

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, SEPTEMBER 1, 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

SPEAKER GUIDELINES

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

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

Virtual Electronic Meeting Rules: See adjustments for remote meeting participation on our web pages at www.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 September 1, 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

September 1, 2022 2:30 p.m.

Call to Order

Director's Report

Approval of the August 18, 2022 Planning Commission Meeting Minutes

- I. 2022 Major Thoroughfare and Freeway Plan (MTFP) Amendments Recommendations** (Sharon Moses-Burnside, Peter Eccles, Brandon Mosley)
- II. Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (Arum Lee)
 - b. Replats (Arum Lee)
 - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Devin Crittle, Arum Lee, Aracely Rodriguez, and John Cedillo)
 - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, Devin Crittle)
 - e. Subdivision Plats with Special Exception Requests (Geoff Butler, Tammi Williamson, and John Cedillo)
 - 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
- III. Establish a public hearing date of September 29, 2022**
 - a. Brinkman Green
 - b. Foster Place partial replat no 32
 - c. John Dreaper Villas
 - d. Lakewood Pines Sec 14 partial replat no 1
 - e. Long Point Acres partial replat no 10
 - f. Park at Champions Park
 - g. Pecan Park Replat and Extension partial replat no 1
 - h. Ruth Street Estates
 - i. Sunterra Sec 16 partial replat no 1
 - j. Sunterra Sec 24 replat no 1
 - k. Timmerman Estates
 - l. Welch Crossing
 - m. Westhaven Estates Sec 2 partial replat no 12
- IV. Public Hearing and Consideration of a Special Minimum Building Line Block Renewal Application - 1400-1600 blocks of Bonnie Brae Street, north and south sides, between Dunlavy Street and Yupon Street; 1600 Block of Norfolk Street and 1600 Block of Castle Court, north and south sides, between Dunlavy Street and Mandell Street - SMLB 38REN** (Abraham Zorrilla).
- V. Public Comment**
- VI. Adjournment**

Houston Planning Commission

2022 Major Thoroughfare and Freeway Plan Amendment Requests Recommendation Meeting

AGENDA

Thursday, September 1, 2022, at 2:30 p.m.

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

- I. Introduction** – Sharon Moses-Burnside
- II. Major Thoroughfare Amendment Requests – Private Sector**
 - A. Budde Road/Pruitt Road – Peter Eccles
 - B. Fulton Street/San Jacinto Street – Peter Eccles
 - C. South Wayside Drive – **Withdrawn**
 - D. Fondren Road – Peter Eccles
 - E. Madden Road – Brandon Mosley
 - F. West Airport Boulevard/Allum Road – Brandon Mosley
 - G. Fairview Street/Unnamed Thoroughfare – Brandon Mosley
 - H. Northpark Drive/Unnamed Thoroughfare – Sharon Moses-Burnside
 - I. West Road (Pinafore Lane) – Sharon Moses-Burnside
 - J. Louetta Road – Sharon Moses-Burnside
 - K1a. Kingwood Drive – Sharon Moses-Burnside
 - K1b. Kingwood Drive – Sharon Moses-Burnside
 - K2. Miller Wilson Road – Sharon Moses-Burnside
 - K3. Magnolia Lane – Sharon Moses-Burnside
 - K4. Wolf Trot – Sharon Moses-Burnside
- III. Next Steps**
- IV. Adjournment**

For more information, please visit our website at

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

Minutes of the Houston Planning Commission

August 18, 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

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

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

Chair Martha L. Stein reported on meeting procedures.

DIRECTOR'S REPORT

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

APPROVAL OF THE AUGUST 4, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 4, 2022 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1-124)

Staff recommendation: Approve staff's recommendations for items **1-124**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1-124**, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Jones**

Second: **Alleman**

Vote: **Carried**

Abstaining: **Heisch and Sigler**

81 DeSoto Estates

C3R

Approve

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

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

Motion: **Garza**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Crandall Gage – opposed

Staff recommendation: Approve staff's recommendation for items **9, 10, 20, 29, 42, 43, 59, 60, 61, 62, 63, 64,**

and 67 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **9, 10, 20, 29, 42, 43, 59, 60, 61, 62, 63, 64,**

and 67 subject to the CPC 101 form conditions.

Motion: **Mares**

Second: **Porras-Pirtle**

Vote: **Carried**

Abstaining: **Heisch and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

125 Beall Street Development

C3N

Withdrawn

126 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: **Abraham**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

127 Glen Ellyn Estates partial replat no 1

C3N

Withdrawn

128 Hazard Green

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: **Garza**

Vote: **Unanimous**

Abstaining: **None**

129 Hudson Park replat no 1

C3N

Approve

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

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

Motion: **Sigler**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

130 Inwood Pines Village

C3N

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: **Sigler**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Mauricio Musi, Kevin Kolb, applicant – supportive; Judy Hardin – opposed.

131 Long Point Acres partial replat no 10 C3N Withdrawn

132 Melbourne Place Sec 1 partial replat no 5 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**

133 Nantucket Residences 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

134 Richland Heights C3N Approve

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

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

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

135 West Houston Addition partial replat no 2 C3N Approve

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

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

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

136 Wrenwood partial replat no 5 C3N Withdrawn

137 Yellowstone 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

138 Blake Vista C2R Defer

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

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

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

139 Carter Estates C3P Defer

Staff recommendation: Defer the application for additional information.

Commission action: Deferred the application for additional information.

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

140 Gosling Tract C3P Approve

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

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

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

141 Heights Twenty Sixth C2R Defer

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

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

Motion: **Abraham**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

142 Millennium Road Addition

C3P

Approve

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

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

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

143 De Soto Street at Highland Heights

C3R

Defer

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

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

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

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

H NAME CHANGES

156	McClendon Park Village (prev. Parkwest Central Townhomes)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

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

Staff recommendation: Approve staff's recommendation for items 144-162.

Commission Action: Approved staff's recommendation for items 144-162.

Motion: **Alleman**

Second: **Jones**

Vote: **Carried**

Abstaining: **Heisch 145,
146, 147; Sigler 145, 146
147, 150, 151**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

163 5204 East Freeway

DPV

Approve

Staff recommendation: Grant the variance(s) and approve the development plat per staff report.

Commission action: Granted the variance(s) and approved the development plat per staff report.

Motion: **Clark**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

164 2511 Locke Lane

DPV

Approve

Staff recommendation: Grant the variance(s) and approve the development plat per staff report.

Commission action: Granted the variance(s) and approved the development plat per staff report.

Motion: **Sigler**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

165 7824 Queen St

DPV

Approve

Staff recommendation: Grant the variance(s) and approve the development plat per staff report.

Commission action: Granted the variance(s) and approved the development plat per staff report.

Motion: **Porras-Pirtle**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

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 Estate
- g. Whispering Pines Estates partial replat no 13
- h. Yocum Gardens partial replat no 2

Staff recommendation: Establish a public hearing date of September 15, 2022 for item II a-h.

Commission action: Established a public hearing date of September 15, 2022 for item II a-h.

Motion: **Clark**

Second: **Abraham**

Vote: **Unanimous**

Abstaining: **None**

III. EXCUSE THE ABSENCES OF COMMISSIONER ABRAHAM

Commissioner Abraham was present; no Commission action was required.

**IV. PUBLIC COMMENT
NONE**

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the Meeting at 3:40 p.m.

Motion: **Garza**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Margaret Wallace Brown, Director

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Amity Homes	C3F	DEF2
2	Archers Grove	C3F	
3	Aroblit Industrial Complex	C3F	
4	Bridge Creek Sec 10	C3F	DEF2
5	Bridge Creek Sec 11	C3F	DEF2
6	Bridgeland Jack Road and Creekland Village Drive Street Dedication Sec 1	SP	
7	Bridgeland Prairieland Village Sec 29	C3P	
8	Cadillac Wayside	C2	
9	Caymus Creek Drive Street Dedication and Reserve	C3F	DEF1
10	Chapman Cove replat no 1	C3F	
11	Creekmont Estates	C3F	
12	Crosby Farms Sec 4	C3P	
13	Crosby Pines GP	GP	
14	Crosby Pines Sec 1	C3P	
15	Cypress Fairbanks ISD FM 529 Support Facility	C2	
16	Cypress Green Commercial Reserves Sec 1	C2	
17	Cypress Green Commercial Reserves Sec 2	C2	
18	Cypress Green Commercial Reserves Sec 3	C2	
19	Cypress Green Commercial Reserves Sec 4	C2	
20	Dealmart Mills Road	C3F	
21	East Orem Commercial	C2	
22	Elyson Exchange View	C2	
23	Fairbanks North Houston Center Sec 1	C3F	DEF1
24	Falcon Ranch	GP	
25	Falcon Ranch Sec 1	C3F	
26	Foster Place partial replat no 30	C3F	
27	Gilley Acres	C2	DEF1
28	Global New Millennium Reserve	C3P	
29	Grand Prairie Sec 5	C3F	
30	Grand Prairie Sec 7	C3P	
31	Grand Prairie Sec 8	C3P	
32	Guthrie Buildings	C2	
33	Harbor Heights	C2	DEF1
34	Hazard Green	C3F	
35	Highland Meadows Mobile Home Park Sec 1	C3P	
36	Hudson Park replat no 1	C3F	
37	Humble Eight of Fall Creek	C2	DEF1
38	Indian Springs GP	GP	
39	Ivy Kids Elyson	C3F	
40	Jackson Mews replat no 2	C3F	
41	Katy Lakes Sec 4	C3F	
42	Katy Manor South Sec 6	C3F	

Platting Summary**Houston Planning Commission****PC Date: September 01, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Kelsey Seybold Summer Creek Hub	C2	
44	Kickapoo Road Street Dedication Sec 1	C3P	
45	Lake Elaine Estates Sec 1	C3P	DEF1
46	Life Style	C3F	DEF2
47	Maknojia and Karedia Plaza	C2	
48	Maple Airline	C2	
49	Masjid Al Huda	C3P	DEF1
50	Melbourne Place partial replat no 5	C3F	
51	Melody Oaks partial replat no 25 and extension	C3F	
52	Neuen Manor partial replat no 28	C3F	
53	New Multi Use Facility at Neches Street	C3F	
54	Newport Pointe Sec 3	C3P	
55	Newport Pointe Sec 4	C3P	
56	Northpointe East Business Park	C3F	
57	OLO Spring Cypress	C2	
58	Olympia Falls Plaza	C2	
59	Olympia Falls Reserves	C3F	
60	Olympia Falls Sec 4	C3P	
61	Phanlac Plaza	C2	
62	Pineapple Park	C3F	
63	Pineapple Square	C3F	
64	Reserve at Bridge Creek Terrace	C2	
65	Robinett replat no 1	C3F	DEF2
66	Shiraz Heights	C3F	
67	Shops at Lakehouse	C2	DEF1
68	Spring Branch Estates no 2 partial replat no 14	C3F	
69	Stockdick Road Street Dedication and Reserve	C3F	
70	Story Tract Sec 5	C3P	
71	Story Tract Sec 6	C3P	
72	Trillium Sec 6	C3F	
73	West Little York Road at Grand Parkway Street Dedication Sec 1	C3P	
74	West Road Street Dedication Sec 3	SP	DEF1
75	Whispering Pines Estates partial replat no 12	C3F	
76	Yellowstone Landing	C3F	

B-Replats

77	Alveranga Estates	C2R	
78	Archers Villas	C2R	DEF1
79	Barker Oaks Reserve	C2R	
80	Benson Landing	C2R	
81	Brook Cove	C3R	
82	Centre Business Park partial replat no 1	C2R	
83	Copeland Court	C2R	
84	Copeland Green	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Cozy Med Enclave on Mainer	C2R	DEF1
86	EADO Heights	C2R	
87	East Mount Houston Villas	C2R	
88	Enclave at Newport	C3R	
89	Garcia Center	C2R	
90	Gator Warehouse	C2R	DEF1
91	Genoa	C2R	DEF1
92	Grand Park partial replat no 1	C2R	
93	Grand Park partial replat no 2	C2R	
94	Knox Vista	C2R	
95	Landing At Lehman	C2R	
96	Lidstone Heights	C2R	
97	Mazan Manor	C2R	
98	McDaniel Interests	C2R	
99	New Caney ISD Porter Elementary	C2R	
100	Oaks on Jester	C2R	
101	Offices on North Post Oak partial replat no 1	C2R	
102	Old Spanish Trail Blythewood	C2R	
103	Peerless Village Estate	C2R	
104	Plaza Estates at Bostic	C2R	
105	Plaza Estates at Francis	C2R	
106	RG Transport	C2R	
107	Rio Real Estate	C2R	
108	Roberts Village at Carothers	C2R	DEF2
109	Roy Crossing	C2R	
110	Southwest Campus Anderson	C2R	
111	Sunshine Church of God in Christ Forever	C2R	
112	SZQ Villas on Stearns	C2R	
113	Texas Adriatic Holdings	C2R	
114	Townhomes on Alexander	C2R	
115	Views at Davis Street	C2R	
116	Villas at Larkspur	C2R	
117	Villas on Brandon	C2R	
118	West 17th States	C2R	
119	West Harris County Regional Water Authority Repump Station replat and extension	C2R	

C-Public Hearings Requiring Notification

120	Azul Homes partial replat no 2	C3N	
121	Boudreaux Plaza replat no 1	C3N	
122	Clairmont Place Sec 1 partial replat no 9	C3N	
123	Corrine Place at Rosewood	C3N	
124	Elberta Villa	C3N	DEF2
125	Foster Place partial replat no 31	C3N	
126	Kentshire Place Sec 2 partial replat no 1	C3N	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
127	Laura Square at Rosewood	C3N	
128	Marjorie Square at Rosewood	C3N	
129	Memorial Assistance Ministries replat no 1 and extension	C3N	
130	Neuen Manor partial replat no 29	C3N	
131	Park Place partial replat no 6	C3N	
132	Park Place partial replat no 7	C3N	
133	Parkglen West Sec 2 partial replat no 1	C3N	
134	Peachtree Villas	C3N	
135	Riverside Terrace Sec 1 partial replat no 8	C3N	
136	Riverside Terrace Sec 6 partial replat no 3	C3N	
137	Rosewood Estates Sec 2 partial replat no 5	C3N	
138	Ruth Street Estates	C3N	
139	Spring Branch Estates no 2 partial replat no 15	C3N	
140	Trinity at Springhill	C3N	

D-Variances

141	Blake Vista	C2R	DEF1
142	Bridgeland Central Sec 5	C3P	
143	Carter Estates	C3P	DEF1
144	Cedar Homes at 32nd Street	C2R	
145	Crosby Farms Sec 3	C3P	
146	Harris Health System Casa de Amigos	C2R	
147	Heights Twenty Sixth	C2R	DEF1
148	Lodge Reserves	C2	
149	Marvida GP	GP	
150	Marvida Sec 29	C3F	DEF2
151	Marvida Sec 30	C3F	DEF2
152	Rivas Premium	C2R	
153	Starship Millstone RV Resort	C2R	

E-Special Exceptions

154	Telge Ranch West GP	GP	
155	Telge Road Tract	C3P	

F-Reconsideration of Requirements

156	De Soto Street at Highland Heights	C3R	DEF1
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G-Extensions of Approval

157	Bridgeland Creekland Village Sec 7	EOA	
158	Bridgeland Creekland Village Sec 8	EOA	
159	Camelot 2920 Tract	EOA	
160	Champion Life Centre Sec 1	EOA	

Platting Summary**Houston Planning Commission****PC Date: September 01, 2022**

Item		App	
No.	Subdivision Plat Name	Type	Deferral
161	Daempireco at Conley	EOA	
162	Dellrose Sec 16	EOA	
163	Fairbanks Distribution Center	EOA	
164	Harris County School Land Four Leagues partial replat no 1	EOA	
165	Monarca Plaza	EOA	
166	Stockdick Road Street Dedication Sec 5	EOA	

H-Name Changes

None

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

None

Platting Summary**Houston Planning Commission****PC Date: September 01, 2022**

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

A-Consent

1	Amity Homes (DEF2)	2022-1809	C3F	Harris	City	452B	0.95	0.12	14	Amity Alliance	RSG Engineering
2	Archers Grove	2022-2046	C3F	Harris	City	453D	0.62	0.02	7	CAS Consultants, LLC	CAS Consultants, LLC
3	Aroblit Industrial Complex	2022-2090	C3F	Harris	City	455A	13.71	13.71	0	Let InBev Carriers, Inc.	Owens Management Systems, LLC
4	Bridge Creek Sec 10 (DEF2)	2022-1856	C3F	Harris	ETJ	406A	12.70	4.69	42	WLH Communities-Texas LLC	Quiddity Engineering
5	Bridge Creek Sec 11 (DEF2)	2022-1857	C3F	Harris	ETJ	366W	17.09	0.96	76	WLH Communities-Texas LLC	Quiddity Engineering
6	Bridgeland Jack Road and Creekland Village Drive Street Dedication Sec 1	2022-2127	SP	Harris	ETJ	365C	4.06	0.00	0	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
7	Bridgeland Prairieland Village Sec 29	2022-2034	C3P	Harris	ETJ	365N	36.04	13.52	113	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
8	Cadillac Wayside	2022-2152	C2	Harris	City	534C	1.25	1.18	0	Cadillac Express Car Wash	Tetra Land Services
9	Caymus Creek Drive Street Dedication and Reserve (DEF1)	2022-2000	C3F	Waller	ETJ	403Z	43.50	41.47	0	Katy 1039 Ltd.	Quiddity Engineering - Katy
10	Chapman Cove replat no 1	2022-2086	C3F	Harris	City	453R	0.60	0.00	11	GEA INVESTORS, LLC	Carranza Outsource Drafting
11	Creekmont Estates	2022-2121	C3F	Harris	City	451G	1.15	0.01	22	Apala, LLC	The Interfield Group
12	Crosby Farms Sec 4	2022-2167	C3P	Harris	ETJ	379Y	19.73	1.57	110	Skymark Development Corporation	EHRA
13	Crosby Pines GP	2022-2059	GP	Harris	ETJ	379K	50.70	0.00	0	FdR Consulting, LLC	Windrose
14	Crosby Pines Sec 1	2022-2061	C3P	Harris	ETJ	379K	28.69	13.13	95	FdR Consulting, LLC	Windrose
15	Cypress Fairbanks ISD FM 529 Support Facility	2022-2154	C2	Harris	ETJ	406P	50.82	50.82	0	Brooks and Sparks	West Belt Surveying, Inc.
16	Cypress Green Commercial Reserves Sec 1	2022-2123	C2	Harris	ETJ	285Q	5.02	5.02	0	Cypress Green LB Phase II, LLC	Quiddity Engineering
17	Cypress Green Commercial Reserves Sec 2	2022-2124	C2	Harris	ETJ	285Q	3.28	3.28	0	Cypress Green LB Phase II, LLC	Quiddity Engineering
18	Cypress Green Commercial Reserves Sec 3	2022-2125	C2	Harris	ETJ	285R	16.92	16.92	0	Cypress Green LB Phase II, LLC	Quiddity Engineering
19	Cypress Green Commercial Reserves Sec 4	2022-2126	C2	Harris	ETJ	285R	4.36	4.36	0	Cypress Green LB Phase II, LLC	Quiddity Engineering
20	Dealmart Mills Road	2022-2150	C3F	Harris	City	370J	9.78	9.78	0	Ally General Solutions, LLC	Owens Management Systems, LLC
21	East Orem Commercial	2022-2068	C2	Harris	City	573J	2.80	2.80	0	ALJ Lindsey	Windrose

Platting Summary**Houston Planning Commission****PC Date: September 01, 2022**

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22	Elyson Exchange View	2022-2048	C2	Harris	ETJ	405Q	15.03	15.03	0	Cypress Residential Partners, Ltd.	BGE, Inc.
23	Fairbanks North Houston Center Sec 1 (DEF1)	2022-1991	C3F	Harris	ETJ	410C	84.42	75.87	0	Transwestern Development Company	Windrose
24	Falcon Ranch	2022-2045	GP	Harris	ETJ	339C	347.16	0.00	0	Woodmere Development Co., LTD	LJA Engineering, Inc.- (Houston Office)
25	Falcon Ranch Sec 1	2022-2051	C3F	Harris	ETJ	299Y	18.54	2.15	65	Woodmere Development Company	LJA Engineering, Inc.- (Houston Office)
26	Foster Place partial replat no 30	2022-1988	C3F	Harris	City	533M	0.12	0.00	2	SEM SERVICES	SEM SERVICES
27	Gilley Acres (DEF1)	2022-2005	C2	Harris	ETJ	324L	10.00	10.00	0	PRO-SURV	PROSURV
28	Global New Millennium Reserve	2022-2149	C3P	Harris	ETJ	457B	23.40	20.67	0	Anchor Construction & Management	PROSURV
29	Grand Prairie Sec 5	2022-2067	C3F	Harris	ETJ	323R	22.78	1.85	78	Emptor Hockley	Costello, Inc.
30	Grand Prairie Sec 7	2022-2133	C3P	Harris	ETJ	323R	13.20	0.54	67	Grand Prairie Development LLC	Meta Planning + Design LLC
31	Grand Prairie Sec 8	2022-2136	C3P	Harris	ETJ	323R	15.10	1.30	61	Grand Prairie Development LLC	Meta Planning + Design LLC
32	Guthrie Buildings	2022-2053	C2	Harris	ETJ	290R	2.50	2.50	0	GUTHRIE BUILDINGS, INC.	The Pinnell Group, LLC
33	Harbor Heights (DEF1)	2022-1987	C2	Harris	City	494E	0.18	0.00	4	SEM SERVICES	SEM SERVICES
34	Hazard Green	2022-2075	C3F	Harris	City	492R	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
35	Highland Meadows Mobile Home Park Sec 1	2022-2169	C3P	Harris	ETJ	414E	2.16	1.95	0	WGA	McKim and Creed
36	Hudson Park replat no 1	2022-2087	C3F	Harris	City	493V	0.17	0.00	4	CMJ INVESTMENTS AND MOMENTUM CONSTRUCTION, LLC	Carranza Outsource Drafting
37	Humble Eight of Fall Creek (DEF1)	2022-1961	C2	Harris	ETJ	375U	0.79	0.79	0	Accelerated Development Services	South Texas Surveying Associates, Inc.
38	Indian Springs GP	2022-2115	GP	Harris	ETJ	378G	138.07	0.00	0	Blackline Engineering LLC	Blackline Engineering
39	Ivy Kids Elyson	2022-2047	C3F	Harris	ETJ	405X	3.96	3.96	0	JCC Architect LLC	Gruller Surveying
40	Jackson Mews replat no 2	2022-2055	C3F	Harris	City	493X	0.17	0.00	2	ROC Homes	MOMENTUM ENGINEERING
41	Katy Lakes Sec 4	2022-2110	C3F	Harris	City/ ETJ	404V	51.18	22.01	107	Mini-B, Inc.	LJA Engineering, Inc.- (Houston Office)
42	Katy Manor South Sec 6	2022-2062	C3F	Harris	ETJ	444C	31.55	14.51	92	KB Home Lone Star, Inc.	LJA Engineering, Inc.- (Houston Office)
43	Kelsey Seybold Summer Creek Hub	2022-2108	C2	Harris	ETJ	375V	4.50	4.50	0	PRD Land Development Services, LLC	Windrose
44	Kickapoo Road Street Dedication Sec 1	2022-2070	C3P	Harris	ETJ	323L	6.34	0.00	0	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
45	Lake Elaine Estates Sec 1 (DEF1)	2022-1734	C3P	Harris	ETJ	241H	14.00	6.51	5	Joan Murray Ministries	Doshi Engineering & Surveying Company

Platting Summary**Houston Planning Commission****PC Date: September 01, 2022**

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46	Life Style (DEF2)	2022-1804	C3F	Harris	City	455G	8.85	1.15	105	ALIANA CORPORATION LLC	Aliana Corporation LLC
47	Maknojia and Karedia Plaza	2022-1943	C2	Harris	ETJ	419M	2.95	2.86	0	Krenek property, LLC	E.I.C. Surveying Company
48	Maple Airline	2022-2114	C2	Harris	ETJ	330A	21.44	21.44	0	Kimley-Horn	Windrose
49	Masjid Al Huda (DEF1)	2022-1904	C3P	Harris	ETJ	404S	17.92	15.60	0	MASJID AL HUDA	RSG Engineering
50	Melbourne Place partial replat no 5	2022-2094	C3F	Harris	City	455B	0.16	0.00	2	New Era Development	New Era Development & Land Services
51	Melody Oaks partial replat no 25 and extension	2022-2093	C3F	Harris	City	451X	1.68	0.12	23	Martin Re Group L.L.C.	ICMC GROUP INC
52	Neuen Manor partial replat no 28	2022-2103	C3F	Harris	City	450Q	0.53	0.01	13	CE Engineers & Development Consultants, INC	CE Engineers & Development Consultants, INC
53	New Multi Use Facility at Neches Street	2022-2168	C3F	Harris	City	454S	3.24	3.24	0	Kuo & Associates, Inc	Kuo & Associates, Inc
54	Newport Pointe Sec 3	2022-2049	C3P	Harris	ETJ	379U	10.11	6.89	11	Compass Land Development	LJA Engineering, Inc.- (Houston Office)
55	Newport Pointe Sec 4	2022-2052	C3P	Harris	ETJ	379U	25.74	13.36	59	Compass Land Development	LJA Engineering, Inc.- (Houston Office)
56	Northpointe East Business Park	2022-2101	C3F	Harris	ETJ	329E	6.44	4.62	0	Queenston Business Parks	Dominion Development LLC
57	OLO Spring Cypress	2022-2161	C2	Harris	ETJ	292P	9.60	9.60	0	Zed Partners, LTD., a Texas limited partnership	EHRA
58	Olympia Falls Plaza	2022-2177	C2	Fort Bend	ETJ	610R	2.13	2.13	0	Alpha Olympia LLC	Hovis Surveying Company Inc.
59	Olympia Falls Reserves	2022-2083	C3F	Fort Bend	ETJ	610R	35.26	35.26	0	KB Home Lone Star Inc.	LJA Engineering, Inc.- (Houston Office)
60	Olympia Falls Sec 4	2022-2081	C3P	Fort Bend	ETJ	610R	15.83	1.97	70	KB Home Lone Star Inc.	LJA Engineering, Inc.- (Houston Office)
61	Phanlac Plaza	2022-2050	C2	Harris	ETJ	407R	3.71	3.71	0	JT Arc Studio, LLC	Gruller Surveying
62	Pineapple Park	2022-2135	C3F	Harris	City	574K	4.89	3.12	21	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
63	Pineapple Square	2022-2084	C3F	Harris	City	574K	6.59	0.16	60	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
64	Reserve at Bridge Creek Terrace	2022-2122	C2	Harris	ETJ	366X	8.38	8.38	0	WLH COMMUNITIES-TEXAS LLC	Quiddity Engineering - Katy
65	Robinett replat no 1 (DEF2)	2022-1828	C3F	Harris	City	574S	4.69	4.69	0	Robinett-ODonohoe LLC	McKim and Creed
66	Shiraz Heights	2022-1941	C3F	Harris	City	451D	0.94	0.07	13	Larian Pars elite home investment LLC	Hussam Ghuneim
67	Shops at Lakehouse (DEF1)	2022-2004	C2	Harris	ETJ	444E	3.68	3.47	0	HUNTINGTON	Century Engineering, Inc
68	Spring Branch Estates no 2 partial replat no 14	2022-2085	C3F	Harris	City	450Q	0.86	0.00	4	BHD Capital LLC	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
69	Stockdick Road Street Dedication and Reserve	2022-2160	C3F	Waller	ETJ	443C	35.04	31.61	0	Astro Sunterra, L.P.	Quiddity Engineering - Katy

Platting Summary**Houston Planning Commission****PC Date: September 01, 2022**

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70	Story Tract Sec 5	2022-2072	C3P	Harris	ETJ	323L	33.91	4.92	145	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
71	Story Tract Sec 6	2022-2073	C3P	Harris	ETJ	323L	15.42	1.59	86	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
72	Trillium Sec 6	2022-2080	C3F	Fort Bend	ETJ	527S	18.81	10.26	41	TPHTM 1464, LLC	Costello, Inc.
73	West Little York Road at Grand Parkway Street Dedication Sec 1	2022-2132	C3P	Harris	ETJ	405Z	2.42	0.00	0	Woodmere Development Co	R.G. Miller Engineers
74	West Road Street Dedication Sec 3 (DEF1)	2022-2036	SP	Harris	ETJ	406E	3.81	0.00	0	Ally General Solutions, LLC	Owens Management Systems, LLC
75	Whispering Pines Estates partial replat no 12	2022-2041	C3F	Harris	City	451X	0.34	0.00	2	Fago Properties, LLC	Karen Rose Engineering and Surveying
76	Yellowstone Landing	2022-2074	C3F	Harris	City	533R	0.12	0.00	3	Innerloop Meadow Development, LLC	Total Surveyors, Inc.

B-Replats

77	Alveranga Estates	2022-1994	C2R	Fort Bend	ETJ	651C	2.36	0.00	2	South Point Surveying	South Point Surveying, PLLC
78	Archers Villas (DEF1)	2022-1935	C2R	Harris	City	453D	0.34	0.00	7	CAS Consultants, LLC	CAS Consultants, LLC
79	Barker Oaks Reserve	2022-2128	C2R	Harris	City	487V	4.33	4.33	0	West Africa Management Services LLC	LJA Engineering, Inc.- (Houston Office)
80	Benson Landing	2022-2096	C2R	Harris	City	494F	0.21	0.00	3	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
81	Brook Cove	2022-1906	C3R	Harris	City	572N	1.87	0.18	12	IDAHO LIVERPOOL LP	RSG Engineering
82	Centre Business Park partial replat no 1	2022-1845	C2R	Harris	City	529V	9.38	9.38	0	CARS CNI-2 L.P.	PEA Group
83	Copeland Court	2022-2097	C2R	Harris	City	494F	0.23	0.00	4	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
84	Copeland Green	2022-2098	C2R	Harris	City	494F	0.11	0.00	2	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
85	Cozy Med Enclave on Mainer (DEF1)	2022-1923	C2R	Harris	City	533P	0.11	0.00	3	Harris Blanding Harris, LLC	Owens Management Systems, LLC
86	EADO Heights	2022-2146	C2R	Harris	City	494T	0.30	0.00	6	Apala, LLC	The Interfield Group
87	East Mount Houston Villas	2022-2157	C2R	Harris	ETJ	415M	1.51	1.51	0	Survey Solutions of Texas	Survey Solutions of Texas
88	Enclave at Newport	2022-1944	C3R	Harris	ETJ	419G	20.00	7.20	69	David Weekly Homes	LJA Engineering, Inc.- (Houston Office)
89	Garcia Center	2022-2106	C2R	Harris	City	576J	0.34	0.34	0	Corrales Builds	Texas Land Maps

Platting Summary**Houston Planning Commission****PC Date: September 01, 2022**

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90	Gator Warehouse (DEF1)	2022-1945	C2R	Harris	ETJ	377G	1.69	1.69	0	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
91	Genoa (DEF1)	2022-2026	C2R	Harris	City	412Y	0.57	0.15	12	GMA Oasis LLC	CGES Bailey Planning
92	Grand Park partial replat no 1	2022-2024	C2R	Harris	City	533R	0.11	0.00	3	Mckinley Home Builders	South Texas Surveying Associates, Inc.
93	Grand Park partial replat no 2	2022-2010	C2R	Harris	City	533R	0.23	0.00	4	Mckinley Home Builders	South Texas Surveying Associates, Inc.
94	Knox Vista	2022-2099	C2R	Harris	City	412U	0.12	0.00	2	N/A	replats.com
95	Landing At Lehman	2022-2131	C2R	Harris	City	452G	1.19	0.02	28	Prosperity Homes/Umran Martin, LLC	MOMENTUM ENGINEERING
96	Lidstone Heights	2022-2143	C2R	Harris	City	534G	0.11	0.00	2	Toledanos Concrete	The Interfield Group
97	Mazan Manor	2022-2141	C2R	Harris	City	412W	0.34	0.00	3	Mazan Real Estate Group, LLC	MOMENTUM ENGINEERING
98	McDaniel Interests	2022-2082	C2R	Harris	ETJ	373Y	2.81	2.81	0	Quarter note Properties, Inc	South Texas Surveying Associates, Inc.
99	New Caney ISD Porter Elementary	2022-2163	C2R	Montgomery	ETJ	296K	28.36	28.36	0	Brooks & Sparks, Inc	West Belt Surveying, Inc.
100	Oaks on Jester	2022-2113	C2R	Harris	City	533U	0.56	0.00	6	Cole Klein Builders	Windrose
101	Offices on North Post Oak partial replat no 1	2022-2118	C2R	Harris	City	451Z	4.25	4.25	0	Westloop Poroperties, LLC	BGE, Inc.
102	Old Spanish Trail Blythewood	2022-2176	C2R	Harris	City	534E	2.89	2.89	0	Bank of the Ozarks	GBI Partners
103	Peerless Village Estate	2022-2145	C2R	Harris	City	533L	0.12	0.00	2	Oc Plans & Permits	Oc Plans & Permits
104	Plaza Estates at Bostic	2022-2092	C2R	Harris	City	454E	0.39	0.00	2	New Era Development	New Era Development & Land Services
105	Plaza Estates at Francis	2022-2142	C2R	Harris	City	493Z	0.10	0.00	2	New Era Development	New Era Development & Land Services
106	RG Transport	2022-2158	C2R	Harris	ETJ	415M	3.00	3.00	0	Survey Solutions of Texas	Survey Solutions of Texas
107	Rio Real Estate	2022-2138	C2R	Harris	ETJ	498G	5.54	5.54	0	Rio Marine, Inc.	McKim and Creed
108	Roberts Village at Carothers (DEF2)	2022-1870	C2R	Harris	City	454M	0.37	0.00	3	New Era Development	New Era Development & Land Services
109	Roy Crossing	2022-2095	C2R	Harris	City	492G	0.23	0.00	5	Houston Quality Builders, Inc.	Total Surveyors, Inc.
110	Southwest Campus Anderson	2022-2077	C2R	Harris	City	571U	8.43	8.28	0	YES Prep Public Schools	Pape-Dawson Engineers
111	Sunshine Church of God in Christ Forever	2022-2076	C2R	Harris	City	494B	0.56	0.56	0	Sunshine Church of God in Christ Forever	Windrose
112	SZQ Villas on Stearns	2022-1951	C2R	Harris	City	533L	0.15	0.00	2	Survey Solutions of Texas	Survey Solutions of Texas
113	Texas Adriatic Holdings	2022-2040	C2R	Harris	City	492Y	0.25	0.25	0	M2L	M2L Associates, Inc.
114	Townhomes on Alexander	2022-2066	C2R	Harris	City	452Z	0.14	0.00	2	Sandcastle Homes	MOMENTUM ENGINEERING
115	Views at Davis Street	2022-1878	C2R	Harris	City	494E	0.23	0.00	5	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
116	Villas at Larkspur	2022-2162	C2R	Harris	City	533Z	0.31	0.00	4	SSN Investments, LLC.	ICMC GROUP INC

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117	Villas on Brandon	2022-2147	C2R	Harris	City	533Y	0.23	0.00	4	SSN Investments, LLC.	ICMC GROUP INC
118	West 17th States	2022-2056	C2R	Harris	City	452U	0.21	0.00	4	Arcada Homes, LLC	Pioneer Engineering, LLC
119	West Harris County Regional Water Authority Repump Station replat and extension	2022-2148	C2R	Harris	ETJ	410X	24.66	24.66	0	West Harris County Regional Water Authority	McKim & Creed, Inc.

C-Public Hearings Requiring Notification

120	Azul Homes partial replat no 2	2022-1803	C3N	Harris	City	455B	6.11	0.13	40	ZULFIQAR KARADIA	ICMC GROUP INC
121	Boudreaux Plaza replat no 1	2022-1890	C3N	Harris	ETJ	290J	15.31	15.31	0	Aptcon, LLC	Hovis Surveying Company Inc.
122	Clairmont Place Sec 1 partial replat no 9	2022-1865	C3N	Harris	City	455F	0.25	0.00	3	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
123	Corrine Place at Rosewood	2022-1697	C3N	Harris	City	454P	0.23	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
124	Elberta Villa (DEF2)	2022-1533	C3N	Harris	City	533U	0.41	0.00	4	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
125	Foster Place partial replat no 31	2022-1693	C3N	Harris	City	533R	0.18	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
126	Kentshire Place Sec 2 partial replat no 1	2022-1868	C3N	Harris	City	416W	0.32	0.00	4	New Era Development	New Era Development & Land Services
127	Laura Square at Rosewood	2022-1698	C3N	Harris	City	454P	0.23	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
128	Marjorie Square at Rosewood	2022-1696	C3N	Harris	City	454P	0.26	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
129	Memorial Assistance Ministries replat no 1 and extension	2022-1847	C3N	Harris	City	450T	4.86	4.86	0	Kuo & Associates, Inc	Kuo & Associates, Inc
130	Neuen Manor partial replat no 29	2022-1871	C3N	Harris	City	450Q	0.50	0.00	6	Oc Plans & Permits	Oc Plans & Permits
131	Park Place partial replat no 6	2022-1835	C3N	Harris	City	535P	0.59	0.59	0	INTERBUILD CONSTRUCTION, LP	South Texas Surveying Associates, Inc.
132	Park Place partial replat no 7	2022-1842	C3N	Harris	City	535P	0.55	0.55	0	INTERBUILD CONSTRUCTION, LP	South Texas Surveying Associates, Inc.
133	Parkglenn West Sec 2 partial replat no 1	2022-1707	C3N	Harris	City	529T	3.36	3.36	0	TN Associates	Gruller Surveying
134	Peachtree Villas	2022-1863	C3N	Harris	City	454G	0.30	0.00	2	Europa Homes	PLS CONSTRUCTION LAYOUT, INC
135	Riverside Terrace Sec 1 partial replat no 8	2022-1727	C3N	Harris	City	533B	1.23	1.23	0	Panjwani Properties, LTD.	Century Engineering, Inc
136	Riverside Terrace Sec 6 partial replat no 3	2022-1711	C3N	Harris	City	533B	0.49	0.49	0	W & W Builders, LLC	South Texas Surveying Associates, Inc.
137	Rosewood Estates Sec 2 partial replat no 5	2022-1777	C3N	Harris	City	455E	0.18	0.00	2	Oc Plans & Permits	Oc Plans & Permits
138	Ruth Street Estates	2022-1920	C3N	Harris	City	493X	0.24	0.00	6	202 N Sampson LLC	RP & Associates

Platting Summary**Houston Planning Commission****PC Date: September 01, 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
139	Spring Branch Estates no 2 partial replat no 15	2022-1841	C3N	Harris	City	450Q	0.45	0.00	2	Quintessa Homes of Texas, Inc.	Probstfeld & Associates, Inc.
140	Trinity at Springhill	2022-1691	C3N	Harris	City	533P	0.13	0.00	3	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC

D-Variances

141	Blake Vista (DEF1)	2022-1966	C2R	Fort Bend	ETJ	527T	1.00	0.00	6	N/A	replats.com
142	Bridgeland Central Sec 5	2022-2171	C3P	Harris	ETJ	365M	24.89	3.92	188	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
143	Carter Estates (DEF1)	2022-2031	C3P	Harris	ETJ	329K	4.64	4.60	0	Torreon Carter	Owens Management Systems, LLC
144	Cedar Homes at 32nd Street	2022-2033	C2R	Harris	City	453N	0.27	0.00	5	Action Surveying	Action Surveying
145	Crosby Farms Sec 3	2022-2165	C3P	Harris	ETJ	379Y	11.72	3.03	52	Skymark Development Corporation	EHRA
146	Harris Health System Casa de Amigos	2022-2027	C2R	Harris	City	493G	1.26	1.26	0	Harris Health System	C.L. Davis & Company
147	Heights Twenty Sixth (DEF1)	2022-1913	C2R	Harris	City	452U	3.27	3.27	0	Property Commerce	Owens Management Systems, LLC
148	Lodge Reserves	2022-1874	C2	Montgomery	ETJ	256V	13.62	13.62	0	SPP Properties Partnership	CGES Bailey Planning
149	Marvida GP	2022-2116	GP	Harris	ETJ	406F	856.26	0.00	0	Astro Marvida, L.P.	Quiddity Engineering
150	Marvida Sec 29 (DEF2)	2022-1854	C3F	Harris	ETJ	406E	21.69	0.79	95	M/I Homes of Houston, LLC	Quiddity Engineering
151	Marvida Sec 30 (DEF2)	2022-1855	C3F	Harris	ETJ	406E	16.59	1.65	97	M/I Homes of Houston, LLC	Quiddity Engineering
152	Rivas Premium	2022-2151	C2R	Harris	ETJ	323G	2.50	0.00	1	Jesus Rivas	Owens Management Systems, LLC
153	Starship Millstone RV Resort	2022-1964	C2R	Harris	ETJ	333J	25.92	25.88	0	STARSHIP I-45 LEAGUE CITY LLC	RSG Engineering

E-Special Exceptions

154	Telge Ranch West GP	2022-2144	GP	Harris	ETJ	327M	29.18	0.00	0	Woodmere Development Co., LTD.	IDS Engineering Group
155	Telge Road Tract	2022-2129	C3P	Harris	ETJ	327H	11.70	3.80	71	Elevated Development, LLC	Meta Planning + Design LLC

F-Reconsideration of Requirements

156	De Soto Street at Highland Heights (DEF1)	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

Platting Summary**Houston Planning Commission****PC Date: September 01, 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
157	Bridgeland Creekland Village Sec 7	2021-2280	EOA	Harris	ETJ	365G	22.04	3.07	80	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
158	Bridgeland Creekland Village Sec 8	2021-2283	EOA	Harris	ETJ	365F	26.30	1.57	108	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
159	Camelot 2920 Tract	2021-1843	EOA	Harris	ETJ	291P	25.29	25.29	0	Camelot 2920, LLC	IDS Engineering Group
160	Champion Life Centre Sec 1	2021-2018	EOA	Harris	ETJ	291V	14.03	14.03	0	AM 2920, LLC	Quiddity Engineering - Katy
161	Daempireco at Conley	2021-1911	EOA	Harris	City	533M	0.23	0.00	6	da empire company	RSG Engineering
162	Dellrose Sec 16	2021-2538	EOA	Harris	ETJ	325J	17.26	0.93	54	Cypress 600 Development Partners LP	Meta Planning + Design LLC
163	Fairbanks Distribution Center	2021-2003	EOA	Harris	ETJ	410L	23.38	23.38	0	Triten Real Estate Partners	Gruller Surveying
164	Harris County School Land Four Leagues partial replat no 1	2021-2034	EOA	Harris	ETJ	324D	1.71	1.66	0	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC
165	Monarca Plaza	2021-2172	EOA	Harris	ETJ	444D	5.00	5.00	0	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC
166	Stockdick Road Street Dedication Sec 5	2021-2282	EOA	Waller	ETJ	443D	3.80	0.00	0	Katy 1039 Ltd.	Quiddity Engineering - Katy

H-Name Changes

None

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

None

Houston Planning Commission

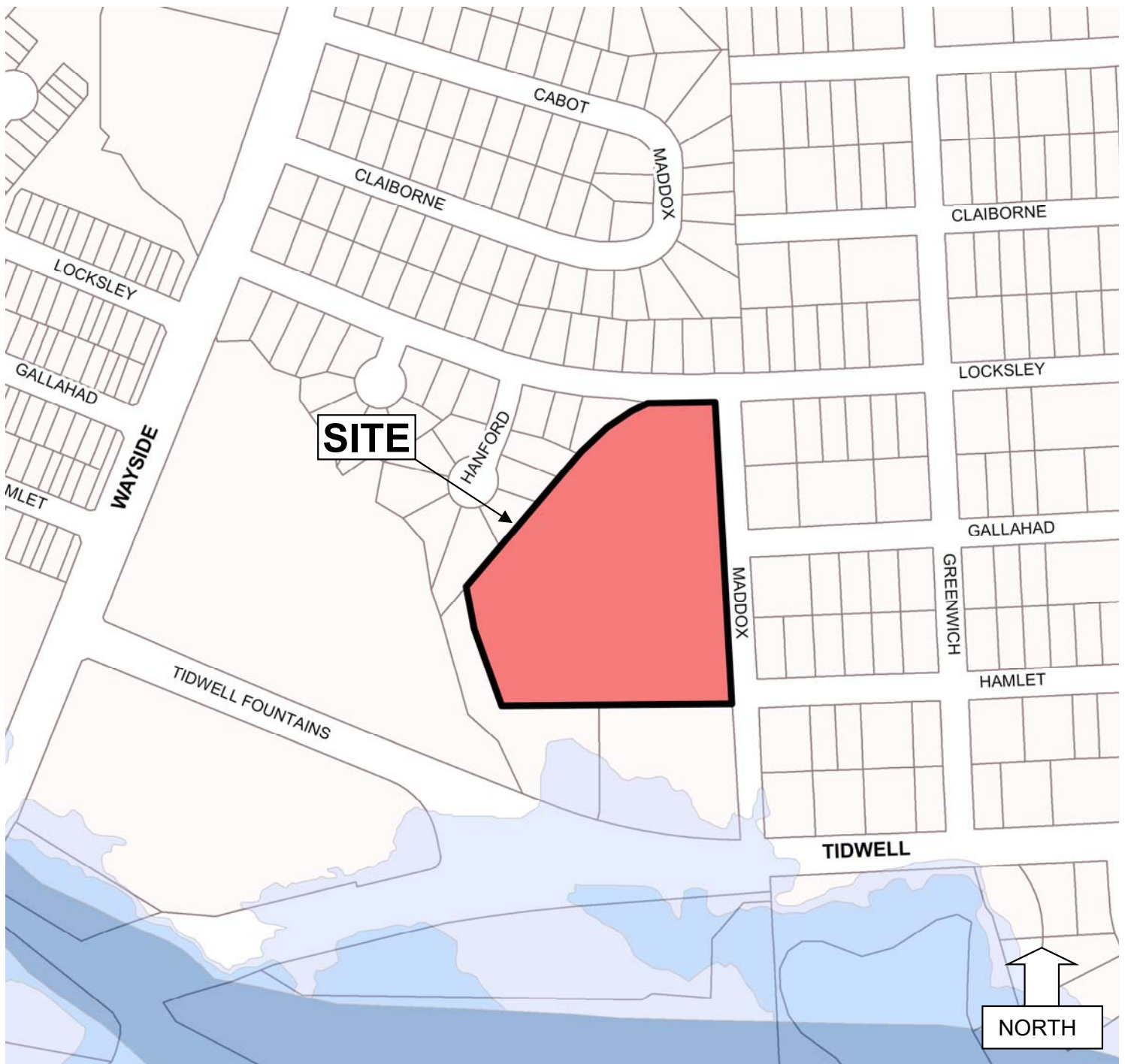
ITEM: 120

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Azul Homes partial replat number 2

Applicant: ICMC Group, Inc.

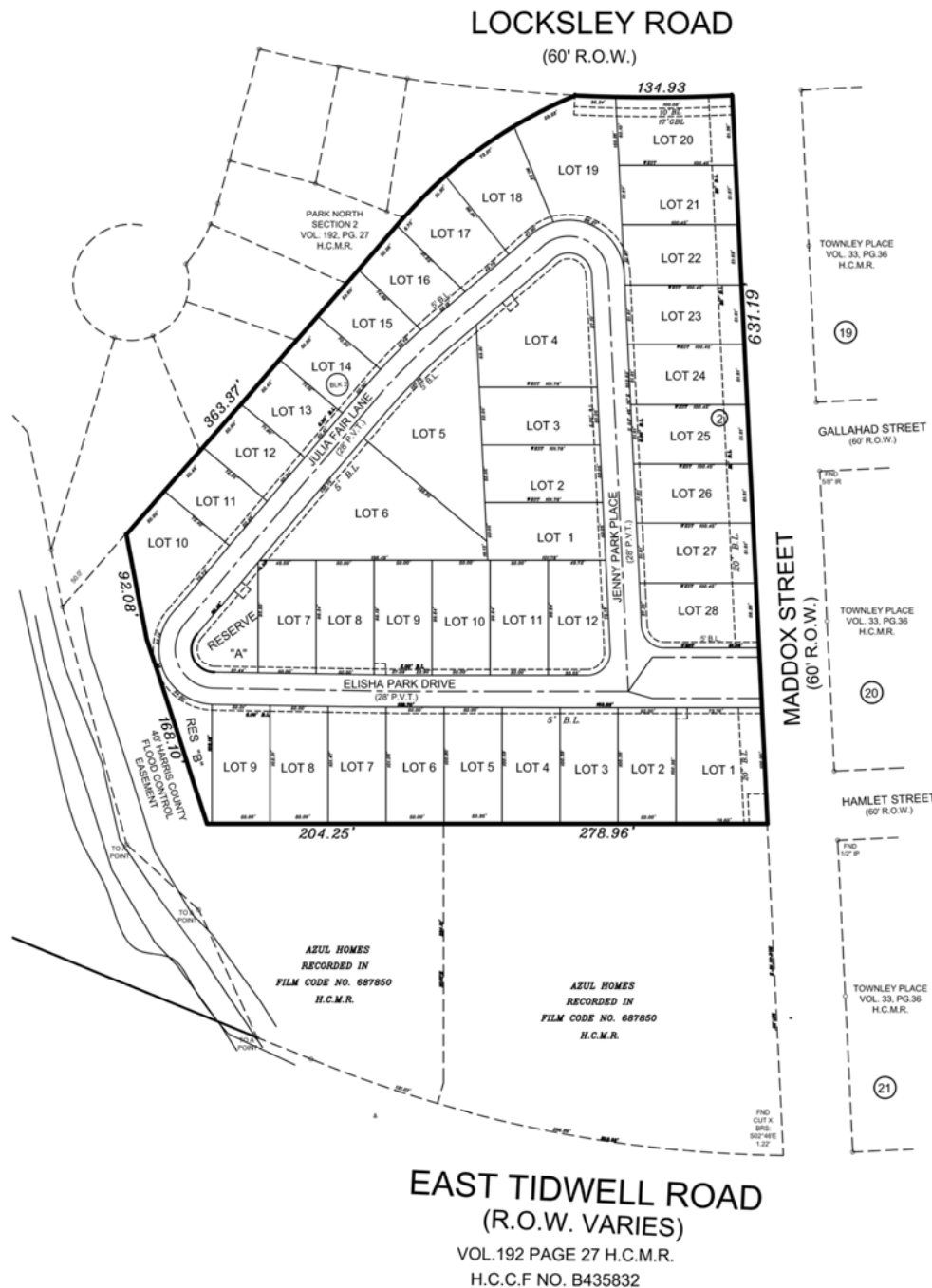


C – Public Hearings

Site Location

Subdivision Name: Azul Homes partial replat number 2

Applicant: ICMC Group, Inc.



Houston Planning Commission

ITEM: 120

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Azul Homes partial replat number 2

Applicant: ICMC Group, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 8, 2022

Dear Property Owner:

Reference Number: 2022-1803; Azul Homes partial replat no 2: a replat of **Aul Homes partial replat no 1**, being all lots and reserves, as recorded in Film Code No. 695773 of the Harris County Map Records.

The property is located southwest intersection of Locksley Road and Maddox St. The purpose of the replat is to increase the density and create forty (40) single-family residential lots and two (2) reserves. The applicant, **Gina Poveda**, with ICMC, LLC, on behalf of ZULFIQAR KARADIA, the developer, can be contacted at **281-300-6874**.

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, September 1, 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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission

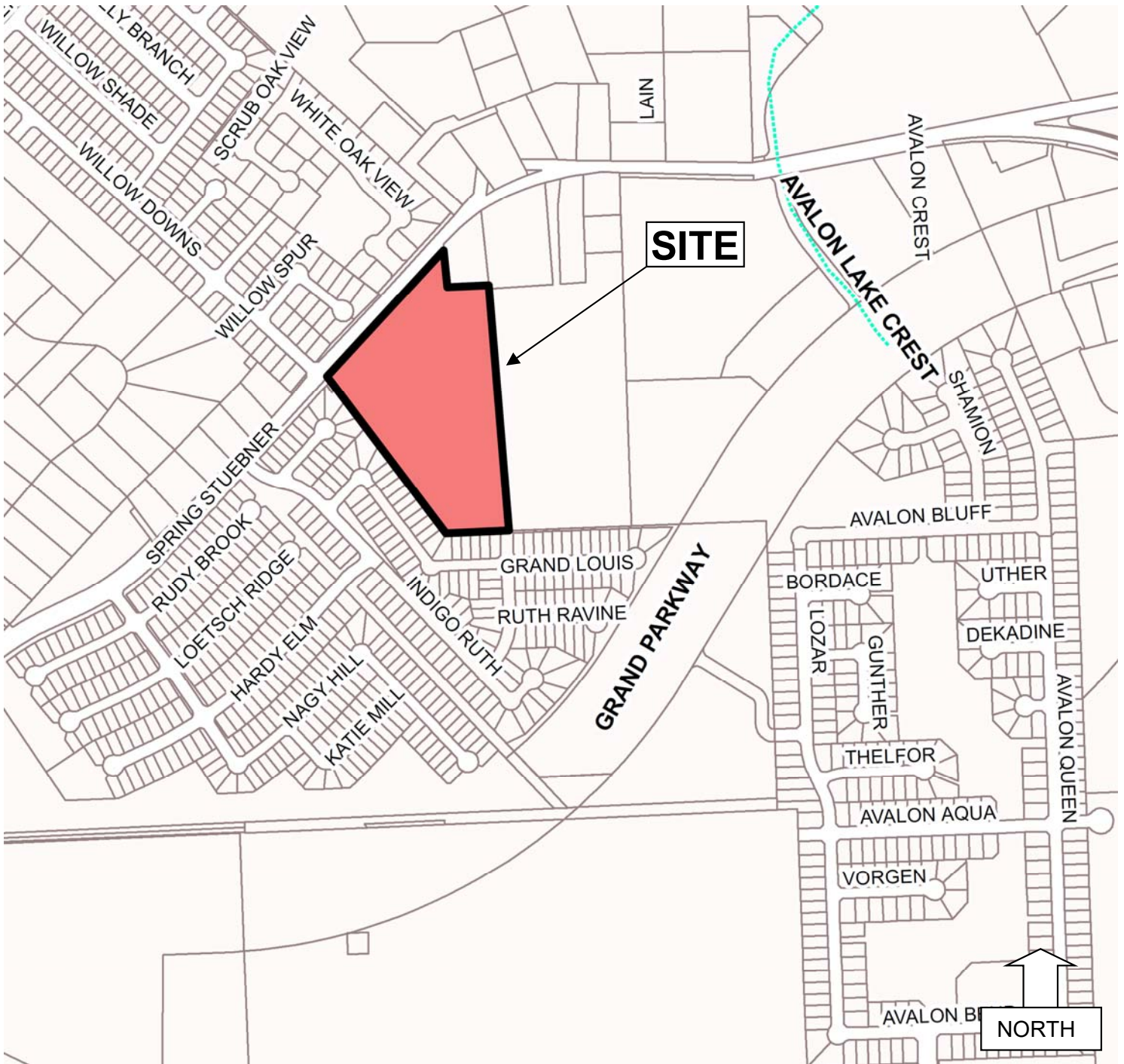
ITEM: 121

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Boudreaux Plaza replat no 1

Applicant: Hovis Surveying Company Inc.



C – Public Hearings with Variance

Site Location

Houston Planning Commission

ITEM: 122

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Boudreaux Plaza replat no 1

Applicant: Hovis Surveying Company Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

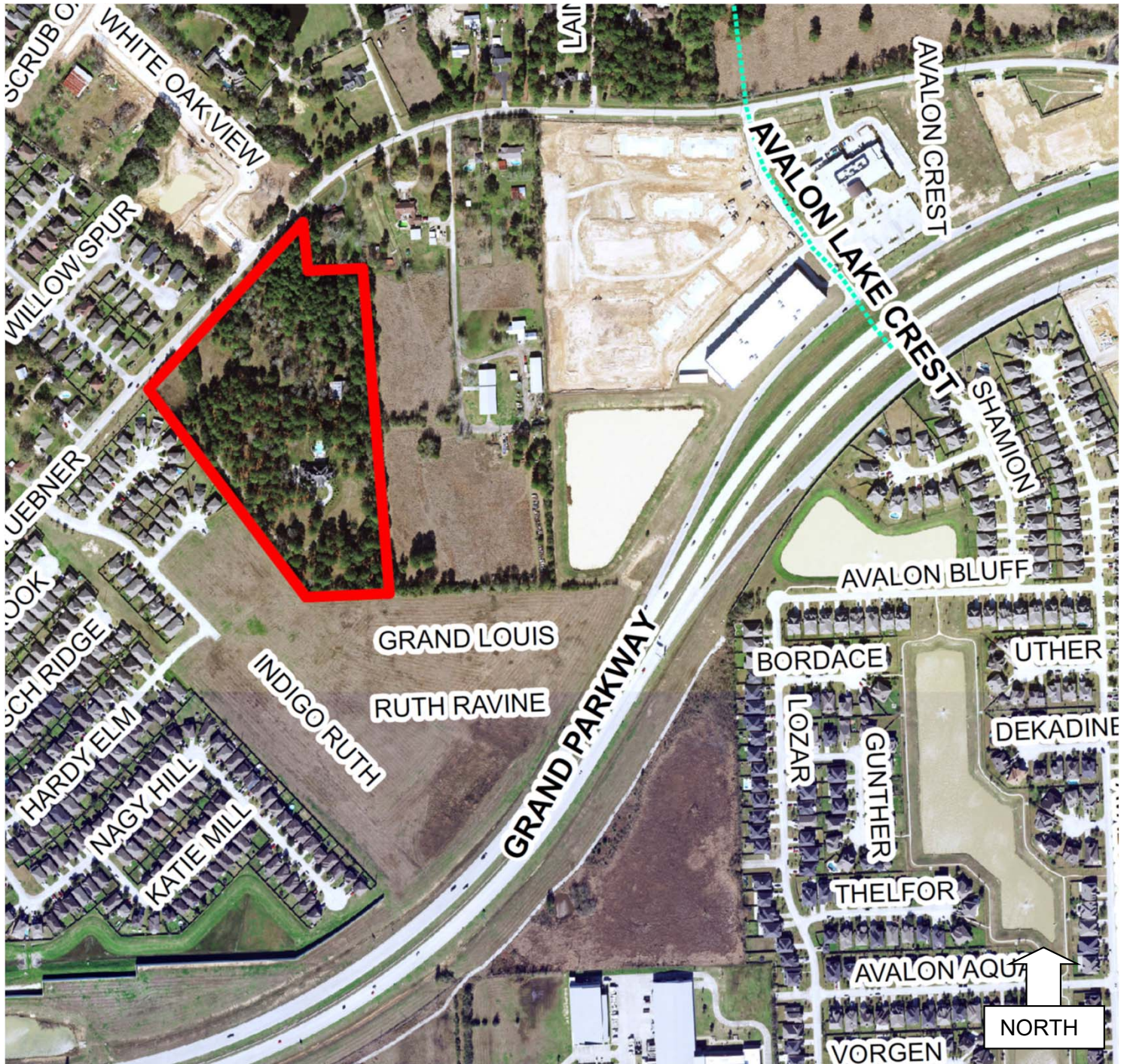
ITEM: 123

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Boudreaux Plaza replat no 1

Applicant: Hovis Surveying Company Inc.



C – Public Hearings with Variance

Aerial

REPLAT VARIANCE REQUEST



It is not to be used for construction/bidding purposes

3 Sugar Creek Center Boulevard | Suite 610
Sugar Land, TX 77478
PHONE: (281)980-7705
TBPE FIRM REGISTRATION NO. F-10834
CONTACT: JOSEPH T. REUE



Application Number: 2022-1890

Plat Name: Boudreaux Plaza replat no 1

Applicant: Hovis Surveying Company Inc.

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:

To not extend or terminate with a cul-de-sac the stub street Mary Myrtle Street through this development and allow for an overlong block length along Boudreaux Road.

Chapter 42 Section: 127 & 134

Chapter 42 Reference:

Sec 42-127 Intersections of major thoroughfares. (a)A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Sec. 42-134. - Street extension. (a)A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted

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;

This 15.3146 acre development is located on the Southeasterly right-of-way of Boudreaux Road, a 100 foot major thoroughfare in Harris County, Texas. Willow Trace Sec 1 a subdivision as shown on map or plat recorded under Film Code Number 602077 of the Map Records of Harris County, Texas adjoins this proposed development on the Southwesterly side and Willow Trace Sec 2, a subdivision as shown on map or plat recorded under Film Code Number 695628 of the Map Records of Harris County, Texas adjoins it on the Southwesterly and Southerly lines. Mary Myrtle Street, a 60 foot right-of-way created by Willow Place Sec 2 stubs into this development at the Southwesterly corner. The entire 60 foot right-of-way does not adjoin this tract. The Westerly 42.41 feet of the 60 foot right-of-way aligns with this development, the remaining 17.58 feet terminates into the 17.156 acre tract to the East of this development. This proposed development is an Unrestricted Reserve intended for multi-family. The extension of Mary Myrtle Street into this development would create additional traffic into the adjacent single family residential neighborhood and only a portion of the 60 foot right-of-way could be dedicated through this development. The existing block length along Boudreaux Road from Indigo Ruth Drive to Avalon Lake Crest Drive is 2,937.60 feet which is only 337.06 feet over the required 2,600 foot block length requirement. This stub street is only one lot deep and it is clear to see that it does not extend further North which negates the need for a cul-de-sac at the end of the stub street.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant because these conditions were in place prior to the decision to create a multi-family development at this location. The stub street cannot be entirely extended within the development due to the fact that the entire street does not adjoin this development and the remaining portion would have to be dedicated when the adjacent property was

platted. The entire cul-de-sac could not be dedicated by this plat either since a portion of the right-of-way stubs into the adjacent property.

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

The intent and general purposes of this chapter will be preserved and maintained because current circulation is provided by Indigo Ruth Drive to the West of this development and Avalon Lake Crest Drive to the East of this development. The existing block length of 2,937.60 feet is only 13% over the required block length. We have communicated with Harris County traffic regarding the variance to not extend Mary Myrtle Street and they didn't think that there would be an issue with the County. Even though the houses are not built yet adjacent to Mary Myrtle Street it appears based on the curbs that no drives will be located on this portion of the street. The curbs along Grand Louis Way are laydown curbs and the curb along this portion of Mary Myrtle are typical. There would be no need for traffic to continue North on Mary Myrtle Street and therefore the creation of a cul-de-sac would not be necessary.

(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 because there is adequate circulation in the area and the extension of only a portion of a street which would not intersect with Boudreaux Road would not significantly improve the circulation in the area. Also, the extension of the street to Boudreaux Road would potentially send commercial and non-residential traffic into the adjacent neighborhood. It is clear to see that this portion of Mary Myrtle Street does not extend further North so there is no need for a cul-de-sac at the end of this street. This also allows for this multi-family development to be more secure.

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

Economic hardship is not the sole justification of the variance because these existing conditions prohibit the extension of the entire street through this development and prohibit the creation of the entire cul-de-sac for the stub street. No matter how you transition the street to align through this development a portion of the 60 foot right-of-way would not be within this development. There is adequate circulation provided within this area with the existing street pattern



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

August 12, 2022

Dear Property Owner:

Reference Number: 2022-1890; Boudreaux Plaza replat no 1; a full replat of **Boudreaux Plaza**, being all of Lot 1 and Reserves "A" and "B", in Block 1, as recorded at Film Code No. 638181 of the Harris County Map Records.

The property is located along and south of Boudreaux Road (AKA Spring Stuebner Road), east of Indigo Ruth Drive, and west of Avalon Lake Crest Drive. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Mary McKenzie**, with Hovis Surveying Company, Inc., on behalf of the developer, Aptcon, LLC, can be contacted at **281-320-9591**.

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, September 1st, 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.

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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 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

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

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Planning Department Staff Authority and Obligation

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

Houston Planning Commission

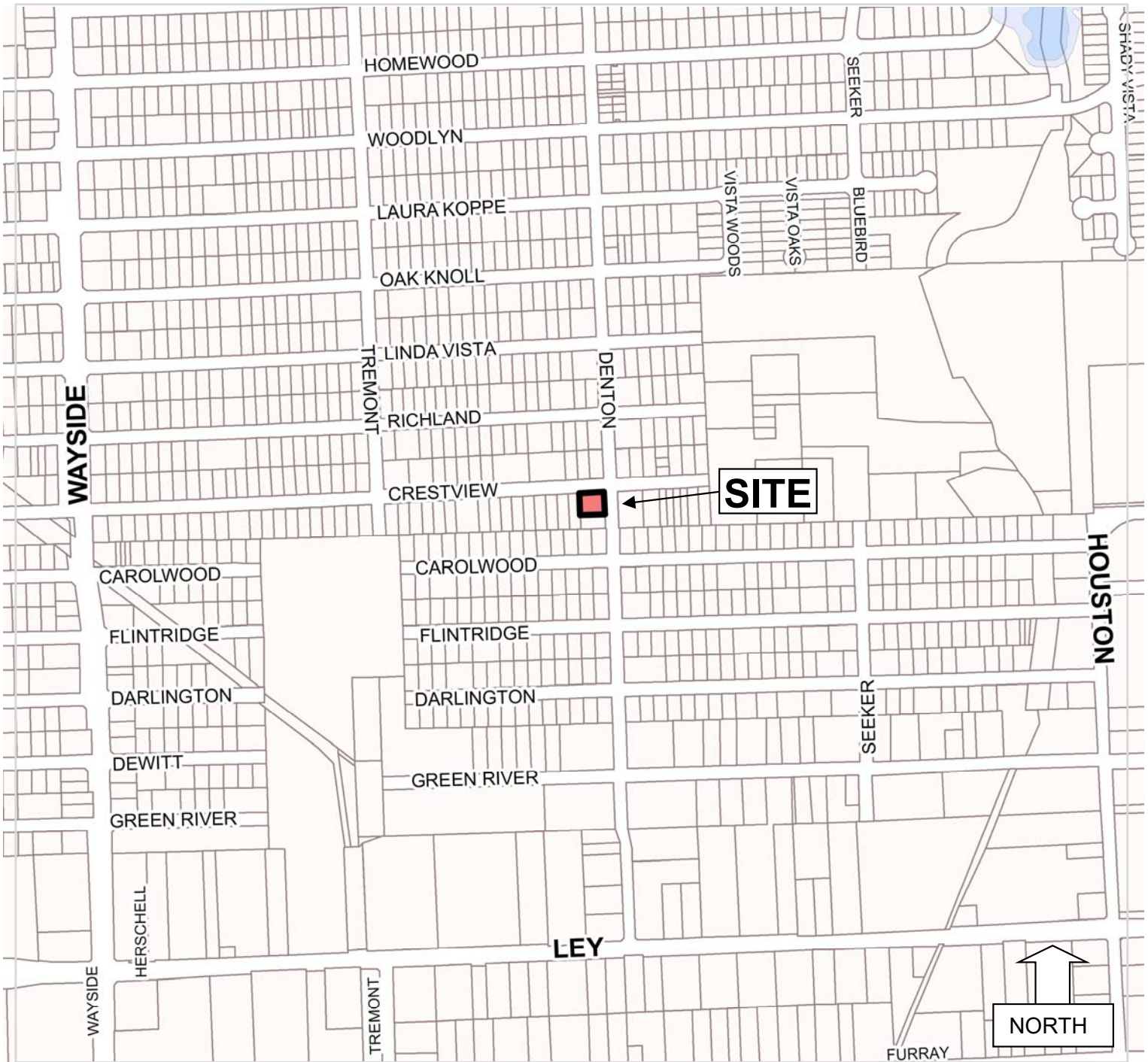
ITEM: 122

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 9

Applicant: JFO Solutions

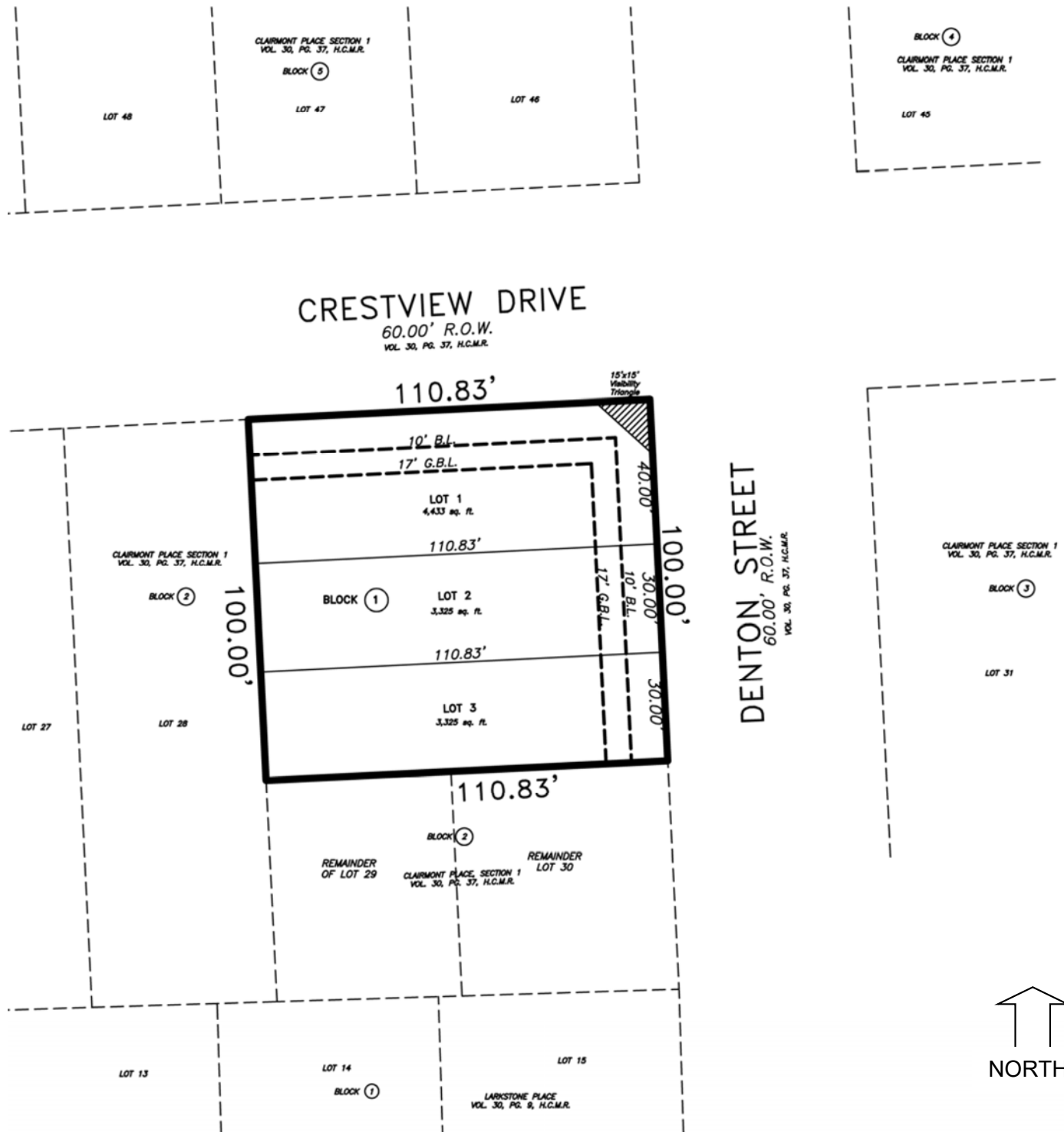


C – Public Hearings

Site Location

Subdivision Name: Clairmont Place Sec 1 partial replat no 9

Applicant: JFO Solutions



Houston Planning Commission

ITEM: 122

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Clairmont Place Sec 1 partial replat no 9

Applicant: JFO Solutions



C – Public Hearings

Aerial



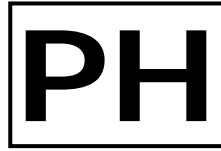
CITY OF HOUSTON

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

August 12, 2022

Dear Property Owner:

Reference Number: 2022-1865; Clairmont Place Sec 1 partial replat no 9; a replat of **Clairmont Place Sec 1**, being Lots 29 and 30 Block 2, as recorded in Volume 30, Page 37 of the Harris County Map Records.

The property is located at the southwestern corner of Crestview Drive and Denton Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Uriel Figueroa**, with PLS Construction Layout LLC, 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.

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, September 1, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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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

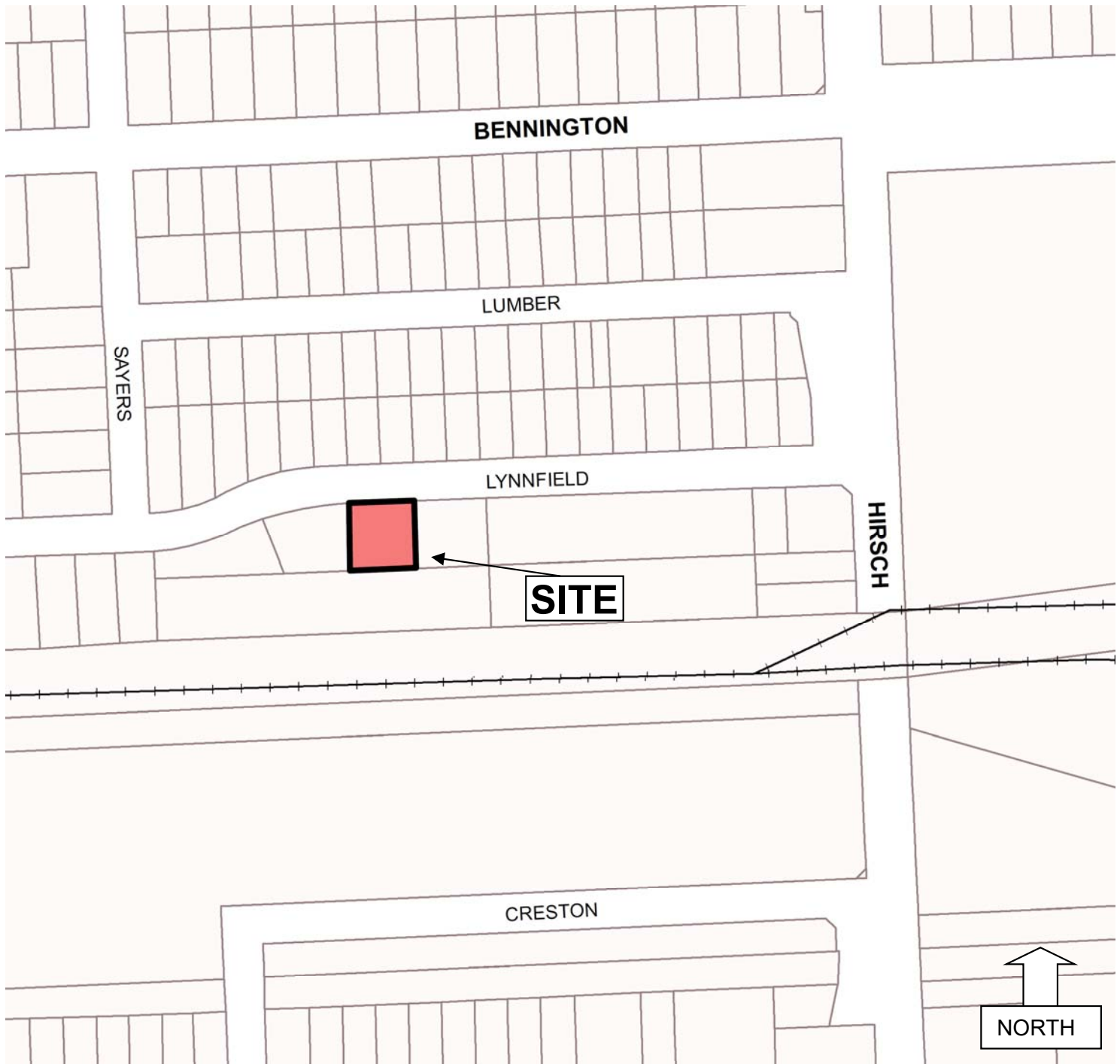
ITEM: 123

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Corrine Place at Rosewood

Applicant: CAS Consultants, LLC



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 123

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Corrine Place at Rosewood

Applicant: CAS Consultants, 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

August 12, 2022

Dear Property Owner:

Reference Number: 2022-1697; Corinne Place at Rosewood; a replat of **Lumber Lane Sec 2**, being Lot 43 Block 3, as recorded in Volume 52, Page 24 of the Harris County Map Records.

The property is located south of Bennington Street, west of Hirsch Road and along Lynnfield Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Juan Castillo**, with CAS Consultants, LLC, on behalf of CAS Consultants, LLC, the developer, can be contacted at **281-300-6874**.

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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PLANNING COMMISSION MEETING INFORMATION:

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

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Planning Commission Body, Authority and Obligation

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Houston Planning Commission

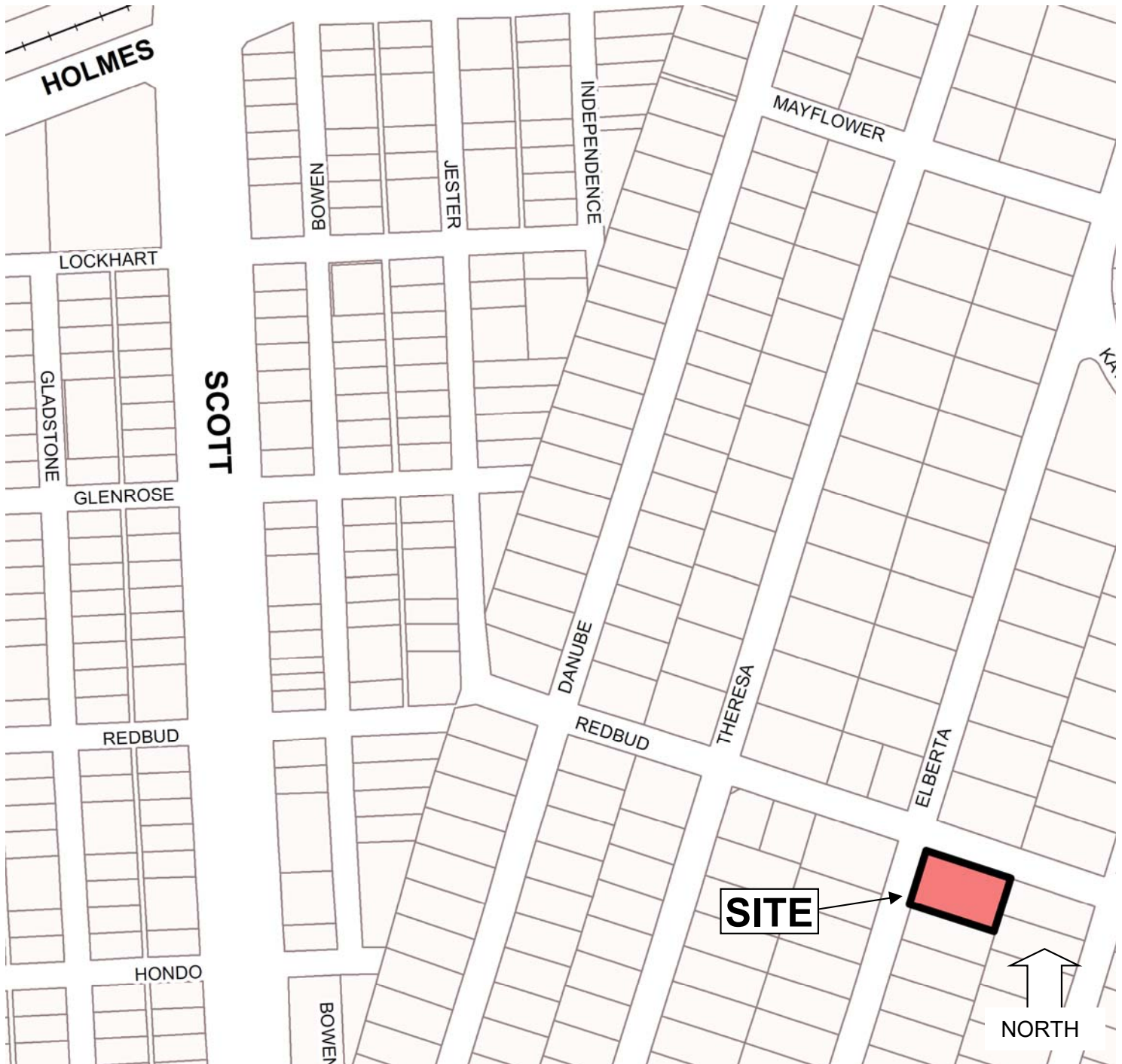
ITEM: 124

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Elberta Villa (DEF 2)

Applicant: Advance Surveying, Inc



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Elberta Villa (DEF 2)

Applicant: Advance Surveying, Inc



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Elberta Villa (DEF 2)

Applicant: Advance Surveying, Inc



C – Public Hearings

Aerial



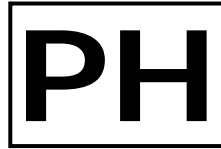
CITY OF HOUSTON

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.

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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Terminology

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

Planning Commission Body, Authority and Obligation

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Houston Planning Commission

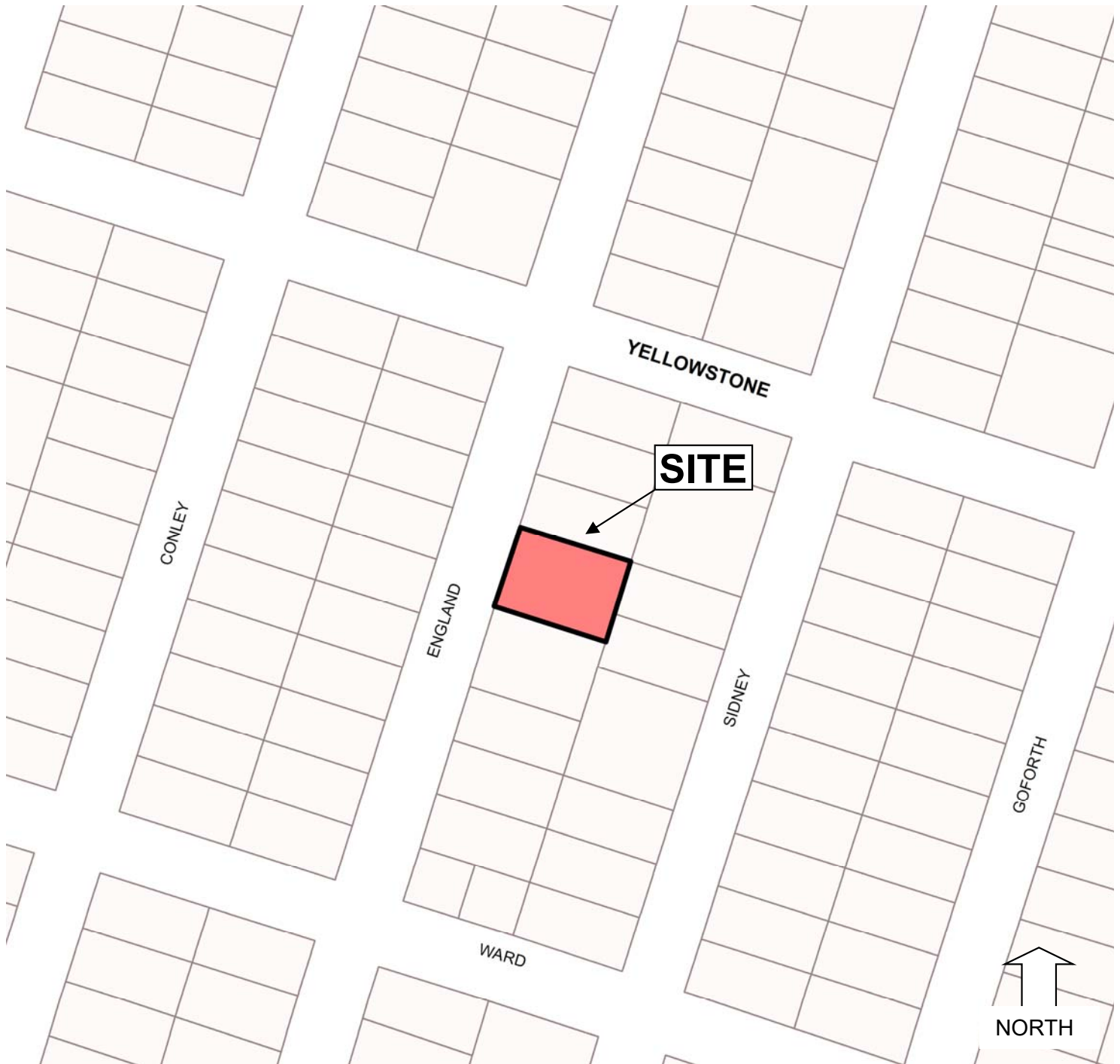
ITEM: 125

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Foster Place partial replat no 31

Applicant: CE Engineers & Development Consultants Inc.

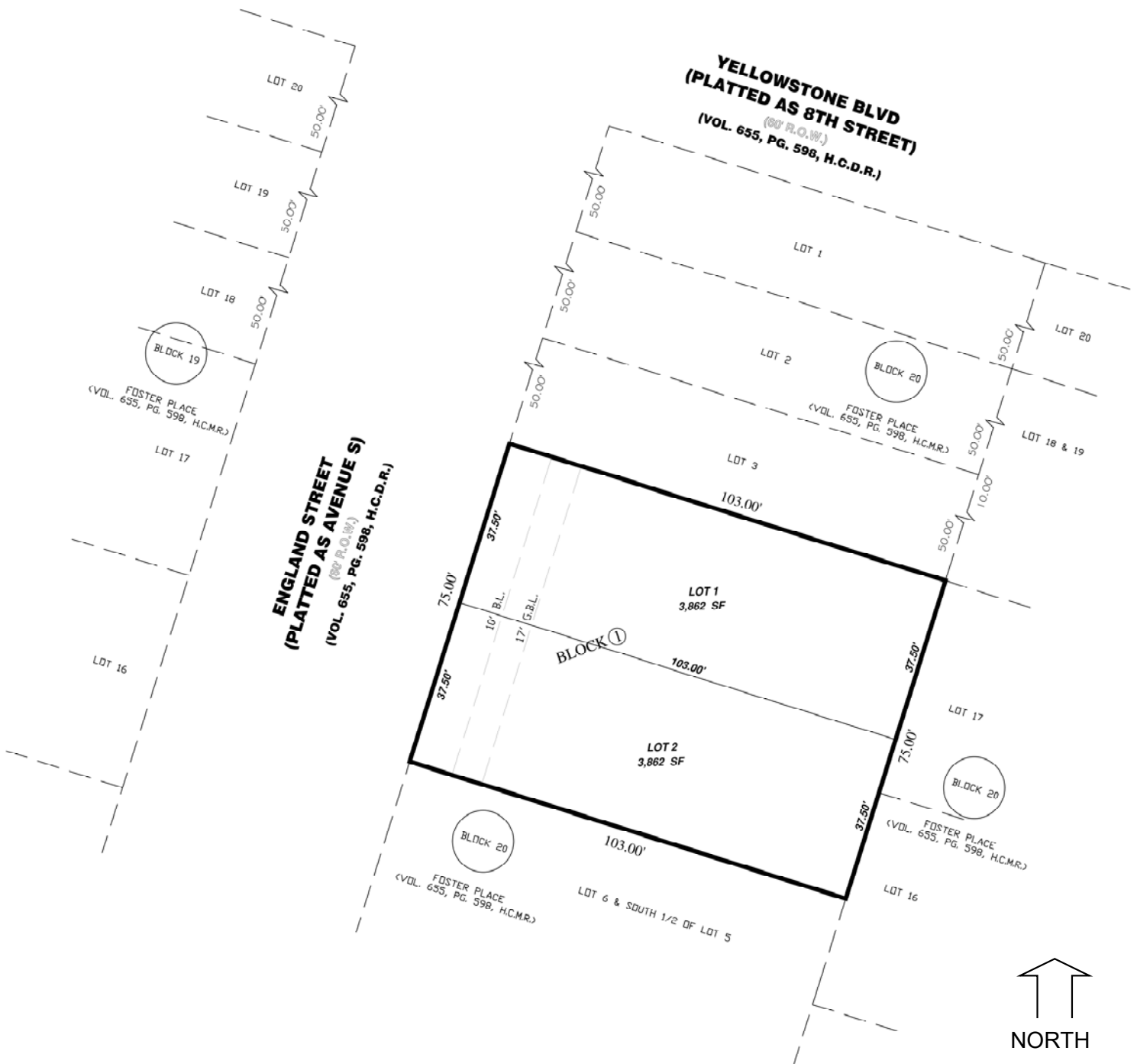


C – Public Hearings

Site Location

Subdivision Name: Foster Place partial replat no 31

Applicant: CE Engineers & Development Consultants Inc



Houston Planning Commission

ITEM: 125

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Foster Place partial replat no 31

Applicant: CE Engineers & Development Consultants 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

August 12, 2022

Dear Property Owner:

Reference Number: 2022-1693; Foster Place partial replat no 31; a partial replat of **Foster Place** addition, being all of Lot 4 and a portion of Lot 5, in Block 20, as recorded in Vol. 655, Pg. 598 of the Harris County Deed Records.

The property is located along and east of England Street between Yellowstone Boulevard and Ward Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Chen Wang**, with CE Engineers & Development Consultants, Inc., on behalf of the developer, can be contacted at **832-491-1458**.

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

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PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 1st, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
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Controller: Chris Brown

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Houston Planning Commission

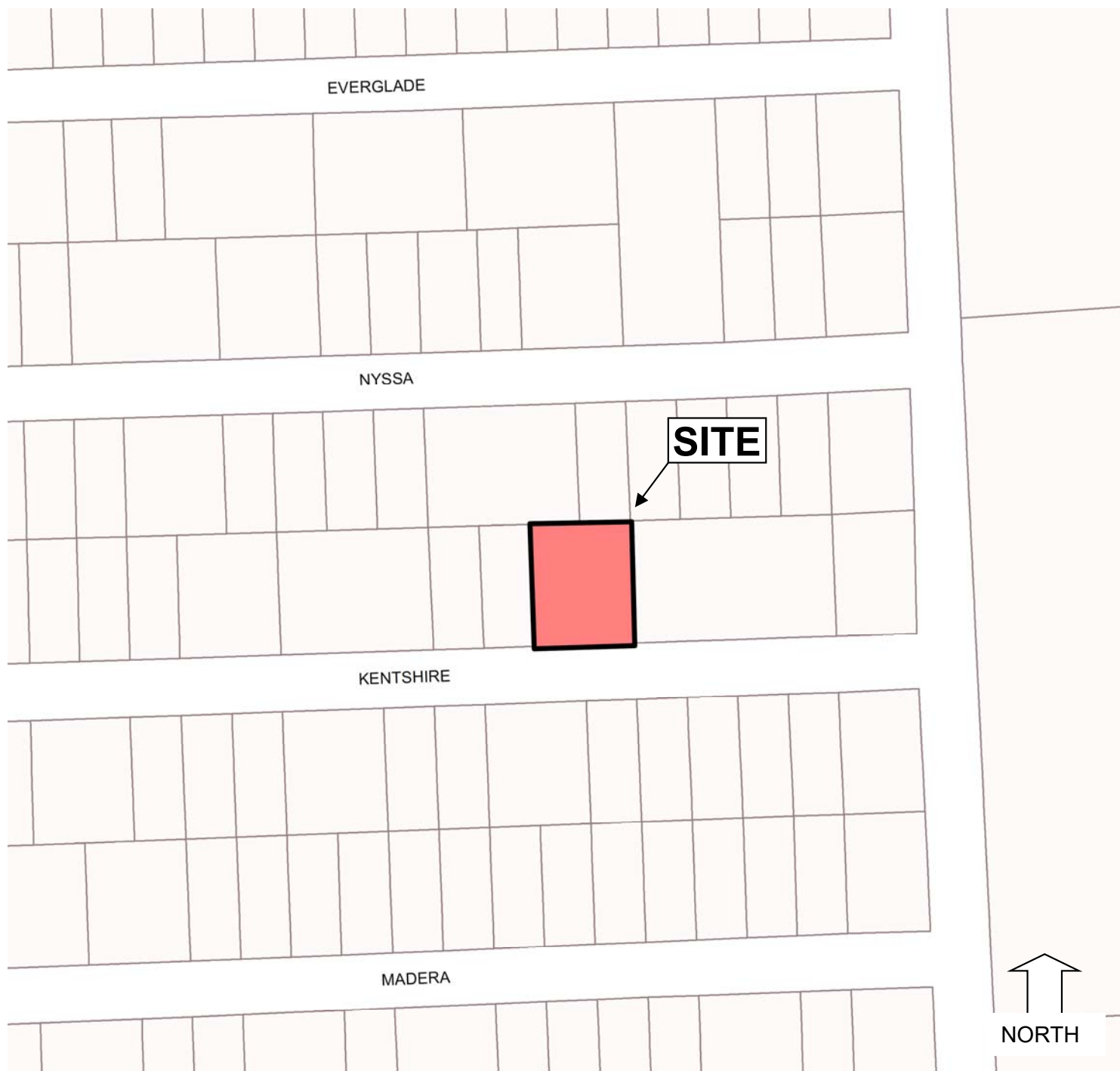
ITEM: 126

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Kentshire Place Sec 2 partial replat no 1

Applicant: New Era Development & Land Services



C – Public Hearings

Site Location

Houston Planning Commission

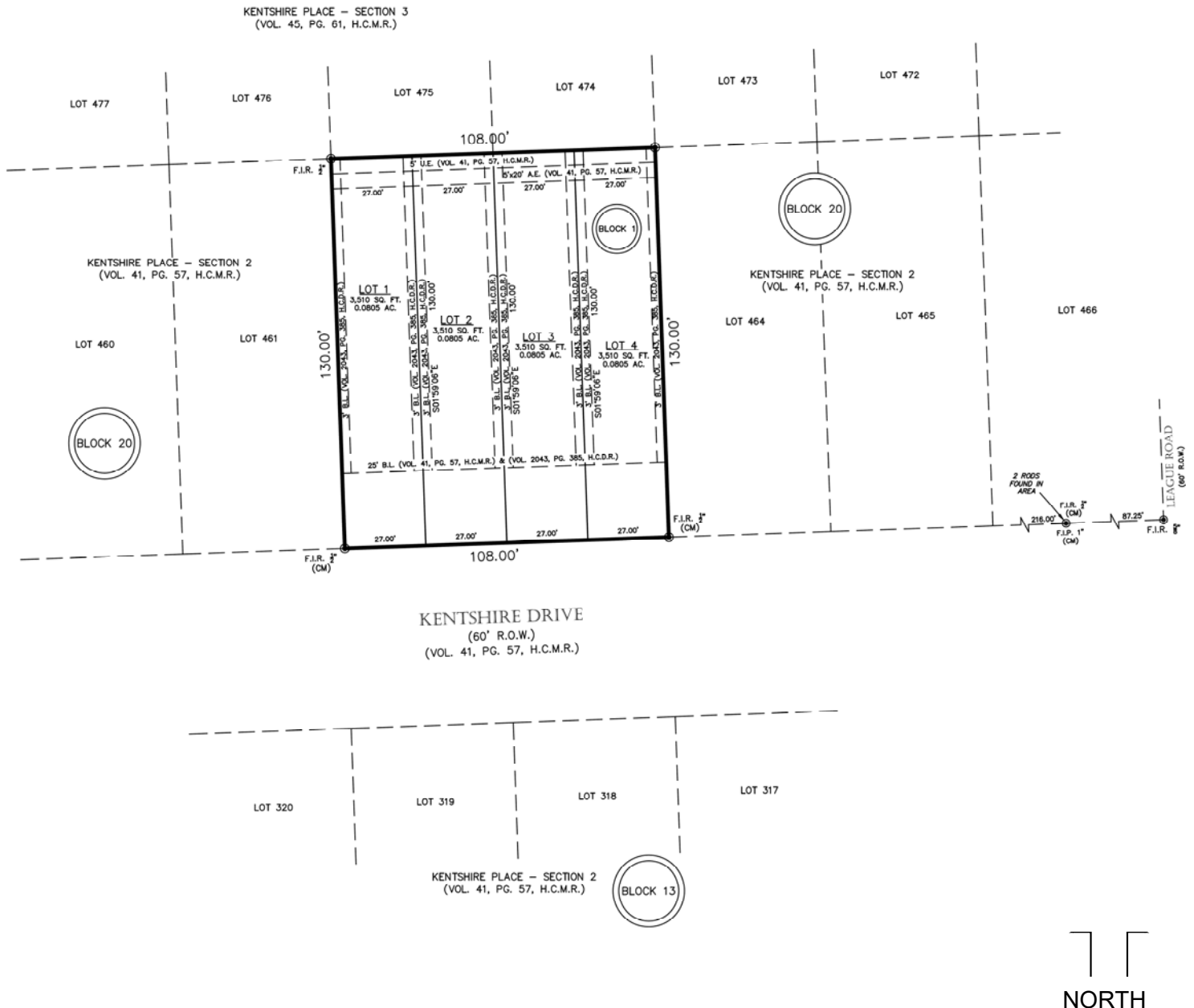
ITEM: 126

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Kentshire Place Sec 2 partial replat no 1

Applicant: New Era Development & Land Services



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Kentshire Place Sec 2 partial replat no 1

Applicant: New Era Development & Land Services



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 12, 2022

Dear Property Owner:

Reference Number: 2022-1868; Kentshire Place Sec 2 partial replat no 1; a partial replat of **Kentshire Place Sec 2**, being all of Lots 462 and 463, in Block 20, as recorded in Vol. 41, Pg. 57 of the Harris County Map Records.

The property is located along and north of Kentshire Drive, east of Thorn Street. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Nahom Tesfa**, with New Era Development, on behalf of 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.

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, September 1st, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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Terminology

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

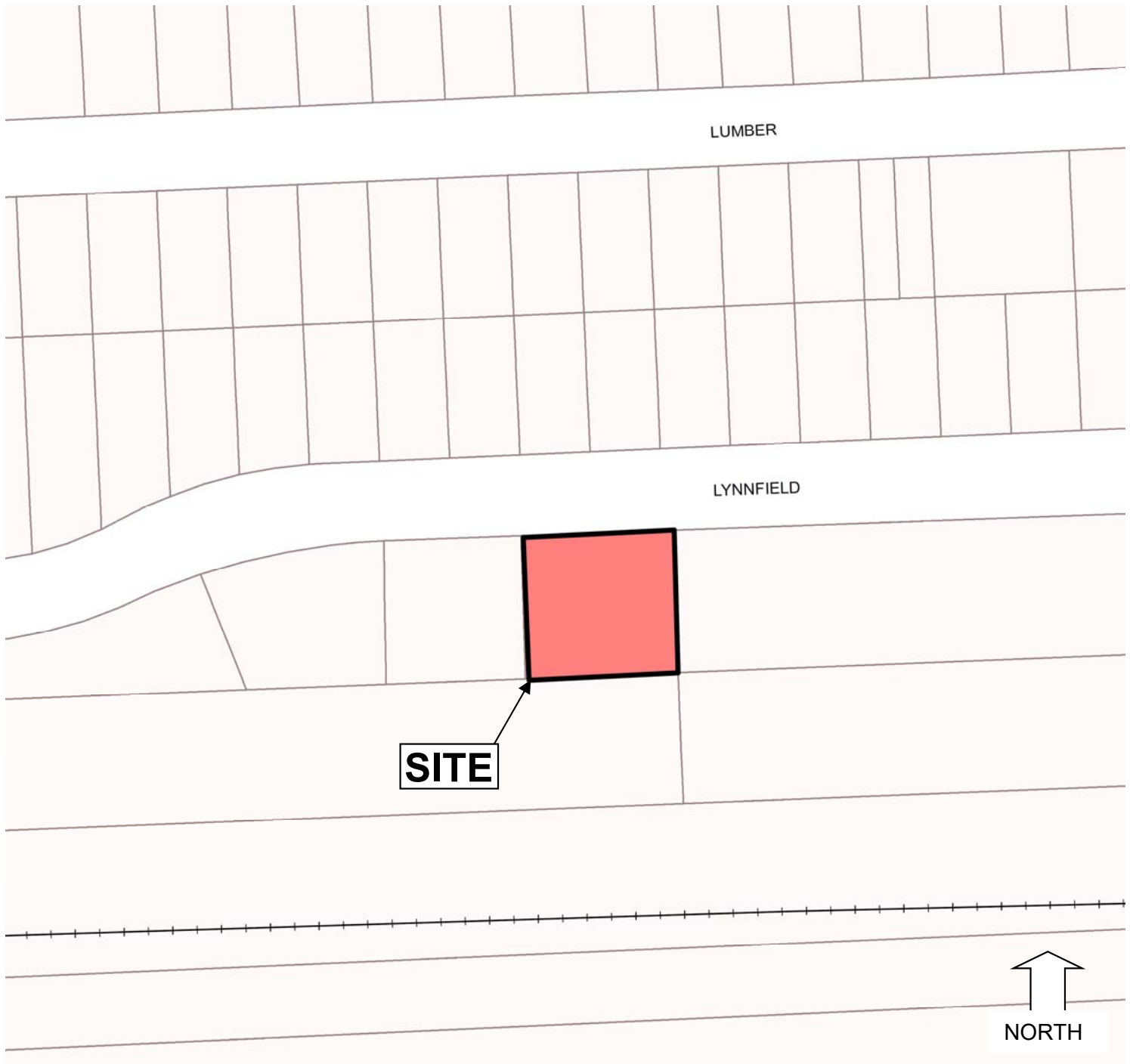
ITEM: 127

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Laura Square at Rosewood

Applicant: CAS Consultants LLC

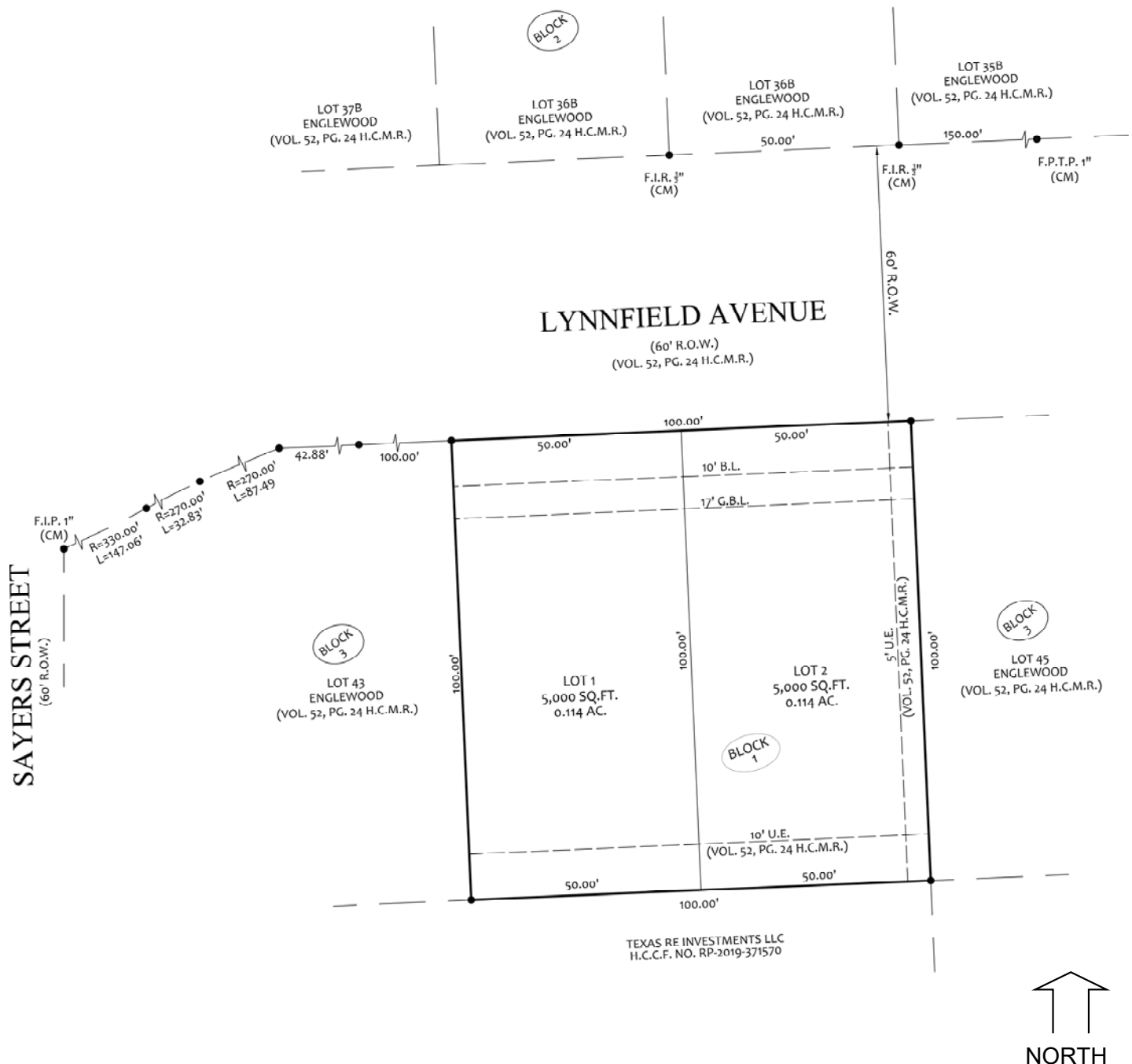


C – Public Hearings

Site Location

Subdivision Name: Laura Square at Rosewood

Applicant: CAS Consultants LLC



Houston Planning Commission

ITEM: 127

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Laura Square at Rosewood

Applicant: CAS Consultants 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

August 12, 2022

Dear Property Owner:

Reference Number: 2022-1698; Laura Square at Rosewood; a replat of **Lumber Lane Sec 2**, being Lot 44 and Block 3, as recorded in Volume 52, Page 24 of the Harris County Map Records.

The property is located along Lynnfield Street east of US 59 and west of Hirsh Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Juan Castillo**, with CAS Consultants LLC, can be contacted at **281-300-6874**.

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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Thursday, September 1, 2022, beginning at 2:30 p.m.

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

ITEM: 128

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Marjorie Square at Rosewood

Applicant: CAS Consultants LLC



C – Public Hearings

Site Location

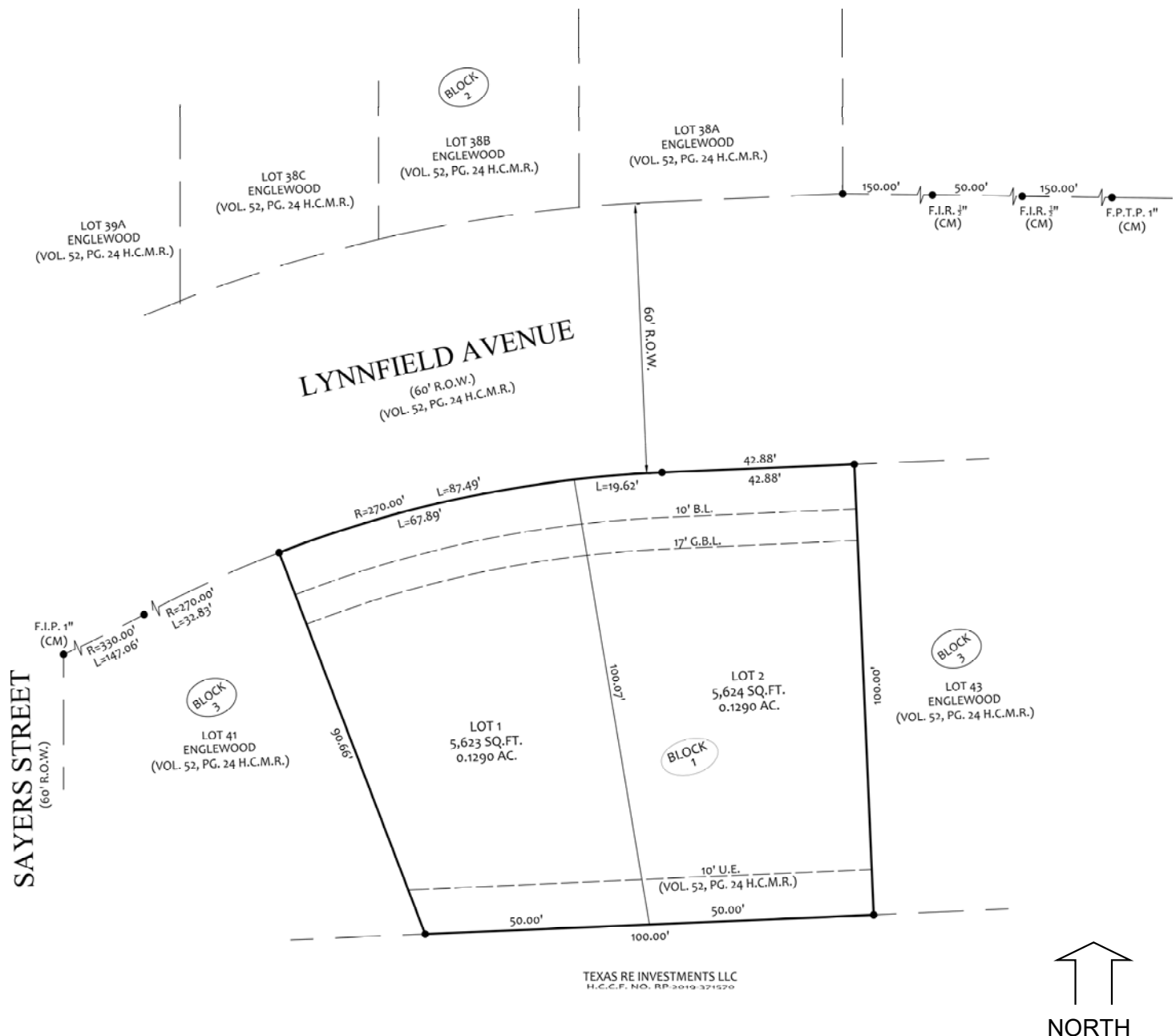
ITEM: 128

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Marjorie Square at Rosewood

Applicant: CAS Consultants LLC



Houston Planning Commission

ITEM: 128

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Marjorie Square at Rosewood

Applicant: CAS Consultants LLC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

June 12, 2022

Dear Property Owner:

Reference Number: 2022-1696; Marjorie Square at Rosewood; a replat of **Lumber Lane Sec 2**, being Lot 42 Block 3, as recorded in Volume 52, Page 24 of the Harris County Map Records.

The property is located south along Lynnfield Street, south of Bennington Street and west of Hirsch Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Juan Castillo**, with CAS Consultants, LLC, on behalf of the developer, can be contacted at **281-300-6874**.

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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Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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Houston Planning Commission

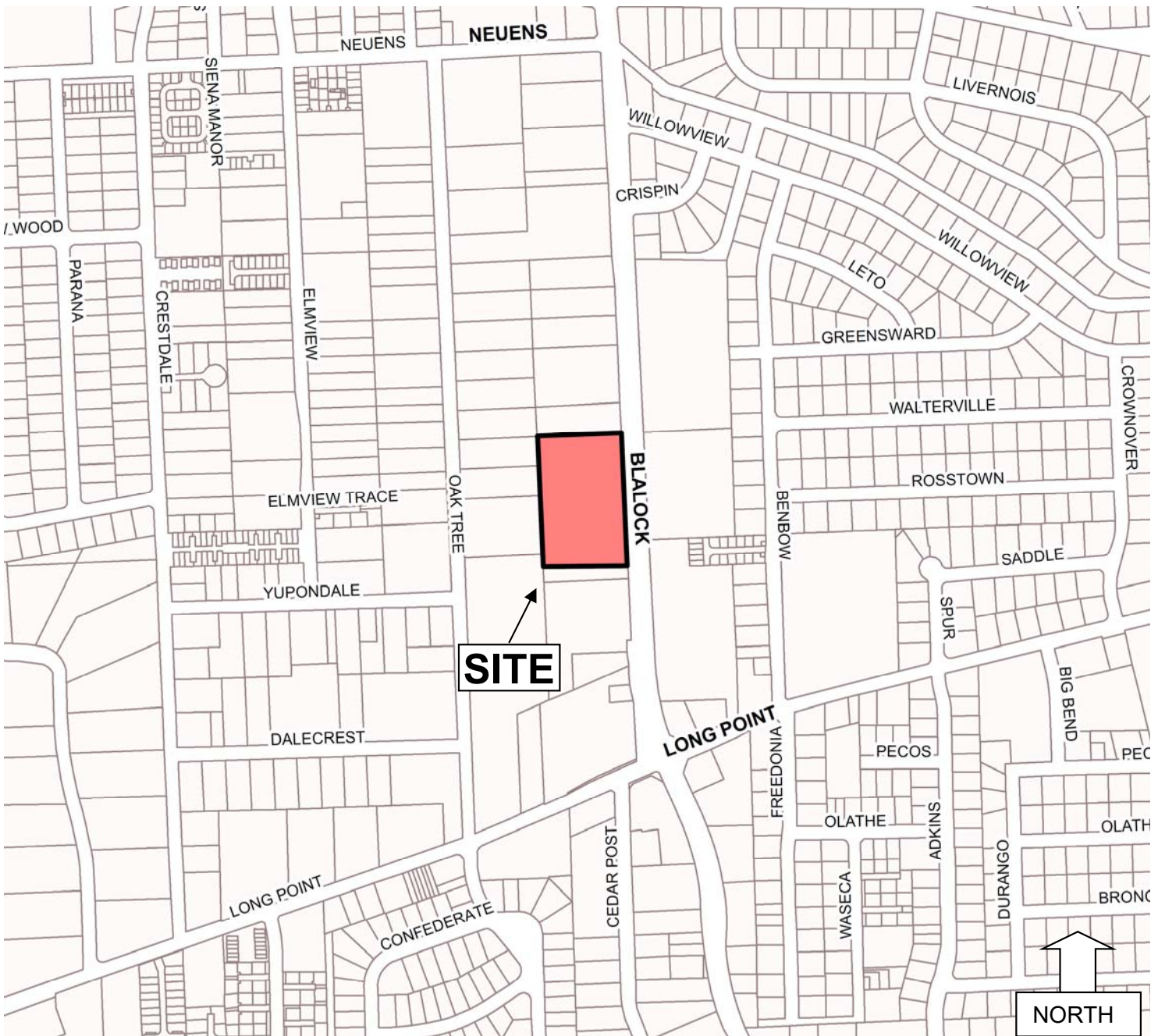
ITEM: 129

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Memorial Assistance Ministries replat no 1 and extension

Applicant: Kuo & Associates, Inc



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 129

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Memorial Assistance Ministries replat no 1 and extension

Applicant: Kuo & Associates, Inc



C – Public Hearings

Subdivision

Houston Planning Commission

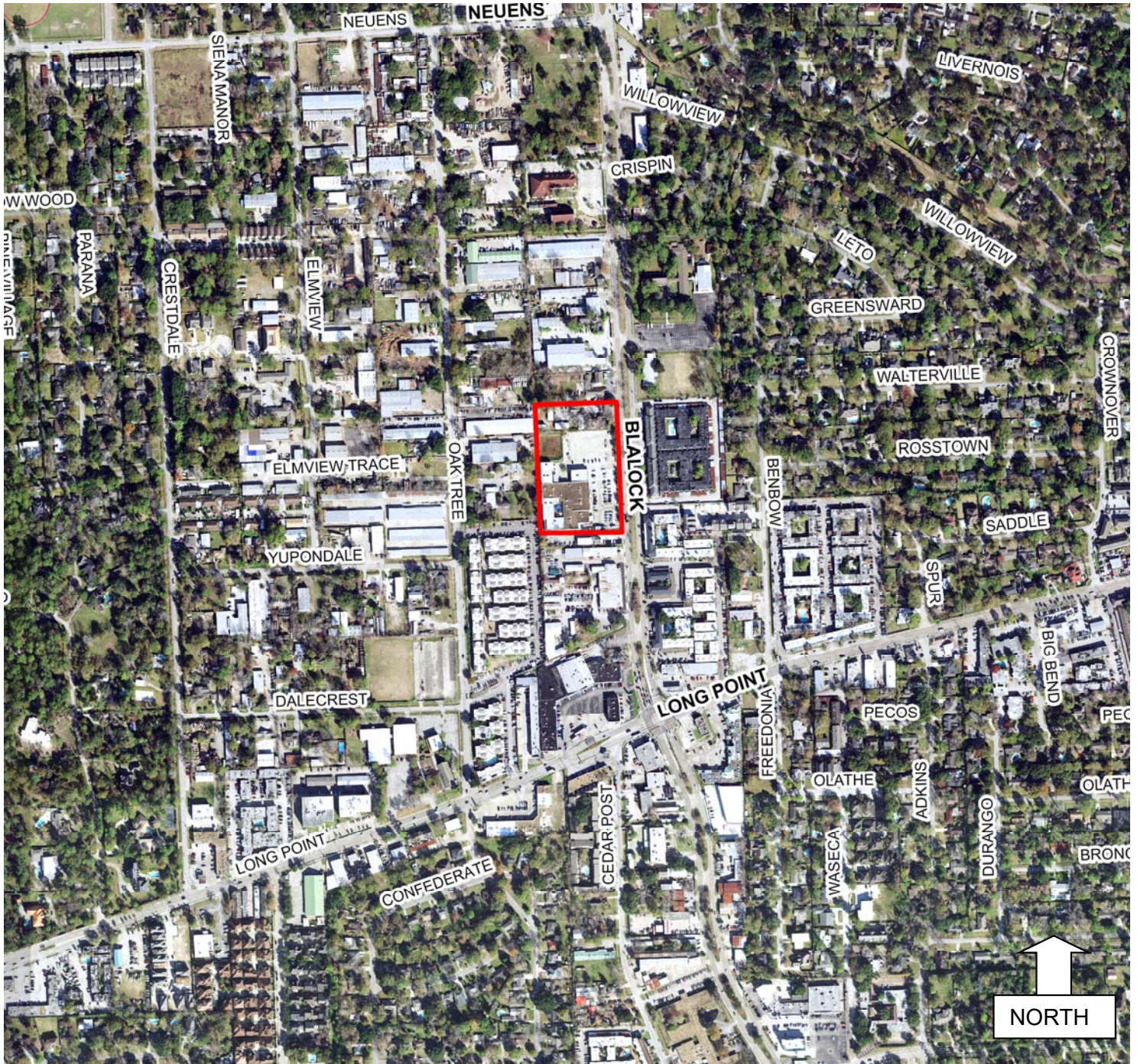
ITEM: 129

Planning and Development Department

Meeting Date: 09/01/2022

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C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 1st, 2022

Dear Property Owner:

Reference Number: 2022-1847; Memorial Assistance Ministries replat no 1 and extension: a full replat of **Memorial Assistance Ministries subdivision**, being reserve "A", block one, as recorded in Film Code Number 564263 of the Harris County Map Records, and a partial replat on Long Point Acres Subdivision, being Lot 37, Block 5, as recorded in Volume 14, Page 49 of the Harris County Map Records.

The property is located west along Blalock Road and north of Long Point Road. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Tuan Tran**, with **Kuo & Associates, Inc.**, on behalf of the developer, can be contacted at **713-975-8769**.

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

ITEM: 130

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Neuen Manor partial replat no 29

Applicant: Oc Plans & Permits



C – Public Hearings

Site Location

Houston Planning Commission

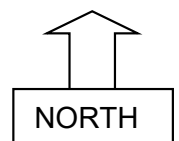
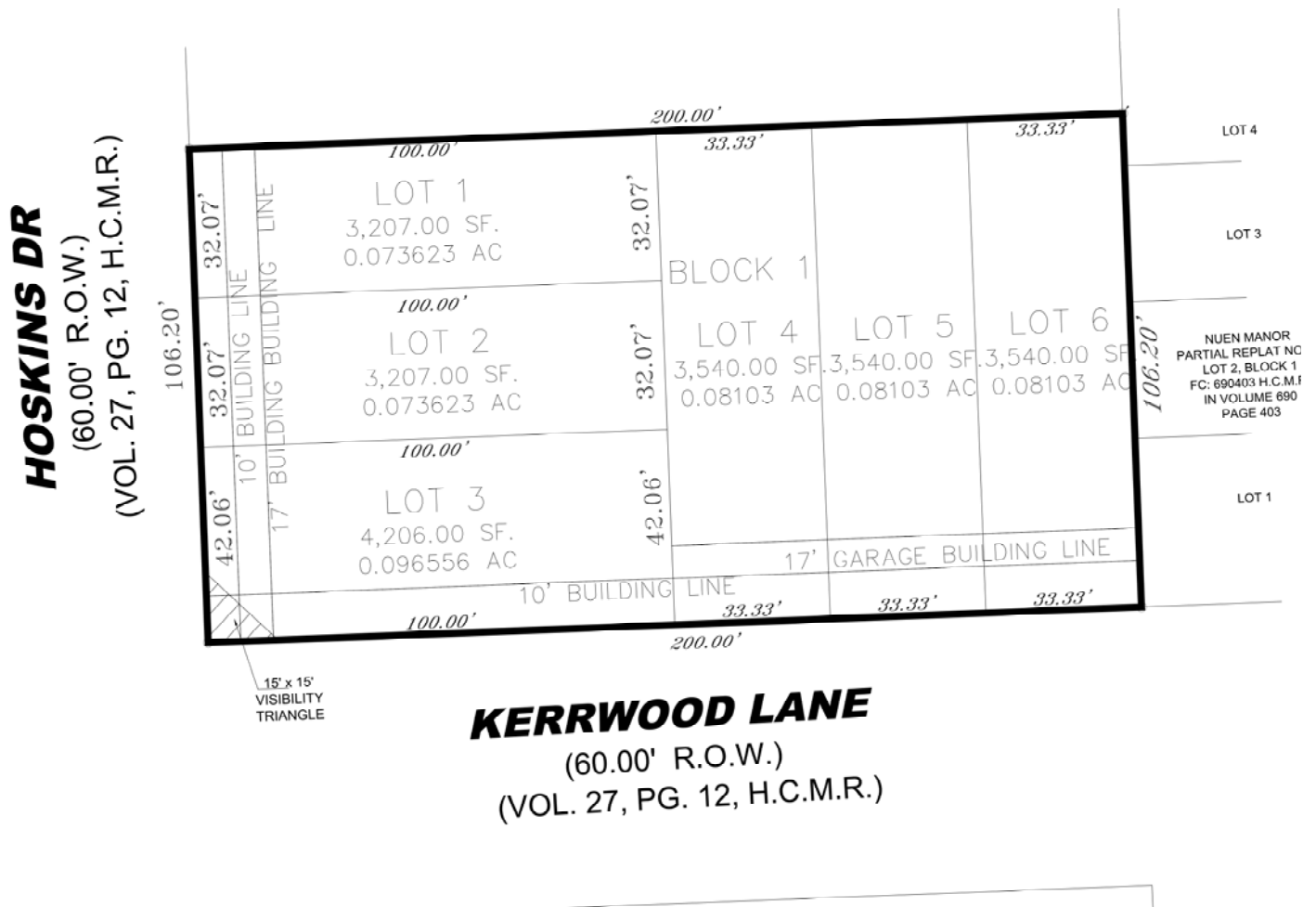
ITEM: 130

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Neuen Manor partial replat no 29

Applicant: Oc Plans & Permits



C – Public Hearings

Subdivision

Houston Planning Commission

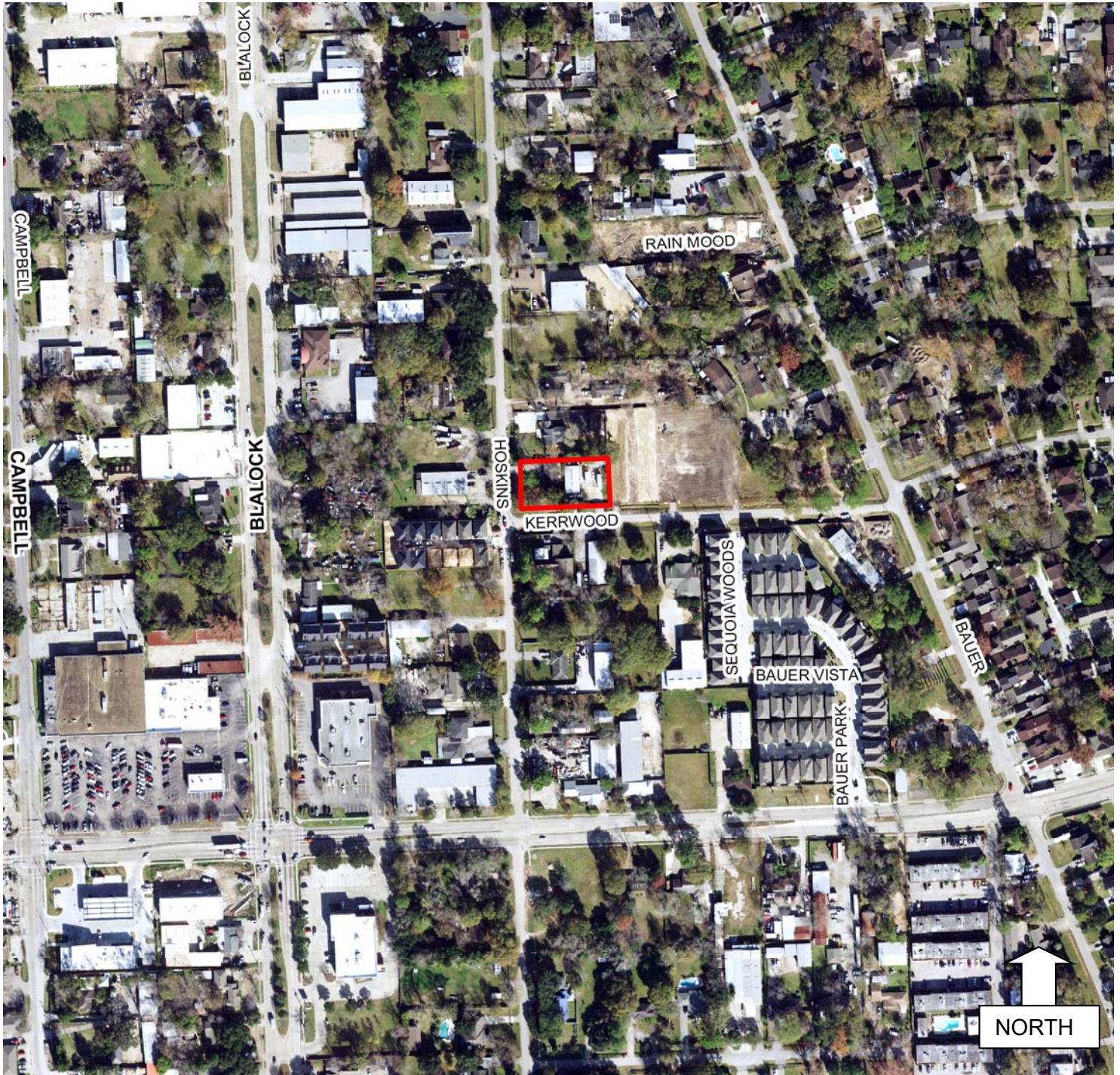
ITEM: 130

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Neuen Manor partial replat no 29

Applicant: Oc Plans & Permits



C – Public Hearings

Aerial



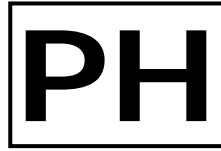
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 12, 2022

Dear Property Owner:

Reference Number: 2022-1871; Neuen Manor partial replat no 29; a partial replat of **Neuen Manor** subdivision, being all of Lot 133, Block 75 as recorded in Vol. 27, Pg. 12 of the Harris County Map Records.

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

Pursuant to 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, September 1st, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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Terminology

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

Planning Commission Body, Authority and Obligation

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Houston Planning Commission

ITEM: 131

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Park Place partial replat no 6

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

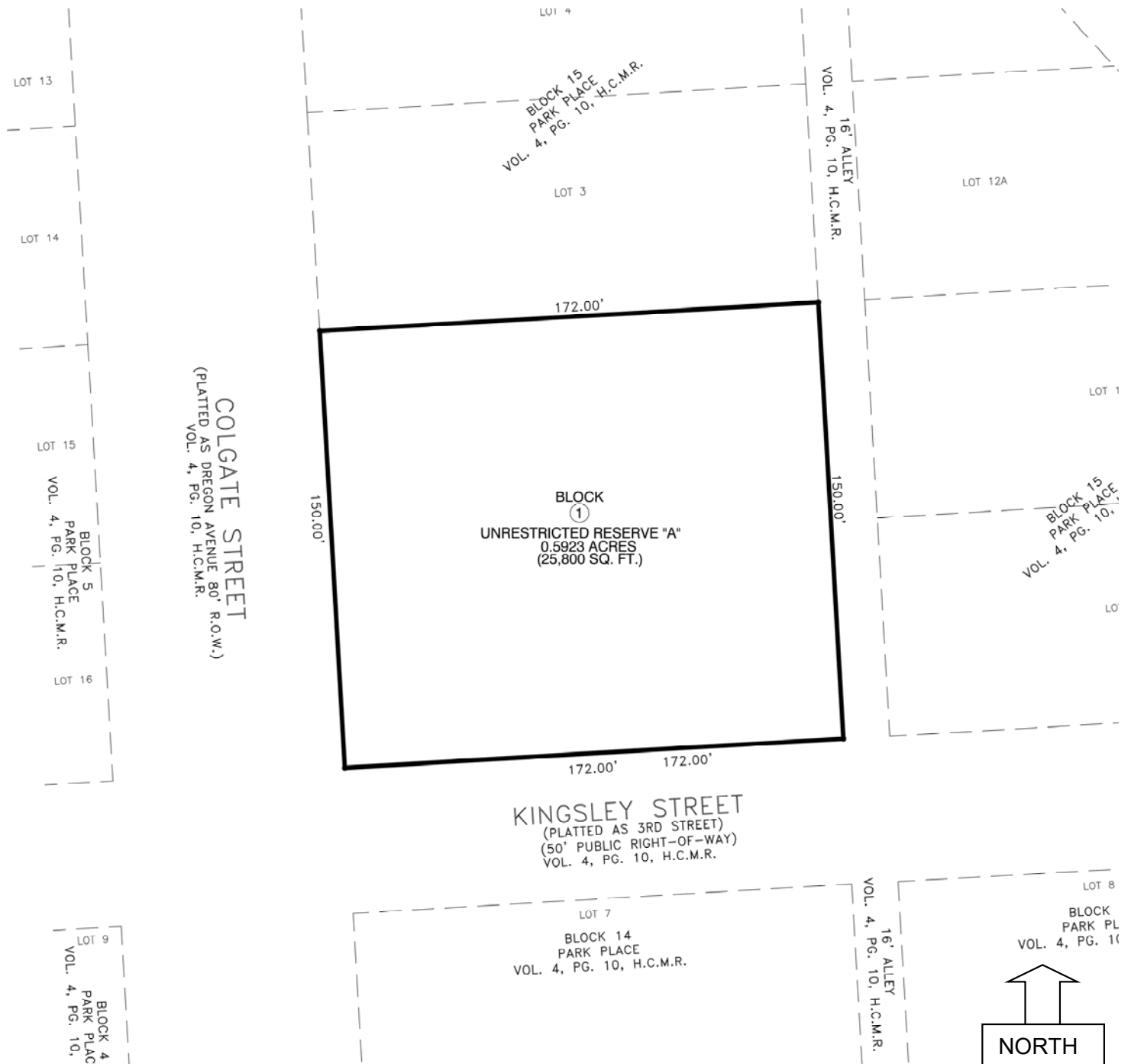
ITEM: 131

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Park Place partial replat no 6

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 131

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Park Place partial replat no 6

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

August 12, 2022

Dear Property Owner:

Reference Number: 2022-1835; Park Place partial replat no 6; a replat of **Park Place**, being Lots 1 and 2 Block 15, as recorded in Volume 4, Page 10 of the Harris County Map Records.

The property is located at the northeastern corner of Kingsley and Colgate Streets. The purpose of the replat is to create one (1) Unrestricted Reserve. The applicant, **Briana Onajobi**, with South Texas Surveying Association LP, on behalf of Interbuild Construction LP, the developer, can be contacted at **281-556-6918**.

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

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

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

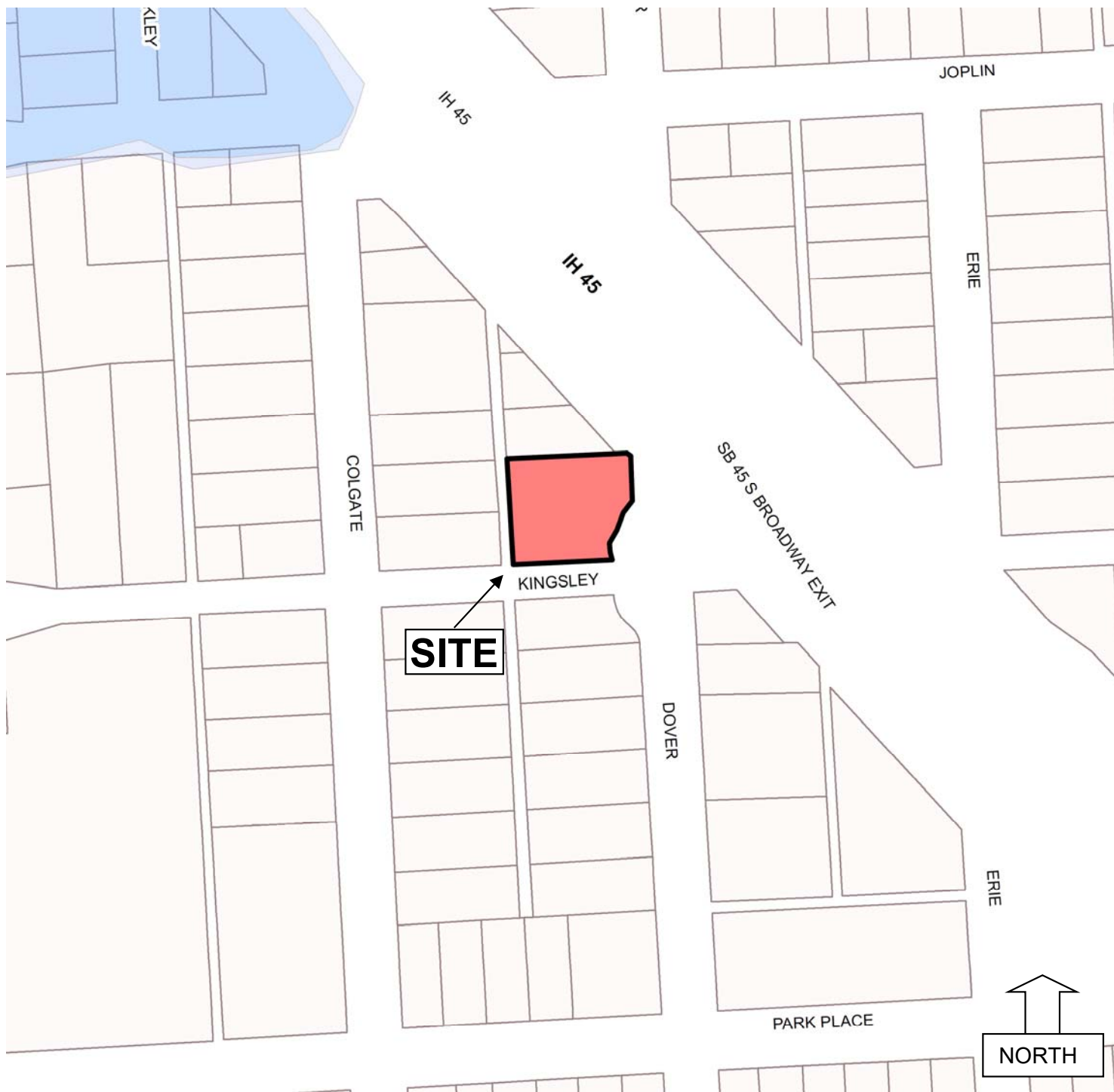
ITEM: 132

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Park Place partial replat no 7

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

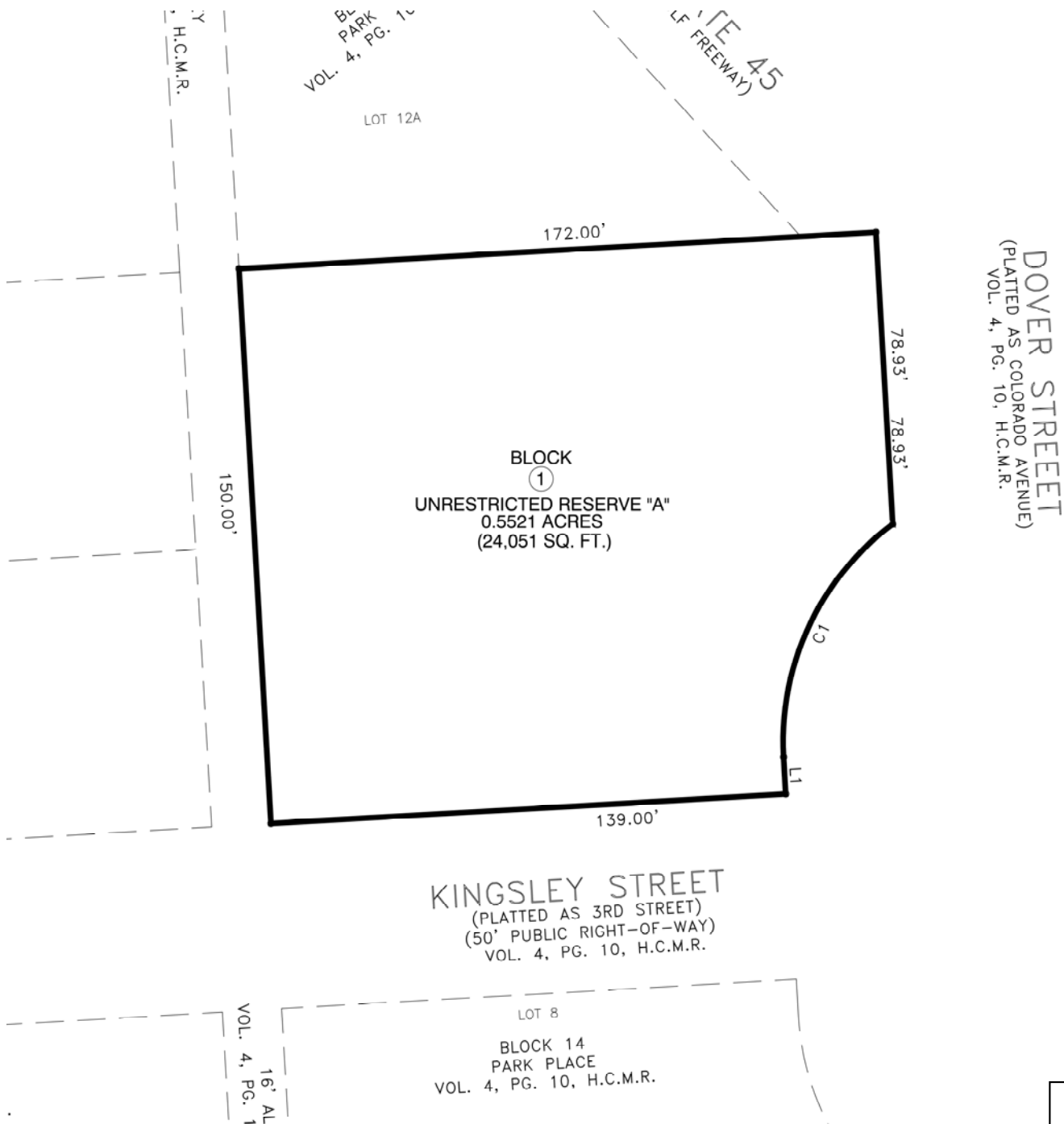
ITEM: 132

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Park Place partial replat no 7

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 132

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Park Place partial replat no 7

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

August 12, 2022

Dear Property Owner:

Reference Number: 2022-1842; Park Place partial replat no 7; a partial replat of **Park Place**, being Lots 13 & 14, in Block 15, as recorded in Vol. 4, Pg. 10 of the Harris County Map Records.

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

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

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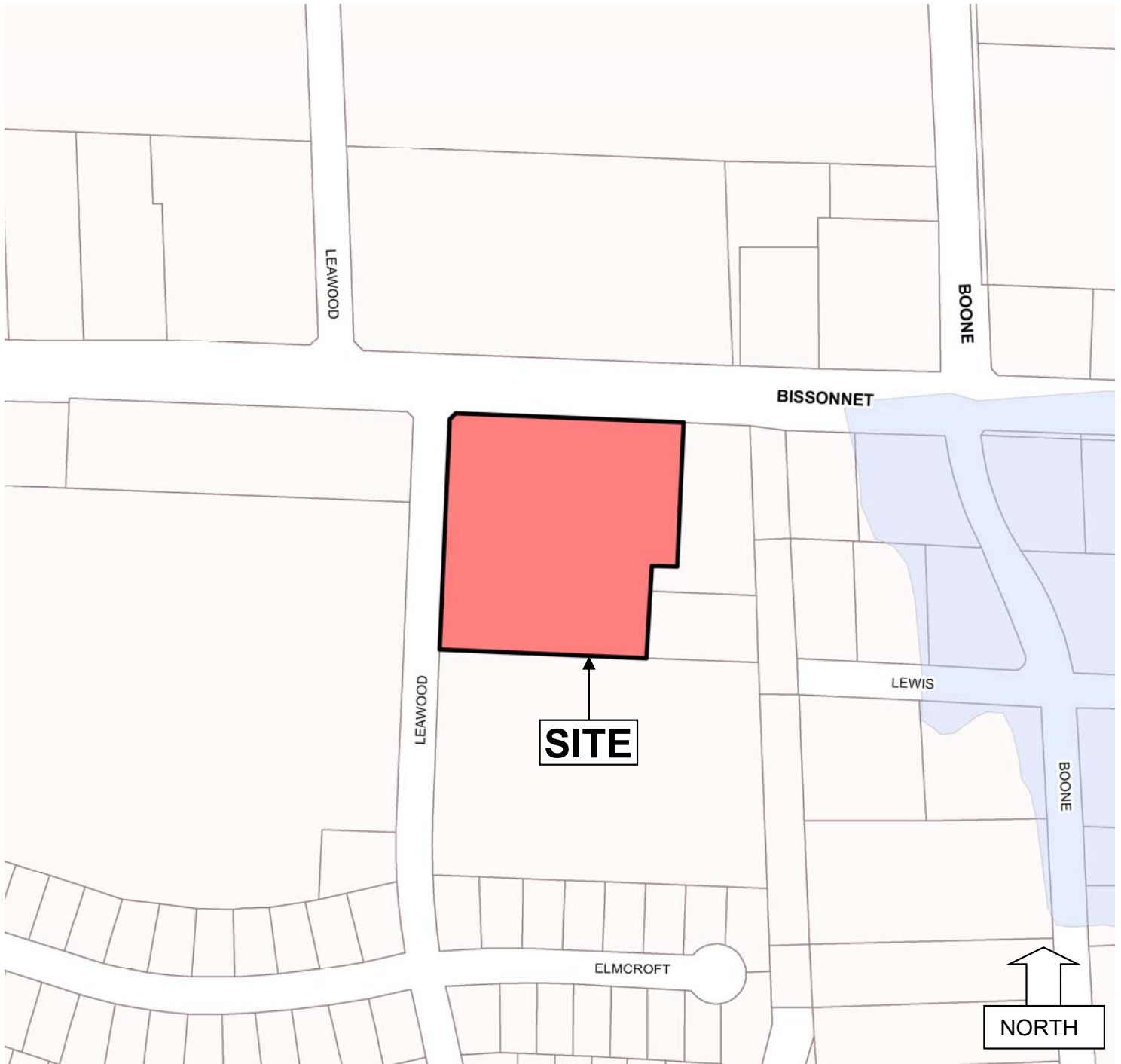
Houston Planning Commission **ITEM: 133**

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Parkglen West Sec 2 partial replat no 1

Applicant: Gruller Surveying



C – Public Hearings

Site Location

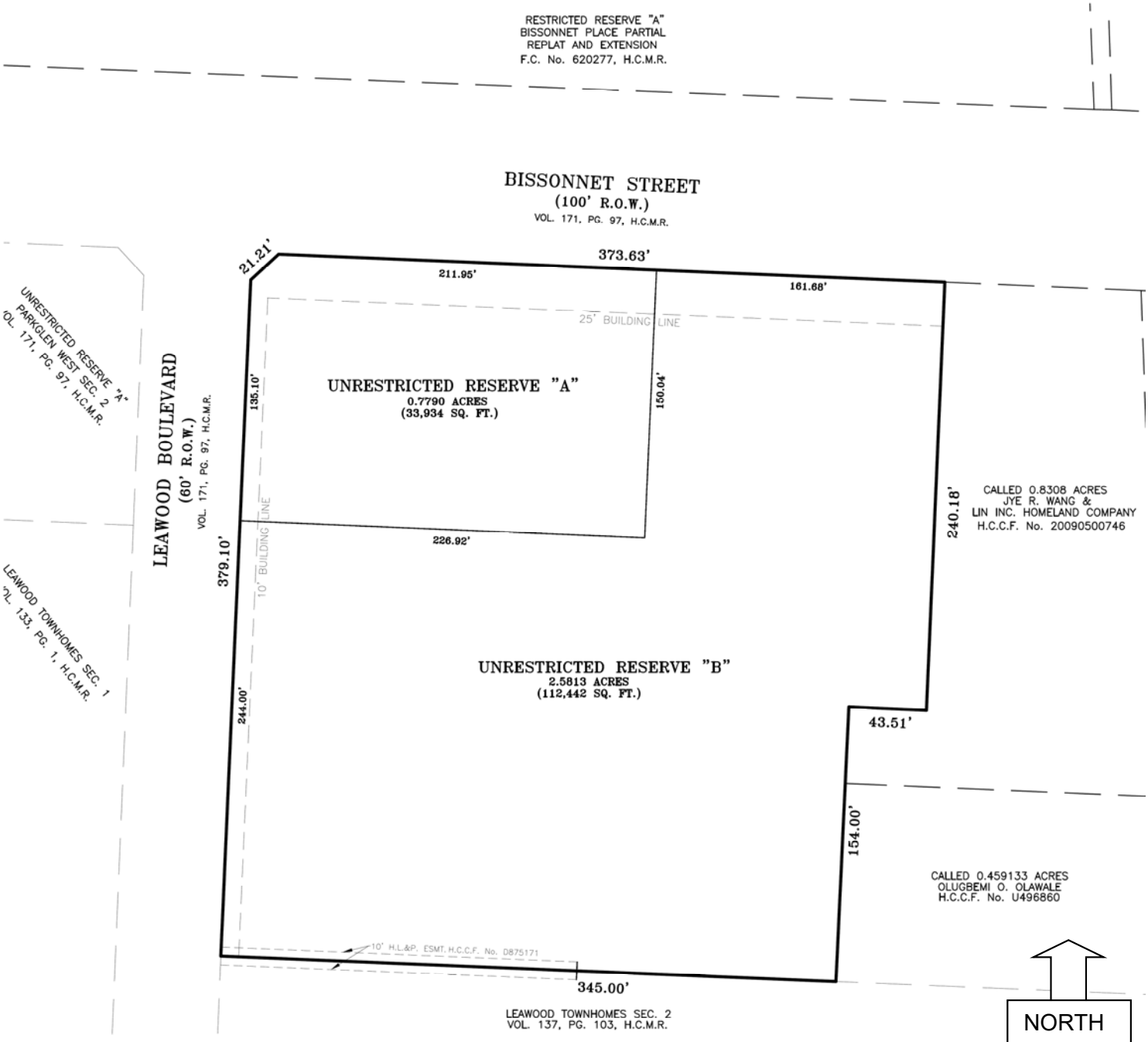
Houston Planning Commission ITEM: 133

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Parkglen West Sec 2 partial replat no 1

Applicant: Gruller Surveying



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 133**

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Parkglen West Sec 2 partial replat no 1

Applicant: Gruller Surveying



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 12, 2022

Dear Property Owner:

Reference Number: 2022-1707; Parkglen West Sec 2 partial replat no 1; a replat of **Parkglen West Sec 2**, being a portion of Unrestricted Reserve B, Block 19 as recorded in Volume 171, Page 97 of the Harris County Map Records.

The property is located at the southeastern corner of Leawood Boulevard and Bissonnet Street. The purpose of the replat is to create two (2) Unrestricted Reserves. The applicant, **Aldo Perez**, with Gruller Surveying, on behalf of TN Associates, the developer, can be contacted at **713-333-1466**.

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

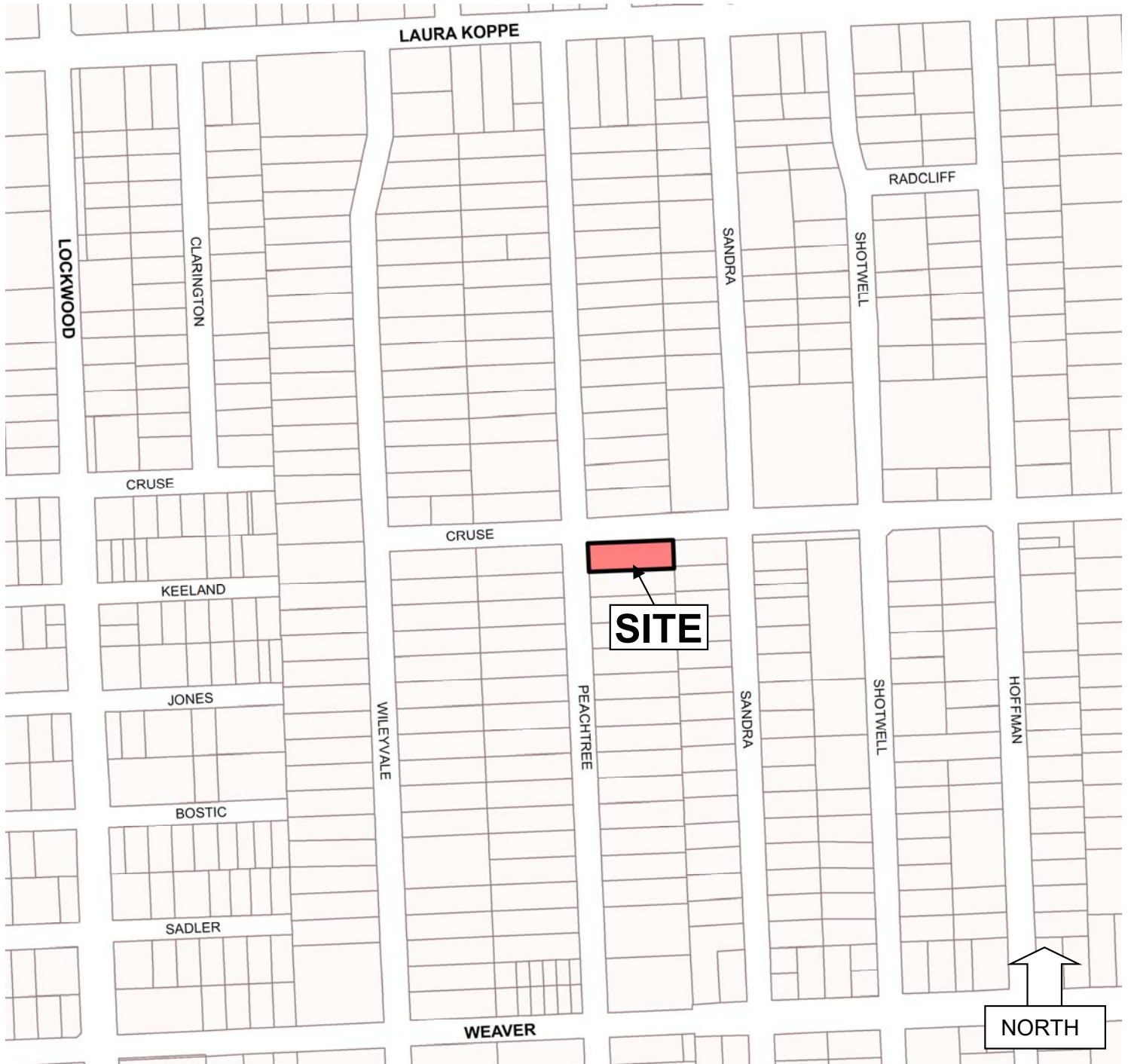
ITEM: 134

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Peachtree Villas

Applicant: PLS Construction Layout, INC.



C – Public Hearings

Site Location

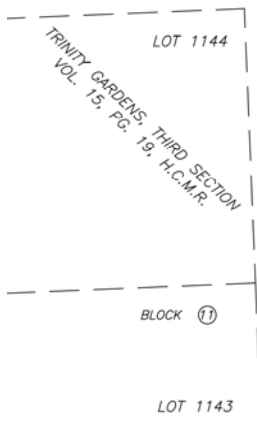
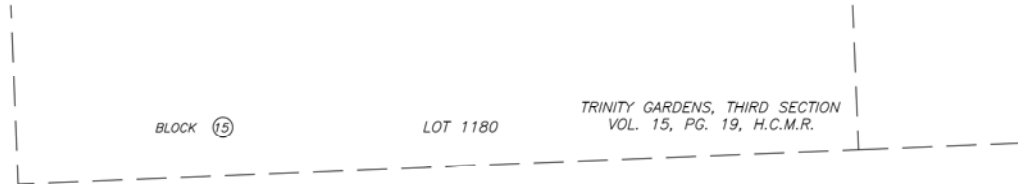
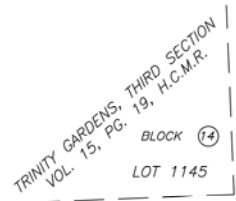
Houston Planning Commission ITEM: 134

Planning and Development Department

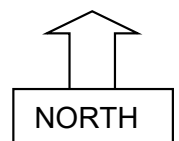
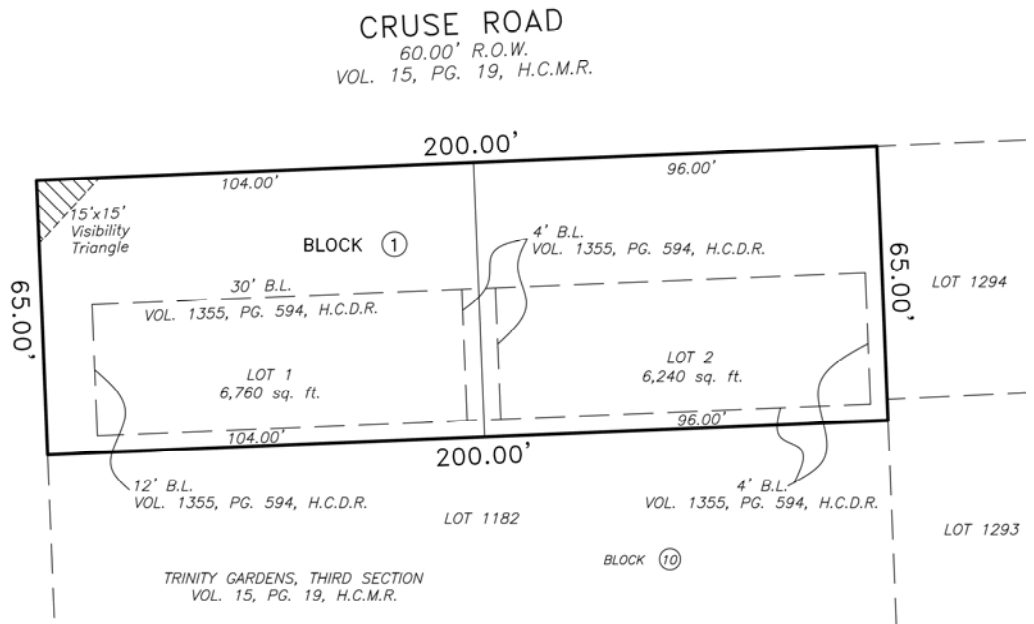
Meeting Date: 09/01/2022

Subdivision Name: Peachtree Villas

Applicant: PLS Construction Layout, INC.



PEACHTREE STREET
60.00' R.O.W.
VOL. 15, PG. 19, H.C.M.R.



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 134**

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Peachtree Villas

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

August 1st, 2022

Dear Property Owner:

Reference Number: 2022-1863; Peachtree Villas: a partial replat of **Trinity Gardens**, being lot 1181, block 10, as recorded in Volume 15 Page 19 of the Harris County Map Records.

The property is located southeast intersection of Cruse Road and Peachtree Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Uriel Figueroa**, with PLS CONSTRUCTION LAYOUT INC., on behalf of Europa Homes, the developer, can be contacted at **281-229-0450**.

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, September 1, 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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You may also submit comments or sign up as speakers in the following ways:

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

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

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

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

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Terminology

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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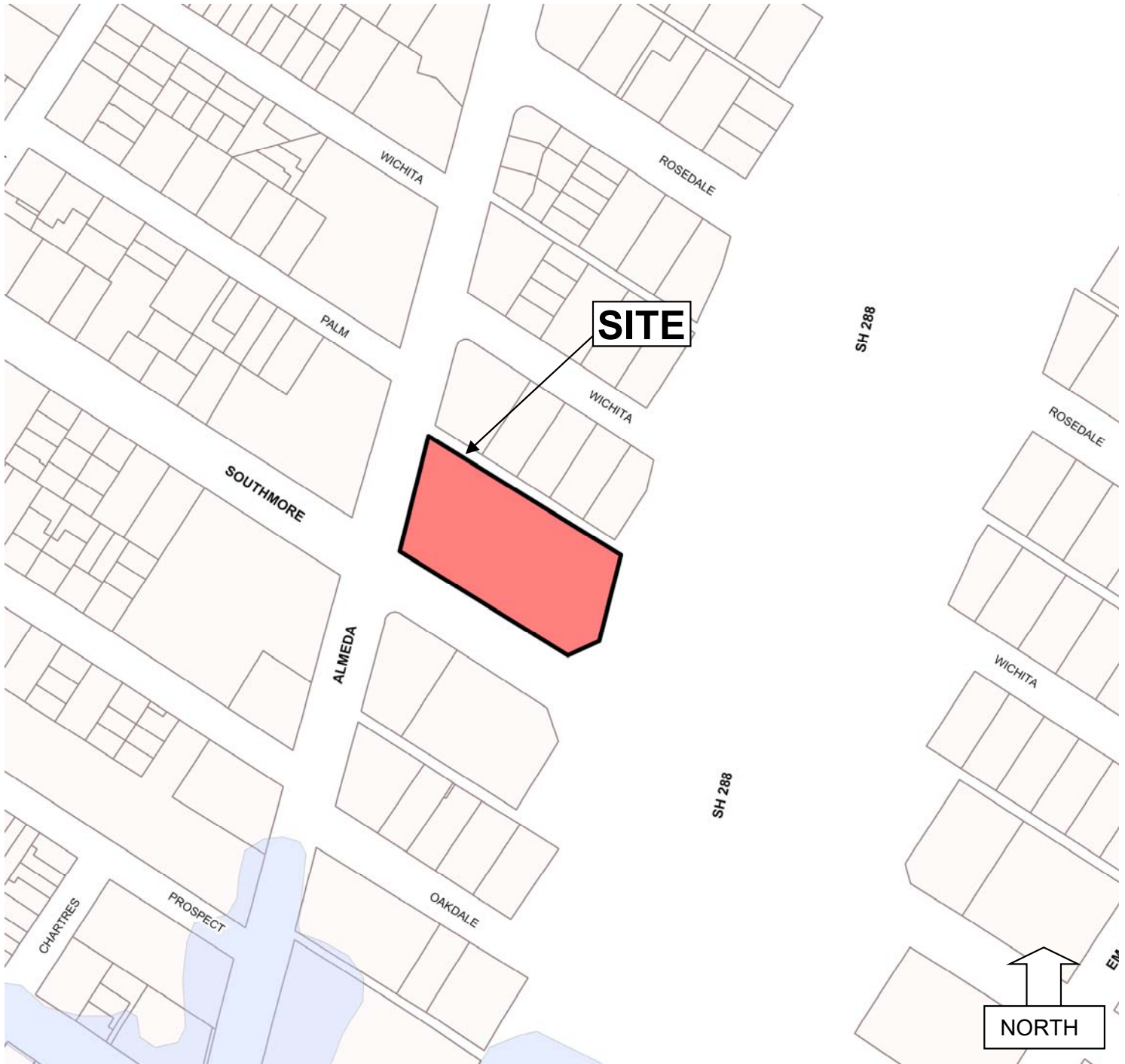
Houston Planning Commission ITEM: 135

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Riverside Terrace Sec 1 partial replat no 8

Applicant: Century Engineering, Inc.



C – Public Hearings

Site Location

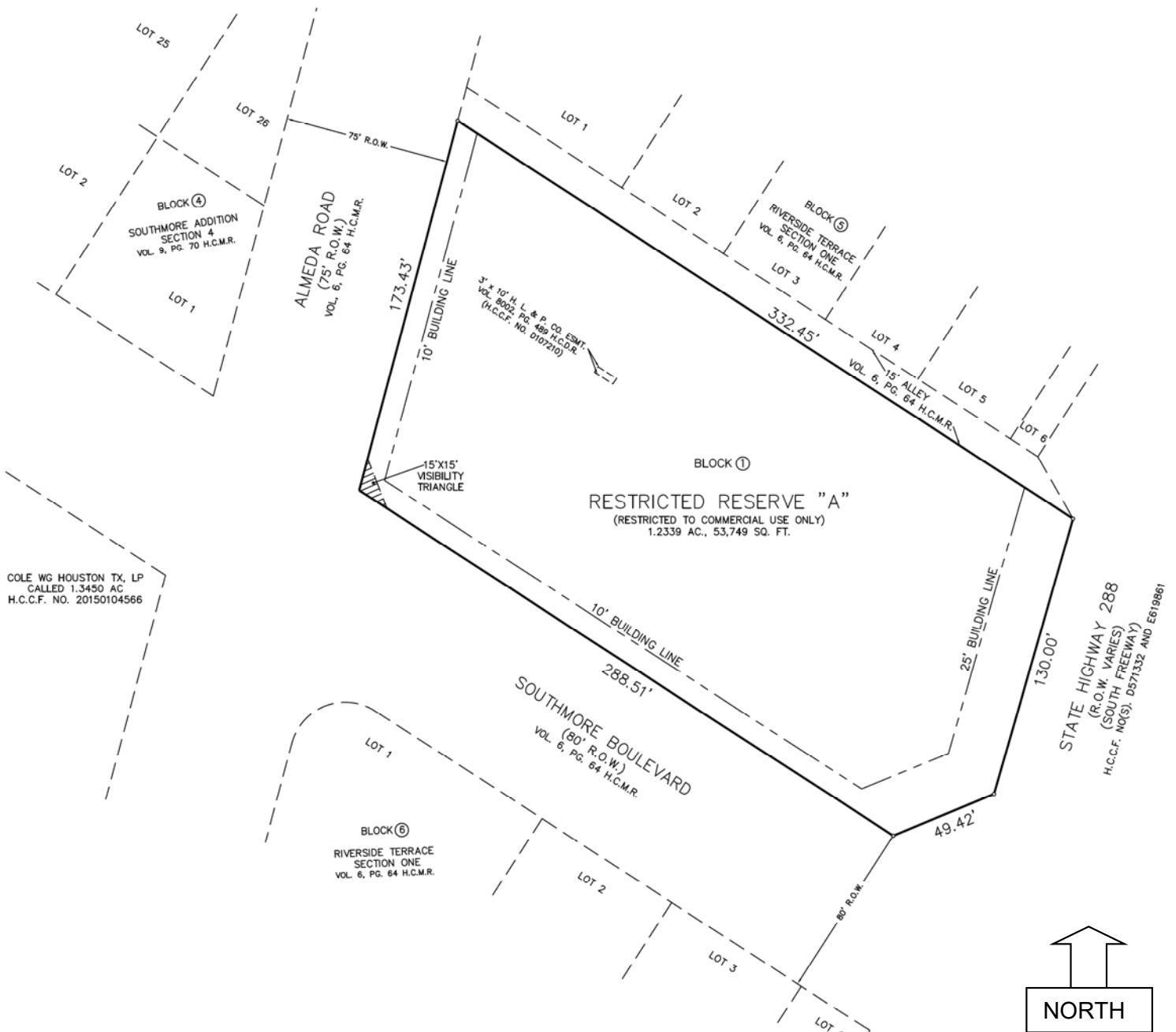
Houston Planning Commission ITEM: 135

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Riverside terrace Sec 1 partial replat no 8

Applicant: Century Engineering, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 135**

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Riverside terrace Sec 1 partial replat no 8

Applicant: Century Engineering, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 12, 2022

Dear Property Owner:

Reference Number: 2022-1727; Riverside Terrace Sec 1 partial replat no 8; a partial replat of **Riverside Terrace Sec 1**, being part of Lots 13 and 14 and all of Lots 15-17, in Block 5, as recorded in Vol.6, Pg. 64 of the Harris County Map Records.

The property is located along and north of Southmore Boulevard between Almeda Road and SH 288. The purpose of the replat is to create one (1) commercial reserve. The applicant, **Daniel Massiatte**, with Century Engineering, Inc., on behalf of the developer, can be contacted at **713-780-8871**.

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 Council Chamber, Public Level, Houston, Texas

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

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Planning Commission Body, Authority and Obligation

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Houston Planning Commission

ITEM: 136

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Riverside Terrace Sec 6 partial replat no 3

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

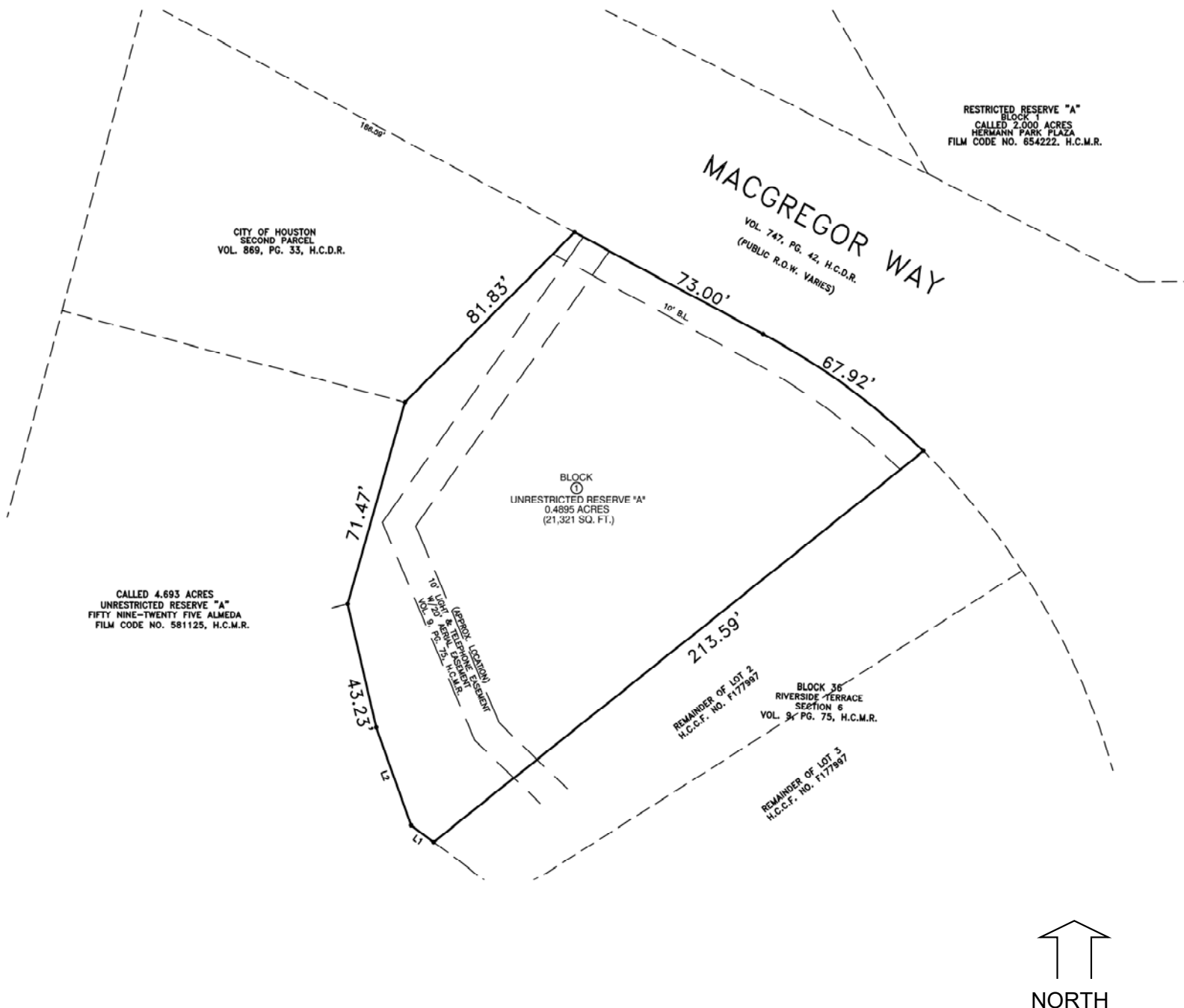
ITEM: 136

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Riverside Terrace Sec 6 partial replat no 3

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

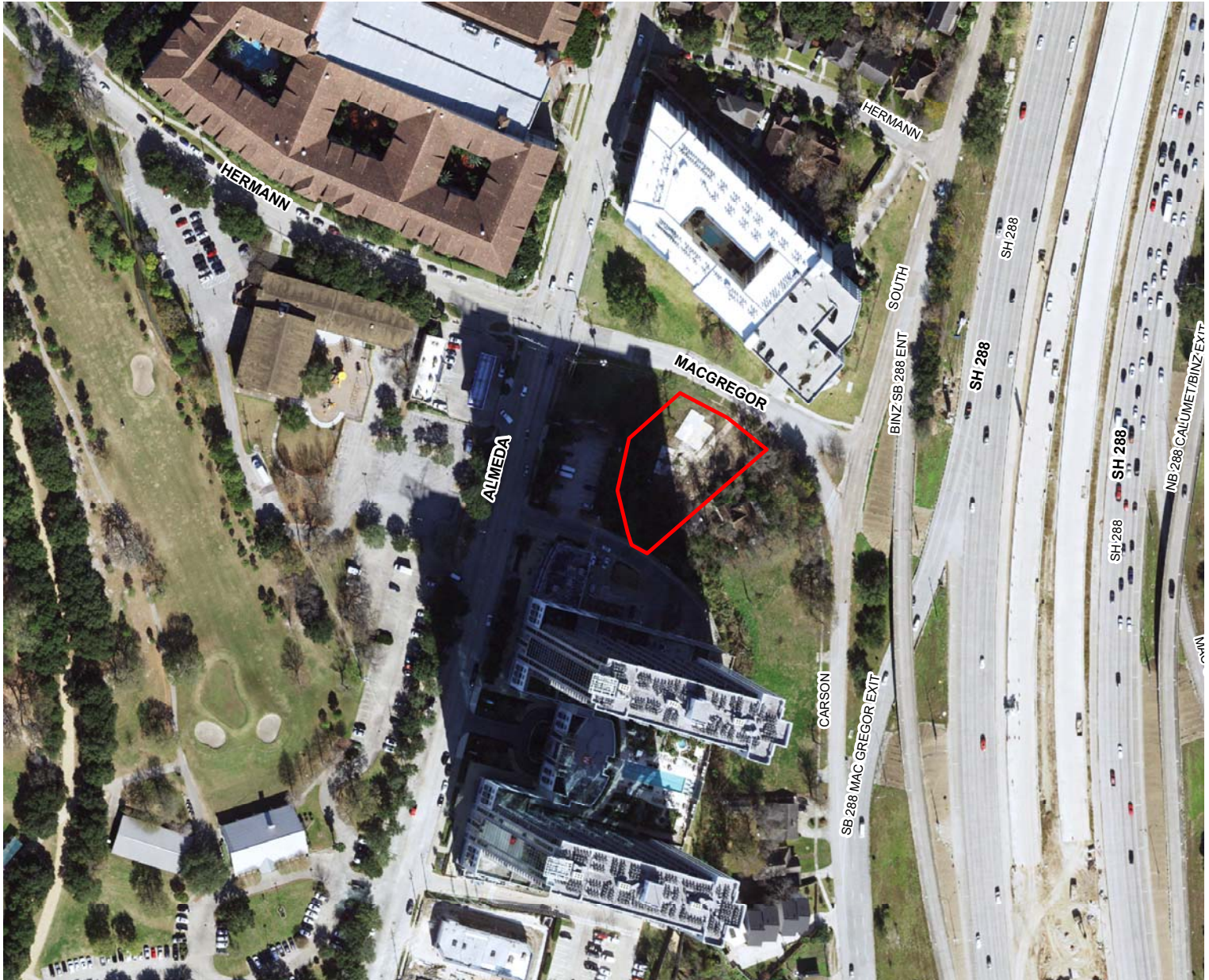
ITEM: 136

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Riverside Terrace Sec 6 partial replat no 3

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial



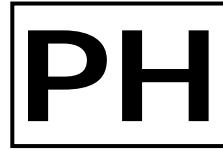
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 12, 2022

Dear Property Owner:

Reference Number: 2022-1711; Riverside Terrace Sec 6 partial replat no 3; a replat of **Riverside Terrace Sec 6**, being Lots 1 and 2, Block 36, as recorded in Vol. 9, pg. 75 of the Harris County Map Records.

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

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

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Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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Houston Planning Commission

ITEM: 137

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Rosewood Estates Sec 2 partial replat no 5

Applicant: Oc Plans & Permits



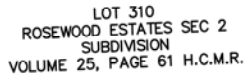
C – Public Hearings

Site Location

ITEM: 137

Meeting Date: 09/01/2022

Applicant: Oc Plans & Permits



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 137

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Rosewood Estates Sec 2 partial replat no 5

Applicant: Oc Plans & Permits



C – Public Hearings

Aerial



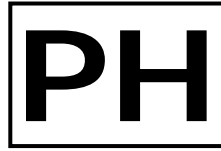
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 12, 2022

Dear Property Owner:

Reference Number: 2022-1777 Rosewood Estates Sec 2 partial replat no 5; a partial replat of Rosewood Estates Sec 2, being a replat of Lot 311, as recorded in Volume 25, Page 61 of the Harris County Map Records.

The property is located south along S. Hall Street and east of Leben Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Silvia Ortiz**, with Oc Plans & Permits on behalf of the developer, can be contacted at **281-570-7270**.

Pursuant to 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 Council Chamber, Public Level, Houston, Texas

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Houston Planning Commission

ITEM: 138

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Ruth Street Estates

Applicant: RP & Associates



C – Public Hearings

Site Location

Subdivision Name: Ruth Street Estates

Applicant: RP & Associates



Houston Planning Commission

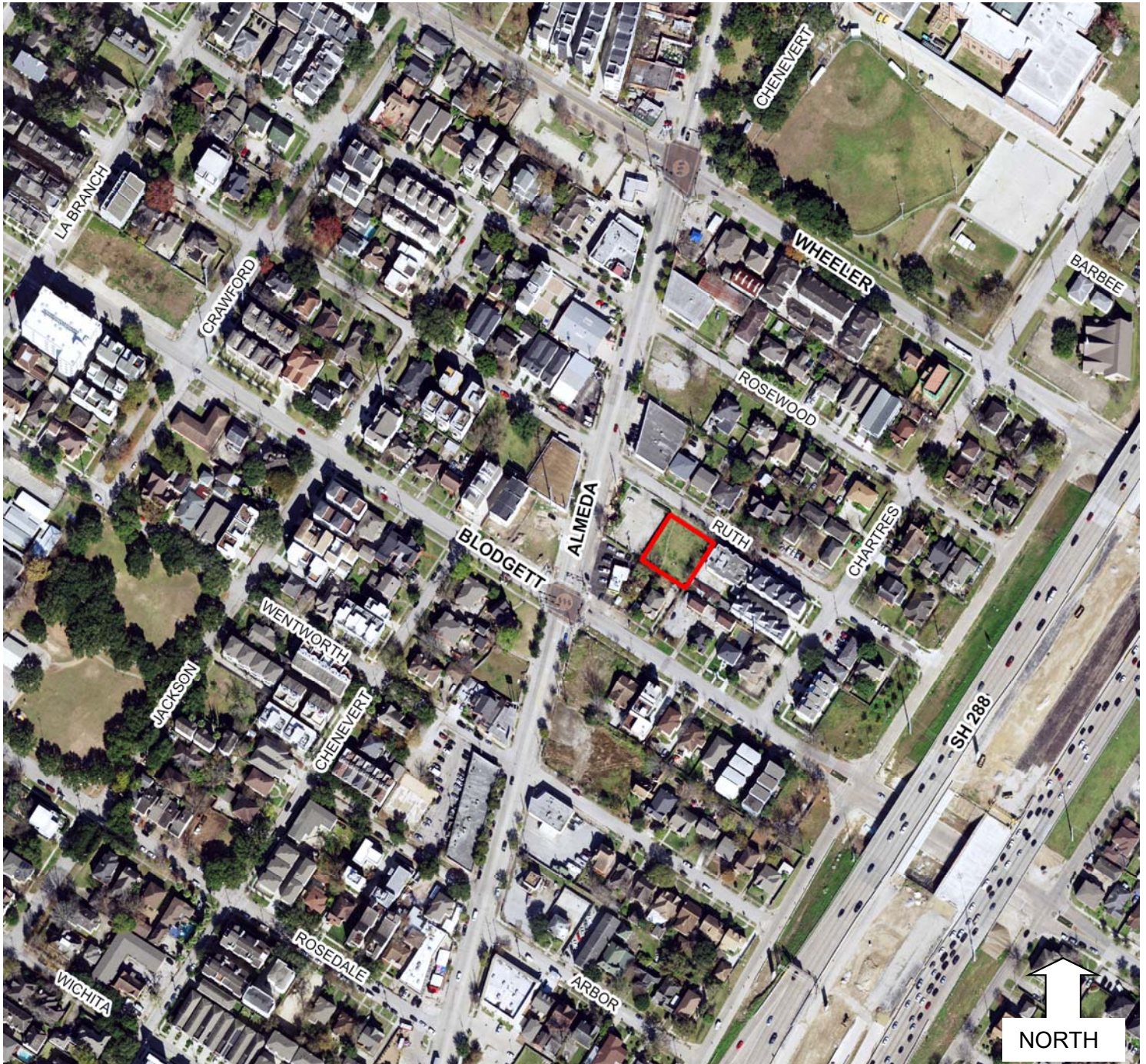
ITEM: 138

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Meeting Date: 09/01/2022

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Applicant: RP & Associates



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 12, 2022

Dear Property Owner:

Reference Number: 2022-1920; Ruth Street Estates; a replat of Amended Plat of Almeda Place, being a replat of Lot 3, the West ½ of Lot 4 and the East ½ of Lot 2, Block 4, as recorded in Volume 6, Page 23 of the Harris County Map Records.

The property is located along Ruth Street, east of Almeda Road, and north of Blodgett Street. The purpose of the replat is to create six (6) single-family residential lots. The applicant, **Ross Palacios**, with RP & Associates, on behalf of 202 N Sampson LLC, the developer, can be contacted at **713-416-6894**.

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, September 1, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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Houston Planning Commission

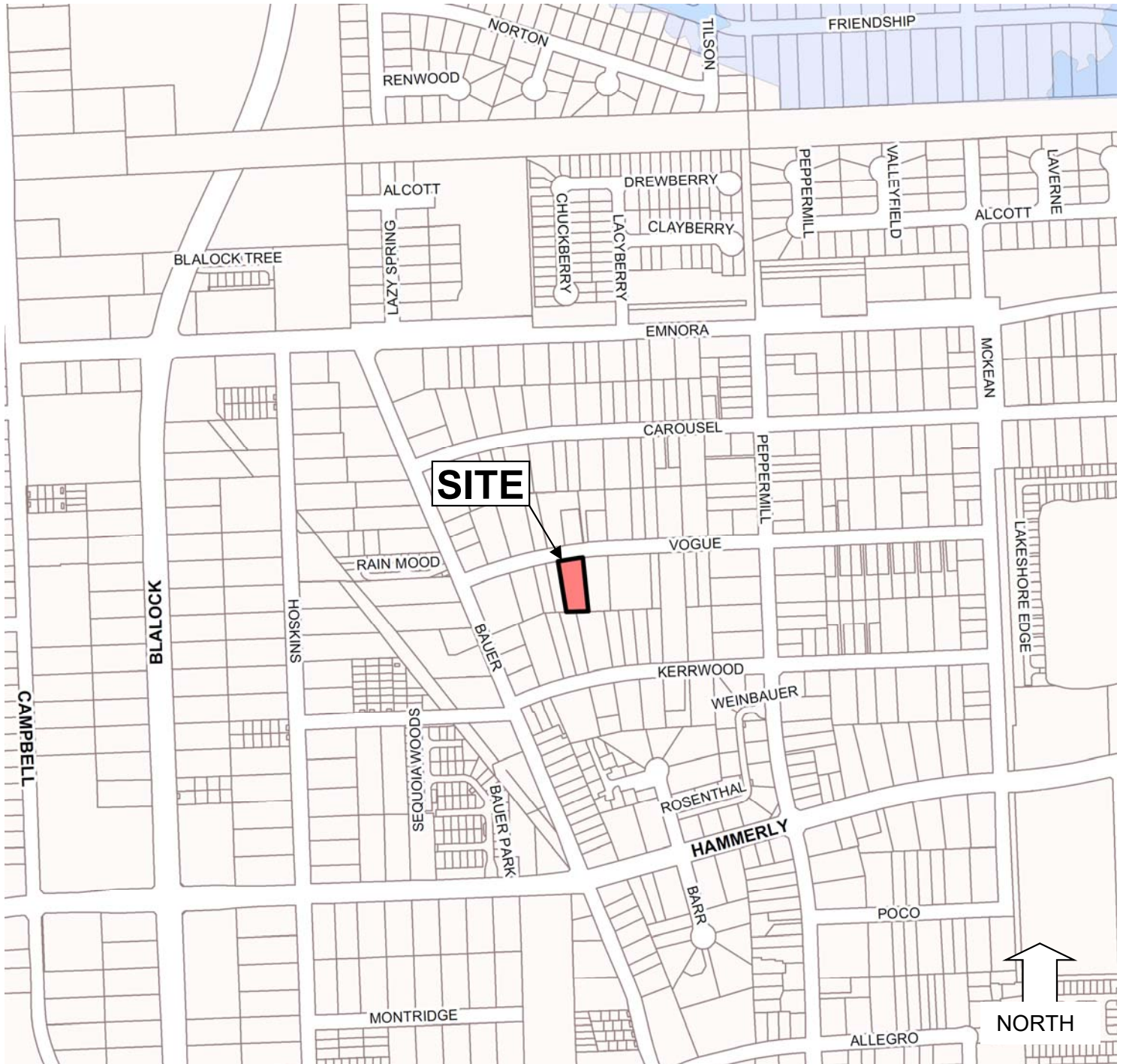
ITEM: 139

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Spring Branch Estates no 2 partial replat no 15

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

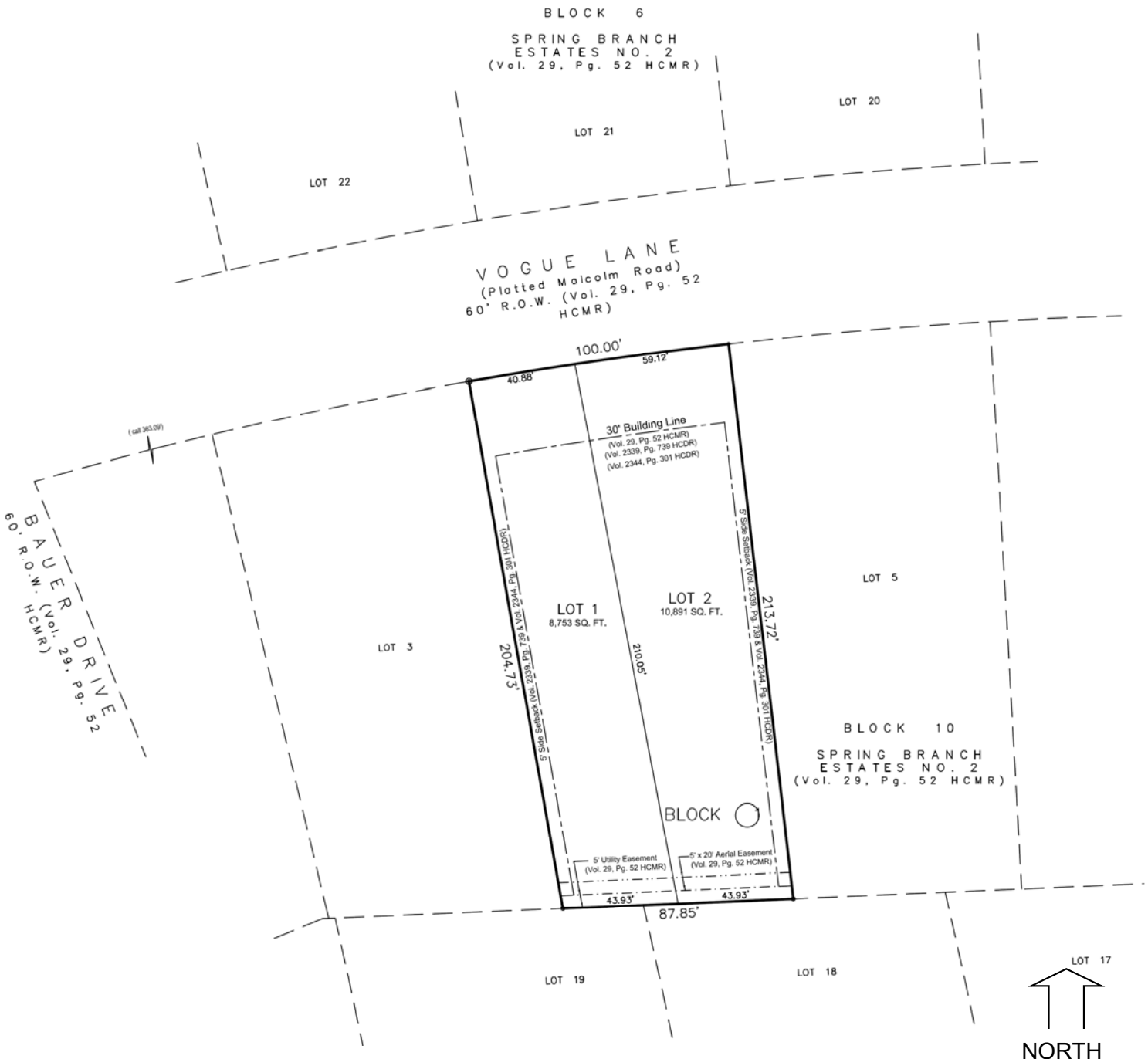
ITEM: 139

Planning and Development Department

Meeting Date: 09/01/2022

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Applicant: Probstfeld & Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

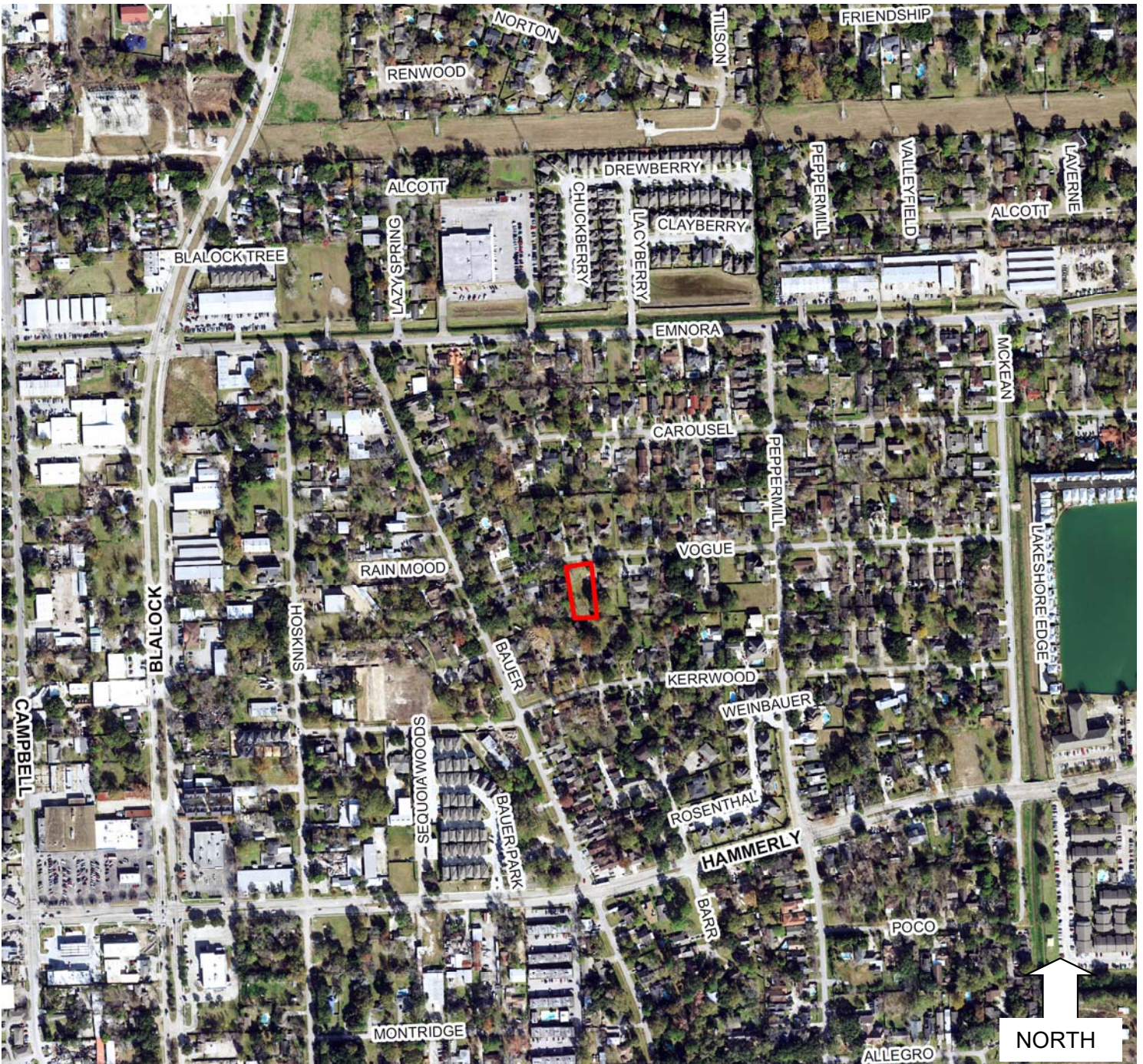
ITEM: 139

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Spring Branch Estates no 2 partial replat no 15

Applicant: Probstfeld & 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

August 12, 2022

Dear Property Owner:

Reference Number: 2022-1841; Spring Branch Estates no 2 partial replat no 15; a replat of **Spring Branch Estates no 2**, being Lot 4 Block 10, as recorded in Volume 29, Page 52 of the Harris County Map Records.

The property is located along Vogue Lane, east of Bauer Drive, and north of Hammerly Boulevard. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Mario Colina**, with Probstfeld & Associates, Inc., on behalf of Quintessa Homes of Texas, Inc., the developer, can be contacted at **281-829-0034**.

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: 140

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Trinity at Springhill

Applicant: CE Engineers & Development Consultants, Inc.

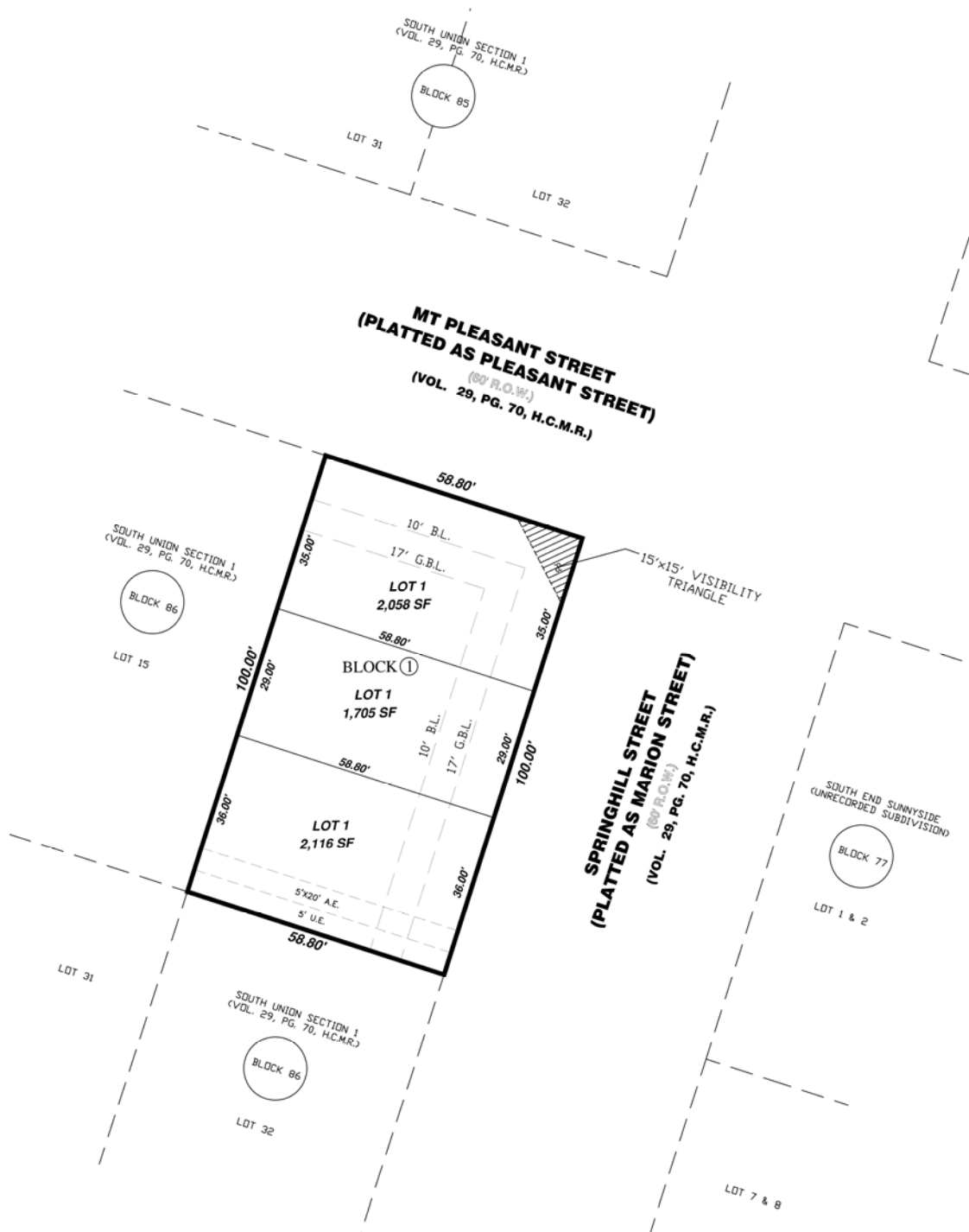


C – Public Hearings

Site Location

Subdivision Name: Trinity at Springhill

Applicant: CE Engineers & Development Consultants, Inc.



Houston Planning Commission

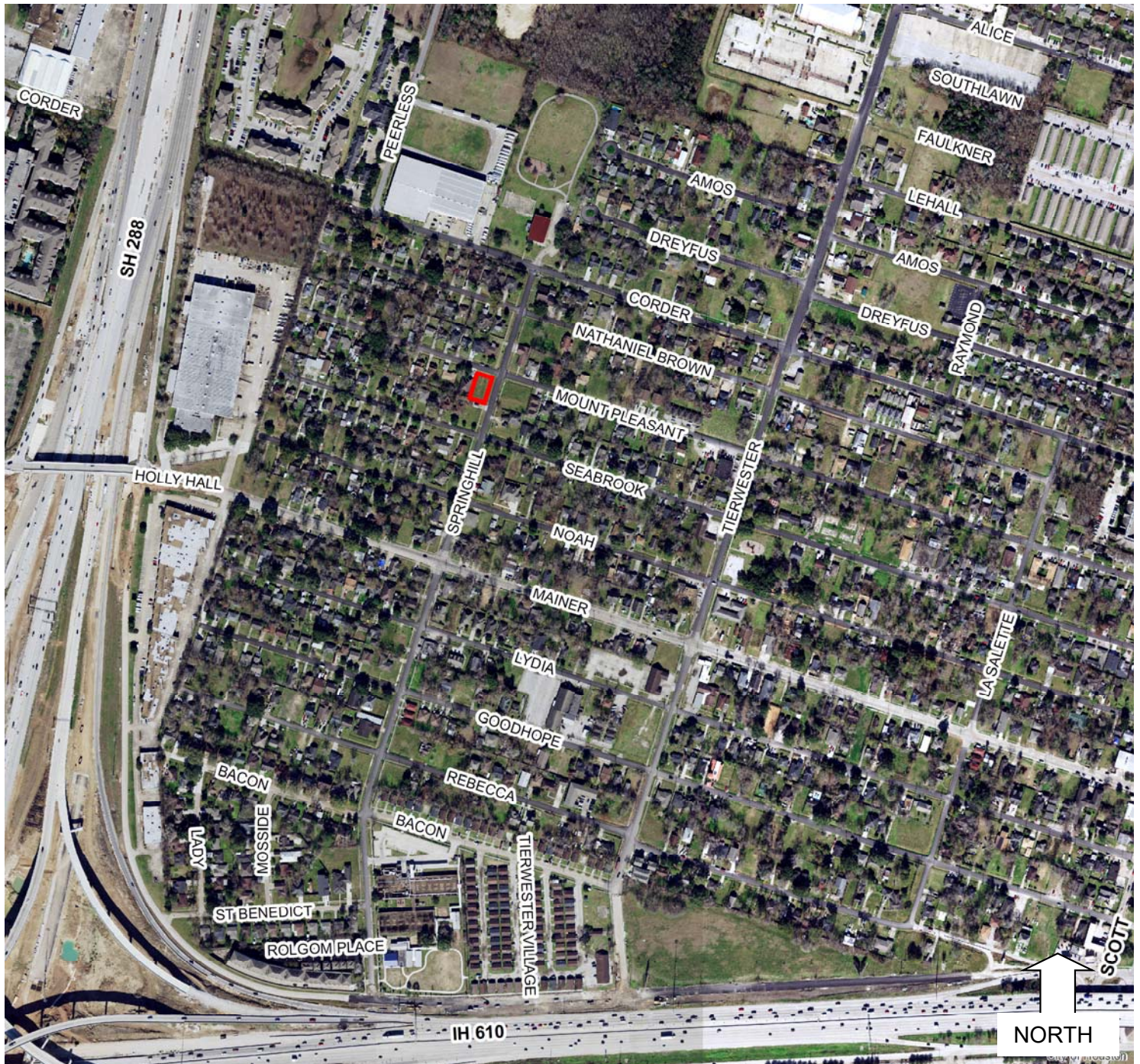
ITEM: 140

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Trinity at Springhill

Applicant: CE Engineers & Development Consultants, 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

August 12, 2022

Dear Property Owner:

Reference Number: 2022-1691; Trinity at Springhill; a partial replat of South Union Section 1, being a replat Lot 16 Block 86, as recorded in Volume 29, Page 70 of the Harris County Map Records.

The property is located on the southwest intersection of Springhill Street and Mount Pleasant Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Chen Wang**, with CE Engineers & Development Consultants, INC, on behalf of CE Engineers & Development Consultants, Inc, the developer, can be contacted at **832-491-1458**.

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Houston Planning Commission

Planning and Development Department Meeting

ITEM: 141

Date: 09/01/2022

Subdivision Name: Blake Vista (DEF 1)

Applicant: Replats.com



D – Variances

Site Location

Houston Planning Commission

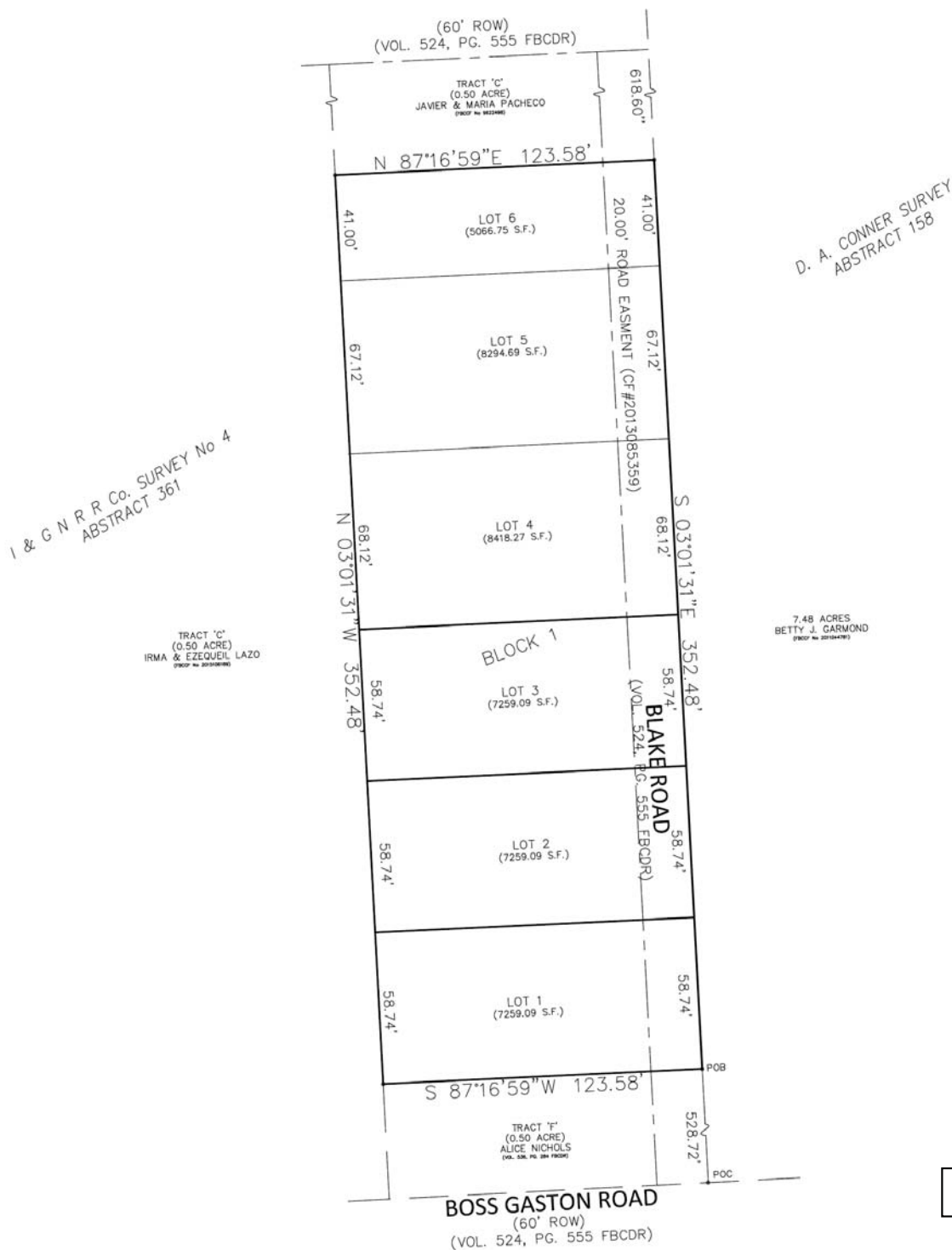
ITEM: 141

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Blake Vista (DEF 1)

Applicant: Replats.com



D – Variances

Subdivision

Houston Planning Commission

ITEM: 141

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Blake Vista (DEF 1)

Applicant: Replats.com



D – Variances

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

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.



Application No: 2022-1966

Agenda Item: 138

PC Action Date: 08/18/2022

Plat Name: Blake Vista

Applicant: replats.com

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: 188

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

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

Basis of Recommendation:

Applicant has requested that this item be deferred for two weeks.

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;

n/a

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

n/a

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

n/a

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

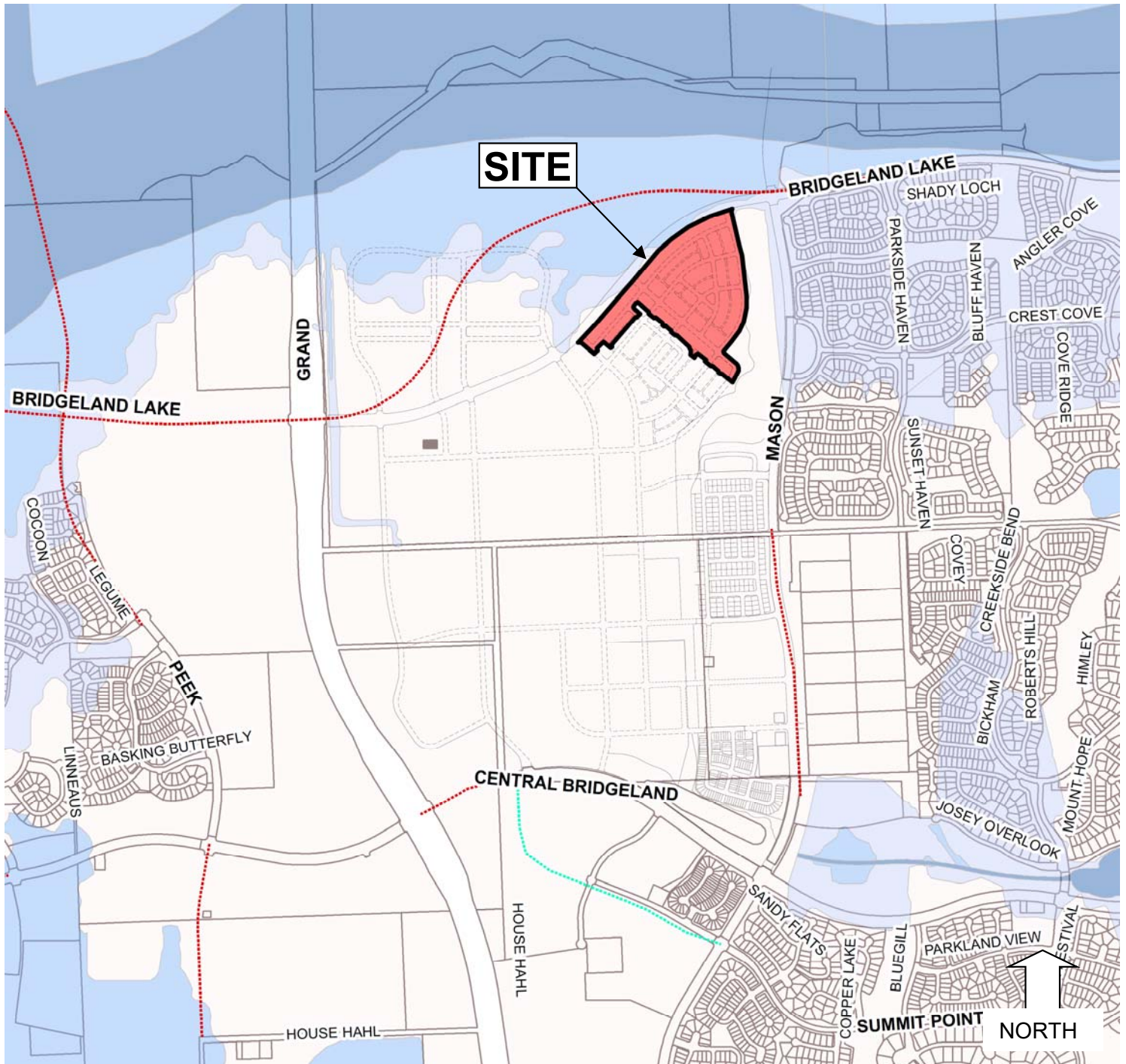
n/a

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

n/a

Subdivision Name: Bridgeland Central Sec 5

Applicant: LJA Engineering, Inc – (Woodlands Office)



ITEM: 142

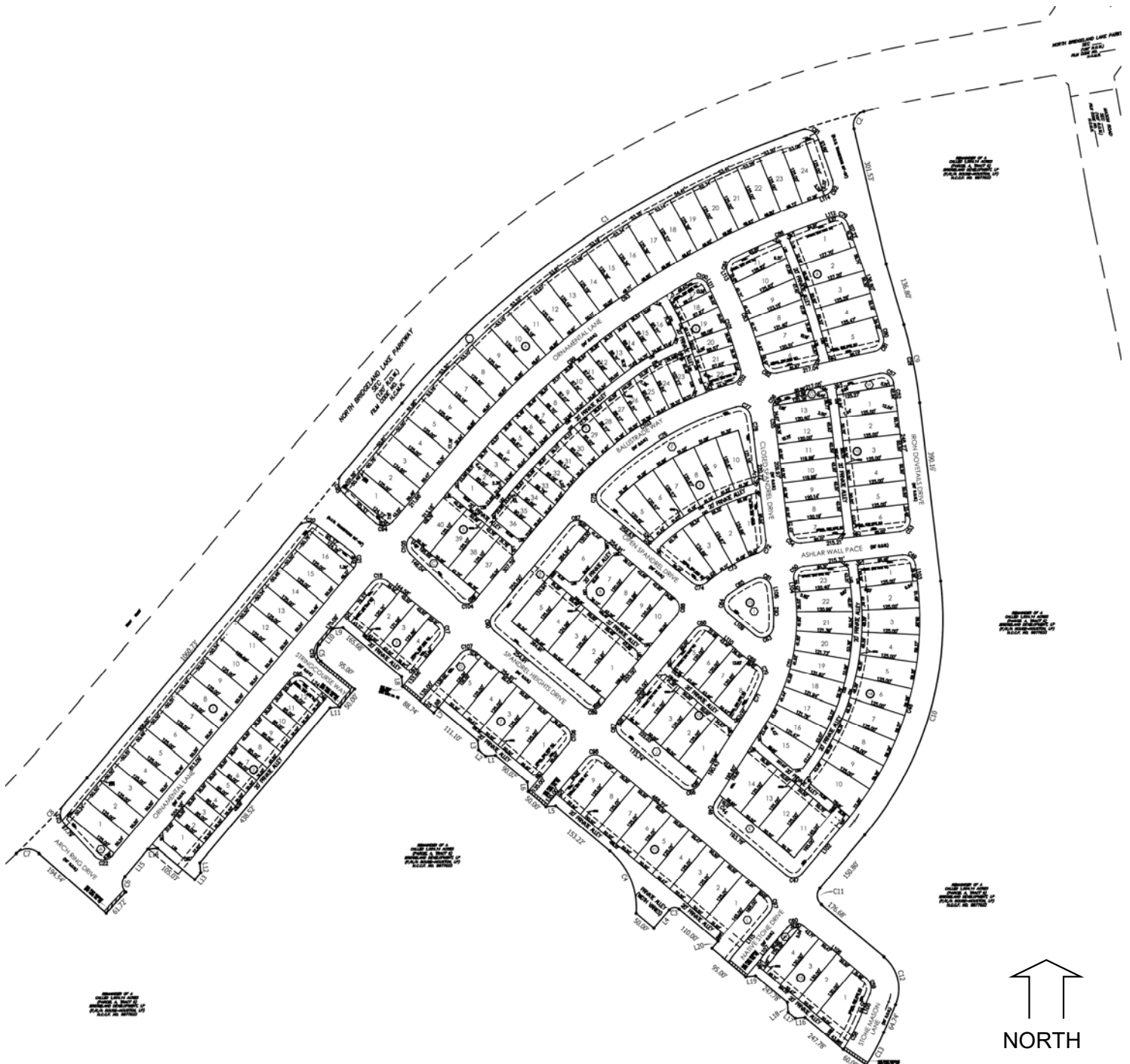
ITEM: 142

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Bridgeland Central Sec 5

Applicant: LJA Engineering, Inc – (Woodlands Office)

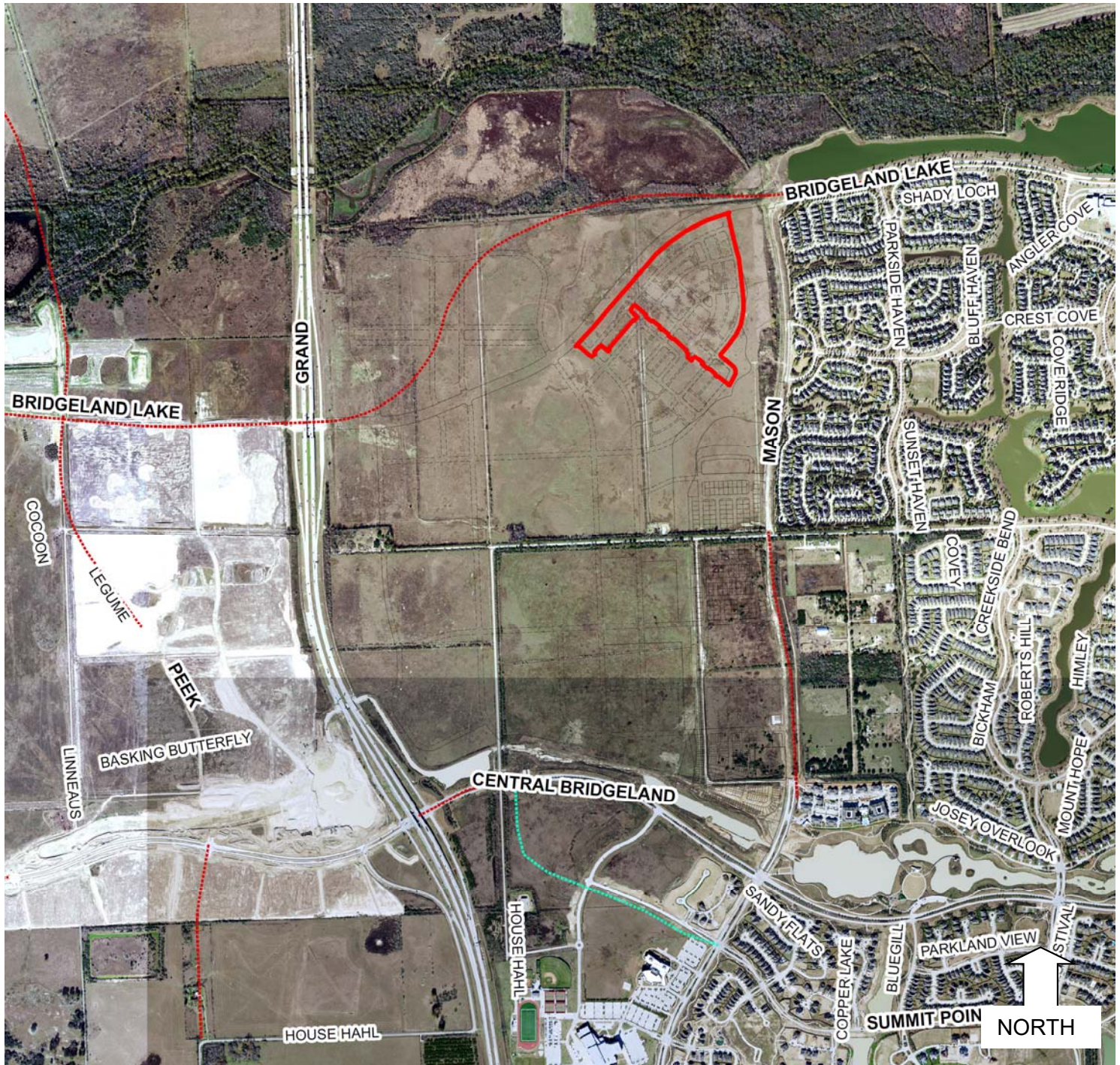


D – Variances

Subdivision

Subdivision Name: Bridgeland Central Sec 5

Applicant: LJA Engineering, Inc – (Woodlands Office)



BRIDGELAND
CENTRAL
SEC 5

A SUBDIVISION OF 24.892 ACRES OF LAND SITUATED IN THE
J.W. BAKER SURVEY, ABSTRACT 116,
HARRIS COUNTY, TEXAS.

188 LOTS 13 RESERVES (3.917 ACRES) 15 BLOCKS
DATE AUGUST 22, 2022 JOB NO. 1104-5005-337

BRIDGELAND

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

Planning:
LJA Engineering, Inc. - Planning
1070 Evergreen Circle Suite 107 The Woodlands, Texas 77380
Corp. Office: 2929 Briarpark Drive Suite 600 Houston, Texas 77042-3703
Phone 713.953.5200 Fax 713.953.5026

Engineering: CIVILTECH
11821 TULSE ROAD CYPRESS, TEXAS 77429
PHONE 832-653-3399
TEXAS FIRM REGISTRATION NO. LAWRENCE D. GOLDBERG, P.E.
Surveying: BASELINE
1750 SEAMET DRIVE, SUITE 160, HOUSTON, TEXAS 77058
PHONE 713-869-0155
TEXAS FIRM REGISTRATION NO. JARED ROSENBERG

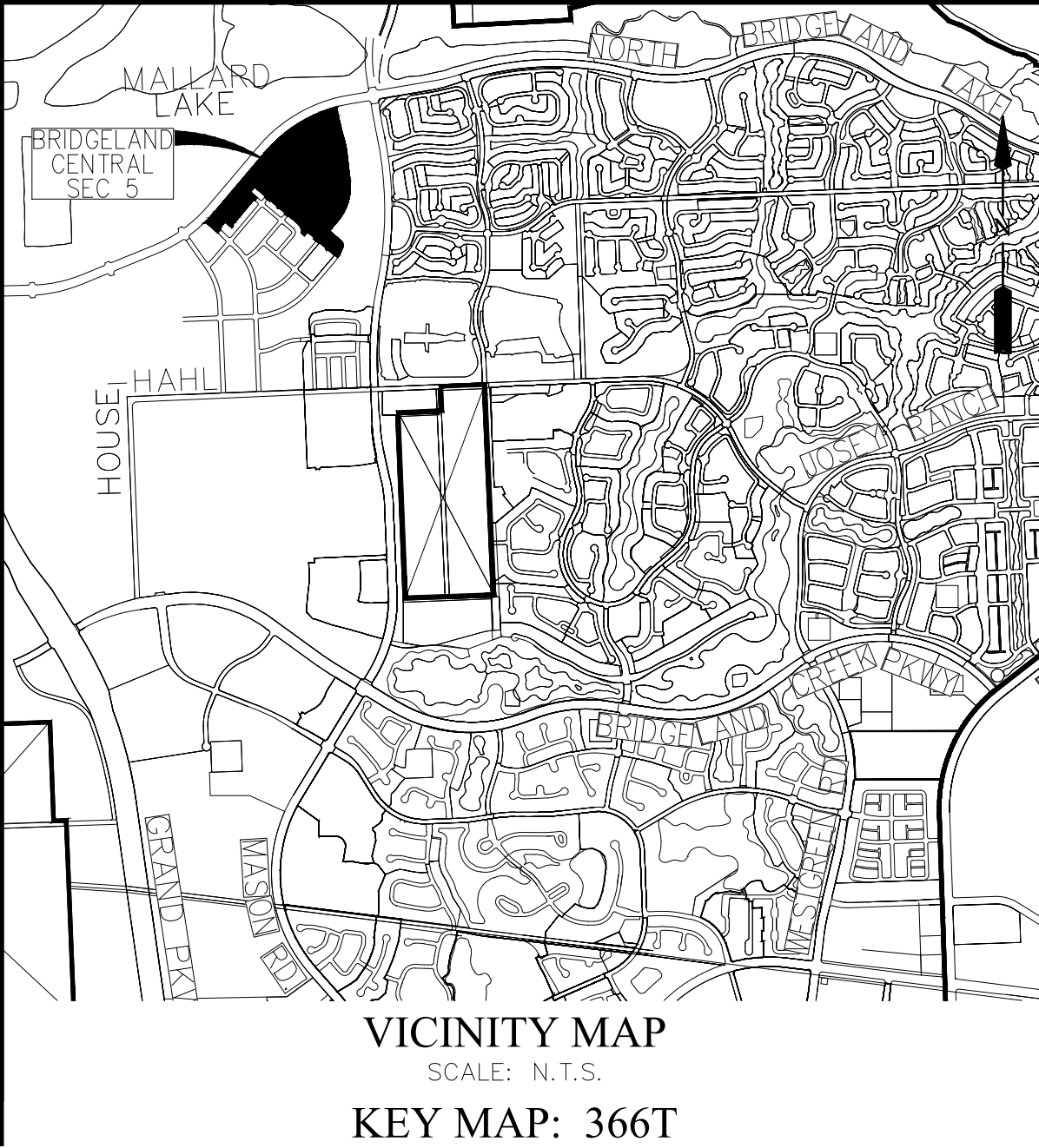
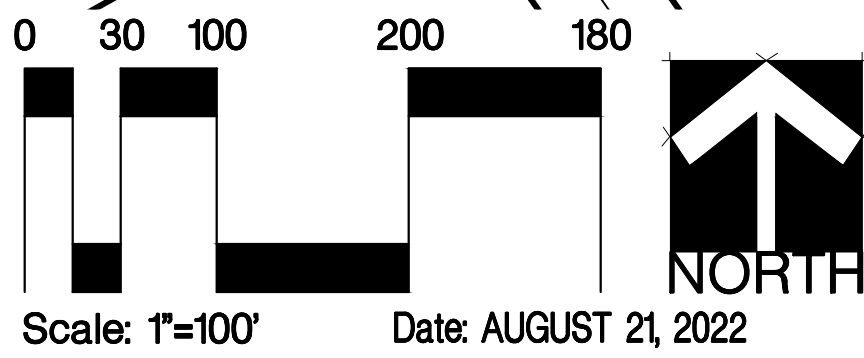
VARIANCE REQUESTED: 42-156: Zero Front BL for Public Alley Served
(Private Alleys)

SECTION 5
LOTS 1-12, BLOCK 2
LOTS 1-4, BLOCK 3
LOTS 1-36, BLOCK 5
LOTS 1-11, BLOCK 6
LOTS 1-5, BLOCK 7
LOTS 6-10, BLOCK 8
LOTS 1-13, BLOCK 10
LOTS 1-9, BLOCK 11
LOTS 5-8, BLOCK 12
LOTS 1-10 & 15-23, BLOCK 14
LOTS 1-4, BLOCK 15

VARIANCE REQUESTED: 42-188: Lot Access To Streets
(Reserve Frontage)

SECTION 5
LOTS 38-39, BLOCK 5
LOTS 2-5, BLOCK 8
LOTS 5-10, BLOCK 9
LOTS 2-3, BLOCK 12
LOTS 11-13, BLOCK 14

North Bridgeland Lake Parkway





Application Number: 2022-2171

Plat Name: Bridgeland Central Sec 5

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 08/22/2022

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 allow 0' front building lines for private alley served lots. Applicable to Block 2 Lots 1 thru 12, Block 3, Lots 1 thru 4, Block 5 Lots 1 thru 36, Block 6, Lots 1 thru 11, Block 7 Lots 1 thru 5, Block 8 Lots 6 thru 10, Block 10 Lots 1 thru 13, Block 11 Lots 1 thru 9, Block 12 Lots 5 thru 8, Block 14 Lots 1 thru 10 and Lots 15 thru 23, Block 15 Lots 1 thru 4.

Chapter 42 Section: 156

Chapter 42 Reference:

(d) When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley then no front building setback line shall be required, except for corner lots as provided herein.

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 in Bridgeland Central, a mixed used district, within the Master Planned community of Bridgeland, in Harris County, within the ETJ of the City of Houston. This overall neighborhood of Bridgeland Central Section 5 is being developed as a "new urban neighborhood". One of the primary goals of this neighborhood is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland is creating a pedestrian-friendly setting through enhanced sidewalks, street trees and landscape treatments throughout the Bridgeland Central Section 5 neighborhood. An important part of creating the pedestrian-friendly environment is to eliminate as many driveways as possible from the primary pedestrian routes. To achieve this goal, the development is incorporating an internal alley system into the proposed design to allow vehicular access to the back of the lots. By providing the alleys and vehicular access to the rear of the lots, pedestrian interaction with vehicular traffic will be minimized. Chapter 41-156 allows for a front building line of 0' when a single family lot takes access from a public alley. We are requesting the front building line of the private alley served lots be reduced to 0-feet. This applies to all private alley served lots in: Blocks 2, 3, 5, 6, 7, 8, 10, 11, 12, 14, and 15.

(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 overall development plan for the subject property is designed to enhance the pedestrian district

by creating an inviting and safe place to walk. Providing a reduced building line will move homes closer to the enhanced pedestrian walks. The closer proximity of the homes to the pedestrian ways combined with walkways creates a safer walking environment. While this development plan is self-imposed, it is designed to create a safer and more inviting place to live and walk. Chapter 42 allows for a zero foot building line on lots taking vehicular access from a public alley. Harris County does not allow public alleys to be dedicated.

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

This proposal meets this chapter 42 requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. The intent and general purpose of this chapter will be preserved and maintained since Chapter 42 allows for a zero foot building line of lots taking vehicular access to a public alley.

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

Granting of the herein requested variance will not be injurious to the public health or safety or welfare. The lots will be developed with entrances that open to the sidewalks and vehicular access taken from the rear by the private alleys. The alley access limits the pedestrian/vehicular interaction. Site visibility at corners will not be hindered due to the required setbacks.

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

Economic hardship is not the justification for this variance. The hardship is due to different rules in Chapter 42 on the application of the building diagram to private vs. public alleys.



Application Number: 2022-2171

Plat Name: Bridgeland Central Sec 5

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 08/22/2022

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:

Lot access to streets. Applicable to Lots 38 thru 39, Block 5; Lots 2 thru 5, Block 8; Lots 5 & 10, Block 9, Lots 2 thru 3 Block 12 and Lots 11 thru 13 Block 14.

Chapter 42 Section: 188

Chapter 42 Reference:

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.

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 in Bridgeland Central, within the Master Planned community of Bridgeland, in Harris County, within the ETJ of the City of Houston. This overall neighborhood of Bridgeland Central Section 5 is being developed as a "new urban neighborhood". One of the primary goals of this neighborhood is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland is creating a pedestrian-friendly setting through enhanced sidewalks, street trees and landscape treatments throughout the Bridgeland Central Section 5 neighborhood. This neighborhood is next to a mixed-use town center, Bridgeland Central, and in order to provide pedestrian circulation within the neighborhood connecting to Bridgeland Central several linear open spaces are part of the community. These open spaces connect to Bridgeland Central, the neighborhood park and to the trail network outside of the neighborhood. Homes will face onto these linear open spaces creating a community open space with interconnected sidewalks and trails. We are requesting that 23 alley served lots be allowed to front on these linear open spaces creating a generous streetscape and a linear park within the neighborhood. This applies to Block 5 Lots 38 & 39; Block 8, Lots 2 thru 5; Block 9 Lots 5 thru 10; Block 12 Lots 2 & 3 ; Block 14 Lots 11 thru 13.

(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 overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a 50' landscaped linear park as the backbone of the neighborhood will help create community spaces or neighborhoods within the neighborhood and offer social space for gathering. Front porches are planned to front onto the

linear open space and will be a series of smaller lots with common green. The landscape treatment will pull together the neighborhood with street trees, and extensive sidewalk and trail connectivity. The linear park will also incorporate a series of rain gardens to help with water quality in the drainage system and will be incorporated into the landscape of the community. A central neighborhood park will form a gathering space for families and recreation for the younger children. Guest parking is planned along the linear open space and park adequate for visitors within the neighborhood.

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

This proposal meets this chapter 42 requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. The intent and general purpose of this chapter will be preserved and maintained since Chapter 42 encourages active open space and parks.

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

Granting of the herein requested variance will not be injurious to the public health or safety or welfare. The lots will be developed with entrances that open to the open space with sidewalks. Vehicular access taken from the rear by the private alleys. The alley access limits the pedestrian/vehicular interaction. Site visibility at corners will not be hindered due to the required setbacks.

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

Economic hardship is not the justification for this variance. The hardship is due to different rules in Chapter 42 regarding lots access to streets.

Houston Planning Commission

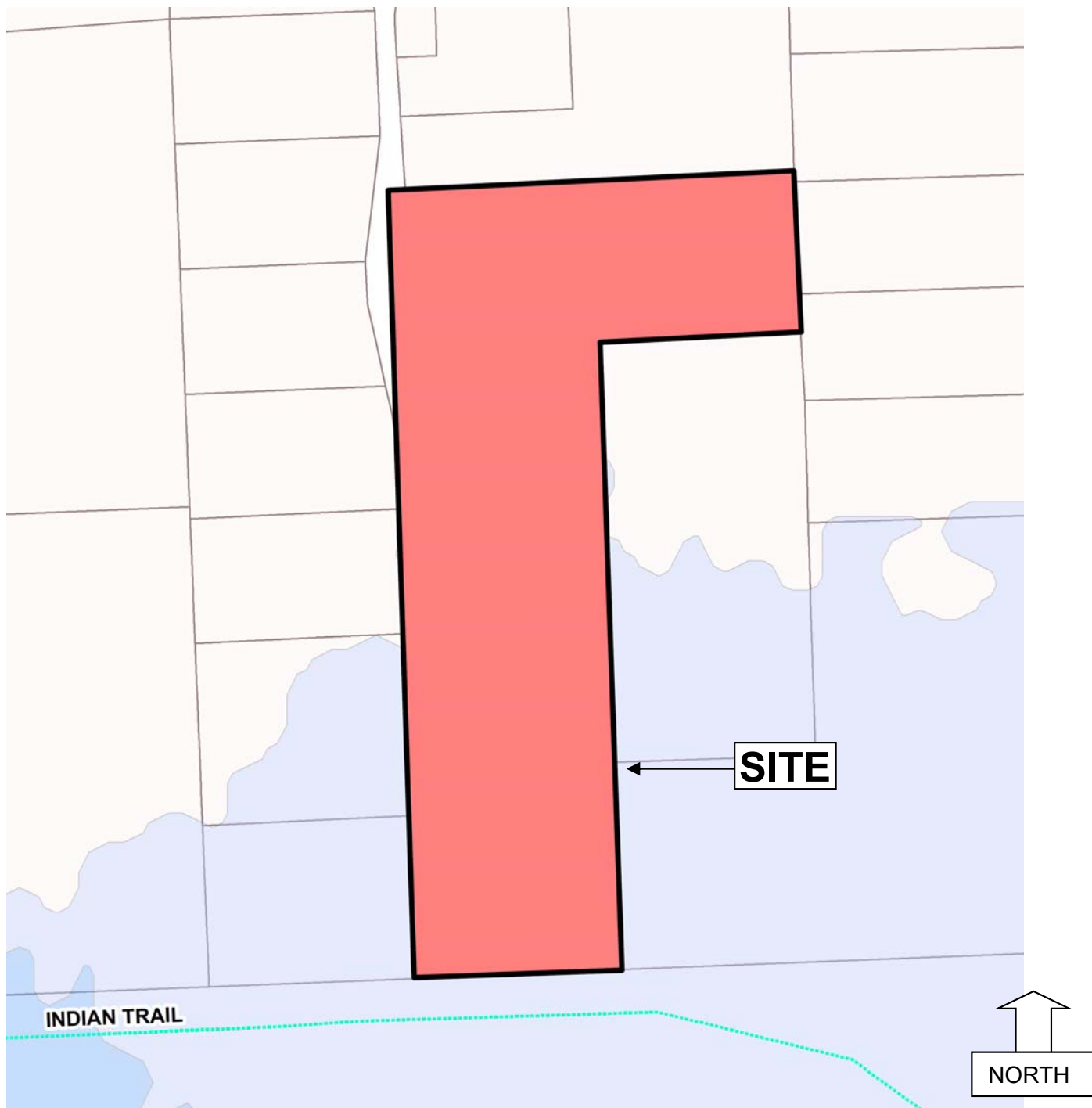
ITEM: 143

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Carter Estates (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

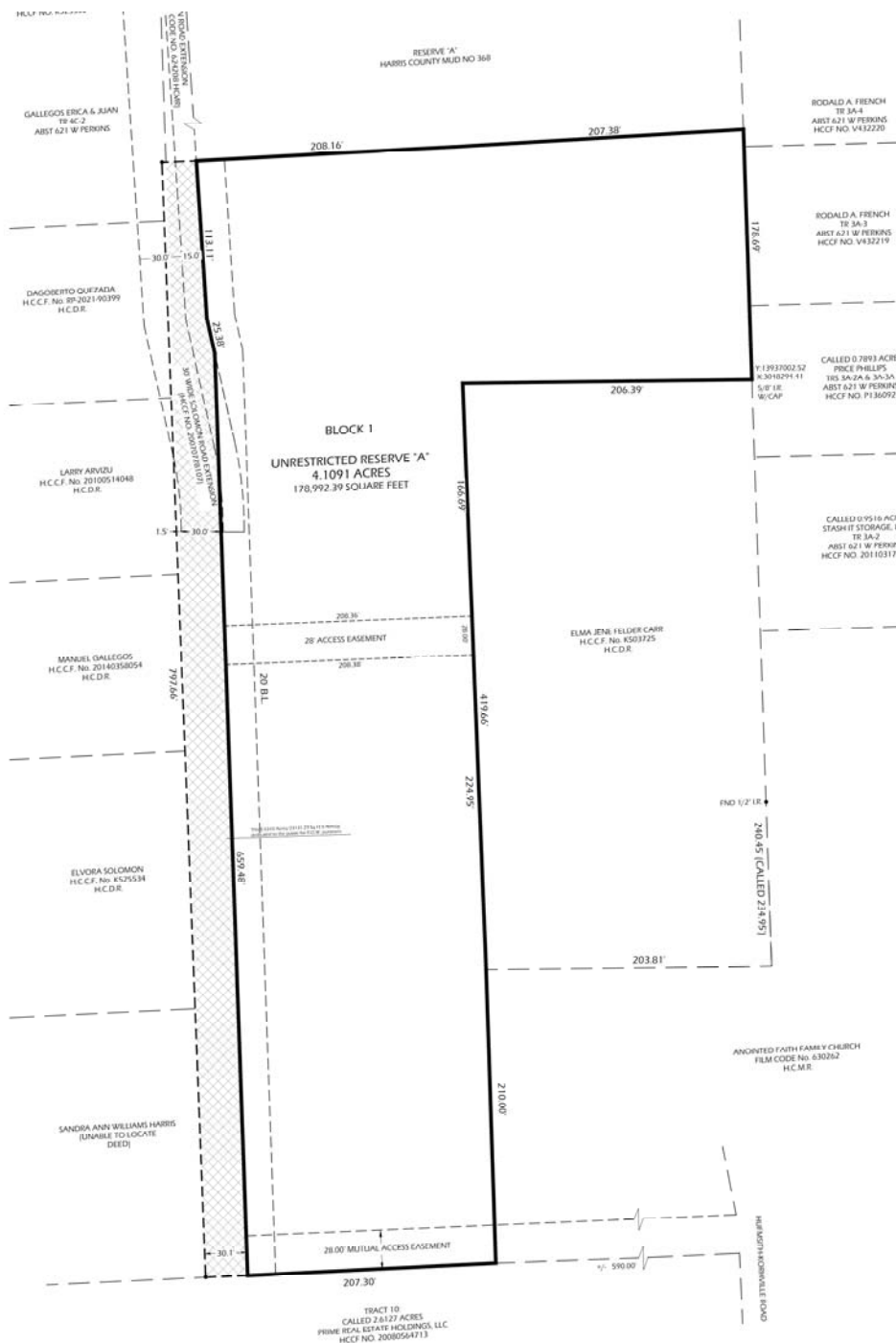
ITEM: 143

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Carter Estates (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 143

Planning and Development Department

Meeting Date: 09/01/2022

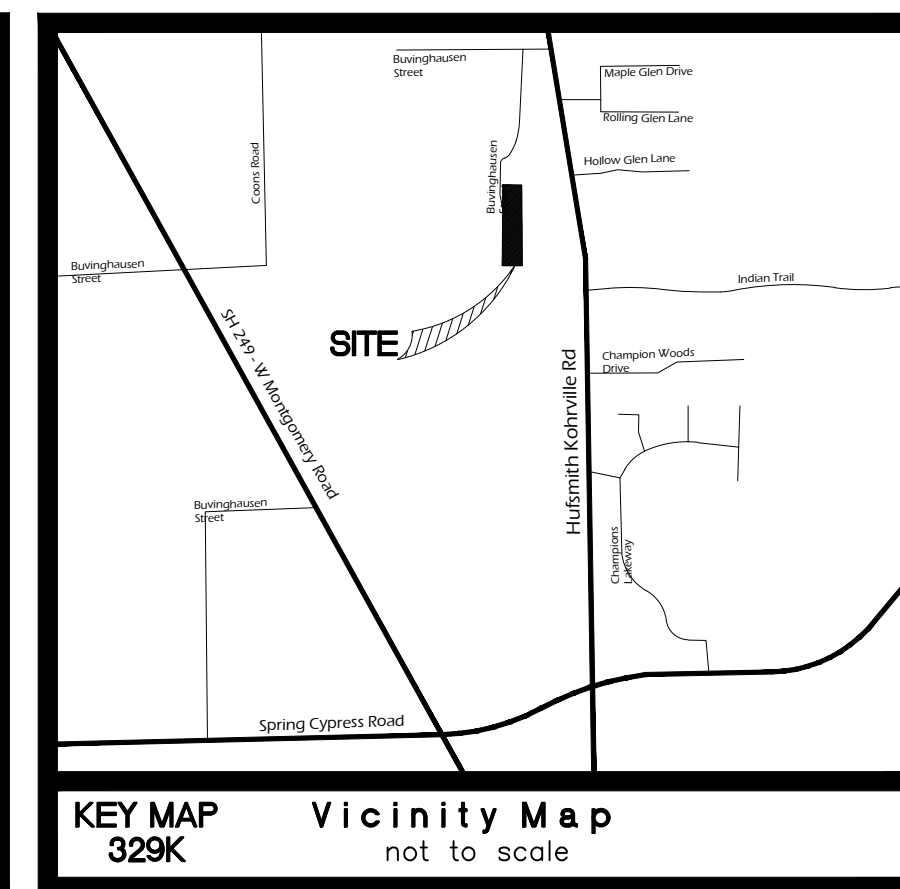
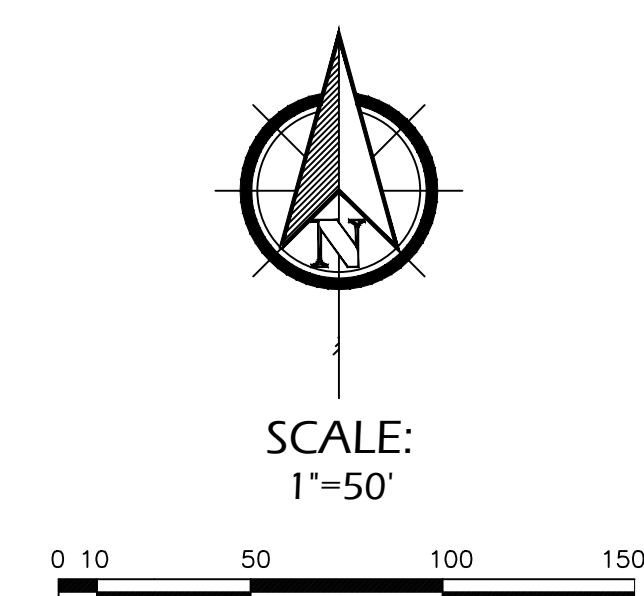
Subdivision Name: Carter Estates (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



DWELLING UNIT

UNDEVELOPED LAND

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



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.



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 allow an unrestricted reserve to take access from a 30 feet ROW instead of the required 60 feet ROW.

Chapter 42 Section: 42-122

Chapter 42 Reference:

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

Statement of Facts

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

The site is located in Harris County's Extra Territorial Jurisdiction. The purpose of the plat is to create one unrestricted reserve and one lot. The site has access to Solomon Road Extension, a local street. Solomon Road Extension dead ends at the subject site. In this case, the ordinance requirement is to extend the street south. The proposed plat is dedicating 30 feet of right of way (ROW) along the western boundary of the plat to extend the street south. This is half of the required ROW to make Solomon Road Extension 60 feet wide. Strict application of the ordinance requires a minimum ROW of 60 feet to allow access to a reserve. In this case, the 60 feet ROW requirement will create an undue hardship by depriving the owner of the reasonable use of the land by not being able to develop its property. The proposed plat is dedicating half of the required ROW for Solomon Road Extension. This is the maximum ROW dedication that can be provided due to the street center line alignment established by the County. The other 30 feet will come from the properties along the western side of Solomon Road Extension with future developments. Allowing a reserve to take access from a 30 feet ROW will not affect traffic circulation on the area. Currently, four to five dwelling units will take access from the 30 feet ROW. A 1-foot reserve will be provided along the western boundary of the ROW dedication to deny access to the properties along the western side of the street. These properties will need to plat and dedicate the other half of Solomon Road Extension to remove the 1-foot reserve to gain access to it.

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

NA

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

Solomon Road Extension dead ends at the subject site. The proposed plat is providing a 30 feet ROW dedication along the western boundary of the plat to provide half of the required 60 feet ROW for Solomon Road Extension. The inexistence of a Public ROW along the western side of the plat and the established street centerline that limits the ROW dedication in the plat are not the result of a hardship created or imposed by the applicant.

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

A minimum public ROW width of 60 feet is required to allow street access to a reserve. The proposed plat is dedicating 30 feet of the required 60 feet ROW for Solomon Road extension. The ROW width dedication was delimited by the street centerline that was established by the County. The remaining 30 feet will be dedicated with future developments along the western side of the proposed plat. Dedicating half of the required ROW for Solomon Road extension maintains the intent and general purpose of this chapter by ensuring that half of the street will be dedicated in one plat to provide adequate access to the four to five dwelling units within the site.

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

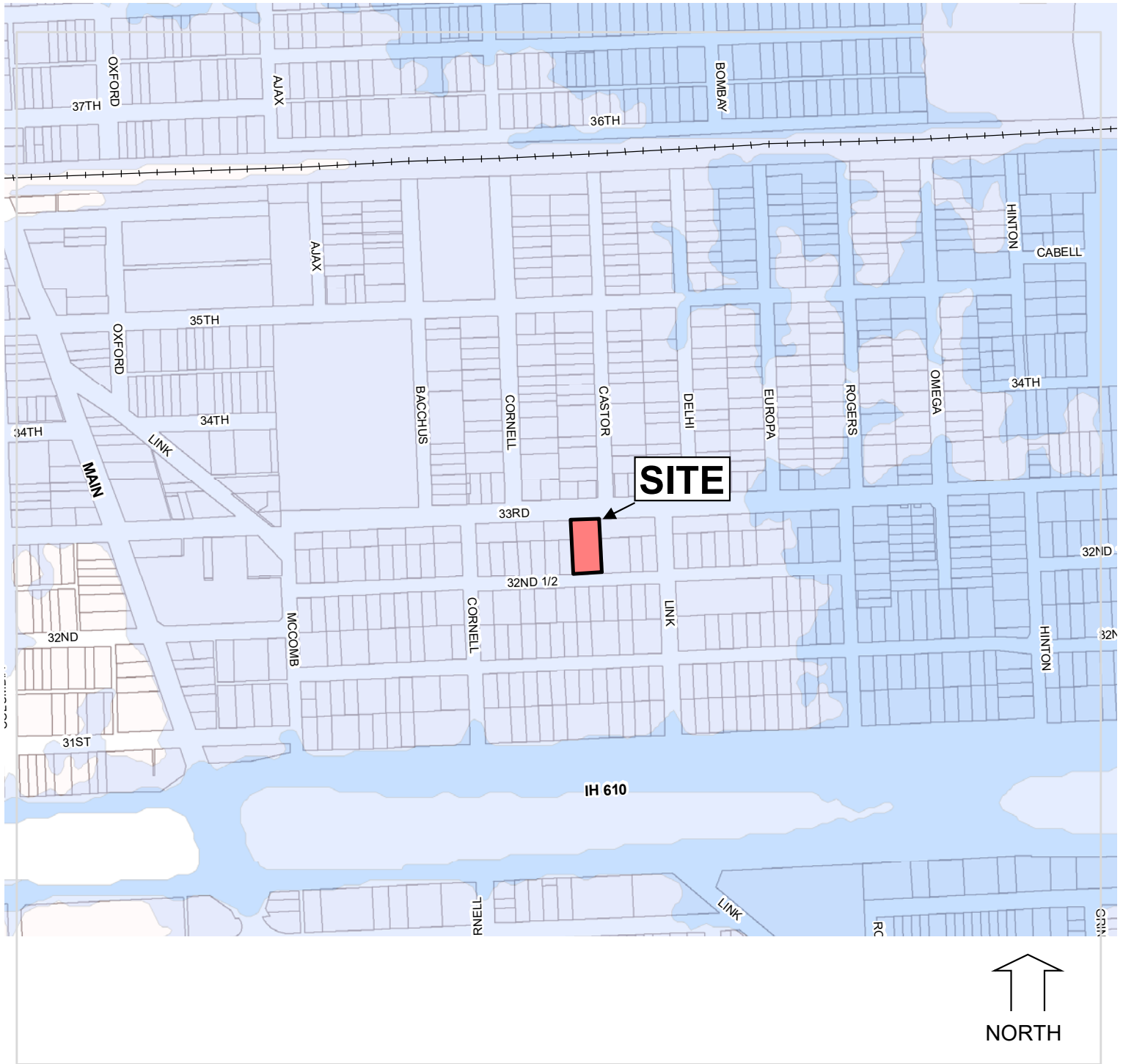
The proposed plat has one lot and one reserve. The reserve will be used for three dwelling units and the proposed lot could have a maximum of two units. This low-density development will not produce a high volume of vehicular traffic. This will allow an easy access to the site without traffic congestion. The site has access to Solomon Road, a minor collector, that connects to Hufsmith Kohrville Road a major thoroughfare (MTF). The direct access to the minor collector connected to the MTF allows emergency services to have a faster response in case of an emergency. Allowing a reserve to have access from a 30 feet ROW will not be injurious to the public health, safety or welfare.

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

Currently, Solomon Road Extension dead ends at the subject site. The requirement of the ordinance is to extend the street south. The proposed plat is dedicating 30 feet of right of way (ROW) along the western boundary of the plat to extend the street south. This is half of the required ROW to make Solomon Road Extension 60 feet wide.

Subdivision Name: Cedar Homes at 32nd Street

Applicant: Action Surveying



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 144

Planning and Development Department

Meeting Date: 09/01/2022

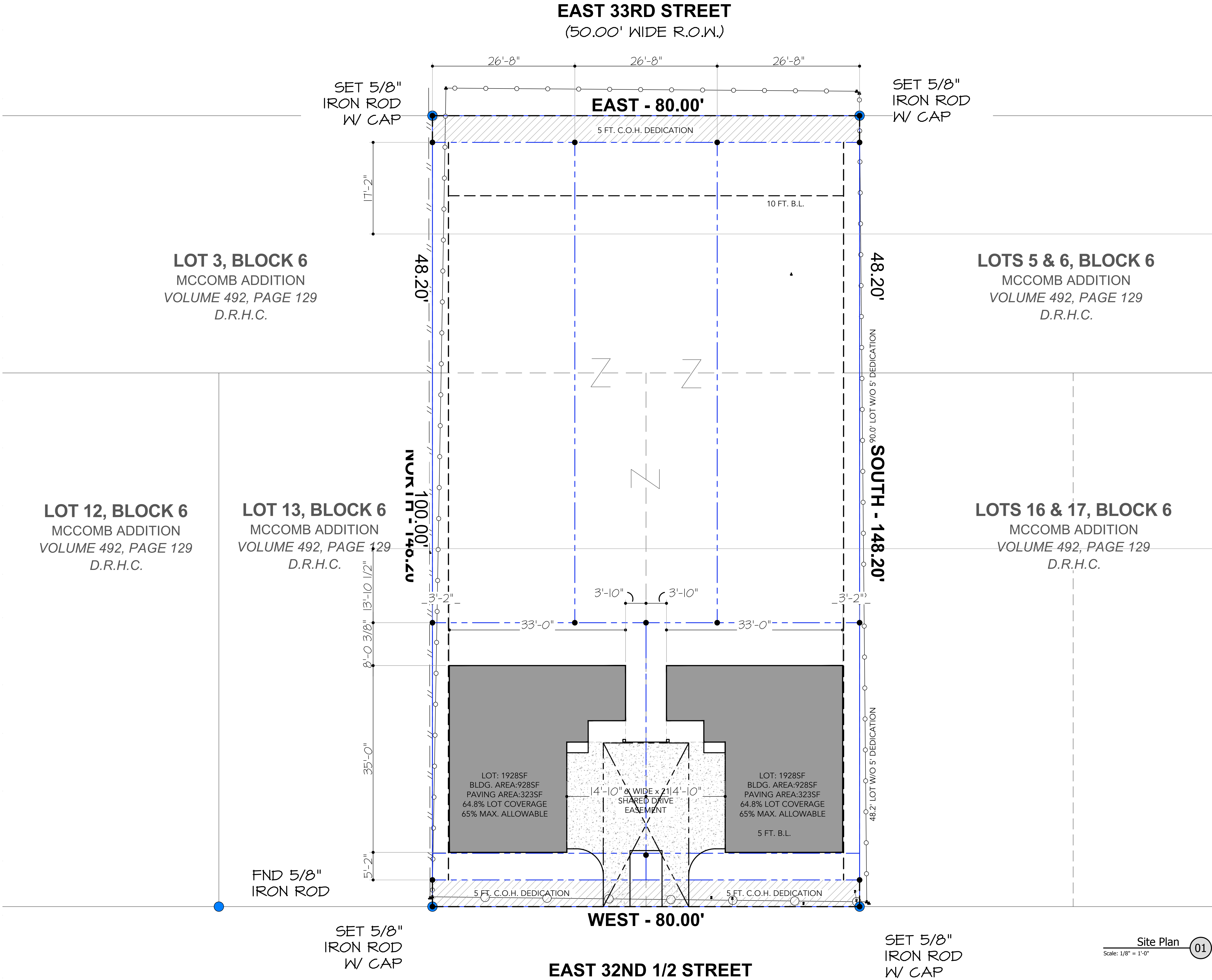
Subdivision Name: Cedar Homes at 32nd Street

Applicant: Action Surveying



D – Variances

Aerial



m

architecture

Houston, Texas 77006

361.648.3633

meg@marchitecture.com

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MEGAN GAYDOU, AIA, TEXAS
REGISTRATION #23220.
CONCEPTUAL DESIGN FOR
PRELIMINARY PLANNING AND
FEASIBILITY PURPOSES ONLY.
NOT FOR REGULATORY
APPROVAL, PERMITTING,
PRICING OR CONSTRUCTION.
05.12.22

NOTES

PROPOSED DEVELOPMENT
817 E. 32TH STREET, HOUSTON, TX 77018

MARK	ISSUE/REVISION	DATE
SCHEMATICS		03.28.22

Federal copyright protection extending to derivative
plans is applicable to this plan and its reproduction
in whole or in part without the express written
consent of the architect is strictly prohibited and
punishable by law. The architect shall not be
responsible for the construction of the project
information contained on this plan shall be
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The architect shall not be responsible for the
construction of the project.

MARCH 2022
ALT. SITE PLAN

A101



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2033

Plat Name: Cedar Homes at 32nd Street

Applicant: Action Surveying

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:

The applicant wished to dedicate 5' to ROW instead of 10' on 32nd ½ Street

Chapter 42 Section: 122

Chapter 42 Reference:

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

Statement of Facts

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

See 1b

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

By following Chapter 42, the applicant would be required to dedicate 10' to the ROW, an additional 800 sq. ft of land for ROW use. The applicant would like to use the land not dedicated for ROW to create a quality new home, with a decent size yard, in order to create a high-quality of life in the neighborhood.

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

The applicant has not created the need for this variance through actions of his own. There is only one lot on the block triggering the dedication. This lot is currently vacant, with no structures on it.

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

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

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

If the variance is granted it will not be injurious to the public. Conversely, in order to maintain the residential 'feeling' of the neighborhood, we believe that it makes more sense to bring this street to a 50' ROW to be consistent with other neighborhoods in Independence Heights.

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

Economic hardship is not the justification of the variance. The applicant's desire is to create quality and affordable new homes.



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

August 12, 2022

NOTICE OF VARIANCE

PROJECT NAME: Cedar Homes at 32nd Street

REFERENCE NUMBER: 2022-2033



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along East 33rd and East 32nd and ½ Streets west of Link Road and east of Cornell 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.

Action Surveying, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow for 5' of right of way dedication to East 32nd and ½ Street as opposed to the required 10'. Enclosed are copies of the variance request, site plan 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, September 1, 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 Ben Jauma with Action Surveying at 713-941-8600. 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.
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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.

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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

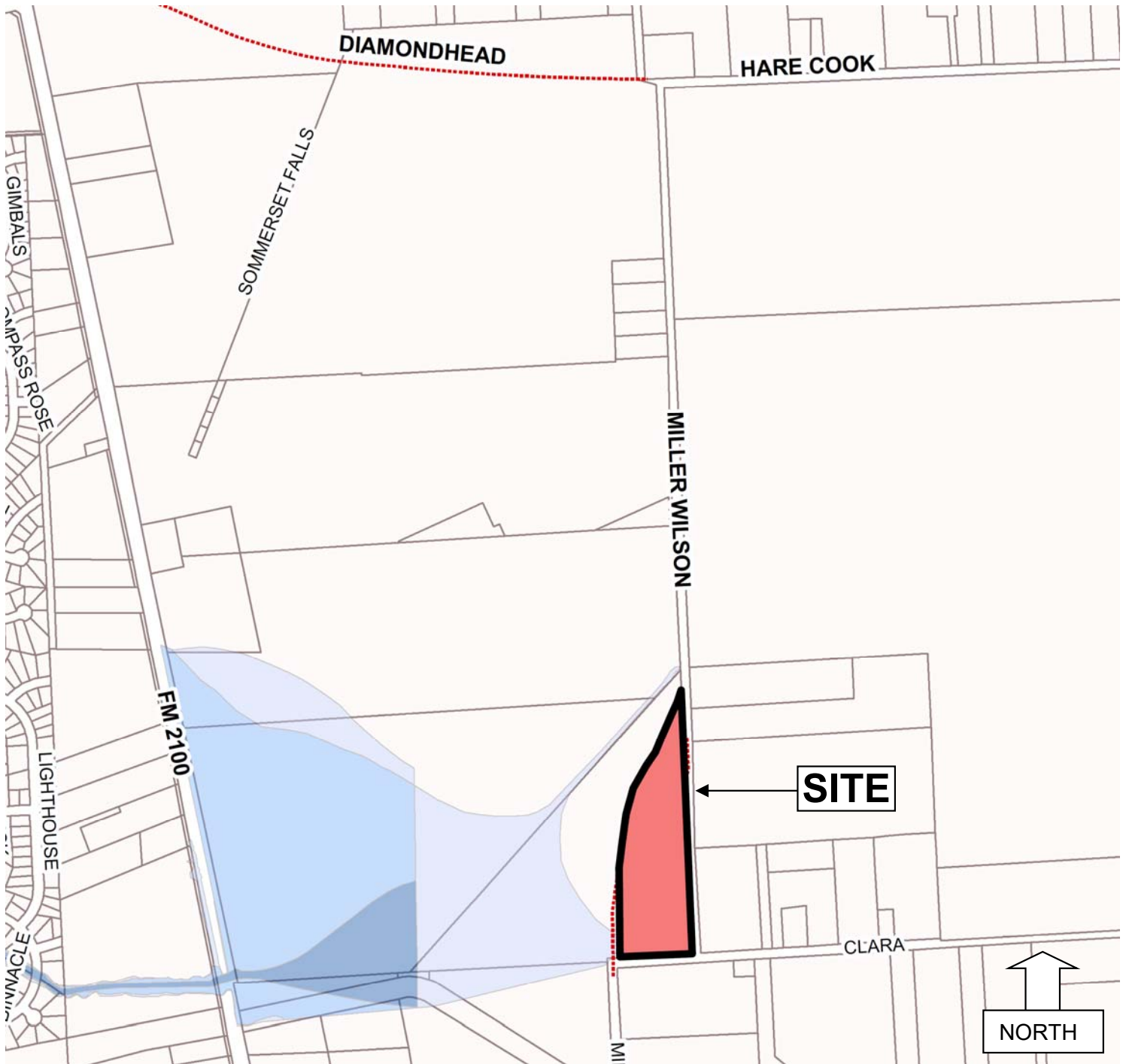
ITEM: 145

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Crosby Farms Sec 3

Applicant: EHRA

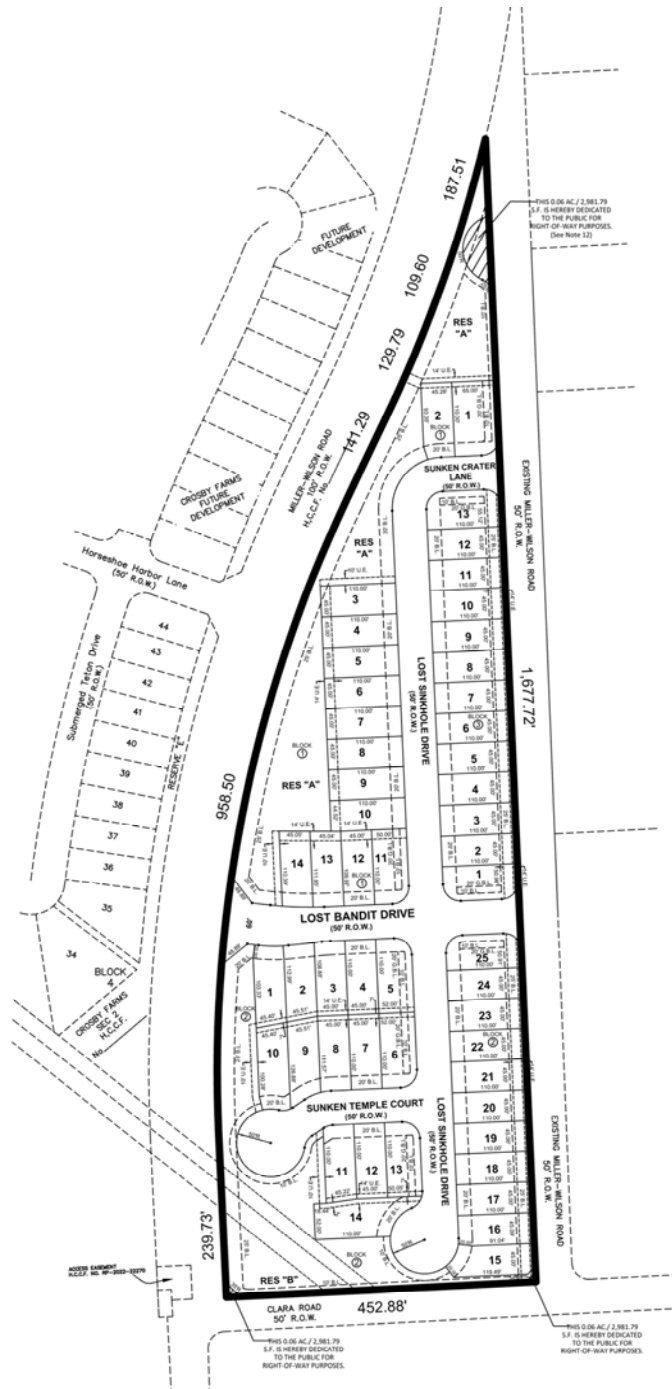


D – Variances

Site Location

Subdivision Name: Crosby Farms Sec 3

Applicant: EHRA



Houston Planning Commission

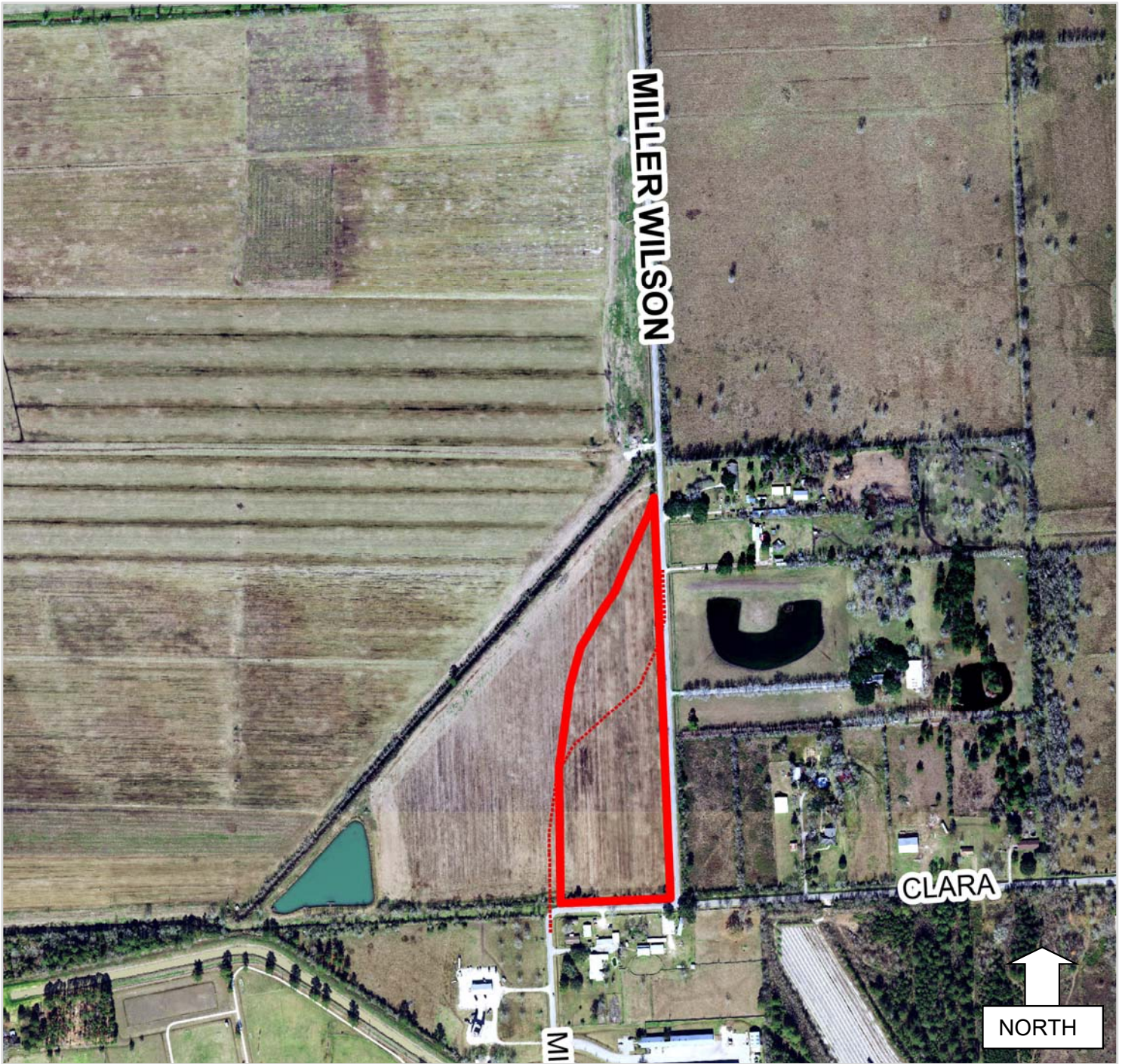
ITEM: 145

Planning and Development Department

Meeting Date: 09/01/2022

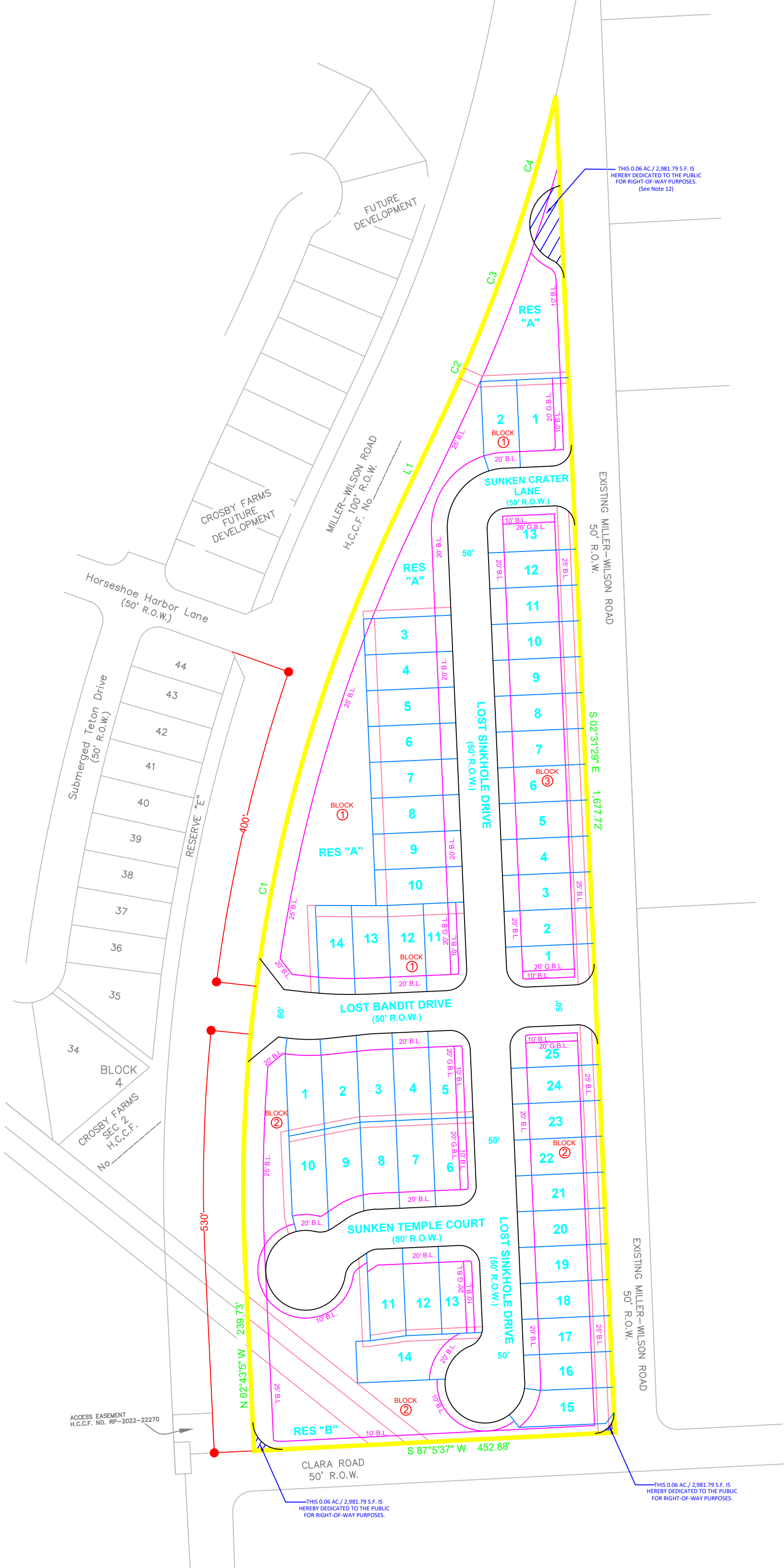
Subdivision Name: Crosby Farms Sec 3

Applicant: EHRA



D – Variances

Aerial



THIS 0.06 AC./ 2,981.79 S.F. IS
HEREBY DEDICATED TO THE PUBLIC
FOR RIGHT-OF-WAY PURPOSES.
(See Note 12)

THIS 0.06 AC./ 2,981.79 S.F. IS
HEREBY DEDICATED TO THE PUBLIC
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HEREBY DEDICATED TO THE PUBLIC
FOR RIGHT-OF-WAY PURPOSES.

ACCESS EASEMENT
H.C.C.F. NO. RP-2022-22270



Application Number: 2022-2165

Plat Name: Crosby Farms Sec 3

Applicant: EHRA

Date Submitted: 08/22/2022

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:

Variance to allow a 400' block length along future Miller-Wilson Road between Horseshoe Harbor Lane and Lost Bandit Drive and a 530' block length between Lost Bandit Drive and Clara Road.

Chapter 42 Section: 42-127(b)

Chapter 42 Reference:

42-127(b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

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;

Crosby Farms Sec 3 is a 11.72-acre tract of land out of the Crosby Farms GP (2021-0904) that is located between proposed Major Thoroughfare Miller Wilson Road (100' ROW) and existing Miller Wilson Road (50' ROW) and Clara Road to the south. The intersection geometry of existing Miller-Wilson Road and the major thoroughfare extension of future Miller-Wilson Road has been studied by the applicant with Harris County Engineering which has prompted the need for this variance request. In order to preserve access for homes on the east side of existing Miller-Wilson Road and provide easy access for residents of Crosby Farms Sec 3, the applicant and Harris County Engineering are proposing that Lost Bandit Drive connect the two Miller-Wilson Road alignments and that existing Miller-Wilson Road be terminated with a cul-de-sac once the new major thoroughfare extension of Miller-Wilson Road is constructed. This will eliminate a nonstandard intersection geometry where the two alignments meet while maintaining access for all residents. A result of this solution is that Lost Bandit Drive does not meet the intersection spacing requirements along future Miller-Wilson Road since its location is 400' from the opposing intersection of Horseshoe Harbor Lane. To minimize the creation of unusable area, the location of Lost Bandit Drive is given by the internal street pattern in Section 3 and results in an intersection spacing of 530' along future Miller-Wilson Road and existing Clara Road.

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

During the general plan and subsequent section plats for Crosby Farms, the applicant and Harris County Engineer have been working to solve the intersection geometry of existing Miller-Wilson Road and the major thoroughfare extension of future Miller-Wilson Road. Several solutions were

proposed which did not meet street radius minimum requirements and had a detrimental effect on the land plan. The solution proposed in this Crosby Farms Sec 3 plat achieves results that both the developer and Harris County Engineering have agreed is the best mobility and development option.

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

The intersection of Clara Road and Miller-Wilson Road will be where local traffic will have full turning movements. Lost Bandit Drive will be a right-in, right-out design since Miller-Wilson Road will be constructed as a boulevard with a raised median. This will minimize cut-through traffic on Lost Bandit Drive and prevent vehicles from crossing Miller-Wilson Road along the staggered intersections. Additionally, the location of Lost Bandit Drive was suggested to be staggered from Horseshoe Harbor Lane so there would be no appearance of cross traffic from the subdivisions (i.e. no one could jump the median and drive directly from Section 2 into Section 3 across Miller-Wilson Road. Thus, Lost Bandit Drive is located 530' north of existing Clara Road.

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

The 600' minimum block length is a safety standard for intersections along major thoroughfares. Since future Miller-Wilson Road will be constructed as a boulevard with divided lanes and a raised median, the 400' intersection distance between Lost Bandit Drive and Horseshoe Harbor Lane becomes a non-issue. The boulevard will not allow cross-traffic between these two streets. The 530' distance between Clara Road and Lost Bandit Drive is a 12% deviation from the 600' standard and would qualify as a Special Exception if submitted separately. Clara Road will likely handle local traffic while Lost Bandit Drive will facilitate access to Miller-Wilson Road for residents of Section 3.

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

The justification for this variance request is that after much study, the applicant and Harris County have worked to achieve a reasonable intersection solution for the two Miller-Wilson Roads while maintaining safe local access to the future major thoroughfare alignment.

Houston Planning Commission

ITEM: 146

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Harris Health System Casa de Amigos

Applicant: C.L. Davis & Company

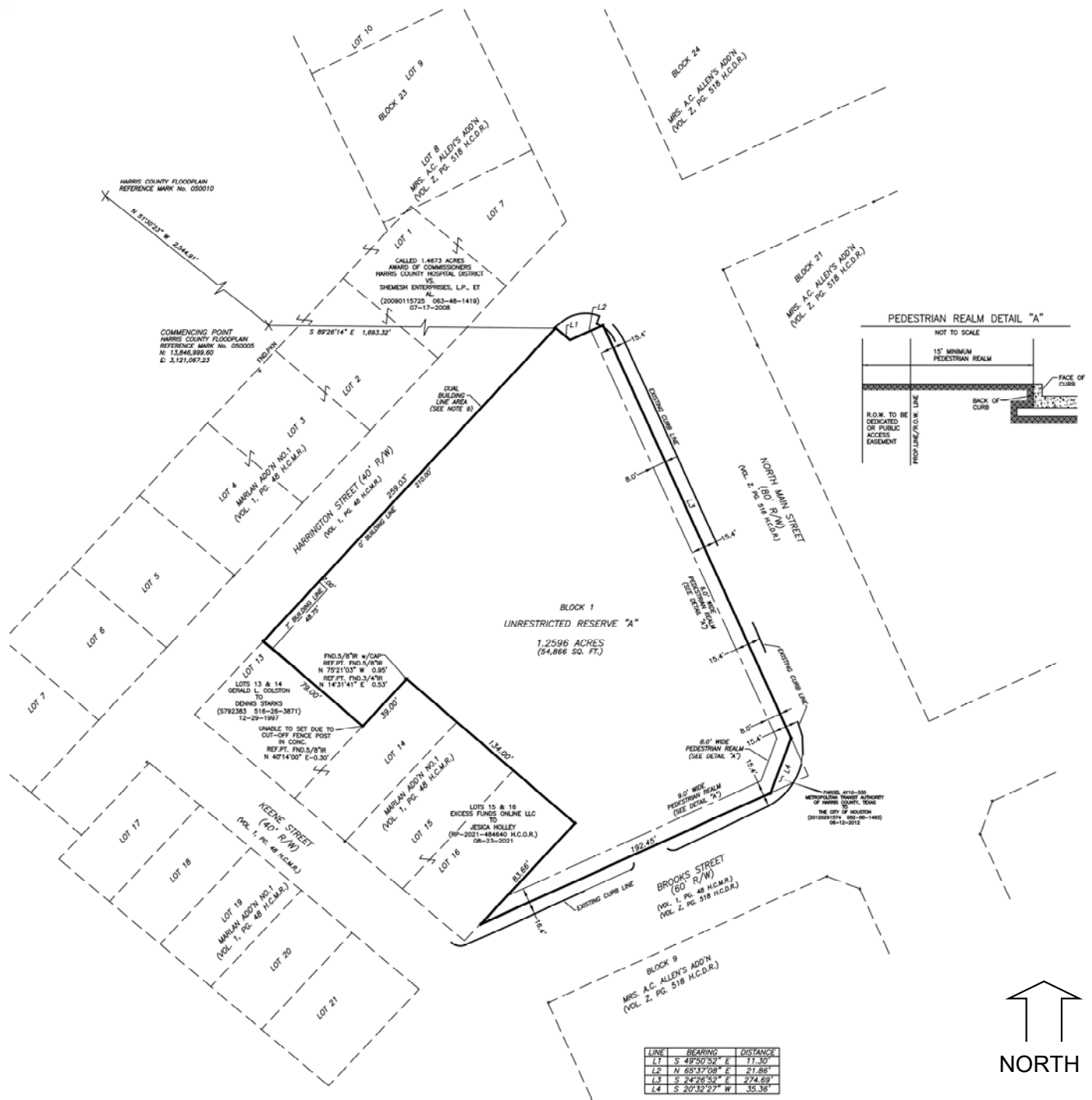


D – Variances

Site Location

Subdivision Name: Harris Health System Casa de Amigos

Applicant: C.L. Davis & Company



Houston Planning Commission

ITEM: 146

Planning and Development Department

Meeting Date: 09/01/2022

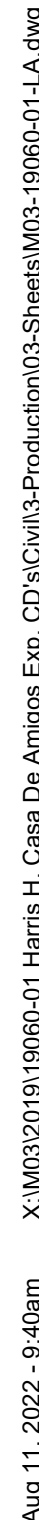
Subdivision Name: Harris Health System Casa de Amigos

Applicant: C.L. Davis & Company



D – Variances

Aerial



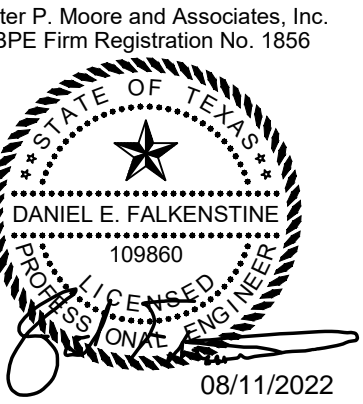
A graphic scale bar and a north arrow. The scale bar is marked with 20, 0, 20, and 40. Below the scale bar is the text "SCALE: 1' = 20'". The north arrow points towards the top right of the page.

Sheet Notes:

- A. ALL DIMENSIONS ARE FROM EITHER FACE OF CURB OR EDGE OF PAVEMENT
- B. REFER TO ARCHITECT PLANS FOR BUILDING LAYOUT
- C. REFER TO LANDSCAPE ARCHITECT FOR LANDSCAPED AREAS

**Philo
Wilke**

11275 S. Sam Houston Parkway W.
Suite 200 | Houston, Texas 77031
832.554.1130 | philowilke.com



Consultants

Structural Engineer
Walter P Moore

Landscape Consultant
Clark Condon

Medical Equipment Planne
Petj & Co.

Issues / Revisions

[illegible]

Project

Casa de Amigos Health Center Expansion and Renovation

HARRISHEALTH SYSTEM

1615 N Main St
Houston, TX 77009

Drawing Name:

Civil Site Layout Plan

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Print Date: 11/05/2021

P&W Commission Number

Sheet Number
C-200



HARRINGTON



Application Number: 2022-2027

Plat Name: Harris Health System Casa de Amigos

Applicant: C.L. Davis & Company

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:

The owner requests a variance from Section 42-151 to allow a Dual Building Line along Harrington Street. This Variance request for Dual Building Line is located on a portion of Harrington Street starting from the intersection of the west right-of-way line of North Main Street and the south right-of-way of Harrington Street and extending along Harrington Street 210' to the west for a 0' Building Line and then along the face of the proposed building expansion at a 7' Building Line and continue to the westerly property line. Also to allow canopy to extend from building face into right-of-way of Harrington Street.

Chapter 42 Section: 42-151, 155

Chapter 42 Reference:

Exceptions to building line requirement SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

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 variance is being sought to continue the on-going operations and use of the existing 1985 building. Strict application of the requirements of this chapter will render this expansion project to the existing building infeasible and will prohibit the necessary expansion efforts in order to better serve the local Houston community. The owner will continue its current use and plans to expand the existing building to expand its medical services to the Community.

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

The applicant did not create this condition and is seeking to enhance the serves provided to the community by expanding its facilities within the tract. The existing 1985 building located on this property is remaining in its current use and capacity as a Medical Office Building and the existing building structure is located as it was originally permitted and constructed back in 1985. Harris Health System's Casa de Amigos Health Center offers and provides primary and specialty medical care to adults and children residing in the local community, being the central and near-north area of

Houston. In addition to providing primary care services to the local community, Casa de Amigos Health Center offers adult OB/GYN, ophthalmology and psychiatry care. The center also provides convenient on-site laboratory and pharmacy services combined with nutrition and health education, counseling, and other social services to meet each patient's unique needs.

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

Harrington Street does not provide any residential access. Harrington provides access to a parking lot to the north of the subject plat, which also has access from North Main Street and access to a cement mixing company which also has access from South Street. The right-of way has a total length of 420' (feet). The road has asphalt pavement that is in very poor condition. The intent and general purpose of this chapter will be preserved and maintained as only the small expansion portion of the existing building will extend within the right-of-way requirements, and if the building is ever removed or demolished then the purpose of this chapter will be preserved. Also, the street does not serve residents but rather will provide access to the medical care facility for the local community, which existing building needs to be expended to better serve the growing community of Houston.

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

The conditions of this variance exist today, and the conditions today are not injurious to the public health, safety or welfare. Additionally, by not granting this variance will result in an injury to the public health, safety and welfare as the owner will not be able expand the essential medical services it provides to the local community.

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

The variance request is based on current existing conditions of the property. The building and structure was originally constructed in 1985, and has been in open operations since 1985. This variance is not based on economic hardship, but rather, entirely based on the original development of the property and existing operations. There is no need to demolish or remove an existing structure that is open and operating that provides medical services to the local community. The hardship would be to not approve this variance.



Application Number: 2022-2027

Plat Name: Harris Health System Casa de Amigos

Applicant: C.L. Davis & Company

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:

A variance is being sought to the requirement to dedicate additional right-of-way for Harrington Street to increase the width from a dimension of 40 feet. The intent is to maintain the existing right-of-way.

Chapter 42 Section: 42-121

Chapter 42 Reference:

When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

Statement of Facts

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

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

The Harrington Street right-of-way is less than the required 50-foot width east and west of the property. Therefore, the only portion of the street that would meet the requirements would be limited to a short portion adjacent to the site. A continuous right-of-way width could not be achieved by dedicating the required width on this site. The dedication would require the removal of the existing building and would not allow adequate space for the intended use of the site. Harris Health System's Casa de Amigos Health Center offers primary and specialty medical care to adults and children residing in the central and near-north area of Houston. In addition to providing primary care services, Casa de Amigos Health Center offers adult OB/GYN, ophthalmology and psychiatry care. The center also provides convenient on-site laboratory and pharmacy services combined with nutrition and health education, counseling, and other social services to meet each patient's unique needs. Accordingly, strict application of the requirements for additional street right-of-way dedication would make this project infeasible because an existing open, occupied, and operation building providing medical services to the local Houston community would need be removed or

demolished to allow for any street right-of-way dedication. The demolition of an existing open and operational building is contrary to sound public policy and creates waste.

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

The applicant did not create this condition and is seeking to enhance the use of the site to meet the needs of additional medical services in the area. The right-of-way width has been in this condition for many decades and previous permitted uses by others on adjacent properties have allowed the condition to continue. This is an existing 1985 building that is open for business and needs to expand in order better serve the local Houston community.

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

The intent and purpose of this chapter will be preserved and maintained since the existing conditions of this site have served the community since 1985 and there are no residential houses that require access along Harrington Street. Also, only a portion of the existing 1985 building runs along the street right-of-way, and if the existing building is ever demolished or destroyed then any future development will then also preserve the general purpose of this chapter.

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

The granting of the variance will not be injurious to the public health, safety or welfare because this is an existing building since 1985. The existing building has existed for many decades and will continue to be operation and be an asset to the community by providing needed medical services.

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

Economic hardship is not the sole justification of the variance, as this variance is to preserve and maintain the existing conditions of the site and operations of the 1985 building. This is an existing building that was originally permitted and constructed in 1985 being located 1-foot off the street right-of-way line of Harrington. The applicant and owner is seeking to expand the existing 1985 building in order to provide additional needed medical services and facilities to the local Houston community. This building is a resource for the community and serves to benefit all in the Houston area.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

August 12, 2022

NOTICE OF VARIANCE

PROJECT NAME: Harris Health System Casa de Amigos

REFERENCE NUMBER: 2022-2027



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along and west of N Main, bounded by Harrington Street and Brooks 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.

C.L. Davis & Company, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting two variances: 1) for a dual building line of 0' along Harrington Street at the existing building and then a reduced building line of 7' along Harrington Street for the proposed expansion in lieu of the required 10' building line; and 2) not to dedicate widening along Harrington Street. Enclosed are copies of the variance request, site plan, exterior renderings, 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.

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City Hall Annex Building, 900 Bagby Street
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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

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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For additional information regarding this project, please call Chuck Davis at 281-482-9490. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at planning.variances@houston.tx.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.

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Houston Planning Commission

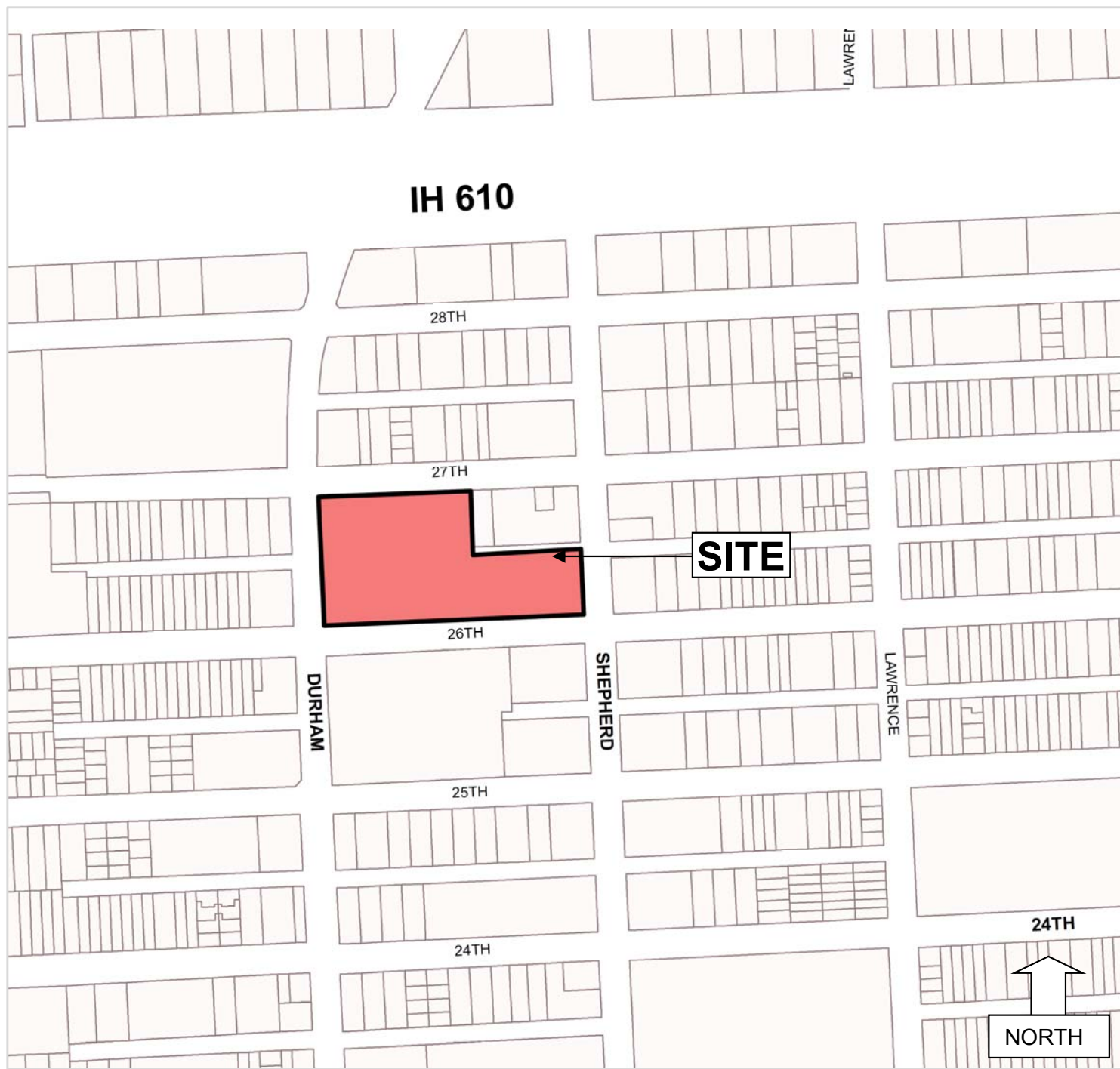
ITEM: 147

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Heights Twenty Sixth (DEF 1)

Applicant: Owens Management Systems, LLC

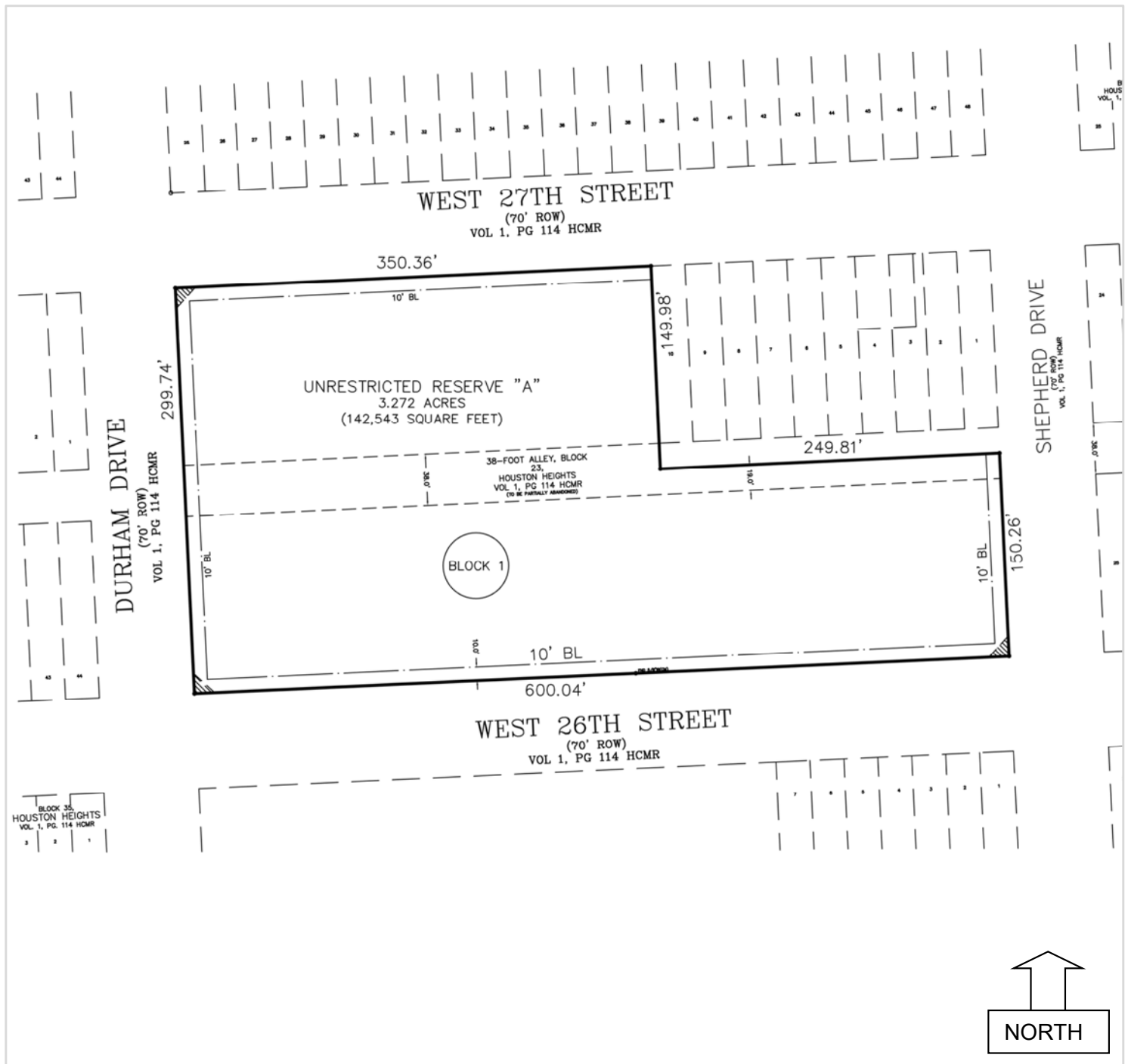


D – Variances

Site Location

Subdivision Name: Heights Twenty Sixth (DEF 1)

Applicant: Owens Management Systems, LLC



Houston Planning Commission

ITEM: 147

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Heights Twenty Sixth (DEF 1)

Applicant: Owens Management Systems, LLC

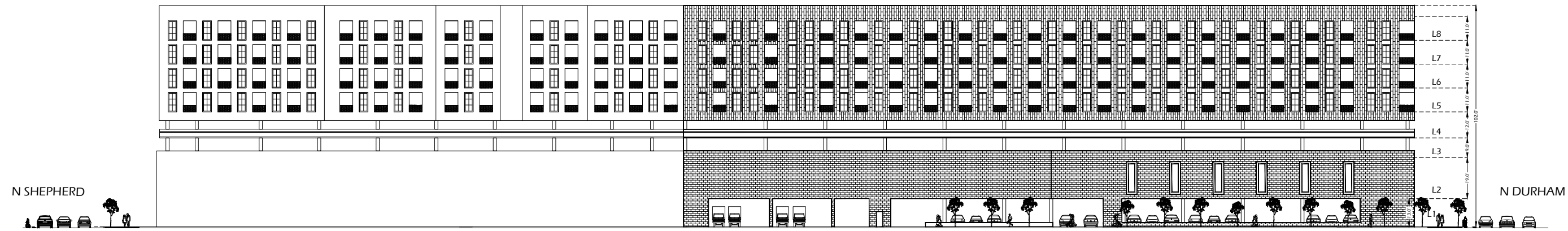


D – Variances

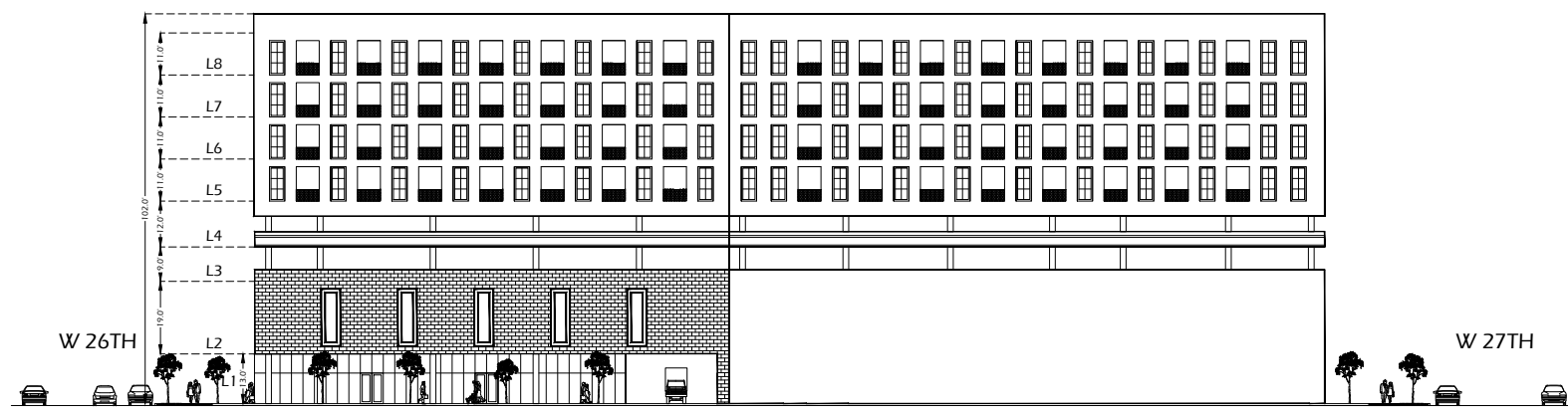
Aerial



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

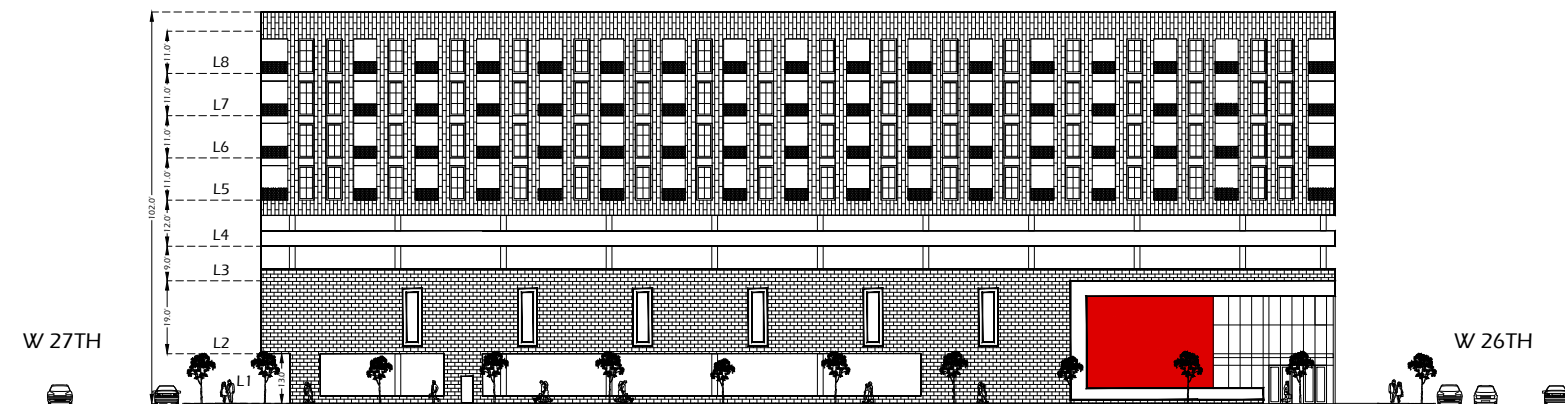


SCALE:
1"=50'

0 25 50 100



W 26TH STREET ELEVATION

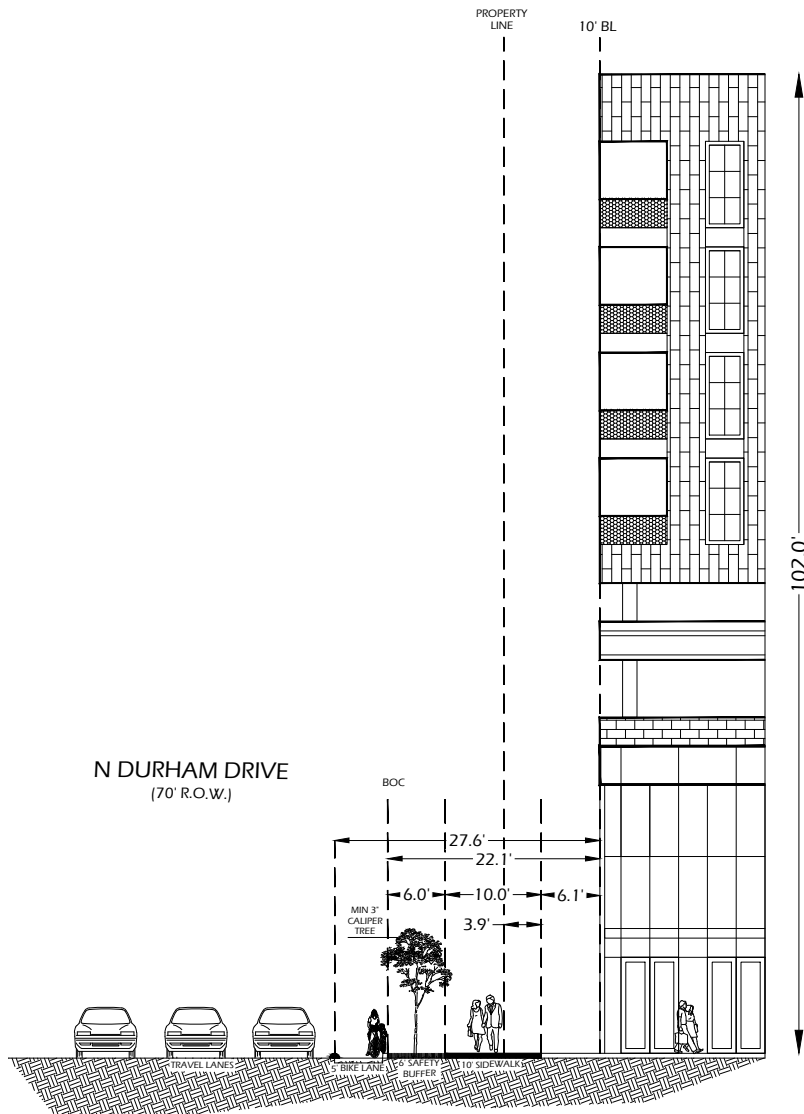


N DURHAM ELEVATION

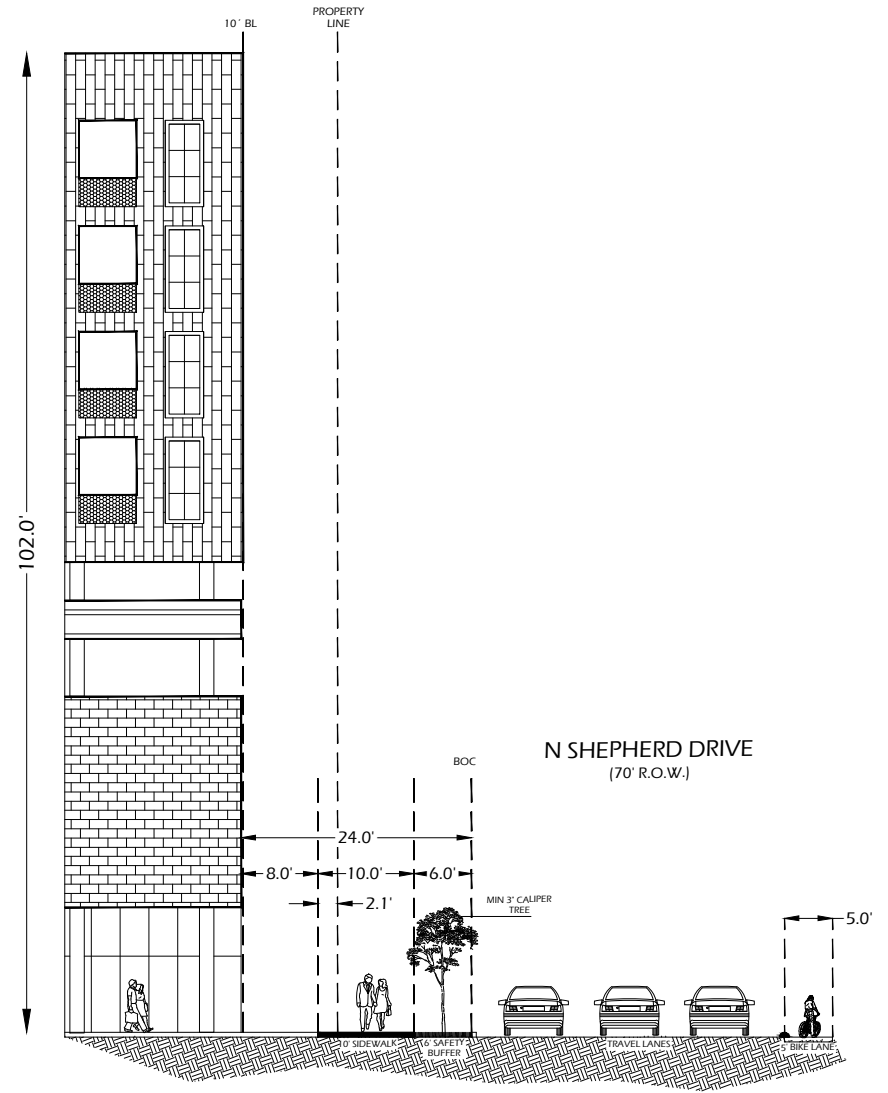
HEIGHTS TWENTY SIXTH ELEVATIONS

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

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



CROSS SECTION A-A

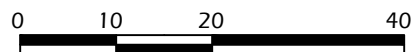


CROSS SECTION B-B

HEIGHTS TWENTY SIXTH CROSS SECTIONS

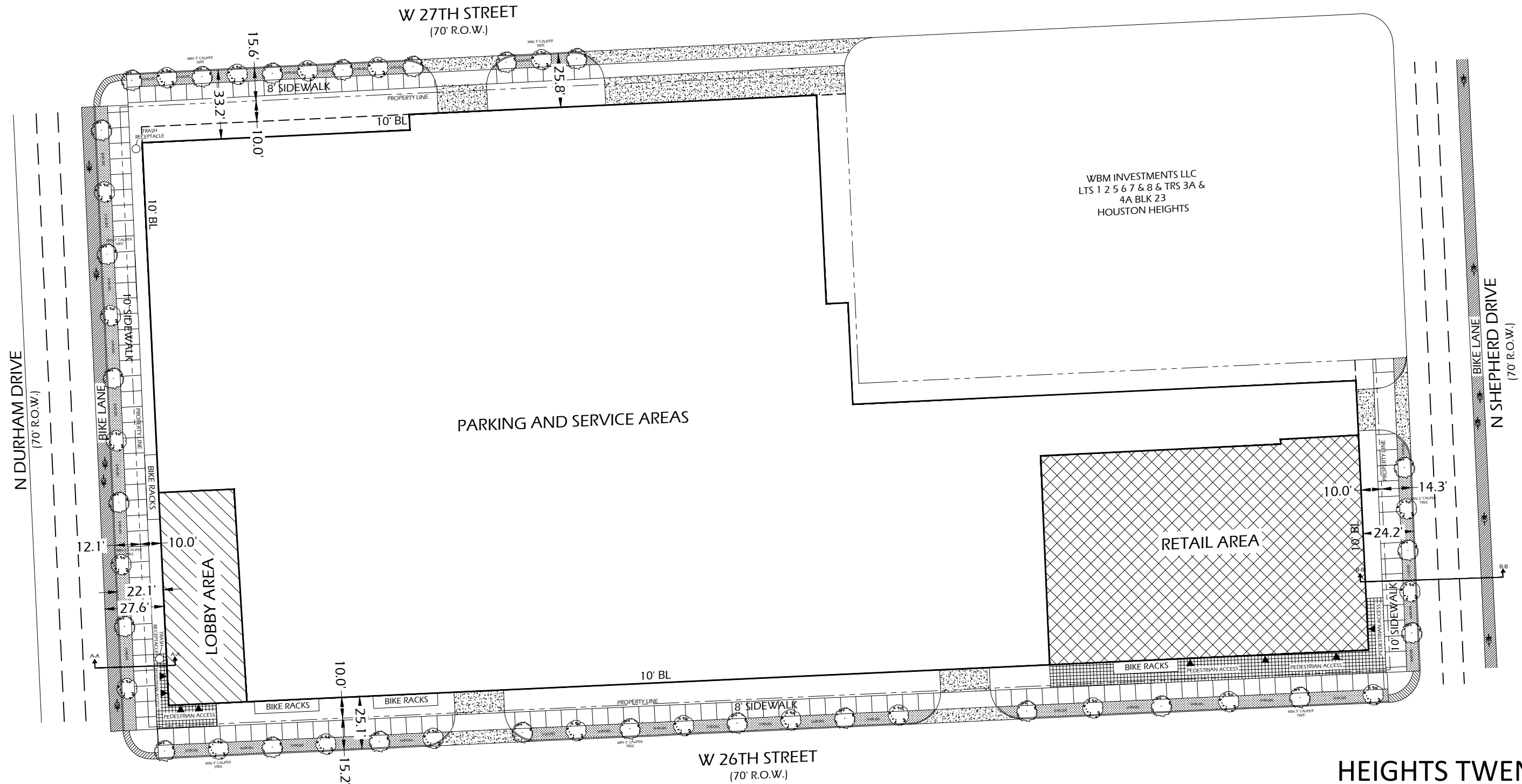
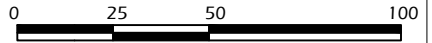
1 UNRESTRICTED RESERVE, 1 BLOCK

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

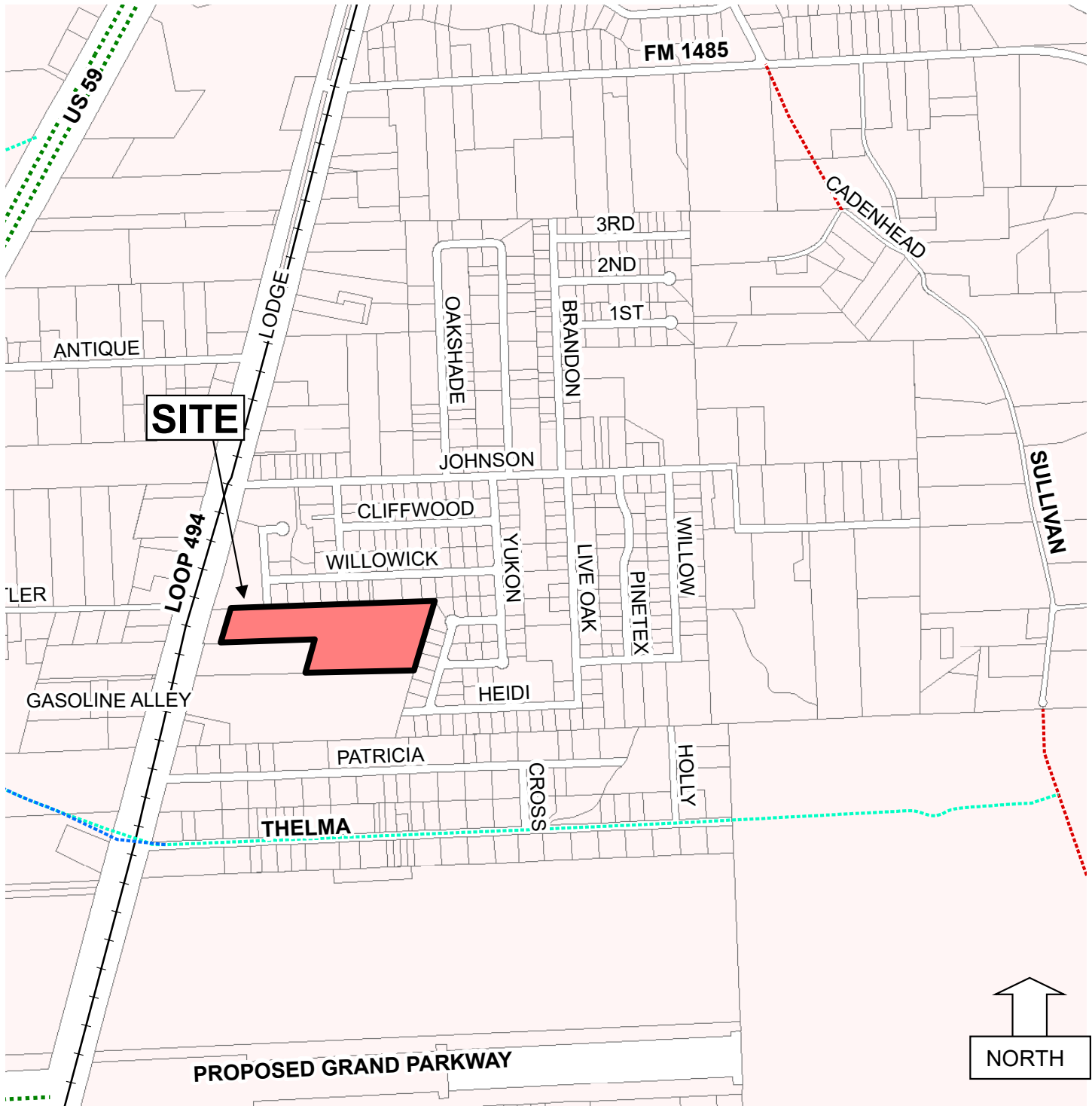
- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

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.

Subdivision Name: Lodge Reserves

Applicant: CGES|Bailey Planning

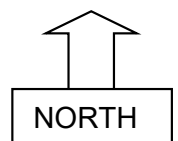
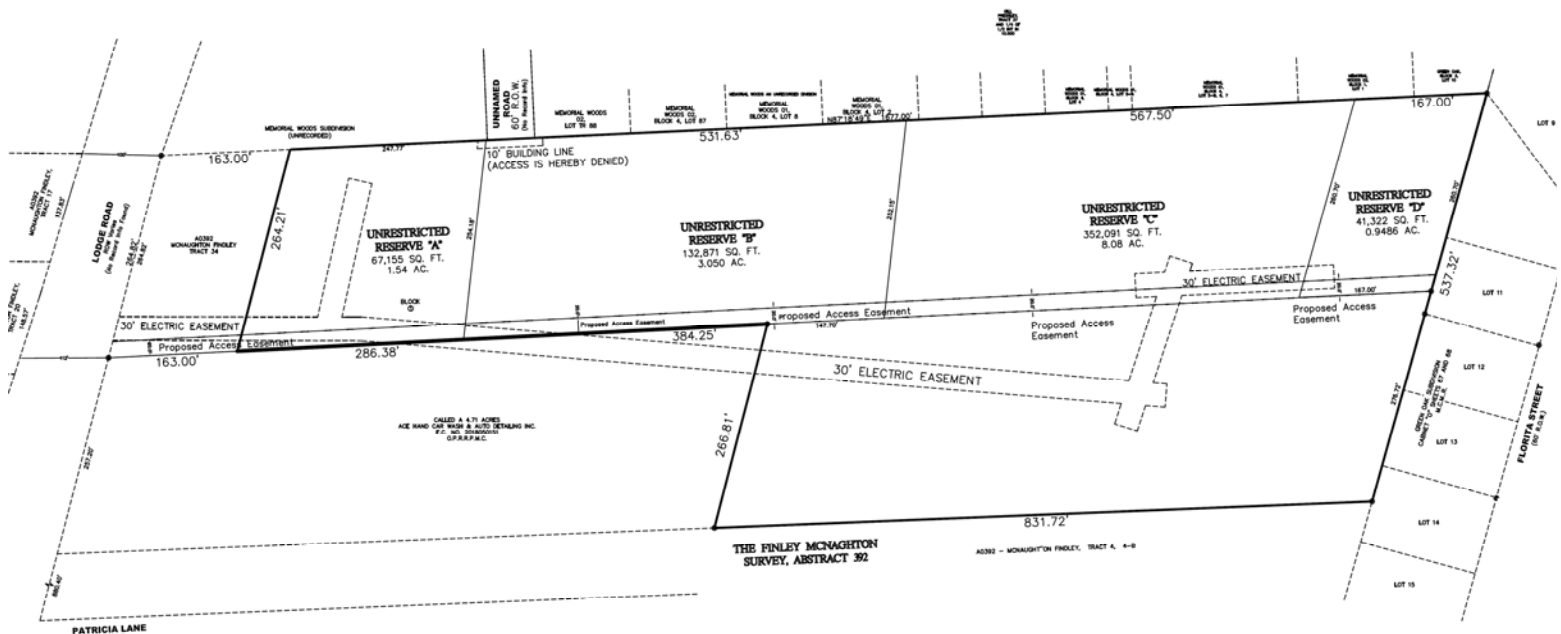


D – Variances

Site Location

Subdivision Name: Lodge Reserves

Applicant: CGES|Bailey Planning



Houston Planning Commission

ITEM: 148

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Lodge Reserves

Applicant: CGES|Bailey Planning



D – Variances

Aerial



Application Number: 2022-1874

Plat Name: Lodge Reserves

Applicant: CGES|Bailey Planning

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 is to exceed intersection spacing by not proving an east-west & north-south street connection through the site nor extend unnamed street through the site nor create a cul-de-sac.

Chapter 42 Section: 128; 134

Chapter 42 Reference:

128 (a) (1) Each local street shall intersect with a street that meets the requirements of the subsection (b) at least every 1,400 feet. Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

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

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

The proposed 13+ Acre property is land locked with no public street frontage. The developer is proposed 4 unrestricted reserves bringing new businesses to this part of Montgomery County. The current property owners did not create these original land configuration, as the lots were subdivided by meets and bounds by a previous owners. Per the plat to the north street stubs have been created to suffice the ordinance requirements of intersection spacing. Although extending the stub street to the north will not significantly improve traffic circulation. As development to the south is recently built and no street extension will work. This though process will apply for a north/south street connection, as a north/south street will not have future extension further south. An east/west street extension will not be feasible as Planning Commission granted a variance in 2017 with a plat to the south.

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

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

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

The intent of the chapter to protect residential neighborhoods will be maintained, as no disruption of the current residential areas, that pre-date the ordinance, will be distressed by requiring an unnecessary street connection nor a cul-de-sac which is unfeasible to construct.

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

Granting the variance will promote public safety by requiring additional street connections that will violate the ordinance.

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

Justification for the variance is the existing physical circumstances of the property.



Application Number: 2022-1874

Plat Name: Lodge Reserves

Applicant: CGES|Bailey Planning

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:

A variance is sought to allow four (4) unrestricted reserves to have access via an access easement instead of a public R.O.W.

Chapter 42 Section: 190(c)

Chapter 42 Reference:

Sec. 42-190. - Tracts for non-single-family use—Reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: TYPE OF RESERVE: Unrestricted. MINIMUM SIZE: 5,000 sq. ft. TYPE OF STREET OR SHARED DRIVEWAY: Public street. MINIMUM STREET OR SHARED DRIVEWAY WIDTH: 60'(or 50 feet in a street width exception area). MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE: 60'.

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 in Montgomery County in Houston's ETJ near Thelma Lane and Loop 494. The applicant is requested one variance. 1. To allow four (4) unrestricted reserves to have access via an access easement instead of a public R.O.W. The subject tract is being proposed to be four (4) unrestricted reserves. The proposed reserve is proposed commercial development that has been existing on in divided meets/bounds configuration for more than 50+ years, prior to the current ordinance Chapter 42. The overall area is developed and land locked. No east/west street connections are present and will ever be due to existing constraints. The subject site has been in the same configuration and has been using access easements for access. Applicant is requesting for this access to remain as extending a public ROW will not improve traffic circulation to the overall area. Based on the existing character of the neighborhood, we request the Planning Commission to allow these four (4) unrestricted reserve to have access via an access easement as no change in land use is occurring nor major expansion'. Strict application of requiring a west/east public street to serve these four (4) reserves will going against public policy. As a public street requirement to provide access will not extend east, as an existing subdivision is present with single-family housing. Existing neighborhood characteristics limit on how a long piece of land can have access other than an access easement.

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

The main justification for granting the requested variance is based on the existing adjacent development and the unique configuration of the subject tract.

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

The intent and general purposes of this chapter will be preserved and maintained. Proposed development of the unrestricted reserves has had access to Lodge via an unofficial access easement. The formalized access easement will provide public ROW access from the reserve to the public street network. All adjacent land has proper frontage as required by the ordinance.

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

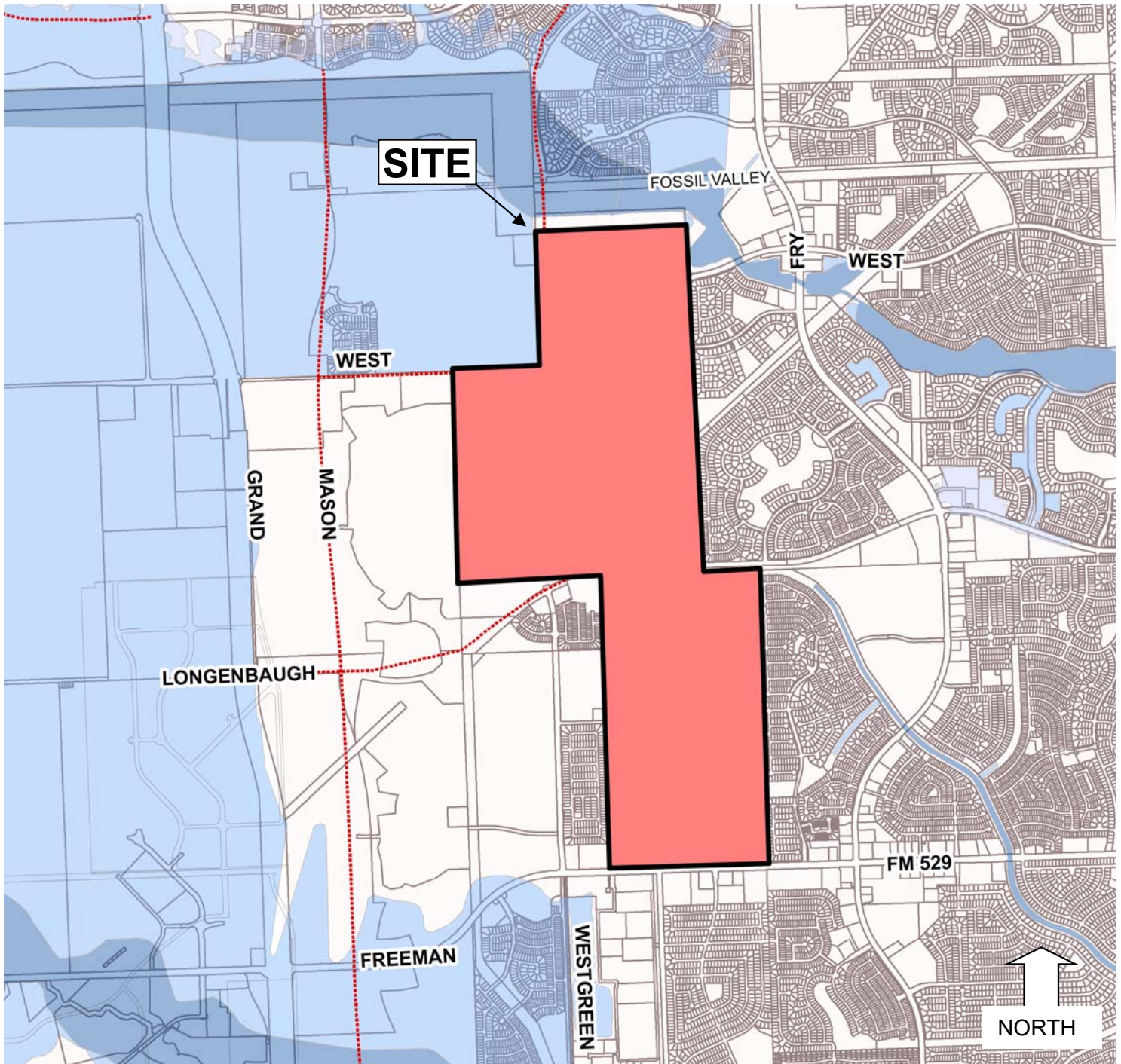
The granting of the variance will not be injurious to the public health, safety or welfare. All adjacent land has proper frontage as required by the ordinance.

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

The granting of the variance will not be injurious to the public health, safety or welfare. All adjacent land has proper frontage as required by the ordinance.

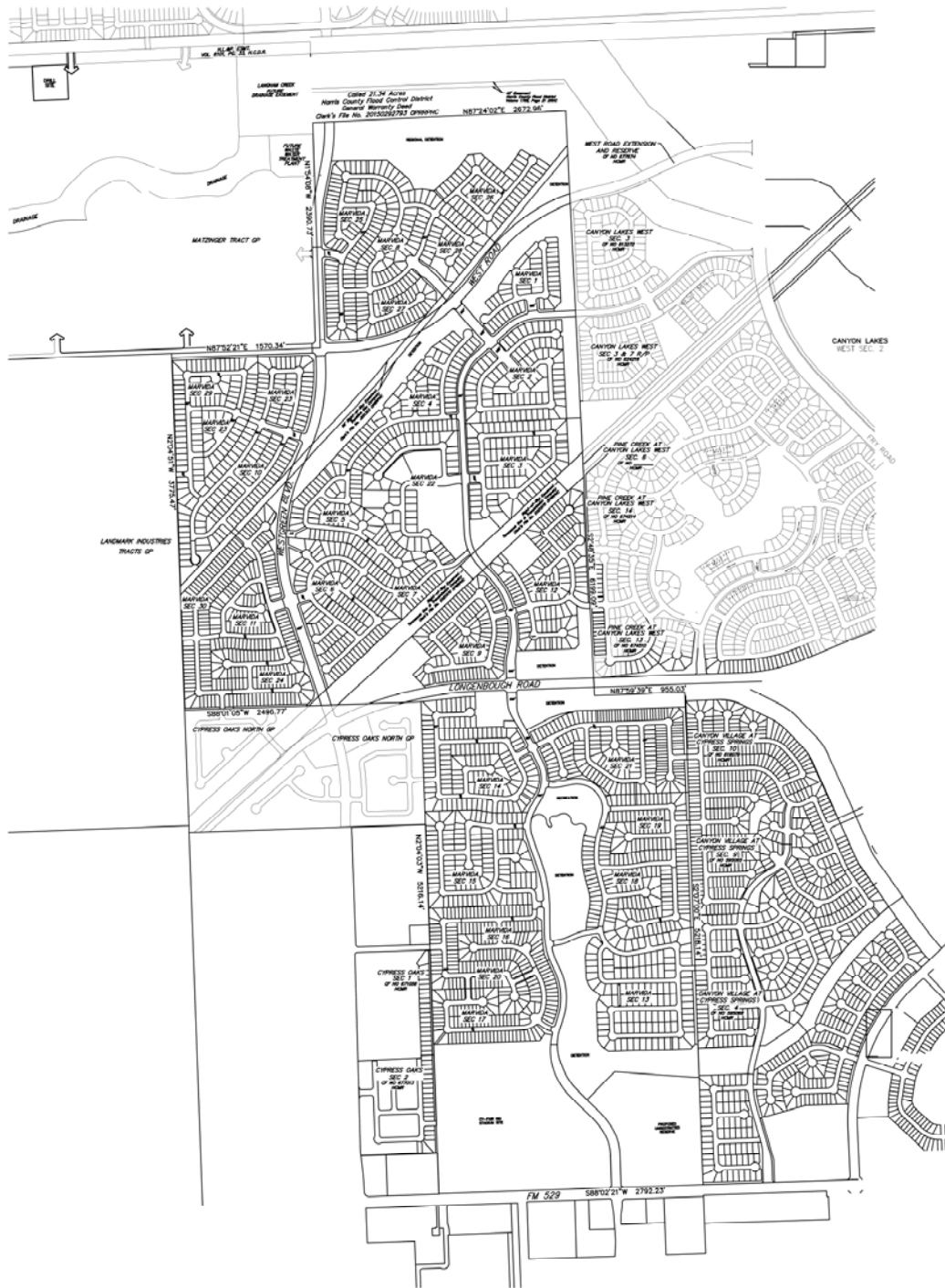
Subdivision Name: Marvida GP

Applicant: Quiddity Engineering



Subdivision Name: Marvida GP

Applicant: Quiddity Engineering



Houston Planning Commission

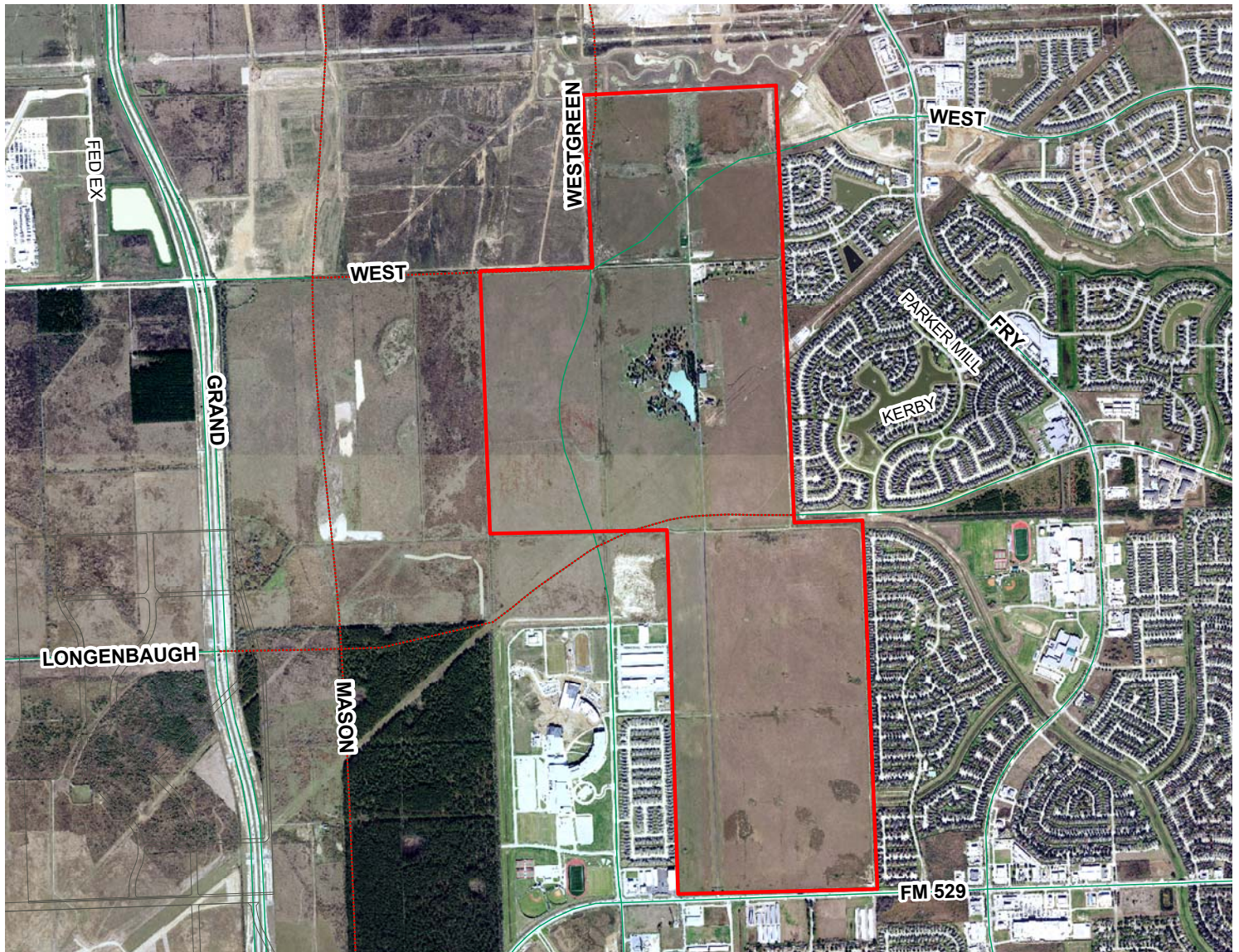
ITEM: 149

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Marvida GP

Applicant: Quiddity Engineering



D – Variances

Aerial

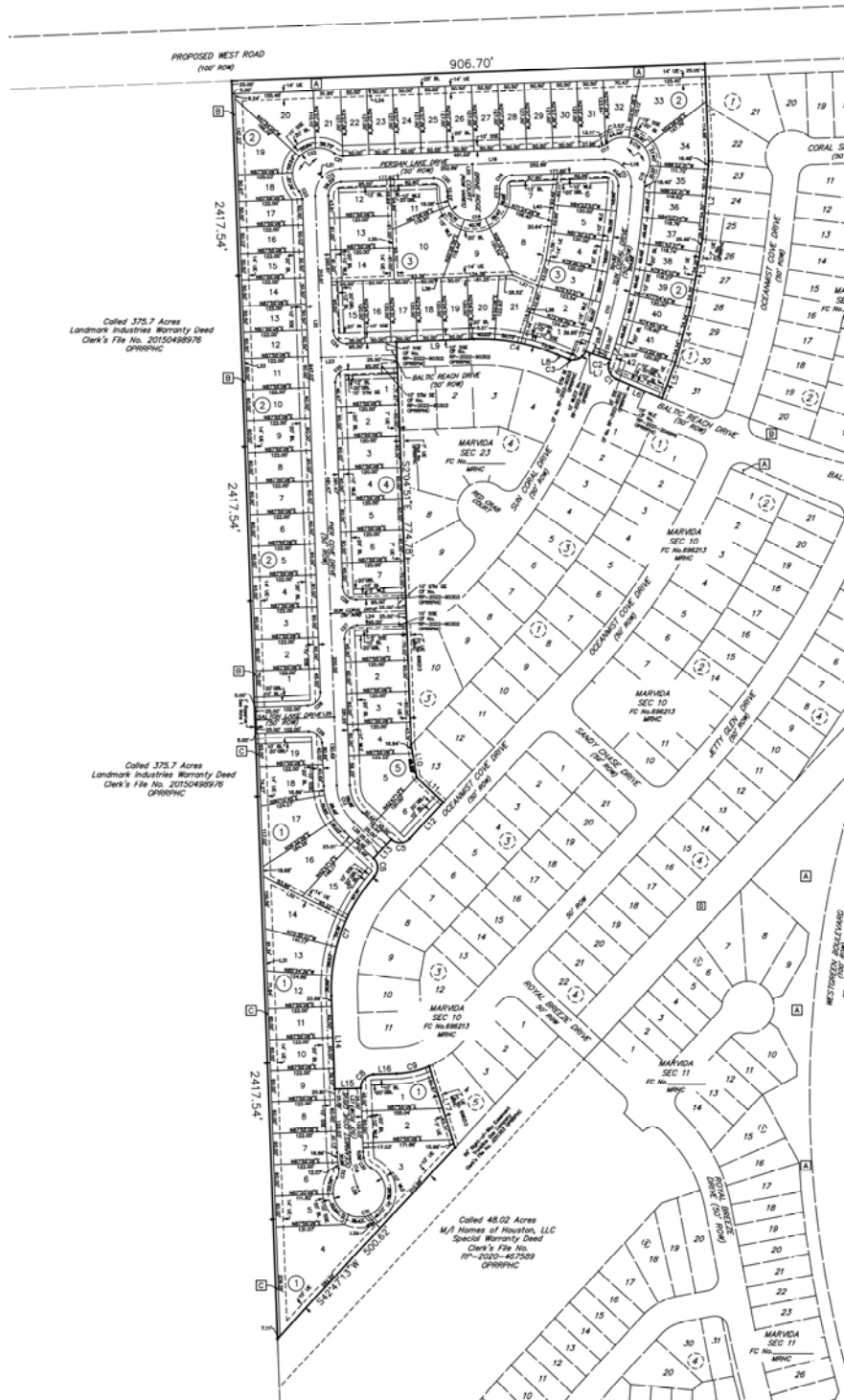
ITEM: 150

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Marvida Sec 29 (DEF 2)

Applicant: Quiddity Engineering



D – Variances

Subdivision

Houston Planning Commission

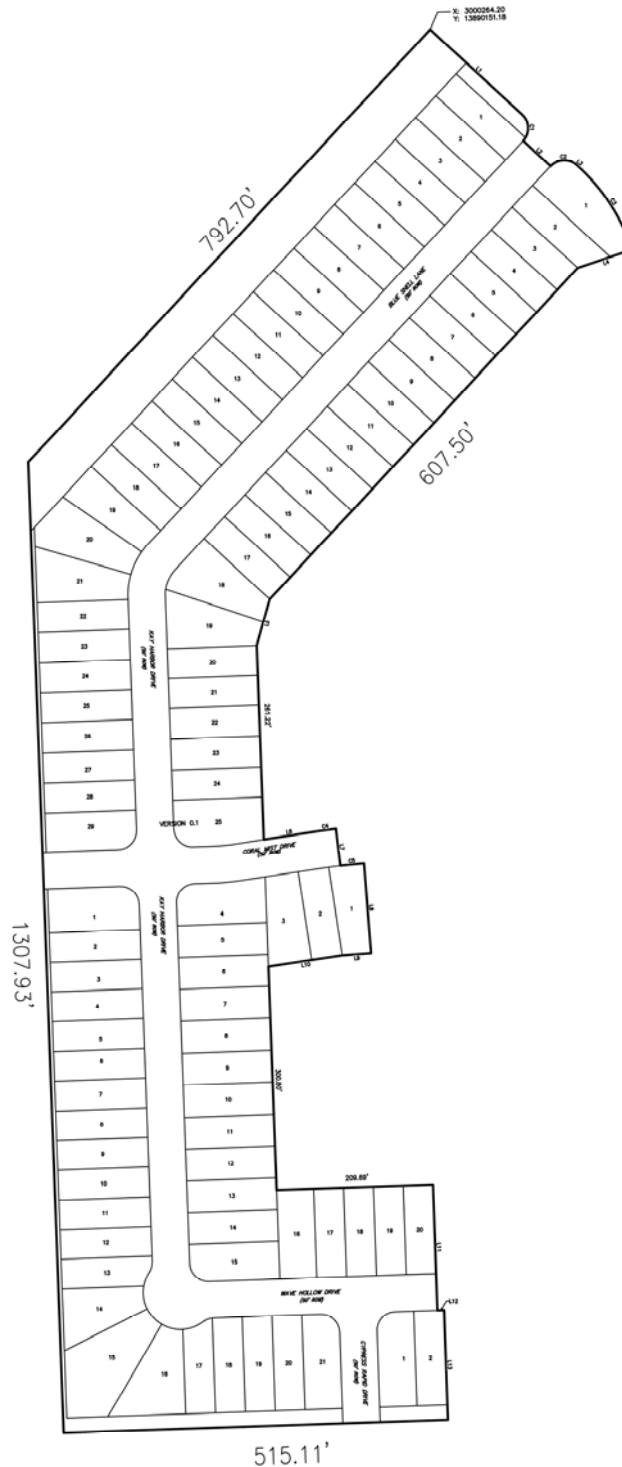
ITEM: 151

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Marvida Sec 30 (DEF 2)

Applicant: Quiddity Engineering



D – Variances

Subdivision



Application Number: 2022-2116

Plat Name: Marvida GP

Applicant: Quiddity Engineering

Date Submitted: 08/22/2022

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 exceed 1,400 intersection spacing along from proposed Longenbaugh Road – a designated major thoroughfare to Coral Mist Drive (Marvida Sec 30)

Chapter 42 Section: 42-128

Chapter 42 Reference:

Sec 42-128: Intersections of local streets

Statement of Facts

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

na

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

The proposed GP has a length of 3,775' along its western boundary between West Road and Cypress Oaks North GP. Per the ordinance this would necessitate two (2) east/west stub streets. The two proposed stub streets along Marvida's western boundary were located based on planned stub streets proposed with the 2015 Freeman GP. The property to the south- Cypress Oaks North GP did not provide for any stub streets to the west. Since 2015, the property to the west has been the subject of several GP submittals, all of which have been marked up for two (2) stub streets along their shared boundary with Marvida - including the current GP – Grand Mason GP. The distance from the most southern stub street - Coral Mist Drive (Marvida Sec 30) to the proposed Longenbaugh MTF alignment is approximately 1,966'

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

The proposed stub streets to the west provided with Marvida Sec 29 and Sec 30, correspond to markups shared with Grand Mason GP.

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

The general purpose of the chapter will be maintained as the existing and proposed street networks in Marvida address traffic circulation while providing for 2 future public street connections as indicated in past markups for both Marvida and Grand Mason GPs

(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 the existing major thoroughfare network as well as proposed internal collectors within Marvida provide adequate traffic circulation within the master planned development while providing for future connections to Grand Mason to the west.

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

Sole justification for the variance is not solely based on economic hardship. Existing major thoroughfares and proposed street pattern within Marvida will allow traffic circulation and distribution in the overall area, including future public street connections to the west.



Application Number: 2022-2116

Plat Name: Marvida GP

Applicant: Quiddity Engineering

Date Submitted: 08/22/2022

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. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To exceed 1,400 intersection spacing along the GP's boundary for proposed stubs streets- Salton Lake Drive (Marvida Sec 29) and Coral Mist Drive (Marvida Sec 30)

Chapter 42 Section: Sec 42-128: Intersections of local streets

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;

Statement of Facts

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

The proposed GP has a length of 3,775' along its western boundary between West Road and Cypress Oaks North GP. Per the ordinance this would necessitate two (2) east/west stub streets. The two proposed stub streets along Marvida's western boundary were located based on planned stub streets proposed with the 2015 Freeman GP. The property to the south- Cypress Oaks North GP did not provide for any stub streets to the west. Since 2015, the property to the west has been the subject of several GP submittals, all of which have been marked up for two (2) stub streets along their shared boundary with Marvida - including the current GP – Grand Mason GP. After coordination with the current developer to the west, the southern stub street proposed with Marvida Sec 30 – Coral Mist Drive has been relocated further north, but the distance between the two stub streets (1,688') exceeds the Chapter 42 requirements. The difference of 288' represents a modification of 20% of the standard.

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

After coordination with the current developer to the west, the southern stub street proposed with Marvida Sec 30 – Coral Mist Drive has been relocated further north, thereby preserving the future east/west connectivity between the two developments.

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

The distance between Salton Lake Drive (Marvida Sec 29) and Coral Mist Drive (Marvida Sec 30) is 1688', which represents a modification of 288' (20%) of the standard.

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

The intent and general purposes of this chapter will be preserved and maintained as the proposed stub streets - Salton Lake Drive and Coral Mist Drive will provide east/ west circulation as marked between the two adjacent developments.

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

The granting of the special exception will not be injurious to the public health, safety or welfare, but will allow for east/west connectivity between Marvida GP and the development to the west.

Houston Planning Commission

ITEM: 152

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Rivas Premium

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

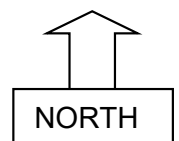
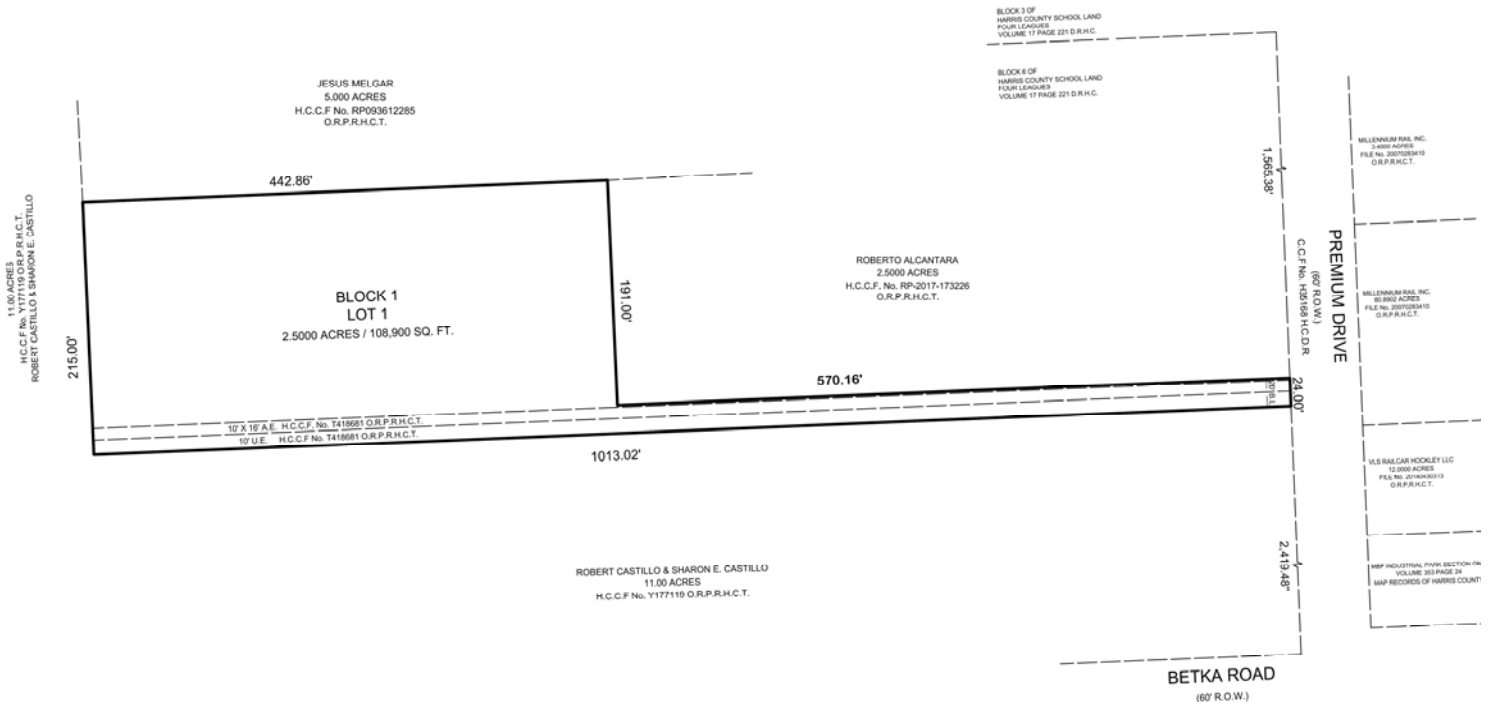
ITEM: 152

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Rivas Premium

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 152

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Rivas Premium

Applicant: Owens Management Systems, LLC



D – Variances

Aerial

LEGAL DESCRIPTION

A TRACT OR PARCEL CONTAINING 2.500 ACRES OR 108,899 SQUARE FEET OF LAND, SITUATED IN THE HARRIS COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 332, HARRIS COUNTY, TEXAS, DESCRIBED IN WARRANTY DEED TO JESUS RIVAS AND RAQUEL RIVAS AS RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2017-428192, WITH SAID 2.500 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD 83):

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF PREMIUM DRIVE (90' R.O.W.) AS RECORDED IN H.C.C.F. NOS. H351658 AND L537350, MARKING THE SOUTHEAST CORNER OF A CALLED 5.000 ACRE TRACT DESCRIBED IN DEED TO JESUS MELGAR AS RECORDED IN H.C.C.F. NO. 20140577051 AND THE NORTHEAST CORNER OF THE RESIDUE OF A CALLED 5.000 ACRE TRACT DESCRIBED IN DEED TO JOSE LUIS ALCANTRA GONZALES AS RECORDED IN H.C.C.F. NO. 20120296198;

THENCE, SOUTH 02 DEG. 17 MIN. 44 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID PREMIUM DRIVE, A DISTANCE OF 191.00 FEET TO A 5/8 INCH IRON ROD FOUND (HAVING GRID COORDINATES, X: 2,960,170.064, Y: 13,934,861.636) FOR THE POINT OF BEGINNING AND BEING THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 17 MIN. 44 SEC. EAST, CONTINUING ALONG THE WEST R.O.W. LINE OF SAID PREMIUM DRIVE, A DISTANCE OF 24.00 FEET TO A 5/8 INCH IRON ROD FOUND (HAVING GRID COORDINATES, X: 2,960,171.025, Y: 13,934,837.656) FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A CALLED 11.00 ACRE TRACT DESCRIBED IN DEED TO SHARON E. CASTILLO AS RECORDED IN H.C.C.F. NO. RP-2018-95294;

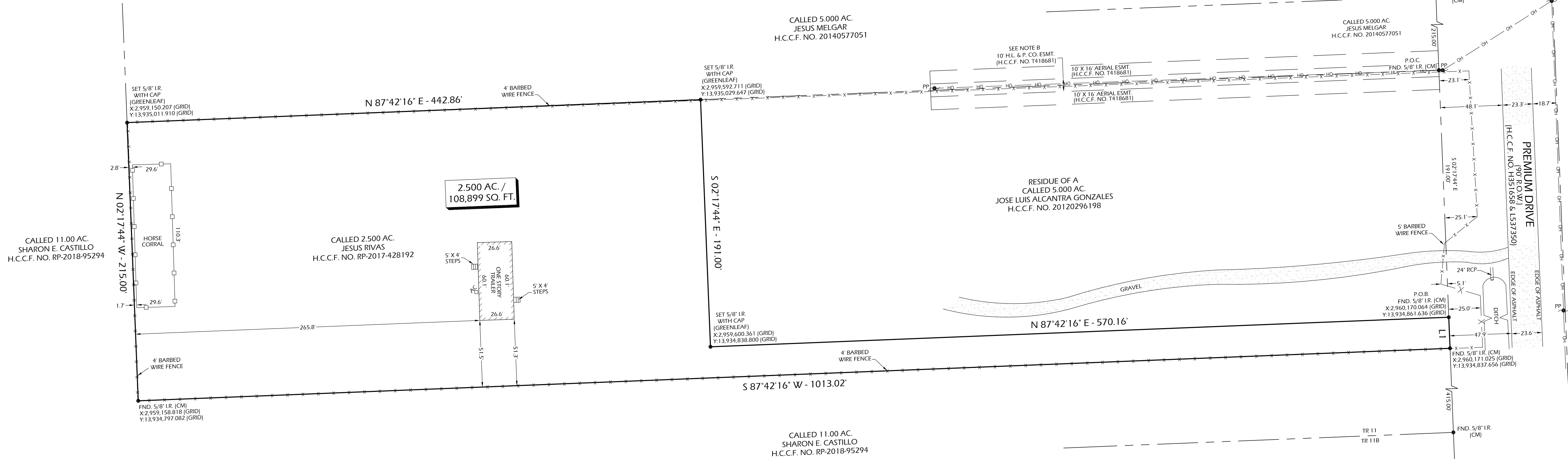
THENCE, SOUTH 87 DEG. 42 MIN. 16 SEC. WEST, ALONG THE NORTH LINE OF SAID 11.00 ACRE TRACT, A DISTANCE OF 1,013.02 FEET TO A 5/8 INCH IRON ROD FOUND (HAVING GRID COORDINATES, X: 2,959,158.818, Y: 13,934,797.082) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 17 MIN. 44 SEC. WEST, A DISTANCE OF 215.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET (HAVING GRID COORDINATES, X: 2,959,150.207, Y: 13,935,011.910) FOR THE SOUTHWEST CORNER OF SAID 5.000 ACRE MELGAR TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 42 MIN. 16 SEC. EAST, ALONG THE SOUTH LINE OF SAID MELGAR TRACT, A DISTANCE OF 442.86 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET (HAVING GRID COORDINATES, X: 2,959,592.711, Y: 13,935,029.647) FOR THE NORTHWEST CORNER OF SAID RESIDUE OF CALLED 5.000 ACRE AND THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 17 MIN. 44 SEC. EAST, A DISTANCE OF 191.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET (HAVING GRID COORDINATES, X: 2,959,600.361, Y: 13,934,838.800) FOR THE SOUTHWEST CORNER OF SAID RESIDUE AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 42 MIN. 16 SEC. EAST, ALONG THE SOUTH LINE OF SAID RESIDUE, A DISTANCE OF 570.16 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.500 ACRES OR 108,899 SQUARE FEET OF LAND.



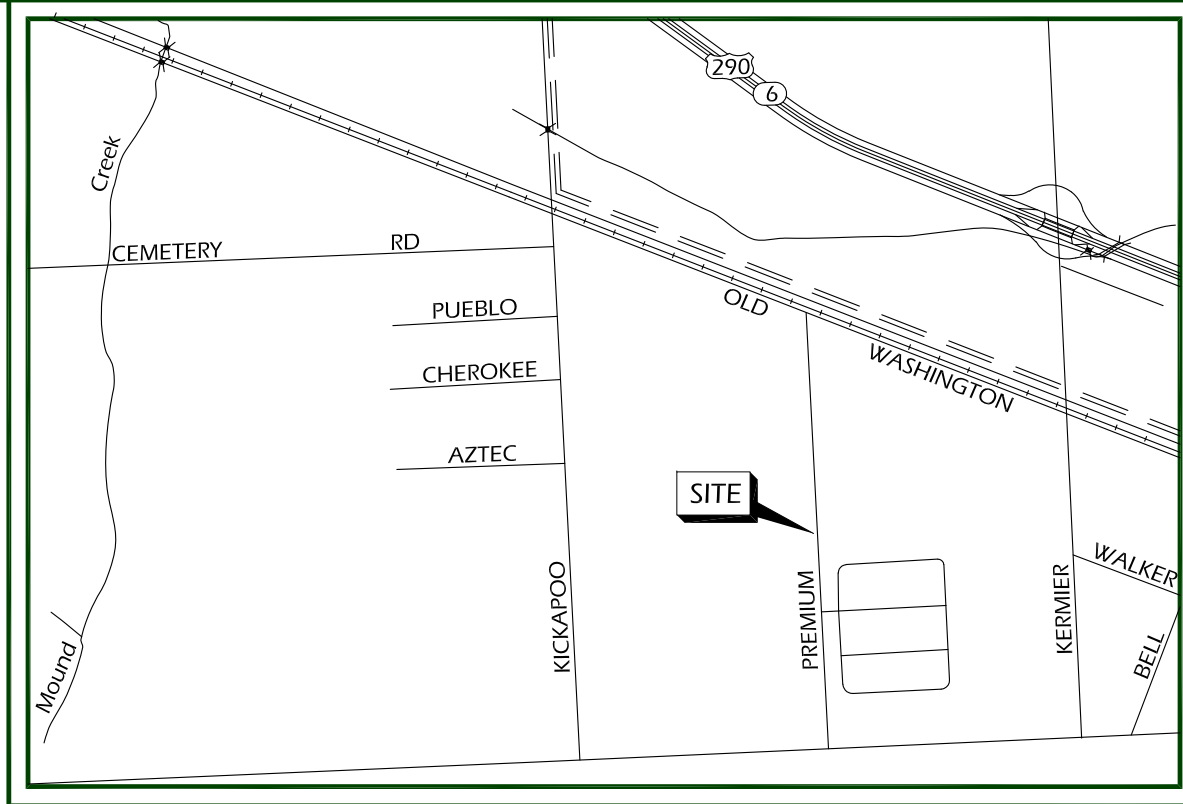
LEGEND:
H.C.M.R. - HARRIS COUNTY MAP RECORD
H.C.D.R. - HARRIS COUNTY DEED RECORD
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
R.O.W. - RIGHT OF WAY
CM - CONTROL MONUMENT
I.R./P. - IRON ROD/IRON PIPE
RTP - RINCHED TOP PIPE
PP - POWER POLE
RCP - REINFORCED CONCRETE PIPE

FLOOD INFORMATION
PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE X, ACCORDING TO F.I.E.M. MAP NO. 48201C0100, DATED 6-18-2007.

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

DATE: 08-17-2022	CLIENT : OWENS MANAGEMENT SYSTEMS, LLC
REVISION:	BUYER : NA
DRAWN BY: GA	LENDER : NA
APPROVED BY: DWG	
PROJECT NO: GL-10888	

17423 PREMIUM RD.
HOCKLEY, TEXAS 77447



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

NOTES:
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY EASEMENTS, BUILDING LINES, ETC. SHOWN HEREON ARE AS IDENTIFIED BY CITY PLANNING LETTER GF. NO. 2791022-06959 OF TEXAS AMERICAN TITLE COMPANY.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
6. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD 83) AND CAN BE CONVERTED TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999929620.

CITY PLANNING LETTER ITEMS:

DEED RESTRICTIONS: NONE FOUND OF RECORD.

EASEMENTS AND OTHER ENCUMBRANCES:

A) EASEMENT FOR RAILROAD SHIP 30 FEET IN WIDTH ALONG THE EAST PROPERTY LINE, AS SET FORTH AND DEFINED BY INSTRUMENTS FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NOS. H51658 AND L537350, H.C.C.F. NO. H51658 CONVEYS TO COUNTY OF HARRIS A 60' WIDE ROADWAY EASEMENT. H.C.C.F. NO. L537350 CONVEYS AND ADDITIONAL 30' WIDE ROADWAY EASEMENT.

B) UTILITY AND AERIAL EASEMENTS AFFECTING SUBJECT PROPERTY GRANTED TO HOUSTON LIGHTING AND POWER COMPANY, AS SET FORTH AND DEFINED IN INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. T418681 (AS SHOWN, LOCATION OF 10' UTILITY EASEMENT PER H.C.C.F. NO. T418681 IS SHOWN PER THE EXISTING POWER POLES AND SERVICE LINES OBSERVED AND TIED PER THIS SURVEY. THE H.C.C.F. NO. T418681 (MAP ATTACHED) DOES NOT SHOW THE CORRECT LOCATION AND ADDRESS AND BELIEVE IT IS DUE TO A SCRIVENER'S ERROR.

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

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



AN EXISTING CONDITIONS SURVEY OF

2.500 ACRES OR 108,899 SQUARE FEET OF LAND, SITUATED IN THE HARRIS COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 332, HARRIS COUNTY, TEXAS, DESCRIBED IN WARRANTY DEED TO JESUS RIVAS AND RAQUEL RIVAS RECORDED IN HARRIS COUNTY CLERK'S FILE NO. RP-2017-428192 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HEREIN.

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



GREENLEAF LAND SURVEYS, LLC
11500 NORTHWEST FWY SUITE # 160
HOUSTON, TEXAS 77092
DIR: 832-668-5003 FAX: 832-553-7210
FIRM# 10193977
orders@gllsurveys.com
www.greenleaflandsurveys.com



Application Number: 2022-2151

Plat Name: Rivas Premium

Applicant: Owens Management Systems, LLC

Date Submitted: 08/22/2022

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:

A variance is sought to not provide an east-west ROW through the plat boundary.

Chapter 42 Section: 152

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 subject lot is located in the extra-territorial jurisdiction of the City of Houston in Harris County. It is approximately 1890 feet south of Old Washington Road that runs parallel to Hempstead Road and 1145.45 feet north of Betka Road. The owner is proposing one lot for a one-story home with water well and septic system.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; Harris County School Lands subdivision was platted in 1877 with acreage lots and in some locations further subdivided by metes & bounds. The proposed lot has 24' frontage which is insufficient for a public right-of-way.

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

The intent and general purposes of this chapter will be preserved and maintained; This is a rural area with larger lots with less traffic. There isn't an existing east-west ROW for vehicular connection.

(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. One residential lot will be no impact on traffic. A public ROW at this location will not improve vehicular circulation. The lot acreage exceeds minimum one-acre required for water well and septic system.

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

Economic hardship is not the sole justification of the variance. The variance was previously approved in application 2019-1519 but the plat wasn't recorded.

Houston Planning Commission

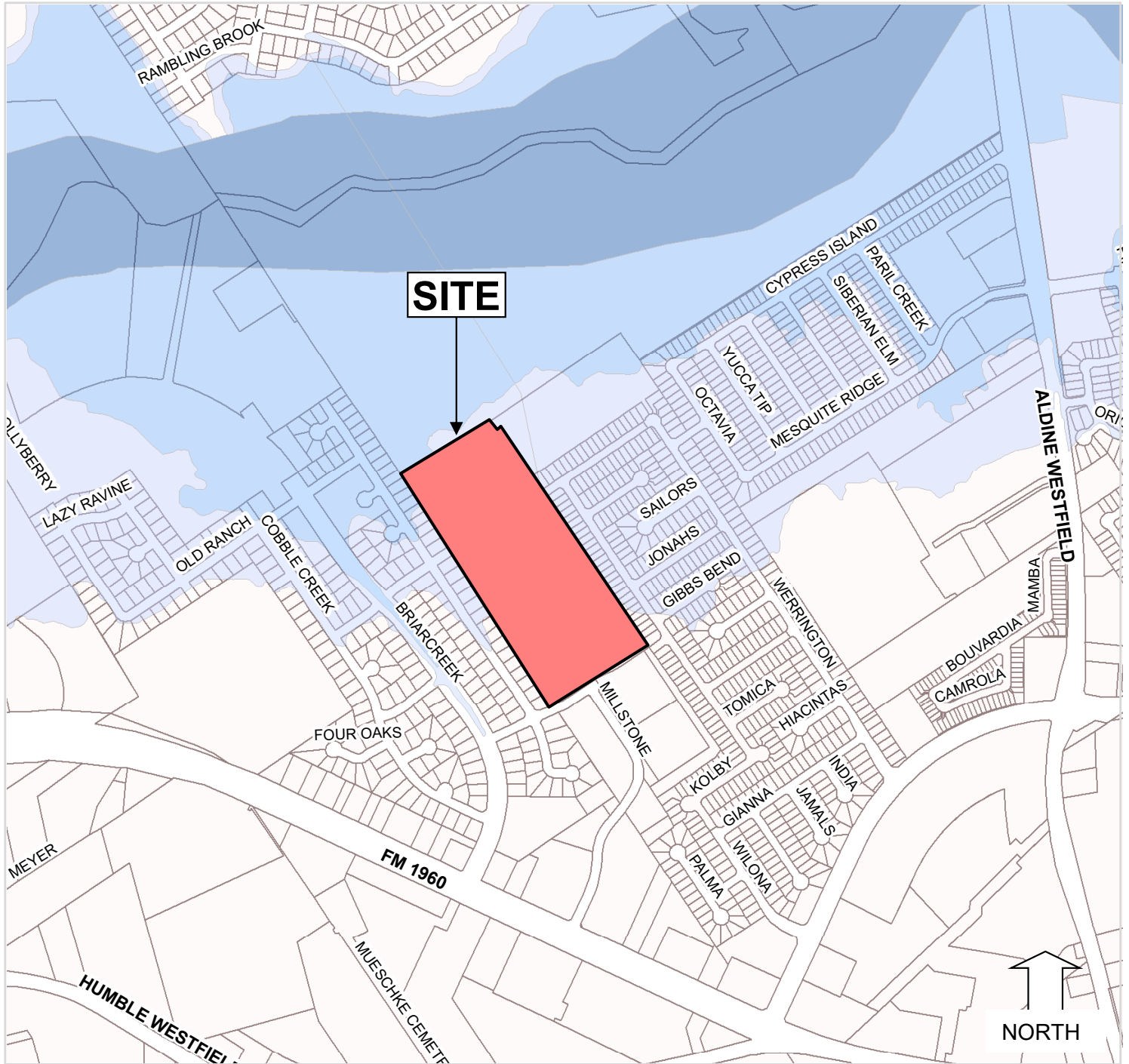
ITEM: 153

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Starship Millstone RV Resort

Applicant: RSG Engineering

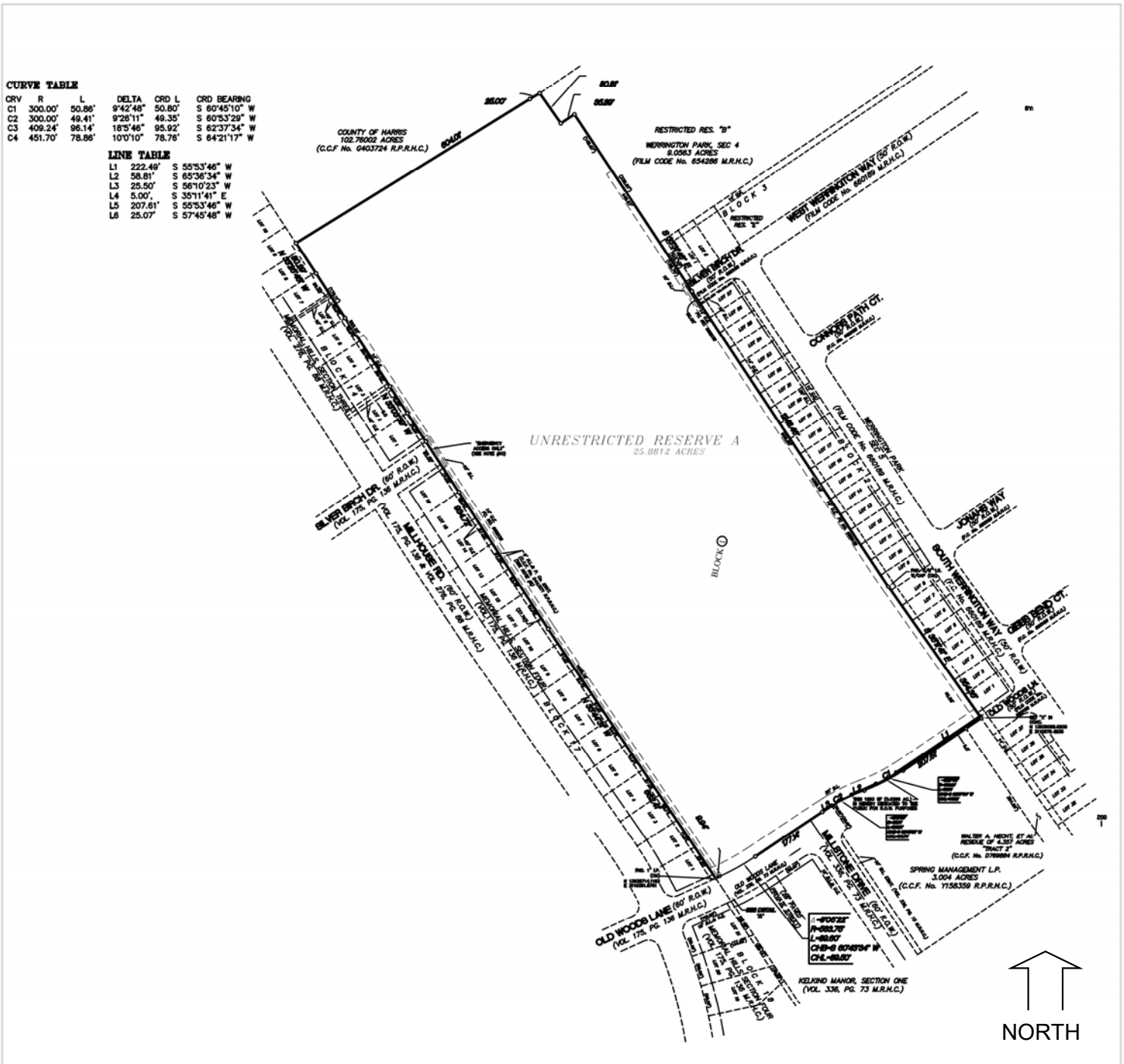


D – Variances

Site Location

Subdivision Name: Starship Millstone RV Resort

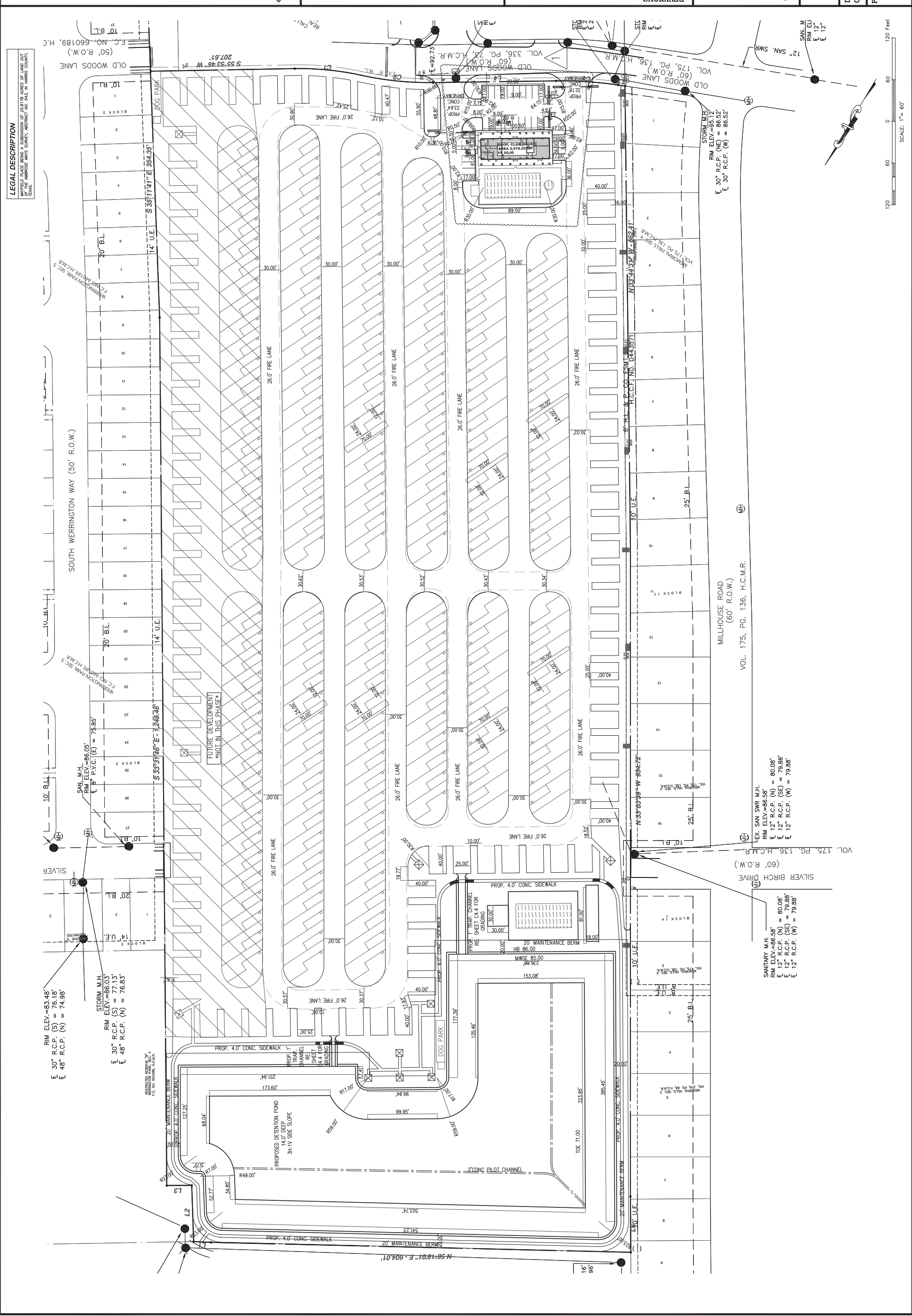
Applicant: RSG Engineering



Subdivision Name: Starship Millstone RV Resort

Applicant: RSG Engineering







Application Number: 2022-1964

Plat Name: Starship Millstone RV Resort

Applicant: RSG Engineering

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:

A variance is being sought for intersection spacing to avoid proposing ROW that connects Silver Birch Dr. through the proposed reserve.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

Enforcing the requirement will connect the RV park to Memorial Hills Subdivision and Werrington Park Section 5. allowing traffic from Werrington Park and the RV Park to cut through Silver Birch Drive to Briarcreek Blvd to access Cypress Creek Parkway. That will place a larger amount of traffic entering Memorial Hills and would place large RV vehicles on narrow subdivision Streets that will create safety and maintenance concerns on the residential streets that our proposed development is hoping to avoid. The enforcement of the requirement will also connect properties of incompatible use to each other. The enforcement of the ROW connection through the property will give access to the RV park through a residential subdivision which will negatively effect both the neighboring subdivision and the RV Park.

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

A variance for the same requirement was previously granted on the previously recorded plat of this property for similar reasons of separating the residential subdivisions from nonresidential proposed development.

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

Both neighboring subdivisions and the proposed development will still have great traffic access and connectability to Cypress Creek Parkway through separate avenues as they were previously designed and are currently functioning. RV traffic will connect separately from the subdivisions through Millstone Drive.

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

The granting of the variance will improve public safety and welfare.

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

Economic hardship is not the sole justification of the variance

Houston Planning Commission

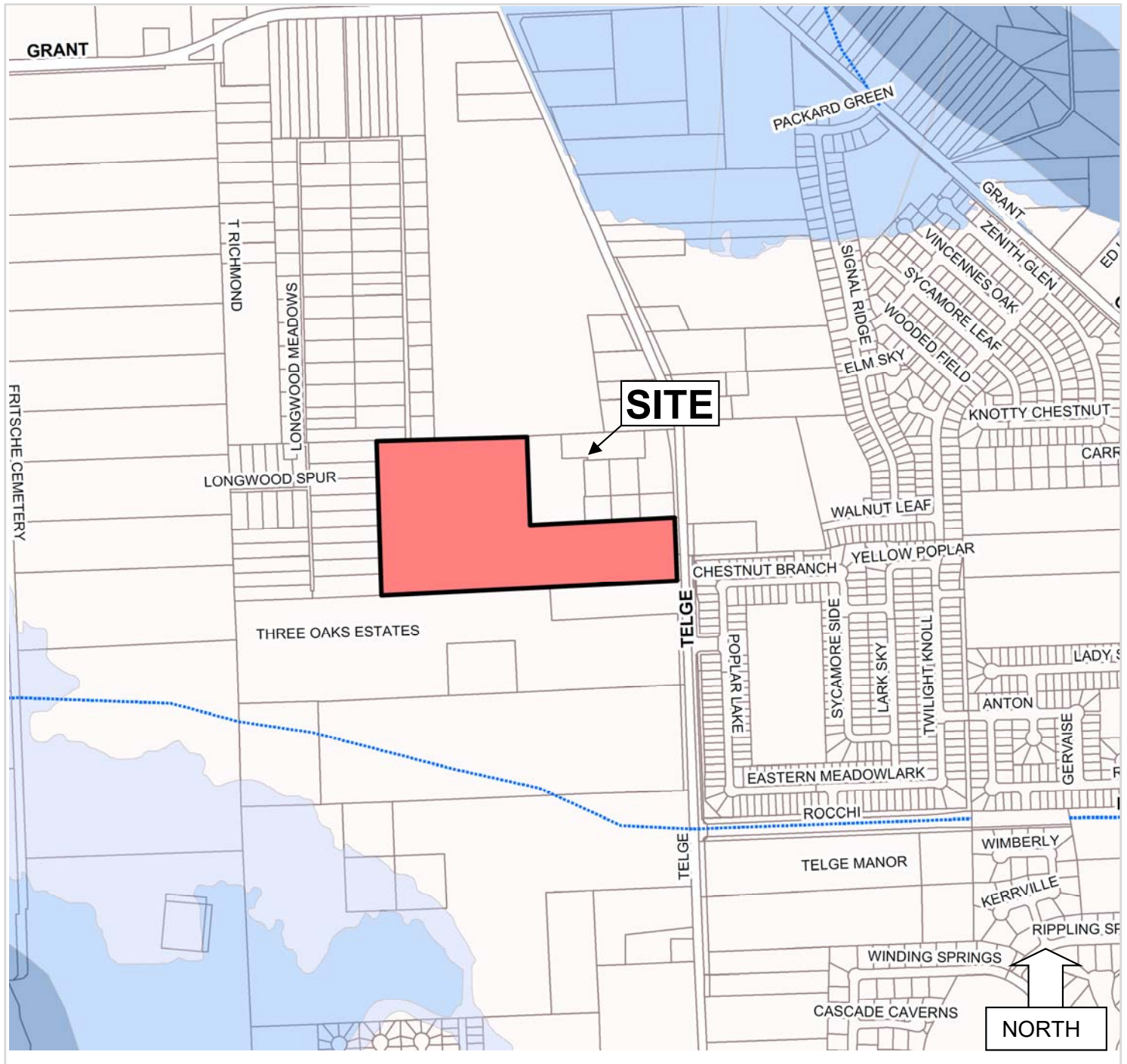
ITEM: 154

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Telge Ranch West GP

Applicant: IDS Engineering Group



E – Special Exceptions

Site Location

Houston Planning Commission

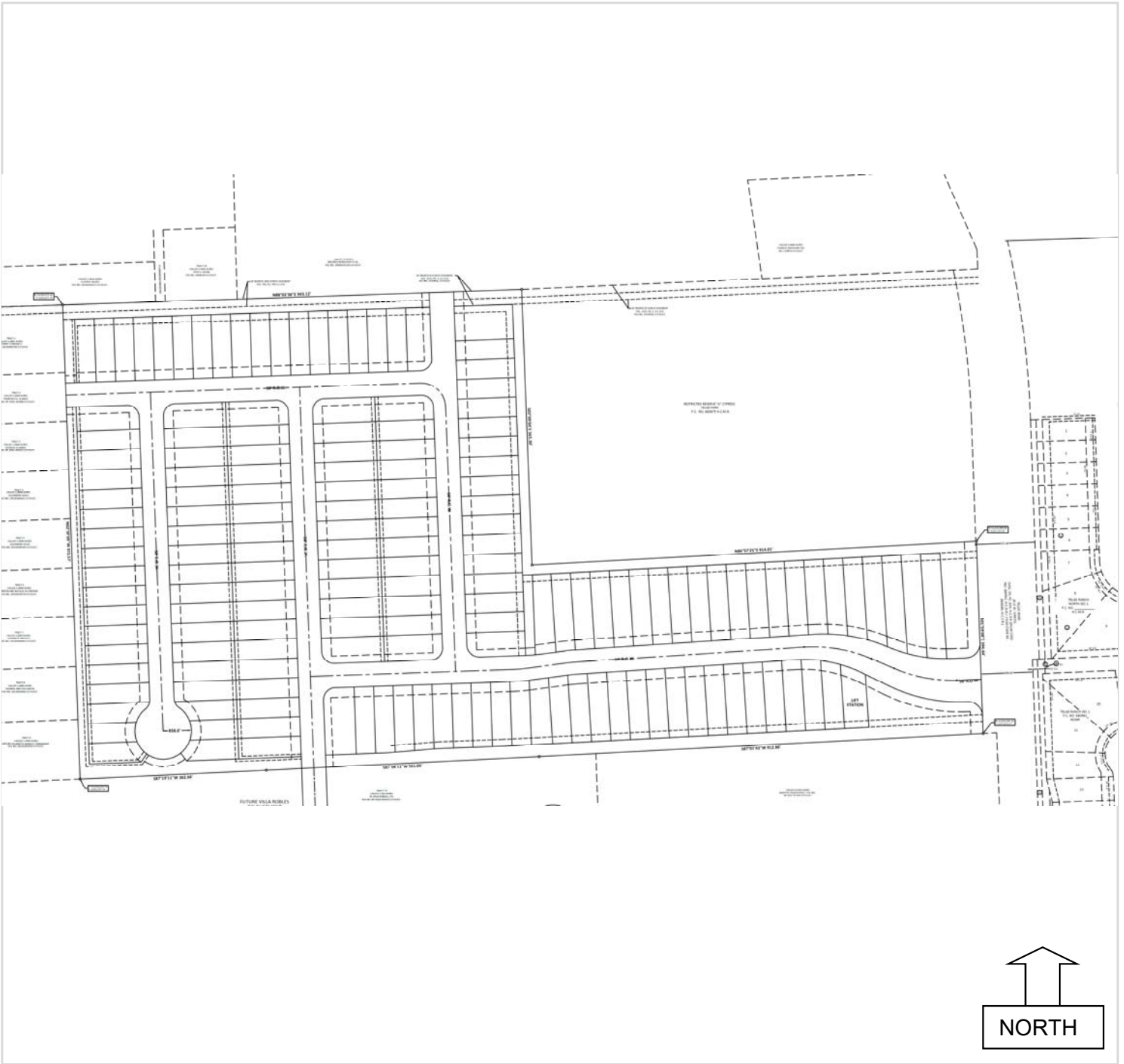
ITEM: 154

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Telge Ranch West GP

Applicant: IDS Engineering Group



E – Special Exceptions

Subdivision

Houston Planning Commission

ITEM: 154

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: Telge Ranch West GP

Applicant: IDS Engineering Group



E – Special Exceptions

Aerial



Application Number: 2022-2144
Plat Name: Telge Ranch West GP
Applicant: IDS Engineering Group
Date Submitted: 08/22/2022

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. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow the intersection spacing along Telge Road, a major thoroughfare, to be less than 600' between proposed Tres Robles Road (Villa Robles) and proposed Sycamore Maple Lane (Telge Ranch West).

Chapter 42 Section: 127 (b)

Chapter 42 Reference:

Sec. 42-127 (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

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

Telge Ranch West has approx. 395' of frontage and access along the major thoroughfare of Telge Road. An entrance is planned along the Telge Road right-of-way and a connection on the south side of the development to a future right-of-way into Villa Robles. Harris County is currently in the process of expanding Telge Road to a 4 lane divided roadway. Harris County Engineering Dept. has requested that the approved location to the entrance to Telge Ranch West (Sycamore Maple Lane) be moved from its current location, which adheres to the 600' spacing, south along the frontage by 175' to allow for the required left turn lanes to be constructed into Telge Ranch West and the adjacent development to the north. In accommodating the request, Sycamore Maple Lane is positioned approx. 430' from Tres Robles Road which is a deviation of 28% from the standard.

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

The proposed special exception will achieve a result contemplated by the standard by providing adequate traffic circulation within the development and provide access into the developments fronting Telge Road.

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

The intersection spacing of the streets is 430' which is a deviation of 28% from the standard. This deviation is still less than 30% and not an excessive deviation from the standard.

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

The intent and general purpose of this chapter will be preserved and maintained since adequate access to the proposed subdivision is provided to all adjacent right-of-ways. The location of the entry street Sycamore Maple Lane along Telge Road is positioned as far from Tres Robles Road as possible to allow a required left turn lanes to be constructed by Harris County.

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

Granting the Special Exception will not be injurious to the public health, safety or welfare since the requested exception will be a deviation of 28% from the standard requirement. This is not an excessive deviation from the standard.

Houston Planning Commission

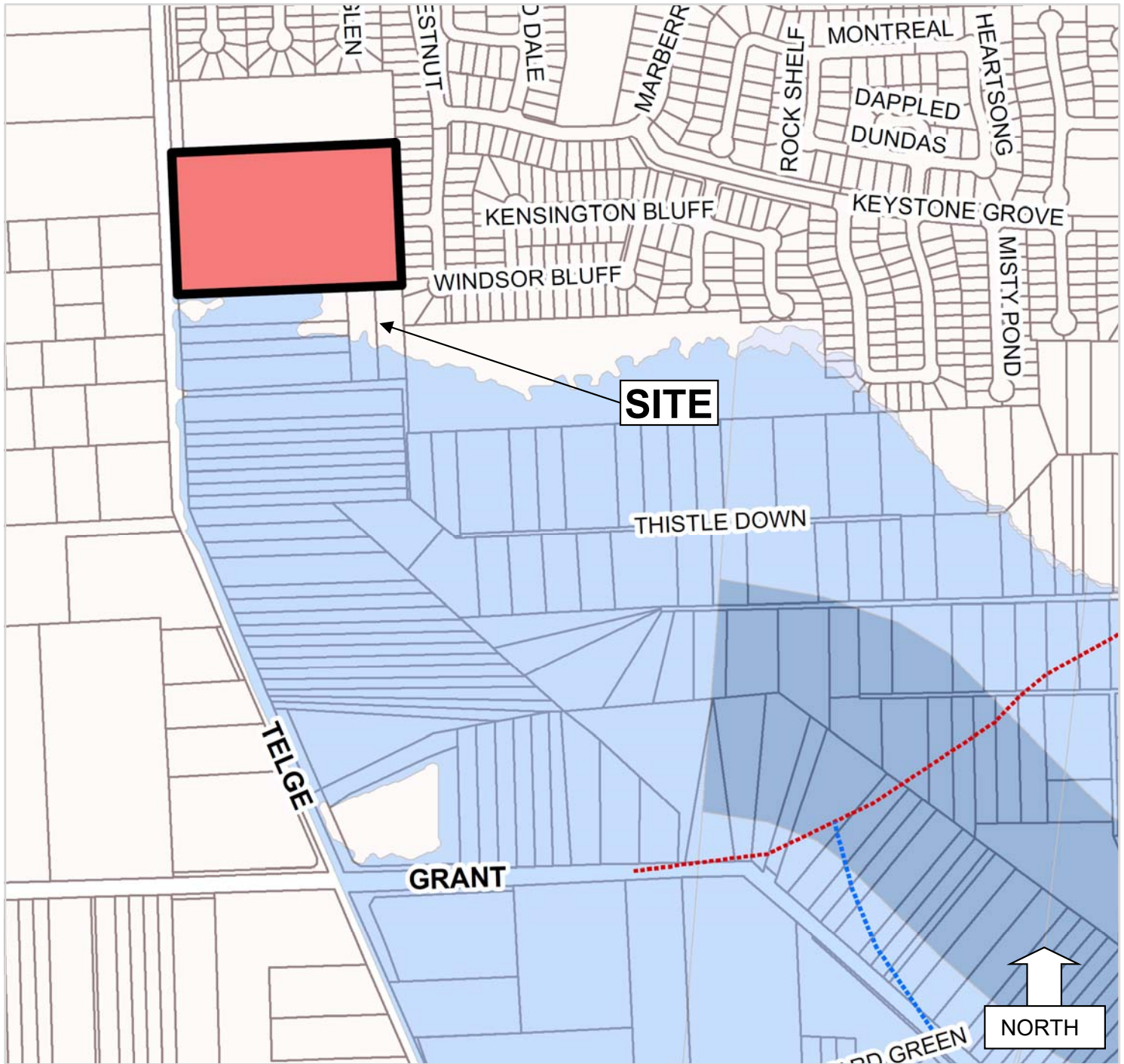
ITEM: 155

Planning and Development Department

Meeting Date: 09/1/2022

Subdivision Name: Telge Road Tract

Applicant: Meta Planning + Design LLC

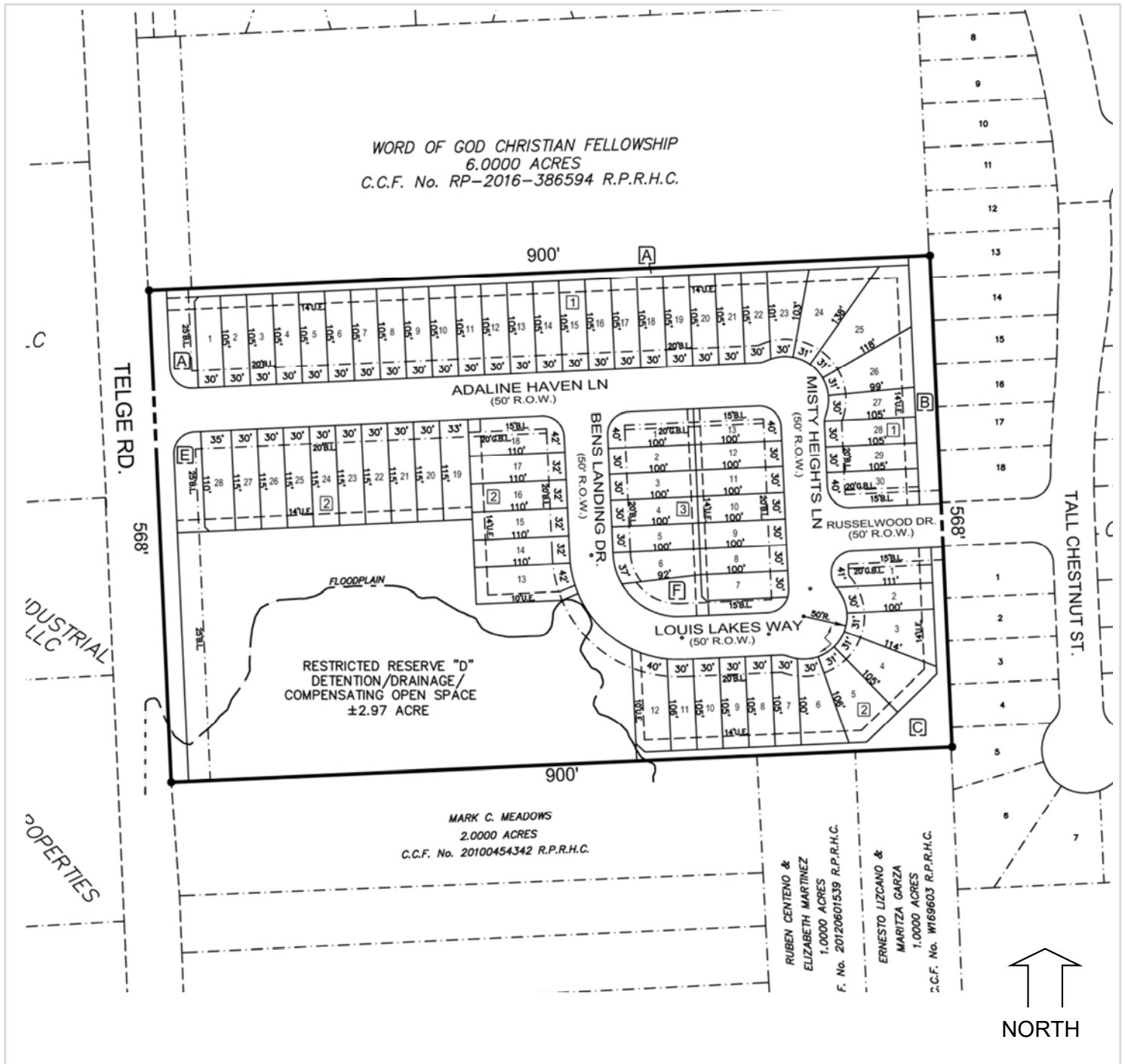


E – Special Exceptions

Site Location

Subdivision Name: Telge Road Tract

Applicant: Meta Planning + Design LLC



Houston Planning Commission

ITEM: 155

Planning and Development Department

Meeting Date: 09/1/2022

Subdivision Name: Telge Road Tract

Applicant: Meta Planning + Design LLC



E – Special Exceptions

Aerial



Application Number: 2022-2129

Plat Name: Telge Road Tract

Applicant: Meta Planning + Design LLC

Date Submitted: 08/22/2022

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. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow a local street intersection to exceed the minimum spacing of 75 feet.

Chapter 42 Section: 42-128

Chapter 42 Reference:

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. (b) A street that intersects with a local street will satisfy the intersection length requirement of item (a)(1) of this section if the street: (1) Is a public street that intersects with two different public streets; and (2) Is not a permanent access easement. (c) Intersections along local streets shall be spaced a minimum of 75 feet apart.

Statement of Facts

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

The Telge Road Tract is approximately 11.7 acres located in Houston's ETJ. It is west of Tomball Parkway and south of the Grand Parkway. The tract will take access from Telge Road to the east and Russel Wood Drive to the west. The subject tract proposes 71 residential lots within 3 blocks and 6 reserves. Russel Woods intersects with the southern street Louis Lakes Way with a tangent of 66.48 feet as opposed to the required 75 feet. This is a deviation of only 11.36%. Louis Lakes Way is a curved street-this will prevent individuals from cutting across the lanes to access Russel Wood Drive. The intersection, which slightly deviates from the requirements as established in Chapter 42-128, will not be detrimental to the safety of individuals, as the existing tangent of 66.48 feet provides an adequate space between the intersections. The proposed development contains only 71 lots. With the additional access point from Telge Road, this intersection will likely not experience a great amount of traffic.

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

The special exception will allow a deviation of just 11.36%, which is a minor deviation, and will achieve a result contemplated by the standard in article III of Chapter 42.

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

The proposed modification is a 11.36% deviation from the standard, allowing for a decrease in intersection spacing of just 8.52 feet, which is very minor and is not disproportionate to the requirements of the standard.

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

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

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

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

Houston Planning Commission

ITEM: 156

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: De Soto Street at Highland Heights (DEF 1)

Applicant: Chesterfield Development Services



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

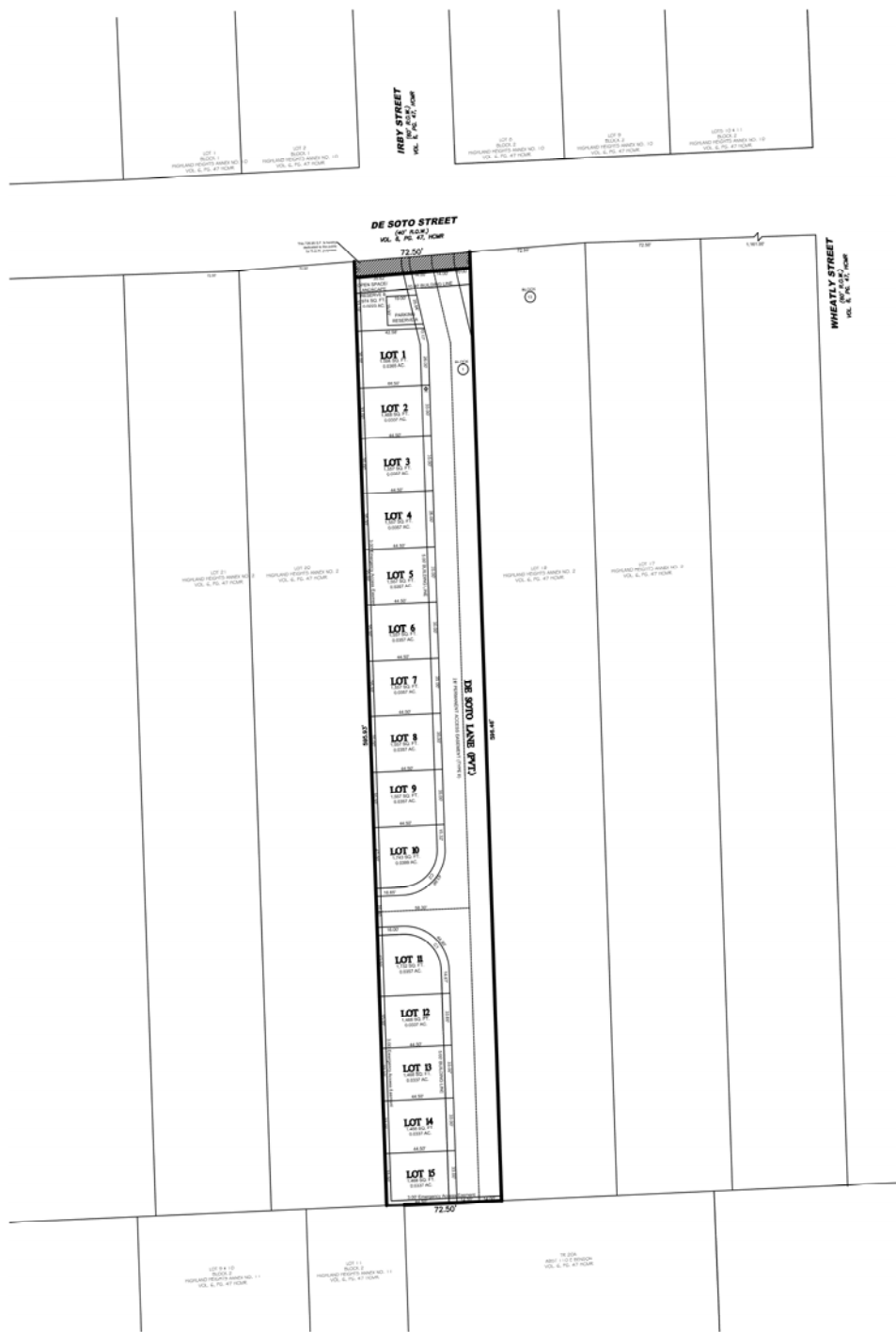
ITEM: 156

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: De Soto Street at Highland Heights (DEF 1)

Applicant: Chesterfield Development Services



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

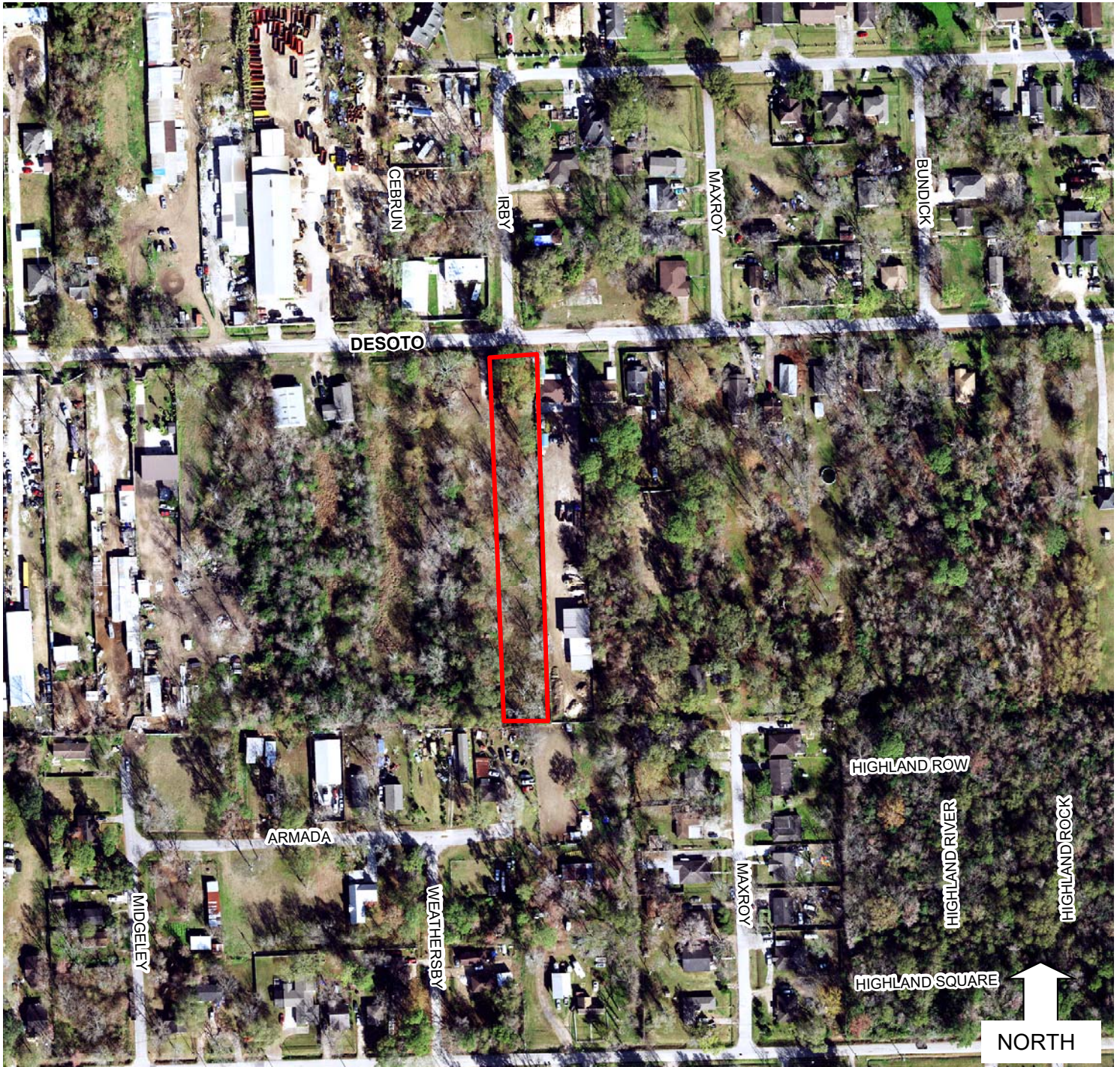
ITEM: 156

Planning and Development Department

Meeting Date: 09/01/2022

Subdivision Name: De Soto Street at Highland Heights (DEF 1)

Applicant: Chesterfield Development Services



F- Reconsideration of Requirements

Aerial



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
Houston, Texas 77251-1562

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www.houstontx.gov

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.

AGENDA: IV

SMBLB Renewal Application No. 38REN: 1400 - 1600 blocks of Bonnie Brae Street, north and south sides, between Dunlavy Street and Yupon Street; 1600 Block of Norfolk Street and 1600 Block of Castle Court, north and south sides, between Dunlavy Street and Mandell Street.

BACKGROUND:

The Planning and Development Department received an application for the renewal of a Special Minimum Building Line Block (SMBLB) for the 1400 - 1600 blocks of Bonnie Brae Street, north and south sides, between Dunlavy Street and Yupon Street; 1600 Block of Norfolk Street and 1600 Block of Castle Court, north and south sides, between Dunlavy Street and Mandell Street. Analysis shows that the most frequent constructed building line of 25' exists for the blockfaces. The block and building line have remained essentially the same since the original ordinance (2002-326) was passed by City Council on May 1, 2002. Two protests were filed, and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-170. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Once an application is determined to be complete, the Planning Director notifies all owners of property within the proposed SMBLB renewal. Any property owner who wishes to protest the renewal of the requirement area may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph); and
- receives no timely protest filed by a property owner within the proposed SMBLB renewal.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of renewal the SMBLB.

Should the application not meet one or more of the above criteria, the application must be forwarded to the Planning Commission for public hearing and consideration. After close of the public hearing, the Planning Commission shall consider the following:

- that the boundaries of the proposed SMBLB renewal include all properties within at least one blockface;
- that more than 50% of the proposed SMBLB renewal is developed with single-family residential units;
- that the renewal of the SMBLB will further the goal of preserving the building line character of the area; and
- that less than 25 percent of the single-family residential properties within the proposed SMBLB renewal have a constructed building line that varies by more than five (5) feet from the most frequent constructed building line.

Should the Commission find that the application meets these requirements, the Commission must forward the application to City Council for consideration. City Council approval of the SMLB renewal is enforceable for twenty years from the effective date of the ordinance.

STAFF ANALYSIS:

This application includes one hundred twenty-six (126) properties along the 1400 - 1600 blocks of Bonnie Brae Street, north and south sides, between Dunlavy Street and Yupon Street; 1600 Block of Norfolk Street and 1600 Block of Castle Court, north and south sides, between Dunlavy Street and Mandell Street.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLB renewal include all properties within at least one blockface;*
The application comprises of eight opposing blockfaces, the north and south sides of Bonnie Brae Street, between Dunlavy Street and Yupon Street, and the north and south sides of Norfolk Street and Castle Court, between Dunlavy and Mandell Streets
- *More than 50% of the proposed SMLB renewal must be developed with single-family residential units;*
Land uses of the properties consist of one hundred sixteen (116) single-family residential units (representing 92% of the total lots).
- *The applicant has demonstrated sufficient support for the SMLB renewal;*
Evidence of support is not required per the ordinance. All property owners were provided notice stating that a protest of the application must be filed within a thirty (30) day period. Two protests were filed.
- *Renewal of the SMLB will further the goal of preserving the building line character of the area; and*
The blocks are comprised of one hundred twenty-nine lots. One hundred (100) of the one hundred sixteen (116) single-family residential lots have a constructed building line of 25 feet. The lots that are developed for single-family residential use comply with the provisions of the criteria below.
- *Less than 25 percent of the single-family residential properties have a constructed building line that varies by more than five (5) feet from the most frequent constructed building line.*
Twenty three (23) single-family residential lots have a building line that varies by more than five (5) feet from the most frequent constructed building line, representing 16 percent of the total single-family residential lots.

Public notice of the public hearing was transmitted to all property owners on the block.

ATTACHMENTS:

1. Calculation Analysis
2. Maps
3. Protest Letter(s)
4. Application
5. Boundary Map

SPECIAL MINIMUM BUILDING LINE BLOCK RENEWAL

Application No. **38REN**

Date Received: **5/5/2022**

Date Complete: **6/15/2022**

Street(s) Name: **Bonnie Brae Street,
Norfolk Street, and
Castle Court**

**1400-1600 blocks of
Bonnie Brae Street,
1600 blocks of
Norfolk Street and
Castle Court**

Lot(s)

Cross Streets: **Dunvaly Street**

and

**Yupon Street and
Mandell Street**

Side of street: **North and
South**

MINIMUM BUILDING LINE:

<u>Address</u>	<u>Land Use</u>	<u>Original Building Line (in Feet)</u>	<u>Building Line (in Feet)</u>
1400 BONNIE BRAE ST	COM	25	1
1401 BONNIE BRAE ST	SFR	22	22.0
1402 BONNIE BRAE ST	SFR	25.0	25.0
1403 BONNIE BRAE ST	SFR	15.0	15.0
1404 BONNIE BRAE ST	SFR	33.0	33.0
1406 BONNIE BRAE ST	SFR	25	1
1407 BONNIE BRAE ST	SFR	22	22
1408 BONNIE BRAE ST	SFR	25	25

Special Minimum Building Line Block Renewal

Planning and Development Department

1409 BONNIE BRAE ST	SFR	25	25
1410 BONNIE BRAE ST	SFR	25	25
1411 BONNIE BRAE ST A	SFR	12	12
1411 BONNIE BRAE ST B	SFR	12	12
1412 BONNIE BRAE ST	SFR	25	25
1413 BONNIE BRAE ST	SFR	25	25
1414 BONNIE BRAE ST	SFR	25	25
1415 BONNIE BRAE ST A	SFR	25	25
1415 BONNIE BRAE ST G	SFR	25	25
1416 BONNIE BRAE ST	SFR	25	25
1419 BONNIE BRAE ST	SFR	25	25
1501 BONNIE BRAE ST	SFR	25	25
1502 BONNIE BRAE ST	SFR	25	25
1504 BONNIE BRAE ST	SFR	25	25
1505 BONNIE BRAE ST	SFR	25	25
1506 BONNIE BRAE ST	SFR	25	25
1509 BONNIE BRAE ST	SFR	25	25
1510 BONNIE BRAE ST	SFR	25	25
1515 BONNIE BRAE ST	SFR	25	27
1516 BONNIE BRAE ST 5	MF	25	25

1517 BONNIE BRAE ST 4	MF	25	27
1518 BONNIE BRAE ST	EXC	0	1
1521 BONNIE BRAE ST	SFR	25	25
1522 BONNIE BRAE ST	EXC	0	1
1525 BONNIE BRAE ST	SFR	25	25
1526 BONNIE BRAE ST	EXC	0	1
1529 BONNIE BRAE ST 6	MF	25	20
1530 BONNIE BRAE ST	EXC	0	1
1533 BONNIE BRAE ST	SFR	25	9
1601 BONNIE BRAE ST	SFR	25	25
1602 BONNIE BRAE ST 15	MF	25	5
1605 BONNIE BRAE ST	SFR	25	25
1607 BONNIE BRAE ST	SFR	25	25
1609 BONNIE BRAE ST	SFR	25	25
1610 BONNIE BRAE ST	SFR	25	25
1612 BONNIE BRAE ST	SFR	25	25
1613 BONNIE BRAE ST	SFR	25	25
1616 BONNIE BRAE ST	SFR	25	25
1617 BONNIE BRAE ST	SFR	25	25

1623 BONNIE BRAE ST	SFR	25	25
1624 BONNIE BRAE ST 10	MF	15	15
1625 BONNIE BRAE ST	VAC	25	1
1629 BONNIE BRAE ST	SFR	25	25
1632 BONNIE BRAE ST	SFR	25	25
1633 BONNIE BRAE ST	SFR	25	25
1636 BONNIE BRAE ST	SFR	25	17
1637 BONNIE BRAE ST	MF	25	25
1638 BONNIE BRAE ST	SFR	25	25
1640 BONNIE BRAE ST	SFR	25	25
1641 BONNIE BRAE ST	SFR	25	25
1644 BONNIE BRAE ST	SFR	25	25
1645 BONNIE BRAE ST	SFR	25	25
1647 BONNIE BRAE ST	SFR	25	25
1648 BONNIE BRAE ST	SFR	25	25
1650 BONNIE BRAE ST	SFR	25	25
1651 BONNIE BRAE ST	SFR	25	1
1652 BONNIE BRAE ST	SFR	25	25
1653 BONNIE BRAE ST	SFR	25	25

1654 BONNIE BRAE ST	SFR	25	25
1657 BONNIE BRAE ST	SFR	25	25
1658 BONNIE BRAE ST 4	MF	25	25
1601 NORFOLK ST	SFR	12	12
1602 NORFOLK ST	SFR	25	15
1604 NORFOLK ST	SFR	0	25
1607 NORFOLK ST	SFR	25	25
1611 NORFOLK ST	SFR	25	25
1612 NORFOLK ST	SFR	25	25
1613 NORFOLK ST	SFR	25	25
1614 NORFOLK ST A	SFR	25	25
1615 NORFOLK ST	SFR	25	25
1618 NORFOLK ST	VAC	25	1
1619 NORFOLK ST	SFR	25	25
1623 NORFOLK ST	SFR	25	25
1624 NORFOLK ST	SFR	25	25
1627 NORFOLK ST	SFR	25	25
1628 NORFOLK ST	SFR	25	25
1631 NORFOLK ST	SFR	25	25

1632 NORFOLK ST	SFR	25	25
1635 NORFOLK ST	SFR	25	25
1636 NORFOLK ST	SFR	25	25
1639 NORFOLK ST	SFR	25	25
1640 NORFOLK ST	SFR	25	25
1642 NORFOLK ST	SFR	25	20
1643 NORFOLK ST	SFR	25	25
1646 NORFOLK ST	SFR	25	25
1647 NORFOLK ST	SFR	25	25
1650 NORFOLK ST	SFR	0	1
1652 NORFOLK ST A	SFR	25	25
1653 NORFOLK ST	SFR	25	25
1655 NORFOLK ST 6	MF	25	25
1656 NORFOLK ST	SFR	25	22
1658 NORFOLK ST	SFR	25	25
1601 CASTLE CT 6	MF	25	25
1604 CASTLE CT	SFR	25	25
1605 CASTLE CT 4	MF	25	25
1608 CASTLE CT	SFR	25	25

1609 CASTLE CT 6	MF	25	25
1612 CASTLE CT	SFR	25	25
1613 CASTLE CT 4	MF	25	25
1614 CASTLE CT	SFR	25	25
1616 CASTLE CT	SFR	25	25
1618 CASTLE CT	SFR	25	25
1619 CASTLE CT	SFR	25	25
1622 CASTLE CT	SFR	25	25
1623 CASTLE CT	SFR	25	25
1624 CASTLE CT	SFR	25	25
1626 CASTLE CT	SFR	25	25
1627 CASTLE CT	SFR	25	25
1629 CASTLE CT	SFR	25	25
1630 CASTLE CT	SFR	25	25
1634 CASTLE CT	SFR	25	25
1635 CASTLE CT	SFR	25	25
1637 CASTLE CT	SFR	25	25
1638 CASTLE CT	SFR	25	25
1641 CASTLE CT	SFR	25	25

1644 CASTLE CT	SFR	25	25
1647 CASTLE CT	SFR	25	25
1648 CASTLE CT	SFR	25	25
1649 CASTLE CT	SFR	25	28
1651 CASTLE CT	SFR	25	28
1652 CASTLE CT	SFR	25	25
1653 CASTLE CT	SFR	25	33
1655 CASTLE CT	SFR	25	36
1656 CASTLE CT	SFR	25	25
1657 CASTLE CT	SFR	25	36
1659 CASTLE CT	SFR	25	33
1660 CASTLE CT	SFR	25	25

Single Family Calculation:								
Percentage of area developed or restricted to no more than two SFR units per lot (must be greater than 50%):								
116	# developed or restricted to no more than two SFR Units	Of	116	Lots in the Proposed Application Area	126	Square Feet are developed or restricted to no more than two SFR Units =	92%	
7	# of Multifamily lots							
1	# of Commercial lots							
2	# of Vacant Lots							
126	Total							

City of Houston

Planning Commission Staff Report

Special Minimum Building Line Block Renewal

Planning and Development Department

[illegible]

City of Houston

Planning Commission Staff Report

Special Minimum Building Line Block Renewal

Planning and Development Department

[illegible]

Special Minimum Building Line Block Renewal

Planning and Development Department

15.0	Y	0.7%
15.0	Y	0.7%
12.0	Y	0.7%
12.0	Y	0.7%
12.0	Y	0.7%
9.0	Y	0.7%
5.0	Y	0.7%
0.0	Y	0.7%
0.0	Y	0.7%
0.0	Y	0.7%
0.0	Y	0.7%
0.0	Y	0.7%
0.0	Y	0.7%
0.0	Y	0.7%
0.0	Y	0.7%
0.0	Y	0.7%
0.0	Y	0.7%
0.0	Y	0.7%

Most frequent B.L. is 25 ft

% of all B.L.'s more than 5 ft
from 25 ft is **16.1%**

This application qualifies for a

25.0

foot Special Minimum Building
Line*

Do deed restrictions specify a minimum building
line?

Yes

No

X

If yes, number of lots not included within deed restrictions per blockface:







From: Dennis Murland [REDACTED]
Sent: Wednesday, July 13, 2022 10:36 AM
To: Zorrilla, Abraham - PD <Abraham.Zorrilla@houstontx.gov>
Cc: Andrew Murland [REDACTED]
Subject: Re: Protest for Special Minimum Building Line

[Message Came from Outside the City of Houston Mail System]

I am filing a formal protest for 1637 Bonnie Brae. Andrew Murland is the president of operations for H-Town Properties and authorized to make this protest as well. Please let me know if you have any questions.

From: [REDACTED]
Sent: Wednesday, July 13, 2022 3:16 PM
To: Zorrilla, Abraham - PD <Abraham.Zorrilla@houstontx.gov>
Subject: Protest: Special Minimum Building Line 1400 - 1600 blocks of Bonnie Brae Street

[Message Came from Outside the City of Houston Mail System]

Dear Mr. Zorrilla:

As owner of 1516 Bonnie Brae Street please accept this email as my Formal Protest to the renewal of a Special Minimum Building Line Block under Section 42-170 of the Code of Ordinances relative to the 1400 – 1600 blocks of Bonnie Brae Street, north and south sides, between Dunlavy Street and Yupon Street; 1600 Block of Norfolk Street and 1600 Block of Castle Court, north and south sides, between Dunlavy Street and Mandell Street.

Thank you for your helpful information during our telephone conversation this date,

Sam Ross
Bruno Interests LLC



PLANNING &
DEVELOPMENT
DEPARTMENT

Special Minimum Building Line Block (SMBLB) Renewal Application

Main Applicant Information (required)

Full Name: STANLEY RICHARD ALMONEY Date: MAY 2, 2022

Address: 1653 BONNIE BRAE
Street Address Apartment/Unit #
HOUSTON, TEXAS 77006
City State ZIP Code

Phone: 713-208-2626 Email: [REDACTED]

Are you a property owner within the application boundary? ☒ YES ☐ NO If no, what is your relation to the application boundary? _____

Did you have a preliminary meeting with the Planning & Development Department? ☒ YES ☐ NO If yes, what was the date of the meeting? MAY 1, 2022 VIA PHONE

Does the application boundary have deed restrictions? ☐ YES ☒ NO If yes, do they address a Minimum Building Line? _____

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision") 25 FT

1400-1600 BLOCKS OF BONNIE BRAE STREET, NORTH & SOUTH SIDES BETWEEN DUNLAVY & YUPON STREET - 1600 BLOCK OF NORFOLK STREET & 1600 BLOCK OF CASTLE COURT, NORTH & SOUTH BETWEEN DUNLAVY STREET & MANOULL STREET

Alternate Applicant Information (optional)

Full Name: MATTHIAS HEINKENSCHLOSS Date: 5/3/2022

Address: 1653 NORFOLK STREET
Street Address Apartment/Unit #
HOUSTON TX 77006
City State ZIP Code

Phone: (713) 348-5176 Email: [REDACTED]

Signature of alternate applicant: _____

Application Information (STAFF USE ONLY)

File Number: _____ Super Neighborhood: _____
File Number renewed: _____ Planner Assigned: _____
City Council District: _____

