

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, NOVEMBER 10, 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 November 10, 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

November 10, 2022 2:30 p.m.

Call to Order

Director's Report

Approval of the October 27, 2022 Planning Commission Meeting Minutes

- I. Presentation of public comments and Consideration of the proposed Residential Buffering Ordinance Amendments (Suvidha Bandi)**
- II. Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (Arum Lee)
 - b. Replats (Arum Lee)
 - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Devin Crittle, and John Cedillo)
 - d. Subdivision Plats with Variance Requests (Geoff Butler, Aracely Rodriguez, John Cedillo, and Tammi Williamson)
 - e. Subdivision Plats with Special Exception Requests
 - f. Reconsiderations of Requirement (Devin Crittle)
 - g. Extensions of Approval (Petra Hsia)
 - h. Name Changes (Petra Hsia)
 - i. Certificates of Compliance (Petra Hsia)
 - j. Administrative
 - k. Development Plats with Variance Requests (Ramon Jaime-Leon and Jacqueline Brown)
- III. Establish a public hearing date of December 15, 2022**
 - a. Elberta Villa
 - b. Foster Crossing
 - c. George Heights replat no 1
 - d. Gulick Place
 - e. Hyde Park Main Addition partial replat no 3
 - f. Lakeview Retreat Sec 1 partial replat no 1
 - g. Oak Forest Sec 1 partial replat no 5
 - h. Reed Terrace partial replat no 4
 - i. Weyburn Estates
- IV. Consideration of a Quality Inn Hotel/Motel located at 804 E. Tidwell Road (Devin Crittle)**
- V. Public Comment**
- VI. Excuse the absences of Commissioners Abraham, Heisch, Nelson and Robins**
- VII. Adjournment**

Minutes of the Houston Planning Commission

October 27, 2022

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://bit.ly/3JqlsrK>
or 936-755-1521, conference ID 414 556 887#
2:30 p.m.

CALL TO ORDER

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

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	Present
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	Present at 2:48 p.m. during item 109
Kevin Robins	Absent
Ian Rosenberg	Present
Megan R. Sigler	Absent
Zafar Tahir	Present at 3:09 p.m. during item 116
Meera D. Victor	Present
Scott Cain for	Present virtually
Commissioner James Noack	
Maggie Dalton for	Absent
The Honorable KP George	
Loyd Smith for	Absent
The Honorable Lina Hidalgo	

Ex Officio Members

Carol Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Petersen

Executive Secretary

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

CHAIR'S REPORT

Vice Chair M. Sonny Garza reported on meeting procedures.

DIRECTOR'S REPORT

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

APPROVAL OF THE OCTOBER 13, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 13, 2022 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

I. PRESENTATION AND CONSIDERATION OF THE 2023 PLANNING COMMISSION MEETING DATES

Presentation was given by Hector Rodriguez, Planning and Development Department.

Commission action: Approved the 2023 Planning Commission meeting dates.

Motion: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

II. PRESENTATION AND CONSIDERATION OF THE 2023 PLANNING COMMISSION CHAPTER 26 SUBMITTAL DATES

Presentation was given by Hector Rodriguez, Planning and Development Department.

Commission action: Approved the 2023 Chapter 26 submittal dates.

Motion: **Jones**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1-104)

Items removed for separate consideration: **NONE**

Staff recommendation: Approve staff's recommendations for items **1-104**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1-104**, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Victor**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **Carried**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

105 Arales Properties at Force

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: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

106 Aurora Sec 3 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: **Jones**

Second: **Hines**

Vote: **Unanimous**

Abstaining: **None**

107 Carverdale 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: **Victor**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

108 Craig Woods partial replat no 38

C3N

Approve

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

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

Motion: **Alleman**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

109 Elmwood Estates 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**
Speaker: Maricela Garcia – position not stated

110 Foster Place partial replat no 33 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: **Porras-Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

111 Jutland Estates replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

112 Richmond Senior Village 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: **Mares** Vote: **Unanimous** Abstaining: **None**
Speaker: Stedman Grigsby – supportive

113 Southland Place partial replat no 4 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: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

114 Spring Branch Estates no 2 partial replat no 17 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**

115 Timmerman Estates 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: **Jones** Vote: **Unanimous** Abstaining: **None**

116 Trinity at Springhill C3N Defer
Staff recommendation: Defer the application per applicant's request.
Commission action: Deferred the application per applicant's request.
Motion: **Hines** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speaker: Doris Alexander – opposed; Andrew Ford – position not stated

117 West Bell Flats C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

118 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: **Porras-Pirtle** Second: **Jones**Vote: **Unanimous**Abstaining: **None****D VARIANCES****119 Indian Springs Sec 1 C3P****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: **Alleman**Vote: **Unanimous**Abstaining: **None****120 Legacy Ranch Business Park GP****GP****Approve**

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

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

Motion: **Jones**Second: **Clark**Vote: **Unanimous**Abstaining: **None****121 Meadows at Telge GP****GP****Approve**

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

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

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

Speaker: Adam France – applicant

122 Morton 180 Tract GP GP**Defer**

Staff recommendation: Defer the application for further study and review.

Commission action: Deferred the application for further study and review.

Motion: **Victor**Second: **Clark**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS
NONE****F RECONSIDERATION OF REQUIREMENTS****123 Highland Meadows Mobile
Home Park Sec 1****C3P****Approve**

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

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

Motion: **Hines**Second: **Mares**Vote: **Unanimous**Abstaining: **None****124 New Caney ISD Porter Elementary****C2R****Approve**

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

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

Motion: **Jones**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

**125 North Bridgeland Lake Parkway
Street Dedication Sec 9**

SP

Approve

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

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

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

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

H NAME CHANGES

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

I CERTIFICATES OF COMPLIANCE

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

Staff recommendation: Approve staff's recommendation for items 126-140.

Commission Action: Approved staff's recommendation for items 126-140.

Motion: **Porras-Pirtle**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

141 6904 Van Etten Road DPV

Defer

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

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

Motion: **Alleman**

Second: **Clark**

Vote: **Carried**

Opposed: **Mares and
Baldwin**

Speakers: Alonzo Gonzalez, Gerardo Gaytan, Megan Ryan, Vinay Chandrake, Daniel Goldberg –
opposed

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

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

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

Motion: **Porras-Pirtle**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

V. PUBLIC COMMENT NONE

ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza
adjourned the meeting at 3:57 p.m.

Motion: **Clark**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

M. Sonny Garza, Vice Chair

Margaret Wallace Brown, Secretary

SEPT. 29, 2022 PLANNING COMMISSION DRAFT FOR REVIEW PURPOSES ONLY
NOT REVIEWED BY THE CITY ATTORNEY
NOT FINAL UNTIL APPROVED BY CITY COUNCIL

City of Houston, Texas, Ordinance No. 2022 - _____

AN ORDINANCE AMENDING CHAPTER 42 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS, RELATING TO SUBDIVISION PLATTING AND DEVELOPMENT; AND AMENDING THE CITY OF HOUSTON CONSTRUCTION CODE, AND CHAPTER 39, SOLID WASTE AND LITTER CONTROL ON RELATED MATTERS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; CONTAINING A SAVINGS CLAUSE; ESTABLISHING AN EFFECTIVE DATE AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, in the exercise of its lawful authority, the City of Houston may enact police power ordinances to promote and protect the health, safety, and welfare of the public; and

WHEREAS, the City may, under the provisions of Chapter 212 of the Texas Local Government Code ("Chapter 212"), establish by ordinance general rules and regulations governing subdivision plats and development of land within its corporate limits and area of extraterritorial jurisdiction in order to promote the health, safety, morals or general welfare of the City, and to promote the safe, orderly and healthful development of the City; and

WHEREAS, the City has adopted Chapter 42 of the Code of Ordinances, Houston, Texas ("Chapter 42") pursuant to this authority, and

WHEREAS, the City Council finds that it is appropriate to modify certain provisions in Chapter 42; and

WHEREAS, the City has adopted other codes impacting property development, including the City of Houston Construction Code and Chapter 39 of the Code of Ordinances regulating solid waste and litter control; and

WHEREAS, the City Planning and Development Department has convened and met with a group of stakeholders as part of the Livable Places Project in reviewing these amendments; and

WHEREAS, the Planning Commission of the City of Houston held a public hearing and comment period on the proposed amendments; and

WHEREAS, on _____ 2022, the City Council held a public hearing on the proposed amendments; and

SEPT. 29, 2022 PLANNING COMMISSION DRAFT FOR REVIEW PURPOSES ONLY
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1 **WHEREAS**, the City Council finds that all procedural requirements necessary for
2 the adoption of amendments to Chapter 42 have been satisfied and complied with; **NOW**
3 **THEREFORE**;

4
5 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON,**
6 **TEXAS;**

7 **Section 1.** That the findings contained in the preamble of this Ordinance are
8 determined to be true and correct and are hereby adopted as part of this Ordinance.

9 **Section 2.** That Chapter 42 of the City of Houston Code of Ordinances, Section 42-1,
10 Definitions, the following definitions as follows:

11 ~~*Abutting development (or development abutting)* shall mean a development~~
12 ~~located on property not in use for or restricted to single-family residential use~~
13 ~~or multi-unit residential use that is either directly abutting or within 30 feet of property~~
14 ~~that is in use for or restricted to single-family residential use or multi-unit residential~~
15 ~~use. A structure that is not a parking garage located on property across either a~~
16 ~~public street that is not an alley or a permanent access easement from single family~~
17 ~~residential lots is not an abutting development regardless of the width of the right-~~
18 ~~of-way.~~

19
20 *Buffer area* shall mean the area measured from the property line of lots or tracts in
21 use for or restricted to single-family residential use or multi-unit residential use as
22 required by division 8 of article III of this chapter.

23
24 *Campus-style development* shall mean an integrated development of commercial
25 or multifamily structures, or a combination thereof, located on a single building
26 site, under common ownership or reciprocal agreement for parking, access
27 easements, or other shared interests.

28 *High-rise* shall mean a structure greater than 75' in height measured from grade
29 to the finished floor of the highest habitable floor or the highest floor of a parking
30 garage.

31 *Mid-rise* shall mean a structure between 65' and 75' in height measured from
32 grade to the top of the structure, but less than the high-rise.

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Multi-unit residential (MUR) shall mean the use of property with one or more buildings on a tract designed for and containing an aggregate of three to eight dwelling units. Multi-unit residential includes multiple duplexes, triplexes, quadruplexes, apartments and condominiums.

Section 3. That Chapter 42 of the City of Houston Code of Ordinances, Section 42-271(a), Applicability, is hereby amended to read as follows:

(a) The requirements of this division shall apply to all abutting developments within the city except as provided below. An addition to an existing abutting development shall be treated as though only the addition is a new development. ~~For purposes of this division, the height of a structure shall be measured from grade to the finished floor of the highest habitable floor or the highest floor of a parking garage.~~ The provisions of section 42-162 relating to reconstruction after casualty shall apply to this division.

Section 4. That Chapter 42 of the City of Houston Code of Ordinances, Section 42-272, Abutting development standards, is replaced in its entirety to read as follows:

(a) An abutting development shall provide a buffer area that complies with this section, from each property line of the abutting development where both the majority of the lots within 30% of the property line and 60% or more of the lots abutting the property line are in use for or restricted to single-family residential use or multi-unit residential use. The buffer area abutting the property lines shall be:

(1) For abutting developments that propose to construct a High-rise:

a. 40' if the abutting development is contiguous to or takes access from only local streets; or

b. 30' if the abutting development is contiguous to or takes access from a collector street.

(2) For abutting developments that propose to construct a Mid-rise, the buffer area shall be 15'.

(3) For abutting developments proposing structures less than 65' in height, no buffer area is required.

(b) Standards for buffer areas shall be as follows:

(1) No structure or covered parking may be located within the buffer area. The buffer area may be used for vehicular access and surface parking.

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(2) The buffer area for a high-rise shall include a ten foot (10') landscape buffer from the property line of the abutting development, which shall satisfy the landscape buffer requirements of Section 33-128 of this Code, for that property line.

(3) All landscape buffers shall include:

- a. An 8' tall solid masonry wall along the property line, or an 8 foot tall wooden fence if a utility easement runs along the property line;
- b. Grass, shrubs, other vegetation, or non-vegetative permeable cover with no paving or other impervious cover within the landscape buffer;
- c. No mechanical equipment; and
- d. At least one tree, planted or preserved, for every 20 feet of the length of the side of the property line. The trees shall be arranged throughout the landscape buffer to provide additional screening to adjacent single-family lots and avoid damage to existing plant material. Possible arrangements include planting in parallel, serpentine, or broken rows. Each tree shall have a minimum caliper of 1.5 inches, and be a species listed on the street tree list or parking lot tree list issued and revised by the director of parks and recreation pursuant to Article V of Chapter 33 of this Code.

(c) The commission is authorized to grant a variance or special exception to the requirements of this section in accordance with the provisions of sections 42-81, 42-82, and 42-83 of the Code.

Section 5. That the Construction Code of the City of Houston Code, Section 406.4.9 is hereby amended to read:

~~Any part of an abutting a commercial or multi-family development as defined by Section 42-1 of the City Code, used as a parking garage structure shall provide an exterior cover for each floor of the structure where parking occurs except for garage faces interior to the site on campus style developments, that directly faces property in use for or restricted to single family residential use.~~ The exterior cover shall be made of an opaque surface or screen mesh material of sufficient rating to block headlights as defined in this Code. The exterior cover shall be at least 50 inches in height measured from the finished floor where parking occurs, and shall not be required on any floor of the parking garage structure which has a finished floor over 50 feet in height from grade. For ramps and other sloped surfaces, the exterior cover shall be positioned to block headlights from emitting any light into adjacent properties in use for or restricted to single family residential use.

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Screening must meet the “openness” and ventilation requirements of the city of Houston building code.

When a parking garage structure abuts a public street or a residential development, one of the followings is required to minimize light trespass from internal garage ceiling fixtures:

- a. Provide a photometric plan for all internal garage lights demonstrating that no light trespass occurs beyond the property line that exceeds 0.2-foot candles measured at grade on the property line or;
- b. Provide screening for the entire height of the garage facing street or abutting residential development to prevent light trespass beyond the property line that exceeds 0.2-foot candles measured at grade on the property line. Provide an acknowledging note on the plans for compliance.

Section 6. That the Construction Code of the City of Houston, Section ____, Definitions, is hereby amended by adding the following definitions:

Accent lights shall mean lights used to accent architectural elements, display or ornamental lights, landscaping, or art lights.

Color rendering index (CRI) shall mean the measurement of how colors look under a light source when compared with sunlight.

Correlated color temperature (CCT) shall mean the gauge of how yellow or blue the color of light emitted from a light source appears.

Light trespass shall mean the excess light produced by a luminaire encroaching unto abutting properties beyond the property line and above the horizontal plane on which it is located and desired, as measured at the property boundary.

Luminaire shall mean the entire construction around a light source, including the lamp mounting, holder, reflector, shade, or glass cover.

Section 7. That the Construction Code of the City of Houston, Section 514 is hereby amended by adding a new subsection 514.XX to read:

All outdoor fixtures on commercial and multi-family developments must be installed to minimize light trespass and keep unnecessary direct light from shining onto abutting residential properties or public streets. In addition, the light source must

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be fully enclosed in the fixture housing. On post-top outdoor lighting, the light source must be in the upper housing compartment of the fixture.

Where a commercial or multi-family development includes wall mounted or pole mounted fixtures on a wall or fence that abuts property used for residential purposes or a public street, the following standards shall apply:

- a. All outdoor fixtures must be designed to prevent light trespass beyond the property line that exceeds 0.2-foot candles measured at grade on the property line and provide a photometric plan for compliance. Full cutoff fixtures as defined in the Building Code and house side shields as needed may be used to meet the criteria.
- b. All outdoor fixtures are required to have a maximum Correlated Color Temperature of 3,500 kelvins and a minimum Color Rendering Index of 70. An applicant must provide fixture specifications on the building plans, and an electronic IES photometric file of the fixture evidencing compliance.
- c. Accent lights that are directed upwards are exempted from the above requirements, provided the fixtures are fully enclosed in the fixture housing, located and aimed to illuminate only the objects of interest, and are shielded to minimize light spill into the night sky or light trespass onto adjacent residential uses and public streets.

Section 8. That Chapter 39, Solid Waste and Litter Control, of the City of Houston Code of Ordinances, is hereby amended by amending Section 39-1, Definitions, by amending the definition of “bulk container” as follows:

Bulk container means any container used for the collection ~~and/or~~ disposal of solid waste that is designated and intended:

- a. To be transported from the premises where it is used by mechanical means with its contents to the dumpsite; or
- b. To be emptied by mechanical means upon the premises where it is used into a waste transport vehicle.

Without limitation, the term includes the 'dumpster' type containers and roll-offs that are commonly used in multifamily residential, commercial, industrial and public locations. Provided, that the term shall not include the automated service containers that are furnished by the city and similar containers furnished and used by private collection contractors in the course of their collection business.

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Section 9. That Chapter 39, Solid Waste and Litter Control, Article VI, of the City of Houston Code of Ordinances, is hereby amended by amending Section 39-101, Screening Required, by adding the following introductory paragraph:

This article shall apply to all new developments located within the City that produce trash and are not serviced by the city of Houston Solid Waste Department. All such developments shall identify location of the service area or the bulk container/dumpster along with screening when applicable on the site plan per Chapter 26-473 and Chapter 42-46.

(a) An owner or lessee of property shall place or maintain a bulk container so that it is not visible from all abutting public street the right-of-ways, ~~on the address side of the property.~~ A bulk container located on a service drive behind or beside a building on said property shall not be deemed visible from the public street right-of-way.

~~(b) A bulk container shall be deemed to be visible only if it can be seen by any person who is standing at grade level on any part of the right-of-way of a public street having a right-of-way width of 40 feet or more that adjoins the address side of the property on which the bulk container is located.~~

(b) ~~(c)~~ An owner or lessee of property may utilize a berm, building, fence, wall, gate, ~~shrubbery~~, or a combination thereof, to accomplish the screening of a bulk container from view.

(c) A dumpster or roll-off placed on new developments located in a service area between a building and an abutting residential property require a minimum 8 foot high solid fence or screen between the property line and the dumpster.

(d) A dumpster or roll-off placed on new developments that are located between a building and a public street require minimum 6' high solid fence to screen the dumpster from public view. A dumpster housed inside the building is exempt from this requirement.

Section 10. That Chapter 39, Solid Waste and Litter Control, Article VI, of the City of Houston Code of Ordinances, is hereby amended by amending Section 39-102 to rename it as "Offenses and Defenses," and to clarify Section 39-102(b)(4) to read as follows:

(a) *Offenses.* It shall be unlawful for any person to:
(1) Fail to comply with section 39-101 of this Code.

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(2) Place or cause to be placed a bulk container on private property without first obtaining the permission of the owner or person in charge of the property.

(3) Fail to maintain screening as required under this article.

(b) *Defenses.* It is a defense to prosecution under subsection (a) above that:

(1) The bulk container is in daily actual use, exclusive of weekends, holidays, and inclement weather days, for the purpose of disposing of waste generated by the demolition or construction, or both, of improvements on the property upon which the bulk container is situated and that all building permits required for the work have been obtained.

(2) The bulk container was placed by or upon written authority of the director on a temporary basis for a neighborhood clean-up campaign or similar temporary purpose.

(3) The bulk container is used exclusively for the collection of recyclable materials.

(4) On a development site that was approved prior to [the effective date of this Ordinance]¹ There is inadequate space to locate the bulk container upon the property in a manner that complies with section 39-101 of this Code. ...

Section 11. That Chapter 39, Solid Waste and Litter Control, Article VI, of the City of Houston Code of Ordinances, is hereby amended by amending Section 39-103 to rename it as “Exceptions”:

Section 39-103. ~~Scope.~~ Exceptions.

This article shall not apply to a bulk container situated upon property that is owned and maintained by a public school district or a private school.

Section 12. That except as herein provided, all other provisions in the Code of Ordinances of the City of Houston, Texas, remain in full force and effect.

Section 13. That the City Attorney is hereby authorized to direct the publisher of the Code of Ordinances, Houston, Texas, (the “Code”) to make such non-substantive changes to the Code as are necessary to conform to the provisions adopted in this

¹ The City Secretary is instructed to insert the effective date of this Ordinance.

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Ordinance, and also to make such changes to the provisions adopted in this Ordinance to conform them to the provisions and conventions of the published Code.

Section 14. That, if any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or their applicability to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 15. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect on 12:01 a.m. on _____, 2022.

PASSED AND ADOPTED this _____ day of _____, 2022.

APPROVED this _____ day of _____, 2022.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of this foregoing Ordinance is _____, 2022.

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City Secretary

Prepared by Legal Dept. _____
KM:es 09/26/22 Senior Assistant City Attorney
Requested by Margaret Wallace Brown, Director, Planning and Development Department
L.D. File No. 612100015001

Residential Buffering ordinance amendments side by side
Planning Commission



PLANNING &
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Type of Standards	Current Requirements	Proposed Amendments
Residential Buffering Standards	<p>1. Definitions:</p> <ul style="list-style-type: none">a) Abutting development shall mean a structure located on property not in use for or restricted to single-family residential use that is either directly abutting or within 30 feet of property that is in use for or restricted to single-family residential use. A structure that is not a parking garage located on property across either a public street that is not an alley or a permanent access easement from single family residential lots is not an abutting development regardless of the width of the right-of-way.b) Buffer area shall mean the area required by division 8 of article III of this chapter measured from the property line of lots in use for or restricted to single-family residential use. <p>2. Current criteria required for the required compliance of residential buffer area standard:</p> <ul style="list-style-type: none">a) It is an abutting developmentb) Greater than 75 feet in heightc) Adjacent to or taking access from a public street other than a Major Thoroughfare or a Transit Corridor Streetd) Not located in a Major Activity Centere) Majority of the adjacent SFR lots greater than 3500 sqftf) Min 60% of a property line adjacent to SFR lots greater than 3500 sqft <p>3. Current residential buffer area standards:</p> <ul style="list-style-type: none">a) Min 30 feet wide buffer area if adjacent to or taking access from a Collector Streetb) Min 40 feet wide buffer area if adjacent to or taking access from a local streetc) No structures or covered parking within the buffer aread) Vehicular access and surface parking are allowede) Include a 10 feet landscape buffer	<p>1. Definitions:</p> <ul style="list-style-type: none">a) Abutting development shall mean a structure located on property not used for or restricted to SFR or MUR. And it is directly abutting or within 30 feet of property used for or restricted to SFR or MUR.b) Buffer area shall mean the area measured from the property line of lots or tracts in use for or restricted to single-family residential use or multi-unit residential use as required by division 8 of article III of this chapter.c) High-rise shall mean a structure greater than 75’ in height measured from grade to the finished floor of the highest habitable floor or the highest floor of a parking 29 garage. 30d) Mid-rise shall mean a structure 65’ or greater in height measured from grade to the top of the structure, but less than the high-rise.e) Multi-Unit Residential (MUR) shall mean the use of property with one or more buildings on a tract designed for and containing an aggregate of three to eight dwelling units. Multi-unit residential includes multiple duplexes, triplexes, quadruplexes, apartments, and condominiums. <p>2. Criteria for the required compliance of distance separation standards:</p> <ul style="list-style-type: none">a) It is an abutting developmentb) Not located in a Major Activity Centerc) Majority of the adjacent property is comprised of SFR or MUR developmentsd) 60% or more of the length of the property line is comprised of SFR or MUR developmentse) High-rise adjacent to or taking access from a public street other than a Major Thoroughfare or a Transit Corridor Streetf) Mid-rise adjacent to or taking access from a local street only <p>3. Residential buffer area standards for:</p> <ul style="list-style-type: none">a. High-rise buildings<ul style="list-style-type: none">a) Min 30 feet wide buffer area if adjacent to or taking access from a collector streetb) Min 40 feet wide buffer area if adjacent to or taking access from a local streetc) No structures or covered parking within the buffer aread) Vehicular access and surface parking are allowed in the buffer areae) Include a 10 feet landscape buffer within the buffer areab. Mid-rise buildings<ul style="list-style-type: none">a) Min 15 feet wide buffer area if adjacent to or taking access from local street onlyb) No structures or covered parking within the buffer areac) Vehicular access and surface parking are allowed in the buffer area
Garage Screening Standards	<p>Any part of an abutting development used as a parking garage structure shall:</p> <ul style="list-style-type: none">1. Provide an exterior cover for each floor directly facing SFR2. The exterior cover shall be:<ul style="list-style-type: none">a) An opaque surface sufficient to block headlightsb) At least 42 inches in heightc) Block headlights for ramps and other sloped surfaces adjacent to SFR	<p>A parking garage structure shall:</p> <ul style="list-style-type: none">1. Provide an exterior cover for each floor of the parking garage face abutting or across the street from residential development to minimize light shining from car headlights2. The exterior cover shall be:<ul style="list-style-type: none">a) An opaque surface or screen mesh material sufficient to limit headlightsb) At least 50 inches in heightc) Limit headlights for ramps and other sloped surfaces abutting or across the street from residential development

	d) Not required for a finished floor over 50 feet from grade	<p>d) Required for full height of the garage structure</p> <p>3. To minimize light trespass from internal garage ceiling fixtures: Choose one of the following to minimize light trespass from internal garage ceiling fixtures when parking garage structure is abutting or across the street from a residential development:</p> <p>a) Provide a photometric plan for all internal garage lights to show that no light trespass occurs that exceeds 0.2 fc occurs beyond the property line or;</p> <p>b) Provide screening for the entire height of the garage face abutting or across the street from residential development to show that no light trespass occurs that exceeds 0.2 fc occurs beyond the property line. Provide an acknowledging note on the plans stating the same to prove compliance.</p>
Outdoor Lighting Fixture Standards	All outdoor lighting fixtures located within 30 feet from single-family residential uses shall be full cutoff fixture.	<p>Definitions:</p> <p>a) Accent lights shall mean lights used to accent architectural elements, display or ornamental lights, landscaping, or art lights.</p> <p>b) Color rendering index (CRI) shall mean the measurement of how colors of illuminated surfaces appear under a light source when compared with sunlight.</p> <p>c) Correlated color temperature (CCT) shall mean the gauge of how yellow to white to bluish the color of light emitted from a light source appears.</p> <p>d) Light trespass shall mean the light produced by a luminaire encroaching unto abutting properties beyond the property line and above the horizontal plane on which it is located and desired, as measured at the property boundary.</p> <p>e) Luminaire shall mean the entire construction around a light source, including the lamp mounting, holder, reflector, shade, or glass cover.</p> <p>For all outdoor fixtures on commercial developments (wall mounted or pole mounted) that abut a street or property used for residential purposes, the following standards shall apply:</p> <p>a) All outdoor fixtures must be designed to prevent light trespass beyond the property line that exceeds 0.2-foot candles measured at grade on the property line and a photometric plan will be required for compliance. Full cutoff fixtures and house side shields as needed may be used to meet the criteria.</p> <p>b) All outdoor fixtures must have a maximum Correlated Color Temperature of 3,500 Kelvins and a minimum Color Rendering Index of 70. Fixture specifications will be required on the plans.</p> <p>c) Accent lights that are directed upwards are exempted from the above requirements, provided the fixtures are fully enclosed in the fixture housing, located and aimed to illuminate only the objects of interest.</p>
Screening for Bulk Containers Standards	<p>Bulk containers:</p> <p>a) No screening or location requirements for bulk containers adjacent to other properties</p> <p>b) Require screenings to make bulk containers invisible from the street on the address side of the property</p> <p>c) May utilize a berm, building, fence, wall, gate, shrubbery, or a combination thereof, to accomplish the screening purpose</p>	<p>All new developments other than single-family residential uses located within the City shall identify the location of the service area or the bulk container along with screening when applicable on the site plan.</p> <p>a) An owner or lessee of property shall place or maintain a bulk container so that it is not visible from all abutting public street rights-of-way. A bulk container located on a service drive or in a service area behind or beside a building on said property shall not be deemed visible from the street right-of-way.</p> <p>b) A bulk container shall be deemed to be visible only if it can be seen by any person who is standing at grade level on any part of the right-of-way of a public street.</p> <p>c) An owner or lessee of property may utilize a berm, building, fence, wall, gate, or a combination thereof, to accomplish the screening of a bulk container from view.</p> <p>d) A bulk container located in a service area between a building and an abutting residential property requires a minimum 8-foot-high solid fence or screen between the property line and the bulk container.</p> <p>e) A bulk container located between a building and a public street will require minimum 6' high solid fence to screen the dumpster from public view. A bulk container housed inside the building and fully enclosed is exempt from this requirement.</p>

Residential Buffering Ordinance Amendments

Public Comments Matrix



**PLANNING &
DEVELOPMENT
DEPARTMENT**

No.	Page and line	Public Comments	Proposed Changes
1	Page 3 line 9:	Clarify if the rules apply to the ETJ or only to the City?	Rules only apply to the City. Change Page 3 line 9 to read as "...shall apply within the city to all abutting developments except as provided below"
2	Page 4 line 30.	Clarify if podium style structure requires garage screening.	No change needed. All parking garage abutting residential development or across the street from residential development must provide exterior cover.
3	Page 3 line 16	Do not remove Sec.42-272 (a)	Keep Sec 42.272 (a)
4	Page 6 line 15	Type of file needed to submit building permit	Change made.
5	Page 3 line 31	Add "contiguous to or take access from only a local street"	Change made.
7			Change made.
8	Page 2 line 28	Change definition of 'high rise' does not match with construction code	No Change. The definition of 'high-rise' in chapter 42 is specific for residential buffering and does not apply to any other codes.
9			Yes. Change made and language removed.
12	Page 2 line 24	Definition for campus style is needed	No definition needed. Removed the word campus style.
14	Page 4 line 28	Remove "any" and change "block" to "limit" and change adjacent properties to residential development and streets	Language modified
16	Page 5 line 2	Consider citing specifying reference	Change made.
18	Page 5 line 20	Changes to CRI and CCT definition. Remove the word excess	Change made.
20	Page 6 line 1	Delete sentence: "On post-top outdoor lighting, the light source must be in the upper housing compartment of the fixture." The previous sentence sets the criteria.	Change made.
21	Page 6 line 13	Support 4000 K for security purposes	No change proposed. 3500K is adequate illumination for security purposes.
22	Page 6 line 16	Clarify accent lights	No Change. Defined adequately
23	Page 7 line 25-28	Consider using "bulk container" instead of dumpster	Change made.
24	Page 7 line 4-8	Revise the language to exclude all single family residential developments that solid waste department does not service.	Change made.
25	Page 7 line 10	(a) An owner or lessee of property shall place or maintain a bulk container so that it is not visible from all abutting public streets or the public right-of-way by any person who is standing at grade level on any part of the right-of-way of a public street having a right-of-way width of 40 feet or more.	Change made and revised the language to "An owner or lessee of property shall place or maintain a bulk container so that it is not visible from all abutting public streets or the public right-of-way by any person who is standing at grade level on any part of the public right-of-way.
26	Page 7 line 30	Add a provision that the bulk container is fully enclosed in a building for the exemption	Change made.
27	Page 5 line 38	Consider changes to post top fixtures as there are appropriate times in design that more pedestrian scale poles could be used to illuminate the site nicely and still direct light away from the adjacent single-family home property. .	Considered and made change by deleting the sentence: "On post-top outdoor lighting, the light source must be in the upper housing compartment of the fixture" as the previous sentence sets the criteria that outdoor fixtures must not create light trespass more than 0.2 fc on the adjacent property to provide flexibility.
28	Page 4 line 28	Changes to 406.4.9 regarding the height increase of "covers" will have significant negative impacts from sustainable design and ESG perspective on the City's built environment. For most typical parking structures this will impact the "openness" of the garage and result in a new requirement for significant mechanical ventilation. It appears that the change applies to all outward facing sides of all parking structures, even if the parking structure is adjacent to a solid wall or another parking structure.	Revised language to clarify that the exterior cover for garages will be required when abutting residential properties or when located across the street from residential properties.
29	Page 2 line 31	Reduce the mid-rise height and increase the buffering requirement.	No change. The requirements for mid-rise was discussed and agreed by the LPAC committee.

30	Page 4 line 28	Include amendments for noise control for the parking garages.	No change proposed. Noise is addressed in the noise ordinance enforced by ARA. Outside LPAC's scope of work.
31	Page 4 line 28	The proposed garage screening requirement on all exterior surfaces could make most garages do mechanical ventilation as they would not be able to meet the “openness” calculation requirements for naturally ventilated garages. This adds material and energy requirements to garages which is not in line with the city’s goals for ESG goals.	Change made to clarify that the exterior cover is required when abutting or located across the street from residential development.
32	Page 3 line 16	The transformation of residential neighborhoods into truck yards, concrete batch plants, and petroleum storage yards is an issue.	No change proposed. Hazardous uses is more related to ARA's work. Outside LPAC's scope of work.
34	Page 4 line 19	Change 1.5" to 3" Caliper trees for landscape buffering	No change. Not discussed with LPAC.
35	Page 5 line 36	Require all LED fixtures	No change. Allow options to create different light effect without creating trespass.

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Bise Townhomes	C3F	
2	Black Eye Properties LLC	C2	
3	Blue Stone Plaza	C2	
4	Boudreaux Corner	C2	DEF1
5	Brickfielder Townhomes	C3F	
6	Bridgeland Creekland Village Reserve Sec 2	C2	
7	Bridgeland Migration Way and Pollinator Drive Street Dedication	SP	DEF1
8	Bridgeland Prairie Refuge Crossing Street Dedication and Reserves	C3P	
9	Bridgeland Prairieland Village Sec 28	C3F	DEF1
10	Bridgeland Prairieland Village Sec 38	C3P	
11	Carverdale Place	C3F	
12	Creekside Mob Kuykendahl	C2	
13	Decker Farms Sec 3	C3P	
14	Dellrose Sec 19	C3F	DEF2
15	Devonshire Park	C3F	
16	Dunham Pointe Sec 12	C3F	
17	East Canteras	C2	DEF2
18	East River Views	C2	DEF1
19	Ella Timbergrove	C3F	
20	Elmwood Estates	C3F	
21	Estates at Solo Street	C2	
22	Foster Place partial replat no 33	C3F	
23	Furay Development	C3F	DEF1
24	Geneva Place	C3F	
25	Goertz Addition	C3F	
26	Gosling Tract	C3F	
27	Harris County MUD No 558 Wastewater Treatment Plant no 1	C3P	
28	Haven at Highland	C3F	
29	Horizon Heights	C3P	DEF1
30	Hufsmith Kuykendahl Boat and RV Storage	C2	
31	Jutland Estates replat no 1	C3F	
32	Kareem Homes	C2	
33	Klein ISD Northampton Elementary School	C2	
34	L3W at 7800 Washington	C2	
35	Lakemont Park	C2	DEF1
36	Lakes at Creekside Sec 12	C3P	DEF1
37	Lakes at Creekside Sec 14	C3F	
38	Lalita Holdings	C2	
39	Lazy W West	C2	
40	Martin Villas	C3F	
41	Martinez Complex	C2	
42	Maury North	C3F	DEF2

Platting Summary**Houston Planning Commission****PC Date: November 10, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Memorial Luxury Villas	C3P	
44	Mistral Townhomes	C3F	
45	Mueschke Road at Dunham Pointe Street Dedication Sec 1	SP	
46	North Valley Ranch Bend Drive Street Dedication	SP	
47	NTN Gosling	C2	
48	Palm MF 1 and Almeda Residential	C3F	
49	ProVision Villages at Chocolate Bayou	C2	
50	Red Oak	C3F	
51	Retreat at Oak Park	C3F	DEF1
52	Richmond Senior Village	C3F	
53	RMSphere Management Properties	C2	
54	Sentinel Self Storage Tomball	C2	DEF2
55	Siteone Commercial Park	C2	DEF1
56	South Acres Hometown	C3F	
57	South New Hope Housing Gray	C2	DEF2
58	Southland Place partial replat no 4	C3F	
59	Top Circle Plaza	C2	
60	Weingarten Lift Station Reserve	C2	
61	Wheatley Vista	C2	DEF1
62	Williams Landing	C3P	DEF1

B-Replats

63	Auburn Lakes	C2R	
64	Blake Vista	C2R	
65	Broadway Square	C3R	DEF2
66	Building Pat Development	C2R	
67	C and F Investments at S Victory	C2R	
68	Comanche Estates	C2R	
69	Corinth Manor	C2R	
70	Corner at Lexington	C2R	DEF1
71	CPDC IV	C2R	
72	Crocker Green	C2R	
73	Cubica Carmel	C2R	
74	Dorado Estates	C3R	
75	Dorado Place	C2R	
76	East Industry	C2R	
77	Escatta	C3R	
78	Estates at Benson Street	C2R	
79	Esther Acres	C3R	
80	Freedom	C2R	
81	Genoa Court	C2R	DEF1
82	Guhn Investments	C2R	
83	Hazard Place	C2R	
84	Hebron Seventh Day Adventist Church	C2R	DEF1

Platting Summary**Houston Planning Commission****PC Date: November 10, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Homewood Manor	C2R	
86	Hondo Estates	C2R	
87	Iglesia De Jesucristo Camino Al Padre	C2R	
88	Klein ISD Schultz Elementary School partial replat no 1	C2R	
89	Kroozin at FM 249	C2R	
90	Lahoma partial replat no 1	C2R	
91	Le Dauphin Apartments partial replat no 1	C2R	DEF1
92	Ley Road Place	C2R	
93	Life	C2R	
94	Lively Landing	C2R	DEF2
95	Livingston Land	C2R	
96	Main Place at Greenbriar replat no 2 and extension	C2R	
97	Mangum Medical Plaza	C2R	DEF1
98	Market Square replat no 1	C3R	
99	Martinas at Milby	C2R	
100	Muneera at Luthe	C2R	
101	Nagle Oaks	C2R	
102	New Hope Housing Ennis	C2R	
103	Northew Square	C2R	
104	Pacheco Estates	C2R	
105	Papingo Court	C2R	
106	Park at Pinemont	C3R	
107	Plaza Estates at Courtshire	C2R	DEF1
108	Plaza Estates at Enterprise	C2R	
109	Plaza Estates at Shady	C2R	
110	Redbud Grove	C2R	
111	Retta Luxury Living	C2R	
112	Robey Crossing	C2R	
113	Shadydale Addition partial replat no 2	C2R	DEF2
114	Sharif Fuels Commercial	C2R	DEF2
115	Skyline Homes At Amos	C2R	
116	Sleek Homes	C2R	
117	Small Steps Fifth Ward	C2R	DEF1
118	Soto Street Development	C2R	
119	Springwood Business Park partial replat no 1 and extension	C2R	
120	St Catherines Montessori Reserve Japhet Creek	C2R	
121	Stassen Estates	C2R	
122	Su Familia	C2R	
123	Sunflower Garden	C2R	
124	TMC Chapman Street Development	C2R	DEF1
125	Vecino Homes at Delafield	C2R	
126	Vernon Crossing Villas	C2R	
127	Villas at Kolb	C2R	DEF2
128	Waltrip Garden Apartments	C2R	
129	West 12th Street Manor	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
130	Yale Storage	C2R	
131	York Enclave	C2R	

C-Public Hearings Requiring Notification

132	Jackson Hill Grove	C3N	
133	Marisol Sec 4	C3N	
134	Southland Terrace partial replat no 2	C3N	
135	Sunterra Sec 14 partial replat no 1	C3N	
136	Towne Lake Sec 63 partial replat no 1	C3N	
137	Trinity at Springhill	C3N	DEF1
138	Wrenwood partial replat no 5	C3N	DEF2

D-Variances

139	Buffalo Way Villas	C3P	
140	Carver Landing	C2R	
141	Indian Springs GP	GP	
142	Indian Springs Sec 1	C3P	DEF2
143	Kennebrew and Britton Estates	C2R	
144	La Quinta Luna	C2R	
145	Masjid Al Huda	C3P	
146	Morton 180 Tract GP	GP	DEF2
147	North New Hope Housing Gray	C2R	
148	Portman Center Street East	C2R	
149	Portman Center Street West	C2R	

E-Special Exceptions

None

F-Reconsideration of Requirements

150	Kuykendahl Oaks	C3F	
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G-Extensions of Approval

151	Comunidad de la Misericordia	EOA	
152	Los Cavazos	EOA	
153	Magnolia Oaks	EOA	
154	Spring Cypress Crossing	EOA	

H-Name Changes

None

Item		App	
No.	Subdivision Plat Name	Type	Deferral

I-Certification of Compliance

155	25144 Twin Oaks Drive	COC	DEF1
156	23586 Hickory Drive	COC	
157	27337 Royal Coach Lane	COC	
158	21044, 21048, 21052 S Sabine Drive	COC	
159	18565 Summer Hills Boulevard	COC	

J-Administrative

None

K-Development Plats with Variance Requests

160	411 Cavalcade Street	DPV	
161	6904 Van Etten Road	DPV	DEF1
162	303 Wilchester Blvd	DPV	

Hotel/Motel with Variance Requests

IV.	Quality Inn Hotel located at 804 E Tidwell Road	HMV	
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Platting Summary**Houston Planning Commission****PC Date: November 10, 2022**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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A-Consent

1	Bise Townhomes	2022-2604	C3F	Harris	City	533R	0.16	0.00	3	Prosperity Homes/Umran Martin, LLC	MOMENTUM ENGINEERING
2	Black Eye Properties LLC	2022-2657	C2	Montgomery	ETJ	295L	6.59	6.59	0	Black Eye Properties LLC	Hovis Surveying Company Inc.
3	Blue Stone Plaza	2022-2608	C2	Harris	ETJ	250Z	4.66	4.52	0	Falgoust Ventures, LLC	The Pinnell Group, LLC
4	Boudreaux Corner (DEF1)	2022-2597	C2	Harris	ETJ	289X	1.88	1.88	0	Jondot Properties	Hovis Surveying Company Inc.
5	Brickfielder Townhomes	2022-2606	C3F	Harris	City	533R	0.18	0.00	3	Prosperity Homes/Umran Martin, LLC	MOMENTUM ENGINEERING
6	Bridgeland Creekland Village Reserve Sec 2	2022-2596	C2	Harris	ETJ	325Y	0.15	0.15	0	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
7	Bridgeland Migration Way and Pollinator Drive Street Dedication (DEF1)	2022-2508	SP	Harris	ETJ	365N	4.69	0.00	0	Bridgeland Development LP	Costello, Inc.
8	Bridgeland Prairie Refuge Crossing Street Dedication and Reserves	2022-2625	C3P	Harris	ETJ	366T	5.42	4.72	0	Bridgeland Development, LP	BGE, Inc.
9	Bridgeland Prairieland Village Sec 28 (DEF1)	2022-2515	C3F	Harris	ETJ	365N	20.64	2.42	35	Bridgeland Development LP	Costello, Inc.
10	Bridgeland Prairieland Village Sec 38	2022-2680	C3P	Harris	ETJ	365N	21.23	2.77	66	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
11	Carverdale Place	2022-2707	C3F	Harris	City	450A	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
12	Creekside Mob Kuykendahl	2022-2580	C2	Harris	ETJ	250J	4.68	4.68	0	Creekside MOB I, LLC	REKHA ENGINEERING, INC.
13	Decker Farms Sec 3	2022-2670	C3P	Montgomery	ETJ	287C	39.56	26.32	92	Pulte Homes of Texas, L.P.	Pape-Dawson Engineers
14	Dellrose Sec 19 (DEF2)	2022-2485	C3F	Harris	ETJ	325J	31.05	3.10	112	Cypress 600 Development Partners LP	Meta Planning + Design LLC
15	Devonshire Park	2022-2631	C3F	Harris	ETJ	292W	12.47	2.24	49	Geometry Developments, LLC	Core
16	Dunham Pointe Sec 12	2022-2610	C3F	Harris	ETJ	366B	18.02	0.83	73	Dunham Pointe Development, LLC	BGE, Inc.
17	East Canteras (DEF2)	2022-2298	C2	Harris	City	494N	0.23	0.00	5	Integrity Rock Construction and Design	South Texas Surveying Associates, Inc.
18	East River Views (DEF1)	2022-2284	C2	Harris	City	494F	0.33	0.00	9	Haus Houston - Real Estate & Development Co.	Cobalt Engineering & Inspections LLC
19	Ella Timbergrove	2022-2639	C3F	Harris	City	452X	3.56	0.06	77	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
20	Elmwood Estates	2022-2704	C3F	Harris	City	453F	0.27	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC

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21	Estates at Solo Street	2022-2653	C2	Harris	City	494G	0.09	0.00	2	DOSIS Investment LLC	PLS CONSTRUCTION LAYOUT, INC
22	Foster Place partial replat no 33	2022-2716	C3F	Harris	City	533R	0.18	0.00	2	CE Engineers & Development Consultants	CE Engineers & Development Consultants, INC
23	Furay Development (DEF1)	2022-2431	C3F	Harris	ETJ	415P	4.31	4.31	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
24	Geneva Place	2022-2618	C3F	Harris	City	533B	0.25	0.00	5	J DAVIS REAL ESTATE INVESTORS, LLC	Sheer Homes, Inc.
25	Goertz Addition	2022-2675	C3F	Harris	ETJ	327S	1.00	0.00	1	Owner	Cumulus Design
26	Gosling Tract	2022-2611	C3F	Harris	ETJ	250V	56.20	34.76	128	BFR Woodlands Property Owner, LLC	LJA Engineering, Inc.- (Houston Office)
27	Harris County MUD No 558 Wastewater Treatment Plant No 1	2022-2620	C3P	Harris	ETJ	286S	4.28	4.28	0	M/I Homes of Houston, LLC	LJA Engineering, Inc.- (Houston Office)
28	Haven at Highland	2022-2582	C3F	Harris	City	412X	1.96	0.30	41	CE Engineers & Development Consultants	CE Engineers & Development Consultants, INC
29	Horizon Heights (DEF1)	2022-2575	C3P	Harris	City	574N	8.95	1.53	91	Contempo Builder	Windrose
30	Hufsmith Kuykendahl Boat and RV Storage	2022-2692	C2	Harris	ETJ	289D	9.82	9.82	0	Hufsmith Storage Partners, LLC	McKim and Creed
31	Jutland Estates replat no 1	2022-2722	C3F	Harris	City	533Z	1.34	0.04	24	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
32	Kareem Homes	2022-2622	C2	Harris	ETJ	447J	0.43	0.00	4	ALIANA CORPORATION LLC	Aliana Corporation LLC
33	Klein ISD Northampton Elementary School	2022-2649	C2	Harris	ETJ	290G	9.17	9.17	0	Klein ISD	American-Lupher Land Surveyors, Inc.
34	L3W at 7800 Washington	2022-2621	C2	Harris	City	492B	4.80	4.80	0	Levcor, Inc.	Pape-Dawson Engineers
35	Lakemont Park (DEF1)	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)
36	Lakes at Creekside Sec 12 (DEF1)	2022-2578	C3P	Harris	ETJ	249Z	1.03	0.08	3	Lakes at Creekside, LLC	LJA Engineering, Inc.- (Houston Office)
37	Lakes at Creekside Sec 14	2022-2685	C3F	Harris	ETJ	249Z	1.91	0.13	4	Lakes at Creekside, LLC	LJA Engineering, Inc.- (Houston Office)
38	Lalita Holdings	2022-2603	C2	Harris	ETJ	445B	3.20	2.93	0	Lalita LLC.	E.I.C. Surveying Company
39	Lazy W West	2022-2650	C2	Harris/Waller	ETJ	242N	30.08	30.08	0	Waller County Land Company	Texas Land Maps
40	Martin Villas	2022-2703	C3F	Harris	City	452H	1.00	0.05	19	Legion Builders, LLC	Total Surveyors, Inc.
41	Martinez Complex	2022-2480	C2	Harris	ETJ	419Q	0.66	0.66	0	N/A	The Interfield Group
42	Maury North (DEF2)	2022-2426	C3F	Harris	City	493D	2.01	0.04	50	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
43	Memorial Luxury Villas	2022-2636	C3P	Harris	City	450V	0.80	0.01	16	BEC Engineers and Consultants, LLC	Windrose
44	Mistral Townhomes	2022-2605	C3F	Harris	City	533R	0.18	0.00	3	Prosperity Homes/Umran Martin, LLC	MOMENTUM ENGINEERING

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45	Mueschke Road at Dunham Pointe Street Dedication Sec 1	2022-2630	SP	Harris	ETJ	366C	2.49	0.00	0	Dunham Pointe Development, LLC	BGE, Inc.
46	North Valley Ranch Bend Drive Street Dedication	2022-2708	SP	Montgomery	ETJ	256X	3.17	0.00	0	Signorelli Investment Company, Ltd.	McKim and Creed
47	NTN Gosling	2022-2646	C2	Harris	ETJ	251W	50.81	49.05	0	NTN Gosling LLC	Core
48	Palm MF 1 and Alameda Residential	2022-2634	C3F	Harris	City	574N	23.28	13.75	70	LJA	LJA Engineering, Inc.- (Houston Office)
49	ProVision Villages at Chocolate Bayou	2022-2674	C2	Harris	City	573C	9.34	9.34	0	SuperUrban Realty	Windrose
50	Red Oak	2022-2667	C3F	Harris	ETJ	332E	6.88	2.16	43	Homesite Residential, LLC	Quiddity Engineering
51	Retreat at Oak Park (DEF1)	2022-2506	C3F	Harris	City	488A	7.01	1.17	89	David Weekly Homes	Pioneer Engineering, LLC
52	Richmond Senior Village	2022-2691	C3F	Harris	City	491X	1.84	1.84	0	The Brownstone Group	Windrose
53	RMSphere Management Properties	2022-2591	C2	Harris	ETJ	371E	6.21	6.21	0	REAL Designs, Inc.	REAL Designs
54	Sentinel Self Storage Tomball (DEF2)	2022-2395	C2	Harris	ETJ	286Q	4.74	4.74	0	Pupo Investments Inc	Baker Lawson Inc
55	Siteone Commercial Park (DEF1)	2022-2446	C2	Harris	ETJ	291U	3.72	3.72	0	SiteOne Landscape Supply, LLC	PEA Group
56	South Acres Hometown	2022-2632	C3F	Harris	City	573H	3.50	0.14	57	MTY Builders	The Interfield Group
57	South New Hope Housing Gray (DEF2)	2022-2477	C2	Harris	City	493V	2.18	2.18	0	New Hope Housing, Inc.	Windrose
58	Southland Place partial replat no 4	2022-2662	C3F	Harris	City	533L	0.08	0.00	2	New Era Development	New Era Development & Land Services
59	Top Circle Plaza	2022-2601	C2	Harris	ETJ	289G	2.64	2.64	0	Primeland Property LLC.	E.I.C. Surveying Company
60	Weingarten Lift Station Reserve	2022-2633	C2	Harris	ETJ	446G	0.27	0.27	0	LJA	LJA Engineering, Inc.- (Houston Office)
61	Wheatley Vista (DEF1)	2022-2535	C2	Harris	City	412T	0.15	0.00	2	N/A	replats.com
62	Williams Landing (DEF1)	2022-2576	C3P	MULTIPLE	ETJ	322H	55.92	17.69	198	Odyssey Engineering Group	Miller Survey Group

B-Replats

63	Auburn Lakes	2022-2717	C2R	Harris	ETJ	250Z	10.00	10.00	0	ATMA at Auburn Limited	Core
64	Blake Vista	2022-2652	C2R	Fort Bend	ETJ	527T	1.00	1.00	0	N/A	replats.com
65	Broadway Square (DEF2)	2022-2497	C3R	Harris	City	576K	3.49	0.09	61	Survey Solutions of Texas	Survey Solutions of Texas
66	Building Pat Development	2022-2613	C2R	Harris	ETJ	332M	7.66	7.66	0	EBC Engineering, Inc.	Windrose
67	C and F Investments at S Victory	2022-2602	C2R	Harris	City	412U	0.14	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
68	Comanche Estates	2022-2528	C2R	Harris	City	410W	0.17	0.00	2	LUIS MONTENEGRO	Houston Platting

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69	Corinth Manor	2022-2503	C2R	Harris	City	533U	0.11	0.00	2	CE Engineers & Development Consultants	CE Engineers & Development Consultants, INC
70	Corner at Lexington (DEF1)	2022-2518	C2R	Harris	City	492Y	0.51	0.51	0	ALJ Lindsey	Windrose
71	CPDC IV	2022-2666	C2R	Harris	ETJ	372C	8.17	8.17	0	AVERA Companies	Windrose
72	Crocker Green	2022-2659	C2R	Harris	City	493N	0.17	0.00	3	Mazzarino Construction	Total Surveyors, Inc.
73	Cubica Carmel	2022-2624	C2R	Harris	City	411Z	0.17	0.00	4	Algebra Living, LLC	Core
74	Dorado Estates	2022-2529	C3R	Harris	City	410W	0.38	0.09	6	LUIS MONTENEGRO	Houston Platting
75	Dorado Place	2022-2530	C2R	Harris	City	410W	0.52	0.00	6	LUIS MONTENEGRO	Houston Platting
76	East Industry	2022-2533	C2R	Harris	City	495F	8.84	8.84	0	Anheuser-Busch Commercial Strategy, LLC	Civil-Surv Land Surveying, L.C.
77	Escatta	2022-2642	C3R	Harris	City	413W	3.77	0.45	54	CAS Consultants, LLC	CAS Consultants, LLC
78	Estates at Benson Street	2022-2665	C2R	Harris	City	494F	0.11	0.00	2	DOSIS Investment LLC	PLS CONSTRUCTION LAYOUT, INC
79	Esther Acres	2022-2694	C3R	Harris	City	412S	2.33	0.02	34	MTY Builders	Pioneer Engineering, LLC
80	Freedom	2022-2619	C2R	Harris	City	494A	0.78	0.10	20	H.L. Homes	HRS and Associates, LLC
81	Genoa Court (DEF1)	2022-2569	C2R	Harris	City	335W	0.61	0.00	7	GMA Oasis LLC	CGES Bailey Planning
82	Guhn Investments	2022-2609	C2R	Harris	ETJ	410U	2.51	2.50	0	Drake Builders	The Pinnell Group, LLC
83	Hazard Place	2022-2660	C2R	Harris	City	492V	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
84	Hebron Seventh Day Adventist Church (DEF1)	2022-2573	C2R	Harris	City	412T	0.70	0.70	0	Hebron Seventh Day Adventist Church	Chesterfield Development Services
85	Homewood Manor	2022-2432	C2R	Harris	City	455F	0.39	0.00	6	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
86	Hondo Estates	2022-2651	C2R	Harris	City	533U	0.11	0.00	2	Queensdrive Inc	RP & Associates
87	Iglesia De Jesucristo Camino Al Padre	2022-2635	C2R	Harris	ETJ	372F	10.20	10.20	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
88	Klein ISD Schultz Elementary School partial replat no 1	2022-2544	C2R	Harris	ETJ	290E	2.33	2.33	0	Umetia Enterprise LLC	Hovis Surveying Company Inc.
89	Kroozin at FM 249	2022-2645	C2R	Harris	ETJ	371W	3.53	3.53	0	Kings Construction	Windrose
90	Lahoma partial replat no 1	2022-2689	C2R	Harris	City	494A	0.11	0.00	2	Medini Luxury Properties	Tetra Land Services
91	Le Dauphin Apartments partial replat no 1 (DEF1)	2022-2421	C2R	Harris	City	535T	1.09	1.09	0	BOA Designs	South Texas Surveying Associates, Inc.
92	Ley Road Place	2022-2538	C2R	Harris	City	455K	1.92	1.92	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
93	Life	2022-2614	C2R	Harris	City	494A	0.36	0.00	9	No Company	HRS and Associates, LLC
94	Lively Landing (DEF2)	2022-2499	C2R	Harris	City	494N	0.11	0.00	3	Haus Houston - Real Estate & Development Co.	Cobalt Engineering & Inspections LLC
95	Livingston Land	2022-2682	C2R	Harris	City	533T	0.11	0.00	2	Donald Ye	Bowden Survey

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96	Main Place at Greenbriar replat no 2 and extension	2022-2628	C2R	Harris	City	532M	2.89	2.89	0	7200 Center 5, Inc	C.L. Davis & Company
97	Mangum Medical Plaza (DEF1)	2022-1849	C2R	Harris	City	451R	2.77	2.77	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
98	Market Square replat no 1	2022-2678	C3R	Harris	City	494G	1.19	0.31	14	fifth ward community development corp	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
99	Martinas at Milby	2022-2627	C2R	Harris	City	494N	0.22	0.01	6	Geometry Developments, LLC	Core
100	Muneera at Luthe	2022-2553	C2R	Harris	ETJ	373U	6.55	6.55	0	Sunshine Petroleum, LLC	GeoSolutions
101	Nagle Oaks	2022-2698	C2R	Harris	City	494N	0.13	0.00	2	Apala, LLC	The Interfield Group
102	New Hope Housing Ennis	2022-2668	C2R	Harris	City	493V	1.89	1.89	0	New Hope Housing, Inc.	Windrose
103	Northew Square	2022-2654	C2R	Harris	City	452D	0.57	0.01	12	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
104	Pacheco Estates	2022-2577	C2R	Harris	ETJ	416M	2.80	2.80	0	Surv-Tex Surveying, Inc.	Surv-Tex surveying Inc.
105	Papingo Court	2022-2710	C2R	Harris	City	493Y	0.11	0.00	3	IMG GROUP LLC	CGES Bailey Planning
106	Park at Pinemont	2022-2638	C3R	Harris	City	451F	2.87	0.23	50	South Post Oak Willow, L.P.	City Choice Group, LLC
107	Plaza Estates at Courtshire (DEF1)	2022-2539	C2R	Harris	City	413Y	0.22	0.00	2	New Era Development	New Era Development & Land Services
108	Plaza Estates at Enterprise	2022-2661	C2R	Harris	City	412U	0.16	0.00	2	New Era Development	New Era Development & Land Services
109	Plaza Estates at Shady	2022-2677	C2R	Harris	City	454H	0.19	0.00	2	New Era Development	New Era Development & Land Services
110	Redbud Grove	2022-2690	C2R	Harris	City	533V	0.16	0.00	2	Agape ACS Homes, LLC	Total Surveyors, Inc.
111	Retta Luxury Living	2022-2623	C2R	Harris	City	494A	0.11	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
112	Robey Crossing	2022-2714	C2R	Harris	City	494F	0.23	0.02	4	Fifth Ward Community Redev Corp	M2L Associates, Inc.
113	Shadydale Addition partial replat no 2 (DEF2)	2022-2336	C2R	Harris	City	454H	0.41	0.41	3	Robert Keith Hulett	PEA Group
114	Sharif Fuels Commercial (DEF2)	2022-2414	C2R	Harris	City	453L	0.32	0.32	0	GEO Environmental	Tetra Land Services
115	Skyline Homes At Amos	2022-2507	C2R	Harris	City	533Q	0.34	0.00	6	Skyline Home Builders, LLC	MOMENTUM EGINEERING
116	Sleek Homes	2022-2593	C2R	Harris	City	493U	0.26	0.00	4	SLEEK HOMES LLC	Hussam Ghuneim
117	Small Steps Fifth Ward (DEF1)	2022-2587	C2R	Harris	City	494A	1.72	1.63	0	ALJ Lindsey	Windrose
118	Soto Street Development	2022-2656	C2R	Harris	City	451D	2.67	2.67	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
119	Springwood Business Park partial replat no 1 and extension	2022-2516	C2R	Harris	ETJ	292K	6.07	6.07	0	Civil Grade Engineers	McKim and Creed
120	St Catherines Montessori Reserve Japhet Creek	2022-2684	C2R	Harris	City	494K	1.32	1.32	0	St. Catherine's Montessori	Total Surveyors, Inc.

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121	Stassen Estates	2022-2664	C2R	Harris	City	533U	0.11	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
122	Su Familia	2022-2637	C2R	Harris	City	412T	0.16	0.00	2	UK Property Investments, LLC	MOMENTUM ENGINEERING
123	Sunflower Garden	2022-2688	C2R	Harris	City	533Z	0.13	0.00	2	Agape ACS Homes, LLC	Total Surveyors, Inc.
124	TMC Chapman Street Development (DEF1)	2022-2585	C2R	Harris	City	493D	0.28	0.00	6	TMC Elite Homes, Inc.	Doshi Engineering & Surveying Company
125	Vecino Homes at Delafield	2022-2724	C2R	Harris	City	534F	0.83	0.57	18	SEM SERVICES	SEM SERVICES
126	Vernon Crossing Villas	2022-2673	C2R	Harris	City	493S	0.16	0.00	2	SEM SERVICES	SEM SERVICES
127	Villas at Kolb (DEF2)	2022-2501	C2R	Harris	City	492H	0.12	0.00	2	Wisam Holdings, LLC	ICMC GROUP INC
128	Waltrip Garden Apartments	2022-2644	C2R	Harris	City	534V	1.70	1.70	0	eStudio Group	Windrose
129	West 12th Street Manor	2022-2658	C2R	Harris	City	452Y	0.21	0.00	5	Prebish Homes	Total Surveyors, Inc.
130	Yale Storage	2022-2669	C2R	Harris	City	452M	0.94	0.94	0	Hunt Partners, LLC	Windrose
131	York Enclave	2022-2655	C2R	Harris	City	494S	0.12	0.00	3	J Greene Builders	Texas Land Maps

C-Public Hearings Requiring Notification

132	Jackson Hill Grove	2022-2478	C3N	Harris	City	492M	0.21	0.00	4	Avalon Homes	Total Surveyors, Inc.
133	Marisol Sec 4	2022-2369	C3N	Harris	ETJ	444C	11.09	3.15	49	Beazer Homes-Houston	LJA Engineering, Inc.- (Houston Office)
134	Southland Terrace partial replat no 2	2022-2201	C3N	Harris	City	533K	0.13	0.00	3	A & K Custom Homes Inc.	South Texas Surveying Associates, Inc.
135	Sunterra Sec 14 partial replat no 1	2022-2500	C3N	Waller	ETJ	444A	0.10	0.00	0	Astro Sunterra, L.P.	Quiddity Engineering - Katy
136	Towne Lake Sec 63 partial replat no 1	2022-2174	C3N	Harris	ETJ	367N	0.07	0.00	1	Highland Houston-Homes LLC	EHRA
137	Trinity at Springhill (DEF1)	2022-2175	C3N	Harris	City	533P	0.13	0.00	3	CE Engineers & Development Consultants, INC	CE Engineers & Development Consultants, INC
138	Wrenwood partial replat no 5 (DEF2)	2022-2206	C3N	Harris	City	449X	0.63	0.00	7	CS1 Properties, LLC	South Texas Surveying Associates, Inc.

D-Variances

139	Buffalo Way Villas	2022-2404	C3P	Harris	City	572E	7.08	1.59	79	Balla Land Dev LLC	Pioneer Engineering, LLC
140	Carver Landing	2022-2511	C2R	Harris	City	412S	1.14	0.05	18	Urbatechture	Pioneer Engineering, LLC
141	Indian Springs GP	2022-2705	GP	Harris	City/ ETJ	378G	138.07	0.00	0	Blackline Engineering LLC	Blackline Engineering
142	Indian Springs Sec 1 (DEF2)	2022-2454	C3P	Harris	ETJ	378G	69.90	34.59	194	Blackline Engineering LLC	Blackline Engineering
143	Kennebrew and Britton Estates	2022-2563	C2R	Harris	City	493D	0.13	0.00	3	Elite Protective Services, LLC	Owens Management Systems, LLC
144	La Quinta Luna	2022-2567	C2R	Harris	ETJ	413E	3.85	3.85	0	SEM SERVICES	SEM SERVICES
145	Masjid Al Huda	2022-2531	C3P	Harris	ETJ	404S	17.92	0.00	0	MASJID AL HUDA	RSG Engineering

Platting Summary**Houston Planning Commission****PC Date: November 10, 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
146	Morton 180 Tract GP (DEF2)	2022-2502	GP	Waller	ETJ	443M	179.80	0.00	0	Texas Land Holdings LLC	EHRA
147	North New Hope Housing Gray	2022-2494	C2R	Harris	City	493V	1.35	1.18	0	New Hope Housing, Inc.	Windrose
148	Portman Center Street East	2022-2461	C2R	Harris	City	493E	2.12	2.02	0	Kimley-Horn	Windrose
149	Portman Center Street West	2022-2462	C2R	Harris	City	493E	0.99	0.97	0	Kimley-Horn	Windrose

E-Special Exceptions

None

F-Reconsideration of Requirements

150	Kuykendahl Oaks	2022-2699	C3F	Harris	ETJ	331V	24.53	7.96	115	Bammel Oaks, LTD.,	EHRA
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G-Extensions of Approval

151	Comunidad de la Misericordia	2021-2598	EOA	Harris	ETJ	414P	2.50	1.00	1	No Company	HRS and Associates, LLC
152	Los Cavazos	2021-2767	EOA	Harris	City	454A	0.20	0.00	3	REAL Designs, Inc.	REAL Designs
153	Magnolia Oaks	2021-2552	EOA	Harris	ETJ	414H	2.04	0.23	17	Hearthstone Homes	Cadniquies Designs, LLC
154	Spring Cypress Crossing	2021-2614	EOA	Harris	ETJ	331A	17.34	17.34	0	A.B. Klein Trust	Civil-Surv Land Surveying, L.C.

H-Name Changes

None

I-Certification of Compliance

155	25144 Twin Oaks Drive (DEF1)	22-1665	COC	Montgomery	ETJ	257T				Clayton Homes	Clayton Homes
156	23586 Hickory Drive	22-1666	COC	Montgomery	ETJ	297E				Kent W. and Susan A. Thomas	Kent W. Thomas
157	27337 Royal Coach Lane	22-1667	COC	Montgomery	ETJ	257M	0.3444			Jose Juan Pedro Rodriguez	Jose Juan Pedro Rodriguez
158	21044, 21048, 21052 S Sabine Drive	22-1668	COC	Montgomery	ETJ	256N				Ricardo Chavez	Ricardo Chavez
159	18565 Summer Hills Boulevard	22-1669	COC	Montgomery	ETJ	295F				Adrian Jimenez	Adrian Jimenez

J-Administrative

None

Platting Summary**Houston Planning Commission****PC Date: November 10, 2022**

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

K-Development Plats with Variance Requests

160	411 Cavalcade Street	22083011 DPV	Harris	City	453U					Parker Monterubio	Parker Monterubio
161	6904 Van Etten Road (DEF1)	21058378 DPV	Harris	City	533K					Sarab Structural & Civil	Karim Dadelahi
162	303 Wilchester Blvd	22097224 DPV	Harris	City	489G					JRP Company	Jenifer Pool

Hotel/Motel with Variance Requests

IV	Quality Inn Hotel located at 804 E Tidwell Road	22090913 HMV	Harris	City	453F					Amit Patel	Vision Developer
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Houston Planning Commission

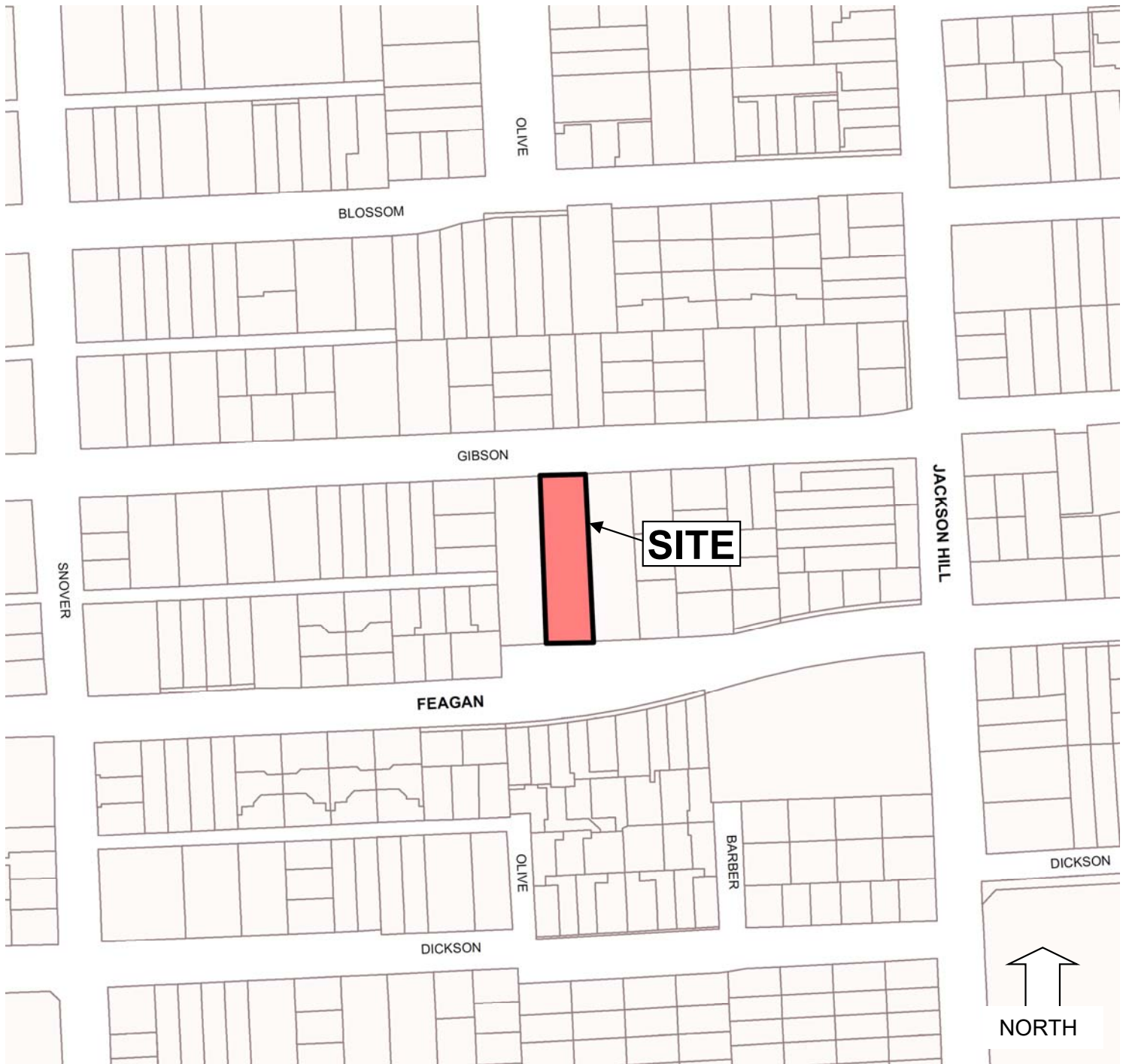
ITEM: 132

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Jackson Hill Grove

Applicant: Total Surveyors Inc.



C – Public Hearings

Site Location

Houston Planning Commission

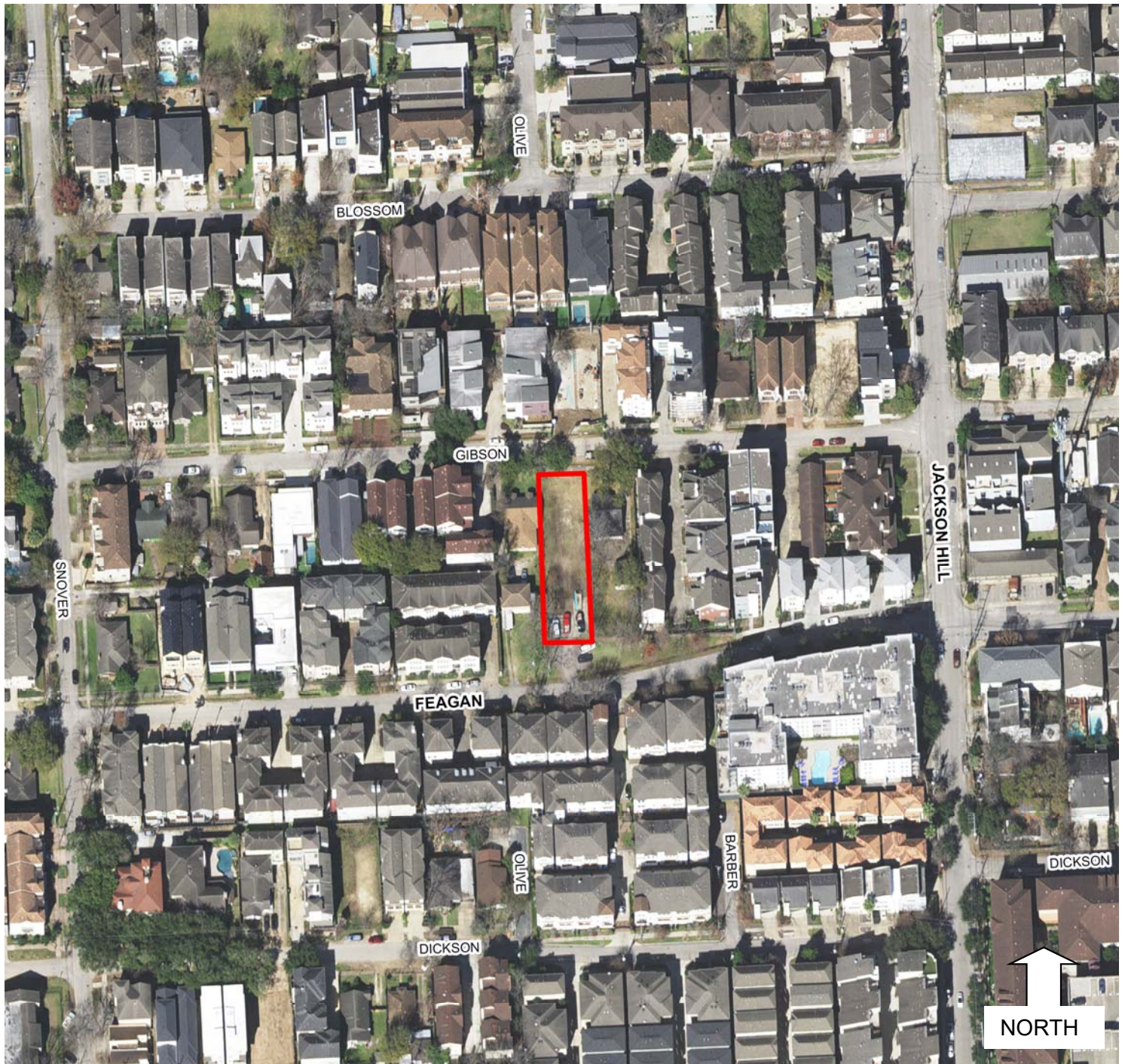
ITEM: 132

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Jackson Hill Grove

Applicant: Total Surveyors Inc.



C – Public Hearings

Aerial



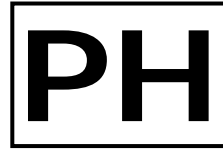
CITY OF HOUSTON

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 17, 2022

Dear Property Owner:

Reference Number: 2022-2478; Jackson Hill Grove; a full replat of **Trio on Gibson**, being all of Lots 1-3, Block 1, as recorded at Film Code No. 690668 of the Harris County Map Records.

The property is located along and north of Feagan Street, south of Gibson Street, west of Jackson Hill Street, and west of Snover Street. The purpose of the replat is to create four (4) single family residential lots. The applicant, **Kevin Kolb**, with Total Surveyors, Inc., on behalf of the developer, Avalon Homes, can be contacted at **281-479-8719**.

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

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, November 10, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

1. Send email to: speakercomments.pc@houston.tx.gov,

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission

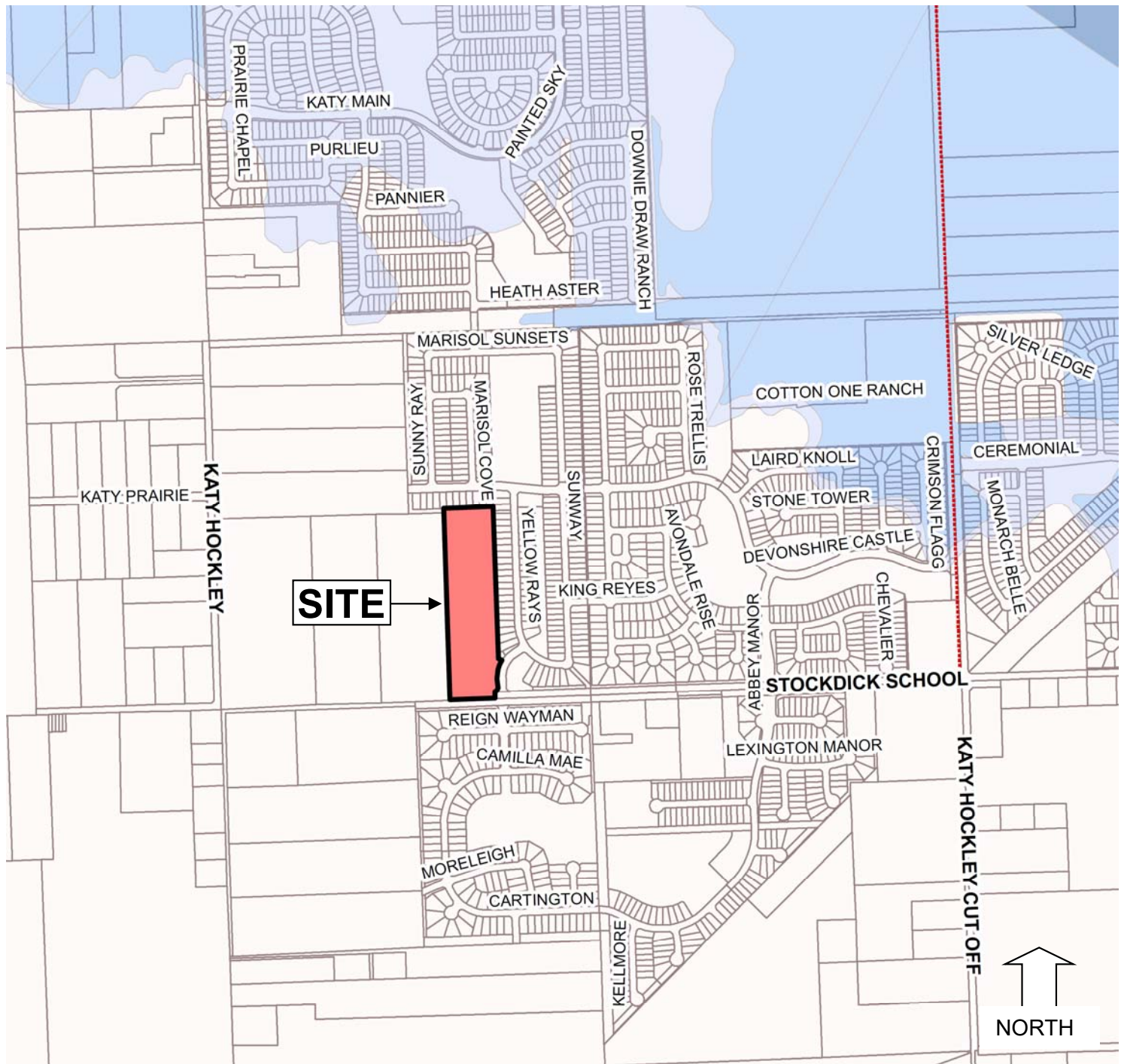
ITEM: 133

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Marisol Sec 4

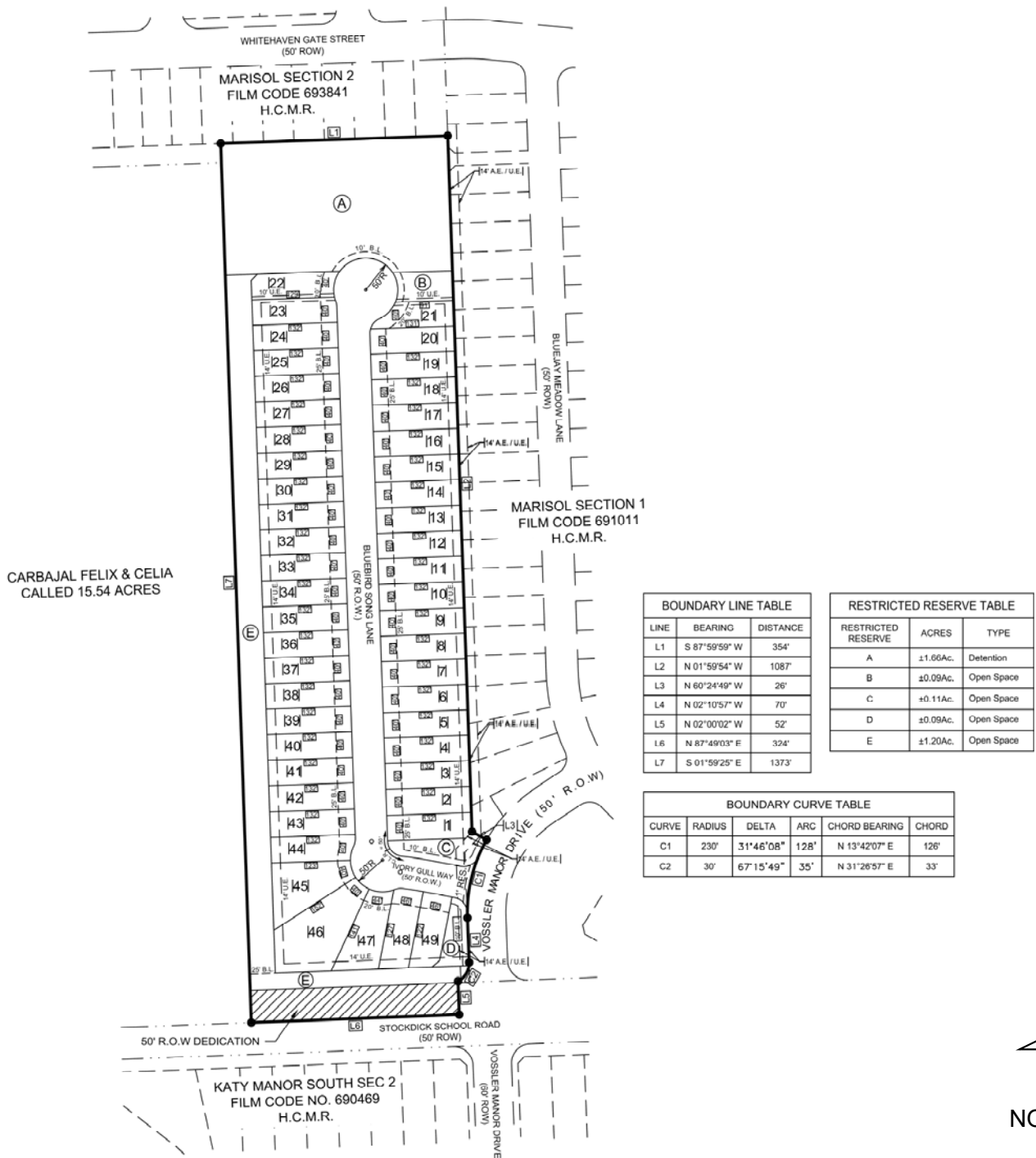
Applicant: LJA Engineering Inc. (Houston Office)



C – Public Hearings with Variance Site Location

Subdivision Name: Marisol Sec 4

Applicant: LJA Engineering Inc. (Houston Office)



Houston Planning Commission

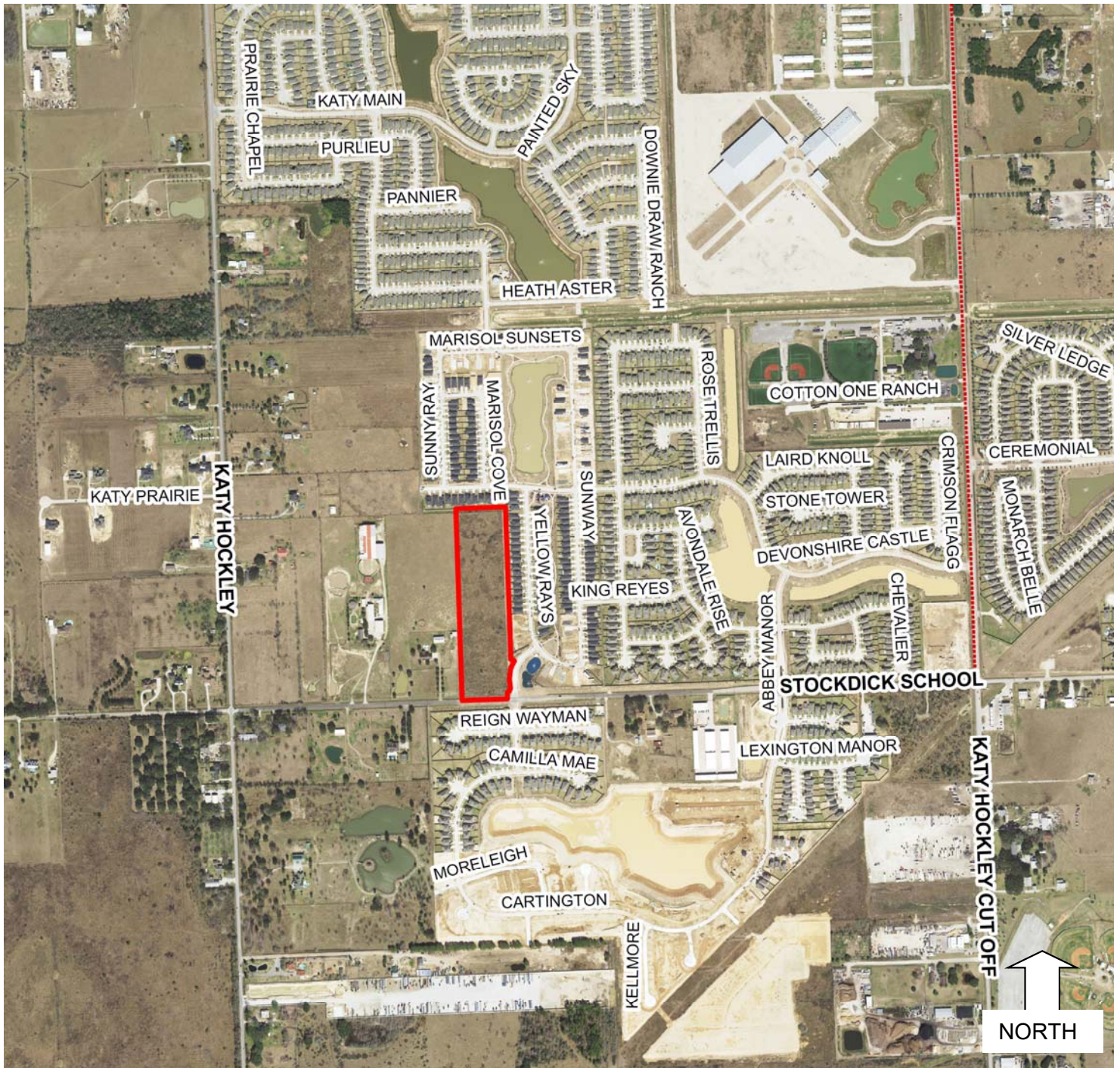
ITEM: 133

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Marisol Sec 4

Applicant: LJA Engineering Inc. (Houston Office)



C – Public Hearings with Variance

Aerial



Application Number: 2022-2369

Plat Name: Marisol Sec 4

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

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:

To replat, Marisol Section 1 Reserve E, restricted to drainage/incidental utilities, into single-family lots.

Chapter 42 Section: **Sec 42-193**

Chapter 42 Reference:

Sec 42-193. Rules governing partial replats of certain property. 4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

Statement of Facts

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

Marisol is a single-family residential subdivision located within Houston's ETJ. It is located north of Stockdick School Road, east of Katy Hockley Road, west of Katy Hockley Cut Off Road, and south of Beckendorff Road. Section 4 is located on a tract adjacent to section 1 and south of section 2. This land was acquired after the development of sections 1 and 2. A single-family residence is also located west of the proposed section 4. The western boundary of section 1 provides Reserve E, restricted to drainage/incidental utilities, and the typical lot size in Marisol section 1 is 5,400 square feet. The development of Section 4 proposes to relocate the drainage reserve to the western boundary of Section 4 and replatting section 1 Reserve E into single-family lots. The typical lot size in proposed section 4 will be 5,280, which is smaller than the typical lot size in section 1. Proposed section 4 will result in slightly smaller lots due to existing development on the east and west, the narrow shape of the tract, and the need to provide connectivity into the site. Relocating the drainage reserve will not result in a loss of drainage. Developing section 4 adjacent to section 1 provides a cohesive development while retaining the required drainage and detention. Due to the existing section 1 development and single-family residence on the west, it is infeasible to prohibit replatting Section 2 Reserve E for single-family residential use. No single-family lots within section 1 are being replatted within the replat request of section 4.

(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 conditions of Section 1 are 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 drainage is upheld by the proposed drainage and detention system that will be located to the western and northern boundary of section 4, 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 granting of the variance will not impede adequate drainage or detention within the development and will, therefore, not be injurious to the public health, safety, or welfare. There will be sufficient drainage throughout the site.

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

The existing conditions of Section 1 are the supporting circumstances for this request.



Application Number: 2022-2369

Plat Name: Marisol Sec 4

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

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:

To exceed the number of vehicle trips per day at the intersection of the cul-de-sac with a through street by 140 additional trips per day.

Chapter 42 Section: 131

Chapter 42 Reference:

Sec 42-131. Culs-de-sac (a) A cul-de-sac shall not serve a single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street.

Statement of Facts

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

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

Marisol is a single-family residential subdivision located within Houston's ETJ. It is located north of Stockdick School Road, east of Katy Hockley Road, west of Katy Hockley Cut Off Road, and south of Beckendorff Road. The community includes several internal streets that traverse the development. Section 4 is located on a tract directly adjacent to section one and south of section 2. This land was acquired after the development of sections 1 and 2, so connecting to the existing rights-of-way within those sections is infeasible. Section 4 will gain access off Vossler Manor Drive and will terminate in a cul-de-sac south of section 2. Due to the existing development on the north and east sides, and a single-family residence on the west side, it is infeasible to provide an additional point of access to address the maximum vehicle trips per day on a cul-de-sac. It is also infeasible to connect directly to Stockdick School Road due to driveway spacing requirements.

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

The existing conditions of Sections 1 and 2 is 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 of the area is upheld by the proposed street system, 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 granting of the variance not impeded adequate circulation within the development and will therefore not be injurious to the public health, safety, or welfare. There will be sufficient connectivity and access throughout the site.

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

The existing conditions of Sections 1 and 2 are the supporting circumstances for this request.



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 19, 2022

Dear Property Owner:

Reference Number: 2022-2369; Marisol Sec 4; a partial replat of "**Marisol Sec 1 and Marisol Sec 2.**", Reserves D and E, block 2 in Marisol Sec 1 and Reserve A in Marisol Sec 2, block 2, as recorded at Film Code No. 691011 and Film Code No 693841 of the Harris County Map Records.

The property is located along and north of Stockdick School Road, east of Katy Hockley Road west of Vossler Manor Drive and Bluejay Meadow Lane. The purpose of the replat is to create 49 lots and 5 restricted reserves.

The applicant, **Katy Harris**, with **LJA Engineering, Inc.- (Houston Office)**, on behalf of **Beazer Homes-Houston**, can be contacted at **713-358-8536**.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, November 10th, 2022, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission

ITEM: 134

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Southland Terrace partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

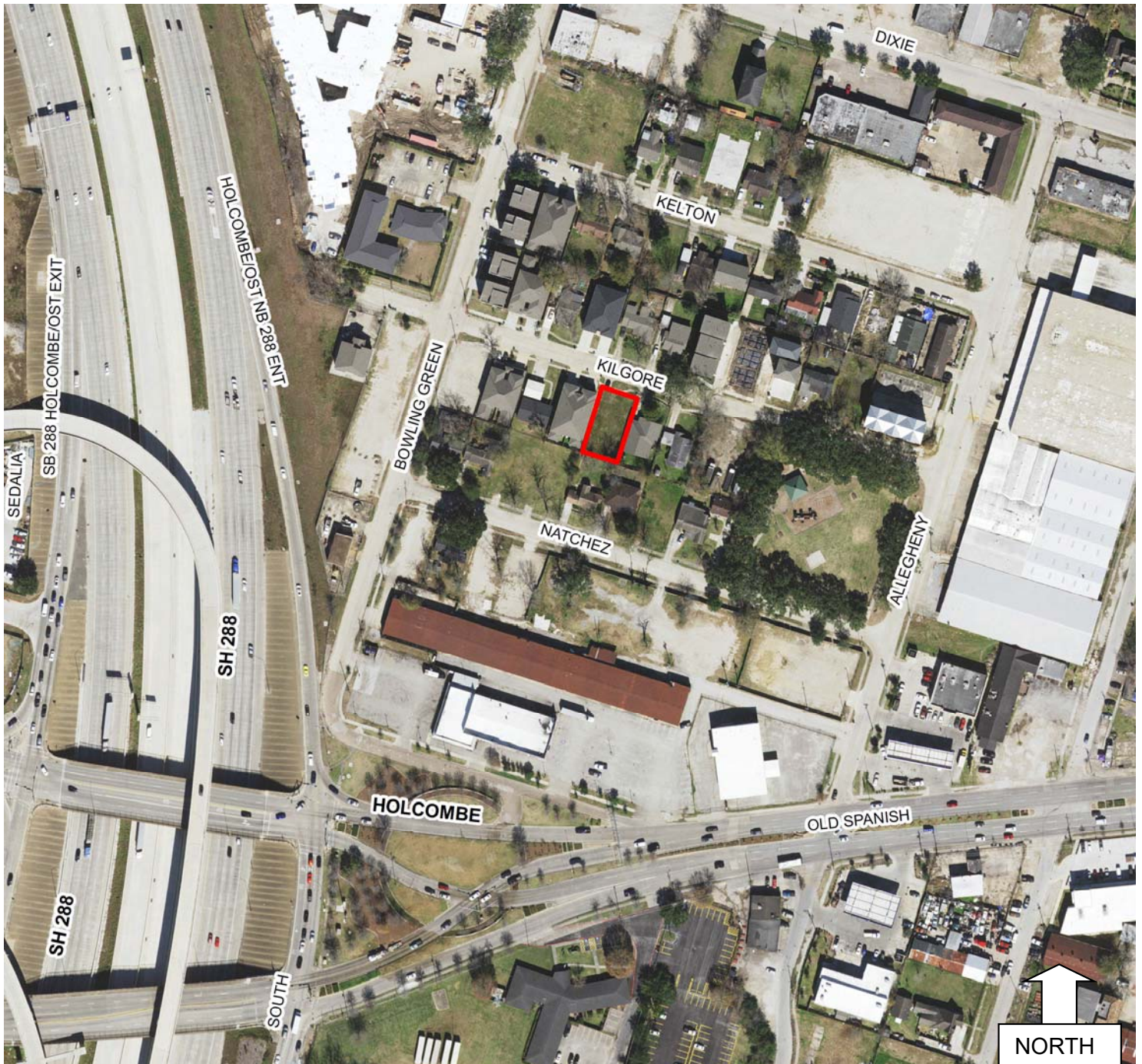
ITEM: 134

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Southland Terrace partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial



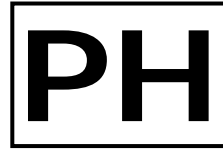
CITY OF HOUSTON

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 17, 2022

Dear Property Owner:

Reference Number: 2022-2201; Southland Terrace partial replat no 2; a partial replat of **Southland Terrace**, being all of Lot 5, block 43, as recorded in Vol. 06, Pg.01 H.C.M.R.

The property is located south along Kilgore Street and east of Bowling Green Blvd. The purpose of the replat is to create three (3) single family residential lots. The applicant, **Brianna Hamilton**, with South Texas Survey Associates, Inc., on behalf of the developer, can be contacted at **281-556-6918**.

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

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, November 10, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Houston Planning Commission

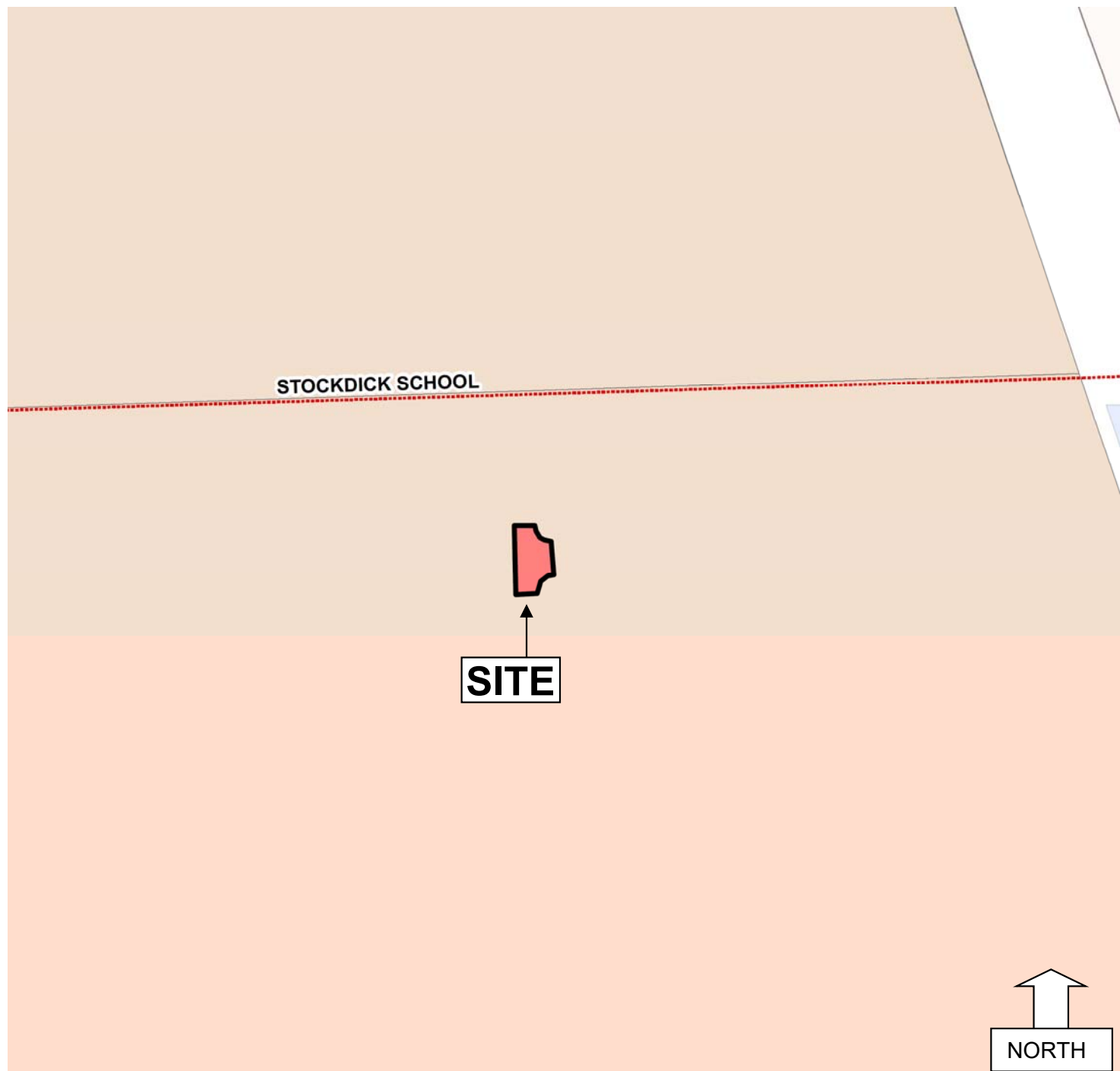
ITEM: 135

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Sunterra Sec 14 partial replat no 1

Applicant: Quiddity Engineering - Katy



C – Public Hearings

Site Location

Houston Planning Commission

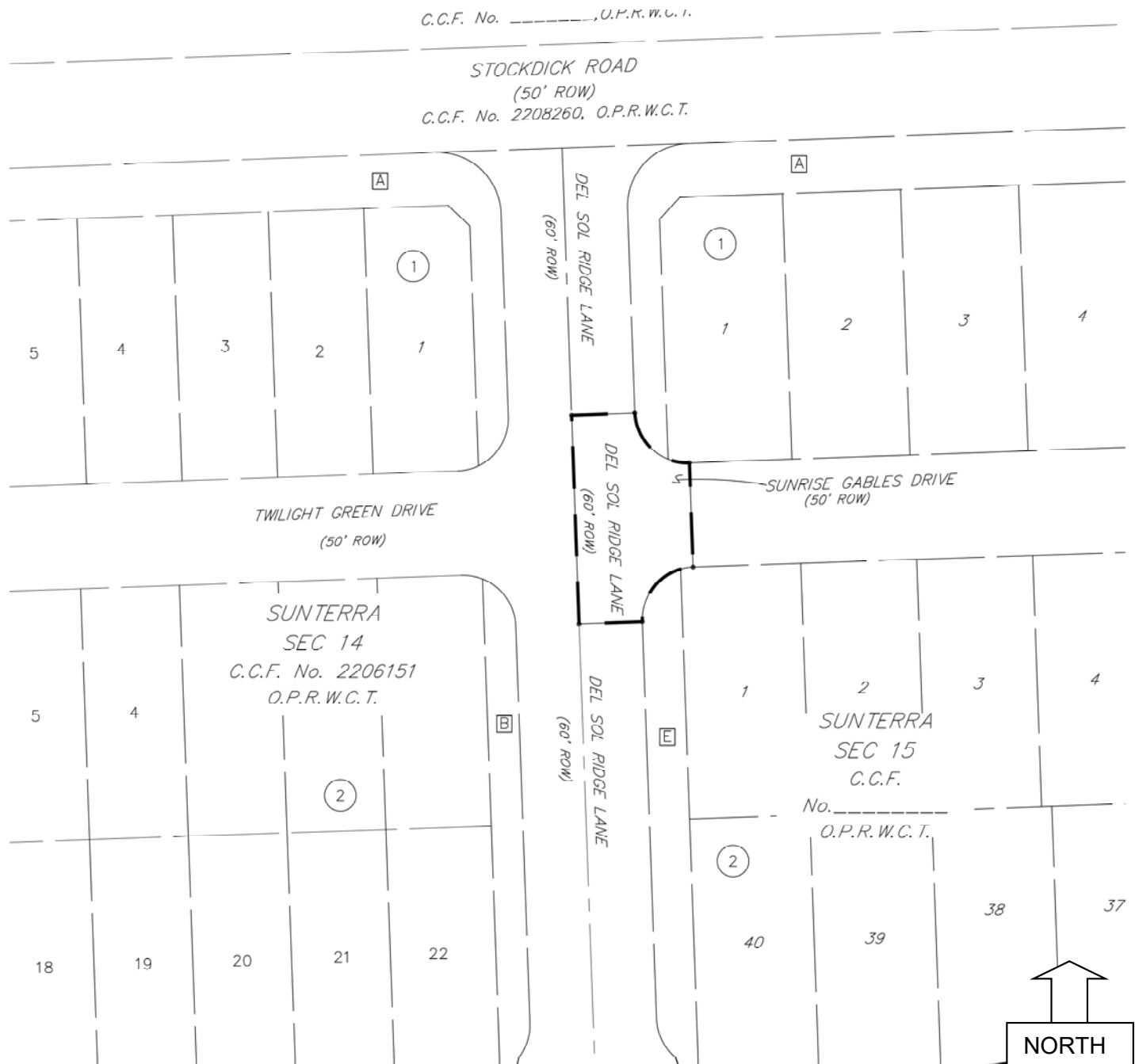
ITEM: 135

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Sunterra Sec 14 partial replat no 1

Applicant: Quiddity Engineering - Katy



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 135

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Sunterra Sec 14 partial replat no 1

Applicant: Quiddity Engineering - Katy



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 17, 2022

Dear Property Owner:

Reference Number: 2022-2500; Sunterra Sec 14 partial replat no 1 a partial replat of **Sunterra Sec 14**, being a portion of **Del Sol Ridge Lane**, as recorded in under C.C.F No. 2206152 in Waller County.

The property is located along Del Sol Ridge Lane and east of Twilight Green Drive. The purpose of the replat is to change the change a street name. The applicant, **Mayra Hernandez**, with Quiddity Engineering - Katy., on behalf of the developer, can be contacted at **832-913-4030**.

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

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Thursday, November 10, 2022, beginning at 2:30 p.m.

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

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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Houston Planning Commission

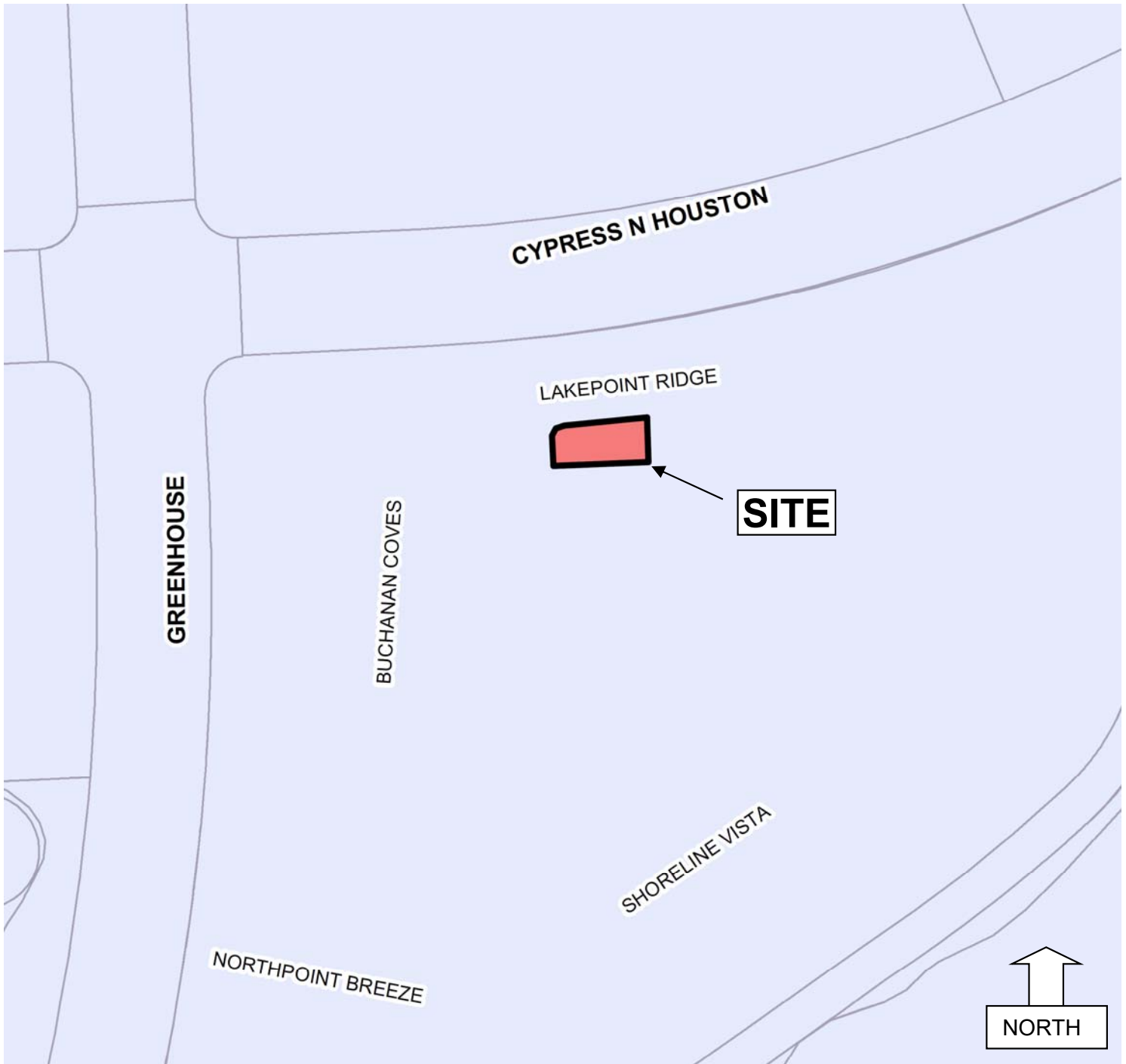
ITEM: 136

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Towne Lake Sec 63 partial replat no 1

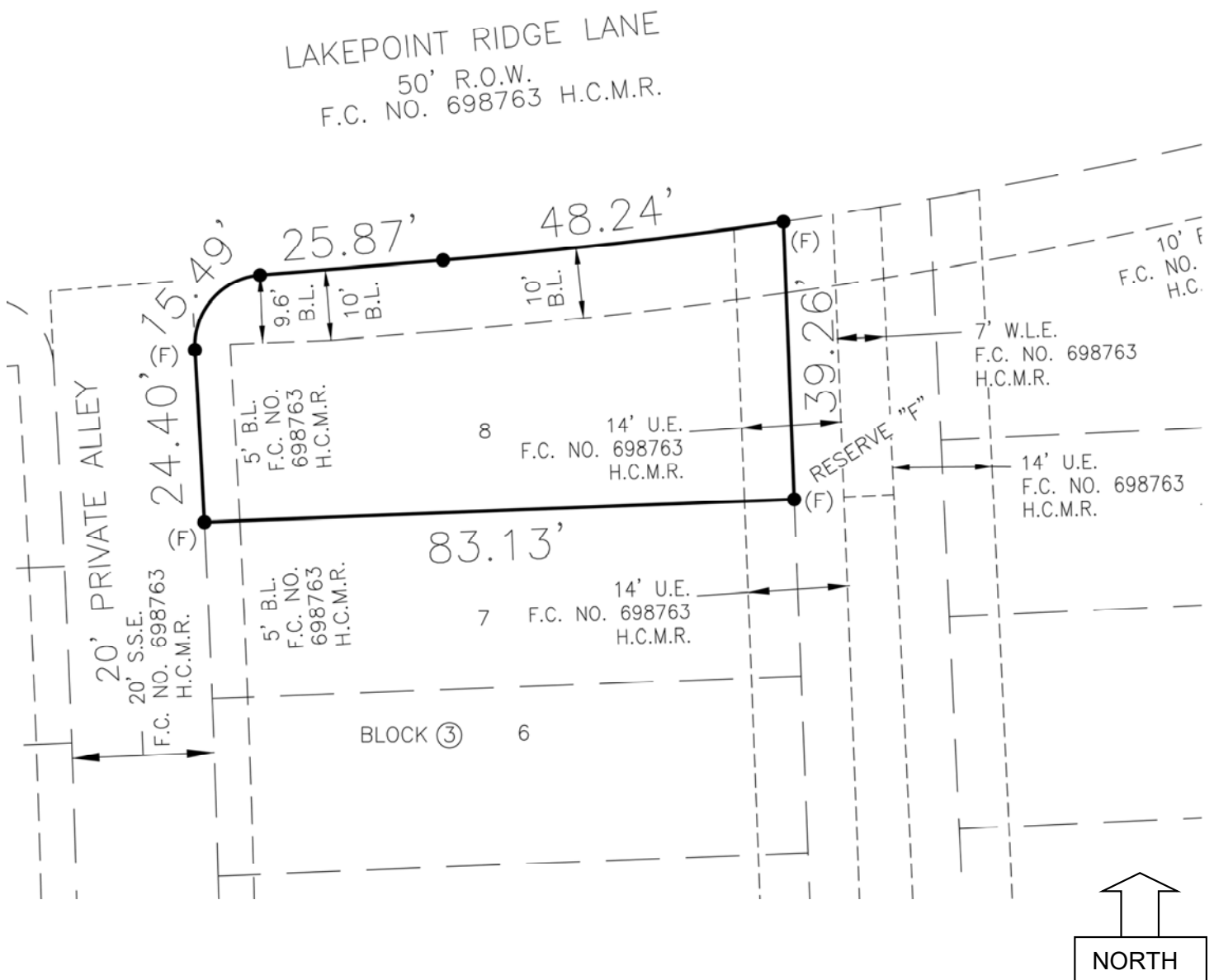
Applicant: EHRA



C – Public Hearings with Variance Site Location

Subdivision Name: Towne Lake Sec 63 partial replat no 1

Applicant: EHRA



Houston Planning Commission

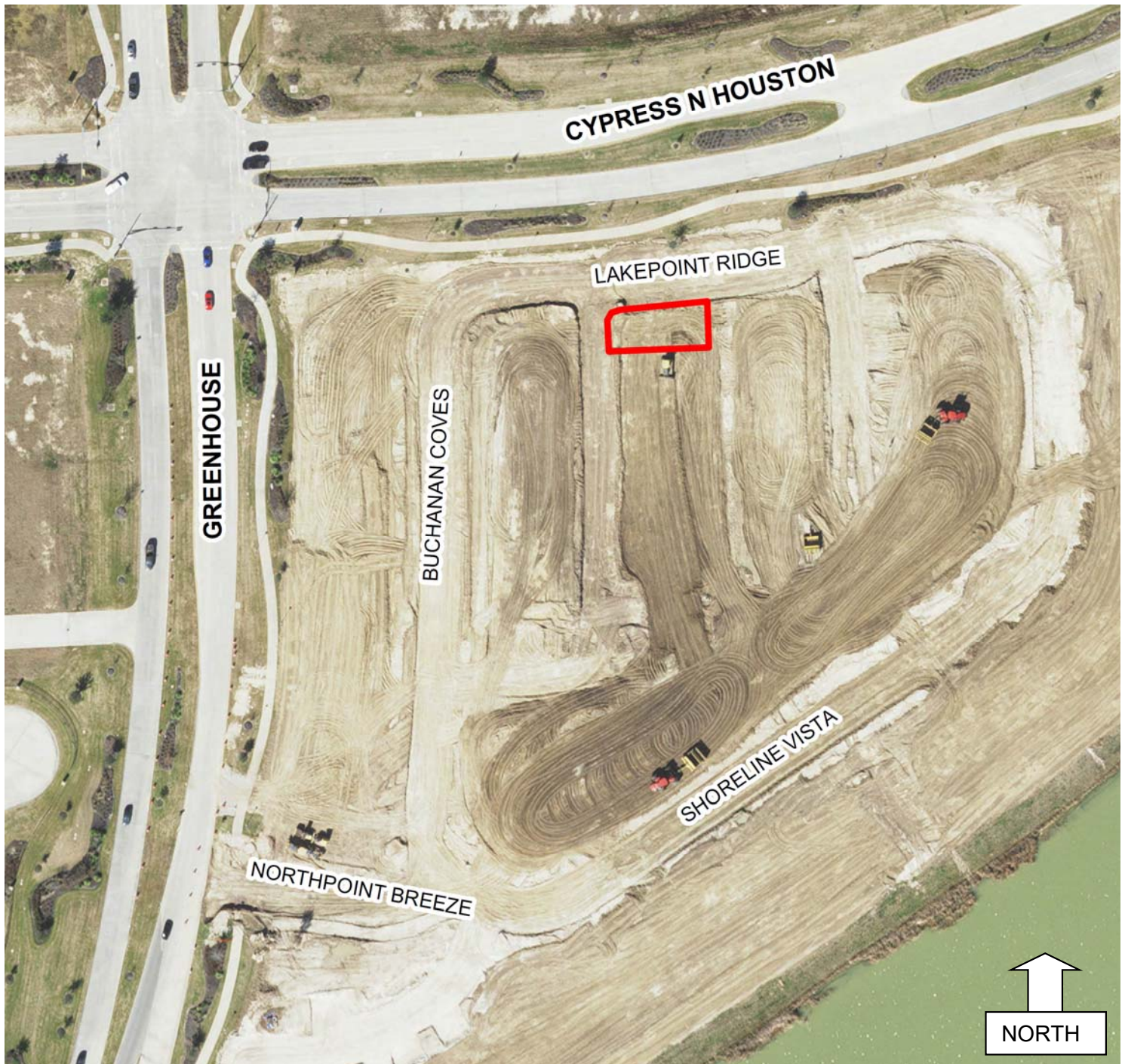
ITEM: 136

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Towne Lake Sec 63 partial replat no 1

Applicant: EHRA

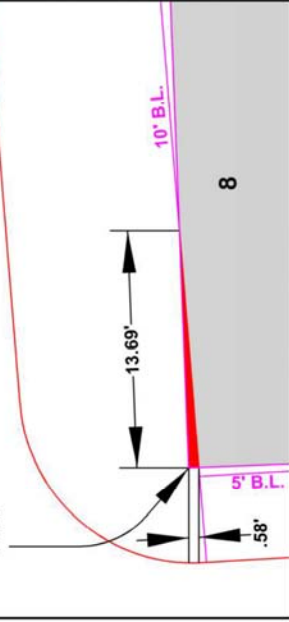


C – Public Hearings with Variance

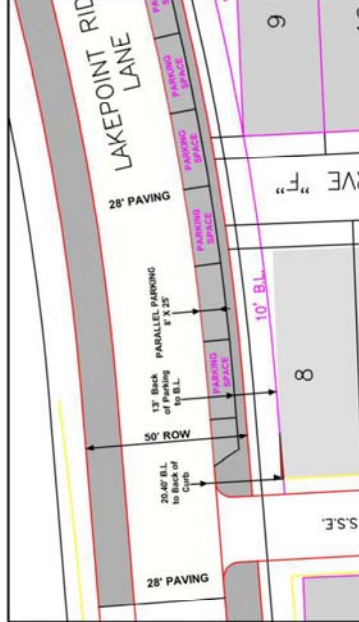
Aerial

AREA IN RED REPRESENTS ENCROACHMENT

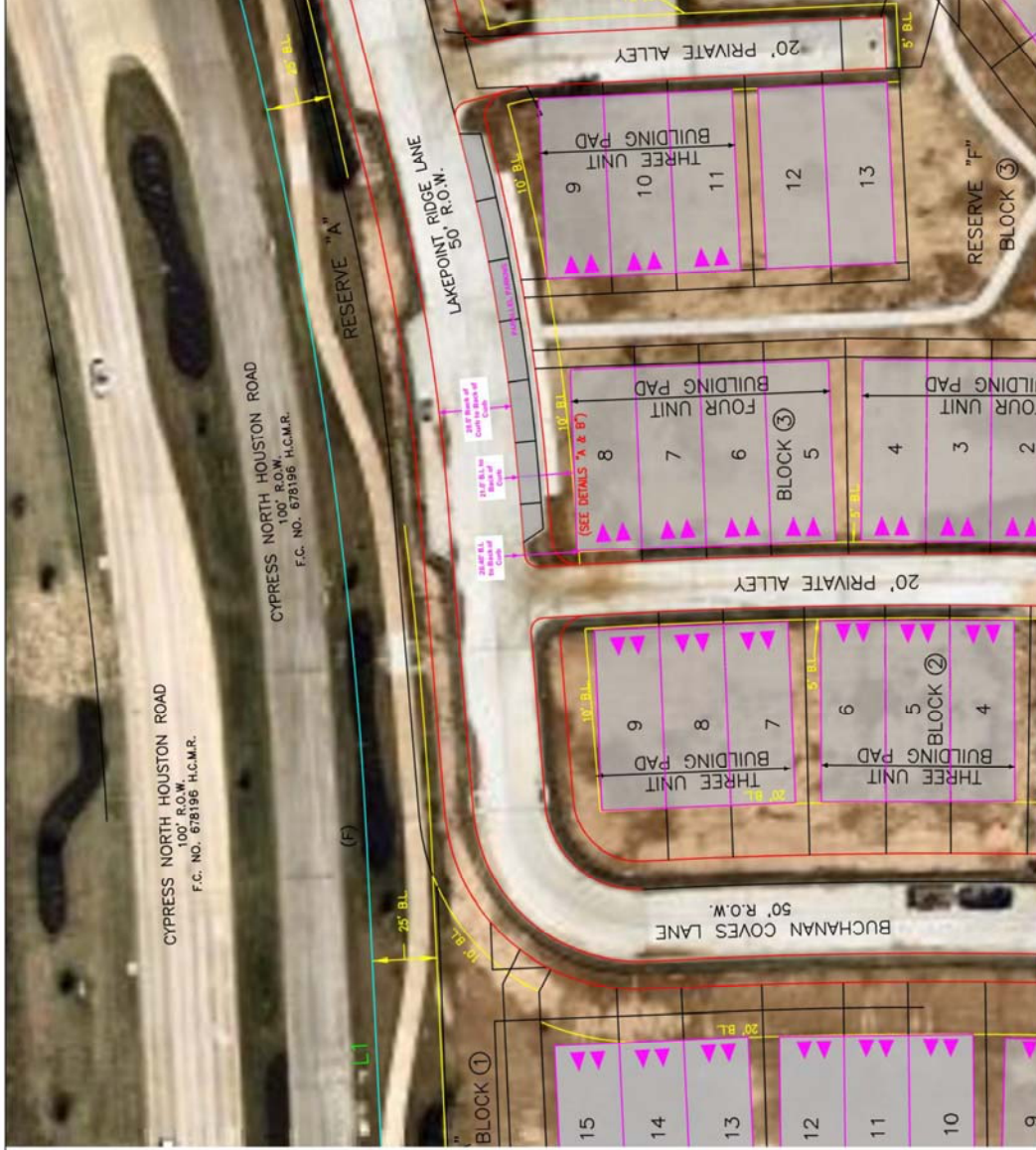
AT WIDEST POINT THE ENCROACHMENT IS .58' AND
OVERALL AREA OF VARIANCE REQUEST IS 4 SQUARE
FEET



(DETAIL "A")



(DETAIL "B")



LOT 8, TOWNE LAKE SEC 63 ENCROACHMENT EXHIBIT

Lot 8, Block 3 of Towne Lake Sec 63 located in Harris County, Texas.

P:\081--08--1025\Per\PPAT\TowneLake3 Exhibit with points and aerial_201002.dwg Sep 27, 2022--10:30am Edited by: roward

SEPTEMBER 26, 2022

1" = 100' SCALE 1" = 200'



EHRA JOB NO.
1017-059-1029

EHRA INC. 1001
713.784.4500
EHR@EHRA.COM
TBP# No. F-723
TBP# No. 10092300



ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHR@EHRA.COM
TBP# No. F-723
TBP# No. 10092300



Application Number: 2022-2174

Plat Name: Towne Lake Sec 63 partial replat no 1

Applicant: EHRA

Date Submitted: 08/22/2022

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

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

Specific Variance is being sought and extent of variance:

Variance to allow a 9.6' side building line.

Chapter 42 Section: 42-156(a)

Chapter 42 Reference:

42-156(a) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use shall be 25 feet along the front of a lot and ten feet along the back and sides of a lot adjacent to a collector street that is not an alley.

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

Towne Lake Sec 63 (2021-2623) is a recorded subdivision in the Towne Lake North GP (2019-0751). Lot 8, Block 3 was platted with the required 10' building line along Lakepoint Ridge Drive. Following sale of the lots in this section to homebuilder Highland Homes, the standard home pad for all duplex lots was found to have an encroachment on Lot 8, Block 3 of approximately 5-inches along a portion of the side building line. At the current stage of development, there is no opportunity to correct this issue by moving the home pad to come into compliance, thus a variance is needed.

(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;

During the platting process, the applicant checks all lots to verify that home pads, i.e. the concrete slab, will fit within the prescribed building lines. When Towne Lake Sec 63 was platted, a scrivener's error occurred which resulted in the home pad crossing the 10' building line at the corner of Lakepoint Ridge Lane and the public alley behind Lot 8, Block 3. The building line encroachment lasts for a distance of 14-feet before the building line veers away with the curvature of the street. Thus, only the very corner of the building pad encroaches the building line. Ordinarily scrivener's errors are taken care of by amending plats, however the building line encroachment triggers the need for a variance, thus a replat is required to solve this issue.

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

Fortunately in this situation, the issue can be resolved by altering the building to accommodate the

5-inch side building line encroachment by changing the building line along Lakepoint Ridge Lane to a 9.6' building line for a distance of 14-feet before the existing 10' building line is reestablished. Since no homes face Lot 8 across Lakepoint Ridge Lane and an alley separates the home to be built on Lot 8 from its neighbor on Lot 9, the 5-inch difference will not be visible to the naked eye.

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

Allowing the standard home pad to be built on Lot 8 after changing the building line to 9.6' will allow the duplex unit on the lot to match the other three similar units on the block. The 5-inch difference on the building line occurs on the side of the home adjacent to the public street. The distance between the side of the home and the public street does not infringe upon the sidewalk along Lakepoint Ridge Lane. It is unlikely that anyone would be able to discern the difference by the naked eye when driving on the public street or walking along the sidewalk.

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

The justification for this variance request is that the scrivener's error that caused the building line encroachment is not a condition that the homebuilder should bear. Fixing the error will allow the homebuilder to construct a new home with exactly the same floorplate as the other lots in the section. The applicant will employ preventative measures in the future so that clients and the Planning Commission will not have to deal with such errors.



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 19, 2022

Dear Property Owner:

Reference Number: 2022-2174; Towne Lake Sec 63 partial replat no 1; a partial replat of **Towne Lake Sec 63**, being all of Lots 8, Block 3, as recorded at Film Code No. 698763 of the Harris County Map Records.

The property is located along and south of Lakepoint Ridge Lane, south of Cypress North Houston Road east of Greenhouse Road. The purpose of the replat is to revise a side building line along Lakepoint Ridge Lane. The applicant, **Christopher Browne**, with **EHRA**, on behalf of **Highland Houston-Homes LLC, A Texas Limited Liability Company**, can be contacted at **713-337-7447**.

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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

Terminology

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Houston Planning Commission

ITEM: 137

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Trinity at Springhill (DEF 1)

Applicant: CE Engineers & Development Consultants, INC

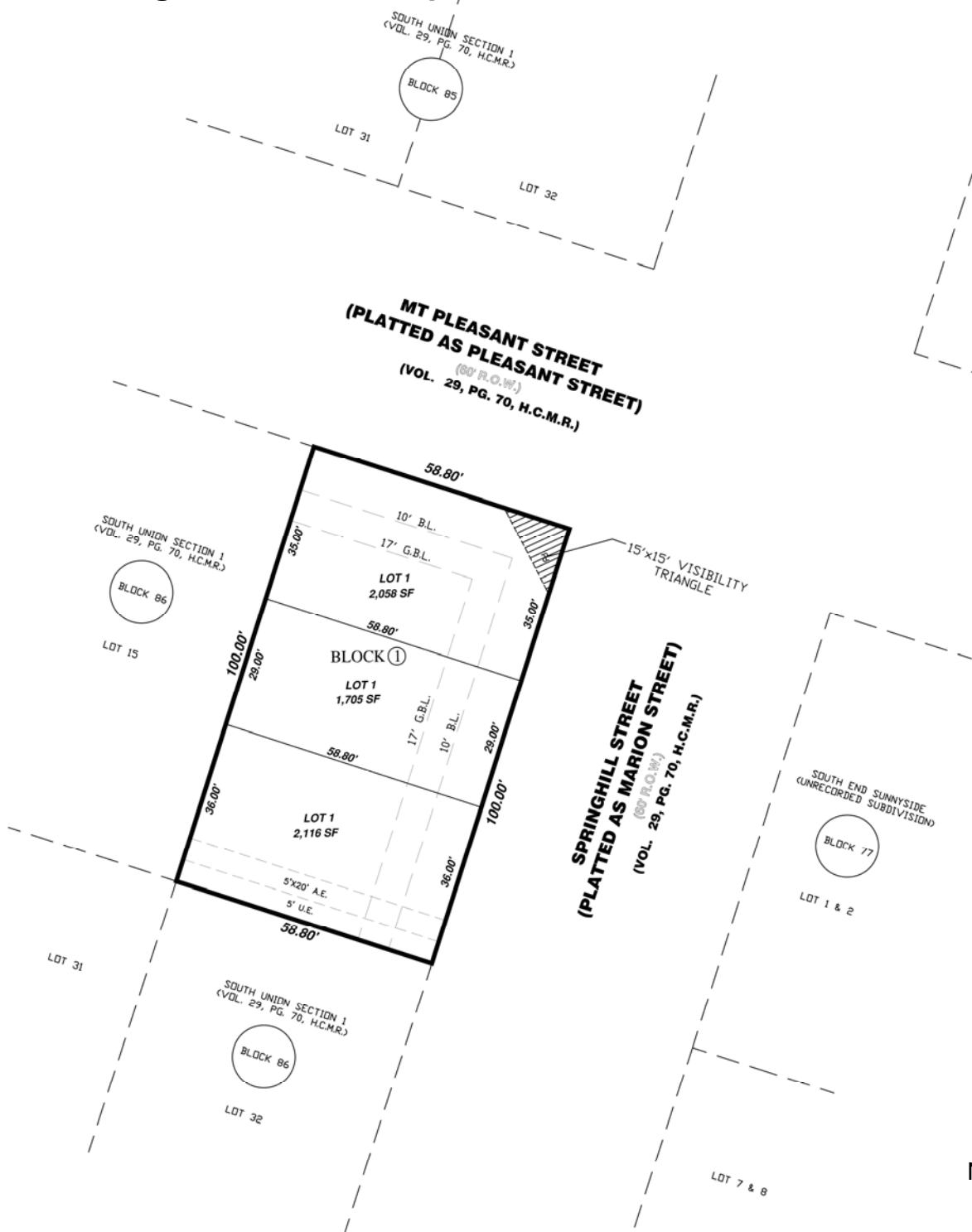


C – Public Hearings

Site Location

Subdivision Name: Trinity at Springhill (DEF 1)

Applicant: CE Engineers & Development Consultants, INC



Houston Planning Commission

ITEM: 137

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Trinity at Springhill (DEF 1)

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings

Aerial



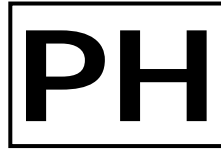
CITY OF HOUSTON

Planning and Development

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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.

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

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

1. Send email to: speakercomments.pc@houston.tx.gov,

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

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

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **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.
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission

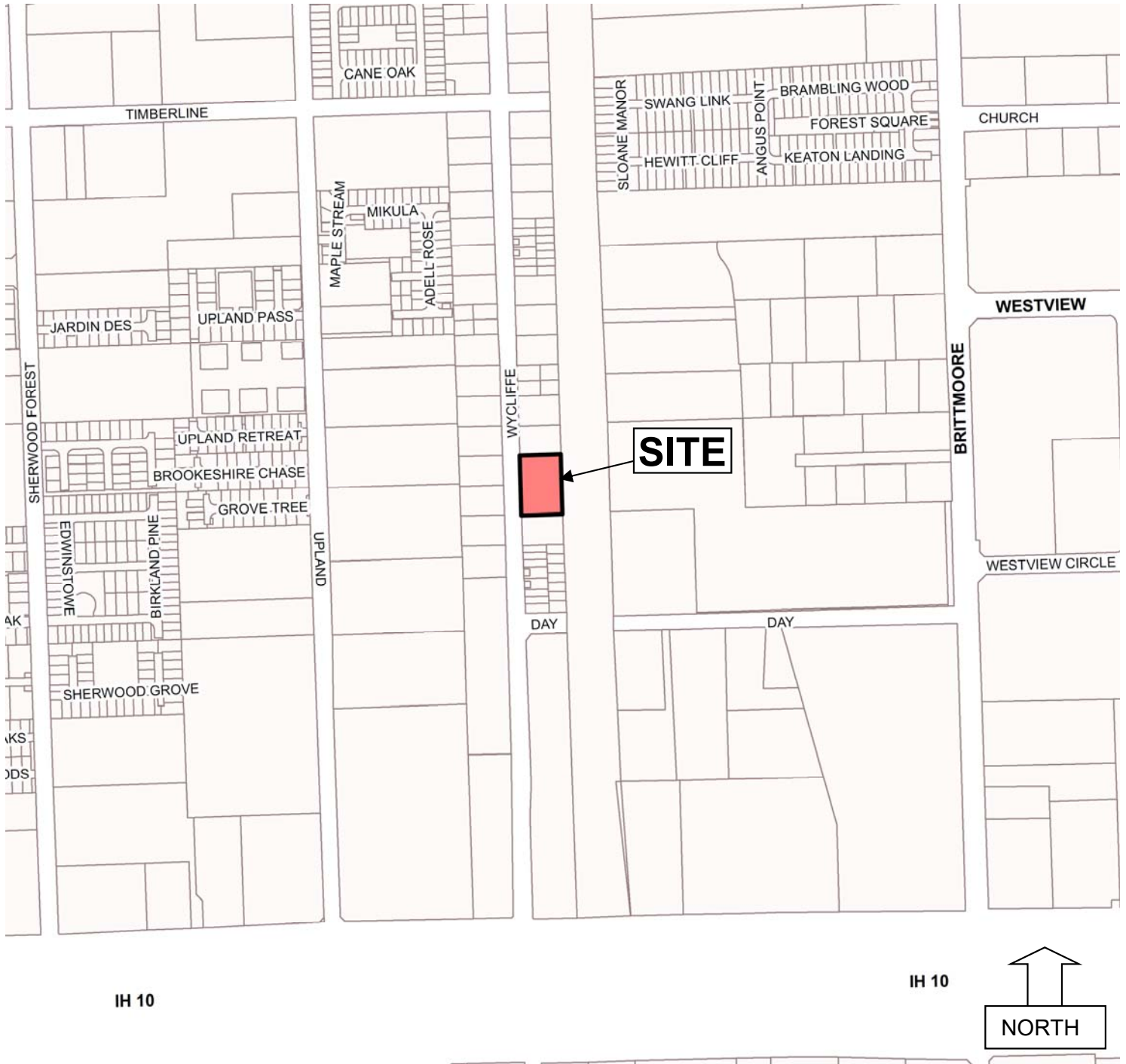
ITEM: 138

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Wrenwood Addition partial replat no 5 (DEF 2)

Applicant: South Texas Surveying Associates, Inc



C – Public Hearings

Site Location

Houston Planning Commission

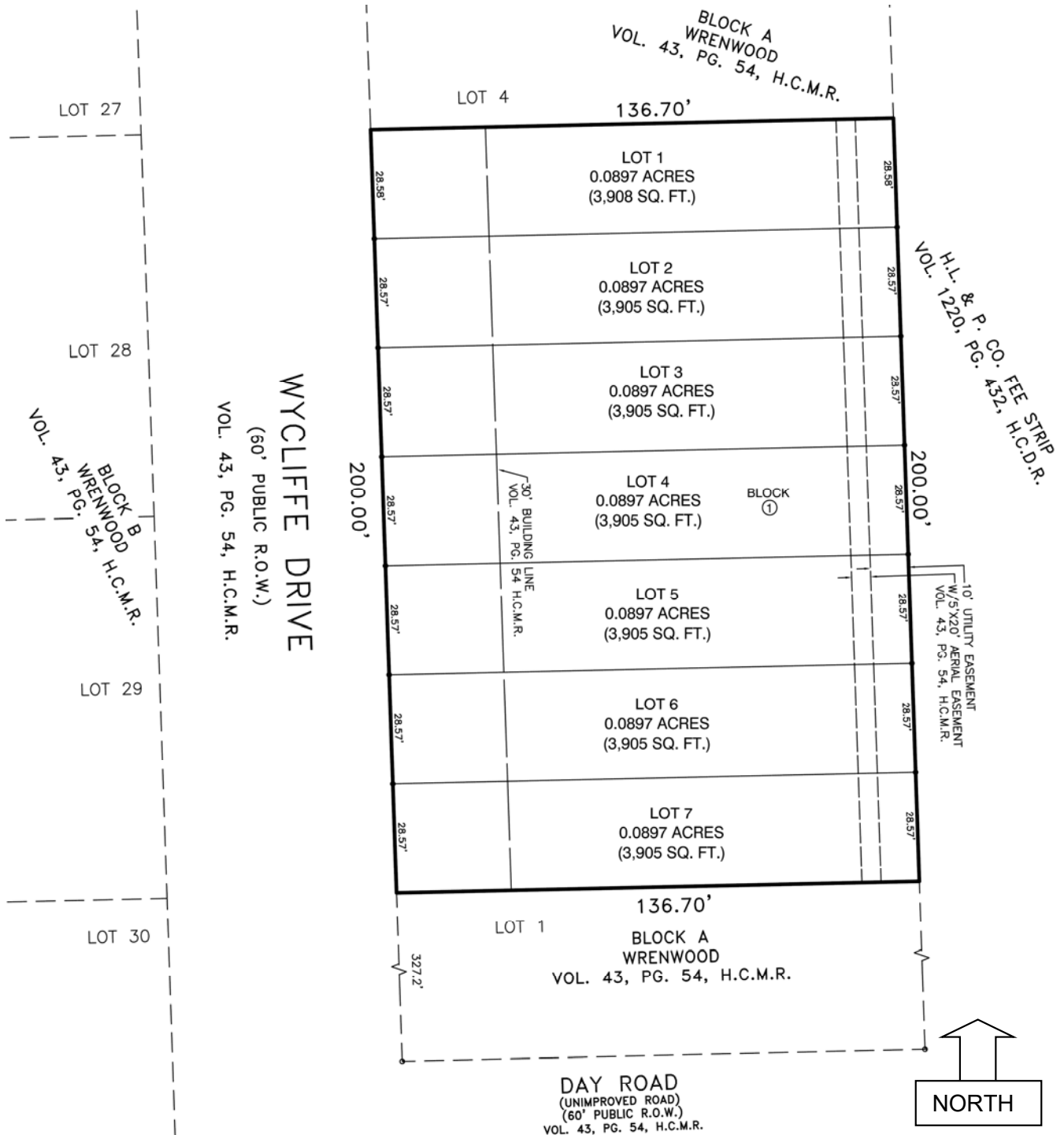
ITEM: 138

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Wrenwood Addition partial replat no 5 (DEF 2)

Applicant: South Texas Surveying Associates, Inc



C – Public Hearings

Subdivision

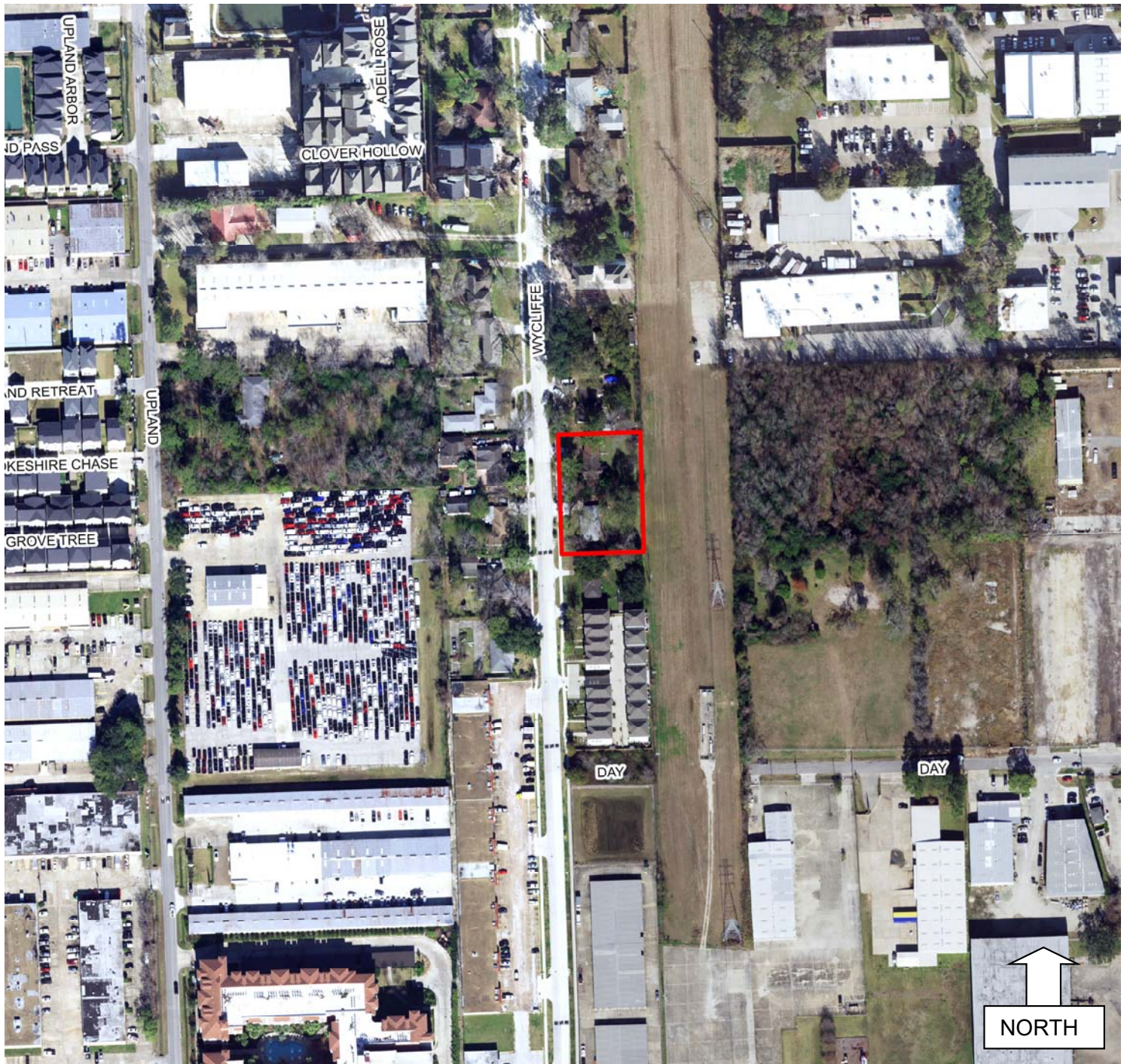
Houston Planning Commission **ITEM: 138**

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Wrenwood Addition partial replat no 5 (DEF 2)

Applicant: South Texas Surveying Associates, Inc



C – Public Hearings

Aerial



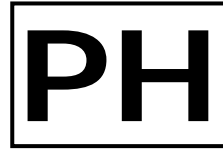
CITY OF HOUSTON

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**

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 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@houstontx.gov,

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Terminology

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Houston Planning Commission

ITEM: 139

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Buffalo Way Villas

Applicant: Pioneer Engineering, LLC



D – Variances

Site Location

Houston Planning Commission

ITEM: 139

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Buffalo Way Villas

Applicant: Pioneer Engineering, LLC



D – Variances

Subdivision

Houston Planning Commission

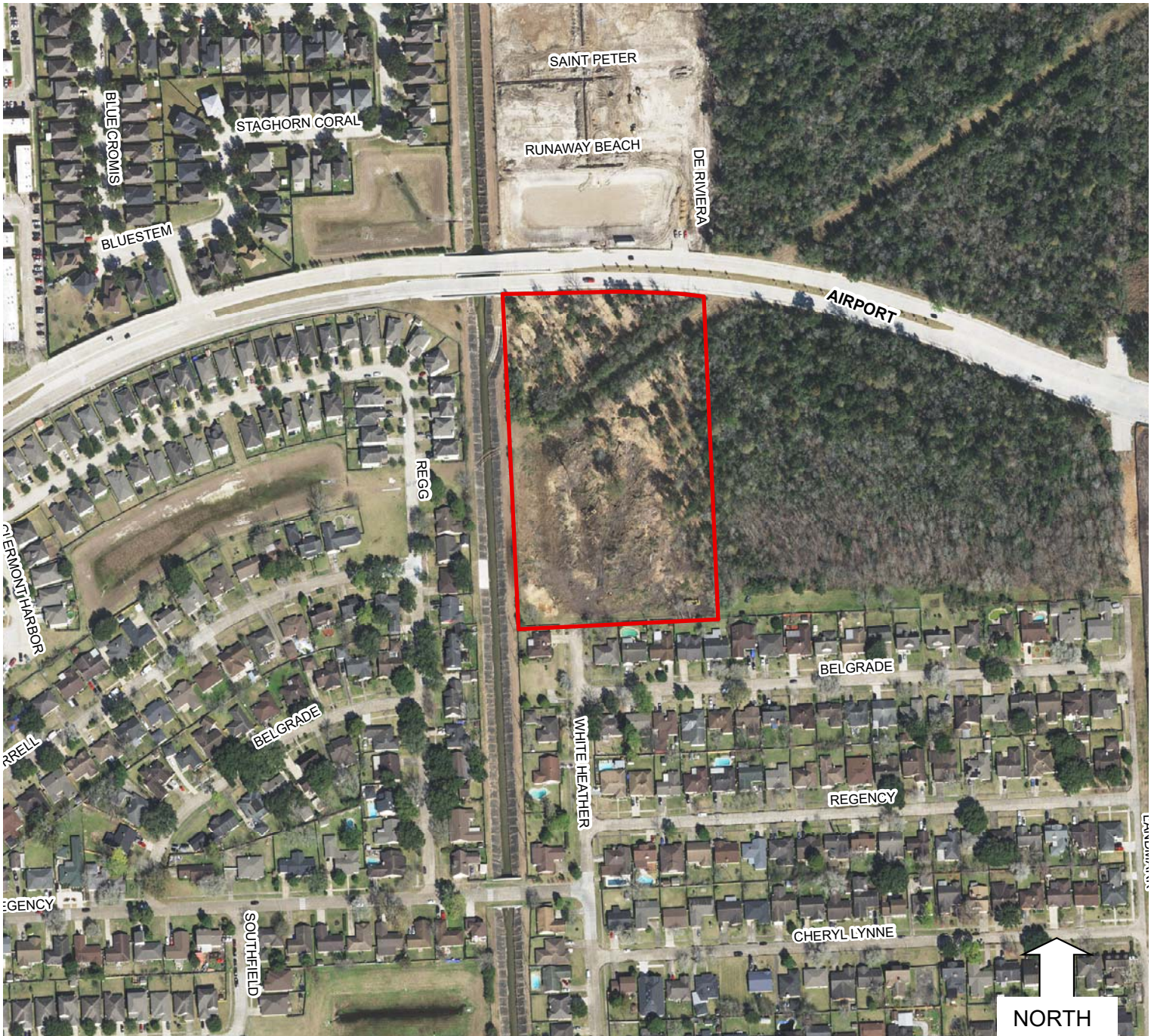
ITEM: 139

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Buffalo Way Villas

Applicant: Pioneer Engineering, LLC



D – Variances

Aerial

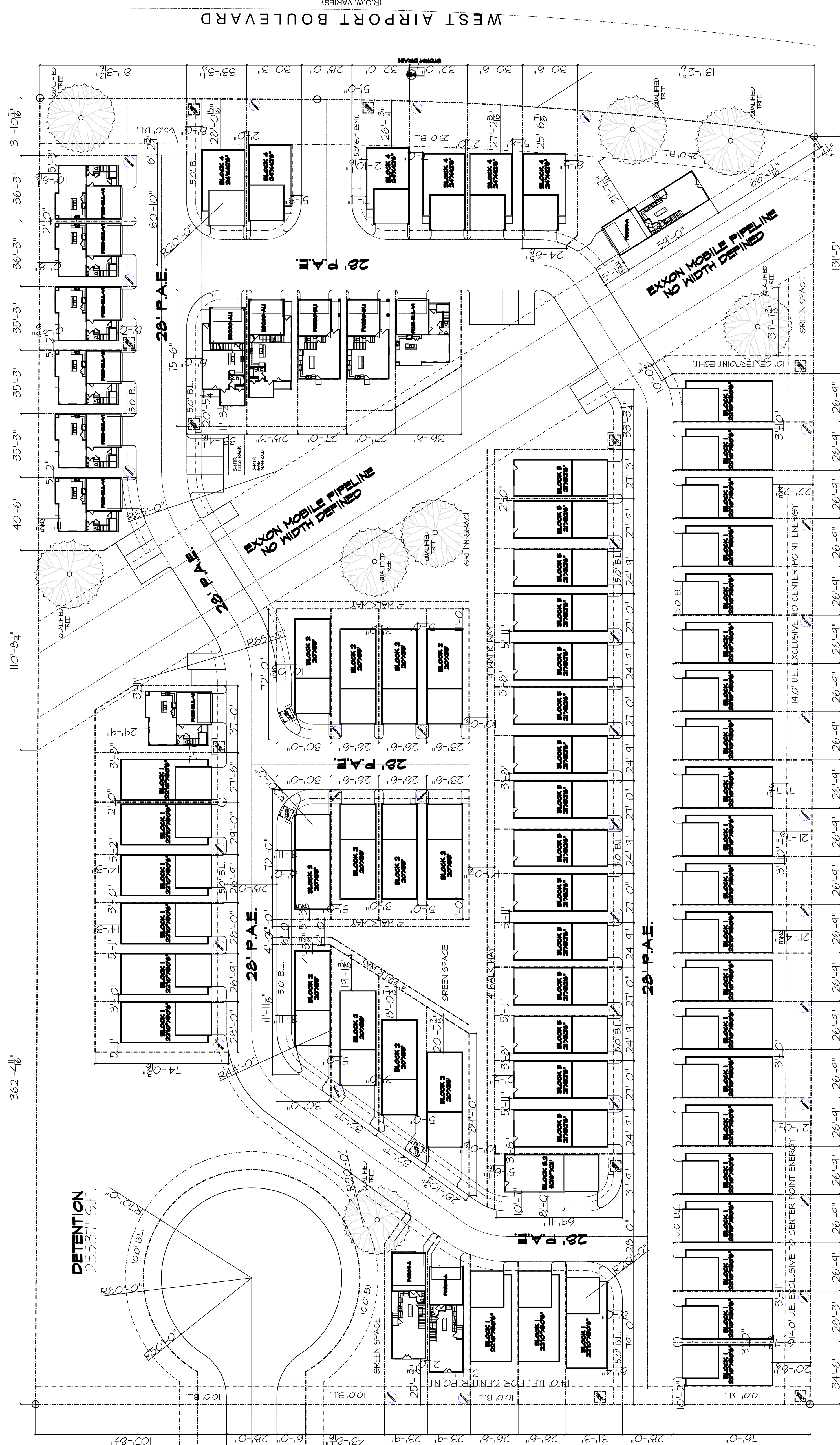
SITE PLAN-V23=A

79 LOTS



PRESTON WOOD & ASSOCIATES, LLC
500 Lovett Blvd., Suite 250 Houston, TX 77006
phone: 713.972.2724
www.prestonwood.com
Jed Preston Wood PBD Certification TX-491
AMERICAN INSTITUTE OF BUILDING DESIGN

REDRAW #	DATE	PRODUCTION #	DATE
DESIGNER	XXX	PRODUCTION 1	XXX
SENT TO ENGINEER	DATE	PRODUCTION 2	DATE
CORRECTIONS	DATE	PRODUCTION 3	DATE
ORDERED	DATE		



SITE PLAN-V22-A
TOTAL DETENTION AREA: 25,537' S.F.
TOTAL GREEN SPACE AREA: 16,202' S.F.
14 TOTAL PARKING SPOTS
24-BLOCK 1: 22'10"X50'6" TOTAL LIVING 1900' S.F. +/-
12-BLOCK 2: 20'X53" TOTAL LIVING 1700' S.F. +/-
16-BLOCK 3: 21'X52'6" TOTAL LIVING 1800' S.F. +/-

SITE PLAN-V23-A
8-F1213-B1.1: 30'X37' TOTAL LIVING 1600' S.F. +/-
3-F0304-A1.1: 18'10"X59'8" TOTAL LIVING 1500' S.F. +/-
9-F0280-B1.1: 23'6"X44'3" TOTAL LIVING 1500' S.F. +/-
2-E8200-A1.1: 23'6"X44'3" TOTAL LIVING 1900' S.F. +/-

SITE PLAN

SCALE: 1" = 30'-0" @ 34"x22" MEDIA 80

5' 10' 20' 40'

GEORGE BALLA
ABST 186 J KOPMAN & 172 BBB & CRR CO
TRACK 40 & TRACK 128-2
0 WEST AIRPORT BLVD HOUSTON TX 77045

JOB # **FT229-SITE PLAN-V23-A-SJRV** 2 of **XX**
ISSUE DATE: 28 September 2022
NOT FOR CONSTRUCTION

SITE SYMBOLS

⊕	ELEVATION MARK	■	SITE AREA DRAIN
⊞	ELECTRICAL METER	▼	PHONE STUD
⊞	WATER METER	⊞	SEWER CLEAN OUT
⊞	GAS METER	⊞	HOSE BIB
⊞	FIRE WALL (TYPE)	⊞	AVG
⊞	POOL	⊞	POOL EQUIP.

LOT CALCULATIONS

LOT SIZE:	XXX
BUILDING FOOTPRINT:	XXX
% OF BUILDING COVERAGE:	XXX
INTERIOR LOT MAXIMUM ALLOWABLE COVERAGE IS 60%	
CORNER LOT MAXIMUM ALLOWABLE COVERAGE IS 75%	
DRIVE & WALKS:	XXX
TOTAL IMPERVIOUS COVERAGE:	XXX
TOTAL % OF LOT COVERAGE:	XXX
MAXIMUM ALLOWABLE COVERAGE IS 60% BEFORE DETENTION IS REQUIRED	

(R.O.W. VARIES)



Application Number: 2022-2404

Plat Name: Buffalo Way Villas

Applicant: Pioneer Engineering, LLC

Date Submitted: 09/30/2022

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

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

A special exception is requested to exceed the maximum intersection spacing requirements of a major thoroughfare. The proposed plat is along the south right of way line of W. Airport Boulevard, between Glenwyck Drive and Landmark Drive. The distance between these two public streets as measured along W. Airport Boulevard is 3,100'. The maximum intersection spacing along a major thoroughfare is specified by Chapter 42 to be 2,600'.

Chapter 42 Section: 42-127

Chapter 42 Reference:

Intersections of major thoroughfares – A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600'

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;

Property is located south of West Airport Boulevard between Glenwyck Drive and Landmark Street. A 12' deep concrete drainage ditch is abutting the west side of the property. West Airport Boulevard was recently extended as a four-lane road with a curbed median along the property frontage, and a bridge with a concrete barrier extending 75' on both sides of the bridge. There are no median openings along the property frontage. However, there is an approximately 750' median opening with left-turn lanes on both sides and street stubs to the north and south at the intersection with Landmark Drive, an existing undeveloped 60' ROW. There is also a 30' pipeline easement crossing the property from the northeast corner to approximately 300' south of the northwest corner. Extending White Heather Drive will conflict with the bridge concrete barrier, and a reverse curve to offset the street will conflict with the pipeline easement since it can only be perpendicularly crossed. Also, the extension of White Heather Drive will make it unfeasible to propose driveways that comply with the easement crossing requirements, rendering the portion of the property west of the extended street inaccessible and unusable. Furthermore, the bridge barrier will block the visibility of northbound and eastbound traffic, which would create a safety concern. The northwest portion of White Heater Drive, a local street, terminates 90' east of the southwest property corner of this development. There are no immediate plans from the City to extend White Heather Drive per the current major thoroughfare & freeway plan (MTFP). Brentwood Section 5, located south of the proposed plat currently exists with major thoroughfare access to Hiram Clarke Road to the west, W. Orem Drive to the south, and W. Airport Boulevard (via Landmark Drive) to the north. In connection with the W. Airport Boulevard improvements recently completed, a curbed median was constructed across the entire frontage of the plat. Due to the proximity to the White Heather Ditch bridge, a new median opening is not feasible, and any dedicated public street would have limited turning movements.

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

The special exception will achieve a result contemplated by the standards of Article III by ensuring that adequate traffic circulation and access exists for the public through the proposed cul-de-sac for proper termination to White Heather drive as well as additional safety and better traffic circulation for the residents and emergency vehicles.

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

The modification of the standard requested is not disproportionate to the requirement of the standard because property is located 1,102.17 feet from Landmark Drive. W. Airport Boulevard was recently improved including the construction of the medians and left turn located both west and east of our property as well as the development of Landmark Drive for vehicular circulation in the area.

(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 because Landmark Drive will be developed and will provide adequate Circulation in the area.

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

The granting of the variance will not be injurious to the public health and safety or welfare; there is adequate circulation in the area with the existing street design. Also, a cul-de-sac will be dedicated to provide additional safety and better traffic circulation on White Heather Drive.



Application Number: 2022-2404

Plat Name: Buffalo Way Villas

Applicant: Pioneer Engineering, LLC

Date Submitted: 09/30/2022

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

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

Specific Variance is being sought and extent of variance:

To terminate White Heather Drive with cul-de-sac to avoid extending White Heather Drive, south to north, through this development property.

Chapter 42 Section: 134(a)

Chapter 42 Reference:

A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

Statement of Facts

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

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

The owner is subdividing the property for single-family residential lots. Property is located south of West Airport Boulevard between Glenwyck Drive and Landmark Street. A 12' deep concrete drainage ditch is abutting the west side of the property. West Airport Boulevard was recently extended as a four-lane road with a curbed median along the property frontage, and a bridge with a concrete barrier extending 75' on both sides of the bridge. There are no median openings along the property frontage. However, there is an approximately 750' median opening with left-turn lanes on both sides and street stubs to the north and south at the intersection with Landmark Drive, an existing undeveloped 60' ROW. There is also a 30' pipeline easement crossing the property from the northeast corner to approximately 300' south of the northwest corner. Extending White Heather Drive will conflict with the bridge concrete barrier, and a reverse curve to offset the street will conflict with the pipeline easement since it can only be perpendicularly crossed. Also, the extension of White Heather Drive will make it unfeasible to propose driveways that comply with the easement crossing requirements, rendering the portion of the property west of the extended street inaccessible and unusable. Furthermore, the bridge barrier will block the visibility of northbound and eastbound traffic, which would create a safety concern. The northwest portion of White Heater Drive, a local street, terminates 90' east of the southwest property corner of this development. There are no immediate plans from the City to extend White Heather Drive per the current major thoroughfare & freeway plan (MTFP). A cul-de-sac will be dedicated providing proper termination to White Heather drive as well as additional safety and better traffic circulation for the residents and emergency vehicles.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The circumstances are the result of the existing conditions on the property and surrounding area.

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

The intent and general purposes of this chapter will be preserved and maintained because Landmark Drive will be developed and will provide adequate Circulation in the area.

(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 and safety or welfare; there is adequate circulation in the area with the existing street design. Also, a cul-de-sac will be dedicated to provide additional safety and better traffic circulation on White Heather Drive.

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

Economic hardship is not the sole justification of the variance. Variance is based on both existing street layout and avoiding conflict with existing pipeline easement as well as bridge and corresponding barrier.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

October 20, 2022

NOTICE OF VARIANCE

PROJECT NAME: Buffalo Way Villas

REFERENCE NUMBER: 2022-2404

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along West Airport Boulevard west of Buffalo Speedway and east of Hiram Clarke Road. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Pioneer Engineering, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting variance to not extend White Heather Drive through the site and a special exception to exceed intersection spacing along West Airport by not providing a north-south public street. Enclosed are copies of the variance request and the proposed subdivision plat.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, November 10th, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer
Sallie Alcorn
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1. Send email to: speakercomments.pc@houstontx.gov,

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

For additional information regarding this project, please call **Karla Hernandez at 832-307-0010**. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6534.

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission

ITEM: 140

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Carver Landing

Applicant: Pioneer Engineering

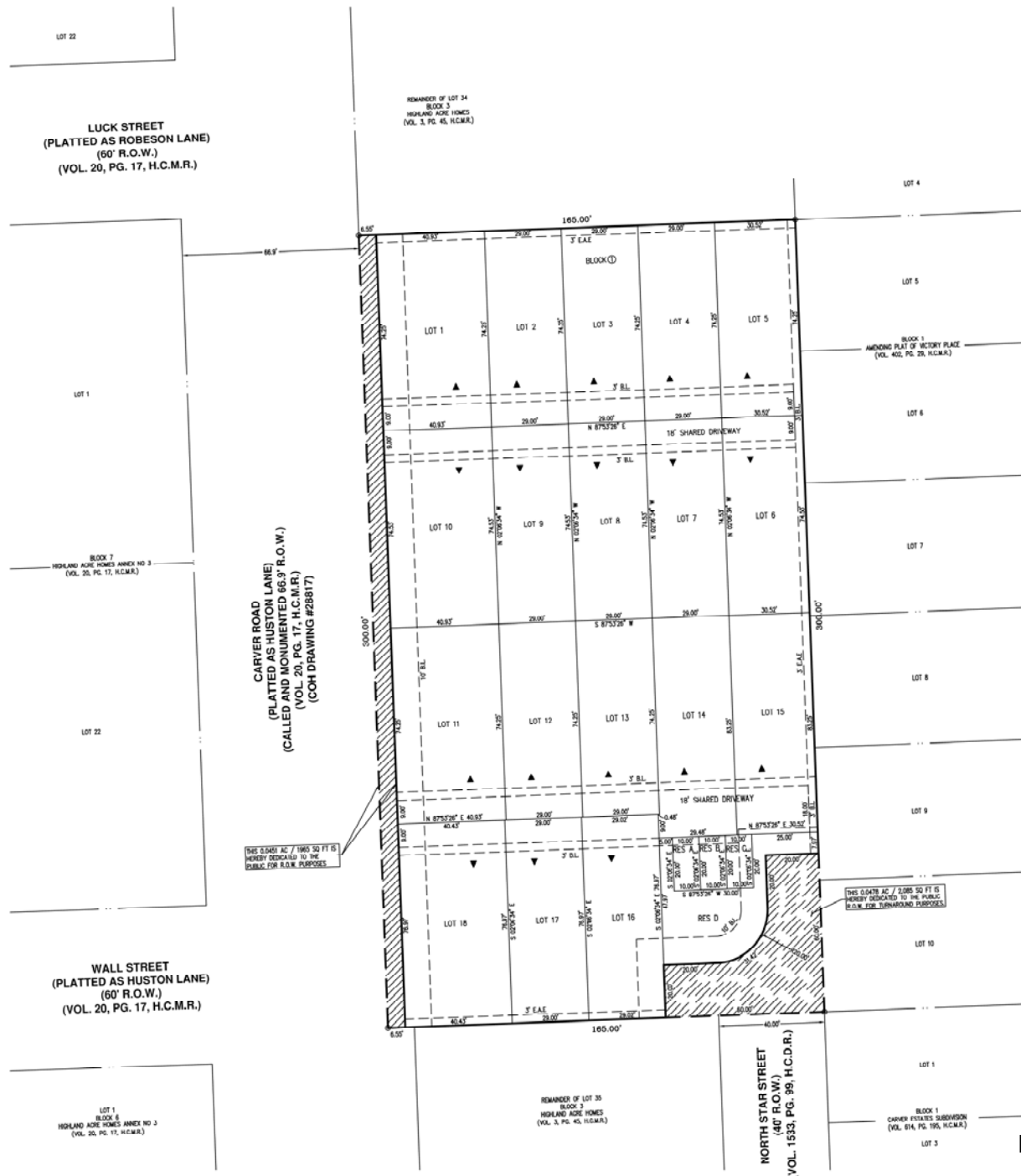


D – Variances

Site Location

Subdivision Name: Carver Landing

Applicant: Pioneer Engineering



Houston Planning Commission

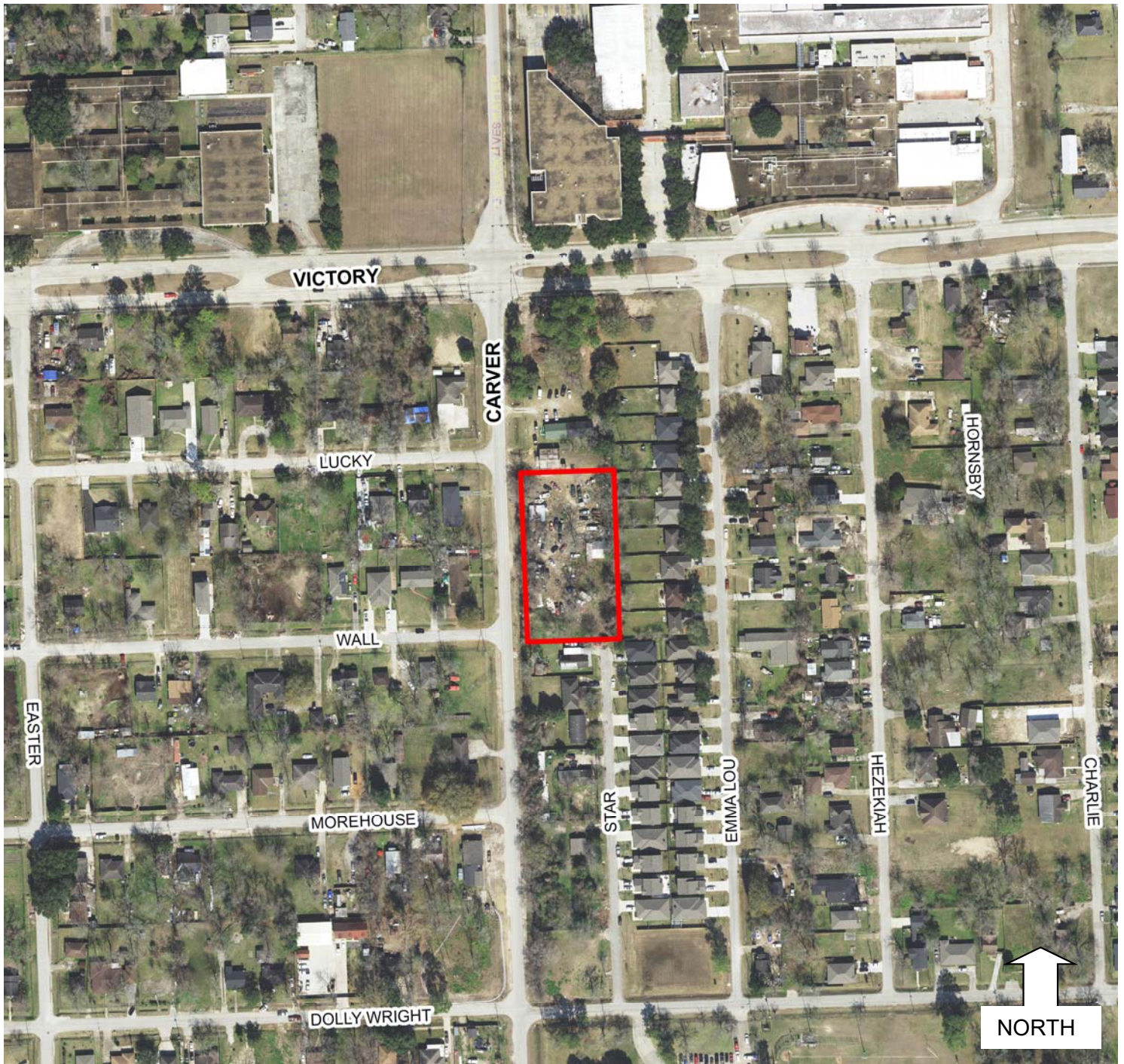
ITEM: 140

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Carver Landing

Applicant: Pioneer Engineering



D – Variances

Aerial



PIONEER ENGINEERING
7050 EAST FREEWAY, SUITE 1A, HOUSTON, TEXAS 77020
1832 307-0010
FIRM NO. 18084



7506 CARVER STREET
HOUSTON, TEXAS 77047
VEHICLE TRACKING AUTOTURN

INTERIM REVIEW ONLY
DOCUMENT INCOMPLETE;
NOT INTENDED FOR PERMIT
OR CONSTRUCTION.
ENGINEER: ALI TABBOUSH
P.E. LICENSE NO. 98580

ISSUE HISTORY	
DATE	ISSUED FOR
REVISIONS	
DATE	DESCRIPTION

DATE: 09/20/22
DRAWN BY: IG
CHECKED BY: AT
PEPN: 22075

EXHIBIT - 1



Application Number: 2022-2511

Plat Name: Carver Landing

Applicant: Pioneer Engineering, LLC

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 avoid extending North Star Street, north to south, through this development property and to terminate with alternate turnaround instead of a cul-de-sac.

Chapter 42 Section: 134 (a)

Chapter 42 Reference:

A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

Statement of Facts

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

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

The owners are subdividing the property for single-family residential lots. Property is located at the east side of Carver Road (major collector street), approximately 304.53' south of South Victory Drive (principal thoroughfare street). Property is also approximately 165.00' west of the local street, Emma Lou Street. The north portion of North Star Street, a local street, terminates along the southeast property line of this development site and the south portion terminates approximately 635' at Dolly Wright Street. There are no immediate plans from the City to extend North Star Street per the current major thoroughfare & freeway plan (MTFP), and North Star Street is currently not extended or connecting at any other area of the City. Extending North Star Street through this parcel would cause noncompliance with the minimum 600' intersection spacing requirement along major thoroughfare streets, such as South Victory Drive. The intersection spacing between Carver Road and Emma Lou Street is approximately 330'. North Star Street is currently 40' wide right-of-way and needs to be widened to be 50' wide per City Ordinance. Proposing cul-de-sac would impact and depend on the abutting west property to dedicate necessary street widening and area for proper turnaround design. The time for street dedication by abutting owner and construction of cul-de-sac is undetermined. However, by providing an alternate vehicular turnaround instead of a cul-de-sac, immediate development and use of turnaround which would be beneficial for safety and better traffic circulation for the residents and emergency vehicles.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The circumstances are the result of the existing surrounding street design.

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

The intent and general purposes of this chapter will be preserved and maintained because the intersecting spacing and turnaround will not present as an issue when the surrounding properties continue to develop along Carver Road, North Star Street and Emma Lou Street.

(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 and safety or welfare; there is adequate circulation in the area with the existing street design and proposed turnaround will provide additional safety and better traffic circulation on North Star Street.

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

Economic hardship is not the sole justification of the variance. Variance is based on both existing street layout and avoiding street intersection problems.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

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www.houstontx.gov

October 20, 2022

NOTICE OF VARIANCE

PROJECT NAME: Carver Landing
REFERENCE NUMBER: 2022-2511



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located east along Carver Road between S. Victory Drive and north Dolly Wright Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Pioneer Engineering, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend a stub street "North Star Street". Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, November 10, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

For additional information regarding this project, please call **Karla Hernandez** at **832.307.0010**. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

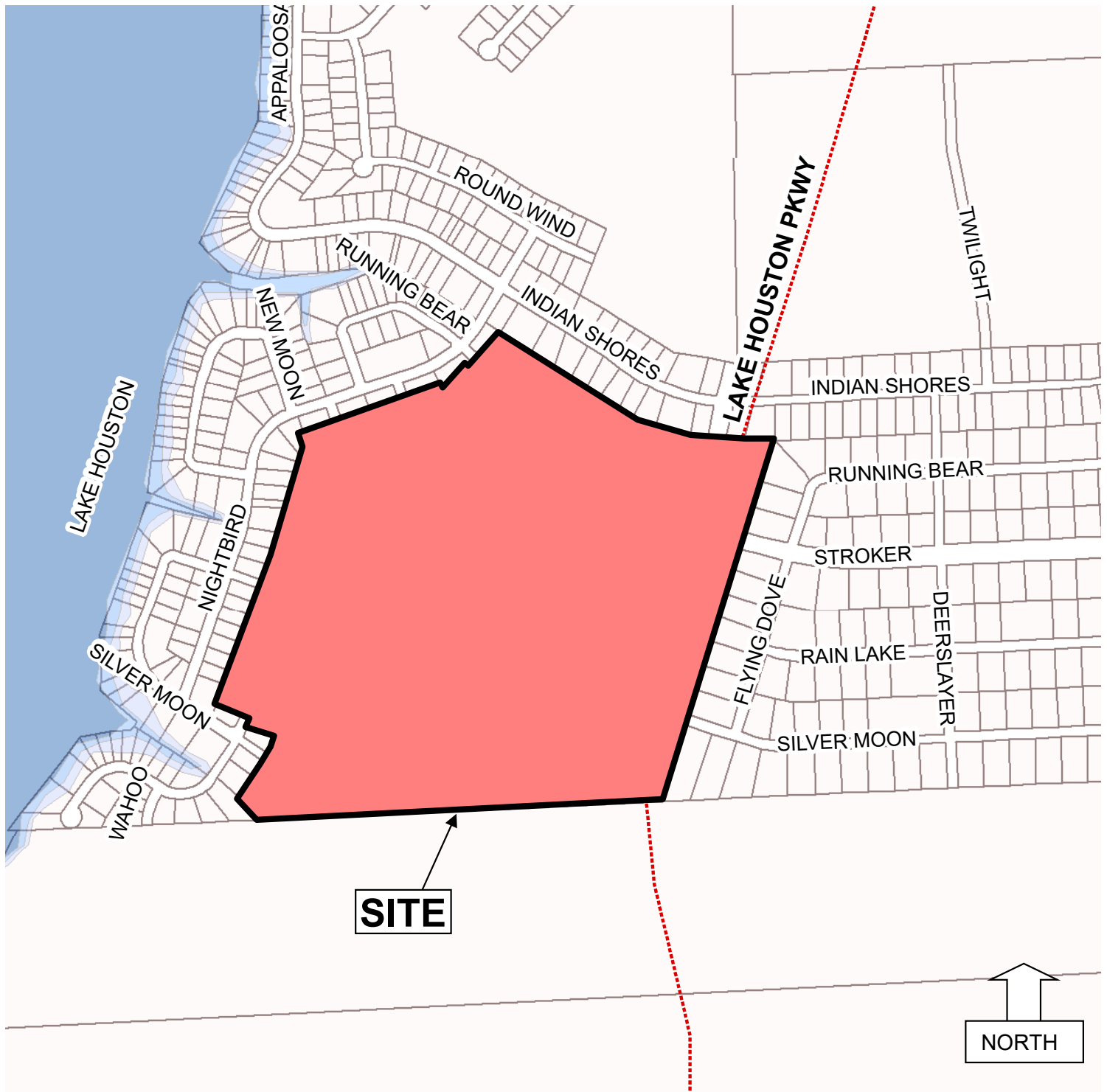
- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

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

Subdivision Name: Indian Springs GP

Applicant: Blackline Engineering

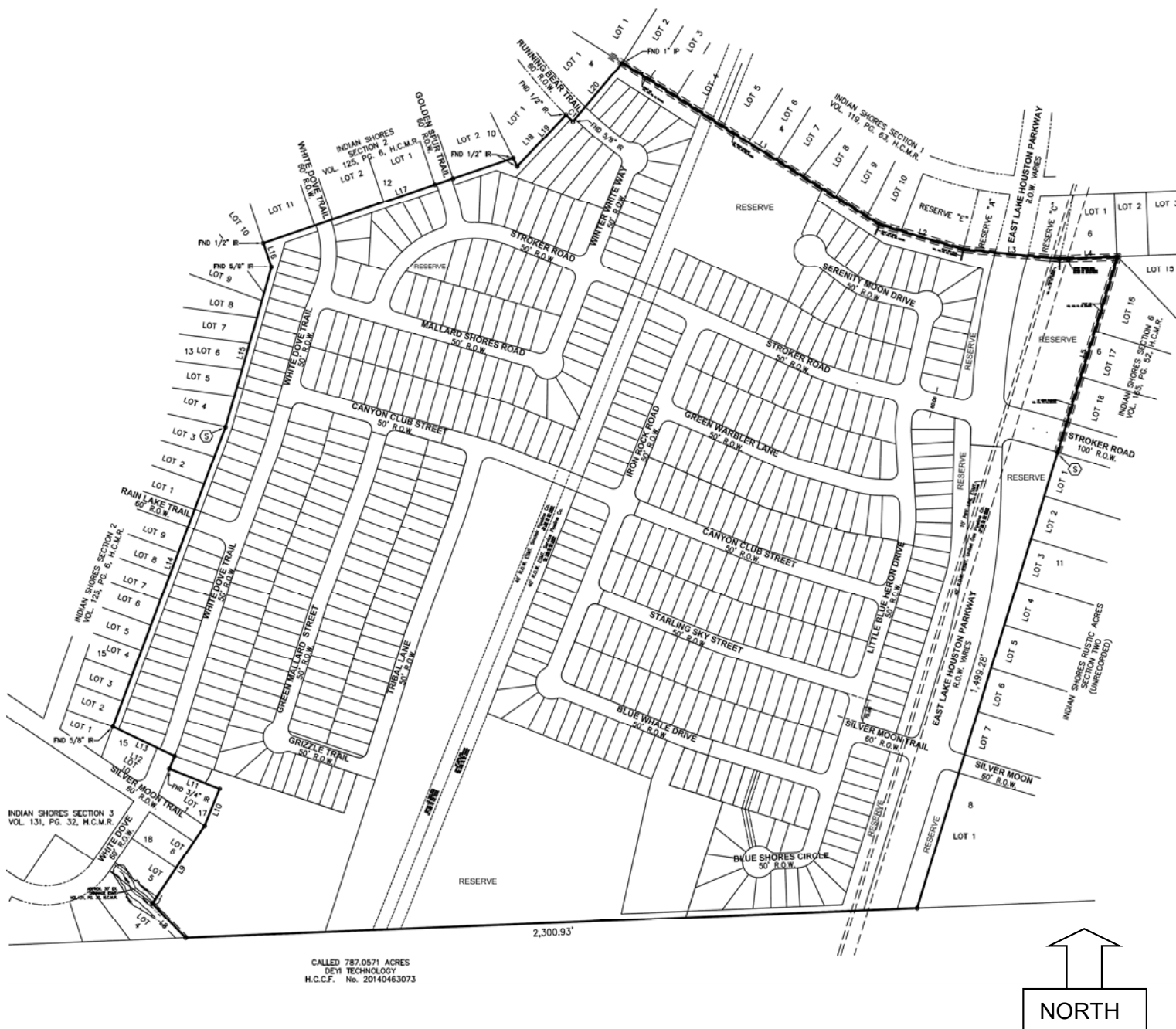


D – Variances

Site Location

Subdivision Name: Indian Springs GP

Applicant: Blackline Engineering

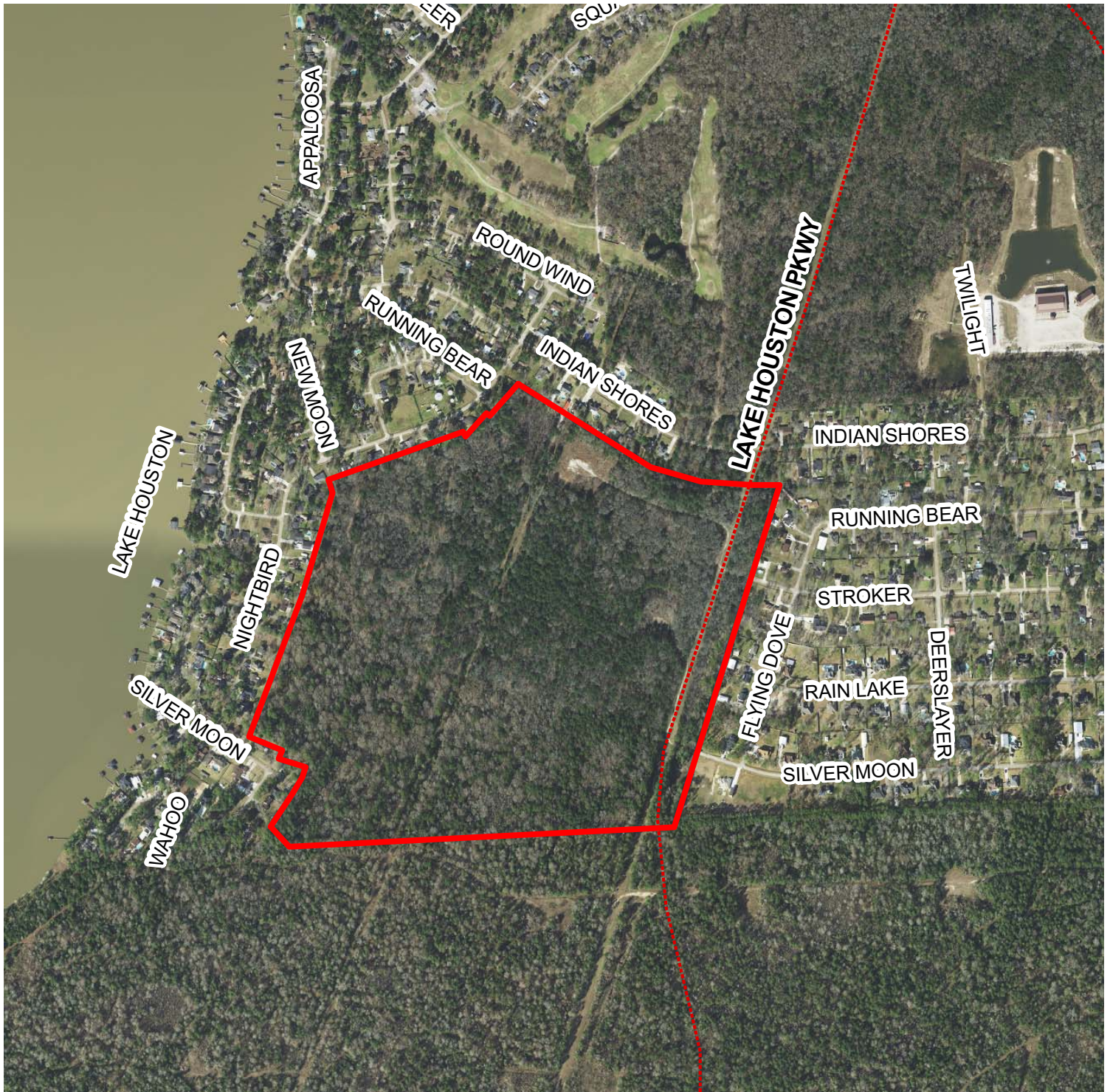


D – Variances

Subdivision

Subdivision Name: Indian Springs GP

Applicant: Blackline Engineering





PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2705

Plat Name: Indian Springs GP

Applicant: Blackline Engineering

Date Submitted: 10/31/2022

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 specific purpose for this variance request is being sought is not to extend Silver Moon Trail through the proposed development and to exceed the intersection spacing along the southern boundary of the development by not providing a north south local street.

Chapter 42 Section: 128 & 134

Chapter 42 Reference:

Sec 42-128. – Intersections of location streets. Each class III plat and each general plan that show local streets shall provide for internal circulation by meeting either of the following requirement (a) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet. Sec 42-134. - Street Extension. 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

Our request not to extended Silver Moon Trail and to exclude a north- south street, is in the best interest of the adjacent property and for future property owners. The location of future utilities is designed in the best location due to existing pipeline restrictions on the site and location of proposed utilities features.

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

This 138.5-acre development is located within the City of Houston's ETJ, Harris County, East Lake Houston Parkway. Currently we are seeking a variance from the General Plan. Strict interpretation of chapter 42-128 and 42.134 requirements would make this project infeasible due to the existing physical characteristic of site with the several pipe line easements that is within this development along with the surrounding subdivision, Indian Shores Section 3, recorded in Vol. 125, Pg 6, H.C.M.R. recorded in 1965, the location of the adjacent stub streets and the existing pipelines. This

site has pipeline easements that run north-south within the development. Silver Moon Trail will lead to a reserve for utilities, that will serve the development. 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 Wastewater Treatment Plant 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. Where Silver Moon Trail to be extended into the proposed development, the Wastewater Treatment Plant 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. Also, the purpose of this variance requests is to exceed the intersection spacing along the southern boundary of the development and not provide a north south local street. The design of this development was driven mostly due to the pipelines that run north-south of the tract. The southern boundary of the development is 2,300 ft. The location of the required street, 1,400 ft. would be the center of the two pipe line easements, one being a 40 ft. Sinclair pipe line and the other is a 40 ft. service pipe line.

(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 request 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 connection. The developer has connected to Running Bear Trails, Golden Spur Trails, White Dove Trail and Rain Lake Trail that would provide a meaningful connectivity through the development.

(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, East Lake Houston Parkway and the internal circulation that is provided in this development, 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 development site will provide sufficient circulation and will not be injurious to the public health, safety or welfare.

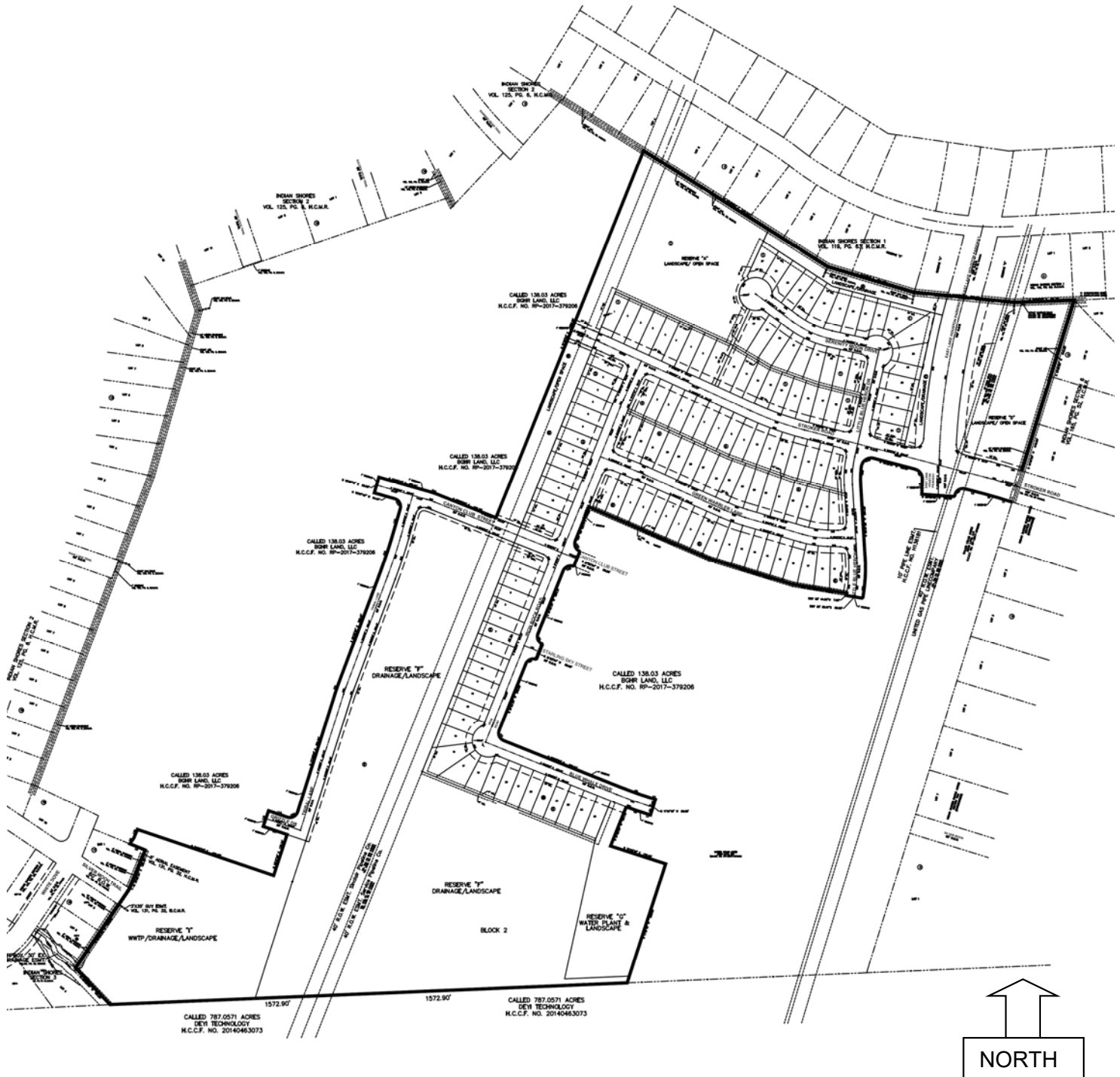
(5) Economic hardship is not the sole justification of the variance.

The circumstances supporting and the granting of this variance is based on the existing conditions surrounding this development. The existing pipe line easements within the tract and the surrounding subdivision street pattern creates limitations for this development, therefore an economic hardship is not the sole justification of this variance request.

ITEM: 142

Meeting Date: 11/10/2022

Applicant: Blackline Engineering



D – Variances

Subdivision

Houston Planning Commission

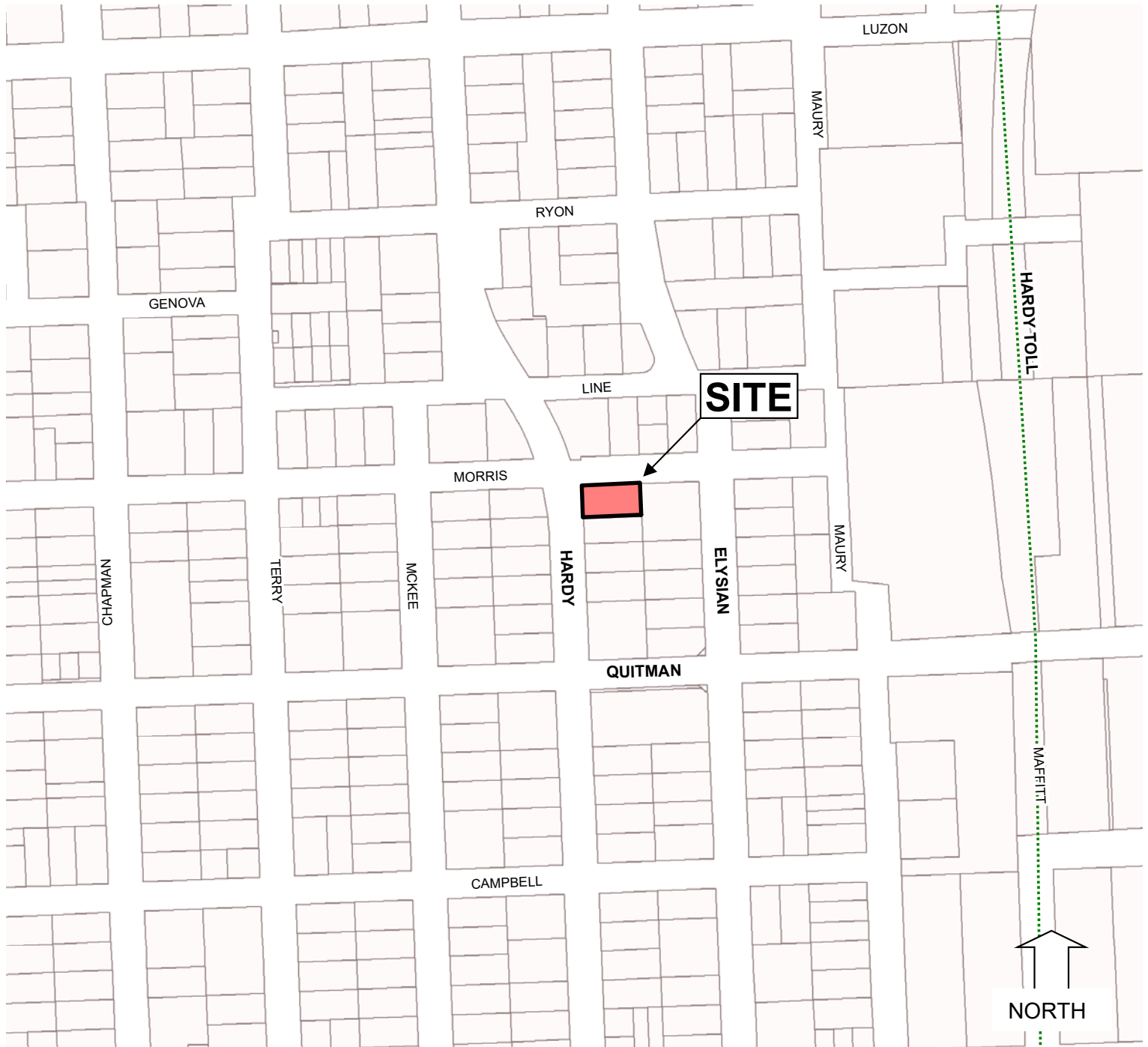
ITEM: 143

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Kennebrew and Britton Estates

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

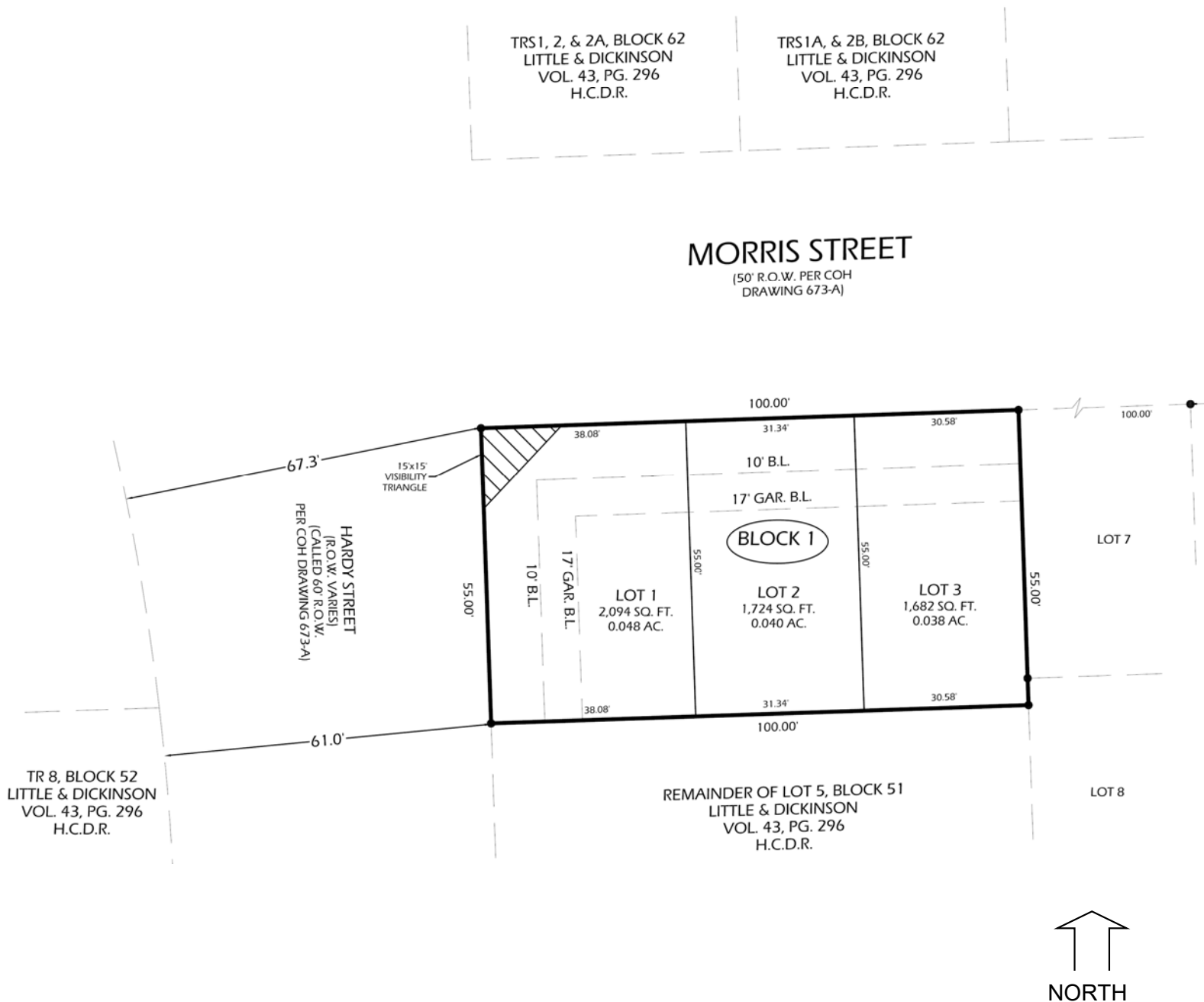
ITEM: 143

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Kennebrew and Britton Estates

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

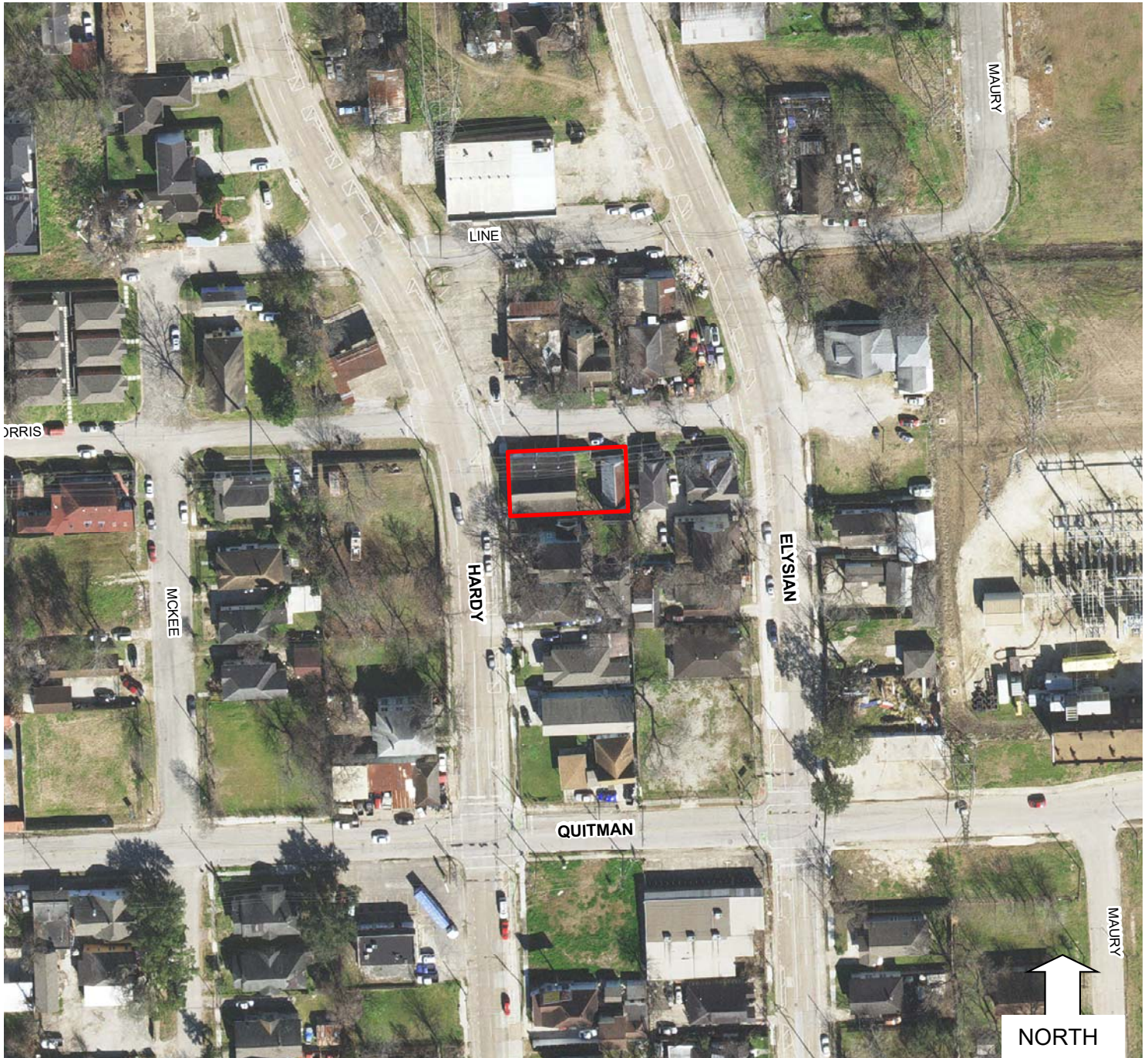
ITEM: 143

Planning and Development Department

Meeting Date: 11/10/2022

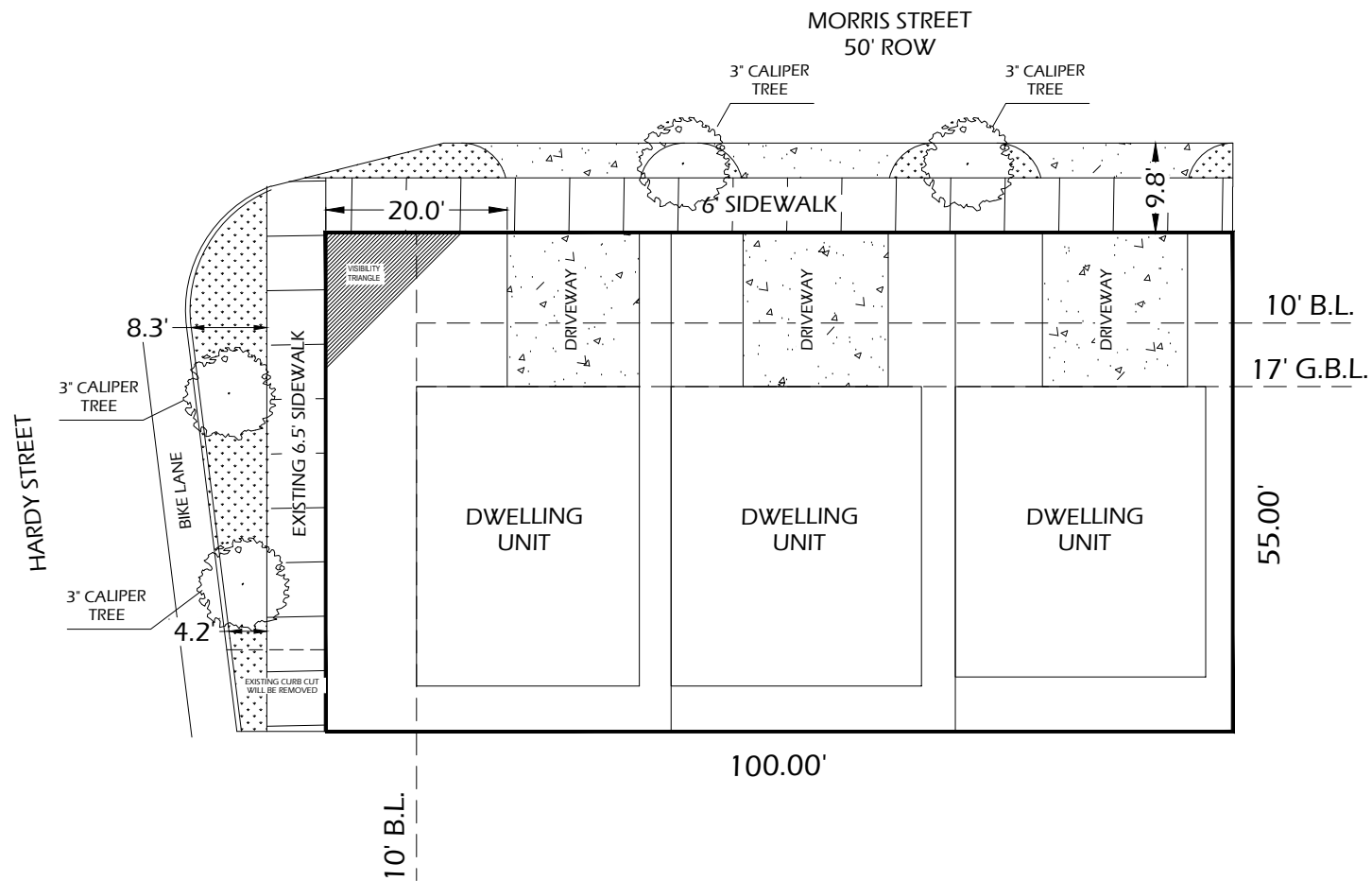
Subdivision Name: Kennebrew and Britton Estates

Applicant: Owens Management Systems, LLC



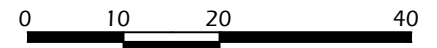
D – Variances

Aerial



SITE PLAN

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





Application Number: 2022-2563

Plat Name: Kennebrew and Britton Estates

Applicant: Owens Management Systems, LLC

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:

Specific Variance is being sought and extent of variance: To not dedicate 5 feet of Right of Way along Morris Street.

Chapter 42 Section: 122

Chapter 42 Reference:

Sec. 42-122. - Right-of-way widths. Local Streets - (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development

Statement of Facts

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

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

The site is a corner lot located within Houston's City limits at the intersection of Hardy Street (collector street) and Morris Street (local Street). 3 lots are proposed with this plat with vehicular access along Morris Street. Because this is a corner lot, 10 feet building line and 17 feet garage building line are required along both streets. Also, a visibility triangle is required at the intersection of Hardy Street and Morris Street. As part of the Houston Bike plan, Hardy Street has a dedicated-on street bike lane. In addition to this, there is a dedicated parking lane adjacent to the bike lane. Currently, the proposed site has an existing 6.5 feet sidewalk and a driveway along Hardy Street that connects to the bike lane and parking lane creating a conflict between vehicles and cyclist. The proposed plat will keep the existing sidewalk and remove the driveway to avoid vehicular conflict with the bike lane and parking lane. All vehicular access for the proposed plat will be located along Morris Street. Morris Street is a 50 feet ROW created with Little Dickenson Addition in 1887. At this location, the length of Morris Street is seven blocks. Along Morris Street 99 percent of the properties are single family use. Only 3 properties out of 49 are commercial. Strict application of the ordinance requires a 60 feet ROW when commercial properties exist along a local street. Across the street from the proposed plat there is a commercial development (food mart) that will trigger the requirement for a 60 feet ROW. This will require a 5 feet dedication along the north boundary of the plat for Morris Street. Based on Harris County Appraisal District (HCAD) information, the food mart has been around since the 1960s with the same ROW along Morris Street. Its main entrance and parking lot are along Hardy Street, a major collector. Requiring a 5 feet dedication will create an impractical development since it will not benefit traffic circulation on this area. The 5 feet dedication in addition to the building lines along both streets will further reduce the area of the site that can be developed. The applicant will improve the pedestrian realm along both streets by eliminating the

driveway and keeping the existing 6.5 feet sidewalk along Hardy Street, providing a safety buffer that varies from 4 to 8 feet with two 3-inch caliper trees along Hardy Street, a new 6 feet sidewalk and two 3-inch caliper trees along Morris Street (currently there is no sidewalk).

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

Morris Street is a 50 feet ROW with a length of seven blocks. The seven blocks have approximately 49 properties facing Morris Street. 99 percent of the properties are single family use and only less than 1 percent (three properties) are commercial use. Across the street from the proposed plat there is a commercial development (food mart) that has its main entrance and parking lot along Hardy Street, a major collector Street. This property will trigger the requirement for a 60 feet ROW since it is adjacent to Morris Street. This will require a 5 feet dedication along the north boundary of the plat for Morris Street. Based on Harris County Appraisal District (HCAD) information, the food mart has been around since the 1960s with the same ROW along Morris Street. All redevelopment happening along this street has been single family development. The probability of the street changing to a 60 feet ROW is low.

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

Morris Street is a 50 feet ROW. This meets the requirement for 99 percent of the development that exists along the 7 block of Morris Street. Only 3 properties that represents less than 1 percent of the land use along Morris Street are commercial use. Not providing a 5 feet dedication along Morris Street will maintain the intent and general purpose of this chapter to provide adequate ROW width for single family development.

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

Most of the properties along Morris Street are single family development. The new development happening on this block and along the street are also single-family developments. The commercial developments that exist along Morris Street are located at the end of the street on the east side. The commercial development across the street from the proposed site has its main entrance and parking lot along Hardy Street, a major collector street. Currently, there is no sidewalk along Morris Street in front of the proposed site and there is a driveway along the west side of the site on Hardy Street that connects to a bike lane and parking lane. This creates a safety issue for pedestrians and a safety issue between cyclists and vehicles. The applicant is improving the pedestrian realm along both streets by eliminating the driveway and keeping the existing 6.5 feet sidewalk along Hardy Street, providing a safety buffer that varies from 4 to 8 feet with two 3-inch caliper trees along Hardy Street and a new 6 feet sidewalk and two 3-inch caliper trees along Morris Street. Allowing not to dedicate 5 feet to the public ROW will not be injurious to the public health, safety or welfare since the vehicular and pedestrian safety of the area are being improved.

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

Currently, there is no sidewalk along Morris Street in front of the proposed site and there is a driveway along the west side of the site on Hardy Street that creates a safety issue with an existing bike lane and parking lane. The applicant is improving the pedestrian realm along both streets by eliminating the driveway and keeping the existing 6.5 feet sidewalk along Hardy Street, providing a safety buffer that varies from 4 to 8 feet with two 3-inch caliper trees along Hardy Street and a new 6 feet sidewalk and two 3-inch caliper trees along Morris Street.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

October 20, 2022

NOTICE OF VARIANCE

PROJECT NAME: Kennebrew and Britton Estates
REFERENCE NUMBER: 2022-2563



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southeastern corner of Morris Street and Hardy Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Owens Management Systems, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting variance to not provide right-of-way widening to Morris Street. Enclosed are copies of the variance request, site plan and the proposed subdivision plat.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, November 10th, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

For additional information regarding this project, please call **Joyce Owens at 713-643-6333**. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6534.

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

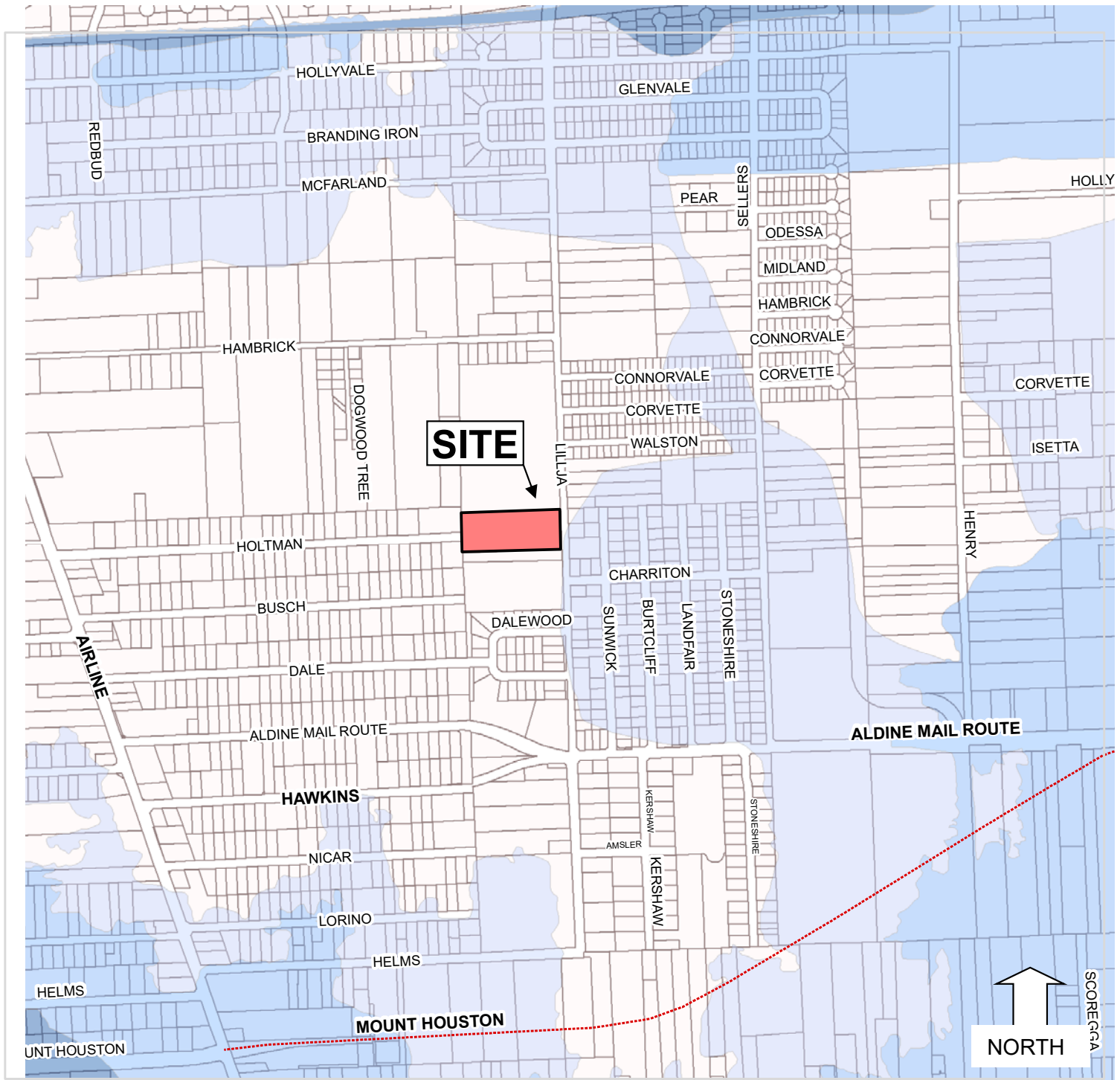
- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

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

Subdivision Name: La Quinta Luna

Applicant: SEM SERVICES



Houston Planning Commission

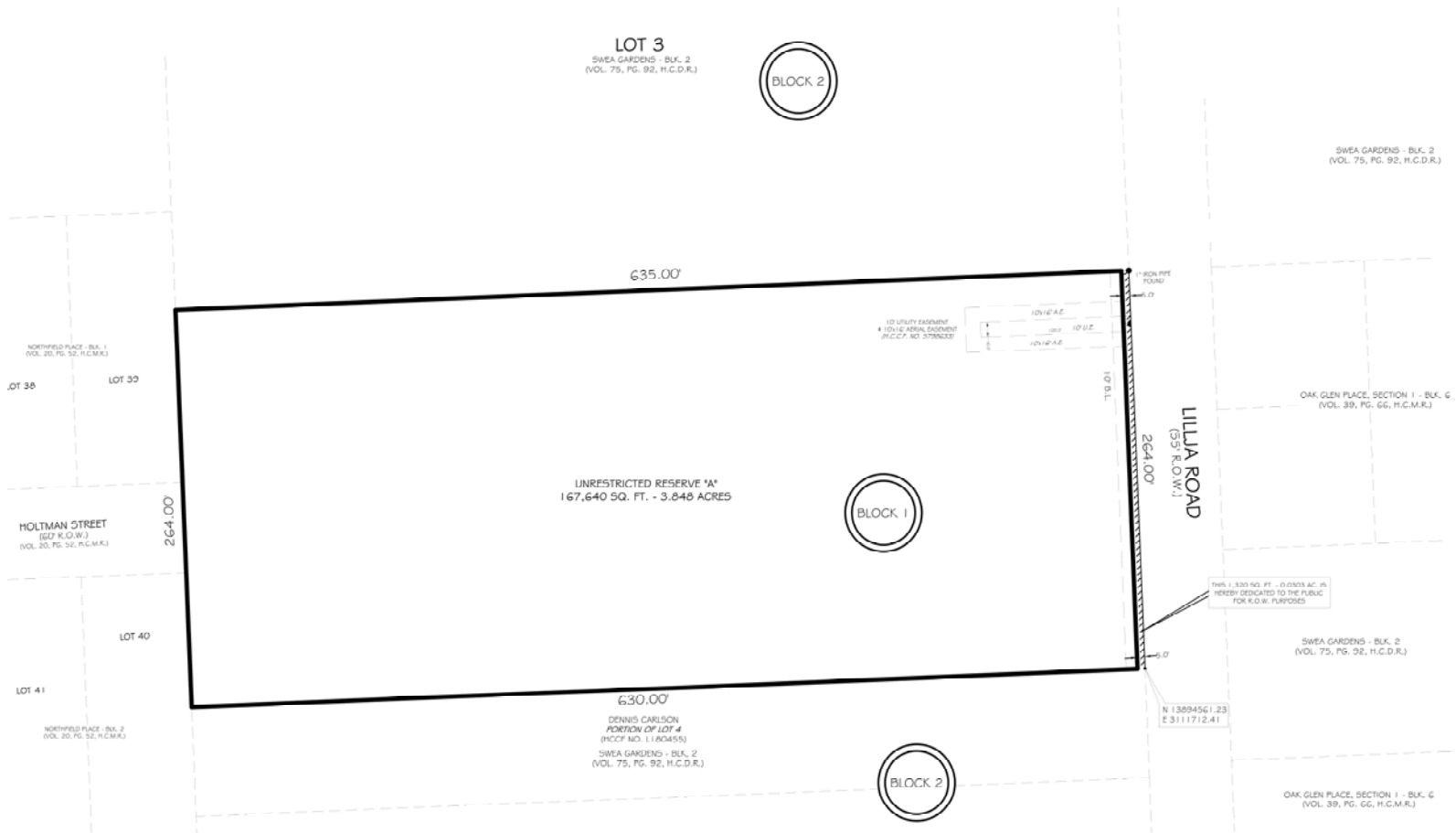
ITEM: 144

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: La Quinta Luna

Applicant: SEM SERVICES



D – Variances

Subdivision

Houston Planning Commission

ITEM: 144

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: La Quinta Luna

Applicant: SEM SERVICES



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2567

Plat Name: La Quinta Luna

Applicant: SEM SERVICES

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 and not extend or terminate with a cul-de-sac Holtman street.

Chapter 42 Section: 128 & 134

Chapter 42 Reference:

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

Statement of Facts

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

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

The subject site is located in Houston's ETJ, in Harris County. The owner of 3.848 +/- acres of land is platting subject property to comply with Harris county regulations. The previous owner sold subject property to applicant as Commercial / Multi-family. It was later discovered that the previous owner had converted the existing buildings without the proper approval from Harris County. The applicant wishes to create an unrestricted reserve in order to comply with county regulations. We are asking that planning grant the above referenced variance to exceed intersecting spacing and not extend Holtman St as strict application would create an infeasible development. Applicant is combining two existing commercial tracts with improvements and the requirement to extend Holtman would not benefit the public, nor the development as the extension would go through an existing multi-family building. Variance request is based on the existing conditions surrounding the subject property and the extension of Holtman St would not improve traffic or hinder the flow of traffic if it is not extended.

(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 existing conditions surrounding subject property. The applicant is combining two existing commercial developments and the requirement to extend Holtman would not benefit the public, nor the development as the extension would go through an existing multi-family building.

(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. The extension of Holtman St would not improve traffic or hinder the flow of traffic if it is not extended.

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

The granting of the variance will not impede traffic, nor will it be injurious to the public health, safety or welfare if this variance is granted.

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

Economic hardship is not the sole justification of the variance as the variance requested is based on existing conditions surrounding the subject property.

Houston Planning Commission

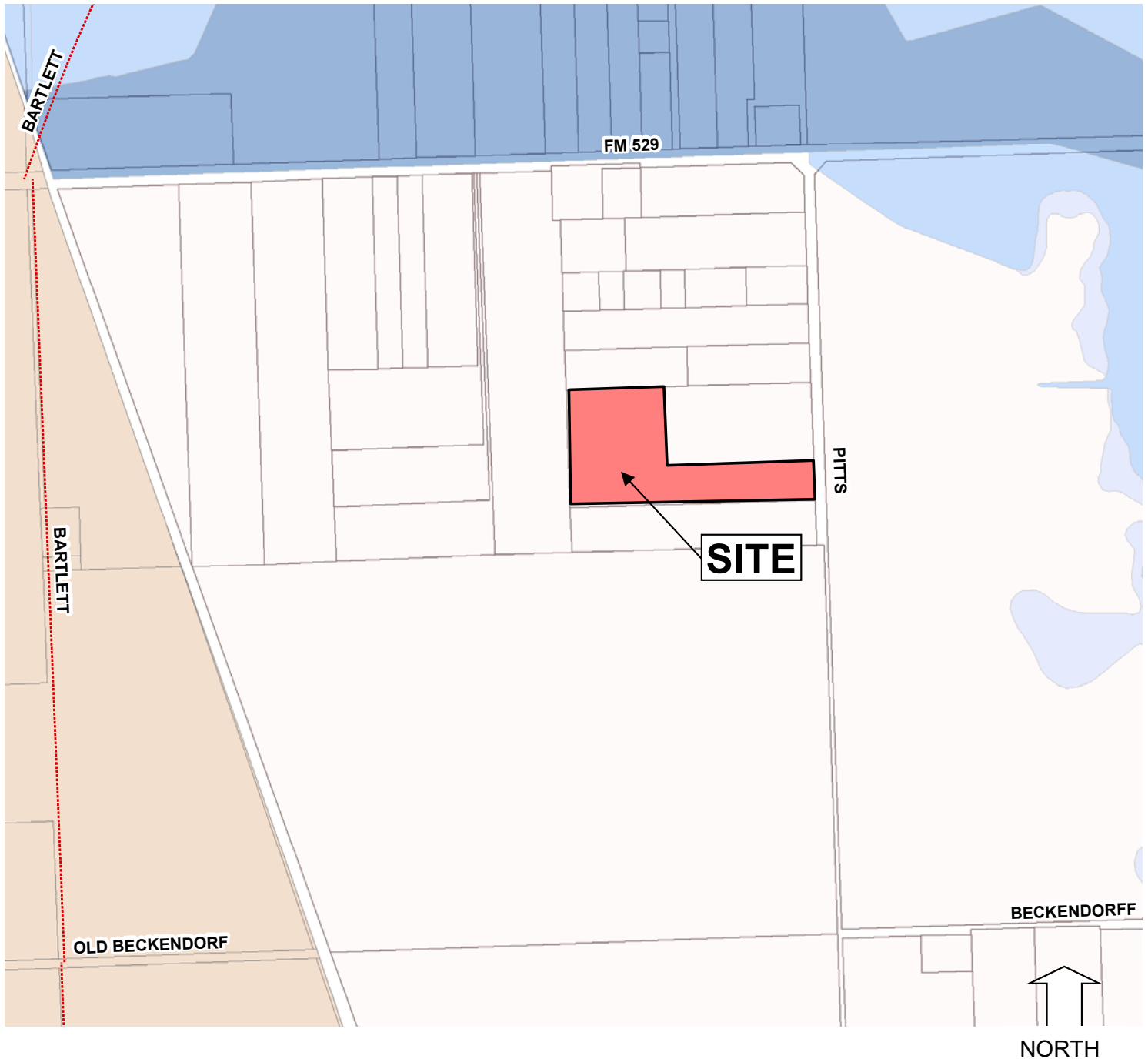
ITEM: 145

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Masjid Al Huda

Applicant: RSG Engineering



D – Variances

Site Location

Houston Planning Commission

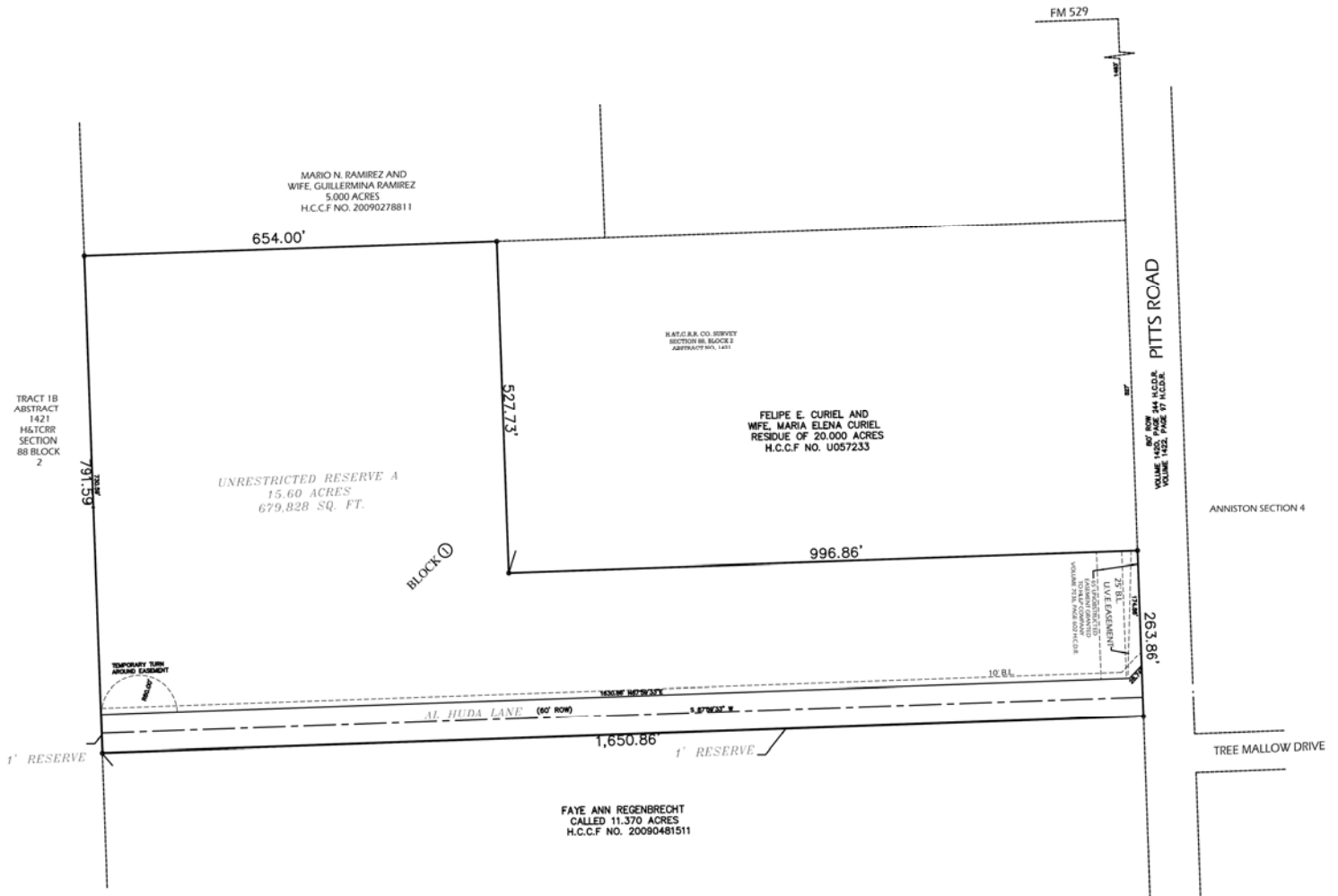
ITEM: 145

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Masjid Al Huda

Applicant: RSG Engineering



D – Variances

Subdivision

Houston Planning Commission

ITEM: 145

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Masjid Al Huda

Applicant: RSG Engineering



D – Variances

Aerial



Application Number: 2022-2531

Plat Name: Masjid Al Huda

Applicant: RSG Engineering

Date Submitted: 10/15/2022

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:

This variance request is for this plat to be allowed not to dedicate additional right of way for the expansion of the Pitts Road Right of Way.

Chapter 42 Section: 122

Chapter 42 Reference:

Major Thoroughfare right of way width requirement of 100'

Statement of Facts

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

The imposition of this rule will cause the dedication of land for ROW expansion that the City does not plan to use for improvements on Pitts Road as Pitts Road is planned to be down graded from a major thorough fare.

(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;

Dedicating this ROW will take land away from the development, land which the City does not plan to use for the intended purpose of this requirement.

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

The circumstances supporting the granting of the variance are a result of the downgrading of Pitts Road by The City of Houston.

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

Since the right of way is not needed for the type of right of way at Pitts Road the intent of this chapter will be maintained.

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

If the variance is granted, the land that will have been dedicated and not used for widening will be added to the non-profit development, thereby benefiting the community.

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

The justification of this variance is based on the conservation of land that will otherwise not be useful if dedicated.



Application Number: 2022-2531

Plat Name: Masjid Al Huda

Applicant: RSG Engineering

Date Submitted: 10/15/2022

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:

This variance request is to allow Al Huda Lane to be proposed at a distance less than 600' from TREE MALLOW DRIVE. The proposed ROW is also less than 75' from Tree Mallow Drive.

Chapter 42 Section: 127

Chapter 42 Reference:

Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart

Statement of Facts

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

The strict imposition of this requirement will not allow this plat to propose an east west street, thereby not allow the plat to meet the intersection spacing requirement. In a meeting with Harris County planning with Mr. Fred Mathis, it was discussed that best placement for the proposed right of way will be at the south property line of this property. This development will not be able to propose ROW in the middle of the property while still keeping the development feasible.

(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 property frontage on Pitts Road is 263.86'. adhering to the 600' ROW spacing will put the proposed right of way north of the property boundary, thereby not proposing an east west ROW in this property. In discussions with both the County and the City, it was stated that it is preferable to place east west ROW in this property as this is a current development and there is no guarantee or time line to when future developments will comewhere a better placement of this ROW will be feasible. The strict imposition of the 75' spacing requirement: As you can see from the attached site plan, moving the road 75' north will render 2.84 Acres of this property useless. That is on top of the obligation to dedicate the proposed right of way.

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

The circumstances are created by the geography of the platted parcels on either side of Pitts Road.

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

The intent of connectivity and block length requirements will be better maintained by granting this variance.

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

The continuation of Tree Mallow Drive west of Pitts road with a slight offset into Al Huda Lane serves the future traffic connectivity of this area of Harris County.

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

Proposing Al Huda Lane as ROW in this property is at a cost to this development, therefore granting this variance serves the block length requirement and does not economically benefit the development.



Application Number: 2022-2531

Plat Name: Masjid Al Huda

Applicant: RSG Engineering

Date Submitted: 10/15/2022

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:

This variance request is to allow this application to not propose a north south right of way through the proposed development. Deviating from right of way spacing requirements.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

This property is being developed by a none-profit organization. The proposed development is a house of worship, a school, community center and affordable residences on campus. Proposing a north south street in the property will take additional land from the campus, on top of the already dedicated 2.2 Acres (12% of the land) for an east west street. Proposing a north south street will also cut through the property and ruin the continuity of the campus's intent and design. This is not a for profit development, it has been purchased by thousands of donations from community members that have been aspiring to building this flagship community campus.

(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 strict application of this requirement will split the campus significantly reducing the utility and continuity of the development. It will also take additional land from the community that was purchased by member's donations.

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

A north south street will dead end at this property's north property line and will be very unlikely to continue north to serve the purpose it is intended to due to the nature of the existing properties north of the subject tract.

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

The street proposed by the development to the south will end with a TEE at the proposed Al Huda Lane, where traffic will be able to make the transition to Pitts Road.

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

The granting of this easement will save land in this none-profit development and will not effect the public's welfare or safety as a north street reaching FM 529 is not likely to be feasible.

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

This development is not a for profit development it aims for the betterment of the community members' education, spirituality and way of life. Economic hardship is not at all a justification of this variance.

Houston Planning Commission

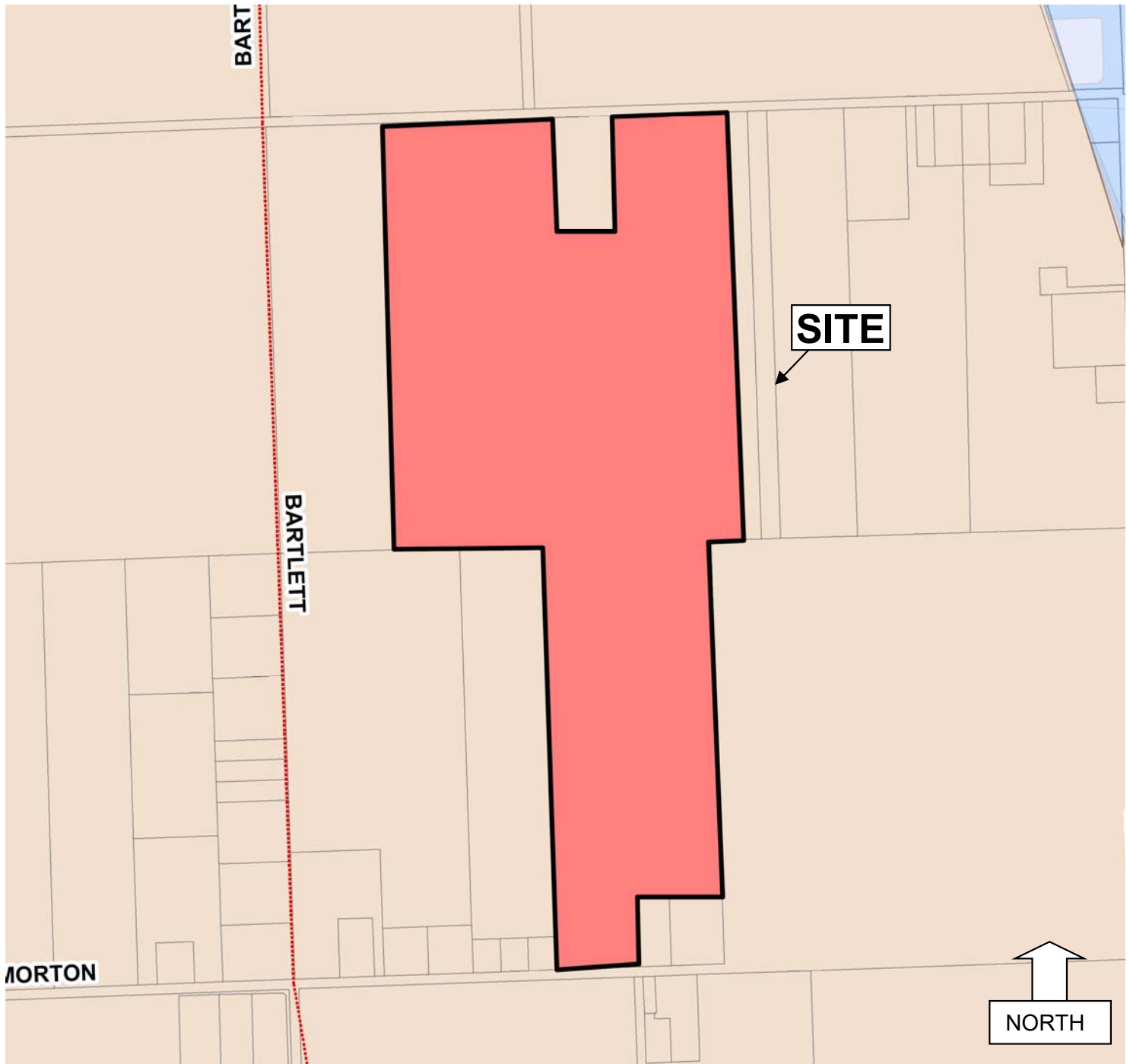
ITEM: 146

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Morton 180 Tract GP (DEF 2)

Applicant: EHRA

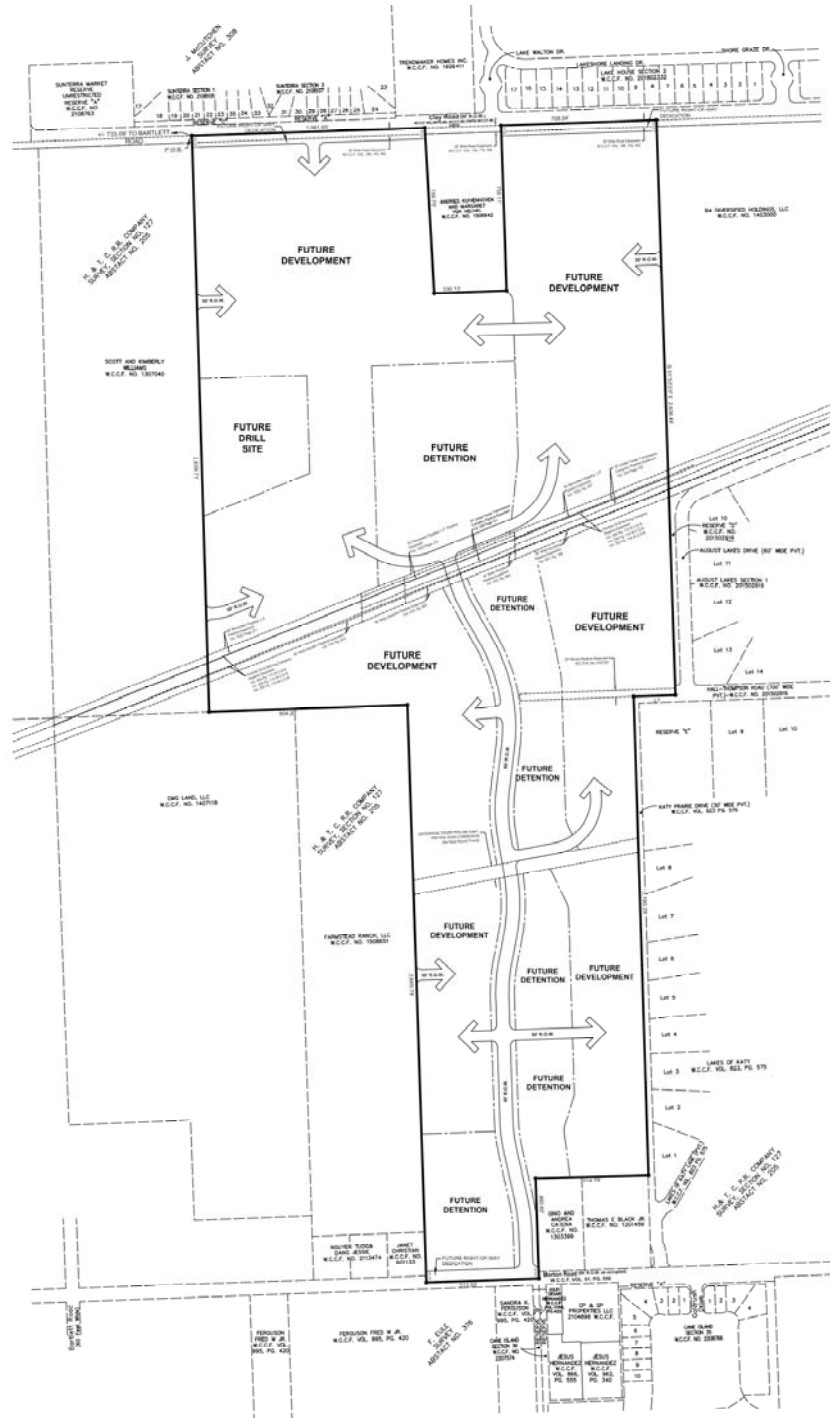


D - Variances

Site Location

Subdivision Name: Morton 180 Tract GP (DEF 2)

Applicant: EHRA



Houston Planning Commission

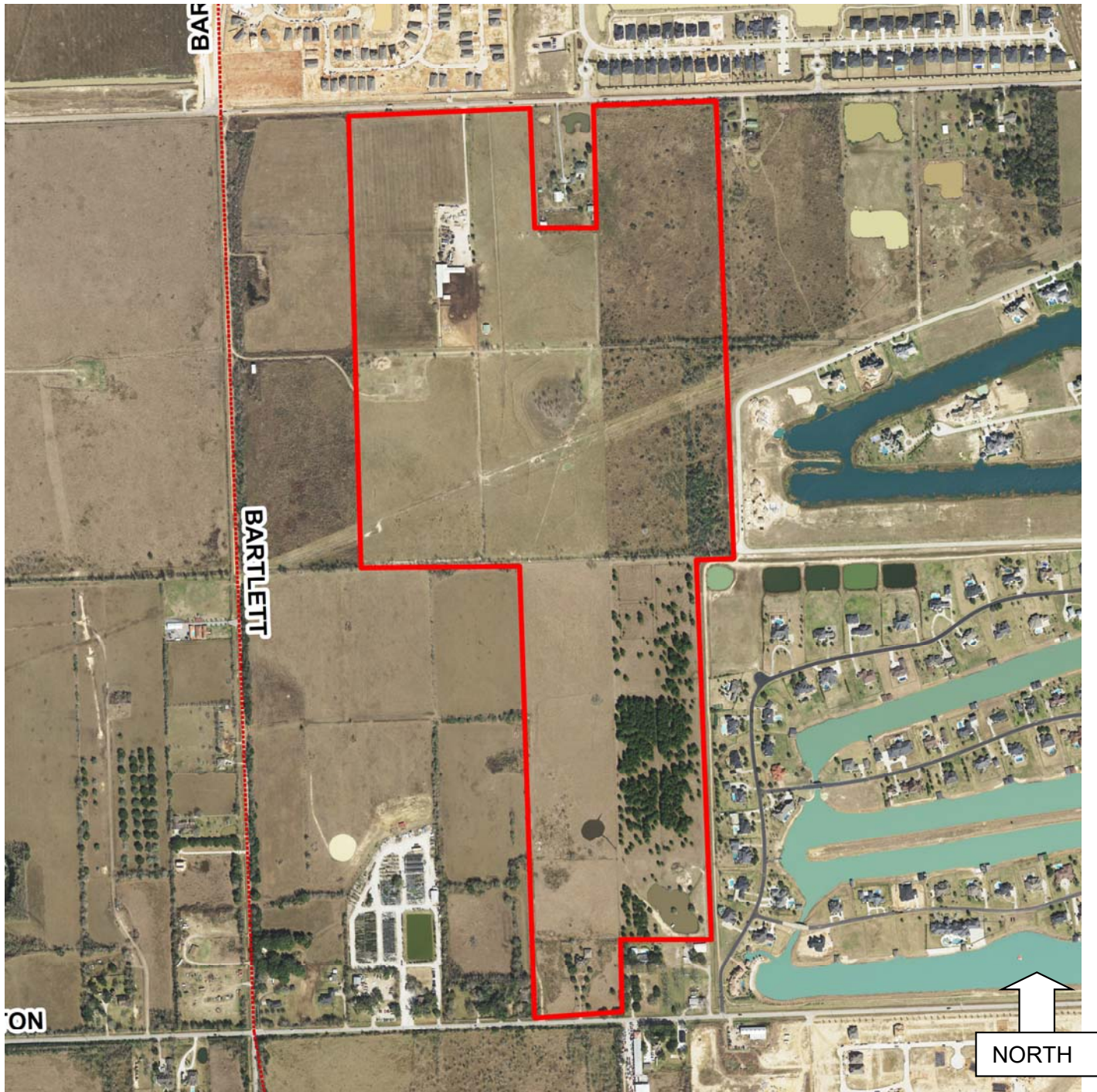
ITEM: 146

Planning and Development Department

Meeting Date: 11/10/2022

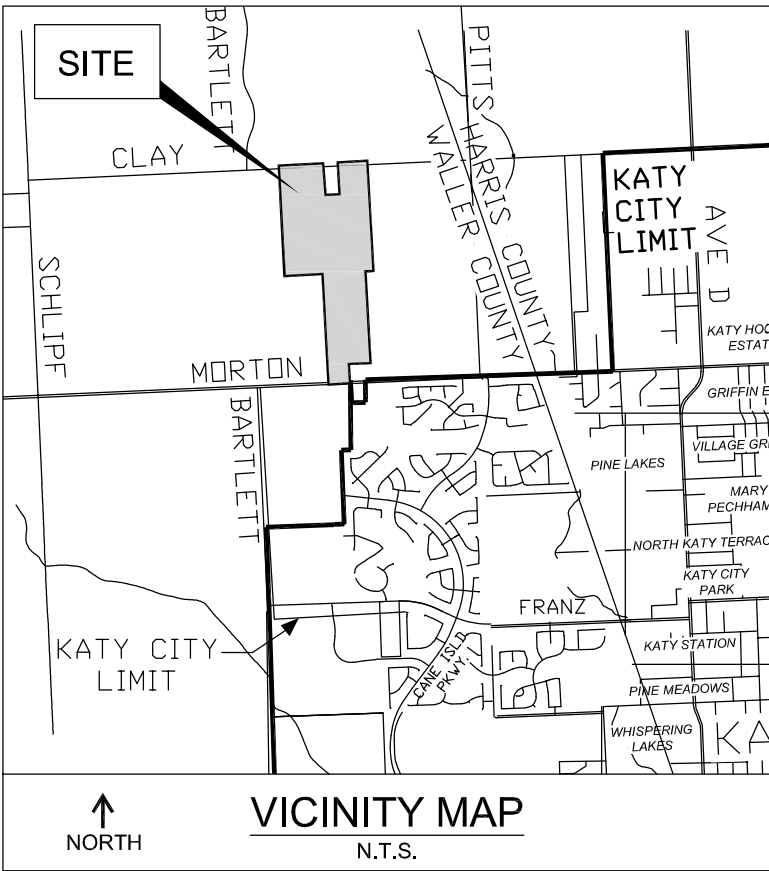
Subdivision Name: Morton 180 Tract GP (DEF 2)

Applicant: EHRA



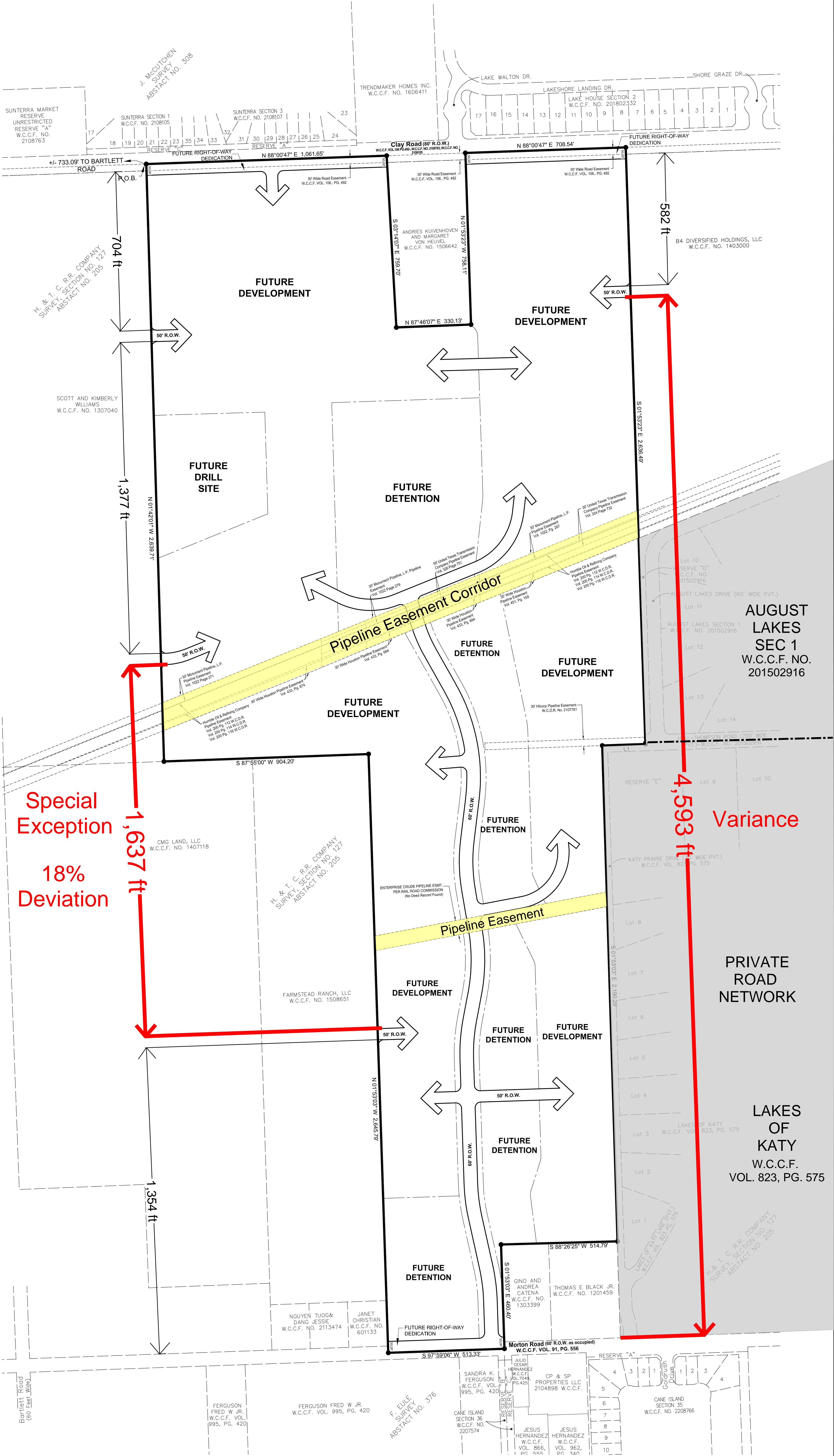
D - Variances

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'



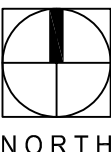
Morton 180 Tract GP Variance and Special Exception Exhibit

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

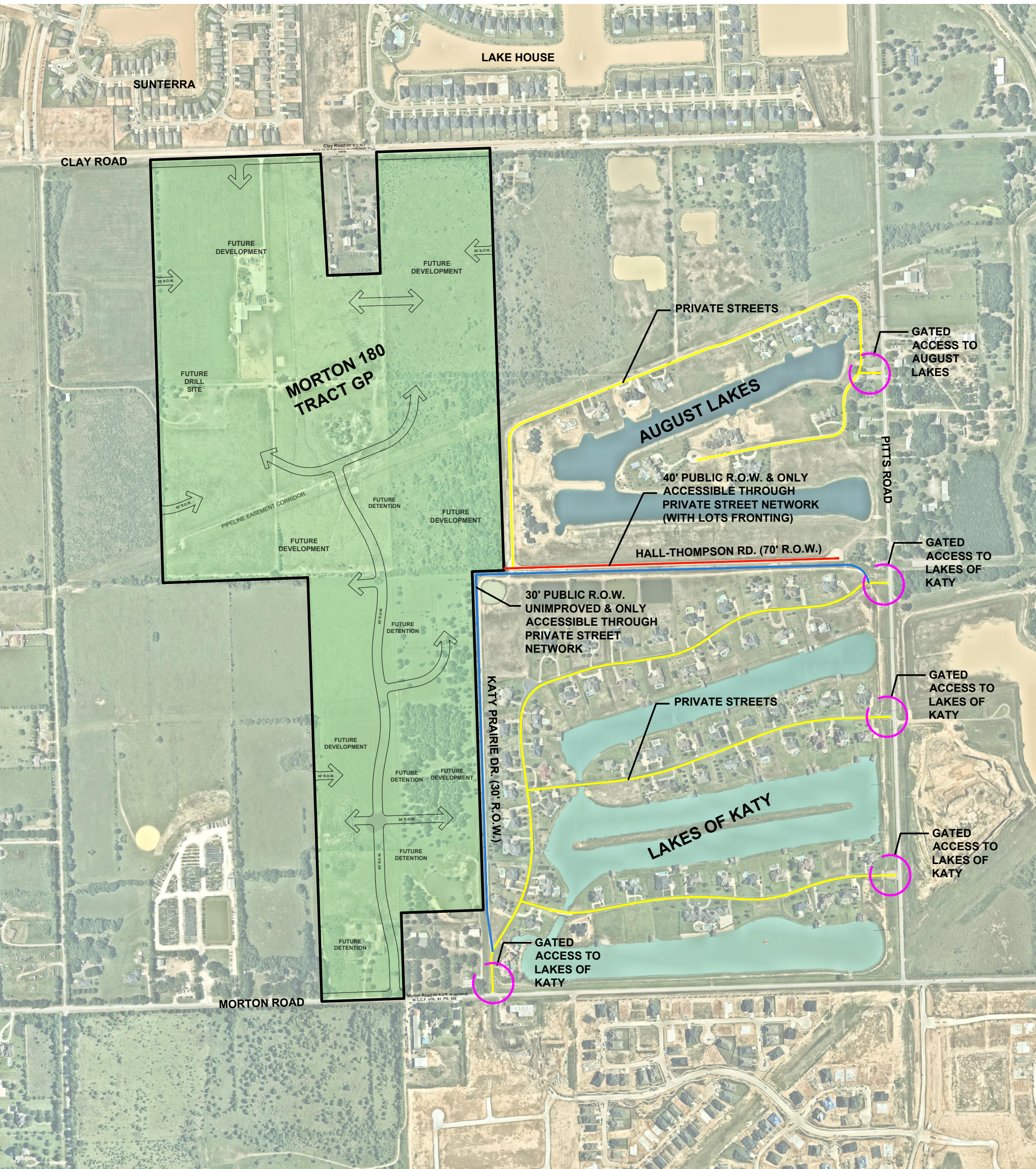
September, 2022

1"=200'



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRAINC.COM
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.



Lakes of Katy and August Lakes Gate Exhibit

Lakes of Katy Gate Images

Overhead View:

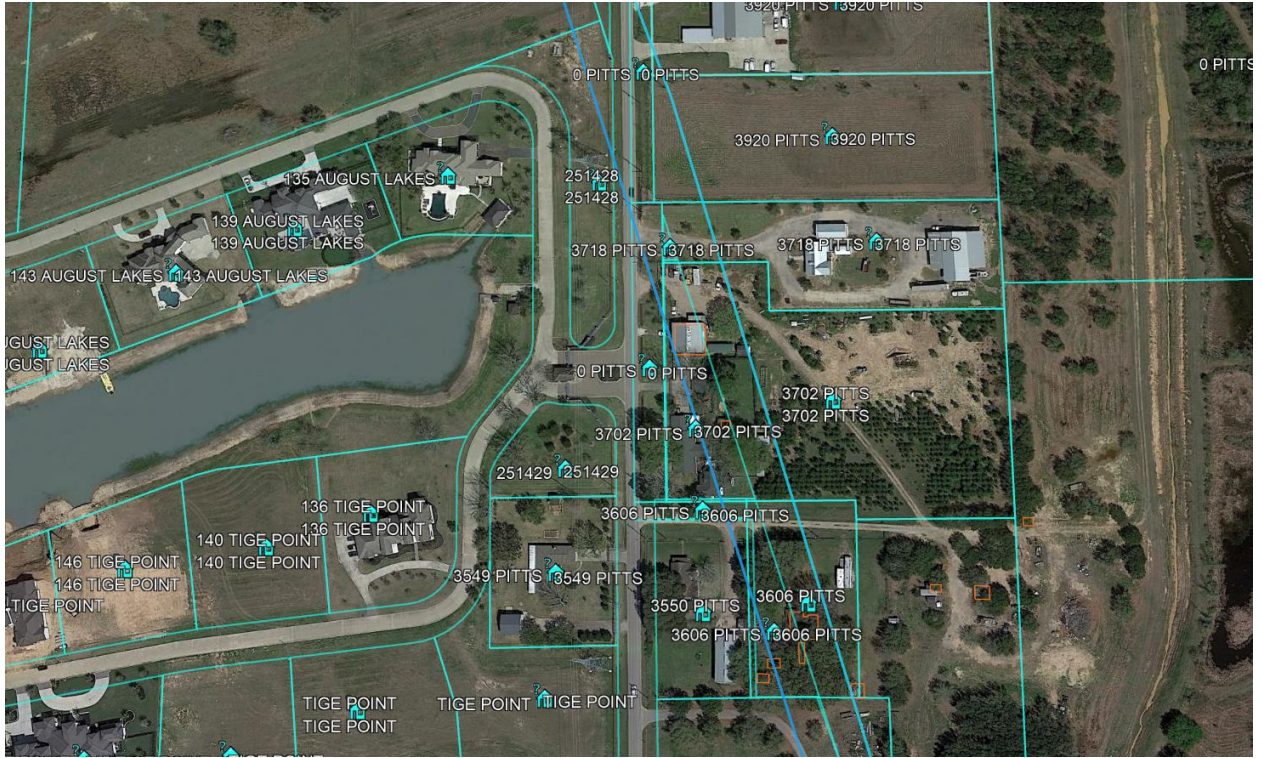


Street View:



August Lakes Gate 1 Images

Overhead View:

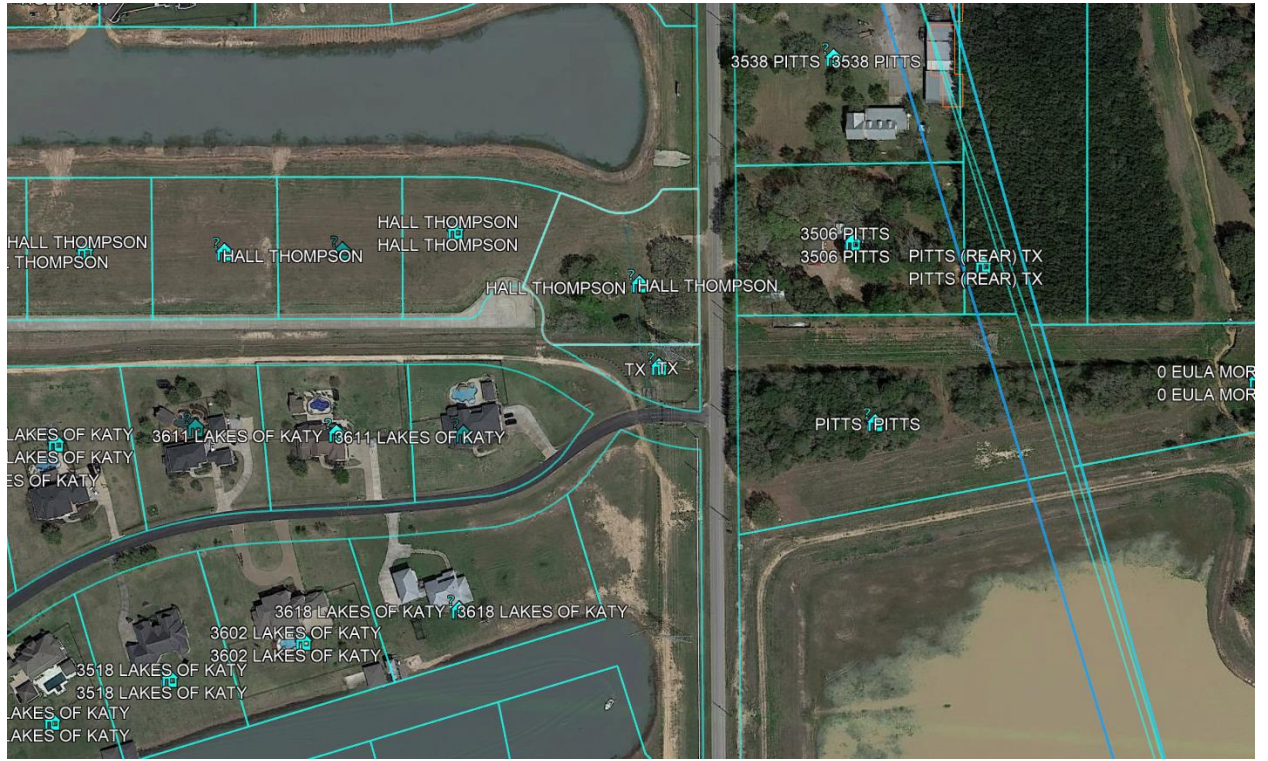


Street View:



August Lakes and Lakes of Katy Shared Gate Images

Overhead View:



Street View:





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 not dedicate 30' of right-of-way for Katy Prairie Drive, a 30' public right-of-way adjacent to the eastern boundary of the Morton 180 Tract GP.

Chapter 42 Section: 42-121b

Chapter 42 Reference:

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

Statement of Facts

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

NA

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

The 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. Within the Lakes of Katy subdivision, a 30' public right-of-way called Katy Prairie Drive has been dedicated adjacent to the Morton 180 Tract GP. This is an unimproved right-of-way, but there is a 40' Brookshire Katy Drainage District drainage easement and drainage ditch that directly overlaps this right-of-way. The only way to access this public right-of-way is via the entry gate to Lakes of Katy. It is not practical to dedicate additional public right-of-way for this street as it is an unimproved right-of-way that is landlocked by a gated subdivision, and it would negate the private street network. Homeowners in Lakes of Katy will not desire a public street connection to their otherwise gated neighborhood.

(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 east-west stub streets, one connection to Morton Road, and one connection to Clay Road) will 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. The Project entries off Morton Road and Clay Road, as well as the other four proposed street connections will maintain circulation.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

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

NA

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

The 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 entirely private roads. Because the Morton 180 Tract GP will consist of public roads, it is not feasible 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. However, within the private street network of Lakes of Katy and August Lakes, a public street right-of-way called "Hall Thompson Road" stubs into the property. This right-of-way is public, but the reality is that this is a landlocked right-of-way, accessible only through a gated community. The only way to access this public right-of-way is via the entry gate to August Lakes. Lots for August Lakes front on this street, so there is no intention that this street will ever be un-gated and accessible to the public. It is not practical to extend this public street right-of-way through the Morton 180 Tract as such a connection would negate the private street network. Future homeowners in August Lakes will not desire a public street connection to their otherwise gated neighborhood. (

(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 east-west stub streets, one connection to Morton Road, and one connection to Clay Road) will 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. The Project entries off Morton Road and Clay Road, as well as the other four proposed street connections will maintain circulation.



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:

not extend Hall-Thompson Road, a public right-of-way, into the Morton 180 Tract GP.

Chapter 42 Section: 42-134

Chapter 42 Reference:

Sec. 42-134. - 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."

Statement of Facts

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

NA

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

The 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 entirely private roads. Because the Morton 180 Tract GP will consist of public roads, it is not feasible 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. However, within the private street network of Lakes of Katy and August Lakes, a public street right-of-way called "Hall Thompson Road" stubs into the property. This right-of-way is public, but the reality is that this is a landlocked right-of-way, accessible only through a gated community. The only way to access this public right-of-way is via the entry gate to August Lakes. Lots for August Lakes front on this street, so there is no intention that this street will ever be un-gated and accessible to the public. It is not practical to extend this public street right-of-way through the Morton 180 Tract as such a connection would negate the private street network. Future homeowners in August Lakes will not desire a public street connection to their otherwise gated neighborhood.

(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 east-west stub streets, one connection to Morton Road, and one connection to Clay Road) will 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. The Project entries off Morton Road and Clay Road, as well as the other four proposed street connections will maintain circulation.

Houston Planning Commission

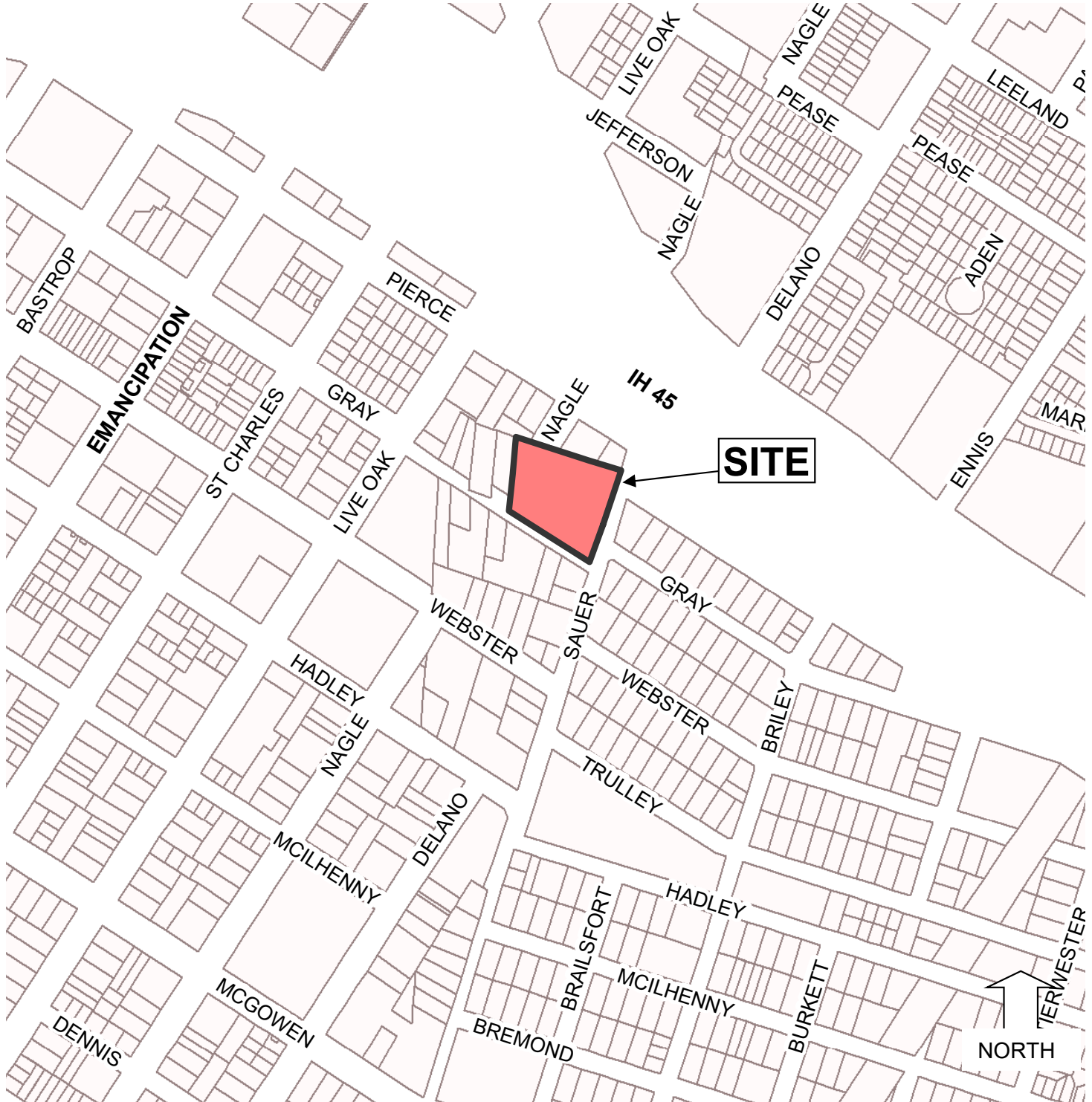
ITEM: 147

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: North New Hope Housing Gray

Applicant: Windrose

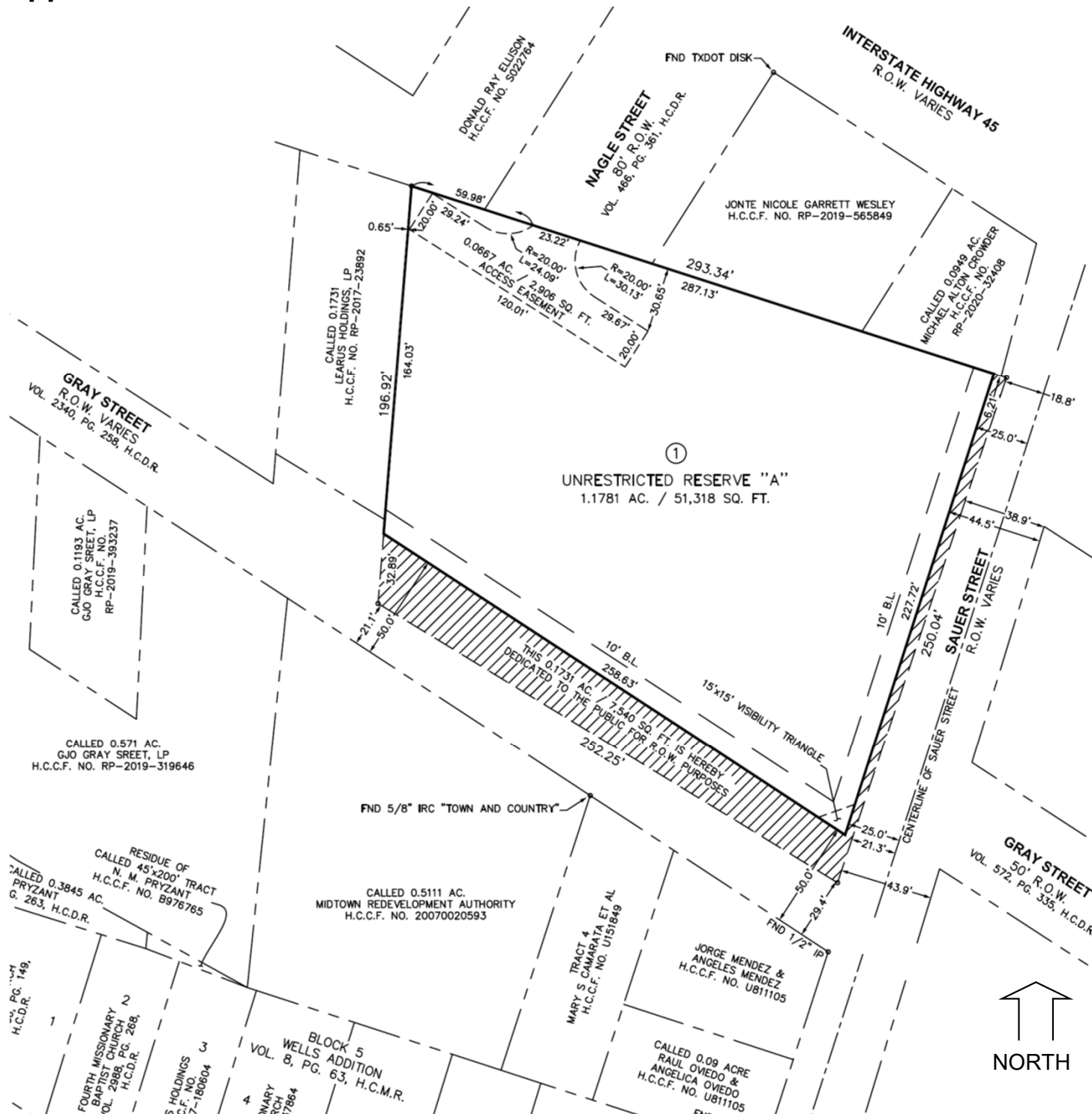


D – Variances

Site Location

Subdivision Name: North New Hope Housing Gray

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 147

Planning and Development Department

Meeting Date: 11/10/2022

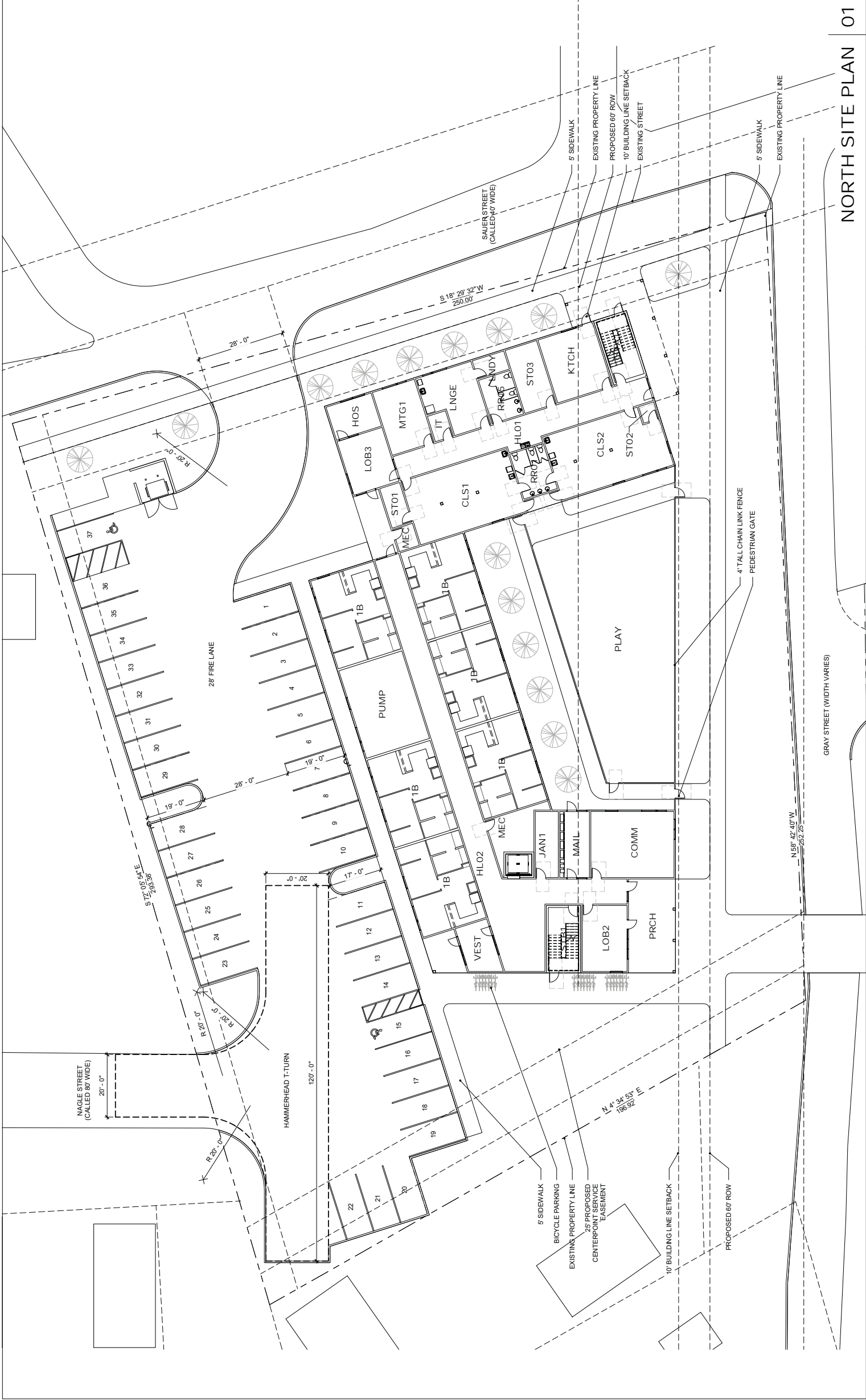
Subdivision Name: North New Hope Housing Gray

Applicant: Windrose



D – Variances

Aerial



NORTH SITE PLAN 01

PARKING ANALYSIS	
47 UNITS) X 0.75	36
PRESCHOOL STAFF PARKING (10 BICYCLES FOR EVERY 5 CHILDREN) PLUS 1.0 FOR EVERY 5 CHILDREN	14
MINUS 10% FOR BICYCLE PARKING	-5
TOTAL REQUIRED	45
TOTAL PROVIDED	37
*PROPOSED PARKING AGREEMENT BETWEEN THE TWO SITES ON EITHER SIDE OF GRAY STREET.	

BICYCLE PARKING TOTAL REQUIRED (4 BICYCLES FOR EVERY SPACE REDUCED) 4X5=20	20
TOTAL PROVIDED	21

PARKING ANALYSIS

NHH GRAY

INTERSECTION OF
GRAY ST. & SAUER
ST.

These drawings have been prepared by the undersigned architect and are complete. What is required by one drawing is required by all of the drawings, even if a detail or section is not shown. The architect shall not be responsible for any errors or omissions in this drawing. The architect shall not be responsible for any errors or omissions in this drawing. The architect shall not be responsible for any errors or omissions in this drawing.

NOTES TO SHEET:

18 OCT 2022

5305 Jackson Street
Houston, TX 77004
713.521.3353
info@gsmarchitects.net

REVISIONS

#	DATE	DESCRIPTION

DATE: 18 OCT 2022
JOB #: 2102NH13
SCALE: 1/16" = 1'-0"

NORTH SITE
PLAN

SHEET NO.
A.101



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2494

Plat Name: North New Hope Housing Gray

Applicant: Windrose

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 or terminate Nagle St with a cul-de-sac but to allow access via a turnaround access easement

Chapter 42 Section: 134

Chapter 42 Reference:

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

Statement of Facts

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

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

The applicant is platting the subject property to build a senior living complex. The proposed development consists of two building areas that will be separately platted, one at the southeast corner of Live Oak Street and Gray Street ("North Building") and the other at the northwest corner of Sauers Street and Gray Street ("South Building"). The South Building will contain 83 one-bedroom units and 18 two-bedroom units. The North Building will contain 41 one-bedroom units, 6 two-bedroom units, and a preschool. Preschools have been shown to provide numerous benefits in senior living facilities. The daily interaction of these two vulnerable populations has increased life expectancy and quality of life among the elderly residents and developed increased the sense of empathy and respect among the children. The applicant is requesting a variance for the North Building plat titled North New Hope Housing Gray to not extend or terminate Nagle St with a cul-de-sac but to allow access via a turnaround access easement. Unusual physical characteristics associated with the surrounding street network and existing development affect the subject property and make the provision of a cul-de-sac at the terminus of Nagle Street impractical and contrary to the public's best interests. Nagle Street used to run southwest approximately 190 feet from the Gulf Freeway, making a 90-degree turn to become Chaco Street and head southeast to intersect with

Sauer Street. The right-of-way for Chaco Street was recommended for abandonment by the JRC with a condition that the applicant provide the space within their parking area to complete a hammer-head turnaround maneuver. The City Council approved that ordinance and this plat and associated variance are the logical next steps to continue the development plan in concert with the JRC and City Council action.

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

The applicant's request is justified given that their design is the most viable path forward with the new right-of-way configuration for Nagle Street. Because the right-of-way for Chaco Street has been abandoned, the applicant's proposed hammer head turnaround gives public traffic the ability to turnaround and head back to the Gulf Freeway. Public and development-related traffic would also have the option of going through the facility's drive aisle to access Sauer Street. A cul-de-sac at the terminus of Nagle Street would negatively impact the access for the new senior living complex and daycare. Further, the cul-de-sac would be harmful to the surrounding area as it would diminish traffic mobility and expose the dead-end street to illegal dumping and criminal activity.

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

Extending Nagle Street or terminating it with a cul-de-sac would not be compatible with the intent of the City's development regulations. The proposed turnaround access easement and drive aisle provide the best option for public access and customer/resident traffic. A cul-de-sac would limit traffic mobility, expose the area to criminal activity, and cut off beneficial access to the highway along Nagle Street for the new senior living center and daycare.

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

Granting this variance will not be injurious to the public's health, safety, or welfare as the turnaround access easement and passthrough ability along the applicant's drive aisle to Sauer Street provide the safest and most efficient traffic mobility solution. Aside from the new Nagle Street connection, the site will benefit from public street frontage along Gray Street, Live Oak Street, and Sauer Street. Providing a cul-de-sac would be injurious to the public's health, safety, and welfare as it would reduce northbound access along Nagle Street for the senior living complex and daycare. The cul-de-sac would also be used for illegal dumping and staging of criminal activity.

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

Without the variance, the applicant would not be able to develop in-line with the actions of the JRC and City Council. The turnaround access easement provides a safe and effective maneuvering area for public traffic that does not wish to proceed to Sauer Street. The applicant's proposed configuration preserves a viable route towards the Gulf Freeway for the new senior living complex and associated daycare. This is a definite win for the community given that every effort should be made to protect the health and safety of these vulnerable populations in the event of a natural disaster or man-made incident.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

October 21, 2022

NOTICE OF VARIANCE

PROJECT NAME: North New Hope Housing Gray

REFERENCE NUMBER: 2022-2494

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the northern intersection of Gray Street and Sauer Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to terminate a local public street, Nagle Street, with a hammerhead turnaround access easement instead of the required cul-de-sac. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, November 10th, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

For additional information regarding this project, please call Steven Henderson with Windrose at 832-982-2401. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission

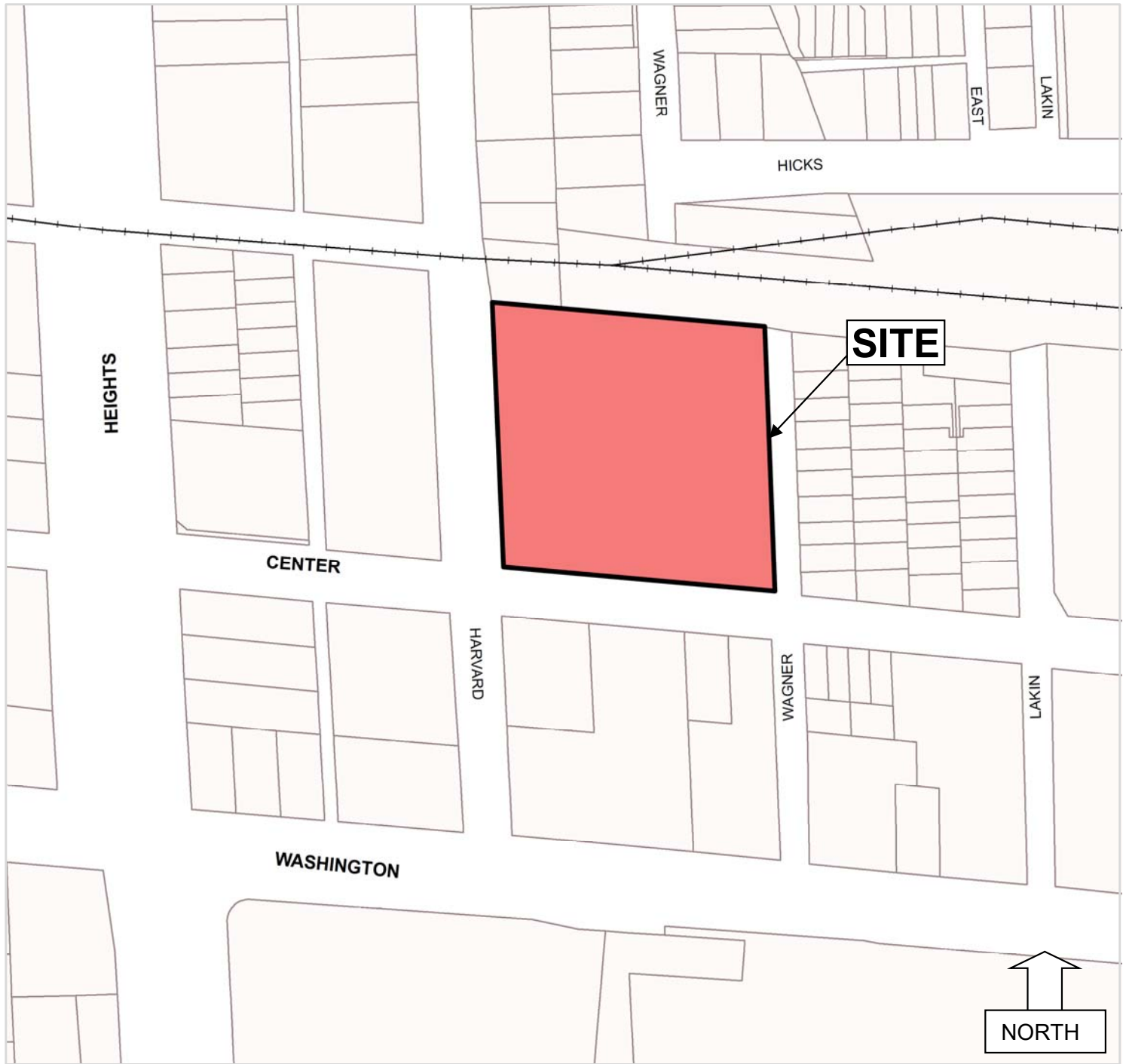
ITEM: 148

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Portman Center Street East

Applicant: Windrose

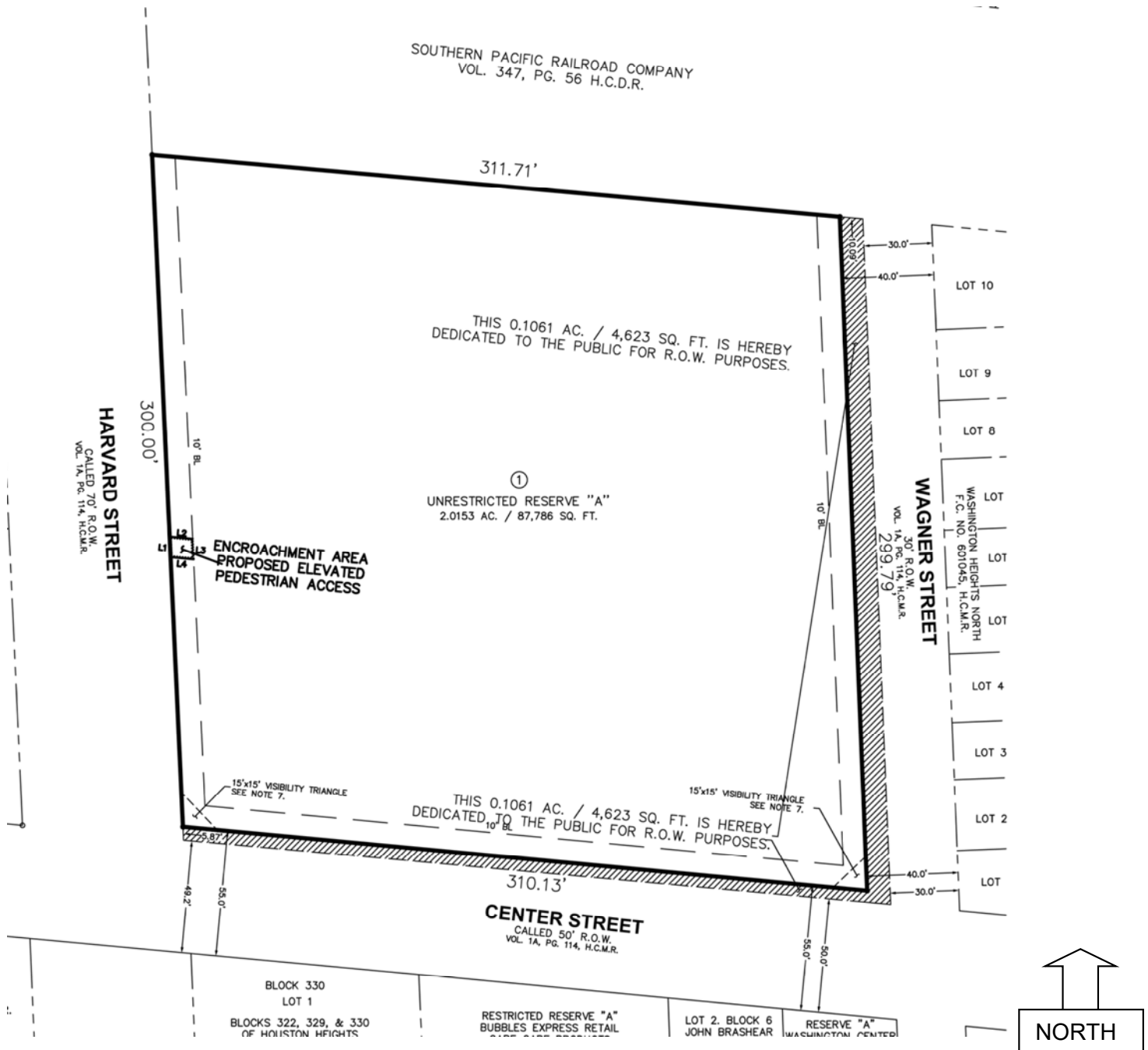


D – Variances

Site Location

Subdivision Name: Portman Center Street East

Applicant: Windrose



Houston Planning Commission

ITEM: 148

Planning and Development Department

Meeting Date: 11/10/2022

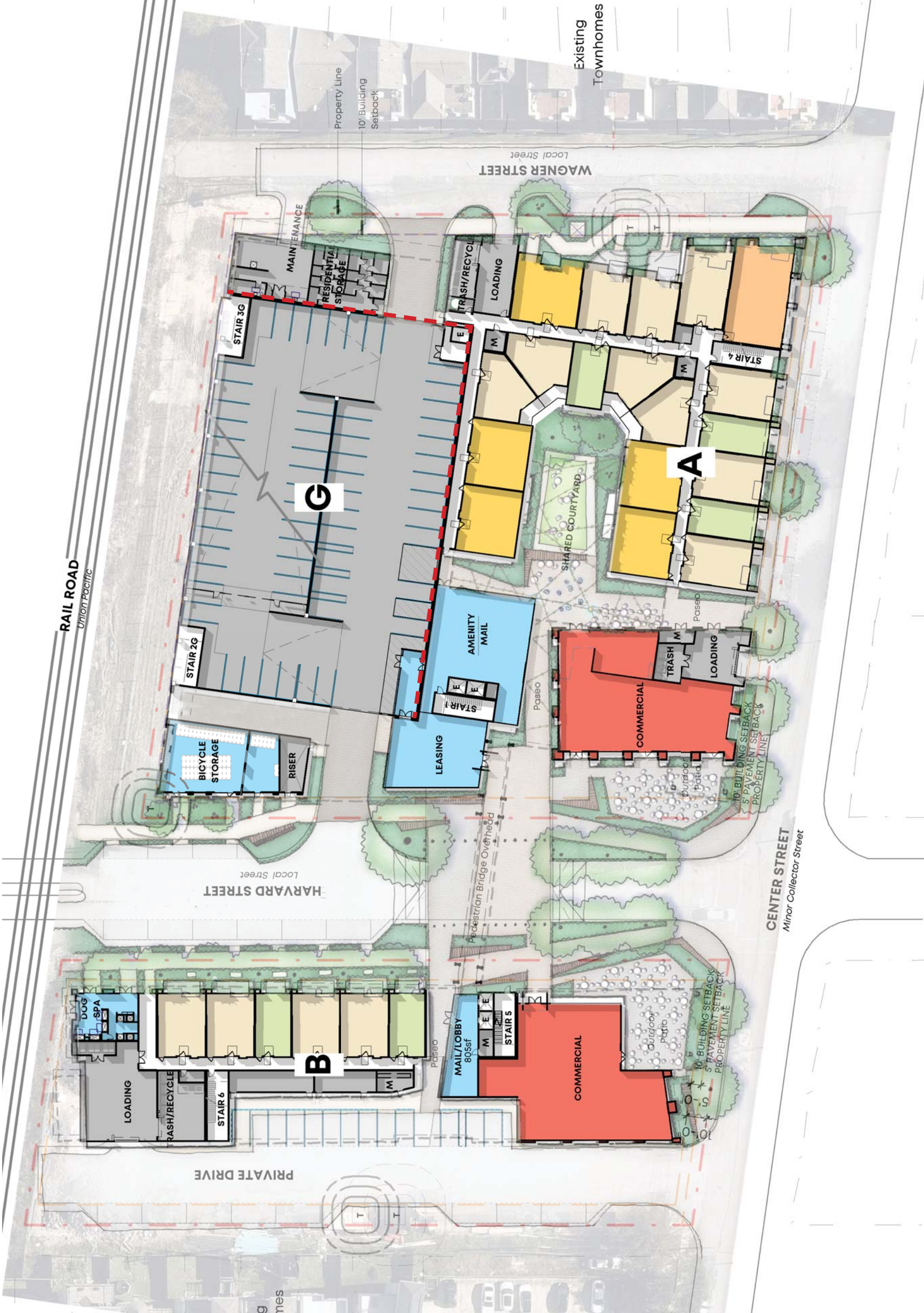
Subdivision Name: Portman Center Street East

Applicant: Windrose



D – Variances

Aerial



Site and Project Information:	
Site:	2.9866 Acres
Units:	351 Units
Density:	117.5 Units / Acre
City of Houston Required Parking	
Studio - 1.25 Spaces / Unit	81 Spaces
1 Bdr - 1.33 Spaces / Unit	225 Spaces
2 Bdr - 1.67 Spaces / Unit	167 Spaces
3Bdr - 2 Spaces / Unit	34 Spaces
Commercial:	
9 Spaces / 1,000 GSF	40 Spaces
10 Spaces / 1,000 GSF	53 Spaces
Parking Reduction:	-95 Spaces
Total:	505 Spaces

Site Plan Notes and Legend	
X	Building Indication
- - -	2 HR Rated Fire Separation
T	3 Phase Transformer 480/277V or 240/120V
M	Meter Rooms
RR	Riser Room

Studio	Studio or Efficiency Units
1Bdr	1 Bedroom Units
2Bdr	2 Bedroom Units
3Bdr	3 Bedroom Units
Amenity	Leasing, Amenity, Common Area
Commercial	Commercial Space
Support	Support Services





3520 Center Street MF

HOUSTON, TX | 06.22008.00 | 05.13.22

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PORTMANRESIDENTIAL

Aerial Perspective

A900

LRK



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South Perspective | Harvard Street

A911

LRK



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2461

Plat Name: Portman Center Street East

Applicant: Windrose

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 reduce building lines along Harvard Street to allow for a pedestrian sky bridge.

Chapter 42 Section: 155

Chapter 42 Reference:

Sec. 42-155. - Collector and local streets—Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

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

The subject property is located on the northwest and northeast corners of Center Street and Harvard Street. The applicant is proposing to build a mixed-used, pedestrian-focused lifestyle center containing multifamily and retail/commercial units. To connect both blocks of the facility, there will be an elevated pedestrian sky bridge across Harvard Street. Because this sky bridge encroaches into building setbacks and public right-of-way, the applicant must secure a variance from the Planning Commission and approval from the Joint Review Committee. Situated in the Washington Avenue Coalition / Memorial Park Super Neighborhood one block north of S Heights Avenue and Washington Avenue, the subject site is the ideal location for a mixed-use center. The future residents will have access to numerous dedicated and shared bike lane facilities, plentiful bus routes, and safe and efficient pedestrian mobility to Spotts Park and the Buffalo Bayou Trail System just a few blocks to the south. Within a quarter-mile radius, there are numerous high-density single-family developments and mixed-use multifamily centers. One mixed-use center just a few hundred feet to the east on Center Street – the Core – features an elevated pedestrian sky bridge like the one the applicant is requesting. Granting the applicant's variance request is reasonable and complimentary to the surrounding development character. Without the variance, residents making internal trips from their locations to common or commercial areas across Harvard Street will have to cross at-grade. While the applicant has provided an enhanced at-grade crossing, it is in the public's best interests to mitigate pedestrian and vehicular conflict as much as possible.

(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 justification for the variance is the need to protect the facility's internal pedestrian traffic from

unnecessary vehicular conflict on Harvard Street. While pedestrian movement to outside commercial, employment, and recreational destinations will be readily available, providing a pedestrian bridge between the two halves of a unified facility provides the safest mode of travel for residents. Further, the bridge eliminates the congestion and conflict that would be created by introducing these high-frequency daily trips to the surrounding street network.

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

Once the building line variance and Joint Referral Committee approvals have been secured, the development shouldn't have any issues addressing the City's other Development Regulations. The applicant and their design team will ensure that the proposed sky bridge meets or exceeds the City's requirements for vehicular height clearance and structural integrity/weight-loading. There will be a parking garage on the north end of the facility that will provide the necessary off-street parking for residents and customers. By approving this variance, the City would be enabling the applicant to protect their residents and keep pace with the other uses in the immediate area that have developed similar projects.

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

Without the variance, the City would be forfeiting a major safety enhancement. The sky bridge's entire purpose is to separate the high volume of internal foot traffic that occurs within a mixed-use facility from the vehicular and pedestrian traffic of the surrounding street system. Granting the variance will not only protect the facility's residents, but it will also eliminate a major conflict point for passing traffic.

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

The justification for the variance is the need to preserve the safety of the mixed-use facility's residents. It would be more profitable to avoid the construction costs of the sky bridge altogether. However, the applicant feels that the elevated walkway is a necessary enhancement for the safety of their residents as well as a highly beneficial resource for the community. The bridge will segregate the facility's high-volume internal foot traffic from the growing traffic along the nearby street systems that is headed south to enjoy the parks and trail amenities. By granting the variance, the City is supporting a compatible, high-density, pedestrian-focused mixed-use development in the heart of the Washington/Heights area.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

October 21, 2022

NOTICE OF VARIANCE

PROJECT NAME: Portman Center Street East
REFERENCE NUMBER: 2022-2461



Dear Property Owner:

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

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a proposed pedestrian sky bridge to encroach into the 10' building line along Harvard Street. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, November 10th, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

For additional information regarding this project, please call Steven Henderson with Windrose at 832-982-2401. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission

ITEM: 149

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Portman Center Street West

Applicant: Windrose



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 149

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Portman Center Street West

Applicant: Windrose



D – Variances

Aerial



Site and Project Information:	
Site:	2.9866 Acres
Units:	351 Units
Density:	117.5 Units / Acre
City of Houston Required Parking	
Studio - 1.25 Spaces / Unit	81 Spaces
1 Bdr - 1.33 Spaces / Unit	225 Spaces
2 Bdr - 1.67 Spaces / Unit	167 Spaces
3Bdr - 2 Spaces / Unit	34 Spaces
Commercial:	
9 Spaces / 1,000 GSF	40 Spaces
10 Spaces / 1,000 GSF	53 Spaces
Parking Reduction:	-95 Spaces
Total:	505 Spaces

Site Plan Notes and Legend	
X	Building Indication
- - -	2 HR Rated Fire Separation
T	3 Phase Transformer 480/277V or 240/120V
M	Meter Rooms
RR	Riser Room

Studio	Studio or Efficiency Units
1Bdr	1 Bedroom Units
2Bdr	2 Bedroom Units
3Bdr	3 Bedroom Units
Amenity	Leasing, Amenity, Common Area
Commercial	Commercial Space
Support	Support Services





3520 Center Street MF

HOUSTON, TX | 06.22008.00 | 05.13.22

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PORTMANRESIDENTIAL

Aerial Perspective

A900

LRK



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South Perspective | Harvard Street

A911

LRK



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2462

Plat Name: Portman Center Street West

Applicant: Windrose

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 reduce building lines along Harvard Street to allow for a pedestrian sky bridge.

Chapter 42 Section: 155

Chapter 42 Reference:

Sec. 42-155. - Collector and local streets—Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

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

The subject property is located on the northwest and northeast corners of Center Street and Harvard Street. The applicant is proposing to build a mixed-used, pedestrian-focused lifestyle center containing multifamily and retail/commercial units. To connect both blocks of the facility, there will be an elevated pedestrian sky bridge across Harvard Street. Because this sky bridge encroaches into building setbacks and public right-of-way, the applicant must secure a variance from the Planning Commission and approval from the Joint Review Committee. Situated in the Washington Avenue Coalition / Memorial Park Super Neighborhood one block north of S Heights Avenue and Washington Avenue, the subject site is the ideal location for a mixed-use center. The future residents will have access to numerous dedicated and shared bike lane facilities, plentiful bus routes, and safe and efficient pedestrian mobility to Spotts Park and the Buffalo Bayou Trail System just a few blocks to the south. Within a quarter-mile radius, there are numerous high-density single-family developments and mixed-use multifamily centers. One mixed-use center just a few hundred feet to the east on Center Street – the Core – features an elevated pedestrian sky bridge like the one the applicant is requesting. Granting the applicant's variance request is reasonable and complimentary to the surrounding development character. Without the variance, residents making internal trips from their locations to common or commercial areas across Harvard Street will have to cross at-grade. While the applicant has provided an enhanced at-grade crossing, it is in the public's best interests to mitigate pedestrian and vehicular conflict as much as possible.

(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 justification for the variance is the need to protect the facility's internal pedestrian traffic from

unnecessary vehicular conflict on Harvard Street. While pedestrian movement to outside commercial, employment, and recreational destinations will be readily available, providing a pedestrian bridge between the two halves of a unified facility provides the safest mode of travel for residents. Further, the bridge eliminates the congestion and conflict that would be created by introducing these high-frequency daily trips to the surrounding street network.

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

Once the building line variance and Joint Referral Committee approvals have been secured, the development shouldn't have any issues addressing the City's other Development Regulations. The applicant and their design team will ensure that the proposed sky bridge meets or exceeds the City's requirements for vehicular height clearance and structural integrity/weight-loading. There will be a parking garage on the north end of the facility that will provide the necessary off-street parking for residents and customers. By approving this variance, the City would be enabling the applicant to protect their residents and keep pace with the other uses in the immediate area that have developed similar projects.

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

Without the variance, the City would be forfeiting a major safety enhancement. The sky bridge's entire purpose is to separate the high volume of internal foot traffic that occurs within a mixed-use facility from the vehicular and pedestrian traffic of the surrounding street system. Granting the variance will not only protect the facility's residents, but it will also eliminate a major conflict point for passing traffic.

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

The justification for the variance is the need to preserve the safety of the mixed-use facility's residents. It would be more profitable to avoid the construction costs of the sky bridge altogether. However, the applicant feels that the elevated walkway is a necessary enhancement for the safety of their residents as well as a highly beneficial resource for the community. The bridge will segregate the facility's high-volume internal foot traffic from the growing traffic along the nearby street systems that is headed south to enjoy the parks and trail amenities. By granting the variance, the City is supporting a compatible, high-density, pedestrian-focused mixed-use development in the heart of the Washington/Heights area.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

October 21, 2022

NOTICE OF VARIANCE

PROJECT NAME: Portman Center Street West
REFERENCE NUMBER: 2022-2462



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the northwest intersection of Center Street and Harvard Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a proposed pedestrian sky bridge to encroach into the 10' building line along Harvard Street. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, November 10th, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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For additional information regarding this project, please call Steven Henderson with Windrose at 832-982-2401. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

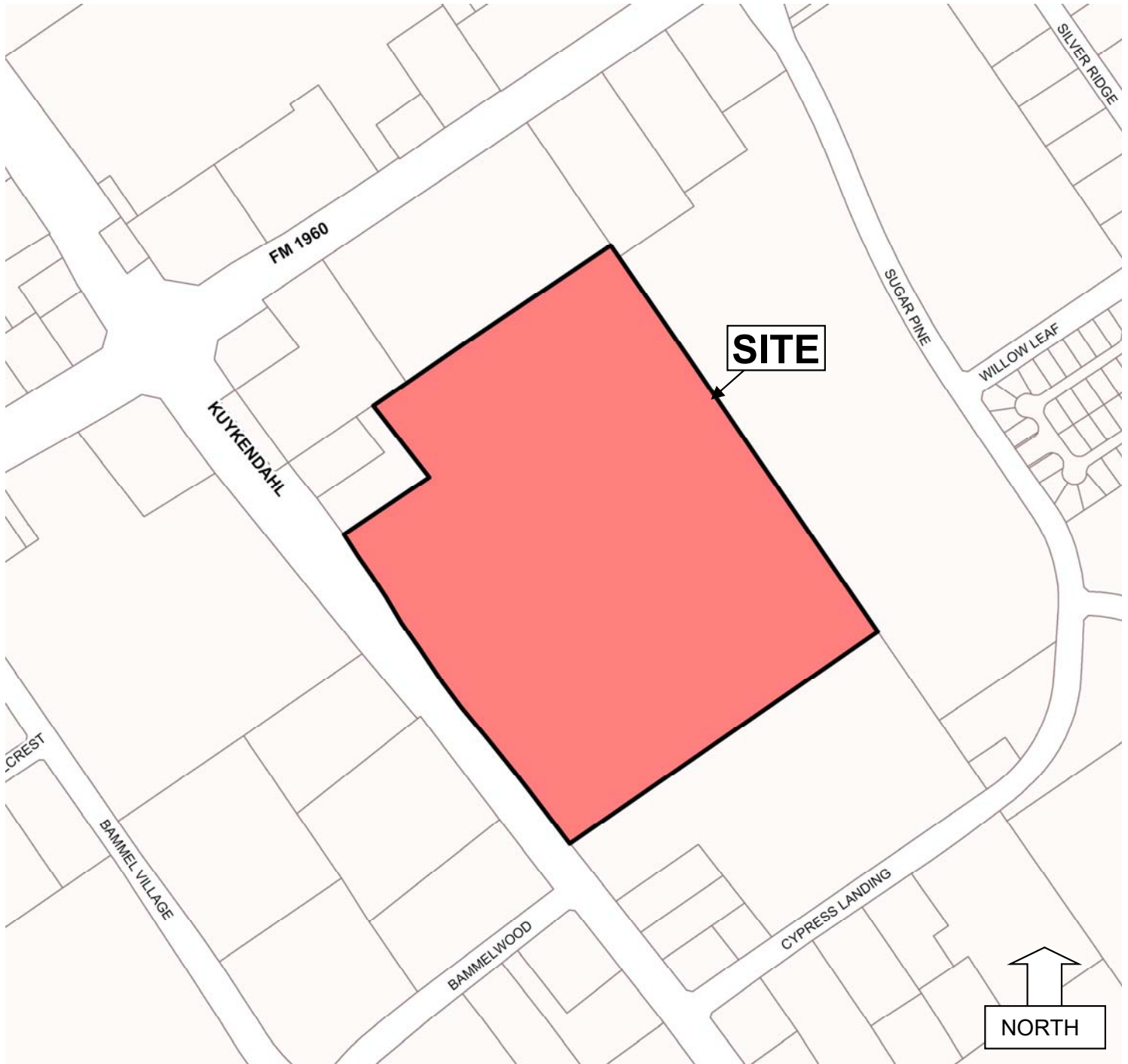
- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

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

Subdivision Name: Kuykendahl Oaks

Applicant: EHRA



F – Reconsideration of Requirements Site Location

Houston Planning Commission

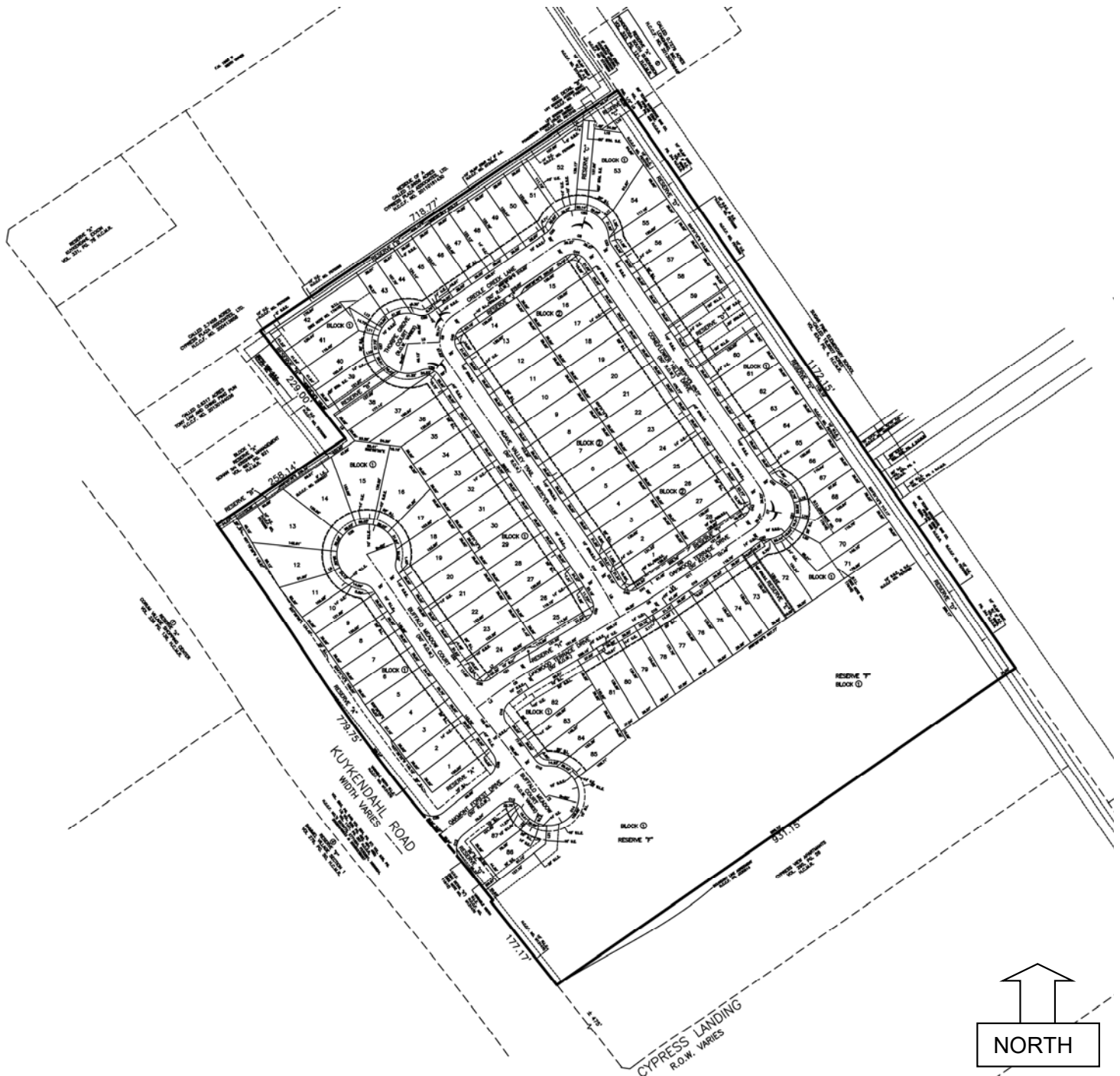
ITEM: 150

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Kuykendahl Oaks

Applicant: EHRA



F – Reconsideration of Requirements Subdivision

Houston Planning Commission

ITEM: 150

Planning and Development Department

Meeting Date: 11/10/2022

Subdivision Name: Kuykendahl Oaks

Applicant: EHRA



F – Reconsideration of Requirements

Aerial

STATE OF TEXAS
COUNTY OF HARRIS

We, **Bornmal Oaks, Ltd.**, a Texas limited partnership, acting by and through **Bob Deviller**, Vice President, being officers of **Bornmal Oaks, Ltd.**, a Texas limited partnership, owner (or owners), hereinafter referred to as **Owners**, of one (one) or more of the 24.53 tract described in the above and foregoing map of **Kuykendahl Oaks**, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, paths, water courses, drains, easements and public places shown thereon for the purposes and considerations herein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, **Owners** have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements, the aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted herein, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, **Owners** have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements, the aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted herein, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, **Owners** do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivisions) and shall be restricted for same under the terms and conditions of said restrictions filed separately.

FURTHER, **Owners** do hereby covenant, agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any specific tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, **Owners** do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bays, creeks, gulches, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction, maintenance and maintenance of drainage facilities and structures.

FURTHER, **Owners** do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such obstructions shall not be permitted to drain directly into the easement except by means of an approved drainage structure.

FURTHER, **Owners** certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31.14 as amended by Chapter 814, Acts of 1973, 68th Legislature and all other regulations hereinafter on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, the **Bornmal Oaks, Ltd.**, a Texas limited partnership, has caused these presents to be signed by **Bob Deviller**, its Vice President, thereunto authorized, this day of _____

By: **Bob Deviller**, Vice President

Bornmal Oaks, Ltd.,
a Texas limited partnership

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **Bob Deviller**, Vice President of **Bornmal Oaks, Ltd.**, a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____

Notary Public In and for the State of Texas
My Commission expires _____

I, **Charles Kennedy, Jr.**, on registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate, was prepared from an actual survey of the property made under my supervision on the ground, that, except as shown on boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central zone.

Charles Kennedy, Jr.,
Registered Professional Land Surveyor
Texas Registration No. 5708

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of **Kuykendahl Oaks** in accordance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat (or instrument when appropriate) this _____ day of _____

By: **Mertha L. Stein** (or) **M. Sonny Garza**
Chair or Vice Chairman

Margaret Wallace Brown, AICP, CMU-A
Secretary

I, **Milton Robman**, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Milton Robman, P.E.
County Engineer

I, **Teneah Hudepeth**, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____, 20____, by an order entered into the minutes of the court.

Teneah Hudepeth,
County Clerk
of Harris County, Texas
By: _____
Deputy

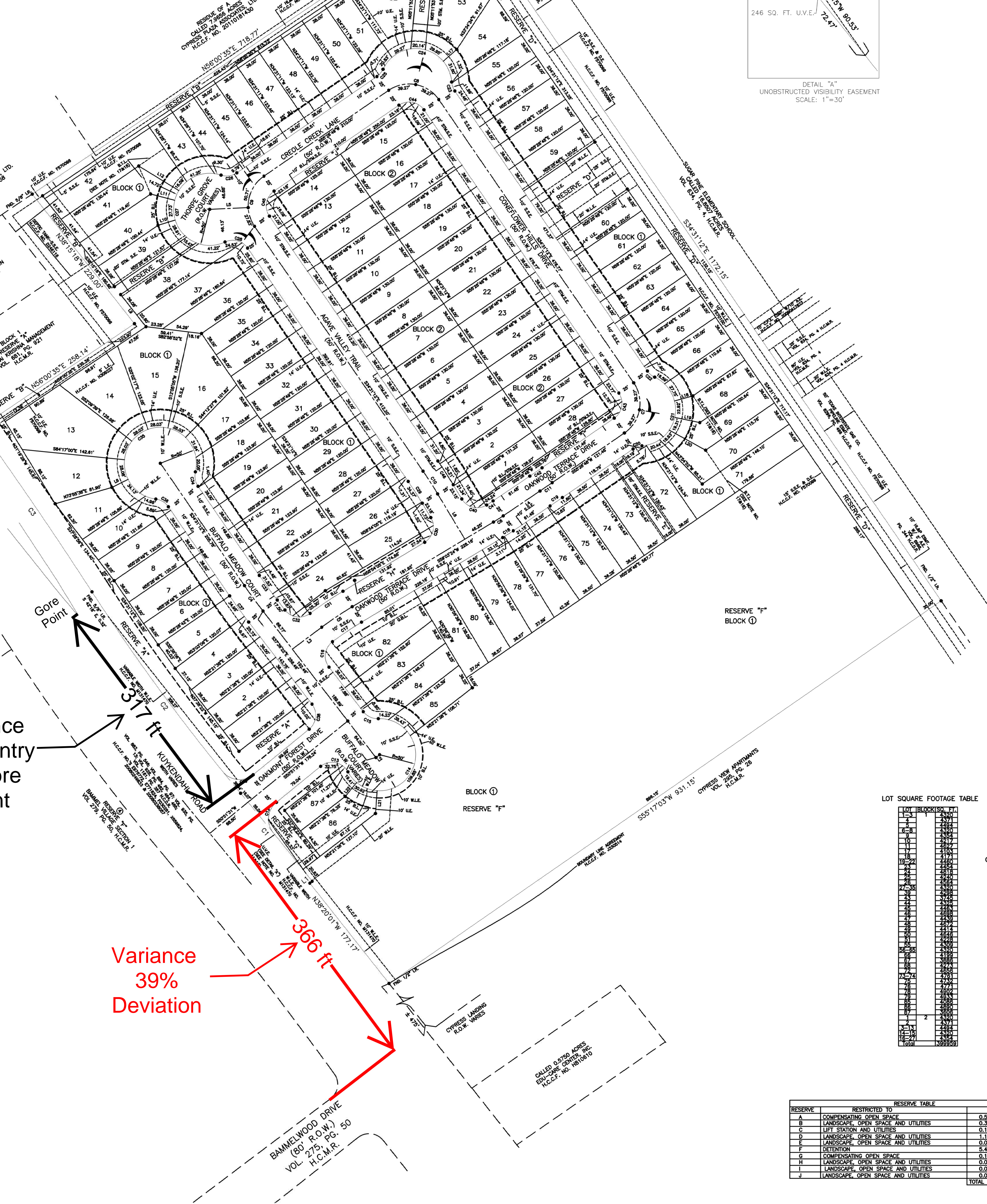
I, **Teneah Hudepeth**, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock _____M. and duly recorded on _____ o'clock _____A. and at Film Code No. _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

Teneah Hudepeth,
County Clerk
of Harris County, Texas
By: _____
Deputy

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2783.58'	133.43°	157.27'	N39°08'29"W	157.26'
C2	2848.79'	69.99°	54.21'	S36°29'51"E	54.20'
C3	5745.58'	244.40°	275.27'	N34°18'43"W	275.24'
C4	600.00'	307.00°	43.66'	S35°04'37"E	43.66'
C5	500.00'	551.24°	51.11'	S55°07'42"W	51.09'
C6	500.00'	333.59°	16.03'	N57°31'43"E	16.03'
C7	50.00'	90°00'00"	78.54'	N10°28'48"E	79.71'
C8	50.00'	88°59'59"	78.54'	N79°31'12"W	79.71'
C9	50.00'	89°00'00"	78.54'	S17°28'48"W	79.71'
C10	600.00'	334.38°	37.48'	N32°43'54"W	37.48'
C11	290.00'	72°00'00"	20.65'	N59°44'18"E	20.65'
C12	30.00'	90°04'59"	47.18'	S09°48'18"W	43.49'
C13	50.00'	103°53'59"	44.01'	N19°28'50"E	44.01'
C14	50.00'	243°53'29"	212.84'	N29°49'10"E	84.89'
C15	25.00'	54°31'11"	23.79'	S64°03'38"E	22.80'
C16	50.00'	89°59'59"	36.64'	S07°46'48"E	36.64'
C17	475.00'	351°12'48"	48.55'	S55°07'42"W	48.53'
C18	305.00'	303.59°	17.48'	N57°31'43"E	17.48'
C19	2815.00'	72°00'00"	20.84'	N59°44'18"E	20.84'
C20	50.00'	32°29'59"	13.99'	S12°42'48"E	13.14'
C21	50.00'	150°55'59"	131.71'	N19°28'50"E	86.80'
C22	25.00'	30°27'58"	13.99'	S46°48'13"E	13.14'
C23	25.00'	32°29'59"	13.31'	S19°18'50"E	13.15'
C24	50.00'	150°58'29"	131.79'	N79°30'16"W	86.84'
C25	25.00'	30°28'18"	13.30'	N47°14'11"E	13.14'
C26	25.00'	52°53'58"	23.08'	N81°50'32"E	22.27'
C27	50.00'	237°45'11"	195.30'	S03°28'11"E	62.89'
C28	25.00'	60°47'24"	35.25'	N74°54'54"W	32.40'
C29	25.00'	334.38°	35.25'	N32°43'54"W	35.25'
C30	50.00'	90°00'00"	35.25'	N14°03'24"E	35.25'
C31	525.00'	67°00'33"	55.06'	S55°03'08"W	55.04'
C32	25.00'	89°18'47"	38.97'	S59°17'40"E	35.14'
C33	775.00'	307°10'42"	42.19'	S36°04'37"E	42.19'
C34	25.00'	48°11'53"	21.03'	S11°29'10"E	20.41'
C35	50.00'	278°22'48"	241.19'	S35°28'48"W	88.97'
C36	50.00'	334.38°	35.25'	N32°43'54"W	35.25'
C37	625.00'	48°11'53"	21.03'	N59°58'24"E	20.41'
C38	25.00'	89°29'53"	35.61'	N06°38'24"E	34.89'
C39	50.00'	90°00'00"	47.12'	S64°08'24"E	43.49'
C40	25.00'	90°51'58"	36.65'	S76°22'29"E	35.62'
C41	275.00'	21°12'00"	15.68'	N07°05'48"E	15.68'
C42	2285.00'	72°00'00"	20.39'	N59°44'18"E	20.39'
C43	25.00'	90°00'00"	35.25'	N10°28'48"E	35.25'
C44	25.00'	89°59'59"	35.25'	N79°31'12"W	35.25'
C45	25.00'	90°00'00"	35.25'	S17°28'48"W	35.25'
C46	25.00'	334.38°	35.25'	N32°43'54"W	35.25'

LINE	BEARING	DISTANCE
L1	N5°14'01"E	4.23'
L2	S32°18'18"W	5.00'
L3	S53°12'00"W	50.74'
L4	N55°02'00"E	50.74'
L5	N67°22'09"E	53.84'
L6	S30°25'36"E	73.18'
L7	S55°21'58"E	57.66'
L8	S63°32'23"W	25.00'
L9	N38°13'18"E	50.74'
L10	S72°25'47"W	50.00'
L11	N72°15'48"E	50.74'
L12	N58°34'48"W	65.29'
L13	N35°21'58"E	73.18'
L14	N31°59'28"E	12.94'
L15	N8°12'28"E	45.70'
L16	S42°00'00"E	50.74'
L17	N49°50'12"E	24.86'
L18	S78°18'48"E	55.84'
L19	S71°11'12"E	55.84'
L20	N54°03'29"E	31.70'
L21	S39°29'36"W	25.00'



LOT SQUARE FOOTAGE TABLE

LOT	AREA	AREA
1	1.00	1.00
2	1.00	1.00
3	1.00	1.00
4	1.00	1.00
5	1.00	1.00
6	1.00	1.00
7	1.00	1.00
8	1.00	1.00
9	1.00	1.00
10	1.00	1.00
11	1.00	1.00
12	1.00	1.00
13	1.00	1.00
14	1.00	1.00
15	1.00	1.00
16	1.00	1.00
17	1.00	1.00
18	1.00	1.00
19	1.00	1.00
20	1.00	1.00
21	1.00	1.00
22	1.00	1.00
23	1.00	1.00
24	1.00	1.00
25	1.00	1.00
26	1.00	1.00
27	1.00	1.00
28	1.00	1.00
29	1.00	1.00
30	1.00	1.00
31	1.00	1.00
32	1.00	1.00
33	1.00	1.00
34	1.00	1.00
35	1.00	1.00
36	1.00	1.00
37	1.00	1.00
38	1.00	1.00
39	1.00	1.00
40	1.00	1.00
41	1.00	1.00
42	1.00	1.00
43	1.00	1.00
44	1.00	1.00
45	1.00	1.00
46	1.00	1.00
47	1.00	1.00
48	1.00	1.00
49	1.00	1.00
50	1.00	1.00
51	1.00	1.00
52	1.00	1.00
53	1.00	1.00
54	1.00	1.00
55	1.00	1.00
56	1.00	1.00
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67	1.00	1.00
68	1.00	1.00
69	1.00	1.00
70	1.00	1.00
71	1.00	1.00
72	1.00	1.00
73	1.00	1.00
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75	1.00	1.00
76	1.00	1.00
77	1.00	1.00
78	1.00	1.00
79	1.00	1.00
80	1.00	1.00
81	1.00	1.00
82	1.00	1.00
83	1.00	1.00
84	1.00	1.00
85	1.00	1.00
86	1.00	1.00
87	1.00	1.00
88	1.00	1.00
89	1.00	1.00
90	1.00	1.00
91	1.00	1.00
92	1.00	1.00
93	1.00	1.00
94	1.00	1.00
95	1.00	1.00
96	1.00	1.00
97	1.00	1.00
98	1.00	1.00
99	1.00	1.00
100	1.00	1.00

COMPENSATING OPEN SPACE (C.O.S.) TABLE-EXTRATERRITORIAL JURISDICTION (SEE NOTE NO. 16)

A. TOTAL NO. OF LOTS < 5,000 SQ. FT.	91
B. TOTAL AREA OF LOTS < 5,000 SQ. FT.	3,969,859 SQ. FT.
C. AVERAGE LOT SIZE < 5,000 SQ. FT. (B/A)	4,350 SQ. FT.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C)	200 SQ. FT.
E. COMPENSATING OPEN SPACE REQUIRED (AND)	18,200 SQ. FT.
F. TOTAL COMPENSATING OPEN SPACE PROVIDED IN RESERVE A & G	28,315 SQ. FT.

KUYKENDAHL OAKS VARIANCE EXHIBIT

BEING A SUBDIVISION OF 24.53 ACRES OUT OF
THE W.P. KETCHUM SURVEY, A-420
IN HARRIS COUNTY, TEXAS.

115 LOTS 2 BLOCKS 10 RESERVES

OWNER
BAIMEL OAKS, LTD.
A TEXAS LIMITED PARTNERSHIP

OCTOBER, 2022



10111 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300



Application No: 2022-2699
Plat Name: Kuykendahl Oaks
Applicant: EHRA
Date Submitted: 10/31/2022

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:

This is a request for reconsideration of the requirement to provide an intersection spacing of 600' on Kuykendahl Road (a major thoroughfare) between Bammelwood Drive and F.M. 1960 for Kuykendahl Road and instead have an intersection spacing of 366'.

Chapter 42 Section: 127(b)

Chapter 42 Reference:

Intersections along a major thoroughfare shall be spaced a minimum 600' apart.

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

STATEMENT OF FACTS:

The location of the entry/exit for Kuykendahl Oaks (Oakmont Forest Drive) was studied and altered from the Kuykendahl Oaks Preliminary Plat based on coordination with Harris County Engineering. The County Engineer recommended placing Oakmont Forest Drive south of the gore point that separates the Kuykendahl Road underpass and at-grade access road. This allows vehicles exiting Kuykendahl Oaks to utilize the underpass and bypass the signal at F.M. 1960. To allow safe access to the underpass, it is necessary to place Oakmont Forest Drive at least 300' south of the gore point. As a result, Oakmont Forest Drive is now 317' from the gore point and 366' north of Bammelwood Drive, resulting in a 39% deviation from the minimum intersection spacing requirement. The email correspondence from the County Engineer's office and the limited scope traffic impact analysis is included with this request.



Application Number: 2022-2699

Plat Name: Kuykendahl Oaks

Applicant: EHRA

Date Submitted: 10/31/2022

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

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

Specific Variance is being sought and extent of variance:

Variance to allow intersection spacing along a major thoroughfare to be less than 600'

Chapter 42 Section: 127(b)

Chapter 42 Reference:

Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

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

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

The location of the entry/exit for Kuykendahl Oaks (Oakmont Forest Drive) was studied and altered from the Kuykendahl Oaks Preliminary Plat based on coordination with Harris County Engineering. The County Engineer recommended placing Oakmont Forest Drive south of the gore point that separates the Kuykendahl Road underpass and at-grade access road. This allows vehicles exiting Kuykendahl Oaks to utilize the underpass and bypass the signal at F.M. 1960. To allow safe access to the underpass, it is necessary to place Oakmont Forest Drive at least 300' south of the gore point. As a result, Oakmont Forest Drive is now 317' from the gore point and 366' north of Bammelwood Drive, resulting in a 39% deviation from the minimum intersection spacing requirement. The email correspondence from the County Engineer's office and the limited scope traffic impact analysis is included with this request.

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

The location of Oakmont Forest Drive was recommended by the County Engineer. Furthermore, the recommendation is based on existing site conditions of the underpass/at-grade separation gore point within the Kuykendahl Road right-of-way.

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

The distance between Bammelwood Drive and Oakmont Forest Drive is 366 feet. This still provides adequate separation between the intersections. The location of the entrance also enhances circulation by providing access both to the underpass and the signalized intersection.

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

Public health, safety, and welfare will be improved by this location of the Kuykendahl Oaks entrance because it allows vehicles to safely access the underpass. If the entrance was located too close to the gore point, drivers could potentially make unsafe turning movements in the face of oncoming traffic to access the underpass. In addition, both the median on Kuykendahl Road and the signalized intersection of Bammelwood Drive and Kuykendahl Road control the safe flow of traffic between Bammelwood Drive and the Kuykendahl Oaks entrance.

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

Justification for this variance is based on the recommendation of Harris County Engineering, which enhances vehicle circulation onto Kuykendahl Road and encourages safe driving.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 11/10/2022

ITEM: 155

Applicant: KENT W. AND SUSAN A. THOMAS

Contact Person: KENT W. THOMAS

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	22-1666	77365	5772	297E	ETJ
WEST OF: N LAKE HOUSTON PKWY NORTH OF: FORD ROAD					

ADDRESS: 23586 Hickory Drive

ACREAGE:

LEGAL DESCRIPTION:

LOT 2, OF FINDLEY-ZIENTEK ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET Z, SHEET 1314 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 11/10/2022

ITEM: 156

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:

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: 11/10/2022

ITEM: 157

Applicant: JOSE JUAN PEDRO RODRIGUEZ

Contact Person: JOSE JUAN PEDRO RODRIGUEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	22-1667	77357	5874	257M	ETJ
WEST OF: DEER RUN LN NORTH OF: FM 1485/PROPOSED GRAND PKWY					

ADDRESS: 27337 Royal Coach Lane

ACREAGE: 0.3444

LEGAL DESCRIPTION:

LOT 282, OF PEACH CREEK FOREST, SEC 2, AN UNRECORDED SUBDIVISION, SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO. 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 11/10/2022

ITEM: 158

Applicant: RICARDO CHAVEZ

Contact Person: RICARDO CHAVEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
WEST OF: US 59 NORTH OF: GRAND PKWY	22-1668	77357	5673	256N	ETJ

ADDRESS: 21044, 21048 and 21052 S Sabine Drive

ACREAGE:

LEGAL DESCRIPTION:

LOTS 21 AND 22, IN BLOCK SEVEN (7), OF RIVER HOLLOW ESTATES, AN UNRECORDED SUBDIVISION, IN THE J.H. STEWART SURVEY, ABSTRACT NO. 668, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile homes

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 11/10/2022

ITEM: 159

Applicant: ADRIAN JIMENEZ

Contact Person: ADRIAN JIMENEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
WEST OF: SORTERS RD SOUTH OF: RIVERWALK DRIVE	22-1669	77365	5572	295F	ETJ

ADDRESS: 18565 Summer Hills Boulevard

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT THIRTY-THREE (33), OF SUMMER HILLS, SECTION ONE (1), LOCATED IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



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		
Parker Monterubio	Parker Monterubio	314-640-1496	ptmonterubio@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
411 Cavalcade Street	22083011	77009	5459C	453U	H
HCAD ACCOUNT NUMBER(S):		0211930970012			
PROPERTY LEGAL DESCRIPTION:		LT 12, BLK 97 Irvington			
PROPERTY OWNER OF RECORD:		Parker Monterubio			
ACREAGE (SQUARE FEET):		5,500 SF			
WIDTH OF RIGHTS-OF-WAY:		Cavalcade Street (varies) - Beggs Street (60')			
EXISTING PAVING SECTION(S):		Cavalcade Street (48') - Beggs Street (24')			
OFF-STREET PARKING REQUIREMENT:		Three			
OFF-STREET PARKING PROVIDED:		Three			
LANDSCAPING REQUIREMENTS:		n/a			
LANDSCAPING PROVIDED:		n/a			
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:		One-story Detached garage, 900 SF (total building footprint)			
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:		Two-story detached garage, with an ADU, 1735 SF total (both floors, including garage space), built in the footprint of Existing garage.			

PURPOSE OF VARIANCE REQUEST: Request variance to the 25' minimum building line requirement for a single-family residence off a major thoroughfare and the exemption from a T-Turnaround.

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter. Sec. 42-188. - Lot access to streets. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: (1) The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article; or (2) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

I am seeking a variance to the 25' minimum building line requirement for a single-family resident off a major thoroughfare and the construction of a T-turnaround for the reconstruction of my garage with an ADU. The existing detached garage, constructed in 1977, has a setback of 14'9" from the property line. I am proposing to reconstruct a new detached garage with a second floor ADU in the existing footprint with a 15' setback. The existing and proposed building dimensions are roughly 30'x30'. The depth of my property is 50', and in order to comply with the 25' setback, I would only have 22' of building space (considering a 3' buffer on my neighbor's property line on the north), which would be insufficient space for my proposed construction. Additionally, to extend the width of the building and driveway to accommodate the setback and T-turnaround, would require me to demolish my existing deck, fence, and interfere with a tree in the center of my property. To extend to the west, would encroach on an alleyway which has existing encroachments from other properties. Additionally, I am unable to utilize the alleyway due to the existing utility pole's location. The proposed variance will allow the congruence of the existing site footprint. The property was originally platted with no setbacks, and the non-classification of Cavalcade as a major thoroughfare. Incorporating the setbacks and T-turnaround requirement, materially constrain the buildable space of my property, and conflict with existing structures in place.

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

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

My property's configuration is 110' east to west (along Cavalcade the major thoroughfare), and 50' north to south (along Beggs st, a connector). The imposition of the building lines of 25' setback on both the south and east lines, eliminates buildable land on over 50% of my property. Including the 3' buffers for my northern neighbor, and 3' on the alleyway, strict imposition of the terms of the building lines only allows a 22' x 82' buildable section, which represents 32.8% of my property. This is a significant restriction of buildable space compared to a traditional lot of equivalent size. My property was originally platted with no building line restrictions, and was constructed in accordance with no restriction, which impairs my ability to reasonably apply the new codes. Additionally, adhering to these standards, would require my reconstruction to be reduced in size, or force me to demolish other existing structures such as a deck, fence, gate, and tree. The primary home, built in the 1930s, has been well maintained and revitalized, to restore the historic property charm. The reconstruction plans are intended to be a continuation of that restoration, in addition to providing affordable and quality housing in a key Houston development region. Furthermore, the existing site has over 10' of ROW between the property line and back of curb, which extends the true distance from street to building front over 25' as proposed within the plans. Many surrounding neighbors have similar building lines with my existing, which falls beneath the 25' requirement (see additional details).

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The variance request is proposing constructing a building in the exact footprint of the existing building, constructed in 1977, before the applicant owned the property and the cross street was established as a major thoroughfare. Original plat was done with no setbacks.

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

The intention of this variance request will preserve and maintain the chapters intention of promoting health, safety, morals, and general welfare to the city by 1) providing affordable housing through the construction of an additional dwelling unit, 2) increase the cross safety by removing the existing carport that extends to the sidewalk and partially impairs crossing vision.

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

The granting of the variance will enhance public safety & vision, by removing an existing carport that impairs crossing vision, and adds a livable residence constructed in compliance with Houston code.

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

Hardship is driven by less buildable area due to restrictions imposed on a property originally planned and developed prior to the code implementation.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 160

Meeting Date: 11/10/2022

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



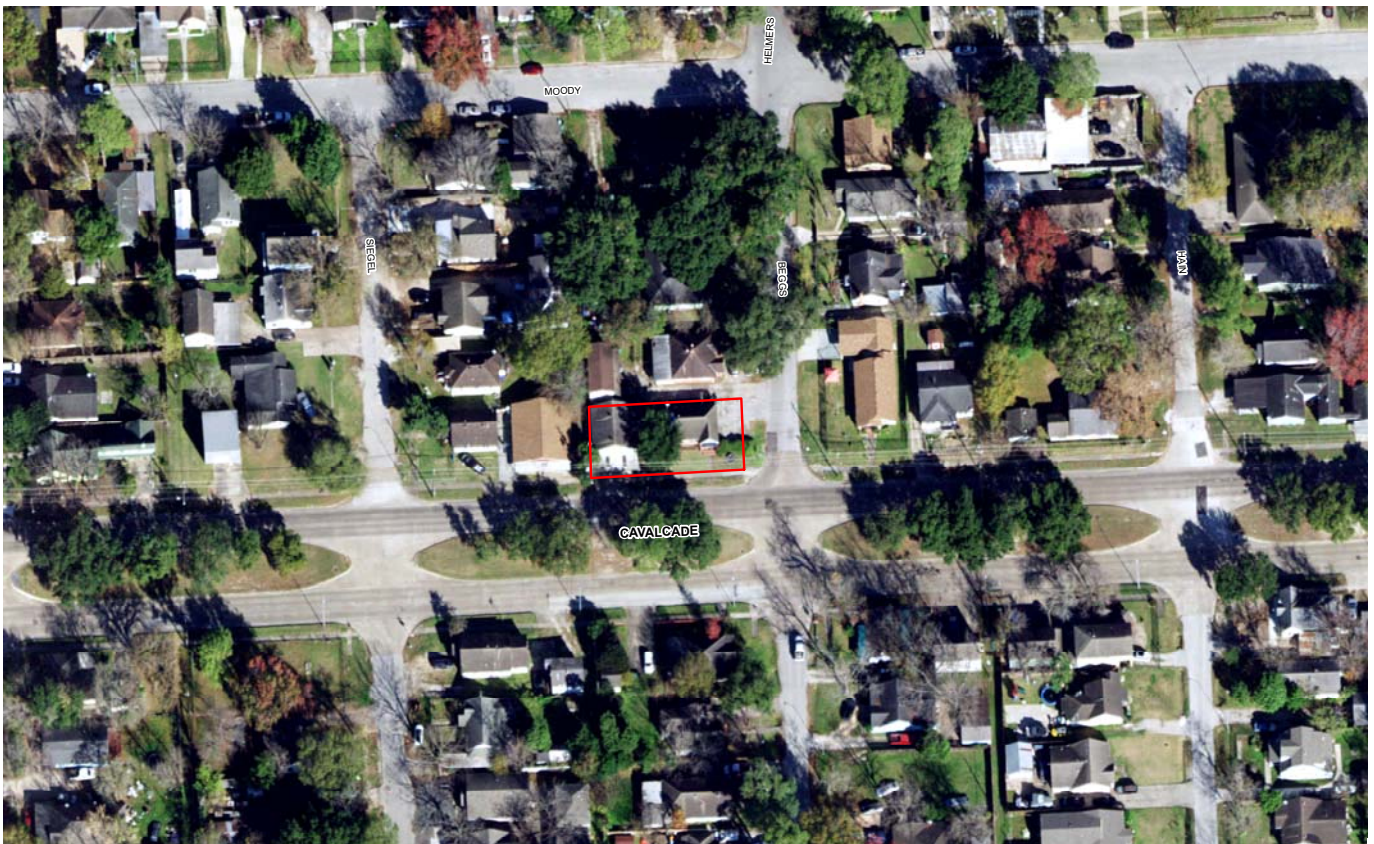
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 160

Meeting Date: 11/10/2022

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



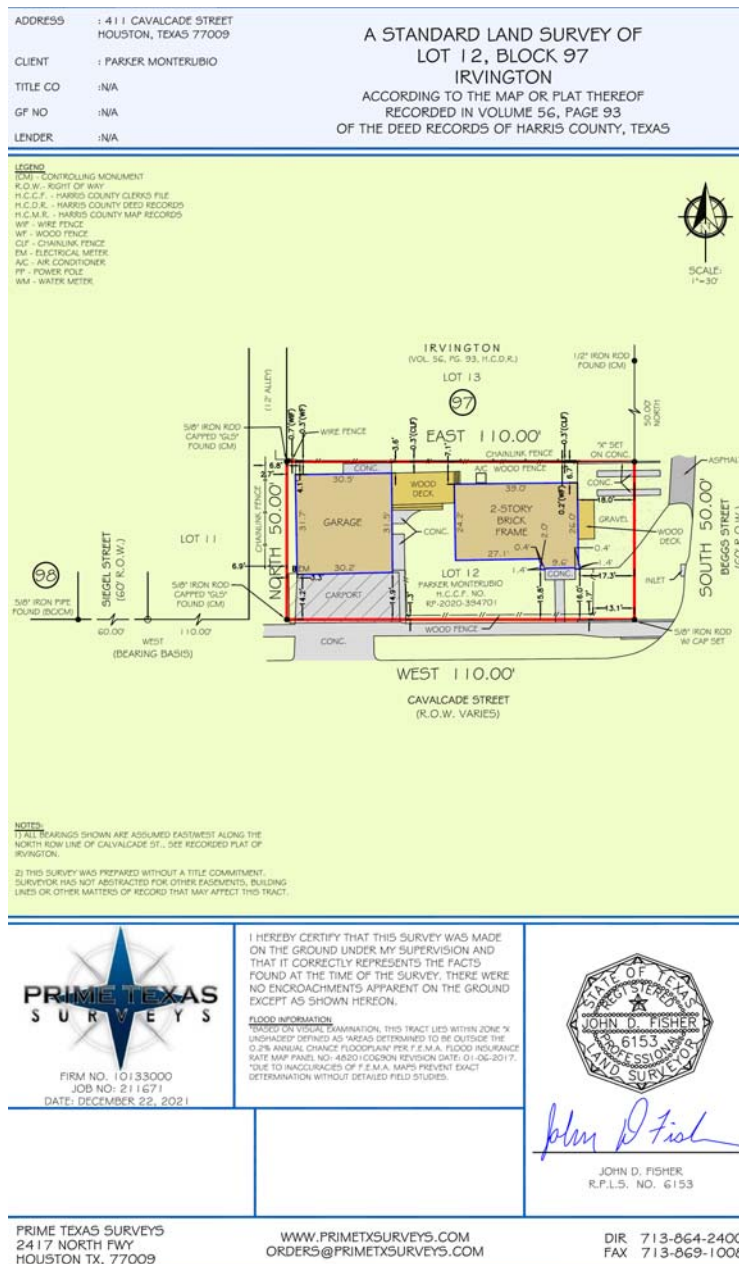
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Houston Planning Commission

ITEM: 160

Meeting Date: 11/10/2022

Survey

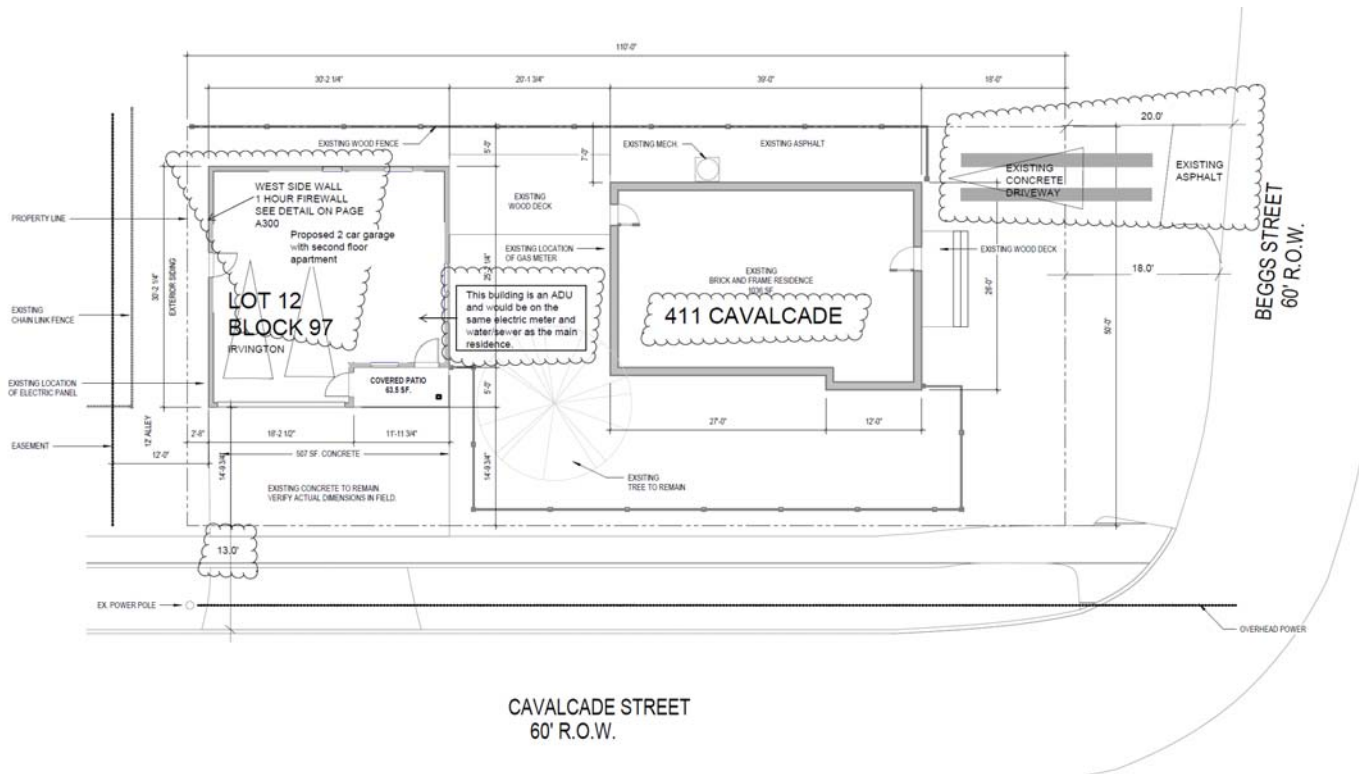


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

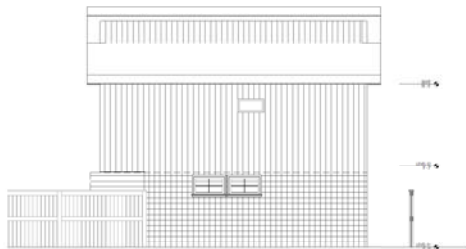


Houston Planning Commission

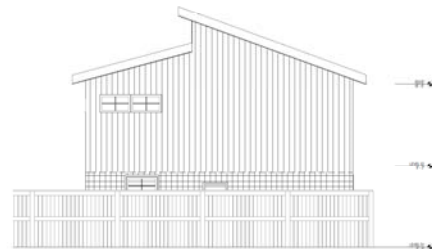
ITEM: 160

Meeting Date: 11/10/2022

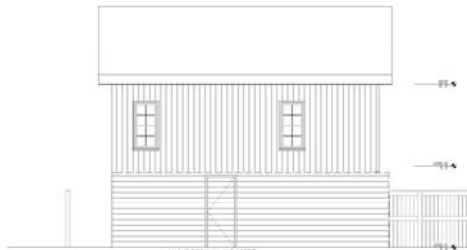
Elevation



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



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



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



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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to 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



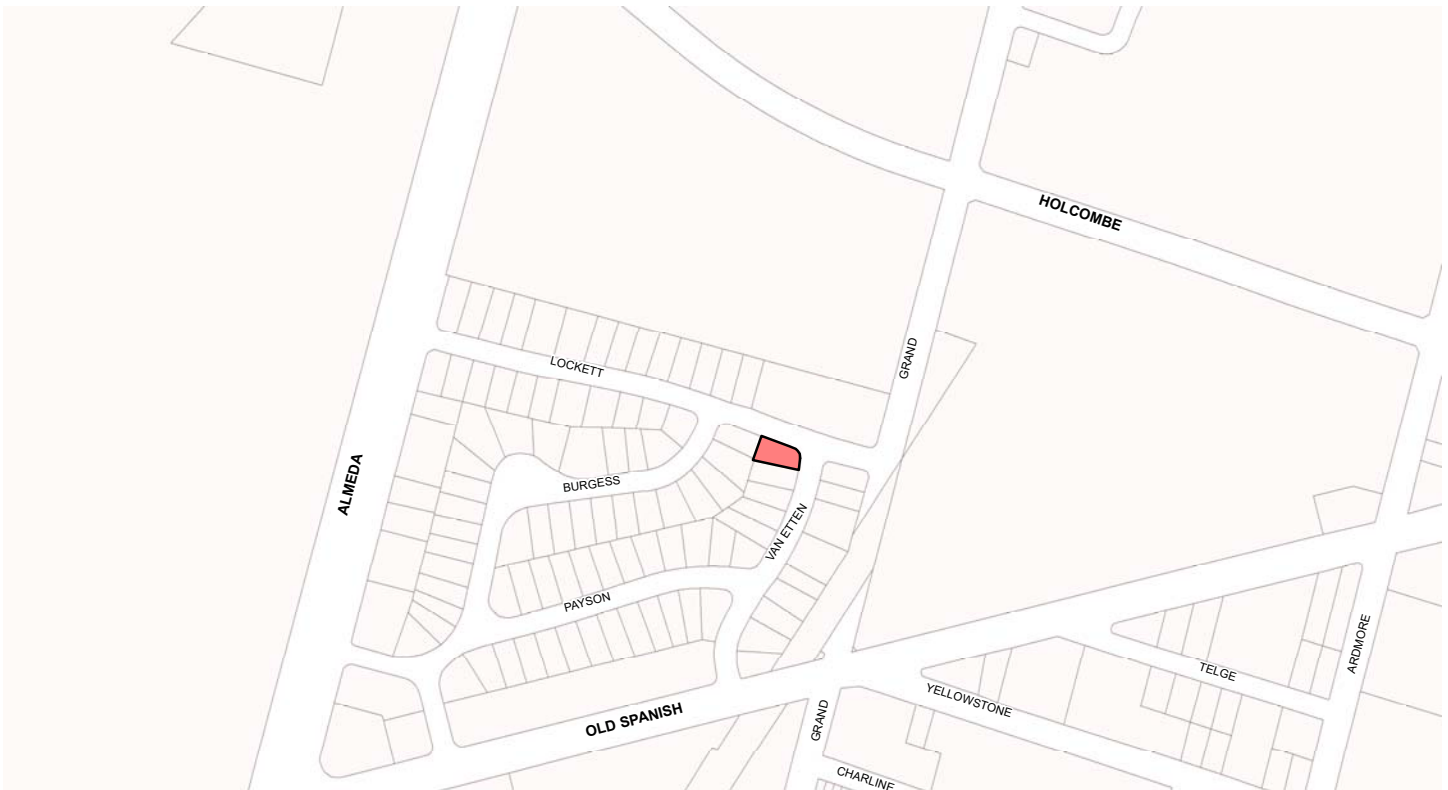
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 161

Meeting Date: 11/10/2022

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



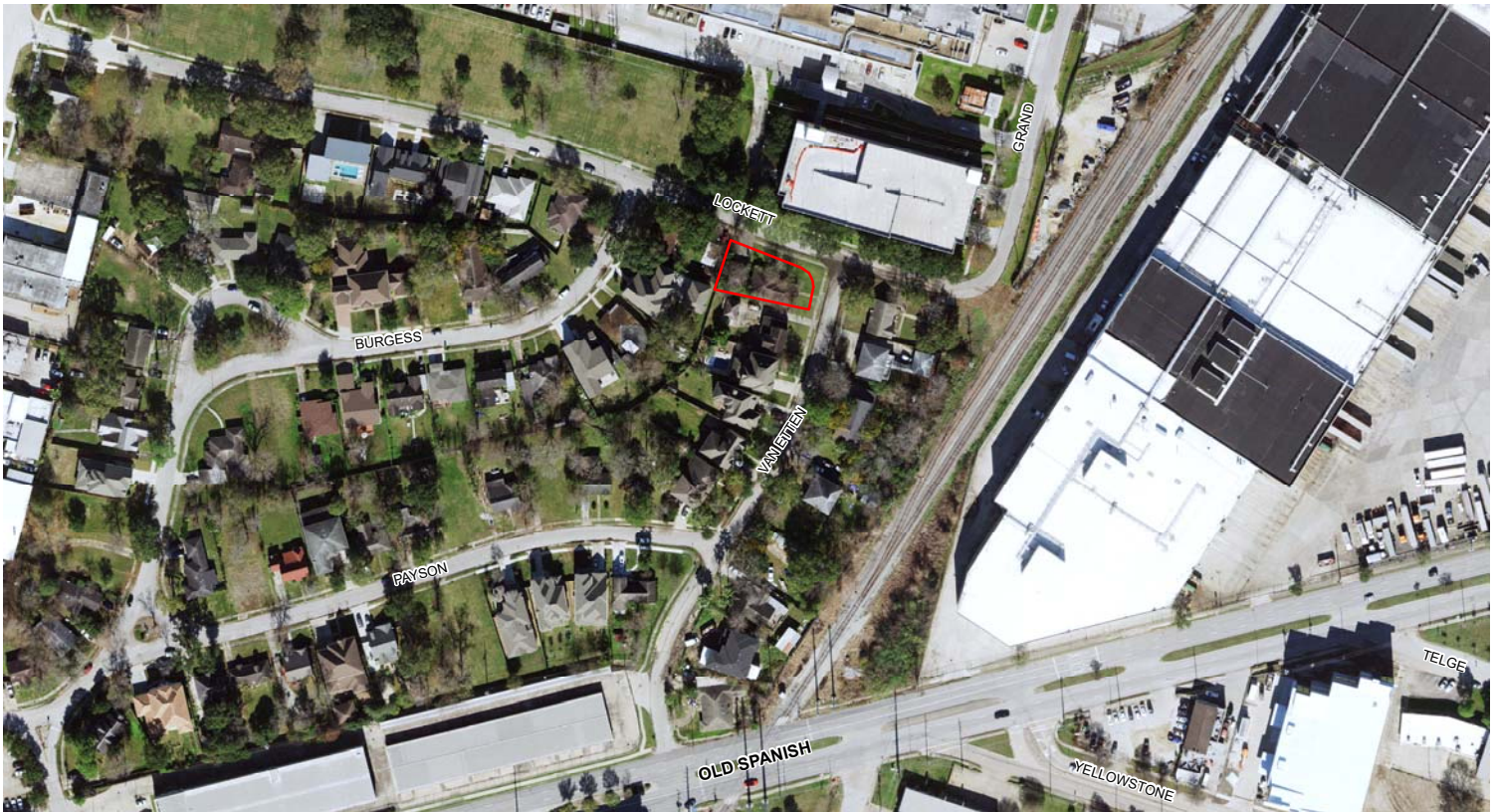
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 161

Meeting Date: 11/10/2022

Houston Planning Commission

Aerial Map

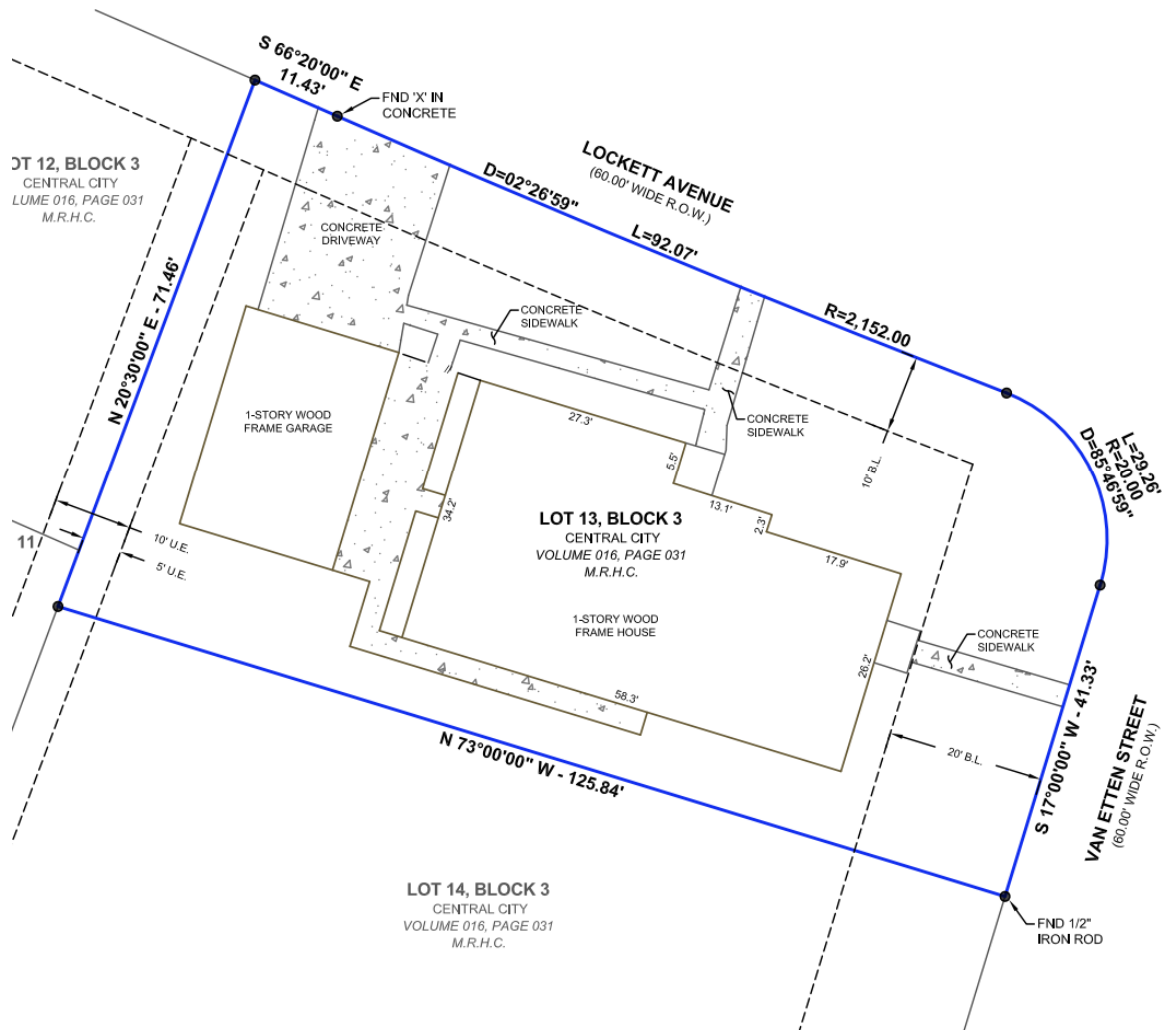


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

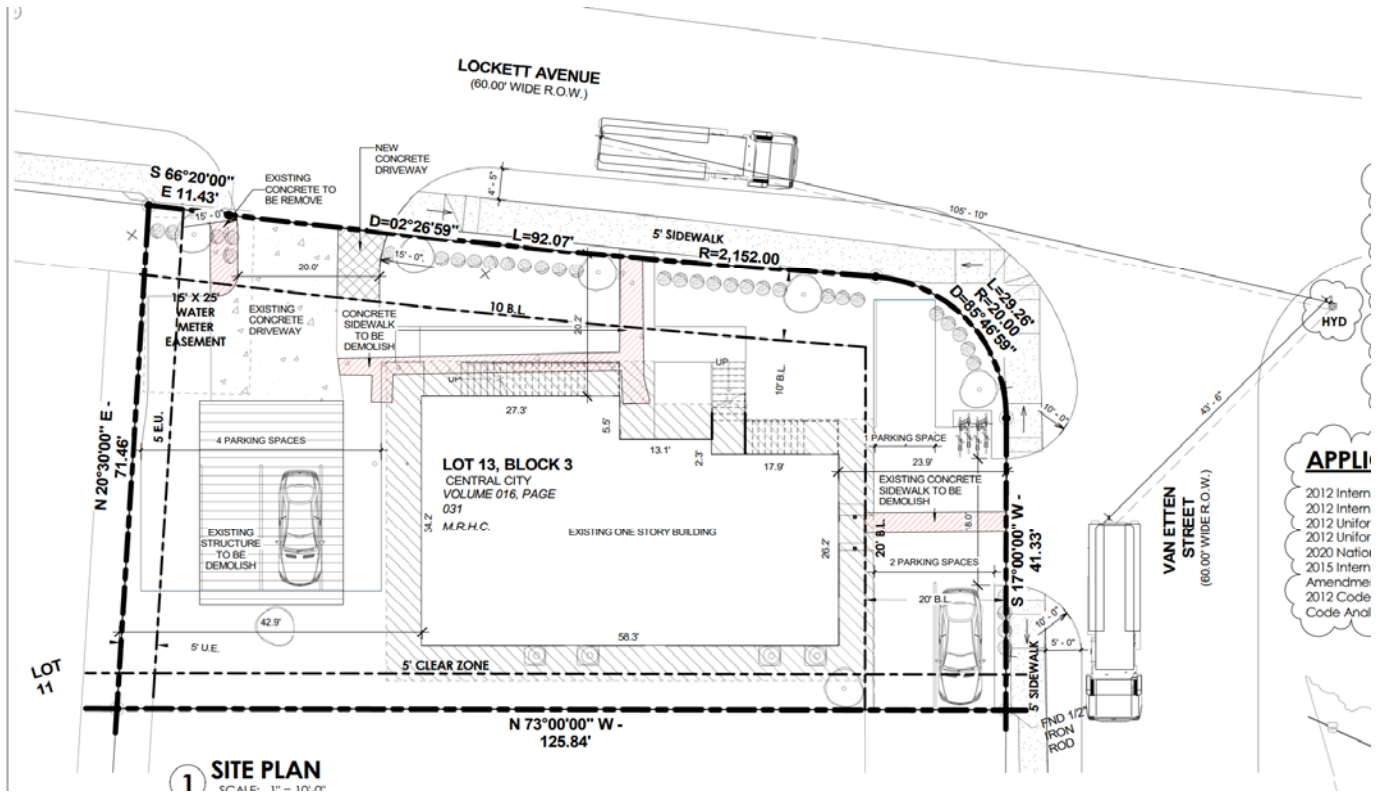


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



APPLI
2012 Intern
2012 Intern
2012 Unifor
2012 Unifor
2020 Natior
2015 Intern
2015 Intern
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

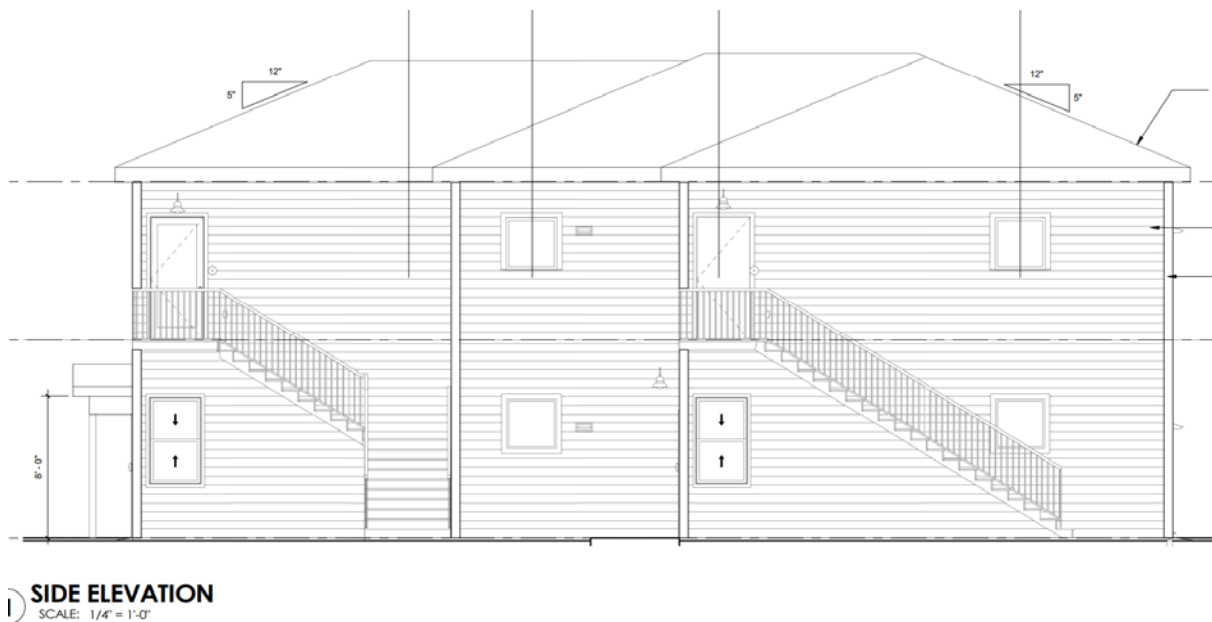
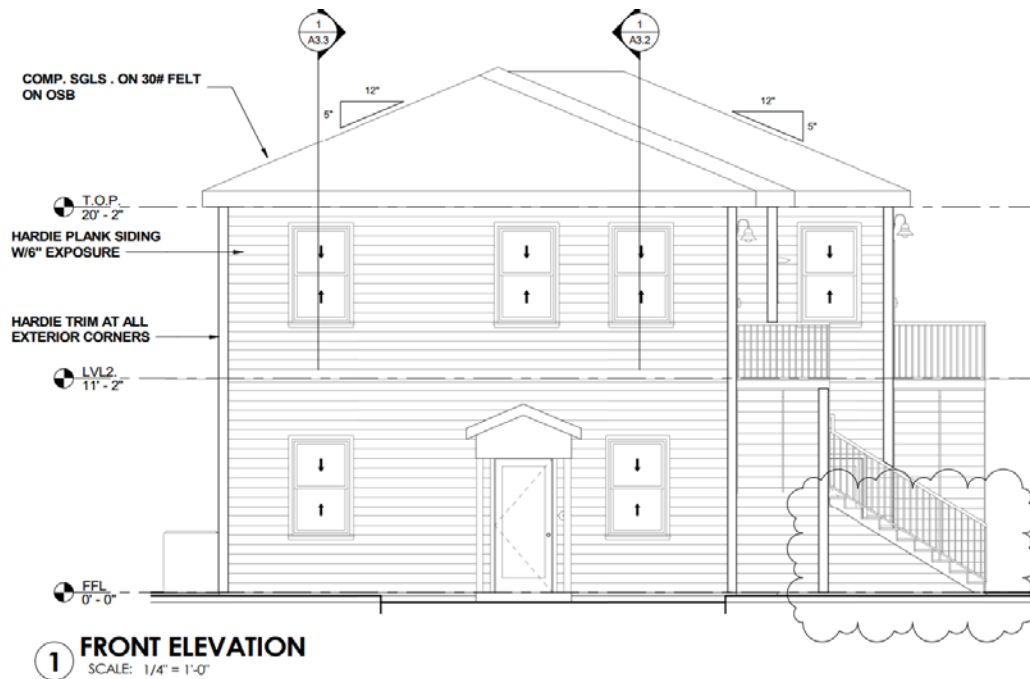
Number of separate buildings:	1	Number of stories:	2	Height of building:	27.5'
Total Number of Dwelling Units:	4	Total Acreage of Development:	0.18	Density:	22 DU/AC

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP Company	Jenifer Pool	832-594-8420	jrpc@comcast.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
303 Wilchester Blvd	22097224	77079	4957A	489G	G
HCAD ACCOUNT NUMBER(S):		093182000014			
PROPERTY LEGAL DESCRIPTION:		Lot 14 Block 3, Rustling Pines			
PROPERTY OWNER OF RECORD:		Stuart D Lunn, Jr & Debra D Lunn			
ACREAGE (SQUARE FEET):		11430			
WIDTH OF RIGHTS-OF-WAY:		Wilchester Blvd - 60', Boheme Road - 60'			
EXISTING PAVING SECTION(S):		Wilchester Blvd - 30', Boheme Road - 30'			
OFF-STREET PARKING REQUIREMENT:		2			
OFF-STREET PARKING PROVIDED:		2			
LANDSCAPING REQUIREMENTS:		Complies			
LANDSCAPING PROVIDED:		Complies			
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:		3720 sf			
PROPOSED STRUCTURE(S)[TYPE; SQ. FT.]:		6208 sf			

PURPOSE OF VARIANCE REQUEST: To allow replacement of an existing house with a new home and garage in the same location with a 10' building line along Boheme Road, in lieu of 17' setback line for garage access and 25' building line along Wilchester Blvd. per the original plat of Rustling Pines, May 19, 1950.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

HCAD identifies this property as Lot 14, Block 3 of the Rustling Pines subdivision of May 19, 1950 and located at 303 Wilchester Blvd., a local street, and along Boheme Street, a local street with an existing Garage accessing from Boheme Street. The existing house has a 25' building line and the Garage is on a 10' building line, per the original plat. The southeast corner of the house is 43'-1" from the back of curb and the Garage is 27'-3" from back of curb to the garage doors.

Lot 14, Block 3, Rustling Pines currently has a single-family home per HCAD records. The site is on the west side of Wilchester Blvd. and north side of Boheme Street both streets are concrete construction. The lot has been in this configuration with 10' building lines along Boheme Street since May 19, 1950 and most houses along Boheme Street use the 10' building line as well as other new construction.

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

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

This tract has functioned as a single-family lot since 1950. Requiring a garage building line of 17' for the southern portion of the property for the garage, when the current distance from the garage to the curb is 27'-1" fulfilling the intent of Chapter 42, would create an undue hardship in that it would unduly constrict the size of the buildable portion of the property. The owner would not reasonably build using the larger building line along with the 25' building line for the front of the property

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

The physical characteristics of this corner lot which requires a front building line of 25' along Wilchester Blvd. or a south side building line of 17' for the Garage, would restrict the buildable area for the home. Additionally, Rustling Pines has a 10' building line per subdivision plat of May 19, 1950. Not allowing the 10' building line variance for the garage would create an unnecessary and undue hardship in conjunction with the 25' front building line and old growth trees in the front and side of the property.

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

Since most other homes along Boheme Street have been built with the 10' garage building line and a 25' building line along Wilchester Blvd., the circumstances for granting of the variance will no way impose undue hardship on the surrounding properties, as the distance from the back of curb to the garage doors is 27'-1", would preserve the intent of the Chapter 42. Refer to the new building being built at 303 Cinnamon Oaks Lane.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 14, Block 3, Rustling Pines is an existing lot that does not allow any options for development other than single family. The design options are limited, so the requested building lines are necessary for reasonable development. The intent and general purposes of Chapter 42 will be preserved by allowing sensible development and encouraging the use that is already present and consistent with other buildings in this neighborhood and the plat of Rustling Oaks.

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

Wilchester Blvd. is a local street, the granting of the variance will not be injurious to the public health, safety or welfare as there are other properties in the area with similar building lines. The front 25' building line and 10" south side building line, per plat, will allow reasonable development and will not be injurious to the neighborhood and fulfill the intent of Chapter 42.

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

The hardship is that this property is an existing condition of Lot 14, Block 3 Rustling Pines is restricted to the requested building lines will allow a reasonable single-family home. The request to provide a south side Garage 10' building line will allow the lot to have useable space to build and will comply with the original plat building lines and allows 27'-1" from the garage and the curb. Without this variance the corner lot is not reasonably developable. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 162

Meeting Date: 11/10/2022

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 162

Meeting Date: 11/10/2022

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 162

Meeting Date: 11/10/2022

Houston Planning Commission

Elevation



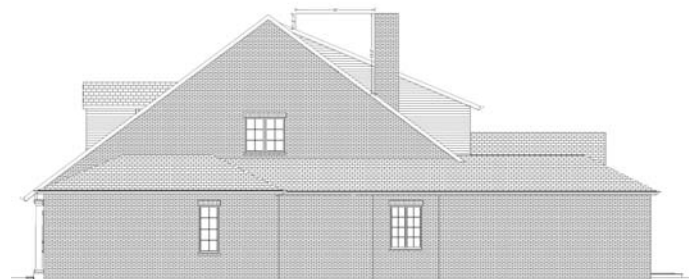
FRONT ELEVATION



SOUTH ELEVATION



REAR ELEVATION



NORTH ELEVATION

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the Planning Standards of Chapter 28 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.hotel-motel@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	
Vision Development		Amit Patel	615-496-4259	aamitpatel@yahoo.com	
County	Council District	Zip Code	Lambert	Key Map	Super Neighborhood
Harris	H	77022		453-F	Northside/Northline

HOTEL/MOTEL NAME: Quality Inn

HOTEL/MOTEL ADDRESS: 804 East Tidwell - Houston Texas 77022

PROPERTY OWNER OF RECORD: Rebecca Beran

OWNER ADDRESS: 1835 Bethlehem Street - Houston, Texas 77018

PROJECT PERMIT NUMBER: 22090913

TOTAL ACREAGE: 0.8156 ACRES

TOTAL NUMBER OF ROOMS: 40

PARKING SPACES PROVIDED: 47

Plat/ABSTRACT No: Garden Acres / Abstract A-526

SCHOOL DISTRICT: Houston ISD

NORTH OF: East Rodgers Street

EAST OF: Airline Drive

SOUTH OF: East Tidwell Street

WEST OF: Barrett Street

PURPOSE OF VARIANCE REQUEST: To allow a 40 Unit Hotel to be located adjacent to a residential lot,
To allow a hotel to be located within a residential area

CHAPTER 28 REFERENCE(S): Ch 28-202 Locational Requirements
Ch 28-202(3) Locational Requirements

HOTEL/MOTEL VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

Please see attached

We, respectfully, request a variance from the Houston Planning Commission to allow the proposed hotel to be constructed with a total of 40 guestrooms, abutting one single family lot residence to the south of our proposed development.

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). 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.hotel-motel@houstontx.gov.

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

The existing location of the proposed hotel sits along East Tidwell Road between Interstate 45 and Airline Drive. The East Tidwell corridor within this area is a commercial corridor with the surrounding area including single family homes next to commercial. The intent of the owner is to limit the number of hotel guestrooms to 40 units.

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

We respectfully request that you consider the request for a variance, considering that the total number of proposed units is only 11 fewer than the 51 unit requirement. Guestroom windows and doorways will not be facing towards residential areas to address privacy concerns.

HOTEL/MOTEL VARIANCE

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

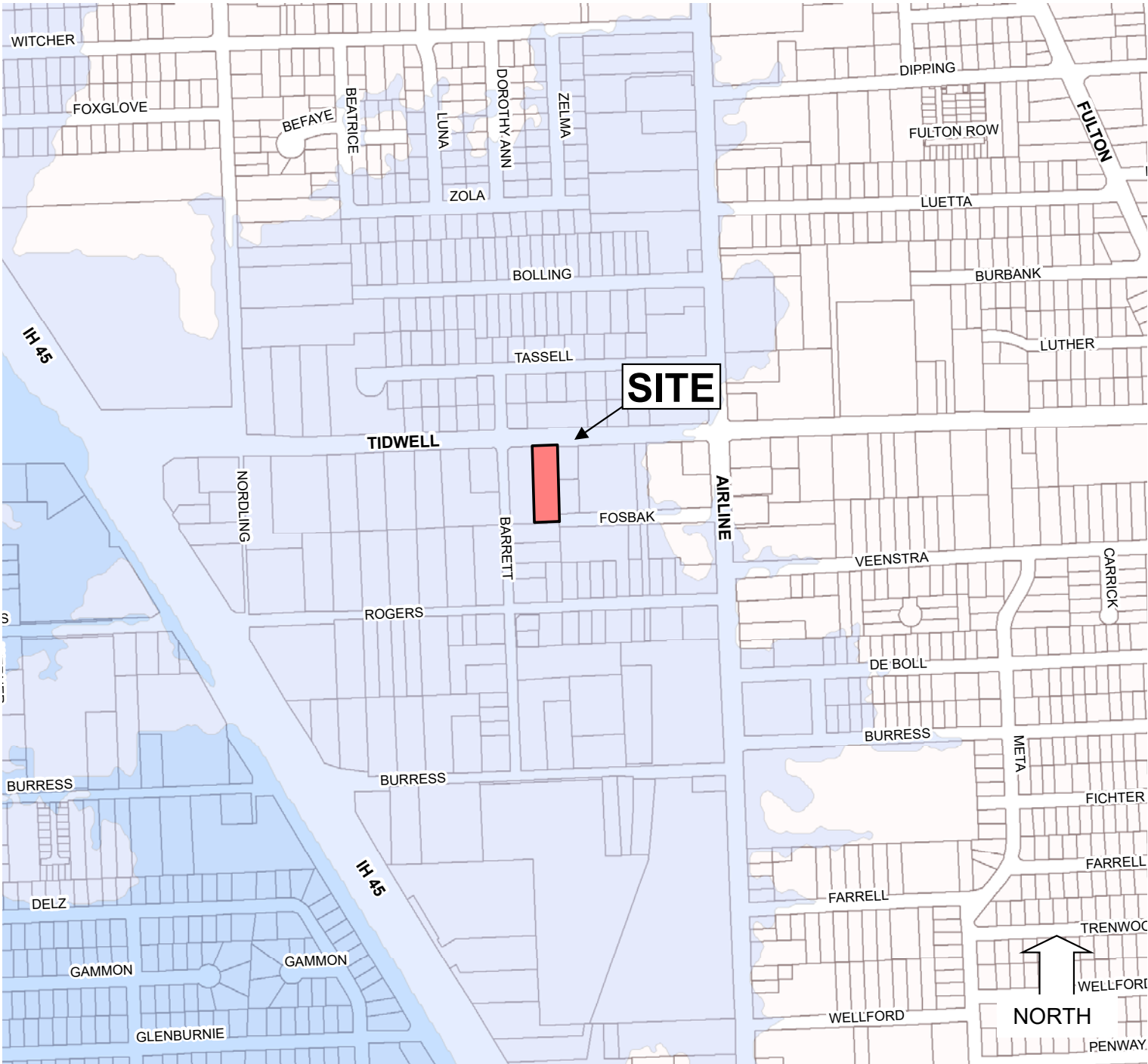
The proposed development satisfies, and in some cases exceeds existing requirements for provision and maintenance of the hotel. The requirements in 28-202 Sec (a)(3) compliance include:

- a. Hotel building(s) set back at least ten feet from the property line;
 - For this requirement, a 10 foot building setback / 10 foot landscape buffer has been provided along the south side of the property line.
- b. Canopy trees at least one per 100 lineal feet of property line; (2 provided)
- c. Ornamental trees at least two per 100 lineal feet of property line (3 Provided); and
- d. Shrubs at least 16 per 100 lineal feet of property line; are provided adjacent to residential tract on south side (20 Provided).
- e. Solid wood or masonry fence at least eight feet in height. Is being proposed along the southern property line adjacent to the residential lot abutting subject property. (proposed and shown)

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

This development is intended to better the community and provide a budget friendly, safe environment for visitors in the area. The hotel site is located in a commercial corridor adjacent to other complimentary businesses such as retail, food and restaurants and has viable commercial visibility and access to a major thoroughfare, Interstate 45. The development and its commercial activity will not be facing the residential area adjacent to the subject tract and granting this variance would not be injurious in any way to the public, and would instead contribute to the public health, safety, and welfare of the area by providing; a 24 hour service at this location, reducing dark areas, and hiring additional onsite security and employees that can serve as eyes to the community creating an overall safer environment.

Hotel Name: Quality Inn



Site Location

Houston Planning Commission

ITEM: IV

Planning and Development Department

Meeting Date: 11/10/2022

Hotel Name: Quality Inn



Aerial

Houston Planning Commission ITEM: IV

ITEM: IV

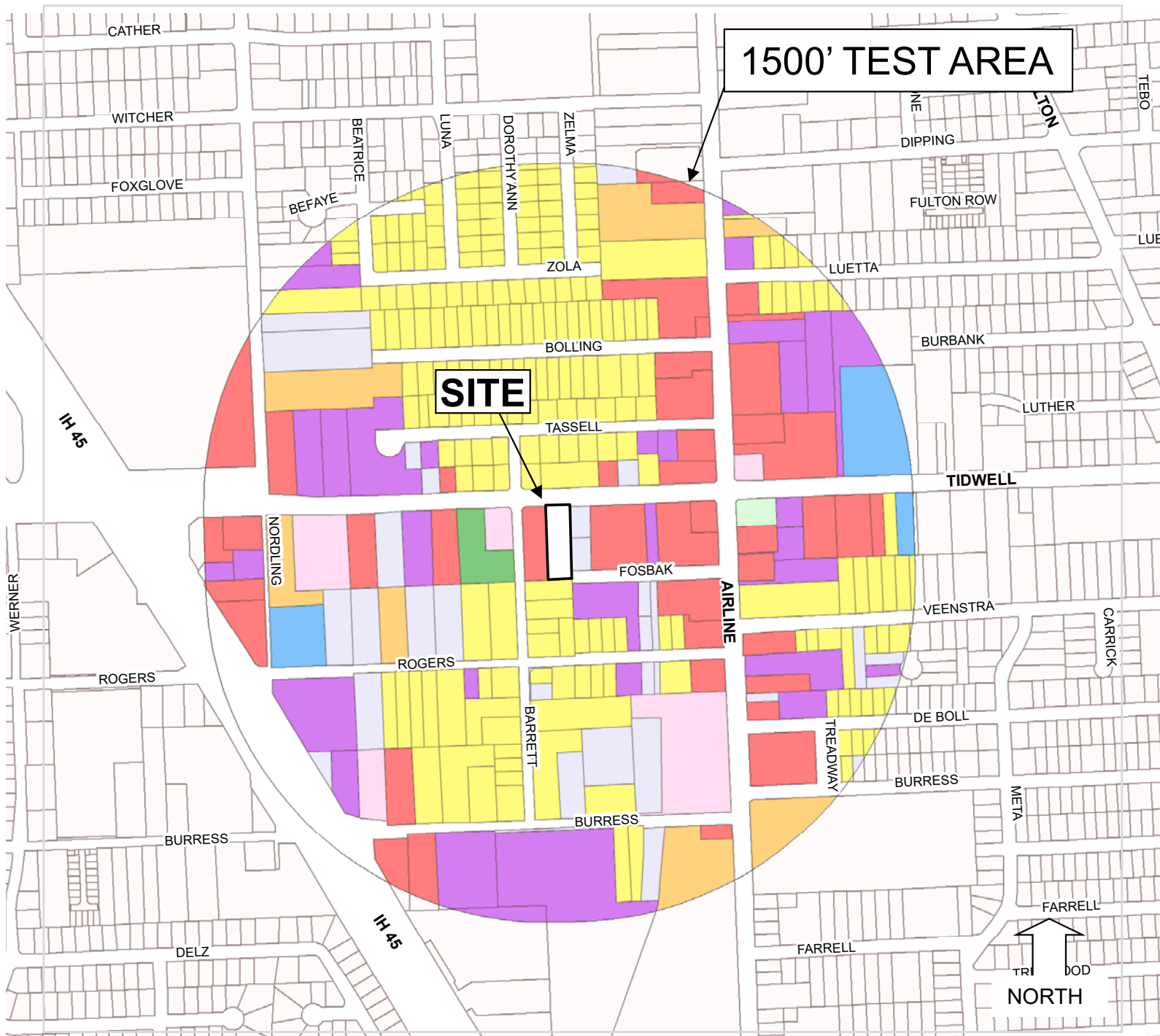
Planning and Development Department

Meeting Date: 11/10/2022

Hotel Name: Quality Inn

SINGLE FAMILY	COMMERCIAL	INDUSTRIAL
INSTITUTIONAL	MULTIFAMILY	PARK

71% residential



1500' Radius with Land Use

Houston Planning Commission

ITEM: IV

Planning and Development Department

Meeting Date: 11/10/2022

Hotel Name: Quality Inn

SINGLE FAMILY	COMMERCIAL	INDUSTRIAL
INSTITUTIONAL	MULTIFAMILY	PARK

71% residential

1500' TEST AREA



Aerial with Land Use

Houston Planning Commission

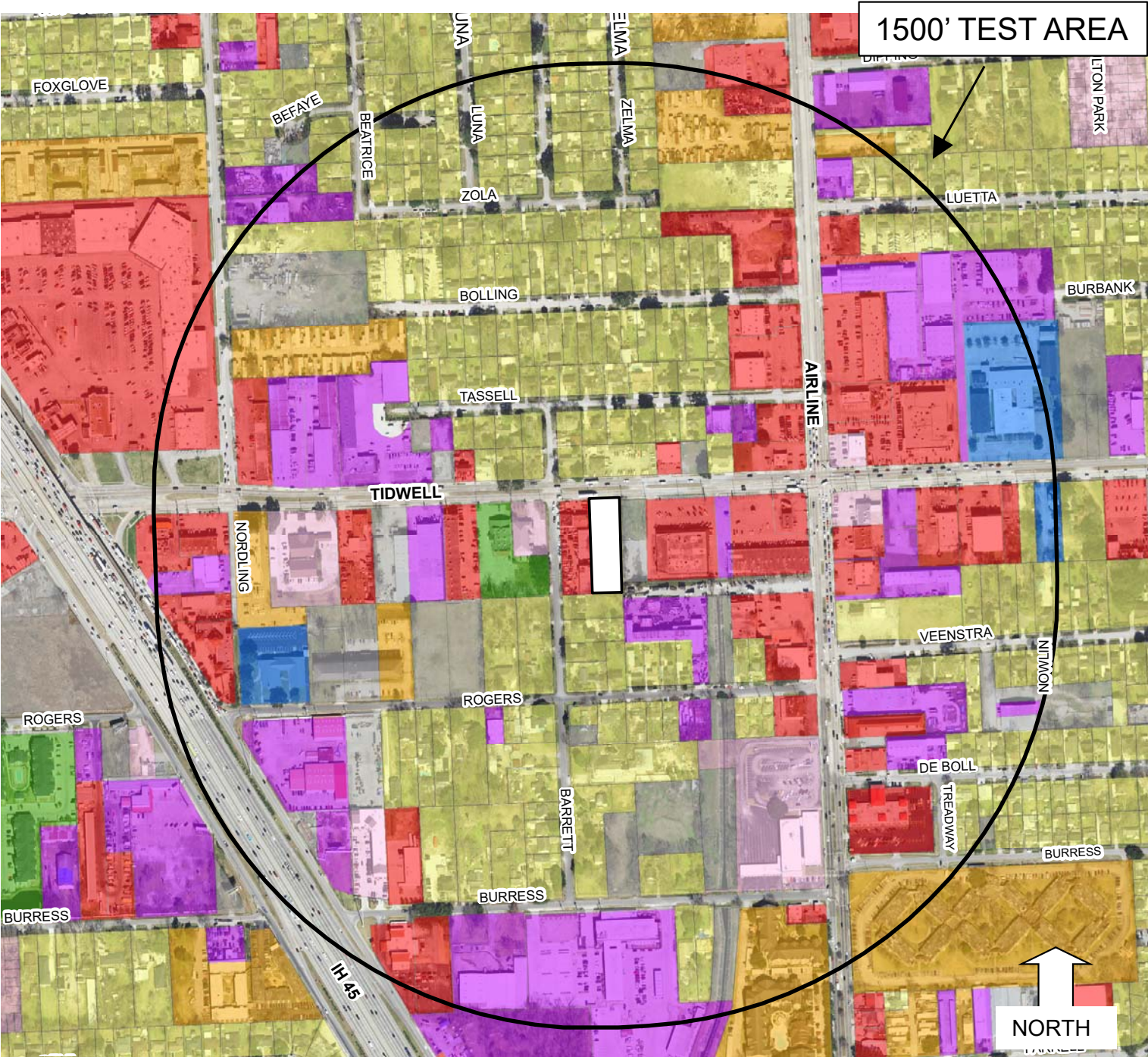
ITEM: IV

Planning and Development Department

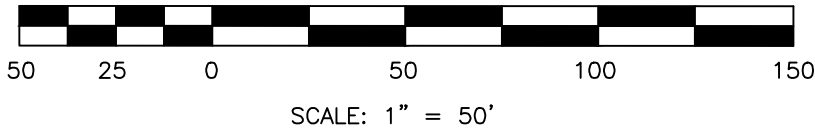
Meeting Date: 11/10/2022

Hotel Name: Quality Inn

SINGLE FAMILY	COMMERCIAL	INDUSTRIAL
INSTITUTIONAL	MULTIFAMILY	PARK

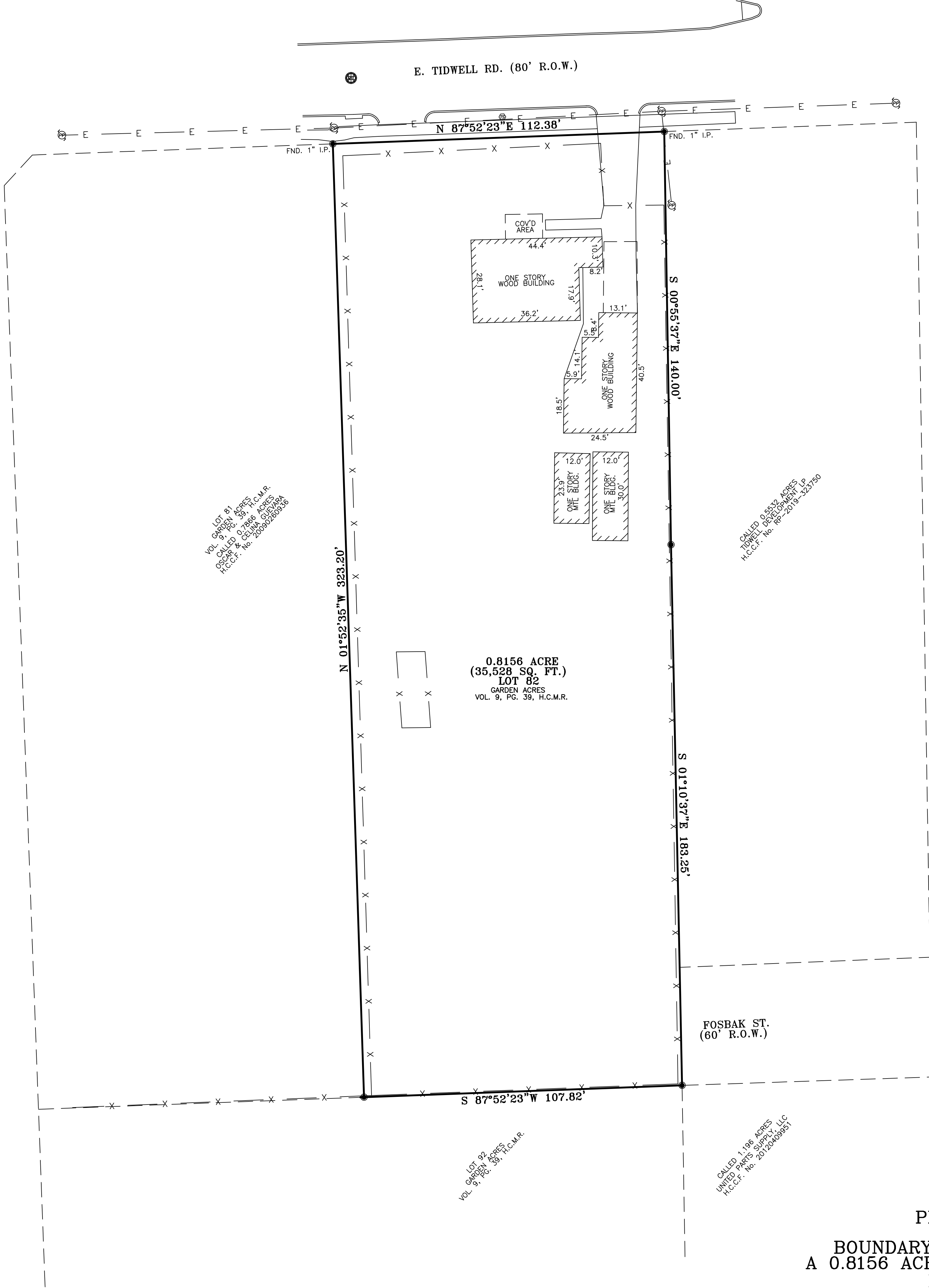


Site Plan



Schedule "B"
g. Building lines and easements as set forth on the plat and dedication recorded in Volume 9, Page 38, of the Map Records of Harris County, Texas.
h. Terms and provisions contained in the Ordinance No. 2393 regarding Established Building Liens along Tidwell Road as set out in instrument recorded in Volume 3133, Page 654, of the Deed Records of Harris County, Texas. (not plottable)
i. Terms and provisions contained in Ordinance No. 66-1875 regarding right-of-way lines of portions of Tidwell Road as set out in instrument filed for record under Harris County Clerk's File No. C403111. (not plottable)

- NOTES:
- The surveyor has not abstracted the subject property.
 - This survey was created with the benefit of a title commitment prepared by Old Republic National Title Insurance Company, G.F. Number 224770-AW, effective date: August 25, 2022.
 - Basis of Bearings for the survey is the Texas State Plane Coordinate System, Central Zone NAD83.
 - By graphic plotting only, the subject property lies in Zone "X-shaded" areas determined to be inside the 0.2% annual chance flood, as shown on Federal Emergency Management Agency flood insurance rate map number 48201C0660M, dated 06-09-2014.



LEGEND

- IRON ROD SET/FIND
- POWER POLE
- GUY ANCHOR
- MANHOLE
- MONITOR WELL
- SAMPLE WELL
- CLEANOUT
- GATE VALVE & BOX
- WATER METER
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- TELEPHONE PEDESTAL
- CABLE EQUIPMENT
- ELECTRIC BOX
- LIGHT STANDARD
- LIGHT
- AREA INLET
- PIPE BOLLARD
- TRAFFIC SIGN
- HANDICAPPED SIGN
- TREE
- FIBER OPTIC CABLE
- WOOD FENCE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC
- WATERLINE
- GAS LINE
- TELEPHONE LINE
- CENTER OF SWALE
- TOP OF BANK



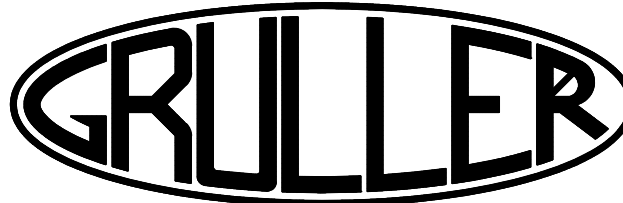
To: Amit Patel and/or Assigns, REbecca Beran, REnee Beran, Rachel Beran and Old Republic National Title Insurance Company:

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey. I do hereby certify that this survey was this day made on the ground. This plat correctly represents the facts found at the time of the survey.

Kenneth A. Gruller
Texas Registered Professional Land Surveyor No. 5476

PLAT OF SURVEY

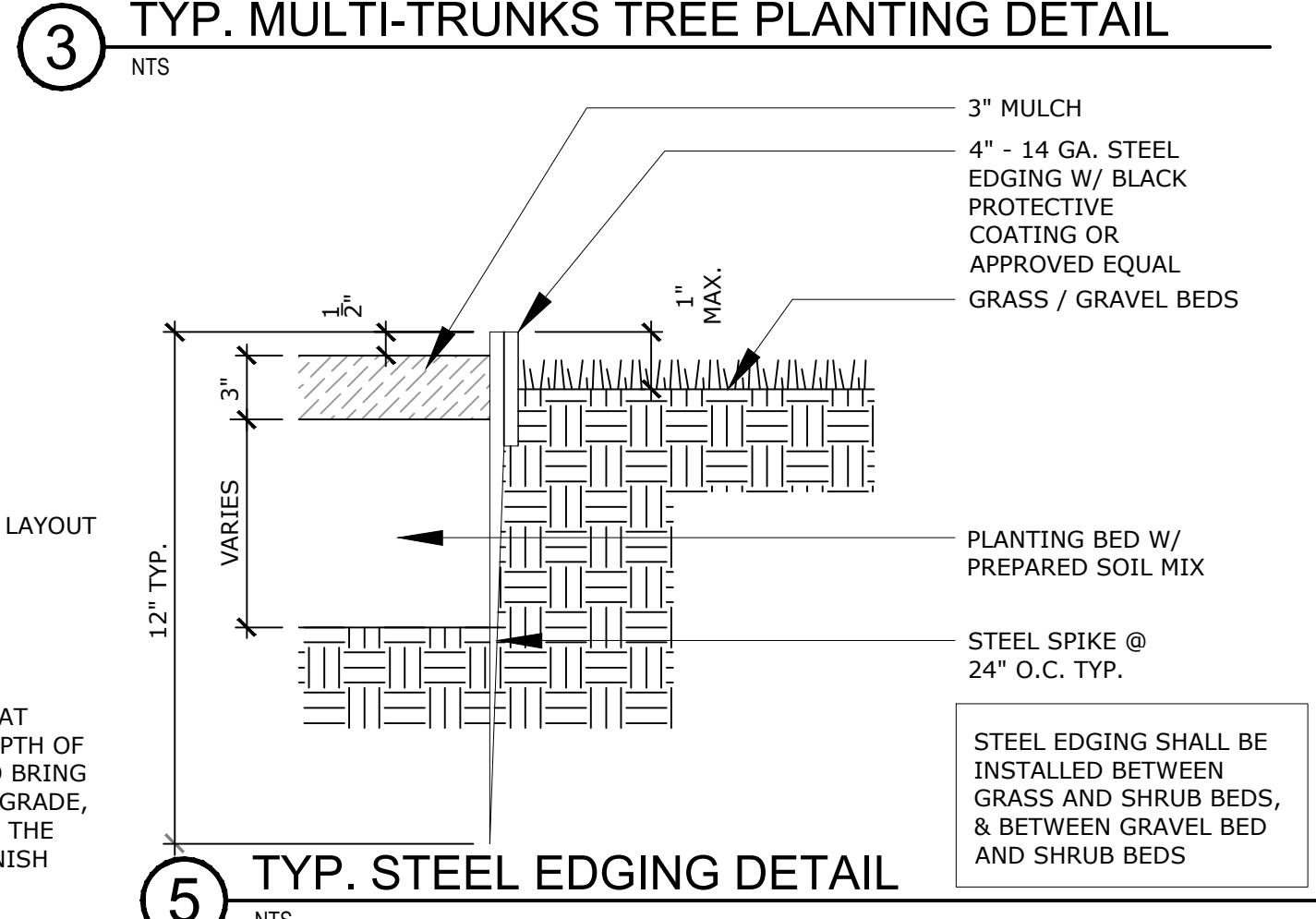
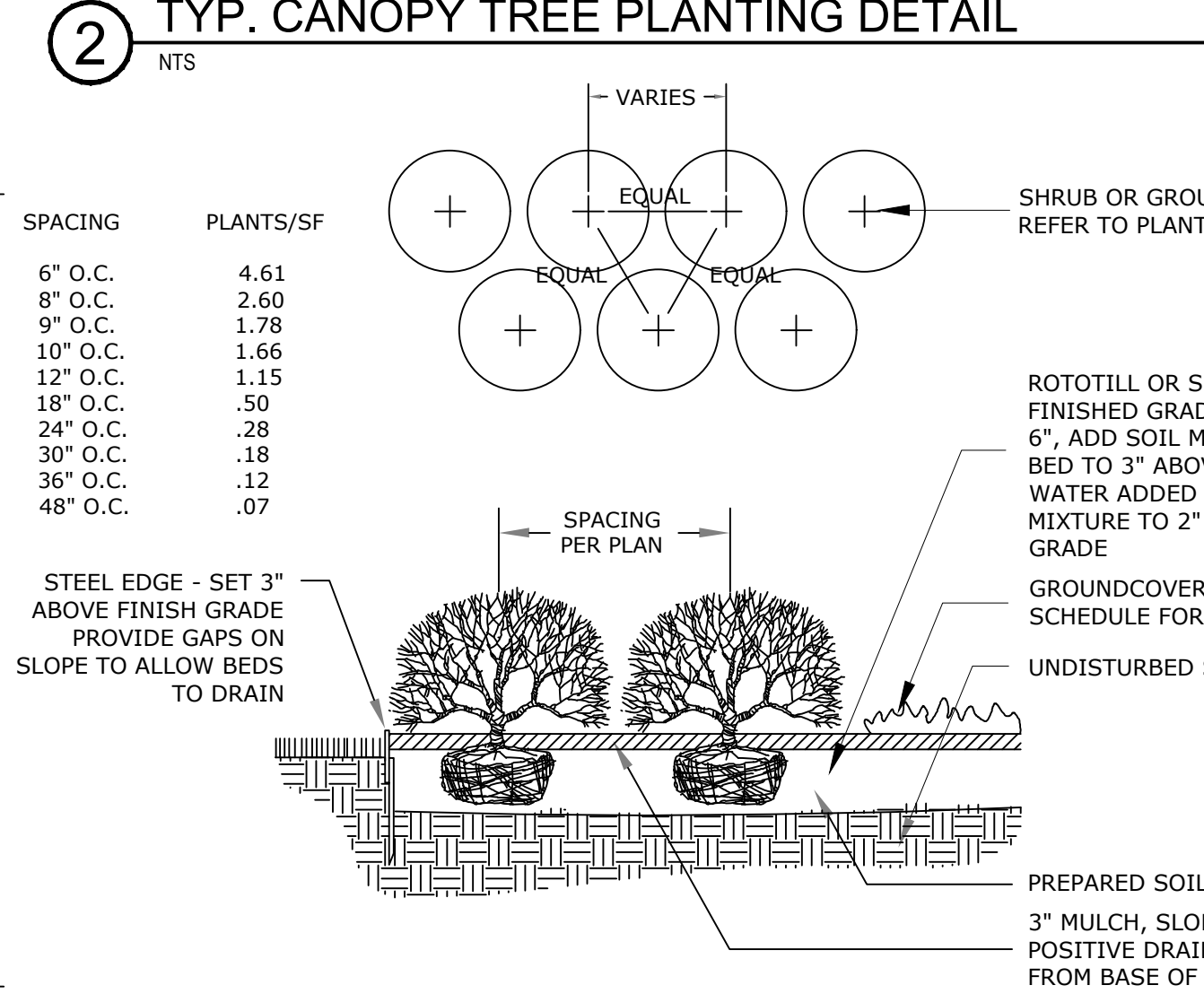
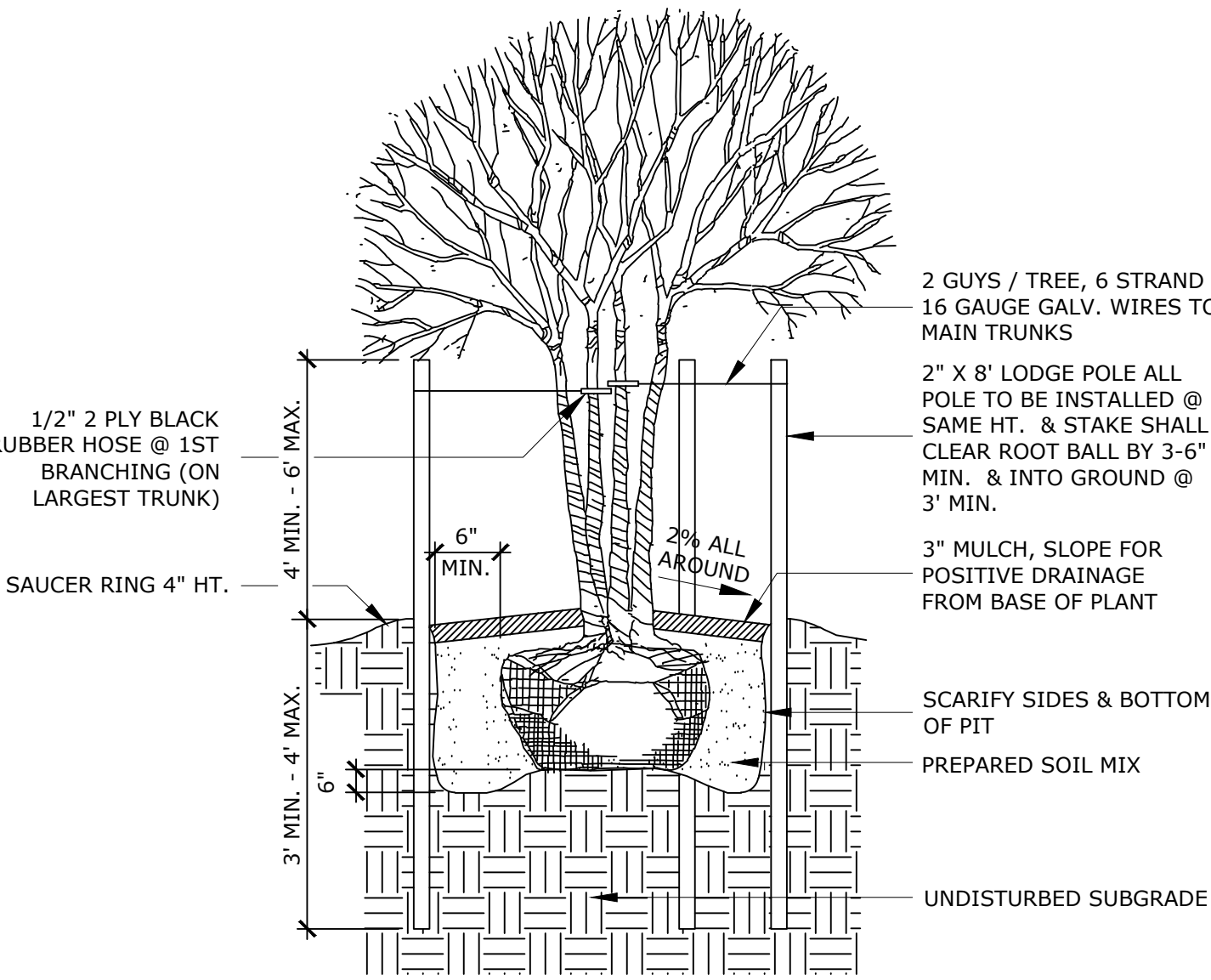
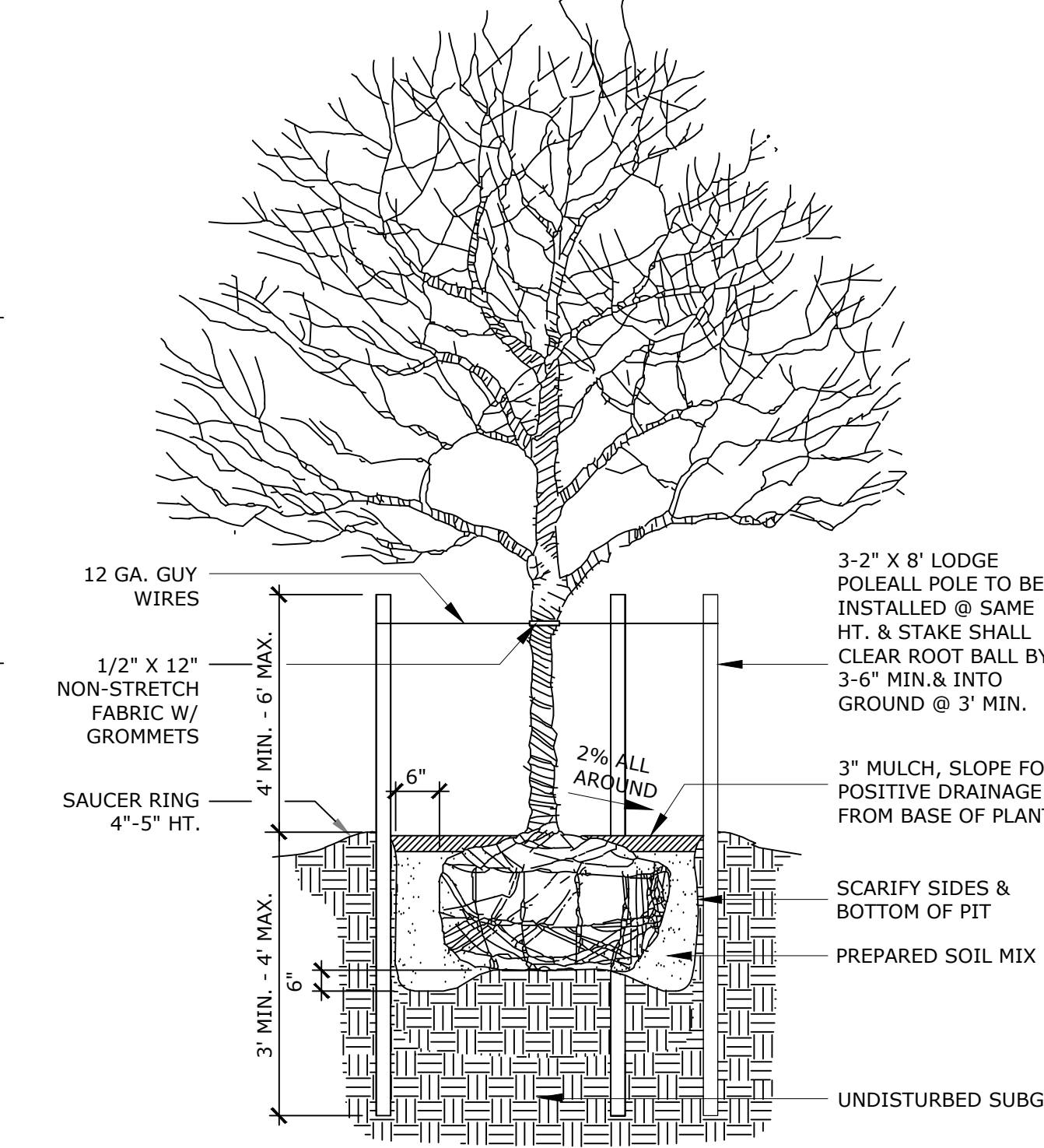
BOUNDARY AND IMPROVEMENT OF
A 0.8156 ACRE (35,528 SQ. FT.) TRACT
BEING ALL OF
LOT 82, GARDEN ACRES
VOL. 9, PG. 38, H.C.M.R.
A CALLED 29.6465 ACRE TRACT
H.C.C.F. No. RP-2022-68027
BEING OUT OF AND A PART OF
LOT 293 IN MINNETEX PLACE
VOL. 2, PG. 57, H.C.M.R.
LOCATED IN THE
WILLIAM J. LOVETT SURVEY, A-526,
HARRIS COUNTY, TEXAS



PROFESSIONAL LAND SURVEYING
1244 NORTH POST OAK ROAD, STE. 200
HOUSTON, TEXAS 77055
www.grullersurveying.com

SCALE: 1"= 20'	FIELD BOOK: 2022-12	DATE: 09-12-2022
G.F. No. 224770-AW	ADDRESS: 804 E. TIDWELL, HOUSTON TX	
PHONE: (713) 333-1466 FAX: (713) 782-3755	DWG. NO. 45-22195	D: A.P. C:K.G.

ALL IDEAS, PLANS AND SPECIFICATIONS ARE THE PROPERTY OF GANDHI DESIGNS LLC. PURCHASERS RIGHTS IS CONDITIONAL AND LIMITED TO ONE-TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN, AND USE IS LIMITED SPECIFICALLY TO SUCH PROPERTY. THE REPRODUCTION OF THESE PLANS CONCERNING OTHER CONSTRUCTION IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION OF GANDHI DESIGNS LLC. ALL PLANS DESIGNED FOR THE CONSTRUCTION OF THIS BUILDING SHOULD BE REVIEWED AND APPROVED BY THE CITY OF HOUSTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON.



4 DETAIL & SPACING CHART
TYP. SHRUB / GROUNDCOVER PLANTING

3 TYP. MULTI-TRUNKS TREE PLANTING DETAIL

5 TYP. STEEL EDGING DETAIL

PLANTING NOTES	
1.	CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
2.	CONTRACTOR SHOULD NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT UP TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
3.	THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4.	CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATION.
5.	LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADE TO +0.10. CONTRACTOR SHALL OBTAIN LETTER OF GRADE CERTIFICATION FROM OWNER PRIOR TO PROJECT EXECUTION.
6.	CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS (WEEKENDS NOT INCLUDED) PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULE.
7.	IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ON PLANS OR LAYOUT OF PLANS, CONTRACTOR SHOULD CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIAL.
8.	PROTECT ALL EXISTING TREES TO REMAIN. CONTRACTOR SHALL REPLACE ANY TREES DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE FENCING, IF NECESSARY, AT THE TREE DRIP LINE TO PROTECT TRUNK AND ROOTS AND TO PREVENT COMPACTION FROM VEHICLE TRAFFIC OR MATERIAL STORAGE ON THE SOIL BELOW TREES.
9.	CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.
10.	CONTRACTOR SHALL SUBMIT PHOTOS OF REPRESENTATIVE TREES AND SHRUBS WITH SPECIFICATIONS ON THE BACK OF PHOTO INCLUDING HEIGHT, WIDTH AND CALIPER. IF A REQUIRED THE CONTRACTOR WILL ARRANGE TO HAVE THE PARTICULAR NURSERY VISIT IS NURSERIES PREPARED TO SHOW TREES. SHOULD CONTRACTOR INSTALL PLANT MATERIAL INTERIOR TO INDUSTRY STANDARD, IT IS AT HIS OWN RISK. ALL PHOTO SUBMITTALS ARE TO BE APPROVED PRIOR TO PLANTING.
11.	IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS AND DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO GUARANTEE ALL PLANT MATERIALS PER THE SPECIFICATIONS.
12.	CONTRACTOR SHALL STAKE ALL FINAL TREE LOCATIONS AND PLANTING BED LIMITS IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13.	STEEL EDGING SHALL BE PLACED BETWEEN ALL SHRUB BEDS AND TURF AREAS, AS WELL AS BETWEEN GRAVEL BED AND PLANTING BEDS.
14.	UPON INSTALLATION ALL TREE MATERIALS SHALL BE STAKED ACCORDING TO SPECIFICATIONS AND PLANTING DETAILS.
15.	IF REQUESTED BY OWNER CONTRACTOR SHALL INSTALL DEEPROOT BARRIERS AT ALL TREES WITHIN 5'-0" OF CONCRETE WALKWAYS, STRUCTURES, WALLS, CURBS, ETC.
16.	ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED.
17.	ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" OF APPROVED SHREDDED MULCH.
18.	CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.

PLANT SCHEDULE						
PLANT	PLANT QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	HEIGHT	SPREAD	COMMENTS
TREE						
	8	Southern Magnolia <i>Magnolia grandiflora</i>	5-10 GAL. 2"-2 1/2"	8'-10'	6'-8'	CONTAINER GROWN, FULL & WELL BRANCHED
	-	Cedar Elm <i>Ulmus crassifolia</i>	5-10 GAL. 2"-2 1/2"	8'-10'	6'-8'	CONTAINER GROWN, FULL & WELL BRANCHED
	-	Live Oak <i>Quercus virginiana</i>	5-10 GAL. 2"-2 1/2"	6'-8'	3'-4'	CONTAINER GROWN, SINGLE TRUNK, FULL & WELL BRANCHED
	-	Mexican Sycamore <i>Platanus mexicana</i>	5-10 GAL. 2"-2 1/2"	8'-10'	6'-8'	CONTAINER GROWN, FULL & WELL BRANCHED
	6	Natchez Crape Myrtle <i>Lagerstroemia 'Natchez'</i>	5-10 GAL. 2"-2 1/2"	6'-8'	5'-6'	CONTAINER GROWN, MULTI TRUNK, FULL & WELL BRANCHED
	-	River Birch <i>Betula nigra</i>	5-10 GAL. 2"-2 1/2"	8'-10'	6'-8'	CONTAINER GROWN, MULTI TRUNK, FULL & WELL BRANCHED
SHRUB / GROUNDCOVER						
	85	Dwarf Nandina <i>Nandina Domestica</i>	1 GAL	12"-18"	16"-18"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 36" O.C. SINGLE ROW
	- sf	Flax Lily <i>Dianella tasmanica 'Variegata'</i>	1 GAL	12"-18"	16"-18"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 24" O.C. TRIANGULAR SPACING
	- sf	Foxtail Fern <i>Asparagus densiflorus 'Myers'</i>	1 GAL	10"-12"	12"-14"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 18" O.C. TRIANGULAR SPACING
	- sf	Dwarf Bottlebrush <i>Callistemon citrinus 'Little John'</i>	1 GAL.	16"-18"	14"-16"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 18" O.C. TRIANGULAR SPACING
	-	Red Tip Photinia <i>Photinia x fraseri</i>	5 GAL.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 36" O.C. SINGLE ROW
	- sf	Bermuda Grass 419 <i>Cynodon dactylon '419'</i>				SOD
	- sf	Bermuda Grass <i>Cynodon dactylon</i>				HYDROSEED

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FIRE LANE & LANDSCAPE
SITE PLAN
SCALE: 1/16"= 1'-0"

CITY OF HOUSTON DEPARTMENT OF PLANNING AND
DEVELOPMENT LANDSCAPE ANALYSIS FORM

A. STREET TREES: Sec. 33-126 (a) Calculation T = (x/30)
Sec. 33-126 (b) minimum spacing 20' O.C.
Sec. 33-126 (6) Required trees will be applies separately to each block face

Street A (112') Length of property line in lineal feet as measured along the each block face.
lineal feet/30 = 3.73(4) Street trees required.

PARKING LOT TREES: Sec. 33-127 (a) parking lot trees. T= (1x10 pkg. Sp.) Sec. 33-127
a) Each parking space must be within 120' of a tree.

Number of new parking stalls to be constructed 47 / 10 = 4.7
Parking lot trees required.

B. TOTAL TREE REQUIREMENT:
A + B = 8.43 (9) total number of street and parking lot trees required.

C. SHRUBS: Sec. 33-127 (b) shrubs S = (Tx10) Sec. 33-127 (b) 75% of shrubs must be planted
along the perimeter of the parking lot.
(Are required for new or the expanded portion of parking lots)
Total number of Street trees required, from "A" above 8.43 x 10 = 84.3 shrubs.

D. LANDSCAPE BUFFER: Sec. 33-128 (1) wood, concrete masonry opaque screening fence.
(Min. 6') Sec. 33-128 (2) Evergreen screening (See 33-130)
A 6' high wood, concrete masonry opaque screening fence, or 15' wide evergreen planting
strip along the total length of property line adjacent to existing single-family residential,
or limit of expansion adjacent to existing single-family residential.
(Site plan must show land use on all side of the property)

CREDITS WORKSHEET: Sec. 33-123 (a) TREE PLANTING EQUIVALENCY CREDITS:

ADA REQUIREMENTS

DETECTABLE WARNINGS:
DETECTABLE WARNINGS ON WALKING SURFACES
DETECTABLE DOWNS WITH A DIAMETER OF NOMINAL 0.9
(23MM), A HEIGHT OF NOMINAL 0.2 IN. (5MM) AND A
CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. (60MM)
AND SHALL CONTRAST VISUALLY WITH ADJOINING
SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

CURB RAMP SURFACES AT PUBLIC RIGHT OF WAY NEXT TO
DRIVEWAY SHALL HAVE TRUNCATED DOMES AS PER
SECTION 705

AUTOMATIC SPRINKLER SYSTEM IS ELECTRONICALLY
SUPERVISED AND PROVIDED W/ ALL SUPERVISORY
FEATURES AS REQUIRED BY SECT. 903.2.7 GROUP R

MANUAL FIRE ALARM SYSTEM AND MANUAL PULLS ARE
PROVIDED. MANUAL PULLS ARE REQUIRED BY FRANCHISEE
NOT THE CODE. ALARM SYSTEM AND PULLS TO BE
INSTALLED. LOCAL SMOKE DETECTION TO BE PROVIDED IN
EACH UNIT PER SECTION 903.2.8 GROUP R1.

SEC 33-128
ADDITIONAL LANDSCAPE BUFFER PROVIDED ADJACENT TO
EXISTING SINGLE FAMILY RESIDENTIAL LOCATED ALONG THE
SOUTHERN PROPERTY LINE WITH AN 8" TALL CEDAR FENCE
ALONG TREES FOR LANDSCAPE BUFFER
***NOTE - FOR PRIVACY PURPOSES THERE WILL BE NO
WINDOWS LOCATED ALONG THE SOUTHERN FACING
SECTION OF THE BUILDING TOWARDS THE RESIDENTIAL AREA

PROJECT INFORMATION:	
TOTAL LOT AREA	35,528 SQ. FT.
-	-
FIRST FLOOR AREA	10,050 SQ. FT.
SECOND FLOOR AREA	10,138 SQ. FT.
TOTAL FLOOR AREA	20,188 SQ. FT.
# OF ROOMS	42
# OF PARKING SPACES	47

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BUILDING DESIGNS
PLANNING
CONSULTING

GANDHI DESIGNS LLC
10701 CORPORATE DR. # 190
STAFFORD, TX 77477 / (281) 665-9204
NIRMAL@GANDHIDESIGNS.COM

ISSUES

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QUALITY INN
BY CHOICE HOTELS

804 E. TIDWELL RD.
HOUSTON, TX 77022

FOR OWNER OR
FRANCHISE REVIEW
ONLY

NOT FOR
CONSTRUCTION

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20220900-
PROJECT NUMBER

DATE

SHEET TITLE
LANDSCAPE
FIRE
SITE PLAN

SHEET NUMBER
AC1.01