

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, AUGUST 18, 2022
2:30 PM



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

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

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

OR

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

CONFERENCE ID: 414 556 887#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

speakercomments.pc@houstontx.gov

MAKE COMMENTS BY PHONE AT: 832-393-6624

(24 HOURS IN ADVANCE)

PLANNING COMMISSION MEMBERS



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

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

ALTERNATE MEMBERS

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

EX- OFFICIO MEMBERS

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

SECRETARY

Margaret Wallace Brown

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

9. Time limits will not apply to elected officials.

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

Mailing address is:

P.O. Box 1562

Houston, Texas 77251-1562

Website is www.houstonplanning.com

E-mail us at:

Planning and Development

Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:

www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

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

SPEAKER GUIDELINES

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

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

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

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

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

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

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

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

To join the August 18, 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](tel:+19367551521) 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 18, 2022 2:30 p.m.

Call to Order

Director's Report

Approval of the August 4, 2022 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Arum Lee)
- b. Replats (Arum Lee)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Devin Crittle, Arum Lee, Aracely Rodriguez, and John Cedillo)
- d. Subdivision Plats with Variance Requests (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 (Ramon Jaime-Leon and Jacqueline Brown)

II. Establish a public hearing date of September 15, 2022

- a. Clairmont Place Sec 1 partial replat no 11
- b. McFarland Court partial replat no 3
- c. North Church Reserve
- d. Shepherd Oaks partial replat no 2
- e. Spring Branch Estates no 2 partial replat no 16
- f. Weyburn Estates
- g. Whispering Pines Estates partial replat no 13
- h. Yocum Gardens partial replat no 2

III. Excuse the absences of Commissioner Abraham

IV. Public Comment

V. Adjournment

Minutes of the Houston Planning Commission

August 4, 2022

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

2:30 p.m.

CALL TO ORDER

Vice Chair M. Sonny Garza called the meeting to order at 2:30 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	Present
David Abraham	Absent
Susan Alleman	Absent
Bill Baldwin	Present
Lisa Clark	Present
Rodney Heisch	Present
Daimian S. Hines	Present and arrived at 2:38 p.m. during item I
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Absent
Linda Porras-Pirtle	Present virtually
Kevin Robins	Present
Ian Rosenberg	Present virtually
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Present
Scott Cain for	Absent
Commissioner James Noack	
Maggie Dalton for	Present virtually
The Honorable KP George	
Loyd Smith for	Present and arrived at 2:38 p.m. during item I
The Honorable Lina Hidalgo	

Ex Officio Members

Carol Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Petersen

Executive Secretary

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

CHAIR'S REPORT

Vice Chair M. Sonny Garza reported on meeting procedures.

DIRECTOR'S REPORT

Margaret Wallace Brown, Director, Planning and Development Department, gave a report.

APPROVAL OF THE JULY 21, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 21, 2022 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

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

Staff recommendation: Accept recommendation per staff report of the July 2022 Semiannual Water and Wastewater Impact Fees and forward to City Council.

Commission action: Accepted recommendation per staff report of the July 2022 Semiannual Water/Wastewater Impact Fees and forwarded to City Council.

Motion: **Baldwin**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

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

Staff recommendation: Accept recommendation per staff report of the July 2022 Semiannual Drainage Impact Fees and forward to City Council.

Commission action: Accepted recommendation per staff report of the July 2022 Semiannual Drainage Impact Fees and forwarded to City Council.

Motion: **Sigler**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1-114)

Staff recommendation: Approve staff's recommendations for items **1-114**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1-114**, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Clark**

Second: **Robins**

Vote: **Carried**

Abstaining: **Dalton and Sigler**

Staff recommendation: Approve staff's recommendation for items **14, 21, 27, 34, 35, 36 and 37**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **14, 21, 27, 34, 35, 36 and 37**, subject to the CPC 101 form conditions.

Motion: **Heisch**

Second: **Mares**

Vote: **Carried**

Abstaining: **Dalton and Sigler**

33 Marigny Heights

C3F

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: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Patricia Williams, Delinda Holland, Wendy Burmaster, Keith Burmaster, Eric Allen, Phil Kownstar – opposed.

C PUBLIC HEARINGS REQUIRING NOTIFICATION

115 Cotton Oaks Estates 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: **Clark**

Second: **Hines**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Sara Yeager – undecided.

116 Elberta Villa C3N Defer
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Jones** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**
Speaker: Ronald Roberts, Berniece Davis – opposed.

117 Foster Place partial replat no 30 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

118 Jackson Mews replat no 2 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

119 Mayflower Landing 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: **Clark** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

120 Melody Oaks partial replat no 25 C3N Approve
and extension
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Robins** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speakers: Darren Martin, applicant - supportive; Amy Peck – position not stated.

121 Neuen Manor partial replat no 28 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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

122 Park Place partial replat no 6 C3N Withdrawn

123 Park Place partial replat no 7 C3N Withdrawn

124 Providence 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: **Jones** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

125 Timmerman Place partial replat no 2 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Victor** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

126 Aroblit Industrial Complex

C3R

Approve

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

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

Motion: **Baldwin**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Joyce Owens, applicant - supportive; Sharon Brown – opposed.

127 East River Sec 1 partial replat no 1

C2R

Approve

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

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

Motion: **Baldwin**

Second: **Mares**

Vote: **Carried**

Abstaining: **Heisch
and Sigler**

Speaker: Gerald Grissom, applicant – supportive.

128 Generation Park East Wastewater Treatment Plant

C2

Approve

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

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

Motion: **Smith**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

129 Gosling Tract

C3P

Defer

Staff recommendation: Defer the application for additional information.

Commission action: Deferred the application for additional information.

Motion: **Sigler**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

130 LH Ranch GP

GP

Approve

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

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

Motion: **Smith**

Second: **Clark**

Vote: **Carried**

Abstaining: **Heisch**

Speaker: Andrew Lang, applicant – supportive.

131 Olympia Falls Reserves

C3P

Approve

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

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

Motion: **Dalton**

Second: **Smith**

Vote: **Carried**

Opposed: **Mares**

Speakers: Shawn McCoy, applicant, and Jason Kelly – supportive.

132 Olympia Falls Sec 4

C3P

Withdrawn

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

133 Candela South GP GP Approve

Staff recommendation: Grant the requested special exception and approve the plat subject to the conditions listed.

Commission action: Granted the requested special exception and approved the plat subject to the conditions listed.

Motion: **Clark**

Second: **Jones**

Vote: **Carried**

Abstaining: **Dalton
and Sigler**

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

G EXTENSIONS OF APPROVAL

134 Cross Pines Drive and The Trails Drive Street Dedication EOA Approve

135 EADO Canal Development EOA Approve

136 Invision Business Park EOA Approve

137 Niranjana Patel Porter Development EOA Approve

138 Pathway Church EOA Approve

139 Towne Lake Detention Reserve at Cypress North Houston Sec 2 EOA Approve

140 Vintage Office Park Louetta EOA Approve

141 West Elyson Retail Center EOA Approve

H NAME CHANGES

142 Gulfbelt Logistics Park (prev. Project Finger GP) NC Approve

143 Legacy Ranch Business Park GP (prev. West Oaks Business Park GP) NC Approve

I CERTIFICATES OF COMPLIANCE

144 26704 Burning Tree COC Approve

145 26700 Burning Tree COC Approve

146 27202 Lantern Lane COC Approve

147 27208 Lantern Lane COC Approve

148 5516 Clara Road COC Disapprove

Staff recommendation: Approve staff's recommendation for items 134-148.

Commission Action: Approved staff's recommendation for items 134-148.

Motion: **Sigler**

Second: **Mares**

Vote: **Carried**

Abstaining: **Heisch 140
and 141**

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE**

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

Staff recommendation: Establish a public hearing date of September 1, 2022 for item IV a-t.

Commission action: Established a public hearing date of September 1, 2022 for item IV a-t.

Motion: **Victor**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

V. EXCUSE THE ABSENCES OF COMMISSIONER ABRAHAM

The absence of Commissioner Abraham was excused.

Motion: **Smith**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

VI. PUBLIC COMMENT

Staff Planner Tamara Fou said her farewells.

ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 4:40 p.m.

Motion: **Robins**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

M. Sonny Garza, Vice Chair

Margaret Wallace Brown, Director

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Amity Homes	C3F	DEF1
2	Appelt Drive Addition	C3F	
3	AWAD Warehouse Parking	C2	
4	Beckwith Reserve	C2	DEF2
5	Bridge Creek Sec 10	C3F	DEF1
6	Bridge Creek Sec 11	C3F	DEF1
7	Bridge Creek Sec 12	C3F	DEF1
8	Bridge Creek Sec 13	C3F	
9	Bridgeland Central Sec 6	C3P	
10	Bridgeland Rio Medina Trail Street Dedication	SP	
11	Caymus Creek Drive Street Dedication and Reserve	C3F	
12	Champions Oak Sec 4	C3F	DEF1
13	Commonwealth Park	C3F	
14	Creekmont Estates	C3P	DEF1
15	Cypress Creek Memorial Heights	C3P	
16	Cypresswood Retail Plaza	C2	
17	De Soto Village	C3F	DEF1
18	Dellrose Sec 18	C3F	
19	Ellerden Sec 3	C3F	
20	Elyson Reserves Sec 6	C2	
21	Fairbanks North Houston Center Sec 1	C3F	
22	Gilley Acres	C2	
23	Grand Mission Estates Sec 31	C3F	
24	Grand Pines Sec 1	C3F	DEF2
25	Grand Pines Sec 2	C3F	DEF2
26	Grand Pines Sec 3	C3F	DEF2
27	Grand Pines Sec 4	C3P	
28	Grand Pines Sec 5	C3P	
29	Grand Prairie Sec 3	C3F	
30	Greenwood Gardens	C3P	
31	Gulfbelt Logistics Park Sec 2	C3P	
32	Harbor Heights	C2	
33	Haven at Treeline Addition	C2	
34	Hohldale Addition partial replat no 1	C3F	
35	Hugh Landing	C3F	
36	Humble Eight	C2	
37	Katy Lakes Sec 4	C3P	
38	Lake Elaine Estates Sec 1	C3P	
39	Landing at West Little York	C3F	
40	Legacy Ranch Business Park Sec 1	C3P	DEF1
41	Life Style	C3F	DEF1
42	Marvida Sec 29	C3F	DEF1

Platting Summary**Houston Planning Commission****PC Date: August 18, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Marvida Sec 30	C3F	DEF1
44	Masjid Al Huda	C3P	
45	Mayflower Landing	C3F	
46	Oakwood Sec 2	C3P	
47	Oakwood Sec 3	C3P	
48	Porter Municipal Utility District Lift Station F	C2	
49	Rayford Business Park	C2	DEF2
50	Robinett replat no 1	C3F	DEF1
51	Rosedale Gardens partial replat no 1	C3F	
52	Sheldon Ridge Sec 13	C3F	
53	Shops at Lakehouse	C2	
54	Southern Palm	C3F	
55	Spring Branch Central	C2	
56	Springwoods Village Parkway Street Dedication Sec 6	SP	
57	Stockdick Road Street Dedication Sec 3	SP	
58	Sunbeam Street Street Dedication Sec 1 and Reserve	C3F	
59	Sunterra Sec 53	C3P	
60	Trails Sec 5	C3P	
61	Trails Sec 6	C3P	
62	Trails Sec 7	C3P	
63	Trails Sec 8	C3P	
64	Trails Sec 9	C3P	
65	Union Crossing Northwest	C3P	
66	Villa Robles GP	GP	
67	Wentworth Post Oak	C3F	
68	West Road Street Dedication Sec 3	SP	
69	Wildwood Glen Sec 1 partial replat no 2 and extension	C3F	

B-Replats

70	Archers Grove	C3R	DEF2
71	Archers Villas	C2R	
72	Ardmore Maintenance Facility	C2R	
73	Beyond Heights	C2R	DEF1
74	Cadillac Place	C2R	
75	Callisto	C2R	DEF1
76	Carmen Street Estates	C2R	
77	Carverdale Place	C2R	
78	College Court Terrace	C2R	
79	Cozy Med Enclave on Mainer	C2R	
80	Cypresswood Point South	C3R	
81	De Soto Estates	C3R	
82	Dealmart Mills Road	C3R	
83	Development on North Durham	C2R	DEF1
84	East Heights at Sylvester	C2R	DEF2

Platting Summary**Houston Planning Commission****PC Date: August 18, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Elrod Square	C2R	
86	Evesa Estates at Sam Wilson	C2R	
87	Fifth Ward Place	C2R	
88	Gardendale Hill Estates	C2R	
89	Gardner Complex	C2R	
90	Gator Warehouse	C2R	
91	Genoa	C2R	
92	Gibson Street Green	C2R	
93	Griffiths New Orleans	C2R	DEF1
94	Gutis Place	C2R	
95	Harvard Court Estates	C2R	DEF2
96	Haven at Highland	C3R	DEF2
97	Haven Park on Winkler	C2R	
98	Highland Views	C2R	
99	Irvington Estates	C2R	DEF2
100	Killough Fuel Depot	C2R	
101	Knox Homes	C2R	
102	Laverne Street Homes	C2R	DEF1
103	Lawler Place	C2R	
104	Leon Luna	C2R	
105	Lockwood Estates	C2R	
106	Luisa Court	C2R	
107	Main Multifamily	C2R	
108	Malvern Landing	C2R	
109	Midnight Square	C2R	DEF2
110	Nagle Crossing	C2R	DEF2
111	Noel Landing	C2R	DEF1
112	North Eldridge Business Park replat and extension	C2R	
113	Plaza Estates at Carothers	C2R	DEF1
114	Ransom Square	C3R	DEF1
115	Rosslyn Gardens partial replat no 2	C2R	
116	Rye Park	C2R	
117	Solid Rock Village Sec 1	C3R	
118	Stearns Terrace	C2R	
119	Sul Ross Villas	C2R	
120	SZQ Landing on McKinley	C2R	
121	Trinity Cottage Homes	C2R	
122	Wall Street Estates	C2R	DEF1
123	Webster Place	C2R	
124	White Oak Grove	C2R	DEF1

C-Public Hearings Requiring Notification

125	Beall Street Development	C3N	
126	Elberta Villa	C3N	DEF1

Platting Summary**Houston Planning Commission****PC Date: August 18, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
127	Glen Ellyn Estates partial replat no 1	C3N	
128	Hazard Green	C3N	
129	Hudson Park replat no 1	C3N	
130	Inwood Pines Village	C3N	
131	Long Point Acres partial replat no 10	C3N	
132	Melbourne Place Sec 1 partial replat no 5	C3N	
133	Nantucket Residences	C3N	
134	Richland Heights	C3N	
135	West Houston Addition partial replat no 2	C3N	
136	Wrenwood partial replat no 5	C3N	
137	Yellowstone Landing	C3N	

D-Variances

138	Blake Vista	C2R	
139	Carter Estates	C3P	
140	Gosling Tract	C3P	DEF1
141	Heights Twenty Sixth	C2R	
142	Millennium Road Addition	C3P	

E-Special Exceptions

None

F-Reconsideration of Requirements

143	De Soto Street at Highland Heights	C3R	
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G-Extensions of Approval

144	A2Z Business Park	EOA	
145	Bridgeland Creekland Village Sec 5	EOA	
146	Bridgeland Creekland Village Sec 6	EOA	
147	Bridgeland Prairieland Village Reserve Sec 1	EOA	
148	Dora Lane Water Plant	EOA	
149	Hockley Becker Addition	EOA	
150	Jubilee Sec 5	EOA	
151	Jubilee Sec 7	EOA	
152	West Bellfort Water Plant	EOA	
153	Woodland Lakes Detention Smith North	EOA	
154	Woodland Lakes Sec 8	EOA	
155	Woodland Lakes Sec 9	EOA	

H-Name Changes

156	McClendon Park Village (prev. Parkwest Central Townhomes)	NC	
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Item		App	
No.	Subdivision Plat Name	Type	Deferral

I-Certification of Compliance

157	19931 S Plantation Estates Dr	COC	
158	19490 Riverwalk Drive	COC	
159	20621 Shady Lane	COC	
160	23204 Patricia Lane	COC	
161	20267 Red Oak Lane	COC	
162	22524 Pinedale Lane	COC	

J-Administrative

None

K-Development Plats with Variance Requests

163	5204 East Freeway	DPV	
164	2511 Locke Lane	DPV	
165	7824 Queen St	DPV	

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A-Consent

1	Amity Homes (DEF1)	2022-1809	C3F	Harris	City	452B	0.95	0.12	14	Amity Alliance	RSG Engineering
2	Appelt Drive Addition	2022-1927	C3F	Harris	ETJ	497M	4.60	4.60	0	Alterra Property Group	Bohler Engineering
3	AWAD Warehouse Parking	2022-1938	C2	Harris	City	495E	5.03	5.03	0	CAS Consultants, LLC	CAS Consultants, LLC
4	Beckwith Reserve (DEF2)	2022-1692	C2	Harris	ETJ	336S	2.00	1.99	0	SHADOW PROPERTIES, LLC	Texas Professional Surveying, LLC
5	Bridge Creek Sec 10 (DEF1)	2022-1856	C3F	Harris	ETJ	406A	12.70	4.69	42	WLH Communities-Texas LLC	Quiddity Engineering
6	Bridge Creek Sec 11 (DEF1)	2022-1857	C3F	Harris	ETJ	366W	17.09	0.96	76	WLH Communities-Texas LLC	Quiddity Engineering
7	Bridge Creek Sec 12 (DEF1)	2022-1858	C3F	Harris	ETJ	366W	17.39	0.85	83	WLH Communities-Texas LLC	Quiddity Engineering
8	Bridge Creek Sec 13	2022-1859	C3F	Harris	ETJ	365Z	16.56	1.72	82	WLH Communities-Texas LLC	Quiddity Engineering
9	Bridgeland Central Sec 6	2022-2028	C3P	Harris	ETJ	365R	17.69	2.92	81	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
10	Bridgeland Rio Medina Trail Street Dedication	2022-2035	SP	Harris	ETJ	365B	1.93	0.00	0	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
11	Caymus Creek Drive Street Dedication and Reserve	2022-2000	C3F	Waller	ETJ	403Z	43.50	41.47	0	Katy 1039 Ltd.	Quiddity Engineering - Katy
12	Champions Oak Sec 4 (DEF1)	2022-1894	C3F	Harris	ETJ	370H	10.27	0.71	53	Woodmere Development Co., LTD.	IDS Engineering Group
13	Commonwealth Park	2022-1960	C3F	Harris	City	492R	1.14	0.11	30	Owais Developments LLC.	Benchmark Engineering Corporation
14	Creekmont Estates (DEF1)	2022-1915	C3P	Harris	City	451G	1.15	0.01	22	Apala, LLC	The Interfield Group
15	Cypress Creek Memorial Heights	2022-2008	C3P	Harris	ETJ	333J	24.09	4.10	111	SS & J, LLC	C & C Surveying, Inc
16	Cypresswood Retail Plaza	2022-1934	C2	Harris	ETJ	293S	0.81	0.81	0	CSF Consulting LP	CSF Consulting LP
17	De Soto Village (DEF1)	2022-1820	C3F	Harris	City	452A	1.78	0.20	33	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
18	Dellrose Sec 18	2022-2017	C3F	Harris	ETJ	325J	10.38	0.41	64	Cypress 600 Development Partners LP	Meta Planning + Design LLC
19	Ellerden Sec 3	2022-1990	C3F	Harris	ETJ	286R	11.30	1.01	52	Pulte Homes of Texas, L.P.	IDS Engineering Group
20	Elyson Reserves Sec 6	2022-1993	C2	Harris	ETJ	405U	85.52	85.52	0	NASH FM 529, LLC	BGE, Inc.
21	Fairbanks North Houston Center Sec 1	2022-1991	C3F	Harris	ETJ	410C	84.42	75.87	0	Transwestern Development Company	Windrose
22	Gilley Acres	2022-2005	C2	Harris	ETJ	324L	10.00	10.00	0	PRO-SURV	PROSURV

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23	Grand Mission Estates Sec 31	2022-2029	C3F	Fort Bend	ETJ	526N	8.34	0.00	51	688 Development Inc.	Quiddity Engineering
24	Grand Pines Sec 1 (DEF2)	2022-1786	C3F	MULTIPLE	ETJ	286F	76.98	52.58	100	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
25	Grand Pines Sec 2 (DEF2)	2022-1787	C3F	Montgomery	ETJ	286B	27.02	5.74	101	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
26	Grand Pines Sec 3 (DEF2)	2022-1788	C3F	Montgomery	ETJ	286B	16.34	1.54	70	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
27	Grand Pines Sec 4	2022-1940	C3P	Montgomery	ETJ	286F	9.37	0.78	36	DR Horton	LJA Engineering, Inc.- (Houston Office)
28	Grand Pines Sec 5	2022-1942	C3P	Montgomery	ETJ	286B	34.91	9.65	115	DR Horton	LJA Engineering, Inc.- (Houston Office)
29	Grand Prairie Sec 3	2022-2014	C3F	Harris	ETJ	324N	22.33	1.21	132	Emptor Hockley	Costello, Inc.
30	Greenwood Gardens	2022-2002	C3P	Harris	ETJ	456B	15.60	8.54	58	A&S Engineering	Meta Planning + Design LLC
31	Gulfbelt Logistics Park Sec 2	2022-2015	C3P	Harris	City	576V	17.77	16.68	0	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
32	Harbor Heights	2022-1987	C2	Harris	City	494E	0.18	0.00	4	SEM SERVICES	SEM SERVICES
33	Haven at Treeline Addition	2022-1930	C2	Harris	ETJ	328M	11.57	11.57	0	Guefen Development Partners, LLC	Wier & Associates, Inc.
34	Hohldale Addition partial replat no 1	2022-1958	C3F	Harris	City	452H	1.31	0.00	1	NA	Karen Rose Engineering and Surveying
35	Hugh Landing	2022-2007	C3F	Harris	ETJ	372K	5.51	2.50	36	HomeSite Residential, LLC	Meta Planning + Design LLC
36	Humble Eight	2022-1961	C2	Harris	ETJ	375U	0.79	0.79	0	Accelerated Development Services	South Texas Surveying Associates, Inc.
37	Katy Lakes Sec 4	2022-1949	C3P	Harris	City/ ETJ	404V	51.18	22.01	107	Mini-B, Inc.	LJA Engineering, Inc.- (Houston Office)
38	Lake Elaine Estates Sec 1	2022-1734	C3P	Harris	ETJ	241H	14.00	6.51	5	Joan Murray Ministries	Doshi Engineering & Surveying Company
39	Landing at West Little York	2022-2011	C3F	Harris	City	412X	3.00	0.38	44	Prosperity Homes/Umran Martin, LLC	MOMENTUM ENGINEERING
40	Legacy Ranch Business Park Sec 1 (DEF1)	2022-1917	C3P	Harris	ETJ	366D	241.97	233.48	0	Kimley-Horn	Windrose
41	Life Style (DEF1)	2022-1804	C3F	Harris	City	455G	8.85	1.15	105	ALIANA CORPORATION LLC	Aliana Corporation LLC
42	Marvida Sec 29 (DEF1)	2022-1854	C3F	Harris	ETJ	406E	21.69	0.79	95	M/I Homes of Houston, LLC	Quiddity Engineering
43	Marvida Sec 30 (DEF1)	2022-1855	C3F	Harris	ETJ	406E	16.59	1.65	97	M/I Homes of Houston, LLC	Quiddity Engineering
44	Masjid Al Huda	2022-1904	C3P	Harris	ETJ	404S	17.92	15.60	0	MASJID AL HUDA	RSG Engineering
45	Mayflower Landing	2022-1977	C3F	Harris	City	533V	0.12	0.00	2	Mass Homes	Total Surveyors, Inc.
46	Oakwood Sec 2	2022-1996	C3P	Harris	ETJ	286M	7.11	0.45	45	Tejas Engineering Management, LLC	Meta Planning + Design LLC
47	Oakwood Sec 3	2022-2003	C3P	Harris	ETJ	286M	6.68	0.81	29	Tejas Engineering Management, LLC	Meta Planning + Design LLC
48	Porter Municipal Utility District Lift Station F	2022-2020	C2	Montgomery	ETJ	296C	0.14	0.14	0	Porter Municipal Utility District	Core

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49	Rayford Business Park (DEF2)	2022-1704	C2	Montgomery	ETJ	252Y	8.05	7.80	1	Loretta Sonnier Brown	CobbFendley
50	Robinet replat no 1 (DEF1)	2022-1828	C3F	Harris	City	574S	4.69	4.69	0	Robinet-ODonohoe LLC	McKim and Creed
51	Rosedale Gardens partial replat no 1	2022-1998	C3F	Harris	City	455J	1.02	0.20	12	DOSIS Investment LLC	PLS CONSTRUCTION LAYOUT, INC
52	Sheldon Ridge Sec 13	2022-1989	C3F	Harris	ETJ	418S	9.75	0.15	53	Woodmere Development Co., LTD.	IDS Engineering Group
53	Shops at Lakehouse	2022-2004	C2	MULTIPLE	ETJ	444E	3.68	3.47	0	HUNTINGTON	Century Engineering, Inc
54	Southern Palm	2022-2001	C3F	Harris	City	534J	3.02	0.47	40	MAYBERRY HOMES	ICMC GROUP INC
55	Spring Branch Central	2022-2009	C2	Harris	City	450W	0.68	0.68	0	Revive Development	Landpoint
56	Springwoods Village Parkway Street Dedication Sec 6	2022-1931	SP	Harris	ETJ	291M	1.32	0.00	0	Harris County Improvement District No. 18	C.L. Davis & Company
57	Stockdick Road Street Dedication Sec 3	2022-2023	SP	Harris	ETJ	444A	2.22	0.00	0	Astro Sunterra, L.P.	Quiddity Engineering - Katy
58	Sunbeam Street Street Dedication Sec 1 and Reserve	2022-1962	C3F	Harris	City	573B	2.90	1.99	0	DR HORTON	Benchmark Engineering Corporation
59	Sunterra Sec 53	2022-2021	C3P	Waller	ETJ	403Z	24.74	1.11	119	Astro Sunterra, L.P.	Quiddity Engineering - Katy
60	Trails Sec 5	2022-1760	C3P	Harris	ETJ	258M	23.64	1.28	81	CH-B Kingland LLC	Quiddity Engineering
61	Trails Sec 6	2022-1761	C3P	Harris	ETJ	258M	25.56	0.20	63	CH-B Kingland LLC	Quiddity Engineering
62	Trails Sec 7	2022-1755	C3P	Harris	ETJ	259J	8.51	0.28	39	CH-B Kingland LLC	Quiddity Engineering
63	Trails Sec 8	2022-1756	C3P	Harris	ETJ	258R	19.35	0.07	46	CH-B Kingland LLC	Quiddity Engineering
64	Trails Sec 9	2022-1758	C3P	Harris	ETJ	259N	10.83	0.00	61	CH-B Kingland LLC	Quiddity Engineering
65	Union Crossing Northwest	2022-2025	C3P	Harris	ETJ	367Z	75.35	65.81	0	Boulevard Partners	Windrose
66	Villa Robles GP	2022-1997	GP	Harris	ETJ	327R	80.98	0.00	0	R.G. Miller Engineers	R.G. Miller Engineers
67	Wentworth Post Oak	2022-1956	C3F	Harris	City	491R	2.02	0.28	19	Vanitas Devco LLC	BGE, Inc.
68	West Road Street Dedication Sec 3	2022-2036	SP	Harris	ETJ	406E	3.81	0.00	0	Ally General Solutions, LLC	Owens Management Systems, LLC
69	Wildwood Glen Sec 1 partial replat no 2 and extension	2022-1995	C3F	Harris	ETJ	289R	2.20	2.20	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.

B-Replats

70	Archers Grove (DEF2)	2022-1700	C3R	Harris	City	453D	0.62	0.00	7	CAS Consultants, LLC	CAS Consultants, LLC
71	Archers Villas	2022-1935	C2R	Harris	City	453D	0.34	0.00	7	CAS Consultants, LLC	CAS Consultants, LLC
72	Ardmore Maintenance Facility	2022-1959	C2R	Harris	City	533K	5.38	5.38	0	Huitt-Zollars, Inc.	Huitt-Zollars, Inc.
73	Beyond Heights (DEF1)	2022-1914	C2R	Harris	City	453N	0.11	0.00	2	Assist2Build, LLC	ICMC GROUP INC

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74	Cadillac Place	2022-1974	C2R	Harris	City	533L	0.24	0.00	4	Vera Living, LLC	Total Surveyors, Inc.
75	Callisto (DEF1)	2022-1924	C2R	Harris	City	571H	53.25	53.25	0	Jupiter Power	Windrose
76	Carmen Street Estates	2022-1963	C2R	Harris	City	573D	0.31	0.00	6	ASBM RE, LLC	RP & Associates
77	Carverdale Place	2022-2006	C2R	Harris	City	450A	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
78	College Court Terrace	2022-1937	C2R	Harris	City	492W	0.11	0.00	2	ROC Homes	MOMENTUM ENGINEERING
79	Cozy Med Enclave on Mainer	2022-1923	C2R	Harris	City	533P	0.11	0.00	3	Harris Blanding Harris, LLC	Owens Management Systems, LLC
80	Cypresswood Point South	2022-1876	C3R	Harris	ETJ	334Q	30.13	11.06	125	Woodmere Development, LTD.	IDS Engineering Group
81	De Soto Estates	2022-1939	C3R	Harris	City	452B	1.99	0.32	30	Matthews Investments Southwest Inc. XX	Pioneer Engineering, LLC
82	Dealmart Mills Road	2022-1928	C3R	Harris	City	370J	9.78	9.78	0	Ally General Solutions, LLC	Owens Management Systems, LLC
83	Development on North Durham (DEF1)	2022-1895	C2R	Harris	City	452Y	0.85	0.80	0	MOHSIN MOMIN	Century Engineering, Inc
84	East Heights at Sylvester (DEF2)	2022-1522	C2R	Harris	City	453T	0.18	0.00	2	Oscar Albervera	Owens Management Systems, LLC
85	Elrod Square	2022-1821	C2R	Harris	ETJ	445M	1.00	1.00	0	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
86	Evesa Estates at Sam Wilson	2022-1929	C2R	Harris	City	494G	0.11	0.00	3	CAS Consultants, LLC	CAS Consultants, LLC
87	Fifth Ward Place	2022-1955	C2R	Harris	City	454Y	0.11	0.00	2	Survey Solutions of Texas	Survey Solutions of Texas
88	Gardendale Hill Estates	2022-1969	C2R	Harris	City	451P	0.27	0.00	5	Oc Plans & Permits	Oc Plans & Permits
89	Gardner Complex	2022-1973	C2R	Harris	City	453Y	0.34	0.34	0	Smith & Company Architects	Owens Management Systems, LLC
90	Gator Warehouse	2022-1945	C2R	Harris	ETJ	377G	1.69	1.69	0	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
91	Genoa	2022-2026	C2R	Harris	City	412Y	0.57	0.15	12	GMA Oasis LLC	CGES Bailey Planning
92	Gibson Street Green	2022-1976	C2R	Harris	City	492M	0.23	0.00	5	Kyle Smith	Total Surveyors, Inc.
93	Griffiths New Orleans (DEF1)	2022-1827	C2R	Harris	City	494F	0.11	0.00	2	TBD	K. Chen Engineering
94	Gutis Place	2022-1986	C2R	Harris	City	452C	0.25	0.00	3	LUIS ARMANDO GUTIERREZ ALVAREZ	Dart Land Services LLC
95	Harvard Court Estates (DEF2)	2022-1602	C2R	Harris	City	453J	0.14	0.00	2	KDP CONSTRUCTION, LLC	South Texas Surveying Associates, Inc.
96	Haven at Highland (DEF2)	2022-1817	C3R	Harris	City	412X	1.96	0.20	41	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
97	Haven Park on Winkler	2022-1948	C2R	Harris	City	535Z	4.93	4.93	0	Vmax Construction	South Texas Surveying Associates, Inc.
98	Highland Views	2022-2013	C2R	Harris	City	412N	0.48	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
99	Irvington Estates (DEF2)	2022-1712	C2R	Harris	City	453C	0.94	0.00	10	Francos Homes Enterprises	Windrose

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100	Killough Fuel Depot	2022-2016	C2R	Harris	ETJ	411F	1.69	1.69	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
101	Knox Homes	2022-1861	C2R	Harris	City	492G	0.14	0.00	2	Mohsen Javadian	Total Surveyors, Inc.
102	Laverne Street Homes (DEF1)	2022-1603	C2R	Harris	City	450U	0.44	0.01	10	INTERCITY BUILDERS, LLC	RSG Engineering
103	Lawler Place	2022-1907	C2R	Harris	City	533X	0.11	0.00	2	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
104	Leon Luna	2022-1968	C2R	Harris	City	453D	0.62	0.62	0	INDIVIDUAL	Bowden Land Services & Consulting
105	Lockwood Estates	2022-1965	C2R	Harris	City	454C	0.35	0.00	4	Survey Solutions of Texas	Survey Solutions of Texas
106	Luisa Court	2022-1936	C2R	Harris	City	493Y	0.11	0.00	3	CSF Consulting LP	CSF Consulting LP
107	Main Multifamily	2022-1967	C2R	Harris	City	493T	0.94	0.94	0	MAIN MULTIFAMILY	RSG Engineering
108	Malvern Landing	2022-1975	C2R	Harris	City	453Z	0.11	0.00	3	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
109	Midnight Square (DEF2)	2022-1782	C2R	Harris	City	493G	0.87	0.79	0	SCARLET AND FRIENDS II, LP	Civil-Surv Land Surveying, L.C.
110	Nagle Crossing (DEF2)	2022-1746	C2R	Harris	City	493Y	0.23	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
111	Noel Landing (DEF1)	2022-1922	C2R	Harris	City	574A	0.30	0.00	2	Shirlene Clincy	Owens Management Systems, LLC
112	North Eldridge Business Park replat and extension	2022-1980	C2R	Harris	ETJ	328M	5.22	5.22	0	Robco North Eldridge, LLC	Hovis Surveying Company Inc.
113	Plaza Estates at Carothers (DEF1)	2022-1870	C2R	Harris	City	454M	0.37	0.00	3	New Era Development	New Era Development & Land Services
114	Ransom Square (DEF1)	2022-1674	C3R	Harris	City	451D	3.14	0.50	18	Mount Calm Missionary Baptist Church	Owens Management Systems, LLC
115	Rosslyn Gardens partial replat no 2	2022-2022	C2R	Harris	City	451J	4.50	4.50	0	CIVE	Landpoint
116	Rye Park	2022-2038	C2R	Montgomery	ETJ	252S	1.59	1.09	12	Rye Street Development	Texas Professional Surveying, LLC
117	Solid Rock Village Sec 1	2022-1932	C3R	Harris	City	455A	1.00	0.06	0	BURGHLLI DEVELOPMENT, LLC	Survey 1, Inc.
118	Stearns Terrace	2022-1954	C2R	Harris	City	533L	0.12	0.00	3	Survey Solutions of Texas	Survey Solutions of Texas
119	Sul Ross Villas	2022-1979	C2R	Harris	City	492V	0.32	0.00	4	Prebish Homes	Total Surveyors, Inc.
120	SZQ Landing on Mckinley	2022-1953	C2R	Harris	City	533Y	0.34	0.00	6	Survey Solutions of Texas	Survey Solutions of Texas
121	Trinity Cottage Homes	2022-1981	C2R	Harris	City	533Q	0.11	0.00	3	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
122	Wall Street Estates (DEF1)	2022-1850	C2R	Harris	City	412U	0.36	0.08	6	Midwest Builders LLC	RP & Associates
123	Webster Place	2022-1971	C2R	Harris	City	493V	0.14	0.00	2	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
124	White Oak Grove (DEF1)	2022-1860	C2R	Harris	City	493A	0.19	0.00	2	Mazzarino Construction	Total Surveyors, Inc.

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C-Public Hearings Requiring Notification

125	Beall Street Development	2022-1812	C3N	Harris	City	452U	0.89	0.89	0	Timeline Construction Group LLC	The Interfield Group
126	Elberta Villa (DEF1)	2022-1533	C3N	Harris	City	533U	0.41	0.00	4	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
127	Glen Ellyn Estates partial replat no 1	2022-1257	C3N	Harris	City	572U	1.06	0.09	7	South Point Surveying, PLLC	South Point Surveying, PLLC
128	Hazard Green	2022-1663	C3N	Harris	City	492R	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
129	Hudson Park replat no 1	2022-1355	C3N	Harris	City	493V	0.17	0.00	4	CMJ INVESTMENTS AND MOMENTUM CONSTRUCTION, LLC	Carranza Outsource Drafting
130	Inwood Pines Village	2022-1808	C3N	Harris	City	411V	10.99	2.46	128	Inwood Heights Group, LLC	Total Surveyors, Inc.
131	Long Point Acres partial replat no 10	2022-1794	C3N	Harris	City	450T	1.95	0.05	40	Cityside Homes, LLC	Total Surveyors, Inc.
132	Melbourne Place Sec 1 partial replat no 5	2022-1798	C3N	Harris	City	455B	0.16	0.00	2	New Era Development	New Era Development & Land Services
133	Nantucket Residences	2022-1667	C3N	Harris	City	491S	0.21	0.00	2	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
134	Richland Heights	2022-1678	C3N	Harris	City	455F	0.17	0.00	2	JFO SOLUTIONS	PLS CONSTRUCTION LAYOUT, INC
135	West Houston Addition partial replat no 2	2022-1627	C3N	Harris	City	492Y	0.14	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
136	Wrenwood partial replat no 5	2022-1708	C3N	Harris	City	449X	0.63	0.02	12	MoGo Architects	South Texas Surveying Associates, Inc.
137	Yellowstone Landing	2022-1614	C3N	Harris	City	533R	0.12	0.00	3	Innerloop Meadow Development, LLC	Total Surveyors, Inc.

D-Variances

138	Blake Vista	2022-1966	C2R	Fort Bend	ETJ	527T	1.00	0.00	6	N/A	replats.com
139	Carter Estates	2022-2031	C3P	Harris	ETJ	329K	4.64	4.60	0	Torreon Carter	Owens Management Systems, LLC
140	Gosling Tract (DEF1)	2022-1783	C3P	Harris	ETJ	250V	56.20	34.76	128	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
141	Heights Twenty Sixth	2022-1913	C2R	Harris	City	452U	3.27	3.27	0	Property Commerce	Owens Management Systems, LLC
142	Millennium Road Addition	2022-1834	C3P	Harris	ETJ	333Y	2.64	2.64	0	Alterra Property Group	Bohler Engineering

E-Special Exceptions

None

Platting Summary**Houston Planning Commission****PC Date: August 18, 2022**

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

F-Reconsideration of Requirements

143	De Soto Street at Highland Heights	2022-1813	C3R	Harris	City	452B	0.99	0.03	15	CSF Construction LLC	Chesterfield Development Services
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G-Extensions of Approval

144	A2Z Business Park	2021-1958	EOA	Harris	ETJ	293Z	10.00	10.00	0	Invision Investments, LLC	McKim and Creed
145	Bridgeland Creekland Village Sec 5	2021-2206	EOA	Harris	ETJ	365B	10.73	1.44	72	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
146	Bridgeland Creekland Village Sec 6	2021-2208	EOA	Harris	ETJ	365G	18.97	1.96	96	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
147	Bridgeland Prairieland Village Reserve Sec 1	2021-2001	EOA	Harris	ETJ	365P	30.73	30.73	0	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.
148	Dora Lane Water Plant	2021-1794	EOA	Fort Bend	ETJ	527Z	1.21	1.20	0	FBC FWSD No. 2	McKim and Creed
149	Hockley Becker Addition	2021-1798	EOA	Harris	ETJ	325A	2.30	2.30	0	GBT Realty	Owens Management Systems, LLC
150	Jubilee Sec 5	2021-2204	EOA	Harris	ETJ	324K	11.16	0.16	58	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
151	Jubilee Sec 7	2021-2068	EOA	Harris	ETJ	324K	10.96	0.16	65	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
152	West Bellfort Water Plant	2021-2215	EOA	Fort Bend	ETJ	527X	0.91	0.91	0	Fort Bend County Fresh Water Supply District No. 2	McKim and Creed
153	Woodland Lakes Detention Smith North	2021-1899	EOA	Harris	City	338M	18.50	17.70	0	WL Woodland Lakes LLC	Meta Planning + Design LLC
154	Woodland Lakes Sec 8	2021-1789	EOA	Harris	City	338H	23.20	2.75	99	WL Woodland Lakes LLC	Meta Planning + Design LLC
155	Woodland Lakes Sec 9	2021-1786	EOA	Harris	City	338H	19.90	1.79	88	WL Woodland Lakes LLC	Meta Planning + Design LLC

H-Name Changes

156	McClendon Park Village (prev. Parkwest Central Townhomes)	2022-0086	NC	Harris	ETJ	527D	14.19	4.87	122	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
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I-Certification of Compliance

157	19931 S. Plantation Estates Drive	22-1653	COC	Montgomery	ETJ	295R				Ruben Grifaldo	Ruben Grifaldo
158	19490 Riverwalk Drive	22-1654	COC	Montgomery	ETJ	295B				Adriana Sarro	Adriana Sarro
159	20621 Shady Lane	22-1655	COC	Montgomery	ETJ	295M				Carlos Parra	Carlos Parra
160	23204 Patricia Lane	22-1656	COC	Montgomery	ETJ	265V				Juan Pinon	Juan Pinon

Platting Summary**Houston Planning Commission****PC Date: August 18, 2022**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
161	20267 Red Oak Lane	22-1657	COC	Montgomery	ETJ	256K				Elias Roa	Elias Roa
162	22524 Pinedale Lane	22-1658	COC	Montgomery	ETJ	296C				Nancy Arauz	Nancy Cornejo

J-Administrative

None

K-Development Plats with Variance Requests

163	5204 East Freeway	21040774 DPV	Harris	City	494G					John A. Lopez	Jal Arch Designs, LLC.
164	2511 Locke Lane	21127811 DPV	Harris	City	492U					JENIFER POOL	JRP COMPANY
165	7824 Queen St	22021673 DPV	Harris	City	455P					Daniel Zarate	Ameritex Homes, LLC

Houston Planning Commission

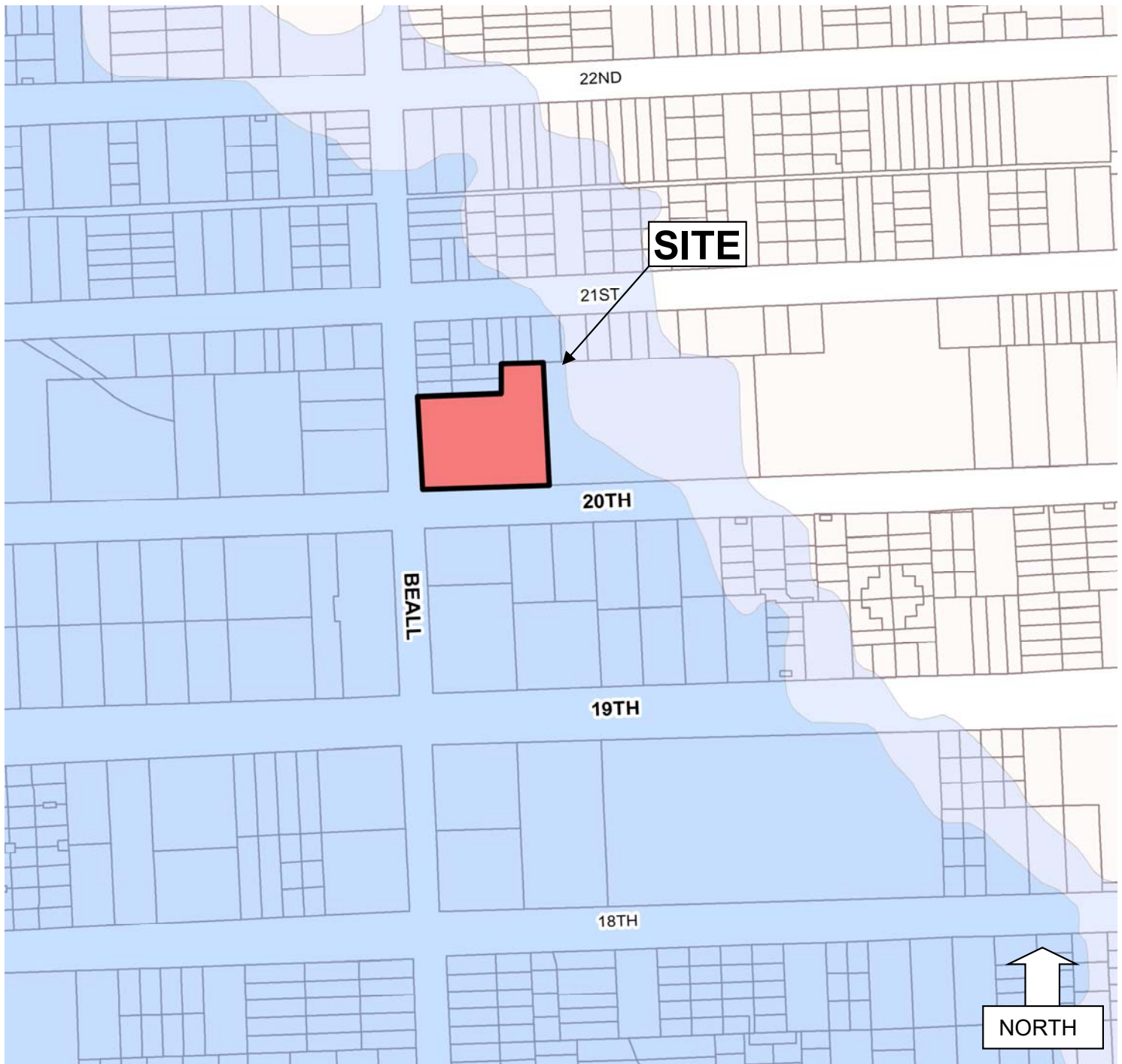
ITEM: 125

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Beall Street Development

Applicant: The Interfield Group



C – Public Hearings with Variance Site Location

ITEM: 125

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Beall Street Development

Applicant: The Interfield Group



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

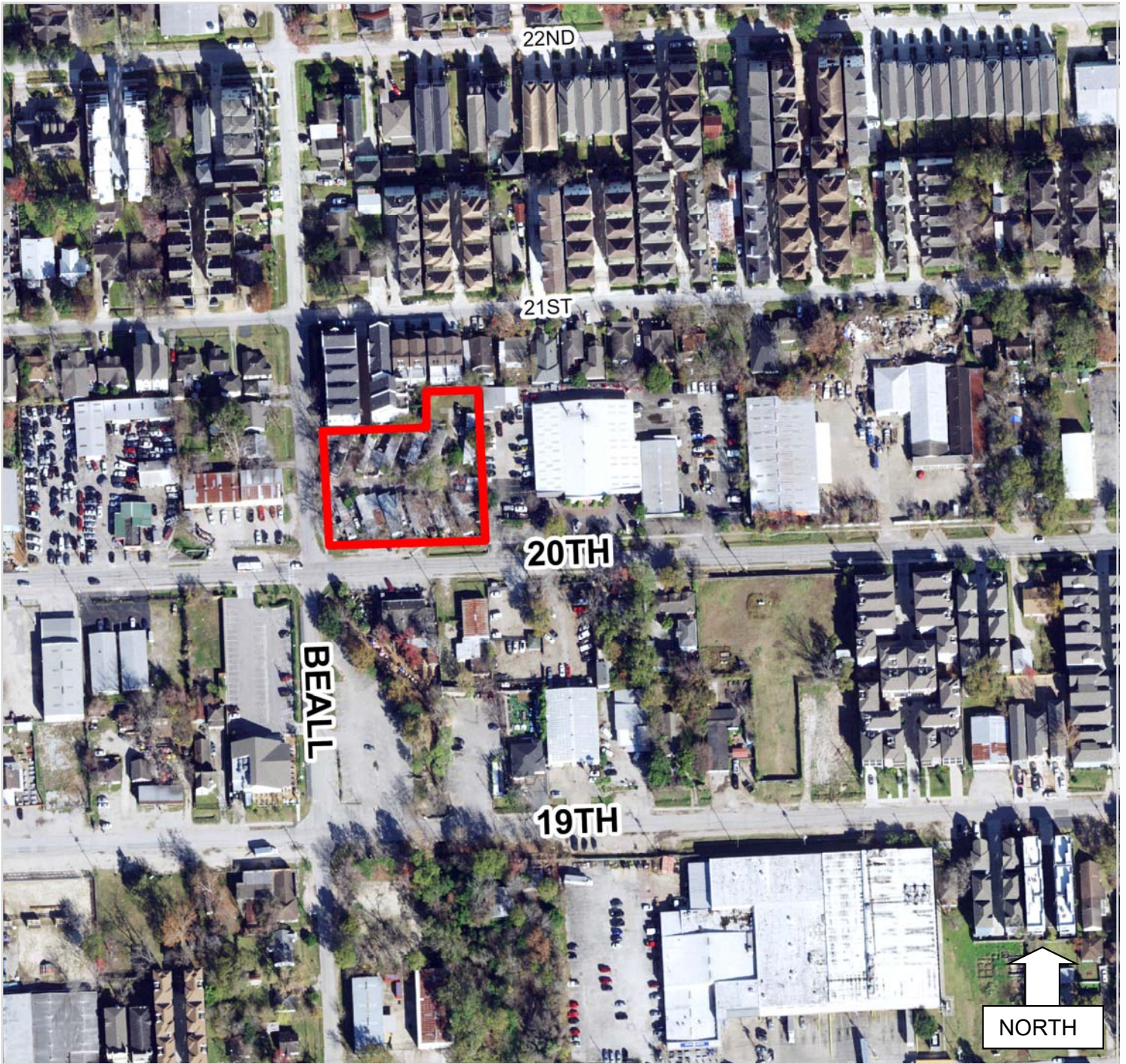
ITEM: 125

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Beall Street Development

Applicant: The Interfield Group

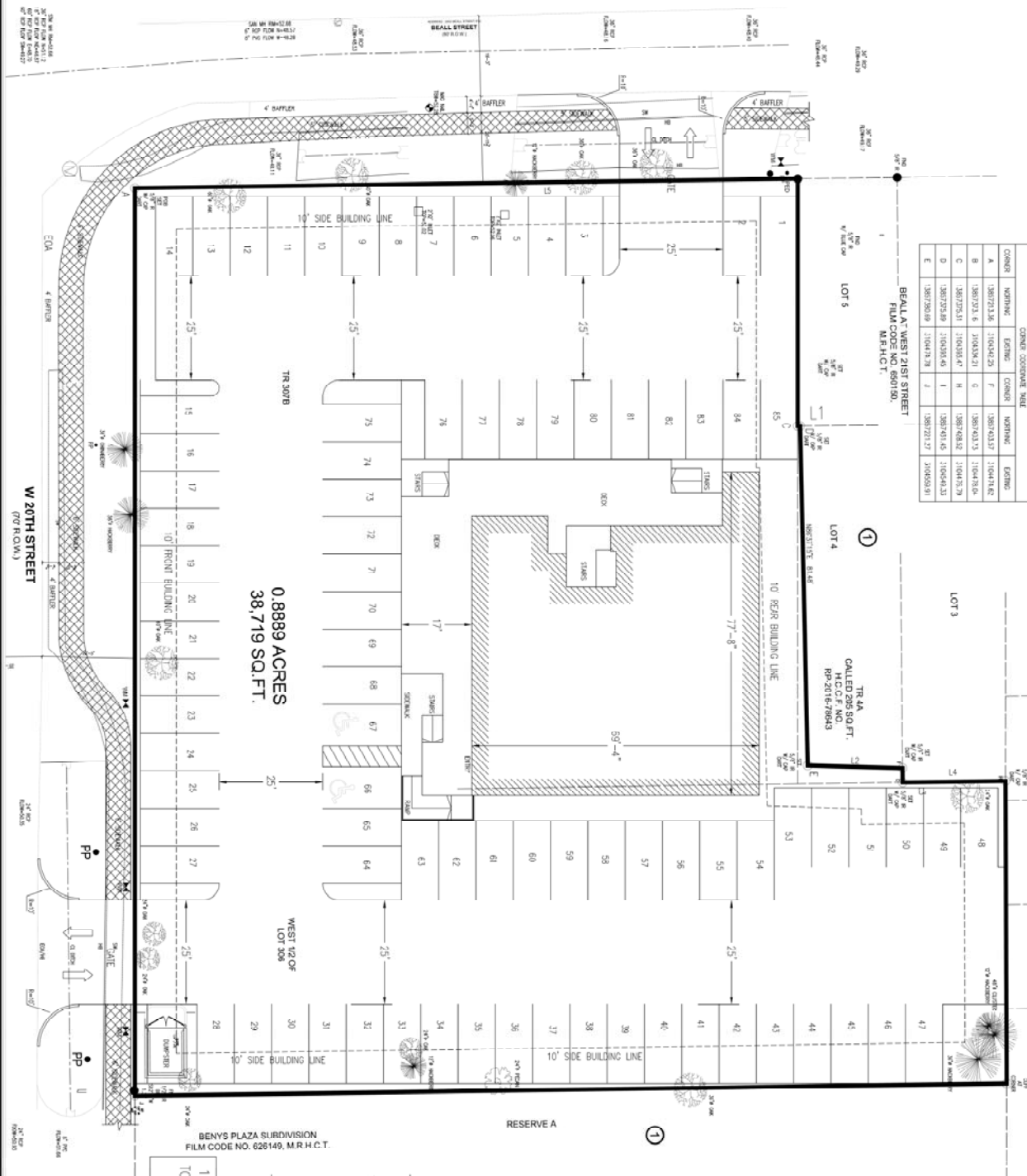


C – Public Hearings with Variance

Aerial

CORNER	WEATHERING	ENDING	CORNER	NORTHING	ENDING
A	1380723.26	2105424.25	F	1380743.57	2104741.62
B	1380732.6	2105424.25	G	1380743.57	2104741.62
C	1380725.41	2105424.47	H	1380743.52	2104741.79
D	1380725.49	2105424.46	I	1380743.46	2105424.33
E	1380725.49	2104741.79	J	1380723.27	2105424.91

BEALL AT WEST 21ST STREET
FILM CODE NO. 690190.
M.R.H.C.T.



BENYS PLAZA SUBDIVISION
FILM CODE NO. 626149, M.R.H.C.T.

FIRST FLOOR AREA:	
A - RESTAURANT	1,905 SQ. FT.
B - STORAGE	185 SQ. FT.
C - RESTROOMS	476 SQ. FT.
D - HALLWAYS	401 SQ. FT.
E - KITCHENS	940 SQ. FT.
F - STAIRS 1	160 SQ. FT.
G - BAR 2	165 SQ. FT.
H - DECK	1,898 SQ. FT.
I - STAIRS 2	125 SQ. FT.
J - BAR 1	253 SQ. FT.
TOTAL:	6,508 SQ. FT.
SECOND FLOOR DECK AREA:	
K - DECK+ BAR	1,360 SQ. FT.
TOTAL:	7,868 SQ. FT.
PARKING ANALYSIS:	
FIRST FLOOR	6,508 SQ. FT.
SECOND FLOOR	1,360 SQ. FT.
TOTAL:	7,868 SQ. FT.
10 SPACES PER 1,000 PER SQ. FT.	
TOTAL REQUIRED PARKING 79 SPACES	
PROPOSED 85 SPACES	

ILA
Inches & Engineering
Design & Consulting
4406 WEST 10TH STREET, SUITE 1730
HOUSTON, TX 77028
TEL: 713.772.7722
FAX: 713.772.7723
WWW.ILA-ENGINEERING.COM

PROJECT NUMBER
2002 BEALL STREET
HOUSTON, TX 77008

PERMIT SET FOR
RESTAURANT
AT

SITE MAP
PARKING ANALYSIS

A1.1



Application Number: 2022-1812
Plat Name: Beall Street Development
Applicant: The Interfield Group
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 is to allow the replat of a portion (205 sf) of a lot into an unrestricted reserve

Chapter 42 Section: 193

Chapter 42 Reference:

42-193 – Rules governing partial replats of certain property (b) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend any plat restriction contained on the preceding subdivision plat (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided in Sec. 42-193 1 thru 4.

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;

Beall Street development is located east of Beall Street, north of W 20th Street and west of N Durham Drive and south of W 22nd Street, along a mixed-use block face, with the majority being commercial. Subject property only contains 205 SF of Lot 4, Block 1, and this appears to have been due to a possible encroachment discovered after the plat of Beall At West 21 Street was recorded. It is unclear. The 2016 deed does not provide reason for the conveyance of this 205 SF but it is part of the overall boundary owned by the developer. If the land is not combined with the overall boundary, it will be landlocked and would not meet the subdivision ordinance.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors of prior land use of subject tract and to be consistent with land use in immediate adjacent properties.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will comply with the required sidewalks along

Beall Street and West 21st Street. b. Development will be landscaped and will preserve and enhance the general character of the community

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

The granting of the variance will not be injurious to the public health, safety or welfare.

Development will enhance public welfare, without any way compromising public health or safety.

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

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



CITY OF HOUSTON
Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 26, 2022

Dear Property Owner:

Reference Number: 2022-1812; Beall Street Development; replatting of the west one-half (W ½) of tract 306 and the south three fourths (S ¾) of tract 307 in “**Shady Acres Extension no 3**” as recorded in Vol 8, pg 28 of Harris County Map Records and 205 square feet out of lot 4, block 1 of “**Beall at West 21st Street**”, as recorded in Film Code no 650150 of the Harris County Map Records.

The property is located at the northeast intersection of Beall Street and W 20th Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Mary Villareal**, with **The Interfield Group**, on behalf of Timeline Construction Group LLC, can be contacted at 713-780-0909 Ext 312.

Pursuant to Local Government Code 212.015 and the City of Houston’s Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300’ of the boundary of the plat. A variance is being requested with this application. The variance(s) request is attached.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 18, 2022 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission

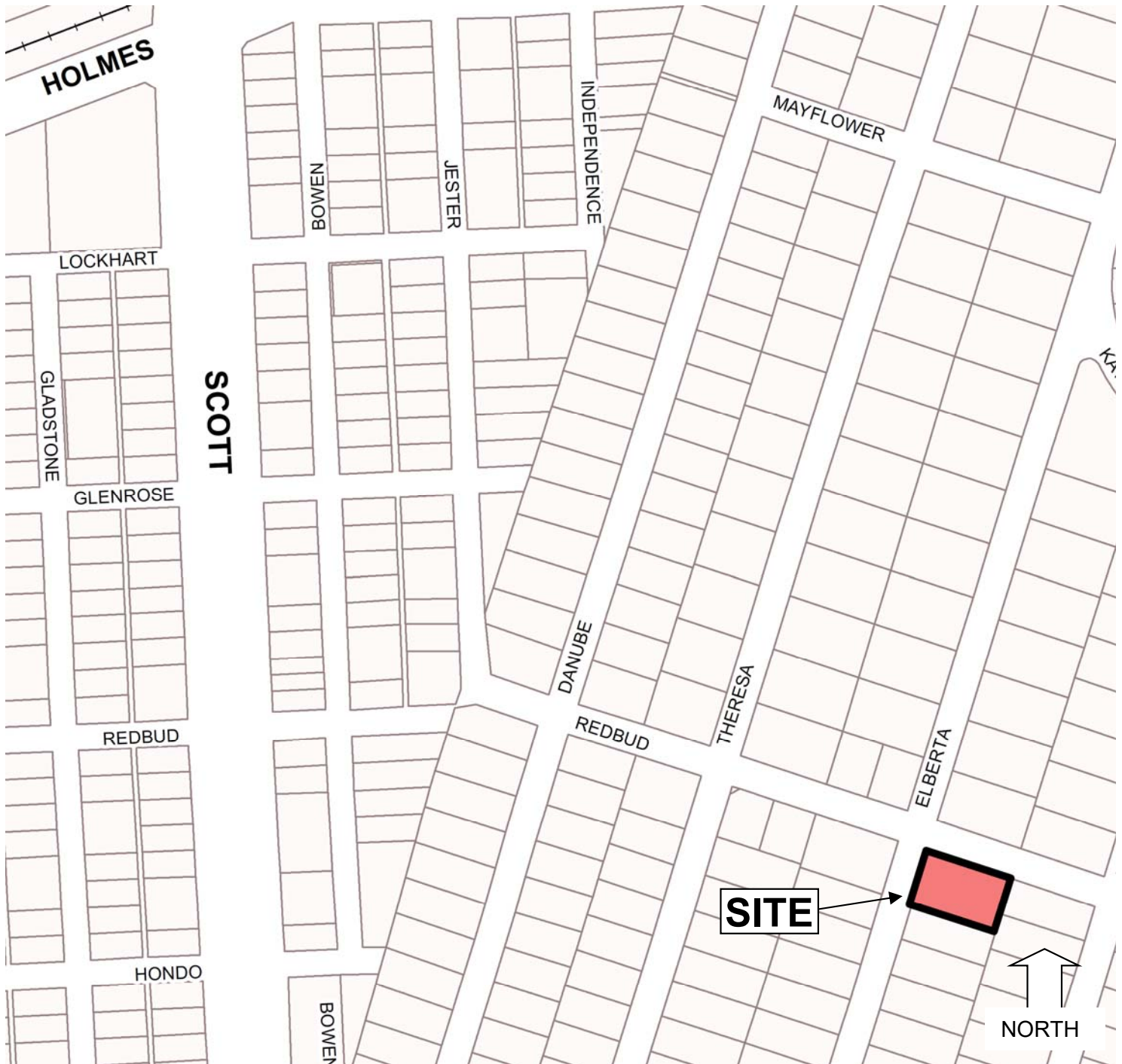
ITEM: 126

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Elberta Villa (DEF 1)

Applicant: Advance Surveying, Inc



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Elberta Villa (DEF 1)

Applicant: Advance Surveying, Inc



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Elberta Villa (DEF 1)

Applicant: Advance Surveying, Inc



C – Public Hearings

Aerial



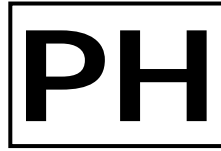
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

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.

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.**

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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

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

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

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

Terminology

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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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

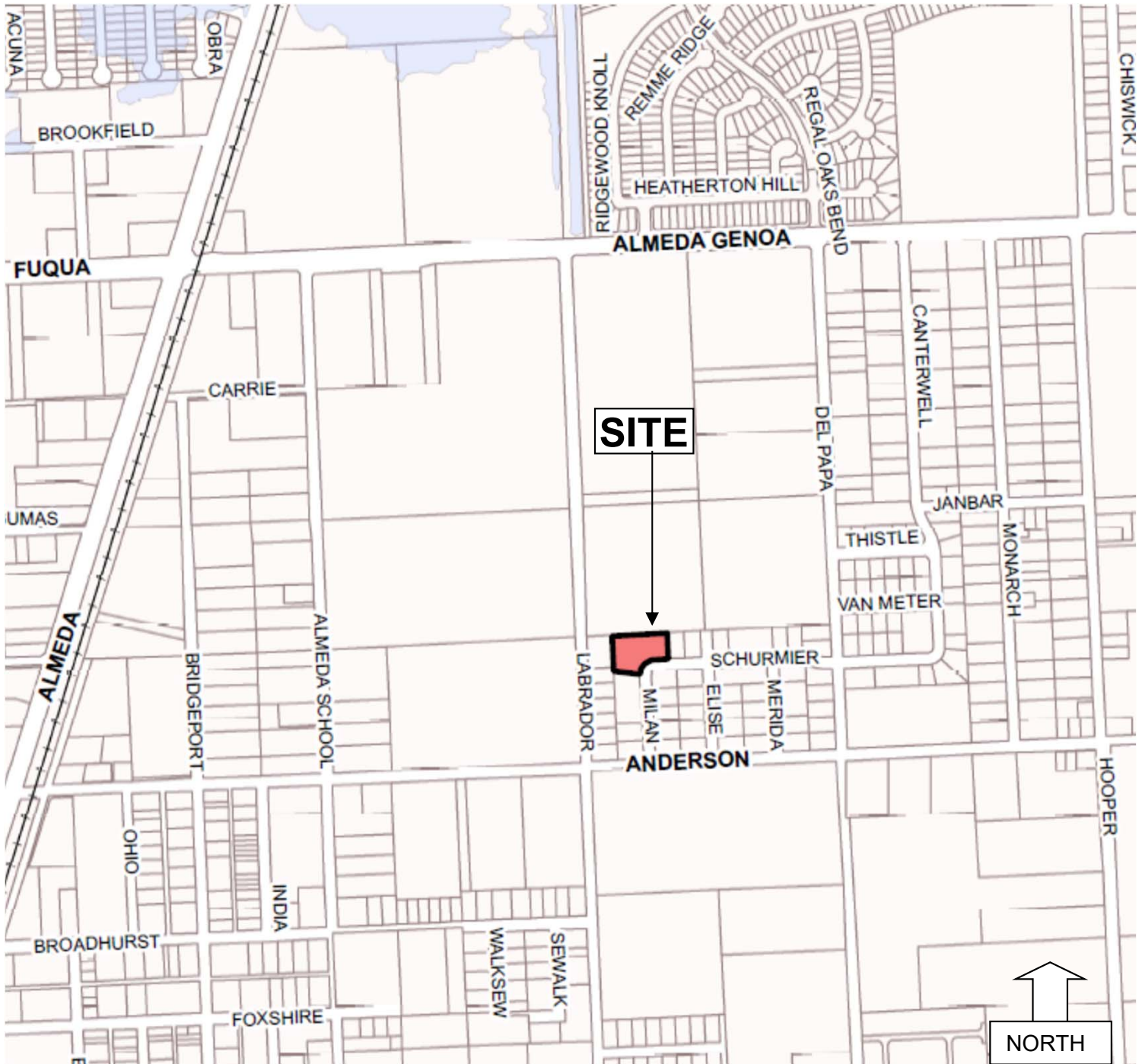
ITEM: 127

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Glen Ellyn Estates partial replat no 1

Applicant: South Point Surveying, LLC -

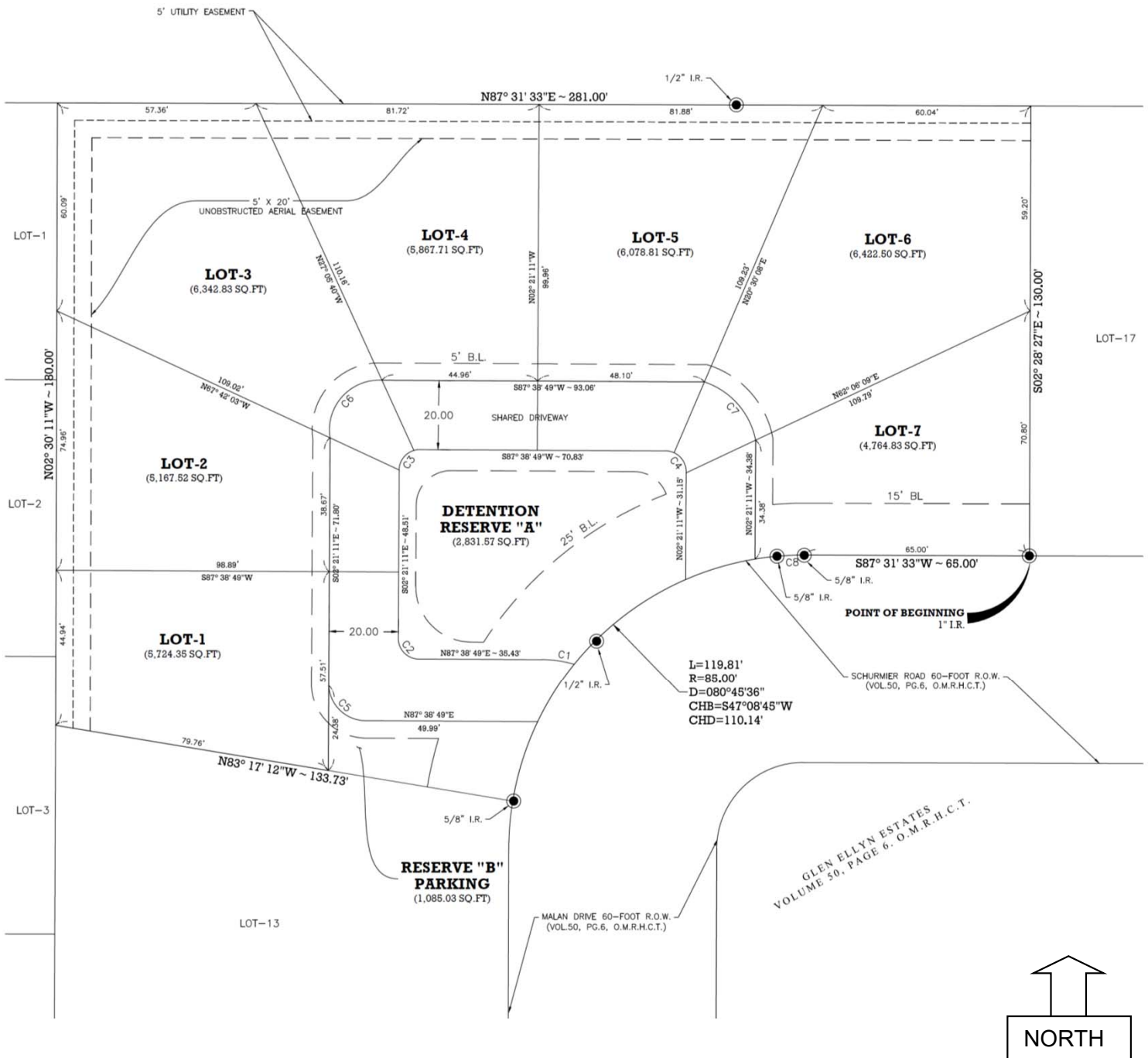


C – Public Hearings

Site Location

Subdivision Name: Glen Ellyn Estates partial replat no 1

Applicant: South Point Surveying, LLC -



Houston Planning Commission

ITEM: 127

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Glen Ellyn Estates partial replat no 1

Applicant: South Point Surveying, LLC -



C – Public Hearings

Aerial



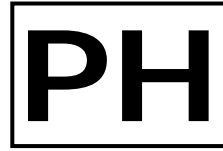
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 25, 2022

Dear Property Owner:

Reference Number: 2022-1257; Glen Ellyn Estates partial replat no 1; a replat of **Glen Ellyn Estates**, being Lots 14, -16 of Block 1, as recorded in Vol 50 Page 6 of the Harris County Map Records.

The property is located at the northern intersection of Schurmier Road and Milan Drive, north of E. Anderson Road. The purpose of the replat is to create seven (7) single-family residential lots and two reserves along a shared driveway. The applicant, **Josh McGinn**, with South Point Surveying, PLLC, on behalf of the developer, can be contacted at **281-489-5656**.

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 18th, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Houston Planning Commission

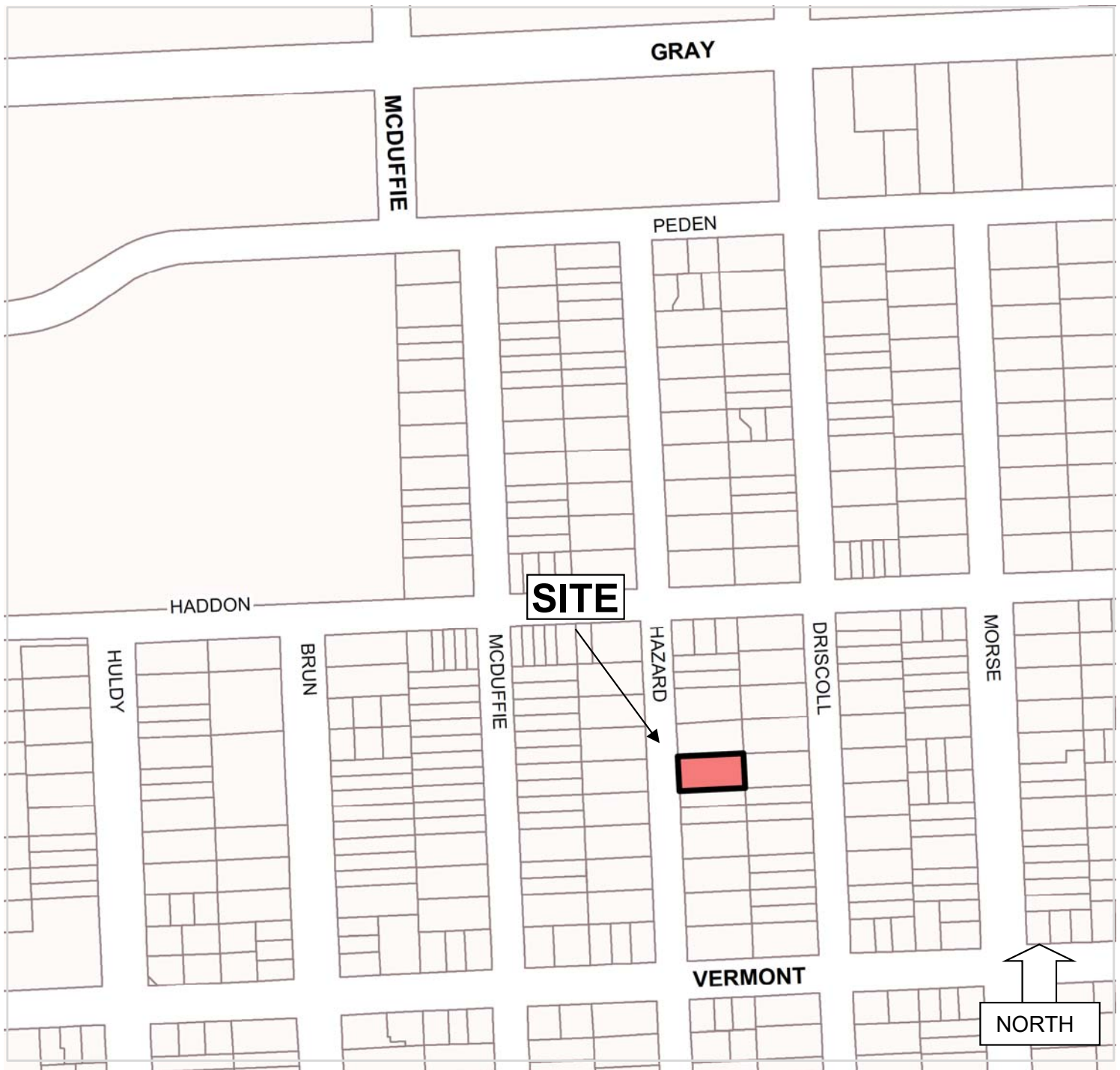
ITEM: 128

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Hazard Green

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

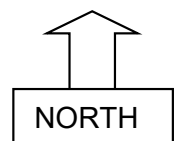
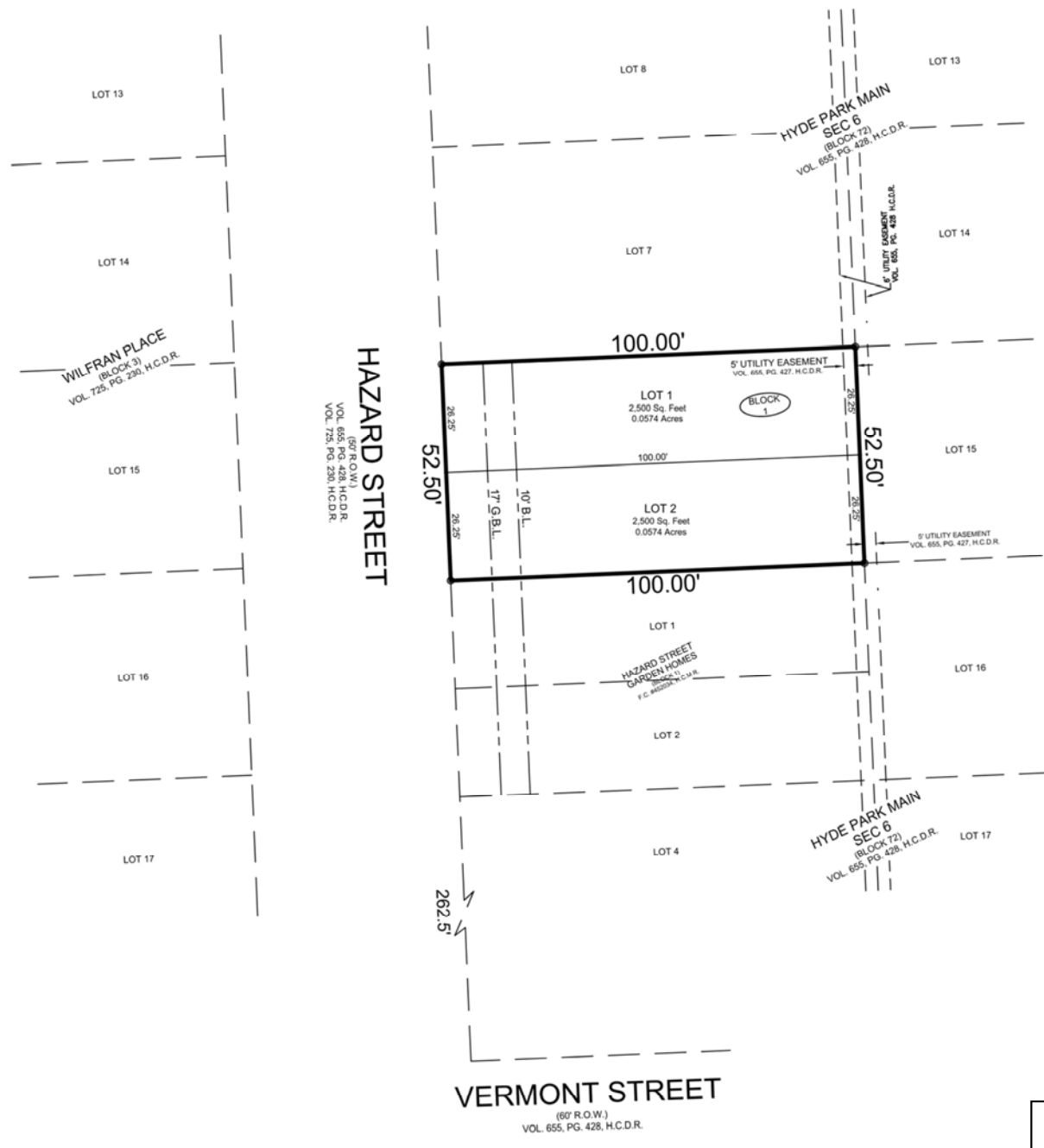
ITEM: 128

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Hazard Green

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C – Public Hearings

Subdivision

Houston Planning Commission

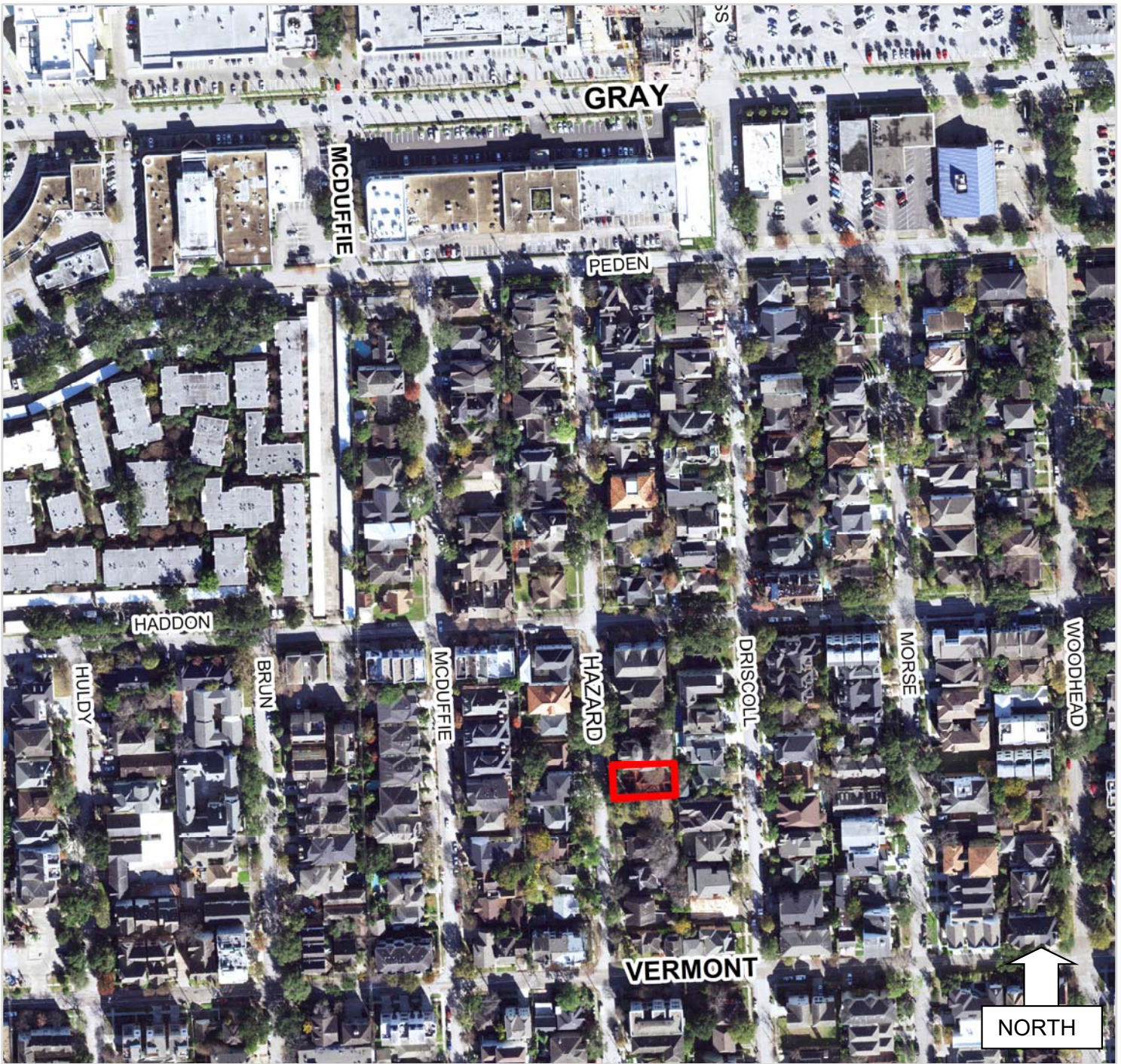
ITEM: 128

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Hazard Green

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial



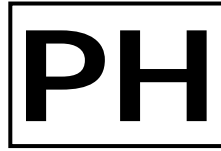
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 29, 2022

Dear Property Owner:

Reference Number: 2022-1663; Hazard Green; a partial replat of **Hyde Park Main Subdivision N 6**, being Lot 6, in Block 72, as recorded in Vol. 655, Pg. 427 of the Harris County Deed Records.

The property is located along and east of Hazard Street between Haddon Street and Vermont Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Kevin Kolb**, with Total Surveyors, Inc., on behalf of 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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Houston Planning Commission

ITEM: 129

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Hudson Park replat no 1

Applicant: Carranza Outsource Drafting

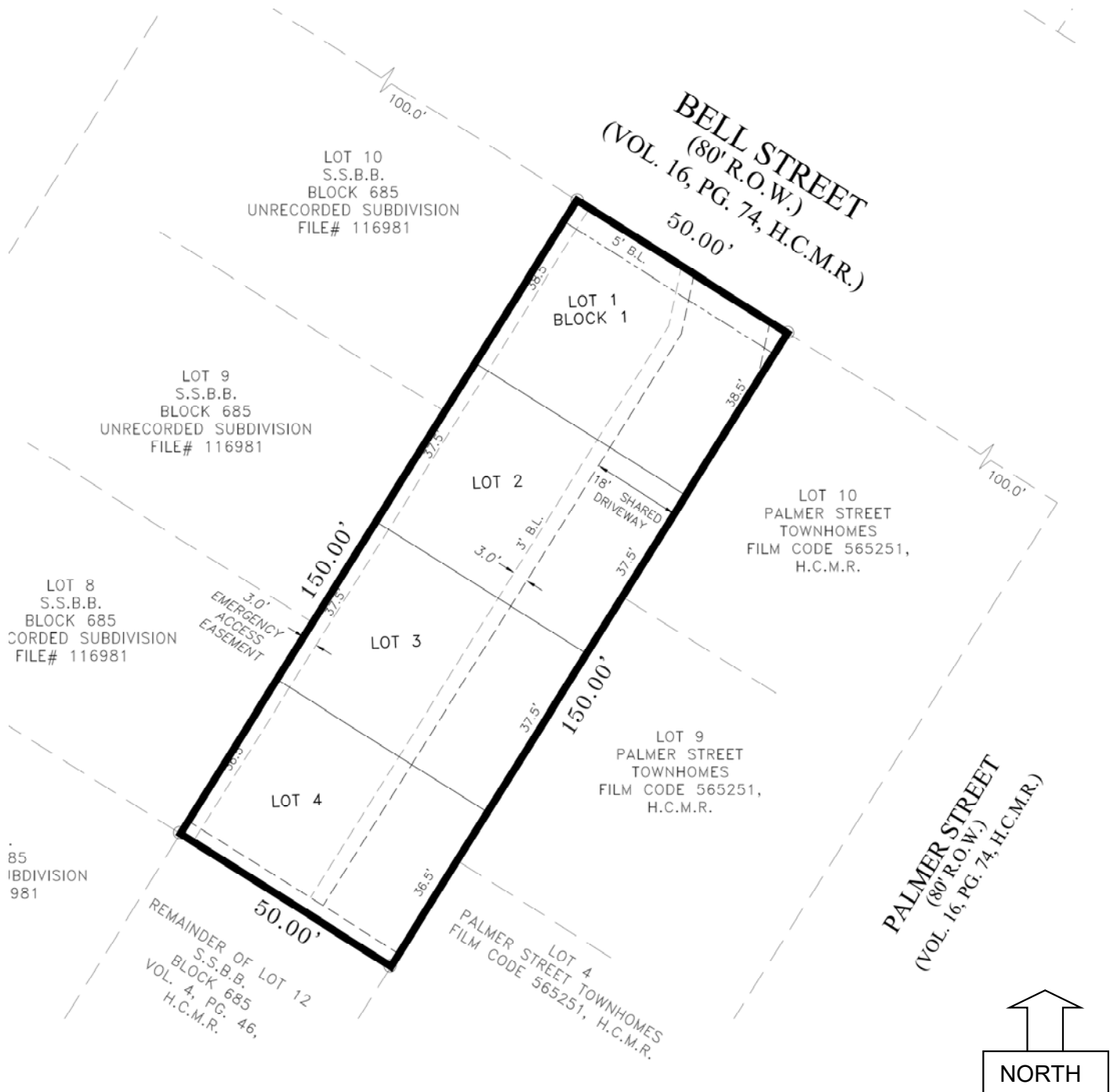


C – Public Hearings

Site Location

Subdivision Name: Hudson Park replat no 1

Applicant: Carranza Outsource Drafting



Houston Planning Commission

ITEM: 129

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Hudson Park replat no 1

Applicant: Carranza Outsource Drafting



C – Public Hearings

Aerial



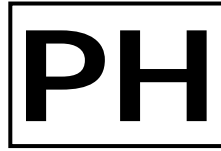
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 26, 2022

Dear Property Owner:

Reference Number: 2022-1355; Hudson Park replat no 1; replatting of **Hudson Park**, of Lots 1-4, Block 1, as recorded in film code 695073 of the Harris County Map Records.

The property is located along Bell Street, east of Ennis street and west of Velasco street.

The purpose of the replat is to create four (4) single-family residential lots along a shared driveway. The applicant, **Louis Carranza** with Carranza Outsourcing Drafting, on behalf of the developer, CMJ INVESTMENTS AND MOMENTUM CONSTRUCTION, LLC, can be contacted at **832.627.0927**.

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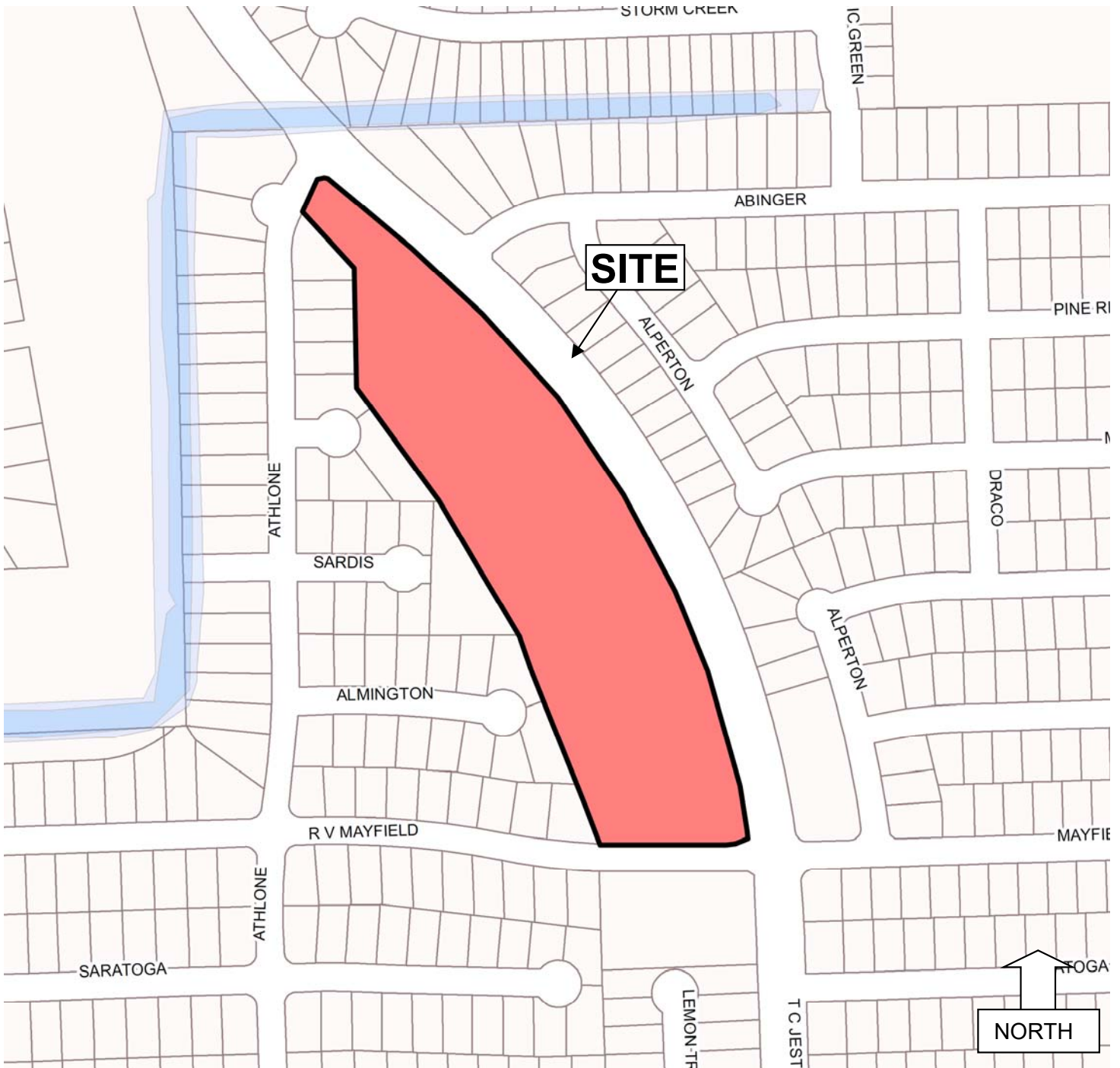
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Subdivision Name: Inwood Pines Village

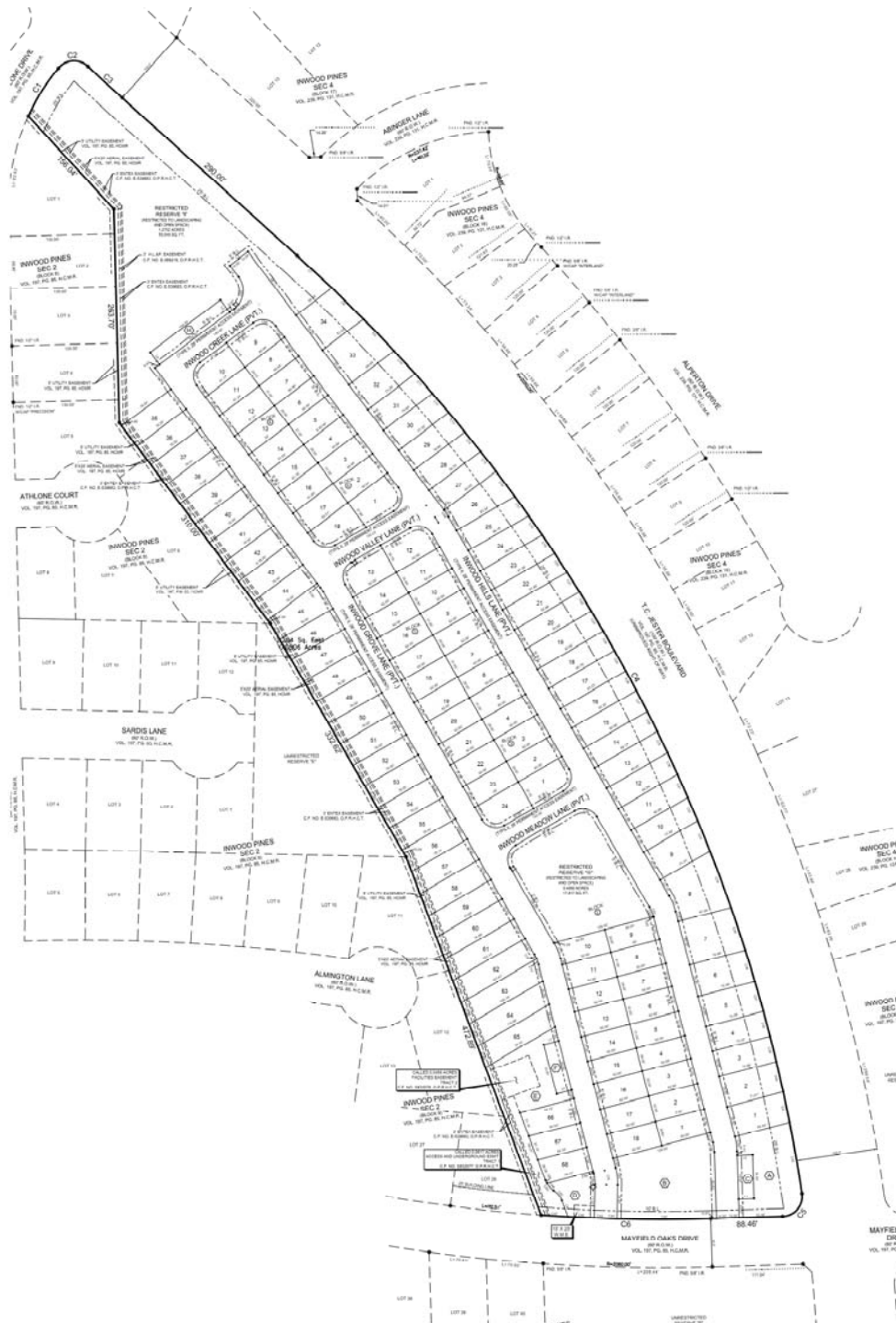
Applicant: Total Surveyors, Inc.



ITEM: 130

Meeting Date: 08/18/2022

Applicant: Total Surveyors, Inc.



NORTH

C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 130

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Inwood Pines Village

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance

Aerial



Application Number: 2022-1808

Plat Name: Inwood Pines Village

Applicant: Total Surveyors, Inc.

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 not require an east – west street through our tract of land, to satisfy the block length requirements.

Chapter 42 Section: 42-128

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 1400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

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

The site is located within the City of Houston, at the northwest intersection of TC Jester Boulevard, unimproved major thoroughfare, and Mayfield Oaks Drive. This property was platted in September of 1972, into a large unrestricted reserve, known as Inwood Pines, Section Two. At that time, single family lots were created along the western boundary, serviced by cul-de-sac streets which do not adjoin our tract of land. One of the cul-de-sac's, Sardis Lane does allow for a portion of the right-of-way to extend to service an Unrestricted Reserve "E". This extension does not adjoin our property, which does not allow for a continuous connection. The property to the west is a single family development with no current way to extend a street to our site for a connection. TC Jester Boulevard is located along the eastern boundary of this tract and is a major thoroughfare. A street is not required along TC Jester Blvd for block length spacing. Currently TC Jester Blvd. is an unimproved right-of-way. TC Jester is intended to be a divided roadway and currently only the east side of the divided roadway is built up to and extend approximately 200 feet north of Mayfield Drive. Mayfield Drive currently dead ends and does not connect to TC Jester Blvd. The developer of this project does intend to construct the west side of TC Jester Blvd, from its current dead end up to Mayfield Drive to make the intersection and greatly improve the traffic flow, not only to the proposed development, but to the entire neighborhood. The owner is proposing to create 128 single family lots, averaging approximately 2,300 sq. ft., in size that will all take vehicular access to Mayfield Drive and ultimately out to the proposed constructed TC Jester Blvd. This proposal will greatly

benefit the existing neighborhood by easing traffic flow, and allowing a new outlet for traffic to TC Jester Blvd., but will also improve the pedestrian traffic by building sidewalks along the new sections of pavement. Requiring a new street within this project will do nothing to improve the current street pattern within the neighborhood and will do nothing for the traffic flow.

(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 the variance are not the result of a hardship created or imposed by the applicant. This tract of land was originally platted as a large unrestricted reserve and site just as it was originally platted in 1972. The developer is only wishing to remove the requirement for a right-of-way, which will not serve the good of the public. We believe that the proposed improvements to Mayfield Drive and TC Jester Blvd. will greatly enhance vehicular and pedestrian traffic flow to the neighborhood.

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

Extending TC Jester Blvd and intersecting it with Mayfield Drive will greatly improve the vehicular traffic flow and will provide a positive pedestrian experience for the neighborhood.

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

The proposed development is consistent with the existing pattern of development for the neighborhood, as the area is predominantly single family and will improve the traffic flow to TC Jester Blvd.

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

Economic hardship is not the sole justification for the variance. Providing an east – west street does not provide any benefits to the public. By making the, improvements to TC Jester and Mayfield the developer is making an investment into the neighborhood, to improve the traffic flow as well as, the pedestrian environment.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
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July 26, 2022

Dear Property Owner:

Reference Number: 2022-1808; Inwood Pines Village; replatting of **Inwood Pines Sec 2**, of reserve "A", block 9, as recorded in Volume 197, Page 85 of the Harris County Map Records.

The property is located at the north of Victory Drive, south of West Gulf Bank Road, and west of T C Jester Boulevard. The purpose of the replat is to create 128 single-family residential lots and 9 reserves. The applicant, **Kevin Kolb** with Total Surveyors, Inc., on behalf of the developer, Inwood Heights Group, LLC, can be contacted at **281-479-8719**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. A variance is being requested with this application. The variance(s) request is attached.

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Controller: Chris Brown

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
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Houston Planning Commission

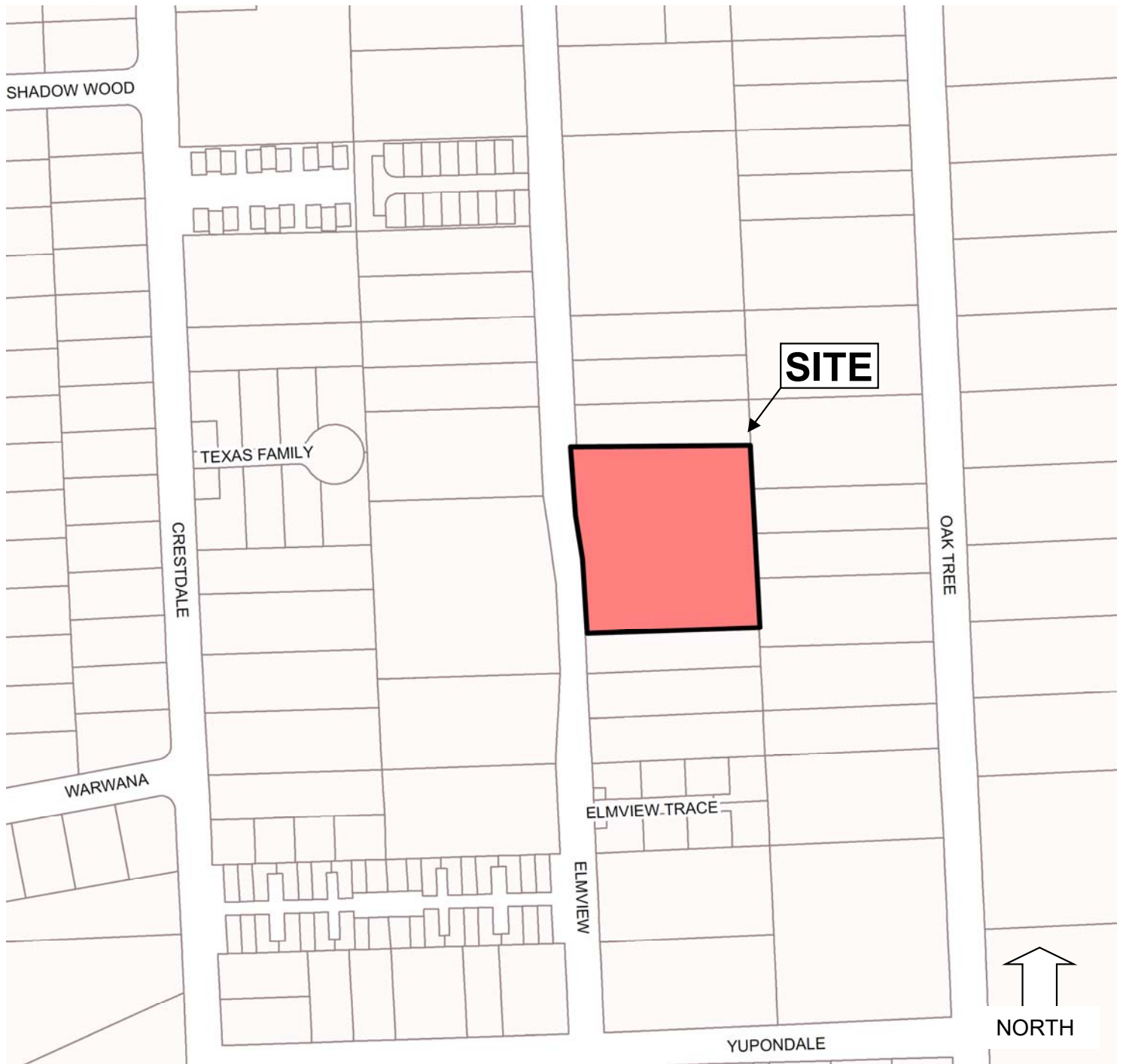
ITEM: 131

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Long Point Acres partial replat no 10

Applicant: Total Surveyors Inc.



C – Public Hearings

Site Location

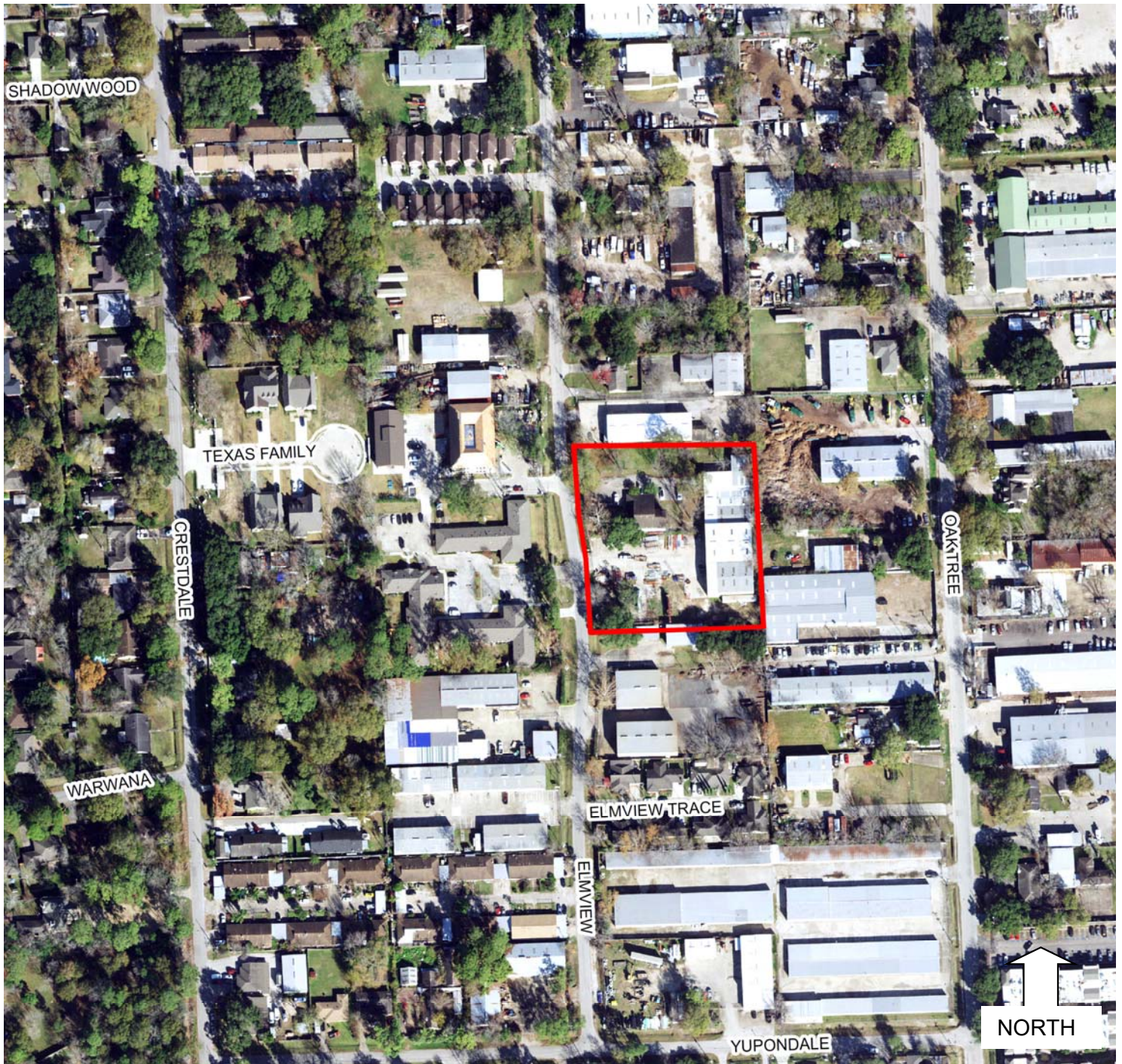
Houston Planning Commission **ITEM: 131**

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Long Point Acres partial replat no 10

Applicant: Total Surveyors Inc.



C – Public Hearings

Aerial



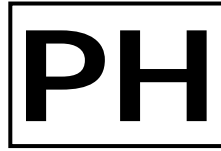
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 15, 2022

Dear Property Owner:

Reference Number: 2022-1794; Long Point Acres partial replat no 10: a partial replat of **Long Point Acres**, being the north ½ of lot 5, lot 6 and the south ½ of lot, Block 7, as recorded in Volume 14 Page 49 of the Harris County Map Records.

The property is located east along Elmview Drive, north of Yupondale Drive and south of Neuens Rd. The purpose of the replat is to create eleven (40) single-family residential lots and eight (8) reserves. The applicant, **Kevin Kolb**, with Total Surveyors, on behalf of Cityside Homes, LLC, 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.

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 18th, 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:

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@houston.tx.gov,

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

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

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Terminology

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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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

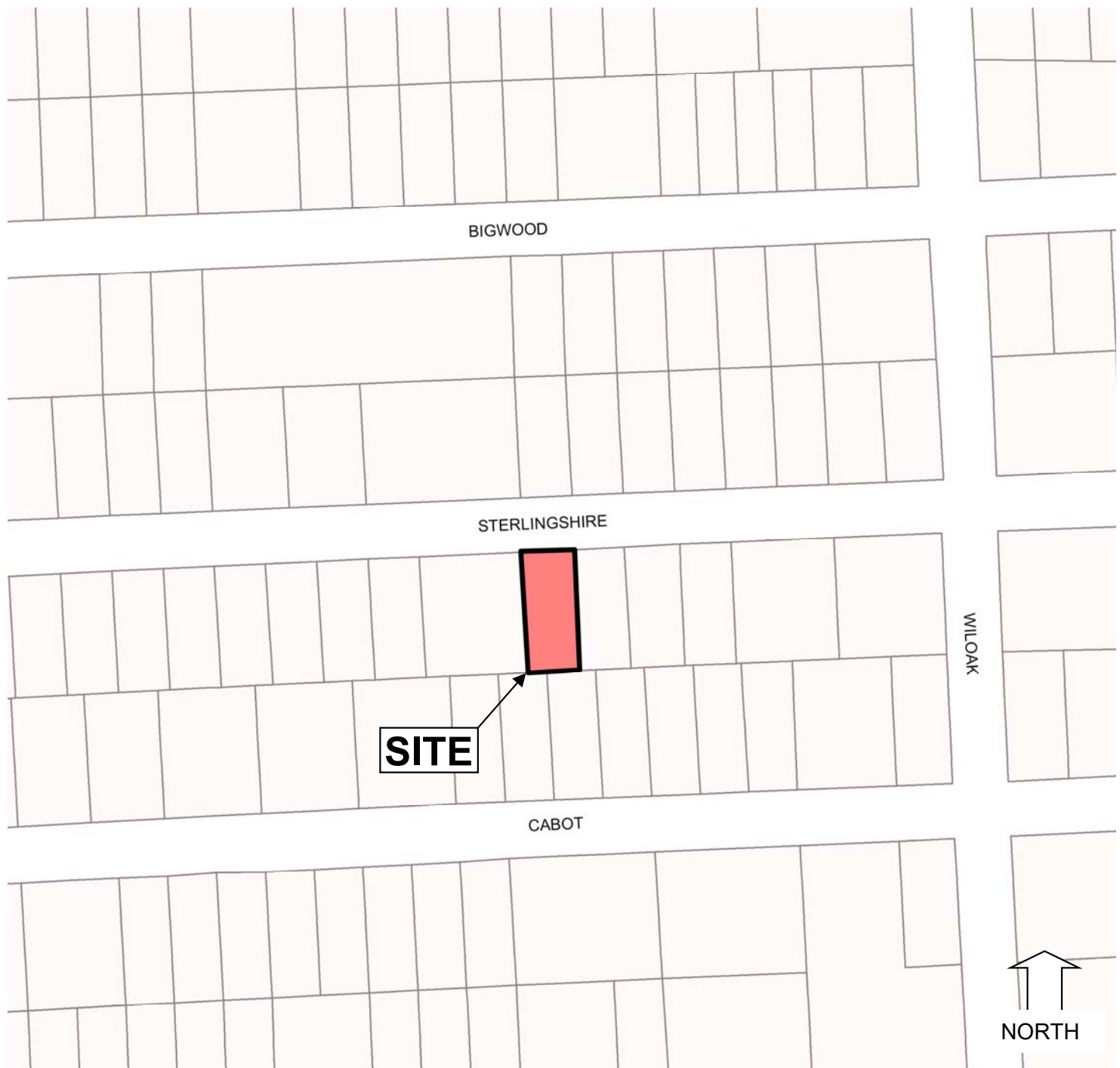
ITEM: 132

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Melbourne Place Sec 1 partial replat no 5

Applicant: New Era Development



C – Public Hearings

Site Location

Houston Planning Commission

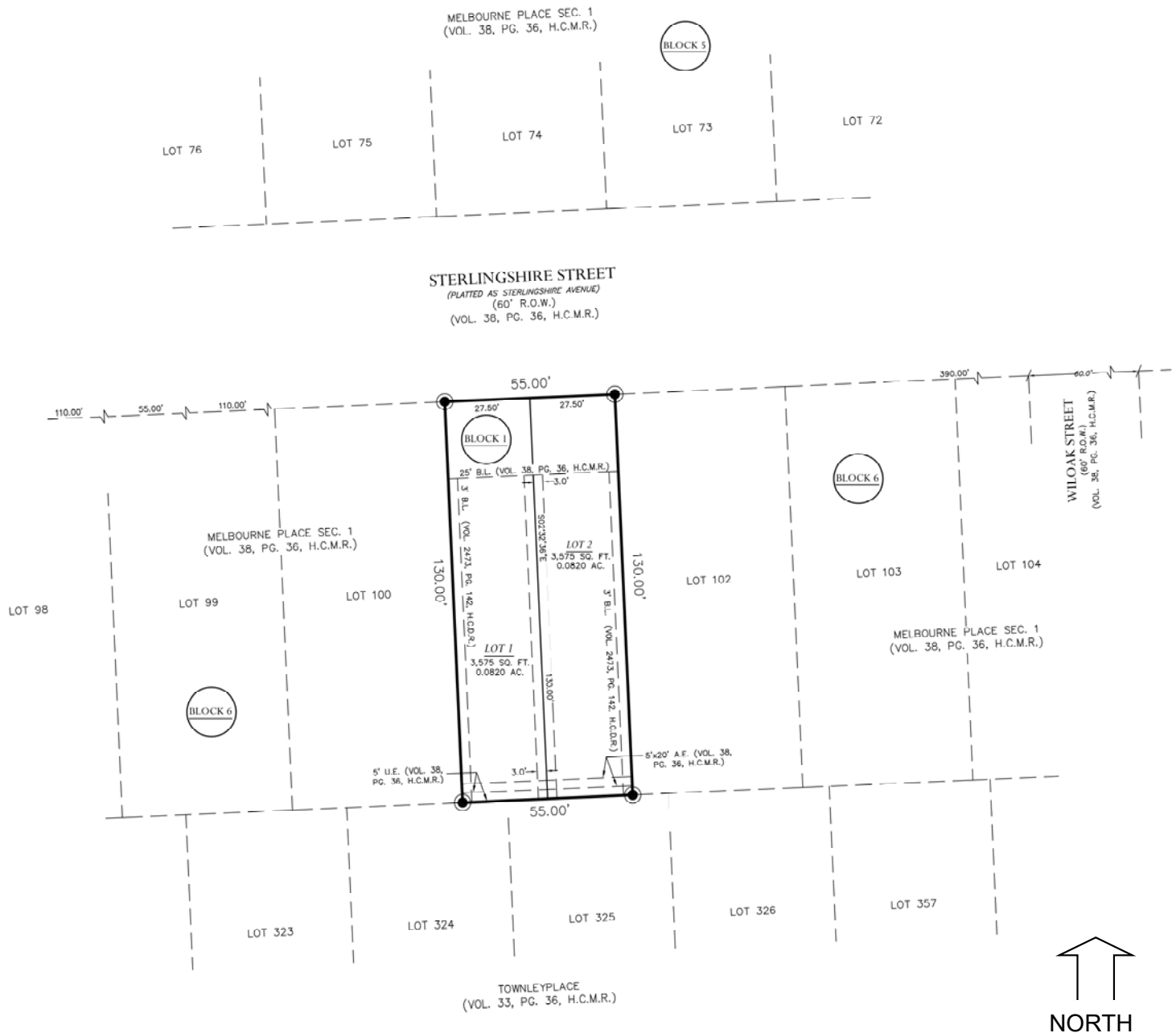
ITEM: 132

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Melbourne Place Sec 1 partial replat no 5

Applicant: New Era Development



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 132

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Melbourne Place Sec 1 partial replat no 5

Applicant: New Era Development



C – Public Hearings

Aerial



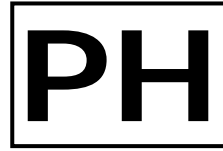
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 15, 2022

Dear Property Owner:

Reference Number: 2022-1798; Melbourne Place Sec 1 partial replat no 5; a replat of **Melbourne Place Sec 1**, being Lot 101 Block 6, as recorded in Vol. 38, pg. 36 of the Harris County Map Records.

The property is located east of North Wayside Drive, north of Tidwell Road, and southwest of the intersection at Sterlingshire Street and Wiloak Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Nahom Tesfa**, with New Era Development, on behalf of New Era Development, the developer, can be contacted at **469-371-6780**.

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 18, 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

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

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Houston Planning Commission

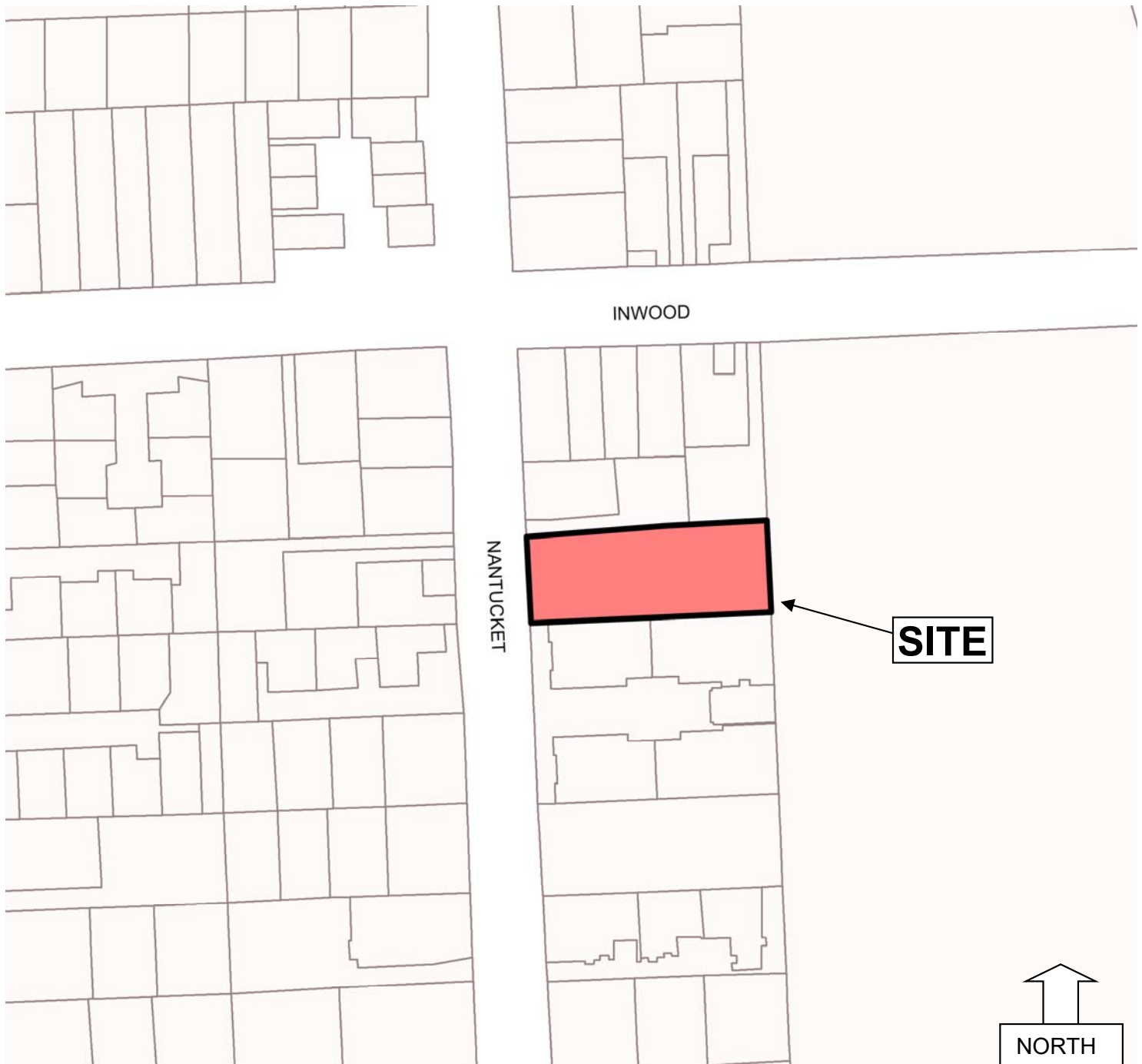
ITEM:133

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Nantucket Residences

Applicant: Advance Surveying, Inc.

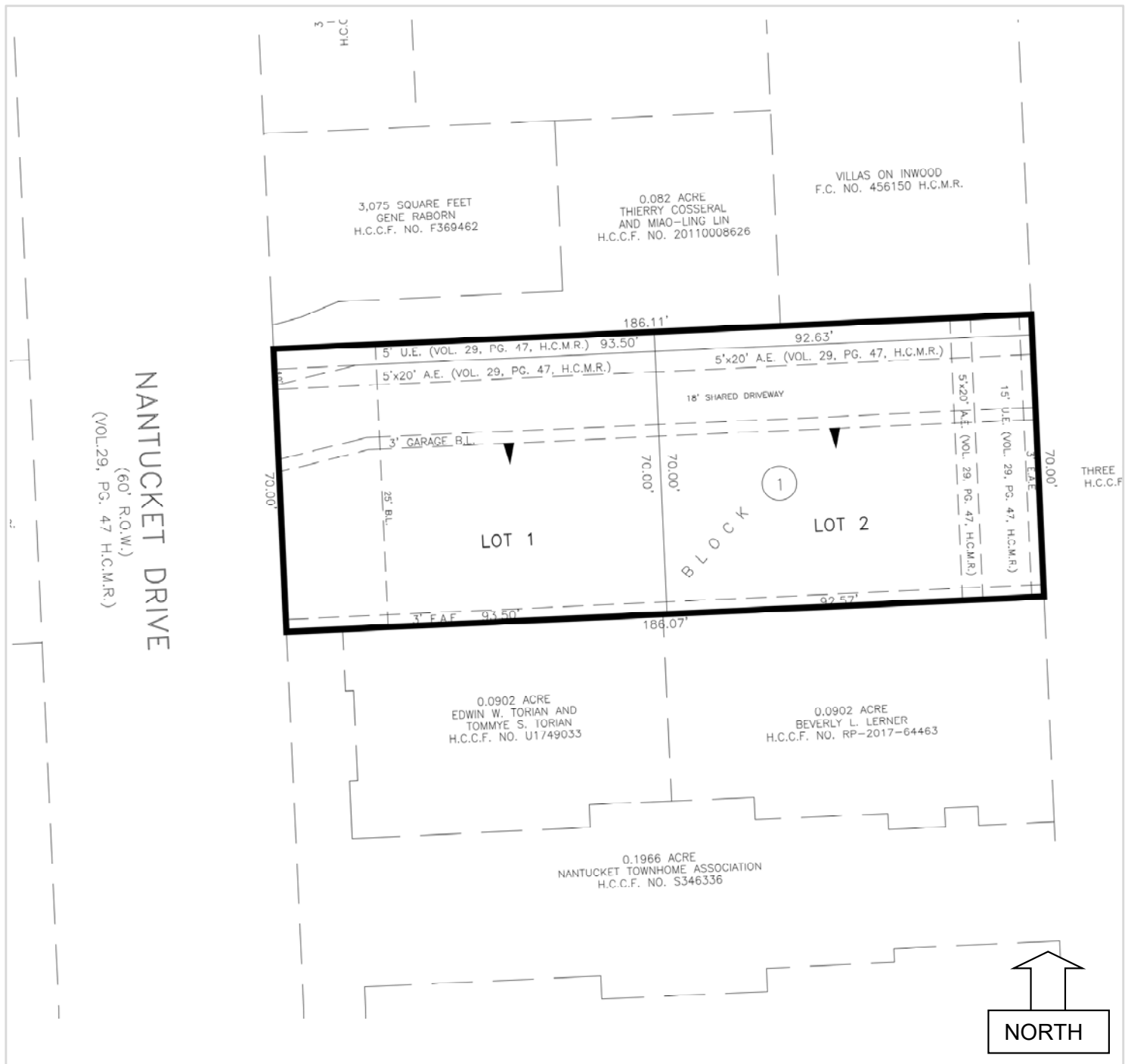


C – Public Hearings

Site Location

Subdivision Name: Nantucket Residences

Applicant: Advance Surveying, Inc.



Houston Planning Commission

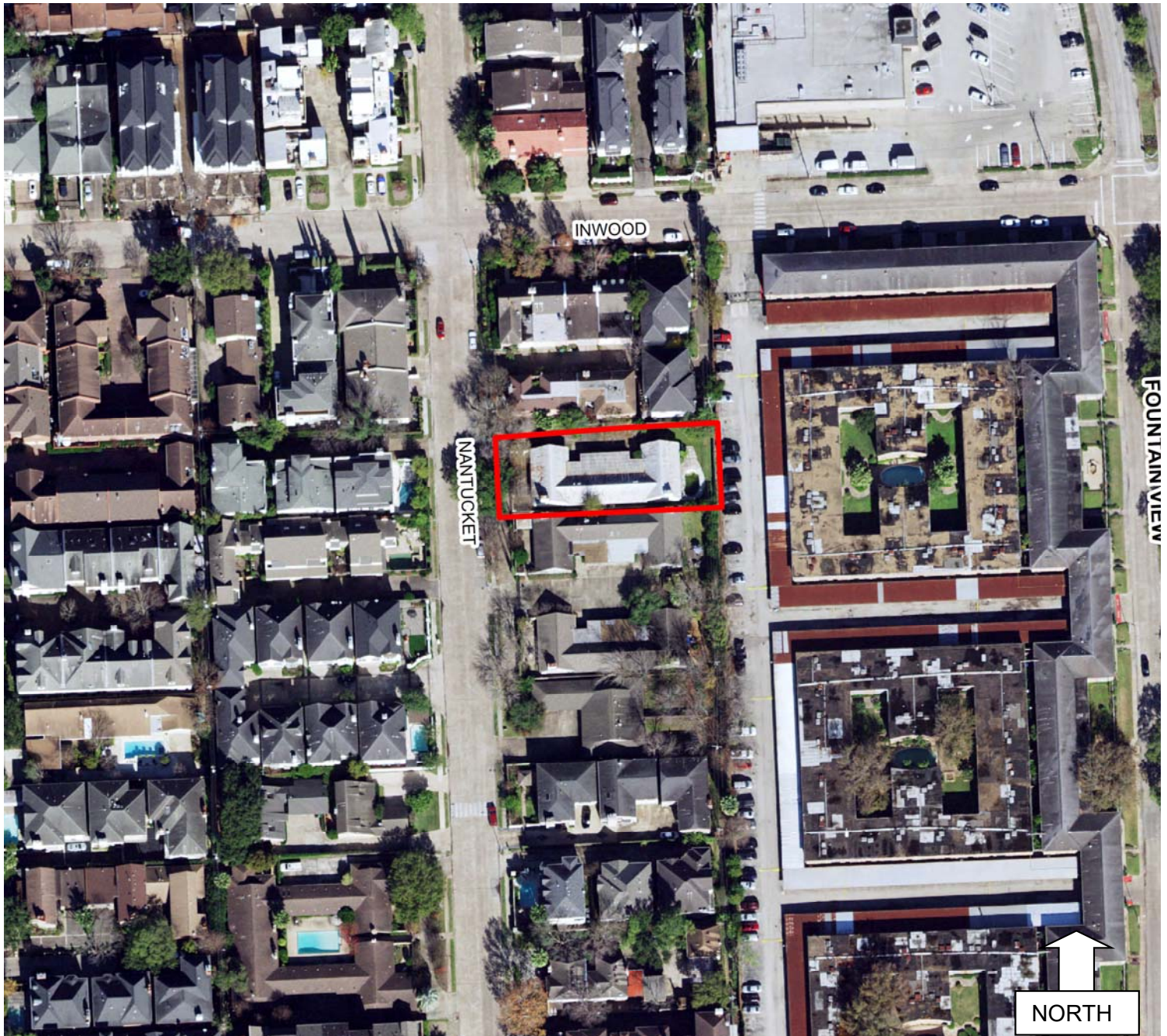
ITEM: 133

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Nantucket Residences

Applicant: Advance Surveying, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 26, 2022

Dear Property Owner:

Reference Number: 2022-1667; Nantucket Residences; a replat of **Westhaven Estates Sec 1**, being Lot 136 Block 1, as recorded in Vol 29 Page 47 of the Harris County Map Records.

The property is located along Nantucket Drive south of Inwood Drive and north of Burgoyne Road. The purpose of the replat is to create two (2) single-family residential lots along a shared driveway. The applicant, **Lisett Campos**, with Advance Surveying, on behalf of the developer, 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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City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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Houston Planning Commission

ITEM: 134

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Richland Heights

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Site Location

Houston Planning Commission

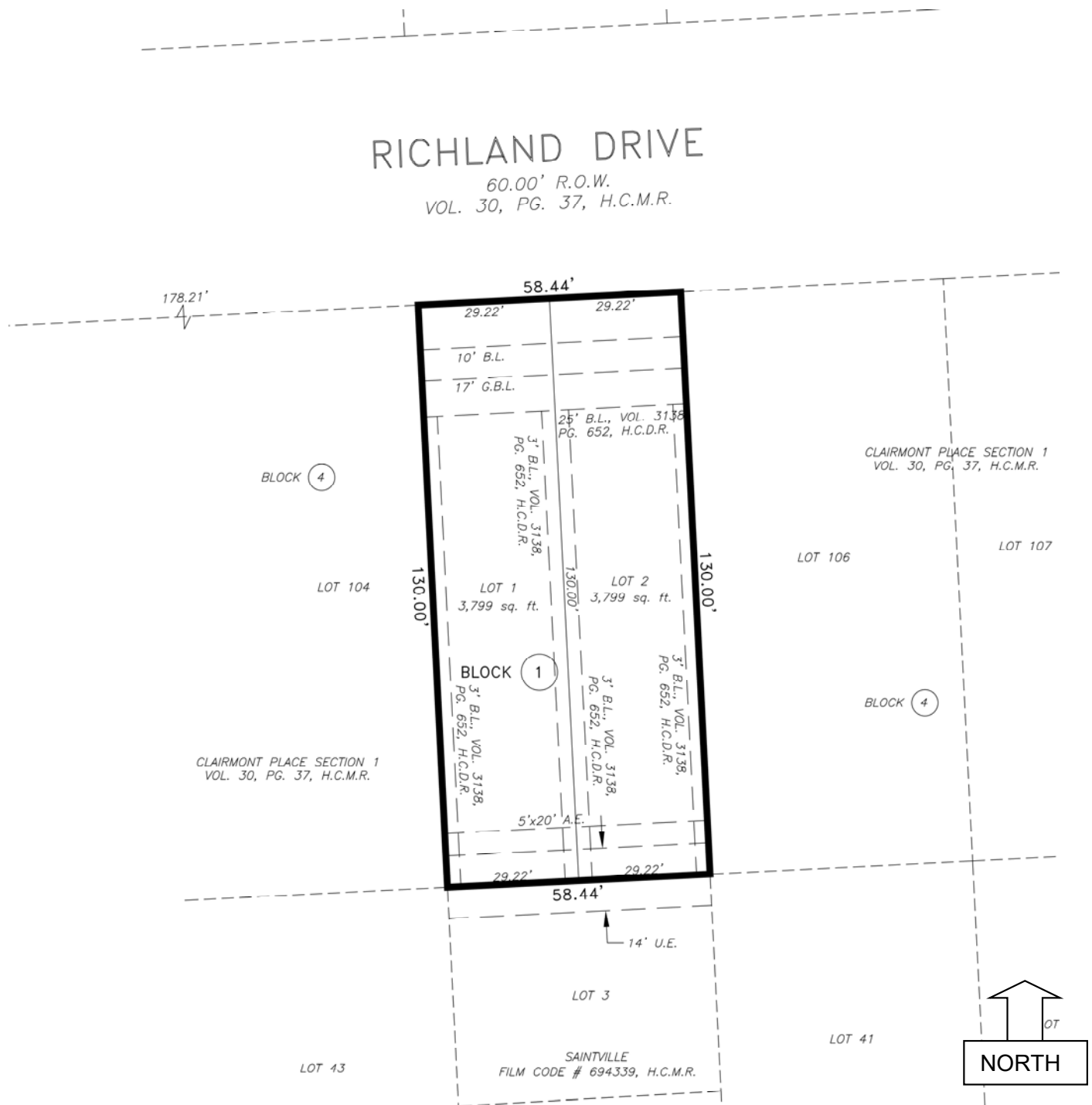
ITEM: 134

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Richland Heights

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Subdivision

Houston Planning Commission

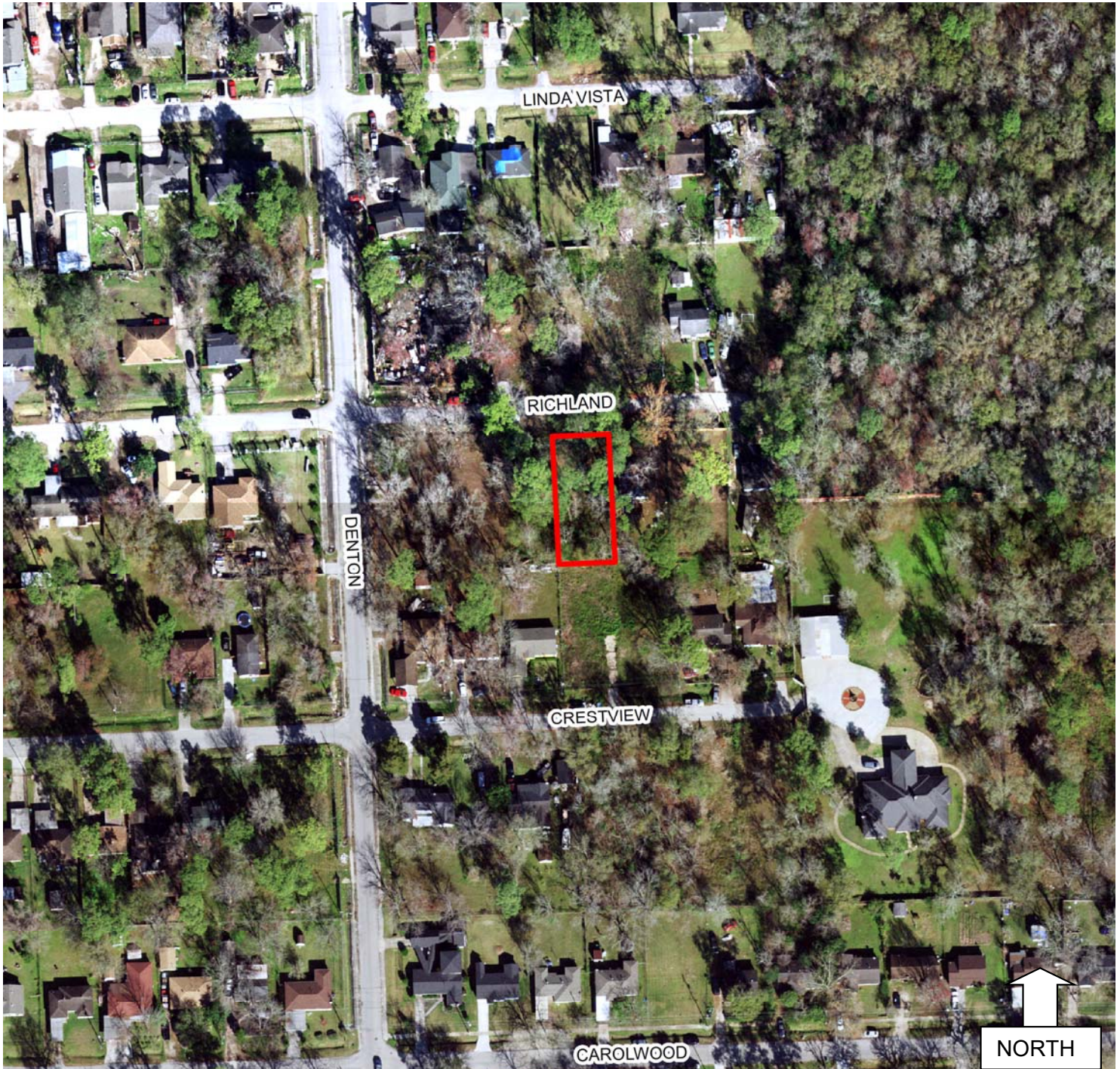
ITEM: 134

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Richland Heights

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial



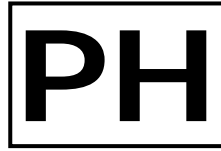
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 26, 2022

Dear Property Owner:

Reference Number: 2022-1668; Richland Heights; a replat of **Clairmont Place**, being Lot 105 Block 4, as recorded in Vol 30 Page 37 of the Harris County Map Records.

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

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 18th, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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Houston Planning Commission

ITEM: 135

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: West Houston Addition partial replat no 2

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Site Location

Houston Planning Commission

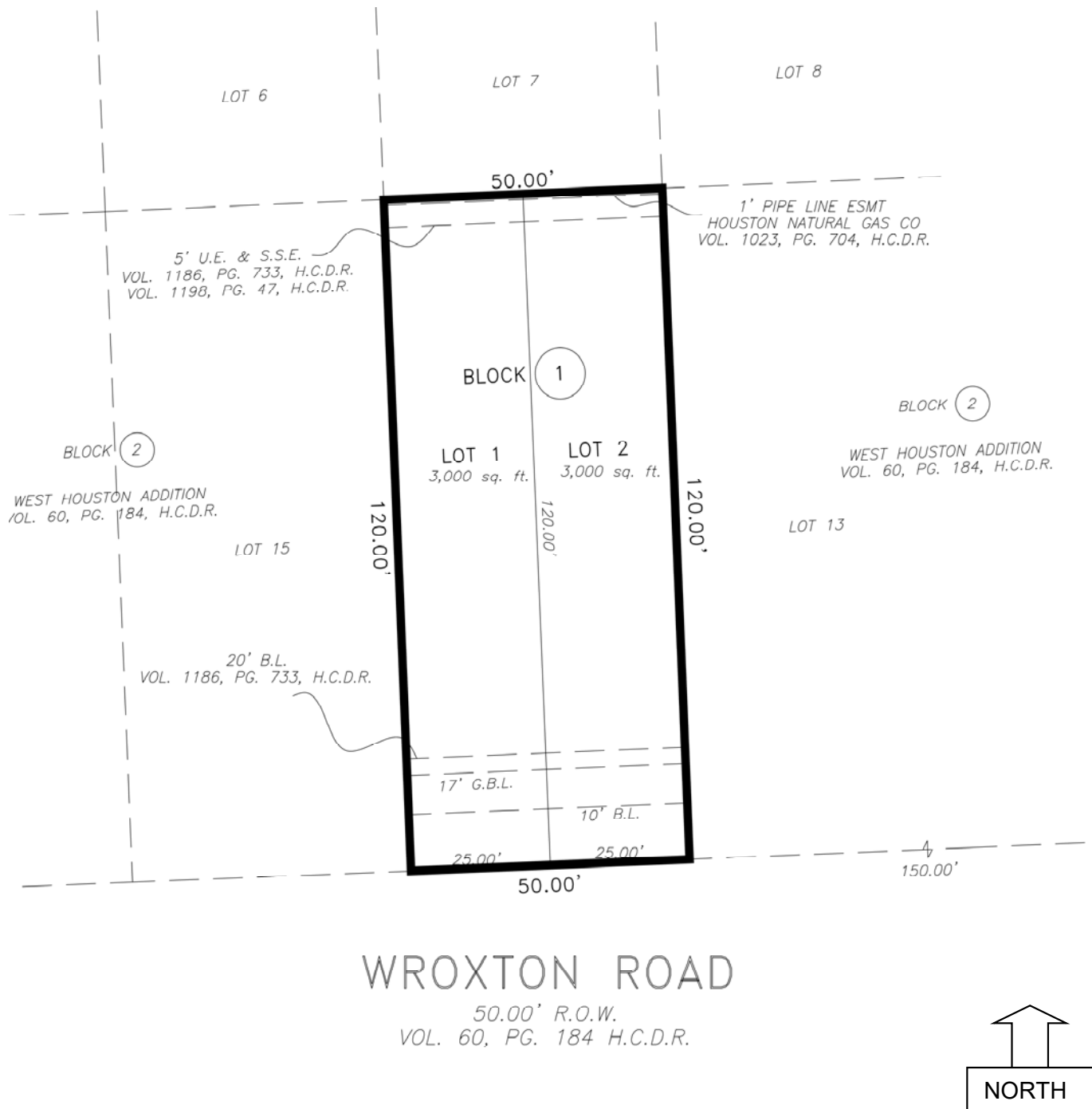
ITEM: 135

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Meeting Date: 08/18/2022

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Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Subdivision

Houston Planning Commission

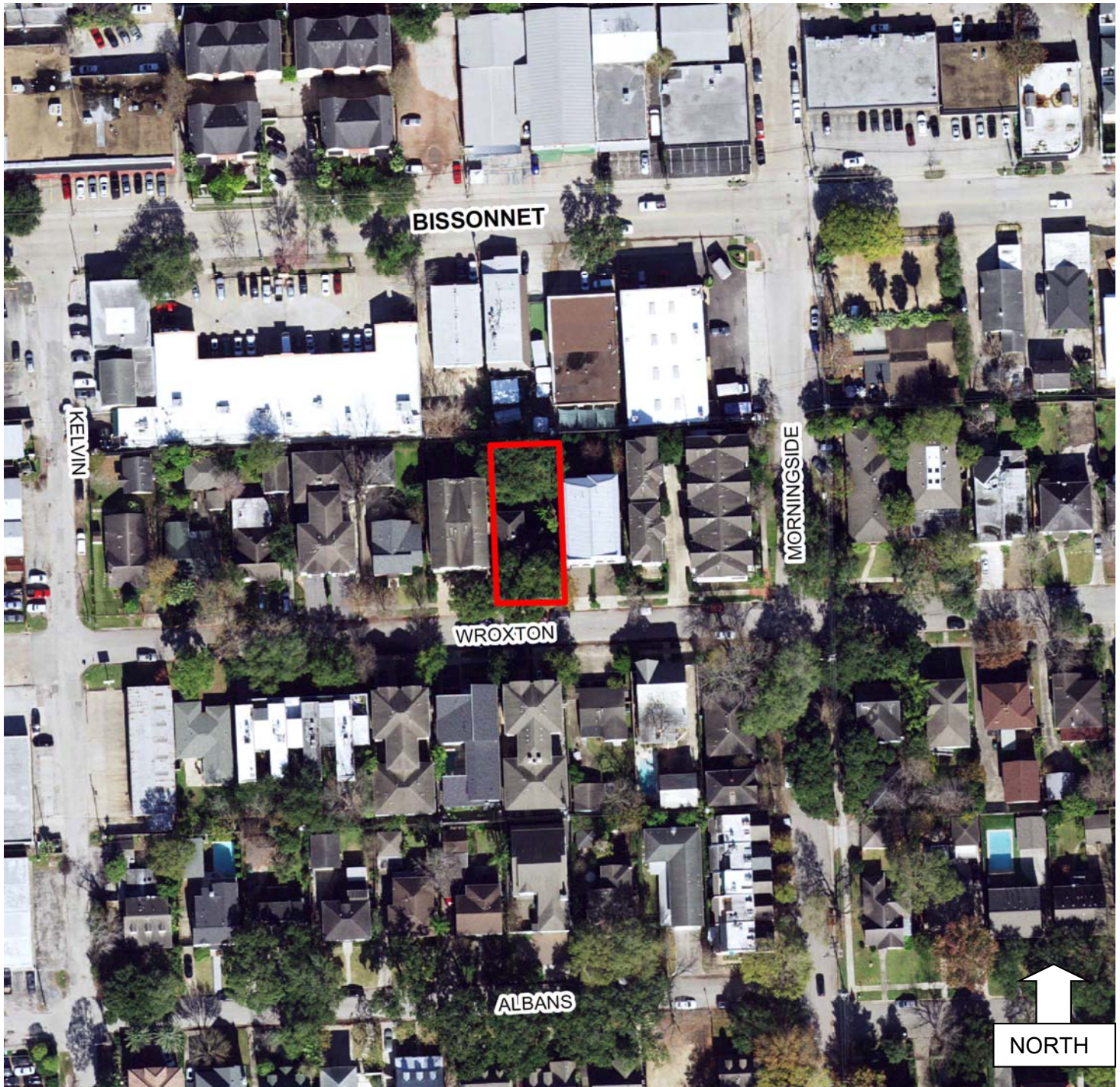
ITEM: 135

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: West Houston Addition partial replat no 2

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 28, 2022

Dear Property Owner:

Reference Number: 2022-1627; West Houston Addition partial replat no 2; partial replat of **West Houston Addition**, of Lot 14, Block 2, as recorded in Volume 60, Page 184 of the Harris County Deed Records.

The property is located along and north of Wroxton Road between Kelvin Drive and Morningside Drive. The purpose of the replat is to create two (2) single-family homes. 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

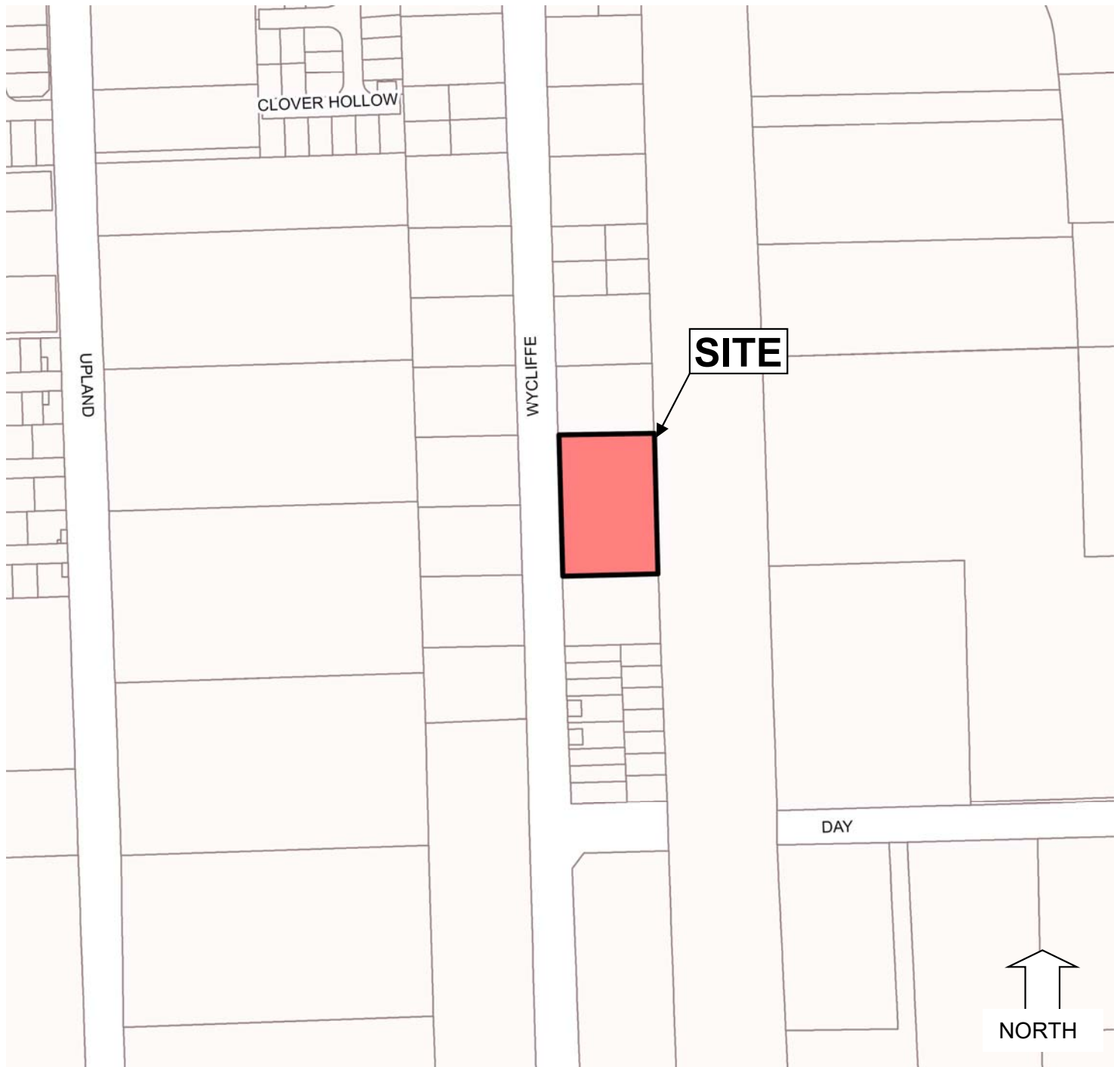
ITEM: 136

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Wrenwood partial replat no 5

Applicant: South Texas Surveying Associates Inc.

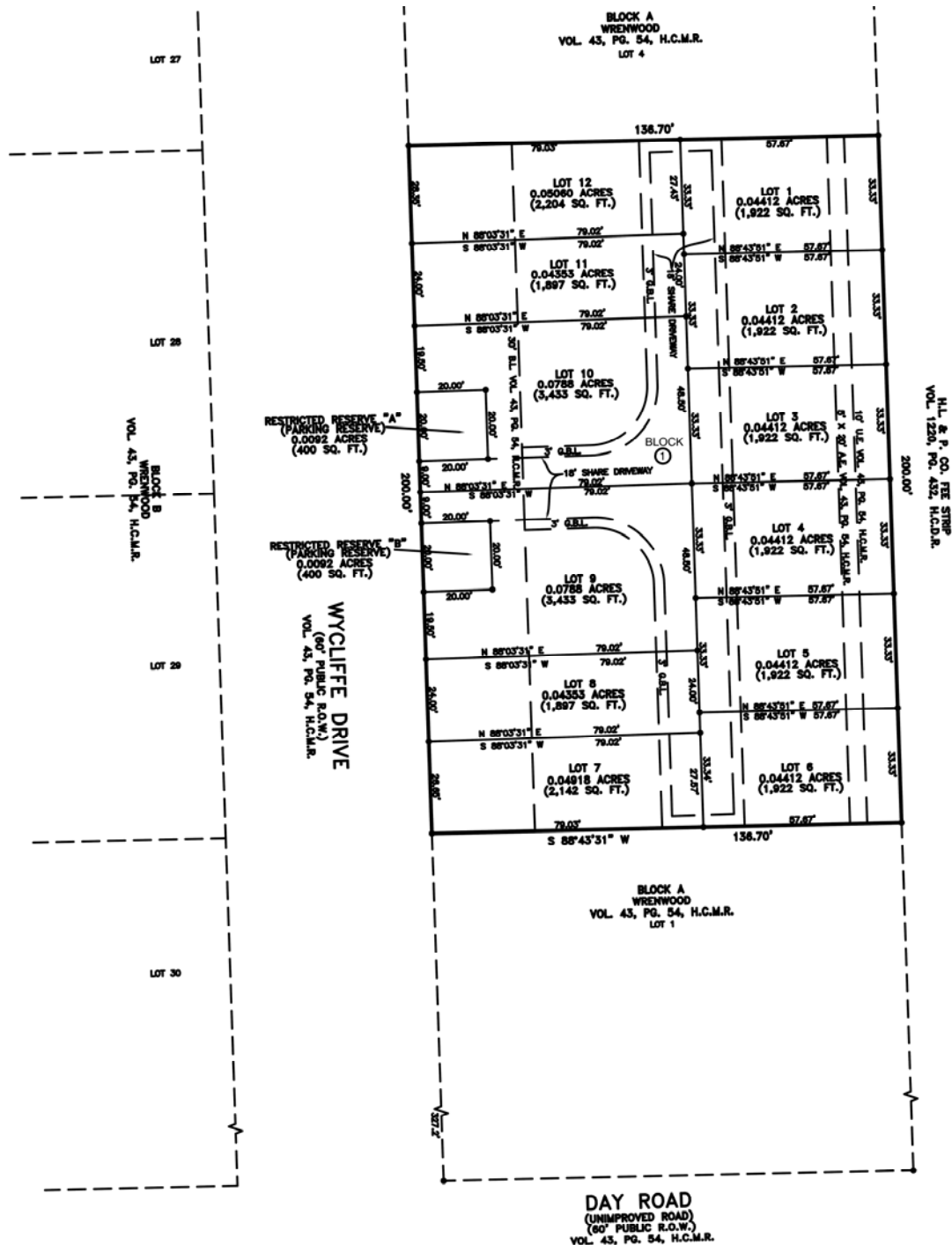


C – Public Hearings

Site Location

Subdivision Name: Wrenwood partial replat no 5

Applicant: South Texas Surveying Associates Inc.



Houston Planning Commission

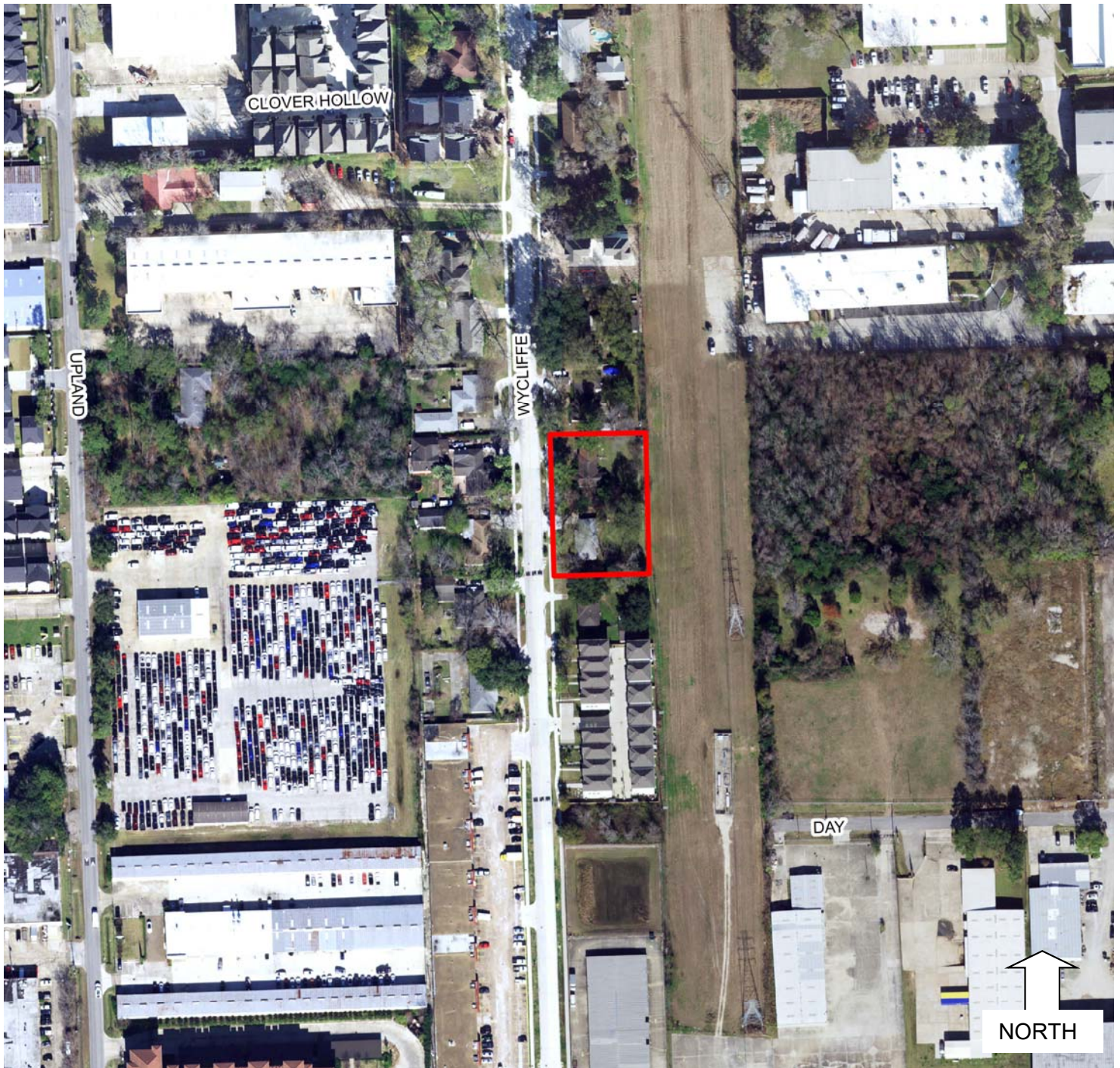
ITEM: 136

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Wrenwood partial replat no 5

Applicant: South Texas Surveying Associates Inc.



C – Public Hearings

Aerial



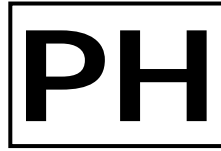
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 29, 2022

Dear Property Owner:

Reference Number: 2022-1708 Wrenwood Addition partial replat no 5 partial replat of **Wrenwood Addition**, Being Lots 2 & 3, Block A, as recorded in Volume 43 Page 54 of the Harris County Map Records.

The property is located west along Wycliff Drive, north of Interstate 10 and west of Brittmoore Road.

The purpose of the replat is to create twelve (12) single-family residential lots and two (2) reserves on a shared driveway. The applicant, **Brianna Onajobi** with South Texas Surveying Associates Inc, on behalf of the developer, CS1 Properties, Inc, can be contacted at **713-556-6918**.

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.

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Houston Planning Commission

ITEM: 137

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Yellowstone Landing

Applicant: Total Surveyors Inc.



C – Public Hearings

Site Location

Houston Planning Commission

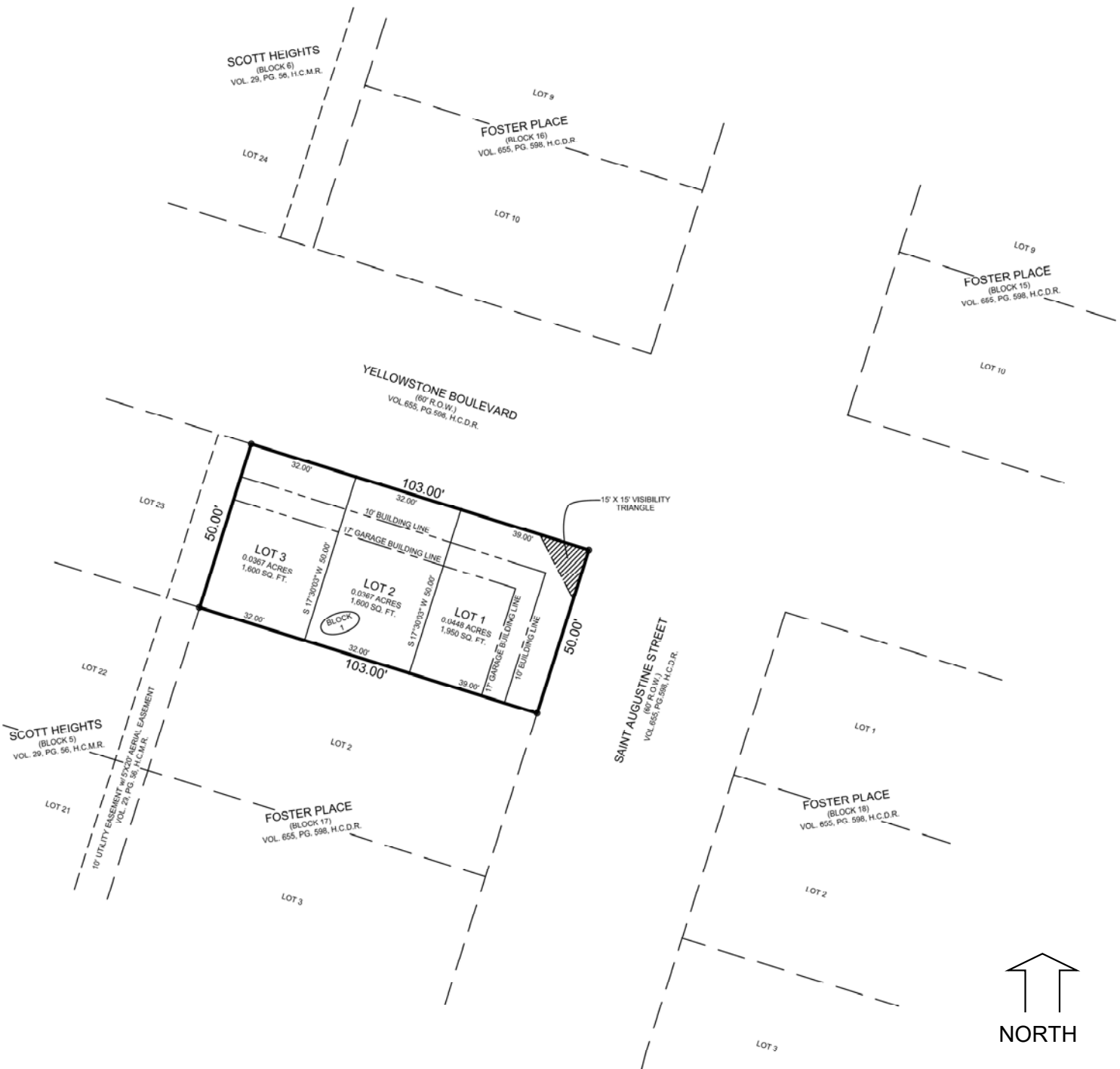
ITEM: 137

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C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 137

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C – Public Hearings

Aerial



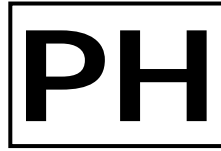
CITY OF HOUSTON

Planning and Development

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Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 29, 2022

Dear Property Owner:

Reference Number: 2022-1614; Yellowstone Landing; a partial replat of **Foster Place**, being Lot 1, Block 17, as recorded in Vol. 655, pg. 598 of the Harris County Deed Records.

The property is located at the southwest intersection of St. Augustine Street and Yellowstone Boulevard. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Kevin Kolb**, with Total Surveyors, Inc., on behalf of Innerloop Meadow Development, LLC, the developer, can be contacted at **281-479-8719**.

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ITEM: 138

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Blake Vista

Applicant: Replats.com

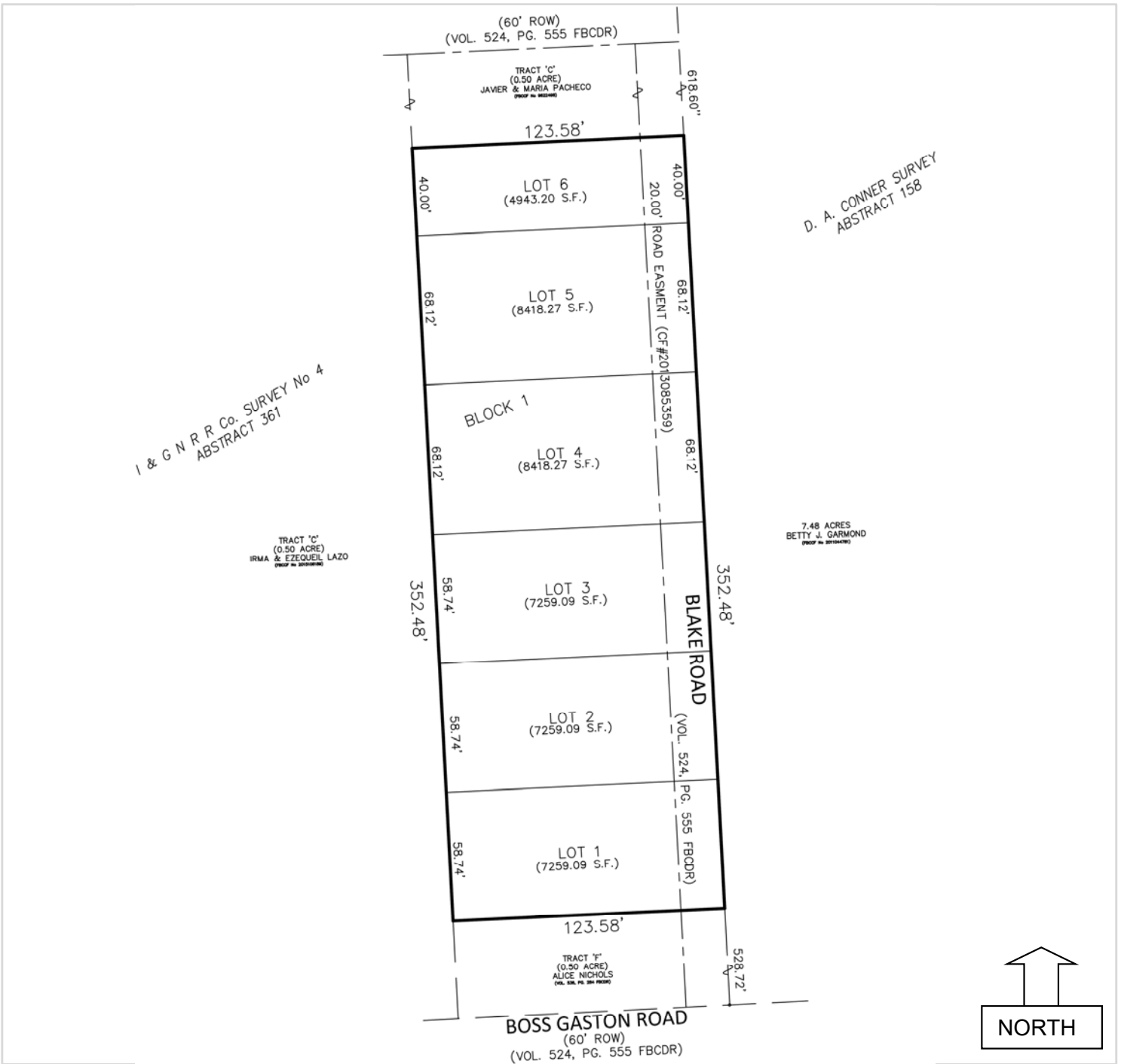


D – Variances

Site Location

Subdivision Name: Blake Vista

Applicant: Replats.com



D – Variances

Subdivision

Houston Planning Commission

ITEM: 138

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Blake Vista

Applicant: Replats.com



D – Variances

Aerial



Application Number: 2022-1966

Plat Name: Blake Vista

Applicant: replats.com

Date Submitted: 08/06/2022

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

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

Specific Variance is being sought and extent of variance:

To take access via a 20' Access Easement in lieu of public Right of Way.

Chapter 42 Section: 188

Chapter 42 Reference:

Sec. 42-188. - Lot access to streets. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

Statement of Facts

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

N/A

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

With the division of the Eddie Bundick 4.25 acre tract in 1970, 8 tracts were created (Tracts A thru H) with a 20 feet wide non-exclusive right-of-way easement (now called Blake Road) in and to the properties within the common east boundary of each tract linking up to Boss Gaston Road to the south and also connects to a 60 foot road easement to the north. This Blake Road easement has a total length of 1,395 feet to a dead end. The 20' wide non-exclusive right-of-way easement is part of the subject property, as with all lots in the previous division. No property is available for dedication.

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

The original division of the parent tract in 1970 was not the result of an effort by the applicant.

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

The proposed development is single family residential and will have very limited impact on the traffic.

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

The granting of the variance will provide sufficient ingress/egress to the properties.

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

It is based on the characteristics of the surrounding area and no other access to the property is available.

Houston Planning Commission

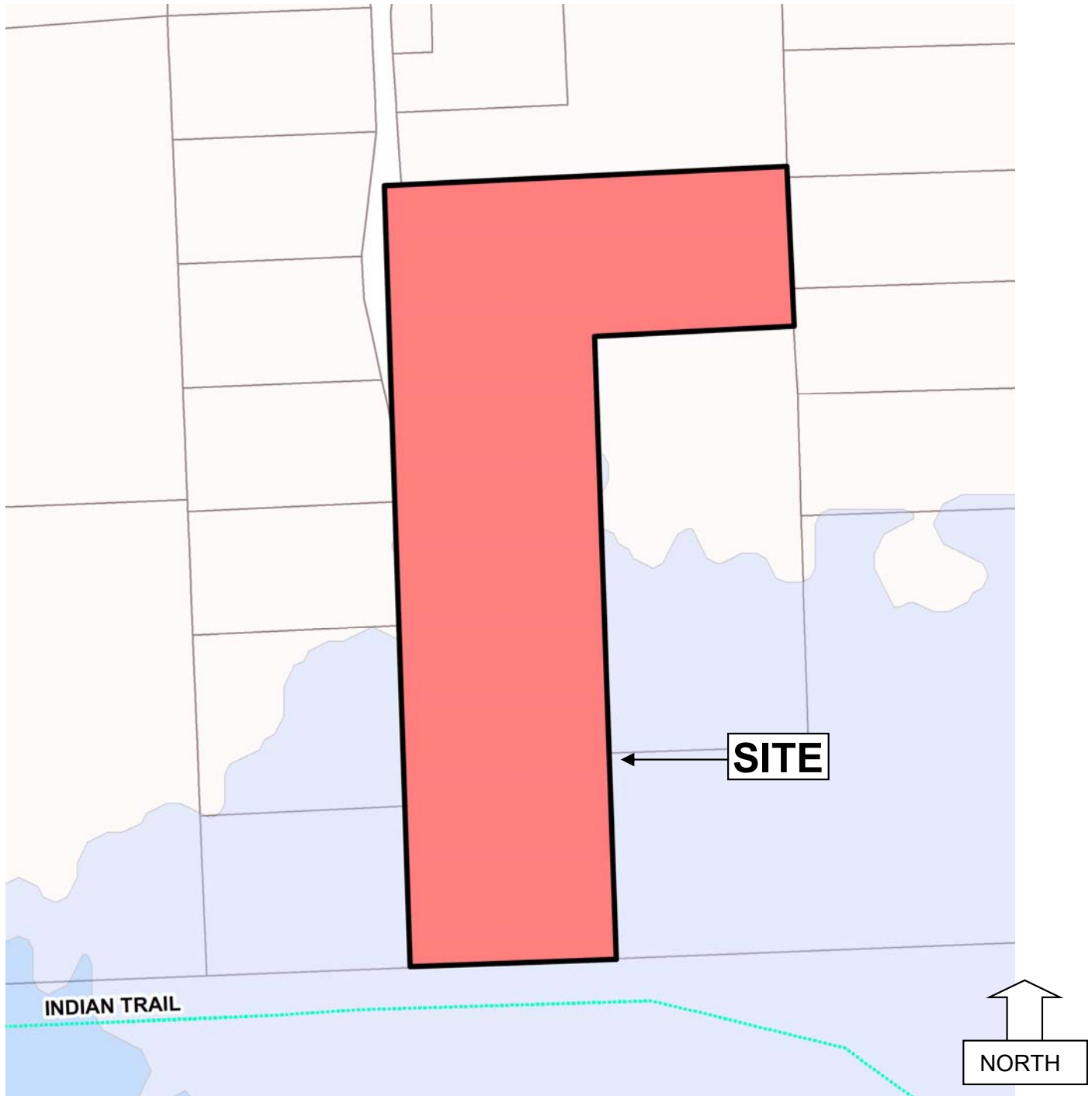
ITEM: 139

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Carter Estates

Applicant: Owens Management Systems, LLC

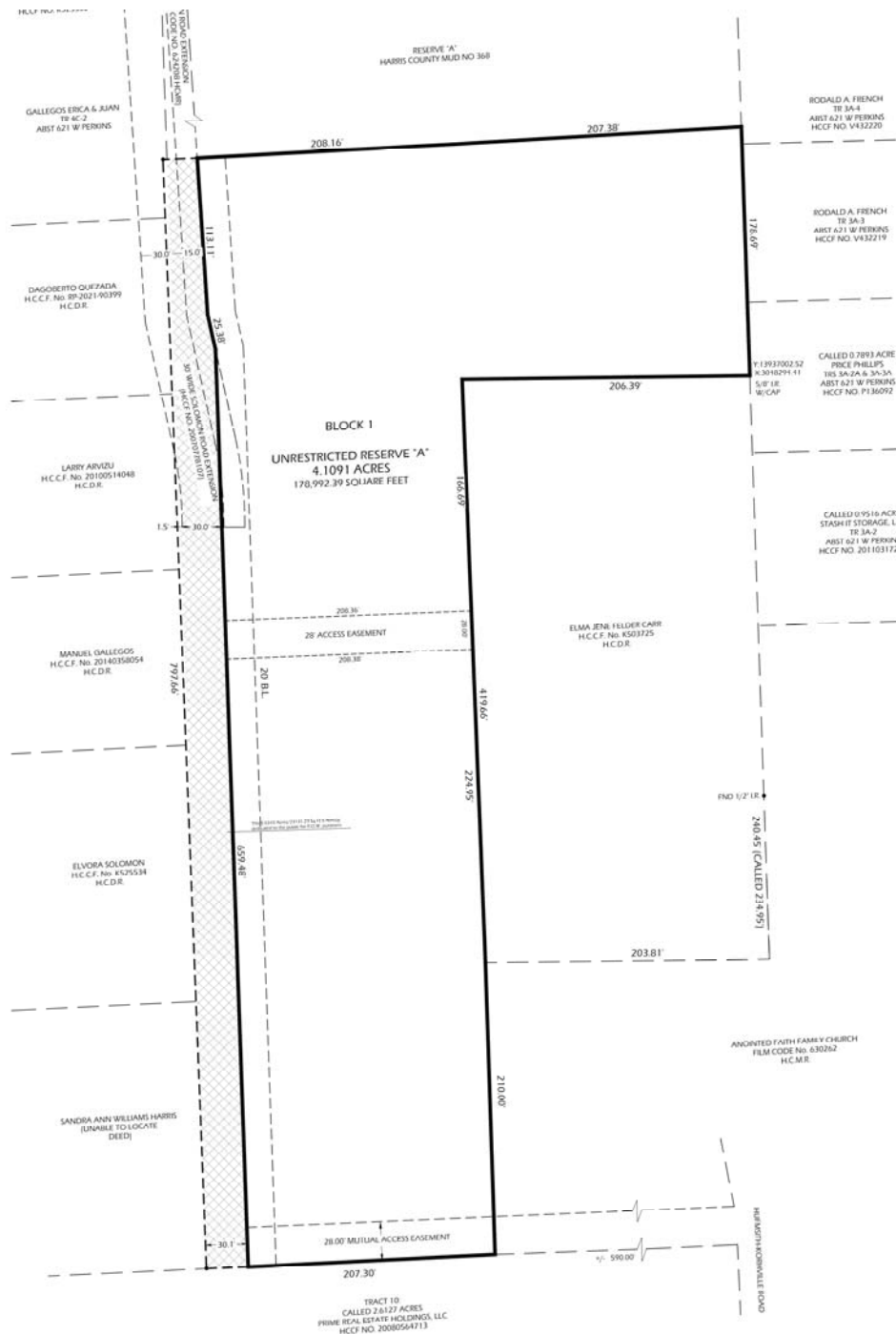


D – Variances

Site Location

Subdivision Name: Carter Estates

Applicant: Owens Management Systems, LLC



Houston Planning Commission

ITEM: 139

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Carter Estates

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



Application Number: 2022-2031

Plat Name: Carter Estates

Applicant: Owens Management Systems, LLC

Date Submitted: 08/08/2022

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:

Specific Variance is being sought and extent of variance: To not provide an east – west street through the subject site by exceeding intersection spacing along the eastern and western boundary of the plat.

Chapter 42 Section: 128-134

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; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

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

The site is located within Harris county's ETJ jurisdiction. The proposed use for the plat will be an unrestricted reserve to allow three dwelling units on the property. The proposed site has access and frontage along Solomon Road Extension and it will dedicate 30 feet for Right of Way (R.O.W.) along the western boundary of the plat to extend Solomon Road Extension south. This will allow a future connection with the proposed minor collector Indian Trail Drive south of the plat. There is an existing 12 feet gravel road that connects the site to Hufsmith Korhville. The third dwelling unit will have a driveway that will connect with Solomon Road as shown on the site plan. The two closest east-west streets, from the subject site, that connect from SH 249 to Hufsmith Korhville are Ezekiel Road and Spring Cypress Road. The distance between these two streets is approximately 10,300 feet. Strict application of the ordinance will require an east-west street through the subject site. This requirement will create an impractical and infeasible development. This is a low-density area with big residential lots. The proposed use for the site will be residential with three dwelling units in an area of 3.28 acres. Requiring an east west street will bisect the proposed site with a low probability of extending the proposed street east or west due to the existing commercial development along SH249 and Hufsmith Korhville and the intersection spacing requirement along major thoroughfares. North and south of the plat are two minor collectors that run east -west. Solomon Road and Indian Trail Road. Both minor collectors are proposed to connect from SH 249 to

Hufsmith Korhville. For both minor collectors, part of its ROW has already been constructed. The rest of it doesn't appear to be obstructed by structures for future construction. These two minor collectors also have two north-south minor collector streets that connect to the east-west collectors. One is an existing street, Coons Road, and the second one is a proposed street. In addition to this, Solomon Road Extension will also connect with the two east-west collector streets with the ROW dedication done with this plat. The distance between the two east-west minor collector streets is approximately 2,180 feet. The existing and proposed street grid system can satisfy the current and future traffic circulation on this area with access to a highway, major thoroughfare and a street grid of minor collectors. The plat includes a 28' access easement to the TR 4 A, along the east plat boundary. An untitled Faith Family Church plat recorded in 2009 under HC630262 HCMR was not required to give access to this tract that would have provided direct access to the Hufsmith Korhville Road.

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

There are two minor collector streets South and north of the proposed plat with sections of their ROW built and other sections proposed. Both of them will connect from SH249 to Hufsmith Korhville. Requiring a third east-west street between the minor collector streets would be impractical since the likelihood of being extended east or west is low due to the commercial development along Hufsmith Korhville and SH249 and the intersection spacing requirement of 2600 feet along major thoroughfares. Solomon Road Extension is being extended south through the subject site with a 30 feet ROW dedication with the proposed plat. Solomon Road Extension will connect in the future with both minor collector streets.

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

There are two minor collector streets South and north of the proposed plat with sections of their ROW built and other sections proposed. Both of them will connect from SH249 to Hufsmith Korhville. Requiring a third east-west street between the minor collector streets would be impractical since the likelihood of being extended east or west is low due to the commercial development along Hufsmith Korhville and SH249 and the intersection spacing requirement of 2600 feet along major thoroughfares. Solomon Road Extension is being extended south through the subject site with a 30 feet ROW dedication with the proposed plat. Solomon Road Extension will connect in the future with both minor collector streets.

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

Currently, Solomon Road Extension connects to Solomon Road, a minor collector street, and Solomon Road connects to Hufsmith Korhville, a major thoroughfare that connects to two other major thoroughfares north and south that give access to highway SH249. The proximity to the existing major thoroughfares and SH 249 allows for a rapid ingress and egress for people living along Solomon Road Extension and for a quick response from emergency services. In addition to this, the two minor collector streets running east-west north and south of the plat are planned to connect SH 249 to Hufsmith Korhville. This will increase the street grid connectivity on this area allowing different options to access Solomon Road Extension.

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

The site is dedicating 30 feet of R.O.W to continue Solomon Road South and allow a future connection with minor collector Indian Trail Road. The use of the property will be for three small dwelling units.

Houston Planning Commission

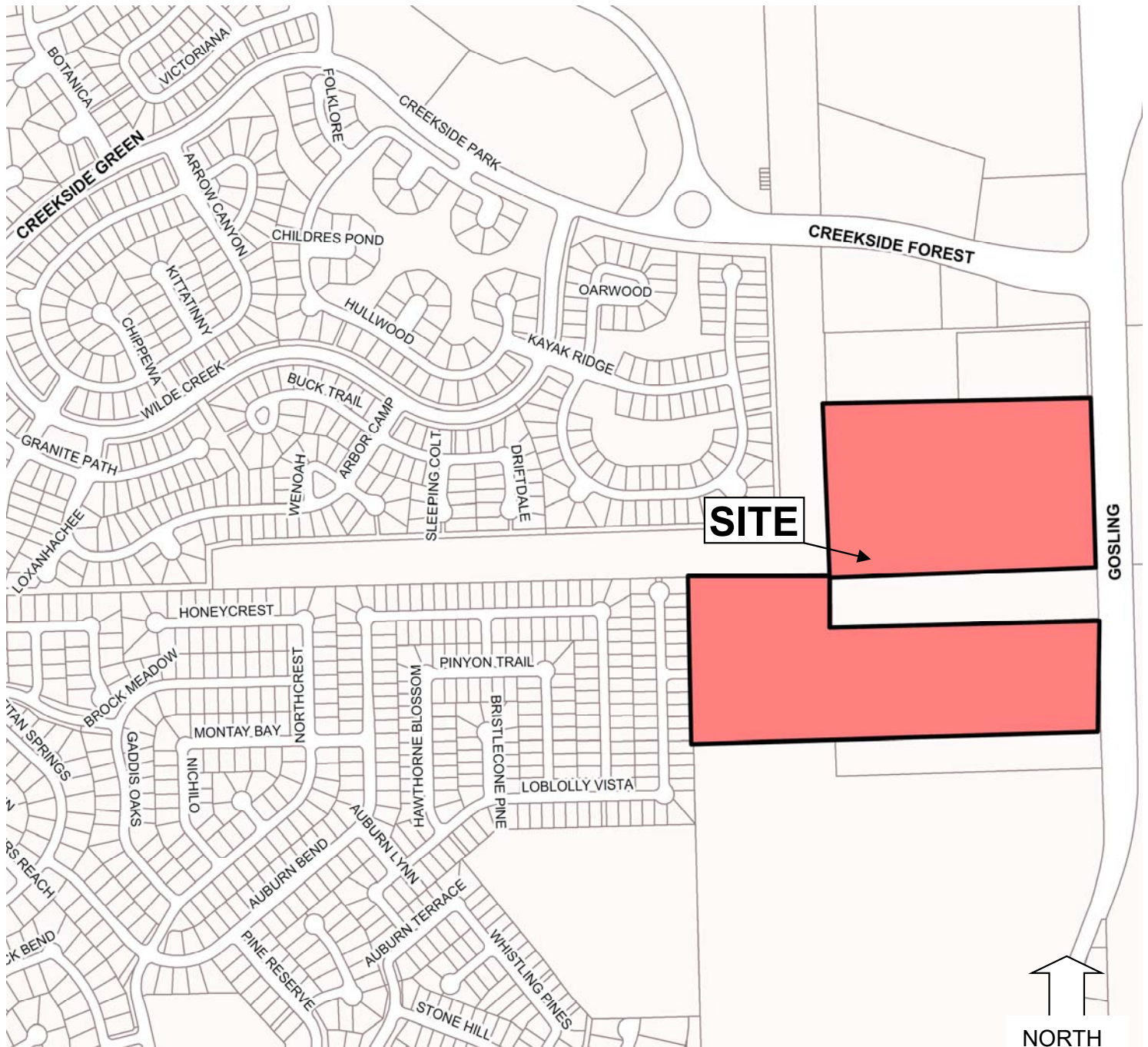
ITEM: 140

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Gosling Tract (DEF 1)

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



D – Variances

Site Location

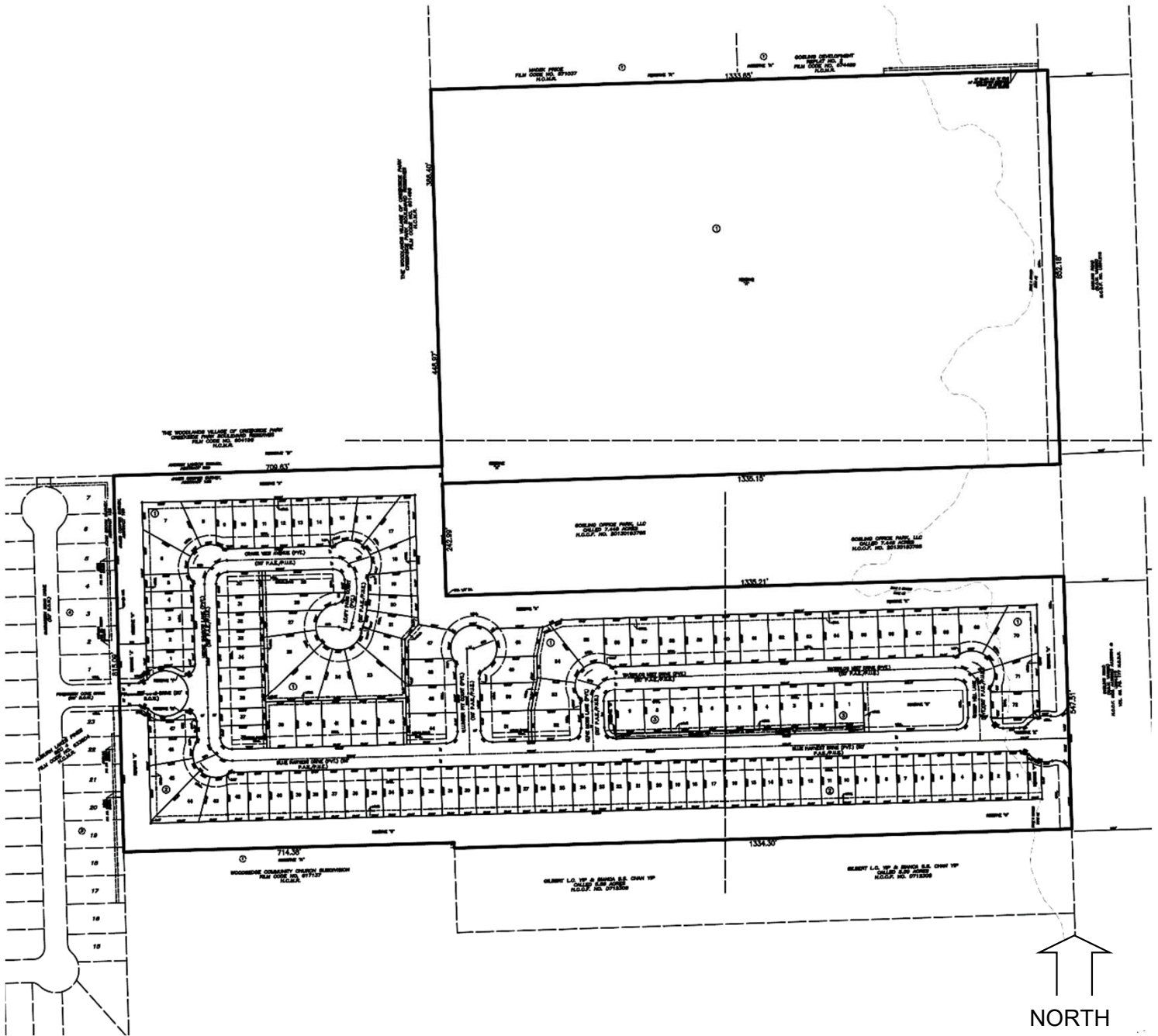
ITEM: 140

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Gosling Tract (DEF 1)

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



D – Variances

Subdivision

Houston Planning Commission

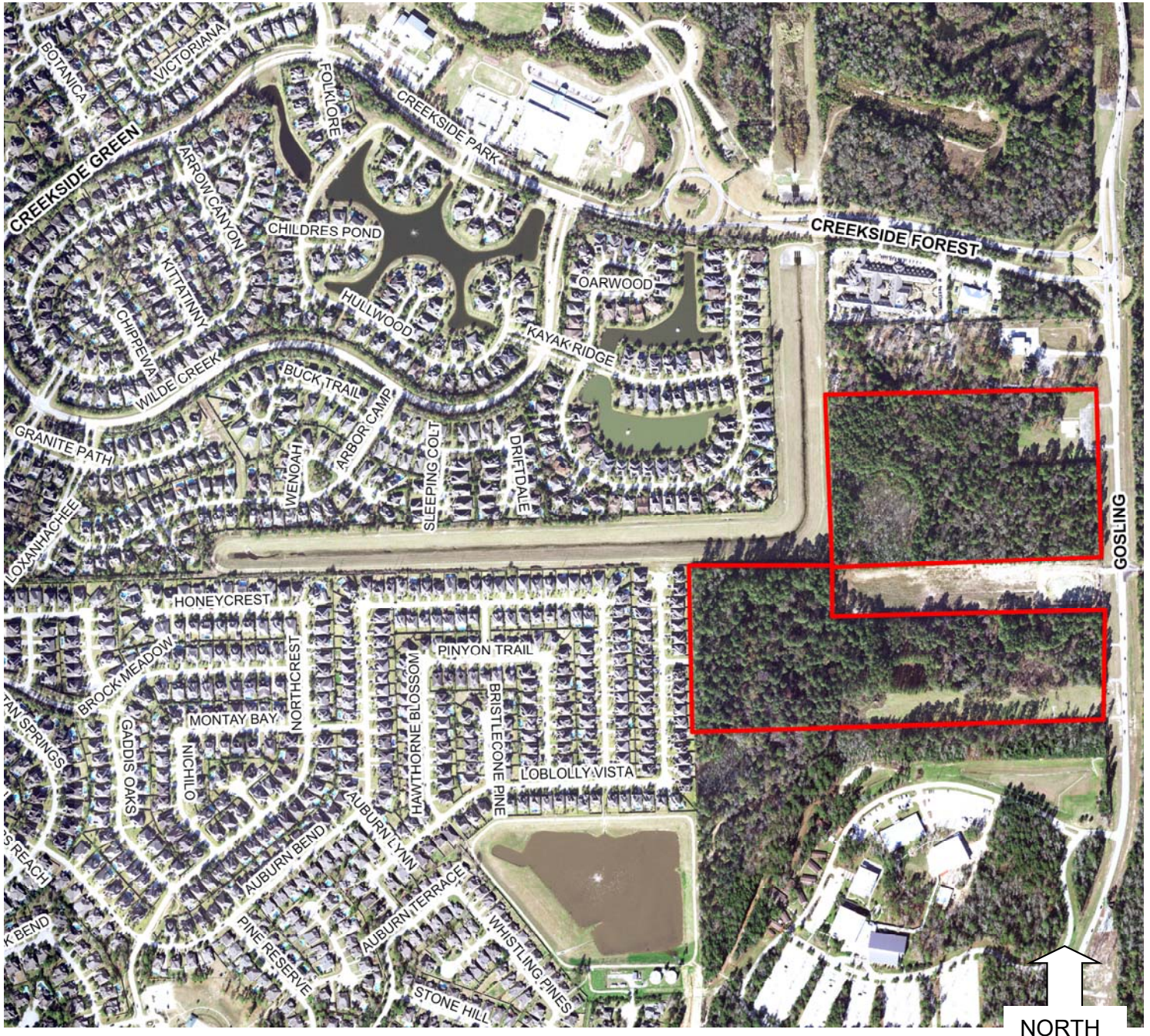
ITEM: 140

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Gosling Tract (DEF 1)

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



D – Variances

Aerial

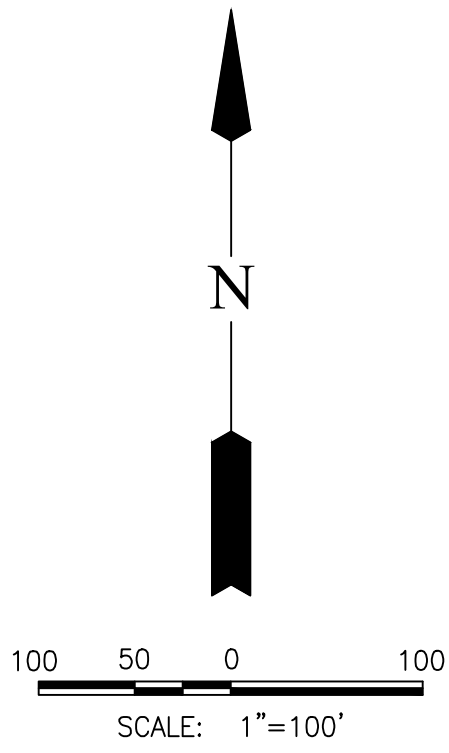
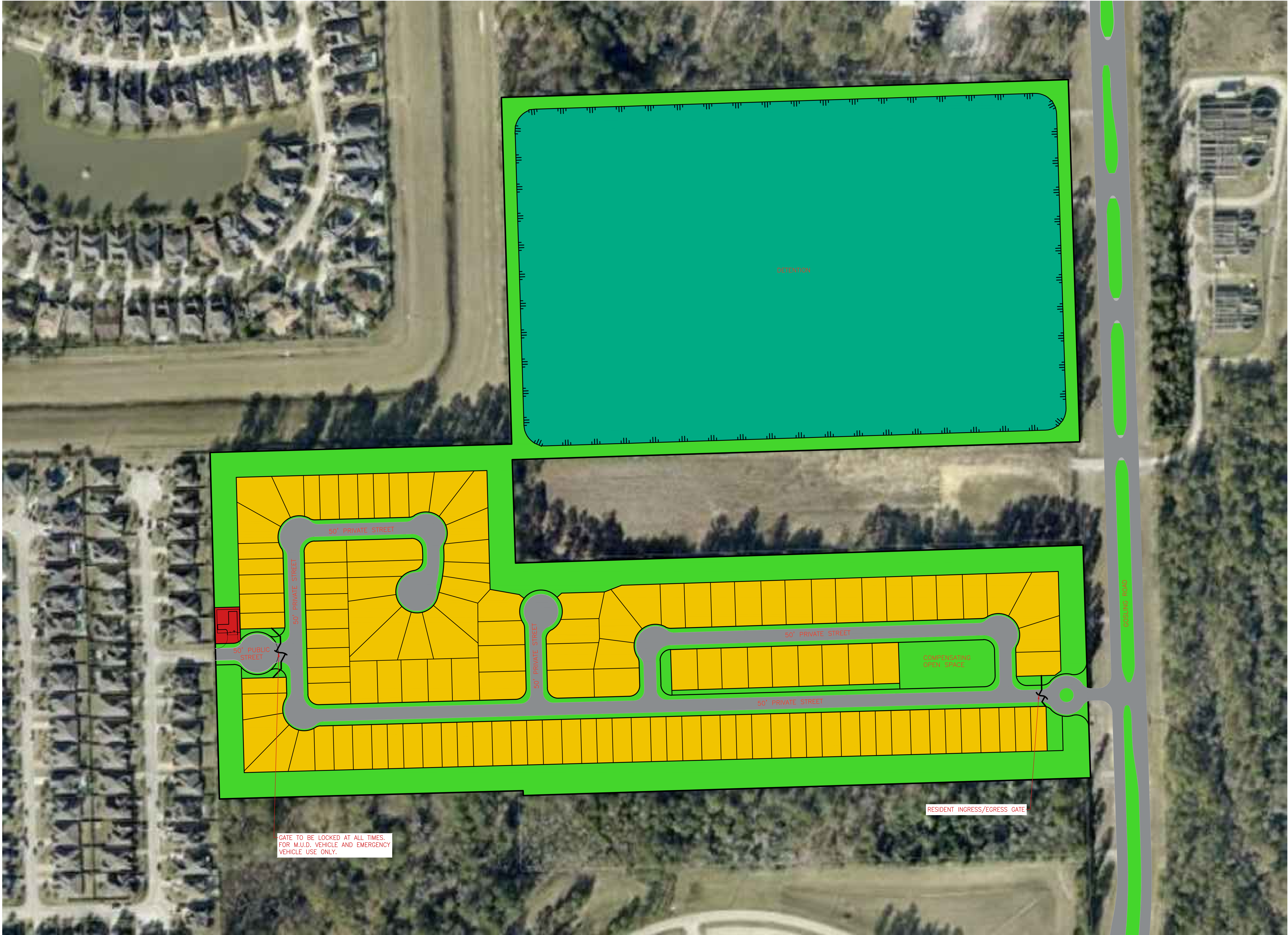


EXHIBIT 01
GOSLING TRACT

June 15, 2022

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

9 GREENWAY PLAZA, STE 1000, HOUSTON, TEXAS 77046
PHONE: (713) 651-0111 FAX: (713) 651-0220
coatsrose.com



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

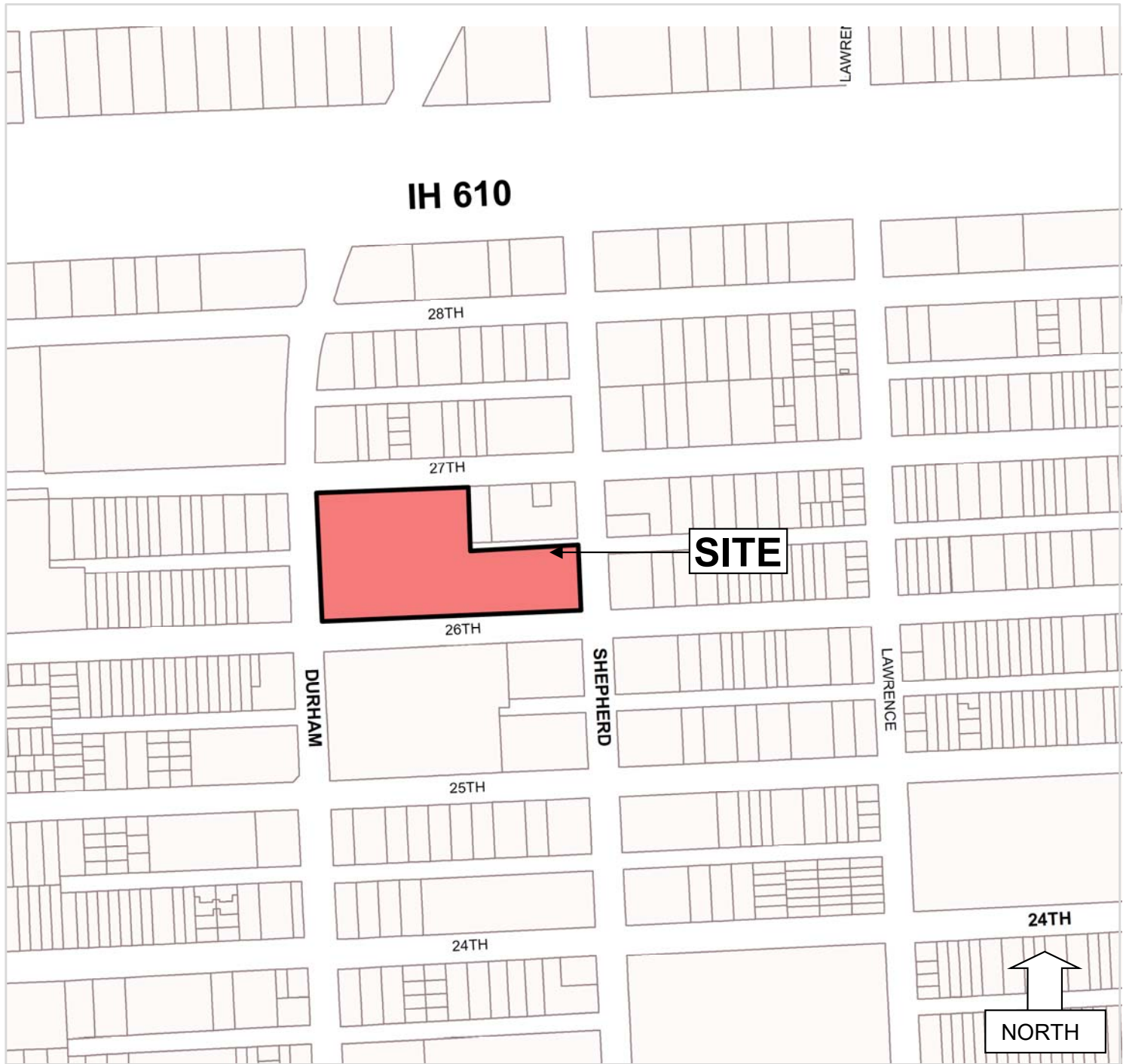
ITEM: 141

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Heights Twenty Sixth

Applicant: Owens Management Systems, LLC

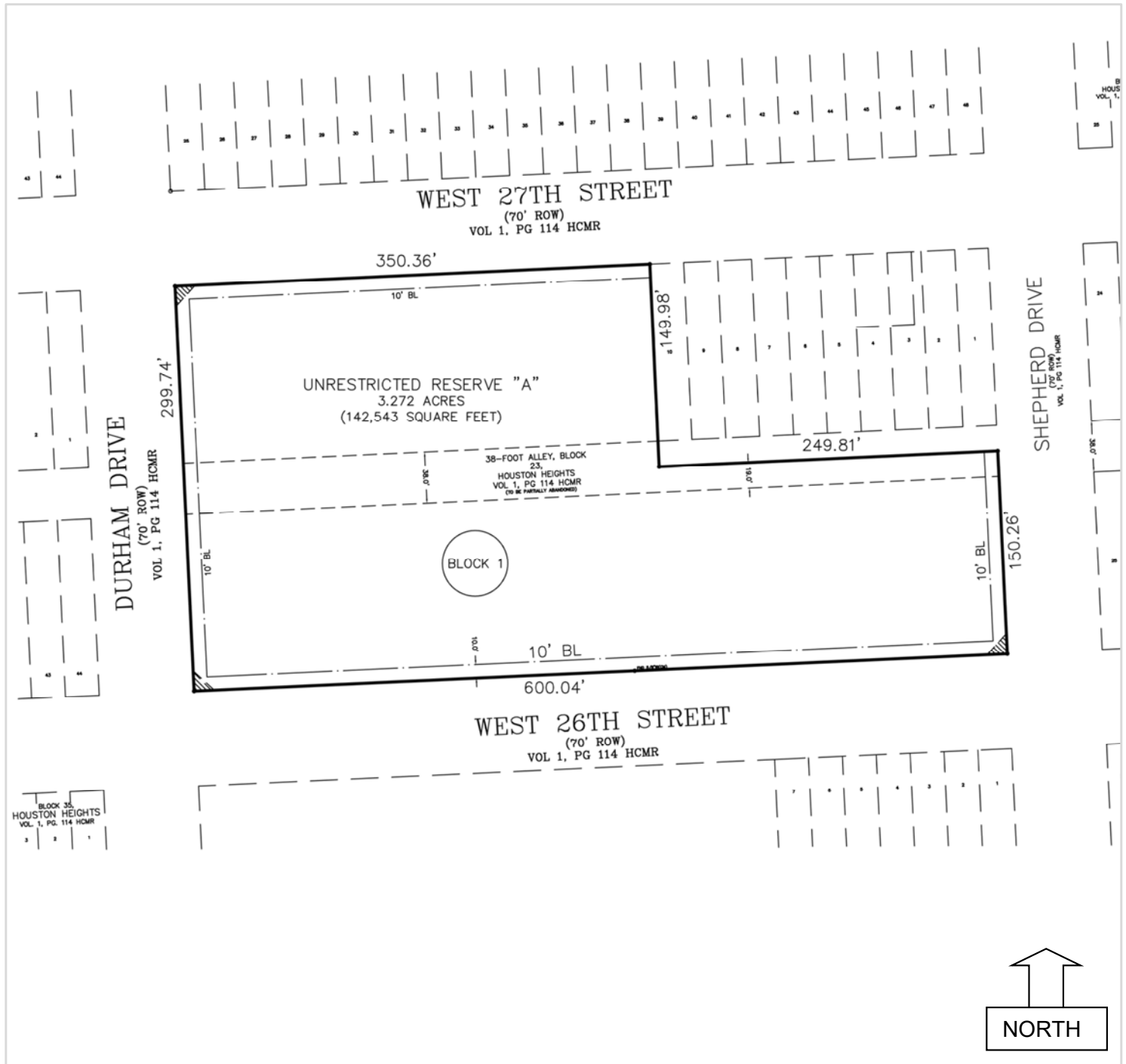


D – Variances

Site Location

Subdivision Name: Heights Twenty Sixth

Applicant: Owens Management Systems, LLC



Houston Planning Commission

ITEM: 141

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Heights Twenty Sixth

Applicant: Owens Management Systems, LLC

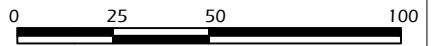


D – Variances

Aerial



SCALE:
1"=50'



W 27TH STREET ELEVATION



N SHEPHERD ELEVATION

HEIGHTS TWENTY SIXTH ELEVATIONS

DATE: JULY, 2022 SCALE: 1" = 50'

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

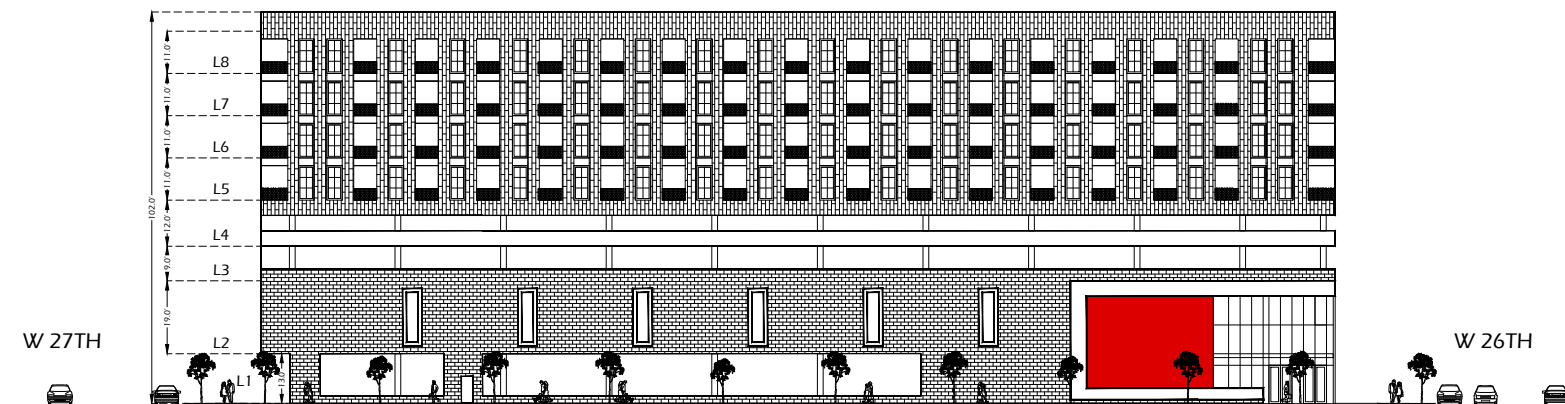


SCALE:
1"=50'

0 25 50 100



W 26TH STREET ELEVATION

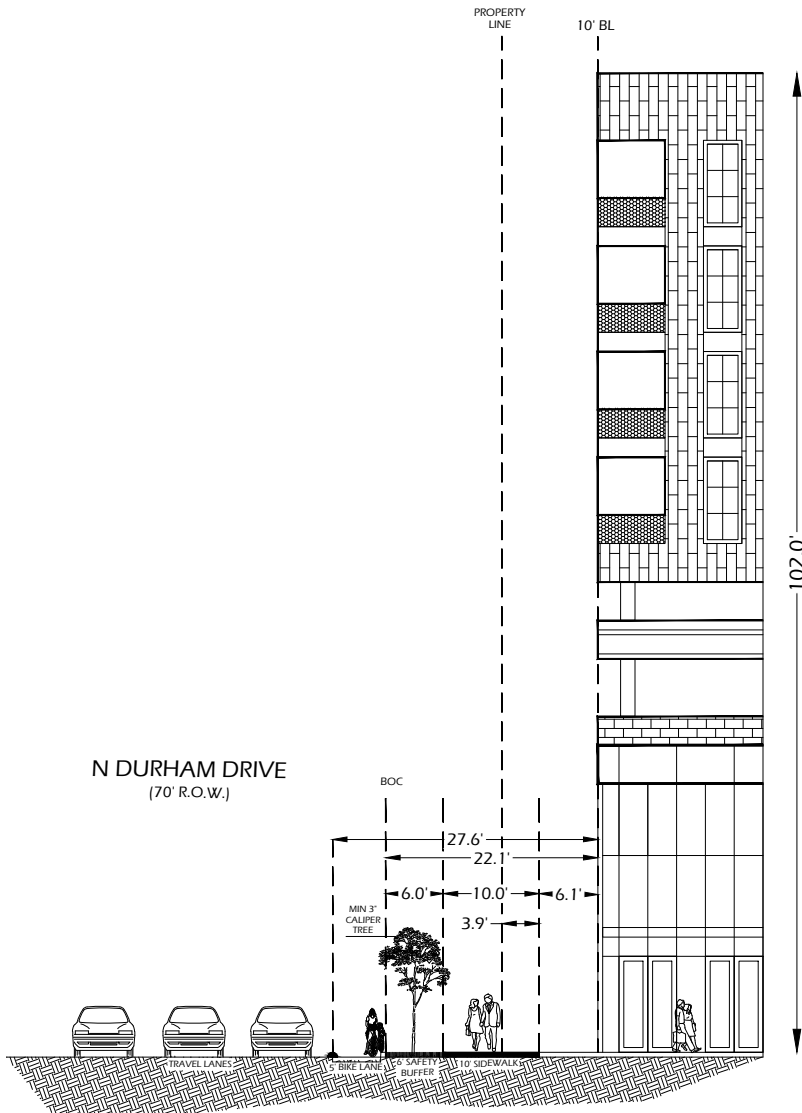


N DURHAM ELEVATION

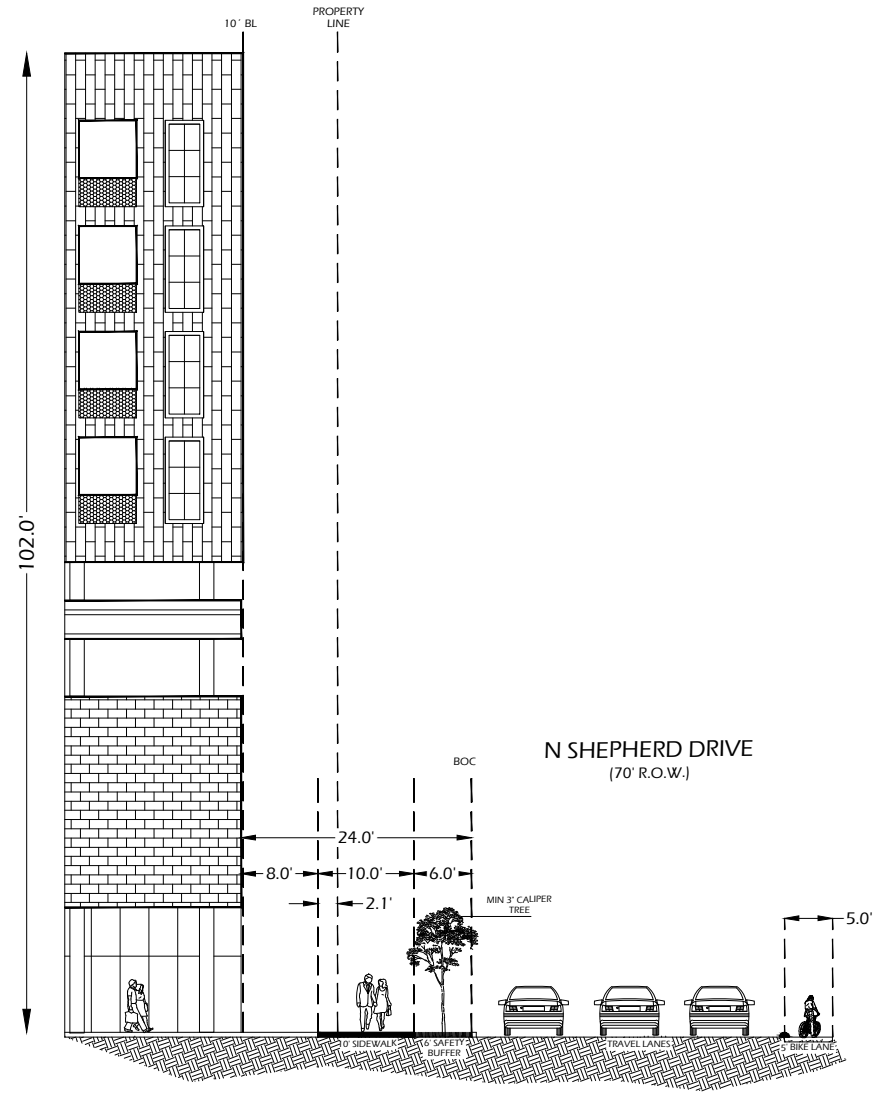
HEIGHTS TWENTY SIXTH ELEVATIONS

DATE: JULY, 2022 SCALE: 1" = 50'

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



CROSS SECTION A-A

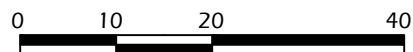


CROSS SECTION B-B

HEIGHTS TWENTY SIXTH CROSS SECTIONS

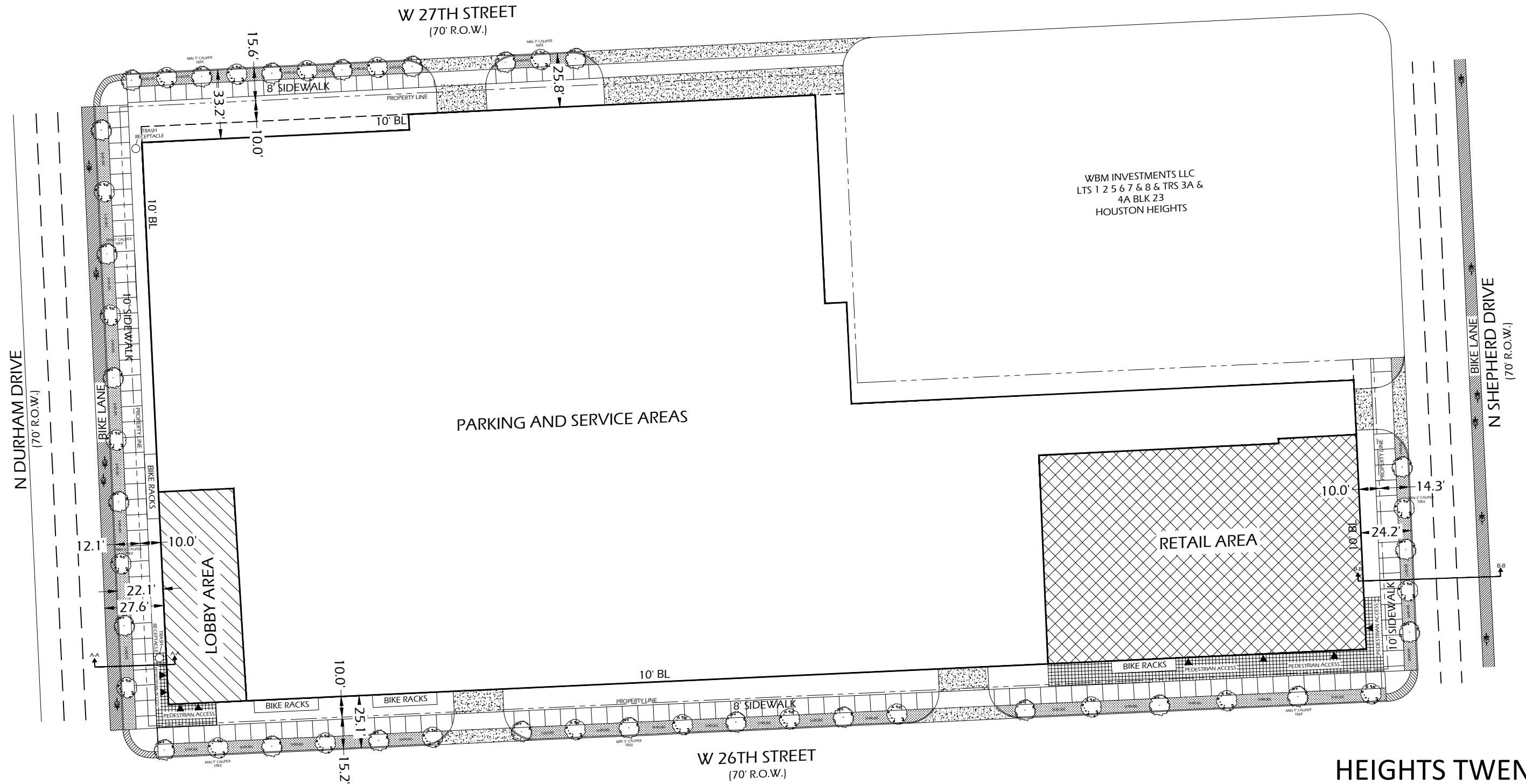
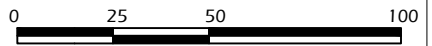
1 UNRESTRICTED RESERVE, 1 BLOCK

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





SCALE:
1"=50'



HEIGHTS TWENTY-SIXTH SITE PLAN

1 UNRESTRICTED RESERVE, 1 BLOCK

DATE: JULY, 2022 SCALE: 1" = 50'

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



Application Number: 2022-1913

Plat Name: Heights Twenty Sixth

Applicant: Owens Management Systems, 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 Variance is being sought and extent of variance:

Specific Variance is being sought and extent of variance: To allow a reduced building line of 10 feet along N Durham Drive and N Shepherd Drive instead of the required 25 feet.

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." (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. Major Thoroughfares - In general - 25 feet

Statement of Facts

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

(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 proposed plat covers the majority of a city block with frontage on four streets. West 27th and W 26th local east - west 70-foot wide ROWs, North Durham Drive and North Shepherd Drive are north-south 70-foot wide, 4 lane, one directional major thoroughfares. The purpose of the replat is to create one Unrestricted Reserve and request reduced building lines of 10 feet along N Durham Drive and N Shepherd Drive instead of the required 25 feet. The proposed development for the site will be a mixed-use development with retail and warehouse, with parking on the ground floor, 3 additional levels of parking and 350 apartments on the upper 4 levels. Chapter 42 has optional performance standards that allows a reduced building line up to zero feet for retail centers on major thoroughfares within the city limits with a planned right-of-way of 80 feet or less. This type of regulation helps move away from auto oriented developments to welcome pedestrian friendly developments in the City. The proposed development qualifies in part for this performance standard due to the ROW widths of N Shepherd and N Durham being less than 80 feet wide. However, it doesn't qualify for the retail center component as it is not present along both streets. The mixed-use project provides an active ground floor with retail space

at the intersection of N Shepherd and W 26th Street and lobby space at the intersection of N Durham and W 26th Street. An example of a pedestrian friendly development close to the proposed site is the HEB located at the intersection of N Shepherd Drive and W 24th Street that was granted a reduced building line of 10 feet along N Shepherd Drive in 2017. This type of development brings the building closer to the street eliminating the conflict between vehicles and pedestrians by not having a parking lot or vehicular uses between the pedestrian realm and the proposed building. In addition to this, the pedestrian realm is enhanced with wider sidewalks, safety buffers, trees within the safety buffer (between the street and sidewalk) that work as a speed mitigation device for vehicular traffic and physical protection for pedestrians against weather and vehicles. The sidewalk width for the HEB project along N Shepherd is 10 feet wide. These type of improvements in combination with active ground floors incentivizes pedestrian activities and creates places of interest for people to visit utilizing different modes of transportation other than driving. Memorial Heights Redevelopment Authority/TIRZ 5 is actively working on the "Shepherd Durham Project". This project consists of the reconstruction and improvement of N Shepherd Drive and N Durham Drive from I-10 to Loop 610 and six streets that connect them on its first phase (three phases in total). Some of the improvements include accessible sidewalks, high comfort bike facilities, functional street trees for shade and roadway buffer and the reconfiguration of the travel lanes from four to three to add a bike lane and provide space for the improvements previously mentioned. The proposed mixed-use development aligns with the pedestrian friendly elements and improvements proposed by Memorial Heights Redevelopment Authority/ TIRZ 5 with the "Shepherd Durham Project" to create and promote pedestrian connectivity on the area. The proposed site will align with the improvements proposed by Memorial Heights Redevelopment Authority/TIRZ 5 by providing the following pedestrian realms: • Along N Shepherd a Pedestrian realm approximately 24 feet wide with 6 feet safety buffers, minimum 3-inch caliper trees, 10 feet sidewalks, bike racks and Benches. • Along N Durham a Pedestrian realm approximately 27.6 feet wide including the proposed 5 feet bike lane by the "Shepherd Durham Project", 6 feet safety buffer, minimum 3-inch caliper trees, 10 feet sidewalks, bike racks and Benches. • Along W 26th Street a Pedestrian realm approximately 25 feet wide with 6 feet safety buffers, minimum 3-inch caliper trees, 8 feet sidewalks and bike racks • Along W 27th Street a Pedestrian realm approximately 25 feet wide with 6 feet safety buffers, minimum 3-inch caliper trees and 8 feet sidewalks. Furthermore, the proposed development will also include the following elements: • Pedestrian walkway leading to the building from N Shepherd and N Durham. • Covered trash receptacles. In addition to this, the proposed site will reduce the number of curb cuts along N Durham from two to zero and along W 26th Street and W 27th Street from seven to two. The proposed mixed-use development meets the parking requirements and proposes 40 bicycle parking loops offering parking for 160 bikes on site to support multimodal transportation and the creation of a bike lane along N Shepherd and N Durham with the "Shepherd Durham Project". Strict application of the ordinance will create an impractical development due to the difficulty to design this type of pedestrian friendly development with the 25 feet setback requirement along major thoroughfares. Allowing a reduced building line along N Shepherd and N Durham will render a development that promotes an active ground floor, pedestrian connectivity, multimodal transportation, and place making.

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

The proposed site is in an urban setting where the current regulations are designed for suburban settings. Providing an urban pedestrian friendly development requires a different approach to the regulations to allow the proposed building to move closer to the street in exchange for improvements to the public space by providing wider and better pedestrian realms to incentivize pedestrian connectivity, active ground floors and multimodal transportation.

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

Chapter 42 has optional performance standards that allows a reduced building line up to zero feet for retail centers on major thoroughfares within the city limits with a planned right-of-way of 80 feet or less. This type of regulation helps to move away from auto oriented developments and transition to pedestrian friendly developments in the City. The proposed development qualifies in part for this performance standard due to the ROW widths of N Shepherd and N Durham being less than 80 feet wide, but it doesn't qualify for the retail center component as it is not present along both streets. The mixed-use project provides an active ground floor with retail at the intersection of N Shepherd and W 26th Street and lobby space at the intersection of N Durham and W 26th Street. This allows for ground floor activity with different intensities along both streets. Allowing a reduced building line of 10 feet along N Shepherd and N Durham will maintain the intent and general purpose of this chapter by providing pedestrian connectivity that incentivizes walkability, multimodal transportation and placemaking.

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

The proposed development is a pedestrian friendly mixed-use development that will provide safe pedestrian realms on its four streets to incentivize walkability, ground floor activity and multimodal transportation. The development is reducing the number of existing curb cuts along N Durham from two to zero and along W 26th Street and W 27th Street from seven to two. The pedestrian realms for the four streets vary from 22 to 27 feet with 10 feet sidewalks along N Shepherd and N Durham and 8 feet sidewalks along W 26th and 27th Streets. Safety buffers and street trees are being proposed for weather and physical protection for pedestrians. This goes hand in hand with the proposed improvements on the "Shepherd Durham Project". Allowing a reduced building line of 10 feet along N Shepherd and N Durham will not be injurious to the public health, safety or welfare since the proposed development will enhance the current conditions of the public space to a safer and higher standard that will promote pedestrian activity by choice. The developer will work with Memorial Heights Redevelopment Authority/TIRZ 5 on landscaping and pedestrian realm features to ensure compliance with the Shepherd Durham Project plan.

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

The proposed site will support the improvements proposed by Memorial Heights Redevelopment Authority/TIRZ 5 by providing the following pedestrian realms: • Along N Shepherd a Pedestrian realm approximately 24 feet wide with 6 feet safety buffers, minimum 3-inch caliper trees, 10 feet sidewalks, bike racks and Benches. • Along N Durham a Pedestrian realm approximately 27.6 feet wide including the proposed 5 feet bike lane by the "Shepherd Durham Project", 6 feet safety buffers, minimum 3-inch caliper trees, 10 feet sidewalks, bike racks and Benches. • Along W 26th Street a Pedestrian realm approximately 25 feet wide with 6 feet safety buffers, minimum 3-inch caliper trees, 8 feet sidewalks and bike racks • Along W 27th Street a Pedestrian realm approximately 25 feet wide with 6 feet safety buffers, minimum 3-inch caliper trees and 8 feet sidewalks. Furthermore, the proposed development will also include the following elements: • Pedestrian walkway leading to the building from N Shepherd and N Durham. • Covered trash receptacles. In addition to this, the proposed site will reduce the number of curb cuts along N Durham from two to zero and along W 26th Street and W 27th Street from seven to two. The proposed mixed-use development meets the parking requirements and proposes 40 bicycle parking loops offering parking for 160 bikes on site to support multimodal transportation and the creation of a bike lane along N Shepherd and N Durham with the "Shepherd Durham Project". This is consistent with the character of recent developments in the neighborhood.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

July 28, 2022

NOTICE OF VARIANCE

PROJECT NAME: Heights Twenty Sixth

REFERENCE NUMBER: 2022-1913

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along West 26th Street between North Shepherd and North Durham Drives. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Owens Management Systems, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow for 10' building setbacks along North Durham and North Shepherd as opposed to the required 25' building line. 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 18, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

For additional information regarding this project, please call Joyce Owens at 713-643-6333. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov 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

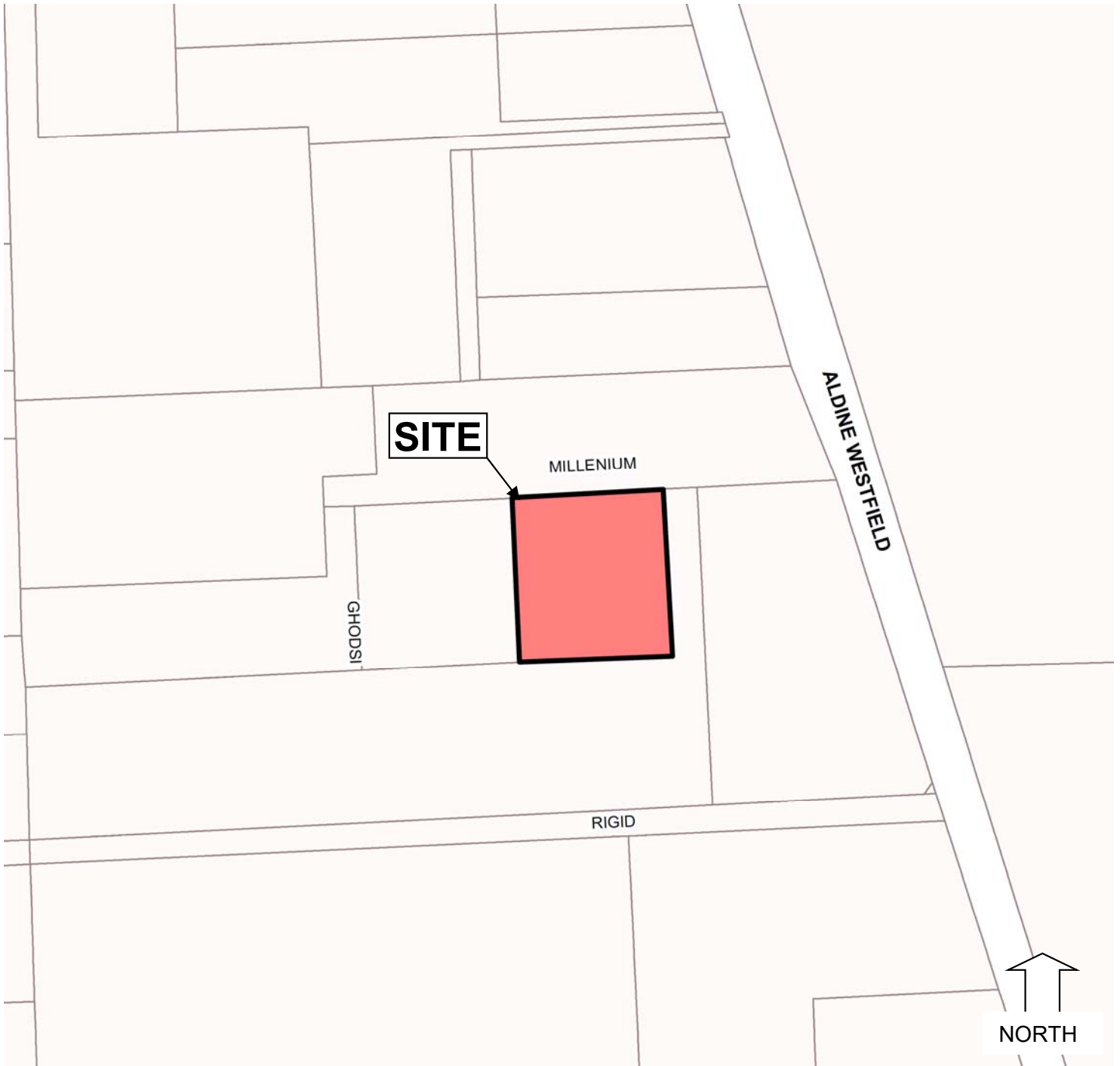
ITEM: 142

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Millennium Road Addition

Applicant: Bohler Engineering



D – Variances

Site Location

Houston Planning Commission

ITEM: 142

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: Millennium Road Addition

Applicant: Bohler Engineering



D – Variances

Aerial

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT #22-1253-TX, WITH AN EFFECTIVE DATE OF FEBRUARY 10, 2022, AT 8:00 A.M.

TRACT 1: FEE SIMPLE

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 0.6112 ACRE OF LAND OUT OF THAT CERTAIN CALL 3.382 ACRE TRACT OF LAND SITUATED IN THE JOHN QUINN SURVEY, A-1423, IN HARRIS COUNTY, TEXAS, SAID 3.382 ACRE TRACT BEING THAT SAME TRACT OF LAND KNOWN AS TRACT 4 AS DESCRIBED IN A DEED FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S RE NO. V-520836, TO 0.6112 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD (FOUND) IN THE SOUTH RIGHT-OF-WAY LINE OF A 60.00 FOOT ROAD AND UTILITY EASEMENT AS DESCRIBED IN A DEED FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. T-520223 MARKING THE NORTHEAST CORNER OF A 60.00 FOOT ROAD AND UTILITY EASEMENT AS SHOWN UNDER FILM CODE NO. 549-66-174 OF THE HARRIS COUNTY DEED RECORDS AND THE NORTHWEST CORNER OF SAID TRACT 4;

THENCE N 87°13'28" E, ALONG THE SMITH RIGHT-OF-WAY LINE OF SAID 60.00 FOOT ROAD AND UTILITY EASEMENT PASSING AT A DISTANCE OF 295.00 FEET A 5/8" IRON ROD WITH E.I.C. CAP (FOUND) FOR REFERENCE, A TOTAL DISTANCE OF 340.00 FEET TO A 5/8" IRON ROD WITH E.I.C. CAP (SET) IN THE NORTH LINE OF SAID TRACT 4 MARKING THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 0.6112 ACRE TRACT OF LAND;

THENCE CONTINUING N 77°13'28" E. A DISTANCE OF 75.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 60.00 FOOT ROAD AND UTILITY EASEMENT TO A 5/8" IRON ROD WITH E.I.C. CAP (FOUND) MARKING THE NORTHEAST CORNER OF SAID TRACT 4, THE NORTHWEST CORNER OF THAT CERTAIN CALL 2.037 ACRE TRACT OF LAND AS DESCRIBED IN A DEED FILED FOR RECORD UNDER HARRIS COUNTY, CLERK'S FILE NO. Y-795599, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 0.6112 ACRE TRACT OF LAND, FROM WHICH POINT A 1/2" IRON ROD (FOUND) BEARS N 57°18'06" W. 0.24 FEET;

THENCE S 02°45'43" E, A DISTANCE OF 355.00 FEET ALONG THE COMMON LINE OF SAID TRACT 4 AND SAID 2.037 ACRE TRACT OF LAND TO A 5/8" IRON ROD WITH E.I.C. CAP (FOUND) IN THE LOWER NORTH LINE OF THE REMAINDER OF THAT CERTAIN CALL 23.4231 ACRE TRACT OF LAND AS DESCRIBED IN A DEED FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. W-073023 MARKING THE SOUTHEAST CORNER OF SAID TRACT 4, THE SOUTHWEST CORNER OF SAID 2.037 ACRE TRACT OF LAND, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 0.6112 ACRE TRACT OF LAND;

THENCE S 87°13'28" W, A DISTANCE OF 75.00 FEET ALONG THE COMMON LINE OF THE REMAINDER OF SAID 23.4231 ACRE TRACT AND SAID TRACT 4 TO A 5/8" IRON ROD WITH E.I.C. CAP (SET) MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 0.612 ACRE TRACT OF LAND, FROM WHICH POINT A 5/8" IRON ROD (FOUND) IN THE EAST RIGHT-OF-WAY LINE OF SAID ROAD AND UTILITY EASEMENT MARKING THE SOUTHWEST CORNER OF SAID TRACT 4 BEARS S 87°13'28" W, 340.00 FEET;

THENCE N 02°45'43" W, A DISTANCE OF 355.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.6112 ACRES OF LAND.

TRACT #2: FEE SIMPLE

BEING A TRACT OF LAND CONTAINING 2.037 ACRES (88,750 SQUARE FEET) OF LAND SITUATED IN THE J.E. QUINN SURVEY, ABSTRACT NUMBER 1423, HARRIS COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 39.349 ACRE TRACT OF LAND RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NUMBER 1485903, SAID 2.037 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE SOUTH LINE OF A CALLED 1.5088 ACRE - 60.00 FOOT WIDE ROAD AND ACCESS EASEMENT RECORDED UNDER H.C.C.F. NUMBER 1520223).

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP FOUND MARKING THE INTERSECTION OF THE WESTERLY LINE OF A CALLED 0.2237 ACRE - 10 FOOT WIDE ACCESS EASEMENT RECORDED UNDER H.C.C.F. NUMBER T465902 ADJOINING THE WESTERLY COMMON LINE OF ALDINE-WESTFIELD ROAD BASED ON AN 80 FOOT WIDE RIGHT OF WAY AND THE EASTERLY LINE OF THE SAID 39.349 ACRE TRACT AND THE SOUTHERLY LINE OF THE SAID 1.5088 ACRE ROAD AND ACCESS EASEMENT;

THENCE, SOUTH 88° 51' 54" WEST, ALONG THE SOUTHERLY LINE OF THE SAID 1.5088 ACRE ROAD AND ACCESS EASEMENT, A DISTANCE OF 368.05 FEET TO A 1/2-INCH IRON ROD WITH CAP SET FOR THE NORTHEASTERLY CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01° 07' 17" EAST, DEPARTING THE SOUTHERLY LINE OF THE SAID 1.5088 ACRE ROAD AND ACCESS EASEMENT, A DISTANCE OF 355.00 FEET TO A 1/2-INCH IRON ROD WITH CAP SET FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88° 51' 54" WEST, A DISTANCE OF 250.00 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND MARKING THE COMMON SOUTHEASTERLY CORNER OF A CALLED 3.382 ACRE TRACT RECORDED UNDER H.C.C.F. NUMBER V520836 AND THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01° 07' 17" WEST, ALONG THE EASTERLY LINE OF THE SAID 3.382 ACRE TRACT, A DISTANCE OF 355.00 FEET TO A 1/2-INCH IRON ROD WITH CAP SET IN THE SOUTHERLY LINE OF THE AFORESAID 1.5088 ACRE ROAD AND ACCESS EASEMENT AND MARKING THE COMMON NORTHEASTERLY CORNER OF THE SAID 3.382 ACRE TRACT AND THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88° 51' 54" EAST, ALONG THE SOUTHERLY LINE OF THE SAID 1.5088 ACRE ROAD AND ACCESS EASEMENT, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.037 ACRES (88,750 SQUARE FEET) OF LAND.

TRACT #3: EASEMENT ESTATE

EASEMENT FOR INGRESS AND EGRESS, AS SET FORTH AND MORE PARTICULARLY DESCRIBED IN INSTRUMENT FILED FOR RECORD UNDER COUNTY CLERK'S FILE NO. T520223, OF THE OFFICIAL RECORDS OF HARRIS COUNTY, TEXAS.

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN
TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT
FILE NO. 22-1253-TX, WITH AN EFFECTIVE DATE OF JANUARY 27, 2022 AT 8:00 A.M.

10 — THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

- 100 — EASEMENT- ACCESS
RECORDED: FEBRUARY 1, 1999 IN COUNTY CLERK'S FILE NO. T520223, OF THE
OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.
(TRACT 3; AFFECTS, PLOTTED AS SHOWN)
- 100F — EASEMENT- UTILITY
RECORDED: FEBRUARY 23, 2000 IN COUNTY CLERK'S FILE NO. U2380501, OF THE
OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.
(AFFECTS, PLOTTED AS SHOWN)
- 100C — EASEMENT- UTILITY
RECORDED: MARCH 8, 2002 IN COUNTY CLERK'S FILE NO. V648887, OF THE OFFICIAL
PUBLIC RECORDS, HARRIS COUNTY, TEXAS. (EFFECTS TRACT #1 ONLY)
(AFFECTS, PLOTTED AS SHOWN)
- 100H — SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AND ZONED BY THE CITY
OF HOUSTON AS "COMMERCIAL AIRPORT SITE" (HOUSTON INTERCONTINENTAL
AIRPORT) AND IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS IMPOSED BY
ORDINANCE OF THE CITY OF HOUSTON. A CERTIFIED COPY OF WHICH IS
RECORDED IN VOLUME #484, PAGE 518 AND BY AMENDMENTS THERETO. CERTIFICATE
OF WHICH IS ALSO RECORDED IN VOLUME 4891, PAGE 67 AND VOLUME 5448,
PAGE 421. ALL OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND FILED FOR
RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 0040968 AND 20080588601.
(UNABLE TO DETERMINE, EASEMENT IS BASED ON OUTDATED ROADWAY NAMES)
- 100I — MINERAL AND/OR ROYALTY INTEREST
RECORDED: NOVEMBER 13, 1991 IN VOLUME 4548, PAGE 346 OF THE DEED
RECORDS OF HARRIS COUNTY, TEXAS.
TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE
OF THE AFORESAID RECORD.
(AFFECTS, BLANKET IN NATURE)

115,208 ± SQUARE FEET
2.645 ± ACRES

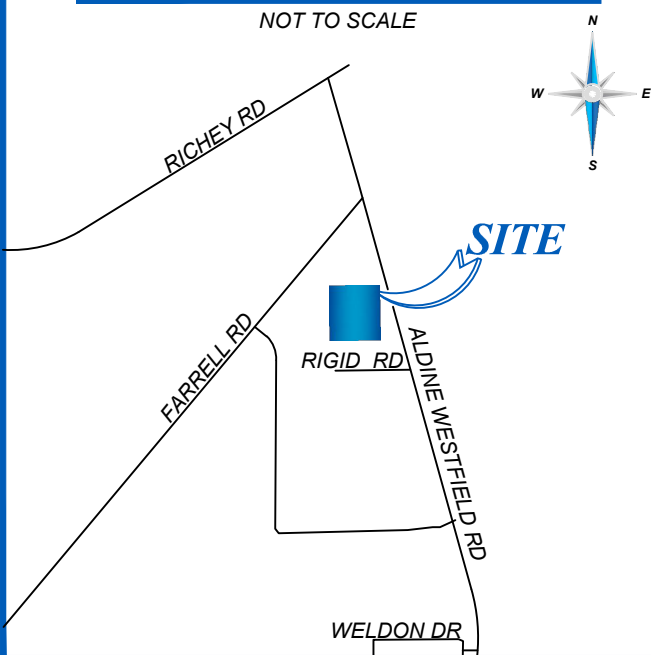
COVERED PARKING
REGULAR= 00
HANDICAP= 00
TOTAL= 08















A — FENCE APPEARS TO CROSS BOUNDARY LINE BY AS MUCH 0.4'

[illegible]

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. AT THE TIME OF THE ALTA SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND PROVIDED BY THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
4. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
5. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
6. COMPLETED FIELD WORK WAS COMPLETED 09, MAR, 2022.
7. THE DISTANCES SHOWN HEREON ARE GRID, COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00007514048556
8. THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO ALDINE WESTFIELD ROAD, BEING A PRIVATE DRIVE INDICATED ON THE PLAT. THERE ARE NO EASEMENTS OR PRIVATE DEDICATED RIGHT-OF-WAY, PER AN EASEMENT FOR INGRESS AND EGRESS RECORDED IN CLERK'S FILE NO. T520223.
9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE IN EFFECT AT THE TIME OF SURVEY, RESTRICTIONS, COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
10. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED HOUSTON ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("ALTA TERRA PROPERTY GROUP"). THE PURPOSE OF THIS SURVEY IS TO PROVIDE INFORMATION RELATED TO THE SCHEDULE B-1 EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO, TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
11. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED. HEREON, RECORD DIMENSIONS, IF DIFFERING FROM MEASURED DIMENSIONS, WILL BE DEEMED TO BE "BRI" WHERE THE B INDICATES FROM MEASURED DIMENSIONS. RECORD THE DIMENSION ORIGINATED.
12. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM HARRIS COUNTY GIS.

NOT TO SCALE



- | | |
|---|--------------------------|
|  | FOUND MONUMENT AS-NOTED |
|  | SET MONUMENT AS-NOTED |
|  | COMPUTED POINT |
|  | BOLLARD |
|  | POWER POLE |
|  | DRAIN GRATE |
|  | ELECTRICAL TRANSFORMER |
|  | CABLE PEDESTAL |
|  | TELEPHONE PEDESTAL |
|  | WELLHEAD |
|  | GUY ANCHOR |
|  | TELEPHONE VAULT |
|  | SIGN |
|  | MAILBOX |
| <i>R/W</i> | RIGHT-OF-WAY |
| <i>NF</i> | NOW OR FORMERLY |
| <i>(M)</i> | MEASURED DIMENSION |
| <i>(R)</i> | RECORD DIMENSION |
| <i>P.O.B.</i> | POINT OF BEGINNING |
| <i>P.O.C.</i> | POINT OF COMMENCEMENT |
| <i>CPS</i> | COVERED PARKING SPACE(S) |

PROPERTY IS CURRENTLY ZONED:
"NO ZONING WITHIN HARRIS COUNTY"

ITEM	REQUIRED	OBSERVED	NOTES:
PERMITTED USE	MANUFACTURING	INDUSTRIAL	BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO HARRIS COUNTY FOR ZONING LAWS AND APPLICABLE CODES.
MIN. LOT AREA	NONE SPECIFIED	115,208 SQ. FT. ±	
MIN. LOT WIDTH	20'	249'48"	
MAX. BLDG COVERAGE	NONE SPECIFIED	12%	
MIN. SETBACKS FRONT	10'	19'6"	REPORT PROVIDED BY: PZR
MIN. SETBACKS SIDE	NONE SPECIFIED	10'3"	REPORT JOB#: 156336-1
MIN. SETBACKS REAR	NONE SPECIFIED	94'4"	REPORT DATE: 3/15/22
MAX. BUILDING HEIGHT	NONE SPECIFIED	26'0.0"	
PARKING REGULAR	6	00	
COVERED PARKING	N/A	08	
PARKING HANDICAP	N/A	00	
PARKING TOTAL	SEE NOTES	08	

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0480M, WHICH BEARS AN EFFECTIVE DATE OF 06/09/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE EAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S02°48'21"E PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, SOUTH-CENTRAL ZONE NAD83.

TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(B)(1), 7(C), 8, 9, 13, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/09/2022.

DATE OF PLAT OR MAP: 03/10/2022

PRELIMINARY

BRADLEY G. WELLS
RPLS NO. 5499
STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10194275



BLEW
& ASSOCIATES, P.A.

Surveying
Engineering
Mapping

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 - FAX: 479.582.1883
MAIL: SURVEY@BLEWINC.COM - WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 22-1677	SURVEY DRAWN BY: Y.T.M. - 03/10/2022
SURVEY REVIEWED BY: K.A.K.	SHEET: 1 OF 1



Application Number: 2022-1834

Plat Name: Millennium Road Addition

Applicant: Bohler Engineering

Date Submitted: 07/22/2022

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

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

Specific Variance is being sought and extent of variance:

To create a reserve with access from an existing access easement ("Millennium Road") rather than frontage on a public street. This access easement has been in use since 1999 and has been used by all properties that front/abut easement since the said dedication.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190. - Tracts for non-single-family use—Reserves. Unrestricted reserve

Statement of Facts

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

This property is wanting to use the existing Access Easement Agreement created by and between Aldine Industrial Park, Ltd. And Soccer Locker, Inc under File No. T520223. This Access Easement has been used by all properties that abut to easement since 1999. Under reservation from and exceptions #3 "The easement is nonexclusive...and further reserves the right to dedicate the Easement Property to the County of Harris or any other governmental entity for the purpose of a public roadway." By not allowing the property to use the existing recorded Access Easement, this will deprive the applicant the reasonable use of the land and future possible development of property. The hardship created by not using the existing access easement will be not giving access to the property and allowing for the owner to use the property for the existing purpose as it is currently.

(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;

N/A

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

We are not creating any hardships by using this variance and are using the recorded Access Easement to allow ingress and egress to and from Aldine Westfield Road. There are no new improvements or site development taking place on the subject tract at this time. The purpose of the plat is simply to make this unplatted property into a platted lot for future development at a completely different time. At that time, all of the site plans and required documents for said development will be submitted then to comply with City ordinances etc.

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

Yes, all of the intent and general purposes of this chapter will be preserved and maintained. All of the unrestricted reserve purposes and/or requirements for minimum size, the type and width of street or shared driveway and the minimum frontage will be maintained and followed. The access easement we are requesting to use is 60 feet in width and the setbacks per zoning will be adhered to.

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

No, by granting the variance for this property will not be injurious to the public health, safety or welfare. There is no new development being done now or for the foreseeable future. The property will be used as it is currently being used.

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

No, economic hardship is not the sole justification of the variance. The hardship created by not using the existing access easement will be not giving access to the property and allowing for the owner to use the property for the existing purpose as it is currently. If not allowed to use the before said access easement, the property will be landlocked and will not be able to function as it currently does, a business. This business enables numerous people to have steady jobs and gives them the ability to provide for themselves and/or families.

Houston Planning Commission

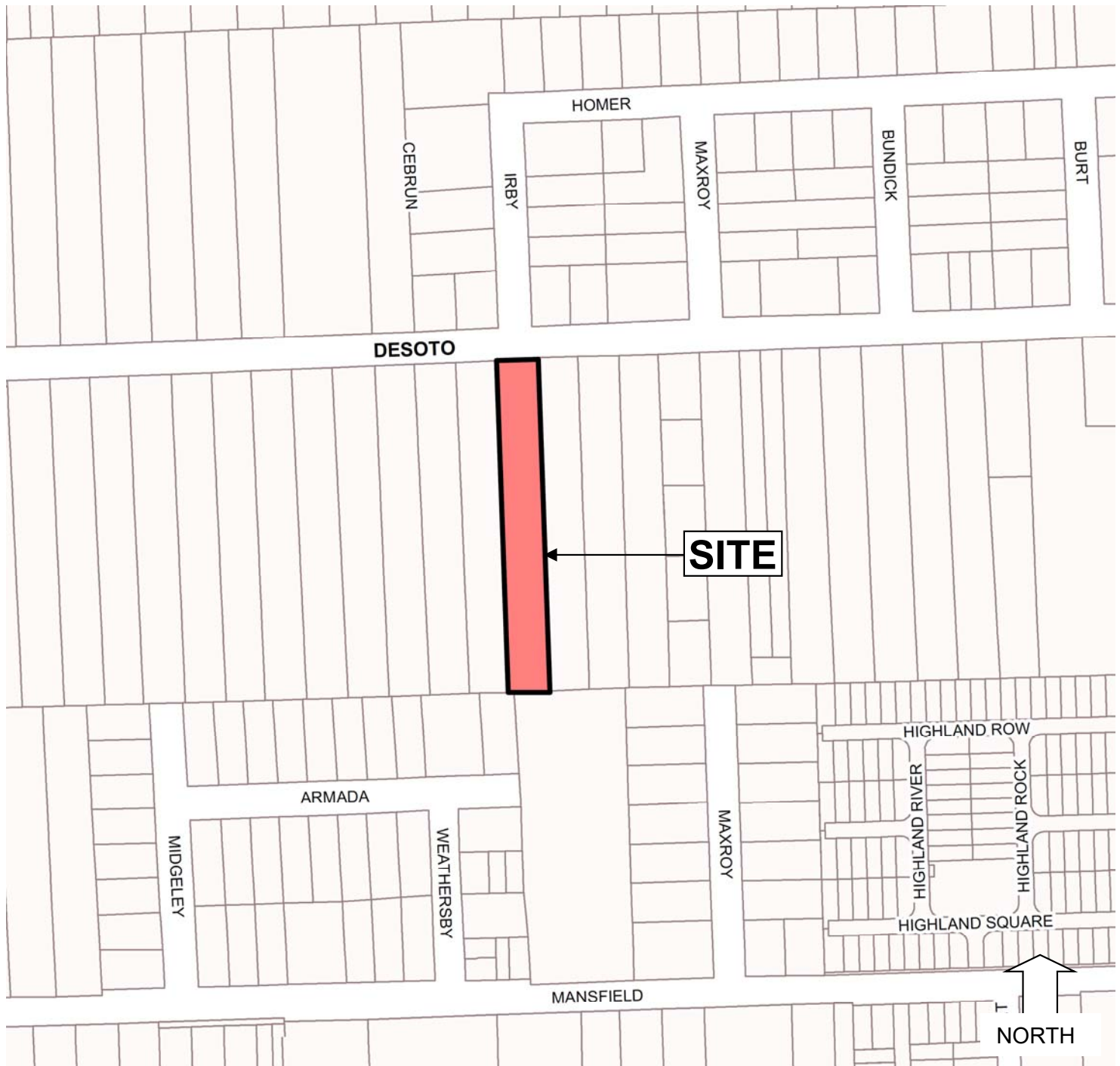
ITEM: 143

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: De Soto Street at Highland Heights

Applicant: Chesterfield Development Services



D – Variances

Site Location

Houston Planning Commission

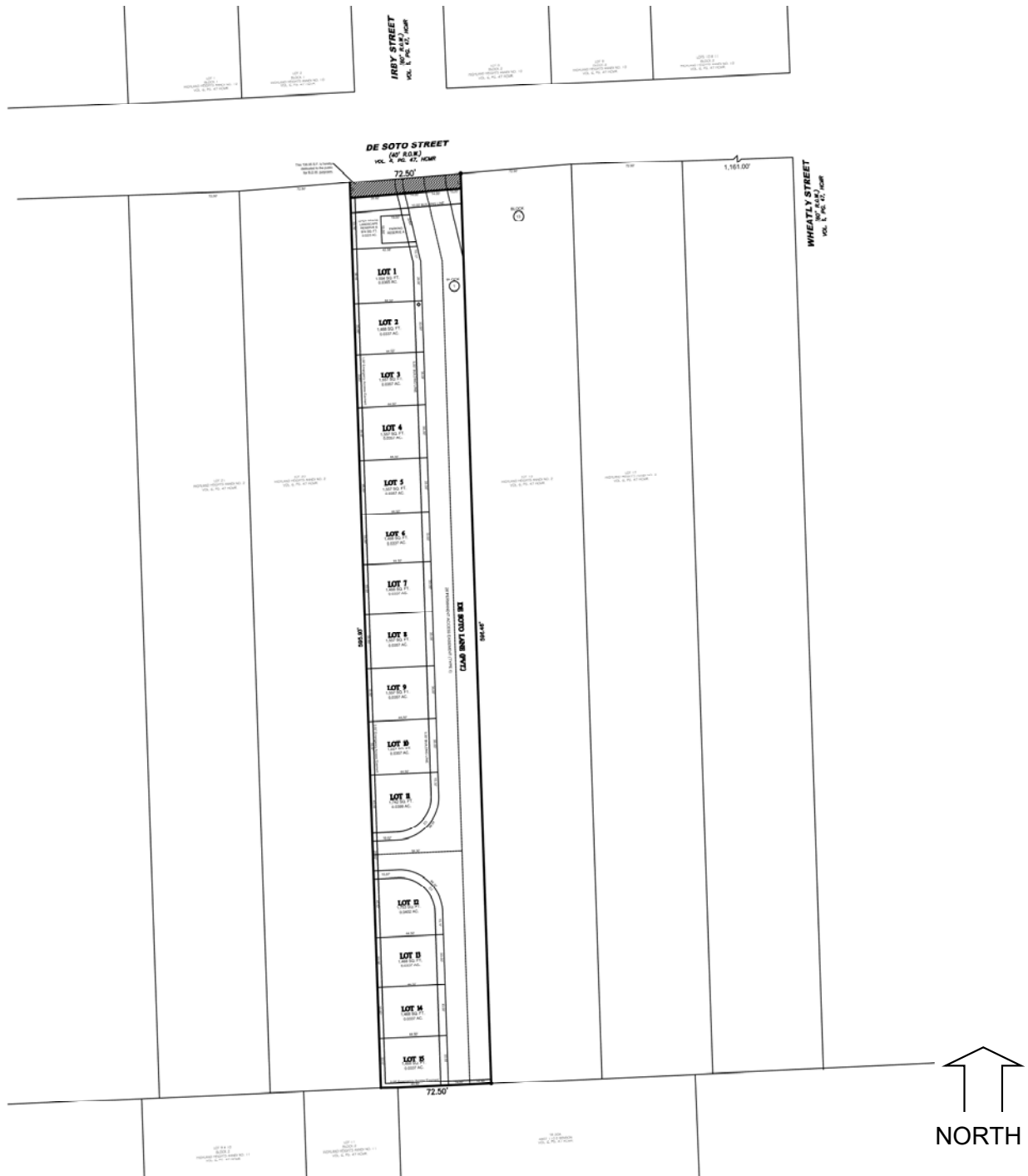
ITEM: 143

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: De Soto Street at Highland Heights

Applicant: Chesterfield Development Services



D – Variances

Subdivision

Houston Planning Commission

ITEM:143

Planning and Development Department

Meeting Date: 08/18/2022

Subdivision Name: De Soto Street at Highland Heights

Applicant: Chesterfield Development Services



D – Variances

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

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

Application No: 2022-1813
Plat Name: De Soto Street at Highland Heights
Applicant: Chesterfield Development Services
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 requirement or condition being sought:

Variance request regarding intersection spacing

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 the subdivision (b) at least every 1,400 feet,

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

STATEMENT OF FACTS:

Requesting a variance



Application Number: 2022-1813

Plat Name: De Soto Street at Highland Heights

Applicant: Chesterfield Development Services

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 the 1,400-ft. intersection spacing and not provide a public street

Chapter 42 Section: 128(a)(1)

Chapter 42 Reference:

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

The subject property is located on De Soto Street (60' right-of-way) between Wheatley Street and Cebra Street in a mostly residential community surrounded by other single-family dwellings. The original street length of De Soto St. between Wheatley St. and Cebra St. was established by plat in 1923 when the neighborhood was created. As a result, the closest intersection to site is Wheatley St. which is 1,306 ft. from the site which fronts on 72.5' of De Soto St. across from Irby St., a local street that was established by plat when Highland Heights Annex 10 was created. A variance is requested not to extend Irby St. through the proposed subdivision as a local street. Instead, the replat of De Soto Street at Highland Heights will provide a 28' PAE. The property is 72.5' along De Soto St. which is not wide enough to support both a 50' local street and single-family dwellings, therefore it would be an undue hardship depriving the owner of the reasonable use of the land. Furthermore, there are other places more suitable for a through street such as Bundick St. or Burt St.

(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 circumstances supporting the granting on the variance are not the result of a hardship created by the current owner because the property is only 72.5' wide along De Soto St. The site is long and narrow which restricts the use of the land based on its physical characteristics. Knowing the importance of circulation and mobility, the owner is providing a 28' PAE to provide adequate ingress and egress to the single-family dwellings.

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

The intent of this chapter will be preserved by allowing the variance to extend the 1,400 ft. intersection requirement and not provide a 50' street through the property because there is adequate circulation along the hierarchal street system due to other streets provided by Highland Heights Annex 10.

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

Granting of the variance will not be injurious to the public health, safety or welfare because De Soto St. because there is not a lot of traffic on this mainly residential street. The provision of the 28' PAE provides an additional level of safety and quiet enjoyment of the future residents of De Soto St. at Highland Heights because this street does not promote thru traffic which reduces conflicts.

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

The current street system is adequate to support neighborhood circulation along with the number of proposed units. Economic hardship is not the sole justification of the variance because the physical characteristics of the land will not support a 50' local street and a development of any kind.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
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July 28, 2022

NOTICE OF VARIANCE

PROJECT NAME: De Soto Street at Highland Heights

REFERENCE NUMBER: 2022-1813



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south and along De Soto Street, between Wheatley Street and Cebra 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.

Chesterfield Development Services, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed local intersection spacing along De Soto by not providing a north-south 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 18, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

For additional information regarding this project, please call Monica Fontenot-Poindexter at 713-538-5364. 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.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/18/2022

ITEM: 157

Applicant: RUBEN GRIFALDO

Contact Person: Ruben Grifaldo

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
EAST OF: SORTERS ROAD SOUTH OF: MILLS BRANCH DRIVE	22-1653	77365	5671	295R	ETJ

ADDRESS: 19931 S. Plantation Estates Porter, TX 77365

ACREAGE:

LEGAL DESCRIPTION:

LOT 19, BLOCK 2, OF PLANTATION ESTATES SUBDIVISION, SECTION 2, AN UNRECORDED SUBDIVISION IN MONTGOMERY, COUNTY, TEXAS.

PURPOSE OF REQUEST: Water Service for Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/18/2022

ITEM: 158

Applicant: Adriana Sarro

Contact Person: Adriana Sarro

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
WEST OF: FM 1314 SOUTH OF: RIVERWALK DR	22-1654	77365	5572	295B	ETJ

ADDRESS: 19490 Riverwalk Drive, Porter, TX 77365

ACREAGE:

LEGAL DESCRIPTION:

LOT TWO (2), BLOCK 4, OF RIVERWALK, SECTION 2, A SUBDIVISION RECORDED IN CABINET I, SHEET 186 OF THE MAP RECORDS IN MONTGOMERY COUNTY, IN MONTGOMERY, COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/18/2022

ITEM: 159

Applicant: Carlos Parra

Contact Person: Carlos Parra

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
EAST OF: SORTERS RD NORTH OF: MILLS BRANCH DR	22-1655	77365	5671	295M	ETJ

ADDRESS: 20621 Shady Lane, Porter, TX 77365

ACREAGE:

LEGAL DESCRIPTION:

ALL OF LOT FOUR (4), BLOCK FIVE (5), OF PORTER TERRACE, AN UNRECORDED SUBDIVISION, IN MONTGOMERY, COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/18/2022

ITEM: 160

Applicant: Juan Pinon
Contact Person: Juan Pinon

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
EAST OF: LOOP 494 NORTH OF: THELMA LN	22-1656	77357	5773	265V	ETJ

ADDRESS: 23204 Patricia Lane, New Caney, TX 77357

ACREAGE:

LEGAL DESCRIPTION:

LOTS 6 AND 7, BLOCK 2, OF MONTE OAKS, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, AS RECORDED WITH THE COUNTY CLERK OF MONTGOMERY COUNTY, TEXAS UNDER FILE NO. 125295, IN VOLUME 5, PAGE 261 MAP RECORDS.

PURPOSE OF REQUEST: Mobile Home.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/18/2022

ITEM: 161

Applicant: Elias Roa

Contact Person: Elias Roa

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
WEST OF: VICK DR SOUTHWEST OF: FM 1485	22-1657	77357	5674	256K	ETJ

ADDRESS: 20267 Red Oak Lane, New Caney, TX 77357

ACREAGE:

LEGAL DESCRIPTION:

LOT FOUR (4), BLOCK FOUR (4), OF POST OAK ESTATES, SECTION TWO (2), AN UNRECORDED SUBDIVISION, SITUATED IN THE JAMES H. STEWART SURVEY, ABSTRACT NO. 668, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/18/2022

ITEM: 162

Applicant: Nancy Arauz

Contact Person: Nancy Cornejo

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
EAST OF: LOOP 494 SOUTH OF: PINEDALE LN	22-1658	77365	5772	296C	ETJ

ADDRESS: 22524 Pinedale Lane, Porter, TX 77365

ACREAGE:

LEGAL DESCRIPTION:

2.4299 ACRES OF LAND SITUATED IN THE WILLIAM BEARDSLEE SURVEY, ABSTRACT NO. 104, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Business

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Jal Arch Designs, LLC.	John A. Lopez	713-319-5836	jalarchdesigns@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5204 East Freeway	21040774	77020	5558C	494G	B

HCAD ACCOUNT NUMBER(S):	0641150000010
PROPERTY LEGAL DESCRIPTION:	Lot 10 Rowe Ashton
PROPERTY OWNER OF RECORD:	Jacqueline E. Greene
ACREAGE (SQUARE FEET):	4,885 square feet
WIDTH OF RIGHTS-OF-WAY:	Varies
EXISTING PAVING SECTION(S):	25'
OFF-STREET PARKING REQUIREMENT:	4
OFF-STREET PARKING PROVIDED:	4
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Vacant – Demolished in 2020, 1 story Brick Residence; 2,930 square feet

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 3 Story Residential Duplex Siding; 5,948.48 square feet

PURPOSE OF VARIANCE REQUEST: Reduce front building line from Ordinance required 25' to 17'.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

Existing property is only 69.44 feet in depth and with a 25'-0" front build line and 3'-0" rear emergency access easement on the back property line only 41.44 feet of space is available to build the new residence. The previous existing residence was built with a 17'-0" front build line see attached images of previous residence.

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

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

Due to the already 37'-2" front property line clearance from the curb of the existing road and the 69.44 ' depth of the entire property, adhering to the chapter 25'-0" front build line would reduce the buildable area of the already small property.

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

This property originally had a dead-end access street from the rear of the property that was removed leaving the only access from the current I10 service road. The enforcement of the 25'-0 front build line will reduce the buildable area of the property, thus reducing the property value. This was not the results of the owner of the property.

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

The intent of chapter will be preserved and maintained, there will be approximately 44'-10" clearance from the edge of the side-wall of the proposed garage wall and a shared driveway access to enter the garage. No blocking of the sidewalk will occur.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The existing side-walk is 27'-2" and the street curb is 37'-2" from the property line and has enough clearance from the property line and will not create any obstruction to the use of the side-walk and street by the public.

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

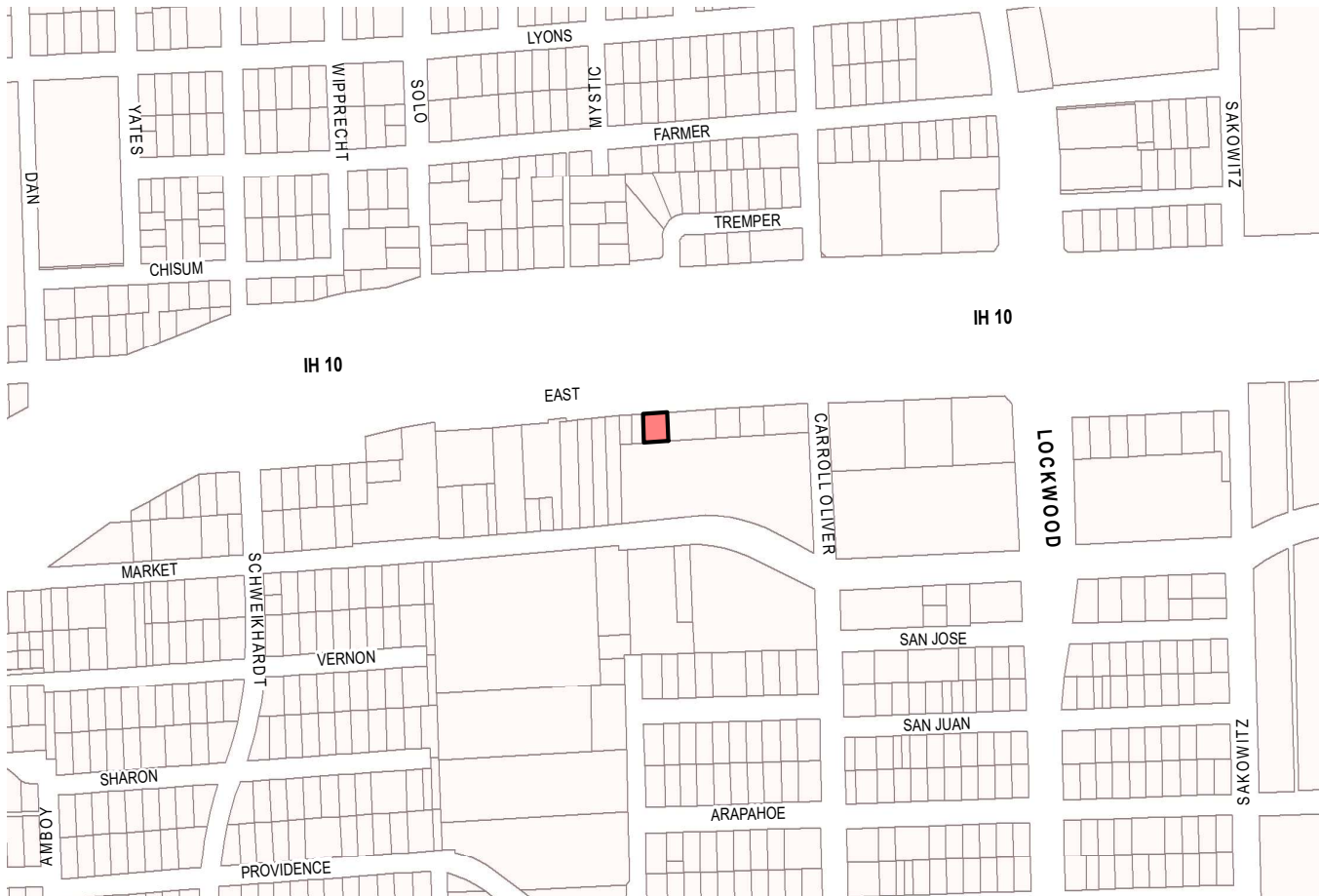
Economic hardship is not the sole justification of this variance request, the expansion of the freeway service road converted the existing access collector street to a major thoroughfare, thus imposing the city's 25'-0" front build line and restricting the buildable area of the property.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

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Houston Planning Commission

Aerial Map

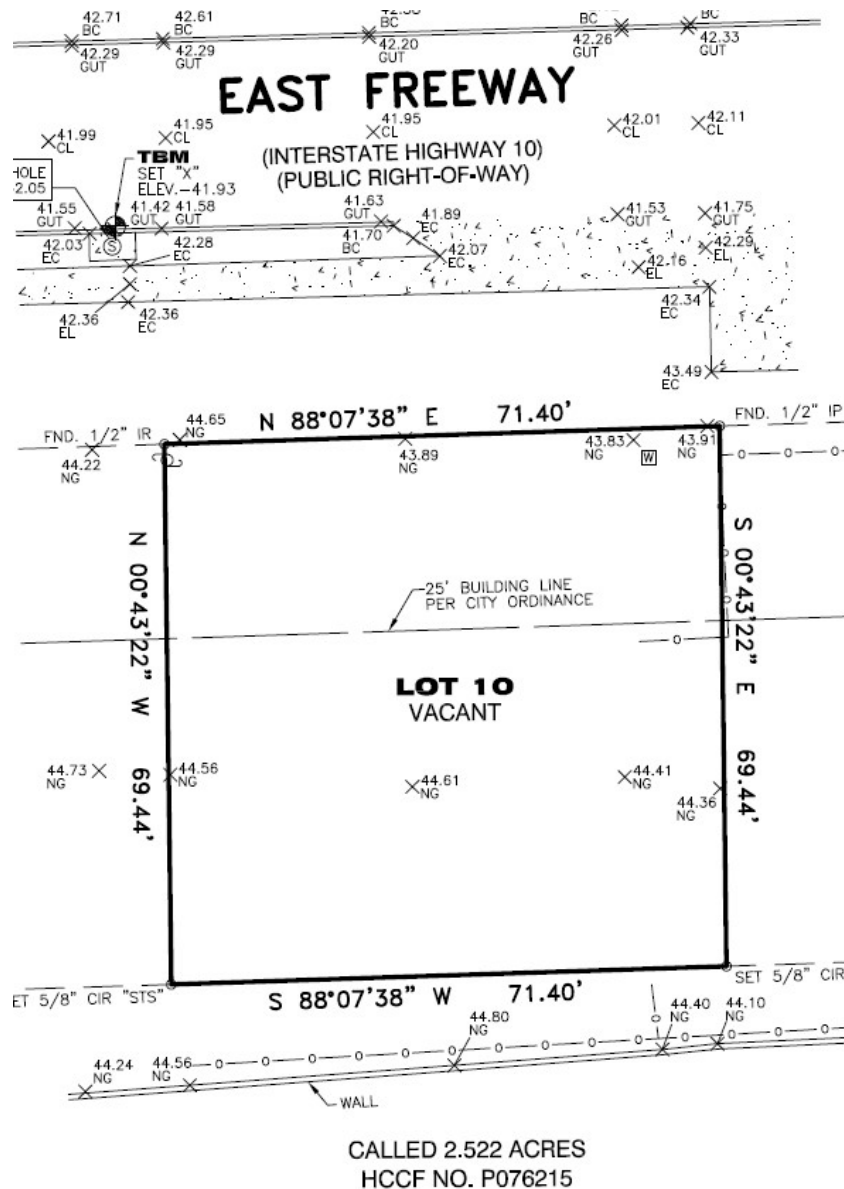


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

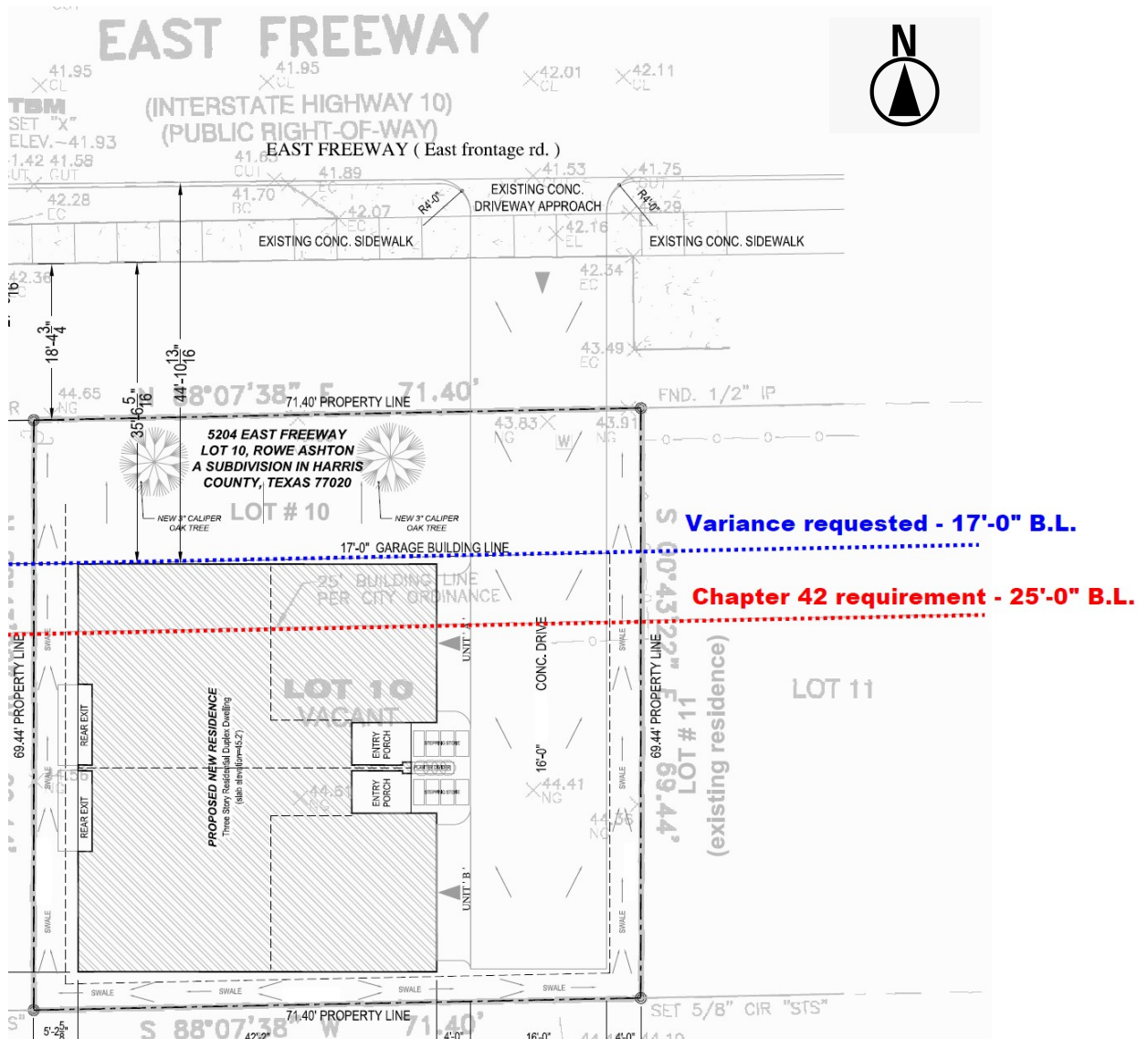


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

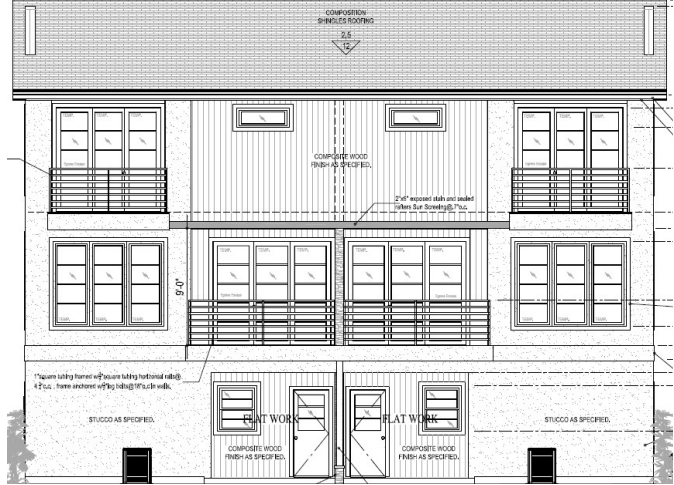
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Meeting Date: 8-18-2022

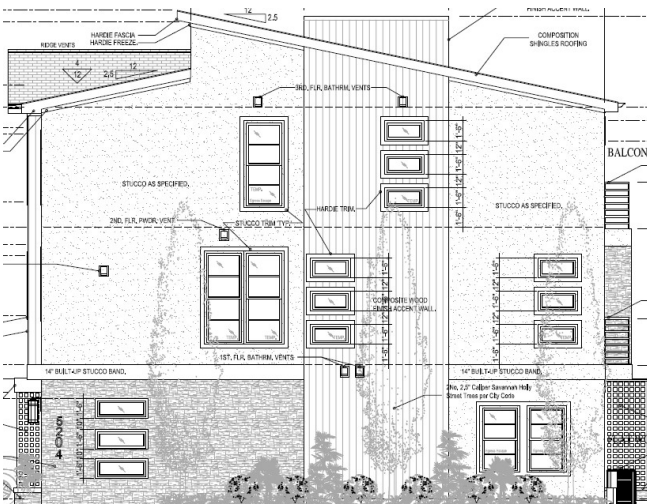
Elevations



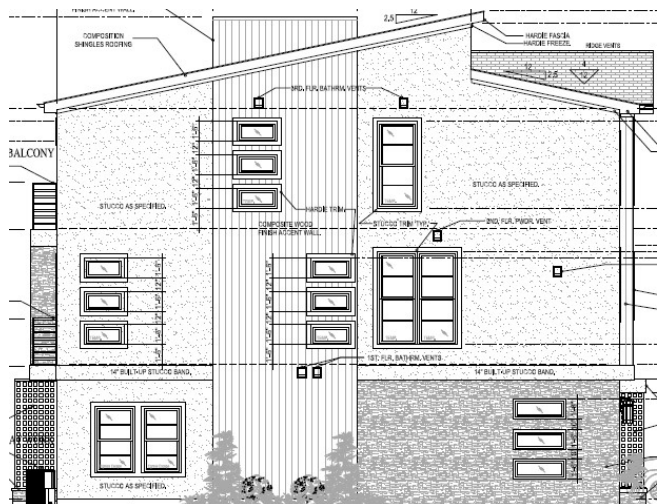
Front Elevation



Rear Elevation



Right Elevation



Left Elevation

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP COMPANY	JENIFER POOL	832-594-8420	jrpcom@aol.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2511 LOCKE LANE	21127811	77019	5256B	492U	G
HCAD ACCOUNT NUMBER(S):		0641720140013			
PROPERTY LEGAL DESCRIPTION:		LOT 13, BLOCK P AVALON PLACE SEC 5			
PROPERTY OWNER OF RECORD:		KRISTEN WEST CUMMINS			
ACREAGE (SQUARE FEET):		6,839			
WIDTH OF RIGHTS-OF-WAY:		LOCKE LANE 60'; SAN SABA STREET 50'			
EXISTING PAVING SECTION(S):		LOCKE LANE 40'; SAN SABA STREET 45'			
OFF-STREET PARKING REQUIREMENT:		2			
OFF-STREET PARKING PROVIDED:		2			
LANDSCAPING REQUIREMENTS:		Complies			
LANDSCAPING PROVIDED:		Complies			

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	2,928
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	642 SF Garage Replacement; 3,030 SF New Total Under Roof
PURPOSE OF VARIANCE REQUEST: To allow a reduced building line of 4' in lieu of ordinance required 10' building line along San Saba St.	

CHAPTER 42 REFERENCE(S): **Sec. 42-156 (b) (2). Collector and local streets—Single-family residential**

(b) The building line requirement for a subdivision or development in the city restricted to single-family residential use adjacent to a collector street or a local street that is not an alley shall be:

(2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

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

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

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

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

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

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

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

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

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

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

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

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

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

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

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

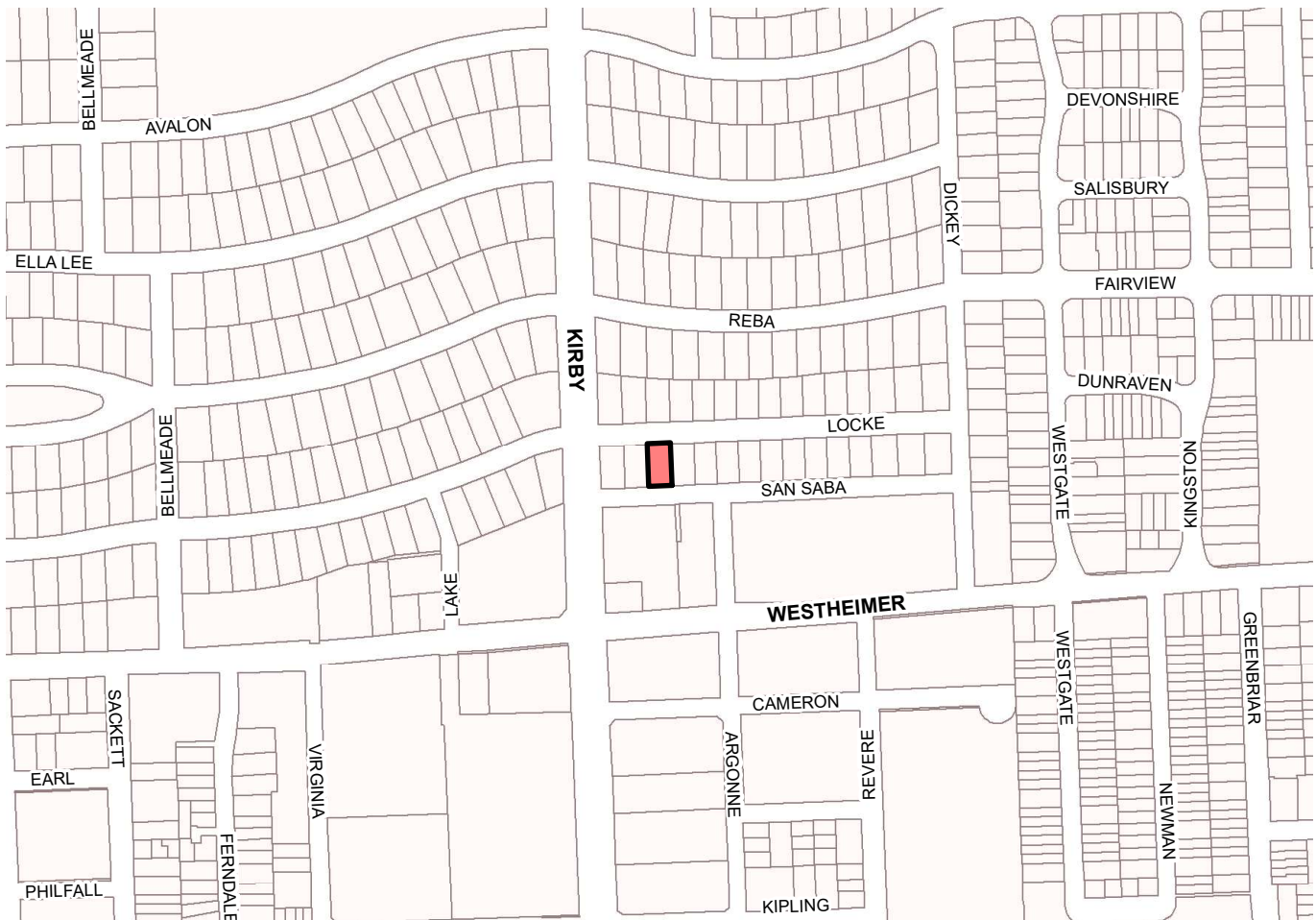
The hardship is that Lot 13, Block P Avalon Place Sec 5 is an existing lot platted in January 1941 for a single-family home with deed restrictions. The request to not provide a 17' garage building line per Sec. 42-157 (b) (2) and allow the existing zero garage setback along San Saba Street will allow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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



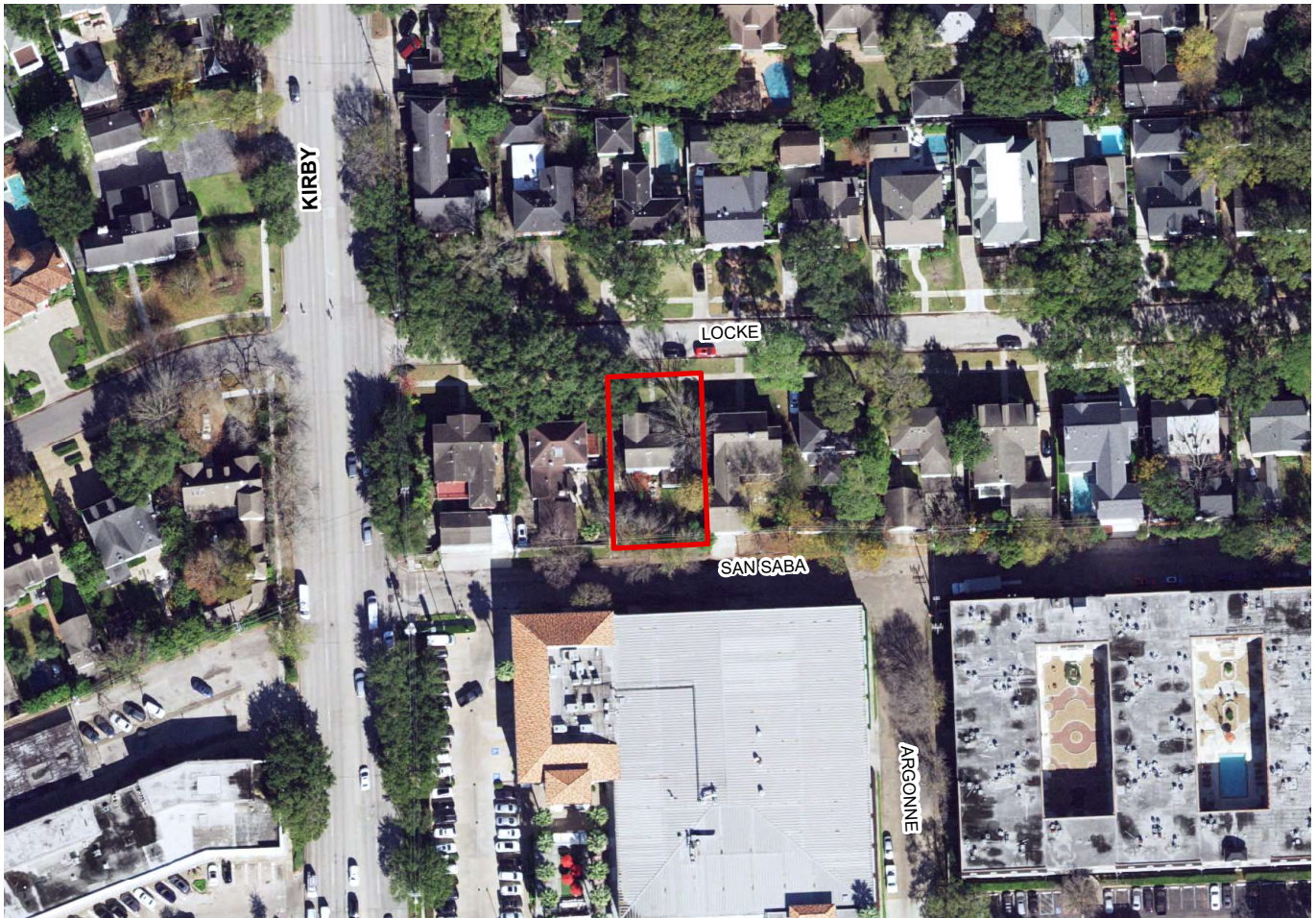
PLANNING &
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DEPARTMENT

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Meeting Date: 8/18/22

Houston Planning Commission

Aerial Map

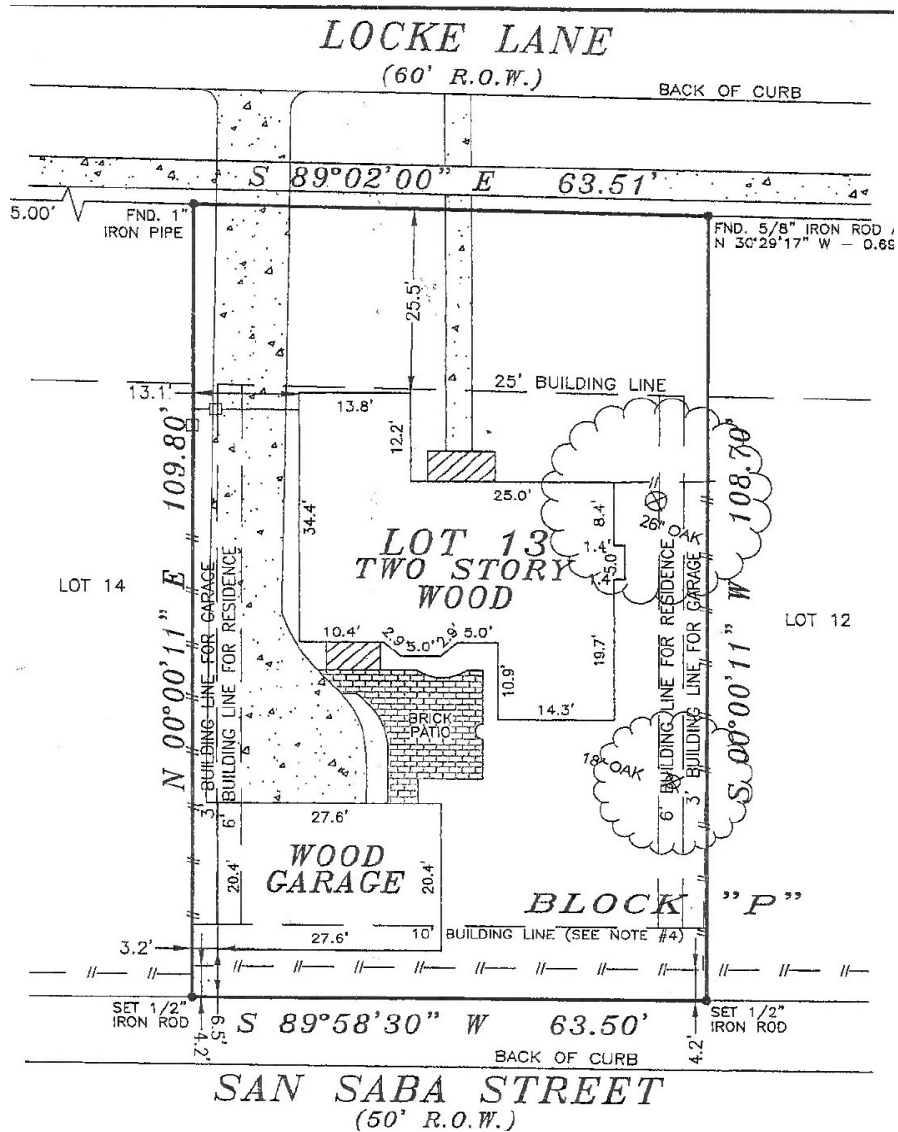


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

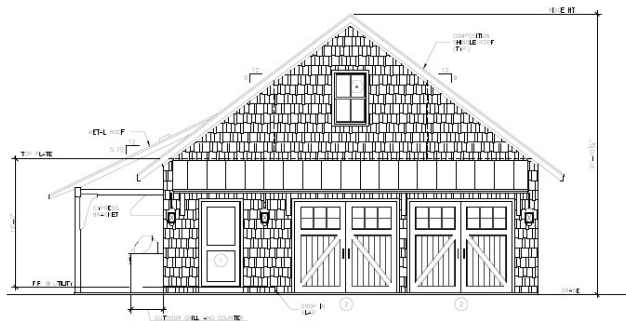
Survey



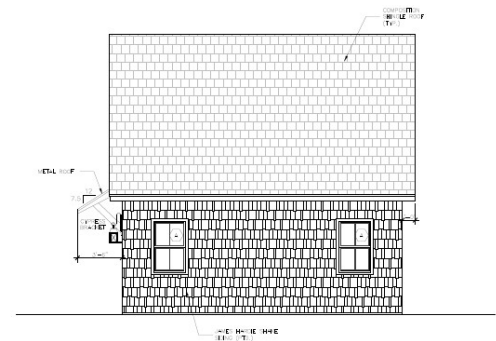
DEVELOPMENT PLAT VARIANCE



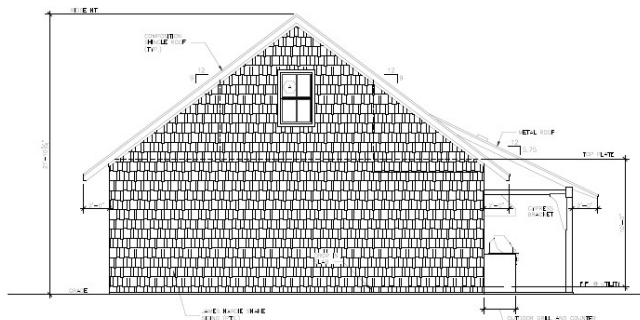
Elevations



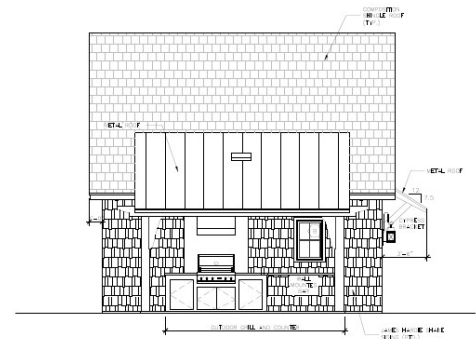
4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Ameritex Homes, LLC	Daniel Zarate	469-378-0304	daniel.zarate@ameritexhomes.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
7824 Queen St	22021673	77028	5560D	455P	B

HCAD ACCOUNT NUMBER(S):	0300180310011
PROPERTY LEGAL DESCRIPTION:	LT 11 BLK 4 LIBERTY ROAD MANOR SEC 21 U/R
PROPERTY OWNER OF RECORD:	Ameritex Homes, LLC
ACREAGE (SQUARE FEET):	4080 Sq Ft
WIDTH OF RIGHTS-OF-WAY:	Queen St: 40' ; N Wayside Drive: 100'
EXISTING PAVING SECTION(S):	Queen St: 18 ; N Wayside Drive: 78
OFF-STREET PARKING REQUIREMENT:	2 cars
OFF-STREET PARKING PROVIDED:	3 cars
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	0 sq. ft
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	1397 Sq Ft single family residence

PURPOSE OF VARIANCE REQUEST: To reduce the building line from 25' to 3' along N Wayside Dr for a new single family residence

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

We are proposing to build a new single family residential structure on the lot. Our lot is approximately 85.5' from the eastern most part of our lot to N Wayside. The City of Houston obtained the 3 lots that actually abut into N. Wayside in 1962. We are being told that, because the city owns these lots, our 40' lot now has a 25' side setback before the roadway 85.5' to the east of our lot. Keeping the same 3' side setback on all sides will allow us to continue to build and would not put any person in risk of harm.

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

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

The City of Houston obtained these lots in 1962 and by today's lot size and side setback requirements would take 25' of the side of a 40' lot away from us despite the fact that the city has not made any improvements to this roadway since it obtained the lots. We are still 85.5' away from the roadway.

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

A 40' lot by itself is buildable in Houston because we have 3' side setbacks; however, if you take a 40' wide lot and impose a 25' side setback then take the 3' on the other side of the lot, you leave a build pad of 12' wide. While we intend to build a slab on ground home, it is worth noting that a standard single wide mobile home is 14' to 18' making this lot very difficult, if not impossible to build on. The 3 lots the city obtained that is imposing this 25' side setback have not been altered and N Wayside has not been expanded into the lots which were purchased in 1962.

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

Since the 3 lots the city purchased are still unaltered vacant property with no signs or mentions of future roadwork, there was no reasonable assumption that the city would be imposing a 25' side setback to the lot. We are not altering our lot in any way, and we are building the same way we have done numerous times in the city abiding by the standard ordinances.

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

We are operating under the standard setback requirements throughout the city, and since we are 85.5' away from the nearest thoroughfare, we are compliant with intent of the ordinances.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
We are operating under the standard setback requirements throughout the city, and since we are 85.5' away from the nearest thoroughfare, we are compliant with intent of the ordinances.
- (5) **Economic hardship is not the sole justification of the variance.**
Economic hardship has nothing to do with this variance. This is simply us asking to play by the logical rules set in place by the City of Houston.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



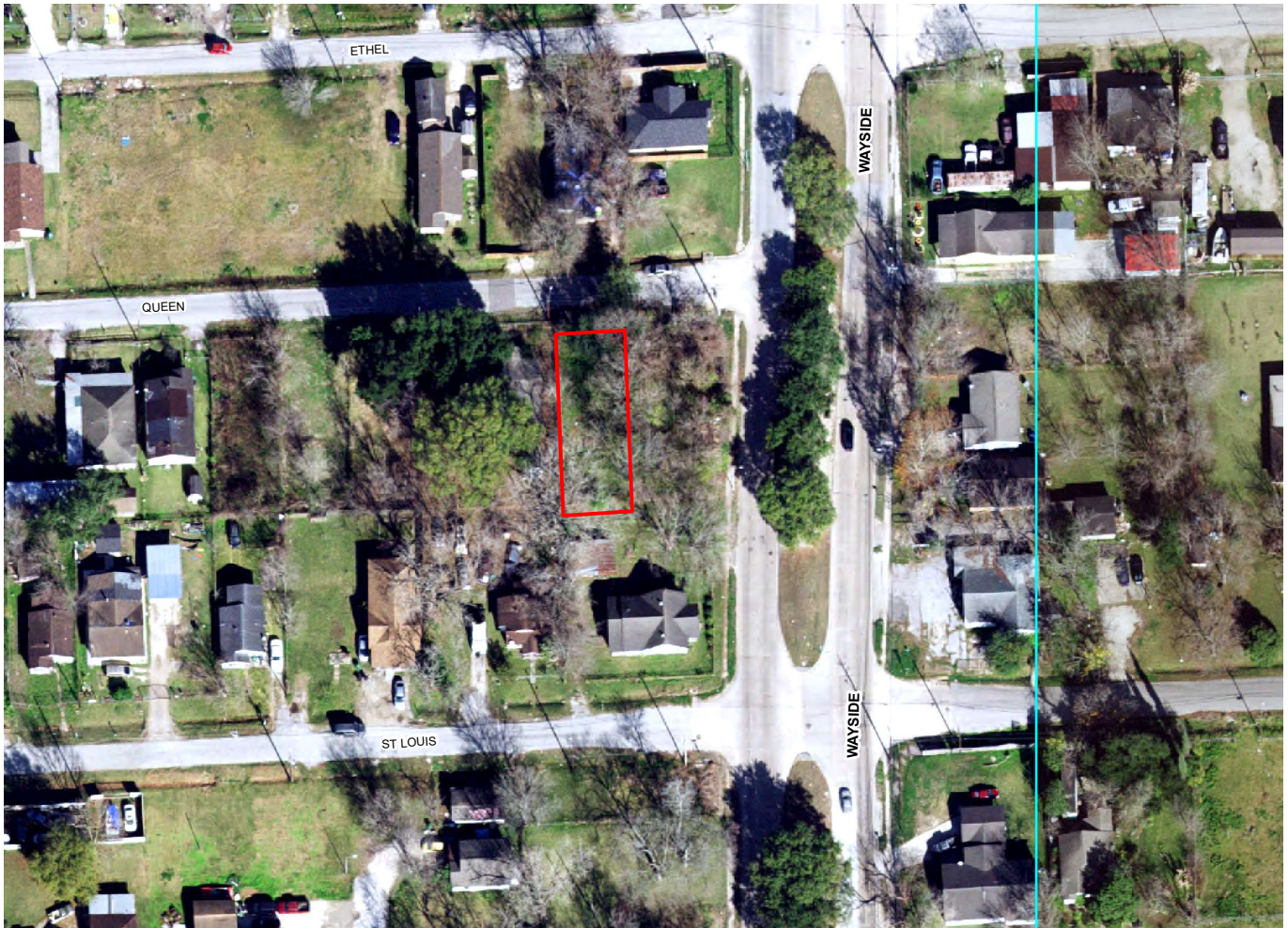
PLANNING &
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DEPARTMENT

ITEM: 165

Meeting Date: 8.18.2022

Houston Planning Commission

Aerial Map

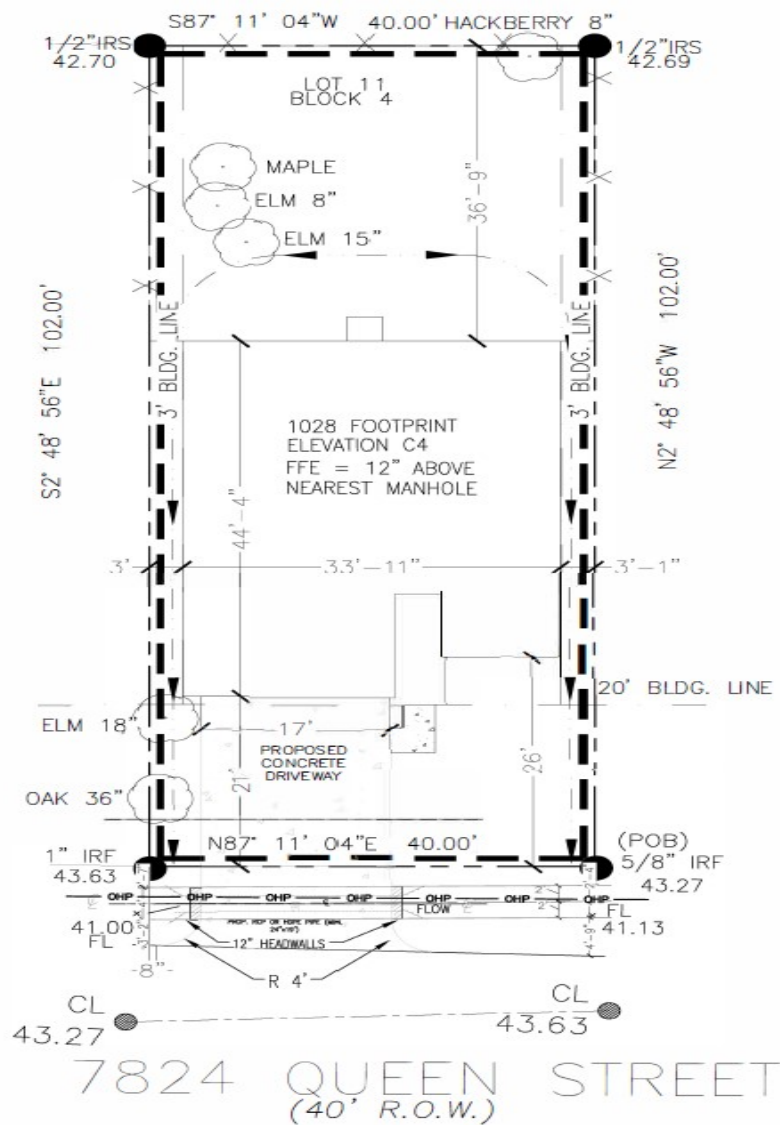


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

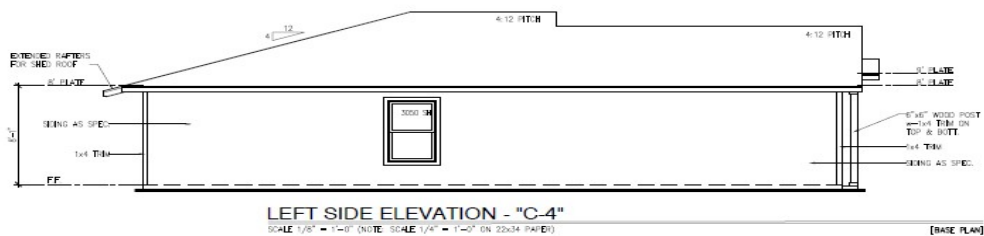
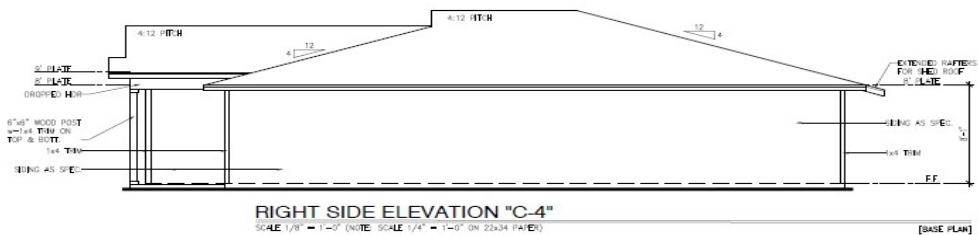
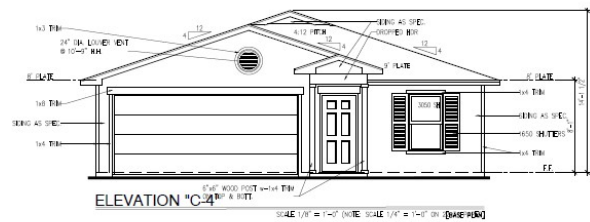
Site Plan



DEVELOPMENT PLAT VARIANCE



Elevations



DEVELOPMENT PLAT VARIANCE