

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, OCTOBER 27, 2022
2:30 PM



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

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

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

OR

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

CONFERENCE ID: 414 556 887#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

speakercomments.pc@houstontx.gov

MAKE COMMENTS BY PHONE AT: 832-393-6624
(24 HOURS IN ADVANCE)

PLANNING COMMISSION MEMBERS



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

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

ALTERNATE MEMBERS

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

EX- OFFICIO MEMBERS

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

SECRETARY

Margaret Wallace Brown

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

9. Time limits will not apply to elected officials.

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

Mailing address is:

P.O. Box 1562

Houston, Texas 77251-1562

Website is www.houstonplanning.com

E-mail us at:

Planning and Development

Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:

www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

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

SPEAKER GUIDELINES

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

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

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

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

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

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

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

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

To join the October 27, 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

October 27, 2022 2:30 p.m.

Call to Order

Director's Report

Approval of the October 13, 2022 Planning Commission Meeting Minutes

- I. Presentation and consideration of the 2023 Planning Commission meeting dates** (Hector Rodriguez)
- II. Presentation and consideration of the 2023 Planning Commission Chapter 26 submittal dates** (Hector Rodriguez)
- III. 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, and Devin Crittle)
 - e. Subdivision Plats with Special Exception Requests
 - f. Reconsiderations of Requirement (Geoff Butler)
 - g. Extensions of Approval (Petra Hsia)
 - h. Name Changes (Petra Hsia)
 - i. Certificates of Compliance (Petra Hsia)
 - j. Administrative
 - k. Development Plats with Variance Requests (Ramon Jaime-Leon)
- IV. Establish a public hearing date of December 1, 2022**
 - a. Blalock Square
 - b. Chiao Hu Trust replat no 2
 - c. Cozy Med Enclave on Manor
 - d. Enclave on Noel
 - e. Estates at Randolph Street
 - f. Highland Gardens replat no 1
 - g. Langham Creek Colony Sec 2 partial replat no 4
 - h. Potomac Estates
 - i. Steeplechase Sec 1 partial replat no 3
 - j. Villas on Stearns
- V. Public Comment**
- VI. Adjournment**

Minutes of the Houston Planning Commission

October 13, 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 2:30 p.m. with a roll call and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present virtually and left at 4:56 p.m. after item 142
David Abraham	Absent
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present
Rodney Heisch	Absent
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Absent
Linda Porras-Pirtle	Absent
Kevin Robins	Absent
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present virtually
Meera D. Victor	Present
Scott Cain for	Absent
Commissioner James Noack	
Maggie Dalton for	Present virtually
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

Jennifer Ostlind, Deputy Director, Planning and Development Department – Present

CHAIR'S REPORT

Chair Martha L. Stein reported on meeting procedures.

DIRECTOR'S REPORT

Jennifer Ostlind, Deputy Director, Planning and Development Department, gave a report.

APPROVAL OF THE SEPTEMBER 29, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 29, 2022 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

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

Items removed for separate consideration: NONE

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

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

Motion: **Victor**

Second: **Jones**

Vote: **Carried**

Abstaining: **Dalton and Sigler**

Staff recommendation: Approve staff's recommendation for items **5, 6, 7, 8, 9, 15, 17, 18, 24, 27, 38, 42, 44, 45, and 85** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **5, 6, 7, 8, 9, 15, 17, 18, 24, 27, 38, 42, 44, 45, and 85** subject to the CPC 101 form conditions.

Motion: **Mares**

Second: **Clark**

Vote: **Carried**

Abstaining: **Dalton and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

117 Arales Properties at Force

C3N

Defer

Staff recommendation: Defer the application for further legal review.

Commission action: Deferred the application for further legal review.

Motion: **Hines**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Gloria Ayala, Carolyn Lopez – opposed

118 Bicycle Bungalows 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: **Clark**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

119 Bise Townhomes

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: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

120 Brickfielder Townhomes

C3N

Approve

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

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

Motion: **Mares**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

121 Brun Villas

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: **Mares**

Vote: **Unanimous**

Abstaining: **None**

- 122 Champions South partial replat no 1 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Mares** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 123 Geneva Place C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 124 Goertz Addition 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: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 125 Mistral Townhomes C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 126 Park at Champions Park 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: **Clark** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
 Speaker: Jeff Pena – applicant; Linda Buisson – supportive
- 127 Park Place partial replat no 6 C3N Disapprove**
 Staff recommendation: Disapprove.
 Commission action: Disapproved.
 Motion: **Mares** Second: **Victor** Vote: **Unanimous** Abstaining: **None**
- 128 Park Place partial replat no 7 C3N Disapprove**
 Staff recommendation: Disapprove
 Commission action: Disapproved
 Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 129 Pinecrest Sec 1 replat no 1 and extension C3N Withdraw**
- 130 Rosewood Estates 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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 131 Shepherd Oaks 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: **Clark** Second: **Garza** Vote: **Carried** Opposed: **Rosenberg**
 Speaker: Salman Mirajwala – applicant; Mehmet Katiru – builder; Chris Ochterback – opposed

- 132 Timmerman Estates** **C3N** **Defer**
 Staff recommendation: Defer the application per the applicant's request.
 Commission action: Deferred the application per the applicant's request.
 Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 133 Winter Bay Estates** **C3N** **Disapprove**
 Staff recommendation: Disapprove.
 Commission action: Disapproved.
 Motion: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 134 Wrenwood partial replat no 5** **C3N** **Defer**
 Staff recommendation: Defer the application for further study and legal review.
 Commission action: Deferred the application for further study and legal review.
 Motion: **Sigler** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 135 Yocum Gardens partial replat no 3** **C3N** **Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Victor** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

- 136 Indian Springs Sec 1** **C3R** **Defer**
 Staff recommendation: Defer the application per the Chapter 42 planning standards.
 Commission action: Deferred the application per the Chapter 42 planning standards.
 Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 137 Lexen Court** **C2** **Deny**
 Staff recommendation: Deny the variances and disapprove the plat subject to the CPC 101 form conditions.
 Commission action: Denied the variances and disapproved the plat subject to the CPC 101 form conditions.
 Motion: **Mares** Second: **Alleman** Vote: **Unanimous** Opposed: **Jones and Baldwin**
 Speaker: Bill Uckac – developer; Mary Villareal – applicant; Mike Qaddumi – supportive

- 138 Mansfield Life** **C3R** **Deny**
 Staff recommendation: Deny the variance and disapprove the plat subject to the CPC 101 form conditions.
 Commission action: Denied the variance and disapprove the plat subject to the CPC 101 form conditions.
 Motion: **Victor** Second: **Mares** Vote: **Carried** Opposed: **Baldwin**
 Speaker: Elizabeth Garcia – applicant

- 139 Morton 180 Tract GP** **GP** **Defer**
 Staff recommendation: Defer the application for further study and legal review.
 Commission action: Deferred the application for further study and legal review.
 Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS **NONE**

F RECONSIDERATION OF REQUIREMENTS

- 140 Devonshire Park** **C3P** **Deny/Approve**
Staff recommendation: Deny the requested variance and approve the plat subject to conditions listed.
Commission action: Denied the requested variance and approved the plat subject to conditions listed.
Motion: **Mares** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 141 Highland Meadows** **C3R** **Defer**
Mobile Home Park Sec 1
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Sigler** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 142 Park at Pinemont** **C3R** **Deny/Approve**
Staff recommendation: Deny the requested variance and approve the plat subject to conditions listed.
Commission action: Denied the requested variance and approve the plat subject to conditions listed.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
Speakers: Leigh A Edwards, William Dolk, James Mattern, Jeff Balke, Spencer Reddick, Tony Aligo, Leah Kauffman – opposed

G EXTENSIONS OF APPROVAL

- 143 Brandon Manor** **EOA** **Approve**
144 CWE Houston Shepherd North **EOA** **Approve**
145 CWE Houston Shepherd South **EOA** **Approve**
146 Homestead Village Willowbrook **EOA** **Approve**
replat no 1
147 Jubilee Haven Boulevard Street **EOA** **Approve**
Dedication and Reserves Sec 1
148 Sorella Heights Drive Street **EOA** **Approve**
Dedication Sec 1
149 Sorella Sec 2 **EOA** **Approve**

H NAME CHANGES

- 150 Southwest Elementary** **NC** **Approve**
(prev. Southwest Campus Anderson)

I CERTIFICATES OF COMPLIANCE

- 151 19706 Holly Glen** **COC** **Approve**
152 25345 Lamar Lane **COC** **Approve**

Staff recommendation: Approve staff's recommendation for items 143-152.

Commission Action: Approved staff's recommendation for items 143-152.

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

J ADMINISTRATIVE **NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

153 10251 Bridgeland 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: **Clark**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Ms. Juliana – position not known.

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 10, 2022

- a. Jackson Hill Grove
- b. Mangum Medical Plaza
- c. Marisol Sec 4
- d. Southland Terrace partial replat no 2
- e. Sunterra Sec 14 partial replat no 1
- f. Towne Lake Sec 63 partial replat no 1

Staff recommendation: Establish a public hearing date of November 10, 2022, for item II a-f.

Commission action: Established a public hearing date of November 10, 2022, for item II a-f.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

III. PUBLIC COMMENT NONE

IV. EXCUSE THE ABSENCES OF COMMISSIONER ALLEMAN

Commissioner Alleman was present; therefore, no Commission action was necessary.

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:03 p.m.

Motion: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

2023 Planning Commission Meeting Dates

Meeting Number	PLAT SUBMITTAL DATES (closing)	PLANNING COMMISSION DATES
1	Monday, December 19, 2022	Thursday, January 5, 2023 (3-week cycle)
2	Monday, January 9, 2023	Thursday, January 19, 2023
3	Monday, January 23, 2023	Thursday, February 2, 2023
4	Monday, February 6, 2023	Thursday, February 16, 2023
5	Monday, February 20, 2023	Thursday, March 2, 2023
6	Monday, March 6, 2023	Thursday, March 16, 2023
7	Monday, March 20, 2023	Thursday, March 30, 2023
8	Monday, April 3, 2023	Thursday, April 13, 2023
9	Monday, April 17, 2023	Thursday, April 27, 2023
10*	Monday, May 1, 2023	Thursday, May 11, 2023 (plus MTFP Wksh. 1-2:30)
11	Monday, May 15, 2023	Thursday, May 25, 2023
12	Tuesday, May 30, 2023	Thursday, June 8, 2023
*	Not a PC meeting	Wednesday, June 14, 2023 (MTFP Open House)
13	Monday, June 12, 2023	Thursday, June 22, 2023
14	Monday, June 26, 2023	Thursday, July 13, 2023 (3-week cycle)
15*	Monday, July 17, 2023	Thursday, July 27, 2023 (MTFP Public Hearing)
16	Monday, July 31, 2023	Thursday, August 10, 2023
17	Monday, August 14, 2023	Thursday, August 24, 2023
18*	Monday, August 28, 2023	Thursday, September 7, 2023 (MTFP Recommends.)
19	Tuesday, September 11, 2023	Thursday, September 21, 2023
20	Monday, September 25, 2023	Thursday, October 5, 2023
21	Monday, October 9, 2023	Thursday, October 19, 2023
22	Monday, October 23, 2023	Thursday, November 2, 2023
23	Monday, November 6, 2023	Thursday, November 16, 2023
24	Monday, November 20, 2023	Thursday, December 7, 2023 (3-week cycle)
25	Monday, December 11, 2023	Thursday, December 21, 2023
1	Wednesday, December 27, 2023	Thursday, January 11, 2024 (3-week cycle)

Location and Time: See posted agenda for details. Meetings are held in City Council Chambers, City Hall Annex, 900 Bagby St., Houston, TX 77002, at 2:30 p.m. or virtually via Microsoft TEAMS unless otherwise noted.

Bi-weekly: Commission meeting dates are Thursdays, typically following a bi-weekly schedule.

Three Week Meeting Schedule: Three-week cycles can occur around the City's adopted holiday schedule. such as for: 1) 4th of July 2) Thanksgiving, or 3) Christmas/New Year.

Submittal Periods: Submittal periods open at 6:00 a.m. on Fridays, following Commission meetings. The submittal period is extended for an additional (fifth) day for city holidays on Monday. All submittal periods close at 11:00 a.m. Monitor the Department's media outlets for any updates.

MTFP: Major Thoroughfare and Freeway Plan Amendment meetings (*) are held about six weeks apart, as noted.

Date of Document: 09-20-22 Adopted by Planning Commission 10-27-22

2023 Chapter 26 Submittal Dates

SUBMITTAL DATES

Meeting Number	Planning Commission Dates	for Parking Variance Sec. 26-561	for Special Parking Area Sec. 26-512
1	Thursday, January 5, 2023 (3-week cycle)	Monday, December 5, 2022	Monday November 14, 2022
2	Thursday, January 19, 2023	Monday, December 19, 2022	Monday, December 5, 2022
3	Thursday, February 2, 2023	Monday, January 9, 2023	Monday, December 19, 2022
4	Thursday, February 16, 2023	Monday, January 23, 2023	Monday, January 9, 2023
5	Thursday, March 2, 2023	Monday, February 6, 2023	Monday, January 23, 2023
6	Thursday, March 16, 2023	Monday, February 20, 2023	Monday, February 6, 2023
7	Thursday, March 30, 2023	Monday, March 6, 2023	Monday, February 20, 2023
8	Thursday, April 13, 2023	Monday, March 20, 2023	Monday, March 6, 2023
9	Thursday, April 27, 2023	Monday, April 3, 2023	Monday, March 20, 2023
10*	Thursday, May 11, 2023 (plus MTFP Wksh. 1-2:30)	Monday, April 17, 2023	Monday, April 3, 2023
11	Thursday, May 25, 2023	Monday, May 1, 2023	Monday, April 17, 2023
12	Thursday, June 8, 2023	Monday, May 15, 2023	Monday, May 1, 2023
13	Thursday, June 22, 2023	Tuesday, May 30, 2023	Monday, May 15, 2023
14	Thursday, July 13, 2023 (3-week Cycle)	Monday, June 12, 2023	Tuesday, May 30, 2023
15	Thursday, July 27, 2023 (MTFP Public Hearing)	Monday, June 26, 2023	Monday, June 12, 2023
16	Thursday, August 10, 2023	Monday, July 17, 2023	Monday, June 26, 2023
17	Thursday, August 24, 2023	Monday, July 31, 2023	Monday, July 17, 2023
18	Thursday, September 7, 2023 (MTFP Recommends)	Monday, August 14, 2023	Monday, July 31, 2023
19	Thursday, September 21, 2023	Monday, August 28, 2023	Monday, August 14, 2023
20	Thursday, October 5, 2023	Tuesday, September 11, 2023	Monday, August 28, 2023
21	Thursday, October 19, 2023	Monday, September 25, 2023	Tuesday, September 11, 2023
22	Thursday, November 2, 2023	Monday, October 9, 2023	Monday, September 25, 2023
23	Thursday, November 16, 2023	Monday, October 23, 2023	Monday, October 9, 2023
24	Thursday, December 7, 2023 (3week cycle)	Monday, November 6, 2023	Monday, October 23, 2023
25	Thursday, December 21, 2023	Monday, November 20, 2023	Monday, November 6, 2023
1	Thursday, January 11, 2024 (3-week cycle)	Monday, December 11, 2023	Monday, November 20, 2023

Parking Variance requests must be submitted at least 24 days before the date of the meeting at which the commission will first consider the application.

Special Parking Area requests must be submitted at least 45 days before the date of the meeting at which the commission will first consider the application.

Parking Variance and Special Parking Area applications must be submitted to the Planning and Development Department by the submittal date.

Applications must be submitted to the Planning and Development Department, 611 Walker Street, Sixth Floor.

Planning Commission Meetings

Location and Time: See posted agenda for details. Meetings are held in City Council Chambers, City Hall Annex, 900 Bagby St., Houston, TX 77002, at 2:30 p.m. or virtually via Microsoft TEAMS unless otherwise noted.

Bi-weekly: Commission meeting dates are Thursdays, typically following a bi-weekly schedule.

Three Week Meeting Schedule: occurs around the City's adopted holidays.

MTFP: Major Thoroughfare and Freeway Plan Amendment meetings (*) are held about six weeks apart, as noted.

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Allison Park Sec 5	C3F	
2	Allison Park Sec 6	C3F	DEF1
3	Avalon at Cypress Avalon View Drive Street Dedication Sec 1	SP	
4	Avalon at Cypress Sec 12	C3F	
5	Bicycle Bungalows replat no 2	C3F	
6	Bissonnet Street in Trillium Street Dedication Sec 2	C3P	
7	Blue Ridge Commerce Center Fondren Reserve	C3P	
8	Blue Ridge Commerce Center Moffett Reserve	C2	
9	Boudreaux Corner	C2	
10	Brandt Road Residence	C2	
11	Bridgeland Migration Way and Conservation Crossing Street Dedication	SP	
12	Bridgeland Prairieland Village Sec 26	C3F	
13	Bridgeland Prairieland Village Sec 28	C3F	
14	Bridgeland Prairieland Village Sec 31	C3P	
15	Brun Villas	C3F	
16	Champions South partial replat no 1	C3F	
17	City Place Amenity Center	C2	
18	Cypress Creek Memorial Heights	C3F	DEF1
19	Cypress Point Reserve	C2	DEF1
20	Dellrose Sec 19	C3F	DEF1
21	Eado Leeland	C2	
22	East Canteras	C2	DEF1
23	East River Views	C2	
24	Family Thrift Center at Cypress Junction	C2	
25	Foster Place partial replat no 32	C3F	
26	Furay Development	C3F	
27	Grand Mason Sec 4	C3F	
28	Grand Pines Sec 1	C3F	
29	Grand Pines Sec 3	C3F	
30	Harris County MUD no 558 Water Plant no 1	C2	
31	Horizon Heights	C3P	
32	Hughes Developers LLC	C2	DEF1
33	John Dreaper Villas	C3F	
34	Katy Legacy Detention	C2	DEF2
35	Kermier Road and Mallard Crossing Drive Street Dedication and Reserve	C3P	DEF2
36	Lakemont Park	C2	
37	Lakes at Creekside Sec 12	C3P	
38	Lakes at Creekside Sec 14	C3P	
39	Lanier Theological Library Foundation Sec 1	C2	
40	Lehman Crossing	C2	
41	Mansfield Manor	C3F	
42	Maury North	C3F	DEF1

Platting Summary**Houston Planning Commission****PC Date: October 27, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Maury South	C3F	DEF1
44	Mound Road Street Dedication Sec 3	SP	
45	New Caney Pioneer Crossing	C2	DEF2
46	Om Fall Creek	C2	
47	Retreat at Oak Park	C3F	
48	Richland Heights	C3F	
49	Rosewood Estates partial replat no 2	C3F	
50	Salinas Landing	C2	
51	Segundo Way	C2	
52	Sentinel Self Storage Tomball	C2	DEF1
53	Simsbrook Village	C3P	DEF1
54	Siteone Commercial Park	C2	
55	South New Hope Housing Gray	C2	DEF1
56	Spring Homes	C3P	DEF1
57	Swift Franz Pro	C2	
58	Tavola West Sec 6	C3P	
59	Team Gillman Volkswagen Kingwood	C2	
60	Wheatley Vista	C2	
61	Williams Landing	C3P	
62	Yocum Gardens partial replat no 3	C3F	

B-Replats

63	Brinkley Estates	C2R	
64	Broadway Square	C3R	DEF1
65	Checkout Fry Road	C2R	DEF1
66	Clover Enclave	C2R	
67	Corner at Lexington	C2R	
68	Deen Estates at Arlington	C2R	
69	Denmark Estates	C2R	DEF2
70	Edell Center	C2R	
71	Estates on London	C2R	
72	Fifth Ward Expansion 2022	C2R	
73	Genoa Court	C2R	
74	Goldsby Estates	C2R	DEF1
75	Green Oaks On Broadhurst	C3R	DEF2
76	Hebron Seventh Day Adventist Church	C2R	
77	Kallie Landing	C2R	DEF2
78	Kallie Villas	C2R	DEF2
79	Katy Parkway Marketplace	C2R	
80	Kickapoo Development	C2R	
81	Le Dauphin Apartments partial replat no 1	C2R	
82	Lively Landing	C2R	DEF1
83	Mangum Medical Plaza	C2R	
84	Marcolin Manor	C2R	DEF2

Platting Summary**Houston Planning Commission****PC Date: October 27, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Martin Villas	C3R	
86	Martinas at Milby	C2R	DEF2
87	Matsumoto Place	C2R	
88	McIlhenny Landing	C2R	
89	Montgomery County WCID no 1 Lift Station no 3	C2R	
90	Olay Estates on Knox	C2R	
91	Omotayo Court	C2R	DEF1
92	OST Estates	C2R	DEF2
93	Parkhurst Meadows	C2R	
94	Plaza Estates at Courtshire	C2R	
95	Plaza Estates at Mallow	C2R	
96	Rami Estates	C2R	
97	Rice Military Bungalows	C2R	
98	San Diego Place	C2R	
99	Shadydale Addition partial replat no 2	C2R	DEF1
100	Sharif Fuels Commercial	C2R	DEF1
101	Thornton Estates	C3R	DEF2
102	TMC Chapman Street Development	C2R	
103	Views At Terry Street	C2R	
104	Villas at Kolb	C2R	DEF1

C-Public Hearings Requiring Notification

105	Arales Properties at Force	C3N	DEF1
106	Aurora Sec 3 partial replat no 1	C3N	
107	Carverdale Place	C3N	
108	Craig Woods partial replat no 38	C3N	
109	Elmwood Estates	C3N	
110	Foster Place partial replat no 33	C3N	
111	Jutland Estates replat no 1	C3N	
112	Richmond Senior Village	C3N	
113	Southland Place partial replat no 4	C3N	
114	Spring Branch Estates no 2 partial replat no 17	C3N	
115	Timmerman Estates	C3N	DEF2
116	Trinity at Springhill	C3N	
117	West Bell Flats	C3N	
118	Wrenwood partial replat no 5	C3N	DEF1

D-Variances

119	Indian Springs Sec 1	C3P	DEF1
120	Legacy Ranch Business Park GP	GP	
121	Meadows at Telge GP	GP	
122	Morton 180 Tract GP	GP	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
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E-Special Exceptions

None

F-Reconsideration of Requirements

123	Highland Meadows Mobile Home Park Sec 1	C3P	DEF1
124	New Caney ISD Porter Elementary	C2R	
125	North Bridgeland Lake Parkway Street Dedication Sec 9	SP	

G-Extensions of Approval

126	Cathedral Lakes Partial Replat and Extension	EOA	
127	Chuys C5 Trailer Complex	EOA	
128	Emerson Place partial replat no 1	EOA	
129	Emma Lou Landing	EOA	
130	Himmel Reserve at Deer Trail	EOA	
131	Jubilee Sec 8	EOA	
132	Jubilee Sec 3	EOA	
133	Marvida Gardens	EOA	
134	Reserve at Summitry Circle	EOA	

H-Name Changes

135	Bleu Riviera Drive Street Dedication Sec 1 (prev. Community Drive Street Dedication Sec 1)	NC	
136	Sila GP (prev. LH Ranch GP)	NC	
137	Tropez Village Drive Street Dedication and Reserves (prev. Saint Tropez Drive Street Dedication and Reserves)	NC	

I-Certification of Compliance

138	24591 Sorters Road	COC	
139	25823 Lantern Lane	COC	
140	25144 Twin Oaks Drive	COC	

K-Development Plats with Variance Requests

141	6904 Van Etten Road	DPV	
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Platting Summary**Houston Planning Commission****PC Date: October 27, 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	Allison Park Sec 5	2022-2450	C3F	Harris	City	574T	16.13	1.12	95	LJA	LJA Engineering, Inc.- (Houston Office)
2	Allison Park Sec 6 (DEF1)	2022-2456	C3F	Harris	City	574T	13.56	0.39	90	LJA	LJA Engineering, Inc.- (Houston Office)
3	Avalon at Cypress Avalon View Drive Street Dedication Sec 1	2022-2510	SP	Harris	ETJ	406A	2.53	0.00	0	Taylor Morrison of Texas, Inc.	BGE, Inc.
4	Avalon at Cypress Sec 12	2022-2513	C3F	Harris	ETJ	406A	13.29	3.33	40	Taylor Morrison of Texas, Inc.	BGE, Inc.
5	Bicycle Bungalows replat no 2	2022-2525	C3F	Harris	City	493E	0.15	0.00	3	Stone Throw Solutions, LLC	Probstfeld & Associates, Inc.
6	Bissonnet Street in Trillium Street Dedication Sec 2	2022-2562	C3P	Fort Bend	ETJ	526V	11.40	9.53	0	Taylor Morrison	Meta Planning + Design LLC
7	Blue Ridge Commerce Center Fondren Reserve	2022-2522	C3P	Fort Bend	City	610D	32.79	30.30	0	Rice Interests, Ltd.	BGE, Inc.
8	Blue Ridge Commerce Center Moffett Reserve	2022-2521	C2	Fort Bend	City	610H	11.08	11.06	0	LAH Houston I, LLC	BGE, Inc.
9	Boudreaux Corner	2022-2597	C2	Harris	ETJ	289X	1.88	1.88	0	Jondot Properties	Hovis Surveying Company Inc.
10	Brandt Road Residence	2022-2430	C2	Harris	ETJ	292Q	2.05	0.00	1	Jeff Simen	Hovis Surveying Company Inc.
11	Bridgeland Migration Way and Conservation Crossing Street Dedication	2022-2508	SP	Harris	ETJ	365N	4.69	0.00	0	Bridgeland Development LP	Costello, Inc.
12	Bridgeland Prairieland Village Sec 26	2022-2509	C3F	Harris	ETJ	365J	14.18	1.35	57	Bridgeland Development LP	Costello, Inc.
13	Bridgeland Prairieland Village Sec 28	2022-2515	C3F	Harris	ETJ	365N	20.64	2.42	35	Bridgeland Development LP	Costello, Inc.
14	Bridgeland Prairieland Village Sec 31	2022-2558	C3P	Harris	ETJ	364R	17.49	2.88	77	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
15	Brun Villas	2022-2564	C3F	Harris	City	492R	0.14	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
16	Champions South partial replat no 1	2022-2557	C3F	Harris	ETJ	370C	0.40	0.00	1	Jeff Kanaly	Hovis Surveying Company Inc.
17	City Place Amenity Center	2022-2552	C2	Harris	ETJ	291M	10.06	10.06	0	DMB Springwoods, LLC	C.L. Davis & Company
18	Cypress Creek Memorial Heights (DEF1)	2022-2459	C3F	Harris	ETJ	333J	24.09	4.22	111	SS &&& J, LLC	C & C Surveying, Inc
19	Cypress Point Reserve (DEF1)	2022-2466	C2	Harris	ETJ	327X	3.16	3.16	0	Mazzarino Construction	Total Surveyors, Inc.
20	Dellrose Sec 19 (DEF1)	2022-2485	C3F	Harris	ETJ	325J	31.05	3.10	112	Cypress 600 Development Partners LP	Meta Planning + Design LLC
21	Eado Leeland	2022-2534	C2	Harris	City	493V	2.90	2.90	0	LAKESIDE PLACE PFC	Civil-Surv Land Surveying, L.C.

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22	East Canteras (DEF1)	2022-2298	C2	Harris	City	494N	0.23	0.00	5	Integrity Rock Construction and Design	South Texas Surveying Associates, Inc.
23	East River Views	2022-2284	C2	Harris	City	494F	0.33	0.00	9	Haus Houston - Real Estate & Development Co.	Cobalt Engineering & Inspections LLC
24	Family Thrift Center at Cypress Junction	2022-2570	C2	Harris	ETJ	406P	5.78	5.78	0	Altar Group	Landpoint
25	Foster Place partial replat no 32	2022-2559	C3F	Harris	City	533Q	0.13	0.00	3	SEM SERVICES	SEM SERVICES
26	Furay Development	2022-2431	C3F	Harris	ETJ	415P	4.31	4.31	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
27	Grand Mason Sec 4	2022-2523	C3F	Harris	ETJ	406J	31.97	1.05	177	TPHTM 529, LLC	BGE, Inc.
28	Grand Pines Sec 1	2022-2550	C3F	Montgomery	ETJ	286F	76.98	52.57	100	LJA Engineering, Inc.	LJA Engineering, Inc.- (Houston Office)
29	Grand Pines Sec 3	2022-2551	C3F	Montgomery	ETJ	286B	16.34	1.54	70	LJA Engineering, Inc.	LJA Engineering, Inc.- (Houston Office)
30	Harris County MUD no 558 Water Plant no 1	2022-2549	C2	Harris	ETJ	286S	1.66	1.66	0	M/I Homes of Houston, LLC	LJA Engineering, Inc.- (Houston Office)
31	Horizon Heights	2022-2575	C3P	Harris	City	574N	8.95	1.53	91	Contempo Builder	Windrose
32	Hughes Developers LLC (DEF1)	2022-2457	C2	Harris	City	576Y	1.73	1.73	0	Advance Surveying, Inc.	Advance Surveying, Inc.
33	John Dreaper Villas	2022-2505	C3F	Harris	City	491U	0.27	0.00	2	Amal Homes LLC	Pioneer Engineering, LLC
34	Katy Legacy Detention (DEF2)	2022-2306	C2	Harris	ETJ	405X	59.82	59.21	0	HCMUD No 540	Costello, Inc.
35	Kermier Road and Mallard Crossing Drive Street Dedication and Reserve (DEF2)	2022-2392	C3P	Harris	ETJ	323V	16.14	9.24	0	Grand Prairie Development LLC	Meta Planning + Design LLC
36	Lakemont Park	2022-2474	C2	Fort Bend	ETJ	525M	16.56	16.56	0	Fort Bend County Municipal Utility District No. 122	LJA Engineering, Inc.- (Houston Office)
37	Lakes at Creekside Sec 12	2022-2578	C3P	Harris	ETJ	249Z	1.03	0.08	3	Lakes at Creekside, LLC	LJA Engineering, Inc.- (Houston Office)
38	Lakes at Creekside Sec 14	2022-2581	C3P	Harris	ETJ	249Z	1.91	0.12	4	Lakes at Creekside, LLC	LJA Engineering, Inc.- (Houston Office)
39	Lanier Theological Library Foundation Sec 1	2022-2420	C2	Harris	ETJ	370A	6.78	6.78	1	Lanier Theological Library Foundation	K. Chen Engineering
40	Lehman Crossing	2022-2548	C2	Harris	City	452G	1.00	0.01	21	Arcada Homes, LLC	Total Surveyors, Inc.
41	Mansfield Manor	2022-2287	C3F	Harris	City	451D	5.40	0.24	101	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
42	Maury North (DEF1)	2022-2426	C3F	Harris	City	493D	2.01	0.04	50	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
43	Maury South (DEF1)	2022-2427	C3F	Harris	City	493D	0.86	0.01	23	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
44	Mound Road Street Dedication Sec 3	2022-2526	SP	Harris	ETJ	366C	1.14	0.00	0	Dunham Pointe Development, LLC, a Texas limited liability company	BGE, Inc.

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45	New Caney Pioneer Crossing (DEF2)	2022-2042	C2	Montgomery	ETJ	256L	14.62	0.00	2	New Caney Pioneer Crossing, LLC	Arceneaux Wilson & Cole Engineering
46	Om Fall Creek	2022-2519	C2	Harris	ETJ	375V	3.11	3.11	0	SOMNATH MAHADEV, LLC	MOMENTUM ENGINEERING
47	Retreat at Oak Park	2022-2506	C3F	Harris	City	488A	7.01	1.17	89	David Weekly Homes	Pioneer Engineering, LLC
48	Richland Heights	2022-2541	C3F	Harris	City	455F	0.17	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
49	Rosewood Estates partial replat no 2	2022-2545	C3F	Harris	City	454H	0.18	0.00	2	New Era Development	New Era Development & Land Services
50	Salinas Landing	2022-2554	C2	Harris	City	493G	0.23	0.00	1	Christa Salinas	Owens Management Systems, LLC
51	Segundo Way	2022-2566	C2	Harris	City	494N	0.12	0.00	2	Selmon Investment	CGES Bailey Planning
52	Sentinel Self Storage Tomball (DEF1)	2022-2395	C2	Harris	ETJ	286Q	4.74	4.74	0	Pupo Investments Inc	Baker Lawson Inc
53	Simsbrook Village (DEF1)	2022-2388	C3P	Harris	City	572P	15.01	3.12	82	BURGLI DEVELOPMENT, LLC	Survey 1, Inc.
54	Siteone Commercial Park	2022-2446	C2	Harris	ETJ	291U	3.72	3.72	0	SiteOne Landscape Supply, LLC	PEA Group
55	South New Hope Housing Gray (DEF1)	2022-2477	C2	Harris	City	493V	2.18	2.18	0	New Hope Housing, Inc.	Windrose
56	Spring Homes (DEF1)	2022-2393	C3P	Harris	ETJ	291Z	3.27	0.48	24	Spring Homes, Inc.	HRS and Associates, LLC
57	Swift Franz Pro	2022-2594	C2	Harris	ETJ	445V	1.21	1.19	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
58	Tavola West Sec 6	2022-2517	C3P	Montgomery	ETJ	256G	30.77	12.15	142	Friendswood Development Company	BGE, Inc. - Land Planning
59	Team Gillman Volkswagen Kingwood	2022-2443	C2	Montgomery	City	335D	4.30	4.30	0	CRGFB Properties, LLC	PEA Group
60	Wheatley Vista	2022-2535	C2	Harris	City	412T	0.15	0.00	2	N/A	replats.com
61	Williams Landing	2022-2576	C3P	MULTIPLE	ETJ	322H	55.92	17.69	198	Odyssey Engineering Group	Miller Survey Group
62	Yocum Gardens partial replat no 3	2022-2546	C3F	Harris	City	451N	0.30	0.00	8	New Era Development	New Era Development & Land Services

B-Replats

63	Brinkley Estates	2022-2532	C2R	Harris	City	533Y	0.23	0.00	4	Concord Ventures LLC	RP & Associates
64	Broadway Square (DEF1)	2022-2497	C3R	Harris	City	576K	3.49	0.09	61	Survey Solutions of Texas	Survey Solutions of Texas
65	Checkout Fry Road (DEF1)	2022-2422	C2R	Harris	ETJ	406Y	2.00	2.00	0	Hut Enterprises. LLC	Century Engineering, Inc
66	Clover Enclave	2022-2489	C2R	Harris	City	533Z	0.29	0.00	3	JMJ Design & Construction	Cobalt Engineering & Inspections LLC
67	Corner at Lexington	2022-2518	C2R	Harris	City	492Y	0.51	0.51	0	ALJ Lindsey	Windrose
68	Deen Estates at Arlington	2022-2429	C2R	Harris	City	453N	0.21	0.00	4	Plan Express	PlanExpress

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				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
69	Denmark Estates (DEF2)	2022-2283	C2R	Harris	City	454L	0.62	0.00	8	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC
70	Edell Center	2022-2589	C2R	Harris	City	454A	0.49	0.49	0	Interplan Architects. Inc	Century Engineering, Inc
71	Estates on London	2022-2560	C2R	Harris	City	533R	0.46	0.00	8	O Pena	South Texas Surveying Associates, Inc.
72	Fifth Ward Expansion 2022	2022-2587	C2R	Harris	City	494A	1.72	1.63	0	ALJ Lindsey	Windrose
73	Genoa Court	2022-2569	C2R	Harris	City	335W	0.61	0.00	7	GMA Oasis LLC	CGES Bailey Planning
74	Goldsby Estates (DEF1)	2022-2247	C2R	Harris	City	453R	0.47	0.03	10	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
75	Green Oaks On Broadhurst (DEF2)	2022-2376	C3R	Harris	City	572Y	2.41	0.21	26	Green Valley Construction, LLC	The Interfield Group
76	Hebron Seventh Day Adventist Church	2022-2573	C2R	Harris	City	412T	0.70	0.70	0	Hebron Seventh Day Adventist Church	Chesterfield Development Services
77	Kallie Landing (DEF2)	2022-2365	C2R	Harris	City	412U	0.17	0.00	2	Kallie's Construction Co.	Chesterfield Development Services
78	Kallie Villas (DEF2)	2022-2384	C2R	Harris	City	412T	0.16	0.00	2	Kallie's Construction Co.	Chesterfield Development Services
79	Katy Parkway Marketplace	2022-2590	C2R	Fort Bend	ETJ	485K	2.62	2.62	0	Ardente Management, LLC	Windrose
80	Kickapoo Development	2022-2524	C2R	Harris	ETJ	283B	38.00	37.40	0	N/A	E.I.C. Surveying Company
81	Le Dauphin Apartments partial replat no 1	2022-2421	C2R	Harris	City	535T	1.09	1.09	0	BOA Designs	South Texas Surveying Associates, Inc.
82	Lively Landing (DEF1)	2022-2499	C2R	Harris	City	494N	0.11	0.00	3	Haus Houston - Real Estate & Development Co.	Cobalt Engineering & Inspections LLC
83	Mangum Medical Plaza	2022-1849	C2R	Harris	City	451R	2.77	2.77	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
84	Marcolin Manor (DEF2)	2022-2381	C2R	Harris	City	412P	0.26	0.00	4	Diaz Group	RED CONSULTANTS
85	Martin Villas	2022-2568	C3R	Harris	City	452H	1.00	0.05	19	Legion Builders, LLC	Total Surveyors, Inc.
86	Martinas at Milby (DEF2)	2022-2313	C2R	Harris	City	494N	0.22	0.00	6	Geometry Developments, LLC	Core
87	Matsumoto Place	2022-2520	C2R	Harris	City	454A	0.66	0.66	0	LONGHORN RESALE SHOP	Houston Platting
88	McIlhenny Landing	2022-2547	C2R	Harris	City	494W	0.11	0.00	2	713 Development, LLC	Total Surveyors, Inc.
89	Montgomery County WCID No 1 Lift Station No 3	2022-2555	C2R	Montgomery	ETJ	251W	0.55	0.55	0	AEI Engineering – A Baxter & Woodman Company	Windrose
90	Olay Estates on Knox	2022-2571	C2R	Harris	City	412U	0.25	0.00	5	AOL Realty CO LLC	CGES Bailey Planning
91	Omotayo Court (DEF1)	2022-2479	C2R	Harris	City	493G	0.09	0.00	2	CGES Bailey Planning	CGES Bailey Planning
92	OST Estates (DEF2)	2022-2310	C2R	Harris	City	533K	0.69	0.11	14	Danani LLC	RP & Associates
93	Parkhurst Meadows	2022-2540	C2R	Harris	City	455F	0.18	0.00	2	JFO SOLUTIONS	PLS CONSTRUCTION LAYOUT, INC

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94	Plaza Estates at Courtshire	2022-2539	C2R	Harris	City	413Y	0.22	0.00	2	New Era Development	New Era Development & Land Services
95	Plaza Estates at Mallow	2022-2537	C2R	Harris	City	533Y	0.30	0.00	3	New Era Development	New Era Development & Land Services
96	Rami Estates	2022-2588	C2R	Montgomery	ETJ	256Y	1.55	0.00	3	Said Rami	Owens Management Systems, LLC
97	Rice Military Bungalows	2022-2512	C2R	Harris	City	492M	0.11	0.00	2	ROC Homes	MOMENTUM ENGINEERING
98	San Diego Place	2022-2542	C2R	Harris	City	412W	0.18	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
99	Shadydale Addition partial replat no 2 (DEF1)	2022-2336	C2R	Harris	City	454H	0.41	0.41	3	Robert Keith Hulett	PEA Group
100	Sharif Fuels Commercial (DEF1)	2022-2414	C2R	Harris	City	453L	0.32	0.32	0	GEO Environmental	Tetra Land Services
101	Thornton Estates (DEF2)	2022-2178	C3R	Harris	City	452L	2.25	0.03	35	CAS Consultants, LLC	CAS Consultants, LLC
102	TMC Chapman Street Development	2022-2585	C2R	Harris	City	493D	0.28	0.00	6	TMC Elite Homes, Inc.	Doshi Engineering & Surveying Company
103	Views At Terry Street	2022-2543	C2R	Harris	City	453V	0.11	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
104	Villas at Kolb (DEF1)	2022-2501	C2R	Harris	City	493E	0.12	0.00	2	Wisam Holdings, LLC	ICMC GROUP INC

C-Public Hearings Requiring Notification

105	Arales Properties at Force (DEF1)	2022-2194	C3N	Harris	City	494D	0.15	0.00	3	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
106	Aurora Sec 3 partial replat no 1	2022-2071	C3N	Harris	ETJ	405X	0.27	0.00	2	Century Land Holdings of Texas	Costello, Inc.
107	Carverdale Place	2022-2170	C3N	Harris	City	450A	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
108	Craig Woods partial replat no 38	2022-2354	C3N	Harris	City	451X	0.21	0.00	2	Cunningham Development	Total Surveyors, Inc.
109	Elmwood Estates	2022-2330	C3N	Harris	City	453F	0.27	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
110	Foster Place partial replat no 33	2022-2166	C3N	Harris	City	533R	0.18	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
111	Jutland Estates replat no 1	2022-1972	C3N	Harris	City	533Z	1.34	0.04	24	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
112	Richmond Senior Village	2022-2389	C3N	Harris	City	491X	1.84	1.84	0	Richmond Senior Village, Ltd.	Windrose
113	Southland Place partial replat no 4	2022-2375	C3N	Harris	City	533L	0.08	0.00	2	New Era Development	New Era Development & Land Services
114	Spring Branch Estates no 2 partial replat no 17	2022-2272	C3N	Harris	City	450U	0.98	0.00	2	Gates	West Belt Surveying, Inc.
115	Timmerman Estates (DEF2)	2022-1992	C3N	Harris	City	455C	0.16	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
116	Trinity at Springhill	2022-2175	C3N	Harris	City	533P	0.13	0.00	3	CE Engineers & Development Consultants, INC	CE Engineers & Development Consultants, INC
117	West Bell Flats	2022-2193	C3N	Harris	City	493N	0.34	0.34	0	W & W Builders, LLC	South Texas Surveying Associates, Inc.

Platting Summary**Houston Planning Commission****PC Date: October 27, 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
118	Wrenwood partial replat no 5 (DEF1)	2022-2206	C3N	Harris	City	449X	0.63	0.00	7	CS1 Properties, LLC	South Texas Surveying Associates, Inc.

D-Variances

119	Indian Springs Sec 1 (DEF1)	2022-2454	C3P	Harris	ETJ	378G	69.90	34.59	194	Blackline Engineering LLC	Blackline Engineering
120	Legacy Ranch Business Park GP	2022-2579	GP	Harris	ETJ	366H	350.76	0.00	0	Kimley-Horn	Windrose
121	Meadows at Telge GP	2022-2504	GP	Harris	ETJ	327M	50.32	0.00	0	David Weekley Homes	BGE, Inc. - Land Planning
122	Morton 180 Tract GP (DEF1)	2022-2502	GP	Waller	ETJ	443M	179.80	0.00	0	Texas Land Holdings LLC	EHRA

E-Special Exceptions

None

F-Reconsideration of Requirements

123	Highland Meadows Mobile Home Park Sec 1 (DEF1)	2022-2391	C3P	Harris	ETJ	414E	2.16	1.95	0	WGA	McKim and Creed
124	New Caney ISD Porter Elementary	2022-2473	C2R	Montgomery	ETJ	296K	28.36	0.00	0	Brooks & Sparks, Inc	West Belt Surveying, Inc.
125	North Bridgeland Lake Parkway Street Dedication Sec 9	2022-2452	SP	Harris	ETJ	365J	15.22	0.00	0	Bridgeland Development, LP	McKim & Creed, Inc.

G-Extensions of Approval

126	Cathedral Lakes Partial Replat and Extension	2021-2680	EOA	Montgomery	ETJ	252X	21.41	20.70	0	AHS Residential, LLC, a Florida Limited Liability Company	BGE, Inc.
127	Chuys C5 Trailer Complex	2021-2505	EOA	Harris	ETJ	330V	1.38	1.38	0	Chuy's C-5 Trailers, Inc.	Owens Management Systems, LLC
128	Emerson Place partial replat no 1	2021-2408	EOA	Harris	ETJ	414U	0.25	0.00	2	Surv-Tex Surveying	Surv-Tex surveying Inc.
129	Emma Lou Landing	2021-2304	EOA	Harris	City	412W	0.72	0.72	1	TBD	K. Chen Engineering
130	Himmel Reserve at Deer Trail	2021-2705	EOA	Harris	ETJ	412C	6.99	6.99	0	Himmel Jefferson Property LLC, a Louisiana liability company	BGE, Inc.
131	Jubilee Sec 8	2021-2637	EOA	Harris	ETJ	324K	12.20	0.59	45	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
132	Jubilee Sec 3	2021-2570	EOA	Harris	ETJ	324K	29.40	17.31	51	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
133	Marvida Gardens	2021-2869	EOA	Harris	ETJ	406P	14.12	14.12	0	Kimley-Horn	Windrose
134	Reserve at Summitry Circle	2021-2322	EOA	Harris	ETJ	446W	7.35	7.35	0	Neuman and Esser Investments, Inc	McKim and Creed

Platting Summary**Houston Planning Commission****PC Date: October 27, 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

H-Name Changes

135	Bleu Riviera Drive Street Dedication Sec 1 (prev. Community Drive Street Dedication Sec 1)	2022-0759	NC	Harris	ETJ	258Z	7.02	0.00	0	Saint-Tropez Azure, LLC	Quiddity Engineering
136	Sila GP (prev. LH Ranch GP)	2022-1719	NC	Harris	ETJ	258Y	927.70	0.00	0	Friendswood Development Company	BGE, Inc. - Land Planning
137	Tropez Village Drive Street Dedication and Reserves (prev. Saint Tropez Drive Street Dedication and Reserves)	2022-0757	NC	Harris	ETJ	258Z	78.11	64.38	0	Saint-Tropez Azure, LLC	Quiddity Engineering

I-Certification of Compliance

138	24591 Sorters Road	22-1663	COC	Montgomery	ETJ	295L				Sharif Parsla	Golam Mostofa
139	25823 Lantern Lane	22-1664	COC	Montgomery	ETJ	257L				Leticia Chavez	NA
140	25144 Twin Oaks Drive	22-1665	COC	Montgomery	ETJ	257T				Missy Young	Clayton Homes

K-Development Plats with Variance Requests

141	6904 Van Etten Street	21058378	DPV	Harris	City	533K				Karim Dadelahi	Sarab Structural & Civil
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Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Arales Properties at Force (DEF 1)

Applicant: Advance Surveying, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

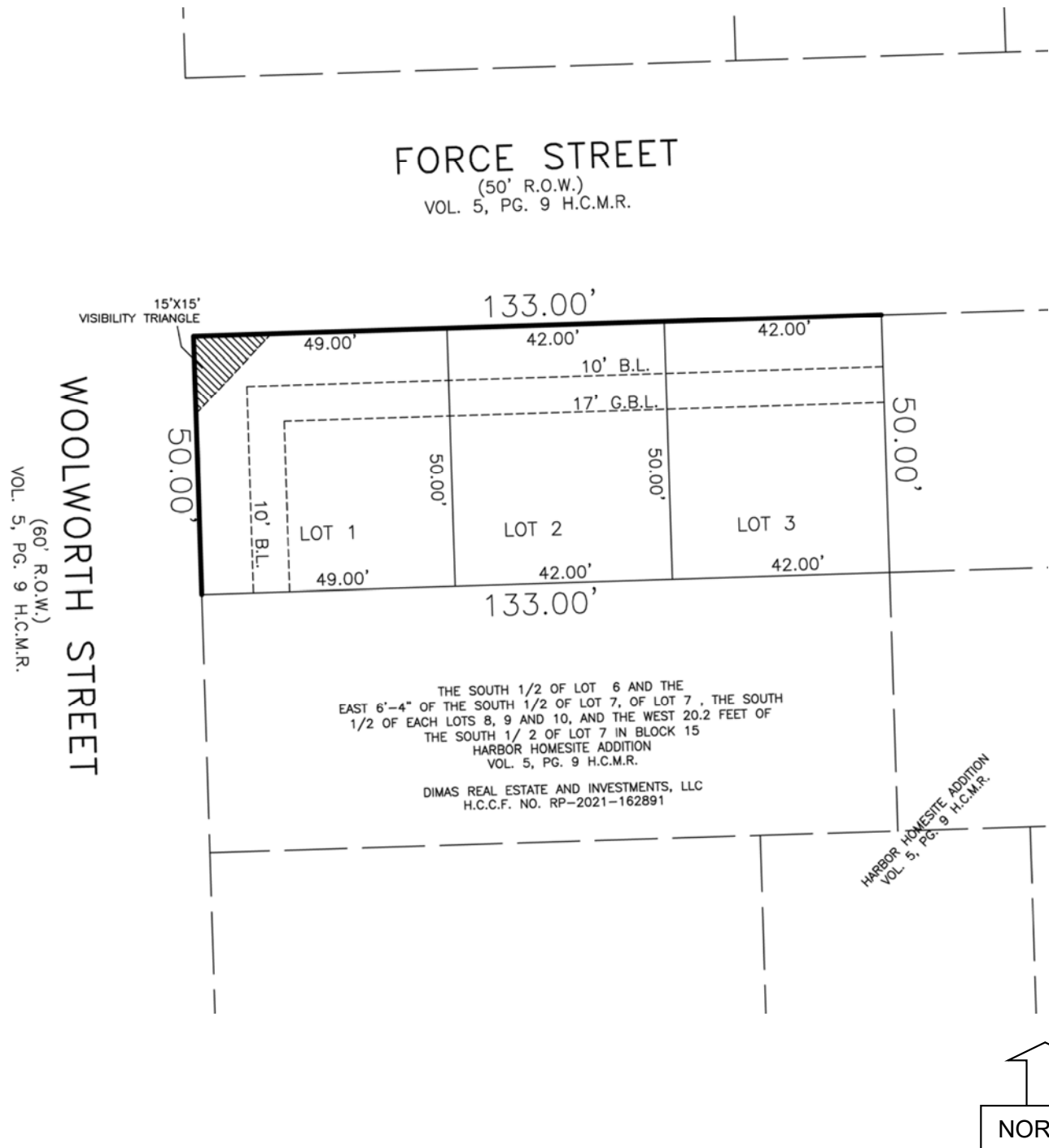
ITEM: 105

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Arales Properties at Force (DEF 1)

Applicant: Advance Surveying, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Arales Properties at Force (DEF 1)

Applicant: Advance Surveying, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

September 22, 2022

Dear Property Owner:

Reference Number: 2022-2194; Arales Properties at Force; partial replat of **Harbor Homesite Addition**, being north one-half of Lots 6-10, Block 15, as recorded in Volume 5 Page 9 of the Harris County Map Records.

The property is located at 135 Woolworth Street, the southeast intersection of Force Street and Woolworth Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Lisett Campos**, with Advances Surveying, inc., on behalf of the developer, can be contacted at **281-530-2939**.

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

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, October 13, 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

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.
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Houston Planning Commission

ITEM: 106

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Aurora Sec 3 partial replat no 1

Applicant: Century Land Holdings of Texas

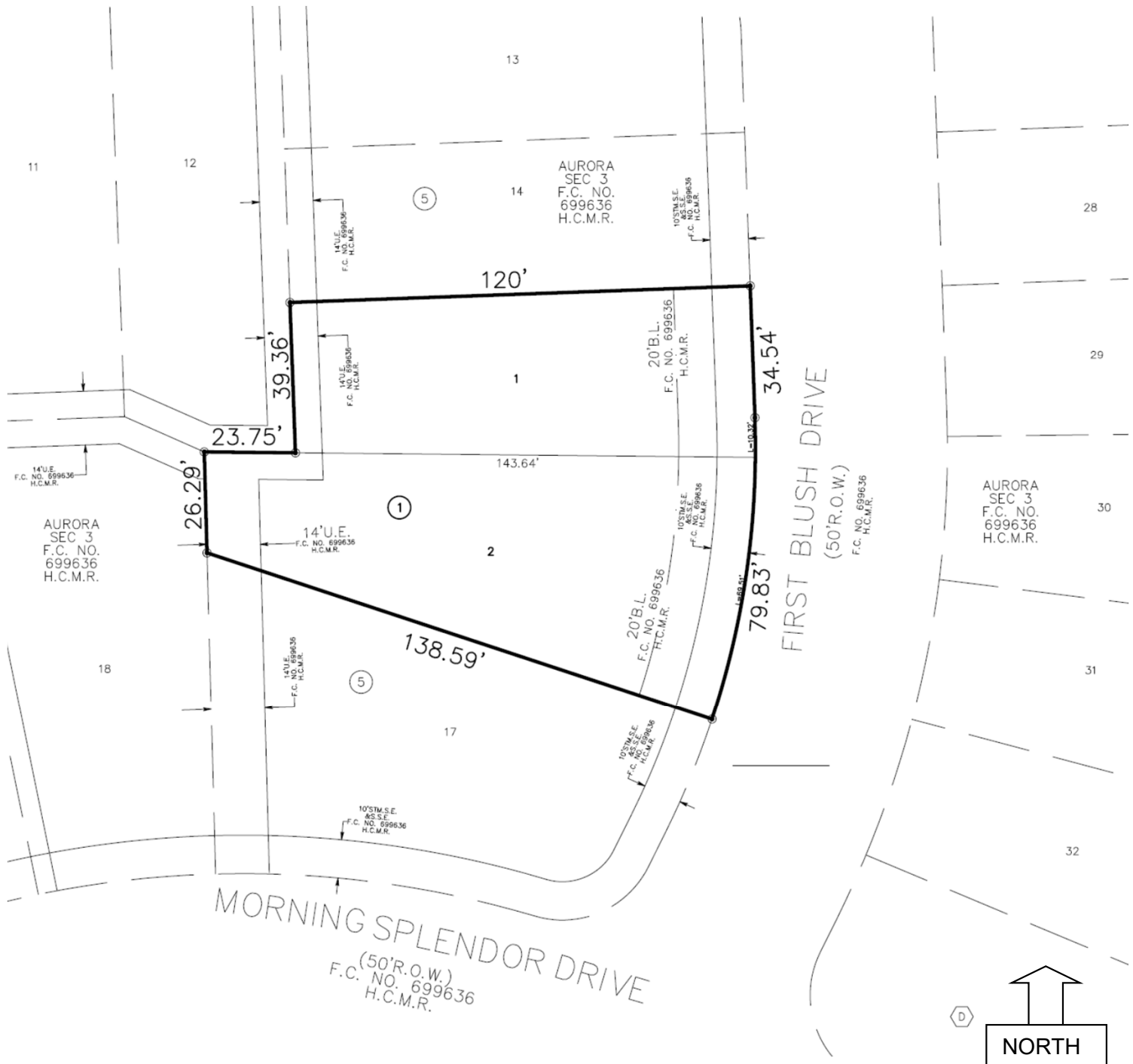


C – Public Hearings

Site Location

Subdivision Name: Aurora Sec 3 partial replat no 1

Applicant: Century Land Holdings of Texas



Houston Planning Commission

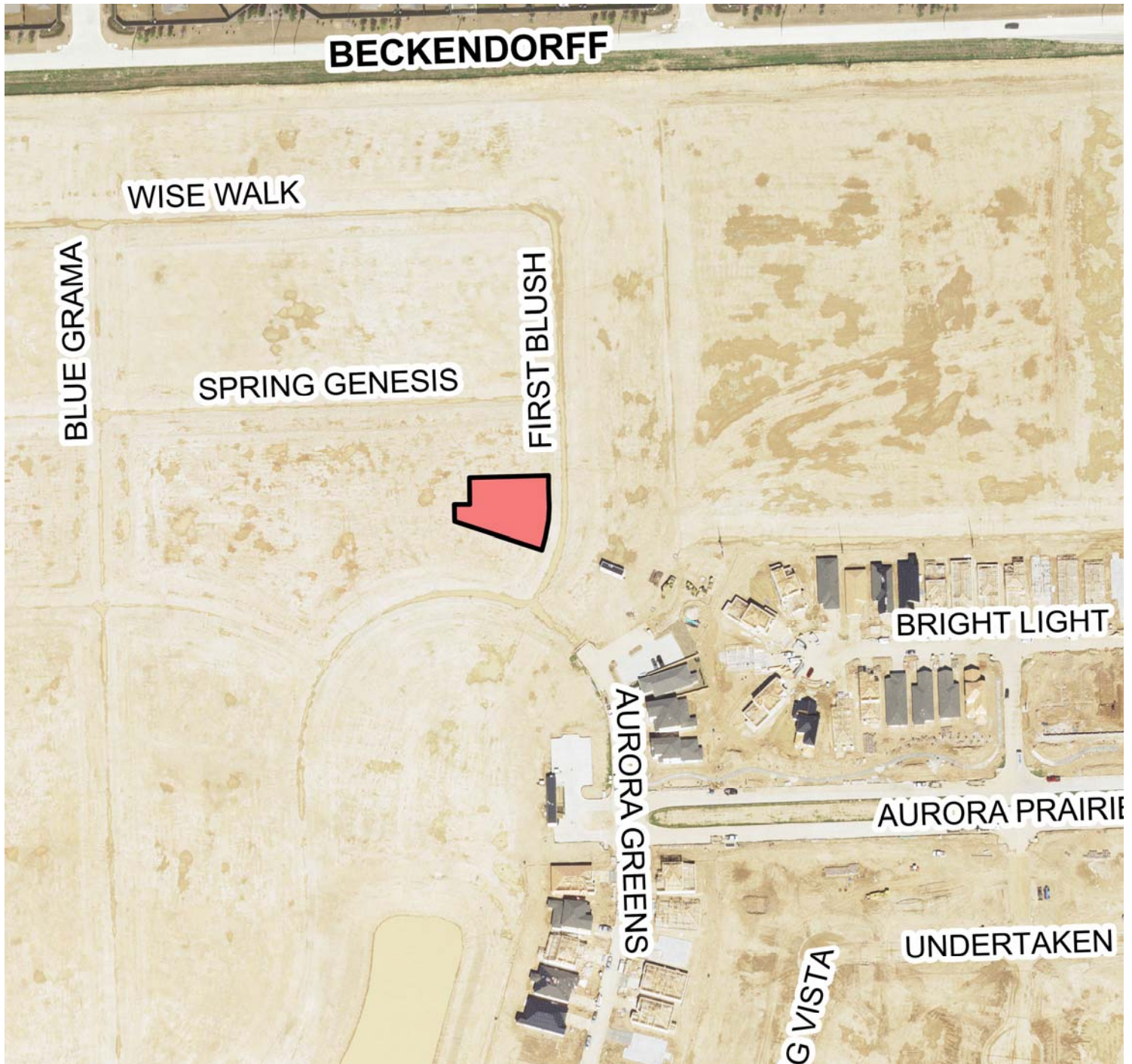
ITEM: 106

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Aurora Sec 3 partial replat no 1

Applicant: Century Land Holdings of Texas



C – Public Hearings

Aerial

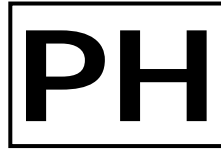


CITY OF HOUSTON
Planning and Development

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

October 5, 2022

Dear Property Owner:

Reference Number: 2022-2071; Aurora Sec 3 partial replat no 1; a partial replat of **Aurora Sec 3**, being Lots 15 & 16, Block 5, as recorded in film code 699636 of the Harris County Map Records.

The property is located west along First Blush Drive and north of Morning Splendor Drive. The purpose of the replat is to create two single family residential lots and remove a public utility easement. The applicant, **Kenny Lopez**, with Costello, Inc., on behalf of the developer, **Century Land Holdings of Texas.**, can be contacted at **713-783-7788**.

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

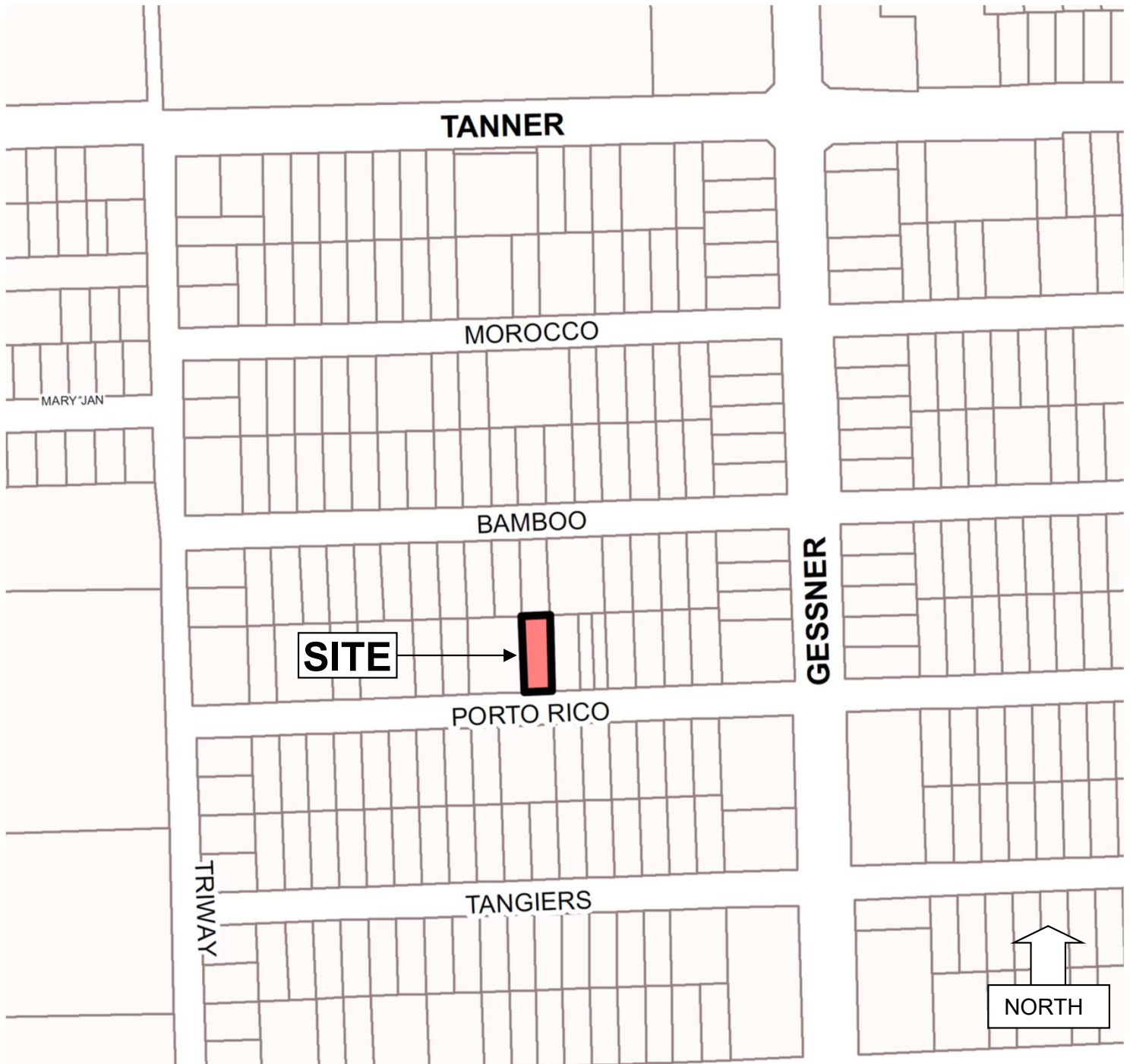
ITEM: 107

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Carverdale Place

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Site Location

Houston Planning Commission

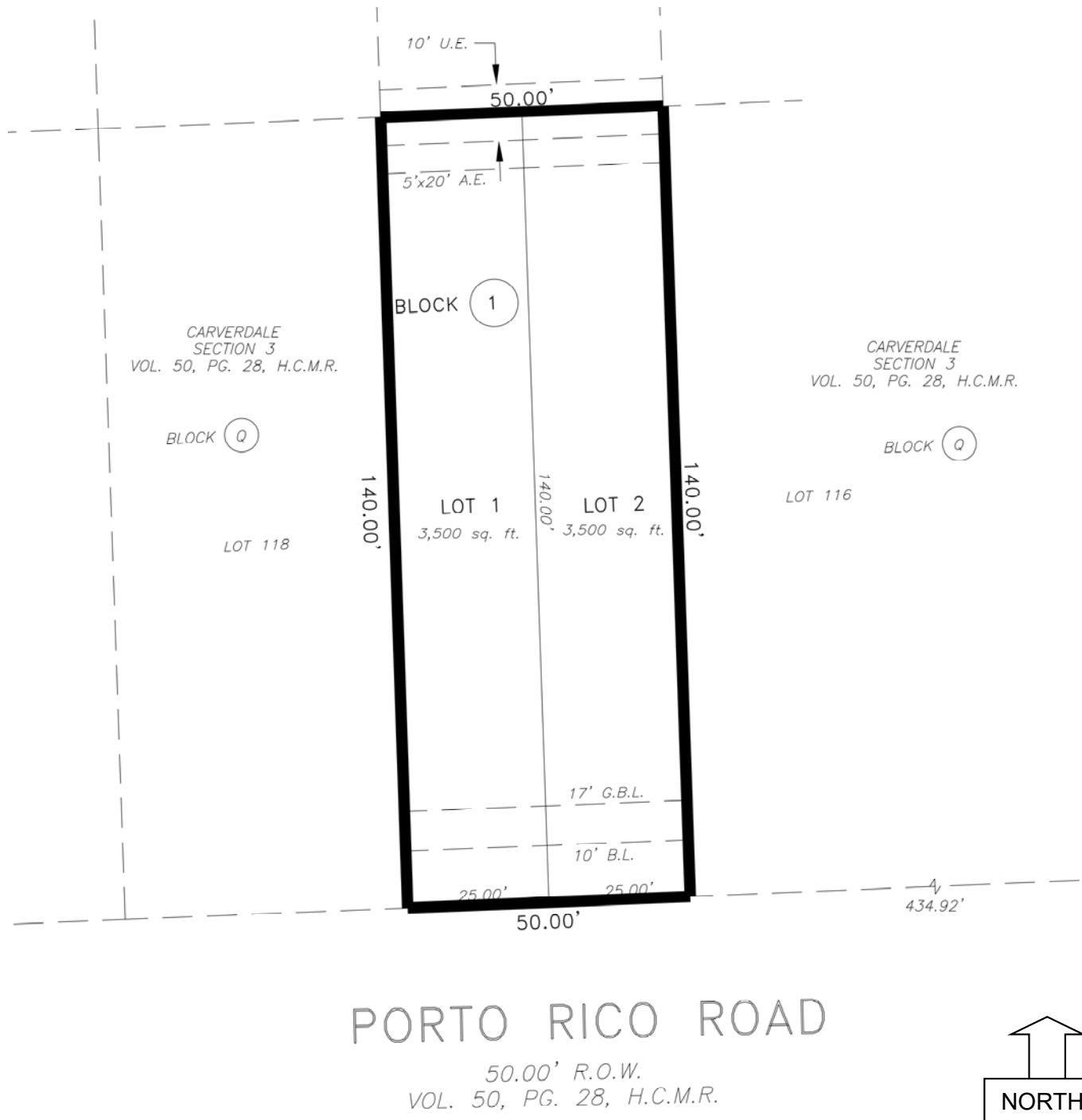
ITEM: 107

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Carverdale Place

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Subdivision

Houston Planning Commission

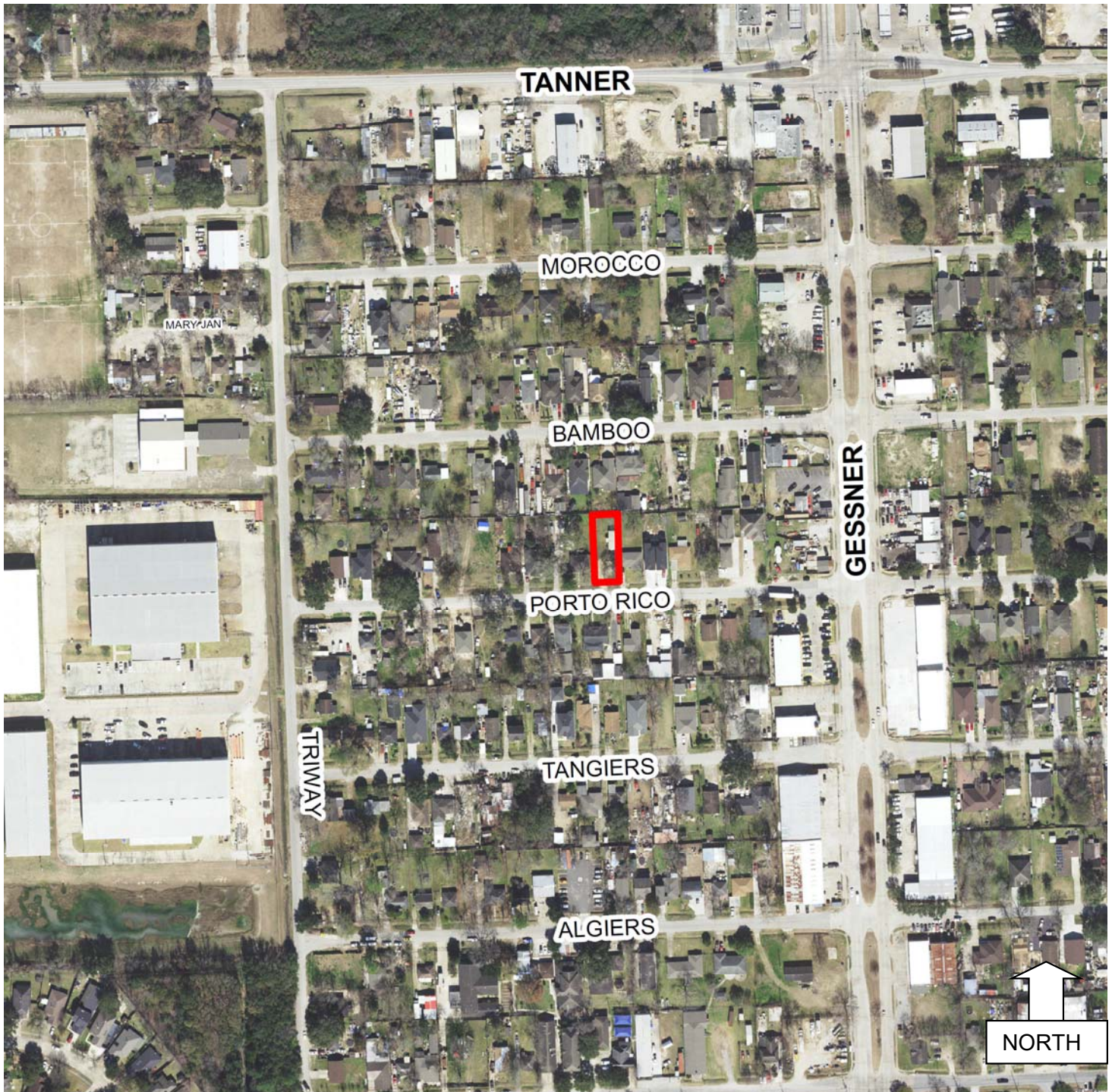
ITEM: 107

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Carverdale Place

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

October 5, 2022

Dear Property Owner:

Reference Number: 2022-2170; Carverdale Place; a partial replat of **Carverdale Sec 3**, being Lot 117, in Block Q, as recorded in Vol. 50, Pg. 28 of the Harris County Map Records.

The property is located north along Porto Rico Road, west of Gessner Road and south of Tanner Road. The purpose of the replat is to create two (2) single-family residential lots and revise the front building line. The applicant, **Uriel Figueroa**, with PLS Construction Layout INC, on behalf of the developer, 3H Engineering & Construction, INC, can be contacted at **713-480-4075**.

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

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- **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

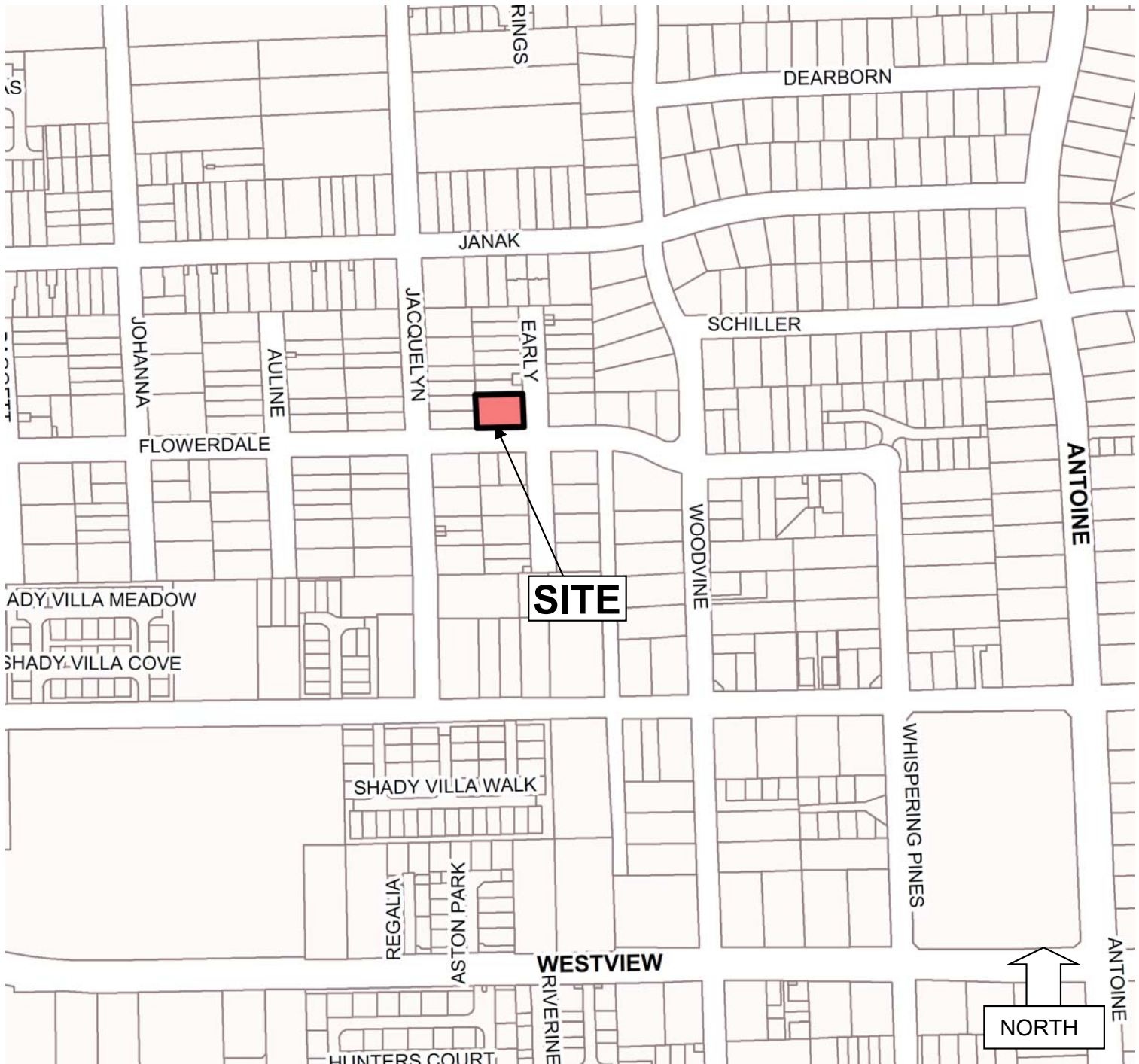
ITEM: 108

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Craig Woods partial replat no 38

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

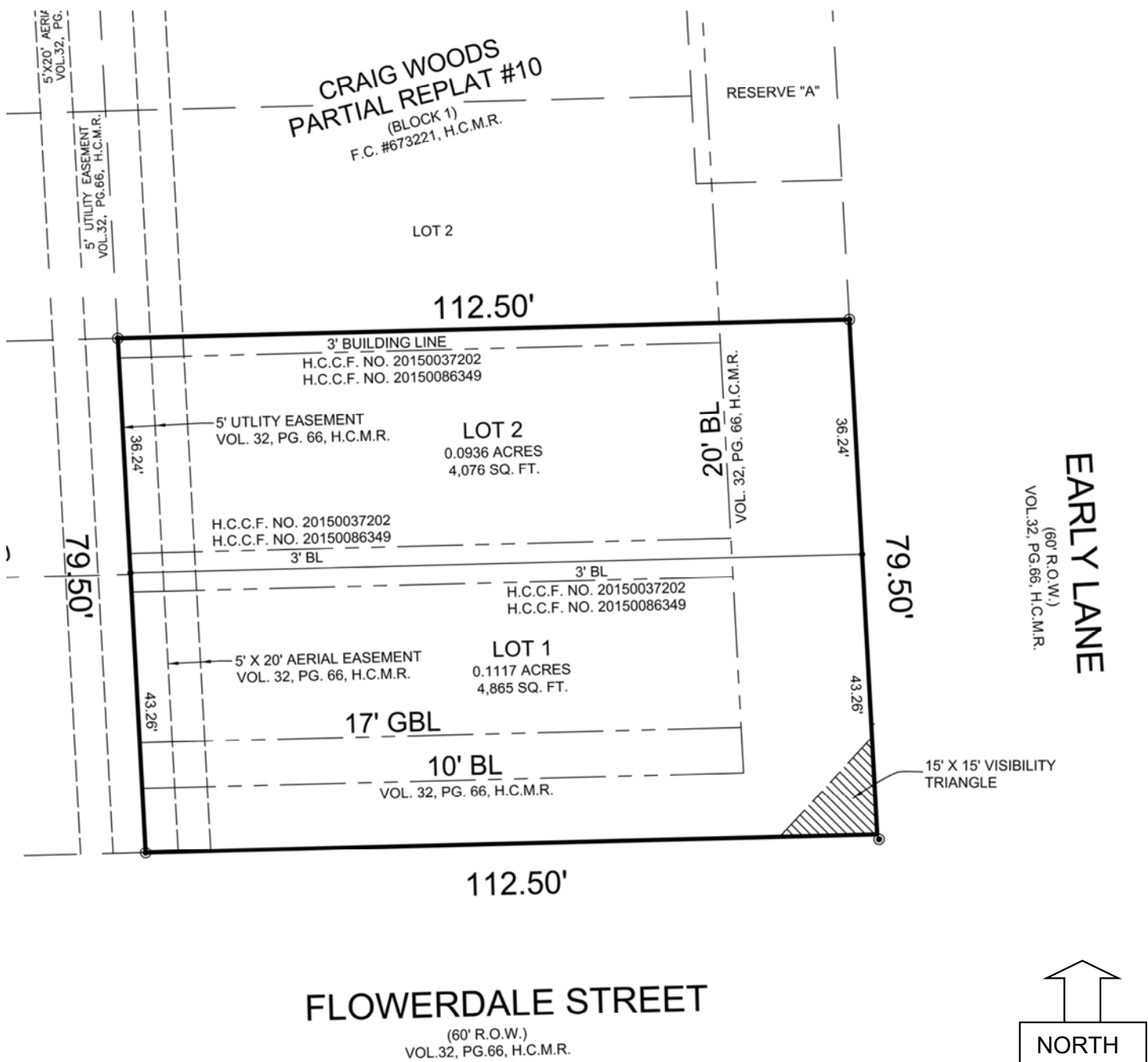
ITEM: 108

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Craig Woods partial replat no 38

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

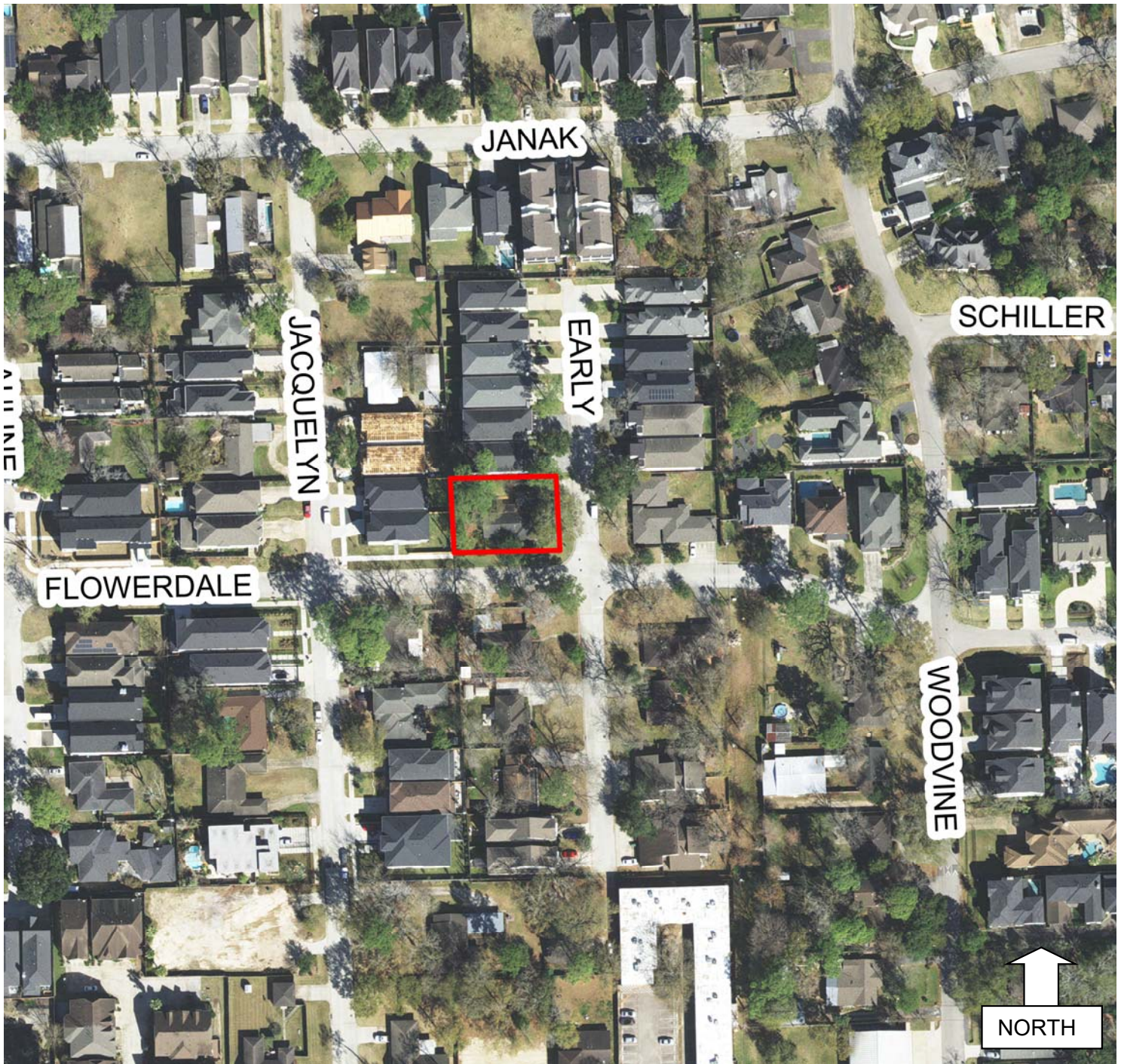
ITEM: 108

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Craig Woods partial replat no 38

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial



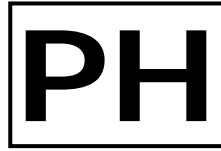
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

October 3, 2022

Dear Property Owner:

Reference Number: 2022-2354; Craig Woods partial replat no 38; a partial replat of **Craig Woods**, being all of Lots 59, in Block J, as recorded in Vol. 32, Pg. 66 of the Harris County Map Records.

The property is located at the northwest intersection of Flowerdale Street and Early Lane. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Kevin Kolb**, with Total Surveyors, Inc., on behalf of the developer, Cunningham Development, can be contacted at **281-479-8719**.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 27, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

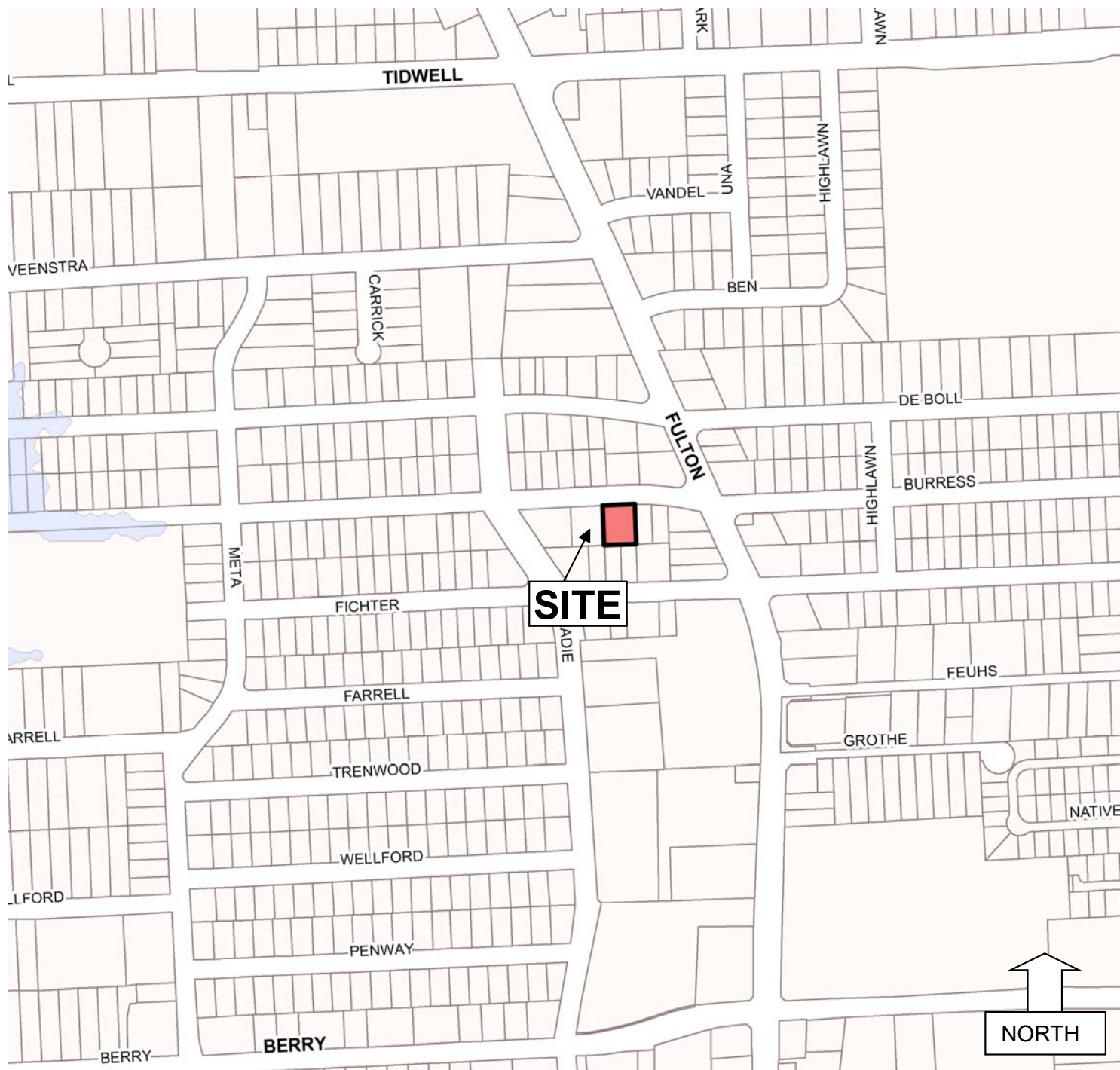
ITEM: 109

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Elmwood Estates

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

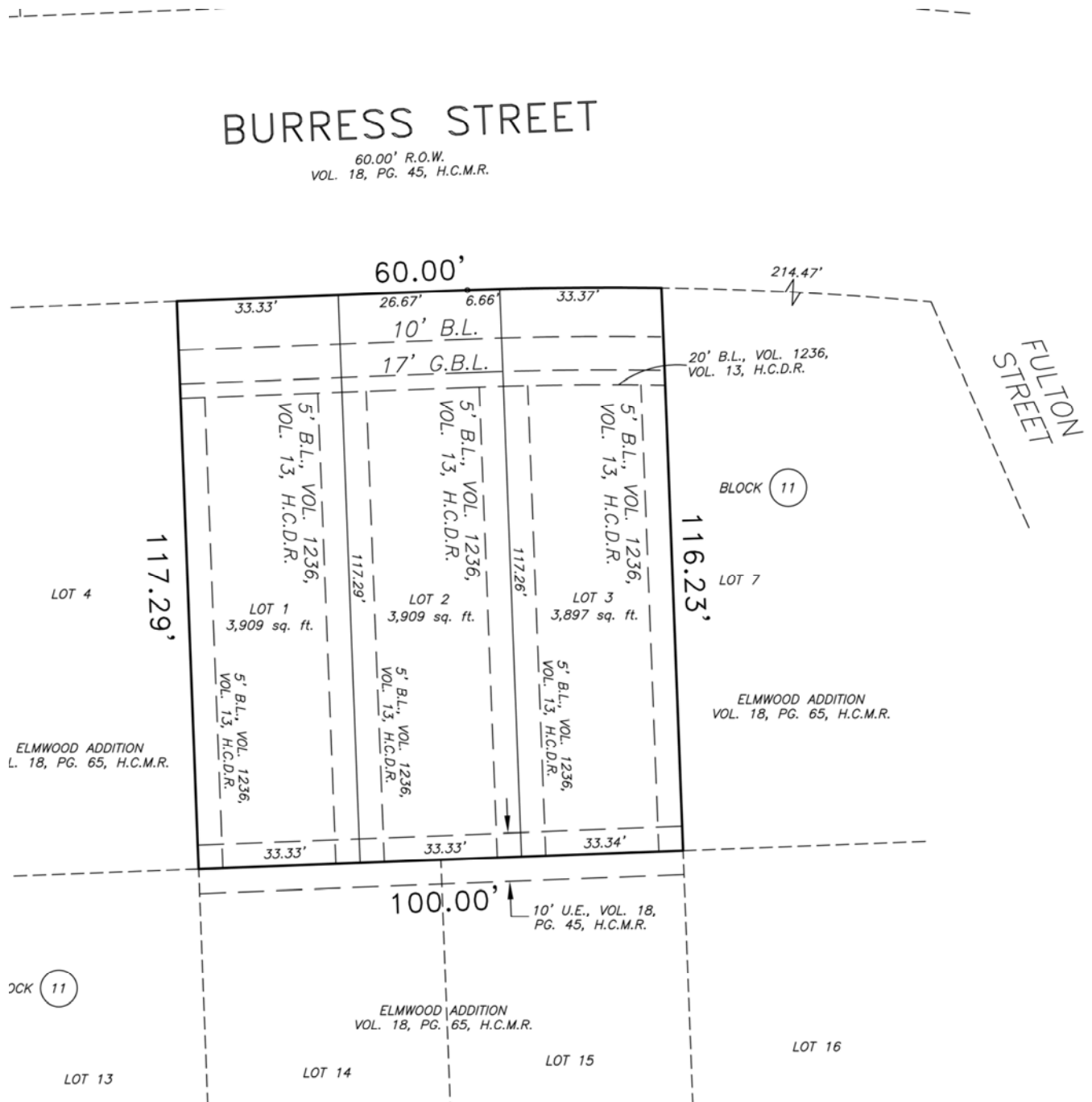
ITEM: 109

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Elmwood Estates

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Elmwood Estates

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Aerial



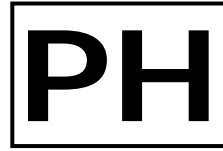
CITY OF HOUSTON

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

October 5, 2022

Dear Property Owner:

Reference Number: 2022-2330; Elmwood Estates; a partial replat of **Elmwood Addition**, being all of Lots 5 and 6, in Block 11, as recorded in Vol. 18, Pg. 45 of the Harris County Map Records.

The property is located along and south of Burrell Street between Madie Drive and Fulton Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Uriel Figueroa**, with PLS Construction Layout, Inc., on behalf of the developer, 3h Engineering & Construction, Inc., can be contacted at **713-480-4075**.

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

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

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Thursday, October 27, 2022, beginning at 2:30 p.m.

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Houston Planning Commission

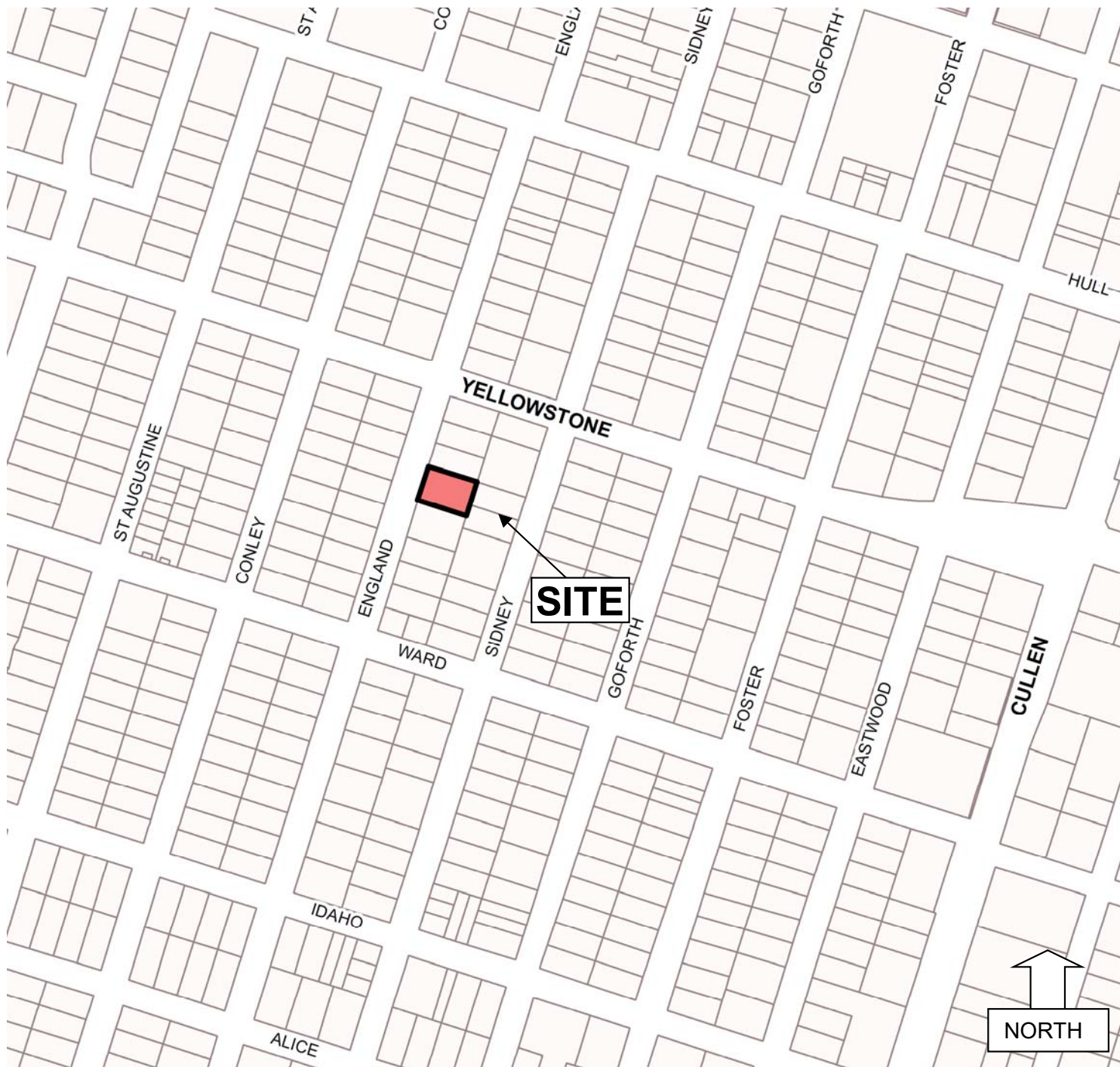
ITEM: 110

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Foster Place partial replat no 33

Applicant: CE Engineers & Development Consultants, Inc.

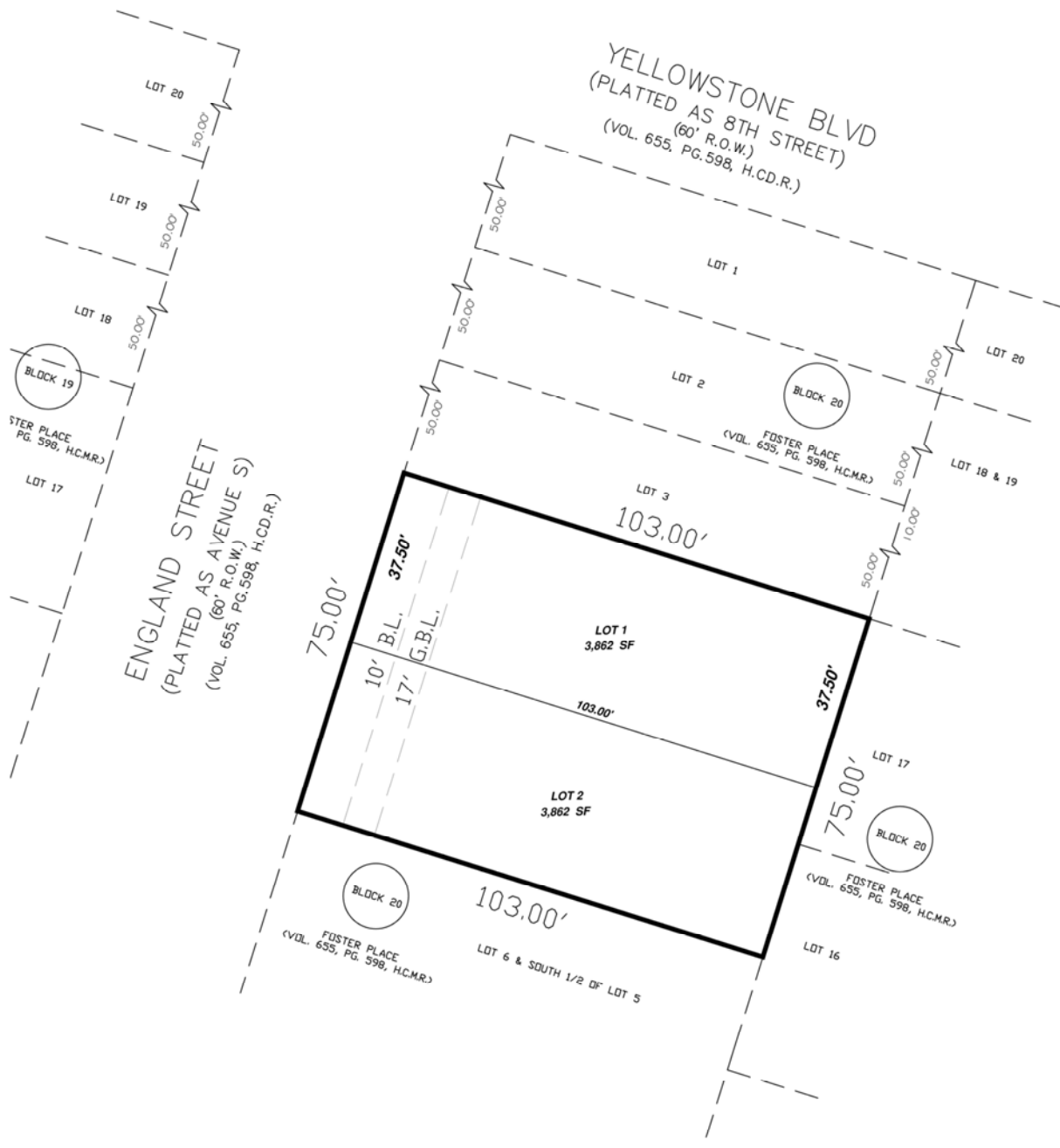


C – Public Hearings

Site Location

Subdivision Name: Foster Place partial replat no 33

Applicant: CE Engineers & Development Consultants, Inc.



Houston Planning Commission

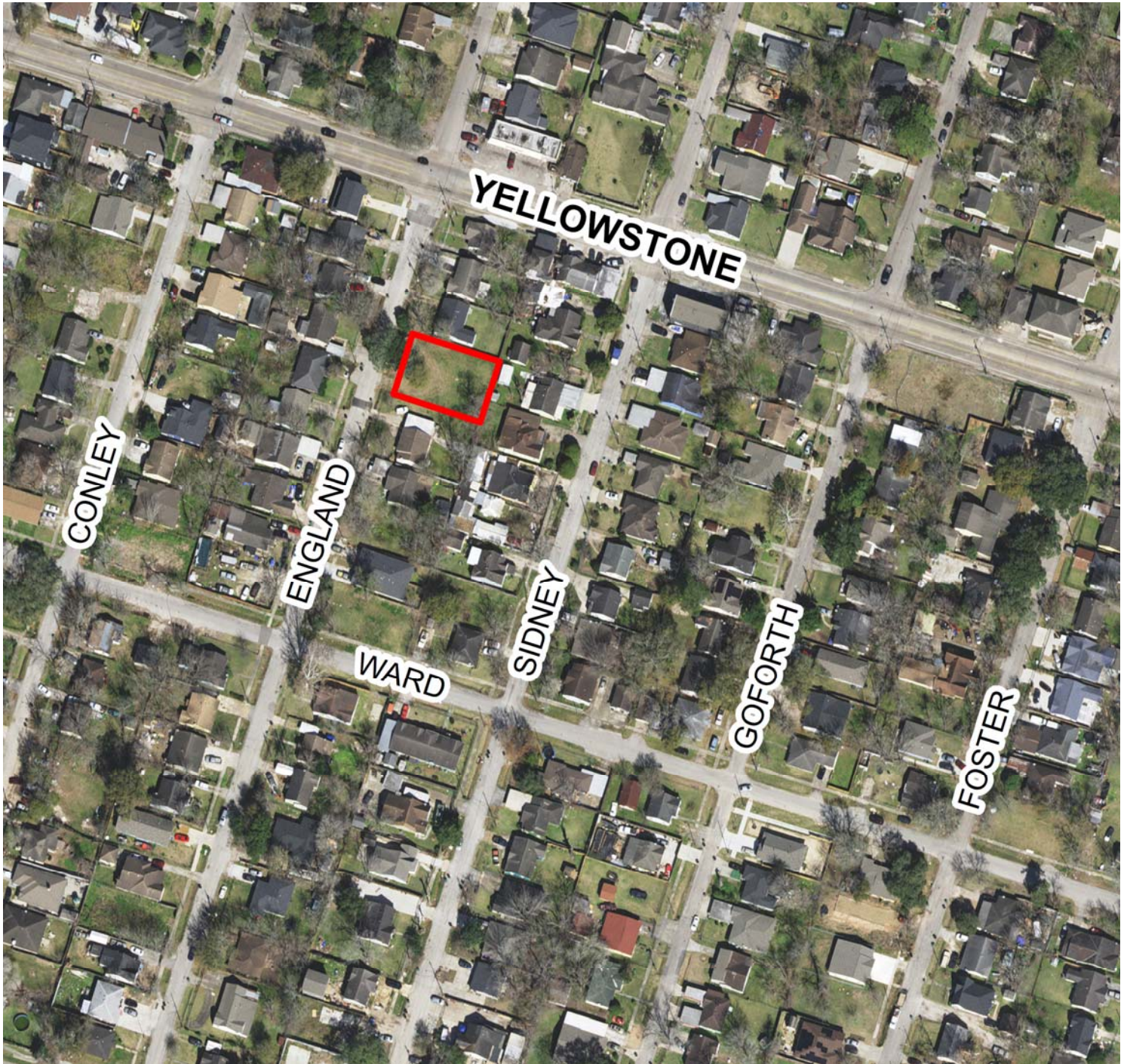
ITEM: 110

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Foster Place partial replat no 33

Applicant: CE Engineers & Development Consultants, Inc.



C – Public Hearings

Aerial



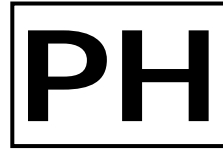
CITY OF HOUSTON

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

October 5, 2022

Dear Property Owner:

Reference Number: 2022-2166; Foster Place partial replat no 33; a partial replat of **Foster Place**, being Lot 4 and north half of Lot 5, in Block 20, as recorded in Vol. 655, Pg. 598 of the Harris County Deed Records.

The property is located east along England Street, south of Yellowstone Boulevard and west of Cullen Boulevard. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Chen Wang**, with CE Engineers and Development Consultants, Inc, on behalf of the developer, M.A, Hasnie LLC, 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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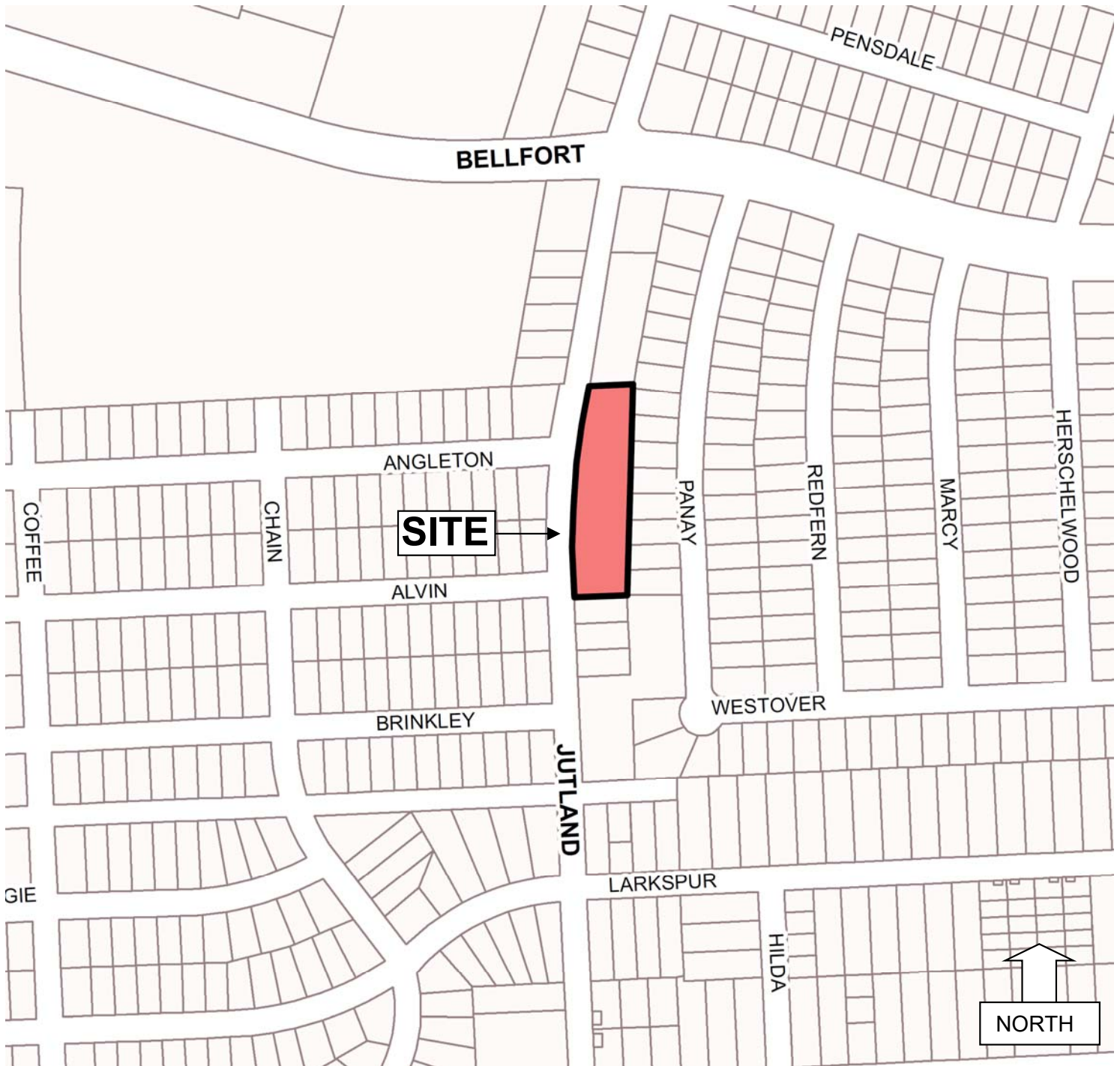
ITEM: 111

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Jutland Estates replat no 1

Applicant: CE Engineers & Development Consultants, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

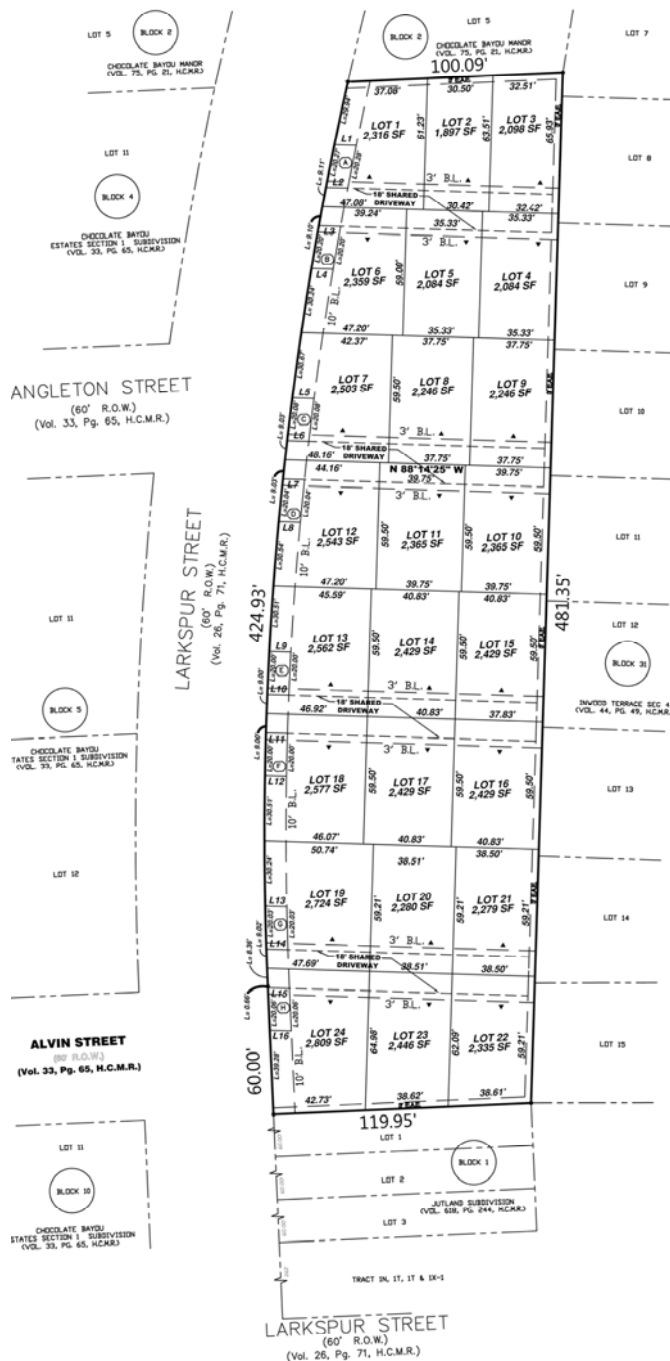
ITEM: 111

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Jutland Estates replat no 1

Applicant: CE Engineers & Development Consultants, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

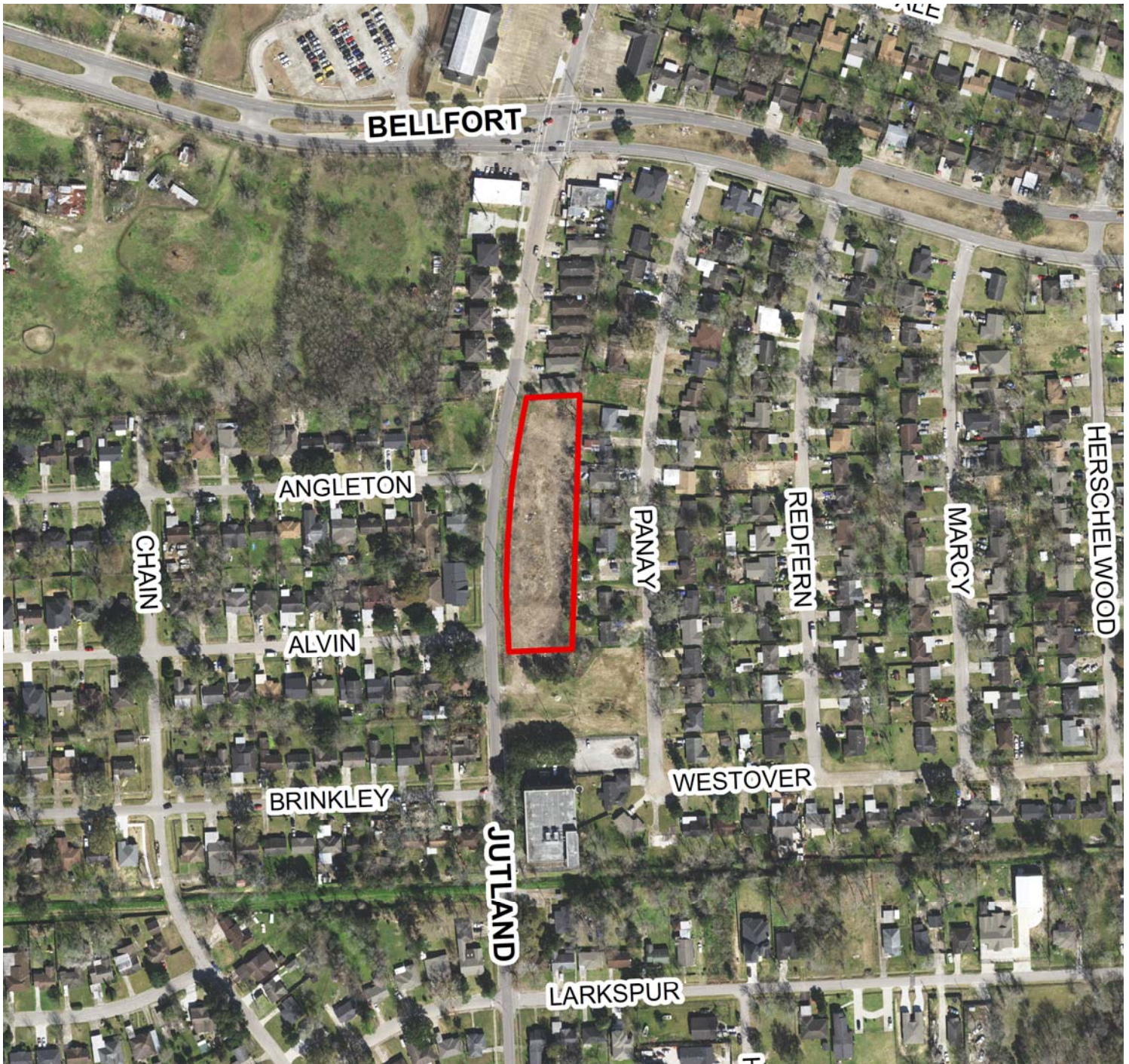
ITEM: 111

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Jutland Estates replat no 1

Applicant: CE Engineers & Development Consultants, Inc.



C – Public Hearings

Aerial

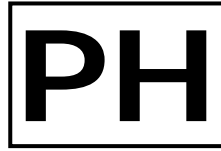


CITY OF HOUSTON

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

October 3, 2022

Dear Property Owner:

Reference Number: 2022-1972; Jutland Estates replat no 1; a partial replat of **Jutland Estates**, being all of Lots 1-14, and Reserves A and B in Block J, as recorded in Film Code 696361 of the Harris County Map Records.

The property is located along Jutland Street south of Belfort and east of Cullen. The purpose of the replat is to create twenty four (24) single-family residential lots and four (4) reserves. The applicant, **Chen Wang**, with CE Engineers & Development Consultants, Inc. 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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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

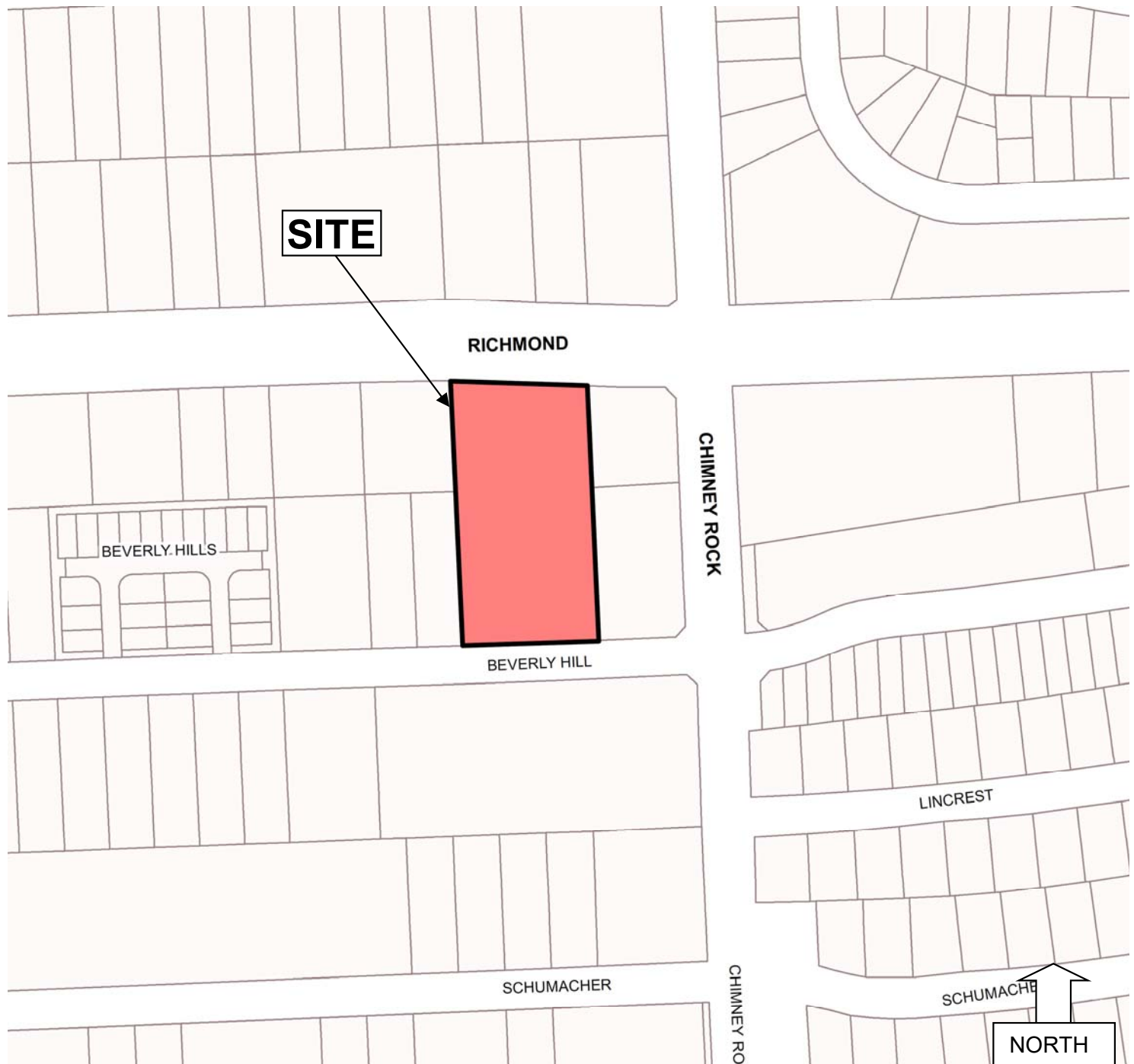
ITEM: 112

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Richmond Senior Village

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

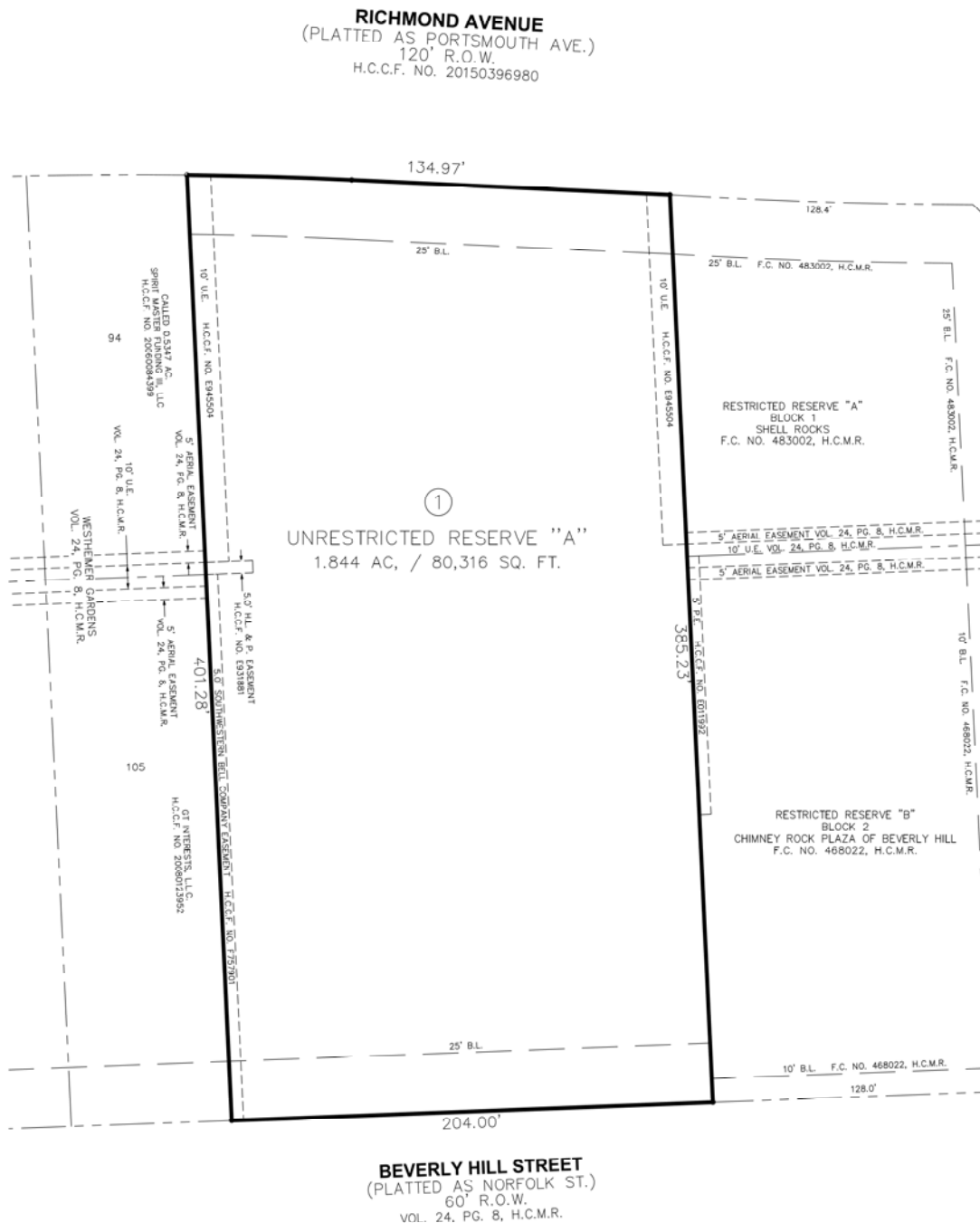
ITEM: 112

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Richmond Senior Village

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Richmond Senior Village

Applicant: Windrose



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

October 7, 2022

Dear Property Owner:

Reference Number: 2022-2389; Richmond Senior Village; a replat of **Westheimer Gardens**, being Lots 102, 103, 104, and a portion of Lots 95, 96, and 97. Block 1, as recorded in Vol. 24, pg. 8 of the Harris County Map Records.

The property is located south of Richmond Avenue, west of Chimney Rock Road, along Beverly Hill Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Steven Henderson**, with Windrose on behalf of Richmond Senior Village, Ltd., the developer, can be contacted at **713-458-2281**.

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 Department Staff Authority and Obligation

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Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Southland Place partial replat no 4

Applicant: New Era Development & Land Services

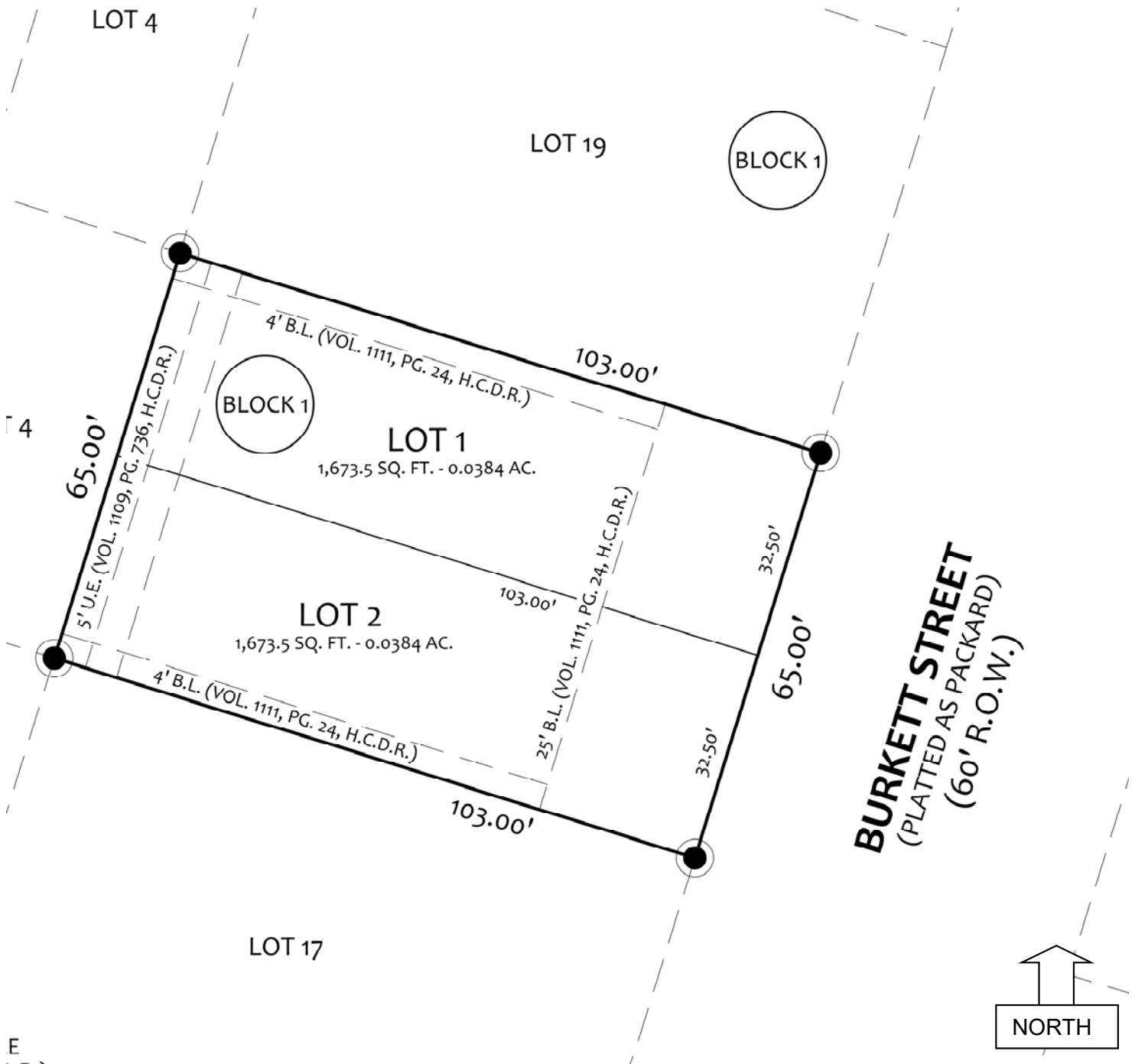


C – Public Hearings

Site Location

Subdivision Name: Southland Place partial replat no 4

Applicant: New Era Development & Land Services



Houston Planning Commission

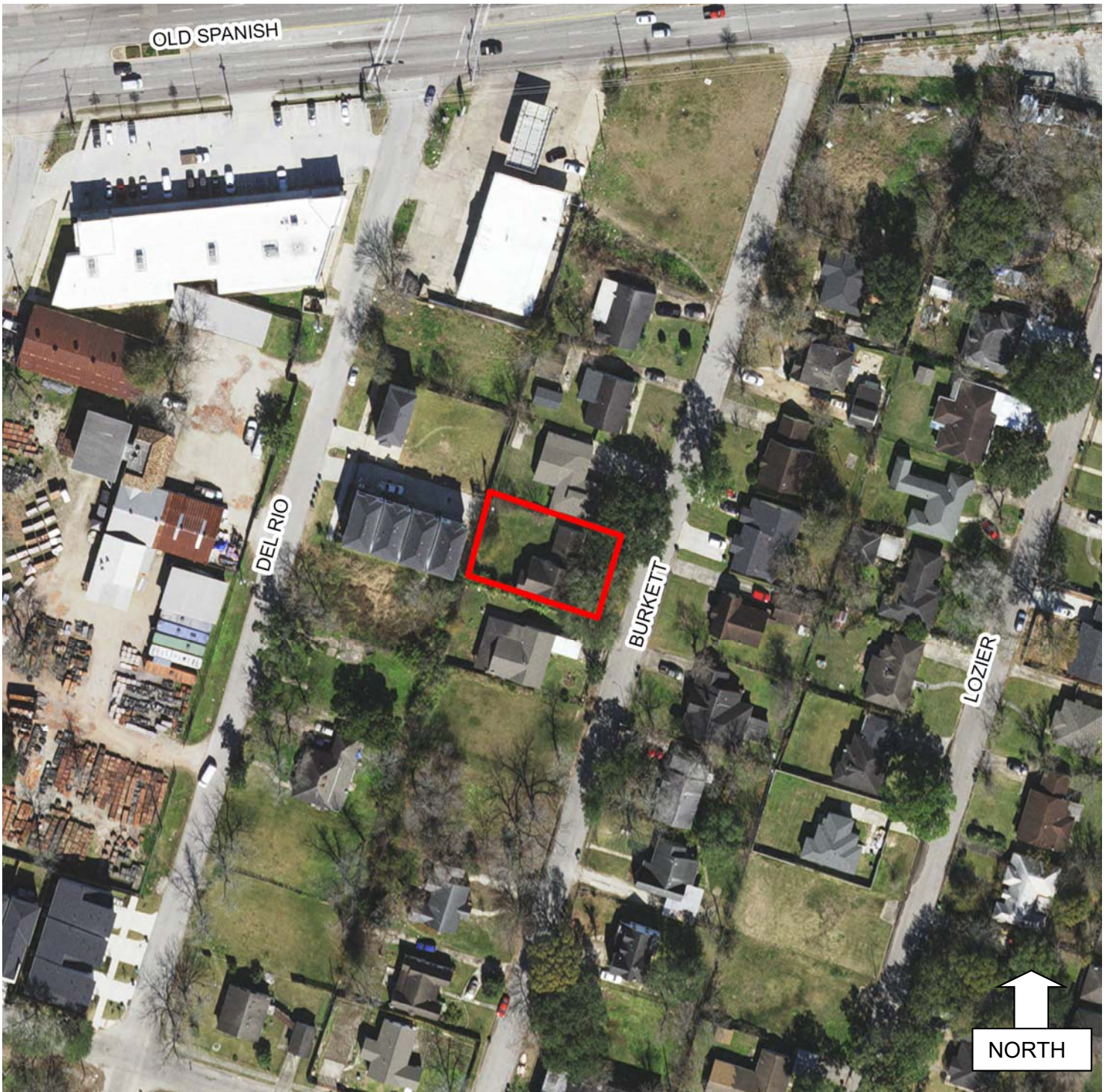
ITEM: 113

Planning and Development Department

Meeting Date: 10/27/2022

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C – Public Hearings

Aerial



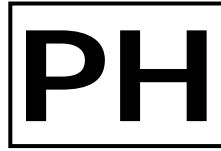
CITY OF HOUSTON

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

October 3, 2022

Dear Property Owner:

Reference Number: 2022-2375; Southland Place partial replat no 4; a partial replat of **Southland Place**, being Lot 18, in Block 1, as recorded in Vol. 14, Pg. 14 of the Harris County Map Records.

The property is located west along Burkett Street, south of Old Spanish Trail and east of State Highway 288. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Nahom Tesfa**, with New Era Development and Land Services, on behalf of the developer, High ROI Realty, can be contacted at **469-371-6780**.

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

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Houston Planning Commission

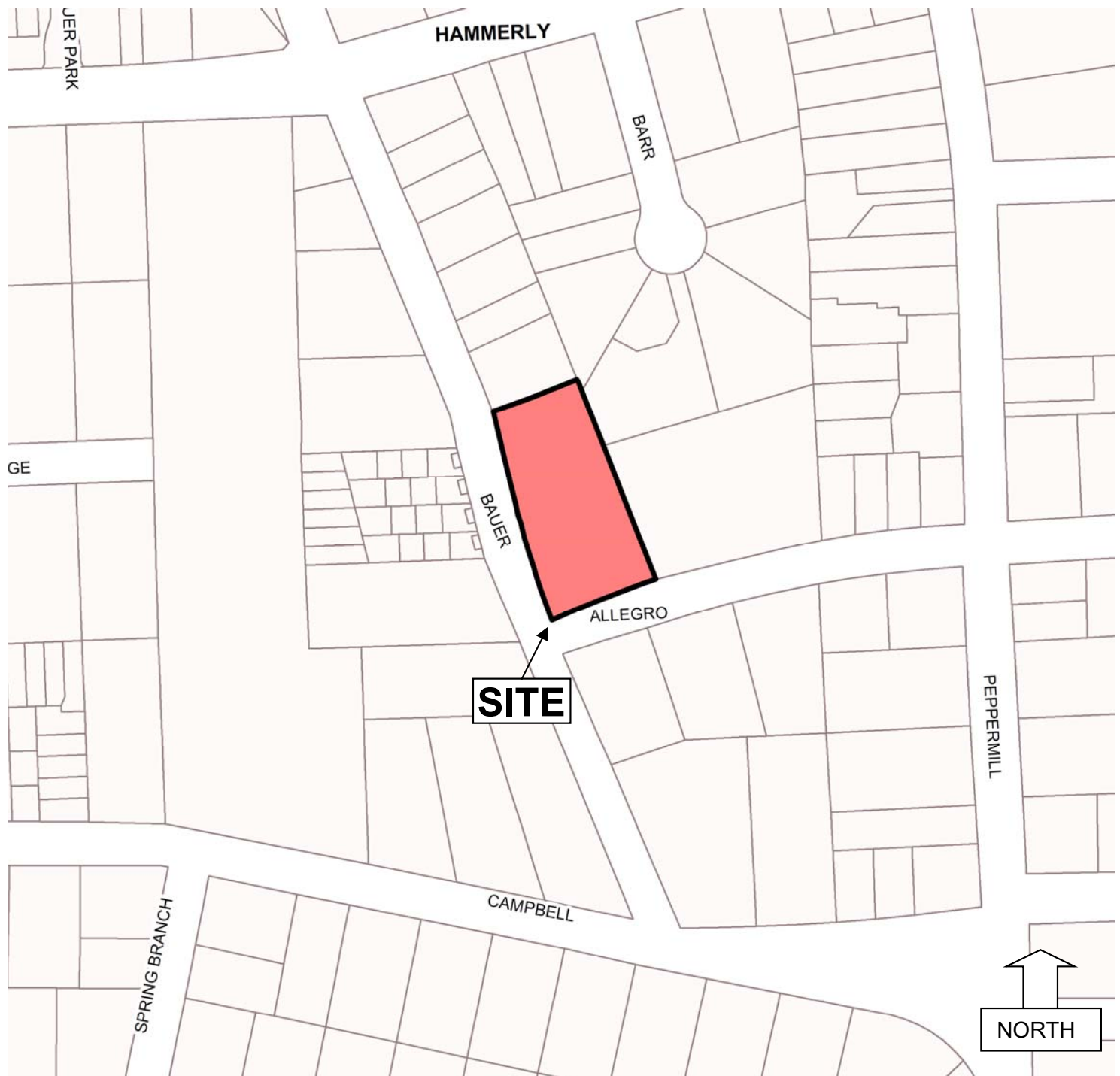
ITEM: 114

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Spring Branch Estates no 2 partial replat no 17

Applicant: West Belt Surveying, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

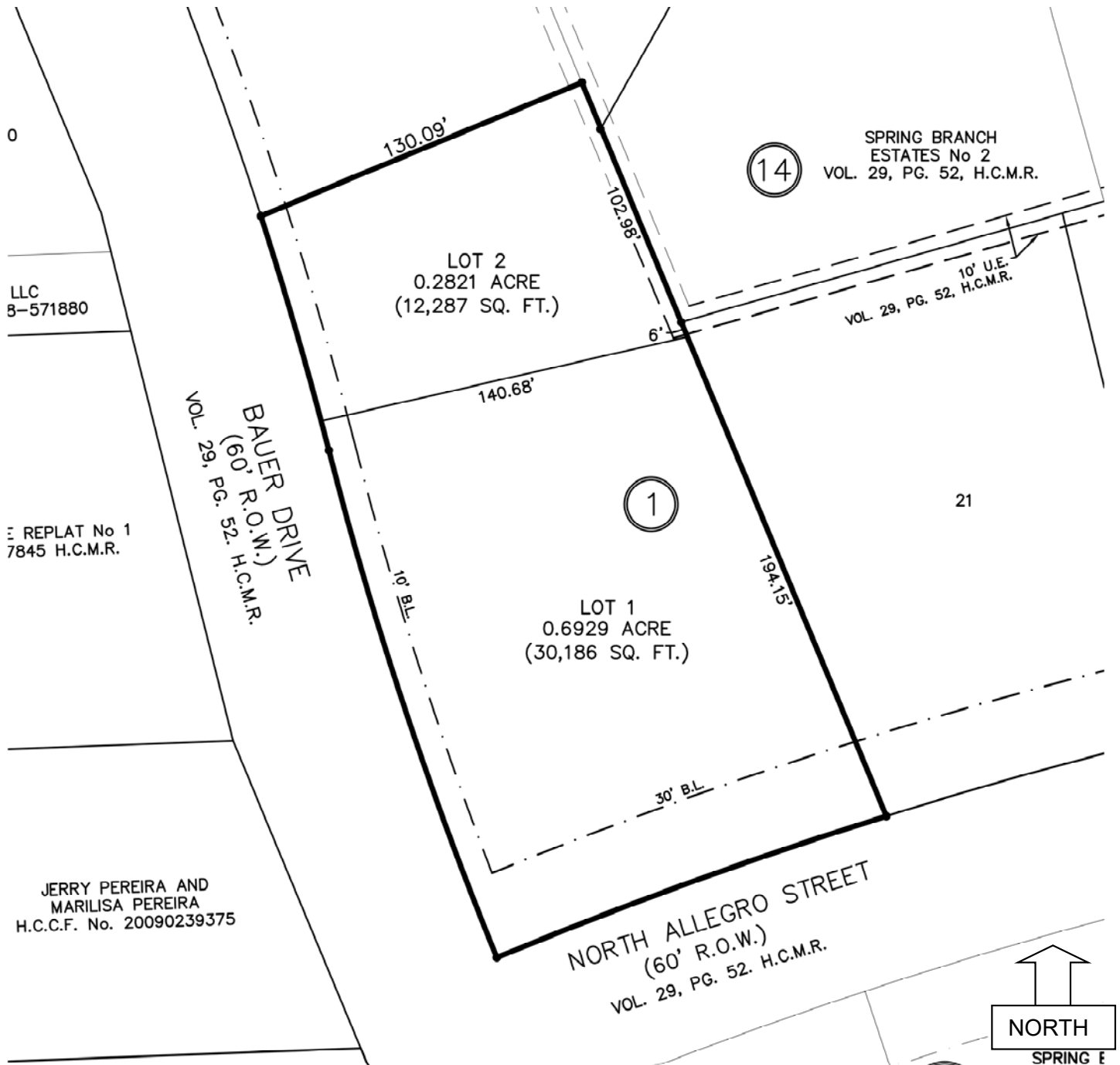
ITEM: 114

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Spring Branch Estates no 2 partial replat no 17

Applicant: West Belt Surveying, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 114**

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Spring Branch Estates no 2 partial replat no 17

Applicant: West Belt Surveying, Inc.



C – Public Hearings

Aerial



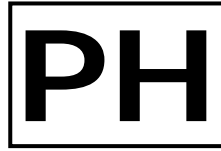
CITY OF HOUSTON

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

October 7, 2022

Dear Property Owner:

Reference Number: 2022-2272; Spring Branch Estates no 2 partial replat no 17; a partial replat of **Spring Branch Estates no 2**, being a portion of Lot 22, Block 14, as recorded in Vol. 29, Pg. 52 of the Harris County Map Records.

The property is located at the northeast intersection of Bauer Drive and Allegro Street, south of Hammerly Boulevard and east of Blalock Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Abraham Nimroozi**, with West Belt Surveying, Inc., on behalf of the developer, can be contacted at **281-902-3179**.

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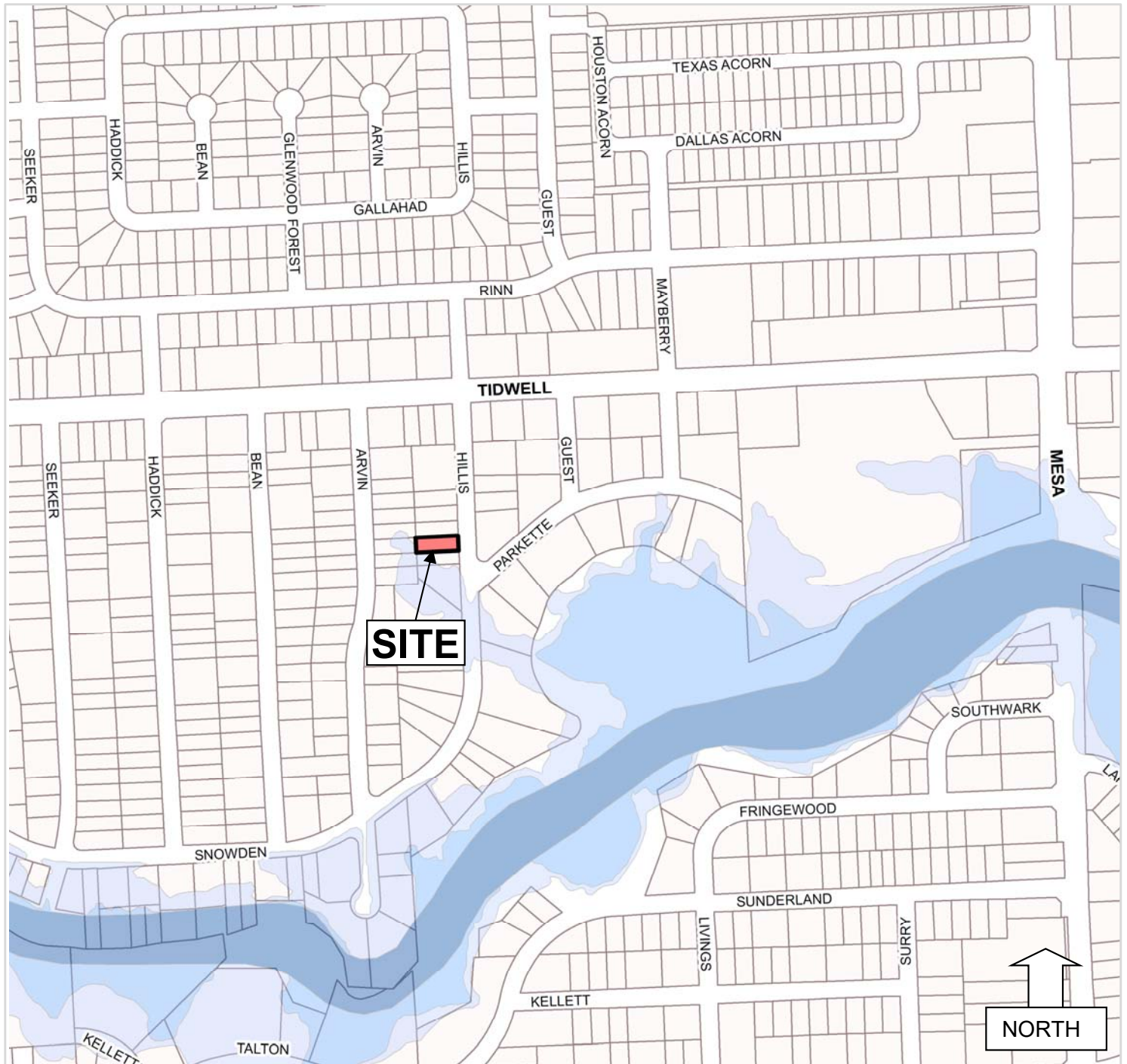
ITEM: 115

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Timmerman Estates (DEF 2)

Applicant: PLS Construction Layout, INC



C – Public Hearings

Site Location

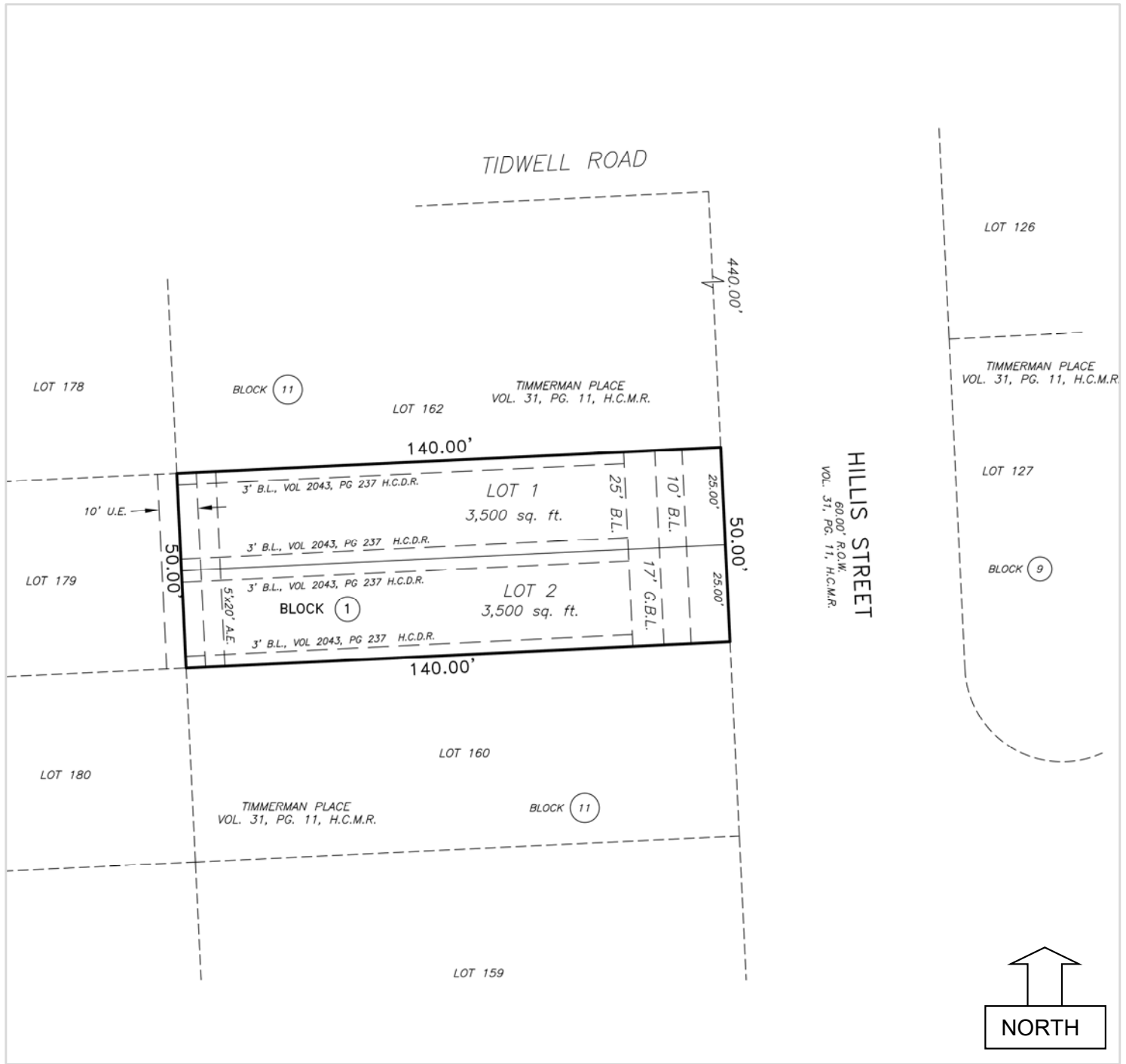
Houston Planning Commission ITEM: 115

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Timmerman Estates (DEF 2)

Applicant: PLS Construction Layout, INC



C – Public Hearings

Subdivision

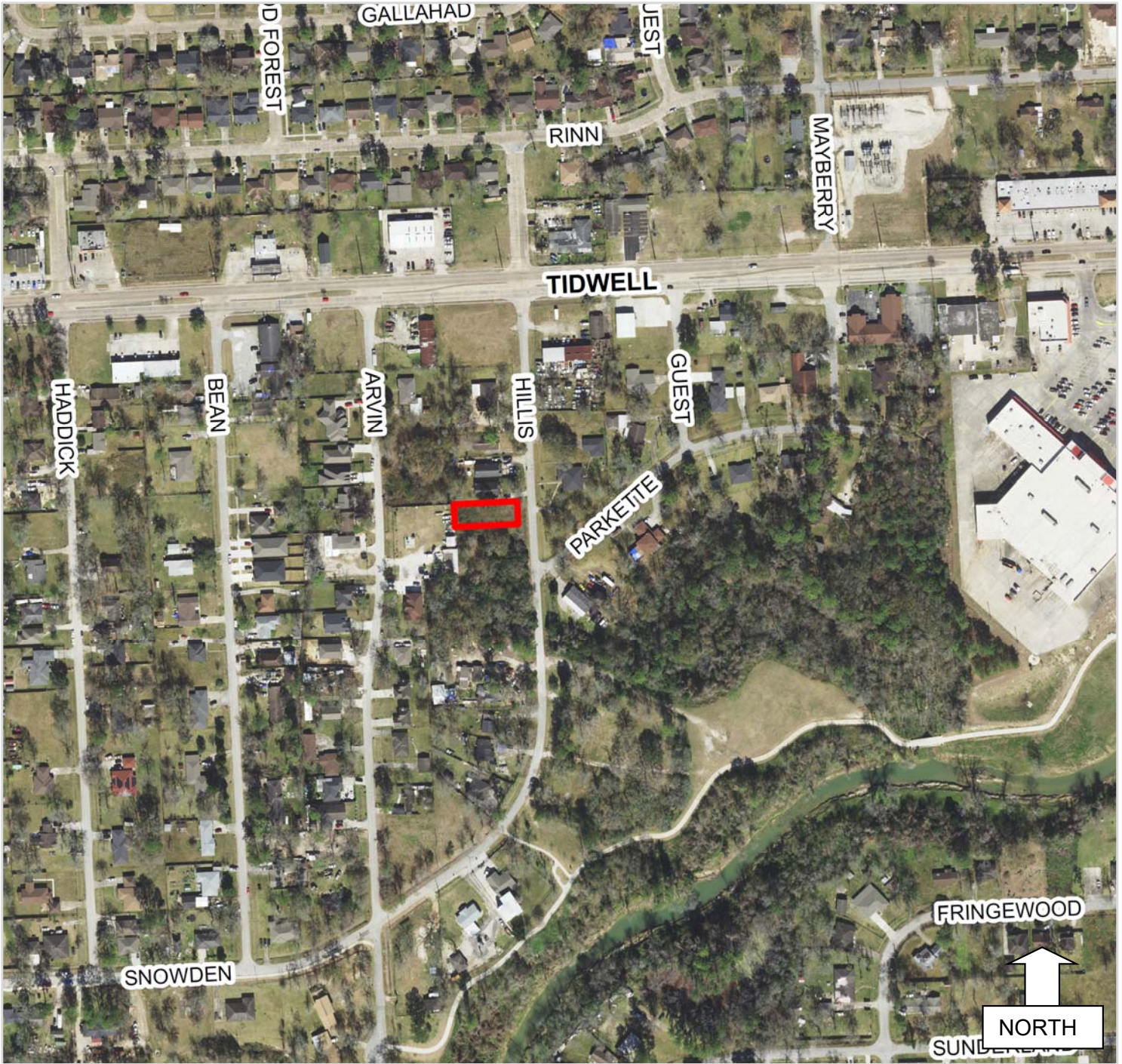
Houston Planning Commission **ITEM: 115**

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Timmerman Estates (DEF 2)

Applicant: PLS Construction Layout, INC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

September 6, 2022

Dear Property Owner:

Reference Number: 2022-1992; Timmerman Estates; a partial replat of **Timmerman Place**, being Lot 161, Block 11, as recorded in Vol. 31, pg. 11 of the Harris County Map Records.

The property is located west along Hillis Street, south of Tidwell Road, west of Mesa Drive. The purpose of the replat is to create two (2) narrow, front-loading, single-family residential lots. The applicant, **Uriel Figueroa**, with PLS Construction Layout, Inc, on behalf of the developer, SFCC Ventures LLC, can be contacted at **713-480-4075**.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 29, 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

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Terminology

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Planning Commission Body, Authority and Obligation

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Houston Planning Commission

ITEM: 116

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Trinity at Springhill

Applicant: CE Engineers & Development Consultants, INC

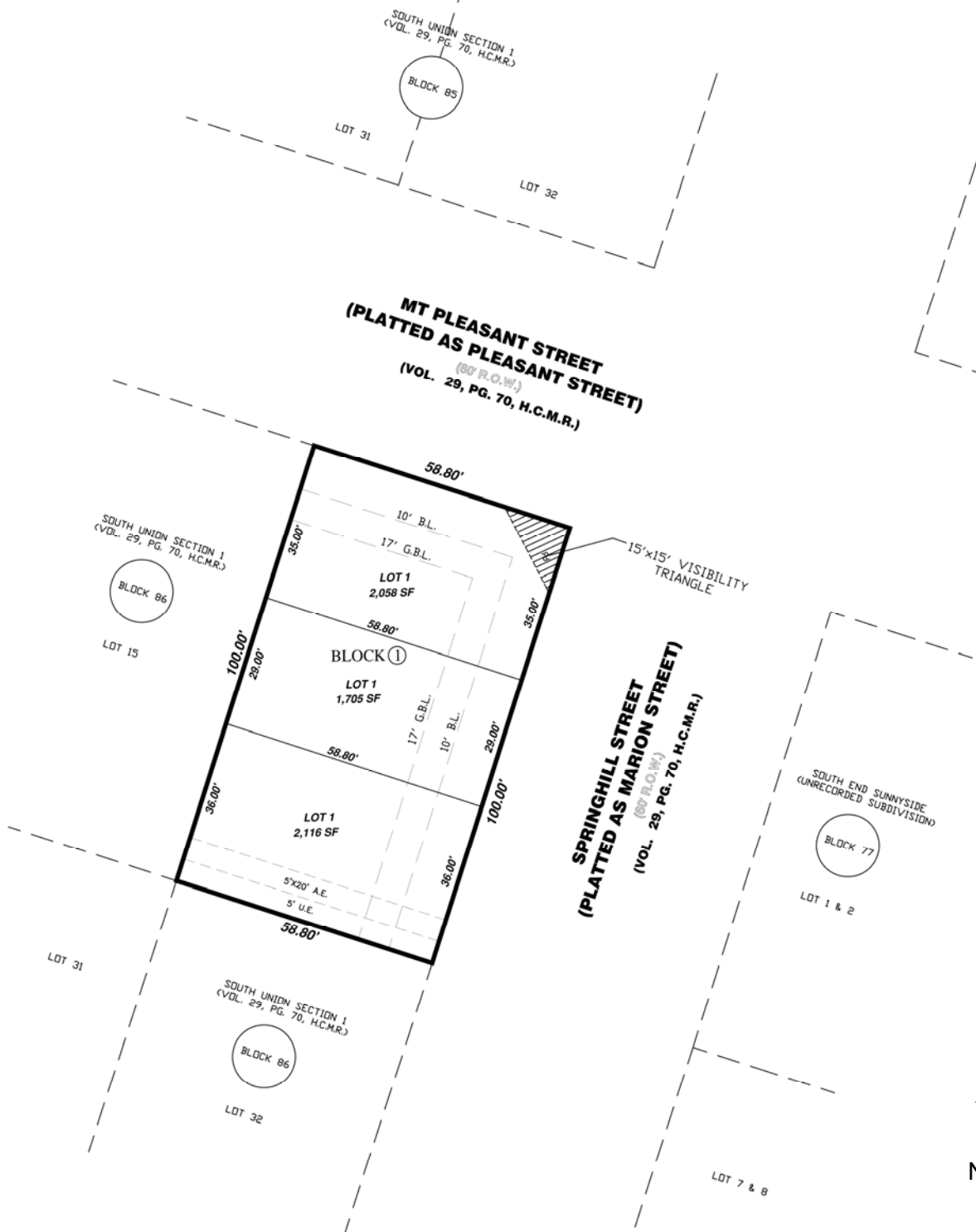


C – Public Hearings

Site Location

Subdivision Name: Trinity at Springhill

Applicant: CE Engineers & Development Consultants, INC



Houston Planning Commission

ITEM: 116

Planning and Development Department

Meeting Date: 10/27/2022

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

October 5, 2022

Dear Property Owner:

Reference Number: 2022-2175; Trinity at Springhill; a partial replat of **South Union Sec 1**, being Lot 16 in Block 86, as recorded in Vol. 29, Pg. 70 of the Harris County Map Records.

The property is located at the southwest intersection of Mt. Pleasant Street and Springhill Street, east of State Highway 288 and north of Interstate 610. The purpose of the replat is to create three (3) single-family residential lots and revise the building line. The applicant, **Chen Wang**, with **CE Engineers & Development Consultants, INC**, on behalf of **Trinity Homes LLC**, 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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The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 27, 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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Controller: Chris Brown

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Houston Planning Commission

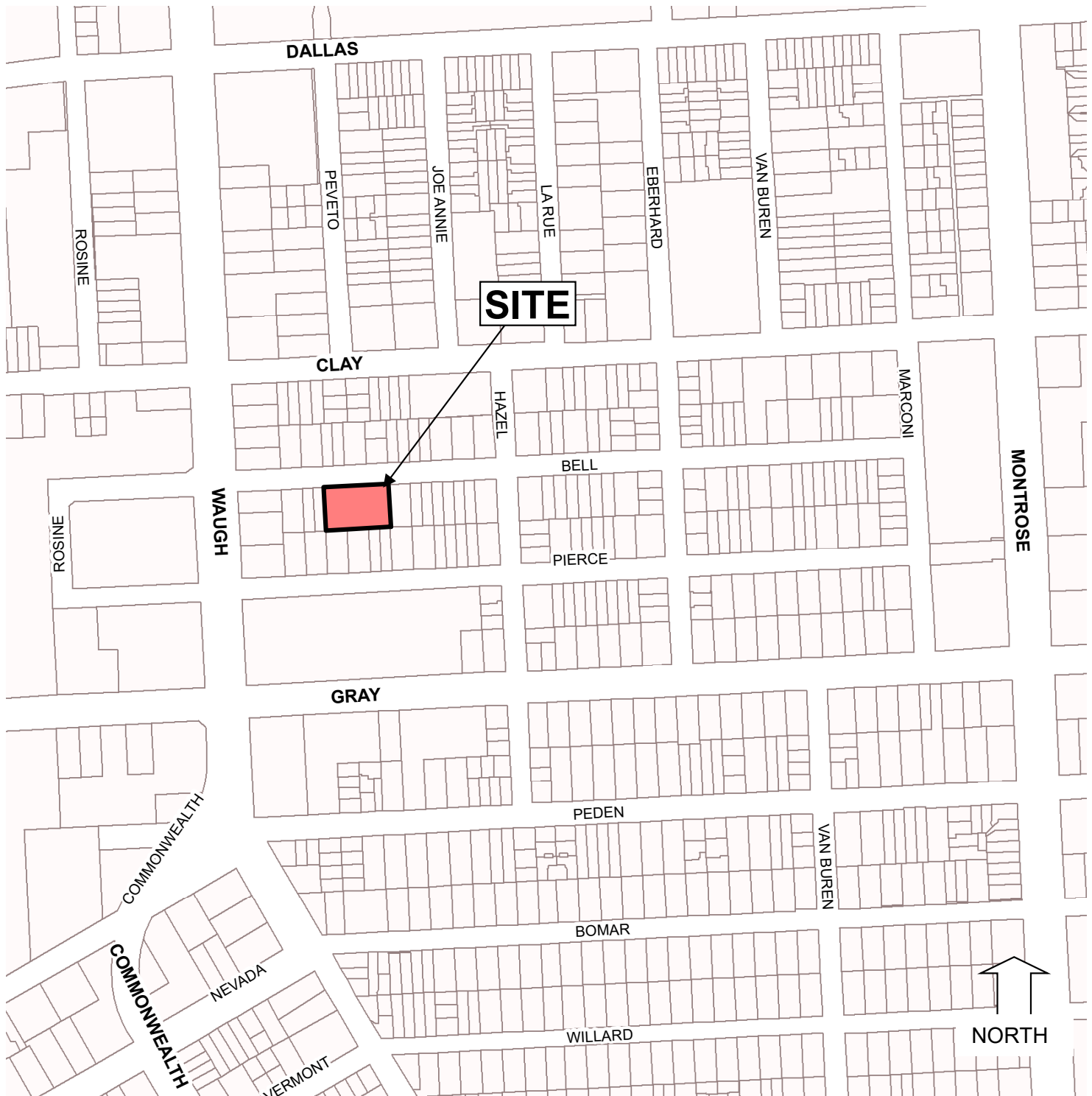
ITEM: 117

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: West Bell Flats

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

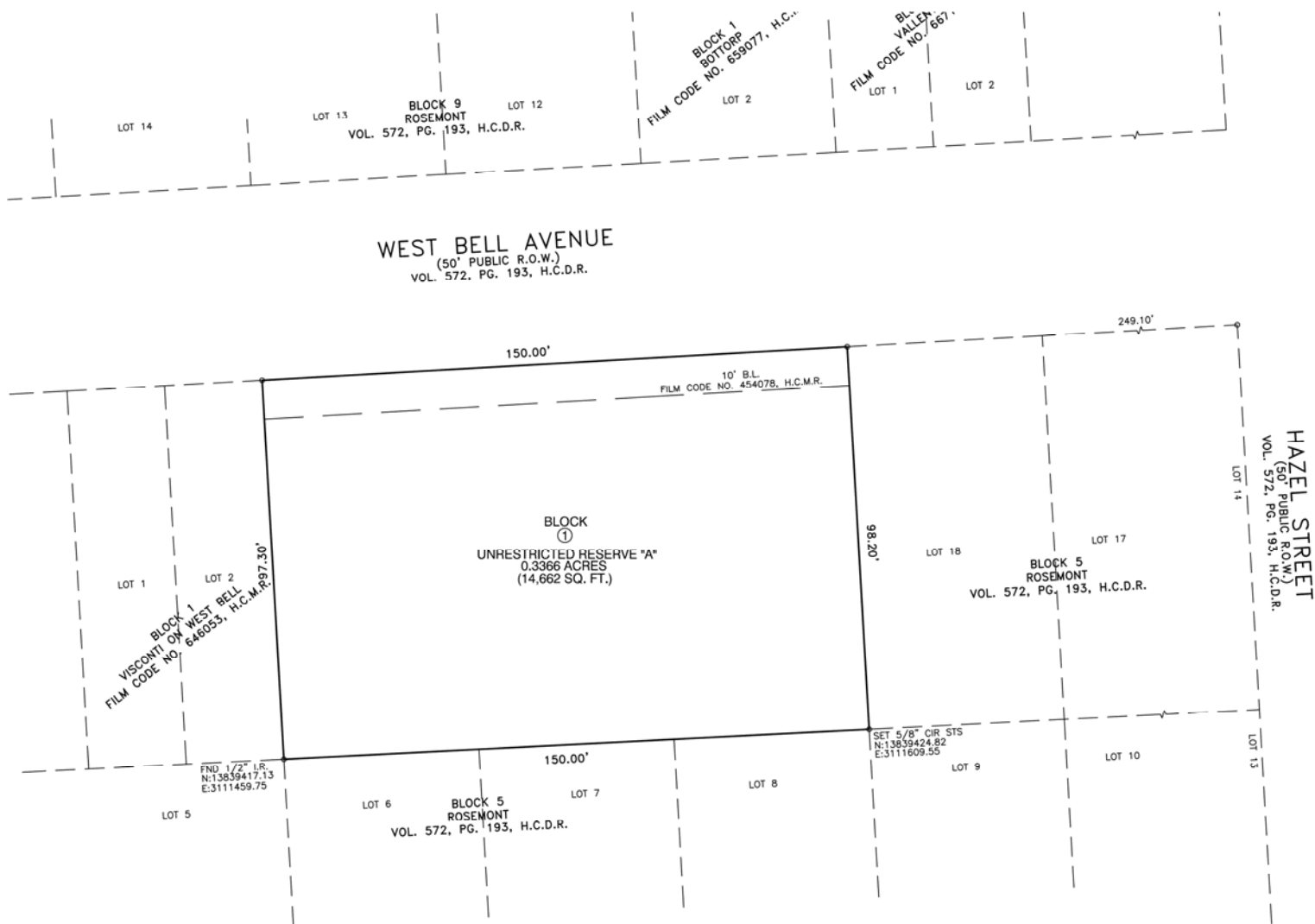
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Planning and Development Department

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C – Public Hearings

Subdivision

Houston Planning Commission

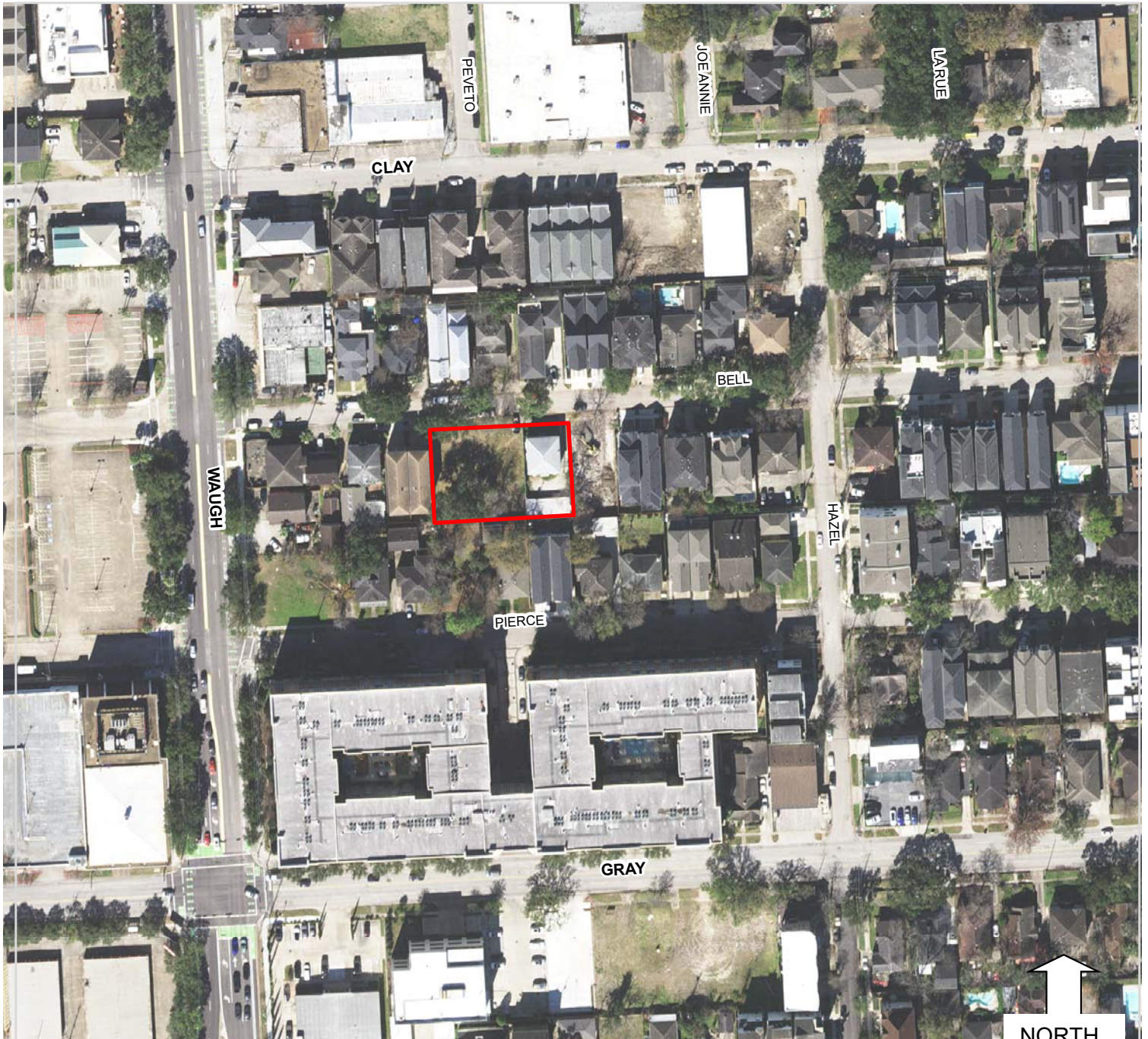
ITEM: 117

Planning and Development Department

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Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial



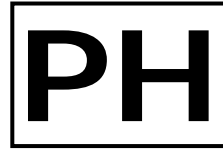
CITY OF HOUSTON

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

October 5, 2022

Dear Property Owner:

Reference Number: 2022-2193; West Bell Flats; a partial replat of **Rosemont**, being Lot 20 and 21 of Block 5, as recorded in Vol. 572, Pg.193 of the Harris County Deed Records. Also being a partial replat of Saraya subdivision, lots 1 and 2 of block 1, as recorded in film code 454078 of the Harris County Map Records.

The property is located south along West Bell Street and east of Waugh Drive. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Brianna Onajobi**, with South Texas Surveying Associates, Inc., on behalf of **W & W Builders 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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The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 27, 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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Controller: Chris Brown

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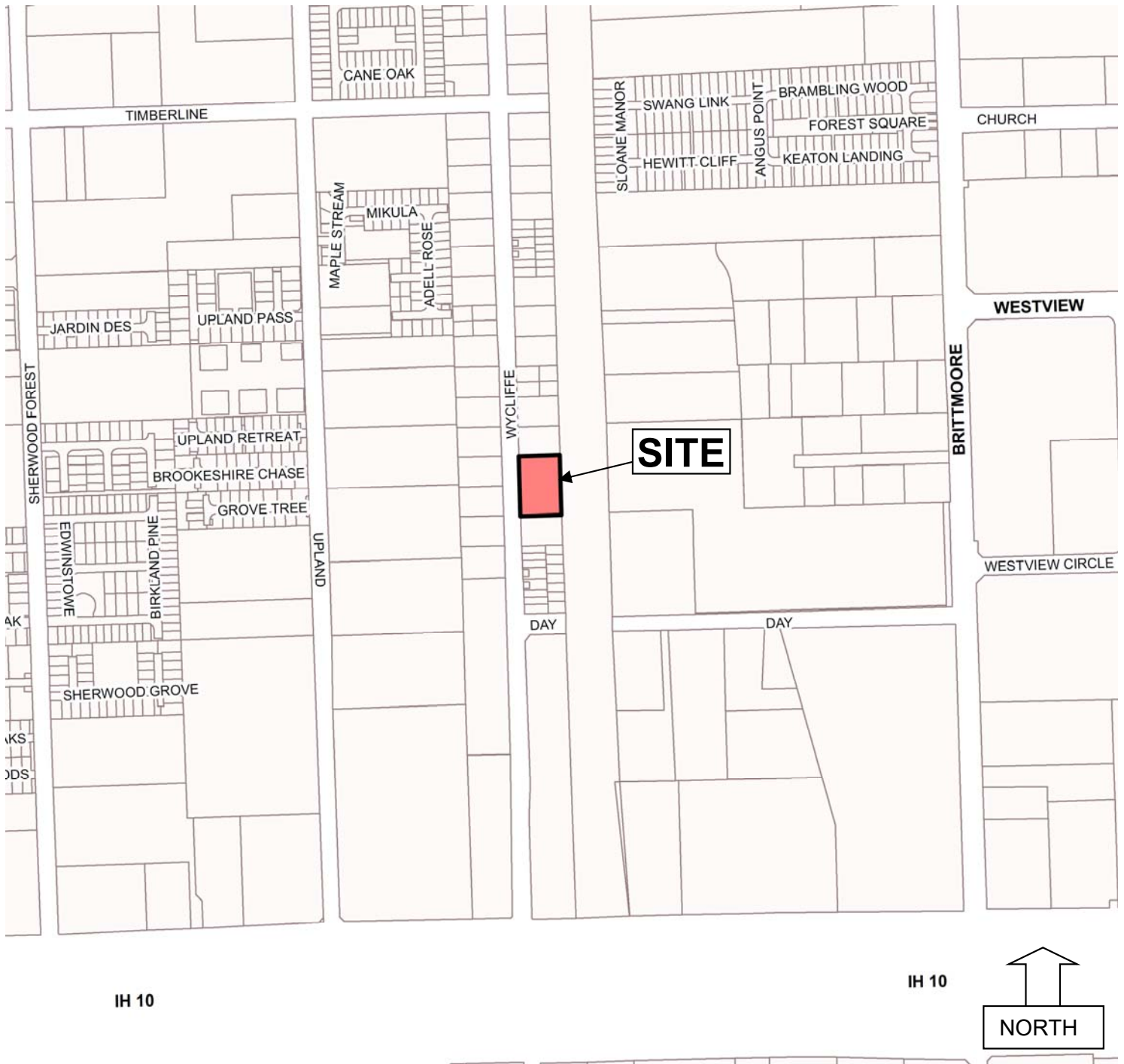
Houston Planning Commission **ITEM: 118**

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Wrenwood Addition partial replat no 5 (DEF 1)

Applicant: South Texas Surveying Associates, Inc



C – Public Hearings

Site Location

Houston Planning Commission

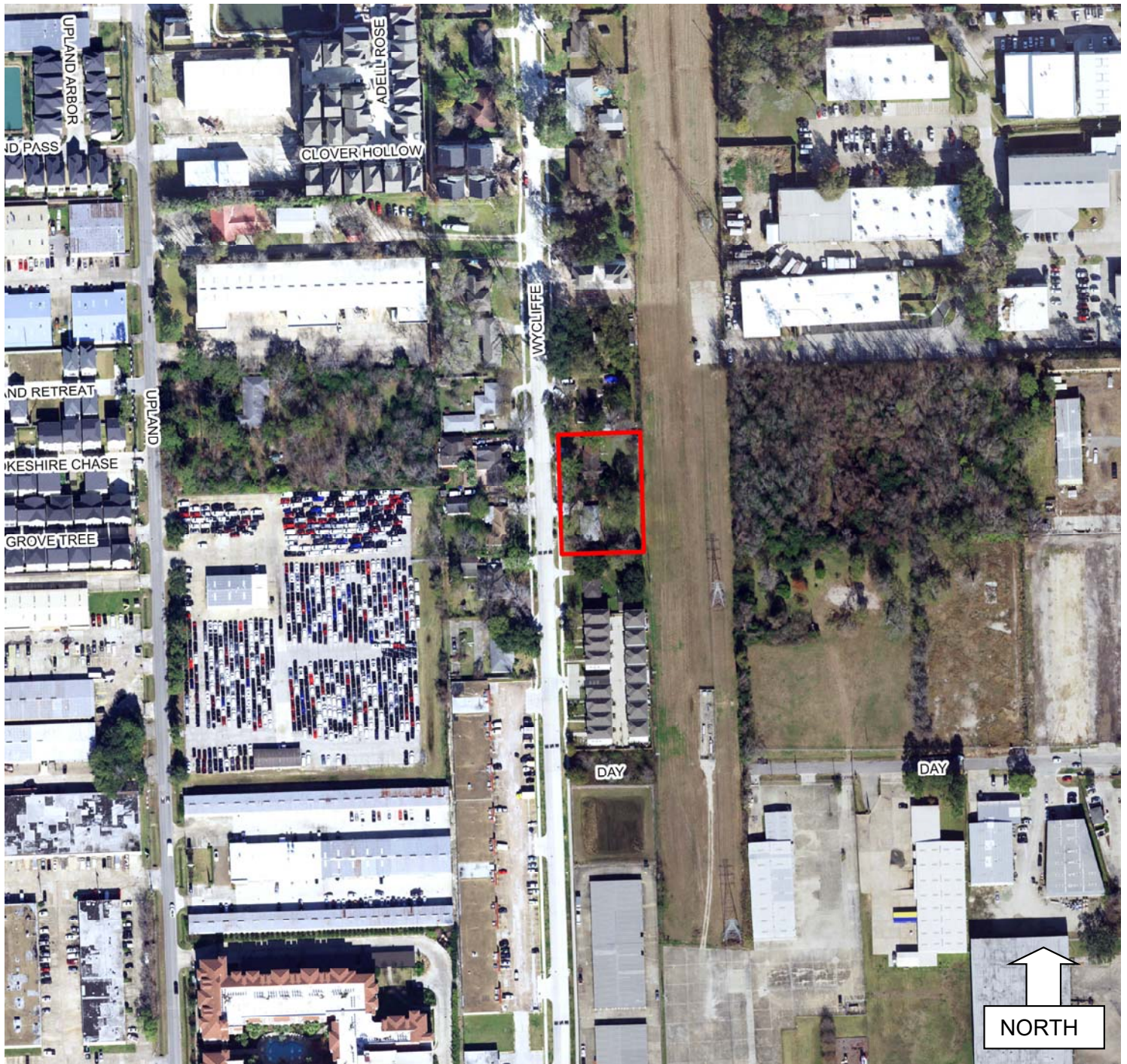
ITEM: 118

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Wrenwood Addition partial replat no 5 (DEF 1)

Applicant: South Texas Surveying Associates, Inc



C – Public Hearings

Aerial



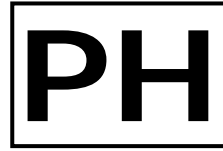
CITY OF HOUSTON

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

September 20, 2022

Dear Property Owner:

Reference Number: 2022-2206; Wrenwood partial replat no 5; a partial replat of **Wrenwood**, being Lots 2 and 3, in Block A, as recorded in Volume 43, Page 54 of the Harris County Map Records.

The property is located east along Wycliff Drive, east of Brittmoore Road and north of Interstate 10. The purpose of the replat is to create seven (7) single-family residential lots. The applicant, **Brianna Onajobi**, with South Texas Surveying Associates, Inc., on behalf of the developer, CS1 Properties, LLC, can be contacted at **281-556-6918**

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PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 13, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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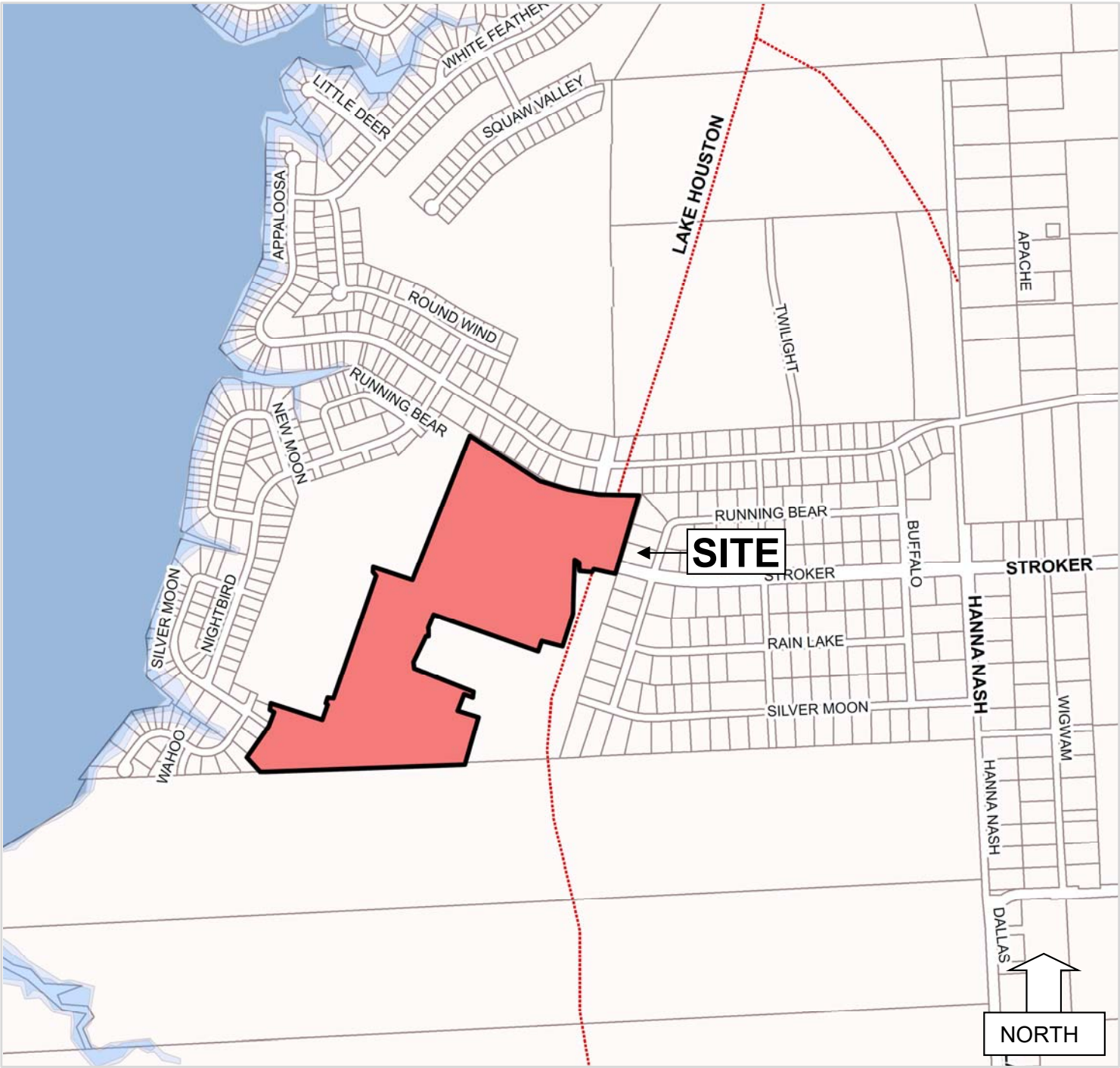
Houston Planning Commission ITEM: 119

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Indian Springs Sec 1 (DEF 1)

Applicant: Blackline Engineering



D – Variances

Site Location

Houston Planning Commission

ITEM: 119

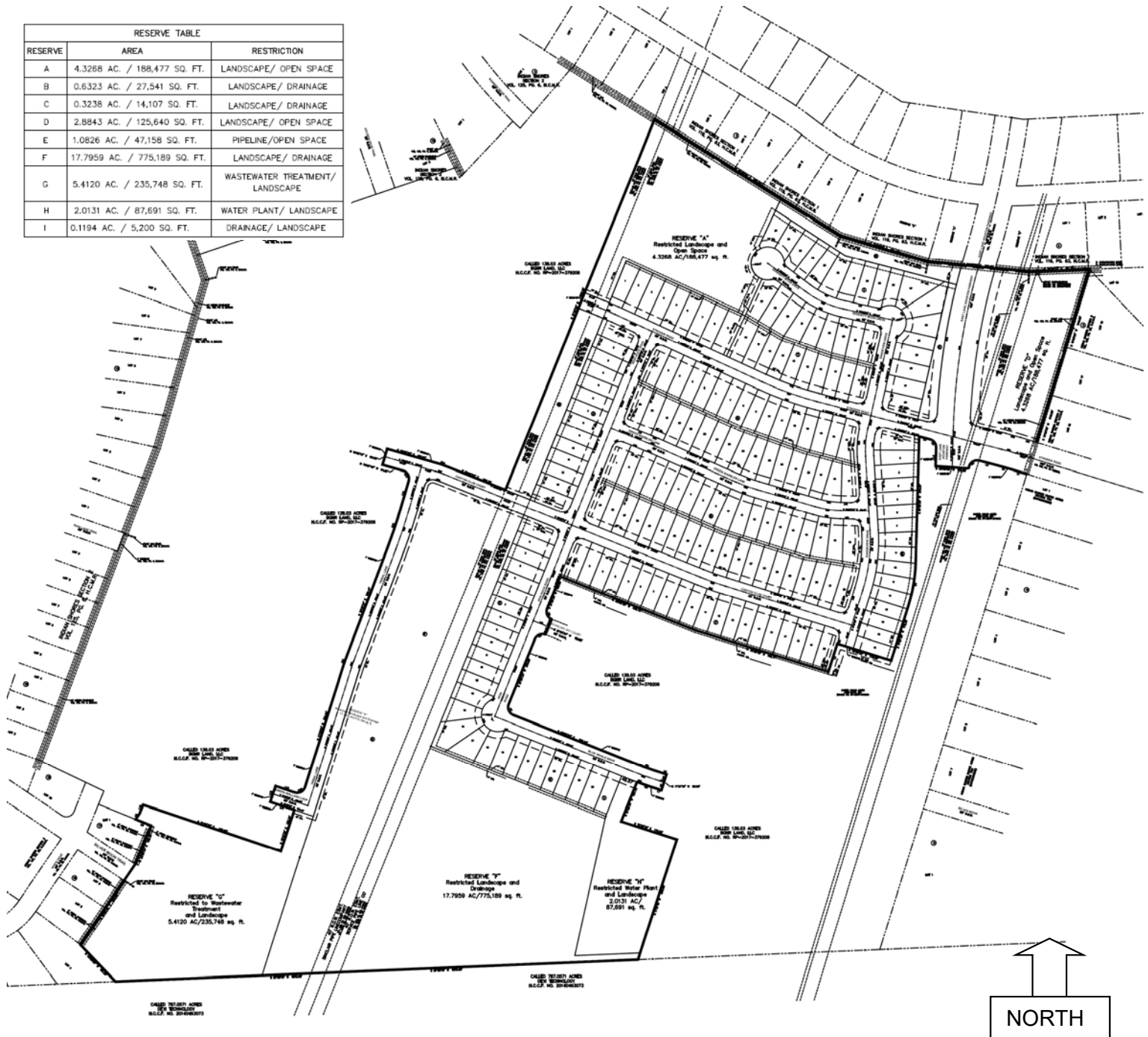
Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Indian Springs Sec 1 (DEF 1)

Applicant: Blackline Engineering

RESERVE TABLE		
RESERVE	AREA	RESTRICTION
A	4.3268 AC. / 188,477 SQ. FT.	LANDSCAPE/ OPEN SPACE
B	0.6323 AC. / 27,541 SQ. FT.	LANDSCAPE/ DRAINAGE
C	0.3238 AC. / 14,107 SQ. FT.	LANDSCAPE/ DRAINAGE
D	2.8843 AC. / 125,640 SQ. FT.	LANDSCAPE/ OPEN SPACE
E	1.0826 AC. / 47,158 SQ. FT.	PIPELINE/ OPEN SPACE
F	17.7959 AC. / 775,189 SQ. FT.	LANDSCAPE/ DRAINAGE
G	5.4120 AC. / 235,748 SQ. FT.	WASTEWATER TREATMENT/ LANDSCAPE
H	2.0131 AC. / 87,691 SQ. FT.	WATER PLANT/ LANDSCAPE
I	0.1194 AC. / 5,200 SQ. FT.	DRAINAGE/ LANDSCAPE



D – Variances

Subdivision

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Indian Springs Sec 1 (DEF 1)

Applicant: Blackline Engineering



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2454

Plat Name: Indian Springs Sec 1

Applicant: Blackline Engineering

Date Submitted: 10/03/2022

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 Silver Moon Trail (Local Street) through the subject tract and leave the street as a dead-end street. Silver Moon Trail will lead to a reserve for utilities in Indian Springs Section 1 (Wastewater Treatment Plant.) The Wastewater Treatment Plant is designed in this location due to current location of the outfall and other utilities.

Chapter 42 Section: 134

Chapter 42 Reference:

Street Extension 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;

Our request not to extended Silver Moon Trail is based on utilities that are to be provided for future development. Silver Moon Trail dead-end to the location of the developer's Wastewater Treatment plant. The decision to place the wastewater treatment plant in solely or the location based on the current outfall and for this area. This 138.5-acre development is located east Lake Houston. Currently we are seeking a variance from Section 1. Specific variance being sought is not to extend Silver Moon Trail (Local Street) through the subject tract and leave the street as a dead-end street. Silver Moon Trail will lead to a reserve for utilities in Indian Springs Section 1 (Wastewater Treatment Plant.) Strict requirement of this chapter would make this project infeasible due to the existing physical characteristic of Indian Shores Section 3, recorded in Vol. 125, Pg 6, H.C.M.R. recorded in 1965 and the location of the adjacent stub streets. The Wastewater Treatment Plant is proposed in this location such that effluent from the plant can drain directly to the proposed outfall channel to the south. Additionally, this location allowed for the proposed detention basin to also outfall directly to the proposed channel, which achieved sufficient volume within the pond. The

locations of the detention ponds and WWTP site were also controlled by existing pipeline easements within the tract, which restricted crossings and grading parameters such that detention basins were pushed to the southernmost boundary of the site. Were Silver Moon Trail to be extended into the proposed development, the WWTP and detention outfalls would no longer have direct access to the outfall channel tie-in location, and the provided detention volume would be reduced to a point of no longer accommodating the development. These factors prohibited the continuation of the subject existing roadway, and the design team concluded that an access easement would serve as the best solution. Furthermore, the continuation of White Dove Trail, directly adjacent to the subject roadway, will provide adequate access for traffic flow between the existing subdivision and the proposed development.

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

The granting of the variance is not the result of a hardship created by the developer. The stub streets north-west (Silver Moon Trail), connectivity is served very well by its current street connections.

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

The intent of the chapter is to provide reasonable connections to adjacent properties to ensure adequate traffic circulation within the general area. The granting of this variance will maintain the intent to protect residential neighborhood.

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

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

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

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

ITEM: 120

Meeting Date: 10/27/2022

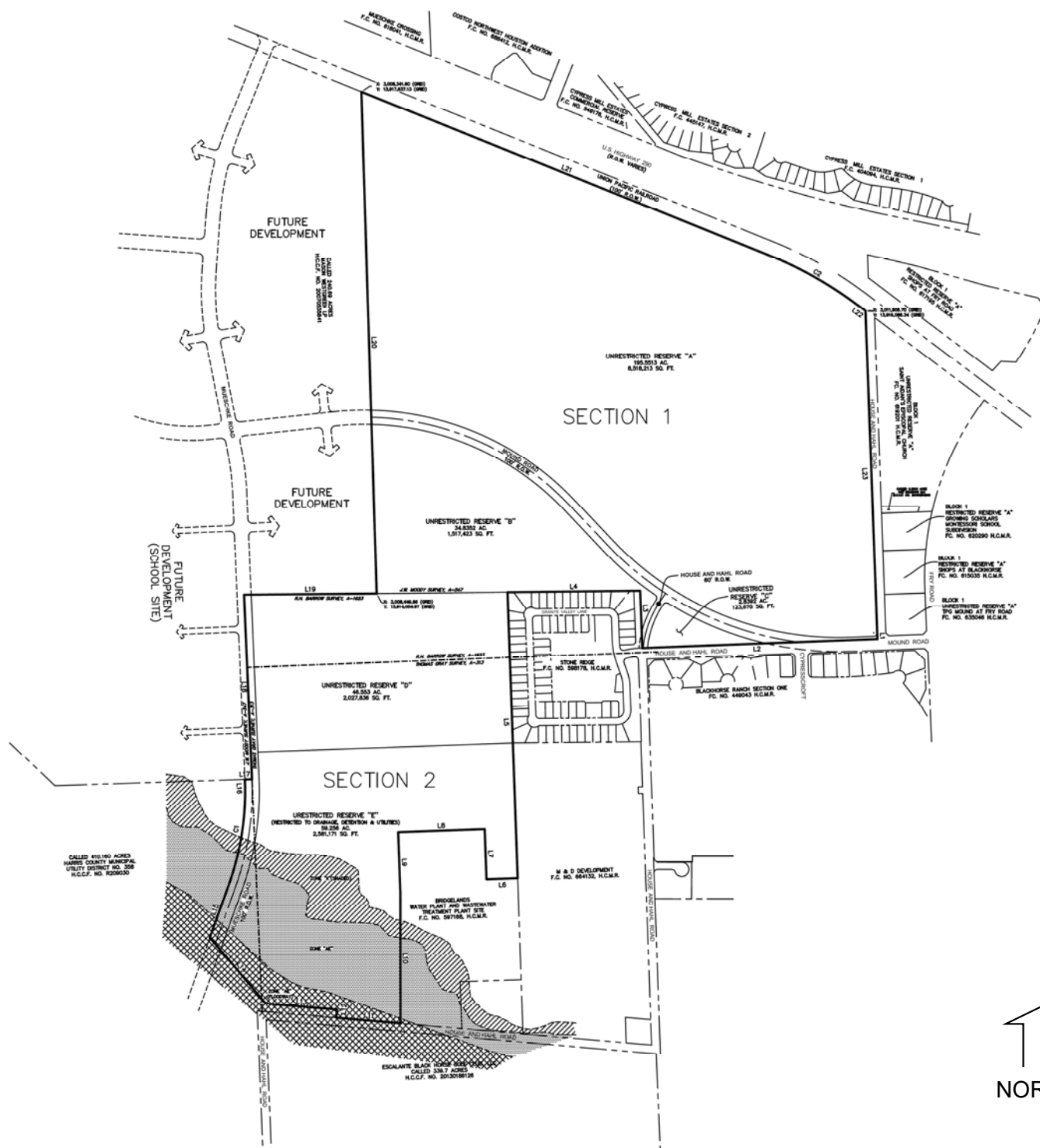
Applicant: Windrose



Site Location

Subdivision Name: Legacy Ranch Business Park GP

Applicant: Windrose



Houston Planning Commission

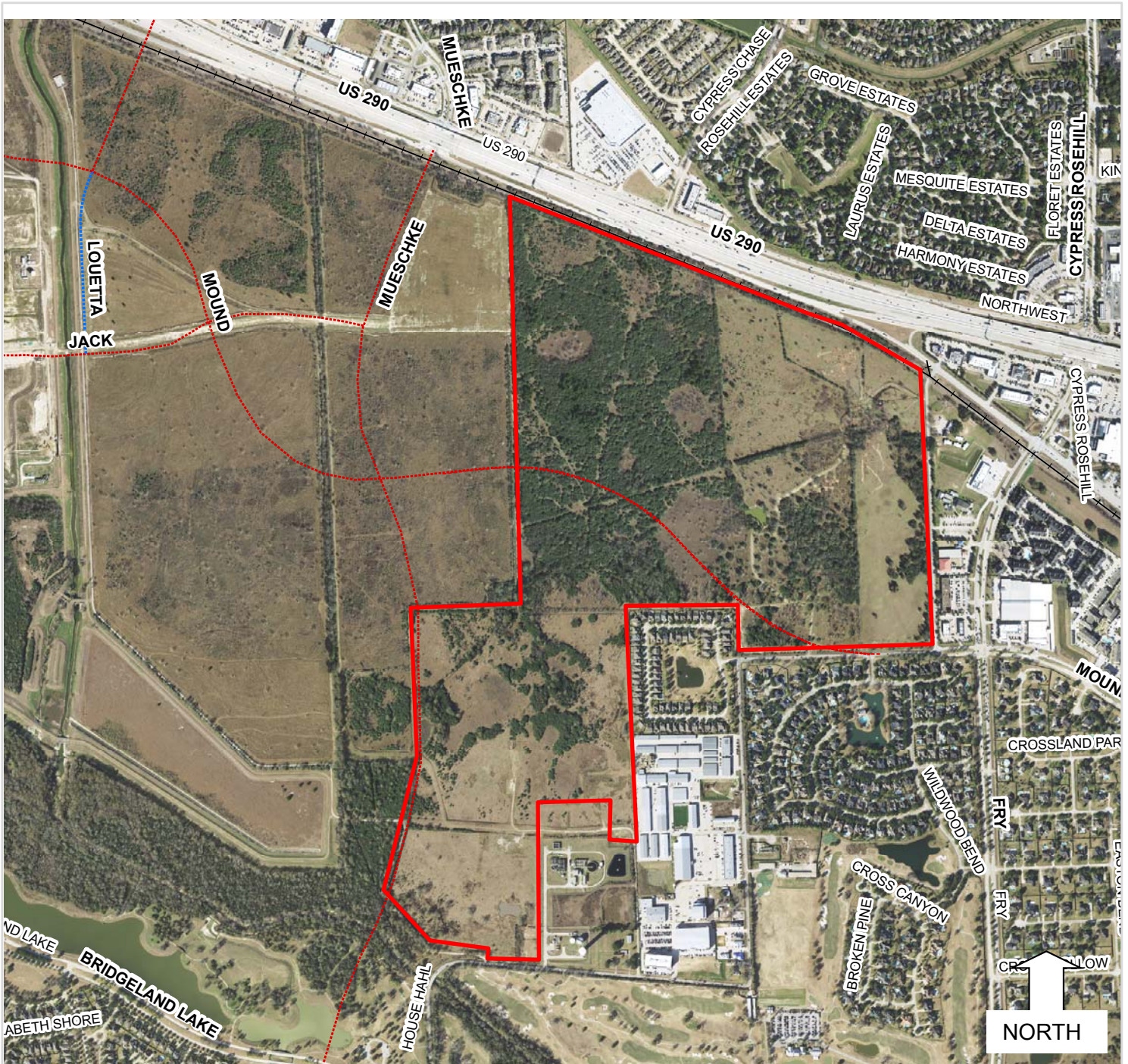
ITEM: 120

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Legacy Ranch Business Park GP

Applicant: Windrose



D – Variances

Aerial



Application Number: 2022-2579

Plat Name: Legacy Ranch Business Park GP

Applicant: Windrose

Date Submitted: 10/17/2022

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

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

Specific Variance is being sought and extent of variance:

To exceed intersection spacing along a major thoroughfare and not to provide an East-West Street to connect Mueschke Road to House and Hahl Road, South of the Mound Road Intersection.

Chapter 42 Section: 42-127

Chapter 42 Reference:

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

Statement of Facts

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

This is a site in Northwest Houston near the intersection of Fry Road and Highway 290 and has never been developed. The approximately 352-acre property is bound to the North by a Union Pacific Railroad, to the West by Dunham Point Development, Future Cy-Fair School site and Mueschke Road, to the South by House and Hahl Road and Cypress Creek, and to the East by Bridgelands Water Plant and Waste Water Plant site, M&D Mixed Use Development and Stone Ridge Residential Development. Phase One of this development is part of the previous West Oaks GP and has already been submitted and approved to provide the required major thoroughfare traversing it in an east/west direction with an intersection from House and Hahl Road to the Future Mueschke Road. The Southern Portion of the property is part of the existing Bridgelands GP. The purpose of this general plan is to add the approximate 106 acre Bridgeland tract to the existing West Oaks GP. The proposed general plan will only have one land use, which is industrial. The future industrial development will consist of one very large warehouse building and 5 smaller warehouses with rental space with one or more tenants. The site will also have large detention basins to comply with the Chapter 19 standards. The Southern portion of the site is heavily encumbered by pipelines, drill sites, and flood plain and is largely undevelopable. Strict interpretation of 42-128 would require an additional East-West Street to bisect the property to and provide a southern connection from proposed Mueschke Road to existing House and Hahl Road. This connection is infeasible due to existing utility district infrastructure and the existing M&D Mixed use development that was previously platted and approved in 2013 and is now fully developed, making any reasonable connection infeasible. This fact combined with the limited developability of the southern portion of the site make it unnecessary to provide an additional connection to House and Hahl Road.

(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 existing plant site and existing mixed use development were already approved and developed prior to the planning of this site which blocked any meaningful connection in the development area. Additionally, House and Hahl Road is bound on the South and East by Blackhorse Golf club and serves limited parcels and has existing connection to Mound Road and to North Bridgeland Lake Parkway. Any additional connection would provide no meaningful connectivity to the area. The subject site circulation will be served by network of private driveways within the general plan boundary and there are no public streets practically needed to serve the development

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

The intent of the requirement in this chapter is to ensure that adequate circulation is provided. Due to the constraints mentioned earlier, the intent of the chapter has been preserved and maintained.

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

Preventing connections to residential areas from areas that will be exclusively large industrial tracts is best for public health, safety and welfare.

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

The justification for the variance is related to the proposed land use for the area within the general plan boundary and not wanting to mix the industrial traffic with the surrounding land uses. It is also based on the unusual physical characteristic along the Eastern boundary preventing the development of a secondary connection to the adjacent local street.

Houston Planning Commission

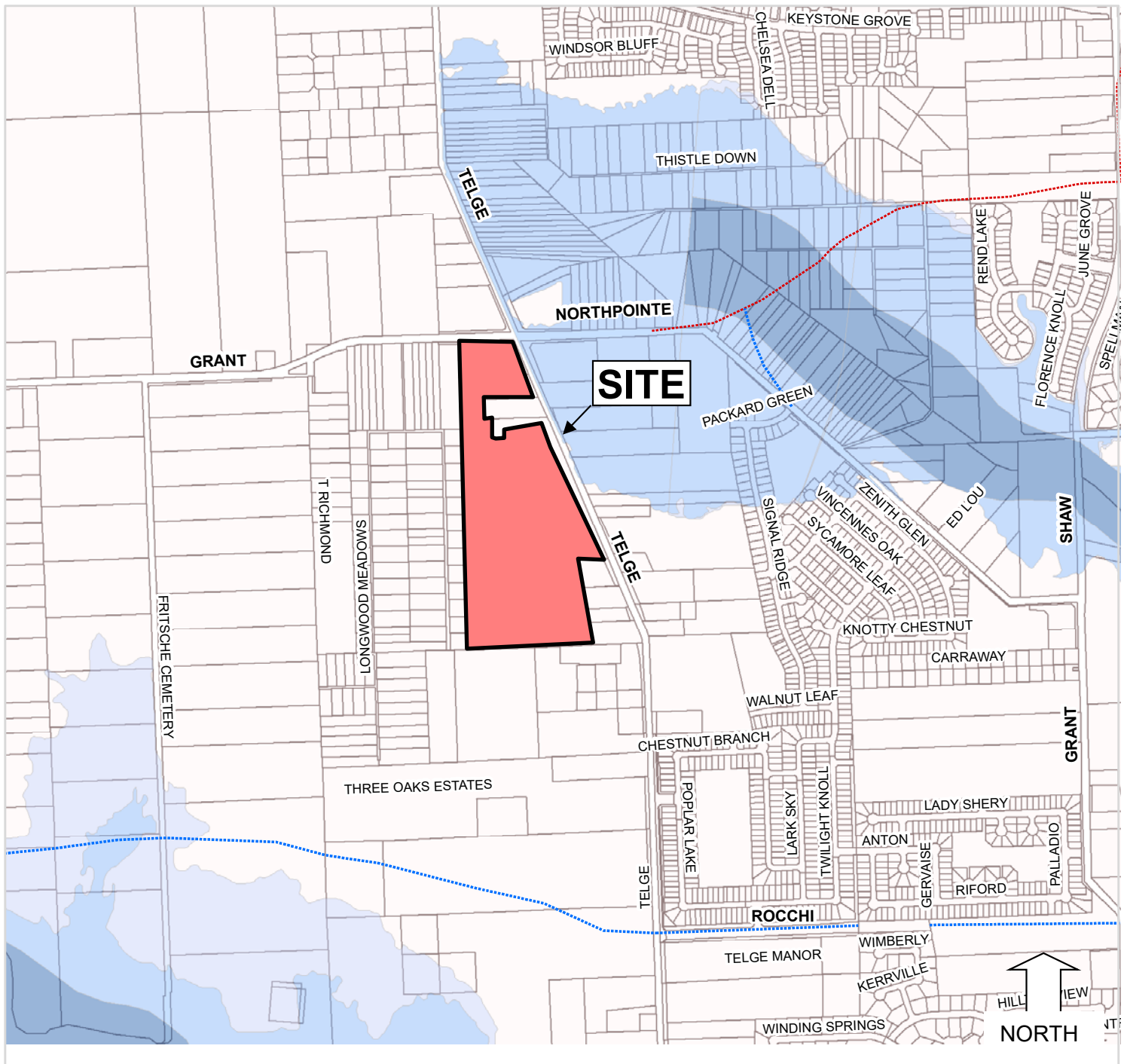
ITEM: 121

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Meadows at Telge GP

Applicant: BGE, Inc. - Land Planning

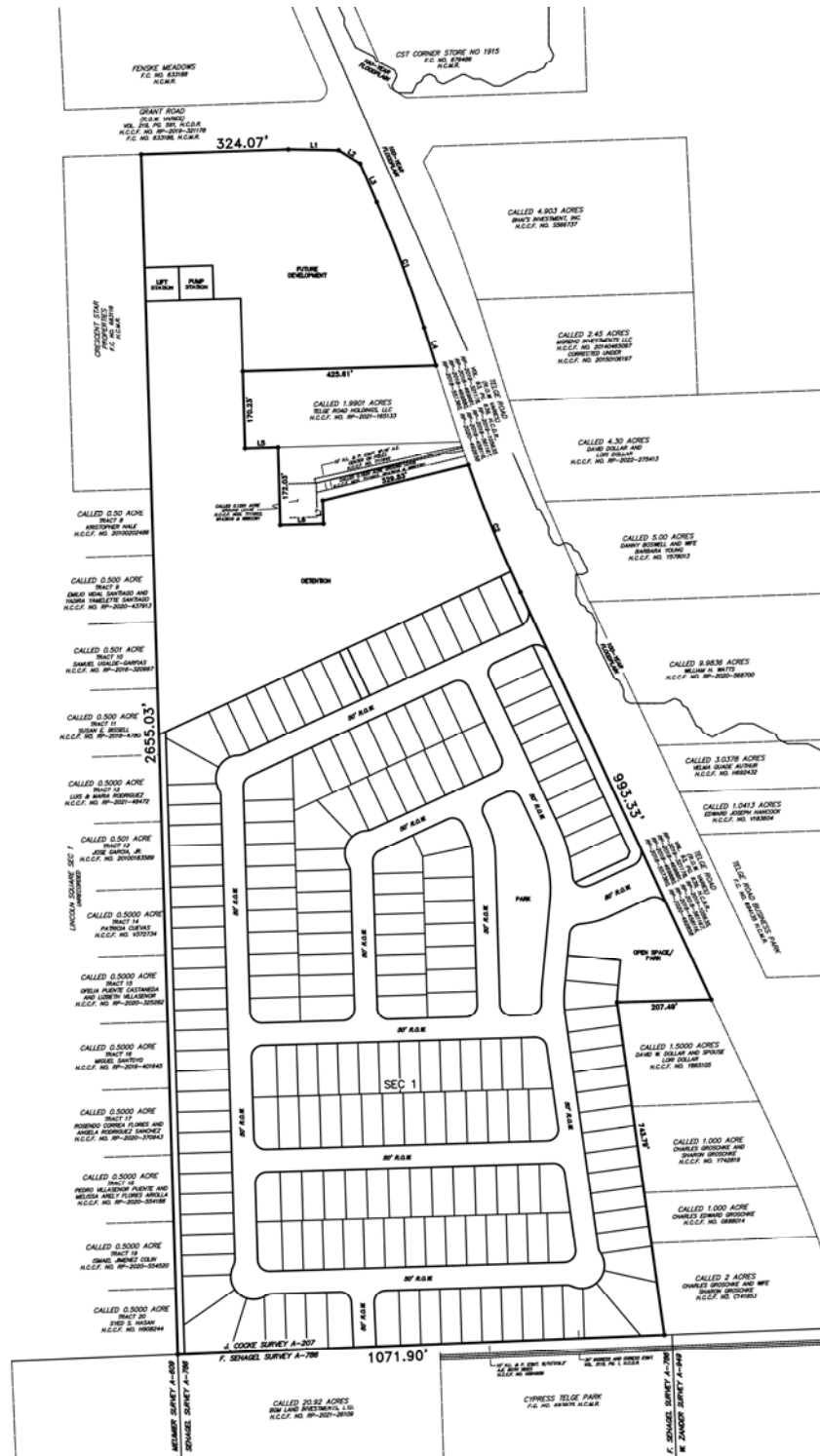


D – Variances

Site Location

Subdivision Name: Meadows at Telge GP

Applicant: BGE, Inc. - Land Planning



D – Variances

Subdivision

Houston Planning Commission

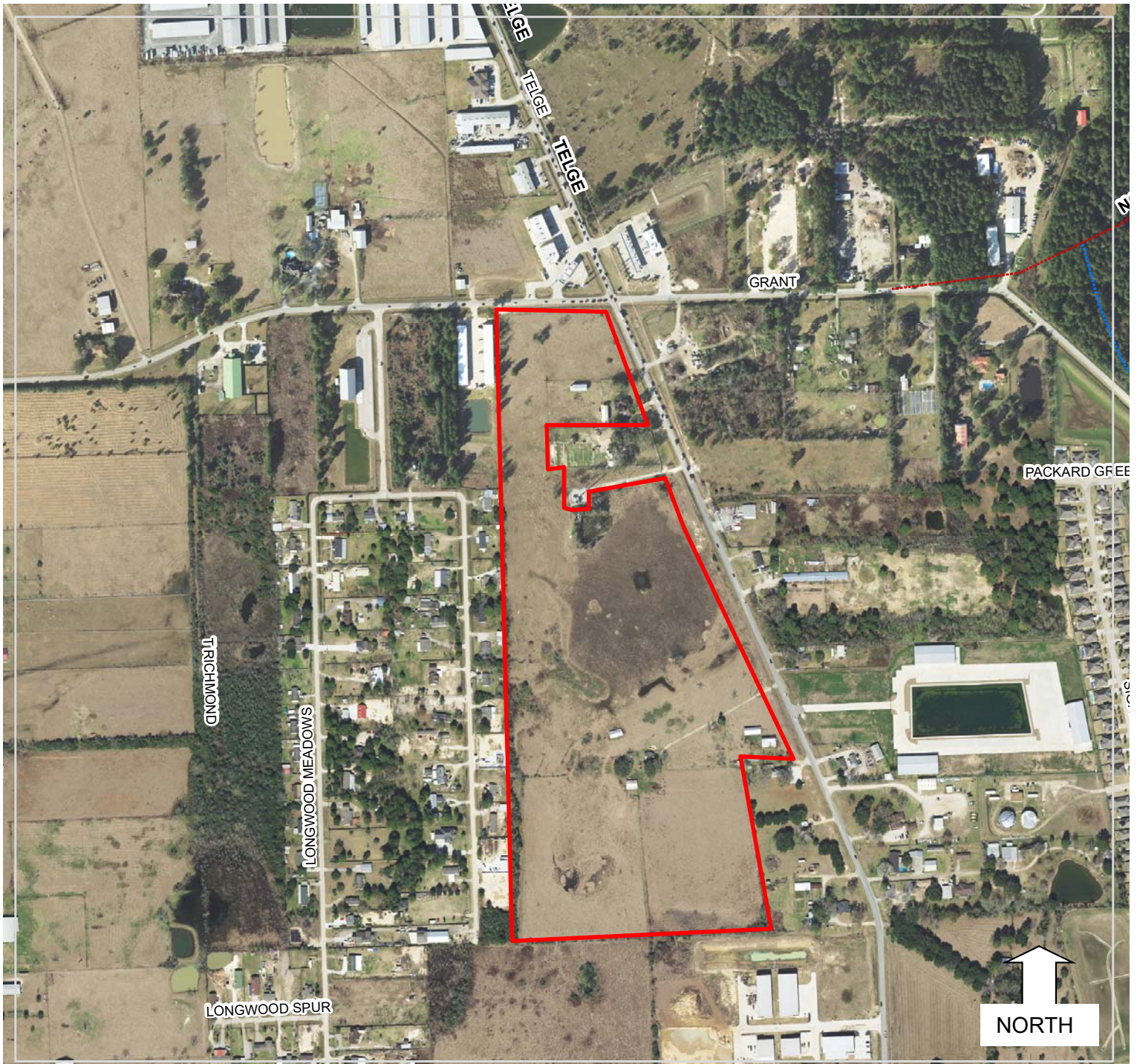
ITEM: 121

Planning and Development Department

Meeting Date: 10/27/2022

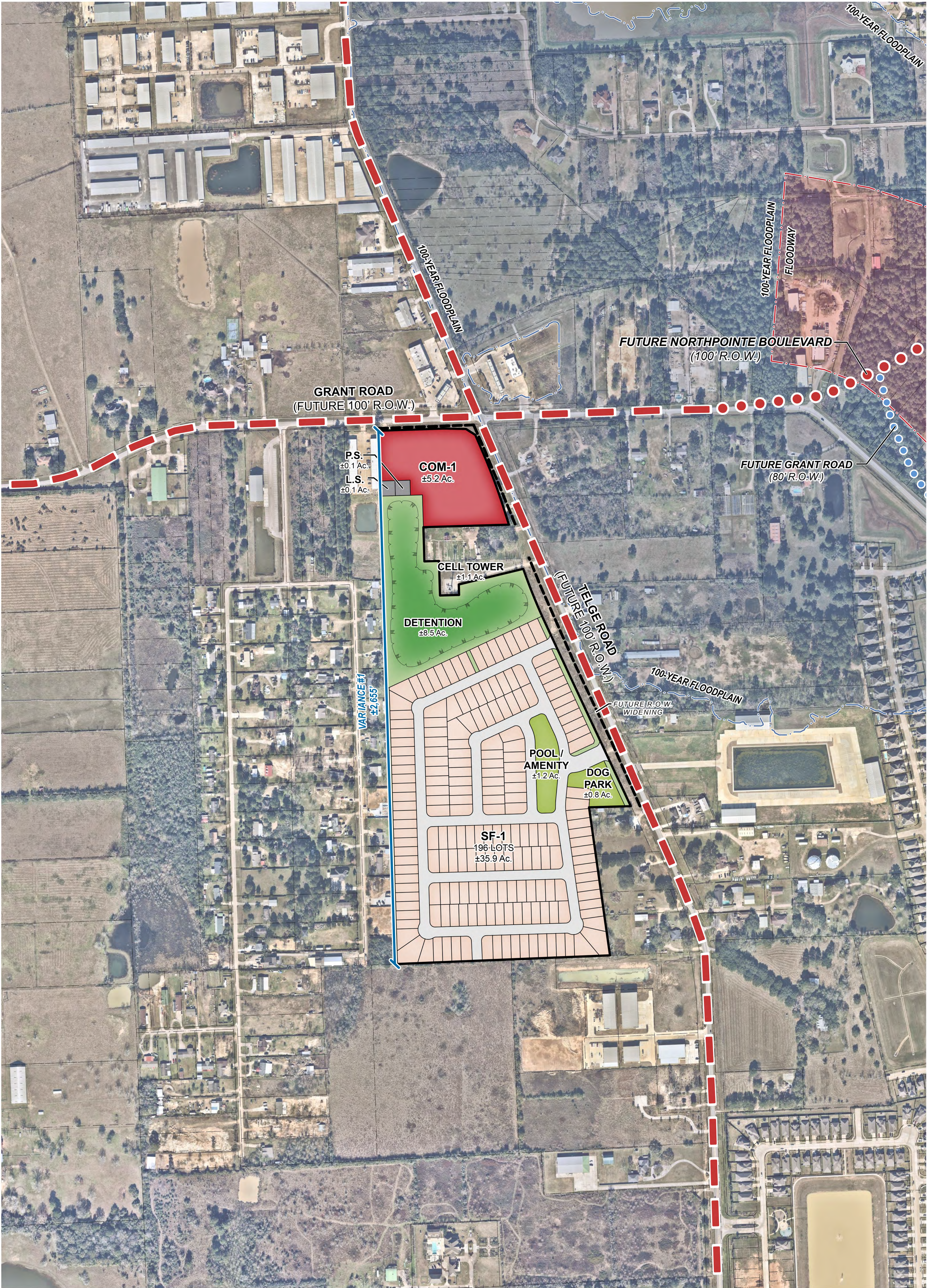
Subdivision Name: Meadows at Telge GP

Applicant: BGE, Inc. - Land Planning



D – Variances

Aerial



VARIANCE EXHIBIT

MEADOWS AT TELGE GP

±50.3 ACRES OF LAND
HARRIS COUNTY, TEXAS
OCTOBER, 2022
BGE #10229-00



BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com



0 100 200 400

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Application Number: 2022-2504
Plat Name: Meadows at Telge GP
Applicant: BGE, Inc. - Land Planning
Date Submitted: 10/14/2022

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

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

Specific Variance is being sought and extent of variance:

To not provide an east-west street and to exceed the maximum intersection spacing for a distance of approximately 2,655 feet along the western boundary of the general plan.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

(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;

Meadows at Telge is a ±50-acre development in Harris County located south of the Grand Parkway (State Highway 99), west of Telge Road, east of Cypress Rosehill Road, and north of Northpointe Boulevard. The project's boundary is bounded to the west by Lincoln Square, which is an unrecorded subdivision. Lincoln Square is characterized by low density single family residential lots containing ranch style homes, some of which are recently constructed or currently undergoing construction. Meadows at Telge is also bounded to the south by Telge Ranch West, which is a proposed subdivision containing single family residential lots. The proposed development includes an internal local street system designed to provide sound traffic circulation to all lots within the development. The proposed street system also includes a boulevard entry connection and a local street connection to Telge Road on the east boundary of the development, as well as a stub street connection on the southern portion of the boundary to provide a north-south connection to Telge Ranch West. These connections will together provide three points of access to the proposed lots within the development, in addition to the internal local street network. Overall, the proposed development will provide sufficient connection and circulation through its local street system despite the existing constraints.

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

The existing unrecorded subdivision of Lincoln Square to the west of the project boundary creates a physical constraint and is therefore not a hardship created or imposed by the applicant.

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

The overall circulation is upheld by the existing and proposed major thoroughfares, Highway 249, and Grand Parkway in the surrounding area, and internal circulation is provided in the form of the proposed local street system and the additional street connections to Telge Road to the east and Telge Ranch West to the south, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The proposed local street system within the subject site will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

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

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

Houston Planning Commission

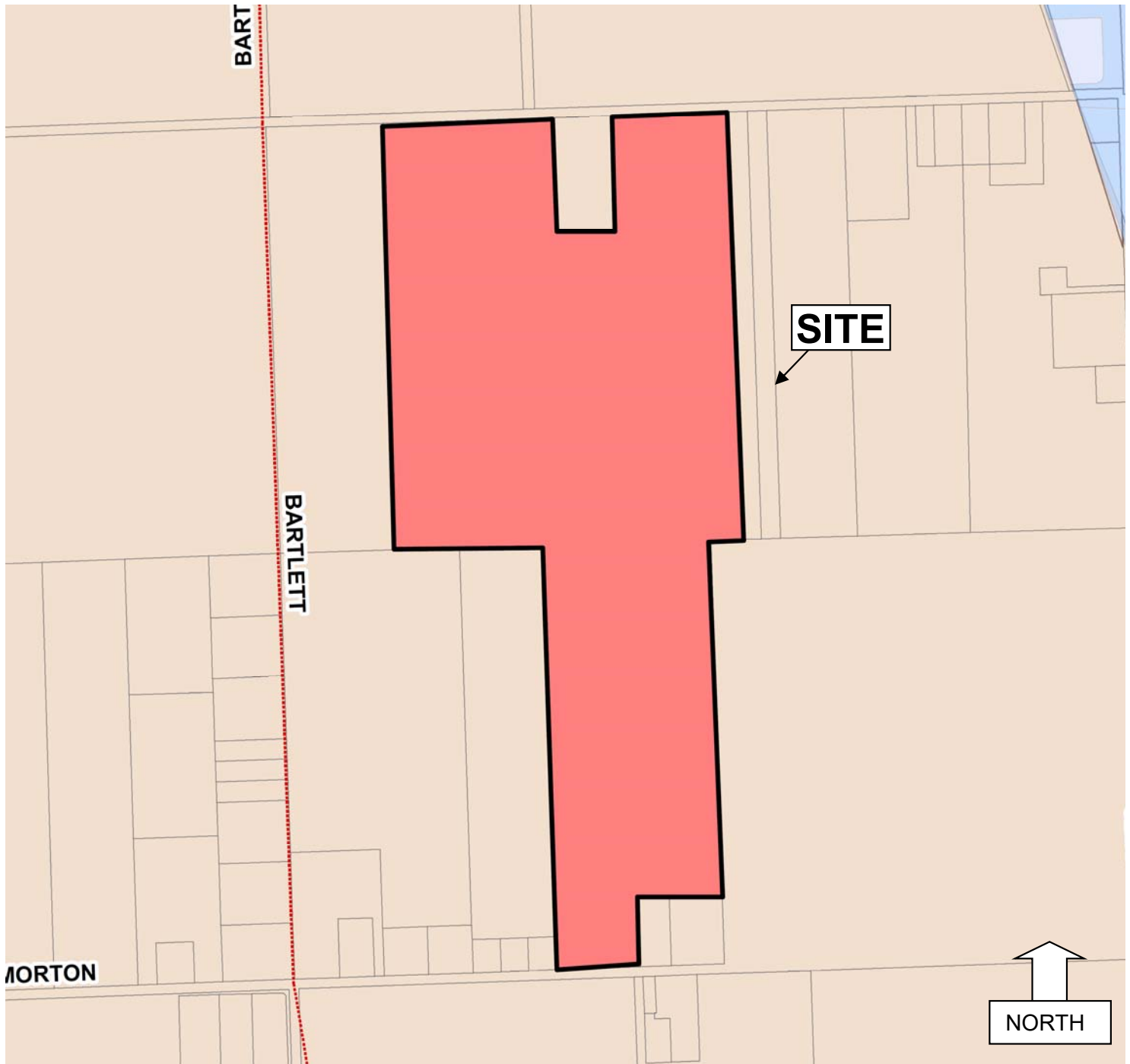
ITEM: 122

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: Morton 180 Tract GP (DEF 1)

Applicant: EHRA

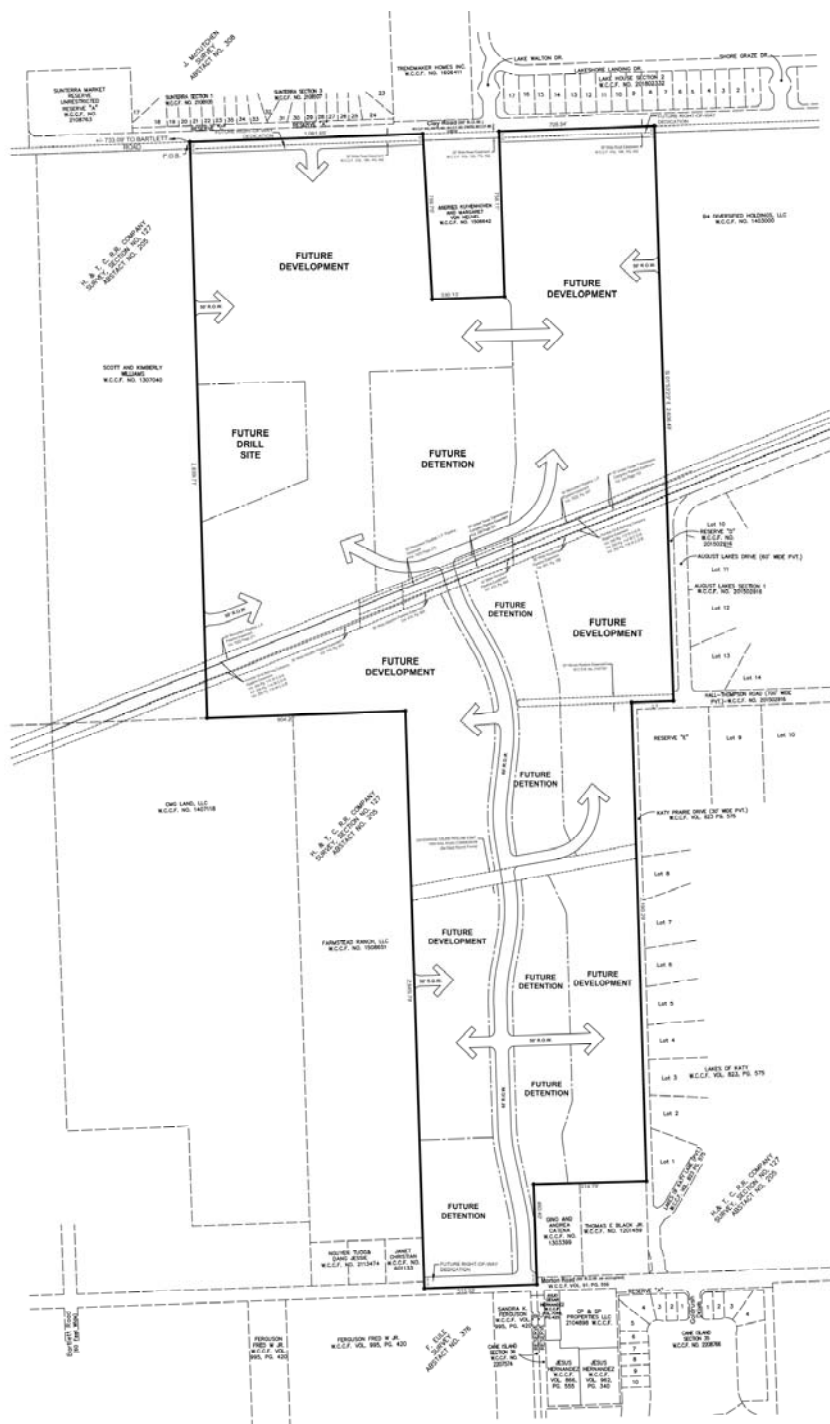


D - Variances

Site Location

Subdivision Name: Morton 180 Tract GP (DEF 1)

Applicant: EHRA



Houston Planning Commission

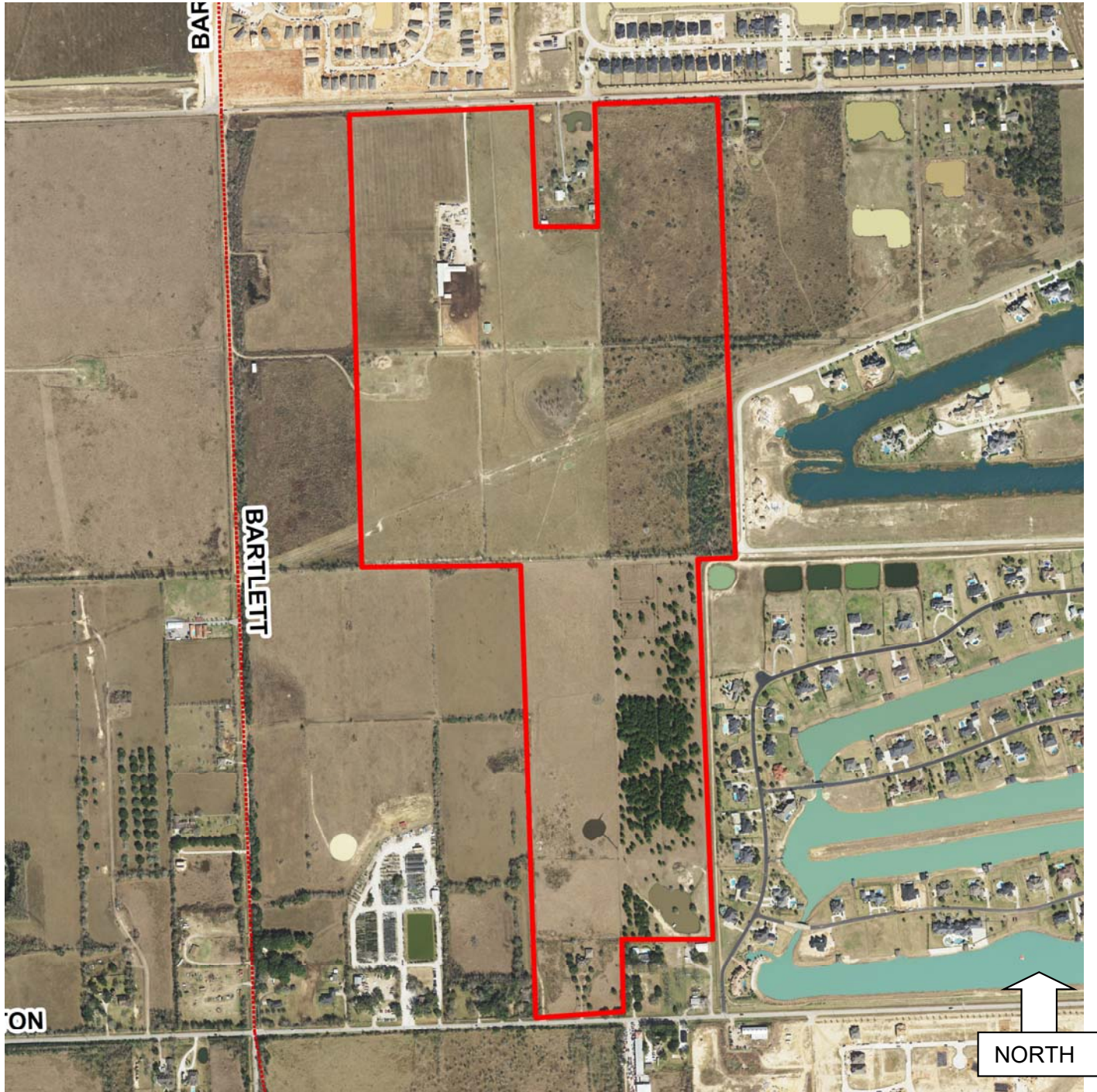
ITEM: 122

Planning and Development Department

Meeting Date: 10/27/2022

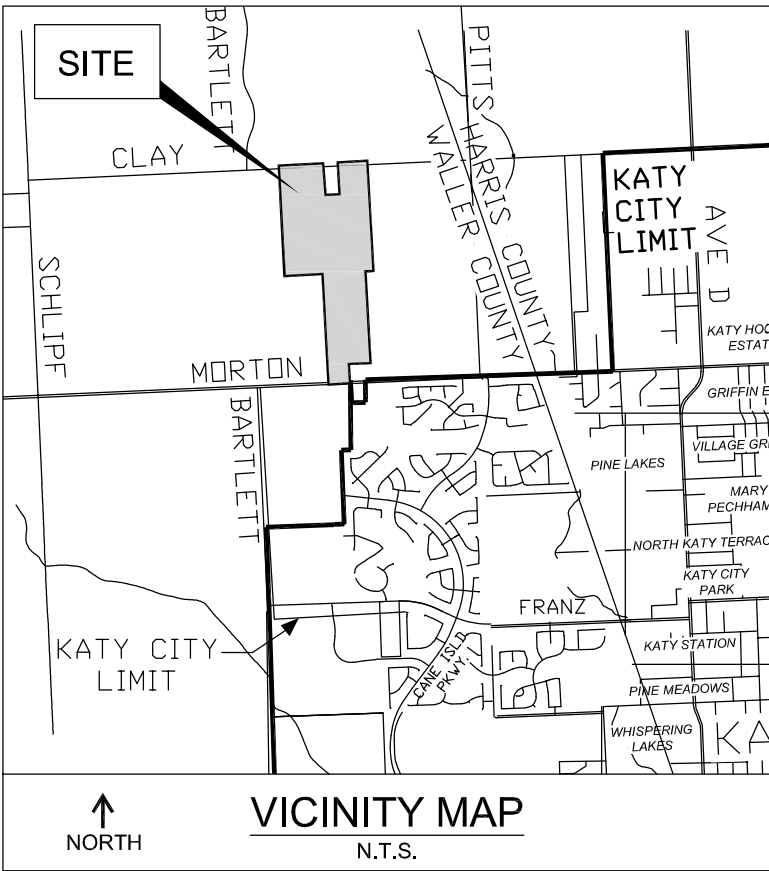
Subdivision Name: Morton 180 Tract GP (DEF 1)

Applicant: EHRA



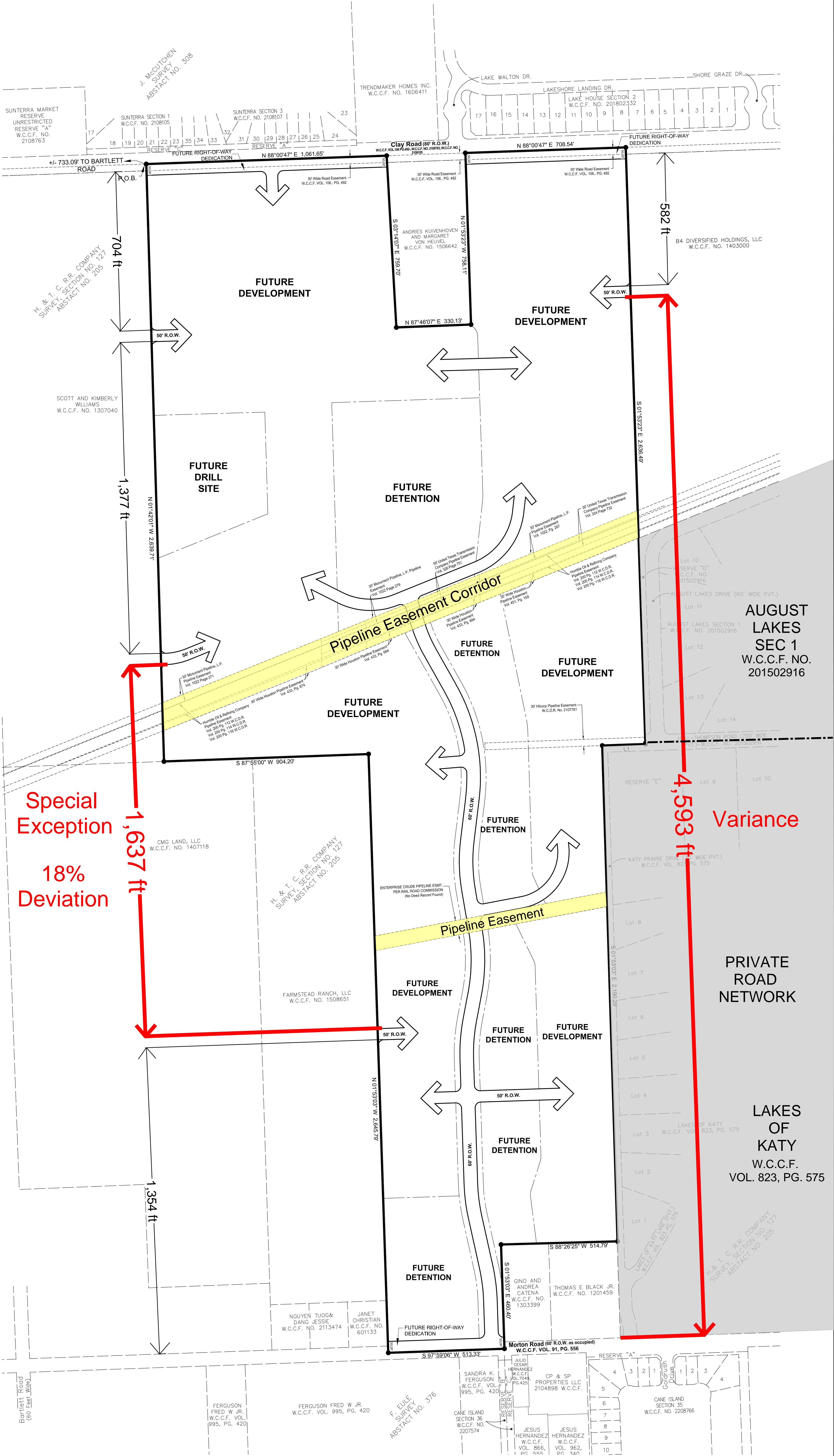
D - Variances

Aerial



- GENERAL NOTES:**
1. B.L. Indicates Building Line.
G.B.L. Indicates Garage Building Line.
D.E. Indicates Drainage Easement.
U.E. Indicates Utility Easement.
ESMT. Indicates Easement.
STM. S.E. Indicates Storm Sewer Easement.
W.C.D.R. NO. Indicates Waller County Deed Record Number.
P.V.T. Indicates Private Street (Type 1 P.A.E.).
P.A.E. Indicates Permanent Access Easement.
P.U.E. Indicates Public Utility Easement.
R.O.W. Indicates Right-Of-Way.
R= Indicates Radius.
S.S.E. Indicates Sanitary Sewer Easement.
(S) Indicates Set 3/4" Iron Rod with cap stamped E.H.R.A. 713-784-4500.
W.L.E. Indicates Waterline Easement.
 2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 1.0.

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	S 88°01'56" W	190.79'



Morton 180 Tract GP Variance and Special Exception Exhibit

A General Plan of 179.80 acres out of the H. & T. C. R.R. Company Survey
Section No. 127, A-205, Waller County, Texas.

Owner: Texas Land Holdings LLC

September, 2022

1"=200'
SCALE: 1"=200'



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRACOM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO. 101-057-150
No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.



Application Number: 2022-2502

Plat Name: Morton 180 Tract GP

Applicant: EHRA

Date Submitted: 10/03/2022

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 intersection spacing along the western boundary of the Morton 180 Tract General Plan for a distance of 1,637'.

Chapter 42 Section: 42-128(a)(1)

Chapter 42 Reference:

Intersections of local streets, "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 subject tract is a 179.8-acre tract of land located south of Clay Road, north of Morton Road, and west of Pitts Road. Morton 180 Tract GP is a proposed single family residential community surrounded by existing single family residential subdivisions and undeveloped acreage. Two entries will be created, one along Morton Road and one along Clay Road. The special circumstances surrounding this request are the two pipeline easement corridors that cross the subject tract in an east-west direction. The northern easement corridor contains four easements and is approximately 115' wide. It intersects the western boundary of the subject tract approximately 2,845' north of Morton Road. The southern easement corridor is approximately 65' wide and intersects the western boundary of the subject tract about 1,810' north of Morton Road. The two limiting factors for locating the stub streets along the western boundary are the triangles created by the easement corridors and the locations where they intersect the western boundary. The southernmost stub street is approximately 1,354' north of Morton Road. The second stub street is proposed to be 1,637' north of the first stub street. This allows for enough depth between the street and the pipeline easement corridor to place single family lots. In addition to the three stub streets on the western boundary of the project, connectivity will also occur with a stub street along the eastern boundary and street connections to Morton Road and Clay Road.

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

The proposed GP provides the same number of stub streets along the western boundary as is required by Chapter 42. Traffic circulation will not be significantly impacted by the 18% deviation proposed between two of these stub streets.

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

The request for a 1,637' block length is 237' longer than is required by Chapter 42-128, representing a 18% variation from the standard.

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

The six proposed street connections (four stub streets, one connection to Morton Road, and one connection to Clay Road) will more than adequately serve the new neighborhood and provide connectivity where currently none exists. Local circulation will be preserved thus meeting the intent and general purposes of Chapter 42.

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

Public health, safety and welfare are not negatively impacted by granting this special exception since the local street network in the general area between Morton Road and Clay Road provides adequate vehicular and emergency access to the surrounding area. Additional traffic circulation will be aided by the future development of the proposed local streets within Morton 180 Tract subdivision.



Application Number: 2022-2502

Plat Name: Morton 180 Tract GP

Applicant: EHRA

Date Submitted: 10/03/2022

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

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

Specific Variance is being sought and extent of variance:

To exceed intersection spacing along the eastern boundary of the Morton 180 Tract General Plan for a distance of 4,593'.

Chapter 42 Section: 42-128(a)(1)

Chapter 42 Reference:

Intersections of local streets, "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

(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 tract is a 179.8-acre tract of land located south of Clay Road, north of Morton Road, and west of Pitts Road. Morton 180 Tract GP is a proposed single family residential community surrounded by existing single family residential subdivisions and undeveloped acreage. Two entries will be created, one along Morton Road and one along Clay Road. There are two subdivisions that border the subject property to the east, Lakes of Katy and August Lakes Section 1. Both of these subdivisions consist of private roads. Because the Morton 180 Tract GP will consist of public roads, it is not possible to connect the subject property roads to the roads of the adjacent subdivisions. A public road connection will be provided on the eastern boundary that is adjacent to undeveloped acreage.

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

The hardship for this variance exists because the preexisting adjacent subdivisions consist of private roads, thus preventing the extension of public roads into these subdivisions.

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

The six proposed street connections (four stub streets, one connection to Morton Road, and one connection to Clay Road) will more than adequately serve the new neighborhood and provide

connectivity where currently none exists. Local circulation will be preserved thus meeting the intent and general purposes of Chapter 42.

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

Public health, safety and welfare are not negatively impacted by granting this variance since the local street network in the general area between Morton Road and Clay Road provides adequate vehicular and emergency access to the surrounding area. Additional traffic circulation will be aided by the future development of the proposed local streets within Morton 180 Tract subdivision.

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

Justification for the variance is that the adjacent subdivisions to the east contain a private road network, which prevents connection with public roads from the subject property. Project entries off Morton Road and Clay Road, as well as the other four proposed street connections will maintain circulation.

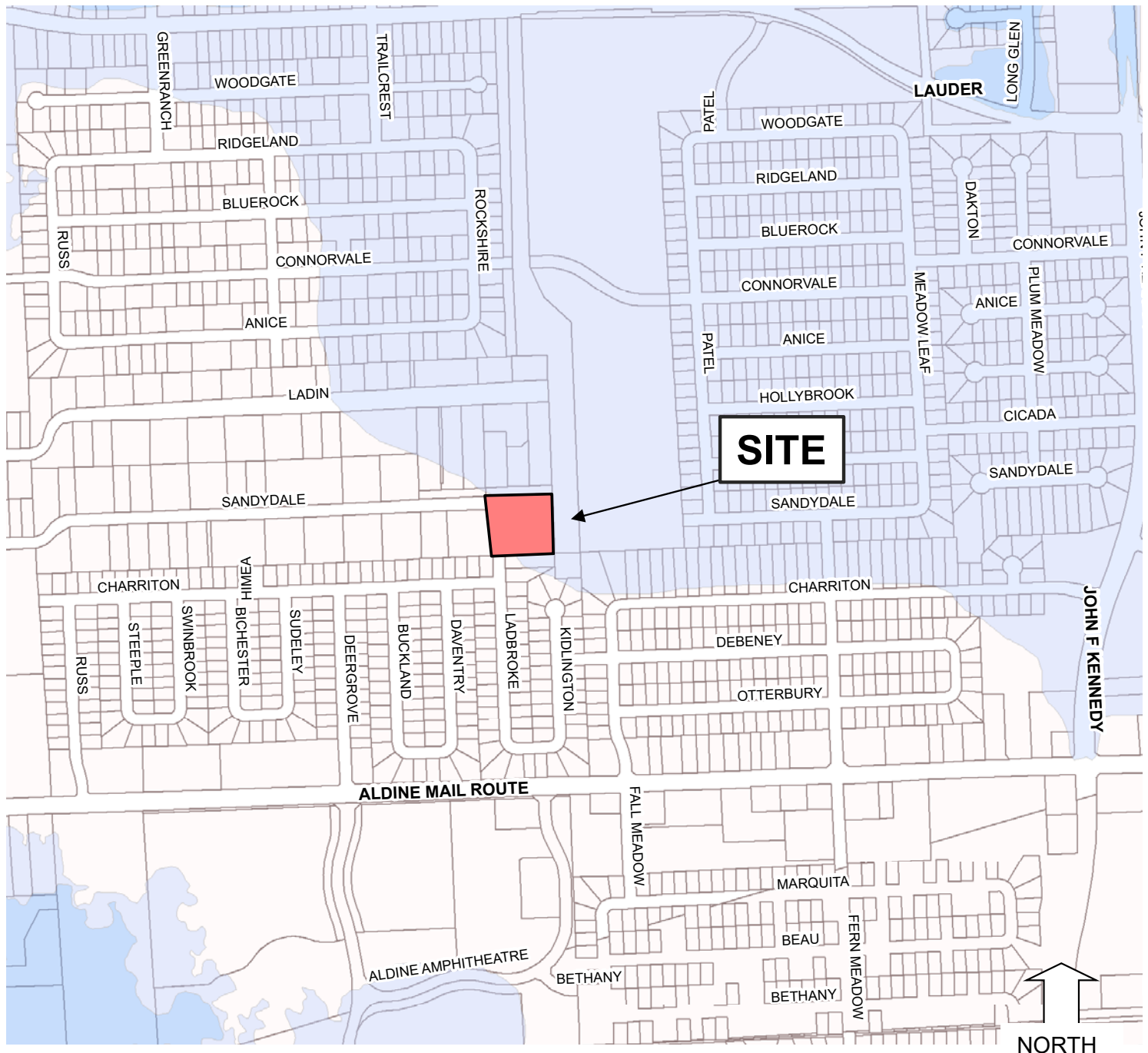
Houston Planning Commission ITEM: 123

Planning and Development Department

Meeting Date: 10/27/2022

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

Applicant: McKim and Creed



F- Reconsideration of Requirements

Site Location

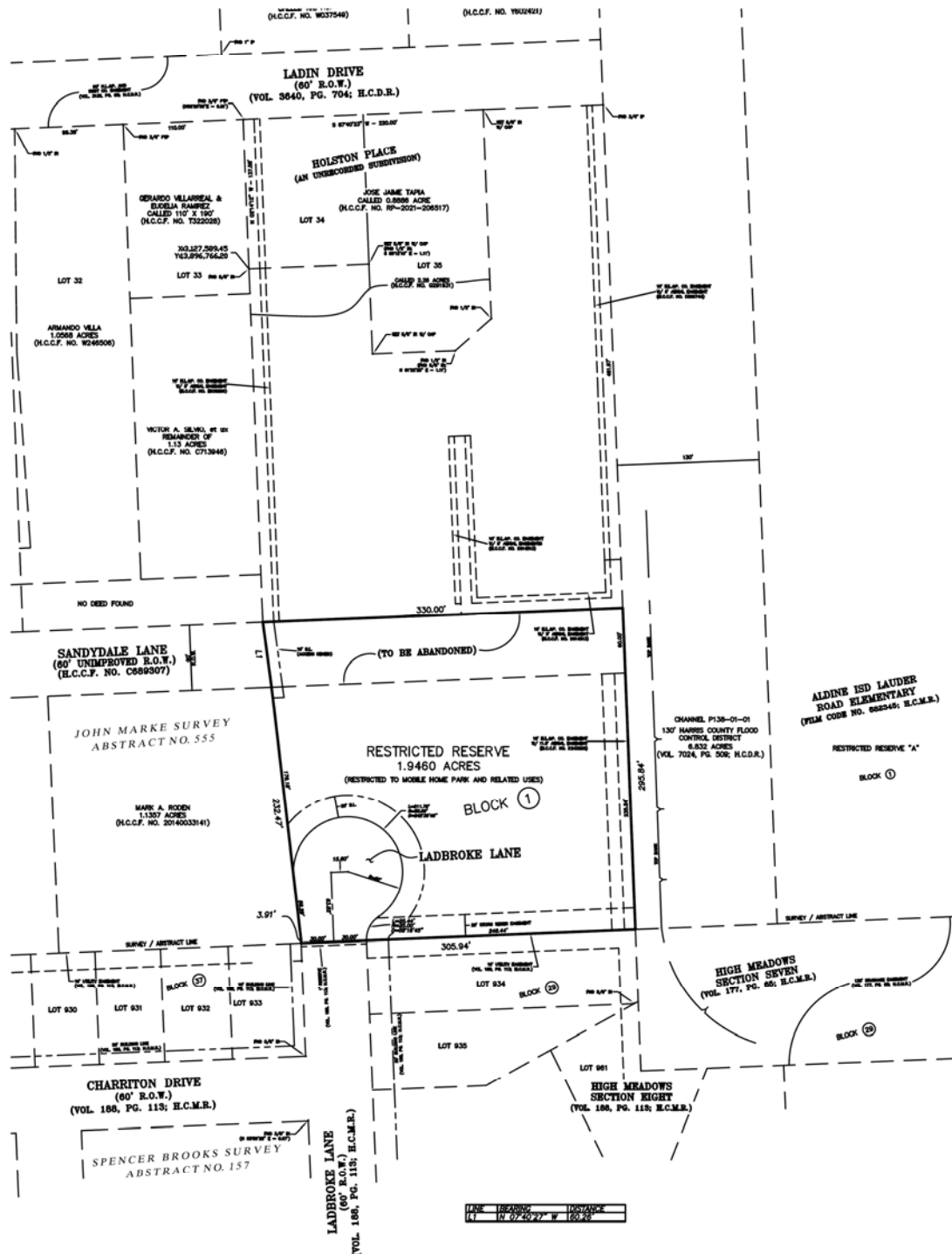
Houston Planning Commission ITEM: 123

Planning and Development Department

Meeting Date: 10/27/2022

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

Applicant: McKim and Creed



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission ITEM: 123

Planning and Development Department

Meeting Date: 10/27/2022

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

Applicant: McKim and Creed



F- Reconsideration of Requirements

Aerial



Application No: 2022-2391
Plat Name: Highland Meadows Mobile Home Park Sec 1
Applicant: McKim and Creed
Date Submitted: 09/19/2022

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:

Cul-de-sac having a 60' radius requirement.

Chapter 42 Section: 131

Chapter 42 Reference:

42-131 (a) A cul-de-sac shall comply with the applicable terminus design as specified in the design manual.

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:

Highland Meadows Mobile Home Park Sec 1 only has an area of 2.1568 acres. Easements and building lines will also reduce the effective developable area of the site. With this small of an area very few manufactured home units will be allowed on the property. Therefore, a 60-foot-radius cul-de-sac designed for larger developments or commercial uses would be an overkill for this small of a development. It would take up a substantially larger footprint within the site than a 50-foot-radius cul-de-sac making it an undue hardship for this small of a development. A 50-foot-radius cul-de-sac would be much more appropriate and would restore the applicant's reasonable use of the land.



Application Number: 2022-2391

Plat Name: Highland Meadows Mobile Home Park Sec 1

Applicant: McKim and Creed

Date Submitted: 09/19/2022

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 of the subject property is seeking a variance on the 60-foot-radius cul-de-sac that terminates Ladbroke Lane on this site. A 50-foot-radius for the cul-de-sac is being requested.

Chapter 42 Section: 42-131

Chapter 42 Reference:

(a) A cul-de-sac shall comply with the applicable terminus design as specified in the design manual.

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

Highland Meadows Mobile Home Park Sec 1 only has an area of 2.1568 acres. Easements and building lines will also reduce the effective developable area of the site. With this small of an area very few manufactured home units will be allowed on the property. Therefore, a 60-foot-radius cul-de-sac designed for larger developments or commercial uses would be an overkill for this small of a development. It would take up a substantially larger footprint within the site than a 50-foot-radius cul-de-sac making it an undue hardship for this small of a development. A 50-foot-radius cul-de-sac would be much more appropriate and would restore the applicant's reasonable use of the land.

(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 developers of this property did not create this hardship. The development surrounding this site created circumstances to where any public street dedication on this property would severely reduce its effective developable area. With such a small site, this imposes on the applicant's reasonable use of the land.

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

A reduced radius for this cul-de-sac will not affect the intent and general purposes of this chapter since it would serve such a small development, and allow the applicant reasonable use of the land.

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

Granting this variance for a reduction in the cul-de-sac right-of-way will not be injurious to the

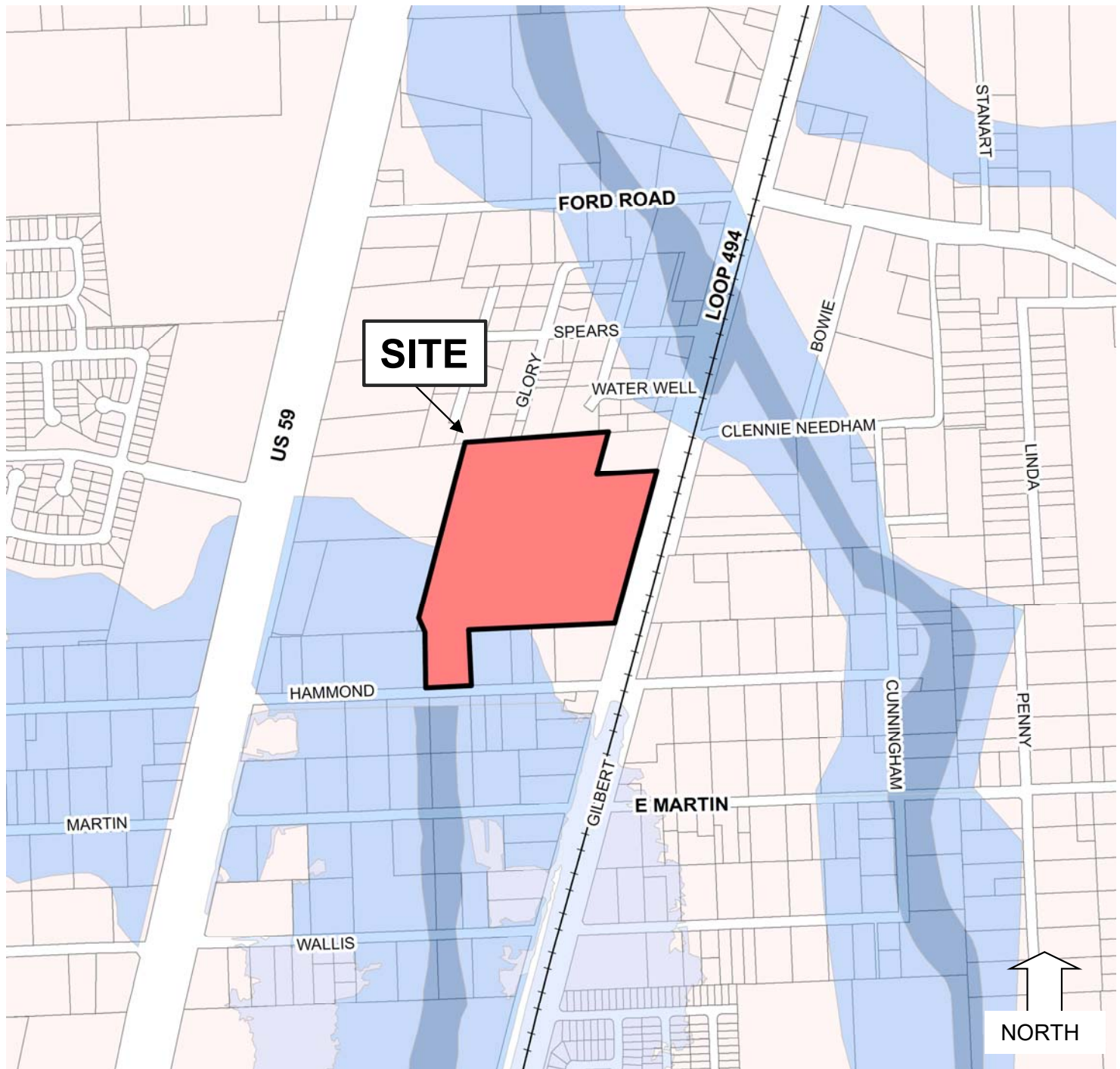
public health, safety, or welfare.

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

Economic hardship was not considered for justifying the request for this variance. The applicant would concede the cul-de-sac for this development but objects to the large size of a 60-foot-radius cul-de-sac that would deprive reasonable use of the remaining land.

Subdivision Name: New Caney ISD Porter Elementary

Applicant: West Belt Surveying Inc.



Houston Planning Commission

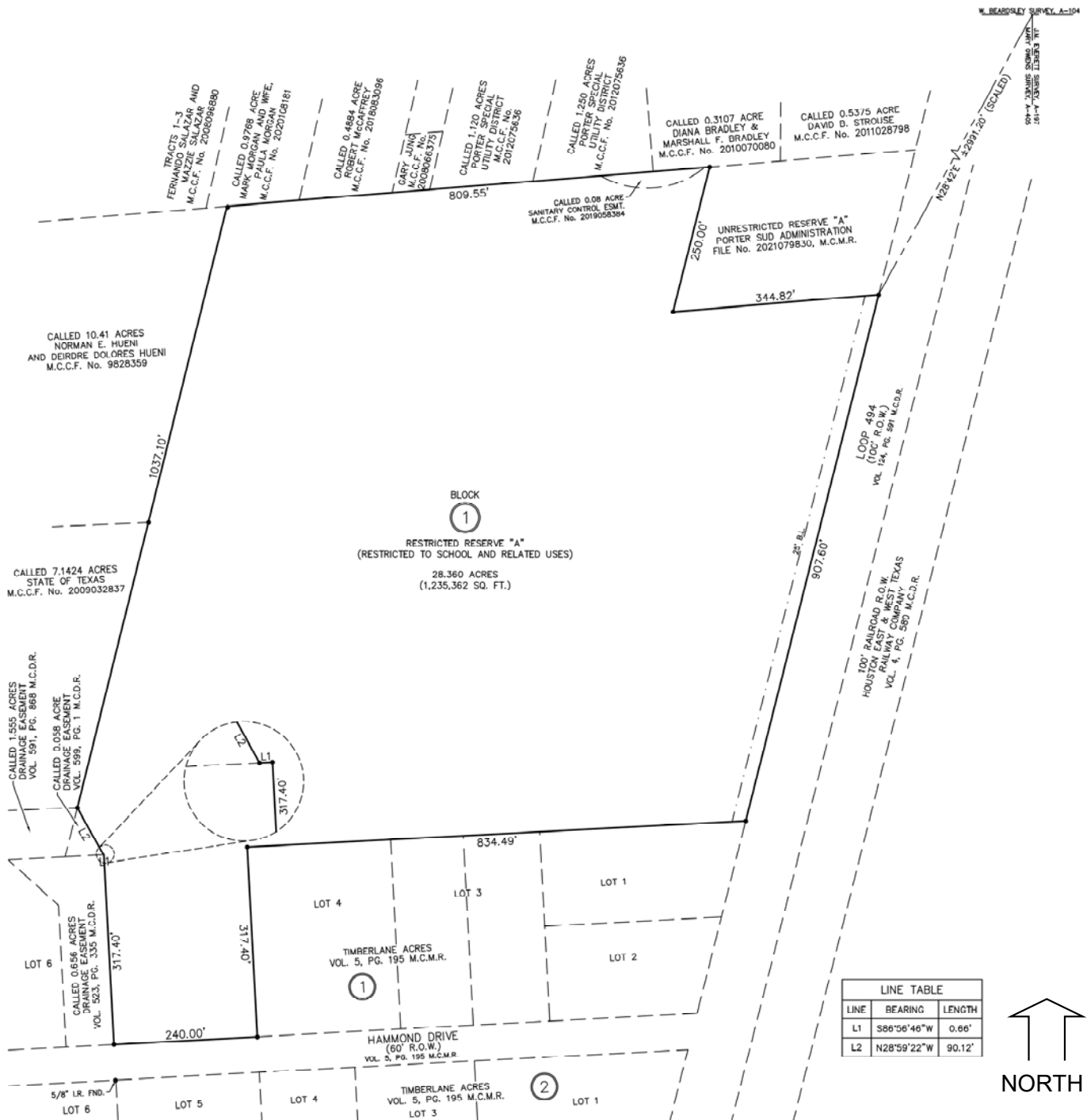
ITEM: 124

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: New Caney ISD Porter Elementary

Applicant: West Belt Surveying Inc.



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: New Caney ISD Porter Elementary

Applicant: West Belt Surveying Inc.



F- Reconsideration of Requirements

Aerial



THE BEARINGS SHOWN HEREON ARE BASED
ON THE TEXAS COORDINATE SYSTEM, CENTRAL
ZONE, NAD 83

REFERENCE BENCHMARK:

TEMPORARY BENCHMARKS:

TBM "C" - 3" BRASS DISK STAMPED "PSA" IN
A 6" CONCRETE COLUMN LOCATED ON THE
WESTERLY SIDE OF LOOP 494 $\pm 5'$ NORTH AND
 $\pm 5'$ EAST OF THE MOST EASTERLY
NORTHEAST CORNER OF THE SUBJECT TRACT.
ELEVATION = 94.75'

CONTRACTOR TO CALL
BEFORE DIGGING !!!!
PHONE: 811
HOUSTON (713) 223-4567
(STATEWIDE OUTSIDE HOUSTON)
1-(800)-344-8377



CIVIL

Brooks & Sparks, Inc.
21020 Park Row Dr.
Katy, Texas 77440
Ph: (281) 578-9595
Fax: (281) 578-9686

STRUCTURAL

CJG Engineers
3000 Wilcrest Drive, Suite 305
Houston, Texas 77052
Ph: (713) 780-3345
Fax: (713) 780-3712

FOODSERVICE

Foodservice Design Professionals
2551 Interstate 45
The Woodlands, TX 77380
Ph: (281) 350-2323
Fax: (281) 350-9599

MEP

TLT Engineers
738 HWY G South, Suite 615
Houston, Texas 77079
Ph: (281) 854-8888
F: (281) 854-8889

LANDSCAPING



PORTER ELEMENTARY SCHOOL REPLACEMENT
24400 Loop 494 Porter, TX 77365
New Caney Independent School District



INTERIM REVIEW ONLY

Document incomplete: Not intended
for permit or construction.

DATE	ISSUE
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CS1.04

OVERALL SITE LAYOUT



Application No: 2022-2473
Plat Name: New Caney ISD Porter Elementary
Applicant: West Belt Surveying, Inc.
Date Submitted: 10/03/2022

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:

Specific variance is being sought and extent of condition not to provide an east/west public street through the subject tract and exceed 2,600' intersection spacing and not to provide a north/south public street through the subject tract and exceed 1,400' intersection spacing.

Chapter 42 Section: 127(a) & 128(a)

Chapter 42 Reference:

A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Each local street shall intersect with a street that meets the requirements of subsection 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:

See variance requests for details.



Application Number: 2022-2473

Plat Name: New Caney ISD Porter Elementary

Applicant: West Belt Surveying, Inc.

Date Submitted: 10/03/2022

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 not provide an east/west street along Loop 494 and exceed the maximum intersection spacing for a distance approximately 2,886 feet from West Ford Road and East Hammond Drive.

Chapter 42 Section: 127(a)

Chapter 42 Reference:

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

Statement of Facts

(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;

New Caney Independent School District Porter Elementary is located along the west Right-of-Way line of Loop 494 in the City of Houston Extraterritorial Jurisdiction, Montgomery County. In regard to the matter of providing an east/west public street through the subject tract, please note the following: US 59 is a controlled access highway located to the west of the subject tract, a through street in this location would not be feasible due to controlled access of US 59 and with the planned development of an Elementary School and Detention. Providing an east/west public street could increase the amount of traffic through the school site and impact the safety of the faculty and students. The traffic flow will not be impeded by not providing an east/west public street, due to having surrounding public streets providing adequate flow of traffic. If an east/west street was provided at 2,600 feet, it would be located approximately 286 feet north of East Hammond Drive and not meet the minimum requirement for intersection spacing.

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

Granting the special exception will achieve a result contemplated by the standards of Chapter 42 as the current intersection spacing along Loop 494 between West Ford Road and East Hammond Drive is 2,886 feet. This is a 11% deviation of the requirement to provide an intersection every 2,600 feet along a major thoroughfare.

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

This is a 11% deviation of the requirement to provide an intersection with a local street, collector or major thoroughfare every 2,600-feet.

(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 by the existing right-of-way network of West Ford Road, Loop 494, East Hammond Drive and US 59.

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

The granting of the special exception request will not be injurious to public health, safety or welfare as the existing public right-of-way network of West Ford Road, Loop 494, East Hammond Road and US 59 will continue to provide access and connectivity for the public and emergency services.



Application Number: 2022-2473

Plat Name: New Caney ISD Porter Elementary

Applicant: West Belt Surveying, Inc.

Date Submitted: 10/03/2022

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

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

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is not to provide a north/south public street through the subject tract and exceed 1,400' intersection spacing.

Chapter 42 Section: 128 (a)

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

(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;

New Caney Independent School District Porter Elementary site is located along the westerly Right-of-Way line of Loop 494 in Montgomery County. In regard to the matter of providing a north/south public street through the subject tract, please note the following: Providing a north/south public street could increase the amount of traffic through the school site and impact the safety of the faculty and students. The adjacent properties to the south is a platted subdivision and the properties to the north of the subject tract are developed residential homes. The traffic flow will not be impeded by not providing a north/south public street, due to having surrounding public streets providing adequate flow of traffic. It would not serve a great purpose to the property owners in the general area of the subject tract.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external and existing conditions surrounding subject 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, due to nearby

and surrounding developments having adequate traffic pattern.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Property does not impede traffic; nor will in any way compromise public health or safety.

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

Justification of the variance is based on existing conditions of the subject tract and surrounding properties.

Houston Planning Commission

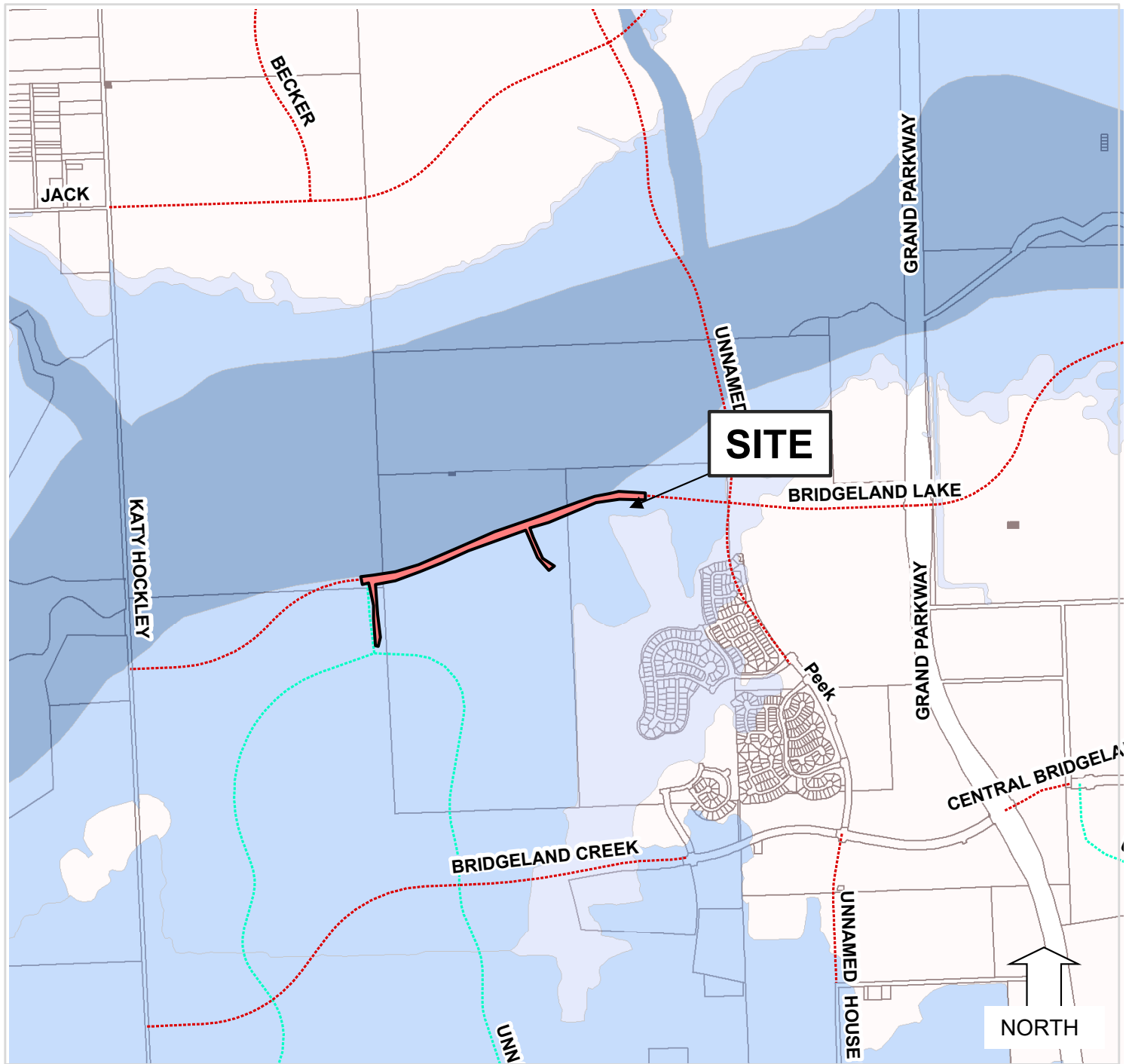
ITEM: 125

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: North Bridgeland Lake Parkway Street Dedication Sec 9

Applicant: McKim & Creed, Inc.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

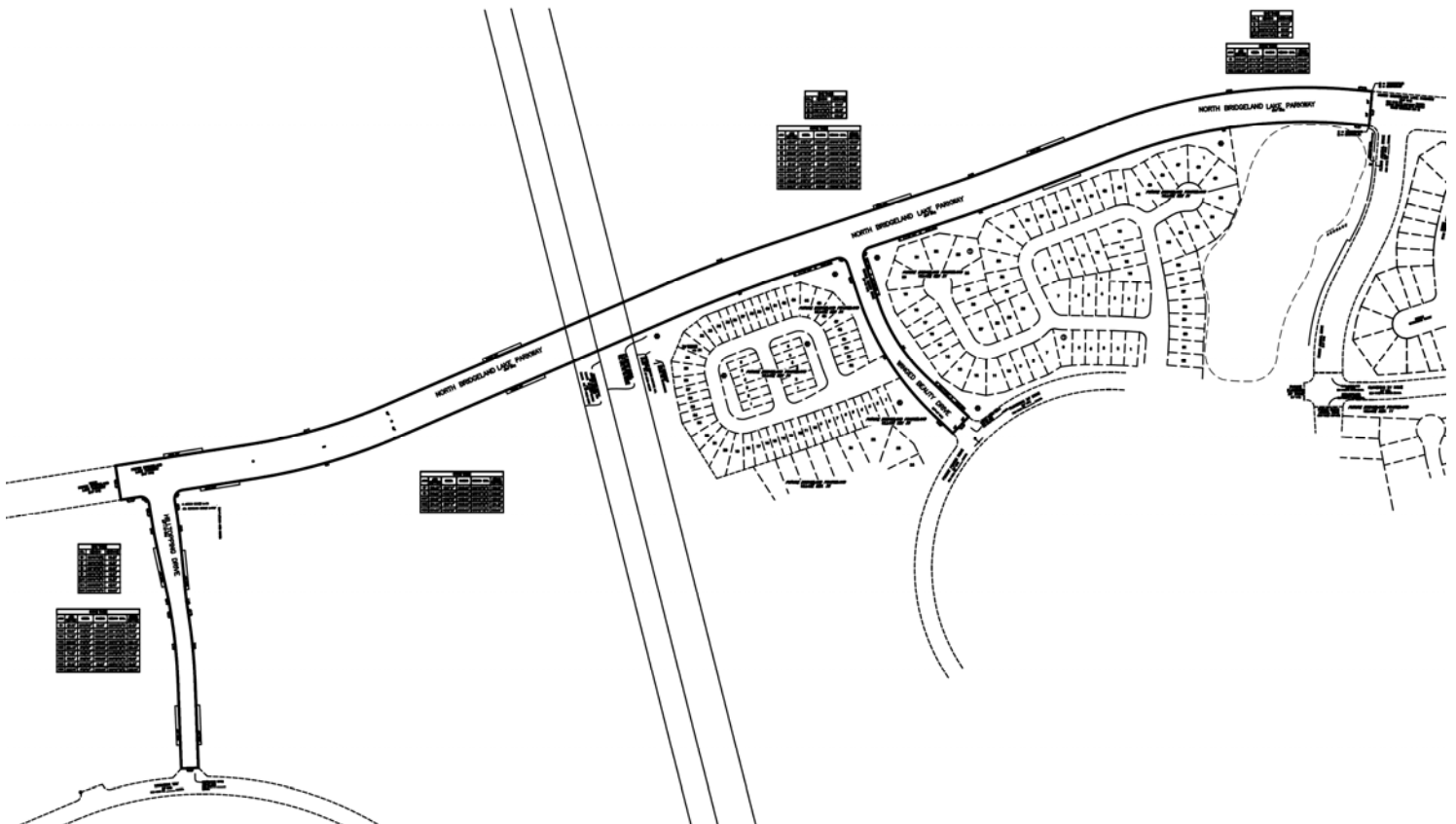
ITEM: 125

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: North Bridgeland Lake Parkway Street Dedication Sec 9

Applicant: McKim & Creed, Inc.



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

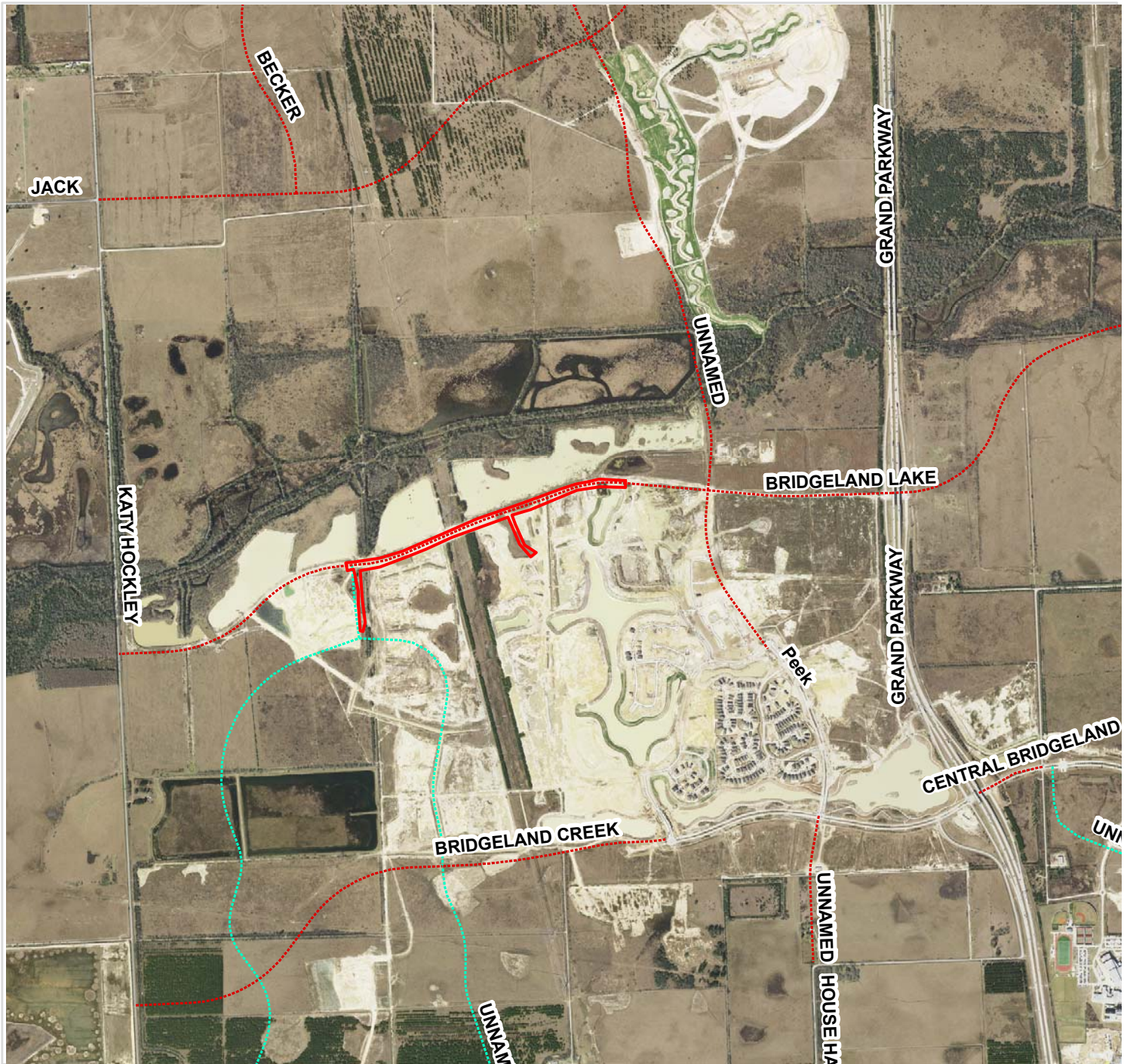
ITEM: 125

Planning and Development Department

Meeting Date: 10/27/2022

Subdivision Name: North Bridgeland Lake Parkway Street Dedication Sec 9

Applicant: McKim & Creed, Inc.



F- Reconsideration of Requirements

Aerial



Application No: 2022-2452
Plat Name: North Bridgeland Lake Parkway Street Dedication Sec 9
Applicant: McKim & Creed, Inc.
Date Submitted: 10/03/2022

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:

Requesting to allow a centerline radius of 1,845 feet vs the Chapter 42 requirement of a 2,000 foot centerline radius for major thoroughfares. The original plan was to have a centerline radius which exceeded the requirement, but after review by Harris County Traffic Engineering, that office recommended a lesser radius in order to accommodate a condition that they requested.

Chapter 42 Section: 42-132

Chapter 42 Reference:

(a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 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:

As stated above, the original design of the street called for a centerline radius of 2,010 feet, which exceeds the requirements of Chapter 42. However, Harris County Traffic Engineering determined that a longer tangent extending from a cross street to the east (Flying Admiral Drive) was needed in the event that the intersection would end up being signalized. In order to achieve this, Traffic Engineering recommended reducing the centerline radius below 2,000 feet. This would allow for the extended tangent and would also match up with the remaining street alignment. The result of this is what is shown on the proposed street dedication plat. This radius and alignment have now been approved by Harris County Traffic Engineering (see attached for HC recommendations and approvals). The plat as originally conceived would have met the requirements of Chapter 42. The only reason that it was changed was to conform to the recommendations of Harris County Traffic Engineering. It was not a situation created by the applicant. The revised radius has met the requirements of Harris County Traffic Engineering. Based on their analysis of the overall plan, the intent and general purposes of the chapter will be preserved and maintained. The granting of this variance will not be injurious to the public health, safety or welfare. The resulting reduction in radius is only about an 8% reduction from the radius required by the chapter and should not adversely affect the safety of the public. By increasing the tangent length from the intersection with Flying Admiral Drive...which is the main reason for the reduction in the centerline curve radius... the sight distance before the curve is also increased. The sole reason for the variance is to allow the street dedication to proceed with the centerline radius as approved by Harris County Traffic Engineering. Economic hardship is not a factor for the variance request.



Application Number: 2022-2452

Plat Name: North Bridgeland Lake Parkway Street Dedication Sec 9

Applicant: McKim & Creed, Inc.

Date Submitted: 10/03/2022

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:

Requesting a variance to allow a centerline radius of 1,845 feet vs the Chapter 42 requirement of a 2,000 foot centerline radius for major thoroughfares. The original plan was to have a centerline radius which exceeded the requirement, but after review by Harris County Traffic Engineering, that office recommended a lesser radius in order to accommodate a condition that they requested.

Chapter 42 Section: **Sec 42-132**

Chapter 42 Reference:

(a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 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

As stated above, the original design of the street called for a centerline radius of 2,010 feet, which exceeds the requirements of Chapter 42. However, Harris County Traffic Engineering determined that a longer tangent extending from a cross street to the east (Flying Admiral Drive) was needed in the event that the intersection would end up being signalized. In order to achieve this, Traffic Engineering recommended reducing the centerline radius below 2,000 feet. This would allow for the extended tangent and would also match up with the remaining street alignment. The result of this is what is shown on the proposed street dedication plat. This radius and alignment have now been approved by Harris County Traffic Engineering (see attached for HC recommendations and approvals).

(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;

The plat as originally conceived would have met the requirements of Chapter 42. The only reason that it was changed was to conform to the recommendations of Harris County Traffic Engineering. It was not a situation created by the applicant.

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

The revised radius has met the requirements of Harris County Traffic Engineering. Based on their analysis of the overall plan, the intent and general purposes of the chapter will be preserved and maintained.

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

The granting of this variance will not be injurious to the public health, safety or welfare. The resulting reduction in radius is only about an 8% reduction from the radius required by the chapter and should not adversely affect the safety of the public. By increasing the tangent length from the intersection with Flying Admiral Drive...which is the main reason for the reduction in the centerline curve radius...the sight distance before the curve is also increased.

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

The sole reason for the variance is to allow the street dedication to proceed with the centerline radius as approved by Harris County Traffic Engineering. Economic hardship is not a factor for the variance request.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/27/2022

ITEM: 138

Applicant: SHARIF PARSLA

Contact Person: GOLAM MOSTOFA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
EAST OF: SORTERS RD NORTH OF: MILLS BRANCH DR	22-1663	77365	5671	295L	ETJ

ADDRESS: 24591 Sorters Road

ACREAGE:

LEGAL DESCRIPTION:

A TRACT OF LAND CONTAINING 6.693 ACRES OF LAND LOCATED IN THE ROBERT F. HOWELL SURVEY, ABSTRACT 254, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Business.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/27/2022

ITEM: 139

Applicant: LETICIA CHAVEZ

Contact Person: LETICIA CHAVEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
WEST OF: DEER RUN RD NORTH OF: GRAND PARKWAY	22-1664	77365	5874	257L	ETJ

ADDRESS: 25823 Lantern Ln

ACREAGE:

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND CONTAINING 0.2066 ACRES, (9,000 SQUARE FEET), BEING LOT 388, OF PEACH CREEK FOREST, SECTION 3, AN UNRECORDED SUBDIVISION, SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NUMBER 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Septic System

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/27/2022

ITEM: 140

Applicant: CLAYTON HOMES

Contact Person: MISSY YOUNG

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	22-1665	77357	5873	257T	ETJ
EAST OF: BAPTIST ENCAMPMENT SOUTH OF: GRAND PARKWAY					

ADDRESS: 25144 Twin Oaks Drive

ACREAGE: 0.182

LEGAL DESCRIPTION:

LOT 34, WINDWOOD SUBDIVISION, SECTION 4, AN UNRECORDED SUBDIVISION, SITUATED IN THE MARTIN H. SHORT SURVEY, A-509, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Sarab Structural & Civil	Karim Dadelahi	832-922-1145	sscllc@sarabstructural.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6904 Van Etten Rd Houston Tx	21058378	77021	5355D	533K	D

HCAD ACCOUNT NUMBER(S):	0680170030013
PROPERTY LEGAL DESCRIPTION:	LT 13 BLK 3 CENTRAL CITY
PROPERTY OWNER OF RECORD:	KARIM DADELAHI
ACREAGE (SQUARE FEET):	8,875 SF
WIDTH OF RIGHTS-OF-WAY:	Van Etten: 60' ROW; Lockett 60' ROW
EXISTING PAVING SECTION(S):	Van Etten: 24'; Lockett: 25'
OFF-STREET PARKING REQUIREMENT:	7
OFF-STREET PARKING PROVIDED:	7
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	HOUSE; 1890 SQ. FT.
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	4-PLEX; 1890 SQ. FT.

PURPOSE OF VARIANCE REQUEST: Due to the site limit, unable to provide 28' private street as per Chapter 42-231-233 for the Garden style developments.

CHAPTER 42 REFERENCE(S): 42-231(a) A development plat that contains a multi-family residential building shall provide at least one private street.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

No Room for a 28' private street

Per Chapter 42-231-233, 28' private street is required.

Due to existing conditions and overall size of the property, it's impossible to provide a private street. We would like to request a variance to not be required to have a 28' private street on our property.

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

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

not be able to develop the land properly because the property has an existing building that will be use to continue developing the property. Garden Style development require a 28' private street and the property do not have room for that private street.

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

We will propose to use the existing building to continue developing the project. We do not have room for an internal road, see attached site plan.

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

but limiting the regulations applicability. The land size 0.18 acres and existing building do not allow us to comply with existing regulations. We have a corner property that allow as the get fire department service from the existing two streets 60' @ Van Etten and 121' @ Lockett Avenue.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

Some regulations would be reconsidered on this project based on in land existing conditions. The Fire department access is not a problem in this case because we have less than 200' distance on the property to allow the fire hose to reach each side of the property in emergency case.

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

The safety of the public is guarantees because in emergency case we have two sides of the property facing two roads and the fire department access is not an issue.

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

The existing conditions does not allow us to follow the regulations, but the public health is not a problem because the property has the conditions itself that allow us to protect the public health in case of emergency with two roads facing the property. The fire department can access the property any time and the distance in the property is less than 200'

DEVELOPMENT PLAT VARIANCE



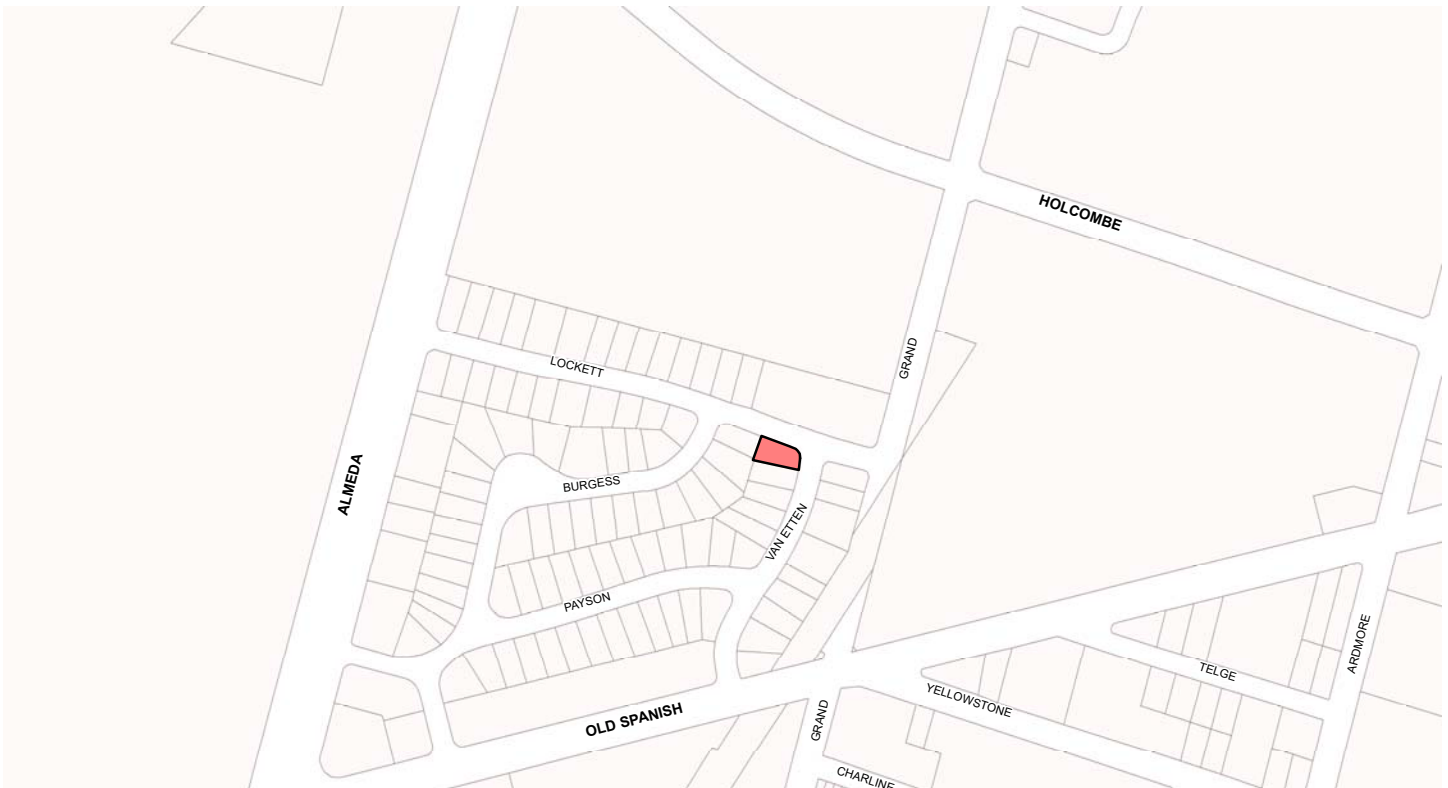
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 141

Meeting Date: 10/27/2022

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



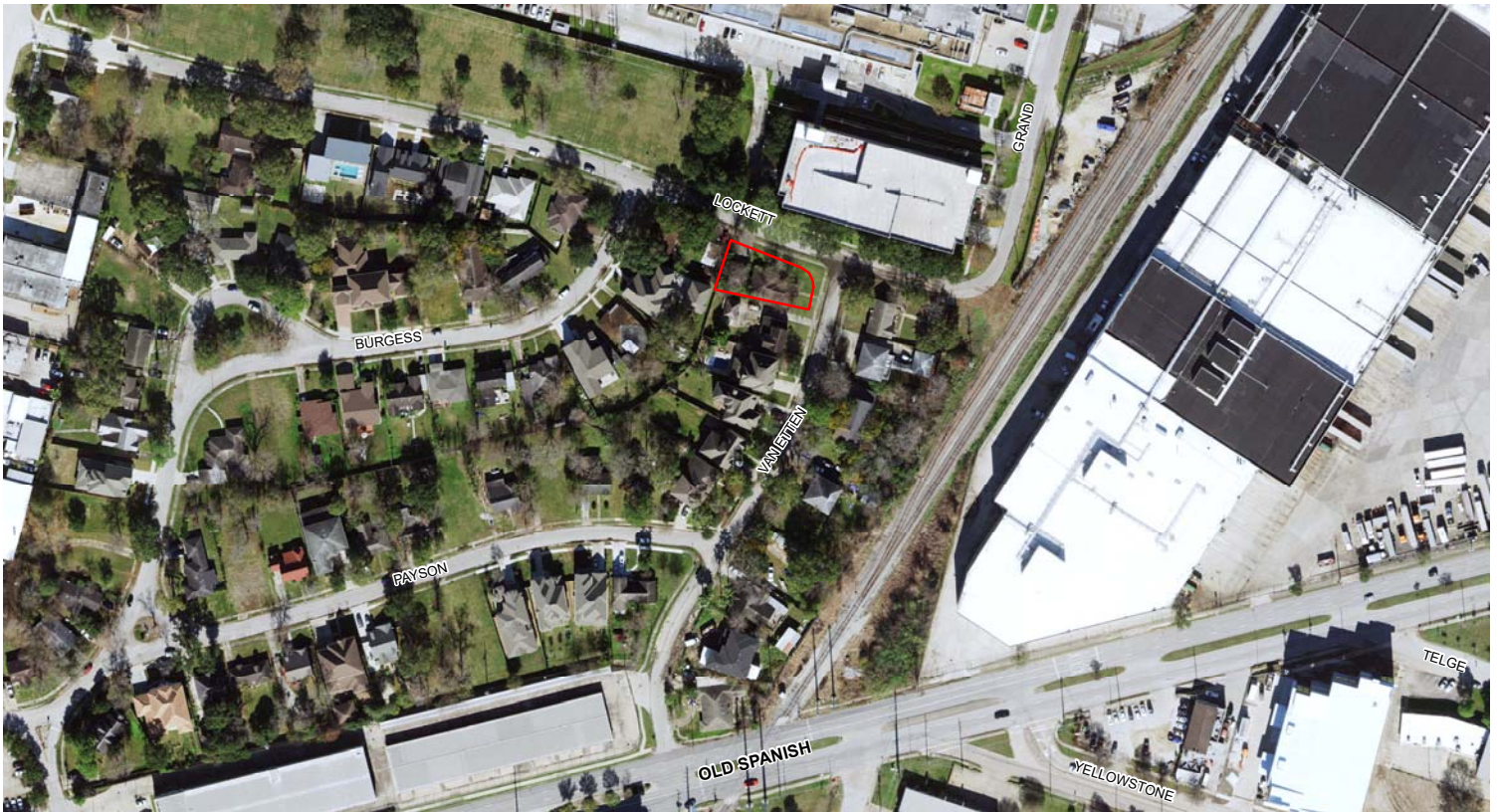
PLANNING &
DEVELOPMENT
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Aerial Map

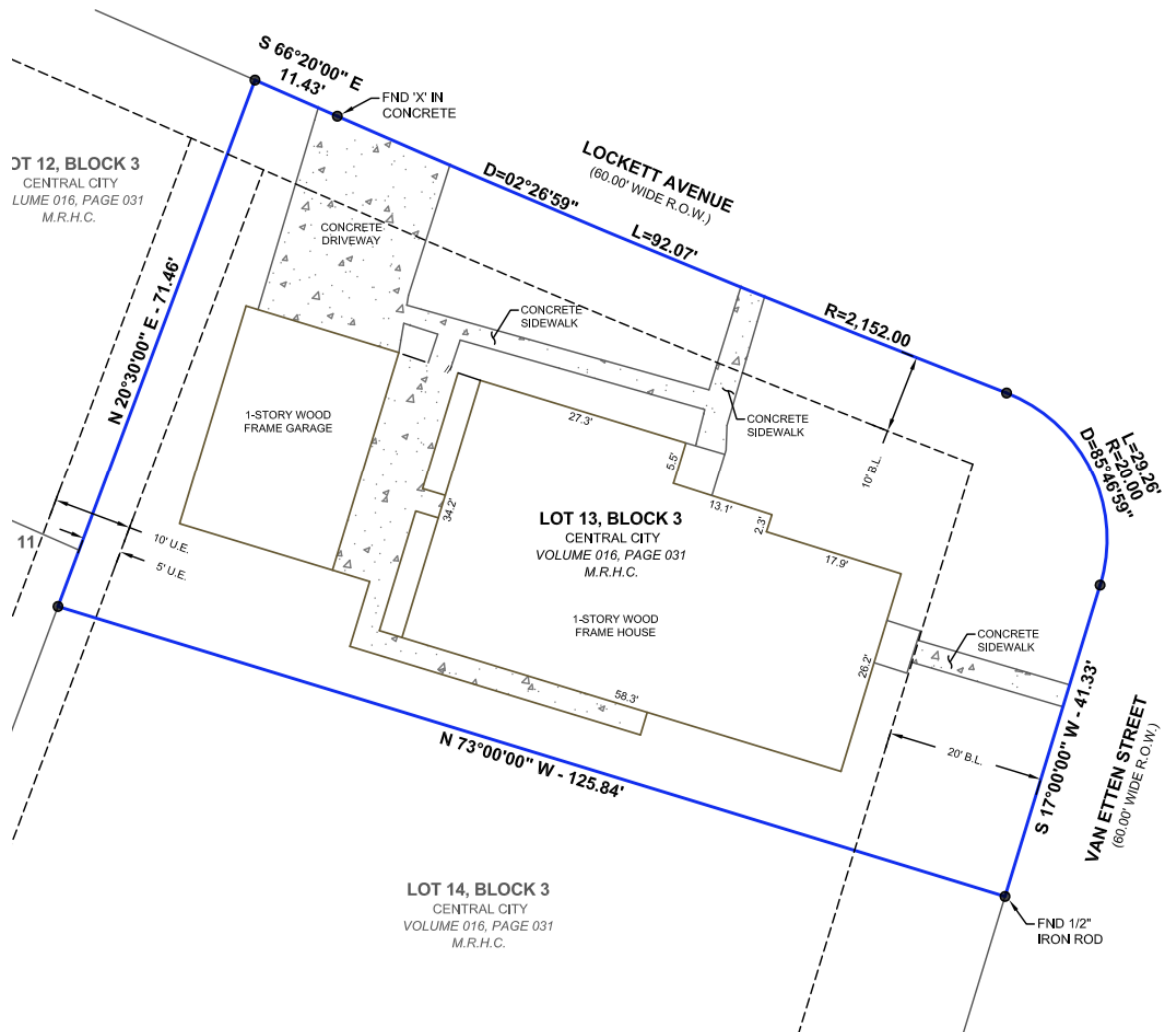


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

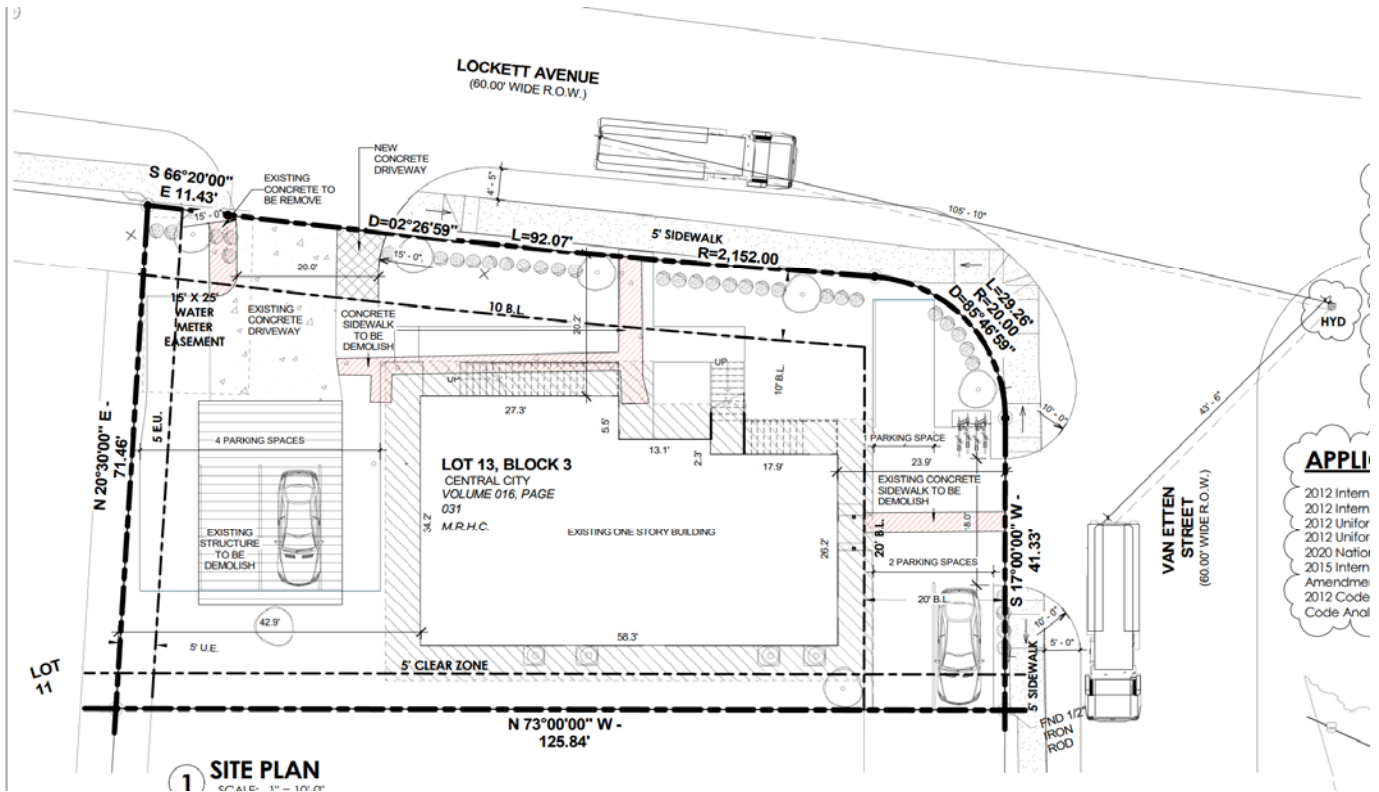


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



APPLI
2012 Intern
2012 Intern
2012 Unifor
2012 Unifor
2020 Natio
2015 Intern
Amendme
2012 Code
Code Anal

Chapter 42 Section 234 Dwelling Units & Parking Analysis

Dwelling Units & Parking Information:	Total each use	Required each use	Provided each use
Two bedroom	4	7	7
Total Parking:	7	7	7

Chapter 42 Section 230 Project Information

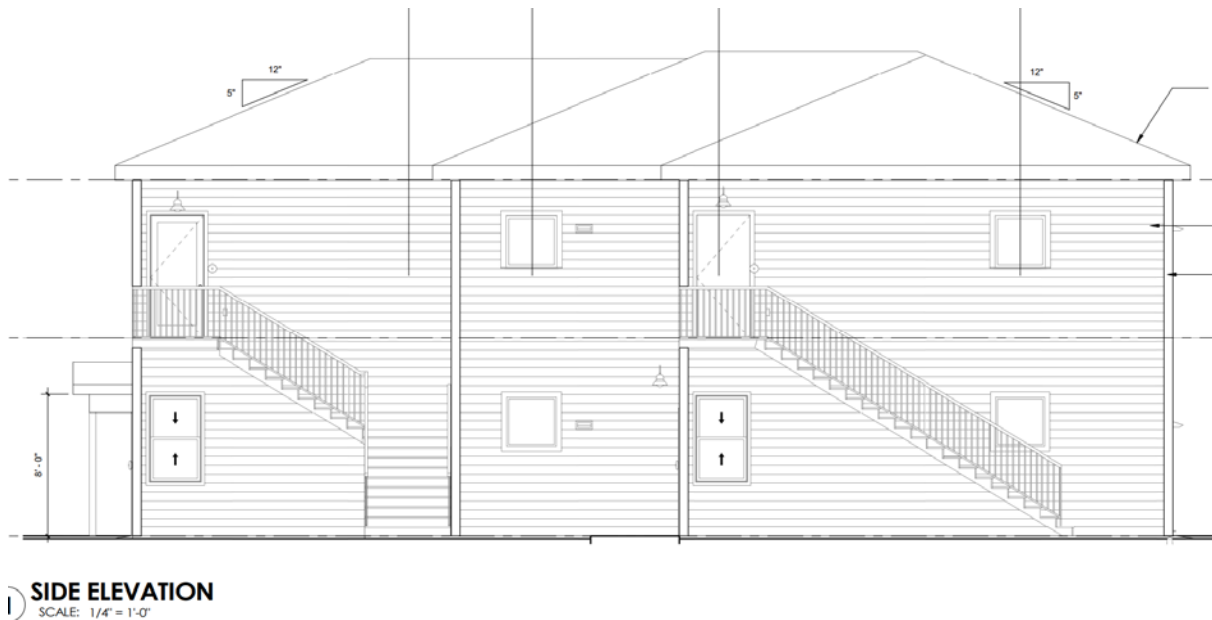
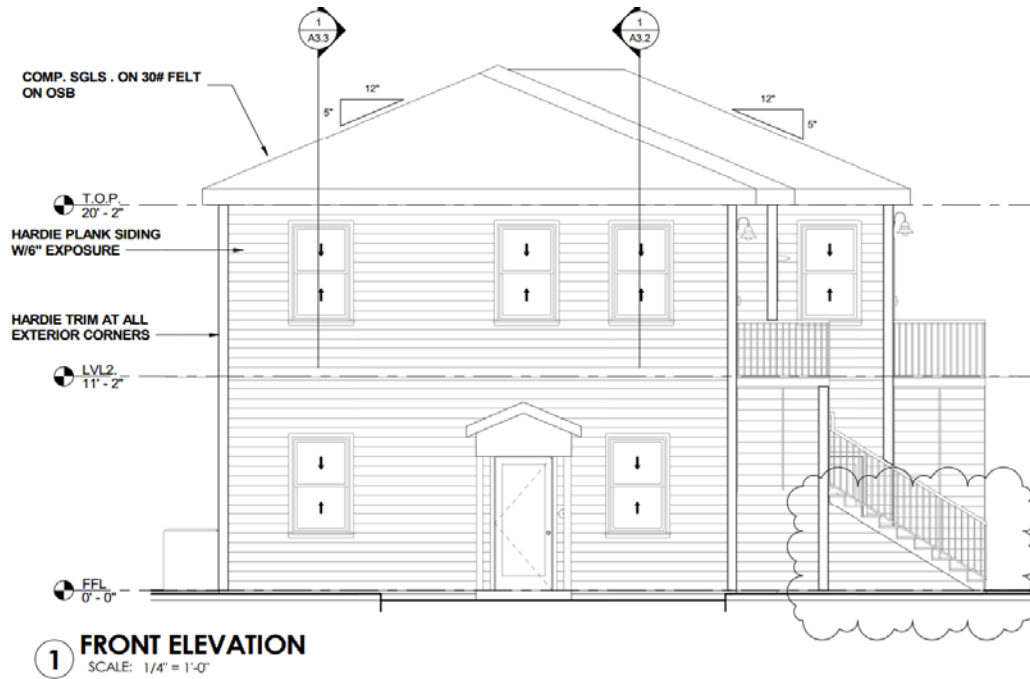
Number of separate buildings:	1	Number of stories:	2	Height of building:	27.5'
Total Number of Dwelling Units:	4	Total Acreage of Development:	0.18	Density:	22 DU/AC

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE