HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, AUGUST 4, 2022
2:30 PM

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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
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

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

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

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

EX- OFFICIO MEMBERS
Carol Lewis, Ph.D.
Carol Haddock, P.E.
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY
Margaret Wallace Brown

Meeting Policies and Regulations

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

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

1. Anyone wishing to speak before the Commission should sign up to speak via phone 832-393-6624 or email Speakercomments.pc@houstontx.gov, 24 hours in advance.

2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted in the email or when the speaker calls.

3. All comments submitted 24 hours in advance in writing will be made part of the agenda under- public comments.

4. Keep your phone or computer on "MUTE" unless identified by the Chair to speak. When your name is called, unmute your phone by pressing your mute button or *6, or unmute your computer. State your name, spell your last name, and make your comments. When you are done, please mute yourself.

5. If the speaker wishes to discuss any subject not otherwise on the agenda, time will be allocated or allotted after all agenda items have been processed and "public comments" are taken.

6. For each item, the applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.

5. Speakers will be allowed two minutes each for specially called hearing items, replats with notice, variances, and special exceptions.

6. Speakers will be allowed 1 minute each for all consent agenda items.

7. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.

8. When an item has been deferred to a future agenda, speakers will be allowed to speak again when the item appears on the next agenda, but will be limited to one minute.

9. Time limits will not apply to elected officials.

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

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

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

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

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

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

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

Mailing address is:
P.O. Box 1562
Houston, Texas 77251-1562

Website is www.houstonplanning.com

E-mail us at:
Planning and Development
Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

PLANNING & DEVELOPMENT DEPARTMENT

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

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.houstonplannning.com. Call 832-393-6624 for details or email comments to: Speakercomments.pc@houstontx.gov .The Chair may also choose to recognize speakers during the meeting**.**

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

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

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

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

Commission or Group:

SPEAKER SIGN IN FORM

DATE:_____

AGENDA ITEM NUMBER_____

AGENDA ITEM NAME_____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

Your position or comments: ___ **Applicant** ___ **Supportive** ___ **Opposed** ___**Undecided**

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

To join the 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

August 4, 2022 2:30 p.m.

Call to Order
Director's Report
Approval of the July 21, 2022 Planning Commission Meeting Minutes

I. July 2022 Semiannual Report of the Capital Improvements Advisory Committee on Water and Wasterwater Impact Fees (Pratistha Pradhan)

II. July 2022 Semiannual Report of the Capital Improvements Advisory Committee on Drainage Impact Fees (Pratistha Pradhan)

III. Platting Activity (Subdivision and Development plats)

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

IV. Establish a public hearing date of September 1, 2022

a. Azul Homes partial replat no 2
b. Boudreaux Plaza replat no 1
c. Clairmont Place Sec 1 partial replat no 9
d. Corrine Place at Rosewood
e. Foster Place partial replat no 31
f. Kentshire Place Sec 2 partial replat no 1
g. Laura Square at Rosewood
h. Marjorie Square at Rosewood
i. Memorial Assistance Ministries replat no 1 and extension
j. Neuen Manor partial replat no 29
k. Park Place partial replat no 6
l. Park Place partial replat no 7
m. Parkglen West Sec 2 partial replat no 1
n. Peachtree Villas
o. Rosewood Estates Sec 2 partial replat no 5
p. Ruth Street Estates
q. Riverside Terrace Sec 1 partial replat no 8
r. Riverside Terrace Sec 6 partial replat no 3
s. Spring Branch Estates no 2 partial replat no 15
t. Trinity at Springhill

V. Excuse the absences of Commissioner Abraham

VI. Public Comment

VII. Adjournment

Minutes of the Houston Planning Commission

July 21, 2022
Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams
https://bit.ly/3JqIsrK or 936-755-1521, conference ID: 414 556 887#

2:30 p.m.

CALL TO ORDER
Chair Martha L. Stein called the meeting to order at 2:31 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
David Abraham	Absent
Susan Alleman	Present
Bill Baldwin	Absent
Lisa Clark	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Present virtually
Linda Porras-Pirtle	Absent
Kevin Robins	Present
Ian Rosenberg	Present virtually
Megan R. Sigler	Present
Zafar Tahir	Present virtually
Meera D. Victor	Absent
Scott Cain for Commissioner James Noack	Present virtually and left at 4:48 p.m. after item 153
Maggie Dalton for The Honorable KP George	Absent
Loyd Smith for The Honorable Lina Hidalgo	Present virtually and left at 3:59 p.m. after IV Platting Activity

Ex Officio Members
Carol Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Petersen

Executive Secretary
Margaret Wallace Brown, Director, Planning and Development Department – Present

CHAIR'S REPORT
Chair Stein reported on meeting procedures.

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

APPROVAL OF THE JULY 7, 2022 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 7, 2022 Planning Commission meeting minutes.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

I. July 2022 Semiannual report of the Capital Improvements Advisory Committee on Water and Wastewater Impact Fees
Presentation by Rudy Moreno was deferred.

II. July 2022 Semiannual report of the Capital Improvements Advisory Committee on Drainage Impact Fees
Presentation by Rudy Moreno was deferred.

III. 2022 Major Thoroughfare and Freeway Plan Amendments
Introduction was given by Sharon Moses-Burnside, followed by presentations by applicants.

A. Budde Road/Pruitt Road – Adam France, BGE, Inc.

B. Fulton Street/San Jacinto Street – Ralph De Leon, TIRZ #21
Speakers: Mrs. Nazanins, Monte Large, Esmer Sullivan - supportive; Anna Large – position not stated.

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
Speakers: Jose Sanchez, and interpreter Leticia Salgado, Halen Perez, Cindy Aguilar – supportive.

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.

Items K1-K4 were presented together as one amendment.

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

IV. PLATTING ACTIVITY (Consent and Replat items A and B, 1-133)

Staff recommendation: Approve staff's recommendations for items **1-133**, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items **1-133,** subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff's recommendation for items **14, 23, 24, 37 and 52,** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation for items **14, 23, 24, 37 and 52,** subject to the CPC 101 form conditions.

Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining**: Heisch and Sigler**

C. PUBLIC HEARINGS REQUIRING NOTIFICATION

134 Chapman Cove replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining**: None**

135 Clairmont Place Sec 1 partial replat no 9 C3N Withdrawn

136 Clairmont Place Sec 1 partial replat no 10 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.

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

137 Cotton Oaks Estates replat no 1 C3N Defer
Staff recommendation: Defer the application for legal review.
Commission action: Deferred the application for legal review.

Motion: **Sigler** Second: **Hines** Vote: **Unanimous** Abstaining**: None**
Speaker: Sara Yeager – opposed.

138 Edgewood Sec 10 partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.

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

139 Game Creek Reserve C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.

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

140 Lakewood Pines Sec 15 C3N Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the variance(s) and approved the plat subject to the CPC 101 form conditions.

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

141 Long Point Acres partial replat no 10 **C3N** **Withdrawn**

142 Melody Oaks partial replat no 17 partial replat no 1 **C3N** **Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining**: None**

143 Melody Oaks partial replat no 25 and extension **C3N** **Defer**

Staff recommendation: Defer per Council Member's request.
Commission action: Deferred per Council Member's request.
Motion: **Robins** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

144 Memorial Green Sec 2 replat and extension partial replat no 3 **C3N** **Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Jones** Vote: **Carried** Abstaining: **Sigler**

145 Neuen Manor partial replat no 27 **C3N** **Disapprove**

Staff recommendation: Disapprove the application.
Commission action: Disapproved the application.
Motion: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker: Brandy Hamond – opposed.

146 Riverside Terrace Sec 6 partial replat no 3 **C3N** **Withdrawn**

147 Robinett replat no 1 **C3N** **Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Robins** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

148 Rosedale Gardens partial replat no 1 **C3N** **Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Kathy Gunter, Clarence Prevost Jr, Gertrude Sonnier, Diane Williams - opposed; Linetta Collins – supportive.

149 Spring Branch Estates no 2 partial replat no 14 **C3N** **Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speaker: Brandi Hammond – opposed.

150 Timber Lakes Sec 1 partial replat no 1 **C3N** **Withdrawn**

151 Washington Terrace partial replat no 10 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker: Jocelyn Lightfoot – opposed.

152 Whispering Pines Estates partial replat no 12 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Heisch** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

153 Wildwood Glen Sec 1 partial replat no 2 and extension **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

154 Auburn Lakes **C3R** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speaker: Sara Yeager – opposed.

155 BESL Properties **C2R** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Robins** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

156 Bridgeland Central GP **GP** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Mares** Vote: **Carried** Abstaining: **Heisch and Sigler**

157 Frazier Estates **C2** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

158 Generation Park East Wastewater Treatment Plant **C2** **Defer**

Staff recommendation: Defer the application for additional information.
Commission action: Deferred the application for additional information.

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

159 Generation Park South Water Plant no 1 **C2** **Approve**

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

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

160 Groves at Springwood **C2** **Approve**

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

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

161 International Life Change Ministries **C2** **Approve**

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

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

162 Kickapoo Trade Center GP **GP** **Approve**

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

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

163 Lees Landing **C2** **Approve**

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

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

164 LH Ranch GP **GP** **Defer**

Staff recommendation: Defer the application for additional information.
Commission action: Deferred the application for additional information.

Motion: **Hines** Second: **Robins** Vote: **Carried** Abstaining: **Heisch**

165 Nexus Logistics Park **C2** **Approve**

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

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

166 Olympia Falls Reserves **C3P** **Defer**
Staff recommendation: Defer the application per applicant's request.
Commission action: Deferred the application per applicant's request.
Motion: **Heisch** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

167 Quartet Development **C2** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

168 Sophia Skylines Bonner **C2R** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

169 Sophia Skylines Kolb **C2R** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

170 Urbana Spring GP **GP** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Sigler** Second: **Jones** Vote: **Carried** Abstaining: **Heisch**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

171 Harrell Street Reserve **C2R** **Approve**
Staff recommendation: Grant the reconsideration of requirement(s) with variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement(s) with variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

172 Kuykendahl Business Center **C2** **Approve**
Staff recommendation: Grant the reconsideration of requirement(s) with variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement(s) with variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Hines** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

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

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**	**Approve**

I CERTIFICATES OF COMPLIANCE
NONE

Staff recommendation: Approve staff's recommendation for items 173-178.
Commission Action: Approved staff's recommendation for items 173-178.
Motion: **Garza** Second: **Sigler** Vote: **Carried** Abstaining: **Heisch 175**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

179 3903 Aledo St DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat per staff report.
Commission action: Granted the variance(s) and approved the development plat per staff report.
Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining**: None**

180 4002 Elmwood DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat per staff report.
Commission action: Granted the variance(s) and approved the development plat per staff report.
Motion: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining**: None**
Speakers: Ashleigh Simmons – position not stated; L. Allen – opposed; Joyce Owens – applicant.

181 2511 Locke Lane DPV Withdrawn

182 2535 Glen Haven Boulevard DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat per staff report
Commission action: Granted the variance(s) and approved the development plat per staff report.
Motion: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining**: None**

183 2201 Hermann Drive DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat per staff report
Commission action: Granted the variance(s) and approved the development plat per staff report.
Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining**: None**

184 1701 Nina Lee Lane DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat per staff report
Commission action: Granted the variance(s) and approved the development plat per staff report.
Motion: **Mares** Second: **Garza** Vote: **Unanimous** Abstaining**: None**
Speaker: Jason Roberts – opposed.

185 2523 Stanmore Drive DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat per staff report.
Commission action: Granted the variance(s) and approved the development plat per staff report.
Motion: **Robins** Second: **Nelson** Vote: **Unanimous** Abstaining**: None**

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

Staff recommendation: Establish a public hearing date of August 18, 2022 for item V a-l.
Commission action: Established a public hearing date of August 18, 2022 for item V a-l.
Motion: **Jones** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

VI. PUBLIC COMMENT
NONE

ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:55 p.m.
Motion: **Clark** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

_____ _____
Martha L. Stein, Chair **Margaret Wallace Brown, Director**

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)

		Water			Wastewater		
Semiannual Report	Duration (months)	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	**Wastewater**	**Water**	**Total**
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

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

Service Area[1]	Impact Fees per[2] Service Units
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

Service Area[1]	Drainage Impact Fees
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.

Item No.	Subdivision Plat Name	App Type	Deferral

A-Consent

1	Alcove at Benders Landing	C2	
2	Allison Park Sec 4	C3F	
3	Amity Street Homes	C3F	
4	Bayou Trail	C2	
5	Bridge Creek Sec 10	C3F	
6	Bridge Creek Sec 11	C3F	
7	Bridge Creek Sec 12	C3F	
8	Champions Oak Sec 4	C3F	
9	Clairmont Place Sec 1 partial replat no 10	C3F	
10	Clay Center	C2	
11	Creekmont Branch	C3F	
12	Creekmont Estates	C3P	
13	De Soto Village	C3F	
14	Dellrose Sec 17	C3F	
15	Devonshire Park	C3P	
16	Dunvale Village partial replat no 1	C3F	
17	Dutch Bros	C2	
18	Edgewood Sec 10 partial replat no 1	C3F	
19	Everstead at Grand Parkway	C3F	
20	Fairbanks North Houston Center GP	GP	DEF2
21	Foley Road Tract GP	GP	
22	Generation Park East GP	GP	
23	Glen Manor Sec 2 partial replat no 2	C3F	
24	Grand Pines Sec 1	C3F	DEF1
25	Grand Pines Sec 2	C3F	DEF1
26	Grand Pines Sec 3	C3F	DEF1
27	Grand Prairie GP	GP	DEF1
28	Katy Manor South Sec 6	C3P	
29	Kroozin Development	C2	DEF1
30	Lakewood Pines Sec 15	C3F	
31	Legacy Ranch Business Park Sec 1	C3P	
32	Life Style	C3F	
33	Marigny Heights	C3F	
34	Marvida Sec 27	C3F	
35	Marvida Sec 28	C3F	
36	Marvida Sec 29	C3F	
37	Marvida Sec 30	C3F	
38	McKenzie Park Sec 4 partial replat no 2	C3F	
39	Melody Oaks partial replat no 17 partial replat no 1	C3F	
40	Nexus Logistics Park	C3F	
41	Ny Court	C2	
42	Olympia Falls Sec 5	C3P	DEF2

Item No.	Subdivision Plat Name	App Type	Deferral
43	Park at Anserra Sec 3	C2	
44	Park at Anserra Sec 4	C2	
45	Park Row Terrace	C3F	DEF2
46	Park View Square	C3F	
47	Paul Quinn Villas	C3F	DEF1
48	Quality Ocean Cypress	C3P	
49	Quartet Development	C3F	
50	Rayford Business Park	C2	DEF1
51	Red Oak Center	C2	
52	Robinett replat no 1	C3F	
53	Ruhan Investment	C2	DEF1
54	Sofi Lakes GP	GP	
55	Sparks Fabricators replat no 1	C3F	
56	Trejo and Moreno	C3F	DEF2
57	View of Millstone	C3F	
58	Washington Terrace partial replat no 10	C3F	
59	Wayside Village Sec 5	C3P	
60	West Lane Place partial replat no 4	C3F	

B-Replats

61	Akpudo Estates	C2R	DEF2
62	Akpudo Hills	C2R	DEF2
63	Alexander Townhomes	C2R	DEF2
64	Archers Grove	C3R	DEF1
65	Arthur Villas	C2R	DEF1
66	Barkley Views	C2R	
67	Beckwith Reserve	C2R	DEF1
68	Bethel Church United Church of Christ	C2R	DEF1
69	Beyond Heights	C2R	
70	BMA Easthaven Complex	C2R	
71	Cadillac Grove	C2R	
72	Callisto	C2R	
73	Cullen Homes	C2R	
74	Development on North Durham	C2R	
75	Drake Crossing	C2R	
76	Dynamo Stadium	C2R	
77	East End on the Bayou Sec 5	C2R	
78	East Heights at Sylvester	C2R	DEF1
79	Estates at Tampico Gardens	C2R	
80	Fairbanks North Houston Center Sec 1	C3R	DEF2
81	Fidelity Estates	C2R	
82	Four Points Tract	C2R	
83	Fur Paws Center	C2R	
84	Griffiths New Orleans	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Harvard Court Estates	C2R	DEF1
86	Haven at Highland	C3R	DEF1
87	Hoffman Place	C2R	
88	Htown BNB East 27th	C2R	
89	Independence Heights on Thirty Fourth	C2R	
90	Inwood Heights	C3R	DEF1
91	Irvington Estates	C2R	DEF1
92	Jendan Development	C2R	DEF2
93	Laura Koppe Place	C2R	
94	Laverne Street Homes	C2R	
95	Midnight Square	C2R	DEF1
96	Nagle Crossing	C2R	DEF1
97	Noel Landing	C2R	
98	Old Town Spring Heights	C2R	
99	Park at Pinemont	C3R	DEF1
100	Park Ten Commons at Barker Cypress partial replat no 1	C2R	
101	Plaza Estates at Carothers	C2R	
102	Plaza Estates at Shotwell	C2R	
103	Randon Heights	C2R	DEF1
104	Ransom Square	C3R	
105	Sher Properties Plaza	C2R	
106	South Acres Hometown	C3R	
107	Stassen Manors	C2R	
108	Sunbeam Manor	C2R	
109	Tower Residents	C2R	
110	Unity Childrens Home	C2R	
111	Views at Alba Street	C2R	
112	Wall Street Estates	C2R	
113	White Oak Grove	C2R	
114	Woodvale Way	C2R	

C-Public Hearings Requiring Notification

115	Cotton Oaks Estates replat no 1	C3N	DEF2
116	Elberta Villa	C3N	
117	Foster Place partial replat no 30	C3N	
118	Jackson Mews replat no 2	C3N	
119	Mayflower Landing	C3N	
120	Melody Oaks partial replat no 25 and extension	C3N	DEF2
121	Neuen Manor partial replat no 28	C3N	
122	Park Place partial replat no 6	C3N	
123	Park Place partial replat no 7	C3N	
124	Providence Reserve	C3N	
125	Timmerman Place partial replat no 2	C3N	

Item No.	Subdivision Plat Name	App Type	Deferral

D-Variances

126	Aroblit Industrial Complex	C3R	
127	East River Sec 1 partial replat no 1	C2R	
128	Generation Park East Wastewater Treatment Plant	C2	DEF2
129	Gosling Tract	C3P	
130	LH Ranch GP	GP	DEF1
131	Olympia Falls Reserves	C3P	DEF2
132	Olympia Falls Sec 4	C3P	DEF2

E-Special Exceptions

None

F-Reconsideration of Requirements

133	Candela South GP	GP	

G-Extensions of Approval

134	Cross Pines Drive and The Trails Drive Street Dedication	EOA	
135	EADO Canal Development	EOA	
136	Invision Business Park	EOA	
137	Niranjan Patel Porter Development	EOA	
138	Pathway Church	EOA	
139	Towne Lake Detention Reserve at Cypress North Houston Sec 2	EOA	
140	Vintage Office Park Louetta	EOA	
141	West Elyson Retail Center	EOA	

H-Name Changes

142	Gulfbelt Logistics Park (prev. Project Finger GP)	NC	
143	Legacy Ranch Business Park GP (prev. West Oaks Business Park GP)	NC	

I-Certification of Compliance

144	26704 Burning Tree	COC	
145	26700 Burning Tree	COC	
146	27202 Lantern Lane	COC	
147	27208 Lantern Lane	COC	
148	5516 Clara Road	COC	

J-Administrative

None

Item No.	Subdivision Plat Name	App Type	Deferral

K-Development Plats with Variance Requests

None

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
A-Consent											
1	Alcove at Benders Landing	2022-1822	C2	Montgomery	ETJ	293A	16.05	16.05	0	Riley Fuzzel Holdings LLC	Core
2	Allison Park Sec 4	2022-1918	C3F	Harris	City	574T	18.31	5.06	75	LJA Engineering	LJA Engineering, Inc.-(Houston Office)
3	Amity Street Homes	2022-1809	C3F	Harris	City	452B	0.95	0.12	14	Amity Alliance	RSG Engineering
4	Bayou Trail	2022-1886	C2	Harris	City	533H	0.73	0.24	9	CAS Consultants, LLC	CAS Consultants, LLC
5	Bridge Creek Sec 10	2022-1856	C3F	Harris	ETJ	406A	12.70	4.69	42	WLH Communities-Texas LLC	Quiddity Engineering
6	Bridge Creek Sec 11	2022-1857	C3F	Harris	ETJ	366W	17.09	0.96	76	WLH Communities-Texas LLC	Quiddity Engineering
7	Bridge Creek Sec 12	2022-1858	C3F	Harris	ETJ	366W	17.39	0.85	83	WLH Communities-Texas LLC	Quiddity Engineering
8	Champions Oak Sec 4	2022-1894	C3F	Harris	ETJ	370H	10.27	0.71	53	Woodmere Development Co., LTD.	IDS Engineering Group
9	Clairmont Place Sec 1 partial replat no 10	2022-1908	C3F	Harris	City	455F	0.16	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
10	Clay Center	2022-1867	C2	Harris	ETJ	447E	0.83	0.83	0	PSBB INVESTMENTS LLC	Dart Land Services LLC
11	Creekmont Branch	2022-1801	C3F	Harris	City	451G	3.38	0.69	61	Onyx Land Partners, LLC.	ICMC GROUP INC
12	Creekmont Estates	2022-1915	C3P	Harris	City	451G	1.15	0.01	22	Apala, LLC	The Interfield Group
13	De Soto Village	2022-1820	C3F	Harris	City	452A	1.78	0.20	33	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
14	Dellrose Sec 17	2022-1921	C3F	Harris	ETJ	325J	8.99	0.95	48	Cypress 600 Development Partners LP	Meta Planning + Design LLC
15	Devonshire Park	2022-1715	C3P	Harris	ETJ	292W	12.47	2.37	49	Geometry Developments, LLC	Core
16	Dunvale Village partial replat no 1	2022-1899	C3F	Harris	City	490Y	2.41	0.37	11	Meritage Homes of Texas, LLC	Quiddity Engineering
17	Dutch Bros	2022-1572	C2	Montgomery	ETJ	252Z	11.10	10.54	1	Main & Main Capital Group, LLC	Cole
18	Edgewood Sec 10 partial replat no 1	2022-1897	C3F	Harris	City	534Y	0.20	0.00	3	BRC Global, Inc.	The Interfield Group
19	Everstead at Grand Parkway	2022-1825	C3F	Harris	ETJ	290F	41.94	40.50	0	Landmark Properties, Inc.	Miller Survey Group
20	Fairbanks North Houston Center GP (DEF2)	2022-1689	GP	Harris	ETJ	410C	144.00	0.00	0	Transwestern Development Company	Windrose
21	Foley Road Tract GP	2022-1889	GP	Harris	ETJ	378V	336.90	0.00	0	Friendswood Development Company	Meta Planning + Design LLC
22	Generation Park East GP	2022-1902	GP	Harris	ETJ	417F	2196.60	0.00	0	Generation Park Management District	IDS Engineering Group
23	Glen Manor Sec 2 partial replat no 2	2022-1884	C3F	Harris	City	455E	0.17	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
24	Grand Pines Sec 1 (DEF1)	2022-1786	C3F	MULTIPLE	ETJ	286F	76.98	52.58	100	LJA Engineering	LJA Engineering, Inc.-(Houston Office)
25	Grand Pines Sec 2 (DEF1)	2022-1787	C3F	Montgomery	ETJ	286B	27.02	5.74	101	LJA Engineering	LJA Engineering, Inc.-(Houston Office)

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
26	Grand Pines Sec 3 (DEF1)	2022-1788	C3F	Montgomery	ETJ	286B	16.34	1.54	70	LJA Engineering	LJA Engineering, Inc.-(Houston Office)
27	Grand Prairie GP (DEF1)	2022-1769	GP	Harris	ETJ	323U	1064.50	0.00	0	Grand Prairie Development, LLC	Meta Planning + Design LLC
28	Katy Manor South Sec 6	2022-1826	C3P	Harris	ETJ	444C	31.55	14.51	92	KB Home Lone Star, Inc.	LJA Engineering, Inc.-(Houston Office)
29	Kroozin Development (DEF1)	2022-1763	C2	Harris	City/ ETJ	327D	3.46	3.11	0	Kings Construction	Windrose
30	Lakewood Pines Sec 15	2022-1839	C3F	Harris	ETJ	377P	10.40	1.01	60	KB HOME LONE STAR, INC	Quiddity Engineering - Katy
31	Legacy Ranch Business Park Sec 1	2022-1917	C3P	Harris	ETJ	366D	241.97	233.48	0	Kimley-Horn	Windrose
32	Life Style	2022-1804	C3F	Harris	City	455G	8.85	1.15	105	ALIANA CORPORATION LLC	Aliana Corporation LLC
33	Marigny Heights	2022-1896	C3F	Harris	City	452N	2.92	0.31	37	1900 N Loop Development TS, LLC	Richard Grothues Designs
34	Marvida Sec 27	2022-1852	C3F	Harris	ETJ	406A	9.81	1.03	48	Astro Marvida, L.P.	Quiddity Engineering
35	Marvida Sec 28	2022-1853	C3F	Harris	ETJ	406B	9.52	1.74	33	Astro Marvida, L.P.	Quiddity Engineering
36	Marvida Sec 29	2022-1854	C3F	Harris	ETJ	406E	21.69	0.79	95	M\I Homes of Houston, LLC	Quiddity Engineering
37	Marvida Sec 30	2022-1855	C3F	Harris	ETJ	406E	16.59	1.65	97	M/I Homes of Houston, LLC	Quiddity Engineering
38	McKenzie Park Sec 4 partial replat no 2	2022-1837	C3F	Harris	ETJ	291E	4.54	2.07	7	Encanto Real UD	DEC
39	Melody Oaks partial replat no 17 partial replat no 1	2022-1893	C3F	Harris	City	451X	0.16	0.00	2	N/A	E.I.C. Surveying Company
40	Nexus Logistics Park	2022-1879	C3F	Harris	City	375J	98.42	94.68	0	Lovett Commercial	Windrose
41	Ny Court	2022-1866	C2	Harris	City	494F	0.11	0.00	2	Main Focus Solutions, LLC	CGES|Bailey Planning
42	Olympia Falls Sec 5 (DEF2)	2022-1596	C3P	Fort Bend	ETJ	610R	12.94	0.62	67	KB Home Lone Star Inc.	LJA Engineering, Inc.-(Houston Office)
43	Park at Anserra Sec 3	2022-1885	C2	Fort Bend/ Waller	ETJ	483C	19.32	19.32	0	Anserra Developers, LP	Bowman Consulting Group
44	Park at Anserra Sec 4	2022-1887	C2	Waller	ETJ	483C	23.57	23.57	0	Anserra Developers, LP	Bowman Consulting Group
45	Park Row Terrace (DEF2)	2022-1600	C3F	Harris	City	447X	5.83	1.54	65	Kimley-Horn	Windrose
46	Park View Square	2022-1831	C3F	Harris	City	447W	2.53	0.32	27	Gardia Properties II, LLC	Pioneer Engineering, LLC
47	Paul Quinn Villas (DEF1)	2022-1720	C3F	Harris	City	452C	0.49	0.00	6	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
48	Quality Ocean Cypress	2022-1848	C3P	Harris	ETJ	368K	13.94	4.61	11	Quality Ocean, LLC	HRS and Associates, LLC
49	Quartet Development	2022-1903	C3F	Harris	ETJ	369J	3.47	3.16	0	QE Investments, LLC	Doshi Engineering & Surveying Company
50	Rayford Business Park (DEF1)	2022-1704	C2	Montgomery	ETJ	252Y	8.05	7.80	1	Loretta Sonnier Brown	CobbFendley
51	Red Oak Center	2022-1872	C2	Harris	ETJ	332J	2.67	2.67	0	UPF GROUP II, LLC	Texas Land Maps
52	Robinett replat no 1	2022-1828	C3F	Harris	City	574S	4.69	4.69	0	Robinett-ODonohoe LLC	McKim and Creed
53	Ruhan Investment (DEF1)	2022-1654	C2	Harris	ETJ	331Q	4.00	4.00	0	TN Associates	Gruller Surveying
54	Sofi Lakes GP	2022-1901	GP	Waller	ETJ	403K	622.40	0.00	0	Gardenbure	R.G. Miller Engineers

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
55	Sparks Fabricators replat no 1	2022-1892	C3F	Harris	ETJ	324N	11.53	0.67	3	sparks fabicators inc	Survey 1, Inc.
56	Trejo and Moreno (DEF2)	2022-1576	C3F	Harris	ETJ	456G	2.50	0.00	2	Maria Trejo	Survey 1, Inc.
57	View of Millstone	2022-1806	C3F	Harris	ETJ	333K	6.14	0.00	0	CENTER POINT SURVEY	CENTER POINT SURVEY
58	Washington Terrace partial replat no 10	2022-1851	C3F	Harris	City	493Y	0.13	0.00	2	Think Beyond Solutions LLC	RP & Associates
59	Wayside Village Sec 5	2022-1911	C3P	Harris	City	415X	40.72	18.09	150	LGI Homes - Texas, LLC	Pape-Dawson Engineers
60	West Lane Place partial replat no 4	2022-1829	C3F	Harris	City	491V	0.29	0.00	3	2802 West Lane, LLC	Pioneer Engineering, LLC

B-Replats

61	Akpudo Estates (DEF2)	2022-1676	C2R	Harris	City	335T	0.66	0.66	0	Hakpudo Real Estate Holding	South Texas Surveying Associates, Inc.
62	Akpudo Hills (DEF2)	2022-1463	C2R	Harris	City	335T	0.73	0.73	0	Hakpudo Real Estate Holdings	South Texas Surveying Associates, Inc.
63	Alexander Townhomes (DEF2)	2022-1636	C2R	Harris	City	449U	0.48	0.01	10	Trimcos Engineering, LLC	Windrose
64	Archers Grove (DEF1)	2022-1700	C3R	Harris	City	453D	0.62	0.00	7	CAS Consultants, LLC	CAS Consultants, LLC
65	Arthur Villas (DEF1)	2022-1713	C2R	Harris	City	452C	1.00	0.00	20	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
66	Barkley Views	2022-1891	C2R	Harris	City	453J	0.16	0.00	3	Shamei Llc	The Interfield Group
67	Beckwith Reserve (DEF1)	2022-1692	C2R	Harris	ETJ	336S	2.00	1.99	0	SHADOW PROPERTIES, LLC	Texas Professional Surveying, LLC
68	Bethel Church United Church of Christ (DEF1)	2022-1800	C2R	Harris	City	573P	2.53	2.53	0	Bethel Church United Church of Christ	Owens Management Systems, LLC
69	Beyond Heights	2022-1914	C2R	Harris	City	453N	0.11	0.00	2	Assist2Build, LLC	ICMC GROUP INC
70	BMA Easthaven Complex	2022-1530	C2R	Harris	City	575D	4.04	4.04	0	BMA Group Inc	The Interfield Group
71	Cadillac Grove	2022-1862	C2R	Harris	City	533L	0.12	0.00	2	Vera Living, LLC	Total Surveyors, Inc.
72	Callisto	2022-1924	C2R	Harris	City	571H	53.25	53.25	0	Jupiter Power	Windrose
73	Cullen Homes	2022-1757	C2R	Harris	City	533M	0.44	0.16	10	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
74	Development on North Durham	2022-1895	C2R	Harris	City	452Y	0.85	0.80	0	MOHSIN MOMIN	Century Engineering, Inc
75	Drake Crossing	2022-1919	C2R	Harris	City	571S	0.19	0.00	3	Drake & Kolt Homes, LLC	Owens Management Systems, LLC
76	Dynamo Stadium	2022-1883	C2R	Harris	City	493R	12.15	12.15	0	Kuo & Associates, Inc	Kuo & Associates, Inc
77	East End on the Bayou Sec 5	2022-1843	C2R	Harris	City	494J	2.07	1.91	0	Parkview on the Bayou	City Choice Group, LLC
78	East Heights at Sylvester (DEF1)	2022-1522	C2R	Harris	City	453T	0.18	0.00	2	Oscar Albervera	Owens Management Systems, LLC
79	Estates at Tampico Gardens	2022-1864	C2R	Harris	City	454K	0.28	0.00	3	Royalty Doyenne Investments, LLC	CGES|Bailey Planning
80	Fairbanks North Houston Center Sec 1 (DEF2)	2022-1688	C3R	Harris	ETJ	410C	86.78	79.23	0	Transwestern Development Company	Windrose
81	Fidelity Estates	2022-1882	C2R	Harris	City	495R	0.17	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
82	Four Points Tract	2022-1844	C2R	Harris	City	489C	3.03	3.03	0	Grey Wolf Engineers	Windrose
83	Fur Paws Center	2022-1875	C2R	Harris	City	452Y	0.30	0.30	0	SDC Builds Inc	Texas Land Maps

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
84	Griffiths New Orleans	2022-1827	C2R	Harris	City	494F	0.11	0.00	2	TBD	K. Chen Engineering
85	Harvard Court Estates (DEF1)	2022-1602	C2R	Harris	City	453J	0.14	0.00	2	KDP CONSTRUCTION, LLC	South Texas Surveying Associates, Inc.
86	Haven at Highland (DEF1)	2022-1817	C3R	Harris	City	412X	1.96	0.20	41	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
87	Hoffman Place	2022-1880	C2R	Harris	City	454G	0.30	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
88	Htown BNB East 27th	2022-1898	C2R	Harris	City	453T	0.11	0.00	2	Aung Capital, LLC	Richard Grothues Designs
89	Independence Heights on Thirty Fourth	2022-1824	C2R	Harris	City	453N	0.14	0.00	2	Apex-Rocky Knoll Properties, LTD	South Texas Surveying Associates, Inc.
90	Inwood Heights (DEF1)	2022-1567	C3R	Harris	City	411N	0.96	0.05	17	JRSG & COMPANY	JRSG & COMPANY
91	Irvington Estates (DEF1)	2022-1712	C2R	Harris	City	453C	0.94	0.00	10	Francos Homes Enterprises	Windrose
92	Jendan Development (DEF2)	2022-1429	C2R	Harris	City	494F	0.09	0.00	2	Delta Land Air and Marine Services	Delta Field Services
93	Laura Koppe Place	2022-1634	C2R	Harris	City	455F	0.18	0.00	2	JFO SOLUTIONS	PLS CONSTRUCTION LAYOUT, INC
94	Laverne Street Homes	2022-1603	C2R	Harris	City	450U	0.44	0.01	10	INTERCITY BUILDERS, LLC	RSG Engineering
95	Midnight Square (DEF1)	2022-1782	C2R	Harris	City	493G	0.87	0.79	0	SCARLET AND FRIENDS II, LP	Civil-Surv Land Surveying, L.C.
96	Nagle Crossing (DEF1)	2022-1746	C2R	Harris	City	493Y	0.23	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
97	Noel Landing	2022-1922	C2R	Harris	City	574A	0.30	0.00	3	Shirlene Clincy	Owens Management Systems, LLC
98	Old Town Spring Heights	2022-1836	C2R	Harris	ETJ	292Q	0.26	0.25	0	N/A	E.I.C. Surveying Company
99	Park at Pinemont (DEF1)	2022-1440	C3R	Harris	City	451F	2.87	0.19	50	South Post Oak Willow, L.P.	City Choice Group, LLC
100	Park Ten Commons at Barker Cypress partial replat no 1	2022-1888	C2R	Harris	City	447W	14.62	14.62	0	Park Ten Commons Partners, LP	Quiddity Engineering
101	Plaza Estates at Carothers	2022-1870	C2R	Harris	City	454M	0.37	0.00	3	New Era Development	New Era Development
102	Plaza Estates at Shotwell	2022-1869	C2R	Harris	City	454L	0.17	0.00	2	New Era Development	New Era Development
103	Randon Heights (DEF1)	2022-1762	C2R	Harris	City	451G	0.46	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
104	Ransom Square	2022-1674	C3R	Harris	City	451D	3.14	0.50	18	Mount Calm Missionary Baptist Church	Owens Management Systems, LLC
105	Sher Properties Plaza	2022-1838	C2R	Harris	City	569D	0.94	0.94	0	Sher Properties, LLC	HRS and Associates, LLC
106	South Acres Hometown	2022-1926	C3R	Harris	City	573H	3.50	0.18	57	MTY Builders	The Interfield Group
107	Stassen Manors	2022-1807	C2R	Harris	City	533Y	0.11	0.00	2	BRC Global, Inc.	The Interfield Group
108	Sunbeam Manor	2022-1721	C2R	Harris	City	574A	0.14	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
109	Tower Residents	2022-1830	C2R	Harris	City	452A	0.42	0.00	7	No Company	HRS and Associates, LLC
110	Unity Childrens Home	2022-1916	C2R	Harris	ETJ	293W	2.99	2.99	0	Unity Childrens Home	Owens Management Systems, LLC
111	Views at Alba Street	2022-1910	C2R	Harris	City	412U	0.35	0.30	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
112	Wall Street Estates	2022-1850	C2R	Harris	City	412U	0.36	0.08	6	Midwest Builders LLC	RP & Associates

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
113	White Oak Grove	2022-1860	C2R	Harris	City	493A	0.19	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
114	Woodvale Way	2022-1840	C2R	Harris	City	495W	0.13	0.00	2	No Company	HRS and Associates, LLC

C-Public Hearings Requiring Notification

115	Cotton Oaks Estates replat no 1 (DEF2)	2022-1427	C3N	Harris	ETJ	250Z	10.00	3.48	38	Rye Street Development	Texas Professional Surveying, LLC
116	Elberta Villa	2022-1533	C3N	Harris	City	533U	0.41	0.00	4	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
117	Foster Place partial replat no 30	2022-1629	C3N	Harris	City	533M	0.12	0.00	2	SEM SERVICES	SEM SERVICES
118	Jackson Mews replat no 2	2022-1581	C3N	Harris	City	493X	0.17	0.00	2	ROC Homes	MOMENTUM EGINEERING
119	Mayflower Landing	2022-1641	C3N	Harris	City	533V	0.12	0.00	2	Mass Homes	Total Surveyors, Inc.
120	Melody Oaks partial replat no 25 and extension (DEF2)	2022-1408	C3N	Harris	City	451X	1.68	0.13	23	MARTINRE GROUP LLC	ICMC GROUP INC
121	Neuen Manor partial replat no 28	2022-1543	C3N	Harris	City	450Q	0.53	0.01	13	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
122	Park Place partial replat no 6	2022-1601	C3N	Harris	City	535P	0.59	0.59	0	INTERBUILD CONSTRUCTION, LP	South Texas Surveying Associates, Inc.
123	Park Place partial replat no 7	2022-1599	C3N	Harris	City	535P	0.55	0.55	0	INTERBUILD CONSTRUCTION, LP	South Texas Surveying Associates, Inc.
124	Providence Reserve	2022-1621	C3N	Harris	City	494E	0.22	0.22	0	Sagecap, Inc.	Total Surveyors, Inc.
125	Timmerman Place partial replat no 2	2022-1637	C3N	Harris	City	455C	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC

D-Variances

126	Aroblit Industrial Complex	2022-1796	C3R	Harris	City	455A	13.71	13.52	0	Letinbev Carriers, Inc.	Owens Management Systems, LLC
127	East River Sec 1 partial replat no 1	2022-1722	C2R	Harris	City	494J	1.52	1.52	0	East River Garage One, LLC	BGE, Inc.
128	Generation Park East Wastewater Treatment Plant (DEF2)	2022-1653	C2	Harris	ETJ	417F	7.68	7.68	0	Generation Park Management District	IDS Engineering Group
129	Gosling Tract	2022-1783	C3P	Harris	ETJ	250V	56.20	34.76	128	LJA Engineering	LJA Engineering, Inc.-(Houston Office)
130	LH Ranch GP (DEF1)	2022-1719	GP	Harris	ETJ	258Y	559.90	0.00	0	Friendswood Development Company	BGE, Inc. - Land Planning
131	Olympia Falls Reserves (DEF2)	2022-1598	C3P	Fort Bend	ETJ	610R	35.26	35.26	0	KB Home Lone Star Inc.	LJA Engineering, Inc.-(Houston Office)
132	Olympia Falls Sec 4 (DEF2)	2022-1593	C3P	Fort Bend	ETJ	610R	15.83	1.97	70	KB Home Lone Star Inc.	LJA Engineering, Inc.-(Houston Office)

E-Special Exceptions

None

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
F-Reconsideration of Requirements											
133	Candela South GP	2022-1912	GP	Fort Bend	ETJ	564B	116.10	0.00	0	Johnson Development Services	Meta Planning + Design LLC
G-Extensions of Approval											
134	Cross Pines Drive and The Trails Drive Street Dedication	2021-1862	EOA	Harris	ETJ	259J	4.68	0.00	0	CH-B Kingland, LLC	Quiddity Engineering - Katy
135	EADO Canal Development	2021-1914	EOA	Harris	City	494N	0.58	0.57	0	The Pruitt Company, Inc.	Beacon Land Services
136	Invision Business Park	2021-1801	EOA	Harris	ETJ	293S	8.91	8.91	0	Invision Investments LLC	The Pinnell Group, LLC
137	Niranjan Patel Porter Development	2021-1496	EOA	Montgomery	ETJ	296F	25.18	25.18	0	N S Patel	Doshi Engineering & Surveying Company
138	Pathway Church	2021-2160	EOA	Harris	ETJ	291S	2.00	2.00	0	Pathway Church of the Nazarene	Hovis Surveying Company Inc.
139	Towne Lake Detention Reserve at Cypress North Houston Sec 2	2021-1759	EOA	Harris	ETJ	367S	37.17	37.17	0	Towne Lake Community Association Inc	EHRA
140	Vintage Office Park Louetta	2021-1918	EOA	Harris	ETJ	329V	10.62	10.62	0	Woodhaven Construction	Hovis Surveying Company Inc.
141	West Elyson Retail Center	2021-1764	EOA	Harris	ETJ	405Q	15.29	15.29	0	LJA Engineering	LJA Engineering, Inc.-(Houston Office)
H-Name Changes											
142	Gulfbelt Logistics Park (prev. Project Finger GP)	2022-0778	NC	Harris	City	576V	75.47	0.00	0	LJA Engineering	LJA Engineering, Inc.-(Houston Office)
143	Legacy Ranch Business Park GP (prev. West Oaks Business Park GP)	2021-2265	NC	Harris	ETJ	366D	240.23	0.00	0	Kimley-Horn	Windrose
I-Certification of Compliance											
144	26704 Burning Tree	22-1648	COC	Montgomery	ETJ	257M				Irma Miranda	Irma Miranda
145	26700 Burning Tree	22-1649	COC	Montgomery	ETJ	257M				Irma Miranda	Irma Miranda
146	27202 Lantern Lane	22-1650	COC	Montgomery	ETJ	258J				Alexia Flores	Alexia Flores
147	27208 Lantern Lane	22-1651	COC	Montgomery	ETJ	258J				Cindy Bush	Cindt Bush
148	5516 Clara Road	22-1652	COC	Harris	ETJ	449D				Clay #6 – 5516 Clara, LLC	Wes Shelfer

J-Administrative

None

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

K-Development Plats with Variance Requests

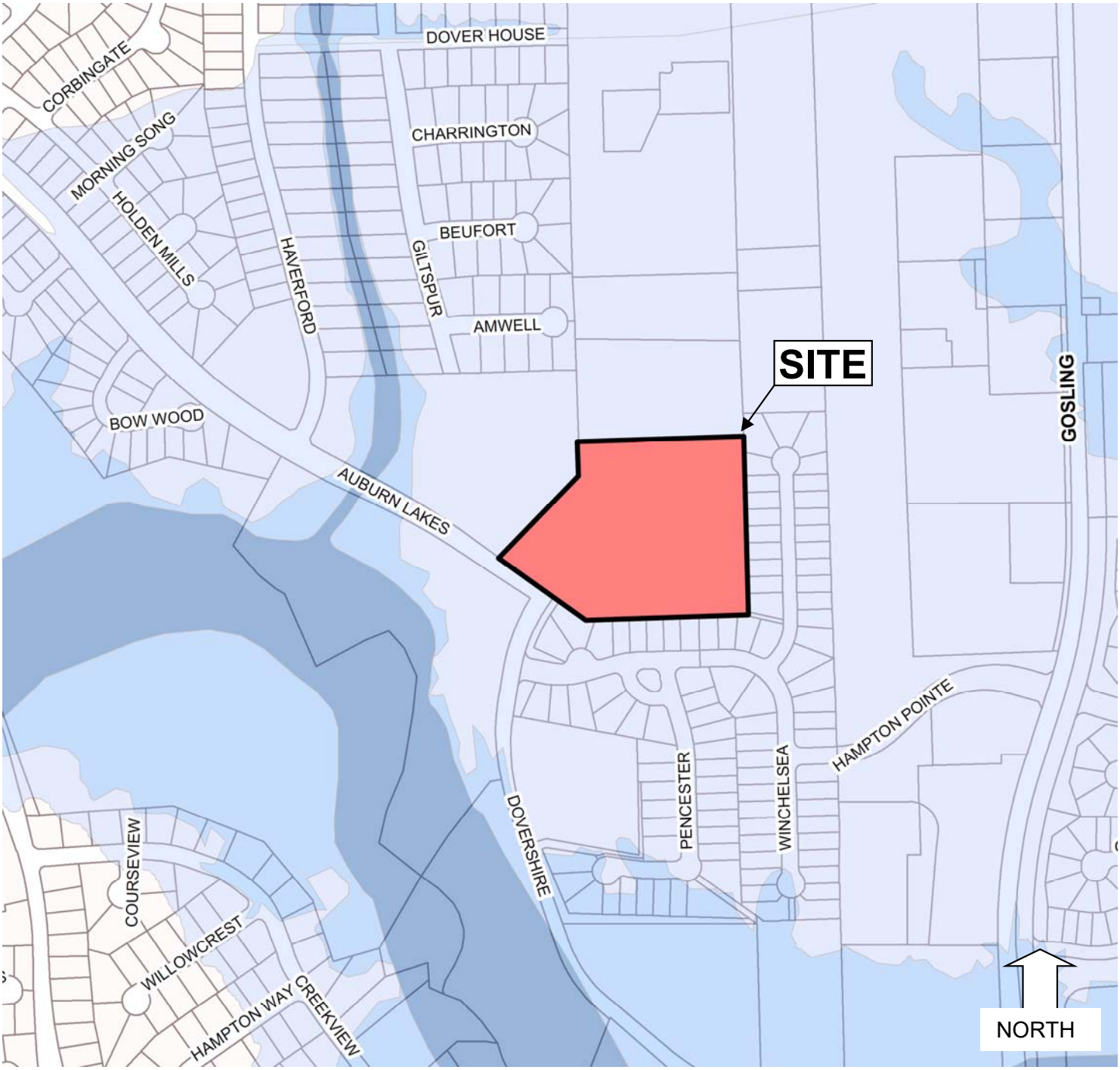
None

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Cotton Oaks Estates replat no 1 (DEF 2)

Applicant: Texas Professional Surveying, LLC



C – Public Hearings Site Location

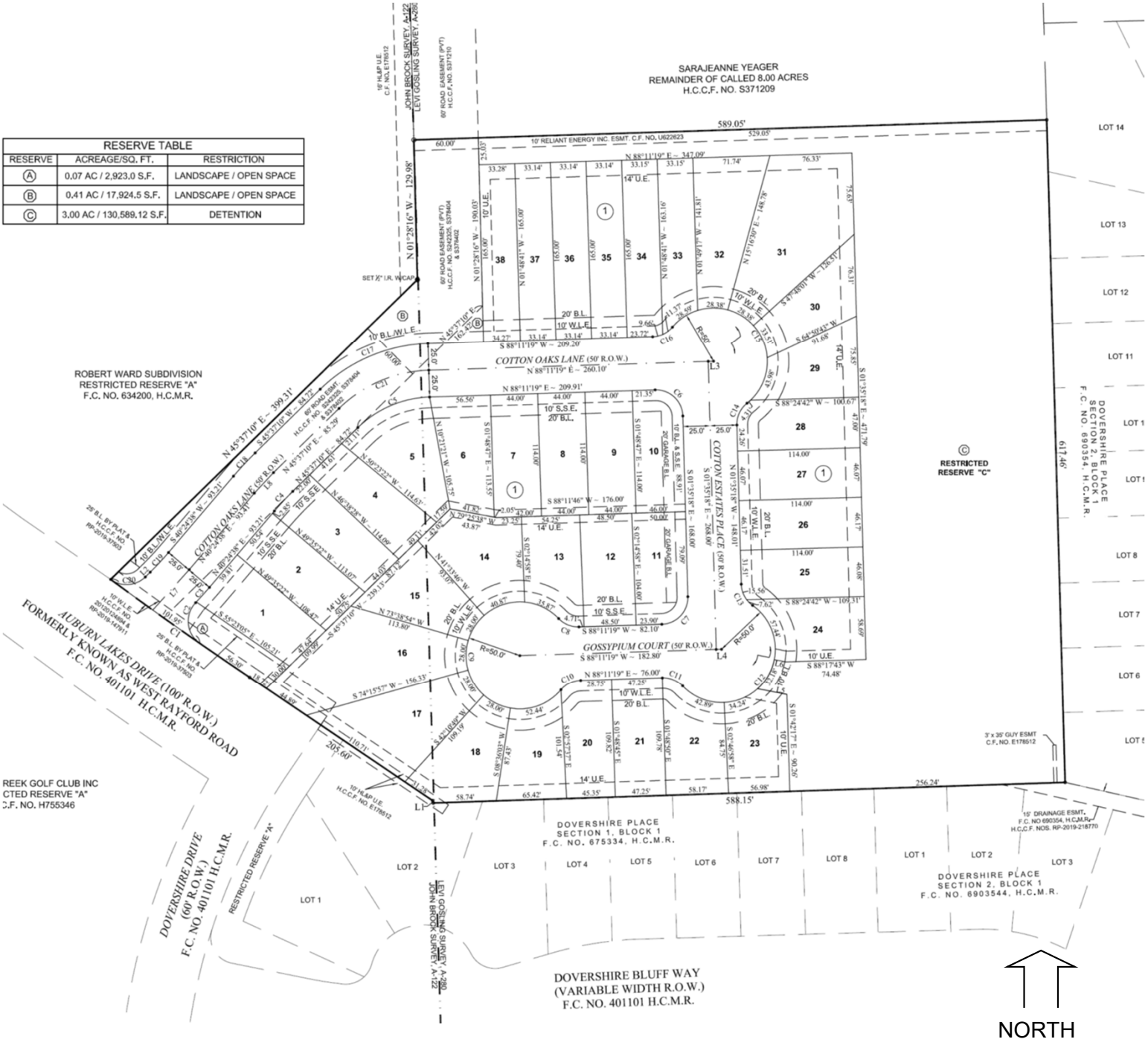
Houston Planning Commission ITEM: 115

Planning and Development Department Meeting Date: 08/04/2022

Subdivision Name: Cotton Oaks Estates replat no 1 (DEF 2)

Applicant: Texas Professional Surveying, LLC

RESERVE TABLE		
RESERVE	ACREAGE/SQ. FT.	RESTRICTION
Ⓐ	0.07 AC / 2,923.0 S.F.	LANDSCAPE / OPEN SPACE
Ⓑ	0.41 AC / 17,924.5 S.F.	LANDSCAPE / OPEN SPACE
Ⓒ	3.00 AC / 130,589.12 S.F.	DETENTION



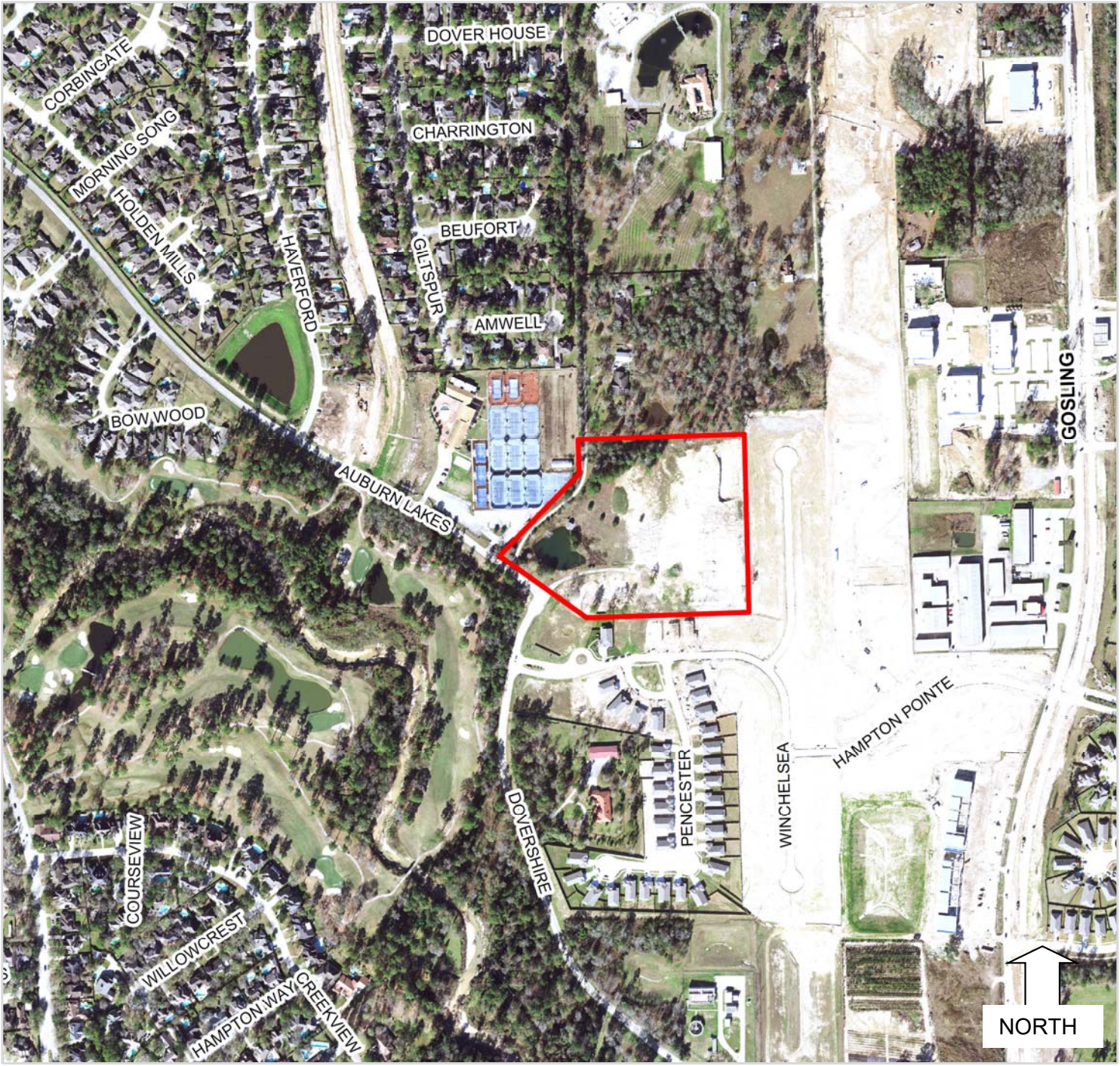
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Cotton Oaks Estates replat no 1 (DEF 2)

Applicant: Texas Professional Surveying, LLC



C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

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.

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 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:

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

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

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

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

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

Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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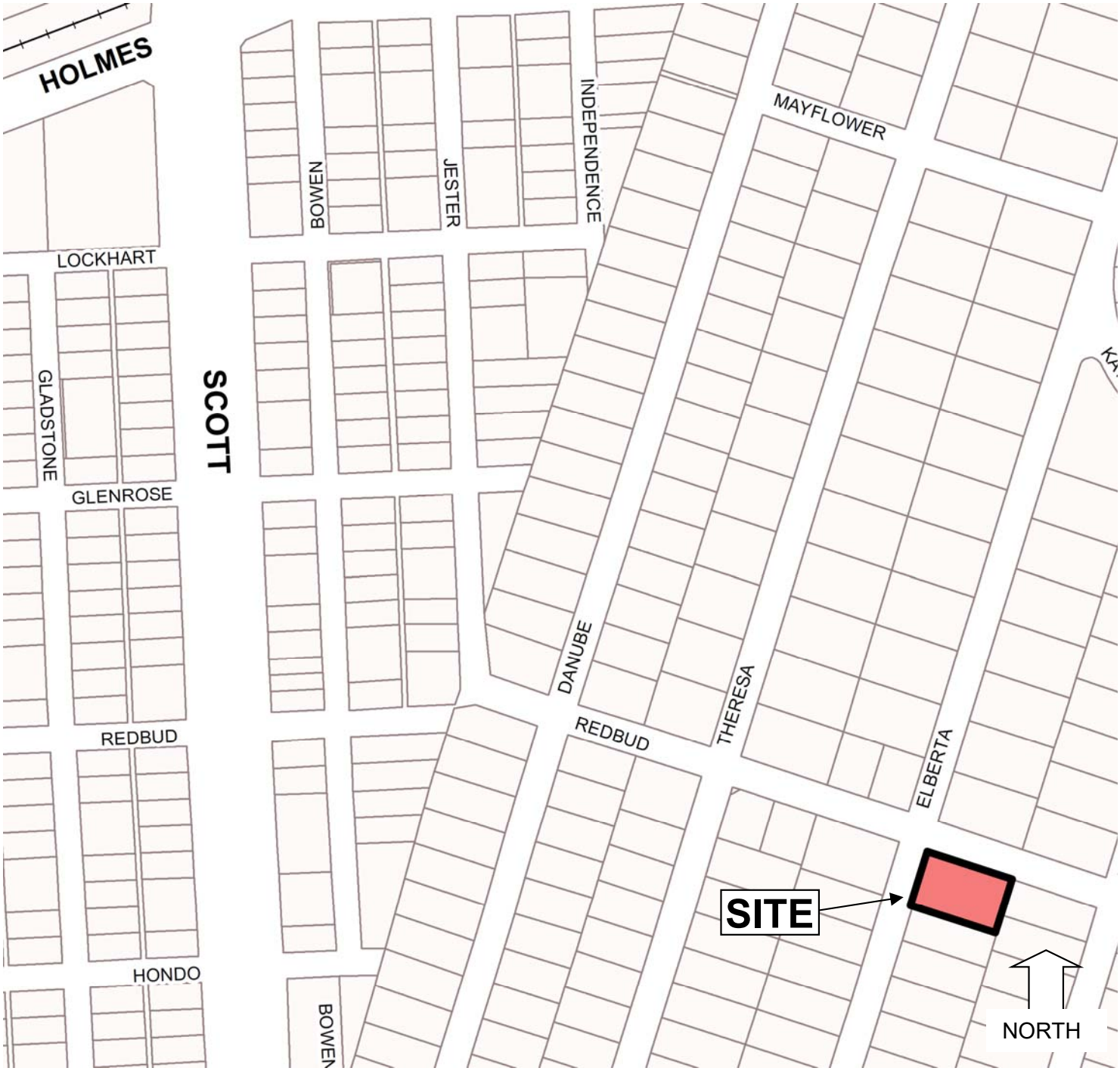
Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Elberta Villa

Applicant: Advance Surveying, Inc



C – Public Hearings Site Location

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Elberta Villa

Applicant: Advance Surveying, Inc

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Elberta Villa

Applicant: Advance Surveying, Inc

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 11, 2022

Dear Property Owner:

Reference Number: 2022-1533; Elberta Villa; a replat of **Replat of Brookhaven Addition**, being Lot 16, Block "L", as recorded in Volume 16, page 23 of the Harris County Map Records.

The property is located at 1201 Elberta Street, the southeast intersection of Redbud and Elberta Streets east of Scott Street. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Lisett Campos**, with **Advance Surveying, Inc.**, on behalf of **Advance Surveying, Inc**, can be contacted at **281-530-2939.**

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.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 4, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

Terminology

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- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
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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

- 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: 117

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Foster Place partial replat no 30

Applicant: SEM Services

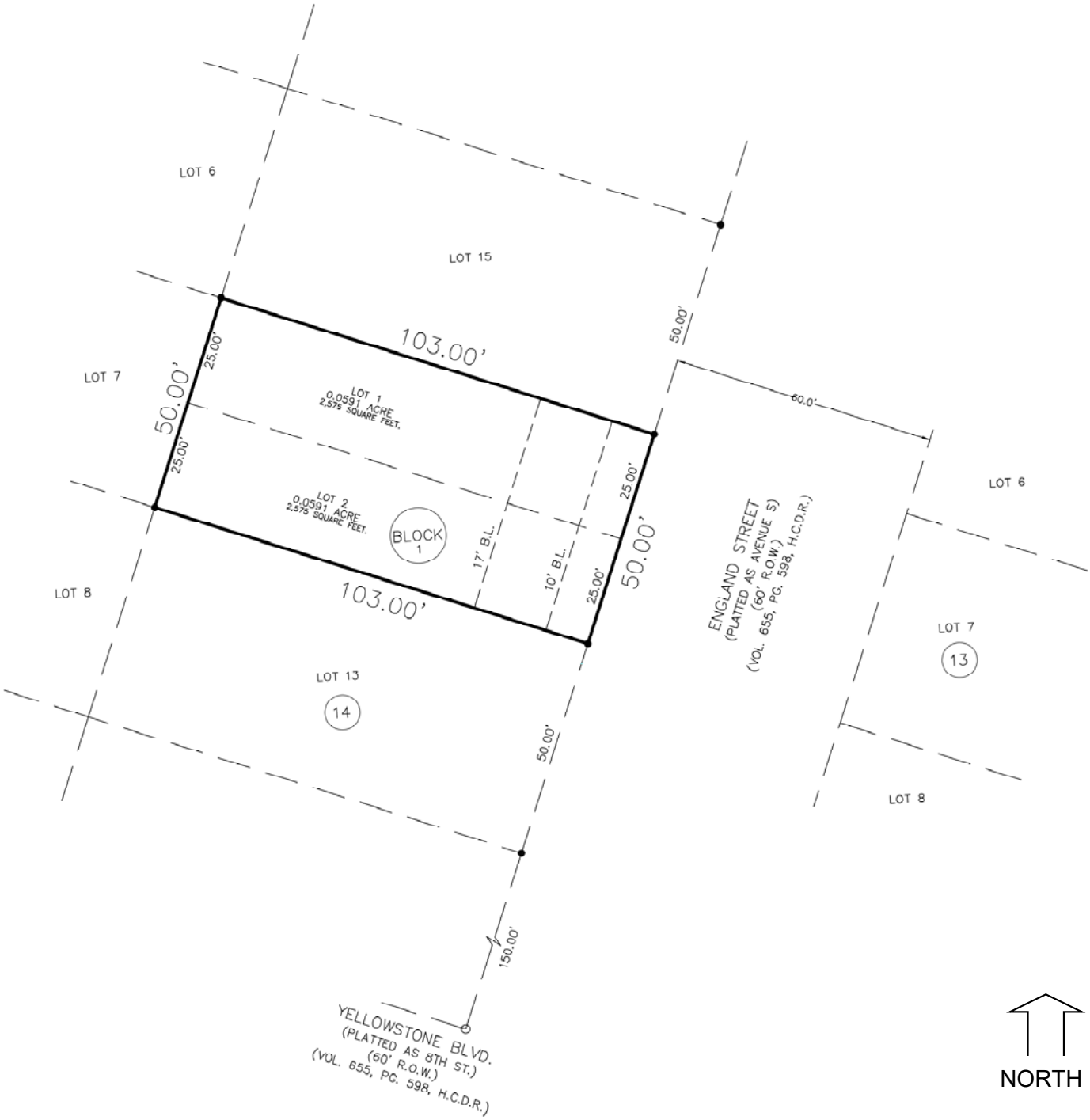
C – Public Hearings Site Location

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Foster Place partial replat no 30

Applicant: SEM Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Foster Place partial replat no 30

Applicant: SEM Services

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 12, 2022

Dear Property Owner:

Reference Number: 2022-1629; Foster Place partial replat no 30; a partial replat of "**Foster Place**", being Lot 14, Block 14, as recorded in Volume 655, Page 598 of the Harris County Deed Records.

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

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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Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Jackson Mews replat no 2

Applicant: Momentum Engineering

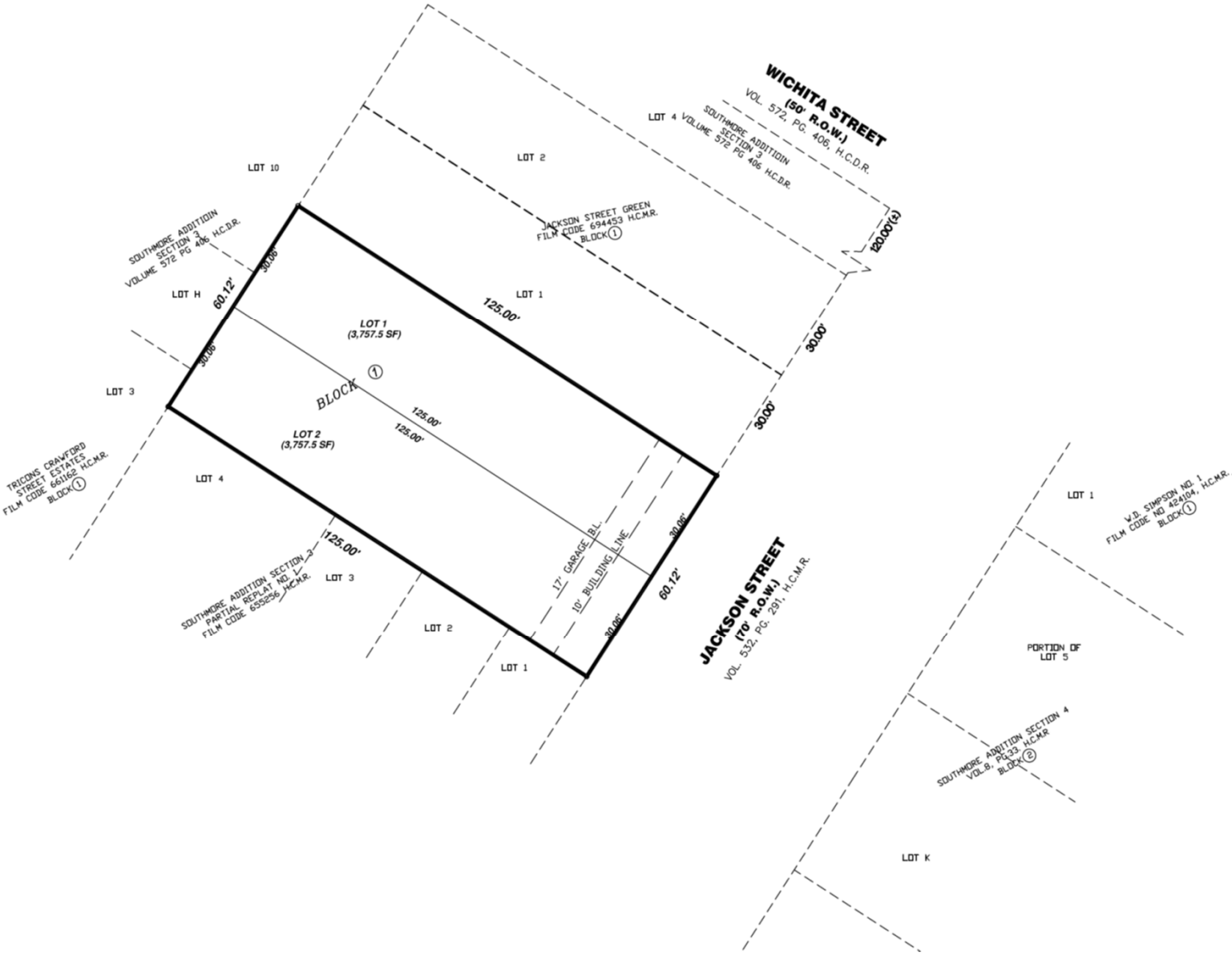
C – Public Hearings Site Location

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Jackson Mews replat no 2

Applicant: Momentum Engineering



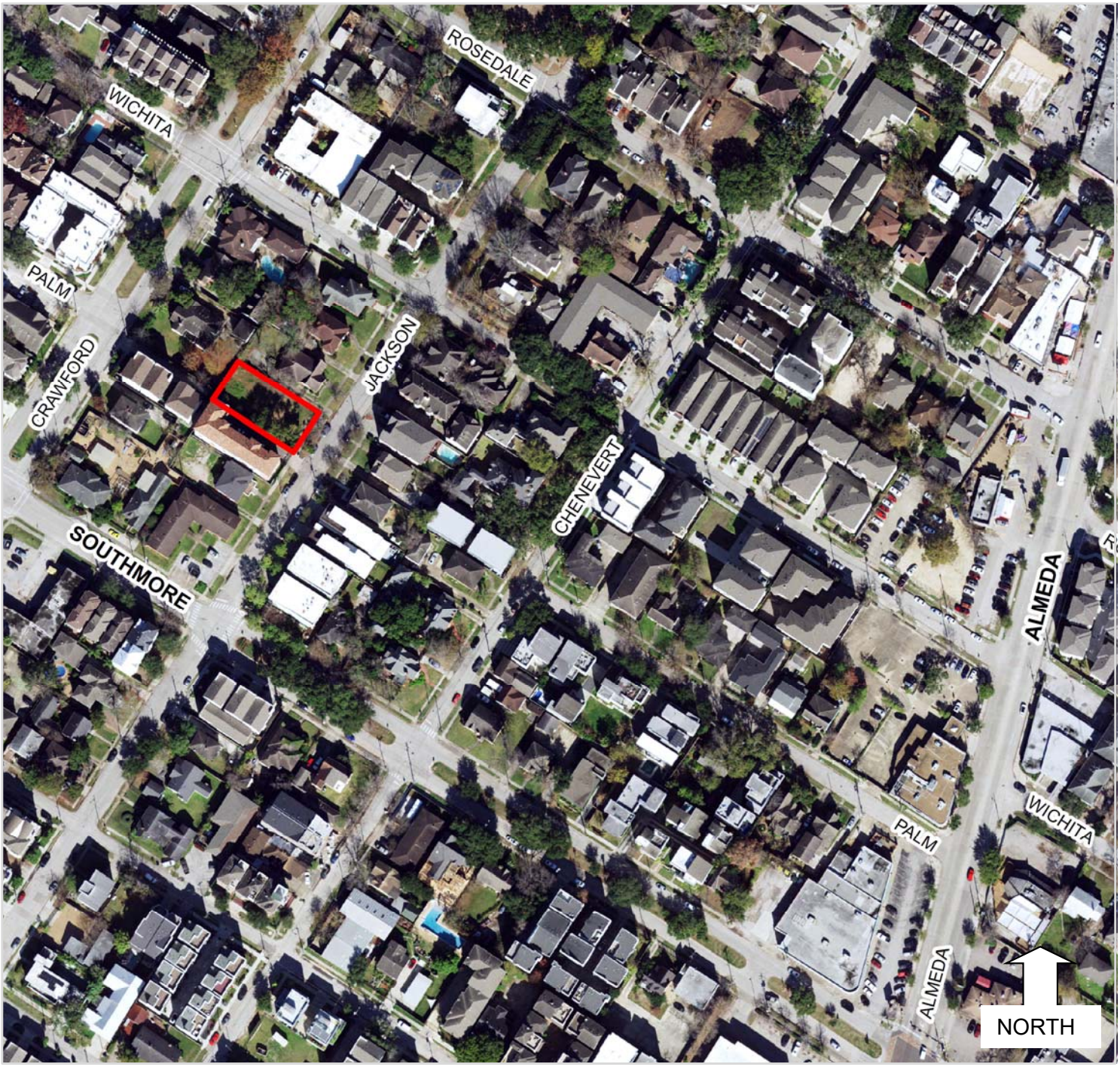
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Jackson Mews replat no 2

Applicant: Momentum Engineering



C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 12, 2022

Dear Property Owner:

Reference Number: 2022-1581; Jackson Mews replat no 2; a full replat of "**Jackson Mews replat no 1**", being Lot 1, Block 1, as recorded in Film Code Number 687186 of the Harris County Map Records.

The property is located west along Jackson Street, north of Southmore Boulevard and west of Almeda Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Shahnawaz Ghanchi,** with Momentum Engineering, representing the developer, ROC Homes, can be contacted at **281-741-1998.**

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Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Mayflower Landing

Applicant: Total Surveyors, Inc

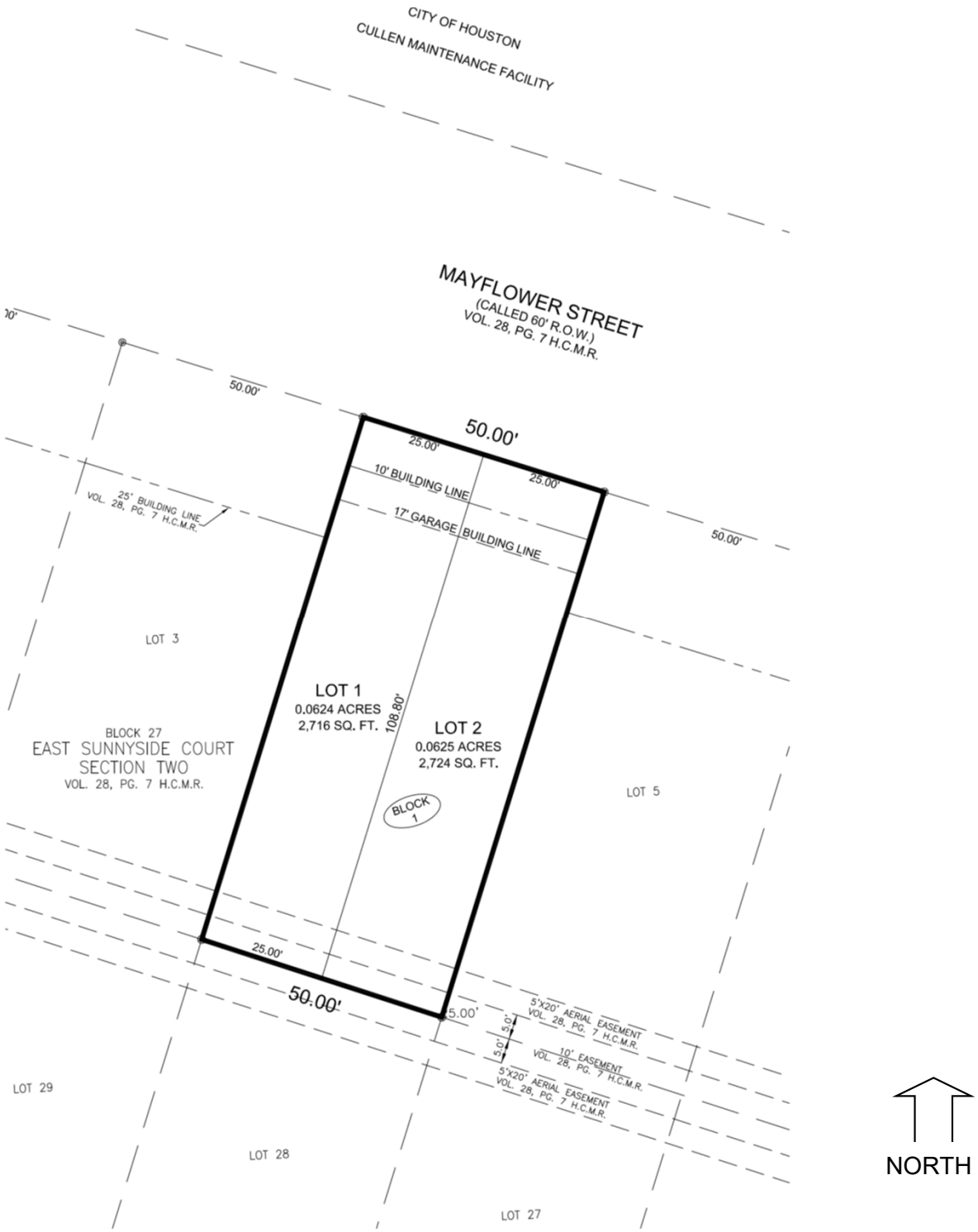
C – Public Hearings Site Location

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Mayflower Landing

Applicant: Total Surveyors, Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Mayflower Landing

Applicant: Total Surveyors, Inc

C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

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F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 12, 2022

Dear Property Owner:

Reference Number: 2022-1641; Mayflower Landing; a partial replat of **East Sunnyside Court Sec 2,** being Lot 4, Block 27, as recorded in Volume 28, Page 7 of the Harris County Map Records.

The property is located south along Mayflower Street, west of Cullen Blvd and south of S IH-610. The purpose of the replat is to two (2) single family lots. The applicant, **Kevin Kolb,** with Total Surveyors, Inc., on behalf of the developer Mass Homes, 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.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 4th, 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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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Melody Oaks partial replat 25 and extension (DEF 2)

Applicant: ICMC GROUP INC

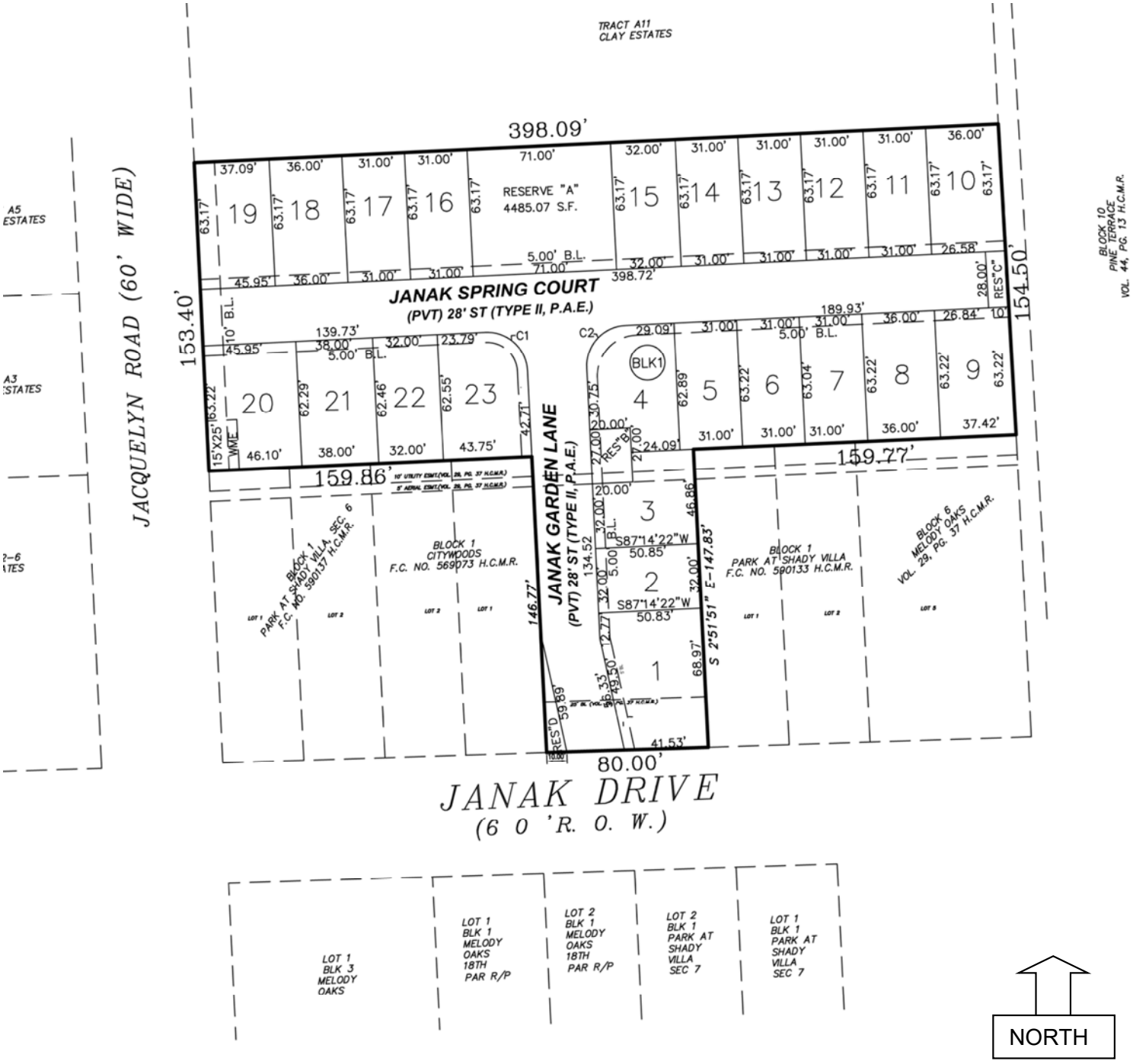
C – Public Hearings Site Location

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Melody Oaks partial replat 25 and extension (DEF 2)

Applicant: ICMC GROUP INC



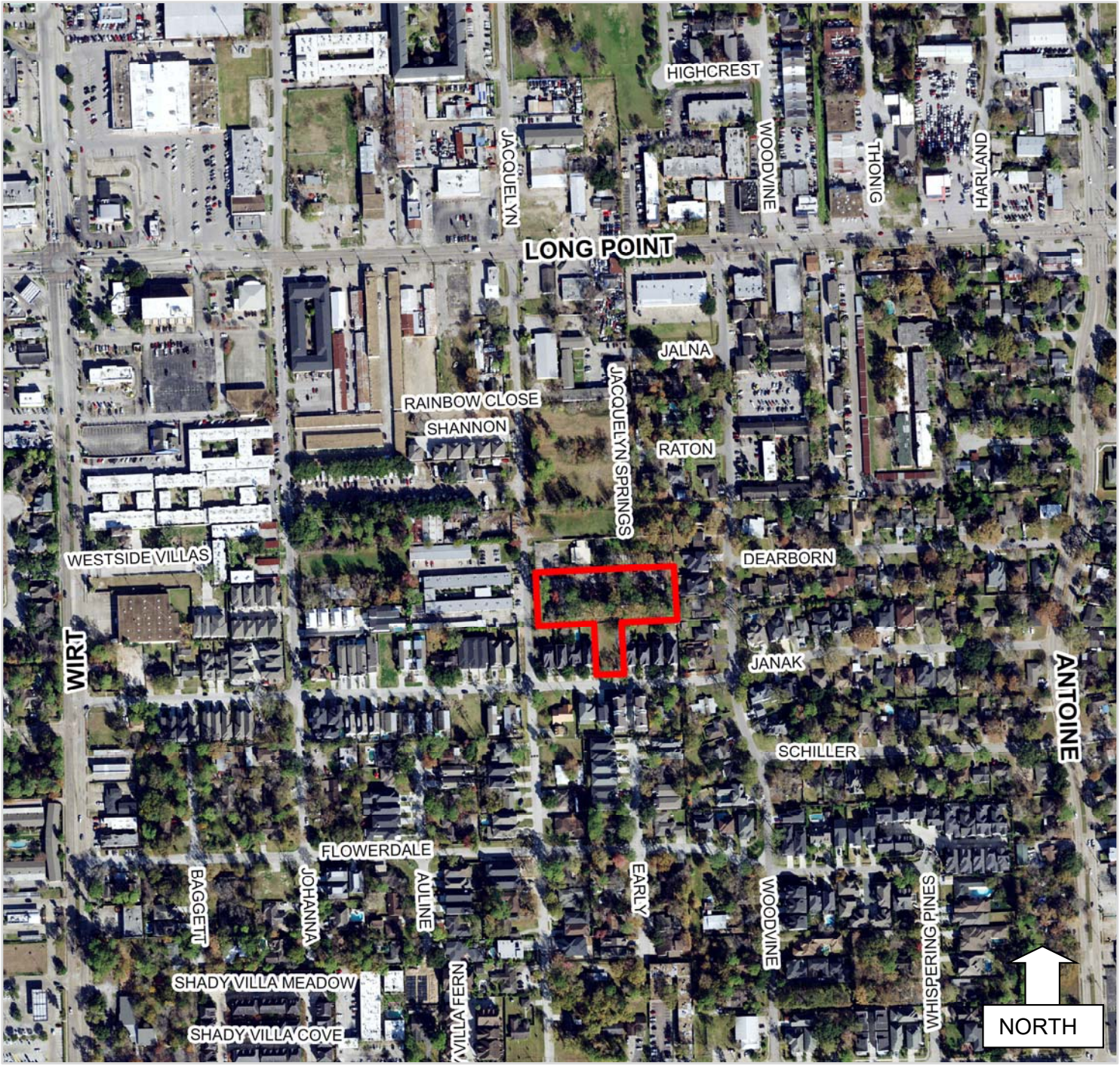
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Melody Oaks partial replat 25 and extension (DEF 2)

Applicant: ICMC GROUP INC



C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

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.

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 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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Terminology

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- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Neuen Manor partial replat no 28

Applicant: CE Engineers & Development Consultants, INC

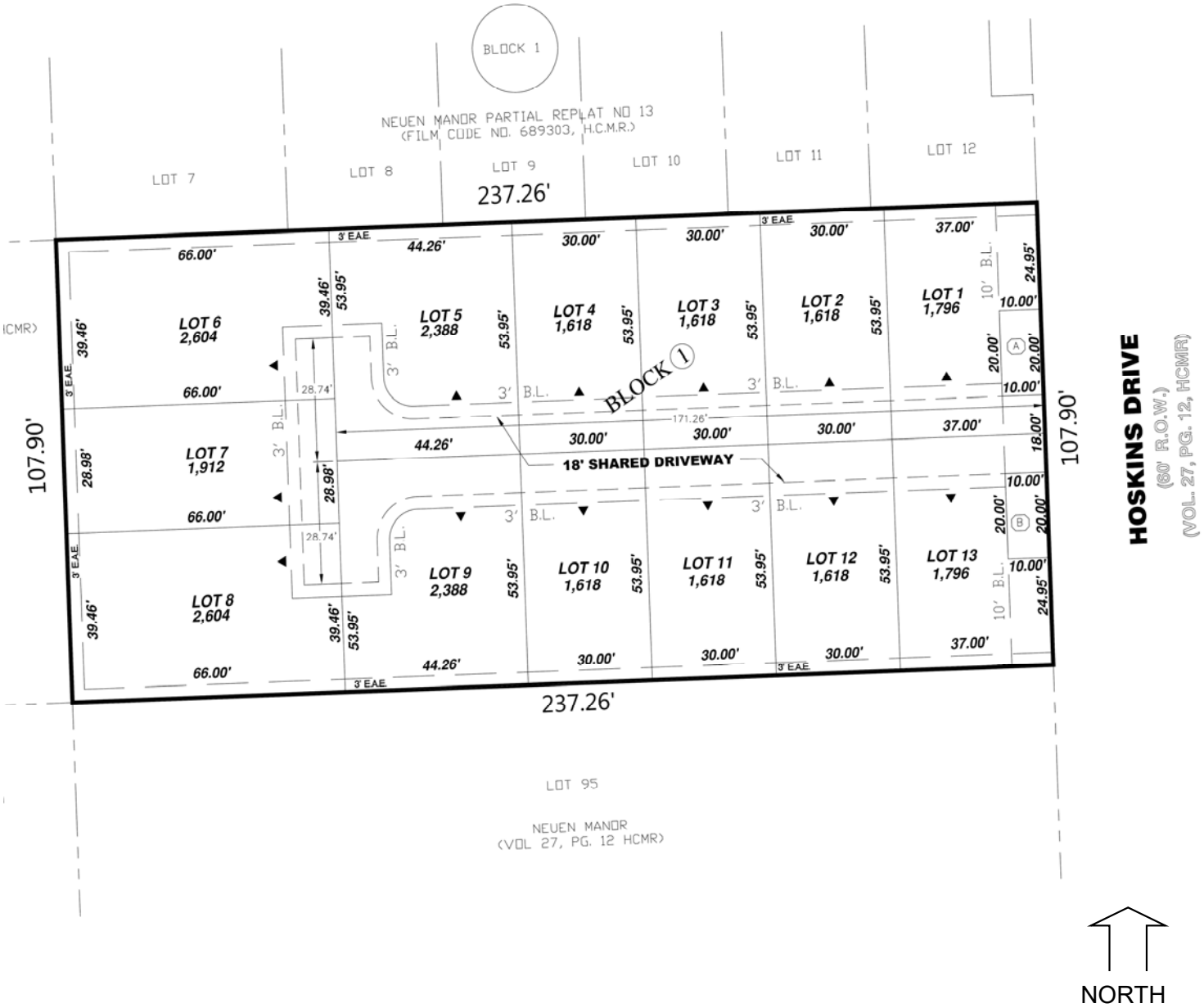
C – Public Hearings Site Location

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Neuen Manor partial replat no 28

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Neuen Manor partial replat no 28

Applicant: CE Engineers & Development Consultants, INC

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 12, 2022

Dear Property Owner:

Reference Number: 2022-1543; Neuen Manor partial replat no 28; a replat of **Neuen Manor**, being Lot 96 Block 65, as recorded in Vol. 27 Pg. 12 of the Harris County Map Records.

The property is located west along Hoskins Drive, north of Hammerly Boulevard and east of Blalock Road. The purpose of the replat is to create thirteen (13) single-family residential lots and two (2) reserves. The applicant, **Chen Wang,** with CE Engineers & Development Consultants, INC, on behalf of the developer, can be contacted at **832-491-1458.**

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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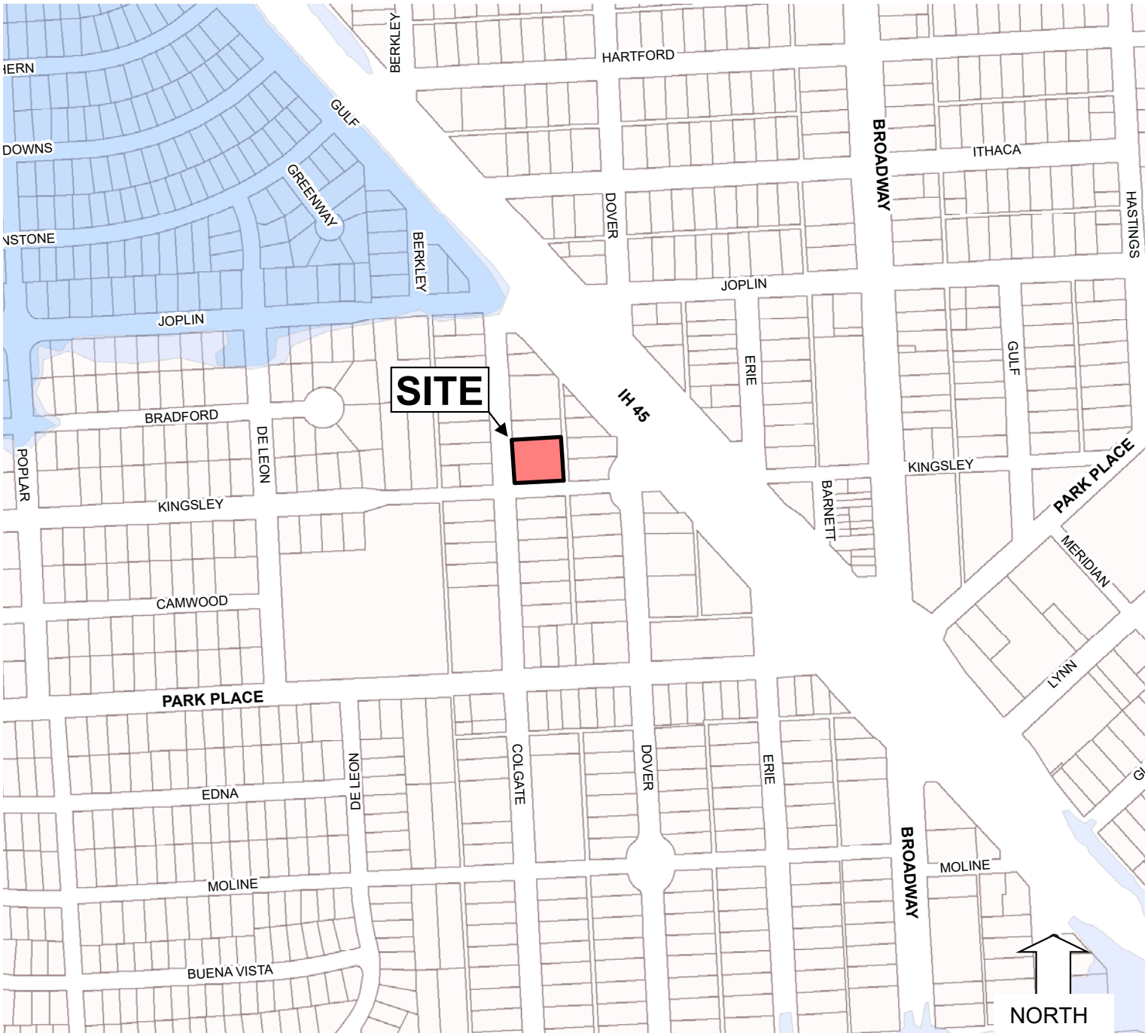
Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Park Place partial replat no 6

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Site Location

Houston Planning Commission ITEM: 122

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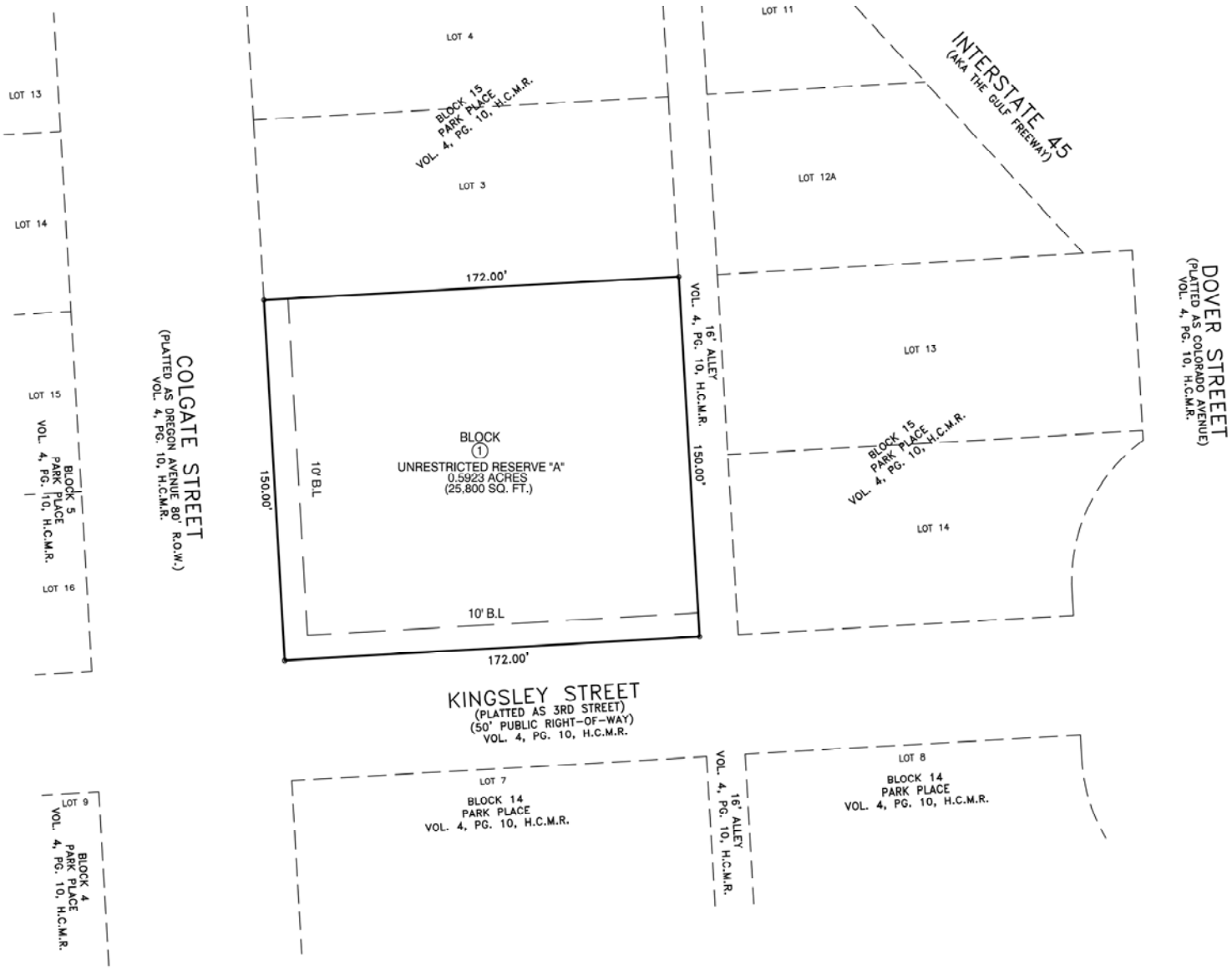

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Park Place partial replat no 6

Applicant: South Texas Surveying Associates, Inc.

NORTH

C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

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F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 12, 2022

Dear Property Owner:

Reference Number: 2022-1601: Park Place partial replat no 6; a replat of **Park Place**, being Lots 1 & 2 of Block 15, as recorded in Volume 4 Page 10 of the Harris County Map Records.

The property is located at the northeast intersection of Colgate Street and Kingsley Street, north of Park Place boulevard and west of I-45. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Onajobi Brianna**, with South Texas Surveying Associates, Inc., on behalf of INTERBUILD CONSTRUCTION, LP, the developer, can be contacted at **281-556-6918.**

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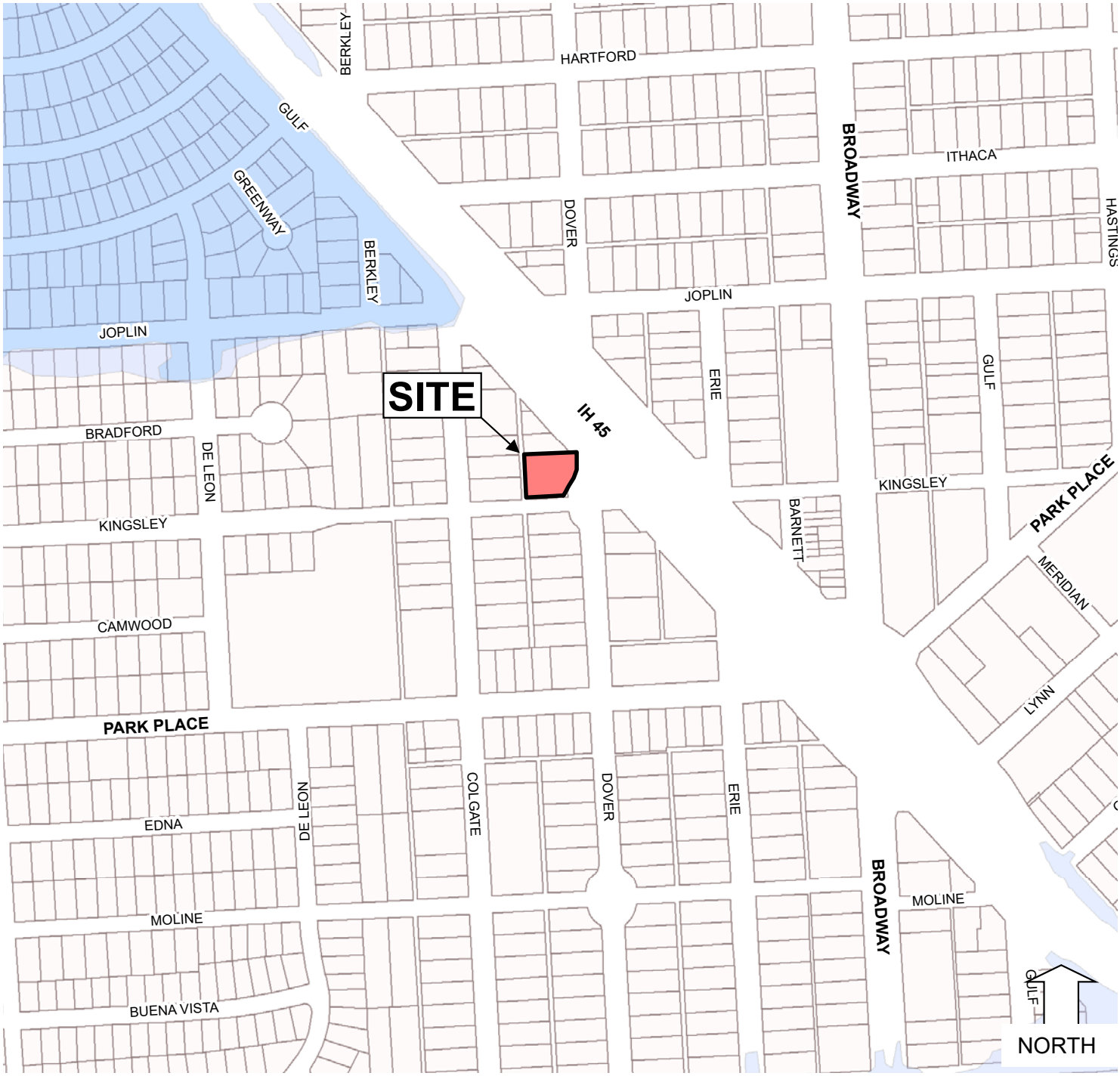
Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Park Place partial replat no 7

Applicant: South Texas Surveying Associates, Inc.



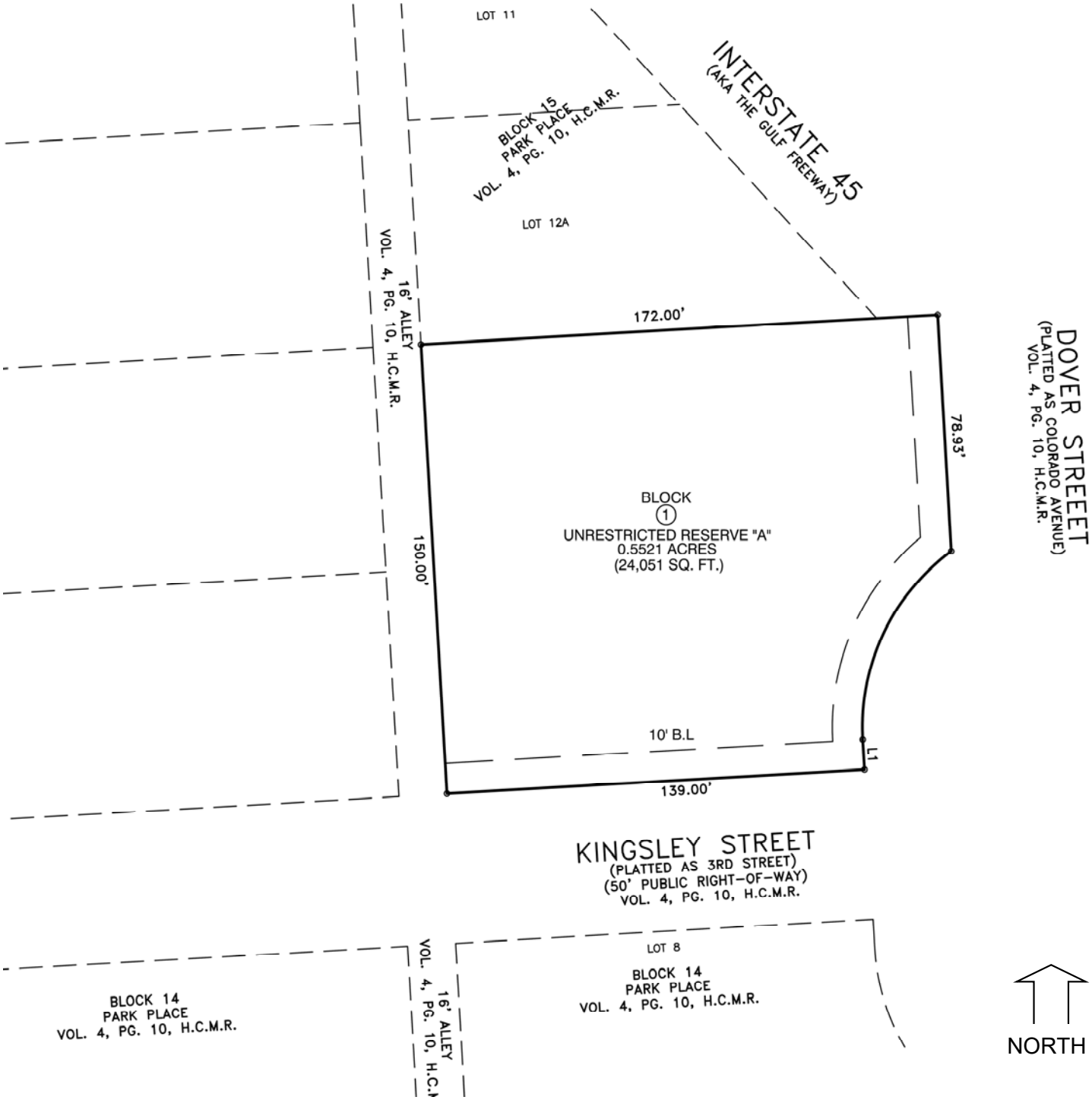
C – Public Hearings Site Location

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Park Place partial replat no 7

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Park Place partial replat no 7

Applicant: South Texas Surveying Associates, Inc.

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 12, 2022

Dear Property Owner:

Reference Number: 2022-1599; Park Place partial replat no 7; partial replat of **Park Place,** of Lot 13 and Lot 14, Block 15, as recorded in Volume 4, Page 10 of the Harris County Map Records.

The property is located at the northwest intersection of Kingsley Street and Dover Street, west of I-45 and north of Park Place Boulevard. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Onajobi Brianna** with South Texas Surveying Associates, Inc., on behalf of the developer, INTERBUILD CONSTRUCTION, LP, can be contacted at **281-556-6918**.

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, August 4, 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,

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

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

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

Terminology

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

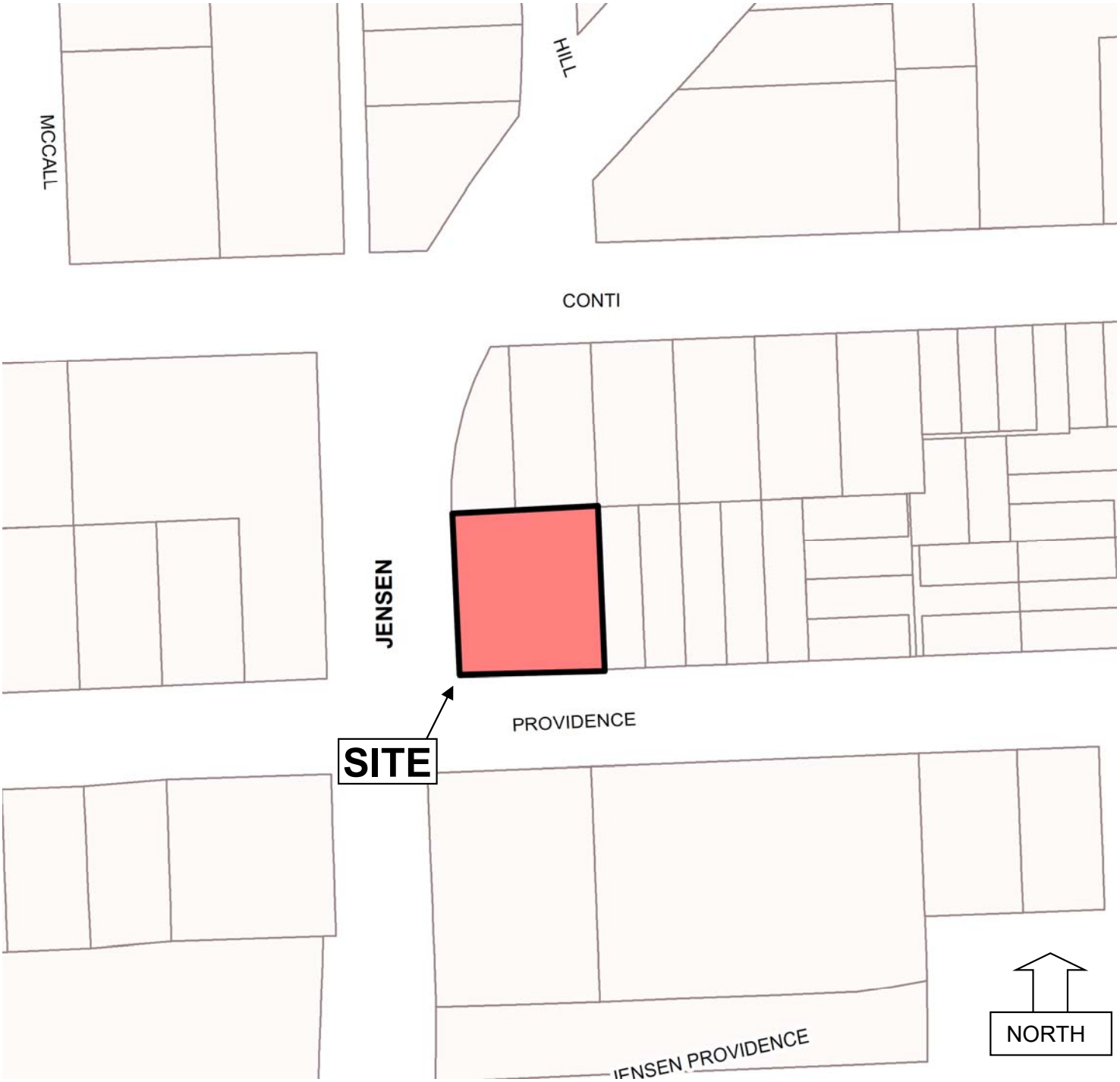
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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.
- 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: 124

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Providence Reserve

Applicant: Total Surveyors, Inc.



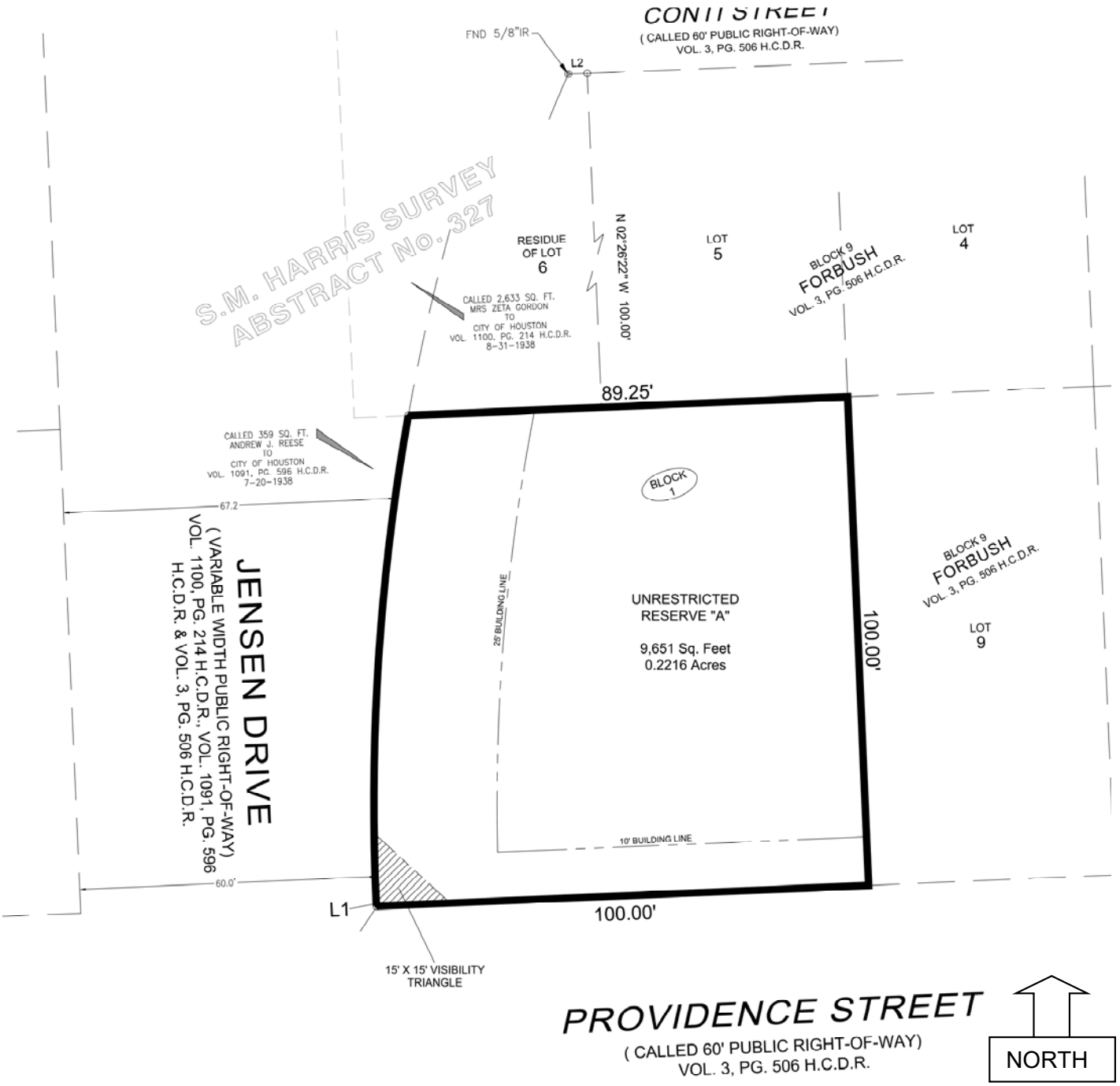
C – Public Hearings Site Location

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Providence Reserve

Applicant: Total Surveyors, Inc.



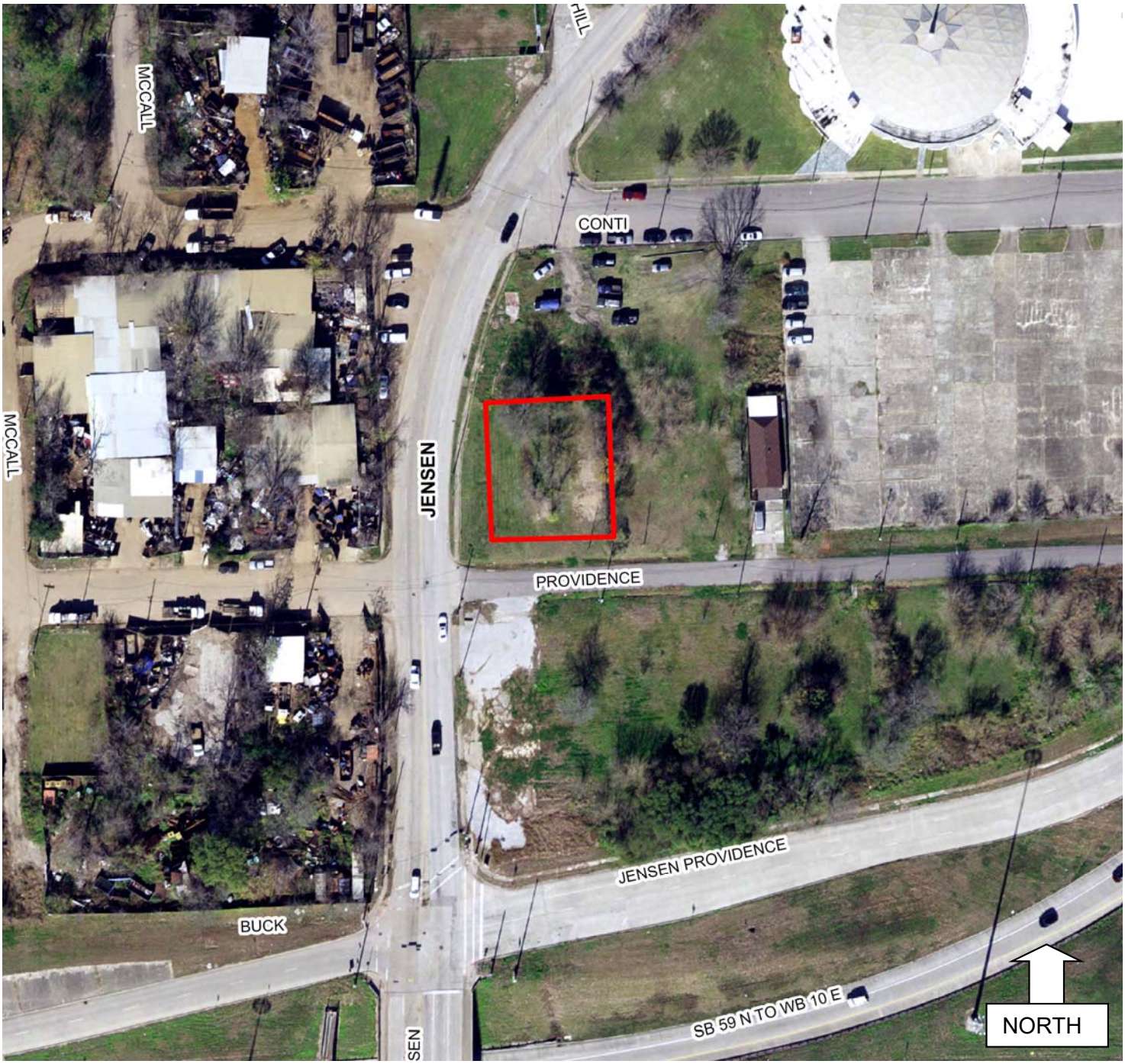
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Providence Reserve

Applicant: Total Surveyors, Inc.



C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 10, 2022

Dear Property Owner:

Reference Number: 2022-1621; Providence Reserve; a full replat of **"Providence Landing**" and a partial replat of "**Forbush**", being Lots 1 and 2, Block 1, as recorded in Film Code 697247 H.C.M.R. and portion of Lot 7, Block 9, as recorded in Vol. 3, Pg. 506 H.C.D.R., respectively.

The property is located at the northeast intersection of Jensen Drive and Providence Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Kevin Kolb,** with Total Surveyors, Inc., on behalf of Sagecap, Inc., the developer, 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.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 4, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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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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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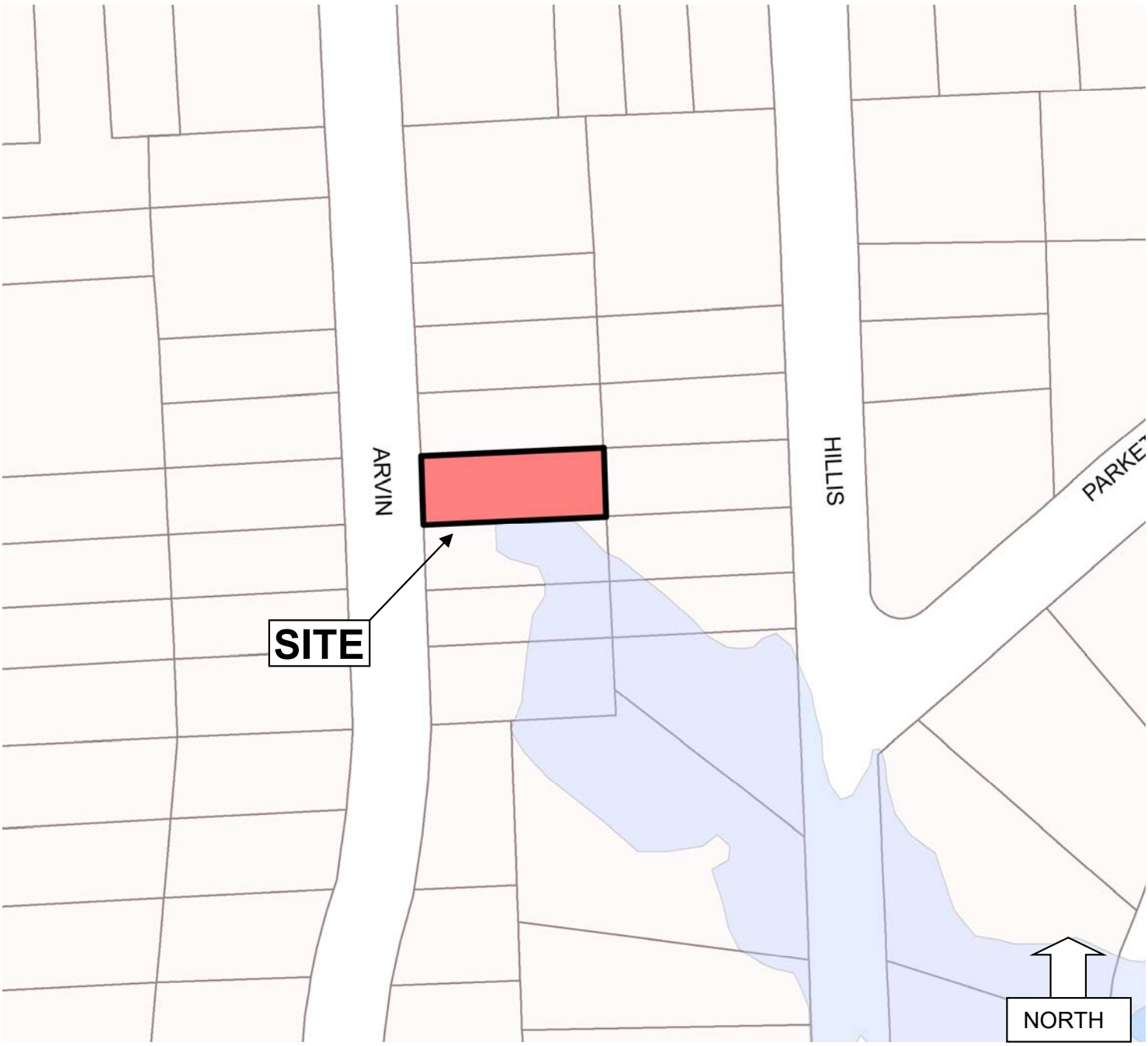
Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Timmerman Place partial replat no 2

Applicant: PLS CONSTRUCTION LAYOUT, INC



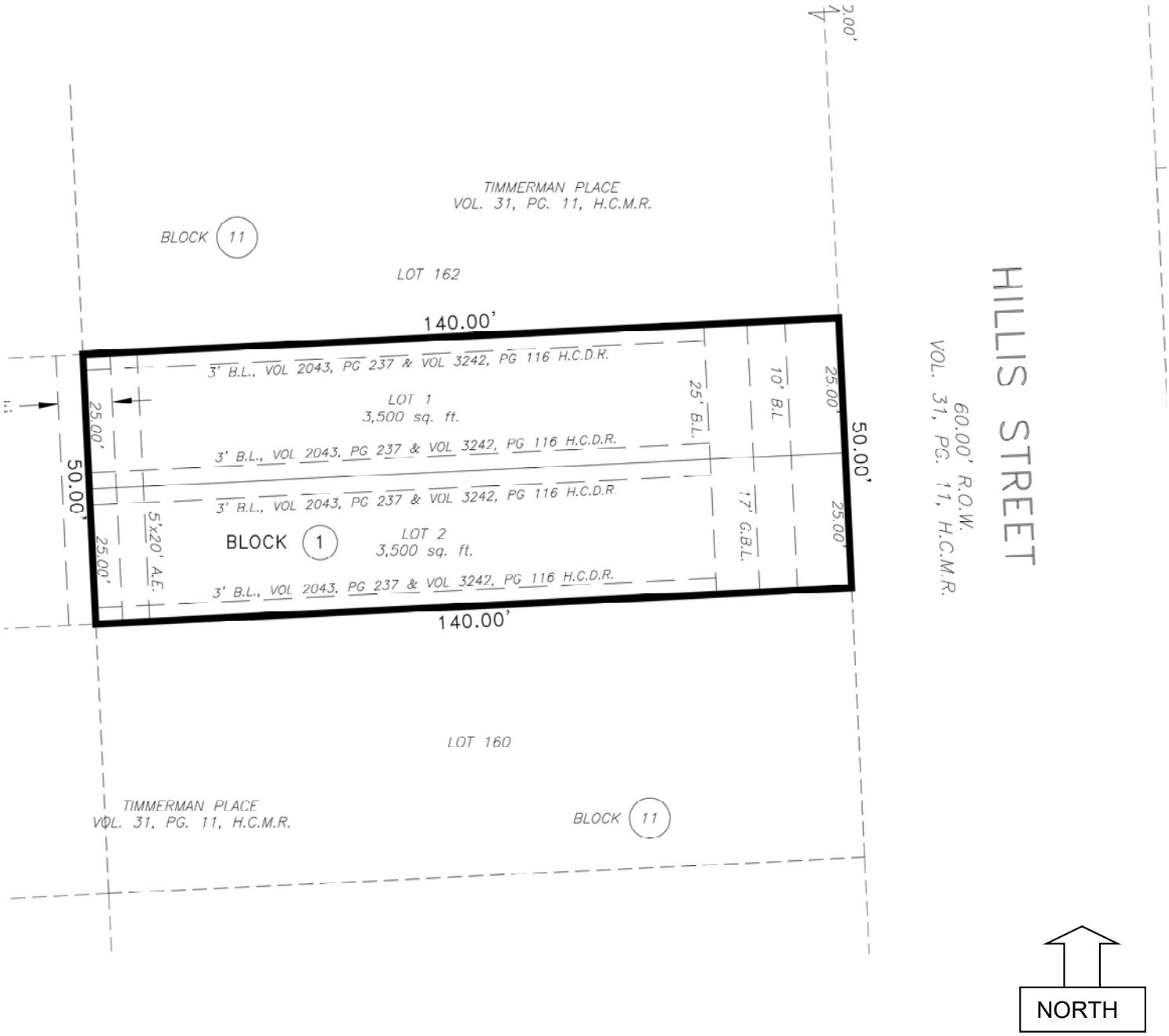
C – Public Hearings Site Location

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Timmerman Place partial replat no 2

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Timmerman Place partial replat no 2

Applicant: PLS CONSTRUCTION LAYOUT, INC

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 11, 2022

Dear Property Owner:

Reference Number: 2022-1637; Timmerman Place partial replat no 2; partial replat of **Timmerman Place,** of Lot 178, Block 11, as recorded in Volume 31, Page 11 of the Harris County Map Records.

The property is located east along Arvin Street, south of Tidwell Road, and west of Mesa Drive. The purpose of the replat is to create two (2) single-family lots. The applicant, **URIEL FIGUEROA** with
PLS CONSTRUCTION LAYOUT, INC, on behalf of the developer, 3h Engineering & Construction, Inc, can be contacted at **713-480-4075**.

Pursuant to 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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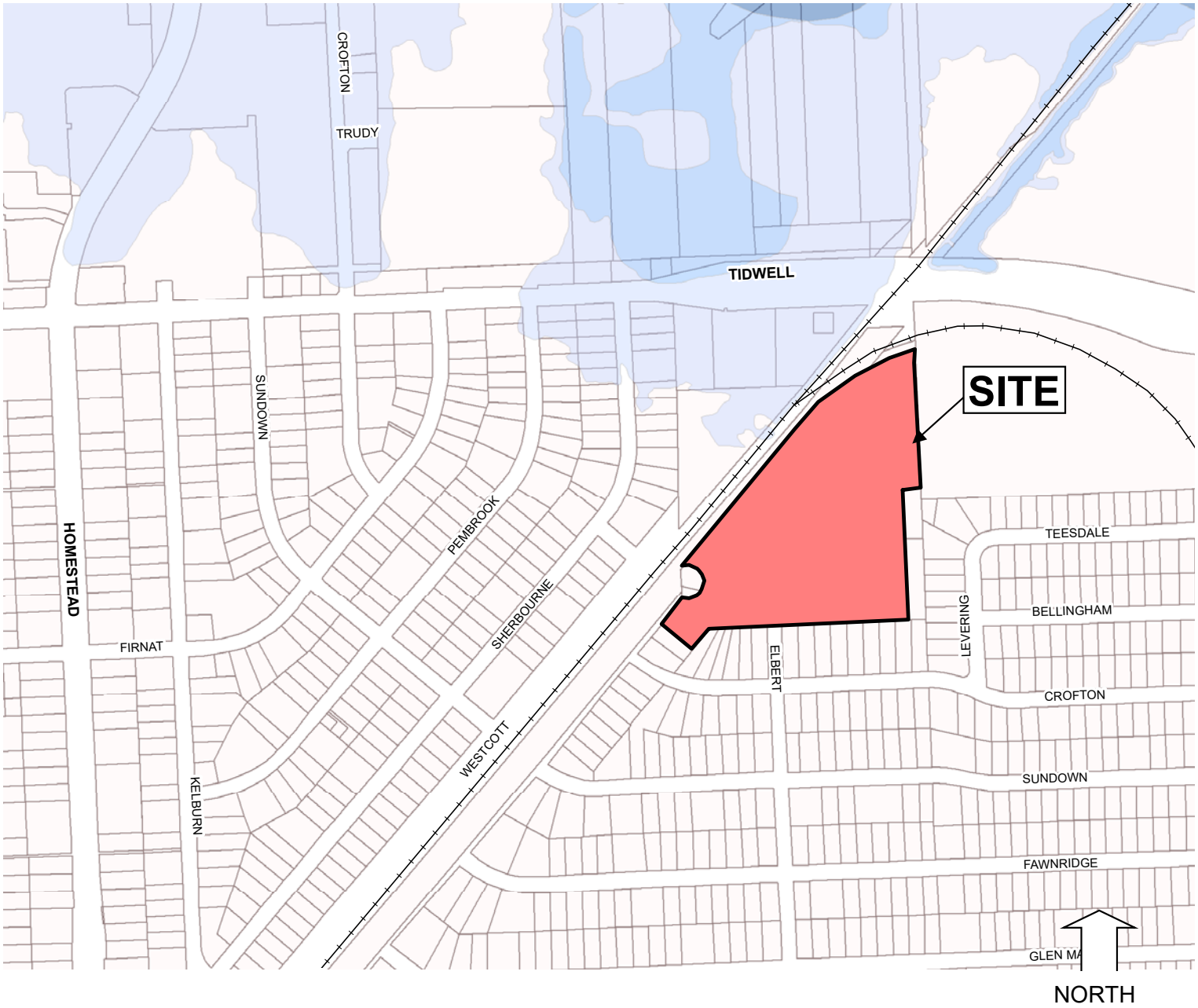
Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Aroblit Industrial Complex

Applicant: Owens Management Systems, LLC



D – Variances

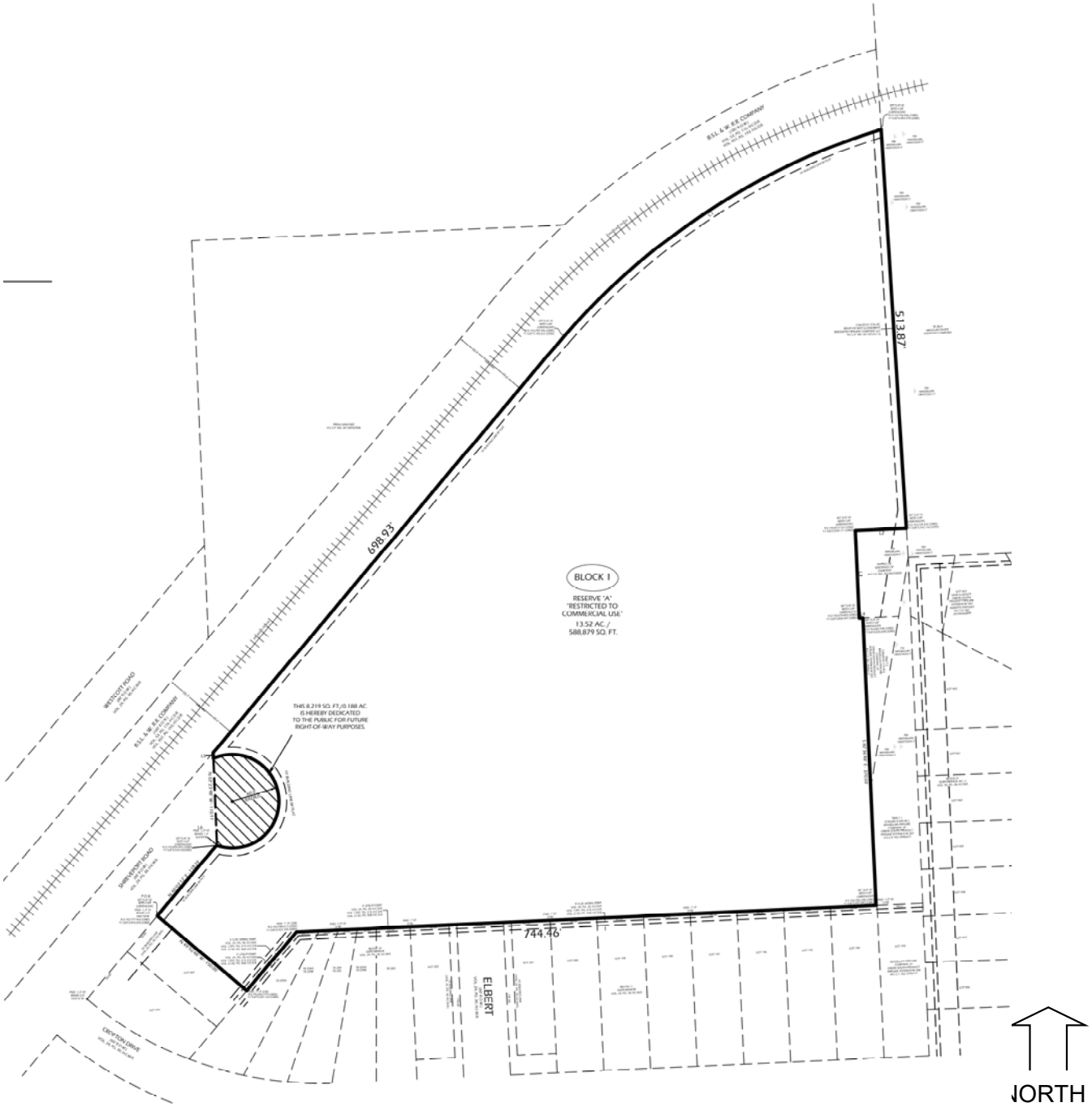
Site Location

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Aroblit Industrial Complex

Applicant: Owens Management Systems, LLC



D – Variances Subdivision

Houston Planning Commission ITEM: 126

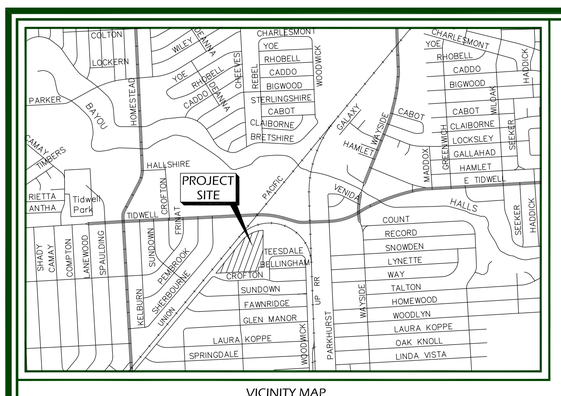
Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Aroblit Industrial Complex

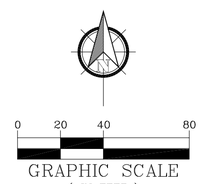
Applicant: Owens Management Systems, LLC

NORTH

D – Variances Aerial



VICINITY MAP
(SCALE: 1" = 2,000')



NOTES:
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TEXAS AMERICAN TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY CITY PLANNING LETTER, GF. NO. 2791022-02804 DATED MARCH 29, 2022 AND GF. NO. 3099921-06321 OF TITLE RESOURCES GUARANTY COMPANY.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED TO BUYER: LET INBEV CARRIERS INC. AND LENDER: GARY W. LOVELESS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
6. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD 83) AND CAN BE CONVERTED TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 0.999904300.

CITY PLANNING LETTER ITEMS:

DEED RESTRICTIONS:
THOSE AS SET FORTH BY INSTRUMENT(S) FILED FOR RECORD UNDER VOLUME 1397, PAGE 214 AND VOLUME 2130, PAGE 568, OF THE DEED RECORDS AND UNDER COUNTY CLERK'S FILE NO(S). 2014027009O, BEING A NOTICE OF EXISTENCE OF CEMETERY SIGNED AND EXECUTED ON JUNE 19, 2014. (AS SHOWN HEREON).

EASEMENTS AND OTHER ENCUMBRANCES:
A) BUILDING SET-BACK LINE(S) 25 FEET IN WIDTH ALONG THE FRONT PROPERTY LINE(S), AS SHOWN BY THE PLAT OF GLEN MANOR, RECORDED IN VOLUME 24, PAGE 30, MAP RECORDS, HARRIS COUNTY, TEXAS. (AS TO TRACT 1, AS SHOWN HEREON).

B) UTILITY EASEMENT 5 FEET IN WIDTH ALONG THE REAR PROPERTY LINE(S), TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT, ADJOINING THERETO 5 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD, AS SHOWN BY THE PLAT OF GLEN MANOR, RECORDED IN VOLUME 24, PAGE 30, MAP RECORDS, HARRIS COUNTY, TEXAS, AND AS SET FORTH BY INSTRUMENT(S) FILED FOR RECORD UNDER VOLUME 1397, PAGE 214 AND VOLUME 2130, PAGE 568, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (AS TO TRACT 1, AS SHOWN HEREON).

C) PIPELINE EASEMENT(S) AFFECTING THE SUBJECT PROPERTY GRANTED TO BRIDGETEX PIPELINE COMPANY, LLC, AS SET FORTH AND DEFINED BY INSTRUMENT(S) FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO(S). 2013053316. (AS TO TRACT 2, AS SHOWN HEREON).

MJ SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRA TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS BUY OUTSIDE ANOTHER MUNICIPALITY) AND IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISION OF CITY OF HOUSTON ORDINANCE NO. 85-1878 AND 99- 262, PERTAINING TO, AMONG OTHER THINGS THE PLATTING AND RE-PLATTING OF REAL PROPERTY AND TO THE ESTABLISHMENT OF BUILDING LINES. A CERTIFIED COPY OF SAID ORDINANCE WAS FILED OF RECORD ON AUGUST 1, 1991, UNDER HARRIS COUNTY CLERK'S FILE NO. N253886.

FLOOD INFORMATION
PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE 'X' ACCORDING TO F.I.R.M. MAP NO. 48201C0685L DATED 6-18-2007.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

LEGAL DESCRIPTION

BEING A TRACT OR PARCEL, CONTAINING 13.708 ACRES (597,098 SQUARE FEET) OF LAND, SITUATED IN THE ANDREW DALY SURVEY, ABSTRACT NO. 239 AND THE ELI NOLAND SURVEY, ABSTRACT NO. 600, HARRIS COUNTY, TEXAS BEING ALL OF LOT 208, IN BLOCK 10 OF GLEN MANOR, MAP OR PLAT THEREOF, RECORDED IN VOLUME 24, PAGE 30 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (H.C.M.R.) AND ALL OF A CALLED 13.3849 ACRE TRACT DESCRIBED IN DEED TO GARY W. LOVELESS RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NOS. F065676, L628193 AND S642142, WITH SAID 13.708 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD 83) AND CAN BE CONVERTED TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 0.999904300:

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET (HAVING GRID COORDINATES, X: 3,142,777.963, Y: 13,873,443.694) ON THE SOUTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF SHREVEPORT ROAD (80' R.O.W.) AS RECORDED IN VOL. 24, PG. 30, H.C.M.R. MARKING THE MOST WESTERLY CORNER OF SAID LOT 208 AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2 INCH IRON PIPE BEARS FOR REFERENCE NORTH 02 DEG. 30 MIN. WEST - 0.5 FEET;

THENCE, NORTH 40 DEG. 03 MIN. 12 SEC. EAST, ALONG THE SOUTHEAST R.O.W. LINE OF SAID SHREVEPORT ROAD, A DISTANCE 119.08 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET (HAVING GRID COORDINATES, X: 3,142,854.591, Y: 13,873,534.843) ON THE WEST LINE OF SAID 13.3849 ACRE TRACT MARKING THE MOST NORTHERLY CORNER OF SAID LOT 208 AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2 INCH IRON PIPE BEARS FOR REFERENCE SOUTH 63 DEG. 09 MIN. WEST - 1.4 FEET;

THENCE, NORTH 02 DEG. 23 MIN. 48 SEC. WEST, ALONG THE COMMON LINE OF SAID 13.3849 ACRE TRACT AND THE EASTERLY TERMINUS LINE OF SAID SHREVEPORT ROAD, A DISTANCE OF 118.53 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET (HAVING GRID COORDINATES, X: 3,142,849.634, Y: 13,873,653.270) ON THE SOUTHEAST R.O.W. LINE OF THE B.S.L. & W. R.R. COMPANY MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 40 DEG. 03 MIN. 12 SEC. EAST, ALONG THE SOUTHEAST R.O.W. LINE OF SAID B.S.L. & W. R.R. COMPANY, A DISTANCE OF 698.93 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET (HAVING GRID COORDINATES, X: 3,143,299.396, Y: 13,874,188.262) FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 906.05 FEET, A CENTRAL ANGLE OF 31 DEG. 10 MIN. 43 SEC., AN ARC LENGTH OF 493.04 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 56 DEG. 47 MIN. 29 SEC. EAST - 486.98 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET (HAVING GRID COORDINATES, X: 3,143,706.846, Y: 13,874,454.978) ON THE COMMON LINE OF TR 2B-A MISSOURI PACIFIC RAILROAD COMPANY TRACT AND SAID 13.3849 ACRE TRACT MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEG. 36 MIN. 50 SEC. EAST, ALONG THE EAST LINE OF SAID 13.708 ACRE TRACT, A DISTANCE OF 513.87 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET (HAVING GRID COORDINATES, X: 3,143,739.237, Y:13,873,942.132) FOR THE NORTHEAST CORNER OF AN UNKNOWN OR ABANDONED CEMETERY PER NOTICE OF EXISTENCE OF CEMETERY AS RECORDED IN H.C.C.F. NO. 20140270090, ALSO BEING AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 24 MIN. 45 SEC. WEST, ALONG THE NORTH LINE OF SAID CEMETERY TRACT, A DISTANCE OF 65.60 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET (HAVING GRID COORDINATES, X: 3,143,673.709, Y: 13,873,939.171) FOR THE NORTHWEST CORNER OF SAID CEMETERY TRACT, ALSO BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 36 MIN. 50 SEC. EAST, ALONG THE WEST LINE OF SAID CEMETERY TRACT, A DISTANCE OF 112.84 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET (HAVING GRID COORDINATES, X: 3,143,678.803, Y: 13,873,826.447) FOR THE SOUTHWEST CORNER OF SAID CEMETERY TRACT, ALSO BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

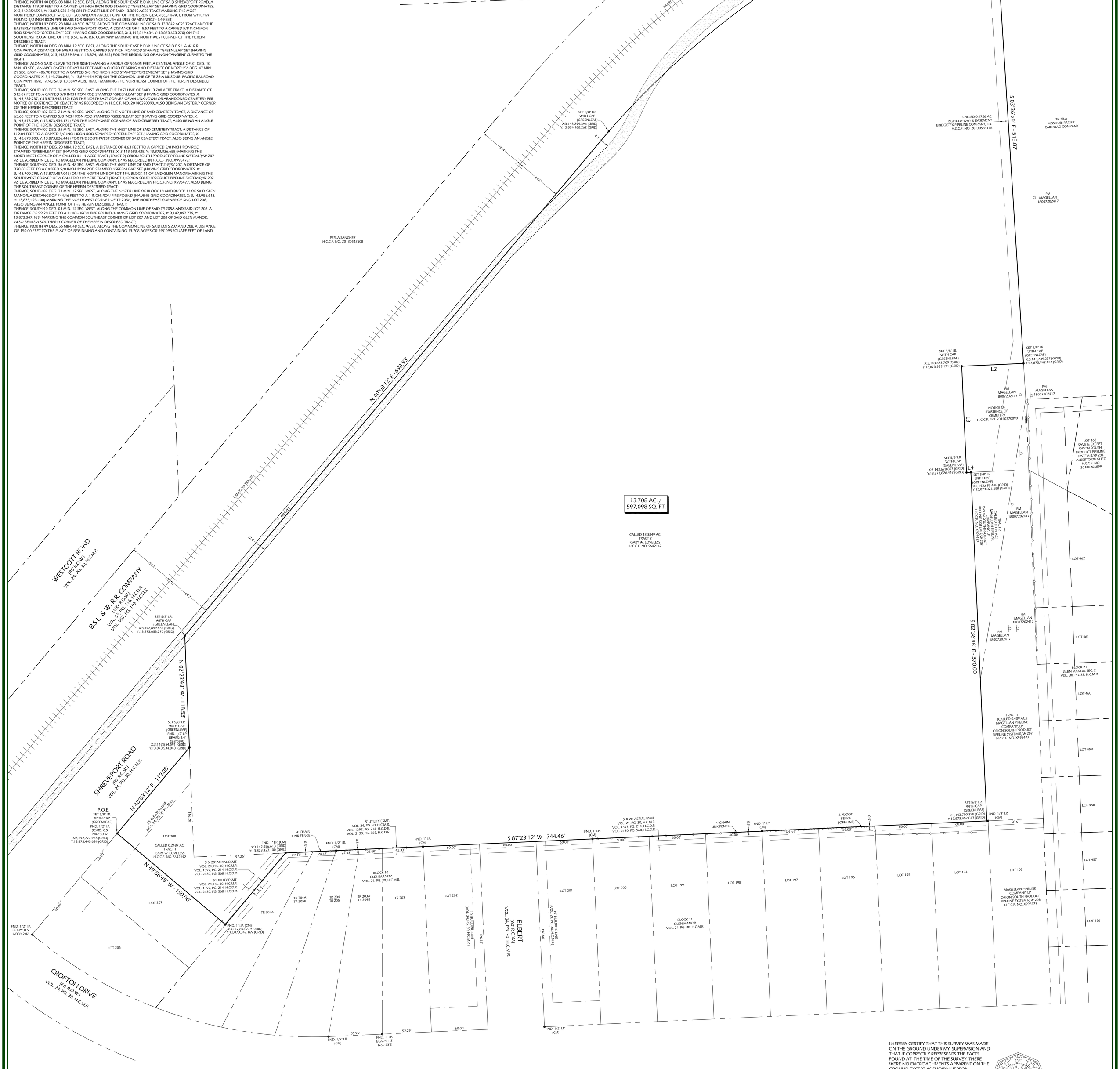
THENCE, NORTH 87 DEG. 23 MIN. 12 SEC. EAST, A DISTANCE OF 4.63 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET (HAVING GRID COORDINATES, X: 3,143,683.428, Y: 13,873,826.658) MARKING THE NORTHWEST CORNER OF A CALLED 0.114 ACRE TRACT (TRACT 2) ORION SOUTH PRODUCT PIPELINE SYSTEM R/W 207 AS DESCRIBED IN DEED TO MAGELLAN PIPELINE COMPANY, LP AS RECORDED IN H.C.C.F. NO. X996477;

THENCE, SOUTH 02 DEG. 36 MIN. 48 SEC. EAST, ALONG THE WEST LINE OF SAID TRACT 2 -R/W 207, A DISTANCE OF 370.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET (HAVING GRID COORDINATES, X: 3,143,700.298, Y: 13,873,457.043) ON THE NORTH LINE OF LOT 194, BLOCK 11 OF SAID GLEN MANOR MARKING THE SOUTHWEST CORNER OF A CALLED 0.409 ACRE TRACT (TRACT 1) ORION SOUTH PRODUCT PIPELINE SYSTEM R/W 207 AS DESCRIBED IN DEED TO MAGELLAN PIPELINE COMPANY, LP AS RECORDED IN H.C.C.F. NO. X996477, ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 23 MIN. 12 SEC. WEST, ALONG THE NORTH LINE OF BLOCK 10 AND BLOCK 11 OF SAID GLEN MANOR, A DISTANCE OF 744.46 FEET TO A 1 INCH IRON PIPE FOUND (HAVING GRID COORDINATES, X: 3,142,956.613, Y: 13,873,423.100) MARKING THE NORTHWEST CORNER OF TR 205A, THE NORTHEAST CORNER OF SAID LOT 208, ALSO BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 40 DEG. 03 MIN. 12 SEC. WEST, ALONG THE COMMON LINE OF SAID TR 205A AND SAID LOT 208, A DISTANCE OF 99.20 FEET TO A 1 INCH IRON PIPE FOUND (HAVING GRID COORDINATES, X: 3,142,892.779, Y: 13,873,347.169) MARKING THE COMMON SOUTHEAST CORNER OF LOT 207 AND LOT 208 OF SAID GLEN MANOR, ALSO BEING A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 49 DEG. 56 MIN. 48 SEC. WEST, ALONG THE COMMON LINE OF SAID LOTS 207 AND 208, A DISTANCE OF 150.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 13.708 ACRES OR 597,098 SQUARE FEET OF LAND.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

STATE OF TEXAS REGISTERED DANIEL W. GOODALE 4919 PROFESSIONAL LAND SURVEYOR

DANIEL W. GOODALE, R.P.L.S. NO. 4919

AN EXISTING CONDITIONS SURVEY OF

13.708 ACRES OR 597,098 SQUARE FEET OF LAND, SITUATED IN THE ANDREW DALY SURVEY, ABSTRACT NO. 239 AND THE ELI NOLAND SURVEY, ABSTRACT NO. 600, IN HARRIS COUNTY, TEXAS BEING ALL OF LOT 208 IN BLOCK 10 OF GLEN MANOR, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 24, PG. 30 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND ALL OF A CALLED 13.3849 ACRE TRACT AS DESCRIBED IN DEED TO GARY W. LOVELESS RECORDED IN H.C.C.F. NO. S642142.

(BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD 83) DERIVED FROM G.P.S. OBSERVATION).

LEGEND:
H.C.M.R. - HARRIS COUNTY MAP RECORD
H.C.D.R. - HARRIS COUNTY DEED RECORD
H.C.C.F. - HARRIS COUNTY CLERK FILE
R.O.W. - RIGHT OF WAY
CM - CONTROL MONUMENT
I.R./I.P. - IRON ROD/IRON PIPE
PTP - PINCHED TOP PIPE
P/M - PIPELINE MARKER

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 40°03'12" W	99.20'
L2	S 87°24'45" W	65.60'
L3	S 02°35'15" E	112.84'
L4	N 87°23'12" E	4.63'

CURVE CHART

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	906.05'	31°10'43"	493.04'	N 56°47'29" E	486.98'

DATE: 04-13-2022	CLIENT : OWENS MANAGEMENT SYSTEMS, LLC
REVISION:	
DRAWN BY: GA	BUYER : LETINBEV CARRIERS, INC.
APPROVED BY: DWG	LENDER : GARY W. LOVELESS
PROJECT NO: GL-10399	

0 SHREVEPORT ST., ELBERT ST.
HOUSTON, TEXAS 77028

GREENLEAF SURVEYING
GREENLEAF LAND SURVEYS, LLC
10900 NORTHWEST FWY SUITE # 129
HOUSTON, TEXAS 77092
DIR: 832-668-5003 FAX: 832-553-7210
FIRM# 10193977
orders@gllsurveys.com
www.greenleaflandsurveys.com

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2022-1796
Plat Name: Aroblit Industrial Complex
Applicant: Owens Management Systems, LLC
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:

Specific Variance is being sought and extent of variance: To not extend nor terminate in a cul-de-sac Elbert Street.

Chapter 42 Section: 42-134

Chapter 42 Reference:

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

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 Houston's City limits. The purpose of the plat is to create one Reserve for a Container Storage facility and request a variance to not extend nor terminate in a cul-de-sac Elbert Street. The proposed site is surrounded by railroad tracks along the west and north boundary. The site has public street access from two stub streets, Shreveport Road and Elbert Street. Shreveport Road is not required to be extended due to the railroad track intersection exception (Sec 42-130). However, a public 60 feet radius cul-de-sac is being proposed to create a connection between Shreveport Road and the proposed private street within the development to meet Sec 42-128 (d) "A type 2 PAE may not be a direct straight-line extension of a public street". Also, the public cul-de-sac will provide a vehicle turnaround at this location that is currently non existing. A variance is being requested to not extend nor terminate in a cul-de-sac Elbert Street. Elbert Street is a one lot in depth street, it is not paved, and it doesn't provide vehicular access to the adjacent lots. The lots adjacent to Elbert Street have street frontage along Crofton Street. Elbert street is required for intersection spacing due to the intersection spacing distance to the next north - south street (Parkhurst Dr) that connects to an east-west street which is approximately 2100 feet. However, the site is surrounded by railroad tracks along the north and west boundary. This

creates an intersection exception to the requirements to extend the street. Since the street is not required to be extended, it doesn't exist on the ground and it is not utilized to provide access to the adjacent lots, terminating it in a cul-de-sac will create an impractical development. The cul-de-sac will not have a physical connection to Crofton Street making it unusable for traffic circulation on this area. Not extending Elbert Street nor terminating it in a cul-de-sac will not create a negative impact to vehicular traffic on this area. Elbert Street is a one lot in depth street, it doesn't exist on the ground, it doesn't provide access to the adjacent properties and it cannot be extended to connect to other public streets due to the railroad tracks along the north boundary of the plat.

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

The railroad tracks surrounding the proposed site along the north and west boundary, Elbert Street being a one lot in depth street that doesn't exist on the ground and having intersection exceptions to not extend Elbert Street and Shreveport Road are not a result of a hardship created or imposed.

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

The proposed site will have access through Shreveport Road. The street will be built up to the plat boundary with a 60 feet radius cul-de-sac. This will allow for vehicles to turnaround and will allow for the connection between the public street and the proposed private street within the site. Not extending Elbert Street nor terminating it in a cul-de-sac will not affect traffic circulation on this area.

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

Elbert Street is a one lot in depth street, it doesn't exist on the ground, it doesn't provide access to the adjacent properties, and it cannot be extended to connect to other public streets due to the railroad tracks along the north boundary of the plat. Not extending Elbert Street nor terminating it in a cul-de-sac will not be injurious to the public health, safety or welfare since the site will provide access through Shreveport Road with a public 60 feet radius cul-de-sac that will allow for emergency services to access the site and turn around at this location.

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

The purpose of the plat is to create one Reserve for a Container Storage facility. The site will provide access through Shreveport Road with a public 60 feet radius cul-de-sac. It will also provide a turnaround at this location. Not extending Elbert Street nor terminating it in a cul-de-sac will not create a negative impact to traffic circulation on this area.

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 14, 2022

VAR

NOTICE OF VARIANCE

PROJECT NAME: Aroblit Industrial Complex
REFERENCE NUMBER: 2022-1796

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the northeastern end of Shreveport Boulevard, between Crofton Street and Tidwell 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.

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 not to terminate in a cul-de-sac the unimproved right-of-way Elbert Street north of Crofton Street. Enclosed are copies of the variance request and the proposed subdivision plat 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, August 4, 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 Joyce Owens at 713-643-6333. You may also contact Tammi Williamson 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

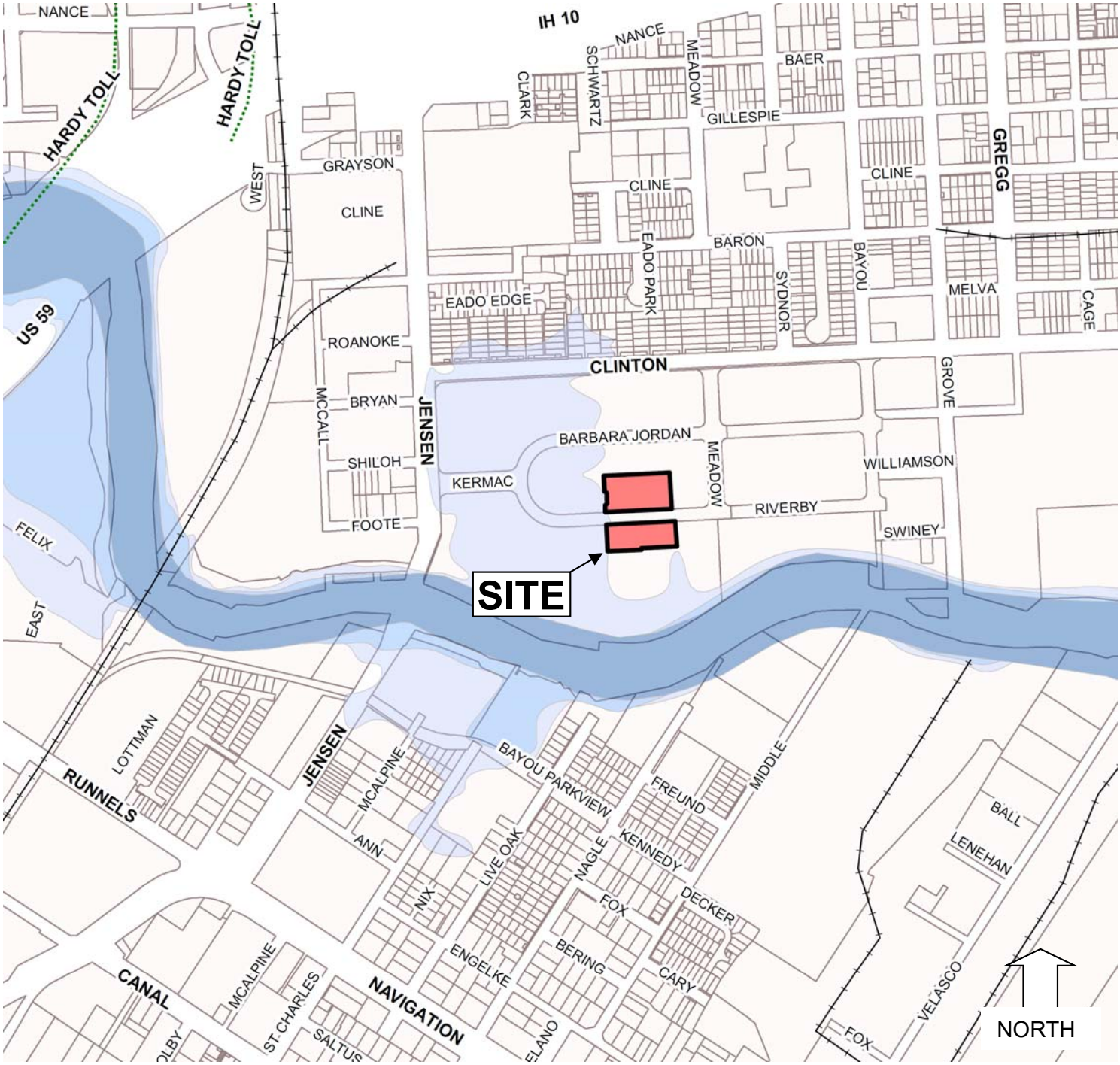
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: East River Sec 1 partial replat no 1

Applicant: BGE, Inc.



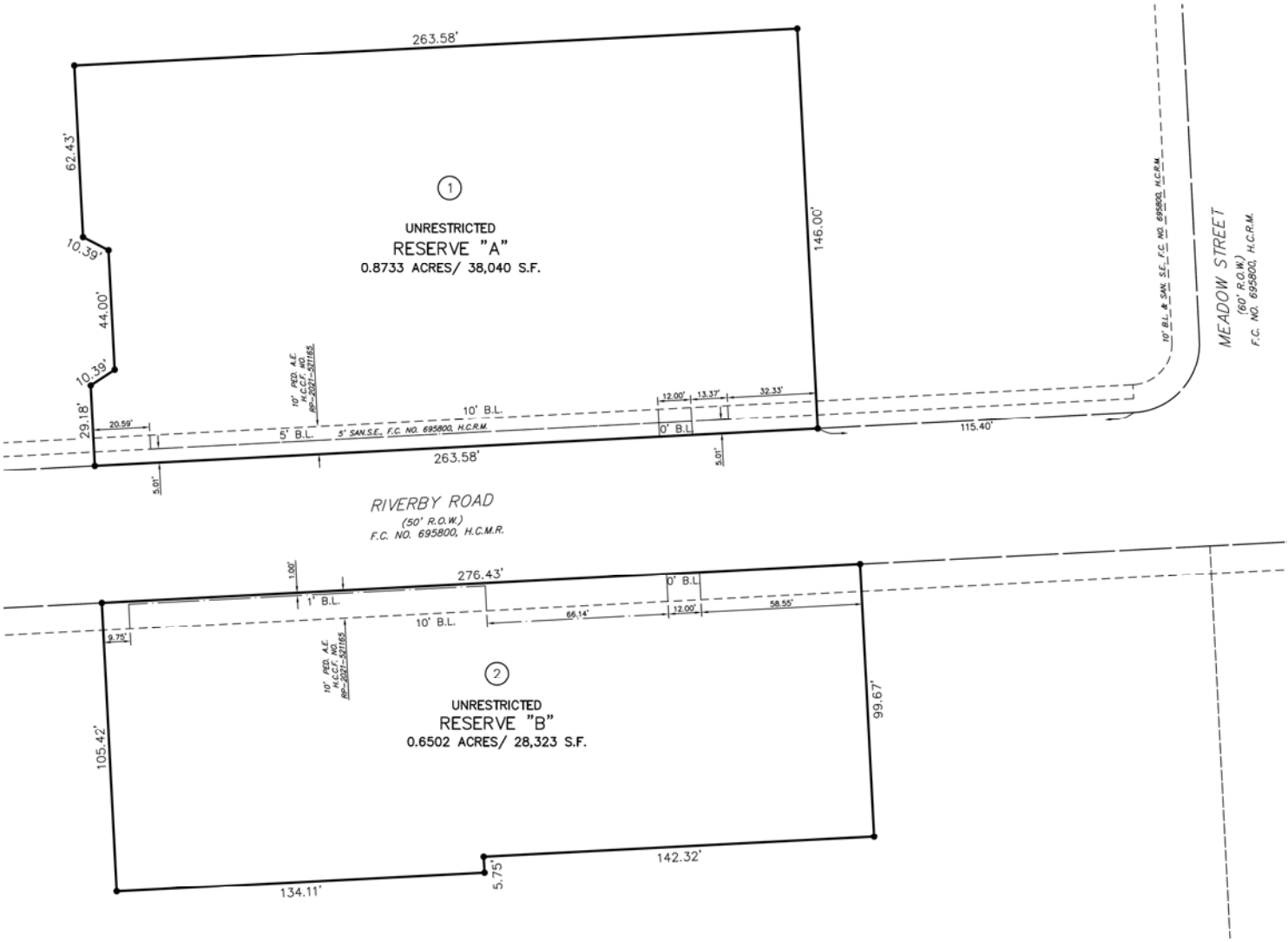
D – Variances Site Location

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: East River Sec 1 partial replat no 1

Applicant: BGE, Inc.



NORTH

D – Variances **Subdivision**

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 08/04/2022**

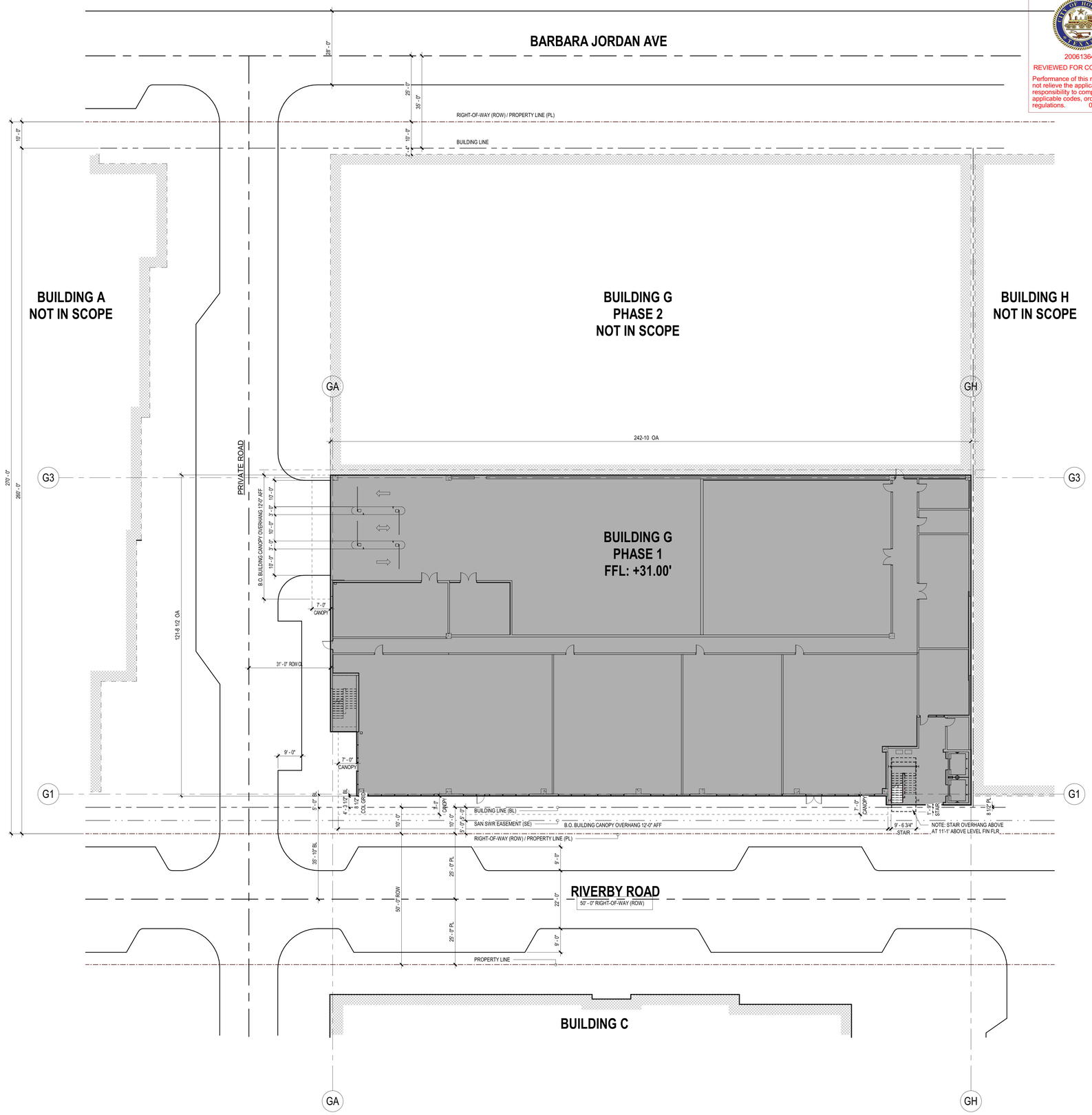
Subdivision Name: East River Sec 1 partial replat no 1

Applicant: BGE, Inc.

D – Variances **Aerial**

GENERAL SITE PLAN NOTES

1. REFER TO SHEET G-A-101 FOR BUILDING G FLOOR PLAN.



1 ARCHITECTURAL - ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"

City of Houston Texas
20061364
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable codes, ordinances and regulations. 05/03/22

Page/

Page Southerland Page, Inc.
1100 Louisiana, Suite One
Houston, TX 77002
pagethink.com
TEL 713 871 8484
FAX 713 871 8440
ARCHITECTURE / ENGINEERING / INTERIORS / PLANNING / CONSULTING
Austin / Dallas / Denver / Houston / San Francisco / Washington DC / International Affiliate Offices

KBRN, LP
EAST RIVER - PHASE 1 COMMERICAL
BUILDING G (REVISED) - PHASE 1
Houston, TX 77020

REVISION HISTORY

REVISION	DESCRIPTION	DATE
3	PERMIT REVISIONS	22 JUL 2021
2	FINAL REVIEW & COORDINATION	18 JUNE 2021
1	CD INTERIM REVIEW	26 MAY 2021

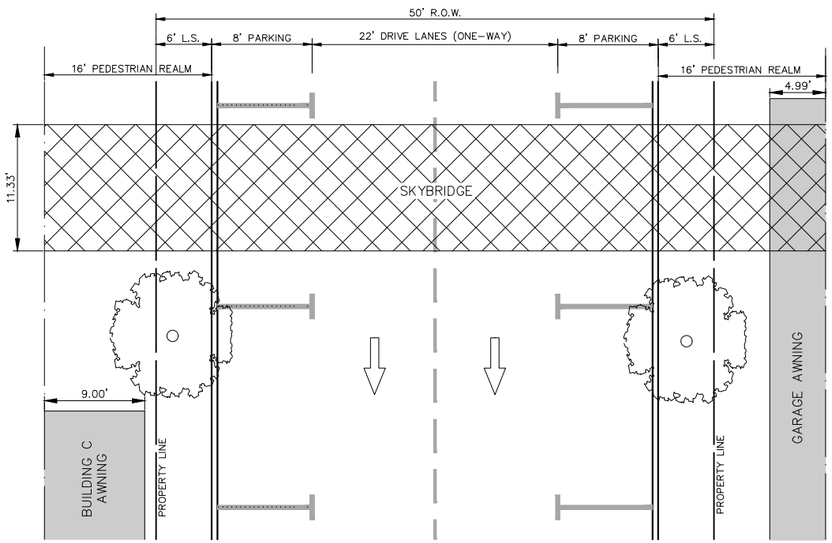
REGISTERED ARCHITECT ROBERT M. GAYLE 7732 STATE OF TEXAS 08/05/21

ARCHITECTURAL - ENLARGED SITE PLAN

DRAWN BY	CHECKED BY
MH	RG
PROJECT NUMBER	PROJECT ABBREVIATION
418090	ER1COM
ORIGINAL ISSUE	DATE
CD INTERIM REVIEW	26 MAY 2021

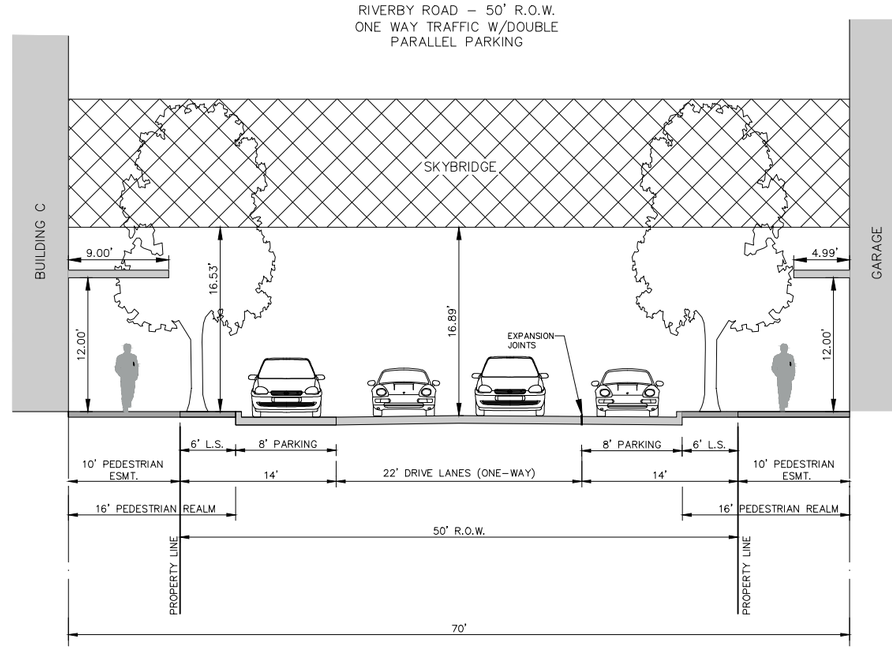
G-AS-102
SHEET NUMBER

FILE PATH
USER NAME: C:\Users\initialaec\Documents\418090-A-R19-GARAGE-CENTRAL_ROTATED AND PHASED_MarkHelm_Page.rvt
DATE STAMP: 8/4/2021 3:07:00 PM



SKYBRIDGE CROSS-SECTION

RIVERBY ROAD – 50' R.O.W.
ONE WAY TRAFFIC W/DOUBLE
PARALLEL PARKING



Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.browngay.com
TBPE Registration No. F-1046
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EAST RIVER

SKYBRIDGE CROSS-SECTION BUILDING "C" AND GARAGE

Scale:	Job No.:	Date:	Exhibit:
N.T.S.	4599–00	JUNE 2022	1

G:\TBG\Projects\Riverby\4599-00_East River Sect\07-Plotting\PB Sec 1 Pkg #P No.1\04-Plot_Hrs\04-Submittals\05-VAR and SECROSS SECTIONS\SECTION-1.1.dwg, 1:1

COMMON TABLE
SWEET EATS

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2022-1722
Plat Name: East River Sec 1 partial replat no 1
Applicant: BGE, Inc.
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 allow for reduced building lines along Riverby Road for a skybridge and awnings in lieu of the 10-foot building lines.

Chapter 42 Section: 150

Chapter 42 Reference:

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

Statement of Facts

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

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

The subject site is part of the East River development and consists of two parcels proposed to be a parking garage and retail along the northside of Riverby Road and for an office building with retail along the southside of Riverby Road. The East River General Plan was granted variances by the City of Houston Planning Commission establishing 50-foot rights-of-way contingent upon a pedestrian realm detailed by cross sections provided and approved in October of 2019. The current request complies with and respects the 2019 variances and conditions. The developer is proposing to construct a skybridge across Riverby Road to connect a proposed garage with a proposed office building. Additionally, the developer proposes to construct awnings within the 10-foot building line to provide shade structures within the pedestrian access easement and sidewalks. Strict application would make this project infeasible to construct the skywalk and awnings along Riverby Road by

encroaching the 10-foot building line dedicated by the plat, East River Sec 1; however, the intent is to preserve and enhance the pedestrian realms and cross sections approved in 2019 with the East River General Plan. An Encroachment Agreement for the skybridge (License No: 51512377) was obtained from the City of Houston in February of 2022 and is attached to this plat application / variance request.

(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 a result of providing weather protected access over and across Riverby Road via the skybridge from the parking garage to the offices. The implementation of the awnings will provide visual interest and shaded refuge for pedestrians traveling along Riverby Road.

(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 as the garage structure and office structure will adhere to the 10-foot building line dedicated by the plat, East River Sec 1.

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

The granting of the variance will not be injurious to the public health, safety or welfare as the skybridge is to be constructed approximately 16-feet above the public street and the awnings are to be constructed 12-feet above the pedestrian realm (please refer to the attached cross-section).

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

Economic hardship is not the justification of the variance. Constructing the skybridge and awnings are added costs to the overall development of East River that will provide visual interest and protection from the Houston weather elements.

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

KBRN LP
800 TOWN & COUNTRY BLVD STE 200
HOUSTON, TX 77024-4556

RES C BLK 3
EAST RIVER SEC 1

July 15, 2022

VAR

NOTICE OF VARIANCE

PROJECT NAME: East River Sec 1 partial replat no 1
REFERENCE NUMBER: 2022-1722

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Riverby Road and west of Meadow 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.

BGE, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow for reduced building lines along Riverby Road for a skybridge and awnings in lieu of the 10-foot building lines. 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, August 4th, 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 Gerald Grissom with BGE, INC. at 281-558-8700. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

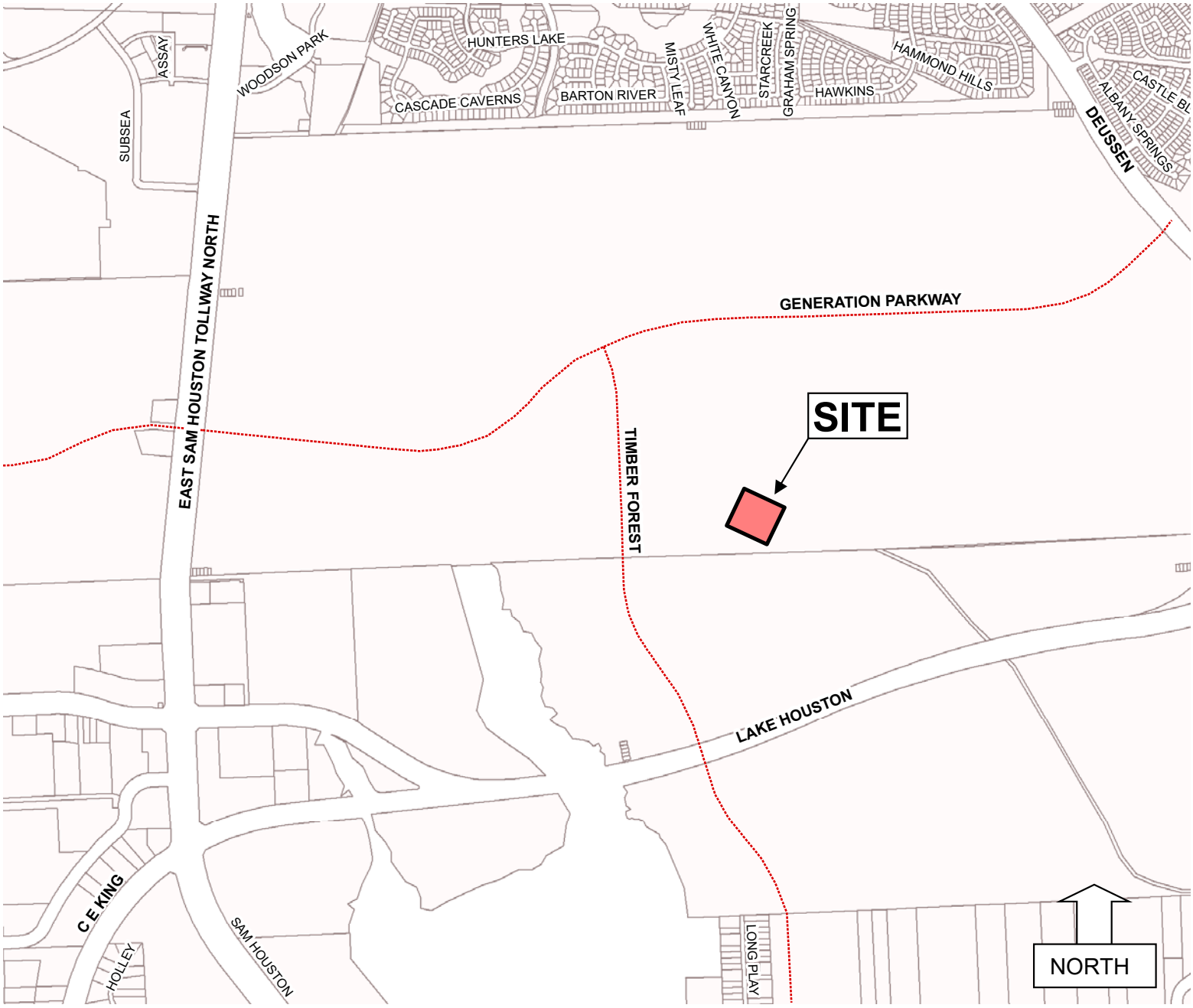
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Generation Park East Wastewater Treatment Plant (DEF 2)

Applicant: IDS Engineering Group



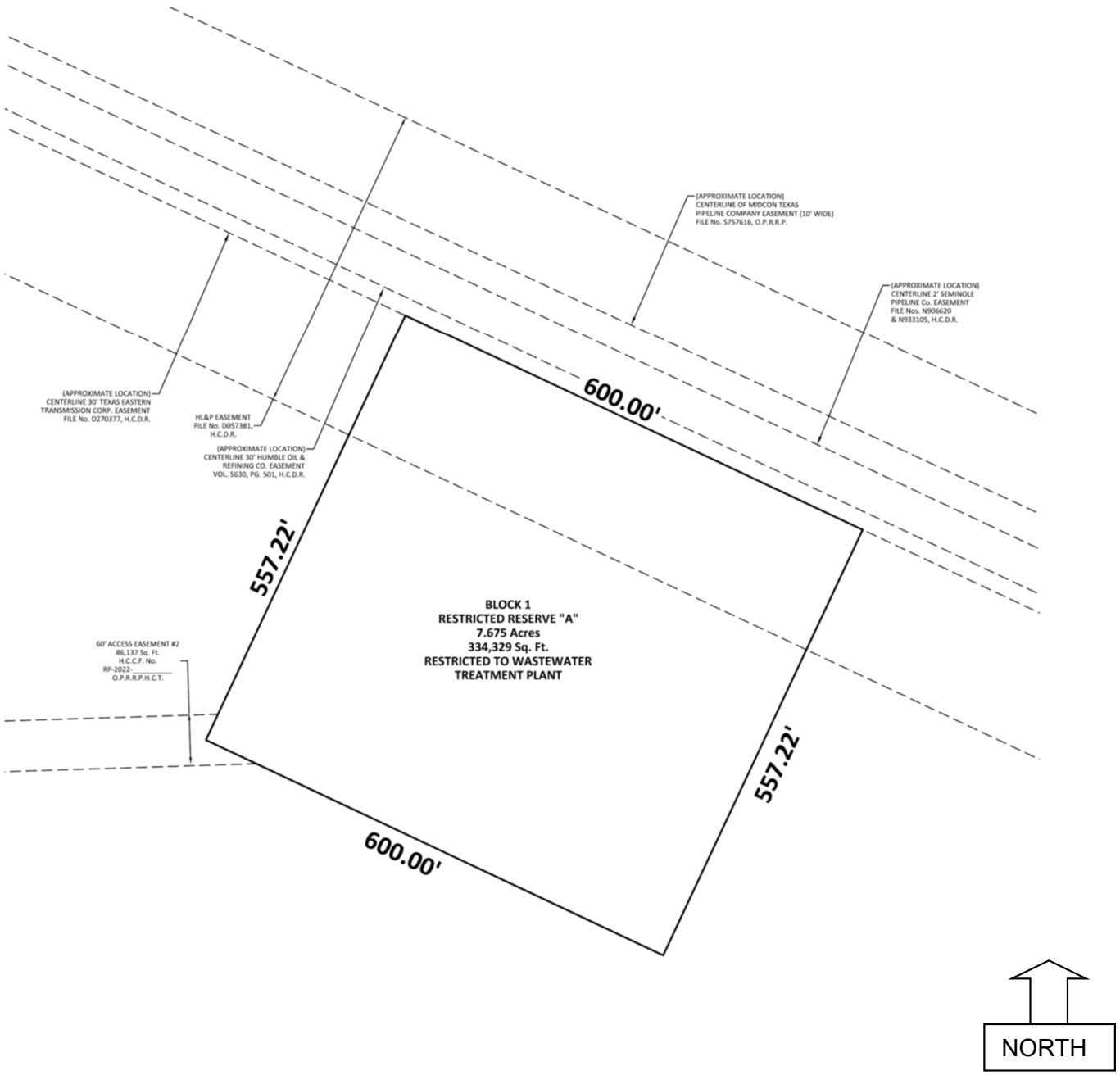
D – Variances **Site Location**

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Generation Park East Wastewater Treatment Plant (DEF 2)

Applicant: IDS Engineering Group



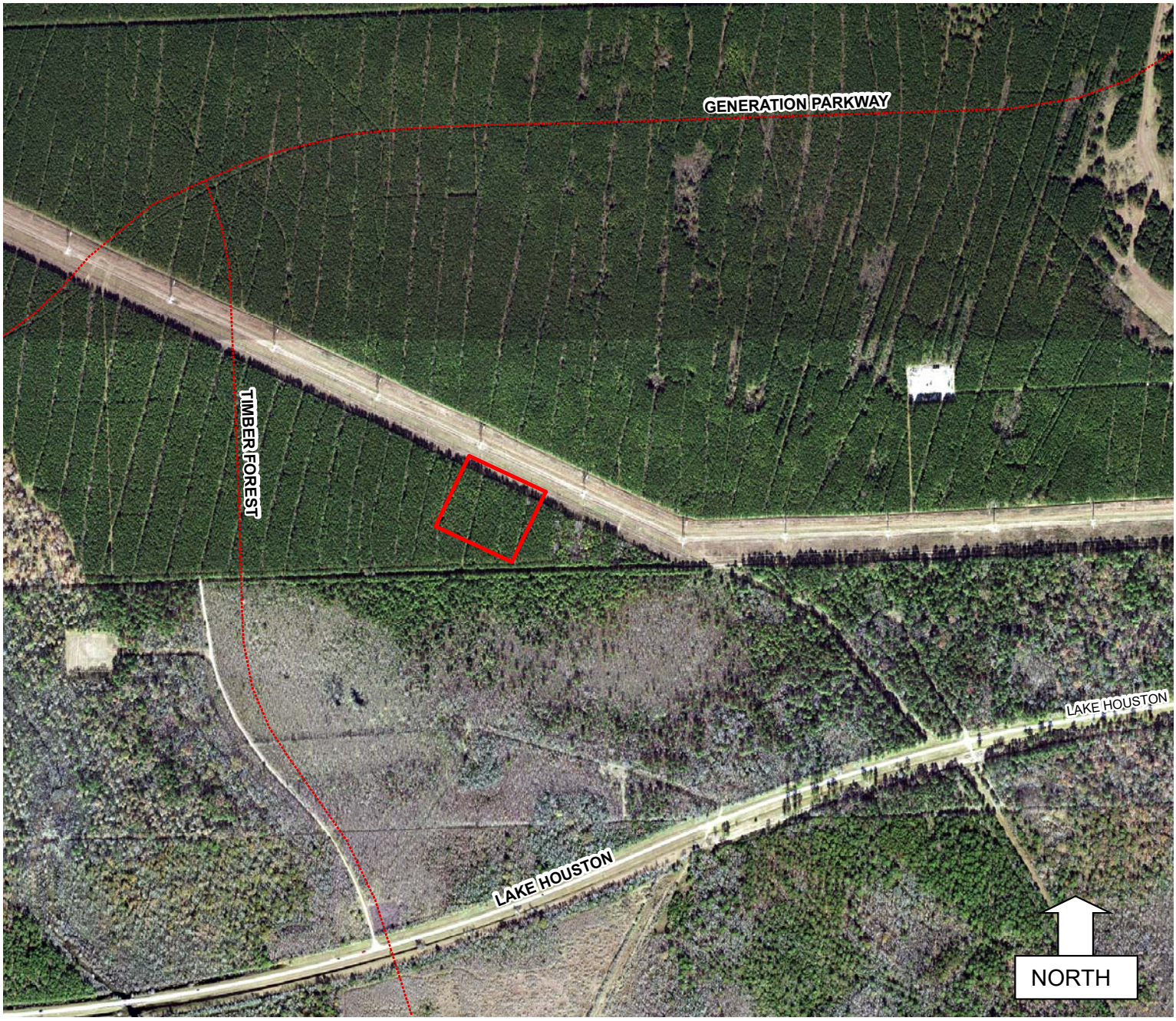
D – Variances Subdivision

Houston Planning Commission ITEM: 128

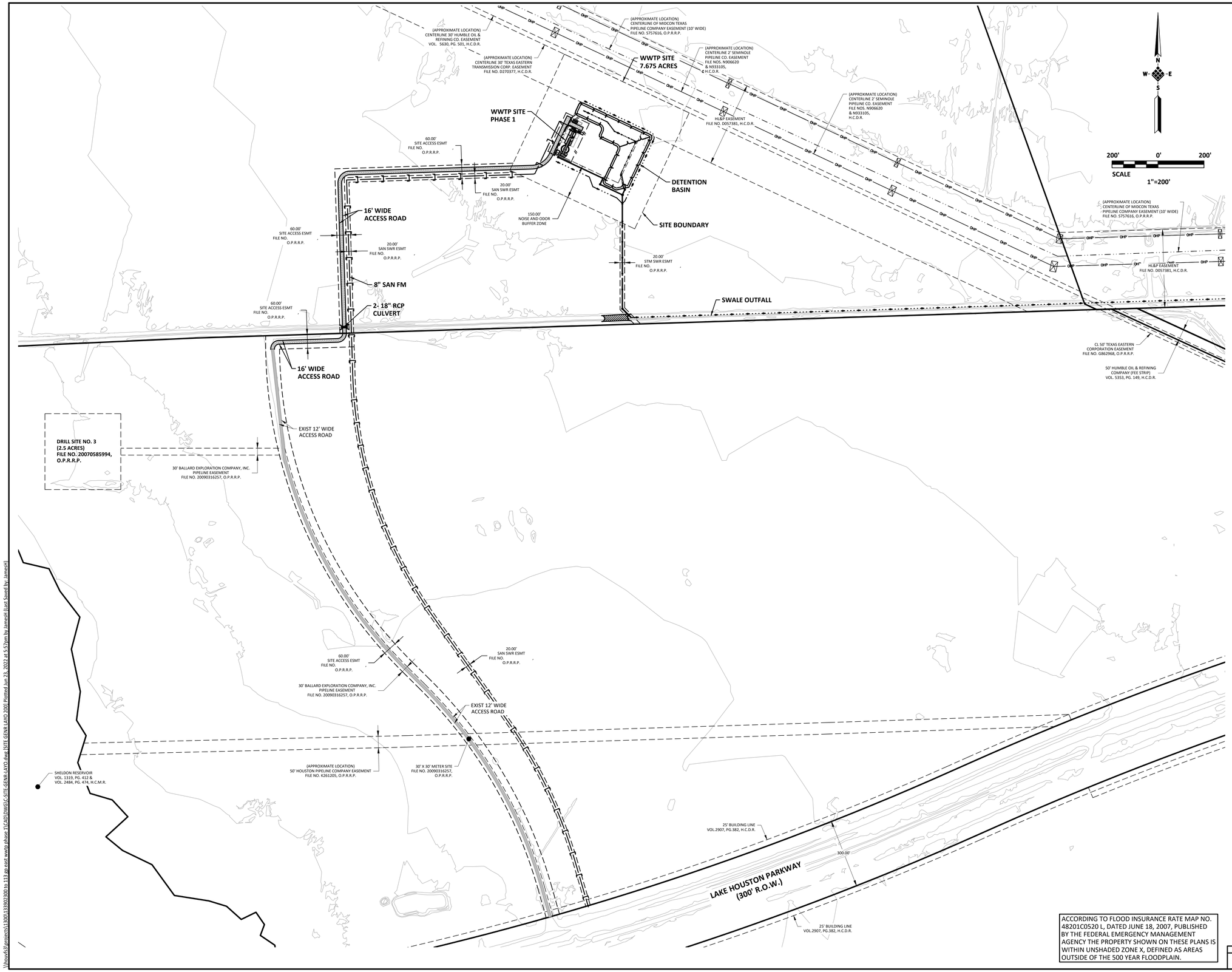
Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Generation Park East Wastewater Treatment Plant (DEF 2)

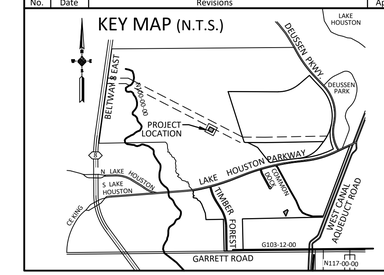
Applicant: IDS Engineering Group



D – Variances Aerial



No.	Date	Revisions	App.



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.

GENERATION PARK
A McCord Development Property

IDS Engineering Group
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

\\houfs3\projects\1320\13392320 to 113 pg east wwtp phase 1\CAD\DWG\C-SITE-GENR-LAYO.dwg (SITE GENR LAYO 200) Plotted Jun 23, 2022 at 5:57pm by JamesH (Last Saved by: JamesH)

IDS Drawing No. _____

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.

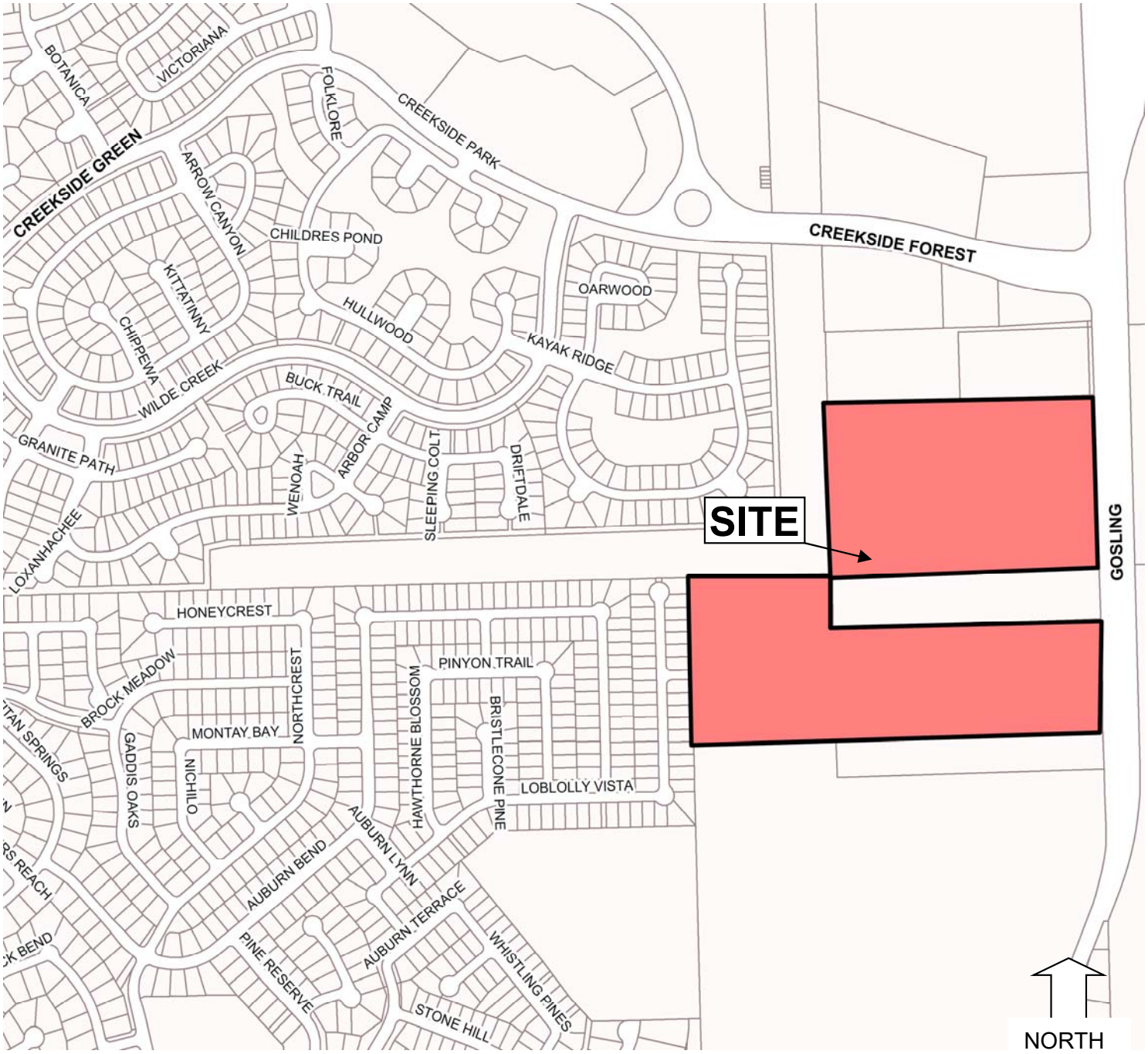
The justification for the granting of the variance is to provide access for utility sites that are needed in order for the remainder of the site to develop.

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Gosling Tract

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



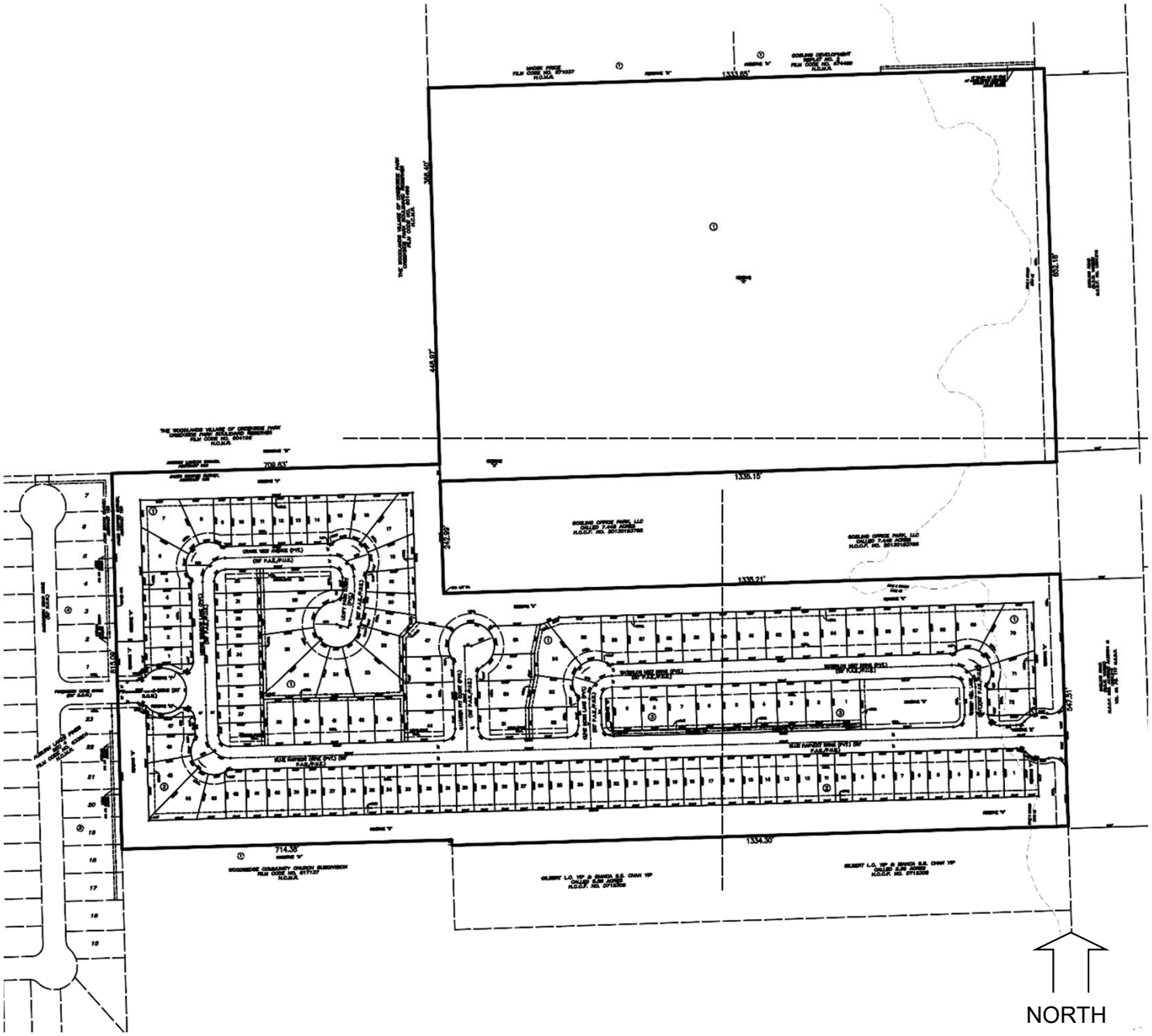
D – Variances Site Location

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Gosling Tract

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



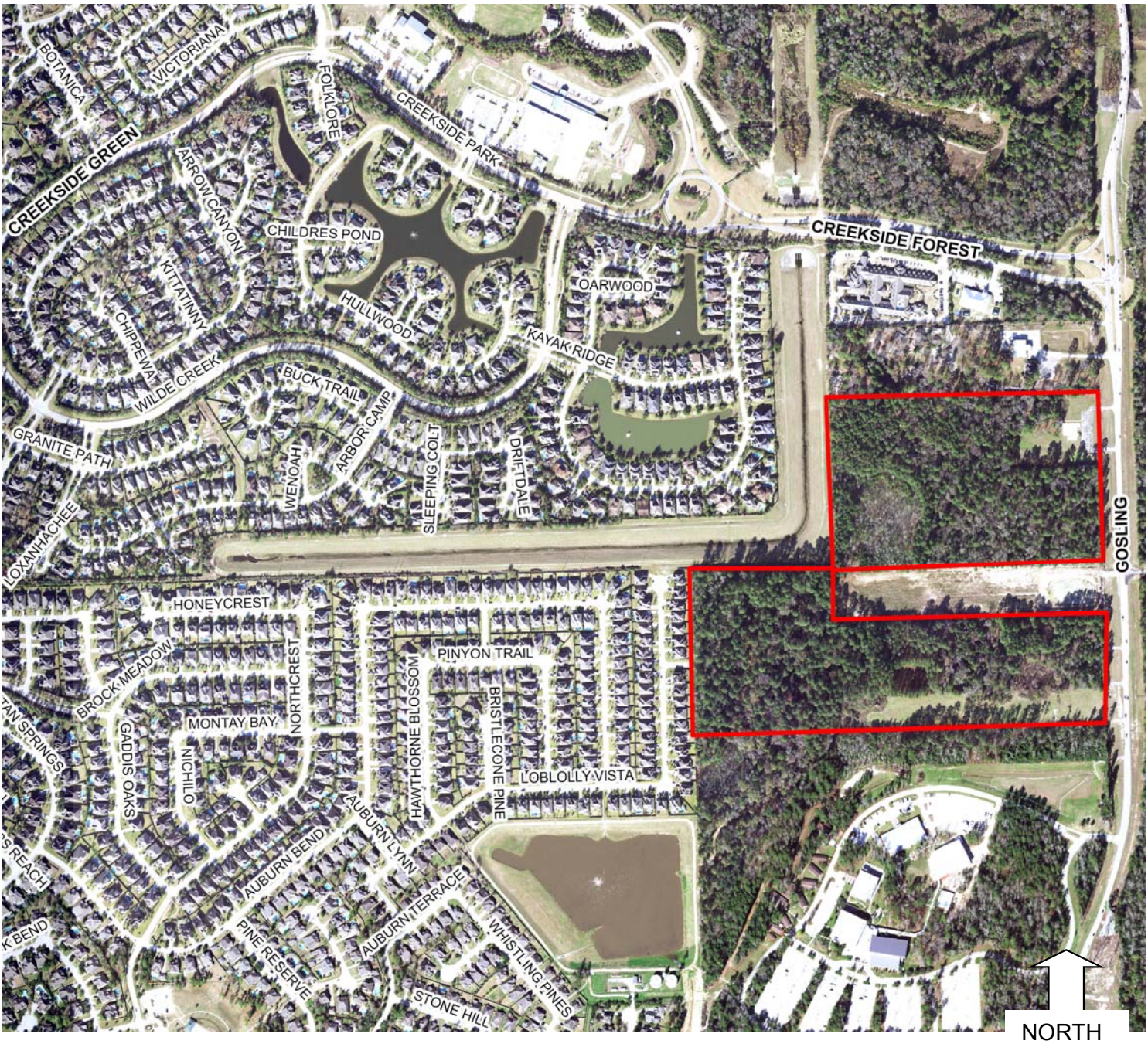
D – Variances Subdivision

Houston Planning Commission ITEM: 129

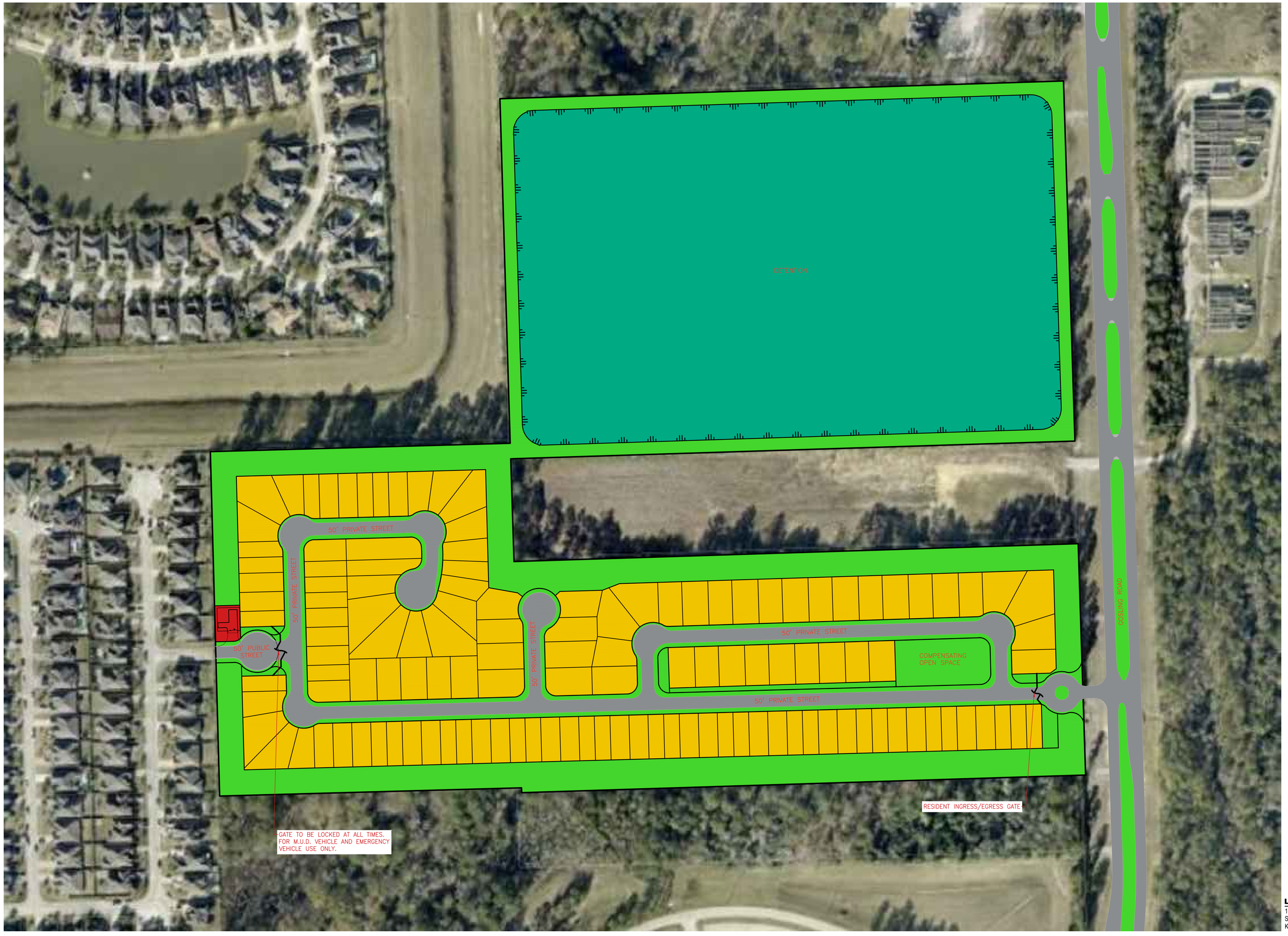
Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Gosling Tract

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



D – Variances Aerial



N

100 50 0 100

SCALE: 1"=100'

EXHIBIT 01
GOSLING TRACT

June 15, 2022

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

Date\Time: Thu, 16 Jun 2022 - 9:28am
Path\Name: I:\Projects\LAJTing\0268\01_Hardcopy\Gosling Tract\Exhibits\Gosling Tract_Exhibit 01_2022-06-15.dwg MYLAR CHECK: COORD.____ DIR.____

COATS | ROSE

A PROFESSIONAL CORPORATION

MALLORY J. CRAIG
OF COUNSEL

MCRAIG@COATSROSE.COM
DIRECT: (713) 653-5709
FAX: (713) 651-0220

July 18, 2022

City of Houston
Planning and Development Department
611 Walker Street, 6th Floor
Houston, Texas 77002

Re: Application No. 2022-1783 Gosling Tract

To Whom It May Concern:

This firm represents Oakmont Public Utility District (the "District"). The Board of Directors of the District (the "Board") has authorized this letter to be submitted in response to the request for explanation of the private street variance request for the Gosling Tract. The Board urges the City of Houston to grant the variance request.

The District and BFR Woodlands Property Owner, LLC, entered into that certain Annexation and Facilities Reimbursement Agreement dated April 14, 2022 (the "Annexation Agreement"), wherein the District conditioned annexation of Developer's Land (as defined therein) upon the installation of a gate across the intersection of Pinecreek Cove Drive and the proposed Hedge Shadow Lane (the "Gate").

The District finds that the installation of the Gate will provide benefits to both the existing and proposed communities. These benefits include distinction in the individual communities, reduced opportunities for crime by reducing the access and through points, and traffic control through Auburn Lakes.

If any further information is needed on this matter, please feel free to contact the undersigned.

Respectfully submitted,

Mallory J. Craig

Mallory J. Craig

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2022-1783
Plat Name: Gosling Tract
Applicant: LJA Engineering, Inc.- (Houston Office)
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:

To exceed intersection spacing along major thoroughfare Gosling Road by not providing a public through street to the existing Auburn Lakes Pines development adjoining the western plat boundary; resulting in an approx. 5000' intersection spacing along Gosling Road.

Chapter 42 Section: 127/134

Chapter 42 Reference:

(a) 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 Gosling Road Tract is an approximate 56-acre, proposed single family development with Type 1 private streets (50' P.A.E. / P.U.E), 128 lots and 11 reserves; including a large detention pond on the north side of the property. A tentative agreement is in place with the adjoining Oakmont PUD for this tract to be annexed into that District. A condition of annexation required by the District is for the proposed Gosling Tract development to provide a gate between the existing and proposed developments. The only way to provide the required gate is to convert the streets in the Gosling Road development from public to private, hence this variance request. The Gosling Road tract residents will utilize proposed Blue Harvest Drive (Pvt.) from Gosling Road as their sole ingress/egress point. The existing stub street, Pinecreek Cove Dr., along the western property boundary will be extended into the development and terminated with a cul-de-sac. The pavement will continue into the development and tie into the private street system; however, a gate will be placed at the end of the public street. The gate will not be accessible to either the existing Auburn Lakes Pines residents or the future Gosling Tract residents; however, it will be accessible for use by emergency services or Utility District personnel for maintenance and repairs of District facilities. The extension of Pinecreek Cove Dr. into the development will also provide access to a proposed lift station (Reserve "J" on the plat) which ultimately will be conveyed to and maintained by the District. The gate also has the added benefit to the proposed development by not allowing potential cut-through traffic from Gosling Road to the existing Auburn Lakes Pines development.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship

created or imposed by the applicant;

The District's annexation requirement of a gate between the existing and proposed developments is not a hardship created or imposed by the applicant.

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

By extending the existing Pinecreek Cove Dr public street into the development and terminating it with a cul-de-sac and having an adequate internal circulation pattern within the proposed development, the intent and general purposes of Chapter 42 are maintained.

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

Restricting cut-through traffic through the proposed Gosling Tract development will not only benefit the proposed development but will also maintain the existing traffic and circulation patterns within Auburn Lakes Pines; thus, this variance will not be injurious to the public health, safety or welfare.

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

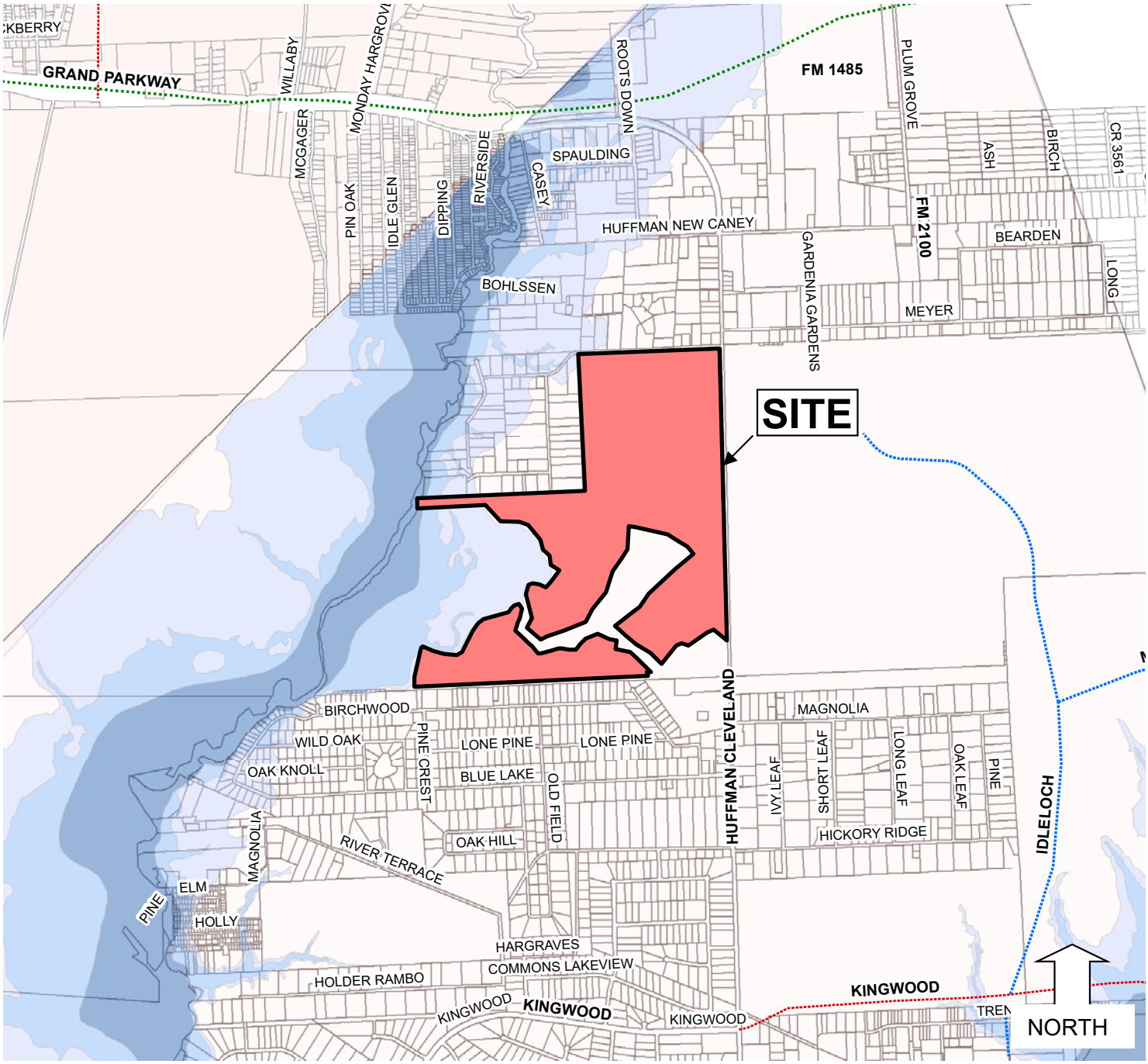
The justification for this variance request is the District's gate requirement between the existing and proposed developments, and not an economic hardship.

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: LH Ranch GP (DEF 1)

Applicant: BGE, Inc. - Land Planning



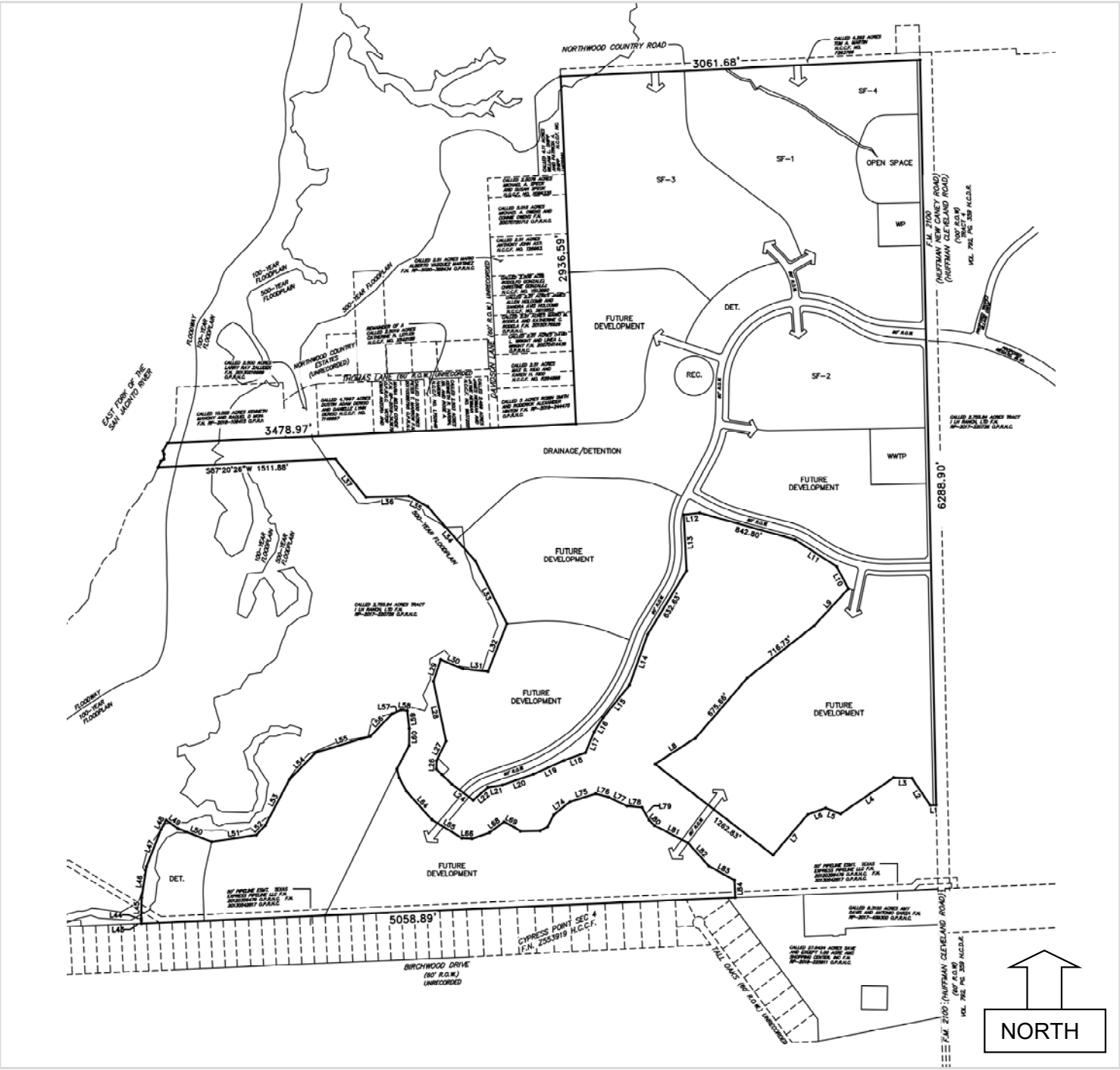
D – Variances **Site Location**

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: LH Ranch GP (DEF 1)

Applicant: BGE, Inc. - Land Planning



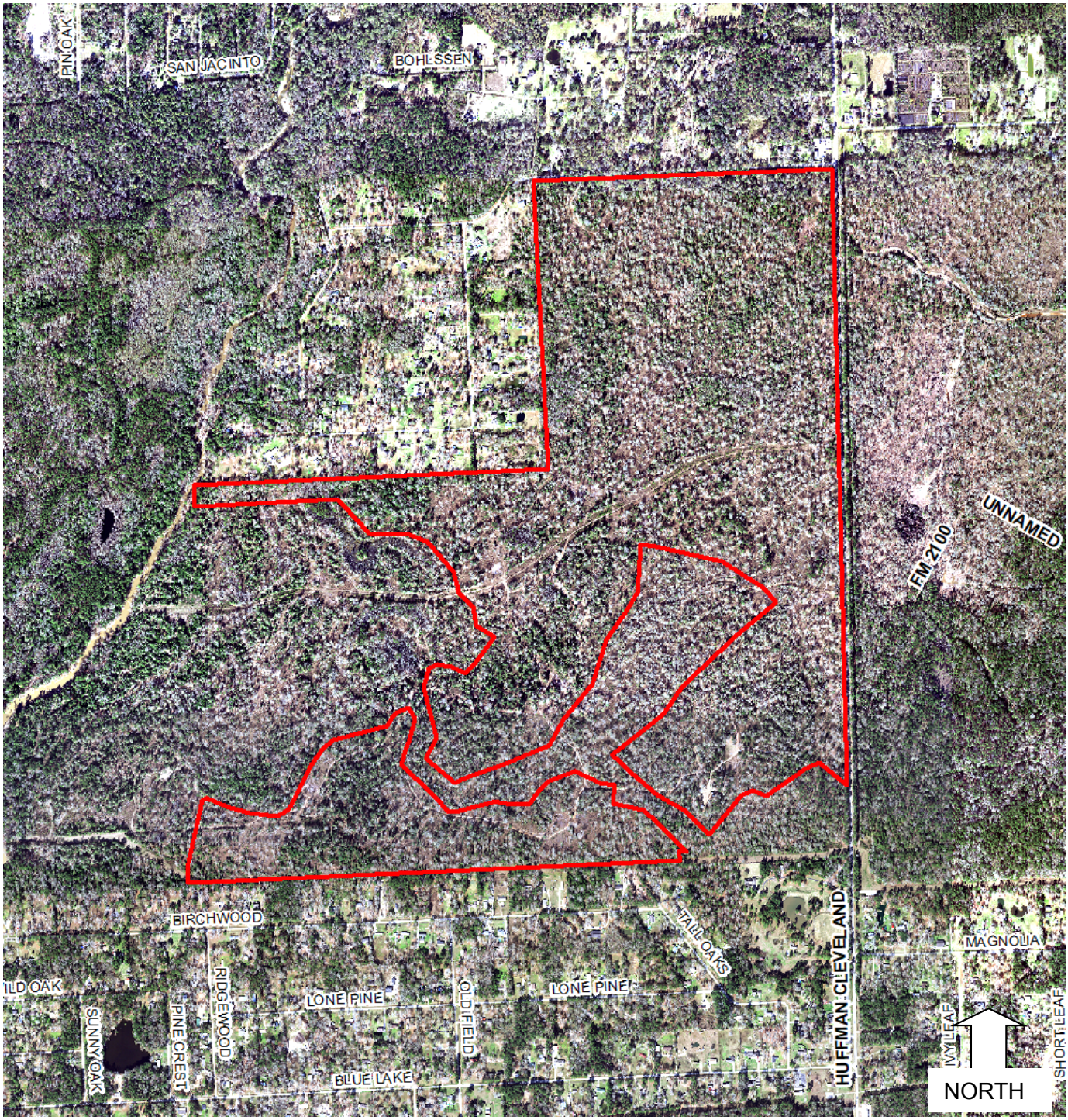
D – Variances **Subdivision**

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: LH Ranch GP (DEF 1)

Applicant: BGE, Inc. - Land Planning



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

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.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

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.

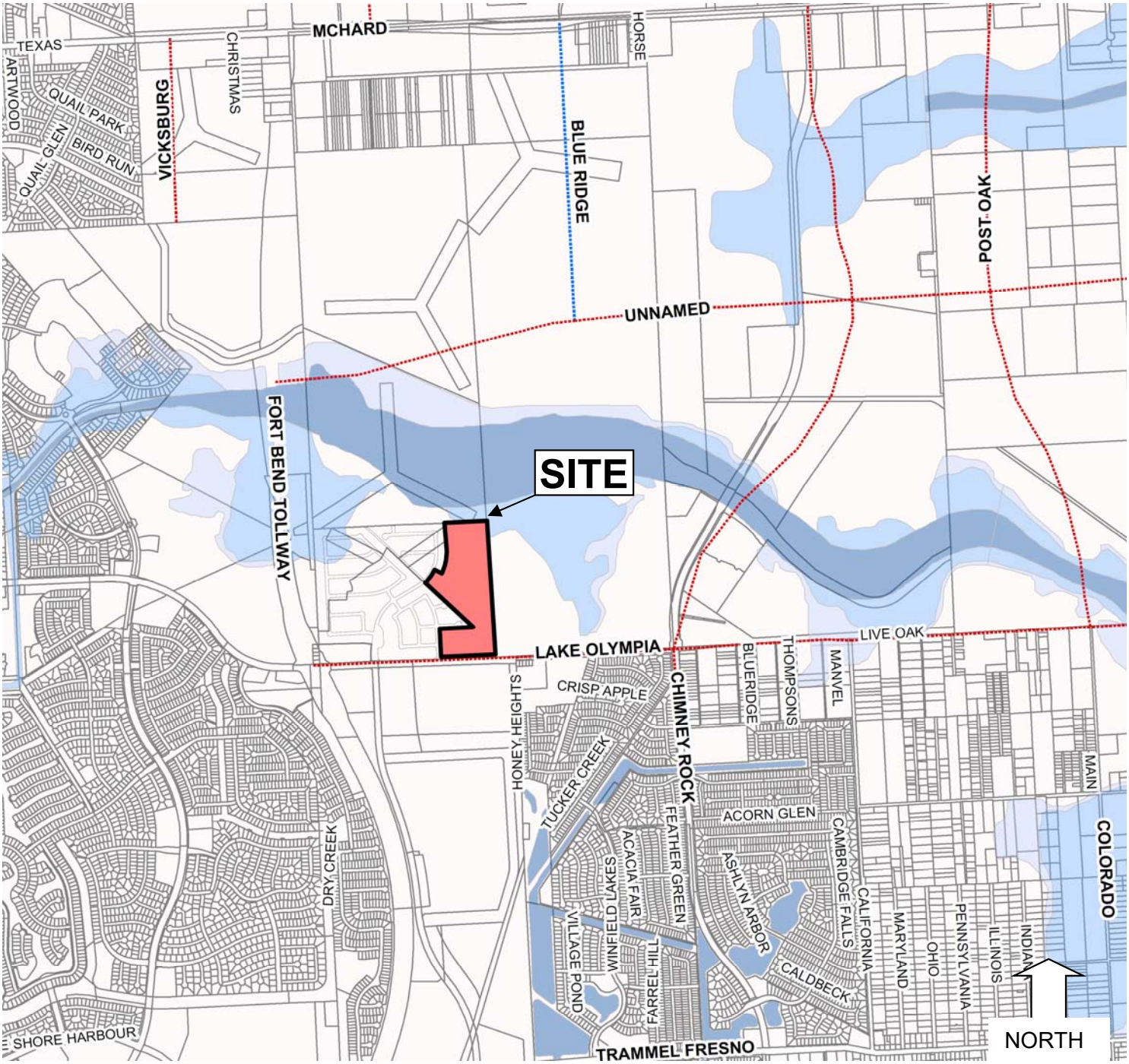
The existing constraints established on three sides of the proposed development create limitations for local street connections, and therefore, economic hardship is not the sole justification of the variance request.

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Olympia Falls Reserves (DEF 2)

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



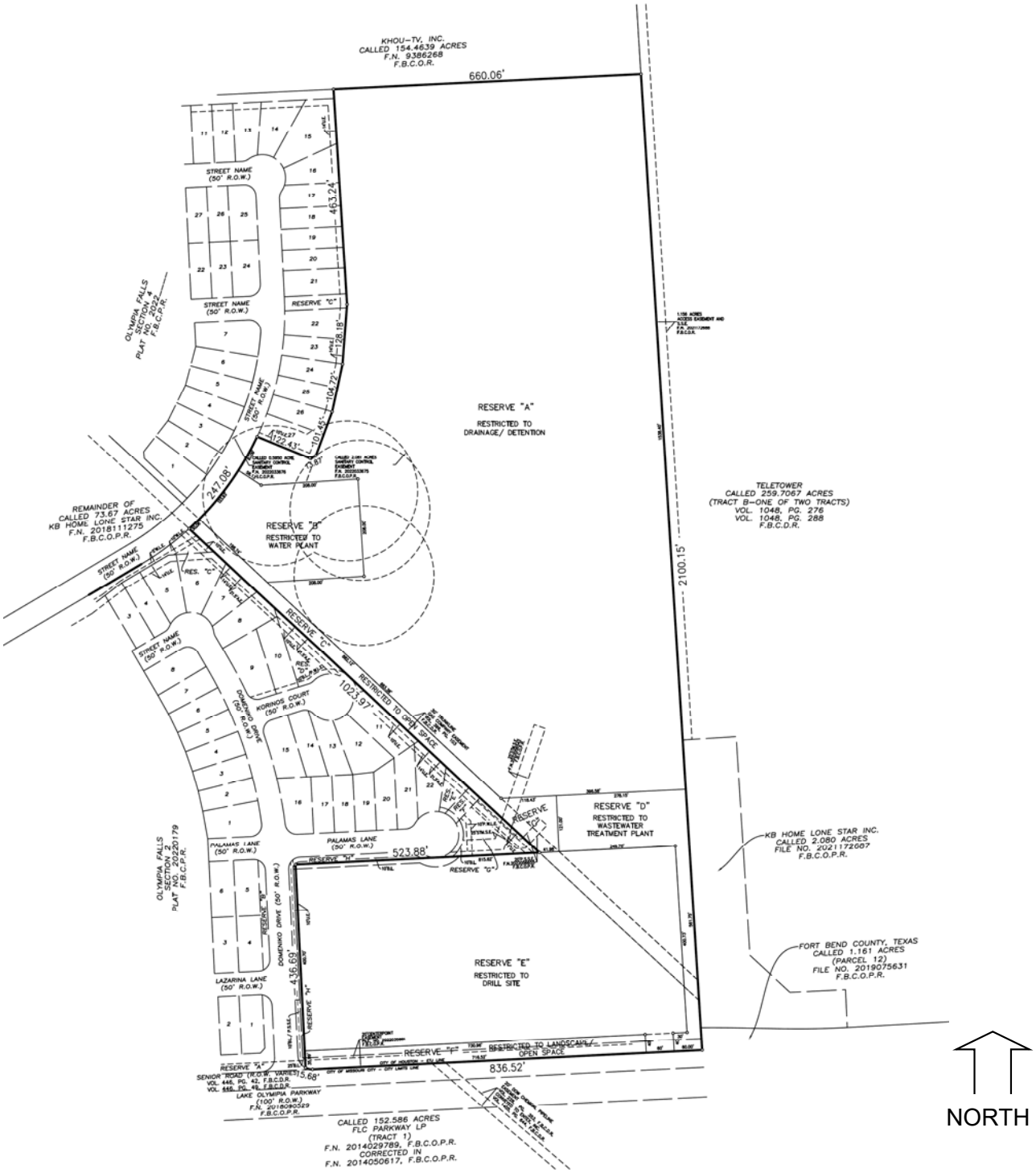
D – Variances **Site Location**

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Olympia Falls Reserves (DEF 2)

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



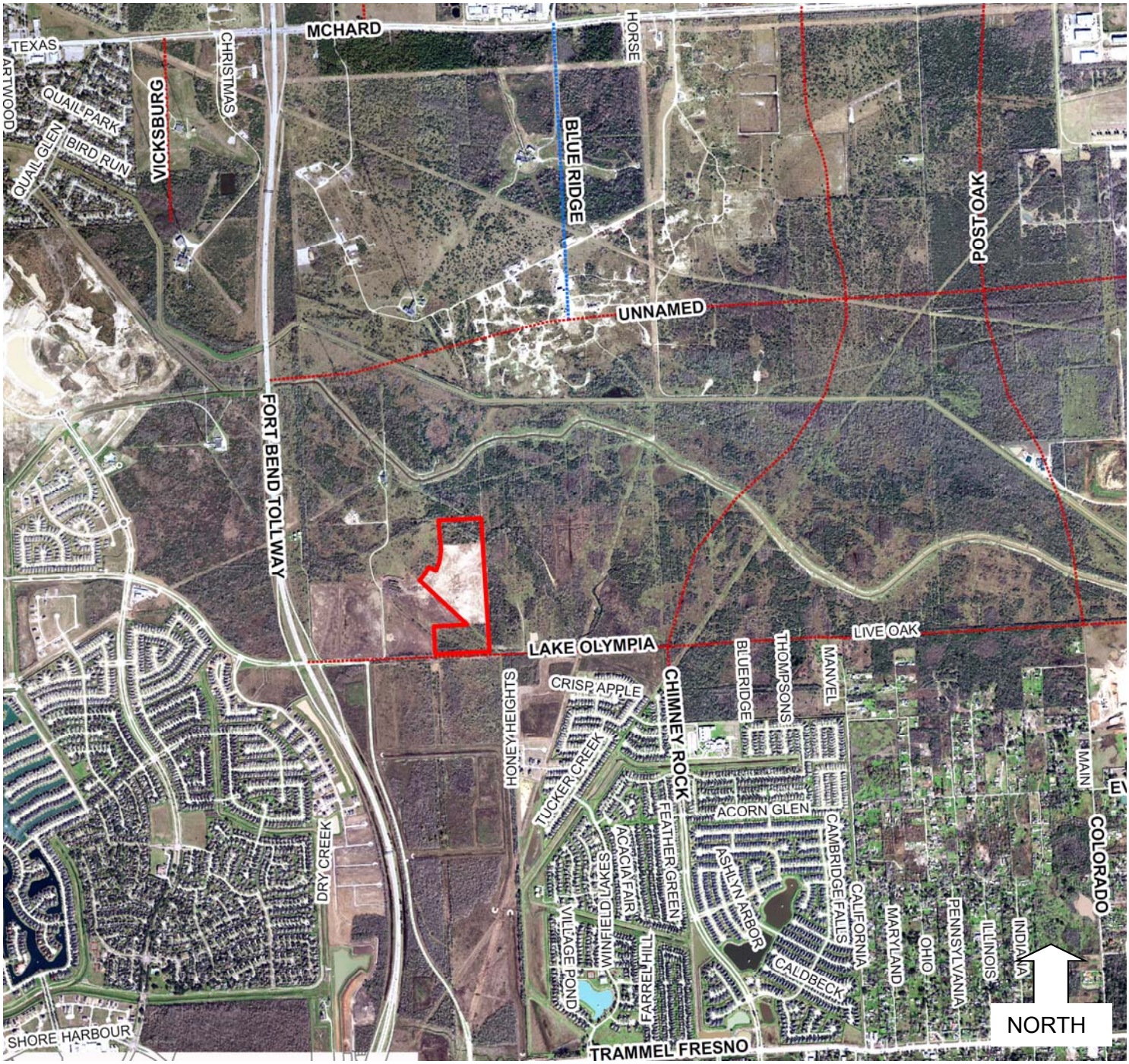
D – Variances **Subdivision**

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Olympia Falls Reserves (DEF 2)

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



D – Variances **Aerial**

OLYMPIA FALLS EXHIBIT

June 29, 2022

JOB NO. 1750-0000-000

500 250 0 500

SCALE: 1"=500'

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

PLANNING & DEVELOPMENT DEPARTMENT

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.

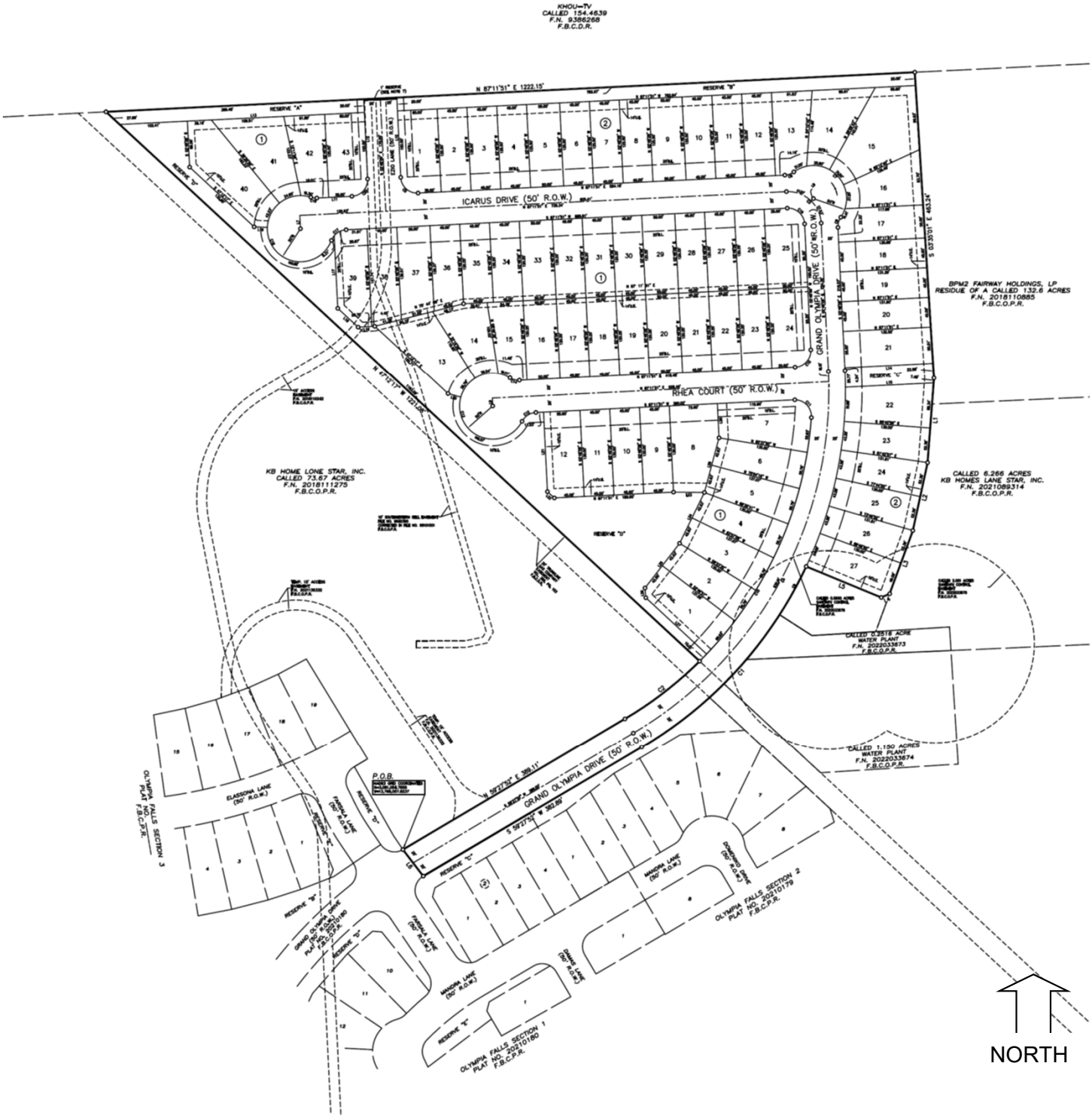
The justification for granting the variance is based on the existing physical characteristics and location of the proposed drainage/detention pond and infrastructure. The intent is to create a subdivision that exceeds drainage requirements and provides beneficial circulation. Economic hardship is not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

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Olympia Falls Sec 4 (DEF 2)

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



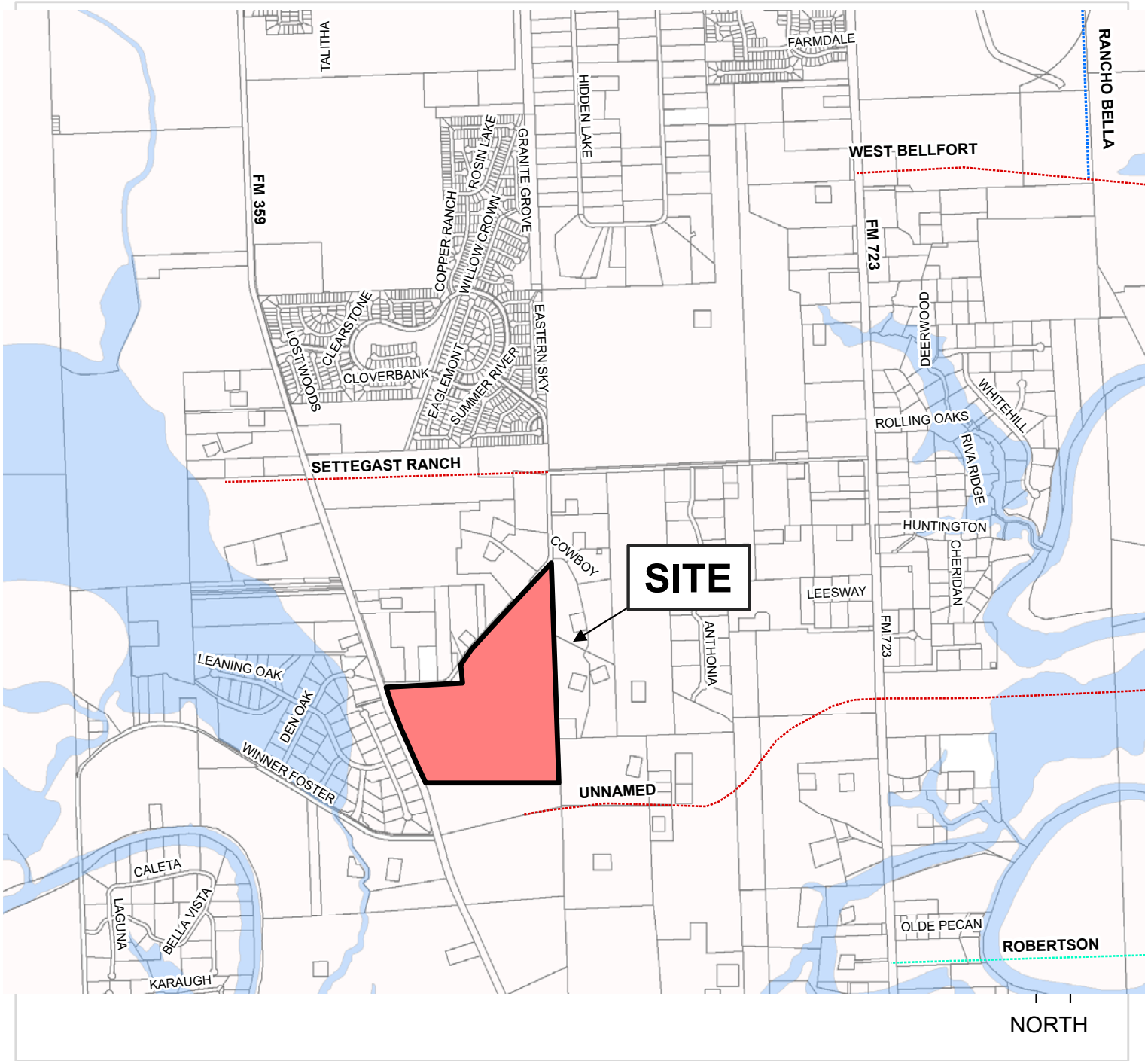
D – Variances **Subdivision**

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Candela South GP

Applicant: Meta Planning + Design LLC



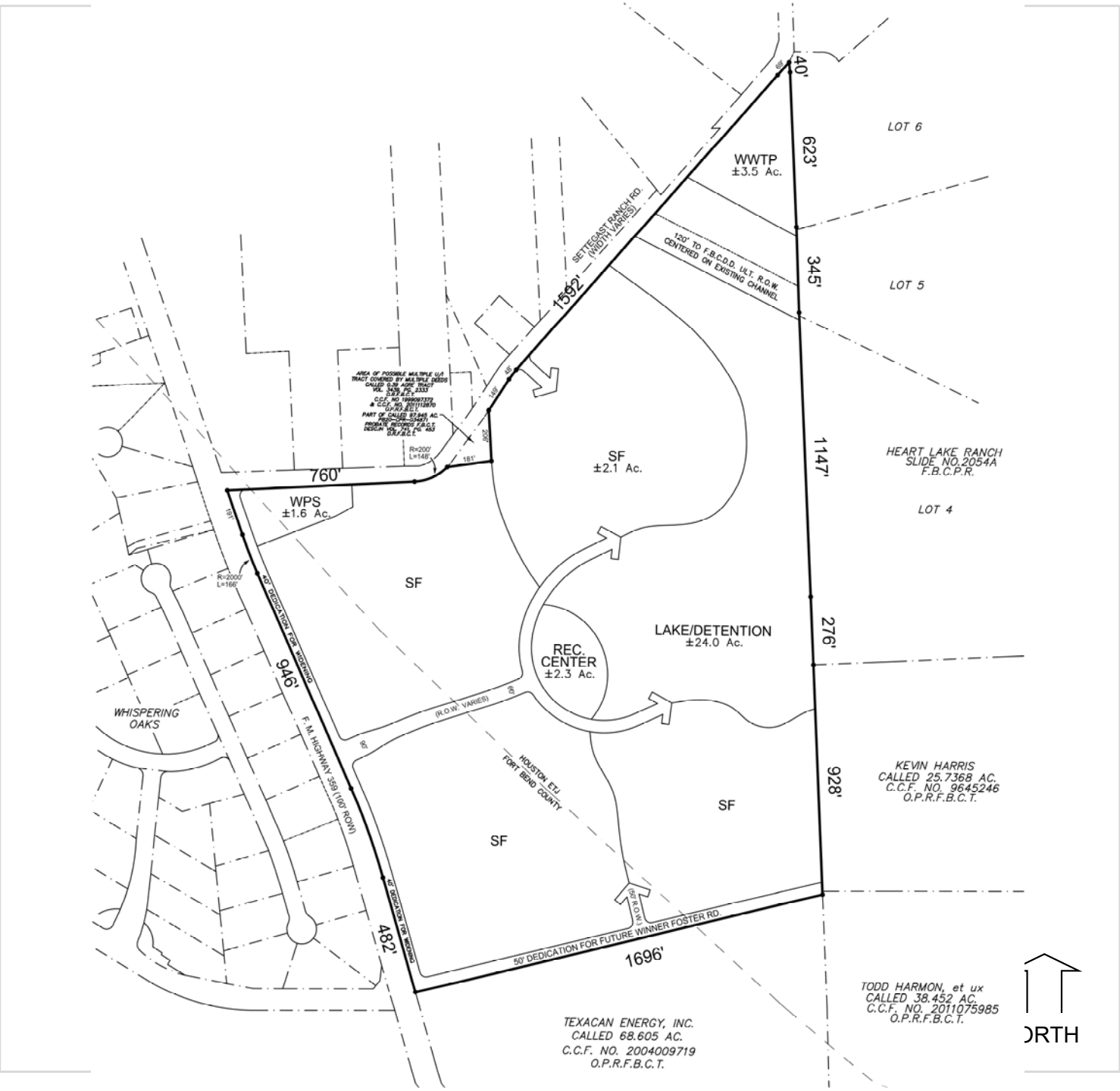
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 08/04/2022**

Subdivision Name: Candela South GP

Applicant: Meta Planning + Design LLC



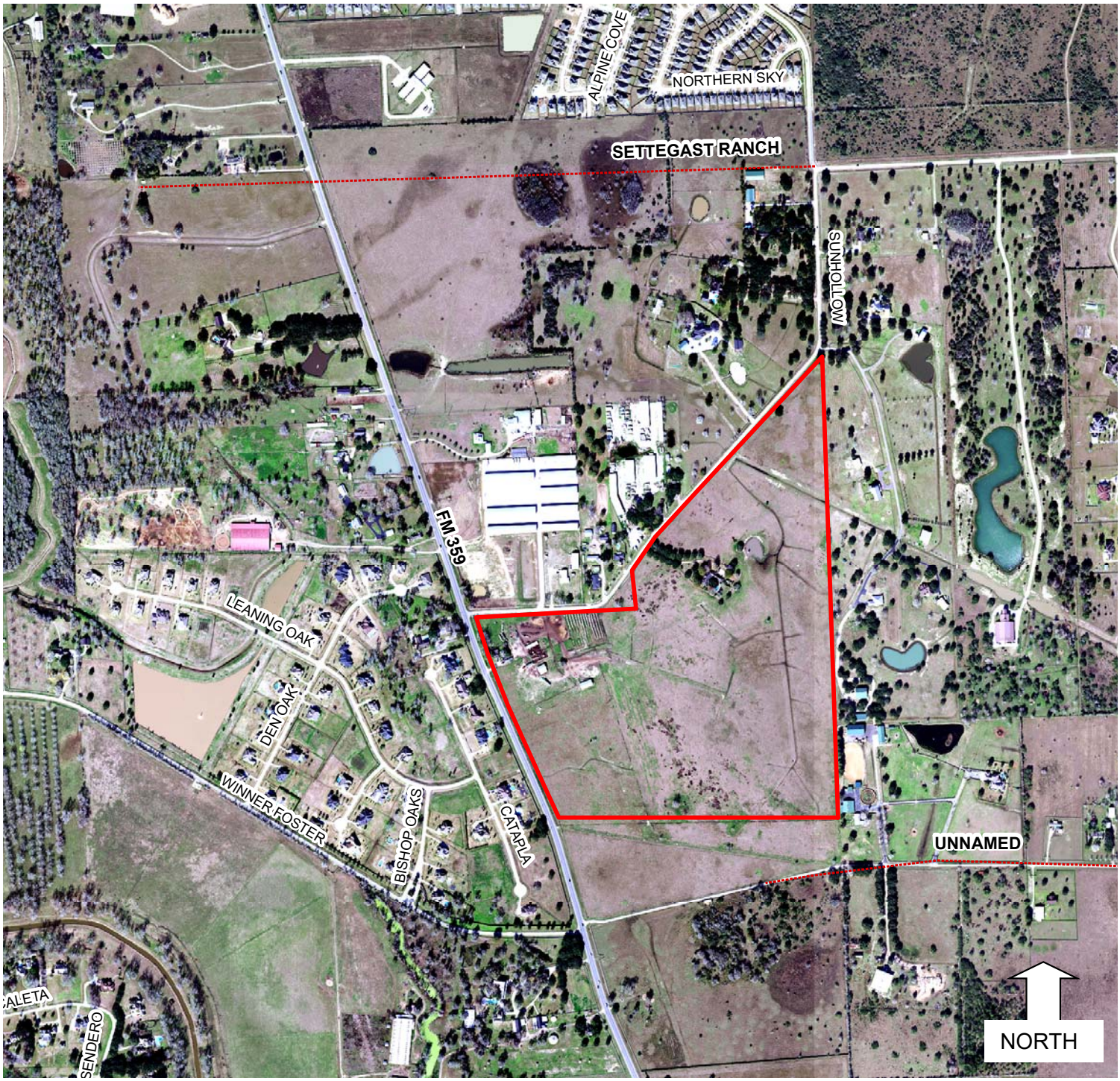
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 01/21/2021**

Subdivision Name: Candela South GP

Applicant: Meta Planning + Design LLC



F- Reconsideration of Requirements **Aerial**

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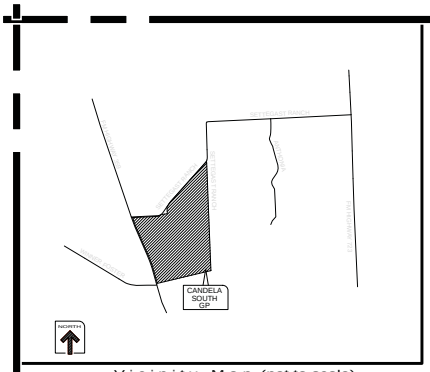
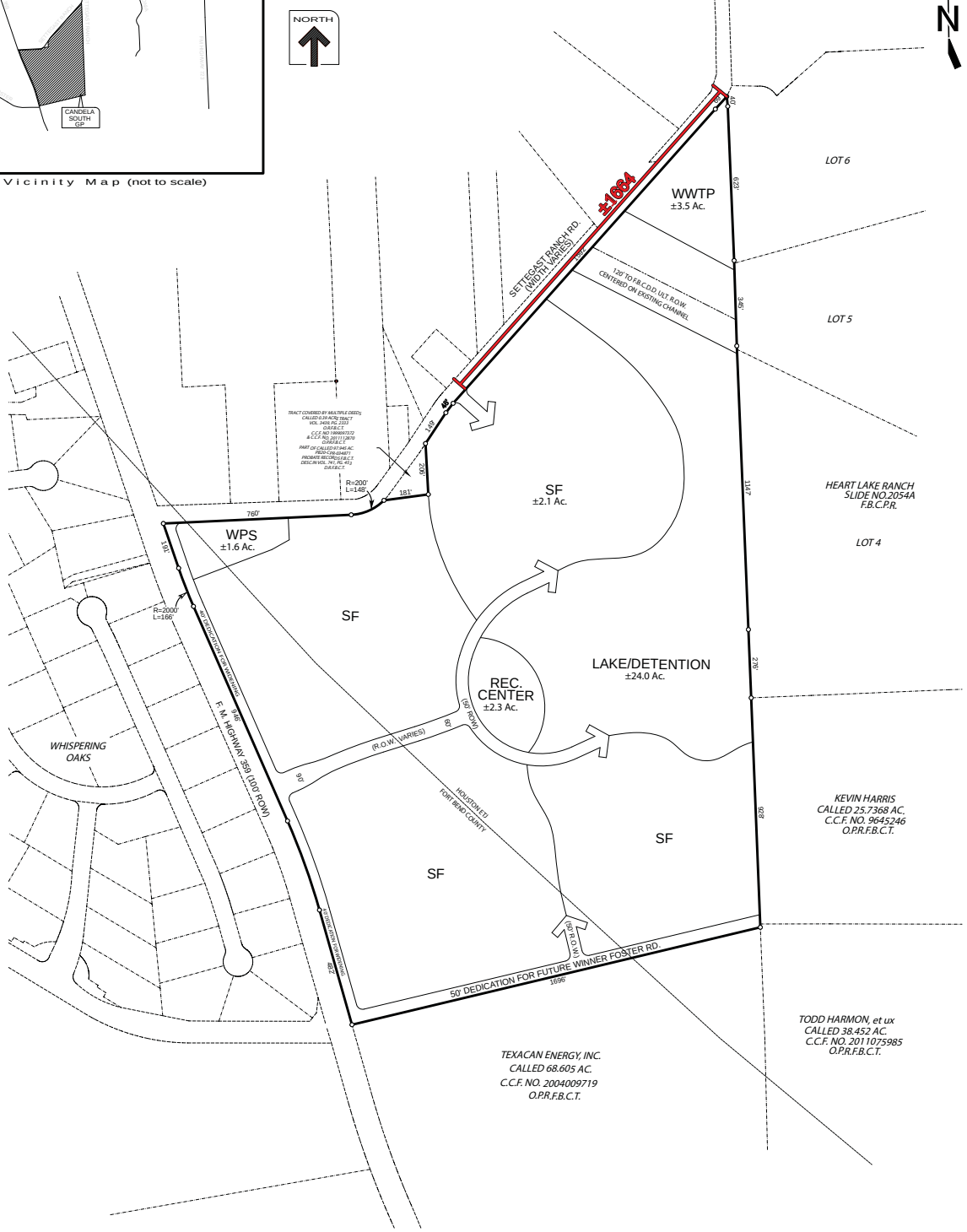


Vicinity Map (not to scale)



a variance exhibit for

CANDELA SOUTH

±116.1 ACRES OF LAND

prepared for

JDS NURSERY TRACT, LLC

META PLANNING + DESIGN
24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 400

MTA-54005
JULY 27, 2022

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No:	**2022-1912**
Plat Name:	**Candela South GP**
Applicant:	**Meta Planning + Design LLC**
Date Submitted:	**07/25/2022**

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

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

To allow an intersection spacing of ±1,664' along Settegast Ranch Road east of existing FM 359.

Chapter 42 Section: 42-128

Chapter 42 Reference:

42-128. Intersections of local streets. […] (a) (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet…

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

STATEMENT OF FACTS:

See related Special Exception request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2022-1912
Plat Name: Candela South GP
Applicant: Meta Planning + Design LLC
Date Submitted: 07/25/2022

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

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:

To allow an intersection spacing of ±1,664' along Settegast Ranch Road east of existing FM 359.

Chapter 42 Section: 42-128

Chapter 42 Reference:

42-128. Intersections of local streets. […] (a) (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet…

Statement of Facts

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

The Candela South development is located southwest of central Houston, south of FM 1093, north of the Brazos River, and west of the Grand Parkway. The development is at the southeast corner of FM 359 and Settegest Ranch Road. The proposed offset should not present any conflicts to the existing street pattern along Settegast Ranch Road. The area in which a road is required is encumbered by a proposed detention pond, a proposed wastewater treatment plant, and a 120' wide utility easement. Because of the encumbrances, there will be a minimal amount of traffic generated. Additionally, along the eastern boundary, the subject site abuts the existing Heart Lake Ranch subdivision, which was platted in 2000. The subdivision contains single-family homes on large lots. Further east lies an additional platted large lot subdivision and large acreage tracts with residences. The placement of the required road will result in a dead end/stub street on the eastern most boundary of the development, for the Heart Lake Ranch Subdivision has been platted, and the required road will not be able to extend any further. This portion of the development will create minimal traffic, due to the location of the Heart Lake Ranch subdivision, the proposed detention pond, the proposed wastewater treatment plant, and the 120' wide utility easement makes the placement of an additional road off Settegest Ranch Road impractical.

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

The proposed ±264' offset will allow efficiently placed streets on Settegest Ranch Road, which is a result contemplated by the standards of this chapter.

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

The proposed modification is an 18.8% deviation from the standard.

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

The intent and general purposes of this chapter are preserved and maintained by the minor deviation being integral to the internal design of the development which promotes safety.

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

The granting of the special exception will not introduce any unsafe traffic conditions either now or in the future, and is therefore not injurious to the public health, safety, and welfare.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/04/2022
ITEM: 144

Applicant: IRMA MIRANDA
Contact Person: MATTHEW JOHNSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	22-1648	77357	5874	257M	ETJ

WEST OF: DEER RUN LANE **NORTH OF:** PROPOSED GRAND PWKY

ADDRESS: 26704 Burning Tree

ACREAGE:

LEGAL DESCRIPTION:

LOT EIGHT HUNDRED TWENTY-NINE (829) OF PEACH CREEK FOREST, SECTION FIVE (5), AN UNRECORDED SUBDIVISION IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO. 75 IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home.

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/04/2022
ITEM: 145

Applicant: IRMA MIRANDA
Contact Person: MATTHEW JOHNSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	22-1649	77357	5874	257M	ETJ

WEST OF: DEER RUN LANE **NORTH OF:** PROPOSED GRAND PWKY

ADDRESS: 26700 Burning Tree

ACREAGE:

LEGAL DESCRIPTION:

LOT EIGHT HUNDRED THIRTY-ONE (831) OF PEACH CREEK FOREST, SECTION FIVE (5), AN UNRECORDED SUBDIVISION IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO. 75 IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home.

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/04/2022
ITEM: 146

Applicant: ALEXIA FLORES
Contact Person: ALEXIA FLORES

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	22-1650	77357	5974	258J	ETJ

EAST OF: GALAXY BLVD **NORTH OF:** PROPOSED GRAND PWKY

ADDRESS: 27202 Lantern Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT 1515 OF PEACH CREEK FOREST, SECTION SIX, AN UNRECORDED SUBDIVISION, SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home.

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/04/2022
ITEM: 147

Applicant: CINDY BUSH
Contact Person: CINDY BUSH

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
EAST OF: GALAXY BLVD NORTH OF: PROPOSED GRAND PWKY	**22-1651**	77357	5974	258J	ETJ

ADDRESS: 27208 Lantern Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT 1513 OF PEACH CREEK FOREST, SECTION SIX, AN UNRECORDED SUBDIVISION, SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home.

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/04/2022
ITEM: 148

Applicant: CLAY #6 – 5516 CLARA, LLC
Contact Person: WES SHELFER

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
WEST OF: GESSNER ROAD **SOUTH OF:** TANNER ROAD	**22-1652**	77041	4961	449D	ETJ

ADDRESS: 5516 Clara Road

ACREAGE:

LEGAL DESCRIPTION:

LOT 3, BLOCK 6, OF INDEPENDENCE GARDENS, A SUBDIVISION RECORDED IN VOLUME 4, PAGE 41 OF THE HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS.

PURPOSE OF REQUEST: To remodel an existing manufacturing building.

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE