

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, JULY 21, 2022
2:30 PM



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

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

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

OR

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

CONFERENCE ID: 414 556 887#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

speakercomments.pc@houstontx.gov

MAKE COMMENTS BY PHONE AT: 832-393-6624

(24 HOURS IN ADVANCE)

PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
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Meera D. Victor

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

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

SECRETARY

Margaret Wallace Brown

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

9. Time limits will not apply to elected officials.

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

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Planning and Development

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Plat Tracker Home Page:

www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

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

SPEAKER GUIDELINES

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

Virtual Electronic Meeting Rules: See adjustments for remote meeting participation on our web pages at www.houstonplanning.com. Call 832-393-6624 for details or email comments to: Speakercomments.pc@houston.tx.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 July 21, 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 (<https://plattracker.houstontx.gov/edrc/Login.aspx>) 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

July 21, 2022 2:30 p.m.

Call to Order

Director's Report

Approval of the July 7, 2022 Planning Commission Meeting Minutes

- I. July 2022 Semiannual Report of the Capital Improvements Advisory Committee on Water and Wasterwater Impact Fees (Rudy Moreno)**
- II. July 2022 Semiannual Report of the Capital Improvements Advisory Committee on Drainage Impact Fees (Rudy Moreno)**
- III. 2022 Major Thoroughfare and Freeway Plan Amendments and Recommendations (Sharon Moses-Burnside)**
- IV. 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, Arum Lee, John Cedillo, and Devin Crittle)
 - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, Tammi Williamson, Tamara Fou and John Cedillo, Devin Crittle)
 - e. Subdivision Plats with Special Exception Requests
 - 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 (Nick Parker, Jacqueline Brown, Ramon Jaime Leon)
- V. Establish a public hearing date of August 18, 2022**
 - a. Beall Street Development
 - b. Inwood Pines Village
 - c. Glen Ellyn Estates partial replat no 1
 - d. Hazard Green
 - e. Hudson Park replat no 1
 - f. Long Point Acres partial replat no 10
 - g. Melbourne Place Sec 1 partial replat no 5
 - h. Nantucket Residences
 - i. Richland Heights
 - j. West Houston Addition partial replat no 2
 - k. Wrenwood Addition partial replat no 5
 - l. Yellowstone Landing
- VI. Public Comment**
- VII. Adjournment**

July 2022
Semiannual Report of the
Capital Improvements Advisory
Committee
On Water and Wastewater Impact Fees

Planning Commission
Acting as the
Capital Improvements Advisory Committee

Martha L. Stein, Chair

City of Houston
Houston Public Works
Houston Water

JULY 2022 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON IMPACT FEES

I. PURPOSE OF THIS REVIEW

Cities imposing impact fees on new development must comply with Chapter 395 of the Texas Local Government Code. In accordance with Chapter 395, City Council adopted Ordinances 90-675 and 90-676 to establish procedures to administer the City's water and wastewater impact fees programs, respectively. Approval of Motion 90-0614 by the City Council appointed the Planning Commission as the Capital Improvements Advisory Committee. Under State law, the Committee is charged with the following responsibilities:

- Assisting and advising the City in adopting land-use assumptions;
- Reviewing the IFCIP and filing written comments;
- Monitoring and evaluating the implementation of the IFCIP;
- Filing semiannual reports on the progress of the plan;
- Reporting actual or perceived inequities in plan implementation or the application of impact fees; and
- Recommending updates or revisions to the plan or any impact fees

On April 28, 2020, a one (1) year extension to Texas Local Gov't Code Sections 395.014(a)(6) and 395.052 was granted to the City of Houston by the Office of the Governor. This extension delayed the approval of the 2020-2030 Impact Fees Program until May 19, 2021 (Ordinance No. 2021-388) and the ordinance was amended on June 23, 2021 (Ordinance No. 2021-512), with the implementation of the Impact Fees program to begin July 1, 2021. As a result, the January 2021 and July 2021 Semiannual Reports on Water and Wastewater Impact Fees were previously reported as a continuation of the 2010-2020 Impact Fees Program. However, for future reporting purposes, these semi-annual transfers will now be reflected in the 2020-2030 Impact Fees Program.

This document fulfills the State requirement of the semiannual report on the progress of the plan. Preparation and conveyance of this report complies with City Council Motion 90-0614 to file a report by January and July of each year. This report documents changes that occurred between the period of **November 1, 2021-April 30, 2022**, of the 2020-2030 Impact Fees Program.

II. FINDINGS AND RECOMMENDATIONS

The Planning Commission, acting in its capacity as the Capital Improvements Advisory Committee, finds the following for this period:

- A total of **752** single-family residence (SFR) building permit application exemptions (from paying impact fees) were granted to single-family residences below the median housing price for the City of Houston between **November 1, 2021, and April 30, 2022**. The unit cost range for considering residences below the median housing price was from **\$280,478.00-\$303,350.00**. The range is published by the Real Estate Center at Texas A & M University. A total of **29,562** exemptions have been applied for since the ordinance was adopted in 1997.

- A total of **\$24,550,314.81** generated from revenues and interest for water and wastewater impact fees accrued in the impact fees accounts between **November 1, 2021 and April 30, 2022**, the **second half of the second year** of the 2020-2030 Impact Fees Program. The program has an all-time total income of **\$542,329,928.36**.

Based on these findings, the CIAC recommends the following actions:

- The total amount of the revenues and interest generated from water and wastewater impact fees during the reporting period in the sum of **\$24,550,314.81** should be authorized for appropriation to debt retirement.

III. BACKGROUND

The City of Houston established an impact fees program in June 1990 with updates beginning in July of 2010, and July of 2021 in compliance with State legislative requirements. The Planning Commission, acting in the capacity of the Capital Improvements Advisory Committee, oversees the program. The program institutes a method to collect fees for new development applications for water and/or sanitary sewer service. The fees offset a portion of costs associated with capital improvements for providing water and wastewater facilities to meet the new demand.

According to State legislation, estimates of new demand and needed facilities must be based on approved land-use assumptions. Maximum chargeable impact fees, the maximum fees the City can charge, are calculated from the estimated cost of the facilities and the capacity of the system. City Council determines the impact fees collection rates, which cannot exceed the maximum chargeable fees. These are the actual rates paid by the developer upon request for service. The City applies collected fees to the cost of the capacity needed by new development for designated water and wastewater capital improvements. These capital improvements are identified in the IFCIP. (Note that the IFCIP is not the City's five-year Capital Improvement Plan.)

IV. EVALUATION OF IMPACT FEE PROGRAM COMPONENTS

A. Land Use Assumptions

Review of the Land Use Assumptions (LUA) consists of monitoring the following components: population and employment, and water and wastewater service units. Population and employment projections were distributed among census tracts, followed by calculation of water demand and wastewater generation for the projected growth within each census tract.

1. Population and Employment

Population and employment projections provide the foundation to develop forecasts of future land use. The 2020-2030 Impact Fees Program are based on population and employment projections using Traffic Analysis Zone (TAZ) data from the Houston-Galveston Area Council.

2. Service Units

The second method of analysis involves a comparison of service units projected in IFCIP to service units generated by actual development. Service units provide a method for converting demand from different land uses to a common unit of measure. Adopted units of measure are based on the average

daily demands for a single-family residence, which are 250 gallons for water and 250 gallons for sewer in the 2020-2030 Impact Fees Program. Service unit analysis compares prorated ten-year growth projections in service units with service units generated by actual development. The number of projected service units was calculated for each ten-year planning period.

The maximum impact fee for each service unit calculated in the IFCIP is based on the prorated cost of projects divided by the capacity of the system. For both water and wastewater, the maximum rate is not time sensitive since it was calculated as the average cost per gallon for the entire system. Without a change to project costs or capacities in that IFCIP, maximum fees per service unit will not change.

Growth projections anticipate citywide demands will increase to **195,259** service units for water and **98,363** service units for wastewater between 2020 and 2030. Using an interpolation of proportionate service unit consumption, **39,052** service units for water and **19,672** service units for wastewater were projected to be consumed through this period (November 1, 2021 through April 30, 2022). Service unit data was compiled from actual permit applications and totaled for the entire service area. Actual service units generated during this 6-month period totaled **8,104** water service units and **6,973** wastewater service units for a cumulative total of **32,104** water service units and **25,421** wastewater service units (See Table 1).

Table 1 shows that historically the percentage of actual growth has been slower than projected through each reporting period. The current consumption of service units for this reporting period is **82%** for water and **129%** for wastewater. This shows slower growth for water and consistent growth for wastewater compared to the linear projection, resulting that sufficient capacity remains in the systems for new development through 2030, the end of the ten-year reporting period.

TABLE 1
November 1, 2021 to April 30, 2022
Percent of Actual to Prorated Projected Service Units (SU)

Semiannual Report	Duration (months)	Water			Wastewater		
		Prorated s.u.	Actual s.u.	%	Prorated s.u.	Actual s.u.	%
January 2021	4	9,763	6,944	71%	4,918	4,911	100%
July 2021	10	19,526	13,446	69%	9,836	11,070	113%
January 2022	16	29,289	24,000	82%	14,754	18,448	125%
July 2022	22	39,052	32,104	82%	19,672	25,421	129%

3. Impact Fees Capital Improvement Plan (IFCIP)

An update of the Impact Fees Capital Improvement Plan (IFCIP) has been performed in the 2020-2030 Impact Fees Program. The combined Water and Wastewater impact fee of **\$3,239.74** per service unit has been effective since **July 1, 2021** under the program. Examination of data regarding service unit consumption from **November 1, 2021 through April 30, 2022**, indicates significant capacity remains in the water and wastewater systems to support future demand.

4. Maximum Chargeable Impact Fees

The maximum fees are derived by using the formula given in Chapter 395 of the Texas Local Government Code. The City of Houston has evaluated the changes in the 2020-2030 Impact Fees Program, and determined that the maximum allowable fees have increased, and that the fees the City has adopted are sufficiently below the maximum as proscribed by Chapter 395.

5. Findings:

- The 2020-2030 Impact Fees Program has been implemented and is acceptable for continued administration through the next reporting period.
- Review of service unit data indicates excess capacity in both the water and wastewater systems sufficient to accommodate new development through the next scheduled report in **January of 2023**.
- Water and wastewater facilities identified in the IFCIP are adequate to meet anticipated demand through **October 31, 2022**, the end of the next reporting period.

V. SUMMARY OF IMPACT FEE ACCOUNTS

A. Impact Fees Rates

A summary of the maximum allowable impact fees collectable and the rates adopted for the 2020-2030 Impact Fees Program is provided in Table 2. The Water/Wastewater impact fee for the reporting period has been effective since **July 1, 2021** with the implementation of the 2020-2030 Impact Fees Program. The current Water/Wastewater impact fee of **\$3,239.74** per service unit for water and wastewater is **29.17%** of the maximum fees allowed by current law.

TABLE 2
Maximum and Adopted Impact Fees

2020-2030 Program	<u>Wastewater</u>	<u>Water</u>	<u>Total</u>
Maximum Impact Fee/Residential Equivalent	\$4,633.24	\$6,472.42	\$11,105.66
Adopted Fee	\$1,621.63	\$1,618.11	\$3,239.74

B. Current Status of Fees

The City maintains separate accounts for recording revenues received from water and wastewater impact fees. The funds may be expended for design and construction services, and/or retiring debt service. As of **April 30, 2022**, the City has accrued **\$542,329,928.36** since implementing the impact fees ordinances in 1990. A total of **\$517,779,613.55** has been transferred to the revenue bond debt service fund. The amount of **\$24,550,314.81** is available for transfer to the debt service fund from impact fees accounts. Table 3 provides a summary of impact fee revenues and account balances.

TABLE 3
Status of Impact Fees Accounts

	<u>Wastewater</u>	<u>Water</u>	<u>Totals</u>
<i>1990-2000 Program Total Income</i>	\$44,115,871.05	\$19,557,816.07	\$63,673,687.12
<i>Transfers to Debt Service:</i>	\$44,115,871.05	\$19,557,816.07	\$63,673,687.12
<i>2000-2010 Program Total Income</i>	\$121,439,622.12	\$43,094,284.12	\$164,533,906.24
<i>Transfers to Debt Service:</i>	\$121,439,622.12	\$43,094,284.12	\$164,533,906.24
<i>2010-2020 Program Total Income</i>	\$150,596,604.88	\$85,741,573.94	\$236,338,178.82
<i>Transfers to Debt Service:</i>	\$150,596,604.88	\$85,741,573.94	\$236,338,178.82
<i>2020-2030 Program</i>			
<i>Collections Income:</i>			
<i>(5/1/2020 - 4/30/2022)</i>	\$43,464,871.22	\$33,902,631.06	\$77,367,502.28
<i>Interest Income:</i>			
<i>(5/1/2020 - 4/30/2022)</i>	\$230,250.88	\$186,403.02	\$416,653.90
<i>Total Income:</i>	\$43,695,122.10	\$34,089,034.08	\$77,784,156.18
<i>Transfers to Debt Service:</i>	\$30,512,521.46	\$22,721,319.91	\$53,233,841.37
<i>Not transferred to Debt Service:</i>	\$13,182,600.64	\$11,367,714.17	\$24,550,314.81
<i>All-Time Total Income:</i>			
<i>(6/1/1990 - 4/30/2022)</i>	\$256,943,827.17	\$285,386,101.19	\$542,329,928.36
<i>Total Available for Transfer:</i>	\$13,182,600.64	\$11,367,714.17	\$24,550,314.81

C. Findings

- A total of **\$24,550,314.81** in the impact fee requires authorization for transfer to the revenue bond debt service fund.

VI. REVIEW OF PROGRAM IMPLEMENTATION

A. Analysis of Inequities

- Implementation: The Committee finds no inequitable implementation of the plan during this reporting period.
- Application of Fees: Impact fees for water and wastewater are based on a uniform usage standard calculated in single-family residential equivalents, i.e., 250 gallons per day (gpd) for water and 250 gpd for wastewater. City Council adopted the current single-family residential equivalent unit, and a standard conversion table (Impact Fee Service Unit Equivalent Table) which applies to the types of land uses, with the implementation of the 2020-2030 Impact Fees Program on July 1, 2021.

B. Reporting Period Activity

Provided by Ordinance 97-442, applicants qualify for a single-family residence (SFR) impact fee exemption as approved by Houston Public Works if the purchase price of the house does not exceed the latest available average of median prices for the past twelve months for single-family housing in the city as published by the Real Estate Center at Texas A&M University. The Maximum Exempt Unit Cost for the reporting period ranged from **\$280,478-\$303,350**.

C. Findings

- The Impact Fees Program continues to be implemented in an equitable manner.
- For this reporting period, 752 exemptions from impact fees have been applied for, and 29,562 impact fee exemptions for SFR building permits have been applied for since Ordinance 97-442 was enacted in April 1997.

July 2022
Semiannual Report of the
Capital Improvements Advisory
Committee
On Drainage Impact Fees

Planning Commission
Acting as the
Capital Improvements Advisory Committee

Martha L. Stein, Chair

City of Houston
Houston Public Works
Houston Water

JULY 2022 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON DRAINAGE IMPACT FEES

A. Background

In accordance with Chapter 395 Texas Local Government Code, City Council adopted Ordinances to establish procedures to administer the City's impact fee programs. Approval of Motion 90-0614 by City Council appointed the Planning Commission as the Capital Improvements Advisory Committee.

On November 2, 2010, Houston voters approved an amendment to the City Charter known as Proposition 1 on the ballot, commonly referred to as "ReBuild Houston", to "provide for the enhancement, improvement and ongoing renewal of Houston's drainage and streets" by creating a Dedicated Drainage and Street Renewal Fund (DDSRF). The DDSRF is prohibited by City Charter from paying debt service. Revenues collected are deposited into Fund 2344 and transferred to Fund 4044 to support the implementation of capital projects identified in the Impact Fee capital plan. Impact fees are established by watershed and receipts must be used to implement the identified projects within the same watershed.

On February 7, 2012, City Council passed Ordinance No. 2012-0097, which authorized a professional services agreement enabling an engineering consulting firm to perform the *City of Houston Drainage Impact Fee Study* (Study).

Ordinance No. 2013-281 adopted Drainage Impact Fees based on recommendations made in the Study in accordance with Chapter 395 of the Texas Local Government Code. The Ordinance also amended Chapter 47 of the Code of Ordinances of Houston, Texas by adding Article XV entitled *Drainage Impact Fees*, as well as providing any additional findings and provisions that may be related to implementation and collection of Drainage Impact Fees.

B. Drainage Impact Fee Rates by Service Area

The purpose of the Study was to determine the maximum impact fee per unit of new development allowed by state law. Based on the recommendations provided in the Study, City Council adopted the following drainage impact fees per service unit, as shown in Table 4 below. These fees show the increase as required in the ordinance to begin on July 1, 2021.

TABLE 4 Impact Fees Per Service Area

<u>Service Area¹</u>	<u>Impact Fees per² Service Units</u>
Addicks Reservoir	\$0.00
Barker Reservoir	\$0.00
Brays Bayou	\$9.41
Buffalo / White Oak	\$17.85
Clear Creek	\$0.43
Greens Bayou	\$14.62
Hunting Bayou	\$11.16
San Jacinto	\$0.00
Ship Channel	\$0.00
Sims / Vince	\$19.31

¹*Service Area: geographic section within the boundary of the City of Houston in which all watersheds drain to a common outfall point.*

²*Service Unit: a measure of use of the Capital Improvement facilities within the Service Area, specifically defined as an additional 1,000 square feet of impervious cover.*

C. Drainage Impact Fees Purchased

The total fees purchased by Service Area are shown in Table 5 below.

TABLE 5
Total Drainage Impact Fees Purchased Per Service Area
November 1, 2021 through April 30, 2022

<u>Service Area¹</u>	<u>Drainage Impact Fees</u>
Addicks Reservoir	\$0.00
Barker Reservoir	\$0.00
Brays Bayou	\$23,886.79
Buffalo Bayou	\$66,622.98
White Oak Bayou	\$99,647.63
Clear Creek	\$1,252.12
Greens Bayou	\$79,501.85
Hunting Bayou	\$7,277.99
San Jacinto	\$0.00
Ship Channel	\$0.00
Sims Bayou	\$92,402.69
Vince Bayou	\$0.00
TOTAL	\$370,592.05

D. Findings

- A total of **\$370,592.05** in Drainage Impact Fees was purchased between **November 1, 2021 through April 30, 2022**.
- A total of **\$4,554,238.38** was purchased since program inception.

E. Recommendations

CIAC recommends the following action(s):

- The total amount of **\$4,554,238.38** in Drainage Impact Fees be deposited into Fund 2344 and transferred to Fund 4044 to support the implementation of capital projects identified in the Impact Fee capital plan.

Houston Planning Commission

2022 Major Thoroughfare and Freeway Plan Amendment Requests Public Hearing

AGENDA

Thursday, July 21, 2022, at 2:30 p.m.

Meeting to be held in-person in Council Chamber, City Hall Annex, and
virtually via Microsoft Office TEAMS

Introduction and Terminology – Sharon Moses-Burnside

Major Thoroughfare Amendment Requests – Private Sector

- A. Budde Road/Pruitt Road – Adam France, BGE, Inc.
- B. Fulton Street/San Jacinto Street – Ralph De Leon, TIRZ #21
- C. South Wayside Drive – Carmen Pearson, Lovett Industrial
- D. Fondren Road – Gerald Grissom, BGE, Inc.
- E. Madden Road – Jennifer Curtis, META Planning + Design, LLC
- F. West Airport Boulevard/Allum Road – Rodrigo De La Garza, Studio Red Architects
- G. Fairview Street/Unnamed Thoroughfare – Adam France, BGE, Inc.
- H. Northpark Drive/Unnamed Thoroughfare – Jorge Li, Skymark Development
- I. West Road (Pinafore Lane) – Blake Wehmeyer, Boyer Properties
- J. Louetta Road – Adam France, BGE, Inc.
- K1a. Kingwood Drive – Jennifer Curtis, META Planning + Design, LLC
- K1b. Kingwood Drive – Jennifer Curtis, META Planning + Design, LLC
- K2. Miller Wilson Road – Jennifer Curtis, META Planning + Design, LLC
- K3. Magnolia Lane – Jennifer Curtis, META Planning + Design, LLC
- K4. Wolf Trot – Jennifer Curtis, META Planning + Design, LLC

For more information, please visit our website at

https://www.houstontx.gov/planning/transportation/22_MTFPRequests.html

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Amended Golfcrest Addition partial replat no 4	C3F	
2	Appelt Drive Addition	C3P	DEF1
3	Beckwith Reserve	C2	
4	Binford Creek Sec 1	C3F	DEF1
5	Brick and Stone at Lydia partial replat no 1	C3F	
6	Carol Estates	C3F	
7	Castlewood Addition Sec 3 partial replat no 1	C3F	
8	Colonial Heights	C3P	DEF1
9	Crosby Terrace General Plan	GP	
10	Crosby Terrace Sec 1	C3P	
11	Cumberland Business Center Cumberland Ridge Drive Street Dedication	SP	DEF2
12	Davis Peek Apartments	C2	
13	Double Avenue Place	C2	
14	Dunham Pointe Sec 9	C3F	
15	Ellerden Sec 2	C3F	
16	Emerald Meadows Sec 2	C3F	DEF1
17	Fairbanks North Houston Center GP	GP	DEF1
18	Feldman Reserve	C2	
19	Golfview Manor partial replat no 1	C3F	
20	Grand Pines Sec 1	C3F	
21	Grand Pines Sec 2	C3F	
22	Grand Pines Sec 3	C3F	
23	Grand Prairie GP	GP	
24	Groves Sec 40	C3F	
25	Harris County ESD no 15 Station no 4	C2	
26	Harvard Court Estates	C2	
27	Kaiser at Riley Fuzzel	C2	
28	Kroozin Development	C2	
29	Kuykendahl Plaza Business Park	C2	
30	LaReserva Back Ranch	C2	
31	Legacy Park on Spears Road North	C3F	
32	Legacy Park on Spears Road South	C3F	
33	Martin Villas	C3F	
34	Morton Creek Ranch Sec 30	C3P	
35	Morton Creek Ranch Sec 29	C3P	
36	Northpointe East Business Park	C3P	
37	Northpointe North Channel Reserves	C2	
38	Office at Market Street	C2	
39	Olympia Falls Sec 4	C3P	DEF1
40	Olympia Falls Sec 5	C3P	DEF1
41	Park Row Terrace	C3F	DEF1
42	Paul Quinn Villas	C3F	

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Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Preston Farms	C2	
44	Rayford Business Park	C2	
45	Red Oak	C3P	DEF1
46	Richmond Villas	C3F	
47	Roy Heritage	C2	
48	Ruthvan Investment	C2	
49	Saathoff Development GP	GP	
50	Sabana Prado replat no 1	C3F	
51	Sandrocks Gardens	C3F	DEF1
52	Shaw Road BTR	C3F	
53	Sheldon Ridge Sec 12	C3F	
54	Siegert Commercial	C2	DEF2
55	Southern Palm	C3P	
56	Star Realty	C2	DEF1
57	Sunterra Sec 32	C3F	
58	Telge Ranch North Sec 1	C3F	DEF1
59	Ten Acre Lake Reserve	C3F	
60	Tidwell Bungalows	C3F	DEF2
61	Treaschwig Business Park Sec 1	C2	
62	Treaschwig Transportation	C2	
63	Trejo and Moreno	C3F	DEF1
64	Trillium Sec 2	C3F	DEF1
65	Trillium Sec 3	C3F	DEF1
66	Villas on Sylvester	C2	DEF2
67	West City on Jensen	C2	
68	Westhaven Estates Sec 2 partial replat no 11	C3F	
69	Wheatley Grove	C2	
70	White Oak Terrace Estates	C3F	DEF2
71	Wiggle Tomball	C2	DEF1
72	Winfield Lakes Sec 19	C3P	
73	Winward Sec 12	C3F	

B-Replats

74	Akpudo Estates	C2R	DEF1
75	Akpudo Hills	C2R	DEF1
76	Alexander Townhomes	C2R	DEF1
77	Archers Grove	C3R	
78	Arthur Villas	C2R	
79	B and N Scott Street Development	C2R	DEF2
80	Bellavista Estates	C2R	
81	Bethel Church United Church of Christ	C2R	
82	Breland Heights	C2R	
83	Bringhurst Noble Enclave	C2R	
84	Coal Street Luxury Living	C2R	

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Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Crosstimmer Prime Plaza	C2R	DEF1
86	Duplex Den	C2R	
87	East 23rd Green	C2R	
88	East 31st Street Gardens	C2R	DEF1
89	East Heights at Sylvester	C2R	
90	Easter Parkview	C2R	
91	Eastwood Place	C2R	
92	Elise Court	C2R	
93	Elmen Street Manors	C2R	
94	Elrod Square	C2R	DEF1
95	Elysian Street Homes	C2R	
96	Excelsior Gardens partial replat no 1	C2R	
97	Fairbanks North Houston Center Sec 1	C3R	DEF1
98	Fondren Industrial Annex	C2R	DEF1
99	Goodhope Court	C2R	
100	Haven at Highland	C3R	
101	Heights Place on West 16th Street	C2R	
102	Inwood Heights	C3R	
103	Irvington Estates	C2R	
104	Jendan Development	C2R	DEF1
105	Kateeb on Tidwell replat no 1	C2R	DEF2
106	Landing at West Little York	C3R	DEF1
107	Lucky Heights Plaza	C2R	
108	Midnight Square	C2R	
109	Milby Manors	C2R	
110	Nagle Crossing	C2R	
111	New Multi Use Facility at Neches Street	C3R	
112	Noah Courts	C2R	
113	Orebo Estates	C2R	
114	Palms Court	C2R	
115	Park at Pinemont	C3R	
116	Pentecostal Church of Willowbrook	C2R	
117	Plaza Estates at Fields	C2R	
118	Prose Campbell	C2R	
119	Randon Heights	C2R	
120	Sam Wilson Villas	C2R	
121	Sidney Manor	C2R	
122	Solo Manor	C2R	
123	Southland Acres partial replat no 2	C2R	
124	Talton Estates	C2R	
125	Thornton Street Square	C2R	
126	Valencia Heights	C3R	
127	Villas at Ryon	C2R	DEF1
128	Villas At West 23rd	C2R	
129	Vuong Place	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
130	West Saulnier Court	C2R	
131	White Rock Land	C2R	DEF1
132	Wilmington Landing	C2R	DEF1
133	Zacatepec Plaza	C2R	

C-Public Hearings Requiring Notification

134	Chapman Cove replat no 1	C3N	
135	Clairmont Place Sec 1 partial replat no 9	C3N	
136	Clairmont Place Sec 1 partial replat no 10	C3N	
137	Cotton Oaks Estates replat no 1	C3N	DEF1
138	Edgewood Sec 10 partial replat no 1	C3N	
139	Game Creek Reserve	C3N	
140	Lakewood Pines Sec 15	C3N	DEF2
141	Long Point Acres partial replat no 10	C3N	
142	Melody Oaks partial replat no 17 partial replat no 1	C3N	
143	Melody Oaks partial replat no 25 and extension	C3N	DEF1
144	Memorial Green Sec 2 replat and extension partial replat no 3	C3N	
145	Neuen Manor partial replat no 27	C3N	
146	Riverside Terrace Sec 6 partial replat no 3	C3N	
147	Robinett replat no 1	C3N	
148	Rosedale Gardens partial replat no 1	C3N	
149	Spring Branch Estates no 2 partial replat no 14	C3N	DEF2
150	Timber Lakes Sec 1 partial replat no 1	C3N	DEF2
151	Washington Terrace partial replat no 10	C3N	
152	Whispering Pines Estates partial replat no 12	C3N	
153	Wildwood Glen Sec 1 partial replat no 2 and extension	C3N	DEF2

D-Variances

154	Auburn Lakes	C3R	DEF2
155	BESL Properties	C2R	DEF1
156	Bridgeland Central GP	GP	
157	Frazier Estates	C2	
158	Generation Park East Wastewater Treatment Plant	C2	DEF1
159	Generation Park South Water Plant no 1	C2	DEF1
160	Groves at Springwood	C2	DEF2
161	International Life Change Ministries	C2	DEF2
162	Kickapoo Trade Center GP	GP	
163	Lees Landing	C2	DEF1
164	LH Ranch GP	GP	
165	Nexus Logistics Park	C2	DEF1
166	Olympia Falls Reserves	C3P	DEF1
167	Quartet Development	C2	DEF2
168	Sophia Skylines Bonner	C2R	
169	Sophia Skylines Kolb	C2R	

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Item No.	Subdivision Plat Name	App	
		Type	Deferral
170	Urbana Spring GP	GP	DEF1

E-Special Exceptions

None

F-Reconsideration of Requirements

171	Harrell Street Reserve	C2R
172	Kuykendahl Business Center	C2

G-Extensions of Approval

173	Emerald Meadows Sec 2	EOA
174	Park Row Terrace	EOA
175	Reserve at Cypress Plaza Parkway Sec 2	EOA
176	Strong Cypress Center	EOA
177	Venancio Complex	EOA

H-Name Changes

178	Harris County MUD no 285 Water Plant no Sec 1 Harris County MUD no 285 Water Plant no 1 (prev. Harris County MUD no 285 Water Plant no 2)	NC
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I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

179	3903 Aledo St	DPV
180	4002 Elmwood	DPV
181	2511 Locke Lane	DPV
182	2535 Glen Haven Boulevard	DPV
183	2201 Hermann Drive	DPV
184	1701 Nina Lee Lane	DPV DEF 1
185	2523 Stanmore Drive	DPV DEF 1

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				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company

A-Consent

1	Amended Golfcrest Addition partial replat no 4	2022-1752	C3F	Harris	City	534R	0.19	0.00	2	SEM SERVICES	SEM SERVICES
2	Appelt Drive Addition (DEF1)	2022-1448	C3P	Harris	ETJ	497M	4.60	4.60	0	Alterra Property Group	Bohler Engineering
3	Beckwith Reserve	2022-1692	C2	Harris	ETJ	336S	2.00	1.99	0	SHADOW PROPERTIES, LLC	Texas Professional Surveying, LLC
4	Binford Creek Sec 1 (DEF1)	2022-1650	C3F	Harris	ETJ	283F	62.29	37.07	133	Houston LD, LLC	Costello, Inc.
5	Brick and Stone at Lydia partial replat no 1	2022-1753	C3F	Harris	City	533Q	0.23	0.00	4	SEM SERVICES	SEM SERVICES
6	Carol Estates	2022-1656	C3F	Harris	ETJ	291S	2.89	0.89	18	Style Builder	Owens Management Systems, LLC
7	Castlewood Addition Sec 3 partial replat no 1	2022-1728	C3F	Harris	ETJ	414A	0.68	0.30	0	DOAN & ASSOCIATES, LLC	Century Engineering, Inc
8	Colonial Heights (DEF1)	2022-1664	C3P	Harris	ETJ	445W	6.77	1.65	90	Katy Promise Joint Venture	City Choice Group, LLC
9	Crosby Terrace General Plan	2022-1814	GP	Harris	ETJ	379E	78.17	0.00	0	FdR Consulting, LLC	Windrose
10	Crosby Terrace Sec 1	2022-1816	C3P	Harris	ETJ	379A	40.32	17.85	136	FdR Consulting, LLC	Windrose
11	Cumberland Business Center Cumberland Ridge Drive Street Dedication (DEF2)	2022-1555	SP	Harris	ETJ	325L	16.33	0.00	0	Stream	Pape-Dawson Engineers
12	Davis Peek Apartments	2022-1799	C2	Fort Bend	ETJ	525L	9.68	9.68	0	Davis Development	R.G. Miller Engineers
13	Double Avenue Place	2022-1731	C2	Harris	City	412T	0.15	0.00	2	RDGZ BROS PROPERTIES LLC	CGES Bailey Planning
14	Dunham Pointe Sec 9	2022-1710	C3F	Harris	ETJ	366A	19.21	0.00	72	Dunham Pointe Development, LLC, a Texas limited liability company	BGE, Inc.
15	Ellerden Sec 2	2022-1785	C3F	Harris	ETJ	286V	11.33	1.31	60	Pulte Homes of Texas, L.P.	IDS Engineering Group
16	Emerald Meadows Sec 2 (DEF1)	2022-1668	C3F	Harris	City	574K	27.82	9.79	113	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
17	Fairbanks North Houston Center GP (DEF1)	2022-1689	GP	Harris	ETJ	410C	144.00	0.00	0	Transwestern Development Company	Windrose
18	Feldman Reserve	2022-1744	C2	Harris	City	572D	17.46	17.46	0	WA Development	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
19	Golfview Manor partial replat no 1	2022-1751	C3F	Harris	City	534Q	1.53	1.53	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
20	Grand Pines Sec 1	2022-1786	C3F	MULTIPLE	ETJ	286F	76.98	52.58	100	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
21	Grand Pines Sec 2	2022-1787	C3F	Montgomery	ETJ	286B	27.02	5.74	101	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
22	Grand Pines Sec 3	2022-1788	C3F	Montgomery	ETJ	286B	16.34	1.54	70	LJA Engineering	LJA Engineering, Inc.- (Houston Office)

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23	Grand Prairie GP	2022-1769	GP	Harris	ETJ	323U	1064.50	0.00	0	Grand Prairie Development, LLC	Meta Planning + Design LLC
24	Groves Sec 40	2022-1765	C3F	Harris	ETJ	376M	33.02	8.19	133	PHHOU-Groves 33, LLC, a Texas limited liability company	BGE, Inc.
25	Harris County ESD no 15 Station no 4	2022-1702	C2	Harris	ETJ	289G	1.69	1.69	0	Harris County Emergency Services District No. 15	Pacheco Koch Consulting Engineers, Inc.
26	Harvard Court Estates	2022-1602	C2	Harris	City	453J	0.14	0.00	2	KDP CONSTRUCTION, LLC	South Texas Surveying Associates, Inc.
27	Kaiser at Riley Fuzzel	2022-1717	C2	Harris	ETJ	292M	5.21	5.21	0	J & M Kaiser Holdings, LLC	South Texas Surveying Associates, Inc.
28	Kroozin Development	2022-1763	C2	Harris	City/ ETJ	327D	3.46	3.11	0	Kings Construction	Windrose
29	Kuykendahl Plaza Business Park	2022-1776	C2	Harris	ETJ	290K	4.34	4.28	0	MLK Group, LLC	Hovis Surveying Company Inc.
30	LaReserva Back Ranch	2022-1701	C2	Harris	ETJ	248V	33.60	0.00	7	Twelve Oaks Subdivision LLC	Pacheco Koch Consulting Engineers, Inc.
31	Legacy Park on Spears Road North	2022-1773	C3F	Harris	ETJ	372E	29.30	5.14	157	D.R. Horton-Texas, Ltd.	Quiddity Engineering
32	Legacy Park on Spears Road South	2022-1774	C3F	Harris	ETJ	372E	49.43	3.68	169	D.R. Horton-Texas, Ltd.	Quiddity Engineering
33	Martin Villas	2022-1736	C3F	Harris	City	452H	1.00	0.10	18	Legion Builders, LLC	Total Surveyors, Inc.
34	Morton Creek Ranch Sec 30	2022-1792	C3P	Harris	ETJ	445P	15.80	2.19	58	Woodmere Development Co	R.G. Miller Engineers
35	Morton Creek Ranch Sec 29	2022-1790	C3P	Harris	ETJ	445P	10.28	1.74	35	Woodmere Development Co	R.G. Miller Engineers
36	Northpointe East Business Park	2022-1685	C3P	Harris	ETJ	329E	6.44	4.62	0	Queenston Business Parks	Dominion Development LLC
37	Northpointe North Channel Reserves	2022-1770	C2	Harris	ETJ	328C	3.94	3.94	0	Northpointe WCID	BGE, Inc.
38	Office at Market Street	2022-1724	C2	Harris	City	494F	0.36	0.36	0	RSG DEVELOPMENT	RSG Engineering
39	Olympia Falls Sec 4 (DEF1)	2022-1593	C3P	Fort Bend	ETJ	610R	15.83	1.97	70	KB Home Lone Star Inc.	LJA Engineering, Inc.- (Houston Office)
40	Olympia Falls Sec 5 (DEF1)	2022-1596	C3P	Fort Bend	ETJ	610R	12.94	0.62	67	KB Home Lone Star Inc.	LJA Engineering, Inc.- (Houston Office)
41	Park Row Terrace (DEF1)	2022-1600	C3F	Harris	City	447X	5.83	1.54	65	Kimley-Horn	Windrose
42	Paul Quinn Villas	2022-1720	C3F	Harris	City	452C	0.49	0.00	6	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
43	Preston Farms	2022-1767	C2	Harris	ETJ	417N	7.94	7.94	0	BEST BOX HOUSTON TX GARRETT, LLC	Civil-Surv Land Surveying, L.C.
44	Rayford Business Park	2022-1704	C2	Montgomery	ETJ	252Y	8.05	7.80	1	Loretta Sonnier Brown	CobbFendley
45	Red Oak (DEF1)	2022-1669	C3P	Harris	ETJ	332J	6.89	2.15	44	Homesite Residential, LLC	Quiddity Engineering
46	Richmond Villas	2022-1655	C3F	Harris	City	488X	3.29	0.33	40	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC

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47	Roy Heritage	2022-1748	C2	Harris	ETJ	249T	4.49	0.00	1	SEM SERVICES	SEM SERVICES
48	Ruthvan Investment	2022-1654	C2	Harris	ETJ	331Q	4.00	4.00	0	TN Associates	Gruller Surveying
49	Saathoff Development GP	2022-1733	GP	Harris	ETJ	369J	34.64	0.00	0	QE Investments, LLC	Doshi Engineering & Surveying Company
50	Sabana Prado replat no 1	2022-1705	C3F	Harris	City	451T	0.36	0.36	0	Christopher Chad Pinkerton	City Choice Group, LLC
51	Sandrock Gardens (DEF1)	2022-1643	C3F	Harris	City	574J	13.58	3.83	69	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
52	Shaw Road BTR	2022-1718	C3F	Harris	ETJ	328E	28.02	8.30	204	CC Shaw BTR I, L.P., a Texas limited partnership	BGE, Inc.
53	Sheldon Ridge Sec 12	2022-1784	C3F	Harris	ETJ	418S	12.83	0.72	62	Woodmere Development Co., LTD.	IDS Engineering Group
54	Siebert Commercial (DEF2)	2022-1292	C2	Harris	ETJ	282F	5.00	5.00	0	Nick Siebert	C & C Surveying, Inc
55	Southern Palm	2022-1584	C3P	Harris	City	534J	3.19	0.45	42	MAYBERRY HOMES	ICMC GROUP INC
56	Star Realty (DEF1)	2022-1396	C2	Montgomery	ETJ	256K	3.08	3.08	0	Singh	C & C Surveying, Inc
57	Sunterra Sec 32	2022-1775	C3F	Waller	ETJ	443G	23.84	2.23	100	Astro Sunterra L.P.	Quiddity Engineering
58	Telge Ranch North Sec 1 (DEF1)	2022-1573	C3F	Harris	ETJ	327M	9.84	0.33	49	Woodmere Development Co., LTD.	IDS Engineering Group
59	Ten Acre Lake Reserve	2022-1729	C3F	Harris	ETJ	336B	2.87	2.87	0	TEN ACRE LAKE, LLC	Century Engineering, Inc
60	Tidwell Bungalows (DEF2)	2022-1461	C3F	Harris	City	451C	3.01	0.45	34	TR Capital LLC	Building and Infrastructure Solutions
61	Treaschwig Business Park Sec 1	2022-1778	C2	Harris	ETJ	333H	11.61	11.61	0	SMPS Partners	McKim and Creed
62	Treaschwig Transportation	2022-1754	C2	Harris	ETJ	333H	4.90	4.90	0	G&G Engineering and Consulting, LLC	Windrose
63	Trejo and Moreno (DEF1)	2022-1576	C3F	Harris	ETJ	456G	2.50	0.00	2	Maria Trejo	Survey 1, Inc.
64	Trillium Sec 2 (DEF1)	2022-1608	C3F	Fort Bend	ETJ	527S	20.20	3.65	84	TPHTM 1464, LLC	Costello, Inc.
65	Trillium Sec 3 (DEF1)	2022-1609	C3F	Fort Bend	ETJ	527S	33.52	11.47	80	TPHTM 1464, LLC	Costello, Inc.
66	Villas on Sylvester (DEF2)	2022-1410	C2	Harris	City	453U	0.29	0.00	6	Gerado	ICMC GROUP INC
67	West City on Jensen	2022-1802	C2	Harris	City	454A	3.42	3.42	0	West City Properties LLC	Hovis Surveying Company Inc.
68	Westhaven Estates Sec 2 partial replat no 11	2022-1805	C3F	Harris	City	491N	0.30	0.00	4	DME Marketing, Inc.	Owens Management Systems, LLC
69	Wheatley Grove	2022-1709	C2	Harris	City	452B	0.92	0.01	18	Houston RT Investors, LLC	Pioneer Engineering, LLC
70	White Oak Terrace Estates (DEF2)	2022-1523	C3F	Harris	City	411Z	0.46	0.04	5	Projects and Designs	Windrose
71	Wiggle Tomball (DEF1)	2022-1519	C2	Harris	ETJ	329J	5.64	5.64	0	MARTINEZ GUY AND MAYBIK	Martinez, Guy & Maybik, Inc.
72	Winfield Lakes Sec 19	2022-1781	C3P	Fort Bend	ETJ	611W	5.48	0.38	27	LJA Engineering	LJA Engineering, Inc.- (Houston Office)

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73	Winward Sec 12	2022-1795	C3F	Harris	ETJ	404P	119.20	96.07	141	OCS-HS Lot Option Pool 02, LP	Elevation Land Solutions

B-Replats

74	Akpudo Estates (DEF1)	2022-1676	C2R	Harris	City	335T	0.66	0.66	0	Hakpudo Real Estate Holding	South Texas Surveying Associates, Inc.
75	Akpudo Hills (DEF1)	2022-1463	C2R	Harris	City	335T	0.73	0.73	0	Hakpudo Real Estate Holdings	South Texas Surveying Associates, Inc.
76	Alexander Townhomes (DEF1)	2022-1636	C2R	Harris	City	449U	0.48	0.01	10	Trimcos Engineering, LLC	Windrose
77	Archers Grove	2022-1700	C3R	Harris	City	453D	0.62	0.00	7	CAS Consultants, LLC	CAS Consultants, LLC
78	Arthur Villas	2022-1713	C2R	Harris	City	452C	1.00	0.00	20	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
79	B and N Scott Street Development (DEF2)	2022-1374	C2R	Harris	City	533Y	0.15	0.01	2	B & N development, LLC	Doshi Engineering & Surveying Company
80	Bellavista Estates	2022-1810	C2R	Harris	City	453P	0.10	0.00	2	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC
81	Bethel Church United Church of Christ	2022-1800	C2R	Harris	City	573P	2.53	2.53	0	Bethel Church United Church of Christ	Owens Management Systems, LLC
82	Breland Heights	2022-1610	C2R	Harris	City	454C	0.25	0.00	5	DOSIS Investment LLC	PLS CONSTRUCTION LAYOUT, INC
83	Bringhurst Noble Enclave	2022-1791	C2R	Harris	City	494B	0.23	0.00	4	Bringhurst Noble Group, LLC	Owens Management Systems, LLC
84	Coal Street Luxury Living	2022-1640	C2R	Harris	City	454X	0.17	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
85	Crosstimer Prime Plaza (DEF1)	2022-1590	C2R	Harris	City	453L	1.05	1.05	0	Crosstimbers Prime, LLC	South Texas Surveying Associates, Inc.
86	Duplex Den	2022-1750	C2R	Harris	City	455U	0.30	0.00	3	SEM SERVICES	SEM SERVICES
87	East 23rd Green	2022-1735	C2R	Harris	City	452V	0.17	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
88	East 31st Street Gardens (DEF1)	2022-1661	C2R	Harris	City	453N	0.19	0.00	5	713 Development, LLC	Total Surveyors, Inc.
89	East Heights at Sylvester	2022-1522	C2R	Harris	City	453T	0.18	0.00	2	Oscar Albervera	Owens Management Systems, LLC
90	Easter Parkview	2022-1695	C2R	Harris	City	412S	0.21	0.00	5	Steps Development LLC	The Interfield Group
91	Eastwood Place	2022-1738	C2R	Harris	City	533M	0.34	0.00	6	Disama Development	Total Surveyors, Inc.
92	Elise Court	2022-1726	C2R	Harris	City	493Z	0.10	0.00	2	IMG GROUP LLC	CGES Bailey Planning
93	Elmen Street Manors	2022-1780	C2R	Harris	City	492R	0.12	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
94	Elrod Square (DEF1)	2022-1473	C2R	Harris	ETJ	445M	1.00	1.00	0	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
95	Elysian Street Homes	2022-1703	C2R	Harris	City	453V	0.11	0.00	3	CSF Consulting LP	CSF Consulting LP
96	Excelsior Gardens partial replat no 1	2022-1730	C2R	Harris	ETJ	373Y	0.52	0.00	1	King Fuels, Inc.	Century Engineering, Inc

Platting Summary**Houston Planning Commission****PC Date: July 21, 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
97	Fairbanks North Houston Center Sec 1 (DEF1)	2022-1688	C3R	Harris	ETJ	410C	86.78	79.23	0	Transwestern Development Company	Windrose
98	Fondren Industrial Annex (DEF1)	2022-1571	C2R	Fort Bend	City	610D	6.49	6.49	0	PHELAN-BENNET, LLC	Civil-Surv Land Surveying, L.C.
99	Goodhope Court	2022-1740	C2R	Harris	City	533Q	0.15	0.00	2	MZ BUILDERS LLC	Dart Land Services LLC
100	Haven at Highland	2022-1817	C3R	Harris	City	412X	1.96	0.20	41	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
101	Heights Place on West 16th Street	2022-1714	C2R	Harris	City	452Z	0.19	0.00	2	Aspire Fine Homes	Probstfeld & Associates, Inc.
102	Inwood Heights	2022-1567	C3R	Harris	City	411N	0.96	0.05	17	JRSG & COMPANY	JRSG & COMPANY
103	Irvington Estates	2022-1712	C2R	Harris	City	453C	0.94	0.00	10	Franco's Homes Enterprises	Windrose
104	Jendan Development (DEF1)	2022-1429	C2R	Harris	City	494F	0.09	0.00	2	Delta Land Air and Marine Services	Delta Field Services
105	Kateeb on Tidwell replat no 1 (DEF2)	2022-1521	C2R	Harris	City	454B	0.96	0.00	7	GGC SURVEY	GGC SURVEY
106	Landing at West Little York (DEF1)	2022-1579	C3R	Harris	City	412X	3.00	0.36	44	Prosperity Homes/Umran Martin, LLC	MOMENTUM ENGINEERING
107	Lucky Heights Plaza	2022-1742	C2R	Harris	City	452U	0.23	0.00	0	New Era Development	New Era Development
108	Midnight Square	2022-1782	C2R	Harris	City	493G	0.87	0.79	0	SCARLET AND FRIENDS II, LP	Civil-Surv Land Surveying, L.C.
109	Milby Manors	2022-1737	C2R	Harris	City	494S	0.34	0.00	9	Pioneer Engineering	Total Surveyors, Inc.
110	Nagle Crossing	2022-1746	C2R	Harris	City	493Y	0.23	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
111	New Multi Use Facility at Neches Street	2022-1716	C3R	Harris	City	454S	3.24	3.24	0	Kuo &&& Associates, Inc	Kuo & Associates, Inc
112	Noah Courts	2022-1677	C2R	Harris	City	533Q	0.22	0.00	4	Buchanan Ventures, Inc.	Owens Management Systems, LLC
113	Orebo Estates	2022-1745	C2R	Harris	City	412S	0.16	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
114	Palms Court	2022-1818	C2R	Harris	City	494F	0.13	0.00	3	MV Mason Developments, LLC	MOMENTUM ENGINEERING
115	Park at Pinemont	2022-1440	C3R	Harris	City	451F	2.87	0.19	50	South Post Oak Willow, L.P., a Texas Limited Partnership	City Choice Group, LLC
116	Pentecostal Church of Willowbrook	2022-1300	C2R	Harris	ETJ	369M	1.03	1.03	0	YARD DEPOT	RSG Engineering
117	Plaza Estates at Fields	2022-1741	C2R	Harris	City	455T	0.16	0.00	2	New Era Development	New Era Development
118	Prose Campbell	2022-1759	C2R	Harris	City	450Y	6.17	6.09	0	Langan	Windrose
119	Randon Heights	2022-1762	C2R	Harris	City	451G	0.46	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
120	Sam Wilson Villas	2022-1772	C2R	Harris	City	494C	0.11	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
121	Sidney Manor	2022-1585	C2R	Harris	City	533M	0.11	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC

Platting Summary**Houston Planning Commission****PC Date: July 21, 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
122	Solo Manor	2022-1725	C2R	Harris	City	454X	0.11	0.00	2	Omar & Judith Gonzalez	CGES Bailey Planning
123	Southland Acres partial replat no 2	2022-1793	C2R	Harris	City	533Z	0.19	0.00	2	PLP Homes	Tetra Land Services
124	Talton Estates	2022-1732	C2R	Harris	City	455G	0.33	0.00	6	Champ, LLC	RP & Associates
125	Thornton Street Square	2022-1811	C2R	Harris	City	452L	0.25	0.00	6	Stoneworks, LLC	Total Surveyors, Inc.
126	Valencia Heights	2022-1764	C3R	Harris	City	452M	0.89	0.01	17	Valenciaheights LLC	Interland Surveying
127	Villas at Ryon (DEF1)	2022-1644	C2R	Harris	City	493D	0.35	0.00	7	Burco Investments, LLC.	ICMC GROUP INC
128	Villas At West 23rd	2022-1766	C2R	Harris	City	452T	0.28	0.00	7	MTY Builders	Pioneer Engineering, LLC
129	Vuong Place	2022-1687	C2R	Harris	City	455K	1.92	1.92	0	Ally General Solutions, LLC	Owens Management Systems, LLC
130	West Saulnier Court	2022-1747	C2R	Harris	City	493N	0.11	0.00	2	SEM SERVICES	SEM SERVICES
131	White Rock Land (DEF1)	2022-1580	C2R	Harris	City	533Z	0.14	0.00	2	Qian Chen	Pioneer Engineering, LLC
132	Wilmington Landing (DEF1)	2022-1624	C2R	Harris	City	573B	0.19	0.00	3	Mass Homes	Total Surveyors, Inc.
133	Zacatepec Plaza	2022-1749	C2R	Harris	ETJ	413D	4.81	0.00	3	SEM SERVICES	SEM SERVICES

C-Public Hearings Requiring Notification

134	Chapman Cove replat no 1	2022-1466	C3N	Harris	City	453R	0.60	0.00	11	GEA Investors, LLC	Carranza Outsource Drafting
135	Clairmont Place Sec 1 partial replat no 9	2022-1380	C3N	Harris	City	455F	0.25	0.00	3	JFO SOLUTIONS	PLS CONSTRUCTION LAYOUT, INC
136	Clairmont Place Sec 1 partial replat no 10	2022-1506	C3N	Harris	City	455F	0.16	0.00	2	JFO SOLUTIONS	PLS CONSTRUCTION LAYOUT, INC
137	Cotton Oaks Estates replat no 1 (DEF1)	2022-1427	C3N	Harris	ETJ	250Z	10.00	3.48	38	Rye Street Development	Texas Professional Surveying, LLC
138	Edgewood Sec 10 partial replat no 1	2022-1421	C3N	Harris	City	534Y	0.20	0.00	3	BRC Global, Inc.	The Interfield Group
139	Game Creek Reserve	2022-1102	C3N	Harris	City	491W	4.67	4.67	0	ALJ Lindsey	Windrose
140	Lakewood Pines Sec 15 (DEF2)	2022-1302	C3N	Harris	ETJ	377P	10.40	1.01	60	KB HOME LONE STAR, INC	Quiddity Engineering - Katy
141	Long Point Acres partial replat no 10	2022-1480	C3N	Harris	City	450T	1.95	0.05	40	Cityside Homes, LLC	Total Surveyors, Inc.
142	Melody Oaks partial replat no 17 partial replat no 1	2022-1435	C3N	Harris	City	451X	1.16	0.00	2	N/A	E.I.C. Surveying Company
143	Melody Oaks partial replat no 25 and extension (DEF1)	2022-1408	C3N	Harris	City	451X	1.68	0.13	23	MARTINRE GROUP LLC	ICMC GROUP INC
144	Memorial Green Sec 2 replat and extension partial replat no 3	2022-1250	C3N	Harris	City	489M	0.32	0.00	6	Midway Companies	Windrose
145	Neuen Manor partial replat no 27	2022-1249	C3N	Harris	City	450Q	0.50	0.00	6	Oc Plans & Permits	Oc Plans & Permits
146	Riverside Terrace Sec 6 partial replat no 3	2022-1333	C3N	Harris	City	533B	0.49	0.49	0	W&W Builders, LLC	South Texas Surveying Associates, Inc.
147	Robinet replat no 1	2022-1469	C3N	Harris	City	574S	4.69	4.69	0	Robinet-ODonohoe LLC	McKim and Creed

Platting Summary**Houston Planning Commission****PC Date: July 21, 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
148	Rosedale Gardens partial replat no 1	2022-1502	C3N	Harris	City	455J	1.02	0.20	12	DOSIS INVESTMENT LLC	PLS CONSTRUCTION LAYOUT, INC
149	Spring Branch Estates no 2 partial replat no 14 (DEF2)	2022-1308	C3N	Harris	City	450Q	0.86	0.00	4	BHD Capital LLC	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
150	Timber Lakes Sec 1 partial replat no 1 (DEF2)	2022-1309	C3N	Montgomery	ETJ	251N	1.80	1.80	0	Timber Lakes Volunteer Fire Department	Texas Professional Surveying, LLC
151	Washington Terrace partial replat no 10	2022-1110	C3N	Harris	City	493Y	0.13	0.00	2	Dotson LLC	RP & Associates
152	Whispering Pines Estates partial replat no 12	2022-1235	C3N	Harris	City	451X	0.34	0.00	2	Fago Properties, LLC	Karen Rose Engineering and Surveying
153	Wildwood Glen Sec 1 partial replat no 2 and extension (DEF2)	2022-1152	C3N	Harris	ETJ	289R	2.20	2.20	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.

D-Variances

154	Auburn Lakes (DEF2)	2022-1201	C3R	Harris	ETJ	250Z	10.00	3.35	84	ATMA at Auburn Limited	Core
155	BESL Properties (DEF1)	2022-1524	C2R	Harris	City	493V	0.30	0.00	7	BESL Investments, Corp.	Owens Management Systems, LLC
156	Bridgeland Central GP	2022-1628	GP	Harris	ETJ	365M	1070.00	0.00	0	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
157	Frazier Estates	2022-1350	C2	Harris	City/ETJ	328C	3.00	0.00	1	KF3, LLC	Dart Land Services LLC
158	Generation Park East Wastewater Treatment Plant (DEF1)	2022-1653	C2	Harris	ETJ	417F	7.68	7.68	0	GENERATION PARK MANAGEMENT DISTRICT	IDS Engineering Group
159	Generation Park South Water Plant no 1 (DEF1)	2022-1675	C2	Harris	ETJ	417Q	3.19	3.19	0	MRA NORTHEAST, L.P.	IDS Engineering Group
160	Groves at Springwood (DEF2)	2022-1205	C2	Harris	ETJ	331F	21.92	21.92	0	FIG TX LLC	Core
161	International Life Change Ministries (DEF2)	2022-1562	C2	Harris	ETJ	371E	13.40	13.40	0	Kingdom Structures	Windrose
162	Kickapoo Trade Center GP	2022-1789	GP	Harris	ETJ	283U	117.19	0.00	0	Falcon Commercial Development	McKim and Creed
163	Lees Landing (DEF1)	2022-1666	C2	Harris	ETJ	367B	2.02	0.00	1	Scott Lee	Owens Management Systems, LLC
164	LH Ranch GP	2022-1719	GP	Harris	ETJ	258Y	559.90	0.00	0	Friendswood Development Company	BGE, Inc. - Land Planning
165	Nexus Logistics Park (DEF1)	2022-1472	C2	Harris	City	375J	98.42	94.90	0	Lovett Commercial	Windrose
166	Olympia Falls Reserves (DEF1)	2022-1598	C3P	Fort Bend	ETJ	610R	35.26	35.26	0	KB Home Lone Star Inc.	LJA Engineering, Inc.- (Houston Office)
167	Quartet Development (DEF2)	2022-1375	C2	Harris	ETJ	369J	3.47	3.47	0	QE Investments, LLC	Doshi Engineering & Surveying Company
168	Sophia Skylines Bonner	2022-1518	C2R	Harris	City	492H	0.12	0.00	3	Superior One Homes	Owens Management Systems, LLC

Platting Summary**Houston Planning Commission****PC Date: July 21, 2022**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Developer	Customer Applicant's Company
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots		
169	Sophia Skylines Kolb	2022-1520	C2R	Harris	City	492H	0.23	0.00	6	Superior One Homes	Owens Management Systems, LLC
170	Urbana Spring GP (DEF1)	2022-1532	GP	Harris	ETJ	291R	31.00	0.00	0	Urban Movement	Meta Planning + Design LLC

E-Special Exceptions

None

F-Reconsideration of Requirements

171	Harrell Street Reserve	2022-1545	C2R	Harris	City	454E	1.24	1.24	0	Benchmark Engineering Corp.	Benchmark Engineering Corporation
172	Kuykendahl Business Center	2022-1564	C2	Harris	ETJ	372B	9.92	9.92	0	Surv-Tex Surveying	Surv-Tex surveying Inc.

G-Extensions of Approval

173	Emerald Meadows Sec 2	2021-1299	EOA	Harris	City	574K	27.80	9.84	113	Meritage Homes	LJA Engineering, Inc.- (Houston Office)
174	Park Row Terrace	2021-1905	EOA	Harris	City	447X	5.83	1.55	65	Kimley-Horn	Windrose
175	Reserve at Cypress Plaza Parkway Sec 2	2021-1797	EOA	Harris	ETJ	366Y	8.13	8.13	0	Mischer Development, L.P.	BGE, Inc.
176	Strong Cypress Center	2021-1780	EOA	Harris	ETJ	326Y	0.99	0.99	0	WGA Consulting Engineers	Windrose
177	Venancio Complex	2021-1485	EOA	Harris	ETJ	409Y	0.34	0.00	3	Rivera Associates	Bowden Survey

H-Name Changes

178	Harris County MUD no 285 Water Plant no Sec 1 Harris County MUD no 285 Water Plant no 1 (prev. Harris County MUD no 285 Water Plant no 2)	2022-0963	NC	Harris	ETJ	457Q	2.25	2.25	0	Harris County MUD No. 285	LJA Engineering, Inc.- (Houston Office)
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I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

179	3903 Aledo St	21087168	DPV	Harris	City	533Y				Joyce Owens	Owens Management Systems, LLC
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Platting Summary**Houston Planning Commission****PC Date: July 21, 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
180	4002 Elmwood	21090696	DPV	Harris	City	533Y				Joyce Owens	Owens Management Systems, LLC
181	2511 Locke Lane	21127811	DPV	Harris	City	492U				JENIFER POOL	JRP COMPANY
182	2535 Glen Haven Boulevard	22056636	DPV	Harris	City	532L				Jacob Buckwalter	Houston Permit Service
183	2201 Hermann Drive	21128376	DPV	Harris	City	533B				Kathryn Williams	DWA Holdings, LLC
184	1701 Nina Lee Lane	22027520	DPV	Harris	City	452J				Anja Moore	Anja's Permit Assistance
185	2523 Stanmore Drive	22017825	DPV	Harris	City	492Q				Thomas Cook	Frankel Boulding Group

Houston Planning Commission

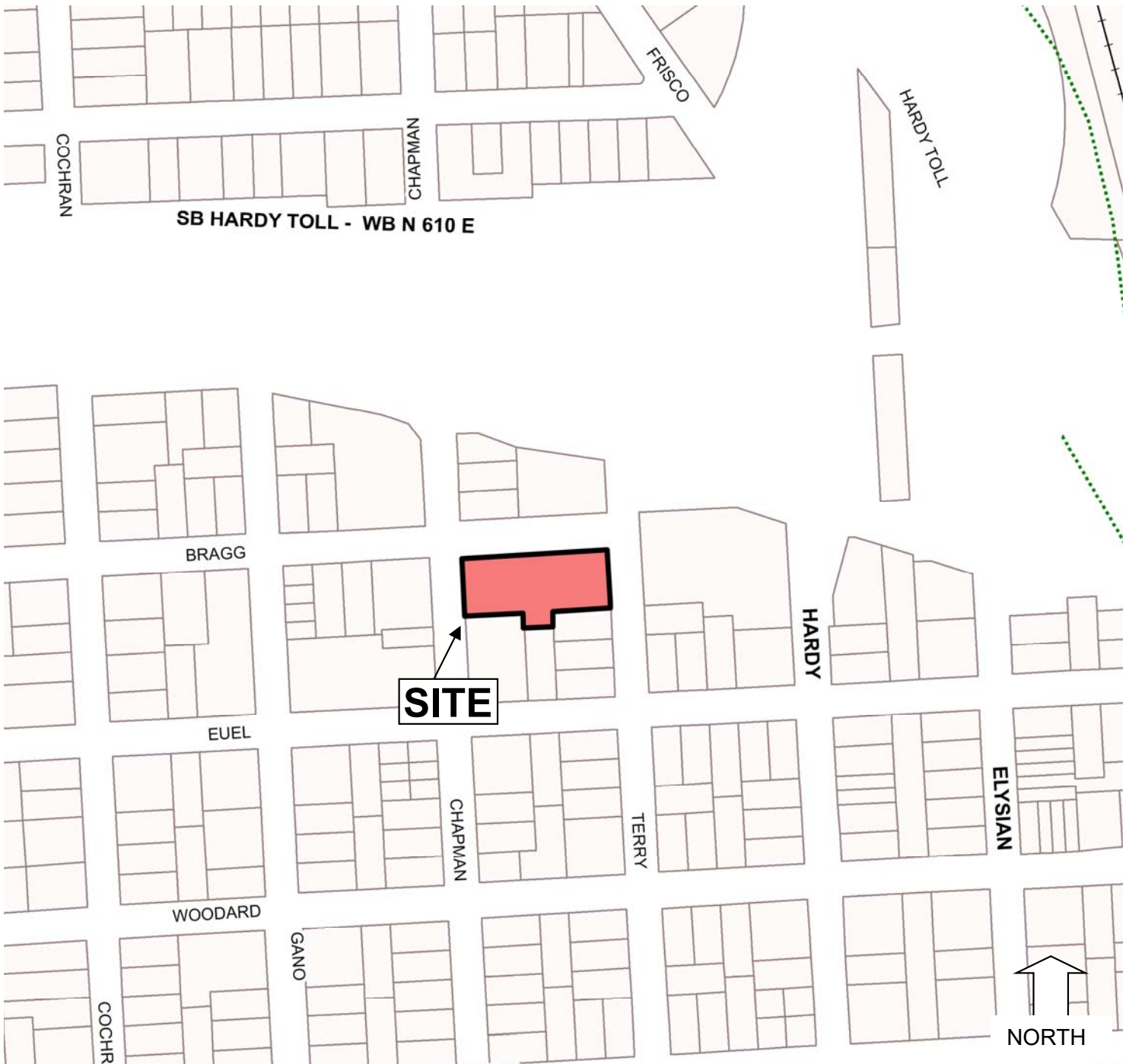
ITEM: 134

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Chapman Cove partial replat no 1

Applicant: Carranza Outsource Drafting



C – Public Hearings

Site Location

Houston Planning Commission

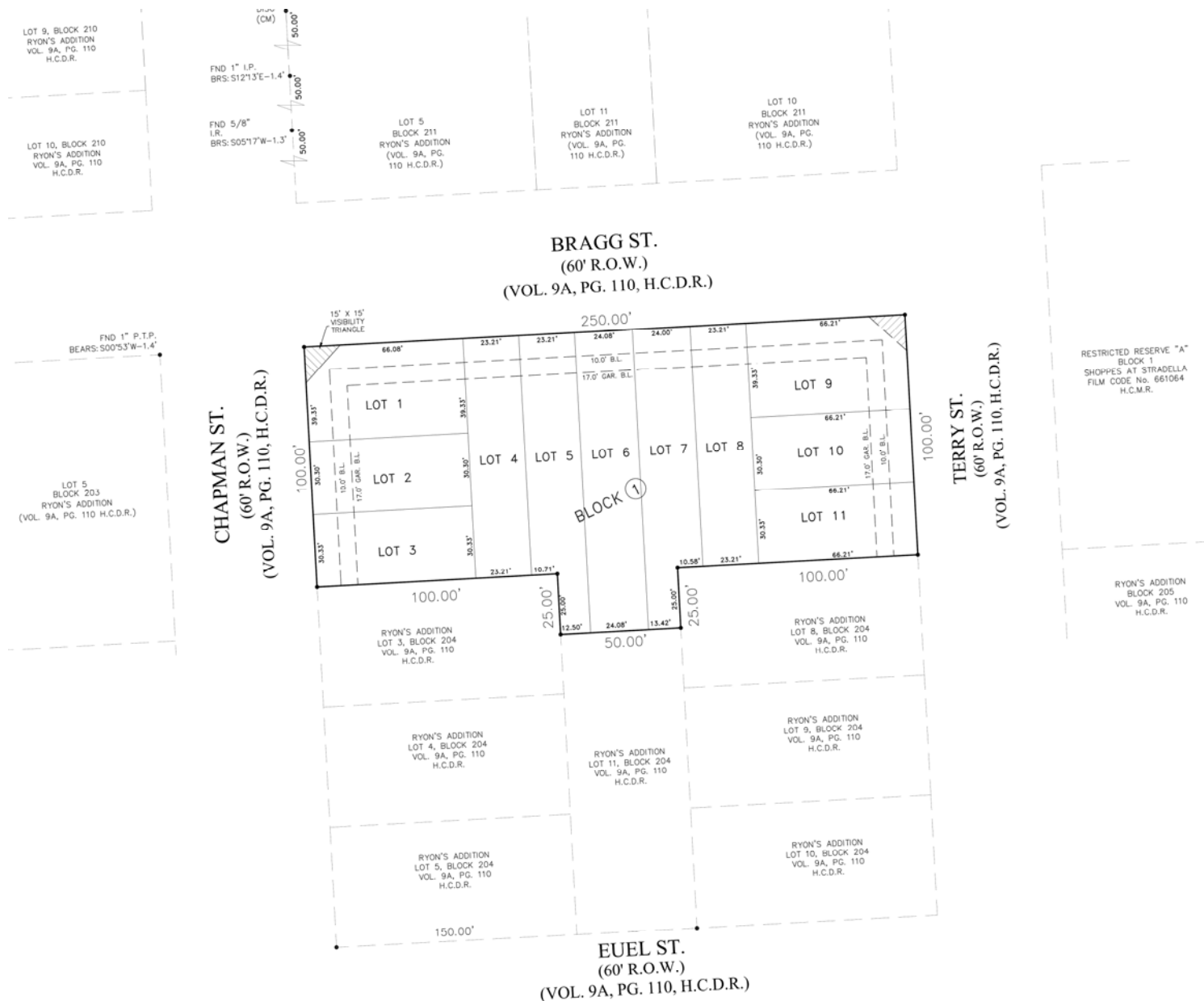
ITEM: 134

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Chapman Cove partial replat no 1

Applicant: Carranza Outsource Drafting



C – Public Hearings

Subdivision

Houston Planning Commission

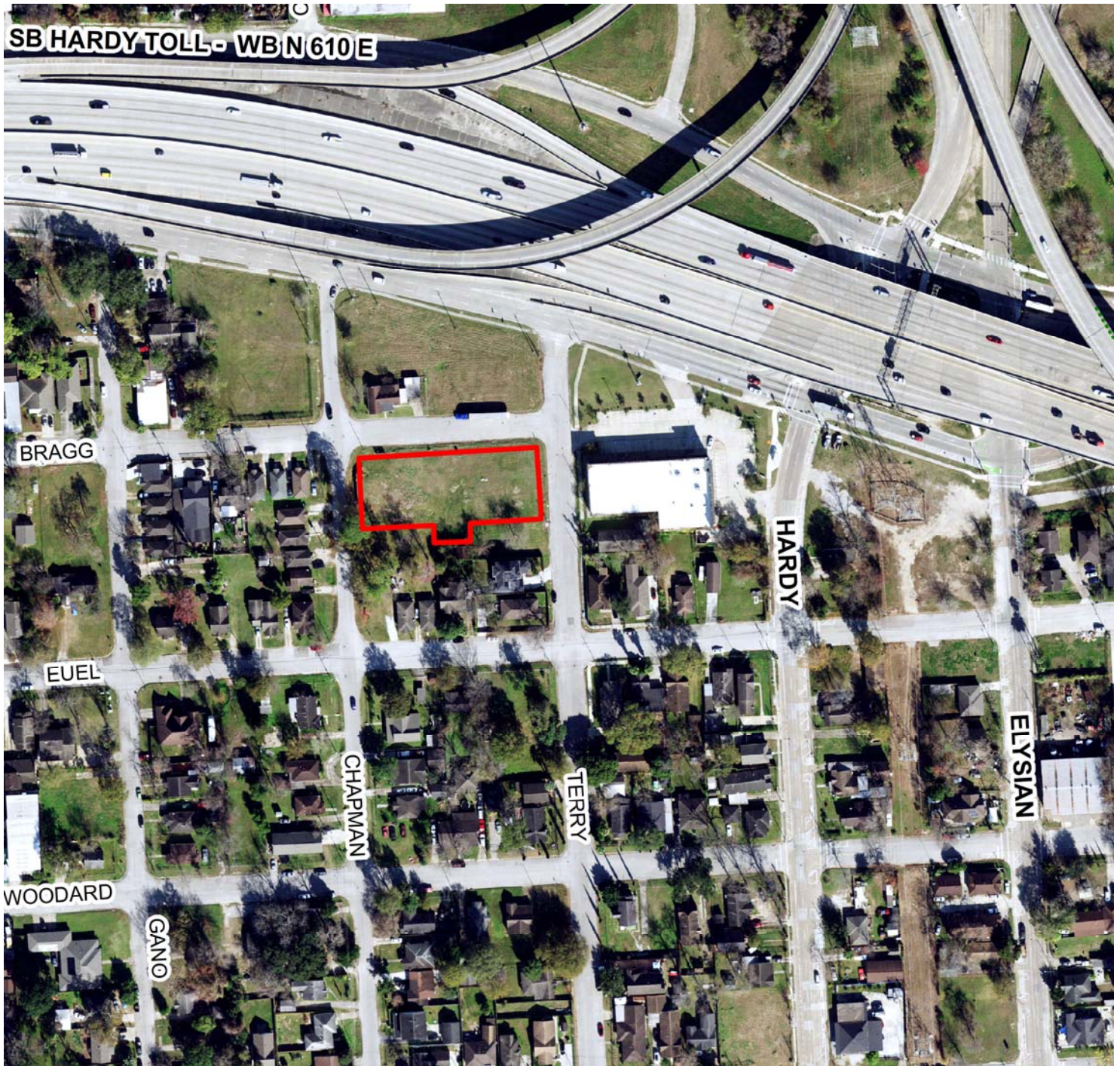
ITEM: 134

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Chapman Cove partial replat no 1

Applicant: Carranza Outsource Drafting



C – Public Hearings

Aerial



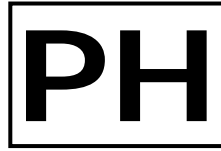
CITY OF HOUSTON

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

June 28, 2022

Dear Property Owner:

Reference Number: 2022-1466; Chapman Cove replat no 1; a replat of **Chapman Cove**, being Lots 1-14 Block 1, as recorded in Film Code 676611 of the Harris County Map Records.

The property is located along Bragg east of Chapman and west of Terry Streets. The purpose of the replat is to create eleven (11) single-family residential lots. The applicant, **Louis Carranza**, with Carranza Outsource Drafting, on behalf of GEA Investors, LLC, the developer, can be contacted at **832-627-0927**.

Pursuant to 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 300ft of the boundary of the plat.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, July 21, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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: 135

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 9

Applicant: PLS Construction Layout Inc

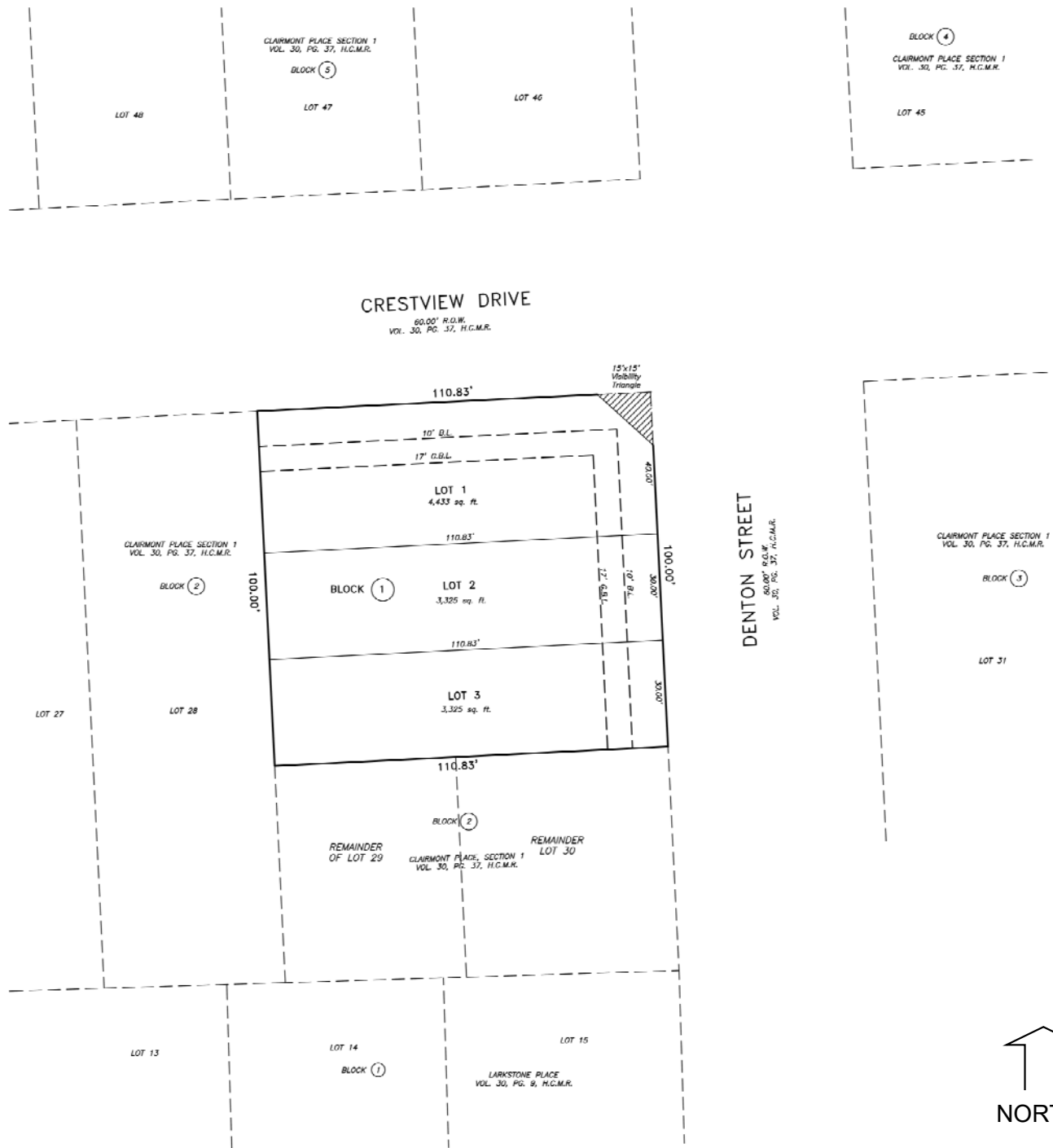


C – Public Hearings

Site Location

Subdivision Name: Clairmont Place Sec 1 partial replat no 9

Applicant: PLS Construction Layout Inc



Houston Planning Commission

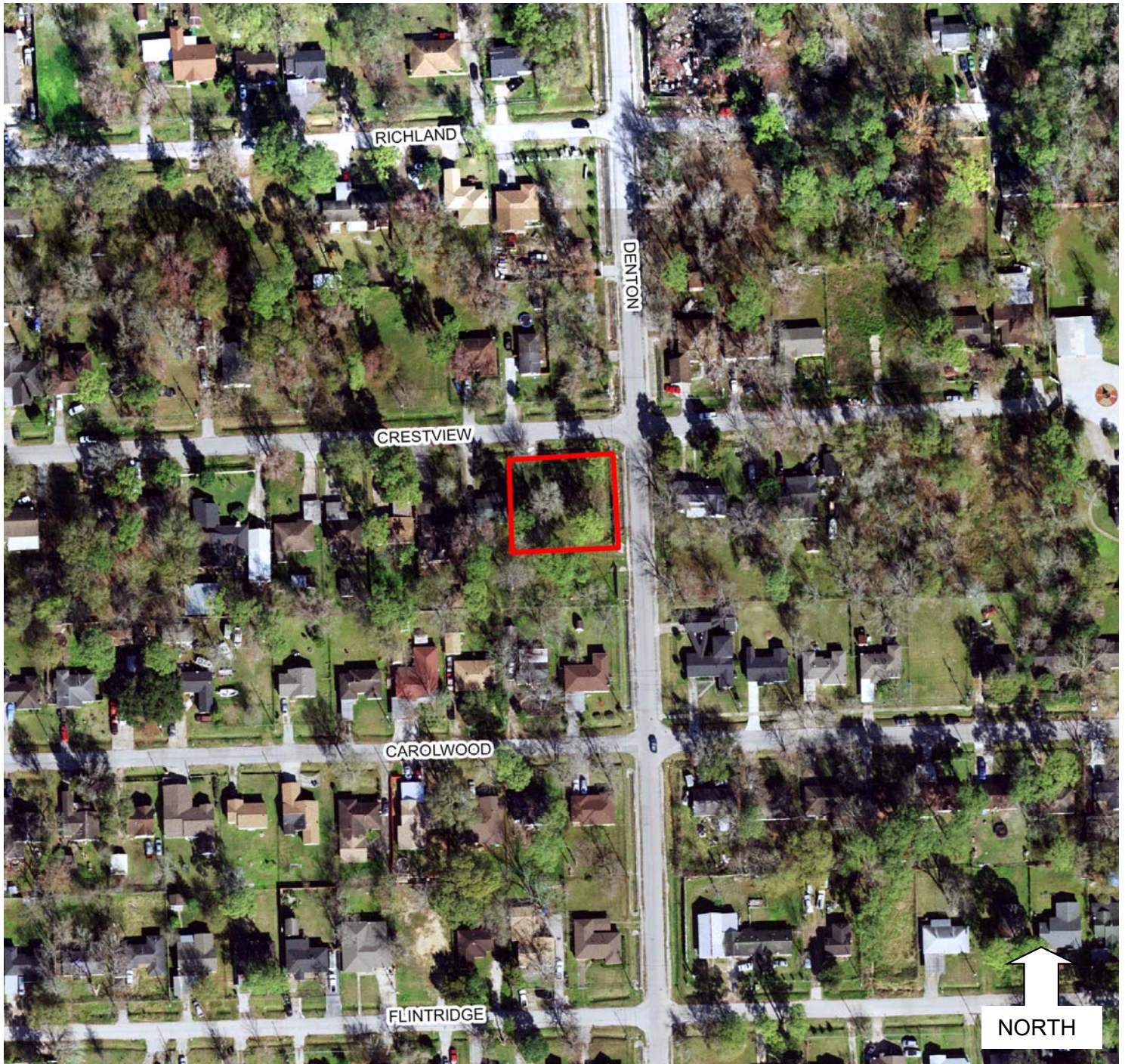
ITEM: 135

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 9

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

June 28th, 2022

Dear Property Owner:

Reference Number: 2022-1380; Clairmont Place Sec 1 partial replat no 9; partial replat of **Clairmont Place Sec 1**, being the north 100 feet of Lot 29 and 30 of Block 2, as recorded in Volume 30 Page 37 of the Harris County Map Records.

The property is located at the southwest intersection of Crestview Drive and Denton Street.

The purpose of the replat is to create three (3) 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.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, July 21, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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Houston Planning Commission

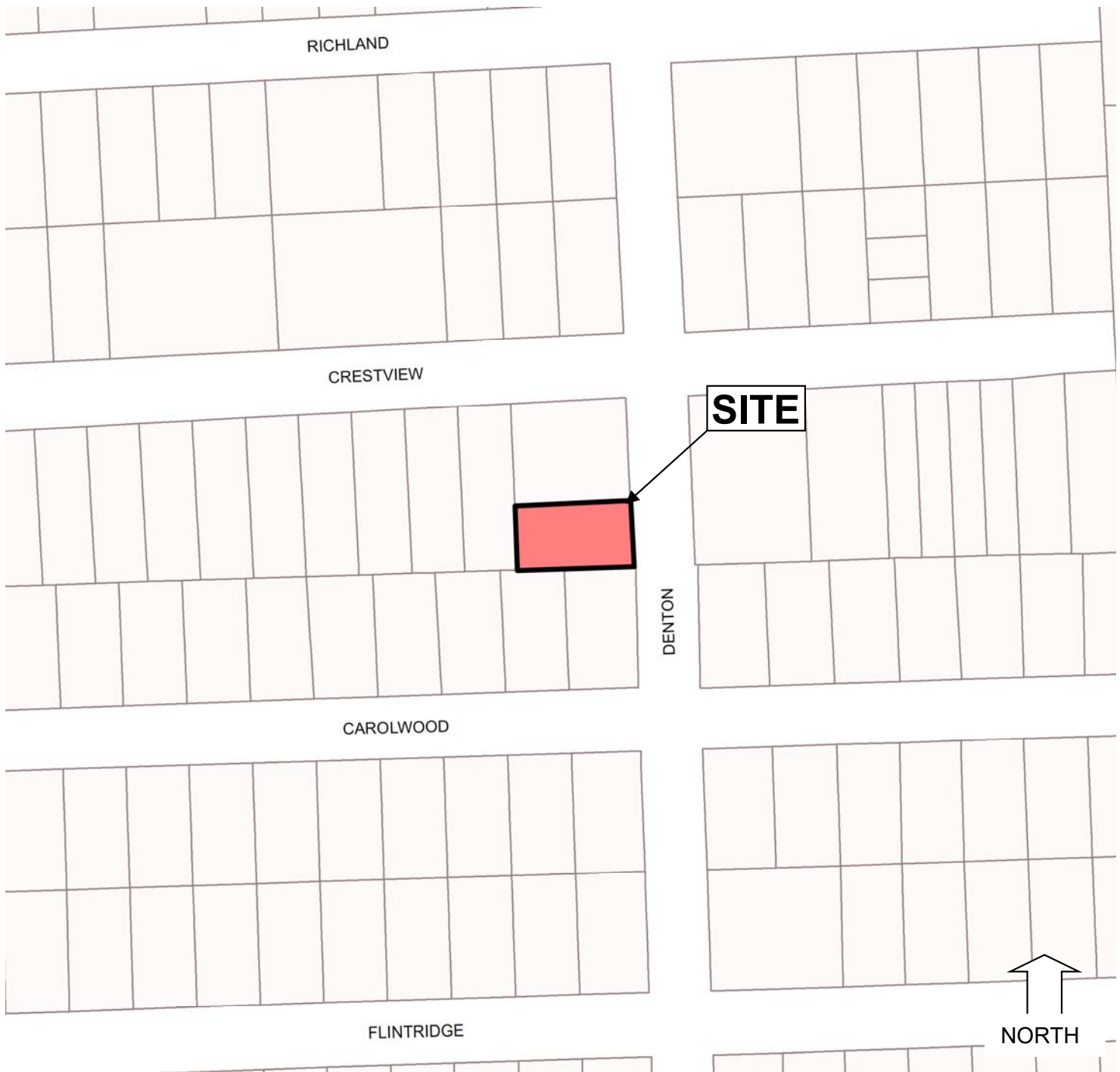
ITEM: 136

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 10

Applicant: PLS Construction Layout Inc



C – Public Hearings

Site Location

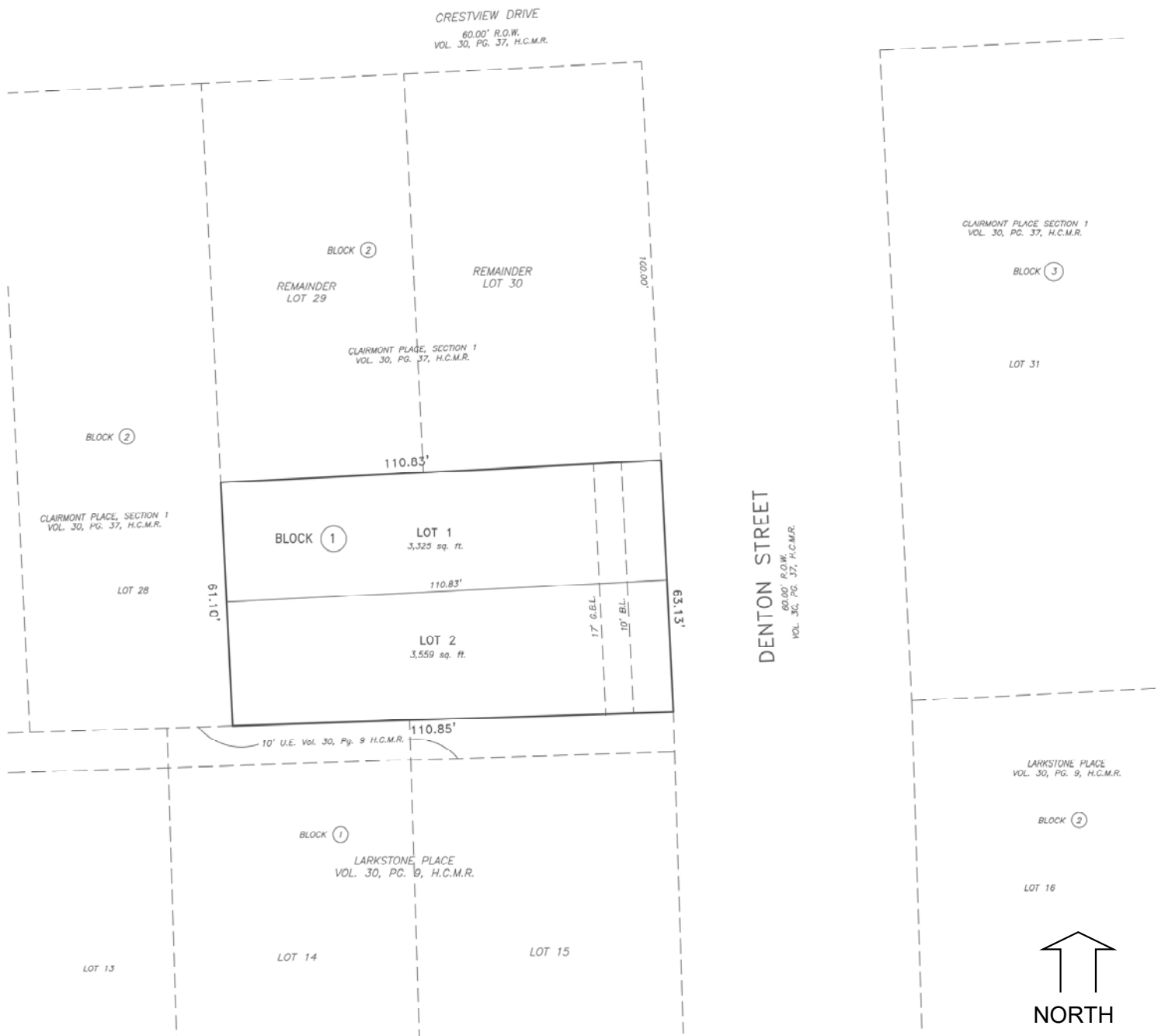
ITEM: 136

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 10

Applicant: PLS Construction Layout Inc



Houston Planning Commission

ITEM: 136

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 10

Applicant: PLS Construction Layout Inc



C – Public Hearings

Aerial



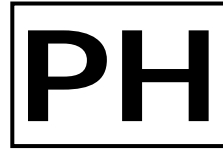
CITY OF HOUSTON

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

June 28, 2022

Dear Property Owner:

Reference Number: 2022-1506; Clairmont Place Sec 1 partial replat no 10; a partial replat of **Clairmont Place Sec 1**, being portions of Lots 29 and 30 Block 2, as recorded in Volume 30, Page 37 of the Harris County Map Records.

The property is located north along Denton Street south of Crestview 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 JFO Solutions, the developer, can be contacted at **713-480-4075**.

Pursuant to 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 300ft of the boundary of the plat.

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

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City Council Chamber, Public Level, Houston, Texas

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

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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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Planning Department Staff Authority and Obligation

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Houston Planning Commission

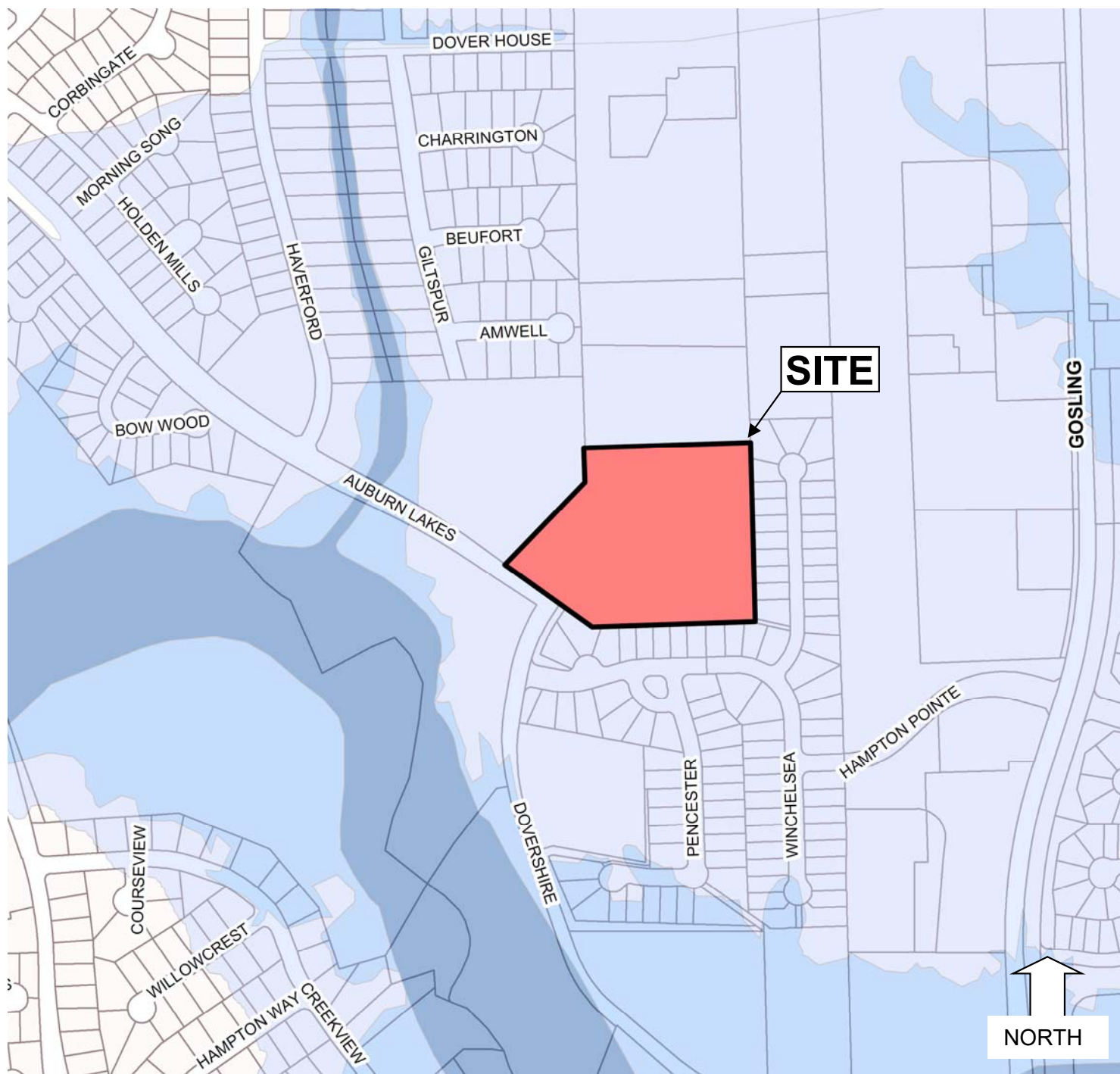
ITEM: 137

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Cotton Oaks Estates replat no 1 (DEF1)

Applicant: Texas Professional Surveying, LLC



C – Public Hearings

Site Location

Houston Planning Commission

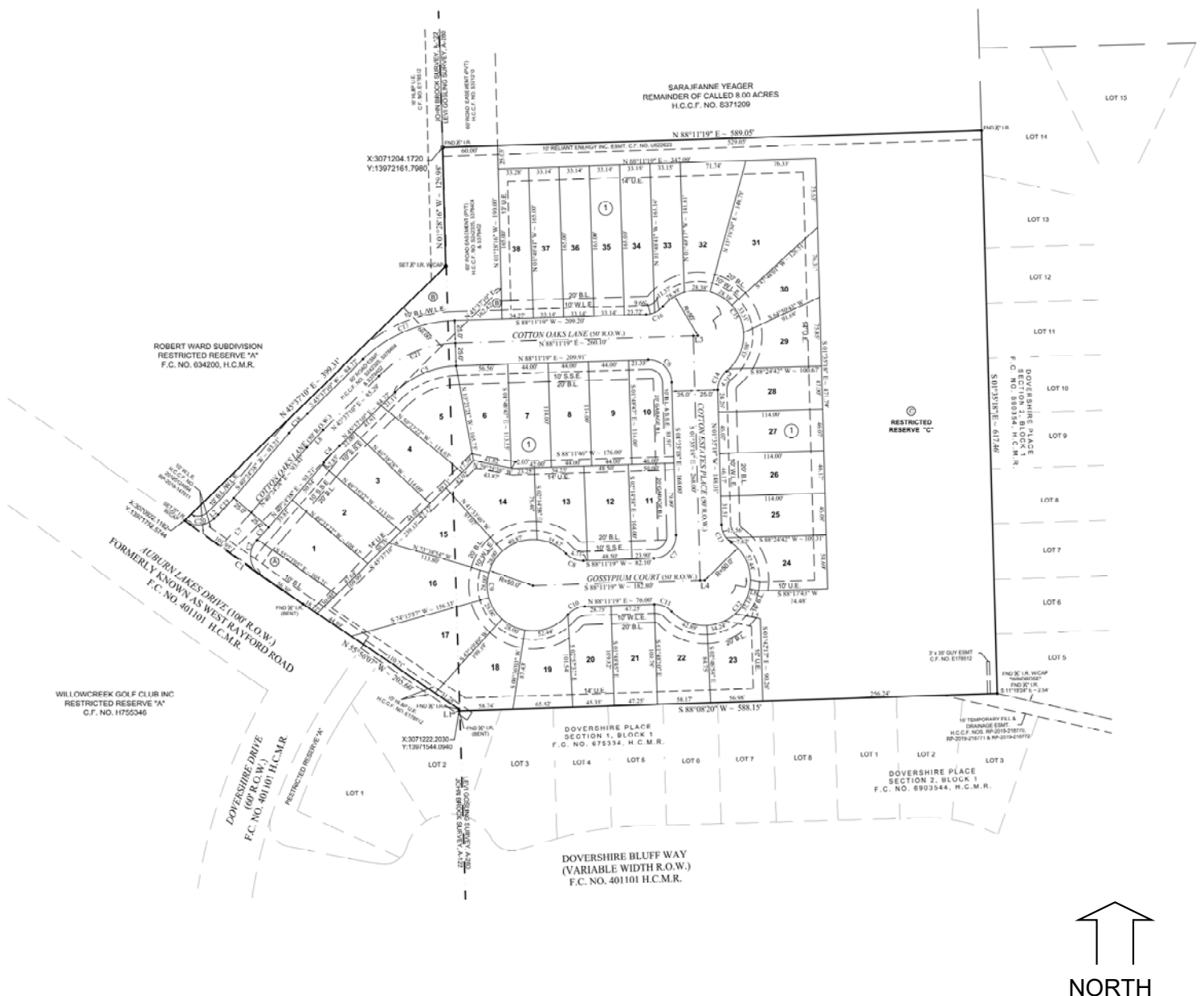
ITEM: 137

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Cotton Oaks Estates replat no 1 (DEF1)

Applicant: Texas Professional Surveying, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 137

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Cotton Oaks Estates replat no 1 (DEF1)

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

June 13, 2022

Dear Property Owner:

Reference Number: 2022-1427; Cotton Oaks Estates replat no 1; a full replat of **Cotton Oaks Estates**, being Lot 1, Block 1, as recorded in Film Code 465017 of the Harris County Map Records.

The property is located along and north of Auburn Lakes Drive north of Dovershire Drive. The purpose of the replat is to create thirty eight (38) single-family residential lots and three (3) reserves. The applicant, **Colten Dorow** with Texas Professional Surveying, LLC, on behalf of the developer, Rye Street Development, 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, July 7, 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
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Terminology

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Houston Planning Commission

ITEM: 138

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Edgewood Sec 10 partial replat no 1

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 138

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Edgewood Sec 10 partial replat no 1

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission

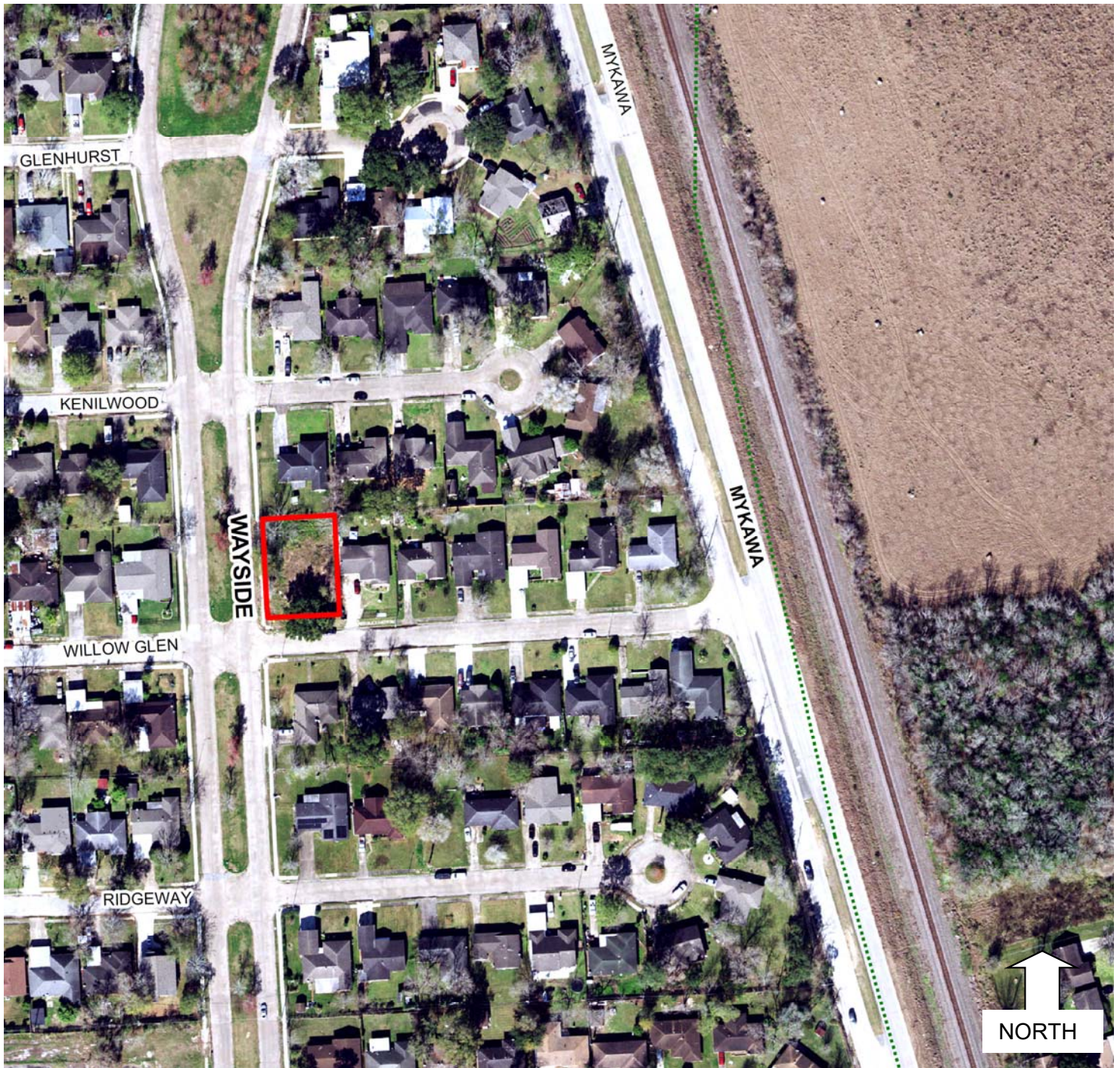
ITEM: 138

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Edgewood Sec 10 partial replat no 1

Applicant: The Interfield Group



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

June 28, 2022

Dear Property Owner:

Reference Number: 2022-1421; Edgewood Sec 10 partial replat no 1; a partial replat of **Edgewood Sec 10**, being Lot 21 Block 44, as recorded in Volume 48, Page 36 of the Harris County Map Records.

The property is located at the northeast intersection of South Wayside Drive and Willow Glen Drive. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Mary Villareal**, with The Interfield Group, on behalf of BRC Global, the developer, can be contacted at **713-780-0909**.

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

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Houston Planning Commission

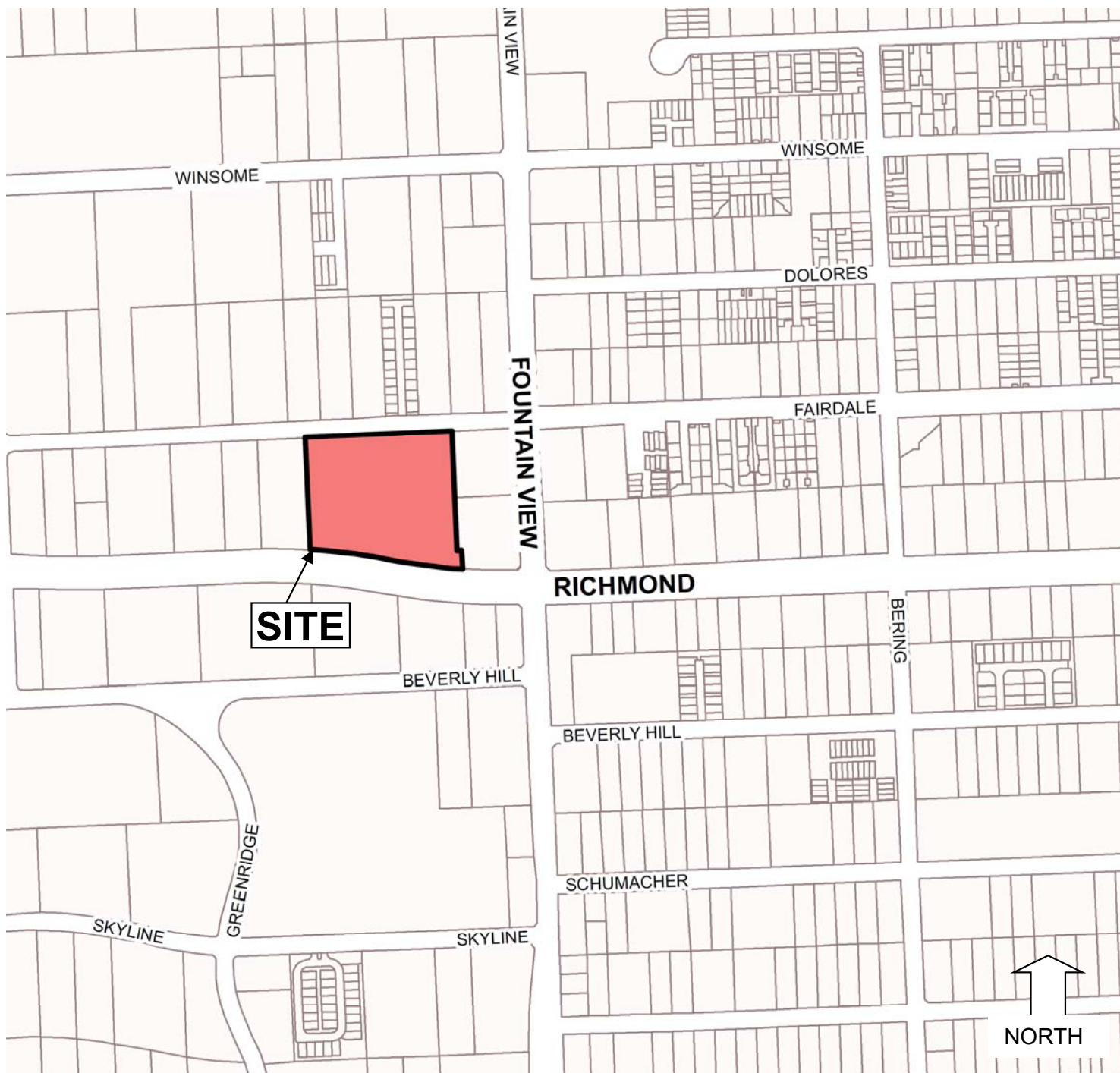
ITEM: 139

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Game Creek Reserve

Applicant: Windrose

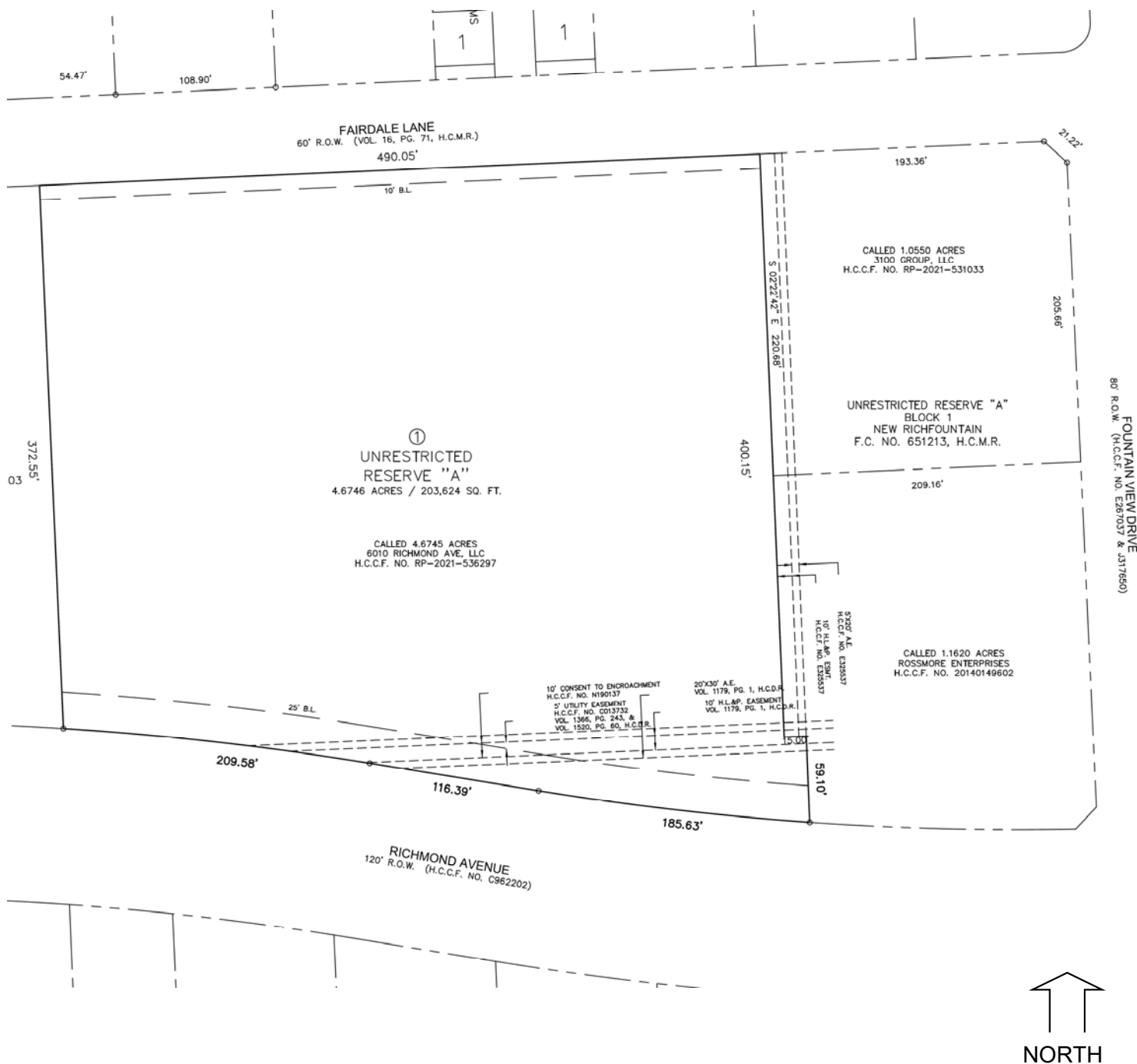


C – Public Hearings

Site Location

Subdivision Name: Game Creek Reserve

Applicant: Windrose



Houston Planning Commission

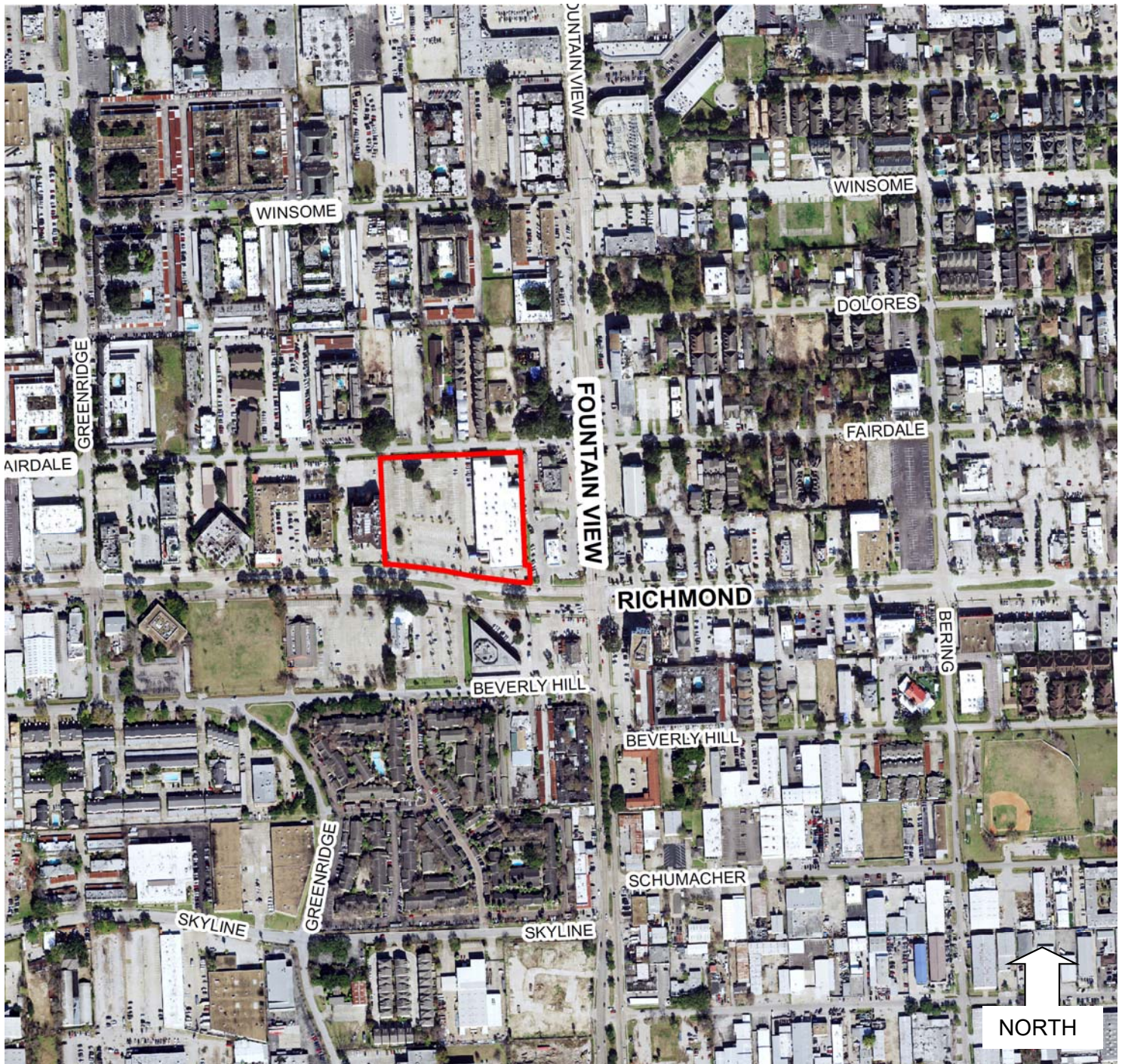
ITEM: 139

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Game Creek Reserve

Applicant: Windrose



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

June 28, 2022

Dear Property Owner:

Reference Number: 2022-11102; Game Creek Reserve; partial replat of "**Glenhaven Estates and Glenhaven Estates Sec 2.**" being portions of Lots 103 through Lots 105 and all of Lots 106 and 107, as recorded in Volume 16 Page 71 and portion of Lots 112 and 114 as recorded in Vol 19, pg. 59 of the Harris County Map Records.

The property is located along and north of Richmond Avenue west of Fountain View Drive.

The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Lisa Dobrowski** with Windrose Surveying and Land Services, LLC, on behalf of the developer, ALJ Lindsey, can be contacted at **713-458-2281**.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, July 21, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

1. Send email to: speakercomments.pc@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.

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

Planning Commission Body, Authority and Obligation

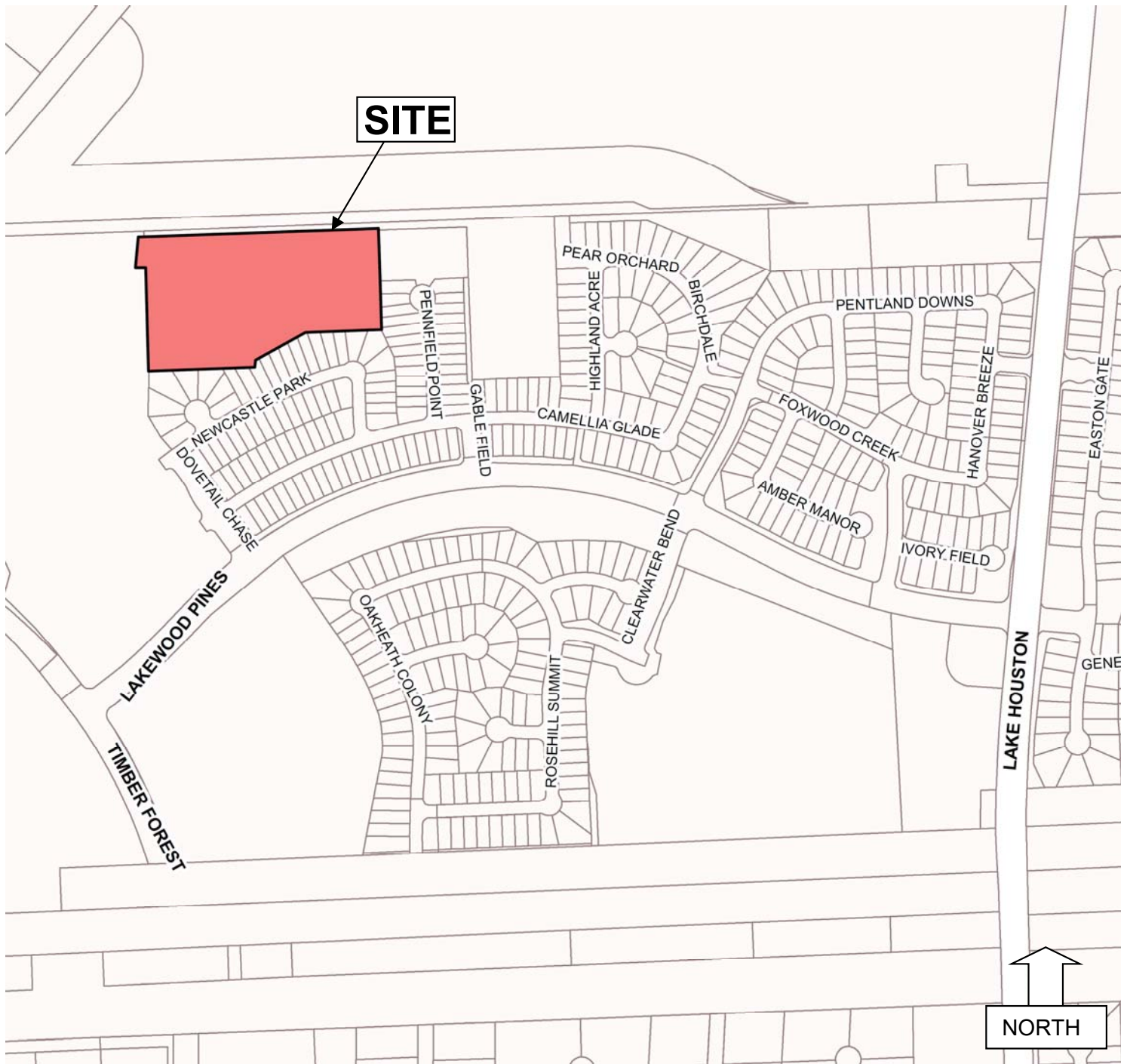
- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and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

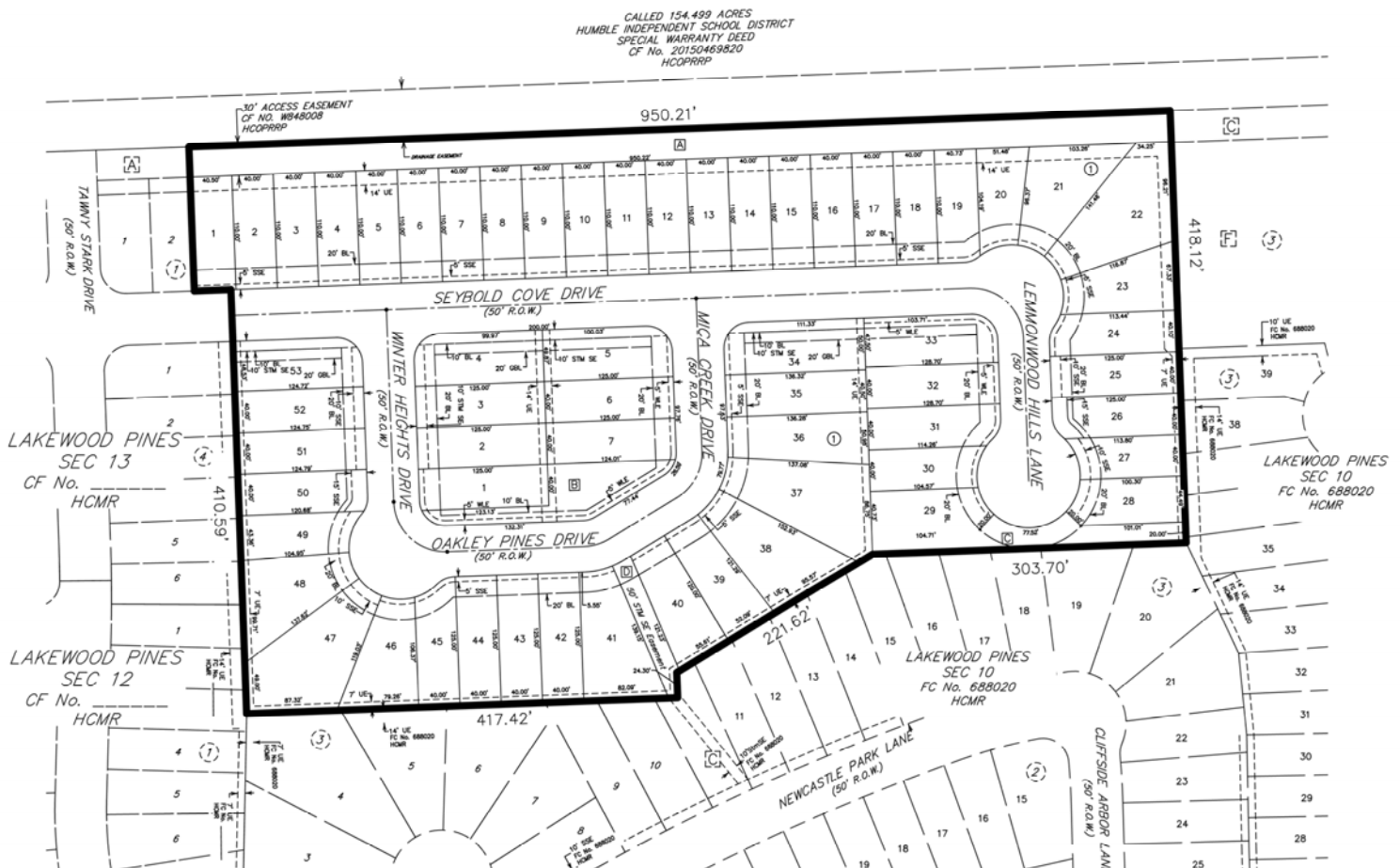
Subdivision Name: Lakewood Pines Sec 15 (DEF 2)

Applicant: Jones | Carter



Subdivision Name: Lakewood Pines Sec 15 (DEF 2)

Applicant: Jones | Carter



Houston Planning Commission

ITEM: 140

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Lakewood Pines Sec 15 (DEF 2)

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 propertyrecords and shall apply to each subsequent replat as though it were the first replat of the originalsubdivision plat. These rules do not apply to a replat of all the property in the original subdivisionplat 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 "partialreplat" 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

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

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted 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

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

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

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

Terminology

- **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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- **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.
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Planning Department Staff Authority and Obligation

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

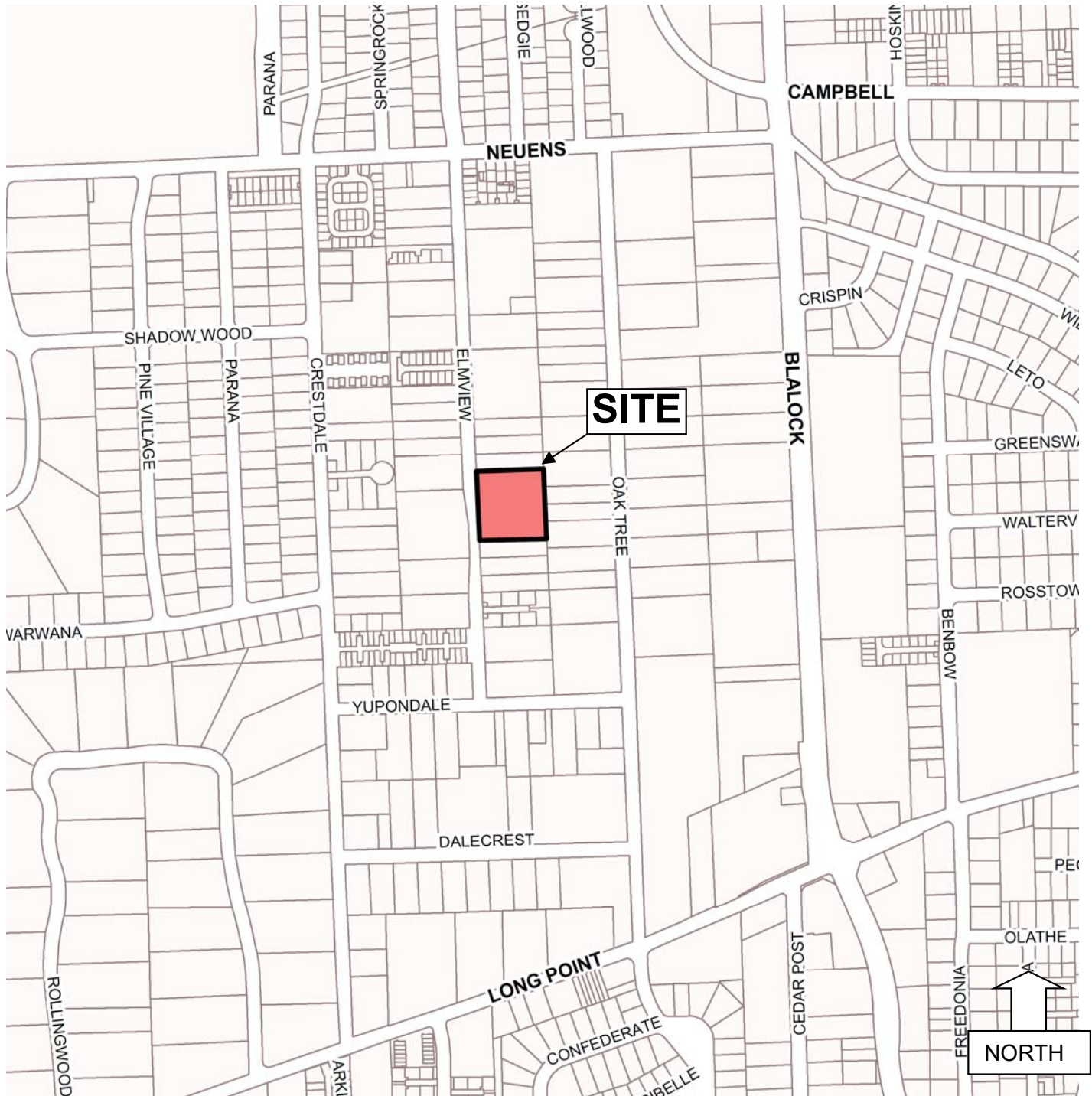
ITEM: 141

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Long Point Acres partial replat no 10

Applicant: Total Surveyors, Inc.

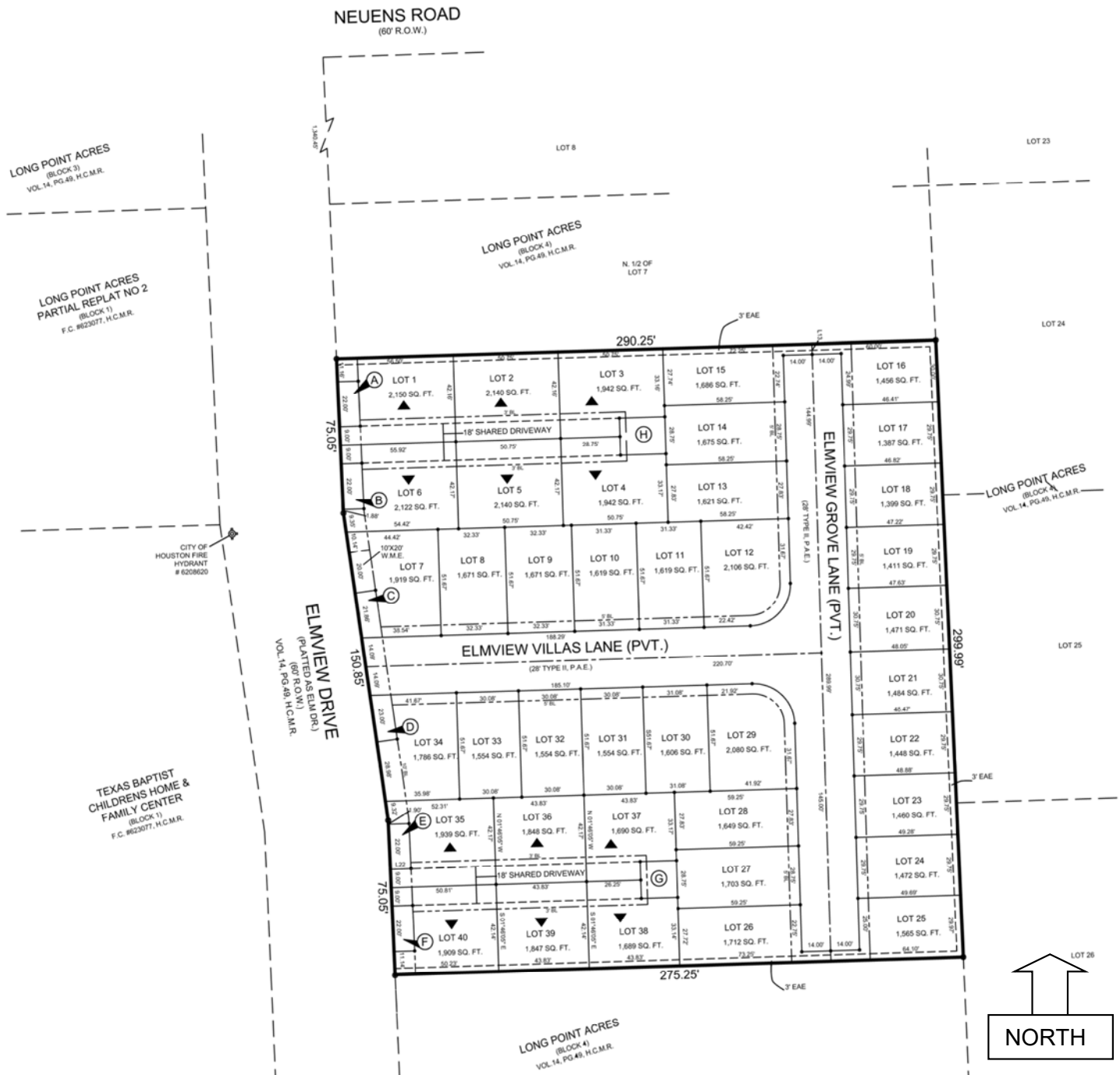


C – Public Hearings

Site Location

Subdivision Name: Long Point Acres partial replat no 10

Applicant: Total Surveyors, Inc.



Houston Planning Commission

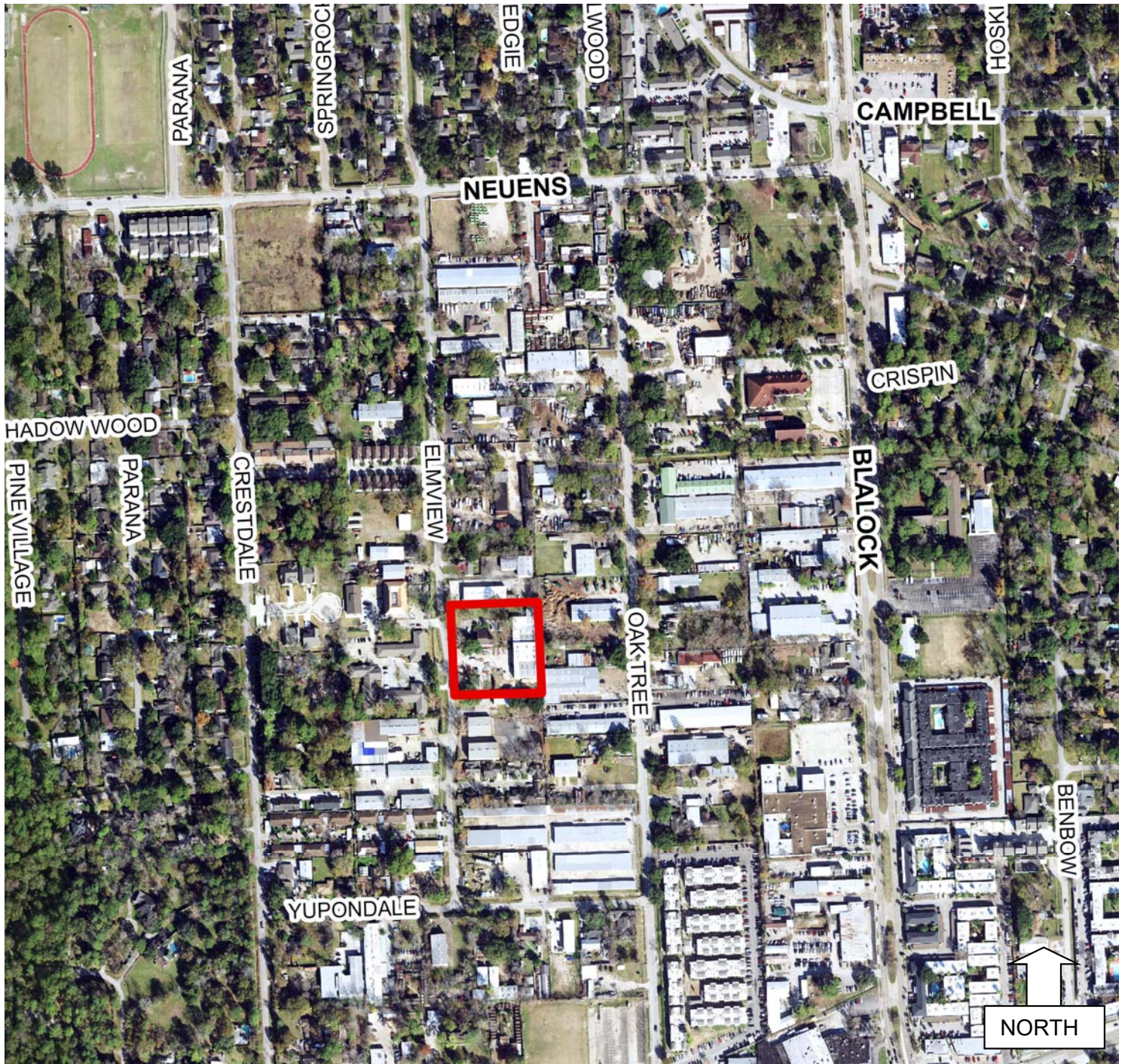
ITEM: 141

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Long Point Acres partial replat no 10

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial



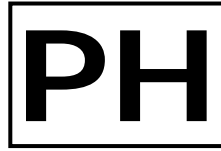
CITY OF HOUSTON

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

June 28, 2022

Dear Property Owner:

Reference Number: 2022-1480; Long Point Acres partial replat no 10; partial replat of "Long Point Acres." being the north ½ of Lot 5, all of Lot 6 and the south ½ of Lot 7, in Block 4, as recorded in Vol. 14, Pg. 49 of the Harris County Map Records.

The property is located along and east of Elmwood Drive north of Yupondale Drive.

The purpose of the replat is to create forty (40) single family lots and 8 restricted reserves. The applicant, **Kevin Kolb** with Total Surveyors, on behalf of the developer, Cityside Homes, LLC, can be contacted at **281-479-8719**.

Pursuant to 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 300ft of the boundary of the plat.

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

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City Council Chamber, Public Level, Houston, Texas

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Controller: Chris Brown

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Planning Commission Body, Authority and Obligation

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Houston Planning Commission

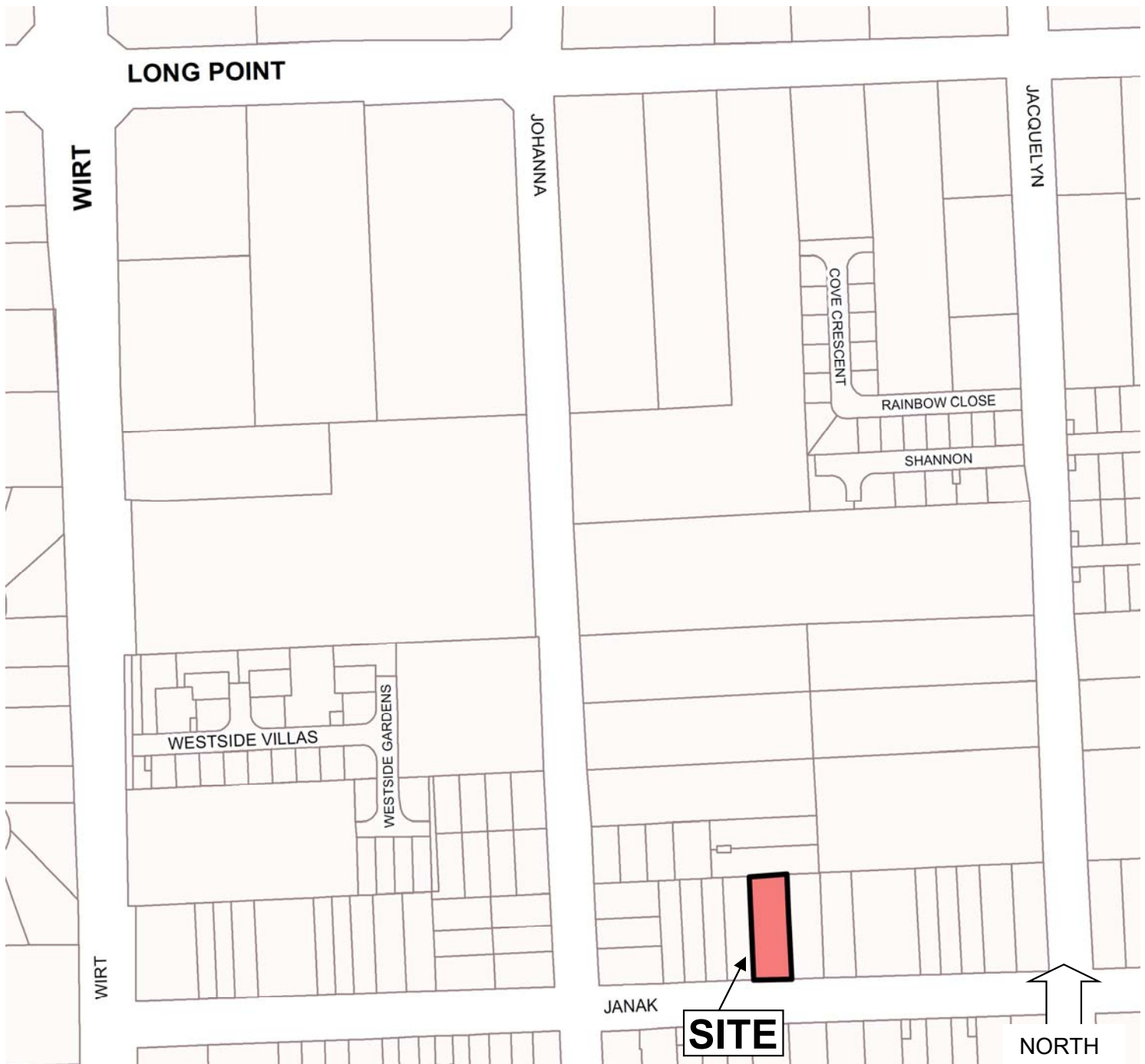
ITEM: 142

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Melody Oaks partial replat no 17 partial replat no 1

Applicant: E.I.C. Surveying Company



C – Public Hearings

Site Location

Houston Planning Commission

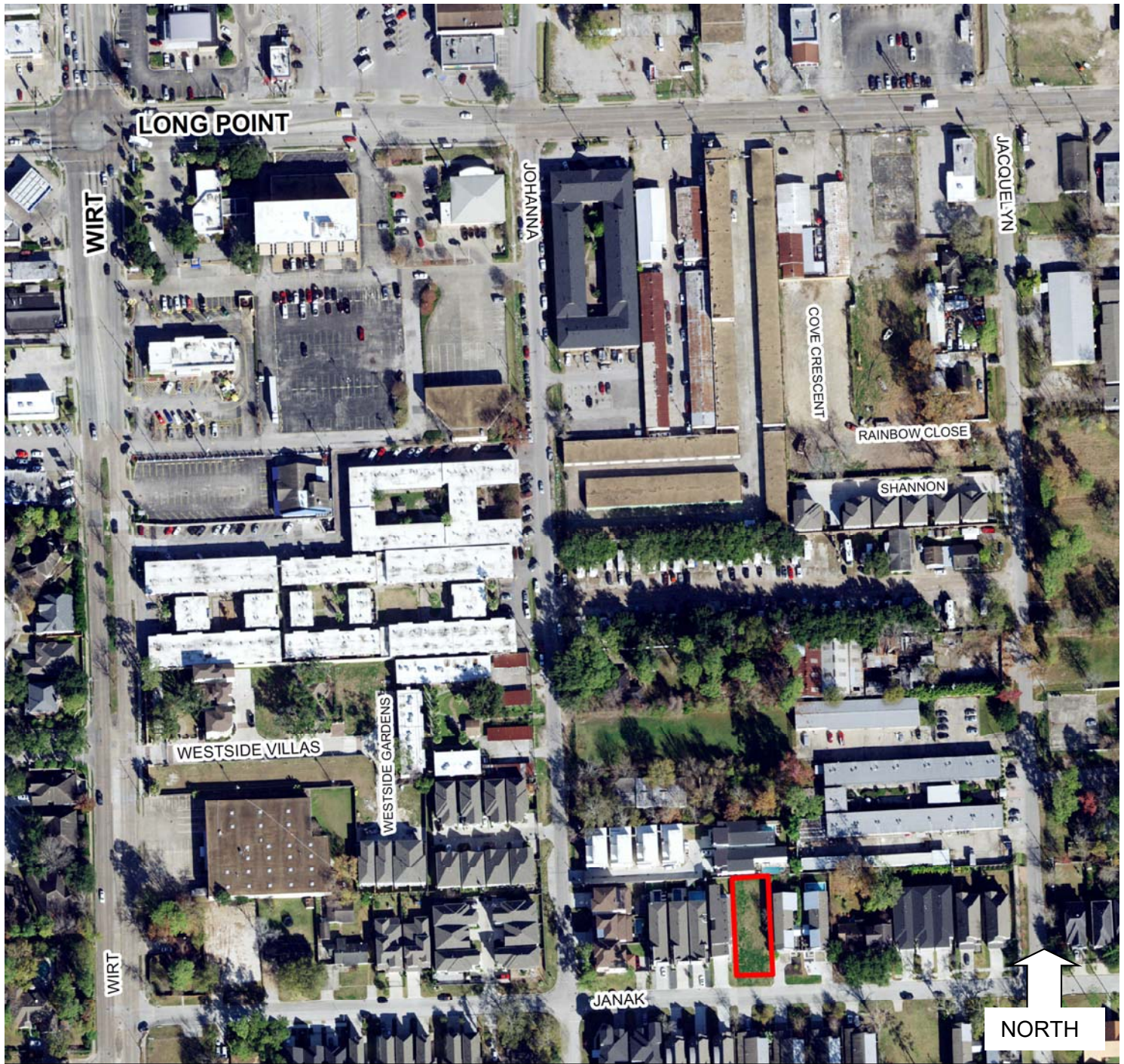
ITEM: 142

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Melody Oaks partial replat no 17 partial replat no 1

Applicant: E.I.C. Surveying Company



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

June 28, 2022

Dear Property Owner:

Reference Number: 2022-1435; Melody Oaks partial replat no 17 partial replat no 1; a partial replat of **Melody Oaks partial replat no 17**, being Lot 2, in Block 1, as recorded at Film Code No. 679071 of the Harris County Map Records.

The property is located along and north of Janak Drive between Jacquelyn Drive and Johanna Drive. The purpose of the replat is to create two (2) single-family residential lots and to revise the building line. The applicant, **Emil Haddad**, with E.I.C. Surveying Company, on behalf of the developer, can be contacted at **281-955-2772**.

Pursuant to 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 300ft of the boundary of the plat.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, July 21, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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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

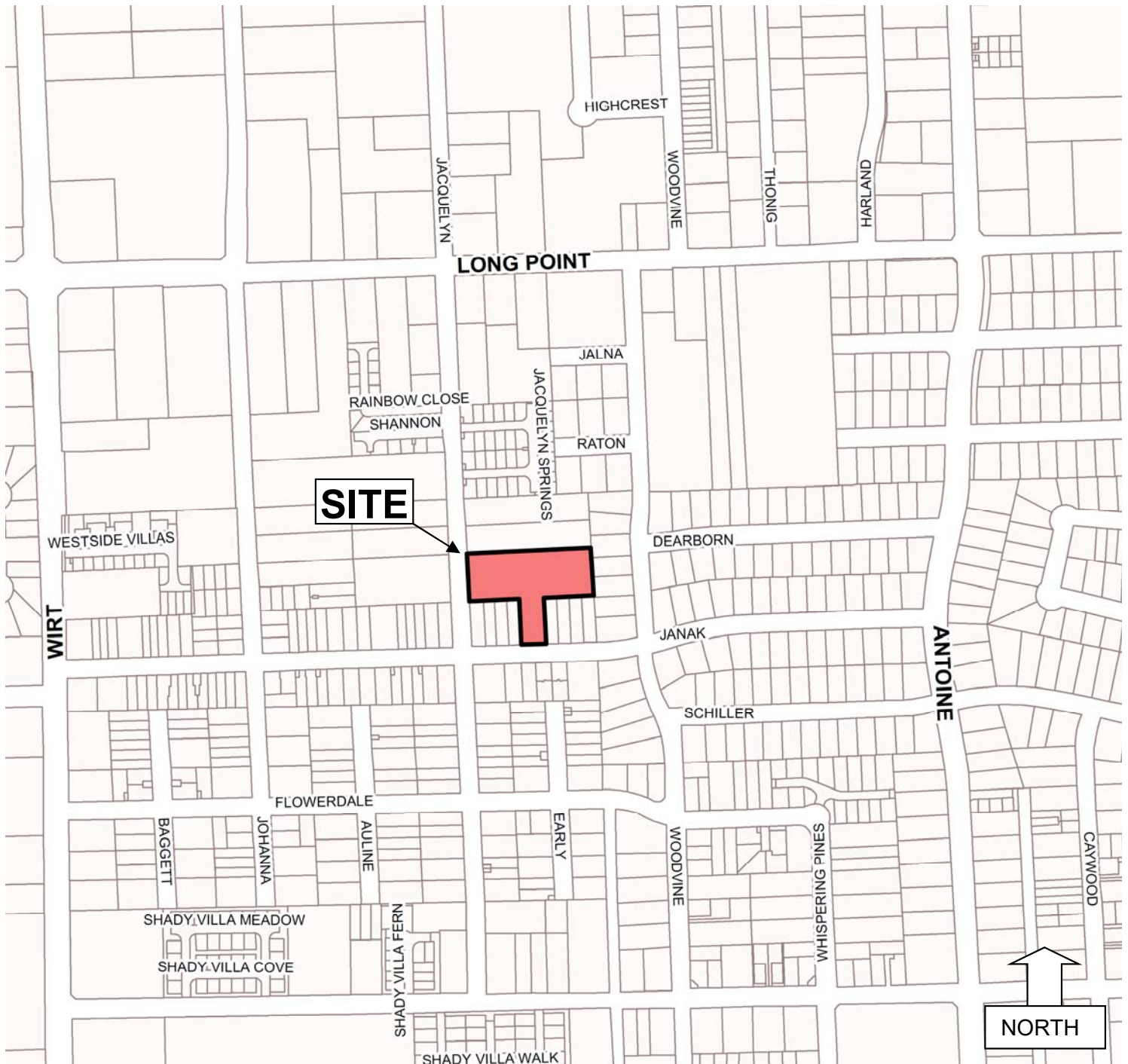
ITEM: 143

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Melody Oaks partial replat 25 and extension (DEF 1)

Applicant: ICMC GROUP INC



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

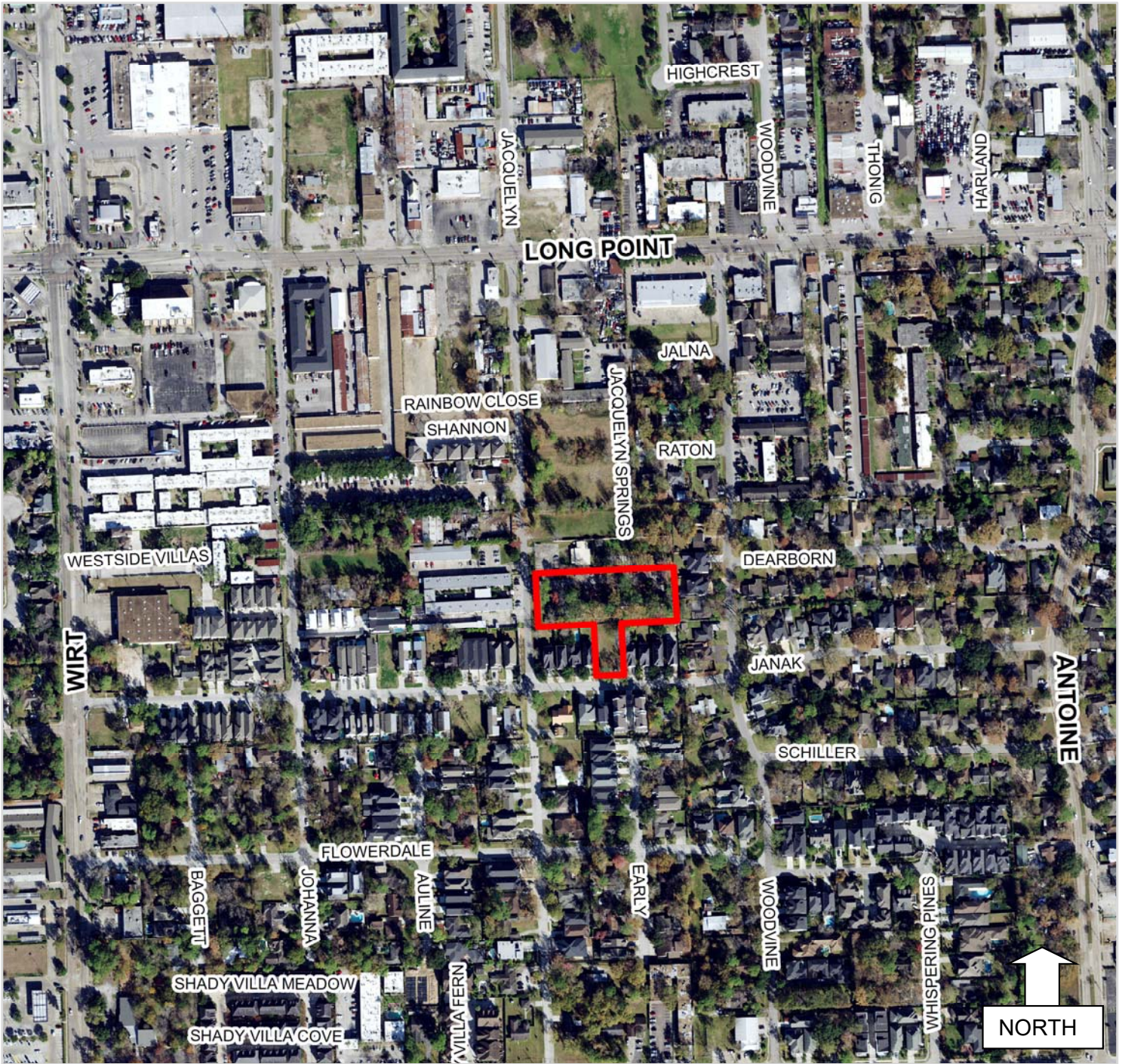
ITEM: 143

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Melody Oaks partial replat 25 and extension (DEF 1)

Applicant: ICMC GROUP INC



C – Public Hearings

Aerial



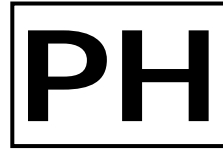
CITY OF HOUSTON

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

June 15, 2022

Dear Property Owner:

Reference Number: 2022-1408; Melody Oaks partial replat no 25 and extension; replatting Lot 3 in block 6 in "Melody Oaks", as recorded in Vol. 29, Pg. 37 of the Harris County Map Records and a portion of Reserve A of Clay Estates as recorded in Vol 11, Pg. 71 of the Harris County Map Records.

The property is located at 7610 Janak Street, east along Jacquelyn Drive and north along Janak Drive. The purpose of the replat is to create 23 single family residential lots and 4 reserves. The applicant, **Gina Poveda**, with **ICMC Group Inc**, on behalf of **Martinre Group LLC**, can be contacted at **713-681-5757 Ext 103**.

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, July 7, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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- **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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Houston Planning Commission

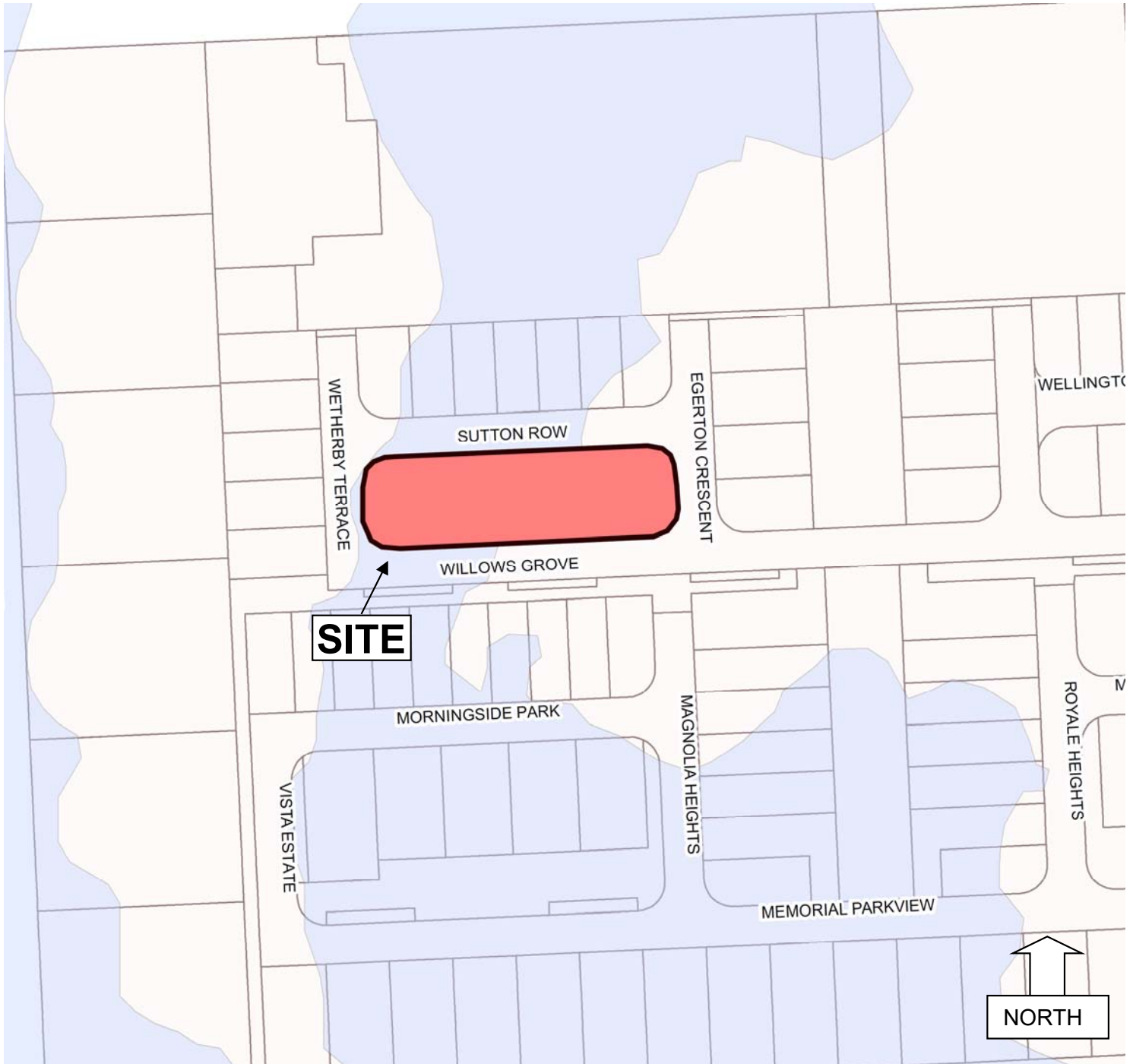
ITEM: 144

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Memorial Green Sec 2 replat and extension partial replat no 3

Applicant: Windrose



C – Public Hearings

Site Location

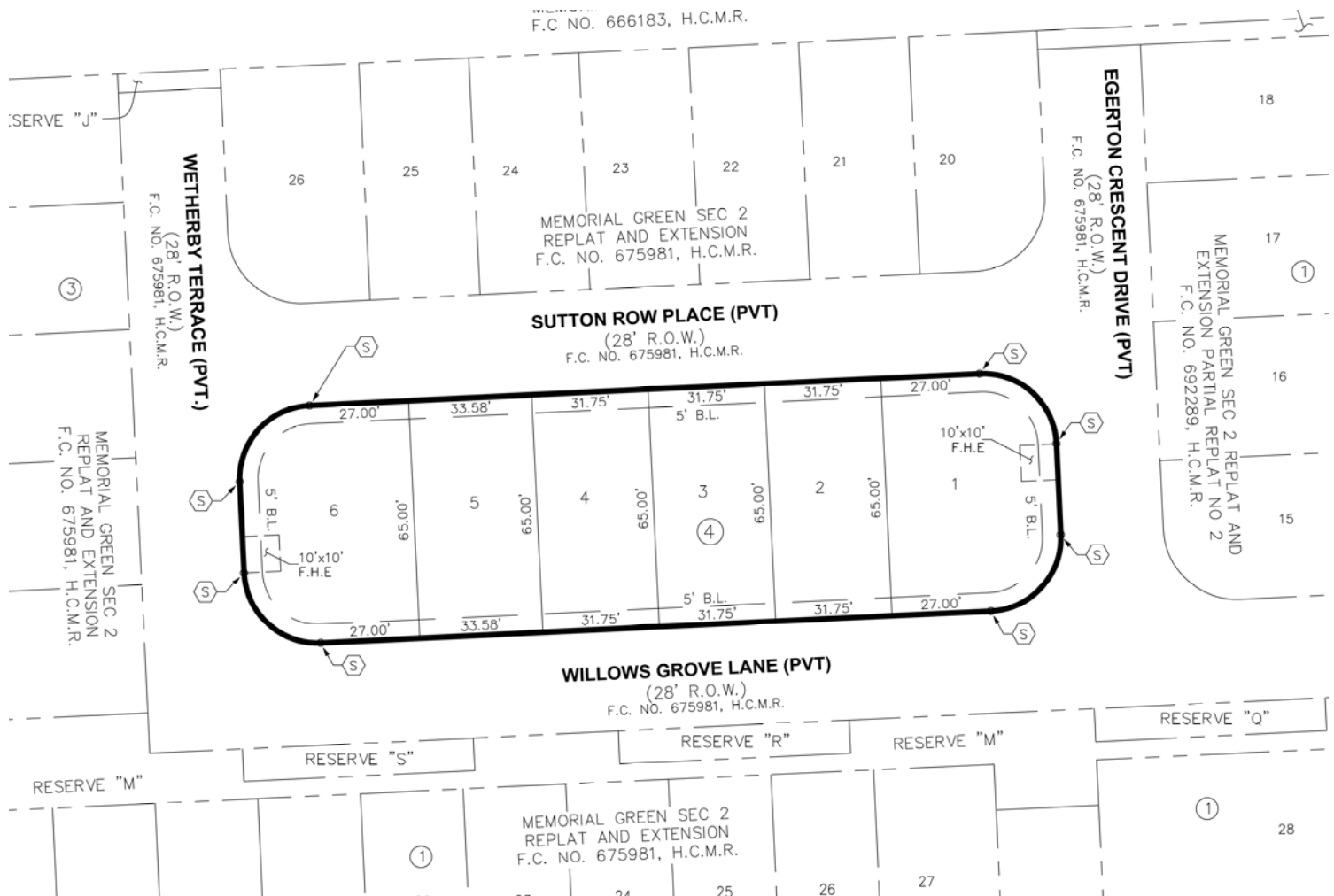
ITEM: 144

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Memorial Green Sec 2 replat and extension partial replat no 3

Applicant: Windrose



NORTH

C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 144

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Memorial Green Sec 2 replat and extension partial replat no 3

Applicant: Windrose



C – Public Hearings

Aerial



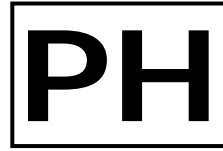
CITY OF HOUSTON

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

June 27, 2022

Dear Property Owner:

Reference Number: 2022-1250; Memorial Green Sec 2 replat and extension partial replat no 3; a partial replat of **Memorial Green Sec 2 replat and extension**, being Lots 1 thru 7, in Block 4, as recorded at Film Code No. 675981 of the Harris County Map Records.

The property is located along and north of Willows Grove Lane (PVT), east of Litchfield Lane, south of Memorial Drive. The purpose of the replat is to create six (6) single-family residential lots. The applicant, **Steven Henderson**, with Windrose, on behalf of the developer, Midway Companies, can be contacted at **713-458-2281**.

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

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
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Houston Planning Commission

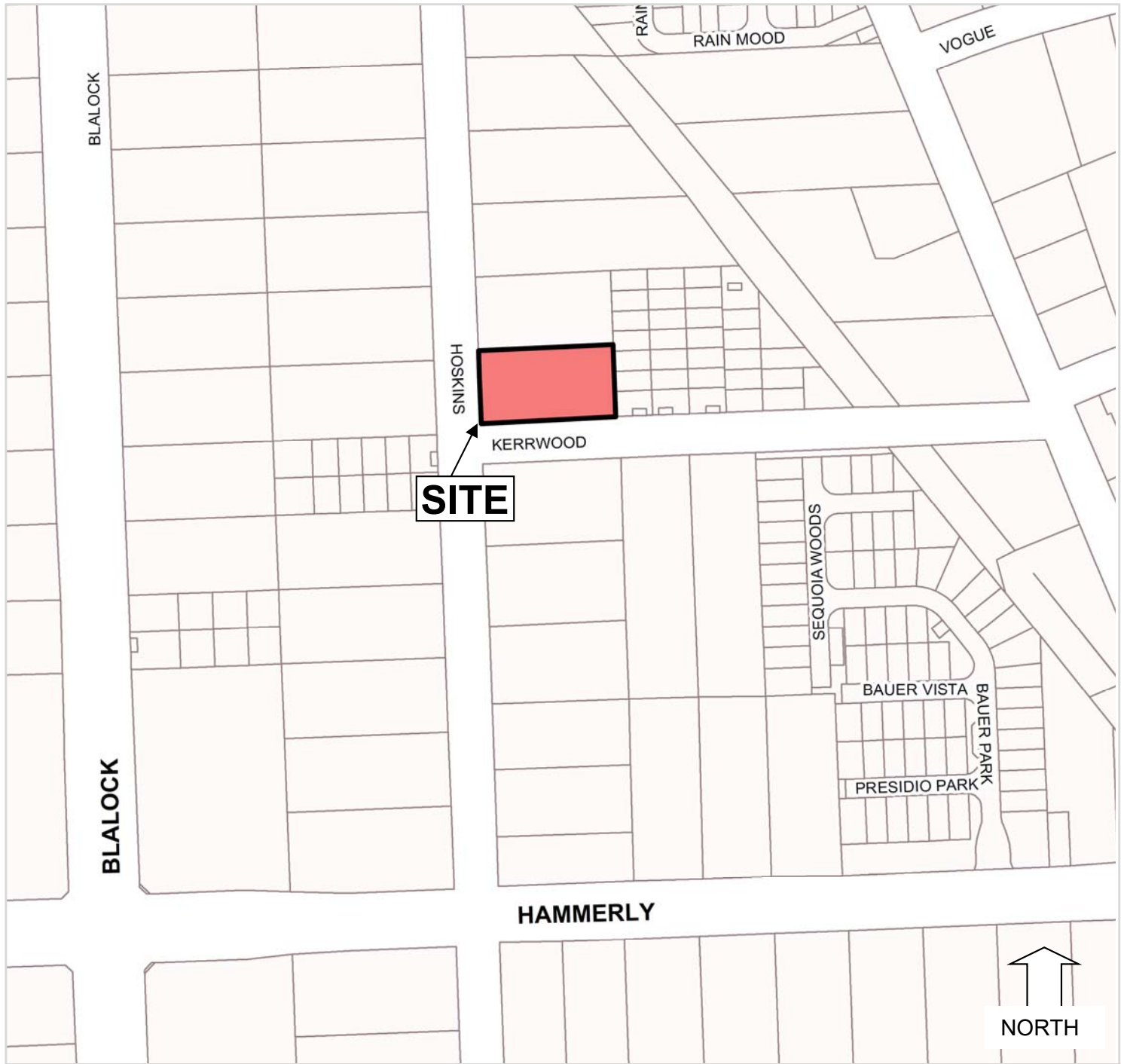
ITEM: 145

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Neuen Manor partial replat no 27

Applicant: Oc Plans & Permits



C – Public Hearings

Site Location

Houston Planning Commission

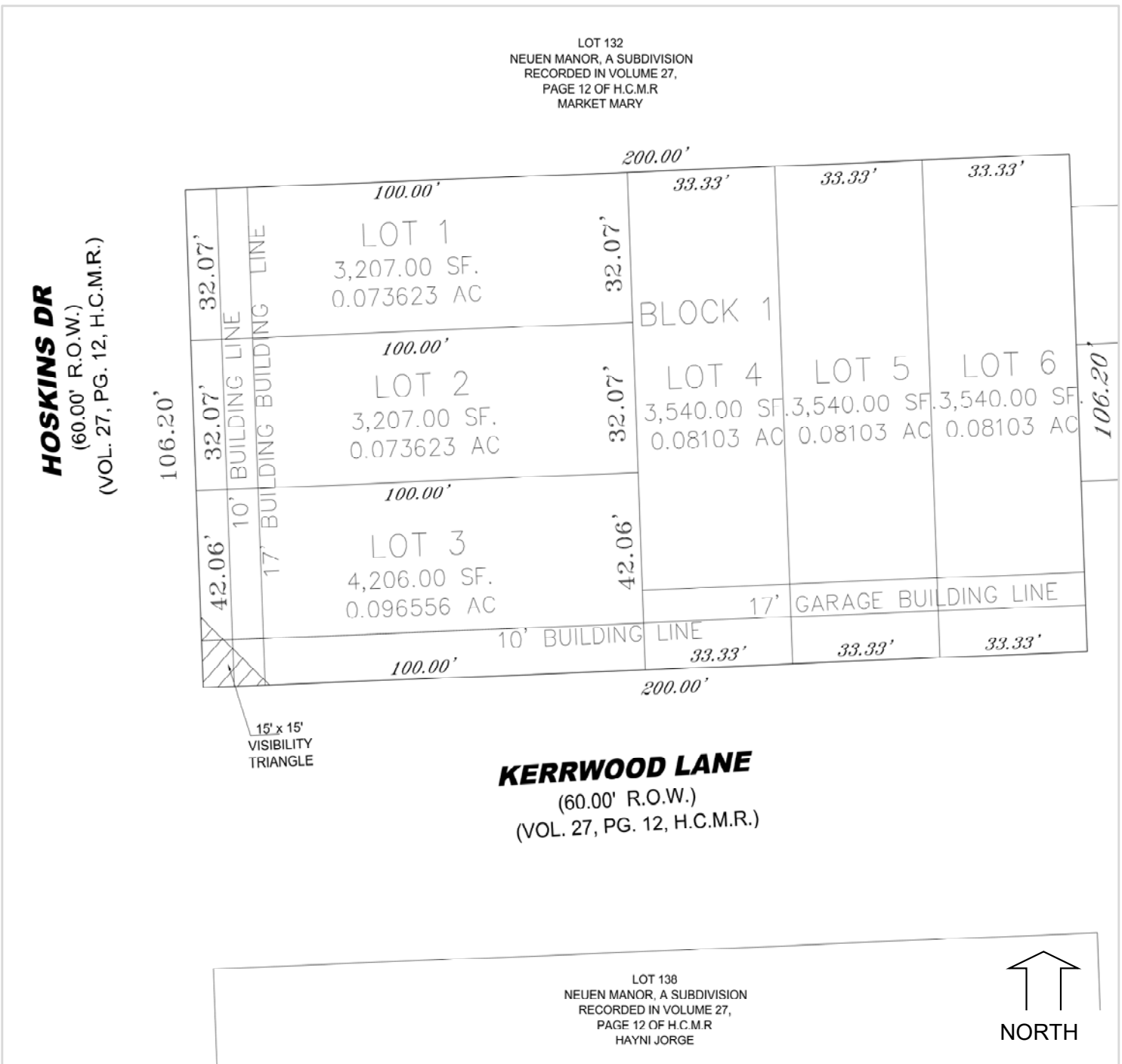
ITEM: 145

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Neuen Manor partial replat no 27

Applicant: Oc Plans & Permits



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 145

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Neuen Manor partial replat no 27

Applicant: Oc Plans & Permits



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

June 27, 2022

Dear Property Owner:

Reference Number: 2022-1249; Neuen Manor partial replat no 27; a partial replat of **Neuen Manor**, being Lot 133, as recorded in Volume 27, Page 12 of the Harris County Map Records.

The property is located at the northeast intersection of Hoskins Drive and Kerrwood Lane, east of Blalock Road and north of Hammerly Boulevard. The purpose of the replat is to create six (6) single-family residential lots. The applicant, **Silvia Ortiz**, with Oc Plans & Permits, on behalf of the developer, can be contacted at **281-570-7270**.

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

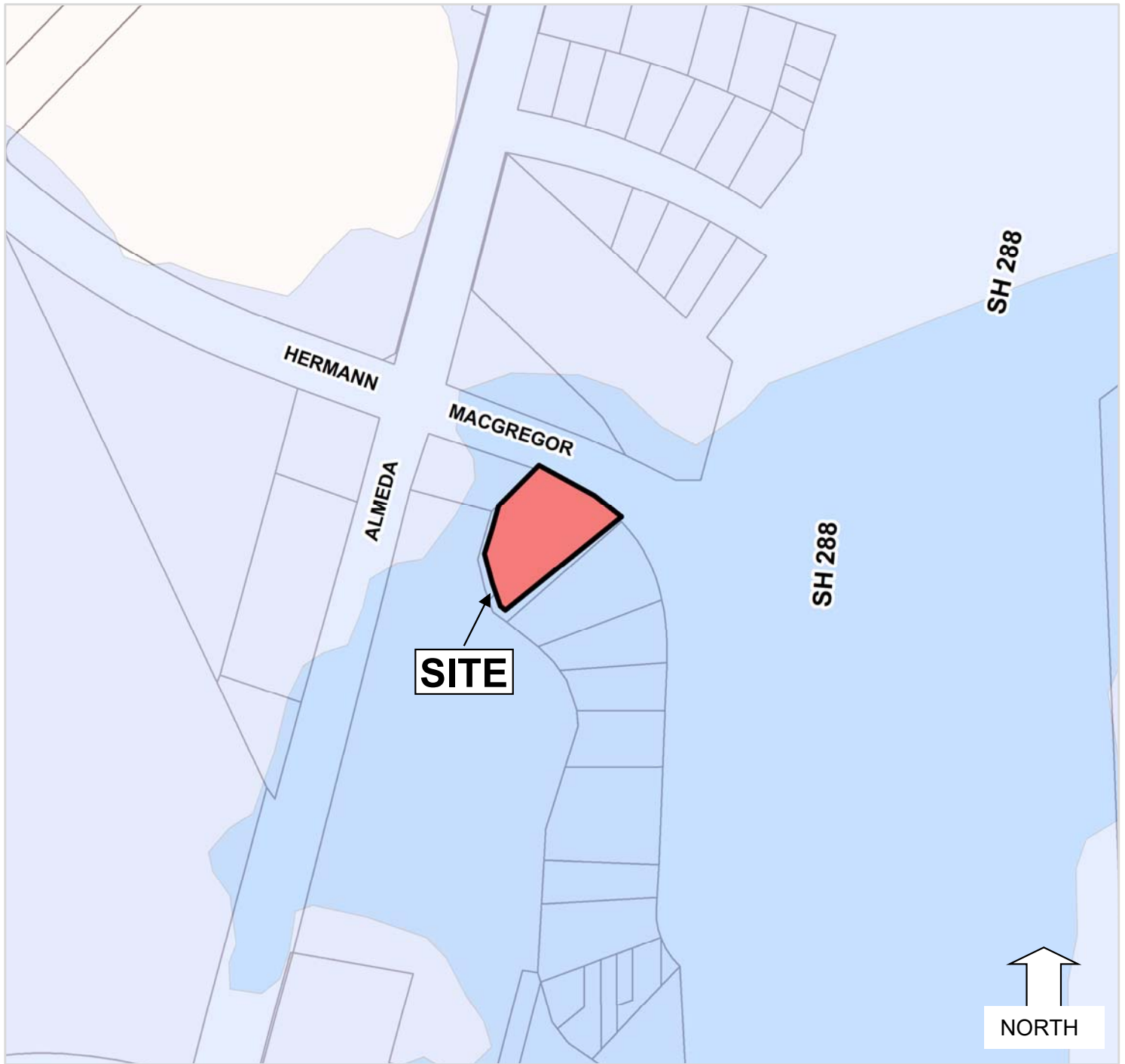
ITEM: 146

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Riverside Terrace Sec 6 partial replat no 3

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

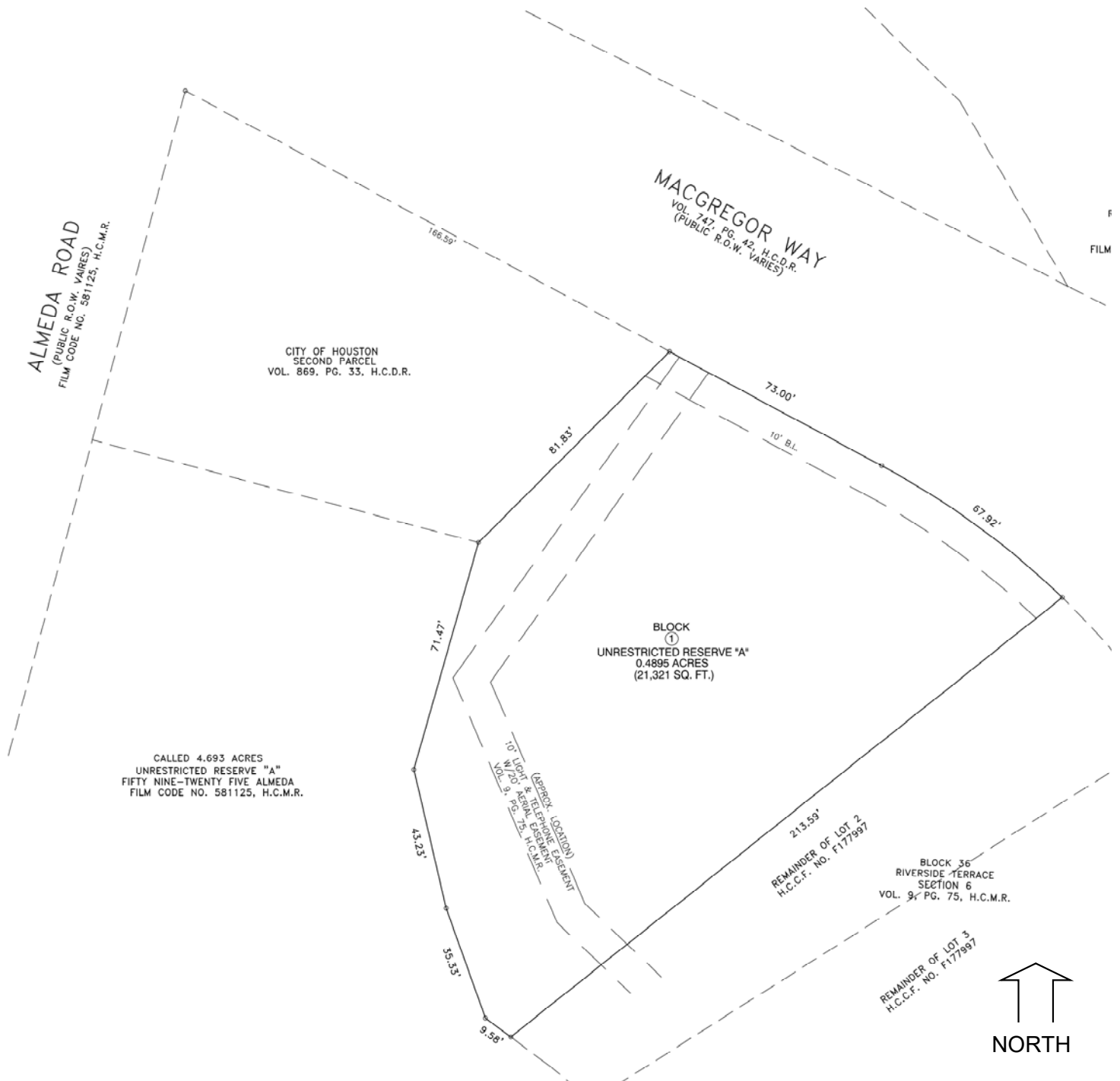
ITEM: 146

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Riverside Terrace Sec 6 partial replat no 3

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

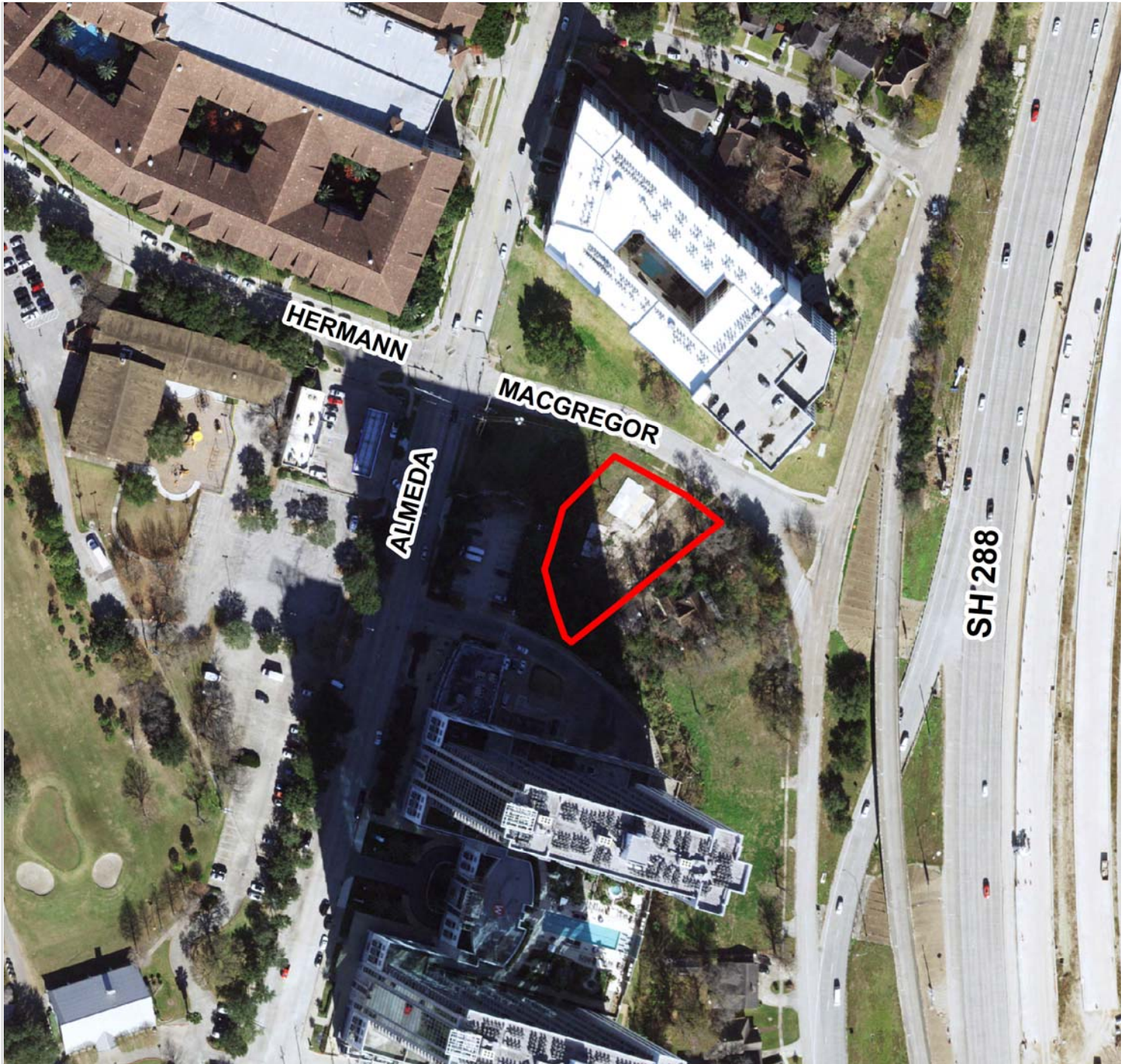
ITEM: 146

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Riverside Terrace Sec 6 partial replat no 3

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

June 27th, 2022

Dear Property Owner:

Reference Number: 2022-1333; Riverside Terrace Sec 6 partial replat no 3; partial replat of **Riverside Terrace Sec 6**, being a portion of Lots 1 and 2 of Block 36, as recorded in Volume 9, Page 75 of the Harris County Map Records.

The property is located south along S. Macgregor Way, east Almeda Road and west of State Highway 288. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Jason Barringer** with South Texas Surveying Associates, Inc., on behalf of the developer, W&W Builder, LLC, can be contacted at **281-556-6918**.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, July 21, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

Terminology

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

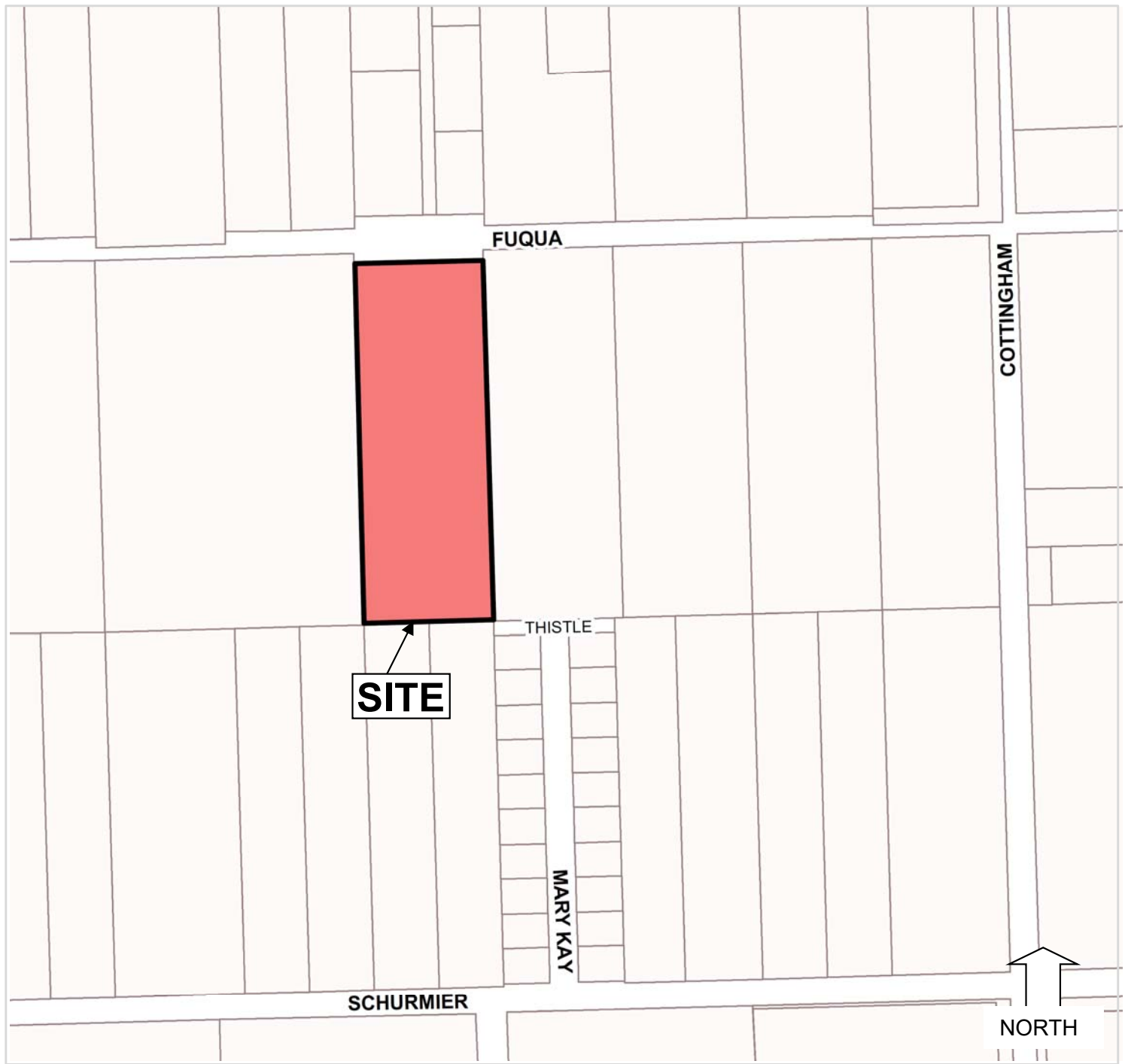
ITEM: 147

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Robinett replat no 1

Applicant: McKim and Creed



C – Public Hearings

Site Location

Houston Planning Commission

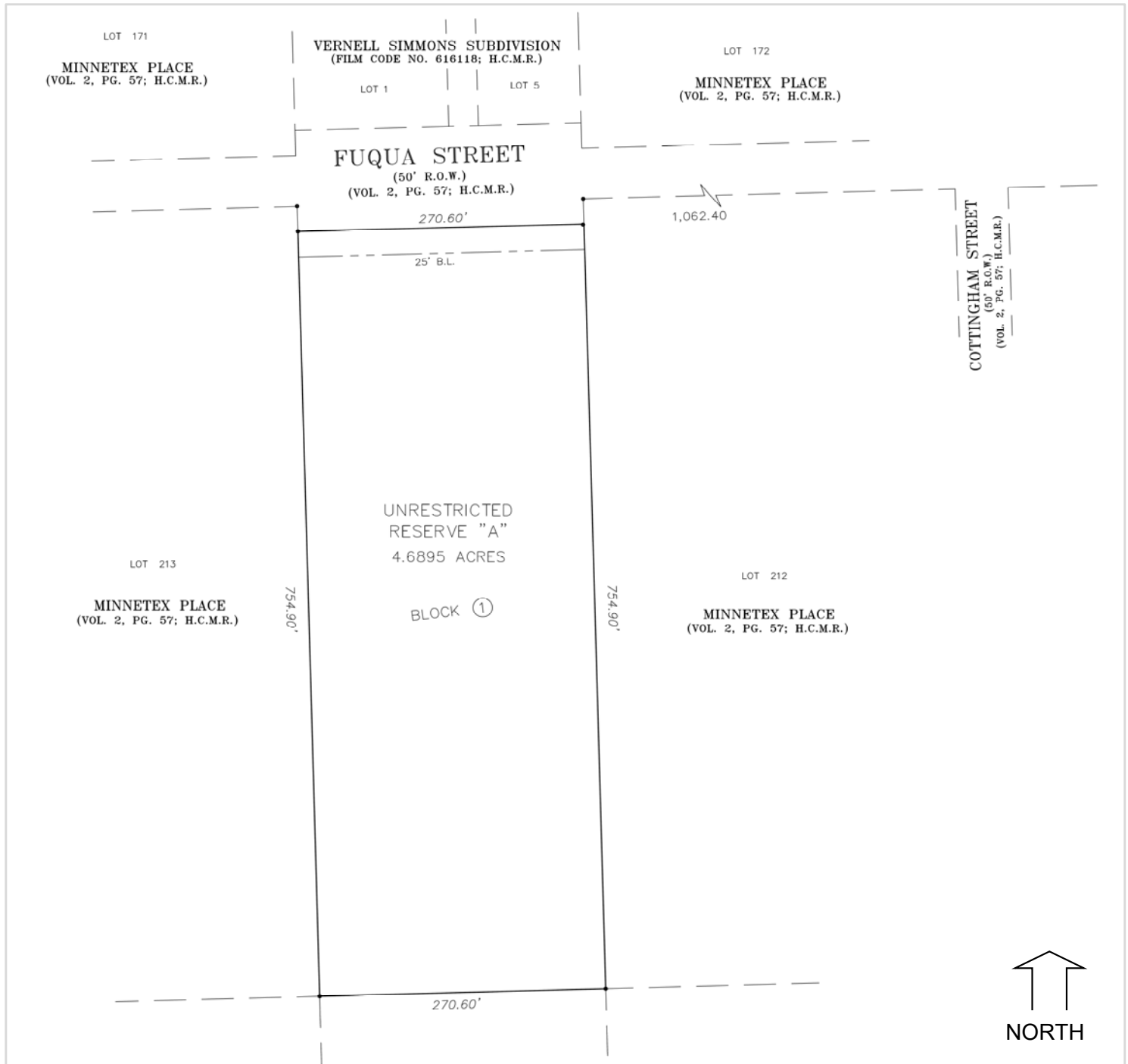
ITEM: 147

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Robinett replat no 1

Applicant: McKim and Creed



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 147

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Robinett replat no 1

Applicant: McKim and Creed



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

June 27, 2022

Dear Property Owner:

Reference Number: 2022-1469; Robinett replat no 1; a replat of **Robinett Subdivision**, being a replat of all of Lot 1 and Reserve A of Block 1, as recorded in Film Code No. 607264 of the Harris County Map Records.

The property is located south along Fuqua Street, west of Cottingham Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Ryan Moeckel**, with McKim and Creed, on behalf of the developer, Robinett-ODonohoe LLC, can be contacted at **281-491-2525**.

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

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

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City Council Chamber, Public Level, Houston, Texas

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

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Terminology

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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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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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Planning Department Staff Authority and Obligation

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Houston Planning Commission

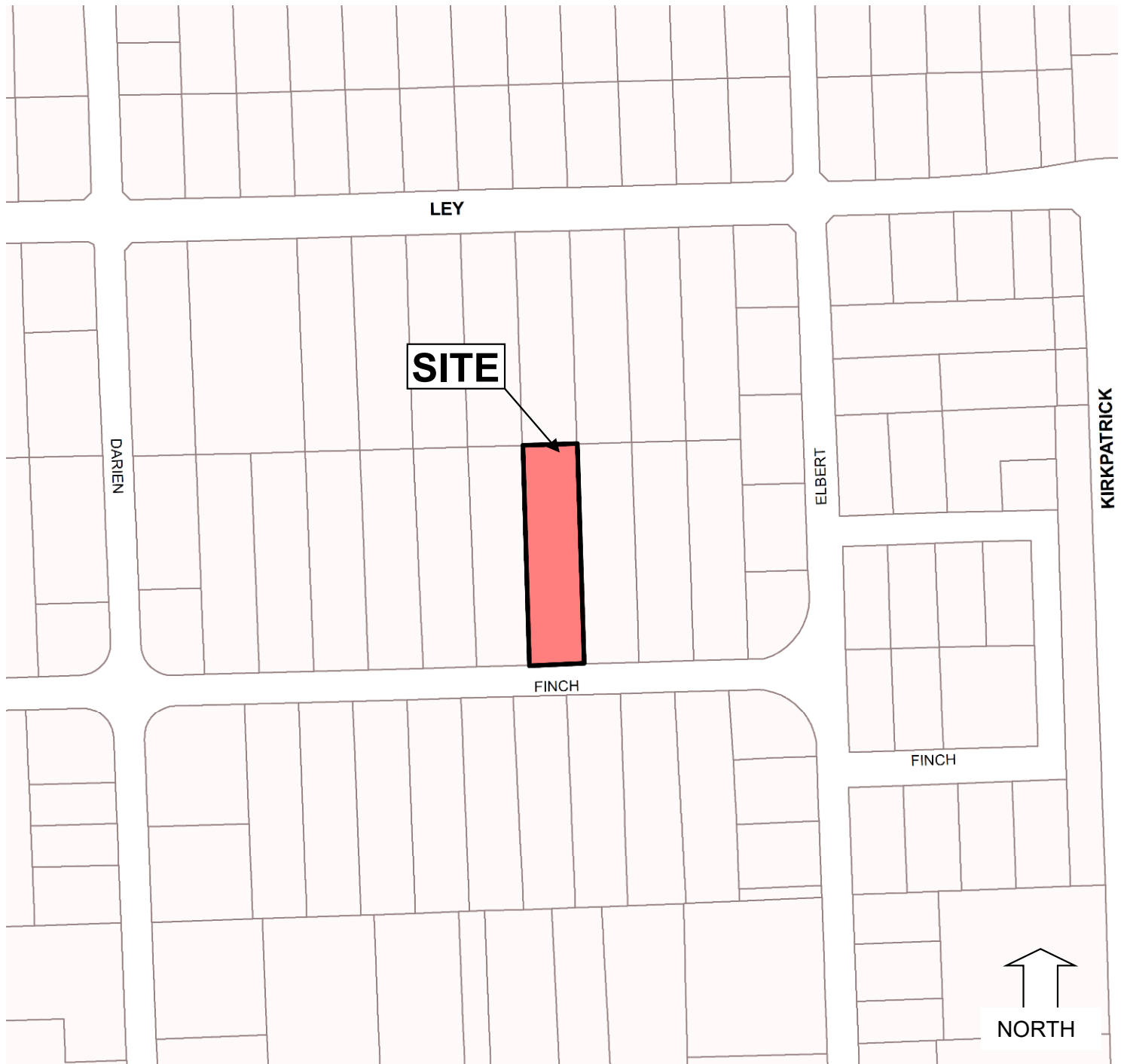
ITEM: 148

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Rosedale Gardens partial replat no 1

Applicant: PLS Construction Layout Inc.

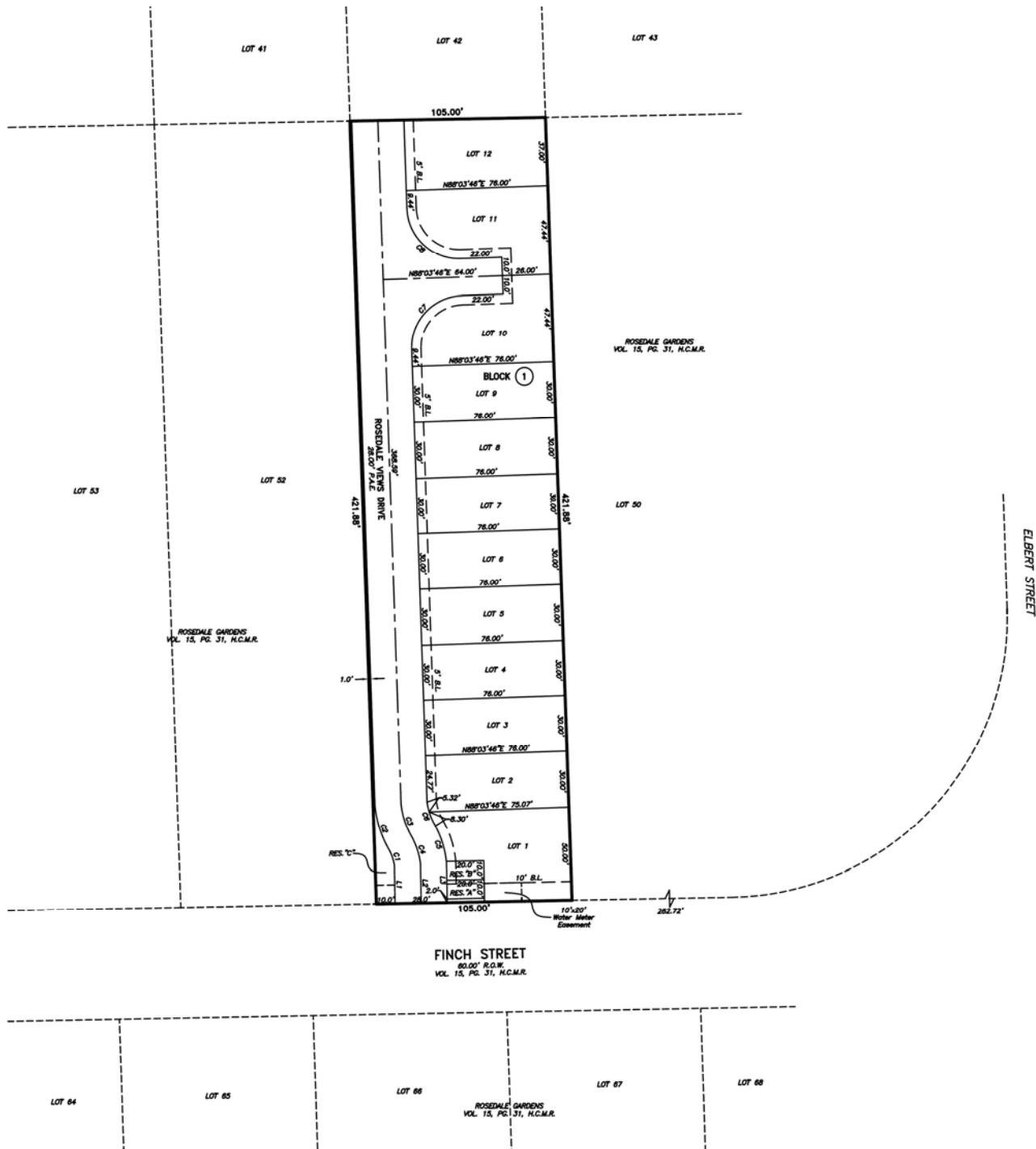


C – Public Hearings

Site Location

Subdivision Name: Rosedale Gardens partial replat no 1

Applicant: PLS Construction Layout Inc.



Houston Planning Commission

ITEM: 148

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Rosedale Gardens partial replat no 1

Applicant: PLS Construction Layout Inc.



C – Public Hearings

Aerial



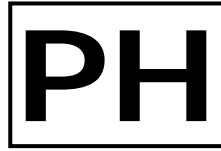
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

June 27, 2022

Dear Property Owner:

Reference Number: 2022-1502; Rosedale Gardens partial replat no 1; a replat of **Rosedale Gardens**, being a replat of Lot 51, as recorded in Vol. 15, pg. 31 of the Harris County Map Records.

The property is located at the southwest intersection of Fuqua Street and Cottingham Road. The purpose of the replat is to create twelve (12) lots and three (3) reserves. 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, July 21, 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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Planning Commission Body, Authority and Obligation

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Houston Planning Commission

ITEM: 149

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Spring Branch Estates no 2 partial no 14 (DEF 2)

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



C – Public Hearings

Site Location

Houston Planning Commission

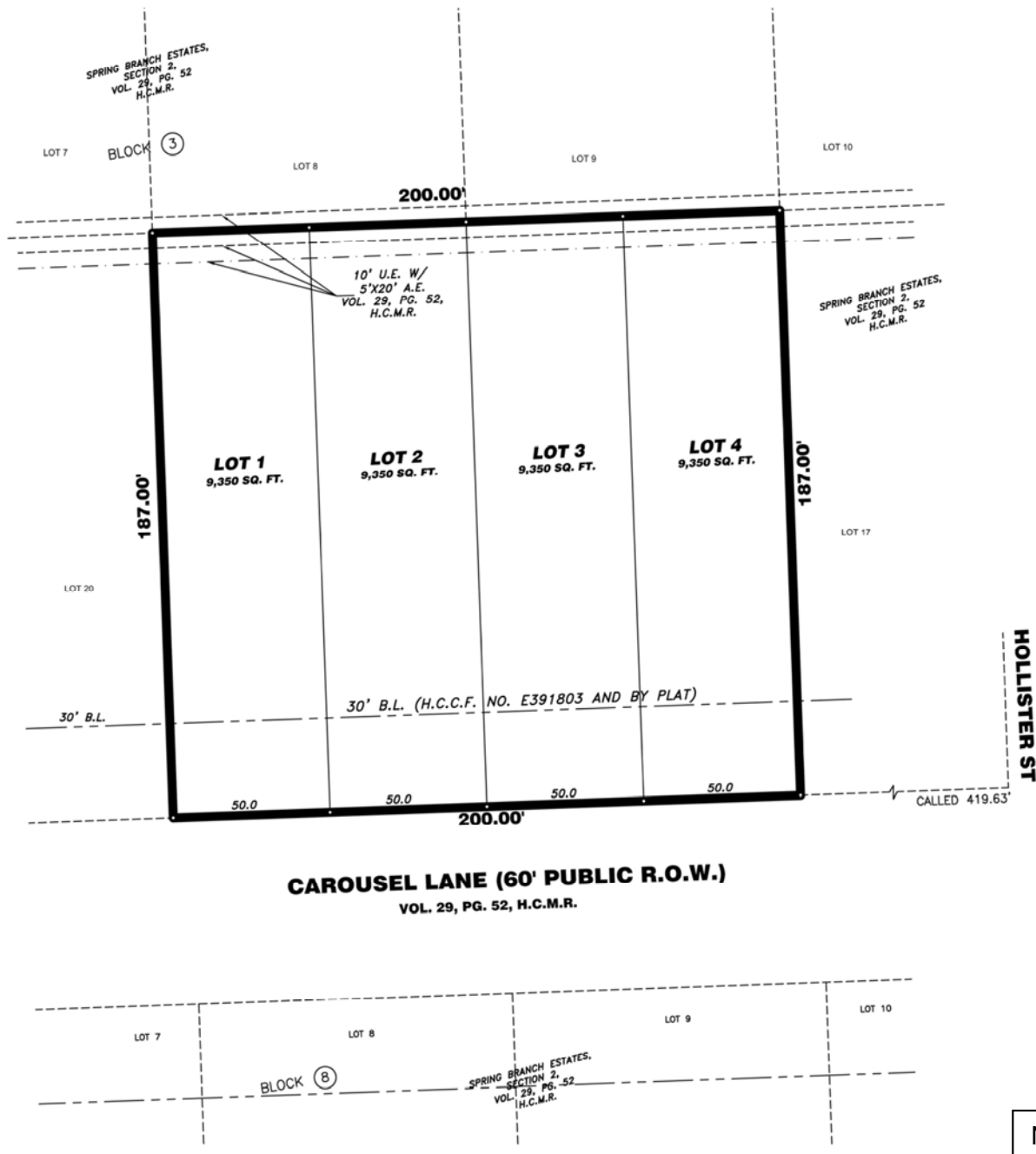
ITEM: 149

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Spring Branch Estates no 2 partial no 14 (DEF 2)

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



C – Public Hearings

Subdivision

Houston Planning Commission

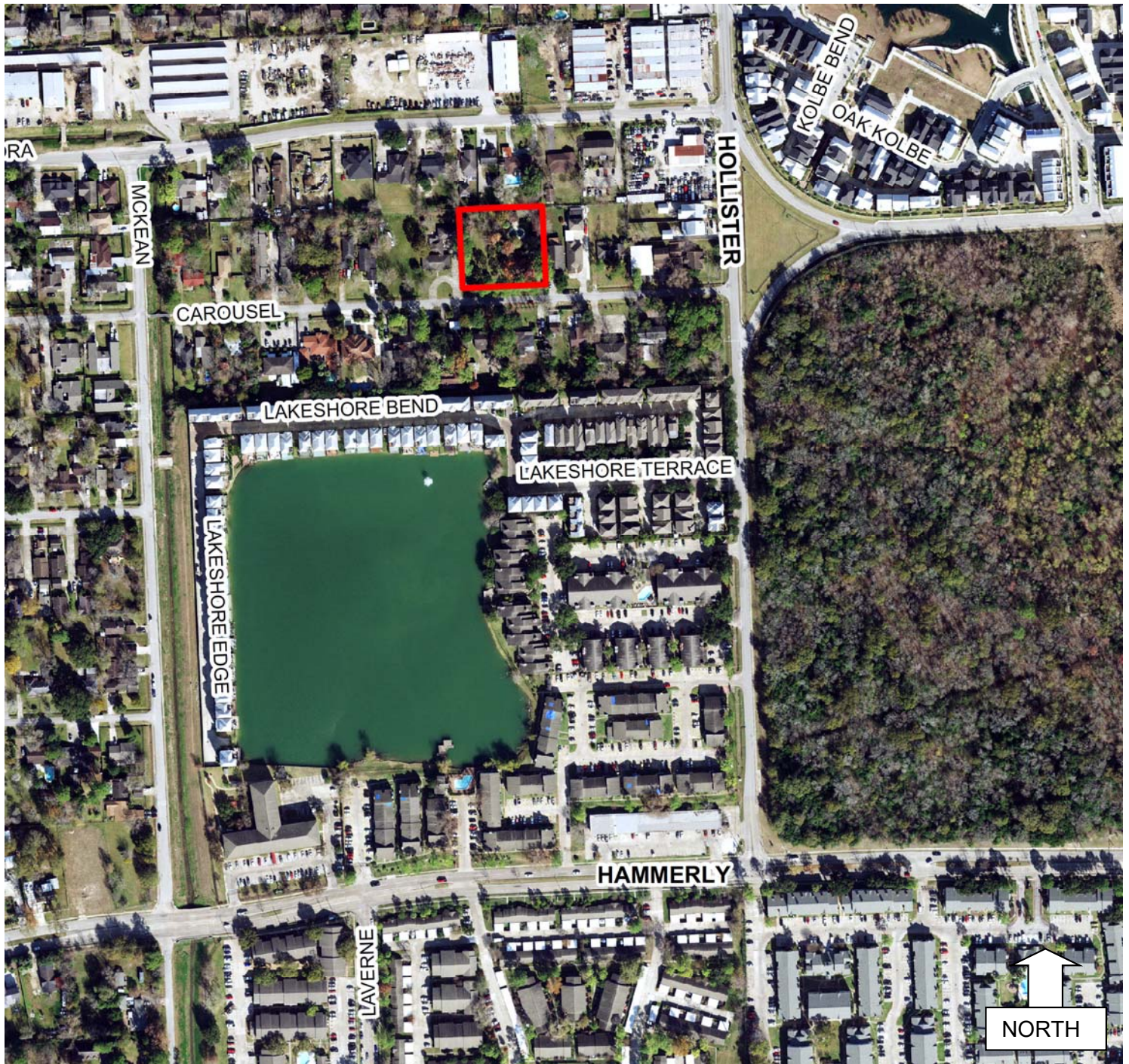
ITEM: 149

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Spring Branch Estates no 2 partial no 14 (DEF 2)

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

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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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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Houston Planning Commission

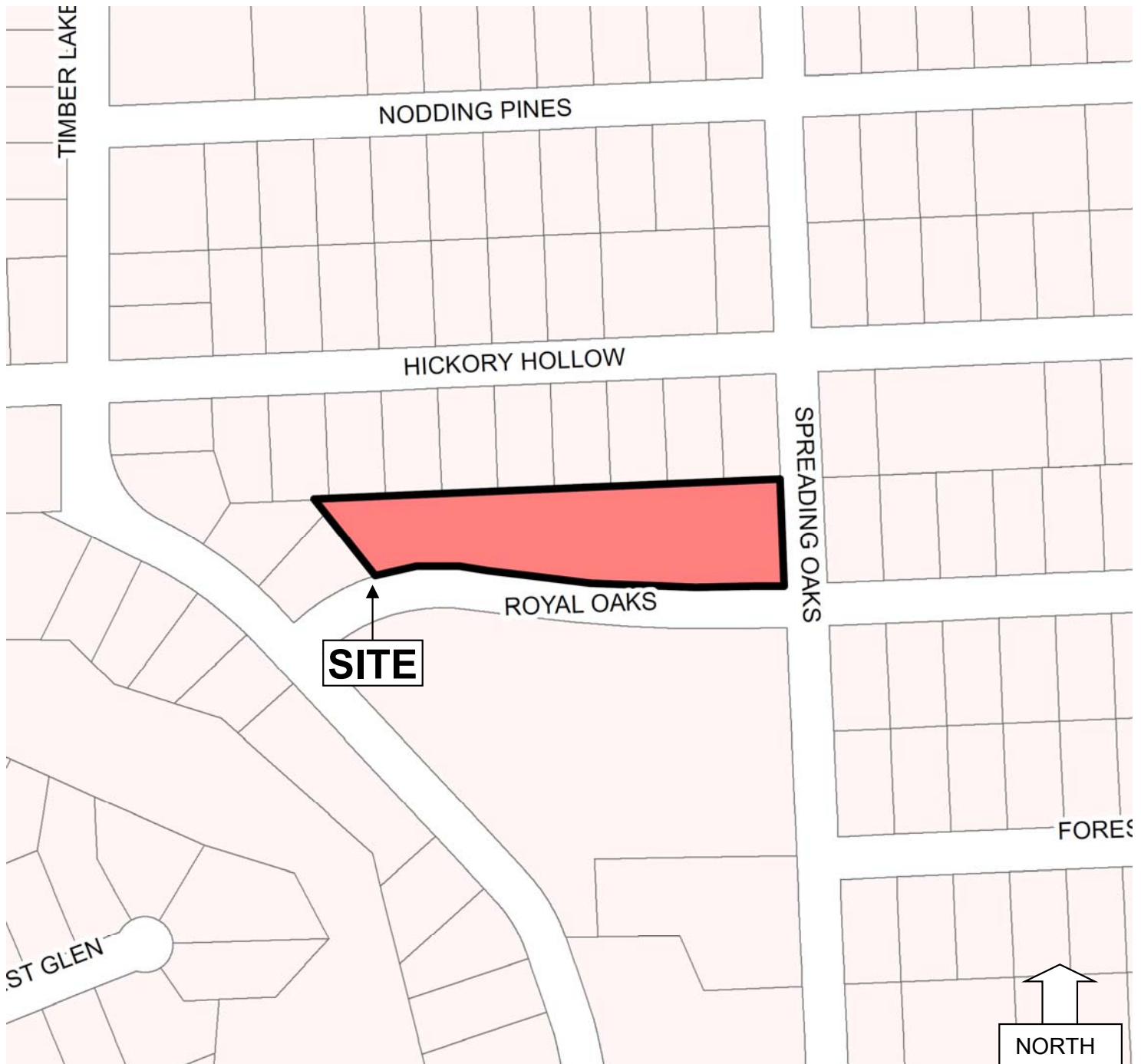
ITEM: 150

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Timber Lakes Sec 1 partial replat no 1 (DEF 2)

Applicant: Texas Professional Surveying, LLC

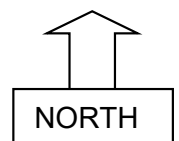
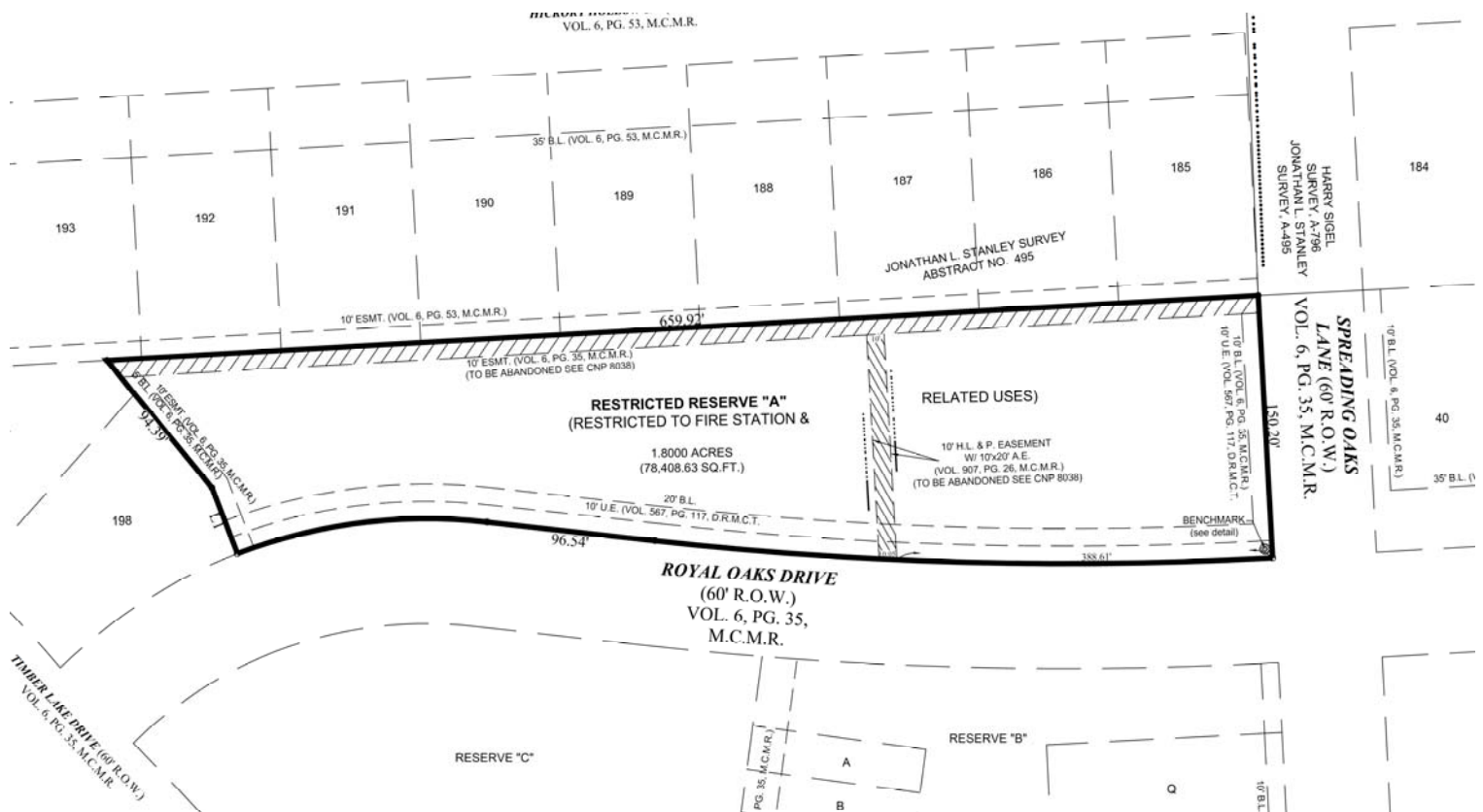


C – Public Hearings

Site Location

Subdivision Name: Timber Lakes Sec 1 partial replat no 1 (DEF 2)

Applicant: Texas Professional Surveying, LLC



Houston Planning Commission

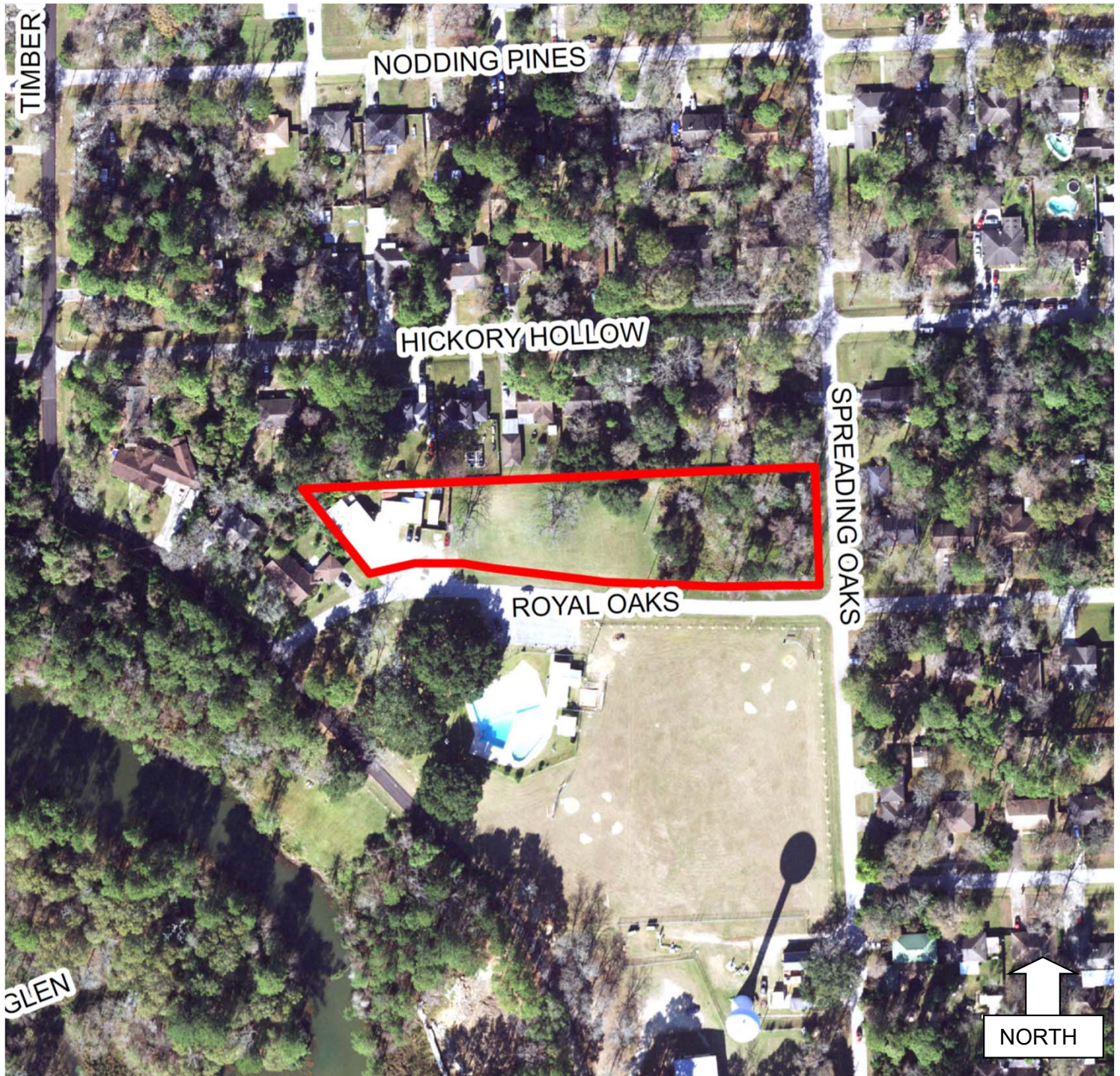
ITEM: 150

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Timber Lakes Sec 1 partial replat no 1 (DEF 2)

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

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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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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- **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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- **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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Houston Planning Commission

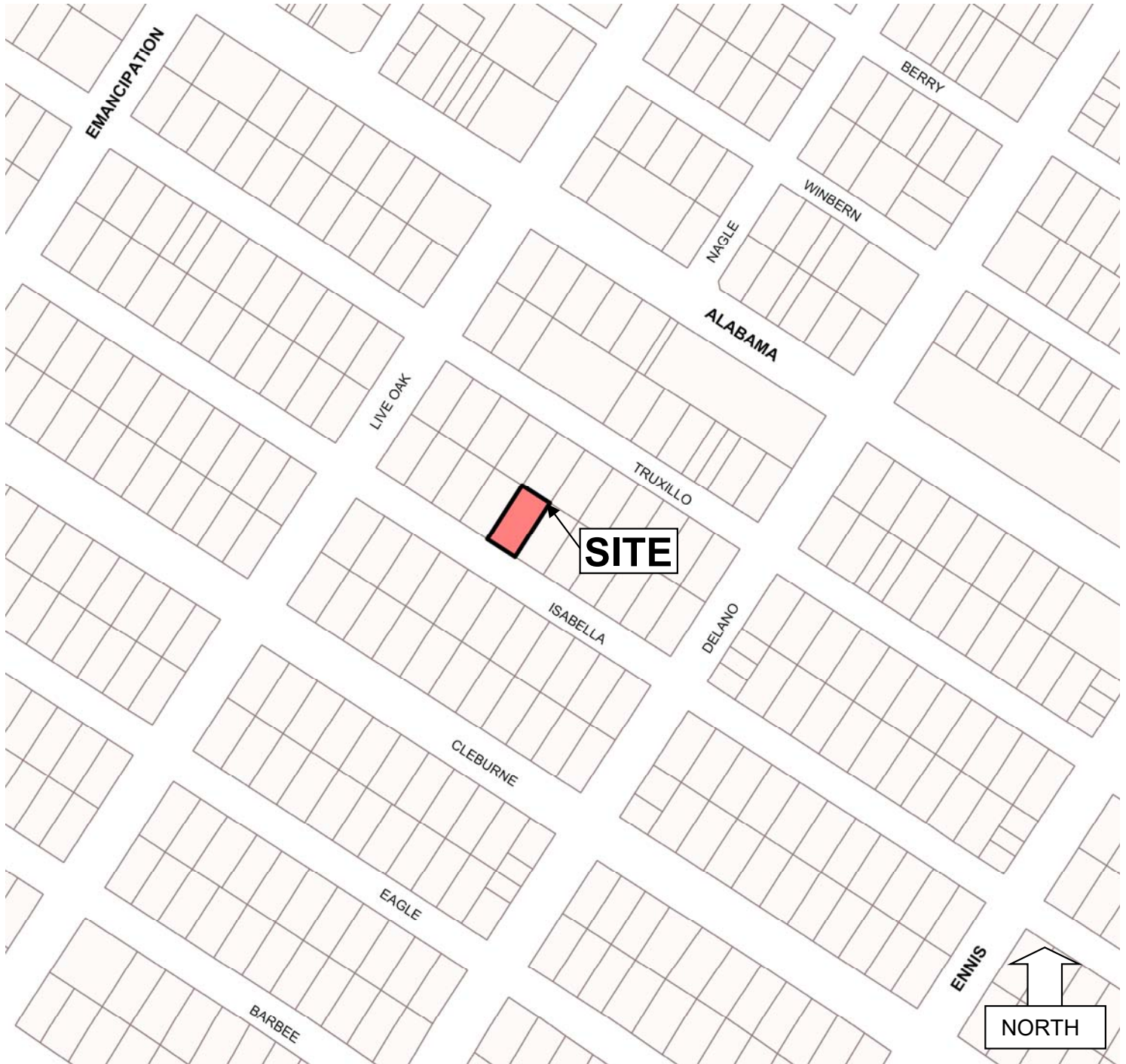
ITEM: 151

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Washington Terrace partial replat no 10

Applicant: RP & Associates



C – Public Hearings

Site Location

Houston Planning Commission

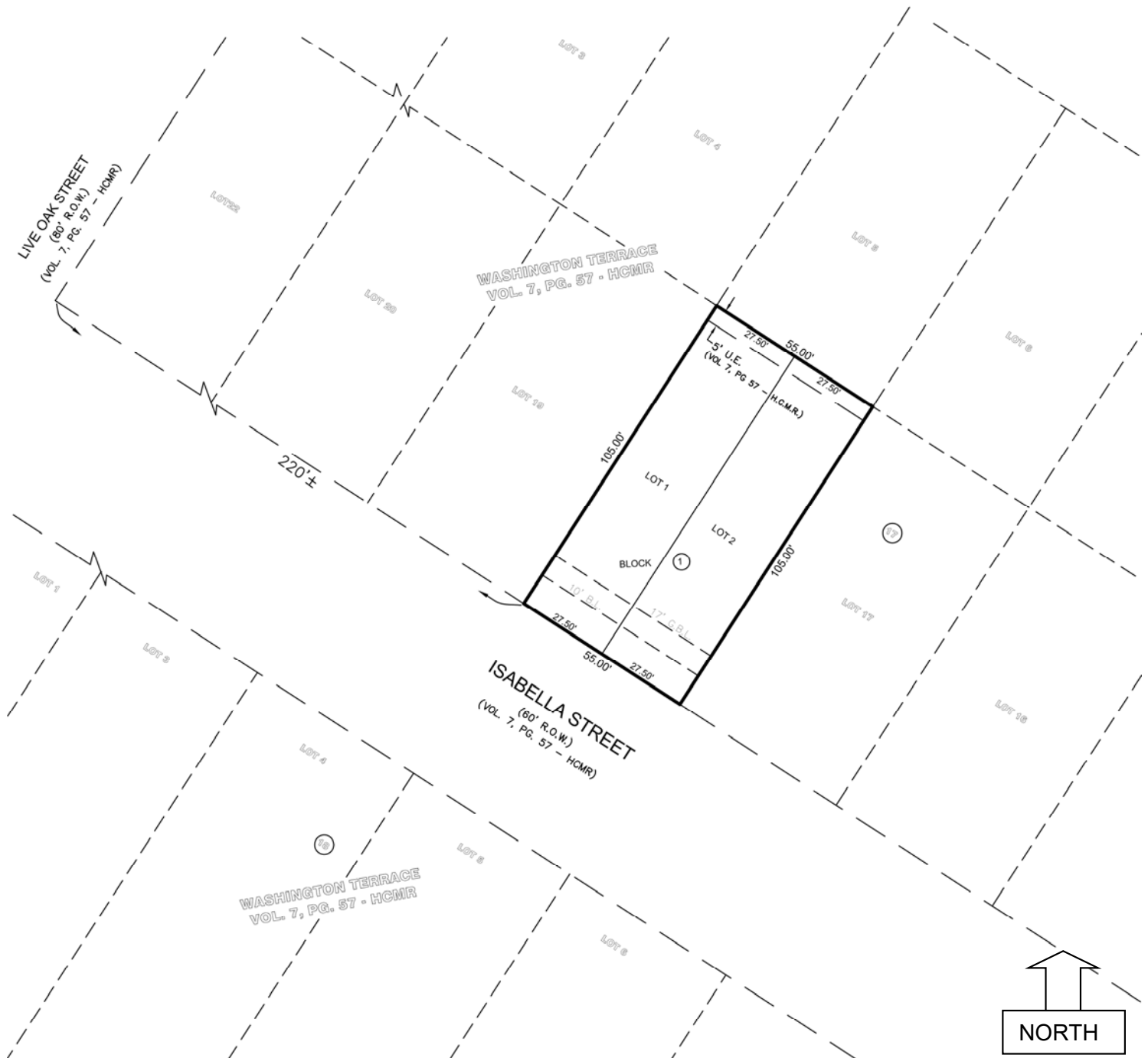
ITEM: 151

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Washington Terrace partial replat no 10

Applicant: RP & Associates



C – Public Hearings

Subdivision

Houston Planning Commission

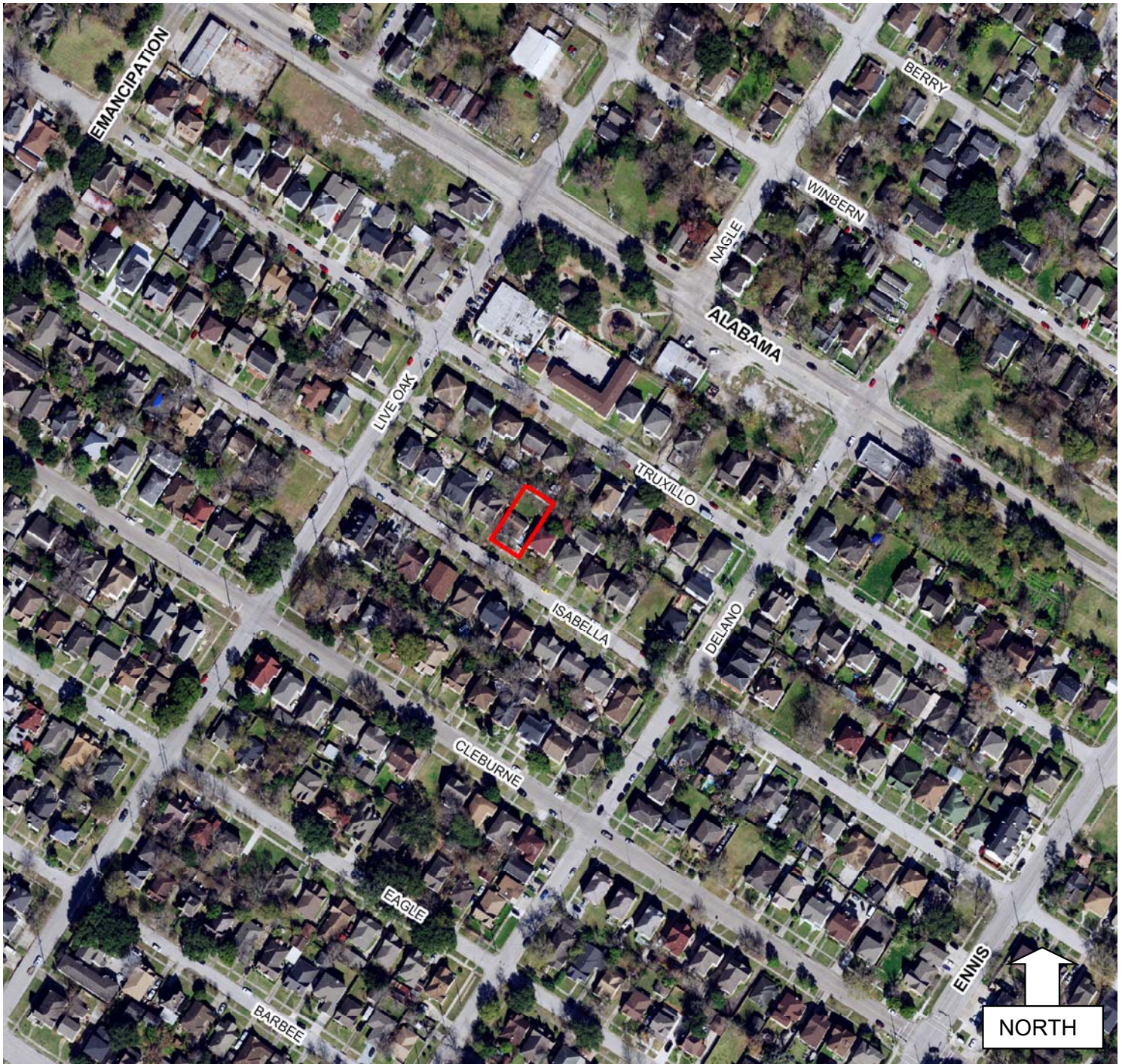
ITEM: 151

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Washington Terrace partial replat no 10

Applicant: RP & Associates



C – Public Hearings

Aerial



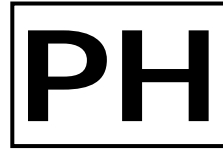
CITY OF HOUSTON

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

June 30, 2022

Dear Property Owner:

Reference Number: 2022-1110; Washington Terrace partial replat no 10; a partial replat of **Washington Terrace**, being Lot 18, Block 17 as recorded in Volume 7, Page 57 of the Harris County Map Records.

The property is located north along Isabella Street, south of Alabama Street and east of Emancipation Avenue. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Ross Palacios**, with RP & Associates, on behalf of the developer, Dotson LLC, can be contacted at **713-416-6894**.

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, July 21, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

ITEM: 152

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Whispering Pines Estates partial replat no 12

Applicant: Karen Rose Engineering and Surveying

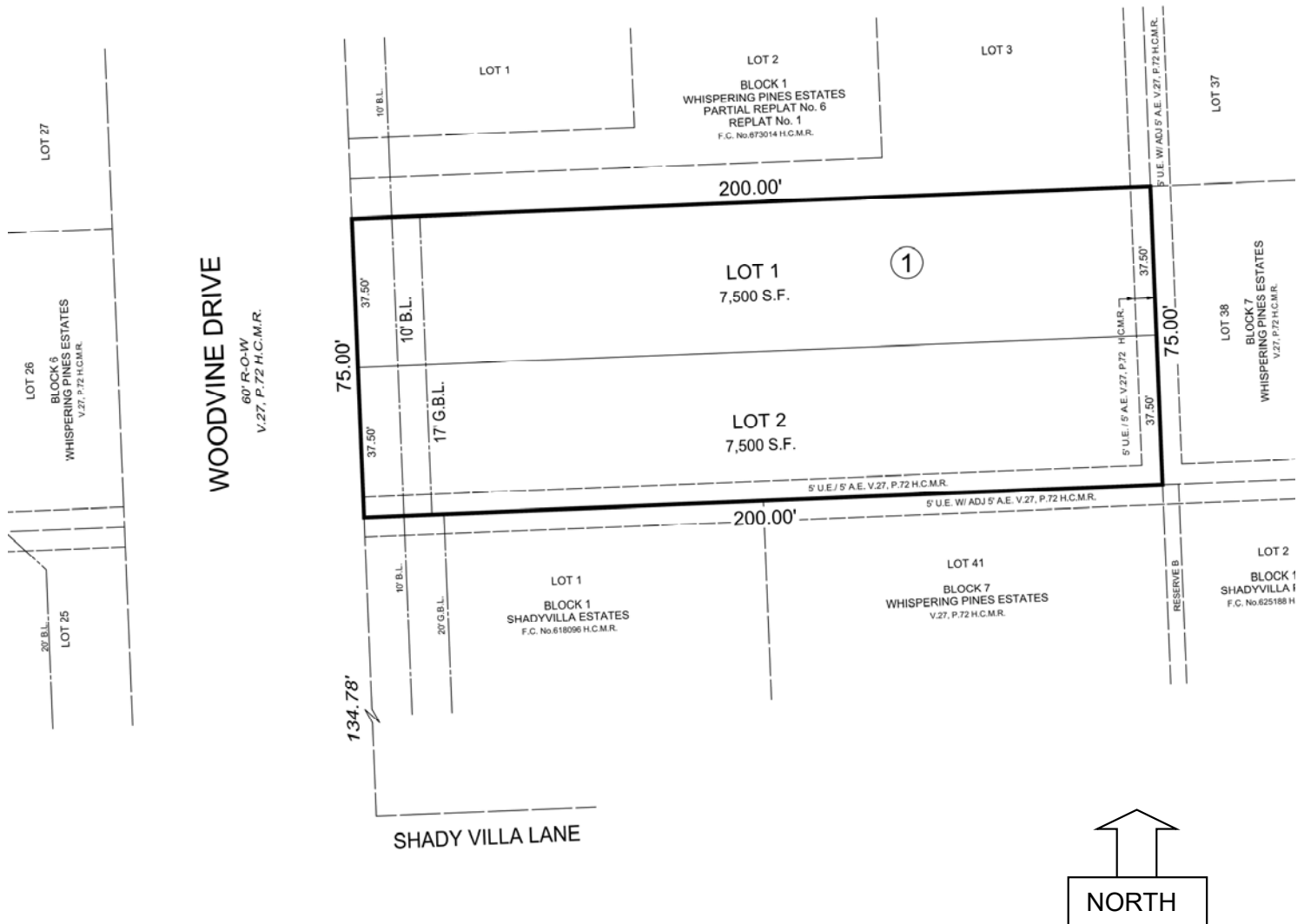


C – Public Hearings

Site Location

Subdivision Name: Whispering Pines Estates partial replat no 12

Applicant: Karen Rose Engineering and Surveying



Houston Planning Commission

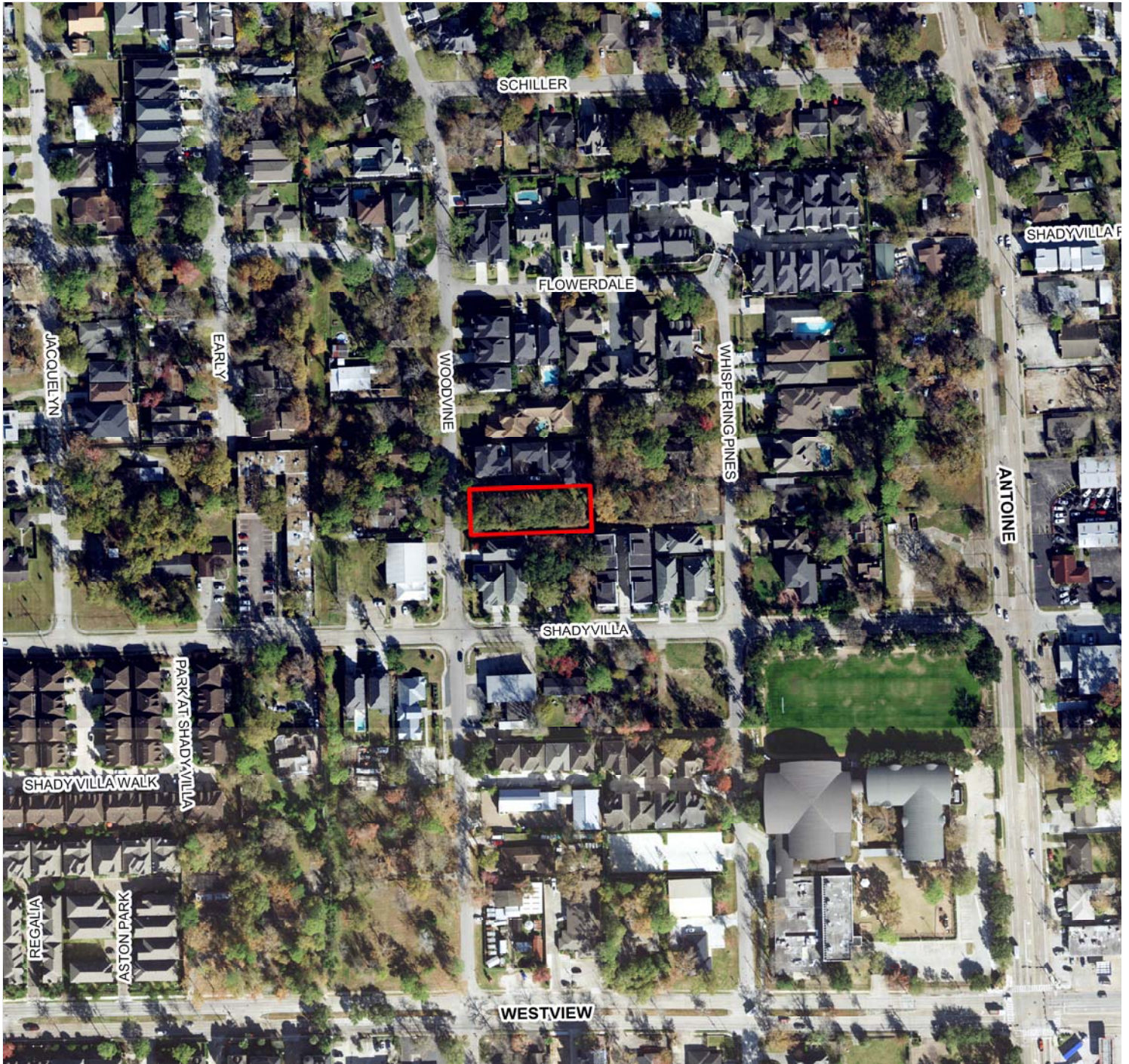
ITEM: 152

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Whispering Pines Estates partial replat no 12

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

June 28th, 2022

Dear Property Owner:

Reference Number: 2022-1235; Whispering Pines Estates partial replat no 12; partial replat of **Whispering Pines Estates**, of Lot 43 of Block 7, as recorded in Volume 27 Page 72 of the Harris County Map Records.

The property is east along Woodvine Drive and north of Shadyvilla Lane.

The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Karen Rose** with Karen Rose Engineering and Surveying, on behalf of the developer, Fago Properties, LLC, 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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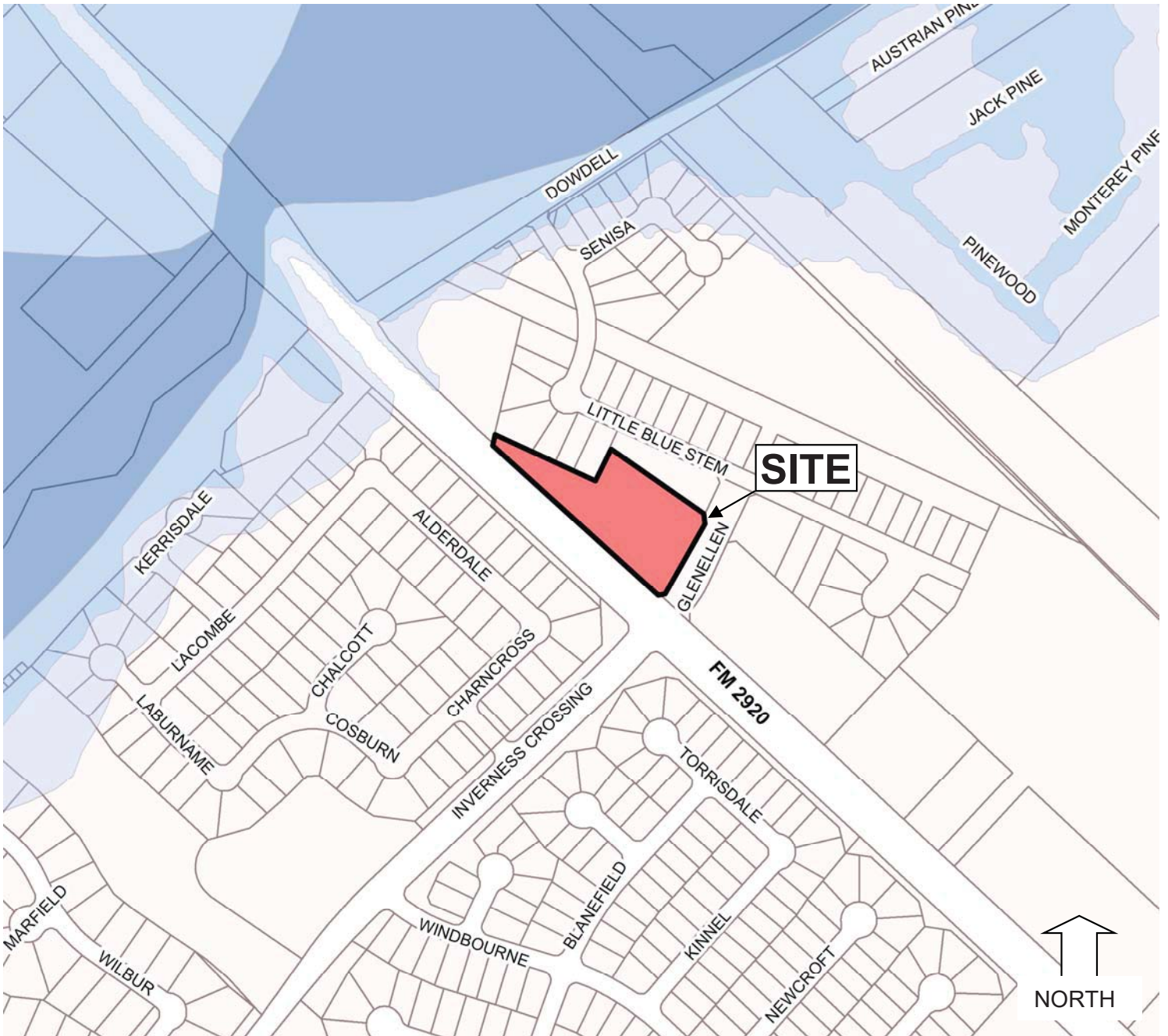
ITEM: 153

Planning and Development Department

Meeting Date: 07/21/2022

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

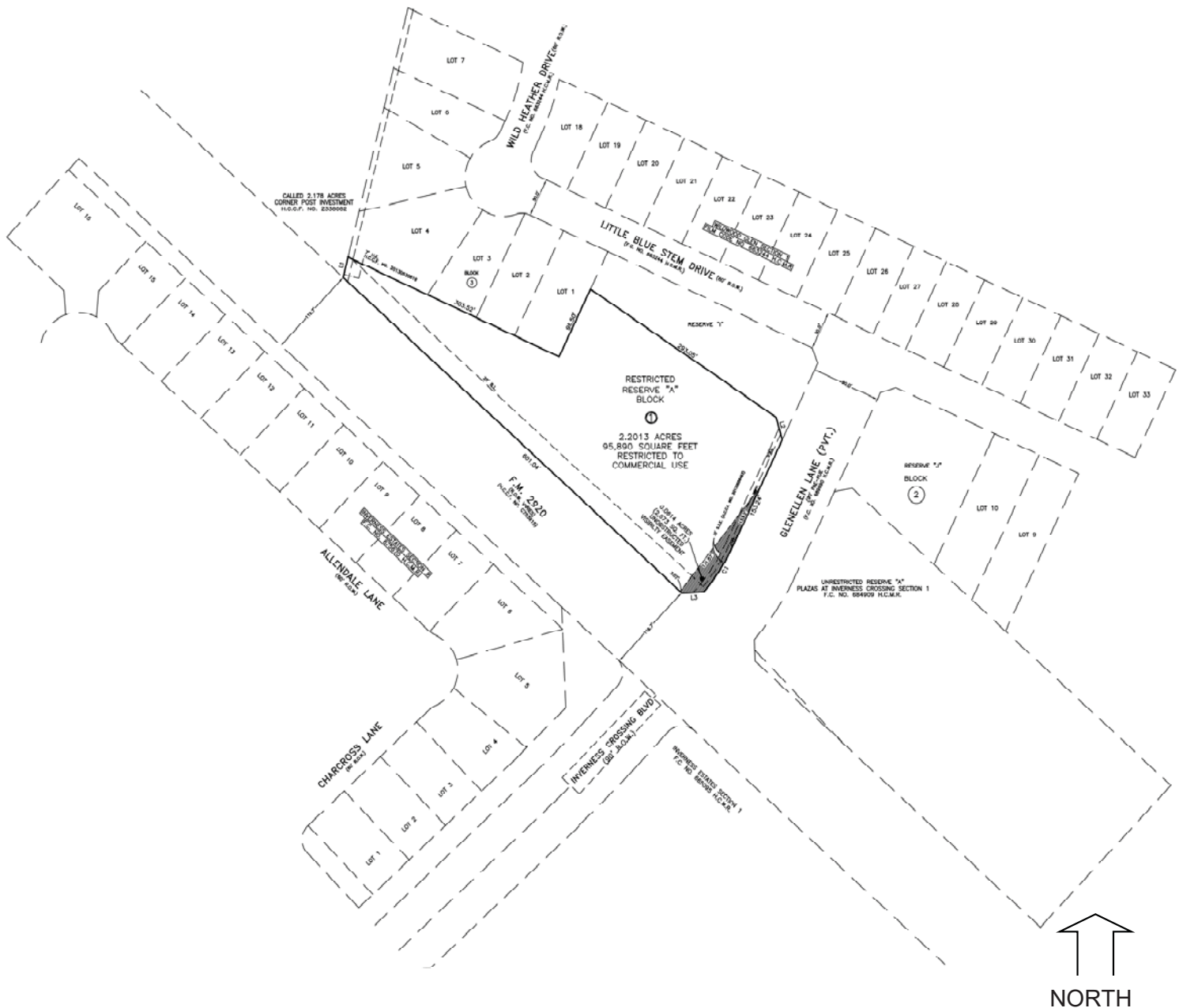
Applicant: Advance Surveying, Inc.



Site Location

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

Applicant: Advance Surveying, Inc.



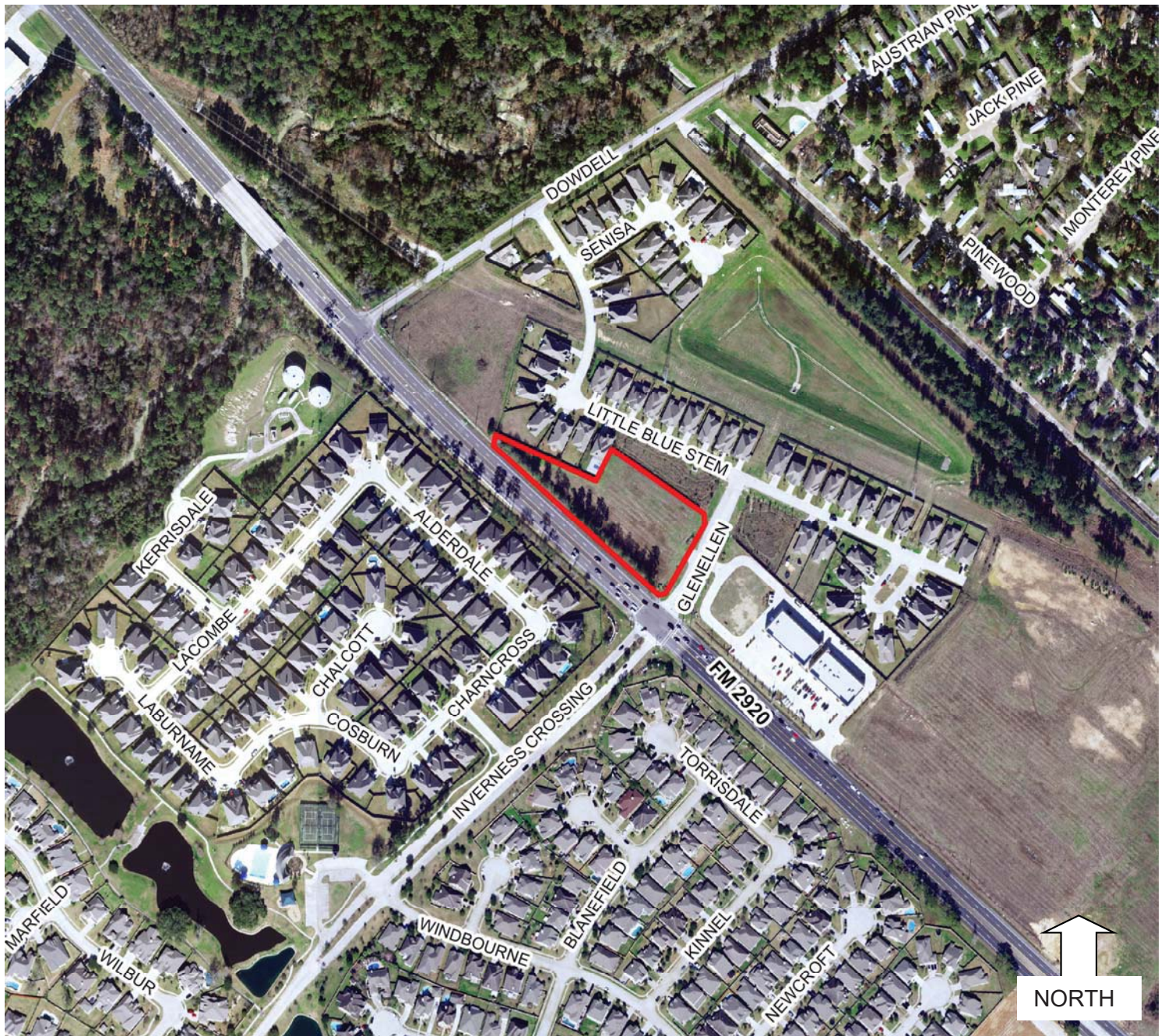
Houston Planning Commission **ITEM: 153**

Planning and Development Department

Meeting Date: 07/21/2022

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

Applicant: Advance Surveying, Inc.



C – Public Hearings with Variance

Aerial

April 27, 2022

Fatima and Sundus Enterprises, Inc.
Attn: Mr. Mohammed Daheri
18502 Gardens End Ln.
Houston, TX 77084

Re: **9210 FM 2920 Rd.**
Tomball, TX 77375

Dear Mr. Daheri:

We have received your request for review of the proposed commercial development at subject address. Wildwood Glen Homeowners Association, Inc. (H.O.A.) interposes no objection to a new commercial driveway on Glenellen Ln. serving the proposed development.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "R. Kent McGaughy". The signature is written in a cursive, flowing style.

R. Kent McGaughy
President
Wildwood Glen H.O.A.



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.



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

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 or Call: 832-393-6624.**

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

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

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

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

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.

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission

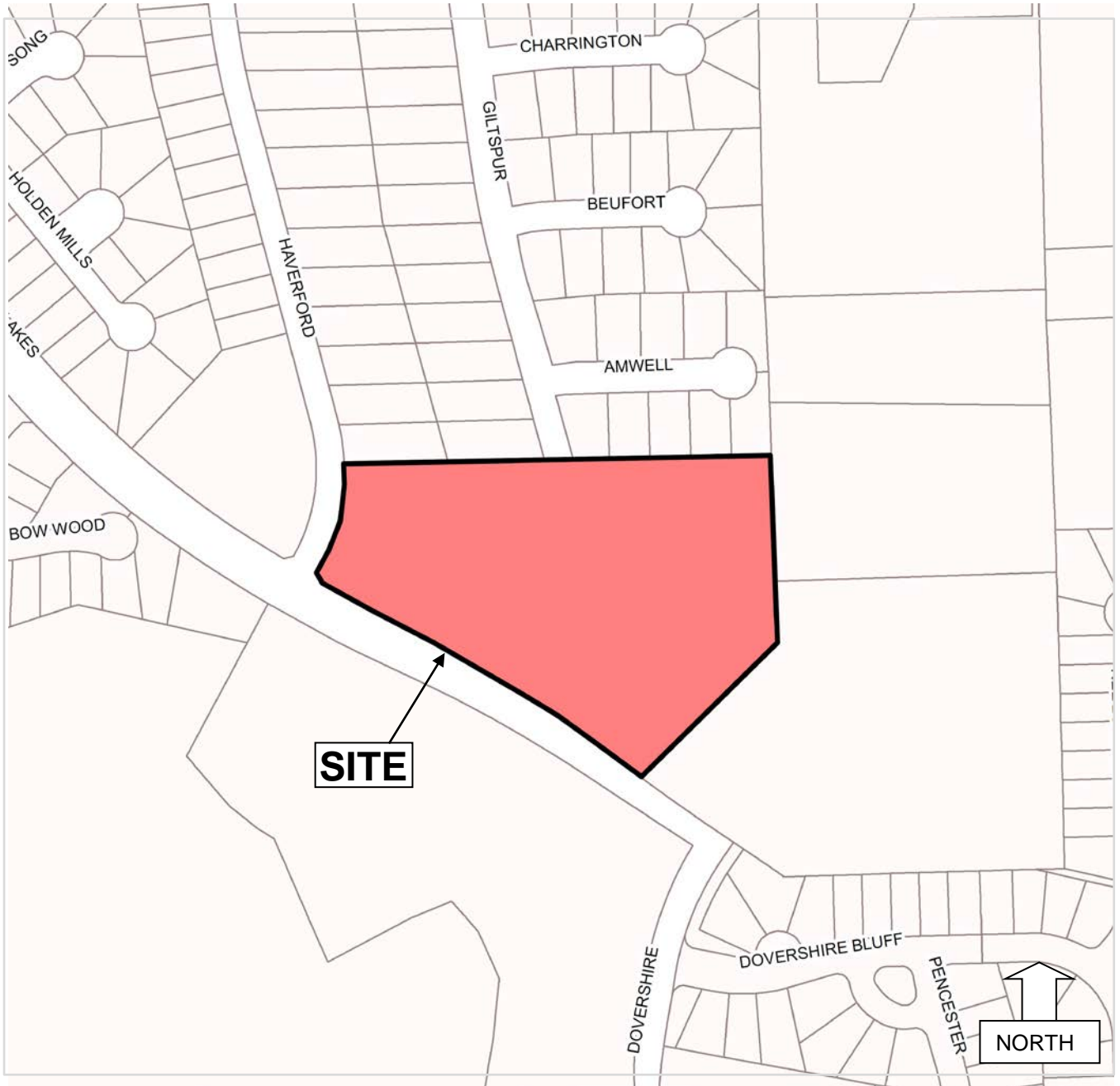
ITEM: 154

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Auburn Lakes (DEF 2)

Applicant: Core

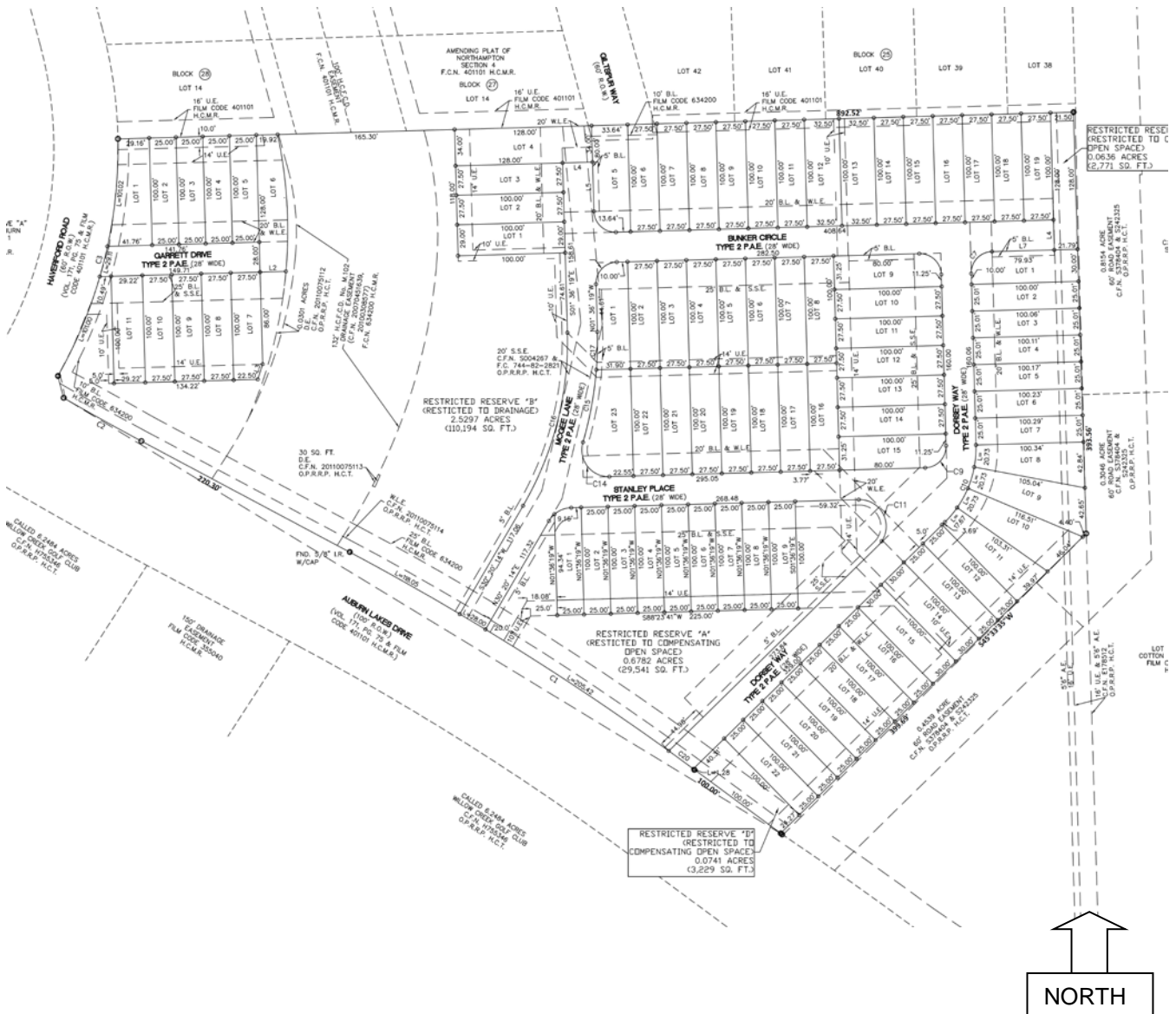


D – Variances

Site Location

Subdivision Name: Auburn Lakes (DEF 2)

Applicant: Core



Houston Planning Commission

ITEM: 154

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Auburn Lakes (DEF 2)

Applicant: Core



D – Variances

Aerial



PLANT SCHEDULE OVERALL SITE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AL	Acer leucoderme / Chalk Maple	1.5" Cal.	29
	CT	Cercis canadensis texensis / Texas Redbud	1.5" Cal.	26
	MA	Malus augustifolia / Crabapple	1.5" Cal.	33
	PP	Pinus palustris / Longleaf Pine	1.5" Cal.	4
	PT	Pistacia texana / Texas Pistache	1.5" Cal.	26
	QV	Quercus virginiana / Southern Live Oak	2" Cal.	21
	SA	Sophora affinis / Eve's Necklacepod	1.5" Cal.	16

Allied - Orion Group
Houston, Texas

AUBURN LAKES
Spring, Texas

The drawings presented are illustrative character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan/floor plan changes, etc.) ©2018 BSB Design, Inc.

May 31, 2022 | LP220306



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2022-1201

Plat Name: Auburn Lakes

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:

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

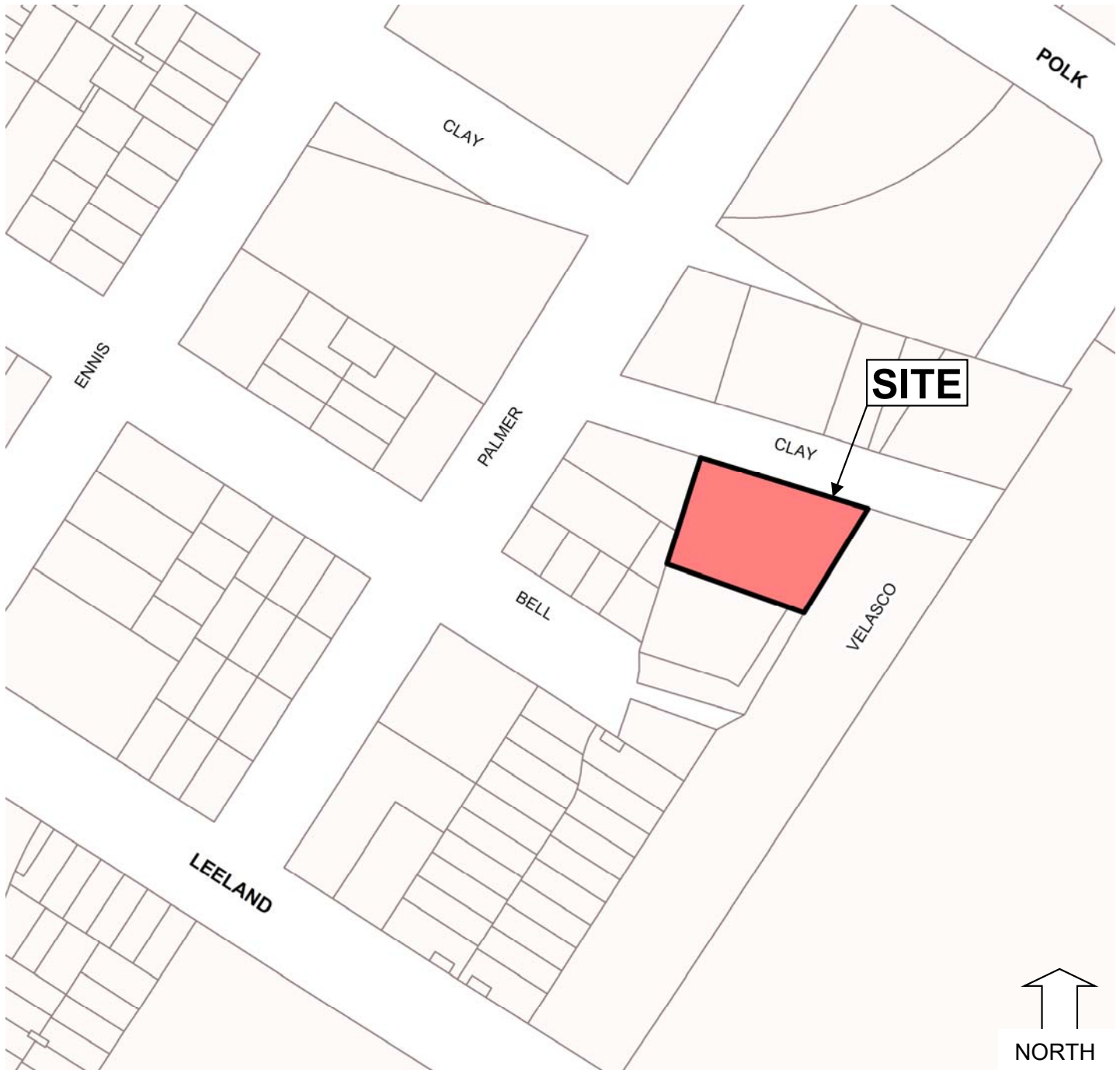
ITEM: 155

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: BESL Properties (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

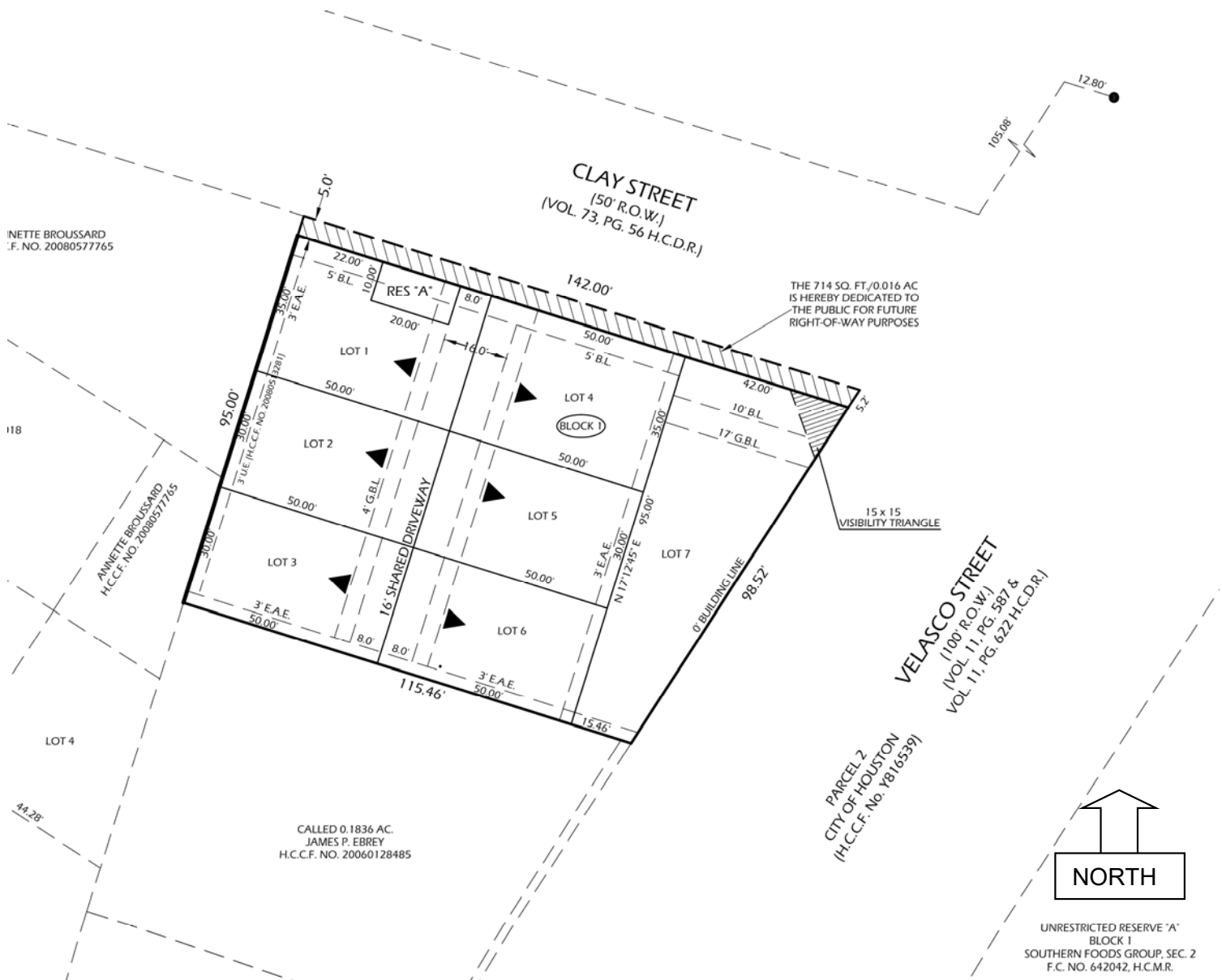
ITEM: 155

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: BESL Properties (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 155

Planning and Development Department

Meeting Date: 07/21/2022

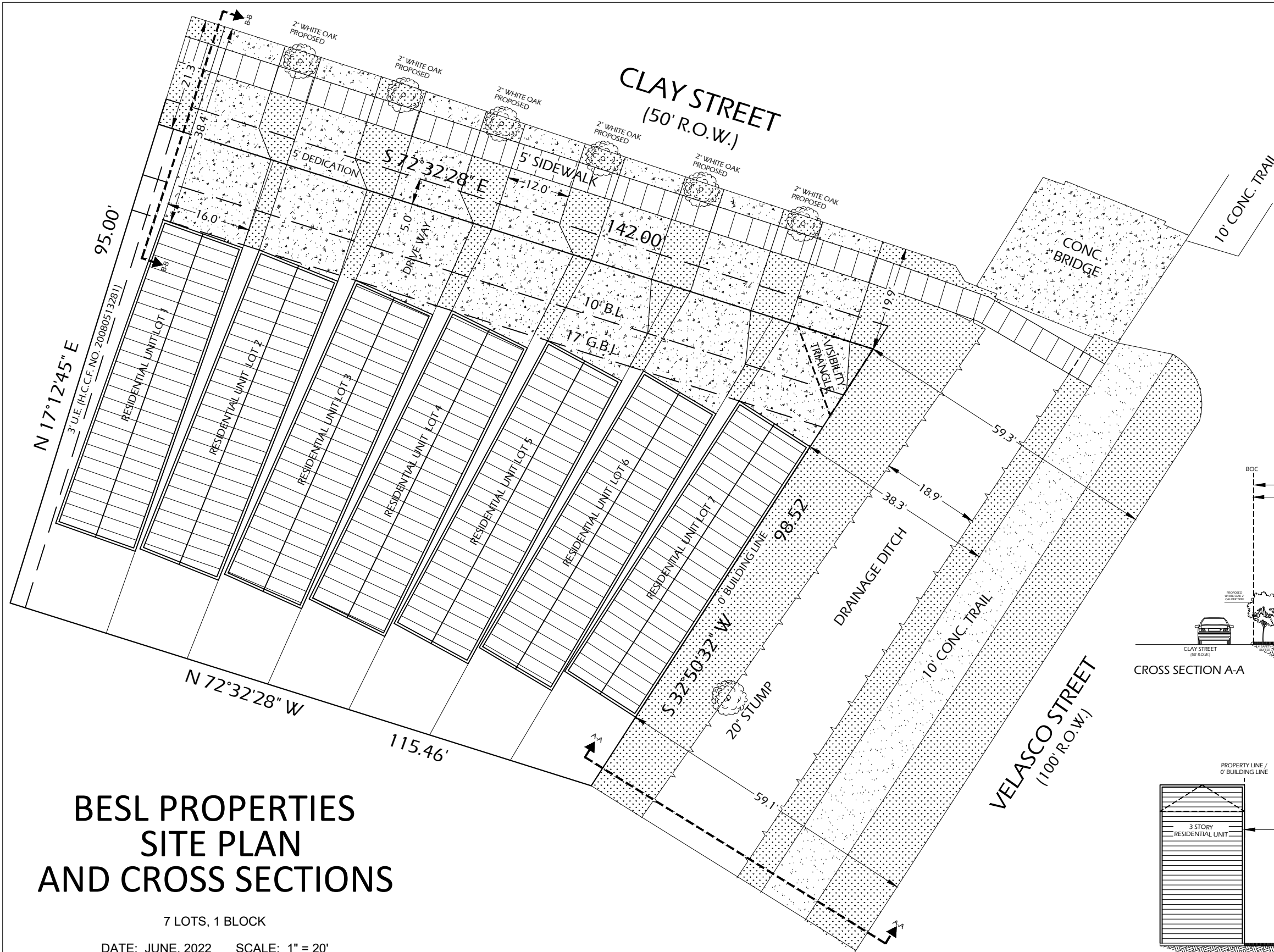
Subdivision Name: BESL Properties (DEF 1)

Applicant: Owens Management Systems, LLC

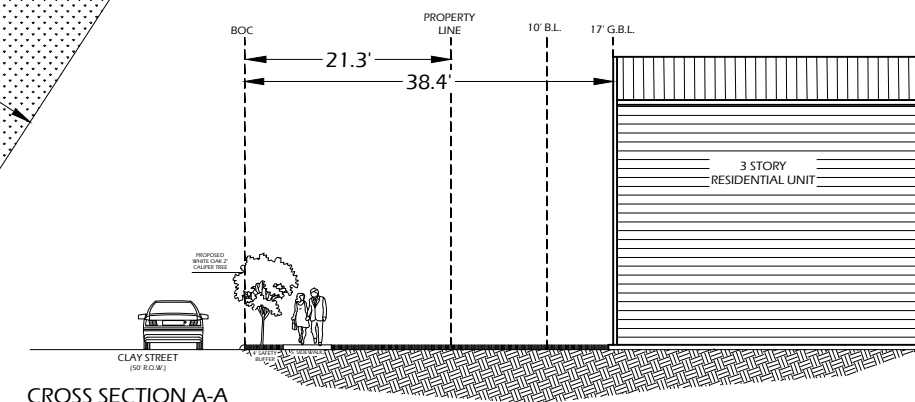


D – Variances

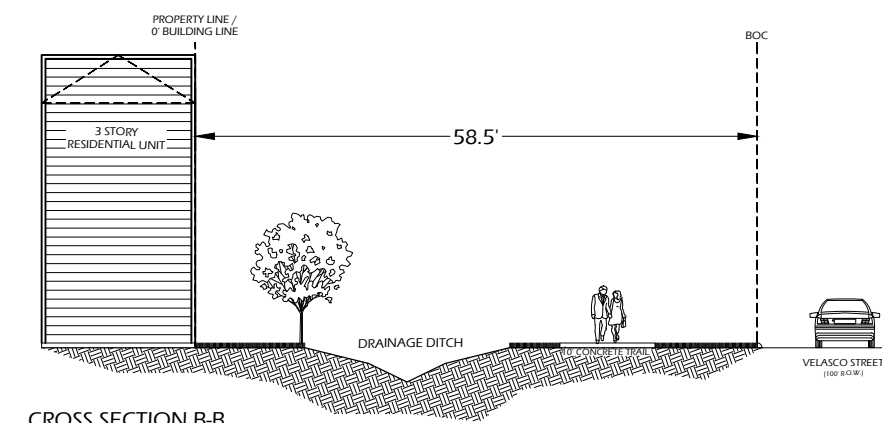
Aerial



SCALE:
1"=20'



CROSS SECTION A-A



CROSS SECTION B-B

BESL PROPERTIES SITE PLAN AND CROSS SECTIONS

7 LOTS, 1 BLOCK

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

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



Application Number: 2022-1524

Plat Name: BESL Properties

Applicant: Owens Management Systems, LLC

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)

Specific Variance is being sought and extent of variance:

To allow a reduced building line of 0 feet instead of the required 10 feet along Velasco Street.

Chapter 42 Section: 156

Chapter 42 Reference:

Sec. 42-156. - Collector and local streets—Single-family residential. (a) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use shall be 25 feet along the front of a lot and ten feet along the back and sides of a lot adjacent to a collector street that is not an alley. (b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

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 limits. The purpose of the replat is to create one parking reserve, six lots taking access from a 16 feet shared driveway and one lot taking direct access from the public street. The site is a corner property out of W. J. Perry Addition. The site has access to two local streets, Clay and Velasco Street. However, vehicular access to Velasco Street is restricted due to the existing 10 feet concrete trail. Chapter 42 requires a 10 feet setback along local streets with the condition to meet 42-157 by providing a 17 feet garage building line with the required 10 feet setback. The vehicular access for lot 7 is being proposed along Clay Street with 10 feet set back and a 17 feet Garage building line. The rest of the lots (1-6) take access from the 16 feet shared driveway that connects to Clay Street. This type of development was chosen to minimize the number of curb cuts along Clay Street instead of doing a front loader development only. The proposed distance from back of curb (BOC) to the proposed structure along Velasco Street will be approximately 59 feet. Along Velasco Street there is a 10 feet concrete trail and a 19 feet wide drainage ditch. The proposed distance from back of curb (BOC) to the proposed structures along Clay Street will be approximately 26 feet. The following pedestrian upgrades will be provided along Clay Street: a safety buffer that ranges approximately from 4 feet to 8 feet, 5 feet sidewalk and 2-inch caliper trees. Along Velasco Street already exists a 10 feet concrete trail for pedestrian use. However, since the connection between Clay Street and Velasco Street is through a vehicular bridge, a connection between the proposed sidewalk along Clay Street and the existing concrete trail along Velasco Street will be provided for pedestrian access. This will enhance the pedestrian realm and pedestrian connectivity along the two streets. The requested variance is to not provide a 10 feet building line along the east side of the plat boundary facing Velasco Street. Requiring a 10 feet building line along the east side of the plat will create an impractical development due to the irregular shape of the site that affects lot 7, the existing distance from BOC to the property line along Velasco

Street and the 10 feet concrete trail that restricts vehicular access from the site to Velasco Street creating only a north-south orientation for lot 7.

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

The irregular shape of the site, the vehicular access restriction along Velasco Street and the distance from BOC to the property line along Velasco Street are existing conditions that are not a result of a hardship created or imposed by the applicant.

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

The distance from BOC to the property line along Velasco Street is approximately 59 feet. Chapter 42 requires a setback of 10 feet for the structure and 17 feet for the garage. Since no vehicular access is being proposed from Velasco Street, the required setback is 10 feet. Not providing a 10 feet setback will maintain the intent of the ordinance since almost six times the required set back exists between the BOC and the property line along Velasco Street.

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

A shared driveway development is being proposed with one front loader taking access from Clay Street. This helps reduce the potential number of curb cuts along Clay Street and keeps Velasco Street with no curb cuts that could interfere with the existing 10 feet concrete trail. This creates safer pedestrian realms for both streets by reducing the interaction between vehicles and pedestrians. In addition to this, the proposed distance from BOC to the proposed structure along Velasco Street will be approximately 59 feet. This is almost six times what it is required by the ordinance. Along Velasco Street there is a 10 feet concrete trail and a 19 feet wide drainage ditch. These two elements also work as protection mechanisms from vehicle traffic on Velasco Street. The proposed distance from back of curb (BOC) to the proposed structures along Clay Street will be approximately 26 feet with pedestrian improvements such as a safety buffer that ranges approximately from 4 feet to 8 feet, 5 feet sidewalk and 2-inch caliper trees. Also, a connection from the proposed sidewalk along Clay Street and the existing 10 feet concrete trail along Velasco Street will be provided. This will improve and create a safer pedestrian connection from clay street to Velasco Street since a vehicular bridge is currently use for that connection. This will separate pedestrians from vehicles along Clay Street and will enhance the pedestrian realm and pedestrian connectivity along both streets. Allowing a reduced building line of 0 feet along Velasco Street 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 with one front loader to help reduce the potential number of curb cuts along Clay Street. Also, Velasco Street will not have any curb cuts to avoid any vehicular interaction with the existing trail. The proposed distance from back of curb (BOC) to the proposed structure along Velasco Street will be approximately 59 feet and approximately 26 feet along Clay Street. The following pedestrian upgrades will be provided along Clay Street: a safety buffer that ranges approximately from 4 feet to 8 feet, 5 feet sidewalk and 2-inch caliper trees. Along Velasco Street already exists a 10 feet concrete trail for pedestrian use. However, since the connection between Clay Street and Velasco Street is through a vehicular bridge, a connection between the proposed sidewalk along Clay Street and the existing concrete trail along Velasco Street will be provided for pedestrian access. This will enhance the pedestrian connectivity along the two streets.



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

June 16, 2022

NOTICE OF VARIANCE

PROJECT NAME: BESL Properties

REFERENCE NUMBER: 2022-1524



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southwest intersection of Clay Street and Velasco 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 0' Building line, instead of the required 10' building line, along Velasco Street, a local street. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, July 7, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

For additional information regarding this project, please call Kevin Kolb with Owens Management Systems, LLC at 713-643-6333. You may also contact John Cedillo with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission

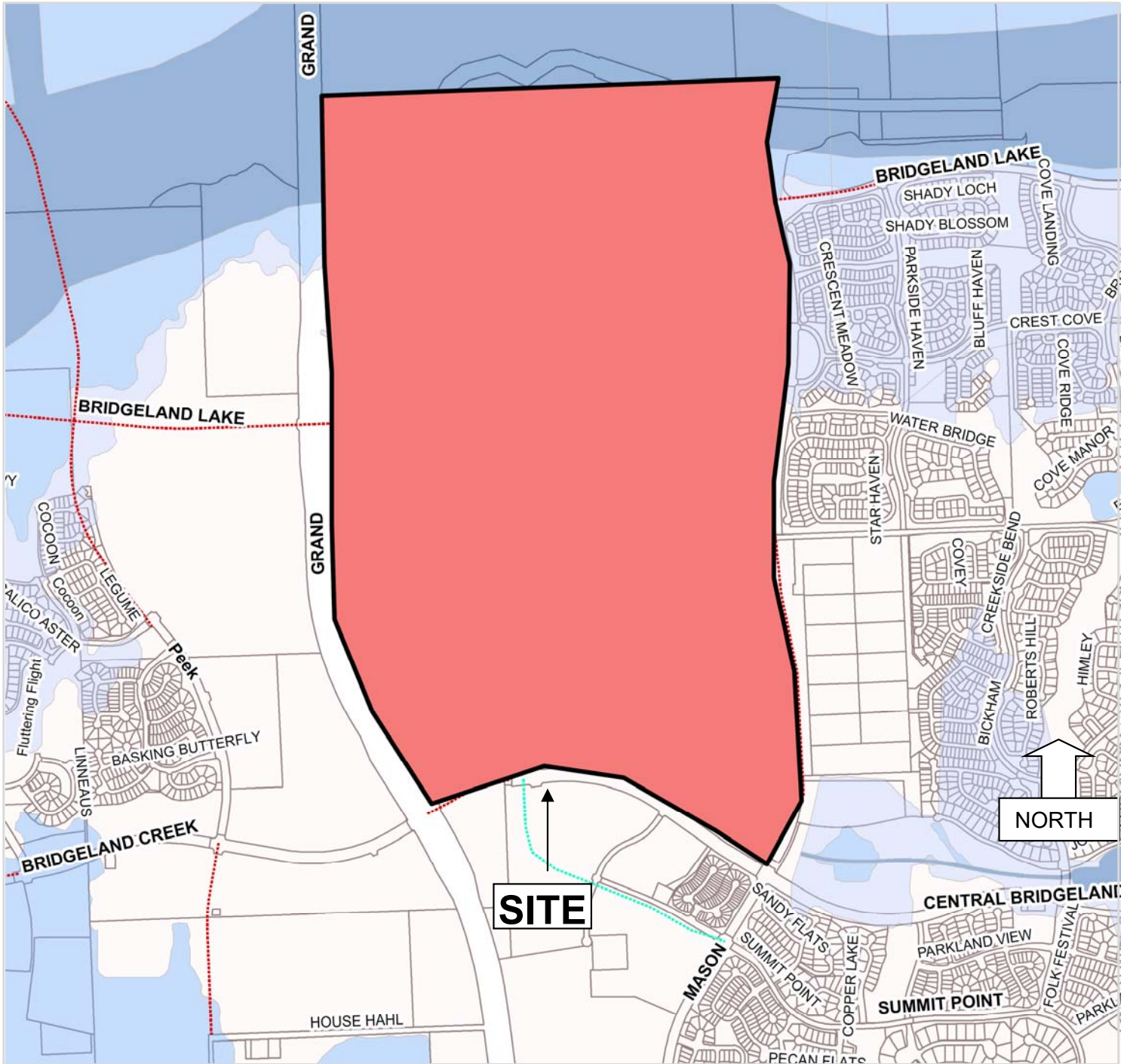
ITEM: 156

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Bridgeland Central GP (DEF1)

Applicant: LJA Engineering, Inc.

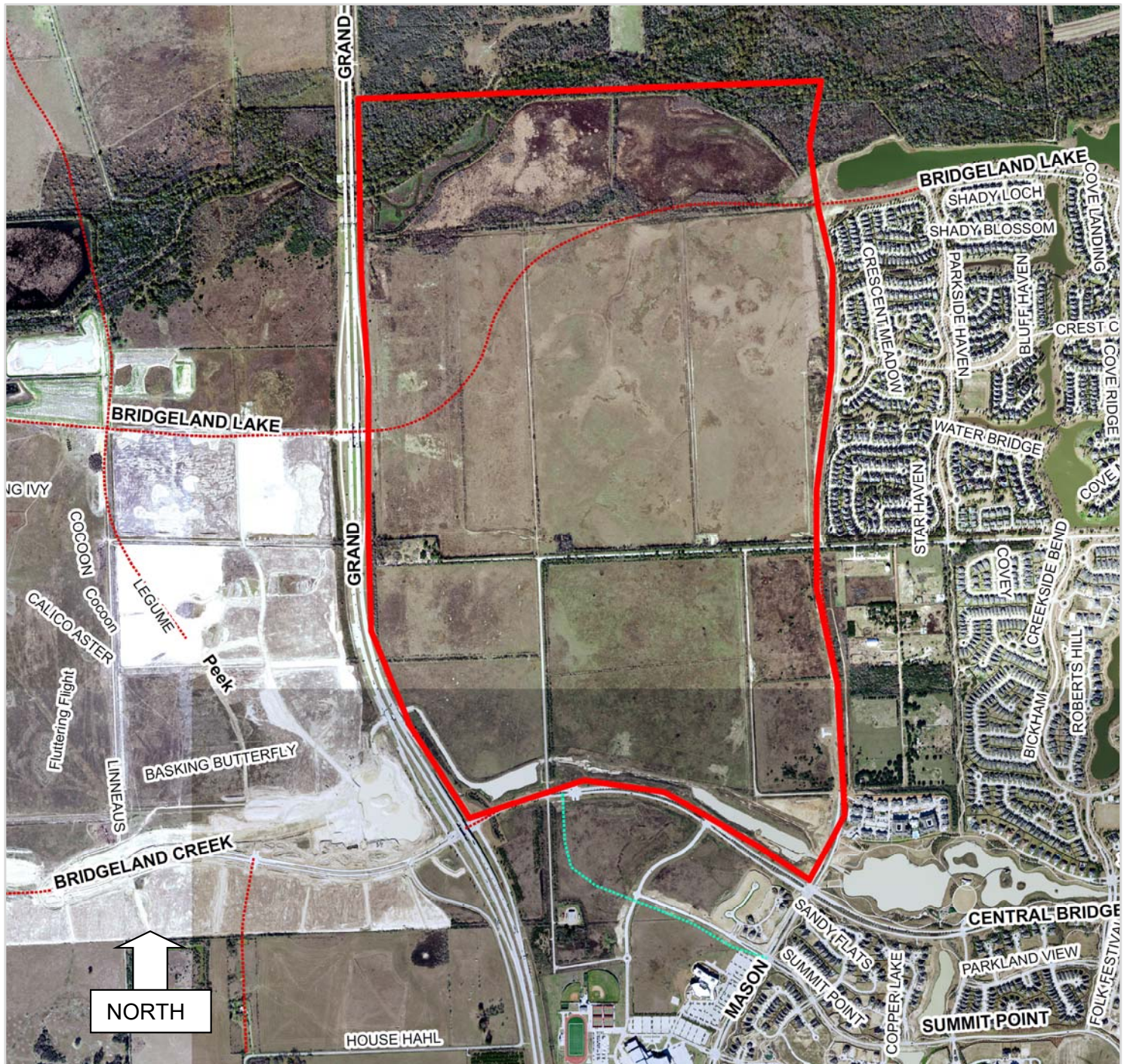


D – Variances

Site Location

Subdivision Name: Bridgeland Central GP (DEF 1)

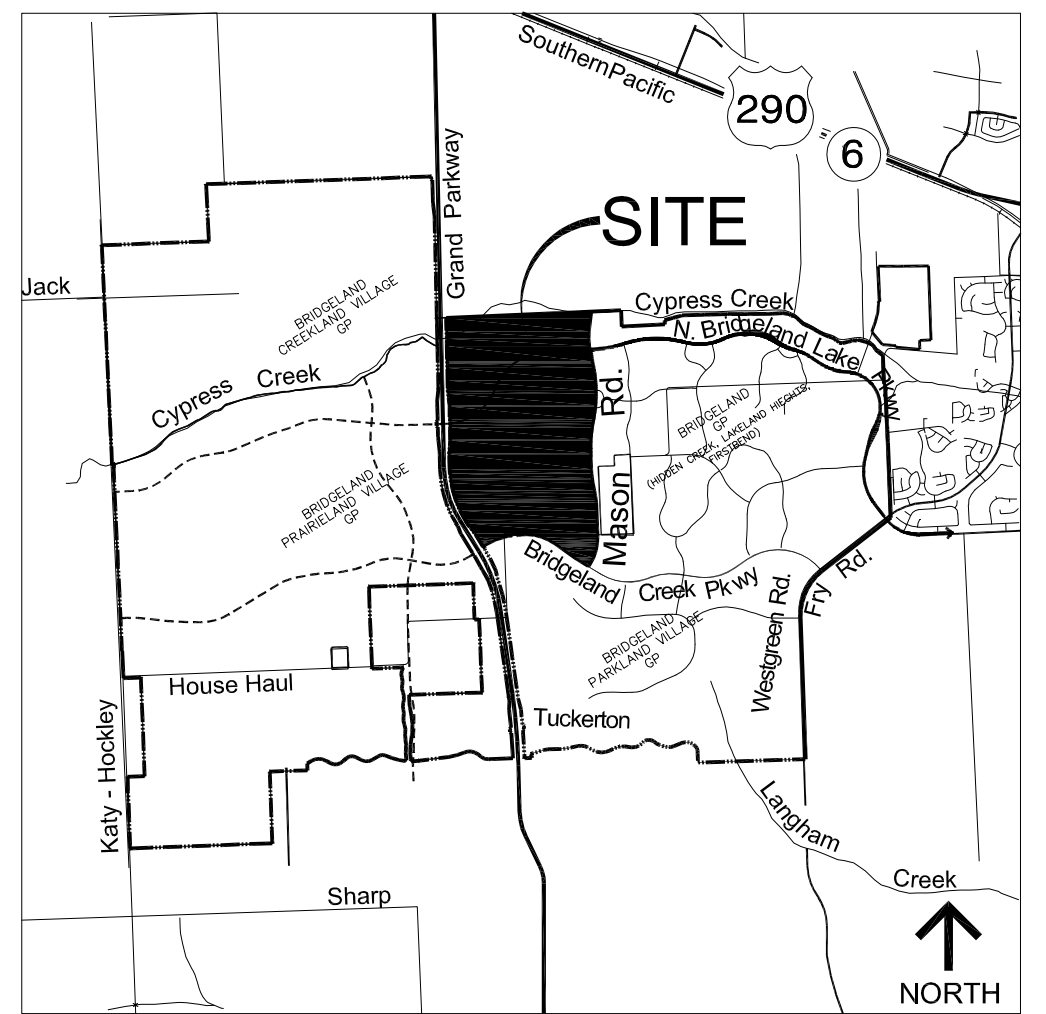
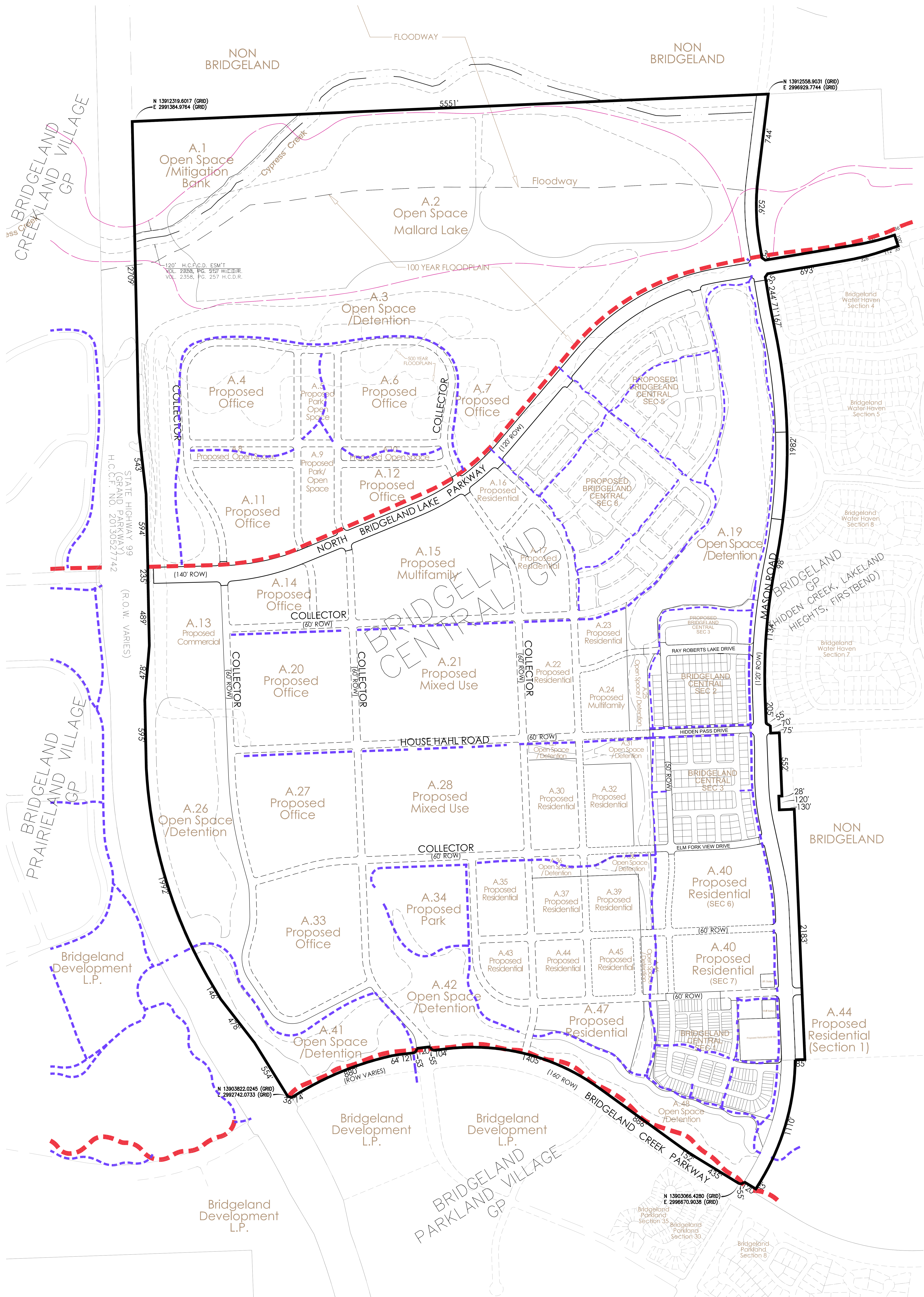
Applicant: LJA Engineering, Inc.



Subdivision Name: Bridgeland Central GP (DEF 1)

Applicant: LJA Engineering, Inc.





LEGEND

- PROPOSED 12' TRAIL
- PROPOSED 8' TRAIL
- PROPOSED NATURE TRAIL

NOTE: PROPOSED SIDEWALKS (5' TYPICAL) THROUGHOUT THE RESIDENTIAL NEIGHBORHOODS ARE NOT SHOWN.

1,070 ACRES OUT OF THE FOLLOWING SURVEYS:
J.W. BAKER SURVEY, A-116, H & T.C. R.R. CO. SURVEY, SECTION 26, BLK. 2 A-1217, H & T.C. R.R. CO. SURVEY, SECTION 25, BLK. 2, A-432, H & T.C. R.R. CO. SURVEY, SECTION 53, A-467, N. MIXON SURVEY, A-584
PREVIOUS CITY OF HOUSTON SUBMISSIONS:
2020-1489

All services and amenities indicated on this map are proposed and are purely conceptual in nature, and the depicting of such services or amenities herein should not be construed as a promise or representation that the developer will commence building or complete such services or amenities. Commencement of building is subject to a variety of business, financial and economic circumstances which are outside the developer's control.

36"x48" Scale 1"=300' Date: JUNE 27, 2020
2020-1489 Initial Submission Date: AUG 24, 2020
2020-1489 Revised Boundary Date: SEP 2, 2020

TRAILS CONCEPT

BRIDGELAND Central GP

Harris County, Texas

OWNERS:
BRIDGELAND DEVELOPMENT, LP,
A MARYLAND LIMITED PARTNERSHIP
HEATH MELTON, VICE-PRESIDENT
23702 HOUSE HAHL ROAD
CYPRESS, TEXAS 77433
PHONE: (281)-213-9600

PLANNING:
LJA Engineering, Inc. - Planning
1070 Evergreen Circle Suite 1070
The Woodlands, Texas 77380
Phone 281.210.1750



Application Number: 2022-1628

Plat Name: Bridgeland Central GP

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 06/26/2022

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:

Exceed 2600' major thoroughfare intersection spacing along Mason Road between North Bridgeland Lake Parkway and Ray Roberts Lake Drive.

Chapter 42 Section: 42-127

Chapter 42 Reference:

42-127 Intersections of Major Thoroughfares

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;

Future Bridgeland Central Sections 4, 5 & 8 are bounded by Ray Roberts Lake Road on the south, Mason Road on the east, by North Bridgeland Lake Parkway on the north, and an unnamed collector on the west. The neighborhoods within this zone are served by three minor collectors connecting to North Bridgeland Lake Parkway, a Major Thoroughfare, and one other collector connecting to Mason Road, a Major Thoroughfare, to the east. No lots will take access from the collector roads as most lots are alley served lots. Bridgeland Central Sections 3, 4 & 8 is bounded to the east by drainage/detention lakes that are part of the Drainage Analysis for 11,402 Bridgeland Development – Phase 6 Project (660 Acres) – Project No. 2109090123, no objection by HCFCD on 12/16/21. The width of the drainage/detention zone ranges from 345' to 650'. The spacing of block lengths within Bridgeland frequently is in excess of 2,600 feet because of the hierarchical road system utilized throughout Bridgeland.

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

Within Bridgeland, the hierarchical road system with its associated control of access points, land uses and densities, especially along major thoroughfares, major collectors and collectors, results in a larger spacing of roadways than would be required in areas not having these controls. The application of these principles results in neighborhoods that have greater safety, security and identity because they do not promote thru traffic thus helping to reduce conflicts with pedestrians in the neighborhood. Bridgeland has an extensive trail system in addition to the neighborhood

sidewalks. The trail system connects each neighborhood to schools, parks, retail centers while trying to minimize the number of road crossings. This system is heavily used in the exiting villages and forms another circulation system for pedestrians. The proposed plan has an 8' pedestrian trail network within each neighborhood combined with a 5' sidewalk system linking those neighborhoods to a broader trail network in Bridgeland. The trails loop through the neighborhood and connect to the other neighborhoods to the south in the zone, then link to the overall trail system in Bridgeland. The trails system is equally as important for circulation as the road system.

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

The intent and general purposes of section 42 ordinance are preserved. The hierarchical road system within Bridgeland minimizes road connections to Major Thoroughfares (North Bridgeland Lake Parkway & Mason Road allowing only Collector roads and other Major Thoroughfares to intersect Major Thoroughfares. The General Plan for Bridgeland Central is consistent with this goal.

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

The spacing of block lengths within Bridgeland frequently is in excess of 2,600 feet, in areas with floodplain conditions (Lakeland, Parkland Village, & Prairieland Village). No adverse conditions that are injurious to health, safety or welfare have arisen as a result of these previous variances. Bridgeland has a much lower density (an average of 3 DU./Ac.) and is set up with a hierarchical road system that feeds the neighborhood traffic onto Village collector streets and ultimately onto Major Thoroughfares. The Planning Commission has allowed equivalent variances throughout the community.

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

The street system is adequate for the number of units proposed in the Bridgeland Central Section 4, 5 & 8 area. Most of the traffic patterns will feed onto the minor collectors and then onto a Major Thoroughfare North Bridgeland Lake Parkway or Mason Road from the internal collector. Economic hardship is not the sole justification for the variance.

Houston Planning Commission

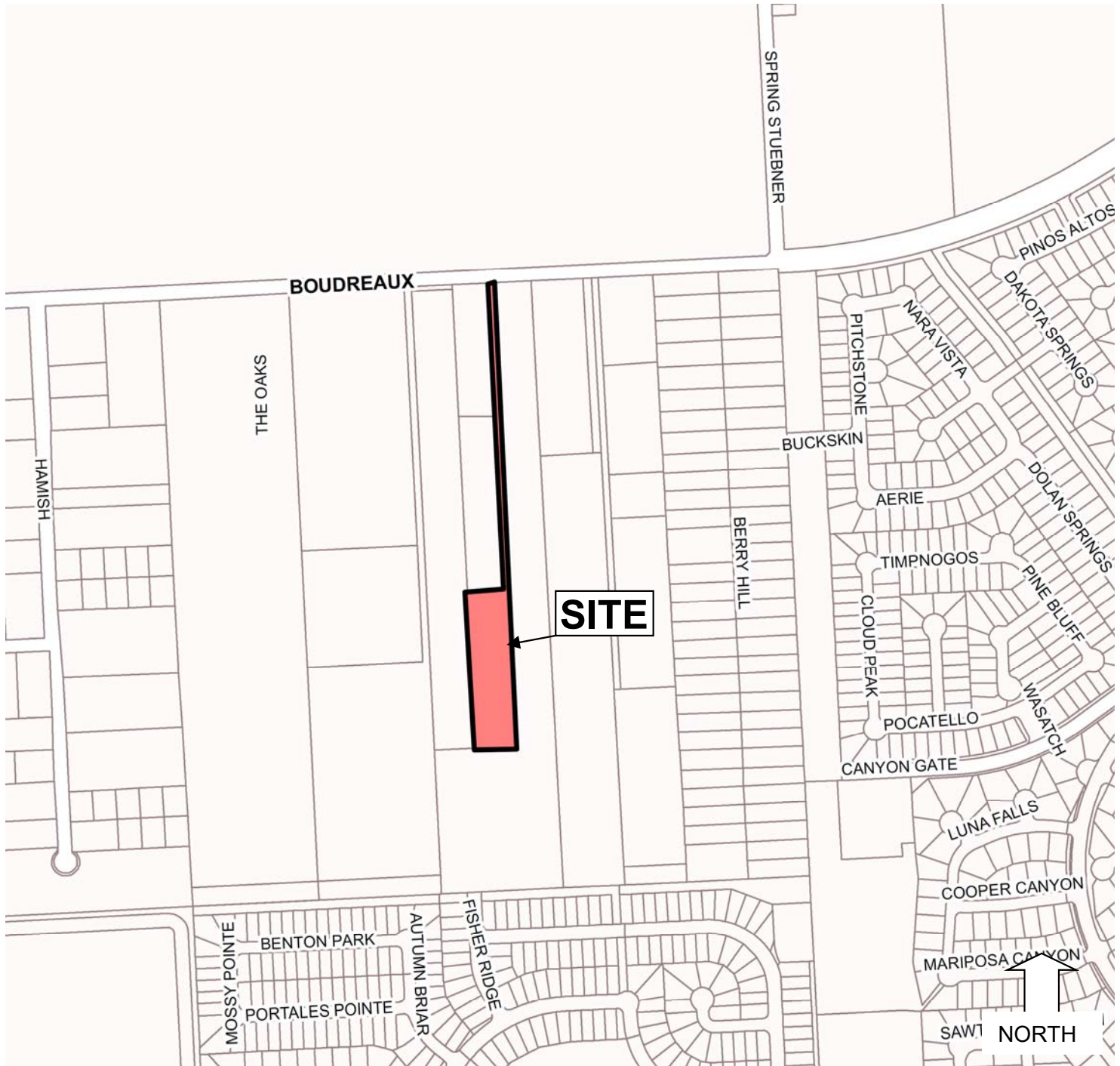
ITEM: 157

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Frazier Estates

Applicant: Dart Land Services LLC

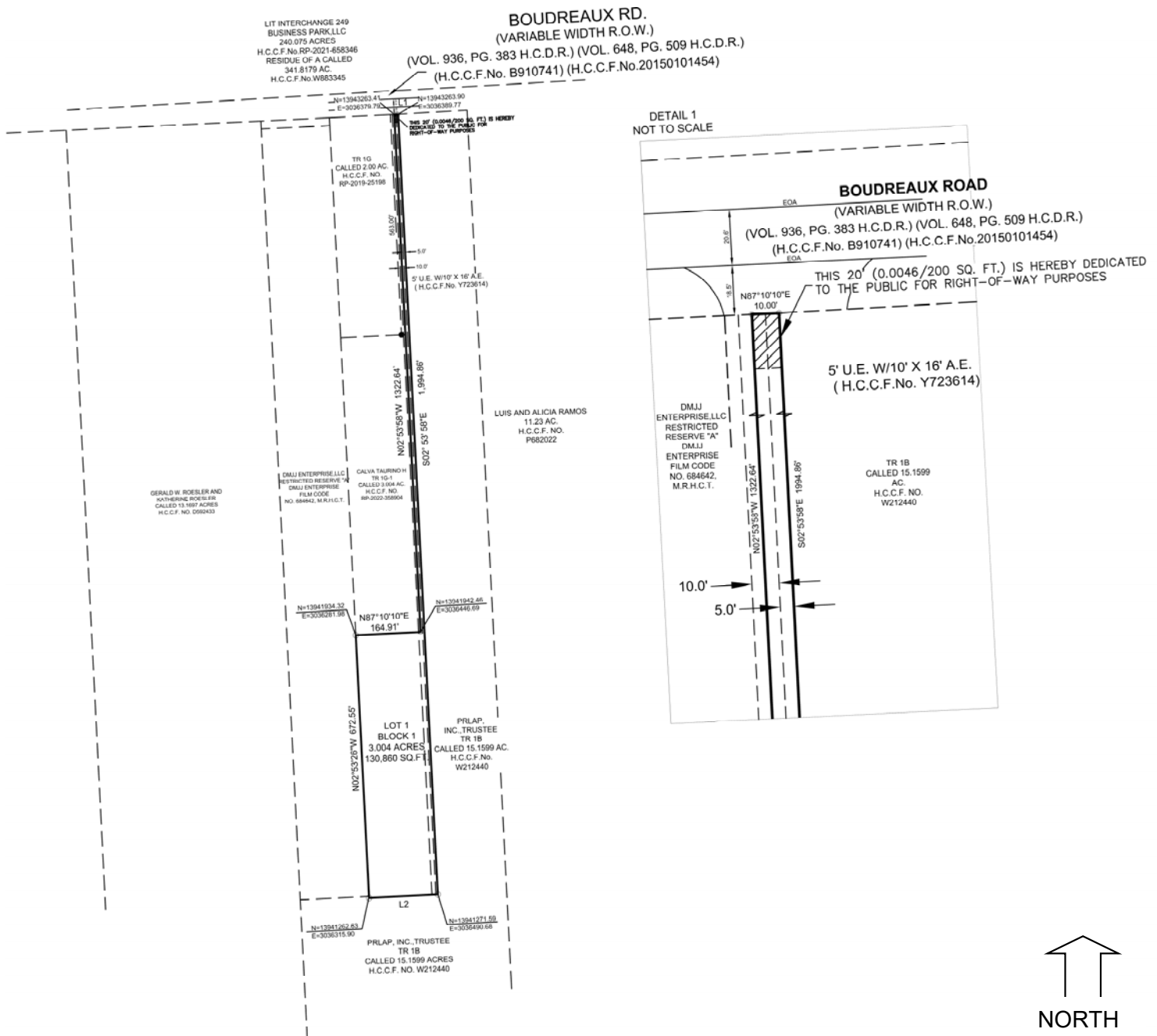


D – Variances

Site Location

Subdivision Name: Frazier Estates

Applicant: Dart Land Services LLC



Houston Planning Commission

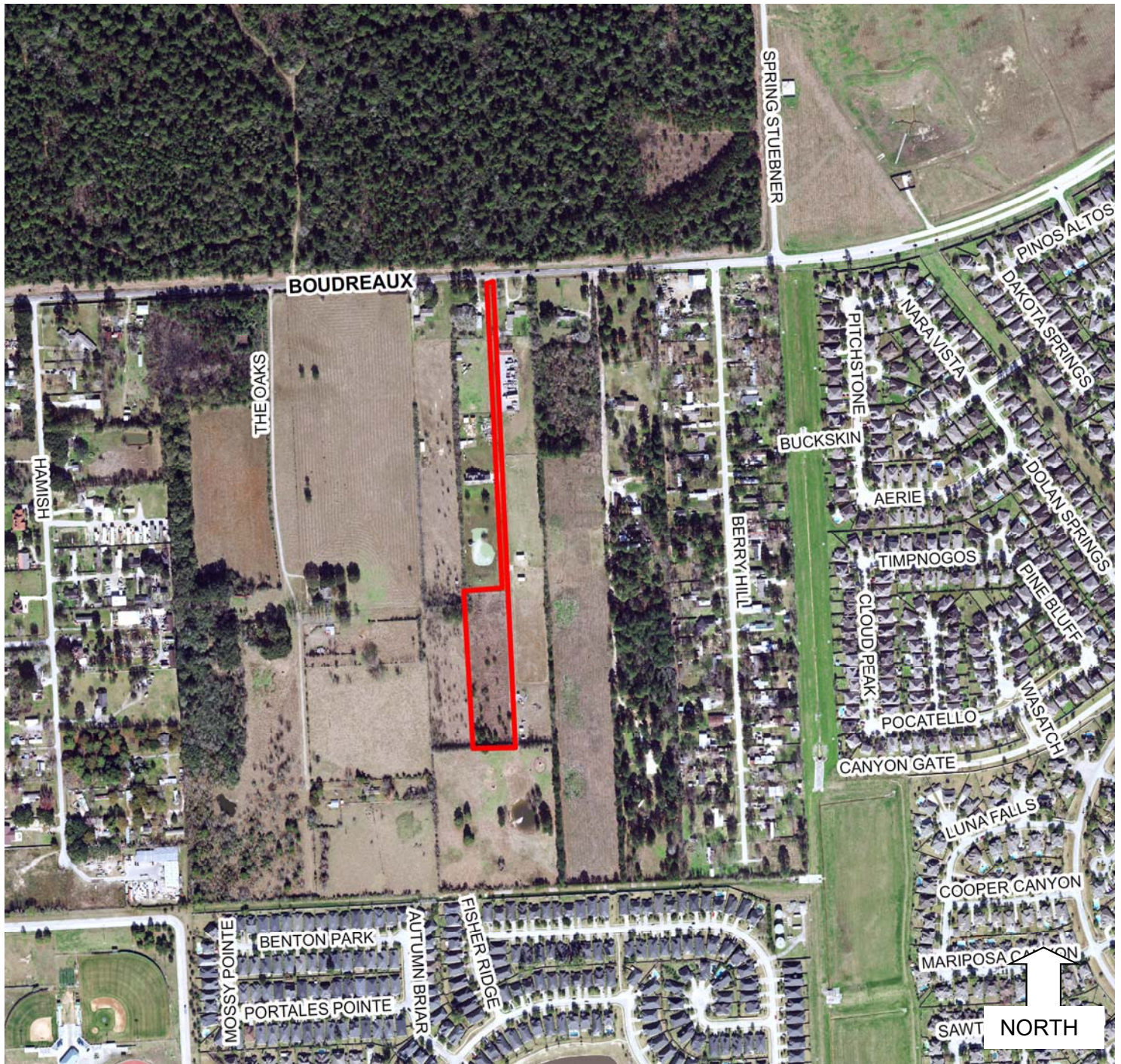
ITEM: 157

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Frazier Estates

Applicant: Dart Land Services LLC



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1350

Plat Name: Frazier Estates

Applicant: Dart Land Services LLC

Date Submitted: 05/29/2022

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 have a lot width less than 20 feet along the street.

Chapter 42 Section: 42-185

Chapter 42 Reference:

The minimum width of any lot along a street or shared driveway shall be 20 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

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;

By following Chapter 42, the applicant would be required to obtain an extra 10 feet of frontage, which land is not available by the current design of the lot. Acquiring the extra 10 feet of frontage would impose on neighboring properties and reduce the use of their land

(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 lot was created before the applicant acquired the property.

(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 acquisition of the additional 10 feet of frontage would impose on established neighbors residing in surrounding single family homes. All remaining aspects of Chapter 42 will be respected and maintained.

(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, we believe that it makes more sense to keep the current frontage of 10 feet in width to maintain the current aesthetic of home development in the area

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

The applicant's desire to create quality, new home, and not imposing on new neighbors is the applicant's intent. Economic hardship is not the justification of the variance.

Houston Planning Commission

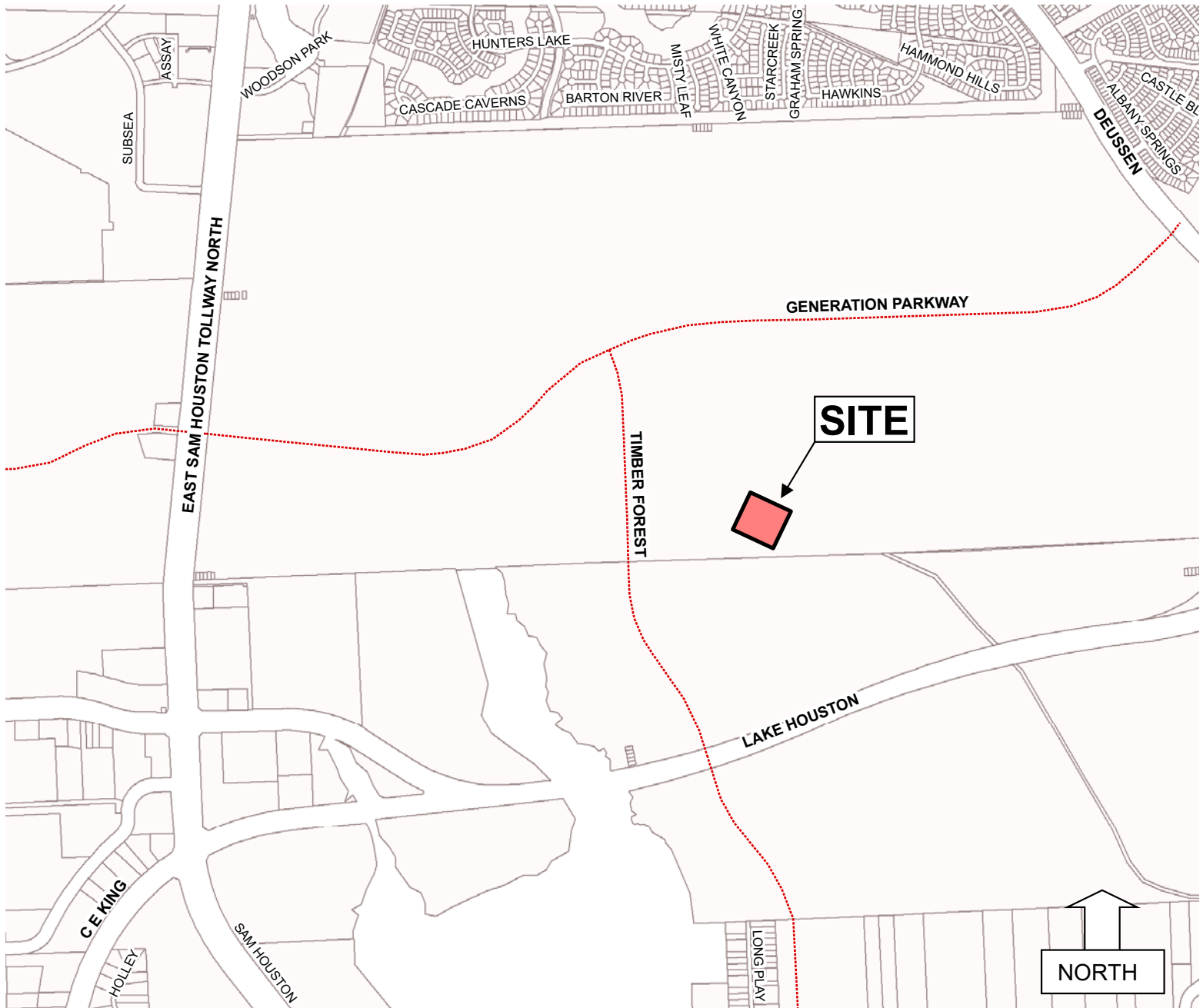
ITEM: 158

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Generation Park East Wastewater Treatment Plant (DEF1)

Applicant: IDS Engineering Group

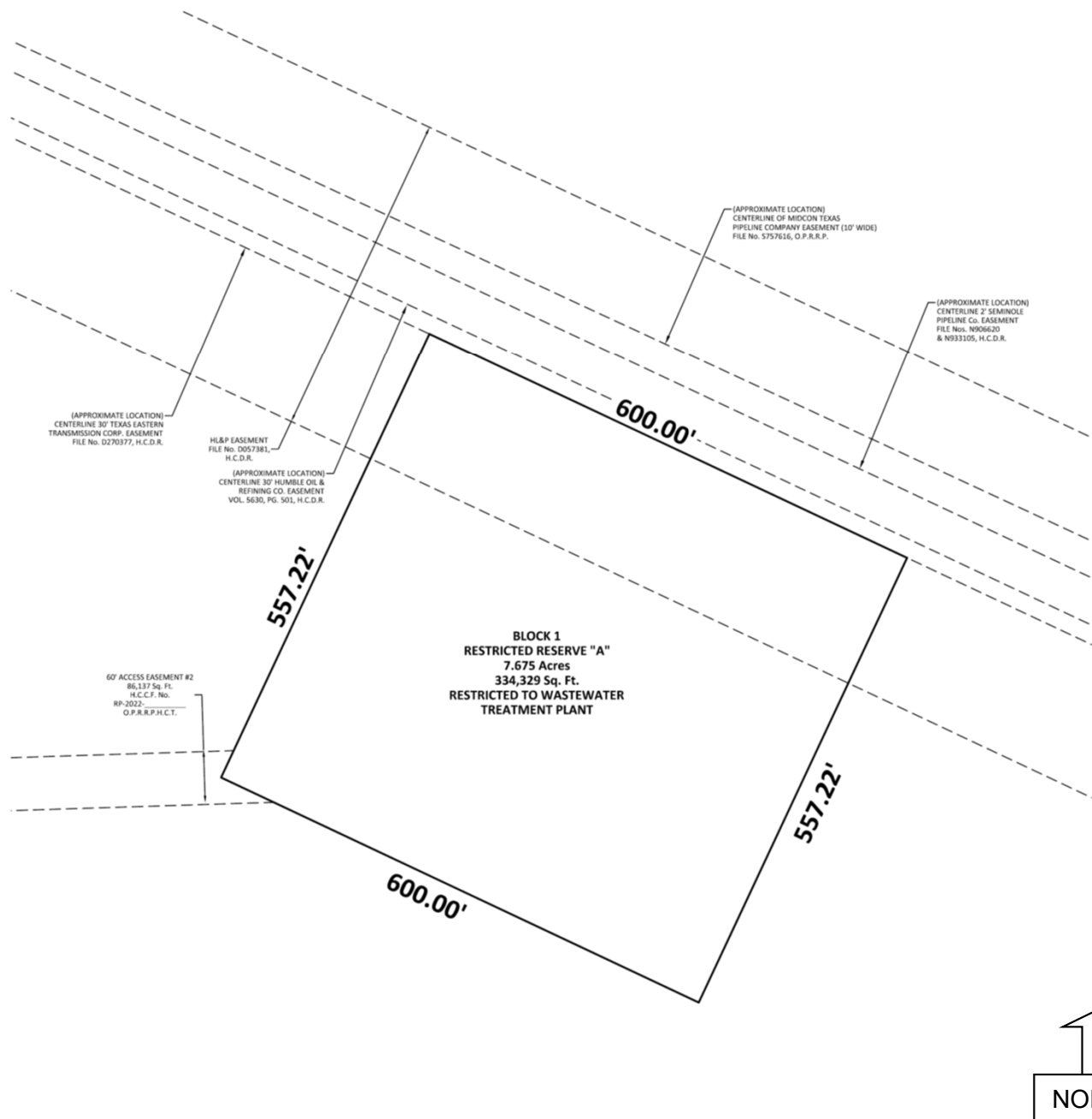


D – Variances

Site Location

Subdivision Name: Generation Park East Wastewater Treatment Plant (DEF1)

Applicant: IDS Engineering Group



Houston Planning Commission

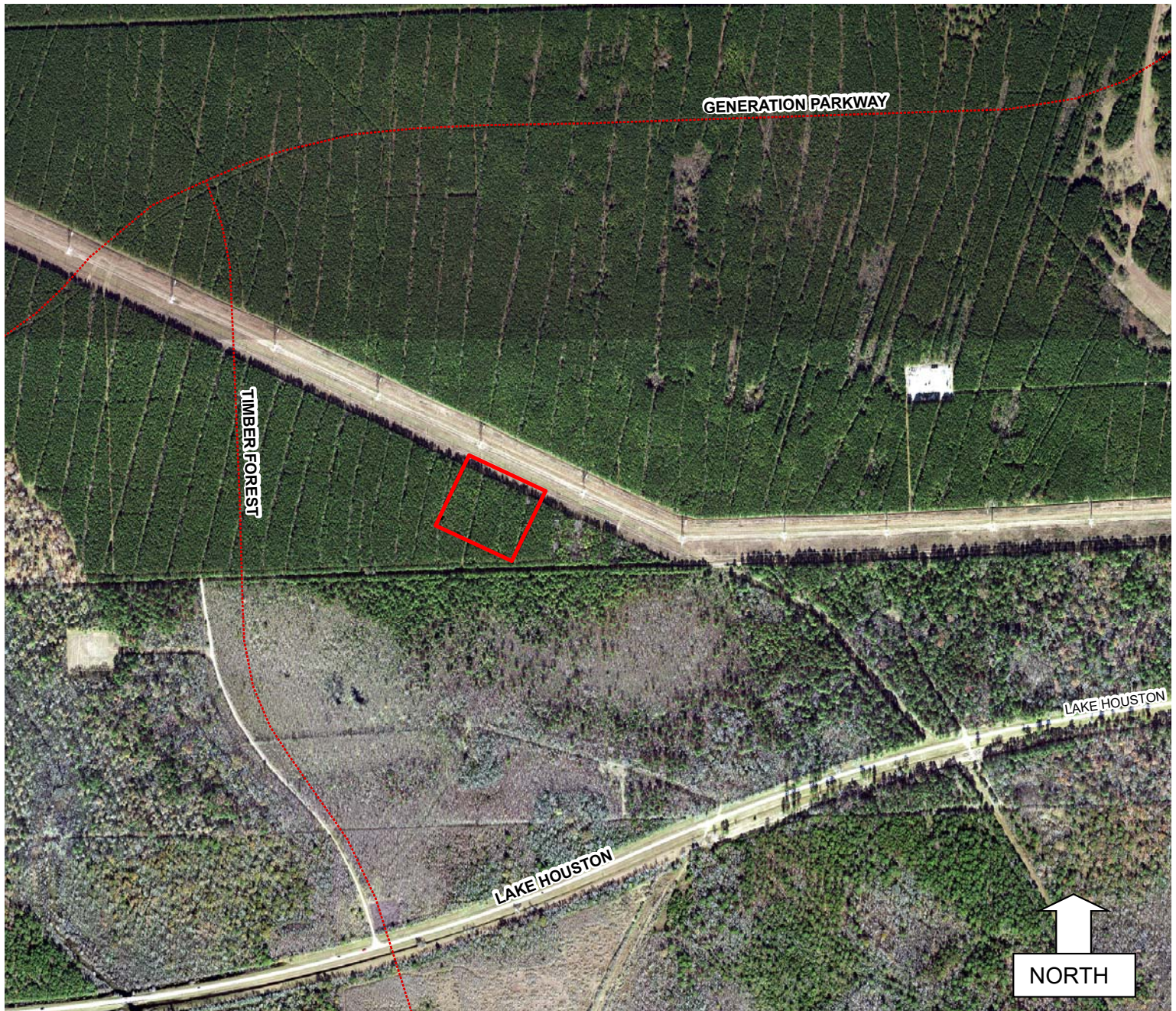
ITEM: 158

Planning and Development Department

Meeting Date: 07/21/2022

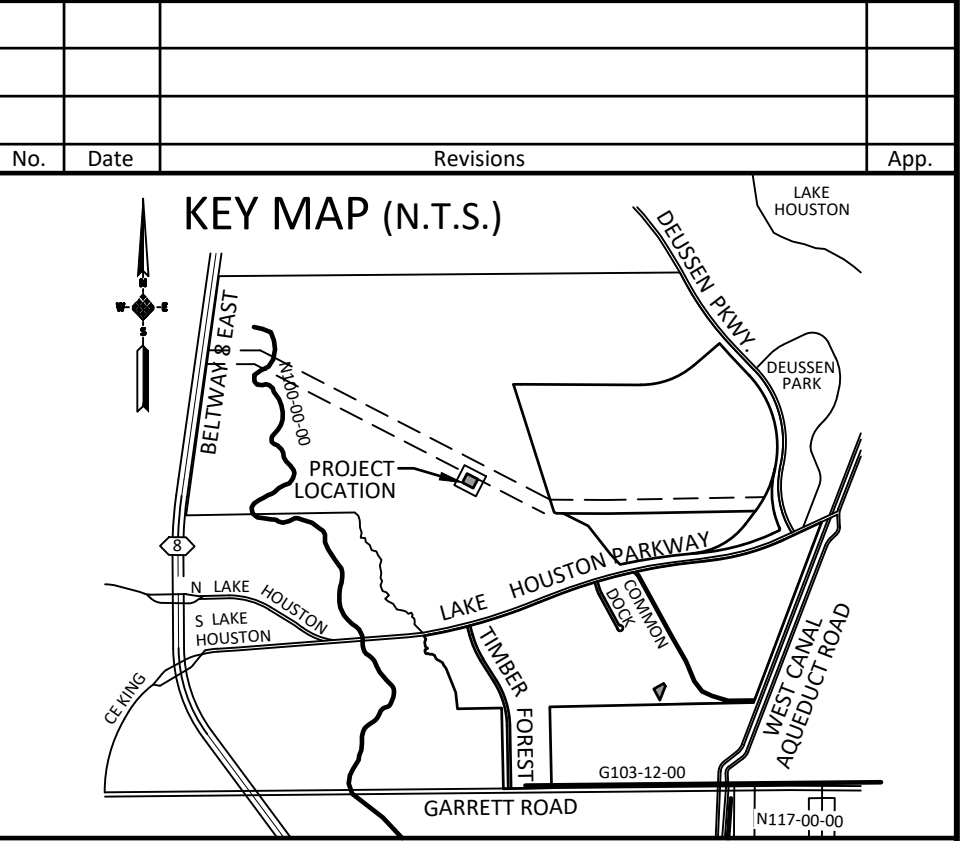
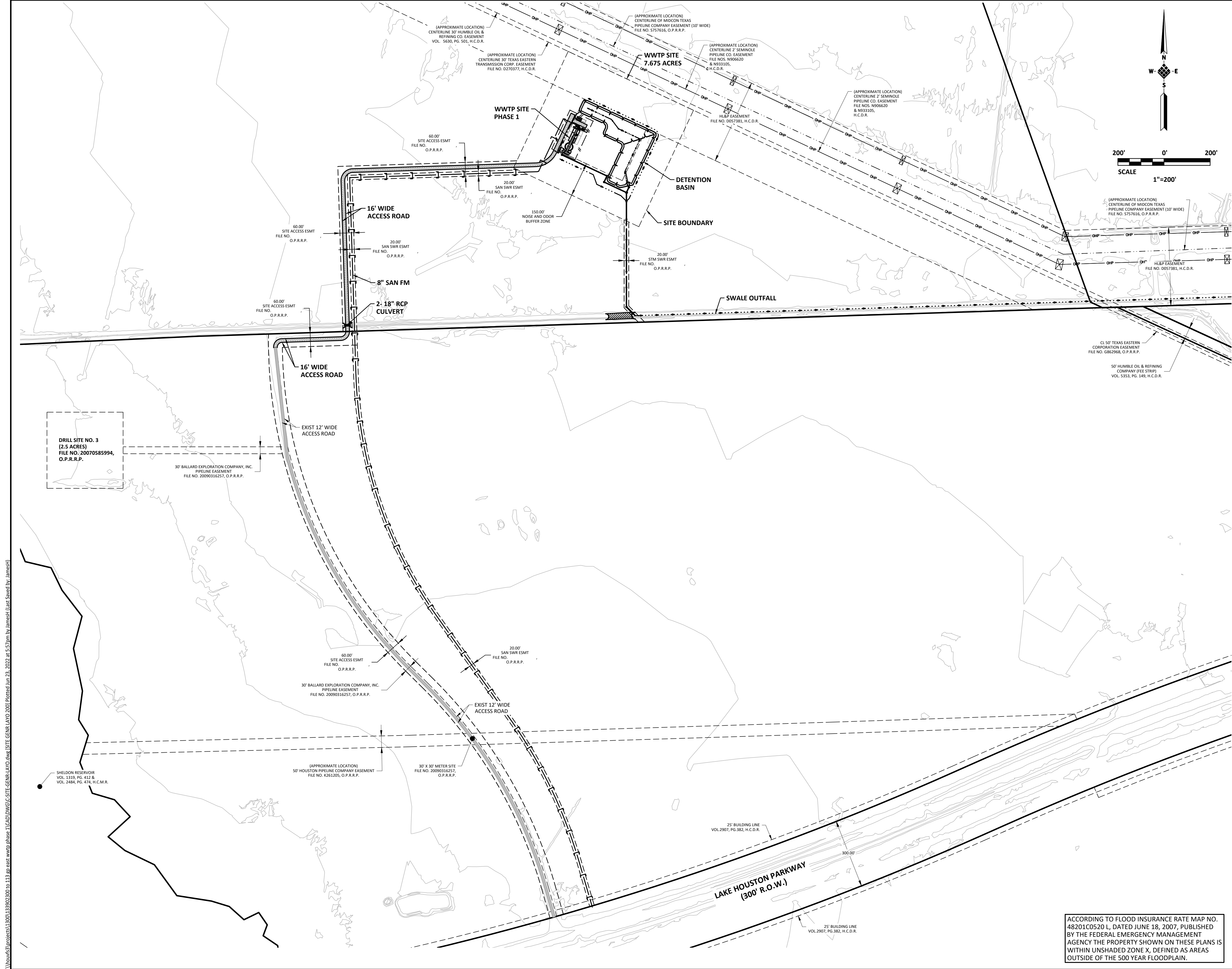
Subdivision Name: Generation Park East Wastewater Treatment Plant (DEF1)

Applicant: IDS Engineering Group

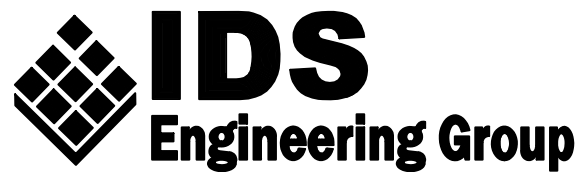


D – Variances

Aerial



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF KAMERON H. PUGH, P.E. 133249 ON 06/13/22, IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



13430 NW. Freeway Suite 700
Houston, Tx. 77040
713.462.3178
TBPE F-002726
TBPLS 10110700

APPROVED BY: KHP DATE: JUNE 2022
DESIGNED BY: ENW DRAWN BY: WJH JOB NO: 1339-023-00

**GENERATION PARK MANAGEMENT DISTRICT
EAST WASTEWATER TREATMENT PLANT
PHASE 1**

SITE OVERALL LAYOUT SHT 1

NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

WATER STORM WATER QUALITY
WASTE WATER FACILITIES
STORM WATER TRAFFIC & TRANSPORTATION/
STREET & BRIDGE

FILE NO: HORZ : 1"=200'
VERT : N/A

SHEET NO. 7 OF 00 DRAWING SCALE

FOR CITY OF HOUSTON USE ONLY

ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48201C0520 L, DATED JUNE 18, 2007, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THE PROPERTY SHOWN ON THESE PLANS IS WITHIN UNSHADED ZONE X, DEFINED AS AREAS OUTSIDE OF THE 500 YEAR FLOODPLAIN.

DWG. NO.
C-1



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1653

Plat Name: Generation Park East Wastewater Treatment Plant

Applicant: IDS Engineering Group

Date Submitted: 06/27/2022

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 proposed Generation Park East Wastewater Plant is located in Generation Park East, a development in the Harris County ETJ, east of Beltway 8 and north of North Lake Houston Parkway. Generation Park East will be served by the Generation Park Management District and the District is platting the treatment plant site to provide service to the entire development. The site was deeded to the district in 2016. A general plan has not yet been submitted for GP East, but the centrally located treatment plant will serve Generation Park South as well. Generation Park South is located along the south side of North Lake Houston Parkway and a General Plan (GP) has been submitted and approved. Both developments are intended for mid to large-scale industrial/warehouse use and the developer is preparing various parcels for marketing. In order to attract buyers, utility service must be available. The site does not have 60' of public right of way frontage per the requirement in Chapter 42-190. We are proposing a reserve restricted to wastewater plant use and requesting a variance from the requirement for 60 feet of frontage on a public right of way, instead providing access and frontage for the site via a 60-foot access easement as opposed to a public right-of-way or public access easement. Access to the site will be provided by an existing 12' wide access road for approximately half of the length of the easement. A 12' wide all-weather access road is proposed as required by the Texas Commission on Environmental Quality (TCEQ) for the remainder of the length. The access easement and road will provide the required access to a public street, North Lake Houston Parkway

Chapter 42 Section: 42-190c

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: TYPE OF RESERVE - Restricted reserve—Wastewater treatment, water production, or water repressurization; MINIMUM SIZE - 5,000 sq. ft. TYPE OF STREET OR SHARED DRIVEWAY - public street or type 1 permanent access easement MINIMUM STREET OR SHARED DRIVEWAY WIDTH - 50 feet MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE - 50 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;

Generation Park Management District has determined that this location is the best one to serve both the public and the District because the location at the center of the ultimate development allows for maximum efficiency of the wastewater system, providing the shortest possible sanitary sewer lines to the treatment site. Ultimately all areas will be incorporated into a general plan and sites will be platted as development proceeds. The interim pre-development condition does not allow for dedication of a public right-of-way directly adjacent to the treatment plant site because it is uncertain how parcels will be allocated. The dedication of public right-of-way in advance of individual site development would be impractical in that it limits the developer's flexibility in the configuration of sales parcels.

(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 necessity and ability to provide utility infrastructure in advance of individual site development. The variance being requested is to allow the proposed

wastewater treatment plant to have access from a recorded access easement. The access easement will allow for an all-weather road for the construction of the utility sites. These conditions are necessary for development to move forward and are not imposed by the applicant.

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

The access easement provides the facility with access to a public street, and The proposed access easement is 60 feet wide which meets the minimum street or shared driveway width in table 42-190c of the Code of Ordinances.

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

The proposed access easement connects to North Lake Houston Parkway. This will allow for safe, adequate ingress and egress to this area until public rights-of-way are platted. The access easement will not carry public through traffic and will not be injurious to the public health, safety, or welfare. Access to the site will be limited by a pipe gate at the end of the existing access road which connects to North Lake Houston Parkway.

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

The justification for the granting of the variance is to provide access for utility sites that are needed in order for the remainder of the site to develop.

Houston Planning Commission

ITEM: 159

Planning and Development Department

Meeting Date: 07/21/22

Subdivision Name: Generation Park South Water Plant no 1 (DEF1)

Applicant: IDS Engineering Group

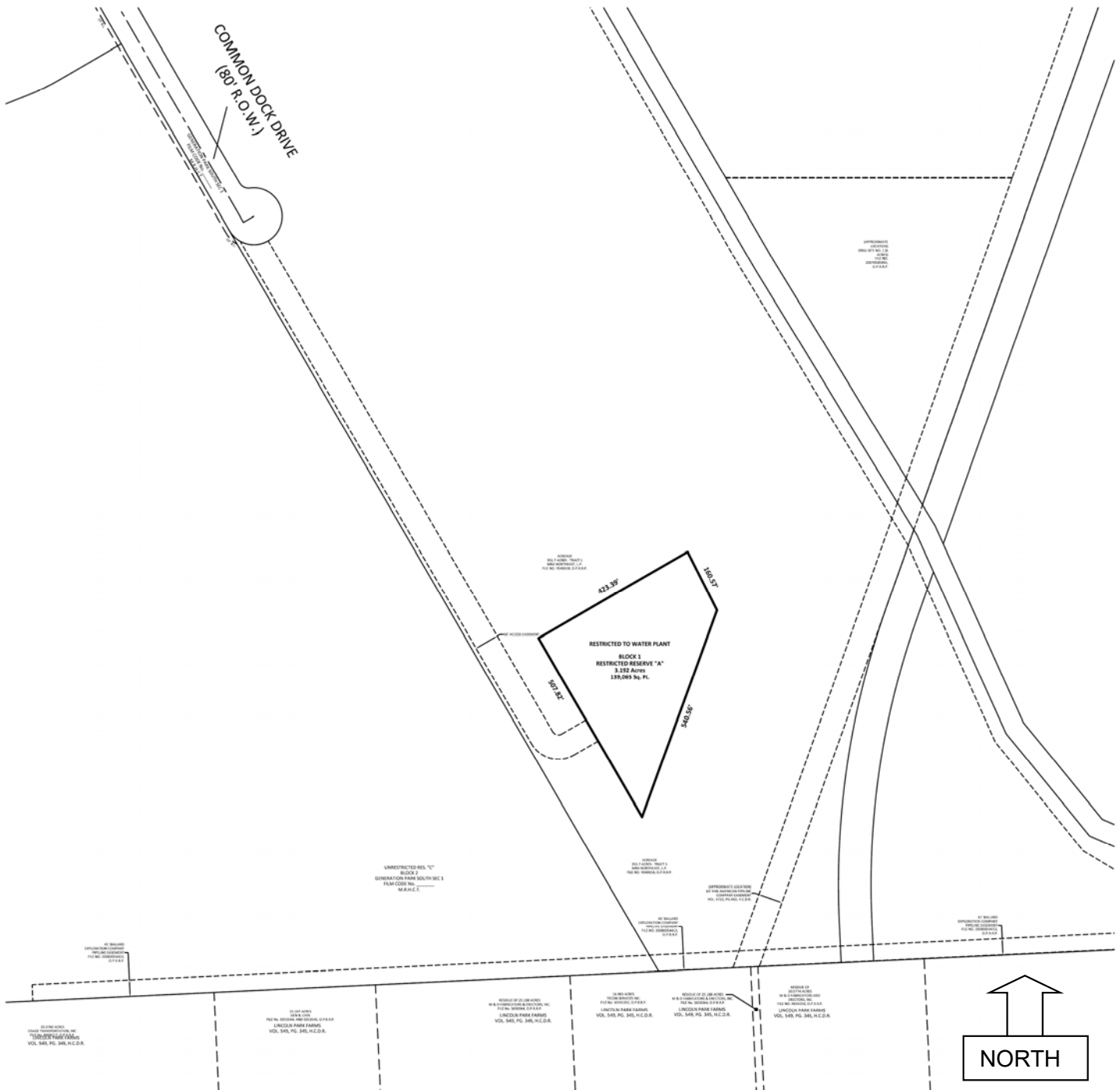


D – Variances

Site Location

Subdivision Name: Generation Park South Water Plant no 1 (DEF1)

Applicant: IDS Engineering Group



Houston Planning Commission

ITEM: 159

Planning and Development Department

Meeting Date: 07/21/22

Subdivision Name: Generation Park South Water Plant no 1 (DEF1)

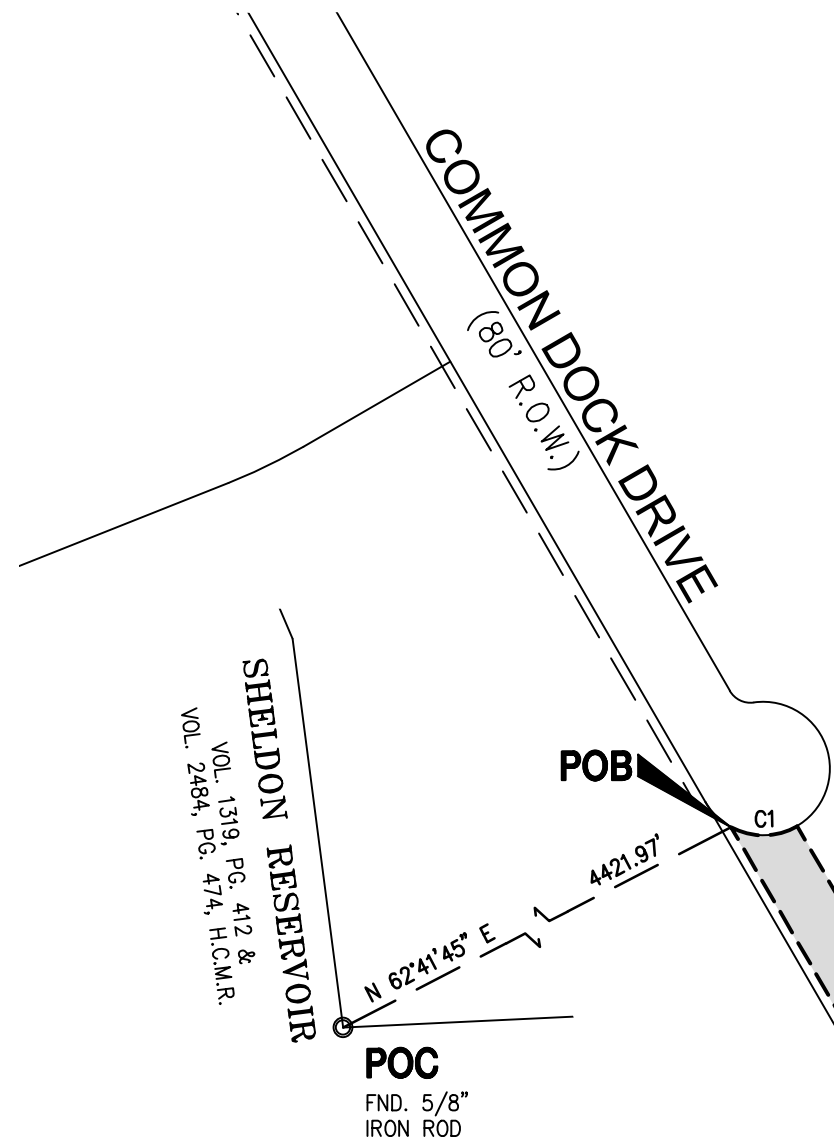
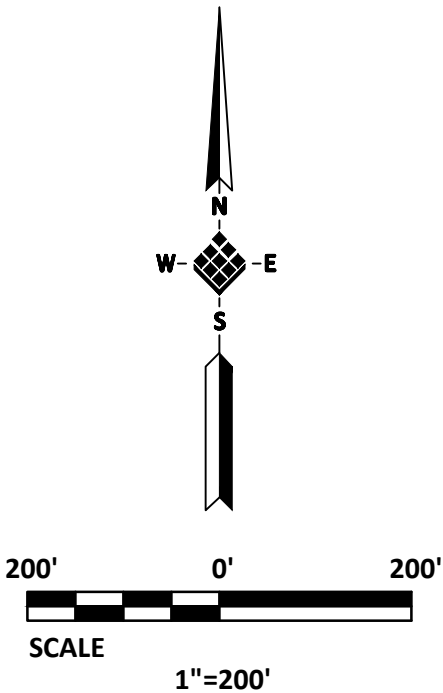
Applicant: IDS Engineering Group



D – Variances

Aerial

VICTOR BLANCO SURVEY, A-2



351.7 ACRES – TRACT 1
MEMORIAL HERMANN HOSPITAL SYSTEM
TO
MRA NORTHEAST, L.P.
FILE NO. Y040658, O.P.R.R.P.

(PARCEL WR-2-A)
RESIDUE OF W. S. SWILLEY
ESTATE TRACT
B. F. GARRETT TO W. S. SWILLEY
VOL. 916, PG. 551, H. C. D. R.

PARCEL CONDEMNATION FOR
PERPETUAL INUNDATION EASEMENT
BY UNITED STATES OF AMERICA,
VOL. 1319, PG. 412
TRANSFERRED TO CITY OF HOUSTON
UNDER
VOL. 1559, PG. 1,
THEN TO THE GAME AND FISH
COMMISSION
OF THE STATE OF TEXAS, UNDER
VOL. 2484, PG. 474, H. C. D. R.

ACCESS EASEMENT
2.1297 ACRES
(92,772 Sq. Ft.)

RESTRICTED
RESERVE "A"
BLOCK 1
139,065 Sq. Ft.
3.1925 Acres

LINE	BEARING	DISTANCE
L1	S 30°04'10" E	1395.20'
L2	N 59°55'50" E	69.00'
L3	S 30°04'10" E	60.00'
L4	S 59°55'50" W	69.00'
L5	N 30°04'10" W	1428.78'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	71.93'	69.50'	59°17'43"	N 89°09'58" E	68.76'
C2	25.13'	16.00'	90°00'00"	S 75°04'10" E	22.63'
C3	119.38'	76.00'	90°00'00"	N 75°04'10" W	107.48'

SYMBOL LEGEND

○ FOUND MONUMENT

ALL BEARINGS BASED ON THE TEXAS COORDINATE
SYSTEM OF 1983, SOUTH CENTRAL ZONE.

THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A LEGAL DESCRIPTION PREPARED BY IDS
ENGINEERING GROUP OF THE SAME CERTIFICATION DATE



13430 NW. Freeway,
Suite 700
Houston, Tx. 77040
713.462.3178

TBPE F-002726
TBPLS 10110700

ACCESS EASEMENT EXHIBIT

2.1297 ACRES (92,772 SQUARE FEET)
IN THE VICTOR BLANCO SURVEY, A-2
HARRIS COUNTY, TEXAS

DRAWN: CMG

ORIGINAL
ISSUE DATE 06/20/22

ORIGINAL
SCALE 1" = 200'

APPROVED FOR ISSUE:
WLS

JOB NO.: 1339-024-04-560



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1675

Plat Name: Generation Park South Water Plant no 1

Applicant: IDS Engineering Group

Date Submitted: 06/27/2022

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 proposed Generation Park South Water Plant No. 1 is located in the Generation Park South General Plan (GP), a development in the Harris County ETJ, east of Beltway 8 and south of North Lake Houston Parkway. The development is intended for mid to large-scale industrial/warehouse use and the developer is preparing various parcels for marketing. In order to attract buyers, utility service must be available. The water plant site does not have 60' of public right of way frontage per the requirement in Chapter 42-190. We are proposing a reserve restricted to water plant use and requesting a variance from the requirement for 60 feet of frontage on a public right of way, instead providing access and frontage for the site via a 60-foot access easement as opposed to a public right-of-way or public access easement. A 12' wide all-weather access road is proposed as required by the Texas Commission on Environmental Quality (TCEQ).

Chapter 42 Section: 42-190c

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: TYPE OF RESERVE - Restricted reserve—Wastewater treatment, water production, or water repressurization; MINIMUM SIZE - 5,000 sq. ft. TYPE OF STREET OR SHARED DRIVEWAY - public street or type 1 permanent access easement MINIMUM STREET OR SHARED DRIVEWAY WIDTH - 50 feet MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE - 50 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 access easement and road have been located at the terminal end of the proposed 80' wide street R.O.W., "Common Dock Drive" in the Generation Park South Sec 1 plat to give access to the water plant. Access will be limited by a proposed pipe gate at the end of a concrete drive which connects to the cul-de-sac of the proposed roadway. At this time, lot configuration and development plans east of the Generation Park South Sec 1 plat boundary are unknown and will be included in a future plat(s); however, this water plant site is required to provide service to the developments in the Generation Park South Sec 1 plat. When the areas east of the Generation Park South Sec 1 plat boundary are platted the proposed access easement will either be dedicated as R.O.W. for an extension of Common Dock Drive or as a type 1 permanent access easement.

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

Generation Park Management District has determined that this location is the best one to serve both the public and the District. The location allows for direct service to the one large tract currently under development. The extension of the public roadway further south is not necessary for access to the adjacent future development tracts and this is reflected in the street pattern of the GP. Another 80' R.O.W. is proposed on the General Plan which will provide the additional access to future development when it is needed.

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

The access easement will give access to the public right-of-way without conflicting with the street pattern of the GP, as it extends along the same alignment as the proposed roadway, allowing the District to access the site for operations, maintenance, and inspection. Within the access easement will be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ). The proposed access easement is 60 feet wide which meets the City of Houston site access requirements in the Groundwater Plant Design Guidelines as well as the minimum street or shared driveway width in table 42-190c of the Code of Ordinances.

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

The proposed access easement connects to the proposed street "Common Dock Drive", a street platted in the Generation Park South Sec 1 plat which gives access to North Lake Houston Parkway (The final plat is under review at this time). This will allow for adequate ingress and egress to this area. The access easement will not carry public through traffic and will not be injurious to the public health, safety, or welfare.

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

The justification for the granting of the variance is to provide access to the water plant site, which is needed for the development of the remainder of the tracts within the GP.

Houston Planning Commission

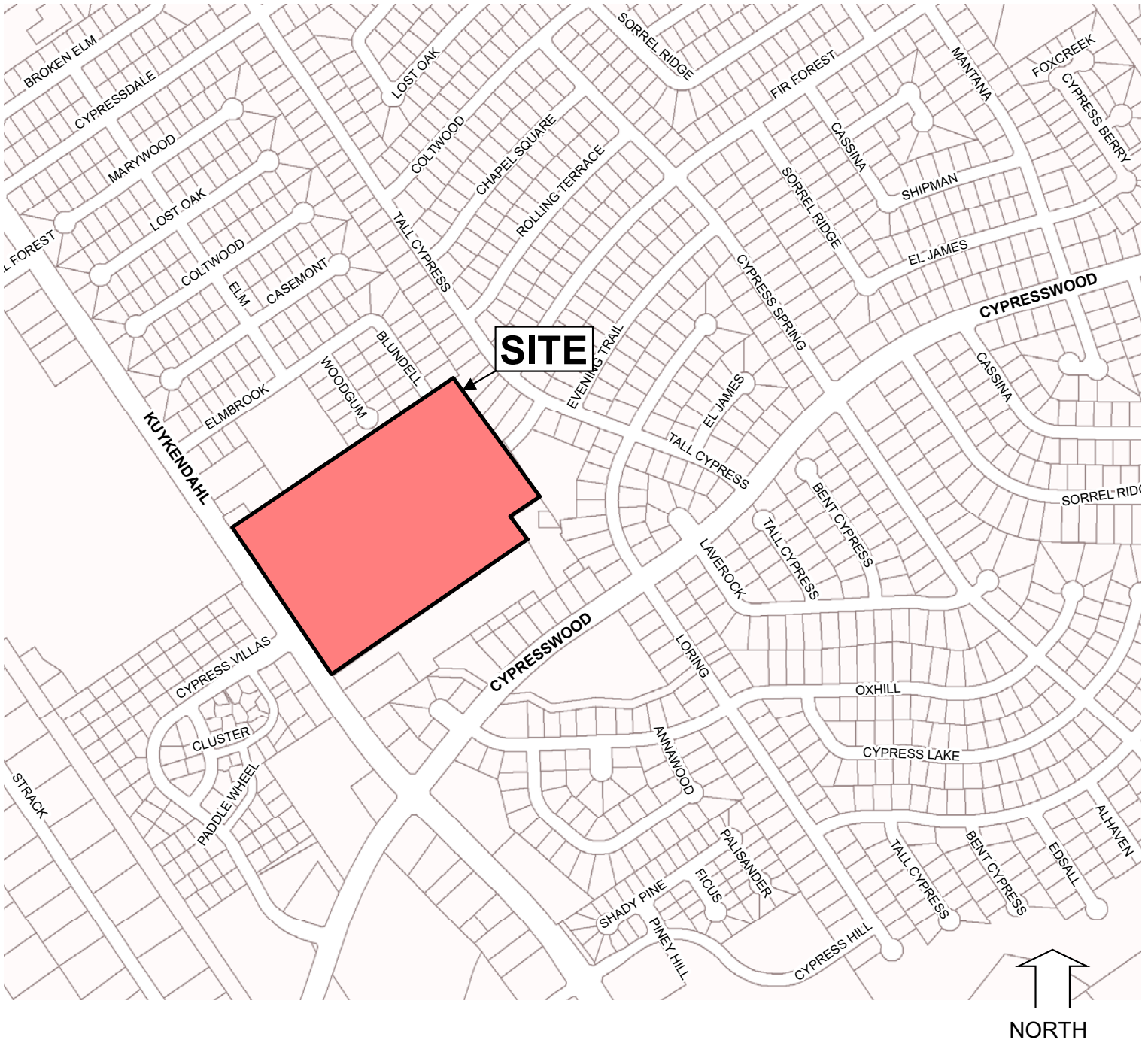
ITEM: 160

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Groves at Springwood (DEF 2)

Applicant: Core

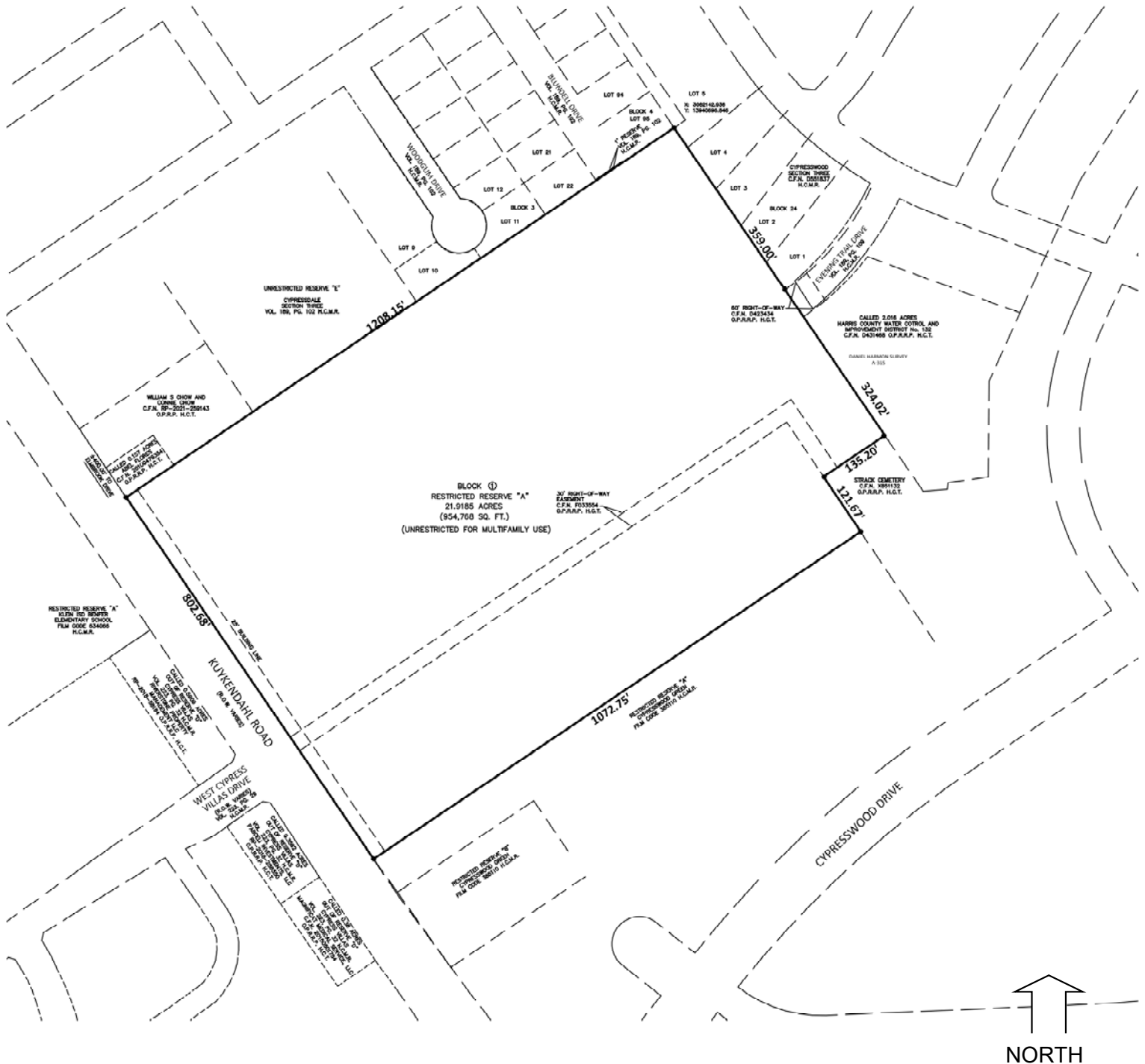


D – Variances

Site Location

Subdivision Name: Groves at Springwood (DEF 2)

Applicant: Core



D – Variances

Subdivision

Houston Planning Commission

ITEM: 160

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Groves at Springwood (DEF 2)

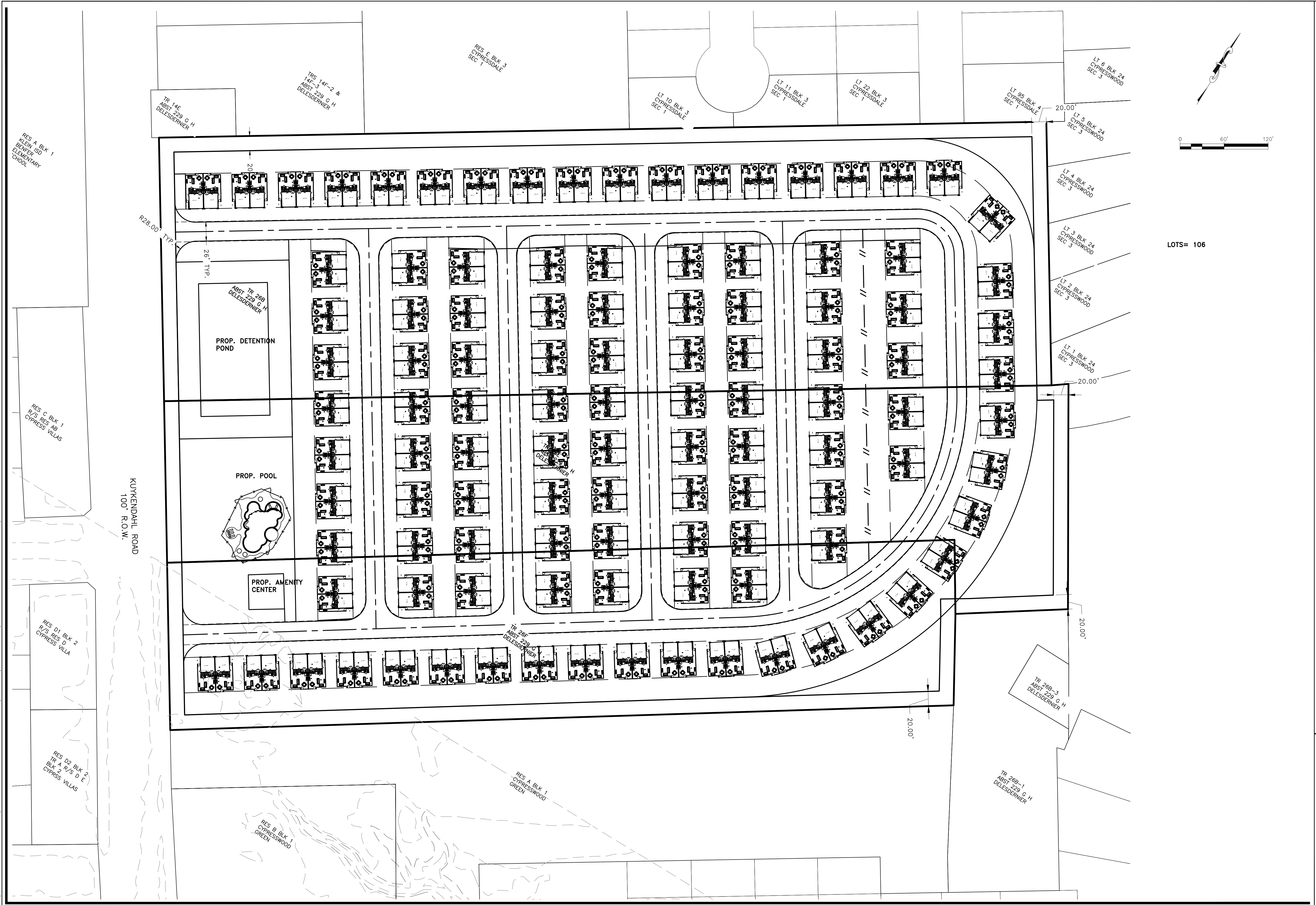
Applicant: Core



D – Variances

Aerial

S:\FEASIBILITY STUDIES MT\F00146 - KUYKENDAHL FARMS\03 CAD\DESIGN SET\22-02-01 F100146 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	1" = 60' (24x36) 1" = 120' (11x17)	SHEET	01

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

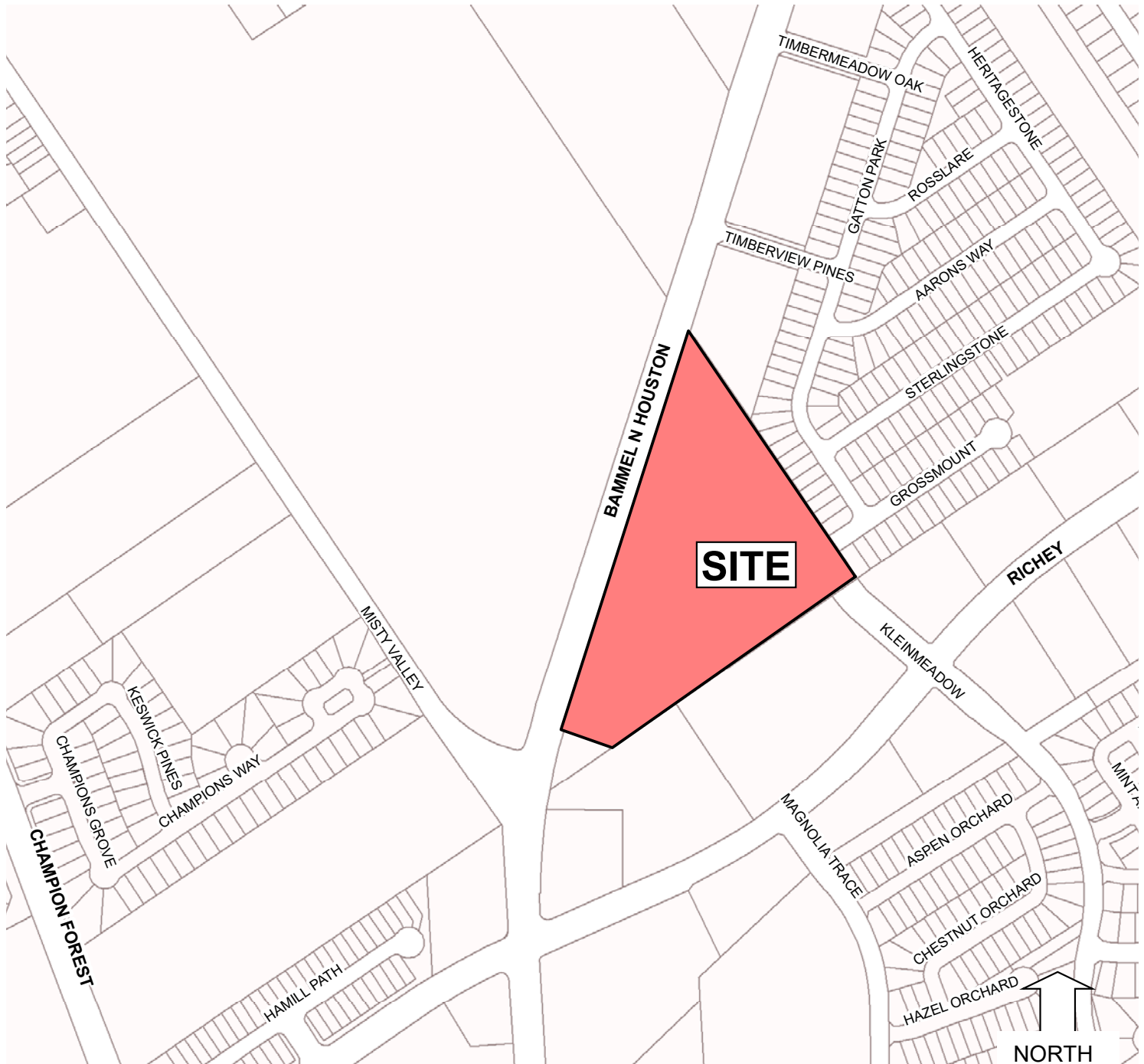
ITEM: 161

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: International Life Change Ministries (DEF 2)

Applicant: Windrose

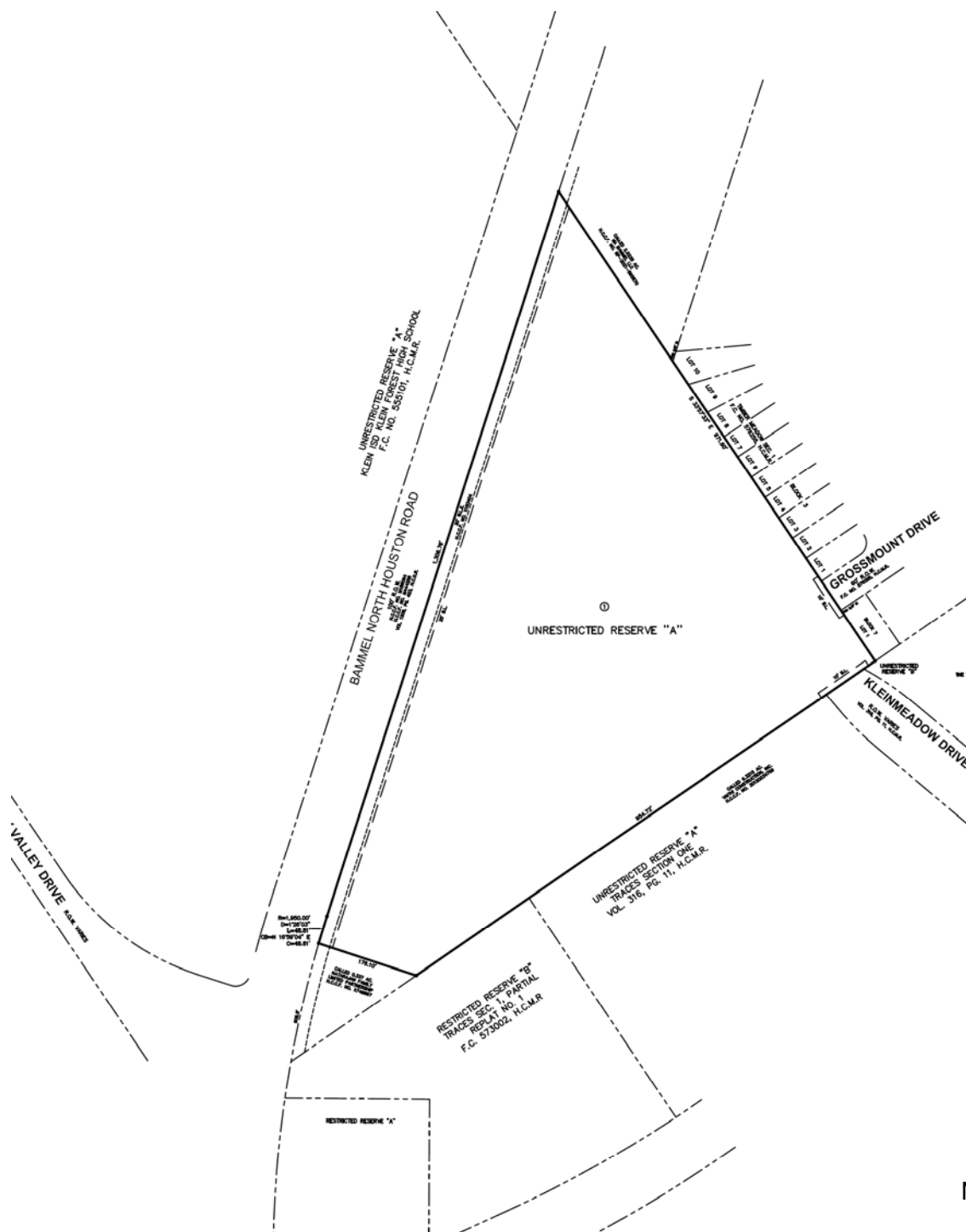


D – Variances

Site Location

Meeting Date: 07/21/2022

Applicant: Windrose



Subdivision

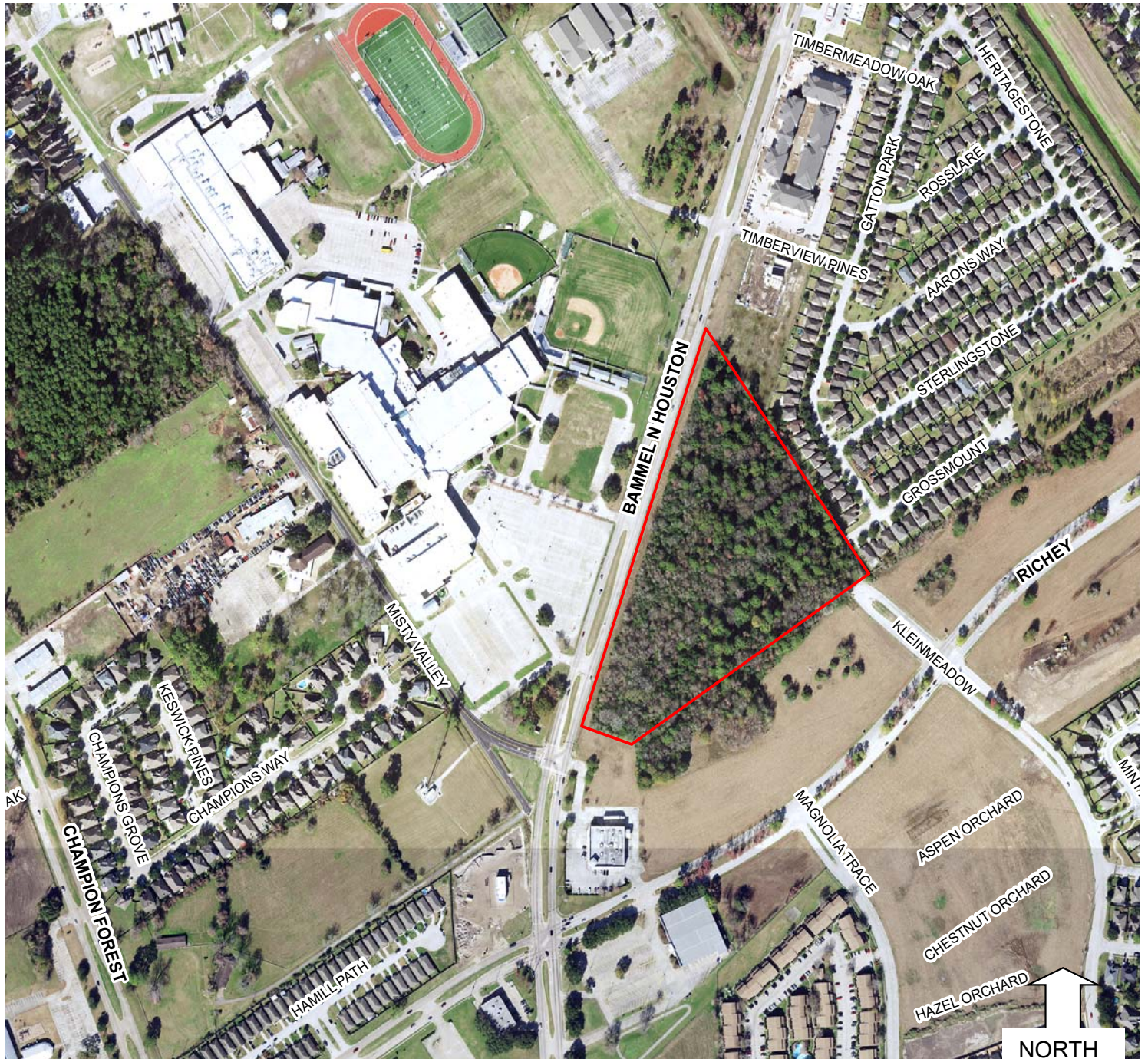
Houston Planning Commission ITEM: 161

Planning and Development Department

Meeting Date: 07/21/2022

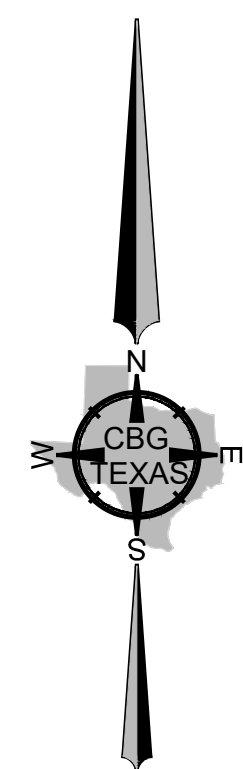
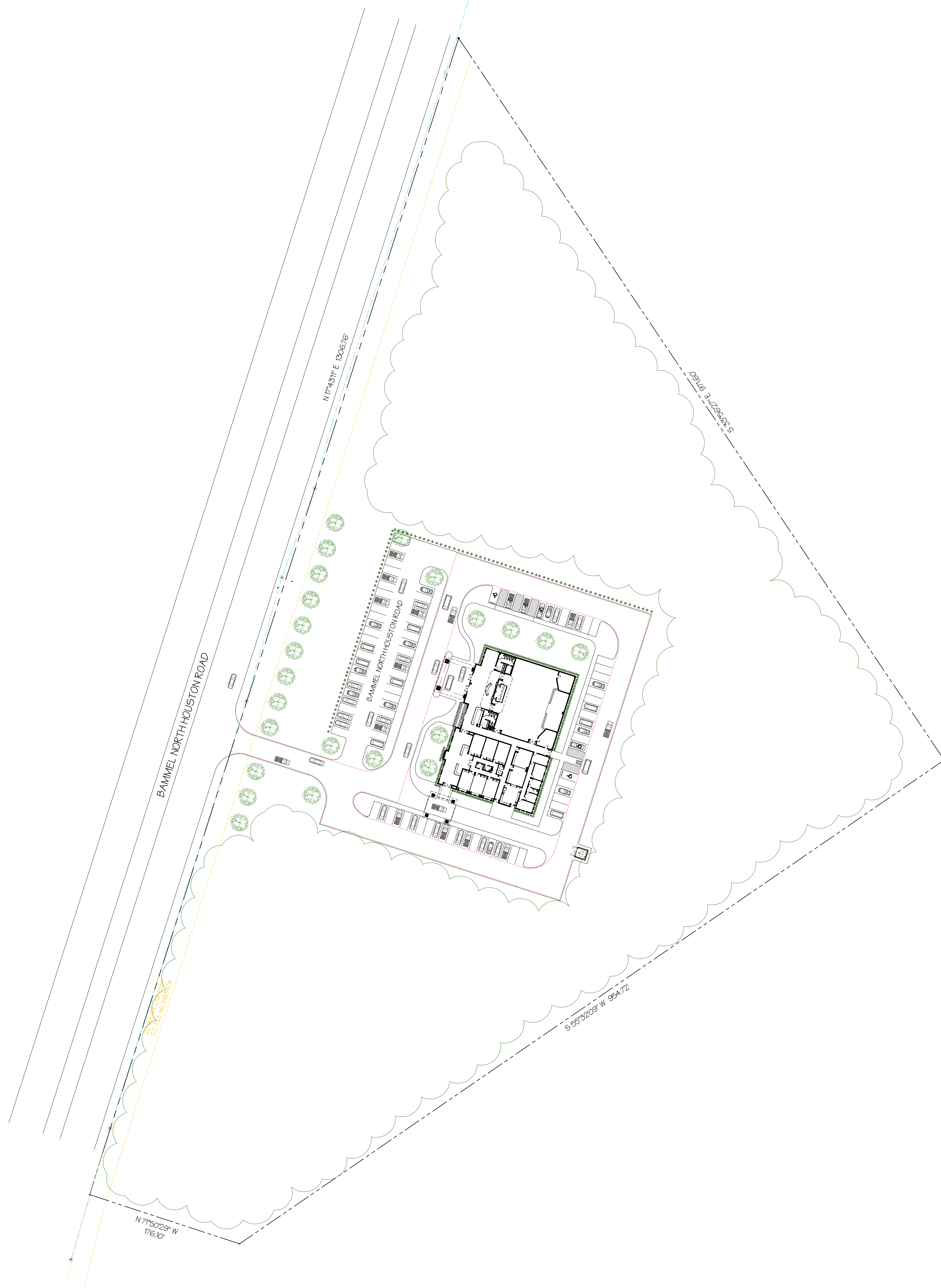
Subdivision Name: International Life Change Ministries (DEF 2)

Applicant: Windrose



D – Variances

Aerial



REV.	DATE & DESCRIPTION

LIFE CHANGE

MINISRTIES

HOUSTON, TX 77041

FOX

Consulting

Management

Engineering

Architecture

Inc.

2642 NICHOLS SAWMILL RD.

MAGNOLIA, TX 77355

P 281.252.4302

TKS

KINGDOM

STRUCTURES

TKW

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



Application Number: 2022-1562

Plat Name: International Life Change Ministries

Applicant: Windrose

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)

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

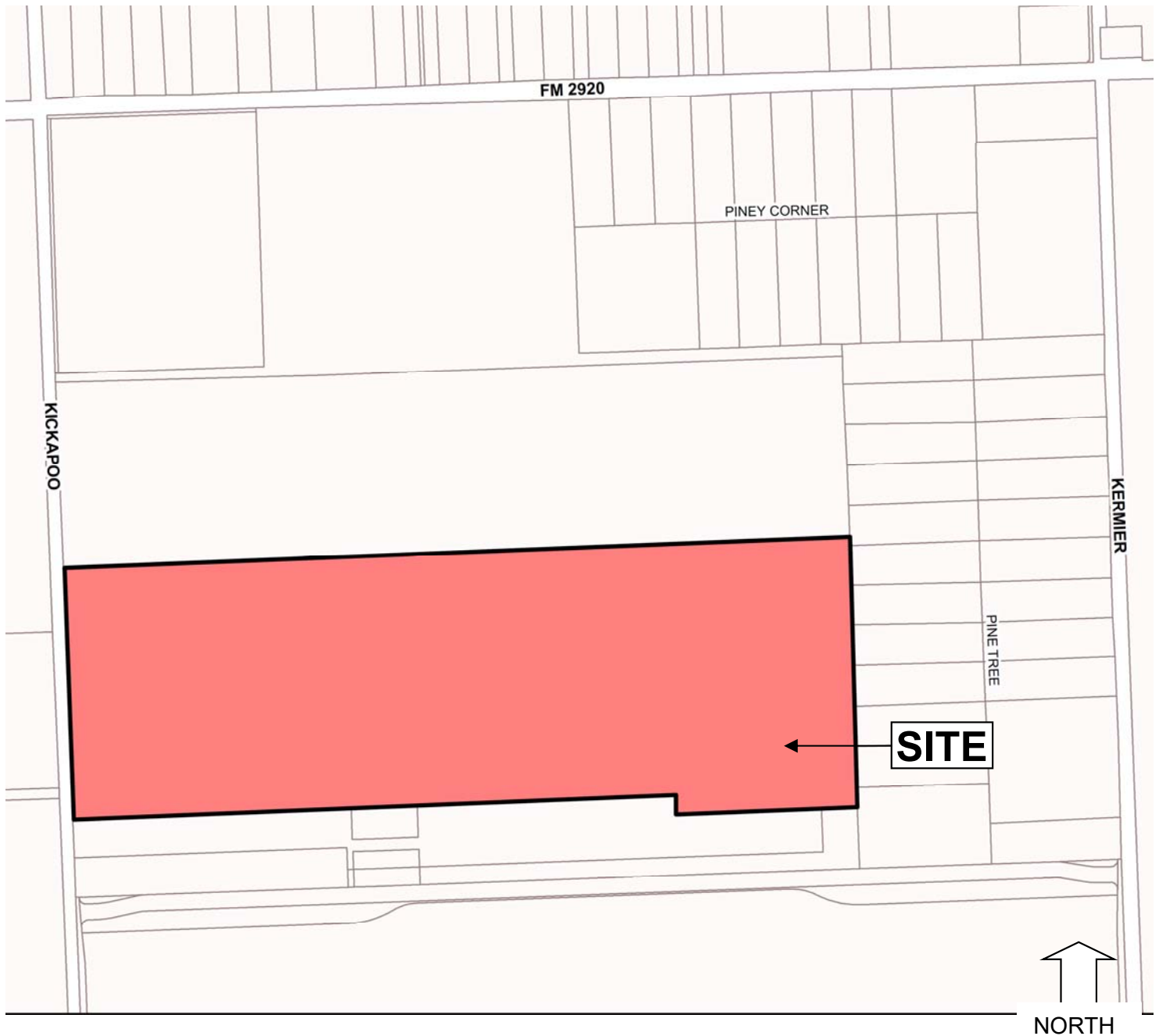
ITEM: 162

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Kickapoo Trade Center GP

Applicant: McKim and Creed



D – Variances

Site Location

Houston Planning Commission

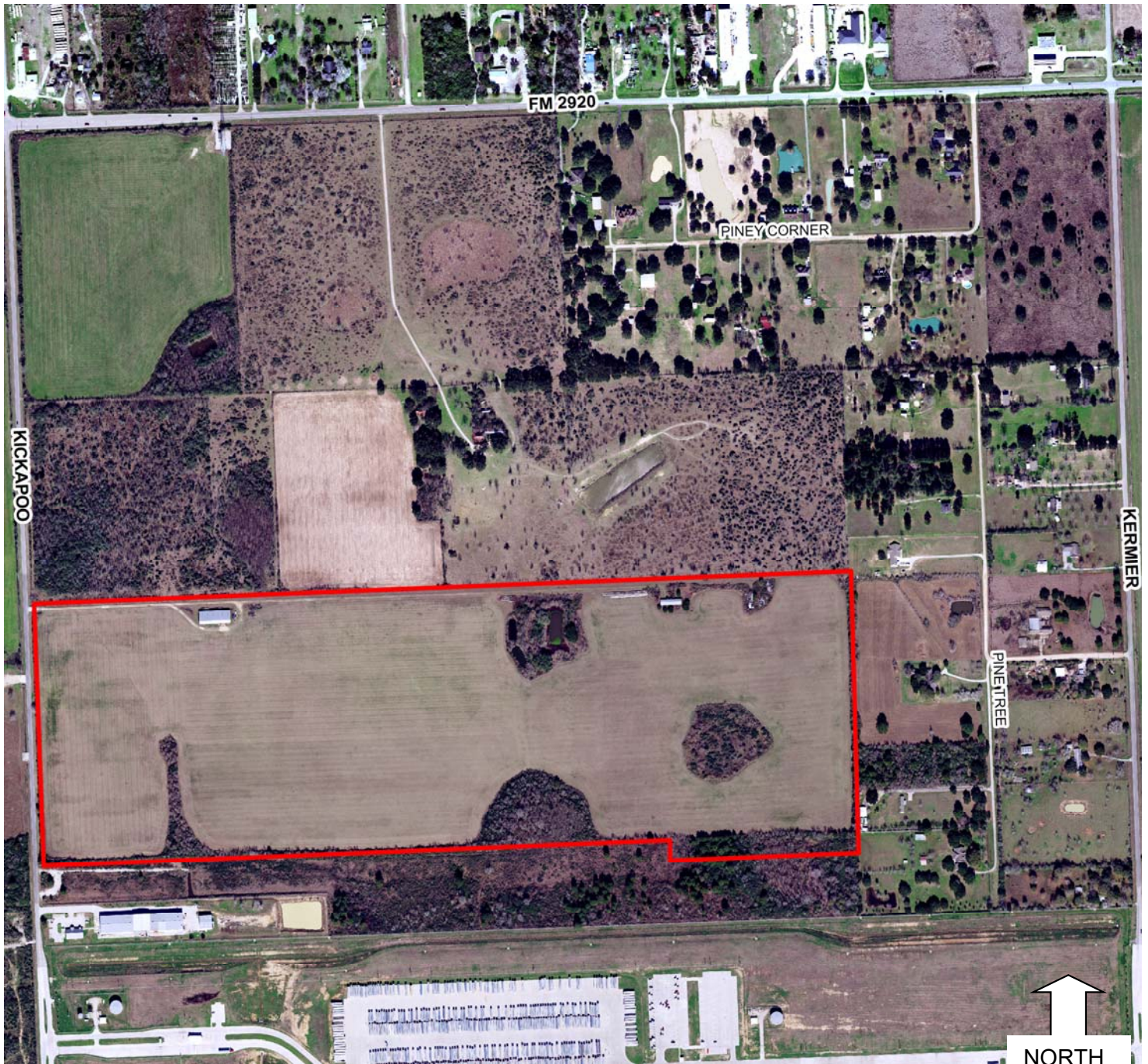
ITEM: 162

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Kickapoo Trade Center GP

Applicant: McKim and Creed



D – Variances

Aerial



Application Number: 2022-1789
Plat Name: Kickapoo Trade Center GP
Applicant: McKim and Creed
Date Submitted: 07/11/2022

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 requesting a variance from the requirement to provide a north-south local street through the property.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

Statement of Facts

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

The applicant is seeking a variance from a local street intersection to be at least every 1,400 feet. A large light industrial complex is planned for the subject tract. A public road right-of-way through this complex would not provide traffic connectivity to the area for the following reasons: (1) A right-of-way for Snowden Road, an east-west right-of-way, was dedicated as a drainage easement. A large drainage channel is now constructed in this right-of-way with additional channel width dedicated to the Harris County Flood Control District. The likelihood of Snowden Road ever being constructed in this location is remote at best. Therefore, no connectivity will be available to the south of this property. (2) Kermier Commercial was recorded to the south of this property which now houses the Daikin Texas Technology Park. No north-south road right-of-way was also dedicated through this platted property which further cuts off connectivity to the south of the subject property. (3) If a north-south public roadway cannot connect to the south, it is not logical to require a public right-of-way through the subject property which would deprive the applicant of the reasonable use of the land for the purpose intended.

(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 applicant needs this large tract for proper planning of this light industrial development. This large space conflicts with the short intersection spaces required by this section of Chapter 42. The

intended use of the property fits the surrounding land uses which are conducive to a variance from the intersection spacing.

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

The light industrial use of this property matches similar uses of property in the area. These properties need circulation within their private facilities. Controlled access points would be utilized for this access. Public road right-of-way through the property would be detrimental to these types of facilities. Planning for these large facilities sometimes conflict with certain ordinance requirements and require variances. In this case, traffic circulation in the area will not be substantially impacted by this development. Therefore, the intent and general purpose 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;

Adequate access will be provided to the subject property by controlled access points on Kickapoo Road, its westerly boundary. Access is already provided to properties to the south and east of this site. Properties to the north of this site have good access to Kickapoo Road and F.M. 2920. Therefore, the granting of this variance will not be injurious to the public health, safety, or welfare.

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

Economic hardship is not the sole justification for this variance request. This site was selected because it matched the surrounding land uses which have large light industrial uses that do not require typical local traffic circulation within the community. Local roads through this property with the use intended would be detrimental to the development and would serve no beneficial purpose to surrounding properties.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2022-1789
Plat Name: Kickapoo Trade Center GP
Applicant: McKim and Creed
Date Submitted: 07/11/2022

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 requesting a variance from the requirement to provide an east-west local street through the property.

Chapter 42 Section: 42-127

Chapter 42 Reference:

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

Statement of Facts

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

The applicant is seeking a variance from a local street intersection to be at least every 2,600 feet along Kickapoo Road. A large light industrial complex is planned for the subject tract. A public road right-of-way through this complex would not provide traffic connectivity to the area for the following reasons: (1) An unrecorded residential community exists to the east of and adjoining this property. An east-west public road extending through this community to Pine Tree Lane would bring commercial truck traffic through this community which would disturb this peaceful neighborhood. (2) Harris County Flood Central District is requiring a 210-foot wide drainage easement to be dedicated along the easterly property line of this property. A public road across this easement would require a very large drainage structure to pass that amount of stormwater flow under the roadway. This easement will also provide a buffer between the residential community to the east if the public road does not connect through. (3) For the reasons above, it does not make logical sense to connect a public road to Pine Tree Lane or beyond to the east of the subject property. Therefore, a public right-of-way through the subject property would deprive the applicant of the reasonable use of the land for the purpose intended.

(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 applicant needs this large tract for proper planning of this light industrial development. This large space conflicts with the intersection spaces required by this section of Chapter 42. The intended use of the property fits the surrounding land uses, and the east-west road connection is

not logical through the subject property. These conditions are conducive to a variance from the intersection spacing for this plat.

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

The light industrial use of this property matches similar uses of property in the area. These properties need circulation within their private facilities. Controlled access points would be utilized for this access. A public road right-of-way through the property would be detrimental to these types of facilities. Planning for these large facilities sometimes conflict with certain ordinance requirements and require variances. In this case, traffic circulation in the area will not be substantially impacted by this development. Therefore, the intent and general purpose 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;

Adequate access will be provided to the subject property by controlled access points on Kickapoo Road, its westerly boundary. Access is already provided to properties to the south and east of this site. Properties to the north of this site have good access to Kickapoo Road and F.M. 2920. Therefore, the granting of this variance will not be injurious to the public health, safety, or welfare.

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

Economic hardship is not the sole justification for this variance request. This site was selected because it matched the surrounding land uses which have large light industrial uses that do not require typical local traffic circulation within the community. Local roads through this property with the use intended would be detrimental to the development and would serve no beneficial purpose to surrounding properties.

Houston Planning Commission

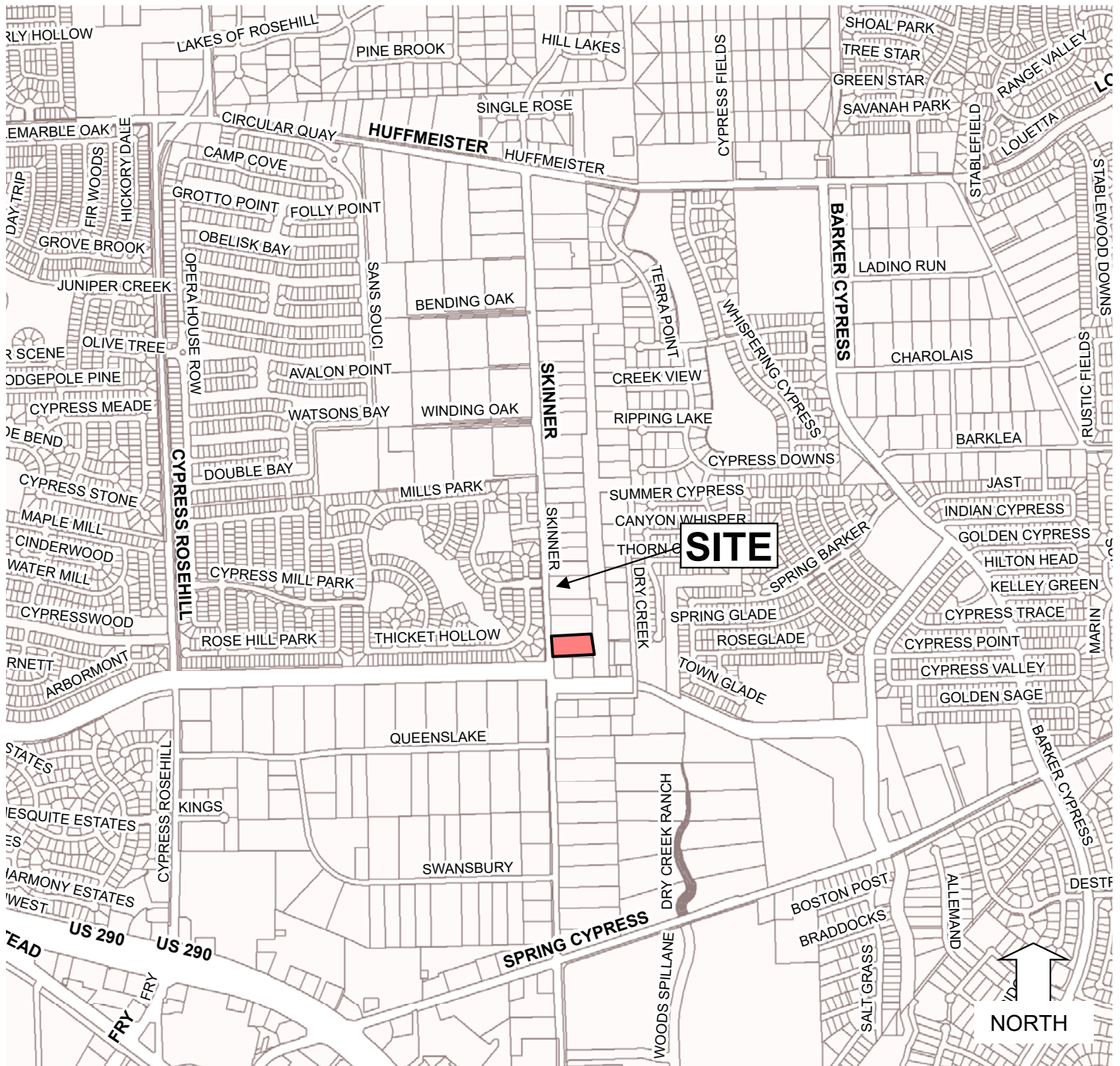
ITEM:163

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Lees Landing (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

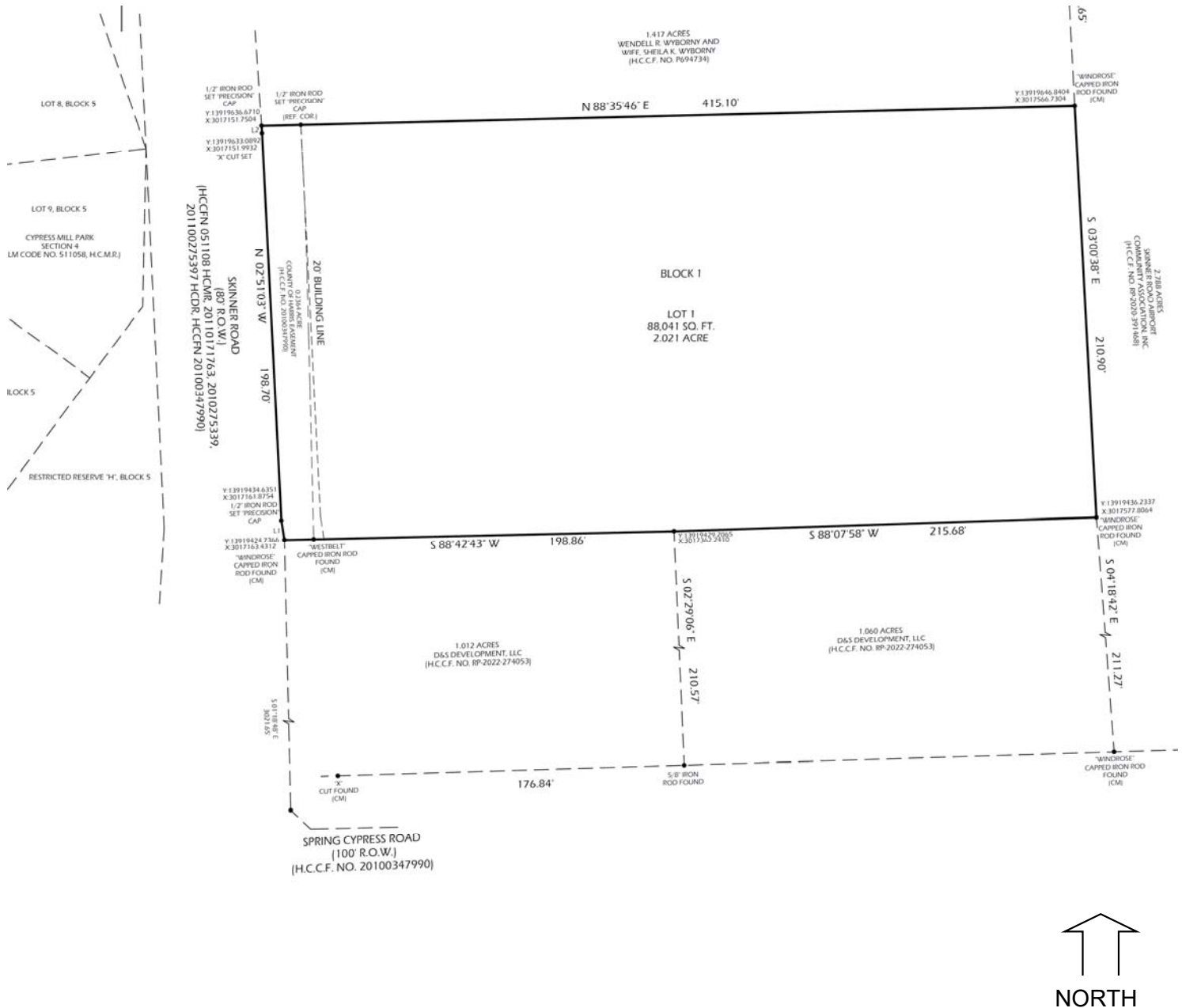
ITEM: 163

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Lees Landing (DEF 1)

Applicant: Owens Management Systems, LLC



Houston Planning Commission

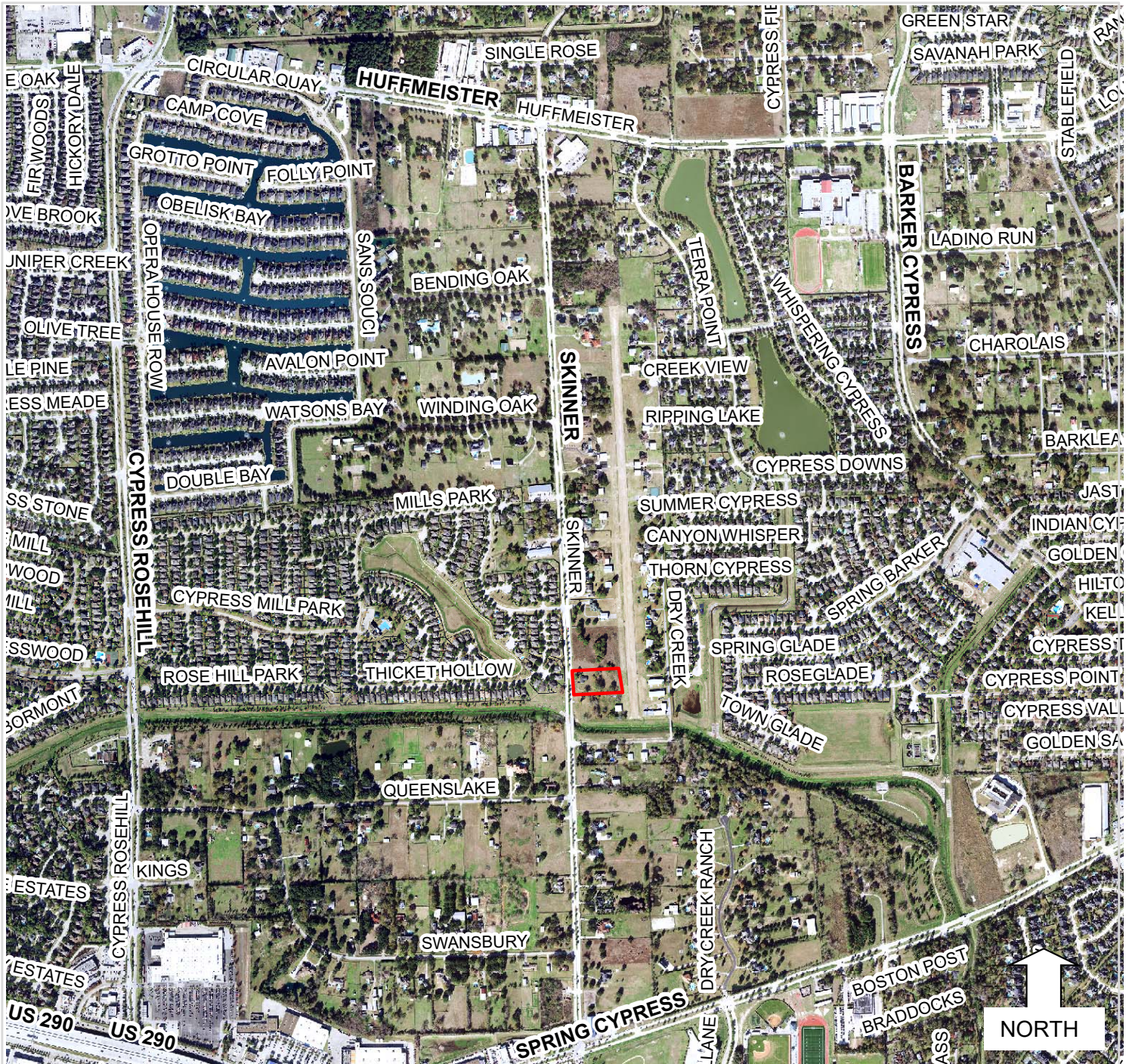
ITEM: 163

Planning and Development Department

Meeting Date: 07/21/2022

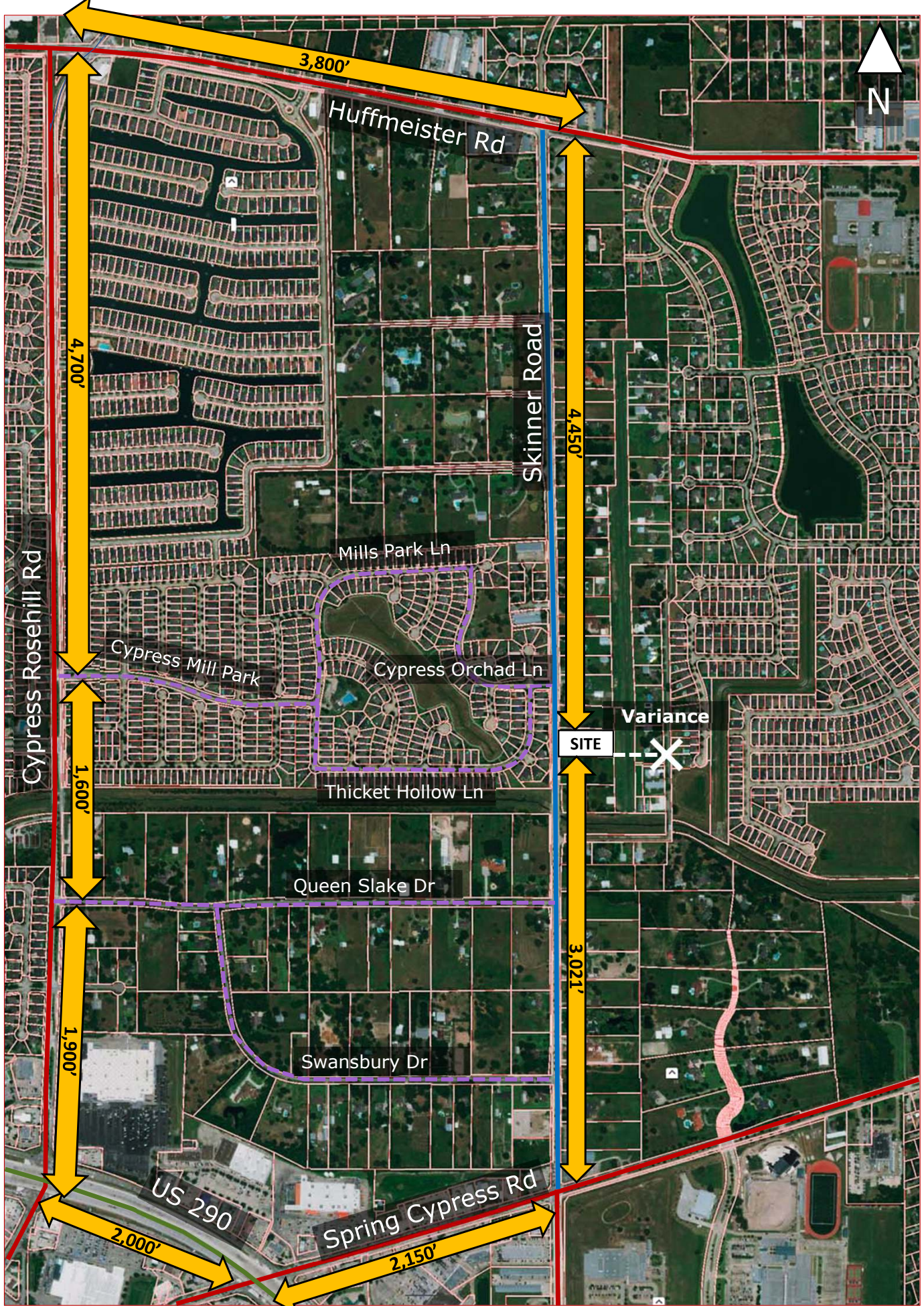
Subdivision Name: Lees Landing (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



- Major Thoroughfare
- Collector Street
- Highway
- Local Street
- Variance

VARIANCE EXHIBIT



Application Number: 2022-1666

Plat Name: Lees Landing

Applicant: Owens Management Systems, LLC

Date Submitted: 06/27/2022

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 exceed intersection spacing requirement along Skinner Road.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Sec. 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; (b) A street that intersects with a local street will satisfy the intersection length requirement of item (a)(1) of this section if the street: (1) Is a public street that intersects with two different public streets; and (2) Is not a permanent access easement.

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 Harris County's ETJ. The purpose of the plat is to create one lot. The proposed plat has frontage along Skinner Road, a collector street. A variance is being requested to exceed intersection spacing along Skinner Road by not providing an east – west street through the subject site. The distance from Spring Cypress Road, a major thoroughfare (MTF), along Skinner Road, to the subject site is approximately 3,021 feet. Strict application of the ordinance requires a street every 1400 feet along a local street. This requirement will create an impractical development by requiring a public street through the subject site that has no future connection to other streets. East of the site there are three properties and a private street before reaching the closest public street "Twisted Canyon Drive". Two out of the three properties between the site and "Twisted Canyon Drive" belong to a recorded subdivision. The probability of a street extending east at this location is very low. North of the proposed plat exist better opportunities for an east west street connection. Creek View Lane and Hasina Knoll Drive are east – west streets, out of Cypress Point Lake Estates Sec 2 and 4, that stub on the west boundary of their plat facing Skinner Road. In due time, these two stub streets will only need to cross one or two properties to connect to Skinner Road instead of three properties and a private street. Furthermore, Skinner Road, a collector street, connects to two MTF, Spring Cypress Road and Huffmeister Road. This meets the intent of Sec 42-128 (a)-(2): "One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points." In addition to this, the

general area where the site is located has a street grid system made by 3 MTFs (Huffmeister Rd, Cypress Rosehill Rd and Spring Cypress Rd), a collector street (Skinner Road), a highway (US 290) and local streets (Swansbury Dr, Queen Slake Dr, Cypress Mill Park, Mills Park Ln, Thicket Hollow Ln and Cypress Orchard Ln) that interconnect with each other as shown on the variance exhibit. This street grid system provides adequate traffic circulation on the area. Not providing an east-west street at this location will not create a negative impact to vehicular traffic since Skinner Road is a collector street with low density residential development that connects to the street grid, previously described, that provides adequate street connectivity. The owner is proposing to construct one single-family house.

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

The lack of a feasible east-west connection due to the distance and number of properties that exist between the subject site and the closest public street are not a result of a hardship created or imposed by the proposed site. East of the site there are three properties and a private street before reaching the closest public street "Twisted Canyon Drive". Two out of the three properties between the site and "Twisted Canyon Drive" belong to a recorded subdivision. The probability of a street extending east at this location is low.

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

Skinner Road is a collector street that allows for a higher volume of traffic compared to a local street. It also connects to two MTFs, Spring Cypress Road and Huffmeister Road on the north and south. This meets the intent of Sec 42-128 (a)-(2): "One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points." This allows for an adequate vehicular traffic circulation going north or south along Skinner Road. In addition to this, the general area where the site is located has a street grid system made by 3 MTFs (Huffmeister Rd, Cypress Rosehill Rd and Spring Cypress Rd), a collector street (Skinner Road), a highway (US 290) and local streets (Swansbury Dr, Queen Slake Dr, Cypress Mill Park, Mills Park Ln, Thicket Hollow Ln and Cypress Orchard Ln) that interconnect with each other as shown on the variance exhibit. This street grid system provides adequate traffic circulation on the area. This helps preserve and maintain the intent and general purpose of the ordinance by maintaining an adequate street connectivity.

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

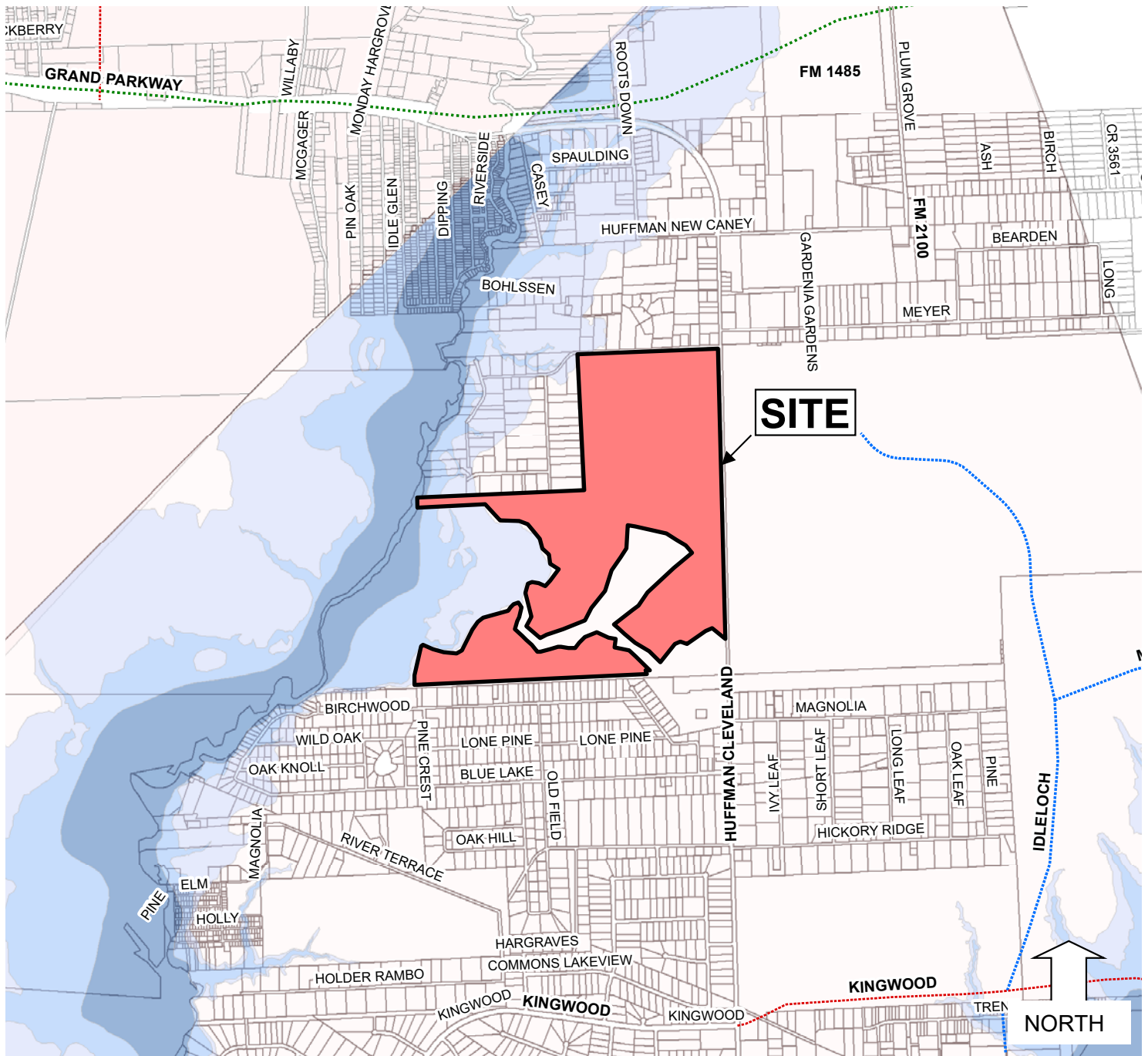
Skinner Road is a Collector Street that connects to two MTFs on the north and south side. It also has two east-west local street connections along the west side that connects to a third MTF that runs north – south, "Cypress Rosehill Rd". These points of access allow for a good street connectivity, a good vehicular traffic circulation on the area and different ways to access Skinner Road in case of an emergency. Allowing the proposed plat to exceed intersection spacing, along Skinner Road, by not providing an east-west street through the subject site will not be injurious to the public health, safety or welfare since a good street grid exists in the area.

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

The purpose of the plat is to create one lot inside a tract that is 88,041 sq. ft. in size. This will be a low-density residential development that will allow for a maximum of two units. The requirement for an east-west public street through the subject site will create an impractical development since the required street has no future connection to other streets. East of the site there are three properties and a private street before reaching the closest public street "Twisted Canyon Drive". Two out of the three properties between the site and "Twisted Canyon Drive" belong to a recorded subdivision. The probability of a street extending east at this location is very low.

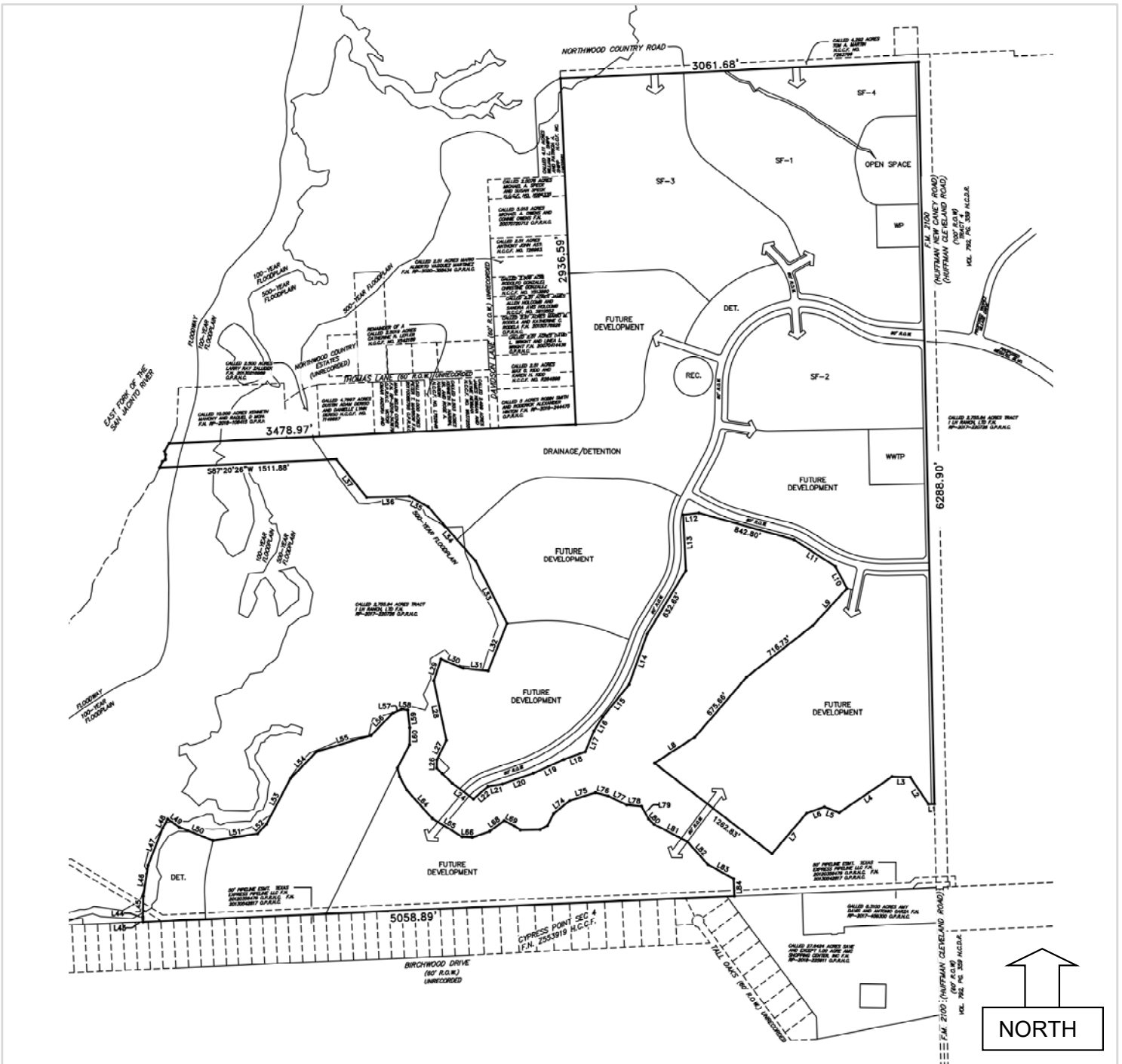
Subdivision Name: LH Ranch GP

Applicant: BGE, Inc. - Land Planning



Subdivision Name: LH Ranch GP

Applicant: BGE, Inc. - Land Planning



Houston Planning Commission

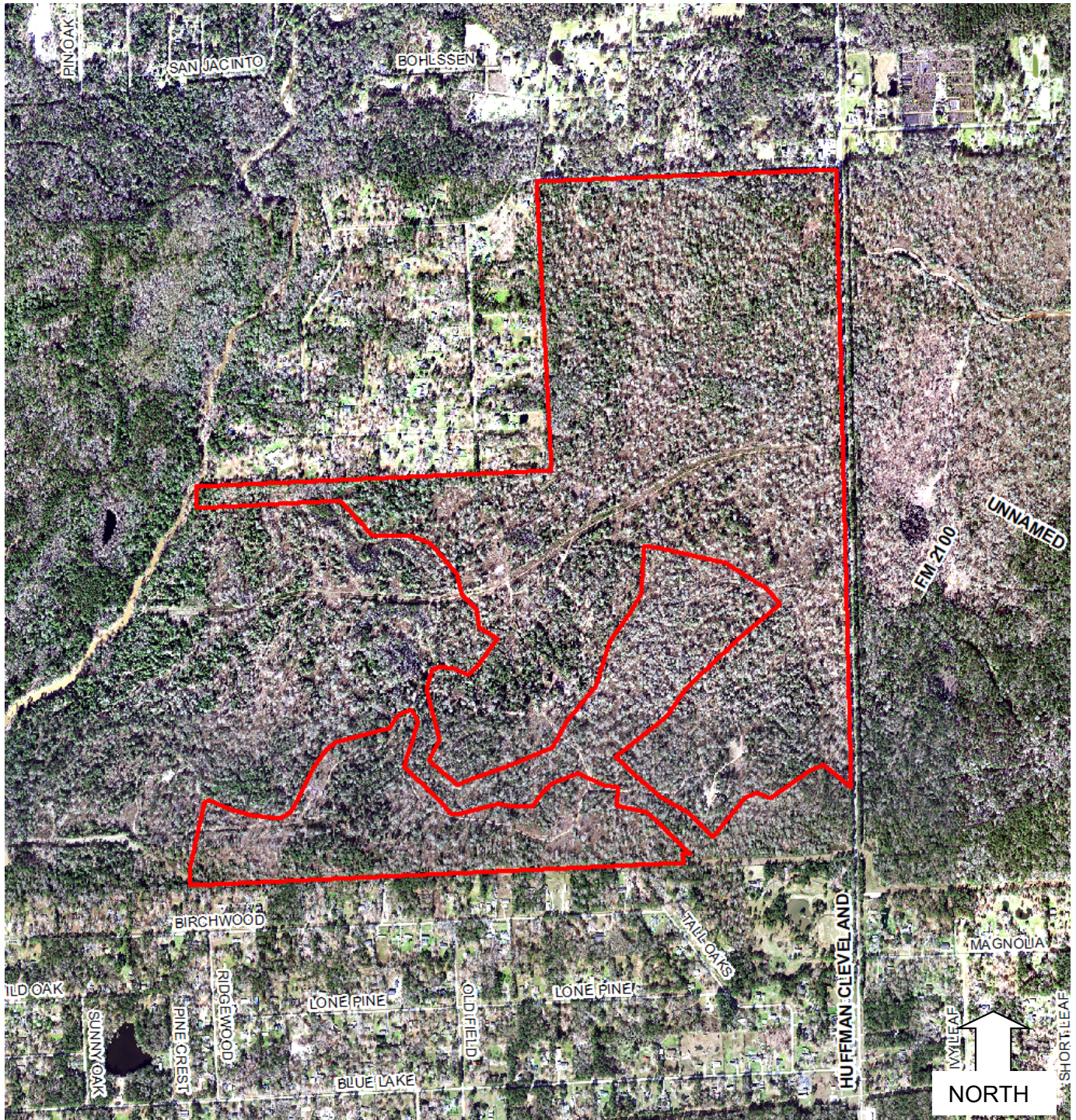
ITEM: 164

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: LH Ranch GP

Applicant: BGE, Inc. - Land Planning



D – Variances

Aerial



Application Number: 2022-1719

Plat Name: LH Ranch GP

Applicant: BGE, Inc. - Land Planning

Date Submitted: 07/08/2022

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 an east-west street and to exceed the maximum intersection spacing measurement for a distance of approximately 6,986 feet along the western boundary of the general plan.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

(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

LH Ranch is a ± 560-acre master planned community in Harris County located south of the Grand Parkway (State Highway 99), west of F.M. 2100 (Huffman-Cleveland Road), and north of F.M. 1960. The project's boundary is bounded by two unrecorded subdivisions to the north and south (Northwood Country Estates and Cypress Point, respectively), F.M. 2100 to the east, and the east fork of the San Jacinto River to the west. The development is surrounded by existing and established unrecorded subdivisions to the north and south, which are primarily characterized by lower density/large-lot single family residential lots, generally containing ranch style homes. The proposed development includes a collector street system that is designed to provide superior vehicular circulation to all portions of the proposed master planned community, and which is intended to offset the impacts of the access limitations created by the unrecorded subdivisions to the north and south, as well as the San Jacinto River to the west which will restrict circulation opportunities to the west. Phase I of the proposed development provides a collector road running north-south through the middle of the proposed community. The collector provides access to F.M. 2100 and will eventually connect to a second collector that travels east-west which will provide a second connection point to F.M. 2100 south of the main entry to the development. In addition to this collector road, the plan provides two stubs to the north which will connect to the existing Northwood Country Drive. Overall, the proposed collector system provides sufficient connections to the single-family neighborhoods and abutting major thoroughfare in a way that allows for adequate circulation within the development despite the existing constraints.

(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 east fork of the San Jacinto River, along with the existing subdivisions and major thoroughfare adjacent to the site create physical constraints and is therefore 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 is upheld by the planned major thoroughfares and Grand Parkway in the surrounding area, and internal circulation is provided in the form of the proposed collector street system and the additional local street connections to the major thoroughfare, 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 proposed collector street system in the subject site will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

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

The existing constraints established on three sides of the proposed development create limitations for local street connections, and therefore, economic hardship is not the sole justification of the variance request.



Application Number: 2022-1719

Plat Name: LH Ranch GP

Applicant: BGE, Inc. - Land Planning

Date Submitted: 07/08/2022

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

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

Specific Variance is being sought and extent of variance:

To not provide a north-south street and to exceed the maximum intersection spacing measurement for a distance of approximately 3,478 feet along a portion of the northern boundary of the general plan, and to not provide a north-south street and to exceed the maximum intersection spacing measurement for a distance of approximately 6,786 feet along a portion of the southern boundary of the general plan.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

(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

LH Ranch is a ± 560-acre master planned community in Harris County located south of the Grand Parkway (State Highway 99), west of F.M. 2100 (Huffman-Cleveland Road), and north of F.M. 1960. The project's boundary is bounded by two unrecorded subdivisions to the north and south (Northwood Country Estates and Cypress Point, respectively), F.M. 2100 to the east, and the east fork of the San Jacinto River to the west. The development is surrounded by existing and established unrecorded subdivisions to the north and south, which are primarily characterized by lower density/large-lot single family residential lots, generally containing ranch style homes. The proposed development includes a collector street system that is designed to provide superior vehicular circulation to all portions of the proposed master planned community, and which is intended to offset the impacts of the access limitations created by the unrecorded subdivisions to the north and south, as well as the San Jacinto River to the west which will restrict circulation opportunities to the west. Phase I of the proposed development provides a collector road running north-south through the middle of the proposed community. The collector provides access to F.M. 2100 and will eventually connect to a second collector that travels east-west which will provide a second connection point to F.M. 2100 south of the main entry to the development. In addition to this collector road, the plan provides two stubs to the north which will connect to the existing Northwood Country Drive. Overall, the proposed collector system provides sufficient connections to the single-family neighborhoods and abutting major thoroughfare in a way that allows for adequate circulation within the development despite the existing constraints.

(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 east fork of the San Jacinto River, along with the existing subdivisions and major thoroughfare adjacent to the site create physical constraints and is therefore 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 is upheld by the planned major thoroughfares and Grand Parkway in the surrounding area, and internal circulation is provided in the form of the proposed collector street system and the additional local street connections to the major thoroughfare, 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 proposed collector street system in the subject site will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

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

The existing constraints established on three sides of the proposed development create limitations for local street connections, and therefore, economic hardship is not the sole justification of the variance request.

Houston Planning Commission

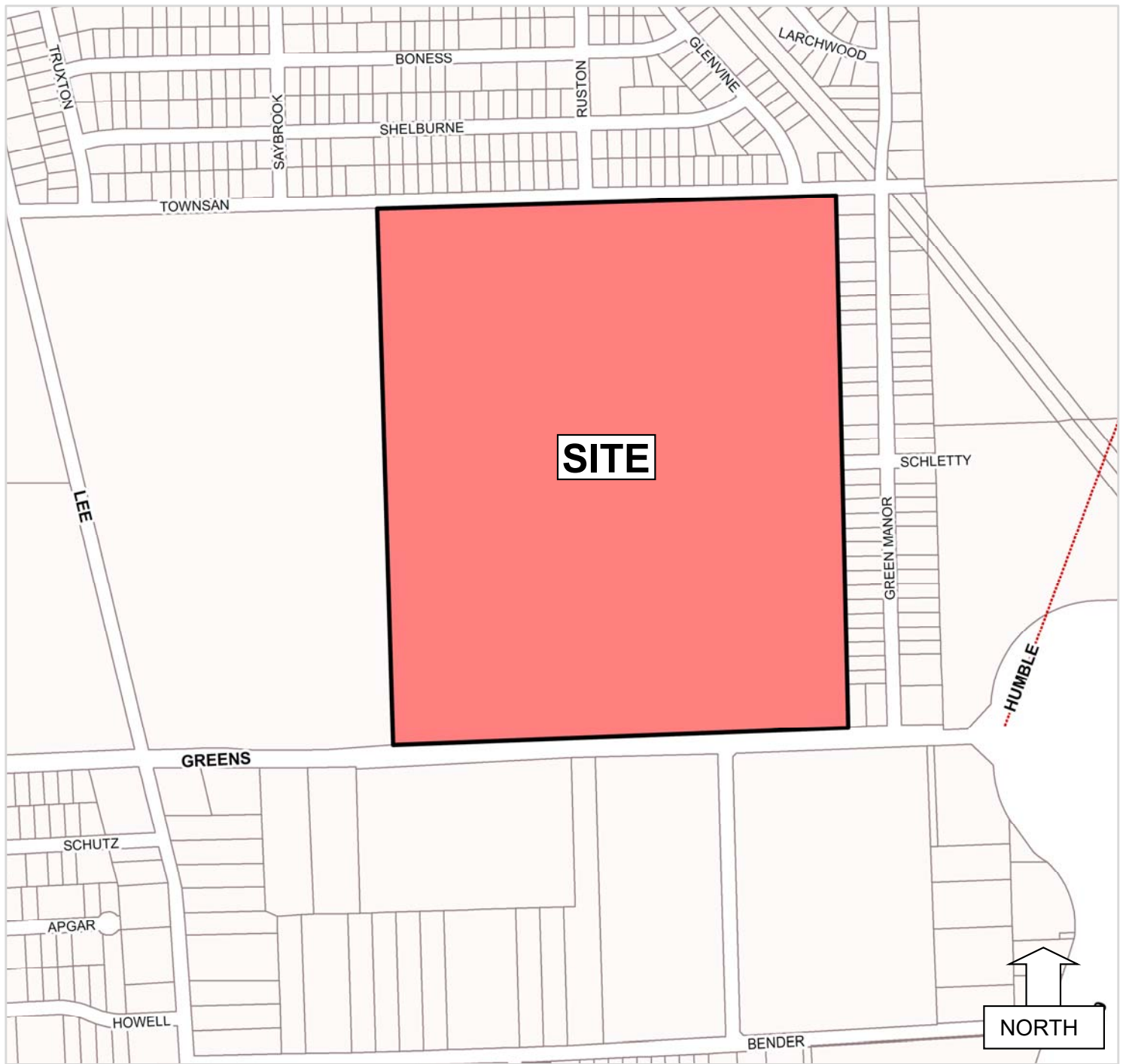
ITEM: 165

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Nexus Logistics Park (DEF 1)

Applicant: Windrose

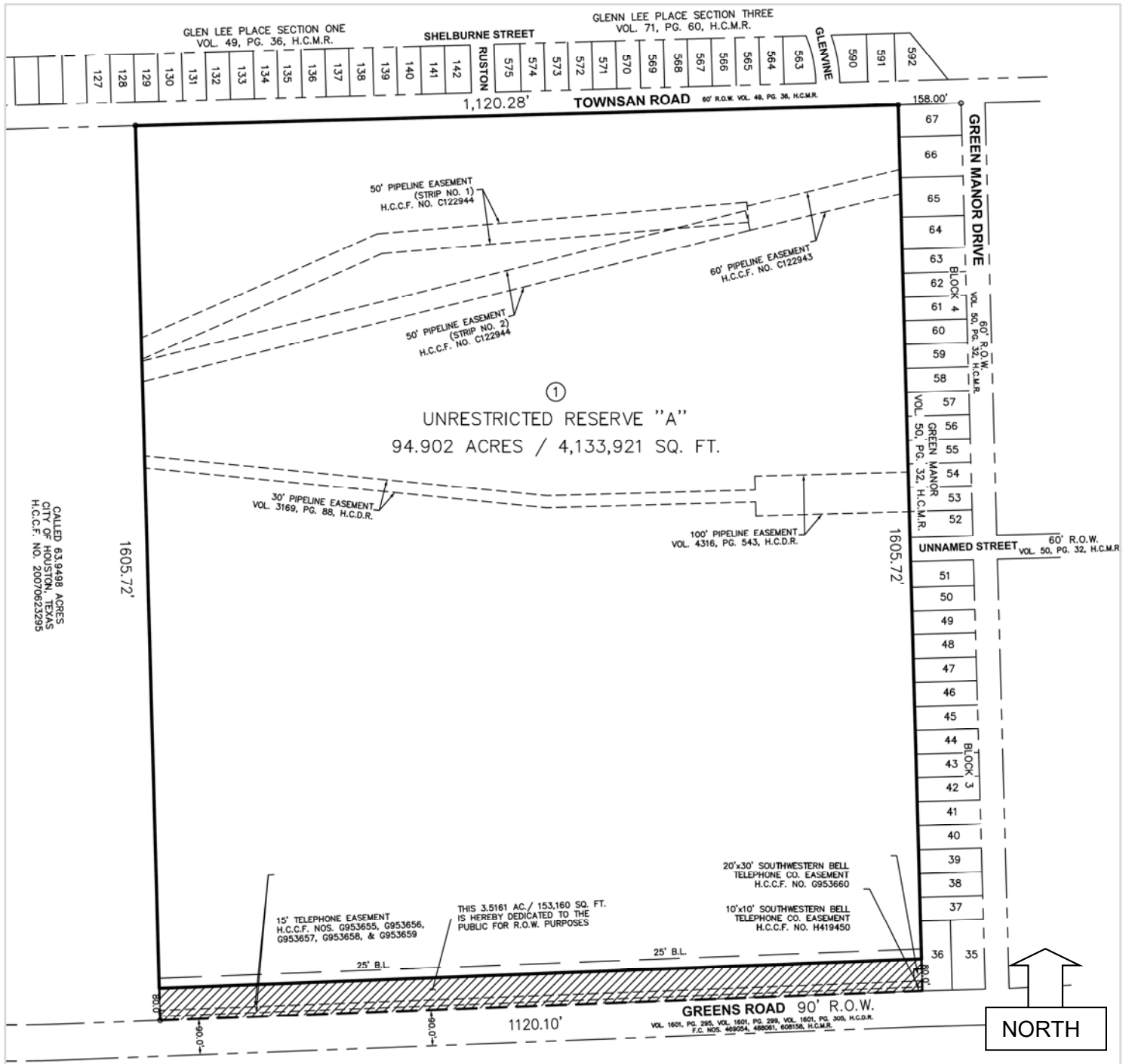


D – Variances

Site Location

Subdivision Name: Nexus Logistics Park (DEF 1)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

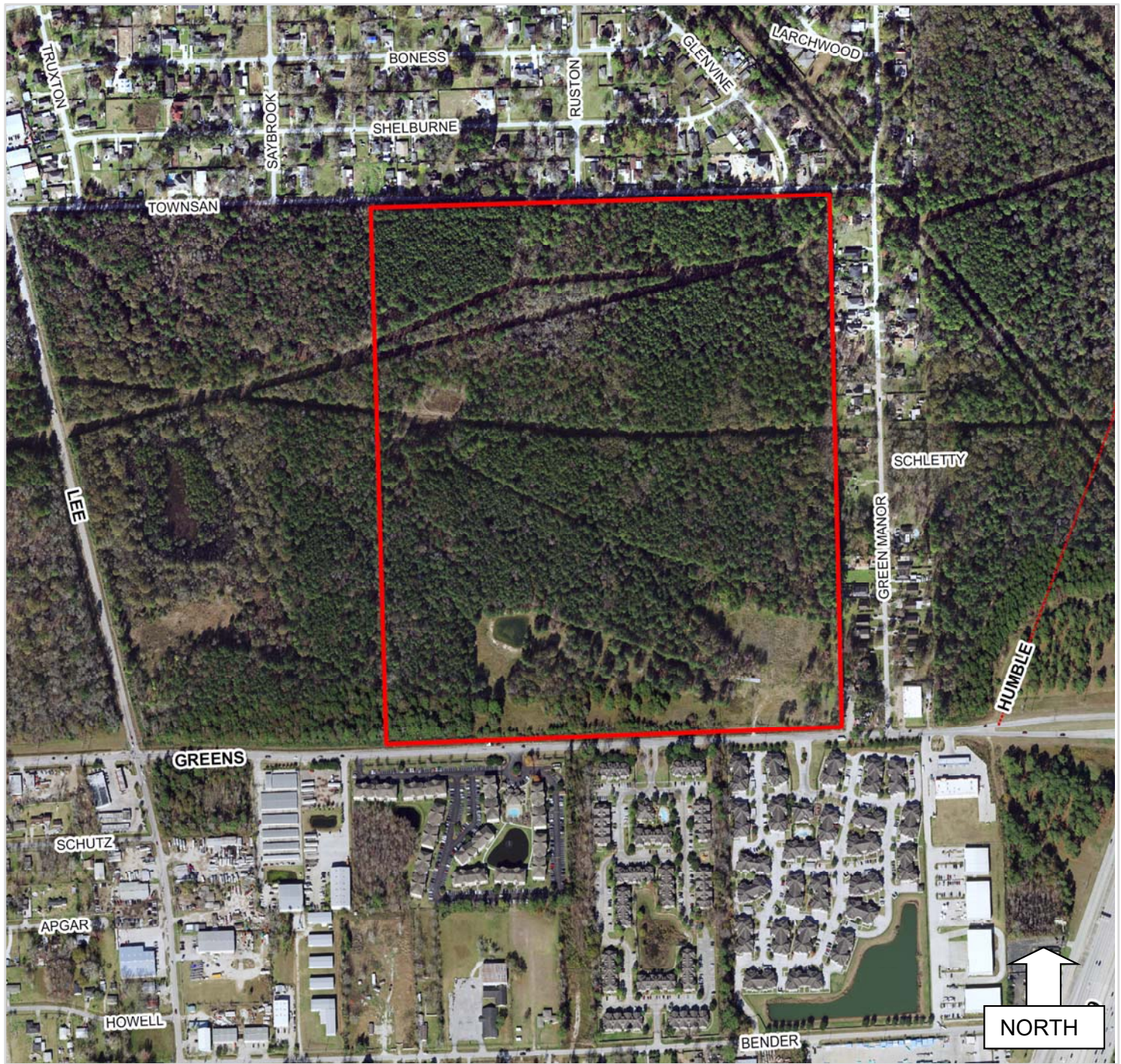
ITEM: 165

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Nexus Logistics Park (DEF 1)

Applicant: Windrose



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1472

Plat Name: Nexus Logistics Park

Applicant: Windrose

Date Submitted: 06/11/2022

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

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

Specific Variance is being sought and extent of variance:

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

Chapter 42 Section: 128, 134

Chapter 42 Reference:

Sec. 42-128 "Intersections of local streets" paragraph (a)(1) states: (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; Sec. 42-134 "Street extension" Paragraph (a) states that, "A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted"

Statement of Facts

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

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

The subject property consists of 98.418 acres located 158 feet west of Green Manor Drive between Greens Road to the south and Townsan Road to the north. The applicant is platting the property to construct an industrial cross dock building of 567,140 square feet. The intended use is highly compatible as the site is so close to George Bush International Airport and the surrounding area is characterized by heavy manufacturing, logistics, and rail facilities. Because the western boundary of the site is more than 1,400 feet from Green Manor Drive and because it is 2,227 feet between Greens Road and Townsan Road, the City's Subdivision Regulations require additional east/west and north/south local streets through the applicant's site to meet intersection spacing requirements. Additionally, there is an unimproved right-of-way that abuts the site's eastern boundary. Unusual physical characteristics created by numerous volatile pipeline corridors and the prevailing development character affect the subject property and make the dedication of additional streets impractical and contrary to the public's best interests. The site is crisscrossed by two volatile pipelines. These lines contribute to the applicant's inability to develop the entire northern half of

the site. Further, any street extensions coming south from Townsan Road would have to cross both pipeline corridors at 90-degree angles, which creates an unreasonable exaction for the applicant and an undesirable situation for the City and the pipeline companies. Further the City of Houston is at 90% completion on plans to condemn 17 acres at the southeast of the property for a detention pond. This is in addition to the 80' of right of way applicant is proposing to dedicate along Greens Road. The incompatibility of a dense street network with the prevailing land uses, the existence of the pipeline corridors, and the extensive percentage of undevelopable land due to proposed takings provide justification to not require additional east/west or north/south streets across the site. The attached memo and exhibit from the applicant's H&H engineer, show that due to the existing overflow from Reinhart Bayou, the northern portion of the tract is undevelopable. Any proposed buildings would block the overflow path and adversely impact the existing subdivisions to the north and east. Additionally, any proposed detention ponds are limited by the pipelines and the existing and proposed drainage infrastructure in the City ROW. The ponds that are proposed have to be pumped and any additional runoff volume would cause the drawdown of the ponds to exceed 48 hours, which is the maximum allowable time due to the proximity to the airport.

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

The prevailing development pattern, extensive land taking, existing overflow from the bayou, and unusual physical characteristics are the justifications for the requested variance. The volatile pipelines that bisect the site in an east/west direction leave no viable path for new north/south streets. Because of their position, they would also push a new east/west street too far to the south to meet intersection spacing guidelines. The detention pond proposed by TXDOT would make 17 acres undevelopable, in addition to 3 acres taken by the proposed right of way dedication. Most importantly, the developments in the area have more than adequate access via the existing street network and requiring unnecessary east/west or north/south streets through the site is an undue hardship that deprives the applicant of reasonable use of their land.

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

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

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

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

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

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



CITY OF HOUSTON

Planning and Development

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

June 16, 2022

NOTICE OF VARIANCE

PROJECT NAME: Nexus Logistics Park

REFERENCE NUMBER: 2022-1472

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Greens Road and Townsan Road, east of Green Manor Drive and west of Lee 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.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed local street intersection spacing requirements by not providing any new public streets through the subject site and to not extend nor terminate in a cul-de-sac the unimproved right-of-way along the site's eastern border. 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, July 7, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted 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 at 713-458-2281. You may also contact Tamara Fou with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission

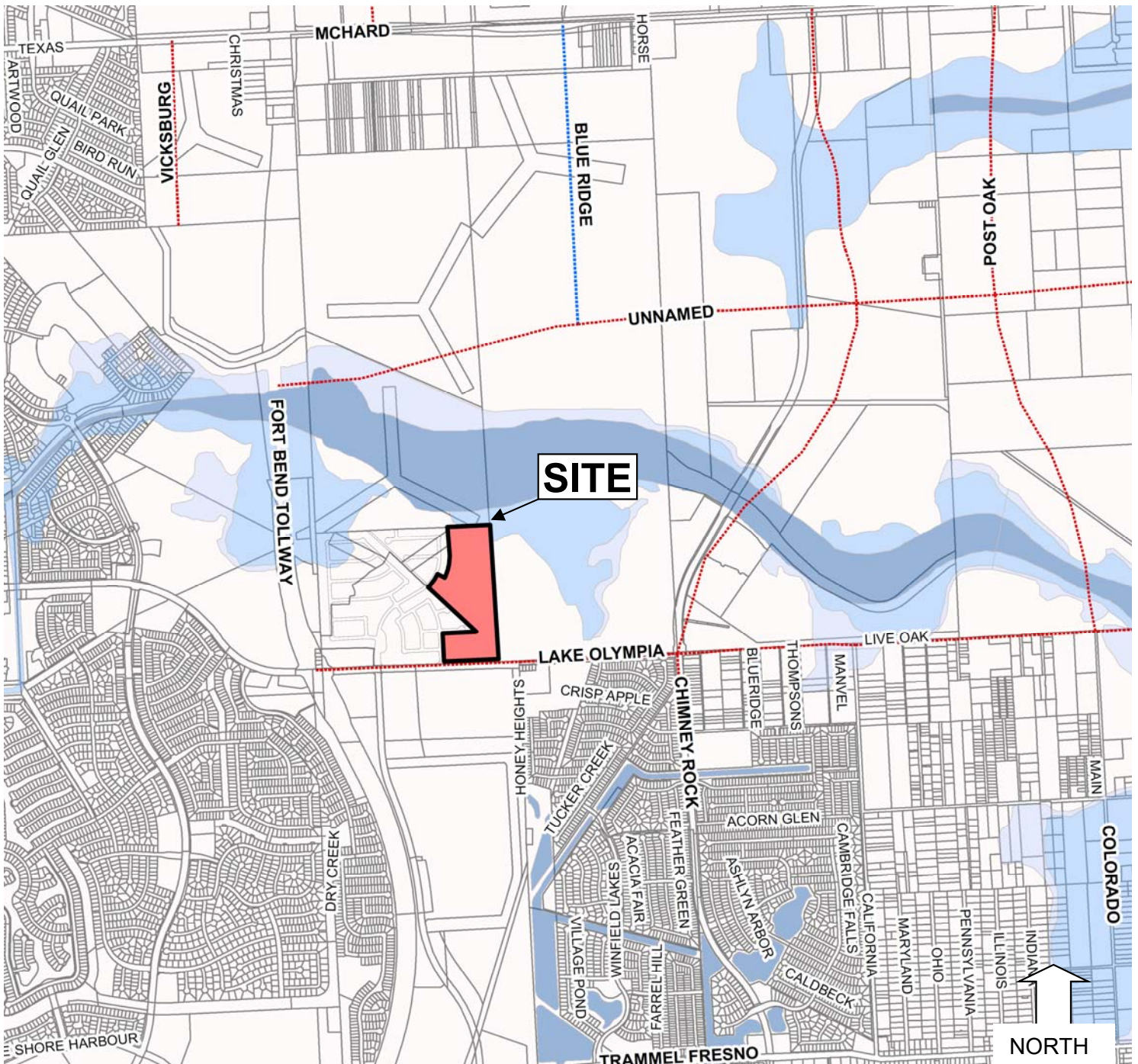
ITEM: 166

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Olympia Falls Reserves (DEF 1)

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



D – Variances

Site Location

Houston Planning Commission

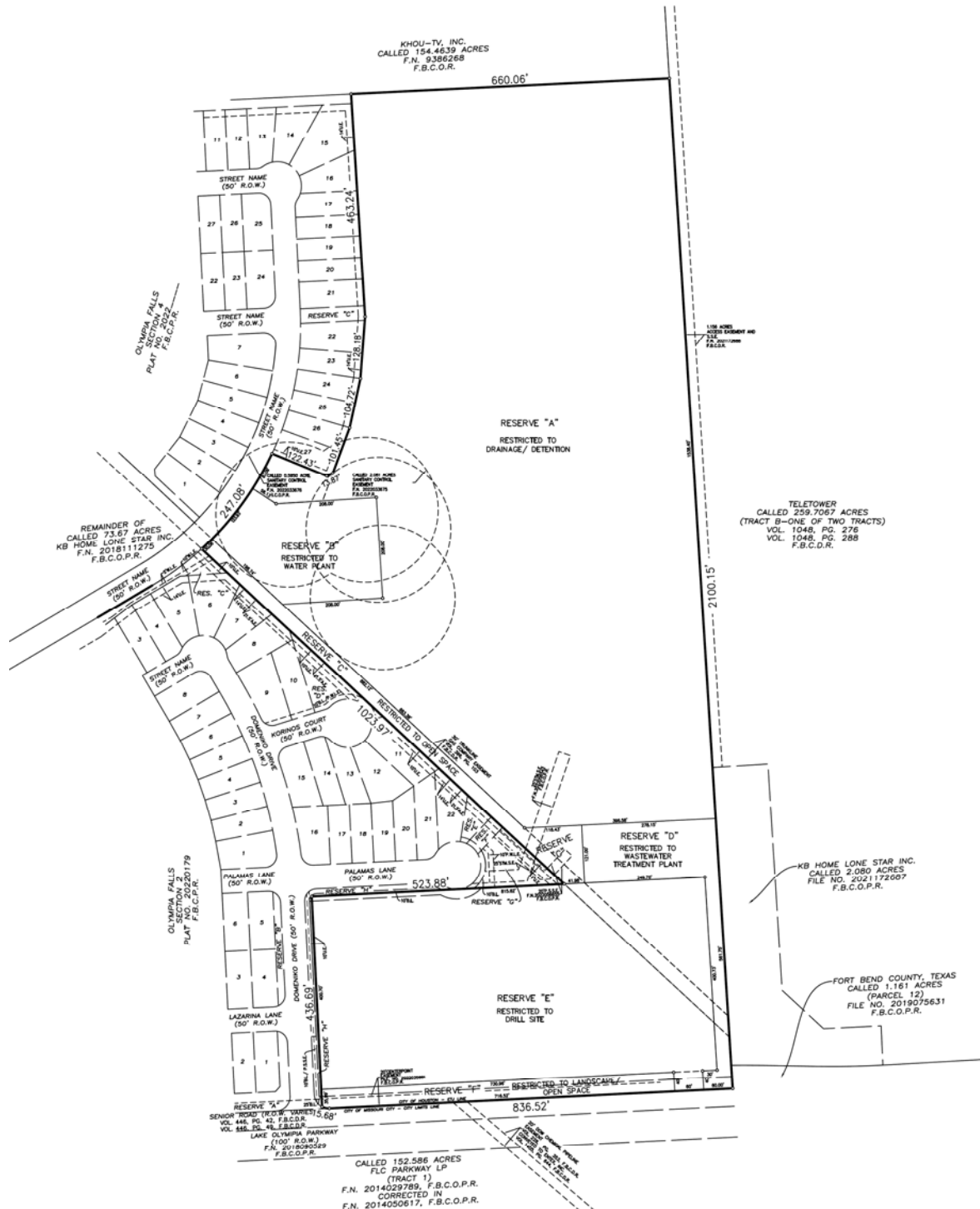
ITEM: 166

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Olympia Falls Reserves (DEF 1)

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



D – Variances

Subdivision

Houston Planning Commission

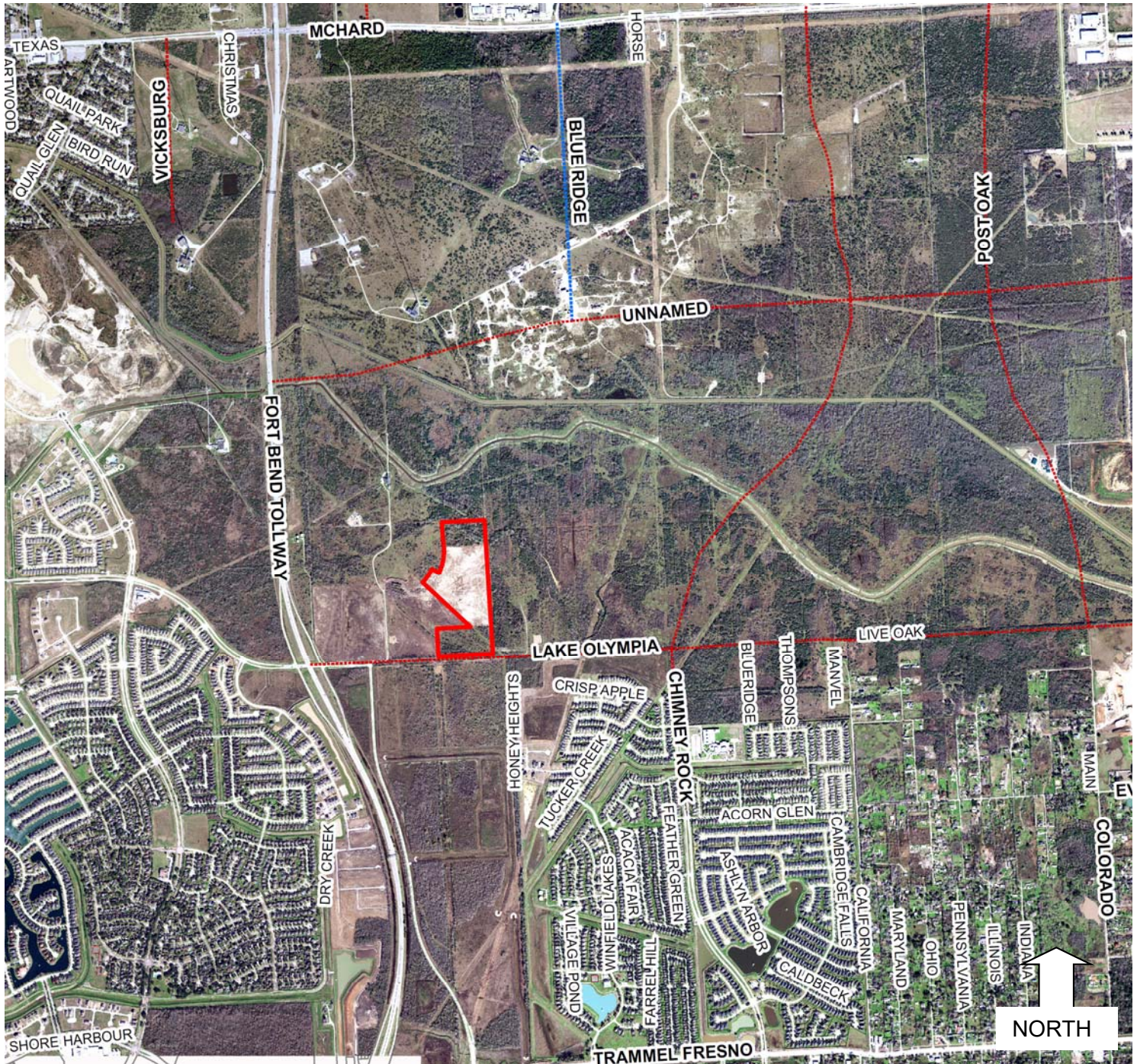
ITEM: 166

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Olympia Falls Reserves (DEF 1)

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



D – Variances

Aerial



OLYMPIA FALLS
EXHIBIT

June 29, 2022

JOB NO. 1750-0000-000

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042



Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

T.B.P.L.S. Firm No. 10110501



EXHIBIT: SHAWN MCCOY



APPLICANT'S Variance Request Form

Application Number: 2022-1598

Plat Name: Olympia Falls Reserves

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

Date Submitted: 06/24/2022

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

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

Specific Variance is being sought and extent of variance:

To exceed 1,400' intersection spacing by not providing an east-west public street across a proposed drainage/detention pond in the Olympia Falls subdivision.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. Intersections of local streets. (b) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

Statement of Facts

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

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

Olympia Falls is a 132 acre development located in Fort Bend County, in the Houston ETJ. A residential development is proposed for the western side of the development with utility infrastructure for the eastern side of the development. Lake Olympia Parkway, a major thoroughfare, is located along the Southern boundary. Fort Bend Parkway, a north-south tollway, is located approximately 800 feet from the entry road into Olympia Falls Sec 1 (Plat No. 2021133403 F.B.C.P.R.). Chimney Rock, a north-south major thoroughfare, is located approximately 2,800 feet to the east of the development along Lake Olympia Parkway. Mustang Bayou, (100ft. R.O.W.) recorded in Vol. 311, Pg. 327 & Vol. 332, Pg. 328 F.B.C.D.R., is located approximately 600 feet north of the development. It has been determined, through a drainage impact analysis and coordination with Fort Bend County, that the best location for drainage in Olympia Falls is along an existing swale located at the eastern boundary of the tract. Another determination is that future development of the eastern property would need to address drainage/detention in this swale area as well which is a further encumbrance to prevent a street extension. Olympia Falls is proposing that essential utility infrastructure, such as a drainage/detention pond, water plant, and wastewater treatment plant, be located along the eastern boundary as well. This location is critical to make use of the configuration of the surrounding area. The intent for the drainage/detention pond is to tie into an existing drainage ditch on the adjacent tract at the southeastern corner of Olympia Falls which will eventually outfall south of Lake Olympia Parkway through an existing drainage channel. Because of the physical character of the property, this proposed layout best serves the development and the

surrounding areas. Additionally, there is an 80 foot H.L.&P. electrical transmission easement (Vol. 614, Pg. 3 F.B.C.D.R.) that extends northward through the adjacent eastern tract and the extension of a street through this easement would be an additional burden. Olympia Falls development is meeting points of access and is providing sufficient internal circulation. There is sufficient circulation in this area and an east-west public street would not be a benefit. It is infeasible for traffic to travel through the adjacent subdivision when direct means of access to a major thoroughfare is available. The tract to the east of Olympia Falls is currently undeveloped but has frontage along Lake Olympia Parkway and Chimney Rock, which are both major thoroughfares. It is unknown what the undeveloped property to the east is going to be in the future, whether commercial or residential, and the potential for commercial traffic would not be beneficial to the subdivision if an east-west street is required. This proposed Olympia Falls layout will far exceed means for traffic circulation and an additional public street would greatly inhibit the essential utility infrastructure which would create an impractical development that is contrary to sound public policy.

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

The circumstances supporting the granting of the variance are based on the existing physical characteristics of the property. This allows for the best location of the drainage/detention pond to help mitigate drainage for the development and surrounding areas. By granting the variance, the property will be able to develop a street pattern that will provide efficient circulation, reduce drainage problems and be a benefit to the local area. This not a hardship created or imposed by the applicant.

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

By granting the variance, the purpose of this chapter will be preserved and maintained by allowing a drainage pond to efficiently mitigate drainage while providing an efficient street layout. An east-west street extension, would severely impact the intent to provide an efficient residential development. Approval of the variance would preserve and maintain the intent and general purpose of this chapter.

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

The granting of the variance will not be injurious to the public health, safety as this would inhibit the ability of the development to effectively mitigate drainage and provide efficient support utility infrastructure for the subdivision. The residential development will have many options for traffic circulation. An east-west street extension, would severely impact the intent to provide an efficient residential development.

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

The justification for granting the variance is based on the existing physical characteristics and location of the proposed drainage/detention pond and infrastructure. The intent is to create a subdivision that exceeds drainage requirements and provides beneficial circulation. Economic hardship is not the sole justification of the variance.

Houston Planning Commission

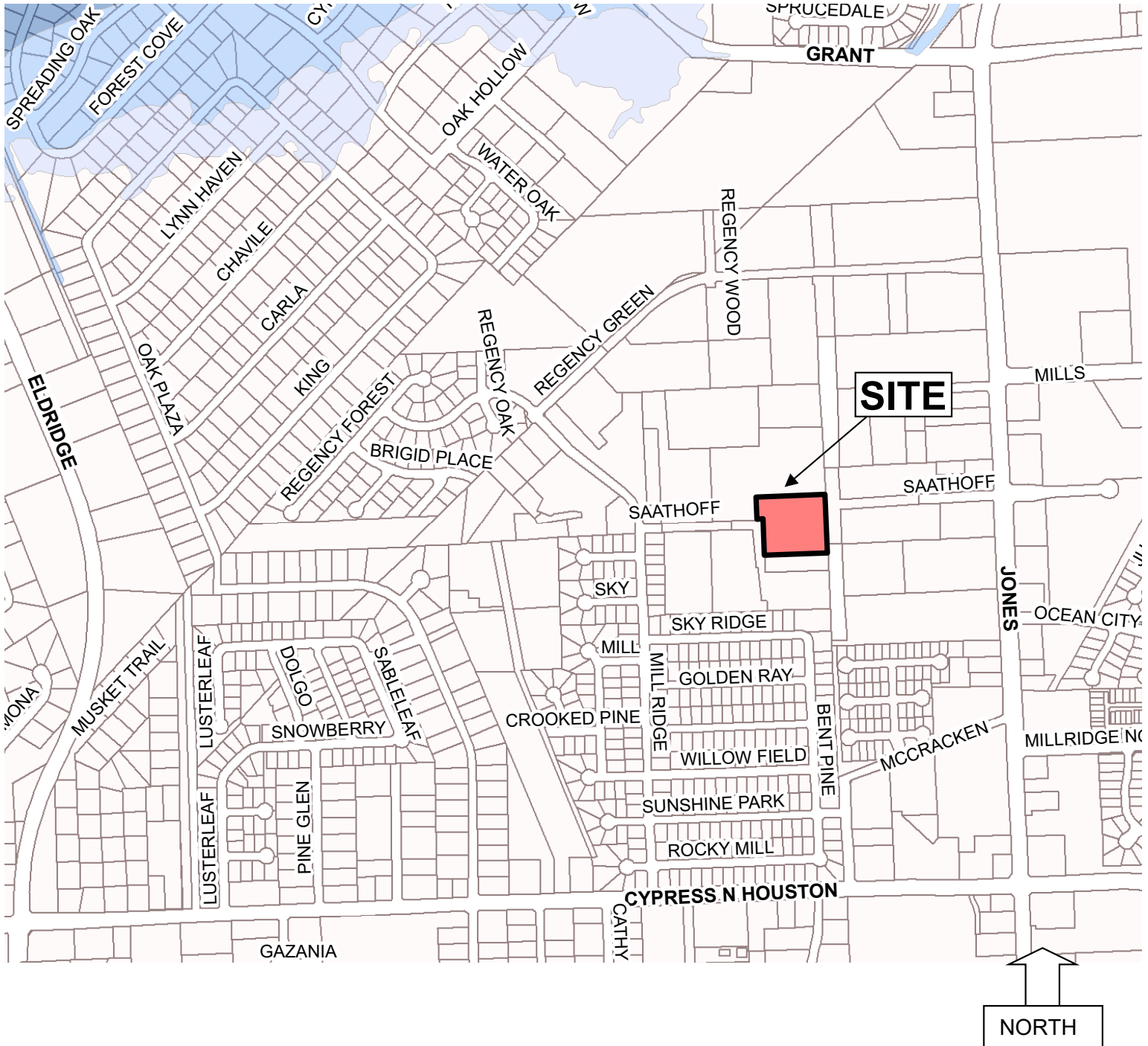
ITEM: 167

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Quartet Development (DEF 2)

Applicant: Doshi Engineering & Surveying Company



D – Variances

Site Location

Houston Planning Commission

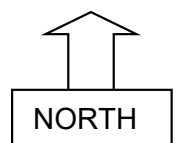
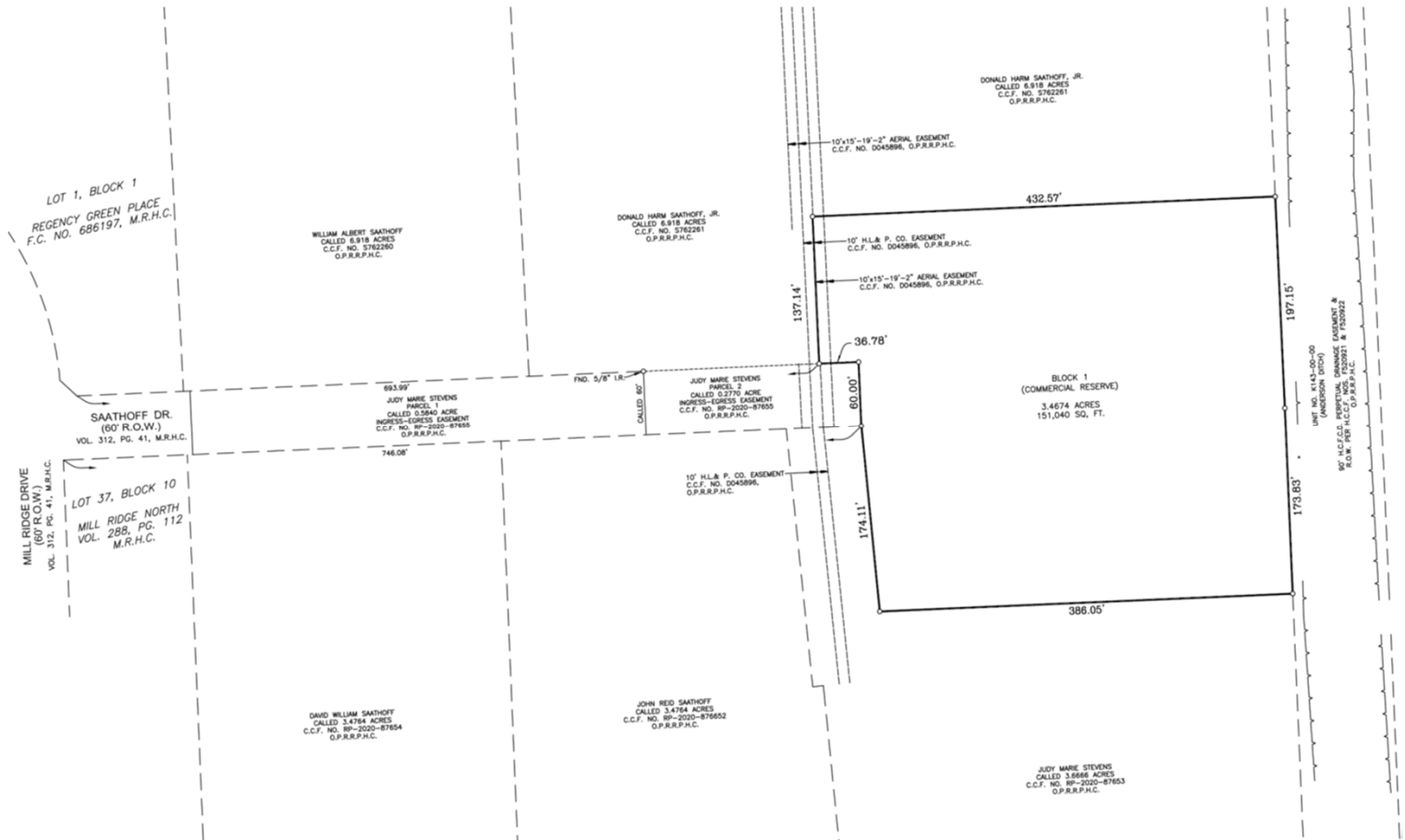
ITEM: 167

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Quartet Development (DEF 2)

Applicant: Doshi Engineering & Surveying Company



D – Variances

Subdivision

Houston Planning Commission

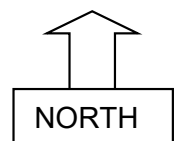
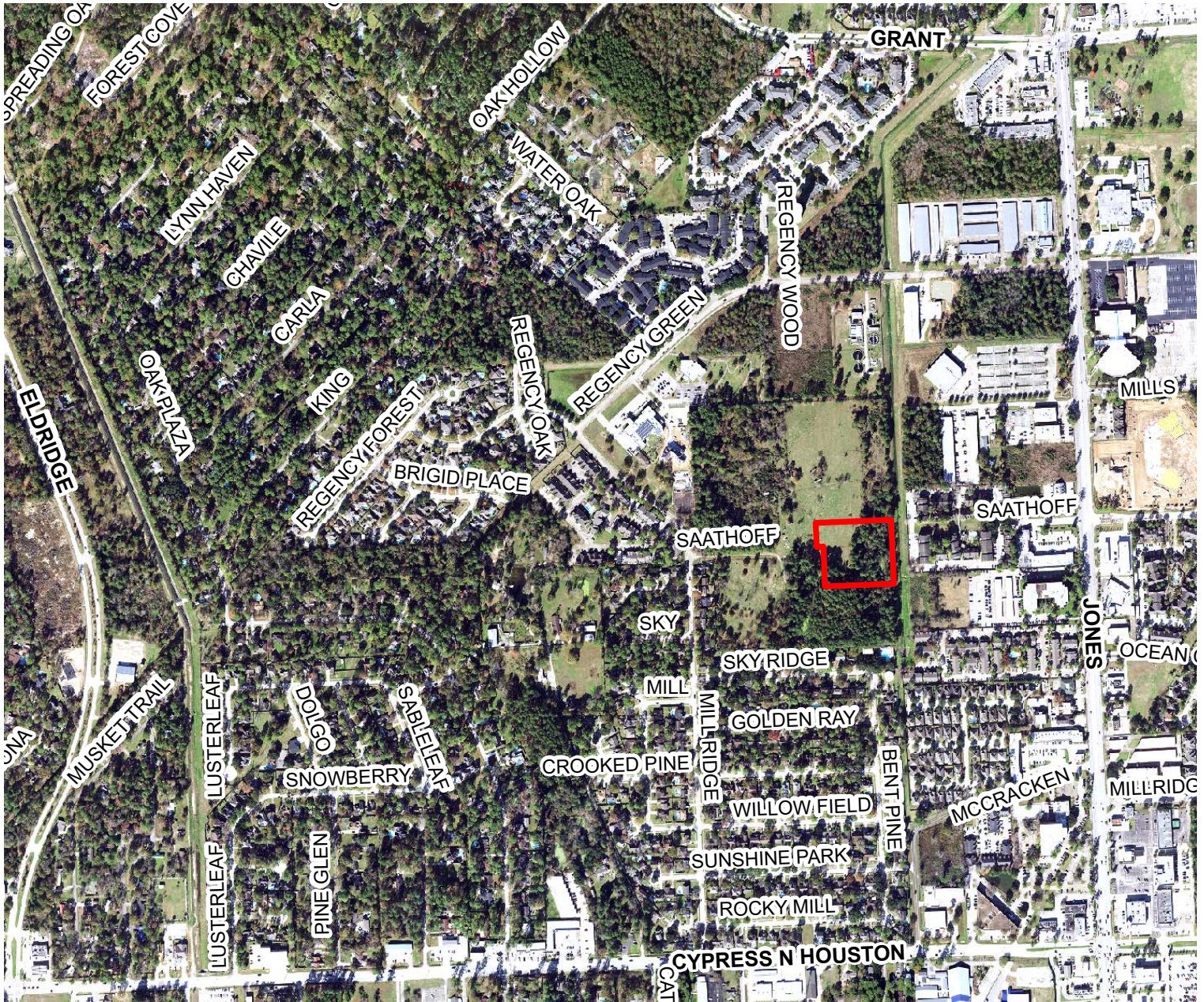
ITEM: 167

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Quartet Development (DEF 2)

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: 168

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Sophia Skylines Bonner

Applicant: Owens Management Systems, LLC

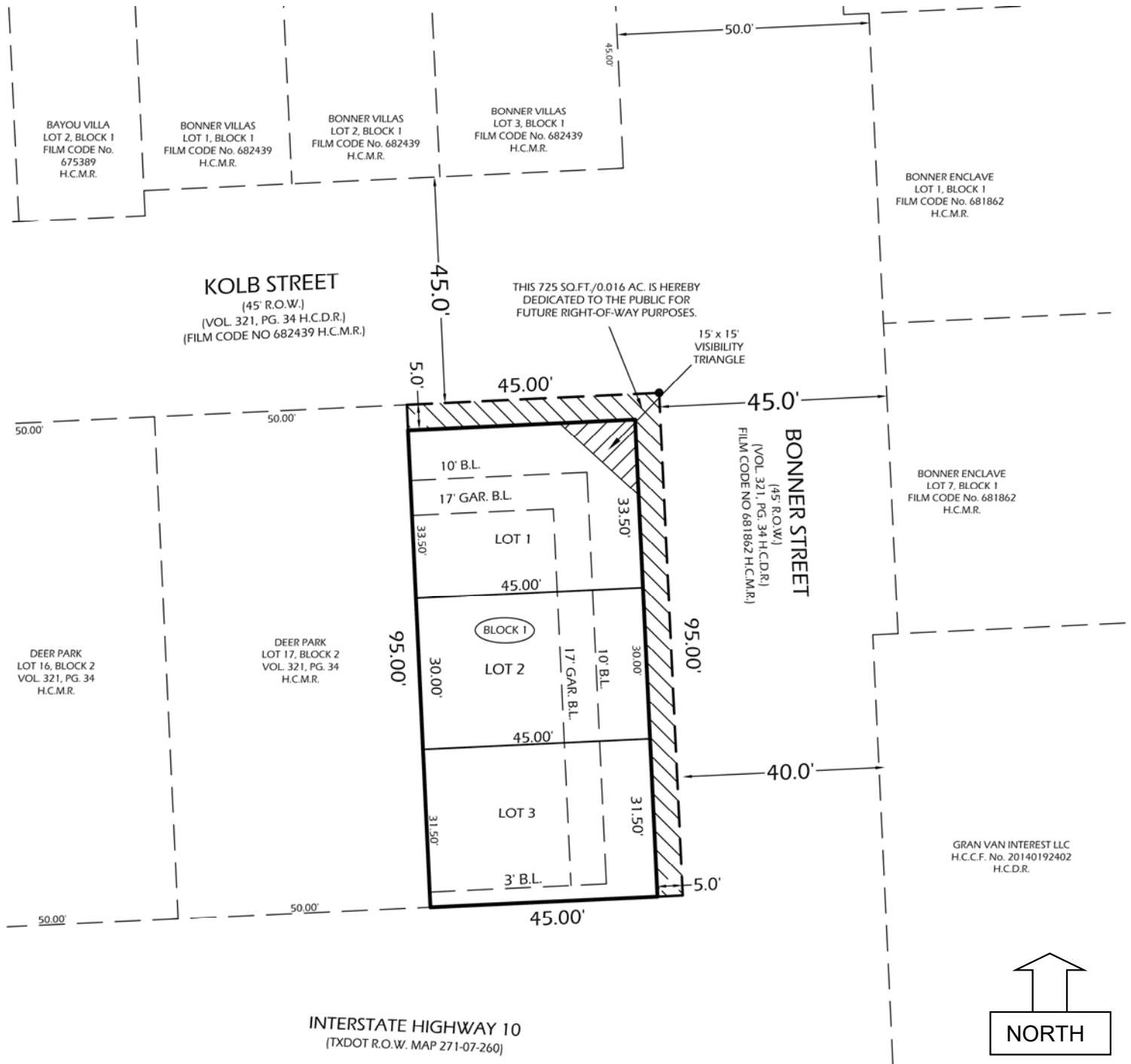


D – Variances

Site Location

Subdivision Name: Sophia Skylines Bonner

Applicant: Owens Management Systems, LLC



Houston Planning Commission

ITEM: 168

Planning and Development Department

Meeting Date: 07/21/2022

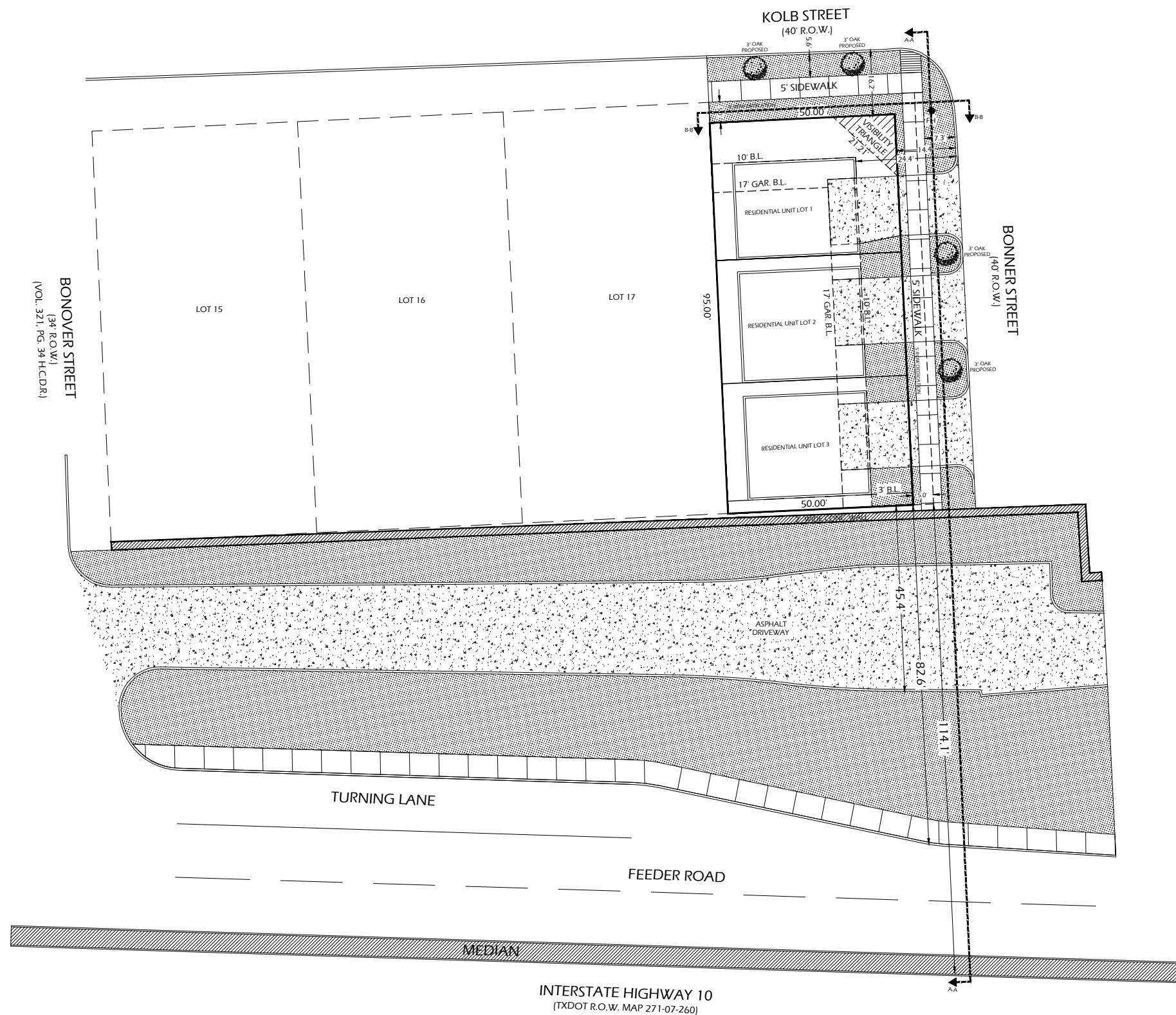
Subdivision Name: Sophia Skylines Bonner

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



SCALE:
1"=30'



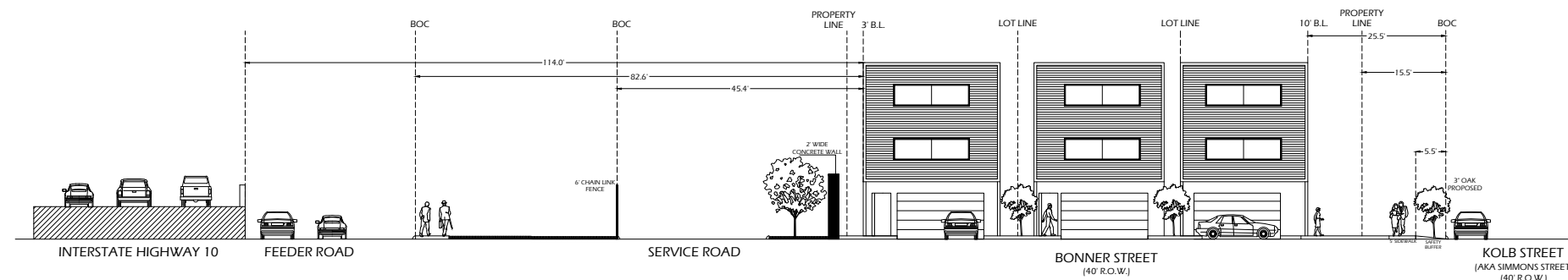
SOPHIA SKYLINES BONNER SITE PLAN AND CROSS SECTIONS

3 LOTS 1 BLOCK

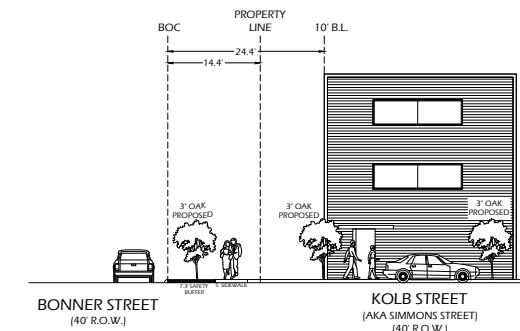
DATE: JUNE, 2022 SCALE: 1" = 30'

OWENS MANAGEMENT SYSTEMS, LLC
12401 SOUTH POST OAK ROAD, SUITE H
HOUSTON, TEXAS 77045
713-643-6333

CROSS SECTION A-A



CROSS SECTION B-B





PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1518

Plat Name: Sophia Skylines Bonner

Applicant: Owens Management Systems, LLC

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)

Specific Variance is being sought and extent of variance:

1) To allow a reduced building line of 3 feet instead of the required 25 feet along I-10; and 2) not to provide a visibility triangle at the southeast corner of Bonner Street and undeveloped right-of-way at the I-10 feeder.

Chapter 42 Section: 152, 161

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. Sec. 42-161. - Visibility triangles. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

Statement of Facts

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

(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 limits. The purpose of the replat is to create three lots with street frontage. The site is out of Deerpark Addition Bingham Tract recorded in 1914. The site is a corner lot at Kolb Street and Bonner Street, both platted as a 40' ROW's. The proposed plat abuts a section of Interstate Highway 10 (I-10) along the southern boundary of the plat that was built around 1964 based on the Historical Major Thoroughfare & Freeway Plan Maps. Strict application of the ordinance requires a 25 feet setback for properties abutting a major thoroughfare or a street with higher hierarchy (highways). When the original subdivision was recorded, the 25 feet building line requirement didn't exist since there was no street along the southern boundary of the plat. The requirement started once the highway was built and the ordinance was created years after the subdivision was recorded. The proposed replat is out of remnant lots of Block 2 from the construction of I-10. Bonner Street terminates at the southern plat boundary with no connection to I-10 feeder road. A 3-foot building line (BL) is being proposed along the southern boundary of the plat adjacent to I-10. The approximate distance from I-10 feeder's road back of curb (BOC) to the proposed 3'BL is 69.6 feet and 110.5 feet from I-10's high-speed lanes. With the construction of I-10, TXDOT built a 2-foot-wide concrete wall that works as a sound barrier and provides protection from the interstate vehicular traffic. At this location I-10 is slightly elevated from the street level of the feeder's road since it is coming down from an over pass. The proposed replat A 5 feet dedication is being provided to Kolb's Street right of way (ROW) with 5 feet building line, and 5 feet dedication is being provided to Bonner Street and 3 feet building line along the southern boundary of the plat. Requiring 25 feet building line along the southern boundary of the plat will deprive the applicant of its reasonable use of the land by reducing considerably the area that can be used for development. Improvements to the pedestrian realm along Bonner Street are being proposed. These improvements include. Also, a 5 feet dedication to Kolb's ROW that renders a 16 feet pedestrian realm with a new 5 feet sidewalk, 6 feet safety buffer and 3-inch caliper trees. Bonner Street will have new 5 feet sidewalks and 3' caliper trees.

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

The change on the setback requirement produced by I-10 along the southern boundary of the plat is not the result of a hardship created or imposed by the applicant. The original subdivision was recorded without a building line requirement along the southern boundary of the plat. The requirement started once the highway was built and the ordinance was created years after the subdivision was recorded. The remaining lots in Block 2 are remnants from I-10 ROW acquisition for construction. Bonner Street does not intersect with another ROW. Therefore, a visibility triangle is not practical at this location.

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

Chapter 42 requires a 25 feet setback from a major thoroughfare or streets with a higher hierarchy. The approximate distance from I-10 feeder's road back of curb (BOC) to the proposed 3' BL is 69.6 feet and 110.5 feet from the high-speed lanes of I-10. This represents almost 3 times the requirement from the ordinance. In addition to this, with the construction of I-10, TX DOT built a 2 feet wide concrete wall that works as a sound barrier and provides protection from vehicular traffic on the interstate along the southern boundary of the plat. This provides an adequate distance from I-10 to the proposed plat and a safety barrier. The replat includes a 15' x 15' visibility triangle at the northeast plat boundary.

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

Allowing a reduced building line of 3 feet instead of the required 25 feet along the southern boundary of the plat will not be injurious to the public health, safety or welfare. The existing setback from the feeder's BOC to the proposed building line is almost 3 times the required by the ordinance. Also, there is an existing 2 feet wide concrete wall along the southern boundary of the plat that provides protection from vehicular traffic and noise from I-10. Without an east-west ROW, there isn't an intersection. There is no vehicular access to I-10 at the location.

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

The proposed development includes improvements to the pedestrian realm along Kolb Street and Bonner Street that are consistent with the adjacent development. These improvements include a 5 feet dedication along Kolb Street and Bonner with 5 feet new sidewalks, 6 feet safety buffer and 3-inch caliper trees.



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

July 1, 2022

NOTICE OF VARIANCE

PROJECT NAME: Sophia Skylines Bonner

REFERENCE NUMBER: 2022-1518



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southwest intersection of Kolb Street and Bonner Street, north of Interstate Highway 10. 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 two variances: (1) to allow a reduced 3' building line, instead of the required 25' building line, along I-10 10 and (2) to not provide the required 15'x15' visibility triangle easement at the intersection of Bonner Street and I-10. 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, July 21, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

For additional information regarding this project, please call Joyce Owens with Owens Management Systems, LLC, at 713-643-6333. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission

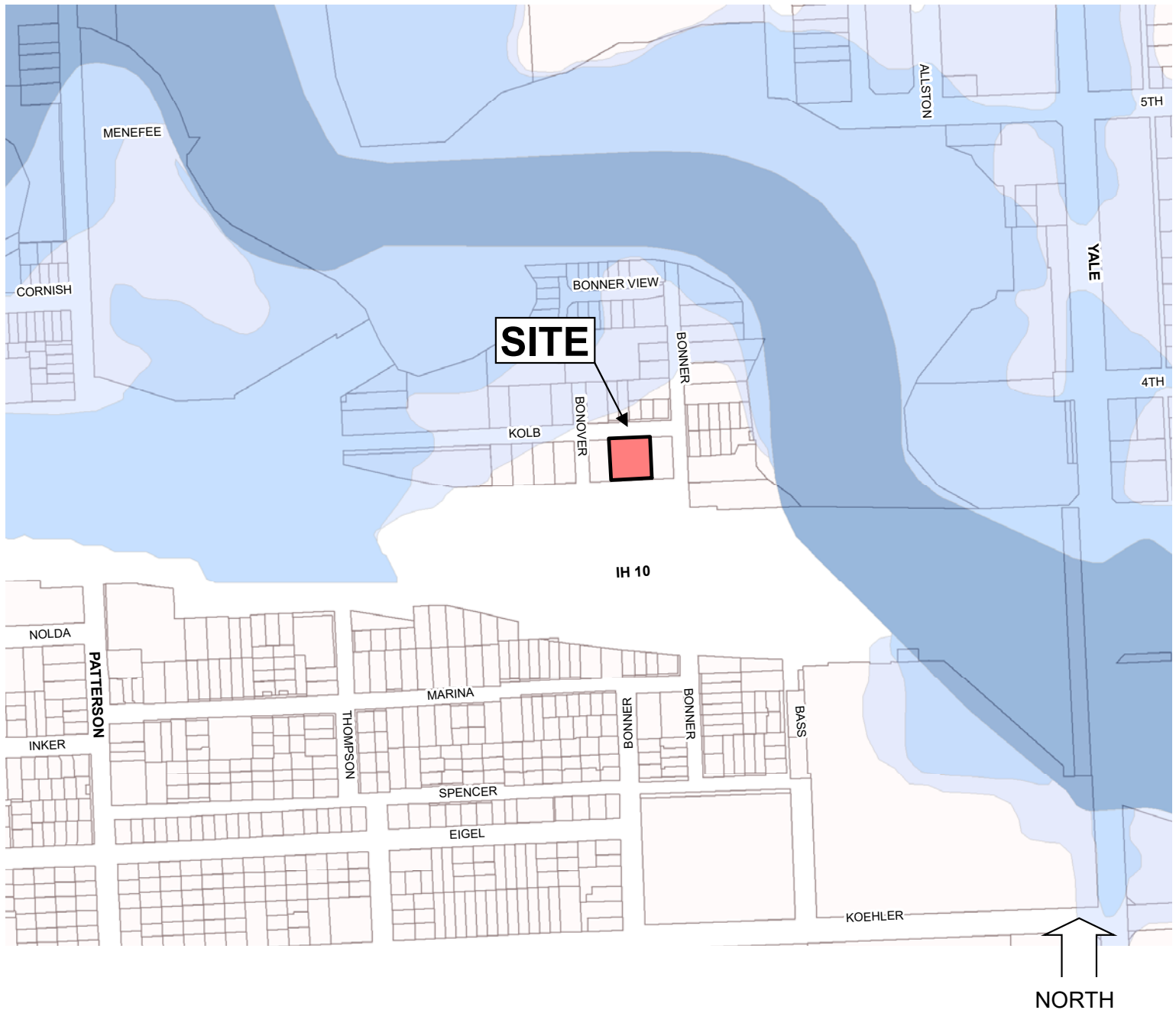
ITEM: 169

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Sophia Skylines Kolb

Applicant: Owens Management Systems, LLC

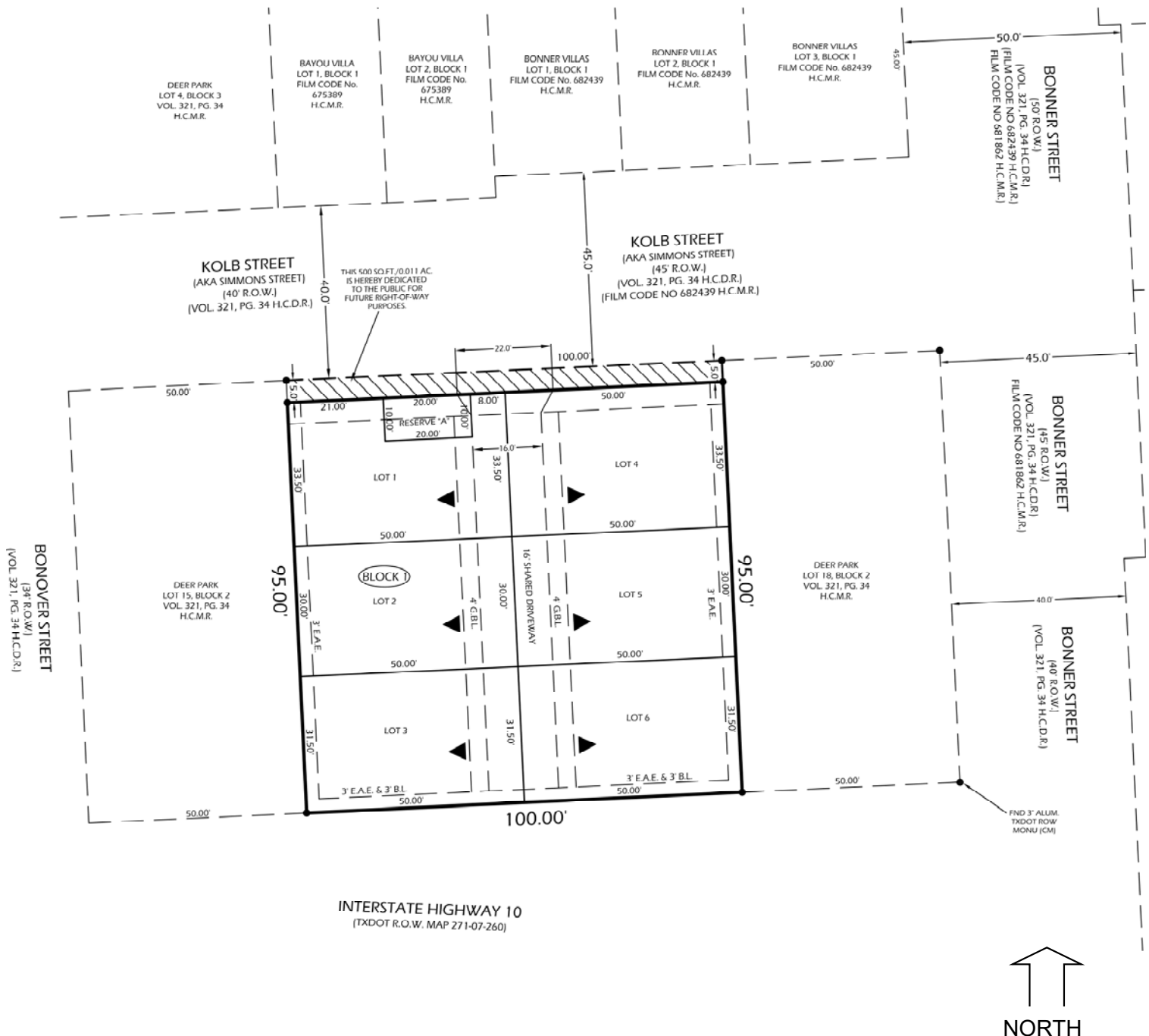


D – Variances

Site Location

Subdivision Name: Sophia Skylines Kolb

Applicant: Owens Management Systems, LLC



Houston Planning Commission

ITEM: 169

Planning and Development Department

Meeting Date: 07/21/2022

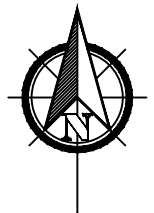
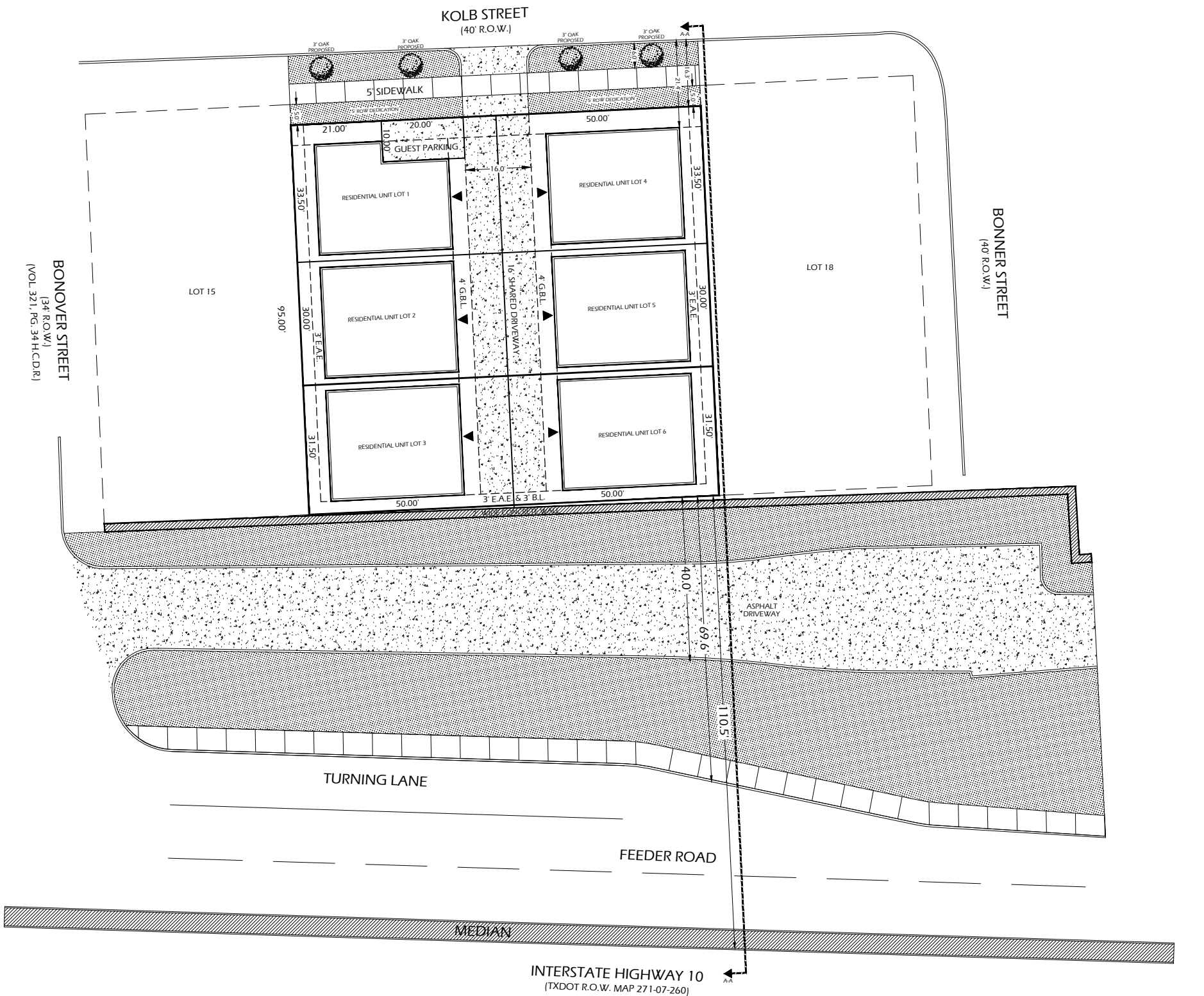
Subdivision Name: Sophia Skylines Kolb

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



SCALE:
1"=30'



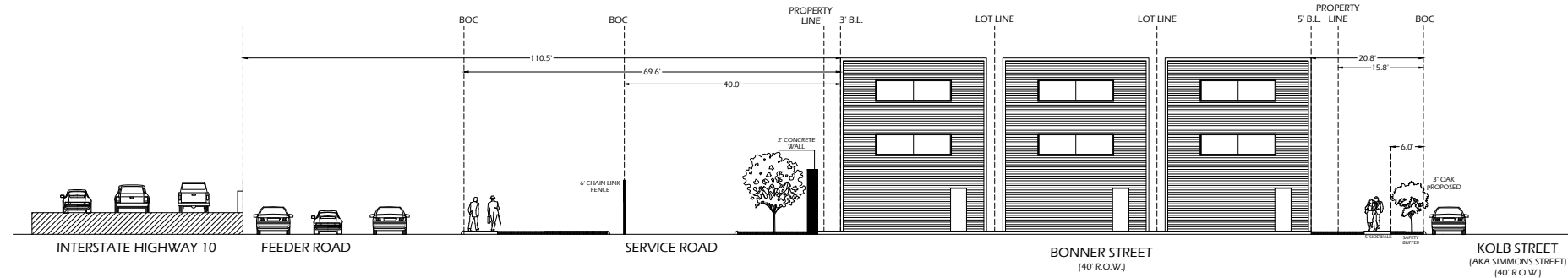
SOPHIA SKYLINES KOLB SITE PLAN AND CROSS SECTIONS

6 LOTS 1 RESERVE 1 BLOCK

DATE: JUNE, 2022 SCALE: 1" = 30'

OWENS MANAGEMENT SYSTEMS, LLC
12401 SOUTH POST OAK ROAD, SUITE H
HOUSTON, TEXAS 77045
713-643-6333

CROSS SECTION A-A





PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1520

Plat Name: Sophia Skylines Kolb

Applicant: Owens Management Systems, LLC

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)

Specific Variance is being sought and extent of variance:

To allow a reduced building line of 3 feet instead of the required 25 feet along I-10.

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

(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 limits. The purpose of the replat is to create six lots with a shared driveway and one guest parking reserve and have a 3-foot reduced building line along the southern boundary of the proposed plat. The site is out of Deerpark Addition Bingham Tract recorded in 1914. The site has access to one local street, Kolb Street -platted as a 40' ROW. The proposed plat abuts a section of Interstate Highway 10 (I-10) along the southern boundary of the plat that was built around 1964 based on the Historical Major Thoroughfare & Freeway Plan Maps. Strict application of the ordinance requires a 25 feet setback for properties abutting a major thoroughfare or a street with higher hierarchy (highways). When the original subdivision was recorded, the 25 feet building line requirement didn't exist since there was no street along the southern boundary of the plat. The requirement started once the highway was built and the ordinance was created years after the subdivision was recorded. The proposed development lots are remnant lots of Block 2 from the construction of I-10. A 3-foot building line (BL) is being proposed along the southern boundary of the plat adjacent to I-10. The approximate distance from I-10 feeder's road back of curb (BOC) to the proposed 3' BL is 69.6 feet and 110.5 feet from I-10's high-speed lanes. With the construction of I-10, TXDOT built a 2-foot-wide concrete wall that works as a sound barrier and provides protection from the interstate vehicular traffic. At this location I-10 is slightly elevated from the street level of the feeder's road since it is coming down from an over pass.

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

The change on the setback requirement produced by I-10 along the southern boundary of the plat is not the result of a hardship created or imposed by the applicant. The original subdivision was recorded without a building line requirement along the southern boundary of the plat. The requirement started once the highway was built and the ordinance was created years after the subdivision was recorded.

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

Chapter 42 requires a 25 feet setback from a major thoroughfare or streets with a higher hierarchy. The approximate distance from I-10 feeder's road back of curb (BOC) to the proposed 3' BL is 69.6 feet and 110.5 feet from the high-speed lanes of I-10. This represents almost 3 times the requirement from the ordinance. In addition to this, with the construction of I-10, TX DOT built a 2 feet wide concrete wall that works as a sound barrier and provides protection from

vehicular traffic on the interstate along the southern boundary of the plat. This provides an adequate distance from I-10 to the proposed plat and a safety barrier.

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

Allowing a reduced building line of 3 feet instead of the required 25 feet along the southern boundary of the plat will not be injurious to the public health, safety, or welfare. The existing setback from the feeder's BOC to the proposed building line is almost 3 times the required by the ordinance. Also, there is an existing 2 feet wide concrete wall along the southern boundary of the plat that provides protection from vehicular traffic and noise from I-10. There is no vehicular direct access to I-10.

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

The proposed development (shared driveway) reduces the potential number of curb cuts along Kolb Street to one. Improvements to the pedestrian realm along Kolb Street are being proposed. These improvements include a 5 feet dedication along Kolb Street that renders 16 feet pedestrian realm, 5 feet new sidewalks, 6 feet safety buffer and 3-inch caliper trees.



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

July 1, 2022

NOTICE OF VARIANCE

PROJECT NAME: Sophia Skylines Kolb

REFERENCE NUMBER: 2022-1520



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along and south of Kolb Street, west of Bonner Street and north of Interstate Highway 10. 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 reduced 3' building line, instead of the required 25' building line, along I-10. 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, July 21, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

For additional information regarding this project, please call Joyce Owens with Owens Management Systems, LLC, at 713-643-6333. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission

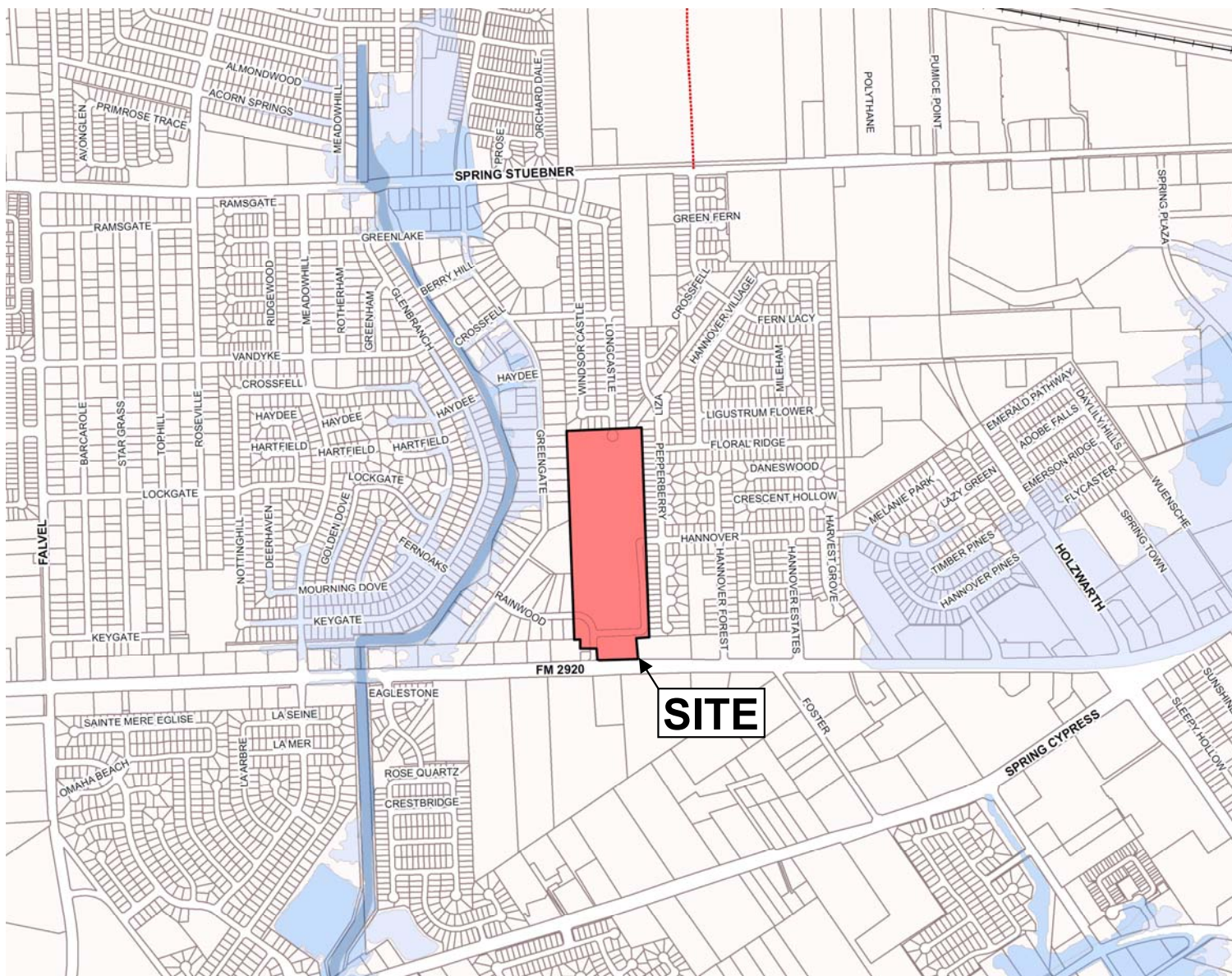
ITEM: 170

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Urbana Spring GP (DEF 1)

Applicant: Meta Planning + Design LLC

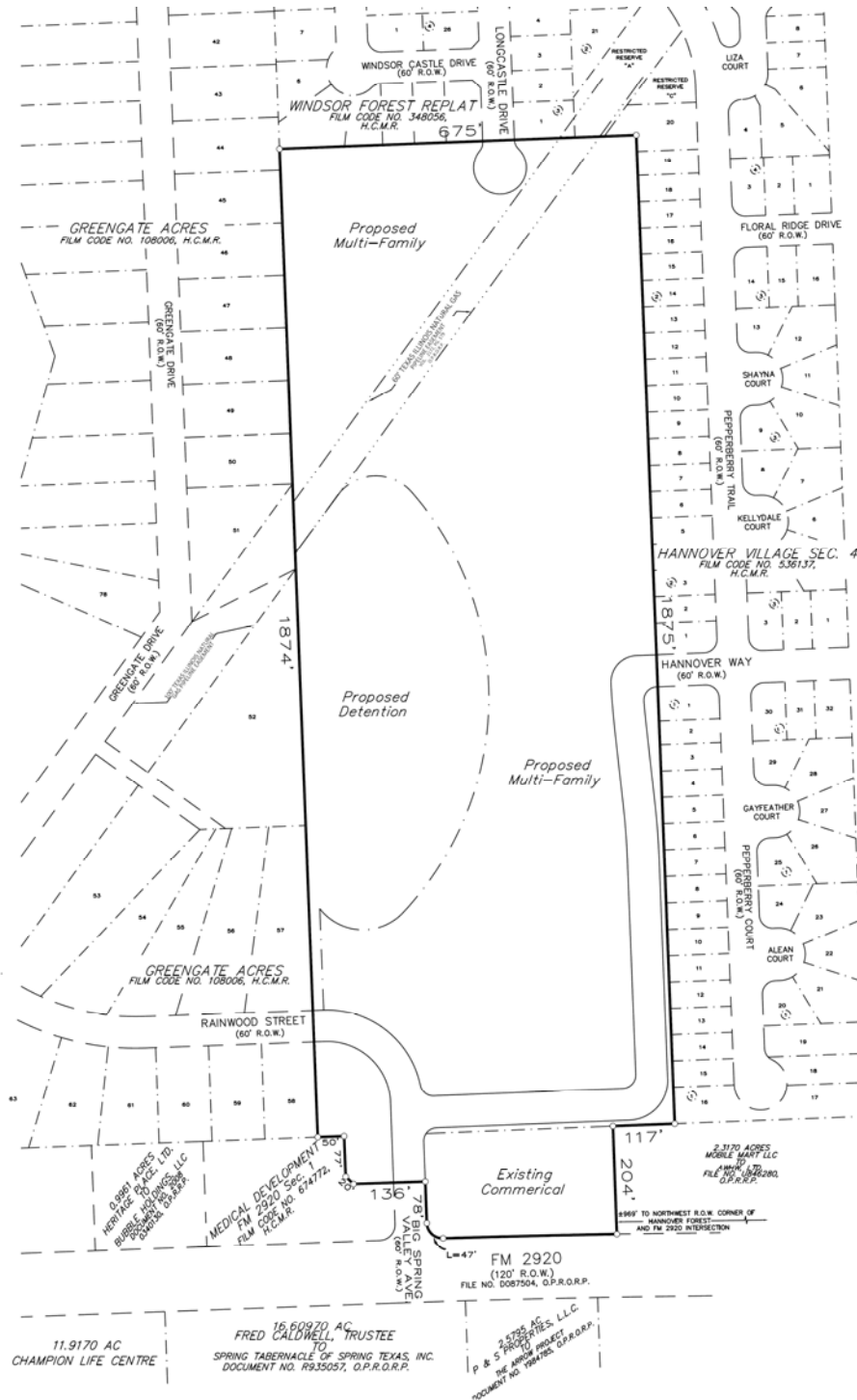


D – Variances

Site Location

Subdivision Name: Urbana Spring GP (DEF 1)

Applicant: Meta Planning + Design LLC



Houston Planning Commission

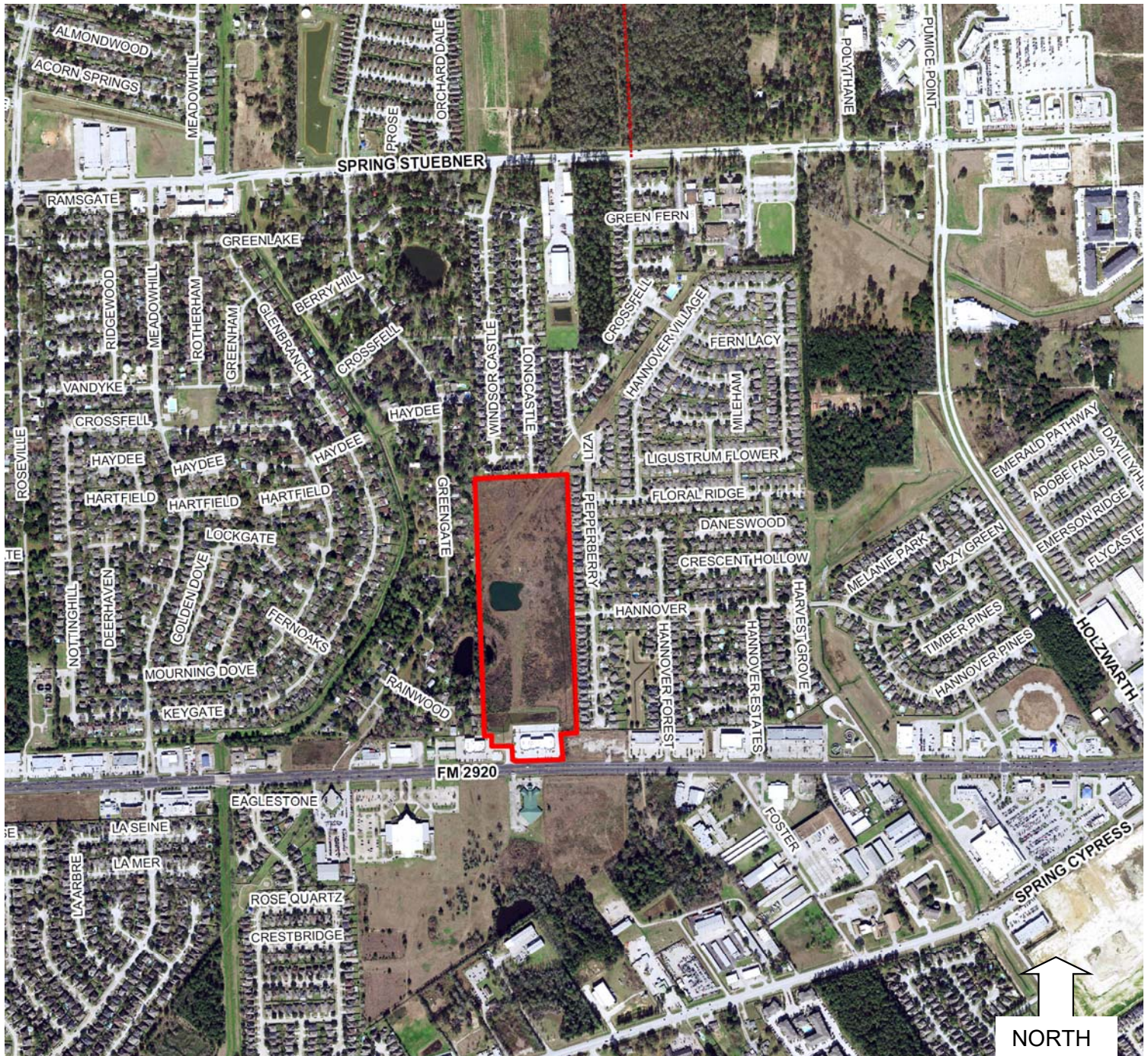
ITEM: 170

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Urbana Spring GP (DEF 1)

Applicant: Meta Planning + Design LLC



D – Variances

Aerial

Unit Mix		
Unit Type	Bldg Qty	#Units
A-1 (1x1x1) Duplex	18	36
A-2 (1x1.5x1) Duplex	17	34
A-3 (1x1.5x2) Duplex	0	0
A-4 (1x1x2) Duplex	19	38
Total A Units - XX Requested	54	108
B-1 (2x2x1) Single	32	32
B-2 (2x2x1) Single	28	28
B-3 (2x2.5x2) Single	38	38
B-4 (2x2.5x2) Duplex	16	32
Total B Units - XX Requested	114	130
C-1 (3x2x1) Single	0	0
C-2 (3x2x2) Single	24	24
C-3 (3x2x2) Duplex	0	0
Total C Units - XX Requested	0	24
Total (XX Requested)	168	262
Parking		
Item	Qty.	
Parking Stalls	550	
Garages		
Requested XX% of Unit Total (X)	0	
Total Requested X.X Avg.	550	



CONCEPT PLAN - NOT FOR CONSTRUCTION

CONCEPTUAL SITE PLAN

URBANA SPRING

SPRING, TX

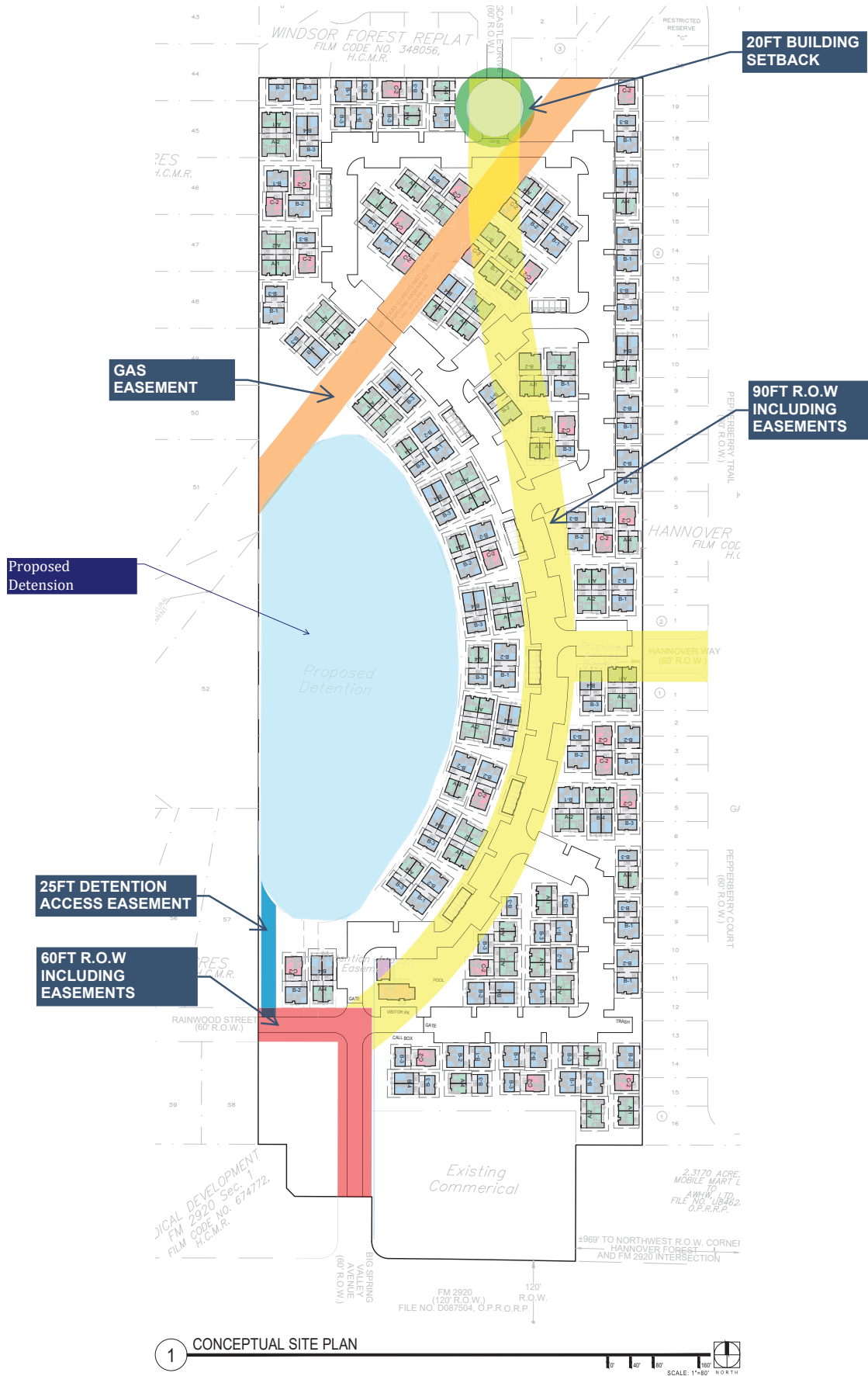
Project Number: 22017

Date: 24 JUNE 2022

Scale: 1"=80'



Bud Creative, LLC
3800 Main Street, Suite B
Dallas, Texas 75226
P: 570.954.1964



CONCEPTUAL SITE PLAN

URBANA SPRING
SPRING, TX

Project Number: 22017

Date: 24 JUNE 2022

Scale: 1"=80'



Application Number: 2022-1532

Plat Name: Urbana Spring GP

Applicant: Meta Planning + Design LLC

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)

Specific Variance is being sought and extent of variance:

To create an intersection spacing of $\pm 3,105'$ by not extending Longcastle Drive or Hannover Way through the subject site, and to not terminate Hannover Way with a cul-de-sac.

Chapter 42 Section: 42-128 & 42-134

Chapter 42 Reference:

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or... Chapter 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: [...]

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;

Urbana Spring is a proposed multi-family residential community located far north of central Houston, in Houston's ETJ north of FM 2920 near the intersection of I-45 and the Grand Parkway. The site is surrounded by existing single-family residential communities on the north, east, and west sides, and on the south are a few abutting commercial developments along FM 2920. The existing neighborhoods have created stub streets into the subject property from all directions. The ordinance would require these stub streets to be extended into and through the subject site to provide an interconnected local street network in the context of maximum intersection spacing. The proposed development is for non-single-family uses: commercial along FM 2920, and multi-family with associated detention and utility sites on the remainder of the property. Large scale multi-family sites are generally considered incompatible with existing single-family neighborhoods, and should not be directly connected via through streets to limit the overspill of light and noise pollution, vehicle traffic, and general neighborhood character clashing. The developer intends for the multi-family development to have gated access with internal private drives, which cannot be easily achieved when a multitude of public streets are projected across the tract. The subject application requests to not extend nor terminate with a cul-de-sac Hannover Way, the stub street coming from the Hannover Village neighborhood to the east, and to not extend Longcastle Drive, the stub street coming from the Windsor Forest neighborhood to the north. Longcastle Drive will be terminated with a cul-de-sac and will have a gated access drive into the multi-family community for emergency

services only. The proposed landplan connects Rainwood Street to Big Spring Valley Avenue within the development, for primary access to FM 2920 on the southwest corner of the site. Currently, there are no existing through connections in an east-west direction between FM 2920 and the next thoroughfare to the north, Spring Stuebner Road. The proposed development of this site will improve some connections and maintain others in their current condition, without any significant loss of circulation. The proposed connection of Rainwood Street through Big Spring Valley Avenue to FM 2920 will provide new access from the south to the adjacent Greengate Acres community, which is west of the subject site. Greengate Acres has until now taken its primary access from the north, and has had no official connection to FM 2920, with unofficial access only through a substandard private drive to the south. Traffic from Greengate Acres must currently take circuitous routes through other communities to reach FM 2920. The subject development will complete the public street interconnection from Spring Stuebner Rd to FM 2920 through Greenwood Acres, greatly improving accessibility. This connection also satisfies intersection spacing requirements – the distance between Greengate Drive, now a through-street, and Pepperberry Trail east of the subject site is well below the maximum 1,400' separation of through streets. There are no other stubs from the east side of the subject site, but further north is Crossfell Road, an east-west street that extends from Greengate Acres to Windsor Forest and is projected to extend into Hannover Village to the east. One unplatted property divides this road from connecting, and the stubs of Crossfell Road to either side are near the southern end of that site. Making the connection would not dramatically impact the developable acreage of the that property. Although outside the control of this application, the attached exhibit illustrates how this eventual connection of Crossfell Road will be able to complete the east-west local street network between all three single-family communities. The distance from Crossfell Road to FM 2920 is approximately $\pm 3,105'$. Unlike the Crossfell Road connection, Hannover Way falls almost exactly in the middle of the subject tract and would be very disruptive to any non-single-family development of the site. Although there are homes fronting on Hannover Way, it extends directly east-west through that neighborhood and, if extended, would start to function somewhat like a collector street between the subject tract and other connections to the surrounding thoroughfare network. This connection would be detrimental to the neighborhood. The Windsor Forest neighborhood has strong, direct connections to Spring Stuebner Rd on the north and strong westerly connections to Greengate Drive as well. A direct extension of Longcastle Drive through the subject site to FM 2920 would turn Longcastle Drive into a tempting cut-through route for north-south traffic, which is detrimental to the homes fronting on what has until now been a local street. Using Longcastle Drive as an emergency access with a cul-de-sac is a sound strategy for providing easy access for emergency services coming from the north to the subject site, without negatively affecting the existing residents in their day-to-day lives. And, since Greengate Drive will be newly opened to traffic from FM 2920 via the extension of Rainwood Street, the residents of Windsor Forest will still have a new means of reaching FM 2920 more easily.

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

The existing street patterns surrounding the subject site are pre-existing conditions and 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 connection of Rainwood Street to Big Spring Valley Avenue will preserve and maintain the intent and general purposes of the ordinance for intersection spacing, while also preserving the stated desire of the ordinance to minimize cut-through traffic in residential neighborhoods, and will also limit the impacts of incompatibility between adjoining single-family and multi-family communities.

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

The granting of the variance to not extend Longcastle Drive and Hannover Way will preserve the existing traffic patterns for these long-standing neighborhoods, and will therefore not be injurious to the public health, safety, or welfare.

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

The existing street patterns surrounding the subject site, and the proposed use of the land, are the justifications for the granting of the variance.

Houston Planning Commission

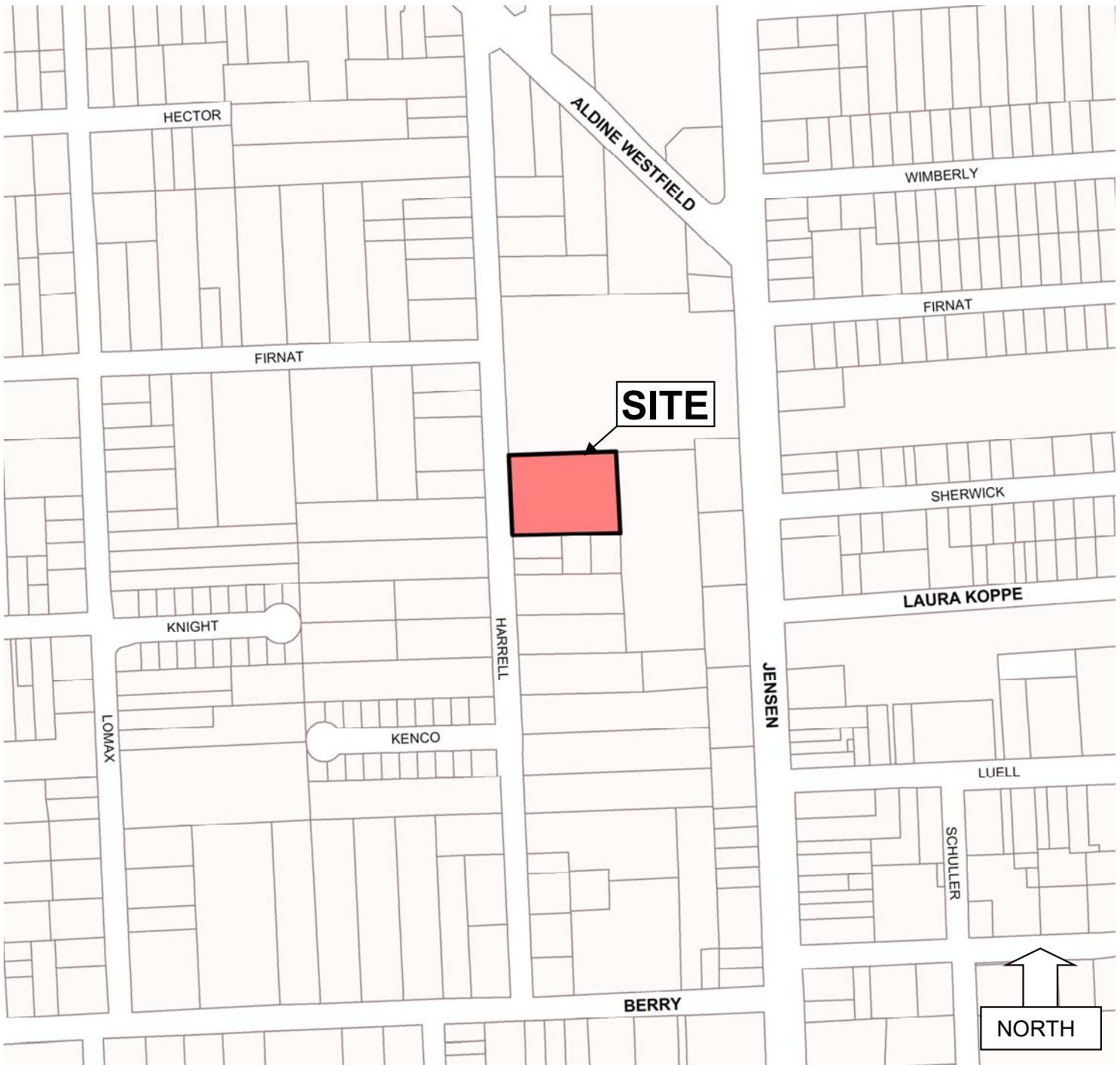
ITEM: 171

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Harrell Street Reserve

Applicant: Benchmark Engineering Corporation



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

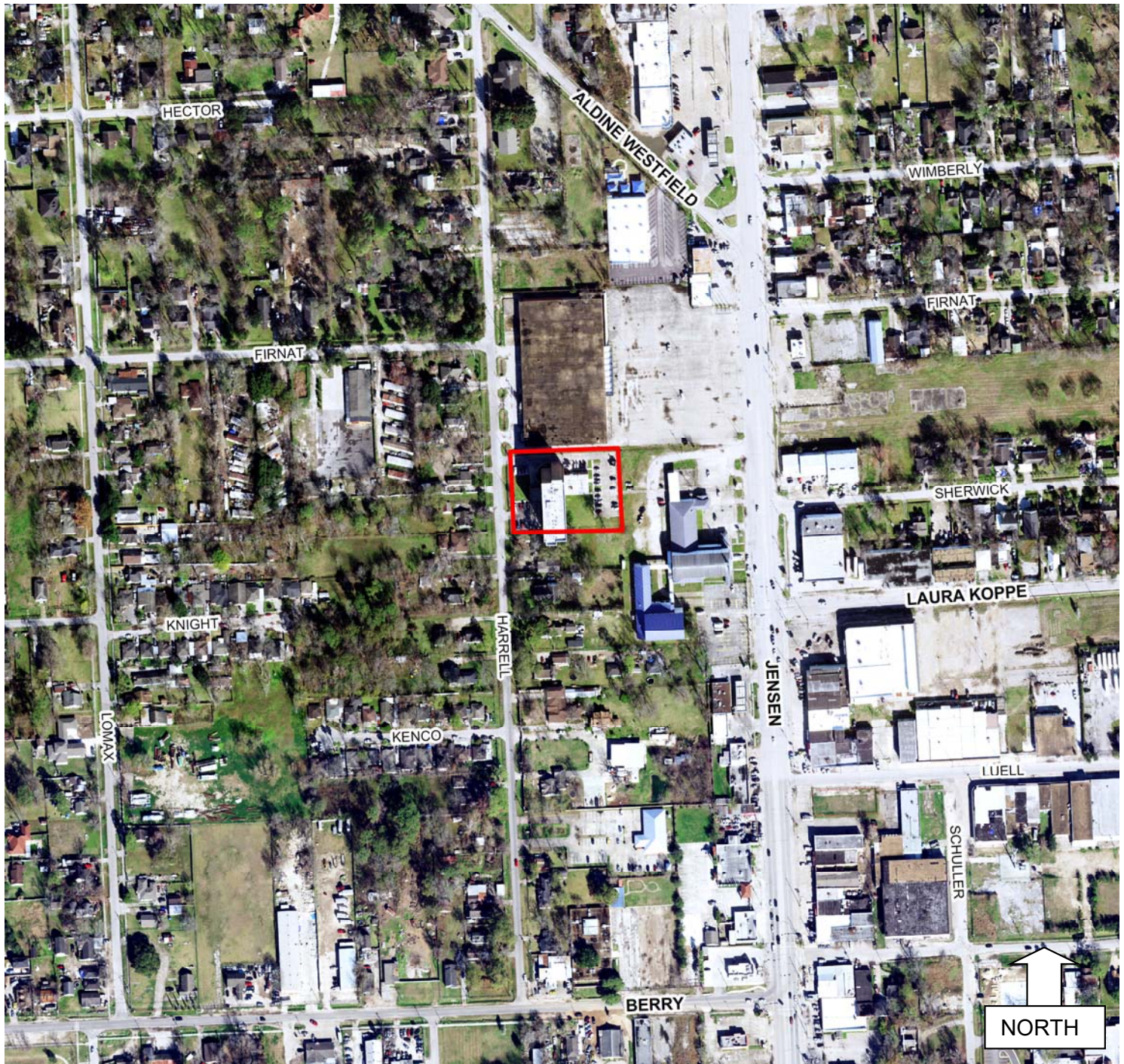
ITEM: 171

Planning and Development Department

Meeting Date: 07/21/2022

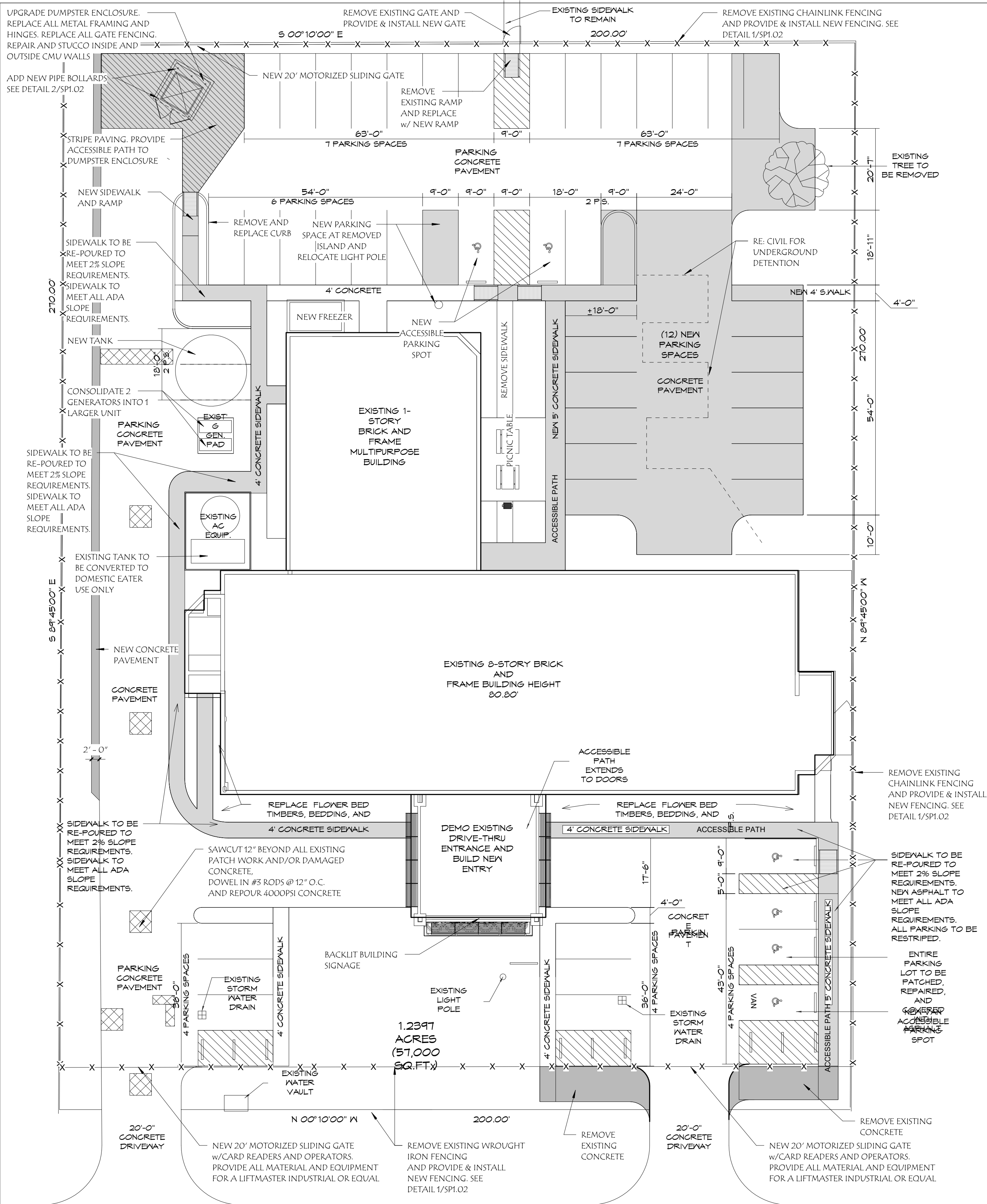
Subdivision Name: Harrell Street Reserve

Applicant: Benchmark Engineering Corporation



F- Reconsideration of Requirements

Aerial



HARRELL STREET
(60' R.O.W.)

2 SITE PLAN
1/16" = 1'-0"

UNIT MIX			
UNIT TYPE	ROOM CONFIGURATION	TDHCA NET RENTABLE SQUARE FOOTAGE	QUANTITY
A	EFFICIENCY	394 SF	53
A-ADA	EFFICIENCY - ADA ACCESSIBLE	394 SF	3
A-AV	EFFICIENCY - AUDIO VISUAL	394 SF	1
B	1-BEDROOM	594 SF	40
B-ADA	1-BEDROOM - ADA ACCESSIBLE	594 SF	2
B-AV	1-BEDROOM - AUDIO VISUAL	594 SF	1
TOTAL NUMBER OF UNITS			100

SQUARE FOOTAGE TABULATION	
AREAS ACCESSIBLE TO TENANTS FIRST FLOOR - CONDITIONED	
ROOM CONFIGURATION	NET SQUARE FOOTAGE
LOBBY	445 SF
LOUNGE	340 SF
CORRIDOR AT 1ST FLOOR RESIDENTIAL UNITS	299 SF
FRONT OFFICE	584 SF
MULTIPURPOSE ROOM	1,847 SF
MENS RESTROOM	107 SF
WOMENS RESTROOM	109 SF
BEAUTY SHOP	367 SF
ELEVATOR #1	73 SF
ELEVATOR #2	71 SF
ELEVATOR LOBBY	126 SF
LAUNDRY STORAGE	147 SF
COMMUNITY LAUNDRY	214 SF
CORRIDOR	843 SF
TOTAL NUMBER OF SQUARE FEET - TENANT ACCESSIBLE	5,512 SF

AREAS RESTRICTED TO EMPLOYEES ONLY FIRST FLOOR - CONDITIONED	
ROOM CONFIGURATION	NET SQUARE FOOTAGE
OFFICE	367 SF
OFFICE	367 SF
MAINTENANCE SHOP	367 SF
MAINTENANCE STORAGE	110 SF
ELEVATOR MECHANICAL ROOM	136 SF
JANITOR	52 SF
BOILER ROOM	75 SF
MECHANICAL	186 SF
KITCHEN	411 SF
KITCHEN STORAGE	50 SF
DRESSING ROOM	50 SF
TOTAL NUMBER OF SQUARE FEET - EMPLOYEE ONLY	1,445 SF

UNCONDITIONED AREAS ACCESSIBLE TO TENANTS FIRST FLOOR	
AREA CONFIGURATION	NET SQUARE FOOTAGE
COVERED DRIVE	120 SF
COVERED SERVICE ENTRANCE AT MULTIPURPOSE ROOM	1,054 SF
TOTAL NUMBER OF UNCONDITIONED SQUARE FEET	1,174 SF

ELEVATOR NOTES:
* ALL ELEVATORS ARE TO BE PROTECTED DURING CONSTRUCTION WHEN IN USE BY CONTRACTOR.
* PROVISION OF CLIMATE CONTROL AND CODE COMPLIANT VENTILATION AND AS NEEDED.
PUMP UNIT REPLACEMENT:
* LAND AND SECURE CARS, LOTO WHERE REQUIRED
* REMOVE AND DISPOSE OF HYDRAULIC OIL FROM PUMP UNITS
* UNWIRE AND REMOVE CONDUIT AND WIRING FROM EXISTING PUMP UNITS TO CONTROLLERS
* DISASSEMBLE EXISTING OVERSIZE PUMP UNIT ASSEMBLIES AS NEEDED FOR REMOVAL FROM ELEVATOR MECHANICAL ROOM
* SET UP, ASSEMBLE AND INSTALL (2) NEW DRY TYPE HYDRAULIC PUMP UNIT ASSEMBLIES TO MATCH EXISTING SPEED AND CAPACITY
* REPIPE HYDRAULIC OIL LINES
* REINSTALL CONDUIT AND WIRING FROM PUMP UNIT ASSEMBLIES TO CONTROLLERS
* FURNISH AND INSTALL NEW HYDRAULIC OIL AND FILL TO PROPER OPERATING LEVEL
* REPIPE AND WIRE CONTROLLERS AND PUMP UNITS
* ADJUST VALVES AND CHECK FOR PROPER OPERATION, SET PRESSURE RELIEF AS REQUIRED
CAB RENOVATION - FURNISH AND INSTALL:
* RAISED WALL PANELS IN STANDARD COLOR SELECTED BY OWNER
* REVEALS, FRIEZE AND BASE IN #4 STAINLESS STEEL
* RESKIN FRONT RETURNS IN STAINLESS STEEL WITH #4 FINISH
* LED 6 LIGHT DOWN LIGHTING CEILINGS

PARKING REQUIREMENTS		
	MIN. REQUIRED	PROVIDED
PARKING STALL REQUIREMENTS	0.75 PARKING SPACES PER SLEEPING ROOM = 75 SPACES	51 SPACES NOTE: NUMBER OF EXISTING PARKING SPOTS HAS INCREASED 24% WHILE THE NUMBER OF APARTMENT UNITS IN THE BUILDING HAS REMAINED THE SAME.
	1.0 PARKING SPACE PER EMPLOYEE ON THE LARGEST SHIFT = 7 SPACES TOTAL REQUIRED = 82 SPACES	
ACCESSIBLE PARKING SPACE REQUIREMENTS	51 TO 75 = 3 ACCESSIBLE SPACES REQUIRED HANDICAP SIGNAGE	5 ACCESSIBLE SPACES 1 ACCESSIBLE VAN SPACE 5 SIGNS - SEE ARCHITECTURAL SITE PLAN FOR LOCATIONS

ACCESSIBILITY REQUIREMENTS		
	EFF.	1 BR
5% MOBILITY IMPAIRED - 5 REQUIRED	3	2
2% VISUAL/HEARING IMPAIRED- 2 REQ	1	1

NOTE:
1. VISUAL/HEARING IMPAIRED UNITS ARE INCLUDED IN THE STANDARD (STD.) QUANTITIES FOUND IN THE UNIT TABULATION. STANDARD UNITS WILL BE RENOVATED ACCORDINGLY TO CREATE NEW VISUAL/HEARING IMPAIRED UNITS. OF THE 245 STANDARD UNITS, 6 WILL BE VISUAL/HEARING IMPAIRED.
2. MOBILITY IMPAIRED UNITS ARE INCLUDED IN THE HANDICAP (H/C) QUANTITIES FOUND IN THE UNIT TABULATION.

PROPERTY AMENITIES	
1	COMMUNITY SPACE FOR RESIDENT SUPPORTIVE SERVICES
A	LEASING OFFICES
B	SERVICE PROVIDER OFFICE
2	SAFETY
A	SECURED ENTRY
B	24-HOUR, 7 DAYS A WEEK MONITORED CAMERA/ SECURITY SYSTEM
3	HEALTH/ FITNESS/ PLAY
A	HORSESHOE PIT, PUTTING GREEN, SHUFFLEBOARD COURT, POOL TABLE, PING PONG TABLE
4	DESIGN/ LANDSCAPING
A	PORTE-COCHERE
5	COMMUNITY RESOURCES
A	COMMUNITY LAUNDRY ROOM WITH AT LEAST 1 WASHER/DRYER FOR EVERY 40 UNITS
B	BBQ GRILLS AND PICNIC TABLES AT LEAST 1 FOR EVERY 50 UNITS
C	FURNISHED COMMUNITY ROOM
D	COMMUNITY DINING ROOM WITH FULL KITCHEN FURNISHED WITH ADEQUATE TABLES AND SEATING
E	HI-SPEED WI-FI OF 10 MBPS DOWNLOAD SPEED OR MORE WITH COVERAGE THROUGHOUT THE CLUBHOUSE
F	BICYCLE PARKING THAT ALLOWS FOR 1 BIKE FOR EVERY 5 UNITS WITHIN PROXIMITY TO EACH BUILDING
6	DEVELOPMENT CONSTRUCTION FEATURES
A	GREATER THAN 30% STUCCO OR MASONRY

LEGAL DESCRIPTION OF LAND

A TRACT OR PARCEL OF LAND CONTAINING 1.2397 ACRES BEING THE WEST 270.00 FEET OF LOTS 12 AND 13 OF ARCHER ACRES SUBDIVISION, SECTION 1 IN THE CITY OF HOUSTON IN THE JOSIAH T. HARRELL SURVEY, ABSTRACT 328 IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 25 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; SAID 1.2397 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT A POINT AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 1.2397 ACRE TRACT ALSO MARKING THE NORTHWEST CORNER OF LOT 13 AND THE SOUTHWEST CORNER OF LOT 14 IN THE EAST RIGHT-OF-WAY LINE OF HARRELL STREET (80 FT. IN WIDTH) AND LOCATED SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, A DISTANCE OF 240.00 FT. FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF FIRNAT STREET (80 FT. RIGHT-OF-WAY), FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS SOUTH 59 DEGREES 27 MINUTES WEST, 0.41 FT.;

THENCE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS EAST, WITH THE DIVISION LINE BETWEEN LOTS 14 AND 13 A DISTANCE OF 270.00 FT. TO A 5/8 INCH IRON ROD FOUND NEAR A FENCE CORNER MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND MARKING THE NORTHWEST CORNER OF THE GREATER JERUSALEM MISSIONARY BAPTIST CHURCH TRACT DESCRIBED IN INSTRUMENT IN CLERKS FILE NO. 20080414282 OF THE OFFICE OF OFFICIAL REAL PROPERTY RECORDS OF HARRIS COUNTY;

THENCE SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, WITH THE WEST BOUNDARY OF SAID GREATER JERUSALEM MISSIONARY BAPTIST CHURCH TRACT AND WITH AN OLD FENCE A DISTANCE OF 200.00 FT. TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH BOUNDARY OF LOT 12 AND THE NORTH BOUNDARY OF LOT 11;

THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS WEST, WITH A FENCE LINE PASSING THE NORTHWEST CORNER OF A 0.1722 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 20080414282 OF THE OFFICIAL REAL PROPERTY RECORDS OF HARRIS COUNTY MARKED BY 1/2 INCH IRON ROD FOUND AT 75.00 FT. AND WITH THE DIVISION LINE BETWEEN LOTS 11 AND 12, A DISTANCE OF 270.00 FT. TO A POINT MARKING THE NORTHWEST CORNER OF LOT 11 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 1.2397 ACRE TRACT, FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS NORTH 88 DEGREES 28 MINUTES WEST, 1.14 FT.;

THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID HARRELL STREET A DISTANCE OF 200.00 FT. TO THE PLACE OF BEGINNING AND CONTAINING 1.2397 ACRES OF LAND, MORE OR LESS, AND BEING KNOWN AS 8826 HARRELL STREET, HOUSTON, TEXAS 77093.

Timothy M. Brandon
Architect APC
103 Cypress Street
West Monroe, LA 71291
Tel. 318.340.1550
Fax. 318.998.1315
www.tbstudio.com

TB

TIM BRANDON
ARCHITECTURE



PROJECT:
W. LEO DANIEL'S
8826 HARRELL ST.
HOUSTON, TEXAS 77093

DRAWING REVISIONS		
No.	Description	Date

DRAWN BY: MB / HB
CHECKED BY: CW
SHEET
SP1.01
Date: 9/7/2021
Project No.: 20-0028
File Name:
DESCRIPTION:
ARCHITECTURAL
SITE PLAN



**PLANNING &
DEVELOPMENT
DEPARTMENT**

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

Application No: 2022-1545
Plat Name: Harrell Street Reserve
Applicant: Benchmark Engineering Corporation
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)

Specific requirement or condition being sought:

A reconsideration of the requirement form is being sought to reconsider the requirement of dedicating an east/west street through the subject property. The existing building on site is currently occupied as an office building "W. Leo Daniels Towers" and the existing commercial development to the east impedes any dedication of an east and west street connection through the sites to connect Harrell Street to Jensen Drive.

Chapter 42 Section: 42-128

Chapter 42 Reference:

a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

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 existing building on site currently occupied as an office building "W. Leo Daniels Towers" and the existing commercial development to the east impedes any dedication of an east and west street connection through the sites to connect Harrell Street to Jensen Drive. The distance between Aldine-Westfield Road from the north to our most southwesterly corner of the site is approximately 1,240' feet and 1,160' from Berry Road to the south. The entire distance from Aldine-Westfield Road to Berry Road to the south is approximately 2,400' feet. The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1545

Plat Name: Harrell Street Reserve

Applicant: Benchmark Engineering Corporation

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)

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 through the subject site due to an existing building is currently occupied as an office building, "W. Leo Daniels Towers" located at 8826 Harrell Street which will remain and the existing commercial development to the east impedes any dedication of an east and west street connection through the sites to connect Harrell Street to Jensen Drive.

Chapter 42 Section: 42-128

Chapter 42 Reference:

a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

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;

Due to the constraints provided in the existing development's physical characteristics description provided below, the construction of a local street crossing the existing building currently occupied as an office building "W. Leo Daniels Towers", located at 8826 Harrell Street would create an undue hardship on the owner/developer. Also the existing commercial development to the east impedes any dedication of an east and west street connection through the sites to connect Harrell Street to Jensen Drive. This property consist of 1.2397 acres located on the east side of Harrell Street approximately 230' south of Firnat Street.

(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. The distance between Aldine-Westfield Road from the north to our most southwesterly corner of the site is approximately 1,240' feet and 1,160' from Berry Road to the south. The entire distance from Aldine-Westfield Road to Berry Road to the south is approximately 2,400' feet. The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

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

As the existing street pattern provides adequate public street connections to the surrounding streets for traffic circulation and distribution the intent and general purpose 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;

The granting of this variance will not be injurious to the public health, safety, or welfare as other requirements of the chapter will remain and met. The existing street pattern surrounding the existing development office building allows for adequate traffic circulation and distribution to the north, south along Harrell Street and Firnat Street which extends only to the west from Harrell Street just north of the subject tract approximately 230' feet.

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

The existing building on site currently occupied as an office building "W. Leo Daniels Towers" and the existing commercial development to the east impedes any dedication of an east and west street connection through the sites to connect Harrell Street to Jensen Drive.



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

July 1, 2022

NOTICE OF RECONSIDERATION OF REQUIREMENTS

PROJECT NAME: Harrell Street Reserve

REFERENCE NUMBER: 2022-1545

ROR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Harrell Street, north of Berry and south of Aldine Westfield 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.

Benchmark, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed local street intersection spacing requirements by not providing any new public streets through the subject site. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, July 21, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

1. Send email to: speakercomments.pc@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 Luis D Valencia at 713-266-9930. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at Geoff.butler@houston.tx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission

ITEM: 172

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Kuykendahl Business Center

Applicant: Surv-Tex Surveying Inc.

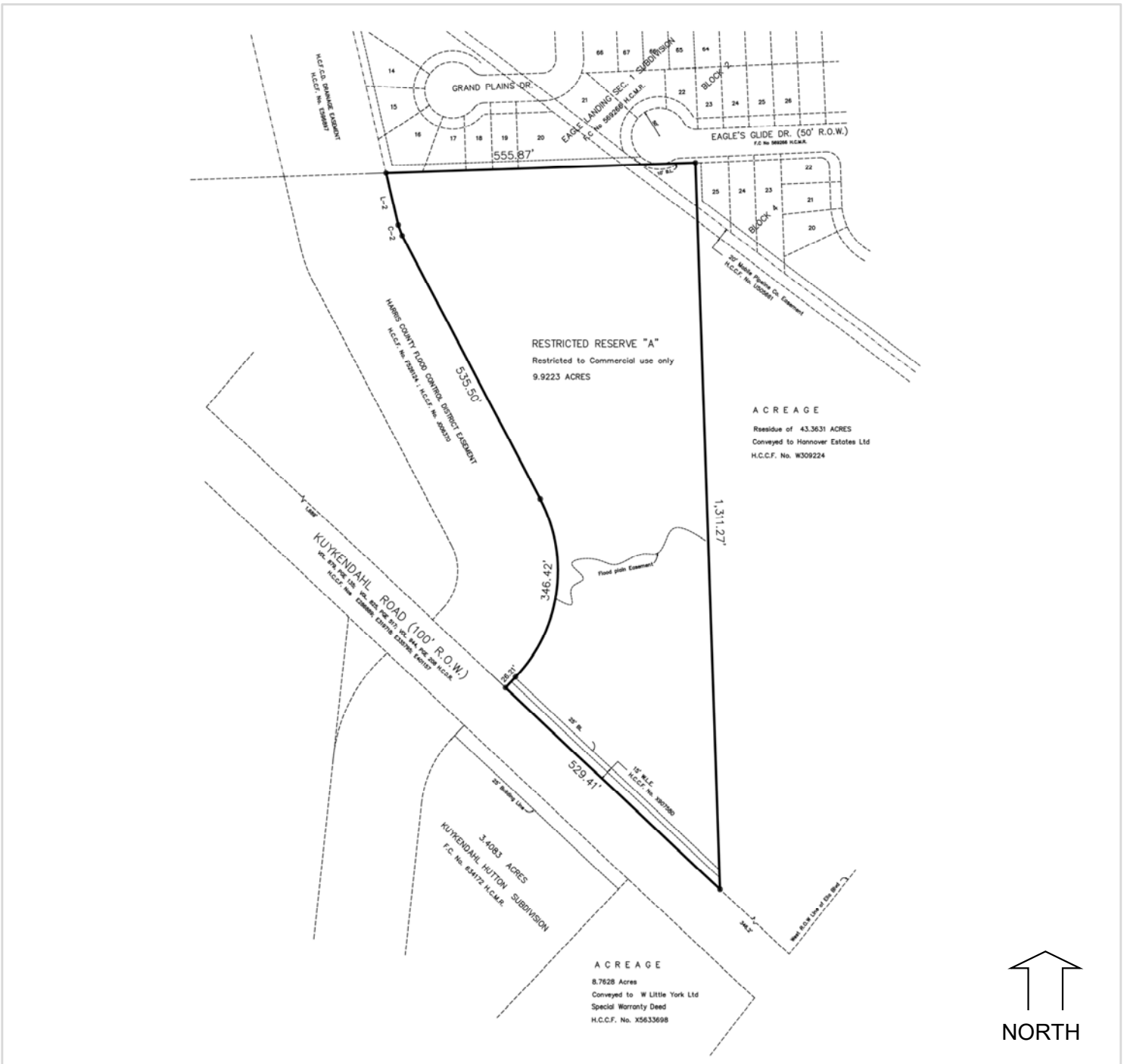


F- Reconsideration of Requirements

Site Location

Subdivision Name: Kuykendahl Business Center

Applicant: Surv-Tex Surveying Inc.



Houston Planning Commission

ITEM:172

Planning and Development Department

Meeting Date: 07/21/2022

Subdivision Name: Kuykendahl Business Center

Applicant: Surv-Tex Surveying Inc.



F- Reconsideration of Requirements

Aerial

PHASE 2

KUYKENDAH ROAD
(100' R.O.W.)

PROPOSED DETENTION AND MITIGATION BASIN

EAOLE LANDING SEC 1
F.C. No. 569266, H.C.M.F.

EARTH LANDING SEC 1
F.C. No. 589266, H.C.M.I.

An aerial map of the Eagle Landing Townhomes, OP area. The map shows a grid of lots, with numbers ranging from 30 to 46. A large blue area is labeled '1553 ACRES'. The text 'EAGLE LANDING TOWNHOMES, OP' is written across the map in a large, stylized font. A road or boundary line is visible on the right side of the map.

**PROPOSED
SEC 1**

ELLA BOULEVARD
(100' R.O.W.)
H.C.C.F. NO. E596897

EAGLES GLIDE DRIVE
(R.O. 11440000)
F.C. No. 569286, H.C.M.R.

VARIANCE REQUEST

KUYKENDAHLL BUSINESS CENTER



**PLANNING &
DEVELOPMENT
DEPARTMENT**

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

Application No: 2022-1564
Plat Name: Kuykendahl Business Center
Applicant: Surv-Tex surveying Inc.
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)

Specific requirement or condition being sought:

Not to extend the stub street into the adjoining property. (Sec.42-24; Sec.42-127)

Chapter 42 Section: 42-24g

Chapter 42 Reference:

Sec.42-127: intersecting street are required at least every 2,600 feet along Major thoroughfare. Sec.42-24: Requesting a reconsideration of the conditions of approval of the plat of Kuykendahl Business Center.

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 is the Owner of the 9.9223-acre tract platted as "Kuykendahl Business Center" (Ref No 2022-0689). the plat was submitted and approved subject to the issue of a stub street on its East boundary line. -The stub street was created on the West boundary line the General Plan of "Eagle landing Townhomes West GP", a 15-acre tract, located East and adjoining the Applicant property. - The purpose of the stub street was to extend westerly into the Applicant property and connect to Kuykendahl Road, in order to satisfy the 2600-feet intersecting street requirement along Kuykendahl Rd (Sec 42-127 of the Chapter); but an intersecting street is NOT required within this block of Kuykendahl Road; (the Block length along Kuykendahl Road, between Ella Boulevard and York Creek St, is within the maximum length required.(Sec 42-127). -Eagle Landing Townhomes is a Residential Development that has access on Ella Blvd and on Eagles Glide Drive; extending this stub street into an industrial development, and connecting to Kuykendahl Rd would be inviting heavy traffic and create unnecessary safety concerns for the future residents of the townhomes. - The developer of Eagle Landing Townhomes has agreed to revise the General Plan of "Eagle Landing Townhomes West GP" and remove the Stub street There is no timetable for that revision. But this preemptive decision will be beneficial for the future of both development projects. - The applicant is requesting from the Commission a reconsideration of the conditions of Approval of the Plat of Kuykendahl Business Center; and Not allow the stub street to extend to Kuykendahl Road.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1564

Plat Name: Kuykendahl Business Center

Applicant: Surv-Tex surveying Inc.

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)

Specific Variance is being sought and extent of variance:

To not extend or terminate in a cul-de-sac a proposed stub street.

Chapter 42 Section: 42-135

Chapter 42 Reference:

The Stub Street in question on this General Plan should be extended. Only 3 out of the 5 requirements are met to prevent the street extension (42-135a1, 42-135a4 and 42-135a5), consequently the proposed street should be extended into Applicant property.

Statement of Facts

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

N/A

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

Strict application of Sec. 42-135; and allowing the stub street to be extended into this commercial Development, would create unsafe situation for the future residents of the Townhomes. Granting this Variance would be beneficial for both development projects and for the public.

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

The stub street was created in a General Plan by the developer of the adjoining property.

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

By granting the Variance the Intent of the Chapter will be preserved: Extension of this stub street is not required to meet the street intersection requirements of the Chapter (Sec.42-127.). The stub street of the Townhome will extend into the applicant Commercial Development.

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

Granting this variance and not extending a public street into a Commercial (or industrial) development would prevent unwanted traffic and would insure the welfare and safety of the future residents of the proposed Townhomes.

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

The sole justification of this Variance is to correct a situation that could be in the future injurious to the health and welfare of the public and not beneficial to either development project.



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Owens Management Systems, LLC	Joyce Owens	713-643-6333	jo@omsbuild.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3903 Aledo Street	21087168	77051	5453A	533Y	D

HCAD ACCOUNT NUMBER(S):	0641680250024
PROPERTY LEGAL DESCRIPTION:	Lot 24, Block I, Sunnyside
PROPERTY OWNER OF RECORD:	MAYBERRY HOMES, INC.
ACREAGE (SQUARE FEET):	0.137 acre/ 6000 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	Aledo Street (60') – Scott Street (100')
EXISTING PAVING SECTION(S):	Aledo Street (20') – Scott Street (50')
OFF-STREET PARKING REQUIREMENT:	4
OFF-STREET PARKING PROVIDED:	4
LANDSCAPING REQUIREMENTS:	2 trees
LANDSCAPING PROVIDED:	2 trees

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	none
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Residential Duplex 2,440 sq. ft.

PURPOSE OF VARIANCE REQUEST: to allow a reduced building line of 10 feet instead of the required 25 feet along Scott Street.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The site is a corner lot located at the intersection of Scott Street, a major thoroughfare, and Aledo Street, a local street, within the city limits, out of Sunnyside Court A-P. A duplex structure ADA compliant is being proposed on the vacant property. Vehicular access will be along the local street, Aledo Street, and no curb cuts will be created along the Major thoroughfare, Scott Street. A 10-foot building line (BL) is being proposed along Scott Street instead of the required 25 feet.

The section of Scott Street adjacent to the proposed site was recorded with Sunnyside Court in 1946 as a local street. It was then reclassified to major thoroughfare in 1955 changing the building line requirement. The distance from back of curb (BOC) to the property line along Scott Street is approximately 9.8 feet and 19.8 feet to the proposed 10'BL. Scott Street is a two-way four lane street with a median that works as speed mitigation device. Properties setbacks along Scott Street vary from 0 feet to 20 feet. Requiring a 25-foot building line along Scott Street in combination with the 20-foot building line along the local street (Aledo Street) will reduce considerably the lot's development area since the 25-foot setback in combination with the 3-foot setback from the adjacent properties represent almost half the width of the lot. Pedestrian improvements will be provided along both streets. A 10-foot pedestrian realm along Scott Street with 4 feet safety buffers, 6 feet new sidewalk and 2-inch caliper trees along Aledo Street 5 feet new sidewalk. This development is in partnership with Housing & Community Development to provide quality affordable housing.

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.

- (1a) **The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- (1b) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The site (corner lot) is located within the city limits at the intersection of Scott Street, a major thoroughfare (MTF), and Aledo Street, a local street, out of Sunnyside Court A-P. A duplex structure ADA compliant is being proposed on the vacant property. Vehicular access will be along the local street, Elmwood Avenue and no curb cuts will be created along the Major thoroughfare, Scott Street. A 10-foot building line (BL) is being proposed along Scott Street instead of the required 25 feet by the ordinance. The section of Scott Street adjacent to the proposed site was recorded with Sunnyside Court in 1946 as a local street. It was then reclassified to major thoroughfare in 1955 changing the building line requirement. The distance from back of curb (BOC) to the property line along Scott Street is approximately 9.8 feet and 19.8 feet to the proposed 10'BL. Scott Street is a two-way four lane street with a median that works as speed mitigation device. Properties Setbacks along Scott Street vary from 0 feet to 20 feet. Requiring a 25-foot building line along Scott Street will create an impractical development as it represents almost half the lot's width in combination with the required setback from the adjacent properties. These setbacks requirements in combination with the setback requirement along the local street (Aledo Street) will reduce considerably the lot's development area rendering infeasible this type of development. Pedestrian improvements will be provided along both streets. A 10' pedestrian

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

realm along Scott Street with 4 feet safety buffers, 6 feet new sidewalk, 2 inch caliper trees, and along Aledo Street 5 feet new sidewalk.

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

Scott Street was recorded as a local street with a 100-foot right of way (ROW) that continues to have to this day. Sunnyside Court A-P didn't classify the street as a major thoroughfare. It was reclassified years later with the major thoroughfare plan. Lots abutting Scott Street were required to provide a 10-foot building line as shown on the subdivision plat Sunnyside Court A-P. This is the same setback requested in this variance. The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the proposed site since the original subdivision require a 10-foot building line for this type of lot size.

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

The properties' setbacks along Scott Street vary from 0 to 20 feet approximately. Allowing a 10-foot building line instead of the require 25 feet BL will maintain the intent and general purpose of this chapter and the character of the neighborhood. Even though Scott Street is a MTF it has several speed mitigation devices like a median with trees, bus route along Scott with a bus stop at the intersection of Aledo and Scott and median openings that allow for left and right turns that slows down traffic. The distance from BOC to the proposed structure will be approximately 19.8 feet. Pedestrian improvements will be provided along Scott Street with 4 feet safety buffers, 6 feet new sidewalk and 2-inch caliper trees.

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

The site will not have vehicular access along Scott Street. All vehicular access will be along the local street Aledo Street. This will avoid vehicles backing into the MTF. The distance from BOC to the proposed structure will be approximately 19.8 feet. A 10' pedestrian realm will be provided along Scott Street with pedestrian improvements such as a 4 feet safety buffer with 2-inch caliper trees and a new 6 feet sidewalk. This will provide a safer pedestrian realm for people walking along Scott Street.

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

A duplex structure ADA compliant is being proposed on the vacant property. Vehicular access will be along the local street, Aledo Street, and no curb cuts will be created along the Major thoroughfare, Scott Street. Pedestrian improvements will be provided along Scott Street with 4 feet safety buffers, 6 feet new sidewalk along Scott Street, 5 feet new sidewalk along Aledo Street and 2 inch caliper trees.

DEVELOPMENT PLAT VARIANCE



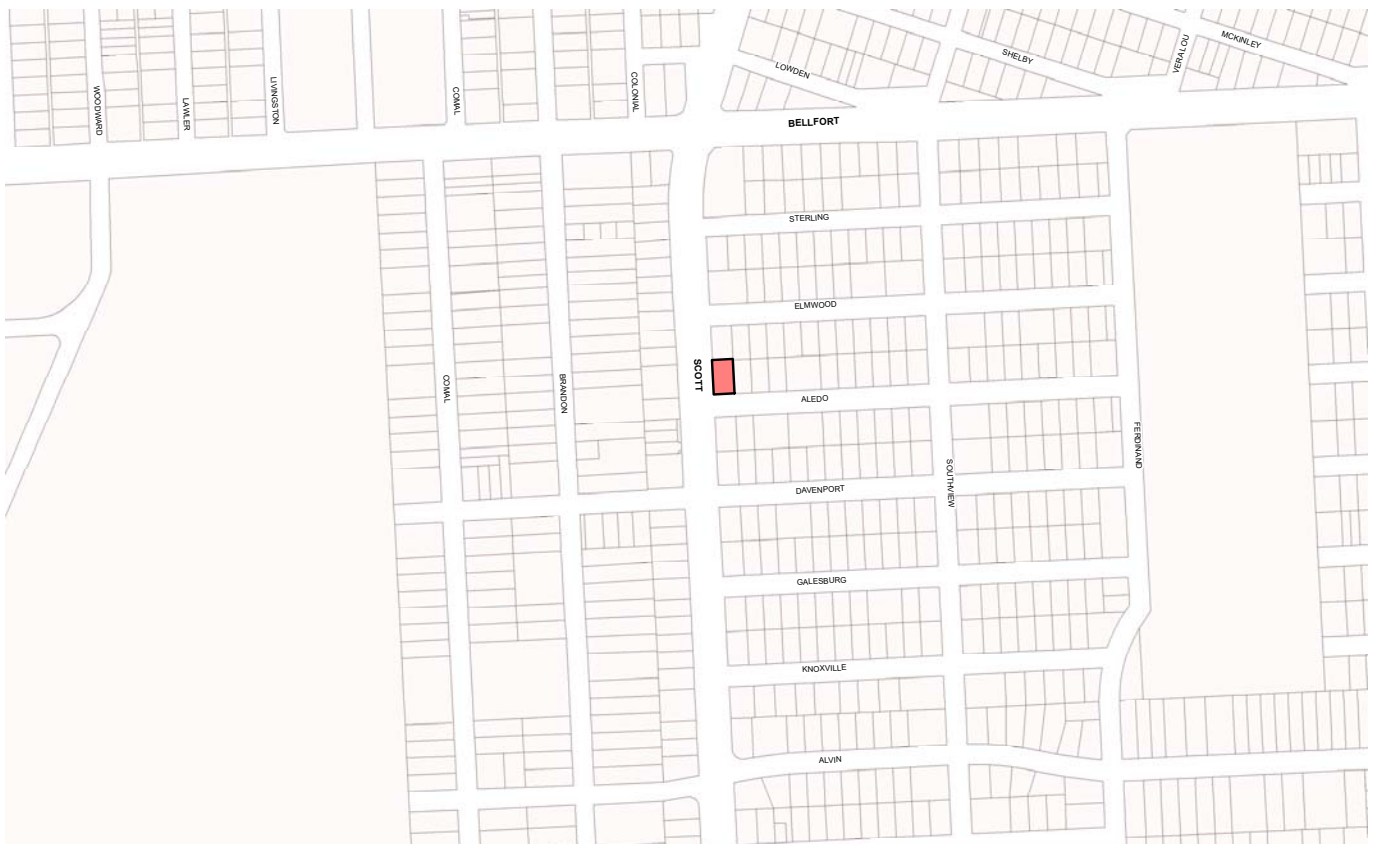
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 179

Meeting Date: 07/21/2022

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 179

Meeting Date: 07/21/2022

Houston Planning Commission

Aerial Map

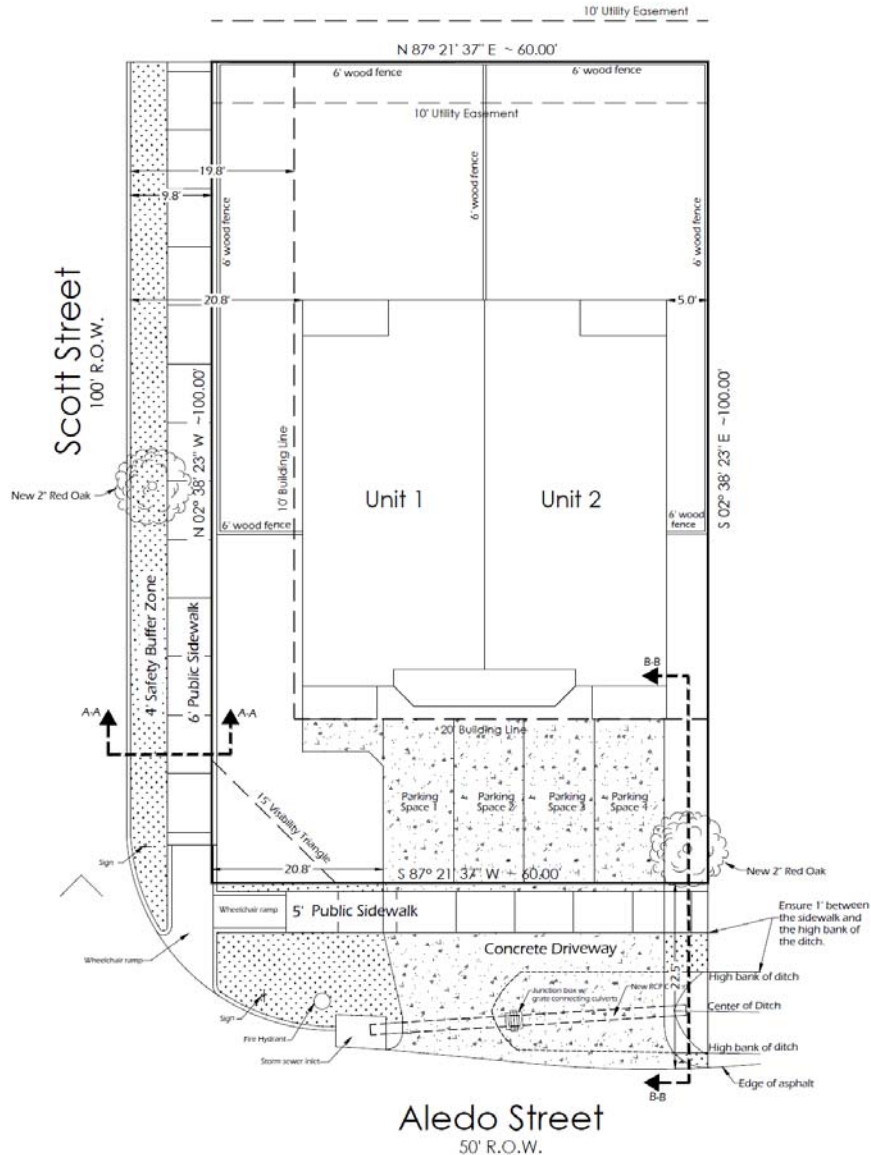


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

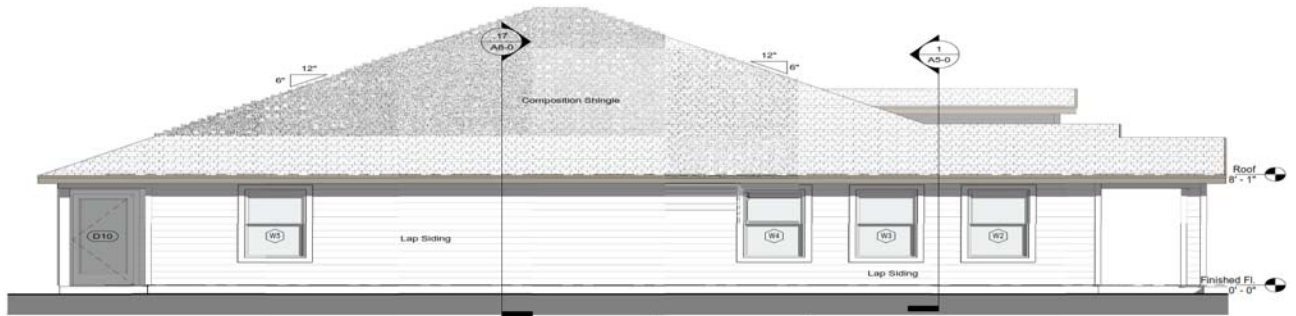


DEVELOPMENT PLAT VARIANCE

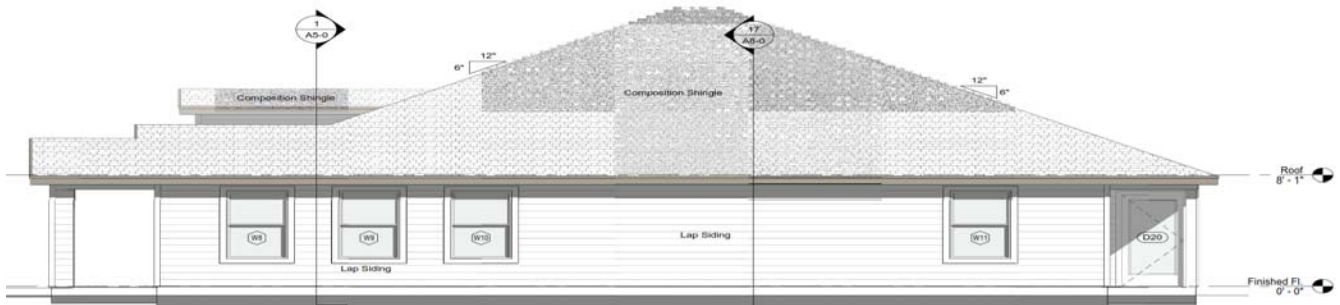


Houston Planning Commission

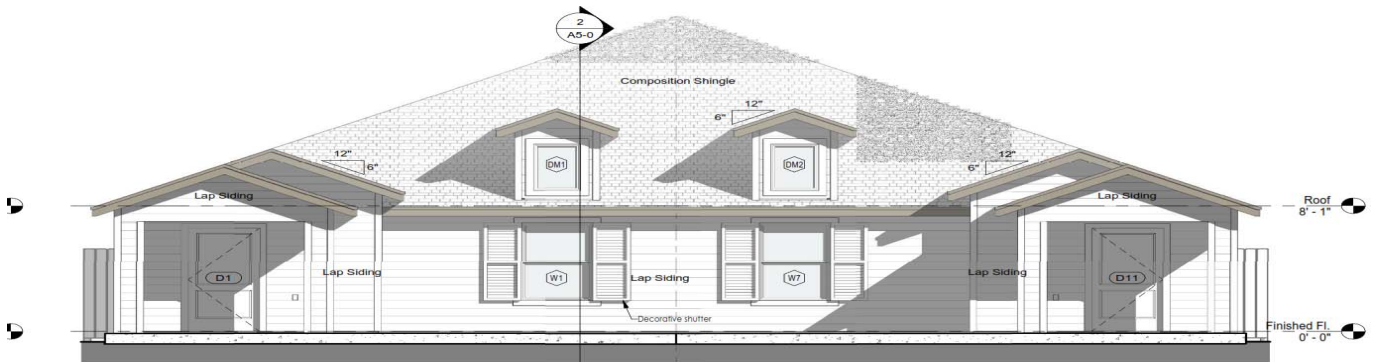
Elevations



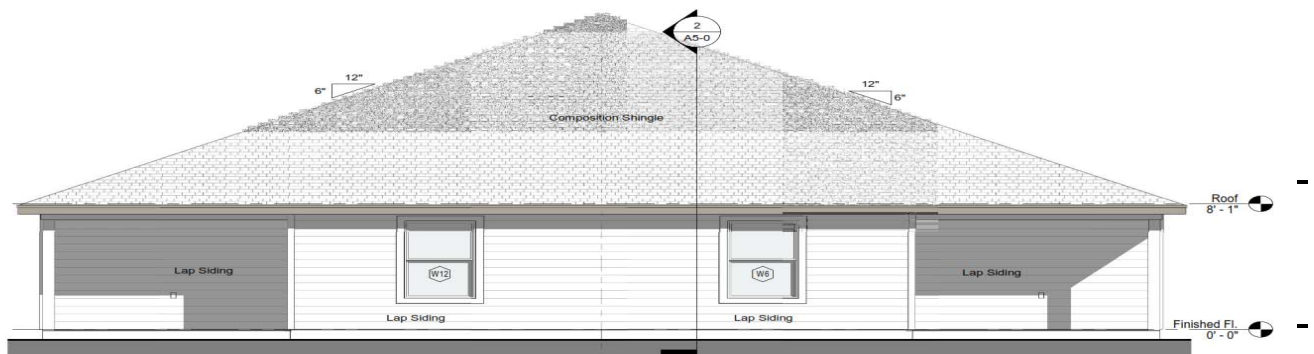
3 LEFT ELEVATION
1/4" = 1'-0"



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



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



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



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Owens Management Systems, LLC	Joyce Owens	713-643-6333	jo@omsbuild.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4002 Elmwood Street	21090696	77051	5453A	533Y	D

HCAD ACCOUNT NUMBER(S):	0641680250001
PROPERTY LEGAL DESCRIPTION:	Lot 1, Block I, Sunnyside Courts
PROPERTY OWNER OF RECORD:	MAYBERRY HOMES, INC.
ACREAGE (SQUARE FEET):	0.137 acre/ 6000 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	Elmwood Avenue (60') – Scott Street (100')
EXISTING PAVING SECTION(S):	Elmwood Avenue (18') – Scott Street (50')
OFF-STREET PARKING REQUIREMENT:	4
OFF-STREET PARKING PROVIDED:	4
LANDSCAPING REQUIREMENTS:	2 trees
LANDSCAPING PROVIDED:	2 trees

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	none
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Residential Duplex 2,008 sq. ft.

PURPOSE OF VARIANCE REQUEST: To allow a reduced building line of 10-foot instead of the required 25 feet along Scott Street.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The site is a corner lot out of Sunnyside Court A-P, within the city limits, located at the intersection of Scott Street, a major thoroughfare, and Elmwood Street, a local street. A duplex structure is being proposed on the vacant property. Vehicular access will be along the local street, Elmwood Street and no curb cuts will be created along the Major thoroughfare, Scott Street. An 10-foot building line (BL) is being proposed along Scott Street instead of the required 25 feet. The section of Scott Street adjacent to the proposed site was recorded with Sunnyside Court in 1946 as a local street. It was then reclassified to major thoroughfare in 1955 changing the building line requirement. The distance from back of curb (BOC) to the property line along Scott Street is approximately 9.7 feet and 20.7 feet to the proposed 10 feet BL.

Scott Street is a two-way four lane street with a median that works as a speed mitigation device. Properties setbacks along Scott Street vary from 0 feet to 20 feet. Requiring a 25-foot building line along Scott Street in combination with the 20-foot building line along the local street will reduce considerably the lot's development area since the 25-foot setback in combination with the 3-foot setback from the adjacent properties represent almost half the width of the lot. Pedestrian improvements will be provided along both streets with safety buffers, 6-foot new sidewalks along Scott Street, 5 feet new sidewalk along Elmwood Street and 3-inch caliper trees. This is a development in partnership with City Housing and Community Development to provide quality, affordable housing.

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.

- (1a) **The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- (1b) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The site (corner lot) is located within the city limits at the intersection of Scott Street, a major thoroughfare (MTF), and Elmwood Street, a local street, out of Sunnyside Court A-P. A duplex structure is being proposed on the vacant property. Vehicular access will be along the local street, Elmwood Street and no curb cuts will be created along the Major thoroughfare, Scott Street. A 10-foot building line (BL) is being proposed along Scott Street instead of the required 25 feet by the ordinance. The section of Scott Street adjacent to the proposed site was recorded with Sunnyside Court in 1946 as a local street. It was then reclassified to major thoroughfare in 1955 changing the building line requirement. The distance from back of curb (BOC) to the property line along Scott Street is approximately 9.7 feet and 20.7 feet to the proposed 10'BL. Scott Street is a two-way four lane street with a median that works as a speed mitigation device. Properties Setbacks along Scott Street vary from 0 feet to 20 feet. Requiring a 25-foot building line along Scott Street will create an impractical development as it represents almost half the lot's width in combination with the required 3 feet setback from the adjacent properties. These setbacks requirements in combination with the setback requirement along the local street will reduce considerably the lot's development area rendering infeasible this type of development. Pedestrian improvements will be provided along both streets with safety buffers, 6 feet new sidewalk along Scott Street, 5 feet new sidewalk along Alledo Street and 3-inch caliper trees.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

Scott Street was recorded as a local street with a 100-foot right of way (ROW) that continues to have to this day. Sunnyside Court A-P didn't classify the street as a major thoroughfare. It was reclassified years later with the major thoroughfare plan. Properties setbacks along Scott Street vary from 0 feet to 20 feet. Lots abutting Scott Street were required to provide a 10-foot building line as shown on the subdivision plat Sunnyside Court A-P. The development plat variance is proposing an extra foot for the proposed building line along Scott Street of what it is shown on Sunnyside Court A-P plat. The circumstances supporting the granting of the variance are not the result of a hardship created since the original subdivision require a 10-foot building line for this type of lot size.

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

The properties' setbacks along Scott Street vary from 0 to 20 feet approximately. Allowing an 11-foot building line instead of the require 25-foot BL will maintain the intent and general purpose of this chapter by preserving a similar setback to the ones that exist along Scott Street. This will also help maintain the character of the neighborhood. Even though Scott Street is a MTF it has several speed mitigation devices like a median with trees, bus route along Scott with a bus stop at the intersection of Elmwood and Scott and median openings that allow for left and right turns that slows down traffic. The distance from BOC to the proposed structure will be approximately 20.7 feet. Pedestrian improvements will be provided along Scott Street with 4 feet safety buffers, 6 feet new sidewalk and 3-inch caliper trees.

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

The site will not have vehicular access along Scott Street. All vehicular access will be along the local Elmwood Street. This will avoid vehicles backing into the MTF. The distance from BOC to the proposed structure will be approximately 20.7 feet. A 9.7 pedestrian realm will be provided along Scott Street with pedestrian improvements such as a 3.7 feet safety buffer with 3-inch caliper trees and a new 6 feet sidewalk. This will provide a safer pedestrian realm for people walking along Scott Street.

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

Vehicular access will be along the local street, Elmwood Street, and no curb cuts will be created along the Major thoroughfare, Scott Street. Pedestrian improvements will be provided along Scott Street with 3.7 feet safety buffers, 6 feet new sidewalk and 3-inch caliper trees.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 180

Meeting Date: 07/21/2022

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 180

Meeting Date: 07/21/2022

Houston Planning Commission

Aerial Map



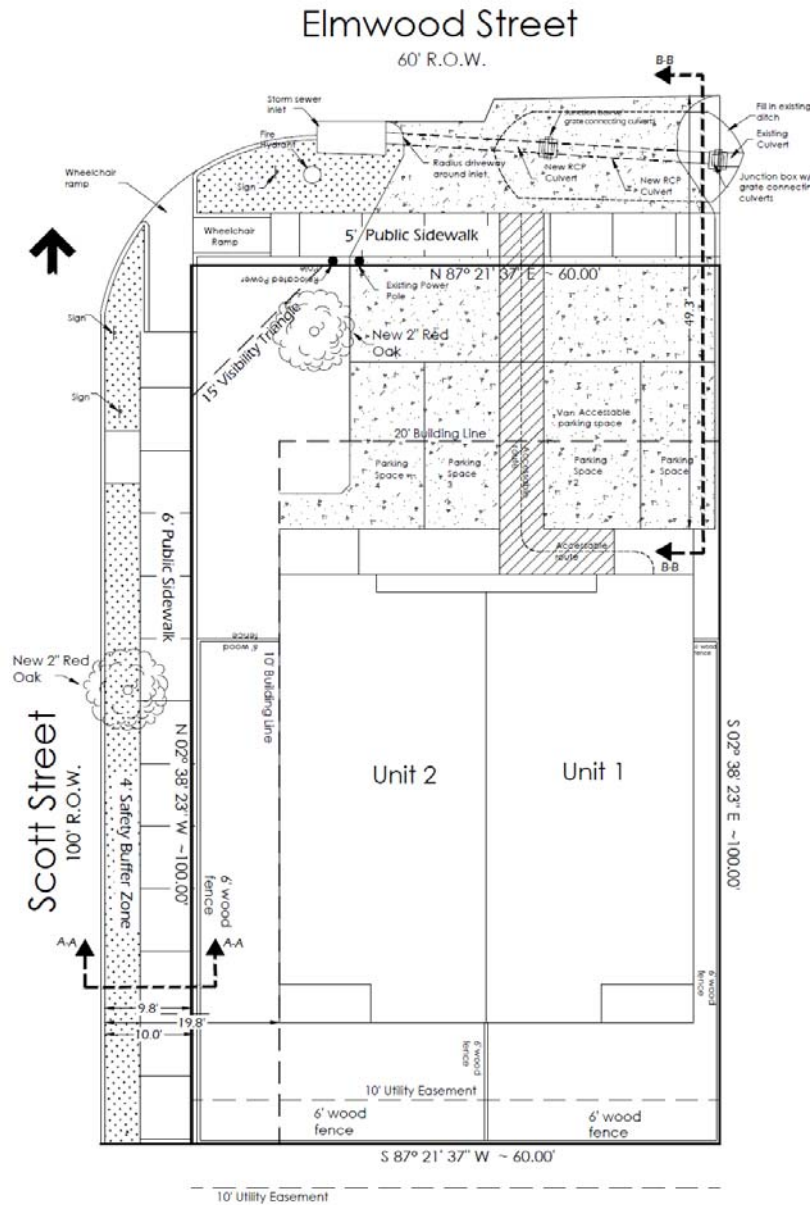
DEVELOPMENT PLAT VARIANCE





Houston Planning Commission

Site Plan

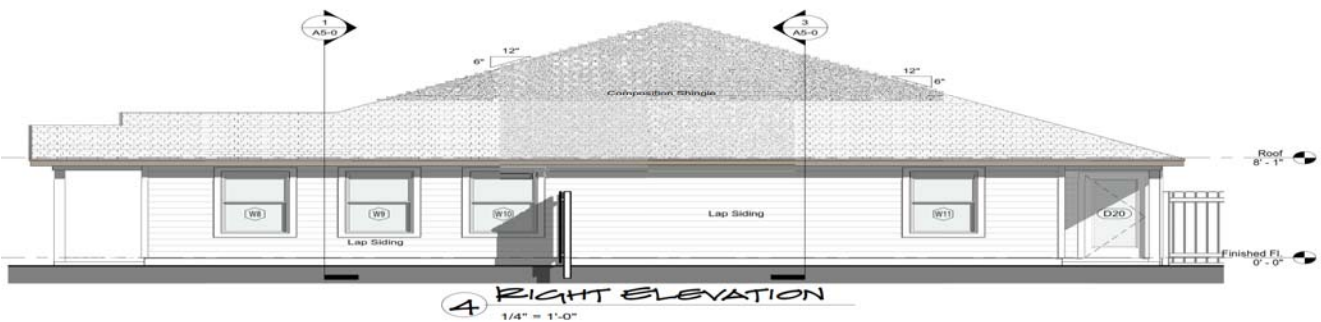
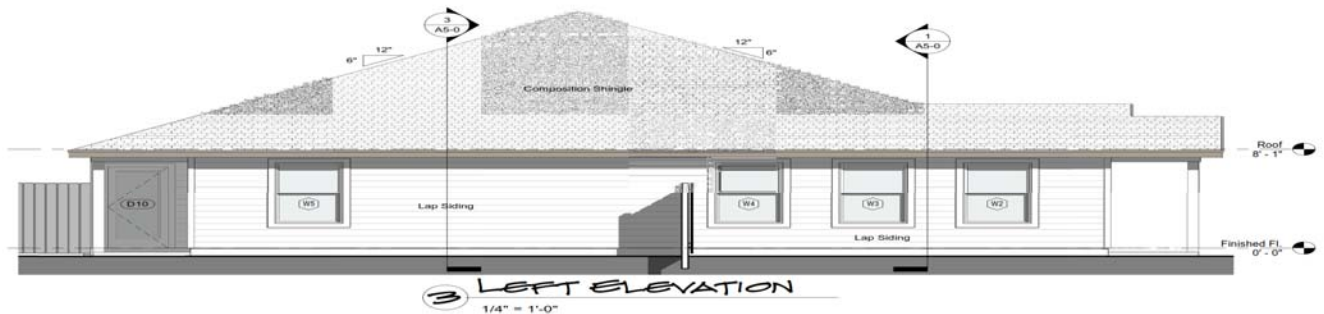
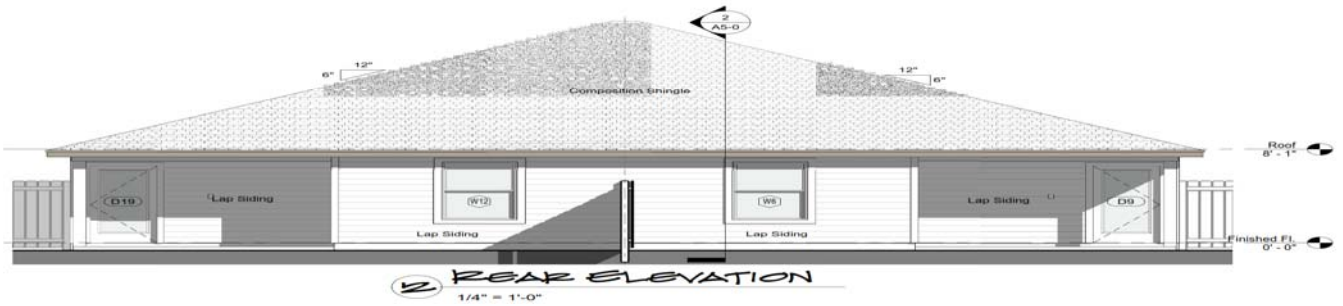
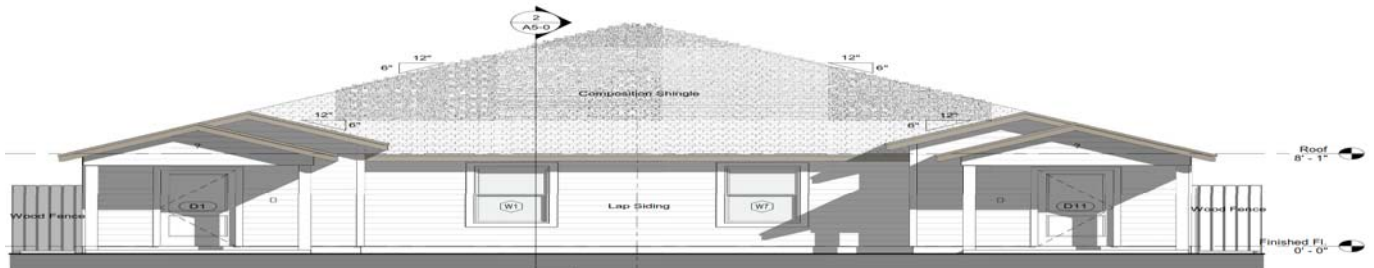


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
JRP COMPANY	JENIFER POOL	832-594-8420	jrpcom@aol.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2511 LOCKE LANE	21127811	77019	5256B	492U	G

HCAD ACCOUNT NUMBER(S):	0641720140013
PROPERTY LEGAL DESCRIPTION:	LOT 13, BLOCK P AVALON PLACE SEC 5
PROPERTY OWNER OF RECORD:	KRISTEN WEST CUMMINS
ACREAGE (SQUARE FEET):	6,839
WIDTH OF RIGHTS-OF-WAY:	LOCKE LANE 60'; SAN SABA STREET 50'
EXISTING PAVING SECTION(S):	LOCKE LANE 40'; SAN SABA STREET 45'
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	2,928
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	642 SF Garage Replacement; 3,030 SF New Total Under Roof

PURPOSE OF VARIANCE REQUEST: To allow a reduced garage building line of 4' in lieu of ordinance required 20' garage building line along San Saba St.

CHAPTER 42 REFERENCE(S): Sec. 42-157 (b) (2). Optional performance standards for Collector streets and Local streets--Urban Area Single-family residential.

(b) The building line requirement for a subdivision or development in the city restricted to single-family residential use adjacent to a collector street or a local street that is not an alley shall be:
 (2) Notwithstanding the other provisions of this section, 17 feet for a garage or carport facing the street Seventeen feet for any carport or garage facing the collector street or local street unless otherwise required or authorized by this article. A building above the garage or carport may overhang the building line up to seven feet

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): HCAD identifies property as Lot 13, Block P Avalon Place Sec 5 located at 2511 Locke Lane. Property has a house on a 25' front building line along Locke Lane and an existing garage. There is no building set back line along San Saba Street, per original, January 1941, plat of Avalon Place Sec 5 and deed restrictions. This is a well-developed residential area where the rear of the lot abuts San Saba Street. The neighboring house at 2507 Locke Lane has their existing garage using a zero-building line along San Saba Street.

There is currently no sidewalk on the north side of San Saba Street and an existing apartment complex on the south side of San Saba Street is built using a zero-building line.

The new garage design, using the zero-building line, has been reviewed and approved for construction by the HOA as meeting the requirements of the deed restrictions and are in support of the granting of the variance per the plat of Avalon Place Sec 5.

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.

- (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 is a tract that has functioned as a single-family home lot for many years. This lot currently has a single-family home originally built in 1955 and remodeled 2010. Requiring a 17' garage building line for the San Saba Street portion of the property would create an undue hardship in that there is a 25' building line on Locke Lane and any front opening new garage must be at least 70' from the front property line per deed restrictions, this would unduly constrict the size of the buildable portion of the property and conflict with the existing house. The owner would not reasonably use the lot efficiently if restricted by the Chapter 42 garage building lines per plat of January 1941.

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

The requirement of a 17' Garage building line per Sec. 42-157 (b) along San Saba Street which has other existing properties such as the garage next door on a zero-building line, per subdivision plat of January 1941. The new Garage placed at the 17' building line would place the front of the Garage at 66' from the front property line on Locke Lane and would be in violation of current deed restrictions. The new garage will be greater than 70 ft from the front property line and would fulfill the 17 ft requirement from the garage door. Therefore, this requirement would create an undue hardship in conjunction with the 25" building line and deed restrictions.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

(42-157) (b) (2) the property was originally sized and platted (January 1941) with no building line setback along San Saba Street. The garage design has adhered to the original zero building setback line. The imposition of a 17' building setback along San Saba Street will make the garage 66' from the front property line, which is a violation of deed restrictions, and is an unreasonable hardship imposed on this property by the Chapter 42. As other properties along San Saba Street have their garages built using a zero-building setback with the approval and support of the HOA. These circumstances support the granting of the variance and is not the result of a hardship created or imposed by applicant.

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 13, Block P Avalon Place Sec 5 is an existing lot that does not allow any options for development other than single family fronting Locke Lane and the rear of the facing San Saba Street. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the uses that are already present in this neighborhood.

(42-157) The new garage structure honors the original subdivision plat, with the prevailing zero setback condition along San Saba Street and a 25' building line along Locke Lane, per original plat (January 1941) with the approval and support of the HOA.

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

Locke Lane is a local street that serves the area and San Saba Street is a dead-end street, only one block long and dead ending into Dickey Place. The granting of the variance will not be injurious to the public health, safety or welfare as other properties along San Saba Street have buildings using a zero building line.

(42-157) The new garage structure's location itself poses no jeopardy to public safety using the zero-building setback line as the existing garage next door, as well as, across San Saba Street are using a zero-building setback line and there is parking on both sides of San Saba Street.

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

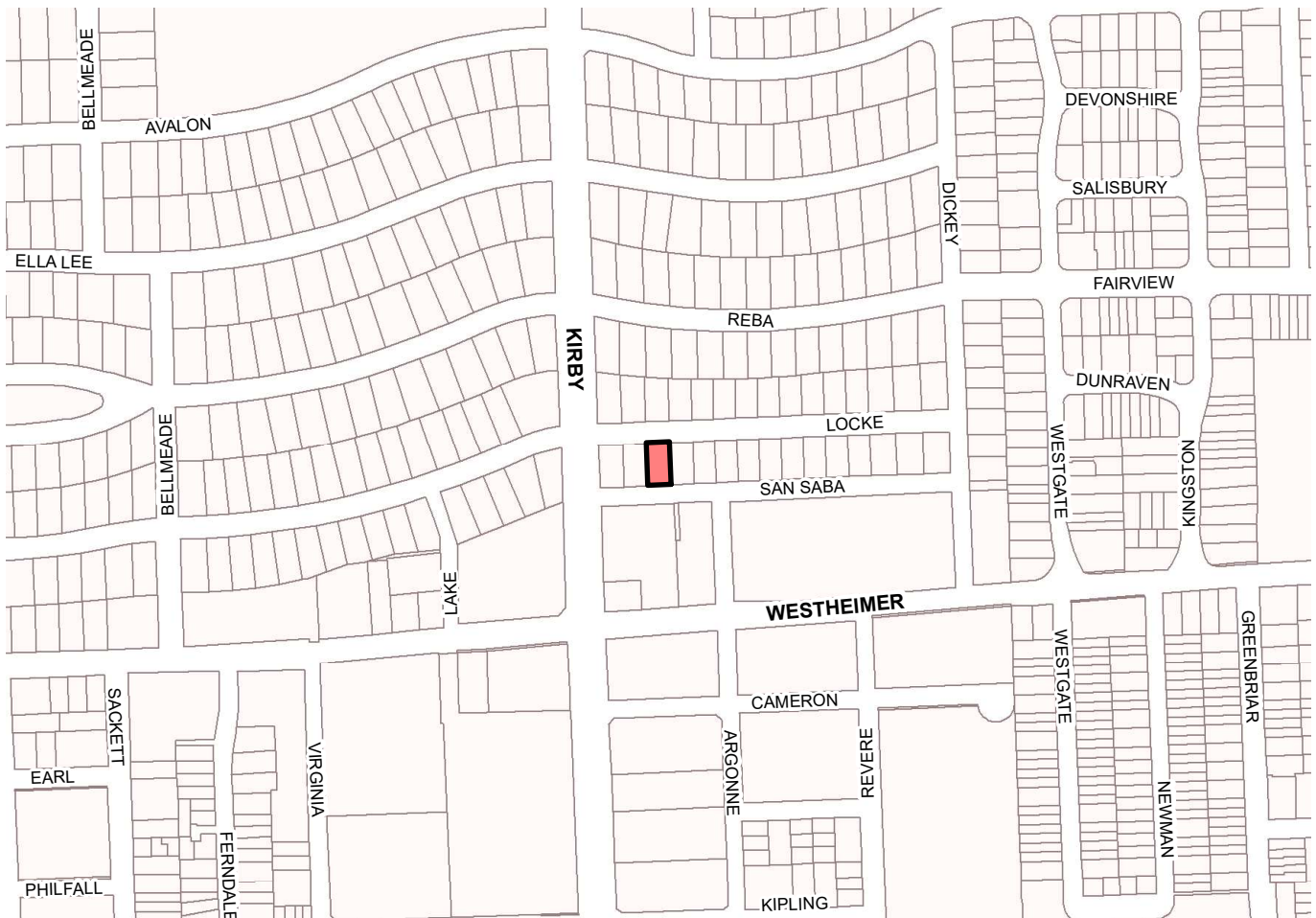
The hardship is that Lot 13, Block P Avalon Place Sec 5 is an existing lot platted in January 1941 for a single-family home with deed restrictions. The request to not provide a 17' garage building line per Sec. 42-157 (b) (2) and allow the existing zero garage setback along San Saba Street will allow reasonable development and follow the building lines set out in the subdivision plat and deed restrictions. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



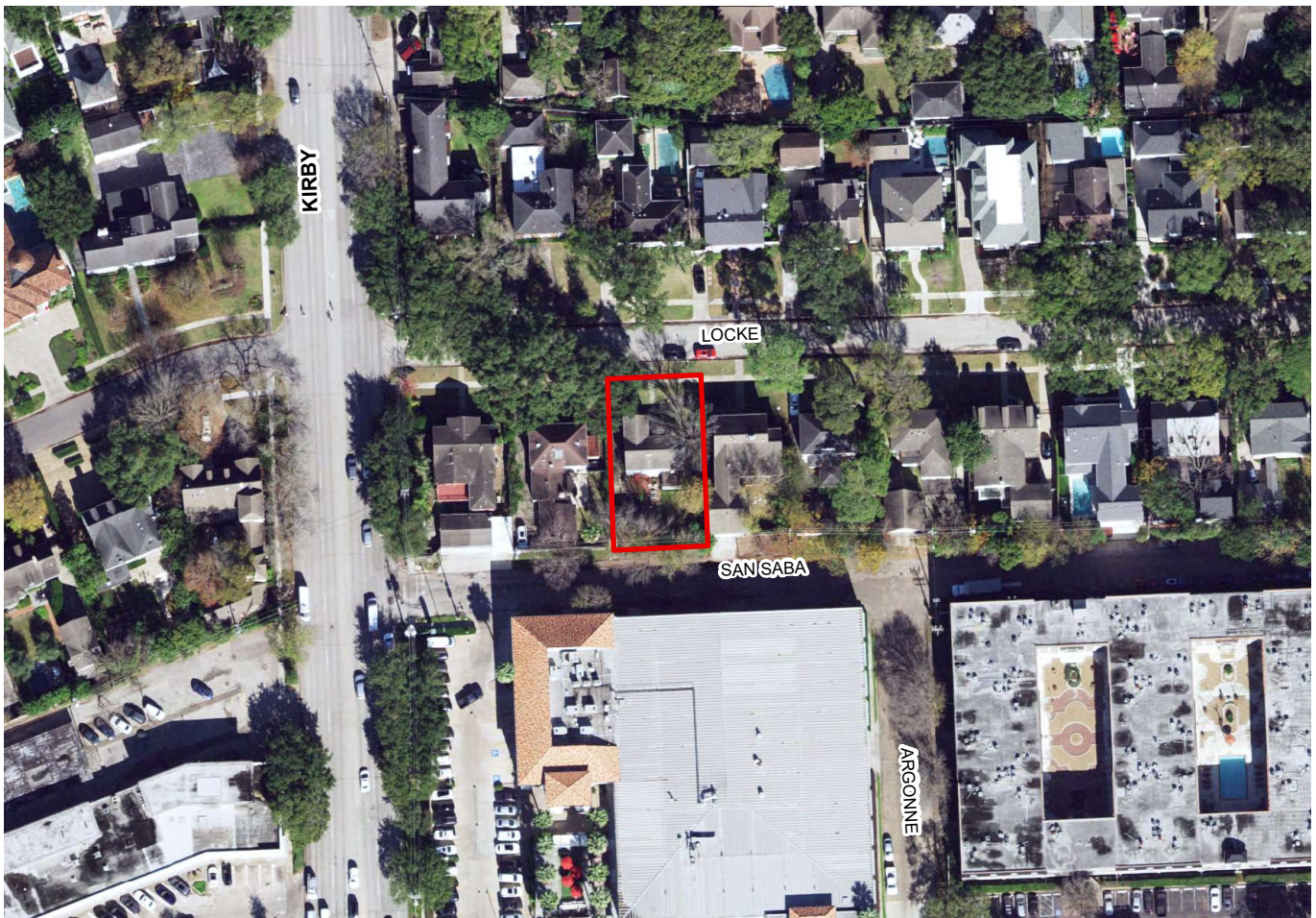
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 181

Meeting Date: 7/21/22

Houston Planning Commission

Aerial Map

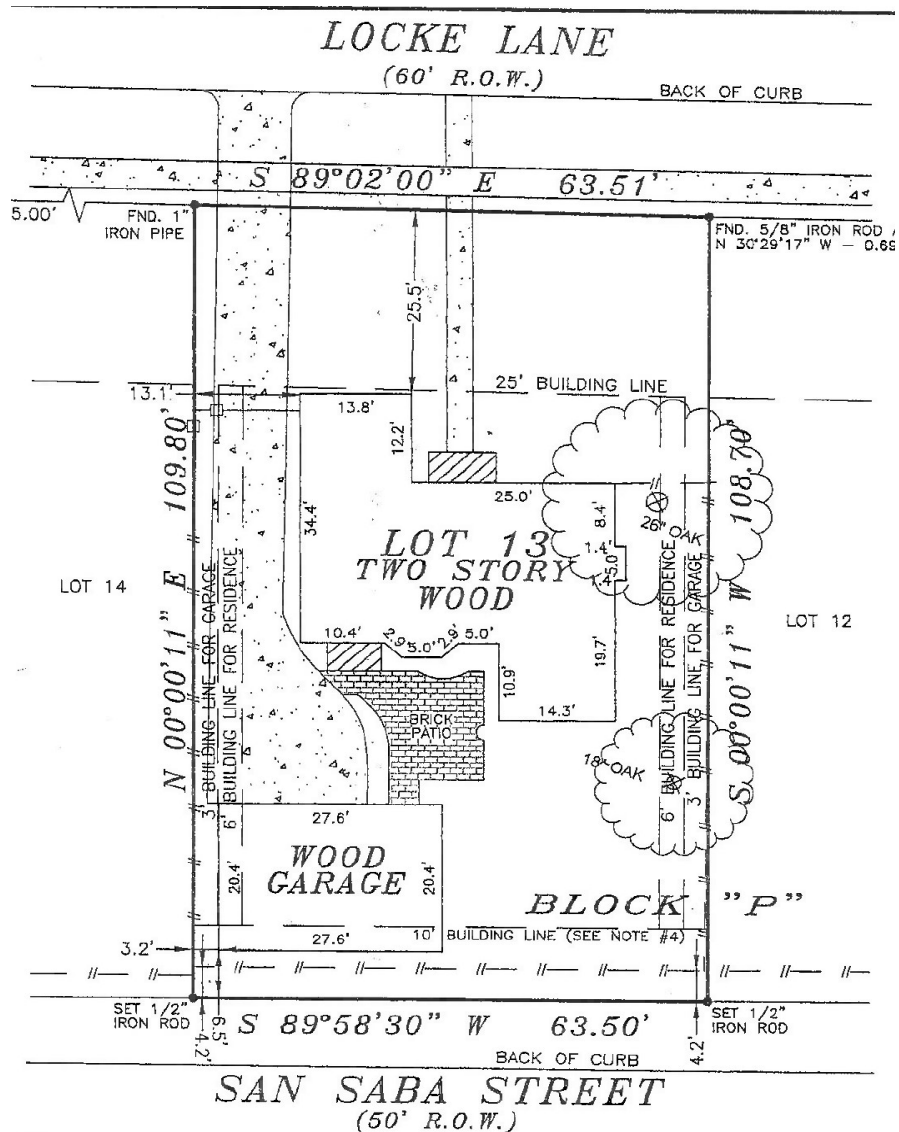


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

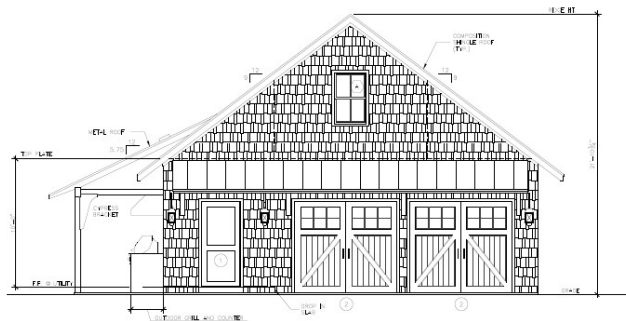
Survey



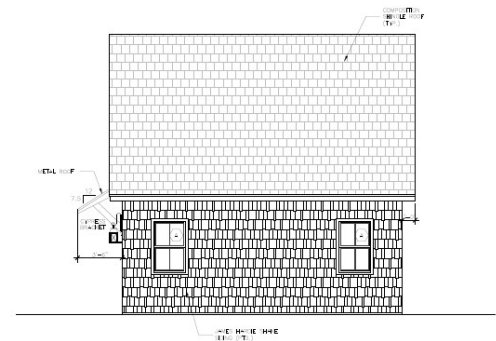
DEVELOPMENT PLAT VARIANCE



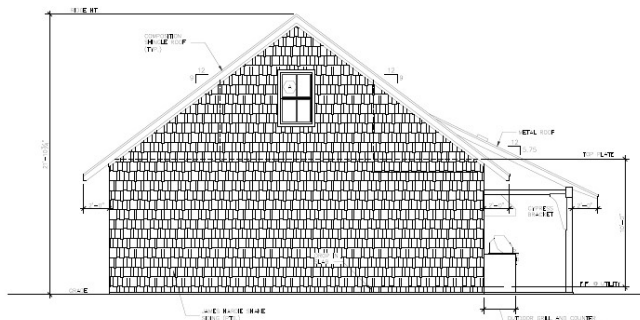
Elevations



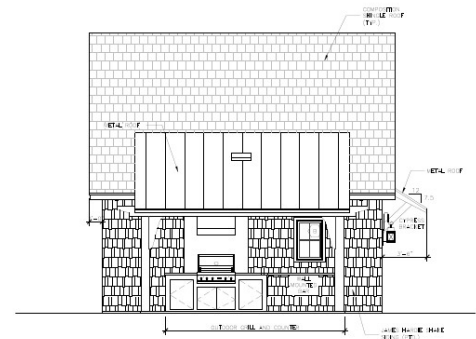
4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Houston Permit Service	Jacob Buckwalter	832-272-8423	jacob@houstonpermitservice.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2535 Glen Haven Boulevard	22056636	77030	5255D	532L	C

HCAD ACCOUNT NUMBER(S):	0620280230017
PROPERTY LEGAL DESCRIPTION:	Lot 18 and Tract 17 Block 23 Braeswood Addition
PROPERTY OWNER OF RECORD:	Homayon Sidiq & Aafia Azhar
ACREAGE (SQUARE FEET):	18,131 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	Kirby Drive (80 feet); Glen Haven Boulevard (60 feet)
EXISTING PAVING SECTION(S):	Kirby Drive (54 feet); Glen Haven Boulevard (25 feet)
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Single-Family Residence, 4,020 sq. ft.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single-Family Residence, 10,029 sq. ft.

PURPOSE OF VARIANCE REQUEST: To allow a 10' building line in lieu of the ordinance-required 25' building line for a property along a major thoroughfare, Kirby Drive.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

- Kirby Drive is a two-way street with a median, which was designated as a major thoroughfare after the subject property was recorded in the Partial Replat of Braeswood Addition in 1939 (vol. 16, pg. 36 HCMR).
- Kirby Drive has a platted building line of 10' and Glen Haven Boulevard has a platted building line of 50'.
- The applicant is requesting a variance from the Chapter 42 designated 25' building line requirement, and is requesting the Planning Commission to allow the applicant to build according to the 10' platted building line along Kirby and the 50' building line along Glen Haven Boulevard.
- The requested variance complies with restrictions for this area.
- Existing home sites along Kirby Drive in this area maintain side setbacks consistent with what this variance request seeks. Many existing homes are set back between 10' and 12' along Kirby, and the newly constructed home located at 2534 Glen Haven Boulevard sits directly across Glen Haven and utilizes a 10' setback from Kirby Drive.

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

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

The proposed new home will be constructed at approximately the same footprint of the existing home. The lot is only 180' deep and there is a platted front building line along Glen Haven Boulevard of 50'. Requiring a 25' building line along Kirby would place undue hardship on the applicant by depriving reasonable use of the land because it would increase the side building line by 150% from what the plat indicated to be the reasonable side building line of 10' along Kirby Drive for homes in this neighborhood.

Requiring the applicant to apply the Chapter 42 designated 25' building line along Kirby in addition to maintaining the platted 50' building line along Glen Haven would create undue hardship because it would require a vast portion of the property to be setback within building lines. In fact, if the Chapter 42 building line was applied to the site, the existing building would not be in compliance because it complies with the platted 10' building line along Kirby.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

On June 24, 2014, the Planning Commission approved a similar development plat variance for the property located at 2534 Glen Haven, which is located directly across Glen Haven from the subject property, has approximately the same site dimensions, and also proposed new construction on the site.

- (1b) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**
- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**
- Partial Replat of Braeswood was platted prior to Kirby being designated as a major thoroughfare.
 - The existing neighborhood character includes corner lots along Kirby that have 10' side building lines along Kirby and 50' front building lines along intersecting streets like Glen Haven Boulevard.
 - Additionally, there is an existing 36" oak tree interior to the site, which the property owners intend to preserve. This is a significant tree that contributes to the character of the residential neighborhood.
- (3) **The intent and general purposes of this chapter will be preserved and maintained;**
- The intent and general purposes of this chapter will be maintained because the proposed development plat adheres to the existing platted building lines of a 50' front building line and a 10' side building line.
 - Furthermore, this chapter has long been applied to recognize building setback lines that are appropriate to given neighborhoods along with the development pattern within a neighborhood. In this instance, allowing the proposal to maintain the 50' front building line and the 10' side building line adheres to the intent and general purpose of this chapter.
 - Strict application of the 25' requirement would contradict the intent and general purpose of this chapter. Applying the 25' building line would cause undue hardship on the property owner and would result in a home that is out of character with the neighborhood,
- (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. Should the Planning Commission grant this variance request, increased pedestrian and vehicular safety will be addressed. Further, maintaining the platted 50' front building line and the preservation of existing trees contributes to alleviating open space and other air quality concerns.
- (5) **Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. In fact, the proposal offers a number of betterments to public health, safety, and welfare. Undue hardship would be created by requiring the 25' building line along Kirby, and that is the primary justification for the variance request. Other factors such as the 36" oak tree, saving other street trees, and neighborhood fit with respect to setbacks are important considerations that also justify this variance request.

DEVELOPMENT PLAT VARIANCE



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DEVELOPMENT
DEPARTMENT

ITEM: 182

Meeting Date: 7/21/2022

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



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DEPARTMENT

ITEM: 182

Meeting Date: 7/21/2022

Houston Planning Commission

Aerial Map

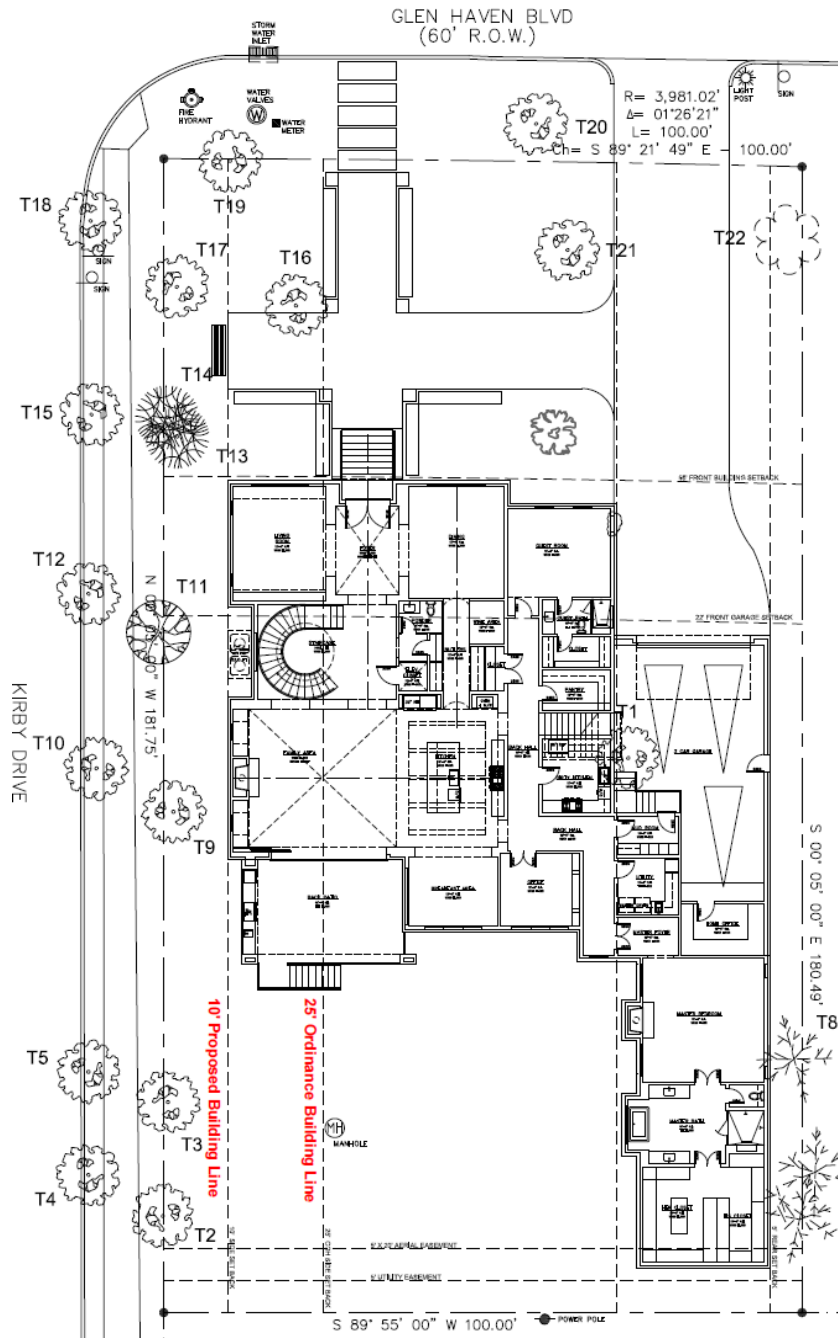


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

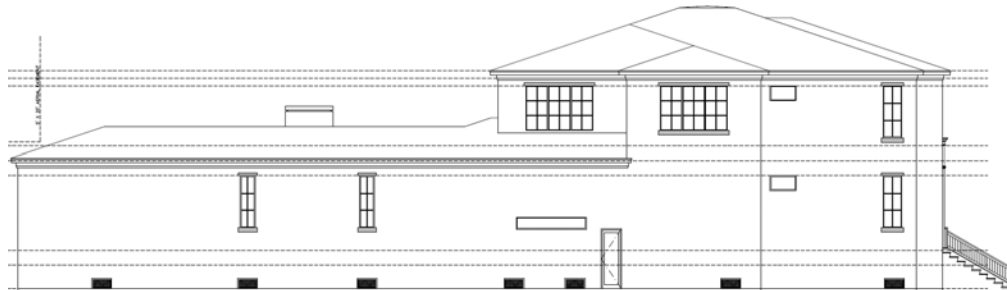
Elevations



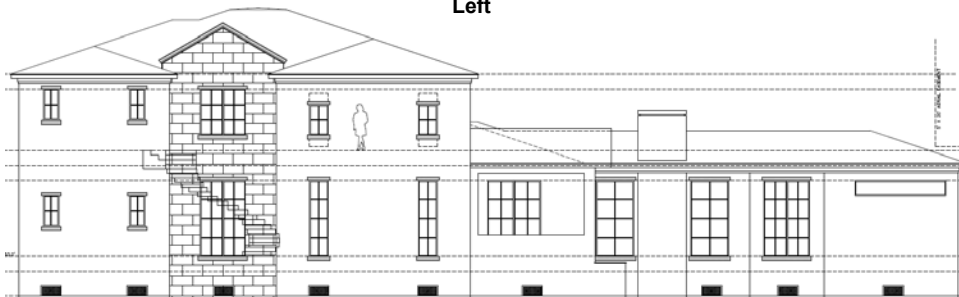
Front



Rear



Left



Right

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
DWA Holdings, LLC	Kathryn Williams	281.728.3776	k.williams@danielwilliamslaw.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2201 Hermann Drive	21128376	77004	5355B	533B	D

HCAD ACCOUNT NUMBER(S):	0630790410027
PROPERTY LEGAL DESCRIPTION:	LT 27 BLK 41 Turner Court
PROPERTY OWNER OF RECORD:	DWA Holdings, LLC
ACREAGE (SQUARE FEET):	2,980
WIDTH OF RIGHTS-OF-WAY:	Hermann Dr: 50' ; Almeda Rd: 77.5'
EXISTING PAVING SECTION(S):	Hermann Dr: 22' ; Almeda Rd: 60'
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	2,980 sq. ft single family residence
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	2,946 sq. ft addition

PURPOSE OF VARIANCE REQUEST: To request a reduced building line of 10' in lieu of the ordinance required 25' building line along a major thoroughfare for an addition to a existing single family residence

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

2201 Hermann Drive was originally constructed in 1938 before Almeda Road was classified as a major thoroughfare as defined by Chapter 42-150. Said chapter requires all building lines along a major thoroughfare to have a 25' building line - regardless of whether it is a front, rear, or side building line. DWA respectfully requests a variance to construct an addition to the current elevation that has a 15 ft. setback from Almeda Road.

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.

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

The imposition of the terms, rules, conditions, policies, and standards of this chapter would create an undue hardship because it would deprive DWA of the reasonable and intended use of its land. Furthermore, the denial of the requested building line variance would directly and immediately inflict financial hardship to DWA. The usage for the proposed addition area on the subject side of the structure is income producing, and the layout and design was conceived prior to the purchase and pre-purchase dealings of the property, which directly affected the decision to purchase the building. If the existing survey had accurately reflected such a build line setback, DWA would not have embarked upon such an expensive investment. Without the addition, DWA will not be able to use the space for its intended purpose (law firm). The proposed addition will allow for significantly more office space and an open, friendly environment for employees, clients, and invitees. Furthermore, a 15' setback would not disrupt or pose any threat to DWA neighbors because the full property is enclosed within a gated area. Without the requested variance, DWA will be at an immediate financial disadvantage and economic hardship.

- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**
- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The proposed addition and its relative location stipulations and details poses no threat to owner, clients, occupants, drivers, or city utilities by its location. Currently, 100% (more than 45 linear feet) of the street side exterior wall of the building structure falls within the new City stipulated 25-foot build line and has sat within that build line since 1938 (original year of construction) with no safety encroachments or accidents of any sort. An extension of an additional 15-foot addition within said direct line has proven non-hazardous to the building location and does not prove to be a safety threat.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

The intent and general purposes of Chapter 42 will be preserved and maintained. There will be ample space between Almeda and the proposed addition. Additionally, the addition is cosmetically appealing from the street on each side.

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

The public health, safety, or welfare will not be injured as 2201 Hermann Drive is completely enclosed and will not be used by anyone other than the owners of the property.

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

Economic hardship is not the sole justification for this variance. DWA seeks to maximize the reasonable and intended use of the land and need additional space for its occupants.

DEVELOPMENT PLAT VARIANCE



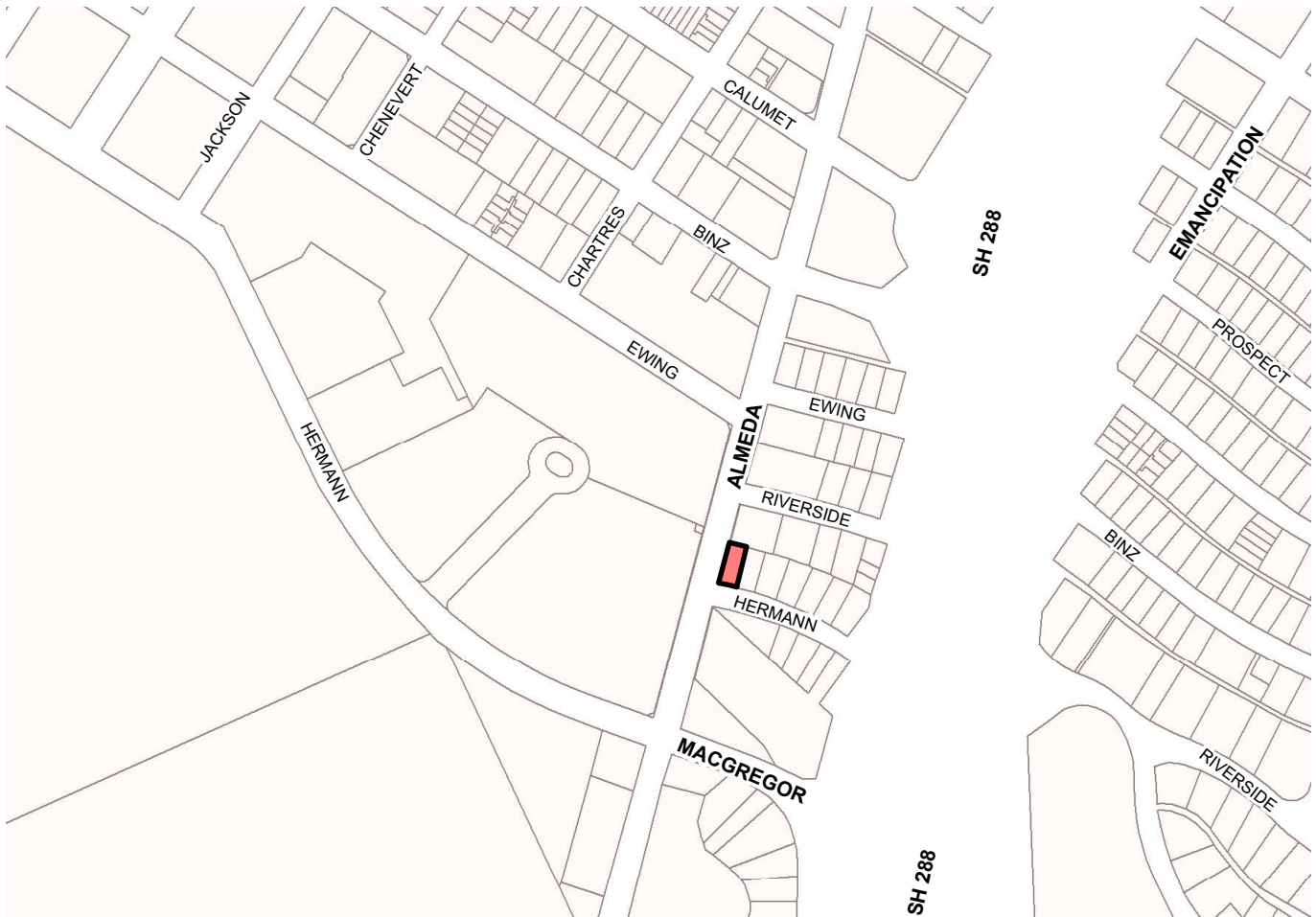
PLANNING &
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DEPARTMENT

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Meeting Date: 7/21/2022

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 183

Meeting Date: 7/21/2022

Houston Planning Commission

Aerial Map

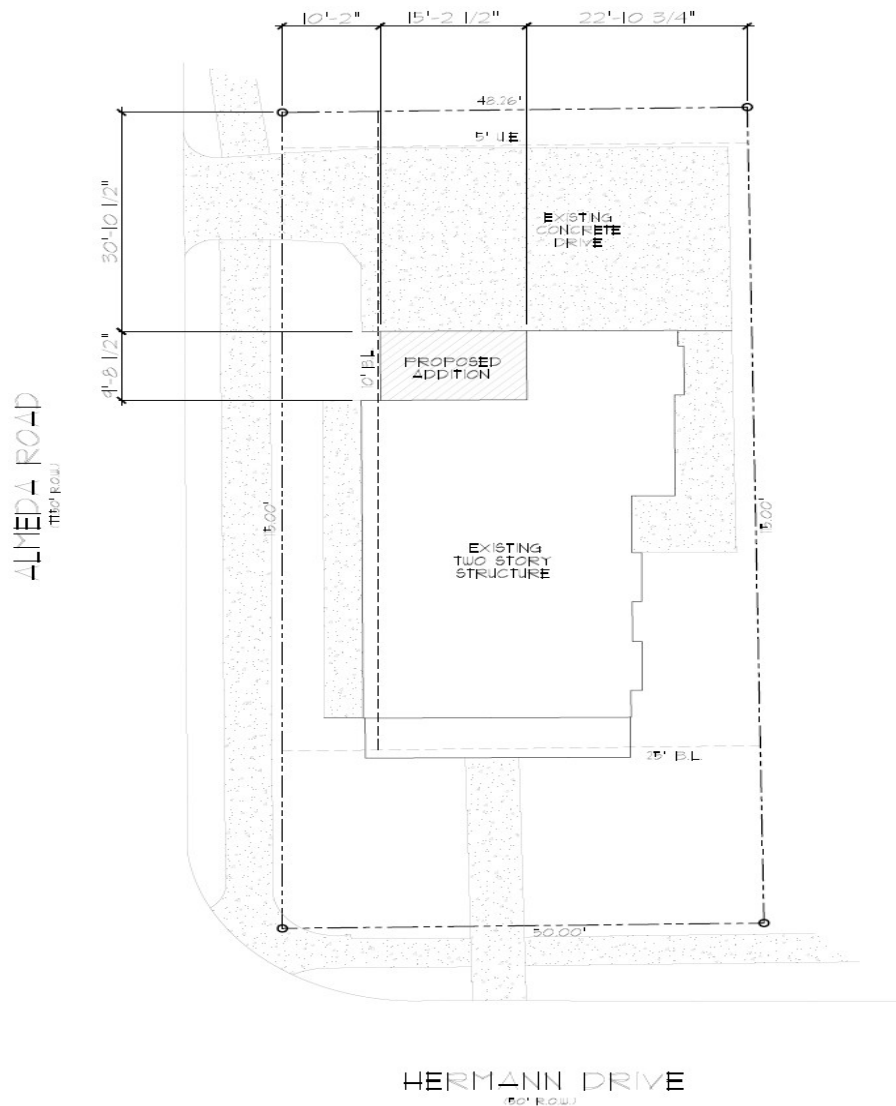


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

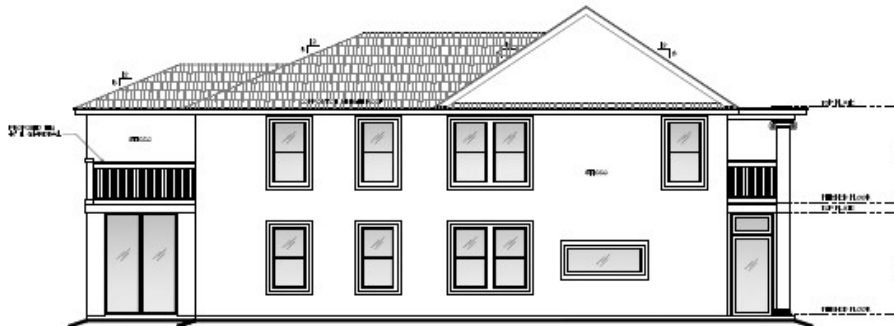
Elevations



PROPOSED
REAR ELEVATION



PROPOSED
FRONT ELEVATION



PROPOSED
LEFT ELEVATION

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY		CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS	
Anja's Permit Assistance		Anja Moore	281-222-5227	PermitAssistance@hotmail.com	
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1701 Nina Lee Lane	22027520	77018	5260A	452J	C

HCAD ACCOUNT NUMBER(S): 0731000420016
PROPERTY LEGAL DESCRIPTION: Lot 16, Block 60, Oak Forest Sec.6
PROPERTY OWNER OF RECORD: Cecil & Suzanne Cantrell
ACREAGE (SQUARE FEET): 10,180 sf
WIDTH OF RIGHTS-OF-WAY: Nina Lee Lane (60') & 43rd Street (80')
EXISTING PAVING SECTION(S): Nina Lee Lane (26') & 43rd Street (46')
OFF-STREET PARKING REQUIREMENT: 2
OFF-STREET PARKING PROVIDED: 2
LANDSCAPING REQUIREMENTS: Complies
LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: SFR + carport = 1646 (to be demolished)

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: SFR with garage = 3261

PURPOSE OF VARIANCE REQUEST: Seeking approval for deviation from 25 ft. building setback requirement of Chapter 42. Propose to abide by 15 ft. building line on North/East side, facing 43rd Street. Also request **not** to dedicate 5 ft. of property to the Right-of-Way facing 43rd Street.

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter. 42-122: 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 42-13 of this code: Major thoroughfare: (1) The lesser of 100 feet or the right-of-way specified by the street hierarchy classification established by the major thoroughfare and freeway plan.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The existing house was built in 1950, and it is currently located only about 6 ft. from the North/East property line facing 43rd Street. This property at 1701 Nina Lee has building lines and/or easements on all (4) sides. At the time of purchase the current owners were not aware of the 25 ft. setback requirement in place now. In addition, the requirement to dedicate an extra 5 ft. of property on the North/East side would create additional hardship to build the proposed 1-story residence. Mr. & Mrs. Cantrell are advanced in age and need a one-story house where everything is easily accessible on the ground floor without stairs. Applying a new 25 ft setback and the extra 5 ft. Right-of-Way dedication would substantially reduce the habitable space.

A significant amount of money and time was spent already to design the proposed SFR. Having to redesign the layout would cost additional funds not in the budget and delay construction while prices continue to rise.

We are seeking approval for deviation from the 25 ft. building setback requirement of Chapter 42 for a new SFR and propose to abide by 15 ft. building line on North/East side, facing 43rd Street. Also, we request a variance to not have to dedicate an additional 5 ft. of property to the Right-of-Way facing 43rd Street.

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.

- (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 existing house was built in 1950, and it is currently located only about 6 ft. from the North/East property line facing 43rd Street. This property at 1701 Nina Lee has building lines and/or easements on all (4) sides and applying a new 25 ft setback plus an additional 5 ft. to the Right-of-Way dedication for the proposed residence would substantially reduce the habitable space. The owners are advanced in age and need a one-story house where everything is easily accessible on the ground floor without stairs. Imposing the 25 ft. setback and dedicating an extra 5 ft. to the Right-of-Way could make the entire project impossible. Abiding by the 15 ft. building line already in place on the North/East side will put the new structure at a much greater distance from the property line than is the case with the existing house.

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

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

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Houston Planning Commission

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. At the time of purchase the current owners were not aware of the 25 ft. setback requirement in place now, or the Right-of-Way dedication required at this time. This demand is a requirement from the City Houston, not created or imposed by Mr. and Mrs. Cantrell. In addition, there are building lines and/or easements on all (4) sides of this property that were in place before purchase and not created or imposed by the applicant.

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

Not only will the current conditions be preserved and maintained if the now existing curb&gutter with drainage pattern in place remains and provides effective water flow. There will actually be **improvement** by removing the existing residence that is currently located only about 6 ft. from the North/East property line facing 43rd Street since the proposed residence is proposed to abide by the 15 ft. building line. Also, the existing garage and driveway access from 43rd Street will be removed. This will eliminate a hazardous situation to get on and off the property and help avoid a potentially dangerous traffic situation.

(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. It will actually **improve** public health, safety or welfare because the proposed residence will be set back more than twice as far from the Right-of-Way as is currently the case, abiding by the 15 ft. building line. Also, removing the existing garage and driveway access from 43rd Street will eliminate a hazardous situation and provide better public health, safety and welfare.

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

Economic hardship is not the sole justification of the variance. A 25 ft. setback from 43rd Street would not keep with the character of this neighborhood. It appears that there are numerous structures in the area located closer than this, please refer to the attached list. In addition, the existing garage is being accessed from 43rd Street which creates a hazardous situation to get on and off the property. Removing the driveway and garage access facing 43rd Street will help to eliminate a potentially dangerous traffic situation. This property along 43rd Street was already improved, and the now existing curb& gutter provides a drainage pattern that should remain unchanged to not disturb the effective water flow.

DEVELOPMENT PLAT VARIANCE



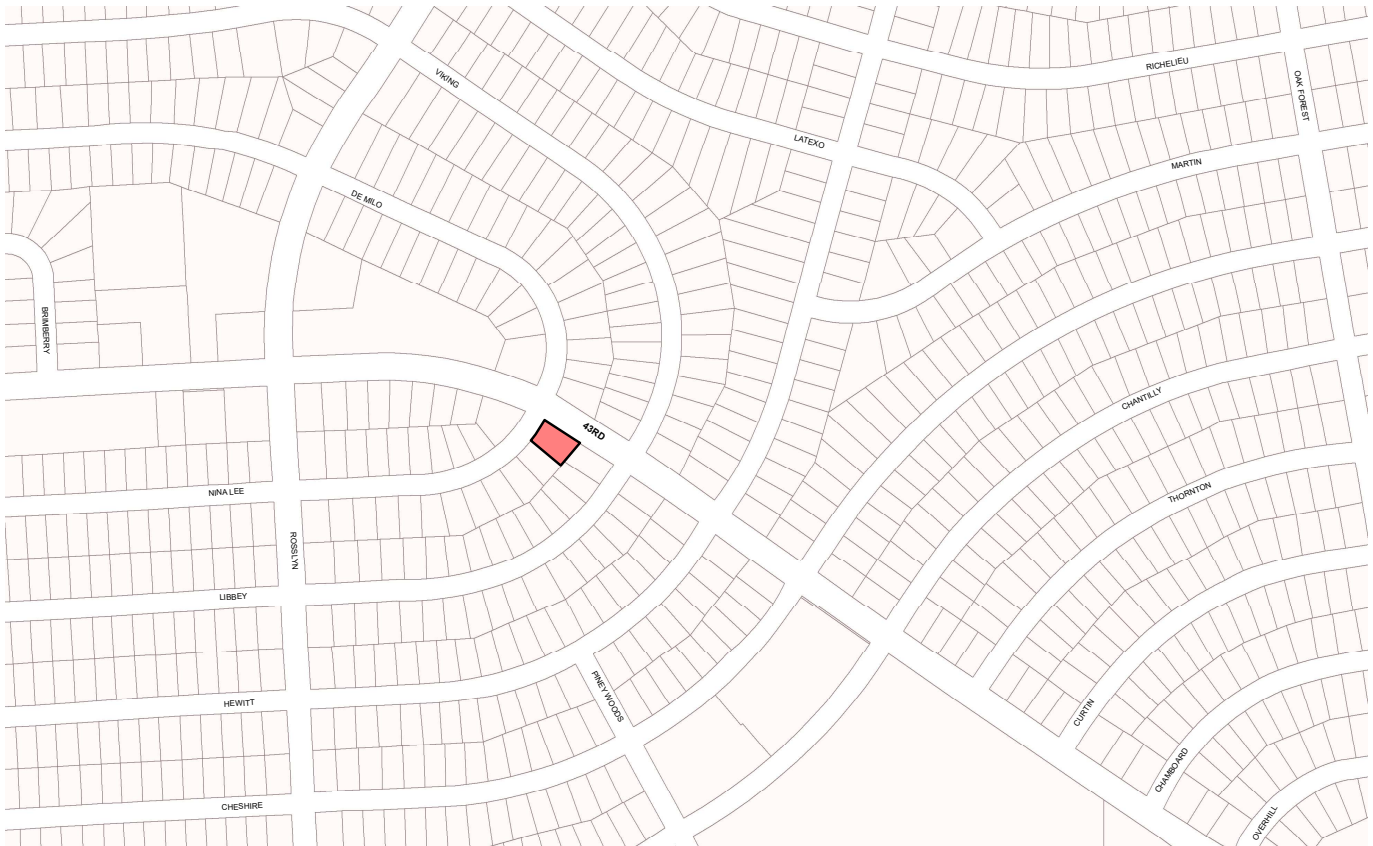
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Location Map



DEVELOPMENT PLAT VARIANCE



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Aerial Map



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Houston Planning Commission

Elevations



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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Frankel Building Group	Thomas Cook	832-596-9494	tcook@frankelhomes.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2523 Stanmore	22017825	77019	5257D	492Q	G

HCAD ACCOUNT NUMBER(S):	0601540410007
PROPERTY LEGAL DESCRIPTION:	Lot 7, Block 41, River Oaks Section 1
PROPERTY OWNER OF RECORD:	Jennifer & Philip L Ho
ACREAGE (SQUARE FEET):	9,500 SQ.FT.
WIDTH OF RIGHTS-OF-WAY:	San Felipe 60': Stanmore Drive: 60'
EXISTING PAVING SECTION(S):	San Felipe: 39', Stanmore Drive: 24'
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Single-Family Residence; 6,987 FT.²

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 10' Tall Masonry Wall

PURPOSE OF VARIANCE REQUEST: To construct a 10' masonry wall within the building line along the property line that faces San Felipe.

CHAPTER 42 REFERENCE(S): 42-156(b): Building line requirement along Collector and Local Streets. Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The owners desire to build a 10' tall solid masonry property wall to provide a barrier and sound buffer between their new home and San Felipe Street. The proposed wall is engineered by a P.E. and will be finished with white stucco to match the aesthetic of the new home. There are numerous property walls in River Oaks along this stretch of San Felipe. In addition to this, we have submitted and received approval from the Board of Directors at River Oaks Property Owners, Inc. The building permit for this project is currently in review with the Planning Department, pending acceptance of this variance.

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

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

This single-family residential property backs up to San Felipe and there is an unusually small buffer between the property and the street paving. The proposed masonry property wall will provide the owner additional security, a visual barrier, as well as a sound buffer.

- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**
- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The owners resided on this property prior to the construction of their new home and are not imposing upon any of the surrounding development. Existing external conditions of the nearby area such as the 14-story office building adjacent to the property, as well as the high traffic nature of San Felipe Street, were present prior to the construction of the home. One of the desires of the owners is to build this solid masonry wall along San Felipe Street to help alleviate privacy concerns and sound issues regarding their new home.

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

The intent of Chapter 42 will be maintained by promoting safety along San Felipe Street for both drivers and the inhabitants of the residence, in the event of an automobile accident. The masonry wall will be designed and constructed in an orderly way which will promote positive development along this stretch of road. The wall will also decrease the visual connection from the 14-story building into the back yard of the residence, promoting the moral and general welfare of the occupants of both structures.

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

The fence is structurally engineered by a licensed P.E. It will be masonry block construction supported by structural grade beam on 13' deep drilled piers. The fence will improve the HS&W of the public by better protecting the owners and drivers in the unfortunate event of a car accident along busy San Felipe Street.

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

The homeowners are constructing a new residence and desire a fence of solid structural integrity. The justification would be to better secure their yard from neighboring views and block out the noise associated with San Felipe Street, which is considered a high traffic area.

DEVELOPMENT PLAT VARIANCE



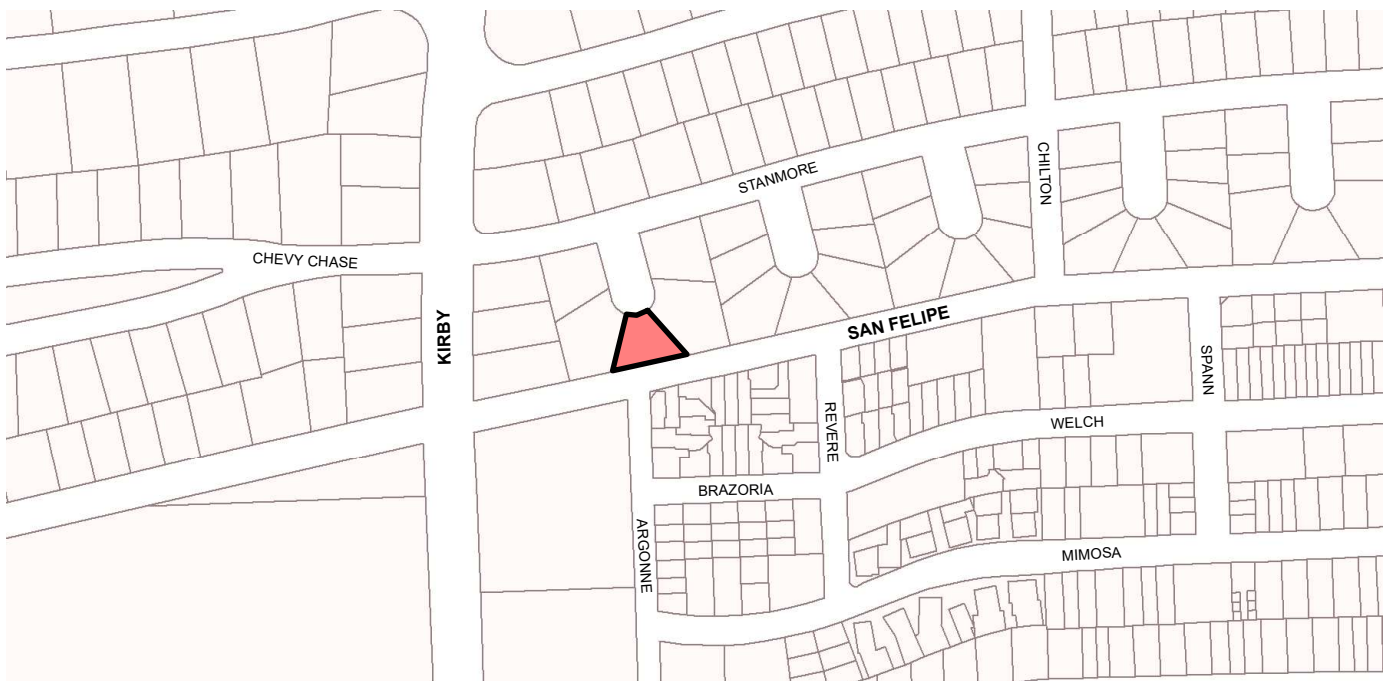
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Location Map



DEVELOPMENT PLAT VARIANCE



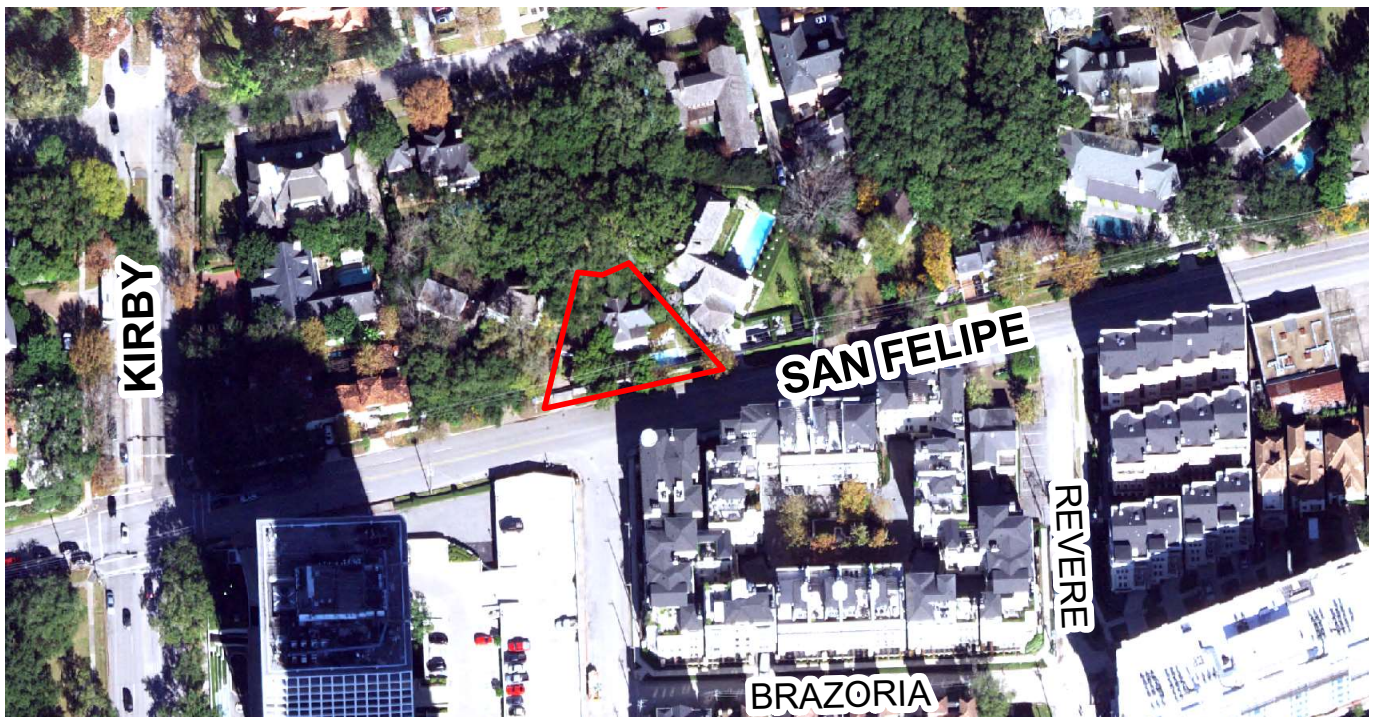
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Aerial Map

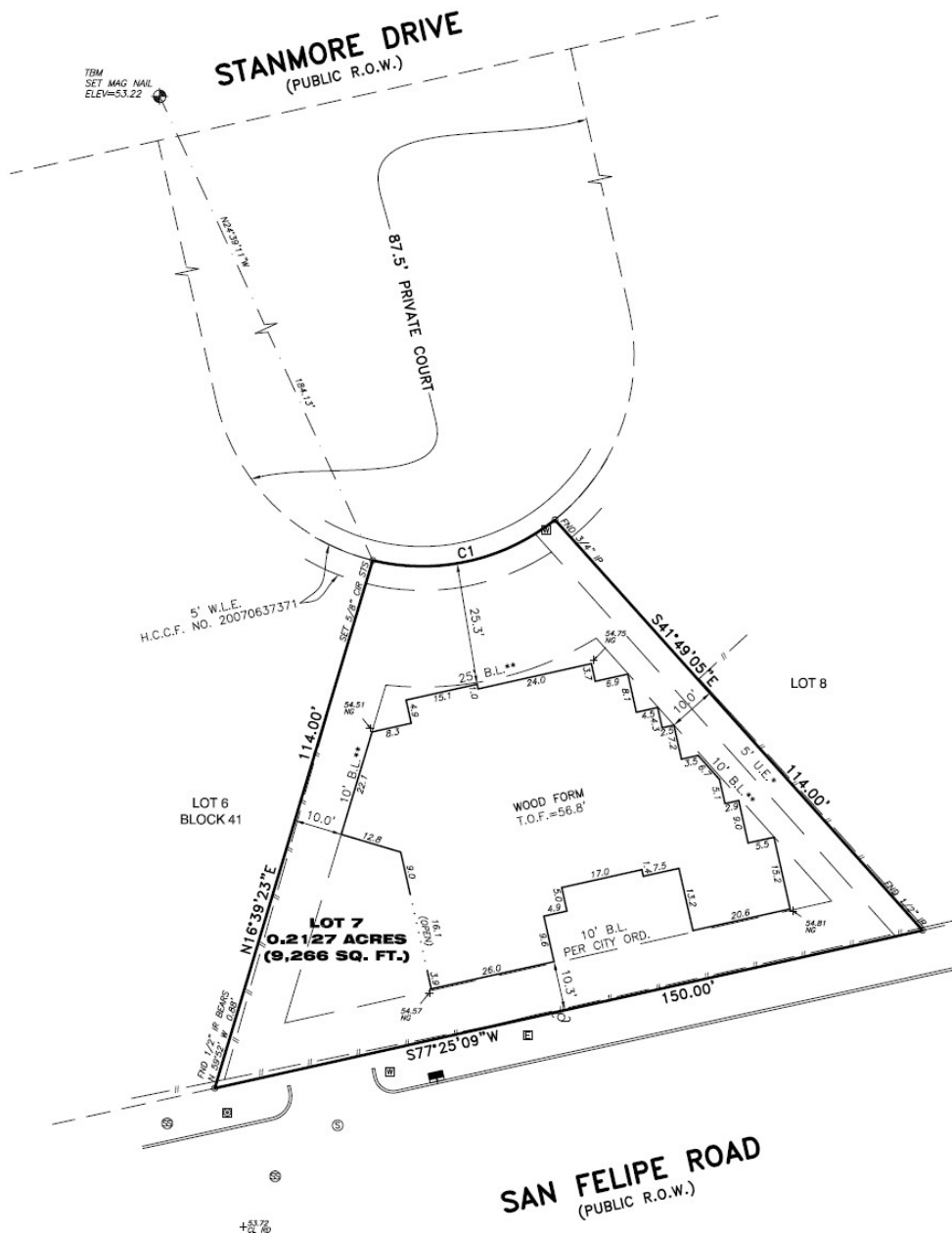


DEVELOPMENT PLAT VARIANCE



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Survey

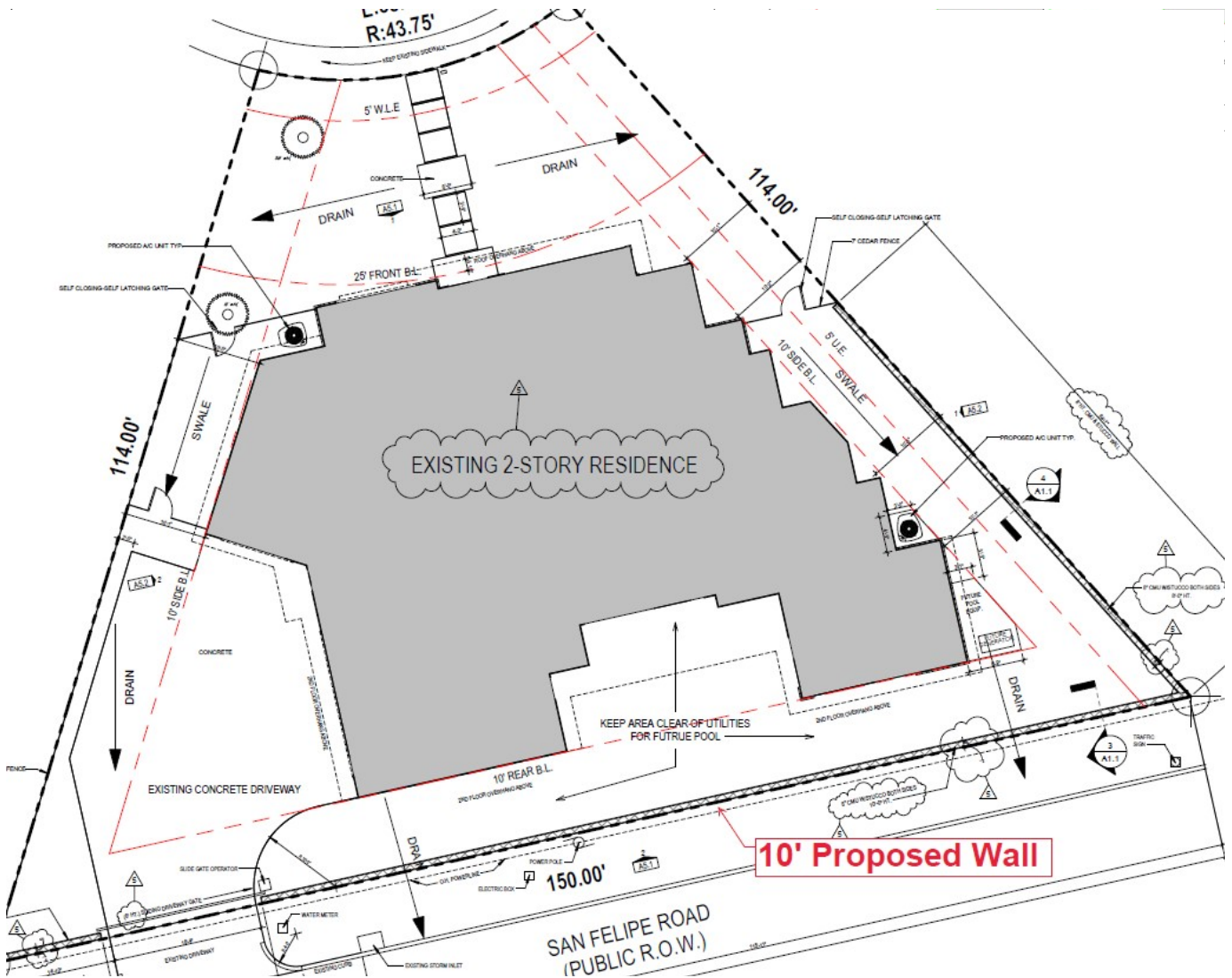


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Site Plan

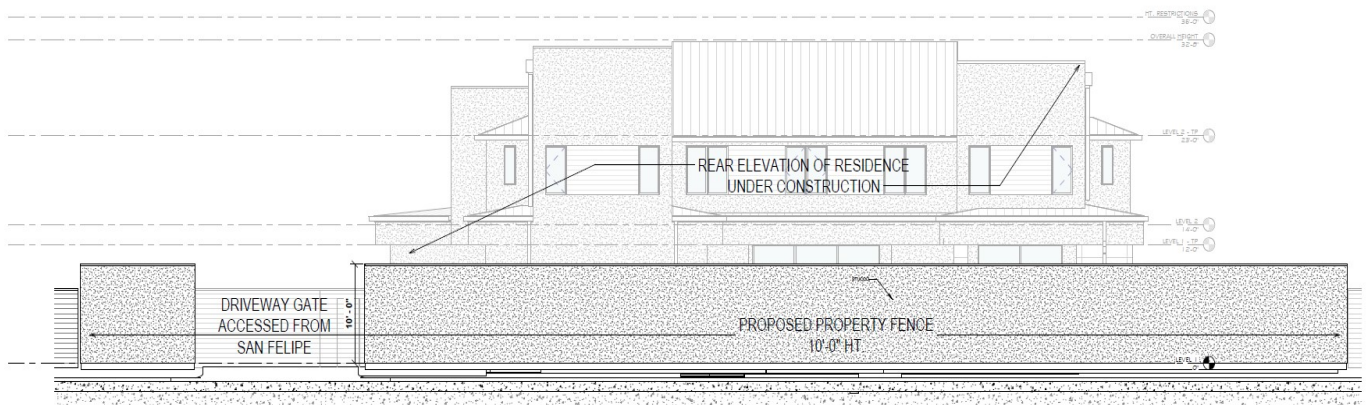


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



① Rear Elevation - Fence
3/16" = 1'-0"



DEVELOPMENT PLAT VARIANCE