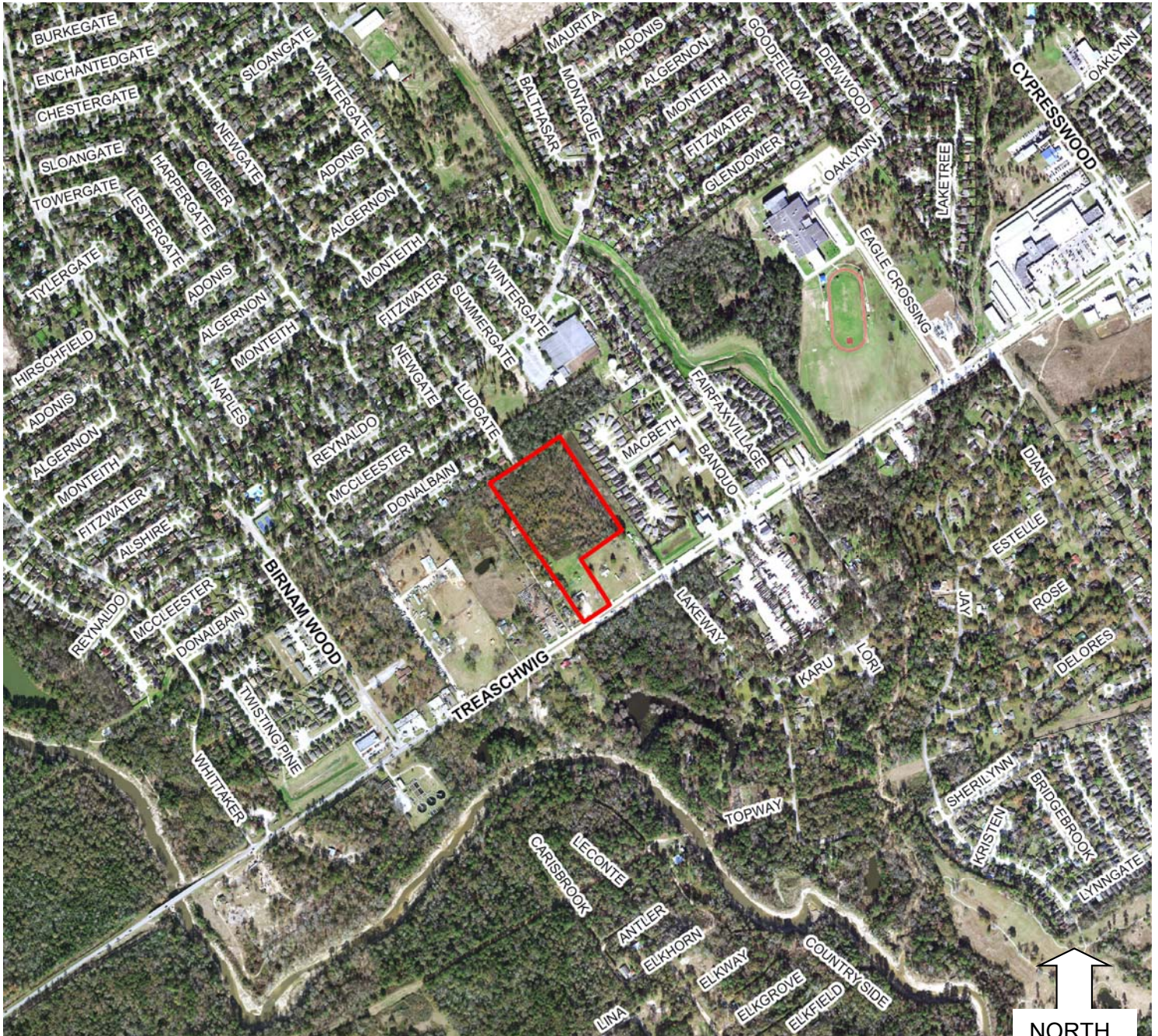
ITEM: 174

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Treaschwig Business Park GP

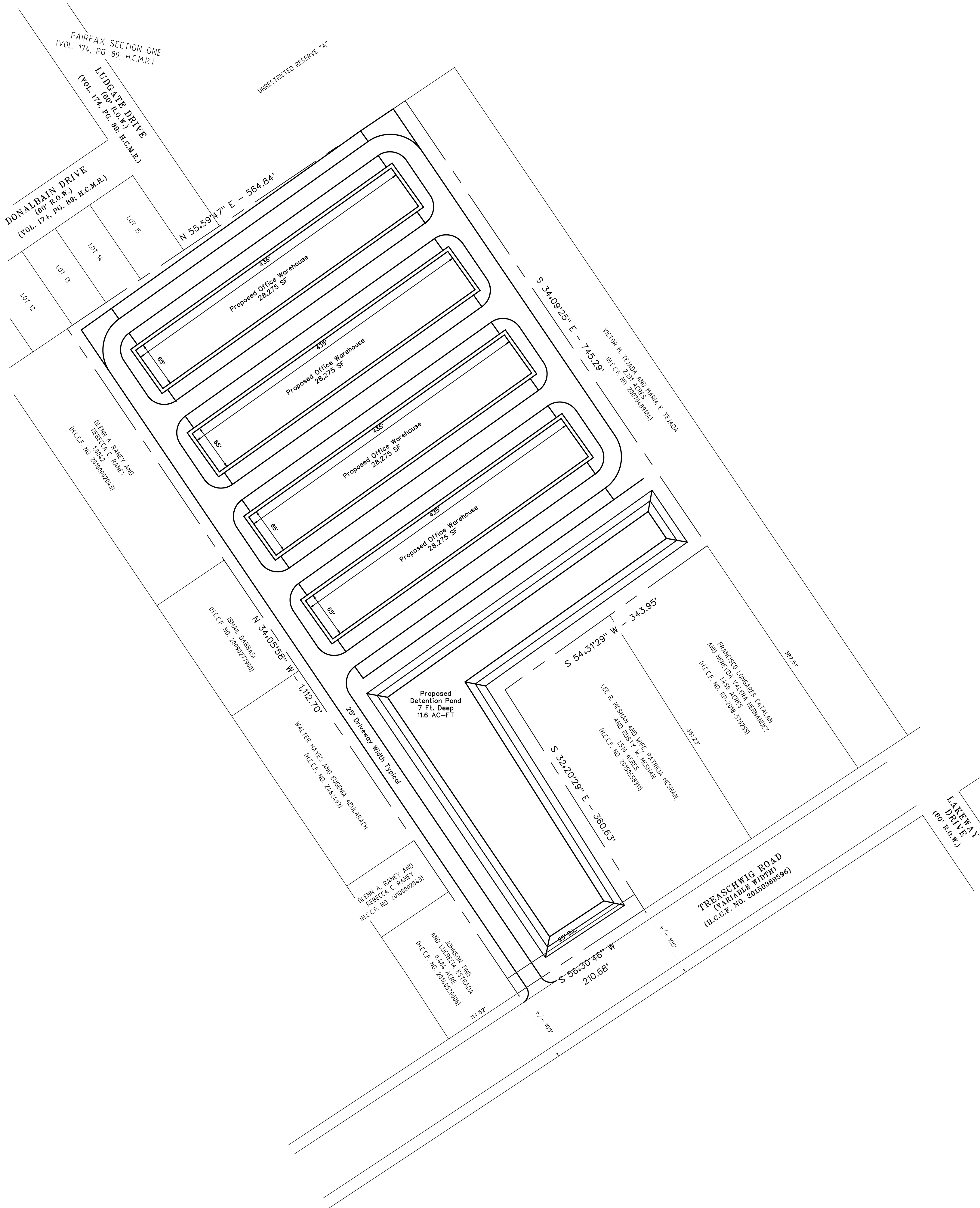
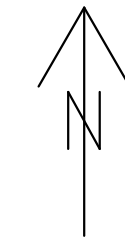
Applicant: McKim and Creed



D – Variances

Aerial





Scale: 1" = 80'

This document is released for the purpose of interim review under the authority of Cory Alan Haddox, P.E. 100019 on 03 June 2022. It is not to be used for construction, bidding or permit purposes.

Concept Site Plan	
Site Address: 4807 Treaschwig Rd, Spring, TX 77373	Client: A2Z Storage 23801 Cypresswood Dr. Spring, TX 77373
Revision: 0	Engineer: Cory Alan Haddox, P.E. License No.: 100019 Firm No.: F-14448 2635 North Spring Spring, TX 77373
Issued: 03 June 2022	





**Application Number:** 2022-1389

**Plat Name:** Treaschwig Business Park GP

**Applicant:** McKim and Creed

**Date Submitted:** 05/31/2022

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

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

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

The applicant is seeking a variance for the Treaschwig Business Park GP not to extend Ludgate Drive through the subject property, nor to terminate it on this property with a cul-de-sac.

**Chapter 42 Section:** 134

**Chapter 42 Reference:**

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

### Statement of Facts

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

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

Section 134 of Chapter 42 actually allows this circumstance, or close to it, without a variance request: (1) Ludgate Drive is a local street platted with Fairfax Section One (Vol. 174, Pg. 89; H.C.M.R.). (2) No general plan exists, to our knowledge, on the subject property that shows this as a through street. (3) This stub street is only one lot in depth on the west side, the other side is an unrestricted reserve which is owned by Spring I.S.D. It is undeveloped (wooded) adjacent to the property. The north portion of the reserve contains Jenkins Elementary School. (4) This subdivision will not extend residential development. It is being planned as an office/warehouse development. (5) This street is not required to meet the intersection spacing requirements of this chapter. Treaschwig Road is a major thoroughfare. The spacing requirements (2,600 feet) have been met already with Birnam Wood Boulevard to the west (+/- 1,450 feet) and Banquo Drive to the east (+/- 1,080 feet). The total distance between these two public roadways is +/- 2,730 feet.

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

The developers of this property did not create the hardship that extending this street or providing a cul-de-sac would impose on the property. The development surrounding this site created the Ludgate Drive stub street. Since the property will be utilized as an office/warehouse development, a public street through the property is not needed, nor wanted.

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

Section 134 of Chapter 42 allows similar circumstances to this one as stated above. Therefore, the intent and general purposes of the chapter will be preserved and maintained.

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

Granting this variance will not be injurious to the public health, safety, or welfare. In this instance, granting this variance will have no effect on the existing traffic circulation of the area. A church is currently on this site which will be replaced with a low-traffic office/warehouse development.

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

Economic hardship was not considered for justifying the request for this variance. This variance request will let the developer fully utilize the property for the office/warehouse development without the nuisances that a public street through the property would bring.

# Houston Planning Commission

# ITEM: 175

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Bridgeland Mason Road Street Dedication Sec 7

Applicant: BGE, Inc.



**E – Special Exceptions**

**Site Location**



# Houston Planning Commission

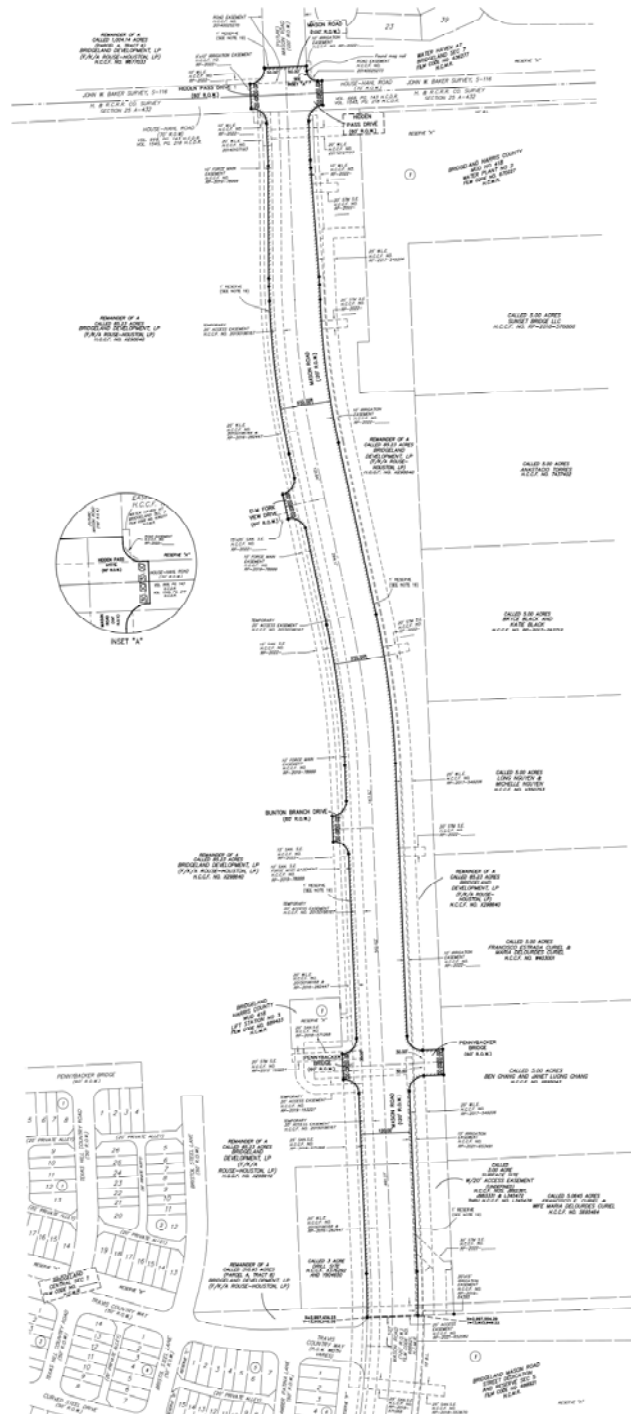
# ITEM: 175

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Bridgeland Mason Road Street Dedication Sec 7

Applicant: BGE, Inc.



E – Special Exceptions

Subdivision

# Houston Planning Commission

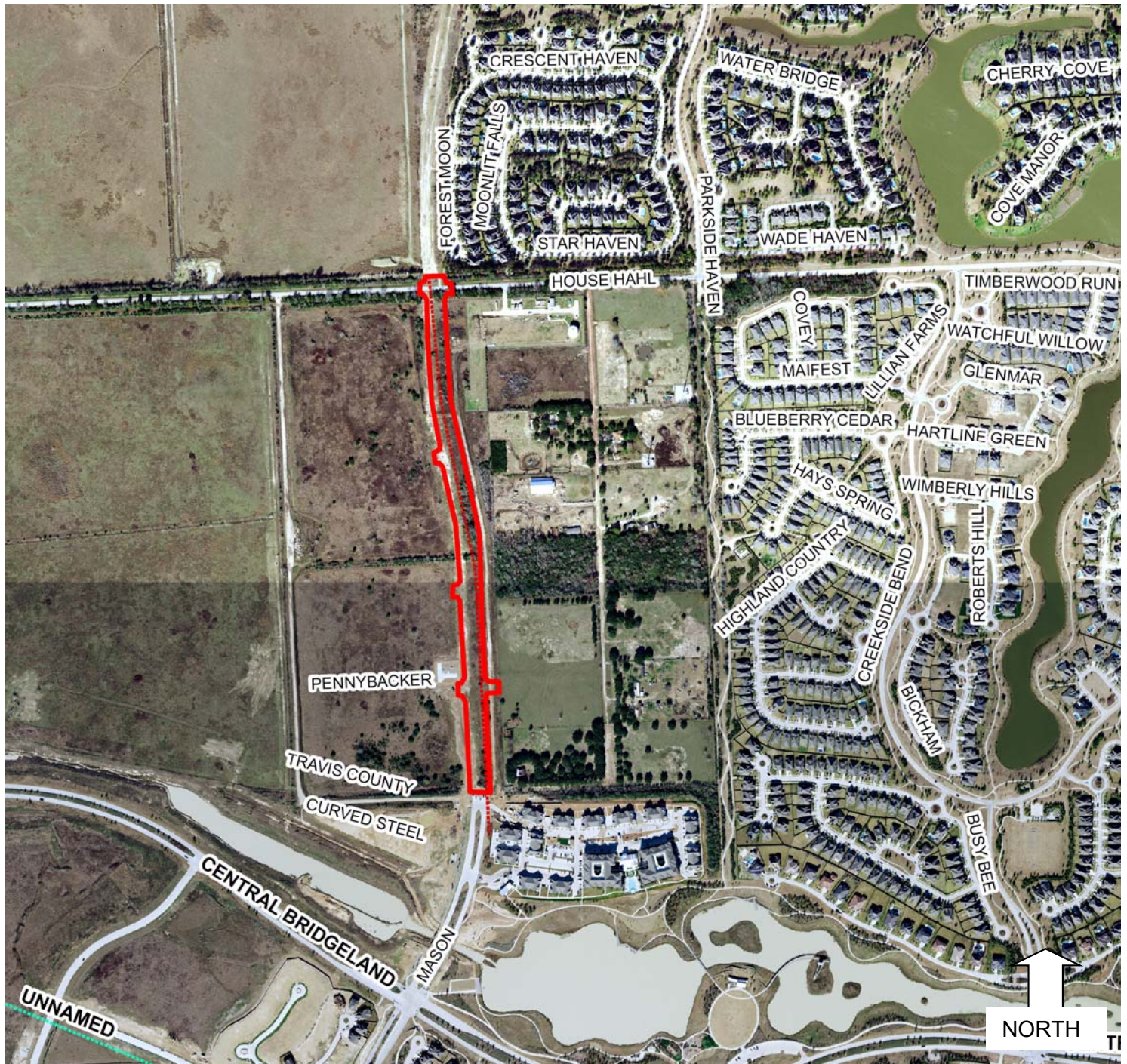
ITEM: 175

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Bridgeland Mason Road Street Dedication Sec 7

Applicant: BGE, Inc.



E – Special Exceptions

Aerial





## APPLICANT'S Special Exception Request Form

**Application Number:** 2022-1460

**Plat Name:** Bridgeland Mason Road Street Dedication Sec 7

**Applicant:** BGE, Inc.

**Date Submitted:** 06/10/2022

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 distance of approximately 502 feet of intersection spacing between Pennybacker Bridge and Bunton Branch Drive instead of the required minimum 600 feet.

**Chapter 42 Section:** 42-127

**Chapter 42 Reference:**

(b) Intersection along a major thoroughfare shall be spaced a minimum of 600 feet apart.

### 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;**

Bridgeland Lakeland Village General Plan is a ±2,748.2-acre master planned community in Harris County located south of Highway 290, west of Fry Road and east of Grand Parkway (S.H. 99). The project boundary is bordered by two major thoroughfares, Grand Parkway (S.H. 99) and Fry Road. The development is inundated by Cypress Creek during storm events. The overflow storm water of Cypress Creek creates a unique condition in this region that would ordinarily render the subject site undevelopable. In addition to the abundance of acreage used for drainage and detention, the project also includes multiple sections of single-family neighborhoods, a recreation site and open space provided to these neighbors. Mason Road is a major thoroughfare located in the Bridgeland Lakeland Village General Plan. This major thoroughfare extends from existing Mason Road off Bridgeland Creek Parkway from the south to existing House-Hahl Road to the north. Mason Road is part of a network of major thoroughfares connecting Bridgeland Creek Parkway to future town center to the west. The Internal collector system will provide vehicular traffic circulation to existing development abutting the west and east side of the Mason Road.

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

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

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

The modification is a 16% deviation from the standard and is therefore not disproportionate to the



requirements of this chapter.

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

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

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

The proposed major thoroughfare will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.



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**Application Number:** 2022-1460

**Plat Name:** Bridgeland Mason Road Street Dedication Sec 7

**Applicant:** BGE, Inc.

**Date Submitted:** 06/10/2022

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

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

To allow a distance of approximately 589 feet of intersection spacing between Travis Country Way and Pennybacker Bridge instead of the required minimum 600 feet.

**Chapter 42 Section:** 42-127

**Chapter 42 Reference:**

(b) Intersection along a major thoroughfare shall be spaced a minimum of 600 feet apart.

### 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;**

Bridgeland Lakeland Village General Plan is a ±2,748.2-acre master planned community in Harris County located south of Highway 290, west of Fry Road and east of Grand Parkway (S.H. 99). The project boundary is bordered by two major thoroughfares, Grand Parkway (S.H. 99) and Fry Road. The development is inundated by Cypress Creek during storm events. The overflow storm water of Cypress Creek creates a unique condition in this region that would ordinarily render the subject site undevelopable. In addition to the abundance of acreage used for drainage and detention, the project also includes multiple sections of single-family neighborhoods, a recreation site and open space provided to these neighbors. Mason Road is a major thoroughfare located in the Bridgeland Lakeland Village General Plan. This major thoroughfare extends from existing Mason Road off Bridgeland Creek Parkway from the south to existing House-Hahl Road to the north. Mason Road is part of a network of major thoroughfares connecting Bridgeland Creek Parkway to future town center to the west. The Internal collector system will provide vehicular traffic circulation to existing development abutting the west and east side of the Mason Road.

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

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

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

The modification is a 1.8% deviation from the standard and is therefore not disproportionate to the

requirements of this chapter.

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

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

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

The proposed major thoroughfare will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.



# Houston Planning Commission

ITEM: 176

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Cedar Homes at 38th Street

Applicant: Action Surveying

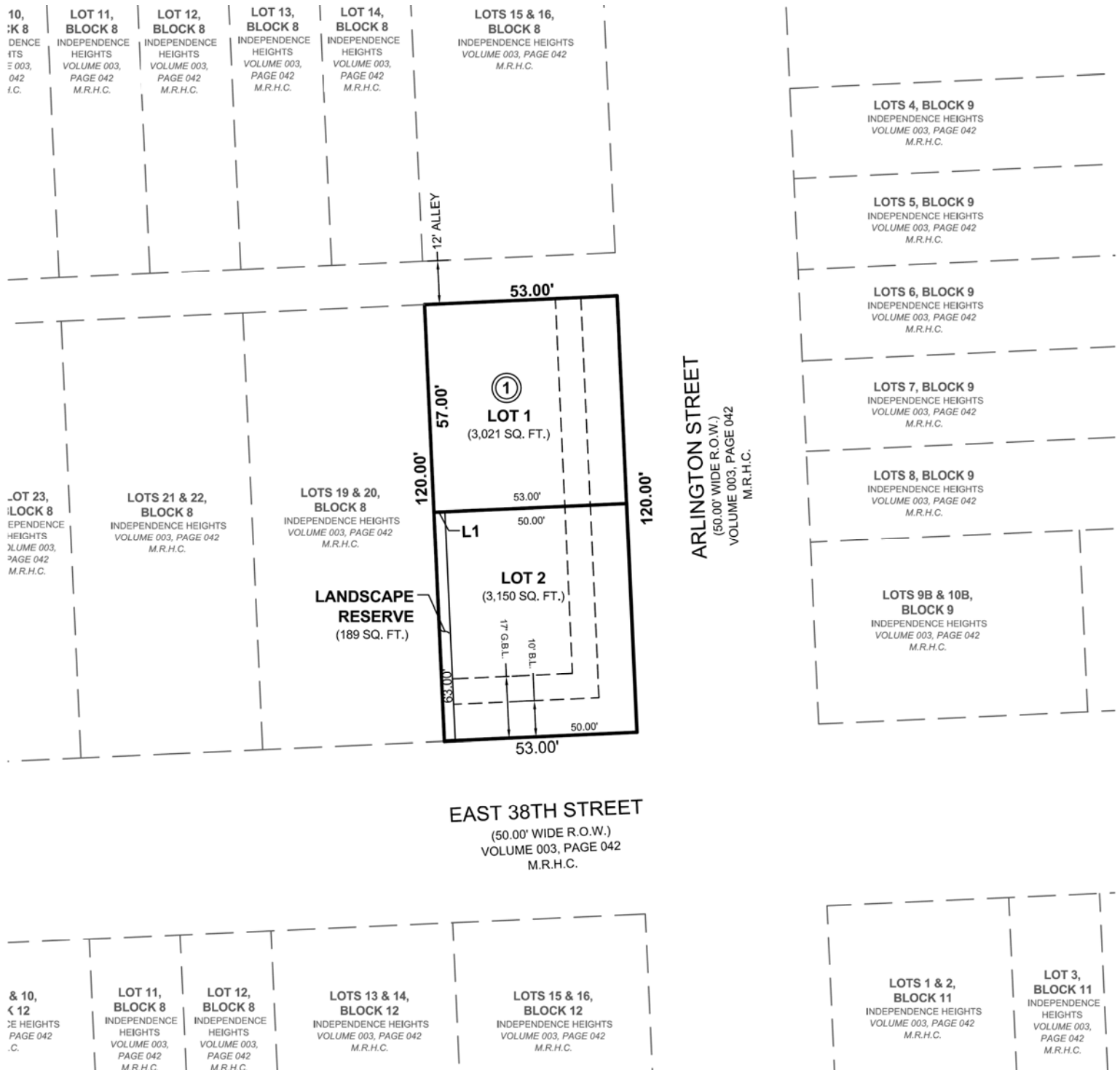


F- Reconsideration of Requirements

Site Location

**Subdivision Name: Cedar Homes at 39th Street**

**Applicant: Action Surveying**



**F- Reconsideration of Requirements**

**Subdivision**



# Houston Planning Commission

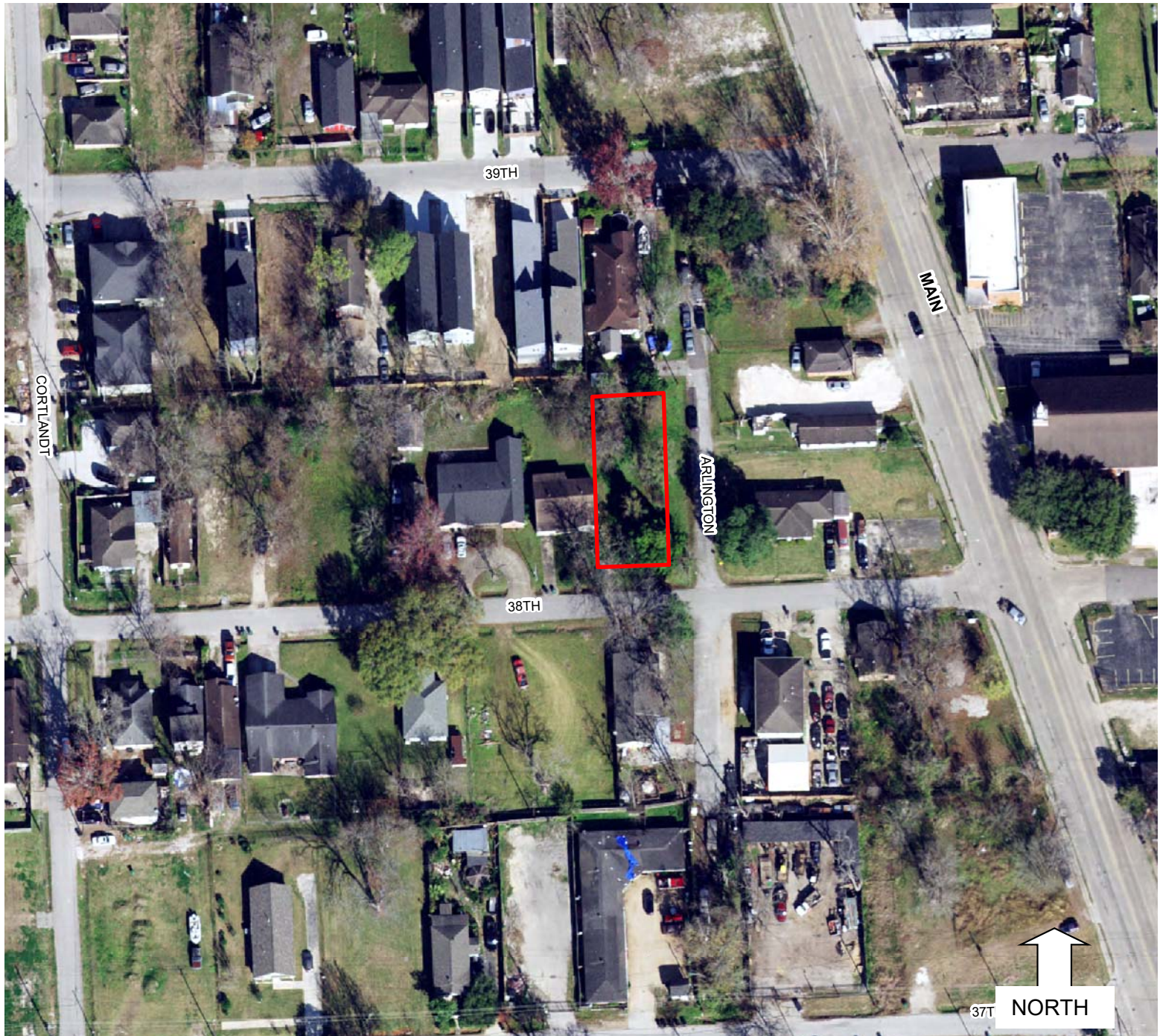
ITEM: 176

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Cedar Homes at 38th Street

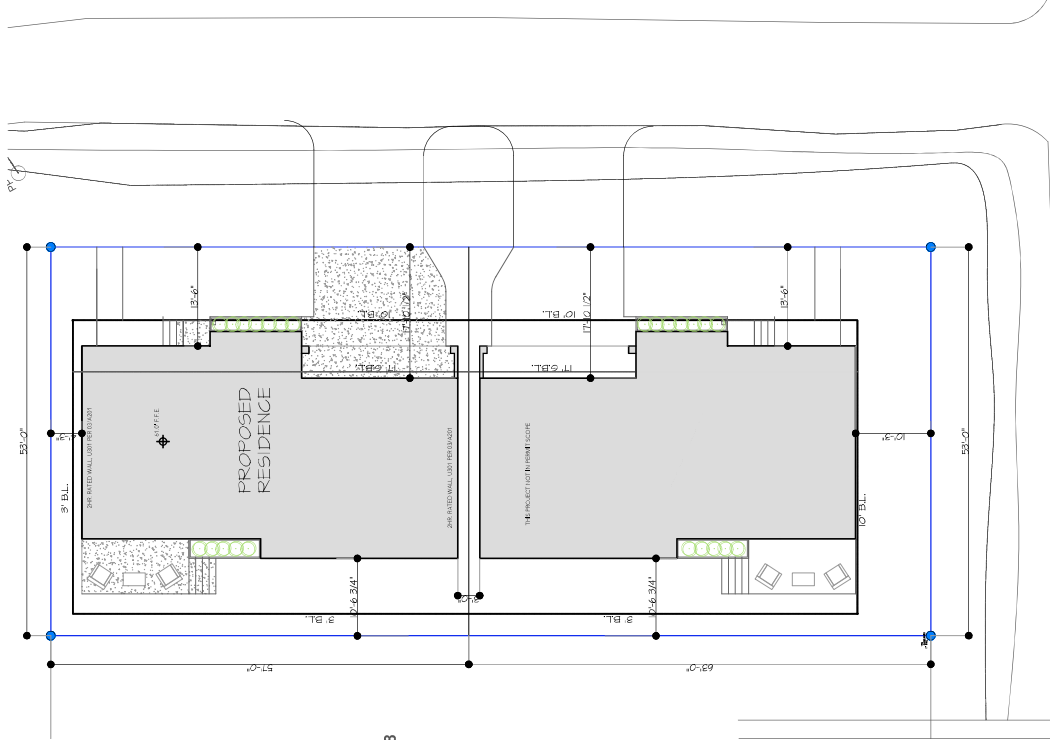
Applicant: Action Surveying



F- Reconsideration of Requirements

Aerial



[illegible]

Site Plan  
Scale: 1/8" = 1'-0"  
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**Application No:** 2022-1423  
**Plat Name:** Cedar Homes at 38th Street  
**Applicant:** Action Surveying  
**Date Submitted:** 05/31/2022

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

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

**Specific requirement or condition being sought:**

To not dedicate 5' ROW to Arlington Street

**Chapter 42 Section: 122**

**Chapter 42 Reference:**

Chapter 42-122 says that the street ROW must be 60' wide on local streets if there are uses other than single family residential along that block.

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

**STATEMENT OF FACTS:**

The applicant's request for variance is based on the intent of CH 42-122 to provide adequate traffic flow if there are other uses on the block other than single family. Arlington Street is a dead-end street that does not connect to 39th Street and also dead ends on the other side of 38th Street. All of the residential lots along this stretch of Arlington St take access from other local streets, except for one. The sole business triggering the dedication, located on 7813 N Main St. takes access from N Main St and that is where commercial traffic must enter and exit. It cannot be accessed from Arlington due to a drainage ditch, therefore, a street widening is not necessary.



Application Number: 2022-1423  
Plat Name: Cedar Homes at 38th Street  
Applicant: Action Surveying  
Date Submitted: 05/31/2022

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 dedicate 5' ROW to Arlington Street

**Chapter 42 Section: 122**

**Chapter 42 Reference:**

Chapter 42-122 says that the street ROW must be 60' wide on local streets if there are uses other than single family residential along that block.

### 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 applicant's request for variance is based on the intent of CH 42-122 to provide adequate traffic flow if there are other uses on the block other than single family. Arlington Street is a dead-end street that does not connect to 39th Street and also dead ends on the other side of 38th Street. All of the residential lots along this stretch of Arlington St take access from other local streets, except for one. The sole business triggering the dedication, located on 7813 N Main St. takes access from N Main St and that is where commercial traffic must enter and exit. It cannot be accessed from Arlington due to a drainage ditch, therefore, a street widening is not necessary. . By following Chapter 42, the applicant would be required to dedicate an additional 600 sq. ft of land for ROW use, which would deprive the applicant of the ability to create a quality new home, with enough space for a decent size yard and the future Houstonian to enjoy life in a high-quality neighborhood.

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

The applicant has not created the need for this variance through actions of his own. The one lot triggering the dedication is a barber shop that is located on, and fronts, N Main St. with no access from Arlington Street.

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

The intent of Chapter 42 is to create orderly and consistent growth and new development in the City of Houston. The reduction in the lot size would make it impractical for single family home construction which is consistent with the current makeup of the neighborhood.



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

If the variance is granted it will not be injurious to the public. Conversely, in order to maintain the residential 'feeling' of the neighborhood, we believe that it makes more sense to keep the streets at 50' ROW.

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

The applicant's desire to create quality, new homes, with enough space for a decent size yard is the applicant's intent. Economic hardship is not the justification of the variance.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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

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

June 16<sup>th</sup>, 2022

## NOTICE OF RECONSIDERATION OF REQUIREMENTS

**PROJECT NAME:** Cedar Homes at 38<sup>th</sup> Street

**REFERENCE NUMBER:** 2022-1423

**ROR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirements request for a property located at the northwest intersection of E. 38<sup>th</sup> street and Arlington 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 request.

Action Surveying, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a reconsideration of requirements not dedicate 5' along Arlington Street. Enclosed are copies of the reconsideration of requirements 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, June 23<sup>rd</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 Ben Jauma with Action Surveying at 713-941-8600. 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: 177

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Cedar Homes at 39th Street

Applicant: Action Surveying



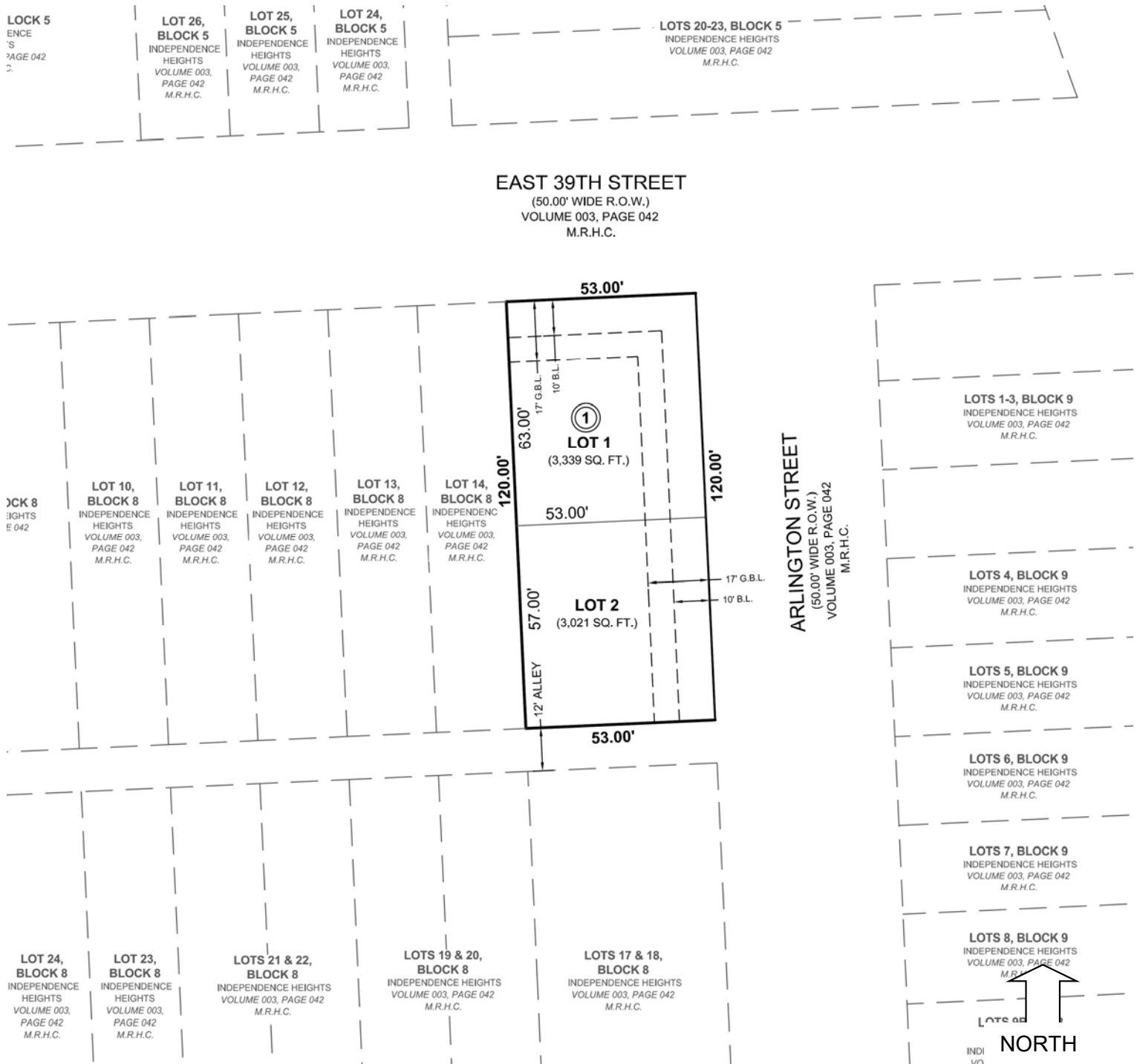
F- Reconsideration of Requirements

Site Location

**ITEM: 177**

**Meeting Date: 06/23/2022**

## Applicant: Action Surveying





# Houston Planning Commission

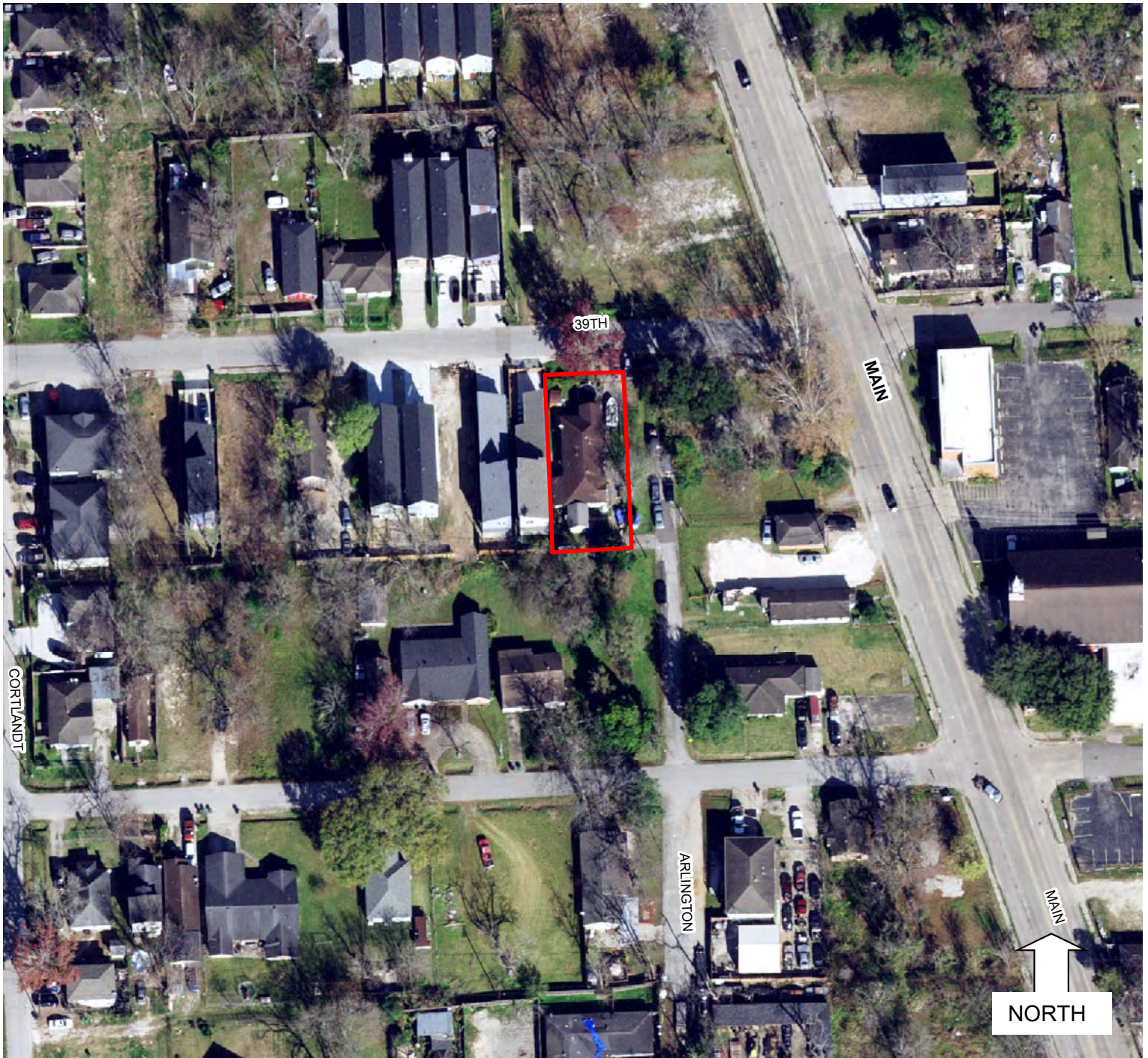
ITEM: 177

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Cedar Homes at 38th Street










Applicant: Action Surveying

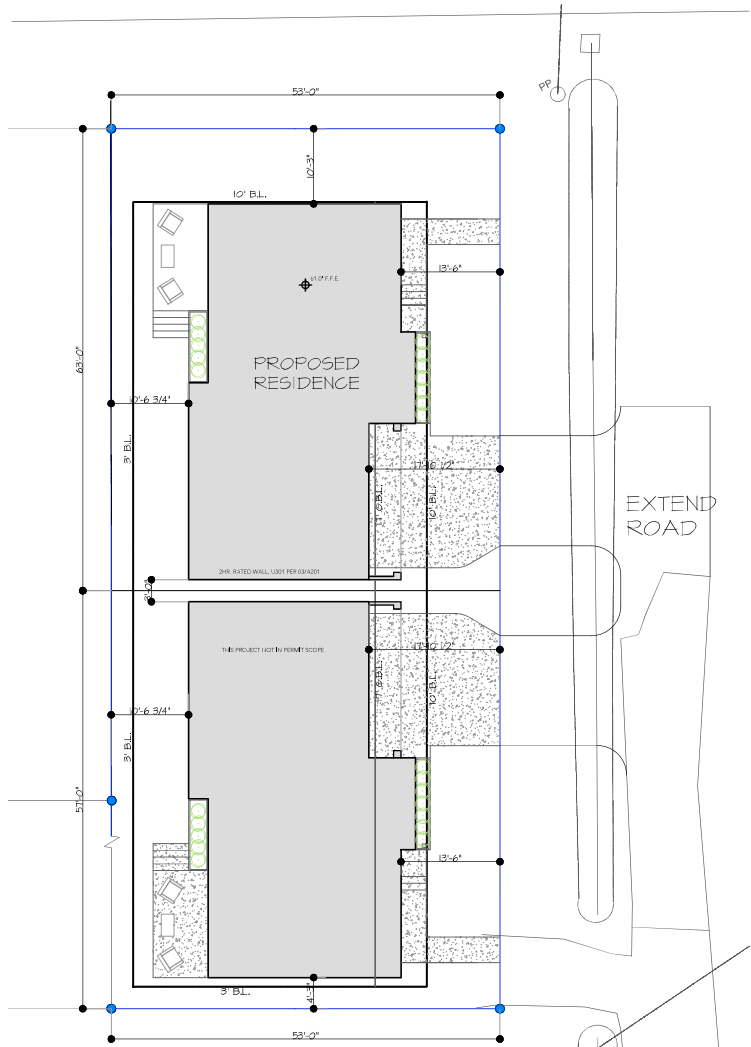


F- Reconsideration of Requirements

Aerial



<b>GENERAL NOTES:</b> The Contractor shall be responsible for the construction means, methods, techniques, sequences or procedures, and/or for safety precautions and programs in connection with the work, since these are solely the Contractor's rights and responsibilities. The term "specify" means the construction and services required by the Construction Documents, and includes all other labor, materials, equipment, and services provided, or to be provided, by the Contractor to fulfill the Contractor's obligations.  The Construction Documents are complementary and what is required by one shall be as binding as if required by all. The Contractor shall promptly notify the all parties if any discrepancies are found to exist.  All work shall be in compliance with all local Building Codes and Ordinances, and the regulations of all Federal, State, and Municipal authorities having jurisdiction. The Contractor shall be responsible for obtaining all necessary permits, inspections, and approvals.  The intent of the Construction Documents is to indicate the general scope of the project in terms of Design Concept, the dimensions of the building, the major building elements, and the types of Structural, Mechanical, Electrical, and Plumbing systems. As scope documents, the drawings and specifications do not necessarily indicate or describe all details required for full performance and completion of the work. The Contractor shall be liable for defects in work performed for which there are no drawings, details, or descriptions given and for which no additional information was requested.  All work is to conform to the drawings and specifications. In the case of conflicts between or within the Construction Documents, the Contractor shall request clarification in writing.  The Construction Documents are strictly a graphic representation and are not to be scaled. Written dimensions shall always govern, and scale details shall govern over small scale plans. If a discrepancy is found to exist between scaled and written dimensions or between large scale details and small scale plans, the Contractor shall request clarification.  All construction and vendor contracts shall include provisions indemnifying the Owner and the Contractor.  The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the work. All materials and equipment furnished shall be of good quality, free from faults and defects, and in compliance with the Construction Documents. All work shall be performed by qualified workmen or sub-contractors in a safe and careful manner, and in conformance with the Construction Documents.  The Contractor shall visit the site, become familiar with local conditions under which the work is to be performed, and coordinate personal observations with the requirements of the Construction Documents. The Contractor is responsible for verifying the locations of all existing conditions including utilities, sanitary and sewer. The Contractor shall notify all parties of any discrepancy between field conditions and drawing indications. All dimensions to existing site elements are to be field verified. The Contractor shall, prior to commencing construction, carefully examine the Documents and familiarize themselves with the scope of the project.		<b>PLUMBING NOTES:</b> 1. All Plumbing work shall be performed by a licensed Plumber and shall conform to the standards of the 2012 Uniform Plumbing Code. 2. The Plumber shall obtain all necessary permits and furnish all labor, material, equipment and tools necessary for the work. 3. The Plumber shall be responsible for all inspections and tests required by the City of Houston and all governing parties. 4. All new water meters are to be minimum 1". Verify size and location of existing water meters. 5. All piping shall be supported from the structure and no other building elements. Piping should be grouped together to run in straight parallel lines when practical. 6. All lines from water meters are to be minimum 1" PVC, SCH-40 pipe. 7. All secondary sewer lines are 4" PVC, SCH-40 sanitary sewer, unless noted otherwise. Plumber is responsible for coordinating with all city regulations and Civil engineer's drawings.  <b>ELECTRICAL NOTES:</b> 1. All Electrical work shall be performed by a licensed Electrician and shall conform to the standards of the 2014 National Electrical Code. 2. The Electrician shall obtain all necessary permits and furnish all labor, material, equipment and tools necessary for the work. 3. The Electrician shall be responsible for all inspections and tests required by the City of Houston and all governing parties. 4. All wiring shall be grouped, tagged and identified and properly shielded to avoid distraction of sensitive devices.  <b>MECHANICAL NOTES:</b> 1. All Mechanical work shall be performed by a licensed Mechanical Contractor and shall conform to the standards of the 2012 Uniform Mechanical Code. 2. The Mechanical Contractor shall obtain all necessary permits and furnish all labor, material, equipment and tools necessary for the work. 3. The Mechanical Contractor shall be responsible for all inspections and tests required by the City of Houston and all governing parties. 4. All ductwork and wiring shall be run in parallel lines whenever practical and be properly insulated and sealed.  <b>GRADING NOTES:</b> 1. Site shall be graded to ensure proper drainage away from the structure. 2. Grading shall be done in accordance with the City of Houston and all applicable governing bodies' regulations. Contractor shall reference the Civil Engineer's drawings for details, notes and specifications. 3. Grading shall be done to ensure adequate drainage away from neighboring properties and towards the City R.O.W.		<b>PROJECT INFORMATION:</b> <b>LEGAL DESCRIPTION</b>  <b>SQUARE FOOTAGE</b> FIRST FLOOR - 820 SF SECOND FLOOR - 1305SF TOTAL LIVING - 2,135SF GARAGE - 528SF COVERED PATIO - 187SF FRONT PORCH - 62 SF TOTAL GARAGES - 2,055 SF  <b>COVERAGE (PL200)</b> TOTAL LOT 3394 SF DRIVE 320 SF PALKSPATIO 162 SF FOOTPRINT 135 SF PORCHES 54 TOTAL 695 COVERAGE - 57%  <b>COVERAGE (PL220)</b> TOTAL LOT 3021 SF DRIVE 320 SF PALKSPATIO 162 SF FOOTPRINT 135 SF PORCHES 54 TOTAL 695 COVERAGE - 62%  <b>SETBACKS &amp; ZONING</b> FRONT YARD: 10' BLDG. LINE STREET SIDE YARD: N/A SIDE SETBACKS: Varies REAR YARD (MAIN STRUCTURE): 3' GARAGE SETBACK: 17' BLDG. LINE MAXIMUM HEIGHT: 12'-0" MAXIMUM LOT COVERAGE: 65%  <b>CODE INFORMATION</b> OCCUPANCY: RESIDENTIAL ALLOWABLE HEIGHT: 35' (CODE) CONSTRUCTION TYPE: V-B  2015 INTERNATIONAL RESIDENTIAL CODE (IRC) 2012 UNIFORM PLUMBING CODE (UPC) 2010 NATIONAL ELECTRICAL CODE (NEC) 2012 UNIFORM MECHANICAL CODE (UMC) 2015 INTERNATIONAL ENERGY COMPLIANCE CODE (IECC)																																																																																	
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Site Plan 01 N  
Scale: 1/8" = 1'-0"

SHEETS

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PLANNING &  
DEVELOPMENT  
DEPARTMENT

## APPLICANT'S Reconsideration Of Requirement Request Form

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**Application No:** 2022-1430  
**Plat Name:** Cedar Homes at 39th Street  
**Applicant:** Action Surveying  
**Date Submitted:** 05/31/2022

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

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

**Specific requirement or condition being sought:**

To not dedicate 5' ROW to Arlington Street

**Chapter 42 Section:** 122

**Chapter 42 Reference:**

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

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

**STATEMENT OF FACTS:**

The intent of Chapter 42 is to create orderly and consistent growth and new development in the City of Houston. The reduction in the lot size would make it impractical for single family home construction which is consistent with the current makeup of the neighborhood.





**APPLICANT'S  
Variance Request Form**

**Application Number:** 2022-1430

**Plat Name:** Cedar Homes at 39th Street

**Applicant:** Action Surveying

**Date Submitted:** 05/31/2022

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 dedicate 5' ROW to Arlington Street

**Chapter 42 Section:** 122

**Chapter 42 Reference:**

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

**Statement of Facts**

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

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

The applicant's request for variance is based on the intent of CH 42-122 to provide adequate traffic flow if there are other uses on the block other than single family. Arlington Street is a dead-end street that does not connect to 39th Street and also dead ends on the other side of 38th Street. All of the residential lots along this stretch of Arlington St take access from other local streets, not Arlington. The sole business triggering the dedication, located on 7813 N Main St. takes access from N Main St and that is where commercial traffic must enter and exit. It cannot be accessed from Arlington due to a drainage ditch, therefore, a street widening is not necessary. . By following Chapter 42, the applicant would be required to dedicate an additional 600 sq. ft of land for ROW use, which would deprive the applicant of the ability to create a quality new home, with enough space for a decent size yard and the future Houstonian to enjoy life in a high-quality neighborhood.

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

The applicant has not created the need for this variance through actions of his own. The one lot triggering the dedication is a barber shop that is located on, and fronts, N Main St. with no access from Arlington Street.

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

The intent of Chapter 42 is to create orderly and consistent growth and new development in the City of Houston. The reduction in the lot size would make it impractical for single family home construction which is consistent with the current makeup of the neighborhood.

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

If the variance is granted it will not be injurious to the public. Conversely, in order to maintain the residential 'feeling' of the neighborhood, we believe that it makes more sense to keep the streets at 50' ROW.

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

The applicant's desire to create quality, new homes, with enough space for a decent size yard is the applicant's intent. Economic hardship is not the justification of the variance.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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

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

June 16<sup>th</sup>, 2022

## NOTICE OF RECONSIDERATION OF REQUIREMENTS

**PROJECT NAME:** Cedar Homes at 39<sup>th</sup> Street

**REFERENCE NUMBER:** 2022-1430

**ROR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirements request for a property located at the southwest intersection of E. 39<sup>th</sup> street and Arlington 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 request.

Action Surveying, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a reconsideration of requirements not dedicate 5' along Arlington Street. Enclosed are copies of the reconsideration of requirements 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, June 23<sup>rd</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 Ben Jauma with Action Surveying at 713-941-8600. 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

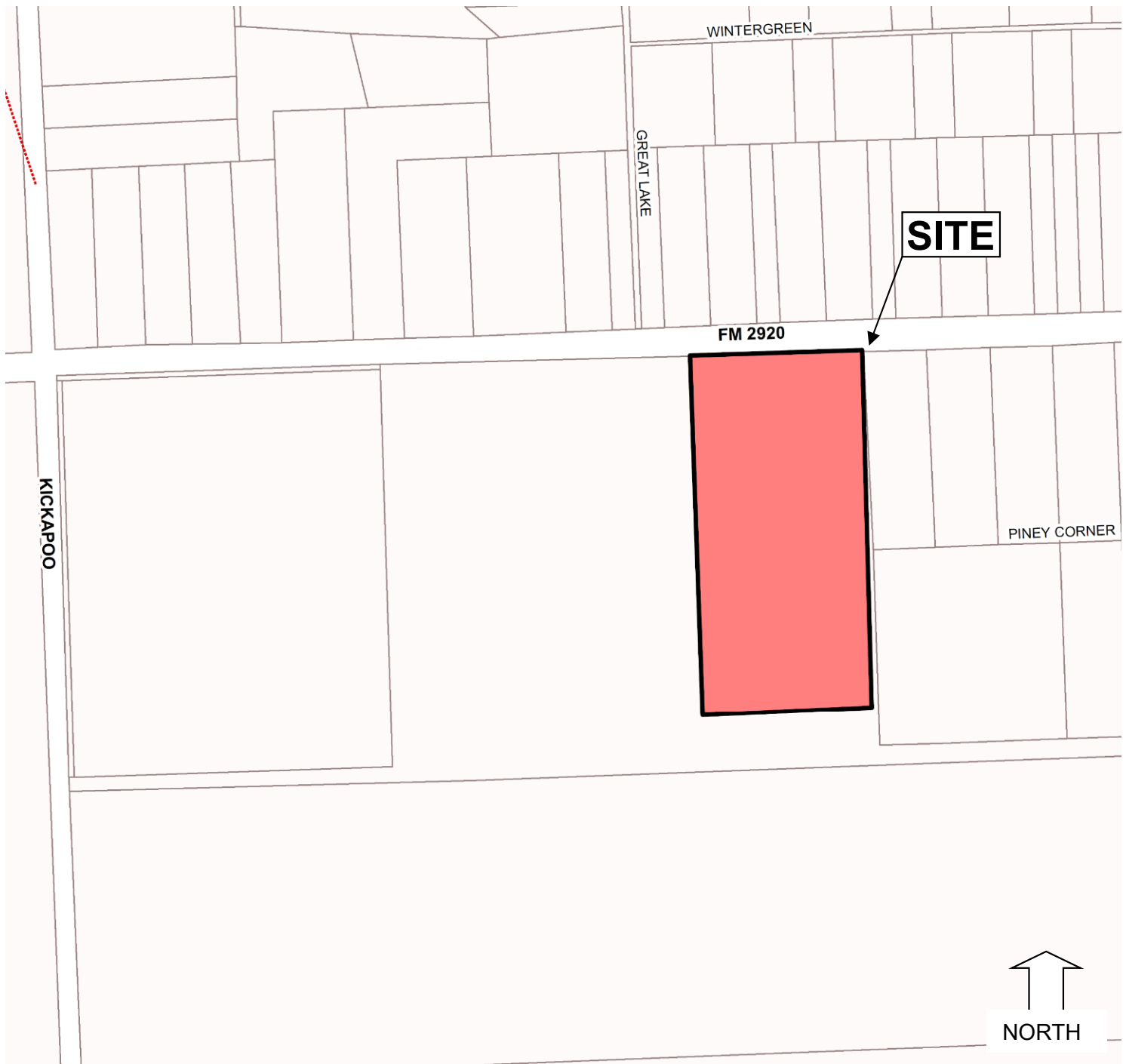
ITEM: 178

Planning and Development Department

Meeting Date: 06/23/2022

Subdivision Name: Enclave at FM2920 Sec 1

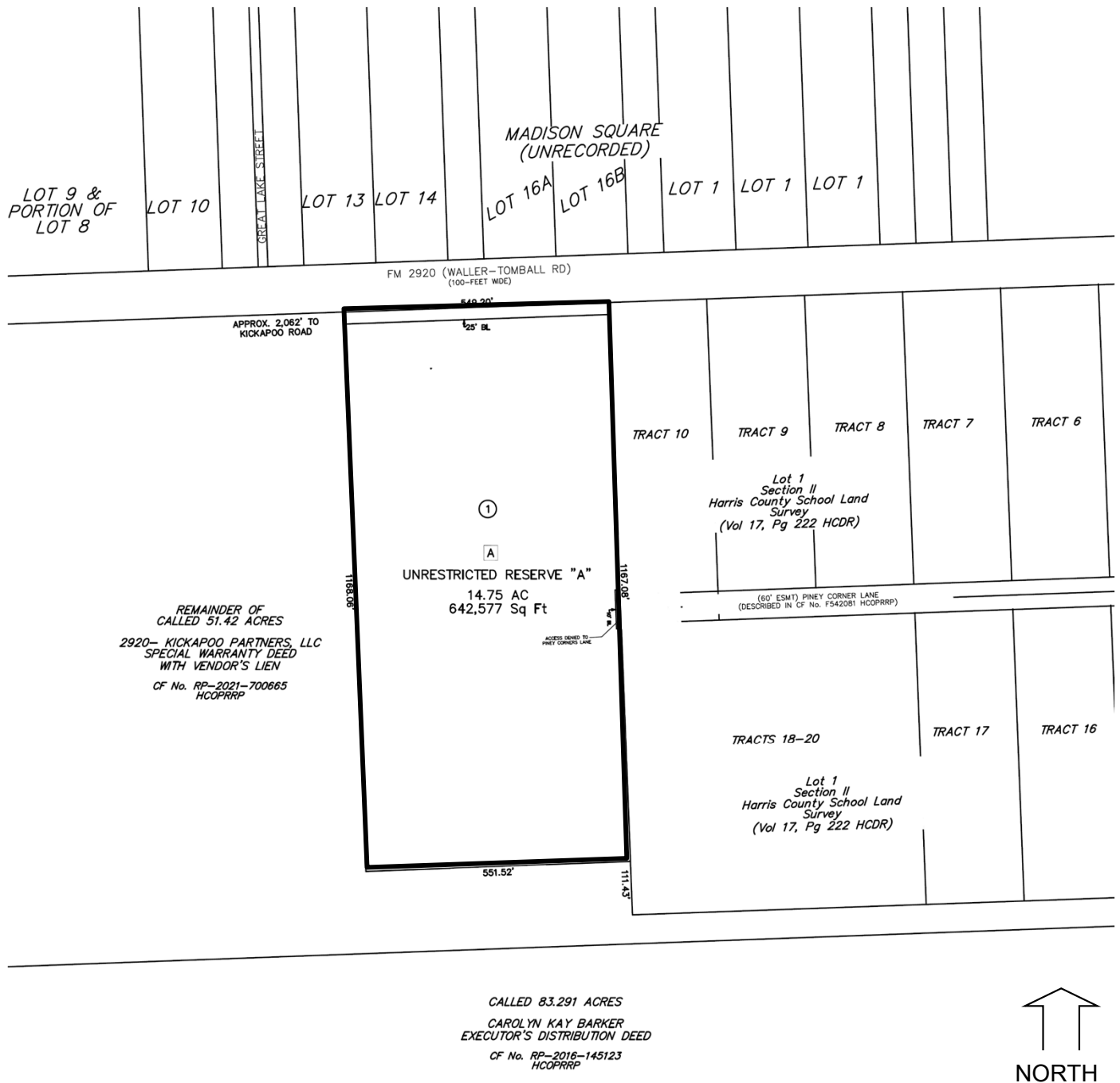
Applicant: Quiddity Engineering



**F – Reconsideration of Requirements Site Location**

Subdivision Name: Enclave at FM2920 Sec 1

Applicant: Quiddity Engineering





# Houston Planning Commission

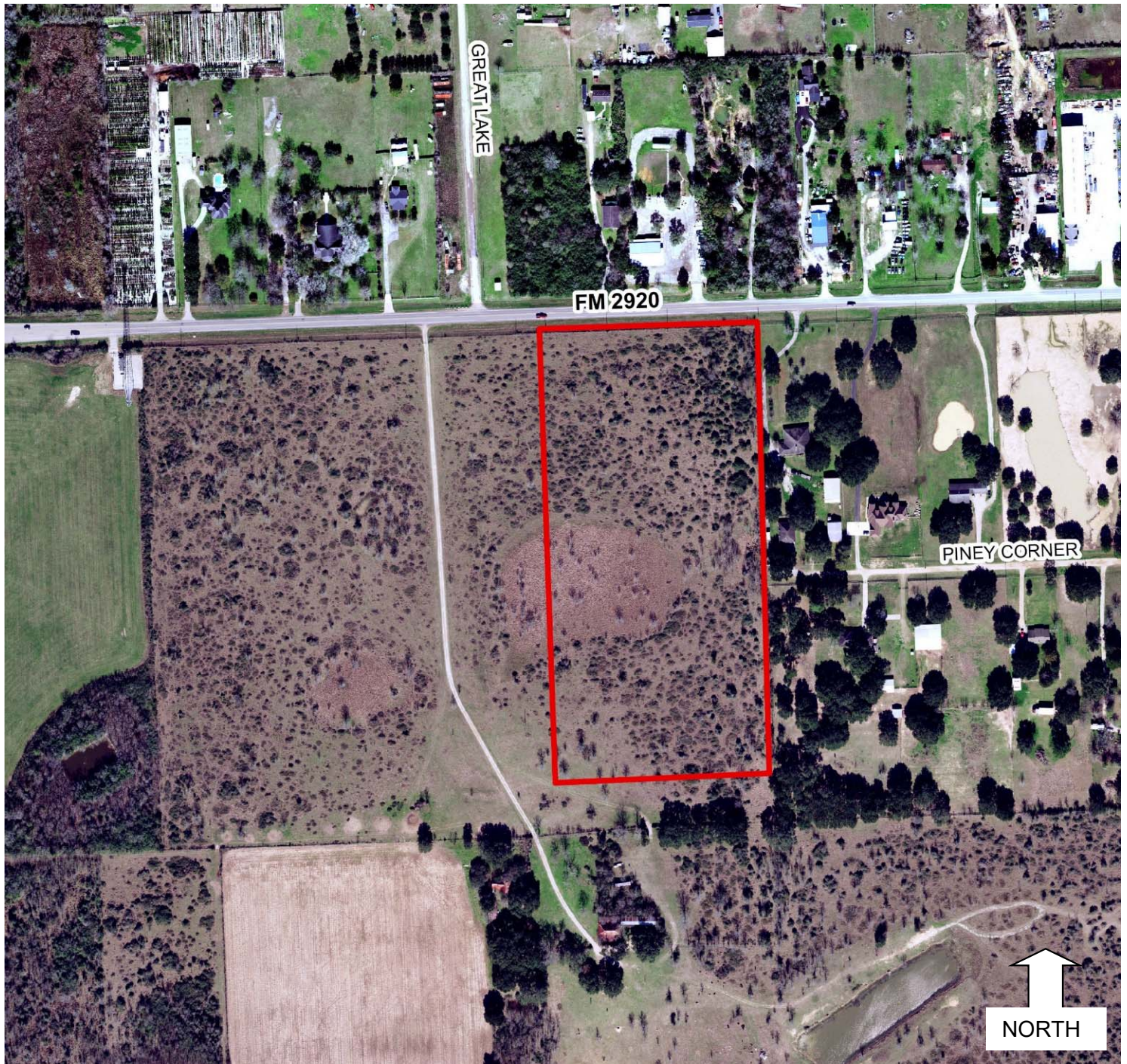
ITEM: 178

Planning and Development Department

Meeting Date: 06//2022

Subdivision Name: Enclave at FM2920 Sec 1

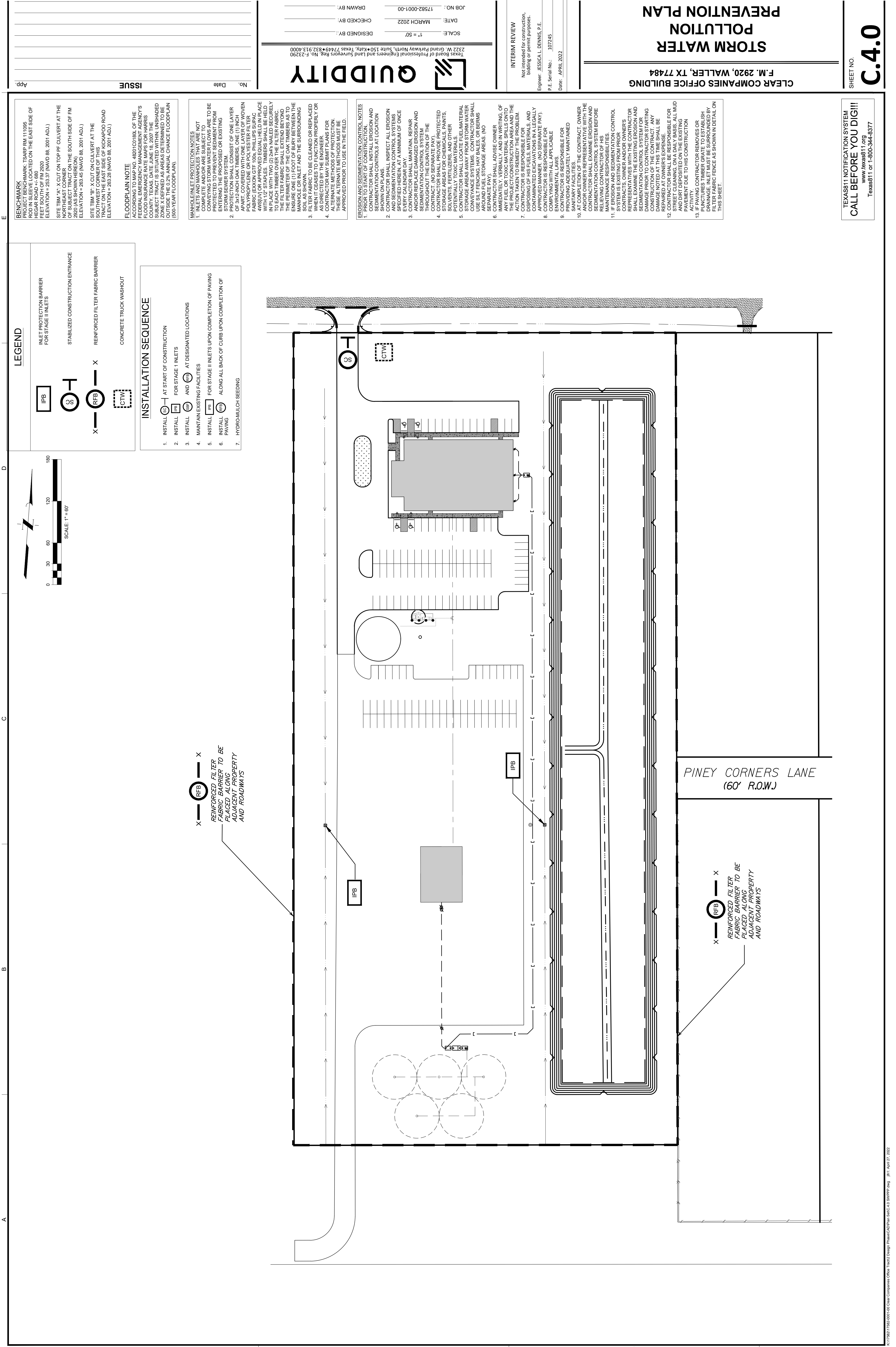
Applicant: Quiddity Engineering



F – Reconsideration of Requirements

Aerial





TEXAS811 NOTIFICATION SYSTEM  
CALL BEFORE YOU DIG!!!  
www.texas811.org  
Texas811 or 1-800-344-8377

C.4.0

SHEET NO.



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**Application No:** 2022-1515  
**Plat Name:** Enclave at FM2920 Sec 1  
**Applicant:** Quiddity Engineering  
**Date Submitted:** 06/13/2022

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

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

**Specific requirement or condition being sought:**

To not extend nor terminate with a cul-de-sac Piney Corners Lane which abuts the plat's eastern boundary.

**Chapter 42 Section: 134**

**Chapter 42 Reference:**

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

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

**STATEMENT OF FACTS:**

Piney Corners Lane is a 60' easement for road purposes that is not maintained by the County but functions as a private street for the benefit of residents of the adjacent unrecorded subdivision of the George W. Zeluff 59.959 acre tract. The proposed Sec 1 plat is slated for a future development as an office site and has adequate public street access to FM 2920. Staff has marked the remainder of the property- filed and approved with the Enclave at FM2920 GP to address intersection spacing requirements per the ordinance with future development.





Application Number: 2022-1515  
Plat Name: Enclave at FM2920 Sec 1  
Applicant: Quiddity Engineering  
Date Submitted: 06/13/2022

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)

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To not extend nor terminate with a cul-de-sac Piney Corners Lane which abuts the plat's eastern boundary.

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### 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;**

Piney Corners Lane is a 60' easement for road purposes that is not maintained by the County but functions as a private street for the benefit of residents of the adjacent unrecorded subdivision of the George W. Zeluff 59.959 acre tract. Requiring the extension of Piney Corners Lane will not significantly improve traffic circulation as each land use has adequate access to adjacent major thoroughfare FM 2920, and the overall area is served by the major thoroughfare grid comprising FM 2920, Kermier Road and Kickapoo Road. The proposed Sec 1 plat is slated for a future development as an office site therefore is a different land use than the single family lots currently taking access to the Piney Corners Lane access easement and would create undesirable traffic flow through the single family subdivision.

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

The proposed Sec 1 plat is slated for a future development as an office site and has adequate

public street access to FM 2920. Piney Corners Lane is a 60' easement for road purposes that is not maintained by the County but functions as a private street for the benefit of residents of the adjacent unrecorded subdivision.

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

The general purpose of the chapter will be maintained as each land use – office site within Sec 1 and existing residential homesites to the east, have adequate access to designated major thoroughfare FM 2920. The developer has an approved GP that also encompasses property to the west of Sec 1 which staff has marked up to address intersection spacing requirements per the ordinance with future development.

**(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 but will allow Piney Corners Lane to maintain its status quo as a de factor private street for the adjacent residents. The proposed office site to be developed within the Sec 1 plat boundary will have public street access on FM 2920.

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

Sole justification for the variance is not solely based on economic hardship. Requiring the extension of Piney Corners Lane functions as a private street for residents adjacent to the proposed site. Requiring the extension of Piney Corners Lane will not significantly improve street connectivity as each land use has adequate access to FM 2920.

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 06/23/2022

**ITEM: 201**

**Applicant:** Maria Cristina Ortega  
**Contact Person:** MARIA C ORTEGA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
EAST OF: NEEDHAM RD SOUTH OF: FORD RD	22-1645	77365	5771	296M	ETJ

**ADDRESS:** 24220 Evergreen Drive

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING LOT 33, OF SHADOW LAKE ESTATES, SECTION 2, SITUATED IN THE J.M. EVERETT SURVEY, ABSTRACT 167, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Residence

## STAFF REPORT

**STAFF RECOMMENDATION:**

**BASIS OF RECOMMENDATION:**

**ADDITIONAL INFORMATION**

**PLANNING COMMISSION ACTION:**

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

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 06/23/2022

**ITEM: 202**

**Applicant:** CARLOS PARRA

**Contact Person:** CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>WEST OF: US 59 NORTH OF: MILLS BRANCH DRIVE</b>	<b>22-1646</b>	77365	5671	295M	ETJ

**ADDRESS:** 24418 Tree Lane

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT 8, BLOCK FOUR (4), OF PORTER TERRACE, AN UNRECORDED SUBDIVISION, SITUATED IN THE SARAH MCFADDEN SURVEY, ABSTRACT NO. 393 AND IN THE CHAS. G. BRUCE SURVEY, ABSTRACT NO. 706, IN MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home.

## STAFF REPORT

**STAFF RECOMMENDATION:**

**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
Sarab Structural & Civil	Karim Dadelahi	832-922-1145	sscllc@sarabstructural.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6904 Van Etten Rd Houston Tx	21058378	77021	5355D	533K	D

HCAD ACCOUNT NUMBER(S):	0680170030013
PROPERTY LEGAL DESCRIPTION:	LT 13 BLK 3 CENTRAL CITY
PROPERTY OWNER OF RECORD:	KARIM DADELAHI
ACREAGE (SQUARE FEET):	8,875 SF
WIDTH OF RIGHTS-OF-WAY:	Van Etten: 60' ROW; Lockett 60' ROW
EXISTING PAVING SECTION(S):	Van Etten: 24'; Lockett: 25'
OFF-STREET PARKING REQUIREMENT:	7
OFF-STREET PARKING PROVIDED:	7
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	HOUSE;1890 SQ. FT.
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	4-PLEX; 1890 SQ. FT.

**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):

No Room for a 28' private street

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 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**

not be able to develop the land properly because the property has an existing building that will be use to continue developing the property. Garden Style development require a 28' private street and the property do not have room for that private street.

- (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;**

We will propose to use the existing building to continue developing the project. We do not have room for an internal road, see attached site plan.

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

but limiting the regulations applicability. The land size 0.18 acres and existing building do not allow us to comply with existing regulations. We have a corner property that allow as the get fire department service from the existing two streets 60' @ Van Etten and 121' @ Lockett Avenue.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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

Some regulations would be reconsidered on this project based on in land existing conditions. The Fire department access is not a problem in this case because we have less than 200' distance on the property to allow the fire hose to reach each side of the property in emergency case.

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

The safety of the public is guarantees because in emergency case we have two sides of the property facing two roads and the fire department access is not an issue.

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

The existing conditions does not allow us to follow the regulations, but the public health is not a problem because the property has the conditions itself that allow us to protect the public health in case of emergency with two roads facing the property. The fire department can access the property any time and the distance in the property is less than 200'

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# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

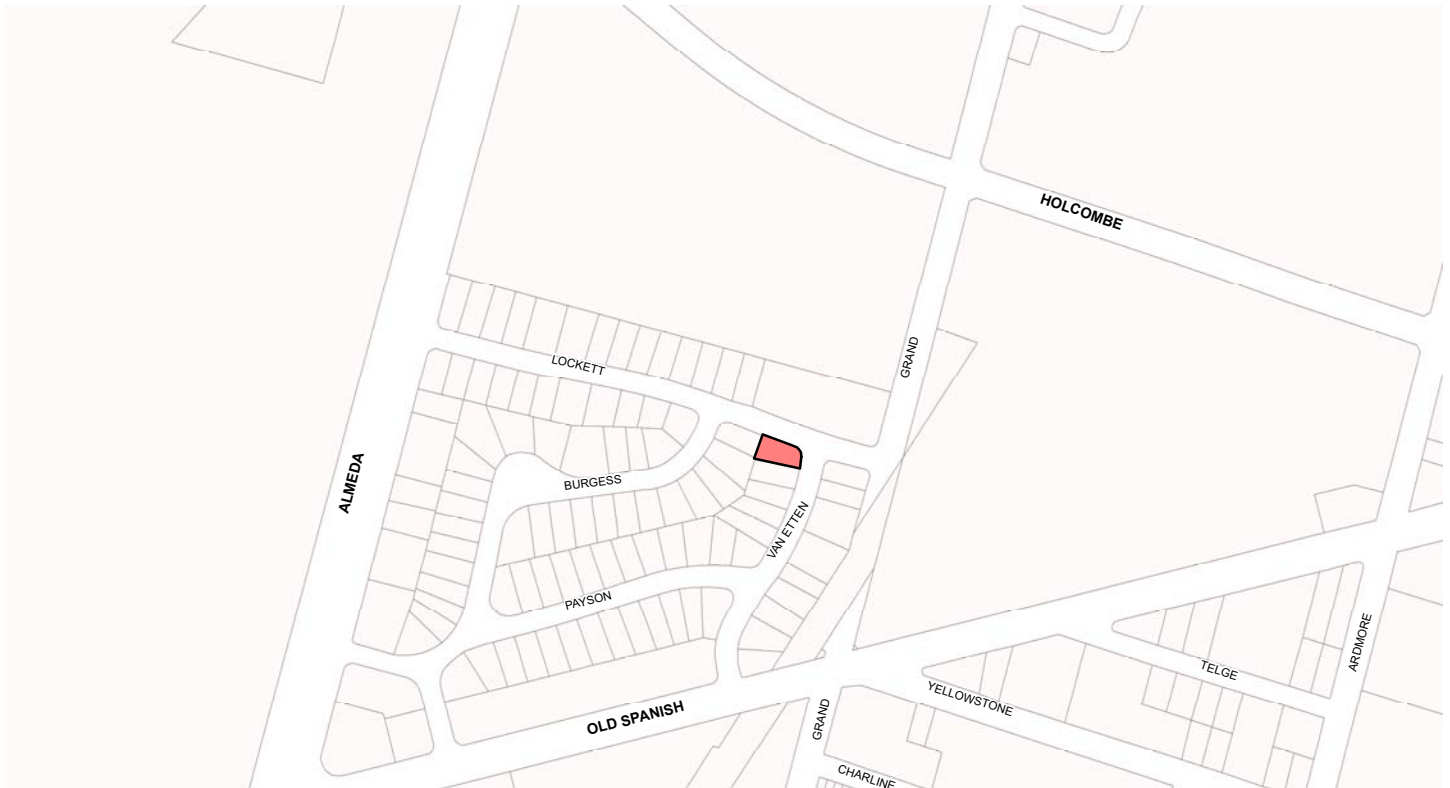
**ITEM: 203**

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## Houston Planning Commission

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### Location Map



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# DEVELOPMENT PLAT VARIANCE



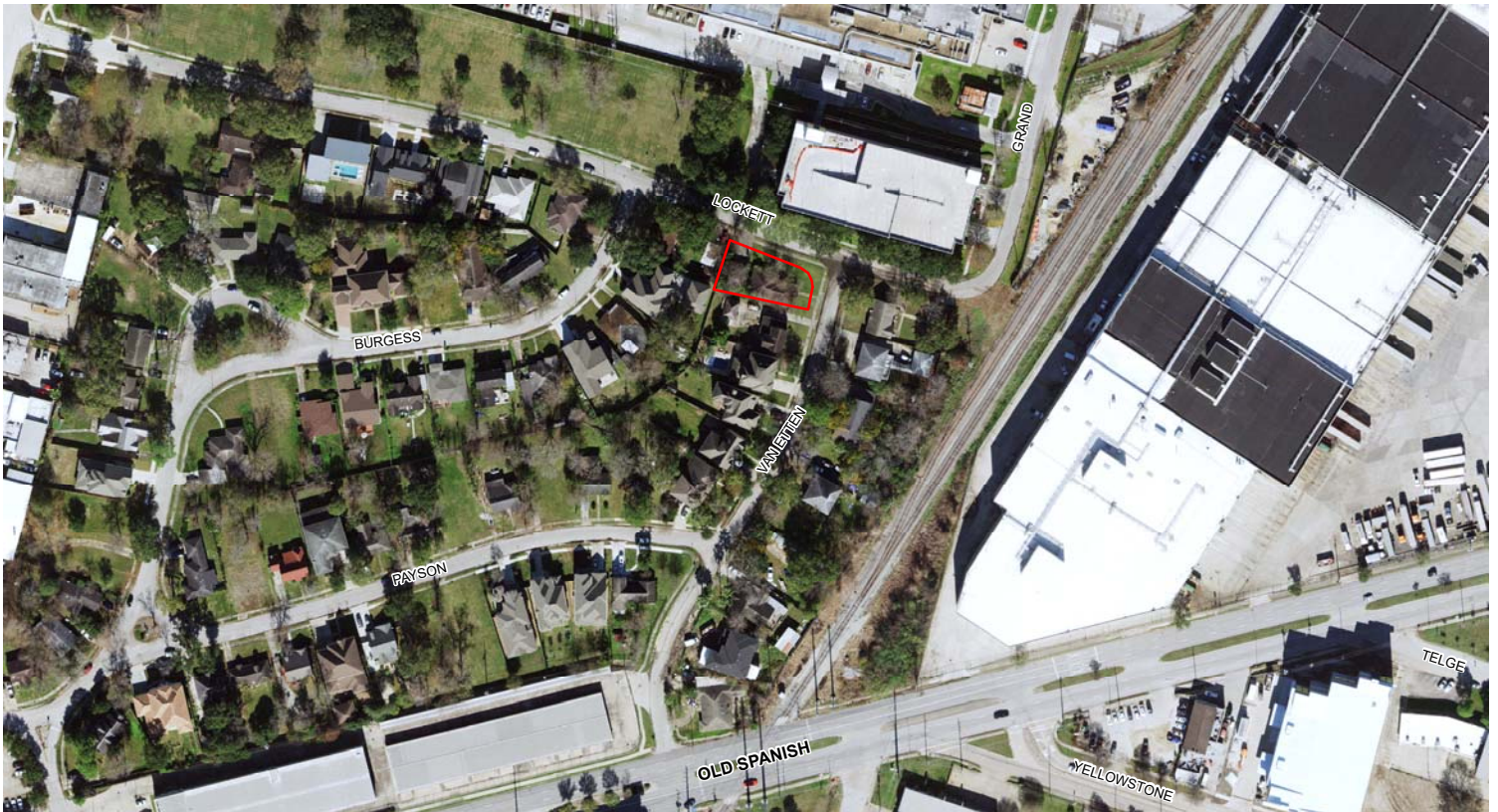
PLANNING &  
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DEPARTMENT

**ITEM: 203**

Meeting Date: 6/23/2022

## Houston Planning Commission

### Aerial Map



# DEVELOPMENT PLAT VARIANCE







