

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, DECEMBER 1, 2022
2:30 PM



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

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

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

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 December 1, 2022 Houston Planning Commission please see the following options:

- In-person meeting at: 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas
- Microsoft Teams by installing the Microsoft Teams app; or
Web Browser: <https://bit.ly/3qjlvfm>; 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

December 1, 2022 2:30 p.m.

Call to Order

Director's Report

Approval of the November 10, 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 (Aracely Rodriguez, Geoff Butler, 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 (Nick Parker, Jacqueline Brown and Ramon Jaime-Leon)
- III. Establish a public hearing date of January 5, 2023**
 - a. Alys Park partial replat no 1
 - b. Candy Estates
 - c. Dolores Villas
 - d. Elyson Sec 41 replat no 1
 - e. Highland Estates
 - f. Montgomery County WCID no 1 Lift Station no 3
 - g. Neuen Manor partial replat no 29
 - h. Spring Branch Villa partial replat no 4
 - i. Waterloo Crossing
 - j. Wrenwood partial replat no 5
- IV. Public Hearing and Consideration of a Special Minimum Building Line Block Renewal for the 600 block of Harvard Street, east and west sides – MBL 41REN (Davonte Caldwell)**
- V. Public Comment**
- VI. Adjournment**

Minutes of the Houston Planning Commission

November 10, 2022

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

CALL TO ORDER

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

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Absent
David Abraham	Present at 2:58 p.m. during item 138
Susan Alleman	Absent
Bill Baldwin	Absent
Lisa Clark	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Absent
Scott Cain for	Absent
Commissioner James Noack	
Maggie Dalton for	Absent
The Honorable KP George	
Loyd Smith for	Present
The Honorable Lina Hidalgo	

Ex Officio Members

Carol Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Petersen

Executive Secretary

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

CHAIR'S REPORT

Chair Martha L. Stein, Chair reported on meeting procedures.

DIRECTOR'S REPORT

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

APPROVAL OF THE OCTOBER 27, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 27, 2022 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

I. PRESENTATION OF PUBLIC COMMENTS AND CONSIDERATION OF THE PROPOSED RESIDENTIAL BUFFERING ORDINANCE AMENDMENTS

Withdrawn

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1-131)

Items removed for separate consideration: **19**

Staff recommendation: Approve staff's recommendations for items **1-131**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1-131**, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Tahir**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **6, 7, 8, 9, 10, 16, and 45** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **6, 7, 8, 9, 10, 16, and 45** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Jones**

Vote: **Carried**

Abstaining: **Heisch and Sigler**

19 Ella Timbergrove

C3F

Defer

Staff recommendation: Defer the plat at Applicant's request.

Commission action: Deferred the plat at Applicant's request.

Motion: **Porras-Pirtle**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

132 Jackson Hill Grove

C3N

Approve

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

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

Motion: **Jones**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

133 Marisol Sec 4

C3N

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: **Smith**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Katy Harris, applicant -supportive; Brent Watson - opposed

134 Southland Terrace partial replat no 2

C3N

Approve

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

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

Motion: **Mares**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

- 135 Sunterra Sec 14 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: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 136 Towne Lake Sec 63 partial replat no 1 C3N Defer**
 Staff recommendation: Defer the application for legal review.
 Commission action: Deferred the application for legal review.
 Motion: **Sigler** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
- 137 Trinity at Springhill C3N Disapprove**
 Staff recommendation: Disapprove the plat.
 Commission Action: Disapproved the plat.
 Motion: **Mares** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
- 138 Wrenwood partial replat no 5 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

- 139 Buffalo Way Villas C3P Approve**
 Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
 Motion: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
 Speakers: Patsy Taylor, Perdita Chavis for District K Councilmember Martha Castex-Tatum, Wilma Evans, Maria Eugenia Garcia – position not stated
- 140 Carver Landing Aracely C2R Defer**
 Staff recommendation: Defer the application for additional information.
 Commission action: Deferred the application for additional information.
 Motion: **Hines** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speakers: Bernadette Baker, Tina Russell – position not stated; Lourine Davis Cook, Brenda Addison - opposed

Items 141 and 142 were taken together.

- 141 Indian Springs GP Approve**
142 Indian Springs Sec 1
 Staff recommendation: Grant the requested variance(s) and approve the plats 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: **Jones** Vote: **Unanimous** Abstaining: **None**

143 Kennebrew and Britton Estates C2R Defer
Staff recommendation: Defer the application for further study and review.
Commission action: Deferred the application for further study and review.
Motion: **Clark** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

144 La Quinta Luna 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: **Porras-Pirtle** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

145 Masjid Al Huda C3P Defer
Staff recommendation: Defer the application for additional information.
Commission action: Deferred the application for additional information.
Motion: **Heisch** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

146 Morton 180 Tract 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**

147 North New Hope Housing Gray 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: **Abraham** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Items 148 and 149 were taken together.

148 Portman Center Street East C2R Defer
149 Portman Center Street West
Staff recommendation: Defer the applications for additional information.
Commission action: Deferred the applications for additional information.
Motion: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Michael Pittman – opposed; Ghaly Ahmet, Houston Public Works

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

150 Kuykendahl Oaks C3F Defer
Staff recommendation: Defer the application per the Harris County Engineers office.
Commission action: Deferred the application per the Harris County Engineers office.
Motion: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Items G, H and I were taken together.

G EXTENSIONS OF APPROVAL

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

H NAME CHANGES NONE

I CERTIFICATES OF COMPLIANCE

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

Staff recommendation: Approve staff's recommendation for items 151-159.

Commission Action: Approved staff's recommendation for items 151-159.

Motion: **Clark**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

160	411 Cavalcade Street	DPV	Approve
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Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

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

Motion: **Sigler**

Second: **Robins**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Virginia Ramirez - opposed

161	6904 Van Etten Road	DPV	Deny
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Staff recommendation: Deny the requested variance.

Commission action: Denied the requested variance.

Motion: **Heisch**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Alonzo Gonzalez, Gerardo Gaitan, Megan Ryan, Daniel Goldberg – opposed

162	303 Wilchester Blvd	DPV	Defer
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Staff recommendation: Defer the application per the applicant's request.

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

Motion: **Clark**

Second: **Hines**

Vote: **Unanimous**

Opposed: **None**

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

Staff recommendation: Establish a public hearing date of December 15, 2022, for item III a-i.

Commission action: Established a public hearing date of December 15, 2022, for item III a-i.

Motion: **Porras-Pirtle** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

IV. CONSIDERATION OF A QUALITY INN HOTEL/MOTEL LOCATED AT 804 E TIDWELL ROAD
Withdrawn

V. PUBLIC COMMENT
NONE

VI. EXCUSE THE ABSENCES OF COMMISSIONERS ABRAHAM, HEISCH, AND ROBINS

Commissioners Abraham, Heisch, and Robins were present; no Commission action was required.

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:15 p.m.

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

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Residential Buffering Ordinance Amendments - Public Comments Matrix

No.	Page and line	Public Comments	Proposed Changes
1	Page 3 line 9:	Calrify if the rules apply to the ETJ or only to the City?	Rules only apply to the City. No change needed.
2	Page 4 line 30.	Calrify if podium style sturcture requies garage screening.	No change needed. Any parking garage where parking occurs abutting residential development or across the street from residential development must provide 50" exterior cover.
3	Page 3 line 16	Do not remove Sec.42-272 (a) "For purposes of this section, a private roadway shall be..."	Change made. Kept Sec 42.272 (a) "For purposes of this section, a private roadway shall be..."
4	Page 6 line 15	Type of file needed to submit to building permit will not be accepted	Change made.
5	Page 3 line 31	Add "contiguous to or take access from only a local street"	Change made.
6	Page 3 line 16	42-271 and 272 must be reivsed with minimal redline for simplicity	Change made.
7	Page 2 line 28	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.
8	Page 3 line 20	Clarify "within 30%". That seems like a typo	Yes. Change made.
9	Page 2 line 24	Definition for campus style is not needed	No definition needed. Removed the word campus style.
10	Page 4 line 28	Remove "any" and change "block" to "limit" and change adjacent properties to residential development and streets	Suggestion considered and alternate laguague proposed to address the concern.
11	Page 5 line 2	Consider citing specifying reference code	Change made.
12	Page 5 line 20	Changes to CRI and CCT definition. Remove the word excess	Change made.
13	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.
14	Page 6 line 13	CCT or 3500K is not adequate for security lighting or for surveillance viedo clarity and support 4000K	No change proposed. 3500K is adequate illumination for security purposes.
15	Page 6 line 16	Clarify accent lights	No Change. Defined adequately
16	Page 7 line 25-28	Consider using "bulk container" instead of dumpster	Change made.
17	Page 7 line 4-8	Revise the language to exclude all single family residential developements that solid waste departement does not service.	Change made.
18	Page 7 line 10	Keep the language that speciefies when a bulk container is considered visible.	Change made.
19	Page 7 line 30	Bulk container fully enclosed in a building for must be exempt	Change made.
20	Page 4 line 28	Changes to 406.4.9 regardig the height increase of "exterior cover" 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 specify that the exterior cover for garages will be required only when abutting residential properties or when located across the street from residential properties to avoid headlights shining into homes. Also, the exterior cover can be a opaque surface or screen mesh material of sufficient rating to block headlights.
21	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.
22	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.
23	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 realated to ARA's work.Outside LPAC's scope of work.
24	Page 4 line 19	Change 1.5" to 3" Caliper trees for landscape buffering	No change. Not discussed with LPAC and it is existing language.
25	Page 5 line 36	Require all LED fixtures	No change. Allow options to create different light effect without creating tresspass.

DEC 1, 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 BUFFERING STANDARDS CONTAINED IN CHAPTER 42 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS, RELATING TO SUBDIVISION PLATTING AND DEVELOPMENT; AMENDING THE CITY OF HOUSTON CONSTRUCTION CODE ON RELATED MATTERS; AMENDING 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 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 Council finds that it is appropriate to modify certain buffering standards to protect residential uses from the impacts of commercial development, such as requiring a buffer area, parking garage screening, lighting fixture standards, and bulk container screening provisions contained in Chapters 39 and 42 of the Code of Ordinances and related provisions in the Houston Construction Code; 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 public comment period on the proposed amendments; and

DEC 1, 2022 PLANNING COMMISSION DRAFT FOR REVIEW PURPOSES ONLY
NOT REVIEWED BY THE CITY ATTORNEY
NOT FINAL UNTIL APPROVED BY CITY COUNCIL

1 **WHEREAS**, on _____2022, the City Council held a public hearing on the
2 proposed amendments as revised following public comment and review of those
3 comments, many of which were incorporated; and
4

5 **WHEREAS**, the City Council finds that all procedural requirements necessary for
6 the adoption of amendments to Chapter 42 have been satisfied and complied with; **NOW**
7 **THEREFORE**;
8

9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON,**
10 **TEXAS;**

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

13 **Section 2.** That Chapter 42 of the City of Houston Code of Ordinances, Section 42-1,
14 Definitions, amending and adding new definitions as follows:

15 ~~*Abutting development* shall mean a development located on property not in use~~
16 ~~for or restricted to single-family residential use or multi-unit residential use that is~~
17 ~~either directly abutting or within 30 feet of property that is in use for or restricted to~~
18 ~~single-family residential use or multi-unit residential use. A structure that is not a~~
19 ~~parking garage located on property across either a public street that is not an alley~~
20 ~~or a permanent access easement from single family residential lots is not an~~
21 ~~abutting development regardless of the width of the right-of-way.~~
22

23 *Buffer area* shall mean the area required by division 8 of article III of this chapter,
24 measured from the property line of lots or tracts in use for or restricted to single-
25 family residential use or multi-unit residential use.
26

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

30 *Mid-rise* shall mean a structure 65' or greater measured from grade to the top of
31 structure but less than a high-rise as defined in this chapter.

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

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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:

Sec. 42-271. - Applicability.

(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.

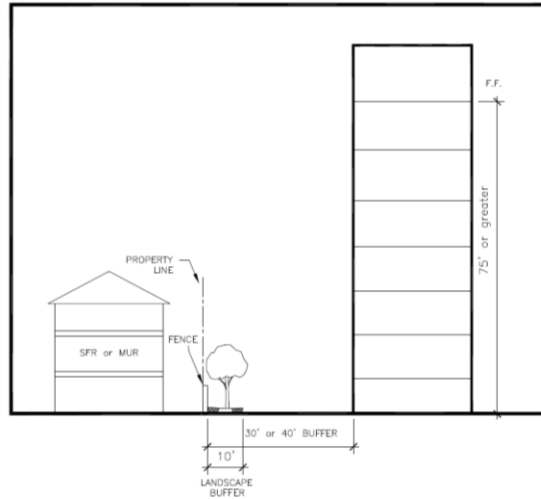
Section 4. That Chapter 42 of the City of Houston Code of Ordinances, Section 42-272, Abutting development standards, is amended to read as follows:

Sec. 42-272. - Abutting development standards.

(a) The following standards shall apply to a high-rise or mid-rise structure located on an abutting development greater than 75 feet in height on property that is contiguous to or takes access from a public street, except as provided in section 42-271(b). For purposes of this section, a private roadway shall be treated as: (i) a major thoroughfare if it intersects a major thoroughfare; (ii) a collector street if it intersects a collector street and not a major thoroughfare, or (iii) a local street if it does not intersect a major thoroughfare or a collector street.

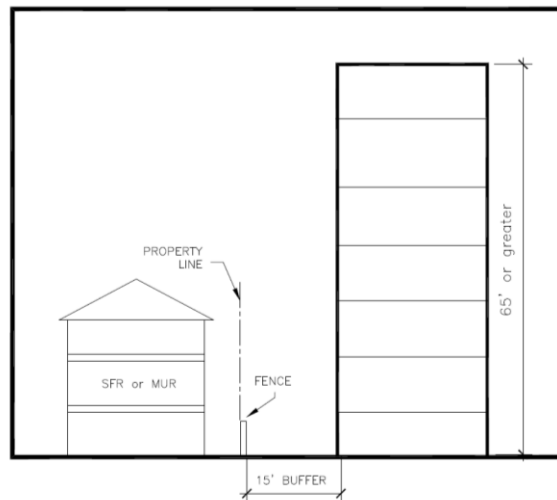
(1) An abutting development shall provide a buffer area from any side of a property line that abuts lots or tracts in use for or restricted to single-family residential use or multi-family residential use if the majority of the lots or tracts abutting the side of the property line are in use for or restricted to single family residential or multi-unit residential use. ~~are greater than 3,500 square feet and 60% or more of the length of the property line is comprised of lots greater than 3,500 square feet in use for or restricted to single family residential or multi-unit residential use.~~ No structure or covered parking may be located within the buffer area. The buffer area may be used for vehicular access and surface parking.

a. For an abutting development with a high-rise structure that is required to provide a buffer area and is contiguous to or takes access from a collector street, the buffer area shall be 30 feet from the property line of the abutting single-family residential lots or multi-unit residential uses.



BUFFER FOR HIGH-RISE

- b. For an abutting development with a high-rise structure that is required to provide a buffer area and is contiguous to or takes access from only local streets, the buffer area shall be 40 feet from the property line of the abutting single-family residential ~~lots~~ or multi-unit residential uses.
- c. For an abutting development with a mid-rise residential structure that is required to provide a buffer area and is contiguous to or takes access from a local street, the buffer area shall be 15 feet from the property line of the abutting single family residential or multi-unit residential uses.



BUFFER FOR MID-RISE

- d. No buffer area is required for buildings less than 65 feet in height.

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(2) The buffer area required for high-rise structures shall include a ten-foot landscape buffer from the property line of the abutting development. The landscape buffer shall include:

- a. An eight-foot 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. Compliance with this subsection is not required where a utility easement runs along, over or on the property line. Compliance with this subsection item shall be considered to satisfy the requirements of section 33-128.

(b) 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, Garage Screening, is hereby amended to read as follows, and by adding a new Section 406.4.9.1, Definitions:

406.4.9 Garage screening. ~~Any part of an abutting 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 that directly faces abuts property in use for or restricted to single-family residential use or across the street from residential use. The exterior cover of such a parking garage structure shall be made of an opaque surface or screen mesh material of sufficient rating to block light from headlights from crossing property lines onto adjacent~~

DEC 1, 2022 PLANNING COMMISSION DRAFT FOR REVIEW PURPOSES ONLY
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property in use for or restricted to ~~single-family residential use~~ or across the street from residential use. The exterior cover shall be at least 42 50 inches (1,066.8 1270 mm) in height measured from ~~the~~ each 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 (15,240.0 mm) in height from grade. For ramps and other sloped surfaces, the exterior cover shall be positioned to block light from headlights from crossing property lines onto adjacent properties in use for or restricted to ~~single-family residential use~~ or across the street from residential use.

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

- a. Provide a photometric plan showing all internal garage luminaires, 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 the 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.

406.4.9.1 Definitions. For purposes of Section 406.4.9, the following definitions shall apply:

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 of illuminated surfaces appear under a light source when compared with sunlight.

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

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.

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

DEC 1, 2022 PLANNING COMMISSION DRAFT FOR REVIEW PURPOSES ONLY
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Section 6. That the Construction Code of the City of Houston, Section 514.5 of the National Electrical Code 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 of illuminated surfaces appear under a light source when compared with sunlight.

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

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.

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

Section 7. That the Construction Code of the City of Houston, Section 514.5 of the National Electrical Code is hereby amended by adding the following language:

All outdoor wall or pole mounted luminaires placed within a development other than single-family or multi-unit residential as those terms are defined in Chapter 42-1, must be installed to minimize light trespass and keep direct light from shining onto abutting residential properties or public streets. In addition, the light source must be fully enclosed in the luminaire housing.

Where a development other than single-family or multi-unit residential, as those terms are defined in Chapter 42-1 includes wall or pole mounted luminaires on a wall or fence that abuts property used for residential purposes or a public street, the following standards shall apply:

- a. All outdoor luminaires 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 luminaires as defined in the Building Code and house side shields as needed may be used to meet the criteria;
- b. All outdoor luminaires are required to have a maximum Correlated Color Temperature of 3,500 Kelvins and a minimum Color Rendering Index of 70.

DEC 1, 2022 PLANNING COMMISSION DRAFT FOR REVIEW PURPOSES ONLY
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An applicant must provide specifications for all luminaires on the building plans evidencing compliance; and

- c. Accent lights that are directed upwards are exempted from the above requirements, provided the light sources are fully enclosed in the luminaire 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.

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 other than single-family residences for which plans are submitted after January 1, 2023, are located within the City, and are not serviced by the city of Houston Solid Waste Department. All such developments shall identify the location of the service area or the bulk container along

DEC 1, 2022 PLANNING COMMISSION DRAFT FOR REVIEW PURPOSES ONLY
NOT REVIEWED BY THE CITY ATTORNEY
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with screening when applicable on a site plan required per Chapter 26-473 or 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 rights-of-way, on the address side of the property. 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 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.~~
- (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.
- (d) A bulk container 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 bulk container.
- (e) A bulk container 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 bulk container 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.
 - (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

DEC 1, 2022 PLANNING COMMISSION DRAFT FOR REVIEW PURPOSES ONLY
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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 for which plans were approved prior to January 1, 2023, ~~t~~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 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

DEC 1, 2022 PLANNING COMMISSION DRAFT FOR REVIEW PURPOSES ONLY
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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 January 1, 2023.

PASSED AND ADOPTED this _____ day of _____, 2022.

APPROVED this _____ day of _____, 2022.

Mayor of the City of Houston

Prepared by Legal Dept. _____
KM:llm 011/23/22 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 &
DEVELOPMENT
DEPARTMENT

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>

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Afriunique	C2	
2	Allison Park GP	GP	
3	Arales Properties at Force	C3F	
4	Augusta Woods Self Storage	C2	
5	Broadway Square	C3F	
6	Buffalo Way Villas	C3F	
7	Cardiff at Westminster	C2	
8	CE King Self Storage	C2	
9	City Place Edgemoor Avenue Street Dedication Sec 1	SP	
10	City Place Welwyn Garden Drive and Reserve	C3P	
11	Community Fieldhouse	C2	
12	Craig Woods partial replat no 38	C3F	
13	Ella Timbergrove	C3F	DEF1
14	Esther Acres	C3F	
15	Fellows In and Out Investments at South Freeway	C2	
16	Forestwood Sage Sec 2	C2	
17	Forestwood Sec 9	C3P	
18	French Landing	C2	
19	Geneva Place	C3F	DEF1
20	Gramina Way Street Dedication	SP	
21	Grand Pines Sec 4	C3F	
22	Grand West Sec 3	C3F	
23	Green Oaks On Broadhurst	C3F	
24	Harris County MUD No 558 Wastewater Treatment Plant no 1	C3F	
25	Haven at Highland	C3F	DEF1
26	Hesscat	C2	
27	Horizon Heights	C3F	
28	Hufsmith Kuykendahl Boat and RV Storage	C2	DEF1
29	In Time Clay	C2	
30	Inwood Pines Village	C3F	
31	Jackson Hill Grove	C3F	
32	Jutland Estates replat no 1	C3F	DEF1
33	Kareem Homes	C2	DEF1
34	Katy Heights	C3F	
35	Lake Elaine Estate Sec 1	C3P	
36	Lakemont Park GP	GP	
37	Lakemont Park Sec 1	C2	
38	Lakes at Creekside Sec 12	C3F	
39	Lazy W West	C2	DEF1
40	Lucille Luxury Living	C3P	
41	Magnolia Village	C3P	
42	Malakha Bissonnet Development	C2	

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

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Marvida Center at West Road	C2	
44	Meadows at Telge Sec 1	C3P	
45	Memorial Luxury Villas	C3P	DEF1
46	Norma Estates	C2	
47	Park at Champions Park	C3F	
48	Radius at Dunham Pointe	C2	
49	Rankin Park	C2	
50	Red Oak	C3F	DEF1
51	Sama Estates at Saddlespur	C3F	
52	Shepherd Oaks partial replat no 2	C3F	
53	Solanna Parkland Drive and Marvelous Place Street Dedication	SP	
54	Spring Branch Estates no 2 partial replat no 17	C3F	
55	Sunterra Corner Store	C2	
56	Sunterra Sec 14 partial replat no 1	C3F	
57	Tavola West Reserves Sec 1	C3F	
58	Tavola West Sec 1	C3F	
59	Tennessee Township GP	GP	
60	Tennessee Township Wastewater Treatment Plant	C2	
61	Tennessee Township Water Plant	C2	
62	Tidwell Lakes Sec 4	C3F	
63	Tiva	C2	
64	Valley Ranch Bend Drive Street Dedication	SP	DEF1
65	Via Corsica Drive Street Dedication Sec 1	SP	
66	Wajihee Estates	C2	

B-Replats

67	Alexander Townhomes	C2R	
68	Almeda at Fuqua	C2R	
69	Almeda Plaza	C2R	
70	Blake Vista	C2R	DEF1
71	Burkett Place	C2R	
72	C and F Investments at S Victory	C2R	DEF1
73	Cabocho	C2R	
74	Comanche Estates	C2R	DEF1
75	Dorado Estates	C3R	DEF1
76	Dorado Place	C2R	DEF1
77	Dosani Estates at Ricky	C2R	
78	East 31st Street Gardens	C2R	
79	Ella West	C2R	
80	Escatta	C3R	DEF1
81	Estates Plaza at Briscoe	C2R	
82	Fed Ex Drive partial replat no 1	C2R	
83	Fellowship Estate	C2R	
84	Fountain Estates	C2R	

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

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Fulton 7100 Storage	C2R	
86	Guidry Retail partial replat no 1	C2R	
87	Haven at Kieth Harrow	C3R	
88	Hazard Place	C2R	DEF1
89	Highland Acres at Victory Drive	C2R	
90	Highland Heights Crossing	C2R	
91	Houston Roy Multifamily	C2R	
92	Hover Estates	C2R	
93	Imani Square	C2R	
94	Klein ISD Schultz Elementary School partial replat no 1	C2R	DEF1
95	Life	C2R	DEF1
96	Lozier Square	C2R	
97	Lyons Court	C2R	
98	Market Square replat no 1	C3R	DEF1
99	Martinas at Milby	C2R	DEF1
100	Mpower Auto Fondren Road Development	C2R	
101	Negrete Estates	C2R	
102	New Orleans Crescent	C2R	
103	NTN Gosling	C2R	DEF1
104	Pachuca Auto Sale	C2R	
105	Park at Glass	C2R	
106	Park at Pinemont	C3R	DEF1
107	Pinemont Landing	C2R	
108	Plaza Estates at Avenue N	C2R	
109	Requena Estate at Gregg	C2R	
110	Retta Luxury Living	C2R	DEF1
111	Roc Homes Plaza	C2R	
112	Sandle Village	C2R	
113	Southland Terrace partial replat no 3	C2R	
114	Warren	C2R	
115	West 12th Street Manor	C2R	DEF1
116	West Clay Green	C2R	
117	York Enclave	C2R	DEF1

C-Public Hearings Requiring Notification

118	Blalock Square	C3N
119	Chiao Hu Trust replat no 2	C3N
120	Cozy Med Enclave on Mainer	C3N
121	Enclave on Noel	C3N
122	Estates at Randolph Street	C3N
123	Highland Gardens replat no 1	C3N
124	Langham Creek Colony Sec 2 partial replat no 4	C3N
125	Potomac Estates	C3N
126	Steeplechase Sec 1 partial replat no 3	C3N

Item No.	Subdivision Plat Name	App	
		Type	Deferral
127	Towne Lake Sec 63 partial replat no 1	C3N	DEF1
128	Villas on Stearns	C3N	

D-Variances

129	Bauer Hockley Tract GP	GP	
130	Carver Landing	C2R	DEF1
131	Crosby Farms GP	GP	
132	Cypress Trails at Bauer Landing GP	GP	
133	Jensen Development	C2R	
134	Kennebrew and Britton Estates	C2R	DEF1
135	LPC Tomball	C2	
136	Masjid Al Huda	C3P	DEF1
137	McClain Manufacturing	C2R	
138	Needham Road RV Park	C3P	
139	PetSuites Reserve	C2	
140	Portman Center Street East	C2R	DEF1
141	Portman Center Street West	C2R	DEF1
142	Residences at 1934 West Gray	C2	

E-Special Exceptions

None

F-Reconsideration of Requirements

143	Bauer Business Park	C2R	
144	Kuykendahl Oaks	C3F	DEF1

G-Extensions of Approval

145	Andco Investments	EOA	
146	Aragoste Parkway Street Dedication Sec 3	EOA	
147	Bamwood Sec 1 partial replat no 1	EOA	
148	Chamon Power Sec 1	EOA	
149	Crossing at the Commons of Lake Houston Sec 2	EOA	
150	Crossing at the Commons of Lake Houston Sec 3	EOA	
151	Delrio	EOA	
152	Elyson Sec 51	EOA	
153	Elyson Sec 52	EOA	
154	Escobar Reserve	EOA	
155	Green Scapes	EOA	
156	Marvida Sec 24	EOA	
157	Miller Road no 2 Plaza	EOA	
158	Oakwood Sec 1	EOA	
159	Old Yale Villas	EOA	

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

Item		App	
No.	Subdivision Plat Name	Type	Deferral
160	Parchaus Katy	EOA	
161	Parchaus Spring	EOA	
162	Peachleaf Commercial Center	EOA	
163	Pecan Estates Sec 2	EOA	
164	Porter Mercado	EOA	
165	Sorella Sec 3	EOA	
166	Sorella Sec 5	EOA	
167	Tennessee Township Sec 1	EOA	
168	Tomball ISD Juergen Road Educational Campus	EOA	
169	Towne Lake Sec 66	EOA	
170	Valley Ranch Bend Drive Street Dedication Sec 4	EOA	

H-Name Changes

None

I-Certification of Compliance

171	25144 Twin Oaks Drive	COC	DEF2
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J-Administrative

None

K-Development Plats with Variance Requests

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

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

A-Consent

1	Afriunique	2022-2600	C2	Harris	ETJ	447B	0.77	0.77	0	Afriunique, LLC	DOYLE AND WACHTSTETTER INC
2	Allison Park GP	2022-2796	GP	Harris	City	574T	116.00	0.00	0	Homesite Residential	Meta Planning + Design LLC
3	Arales Properties at Force	2022-2771	C3F	Harris	City	494D	0.15	0.00	3	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
4	Augusta Woods Self Storage	2022-2745	C2	Harris	ETJ	250S	5.42	5.42	0	Elmfield Holdings, LLC	Windrose
5	Broadway Square	2022-2833	C3F	Harris	City	576K	3.49	0.11	61	Survey Solutions of Texas	Survey Solutions of Texas
6	Buffalo Way Villas	2022-2803	C3F	Harris	City	572E	7.08	1.58	79	Balla Land Dev LLC	Pioneer Engineering, LLC
7	Cardiff at Westminster	2022-2793	C2	Harris	ETJ	407U	2.19	2.19	0	Skymark Development Co. Inc.	McKim and Creed
8	CE King Self Storage	2022-2740	C2	Harris	ETJ	456C	12.98	12.98	0	Brightwork Development	Pacheco Koch Consulting Engineers, Inc.
9	City Place Edgemoor Avenue Street Dedication Sec 1	2022-2763	SP	Harris	ETJ	291M	2.82	0.00	0	DMB SPRINGWOODS LLC	C.L. Davis & Company
10	City Place Welwyn Garden Drive and Reserve	2022-2764	C3P	Harris	ETJ	291M	3.45	0.39	0	DMB SPRINGWOODS LLC	C.L. Davis & Company
11	Community Fieldhouse	2022-2720	C2	Montgomery	ETJ	293E	16.00	16.00	0	Volare Partners, LP	Jeffrey Moon & Associates
12	Craig Woods partial replat no 38	2022-2805	C3F	Harris	City	451X	0.21	0.00	2	Cunningham Development	Total Surveyors, Inc.
13	Ella Timbergrove (DEF1)	2022-2639	C3F	Harris	City	452X	3.56	0.06	77	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
14	Esther Acres	2022-2770	C3F	Harris	City	412S	2.33	0.02	34	MTY Builders	Pioneer Engineering, LLC
15	Fellows In and Out Investments at South Freeway	2022-2742	C2	Harris	ETJ	573W	4.18	4.18	0	Adkisson Group Development	Windrose
16	Forestwood Sage Sec 2	2022-2679	C2	Harris	ETJ	456R	21.55	21.55	0	Western Hwy 90 Property Owner LLC	Quiddity Engineering
17	Forestwood Sec 9	2022-2778	C3P	Harris	ETJ	411D	15.20	0.95	103	Tejas Engineering Management LLC	Meta Planning + Design LLC
18	French Landing	2022-2808	C2	Harris	City	575R	5.35	0.00	2	Patricia French	Owens Management Systems, LLC
19	Geneva Place (DEF1)	2022-2618	C3F	Harris	City	533B	0.25	0.00	5	J DAVIS REAL ESTATE INVESTORS, LLC	Sheer Homes, Inc.
20	Gramina Way Street Dedication	2022-2779	SP	Harris	ETJ	376M	0.64	0.00	0	CF CSLK Groves, LLC	BGE, Inc.
21	Grand Pines Sec 4	2022-2737	C3F	Montgomery	ETJ	286F	9.37	0.78	36	LJA Engineering, Inc.	LJA Engineering, Inc.- (Houston Office)
22	Grand West Sec 3	2022-2728	C3F	Harris	City	573F	20.76	4.96	144	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
23	Green Oaks On Broadhurst	2022-2832	C3F	Harris	City	572Y	2.41	0.08	55	Green Valley Construction, LLC	The Interfield Group
24	Harris County MUD No 558 Wastewater Treatment Plant no 1	2022-2801	C3F	Harris	ETJ	286S	4.28	4.28	0	M/I Homes of Houston, LLC	LJA Engineering, Inc.- (Houston Office)

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

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				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
25	Haven at Highland (DEF1)	2022-2582	C3F	Harris	City	412X	1.96	0.30	41	CE Engineers & Development Consultants	CE Engineers & Development Consultants, INC
26	Hesscat	2022-2732	C2	Harris	City	494M	1.55	1.55	0	Hesscat LTD	Core
27	Horizon Heights	2022-2817	C3F	Harris	City	574N	8.95	8.95	92	Contempo Builder	Windrose
28	Hufsmith Kuykendahl Boat and RV Storage (DEF1)	2022-2692	C2	Harris	ETJ	289D	9.82	9.82	0	Hufsmith Storage Partners, LLC	McKim and Creed
29	In Time Clay	2022-2598	C2	Harris	City	450K	2.06	2.06	0	In Time Food Store	Owens Management Systems, LLC
30	Inwood Pines Village	2022-2802	C3F	Harris	City	411V	10.99	2.46	122	Inwood Heights Group, LLC	Total Surveyors, Inc.
31	Jackson Hill Grove	2022-2800	C3F	Harris	City	492M	0.21	0.00	4	Avalon Homes	Total Surveyors, Inc.
32	Jutland Estates replat no 1 (DEF1)	2022-2722	C3F	Harris	City	533Z	1.34	0.04	24	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
33	Kareem Homes (DEF1)	2022-2622	C2	Harris	ETJ	447J	0.43	0.00	4	ALIANA CORPORATION LLC	Aliana Corporation LLC
34	Katy Heights	2022-2798	C3F	Harris	ETJ	445M	4.47	0.93	52	Elrod Development, LLC	Richard Grothues Designs
35	Lake Elaine Estate Sec 1	2022-2757	C3P	Harris	ETJ	241H	14.00	6.51	5	Joan Murray Ministries	Doshi Engineering & Surveying Company
36	Lakemont Park GP	2022-2735	GP	Fort Bend	ETJ	526J	25.50	0.00	0	Fort Bend County Municipal Itility District No. 122	LJA Engineering, Inc.- (Houston Office)
37	Lakemont Park Sec 1	2022-2733	C2	Fort Bend	ETJ	525M	16.56	16.55	0	Fort Bend County Municipal Itility District No. 122	LJA Engineering, Inc.- (Houston Office)
38	Lakes at Creekside Sec 12	2022-2743	C3F	Harris	ETJ	249Z	1.03	0.08	3	Lakes at Creekside, LLC	LJA Engineering, Inc.- (Houston Office)
39	Lazy W West (DEF1)	2022-2650	C2	Harris/ Waller	ETJ	242N	30.08	30.08	0	Waller County Land Company	Texas Land Maps
40	Lucille Luxury Living	2022-2825	C3P	Harris	City	494B	1.13	0.06	10	CAS Consultants, LLC	CAS Consultants, LLC
41	Magnolia Village	2022-2809	C3P	Harris	City	297P	2.18	0.45	10	Action Real Property Investment LLC	The Interfield Group
42	Malakha Bissonnet Development	2022-2683	C2	Harris	City	530S	0.47	0.47	0	Malakha Investment, LLC	Doshi Engineering & Surveying Company
43	Marvida Center at West Road	2022-2769	C2	Harris	ETJ	406E	10.77	10.77	0	Astro Marvida, L.P.	Quiddity Engineering
44	Meadows at Telge Sec 1	2022-2731	C3P	Harris	ETJ	327M	46.44	13.14	196	David Weekley Homes	BGE, Inc. - Land Planning
45	Memorial Luxury Villas (DEF1)	2022-2636	C3P	Harris	City	450V	0.80	0.01	16	BEC Engineers and Consultants, LLC	Windrose
46	Norma Estates	2022-2749	C2	Harris	City	453X	0.12	0.00	1	Plan Express	PlanExpress
47	Park at Champions Park	2022-2837	C3F	Harris	ETJ	370A	3.89	3.80	0	Sander Engineering Corporation	Windrose
48	Radius at Dunham Pointe	2022-2777	C2	Harris	ETJ	366C	17.44	17.44	0	DUNHAM POINTE DEVELOPMENT, LLC	BGE, Inc.
49	Rankin Park	2022-2730	C2	Harris	ETJ	372H	4.33	4.33	0	13702 Rankin Park LLC	Texas Professional Surveying, LLC
50	Red Oak (DEF1)	2022-2667	C3F	Harris	ETJ	332J	6.88	2.16	43	Homesite Residential, LLC	Quiddity Engineering
51	Sama Estates at Saddlespur	2022-2756	C3F	Fort Bend	ETJ	484M	3.00	0.83	2	Plan Express	PlanExpress

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

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52	Shepherd Oaks partial replat no 2	2022-2607	C3F	Harris	City	452G	0.36	0.00	9	Key Investment LLC	MOMENTUM ENGINEERING
53	Solanna Parkland Drive and Marvelous Place Street Dedication	2022-2834	SP	Harris	ETJ	366X	4.08	0.00	0	GC Tuckerton-Fry One, LP, a Texas Corporation	BGE, Inc.
54	Spring Branch Estates no 2 partial replat no 17	2022-2797	C3F	Harris	City	450U	0.98	0.00	2	Gates	West Belt Surveying, Inc.
55	Sunterra Corner Store	2022-2783	C2	Waller	ETJ	443D	2.29	2.29	0	ALJ Lindsey	Windrose
56	Sunterra Sec 14 partial replat no 1	2022-2821	C3F	Waller	ETJ	444A	0.10	0.00	0	Astro Sunterra, LP	Quiddity Engineering - Katy
57	Tavola West Reserves Sec 1	2022-2789	C3F	Montgomery	ETJ	256H	20.19	16.07	0	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
58	Tavola West Sec 1	2022-2776	C3F	Montgomery	ETJ	256H	15.98	6.74	44	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
59	Tennessee Township GP	2022-2787	GP	Harris	ETJ	285R	100.50	0.00	0	100 Tennessee Township LTD	Meta Planning + Design LLC
60	Tennessee Township Wastewater Treatment Plant	2022-2700	C2	Harris	ETJ	285V	2.31	2.31	0	100 Tennessee Township, Ltd.	IDS Engineering Group
61	Tennessee Township Water Plant	2022-2695	C2	Harris	ETJ	285R	1.41	1.41	0	100 Tennessee Township, Ltd.	IDS Engineering Group
62	Tidwell Lakes Sec 4	2022-2753	C3F	Harris	ETJ	457A	9.78	0.11	50	Far East Land,LP	Manley Engineering and Associates Inc
63	Tiva	2022-2836	C2	Harris	City	452M	0.94	0.01	21	B & U Construction	The Interfield Group
64	Valley Ranch Bend Drive Street Dedication (DEF1)	2022-2708	SP	Montgomery	ETJ	256X	3.17	0.00	0	Signorelli Investment Company, Ltd.	McKim and Creed
65	Via Corsica Drive Street Dedication Sec 1	2022-2780	SP	Montgomery	ETJ	256H	2.97	0.00	0	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
66	Wajihee Estates	2022-2751	C2	Harris	ETJ	327X	1.10	0.00	1	Huzaifa Husain	South Texas Surveying Associates, Inc.

B-Replats

67	Alexander Townhomes	2022-2785	C2R	Harris	City	449U	0.48	0.00	10	Trimcos Engineering, LLC	Windrose
68	Almeda at Fuqua	2022-2766	C2R	Harris	City	572T	14.19	14.19	0	THRIVE ALMEDA, LTD.	Civil-Surv Land Surveying, L.C.
69	Almeda Plaza	2022-2641	C2R	Harris	City	572T	1.06	1.06	0	Texas Boxspring & More Inc	South Texas Surveying Associates, Inc.
70	Blake Vista (DEF1)	2022-2652	C2R	Fort Bend	ETJ	527T	1.00	1.00	0	N/A	replats.com
71	Burkett Place	2022-2794	C2R	Harris	City	533L	0.12	0.00	3	Survey Solutions of Texas	Survey Solutions of Texas
72	C and F Investments at S Victory (DEF1)	2022-2602	C2R	Harris	City	412U	0.14	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
73	Cabochon	2022-2788	C2R	Harris	City	492T	2.44	2.44	0	LJA	Windrose
74	Comanche Estates (DEF1)	2022-2528	C2R	Harris	City	410W	0.17	0.00	2	LUIS MONTENEGRO	Houston Platting
75	Dorado Estates (DEF1)	2022-2529	C3R	Harris	City	410W	0.38	0.09	6	LUIS MONTENEGRO	Houston Platting
76	Dorado Place (DEF1)	2022-2530	C2R	Harris	City	410W	0.52	0.00	6	LUIS MONTENEGRO	Houston Platting
77	Dosani Estates at Ricky	2022-2762	C2R	Harris	City	574A	0.14	0.00	3	New Era Development	New Era Development & Land Services

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

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78	East 31st Street Gardens	2022-2799	C2R	Harris	City	453N	0.19	0.00	5	Metro Living Studio	Total Surveyors, Inc.
79	Ella West	2022-2734	C2R	Harris	City	452P	3.77	3.77	0	Kimley Horn	Landpoint
80	Escatta (DEF1)	2022-2642	C3R	Harris	City	413W	3.77	0.45	54	CAS Consultants, LLC	CAS Consultants, LLC
81	Estates Plaza at Briscoe	2022-2761	C2R	Harris	City	533V	0.25	0.00	2	New Era Development	New Era Development & Land Services
82	Fed Ex Drive partial replat no 1	2022-2839	C2R	Harris	ETJ	405C	0.92	0.00	0	Fedex Ground Package System, Inc.	BGE, Inc.
83	Fellowship Estate	2022-2592	C2R	Harris	City	533Y	1.36	1.36	0	Fellowship Baptist Church	The Porter Drafting Co.
84	Fountain Estates	2022-2748	C2R	Harris	City	533T	0.19	0.00	3	Plan Express	PlanExpress
85	Fulton 7100 Storage	2022-2514	C2R	Harris	City	453K	3.91	3.91	0	Kimley Horn	Landpoint
86	Guidry Retail partial replat no 1	2022-2814	C2R	Fort Bend	ETJ	524Q	2.02	2.02	0	Legacy Work Spaces	Windrose
87	Haven at Kieth Harrow	2022-2774	C3R	Harris	ETJ	446C	6.51	1.39	38	BC Haven at Keith Harrow, LLC	Pape-Dawson Engineers
88	Hazard Place (DEF1)	2022-2660	C2R	Harris	City	492V	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
89	Highland Acres at Victory Drive	2022-2686	C2R	Harris	City	412S	0.24	0.00	4	Oc Plans & Permits	Oc Plans & Permits
90	Highland Heights Crossing	2022-2804	C2R	Harris	City	452A	0.78	0.01	14	SZQ Properties, LLC	Total Surveyors, Inc.
91	Houston Roy Multifamily	2022-2775	C2R	Harris	City	492G	2.75	2.73	0	Argos 1956 Properties, LLC	BGE, Inc.
92	Hover Estates	2022-2747	C2R	Harris	City	412S	0.22	0.00	2	Plan Express	PlanExpress
93	Imani Square	2022-2772	C2R	Fort Bend	City	570Z	0.87	0.84	0	FOX-CMC, Inc.	Windrose
94	Klein ISD Schultz Elementary School partial replat no 1 (DEF1)	2022-2544	C2R	Harris	ETJ	290E	2.33	2.33	0	Umetia Enterprise LLC	Hovis Surveying Company Inc.
95	Life (DEF1)	2022-2614	C2R	Harris	City	494A	0.36	0.00	9	No Company	HRS and Associates, LLC
96	Lozier Square	2022-2813	C2R	Harris	City	533L	0.12	0.00	2	Survey Solutions of Texas	Survey Solutions of Texas
97	Lyons Court	2022-2806	C2R	Harris	City	494G	0.12	0.01	2	Fifth Ward Community Red Corp	M2L Associates, Inc.
98	Market Square replat no 1 (DEF1)	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 (DEF1)	2022-2627	C2R	Harris	City	494N	0.22	0.01	6	Geometry Developments, LLC	Core
100	Mpower Auto Fondren Road Development	2022-2827	C2R	Harris	City	530C	0.83	0.83	0	Mpower Auto Specialists, Inc.	Doshi Engineering & Surveying Company
101	Negrete Estates	2022-2781	C2R	Harris	City	534U	0.34	0.00	2	CE Barker LTD	MOMENTUM ENGINEERING
102	New Orleans Crescent	2022-2727	C2R	Harris	City	494F	0.51	0.00	8	Veloze Investments Ltd.	Karen Rose Engineering and Surveying
103	NTN Gosling (DEF1)	2022-2646	C2R	Harris	ETJ	251W	50.81	49.05	0	NTN Gosling LLC	Core
104	Pachuca Auto Sale	2022-2754	C2R	Harris	City	413S	0.69	0.69	0	No Company	HRS and Associates, LLC
105	Park at Glass	2022-2617	C2R	Harris	City	454K	0.41	0.00	5	donald berry	AMANCHI ENVIRONMENTAL SERVICES
106	Park at Pinemont (DEF1)	2022-2638	C3R	Harris	City	451F	2.87	0.23	50	South Post Oak Willow, L.P.	City Choice Group, LLC
107	Pinemont Landing	2022-2773	C2R	Harris	City	452E	1.16	0.21	24	Stoneworks, LLC	Total Surveyors, Inc.

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108	Plaza Estates at Avenue N	2022-2759	C2R	Harris	City	495S	0.17	0.00	4	New Era Development	New Era Development & Land Services
109	Requena Estate at Gregg	2022-2729	C2R	Harris	City	494B	0.11	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
110	Retta Luxury Living (DEF1)	2022-2623	C2R	Harris	City	494A	0.11	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
111	Roc Homes Plaza	2022-2792	C2R	Harris	City	493X	0.14	0.00	2	ROC Homes	MOMENTUM ENGINEERING
112	Sandle Village	2022-2711	C2R	Harris	City	412T	0.41	0.00	7	CE Engineers & Development Consultants	CE Engineers & Development Consultants, INC
113	Southland Terrace partial replat no 3	2022-2626	C2R	Harris	City	533G	0.90	0.90	0	Premark Investments LLC	South Texas Surveying Associates, Inc.
114	Warren	2022-2768	C2R	Harris	City	493Y	0.08	0.00	2	SEM SERVICES	SEM SERVICES
115	West 12th Street Manor (DEF1)	2022-2658	C2R	Harris	City	452Y	0.21	0.00	5	Prebish Homes	Total Surveyors, Inc.
116	West Clay Green	2022-2782	C2R	Harris	City	492R	0.23	0.00	4	Mazzarino Construction	Total Surveyors, Inc.
117	York Enclave (DEF1)	2022-2655	C2R	Harris	City	494S	0.12	0.00	3	J Greene Builders	Texas Land Maps

C-Public Hearings Requiring Notification

118	Blalock Square	2022-2599	C3N	Harris	City	450P	0.54	0.02	10	CE Engineers & Development Consultants	CE Engineers & Development Consultants, INC
119	Chiao Hu Trust replat no 2	2022-2362	C3N	Harris	City	532F	0.17	0.00	4	ROYAL HOUSTON GROUP LLC	RED CONSULTANTS
120	Cozy Med Enclave on Mainer	2022-2536	C3N	Harris	City	533P	0.11	0.00	3	Harris Blanding Harris, LLC	Owens Management Systems, LLC
121	Enclave on Noel	2022-2572	C3N	Harris	City	534W	0.28	0.00	2	DME Marketing, Inc.	Owens Management Systems, LLC
122	Estates at Randolph Street	2022-2561	C3N	Harris	City	575K	0.52	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
123	Highland Gardens replat no 1	2022-2583	C3N	Harris	City	412W	1.91	0.11	35	Legion Builders, LLC	Total Surveyors, Inc.
124	Langham Creek Colony Sec 2 partial replat no 4	2022-2490	C3N	Harris	ETJ	408S	0.35	0.09	5	RMJ Realty, LLC	Owens Management Systems, LLC
125	Potomac Estates	2022-2428	C3N	Harris	City	491N	0.30	0.00	3	Partners in Building	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
126	Steeplechase Sec 1 partial replat no 3	2022-2396	C3N	Harris	ETJ	409B	2.56	2.56	0	Serenity Investment LLC	Hovis Surveying Company Inc.
127	Towne Lake Sec 63 partial replat no 1 (DEF1)	2022-2174	C3N	Harris	ETJ	367N	0.07	0.00	1	Highland Houston-Homes LLC	EHRA
128	Villas on Stearns	2022-2498	C3N	Harris	City	533L	0.15	0.00	2	Survey Solutions of Texas	Survey Solutions of Texas

D-Variances

129	Bauer Hockley Tract GP	2022-2828	GP	Harris	ETJ	325D	249.20	0.00	0	Taylor Morrison	Meta Planning + Design LLC
130	Carver Landing (DEF1)	2022-2511	C2R	Harris	City	412S	1.14	0.03	18	Urbatechture	Pioneer Engineering, LLC
131	Crosby Farms GP	2022-2816	GP	Harris	ETJ	379Y	264.79	0.00	0	Hannover Estates, LTD. and Headway Estates LTD	EHRA
132	Cypress Trails at Bauer Landing GP	2022-2640	GP	Harris	ETJ	285K	171.53	0.00	0	LGI Homes - Texas, LLC	Pape-Dawson Engineers

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

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
133	Jensen Development	2022-2468	C2R	Harris	City	494A	1.65	1.65	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
134	Kennebrew and Britton Estates (DEF1)	2022-2563	C2R	Harris	City	493D	0.13	0.00	3	Elite Protective Services, LLC	Owens Management Systems, LLC
135	LPC Tomball	2022-2784	C2	Harris	ETJ	289M	43.78	43.78	0	Q Grand Parkway, LP	Quiddity Engineering
136	Masjid Al Huda (DEF1)	2022-2531	C3P	Harris	ETJ	404S	17.92	0.00	0	MASJID AL HUDA	RSG Engineering
137	McClain Manufacturing	2022-2615	C2R	Harris	City	495J	0.11	0.11	0	ATR Engineering	The Pinnell Group, LLC
138	Needham Road RV Park	2022-2687	C3P	Montgomery	ETJ	296R	6.20	5.15	0	NIZAMI	Meta Planning + Design LLC
139	PetSuites Reserve	2022-2718	C2	Montgomery	ETJ	296S	3.63	3.63	0	STNL Development	Meta Planning + Design LLC
140	Portman Center Street East (DEF1)	2022-2461	C2R	Harris	City	493E	2.12	2.02	0	Kimley-Horn	Windrose
141	Portman Center Street West (DEF1)	2022-2462	C2R	Harris	City	493E	0.99	0.97	0	Kimley-Horn	Windrose
142	Residences at 1934 West Gray	2022-2681	C2	Harris	City	492R	0.63	0.63	0	WGA Consulting Engineers	Windrose

E-Special Exceptions

None

F-Reconsideration of Requirements

143	Bauer Business Park	2022-2616	C2R	Harris	ETJ	325B	10.10	9.92	0	ATR Engineering	The Pinnell Group, LLC
144	Kuykendahl Oaks (DEF1)	2022-2699	C3F	Harris	ETJ	331V	24.53	7.96	115	Bammel Oaks, LTD.,	EHRA

G-Extensions of Approval

145	Andco Investments	2021-2848	EOA	Harris	ETJ	458E	5.01	5.01	0	Andco Investments, LLC	Hovis Surveying Company Inc.
146	Aragoste Parkway Street Dedication Sec 3	2021-2897	EOA	Montgomery	ETJ	257K	1.58	0.00	0	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
147	Bamwood Sec 1 partial replat no 1	2021-2679	EOA	Harris	ETJ	331M	3.08	3.08	0	J. Morales Inc.	J. Morales
148	Chamon Power Sec 1	2021-2768	EOA	Harris	ETJ	418R	5.68	5.68	0	SEM SERVICES	SEM SERVICES
149	Crossing at the Commons of Lake Houston Sec 2	2021-2962	EOA	Harris	City	298T	13.30	2.59	46	Signorelli Company	Meta Planning + Design LLC
150	Crossing at the Commons of Lake Houston Sec 3	2021-2968	EOA	Harris	City	298N	22.79	1.05	101	Signorelli Company	Meta Planning + Design LLC
151	Delrio	2021-2678	EOA	Harris	City	495X	0.83	0.83	1	J. Morales Inc.	J. Morales
152	Elyson Sec 51	2021-2814	EOA	Harris	ETJ	404M	32.50	11.86	75	NASH FM 529 LLC	Meta Planning + Design LLC
153	Elyson Sec 52	2021-2887	EOA	Harris	ETJ	404M	13.10	1.35	47	NASH FM 529 LLC	Meta Planning + Design LLC
154	Escobar Reserve	2021-2734	EOA	Harris	City	571L	0.37	0.37	0	Iglesia De Dios Cruzando El Jordan	Houston Platting
155	Green Scapes	2021-2969	EOA	Harris	ETJ	445S	0.42	0.42	0	Brooks and Sparks	West Belt Surveying, Inc.

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

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
156	Marvida Sec 24	2021-2794	EOA	Harris	ETJ	406E	13.58	1.00	77	M/I Homes of Houston, LLC	Quiddity Engineering
157	Miller Road no 2 Plaza	2021-2863	EOA	Harris	ETJ	458N	2.73	2.73	0	Panjwani Energy Properties, LLC	Century Engineering, Inc
158	Oakwood Sec 1	2021-2805	EOA	Harris	ETJ	286M	41.23	14.23	143	KB Home Lone Star Inc	Meta Planning + Design LLC
159	Old Yale Villas	2021-2747	EOA	Harris	City	452M	1.00	0.02	21	MTY Builders, Inc.	Total Surveyors, Inc.
160	Parchaus Katy	2021-2645	EOA	Harris	ETJ	445B	27.79	27.03	0	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
161	Parchaus Spring	2021-2730	EOA	Harris	ETJ	290F	31.49	30.43	0	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
162	Peachleaf Commercial Center	2021-3039	EOA	Harris	ETJ	373Z	16.83	16.40	0	Aldine Land Holding, Inc.	Hovis Surveying Company Inc.
163	Pecan Estates Sec 2	2021-2954	EOA	Harris	ETJ	419K	32.36	18.58	69	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
164	Porter Mercado	2021-2959	EOA	Montgomery	ETJ	296K	6.89	6.88	0	BKS Texas Enterprises Inc.	Hovis Surveying Company Inc.
165	Sorella Sec 3	2021-2971	EOA	Harris	ETJ	286N	14.52	1.78	74	M/I Homes of Houston LLC	LJA Engineering, Inc.- (Houston Office)
166	Sorella Sec 5	2021-2698	EOA	Harris	ETJ	285Z	29.43	2.09	141	M/I Homes of Houston LLC	LJA Engineering, Inc.- (Houston Office)
167	Tennessee Township Sec 1	2021-2833	EOA	Harris	ETJ	285R	33.60	3.26	150	100 Tennessee Township, Ltd	Meta Planning + Design LLC
168	Tomball ISD Juergen Road Educational Campus	2022-0083	EOA	Harris	ETJ	326C	205.77	188.78	0	Brooks and Sparks	West Belt Surveying, Inc.
169	Towne Lake Sec 66	2021-2791	EOA	Harris	ETJ	367J	32.80	2.39	86	CW SCOA West, L.P.	EHRA
170	Valley Ranch Bend Drive Street Dedication Sec 4	2021-2843	EOA	Montgomery	ETJ	256W	3.27	0.00	0	Valley Ranch Town Center Ltd	Meta Planning + Design LLC

H-Name Changes

None

I-Certification of Compliance

171	25144 Twin Oaks Drive (DEF 2)	22-1665	COC	Montgomery	ETJ	257T				Clayton Homes	Clayton Homes
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J-Administrative

None

K-Development Plats with Variance Requests

172	9303 Firnat St	22027122	DPV	Harris	City	455A				Maria F Trujillo	Kenneth Robinson APC
173	4418 Laurel Dr	22035693	DPV	Harris	City	534E				Kirk Paul	Kirk Paul Design Studio
174	3851 Merrick St	22095607	DPV	Harris	City	532J				Jack Lin	SCALE Design+Build
175	7856 Sandy St	22085760	DPV	Harris	City	455T				Jennifer Smith	Tegrity Homes, LLC
176	1114 Stude St	22108789	DPV	Harris	City					Ben Koush	Ben Koush Associates
177	3203 Underwood St	22107823	DPV	Harris	City					Stefi Santacruz	Intexure Architects

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

Item		App No.	App Type	Location			Plat Data			Customer	
No.	Subdivision Plat Name			Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
178	303 Wilchester Blvd (DEF 1)	22097224	DPV	Harris	City	489G				JRP Company	Jenifer Pool

Houston Planning Commission

ITEM: 118

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Blalock Square

Applicant: CE Engineers & Development Consultants, INC

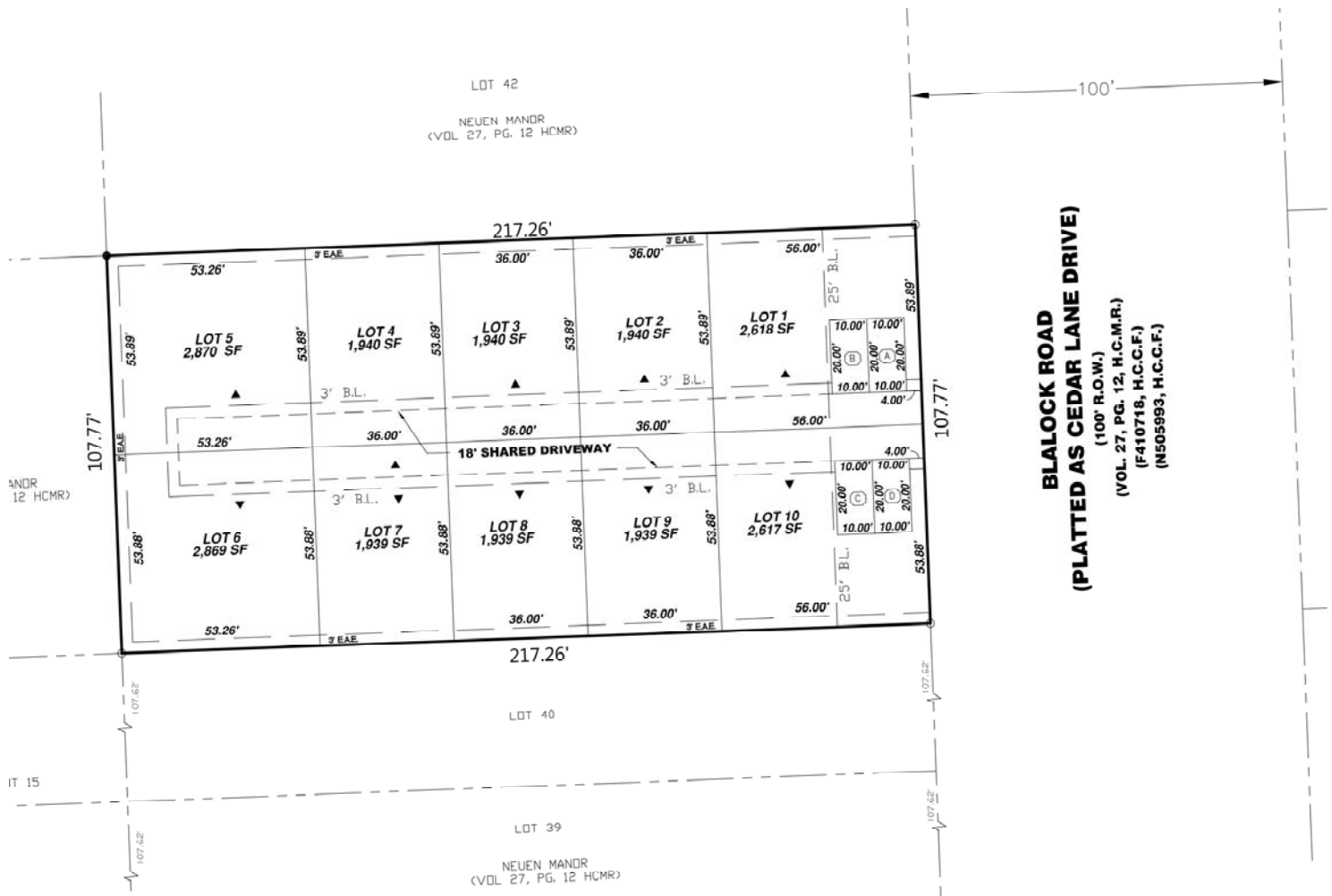


C – Public Hearings

Site Location

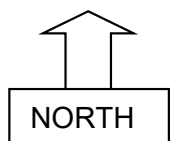
Subdivision Name: Blalock Square

Applicant: CE Engineers & Development Consultants, INC



**BLALOCK ROAD
(PLATTED AS CEDAR LANE DRIVE)**

(100' R.O.W.)
(VOL. 27, PG. 12, H.C.M.R.)
(F410718, H.C.C.F.)
(N505993, H.C.C.F.)



Houston Planning Commission

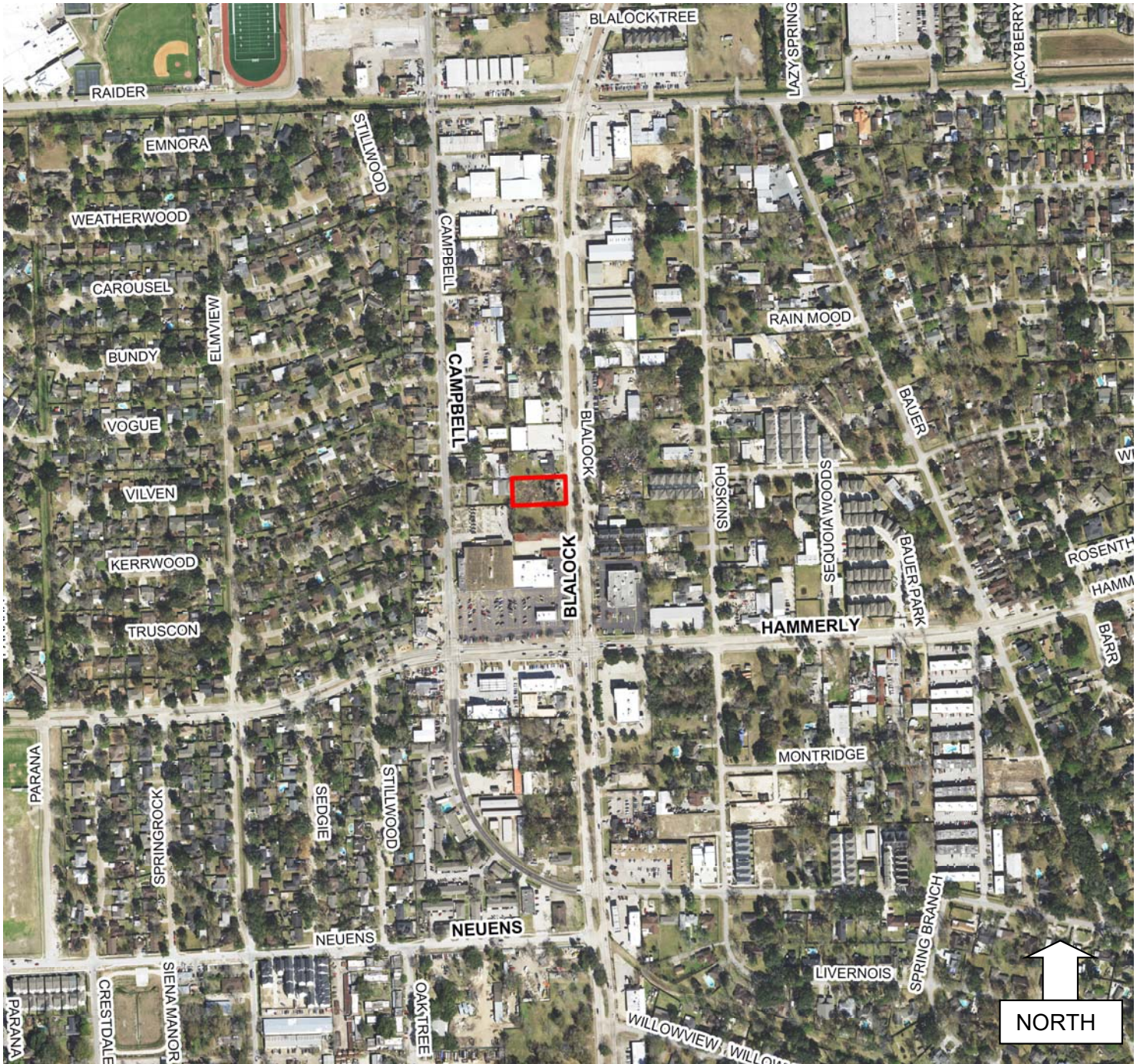
ITEM: 118

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Blalock Square

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

November 3, 2022

Dear Property Owner:

Reference Number: 2022-2599; Blalock Square; a partial replat of **Neuen Manor**, being a portion of lot 41, as recorded at Vol. 27, pg. 12 of the Harris County Map Records.

The property is located west along Blalock Rd, north of Hammerly Boulevard. The purpose of the replat is to create ten (10) single family residential lots and four (4) reserves along a shared driveway. The applicant, **Chen Wang**, with **CE Engineers & Development Consultants, INC**, on behalf of CE Engineers & Development Consultants, 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, December 1, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

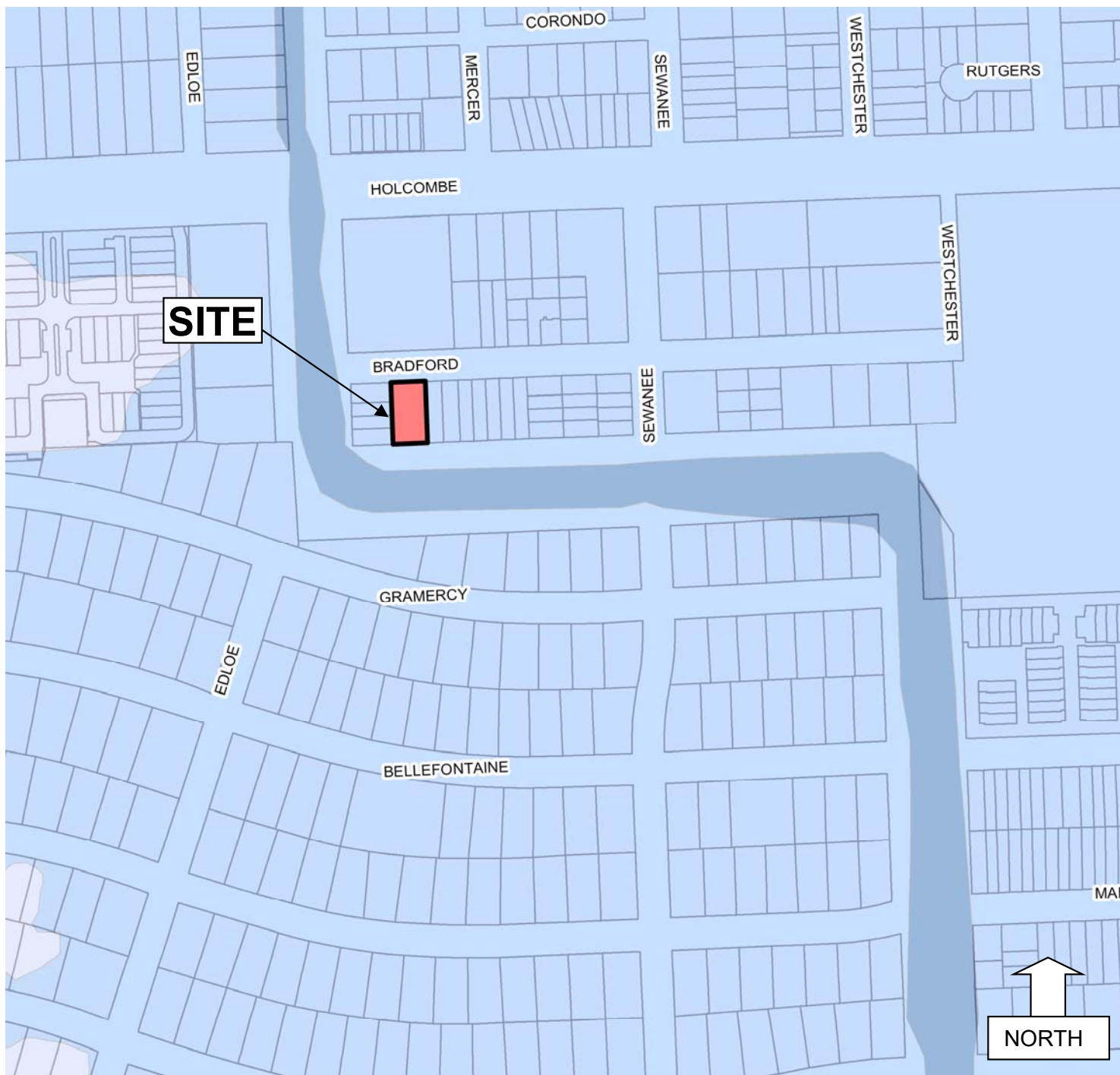
ITEM: 119

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Chiao Hu Trust replat no 2

Applicant: RED CONSULTANTS



C – Public Hearings

Site Location

Houston Planning Commission

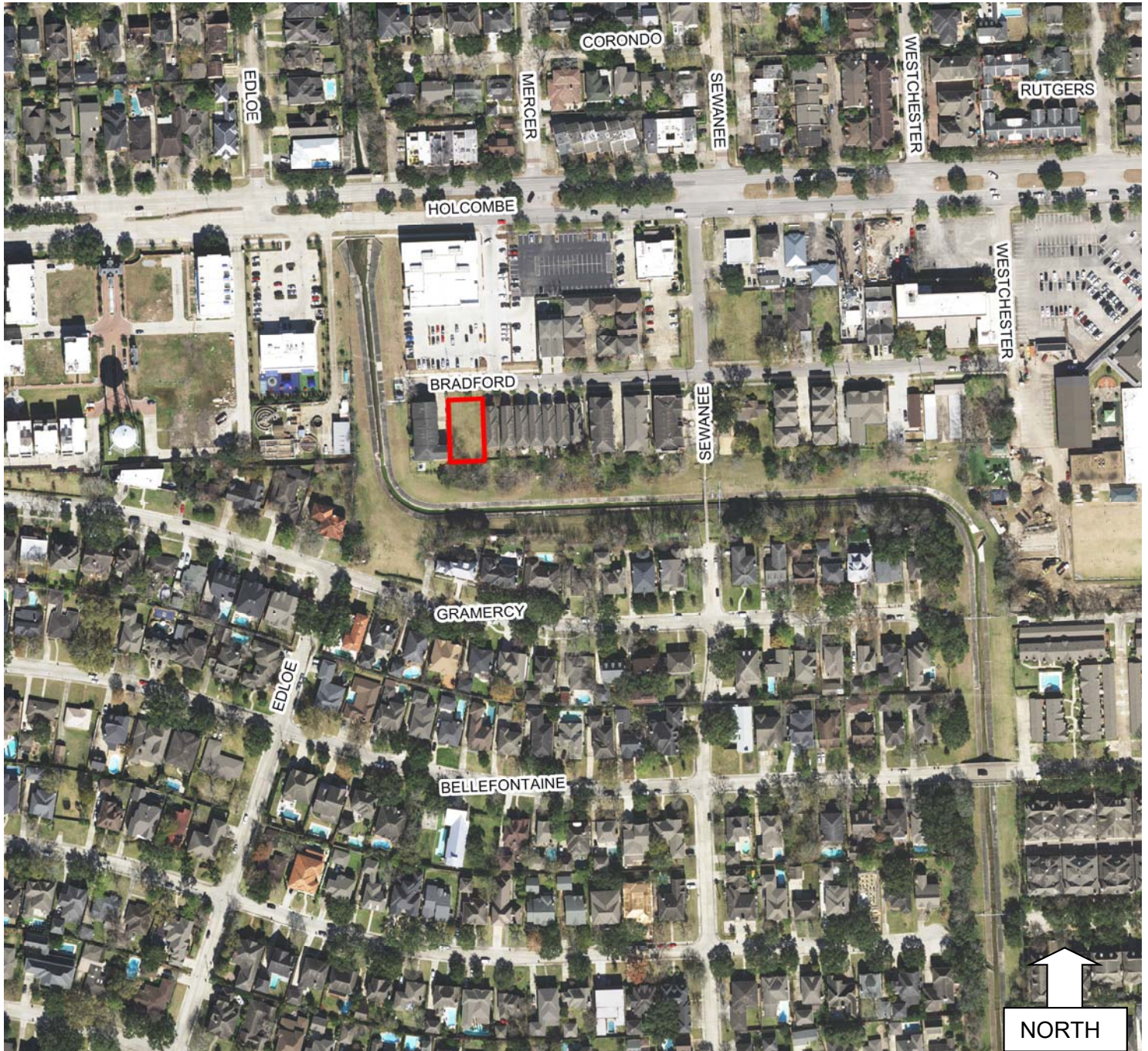
ITEM: 119

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Chiao Hu Trust replat no 2

Applicant: RED CONSULTANTS



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 31, 2022

Dear Property Owner:

Reference Number: 2022-2362; Chiao Hu Trust replat no 2; a full replat of **Chiao Hu Trust replat no 1**, being all of Lots 1, Block 1, as recorded at Film Code No. 657016 of the Harris County Map Records.

The property is located along Bradford Street, west of Sewanee Street and south of Bellaire Boulevard. The purpose of the replat is to create four (4) single family residential lots. The applicant, **Deidre Brock**, with Red Consultants, on behalf of the developer, Royal Houston Group LLC, can be contacted at **281-948-2438**.

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

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PLANNING COMMISSION MEETING INFORMATION:

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City Council Chamber, Public Level, Houston, Texas

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

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

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

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Houston Planning Commission

ITEM: 120

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Cozy Med Enclave on Mainer

Applicant: Owens Management Systems, LLC

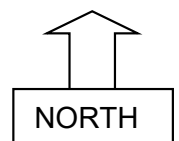
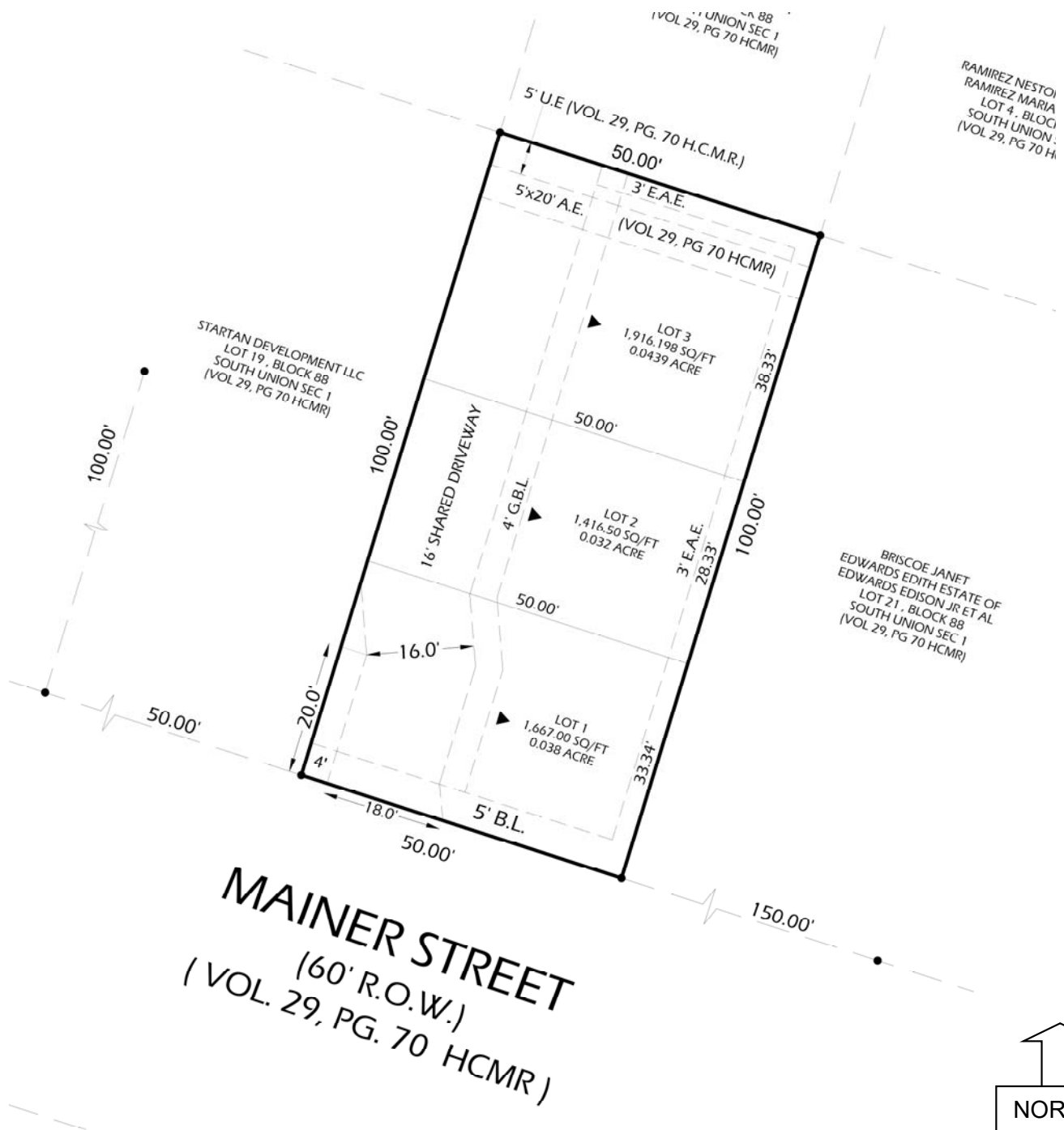


C – Public Hearings

Site Location

Subdivision Name: Cozy Med Enclave on Mainer

Applicant: Owens Management Systems, LLC



Houston Planning Commission

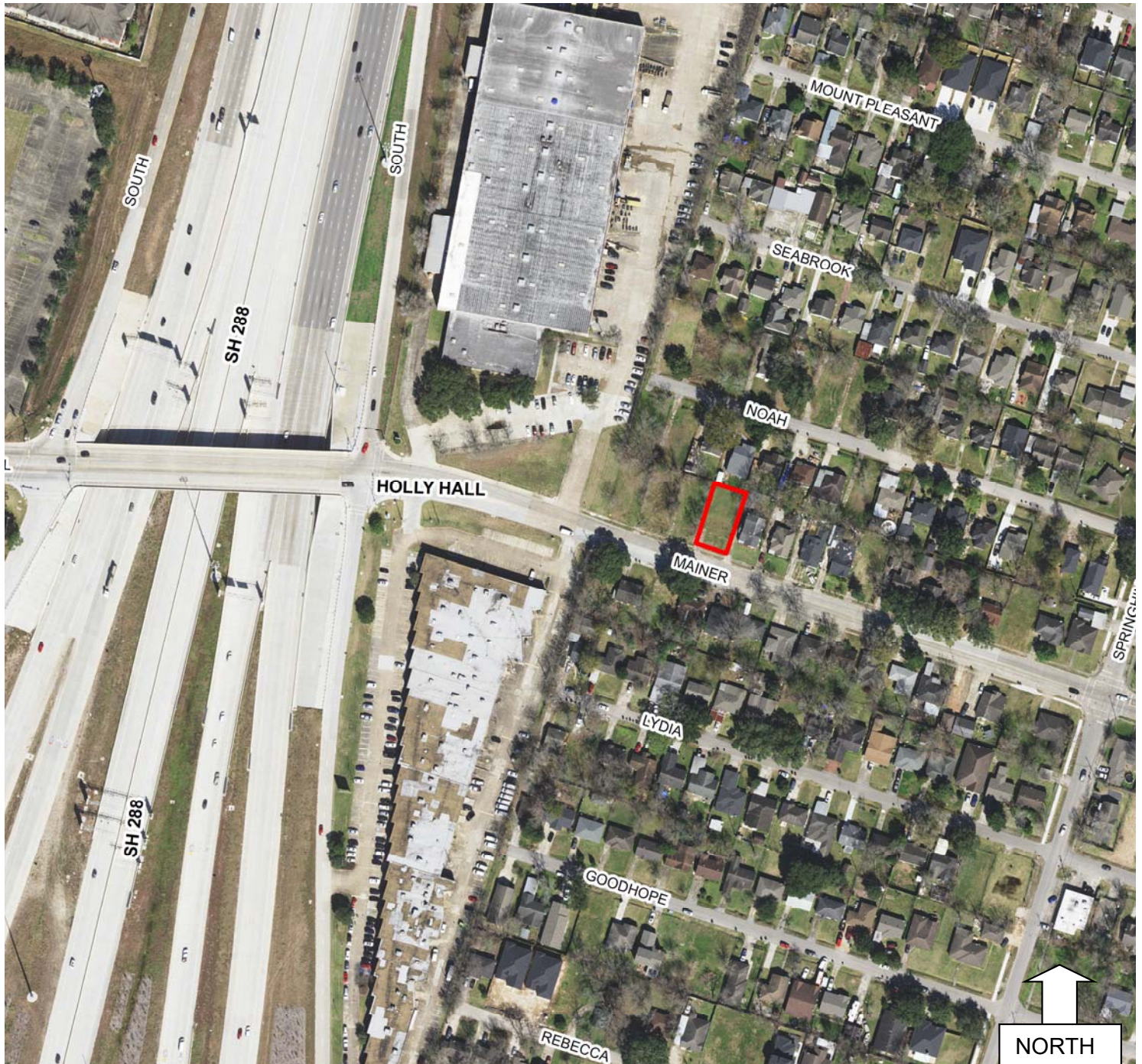
ITEM: 120

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Cozy Med Enclave on Mainer

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



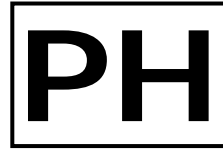
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

November 3, 2022

Dear Property Owner:

Reference Number: 2022-2536; Cozy Med Enclave on Mainer; a partial replat of **South Union Sec 1**, being lot 20, block 88 as recorded at Vol. 29, pg. 70 of the Harris County Map Records.

The property is located north along Mainer Street, east of SH 288 west of Springhill Street. The purpose of the replat is to create three (3) single family residential lots along a shared driveway and change the building line. The applicant, **Joyce Owens**, with **Owens Management Systems, LLC**, on behalf of **Harris Blanding Harris, LLC**, can be contacted at **713-643-6333**.

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

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PLANNING COMMISSION MEETING INFORMATION:

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

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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Houston Planning Commission

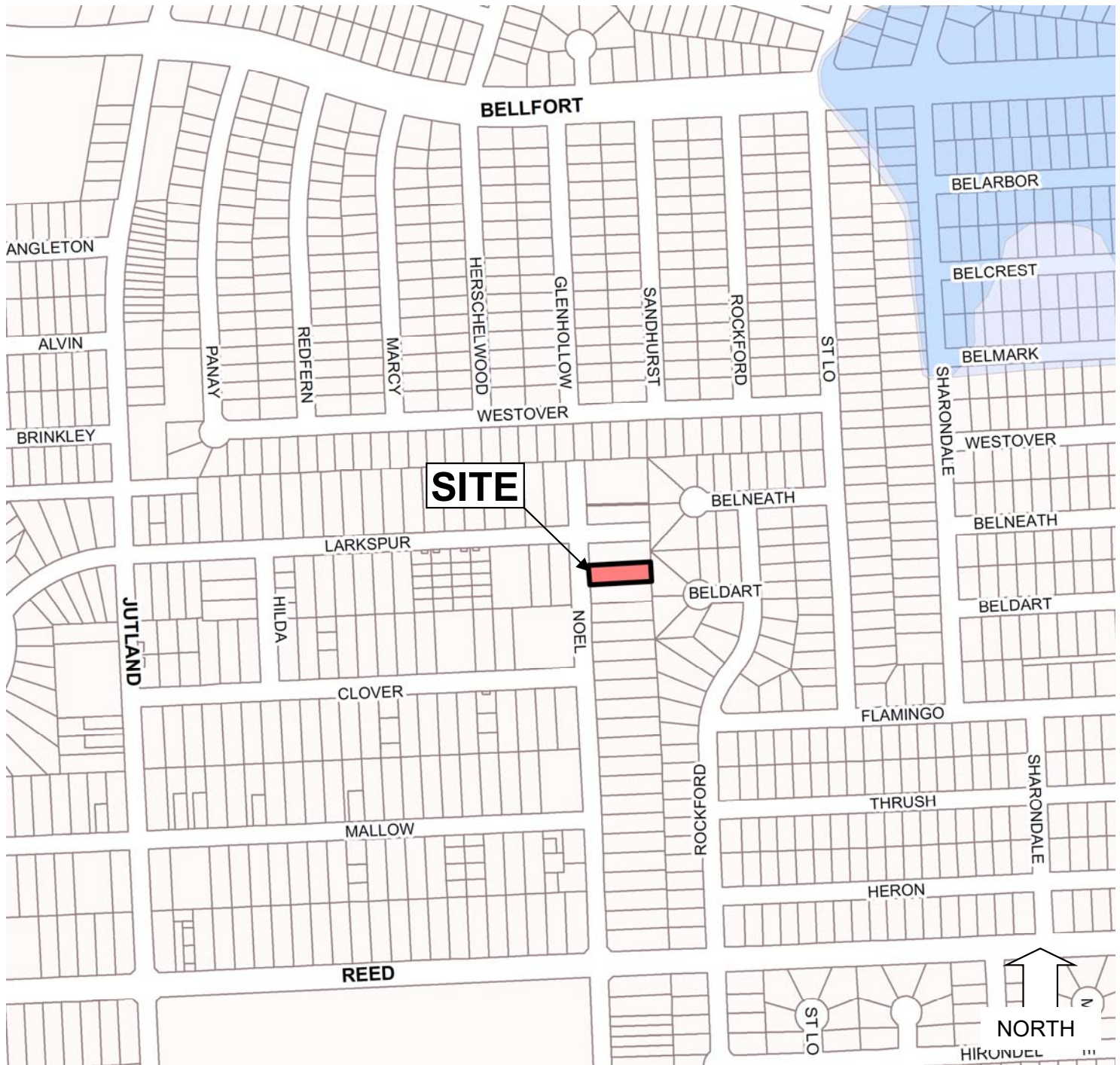
ITEM: 121

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Enclave on Noel

Applicant: Owens Management Systems LLC



C – Public Hearings

Site Location

Houston Planning Commission

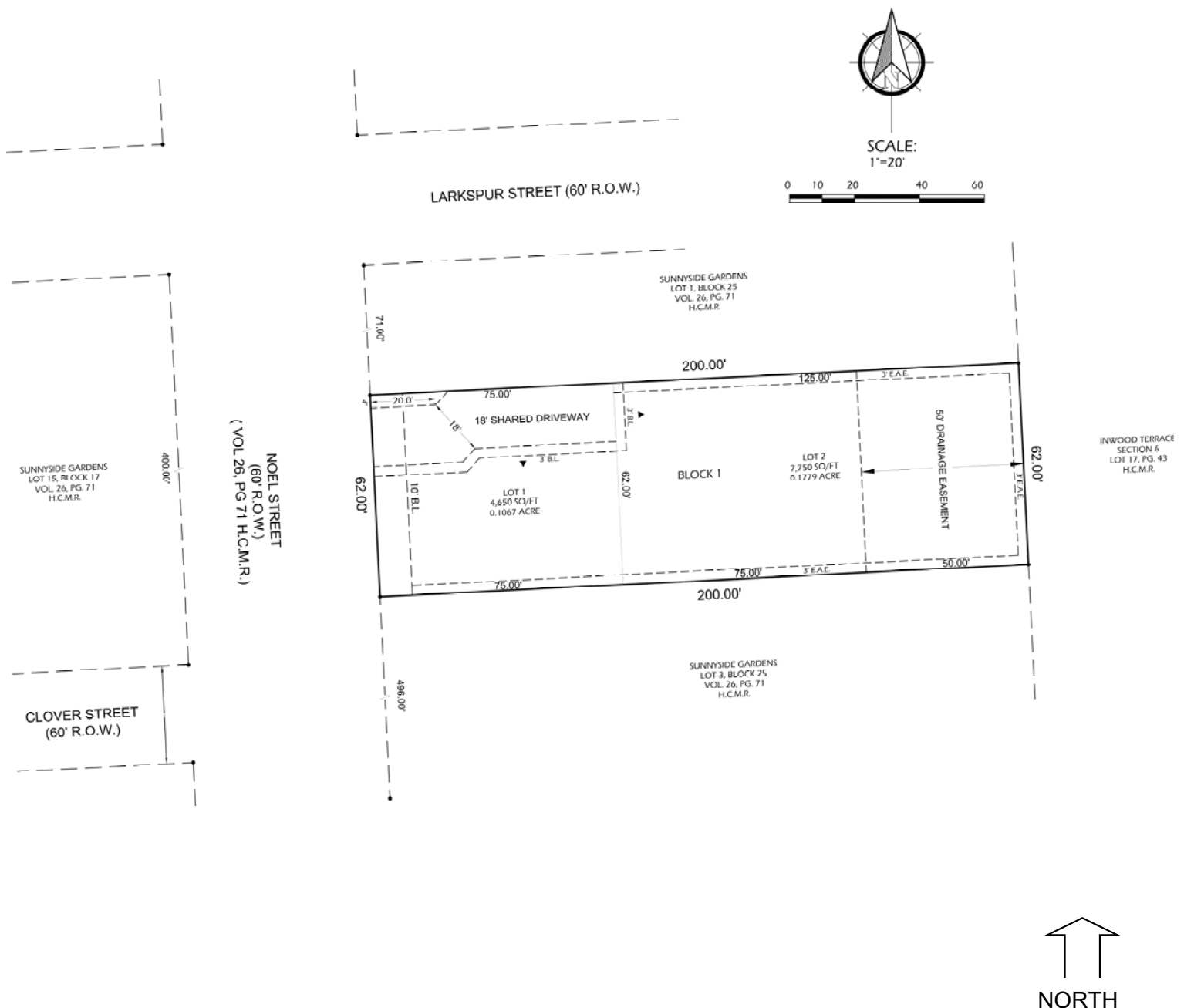
ITEM: 121

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Enclave on Noel

Applicant: Owens Management Systems LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 121

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Enclave on Noel

Applicant: Owens Management Systems LLC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

October 31, 2022

Dear Property Owner:

Reference Number: 2022-2572; Enclave on Noel; a full replat of **Golden Path**, being all of Lots 1-3, Block 1, as recorded at Film Code No. 697651 of the Harris County Map Records.

The property is located along Noel Street, south of Larkspur Street and west of Martin Luther King Boulevard. The purpose of the replat is to create two (2) single family residential lots. The applicant, **Joyce Owens**, with Owens Management Systems, LLC, on behalf of the developer, DME Marketing Inc, can be contacted at **713-643-6333**.

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Houston Planning Commission

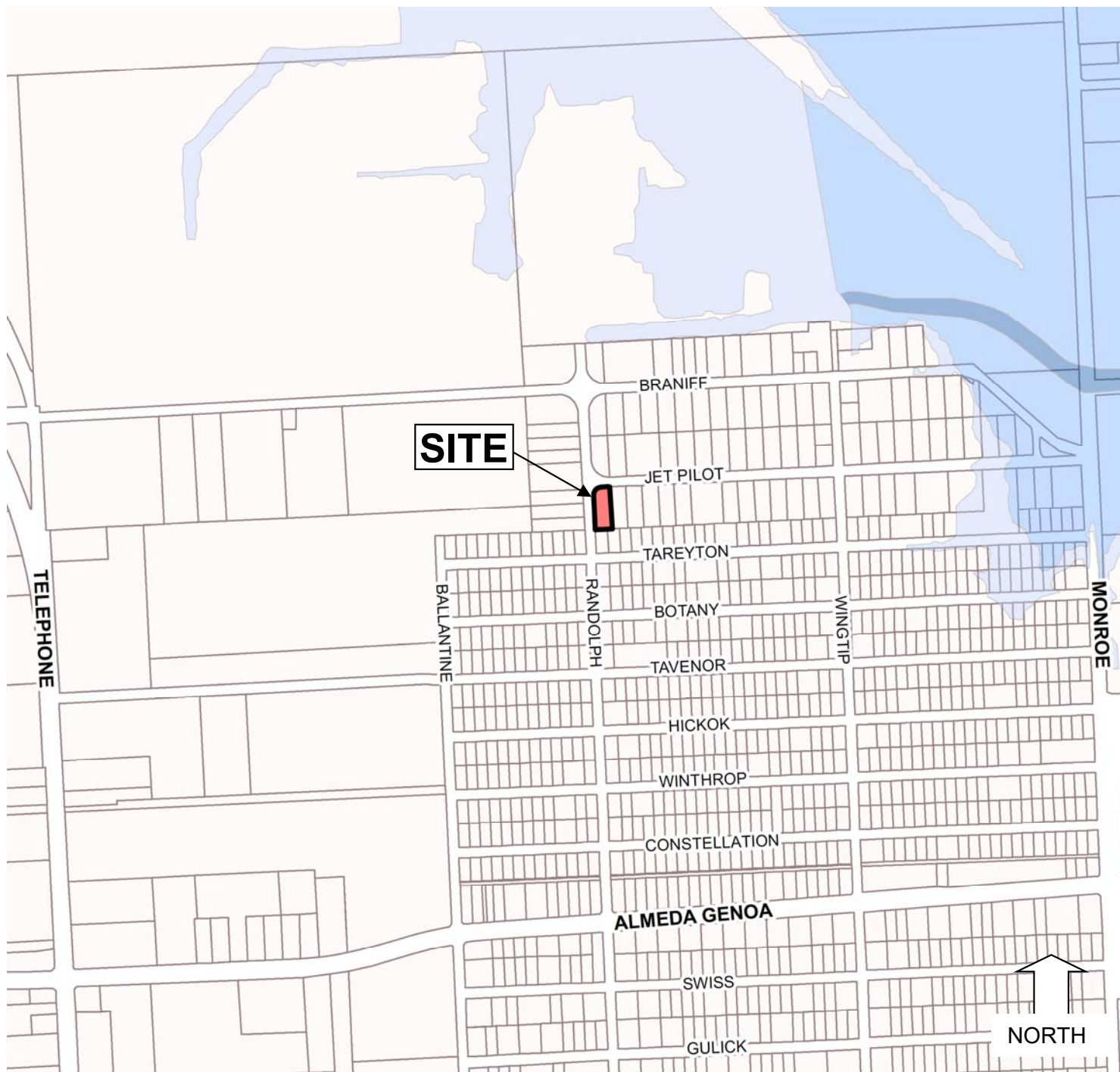
ITEM: 122

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Estates at Randolph Street

Applicant: PLS Construction Layout Inc

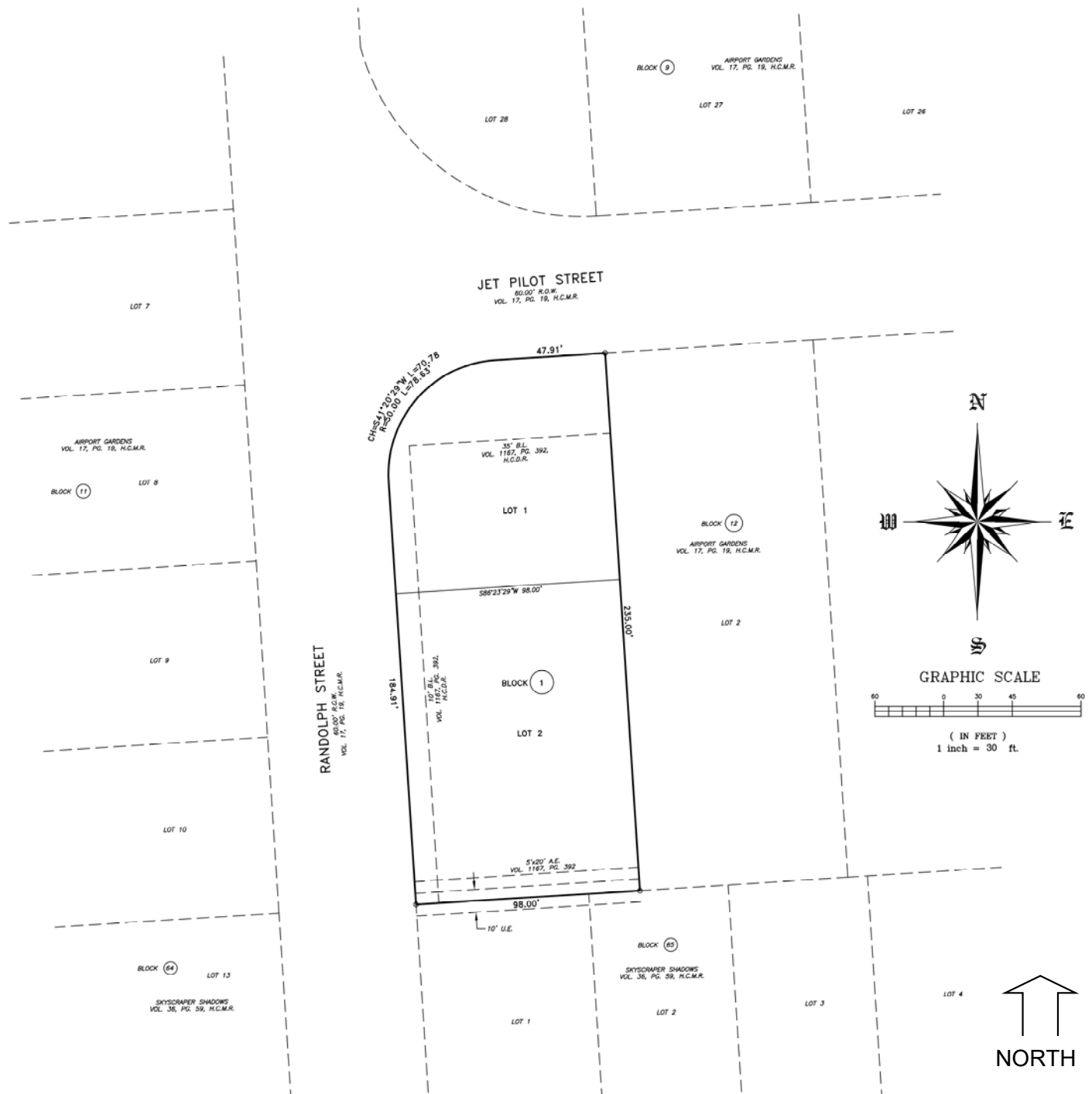


C – Public Hearings

Site Location

Subdivision Name: Estates at Randolph Street

Applicant: PLS Construction Layout Inc



Houston Planning Commission

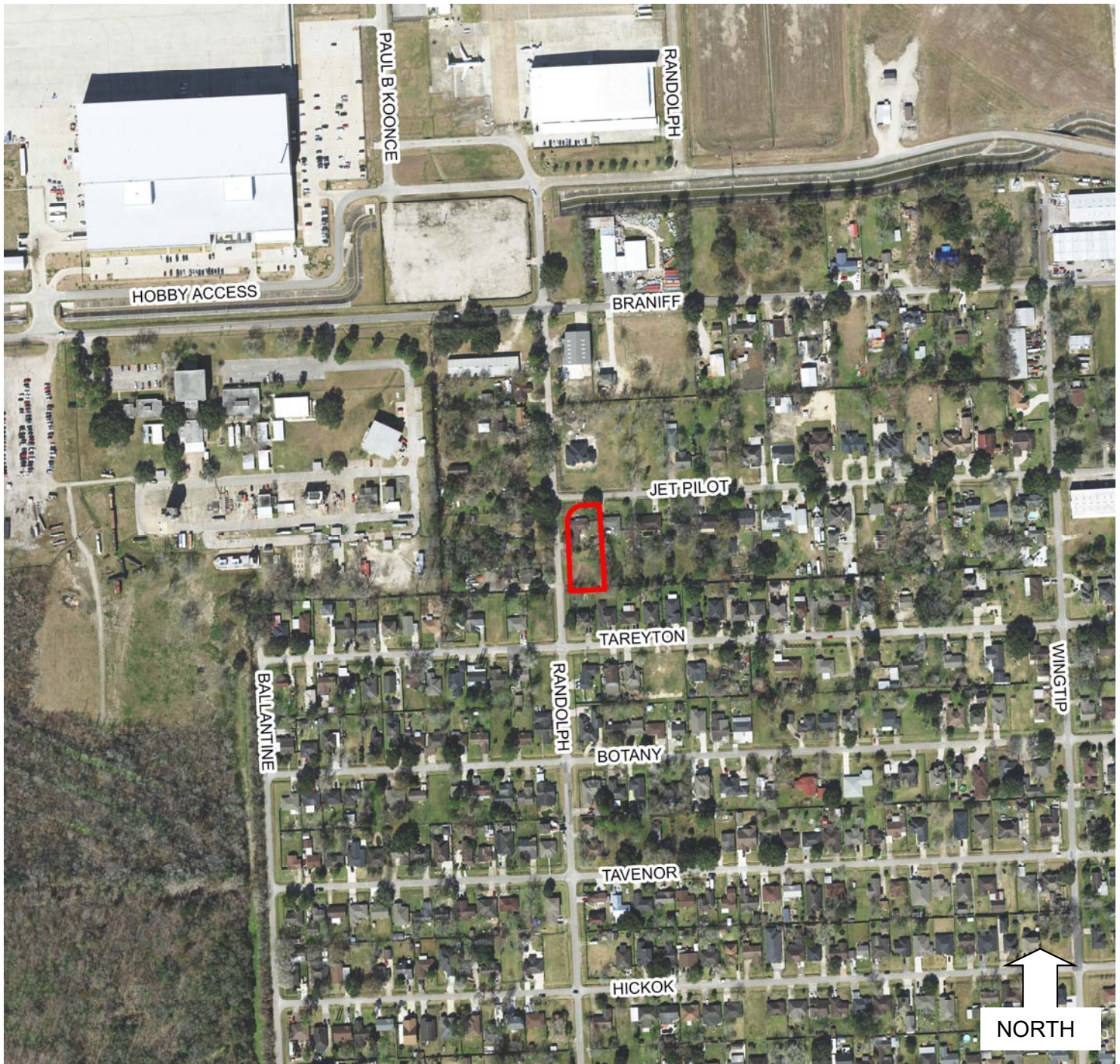
ITEM: 122

Planning and Development Department

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C – Public Hearings

Aerial

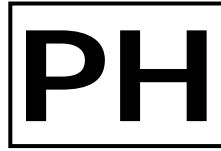


CITY OF HOUSTON
Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

November 3, 2022

Dear Property Owner:

Reference Number: 2022-2561; Estates at Randolph Street; a partial replat of **Airport Gardens**, being lot 1, block 12 as recorded at Vol. 17, pg. 19 of the Harris County Map Records.

The property is located at the southeast intersection of Randolph Street and Jet Pilot Street, west of Wingtip Drive and Monroe Road. The purpose of the replat is to create two (2) single family residential lots. The applicant, **Uriel Figueroa**, with **PLS CONSTRUCTION LAYOUT, INC**, on behalf of **3h Engineering & Construction, Inc**, can be contacted at **713-480-4075**.

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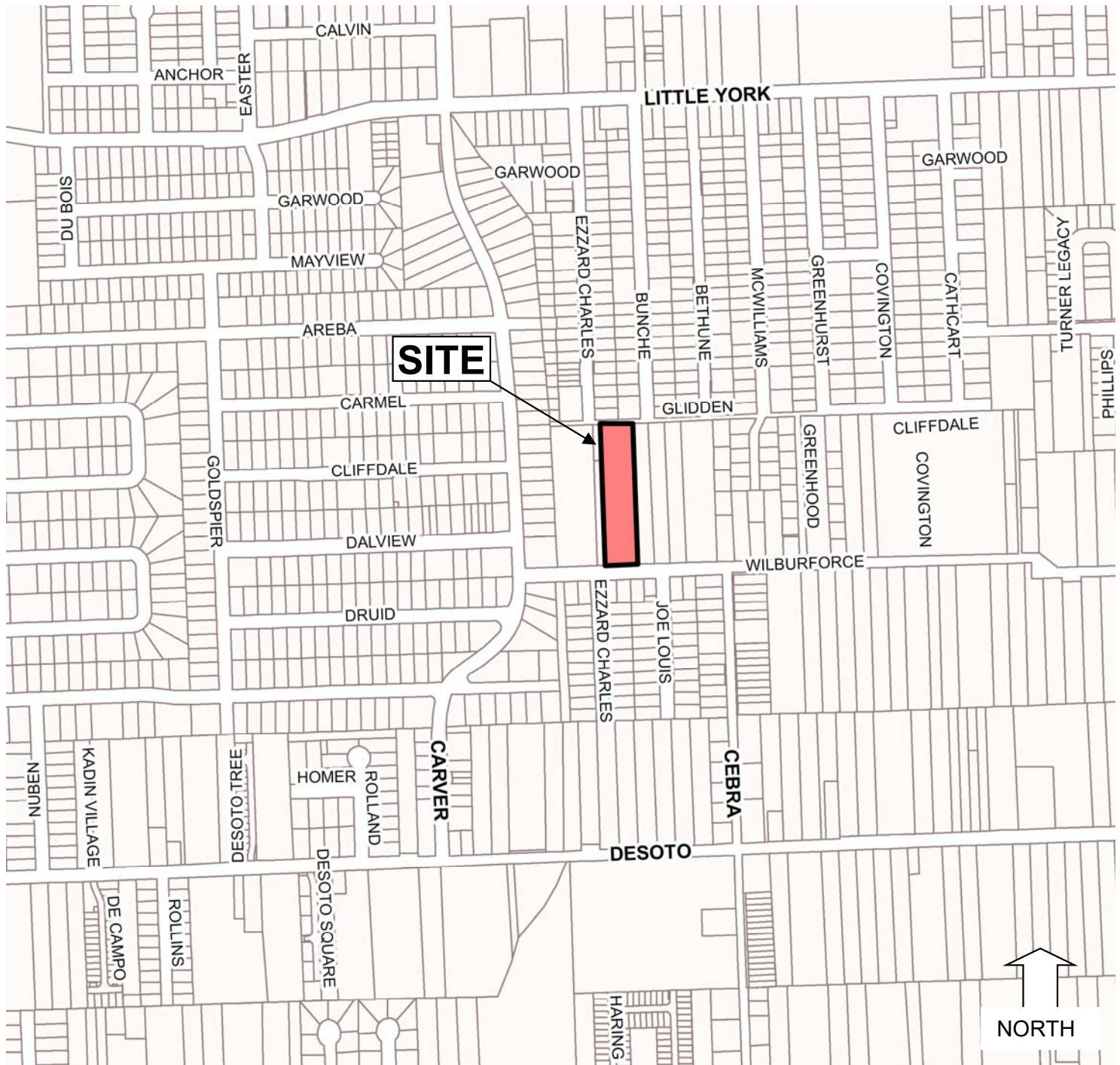
ITEM: 123

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Highland Gardens replat no 1

Applicant: Total Surveyors Inc.



C – Public Hearings

Site Location

Houston Planning Commission

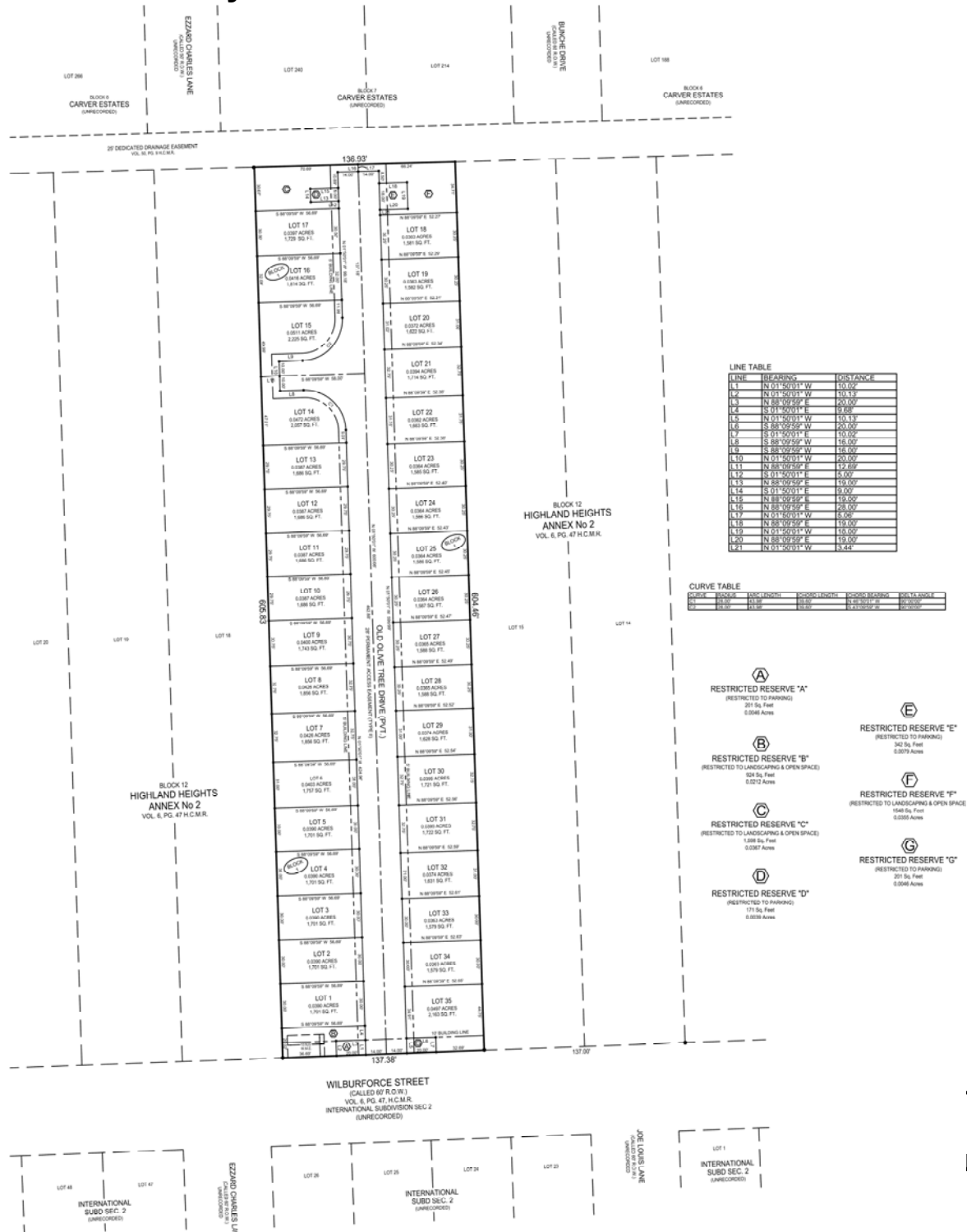
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C – Public Hearings

Subdivision

Houston Planning Commission

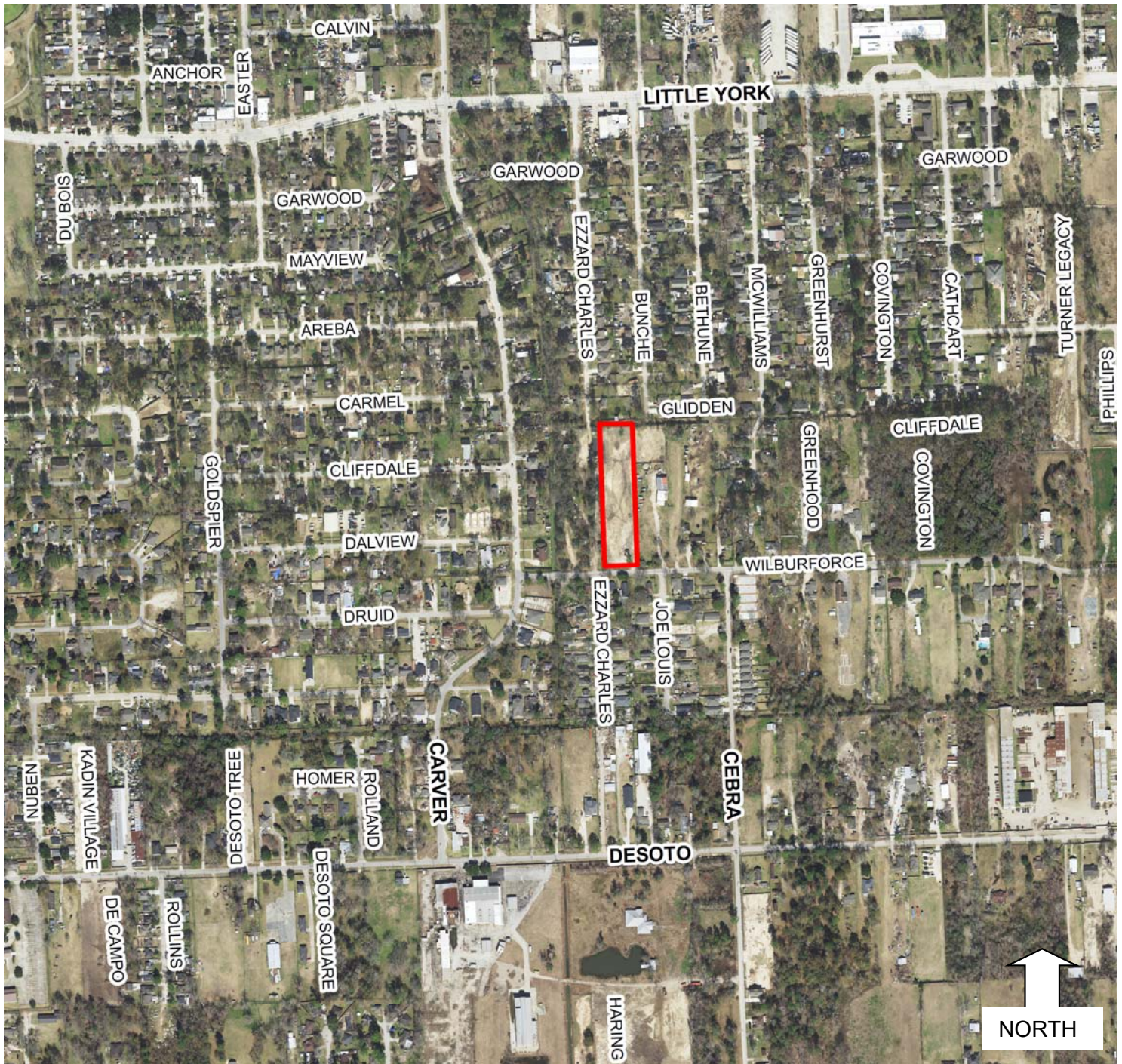
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Meeting Date: 12/01/2022

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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

November 3, 2022

Dear Property Owner:

Reference Number: 2022-2583; Highland Gardens replat no 1; a replat of **Highland Gardens**, being lots 1-20, block 1 and lots 21, 22, 23, and 24, block 2 and Reserves A, B, C, D, and E as recorded at Film Code no. 696493 of the Harris County Map Records.

The property is located at north along Wilburforce Street east of Carver Road. The purpose of the replat is to create thirty-five (35) single family residential lots and 7 reserves. The applicant, **Kevin Kolb**, with **Total Surveyors, Inc.**, on behalf of **Legion Builders, LLC**, can be contacted at **281-479-8719**.

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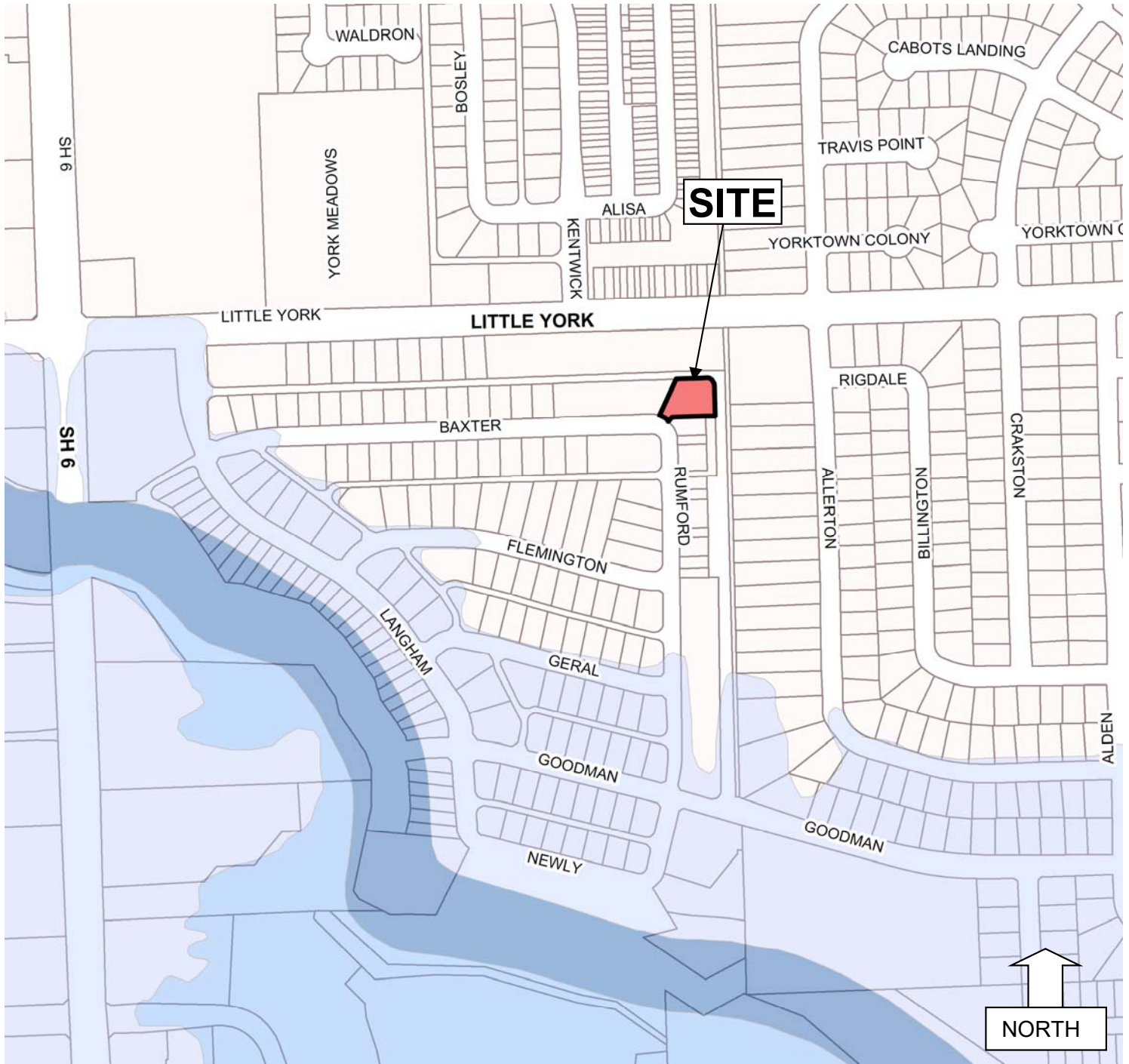
ITEM: 124

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Langham Creek Colony Sec 2 partial replat no 4

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Site Location

Subdivision

Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Langham Creek Colony Sec 2 partial replat no 4

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Aerial

ACCESS

20' ALLEY

20' ALLEY

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

COMPENSATING
OPEN SPACE (COS)

A PORTION OF THE OPEN SPACE
RESERVE CAN BE PAVED TO
ALLOW FOR PEDESTRIAN AND
EMERGENCY ACCESS FROM
BAXTER/RUMFORD

BAXTER/RUMFORD





Application Number: 2022-2490

Plat Name: Langham Creek Colony Sec 2 partial replat no 4

Applicant: Owens Management Systems, LLC

Date Submitted: 10/03/2022

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

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

Specific Variance is being sought and extent of variance:

Specific Variance is being sought and extent of variance: To allow a portion of the existing lots, within the replat area to be change to Compensating Open Space use.

Chapter 42 Section: 193

Chapter 42 Reference:

(c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

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

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

The site is located in Harris County Extra Territorial Jurisdiction (ETJ) at the intersection of Baxter Lane and Rumford Lane in the subdivision Langham Creek colony Sec 2. The plat is a replat of Reserve K (restricted to common area) and a portion of lot 75 and 76. The site has access to a public right of way (ROW) on the front (Baxter & Rumford) and a 20' alley on the back. A 28 feet Private Street is being proposed due to the unusual physical characteristics of the property with a frontage of 28 feet. The plat will have five lots that have an average lot size of 2,000 sq. ft. and a reserve for compensating open space (COS). The proposed area for COS will be a replat of a portion of lot 76 and reserve "K" restricted to common Space. On the preceding plat, "common open Space" was used as "Compensating Open Space" per the COS calculation on "Langham Creek Colony Section Two Second partial replat. Strict application of the ordinance only allows for a lot restricted to single-family residential use to be replatted into a landscape, park, recreation, drainage, or open space uses. This will make this project infeasible due to the ordinance requirements of a COS reserve when the proposed lots are under 5000 sq ft in the ETJ Harris County. The proposed COS reserve will provide a green area to the proposed lots and will have a similar function as the ones allowed by the ordinance.

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

The Compensating Open Space (COS) is not listed on the ordinance as a permitted use for a replat of a lot restricted to single family residential. In this case, a portion of the proposed replat is a reserve restricted to "common use" which is the same use as "COS" per the preceding plat. The proposed reserve will give the same functionality as the uses permitted by the ordinance for a replat of a lot restricted to single family residential. The plat will meet the COS ordinance requirements based on the proposed lot sizes.

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

The proposed COS reserve is required by the ordinance to compensate the open space required for lots under 5000 sq ft. The COS reserve will have the same function as the existing "common space reserves" on the preceding plats and the uses allowed by the ordinance. The COS reserve is design in a way that future residents can utilize it and maintain it to avoid using it for another purpose like parking space.

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

The original plat has a reserve restricted to common space (reserve K). This area has not been maintained and is frequently use for parking. The proposed replat will not affect the existing "Common open space" use as "Compensating open space" by the preceding plats because there is more COS than the require by the ordinance. The proposed replat will provide a green area of 3,600 sq ft that will be accessible to the future residents. The granting of the variance will not be injurious to the public health, safety or welfare since it will be required to maintain a green area COS for the proposed replat.

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

Due to the non-confirming lot, the COS will abut the public ROW. The townhomes will have carports or garage access from the alley which is consistent with the existing development. The COS reserve will provide the proposed lots with a green area accessible on the back meeting CH 42 requirements for lots under 5000 sq ft.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2490

Plat Name: Langham Creek Colony Sec 2 partial replat no 4

Applicant: Owens Management Systems, LLC

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:

A variance is being sought to allow lots that don't front on public right-of-way.

Chapter 42 Section: 188

Chapter 42 Reference:

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

Statement of Facts

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

(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;

Langham Creek Colony Sec 2, platted in 1979, is in the extra-territorial jurisdiction of the City of Houston, south of West Little York Road and north of New Road. The unique subdivision includes single-family homes, townhomes and apartments. Only 2 single-family lots have curb cuts. The remainder of the properties take access from the alley. Car ports are adjacent to the alley for townhomes and apartments. Langham Creek Colony Sec 2 plat includes a 20-foot public alley. However, the alley is maintained by the Langham Creek Colony Sec 2 Homeowners' Association. The proposed development frontage is in the curve that transitions Baxter Avenue to Rumford Lane. There is an elevation increase from the street to the sidewalk and property line. This prohibits a curb cut for vehicular access. Reserve K was originally owned by the HOA. However, it was acquired on auction by current owner who is proposing five 2- story townhomes with access from the alley. The proposed lots are consistent with the existing development having a similar size and a space for carports along the alley. The townhouse HOA has submitted letters of support for the variance and replat.

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

The proposed replat area is non-conforming due to the original plat. The curb frontage and elevations create impractical vehicular access. In addition, there is a fire hydrant and mature trees within the right-of-way in front to the property. Vehicular access for the existing homes in this neighborhood is through the existing 20-foot alleys.

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

The front of the new townhomes will face Baxter/Rumford with a common courtyard that consists of

2245 sf compensating open space (COS) and an open space reserve along the south and west plat boundary -1145 sf. This maintains the common area reserve original land use and allows for pedestrian access to the lots from Baxter/Rumford. Townhouse entrance from the alley is common with existing development. The 2-car carports are adjacent to the alley. Although the location is furthest from public right-of-way, the alley is clear and can accommodate emergency vehicles.

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

The new townhomes will be continuation of the existing structures on Rumford. The courtyard will enhance the quality of the neighborhood and include landscaping and seating and eliminate illegal parking. The open space reserve is proposed with a 6-foot strip between the proposed lots and the COS reserve that connects to Baxter/Rumford. This area could be pave for pedestrian and emergency access. The HOA will paint the curve along Baxter red and no parking signs to ensure emergency vehicles can access the townhomes from public ROW. The houses will be within reach of water hoses for fire trucks. HOA has cameras at both subdivision entrances. The developer will add an additional camera in the alley.

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

Economic hardship is not the sole justification. The proposed development will allow for reasonable use of land. It is consistent with the existing townhouse development. This will preserve and maintain the character of the neighborhood.



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

November 1, 2022

Dear Property Owner:

Reference Number: 2022-2490; Langham Creek Colony Sec 2 partial replat no 4; partial replatting of **Langham Creek Colony Sec 2:** being a replat of reserve "K" and a portion of lots 75 & 76, block 11, as recorded in Volume 290, Page 59 of the Harris County Map Records.

The property is located near the northeast intersection of Baxter Lane and Rumford Lane. The purpose of the replat is to create four (4) single family lots and two (2) reserves. The applicant, **Joyce Owens**, with **Owens Management Systems, LLC**, on behalf of the developer, RMJ Realty, LLC, can be contacted at **713-643-6333**.

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, December 1st, 2022 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission

ITEM: 125

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Potomac Estates

Applicant: Tri-Tech Surveying Co.



C – Public Hearings

Site Location

Houston Planning Commission

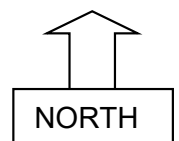
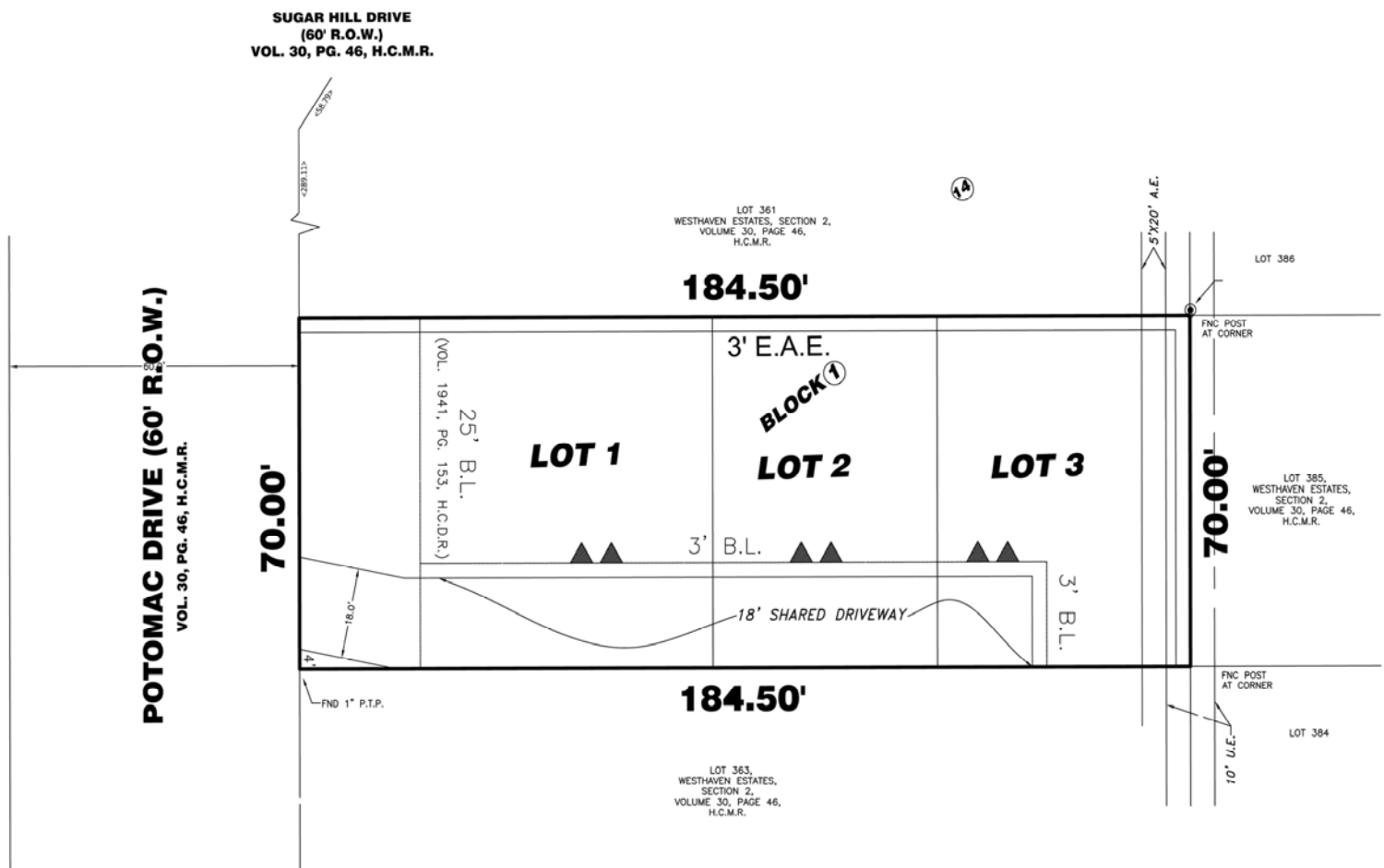
ITEM: 125

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Potomac Estates

Applicant: Tri-Tech Surveying Co.



C – Public Hearings

Subdivision

Houston Planning Commission

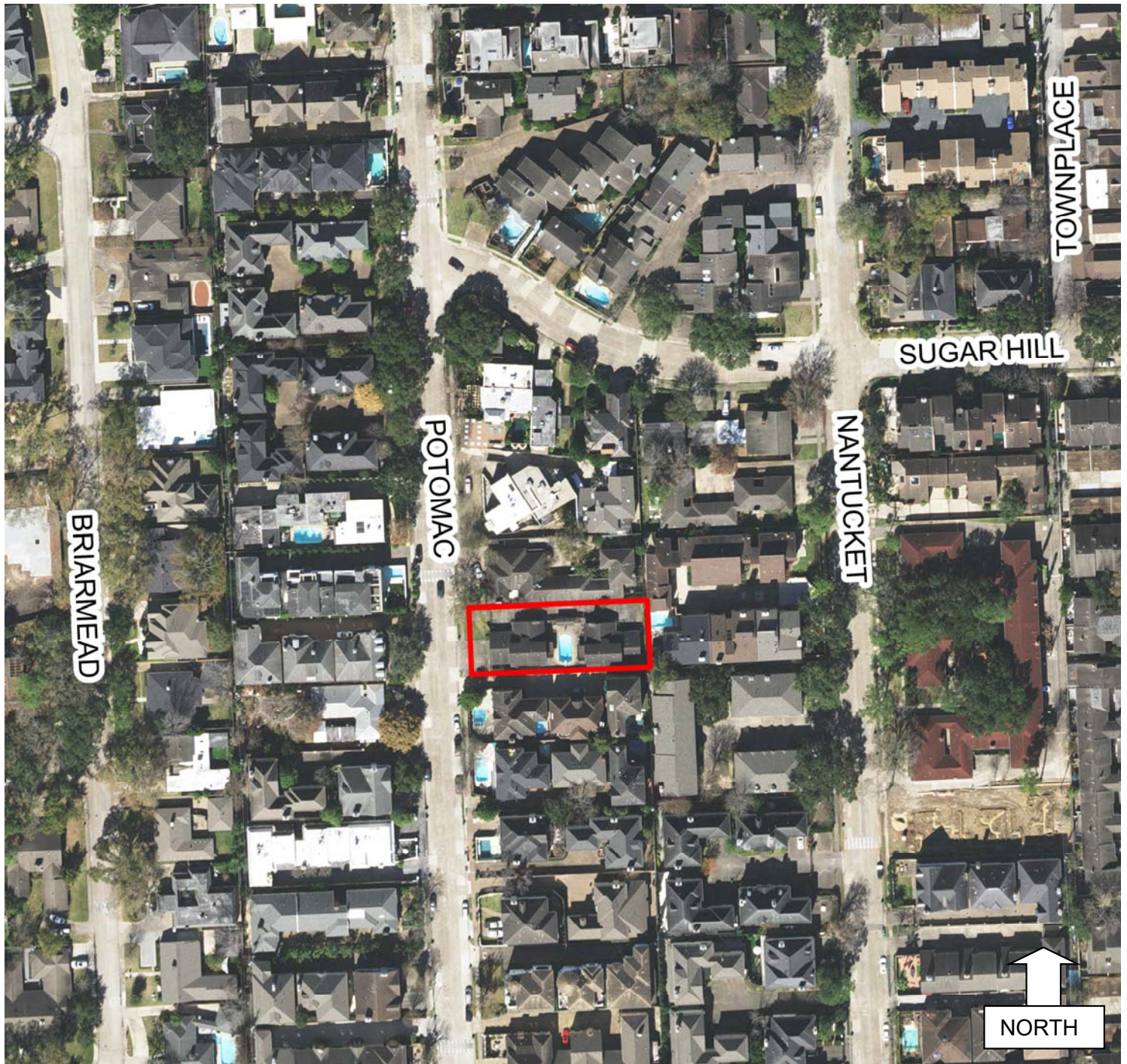
ITEM: 125

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Potomac Estates

Applicant: Tri-Tech Surveying Co.



C – Public Hearings

Aerial

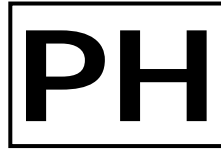


CITY OF HOUSTON
Planning and Development

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 21, 2022

Dear Property Owner:

Reference Number: 2022-2428; Potomac Estates; a partial replat of **Westhaven Estates Sec 2**, being Lot 362, Block 14, as recorded in Vol. 30, pg. 46 of the Harris County Map Records.

The property is located along Potomac Drive, west of Fountain View Drive, south of Woodway Drive. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Josh Kester**, with Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP, on behalf of Partners in Building, the developer, can be contacted at **713-667-0800**.

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

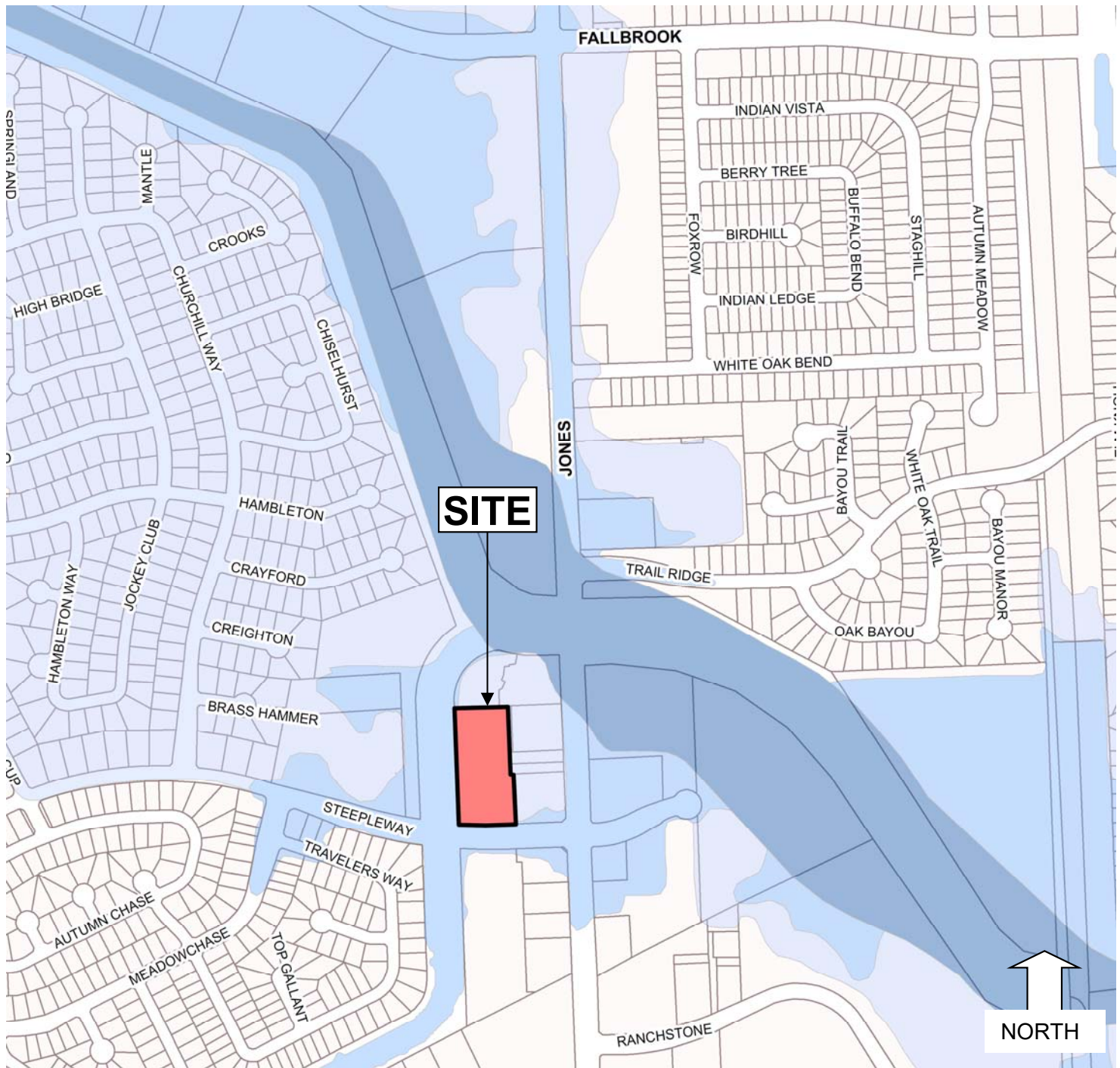
ITEM: 126

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Steeplechase Sec 1 partial replat no 3

Applicant: Hovis Surveying Company Inc.



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Steeplechase Sec 1 partial replat no 3

Applicant: Hovis Surveying Company 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

November 3, 2022

Dear Property Owner:

Reference Number: 2022-2396; Steeplechase Sec 1 partial replat no 3; a replat of Steeplechase Sec 1, being a partial replat of Unrestricted Reserve "A" as recorded in Vol. 296, Pg. 81 of the Harris County Map Records, and Restricted Reserve "A" of Park at Jones Road, recorded under Film Code No. 679069 of the Harris County Map Records.

The property is located along Steepleway Boulevard, west of Jones Road. The purpose of the replat is to create one unrestricted reserve. The applicant, **Mary McKenzie**, with Hovis Surveying Company Inc., on behalf of Serenity Investment LLC, the developer, can be contacted at **281-320-9591**

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.

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

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

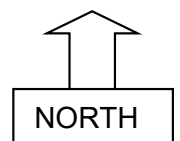
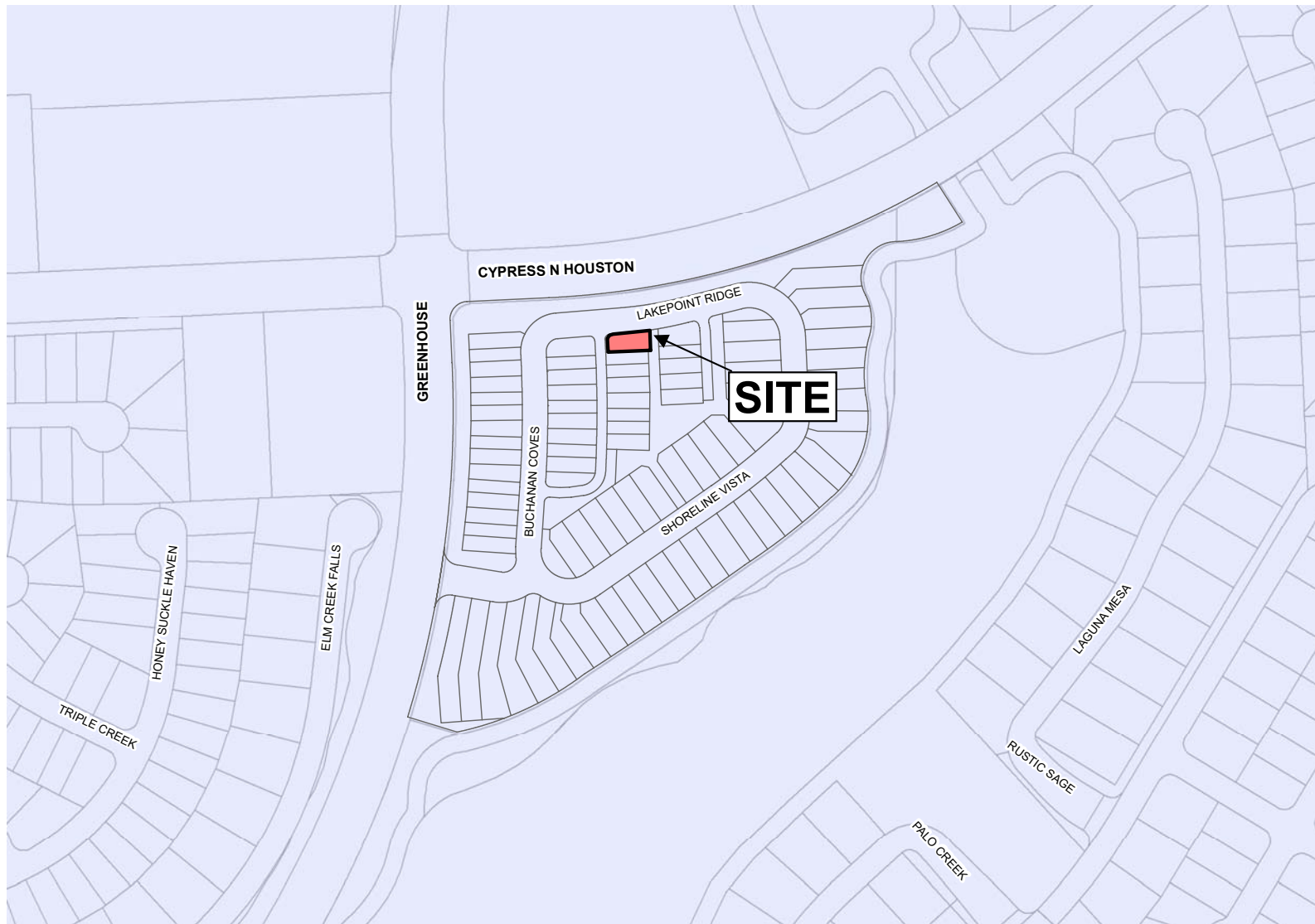
ITEM: 127

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Towne Lake Sec 63 partial replat no 1 (DEF 1)

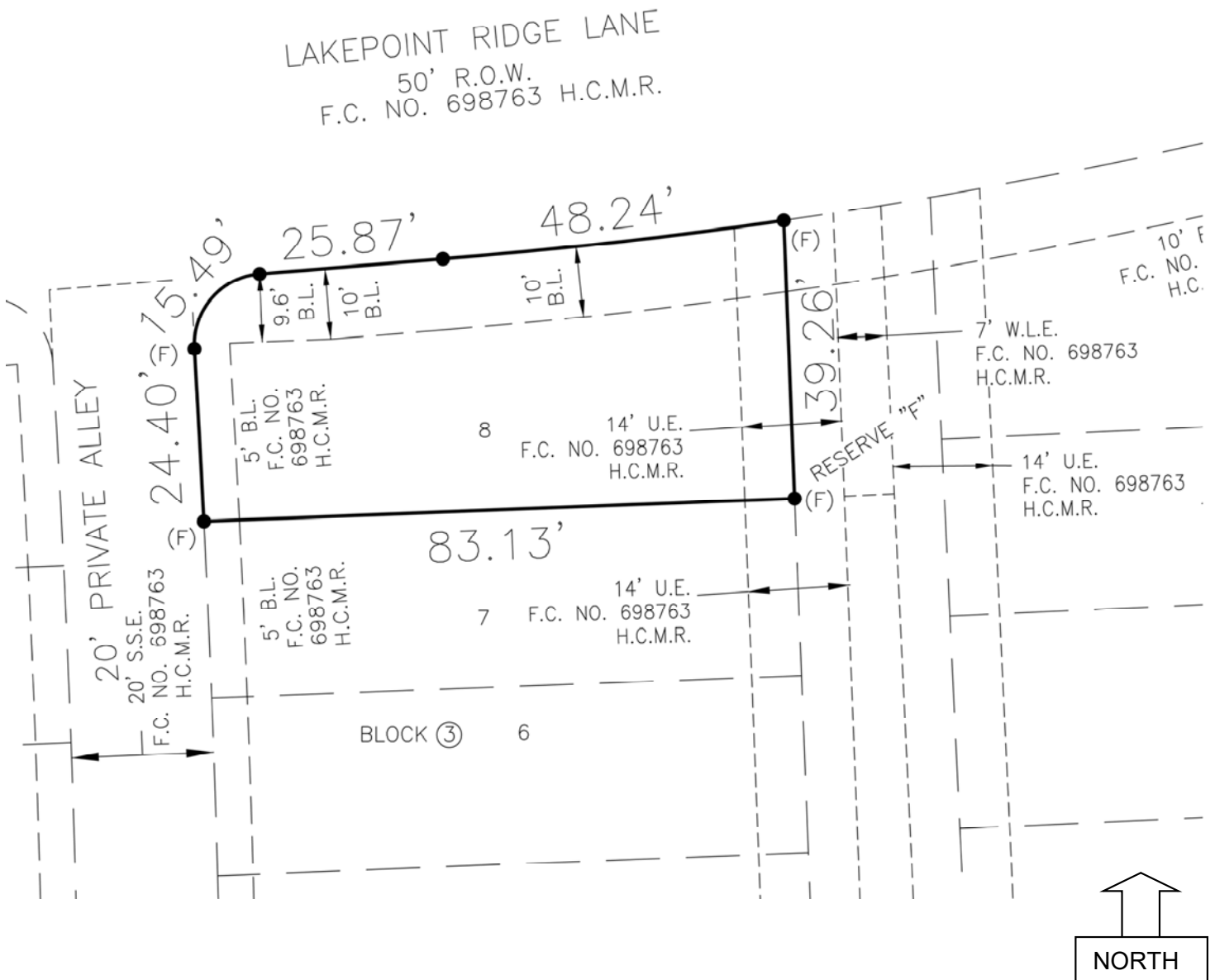
Applicant: EHRA



C – Public Hearings with Variance Site Location

Subdivision Name: Towne Lake Sec 63 partial replat no 1 (DEF 1)

Applicant: EHRA



Houston Planning Commission

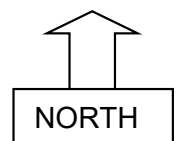
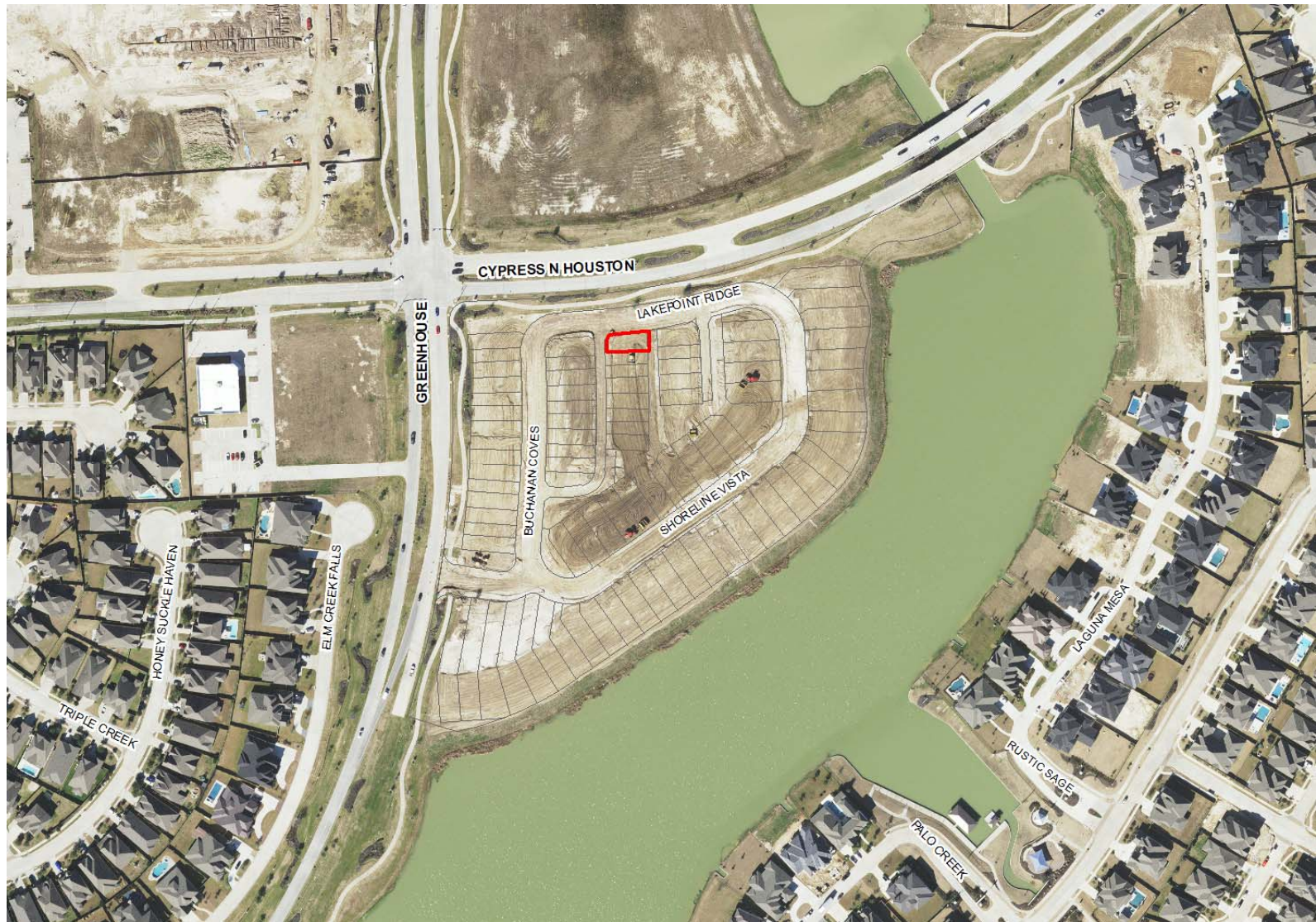
ITEM: 127

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Towne Lake Sec 63 partial replat no 1 (DEF 1)

Applicant: EHRA

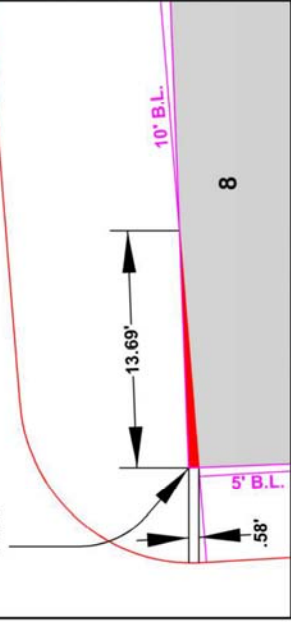


C – Public Hearings with Variance

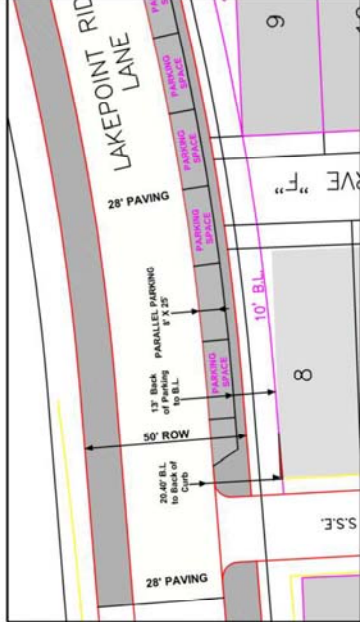
Aerial

AREA IN RED REPRESENTS ENCROACHMENT

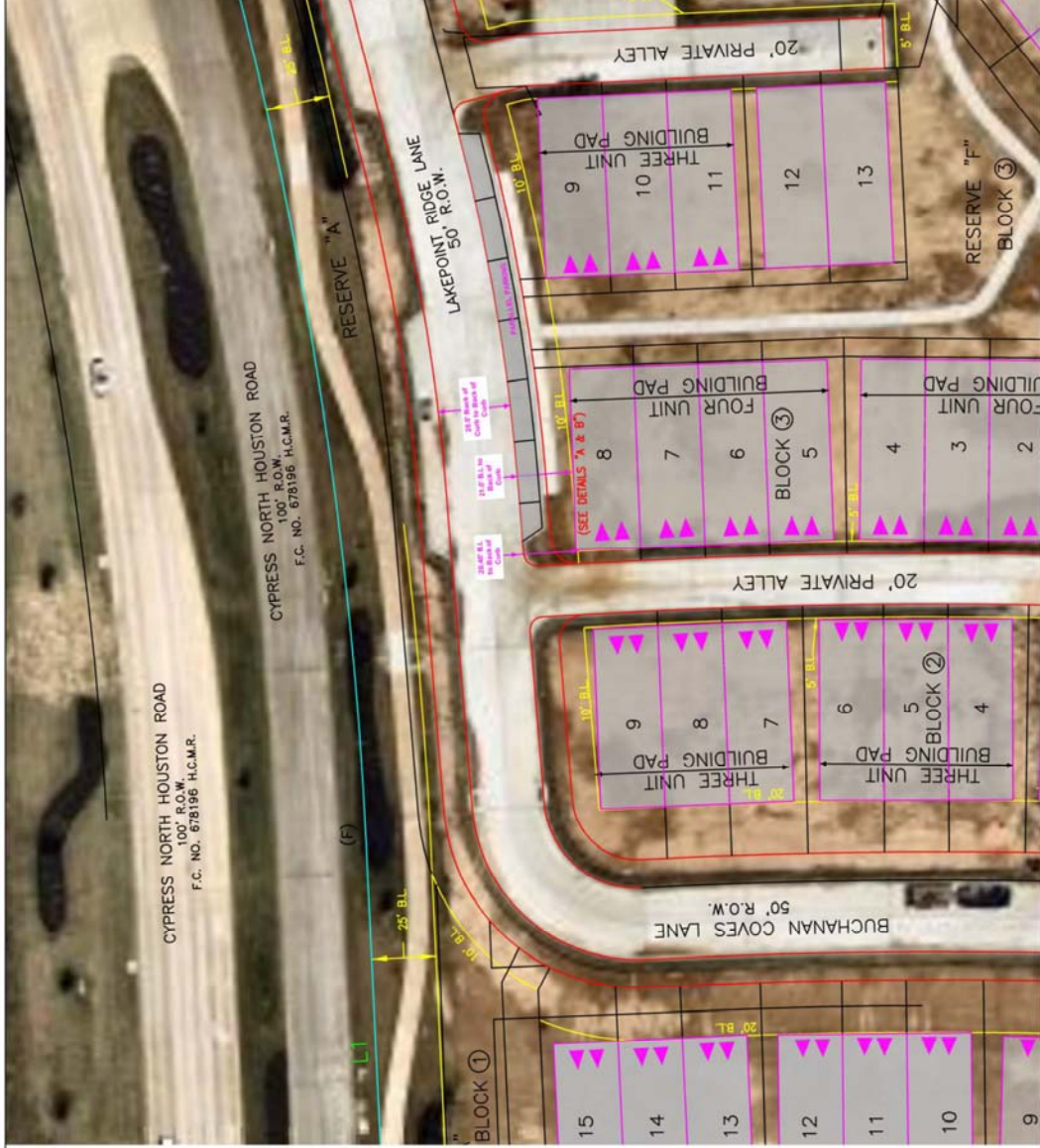
AT WIDEST POINT THE ENCROACHMENT IS .58' AND
OVERALL AREA OF VARIANCE REQUEST IS 4 SQUARE
FEET



(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\TowneLakeSec63_201002.dwg Sep 27, 2022--10:30am Edited by: roward

SEPTEMBER 26, 2022

1" = 100' SCALE 1" = 200'

8.03 TH

EHRA JOB NO. 1017-059-1029

EHRA INC. 713.784.4500
TBP# No. F-723
TBP# No. 10092300

EHRA

ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA INC. 713.784.4500
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:

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.

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

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

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

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

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

Terminology

- **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: 128

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Villas on Stearns

Applicant: Survey Solutions of Texas



C – Public Hearings

Site Location

Houston Planning Commission

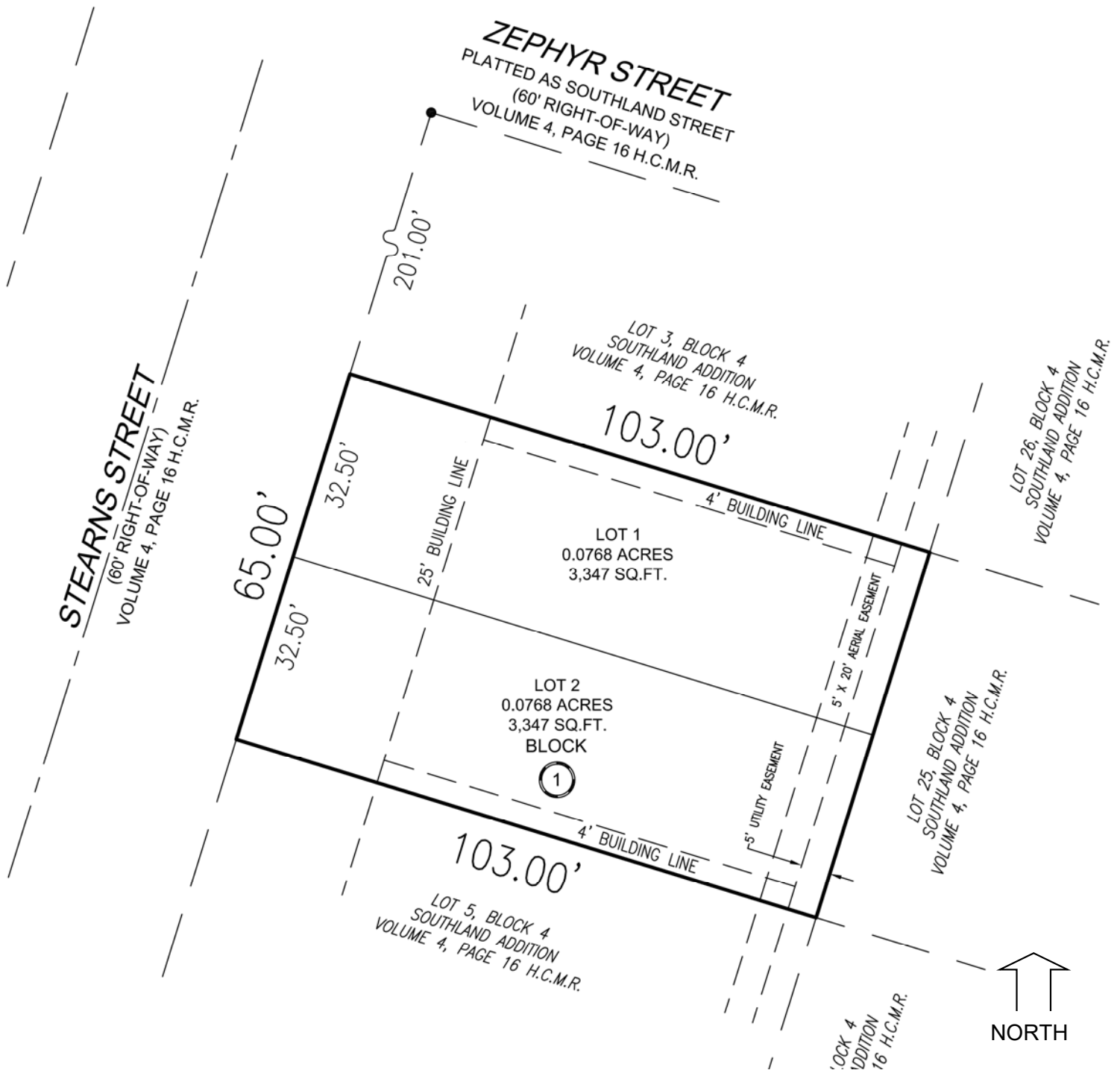
ITEM: 128

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Villas on Stearns

Applicant: Survey Solutions of Texas



C – Public Hearings

Subdivision

Houston Planning Commission

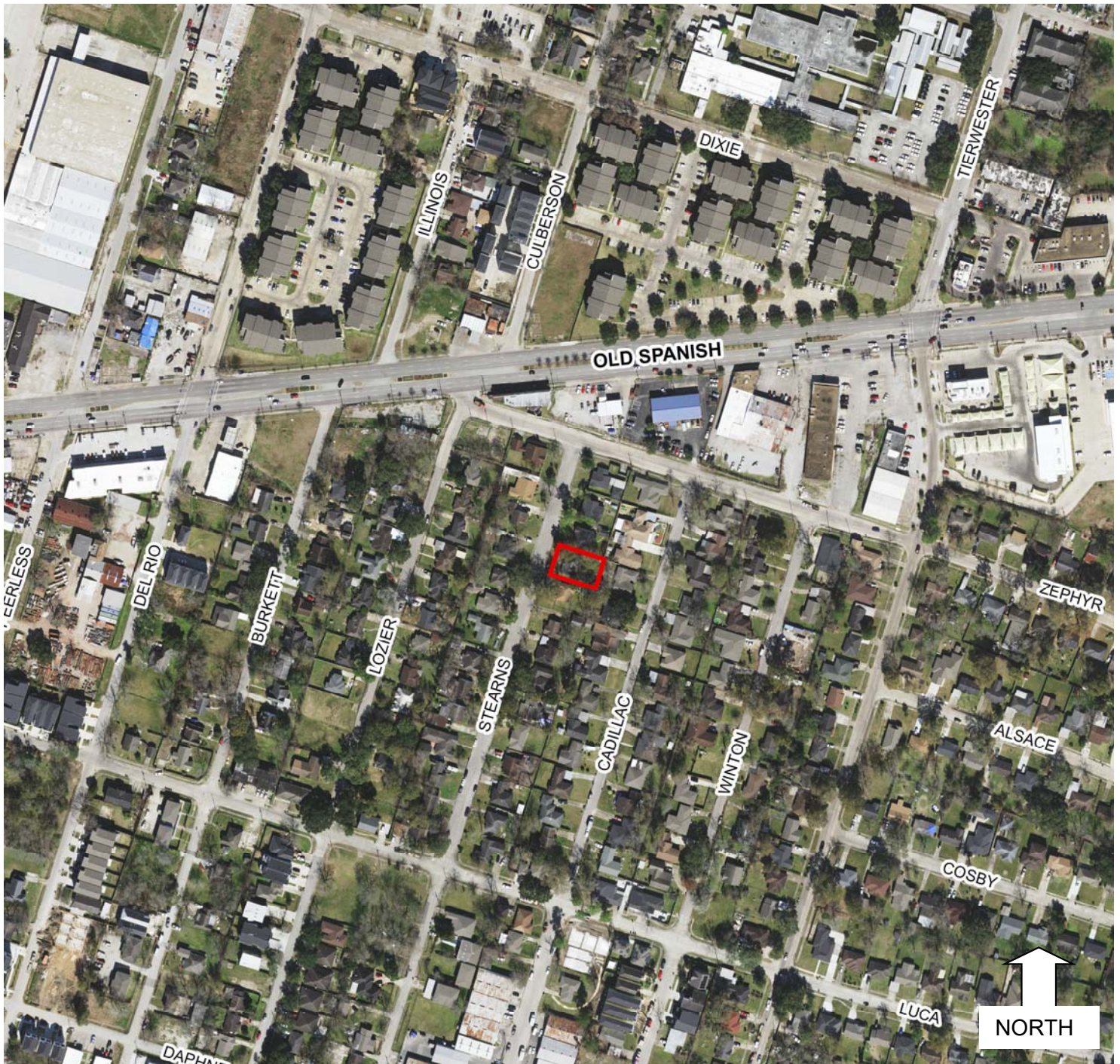
ITEM: 128

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Villas on Stearns

Applicant: Survey Solutions of Texas



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

October 31, 2022

Dear Property Owner:

Reference Number: 2022-2498; Villas on Stearns; a partial replat of **Southland Place**, being all of Lot 4, Block 4, as recorded at Volume 14 Page 14 of the Harris County Map Records.

The property is located along Stearns Street, south of Old Spanish Trail and north of Luca Street. The purpose of the replat is to create four (2) single family residential lots. The applicant, **Richard DeLeon**, with Survey Solutions of Texas, can be contacted at **713-834-2277**.

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

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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Planning Department Staff Authority and Obligation

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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

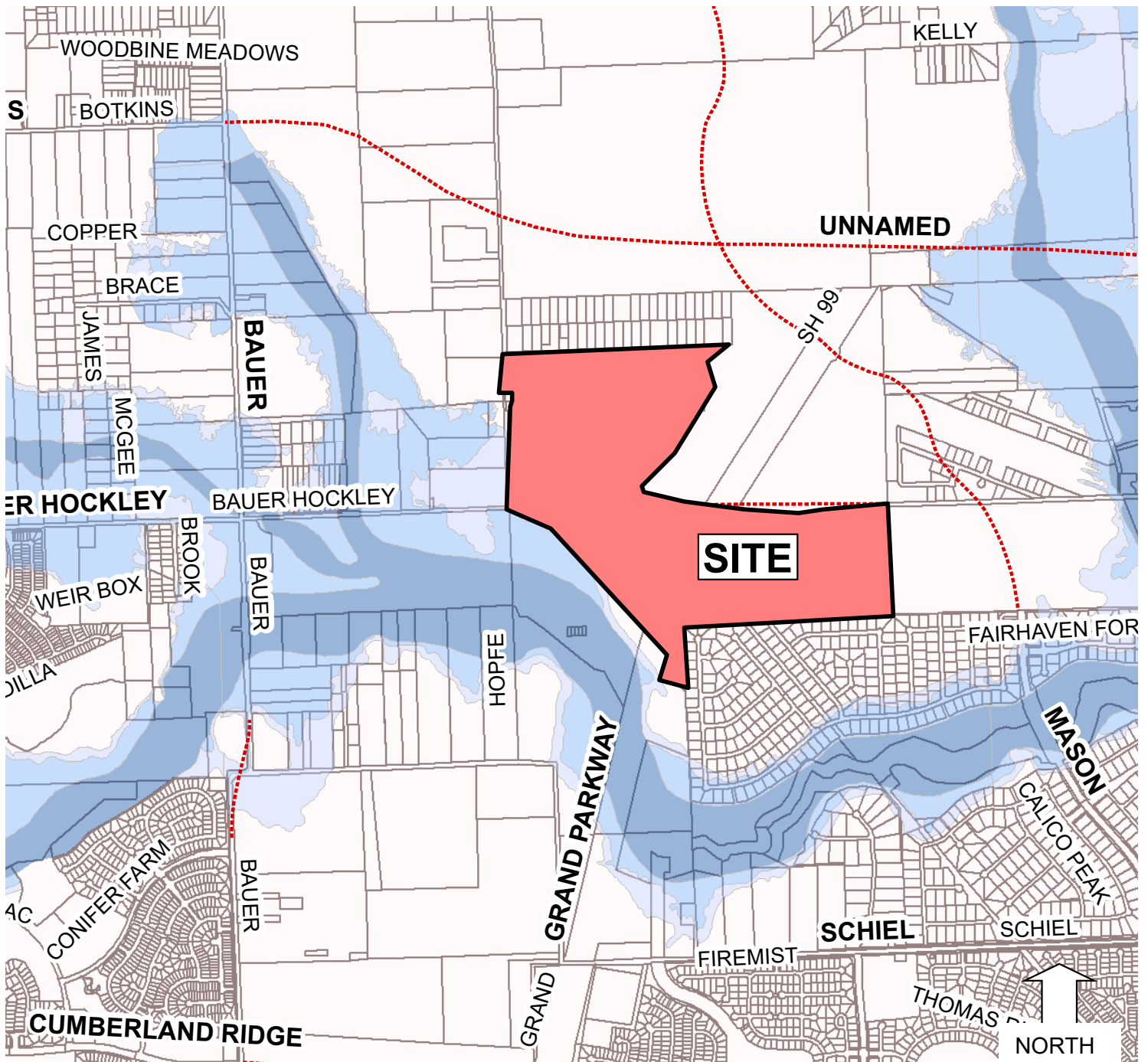
ITEM:129

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Bauer Hockley Tract GP

Applicant: Meta Planning + Design LLC



D – Variances

Site Location

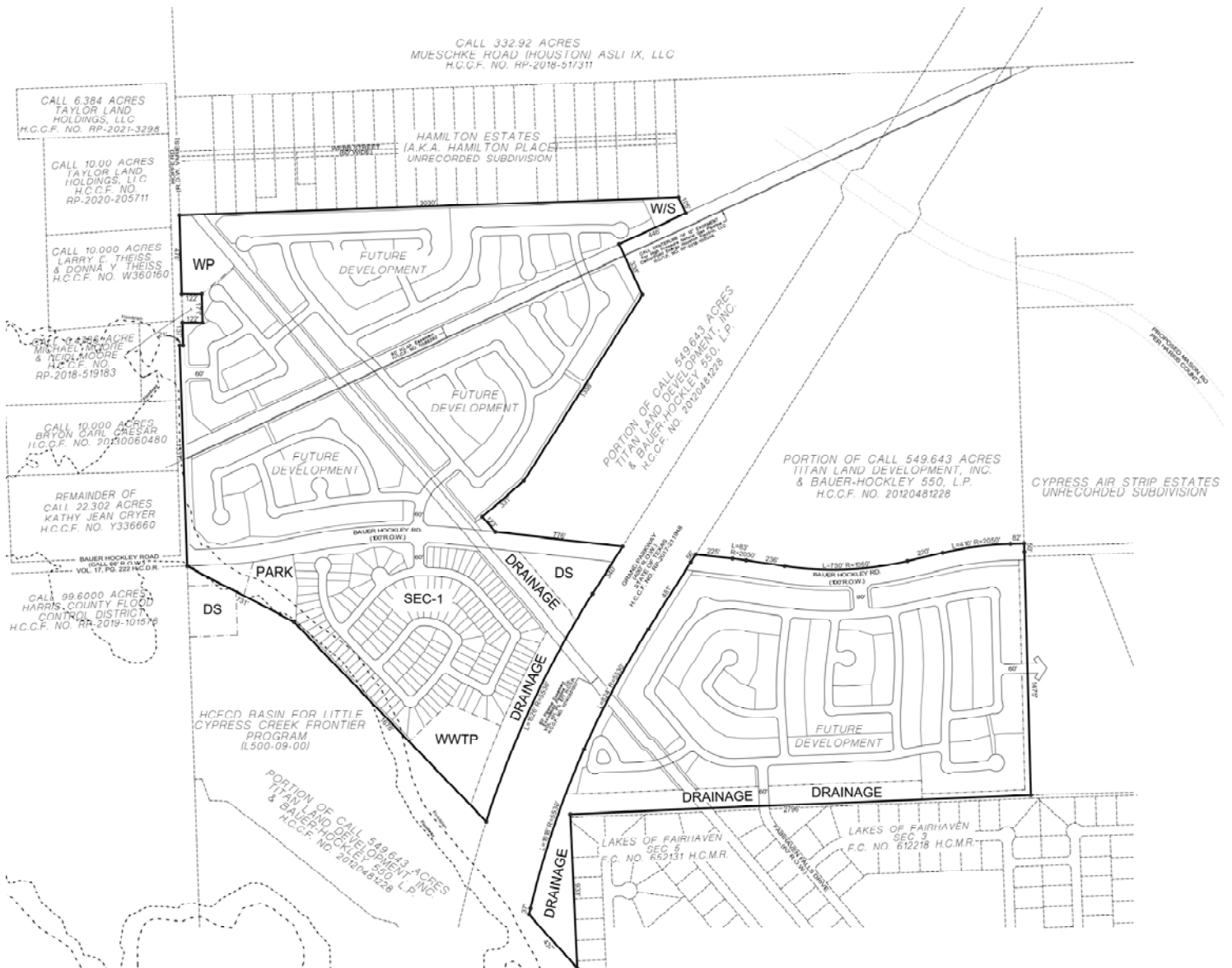
ITEM:129

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Bauer Hockley Tract GP

Applicant: Meta Planning + Design LLC



Houston Planning Commission

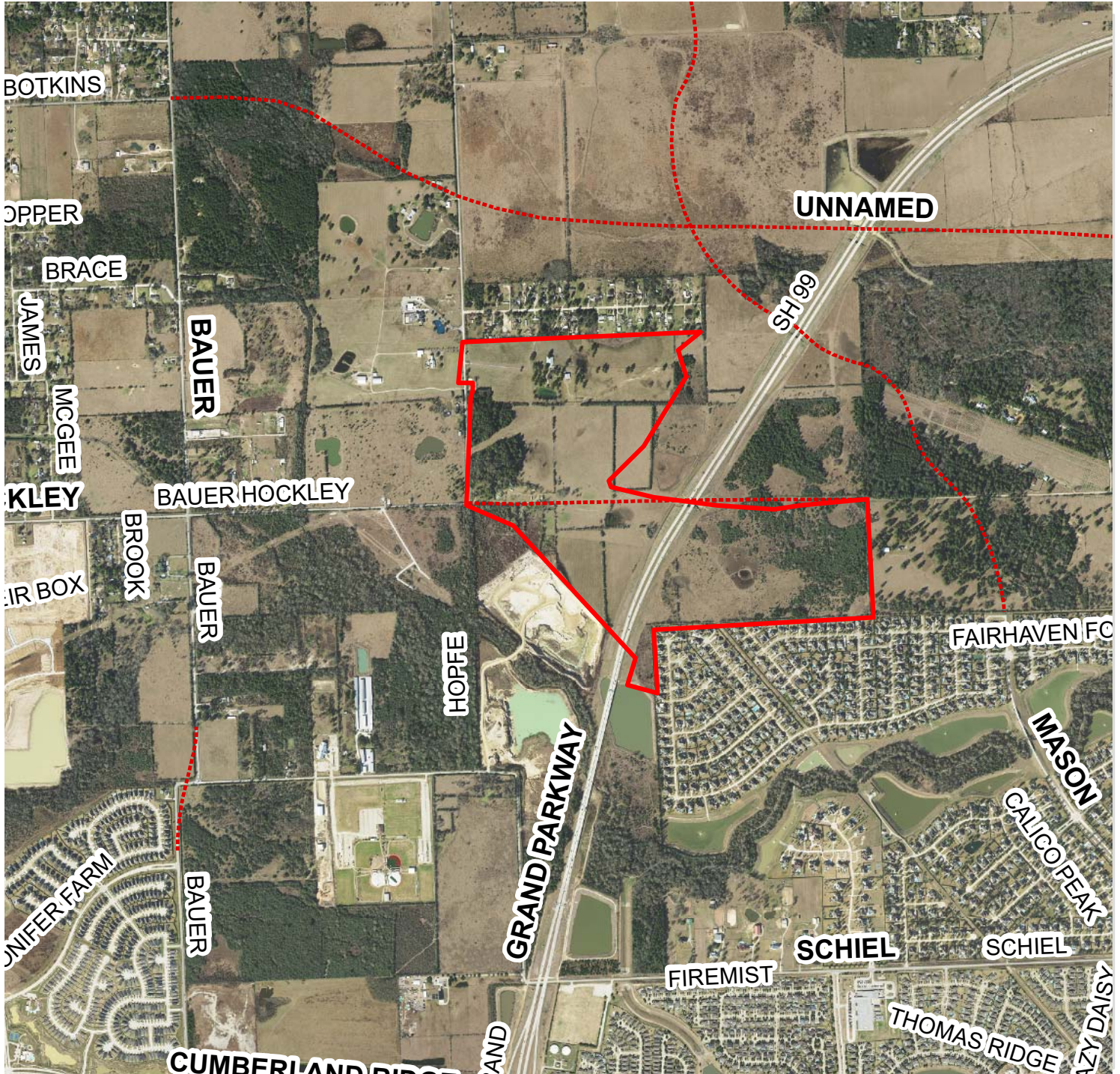
ITEM:129

Planning and Development Department

Meeting Date: 12/01/2022

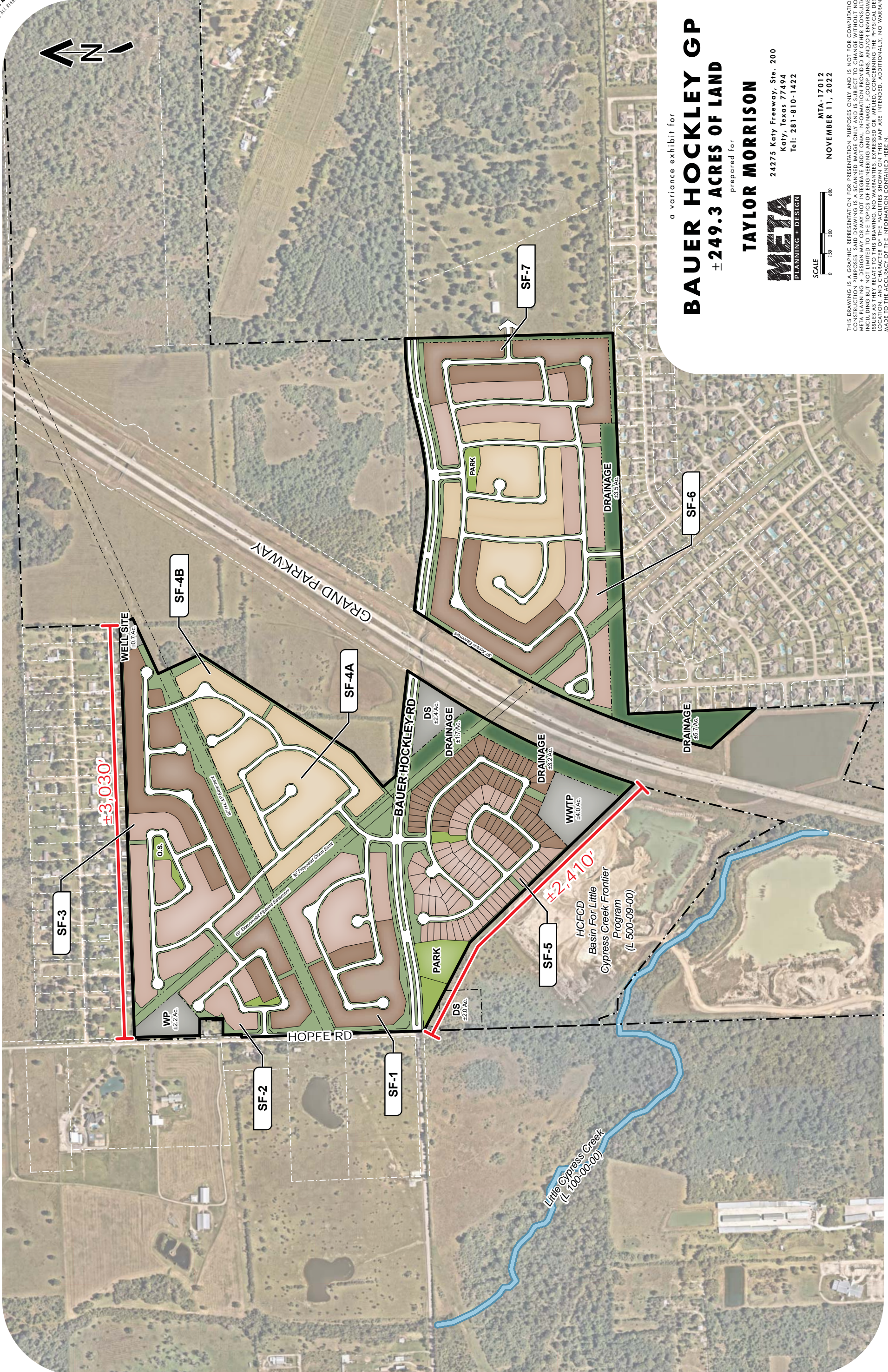
Subdivision Name: Bauer Hockley Tract GP

Applicant: Meta Planning + Design LLC



D – Variances

Aerial



a variance exhibit for

BAUER HOCKLEY GP

±249.3 ACRES OF LAND

prepared for
TAYLOR MORRISON

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



SCALE
0 150 300 450
NOVEMBER 11, 2022

MTA-17012

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR CONSTRUCTION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DESIGN. THIS DRAWING IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ADDITIONAL: NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



Application Number: 2022-2828

Plat Name: Bauer Hockley Tract GP

Applicant: Meta Planning + Design LLC

Date Submitted: 11/15/2022

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:

To allow for no stub street on the northern project boundary with a developable distance of $\pm 3030'$.

Chapter 42 Section: 128

Chapter 42 Reference:

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or...

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 Bauer Hockley Tract is a proposed ± 249 -acre single-family residential development that is located within the northwest portion of Houston's ETJ within Harris County, north of US-290. The site is located along Bauer-Hockley Road at the intersection of Bauer-Hockley Road and TX-99/the Grand Parkway. The project spans along Bauer Hockley and crosses the Grand Parkway. The northwestern boundary of the tract is abutted by a "red flag" unrecorded subdivision. The southwestern boundary of the tract is located directly adjacent to a tract that is being developed as a regional pond for Harris County Flood Control District (HCFCD). Additionally, Little Cypress Creek is just south of the regional pond. Located to the southeast of the General Plan boundary is the existing single-family residential subdivision Lakes of Fairhaven. The area to the northeast of the subject property is undeveloped. The subdivision located at the northwestern boundary of the subject property is an unplatted "red flag" subdivision created by metes and bounds and sold by deed. Because of this, there was no guarantee that regulations such as block length would be abided by, and as it is currently lotted out, there are no stub streets to connect this subdivision to the north or the south. The subject tract, which is located just south of the red flag subdivision, must make a connection to this subdivision per Chapter 42. However, adding a stub street for a future connection to the unplatted subdivision will not guarantee that any street connection will be made, as the future connection will need to go through an illegally subdivided lot that has been sold to a private owner and developed. Even if one or more lots within the unplatted subdivision are redeveloped, there is no guarantee that such lots would align with a proposed stub street from the subject site. More likely, a stub street from the subject site would remain a dead-end street, unless eminent domain were utilized to force a connection to Webb Street within the unplatted subdivision. That would result in the loss of an individual's private property, and it may result in the loss of an already developed home. It is unlikely that the public need and benefit of connecting a back-door

stub street into a local residential street would outweigh the cost of forcing such a connection. The addition of the stub street along the northwestern boundary of the subject tract will not improve the circulation of traffic within the proposed development, as the stub street will likely remain a stub street and never be connected. The existing neighborhood has existed in its current configuration for many years, and the subject site is able to handle all access needs internally. Therefore, adding a stub street between the two neighborhoods will not achieve the intent of the ordinance and creating the desired connection is not feasible without taking individual property.

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

The illegal subdividing of land to the north of the subject site's boundary was not the result of a hardship created or imposed by the applicant.

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

The intent and general purposes of this chapter will be preserved and maintained as traffic circulation will be contained separately in each subdivision without the need for a stub street. The addition of a stub street would not provide the desired circulation because it is not feasible to connect.

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

The granting of this variance will not create undue hardship on the proposed street pattern, nor will it create any unsafe traffic conditions, and will therefore not be injurious to the public health, safety, or welfare.

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

The existing red flag subdivision to the northwestern boundary of the General Plan is the justification for this variance.



Application Number: 2022-2828

Plat Name: Bauer Hockley Tract GP

Applicant: Meta Planning + Design LLC

Date Submitted: 11/15/2022

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. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow for no stub street on the southern project boundary with a developable distance of $\pm 2,410'$.

Chapter 42 Section: 130

Chapter 42 Reference:

[...] (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: [...] (6) The crossing of a stormwater detention facility required by a governmental entity with flood control jurisdiction by a street more than once every 2,000 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 Bauer Hockley Tract is a proposed ± 249 -acre single-family residential development located within the northwest portion of Houston's ETJ, in Harris County north of US-290. The tract is located along Bauer-Hockley Road at its intersection with TX-99/the Grand Parkway. The project spans along Bauer Hockley and both sides of the Grand Parkway. The northwestern boundary of the tract is abutted by a "red flag" subdivision. The southwestern boundary of the tract is located directly adjacent to an existing sand pit and future regional detention pond; Little Cypress Creek is just south of the sand pit. Located to the southeast of the General Plan boundary is the existing single-family residential subdivision Lakes of Fairhaven. The area to the northeast of the subject property is undeveloped. The southwest quadrant of the subject site is a triangular area bounded by major thoroughfare Bauer Hockley Road to the north, the Grand Parkway to the southeast, and a sand pit to the southwest. The sand pit is already designated as a future regional pond for HCFCD, serving the Little Cypress Creek Frontier Program, with assigned unit number L500-09. Little Cypress Creek is immediately south of the existing sand pit and the creek's current floodway and floodplain overlap the sand pit and touch the edge of the subject tract. The sand pit, floodway of Little Cypress Creek, and future incorporation of the regional pond by HCFCD do not allow for the development of a north/south street in this area. Adding a stub street along the subject tract's southwestern boundary would result in a stub street that would not have the ability for future extension, as it is not feasible to cross a regional flood control pond nor Little Cypress Creek with a local street. The triangular area of developable land will take access from Bauer Hockley Road and will not need any additional connections. The creation of the HCFCD pond will benefit the region as a whole by reducing flood risk for this and other communities. Per 42-130, the ordinance does make allowances for local street intersection spacing where abutting detention facilities. Since there is no development beyond this pond due to Little Cypress Creek, there is nothing to connect to, and there is no outside need for a street to cross the regional pond or the Creek. Without the additional stub street, the north/south circulation within the development will still be maintained, as north/south traffic can move along Hopfe Road or travel along Bauer-Hockley Road to Bauer Road or to Mueschke Road.

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

The special exception will allow a deviation of 20.5%, which is a minor deviation and is a result contemplated by the standards in this chapter for abutting major drainage and detention facilities.

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

The proposed modification is a 20.5% deviation from the standard, which is a minor deviation to the requirements of the standard.

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

The intent and general purposes of this chapter will be preserved and maintained, as north/south traffic will still be maintained. Even with the addition of the stub street, it is not likely that a future extension or connection would be made due to the regional flood pond.

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

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

Houston Planning Commission

ITEM: 130

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Carver Landing (DEF 1)

Applicant: Pioneer Engineering

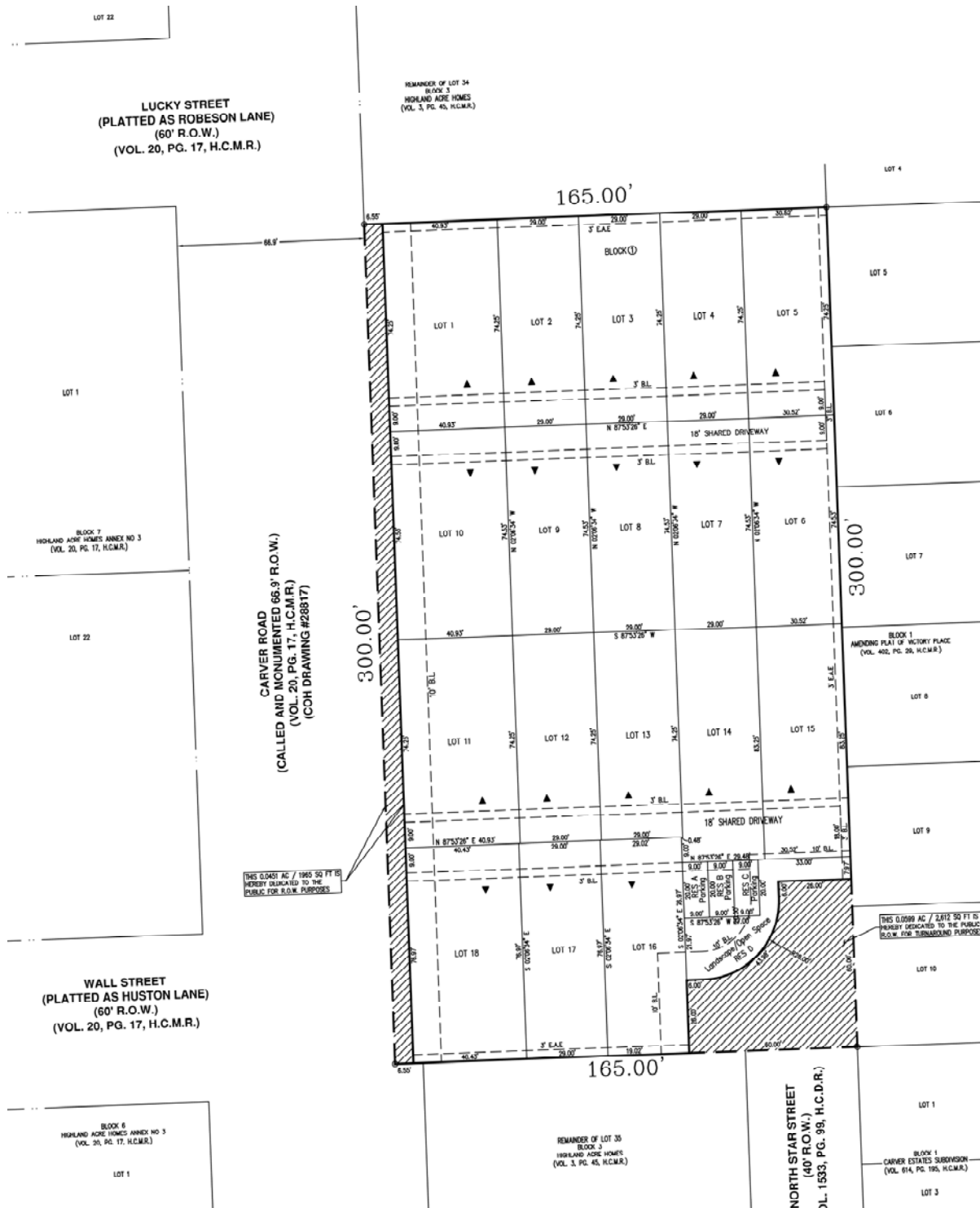


D – Variances

Site Location

Subdivision Name: Carver Landing (DEF 1)

Applicant: Pioneer Engineering



Houston Planning Commission

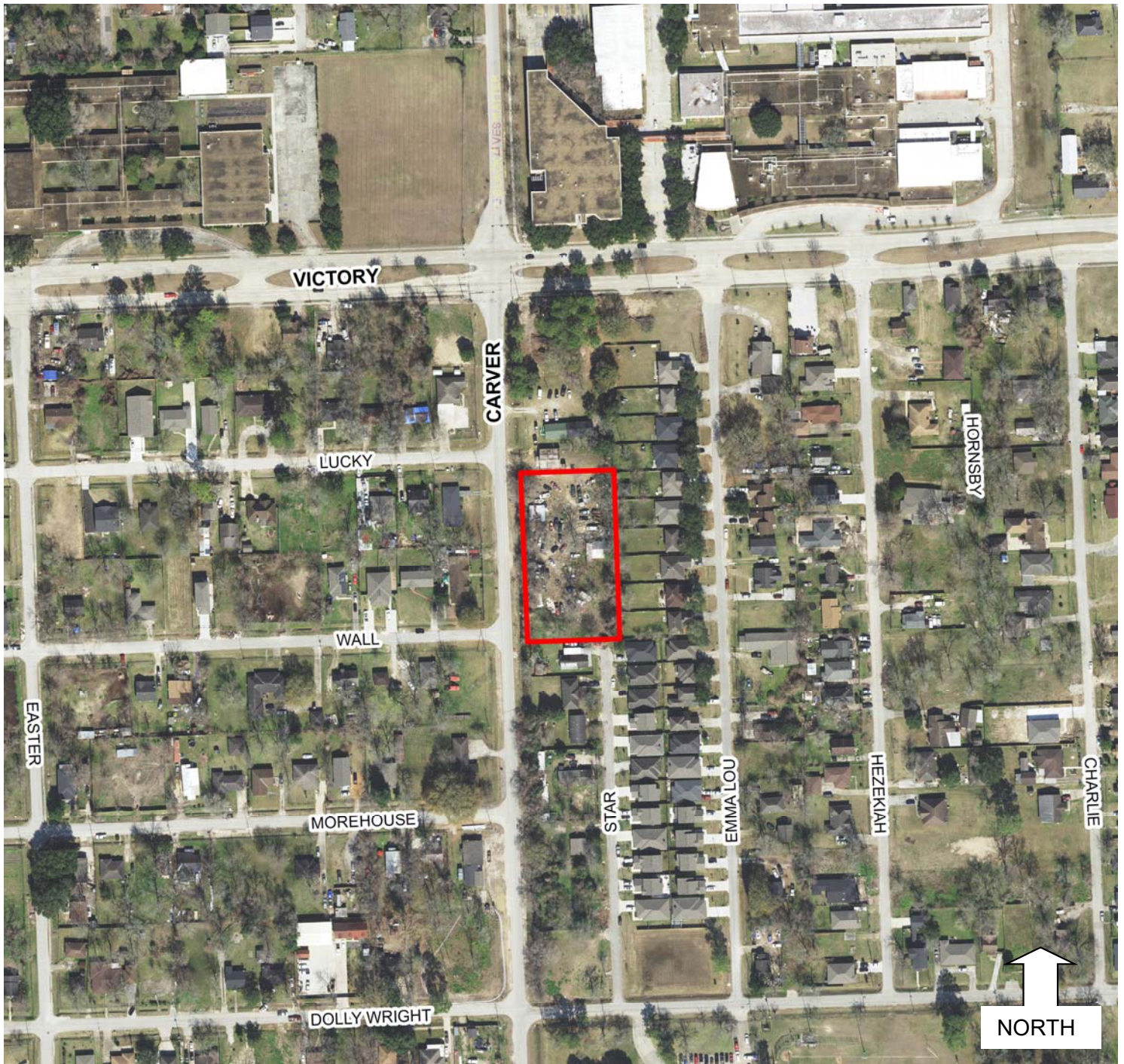
ITEM: 130

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Carver Landing (DEF 1)

Applicant: Pioneer Engineering



D – Variances

Aerial





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

T. 832.393.6600
F. 832.393.6662
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

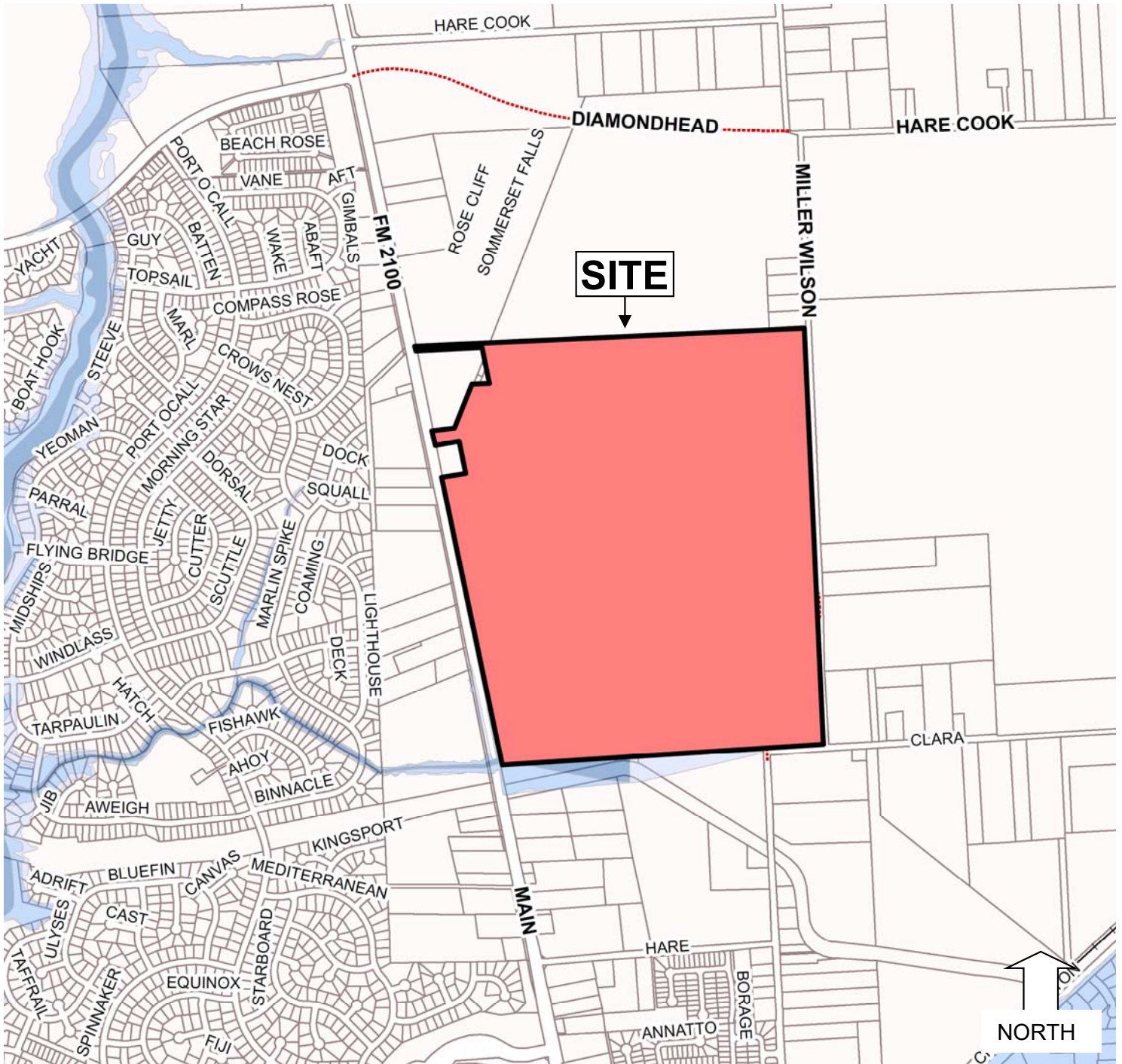
- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

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.

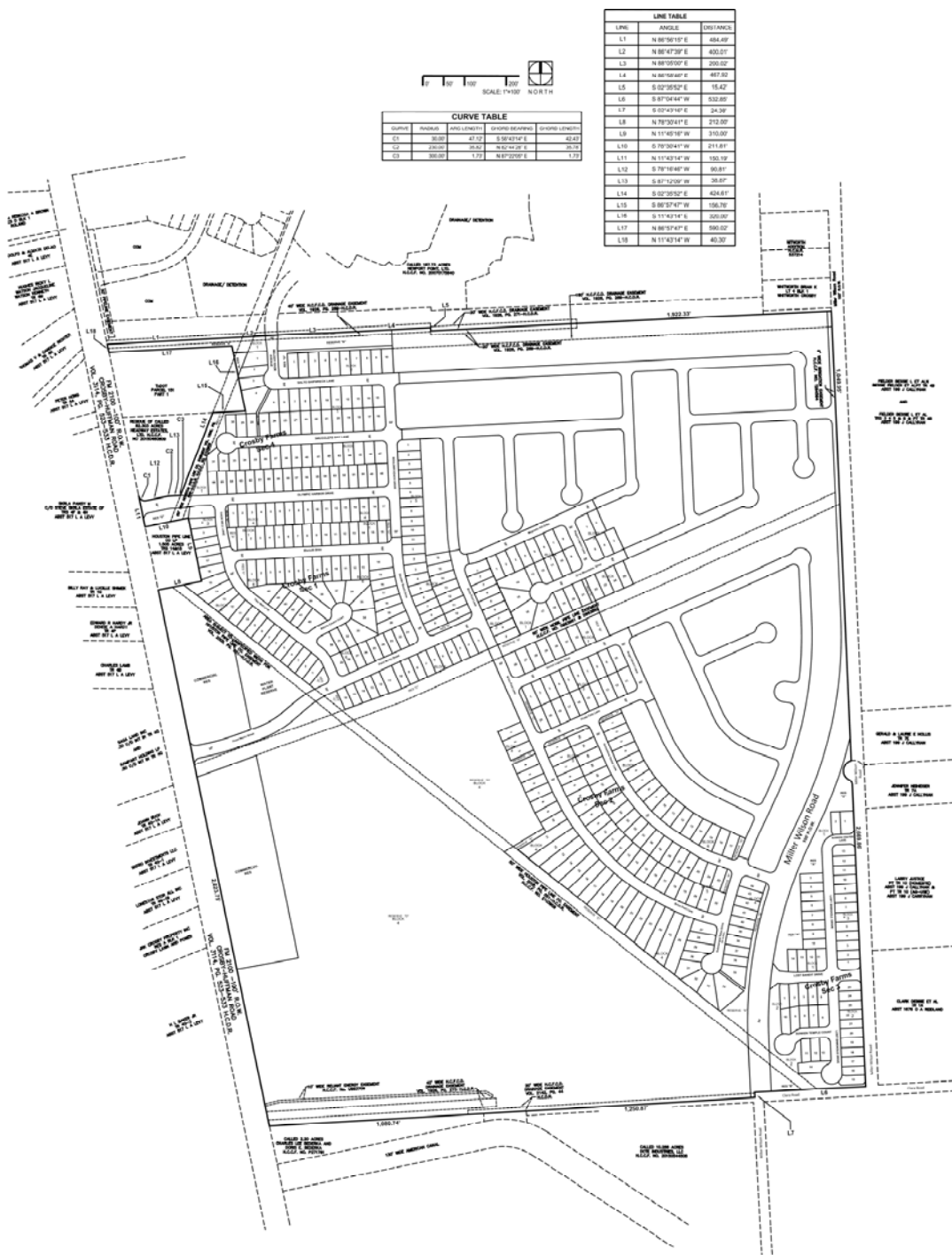
Subdivision Name: Crosby Farms GP

Applicant: EHRA



Subdivision Name: Crosby Farms GP

Applicant: EHRA



Houston Planning Commission

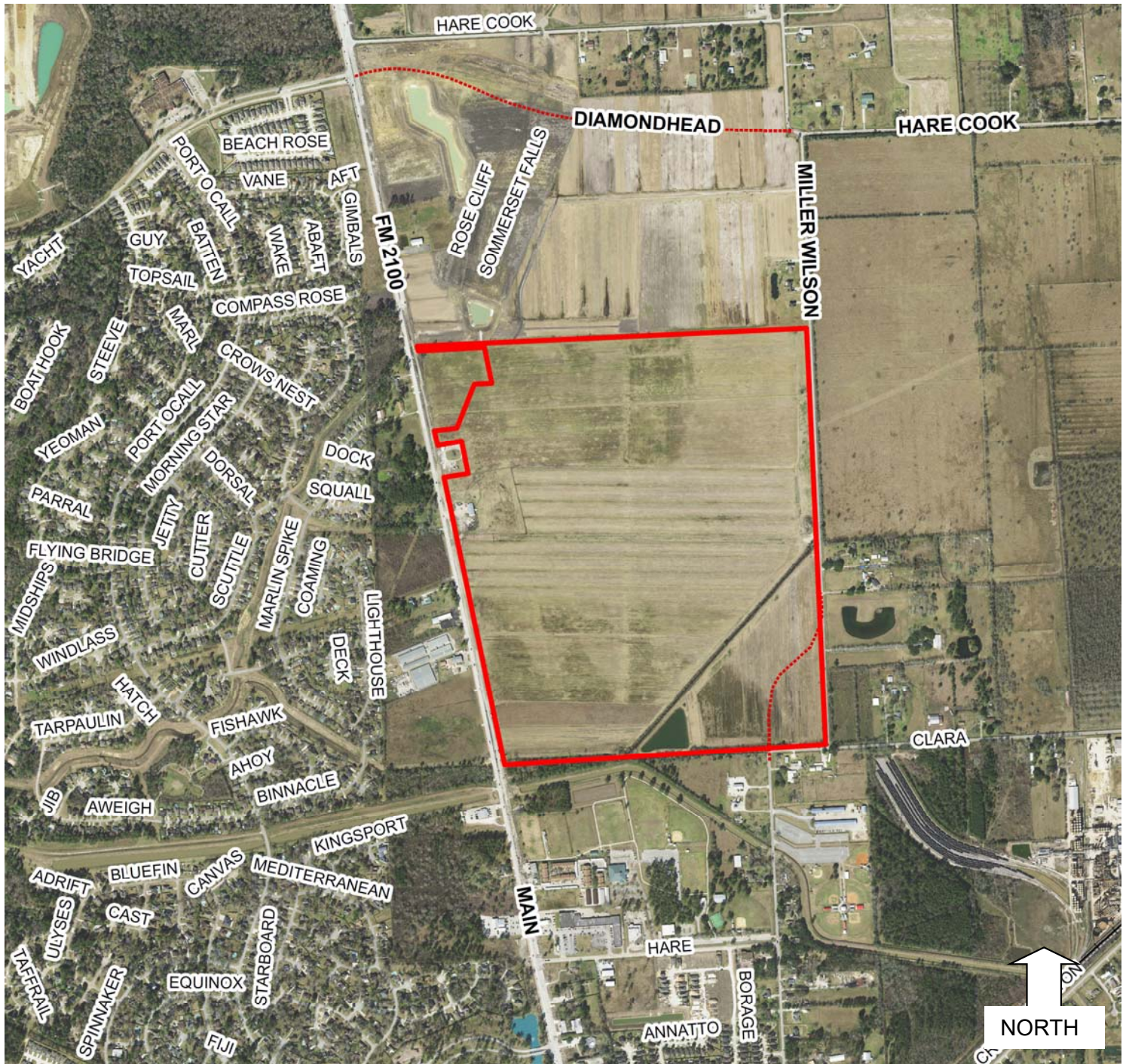
ITEM:131

Planning and Development Department

Meeting Date: 12/01/2022

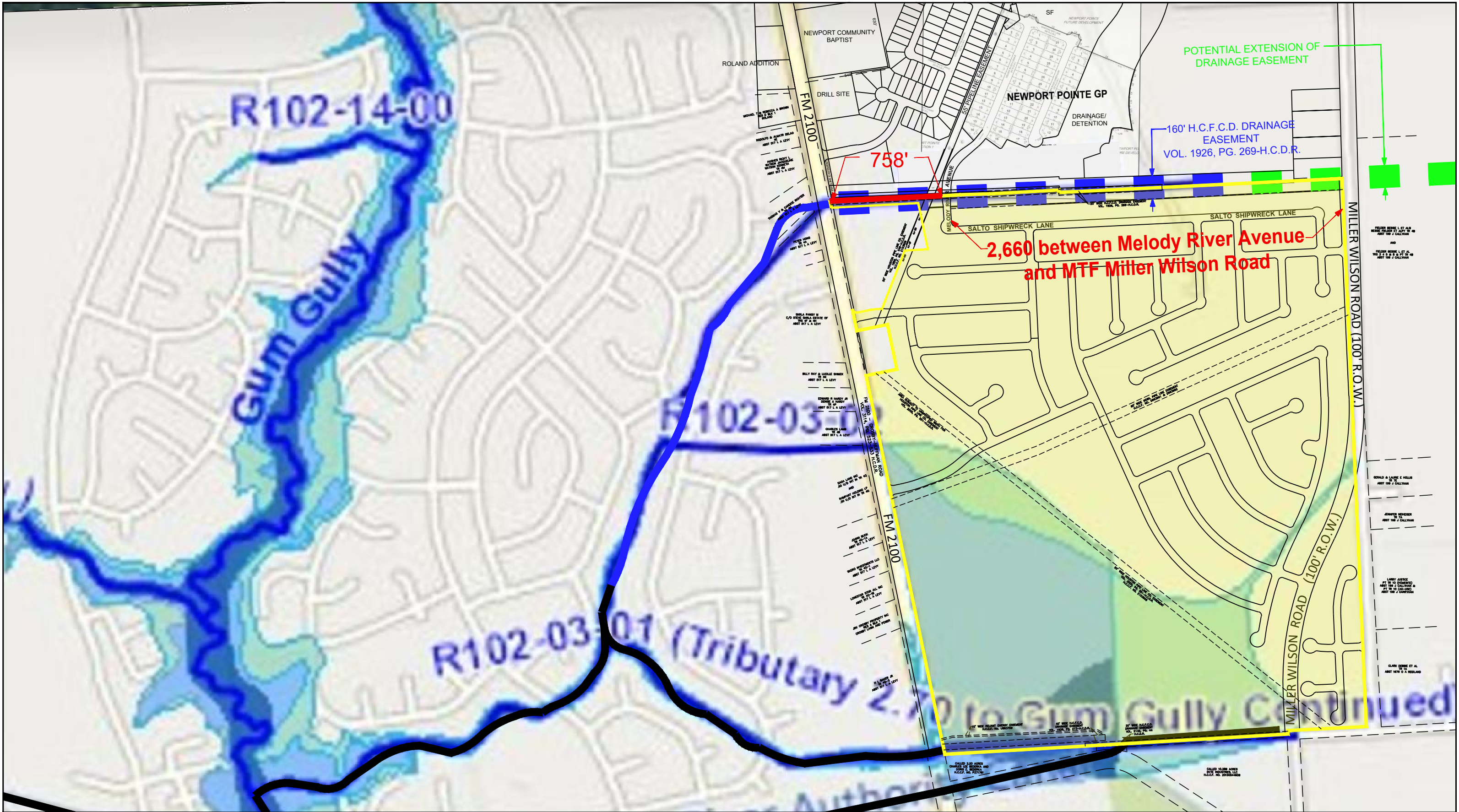
Subdivision Name: Crosby Farms GP

Applicant: EHRA



D – Variances

Aerial



Crosby Farms Variance Exhibit

Block Length Variance: Requesting to not cross the 160' Harris County Flood Control District Drainage Channel

P:\211-026-00\Plot\GP\2022_11_14_Crosby Forms_GP_\CrosbyForms_GP_Variance Exhibit.dwg Nov 14, 2022-9:35am Edited by: rcoword

November 14, 2022

0 250 500 1000
SCALE: 1"=1000'

NORTH

EHRA JOB NO.
211-026-00

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.

EHRA

ENGINEERING THE FUTURE
SINCE 1938

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



Application Number: 2022-2816

Plat Name: Crosby Farms GP

Applicant: EHRA

Date Submitted: 11/15/2022

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

Specific Variance is being sought and extent of variance:

To exceed intersection spacing along the northern boundary of the Crosby Farms General Plan for a distance of 2,660 feet.

Chapter 42 Section: 48 and 82

Chapter 42 Reference:

42-128(a)(1) Intersections of local streets, "Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet"

Statement of Facts

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

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

Crosby Farms is a proposed 264.79-acre residential subdivision located west of Miller Wilson Road and east of F.M. 2100. The project shares a northern boundary with Newport Pointe General Plan. Along this boundary lies an existing 160' wide Harris County Flood Control District (HCFCD) easement. The easement begins at FM 2100 and proceeds east along both property lines for a distance of 2,253'. The overall northern property boundary length is 3,475', thus the HCFCD easement currently extends along 65% of the shared boundary. In discussions with HCFCD, we have learned that the District is keeping the easement in place despite the fact that it has not been improved since the easement was recorded in 1949. Further, the District indicated that they may want to extend the easement to Miller Wilson Road to facilitate drainage needs east of Crosby Farms. Both Crosby Farms and Newport Pointe have prepared for this scenario. Per City of Houston Planning Commission CPC 101 markup of the Crosby Farms Section 4 Preliminary Plat, we have been coordinating with the applicant for Newport Pointe GP to align local streets between the two subdivisions. Melody River Avenue has been revised to connect between both general plans at a distance of 758' east of FM 2100. This location crosses the existing 160' wide HCFCD easement. Per Chapter 42, a second local street connection is required between the two general plans and would also cross either the existing HCFCD easement or its future extension. Given that HCFCD wants to use the easement in the future to meet area drainage needs, it would be wise to consider that the easement could become a ditch or underground pipe location. Crossing such drainage facilities with local roads is often granted variances, however in this case the improvements do not exist. Each crossing of the current easement will be done at-grade, forcing HCFCD to upgrade the

crossings to culverts or bridges at some point in the future on tax-payer dollars. Since major thoroughfares FM 2100 and Miller Wilson Road are only 3,475' apart at this location, the applicants for Crosby Farms and Newport Pointe believe that the currently approved crossing of Melody River Avenue should suffice to allow north/south connectivity. The resulting block length would be approximately 2,660' between Melody River Avenue and Miller Wilson Road.

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

The existing 2,253' x 160' HCFCD easement was recorded in 1949, and it has remained unimproved to this day. However, Engineers for the applicant met with HCFCD to discuss the need for the easement as it currently sits, and any widening or lengthening that may be necessary. At that time the District indicated that regional drainage needs may require additional easements or width. Having recently coordinated with the applicant for Newport Pointe GP to align Melody River Avenue, we realized that other future local streets would also impact future HCFCD plans for regional drainage. It is our opinion that reducing the number of stub street connections over the current or future HCFCD easement will benefit the county in the long term by reducing the cost of reconstructing streets over future drainage channels or pipes.

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

The request for a 2,660' block length is based on additional contributing factors other than only the HCFCD easement. Crosby Farms GP will have approximately 850 lots when completed and a total of 4 access points to major thoroughfares in and out of the subdivision. Two connections will be made to FM 2100 and two on Miller Wilson Road. The Melody River Avenue local street connection provides adequate north/south connectivity between subdivisions and results in a 5th access point.

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

Access between the two general plans can be adequately provided via Melody River Avenue and local traffic distribution to FM 2100 and Miller Wilson Road are unaffected by granting the block length variance. Eliminating a future crossing of a 160' wide drainage easement may prevent cost of street reconstruction burden on HCFCD in the future.

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

Previous coordination between Crosby Farms and Newport Pointe applicants resulted in locating Melody River Avenue across the existing 160' wide HCFCD easement. Coordination at this time to allow a 2,660' block length will prevent an unnecessary 2nd crossing of the easement while maintaining local circulation between residential subdivisions. Additionally, removing another street connection over the currently unimproved easement could result in future cost savings to HCFCD when the easement is used for needed drainage infrastructure. The applicant for Newport Pointe has agreed to amend their general plan accordingly should this variance be granted.

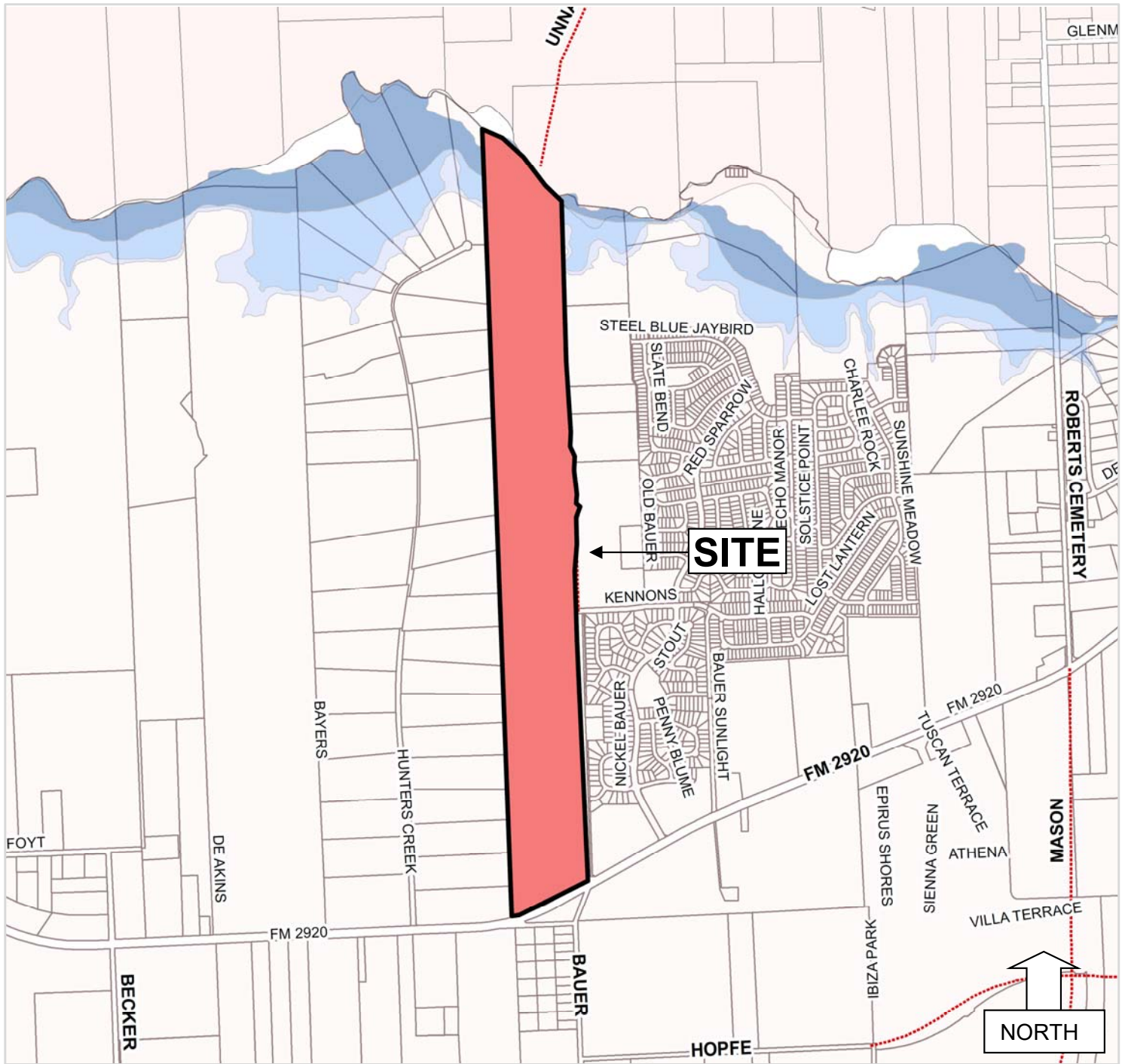
ITEM:132

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Cypress Trails at Bauer Landing GP

Applicant: Pape-Dawson Engineers

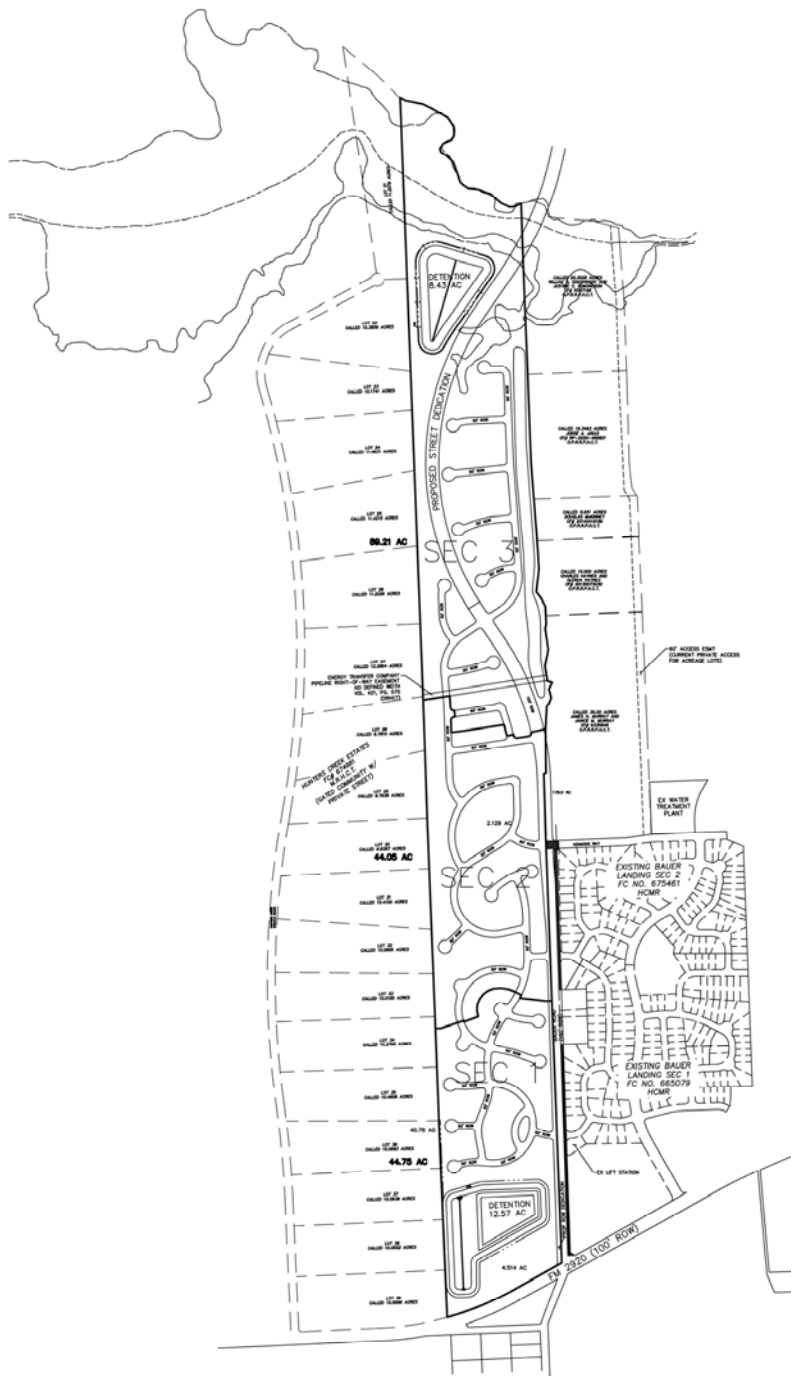


D – Variances

Site Location

Subdivision Name: Cypress Trails at Bauer Landing GP

Applicant: Pape-Dawson Engineers



Houston Planning Commission

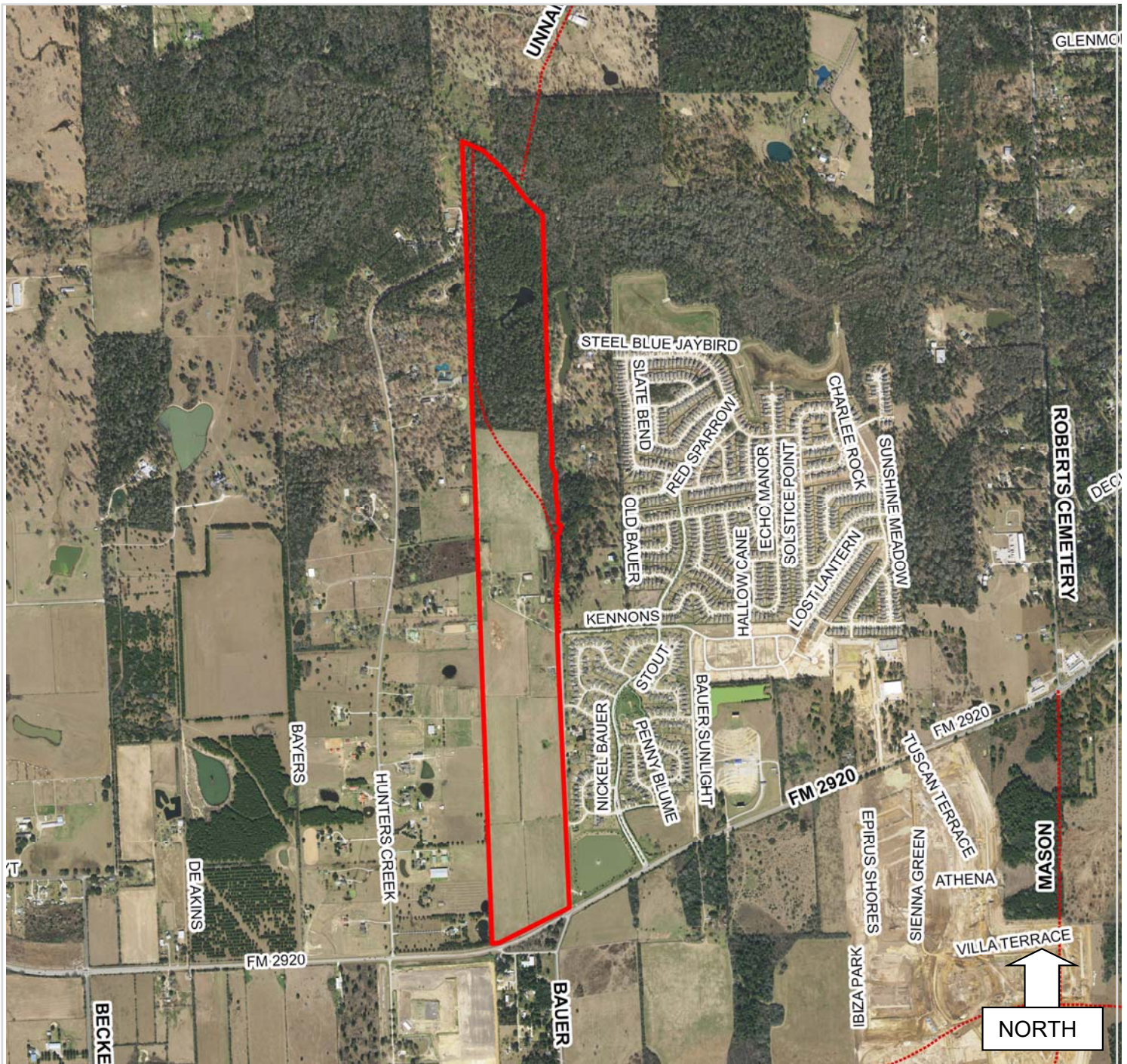
ITEM:132

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Cypress Trails at Bauer Landing GP

Applicant: Pape-Dawson Engineers



D – Variances

Aerial



Application Number: 2022-2640
Plat Name: Cypress Trails at Bauer Landing
Applicant: Pape-Dawson Engineers
Date Submitted: 10/28/2022

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:

Seeking variance from Ch 42, Sec 128, a.1 "Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet". The variance we are specifically seeking is to exceed the maximum block length along the eastern boundary and not provide any stub to western boundary of the General Plan. The proposed GP contains physical barriers along the western and eastern boundary making connections unfeasible for the proposed Cypress Trails at Bauer Landing West development.

Chapter 42 Section: 47,81

Chapter 42 Reference:

Chapter 42, Sec 128, Intersections of Local Streets, (a), (1).

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 variance we are humbly seeking is to exceed the maximum block length along the eastern boundary and not provide connection or stub to the western boundary. Physical barriers along these boundaries make a connection unfeasible. The barrier on the west side is the existing Hunters Creek development, a private gated community. Hunters Creek did not provide any stub streets along their eastern boundary. The barrier on the Northeast side is an existing tributary along unplatted large acreage residential tracts. These tracts have private road via 60-foot-wide access easement on the east side of the existing tracts, as shown in the GP. The granting of this variance will keep the general mobility of this development intact. Residents within this development have direct access to one major thoroughfare (Bauer Road). We are proposing an extension to Bauer Road to provide additional connection in the future. This major thoroughfare will accommodate internal flow south to FM 2920. It is our humble request that the Commission grant the variance.

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

N/A

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

The physical barriers include existing private gated community Hunter Creek to the west and an existing tributary with large acreage residential tracts on the east. These were not a result of a hardship created or imposed by the applicant.

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

The intent and general purposes of this chapter will be maintained and preserved. Mobility throughout the development and to thoroughfares remains intact. The developer has recently worked with TxDOT to install a new signalized intersection at Bauer Road and FM 2920 to accommodate the future traffic pattern.

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

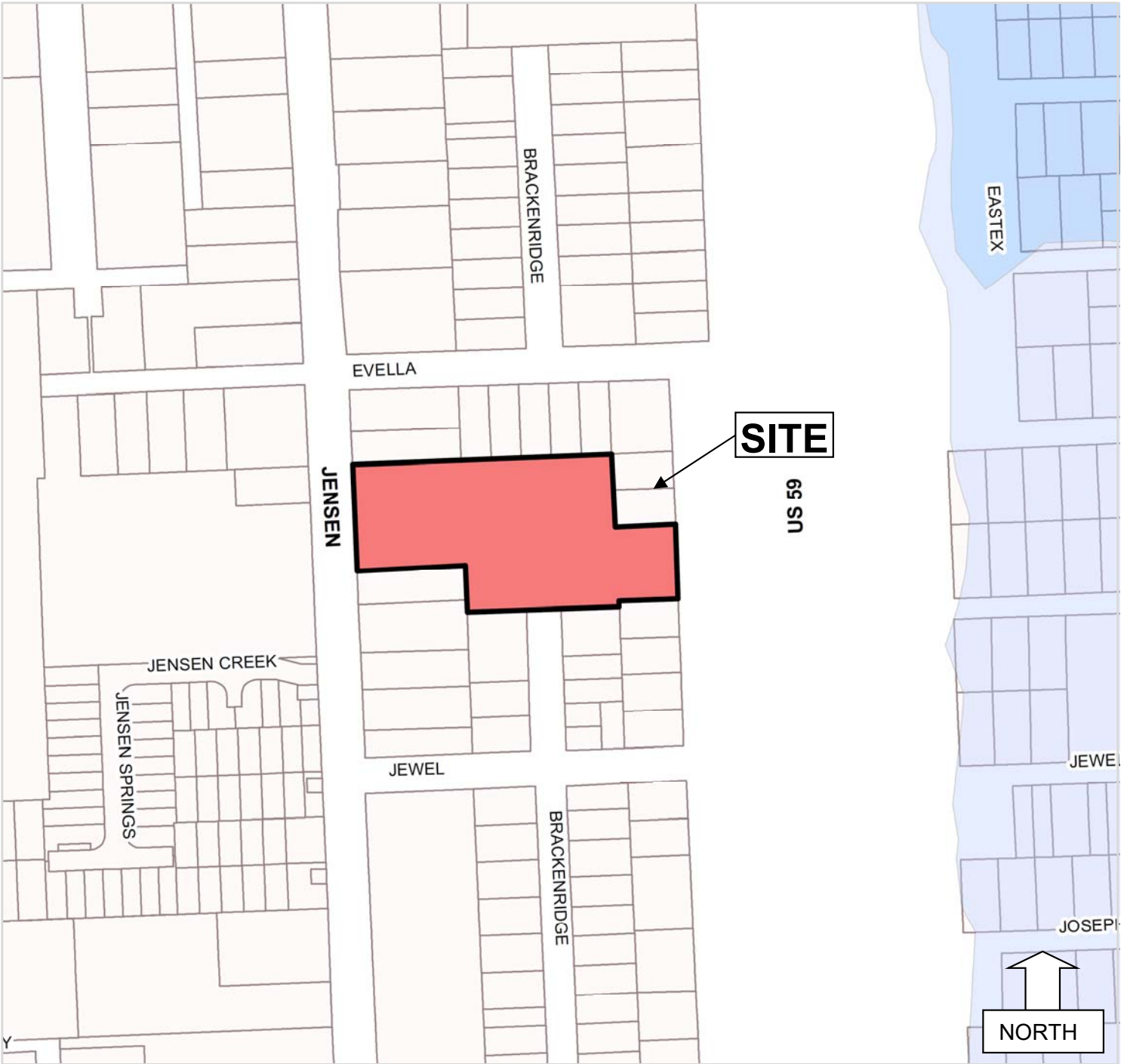
The granting of this variance will not be injurious to public health, safety or welfare because Bauer Landing will maintain direct thoroughfare access.

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

Economic hardship is not the sole justification of the variance. It is based on the natural geography of the tract. Mobility throughout the development remains intact.

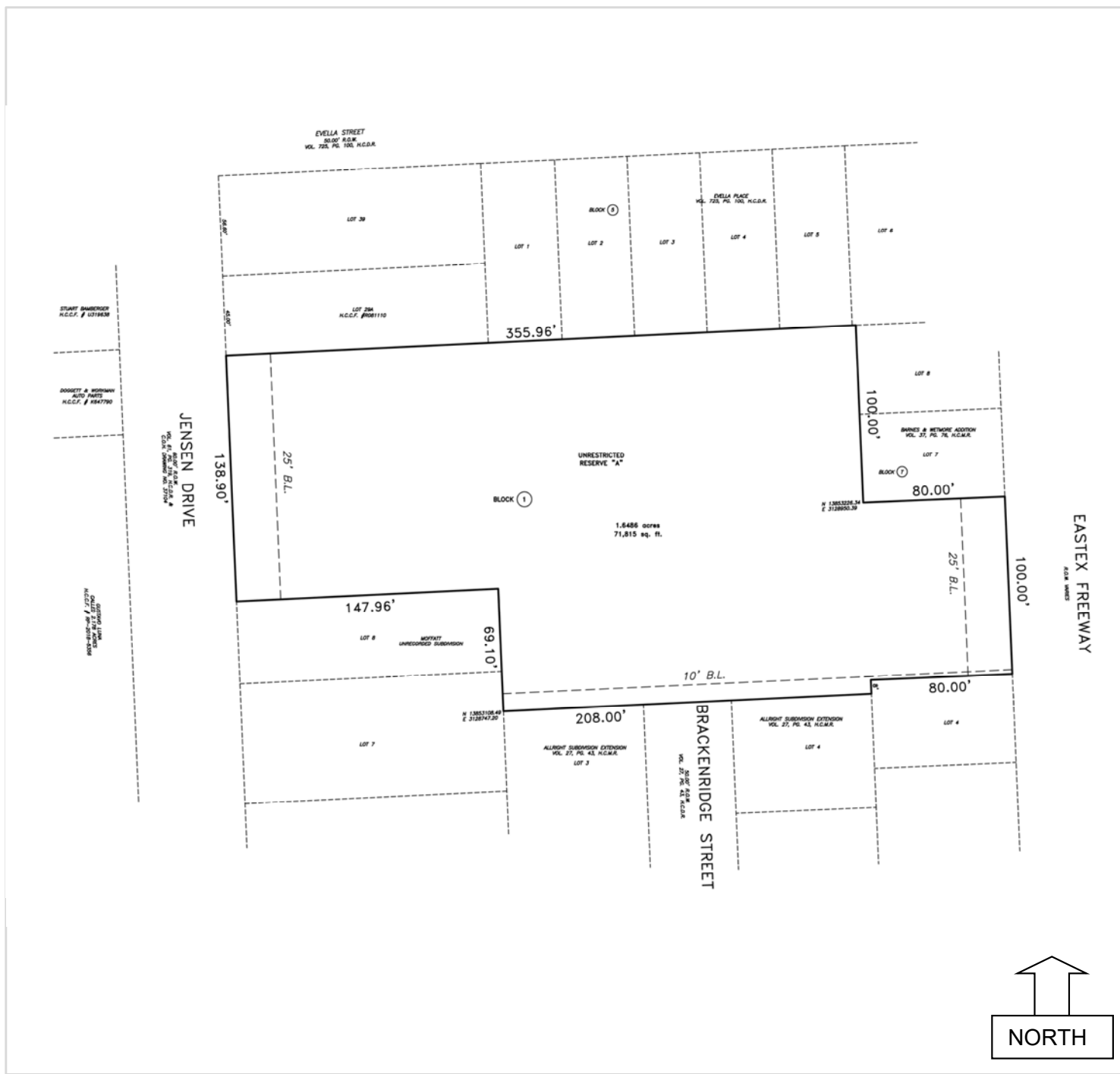
Subdivision Name: Jensen Development

Applicant: PLS Construction Layout, Inc.



Subdivision Name: Jensen Development

Applicant: PLS Construction Layout, Inc.



Houston Planning Commission

ITEM:133

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Jensen Development

Applicant: PLS Construction Layout, Inc.



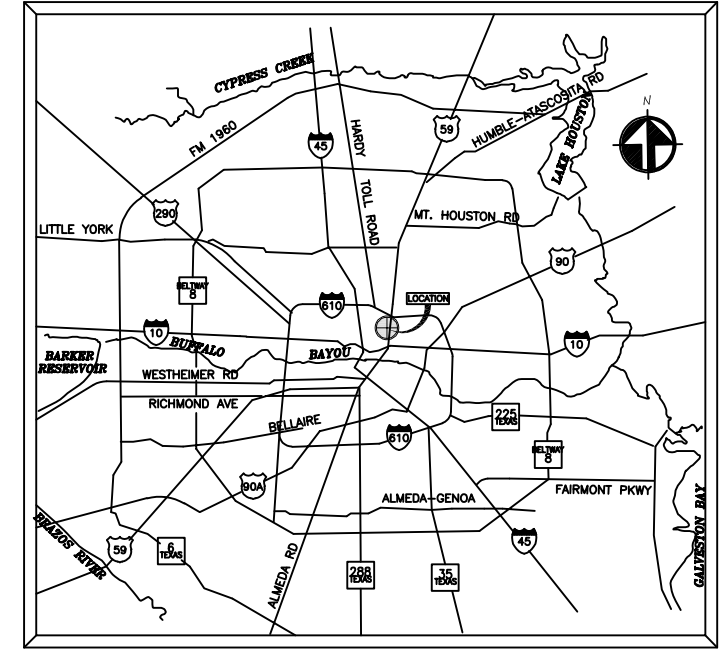
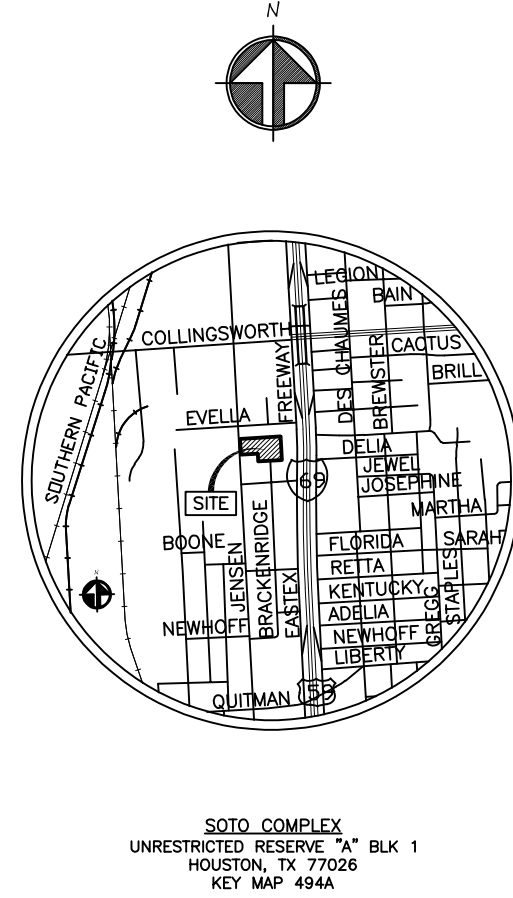
D – Variances

Aerial

EVALLE STREET
(50' PUBLIC R.O.W.)

- SITE LAYOUT NOTES
1. THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA PROVIDED BY OTHERS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION THAT ARE TO REMAIN IN SERVICE. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE OF BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND DIMENSIONS OF HC CURB RAMP, SIDEWALK/RAMP, SIDEWALK EDGE, SIDEWALK TOOLED JOINT, SIDEWALK EXPANSION JOINT, HC PARKING SIGN, PIPE BOLLARD, HC PARKING STRIPE AND DUMPSTER ENCLOSURE.
 3. REFER TO LANDSCAPE ARCHITECT PLANS FOR DETAILS AND DIMENSIONS OF LANDSCAPE AND HARDSCAPE AREAS.

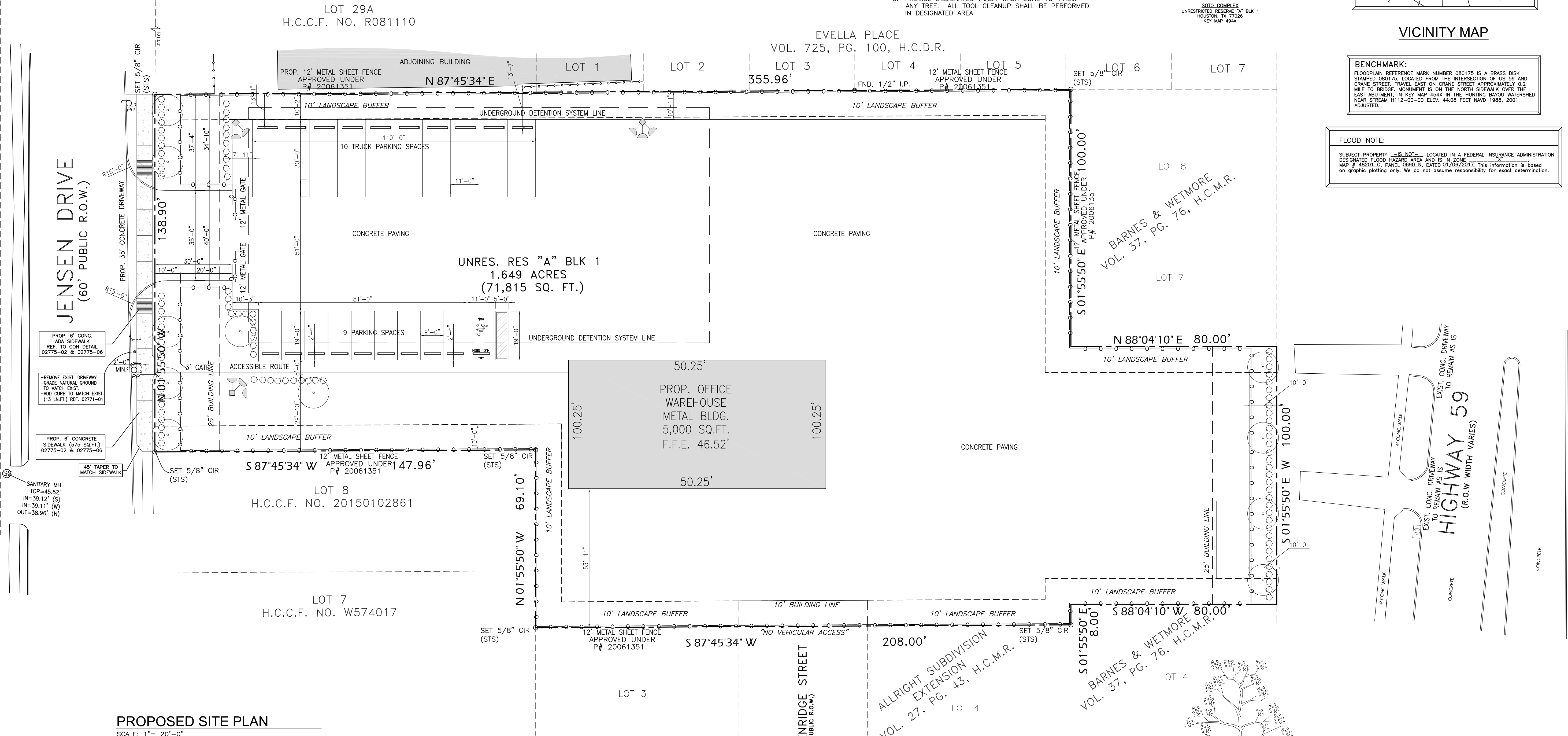
- SITE PLAN GENERAL NOTES:
1. THE CONTRACTOR SHALL SECURE ALL PERMITS AND PAY ALL FEES
 2. DIMENSIONS ON DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR CONDITIONS AT THE SITE AND REPORT AND DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
 3. ALL HAZARDOUS MATERIAL IDENTIFICATION, HANDLING AND REMOVABLE SHALL BE DIRECTED AND EXECUTED BY A LICENSED CONTRACTOR LEGALLY AUTHORIZED TO PERFORM SUCH WORK.
 4. IDENTIFY AND PROTECT KNOWN UTILITIES (ABOVE AND BELOW GROUND) FROM DAMAGE, STAKE AND FLAG LOCATIONS OR CALL UTILITY COMPANY TO MARK LOCATIONS.
 5. IDENTIFY AND PROTECT ALL EASEMENT, STAKE AND FLAG LOCATIONS
 6. CONFIRM SURVEY BENCHMARKS AND INTENDED ELEVATIONS
 7. PROTECT ALL TREES WITH PROTECTIVE NETTING 24" MIN. DIA.
 8. PROVIDE DESIGNATED TRASH WASH ZONE 15' FROM ANY TREE. ALL TOOL CLEANUP SHALL BE PERFORMED IN DESIGNATED AREA.



VICINITY MAP

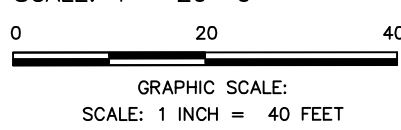
BENCHMARK:
FLOODPLAIN REFERENCE MARK NUMBER 080175 IS A BRASS DISK STAMPED 080175, LOCATED FROM THE INTERSECTION OF US 59 AND CRANE STREET, TRAVEL EAST ON CRANE STREET APPROXIMATELY 0.2 MILE TO BRIDGE. MONUMENT IS ON THE NORTH SIDEWALK OVER THE EAST ABUTMENT, IN KEY MAP 434A IN THE HUNTING BAYOU WATERSHED NEAR STREAM H112-00-00 ELEV. 44.08 FEET NAVD 1988, 2001 ADJUSTED.

FLOOD NOTE:
SUBJECT PROPERTY —IS NOT— LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE MAP # 48201-0, PANEL 0550, DATED 07/02/2017. This information is based on graphic plotting only. We do not assume responsibility for exact determination.



PROPOSED SITE PLAN

SCALE: 1"= 20'-0"



PARKING LOT ANALYSIS (CODE OF ORDINANCE CHAPTER 26-492)

PROPOSED LAND USE	OFFICE WAREHOUSE
PREVIOUS LAND USE	VACANT
MOBILE OFFICE	672 sq.ft.
SERVICE STATION	2,700 sq.ft.
NUMBER OF PARKING SPACES REQUIRED FOR PROPOSED DEVELOPMENT	(672 sq.ft. x 2.5 spaces)/(1,000 sq.ft.) = 2 spaces (2,700 sq.ft. x 5 spaces)/(1,000 sq.ft.) = 14 spaces
NUMBER PARKING SPACES PROVIDED	9 PARKING SPACES & 22 TRUCK SPACES
NUMBER OF HANDICAP PARKING SPACES	1 VAN ACCESSIBLE SPACE
TOTAL = 16 spaces	

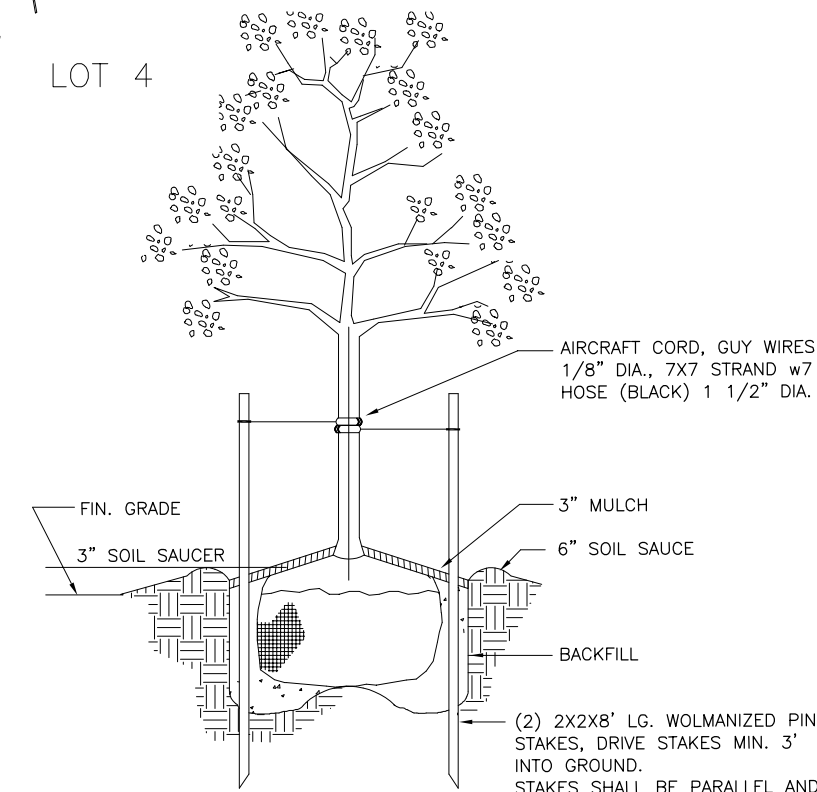
LANDSCAPE ANALYSIS

LENGTH OF PROPERTY LINE (JENSEN):	138.90 in./ft./30 = 5 STREET TREES
LENGTH OF PROPERTY LINE (HWY 59):	100.00 in./ft./30 = 4 STREET TREES
PARKING LOT TREES:	31 STALLS/10 = 3 PARKING LOT TREES
TOTAL TREE REQUIREMENT:	12 TREES
TOTAL SHRUB REQUIREMENT:	12 TREES X 10 = 120 SHRUBS

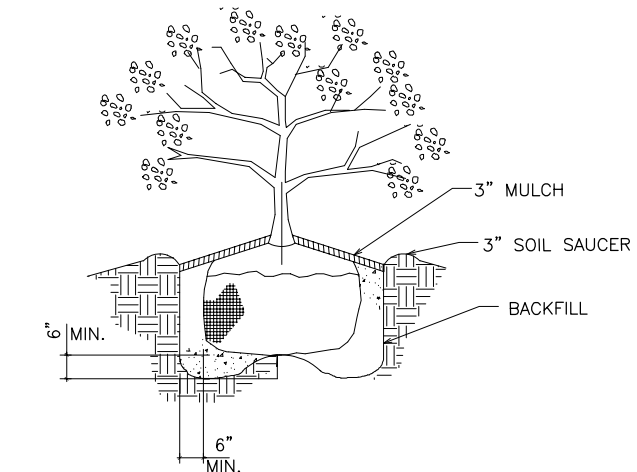
PLANT SCHEDULE

SYMBOL	KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
MG	12		MAGNOLIA GRANDIFOLIA	SOUTHERN MAGNOLIA	2 GAL.	STRAIGHT SINGLE TRUNK, FULL SYMMETRICAL HEAD 12'-14' HT. X 7'-8' SPREAD
MC	120		MYRTIA CERIFERA	DWARF WAX MYRTLE	1 GAL.	10" HT. X 15" MIN. SPREAD FULL POT. 2 YEAR PLANT 3'-0" o.c.

TREE PLANTING



SHRUB PLANTING



ISSUE LOG 5/4/2022

N.O. DESCRIPTION

1	
2	
3	
4	
5	
6	

Job No.: 026-20

Designed by: HE

Drawn by: HE

Checked by: JT

OFFICE WAREHOUSE
PROP. DEVELOPMENT
3116 JENSEN DRIVE
HOUSTON, TX 77026

Project Name:

JL Trevino & Associates P.L.L.C.

5450 Northwest Central Dr., Ste. 123
Houston, Texas 77092
(281) 433-8688/(713) 957-5105
jltandassociates@gmail.com
TX FIRM # 10510

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Seal:

INTERIM REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF P.E. JORGE TREVINO P.E. # 96485 DATE: October 25, 2022 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

Sheet Name:

PROPOSED
SITE PLAN

Scale: 1" = 20'-0"

Sheet Number:

C-02



Application Number: 2022-2468

Plat Name: Jensen Development

Applicant: PLS CONSTRUCTION LAYOUT, INC

Date Submitted: 10/03/2022

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

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

Specific Variance is being sought and extent of variance:

(Sec. 42-135(a)) Specific Variance is being sought and extent of variance: Not to provide a local street within the 1400 foot intersection spacing requirement or to provide a cul-de-sac

Chapter 42 Section: 135

Chapter 42 Reference:

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

Statement of Facts

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

The subject site lies approximately 109 feet to the south of the intersection of Jensen Dr. and Evella St. The subject property fronts onto Jensen at this location and has rear frontage along the feeder road of Interstate 69. Additionally, local street, Brackenridge St. stubs into the subject tract from the south. Both Jensen Dr. and Interstate 69 are designated major thoroughfares, which only are separated by a distance of approximately 500 feet, which narrows to approximately 487 feet along the southern plat boundary. Other than frontage onto these streets, the entire site abuts unrecorded lots that occupy various land uses, including vacant, housing, and commercial. Because the major thoroughfares are so close together, there is no requirement for an east-west street. The plat does not abut the local east-west streets Evella and Jewell St., which are separated by a distance of approximately 506 feet. These local streets were dedicated long before Interstate 69 was envisioned for this area, and the small block lengths are relics of conditions that no longer exist in this area. The block length here is well within the 1,400 foot block length requirement for local streets. Therefore, a north-south street is not required. Additionally, it would be overkill due to the freeway and Jensen being so close together in this location. Strict adherence to Chapter 42 regarding 1,400-foot intersection spacing along local streets would require the dedication of a street through the subject tract that would be a road leading nowhere. Such a street would place undue hardship on the applicant due to the relatively small size of the tract. Regarding the cul-de-sac, providing a cul-de-sac at this location would result in excessive traffic and loitering along Brackenridge St. It further would encourage commercial traffic along Brackenridge in a manner that would be incompatible with the existing residential nature of that street. Granting of the requested variance would give the City of Houston the opportunity to deny access to the subject tract from Breckenridge. Should the variance be denied, there would be no mechanism to deter unwanted vehicular and commercial traffic on this street. Consequently, not granting the variance would introduce unwanted noise, congestion, and trucks along Brackenridge and Jewel St.

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

NA

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

The street circulation pattern has been maintained utilizing the existing major thoroughfare network, and local street network. In the future, public streets may be dedicated outside of the plat boundary that meet the future intersection spacing requirements. The configuration of the parcel additionally was not a factor created or imposed by the applicant. When Interstate 69 first came through this neighborhood, neighbors and even families were separated from one another. Over the years, it was widened repeatedly, leading to its current configuration as Interstate 69, which is at least five lanes in each direction, two feeder lanes in each direction, and the HOV lane in the center. In all, the TXDOT right-of-way in this location measures approximately 475 feet. The location of the highway and major thoroughfares have given way to commercial development over the years. These facts are not conditions imposed by the applicant. Requiring the applicant to provide yet another street or a useless cul-de-sac would create an impractical development in this area that would be contrary to sound public policy.

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

Area traffic circulation for the surrounding properties will not be affected and has been adequate for many years. This plat will not have any measurable additional impact to the area traffic circulation affecting the immediate residential area on Brackenridge St.

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

The granting of this variance does not alter the existing traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of this area. There are sufficient streets to serve the existing neighborhood, and the Interstate is well-able to accommodate any additional vehicular traffic this plat may bring. Further, the applicant intends to utilize Jensen Dr. for vehicular access. However, if at such time in the future TXDOT allows access from Interstate 69, the proposed plat will be able to take access from there as well. Furthermore, the applicant is willing to deny vehicular access to / from Brackenridge St. to limit traffic. Hence, granting this variance request for regarding the cul-de-sac and intersection spacing would not be injurious to the public health, safety, or welfare.

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

Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant reasonable use of the land, rendering this project infeasible due to the physical characteristics of the land. Strict application of this chapter also would result in unsound public policy. Existing conditions led to the configuration of the property, and the general intent and purpose of this chapter would be maintained should the Planning Commission grant the requested variance.



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

November 3, 2022

NOTICE OF VARIANCE

PROJECT NAME: Jensen Development
REFERENCE NUMBER: 2022-2468

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Jensen Drive east of the Eastex Freeway and south of Evella 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.

PLS Construction Layout, INC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting variance to not extend Brackenridge Street through the site. Enclosed are copies of the variance request, the proposed subdivision plat, and site plan.

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

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

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

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

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

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 **Uriel Figueroa at 713-480-4075**. 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

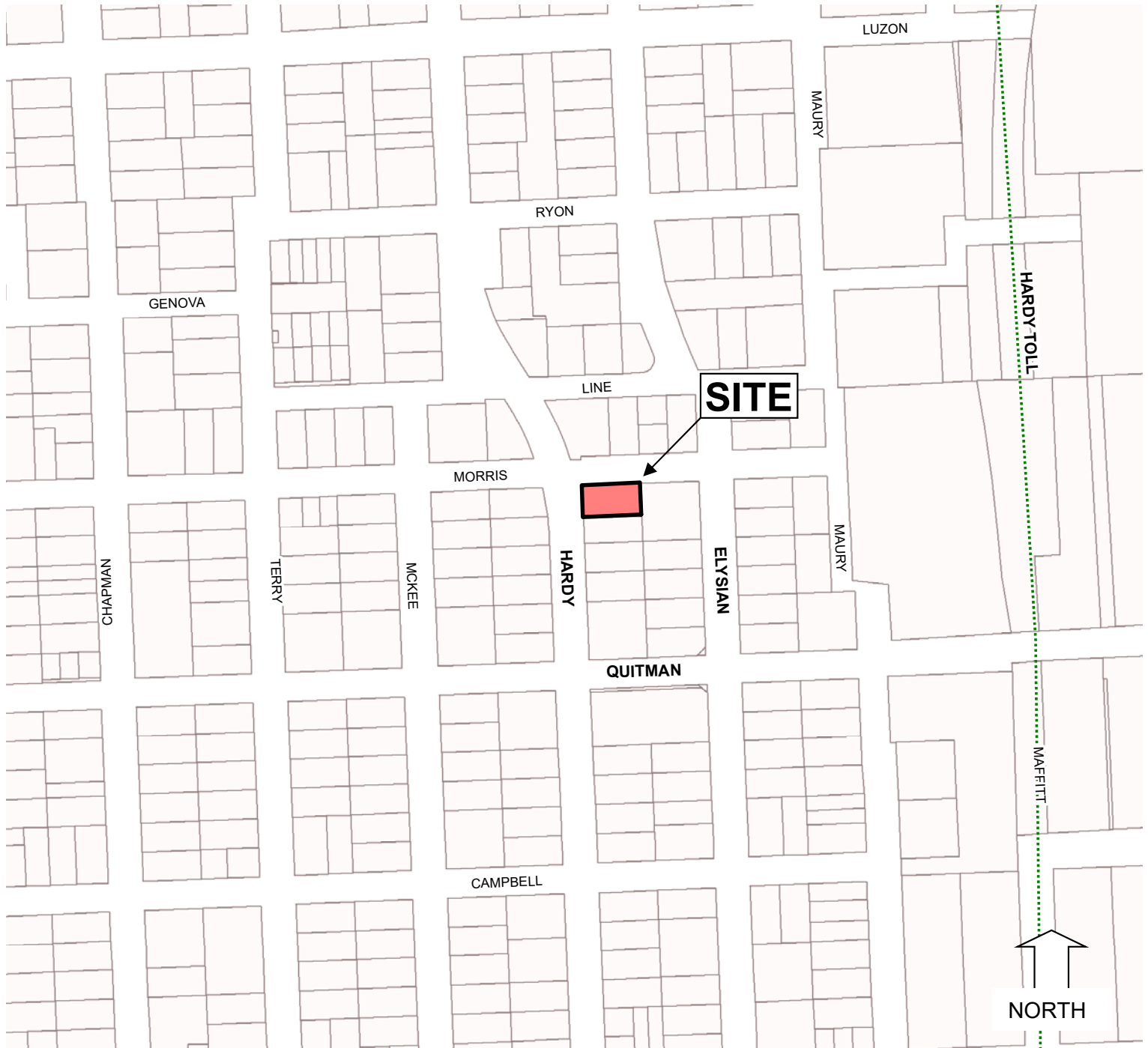
ITEM: 134

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Kennebrew and Britton Estates (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

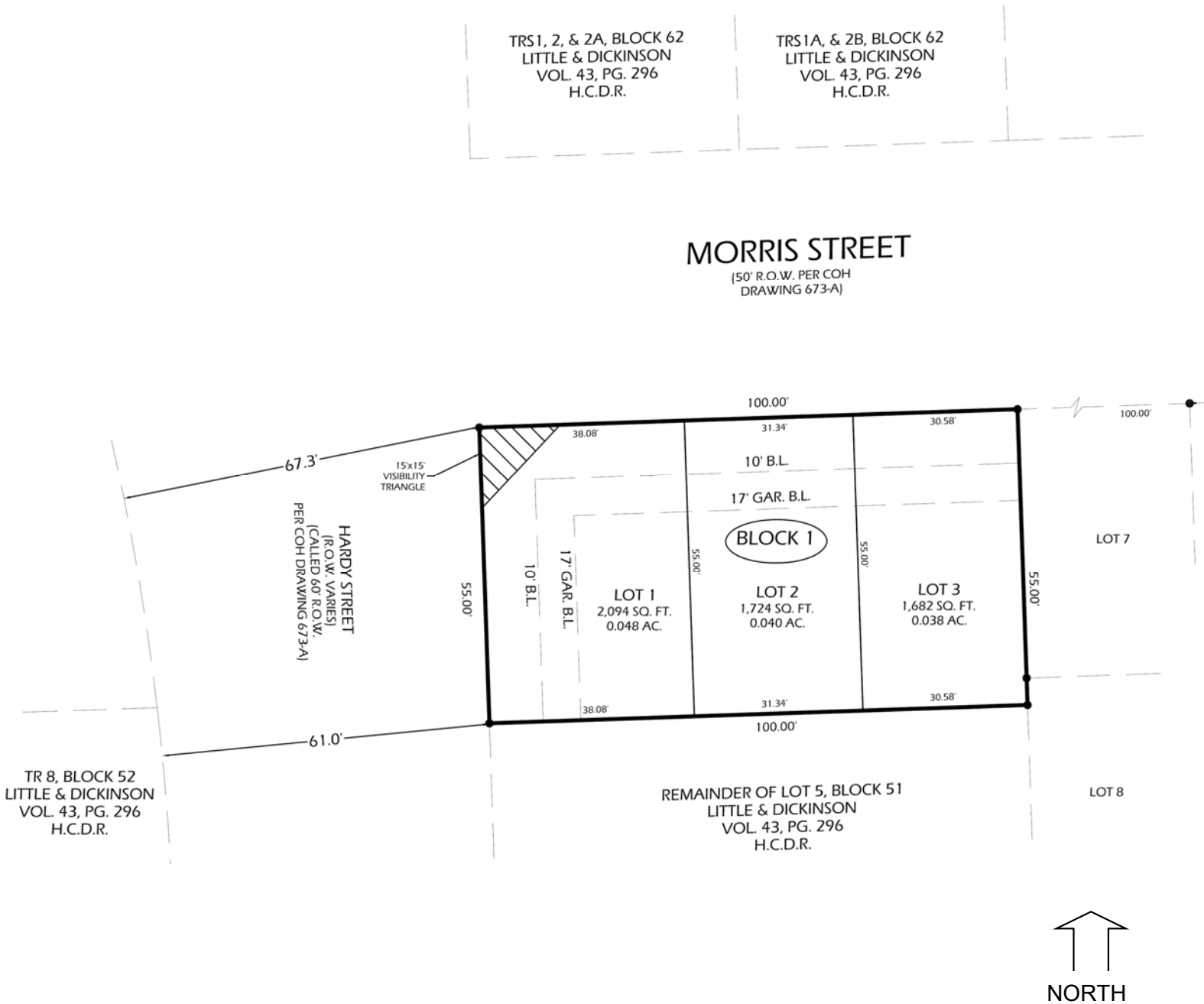
ITEM: 134

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Kennebrew and Britton Estates (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

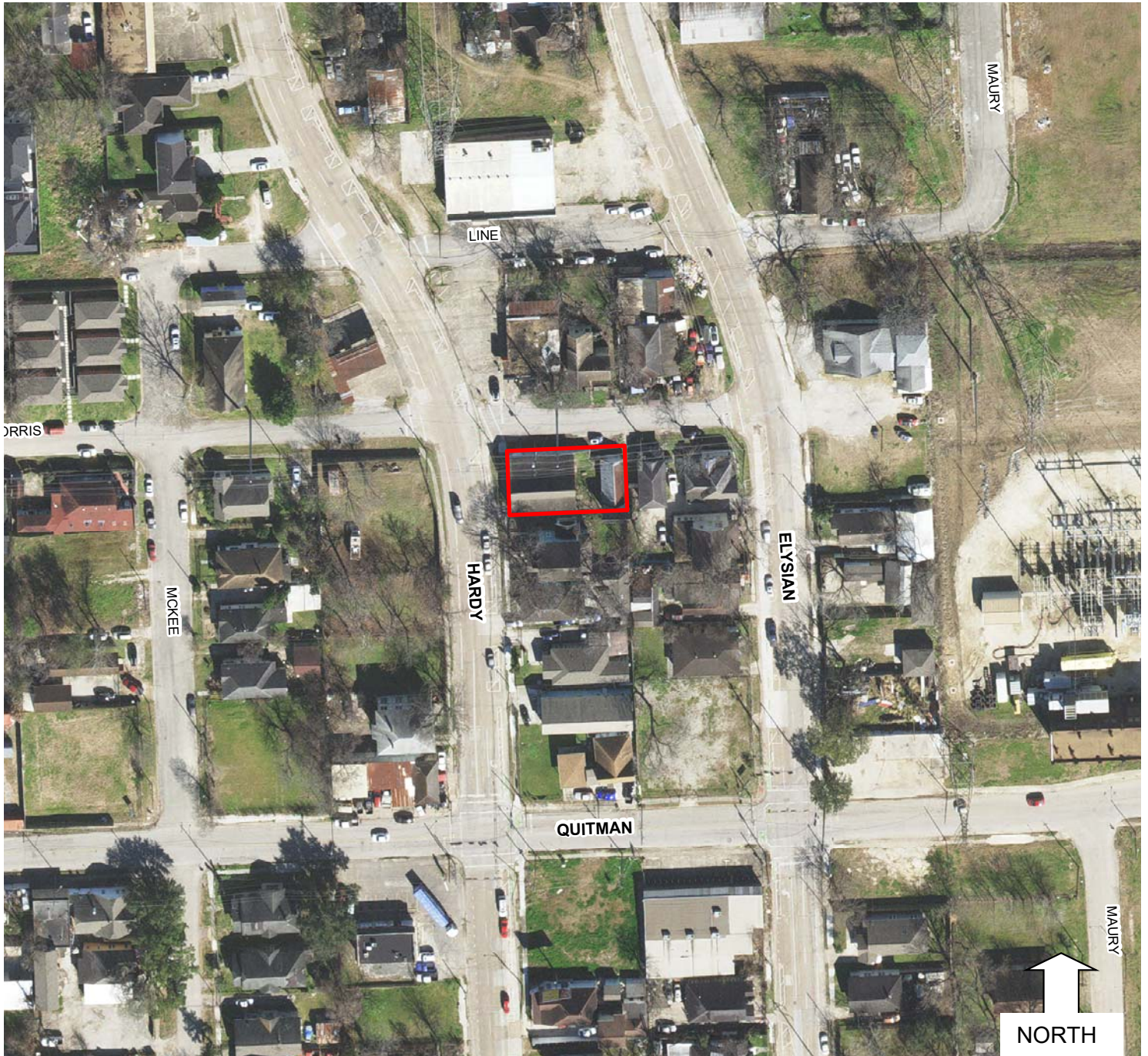
ITEM: 134

Planning and Development Department

Meeting Date: 12/01/2022

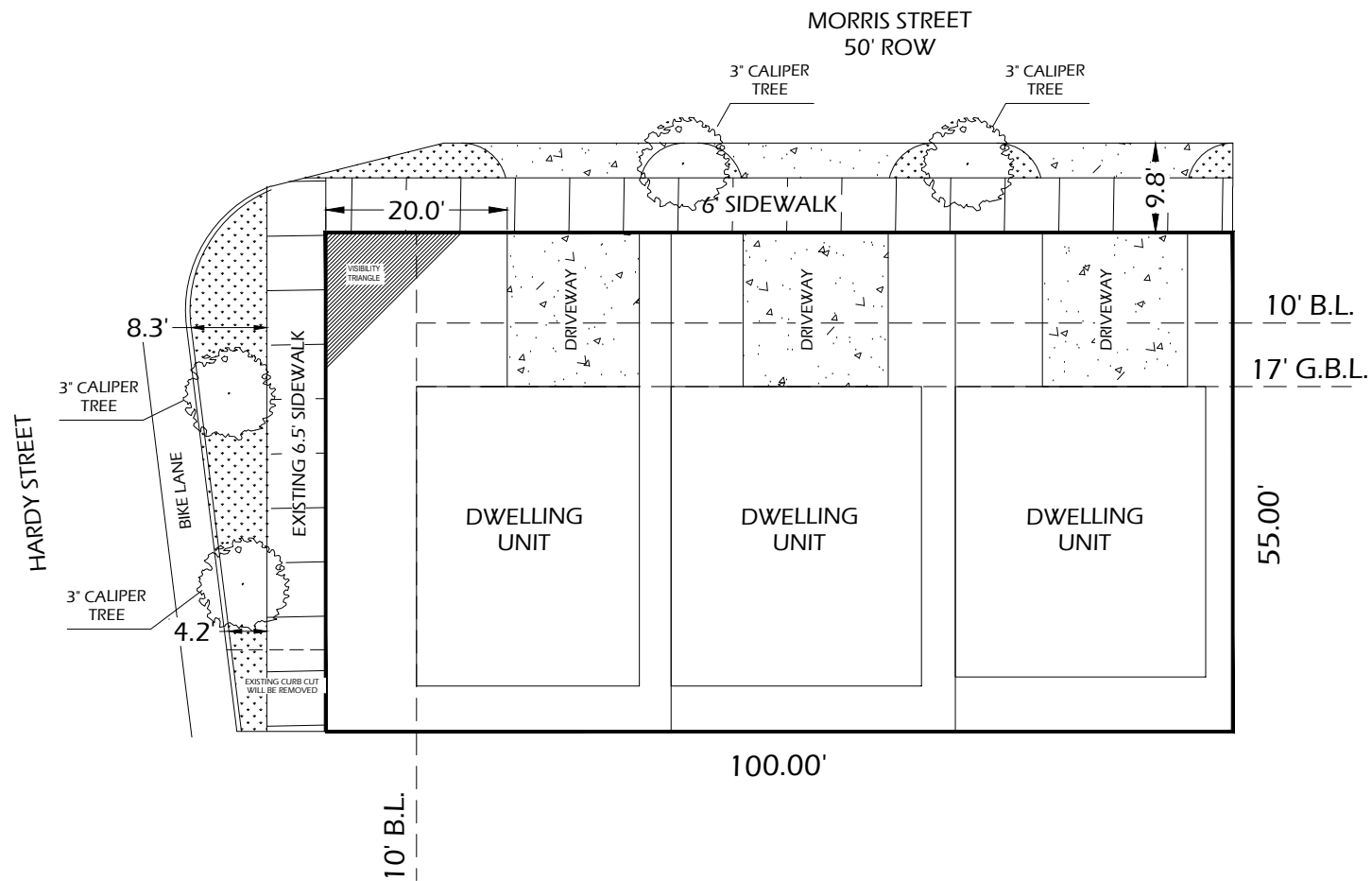
Subdivision Name: Kennebrew and Britton Estates (DEF 1)

Applicant: Owens Management Systems, LLC



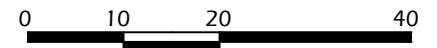
D – Variances

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

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 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.
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PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

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

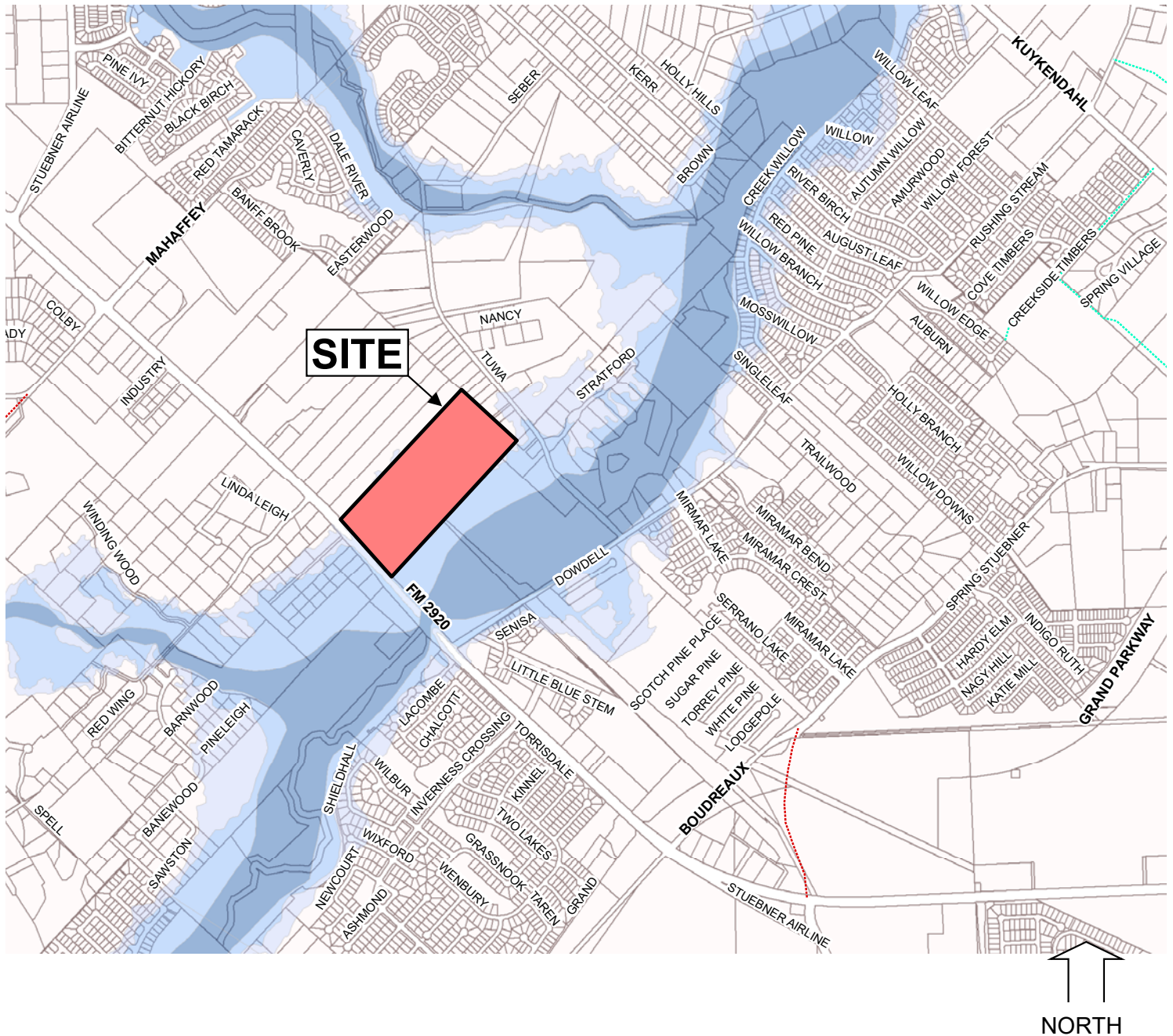
ITEM:135

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: LPC Tomball

Applicant: Quiddity Engineering

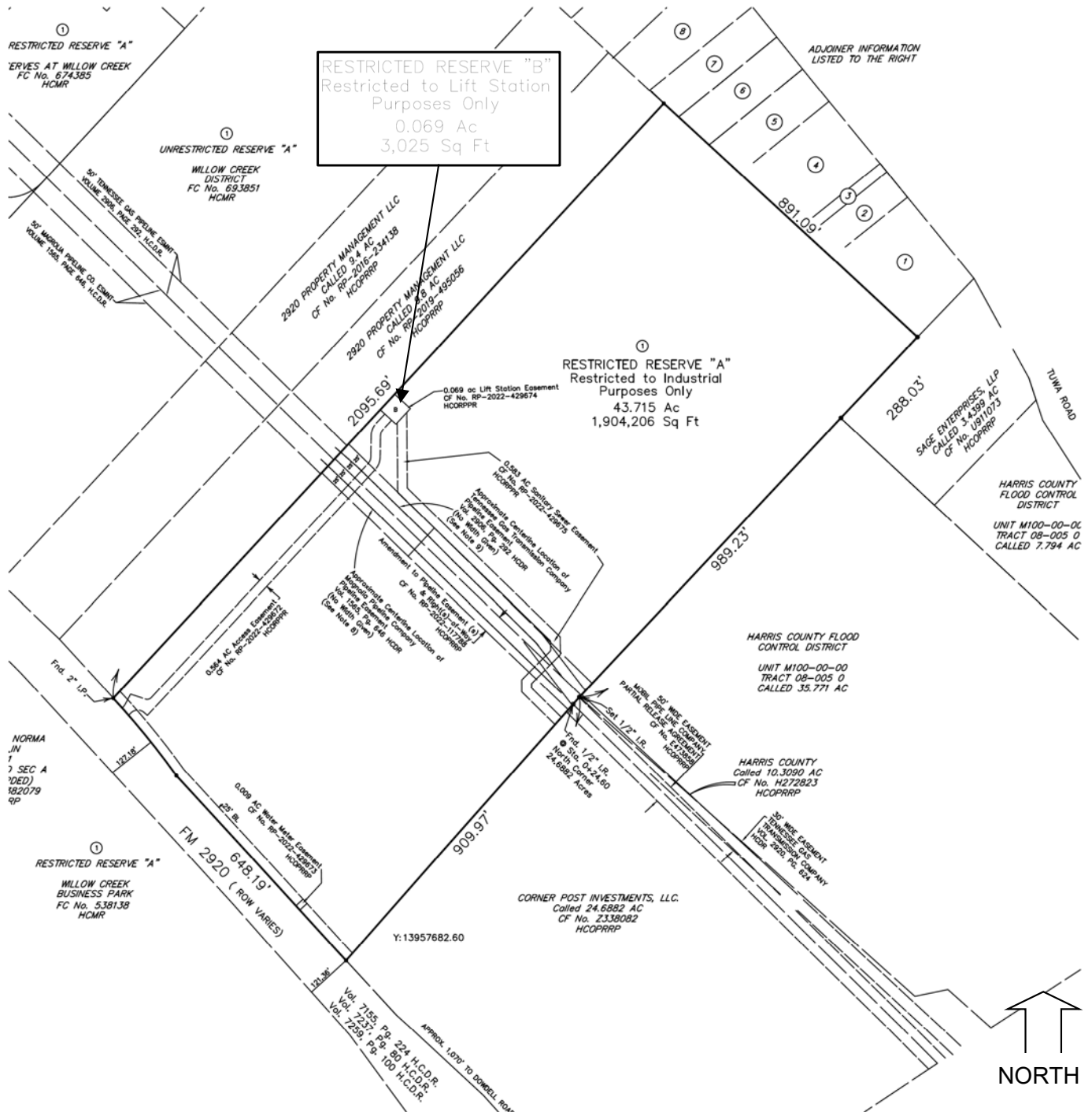


D – Variances

Site Location

Subdivision Name: LPC Tomball

Applicant: Quiddity Engineering



Houston Planning Commission

ITEM:135

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: LPC Tomball

Applicant: Quiddity Engineering



D – Variances

Aerial



Application Number: 2022-2784

Plat Name: LPC Tomball

Applicant: Quiddity Engineering

Date Submitted: 11/14/2022

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 allow a restricted reserve for Lift Station purposes to have its access via a recorded access easement

Chapter 42 Section: 190c

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: TYPE OF RESERVE - Restricted reserve—Lift station MINIMUM SIZE - Minimum size required by the design manual TYPE OF STREET OR SHARED DRIVEWAY- public street or type 1 permanent access easement MINIMUM STREET OR SHARED DRIVEWAY WIDTH – 50 ft MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE – 20ft

Statement of Facts

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

The site is located within the City of Houston's ETJ, Harris County on the north side of designated major thoroughfare FM 2920, west of Dowdell Road. The applicant is proposing to plat a restricted reserve- restricted to Industrial purposes only for a future warehouse development. This plat and variances request to exceed intersection spacing requirements were previously approved by the Commission in July 2021. During the site plan review process, the Office of the City Engineer is requiring the proposed Lift station on the site to be within a platted restricted reserve – instead of the existing recorded lift station easement. Chapter 42 requires such a restricted reserve to have at least 20 feet of frontage on a public street that has a ROW of at least 50'. If the developer configures a lift station reserve that meets the Ch 42 requirements, the 'stem' of that reserve will be developed as a drive aisle and used for access – a condition that the City Engineer's office will not approve. After coordinating with Planning staff and the OCE, the developer was instructed to plat a lift station reserve and request a variance to allow access via the recorded access easement.

(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 Office of the City Engineer is requiring the proposed Lift station on the site to be within a platted restricted reserve – instead of the existing recorded lift station easement. If the developer

configures a lift station reserve that meets the Ch 42 requirements, the 'stem' of that reserve will be developed as a drive aisle and used for access – a condition that the City Engineer's office will not approve.

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

The general purpose of the chapter will be maintained as the majority of the area covered by the recorded access easement will be developed as a paved internal driveway which will allow vehicular access from FM2920 to the Lift Station reserve.

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

Granting of the variance will not be injurious to the public health, safety or welfare. Once the site is developed, the drive aisle will provide adequate vehicular access to the proposed lift station site from FM2920. Additionally, where the paved drive aisle terminates, there will be a 24' wide all weather access road that terminate at the southern boundary of the lift station reserve. The recorded access easement encompasses both areas – paved drive aisle and 24' all weather access road.

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

Sole justification for the variance is not solely based on economic hardship but on differences in policy and requirements between the City's Planning and Public Works Departments – Office of the City Engineer.



Application Number: 2022-2784

Plat Name: LPC Tomball

Applicant: Quiddity Engineering

Date Submitted: 11/14/2022

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 exceed 2,600 intersection spacing and not provide a north/south public street through the site.

Chapter 42 Section: 127a

Chapter 42 Reference:

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

Statement of Facts

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

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

The site is located within the City of Houston's ETJ, Harris County on the north side of designated major thoroughfare FM 2920, west of Dowdell Road. The applicant is proposing to plat a restricted reserve- restricted to Industrial purposes only for a future warehouse development and is requesting a variance not to provide a north south public street through the site. Recorded property to the west - Willow Creek District, FC # 693851 HCMR, received a variance not to provided a north-south public street connection. Additionally, . Further west, adjacent to the Willow Creek District development, the overall development scheme that includes recorded plat Reserves of Willow Creek (FC # 674385 HCMR) and approved plat for Cottages at Willow Creek is proposing a north-south public street connection from FM 2920 and Tuwa Road. Traffic circulation is addressed by the existing street network; therefore, requiring a north south public street through this site would be impractical.

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

The circumstances supporting the granting of the variance are based on the existing conditions adjacent to the subject tract. The site is approximately 1,950' from the intersection of FM 2920 and Dowdell Road and within the 2,600' spacing requirements per the ordinance. Willow Creek District to the west received a variance to not provide a north south public street and is recorded under FC # 693851 HCMR. Further west, adjacent to the Willow Creek District development, the plat- Reserves at Willow Creek and Cottages at Willow Creek is proposing a north-south public street connection from FM 2920 and Tuwa Road.

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

The general purpose of the chapter will be maintained as development along FM 2920 between Dowdell Road and Mahaffey Road is mostly low density in nature. Requiring a north/south public street through this site will be impractical as existing residential development along the plat's northern boundary prohibits a public street connection to Tuwa Road. The existing street network is adequate for traffic circulation.

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

Granting of the variance will not be injurious to the public health, safety or welfare since existing recorded plats and development in the area does not provide for an north/south public street connection. Traffic circulation is addressed by the existing street network.

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

Sole justification for the variance is not solely based on economic hardship but on existing conditions and development in the area. Traffic circulation is addressed by the existing street network.



Application Number: 2022-2784

Plat Name: LPC Tomball

Applicant: Quiddity Engineering

Date Submitted: 11/14/2022

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 exceed 1,400 intersection spacing and not provide an east west public street through the site.

Chapter 42 Section: 128a1

Chapter 42 Reference:

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

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

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

The site is located within the City of Houston's ETJ, Harris County on the north side of designated major thoroughfare FM 2920, west of Dowdell Road. The applicant is proposing to plat a restricted reserve- restricted to Industrial purposes only for a future warehouse development and is requesting a variance not to provide an east west public street through the site. Several tracts to the west of the property have been platted and recorded (Willow Creek District, FC # 693851 & Reserves at Willow Creek, FC # 674385) without east-west public streets, therefore requiring such a ROW within this tract would be impractical as there is no opportunity to connect to an existing east-west street system to the west of the site. There is also an existing cemetery site to the west of the Reserves at Willow Creek development that does not feature a public street system. Additionally, to the east of the site, adjacent to Dowdell Road is property owned by the Harris County Flood Control District as part of the Willow Creek Watershed Plan. <https://www.hcfcd.org/Activity/Active-Projects/Willow-Creek/F-71-Willow-Creek-Watershed-Planning-Project> Per the Draft Summary Report dated February 22, 2021 the property along Dowdell Road can be airmarked for future detention, floodplain and habitat preservation efforts to alleviate flooding in the area. Therefore, the opportunity for a public street connection to the east to Dowdell Road is unlikely. With the exception of the existing residential development on the Reserves of Willow Creek – whose overall development scheme proposes a public street connection to the north to Tuwa Road, development along FM 2920 between Dowdell Road and Mahaffey Road is low density. Traffic circulation is addressed by the existing street network; therefore, requiring an east-west public street through this site would be impractical.

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

The circumstances supporting the granting of the variance are based on the existing conditions adjacent to the subject tract. Existing development and/or recorded plats to the east and west do not feature an east-west public street network.

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

The general purpose of the chapter will be maintained as development along FM 2920 between Dowdell Road and Mahaffey Road is mostly low density in nature. Requiring an east-west public street through this site will be impractical, as the existing street network is adequate for traffic circulation.

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

Granting of the variance will not be injurious to the public health, safety or welfare since existing recorded plats and development in the area does not provide for an east-west public street connection. Traffic circulation is addressed by the existing street network.

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

Sole justification for the variance is not solely based on economic hardship but on existing conditions and development in the area. Traffic circulation is addressed by the existing street network.

Houston Planning Commission

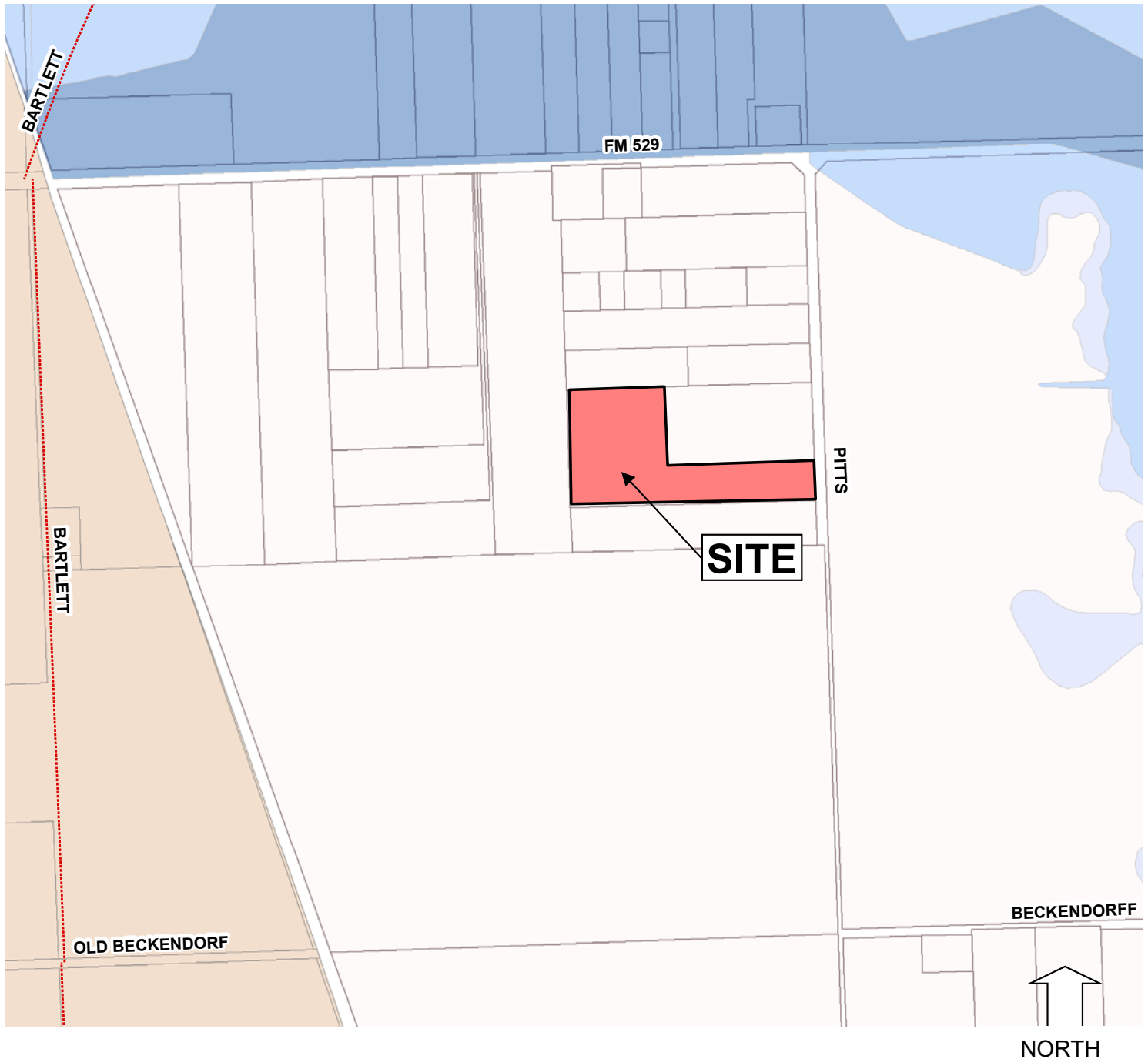
ITEM:136

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Masjid Al Huda (DEF 1)

Applicant: RSG Engineering



D – Variances

Site Location

Houston Planning Commission

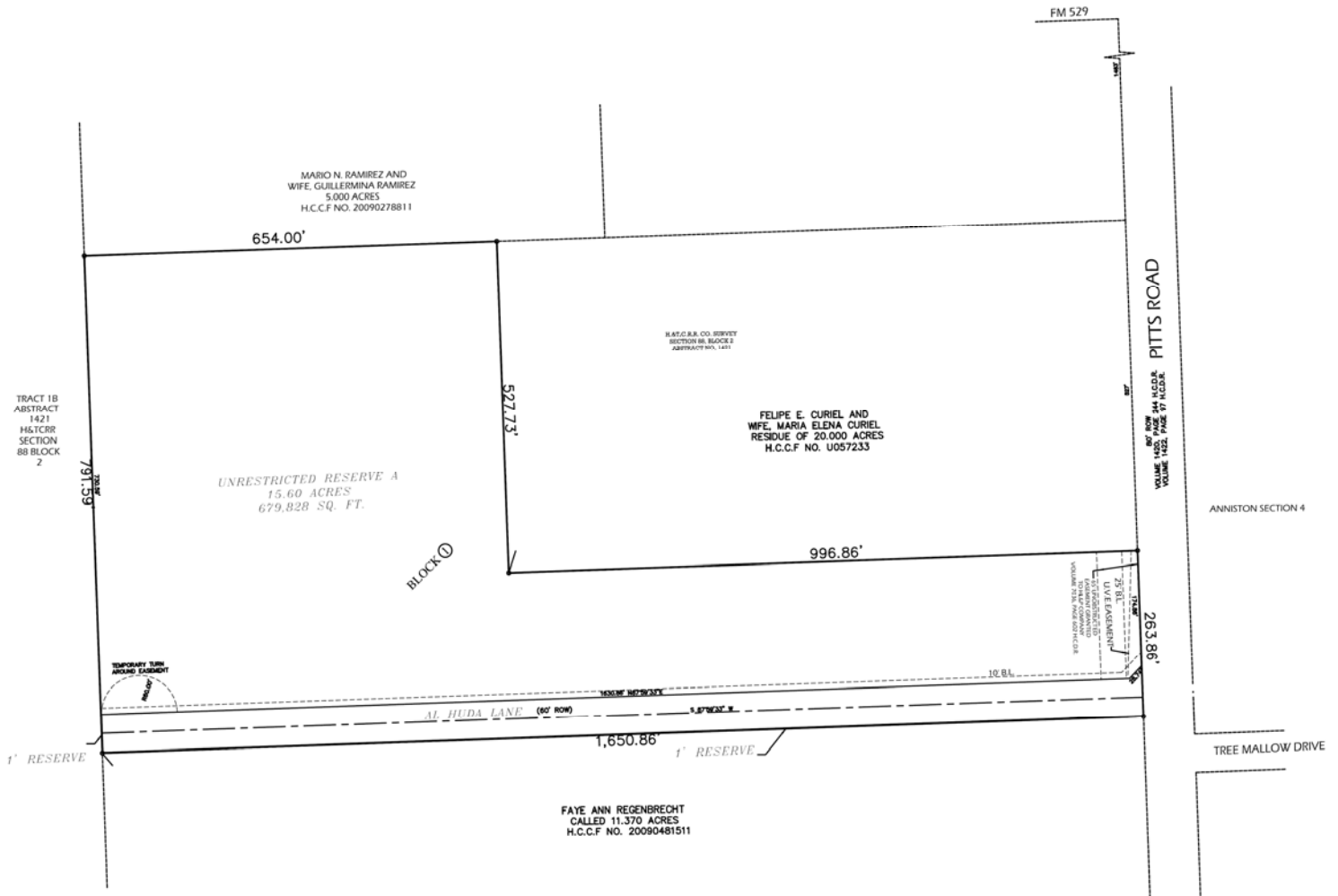
ITEM:136

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Masjid Al Huda (DEF 1)

Applicant: RSG Engineering



D – Variances

Subdivision

Houston Planning Commission

ITEM:136

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Masjid Al Huda (DEF 1)

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.

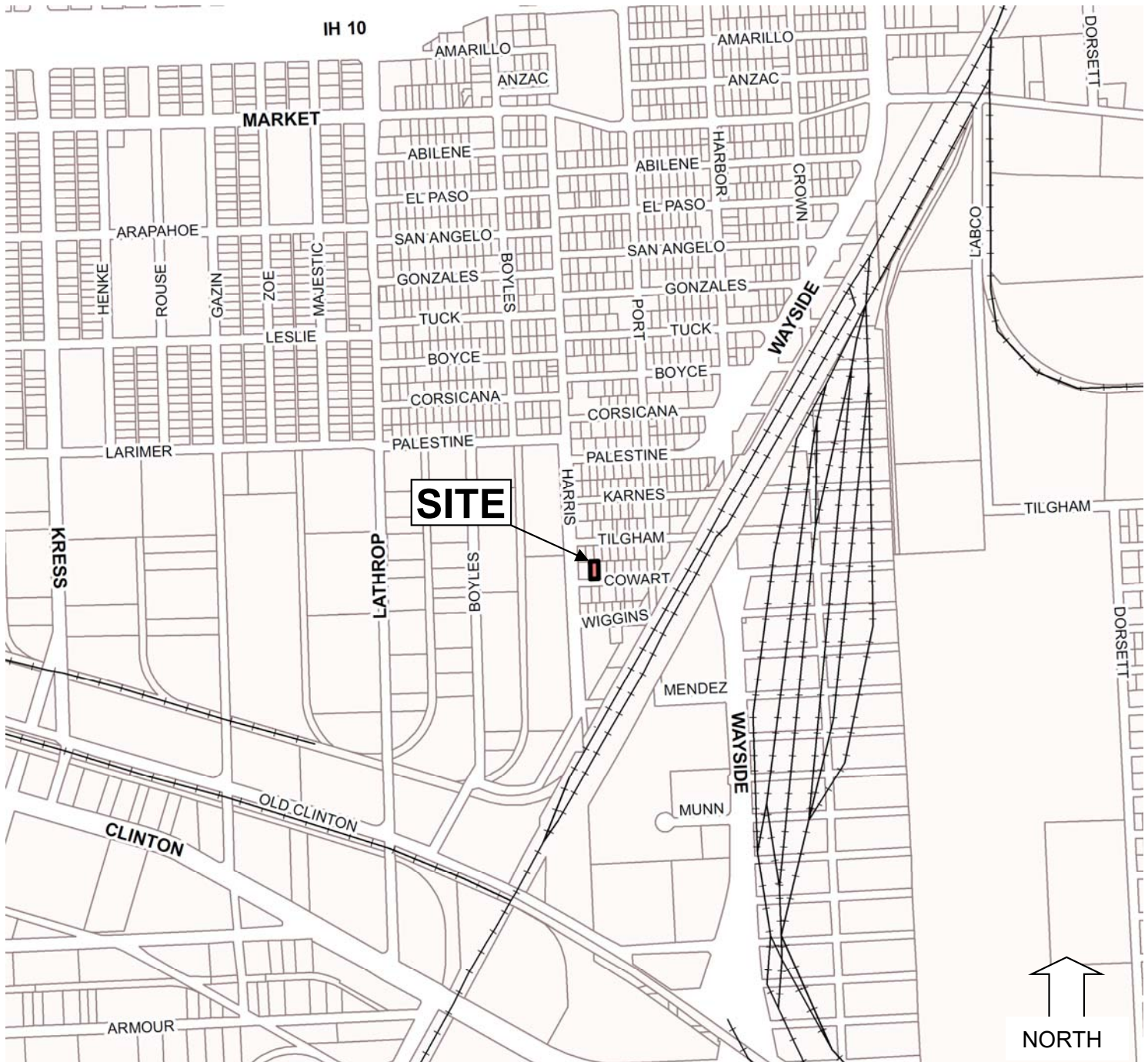
(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of this easement will save land in this none-profit development and will not effect the public's welfare or safety as a north street reaching FM 529 is not likely to be feasible.

(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.

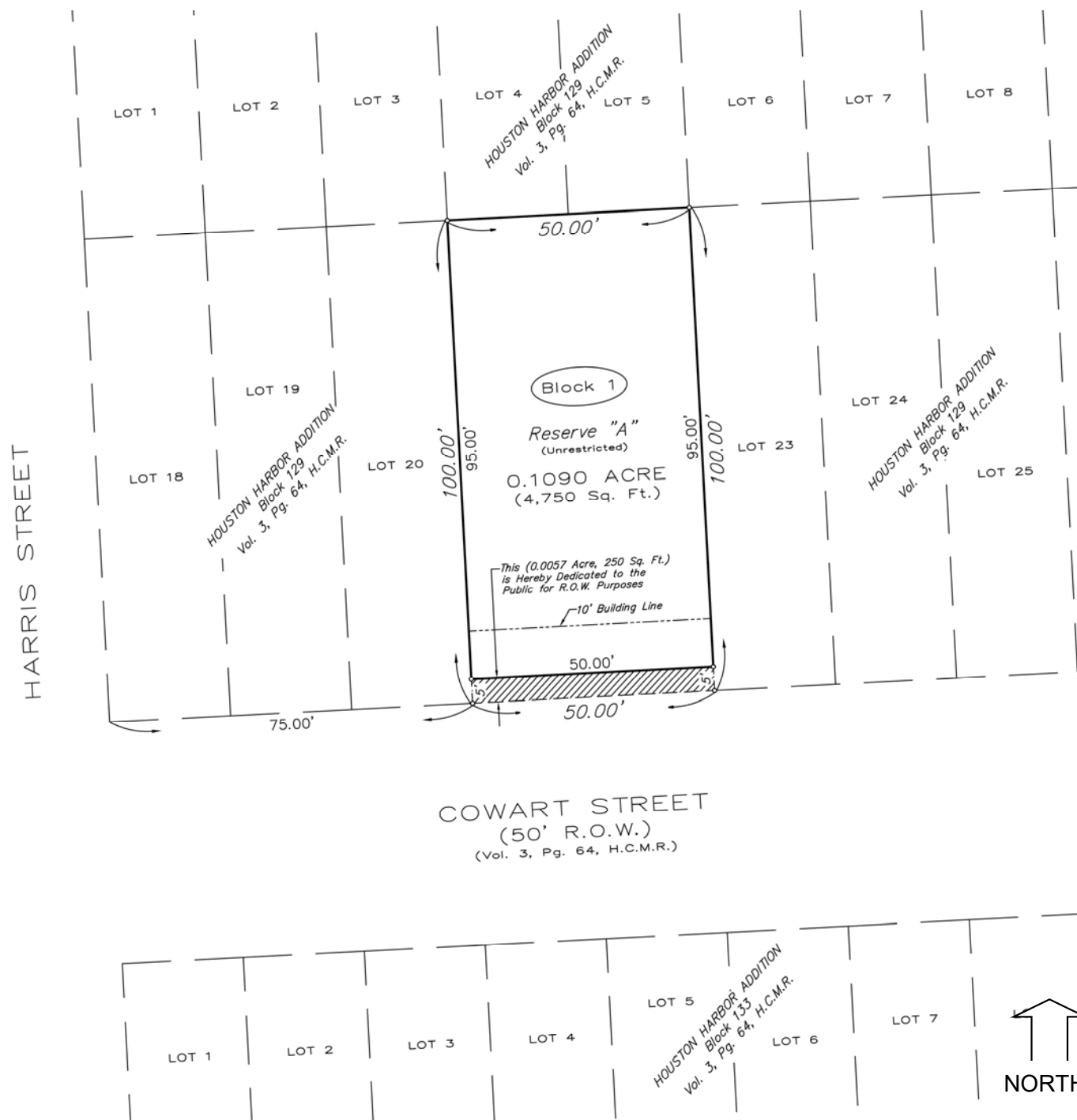
Subdivision Name: McClain Manufacturing

Applicant: The Pinnell Group, LLC



Subdivision Name: McClain Manufacturing

Applicant: The Pinnell Group, LLC



Houston Planning Commission

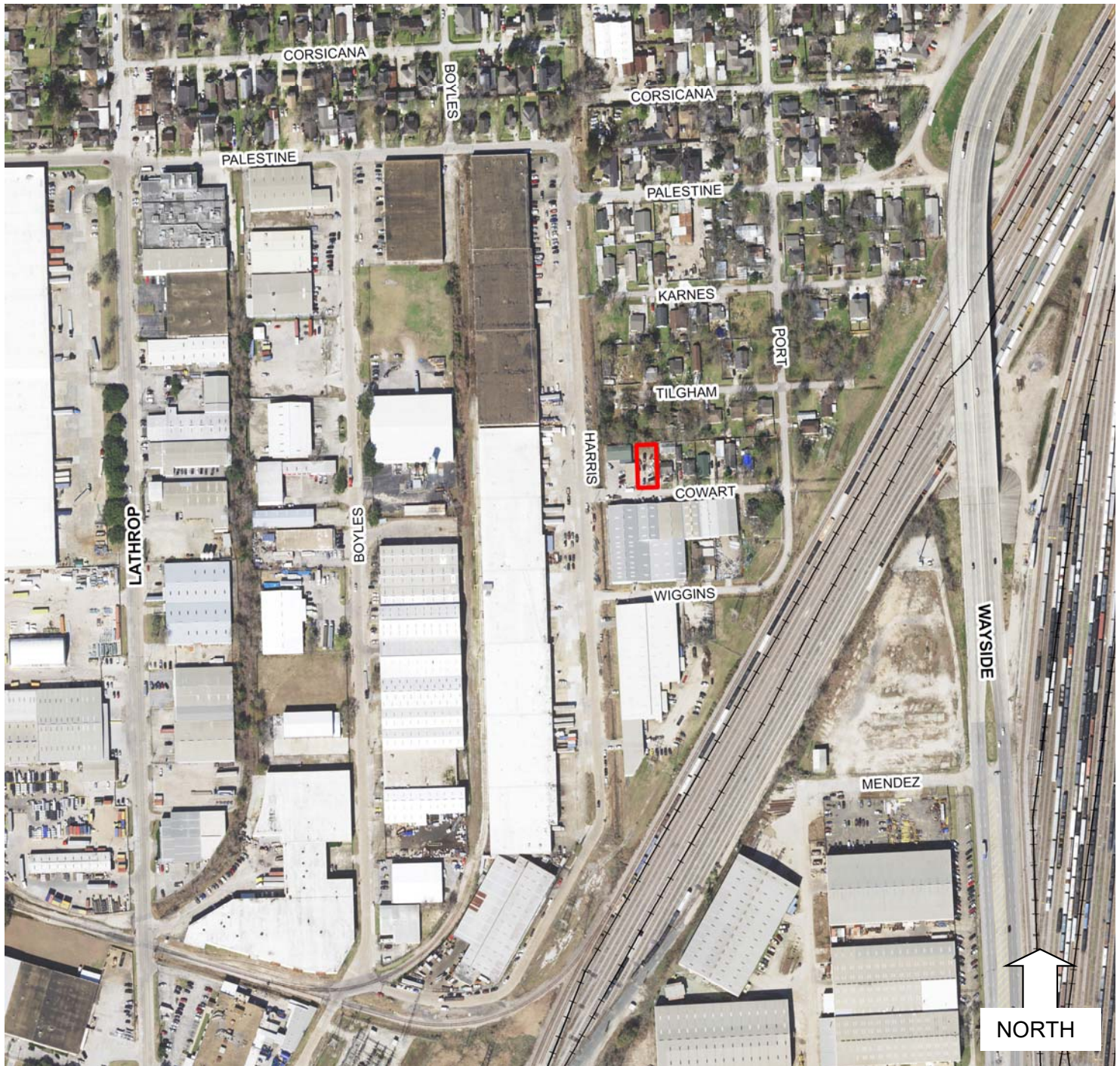
ITEM:137

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: McClain Manufacturing

Applicant: The Pinnell Group, LLC



D – Variances

Aerial



Application Number: 2022-2615
Plat Name: McClain Manufacturing
Applicant: The Pinnell Group, LLC
Date Submitted: 10/28/2022

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:

Section Number (42-190 Reserves); We are seeking a variance allowing the creation of an Unrestricted Reserve that is smaller than the minimum required 5,000 square feet.

Chapter 42 Section: 190

Chapter 42 Reference:

Type of Reserve: Unrestricted; Minimum Size: 5,000 sq. ft.; Type of Street or Shared Driveway: public street; Minimum Street or Shared Driveway Width: 60 feet (50 feet in a street width exception area); Minimum Street or Shared Driveway Frontage: 60 feet

Statement of Facts

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

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

The owners of the subject property are proposing to replat 2 Lots into a single Block and single Reserve to create a commercial development that consists of only a canopy over concrete for storage/parking. There are no proposed utilities necessary for this development. The 2 lots combined equal a total of the required 5,000 square feet but the required 5' right-of-way dedication for Cowart Street would result in the Reserve only being 4,750 square feet. This should be of sufficient area to handle the proposed development.

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

The circumstances supporting the granting of the variance are the result of the requirement to dedicate additional right-of-way for Cowart Street. The minimum required 5,000 square feet for the reserve could be achieved without the proposed dedication.

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

The intent of the required minimum 5,000 square feet would be preserved as there is still sufficient size for what is proposed in this development.

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

The modification of the minimum required reserve size for this project will have no impact on public

health, safety or welfare as it will still have sufficient area to carry out the development.

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

This request is not based on economic reasons. It is a matter of creating a practical development with 4,750 square feet of reserve instead of the required 5,000 square feet.



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

November 9, 2022

NOTICE OF VARIANCE

PROJECT NAME: McClain Manufacturing

REFERENCE NUMBER: 2022-2615



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along the north side of Cowart Street, west of N Wayside Drive/ US 90, south of Market Street and north of Clinton Drive. 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.

The Pinnell Group, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow an unrestricted reserve to have less than 5,000 square feet of area. 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, December 1st, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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 Michael Haworth with The Pinnell Group, LLC at 281-363-8700. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission

ITEM:138

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Needham Road RV Park

Applicant: Meta Planning + Design LLC



D – Variances

Site Location

Houston Planning Commission

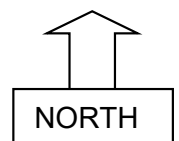
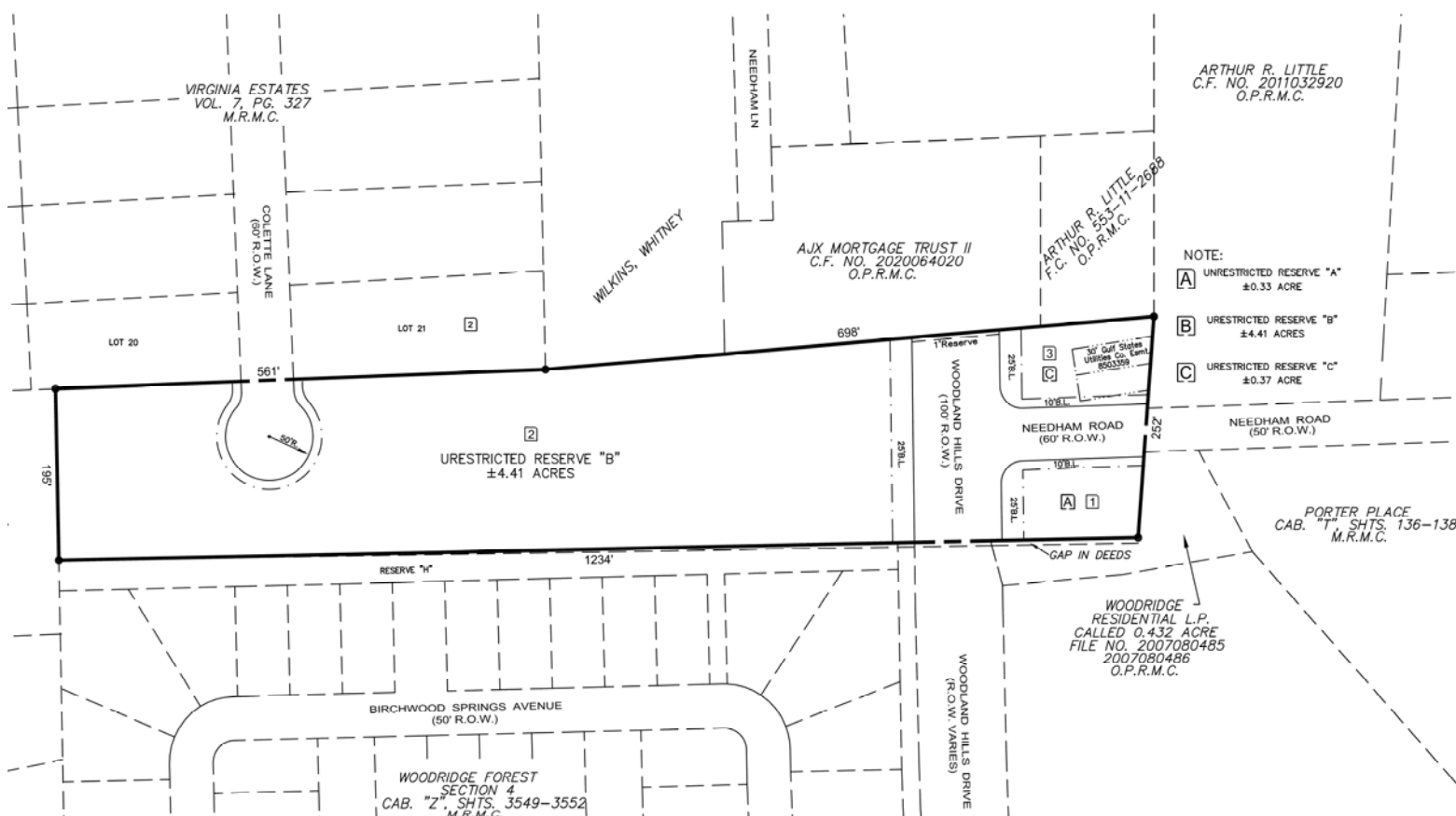
ITEM:138

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Needham Road RV Park

Applicant: Meta Planning + Design LLC



D – Variances

Subdivision

Houston Planning Commission

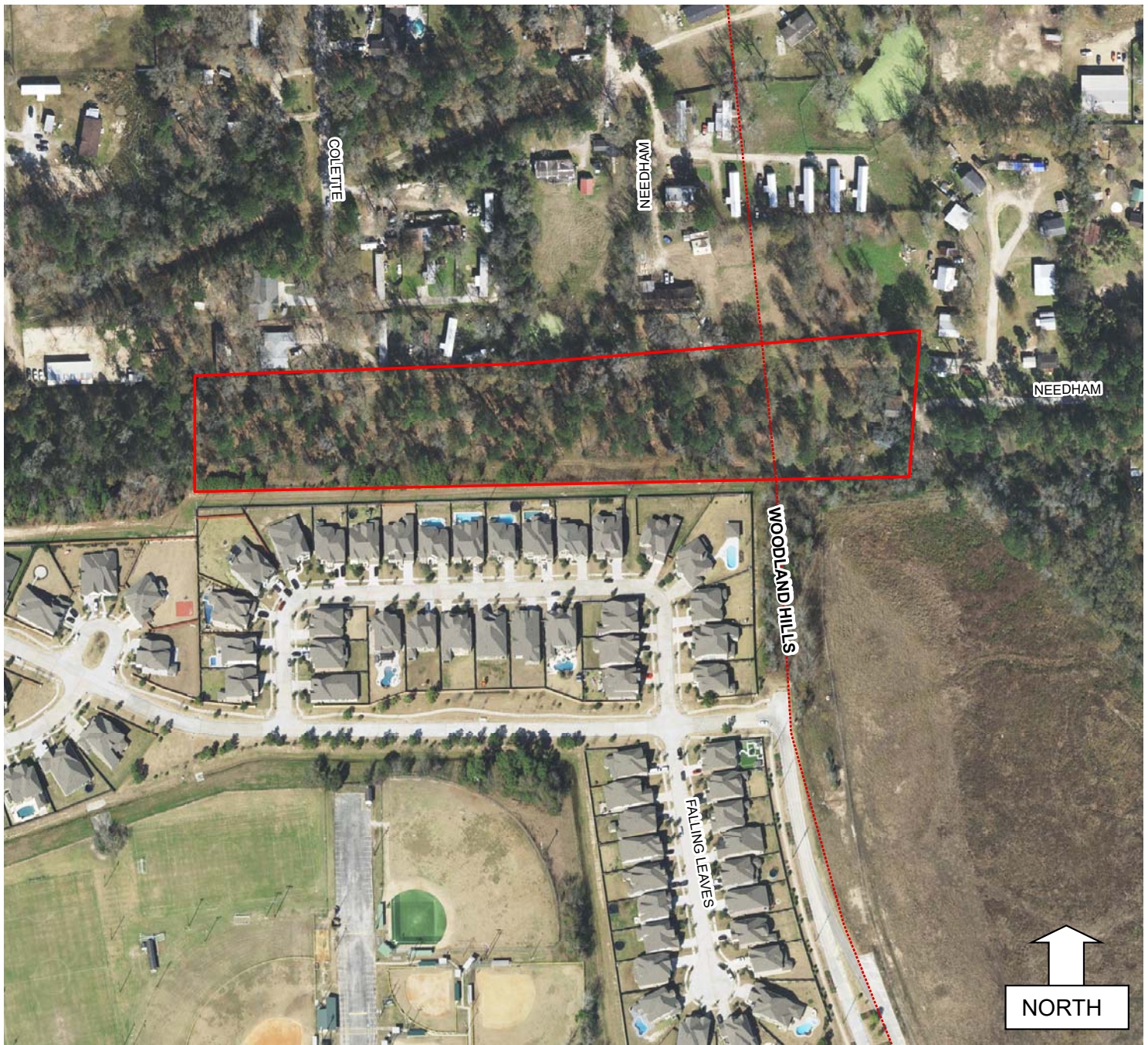
ITEM:138

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Needham Road RV Park

Applicant: Meta Planning + Design LLC



D – Variances

Aerial



**APPLICANT'S
Special Exception Request Form**

Application Number: 2022-2687

Plat Name: Needham Road RV Park

Applicant: Meta Planning + Design LLC

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. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow the intersection spacing along a major thoroughfare to be 470 feet.

Chapter 42 Section: 127

Chapter 42 Reference:

(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. (c) An intersection with a major thoroughfare shall not be within 400 feet of the intersection of two major thoroughfares.

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 Needham Road Tract consists of approximately 6.16 acres located in Montgomery County and the northeast portion of Houston's ETJ. The tract is east of U.S. 59 and north of Northpark Drive, and the tract's southern boundary abuts the Woodridge subdivision. Multiple roads currently dead-end on the Needham Road Tract- Colette Street, Needham Road, and Woodland Hills Drive all stub to the tract. Per the City of Houston's Major Thoroughfare Plan, Woodland Hills Drive is categorized as a proposed major thoroughfare and must be extended through the subject tract. Because Woodland Hills Drive is a major thoroughfare, intersections are to be spaced a minimum of 600 feet apart. Both Woodland Hills Drive and Needham Road are to be extended on the subject tract. Windward Meadow Drive, a local street, intersects with Woodland Hills Drive south of the subject tract. The extension of both Woodland Hills Drive and Needham Road onto the subject tract creates an intersection spacing of approximately 480 feet between Needham Road and Windward Meadow Drive along the thoroughfare. This is approximately 130 feet less than the intersection spacing of 600 feet required by Chapter 42, and this is only a deviation of approximately 21.6%. All three streets are existing, and the current configuration makes it impossible to meet the ordinance requirements. The granting of this special exception will allow for improved traffic circulation, as both Woodland Hills Drive and Needham Road will be extended and will intersect. This will be beneficial to all neighboring residents, as they will be able to easily access Woodland Hills Drive and Northpark Drive, both of which are classified as major thoroughfares.

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

The special exception will allow a deviation of approximately 21.6%, which is a minor deviation and will not drastically increase the traffic load on the subject street, and it will provide improved circulation options, which is a result contemplated by the standards of this Chapter.

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

The proposed modification is an approximately 21.6% deviation from the standard, which is a minor deviation to the requirements of the standard.

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

The intent and general purposes of this chapter are preserved and maintained by the completion of the street network without endangering public health and safety.

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

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



APPLICANT'S Variance Request Form

Application Number: 2022-2687

Plat Name: Needham Road RV Park

Applicant: Meta Planning + Design LLC

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:

To allow a local intersection spacing of 2,425 feet along Colette Street, between Woody Lane and Winward Meadow Drive.

Chapter 42 Section: 128

Chapter 42 Reference:

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

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 Needham Road Tract consists of approximately 6.16 acres located in Montgomery County and the northeast portion of Houston's ETJ. The tract is east of U.S. 59 and north of Northpark Drive, and the tract's southern boundary abuts the Woodridge subdivision. Multiple roads currently dead-end on the Needham Road Tract- Colette Street, Needham Road, and Woodland Hills Drive all stub to the tract. Colette Street dead-ends on the subject tract at the northwestern boundary. The subject plat proposes to not extend Colette Street. However, it is proposed to terminate Colette Street with a cul-de-sac. Not extending Colette Street will require a variance, for the current intersection spacing between Windward Meadow to the south and Woody Lane to the north is approximately 2,400 feet. This is approximately 1,000 feet greater than the 1,400-foot local street intersection spacing requirement. However, even if Colette Street was extended to connect with Needham Road, the intersection spacing would still exceed 1,400 feet. Currently, Colette Street is approximately 1,800 feet in length, and if connected with Needham Road, the intersection spacing would still be approximately 400 feet over the maximum. The connection will not greatly improve the traffic circulation along Colette Street and the larger neighborhood. The subject plat proposes to terminate Colette Street in a cul-de-sac. The cul-de-sac will allow drivers to safely turn around at the end of Colette Street. The current conditions along Colette Street do not allow drivers to safely turn around without driving onto the private property of the neighboring residents. The cul-de-sac will improve the traffic conditions along Colette Street by provide a safe turnaround for drivers.

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

The prior design and length of Colette Street is not the result of a hardship created by the applicant.

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

The intent and general purposes of the ordinance for rules governing intersection spacing will be preserved and maintained by the existing street pattern, which provides adequate access and circulation along with the cul-de-sac provided in the subject plat.

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

The granting of the variance will not create any unsafe traffic conditions nor create any undue burden on the adjacent properties, and is therefore not injurious to the public health, safety, or welfare.

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

The adjacent existing property configurations are the justification for the granting of the variance.



APPLICANT'S Variance Request Form

Application Number: 2022-2687

Plat Name: Needham Road RV Park

Applicant: Meta Planning + Design LLC

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:

To allow a cul-de-sac adjacent to uses other than single-family residential to have a right-of-way radius of 50'.

Chapter 42 Section: 42-131

Chapter 42 Reference:

Culs-de-sac [...] (b) A cul-de-sac shall comply with the applicable terminus design as specified in the design manual.

Statement of Facts

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

The Needham Road Tract consists of approximately 6.16 acres of land located in Montgomery County and the northeast portion of Houston's ETJ. The tract is east of U.S. 59 and north of Northpark Drive, and the tract's southern boundary abuts the Woodridge subdivision. Multiple roads currently dead-end on the Needham Road Tract- Colette Street, Needham Road, and Woodland Hills Drive all stub to the tract. Colette Street dead-ends on the subject tract at the northwestern border. The subject plat proposes to not extend Colette Street, but proposes to terminate Colette Street with a cul-de-sac. Colette Street has been operating without a cul-de-sac for many years, and drivers at the dead-end of the street would be in the habit of using the private driveways to turn around. Providing a new cul-de-sac at the end of Colette Street will improve the traffic conditions along the street for the residents of Colette Street. The existing neighborhood utilizes a dead-end street which is itself not in compliance with City regulations and the burden of correcting those noncompliant aspects is being imposed on the subject site. The proposed cul-de-sac within the subject tract will help to improve the pre-existing neighborhood, at the cost of the subject site's developable land. Per the City of Houston's Infrastructure Design Manual, culs-de-sac shall have a right-of-way radius of 60' if the adjacent land use is not single-family residential. Despite the proposed land use of the subject tract not being considered single-family residential, it is likely that the cul-de-sac will predominantly be used by the neighboring residents along Colette Street as a turnaround, and a 50' radius is therefore sufficient for the expected uses of the cul-de-sac. The main point of access/entrance to the subject tract will be located at the proposed intersection of Woodland Hills Drive and Needham Road on the eastern border of the tract. Although visitors to the subject site may occasionally utilize Colette Street as a "back door" or exit route, they will not be turning around in the cul-de-sac, only exiting. Most traffic from the subject site will prefer Needham Road and Woodland Hills Drive since those routes are much more direct connections to the surrounding regional road network. Additionally, the traffic volume of the subject site will be comparable to single-family residential trips per day, not commercial high-volume trips per day, so even "back door" trips will be limited in quantity. The Colette Street cul-de-sac is primarily serving the existing single-family residential users along Colette Street, and will have little or no through-traffic from the subject site. The intent of the 60' cul-de-sac is to accommodate commercial traffic including high traffic counts and larger commercial vehicles, but residents of Colette Street in their personal cars do not need a large cul-de-sac to turn around. A 50' ROW radius meets the intent of the ordinance for residential culs-de-sac and allows for the residents of Colette Street to have a safe area with plenty of space to complete a turnaround. The 50' radius cul-de-sac allows for the

applicant to maintain reasonable use of the land, and it provides the residents a space to safely turnaround.

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

N/A

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

The existing residential street, Colette Street, is a pre-existing street and the dead-end condition was created many years ago and is not created or imposed by the applicant. The subject application proposes to improve the conditions of Colette Street by providing a cul-de-sac. The subject application is not residential, but Colette Street is a residential street and would benefit from a residential cul-de-sac, a condition that predates the subject application. These conditions and the benefits of providing the cul-de-sac are predetermined and are not created by the applicant.

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

The intent and general purposes of the ordinance for residential development is preserved and maintained by the provision of the cul-de-sac, and the intent for rules governing cul-de-sac radius will be preserved and maintained, as the cul-de-sac is provided as a benefit for and a result of the existing single-family residential neighborhood to the north.

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

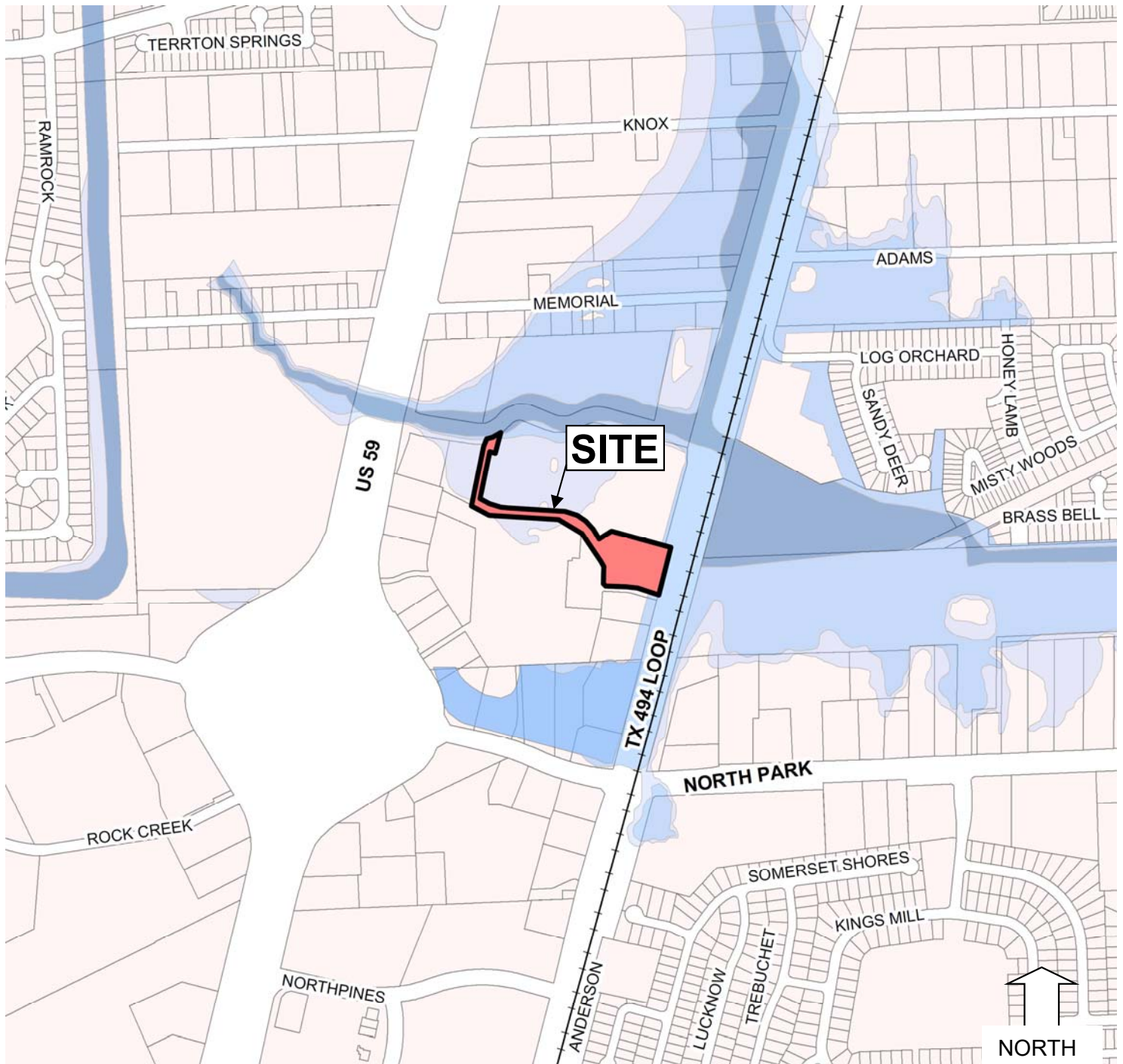
The granting of the variance will not create any unsafe traffic conditions nor create any undue burden on the adjacent properties, and will provide improved turnaround conditions for the existing neighborhood, and is therefore not injurious to the public health, safety, or welfare.

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

The adjacent existing ROW configurations and land uses are the justification for the granting of the variance.

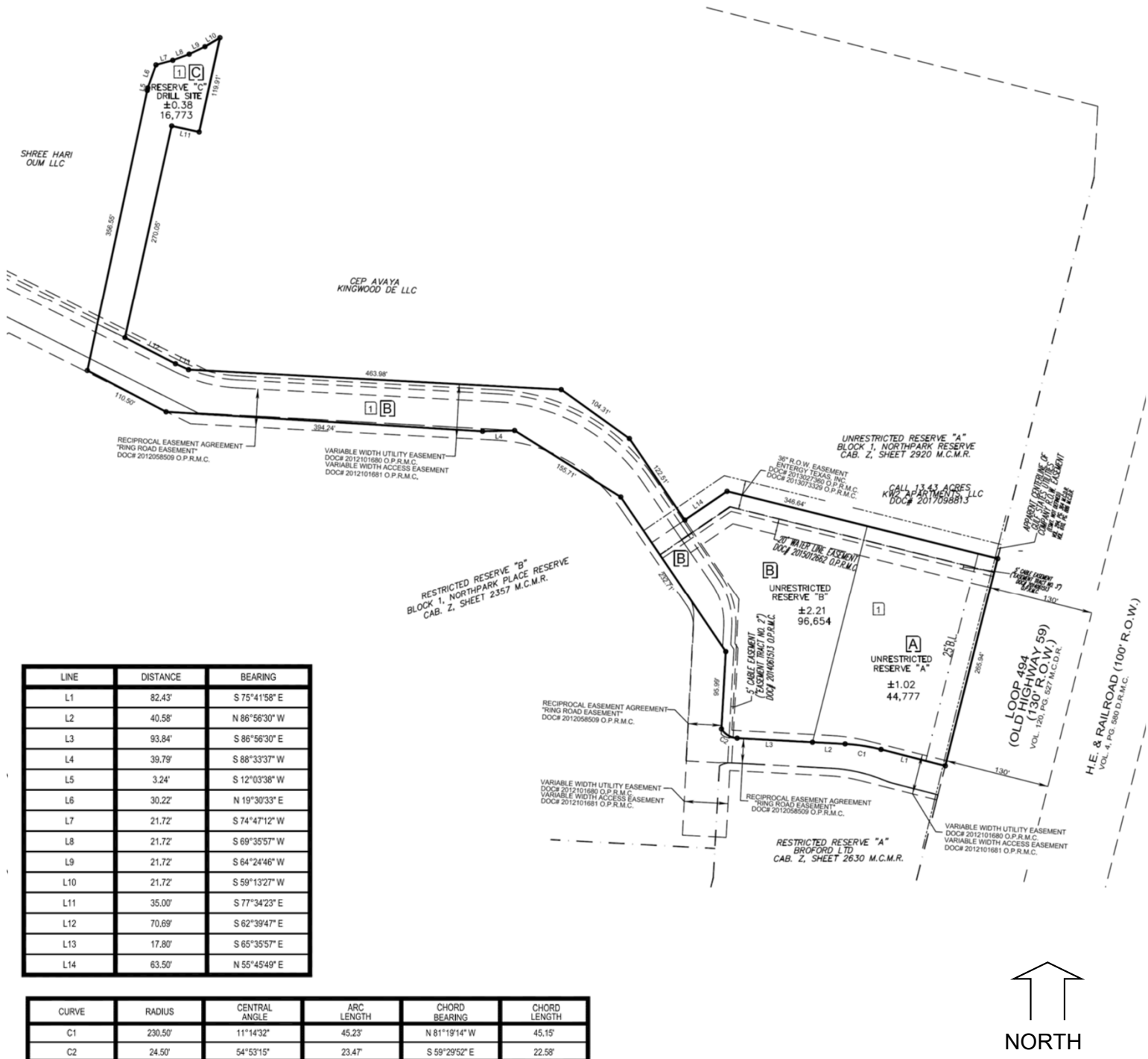
Subdivision Name: PetSuites Reserve

Applicant: Meta Planning + Design LLC



Subdivision Name: PetSuites Reserve

Applicant: Meta Planning + Design LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM:139

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: PetSuites Reserve

Applicant: Meta Planning + Design LLC



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2718

Plat Name: PetSuites Reserve

Applicant: Meta Planning + Design LLC

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:

To allow an interior unrestricted reserve and an interior lift station to have no frontage on a public right-of-way.

Chapter 42 Section: 42-190

Chapter 42 Reference:

Chapter 42-190. Tracts for non-single-family use. (C) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve: Unrestricted Reserve; Min. Size: 5,000 sq. ft.; Type of Street: Public street; Min. Street Width: 60'; Min. Frontage: 60'. Type of Reserve: Lift station; Min. Size: Minimum size required by the design manual; Type of Street: Public street or type permanent access easement; Min. Street Width: 50'; Min. Frontage: 20'.

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 PetSuites Reserve tract is 3.63 acres of land located on Loop 494, just north of Northpark Drive. The site is within the City of Houston's ETJ as well as Montgomery County. The tract will be platted as two unrestricted reserves with the intention of being used for commercial purposes and a lift station reserve. The subject property is part of a larger commercial development including many existing businesses and a few vacant properties. The general area is surrounded by a mix of uses including single-family lots and a church to the north and multifamily and commercial developments to the south. The subject site is one of the vacant properties within the larger commercial development, which includes a Kroger and several smaller retail and commercial establishments. This site was previously planned to be parceled out as separate tracts with shared access, and the existing configuration of property has been carried out accordingly. There is an existing network of commercial driveways connecting all the existing and vacant properties to the surrounding public streets. The driveways are covered by Reciprocal Access Easements that give mutual access rights to the reserves within the plat boundary. A developer intends to build a pet resort/boarding facility on a 2-acre portion of the unplatted property immediately abutting Loop 494, with driveway access coming from the existing commercial driveway. Although this segment of property abuts Loop 494, it is part of the larger commercial development scheme and will not access Loop 494 directly, but will instead utilize the driveways and access easement. Once this site is platted, the unplatted acreage behind the proposed pet boarding facility will not have frontage on a public right-of-way. The

remainder tracts are incorporated as Reserve B and Reserve C (the lift station) to the west. However, both reserves B and C will ultimately take access from the existing Reciprocal Access Easement Agreement, not Loop 494, which negates the need for direct frontage. The intent of the ordinance is upheld by the existing access agreements and commercial driveway network, which guarantee the appropriate level of access to the entirety of the property, despite the technical lack of frontage on a public street. The granting of this variance will not go against the intent and purpose of Chapter 42, nor will it be injurious to the public health, safety, or welfare of the public.

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

The existing configuration of commercial driveways and previous long-term planning for internal access to individual sites are existing conditions and are not the result of a hardship created or imposed by the applicant.

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

The intent of section 42-190 within Chapter 42 is to ensure that all property has access to public right-of-way. While Reserve's B and C in the western part of the plat will not have direct frontage, they will still have guaranteed street access from the current "Ring Road Easement", thus preserving and maintaining the intent and general purposes of the ordinance.

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

The granting of the variance will not deny access to the unrestricted reserve or lift station on the western portion of the tract and there will be no impact to the public health, safety, or welfare.

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

The existing property configurations, commercial driveway network, and access easements are the justifications supporting the variance.

Houston Planning Commission

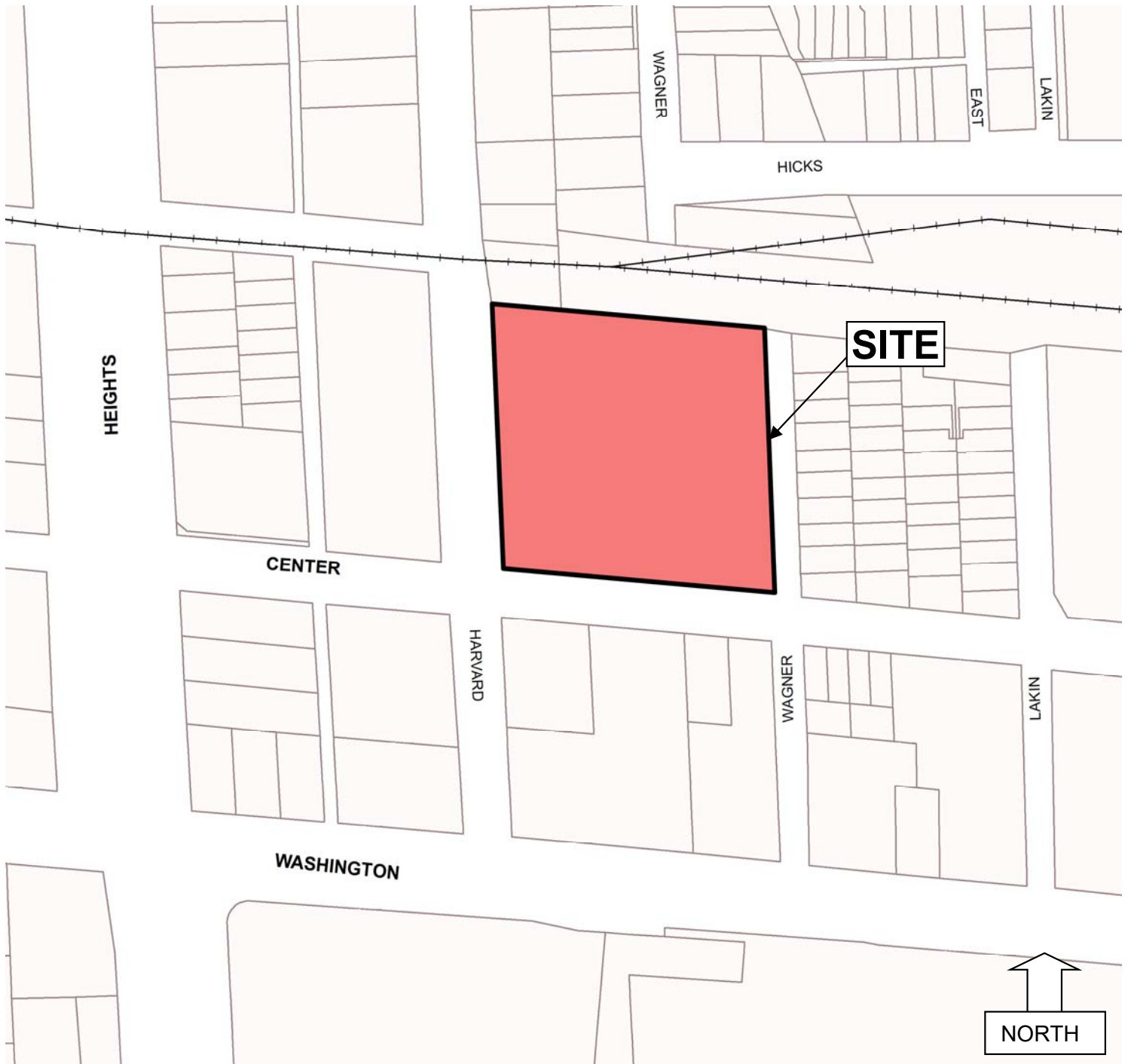
ITEM:140

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Portman Center Street East (DEF 1)

Applicant: Windrose

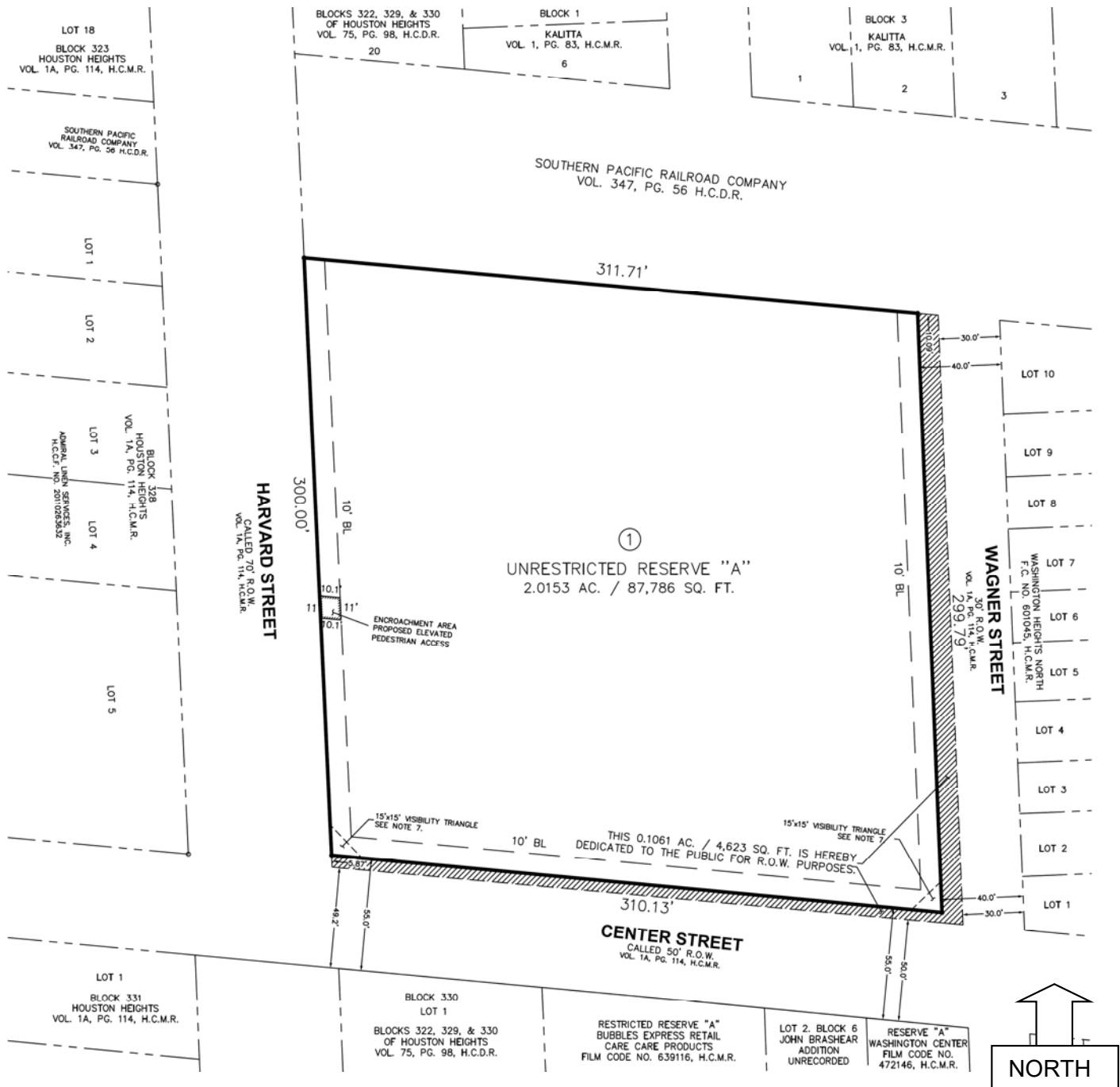


D – Variances

Site Location

Subdivision Name: Portman Center Street East (DEF 1)

Applicant: Windrose



Houston Planning Commission

ITEM:140

Planning and Development Department

Meeting Date: 12/01/2022

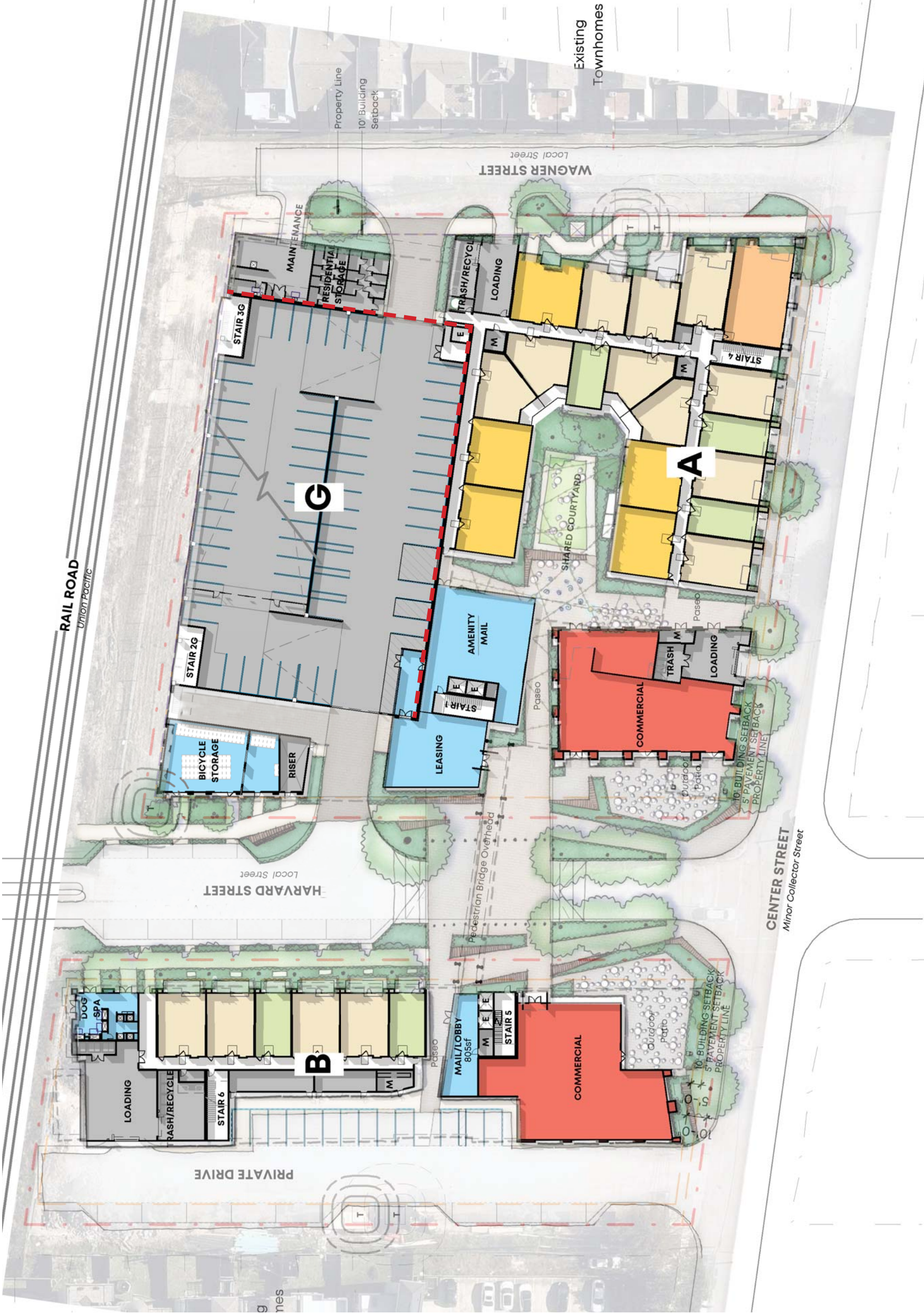
Subdivision Name: Portman Center Street East (DEF 1)

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 / 1,000GSF	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 or Efficiency Units
	1 Bedroom Units
	2 Bedroom Units
	3 Bedroom Units
	Leasing, Amenity, Common Area
	Commercial Space
	Support Services





3520 Center Street MF

HOUSTON, TX | 06.22008.00 | 05.13.22

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PORTMANRESIDENTIAL

Aerial Perspective

A900

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@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 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@houston.tx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

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.
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PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission

ITEM:141

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Portman Center Street West (DEF 1)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

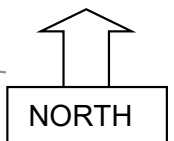
ITEM:141

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Portman Center Street West (DEF 1)

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D – Variances

Subdivision

Houston Planning Commission

ITEM:141

Planning and Development Department

Meeting Date: 12/01/2022

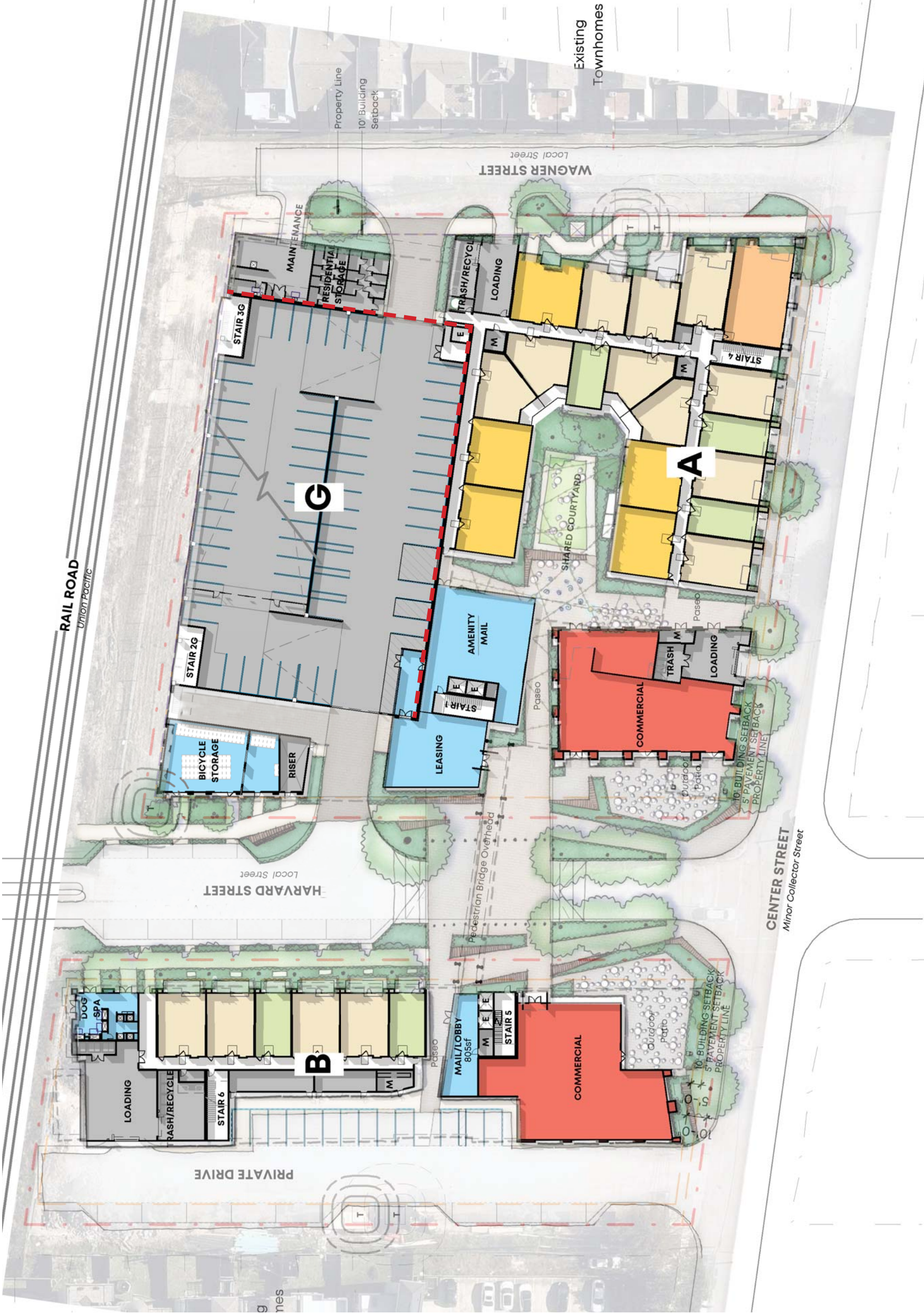
Subdivision Name: Portman Center Street West (DEF 1)

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 / 1,000GSF	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 or Efficiency Units
	1 Bedroom Units
	2 Bedroom Units
	3 Bedroom Units
	Leasing, Amenity, Common Area
	Commercial Space
	Support Services





3520 Center Street MF

HOUSTON, TX | 06.22008.00 | 05.13.22

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PORTMANRESIDENTIAL

Aerial Perspective

A900

LRK



3520 Center Street MF
HOUSTON, TX | 06.22008.00 | 05.13.22
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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.

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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.

Houston Planning Commission

ITEM:142

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Residences at 1934 West Gray

Applicant: Windrose



D – Variances

Site Location

Subdivision Name: Residences at 1934 West Gray

Applicant: Windrose



Houston Planning Commission

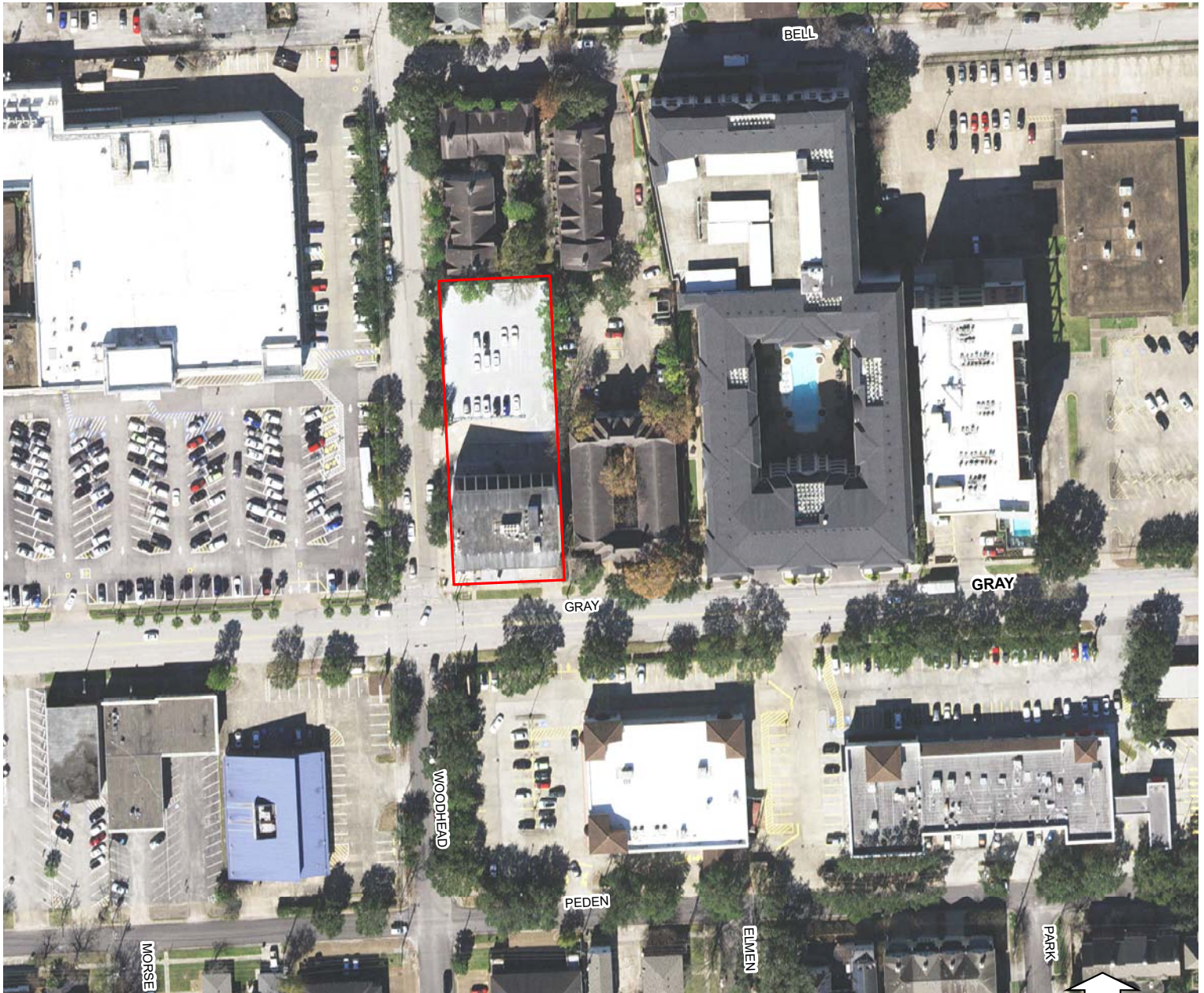
ITEM:142

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Residences at 1934 West Gray

Applicant: Windrose



NORTH

D – Variances

Aerial







APPLICANT'S Variance Request Form

Application Number: 2022-2681

Plat Name: Residences at 1934 West Gray

Applicant: Windrose

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:

To reduce the building setback requirement along Woodhead Street from 10 feet to a variable width of 7 feet to 10 feet; and to reduce the building line along West Gray from 25' to 15'.

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement, paragraph (d) states: "Major thoroughfares; In general; 25 feet" and "Collectors; All others; 10 feet"

Statement of Facts

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

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

The subject site is 0.632 acres located at the northeast corner of West Gray Street and Woodhead Road on the Eastern extent of the River Oaks Shopping Center and within the Montrose TIRZ. The developer is proposing to redevelop the property into a multi-family residential building and integral parking structure, with rooftop pool and gardens combined with ground floor patio and amenities. River Oaks Shopping Center is one of the oldest shopping centers in Texas and is a mixed-use development featuring a blend of over 70 luxury stores, a big box grocer, a condominium development, as well as the historic River Oaks Theater. The properties are developed with a blend of surface parking lots combined with structured garages. It is the developers plan to use this proposed development as a gateway project for the center as it transitions to a more pedestrian friendly experience in alignment with the most desirable development trends in the City of Houston. The current Chase building was built in the 1971 and is a 4-story masonry building and 2 level parking structure that is currently constructed at a 0' setback along Woodhead Street. The existing pedestrian space along Woodhead is cramped and unwelcoming with a minimum 4' wide sidewalk. The building façade facing West Gray is separated from the street by dark tinted pedestrian doorway, a loading entrance to the parking garage, and a small parking lot. It provides little aesthetic value and does nothing to invite and draw in potential clients or tenants. The new development, represented in the renderings submitted with this application, presents an opportunity to set a new standard for the West Gray corridor in the River Oaks Shopping Center. With a pedestrian friendly façade, featuring enhanced flatwork, and a mix of local plantings and exotic palm trees, the proposed development will be a gateway project anchoring the vision for the River Oaks District. Plans include an 18'6" pedestrian realm along Woodhead and a 30' pedestrian realm along West Gray. The proposed development will strike a balance that is the best of both worlds, maximizing the use of the property and driving towards a more pedestrian oriented experience.

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

The justification supporting the variance is the fact that the proposed development is a positive enhancement and improvement over the existing vehicle-oriented aesthetic of the property. The proposed development is more compatible with the city's desire for more walkable, pedestrian friendly developments as well as representing a project that aligns with the highest and best use of the land and needs of residents in the area. The development is uniquely situated in close proximity to many new and in progressive upscale urban housing developments which in turn are easily accessible to Buffalo Bayou Park along Allen Parkway. This enhanced, pedestrian friendly development will become less car-dependent and isolated as part of a more seamless network as new properties develop or redevelop in the area. By granting this variance, the Commission will enable the applicant to shift away from a vehicle-focused platform where the parking field is the dominant visual element to a pedestrian-focused platform where the building façade and pedestrian engagement is key.

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

While this area is not currently designated as a Walkable Place. West Gray is a Major thoroughfare with a planned ROW of 80 feet or less. The performance standards in Chapter 42 allow for reduced building line of 15 feet for non-single family residential buildings along these corridors when combined with a restricted 15' area above 75 feet. The proposed plan conforms to the performance standards of the ordinance with the exception to the overall building height. Proposed development extends to a height of 122' and is in excess of the 75' maximum in the restricted area as defined in the performance standards. The intent of the ordinance is to allow for adequate light filtering and avoid tunneling along the viewscape. The proposed development is over 80% glass, and the area on the top floor is an open-air building amenity an light can pass through without encumbrance. Opposing development is a single-store retail building with a surface parking lot, so the intent of the ordinance will be maintained. Along Woodhead, the proposed development expands the existing pedestrian realm by over 7 feet and improves the walkability and pedestrian feel of the area while limiting vehicle interaction to pedestrians.

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

The enhanced pedestrian realm proposed by the applicant will be a vast improvement over the existing development. Plans will provide for a full 6' wide walkway, an ADA accessible ramp, oversized pedestrian realms and will close all vehicle interaction along West Grey. Additionally, the development will limit vehicle interaction along Woodhead street to a single 2 way access drive and a, limited use loading berth, improving the safety for pedestrians in the area and reducing the current five (5) two-way access drives serving the property currently.

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

The West Gray corridor, with its proximity to the West Dallas/Buffalo Bayou Park developments, is in an ideal spot for this type of pedestrian-oriented project and the. The variance is necessary to realize the plan for increasing pedestrian access and revitalizing activity in the corridor. In granting this variance, the City will open the gateway for similar development along West Gray and the River Oaks Shopping Center, which will be in the best interests of the City of Houston, its residents, and the applicant.



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

November 4, 2022

NOTICE OF VARIANCE

PROJECT NAME: Residences at 1934 West Gray

REFERENCE NUMBER: 2022-2681



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the northeast intersection of Woodhead Street and W Gray 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 7' building line instead of the required 10' building line along Woodhead Street and 15' building line instead of the required 25' building line along W Gray 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, December 1st, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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Houston Planning Commission

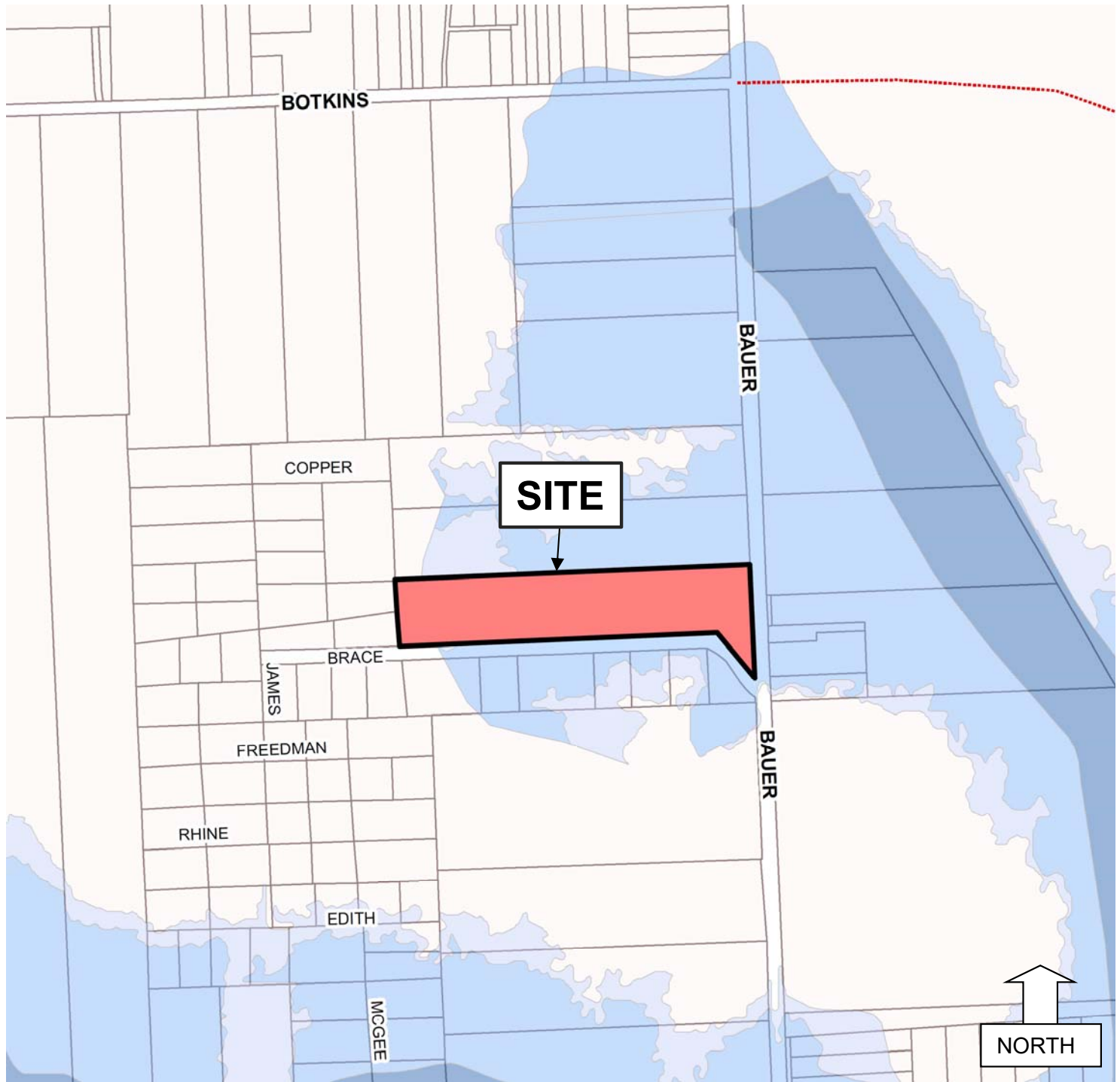
ITEM:143

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Bauer Business Park

Applicant: The Pinnell Group, LLC



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

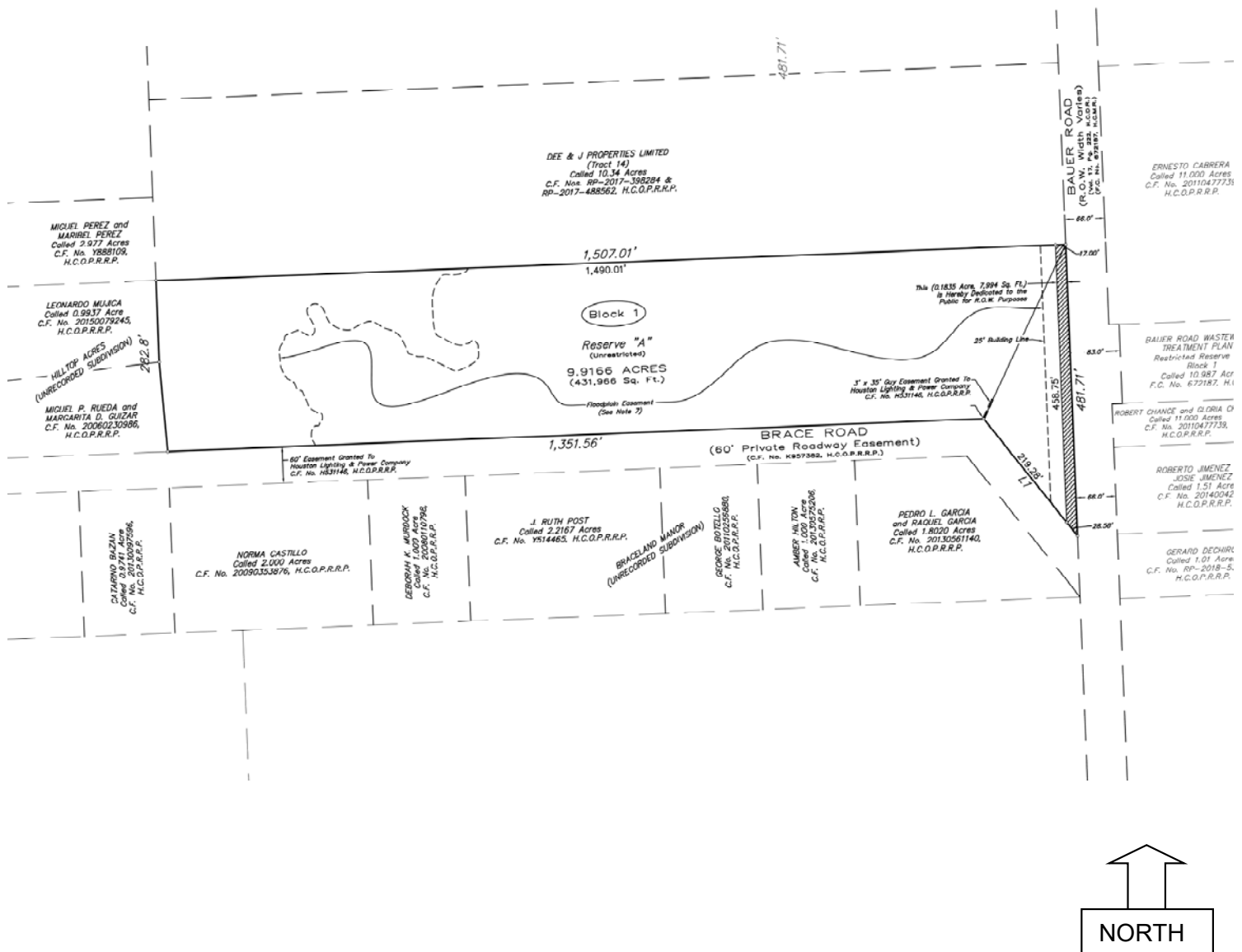
ITEM:143

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Bauer Business Park

Applicant: The Pinnell Group, LLC



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

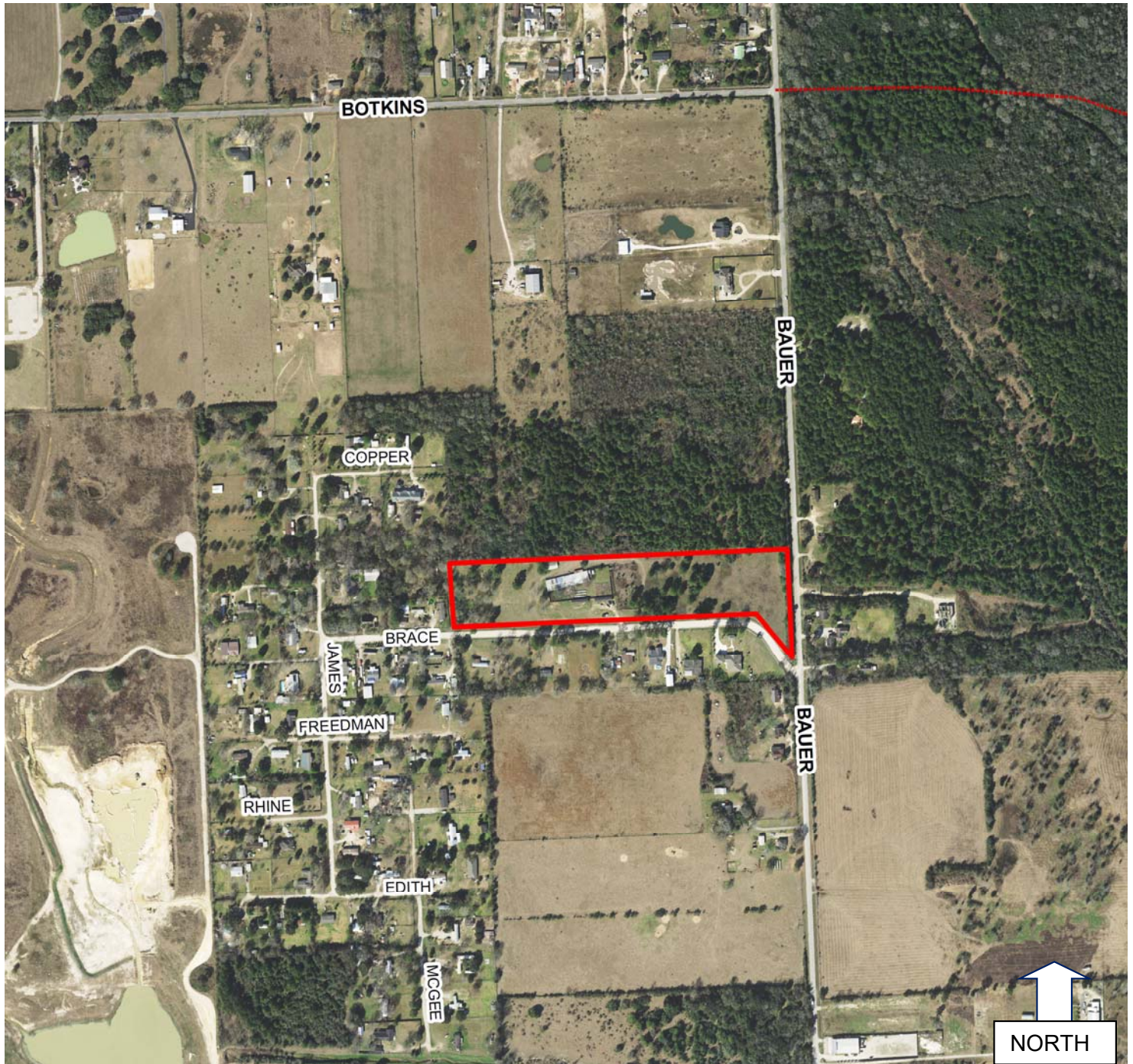
ITEM:143

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Bauer Business Park

Applicant: The Pinnell Group, LLC



F- Reconsideration of Requirements

Aerial



VARIANCE Request Information Form

Plat Name: BAUER BUSINESS PARK

Applicant: The Pinnell Group, LLC

Date Submitted: November, 2022

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

Specific variance is being sought and extent of variance: Section Number (42-127 Intersections of Major Thoroughfares); We are seeking a variance to allow the intersection spacing to exceed 2,600 feet along the west side of Bauer Road, between Bauer Hockley Road and Botkins Road.

Chapter 42 Reference: 42-127

STATEMENT OF FACTS:

- (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 of this 10.100 acres of land are platting the subject property into a single Block and single Reserve to create a commercial development. The development will consist of multiple buildings, paving and detention ponds. The adjacent properties to the west and south of the subject tract are part of an unrecorded residential subdivision called Braceland Manor that has a private street system used for access to each lot. An east/west street through the property would not have a connection point to the west and would only serve the subject property. A dedicated east/west street through the subject tract would also not allow for the required 600' minimum spacing between intersections on a major thoroughfare with Brace Road running along the south line of the subject tract.

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

The private street system of Braceland Manor was to the west was not created by the applicant. The circumstances supporting the granting of the variance are logical. The dedication of an east/west street that would just dead end will not improve traffic flow or benefit the public.

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

The granting of this variance will not devalue this Chapter. If the street had a connection point to the west and the 600' minimum spacing requirement could be met, an east/west street through this property would have a different affect.

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

Currently, there is nothing injurious to the public health, safety and welfare on the subject tract, and by granting the requested variance, there will continue to be nothing injurious to the public health, safety and welfare; However, if the

requirement for an east/west street through the property is enforced, the minimum street intersection spacing of 600' along major thoroughfares cannot be achieved.

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

This request is not based on economic reasons. It is a matter of a logistical solution not dedicate an east/west street that has no proposed connection point.



VARIANCE Request Information Form

Plat Name: BAUER BUSINESS PARK

Applicant: The Pinnell Group, LLC

Date Submitted: November, 2022

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

Specific variance is being sought and extent of variance: Section Number (42-128 Intersections of Local Streets); We are seeking a variance to allow the intersection spacing to exceed 1,400 along the north and south boundaries of the subject tract.

Chapter 42 Reference: 42-128

STATEMENT OF FACTS:

- (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 of this 10.100 acres of land are platting the subject property into a single Block and single Reserve to create a commercial development. The development will consist of multiple buildings, paving and detention ponds. The adjacent properties to the west and south of the subject tract are part of an unrecorded residential subdivision called Braceland Manor that has a private street system used for access to each lot. A north/south street through the property would not have a connection point to the south and would only serve the subject property.

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

The private street system of Braceland Manor to the south and west was not created by the applicant. The circumstances supporting the granting of the variance are logical. The dedication of an north/south street that would just dead end will not improve traffic flow or benefit the public.

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

The granting of this variance will not devalue this Chapter. If the street had a connection point to the south a north/south street through this property would have a different affect.

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

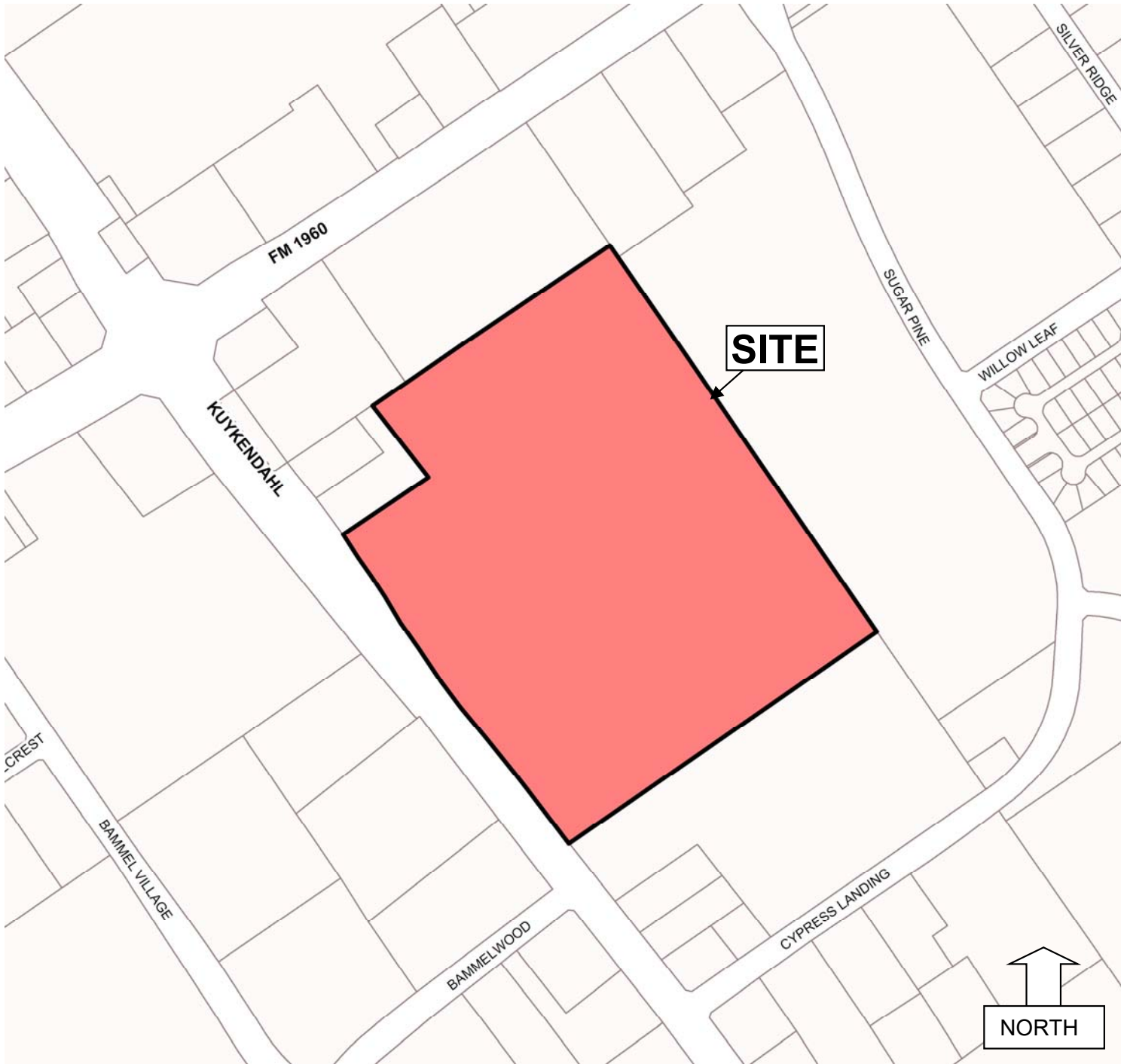
Currently, there is nothing injurious to the public health, safety and welfare on the subject tract, and by granting the requested variance, there will continue to be nothing injurious to the public health, safety and welfare;

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

This request is not based on economic reasons. It is a matter of a logistical solution to not dedicate an north/south street that has no proposed connection point.

Subdivision Name: Kuykendahl Oaks (DEF 1)

Applicant: EHRA



F – Reconsideration of Requirements Site Location

Houston Planning Commission

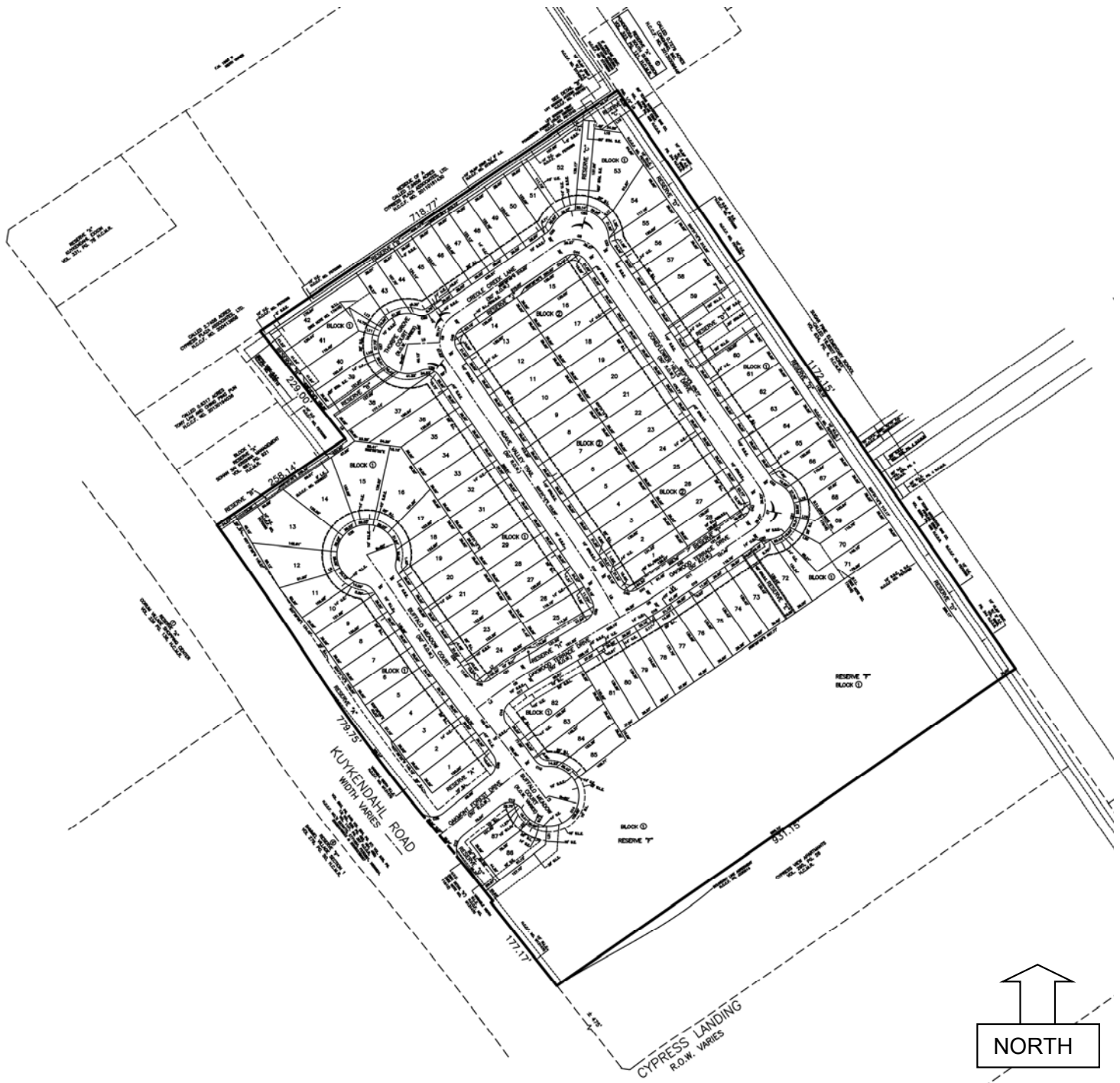
ITEM:144

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Kuykendahl Oaks (DEF 1)

Applicant: EHRA



F – Reconsideration of Requirements Subdivision

Houston Planning Commission

ITEM:144

Planning and Development Department

Meeting Date: 12/01/2022

Subdivision Name: Kuykendahl Oaks (DEF 1)

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 **Owner**, 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, **Owner** does hereby dedicate 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 on 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, **Owner** does hereby dedicate 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 on 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, **Owner** does 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, **Owner** does 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, **Owner** does 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, **Owner** does 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 obstructing property shall not be permitted to drain directly into the easement except by means of an approved drainage structure.

FURTHER, **Owner** certifies and covenants that they have complied with or will comply with existing Harris County Road Law, Section 31.01, as amended by Chapter 814, Acts of 1973, 63rd 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

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 said 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

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

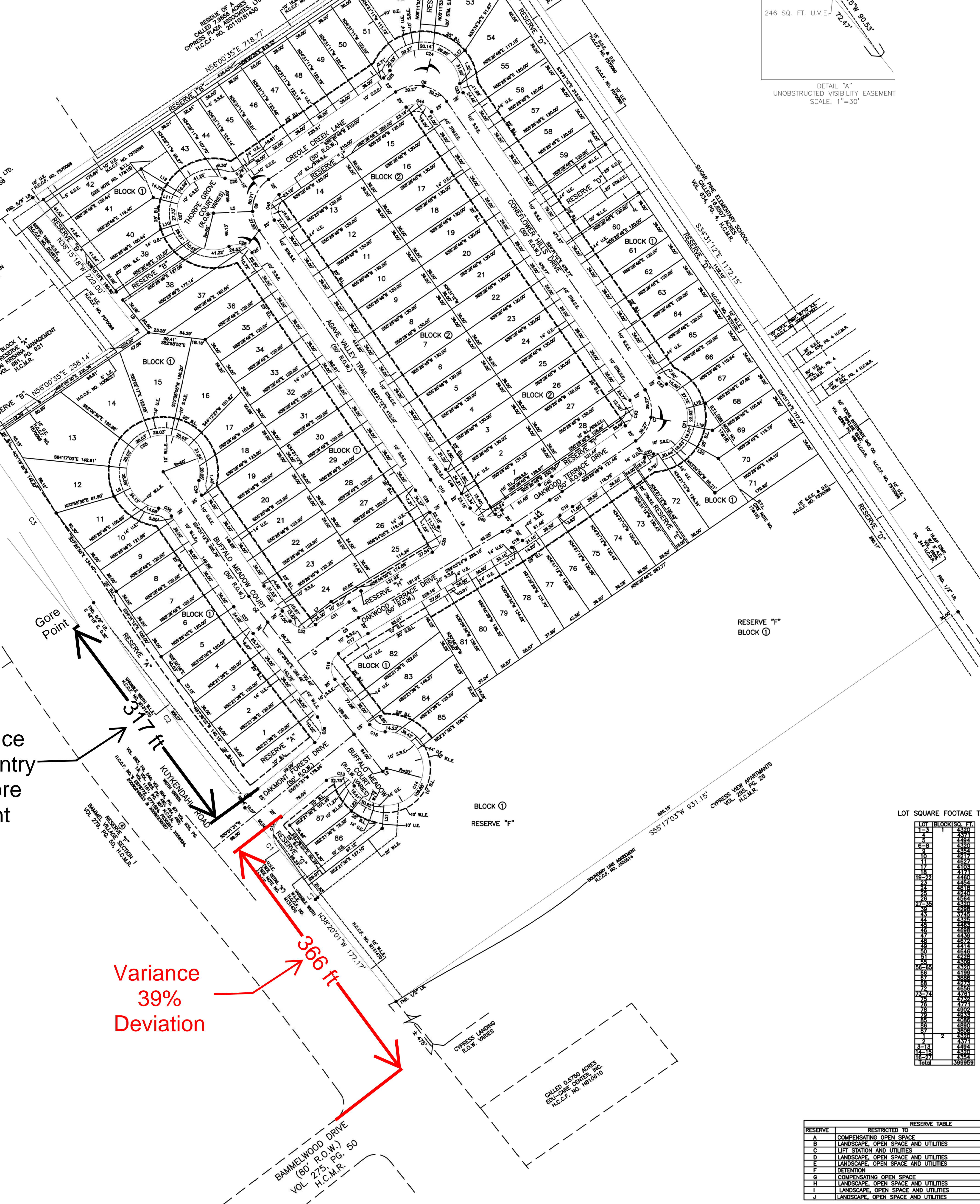
I, **Teneah Hudepeth**, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock _____M. and duly recorded on _____ o'clock _____A. and at Film Code No. _____ of the Map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

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'	69.90°	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'	N55°21'38"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'	N55°44'18"E	20.65'
C12	30.00'	90°04'59"	47.18'	S05°48'18"W	43.49'
C13	50.00'	103°53'29"	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	23.79'
C16	50.00'	89°00'00"	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°31'12"E	17.48'
C19	2315.00'	72°00'00"	20.84'	N55°44'18"E	20.84'
C20	50.00'	32°29'51"	13.99'	S12°42'48"E	13.14'
C21	50.00'	150°55'59"	131.71'	N10°28'50"E	86.80'
C22	25.00'	30°27'58"	13.99'	S44°48'13"E	13.14'
C23	25.00'	32°29'51"	13.31'	S19°18'05"E	13.15'
C24	50.00'	150°58'23"	131.79'	N79°30'16"W	86.84'
C25	25.00'	30°28'18"	13.30'	N44°14'41"E	13.14'
C26	25.00'	52°53'58"	23.08'	N81°50'32"E	22.27'
C27	50.00'	23°44'51"	198.30'	S03°28'11"E	62.89'
C28	25.00'	60°47'24"	35.25'	N74°54'54"W	32.40'
C29	25.00'	33°43'54"	35.25'	N32°43'54"W	32.40'
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°20'31"E	20.41'
C35	50.00'	278°22'44"	241.19'	S35°28'48"W	88.07'
C36	50.00'	334°38'48"	20.41'	N59°38'48"E	20.41'
C37	625.00'	30°17'10"	44.89'	S36°04'37"E	44.91'
C38	25.00'	88°29'53"	35.61'	N06°38'54"E	34.89'
C39	50.00'	90°00'00"	47.12'	S64°08'24"E	43.49'
C40	25.00'	90°51'58"	35.65'	S76°22'29"E	35.62'
C41	275.00'	2°12'02"	12.68'	N07°05'48"E	12.68'
C42	2285.00'	0°30'59"	20.39'	N59°44'18"E	20.39'
C43	25.00'	90°00'00"	35.25'	N10°28'50"E	35.25'
C44	25.00'	88°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	600.00'	334.38°	37.48'	N32°43'54"W	37.48'

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°04'37"E	50.74'
L5	N67°22'09"E	53.84'
L6	S30°25'36"E	73.18'
L7	S55°21'38"E	51.09'
L8	S63°32'23"W	25.00'
L9	N38°13'18"E	50.74'
L10	S72°25'47"W	25.00'
L11	N79°31'12"E	14.49'
L12	N58°34'48"W	62.39'
L13	N32°43'54"E	20.84'
L14	N31°59'28"E	12.64'
L15	N32°43'54"E	20.84'
L16	S81°29'28"E	45.70'
L17	N49°50'12"E	24.89'
L18	S78°18'48"E	35.84'
L19	S71°11'12"E	35.84'
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
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41	1.00	1.00
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44	1.00	1.00
45	1.00	1.00
46	1.00	1.00
47	1.00	1.00
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81	1.00	1.00
82	1.00	1.00
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84	1.00	1.00
85	1.00	1.00
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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)	4,362 SQ. FT.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON 10.6 OF THE CITY OF HOUSTON INFRASTRUCTURE DESIGN MANUAL AND ANY CHANGES THEREIN)	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
BAUMAL 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: 12/01/2022

ITEM: 171

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



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Kenneth Robinson APC	Maria F Trujillo	281-846-5384 Ext 102	mtrujillo@kraarch.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
9303 Firnat St Units A,B,C	22027122	77016	5561D	455A	B

HCAD ACCOUNT NUMBER(S):	0710300200480
PROPERTY LEGAL DESCRIPTION:	LOT 480 BLK 20, BARCLAY PLACE, SECTION 2
PROPERTY OWNER OF RECORD:	DFTF ENTERPRISES LLC
ACREAGE (SQUARE FEET):	7,800 SQFT
WIDTH OF RIGHTS-OF-WAY:	60' ROW
EXISTING PAVING SECTION(S):	FIRNAT (19.8') CROFTON (15.8')
OFF-STREET PARKING REQUIREMENT:	COMPLIES
OFF-STREET PARKING PROVIDED:	COMPLIES
LANDSCAPING REQUIREMENTS:	COMPLIES
LANDSCAPING PROVIDED:	COMPLIES

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: VACANT

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: TRIPLEX 4,365 SQFT TOTAL

PURPOSE OF VARIANCE REQUEST: We do not have enough space for the 28' private street requested on the performance standard review

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): The density of this project makes this a garden development. A 28' private street was requested through the performance standard review. This property does not have enough space to provide the private street. In case of an emergency the structure will have access from both Crofton St and Firnat St.

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

- (1a) **The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- (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 do not have enough space in the property to provide the 28' private street, providing a private street to this property will not allow us to do this development.
- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**
Providing the 28' private street will not allow us to do this development, there is not enough space in the lot.
- (3) **The intent and general purposes of this chapter will be preserved and maintained;**
This is a triplex, we are only providing 3 dwelling units. In case of an emergency there's an existing fire hydrant across the street and the structure will have access from both sides since it is in a corner lot.
- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
By not providing the private street we will not be creating a public health or safety issue since fire hydrants and access will be provided to the structure.
- (5) **Economic hardship is not the sole justification of the variance.**
The size of the lot is the main reason why we are not able to comply with this requirement.

DEVELOPMENT PLAT VARIANCE



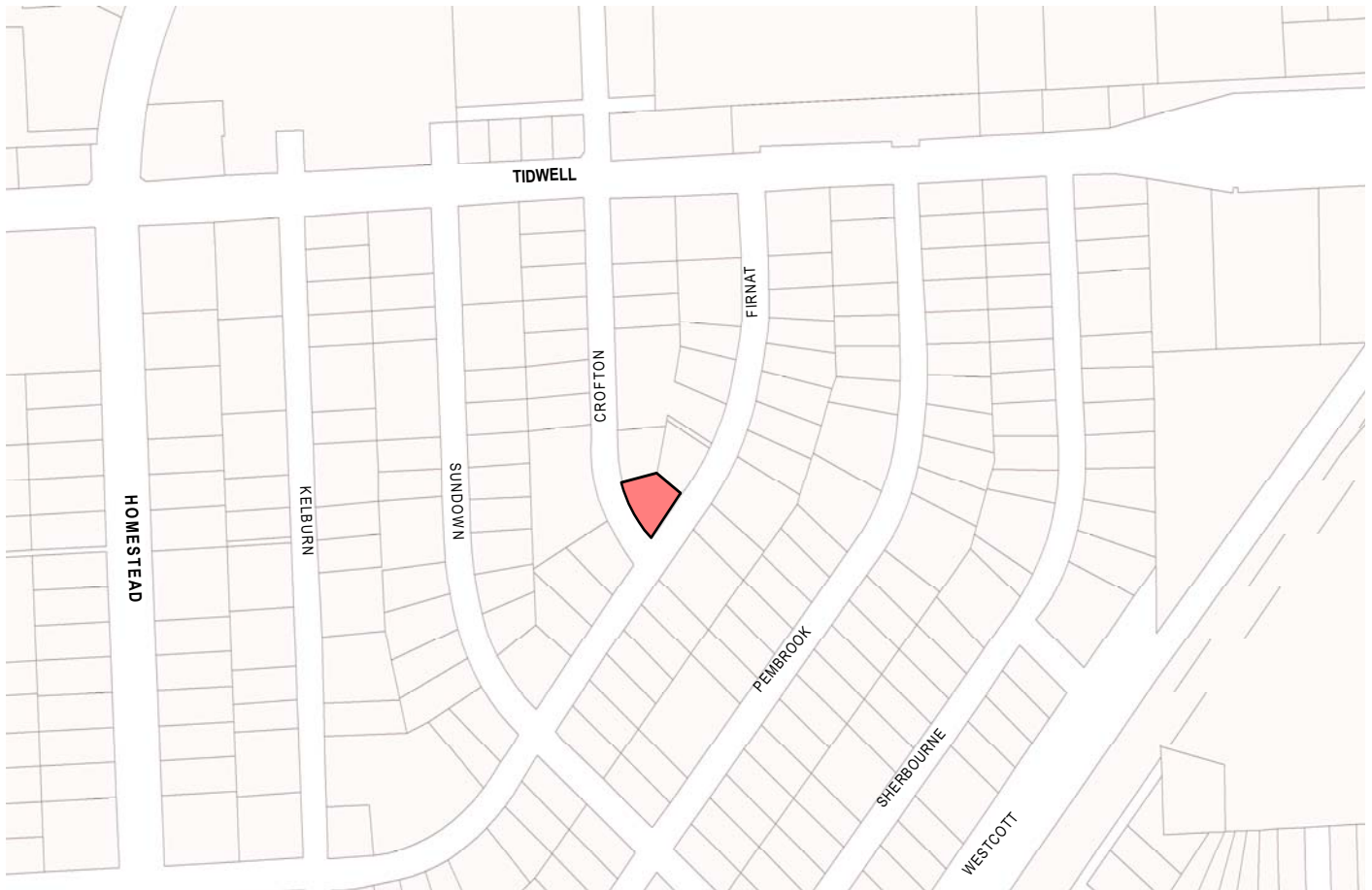
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 172

Meeting Date: 12/01/2022

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



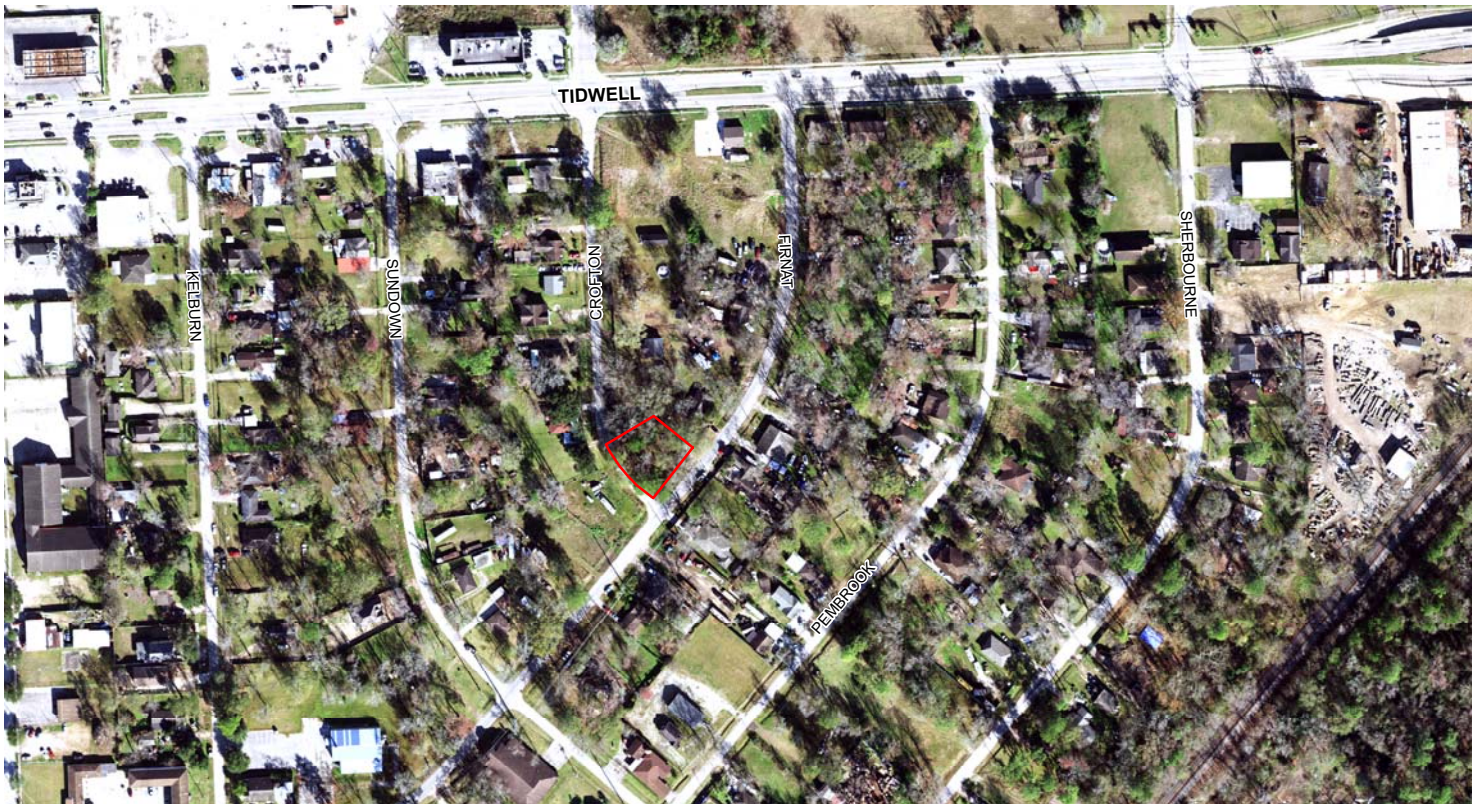
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 172

Meeting Date: 12/01/2022

Houston Planning Commission

Aerial Map

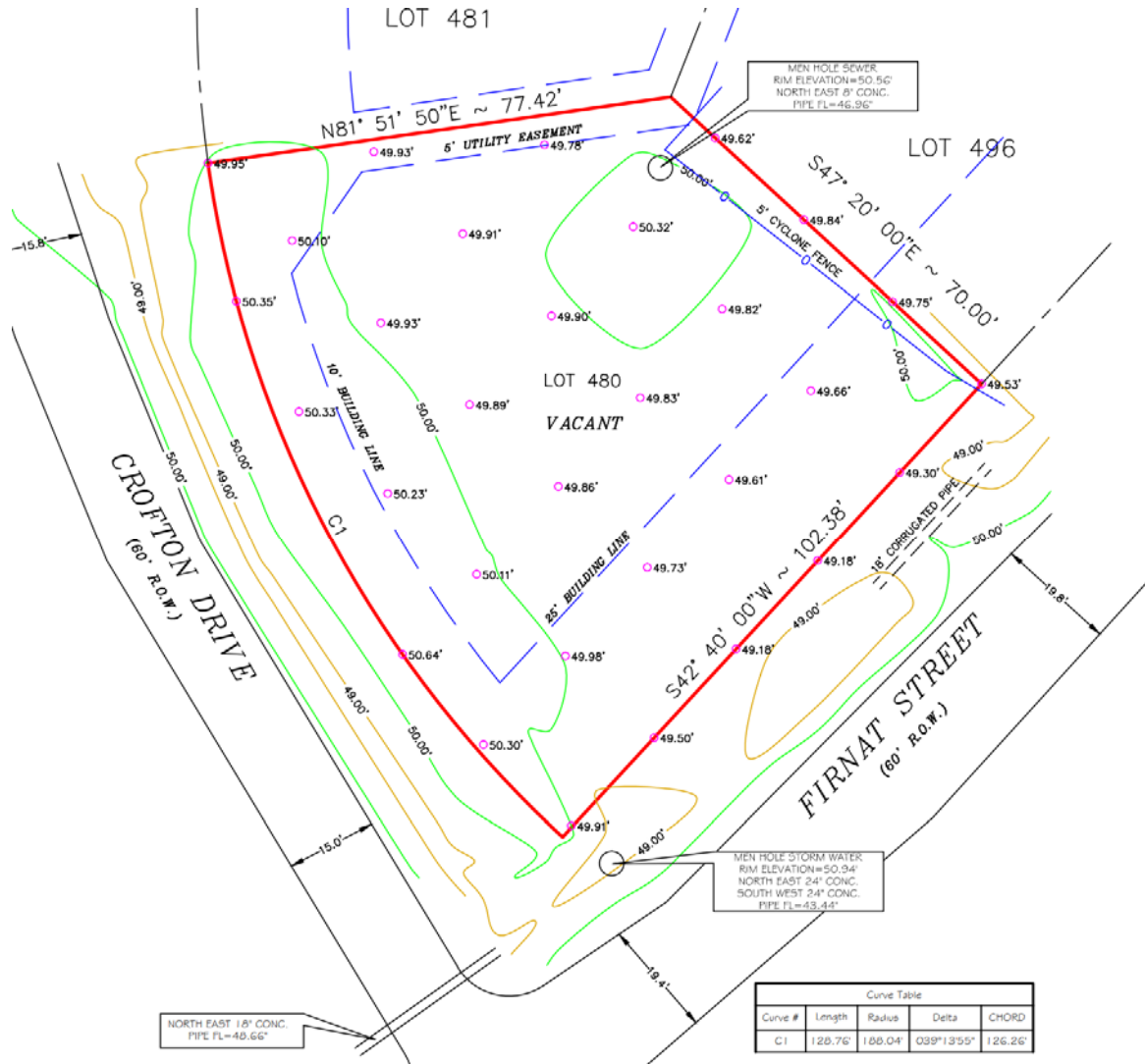


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

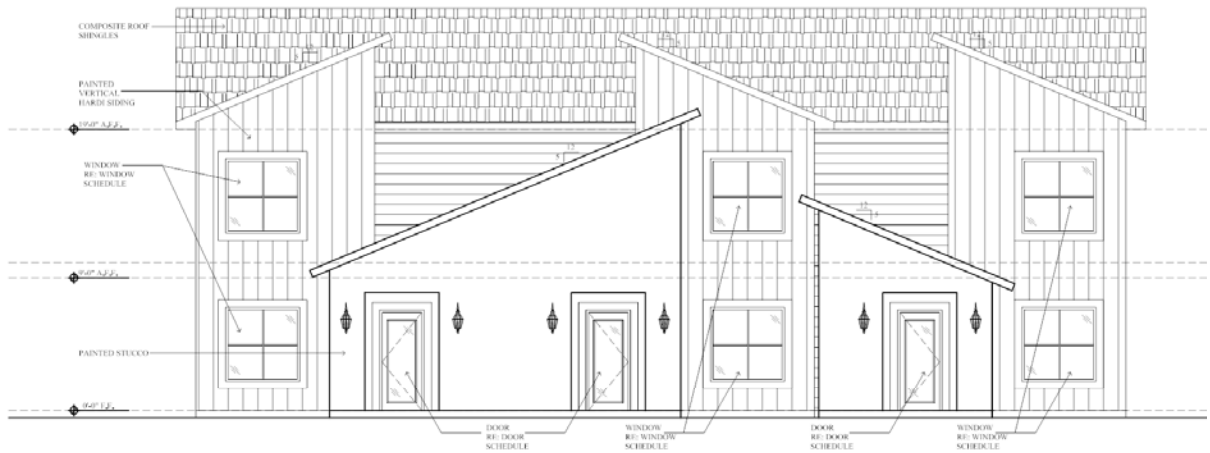


DEVELOPMENT PLAT VARIANCE

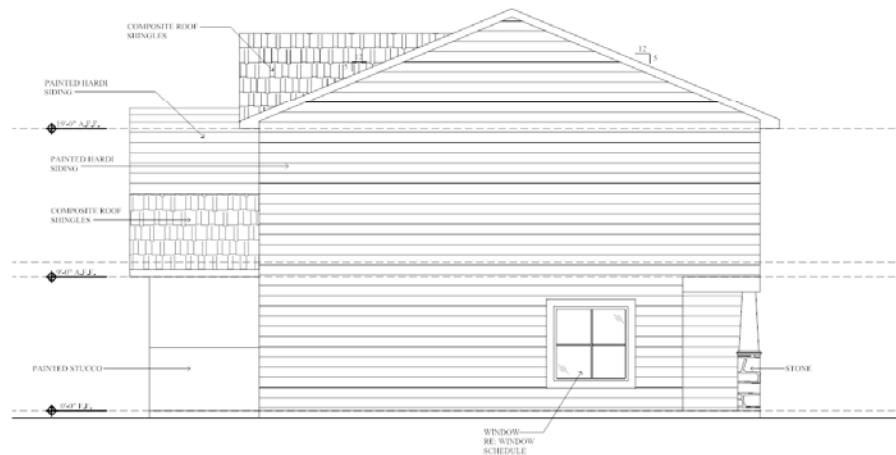


Houston Planning Commission

Elevations



1 FRONT ELEVATION



2 SIDE ELEVATION

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
KIRK PAUL DESIGN STUDIO	KIRK PAUL	281-780-0517	ikpaul08@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4418 LAUREL DR	22035693	77021	5455D	534E	D

HCAD ACCOUNT NUMBER(S): 0611390190011

PROPERTY LEGAL DESCRIPTION: LT 11 BLK 86
Riverside Terrace Sec 20

PROPERTY OWNER OF RECORD: Damon and Adrienne Henny

ACREAGE (SQUARE FEET): 8750 SF

WIDTH OF RIGHTS-OF-WAY: Laurel Drive: 60'; Blythewood St: 60'

EXISTING PAVING SECTION(S): Laurel Drive: 28'; Blythewood St: 28'

OFF-STREET PARKING REQUIREMENT: Yes

OFF-STREET PARKING PROVIDED: Yes

LANDSCAPING REQUIREMENTS: 2 Trees

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1911 SF

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 3001 SF

PURPOSE OF VARIANCE REQUEST: To reduce the garage building line to 10' in lieu of the ordinance required 20' for an addition to an existing single family residence

CHAPTER 42 REFERENCE(S): 42-156 (b) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of [section 42-157](#) of this Code.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The current buildable area has many constraints, the initial intent was to remodel the existing house, however that proved infeasible, and a substantial renovation became a new construction rebuild on the existing footprint. It was determined that the garage footprint was in no condition to rebuild on top of, so the original layout remained and new slab was commissioned. The original footprint was not within the current ordinance of 17' setback, which we are requesting a variance to maintain the original layout of the floorplan per building area with the setbacks for this lot.

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**

Full use of the building parameters to create a livable one-story residence. The current 10 feet clearance from the property line to the face of the garage would allow for indicated use of the buildable area.

- (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;**

Based on the original layout that will be demolition, a one-story plan actually works efficiently and maximizes the use of the building parameters.

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

No, the circumstances that created or imposed the hardship are the required 17 feet from the property. We are requesting the existing 10 feet from the property line to the face of the garage in lieu of the 17 feet.

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

Currently, the distance from the sidewalk to the face of the garage door is 16'-5", the intent of this variance is to request 10 feet from property line to face of garage door in lieu of the 17 feet from the property line.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

To the best of our knowledge this variance request will not be injurious to the public health, safety or welfare of an individual by allowing the 10 feet to stay in place

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

The justification of this variance is to provide adequate space for park vehicles and at the same maintain the buildable space for the plan layout with adequate setbacks from the property line.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 173

Meeting Date: 12/01/2022

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 173

Meeting Date: 12/01/2022

Houston Planning Commission

Aerial Map

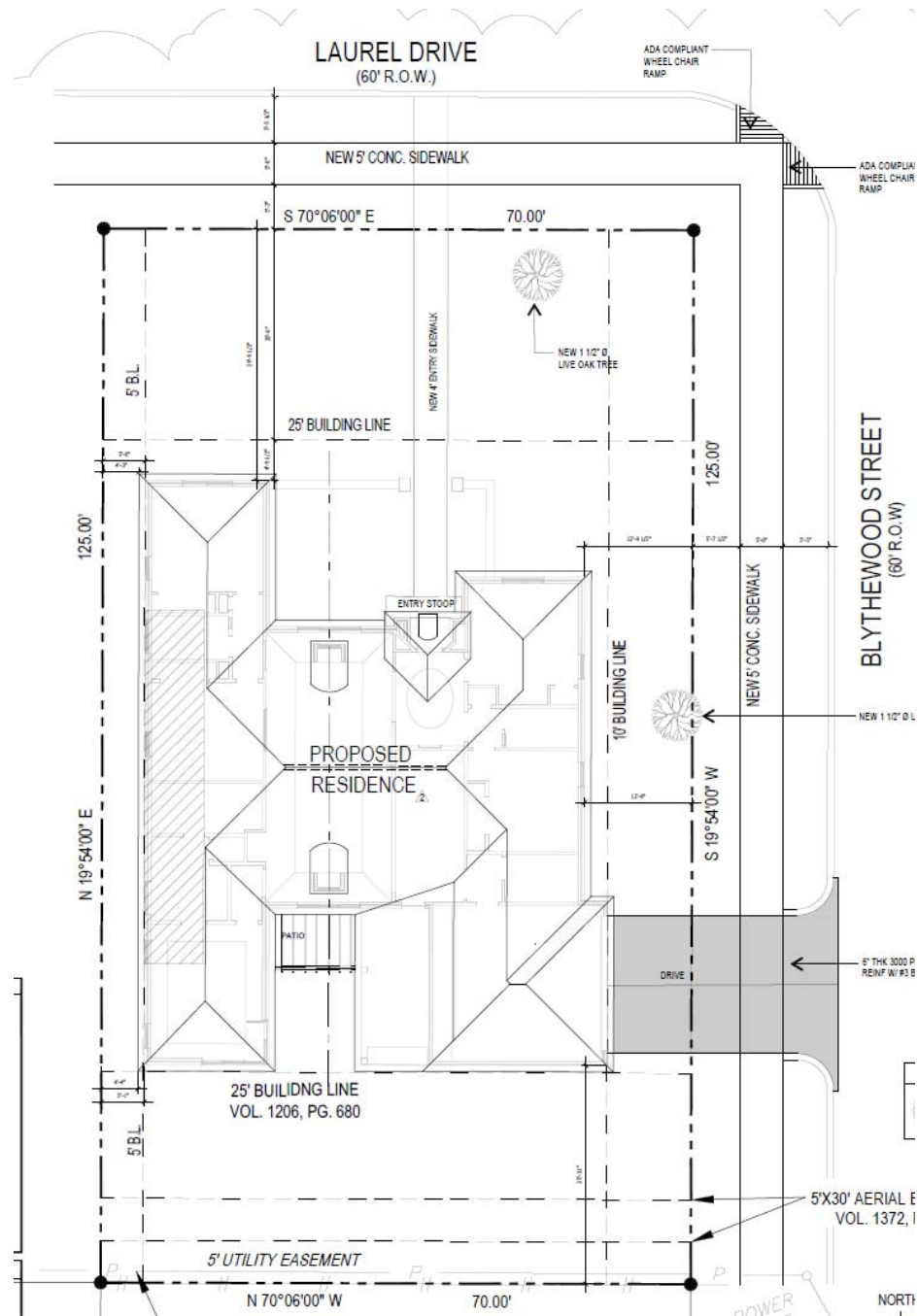


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

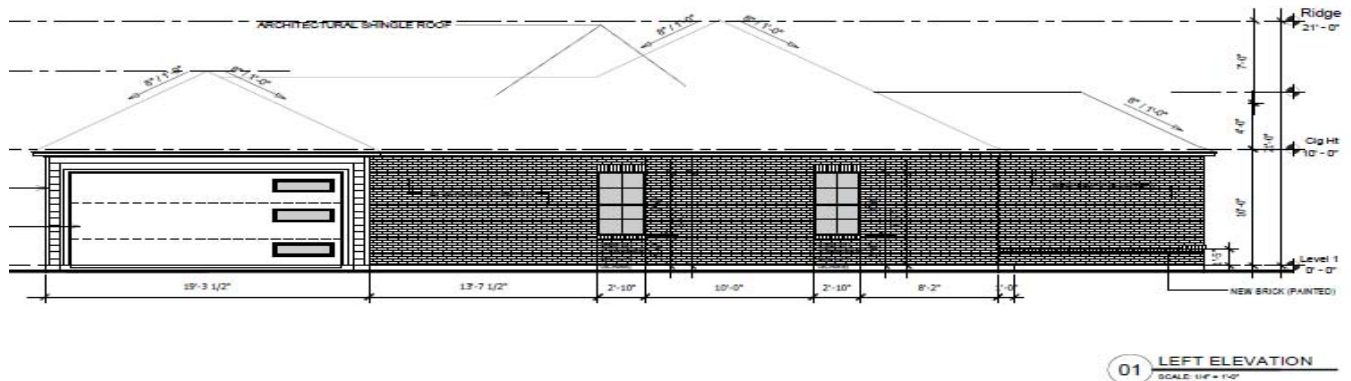
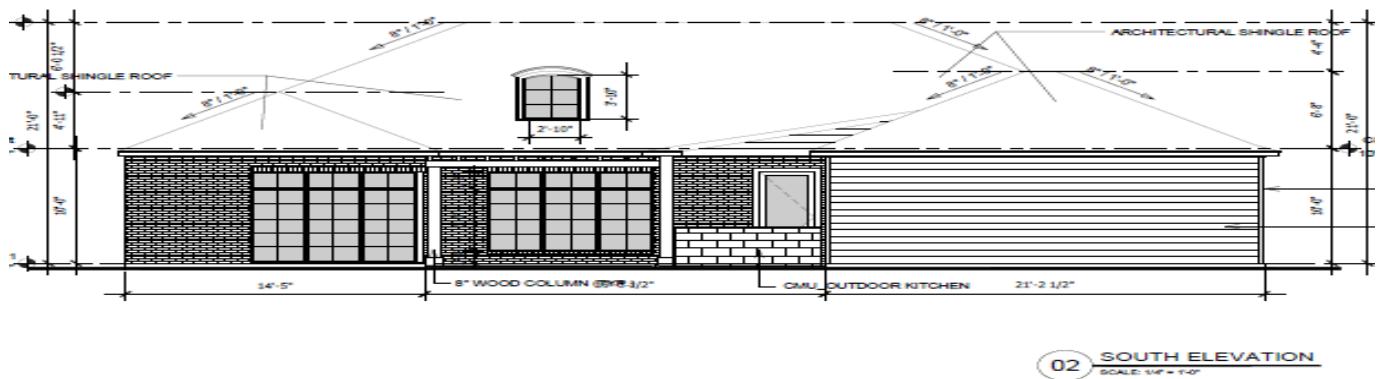
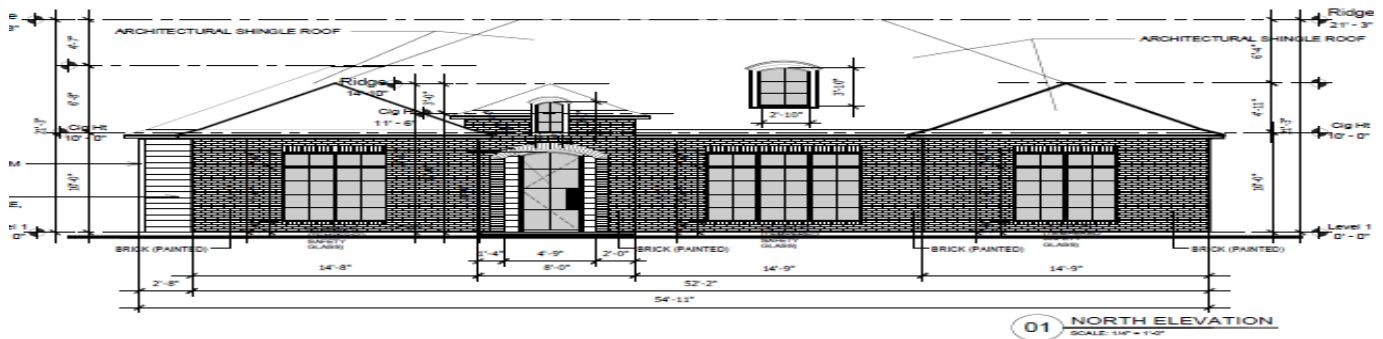


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
SCALE Design+Build	Jack Lin	832-380-4289	jack@scaledesignbuild.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3851 Merrick St	22095607	77025	5254	532J	C

HCAD ACCOUNT NUMBER(S): 0720070250001
PROPERTY LEGAL DESCRIPTION: LT 1 BLK 25 BRAES HEIGHTS SEC 8
PROPERTY OWNER OF RECORD: SDB-3 LLC
ACREAGE (SQUARE FEET): 8,750
WIDTH OF RIGHTS-OF-WAY: Merrick Street (60 feet); Stella Link Road (125 feet)
EXISTING PAVING SECTION(S): Merrick Street (26 feet); Stella Link Road (52 feet)
OFF-STREET PARKING REQUIREMENT: 2
OFF-STREET PARKING PROVIDED: 2
LANDSCAPING REQUIREMENTS: Complies
LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: New Single-Family Residence; 4,750 SF

PURPOSE OF VARIANCE REQUEST: To change 25 feet building line setback along Stella Link Rd to 15 feet

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The 25' building line setback on the west side of the property along Stella Link Rd, as established by Chapter 42, deprives the owner of a 15' wide piece of buildable land that was originally intended to be built upon by the original plat to maintain the character of the neighborhood. This original plat established a 10' setback from Stella Link Rd.

The applicant is requesting a variance to reduce the building line setback along Stella Link Rd to 15' from the Chapter 42 building line of 25'.

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**

The applicant is requesting to use a 10' wide portion of land along the west side of the property between the platted building line of 10' and the Chapter 42 ordinance building line of 25'. The chapter 42 building line was approved after the plat creating the character of the neighborhood was already established. Restricting the proposed home to the 25' building line will prevent the owner from using the property as originally intended by the subdivision plat. It will also severely constrain the ability of the owner to build a home of a size and nature that is keeping with the character of the rest of the neighborhood as well as meeting the needs of a family looking for a home in the area, potentially resulting in dissatisfaction among the residents of the neighborhood who will be concerned about a decrease in their property values.

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

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

No, the applicant purchased the property with the 25' building line in place and is not seeking relief for anything that was built by the applicant. The property is currently vacant. Neither the current owner nor previous owners have constructed anything that impacts the property line.

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

Yes, the intent and general purposes of Chapter 42 will be preserved and maintained due to the owner's ability to build an appropriately sized house with a 15' building line, similar to other homes along

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Stella Link. Pedestrian and motor vehicle traffic will not be adversely impacted by reducing the setback to 15', which is the same or similar to other new or recent construction along Stella Link Rd.

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

No, the granting of the variance will not be injurious to the public health, safety or welfare. The design of the home and site plan carefully considered the safety and welfare of the public: both pedestrians as well as those driving motor vehicles. The proposed design enhances public safety by removing the existing curb cut and driveway approach on Stella Link Rd. and relocates it to Merrick St.

Moreover, in the site plan already approved per the sidewalk modification application for this project, the existing 4' sidewalk with zero safety buffer along both Stella Link Rd and Merrick St will be replaced with Chapter 42 required 6' and 5' sidewalks, respectively, and a 2' safety buffer along both streets, a substantial improvement to the pedestrian realm.

Finally, by reducing the building setback, the sense of enclosure along the street will also serve to enhance the pedestrian realm and provide a more comfortable experience for those walking along side the property.

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

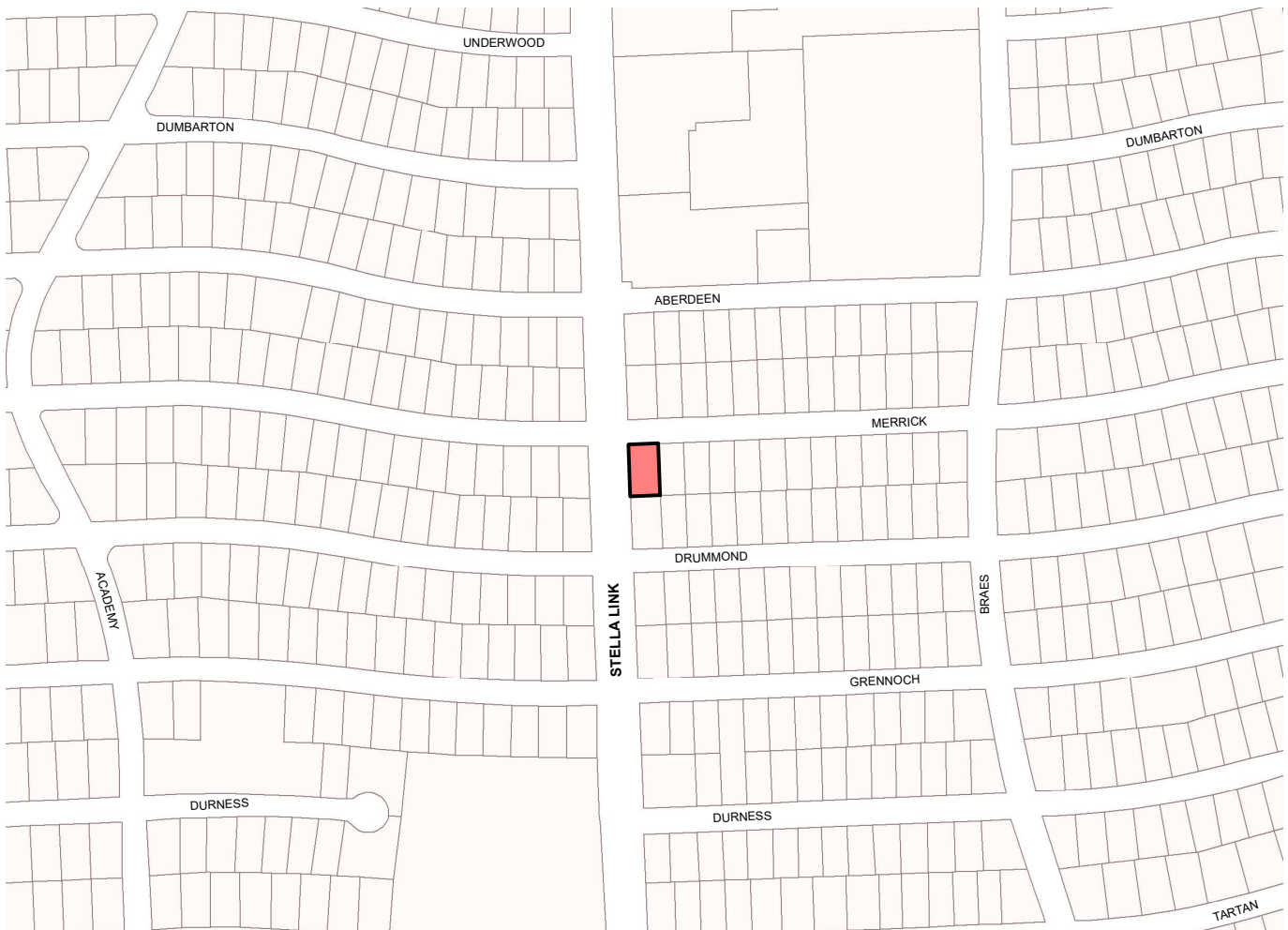
No, the original home on the property has been demolished. The purpose of this variance is to allow the owner to use the property as originally intended by the recorded plat in order to preserve and enhance the existing neighborhood character as well as public safety and comfort of both pedestrians and drivers.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 174

Meeting Date: 12.1.22

Houston Planning Commission

Aerial Map

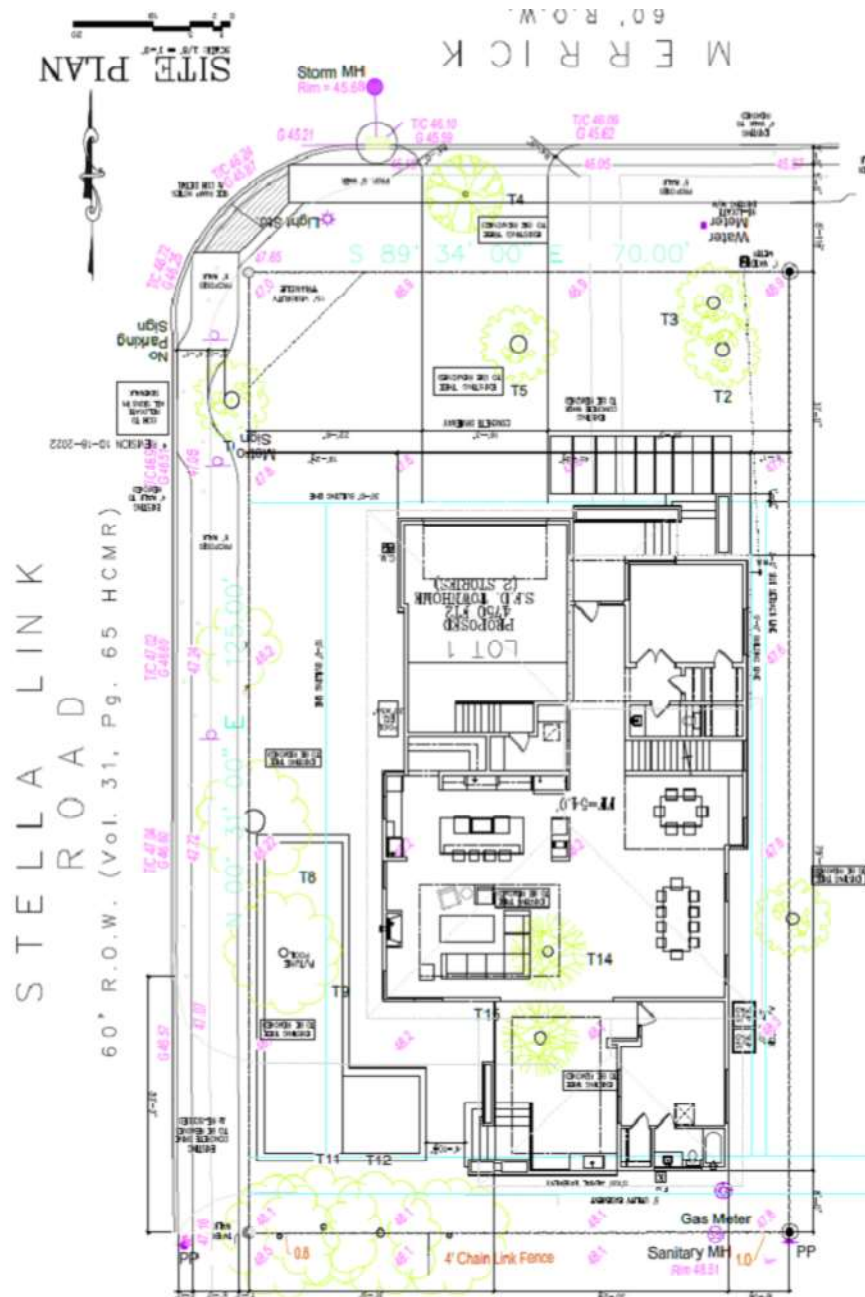


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

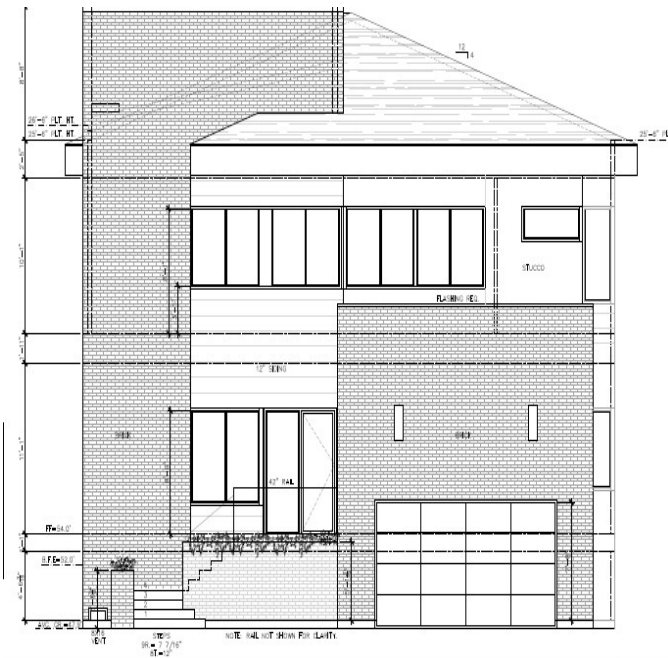
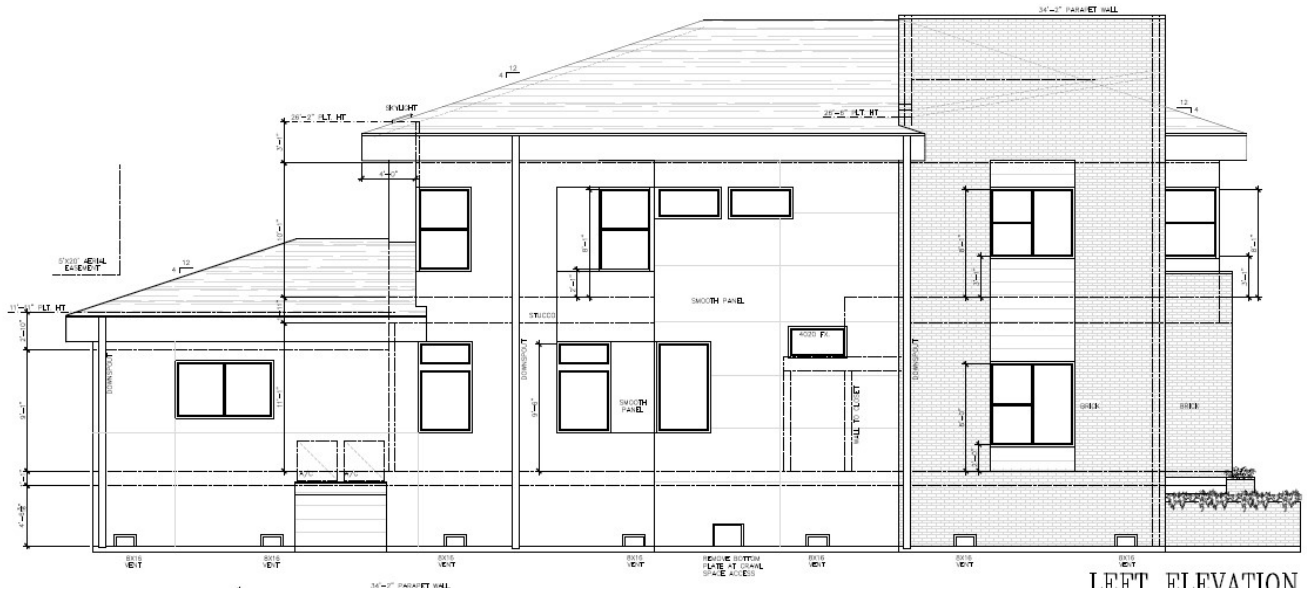
Site Plan



DEVELOPMENT PLAT VARIANCE



Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Tegrity Homes, LLC	Jennifer Smith	409-750-7047	jennifer.smith@tegriythomes.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
7856 SANDY ST	22085760	77028	5559B	455T	B

HCAD ACCOUNT NUMBER(S): 0300180170013
PROPERTY LEGAL DESCRIPTION: LT 13 BLK 4 LIBERTY ROAD MANOR SEC 17 U/R
PROPERTY OWNER OF RECORD: BROOKS, ALFREDIA W
ACREAGE (SQUARE FEET): 4,082
WIDTH OF RIGHTS-OF-WAY: Sandy: 40'; N Wayside Dr: 60'
EXISTING PAVING SECTION(S): Sandy: 20'; N Wayside Dr: 85'
OFF-STREET PARKING REQUIREMENT: Yes
OFF-STREET PARKING PROVIDED: 2 car parking
LANDSCAPING REQUIREMENTS: Yes
LANDSCAPING PROVIDED: Complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 682 sqft
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 1477 sqft

PURPOSE OF VARIANCE REQUEST: To have a reduced building line of 5' in lieu of ordinance required 25' for a new single family residence

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The current lot dimensions are 40' x 102'. The current build lines total 30' on the front/rear and 30' from the sides. These build lines will leave an approx. build area of 10' x 72'. This homeowner has been approved to receive a new home with approx. 1500 sqft. The house we would like to build the homeowner is approx. 27' wide and 56' long. For us to be able to build this new home, we would like to request that the build lines on the sides of the property to be reduced to 5' on each side.

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**
The imposition of the terms, rules, conditions, policies, and standards of this chapter would not allow the property owner to utilize their land to its fullest potential. A majority of the property would be unbuildable with imposed setbacks. When the property was acquired in 1998, it was unknown that the vacant lot next door, (5713 Settegast Rd, owned by City of Houston since 01/1988), would impose a 25' build line onto the property, only leaving 10' in width to utilize.
- (1b) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**
- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**
The lot dimensions have been in existence prior to the applicant's purchase as well as predate the City's Subdivision Ordinance. When the property was purchased, future ordinances that would only allow 720 buildable SF out of a 4,080 SF lot were unknown.
- (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 by building and providing a new residence which will increase value as well as maintain the integrity and aesthetics of the community.
- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
Granting the variance will not produce threats to public health, safety, or welfare because the variance is consistent with the intent of this chapter. Public access will not be affected by the proposal and a sidewalk will be installed for public use. Surrounding properties and public infrastructure will not be affected.
- (5) **Economic hardship is not the sole justification of the variance.**
The granting of the requested variance will not serve merely as a convenience to the applicant but will alleviate a demonstrable hardship to warrant a variance from the official City plan, while at the same time, surrounding property will be reasonably protected and the proposed variance will be in character with the surrounding neighborhood

DEVELOPMENT PLAT VARIANCE

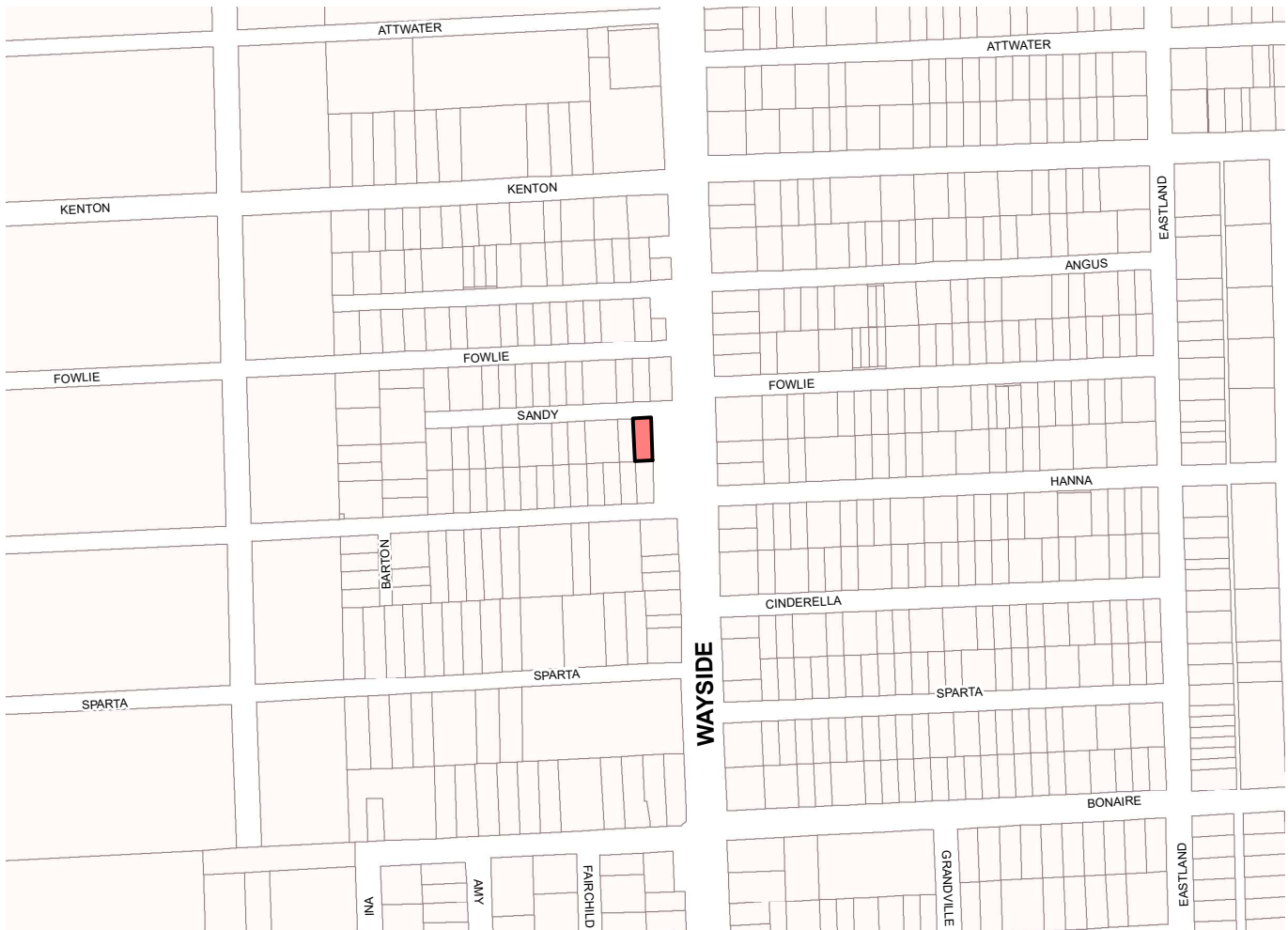


Houston Planning Commission

ITEM: 175

Meeting Date: 12.1.22

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 175

Meeting Date: 12.1.22

Houston Planning Commission

Aerial Map

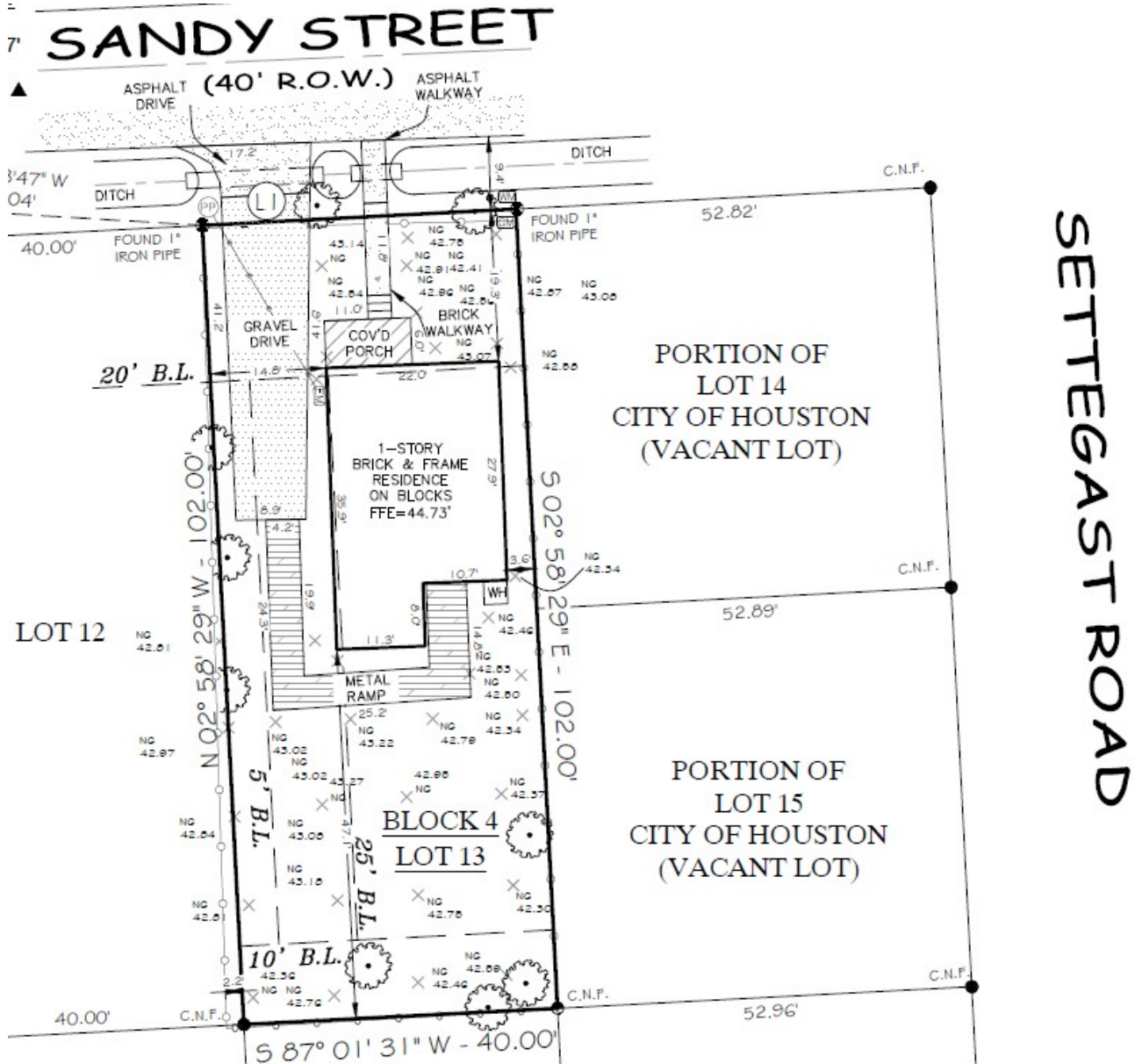


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

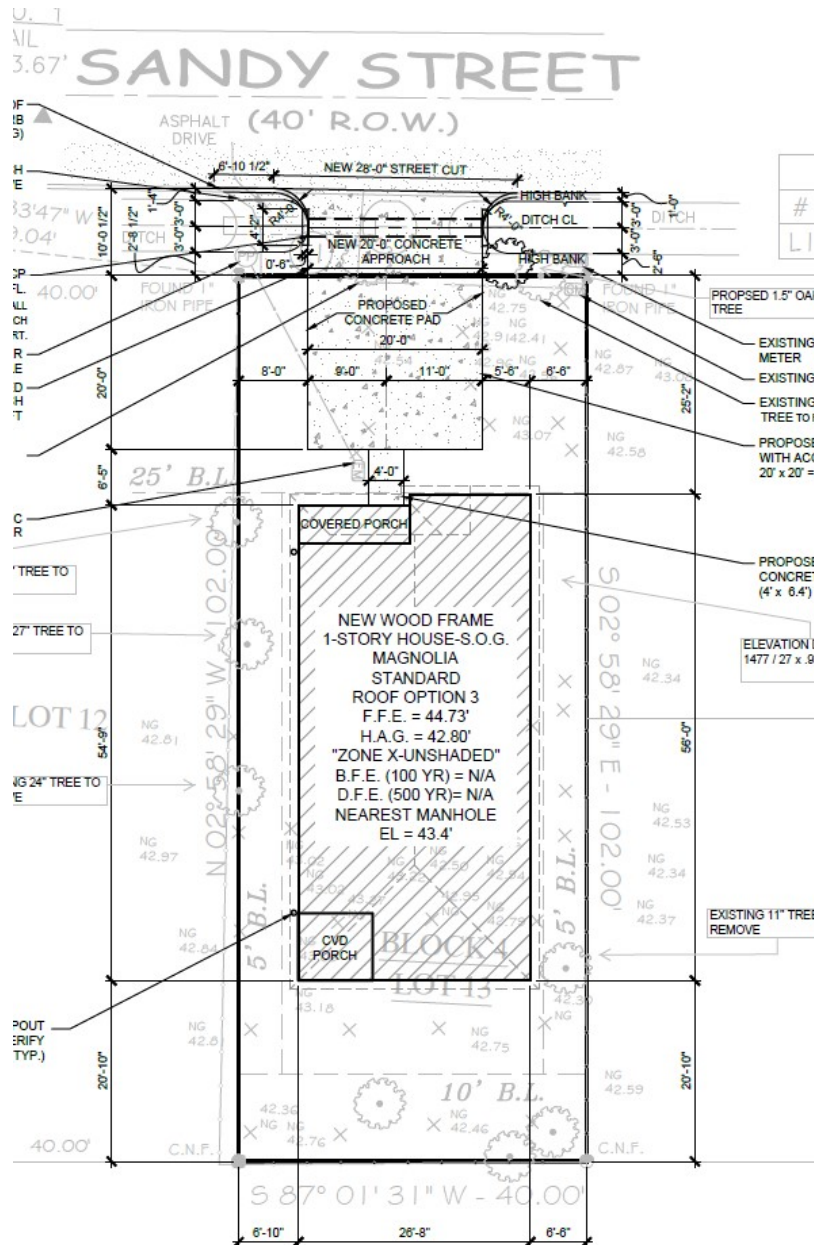


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

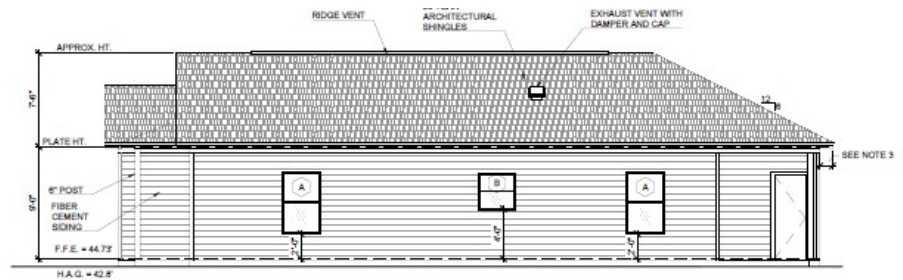
ITEM: 175

Meeting Date: 12.1.22

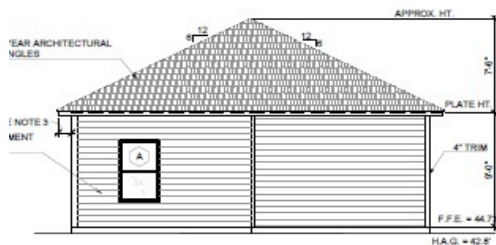
Elevations



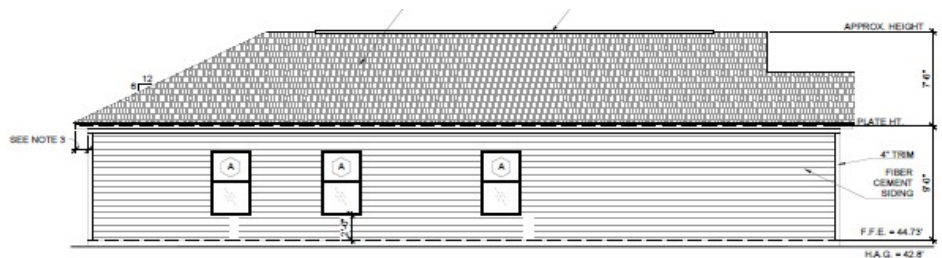
01 FRONT ELEVATION (STANDARD)
OPTION 3



02 RIGHT ELEVATION (STANDARD)
OPTION 3



03 REAR ELEVATION (STANDARD)
OPTION 3



04 LEFT ELEVATION (STANDARD)
OPTION 3

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@houston.tx.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		
Ben Koush Associates	Ben Koush	713 456 0092	ben@benkoush.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1114 Stude Street	22108789	77009	5358D	493A	H

HCAD ACCOUNT NUMBER(S):	0512040020014
PROPERTY LEGAL DESCRIPTION:	Lot 14, Block 2 Usener Addition
PROPERTY OWNER OF RECORD:	Aaron Smith
ACREAGE (SQUARE FEET):	5,895 sf per survey
WIDTH OF RIGHTS-OF-WAY:	Studewood Street (variable), Stude Street (variable)
EXISTING PAVING SECTION(S):	Studewood Street (53.8'), Stude Street (31.0')
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	complies
LANDSCAPING PROVIDED:	complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	0
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	House AC area 2215 sf + Garage area 620 sf = Total area 2835 sf

PURPOSE OF VARIANCE REQUEST: A variance is requested for a 10-foot side building line on Studewood Street, which is a major thoroughfare.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

Studewood Street is a major thoroughfare that was platted between Sixth Street (now White Oak Drive) and Stude Street in the Usener Addition in 1921. Studewood Street has a variable right-of-way with a paved section that varies from 53.8' – 52.2' along the west side of the property, which is located at the corner of Stude Street and Studewood Street. The property faces Stude Street. The owner is proposing to construct a one-story house with garage access from Stude Street.

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;

Sometime before 1960, approximately 1,437 sf of the property as originally platted was conveyed to the City of Houston for street widening purposes. This created an abnormally shaped lot upon which the application of the City of Houston's building line setback:

- does not further public interest objectives.
- imposes significantly greater restriction on use of the property than similarly situated properties in the surrounding area – the 25' setback on the reduced-size lot takes up almost 40% of the property.; and
- makes it impractical to develop the property consistent with the size and scale of existing development in the surrounding area.

The owners wish to build a one-story house with an interior courtyard to provide a protected outdoor space and to mitigate the noise, dust and fumes from the four lanes of traffic on Studewood Street.

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

The circumstance supporting the granting of this variance is the configuration of the lot which is a result of the conveyance to the City of Houston for road expansion. The applicant was not a party to that transaction. Although a previous owner of the property did grant the conveyance, it was effectuated by the surrounding traffic conditions requiring the road expansion which were not within their control.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The intent and purpose of the City of Houston building setback is not explicitly stated in the ordinance. When read within the context of the prevailing 10' building setback provided to single-family residential properties on less-heavily-trafficked roads and non-single family residential properties, it can be concluded that the additional setback exists to address safety and aesthetic concerns.

The aforementioned conveyance affords the City of Houston ample ROW to address any safety concerns to pedestrians, cyclists and drivers. Along the Studewood Street side of the property, the distance from the roadway to the property line varies from 23.4' – 24.4' and Studewood Street itself measures between 53.8' and 52.2' wide. In total, the City of Houston holds 50.3' of ROW from the centerline of Studewood Street to 1114 Stude's property line. Assuming symmetrical ROW from the centerline, this results in significantly more ROW than the 86' required under the 2021 MTFP Street Hierarchy Classification Table.

There is currently a proposal for a dedicated bike lane along Studewood. In line with the City of Houston Street Paving Design Requirements, the City of Houston's 50.3' of ROW can conceivably accommodate: two 11' lanes, a 6' separated bike lane and 12' of Pedestrian Realm with 10' to spare (22' of potential Pedestrian Realm). With the proposed 10' setback, the side wall of the house would measure 32' from the road. The Pedestrian Realm could include a 3' Safety Buffer from the bike lane and a 6' sidewalk resulting in a 23' setback from the proposed side wall of the house to the sidewalk.

Commercial/Mixed Use Avenue Designation							
Minimum R.O.W (feet)	Pedestrian Realm* (feet)	Tree Well or Swale	On-Street Parking (feet)	Bike Lane (feet)	Median Width (ft)	Lane Widths (feet)	ADT (vpd)
80	2 X 21 = 42	TW	2 X 8 = 16	N/A	N/A	2 X 11 = 22	1,500 - 15,000
	2 X 11 = 22	TW	2 X 18 = 36**	N/A	N/A	2 X 11 = 22	1,500 - 15,000
	2 X 15 = 30	TW	2 X 8 = 16	2 X 6 = 12	N/A	2 X 11 = 22	1,500 - 15,000
	2 X 15 = 30	TW	N/A	2 X 6 = 12	N/A	2 X 11 = 22	1,500 - 15,000
						2 X 11 = 22 + 1 X 14 (CLTL***) = 36	5,000 - 20,000
	2 X 22 = 44	TW	N/A	N/A	N/A	2 X 11 = 22 + 1 X 14 (CLTL***) = 36	5,000 - 20,000
	2 X 14 = 28	TW	2 X 8 = 16	N/A	N/A	2 X 11 = 22 + 1 X 14 (CLTL***) = 36	5,000 - 20,000
	2 X 16 = 32	TW	N/A	2 X 6 = 12	N/A	4 x 11 = 44	10,000 - 30,000
	2 X 18 = 36	TW	N/A	N/A	N/A	4 x 11 = 44	10,000 - 30,000
	2 X 10 = 20	TW	2 X 8 = 16	N/A	N/A	4 x 11 = 44	10,000 - 30,000
	2 X 12 = 24	TW	N/A	2 X 6 = 12	N/A	4 x 11 = 44	10,000 - 30,000

Strict application of the requirements of this chapter would be at odds with the intent and purpose of promoting the safety and health of the residents at 1114 Stude. To limit the drawbacks of developing next to a major road, the proposed single-family residence is designed around an interior courtyard. Safety and health risks associated with the road are highest when enjoying the outdoor space of the property. Without this variance, the residents would be unable to preserve the outdoor courtyard which will provide safe enjoyment of the outdoor space on the property. There is no vehicular access from the Studewood side of the property and the residents plan to building a solid wall along the west side of the property line for noise control and security.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Regarding aesthetic concerns, the 10' setback is consistent with the prevailing setback of existing properties in the area and results in less setback from the roadway. Particularly:

- 533 Studewood - front of building 28' from roadway,
- 535 Studewood - front of building 24.5' from roadway,
- 537 Studewood - front of building 26' from roadway,
- 543 Studewood - front of building 29.5' from roadway,
- 545 Studewood - front of building 27' from roadway,
- 549 Studewood - front of building 34.5' from roadway, and
- Proposed 1114 Stude – front of building 34.5' from roadway at its narrowest point.

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

The general intent and purpose of the building line setback ordinance appears primarily aimed at preserving public health, safety and welfare. As described above in section 3, the granting of this variance will not be injurious to public health, safety, or welfare.

This is further evidenced by the fact that the Houston Planning Commission has previously granted reduced side building setbacks to other similar properties along Studewood Street. At 835 Al Gregg Street, the Commission approved a 12' side setback along Studewood Street in 2020, at 747 East 6 1/2th Street, the Commission approved an 11'-10" side setback along Studewood Street in 2018 and at 133 East 7th Street, the Commission approved a 20' side setback in 2017. Accordingly, this application is consistent with approved variances for similar properties that were found by the Commission as not injurious to public health, safety, or welfare.

To make the area safer for pedestrian activity we are proposing to install a new 6' wide sidewalk along the Studewood Street side of the property to align with the wider sidewalk at the Mutiny Wine Room at 1124 Usener Street. We are also proposing to add a new 5' wide sidewalk on the Stude Street side of the property. Currently there are no sidewalks at all along the length of this block and pedestrians accessing Stude Park are forced to walk in the street. We are also proposing to add new trees in the right of way along Studewood Street to provide a more attractive appearance to the streetscape.

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

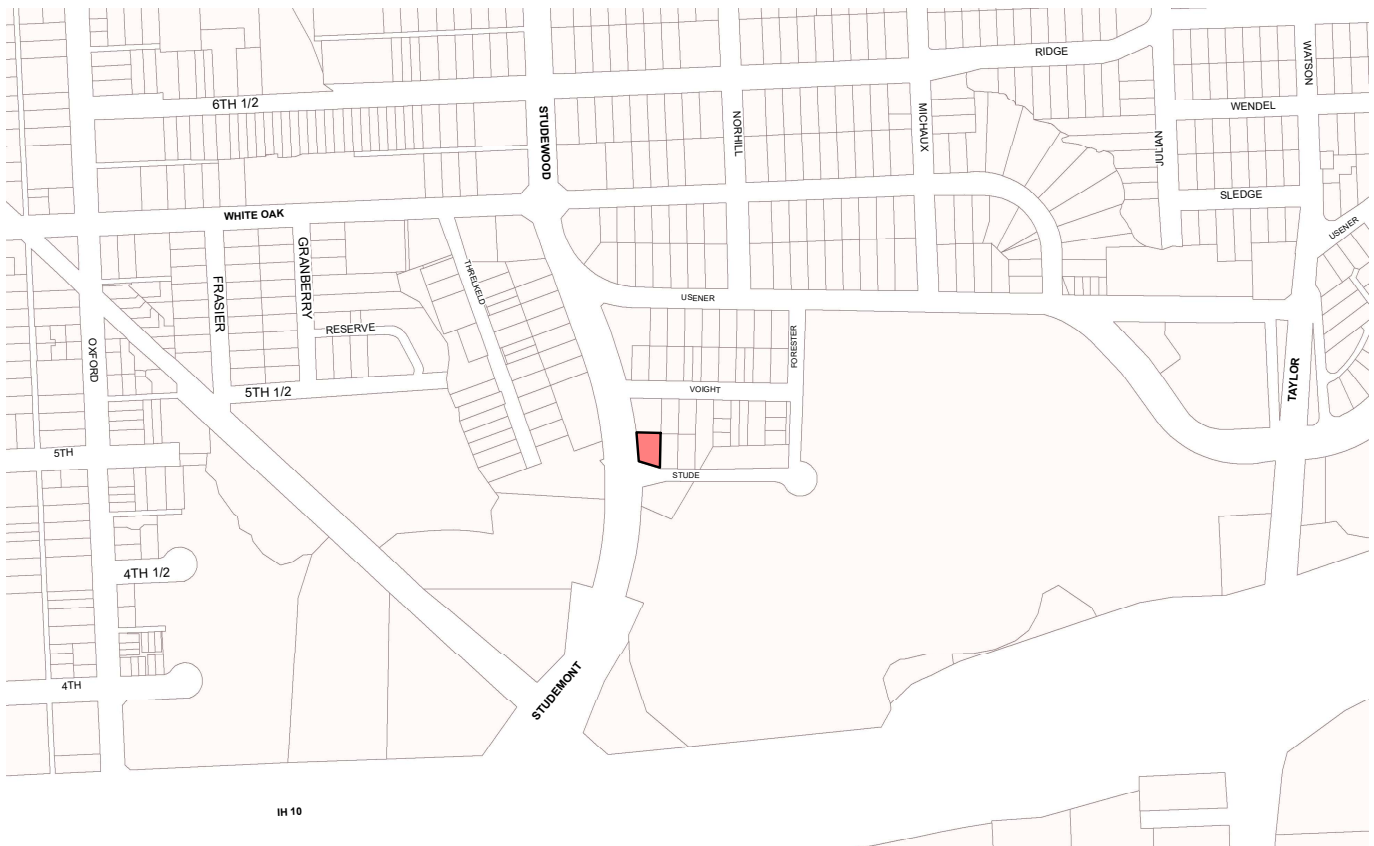
The reduced building line will allow for reasonable use of the land and for a house that is consistent with other houses in the immediate vicinity which cannot be achieved by financial means alone.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 176

Meeting Date: 12/01/22

Aerial Map



DEVELOPMENT PLAT VARIANCE



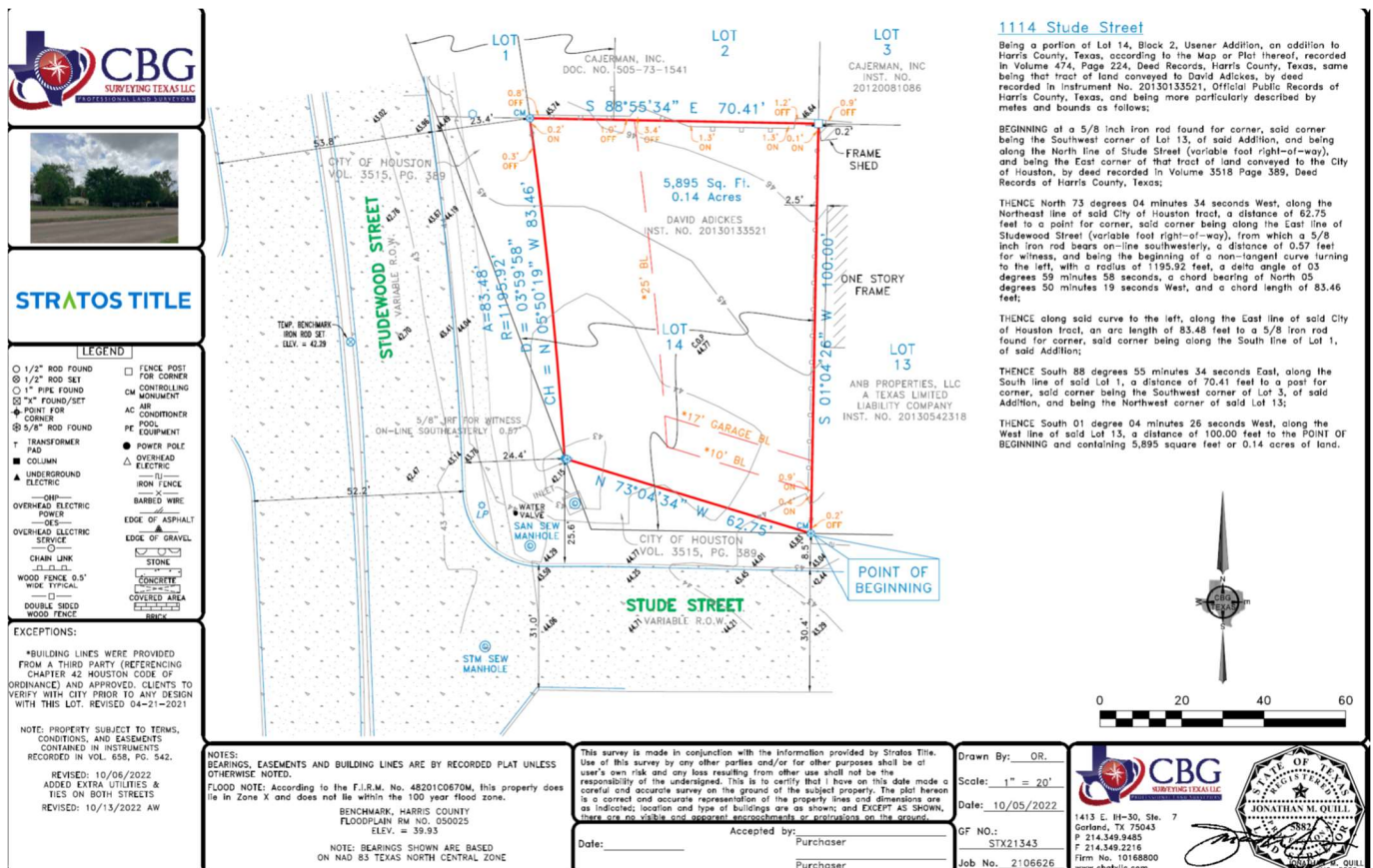
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 176

Meeting Date: 12/01/22

Survey

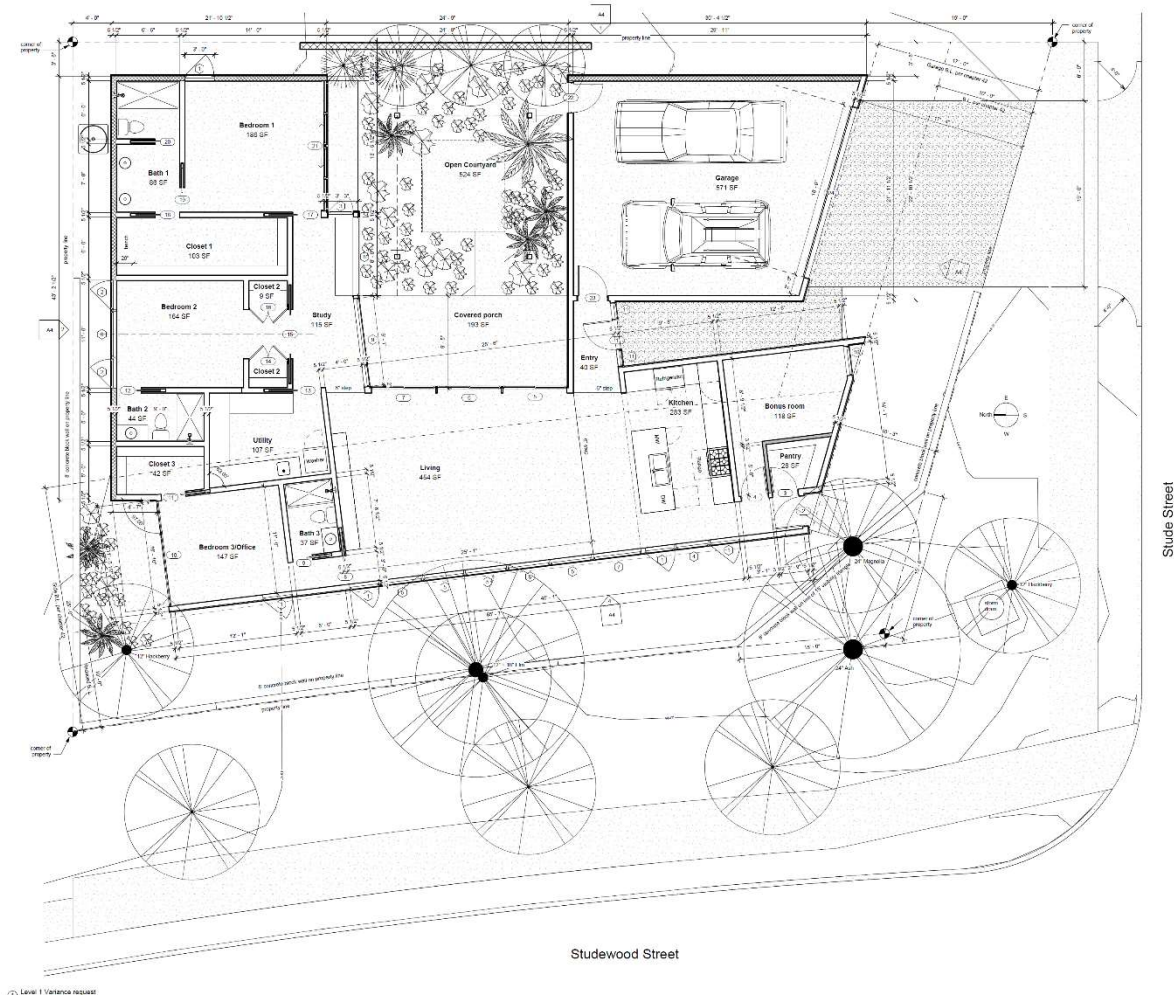


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

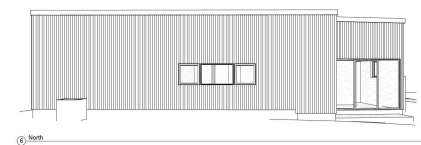
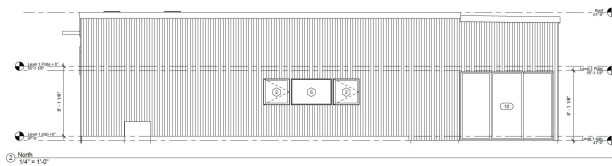
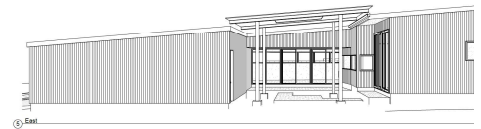
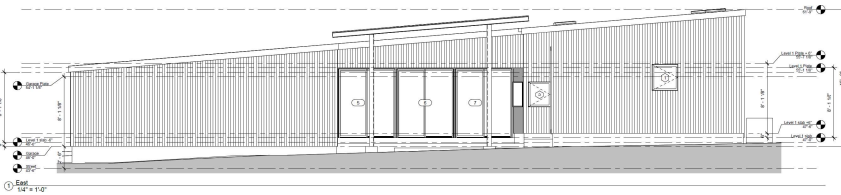
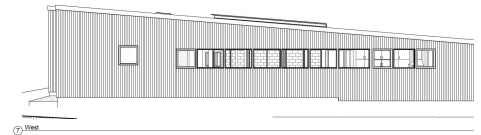
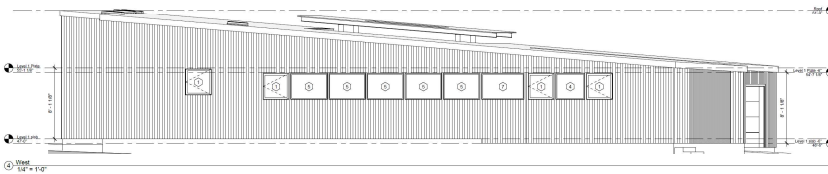
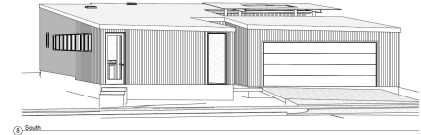
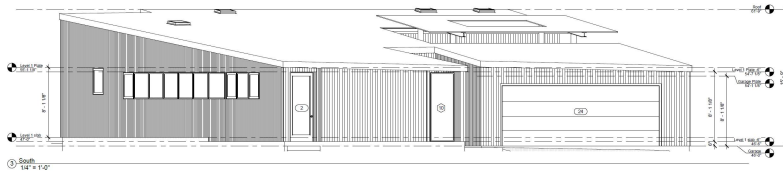


Houston Planning Commission

ITEM: 176

Meeting Date: 12/01/22

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Intexure Architects	Stefi Santacruz	915-245-7624	stefi.santacruz@intexure.com		
Agent: J. Kent Marsh	J. Kent Marsh	832-444-4132	KMarsh.SBV@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3203 Underwood St.	22107823	77025	5254B	532K	C

HCAD ACCOUNT NUMBER(S): 0751870110001

PROPERTY LEGAL DESCRIPTION: Lt 1, Blk 11, Southern Oaks Sec 1

PROPERTY OWNER OF RECORD: The Gonzalez Garmendia Family Trust

ACREAGE (SQUARE FEET): 12,397

WIDTH OF RIGHTS-OF-WAY: Underwood St (60 feet), Buffalo Speedway (100 feet)

EXISTING PAVING SECTION(S): Underwood St (25 feet), Buffalo Speedway (65 feet)

OFF-STREET PARKING REQUIREMENT: 2

OFF-STREET PARKING PROVIDED: 2

LANDSCAPING REQUIREMENTS: 2 trees

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Unknown – demolished 12/2018 after Harvey flooding, now vacant

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 3,677 conditioned space

PURPOSE OF VARIANCE REQUEST: To allow a reduced side building setback line of 10 feet in lieu of the ordinance-required 25 feet along a major thoroughfare, Buffalo Speedway

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

Lot 1, block 11 (aka 3203 Underwood St), a corner lot located at the intersection of Buffalo Speedway and Underwood Street, of Southern Oaks Sec 1 was recorded on November 3, 1948, with a 25-foot building setback line along Underwood Street and a 10-foot building setback line along Buffalo Speedway, the standard requirement at the time of recordation. The current site is vacant, but the original single-family one-story house was built in the 1950s with garage and driveway access to Buffalo Speedway, a divided-median major thoroughfare. In the 1960s, a new 25-foot building line setback was established by the City of Houston along Buffalo Speedway, placing the existing structure in non-compliance but allowed to remain in place. In August 2018, through no fault of the homeowner, hurricane Harvey flooded the house and made it uninhabitable and a public health danger, and the homeowner was forced to remove the structure. Had there been no flood, it is likely that the current owners would still utilize their existing home and a variance would not be needed. However, because of a natural event beyond their control, the current owners must rebuild their home but now must adhere to current floodplain elevation regulations that require a new 2-story structure. The residents wish to retain as much of the previous developable lot layout condition as possible but are willing to remove the existing driveway on Buffalo Speedway in exchange for a reduced building setback line of 10 feet along Buffalo Speedway, as was indicated in the original recorded subdivision. The new structure will face Underwood Street, a dead-end east/west street having only 10 existing single-family homes, with the new garage taking access from Underwood Street.

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**

The applicant is requesting to continue to utilize a reduced portion of the 25-foot building line setback area along Buffalo Speedway between the originally platted 10-foot building line and the later adopted Chapter 42, 25-foot building line. The use of this 15-foot wide area was contemplated in the original plat for this property as evidenced by the location of the original house along the Buffalo Speedway right-of-way. Restricting the property to the 25-foot building line would impact the ability of the owners to utilize their property as originally intended by the subdivision plat. Also, there is ample precedent for the approval of this variance on similar corner properties within Southern Oaks that abut Buffalo Speedway. Not granting this variance will create an undue hardship by depriving the owner of the reasonable use of the land.

- (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;**

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 hardship was created by a natural event causing the reconstruction and post-subdivision recordation adoption of restrictions by the City of Houston. Otherwise, this reconstruction would not be necessary. The granting of the variances are not the result of a hardship created or imposed by the applicant.

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

The original, platted setback of 10 feet is sufficient to provide a 30 feet distance between the existing paving of Buffalo Speedway and any structure and, as such, the general purposes of this chapter will be preserved and maintained.

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

There will be no change to the public health, safety, or welfare with the proposed building setback reduction along Buffalo Speedway. This request does not ask for a removal of the building setback line along Buffalo Speedway, only a reduction back to the original approved recorded plat building setback line along Buffalo Speedway of 10 feet. The sidewalk width along Buffalo Speedway will be increased to 6 feet which will be an improvement to the public health, safety and welfare.

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

The purpose of this variance is to allow the owner to continue using the property as originally intended and allowed. Even though the existing structure was flooded by a natural event and significant economic hardship to the owner was the result, the owner wants to reconstruct a new home at this location but under the significant current flood restrictions now in place. As a result, now a 2-story structure is required in place of the original 1 story structure and the first floor cannot contain any living space that may be damaged by flood water, essentially limiting the living space to the second floor only and limiting the square footage of the living space to one floor only. The economic hardship is the result of a natural event and not the sole justification of the variance.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



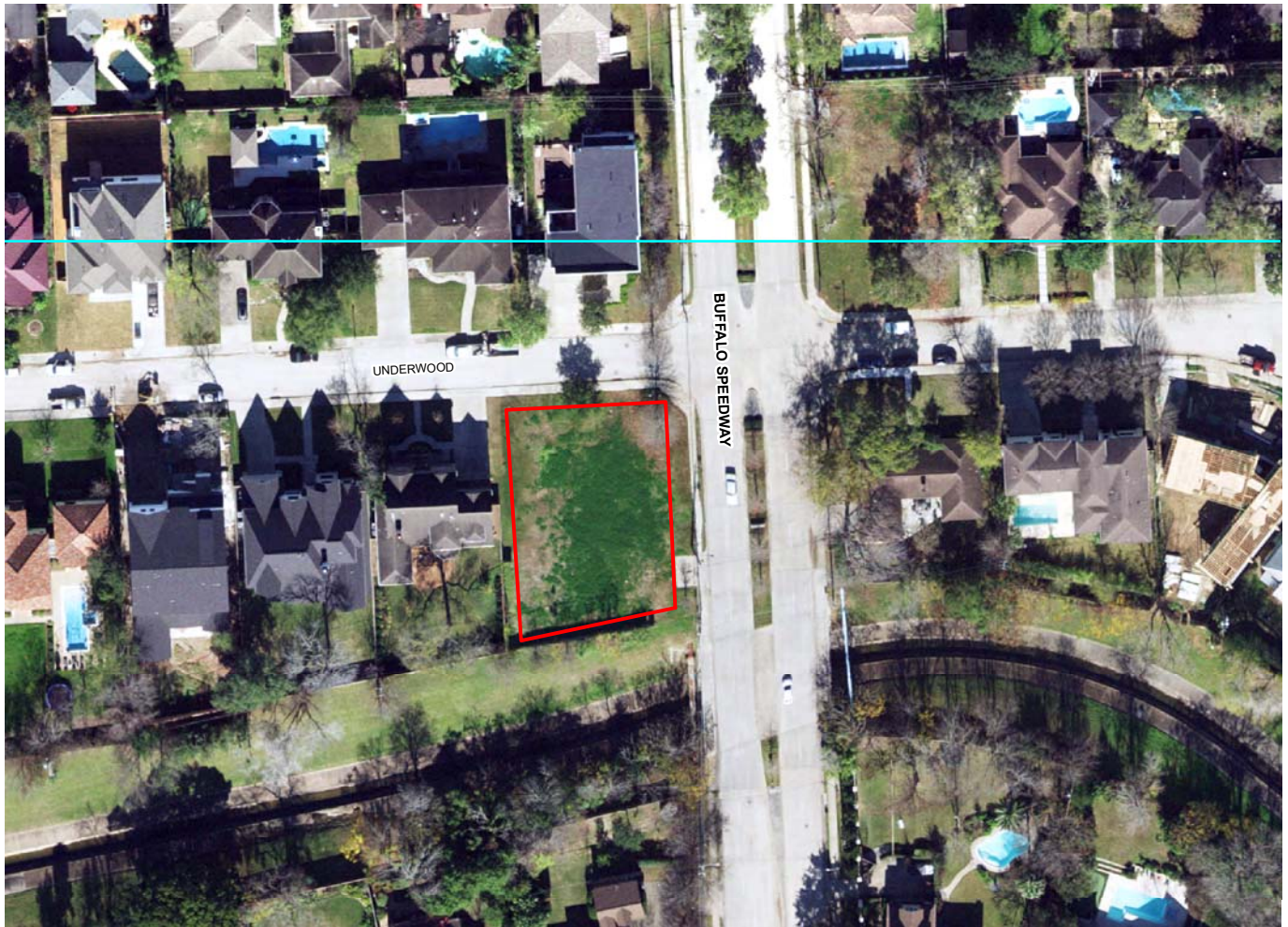
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 177

Meeting Date: 12.01.2022

Houston Planning Commission

Aerial Map

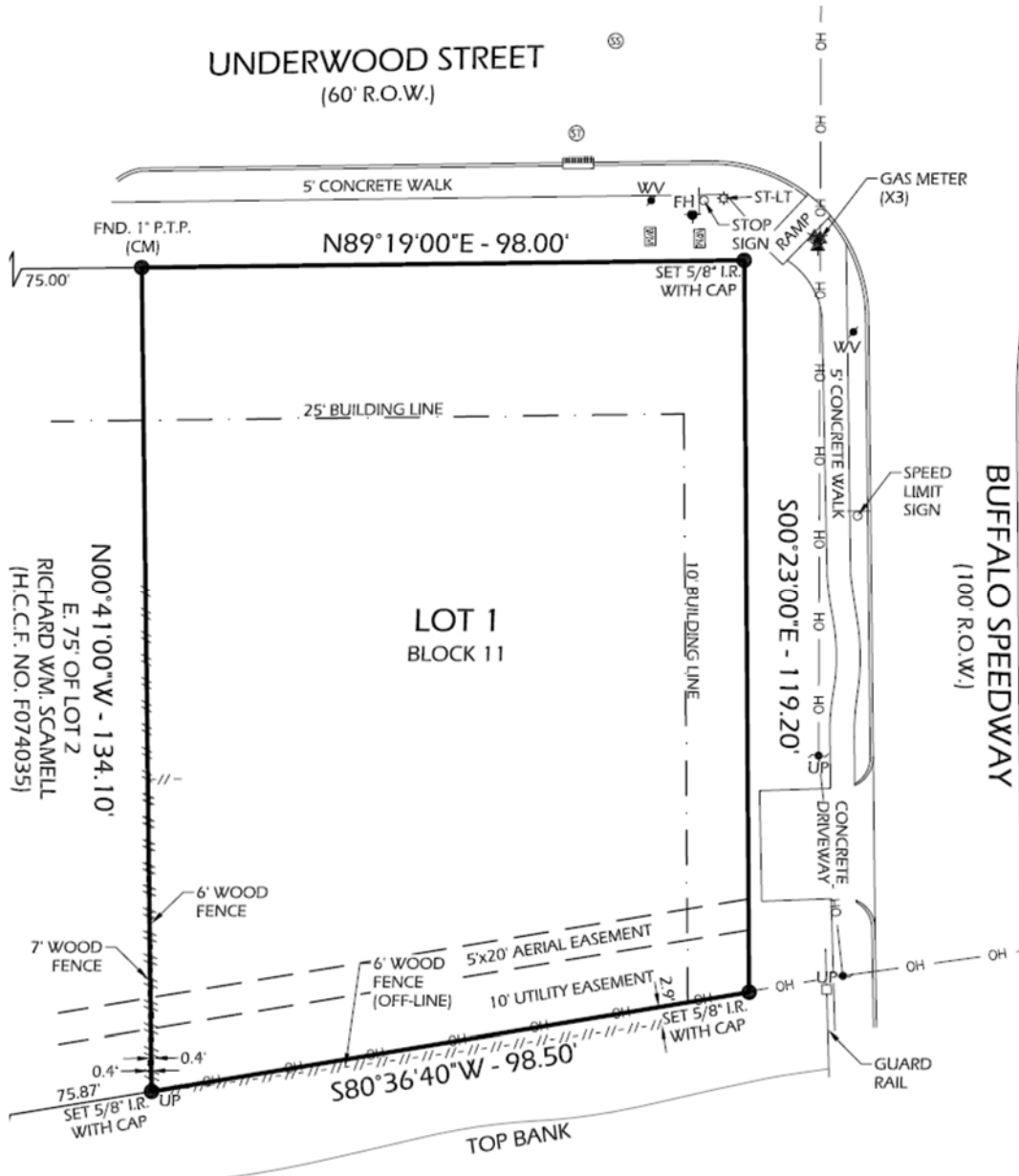


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

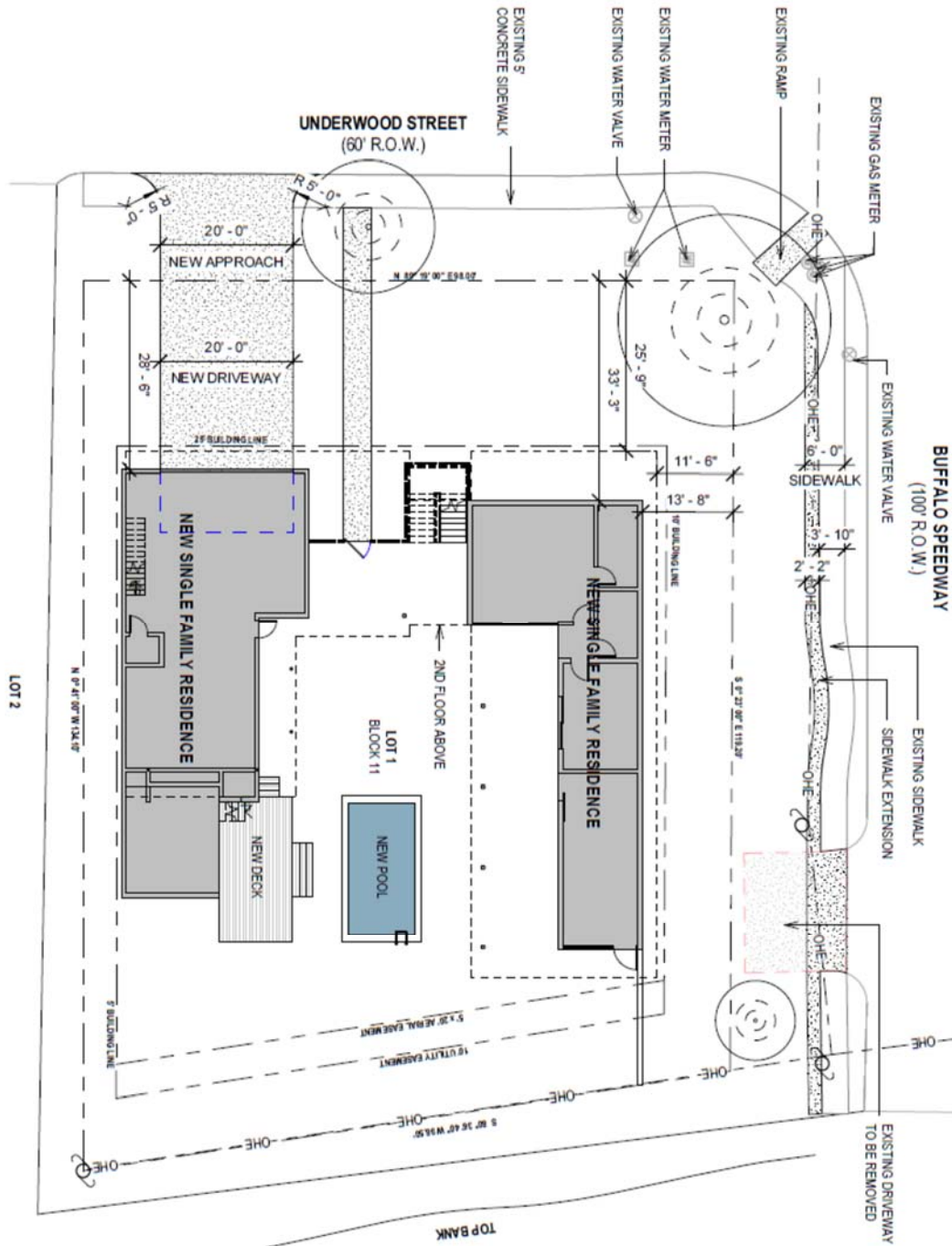


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 177

Meeting Date: 12.01.2022

Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP Company	Jenifer Pool	832-594-8420	jrpc@com@aol.com		
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.

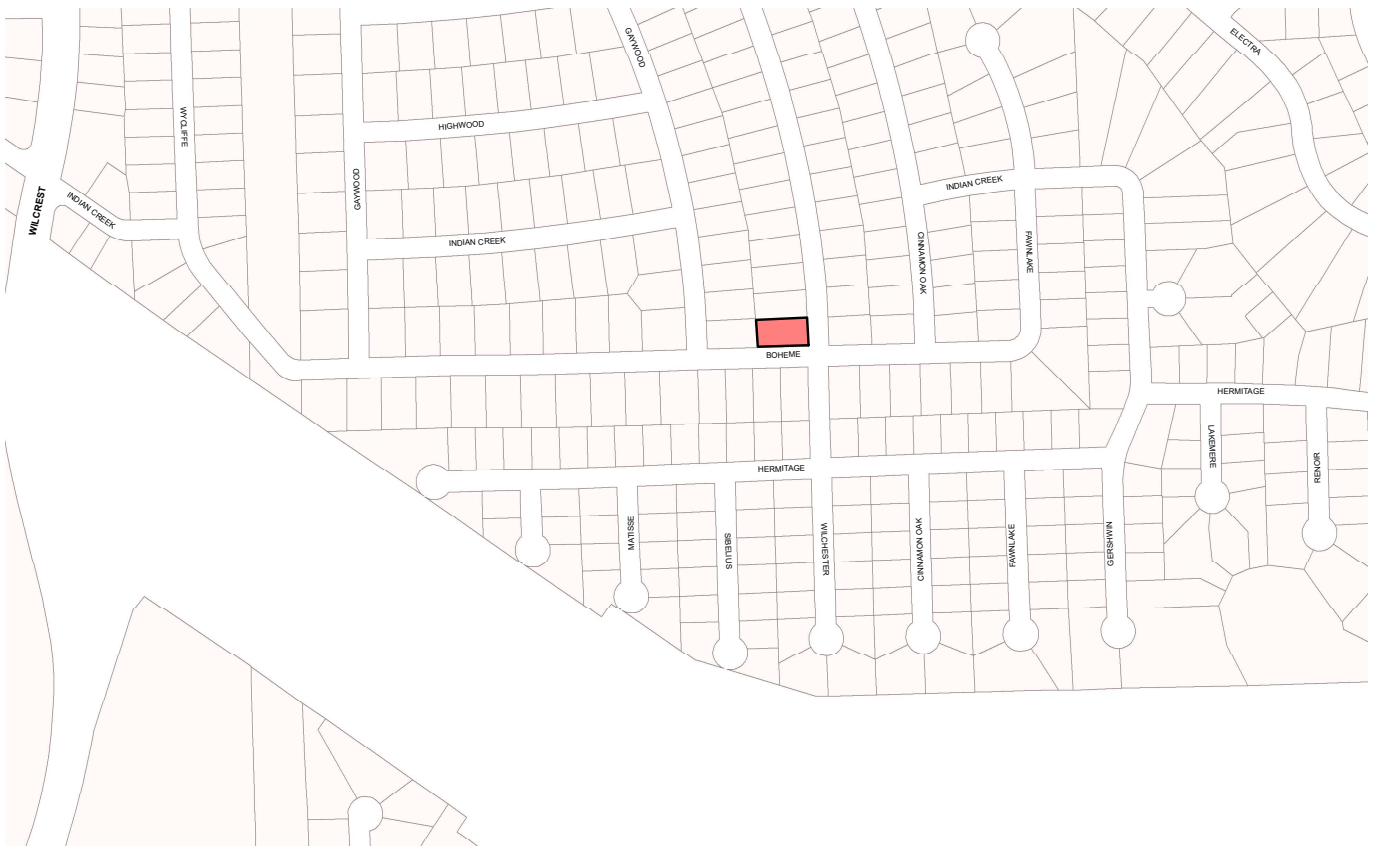
The hardship is that this property is an existing condition of Lot 14, Block 3 Rustling Pines is restricted to the requested building lines will allow a reasonable single-family home. The request to provide a south side Garage 10' building line will allow the lot to have useable space to build and will 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



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 178

Meeting Date: 12/01/2022

Houston Planning Commission

Aerial Map

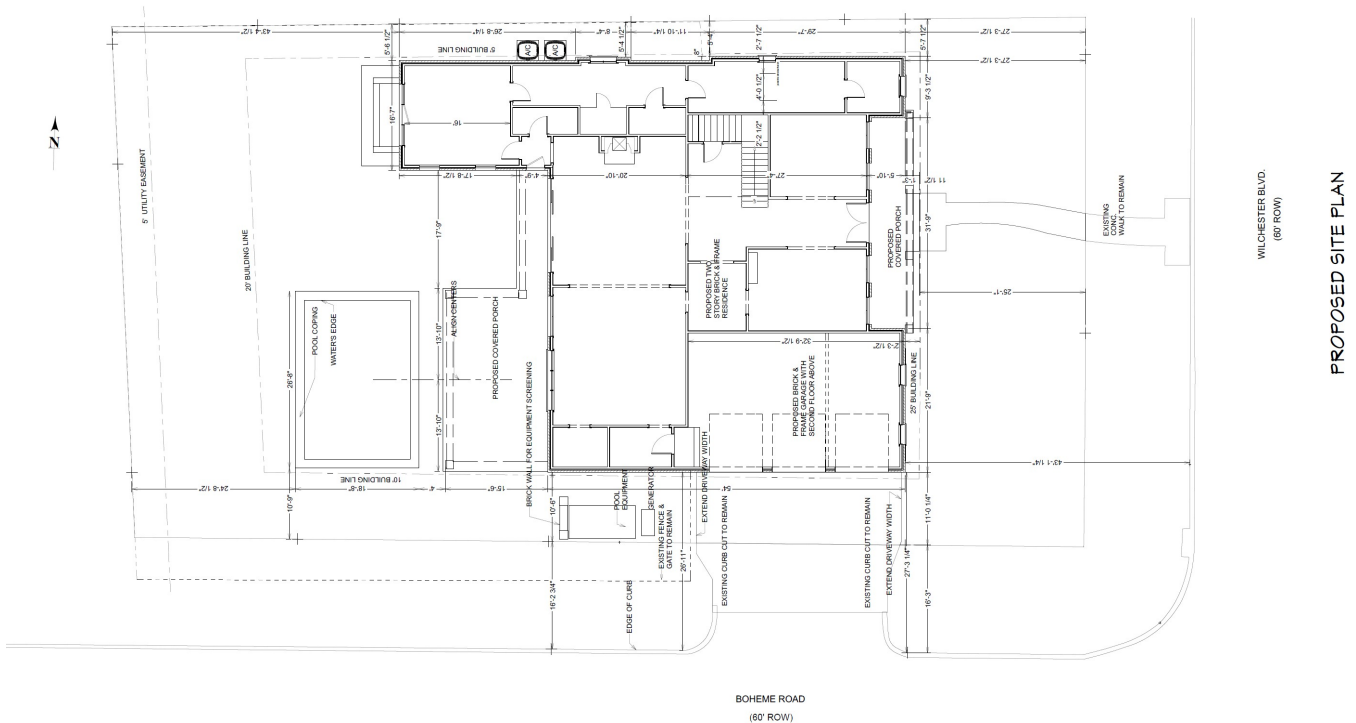


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 178

Meeting Date: 12/01/2022

Houston Planning Commission

Elevation



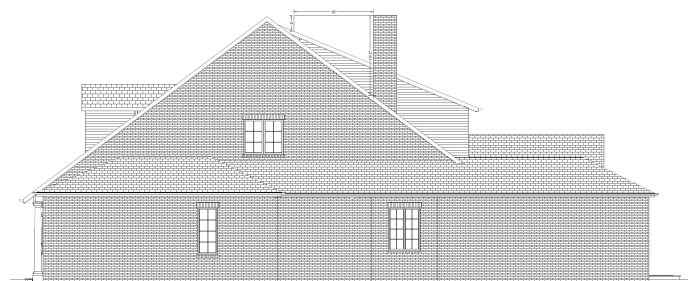
FRONT ELEVATION



SOUTH ELEVATION



REAR ELEVATION



NORTH ELEVATION

DEVELOPMENT PLAT VARIANCE

AGENDA: IV

SMBLB Renewal Application No. 41REN: 600 block of Harvard Street, east and west sides, between White Oak Drive and East 7th Street.

BACKGROUND:

The Planning and Development Department received an application for the renewal of a Special Minimum Building Line Block (SMBLB) for the 600 block of Harvard Street, east and west sides, between White Oak Drive and East 7th Street. Analysis shows that the most frequent constructed building line of 22' exists for the blockfaces. The block and building line have remained essentially the same since the original ordinance (2002-325) was passed by City Council on May 1, 2002. One protest was filed, and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-170. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

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

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

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

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

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

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

STAFF ANALYSIS:

This application includes twenty-three (23) properties along the 600 block of Harvard Street, east and west sides, between White Oak Drive and East 7th Street.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLB renewal include all properties within at least one blockface;*
The application comprises of two opposing blockfaces, the east and west sides, of Harvard Street, between White Oak Drive and East 7th Street.
- *More than 50% of the proposed SMLB renewal must be developed with single-family residential units;*
Land uses of the properties consist of twenty (20) single-family residential units (representing 87% of the total lots).
- *The applicant has demonstrated sufficient support for the SMLB renewal;*
All property owners were provided notice stating that a protest of the application must be filed within a thirty (30) day period. One protest was filed.
- *Renewal of the SMLB will further the goal of preserving the building line character of the area; and*
The block is comprised of 23 lots. Five (5) of the twenty (20) single-family residential lots have a constructed building line of 22 feet. The lots that are developed for single-family residential use comply with the provisions of the criteria below.
- *Less than 25 percent of the single-family residential properties have a constructed building line that varies by more than five (5) feet from the most frequent constructed building line.*
Three (3) single-family residential lots have a building line that varies by more than five (5) feet from the most frequent constructed building line, representing 15.8 percent of the total single-family residential lots.

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

ATTACHMENTS:

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

SPECIAL MINIMUM BUILDING LINE BLOCK RENEWAL

Application No.	41REN		
Date Received:	5/20/2022	Date Complete:	6/27/2022
Street(s) Name:	Harvard Street	Lot(s)	600 block of Harvard Street
Cross Streets:	E 7th Street	and	White Oak Drive
Side of street:	East	and	West

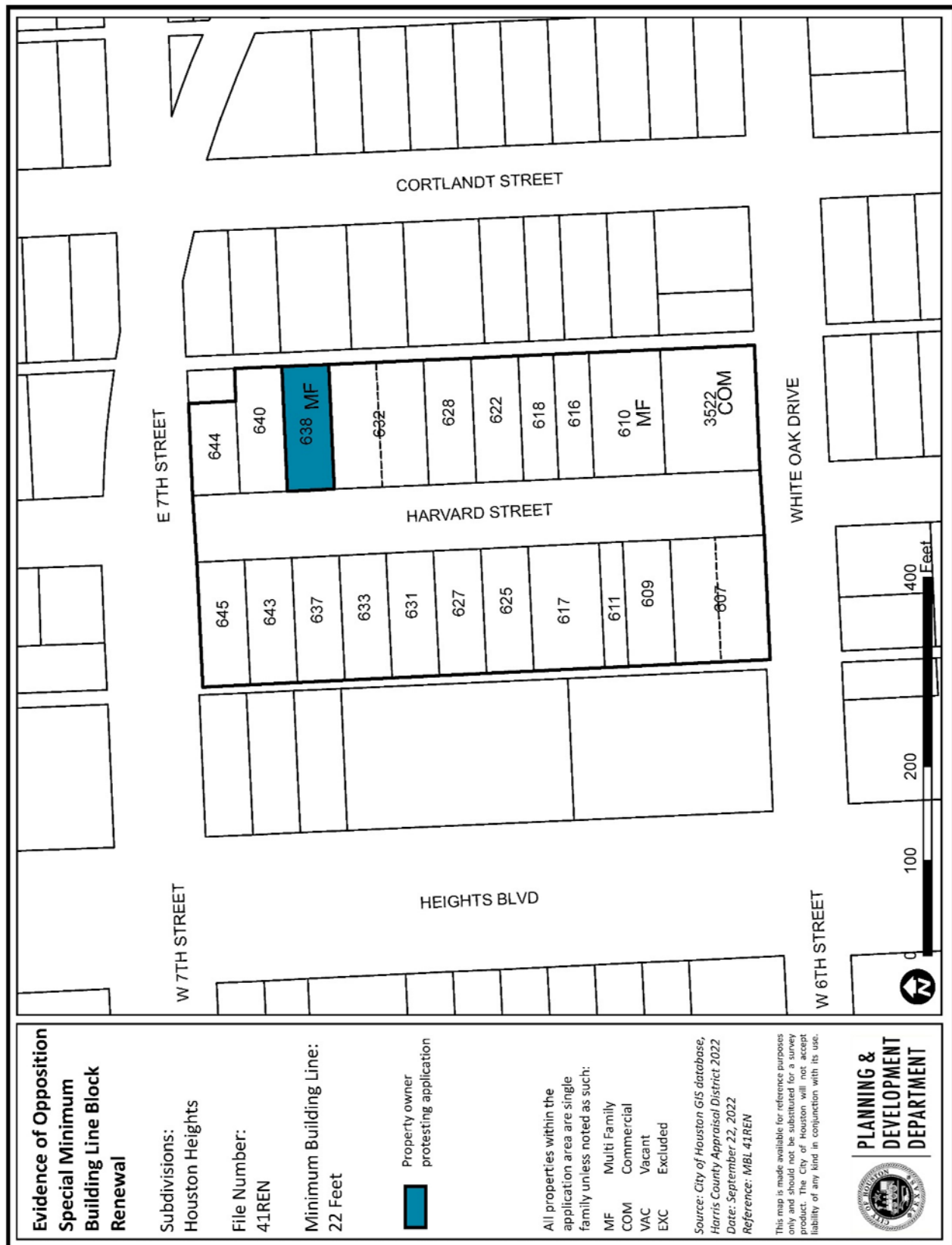
MINIMUM BUILDING LINE:

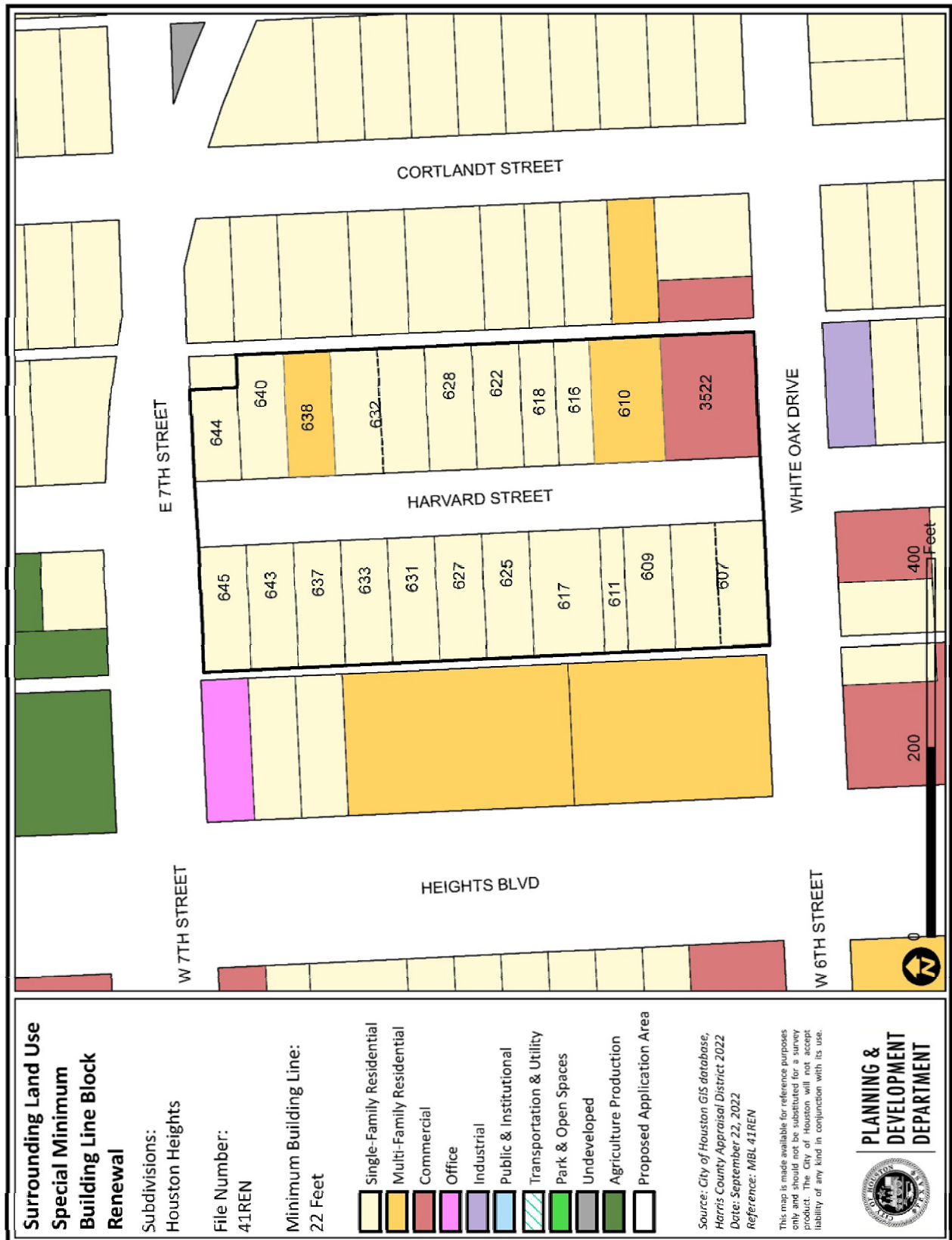
<u>Address</u>	<u>Land Use</u>	<u>Original Building Line (in Feet)</u>	<u>Building Line (in Feet)</u>	<u>Lot size (in Sq Feet)</u>
3522 (RES A, BLK 1)	COM	10	3	13,200
607 (LT 11, BLK 277)	SFR	22	22	6,600
607 (LT 12, BLK 277)	SFR	22	0	6,600
609 (LT 10, BLK 277)	SFR	20	20	6,600
610 (LT 15 & TR 16A, BLK 278)	MF	23	23	9,900
611 (TR 9, BLK 277)	SFR	19	19	3,300
616 (TRS 16 & 17A, BLK 278)	SFR	59	59	4,950
617 (LT 8 & TR 9A, BLK 277)	SFR	32	32	9,900
618 (TR 17, BLK 278)	SFR	20	20	4,950
622 (LT 18, BLK 278)	SFR	22	22	6,600
625 (LT 7, BLK 277)	SFR	0	24	6,600
627 (LT 6, BLK 277)	SFR	30	24	6,600
628 (LT 19, BLK 278)	SFR	22	22	6,600
631 (LT 5, BLK 277)	SFR	24	24	6,600
632 (LT 20, BLK 278)	SFR	22	22	6,600
632 (LT 21, BLK 278)	SFR	22	22	6,600
633 (LT 4, BLK 277)	SFR	27	27	6,600
637 (LT 3, BLK 277)	SFR	24	24	6,600
638 (LT 22, BLK 278)	MF	22	22	6,600
640 (LT 23, BLK 278)	SFR	20	20	6,600
643 (LT 2, BLK 277)	SFR	23	23	6,600
644 (TR 24A, BLK 278)	SFR	20	14	4,850
645 (LT 1, BLK 277)	SFR	23	23	6,600

Single Family Calculation:									
Percentage of area developed or restricted to no more than two SFR units per lot (must be greater than 50%):									
	20	# developed or restricted to no more than two SFR Units	Of	20	Lots in the Proposed Application Area	23	Square Feet are developed or restricted to no more than two SFR Units =	87%	
	2	# of Multifamily lots							
	1	# of Commercial lots							
	0	# of Vacant Lots							
	23	Total							

Prevailing Building Line Calculation: <i>Single-family residential properties only</i>		
B.L. in feet	More than 5 ft from P.B.L.	% of all B.L.'s
59	Y	5.3%
32	Y	5.3%
27	N	5.3%
24	N	5.3%
24	N	5.3%
24	N	5.3%
24	N	5.3%
24	N	5.3%
23	N	5.3%
23	N	5.3%
22	N	5.3%
22	N	5.3%
22	N	5.3%
22	N	5.3%
22	N	5.3%
22	N	5.3%
20	N	5.3%
20	N	5.3%
20	N	5.3%
19	N	5.3%
14	Y	5.3%
Most frequent B.L. is 22 ft		% of all B.L.'s more than 5 ft from 22 ft is 15.8%
This application qualifies for a 22		foot Special Minimum Building Line*
Do deed restrictions specify a minimum building line?		<div></div>
Yes		
No		<u>X</u>
If yes, number of lots not included within deed restrictions per blockface:		
*Staff measurements verified original "Prevailing Building Line" calculation		
22 ft		







Caldwell, Davonte - PD

From: Hassan
Sent: Thursday, July 21, 2022 11:35 AM
To: Caldwell, Davonte - PD
Subject: Special Minimum Building Line Block Renewal Application

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

Hello Mr. Caldwell,

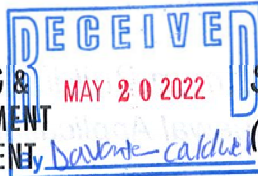
My name is Abdolreza Nikooei and I am the property owner of 638 Harvard Street.

This is to inform you that I am opposed to this renewal application of a Special Minimum Building Line Block, as we already have enough restrictions in the heights area, and any more restrictions will add to taking away property owners rights.

Regards,
A.H. Nikooei



PLANNING &
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DEPARTMENT



Special Minimum Building Line Block (SMBLB) Renewal Application

RECEIVED

RECEIVED

Main Applicant Information (required)

Full Name: Jennings B Smalley Date: May 2 2022
Address: 643 Harvard St
Street Address Apartment/Unit #
Houston TX 77007
City State ZIP Code
Phone: 310-985-0883 Email: [REDACTED]

Are you a property owner within the application boundary? YES ☒ NO ☐ If no, what is your relation to the application boundary?
Did you have a preliminary meeting with the Planning & Development Department? YES ☐ NO ☒ If yes, what was the date of the meeting?
Does the application boundary have deed restrictions? YES ☐ NO ☒ If yes, do they address a Minimum Building Line?

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

600 Block of Harvard St, east and west sides, between White Oak Dr and E 7th St

Signature of applicant: J. Ryan Smalley

Alternate Applicant Information (optional)

Full Name: _____ Date: _____
Address: _____
Street Address Apartment/Unit #

City State ZIP Code
Phone: _____ Email: _____
Signature of alternate applicant: _____

Application Information (STAFF USE ONLY)

File Number: 41 Super Neighborhood: Greater Heights
File Number renewed: 4126N Planner Assigned: Danette Caldwell
City Council District: C

Special Minimum Building Line Block Renewal

Planning Commission Staff Report
Planning and Development Department

