

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, FEBRUARY 16, 2023
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/3I1wC9n>

OR

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

CONFERENCE ID: 895 207 144#

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*
Susan Alleman
Bill Baldwin
Lisa Clark
Michelle Colvard
Rodney Heisch
Daimian S. 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
Libby Viera-Bland

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
Patrick Mandapaka, PhD, AICP
Harris County
Scott Cain
Montgomery County

EX- OFFICIO MEMBERS

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

SECRETARY

Margaret Wallace Brown

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

9. Time limits will not apply to elected officials.

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

Mailing address is:

P.O. Box 1562

Houston, Texas 77251-1562

Website is www.houstonplanning.com

E-mail us at:

Planning and Development

Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:

www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

SPEAKER GUIDELINES

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

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

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

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

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

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

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

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

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

To join the February 16, 2023 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/3l1wC9n>; or
- Phone: +1 936-755-1521 Conference ID: 895 207 144#

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

February 16, 2023 2:30 p.m.

Call to Order

Director's Report

Approval of the February 2, 2023 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- Consent Subdivision Plats (Arum Lee)
- Replats (Arum Lee)
- Replats requiring Public Hearings with Notification (Devin Crittle, Dorianne Powe-Phlegm, John Cedillo, Arum Lee, and Aracely Rodriguez)
- Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, Devin Crittle, John Cedillo, and Tammi Williamson)
- Subdivision Plats with Special Exception Requests
- Reconsiderations of Requirement (Tammi Williamson)
- Extensions of Approval (Petra Hsia)
- Name Changes (Petra Hsia)
- Certificates of Compliance (Petra Hsia)
- Administrative
- Development Plats with Variance Requests (Geoff Butler)

II. Establish a public hearing date of March 16, 2023

- Alani Homes at Carolwood replat no 1
- Alani Homes at Queensland Street replat no 1
- Alani Homes at Shreveport replat no 1
- Dearborn Place partial replat no 1
- Fairdale Townhomes
- Grand Park Village
- Gulfway Terrace partial replat no 1
- Lillie Square
- Mission Green North partial replat no 3 and extension
- Neuen Manor partial replat no 30
- Pinemont Meadows
- Salem Estate
- Southampton Place partial replat no 4
- Southland Place partial replat no 5
- Southland Terrace partial replat no 3
- Sunterra Sec 29 partial replat no 1
- Sunterra Sec 30 partial replat no 1
- Sunterra Sec 31 partial replat no 1
- Trails of Katy Sec 6 partial replat no 1

III. Consideration of an Off-Street Parking Variance at 347 W. 20th Street (Devin Crittle)

IV. Consideration of an Off-Street Parking Variance at 905 74th Street (Geoff Butler)

V. Public Hearing and Consideration of Daphne Hotel located at 347 W. 20th St. (Devin Crittle)

VI. Consideration of a Inn at Fondren Hotel/Motel located at 13831 Fondren Rd. (Devin Crittle)

VII. Public Comment

VIII. Adjournment

TG FINAL DRAFT Minutes of the Houston Planning Commission

February 2, 2023

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://bit.ly/3l1wC9n>
or 936-755-1521, conference ID 895 207 144#
2:30 p.m.

CALL TO ORDER

Chair Martha L. Stein called the meeting to order at 2:32 p.m. with a roll call and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Libby Viera-Bland	Present
Lisa Clark	Present
Michelle Colvard	Present and left at 5:01 p.m. during item 163
Rodney Heisch	Present
Daimian S. Hines	Absent
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Present and left at 3:48 p.m. after item 154
Linda Porras-Pirtle	Present at 2:46 p.m. during item I
Kevin Robins	Absent
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Present
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Present virtually and left at 4:59 p.m. after item 162
Patrick Mandapaka for The Honorable Lina Hidalgo	Present at 2:46 p.m. during item II

Ex Officio Members

Carol Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Petersen

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department – Present at 3:14 p.m. during item III
Jennifer Ostlind, Deputy Director – Present at 2:32 p.m. and left at 3:14 p.m. during item III

CHAIR'S REPORT

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

DIRECTOR'S REPORT

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

APPROVAL OF THE JANUARY 19, 2023 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 19, 2023 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

I. SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES (Deidre VanLangen, Houston Public Works)

Staff recommendation: Accept recommendation per staff report and forward to City Council.

Commission action: Accepted recommendation per staff report and forwarded to City Council.

Motion: **Nelson**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

II. SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON WATER/WASTEWATER IMPACT (Deidre VanLangen, Houston Public Works)

Staff recommendation: Accept recommendation per staff report and forward to City Council.

Commission action: Accepted recommendation per staff report and forwarded to City Council.

Motion: **Nelson**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

III. UPDATED CIP AND LAND USE ASSUMPTIONS – DRAINAGE IMPACT FEES STUDY (David Wurdlow and Samir Solanki, Houston Public Works)

Staff recommendation: Accept recommendation per staff report and forward to City Council.

Commission action: Accepted recommendation per staff report and forwarded to City Council.

Motion: **Nelson**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

IV. PLATTING ACTIVITY (Consent and Replat items A and B, 1-145)

Staff recommendation: Approve staff's recommendations for items **1-145**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1-145**, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Victor**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **7, 8, 9, 13, 14, 15, 16, 68, 69, 70, 71, 75, 76, 77, 78, 79, 80, 93, and 106** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **7, 8, 9, 13, 14, 15, 16, 68, 69, 70, 71, 75, 76, 77, 78, 79, 80, 93, and 106** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Jones**

Vote: **Carried**

Abstaining: **Dalton,
Heisch, and Sigler**

Items removed for separate consideration: **NONE**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

146 Crestview Villas

C3N

Approve

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

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

Motion: **Sigler**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

147 Foster Place partial replat no 34

C3N

Approve

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

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

Motion: **Baldwin**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

- 148 Houston Gateway Academy 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: **Viera-Bland** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 149 Kashmere Estates C3N Withdraw**
- 150 Lyons Court C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 151 Mission Green North partial replat no 3 and extension C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Heisch** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 152 Pardee Estates C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Victor** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 153 Sterlingshire Estates C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 154 Timber Lakes Fire Station C3N Defer**
 Staff recommendation: Defer the application per the applicant request.
 Commission action: Deferred the application per the applicant request.
 Motion: **Baldwin** Second: **Mares** Vote: **Carried** Abstaining: **Dalton**
 Speakers: Jennifer Curtis, applicant; Josh Kennedy, Debbie Kennedy – supportive; Marcela Comiskey, Thomas Langmead – opposed
- 155 West 12th Street Manors C3N Defer**
 Staff recommendation: Defer the application per the applicant request.
 Commission action: Deferred the application per the applicant request.
 Motion: **Baldwin** Second: **Clark** Vote: **Carried** Opposed: **Mares and Colvard**
 Speakers: Jason Beesinger, George Frey, Jennifer Brush – opposed
- 156 West Clay Green C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
 Speaker: Michele Blythe – opposed

D VARIANCES

157 Expedia Towing C2 Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

158 Franz Road Residential 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: **Alleman** Second: **Clark** Vote: **Carried** Abstaining: **Dalton**
Speaker: Jennifer Curtis, applicant – supportive

159 Garfam Industries Industrial Park C2R Defer
Staff recommendation: Defer the application for further information.
Commission action: Deferred the application for further information.
Motion: **Mares** Second: **Mandapaka** Vote: **Unanimous** Abstaining: **None**

160 Highland Heights Davidson C2R Defer
Staff recommendation: Defer the application for further study and review.
Commission action: Deferred the application for further study and review.
Motion: **Baldwin** Second: **Viera-Bland** Vote: **Unanimous** Abstaining: **None**

161 Janisch Road Development C2R Defer
Staff recommendation: Deny the requested variance(s) and disapprove the plat subject.
Commission action: Deferred the application for further information.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Rick Grothues, applicant; David White – supportive; James Elmore, Frank Ohrt, Virginia Ellis – supportive; Neil Schecter – position not known

162 Little York Landing C3R 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: **Mares** Second: **Victor** Vote: **Unanimous** Abstaining: **None**
Speaker: Richard Smith, Houston Public Works

163 Oakwood Trails C2 Defer
Staff recommendation: Defer the application per Harris County Engineering.
Commission action: Deferred the application per Harris County Engineering.
Motion: **Baldwin** Second: **Mandapaka** Vote: **Unanimous** Abstaining: **None**

164 Ralston Lakes 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: **Sigler** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

165 Union Crossing Northwest**C3F****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: **Mandapaka** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

166 Veterans Memorial Self Storage**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: **Mandapaka** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

167 Willow Reserves**C2****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: **Mares** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**168 Woodlands Creekside Park West
Sec 6 partial replat no 2****C3P****Defer**

Staff recommendation: Defer the application for further information.

Commission action: Deferred the application for further information.

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

**E SPECIAL EXCEPTIONS
NONE****F RECONSIDERATION OF REQUIREMENTS
NONE**

Items G, H and I were taken together.

G EXTENSIONS OF APPROVAL

169	Chew CRC Residential	EOA	Approve
170	Clay Road Street Dedication Sec 1	EOA	Approve
171	Eagle Landing Townhomes West Sec 1	EOA	Approve
172	Elyson Sec 54	EOA	Approve
173	Jose Celedon Blue Lake Street Development	EOA	Approve
174	Klein ISD Kohrville Heritage Tract Sec 1	EOA	Approve
175	McAlister Opportunity Fund 2012 Sec 1	EOA	Approve
176	Moody Town and Country	EOA	Approve
177	Mueschke Business Park	EOA	Approve
178	Sherbourne Place	EOA	Approve
179	Sunterra Sec 45	EOA	Approve
180	Sunterra Sec 48	EOA	Approve
181	Sunterra Sec 51	EOA	Approve
182	Sunterra Sec 52	EOA	Approve
183	Westhaven Manor Sec 1	EOA	Approve

H NAME CHANGES

184	Grand Prairie Highlands (prev. Story Tract GP)	NC	Approve
185	North Houston Rosslyn At Woodsman Trail Reserve (prev. North Houston Rosslyn At Woodsman Trail Reserve)	NC	Approve
186	Synova GP (prev. Foley Road Tract GP)	NC	Approve

I CERTIFICATES OF COMPLIANCE

187	24885 FM 1485	COC	Approve
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Staff recommendation: Approve staff's recommendations for items 169-187.

Commission Action: Approved staff's recommendations for items 169-187.

Motion: **Clark**

Second: **Alleman**

Vote: **Carried**

Abstaining: **Sigler 172,
Heisch 172-175**

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

188	8931 Barton Street	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: **Alleman**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

Speaker: August Mury Jr., applicant – supportive

V. ESTABLISH A PUBLIC HEARING DATE OF MARCH 2, 2023

- a. Artisans Westheimer
- b. Brun Point
- c. Caprock Cottages
- d. Dimora Heights Replat No 1
- e. Forest West Homes
- f. Homes at Scheider Street
- g. Jackson Hill Kids R Kids
- h. Mahsa Amini
- i. Pamplex Gardens
- j. Randolph in Lincoln replat no 1
- k. Roc Homes Plaza
- l. Sunterra Sec 25 partial replat no 1
- m. Sunterra Shores Drive Street Dedication Sec 4 and Lift Station no 1 partial replat no 1
- n. Townhomes on Indiana
- o. West Knoll Place

Staff recommendation: Establish a public hearing date of March 2, 2023, for item V a-o.

Commission action: Established a public hearing date of March 2, 2023, for item V a-o.

Motion: **Mares**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

VI. PUBLIC COMMENT

Lunden Davis spoke regarding item 147.

Commissioner Clark clarified an earlier comment about drainage.

VII. EXCUSE THE ABSENCES OF COMMISSIONER TAHIR

Commissioner Tahir was present; no Commission action was required.

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:28 p.m.

Motion: **Clark**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App	
		Type	Deferral

A-Consent

1	Addicks Business LLC	C2	
2	Aguilar Nola Court Development	C2	
3	Almedaella Living	C2	DEF1
4	Always Market	C2	DEF1
5	Anniston Sec 9	C3P	
6	Bayou Riverwalk	C2	DEF2
7	BKR Washington Center	C2	
8	Bridgeland Creekland Village Sec 8	C3F	DEF1
9	Bridgeland Prairieland Village Sec 27	C3F	
10	Bridgestone Retreat	C3P	DEF1
11	Bringhurst Landing	C2	DEF1
12	Crestview Villas	C3F	
13	CRH Business Park	C2	
14	East Lake Houston Parkway and Reserves	C3P	DEF1
15	East River GP	GP	
16	East River Hirsch Reserve Sec 2	C2	
17	East Tidwell Plaza	C2	DEF1
18	Ella Shopping Center	C2	
19	Forestwood Sec 9	C3F	
20	Foxton Estates	C3F	
21	Fuel Depot at Crosstimbers	C2	
22	Glen Arbor Plaza	C2	
23	Gordon at Lazy Pine	C2	DEF2
24	Grand Park West	C2	DEF1
25	Grand Pines Sec 5	C3F	
26	Harris County MUD No 150 Water Plant No 1	C2	
27	Hernandez Properties	C2	
28	Huffman Estates	C2	DEF1
29	Innglo Global Place GP	GP	
30	Innglo Global Places Sec 1	C2	DEF2
31	International Life Change Ministries	C3F	
32	Jubilee Sec 3	C3F	
33	Jubilee Sec 8	C3F	
34	Katy Fort Bend Business Park	C2	DEF2
35	Kelly Estates	C3P	DEF1
36	Kobs Center	C2	
37	Kolbe Grove GP	GP	DEF2
38	Kolbe Grove Sec 2	C2	DEF1
39	La Fortaleza Village	C3F	
40	Little York Landing	C3F	
41	Memorial Luxury Villas	C3F	DEF1
42	Mestina Landing	C2	DEF2

Platting Summary**Houston Planning Commission****PC Date: February 16, 2023**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Mills Branch GP	GP	
44	Morton Creek Ranch Sec 29	C3F	
45	Padron Estates	C2	
46	Park Eight	C3F	
47	Pina Trucking	C2	
48	Retreat at Emir Street	C2	DEF2
49	Richmond Senior Living	C3P	
50	Robins Landing Sec 2	C3F	
51	Rothwood Pool Complex	C2	
52	Safstor Bammel	C2	
53	Self Road Place	C2	DEF1
54	Silver Falls by Roberts Homes	C3F	
55	Sourceone Carwash	C2	
56	Sterlingshire Estates	C3F	
57	Synova Sec 2	C3P	DEF1
58	Synova Street Dedication and Detention Reserve	C3P	DEF1
59	West Clay Green	C3F	
60	West Donovan Court	C3F	DEF1
61	Westfield Square	C2	
62	Whitewater Aldine Westfield	C2	

B-Replats

63	Bartlett Road Corner Lot	C2R	
64	Blue House	C2R	
65	Canchas El Guache	C2R	
66	Centre Business Park replat no 2	C2R	
67	Century Plaza Crossing	C2R	
68	Columbia Place	C2R	
69	Covenant House Texas	C2R	
70	Ellington Place	C2R	DEF1
71	Estates at Mann Street	C2R	
72	Frels Landing	C2R	
73	Fuqua Estates	C3R	DEF1
74	Harris County Sheriffs Office Complex on Navigation	C2R	DEF1
75	Hawthorne Hills	C2R	DEF2
76	Jasmine Cove	C2R	
77	Jasmine Loch	C2R	
78	Martinez Place	C2R	
79	McClain Commercial	C2R	
80	Norwood at Canal	C2R	DEF1
81	Peachtree Homes	C2R	
82	Perez Enclave	C2R	
83	Radcliff Grove	C2R	DEF1
84	Residences at the Medical Center LP	C2R	DEF1

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Rivera Estates	C2R	
86	Sandydale Complex	C2R	
87	Sears Estates	C2R	
88	Shemaz Development	C2R	
89	Stella Mar	C2R	
90	TM Spring Cypress	C2R	
91	Villamonte Place	C2R	
92	Villas at Buck Street	C2R	DEF2
93	Wentworth Villas	C2R	DEF1
94	Winfield Road Acres	C2R	
95	Wrenwood Estates	C2R	DEF1

C-Public Hearings Requiring Notification

96	Ashland Patio Homes partial replat no 1	C3N	
97	Audubon partial replat no 1	C3N	
98	Berto Aparicio Myrtle Street Development	C3N	
99	Brandon Street Luxury Homes replat no 1	C3N	
100	Briarcraft Meadows	C3N	
101	Garden Oaks First Section partial replat no 2	C3N	
102	Madera Estates	C3N	
103	Oak Forest Sec 1 partial replat no 5	C3N	
104	Orville Estates	C3N	
105	QuikTrip Store no 7951	C3N	
106	Spring Branch Villa partial replat no 4	C3N	
107	Timber Lakes Fire Station	C3N	DEF2
108	West 12th Street Manors	C3N	DEF2

D-Variances

109	Broze Road GP	GP	
110	Daphne	C2R	
111	Garfam Industries Industrial Park	C2R	DEF1
112	Gulfbelt Logistics Park GP	GP	
113	Gulfbelt Logistics Park Sec 1	C2	
114	Gulfbelt Logistics Park Sec 2	C3F	
115	Highland Heights Davidson	C2R	DEF1
116	Janisch Road Development	C2R	DEF1
117	Lone Star Archery LLC	C2R	
118	Missionary Society of St Paul St Peters The Apostle Catholic Church partial replat no 1	C2R	
119	New Life Community Center	C2	
120	Oakwood Trails	C2	DEF2
121	Perry Road Development	C3P	
122	Spring Creek Trails GP	GP	
123	Thirteen Eighteen Bammel Road	C2	
124	Westpark Oaks GP	GP	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
125	Woodlands Creekside Park Village Center Sec 6 partial replat no 2	C2R	DEF1

E-Special Exceptions

None

F-Reconsideration of Requirements

126	Greenville Estates	C3R
127	Hebron Seventh Day Adventist Church	C2R

G-Extensions of Approval

128	Brailsfort Place	EOA
129	Bronze Bar Mixed Use	EOA
130	Champions Park Logistics	EOA
131	Clay Bridgewater Commerce Park	EOA
132	Enclave at Rosehill Sec 1	EOA
133	Iglesia Monte Hermon	EOA
134	Methodist Willowbrook Hospital replat no 1 and extension	EOA
135	Mound Road Street Dedication and Greenhouse Road Extension	EOA
136	Regency Square Garden Homes	EOA
137	Scarlet Uvalde Quarters	EOA
138	Towne Lake North Reserve Sec 3	EOA
139	Uvalde Maple Reserve	EOA
140	Westlake Park Sec 1 partial replat no 1	EOA
141	Willowcreek Ranch Sec 4 partial replat no 2	EOA

H-Name Changes

142	Porter MUD Lift Station P and Unrestricted Reserves (prev. PetSuites Reserve)	NC
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I-Certification of Compliance

143	24816 Cunningham Drive	COC
144	18603 Clover Path	COC

J-Administrative

None

K-Development Plats with Variance Requests

145	8931 Barton Street	DPV	DEF1
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Off-Street Parking Variance Requests

III	347 W. 20th Street	PV
IV.	905 74th Street	PV

Hotel/Motel Variance Requests

Platting Summary**Houston Planning Commission****PC Date: February 16, 2023**

Item		App	
No.	Subdivision Plat Name	Type	Deferral
V.	Daphne Hotel located at 347 W. 20th Street	HMV	
VI.	Inn at Fondren located at 13831 Fondren Road	HMV	

Platting Summary**Houston Planning Commission****PC Date: February 16, 2023**

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	Addicks Business LLC	2023-0266	C2	Harris	ETJ	299X	2.01	2.01	0	CBT Construction Inc.	The Interfield Group
2	Aguilar Nola Court Development	2023-0274	C2	Harris	City	456Y	0.26	0.26	0	Pablo Aguilar Co.	Doshi Engineering & Surveying Company
3	Almedaella Living (DEF1)	2023-0225	C2	Harris	City	573R	2.82	2.82	0	HTX Properties	The Interfield Group
4	Always Market (DEF1)	2023-0025	C2	Harris	ETJ	419C	2.42	2.42	0	Midstream and Terminal Services LLC	Doucet & Associates, Inc.
5	Anniston Sec 9	2023-0290	C3P	Harris	ETJ	404T	14.53	2.00	76	Friendswood Development Company	BGE, Inc. - Land Planning
6	Bayou Riverwalk (DEF2)	2023-0027	C2	Harris	City	573J	5.62	5.62	0	ALJ Lindsey	Windrose
7	BKR Washington Center	2023-0317	C2	Harris	City	493E	1.42	1.26	0	BKR MEMORIAL II, LLC	Tetra Land Services
8	Bridgeland Creekland Village Sec 8 (DEF1)	2023-0202	C3F	Harris	ETJ	365F	26.31	1.83	108	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
9	Bridgeland Prairieland Village Sec 27	2023-0243	C3F	Harris	ETJ	365N	14.35	2.01	43	Bridgeland Development, LP	BGE, Inc.
10	Bridgestone Retreat (DEF1)	2023-0147	C3P	Harris	ETJ	293X	4.71	0.46	25	No Company	HRS and Associates, LLC
11	Bringhurst Landing (DEF1)	2023-0037	C2	Harris	City	494F	0.13	0.00	1	DRC Construction, LLC	Cobalt Engineering & Inspections LLC
12	Crestview Villas	2023-0313	C3F	Harris	City	455F	0.17	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
13	CRH Business Park	2023-0253	C2	Harris	ETJ	327E	49.33	49.33	0	CRH BUSINESS PARK, LLC	Civil-Surv Land Surveying, L.C.
14	East Lake Houston Parkway and Reserves (DEF1)	2023-0184	C3P	Harris	ETJ	378R	13.80	11.53	0	Friendswood Development	Meta Planning + Design LLC
15	East River GP	2023-0293	GP	Harris	City	494K	149.70	0.00	0	KBRN, LP	BGE, Inc.
16	East River Hirsch Reserve Sec 2	2023-0292	C2	Harris	City	494K	2.87	2.87	0	KBRN, LP	BGE, Inc.
17	East Tidwell Plaza (DEF1)	2023-0198	C2	Harris	City	454D	1.21	1.21	0	TN Associates, Inc.	Century Engineering, Inc
18	Ella Shopping Center	2023-0241	C2	Harris	ETJ	332X	2.70	2.70	0	CAS Consultants, LLC	CAS Consultants, LLC
19	Forestwood Sec 9	2023-0322	C3F	Harris	ETJ	411D	15.23	0.95	103	Tejas Engineering Management LLC	Meta Planning + Design LLC
20	Foxton Estates	2023-0212	C3F	Harris	City	574L	2.30	0.07	20	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
21	Fuel Depot at Crosstimbers	2023-0272	C2	Harris	City	454M	2.09	1.89	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
22	Glen Arbor Plaza	2023-0273	C2	Harris	ETJ	328R	1.00	1.00	0	Concept E & Y, LLC	Century Engineering, Inc
23	Gordon at Lazy Pine (DEF2)	2023-0087	C2	Harris	ETJ	298R	0.48	0.00	1	RM Quality Construction	Cobalt Engineering & Inspections LLC
24	Grand Park West (DEF1)	2023-0126	C2	Fort Bend	ETJ	525H	6.06	6.06	0	Bobcat Land & Development LLC (PacFin 6 LTD)	South Texas Surveying Associates, Inc.
25	Grand Pines Sec 5	2023-0295	C3F	Montgomery	ETJ	286B	34.82	10.05	111	LJA Engineering, Inc.	LJA Engineering, Inc.- (Houston Office)
26	Harris County MUD No 150 Water Plant No 1	2023-0285	C2	Harris	ETJ	371L	1.05	1.05	0	Harris County MUD No 150	BGE, Inc.
27	Hernandez Properties	2023-0324	C2	Harris	City/ETJ	369M	4.68	4.68	0	Four SSSS Investment, LLC	Owens Management Systems, LLC

Platting Summary**Houston Planning Commission****PC Date: February 16, 2023**

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				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
28	Huffman Estates (DEF1)	2023-0230	C2	Harris	ETJ	339H	10.64	4.22	5	SSK Property Holdings LLC	Beacon Land Services
29	Innglo Global Place GP	2023-0304	GP	Fort Bend	ETJ	527V	21.42	0.00	0	INNGL0 GLOBAL	Houston Platting
30	Innglo Global Places Sec 1 (DEF2)	2022-2982	C2	Fort Bend	ETJ	527V	10.10	10.10	0	INNGL0 GLOBAL	Houston Platting
31	International Life Change Ministries	2023-0239	C3F	Harris	ETJ	371E	13.40	12.94	0	Kingdom Structures	Windrose
32	Jubilee Sec 3	2023-0301	C3F	Harris	ETJ	324K	27.69	16.98	43	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
33	Jubilee Sec 8	2023-0302	C3F	Harris	ETJ	324K	13.80	0.60	54	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
34	Katy Fort Bend Business Park (DEF2)	2023-0011	C2	Harris	ETJ	444R	7.63	6.87	0	TNRG	The Pinnell Group, LLC
35	Kelly Estates (DEF1)	2023-0211	C3P	Montgomery	ETJ	296Q	28.04	24.42	0	RPEP KELLY ESTATES LLC	Civil-Surv Land Surveying, L.C.
36	Kobs Center	2023-0260	C2	Harris	ETJ	287K	15.56	15.56	0	Kobs Road Properties LLC	E.I.C. Surveying Company
37	Kolbe Grove GP (DEF2)	2023-0003	GP	Harris	City	450R	45.61	0.00	0	Lovett Homes	Windrose
38	Kolbe Grove Sec 2 (DEF1)	2023-0168	C2	Harris	City	450R	10.50	10.50	0	Lovett Homes	Windrose
39	La Fortaleza Village	2023-0191	C3F	Harris	City	450Q	0.50	0.00	6	Oc Plans & Permits	Oc Plans & Permits
40	Little York Landing	2023-0282	C3F	Harris	City	412X	1.00	0.02	14	Houston RT Investors LLC	Pioneer Engineering, LLC
41	Memorial Luxury Villas (DEF1)	2023-0203	C3F	Harris	City	450V	0.80	0.01	16	BEC Engineers and Consultants, LLC	Windrose
42	Mestina Landing (DEF2)	2023-0036	C2	Harris	City	455G	0.32	0.00	1	JW Turner Construction	Cobalt Engineering & Inspections LLC
43	Mills Branch GP	2023-0310	GP	Montgomery	ETJ	296P	50.90	0.00	0	A&S Engineering	Meta Planning + Design LLC
44	Morton Creek Ranch Sec 29	2023-0286	C3F	Harris	ETJ	445P	10.28	1.74	35	Woodmere Development Co	R.G. Miller Engineers
45	Padron Estates	2023-0296	C2	Harris	City	454A	0.17	0.00	1	Julio Padron	Owens Management Systems, LLC
46	Park Eight	2023-0294	C3F	Harris	City	529G	49.18	43.58	0	68B, a Texas limited liability company	BGE, Inc.
47	Pina Trucking	2023-0264	C2	Harris	ETJ	447H	4.76	4.76	0	Pina Trucking LLC	Dart Land Services LLC
48	Retreat at Emir Street (DEF2)	2023-0083	C2	Harris	City	453T	0.68	0.01	15	Danani LLC	RP & Associates
49	Richmond Senior Living	2023-0006	C3P	Fort Bend	ETJ	524P	7.49	0.00	1	Abam, Inc	KFW Engineers & Surveying
50	Robins Landing Sec 2	2023-0287	C3F	Harris	City	456A	15.29	2.76	78	Houston Habitat for Humanity, Inc.	Elevation Land Solutions
51	Rothwood Pool Complex	2023-0242	C2	Harris	ETJ	291J	4.15	4.15	0	ALJ Lindsey	Windrose
52	Safstor Bammel	2023-0291	C2	Harris	ETJ	371W	3.82	3.82	0	Kimley-Horn	Bowman Consulting Group
53	Self Road Place (DEF1)	2023-0145	C2	Harris	ETJ	287X	4.36	4.36	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
54	Silver Falls by Roberts Homes	2023-0056	C3F	Harris	City	451T	0.63	0.01	11	ROBERTS HOMES LLC	Bowden Land Services & Consulting
55	Sourceone Carwash	2023-0323	C2	Harris	City/ETJ	289R	1.53	1.53	0	Triangle Engineering, LLC	Windrose
56	Sterlingshire Estates	2023-0306	C3F	Harris	City	455B	0.16	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
57	Synova Sec 2 (DEF1)	2023-0179	C3P	Harris	ETJ	378V	27.70	6.23	112	Friendswood Development	Meta Planning + Design LLC

Platting Summary**Houston Planning Commission****PC Date: February 16, 2023**

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
58	Synova Street Dedication and Detention Reserve (DEF1)	2023-0187	C3P	Harris	ETJ	378V	28.50	26.43	0	Friendswood Development	Meta Planning + Design LLC
59	West Clay Green	2023-0267	C3F	Harris	City	492R	0.23	0.00	4	Mazzarino Construction	Total Surveyors, Inc.
60	West Donovan Court (DEF1)	2023-0210	C3F	Harris	City	452C	4.95	0.52	58	Titan Homes	The Interfield Group
61	Westfield Square	2023-0255	C2	Harris	ETJ	293X	7.97	7.97	0	A Westfield LLC	Core
62	Whitewater Aldine Westfield	2023-0311	C2	Harris	ETJ	292V	1.08	1.08	0	Clay Moore Eng.	Gruller Surveying

B-Replats

63	Bartlett Road Corner Lot	2023-0336	C2R	Waller	ETJ	443H	3.25	3.25	0	ALJ Lindsey	Windrose
64	Blue House	2023-0252	C2R	Harris	City	494N	0.12	0.00	2	Integrity Rock Construction	South Texas Surveying Associates, Inc.
65	Canchas El Guache	2023-0265	C2R	Harris	City	572Z	3.69	3.69	0	N/A	E.I.C. Surveying Company
66	Centre Business Park replat no 2	2023-0263	C2R	Harris	City	529V	10.59	10.59	0	WISCH LEASING GROUP, LP	PEA Group
67	Century Plaza Crossing	2023-0334	C2R	Harris	ETJ	332Y	21.11	21.11	0	15200 Investments LLC	Windrose
68	Columbia Place	2023-0268	C2R	Harris	City	453S	0.14	0.00	2	Alinar Holdings, LLC	Total Surveyors, Inc.
69	Covenant House Texas	2023-0300	C2R	Harris	City	493S	2.10	2.10	0	PIN OAK INTERESTS, LLC	C.L. Davis & Company
70	Ellington Place (DEF1)	2023-0163	C2R	Harris	City	412P	0.16	0.00	3	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
71	Estates at Mann Street	2023-0277	C2R	Harris	City	454J	0.28	0.00	4	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
72	Frels Landing	2023-0269	C2R	Harris	City	413T	0.53	0.00	1	Narciso Miranda	Total Surveyors, Inc.
73	Fuqua Estates (DEF1)	2023-0008	C3R	Harris	City	574U	5.00	5.00	42	BEC Engineers and Consultants, LLC	Windrose
74	Harris County Sheriffs Office Complex on Navigation (DEF1)	2023-0136	C2R	Harris	City	494U	7.84	7.84	0	Huitt-Zollars, Inc.	MBCO Engineering
75	Hawthorne Hills (DEF2)	2022-2960	C2R	Harris	City	414Z	0.52	0.14	8	CC Homes	Moon House Predevelopment LLC
76	Jasmine Cove	2023-0228	C2R	Harris	City	453Y	0.62	0.05	14	3 Dog Developments LLC	The Interfield Group
77	Jasmine Loch	2023-0218	C2R	Harris	City	453Y	0.13	0.00	3	3 Dog Developments LLC	The Interfield Group
78	Martinez Place	2023-0278	C2R	Harris	City	413W	1.21	0.00	2	Oc Plans & Permits	Oc Plans & Permits
79	McClain Commercial	2023-0247	C2R	Harris	City	496H	2.37	2.37	0	ATR Engineering	The Pinnell Group, LLC
80	Norwood at Canal (DEF1)	2023-0135	C2R	Harris	City	494U	3.21	3.21	0	Huitt-Zollars, Inc.	MBCO Engineering
81	Peachtree Homes	2023-0276	C2R	Harris	City	454L	0.28	0.01	4	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
82	Perez Enclave	2023-0315	C2R	Harris	City	574G	0.18	0.00	1	Alejandro Perez	Owens Management Systems, LLC
83	Radcliff Grove (DEF1)	2023-0181	C2R	Harris	City	492C	0.19	0.00	4	Survey Solutions of Texas	Survey Solutions of Texas
84	Residences at the Medical Center LP (DEF1)	2023-0146	C2R	Harris	City	533L	0.24	0.00	6	Survey Solutions of Texas	Survey Solutions of Texas

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85	Rivera Estates	2023-0261	C2R	Harris	ETJ	498G	0.45	0.00	1	Kenia Polanco	Dart Land Services LLC
86	Sandydale Complex	2023-0326	C2R	Harris	ETJ	413H	0.40	0.34	0	Rolando Lozano	Owens Management Systems, LLC
87	Sears Estates	2023-0257	C2R	Harris	City	335W	0.20	0.00	2	Champions Real Estate Group	Texas Field Services
88	Shemaz Development	2023-0150	C2R	Harris	City	570M	1.00	1.00	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
89	Stella Mar	2023-0148	C2R	Harris	City	411Z	0.51	0.00	3	Stella Mar Construction, LLC	HRS and Associates, LLC
90	TM Spring Cypress	2023-0281	C2R	Harris	ETJ	367C	8.72	8.72	0	TM Spring Cypress	Hovis Surveying Company Inc.
91	Villamonte Place	2023-0194	C2R	Harris	City	572X	0.98	0.59	7	Villamonte Development	Owens Management Systems, LLC
92	Villas at Buck Street (DEF2)	2023-0055	C2R	Harris	City	494F	0.23	0.00	6	Simron Properties, LP	ICMC GROUP INC
93	Wentworth Villas (DEF1)	2023-0155	C2R	Harris	City	533C	0.12	0.00	2	Nui Haus, LLC	Total Surveyors, Inc.
94	Winfield Road Acres	2023-0288	C2R	Harris	ETJ	414L	0.68	0.00	1	Oc Plans & Permits	Oc Plans & Permits
95	Wrenwood Estates (DEF1)	2023-0196	C2R	Harris	City	449X	0.33	0.00	2	Stonefield Houston LLC	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

C-Public Hearings Requiring Notification

96	Ashland Patio Homes partial replat no 1	2023-0028	C3N	Harris	City	452V	0.08	0.08	0	Newberg Road Partners, L.P.	BGE, Inc.
97	Audubon partial replat no 1	2023-0090	C3N	Harris	ETJ	410T	0.13	0.13	0	Harris County Municipal Utility District No 220	EHRA
98	Berto Aparicio Myrtle Street Development	2022-2758	C3N	Harris	City	534H	0.24	0.24	0	Heriberto Aparicio	Doshi Engineering & Surveying Company
99	Brandon Street Luxury Homes replat no 1	2022-2860	C3N	Harris	City	533Y	0.23	0.00	3	TBD	K. Chen Engineering
100	Briarcraft Meadows	2022-3054	C3N	Fort Bend	City	570V	1.73	0.02	19	Aimy Builders	RP & Associates
101	Garden Oaks First Section partial replat no 2	2023-0073	C3N	Harris	City	452R	0.43	0.43	0	EMERGE! Properties, LLC	Quiddity Engineering
102	Madera Estates	2023-0052	C3N	Harris	City	415Z	0.18	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
103	Oak Forest Sec 1 partial replat no 5	2023-0075	C3N	Harris	City	452K	0.44	0.00	2	John Deakins	ICMC GROUP INC
104	Orville Estates	2022-2933	C3N	Harris	City	454M	0.18	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
105	QuikTrip Store no 7951	2022-2586	C3N	Harris	ETJ	498E	6.97	6.97	0	QuikTrip Corporation	Matkin Hoover Engineering
106	Spring Branch Villa partial replat no 4	2023-0094	C3N	Harris	City	450E	0.21	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
107	Timber Lakes Fire Station (DEF2)	2022-2962	C3N	Montgomery	ETJ	251N	1.80	1.80	0	Timber Lakes Volunteer Fire Department, Inc.	Meta Planning + Design LLC
108	West 12th Street Manors (DEF2)	2022-2929	C3N	Harris	City	452Y	0.21	0.00	5	Prebish Homes	Total Surveyors, Inc.

D-Variances

109	Broze Road GP	2023-0314	GP	Harris	ETJ	334N	111.20	0.00	0	A&S Engineering	Meta Planning + Design LLC
110	Daphne	2023-0029	C2R	Harris	City	452V	0.64	0.64	0	Wood Lane Partners, Ltd.	BGE, Inc.

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				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
111	Garfam Industries Industrial Park (DEF1)	2023-0010	C2R	Harris	ETJ	373X	0.64	0.60	0	Garfam Industries	The Pinnell Group, LLC
112	Gulfbelt Logistics Park GP	2023-0067	GP	Harris	City	576V	77.03	0.00	0	LJA Engineering	LJA Engineering, Inc.- (Houston Office)
113	Gulfbelt Logistics Park Sec 1	2022-3037	C2	Harris	City	576V	29.97	29.97	0	LJA	LJA Engineering, Inc.- (Houston Office)
114	Gulfbelt Logistics Park Sec 2	2022-3040	C3F	Harris	City	576V	17.77	16.68	0	LJA	LJA Engineering, Inc.- (Houston Office)
115	Highland Heights Davidson (DEF1)	2022-3012	C2R	Harris	City	452C	0.17	0.00	3	Tradepero International LLC	Core
116	Janisch Road Development (DEF1)	2023-0093	C2R	Harris	City	452H	2.38	2.38	0	C H Builders, Inc.	Richard Grothues Designs
117	Lone Star Archery LLC	2023-0080	C2R	Montgomery	ETJ	252J	0.48	0.48	0	William & Sherry Chambers	Jeffrey Moon & Associates
118	Missionary Society of St Paul St Peters The Apostle Catholic Church partial replat no 1	2023-0079	C2R	Harris	City	533L	1.83	1.83	0	Missionary Society of St. Paul Inc.	Jeffrey Moon & Associates
119	New Life Community Center	2023-0123	C2	Harris	City/ETJ	372P	9.39	9.39	0	RCCA New Life Center	E.I.C. Surveying Company
120	Oakwood Trails (DEF2)	2023-0097	C2	Harris	ETJ	330M	11.79	11.79	0	Kimley-Horn	Windrose
121	Perry Road Development	2023-0279	C3P	Harris	ETJ	369G	18.02	17.81	0	Kimley-Horn	Windrose
122	Spring Creek Trails GP	2023-0321	GP	Montgomery	ETJ	286A	29.77	0.00	0	Ashton Woods Homes, Inc.,	LJA Engineering, Inc.- (Houston Office)
123	Thirteen Eighteen Bammel Road	2023-0174	C2	Harris	ETJ	332M	35.80	35.80	0	MiTek, Inc.	LJA Engineering, Inc.- (Houston Office)
124	Westpark Oaks GP	2023-0337	GP	Harris	ETJ	324B	214.26	0.00	0	WGA Consulting Engineers	Windrose
125	Woodlands Creekside Park Village Center Sec 6 partial replat no 2 (DEF1)	2023-0091	C2R	Harris	ETJ	250N	6.45	1.00	0	The Woodlands Development Co, LP	LJA Engineering, Inc.- (Houston Office)

E-Special Exceptions

None

F-Reconsideration of Requirements

126	Greenville Estates	2023-0081	C3R	Harris	City	574U	2.50	0.35	38	BEC Engineers and Consultants, LLC	Windrose
127	Hebron Seventh Day Adventist Church	2023-0232	C2R	Harris	City	412T	0.70	0.70	0	Hebron Seventh Day Adventist Church	Chesterfield Development Services

G-Extensions of Approval

128	Brailsfort Place	2021-3085	EOA	Harris	City	493Z	0.11	0.00	3	DMT Homes LLC	Surv-Tex surveying Inc.
129	Bronze Bar Mixed Use	2022-0116	EOA	Harris	City	452U	0.15	0.15	0	Cisneros Design Studio	Windrose
130	Champions Park Logistics	2022-0352	EOA	Harris	ETJ	371P	14.02	14.02	0	Ward, Getz & Associates, LLP	Windrose
131	Clay Bridgewater Commerce Park	2022-0365	EOA	Harris	ETJ	446E	15.30	15.30	0	THE URBAN COMPANIES	The Pinnell Group, LLC

Platting Summary**Houston Planning Commission****PC Date: February 16, 2023**

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
132	Enclave at Rosehill Sec 1	2022-0397	EOA	Harris/Montgomery	ETJ	286J	103.88	97.53	0	FM2920 Land Company, LTD	McKim and Creed
133	Iglesia Monte Hermon	2022-0377	EOA	Harris	ETJ	445C	2.00	1.84	0	Iglesia Monte Hermon, Inc.	South Texas Surveying Associates, Inc.
134	Methodist Willowbrook Hospital replat no 1 and extension	2022-0022	EOA	Harris	City/ETJ	370E	42.61	42.61	0	Kuo & Associates, Inc	Kuo & Associates, Inc
135	Mound Road Street Dedication and Greenhouse Road Extension	2022-0295	EOA	Harris	ETJ	367J	1.95	0.00	0	CW SCOA West, L.P., a Texas Limited Partnership	EHRA
136	Regency Square Garden Homes	2022-0335	EOA	Harris	ETJ	369E	8.81	8.06	0	The Cornerbrook Companies	Windrose
137	Scarlet Uvalde Quarters	2022-0445	EOA	Harris	ETJ	457P	8.80	8.80	0	Scarlet Capital	Windrose
138	Towne Lake North Reserve Sec 3	2022-0328	EOA	Harris	ETJ	367J	29.85	29.85	0	C.W. SCOA West, L.P.rship	EHRA
139	Uvalde Maple Reserve	2022-0392	EOA	Harris	ETJ	457K	16.50	16.50	0	Kimley-Horn	Windrose
140	Westlake Park Sec 1 partial replat no 1	2022-0177	EOA	Harris	City	488B	4.54	4.54	0	DeBartolo Development, LLC.	Terra Associates, Inc.
141	Willowcreek Ranch Sec 4 partial replat no 2	2022-0320	EOA	Harris	ETJ	288W	15.20	0.00	6	M. Iiyas, and et al.	EHRA

H-Name Changes

142	Porter MUD Lift Station P and Unrestricted Reserves (prev. PetSuites Reserve)	2022-2718	NC	Montgomery	ETJ	296S	3.63	3.63	0	STNL Development	Meta Planning + Design LLC
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I-Certification of Compliance

143	24816 Cunningham Drive	23-1677	COC	Montgomery	ETJ	296P	10			A&S Engineers OBO Porter MUD	A&S Engineers OBO Porter MUD
144	18603 Clover Path	23-1678	COC	Montgomery	ETJ	295B				Tomas Gaytan	Tomas Gaytan

J-Administrative

None

K-Development Plats with Variance Requests

145	8931 Barton Street	22125310 DPV	Harris	City	575H					August Murray Jr.	August Murray Jr.
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Off-Street Parking Variance Requests

III	347 W. 20th Street	22115049 PV	Harris	City	452V					Stephanie Hamilton	BGE, Inc.
IV	905 74th Street	22063222 PV	Harris	City	495S					Luke Fry	Sun Collective

Hotel/Motel Variance Requests

Platting Summary**Houston Planning Commission****PC Date: February 16, 2023**

Item		App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
V	Daphne Hotel located at 347 W. 20th Street	22115049	HMV	Harris	City	452V				Stephanie Hamilton	BGE Inc.
VI	Inn at Fondren located at 13831 Fondren Road	22119715	HMV	Harris	City	570R				Nirmal Gandhi	Gandhi Designs LLC

Houston Planning Commission

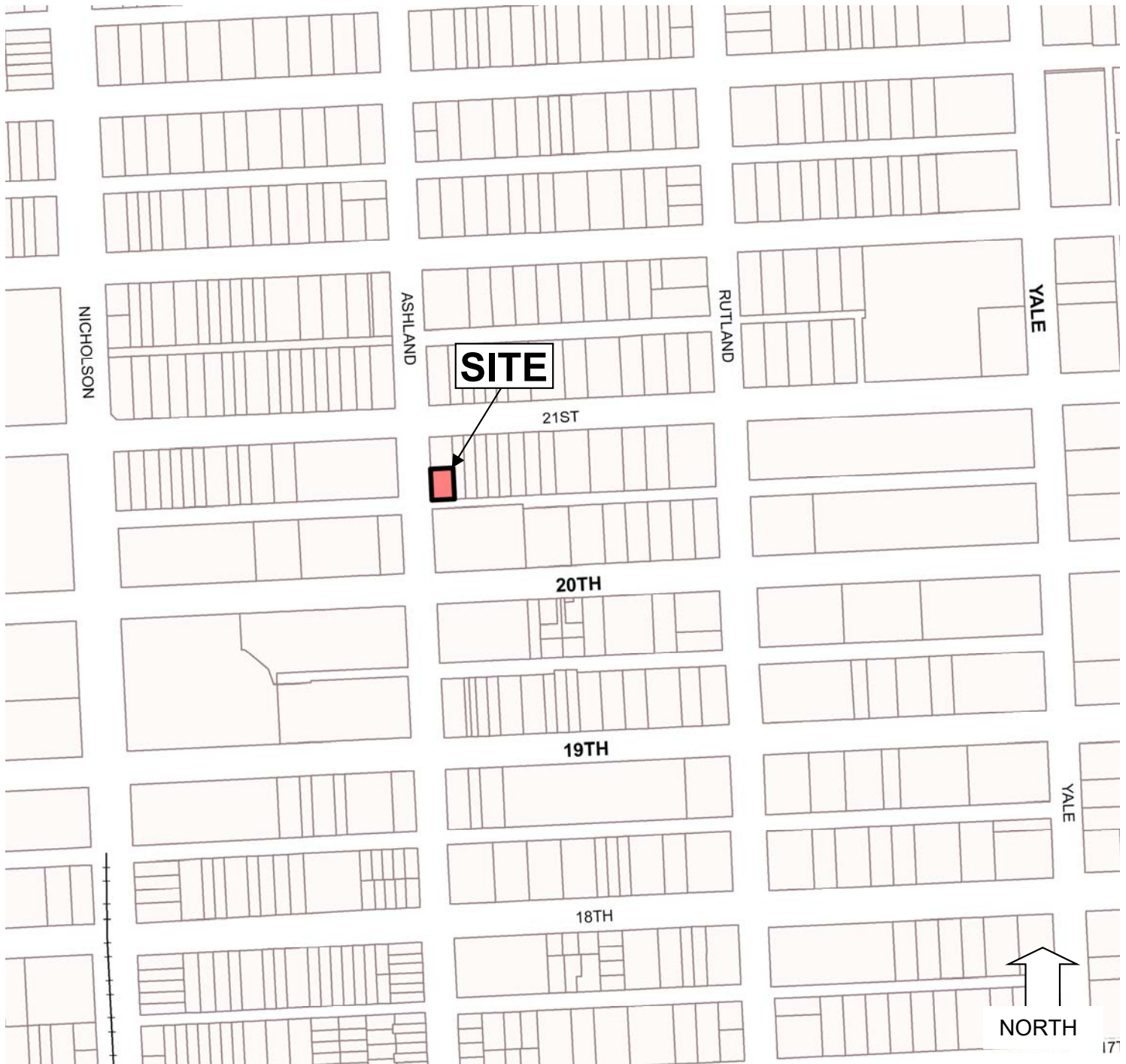
ITEM: 96

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Ashland Patio Homes partial replat no 1

Applicant: BGE, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Ashland Patio Homes partial replat no 1

Applicant: BGE, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Ashland Patio Homes partial replat no 1

Applicant: BGE, Inc.



C – Public Hearings with Variance

Aerial

PARKING ANALYSIS

TOTAL REQUIRED PARKING	1 PER ROOM UP TO 250 ROOMS
51 TOTAL ROOMS - 2 SUITES	47 PARKING SPACES REQUIRED
ON SITE PARKING	16 PARKING SPACES AVAILABLE
OFF SITE PARKING (WITHIN 200' OF SITE)	14 PARKING SPACES AVAILABLE
OFF SITE PARKING (WITHIN 500' OF SITE)	9 PARKING SPACES AVAILABLE
10 BIKE SPACES PROVIDED IN ADDITION TO THE 7 REQUIRED	4 SPACE REDUCTION (10%)
TOTAL PARKING SPACES	50 PARKING SPACES PROVIDED

Ashland Patio Homes
partial replat no 1

7 PARKING SPACES
AVAILABLE
(8.5'x20.6' TYP.)

16 ON-SITE PARKING
SPACES AVAILABLE
(8.5'x19' TYP.)

20' PUBLIC ALLEY

ASHLAND STREET

14 PARKING SPACES
AVAILABLE
(9'x19' TYP.)

W. 20th STREET

RUTLAND STREET

9 PARKING SPACES
AVAILABLE
(9'x19' TYP.)

+565'

PUBLIC ALLEY

PARKING EXHIBIT

DAPHNE

±0.6428 ACRES OF LAND
HOUSTON, TX

December 15, 2022

BGE #10726



BGE Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
www.bgeinc.com



This drawing is a conceptual site plan and is not intended to be used for construction. It is for informational purposes only. The information contained herein is not to be used for any other purpose without the written consent of BGE Inc. BGE Inc. is not responsible for any errors or omissions in this drawing. The information contained herein is not to be used for any other purpose without the written consent of BGE Inc. BGE Inc. is not responsible for any errors or omissions in this drawing.



Application Number: 2023-0028

Plat Name: Ashland Patio Homes partial replat no 1

Applicant: BGE, Inc.

Date Submitted: 01/06/2023

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 lot restricted to single-family residential to be replatted to permit the use of the property for a parking lot

Chapter 42 Section: 42-193(c)(1)

Chapter 42 Reference:

42-193 (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

n/a

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

This site is in the Heights located on Ashland Street, north of W. 20th St., west of Rutland St., and south of W. 21st St. Originally platted in 1894 with no restrictions or building setback lines, the parcel was replatted in 2011 to create a single-family lot. Currently, there is a 2,400 s.f. existing single-family home on the lot. The current owner intends to demolish the existing home and utilize the lot for a 7-space asphalt parking lot to meet Ch. 26 ordinance requirements for the nearby five-story boutique hotel. The main hotel site and parking lot will be located directly south from the lot, across the 20' public alley. The boutique hotel will have 16 parking spaces on-site with parking access that connects to the one-way entry of the proposed parking lot with egress onto Ashland St. The connection of the parking lots will ensure guests that the 7-spaces are part of the main parking lot and decrease the traffic along the existing alley that already serves many mixed-use developments. The Heights contains many small parcels unsuitable for current development standards. Most of the existing businesses in the area were constructed prior to the current subdivision and parking regulations which has resulted in creating an overall unique character in this trending and continually growing urban area. With small street paving widths and open ditch drainage systems, it is undesirable to have more public on street parking. Allowing to amend the use of a single-family residential lot for a small parking lot will not only satisfy current parking regulations but restrict the need for guests to park along public streets.

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

The Heights contains many small parcels that make it difficult to redevelop under current subdivision regulations. The characteristics of the local buildings in the area, including homes, businesses, and restaurants are typically built close to the street and create a unique urban area. Large parking lots are not as feasible or available in the Heights as in other parts of Houston. Changing the use of the lot does not contradict the original intent of the originally platted subdivision.

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

The intent of the ordinance will be preserved because the originally platted subdivision of the Heights did not have restrictions or building setback requirements. This area has long been a mixed-use area in close proximity to the established commercial area of the Heights. The parking lot will be maintained by the sophisticated boutique hotel which will be managed with high standards.

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

Safety and welfare will be preserved by providing specific parking for hotel guests without the need to park on public streets in front of residential homes nearby. There will be a 6' sidewalk along Ashland that will encourage pedestrian walking to the main hotel entrance. The proposed lot will follow the regulations of Ch. 33 by planting the required street trees and shrubs along Ashland St.

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

The intent behind the transformation of this residential lot into a parking lot is to allow a connection to the main parking lot of the hotel. This will ensure that the patrons of the hotel will have sufficient parking, and nearby residents and businesses will not be negatively impacted by the lack of meeting current Chapter 26 parking regulations. There are not many parcels available in the area, but the owner has purchased a total of three off-site tracts over the course of four years to satisfy the ordinance requirements and create an overall project that will complement the trending urban character of the area.



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

January 26, 2022

Dear Property Owner:

Reference Number: 2023-0028; Ashland Patio Homes partial replat no 1; partial replatting of **Ashland Patio Homes:** Lot 2, block 1, as recorded in Film Code no 639017 of the Harris County Map Records.

The property is located along and east of Ashland Street north of W. 20th Street. The purpose of the replat is to create one (1) restricted reserve, restricted to parking, landscaping, open space, drainage, detention, and incidental utility purposes. The proposed reserve is intended to provide a 7-space asphalt parking lot for a nearby five story boutique hotel see the attached exhibit. The applicant, **Ralph Lopez Gerald Grissom**, with **BGE, Inc.**, on behalf of **Newberg Road Partners, L.P., a Texas limited partnership**, can be contacted at **281-558-8700**.

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, February 16, 2023, 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, 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: 97

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Audubon partial replat no 1

Applicant: EHRA



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 02//16/2023

Subdivision Name: Audubon partial replat no 1

Applicant: EHRA



C – Public Hearings

Aerial



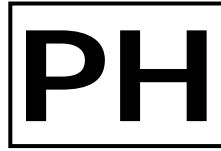
CITY OF HOUSTON

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

January 23, 2023

Dear Property Owner:

Reference Number: 2023-0090; Audubon partial replat no 1; a partial replat of **Audubon** subdivision, being Reserve "D", Restricted to Lift Station, in Block 1, as recorded at Film Code No. 607192 of the Harris County Map Records.

The property is located along and east of Commerce Creek Drive, south of Leadore Drive, and north of W Little York Road. The purpose of the replat is to create a reserve restricted to lift station and water re-pressurization uses, establish a 10' building line, and revise a 14' utility easement to a 10' utility easement. The applicant, **Christopher Browne**, with EHRA, on behalf of the developer, Harris County Municipal Utility District No 220, can be contacted at **713-337-7447**.

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, February 16, 2023, 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.
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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- 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: 98

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Berto Aparicio Myrtle Street Development

Applicant: Doshi Engineering & Surveying Company

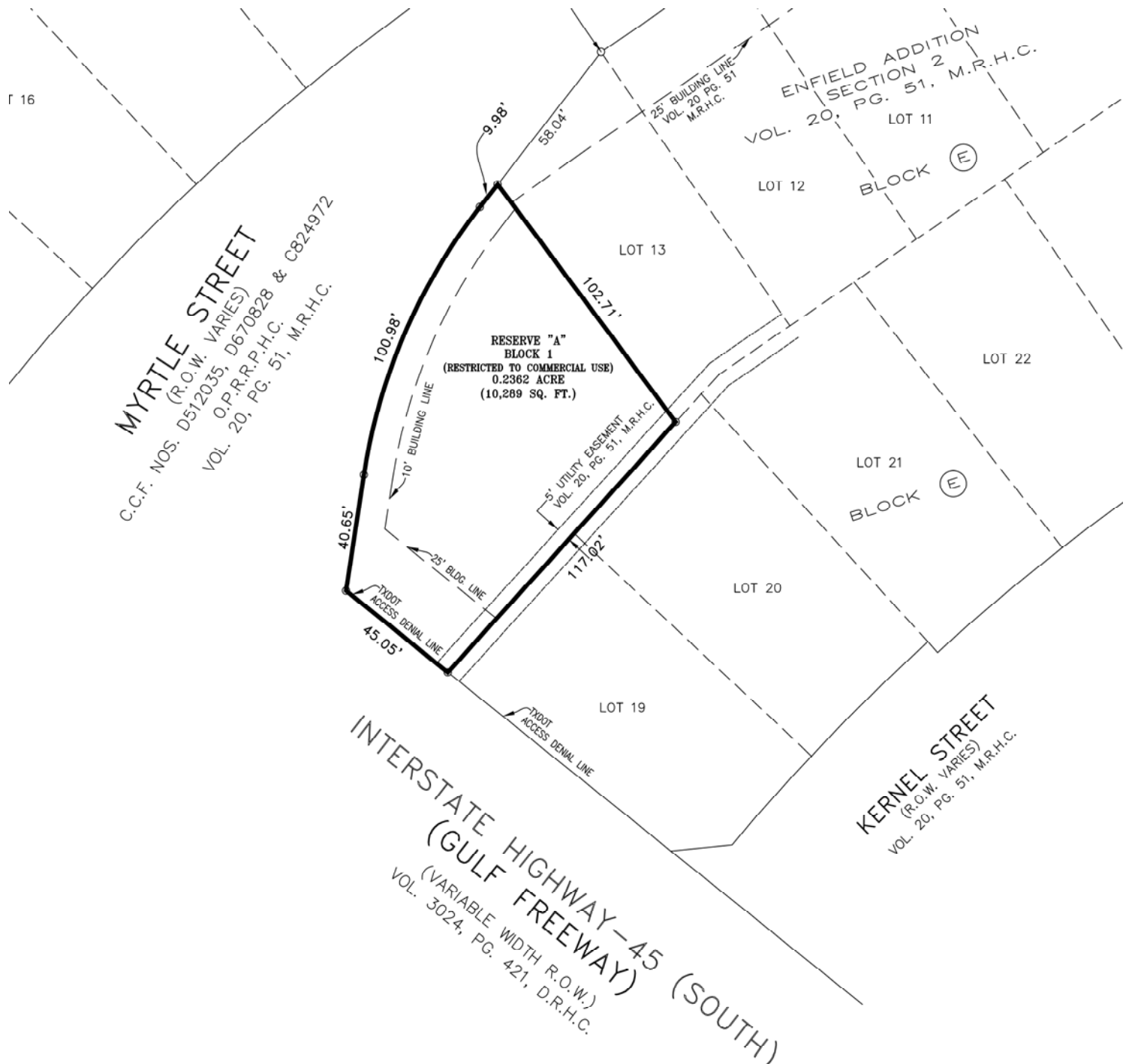


C – Public Hearings

Site Location

Subdivision Name: Berto Aparicio Myrtle Street Development

Applicant: Doshi Engineering & Surveying Company



Houston Planning Commission

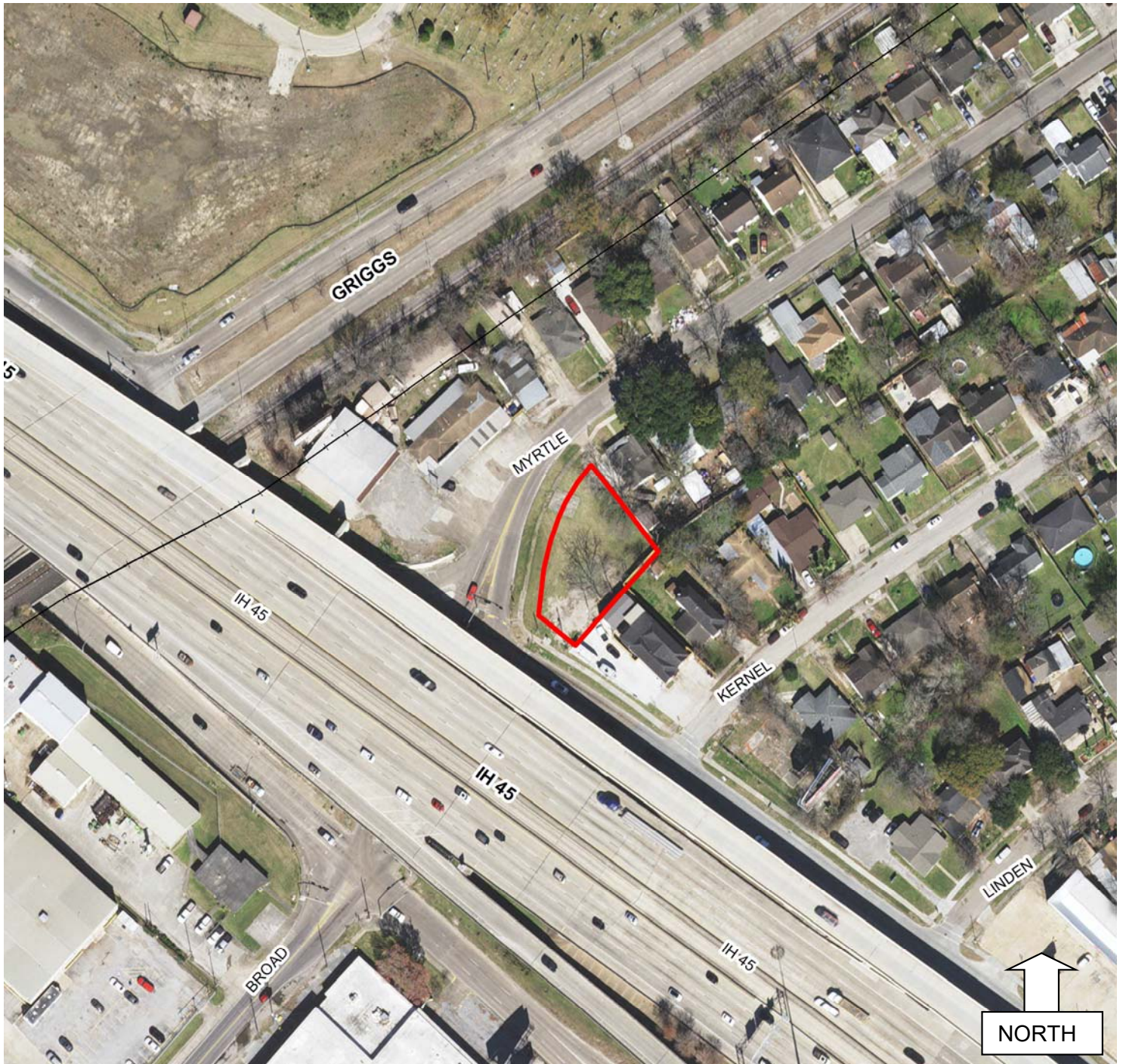
ITEM: 98

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Berto Aparicio Myrtle Street Development

Applicant: Doshi Engineering & Surveying Company



C – Public Hearings

Aerial



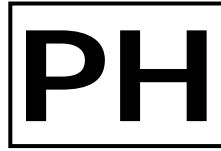
CITY OF HOUSTON

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

January 23, 2023

Dear Property Owner:

Reference Number: 2022-2758; Berto Aparicio Myrtle Street Development; a partial replat of **Enfield Addition Section 2**, being all of Lots 14 and 15 and a portion of Lot 16, in Block E, as recorded in Volume 20, Page 51 of the Harris County Map Records.

The property is located at the intersection of Myrtle Street and IH 45 feeder road. The purpose of the replat is to create a commercial reserve. The applicant, **Hasmukh Doshi**, with Doshi Engineering & Surveying Company, on behalf of the developer, Heriberto Aparicio, can be contacted at **281-395-9906**.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, February 16, 2023, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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Houston Planning Commission

ITEM: 99

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Brandon Street Luxury Homes replat no 1

Applicant: K. Chen Engineering



C – Public Hearings

Site Location

Houston Planning Commission

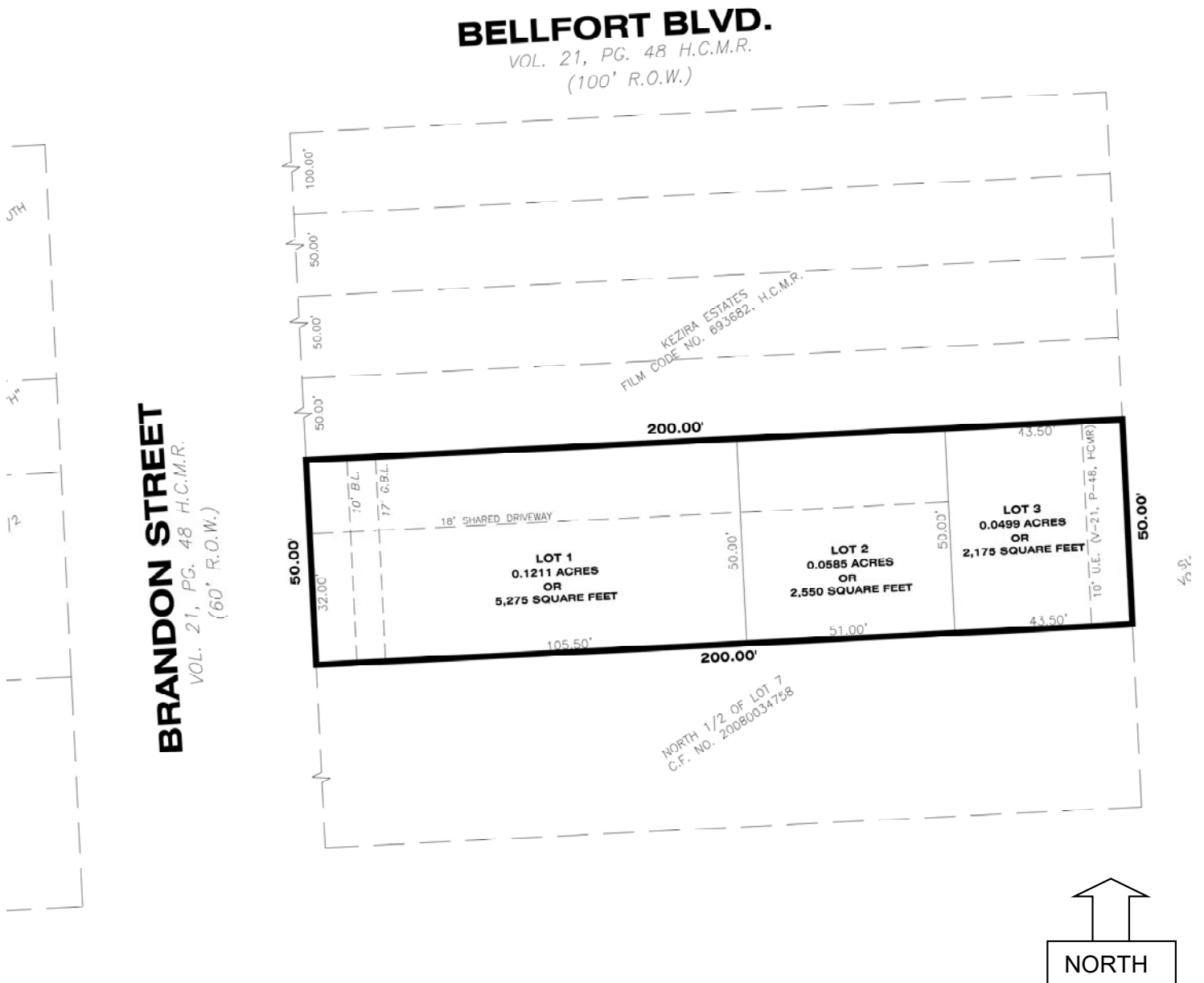
ITEM: 99

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Brandon Street Luxury Homes replat no 1

Applicant: K. Chen Engineering



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 99

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Brandon Street Luxury Homes replat no 1

Applicant: K. Chen Engineering



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

January 26, 2023

Dear Property Owner:

Reference Number: 2022-2860; Brandon Street Luxury Homes replat no 1; a replat of **Brandon Street Luxury Homes**, being all of Lots 1 & 2, Block 1 as recorded in Film Code No. 697880 of the Harris County Map Records.

The property is located east along Brandon Street, south of Bellfort Boulevard and west of Scott Street. The purpose of the replat is to create three (3) single-family residential lots on a shared driveway. The applicant, **George Torres**, with K. Chen Engineering, on behalf of Key Essential Properties, LLC, the developer, can be contacted at **713-952-6888**.

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City Council Chamber, Public Level, Houston, Texas

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Planning Commission Body, Authority and Obligation

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Houston Planning Commission

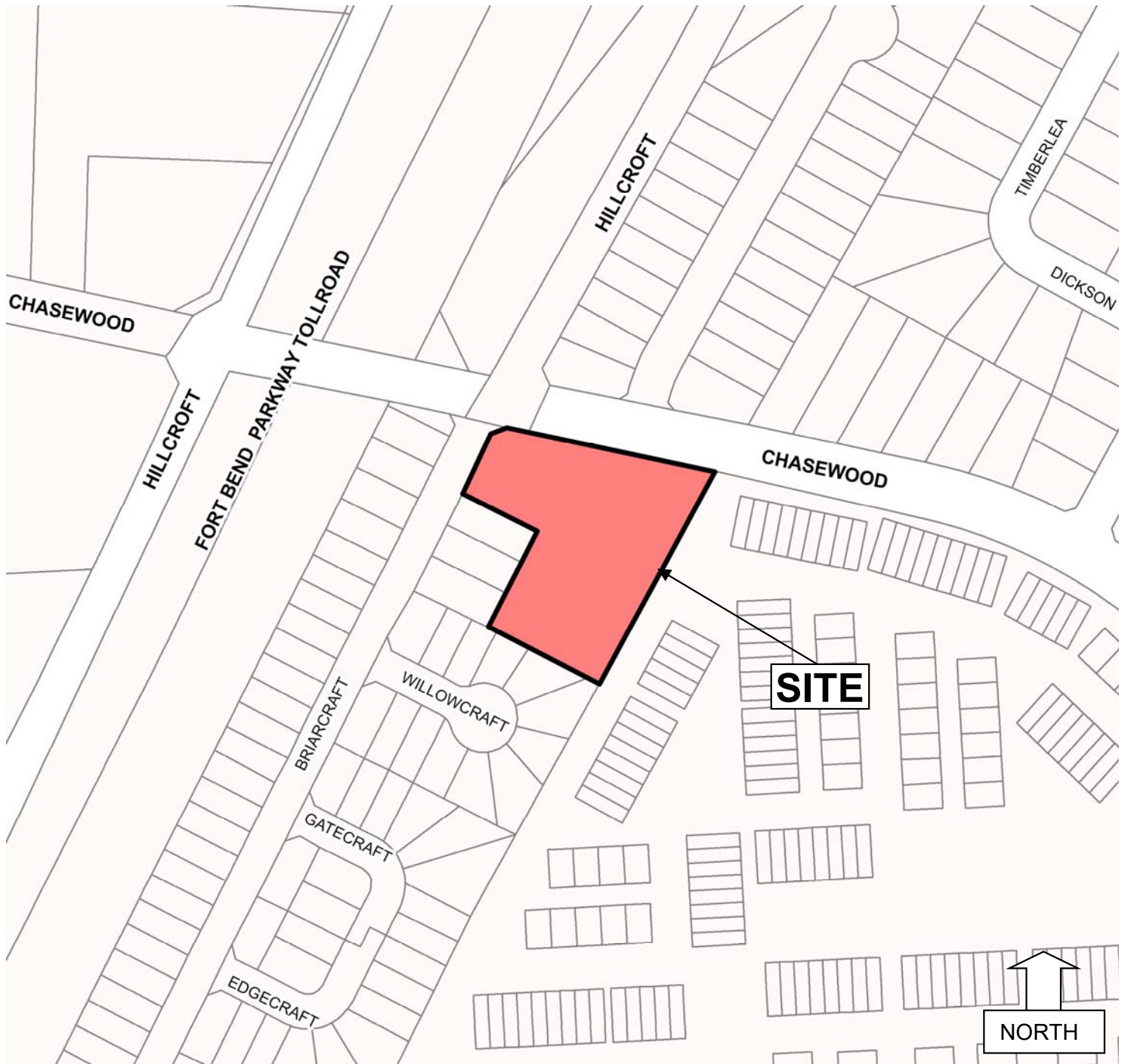
ITEM: 100

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Briarcraft Meadows

Applicant: RP & Associates



C – Public Hearings

Site Location

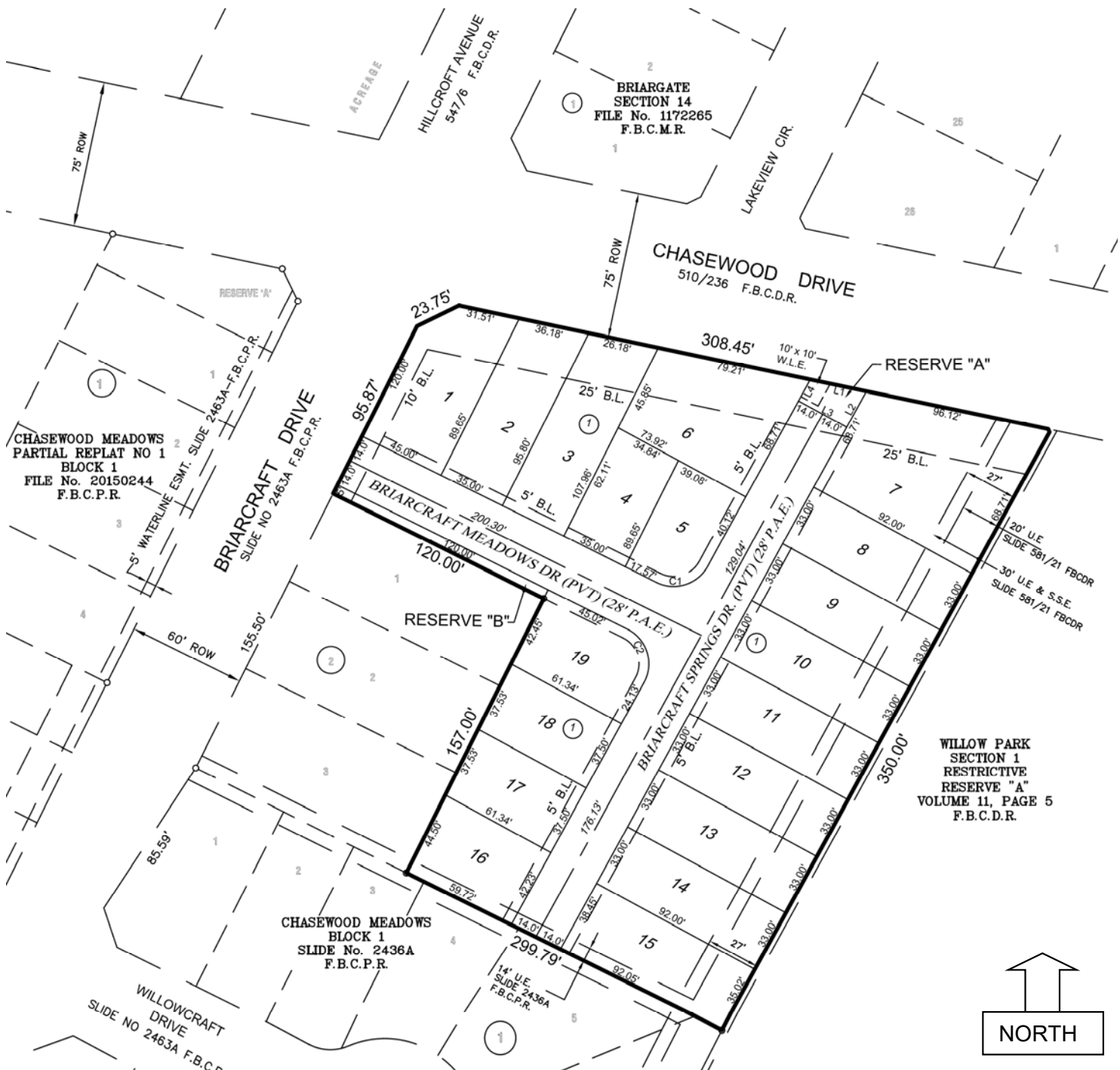
ITEM: 100

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Briarcraft Meadows

Applicant: RP & Associates



C – Public Hearings

Subdivision

Houston Planning Commission

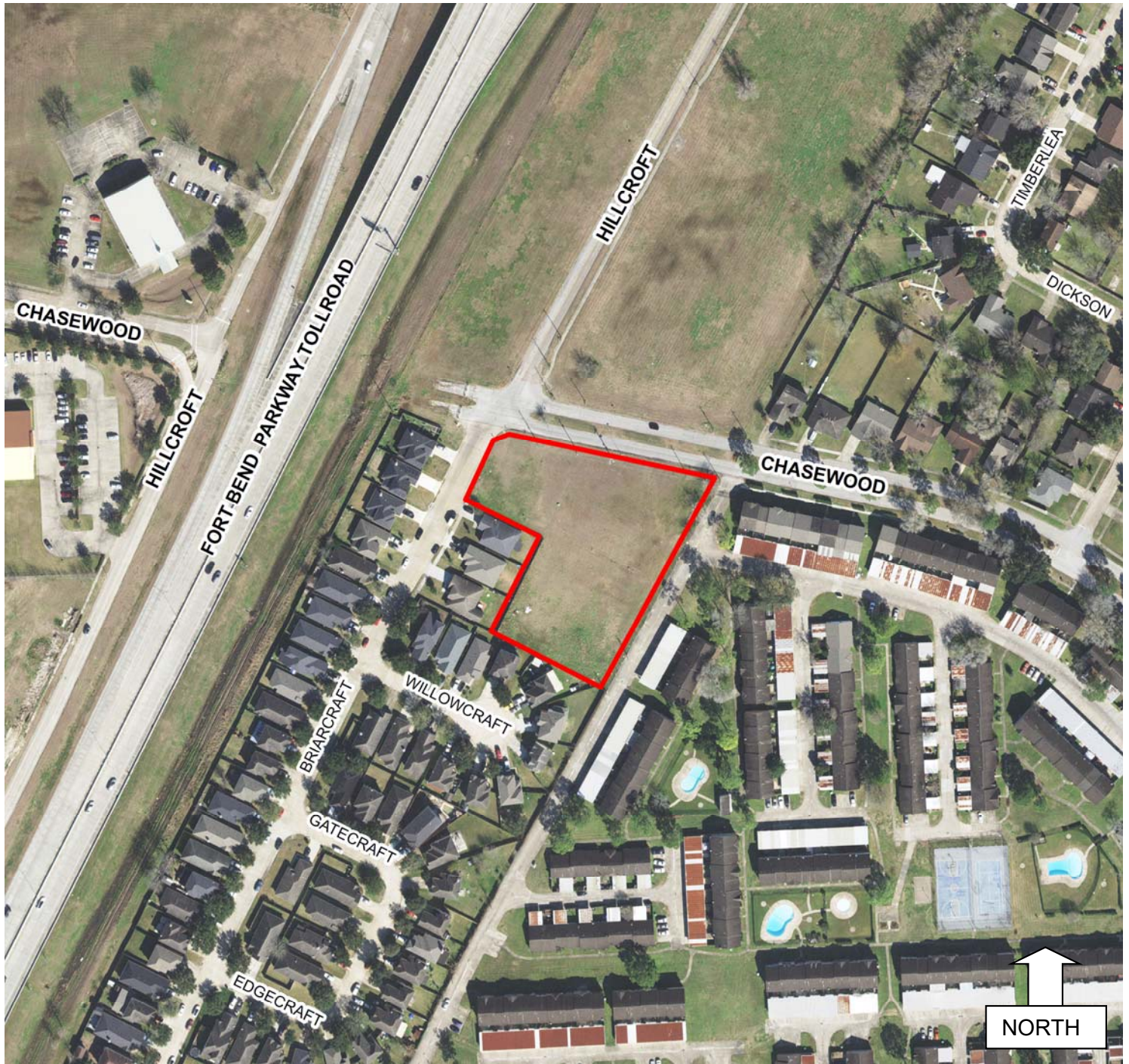
ITEM: 100

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Briarcraft Meadows

Applicant: RP & Associates



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 23, 2023

Dear Property Owner:

Reference Number: 2022-3054; Briarcraft Meadows, a full replat of **Chasewood Meadows partial replat no 4**, being all of Lots 1 thru 10 and Reserves A and B, in Block 1, as recorded in Plat No. 20190059 of the Fort Bend County Plat Records.

The property is located at the southeast intersection of Chasewood Drive and Briarcraft Drive. The purpose of the replat is to create 19 single-family residential lots and 2 landscape reserves. The applicant, **Ross Palacios**, with RP & Associates, on behalf of the developer, Aimy Builders, can be contacted at **713-416-6894**.

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

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City Council Chamber, Public Level, Houston, Texas

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Controller: Chris Brown

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Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Garden Oaks First Section partial replat no 2

Applicant: Quiddity Engineering



C – Public Hearings

Site Location

ITEM: 101

Meeting Date: 02/16/2023

Applicant: Quiddity Engineering



Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Garden Oaks First Section partial replat no 2

Applicant: Quiddity Engineering



C – Public Hearings

Aerial



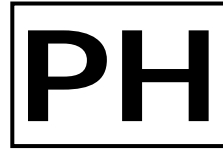
CITY OF HOUSTON

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

January 25, 2023

Dear Property Owner:

Reference Number: 2023-0073; Garden Oaks First Section partial replat no 2; a replat of **Garden Oaks First Section**, being portions of Lots 1, 2, and 3, Block 14, as recorded in Volume 14, Page 5 of the Harris County Map Records.

The property is located at the merging of N. Shepherd Drive and N. Durham Drive, north of the 610 Loop. The purpose of the replat is to create one (1) Unrestricted Reserve. The applicant, **Mikalla Hodges**, with Quiddity Engineering, on behalf of Emerge! Properties, the developer, can be contacted at **281-363-4039**.

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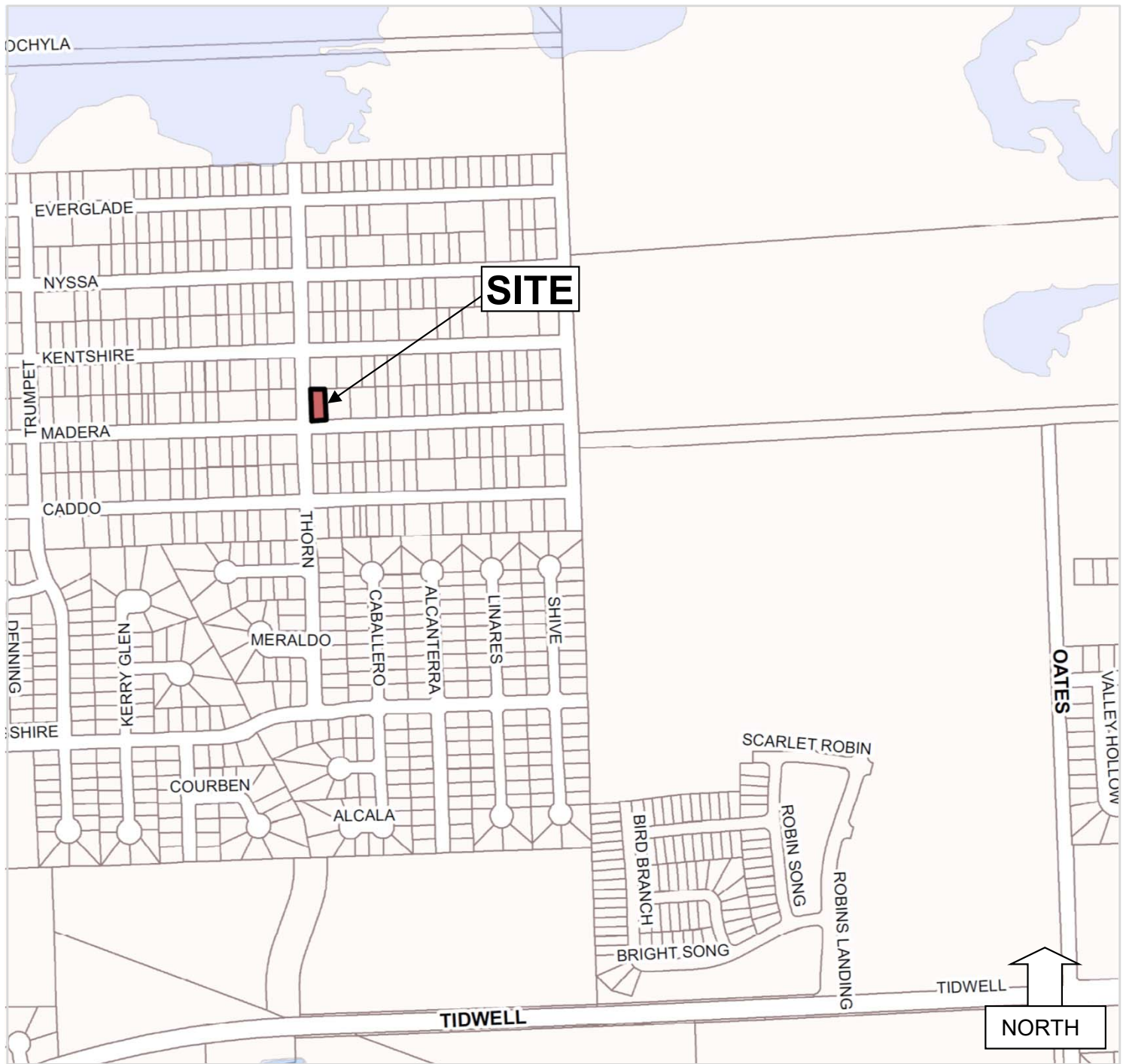
ITEM: 102

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Madera Estates

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

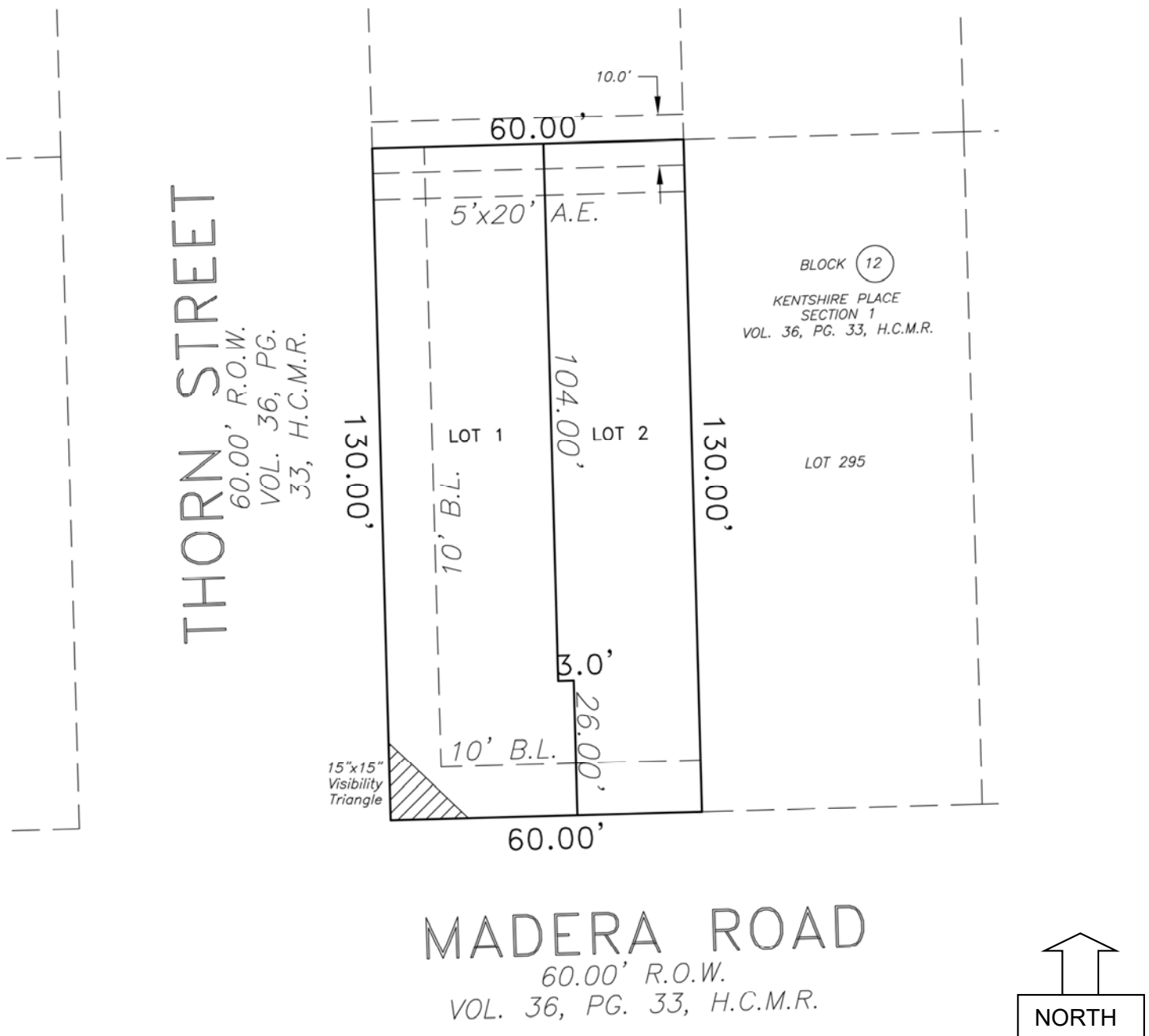
ITEM: 102

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Madera Estates

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Madera Estates

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Aerial



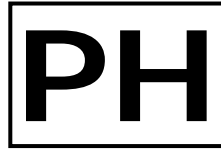
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 25, 2023

Dear Property Owner:

Reference Number: 2023-0052; Madera Estates; a partial replat of **Kentshire Place Sec 1**, being lot 294, in Block 12, as recorded at Vol 36, page 33 of the Harris County Map Records.

The property is located at northeast intersection of Thorn Street and Madera Road east of Mesa Road and north of Tidwell Road. The purpose of the replat is to create a two single family residential lots and revise the building line along Madera Road. The applicant, **Uriel Figueroa**, with **PLS Construction Layout, Inc**, on behalf of **JFO Solutions**, can be contacted at **713-480-4075**.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, February 16, 2023, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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Houston Planning Commission

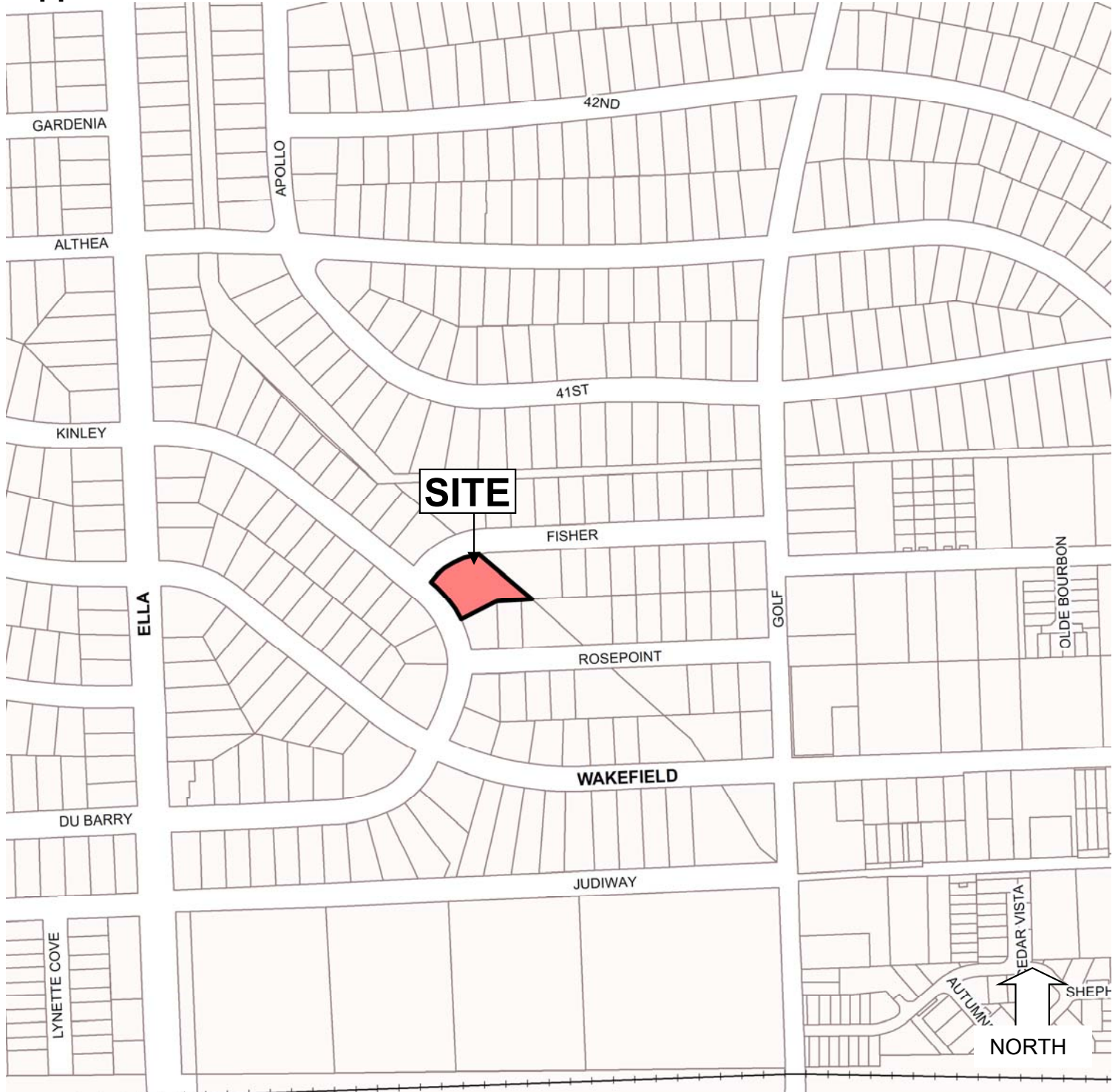
ITEM: 103

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Oak Forest Sec 1 partial replat no 5

Applicant: ICMC GROUP INC



C – Public Hearings

Site Location

Houston Planning Commission

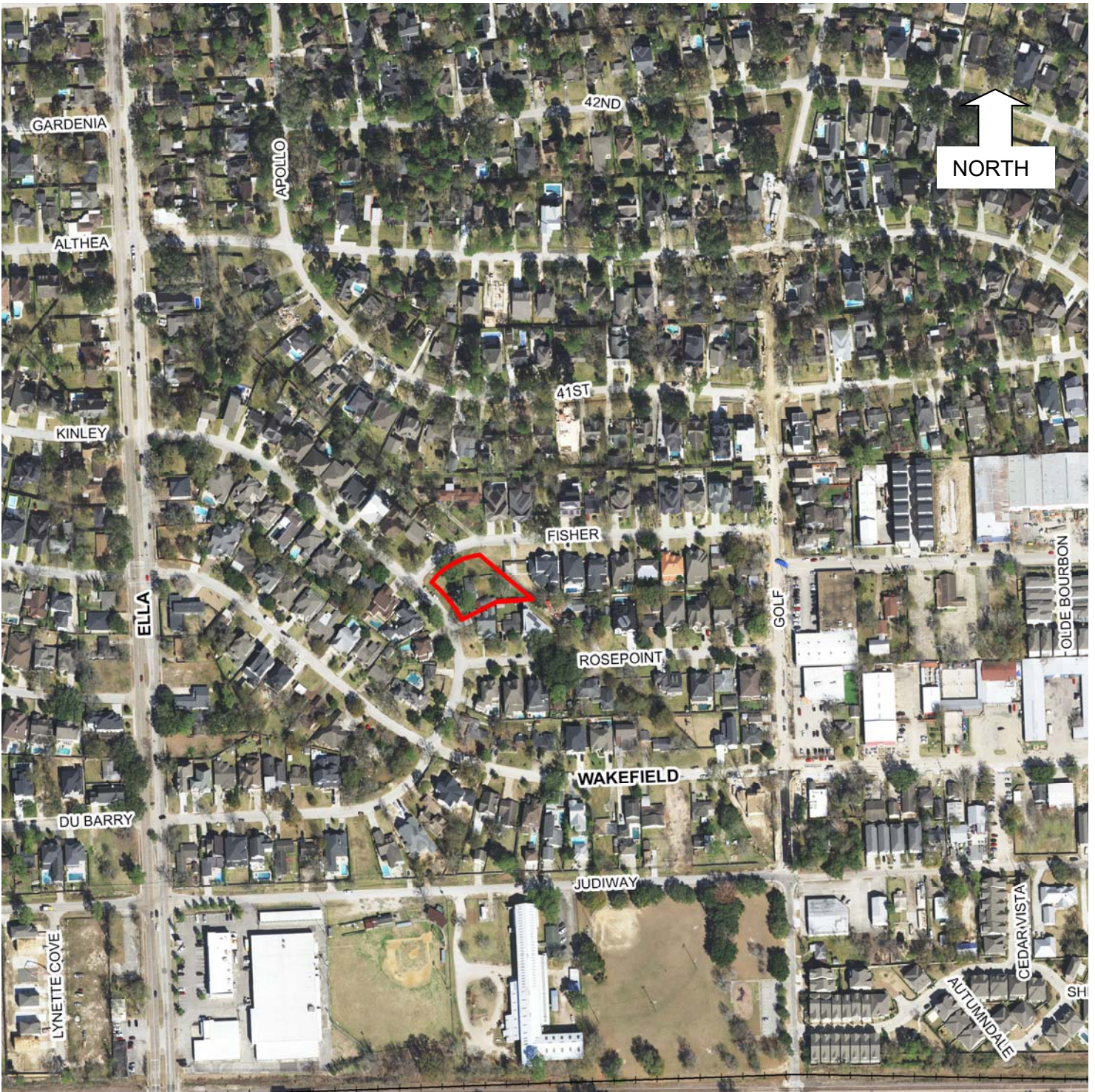
ITEM: 103

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Oak Forest Sec 1 partial replat no 5

Applicant: ICMC GROUP INC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 25, 2023

Dear Property Owner:

Reference Number: 2023-0075; Oak Forest Sec partial replat no 5; a replat of **Oak Forest Sec 1 partial replat no 4**, being lots 1 and 2, in Block 1, as recorded at Film Code no 699266 of the Harris County Map Records.

The property is located at northeast intersection of Kinley Lane and Fisher Drive east of Ella Boulevard. The purpose of the replat is to create a two single family residential lots and revise the building line along Kinley Lane for Lot 1 from 15ft to 25ft building line. The applicant, **Gina Poveda**, with **ICMC GROUP INC**, on behalf of **John Deakins**, can be contacted at **713-681-5757 Ext 103**.

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 Body, Authority and Obligation

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Houston Planning Commission

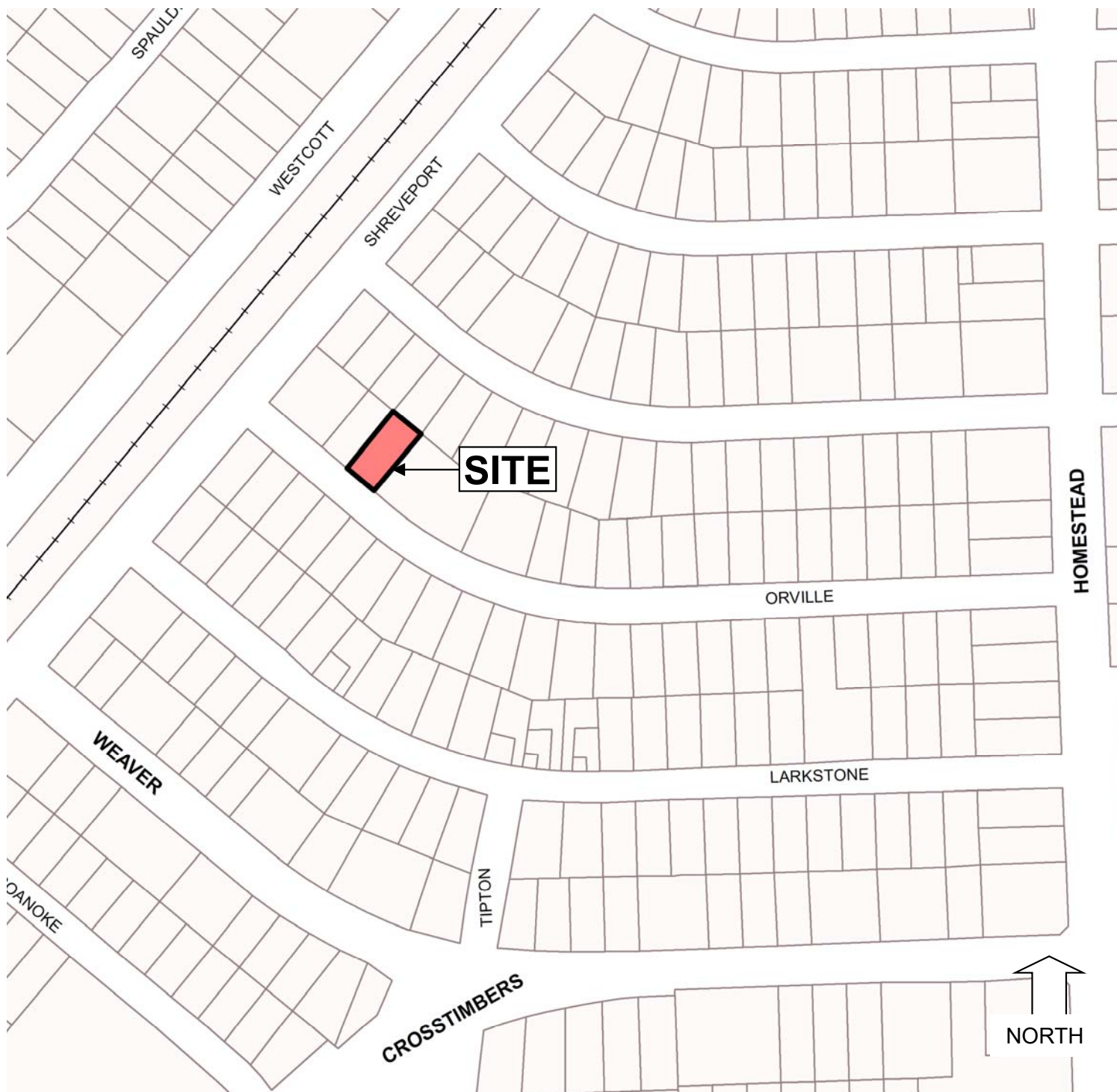
ITEM: 104

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Orville Estates

Applicant: PLS Construction Layout, INC



C – Public Hearings

Site Location

Houston Planning Commission

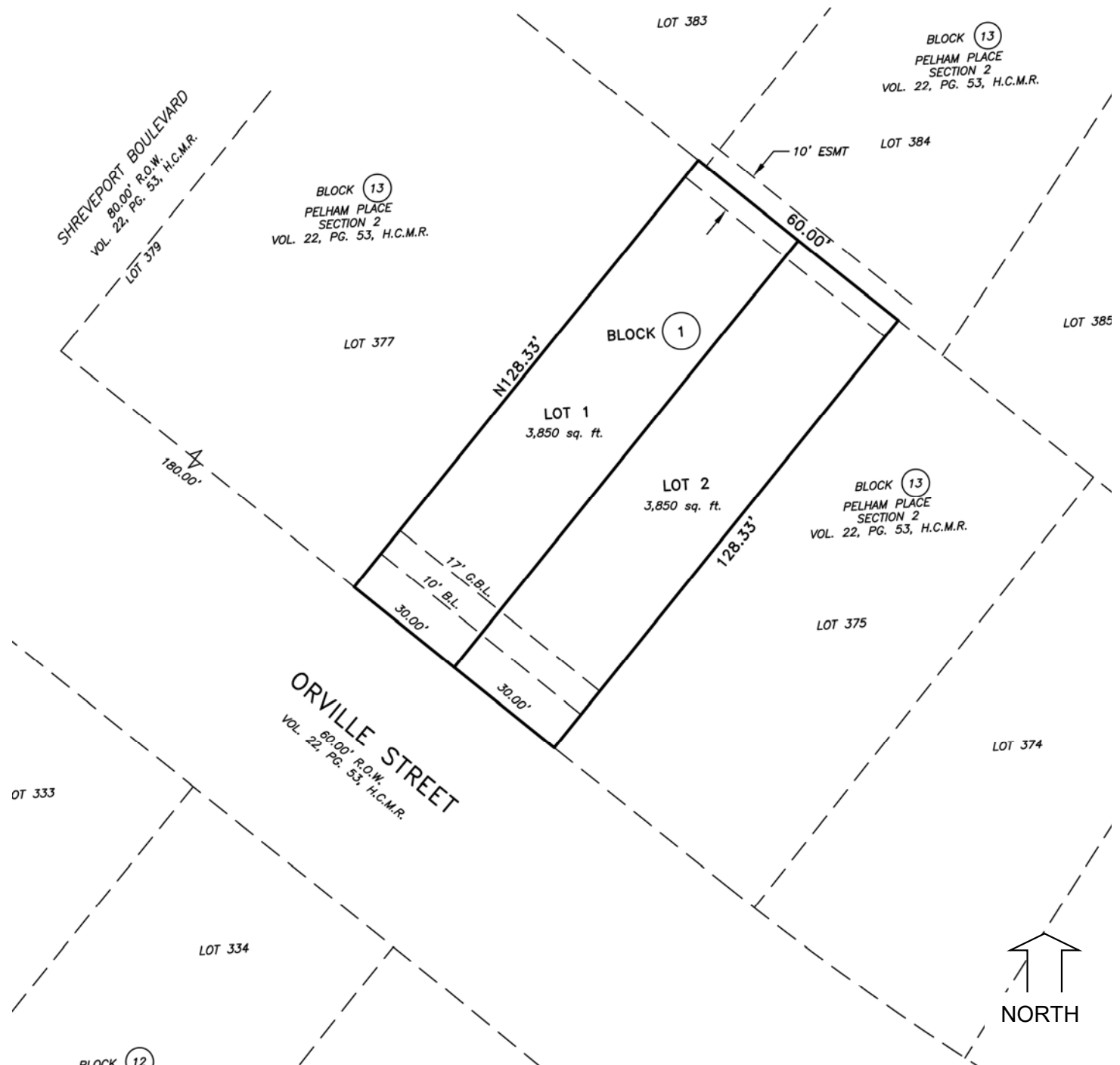
ITEM: 104

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Orville Estates

Applicant: PLS Construction Layout, INC



C – Public Hearings

Subdivision

Houston Planning Commission

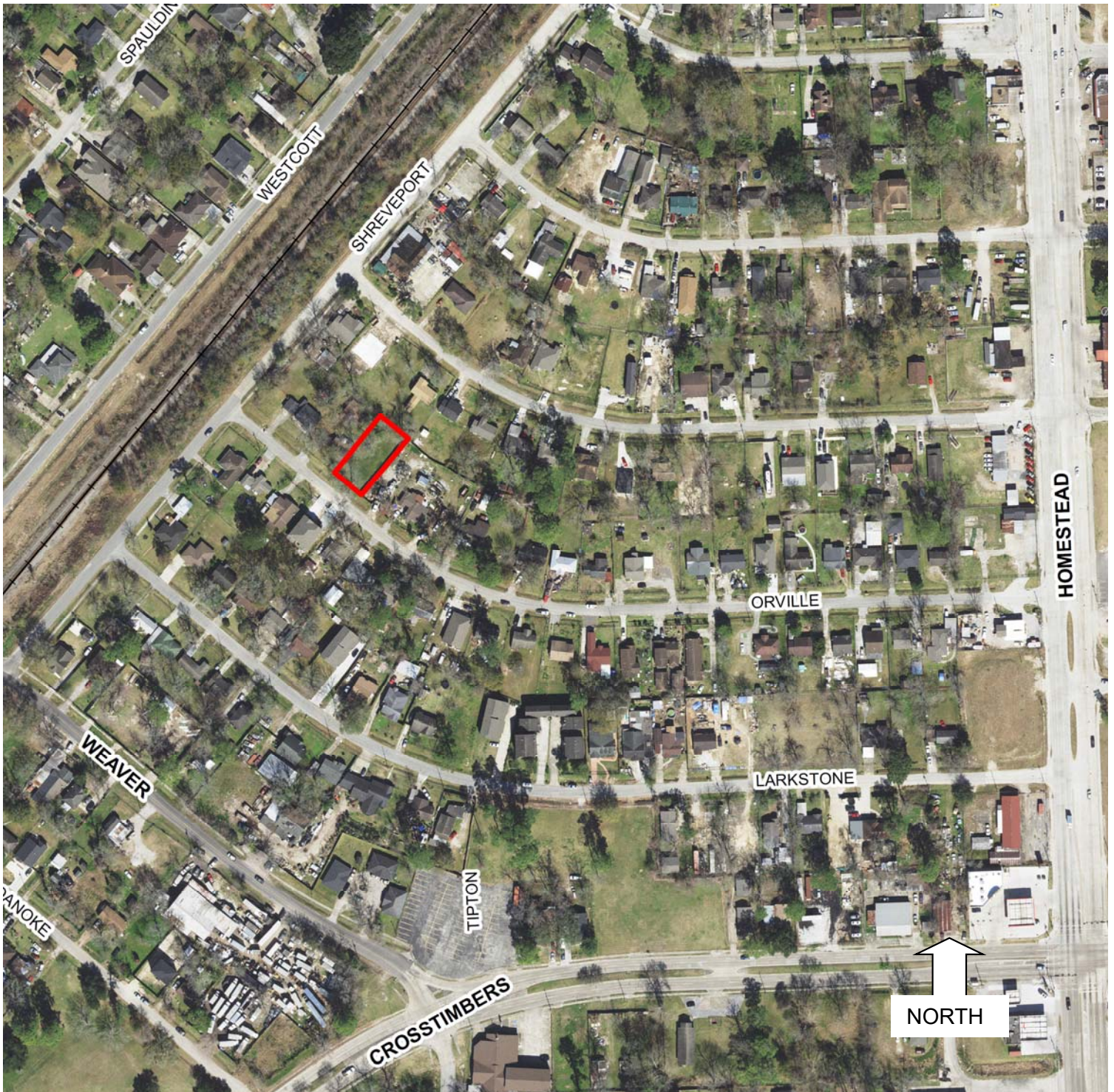
ITEM: 104

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Orville Estates

Applicant: PLS Construction Layout, INC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 25, 2023

Dear Property Owner:

Reference Number: 2022-2933; Orville Estates; a partial replat of **Pelham Place Sec 2**, being Lot 376, Block 13, as recorded in Vol. 22, pg. 53 of the Harris County Map Records.

The property is located north along Orville Street, west of Homestead Road and north of E Crosstimbers Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Uriel Figueroa**, with PLS CONSTRUCTION LAYOUT, INC, on behalf of 3h Engineering & Construction, Inc, the developer, can be contacted at **713-480-4075**.

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

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Houston Planning Commission

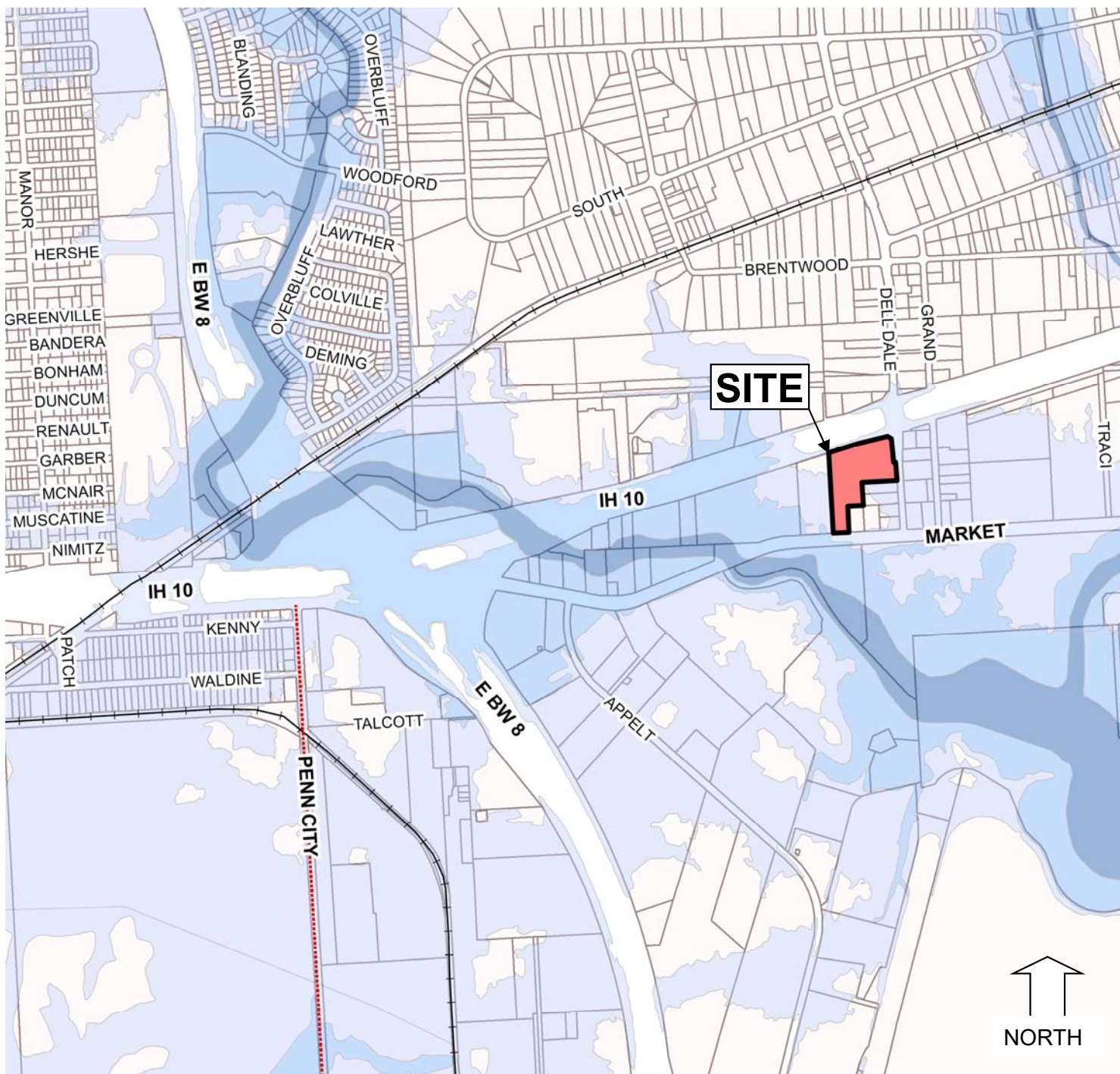
ITEM: 105

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: QuickTrip Store no 7951

Applicant: Matkin Hoover Engineering



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: QuickTrip Store no 7951

Applicant: Matkin Hoover Engineering



C – Public Hearings

Aerial



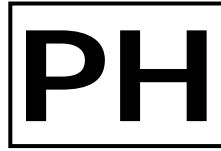
CITY OF HOUSTON

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

January 25, 2023

Dear Property Owner:

Reference Number: 2022-2586; QuikTrip Store No 7951; a full replat of Unrestricted Reserve 'A', Block 1, under Film Code No. 636297 of the Harris County Map Records. This proposal also includes the partial replatting of 'Amended Plat of Dell Dale Addition,' the remaining portion of Lot 32, and all of Lots 33, 1, 53, 54, and Reserve G, as recorded in Volume 998, page 319 of the Deed Records of Harris County.

The property is located at the southwest intersection of East IH 10 Freeway and Dell Dale Avenue. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Graham Cook**, with Matkin Hoover Engineering, on behalf of QuikTrip Corporation, the developer, can be contacted at **830-249-0600**.

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

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Houston Planning Commission

ITEM: 106

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Spring Branch Villa partial replat no 4

Applicant: PLS Construction, INC



C – Public Hearings

Site Location

Houston Planning Commission

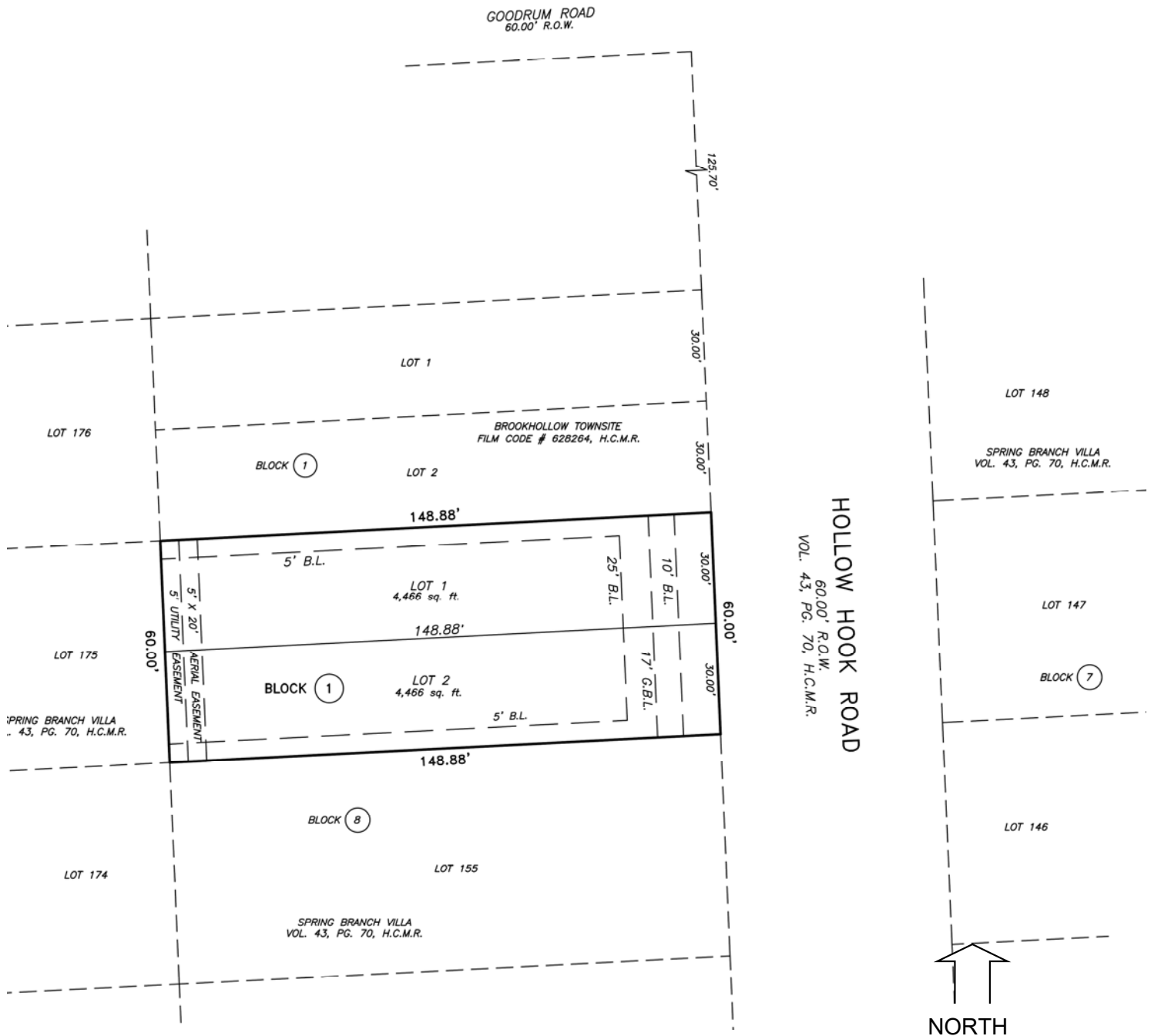
ITEM: 106

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Spring Branch Villa partial replat no 4

Applicant: PLS Construction, INC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 106

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Spring Branch Villa partial replat no 4

Applicant: PLS Construction, INC



C – Public Hearings

Aerial

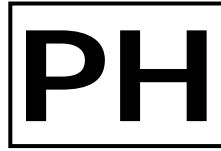


CITY OF HOUSTON
Planning and Development

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

January __, 2023

Dear Property Owner:

Reference Number: 2023-0094; Spring Branch Villa partial replat no 4; a partial replat of **Spring Branch Villa**, being Lot 154, Block 8, as recorded in Vol. 43, pg. 70 of the Harris County Map Records.

The property is located along Hollow Hook Road, south of Goodrum 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, the developer, can be contacted at **713-480-4075**.

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, February 16, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

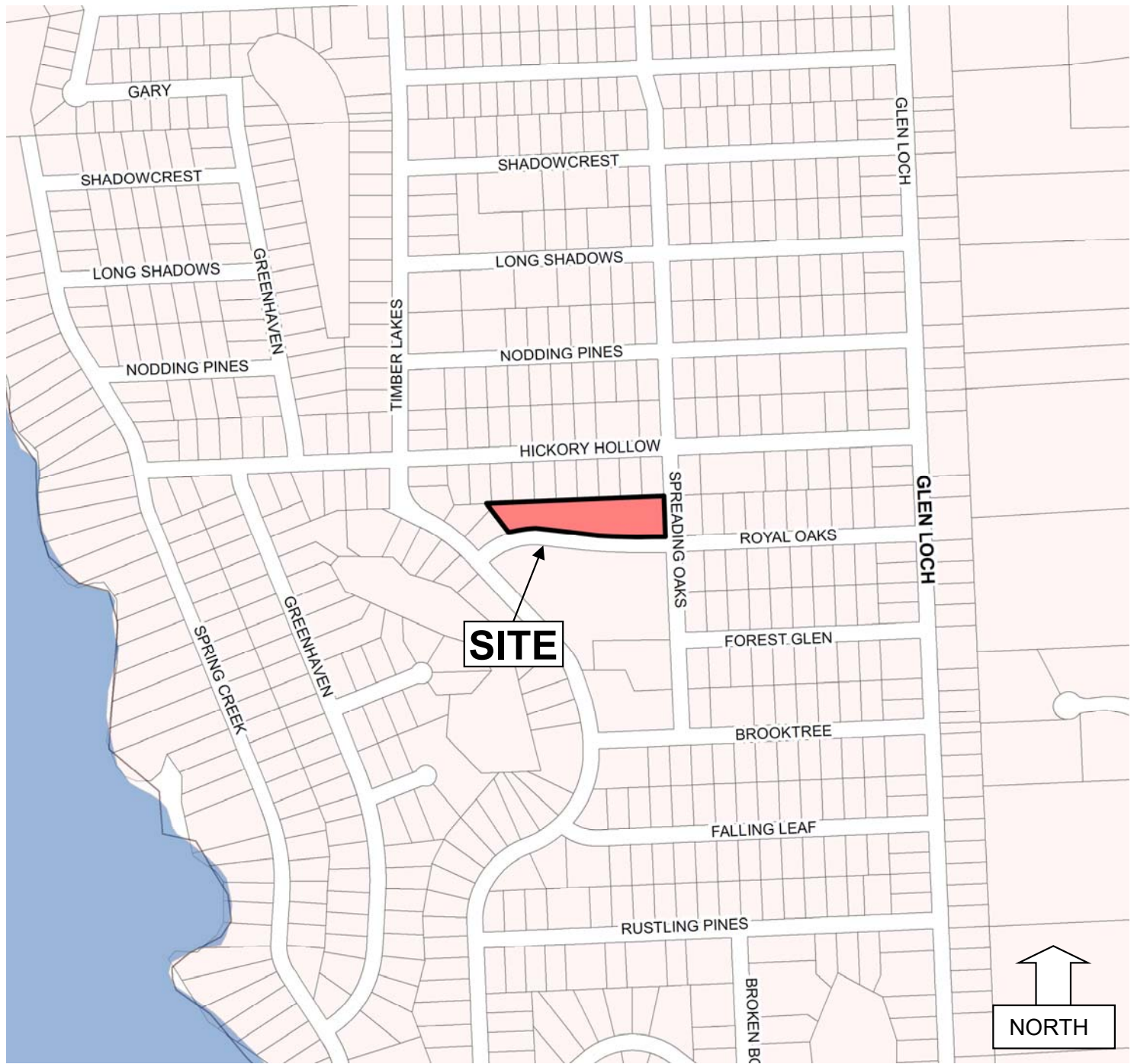
ITEM: 107

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Timber Lakes Fire Station (DEF 2)

Applicant: Meta Planning + Design LLC



C – Public Hearings with Variance Site Location

Houston Planning Commission

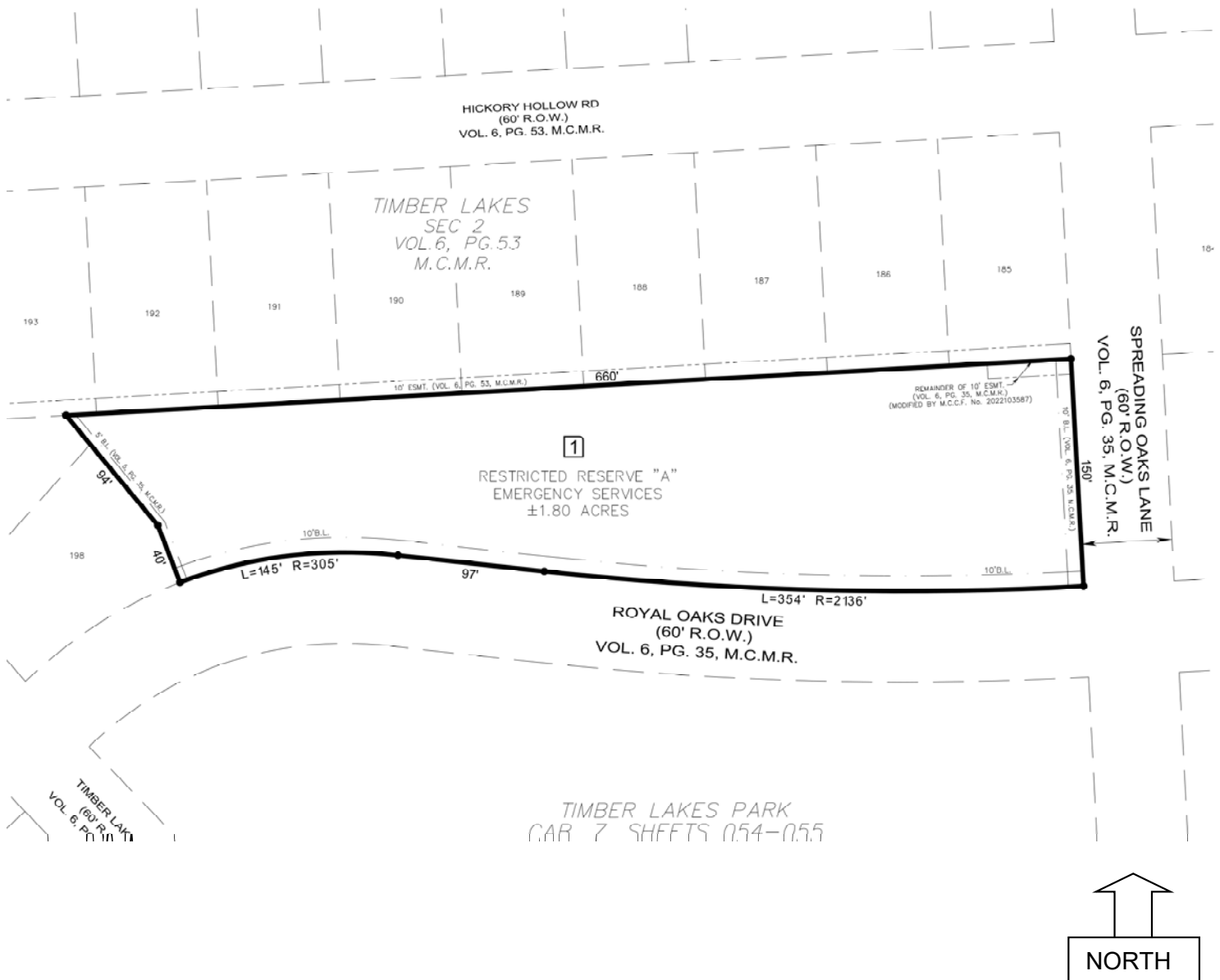
ITEM: 107

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Timber Lakes Fire Station (DEF 2)

Applicant: Meta Planning + Design LLC



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

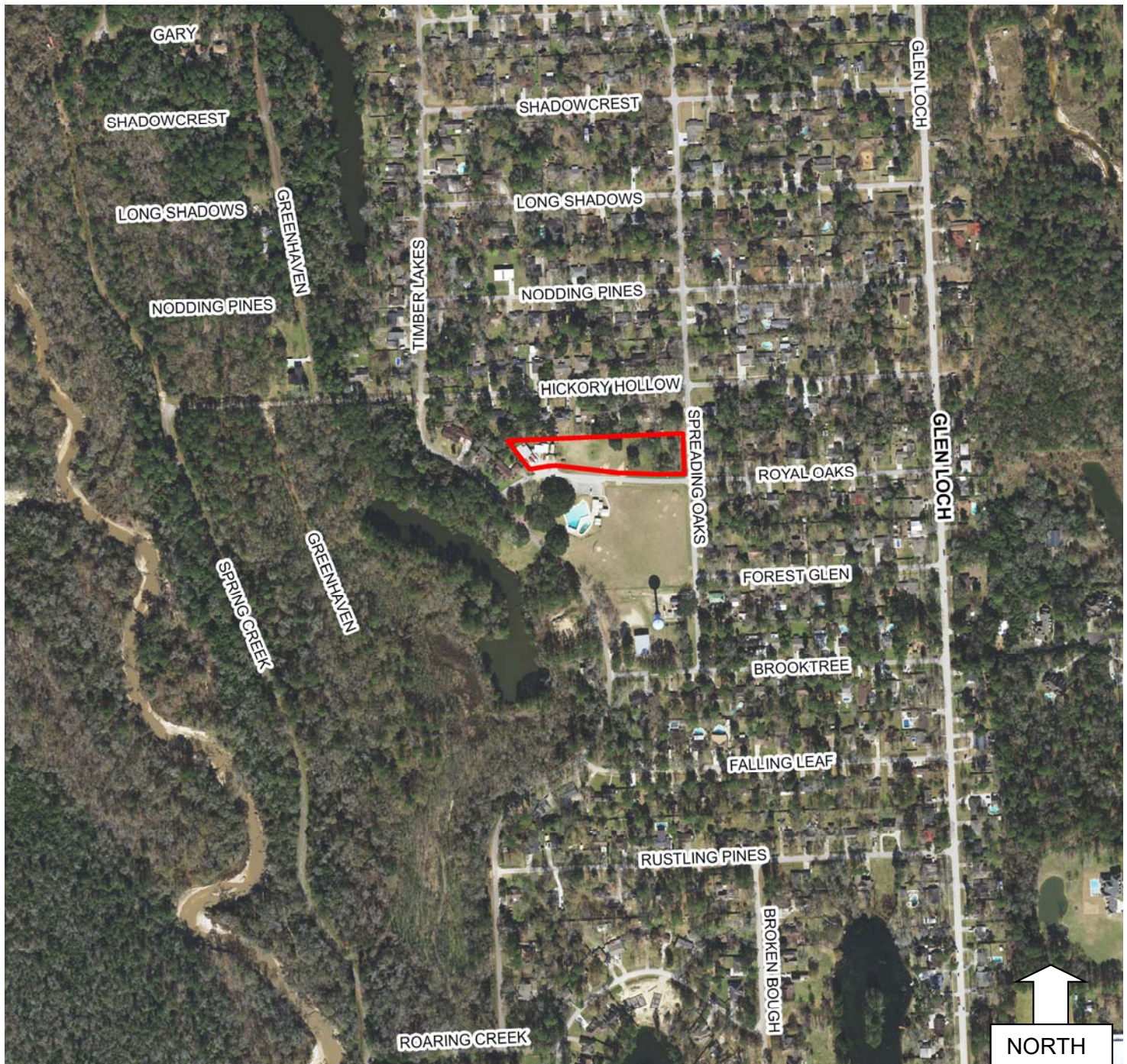
ITEM: 107

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Timber Lakes Fire Station (DEF 2)

Applicant: Meta Planning + Design LLC



C – Public Hearings with Variance

Aerial



Montgomery County WC&ID #1

P. O. Box 7690
THE WOODLANDS, TEXAS 77387-7690
Phone (281) 367-0969
FAX (281) 298-1609

January 27, 2023

Mr. Joshua Kennedy, Fire Chief
Timber Lakes Fire Department
P.O. Box 7983
The Woodlands, Texas 77387-7983

Timber lakes Volunteer Fire Department

Dear Mr. Kennedy.

This letter is to confirm that Montgomery County Water Control & Improvement District Number 1 (WCID#1) Supports Timber Lakes VFD's use of the proposed lots "A" through "S" on Royal Oaks Drive adjacent to the present fire station as the site of your proposed new Fire Station. We believe your department merits a commendation for the foresight this VFD has shown.

With the growth this District has experienced in the 45 years I have worked for WCID#1, Timber Lakes VFD has consistently had our resident's back by being proactive and expanding the capabilities of your department to meet present and future needs. You once again impress the staff and Directors of MC WCID #1.

Your Department has WCID #1's full support in this use.

Thank You for Your Service to our community.

Respectfully,

Jackie W. Chance Sr.
General Manager



**TIMBER LAKES
TIMBER RIDGE
ASSOCIATION, INC.**

25610 Timber Lakes Drive • Spring, Texas 77380

To Whom it May Concern,

The Timber Lakes Timber Ridge Property Owner's Association voted unanimously in an Executive Board Session on July 28, 2022 to grant a variance to Timber Lakes Fire Department and/or Montgomery County ESD 14 (MCESD 14) in regards to all owned property located on Royal Oaks Drive, Spring Texas 77380.

Timber Lakes Fire Department and/or Montgomery County ESD 14 (MCESD 14) are allowed to build commercial structures for all purposes of serving the emergency services and/or fire district. Both currently platted Reserve and Residential properties are free from restriction and encumbrance of use by Timber Lakes Fire Department and/or MCESD 14.

Any potential future sale of the property by Timber Lakes Fire Department and/or MCESD 14 to a private purchaser would require the Residential platted property to revert back to residential use. Variance and private sale restriction would transfer with the property upon sale to another public/municipal entity.

Christy Alexander - President

Timber Lakes Timber Ridge Property Owner's Association

281-292-0017



Application Number: 2022-2962

Plat Name: Timber Lakes Fire Station

Applicant: Meta Planning + Design LLC

Date Submitted: 12/05/2022

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 plat restriction limiting the use of property specifically to 'parking reserve' use to be amended to permit use of that property for the purposes of serving the emergency services/fire district.

Chapter 42 Section: 193

Chapter 42 Reference:

42-193 (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

The Timber Lakes Fire Station tract is a proposed partial replat located in the northern portion of Houston's ETJ in Montgomery County at the intersection of Royal Oaks Drive and Spreading Oaks Lane. The tract is west of I-45, east of Gosling Road, and north of Sawdust Road, and the tract is included in the Timber Lakes plat, recorded in May 1964 in Volume 6, Page 35 of the Montgomery County Map Records. The proposed partial repast consists of Lots A-S and reserve E in the Timber Lakes plat. The lots were designated for single-family residential use, and Reserve E was restricted for parking. The applicant is proposing a partial replat of Lots A-S and all of Reserve E. The proposed use of the partial replat will be for a public safety facility. The tract is currently being used as a public safety facility, and the Timber Lakes Volunteer Fire Department is based on this tract. It is planned to expand the public safety facility for the benefit of both Timber Lakes VFD and Montgomery County ESD No. 14. The deed restrictions that were established in May 1964 prohibit non-single family land use. The single-family residential restrictions on this tract have been assessed by Timber Lakes/Timber Ridge Property Owner's Association, and the Property Owner's Association has granted a variance to allow for commercial land use for the purpose of serving the emergency services and/or fire district. This variance was granted after the Timber Lakes/Timber Ridge Property Owner's Association voted unanimously in an Executive Board Session on July 28, 2022. The variance as granted will restrict the site to specifically emergency services, and any uses outside of this will be prohibited. Allowing for the expansion of the fire station and other emergency services will improve the public safety conditions for the Timber Lakes neighborhood. Fire department staff will be able to provide improved public safety aid with the enhanced fire station building. With an improved fire station, the community will be better served in terms of public safety, as the fire department will be able to respond to calls in the community within a short period of time. Currently, a portion of the property is vacant and undeveloped. No homes will be

demolished in the process of improving the fire station. The tract contains an active fire station on the site, so this will not be a new use. The neighborhood is already accustomed to the fire station, as it has been in operation for many years. The intent of the ordinance is to protect a neighborhood from invading commercial development. This is not the case on this tract, as the homes surrounding the fire station are aware that the fire station is active. Additionally, the POA is in support of the continued operation and improvement of the emergency services facility in the community. Not allowing the replat would deprive Timber Lakes VFD of the ability to expand their facilities on their property in service of the community.

(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 prior deed restrictions prohibiting non-single family uses within the Timber Lakes plat was not created or imposed by the applicant. The Timber Lakes/Timber Ridge Property Owner's Association is in support of the purposed land use, as a variance was granted by the Association to allow for a commercial structure for the purpose of emergency services/fire district.

(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 partial replats of certain property will be preserved and maintained by the granting of the variance. The proposed fire station and emergency services department will serve the surrounding community and will be accessible in emergency situations. This is not an invading commercial development, as this is an ongoing operation that is a benefit to the community.

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

The granting of the variance will not 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. The opposite is true of this variance, as the fire station and emergency services department will improve the public health, safety, and welfare conditions of the surrounding neighborhood.

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

The existing deed restrictions as established in May 1964 are the justification for the granting of the variance.



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

December 21, 2022

Dear Property Owner:

Reference Number: 2022-2962; Timber Lakes Fire Station; partial replatting of **Timber Lakes:** Lots A-S and Reserve E, as recorded in Vol 6, pg. 35 of the Montgomery County Map Records.

The property is located at the northwest intersection of Spreading Oaks Lane and Royal Oaks Drive east of Timber Lakes Drive and Gosling Road. The purpose of the replat is to create one (1) restricted reserve, restricted to Emergency Services. The applicant, **Caitlin King**, with **Meta Planning + Design LLC**, on behalf of **Timber Lakes Volunteer Fire Department, Inc.**, can be contacted at **281-810-1422**.

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, January 19th, 2023 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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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, to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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Houston Planning Commission

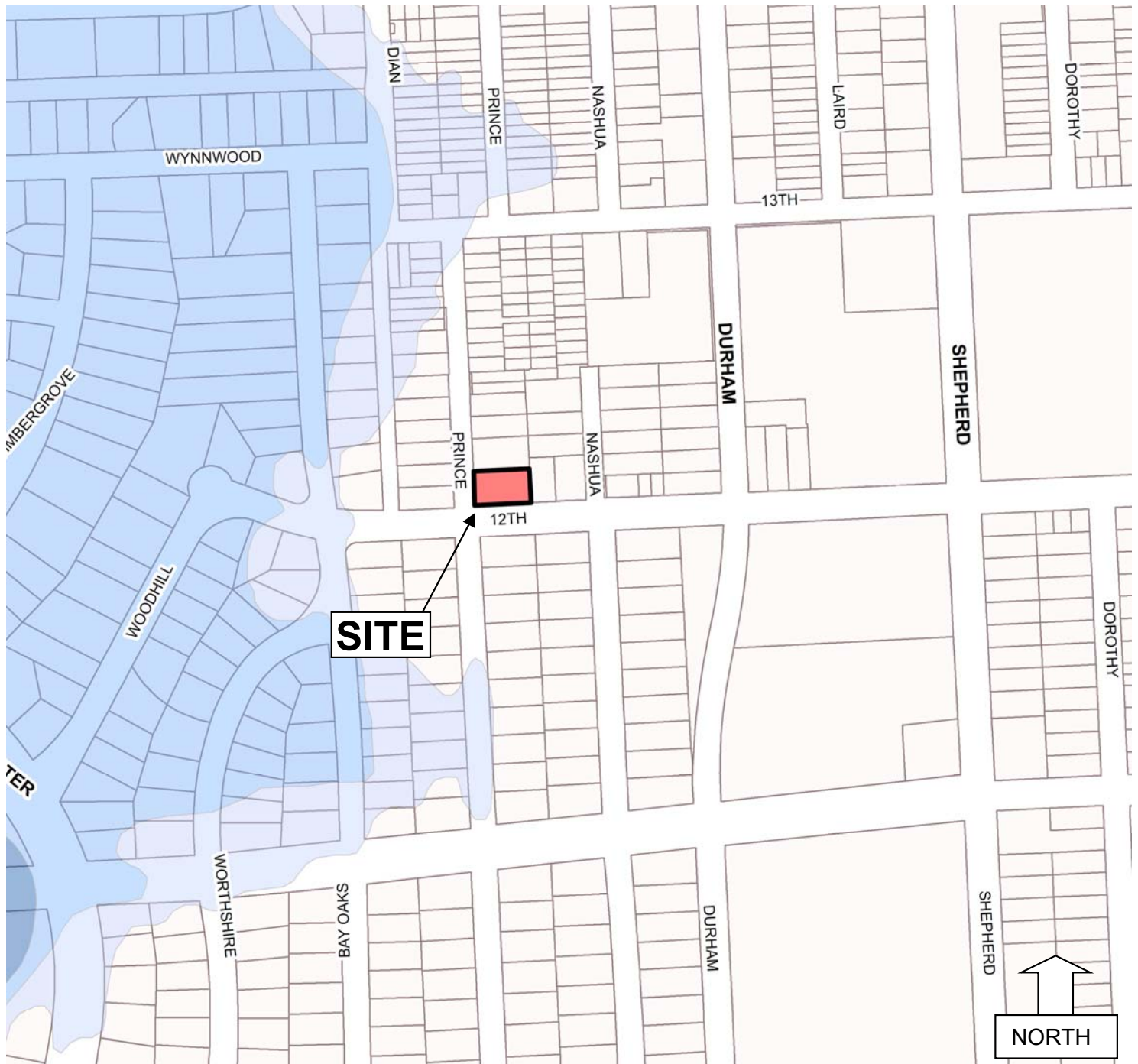
ITEM: 108

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: West 12th Street Manors (DEF 2)

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission

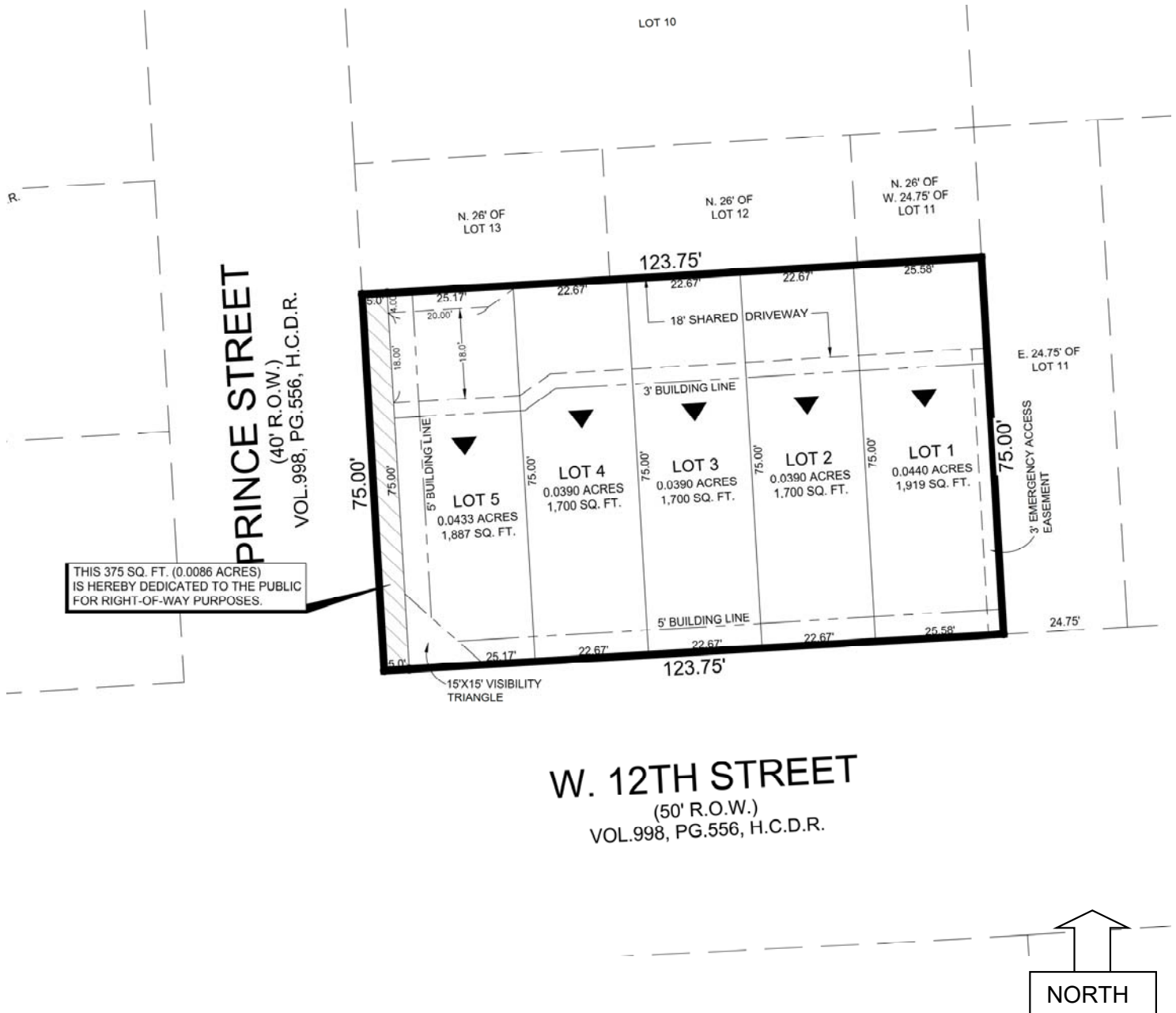
ITEM: 108

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: West 12th Street Manors (DEF 2)

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

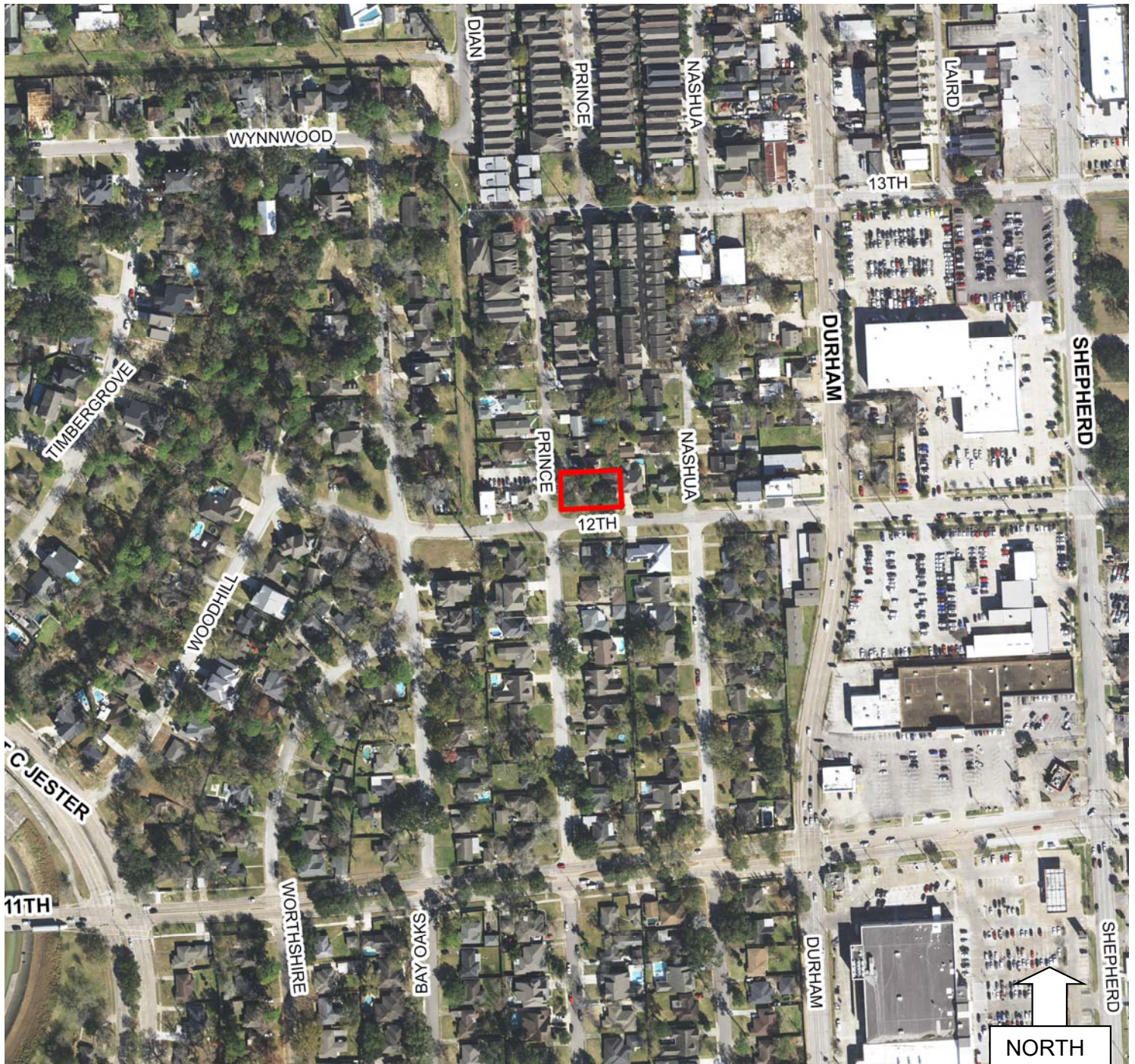
ITEM: 108

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: West 12th Street Manors (DEF 2)

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2929

Plat Name: West 12th Street Manors

Applicant: Total Surveyors, Inc.

Date Submitted: 12/04/2022

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 dedication of 5' of right-of-way, instead of the required 10' of dedication.

Chapter 42 Section: 42-122

Chapter 42 Reference:

Sec. 42-122. - Right-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development

Statement of Facts

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

This site is located within the City of Houston, at the northeast intersection of W. 12th Street and Prince Street, both streets are local streets. This property was replatted in May of 1939, as Replat of Shadywood. In 1939 the Prince Street right-of-way was dedicated as 40' wide. Based on the current interpretation of Chapter 42, a dedication of 10' is required, based on one commercial property along the current block face, on the opposite side of the street. We are requesting a variance to only require a dedication of 5' of right-of-way, instead of the required 10'. Multiple properties have been replatted on both side of this block face that have only dedicated 5'. There have been no developments to this point that have dedicated 10' feet. We feel that requiring the dedication 10' would create a stagger in the Prince Street right-of-way and would unfairly deprive the use of the property. All of the various properties within this block face are single family with the exception of one tract, located at the northwest corner of West 12th Street and Prince Street. The commercial property is located in a structure which looks like a single-family residence with parking lots around it. This project will utilize a shared driveway along the north side of the proposed residences, with front doors facing out to West 12th Street. With the variance, this development would create a clean pedestrian realm and allow continuous unobstructed sidewalks and drainage. Without the variance, the houses would need have driveway access to West 12th and not utilize a shared driveway for vehicular access.

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

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

The circumstances supporting the granting the variance are not the result of a hardship created or imposed by the applicant. The fact that all other developments along the Prince Street block face

have only dedicated 5' of right-of-way and that there is only 1 property is not single family.

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

The intent and general purposes of Chapter 42 will be preserved and maintained by granting the requested variance. Limiting the vehicular access to a shared driveway along Prince Street and keeping the West 12th Street right-of-way clear of the driveways and culverts, will provide a positive pedestrian experience along West 12th Street, as well as improved drainage.

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

By granting the variance to only required 5' of right-of-way dedication, a safer pedestrian realm will be created. This will allow a shared driveway to be utilized to provide vehicular access to the project, which will allow for pedestrian access to W. 12Th Street and a continuous unobstructed sidewalk.

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

Economic hardship is not the sole justification for the variance. The fact that all of the previous re-developed properties along the Prince Street block face have all only dedicated 5', creates the justification for the requested variance.



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

December 20, 2022

Dear Property Owner:

Reference Number: 2022-2929; West 12th Street Manors; partial replatting of **Shadywood**: being a portion of Lots 11 and 12 and all of Lot 13, Block C, as recorded in Volume 998, Page 556 of Harris County Deed Records.

The property is at the northeast intersection of Prince Street and W 12th Street. The purpose of the replat is to create five single family lots. The applicant, **Kevin Kolb**, with **Total Surveyors, Inc.**, on behalf of the developer, Prebish Homes, can be contacted at **281-479-8719**.

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

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

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

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

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

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

Terminology

- **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 y be presented to the Planning Commission.

Houston Planning Commission

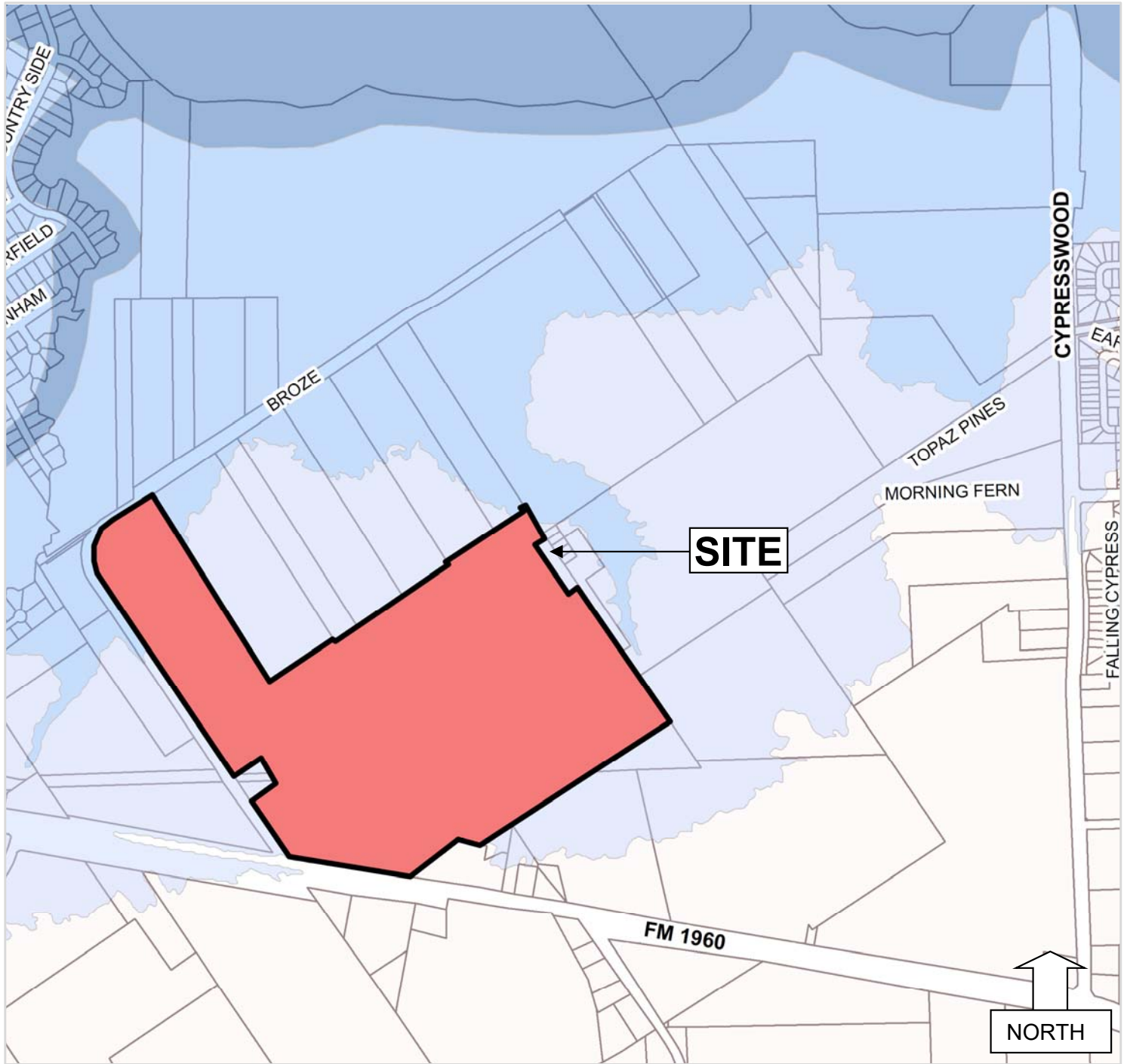
ITEM: 109

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Broze Road GP

Applicant: Meta Planning + Design LLC



D – Variances

Site Location

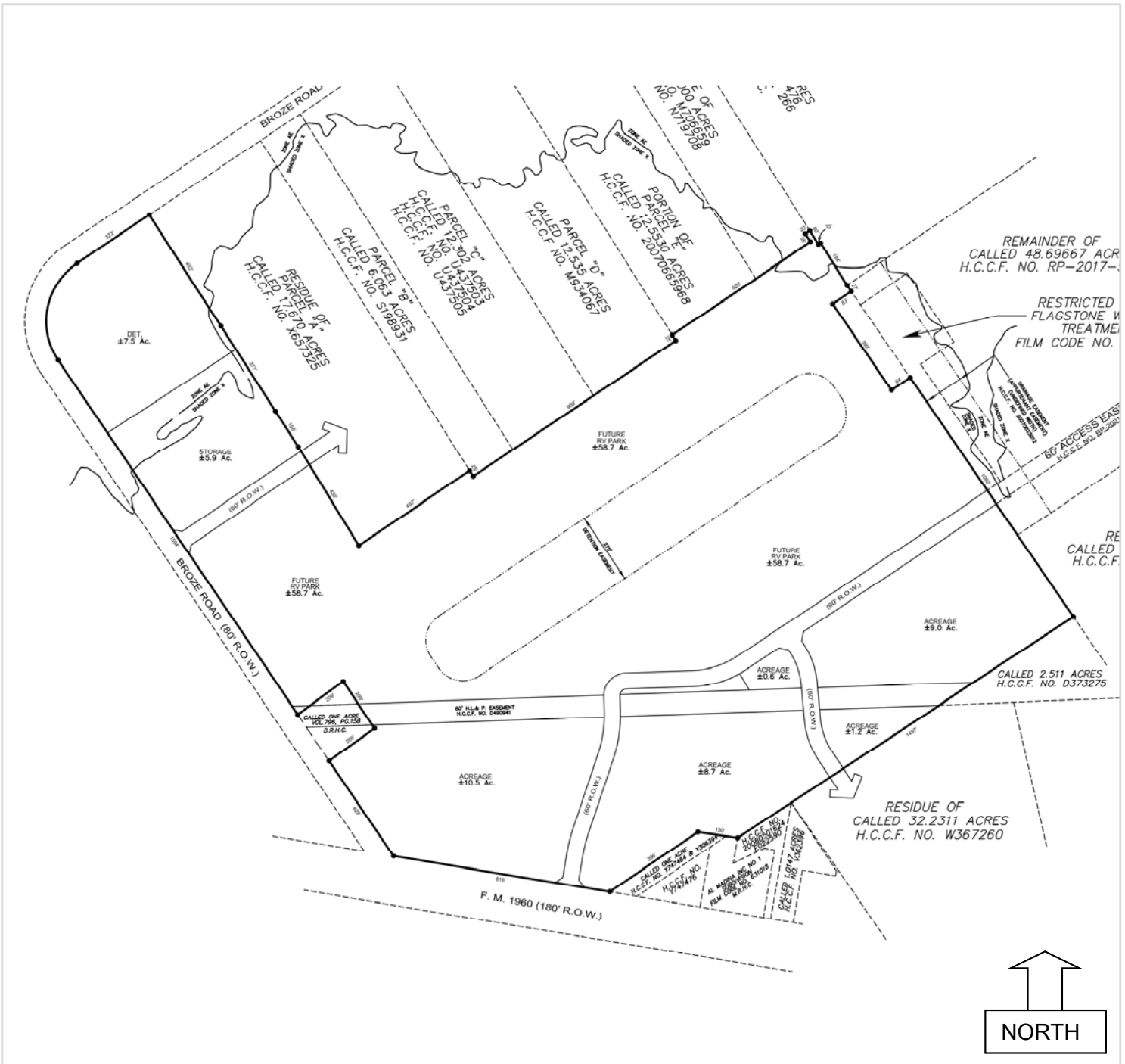
ITEM: 109

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Broze Road GP

Applicant: Meta Planning + Design LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Broze Road GP

Applicant: Meta Planning + Design LLC



D – Variances

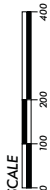
Aerial



a variance exhibit for
BROZE ROAD
±111.2 ACRES OF LAND
prepared for
A&S ENGINEERING



24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422
MTA-87006
FEBRUARY 7, 2023



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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0314

Plat Name: Broze Road GP

Applicant: Meta Planning + Design LLC

Date Submitted: 02/06/2023

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 northwestern project boundary with a developable distance of $\pm 2,600'$.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

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 Broze Road Tract is a proposed ± 111 -acre development that is located within the northern part of Houston's ETJ in Harris County. The site sits north of FM 1960 and both south and east of Broze Road which curves around the northwest corner of the tract. The tract is mostly surrounded by undeveloped land to the north with some small commercial areas both south and west of the tract. Flagstone, a proposed residential development sits east of the property but has not yet been fully developed. The subject site will primarily be used as an RV Park while also containing a small commercial section as well as detention and drainage. Per Chapter 42, a stub street would be required along the northwestern project boundary as it exceeds 1,400' in length. However, requiring a stub street on the northwestern boundary is impractical due to the proposed development of an RV park within the subject site. The RV Park is intended to be developed with private driveways, therefore a connection through this area will disrupt the operations of this site and deprive the applicant of the reasonable use of their land. Like other RV Parks, the subject site is intended to have controlled access which a public street would interfere with. Additionally, the undeveloped property to the north, between Broze Road and the northwestern GP boundary is held by the same owner and likely to be developed at once. Therefore, the provided stub street on the Western side as well as the northern site's ability to take access from Broze Road mean that a connection along the subject site's northwestern boundary would not be necessary as adequate access has been provided. The proposed stub on the western side of the subject site will provide the necessary access to the undeveloped tract to the north and the other proposed streets within the subject site will ensure proper traffic circulation and access for the development within the General Plan.

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

Because the intended use of this site is an RV park, the access will need to be controlled as to not interfere with the operations. Requiring a connection to the site to the north would interfere and thus deprive the applicant of the reasonable use of their land.

(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 not suffer because of the granting of this variance. The proposed stub street on the eastern side of the tract, as well as the northern tract's ability to take access from Broze Road will ensure proper access is provided.

(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 intended use of this site as an RV park with controlled access being a key component is the justification for this variance.

Houston Planning Commission

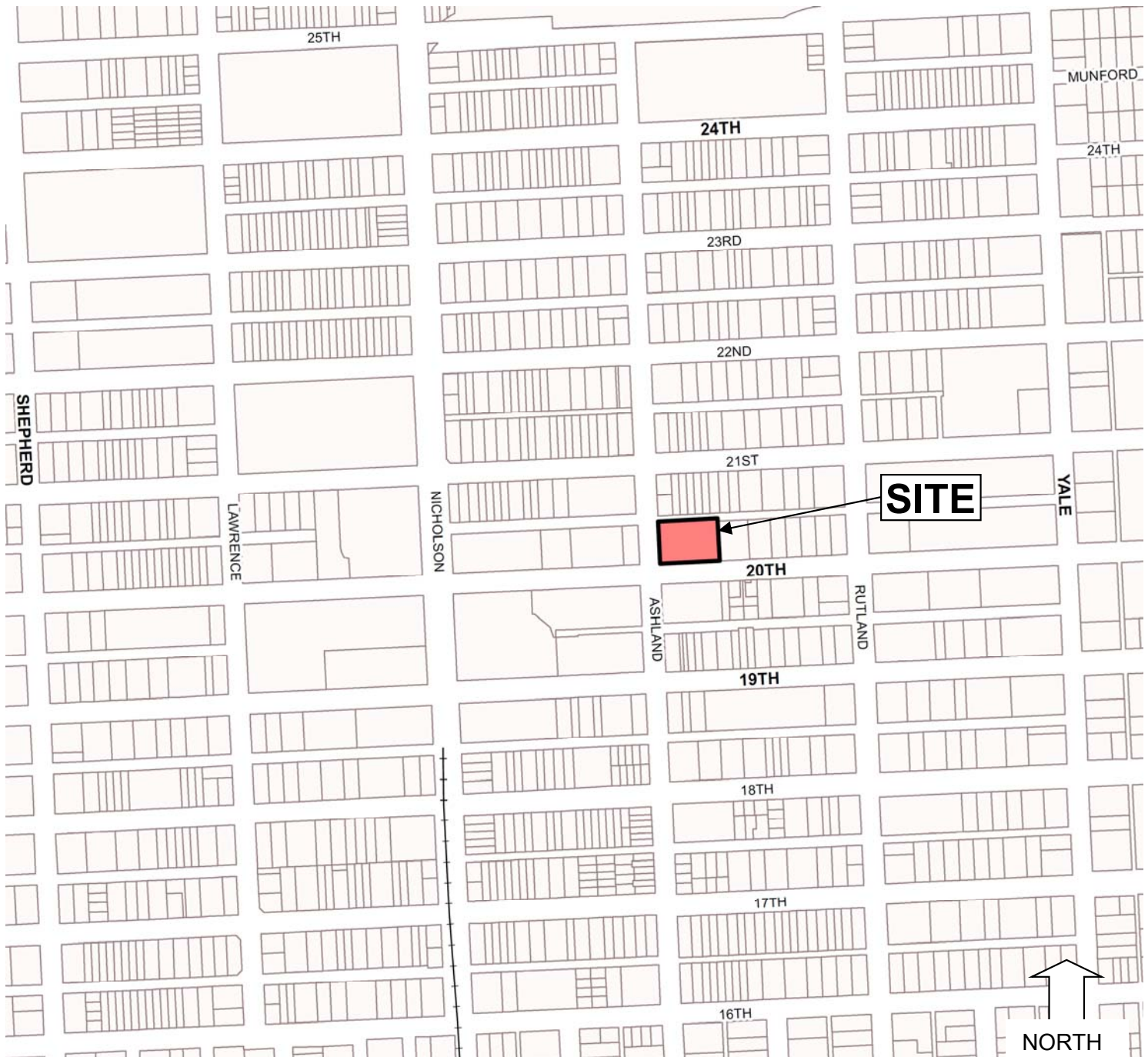
ITEM: 110

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Daphne

Applicant: BGE, Inc.



D – Variances

Site Location

Subdivision Name: Daphne

Applicant: BGE, Inc.



Houston Planning Commission

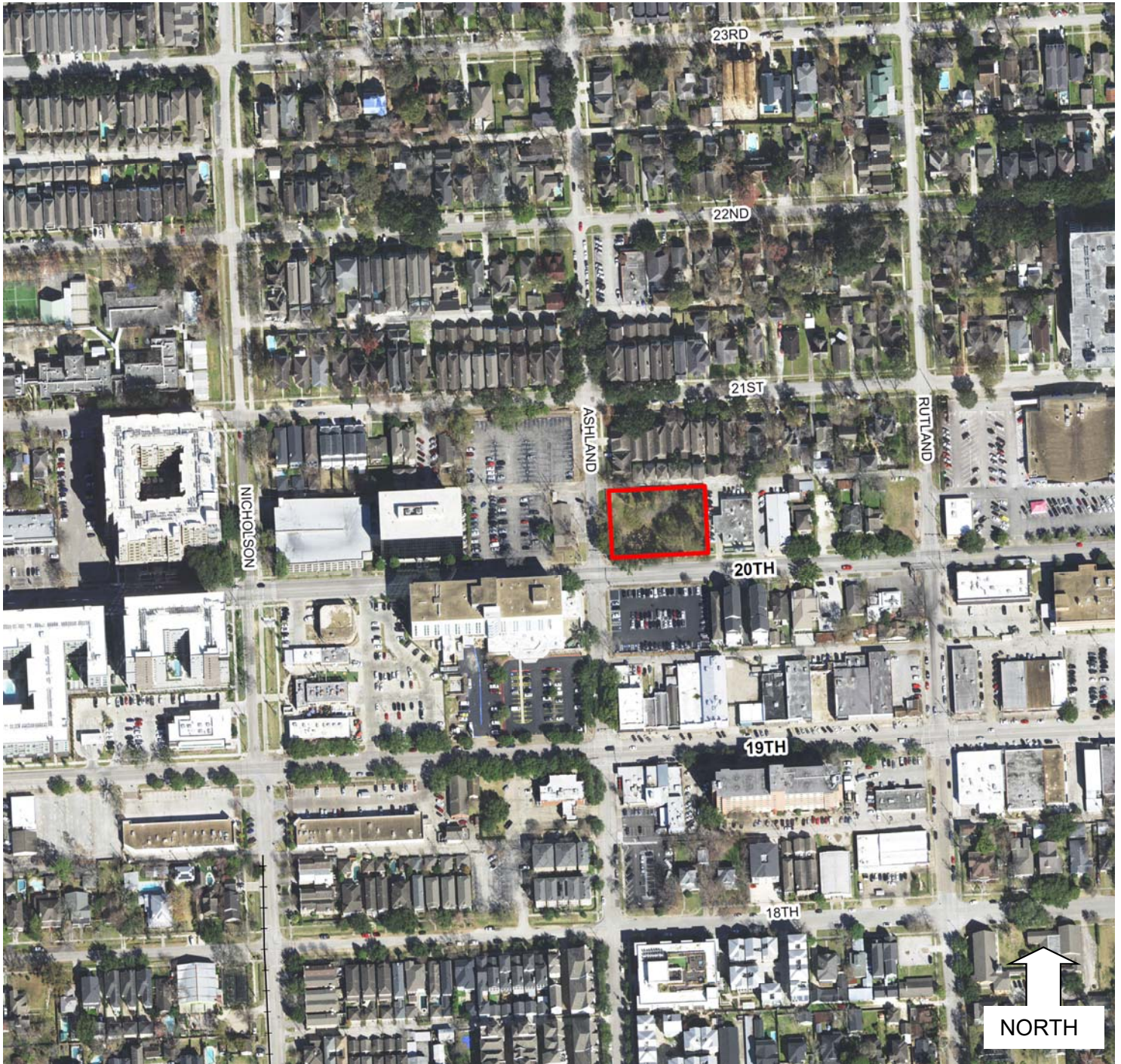
ITEM: 110

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Daphne

Applicant: BGE, Inc.



D – Variances

Aerial

347 WEST 20TH STREET
HOUSTON, TX 77008

WOOD LANE PARTNERS
5306 HOLLISTER STREET
HOUSTON TX 77040

TIMOTHY BLANCHARD, AIA, NCARB
661 MASSACHUSETTS AVENUE
SUITE 20
ARLINGTON MA 02476

blanchard
661 MASSACHUSETTS AVENUE
SUITE 20
ARLINGTON, MA 02476
blanchard@gmail.com
TELEPHONE 617-519-5434

DARWIN ARCHITECTURE

DARWIN MCCREDIE, AIA
601 VAN NESS AVENUE UNIT 1045
SAN FRANCISCO, CA 94102
darwinmccredie@aia.org
TELEPHONE 415-223-0823

NOT FOR
CONSTRUCTION

PROPOSED SITE PLAN






WEST 20th STREET

PROPOSED SITE PLAN
1" = 10'-0"

A1.01

[illegible]

LEGEND

	NEW CONSTRUCTION
	NEW DRIVEWAY
	DRIPWAY
	EXIST. CONTOUR
	NEW CONTOUR

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THE DAPHNE
HOTEL

347 WEST 20TH STREET
HOUSTON, TX 77008



blanchardA+D
661 MASSACHUSETTS AVENUE
SUITE 20
ARLINGTON, MA 02476
TEL: 617-267-5444
WWW.BLANCHARDAD.COM

DARWIN ARCHITECTURE

DARWIN MCCREDIE AIA
601 VAN NESS AVENUE UNIT 1045
SAN FRANCISCO, CA 94102
TEL: 415-398-8833

NOT FOR
CONSTRUCTION

No.	10/25/22	VARIANCE SUBMISSION #2
Date	Revision	Issue
Project Number	22-001	AS NOTED
Drawn By	Checked By	IN
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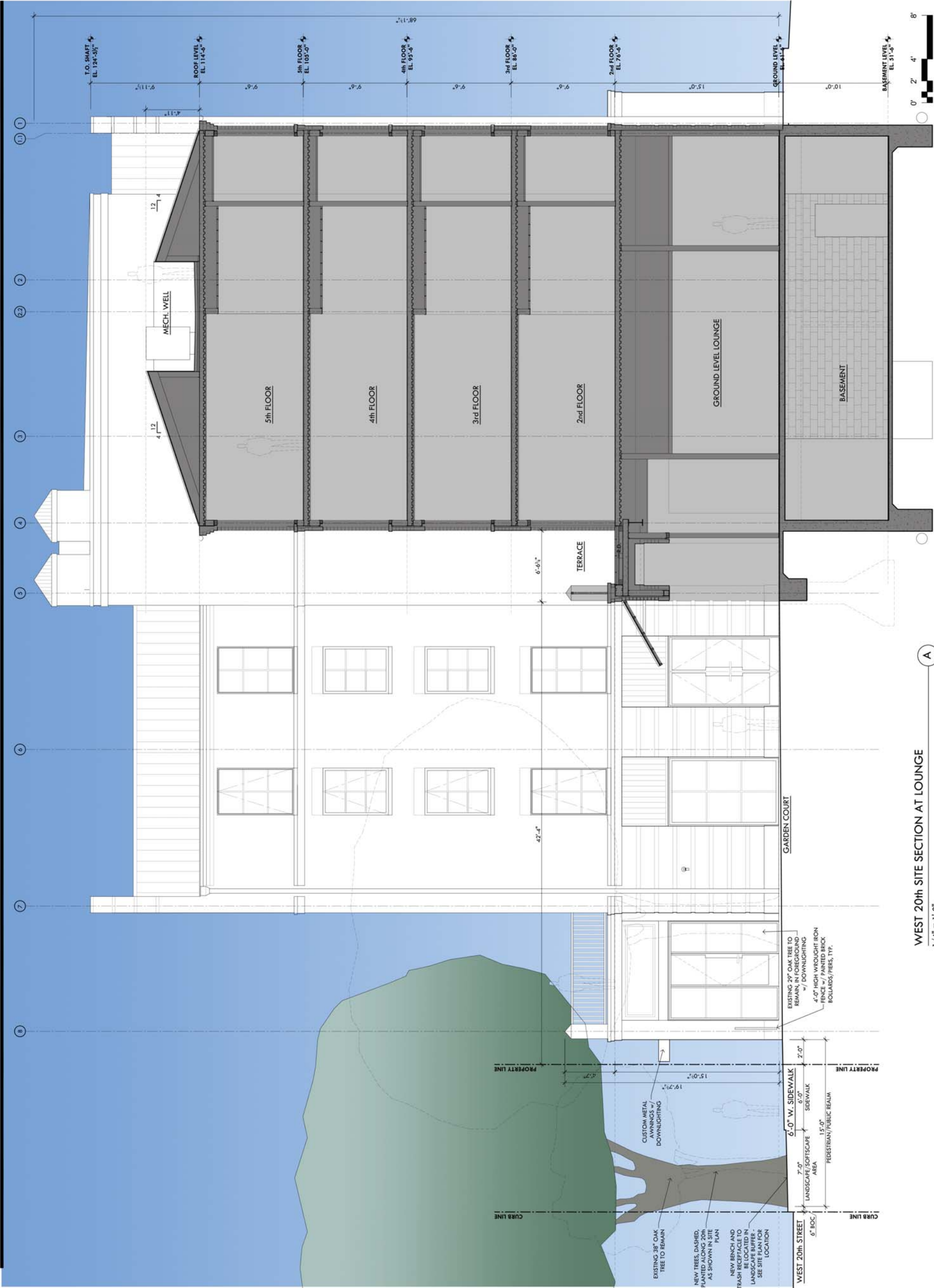
WEST 20th SITE
SECTION AT LOUNGE

WEST 20th SITE SECTION AT LOUNGE

1/4" = 1'-0"

A

A4.01



THE DAPHNE
HOTEL

347 WEST 20TH STREET
HOUSTON, TX 77008



blanchardA+d
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ARLINGTON, MA 02476
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TEL: 415.398.8833

NOT FOR
CONSTRUCTION

No.	10/25/22	VARIANCE SUBMISSION #2
Date	Revision	Issue
Project Number	22-001	22-001
Project Name	WEST 20TH SITE	WEST 20TH SITE
Drawn By	blanchardA+d	blanchardA+d
Checked By	blanchardA+d	blanchardA+d
Scale	AS NOTED	AS NOTED
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WEST 20th SITE
SECTION AT CABANA

WEST 20th SITE SECTION AT CABANA

1/4" = 1'-0"

A

A4.02

THE DAPHNE
HOTEL

347 WEST 20TH STREET
HOUSTON, TX 77008

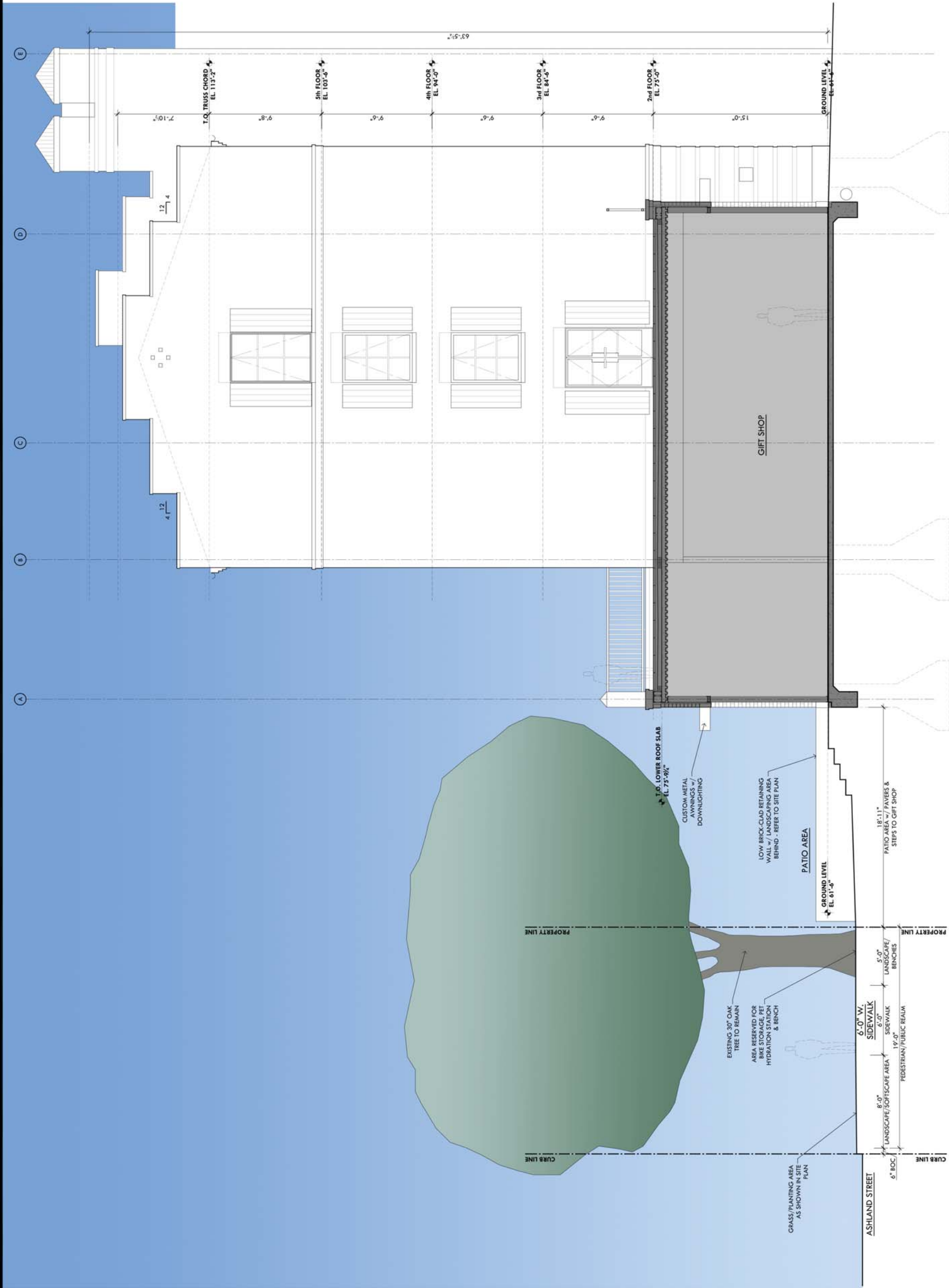


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SAN FRANCISCO, CA 94102
TEL: 415.398.8331

NOT FOR
CONSTRUCTION



ASHLAND SITE SECTION AT GIFT SHOP
1/4" = 1'-0"



THE DAPHNE
HOTEL

347 WEST 20TH STREET
HOUSTON, TX 77008

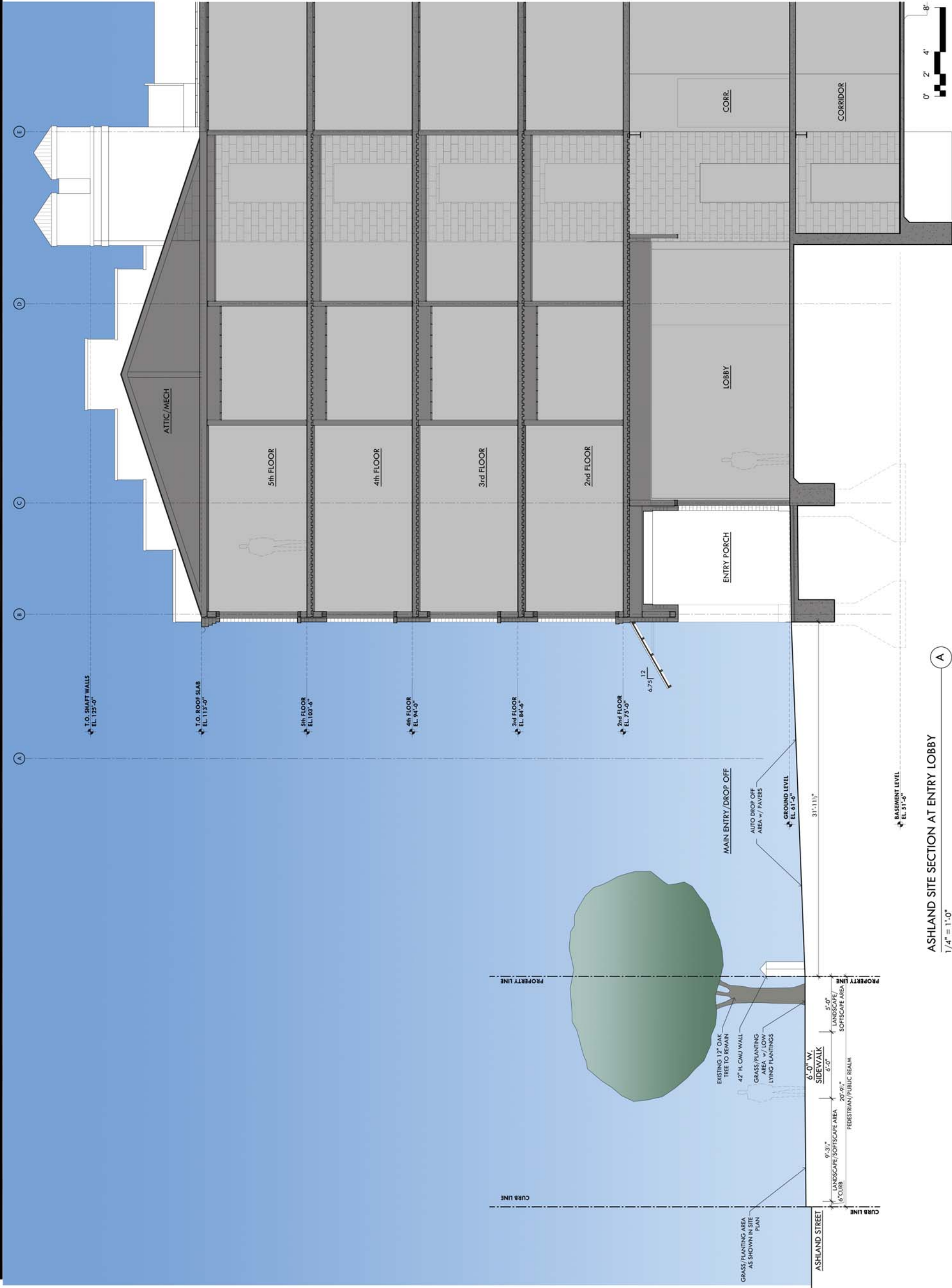


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DARWIN ARCHITECTURE

DARWIN MCCREDIE AIA
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SAN FRANCISCO, CA 94102
TEL: 415.398.8833

NOT FOR
CONSTRUCTION



A

ASHLAND SITE SECTION AT ENTRY LOBBY
1/4" = 1'-0"



A4.04



CONCEPTUAL PERSPECTIVE VIEW - W.20TH ST. AND ASHLAND ST.

THE DAPHNE

±0.6428 ACRES OF LAND
HOUSTON, TEXAS

October 31, 2022
BGE #10726



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



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CONCEPTUAL PERSPECTIVE VIEW - COURTYARD/ POOL AT W.20TH ST

THE DAPHNE

±0.6428 ACRES OF LAND
HOUSTON, TEXAS

October 31, 2022
BGE #10726



BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
Tel: 281-558-8700
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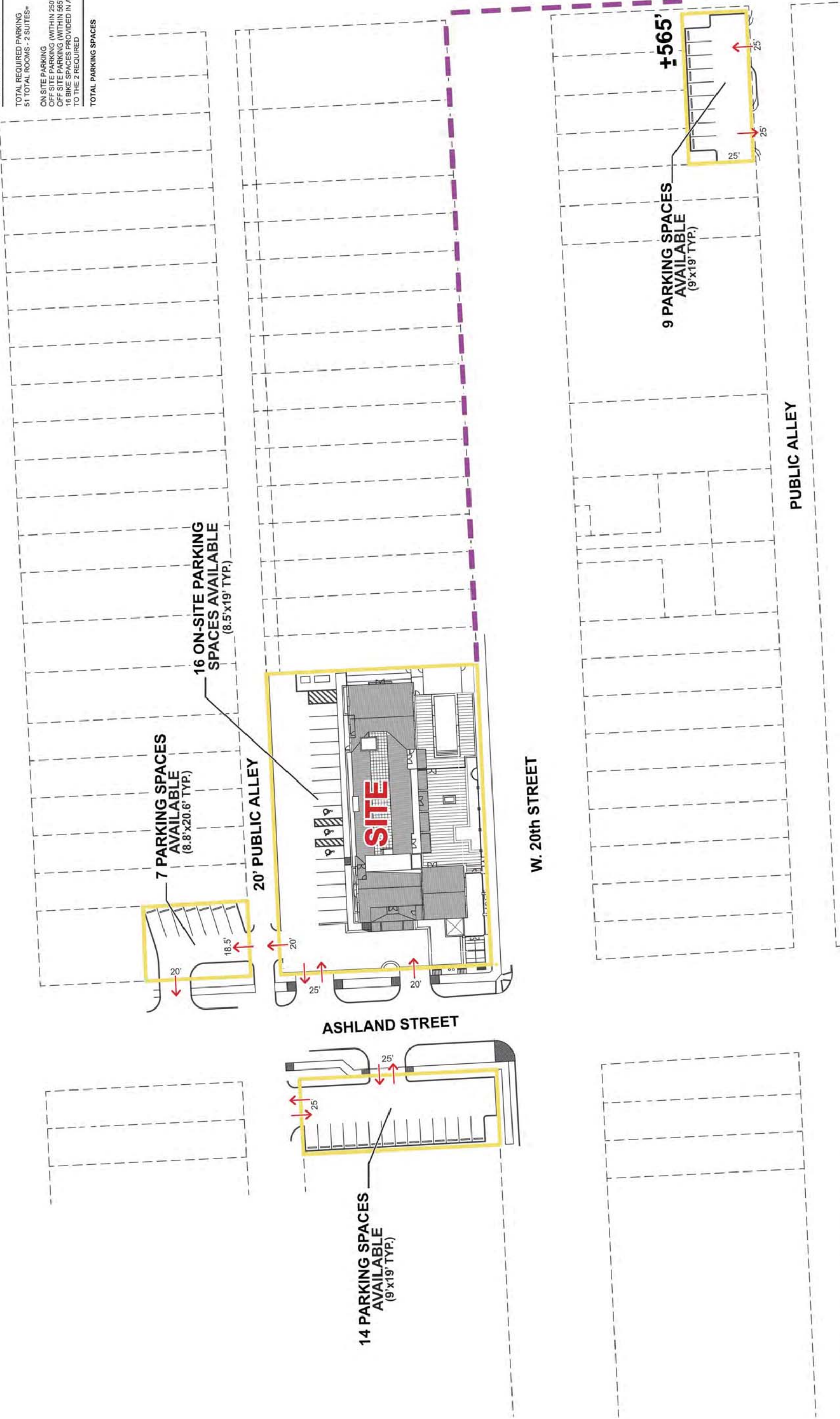
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PARKING ANALYSIS

TOTAL REQUIRED PARKING	1 PER ROOM UP TO 250 ROOMS
51 TOTAL ROOMS - 2 SUITES=	49 PARKING SPACES REQUIRED
ON SITE PARKING	16 PARKING SPACES AVAILABLE
OFF SITE PARKING (WITHIN 250' OF SITE)	21 PARKING SPACES AVAILABLE
OFF SITE PARKING (WITHIN 565' OF SITE)	9 SPACES AVAILABLE
16 BIKE SPACES PROVIDED IN ADDITION TO THE 2 REQUIRED	4 SPACE REDUCTION (10%)
TOTAL PARKING SPACES	50 PARKING SPACES PROVIDED



PARKING EXHIBIT

DAPHNE

±0.6428 ACRES OF LAND
HOUSTON, TX
December 15, 2022
BGE #10726



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

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0029

Plat Name: Daphne

Applicant: BGE, Inc.

Date Submitted: 01/06/2023

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 reduced building line of 2' for a 43'4" portion and to allow canopies to project into the 2' setback area; a 13' building line for a 4'7" portion; a 2' building line for an 18'6" portion of the site along the W.20th Street frontage; W.20th being a major thoroughfare with a 70' r.o.w..

Chapter 42 Section: 152

Chapter 42 Reference:

The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

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

n/a

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

This site is in the Heights located on the corner of W 20th Street and Ashland Street. Originally, the subdivision was platted in 1894 with no building setback lines. It was replatted as an unrestricted reserve in 2019 by the same property owner with the same intent of building a high-end boutique hotel. Small design changes to the hotel have contradicted the building setback line variance that was previously approved. The property lies within the deep-rooted small commercial area of the Heights along W 19th St. and W 20th St.. It is an area with many pedestrians. Most of the existing older buildings are located directly on the property line or set back a short distance from the street. The proposed five-story boutique hotel will provide an option not only for guests to stay within close proximity to friends and relatives, but also give them the option to be within walking distance of nearby restaurants, shops, and even a nearby theater. A nearby church and hospital within 750' of the property are also in support of this high-end boutique hotel. Currently, guests of the area are limited to staying at ordinary hotels and motels along nearby freeways. This unique hotel will give guests planning their stay in the area another option, preferably a boutique hotel with a unique character complimentary to the Heights itself. While the main building structure will be 42' from W. 20th and behind the 25' building line required from a major thoroughfare, the hotel gift/floral shop will be 2' from the front property line, creating more interaction and interest from pedestrians. This concept of being within close proximity to the street will echo the existing character of the older buildings nearby. There will be windows facing W. 20th as well as an entry door directly into the shop, allowing patrons that are not staying at the hotel to enter the gift shop. There will also be a door entering into the hotel lobby. Awnings over the windows and doors will project out towards the property line providing shelter and downward lighting for pedestrians. There are large existing oak

trees in the pedestrian realm area as well as in the courtyard area that will be preserved. New street trees will also be planted along W 20th. between the curb and the sidewalk. There will be a 15' pedestrian realm along W 20th, including existing and new street trees, a 2' landscape planting strip, a 6' unobstructed sidewalk to preserve large existing oaks, decorative bench seating, new integral colored concrete sidewalks, downward illumination from large existing trees, landscaping, and decorative lighting along the façade of the gift shop. The courtyard area will be visible from the street and includes a 4' high open wrought iron fence creating a transparent aesthetically pleasing view into the courtyard/ pool area. There will also be gates in the fence allowing direct access from the sidewalk. Beyond the courtyard there will be an 8' high pool terrace and cabana masonry privacy wall with live vines and landscaping along the exterior. This will create a privacy area for both hotel guests and nearby pedestrians. The outdoor cabana, set back 2' from the front property line, will offer shelter and privacy as a buffer from W. 20th as well for the adjacent property. The gift shop entrance area from the courtyard creates a small 4'10" portion that will be set back 13' from the property line. This entry will also have an awning to echo the awnings along W. 20th. Above the gift shop there will be a rooftop terrace allowing access to the 2nd floor of the hotel as well as the courtyard below.

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

The boutique hotel will take access off Ashland St. with pedestrian friendly amenities along W. 20th St., a major thoroughfare, to avoid conflicts with the bike path along 20th and lessen traffic delays from slow-moving cars turning into the parking lot. West 20th was designated as a Major Thoroughfare long after the area plat was recorded. The original plat did not include a building setback.

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

The intent of the regulations will be ensured by creating a walkable pedestrian friendly environment that respects the character of the historic commercial area and preserves the magnificent old oaks. The boutique hotel will be unique like most of the business in the area. Like the stores along 19th street, the gift shop will be able to have window displays of interest to pedestrians.

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

Public safety will be enhanced by providing a sidewalk along the major thoroughfare and creating a pedestrian friendly environment which encourages walking rather than driving from place to place. Public health will be encouraged by offering the hotel guests the opportunity to walk to restaurants and shops on nearby blocks.

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

The justification of the variance is the continued enhancement of this commercial area with unique, pedestrian-friendly, and small- scale businesses. This boutique hotel adds a diversified land use to the mixed-use area known as the Heights.



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

January 27, 2023

NOTICE OF PLAT VARIANCE

PROJECT NAME: Daphne

REFERENCE NUMBER: 2023-0029

NOTICE OF HOTEL/ MOTEL PUBLIC HEARING

HOTEL/MOTEL NAME: Daphne Hotel

HOTEL/MOTEL ADDRESS: 347 W 20th Street

NOTICE OF PARKING VARIANCE

PROJECT ADDRESS: 347 W. 20th Street

Project Number: 22115049

**Plat Variance
Hotel Motel PH
Parking VAR**

Dear Property Owner:

The Planning and Development Department has received three applications with variance requests for a project located at 347 W 20th Street: subdivision plat, hotel/motel, off-street parking. 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, 28, and 26 required notification areas adjacent to these variance requests.

BGE, Inc., the applicant, has filed the requests on behalf of the developer of the subject site.

- **For subdivision plat:** The applicant is requesting variance to allow reduced building line for the proposed structures instead of the required 25' BL along W 20th Street, a major thoroughfare.
- **For Hotel/Motel:** The applicant is requesting three variances: (1) to allow a hotel to be located within 750' of a church and a public health facility, (2) to allow a hotel to take access from a two-lane street & public alley, and (3) to allow a hotel to be located in a residential area with less than 75 rooms.
- **For Off-Street Parking:** The applicant is requesting a variance to allow a proposed hotel to provide a portion of the required parking on an off-site facility less than 800 feet from the tract for a building containing over 30,000 square feet of GFA.

Enclosed are copies of the variance requests, 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 hearing and meeting to consider these applications.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, February 16, 2023, 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 Ralph Lopez or Stephanie Hamilton with BGE, Inc. at 281-558-8700. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **CHAPTER 26:** Commonly called the "Off-Street Parking Ordinance", it is the portion of the City of Houston's Code of Ordinances that describes the rules and regulations for off-street parking within the corporate limits.
- **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 Chapters 26, 28, and 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 300 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: 111

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Garfam Industries Industrial Park (DEF 1)

Applicant: The Pinnell Group, LLC



D – Variances

Site Location

Houston Planning Commission **ITEM: 111**

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Garfam Industries Industrial Park (DEF 1)

Applicant: The Pinnell Group, LLC



D – Variances

Aerial



Application Number: 2023-0010

Plat Name: Garfam Industries Industrial Park

Applicant: The Pinnell Group, LLC

Date Submitted: 01/06/2023

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:

We are seeking a variance to allow the intersection spacing to exceed 2,600 feet along the west side of West Hardy Street, between 5th Street and Nystrom.

Chapter 42 Section: 42-127

Chapter 42 Reference:

Section Number (42-127 Intersections of Major Thoroughfares);

Statement of Facts

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

N/A

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

The owners of the subject property are platting the subject property into a single Block and single Reserve to create a commercial development. A portion of the north half of unimproved 6th Street is included in this plat boundary. The county has expressed that they have no objection to the abandonment of 6th Street. Currently there is approximately 2,800 feet between platted 5th Street and Nystrom. Keeping an unimproved east/west 6th Street would not improve traffic flow and dedicating a new east/west street that would terminate in one block would also not improve traffic. Additionally, the dedication of a new east/west street would not meet the 600' minimum intersection spacing along a major thoroughfares.

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

The re-classification of West Hardy to a major thoroughfare will not make it possible to meet the minimum intersection spacing along major thoroughfares.

(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 6th was improved or a new east/west street could meet the 600' minimum spacing requirement, keeping 6th street or dedicating a new east/west street would have a different effect.

(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 to dedicate an east/west street that will not improve traffic flow.



Application Number: 2023-0010

Plat Name: Garfam Industries Industrial Park

Applicant: The Pinnell Group, LLC

Date Submitted: 01/06/2023

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:

We are seeking a variance to allow the replatting of a portion of an alley without vehicular turnaround.

Chapter 42 Section: 42-135

Chapter 42 Reference:

Section Number (42-135 Street Extension);

Statement of Facts

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

N/A

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

The owners of the subject property are platting the subject property into a single Block and single Reserve to create a commercial development. A portion of the north half of unimproved 6th Street and a portion of the unimproved adjacent alley are included in this plat boundary. The county has expressed that they have no objection to the abandonment of 6th Street or said portion of the alley. Leaving an unimproved alley and 6th Street will not have any real benefit to the public.

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

Since 6th street is unimproved, the continuation of the alley would have no benefit to 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 6th or the alley were improved keeping 6th street and/or the alley would have a different effect.

(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 not to create a turnaround for an unimproved alley that is not being used as an alley.



Application Number: 2023-0010

Plat Name: Garfam Industries Industrial Park

Applicant: The Pinnell Group, LLC

Date Submitted: 01/06/2023

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:

We are seeking a variance to not dedicate a 10' building line along the remaining portions of 6th Street.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Section Number (42-150 Building Lines);

Statement of Facts

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

N/A

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

The owners of the subject property are platting the subject property into a single Block and single Reserve to create a commercial development. A portion of the north half of unimproved 6th Street is included in this plat boundary. The county has expressed that they have no objection to the abandonment of 6th Street. The dedication of a 10' building line along the remainder of unimproved 6th Street that is proposed to be abandoned would require a replat to remove once it is fully abandoned.

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

The county has no interest in unimproved 6th Street and the dedication of a 10' building line along its remainder would not serve the public in any way.

(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 6th was improved and wasn't planned to be abandoned, then a 10' building line would make sense.

(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 not to dedicate a 10' building line along a street that is being abandoned.

Houston Planning Commission

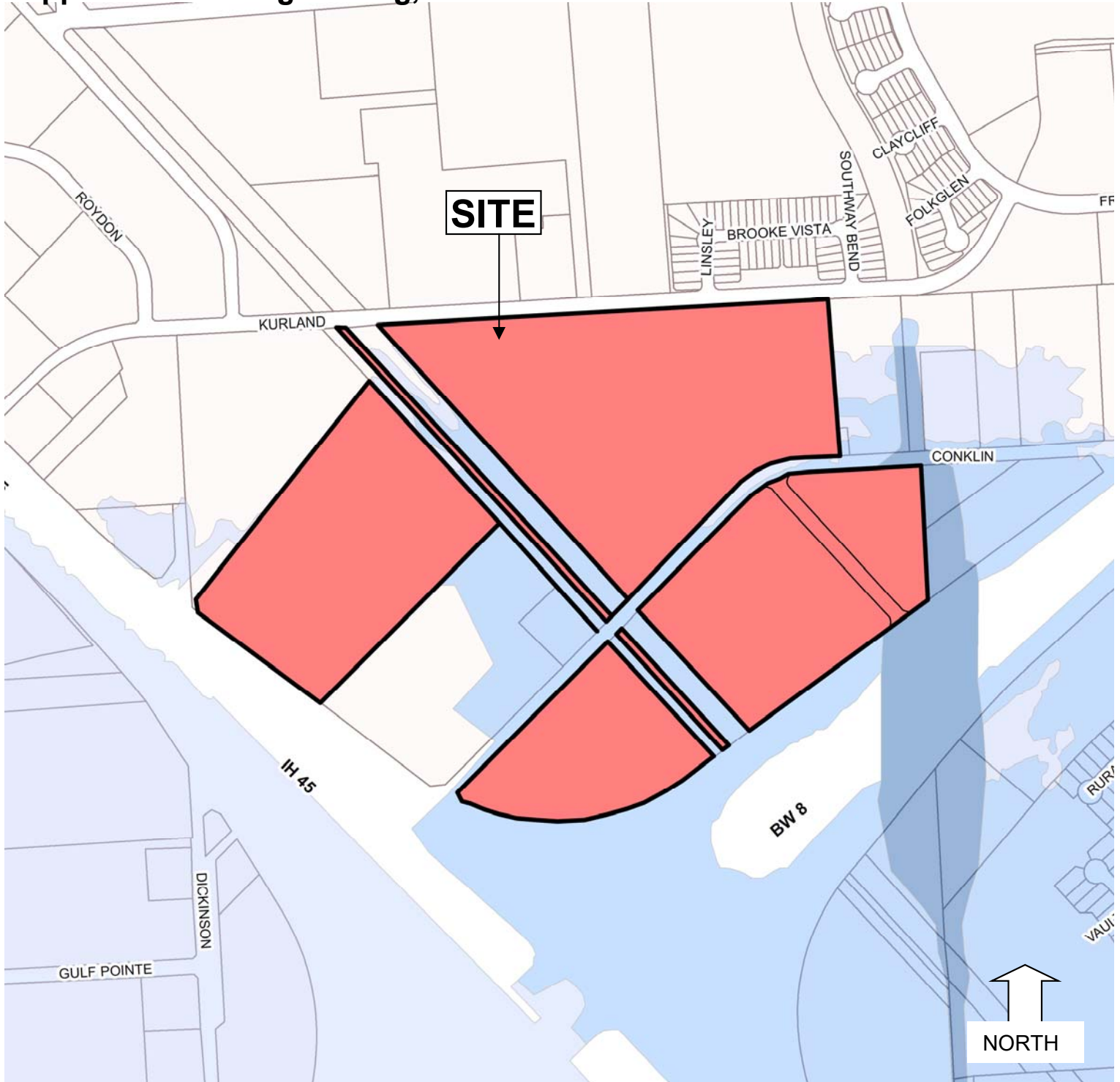
ITEM: 112

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Gulfbelt Logistics Park GP

Applicant: LJA Engineering, Inc.



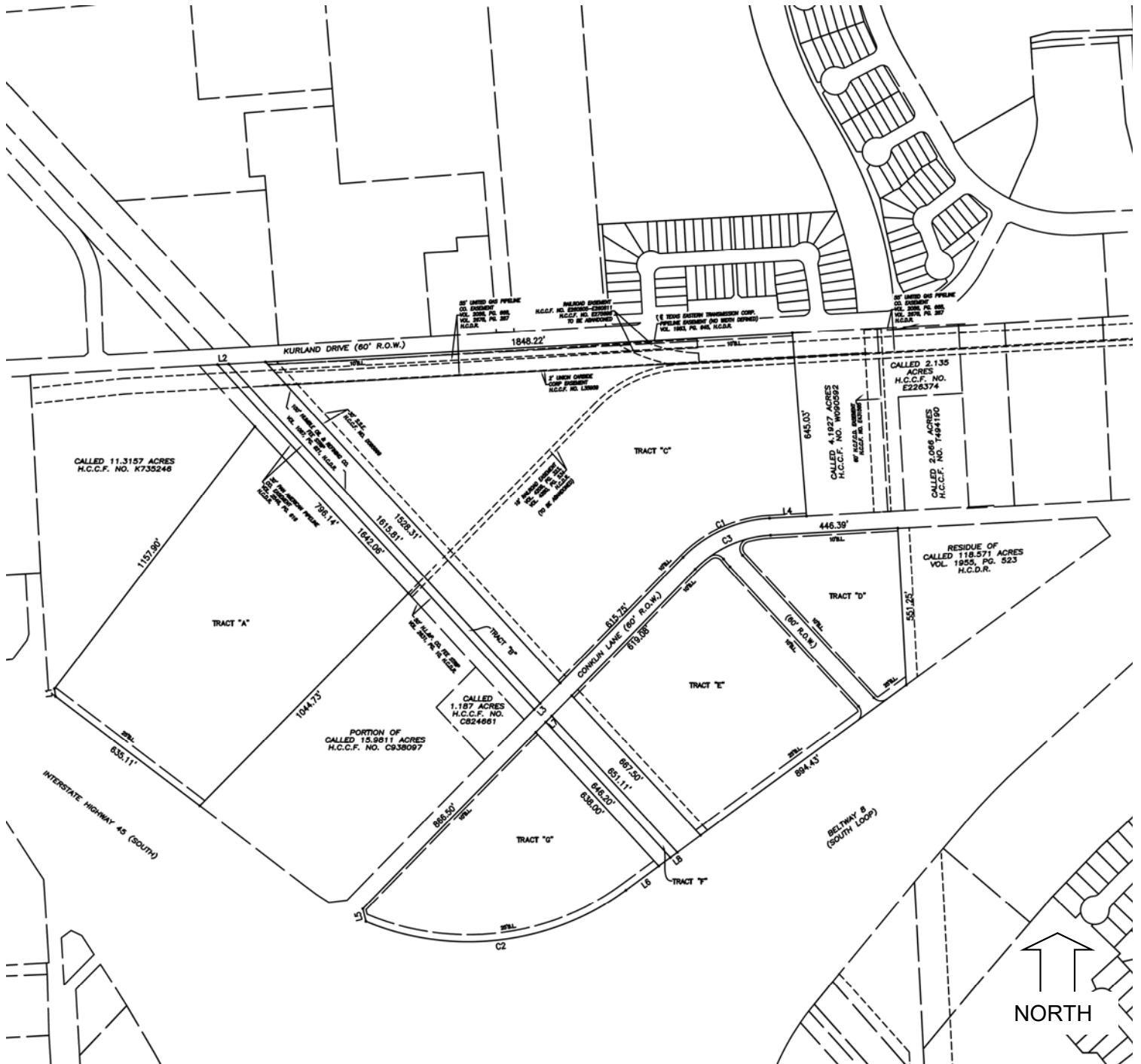
D – Variances

Site Location

ITEM: 112

Meeting Date: 02/16/2023

Applicant: LJA Engineering, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Gulfbelt Logistics Park GP

Applicant: LJA Engineering, Inc.



D – Variances

Aerial

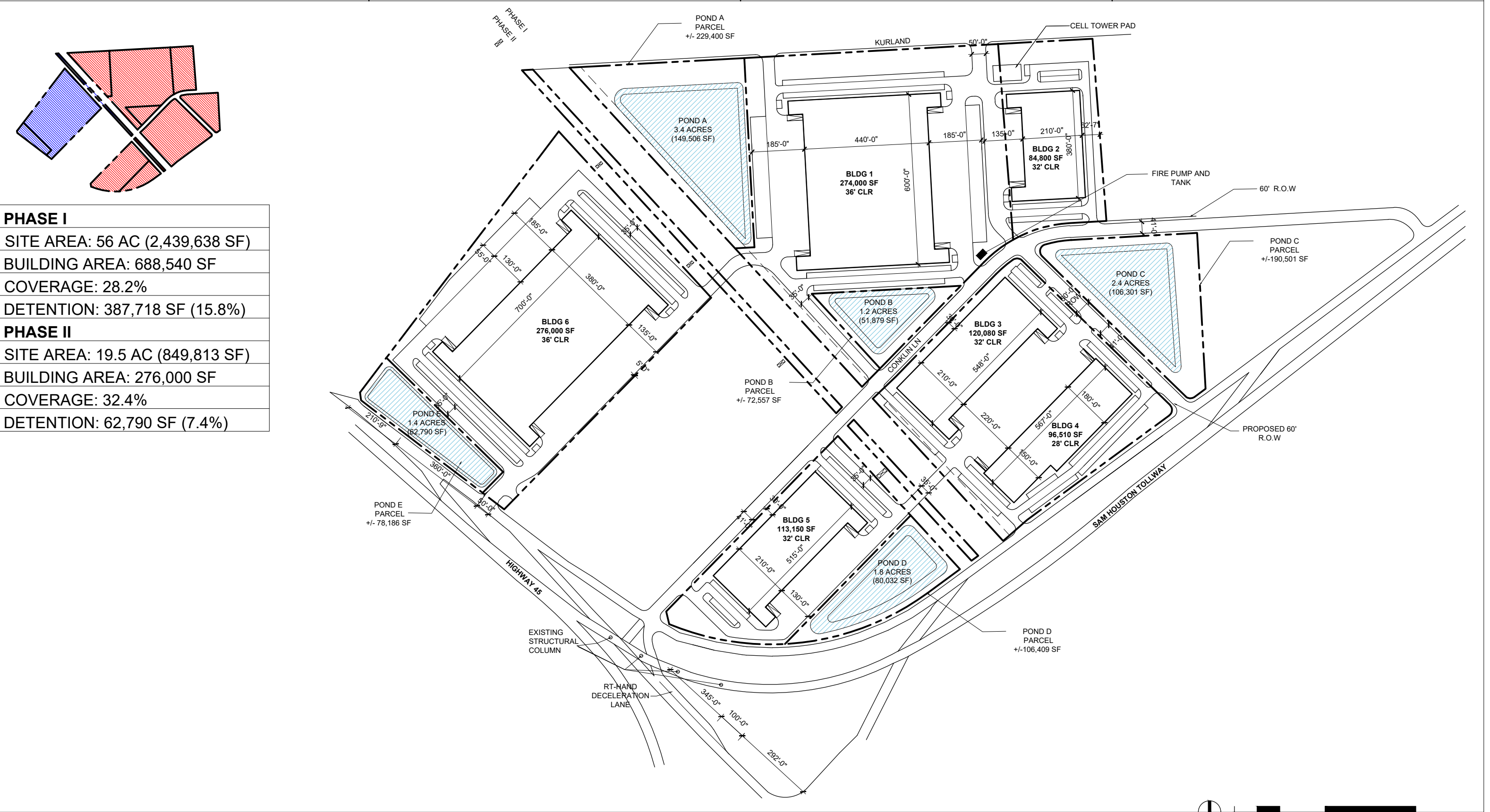
MP- OPTION 2A

TOTAL SITE AREA: 75.95 ACRES (3,308,478 SF)

BUILDING AREA: 964,540 SF

COVERAGE: 29.1%

TOTAL DETENTION : 450,508 SF (13.6%)



* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. * BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED. * ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED.



Application Number: 2023-0067

Plat Name: Gulfbelt Logistics Park GP

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

Date Submitted: 01/09/2023

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

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

Specific Variance is being sought and extent of variance:

To exceed intersection spacing along Kurland Road and Conklin Lane by not providing a north-south public street between Kurland and Conklin.

Chapter 42 Section: 42-128

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

N/A

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

Gulfbelt Logistics Park is a 77+ acre commercial development located at the northeast corner of the Sam Houston Parkway and the Gulf Freeway. The development is bisected by Conklin Lane (60' ROW) and several pipeline and overhead power easements. There are also several pipeline easements along the most northerly property line, paralleling Kurland Road. Consisting of six separate tracts of land, the development will consist of several large warehouse/industrial type buildings, some of which will be connected through a series of private driveways from one tract to the next. Private driveway access will be provided to and from Conklin Drive, Kurland Road, and the frontage roads of both the Gulf Freeway and the Sam Houston Parkway. A new 60' Public Road will be provided between the Sam Houston Parkway and Conklin Lane to facilitate large truck circulation in and out of the development. Extending the proposed street north through Tract "C" will fragment Tract "C" causing any cross traffic between the buildings (vehicular or pedestrian) to cross a public street unnecessarily creating a safety issue and will create and encourage through traffic to the surrounding area. Also, as the land along the north side of Kurland is already developed, any street provided through Tract "C" could not be extended further north.

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

The ability to provide a safe and practical development while not encouraging cut-through traffic to the surrounding areas is not a hardship created by the applicant.

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

By not encouraging cut-through traffic, the intent and 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;

By not creating a potential safety issue by having vehicles and pedestrians constantly cross a public street, the granting of this variance will not be injurious to the public health, safety or welfare.

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

Creating a practical and usable development, while not creating a safety issue or encouraging cut-through traffic are the justifications of this request, not an economic hardship.



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

January 27, 2023

NOTICE OF VARIANCE

PROJECT NAME: Gulfbelt Logistics Park GP

REFERENCE NUMBER: 2023-0067

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along the northwest intersection of Interstate-45 and Beltway 8/Sam Houston Tollway and south of Kurland 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.

LJA Engineering, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed 1400' intersection spacing by not providing a north/south street between Kurland Drive and Conklin Lane. 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, February 16, 2023, 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 Aaron Collins with Jeffrey Moon & Associates at 936-537-1633. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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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.
- **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.

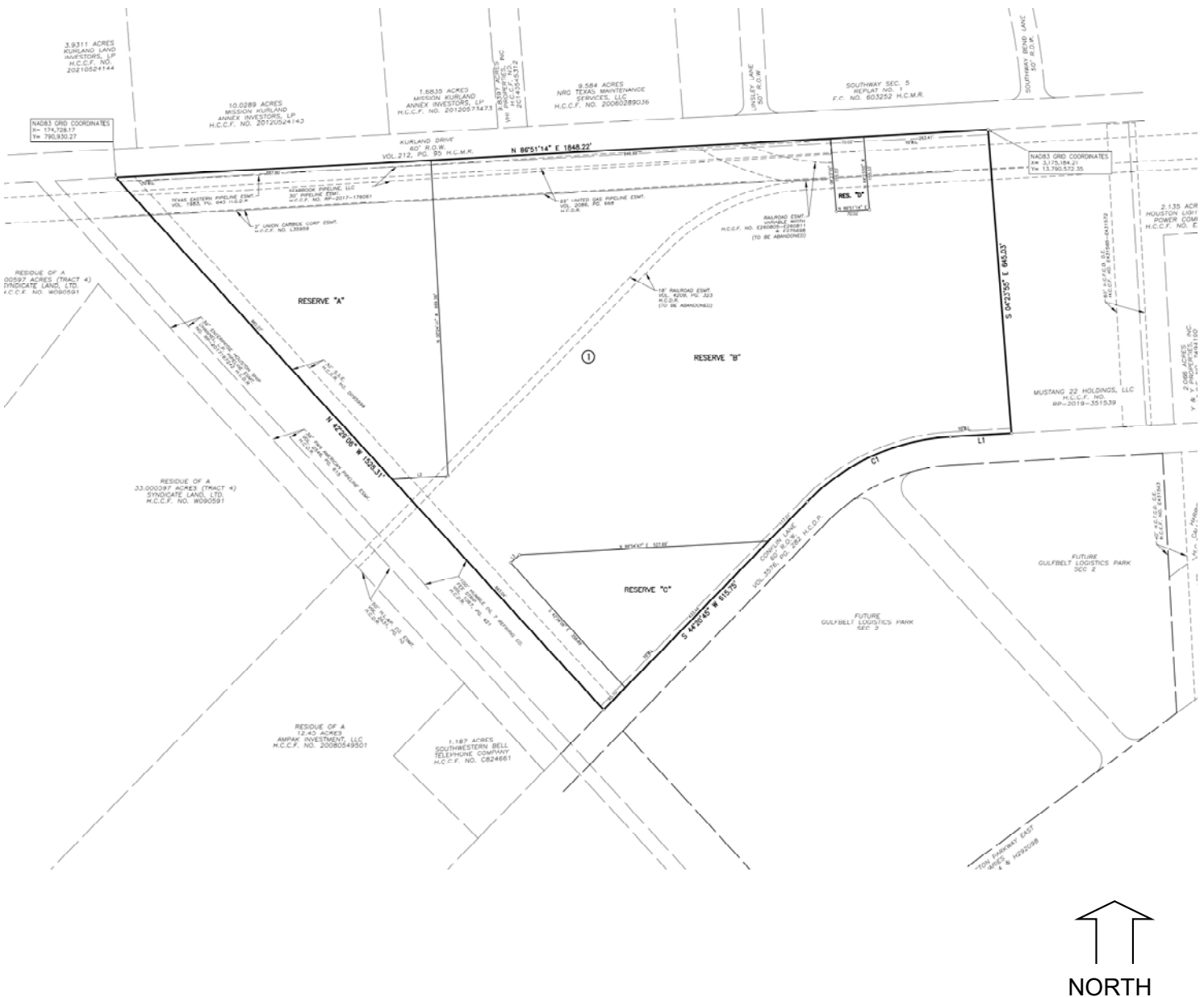
ITEM: 113

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Gulfbelt Logistics Park Sec 1

Applicant: LJA Engineering, Inc.



D – Variances

Subdivision

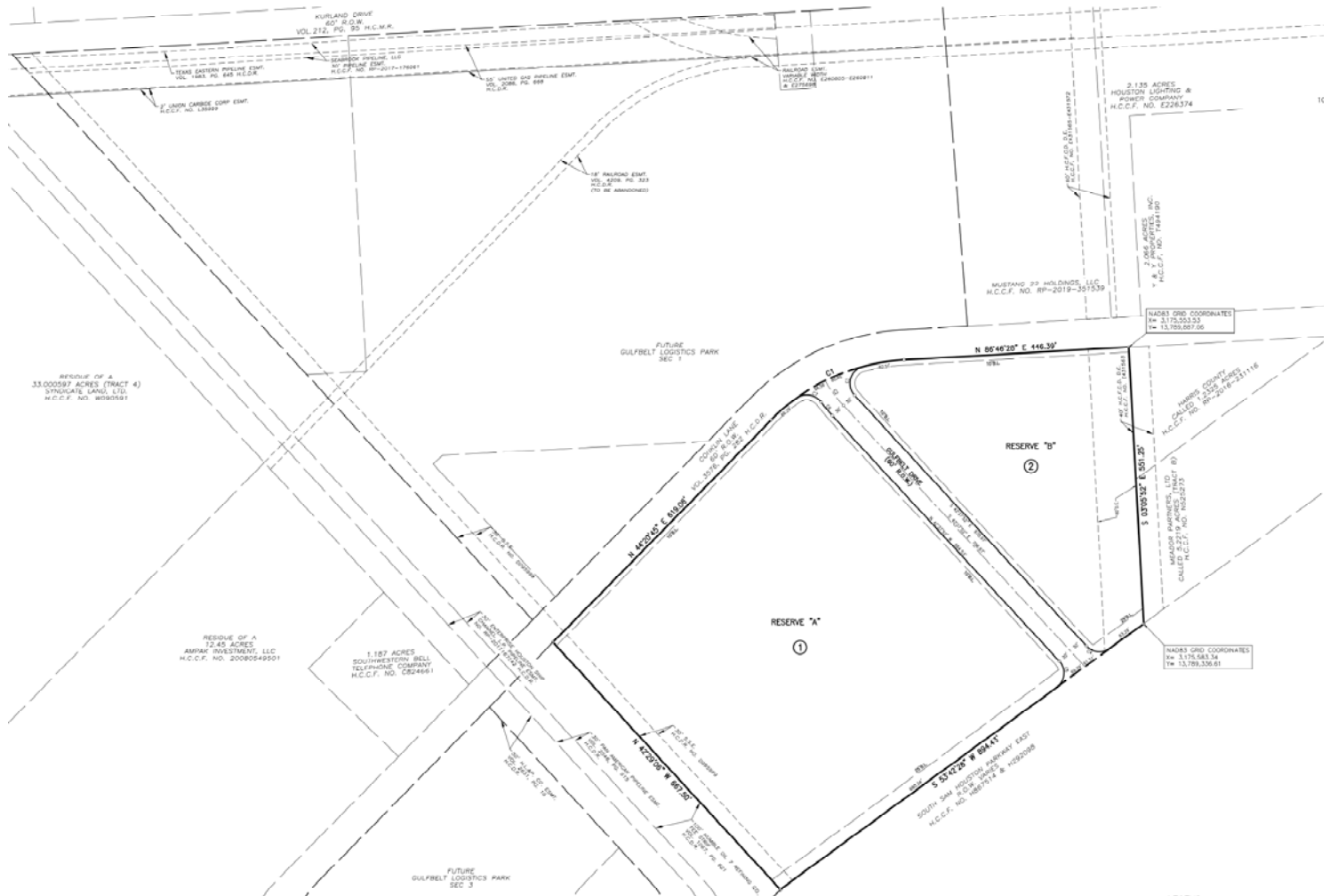
ITEM: 114

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Gulfbelt Logistics Park Sec 2

Applicant: LJA Engineering, Inc.



Houston Planning Commission ITEM: 115

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Highland Heights Davidson (DEF 1)

Applicant: Core



D – Variances

Site Location

Subdivision

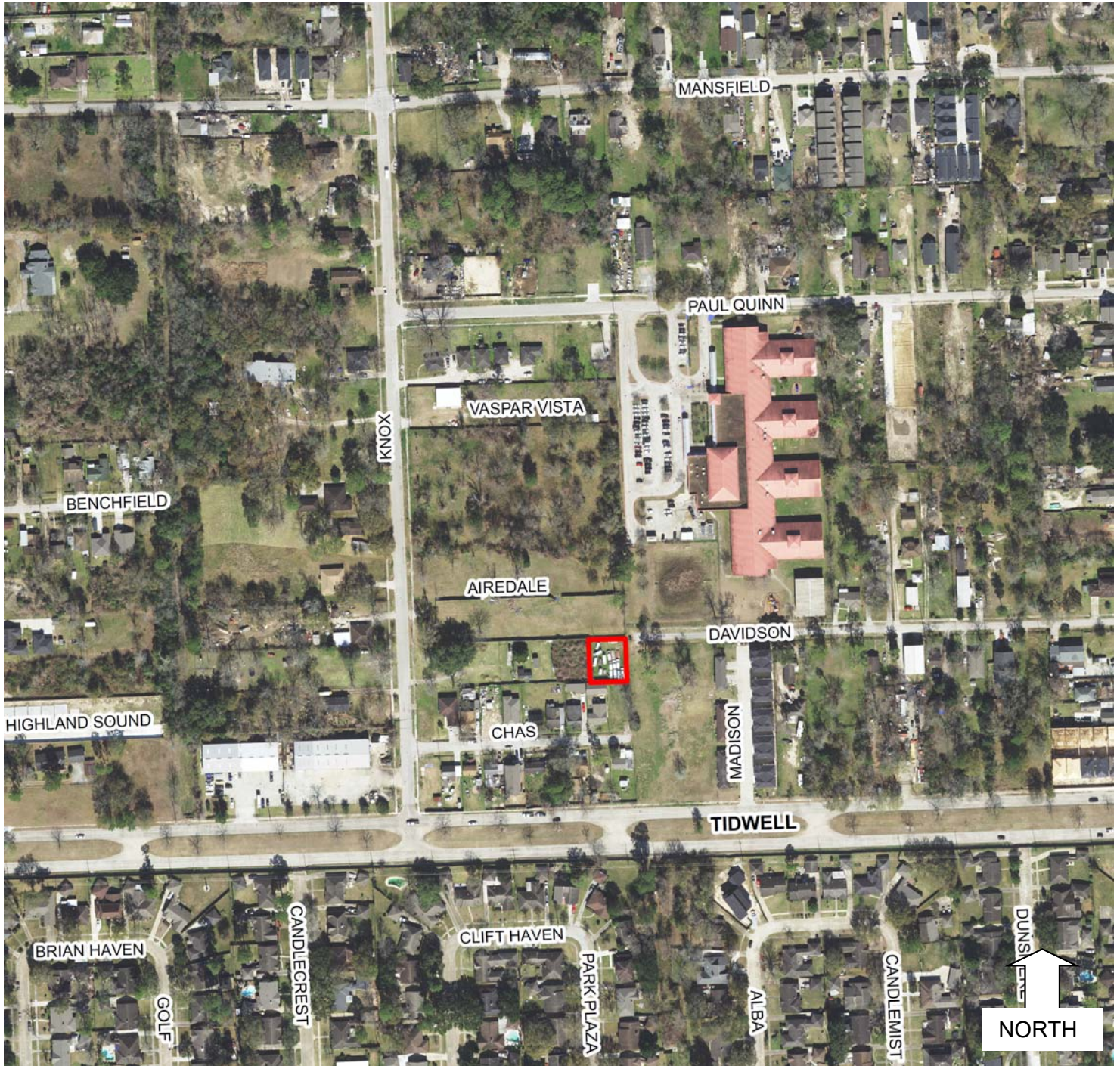
Houston Planning Commission **ITEM: 115**

Planning and Development Department

Meeting Date: 02/02/2023

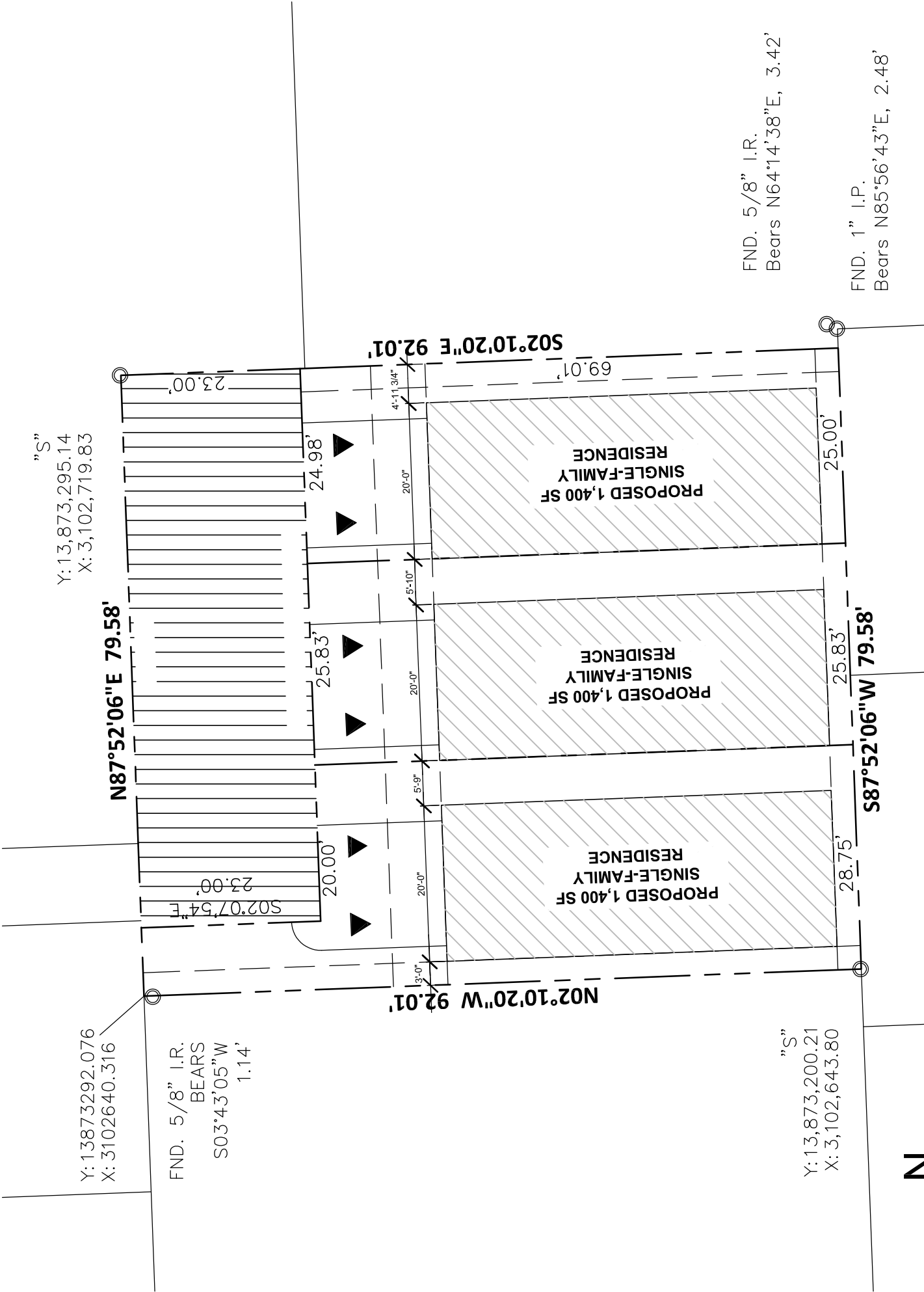
Subdivision Name: Highland Heights Davidson (DEF 1)

Applicant: Core



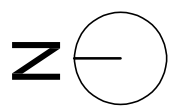
D – Variances

Aerial



DAVIDSON DEVELOPMENT

SCALE: 1/16" = 1'-0"



Y: 13873292.076
X: 3102640.316

FND. 5/8" I.R.
BEARS
S03°43'05"W
1.14'

Y: 13,873,200.21
X: 3,102,643.80

FND. 5/8" I.R.
BEARS N64°14'38"E, 3.42'

FND. 1" I.P.
BEARS N85°56'43"E, 2.48'

Y: 13,873,295.14
X: 3,102,719.83

N87°52'06"E 79.58'

S87°52'06"W 79.58'

S02°10'20"E 92.01'

N02°10'20"W 92.01'

S02°07'54"E 23.00'

PROPOSED 1,400 SF
SINGLE-FAMILY
RESIDENCE

PROPOSED 1,400 SF
SINGLE-FAMILY
RESIDENCE

PROPOSED 1,400 SF
SINGLE-FAMILY
RESIDENCE



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-3012

Plat Name: Highland Heights Davidson

Applicant: Core

Date Submitted: 12/16/2022

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

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

Specific Variance is being sought and extent of variance:

To not extend Davidson Street through the property and to not terminate with a cul-de-sac. To allow lots to have access to a public right of way not meeting minimum width requirements.

Chapter 42 Section: 134 and 188

Chapter 42 Reference:

Sec. 42-134. - 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 Sec 42-188. - each lot shall have access to a street or shared driveway that meets the requirements of Chapter 42 and 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 variance request is to not dedicate a right-of-way extension and turn around on the proposed plat of Highland Heights Davidson St. subdivision. The subject tract is 0.1681 acres in the incorporated limits of City of Houston and being 7.1 miles, more or less, from City of Houston Downtown. The proposed plat is located at the end of Davidson Street, a designated local street, and being north of the W. Tidwell Road, south of Mansfield Street, and east of Knox Street. Purpose of the plat is to create three residential lots having access from a dedicated 23-foot right of way that is to continue from the west end of Davidson Street. The northern ad joiner recently recorded a subdivision plat named Beyond Knox. The plat created residential lots and dedicated a dedicated for the public to use as a turnaround. With the addition of the right of way dedication by the Highland Heights Davidson plat provides enough length and width for a vehicular turn around. Per 2020 Major Thoroughfare Map it does not depict Davidson Street to be extended west through proposed plat. Currently Davidson Street serves an approximate 17 single residential/commercial tracts with no thru traffic to the west. A few of the tracts located south of Davidson Street also have access from Tidwell Road. The tracts located west of proposed plat have access from Knox Street, owned by a separate entity. Due to the odd location and size of the tract, it will create an undue hardship depriving the applicant of reasonable use of the land. If right-of-way is to be dedicated, it will create two small residential lots that will not meet Chapter 42 ordinances for required size and building coverage. The granting of the variance would not be injurious to the public health, safety or welfare of the community.

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

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

The circumstances supporting the granting of the variance were not a result of a hardship created or imposed by the applicant. Proposed plat was a remainder of a larger tract conveyed to multiple entities that unfortunately created a small tract to which is also in an odd location at the dead end of Davidson Street.

(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 the existing traffic circulation pattern has sufficiently served the area since the dedication and construction of Davidson Street.

(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 and welfare as the existing public street pattern has provided sufficient traffic circulation since the dedication and construction of Davidson Street.

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

Economics does not come into play in this variance request.



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

January 13, 2023

NOTICE OF VARIANCE

PROJECT NAME: Highland Heights Davidson

REFERENCE NUMBER: 2022-3012

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 end of Davidson Street, north of W Tidwell Road, and east of Knox 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.

Core, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting two variances: (1) to not extend or terminate Davidson Street with a cul-de-sac and (2) to allow single-family residential lots to have access to a street not meeting the requirements of Chapter 42.

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, February 2, 2023, 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 Naomi Strauss with Core at 936-443-0507. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission

ITEM: 116

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Janisch Road Development (DEF 1)

Applicant: Richard Grothues Designs



D – Variances

Site Location

Houston Planning Commission ITEM: 116

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Janisch Road Development (DEF 1)

Applicant: Richard Grothues Designs



D – Variances

Subdivision

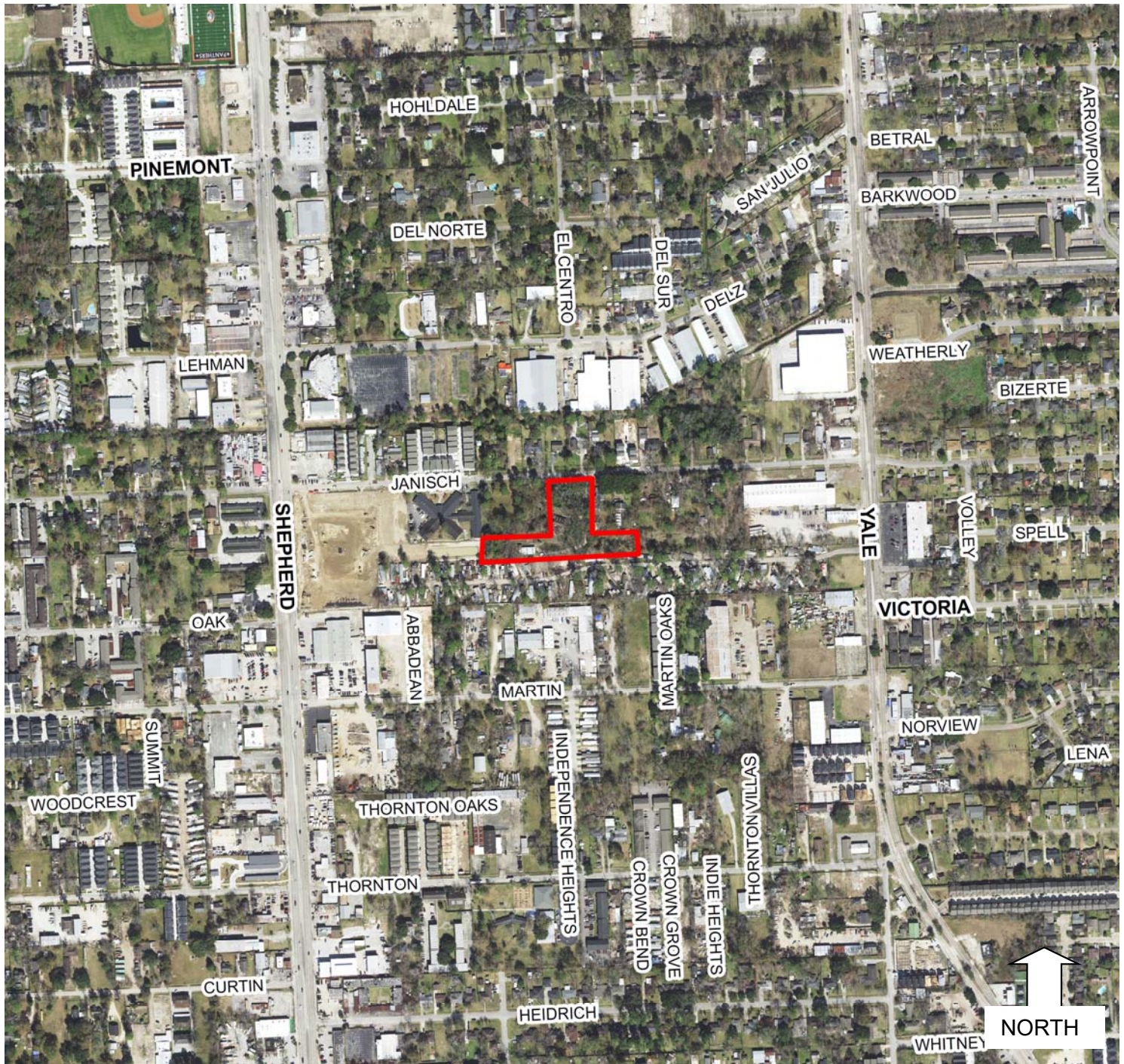
Houston Planning Commission ITEM: 116

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Janisch Road Development (DEF 1)

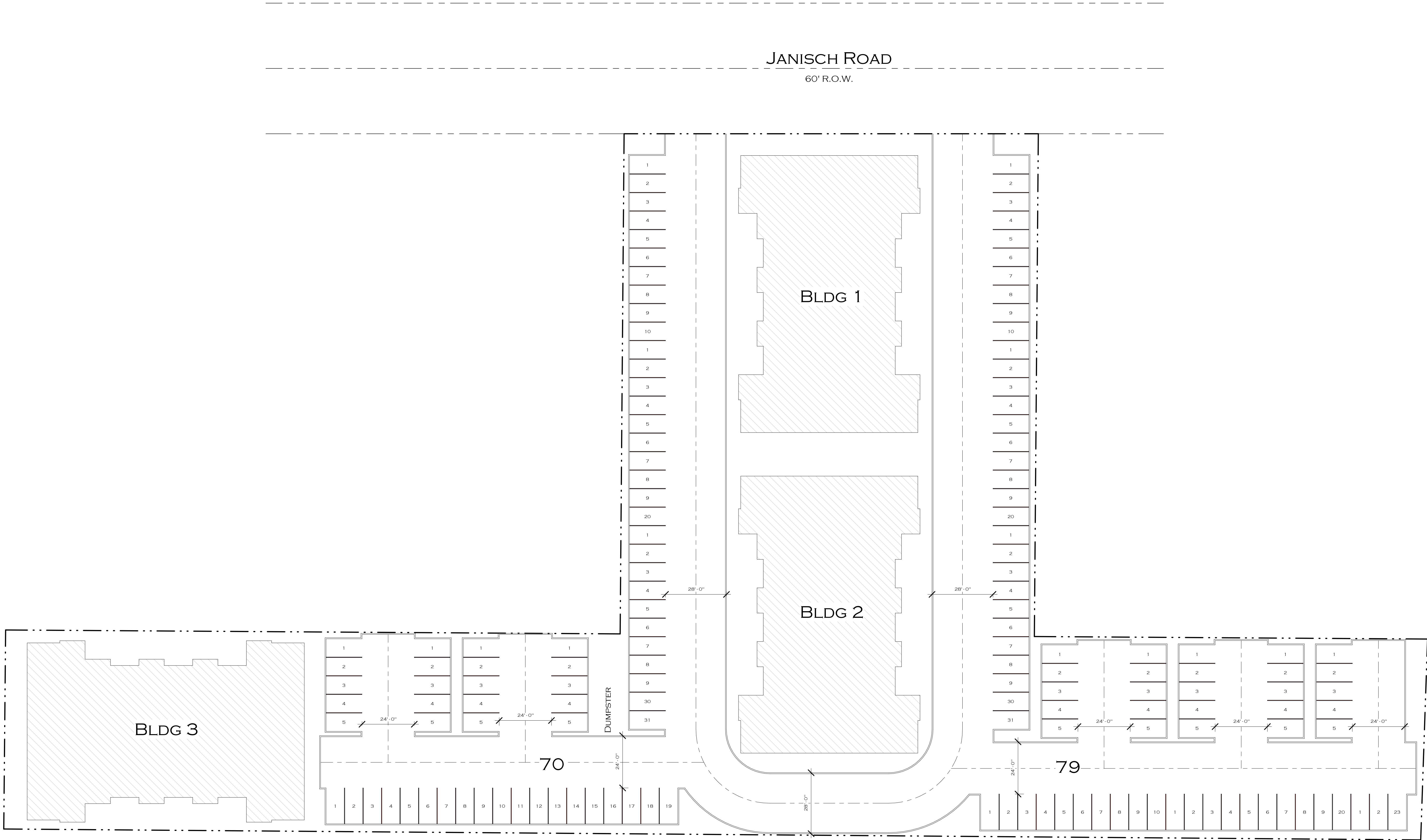
Applicant: Richard Grothues Designs



D – Variances

Aerial

COPYRIGHT © 2014 ALL SCALE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF RICHARD GROTHUES DESIGNS, INC. PURCHASERS RIGHT IS LIMITED TO ONE TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN AND USE IS LIMITED SPECIFICALLY TO SUCH PROPERTY. THE REPRODUCTION OR USE OF THESE PLANS CONCERNING ANY OTHER PROJECT IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION OF RICHARD GROTHUES DESIGNS, INC. WRITTEN PERMISSION SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ALL PLANS ASSIGNED FOR THE CONSTRUCTION OF THE BUILDING SHOULD BE REVIEWED AND REFERENCED TO BEFORE ANY CONSTRUCTION BEGINS. IN THE EVENT OF AN CONFLICT OR INCONSISTENCIES IN THE PLANS, RICHARD GROTHUES DESIGNS, INC. SHOULD BE CONTACTED IMMEDIATELY. IF NO SUCH CONTACT IS MADE, THEN THE CONTRACTOR AND SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES, ASSUME ALL LIABILITY ASSOCIATED WITH SUCH CONTACT OR INCONSISTENCIES.



1 SITE PLAN
3/64" = 1'-0"



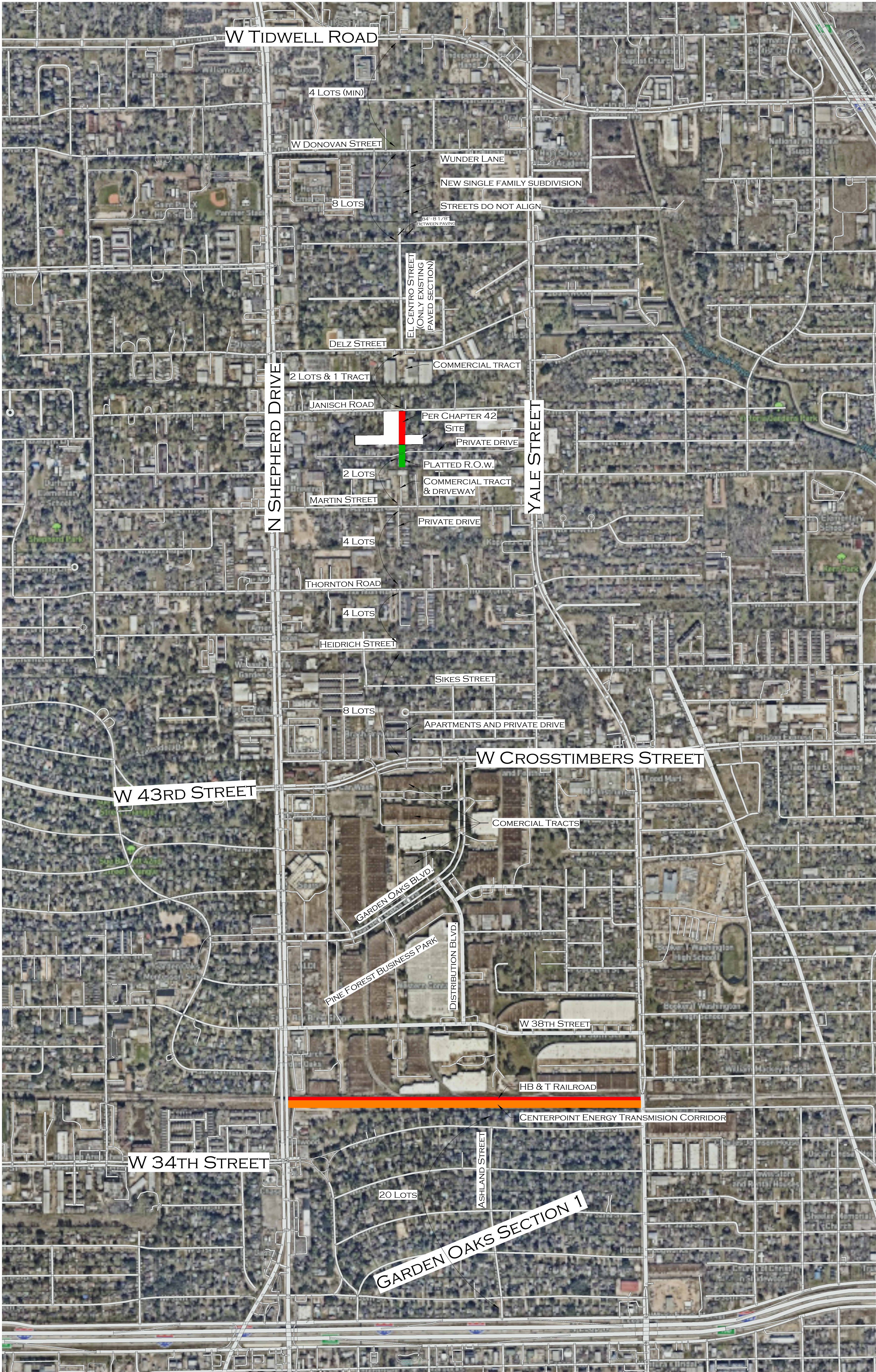
In Collaboration with
LISTI
ARCHITECTS
Residential • Commercial • Land Planning
9225 Katy Freeway, Suite 103
Houston, Texas 77024
Phone: 713.449.9191 Fax: 713.893.6901
rick@rgrothuesdesigns.com



HUDCON, INC.
JANISCH APARTMENTS
435 JANISCH ROAD, HOUSTON, TEXAS 77018

SIGNED: 11/4/2019		Expires: 19 August 2021
No.	Description	Date
1	Revision 1	1 May 2020

Last Modified: 11/21/2022 6:30:14 AM	
Last Plot: K:\Projects\2013-08-001\2013-08-001_SitePlan.dwg	
Job Number: 2013-08-001	
Sheet Name: Site Plan	
Sheet Number: A1.0	



1 SITE PLAN
1 : 5500

PCE	CH BUILDERS	
	JANISCH ROAD DEVELOPMENT	
	435 JANISCH ROAD, HOUSTON, TEXAS 77018	
	1/26/2023 10:41:47 AM	
Planning Commission Exhibit	No.	Description
	Date	Expires
	2013-08-01	2013-08-01
	2013-08-01	2013-08-01
PCE	1/26/2023 10:41:47 AM	
	1/26/2023 10:41:47 AM	
	1/26/2023 10:41:47 AM	
	1/26/2023 10:41:47 AM	

CH BUILDERS

JANISCH ROAD DEVELOPMENT

435 JANISCH ROAD, HOUSTON, TEXAS 77018



Richard Grothues Designs, Inc.



ABD



Member

Commercial

Land Planning

9225 Katy Freeway, Suite 103
Houston, Texas 77024
Phone: 713.449.9191 Fax: 713.893.6901
rick@rgrothuesdesigns.com

LISTI

ARCHITECTS

In Collaboration with





Application Number: 2023-0093
Plat Name: Janisch Road Development
Applicant: Richard Grothues Designs
Date Submitted: 01/09/2023

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

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

Specific Variance is being sought and extent of variance:

To exceed the requirement of the maximum intersection spacing of 1,400 feet along Janisch Road.

Chapter 42 Section: 42-148

Chapter 42 Reference:

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

Statement of Facts

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

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

Enforcing the "paper" extension of El Centro Street would create a stub street as El Centro will not continue to the south to Martin Street. Extending El Centro Street to Martin Street would also require land dedication from multiple property owners.

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

El Centro does not exist to the north of Janisch to Delz Street nor to the south to Martin Street. Even if it did (or would eventually) it will not connect to any major thoroughfare. Thus, it will be ineffective in re-routing any traffic, which is the intent of this ordinance. Furthermore, the extension of El Centro to Janisch would require the land dedication of the neighbor to the east as not all the 60' R.O.W. would be on the subject property. In order to make El Centro Street effective, it would need to at least connect East Tidwell to West Crosstimbers. This connection would need to include a minimum of 28 properties (not including the property involved in this variance. There is also a street to the north called Wunder Lane which lies 65' to the east of where El Centro should continue to the north of Hohdale Street. This would violate Sec. 42-128(c) "Intersections along local streets shall be spaced a minimum of of 75 feet apart." If this section is bypassed and El Centro continue in-line to the north, then an additional 15 properties would be affected. If the ordinance is not bypassed that would make this new major north/south artery take a hard jog at Hohdale Street. This section of the proposed El Centro also poses an issue of crossing a county flood control district owned ditch. To be truly effective, El Centro would need to connect East Tidwell to Loop 610. Therefore, in addition to the 28-43 properties affected between East Tidwell and West Crosstimbers, 25 more properties would be included. This section provides its own issues with the introduction of

crossing a major street (Garden Oaks Blvd), utilizing an existing smaller road (Distribution Blvd) which runs through commercial buildings and in order to connect from Crosstimbers to Distribution 3 large commercial buildings must be demolished. Then as we approach the south end of this commercial development, you must contend with crossing 3 lines of railroad tracks and an electrical distribution corridor. If all the physical obstacles are overcome, it would still take all 53-68 property owners to apply for a replat for the city to take over the required R.O.W. land necessary for El Centro to become the road the Planning Department would like it to be to alleviate any traffic issues. In short, if just one owner decides to keep their land intact, the road would not go through.

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

This block of Janisch is bounded to the east by Yale Street and to the West by N Shepherd Drive. These two major thoroughfares are the major arteries heading north and south. The intent of the chapter will remain intact as the extension of El Centro will do little to alleviate any traffic in the area.

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

Allowing this variance will not impact the public safety along Janisch as El Centro would only be a stub street.

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

The impracticality of the stub street is the justification for the variance and not economic hardship.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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Director
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www.houstontx.gov

January 12, 2023

NOTICE OF VARIANCE

PROJECT NAME: Janisch Street Development

REFERENCE NUMBER: 2023-0093

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south along Janisch Road, east of N. Shepherd Dr. and west of Yale 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.

Richard Grothues Designs, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed local intersection spacing along Janisch Road. 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:

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City Council Chamber, Public Level, Houston, Texas

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

For additional information regarding this project, please call Richard Grothues with Richard Grothues Designs at 713-449-9191. 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.

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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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- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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CITY OF HOUSTON SEC. 42-82 AND 42-83

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PROPERTY OWNERSHIP INFORMATION

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- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission

ITEM: 117

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Lone Star Archery LLC

Applicant: Jeffrey Moon & Associates

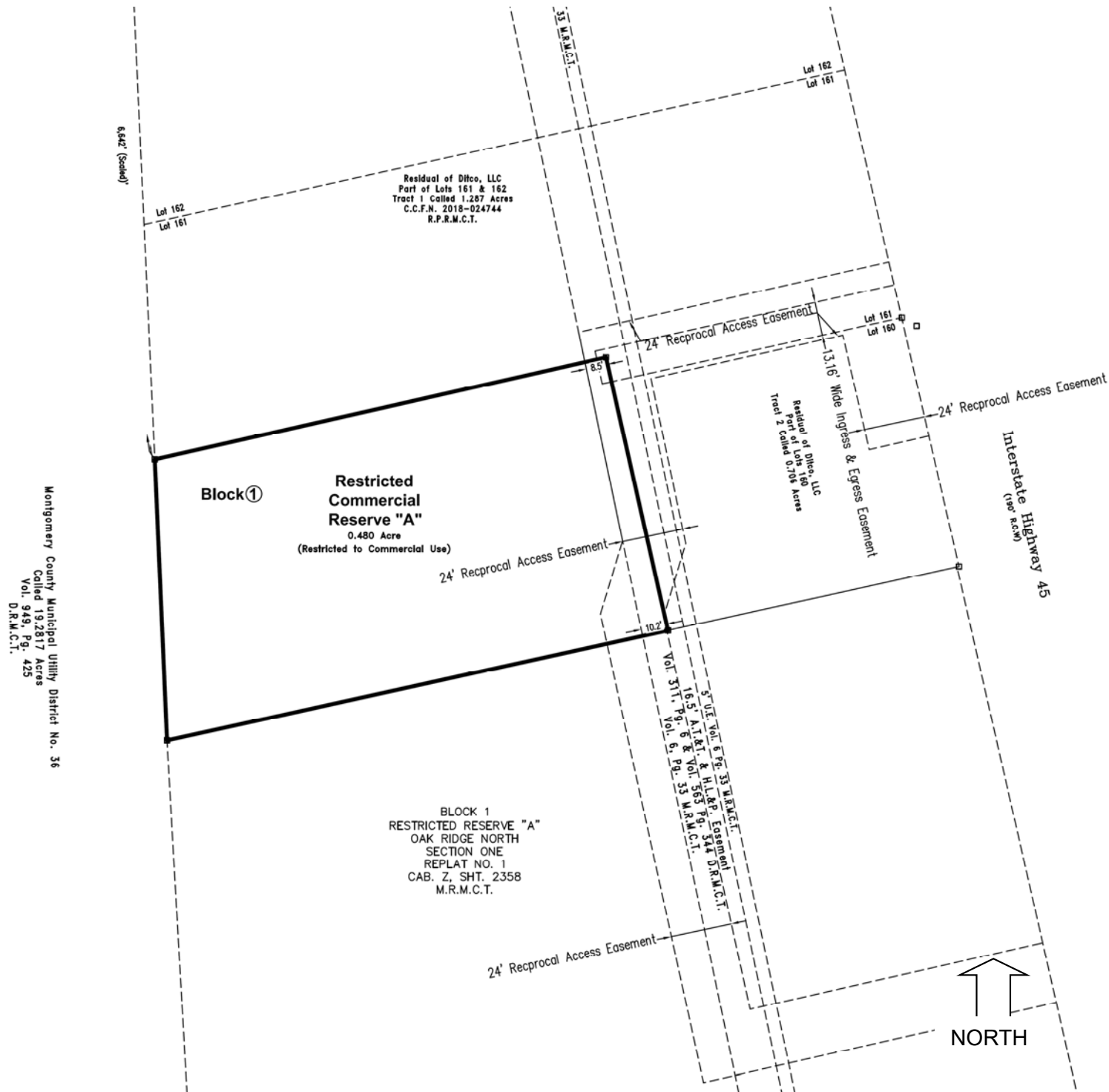


D – Variances

Site Location

Subdivision Name: Lone Star Archery LLC

Applicant: Jeffrey Moon & Associates



Houston Planning Commission

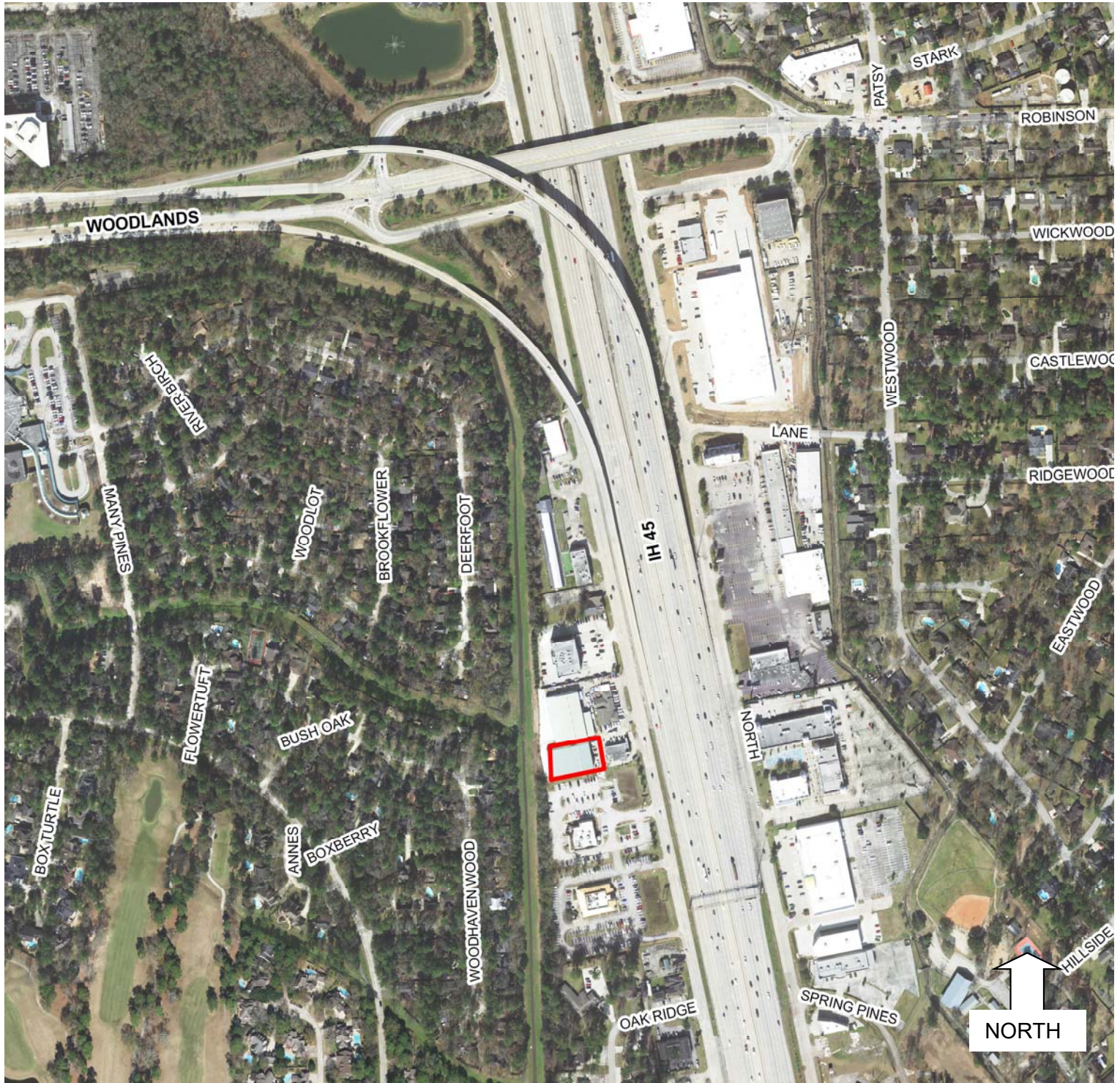
ITEM: 117

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Lone Star Archery LLC

Applicant: Jeffrey Moon & Associates



D – Variances

Aerial

EXISTING CONDITIONS

LONE STAR ARCHERY

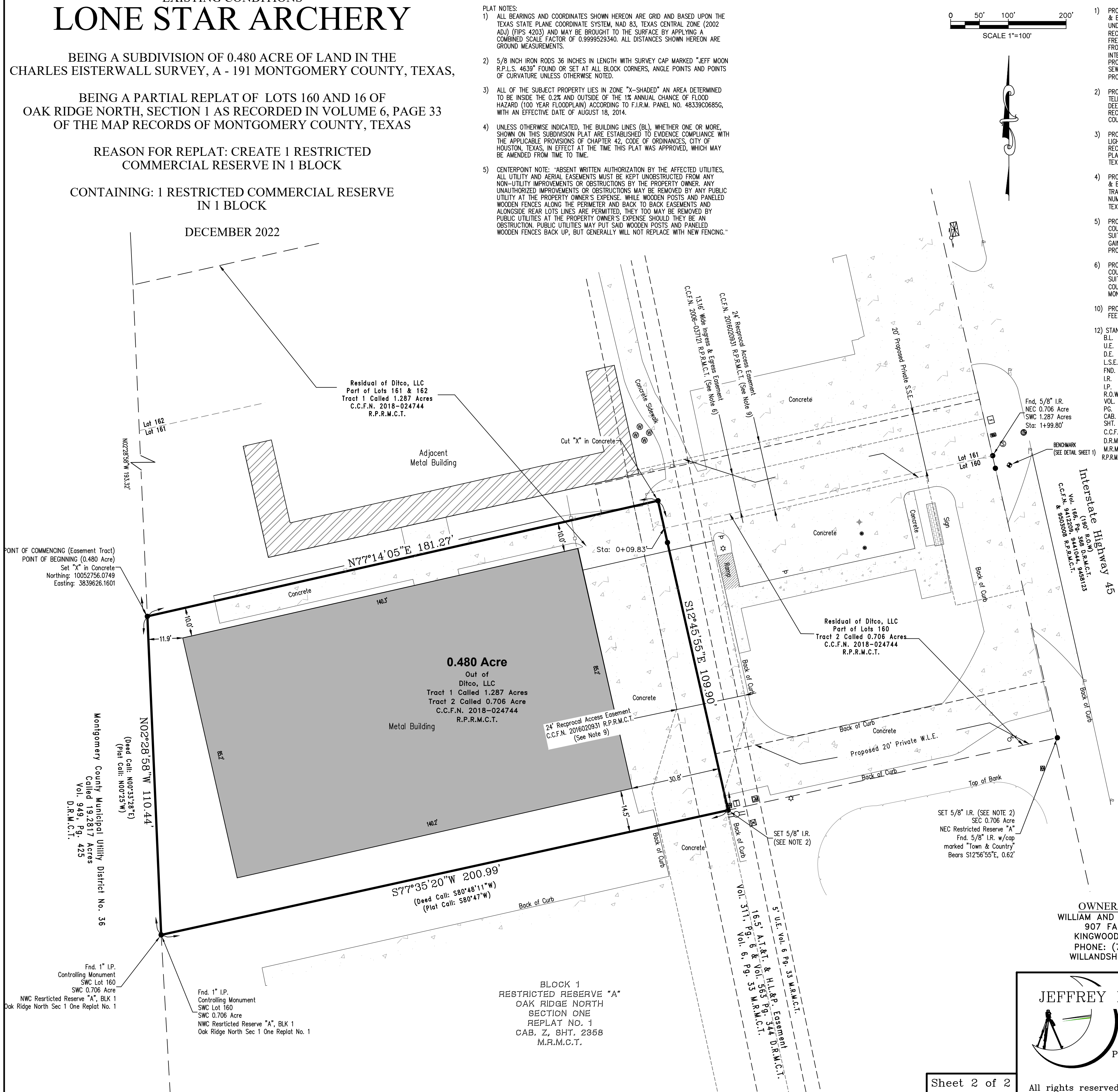
BEING A SUBDIVISION OF 0.480 ACRE OF LAND IN THE
CHARLES EISTERWALL SURVEY, A - 191 MONTGOMERY COUNTY, TEXAS,

BEING A PARTIAL REPLAT OF LOTS 160 AND 16 OF
OAK RIDGE NORTH, SECTION 1 AS RECORDED IN VOLUME 6, PAGE 33
OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

REASON FOR REPLAT: CREATE 1 RESTRICTED
COMMERCIAL RESERVE IN 1 BLOCK

CONTAINING: 1 RESTRICTED COMMERCIAL RESERVE
IN 1 BLOCK

DECEMBER 2022



- PLAT NOTES:
- 1) ALL BEARINGS AND COORDINATES SHOWN HEREON ARE GRID AND BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE (2002 ADJ) (FIPS 4203) AND MAY BE BROUGHT TO THE SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 0.9999529340. ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS.
 - 2) 5/8 INCH IRON RODS 36 INCHES IN LENGTH WITH SURVEY CAP MARKED "JEFF MOON R.P.L.S. 4639" FOUND OR SET AT ALL BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
 - 3) ALL OF THE SUBJECT PROPERTY LIES IN ZONE "X-SHADED" AN AREA DETERMINED TO BE INSIDE THE 0.2% AND OUTSIDE OF THE 1% ANNUAL CHANCE OF FLOOD HAZARD (100 YEAR FLOODPLAIN) ACCORDING TO F.I.R.M. PANEL NO. 48339C0685G, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014.
 - 4) UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - 5) CENTERPOINT NOTE: "ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING."

0 50' 100' 200'

SCALE 1"=100'

GENERAL NOTES:

- 1) PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS IN AGREEMENT BY & BETWEEN DANWIL INTERNATIONAL TRADING COMPANY RECORDED APRIL 6, 2006 UNDER COUNTY CLERK'S FILE NUMBER 2006-037121 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS. (EASEMENT PURPOSE IS FOR PROVIDING FREE AND UNINTERRUPTED PEDESTRIAN AND VEHICULAR INGRESS TO AND EGRESS FROM THE DOMINANT ESTATE PROPERTY, TO AND FROM THE ACCESS ROAD TO INTERSTATE 45. (ON WRITTEN REQUEST BY HOLDER, THE OWNER OF THE EASEMENT PROPERTY WILL EXECUTE OR JOIN IN THE EXECUTION OF THE EASEMENTS FOR SEWER, DRAINAGE, OR UTILITY FACILITIES UNDER OR ACROSS THE EASEMENT PROPERTY))
- 2) PROPERTY IS SUBJECT TO 16.5 FEET WIDE EASEMENT GRANTED TO AMERICAN TELEPHONE & TELEGRAPH COMPANY RECORDED IN VOLUME 311, PAGE 6 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS AND AS REFLECTED ON THE RECORDED PLAT IN VOLUME 6, PAGE 33 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.
- 3) PROPERTY IS SUBJECT TO 16.5 FEET WIDE EASEMENT GRANTED TO HOUSTON LIGHTING & POWER COMPANY RECORDED IN VOLUME 344 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS AND AS REFLECTED ON THE RECORDED PLAT IN VOLUME 6, PAGE 33 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.
- 4) PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS IN AGREEMENT BY & BETWEEN RARE HOSPITALITY INTERNATIONAL, INC. AND DANWIL INTERNATIONAL TRADING COMPANY RECORDED MARCH 11, 2016 UNDER COUNTY CLERK'S FILE NUMBER 2016-020931 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS. (RECIPROCAL ACCESS EASEMENT)
- 5) PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF JUDGEMENT IN COURT IN ABSENCE OF OBJECTION UNDER CAUSE NO. 93-07-02131-CV, IN CIVIL SUIT STYLED THE STATE OF TEXAS VS. EDMOND P. GAINES AND WIFE, ANGELICA GAINES RECORDED UNDER COUNTY CLERK'S FILE NUMBER 9441044 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
- 6) PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF JUDGEMENT IN COURT IN ABSENCE OF OBJECTION UNDER CAUSE NO. 93-02-00525-CV, IN CIVIL SUIT STYLED THE STATE OF TEXAS VS. DONALD M. PEEK, ET UX, RECORDED UNDER COUNTY CLERK'S FILE NUMBER 9503008 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
- 10) PROPERTY IS SUBJECT TO A UTILITY EASEMENT AS SHOWN ON RECORDED PLAT 5 FEET WIDE & TRAVERSING THE SUBJECT PROPERTY.
- 12) STANDARD ABBREVIATIONS:
 - B.L. BUILDING LINE
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.S.E. LANDSCAPE EASEMENT
 - FND. FOUND
 - I.R. IRON ROD
 - I.P. IRON PIPE
 - R.O.W. RIGHT-OF-WAY
 - VOL. VOLUME
 - PG. PAGE
 - CAB. CABINET
 - SHT. SHEET
 - C.C.F.N. COUNTY CLERK'S FILE NUMBER
 - D.R.M.C.T. DEED RECORDS OF MONTGOMERY COUNTY, TEXAS
 - M.R.M.C.T. MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
 - R.P.R.M.C.T. REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS

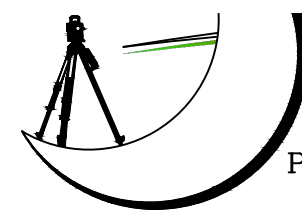
LEGEND

- Easement Line
- Overhead Electric
- Wrought Iron Fence
- Wood Fence
- Concrete
- Covered Area
- Handicap Ramp
- Adjoining Structure
- Power Pole
- Water Meter
- Electrical Transformer Box
- Telephone Pedestal
- Vault Box
- Telephone Manhole
- Gas Meter
- Buried Cable Marker
- Light Pole
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Well
- Monitor Well
- Sign
- Street Sign
- Irrigation Control Valve
- Interceptor Manhole

OWNER/DEVELOPER
WILLIAM AND SHERRY CHAMBERS
907 FAIRWAY FARMS
KINGWOOD, TEXAS 77339
PHONE: (713) 248-9656
WILLANDSHERRY@GMAIL.COM

ENGINEER
QUEST ENGINEERING
RON SAIKOWSKI
1 NORTH MAIN STREET
CONROE, TEXAS 77301
PHONE: (713) 252-3729
RSAIKOWSKI@COMCAST.NET

JEFFREY MOON & ASSOCIATES, INC.



LAND SURVEYORS

www.moonsurveying.com

TBPELS FIRM No. 10112200

P.O. Box 2501 Conroe Texas 77305

PHONE: (936)756-5266

FAX: (936)756-5281

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Sheet 2 of 2

Z:\Oak Ridge North\Section 1\22-1-16 Lot 160,161& 162\Lone Star Archery 12/20/22



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2023-0080
Plat Name: Lone Star Archery LLC
Applicant: Jeffrey Moon & Associates
Date Submitted: 01/09/2023

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

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

Specific Variance is being sought and extent of variance:

To take access via an access easement instead of by public right-of-way

Chapter 42 Section: 42-190c

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:

Statement of Facts

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

As the owner's property takes access over and across a reciprocal access easement to and from IH 45. Easement lies within the Adjacent property owned by the separate persons and/or entities.

(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 variance request is not the result of a hardship created or imposed by the applicant. This is the only means of access for the applicant.

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

The general intent is for properties to maintain the existing access agreement between all parties.

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

The subject and all adjacent properties exist and access as the currently are and were established by recorded agreements.

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

Subject property was purchased without frontage along a public ROW and was granted access to public ROW via the easement agreement.

Houston Planning Commission

ITEM: 118

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Missionary Society of St Paul St Peters The Apostle
Catholic Church partial replat no 1

Applicant: Jeffrey Moon & Associates



D – Variances

Site Location

Houston Planning Commission

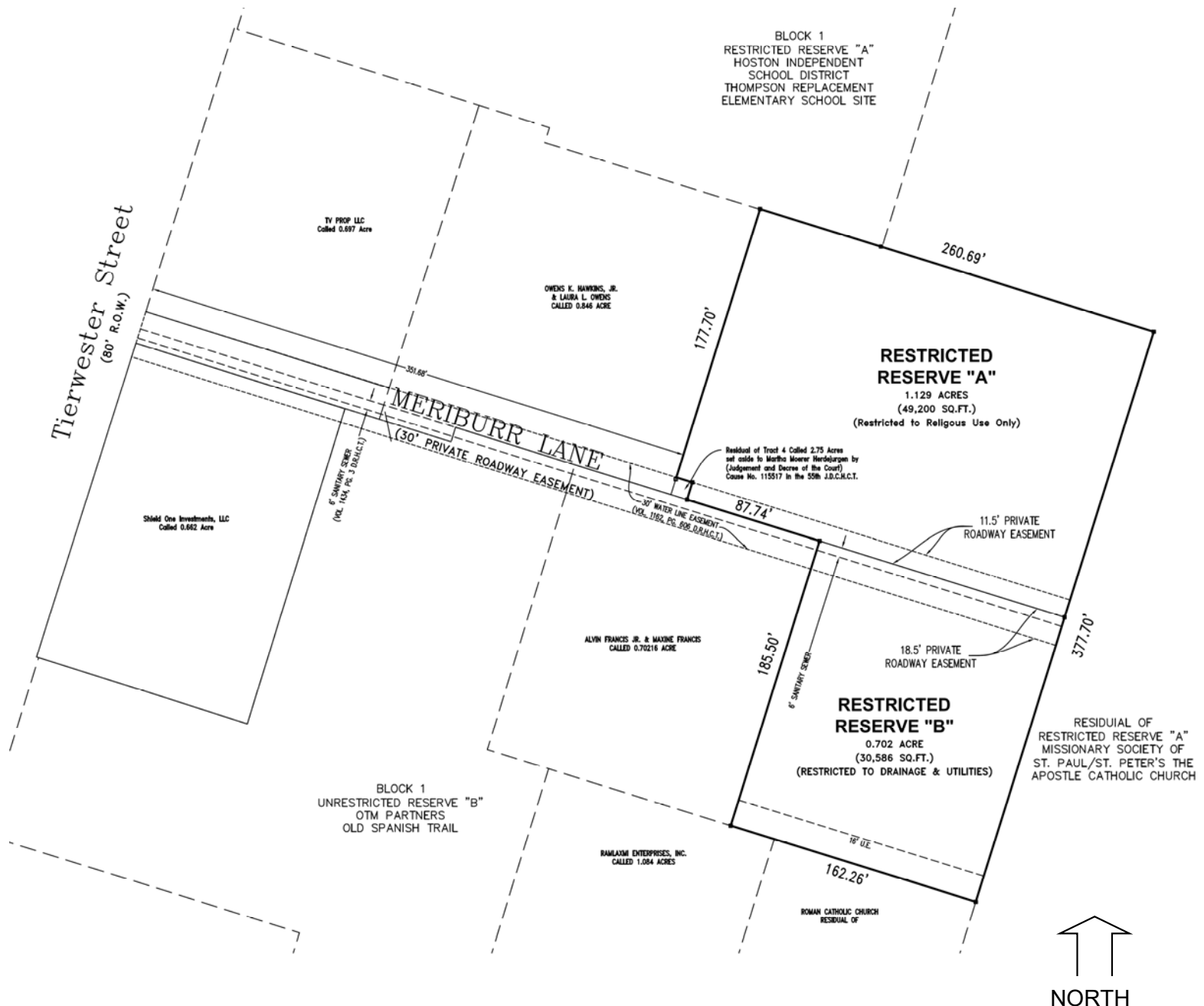
ITEM: 118

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Missionary Society of St Paul St Peters The Apostle Catholic Church partial replat no 1

Applicant: Jeffrey Moon & Associates



D – Variances

Subdivision

Houston Planning Commission

ITEM: 118

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Missionary Society of St Paul St Peters The Apostle
Catholic Church partial replat no 1

Applicant: Jeffrey Moon & Associates



D – Variances

Aerial

S72° 06' 00"E 179.85'

S73° 31' 06"E 82.19'

143'-10"

N16° 42' 41"E 177.70'

S17° 03' 34"W 177.69'

189.91'

NEW 8' IRON FENCE
14' NEW DRIVE

EXISTING
PAVE DRIVE

PROPOSED
14' NEW DRIVE

N72° 32' 42"W 260.94'



1 SITE PLAN
SCALE: 1/8" = 1'-0"

PARCEL TO BE INCORPORATED IN REPLAT

1 Story Frame Dwelling
FFE = 43.06'

1 Story Frame Dwelling
FFE = 43.04'

PROPOSED
RESIDENCE HALL

PROPOSED
DRIVE

DRIVE THRU
PORTECOCHERE

PROPOSED
PARKING

PARKING

2 CAR
GARAGE

OPEN
TERRACE

COVERED
VERANDA

OPEN
TERRACE

PROPOSED
POOL

CONC
PAD

REDESIGN
SIDEWALK

ENTRY

RELOCATE
GATE

ACCESS GATE
TO CHURCH



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0079

Plat Name: Missionary Society of St Paul St Peters The Apostle Catholic Church partial replat no 1

Applicant: Jeffrey Moon & Associates

Date Submitted: 01/09/2023

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 to take access via and across an existing 30 foot Private Roadway Easement instead of by public right-of-way.

Chapter 42 Section: 190

Chapter 42 Reference:

(b) 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: 1.) Reserve restricted to Drainage and Detention required 50 foot minimum street or shared driveway width and minimum 20 foot of frontage 2.) Reserve all other required 60 foot minimum street or shared driveway width and minimum 60 foot of frontage

Statement of Facts

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

As the owner's property takes via an existing 30 foot Private Road Easement to and from Tierwester Street a public right of way. The Easement lies within the adjacent property owned by separate persons and/or entities. The access provided for this property was created in instrument dated November 7, 1939 recorded in Volume 1139, Page 708 of the Deed Records. The intent of the access was provided and intended to be a private road to be kept and maintained by the owner's, heirs, successors and assigns and used jointly by the respective owner's of said tracts.

(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 variance request is not the result of a hardship created or imposed by the applicant. The Private Roadway Easement was established by the original Land Owner's and meant to be and access over and across the original 2 tract. Tract 4 was owned by Marguerite Bitting Stuart which provided and equal amount of land along the South end of Tract 4 and Tract 5 was owned by Madden T. Works and wife Vivian B. Works, Neville Allison and wife Meriburr E. Allison which provide and equal shared along the North line of Tract 5. The access provided for this property was created in instrument dated November 7, 1939 recorded in Volume 1139, Page 708 of the Deed Records. The intent of the access was provided and intended to be a private road to be kept and maintained by the owner's, heirs, successors and assigns and used jointly by the respective owner's of said tracts.

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

Yes, the general intent is for property to maintain the existing 30 foot Private Roadway Easement as it is a private roadway for all owners along this easement. This Easement end on the East line of the Subject Tract and the West line of an existing Church. The 30 foot Private Roadway Easement does not lead to any other roads and was solely meant to be access for the properties divide within the original tracts.

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

No, the variance will not be injurious to public health, safety or welfare, as this easement has been in place since 1939 and does not provide access to any properties East of the subject tract and the easement does not and was not ever intended to be a connector street. This access was intended for the use of the property owner's, heirs, successors and assigns and used jointly by the respective owner's of said tracts.

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

No The Subject Property was purchased without frontage along a public right-of-way and was granted access to public right-of-way via the existing 30 foot Private Roadway Easement. The access provided for this property was created in instrument dated November 7, 1939 recorded in Volume 1139, Page 708 of the Deed Records. The intent of the access was provided and intended to be a private road to be kept and maintained by the owner's, heirs, successors and assigns and used jointly by the respective owner's of said tracts.



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

January 27, 2023

NOTICE OF VARIANCE

PROJECT NAME: Missionary Society of St Paul St Peters The Apostle Catholic Church partial replat no 1

REFERENCE NUMBER: 2023-0079

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 end of Meriburr Lane (a private roadway), east of Tierwester Street, west of La Salette Street, and north of Old Spanish Trail. 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.

Jeffrey Moon & Associates, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow two restricted reserves to have frontage on an existing 30' wide private roadway easement instead of the required 60' wide public 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, February 16, 2023, 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 Aaron Collins with Jeffrey Moon & Associates at 936-537-1633. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

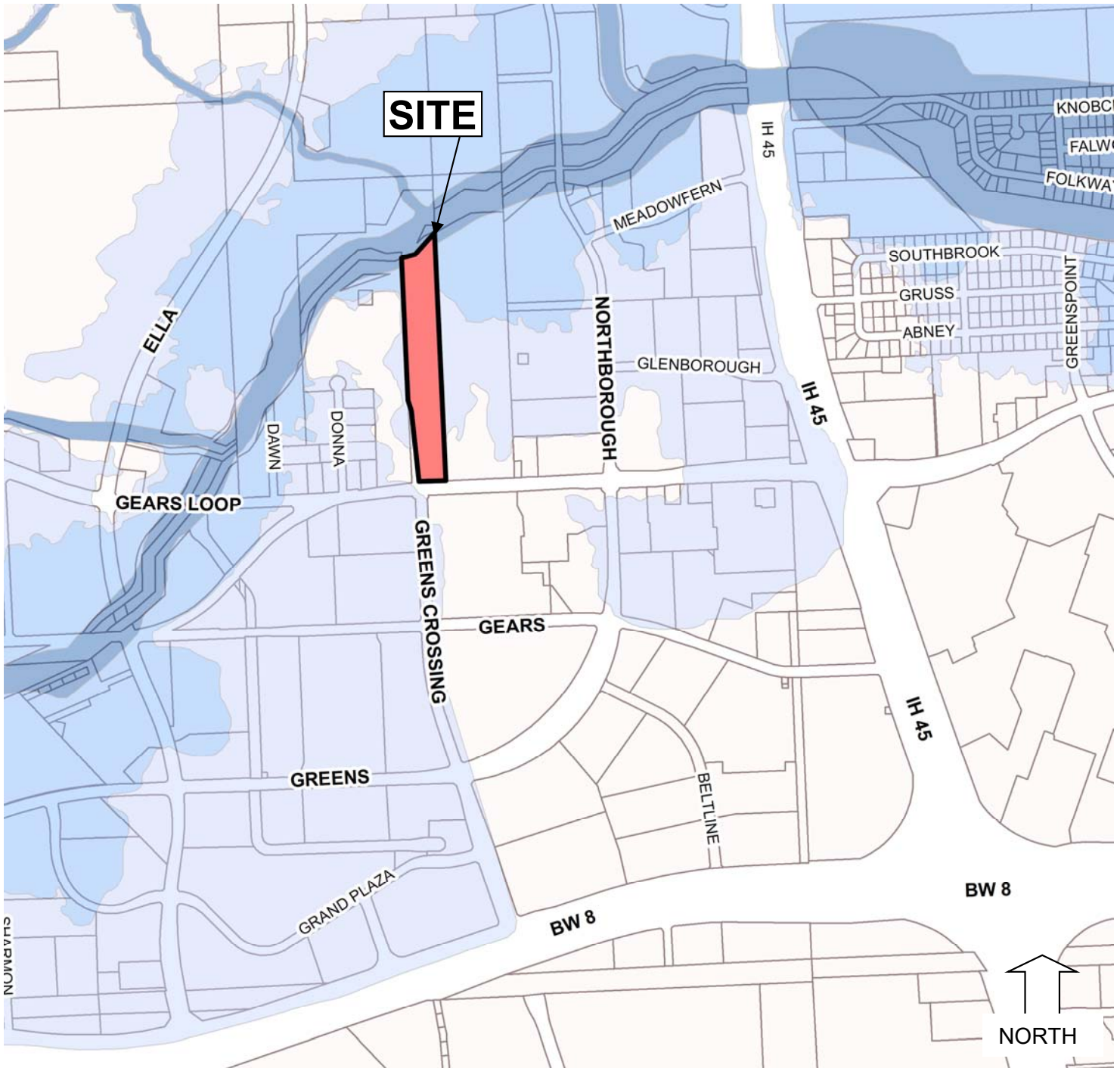
- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

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

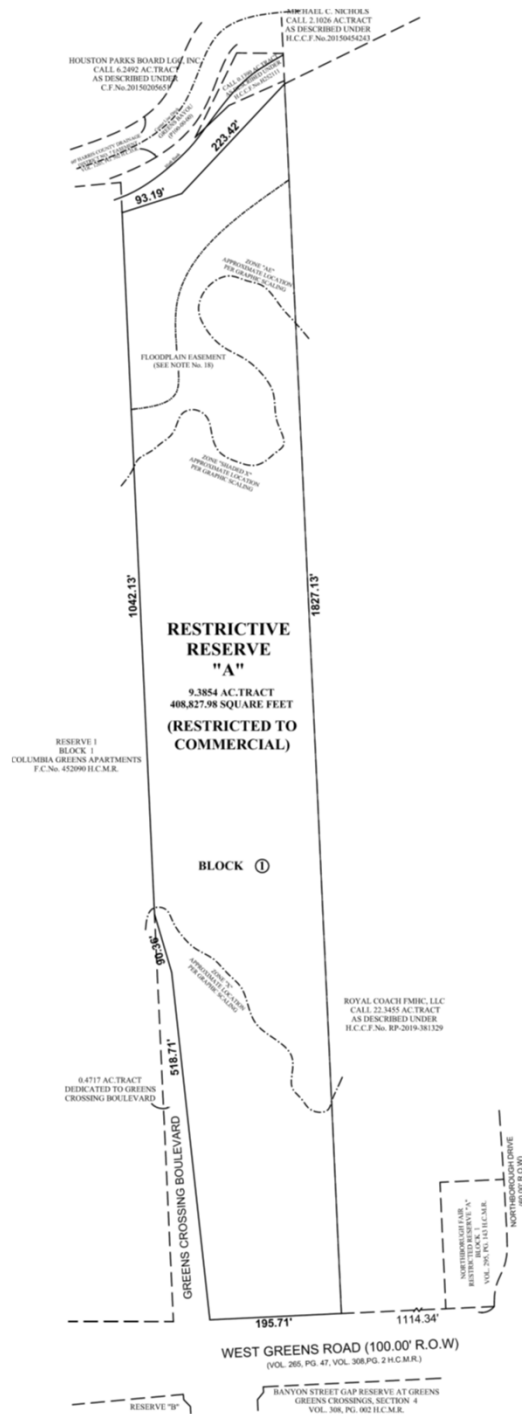
Subdivision Name: New Life Community Center

Applicant: E.I.C. Surveying Company



Subdivision Name: New Life Community Center

Applicant: E.I.C. Surveying Company



Houston Planning Commission

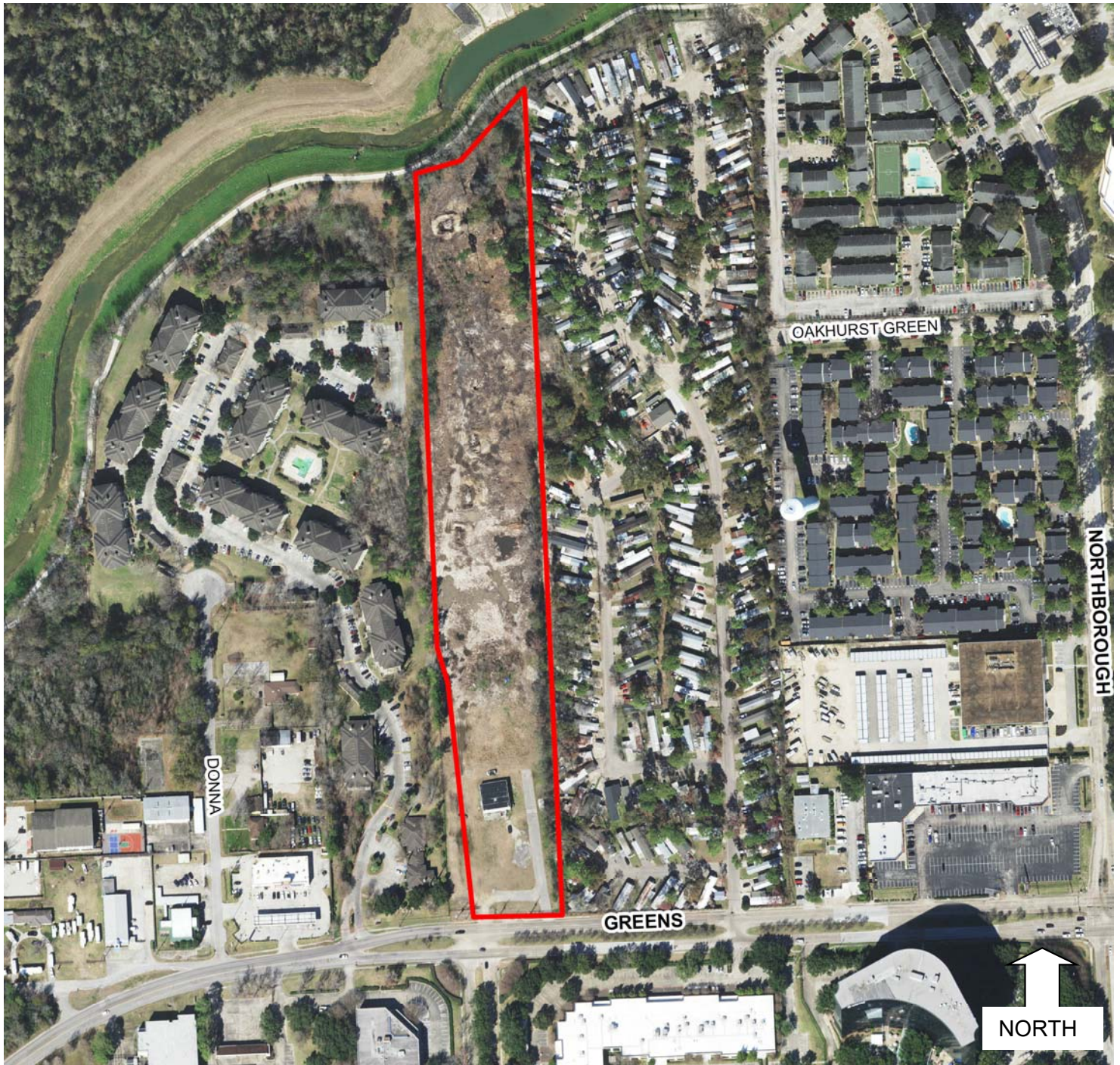
ITEM: 119

Planning and Development Department

Meeting Date: 02/16/2022

Subdivision Name: New Life Community Center

Applicant: E.I.C. Surveying Company



D – Variances

Aerial



Application Number: 2023-0123
Plat Name: New Life Community Center
Applicant: E.I.C. Surveying Company
Date Submitted: 01/20/2023

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 not to extend Greens Crossing Boulevard going south to north across subject tract and not to terminate with alternate turnaround or Cul-De-Sac and to exceed the intersection spacing along the southern boundary by not providing a north- south local street.

Chapter 42 Section: 42-127(a),135(a)

Chapter 42 Reference:

Section 42-127 (a). A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2600.00 feet. Section 42- 135(a). A Public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

Statement of Facts

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

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

The proposed subdivision is located in Harris County with an approximately 50 feet along the west line of the proposed subdivision that is in the city of Houston going North (see attached City map). The rest of the property is in city of Houston ETJ. Any building permits per the owner and the engineer I was told is given by Harris County and not the city. It is serviced on the south by W. Green Road. (see attached HCAD map). Easterly a distance of 1114.34' from Northborough Drive (60.00' right of way line). To the north property line of the proposed subdivision is Greens Bayou. This area has commercial and residential development along W. Green Road. To the west of the proposed subdivision is Heckendorn Place (an unrecorded subdivision) and a Columbia Greens Apartments subdivision(see attached) that adjoins the subject property. To the east of the proposed subdivision is a private 22.3455 acre tract Mobil Home Park Country Estates with private streets, that will not provide any opportunity for an east- west public street connection (see attached Google and HCAD Maps). Extending Greens Crossing Boulevard from west Greens Road going north along the west of the property line would create an impractical development as there is not anywhere for the road to connect as the property ends at Greens Bayou and will require to build a bridge to go to the undeveloped tract on the other side of Greens Bayou. (see attached Google Map) and will end up going to nowhere, (Until the bridge is build if it gets build) or end up in a Cul-De-Sac close to Greens Bayou top bank. Such Cul-de-sac would provide an area in which illegal dumping might occur; such an area would also be a place in which cars may be parked by those engaging in illegal

activities, including alcohol abuse. Also, it will not improve overall circulation but would create unsafe condition, an impractical development and contrary to sound policy. I have also met with Harris County Platting Department on October 21st, 2022 via Zoom and they are in favor of granting the variance.

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

For the reason as explained in 1(b) the circumstances supporting the granting of the variance 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 owners of the proposed subdivision will fully support the intent and general purposes of this chapter and will be preserved and maintained.

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

The owners believe that this report and for the reason given above has proven that granting of the variance will not be injurious to the public health, safety or welfare, on the contrary extending Greens Crossing Boulevard and having it end up to nowhere will have negative issues of pollution, lessened safety and noise.

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

- Economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report.

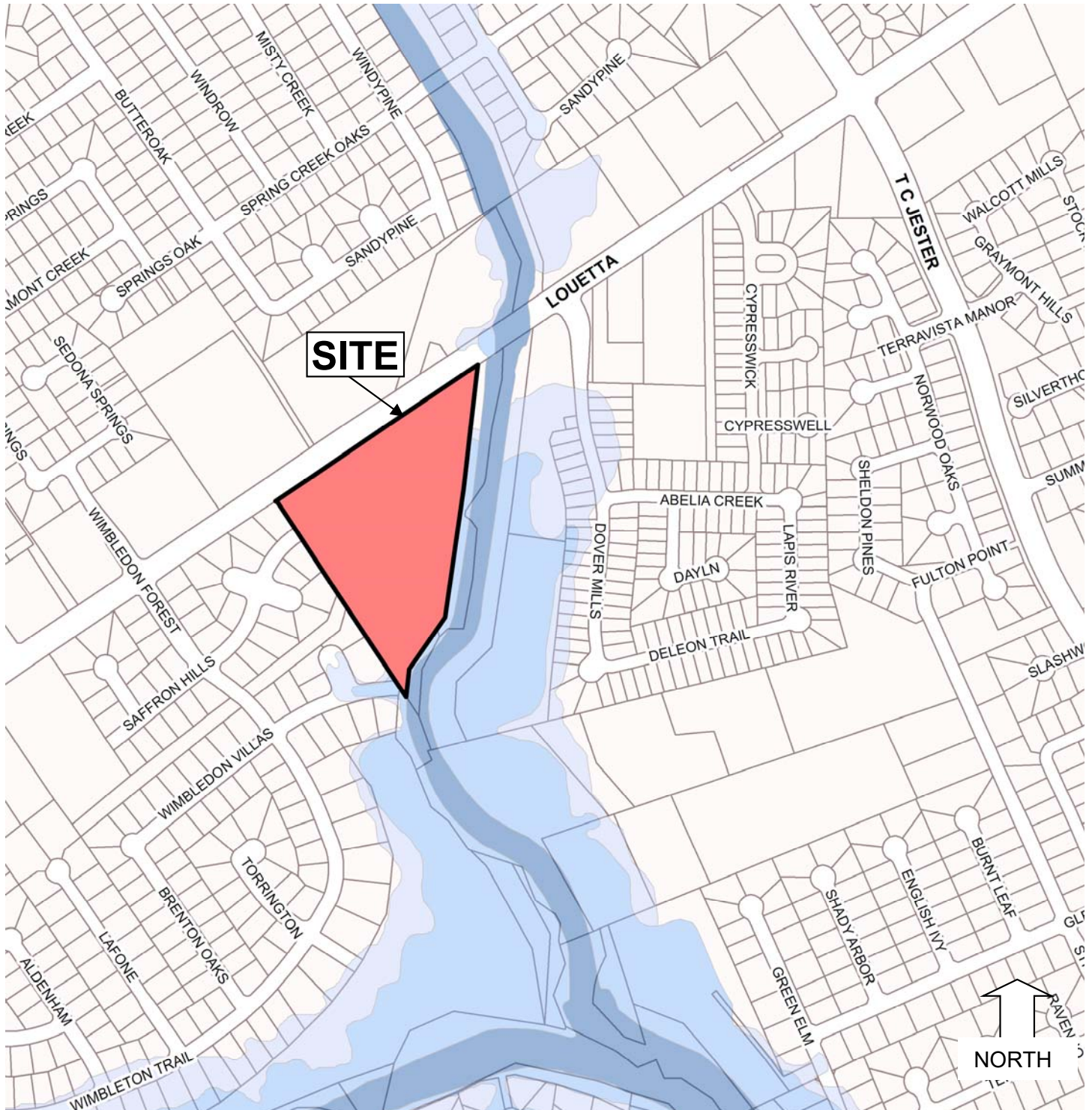
ITEM: 120

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Oakwood Trails (DEF 2)

Applicant: Windrose



D – Variances

Site Location

ITEM: 120

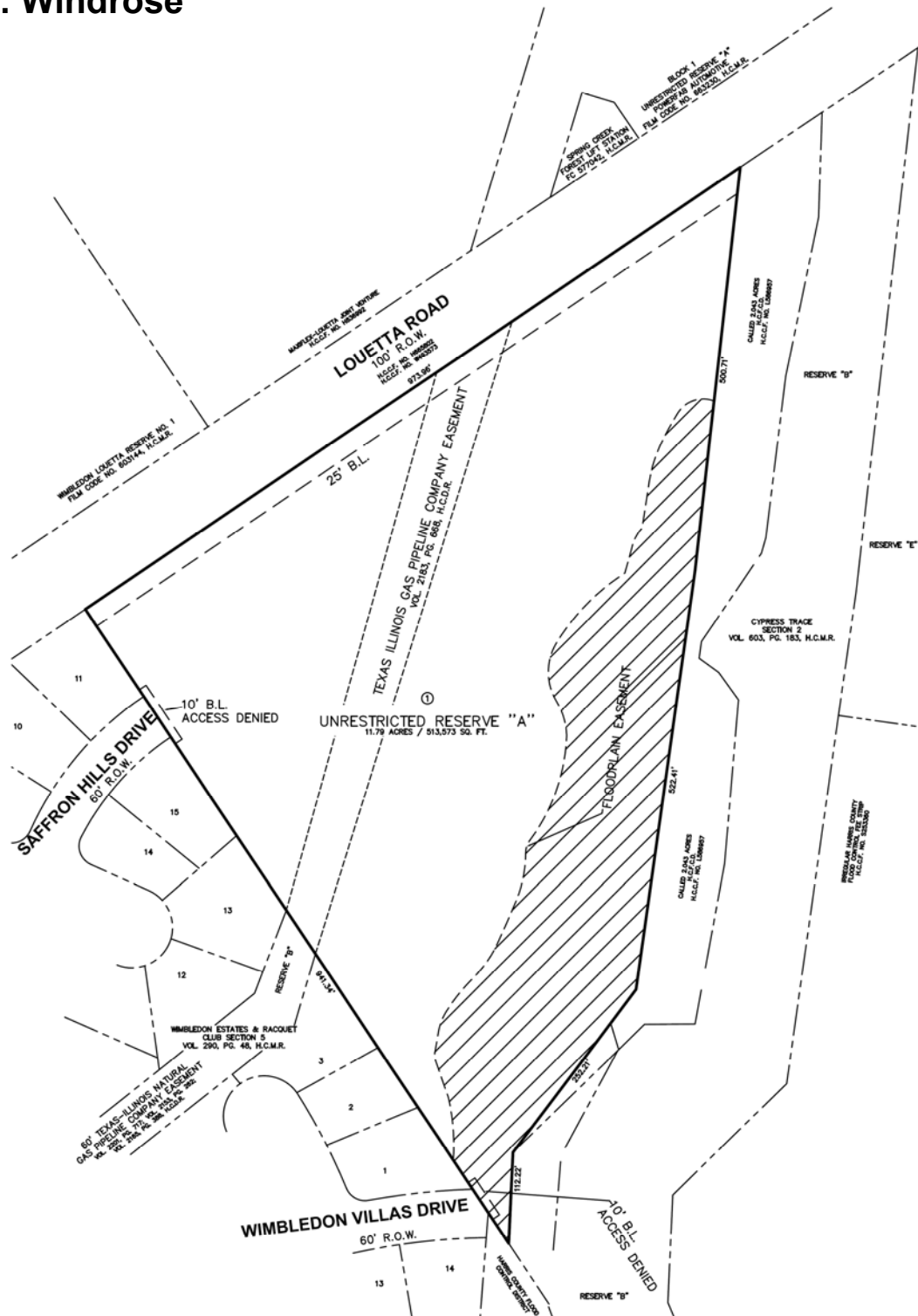
ITEM: 120

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Oakwood Trails (DEF 2)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 120

Planning and Development Department

Meeting Date: 02/16/2023

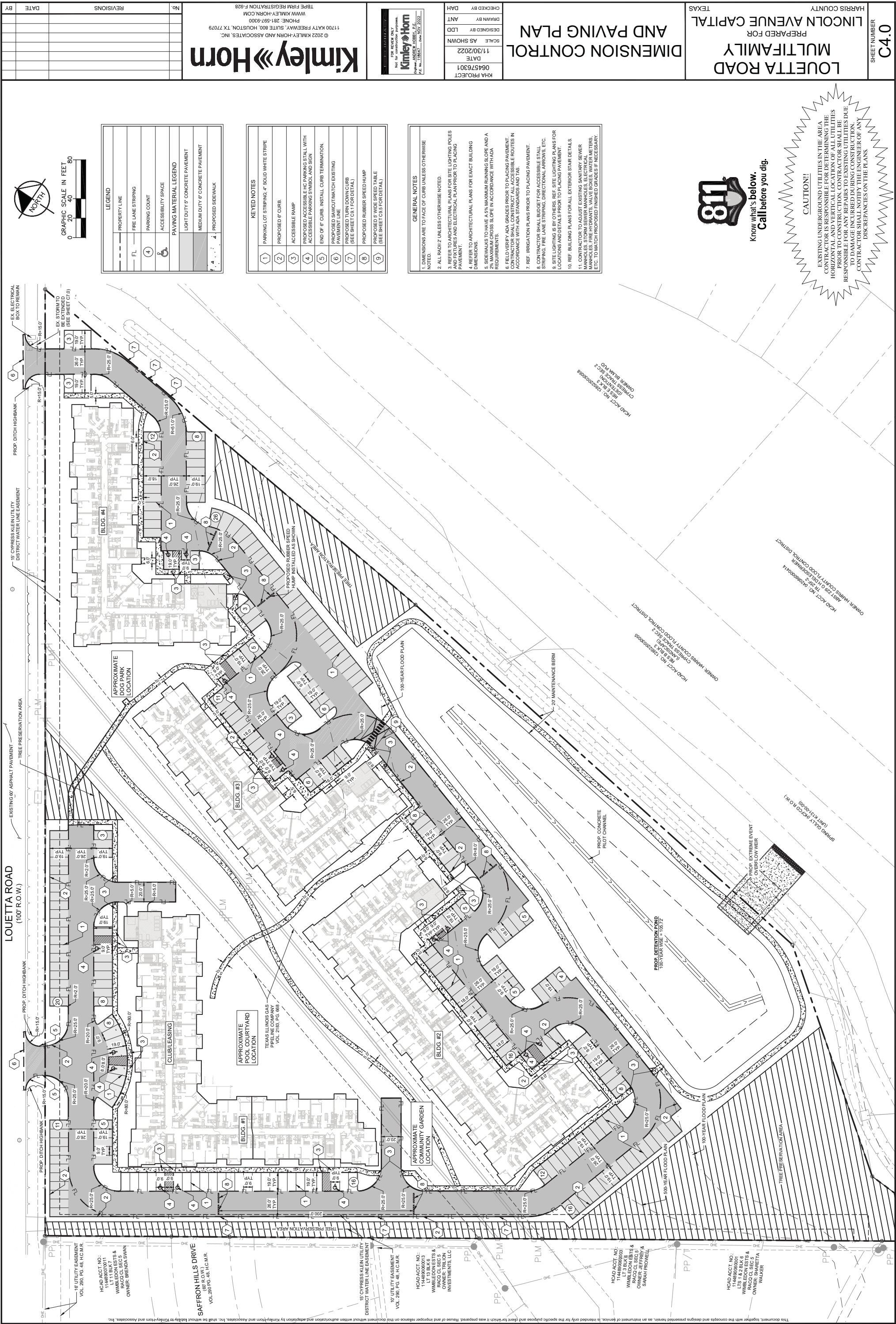
Subdivision Name: Oakwood Trails (DEF 2)

Applicant: Windrose



D – Variances

Aerial



NO	REVISIONS	DATE	BY

Kimley»Horn

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11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77059
PHONE: 281-591-9300
WWW.KIMLEY-HORN.COM
TBE FIRM REGISTRATION F-928

FOR REVIEW ONLY
Not for construction purposes

Kimley»Horn

Engineer: ANDREW HORN, P.E.
P.E. No. 118607 - exp. 12/1/2022

KHA PROJECT	DATE	11/30/2022
SCALE	AS SHOWN	
DESIGNED BY	LDD	
DRAWN BY	ANT	
CHECKED BY	DAH	

DIMENSION CONTROL AND PAVING PLAN

LOUETTA ROAD MULTIFAMILY

PREPARED FOR
LINCOLN AVENUE CAPITAL

HARRIS COUNTY TEXAS

SHEET NUMBER
C4.0



LEGEND	
---	PROPERTY LINE
---	FRE LANE STRIPING
FL	PARKING COUNT
④	ACCESSIBILITY SPACE
♿	PAVING MATERIAL LEGEND
Light Gray	LIGHT DUTY 5' CONCRETE PAVEMENT
Medium Gray	MEDIUM DUTY 6' CONCRETE PAVEMENT
Dark Gray	PROPOSED SIDEWALK

KEYED NOTES	
1	PARKING LOT STRIPING, 4" SOLID WHITE STRIPE
2	PROPOSED 6" CURB
3	ACCESSIBLE RAMP
4	PROPOSED ACCESSIBLE HC PARKING STALL WITH ACCESSIBLE PARKING SYMBOL AND SIGN
5	END OF 6" CURB, INSTALL CURB TERMINATION
6	PROPOSED SAWCUT/MATCH EXISTING PAVEMENT LINE
7	PROPOSED TURN DOWN CURB (SEE SHEET C3.1 FOR DETAIL)
8	PROPOSED RUBBER SPEED HUMP (SEE SHEET C3.5 FOR DETAIL)
9	PROPOSED PAVEMENT SHOULDER TABLE (SEE SHEET C3.5 FOR DETAIL)

GENERAL NOTES	
1.	DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2.	ALL RADI 1/2 UNLESS OTHERWISE NOTED.
3.	REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING POLES AND LIGHTS AND ELECTRICAL PLAN PRIOR TO PLACING PAVEMENT.
4.	REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5.	SIDEWALKS TO HAVE A 2% MAXIMUM RUNNING SLOPE AND A 2% MAXIMUM CROSS SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.
6.	FIELD VERIFY ADA GRADES PRIOR TO PLACING PAVEMENT. CONTRACTOR SHALL CONSTRUCT ALL ACCESSIBLE ROUTES IN ACCORDANCE WITH ADA STANDARDS AND TAS.
7.	REF. IRRIGATION PLANS PRIOR TO PLACING PAVEMENT.
8.	CONTRACTOR SHALL BUDGET FOR ACCESSIBLE STALL STRIPING, FRE LANE STRIPING, DIRECTIONAL ARROWS, ETC.
9.	SITE LIGHTING IS BY OTHERS. REF. SITE LIGHTING PLANS FOR LOCATIONS AND DETAILS PRIOR TO PLACING PAVEMENT.
10.	REF. BUILDING PLANS FOR ALL EXTERIOR STAIR DETAILS.
11.	CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, STORM SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
12.	TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.



Know what's below.
Call before you dig.

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0097

Plat Name: Oakwood Trails

Applicant: Windrose

Date Submitted: 01/09/2023

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

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

Specific Variance is being sought and extent of variance:

To not extend Saffron Hills Drive and Wimbledon Villas Drive or terminate with a cul-de-sac.

Chapter 42 Section: 42-134

Chapter 42 Reference:

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

Statement of Facts

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

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

The subject property consists of 11.8 acres located on the south side of Louetta Rd between Wimbledon Forest Drive and Dover Mills Drive. The applicant proposes to develop the site as a two-to-three story multi-family apartment complex with 4 separate buildings, surface parking, on-site amenities (swimming pool, walking trails, and dog park), and a detention basin. Abutting the property on the southeast is Wimbledon Estate and Racquet Club Section 5, a 128 lot single family residential neighborhood platted in 1979; and on the west/southwest is a Harris County Flood Control District channel approximately 180' in width and Cypress Trace Sec. 2, a 127 lot single family residential subdivision platted in 2006. Crossing the site is a 60' Texas Illinois Gas pipeline easement. Saffron Hills Drive, a 60' wide local street right-of-way, terminates on the western perimeter of the subject property. Extending Saffron Hills Drive into the subject property and/or terminating with a cul-de-sac would be impractical and contrary to sound public policy because of the unique shape of the subject property and its proposed land use. The property is triangular in shape, being approximately 975' wide on the north and tapering down to a narrow point on the south. It is bisected by a gas pipeline and encumbered by floodplain on the west – these two encumbrances account for approximately 30% of the land area, leaving only 2 irregularly shaped areas to develop. Extending Saffron Hills Drive or terminating with a cul-de-sac further bisects and

encumbers the remaining developable land creating an impractical development; Saffron Hills is only 130' from the Louetta Rd right-of-way which leaves a relatively small area for non-residential development. In addition, the street has no useful connection point if extended: crossing the HCFCD is not feasible nor desirable as there is no stub street in Cypress Trace Sec. 2 that could complete the connection, and intersecting with Louetta Rd., a major thoroughfare, is unnecessary because Wimbledon Forest Drive and Dover Mills Drive are spaced less than 2000' apart and the single family neighborhoods to the west have two public street exits to Louetta Rd. Lastly, encouraging multi-family traffic through Wimbledon Estate and Racquet club is against sound public policy as Saffron Hills Drive will be overwhelmed with vehicles from over 200 multi-family units.

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

The unusual physical characteristics of the subject property – being triangular in shape, encumbered by floodplain, and bisected by a pipeline – are not the result of hardship imposed by the applicant. Nor is the location of the Saffron Hills Drive stub street, which if extended further restricts an already encumbered site. When Saffron Hills Drive stub street was dedicated in 1979, the HCFCD channel was not yet built, according to Google Earth historical imagery. By the late 1980s the channel was constructed creating an obstacle for future local street crossings, especially in such close proximity to Louetta Rd. In addition, Cypress Trace Sec. 2 was platted with no stub streets to serve as future connections - now there is no path to extend the street to the west.

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

The applicant is requesting a variance to not terminate with a cul-de-sac or extend an unnecessary and impractical east-west street connection. Given that existing neighborhoods have multiple access points to Louetta Rd and the proposed land use of the subject property, extending or terminating Saffron Hills Drive is impractical and contrary to the best interests of the public and applicant. The area has adequate circulation and would not benefit from an additional connection to Louetta, nor would the single family neighborhood benefit from vehicular and foot traffic from 200+ multi-family units.

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

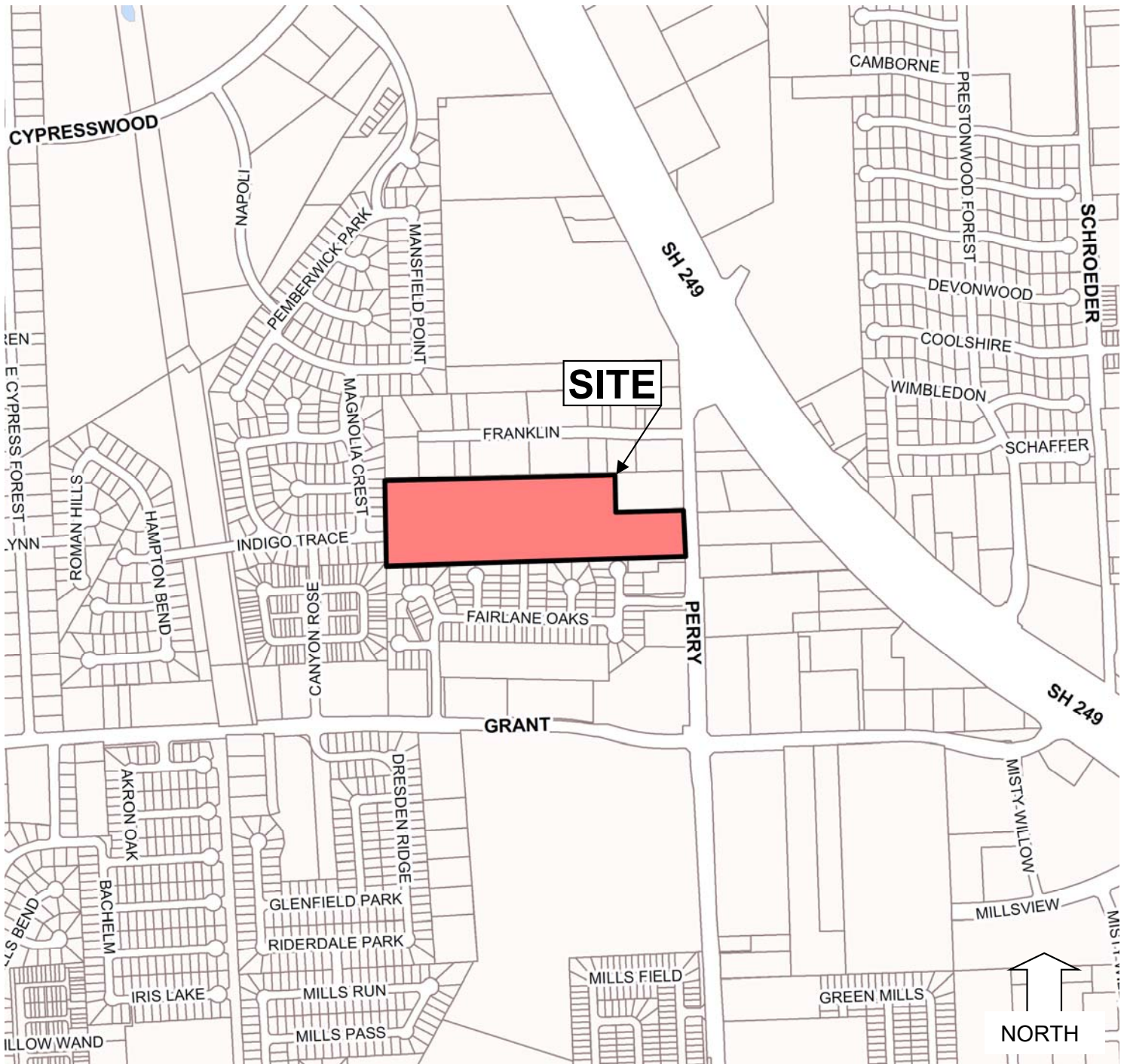
The subject property and the surrounding area currently have more than adequate road network service to facilitate safe and efficient routine traffic and emergency vehicular access. Saffron Hills Drive is less than 200' long from the intersection with Tenison Ct. and the furthest single family driveway. Tenison Ct. is large enough to serve as a turnaround for emergency vehicles, therefore a cul-de-sac at the end of Saffron Hills Drive is not needed.

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

Terminating Saffron Hills Drive in a cul-de-sac or extending the street is not in public's best interests, which is the justification for the requested variance. A new east/west street on the subject site would create unnecessary right-of-way for the City to maintain and undermine the applicant's reasonable use of their land. The new street would not enhance mobility whatsoever outside of encouraging vehicular traffic from 200+ multi-family units to cut through Wimbledon Estates and Racquet Club Sec. 5.

Subdivision Name: Perry Road Development

Applicant: Windrose

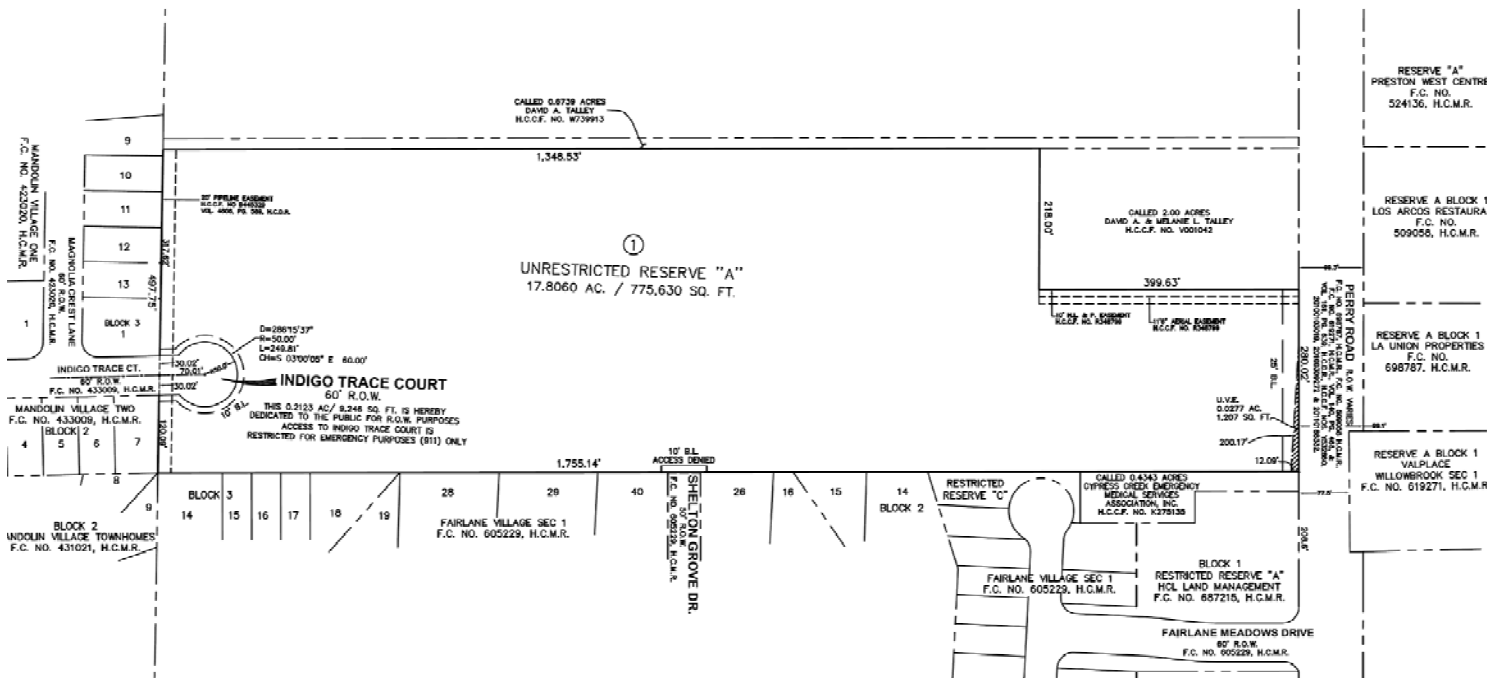


D – Variances

Site Location

Subdivision Name: Perry Road Development

Applicant: Windrose



Houston Planning Commission

ITEM: 121

Planning and Development Department

Meeting Date: 02/16/2023

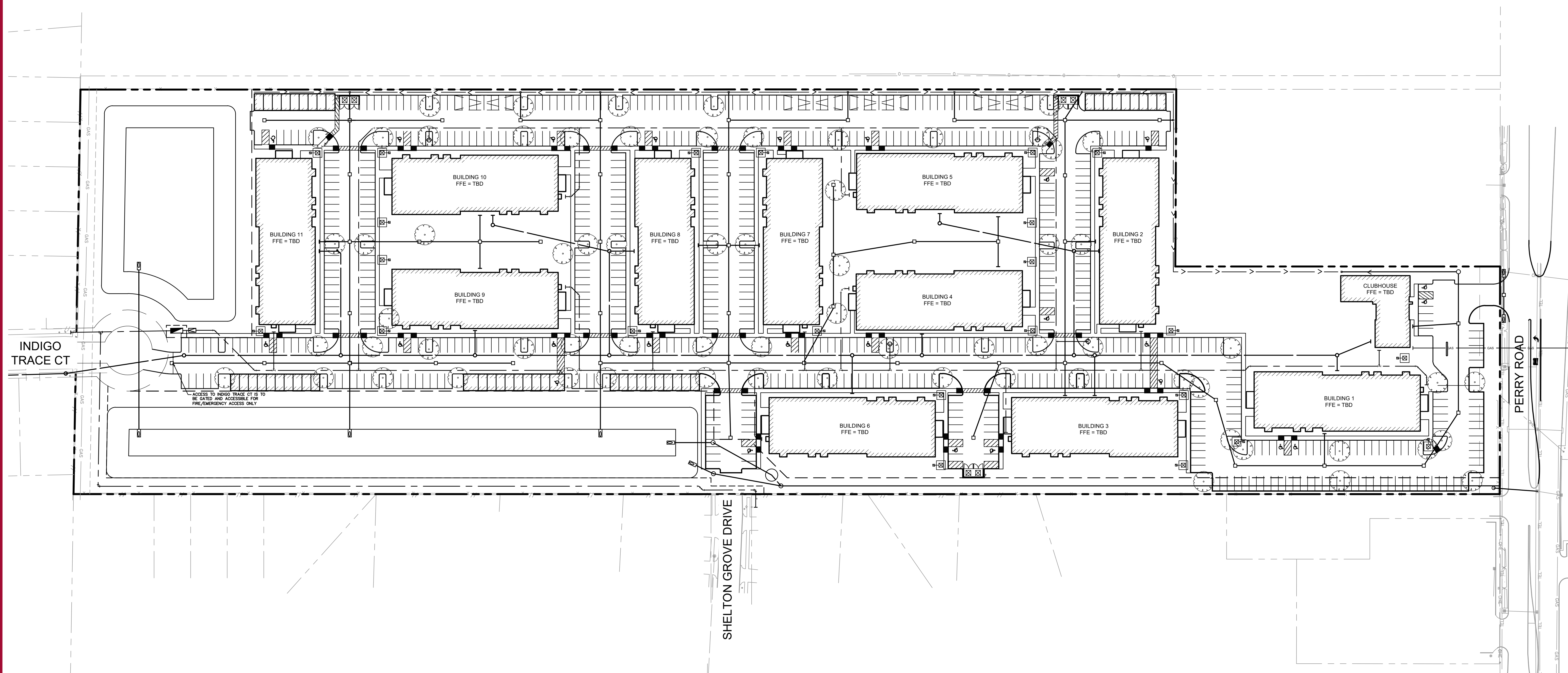
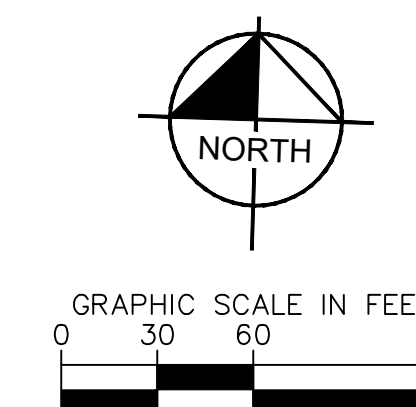
Subdivision Name: Perry Road Development

Applicant: Windrose



D – Variances

Aerial



SITE PLAN EXHIBIT
11/3/2021



Application Number: 2023-0279

Plat Name: Perry Road Development

Applicant: Windrose

Date Submitted: 02/06/2023

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

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

Specific Variance is being sought and extent of variance:

To not extend or provide a public street cul-de-sac at the terminus of Shelton Grove Drive, and to not extend Indigo Trace to intersect with Shelton Grove

Chapter 42 Section: 128, 134

Chapter 42 Reference:

Sec. 42-128 "Intersection of Local Streets" paragraph (a) states that: (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. Sec. 42-134 "Street extension" paragraph (a) states that: (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

Statement of Facts

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

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

The proposed plat consists of 18 acres located on the west side of Perry Road approximately 970 feet south of the Tomball Parkway (SH 249). The applicant desires to construct a multifamily complex consisting of eleven residential buildings, a club house, storm water detention, and various drive aisles and parking areas with sole resident access from Perry Road. There are two roadways that currently terminate along the subject tract's boundary - Indigo Trace Court to the west and Shelton Grove Drive to the south. The applicant is proposing to extend Indigo Tract Court into the site as a public right-of-way to provide emergency vehicle access only to the multifamily complex. The applicant is requesting a variance from Section 42-128 (Intersection of Local Streets) and Section 42-134 (Street Extension) of the City's Code of Ordinances to leave Shelton Grove Drive as it currently exists, without an extension or turnaround, and to not extend Indigo Trace Court to connect with Shelton Grove. A variance was granted by the Planning Commission to not extend or terminate Shelton Grove Drive with a cul-de-sac subject to specific conditions on 07/22/2021 (Plat Reference No. 2021-1463). The variance approval was contingent on the proposed land use, which was an unrestricted reserve with intended multifamily development. The condition that has changed for this current application is that the multifamily use will now apply to the full 18 acres of the

parcel. The multifamily development will have only emergency access to Indigo Trace Court and will be denied access to Shelton Grove Drive. The justification for the request is the need to protect the health, safety, and welfare of the surrounding single-family residential areas. Extending Shelton Grove Drive or providing a turnaround on the applicant's property, and extending Indigo Trace Court, will have harmful effects (i.e., increased congestion, noise, etc.) on area residents while providing no tangible benefit to traffic mobility.

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

The subject site is extremely viable for multifamily residential use. There are no use restrictions, and the property has excellent access to the Tomball Parkway via Perry Road. However, if Shelton Grove Drive was extended through the site or terminated in a public cul-de-sac, or if Indigo Trace Court was extended to connect with Shelton Grove Drive, the neighborhoods in the area would suffer increase in traffic flow which would negatively impact noise levels and actually reduce traffic mobility.

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

By granting the variances, the City will enable the applicant to achieve the highest and best use of the land while mitigating the negative impacts of the multifamily development on the surrounding single-family areas. Extending Indigo Trace Court into the site as a public right-of-way provides the emergency vehicle access needed for the multifamily residents and will protect development character of the adjacent neighborhoods. Preventing a new public cul-de-sac along Shelton Grove Drive will avoid increased congestion to the adjacent neighborhood to the south. The requested variance results in a definite benefit to the general public, which is in harmony with the intent and general purposes of the City's Code of Ordinances. Without the variance, the single-family neighborhoods would be exposed to greater noise and congestion from the multifamily traffic. With the variance, the needs of both the surrounding neighborhood and the new multifamily development are taken into account.

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

The street extension is not needed to address intersection spacing requirements and it will provide no tangible benefit to the public in terms of regional mobility. The single-family residential areas to the south have access to Perry Road (and ultimately Tomball Parkway/SH 249) through Fairlane Meadows Drive. They also have access to Grant Road through Fairlane Oaks Drive and Canyon Rose Lane. The single-family residential areas to the west have access to Cypresswood Drive through Mandolin Drive and Napoli Drive. The applicant's design addresses the health, safety, and general welfare of the new multifamily residents, as well as the existing, adjacent single-family neighborhoods. Without the variance, the applicant would have to extend Shelton Grove Drive and terminate it within their property as a cul-de-sac and would have to extend Indigo Trace to connect with Shelton Grove. By providing emergency vehicle access only through the proposed cul-de-sac on Indigo Trace Court, the multifamily complex is protected in the event of an emergency ingress/egress requirement. Residents will be prohibited from using the street network as cut-throughs to Cypresswood to the north and Grant to the south. By denying access to Shelton Grove, the multifamily residents would not be able to use that portion of the neighborhood as a cut through to Perry Road to the east as well.

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

Economic hardship is not the justification for the variance. Unusual physical characteristics affect the site and make the extension or termination in a cul-de-sac of Shelton Grove Drive a threat to the safety and welfare of the adjacent communities and contrary to the best interests of the general public, preventing increased congestion, noise, and general traffic disturbance. Granting the variance is the best course of action as it enables reasonable use of the land and ultimately the construction of a multifamily facility that is compatible with the surrounding area.

Houston Planning Commission

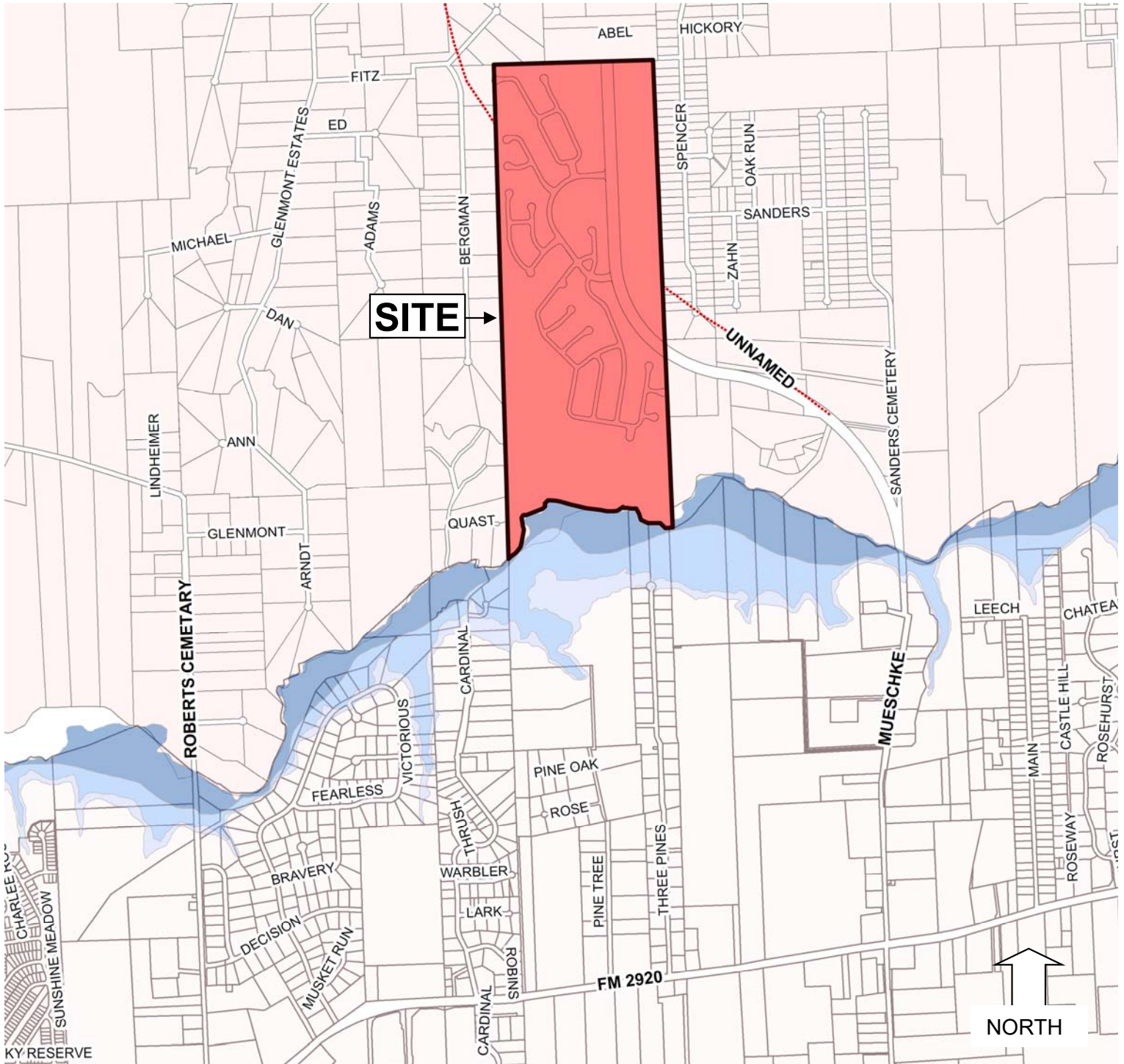
ITEM: 122

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Spring Creek Trails GP

Applicant: LJA Engineering, Inc.

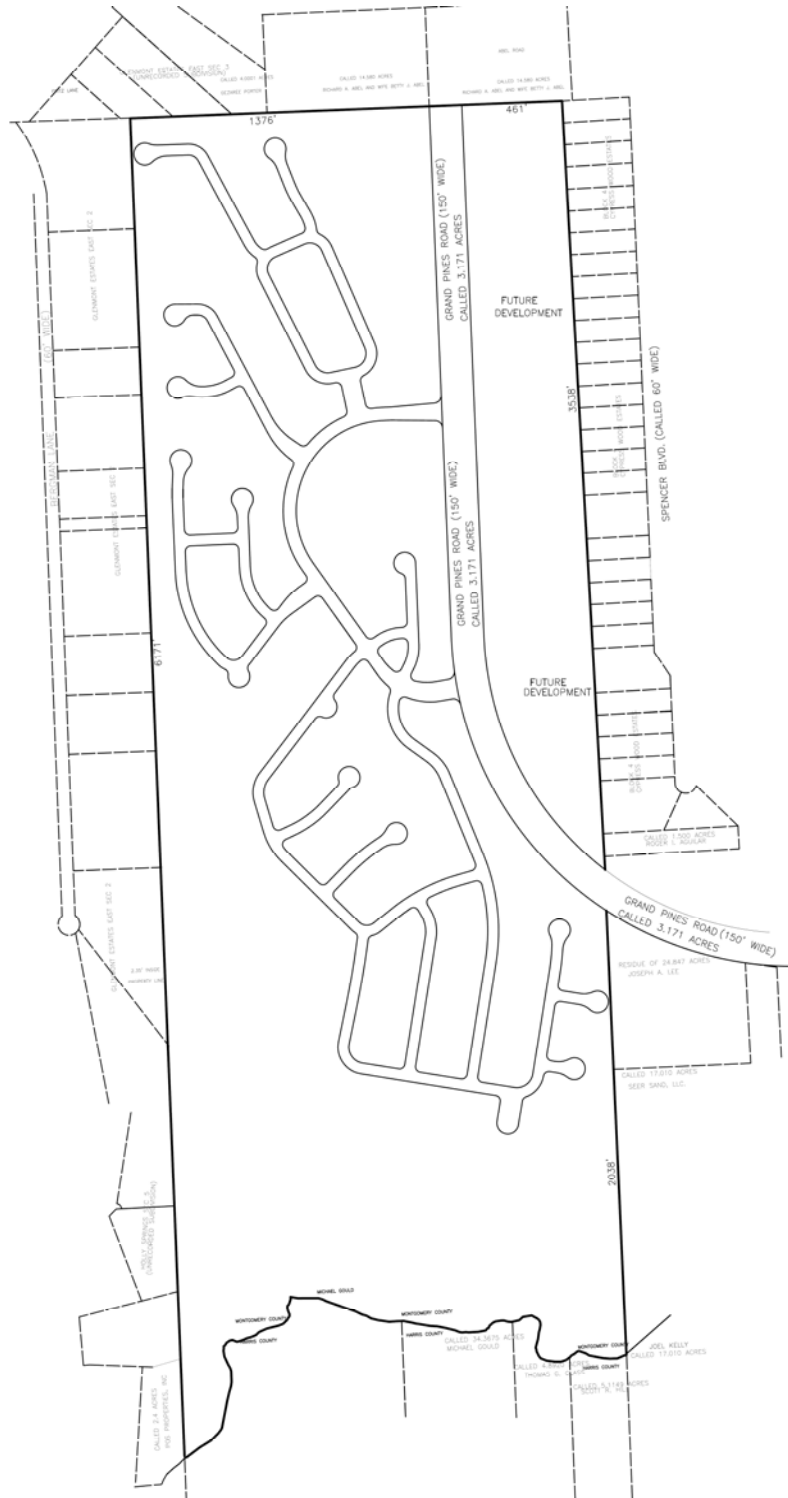


D – Variances

Site Location

Subdivision Name: Spring Creek Trails GP

Applicant: LJA Engineering, Inc.



Houston Planning Commission

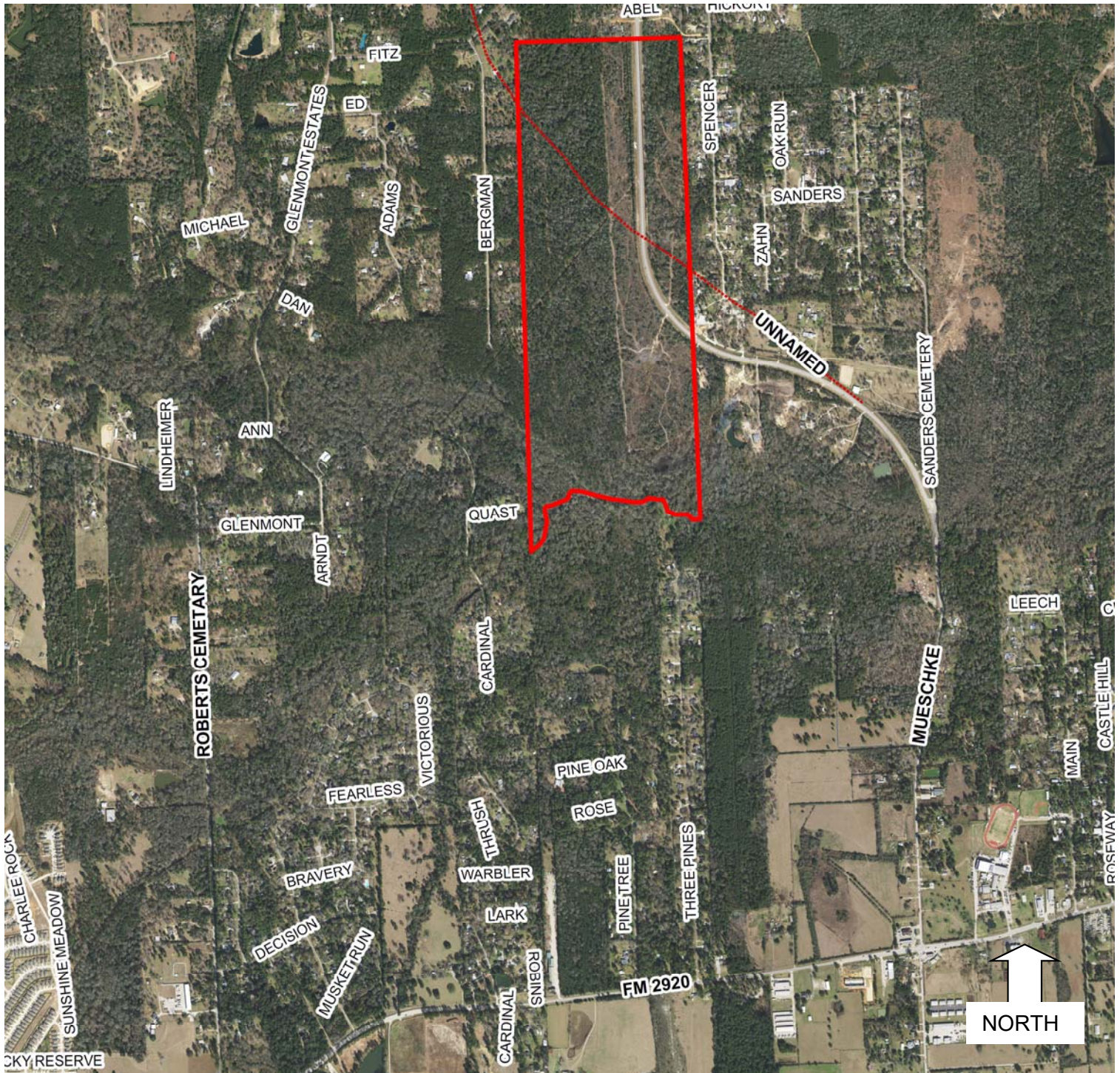
ITEM: 122

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Spring Creek Trails GP

Applicant: LJA Engineering, Inc.



D – Variances

Aerial



Application Number: 2023-0321

Plat Name: Spring Creek Trails General Plan

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

Date Submitted: 02/06/2023

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 by not providing an east-west public street along the entire westerly plat boundary and across a Special Flood Hazard Area in the proposed Spring Creek Trails GP.

Chapter 42 Section: 128

Chapter 42 Reference:

(b) Each local street shall intersect with a street that meets the requirements of subsection 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 Spring Creek Trails General Plan is a 214.27 acre residential development located in Montgomery County, in the Houston ETJ. Currently, it is estimated to between 1000 and 1200 single family home sites. It is bordered on the west by Glenmont Estates East Section 2, on the south by the Montgomery County boundary, to the east by Cypress Wood Estates and various acreage properties and to the north by Glenmont Estates East Section 3 along with various acreage properties. As proposed, Spring Creek Trails meets the requirements and intentions of Chapter 42 as to traffic circulation and points of access. Grand Pines Drive, a major thoroughfare, divides the development from north to south. The proposed development is meeting intersection spacing along Grand Pines Drive by providing multiple street connections for better traffic circulation. Glenmont Estates East Section 2 is an unrecorded rural subdivision consisting of approximately 150 acreage homesites that has had the current traffic circulation since prior to 1978. The streets within the subdivision are Glenmont Estates Boulevard which is the major collector for the subdivision and has approximately 21 feet of asphalt paving, Fitz Lane and Bergman Drive which are local streets that have less than 20 feet of low maintained asphalt paving. Other roadways are present within the subdivision but all are either Cul de Sacs or stub streets. By way of Glenmont Estates Boulevard, Glenmont Estates East Section 2 has access to two major thoroughfares. They are Nichols Sawmill Road to the north and Roberts Cemetery Road to the west and to the south. Strict application of Chapter 42 would be contrary to public policy in that the public local street required under Section 42-128 would result in the connection of a low-density single family residential subdivision to a rural subdivision. This connection would result in a drastic increase in traffic on Bergman Drive that would have the potential to be injurious to public health and increase wear and tear on the asphalt

paving. Additionally, the extension would benefit neither the residents of Glenmont East Estates nor Spring Creek Trails. Currently, Montgomery County Subdivision regulations do not have a requirement for intersection spacing in this scenario and Montgomery County Engineering has no objection to the variance.

(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 physical characteristics on and around the property. By granting the variance, the property will be able to develop a street pattern that will provide efficient circulation, reduce drainage problems and be a benefit to the local area. This not a hardship created or imposed by the applicant.

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

By granting the variance, the purpose of this chapter will be preserved and maintained by not allowing additional traffic on Bergman Drive and further into Glenmont Estates East Section 2. Approval of the variance would preserve and maintain the intent and general purpose of this chapter.

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

The granting of the variance will not be injurious to the public health or safety. The residential development will have many options for traffic circulation and the existing development will have direct access on the major thoroughfares to the north and to the south. An east-west street connecting to Bergman Drive would severely impact the intent to provide an efficient residential development while protecting the safety of the existing residents in the area.

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

The justification for granting the variance is based on the existing physical characteristics and the existing roadways outside of the project area. Economic hardship is not the sole justification of the variance.

Subdivision

Houston Planning Commission ITEM: 123

Planning and Development Department

Meeting Date: 02/16/2023

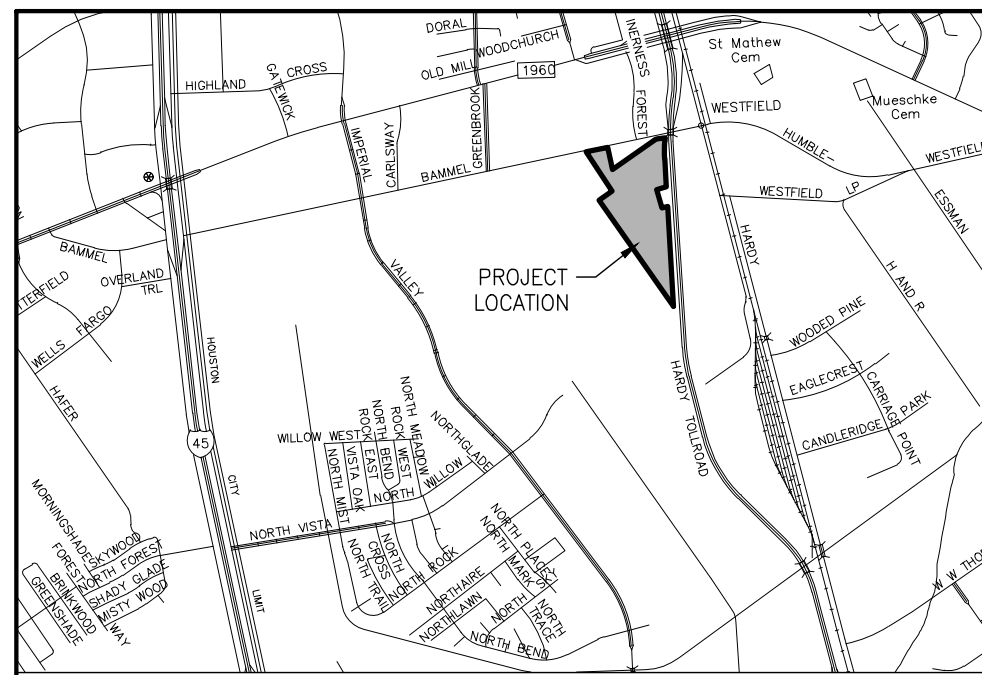
Subdivision Name: Thirteen Eighteen Bammel Road

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

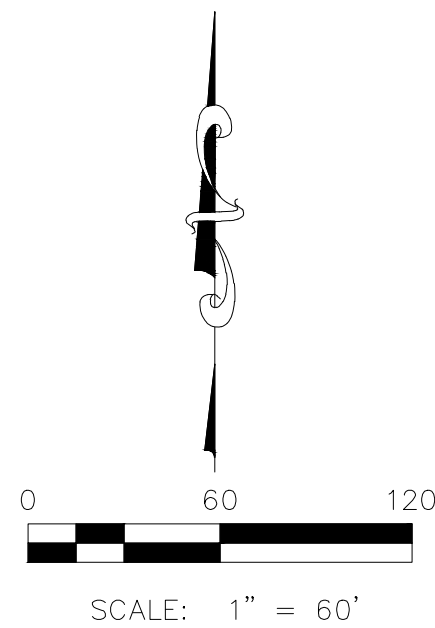


D – Variances

Aerial



VICINITY MAP
N.T.S.



SCALE: 1" = 60'

LINE/BEARING	DISTANCE	CALLED BEARING	CALLED DISTANCE
L1 N 81°13'26" E	28.02'	S 07°04'10" W	52.82'
L2 S 04°26'24" W	52.82'		

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2,009.86'	275.08'	274.87'	S 00°31'08" W	7°50'31"
		2,009.86'	275.09'	S 03°08'55" W	7°50'31"

LOT 11
WESTFIELD SUBDIVISION
SECTION 2
VOL. 855, PG. 581
H.C.D.R.

1 STORY OFFICE
METAL WATER
HOSE STAND

44,929 SQ. FT.

WAREHOUSE

15 VERT PVC PIPE

RAIN DETECTION FOR AEROBIC

SEPTIC LID 1.5" POISON GAS

SEPTIC LID 1.5" POISON GAS

12" COP POISON GAS

6" CHAIN LINK W/ BARBED WIRE

WEST HARDY ROAD
MIDDLE SCHOOL SUBDIVISION
FILM CODE 631207
H.C.M.R.

MATCH LINE - SEE SHEET 1

MATCH LINE - SEE SHEET 2

BAMMEL ROAD
(80 FEET WIDE)
184 AND VOL. 1052, PG. 469
H.C.D.R.

RODNEY D. HOLDER
CALLED 2.9098 ACRES
FILE NO. X410578
H.C.O.P.R.R.P.

35.802 ACRE
(1,559,546 SQUARE FEET)

MITEK INC.
CALLED 35.802 ACRES
FILE NO. RP-202248258
H.C.O.P.R.R.P.

1318 BAMMEL ROAD,
HOUSTON, TEXAS
HCAD NO. 041-082-000-0025
HCAD NO. 041-082-000-0105
HCAD NO. 041-082-000-0345
HCAD NO. 043-065-000-0010

BENJAMIN BARROW SURVEY, ABSTRACT 126
H.T. & B. R.R. COMPANY SURVEY, ABSTRACT 399

HARRIS COUNTY TOLL
ROAD AUTHORITY
CALLED 0.201 ACRE
FILE NO. K291284
H.C.O.P.R.R.P.

HARDY TOLL ROAD
(200' WIDE)
FILE NO. J816761
H.C.O.P.R.R.P.

RED RIVER GROUP, INC
RESIDUE OF
CALLED 6.0215 ACRES
FILE NO. 20140133096
H.C.O.P.R.R.P.

HARDY TOLL ROAD
(200' WIDE)
FILE NO. J816761
H.C.O.P.R.R.P.

- LEGEND
- AIR CONDITIONING
 - BOLLARD
 - CENTERPOINT PIPELINE
 - CLEAN OUT
 - COMMUNICATION VAULT
 - ELECTRICAL JUNCTION BOX
 - ELECTRICAL PANEL
 - FENCE CONTROL BOX
 - FIRE HYDRANT
 - GAS METER
 - GAS VALVE
 - GRATE INLET
 - GUY WIRE
 - IRON PIPE (SIZE SHOWN)
 - IRON ROD (SIZE SHOWN)
 - IRON ROD WITH CAP STAMPED "LJA SURVEY" SET
 - KEY PAD
 - LIGHT POLE
 - MAG NAIL FOUND
 - POWER POLE
 - SAND SLOUGH
 - SEPTIC TANK
 - SERVICE POLE
 - SIGN (TYPE SHOWN)
 - SPRINKLER HEAD
 - TELECOMMUNICATION PEDESTAL
 - TRANSFORMER
 - VENT STACK
 - WATER FAUCET
 - WATER VAULT
 - WATER WELL
 - BARBED WIRE FENCE (SIZE SHOWN)
 - CHAIN LINK FENCE (SIZE SHOWN)
 - CENTERPOINT PAINT
 - CORRUGATED PLASTIC PIPE (SIZE SHOWN)
 - CULVERT (SIZE SHOWN)
 - FLOW LINE
 - OVERHEAD ELECTRIC
 - REINFORCED CONCRETE PIPE (SIZE SHOWN)
 - STORM SEWER LINE
 - UGC UNDERGROUND ELECTRIC
 - GAS UNDERGROUND GAS
 - UNDERGROUND TELEPHONE
 - H.C.O.P.R.R.P. HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - H.C.M.R. HARRIS COUNTY MAP RECORDS
 - H.C.D.R. HARRIS COUNTY DEED RECORDS
 - VOL. / PG. VOLUME / PAGE
 - P.O.B. POINT OF BEGINNING
 - NO. NUMBER

**ALTA SURVEY OF
35.802 ACRES
(1,559,546 SQUARE FEET)
IN THE
BENJAMIN BARROW
SURVEY, A-126
& H.T. & B. R.R. COMPANY
SURVEY, A-399
HARRIS COUNTY, TEXAS**

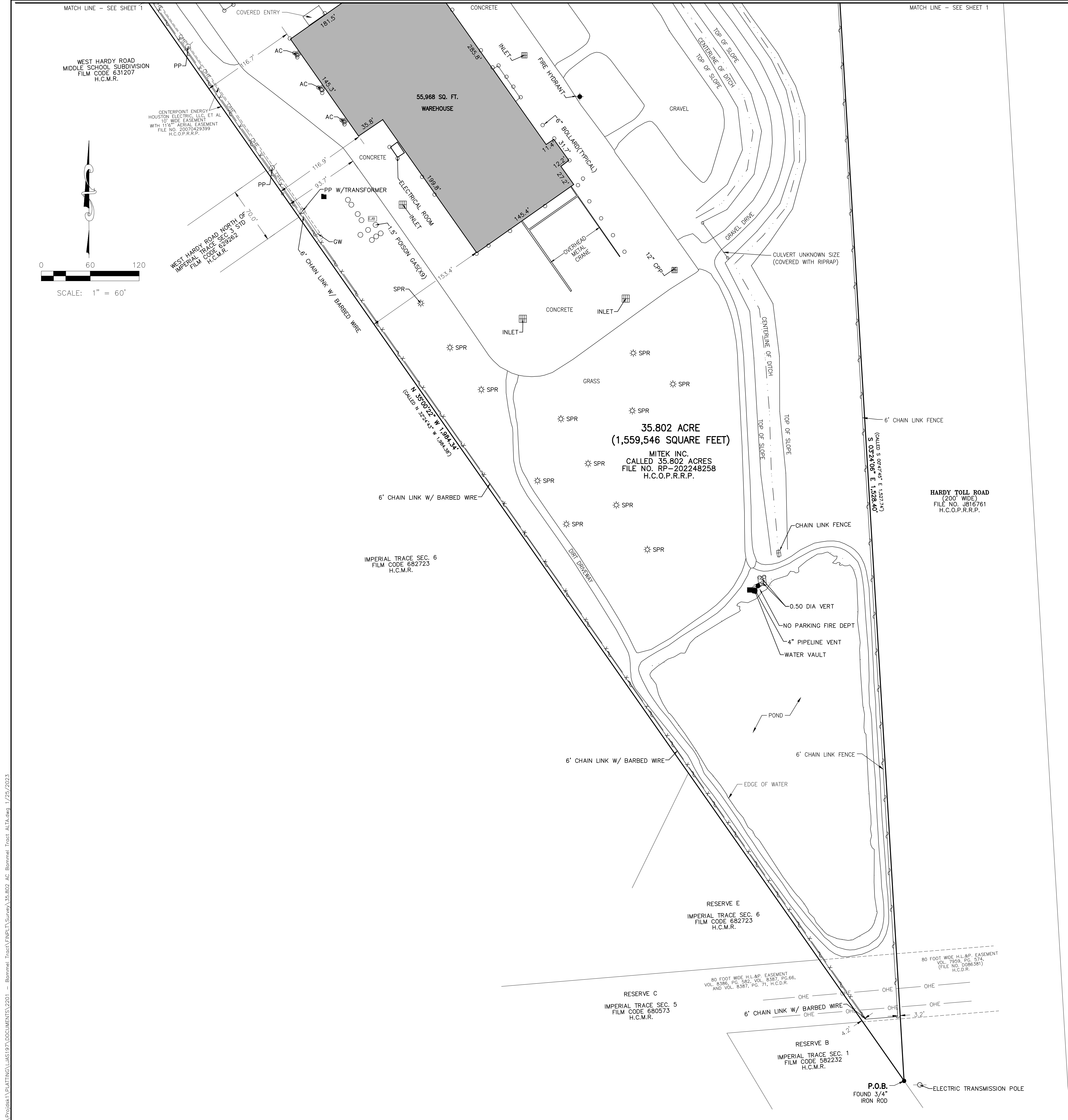
DECEMBER 2021 JOB NO. LJA5197-2101.100

LJA Surveying, Inc.

3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

C:\Prodata\PLATTING\LAS197\DOCUMENTS\2201 - Bammel Tract\FWB\Survey\35.802 AC Bammel Tract ALTA.dwg 1/25/2023



- NOTES:
BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) 2001 ADJUSTMENT AS DEFINED BY GPS OBSERVATIONS RELATIVE TO TROPICAL STORM ALLISON RECOVERY PROJECT MONUMENTS 110055, 110310, 110315, AND 110385.
1. THIS EXHIBIT WAS PREPARED FROM INFORMATION PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF NO. NUMBER ATCH-01COM-ATCH21112764MS EFFECTIVE DATE OF COMMITMENT SEPTEMBER 2, 2021 AND ISSUED SEPTEMBER 13, 2021. THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
- THE FOLLOWING ITEMS WERE LISTED IN ITEM 10 OF SCHEDULE "B" OF THE ABOVE REFERENCED TITLE COMMITMENT:
- a. AN EASEMENT OR RIGHT-OF-WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES, AS SET FORTH AND DEFINED IN INSTRUMENT GRANTED TO HOUSTON LIGHTING & POWER COMPANY, RECORDED IN VOLUME 7959, PAGE 574 (HARRIS COUNTY CLERK'S FILE NO. 0086381) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON.
- b. AN EASEMENT FOR ELECTRIC DISTRIBUTION FACILITIES AND/OR NATURAL GAS FACILITIES TEN (10) FEET WIDE, TOGETHER WITH UNOBSTRUCTED AERIAL EASEMENTS TEN (10) FEET WIDE, BEGINNING AT A PLANE SIXTEEN (16) FEET ABOVE THE GROUND AND EXTENDING UPWARD, LOCATED ON BOTH SIDES OF AND ADJOINING SAID TEN (10) FOOT WIDE EASEMENT, AS SET FORTH AND DEFINED IN THAT CERTAIN EASEMENT GRANTED TO RELIANT ENERGY, INCORPORATED, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. V153886, EXACT LOCATION OF WHICH IS SHOWN BY THE DOT-DASH SYMBOL ON SKETCH NO. 01-163, ATTACHED THERETO AND MADE A PART THEREOF. AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON.
- c. THE FOLLOWING DESCRIBED EASEMENTS FOR ELECTRIC DISTRIBUTION FACILITIES, NATURAL GAS FACILITIES AND COMMUNICATIONS FACILITIES, AS SET FORTH AND DEFINED IN THAT EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC AND CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20070429399, EXACT LOCATIONS OF WHICH ARE SHOWN ON SKETCH NO. 07-323 ATTACHED THERETO AND MADE A PART THEREOF:
1. AN EASEMENT TEN (10) FEET WIDE, THE LOCATION OF THE CENTERLINE OF WHICH IS SHOWN BY THE DOT-DASH SYMBOL, TOGETHER WITH UNOBSTRUCTED AERIAL EASEMENTS TEN (10) FEET WIDE, BEGINNING AT A PLANE SIXTEEN (16) FEET ABOVE THE GROUND AND EXTENDING UPWARD, LOCATED ON BOTH SIDES OF AND ADJOINING SAID TEN (10) FOOT WIDE EASEMENT.
2. AN EASEMENT TEN (10) FEET WIDE, THE LOCATION OF WHICH IS SHOWN BY THE CROSSHATCHED AREA, TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT ELEVEN (11) FEET SIX (6) INCHES WIDE, BEGINNING AT A PLANE SIXTEEN (16) FEET ABOVE THE GROUND AND EXTENDING UPWARD, LOCATED SOUTHEASTERLY OF AND ADJOINING SAID TEN (10) FOOT WIDE EASEMENT.
3. AN EASEMENT TEN (10) FEET WIDE, THE LOCATION OF WHICH IS SHOWN BY THE CROSSHATCHED AREA, TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT ELEVEN (11) FEET SIX (6) INCHES WIDE, BEGINNING AT A PLANE SIXTEEN (16) FEET ABOVE THE GROUND AND EXTENDING UPWARD, LOCATED NORTHEASTERLY OF AND ADJOINING SAID TEN (10) FOOT WIDE EASEMENT.
- f. AN UNDIVIDED 1/64TH ROYALTY INTEREST IN AND TO ALL OF THE OIL, GAS AND OTHER MINERALS, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 6547, PAGE 118 (HARRIS COUNTY CLERK'S FILE NO. C395460) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. AFFECTS THE SUBJECT TRACT AND IS BLANKET IN NATURE.
- g. AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO ALL OF THE OIL, GAS AND OTHER MINERALS, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 3520, PAGE 366 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AS AFFECTED BY INSTRUMENTS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NOS. C817401 AND G807442. AFFECTS THE SUBJECT TRACT AND IS BLANKET IN NATURE.
- h. ALL THE OIL, GAS AND OTHER MINERALS, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 7620, PAGE 498 (HARRIS COUNTY CLERK'S FILE NO. C917945) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AS AFFECTED BY THOSE CERTAIN DESIGNATION OF DRILL SITE AND WAIVER OF SURFACE RIGHTS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NOS. L444194, L444195 AND L444196. AFFECTS THE SUBJECT TRACT AND IS BLANKET IN NATURE, AND THE DRILL SITES ARE LOCATED EAST OF THE HARDY TOLL ROAD.
- i. TERMS, CONDITIONS AND STIPULATIONS OF THOSE CERTAIN OIL, GAS AND MINERAL LEASES RECORDED IN VOLUME 1775, PAGE 297 (HARRIS COUNTY CLERK'S FILE NO. C022933) AND VOLUME 1779, PAGE 227 (HARRIS COUNTY CLERK'S FILE NO. C029702), BOTH OF THE CONTRACT RECORDS OF HARRIS COUNTY, TEXAS. AFFECTS THE SUBJECT TRACT AND IS BLANKET IN NATURE.
- j. AFFIDAVIT TO THE PUBLIC REGARDING AN ON-SITE WASTEWATER TREATMENT SYSTEM, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. U930766. AFFECTS THE SUBJECT TRACT AND IS BLANKET IN NATURE.
- k. AFFIDAVIT TO THE PUBLIC REGARDING A STORM WATER QUALITY MANAGEMENT PLAN RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20070425374. ONLY AFFECTS THE PART OF THE TRACT LOCATED IN H.T. & B.R. RR SURVEY, AFFECTS THE SUBJECT TRACT AND IS BLANKET IN NATURE.
3. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTIONS AND SURVEY REPORT OF EVEN DATE ACCOMPANYING THIS BOUNDARY MAP.
4. ALL BOUNDARY CORNERS SHOWN AS FOUND OR SET ON THIS BOUNDARY MAP ARE DETERMINED TO BE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
5. BY GRAPHICAL PLOTTING AND ACCORDING TO FIRM MAP NUMBER 48201C0270M FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS (MAP REVISED OCTOBER 13, 2013) THE TRACT OF LAND SHOWN ON THIS SURVEY EXHIBIT ARE SITUATED IN THE FOLLOWING FLOOD ZONES: ZONE "X" (UNSHADED ON THE FIRM MAP) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
6. MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
7. THE SUBJECT PROPERTY ABUTS, WITHOUT GAPS, GOES OR STRIPS, AND HAS VEHICULAR AND PEDESTRIAN INGRESS TO AND EGRESS FROM Bammel Road, WHICH IS A DEDICATED AND ACCEPTED PUBLIC RIGHT(S)-OF-WAY.
8. EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR UTILITIES, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.
9. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO APPARENT ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS, ALLEYS OR EASEMENT AREAS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO THE PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
10. THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
11. THERE IS NO EVIDENCE OF WETLANDS OBSERVED OR MARKED ON THE SUBJECT TRACT.
12. NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WERE VISUALLY APPARENT AT THE TIME OF THE SURVEY.
13. THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED STREET WIDENING.
14. THERE ARE NO CLEARLY DEFINED PARKING SPACES.

TO MITEK, INC. A MISSOURI CORPORATION, TESCO ASSETS, LLC A TEXAS LIMITED LIABILITY COMPANY, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES INCLUDING ITEMS 1-4, 7(A), 7(B1), 8, 9, 13, 14, 15, 16, AND 17, OF TABLE A THEREON. FIELDWORK WAS COMPLETED ON DECEMBER 14, 2021

DATE OF PLAT OR MAP: DECEMBER 21, 2021.

REVISED: JANUARY 6, 2022

GARY D. NUTTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

**ALTA SURVEY
OF
35.802 ACRES
(1,559,546 SQUARE FEET)**

**IN THE
BENJAMIN BARROW
SURVEY, A-126
& H.T. & B. R.R. COMPANY
SURVEY, A-399
HARRIS COUNTY, TEXAS**

DECEMBER 2021 JOB NO. LJAS197-2101.100

LJA Surveying, Inc.

3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382



Application Number: 2023-0174

Plat Name: Thirteen Eighteen Bammel Road

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

Date Submitted: 01/23/2023

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 neither extend nor terminate in a cul-de-sac north of West Hardy Road.

Chapter 42 Section: 128, 135

Chapter 42 Reference:

Sec. 42-128. Intersection of local streets (a)(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet. Sec. 42-135. Street Extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted

Statement of Facts

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

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

The 1318 Bammel Street Plat is a 35.802 acre tract located within the Houston ETJ, Harris County. The property contains numerous commercial buildings that were constructed prior to January of 2008. The property is being proposed as a single unrestricted reserve. Access to the property is provided along Bammel Road where the property has over 340 feet of frontage. Per the current Major Thoroughfare Plan, Bammel Road is classified as a Major Collector. To the East of the proposed subdivision lies the Hardy Toll Road. The Hardy Toll Road cannot provide a point of access as a difference in grade exists and there is no frontage road. To the southwest, there is an existing single family residential development recorded as Imperial Trace Sec 6 (Film Code No. RP-2017-382040). Access to Imperial Trace Sec 6 is provided by West Hardy Road which was established by the recordation of the West Hardy Road North of Imperial Trace Sec 2 STD plat which was recorded on May 21, 2009 at Film Code 20090218404. West Hardy Road is designated as a local street on the current Major Thoroughfare Plan. The extension of this Right of Way will not extend residential development West of the property is Vernon L. and Kathy E. Lewis Middle School on property recorded at Film Code 20090393108 as West Hardy Road Middle School Subdivision. West Hardy Road was established with the recordation of the West Hardy Road North of Imperial Trace Sec 2 STD plat that was recorded on May 22, 2009. West Hardy Road is paved to where it intersects with Milford Haven Drive. Past this intersection, West Hardy Road is unpaved. Prior to the recordation of the West Hardy Road North of Imperial Trace Sec 2 STD plat and within the property to be platted, a commercial manufacturing facility was constructed that lies within 120 feet

of the property line. It is not feasible to extend West Hardy due to the commercial buildings that were in place prior to the platting of West Hardy Road North of Imperial Trace Sec 2 STD.

(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 physical characteristics that affect this property, namely the existing commercial buildings that were constructed prior to the recordation of the street dedication plat. By granting the variance, the existing development will not be affected, public safety will not be injured and traffic flow will not be impeded. This is not a hardship created or imposed by the applicant.

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

Approval of the variance would preserve and maintain the intent and general purpose of this chapter.

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

The granting of the variance will not be injurious to the public health, safety as there is sufficient circulation through the existing subdivision.

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

The justification for granting the variance is based on the existing physical characteristics.

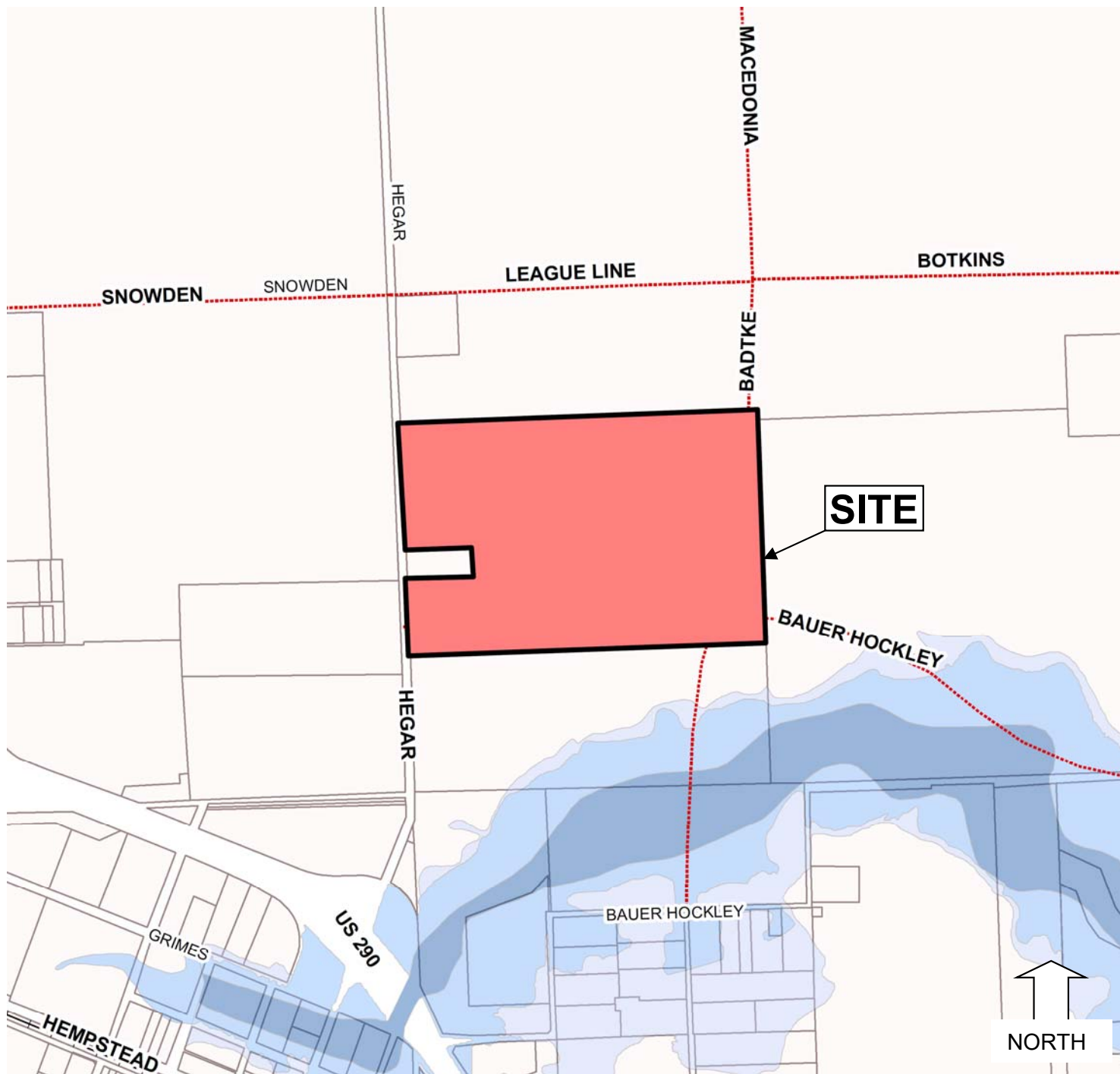
Houston Planning Commission ITEM: 124

Planning and Development Department

Meeting Date: 2/16/2023

Subdivision Name: Westpark Oaks GP

Applicant: Windrose



D – Variances

Site Location

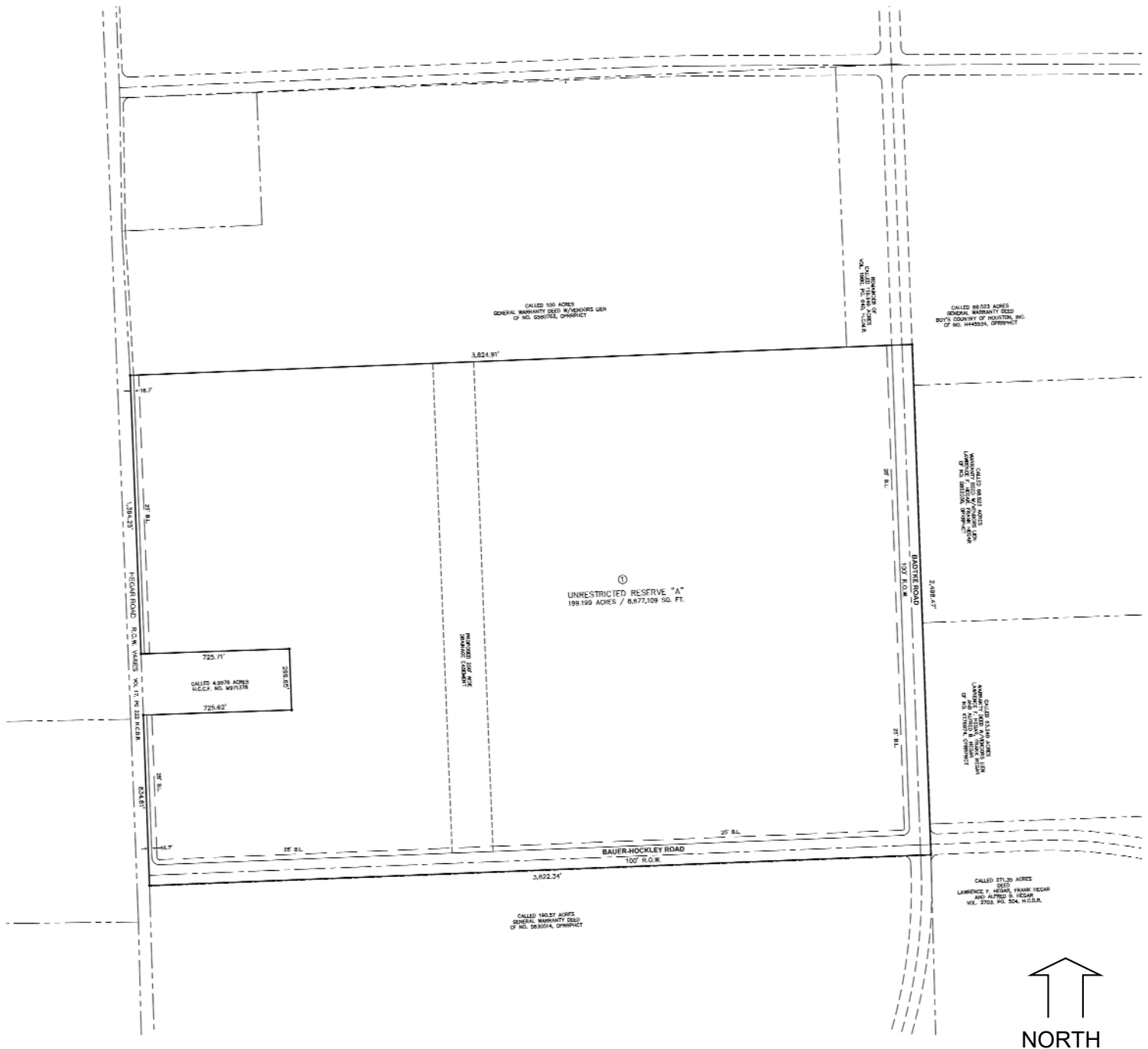
Houston Planning Commission ITEM: 124

Planning and Development Department

Meeting Date: 2/16/2023

Subdivision Name: Westpark Oaks GP

Applicant: Windrose



D – Variances

Subdivision

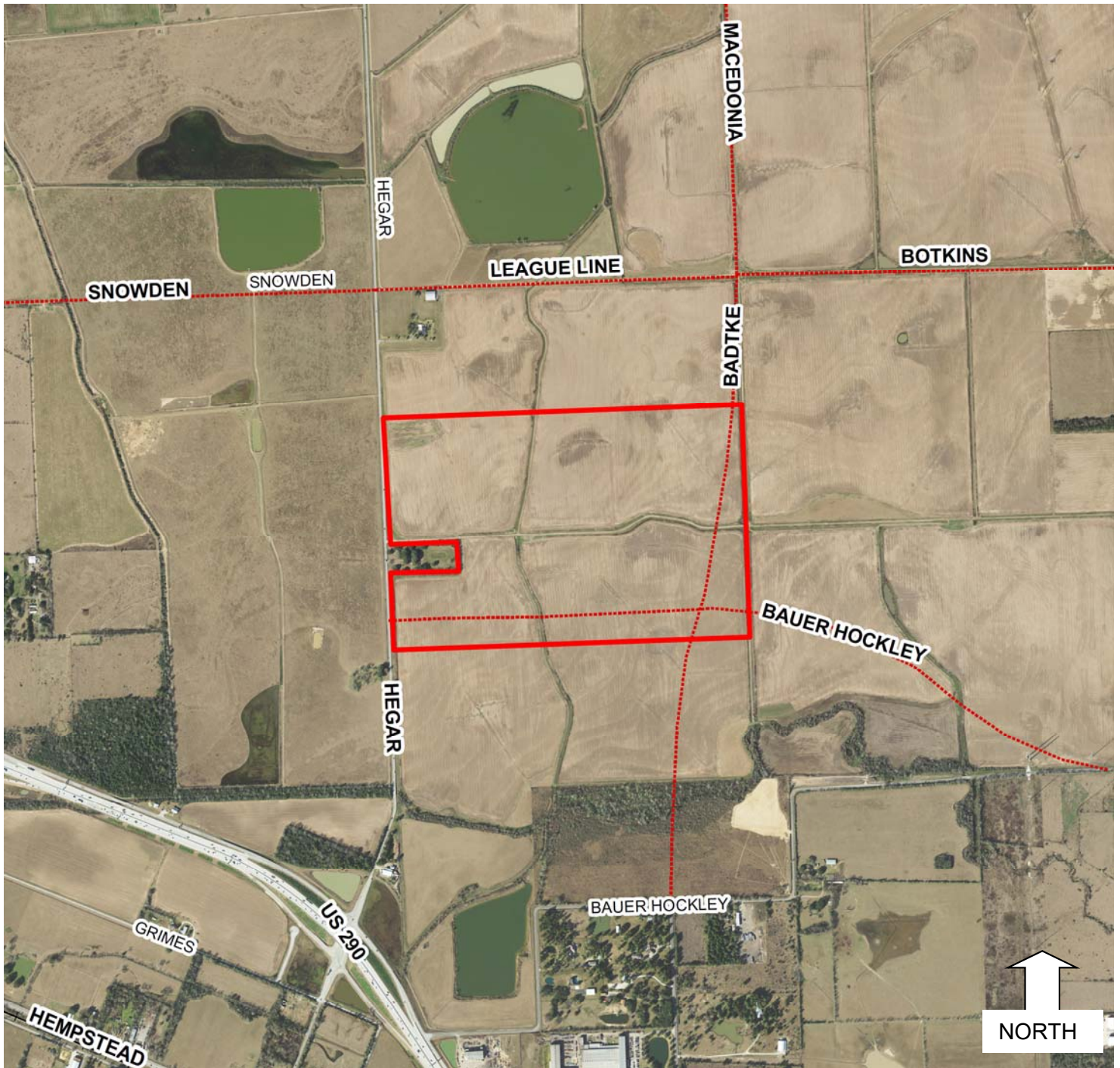
Houston Planning Commission ITEM: 124

Planning and Development Department

Meeting Date: 2/16/2023

Subdivision Name: Westpark Oaks GP

Applicant: Windrose



D – Variances

Aerial

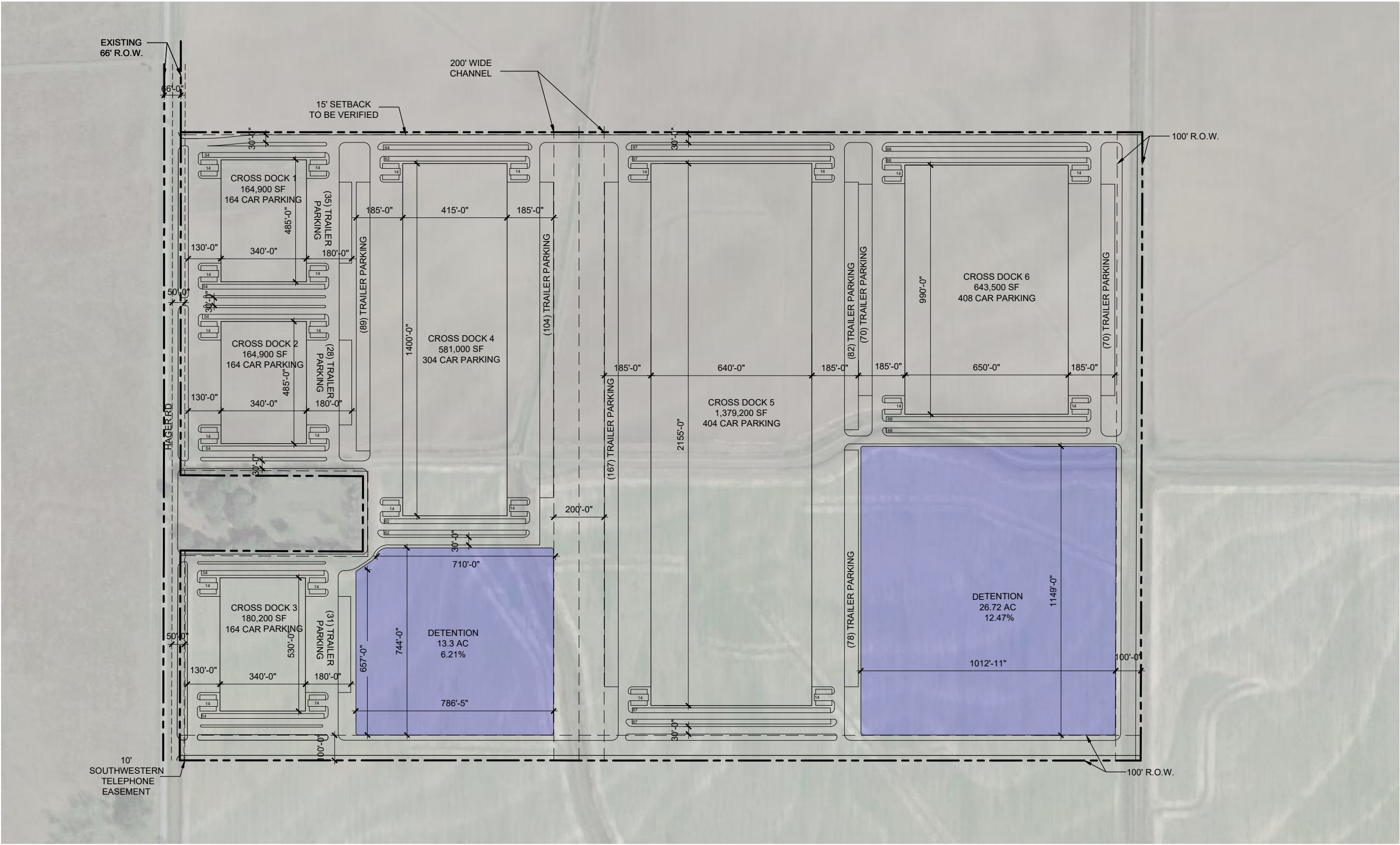
OVERALL SITE PLAN

SITE AREA : 9,333,010 SF (214.26 AC)

BUILDING AREA : 3,113,700 SF

COVERAGE : 33.36 %

PARKING : 1,608 SPACES



* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. * BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED. * ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED. * RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES. * PRELIMINARY DETENTION CALCULATIONS. CALCULATIONS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED BY A LICENSED ENGINEER. *

HAGER RD
a project for
COLLIERS



Application Number: 2023-0337

Plat Name: Westpark Oaks GP

Applicant: Windrose

Date Submitted: 02/06/2023

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:

42-127 "Intersection of major thoroughfares" - to exceed intersection spacing requirements by not extending a north-south right of way through the subject property

Chapter 42 Section: 127

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

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 consists of 214 acres approximately 3,000 feet North of the intersection of US Highway 290 and Hegar Road. The applicant plans to develop an Industrial/Office site consisting of several large warehouse buildings with appurtenant parking and drainage detention facilities. As part of the development, the developer is dedicating both Badtke Road and Bauer-Hockley Road, both 100' wide major thoroughfares on the south and east perimeters of the property in conformance with the major thoroughfare plan as well as providing the necessary widening of Hegar Road along the West property line. In addition to the MTFP dedications, developer is working with HCFCD to provide a 200' wide drainage easement to provide for the ultimate width of the future channel that will route sheet flow to the proposed regional detention basin South of the subject property. Despite the approximately 15 acres of land already being dedicate to the public, strict interpretation of Chapter 42 requires an additional north-south dedication through the site to address local street intersection spacing. This additional dedication would provide no added mobility in the area as it could not be extended South of future Bauer Hockley Road due to the proposed detention basin and the controlled access nature of U.S. Highway 290, and encouraging future single family residential vehicular traffic the proposed industrial development creates safety concerns for personal and commercial vehicles alike. Sufficient mobility around the site is served by existing Hegar Road, Future Batke Road, Future Bauer Hockley Road and Future Botkins Road, all major thoroughfares, spaced less than a mile from each other.

(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 subject parcel is not platted, surrounded by mostly undeveloped agricultural land, and far removed from the city core; however based on suburban migration to the North and West of Houston, it is likely that adjacent land to the north will develop as single family residential leading to incompatible vehicular traffic through the site if a north south local street is dedicated. The regional detention basins blocking any south-bound routes away from the proposed industrial development are being belt by HCFCD and not associated with the applicant.

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

The Houston code is designed to promote the development of an orderly transportation network, while recognizing different development types have different needs. A sub-urban intersection spacing of 1,400 feet is appropriate for single family residential sub-urban development, but unnecessary for the planned 200+ acre industrial development bounded to the west, south, and east by major throughfares, which form a grid less than a mile wide in conjunction with League Line to the north. Surrounding future development will have access to a sufficient street grid intended to route traffic around the proposed development southwest to US 290 and east to Roberts Road.

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

It is in the public's interest to keep the industrial site closed to through traffic, which has no ultimate southbound route to US 290, to avoid mixing of lighter passenger vehicles and heavy trucks. Further, the developer is dedicating 100 feet of right of way on the south and east perimeter of the development and widening Hegar Road on the west perimeter, which will complete the major thoroughfare grid in the area and improve mobility.

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

The proposed right of way dedications are sufficient to provide an orderly and safe public street grid with improved mobility, while also avoiding moments of conflict between industrial and single family residential traffic.

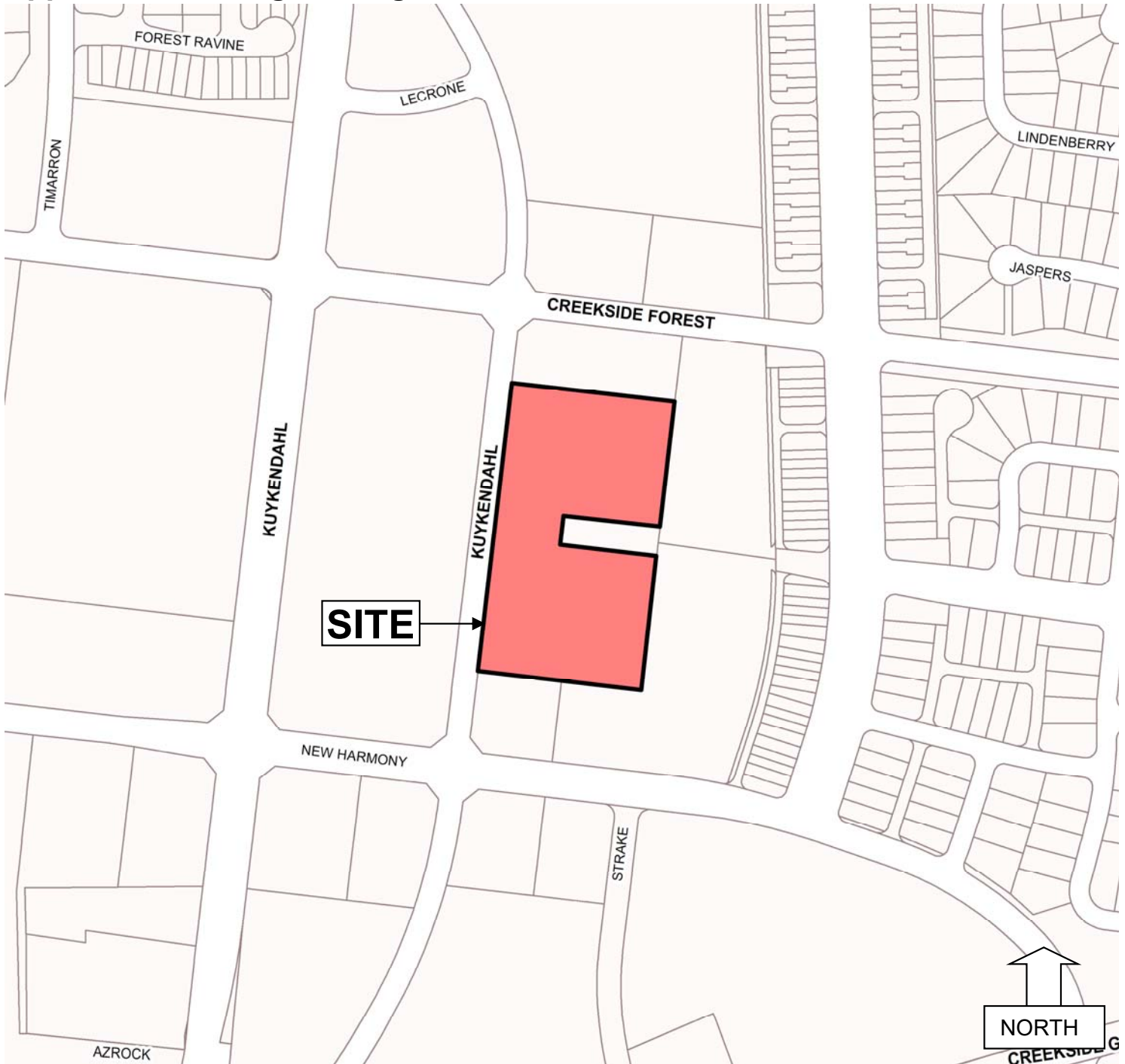
Houston Planning Commission ITEM: 125

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Woodlands Creekside Park Village Center Sec 6 partial
replat no 2 (DEF 1)

Applicant: LJA Engineering, Inc.



D – Variances

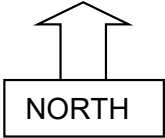
Site Location

ITEM: 125

Meeting Date: 02/16/2023

replat no 2 (DEF 1)

Applicant: LJA Engineering, Inc.



Houston Planning Commission ITEM: 125

Planning and Development Department

Meeting Date: 02/16/2023

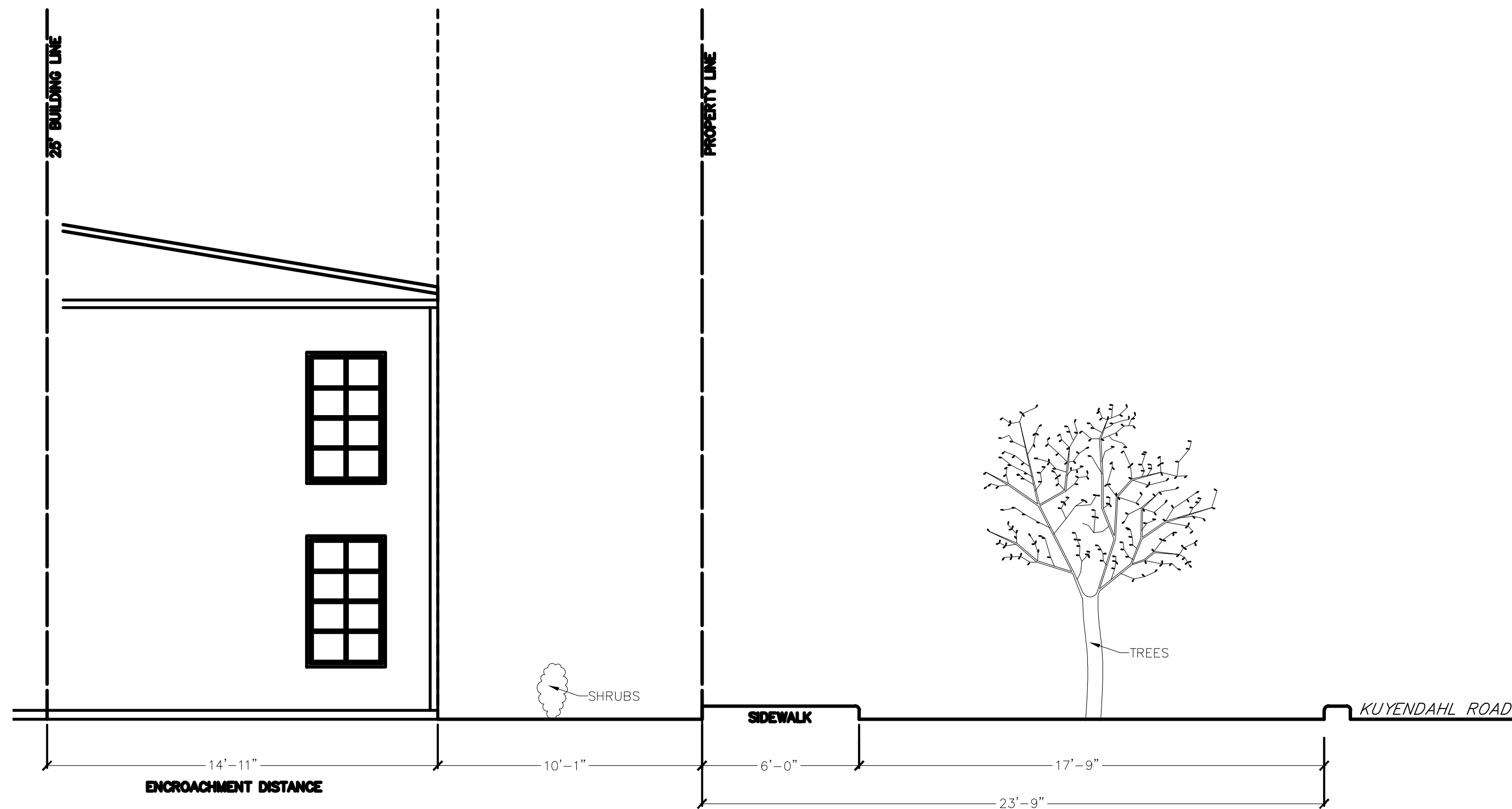
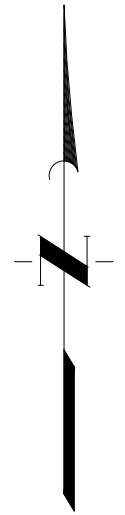
Subdivision Name: Woodlands Creekside Park Village Center Sec 6 partial
replat no 2 (DEF 1)

Applicant: LJA Engineering, Inc.



D – Variances

Aerial



CROSS SECTION
THE WOODLANDS
CREEKSIDE PARK WEST
SEC 6
PARTIAL REPLAT NO. 2

A SUBDIVISION OF 6.448 ACRES OF LAND SITUATED IN THE ANDREW LAWSON SURVEY, ABSTRACT 509, HARRIS COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF UNRESTRICTED RESERVE "A" OF THE PLAT THE WOODLANDS CREEKSIDE PARK VILLAGE CENTER SEC 6 AS RECORDED AT FILM CODE 665275 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

0 LOTS 1 RESERVES (6.448 ACRES) 1 BLOCKS
JANUARY 6, 2023 JOB NO. 0472-5886.311

REASON FOR REPLAT: TO ESTABLISH NEW
BUILDING LINES

OWNER:
CREEKSIDE PARK KOBALT LLC,
A TEXAS LIMITED LIABILITY COMPANY
ANDERSON BURNS CROSLAND, PRESIDENT
24 WATERWAY AVE. STE. 1100, THE WOODLANDS, TEXAS 77380
PH. (281) 719-6100

ENGINEER:

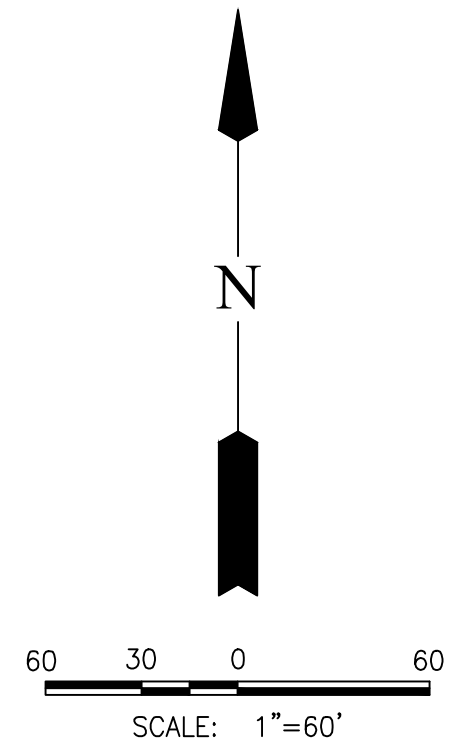
LJA Engineering, Inc.

3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386



THE WOODLANDS
CREEKSIDE PARK VILLAGE CENTER
SEC 6
FILM CODE NO. 649073
H.C.M.R.



SITE PLAN
THE WOODLANDS
CREEKSIDE PARK WEST
SEC 6
PARTIAL REPLAT NO. 2

A SUBDIVISION OF 6.448 ACRES OF LAND SITUATED IN THE ANDREW LAWSON SURVEY, ABSTRACT 509, HARRIS COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF UNRESTRICTED RESERVE "A" OF THE PLAT THE WOODLANDS CREEKSIDE PARK VILLAGE CENTER SEC 6 AS RECORDED AT FILM CODE 665275 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

0 LOTS 1 RESERVES (6.448 ACRES) 1 BLOCKS
JANUARY 6, 2023 JOB NO. 0472-5886.311
REASON FOR REPLAT: TO ESTABLISH NEW BUILDING LINES

OWNER:
CREEKSIDE PARK KOBALT LLC,
A TEXAS LIMITED LIABILITY COMPANY
ANDERSON BURNS CROSLAND, PRESIDENT
24 WATERWAY AVE. STE. 1100, THE WOODLANDS, TEXAS 77380
PH. (281) 719-6100

ENGINEER:
LJA Engineering, Inc.
3600 W Sam Houston Parkway S Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386



Application Number: 2023-0091

Plat Name: Woodlands Creekside Park West Sec 6 partial replat no 2

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

Date Submitted: 01/09/2023

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 Build Line from 25 feet to 10 feet in areas where buildings previously constructed encroach over the existing build line. Basis of Recommendations: The site is located within the City of Houston, ETJ, The Woodlands, Harris County, Texas. The site is a partial replat of Unrestricted Reserve "A", Block 1, The Woodlands Creekside Park Village Center Sec 6, (Film Code 665275 of the Map Records of Harris County, Texas). The existing buildings are located along Kuykendahl Road and are 10-feet from the right-of-way line of Kuykendahl Road. The existing Building has been in place since 2014. The 25-foot Building Set Back line for the remainder of the property fronting Kuykendahl Road will be complied with as shown on the plat. The property fronts Kuykendahl Road which at this point is an 80' Right of Way that allows for northbound vehicular traffic only. An HEB store is on the opposite side of the Right of Way and lies between the northbound and southbound Kuykendahl Rights of Way.

Chapter 42 Section: 150

Chapter 42 Reference:

(d) The Summary of Minimum Building Line Requirements table shows that reserves fronting Major Thoroughfares shall have a minimum 25 foot building line.

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 existing structures, that are encroaching into the 25' building line, are retail establishments that currently serve the surrounding residential area. Due to the existing structure along Kuykendahl Road, which were built prior to the subject property being conveyed to the current owner, it is not a result of any action by the owner. It is not economically feasible for the owner to move the existing structures. The building encroachments do not impede pedestrian traffic, visibility, or traffic circulation. Therefore, approval of the variance would allow currently functioning and essential retail business to remain, which is practical and of 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;

As stated above, the existing building was built in 2014 prior to the conveyance to the current owner. The owner is intending to follow all applicable City of Houston Planning and Development

requirements and permitting requirements and is only requesting the herein described variance to allow the use of the land without un-necessary or undue economic hardship. The building will continue to serve its intended function without inhibiting pedestrian traffic, visibility, or traffic circulation. The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property, namely the existing commercial buildings that were constructed prior to the conveyance of the property to the current owner. By granting the variance, the existing development will not be affected. This is not a hardship created or imposed by the applicant.

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

Approval of the variance would preserve and maintain the intent and general purpose of this chapter.

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

The granting of the variance will not be injurious to the public health, safety as there is sufficient circulation through the existing subdivision. Due to the limited amount of developable commercial real estate within the area, the granting of the variance will allow for the continuation of the site to serve the commercial needs of the surrounding residential area

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

The justification for granting the variance is based on the existing physical characteristics.

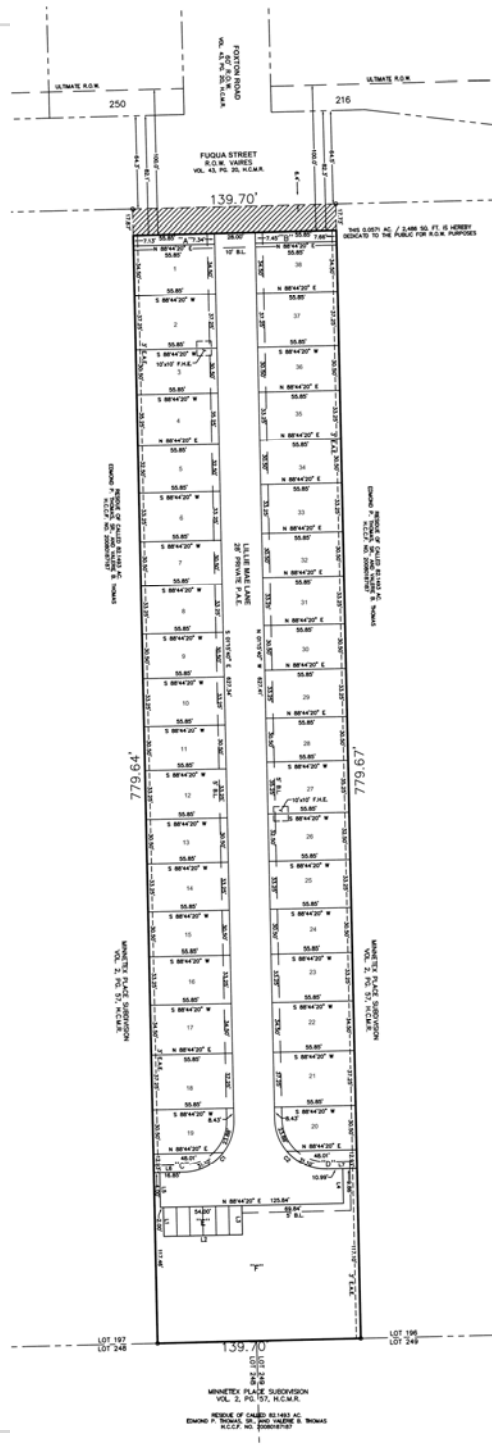
Subdivision Name: Greenville Estates

Applicant: Windrose



Subdivision Name: Greenville Estates

Applicant: Windrose



Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Greenville Estates

Applicant: Windrose



F- Reconsideration of Requirements

Aerial



Application No: 2023-0081
Plat Name: Greenville Estates
Applicant: Windrose
Date Submitted: 01/09/2023

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:

42-128 "Intersection of local streets" - to exceed minimum intersection spacing requirements by not extending a north-south right of way through the subject property

Chapter 42 Section: 128

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

See Variance Request Form



Application Number: 2023-0081

Plat Name: Greenville Estates

Applicant: Windrose

Date Submitted: 01/09/2023

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:

42-128 "Intersection of local streets" - to exceed minimum intersection spacing requirements by not extending a north-south right of way through the subject property

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

The subject site is 2.500 acres located along Fuqua Street, directly south of its intersection with Foxton Road. Developer plans a residential neighborhood of 38 single family lots and a private access easement, with reserves for open space and guest parking. Because there are more than 1400 feet between S. Wayside Dr. and Mykawa Road, the next two intersections along Fuqua Street, the code requires a new North-South intersection be built. The subject property is bordered each side by future developments in the process of being platted -- see Big Family Rancho (2022-21) and Fuqua Estates (2023-0008) -- and which were separately carved out of the same 80' acre parcel (HCAD NO. 0261190000248). The residential subdivisions to the north -- Langston Place Sec 1 (Vol 39 Pg 55) and Langston Place Sec 2 (Vol 43 Pg 20) -- dedicated rights of way which connect to Fuqua Street, including Foxton Road. The properties in that section south of Fuqua have not been replatted since the original plat, Minnetex Place (Vol 2, Pg 57), leading to a situation where any of the new developments in this section may be asked to dedicate a north-south connection. The justification for this variance is that strict application of this code will impede the highest and best use of this site. A 60' right of way would take about 40% of the available 140' frontage of the proposed development. The project as a small, dense, single-family subdivision accessed by a private access easement would be infeasible. The right of way requirement as applied here would select for more typical residential developments that consist of large-family lots and multiple blocks. Granting this variance will allow the applicant and those in similar positions bring more density to the surrounding area typified by their chosen model of development.

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

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

Minnetex Place was first platted in 1908; with a few partial replats since then. Langton Place Sec 1 and Sec 2 were platted in 1952 and 1953; partially replatted in 2013 and 2021. The subject parcel was deeded out in 2022 (RP-2022-511256). The subject site and surrounding area south of Fuqua is a new area for residential development, although platted for quite some time. The situation requiring a new north-south road was not the creation of the applicant.

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

Foxton Road is actually about 1,600 feet from South Wayside. Even within the 80 acres of undeveloped land, there is abundant frontage to continue a north-south right of way while still allowing for smaller developments that offer alternative residential styles to the large single-family lot/cul-de-sac neighborhood pattern. Houston's development code is designed to allow for flexibility in housing choices, which encourages resiliency and growth in a variety of market conditions. Granting this variance is harmonious with that intent.

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

The Langston Place residential neighborhood to the north has three local streets connecting to the Fuqua Street collector, three more connectors to the Allison Street collector to the north, and two directly to the S. Wayside thoroughfare to the west. Further, the sparse development further to the south of the subject property presents no urgent need to direct residential traffic from the established subdivision directly south across Fuqua Street. Adequate time and opportunity exists to extend a public right of way through a larger subdivision plat.

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

The proposed street dedication is neither necessary or urgent at this particular site, given the range of locations that would make for a suitable spot. Granting the variance are the only way for the applicant to avoid undue hardship and achieve reasonable use of their land, It also present an opportunity to widen the variety of housing developments possible in this sparsely developed sector.



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

February 6, 2023

NOTICE OF VARIANCE

PROJECT NAME: Greenville Estates

REFERENCE NUMBER: 2023-0081

ROR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirement variance request for a property located south along Fuqua Street, east of S. Wayside Drive and west of Mykawa Road. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed intersection spacing along Fuqua Road. 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, February 16, 2023, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

For additional information regarding this project, please call **Steven Henderson** at **713-458-2281**. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at devin.crittle@houstontx.gov or call (832)393-6534. 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

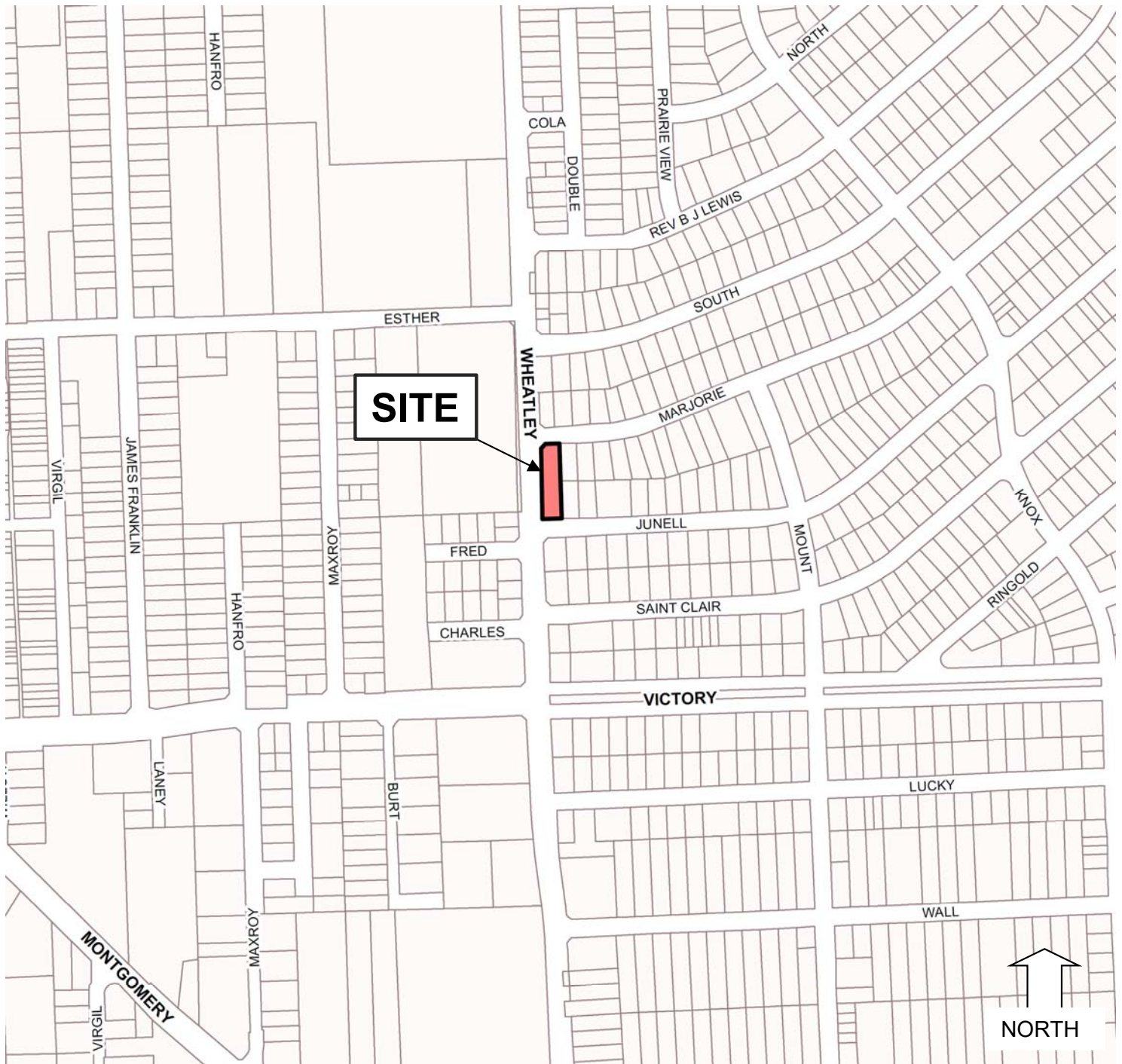
ITEM: 127

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Hebron Seventh Day Adventist Church

Applicant: Chesterfield Development Services



F- Reconsideration of Requirements

Site Location

Subdivision

Houston Planning Commission

ITEM: 127

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Hebron Seventh Day Adventist Church

Applicant: Chesterfield Development Services



F- Reconsideration of Requirements

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

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

Application No: 2023-0232
Plat Name: Hebron Seventh Day Adventist Church
Applicant: Chesterfield Development Services
Date Submitted: 01/23/2023

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:

Allow at dual building line on Wheatley St.

Chapter 42 Section: 152

Chapter 42 Reference:

42-152 states: The portion of a tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter. 42-151 (g) (1) states: An existing building may encroach into the building line requirement established by this article if: (1) The existing building was constructed in accordance with the building line requirement that was in effect at the time the building was constructed;

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:

Since the church was built in 1982, the 10' Building Line is grandfathered because at the time Wheatley St. was not considered a major thoroughfare and the 10' Building Line was built in accordance with the building line requirement at the time. As a result the existing church encroaches the new building line established after the existing building was built.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0232

Plat Name: Hebron Seventh Day Adventist Church

Applicant: Chesterfield Development Services

Date Submitted: 01/23/2023

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 dual building line along Wheatley St.

Chapter 42 Section: 152

Chapter 42 Reference:

The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line of 25 feet unless otherwise 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**

Hebron Seventh Day Adventist Church is located at 7902 Wheatley Street (80' right-of-way) between Junell Street and Marjorie Street. The purpose of the initial replat was to combine Lots 61-64 into one reserve since the existing church is built across the property line of two lots and the other two lots are used for church parking. The reserve is needed so that the church can place a new sign with the name of the church on the same land as the existing building. An undue hardship is created by depriving the reasonable use of the land due to the fact that the church seeks create one (1) non-residential reserve in order to place a new sign on the property because the existing church and parking lot currently sits on four (4) lots that face three streets: Wheatley St., Marjorie St., and Junell St. When the church was originally built around 1982, a 10' building line was required, and the church is in compliance based on the requirement at the time. However, since then Chapter 42 was established in 1999 and the street hierarchy for Wheatley St. changed in 2015 upgrading Wheatley Street to a major thoroughfare with an 80' right-of-way. After thorough research, it was determined that the existing church was built by 1983 based on an aerial photograph. However, according to available documentation at Open Records, a building permit was not found. Therefore, the applicant requests a dual building line along Wheatley St., so that the 10' building line of the existing church can remain in place.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant because the church was built in accordance with the rules at the time. Therefore, the applicant is requesting a 10' building line on Wheatley St. by adding a dual building line note on the face of the plat.

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

By granting the variance, the intent and general purposes of this chapter will be preserved and maintained because the church is grandfathered due to the fact that the church was built prior to the establishment of Chapter 42. The existing church was built with a 10' building line in accordance with the required building standards at the time.

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

By granting of the variance, it will not be injurious to the public health, safety or welfare because the existing church encroachment is minimal when one considers the fact that Sec. 42-153 allows for a 15' building along a major thoroughfare if the right-of-way is 80 feet or less. In this case, Wheatley St. has an 80-foot right-of-way with an existing church that has the primary entrance for the congregation from a pair of double doors adjacent to parking lot which is more than 60' from the property line.

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

The sole justification of the variance is not economic hardship since the church is already built. The existing church is in compliance with the building line standards at the time and should be allowed to have a dual building line along Wheatley St.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

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www.houstontx.gov

January 27, 2023

NOTICE OF VARIANCE

PROJECT NAME: Hebron Seventh Day Adventist Church

REFERENCE NUMBER: 2023-0232

ROR/VAR

Dear Property Owner:

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

Chesterfield Development Services, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a reconsideration of requirement with a variance to allow a 10' dual building line along Wheatley Street, a major thoroughfare, for an existing building. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, February 16, 2023, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

For additional information regarding this project, please call Monica Fontenot-Poindexter with Chesterfield Development Services at 713-538-5364. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
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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.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/16/2023

ITEM: 143

Applicant: A&S ENGINEERS OBO PORTER MUNICIPAL UTILITY DISTRICT

Contact Person: SARAH RICHARD, EIT

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
EAST OF: LOOP 494 SOUTH OF: E MARTIN DR	23-1677	77365	5771	296P	ETJ

ADDRESS: 24816 Cunningham Drive, Porter, TX

ACREAGE: 10

LEGAL DESCRIPTION:

BEING 10 ACRE TRACT OUT OF AND PART OF THE MARY OWENS SURVEY, ABSTRACT No. 405, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: For existing commercial storage building.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/16/2023

ITEM: 144

Applicant: TOMAS GAYTAN

Contact Person: TOMAS GAYTAN

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
WEST OF: FM 1314 SOUTH OF: RIVERWALK DR	23-1678	77365	5772	295B	ETJ

ADDRESS: 18603 Clover Path, Porter, Texas

ACREAGE:

LEGAL DESCRIPTION:

LOT 293, SECTION II, OF SUMMER HILLS, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET D, SHEET 2A OF THE PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: To install a new water tap for a residence/mobile home.

STAFF REPORT

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
August Murray Jr.	August Murray Jr.	(713) 825-2668	amurrayjr51@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
8931 Barton St	22125310	77075	5652B	575H	I

HCAD ACCOUNT NUMBER(S): 0630350510004
PROPERTY LEGAL DESCRIPTION: S 1/2 OF LT 4 BLK 51 EASTHAVEN
PROPERTY OWNER OF RECORD: August Murray Jr. (8931 Barton St. Trust)
ACREAGE (SQUARE FEET): 4,988 SQ FT
WIDTH OF RIGHTS-OF-WAY: Barton St: 50'
EXISTING PAVING SECTION(S): Barton St:
OFF-STREET PARKING REQUIREMENT: Complies
OFF-STREET PARKING PROVIDED: Complies
LANDSCAPING REQUIREMENTS: Complies
LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 400 SQ FT Concrete Pad

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Add a 400 Sq Ft galvanized covered parking carport

PURPOSE OF VARIANCE REQUEST: To reduce garage building line from 20' to 0'

CHAPTER 42 REFERENCE(S): 42-156(c)

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): I am requesting that a building line variance be granted that allows for a carport to be built over my recently constructed 20x20 parking pad. There are no front build lines stated on the Easthaven Plat, which will allow for the granting of the variance without needing to replat my lot for permitting purposes. Unfortunately, due to lot constraints, space does not allow for a carport to be built the required 17' from front property line on either side of my residence (see Site Plan).

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 create an undue hardship by depriving me (applicant) of a protected/covered parking area. I am a senior citizen with health issues who lives alone. A covered parking area would give me the security and protection needed from extreme summer heat and cold & wet Houston winters to and from my my home. A non variance non-approval put my health, safety and, well being at risk. Thank you for the opportunity to submit a variance application. Your consideration is greatly appreciated.

- (1b) N/A**

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

A carport will provide safety and overhead protection for me while boarding to and from transportation services to and from medical appointments and grocery shopping and evacuations during future storms and hurricanes.

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

The intent and general purpose of this chapter will be preserved and maintained in the highest degree by, J. W. Turner Construction and a builders warranty and myself (property owner). The proposed carport will be constructed with rust free and non-corrosive materials and prop rain gutters. It will look aesthetically pleasing to the neighborhood. And, the it will also include in a homeowners insurance policy. See attached acheivment awards, Insurance policy and warranty documents.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The proposed carport will be designed and constructed by J. W. Turner Construction contracted through the Texas General Land Office who recently built my home and many others in Texas through a grant fund program for seniors who's homes were effected by Hurricane Harvey. J.W. Turner Construction has won many state awards for safety, health and welfare in the communities wherever they build. J.W. Turner Construction is contracted by the Texas General Land Office.

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

The granting of the variance requested is solely for medical purposes only and not economic related

DEVELOPMENT PLAT VARIANCE



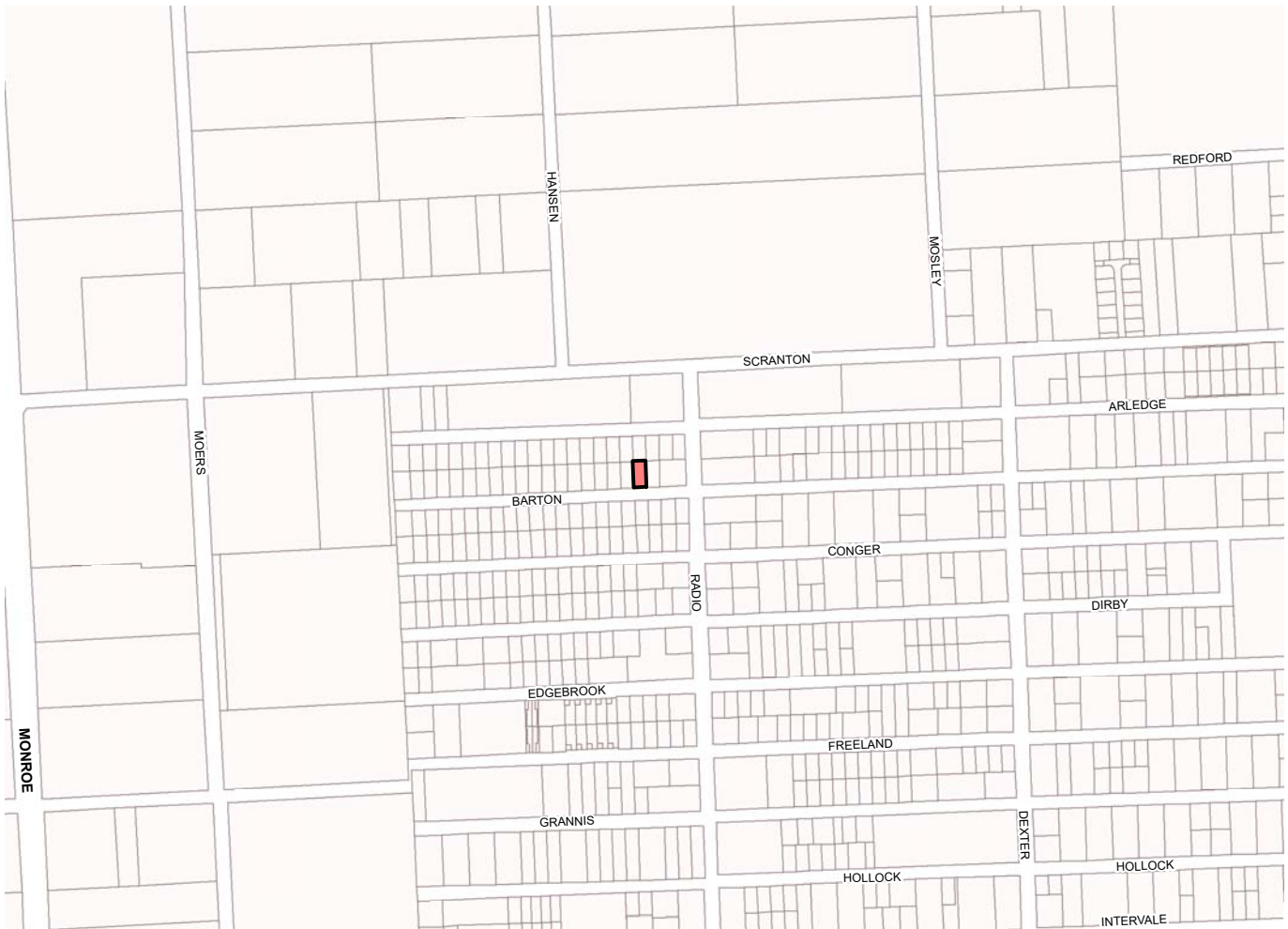
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 145

Meeting Date: 02.16.23

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 145

Meeting Date: 02.16.23

Houston Planning Commission

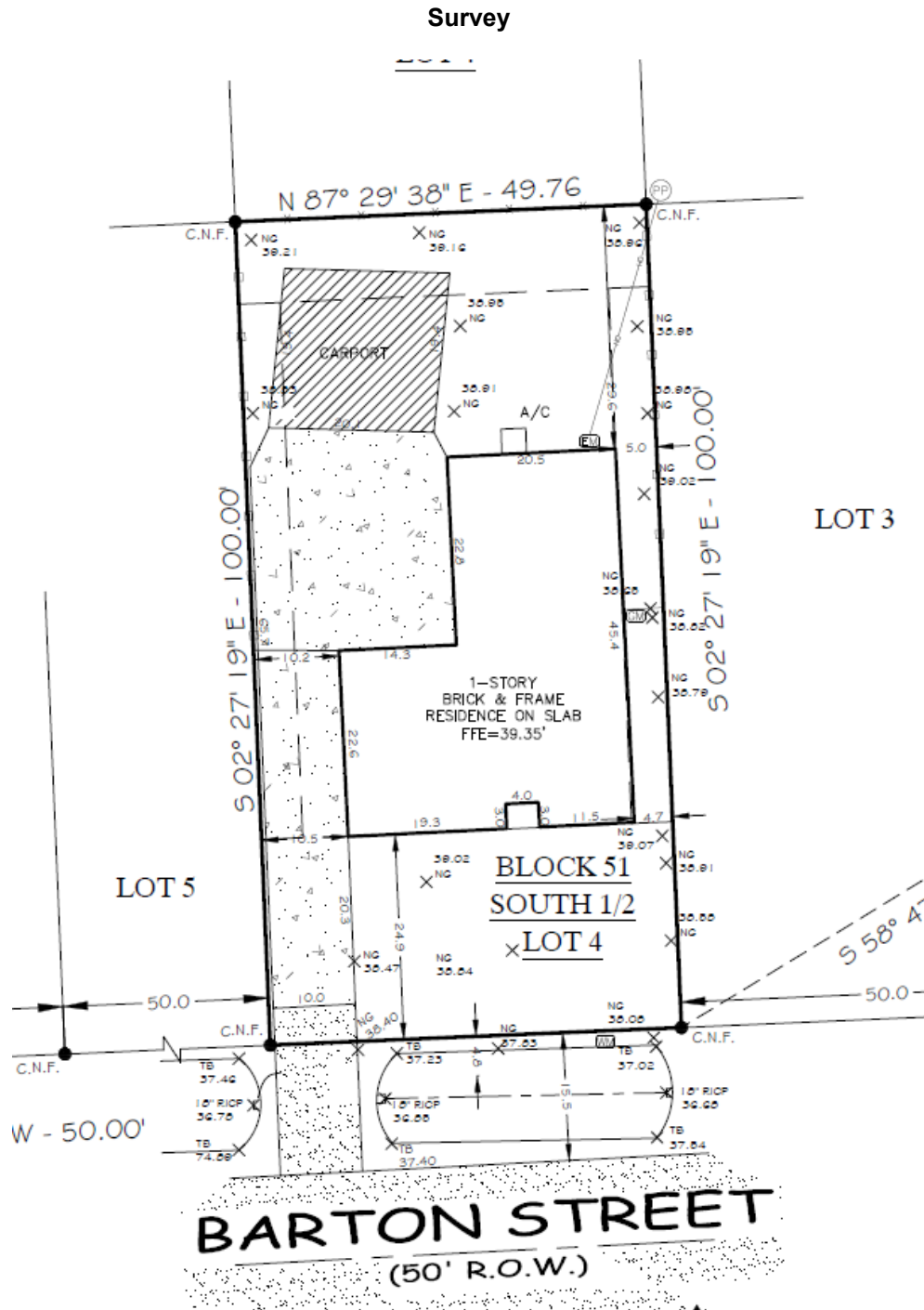
Aerial Map



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

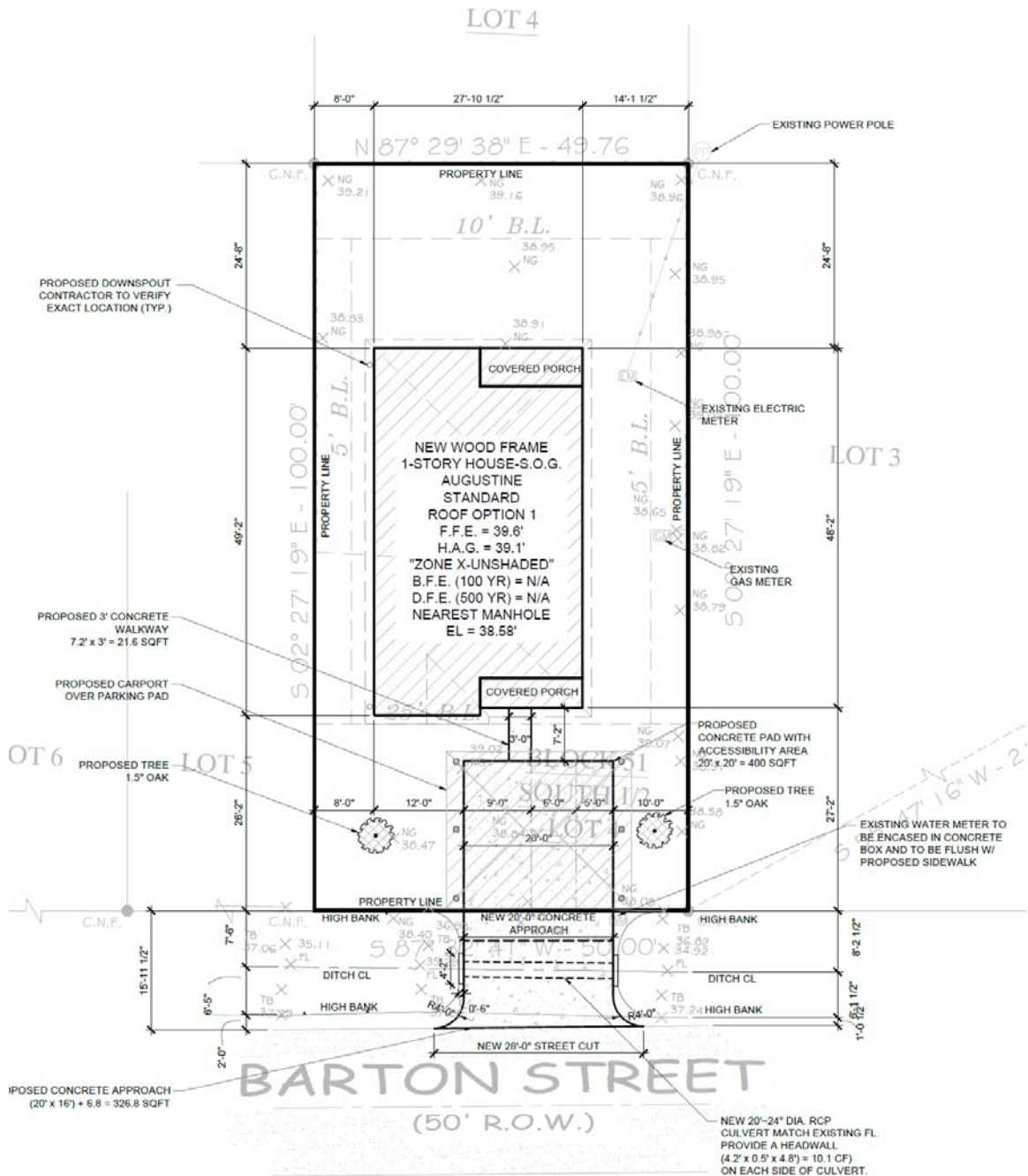


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

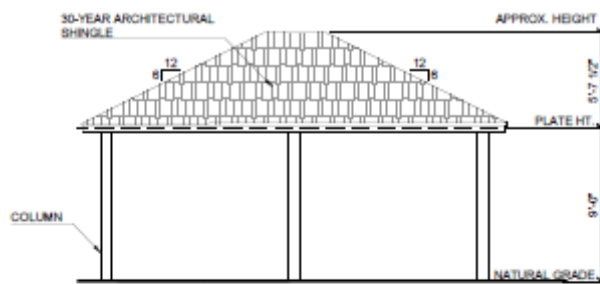


DEVELOPMENT PLAT VARIANCE

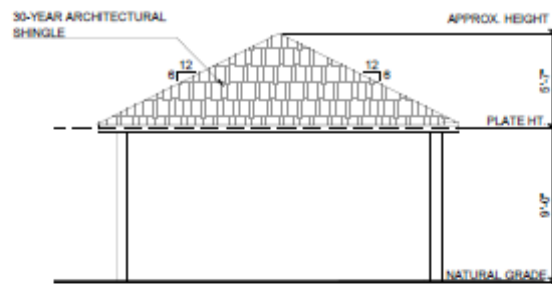


Houston Planning Commission

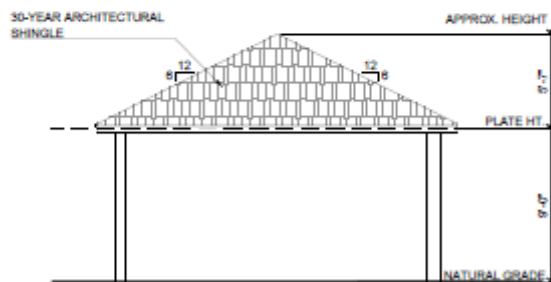
Elevations



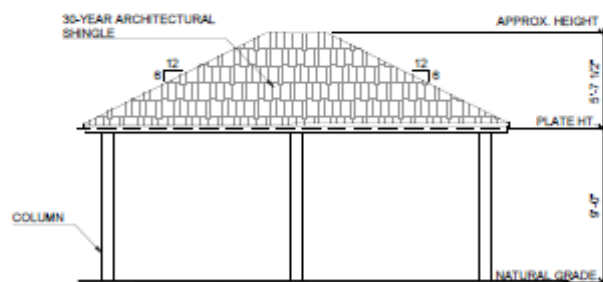
01 FRONT ELEVATION



02 RIGHT ELEVATION



03 LEFT ELEVATION



04 REAR ELEVATION

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
BGE, Inc.	Stephanie Hamilton	281-558-8700	shamilton@bgeinc.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
347 W. 20 th St., Houston, TX.	22115049	77008	5359	452V	C

HCAD ACCOUNT NUMBER(S):	1503270010001
PROPERTY LEGAL DESCRIPTION:	0.6428 (28,000 S.F.) tract of land situated in the John Austin Survey, Abstract 1, Reserve A, Block 1, Maison Robert, Film Code No. 689637, H.C.M.R. (being a replat of Lots 26-33, Block 85, Carter Reserve of Houston Heights)
PROPERTY OWNER OF RECORD:	Wood Lane Partners, Ltd., a Texas Limited Partnership
ACREAGE (SQUARE FEET):	0.6428 AC. (28,000 S.F.)
WIDTH OF RIGHTS-OF-WAY:	W 20 th St. (70' R.O.W.) Ashland St. (70' R.O.W.) Rutland St. (70' R.O.W.)
EXISTING PAVING SECTION(S):	W 20 th St. – 41.8'-42', Ashland St. – 30.7'-31.2', Rutland St. – 41.3'
OFF-STREET PARKING REQUIREMENT:	49 off-street parking spaces
OFF-STREET PARKING PROVIDED:	46 + 16 Bike Spaces in addition to the 2 required, so 50
LANDSCAPING REQUIREMENTS:	Complies
EXISTING STRUCTURE(S) [SQ. FT.]:	2,800 s.f. existing flower shop (to be demolished) 2,420 s.f. single-family residence (to be demolished)
PROPOSED STRUCTURE(S) [SQ. FT.]:	New 43,007 s.f. building
PURPOSE OF VARIANCE REQUEST:	To allow the building for which the off-site parking is being provided to contain 43,007 s.f. and provide parking on an off-site parking location up 800 feet away from the site.
CHAPTER 26 REFERENCE(S):	26-499 Off-site parking (a) (2) (a)

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

A small, high-end, boutique hotel to be called 'The Daphne' is proposed in the business area of the Heights on W 20th St., a designated 70' major thoroughfare. 16 parking spaces will be provided on-site and located on the same tract as the hotel; 14 spaces will be located to the west across Ashland St.; 7 spaces will be located across the public alley to the north connecting with the hotel parking lot; 9 spaces (12.25% of required parking spaces) will be provided along Rutland St.

This proposed 5-story hotel will have most of its required parking on-site or within 70' of the hotel. The remaining 9 spaces on Rutland are 565' from the hotel. The hotel plans to use the spaces along Rutland for additional guest, valet, and/or employee parking, dependent upon demand, convenience, and frequency. The clientele of the hotel will mainly be friends and relatives of nearby residents in the Heights, including wedding parties. Hotel guests will more than likely be walking to the growing number of restaurants and businesses in the area.

The Heights is composed of many small parcels of land. A large parking lot is not consistent with the character of the area.

APPLICANT'S STATEMENT OF FACTS:

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.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

Parcels of land in the Heights are small and a derivative of the character of development in the past decades. Many of the existing businesses do not comply with the requirements of the parking ordinance, which did not go into effect until 1989. There are few large parking lots, such as the ones for the nearby hospital, which seem out of scale to the development in the area and discourage pedestrian activity.

Parking for the hotel will be in four locations. 16 spaces will be located on the same tract of land as the hotel and 14 spaces located directly across the street to the west. There will be 7 spaces located directly to north across the alley from the hotel. The two parking lots will have aligned ingress to increase connectivity between the main parking lot and the additional 7 spaces. The remaining 9 spaces along Rutland are located 565 feet away from the hotel and will be utilized as employee, valet parking, and/or guest parking spaces, dependent upon factors such as the parking demand determined by hours of operation of the hotel and clientele needs. Access to this lot will be at the intersection of Rutland St. and the public alley. Ingress

OFF-STREET PARKING VARIANCE



Houston Planning Commission

and egress will be taken off of the existing 38' public alley. The alley has a 12.8' paving section, with parking directly south of the proposed lot serving existing businesses along W. 19th St. A bike station exists at the intersection of Rutland and W. 19th St., allowing employees and or guests the option to bike to work or take advantage of the 18 bike spaces proposed for the main site. There are already existing sidewalks along both W. 20th and Rutland alongside an existing shared bike lane along W. 20th.

This 43,307 s.f. five-story hotel will also include a lounge, gift shop, library, courtyard, pool, and cabana. The small scale of these lots will allow large existing trees to be preserved and the lots will be in scale with the Heights commercial area. The hotel is expected to attract guests directly related to activities in the Heights, such as weddings, or those who are visiting relatives that live nearby. It is not expected to cater to business travelers, who make up most hotel guests. The hotel is to have expensive décor and specialized services, including a gift shop offering floral arrangements. Many guests are expected to arrive without personal cars and to be transported by friends or relatives to events or to depend upon ride-share services such as Uber or Lift. They will also be able to walk to numerous nearby restaurants and shops or to use bikes to travel area trails.

- (2) **That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

The Heights contains land parcels that are small, with dimensions that are not sized for parking lots.

- (3) **The intent of this article is preserved;**

The intent of the ordinance is to provide parking off the public streets that meets the needs of various uses rather than relying on parking along the street. This is particularly important when the street paving widths are narrow and/ or there is open ditch drainage. Most of the required parking is on-site or directly across the street. The remaining 9 spaces are within walking distance of the hotel located in the established commercial area of the Heights, where many urban pedestrians already walk and bike.

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

The number of parking spaces provided is sufficient and there is one additional parking space available even after the bicycle space reduction allowance is met. The developer has acquired ownership of nearby small parcels to meet the use classification parking requirements, even though there are very few available.

The number of proposed parking spaces will be sufficient considering the exclusive nature of the hotel, which will cater to people related in some way to the area and likely to have transportation furnished to them by area residents. With the growing use of ride share services, the need for individual cars is less than it has been in previous decades. The need is also lessened by the walkable nature of the immediate area, with restaurants and shops within easy walking distance.

After a submittal of a "Form A" and review from City of Houston Public Works, the traffic impact of new peak hour trips was less than 100 per day and will not require a Traffic Impact Analysis. The proposed access to the site and parking lots, as well as daily traffic patterns, have been reviewed and the parking is sufficient to serve the use in which it is intended.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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

The improvements of the pedestrian realm on W 20th St. and Ashland St., as well as the preservation of the large existing live oaks will increase the public safety in this already walkable area. The main site as well as the parcels to be used for parking will meet the requirements of the Tree and Shrub Ordinance.

- (6) **For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

The proposed building is not subject to Article VII of Chapter 33. It will be new construction on a currently vacant site.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

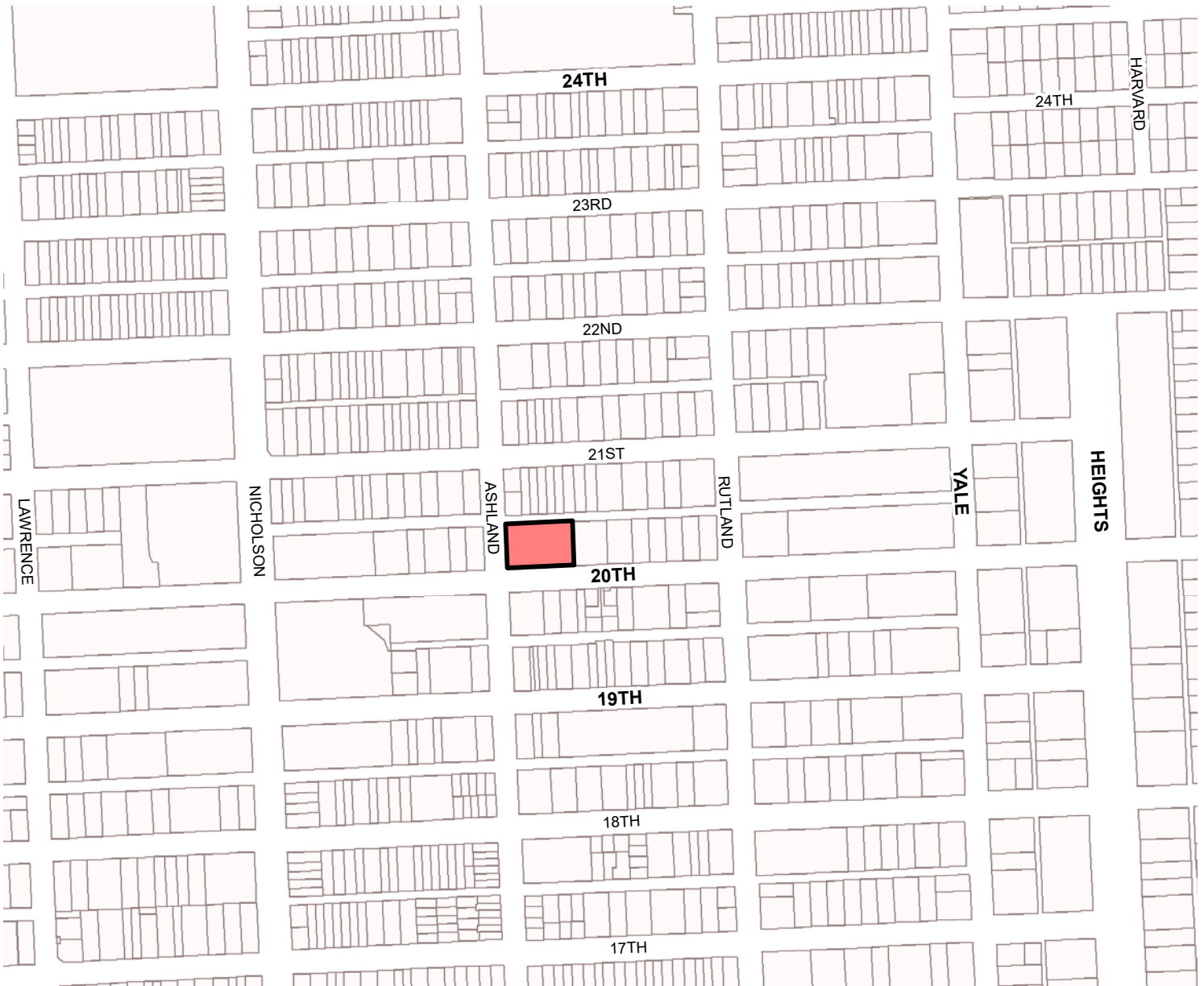
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

LOCATION MAP



OFF-STREET PARKING VARIANCE



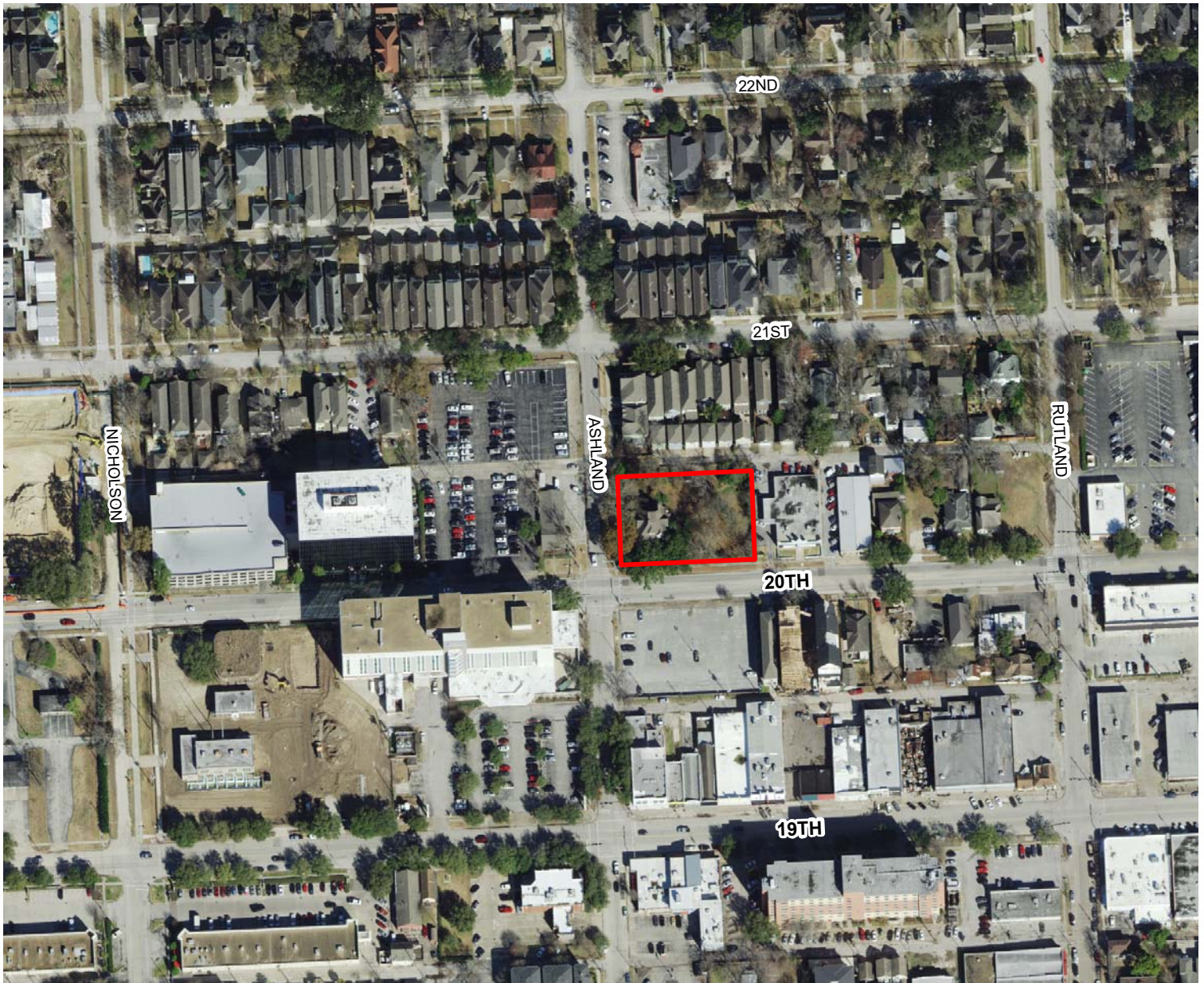
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 02/16/2023

Houston Planning Commission

Aerial Map



OFF-STREET PARKING VARIANCE



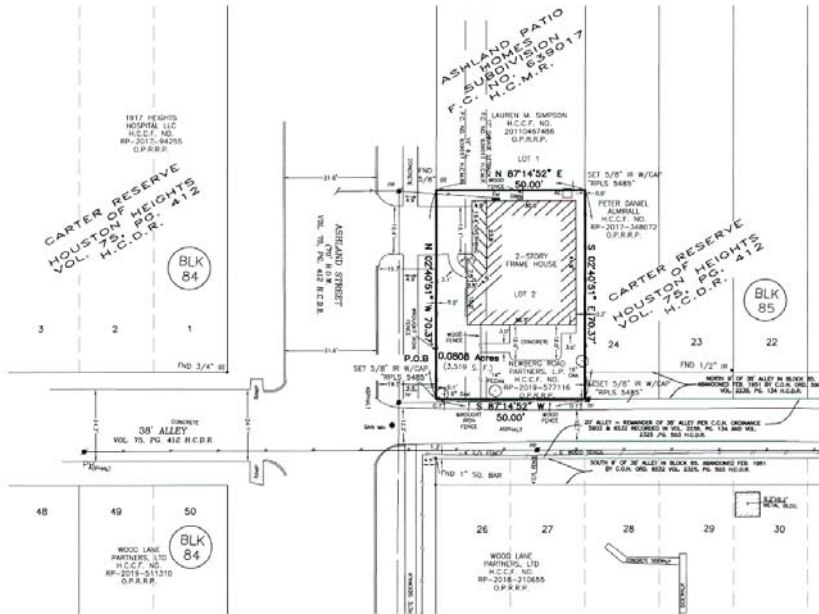
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 02/16/2023

Survey



LEGEND

AC AIR CONDITIONER
BL BUILDING LINE
C/L DOWN LINE
EM ELECTRIC METER
FM GAS METER
W/P IRON MILL/IRON PIPE
PP POWER POLE
SS SANITARY SEWER
SF SQUARE FOOT
TP TELEPHONE POLE

H.C.C.F. NO. HARRIS COUNTY CLIENT'S FILE NUMBER
H.C.D.A. HARRIS COUNTY DEED RECORD
H.C.M.R. HARRIS COUNTY MAP RECORD
O.P.R.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY



GENERAL NOTES

- The Basis of Bearings shown hereon is referenced to the Texas Coordinate System, NAD83, South Central Zone (TXS3 4204) based on National Geodetic Survey Monumentation based on GPS measurements.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Harris County, Texas, Map No. 4301000104 dated June 9, 2014 the subject flood appears to be within Unshaded Zone "X", defined as areas outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by looking from east FEMA map. The actual location, as determined by elevation contours, may differ. KM Surveying, LLC assumes no liability as to the accuracy of the location of the flood zone exists. This flood statement shall not create liability on the part of KM Surveying, LLC.
- This survey has been prepared without the benefit of a Commitment for Title Insurance or Reliance's Certificate and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of County regarding these easements or encumbrances was performed by KM Surveying, LLC.
- Research for adjacent tracts was performed by KM Surveying, LLC.
- Fences shown hereon with dimensional ties are shown where they were physically measured. The fence line may encroach between measured locations.
- The square footage totals as shown hereon are based on the mathematical layout of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
- Notes and bounds by separate instrument was created by KM Surveying of even date.

To: Ben Akery

We, KM Surveying, LLC, acting by and through Kevin Drew McKim, a Texas Registered Professional Land Surveyor, hereby certify that this survey was made on the ground under my supervision.

Surveyed on this the 28th day of October, 2022 and subsequently on the 18th day of October, 2022.

Kevin Drew McKim
Kevin Drew McKim
Registered Professional Land Surveyor
Texas Registration No. 5485

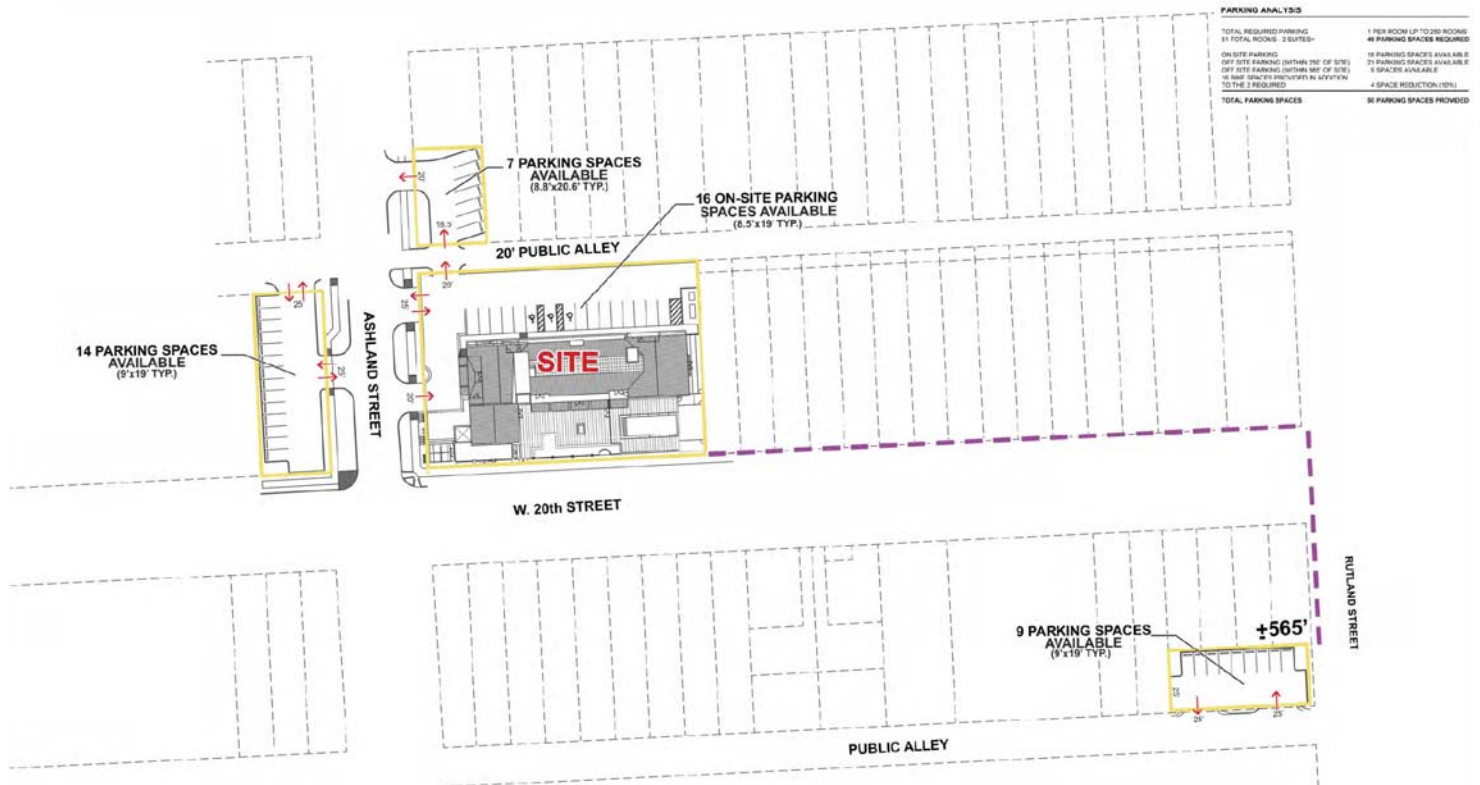


3	Revised per Stephanie Hamilton 10/18/22 email	sem	10/21/22
2	Revised per site visit to reflect current conditions	sem	10/18/22
1		ST	DATE
REV	DESCRIPTION		
KM Surveying, LLC 3902 REESE ROAD - SUITE C-100 HOUSTON, TEXAS 77057 713-234-1822 www.kmsurveying.com			
EXISTING CONDITIONS SURVEY 0.0808 OF AN ACRE LOT 2, BLOCK 1 ASHLAND PATIO HOMES SUBDIVISION F.C. NO. 639017 H.C.M.R. JOHN AUSTIN SURVEY, A-1 HARRIS COUNTY, TEXAS			
DATE: OCT 12, 2022		SCALE: 1"= 20'	JOB NO: 1834-2201
DWG. NAME: 1834-2201-10 SURVEYING		DRAWING NO.: NONE	

OFF-STREET PARKING VARIANCE



Off-site parking layout/analysis



PARKING EXHIBIT

DAPHNE

±0.6428 ACRES OF LAND
HOUSTON, TX

PARKING SPACES REQUIRED @ 1 PER ROOM UP TO 250 ROOMS

51 total hotel rooms – 2 suite hotel rooms = 49 total parking spaces required

PARKING SPACES PROVIDED:

46 parking spaces + 16 bike spaces in addition to the 2 required (4 space reduction up to 10%)
= 50 spaces provided

16 on site

14 off-site within 250' available on 401 W. 20th Street

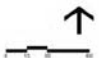
7 off site within 250' on 2030 Ashland Street

9 off site within 800' on 1915 Rutland St.

TOTAL PARKING SPACES PROVIDED:

46 + 16 bike space in addition to the 2 required, so 50 (please reference parking variance submittal)

RATIO: 0.98 SPACES PER 1 ROOM



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 02/16/2023

Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Sun Collective	Luke Fry	832.689.8800	luke@suncollective.net

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
905 & 907 74 th Street	22063222	77011	5556B	495S	I

HCAD ACCOUNT NUMBER(S):	0251670780055
PROPERTY LEGAL DESCRIPTION:	Lots 1, 2, 3, 46, 47, 48, Block 78, Magnolia Park Section 2
PROPERTY OWNER OF RECORD:	Sun Collective SRI
ACREAGE (SQUARE FEET):	15,000 sf
WIDTH OF RIGHTS-OF-WAY:	N. 74 th (60'), Avenue I (60'), Avenue J (60')
EXISTING PAVING SECTION(S):	N. 74 th (20'), Avenue I (27'), Avenue J (27')
OFF-STREET PARKING REQUIREMENT:	18 spaces
OFF-STREET PARKING PROVIDED:	15 spaces
LANDSCAPING REQUIREMENTS:	14 trees, 20 shrubs

EXISTING STRUCTURE(S) [SQ. FT.]:	6,032 sf
PROPOSED STRUCTURE(S) [SQ. FT.]:	6,032 sf

PURPOSE OF VARIANCE REQUEST:	To provide 15 spaces instead of the required 18 spaces for a multi-family development.
------------------------------	--

CHAPTER 26 REFERENCE(S):	Sec 26-492 Class 2(a) Efficiency apartment – 1.25 spaces for each dwelling unit. Two-bedroom – 1.666 for each dwelling unit.
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OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

Our property has existing head-in parking and no room for off-street parking. There is no acceptable off-street parking within 800 feet that we can rent. We would like to keep using this head in parking (with some adjustments to make the spaces fully on our lot).

We are also seeking to reduce the number of spaces required by 2 and will offset this by adding more bike racks and would like to point out that the Harrisburg rail line is within walking distance

APPLICANT'S STATEMENT OF FACTS:

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.

- (1) **The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

As mentioned, there is no room on the property for off street parking and there are no available and acceptable off-street parking that we can lease within 800' of the property

- (2) **That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

The circumstances supporting the granting of the variance are not the result of a hardship imposed by the applicant because they are existing conditions and, by granting the variance, the general purposes of the article are being observed and maintained by having functional parking for each tenant in the proposed multi-family structure.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

(3) The intent of this article is preserved;

The existing head in parking still meets the functional requirements of the tenants in the proposed change of use to efficiency apartments

(4) The parking provided will be sufficient to serve the use for which it is intended;

The property will provide 1 space per unit and still have 2 spaces for the existing home on the property. We are also providing additional bike racks and the Harrisburg rail line is within walking distance.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

As mentioned, we will push the existing parking further onto our property, so each space is fully on our property and no blocking the sidewalk.

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 02/16/2023

Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 02/16/2023

Houston Planning Commission

Aerial Map

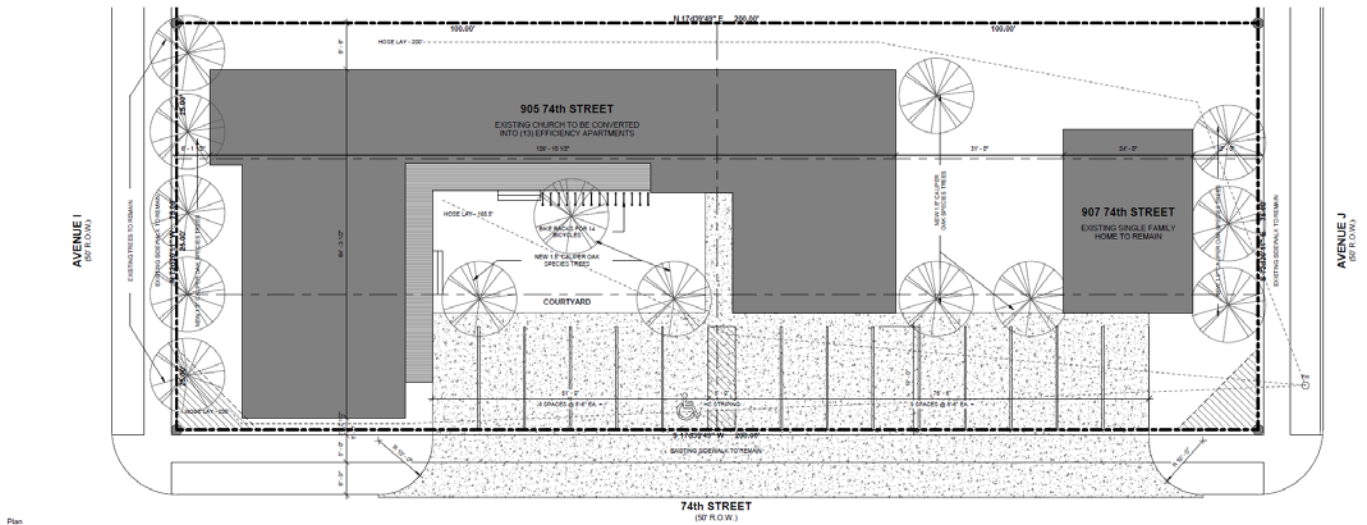


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan



Chapter 42 Section 234 Dwelling Units & Parking Analysis

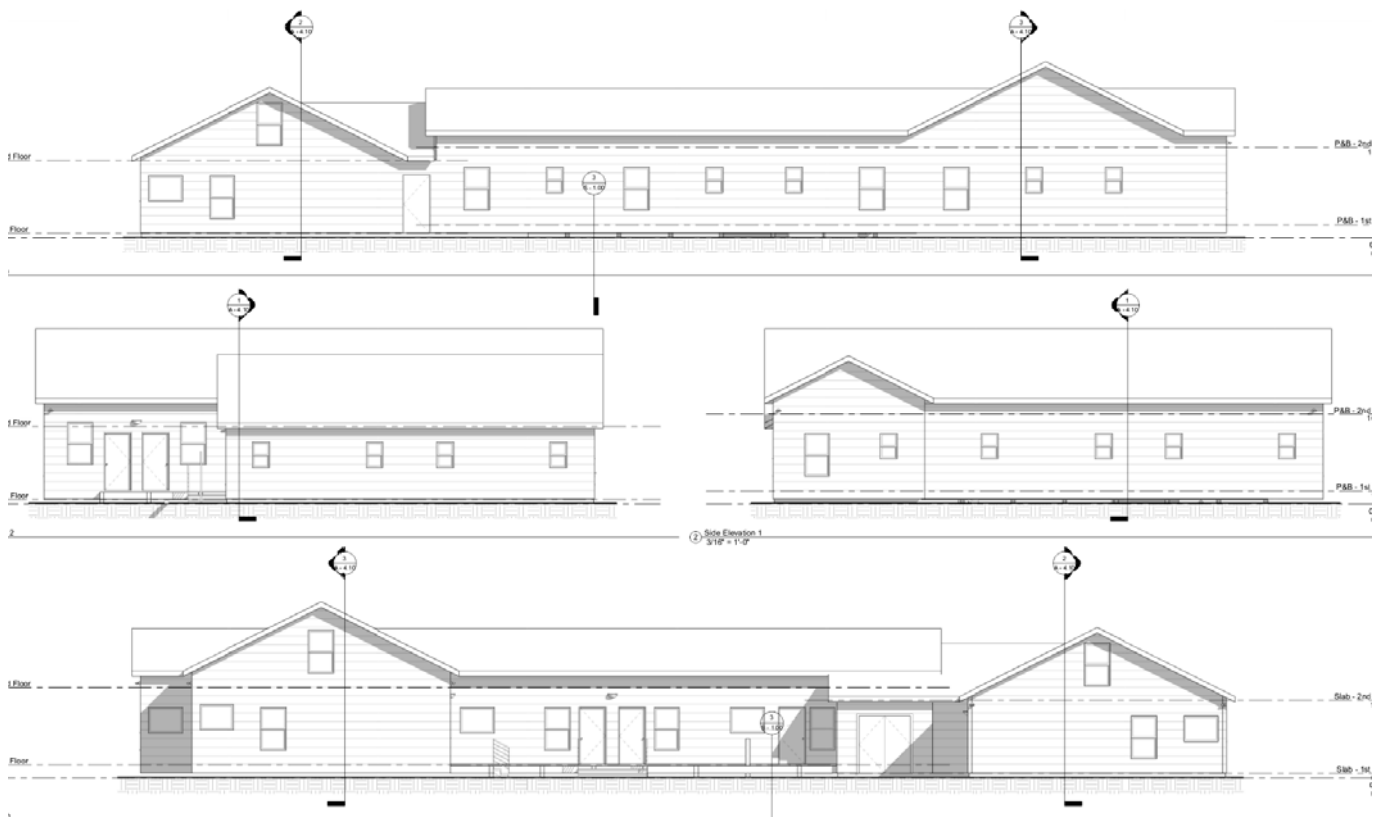
Dwelling Units & Parking Information:	Total each use	Required each use	Provided each use
Efficiency	13	16	13
One bedroom	xx	xx	xx
Two bedroom	xx	xx	xx
Three or more bedroom	1	2	2
Special Residential Use	xx	xx	xx
Retirement Community with kitchen(s) :	xx	xx	xx
Retirement Community w/out kitchen(s) :	xx	xx	xx
Total Parking:	xx	18	15
Total ADA :	xx	1	1
Number of Loading Berths:		18	15

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the Planning Standards of Chapter 28 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.hotel-motel@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
BGE Inc.	Stephanie Hamilton	713.488.8365	shamilton@bgeinc.com

COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	C	77008		452V	Greater Heights

HOTEL/MOTEL NAME:	DAPHNE
HOTEL/MOTEL ADDRESS:	347 W. 20 TH ST., HOUSTON, TX. 77008
PROPERTY OWNER OF RECORD:	WOOD LANE PARTNERS, LTD.
OWNER ADDRESS:	5306 HOLLISTER, HOUSTON, TX, 77040
PROJECT PERMIT NUMBER:	22115049
TOTAL ACREAGE:	0.6428
TOTAL NUMBER OF ROOMS:	51 ROOMS – 2 SUITES = 49 ROOMS
PARKING SPACES PROVIDED:	46 + 16 BIKE SPACES IN ADDITION TO THE 2 REQUIRED, SO 50
SURVEY/ABSTRACT NO:	JOHN AUSTIN A-1
SCHOOL DISTRICT:	HISD

NORTH OF:	INTERSTATE 10	EAST OF:	SHEPHERD DR.
SOUTH OF:	610	WEST OF:	HEIGHTS BLVD.

PURPOSE OF VARIANCE REQUEST: TO TAKE PRIMARY ACCESS OFF OF ASHLAND ST., A LOCAL STREET, RATHER THAN ADJACENT W.20TH ST., WHICH IS A MAJOR THOROUGHFARE; TO ALLOW A HOTEL TO BE SITUATED WITHIN 750' FROM A CHURCH AND HOSPITAL; TO ALLOW A HOTEL TO BE SITUATED IN A RESIDENTIAL TEST AREA; TO ALLOW TWO 12.5' SECONDARY ENTRANCES TO TOTAL 25', WHERE ONE 20' SECONDARY ENTRANCE/EXIT IS OFF THE ALLEY TO CONNECT PARKING LOTS.

HOTEL/MOTEL VARIANCE

Houston Planning Commission

ITEM: V

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Hotel Daphne

Applicant: BGE Inc.



Site Location

Houston Planning Commission

ITEM: V

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Hotel Daphne

Applicant: BGE Inc.



Aerial

Houston Planning Commission

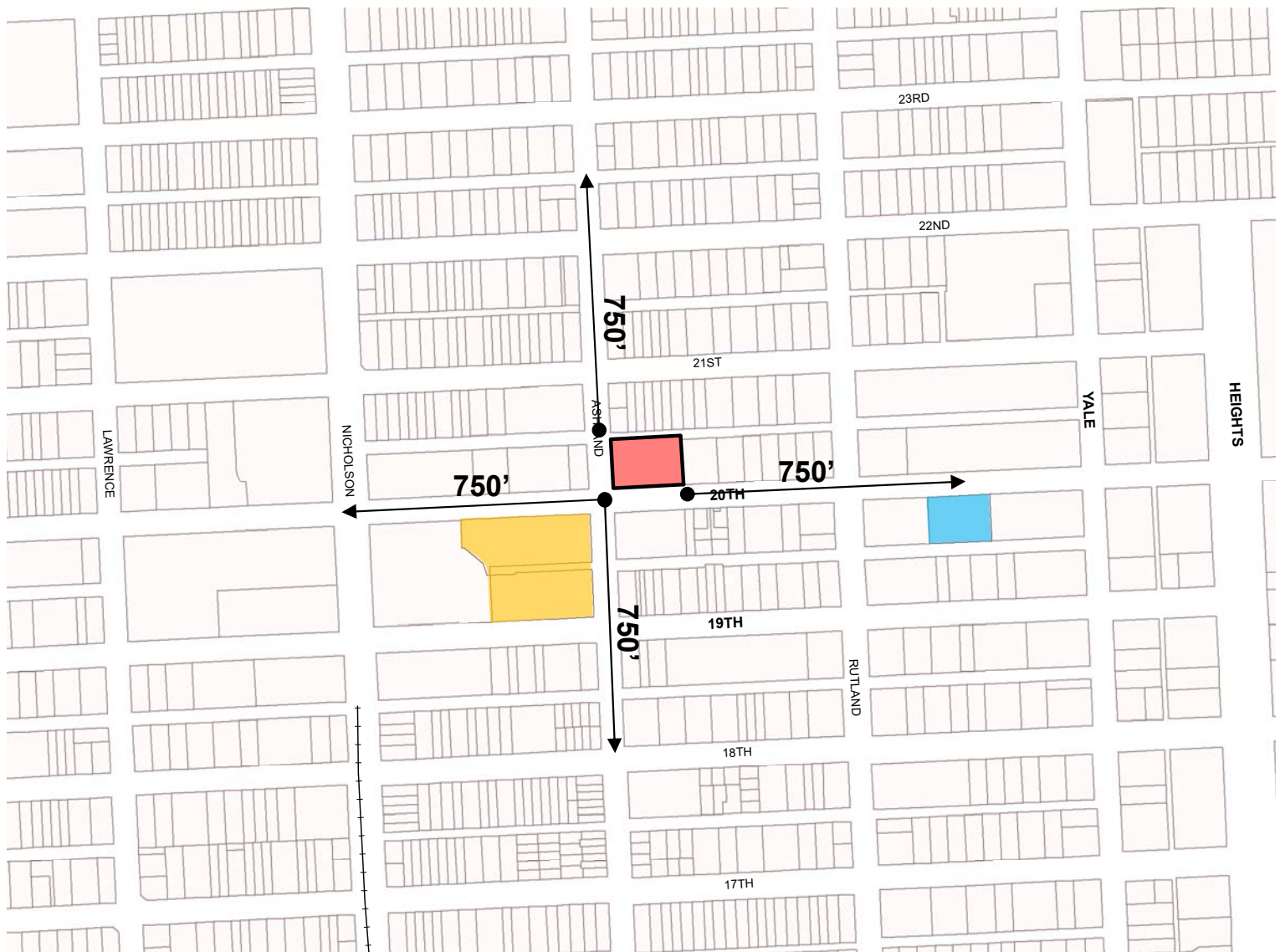
ITEM: V

Planning and Development Department

Meeting Date: 02/16/2023

Subdivision Name: Hotel Daphne

Applicant: BGE Inc.

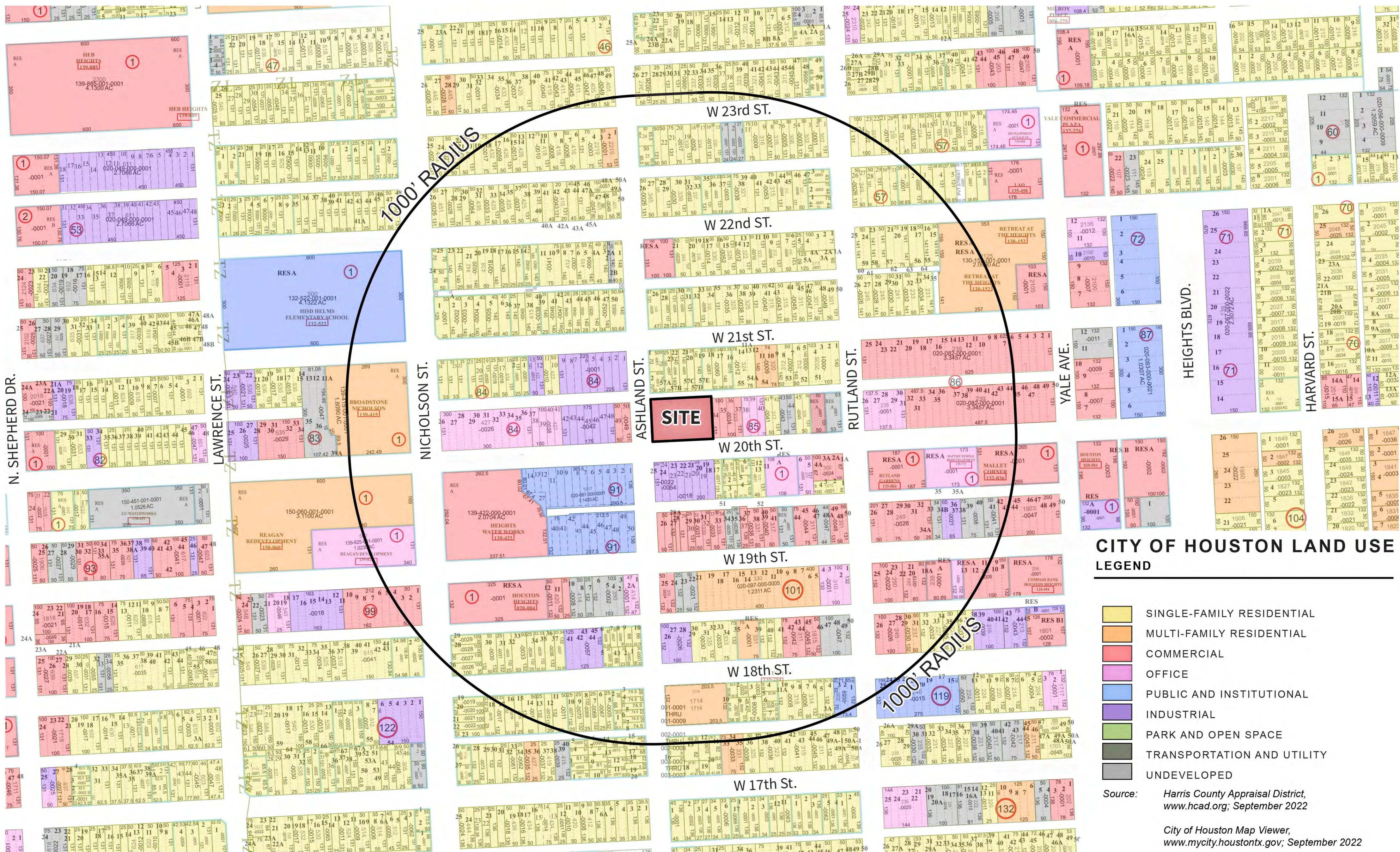


Hospital

Church



Protected uses within 750'



LAND USE AND RESIDENTIAL TEST AREA MAP

THE DAPHNE

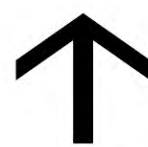
±0.6428 ACRES OF LAND
HOUSTON, TX.

OCTOBER 14, 2022

BGE #10726



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



0 100 200 400

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PROJECT ADDRESS / APN:
347 WEST 20th STREET
HOUSTON, TEXAS 77008

AIN: 0200810000026

WOOD LANE PARTNERS
5306 HOLLISTER STREET
HOUSTON TX 77040

ARCHITECT:

blanchardA+D, LLC
TIMOTHY BLANCHARD, AIA, NCARB
661 MASSACHUSETTS AVENUE
SUITE 20
ARLINGTON MA 02476

PROJECT DESCRIPTION:
NEW 5-STORY, 51 KEY HOTEL w/ SINGLE STORY GIFT SHOP AND CABANA
w/ NEW POOL TERRACE, GARDENS AND PARKING LOT w/ 16 PARKING
SPACES.

PROJECT STATISTICS:

LOT AREA:	27,951 SQ. FT.
EXISTING LOT COVERAGE:	1,776 SQ. FT. (6.3%)
EXISTING AREA(S): EXISTING INTERIOR:	1,776 SQ. FT.
DEMOLISHED AREA(S): DEMOLISHED RESIDENCE:	1,776 SQ. FT.
PROPOSED AREA(S): NEW HOTEL INTERIOR AREA: NEW GIFT SHOP AREA: NEW POOL CABANA:	7,417 SQ. FT. 1,155 SQ. FT. 712 SQ. FT.
TOTAL PROPOSED AREA/LOT COVERAGE:	9,284 SQ. FT.
NEW % LOT COVERAGE:	33.2%
PROPOSED BUILDING GROSS AREA: BASEMENT FIRST FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR	4,749 GROSS SQ. FT. 9,284 GROSS SQ. FT. 7,332 GROSS SQ. FT. 7,332 GROSS SQ. FT. 7,332 GROSS SQ. FT. 7,277 GROSS SQ. FT.
TOTAL PROPOSED BUILDING GROSS AREA: PROPOSED FLOOR AREA RATIO	43,306 GROSS SQ. FT. 1.55

LEGEND

- NEW CONSTRUCTION
- NEW DRIVEWAY
- DRIPWAY
- EXIST. CONTOUR
- NEW CONTOUR

ASSESSOR'S MAP BOOK -, PAGE -,
TRACT -, LOT -
347 WEST 20TH STREET, HOUSTON TX
ZONING: TBD
SETBACKS REQUIRED:
FRONT: 5'
SIDE: 10'
REAR: TBD
HEIGHT: TBD

THE DAPHNE HOTEL

347 WEST 20TH STREET
HOUSTON, TX 77008



blanchardA+D
661 MASSACHUSETTS AVENUE
SUITE 20
ARLINGTON, MA 02476
TELEPHONE 617-519-5434

DARWIN ARCHITECTURE

DARWIN MCCREDIE, AIA
601 VAN NESS AVENUE UNIT 1045
SAN FRANCISCO, CA 94102
darwinmccredie@aia.net
TELEPHONE 805-223-0821

NOT FOR
CONSTRUCTION

01/06/23	VARIANCE PROGRESS PRINT
10/25/22	VARIANCE SUBMISSION #2
07/08/22	75% CD PRICING PKG
07/10/20	60% CD PRICING PKG
04/03/20	25% CD COORDINATION ISSUE
09/25/19	PRELIMINARY PRICING PKG
12/06/18	VARIANCE SUBMISSION

No	Date	Revision / Issue
Project Number	Scale	
1901	AS NOTED	
Drawn By	Checked By	
tbvms	tb	

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PROPOSED
SITE PLAN

A1.01

THE DAPHNE HOTEL

347 WEST 20TH STREET
HOUSTON, TX 77008



blanchardA+D
661 MASSACHUSETTS AVENUE
SUITE 20
ARLINGTON, MA 02476
101.242.2222 @ 301.111.1111
TELEPHONE 617-519-5434

DARWIN ARCHITECTURE

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darwinmccredie@aia.net
TELEPHONE 805-223-0821

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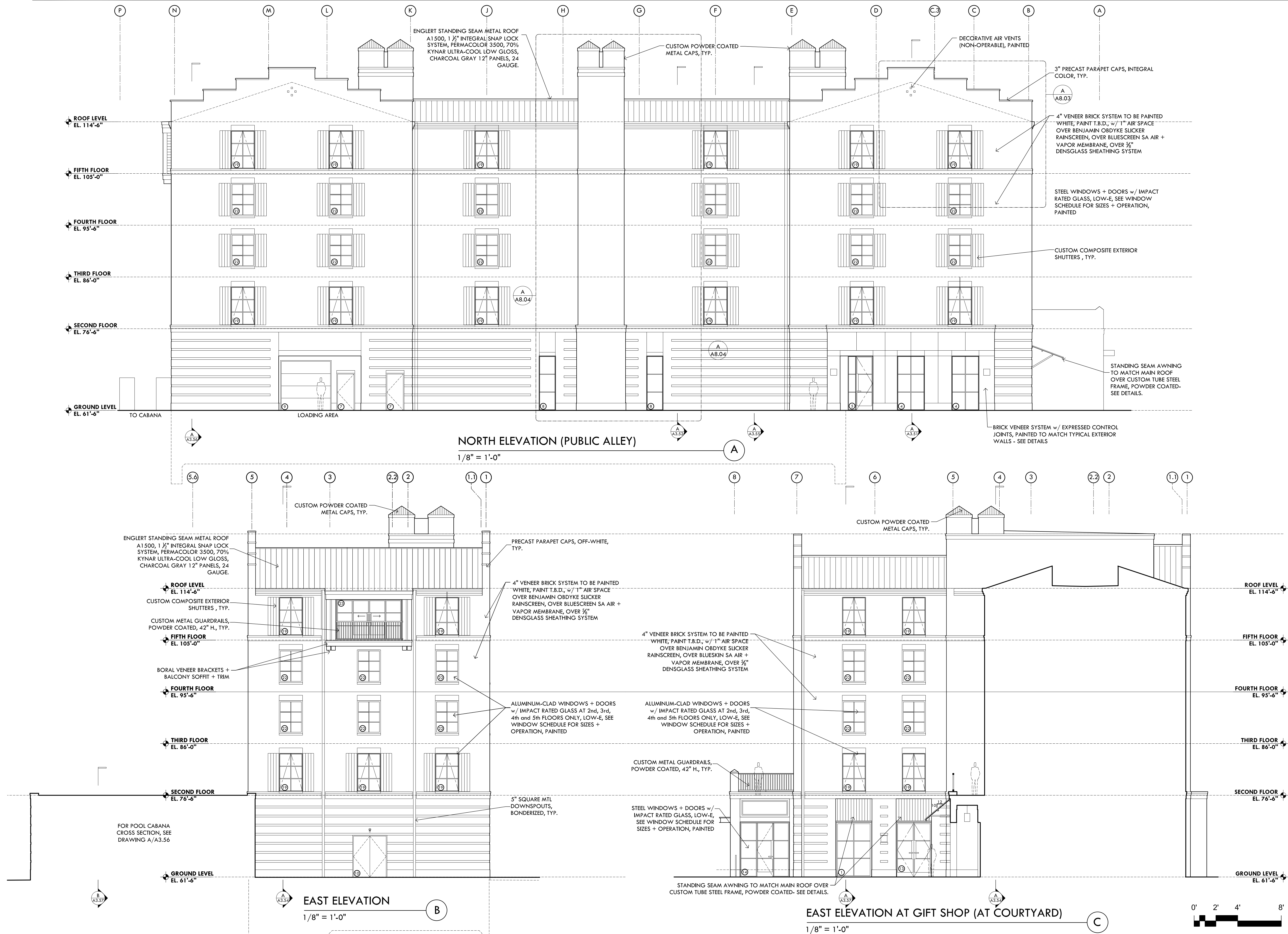
No	Date	Revision / Issue
Project Number	1901	Scale AS NOTED
Drawn By	dmr/bb	Checked By tlv/dm

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EXTERIOR ELEVATIONS

A3.01



THE DAPHNE HOTEL

347 WEST 20TH STREET
HOUSTON, TX 77008



blanchardA+D
661 MASSACHUSETTS AVENUE
SUITE 20
ARLINGTON, MA 02476
101ARCHITECT@gmail.com
TELEPHONE 617-519-5434

DARWIN ARCHITECTURE

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darwinmccredie@aia.net
TELEPHONE 805-223-0821

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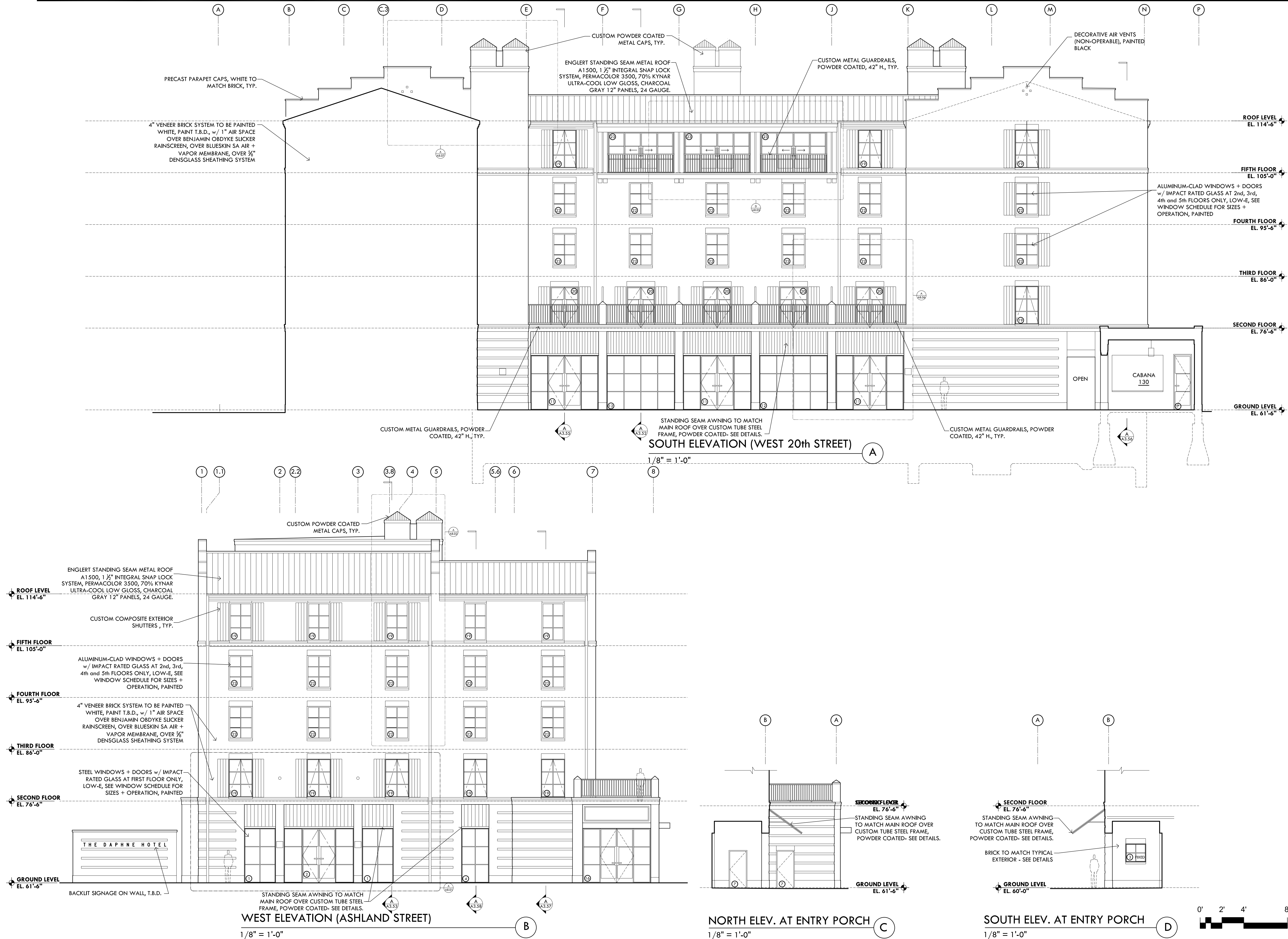
No	Date	Revision / Issue
Project Number	1901	Scale AS NOTED
Drawn By	dmr/bb	Checked By tbv/dm

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EXTERIOR ELEVATIONS

A3.02





CONCEPTUAL PERSPECTIVE VIEW - W.20TH ST. AND ASHLAND ST.

THE DAPHNE

±0.6428 ACRES OF LAND
HOUSTON, TEXAS

October 31, 2022
BGE #10726



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



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September 5, 2022

Margaret Wallace Brown, Director
Planning Department
City of Houston
611 Walker, 6th Floor
Houston, Texas 77002

Director Brown,

On behalf of the Baptist Temple, located at 230 West 20th Street, Houston 77008, I am writing to express our full support of the proposed hotel at the corner of West 20th Street and Ashland Street, a project proposed by Mr. Ben Ackerley of Wood Lane Partners, Ltd.

We are not only happy with the design of the proposed project, but we also believe this project fits the needs of the neighborhood and fits with other development happening right now in this part of The Heights. As you know, our community is historic, diverse, and ever-evolving. This hotel would complement the many restaurants, housing, and other attractions already developed. We would value the inclusion of a boutique hotel here in the neighborhood.

Thank you for your consideration, and please consider this letter a full endorsement of this project, from the faithful people of the Baptist Temple, established here on West 20th Street in 1908.

Please feel free to contact me if any further elaboration would assist you.

With my warmest regards, and God's richest blessings on you and your work,

Edward Crowell, *Executive Director*

eddie@baptisttemple.org / 713.628.2468 (voice and text)



Houston Planning Commission

CHAPTER 28 REFERENCE(S):

28-202. (a)(1)(a); (a)(1)(c); (a)(2); (a) (5)

APPLICANT'S STATEMENT OF FACTS

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

This high-end boutique hotel offers visitors to the Heights an alternative option to the common hotel experience. It is located in the commercial center of the Heights.

The entrance is proposed from Ashland St. rather than W. 20th to avoid any conflicts with the existing bike lane on W. 20th and to decrease any traffic congestion. West 20th is only a two-lane road with one moving lane in each direction. The main driveway location is located in between two large existing Oak trees on Ashland St. There are other large existing Oak trees along the perimeter of the property which will be preserved and limit driveway entrance locations.

The hotel will be managed by a Texas based group that specializes in boutique hotels across the country.

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.hotel-motel@houstontx.gov.

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

The site is located in the Heights at the intersection of W 20th St. and Ashland St. It is originally a part of the Carter Reserve of Houston Heights, platted in 1894. The proposed five-story high-end boutique hotel lies within what has traditionally been the small retail and commercial area of the Heights, primarily located along W. 19th and W. 20th. This site is within short walking distance of many shops and restaurants, as well as the restored theater. While some portions of the Heights are exclusively single-family, this area has long been mixed-use. Not only do the businesses echo the small-scale size and character of the area, but they are also significantly smaller than standard contemporary commercial areas, creating a unique place in an otherwise big modern city.

Overnight accommodations for visitors in the immediate Heights area have been minimal to only a few bed and breakfasts. Typically, visitors have limited options and resort to staying in hotels and motels located along nearby freeways. Having another option for visitors and guests that desire a quaint and unique stay

HOTEL/MOTEL VARIANCE



Houston Planning Commission

would be ideal in this small commercial area. The Heights has long been a distinctive area within a large city, and would benefit by adding a hospitality component to the ongoing and trending redevelopment of the area.

Ashland St. is a local street with a 70' right-of-way and a paving width of 31 feet. Hotel driveways are located on Ashland rather than on 20th to avoid conflicts with bike traffic on the 20th Street bike route. It will also avoid delaying traffic on 20th caused by slow moving cars turning into a private parking facility. There is only one travel lane in each direction on 20th. The entry and exit lanes from Ashland are split in order to preserve the large oaks that line the street.

The north side of this block of Ashland, across the alley, contains both commercial and townhomes. The hotel will create a landscape screen of trees and shrubs along the alley. There will be a 20' 3 ¾" pedestrian realm along Ashland, and 15' along 20th. Both will have 6' unobstructed sidewalks, separated from the street paving by planting strips.

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

This area was platted with small blocks and lots without land use restrictions. It has long been established a small mixed-use area in the Heights.

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

The intent of the Hotel Motel ordinance governing the location of hotels was to make certain that the operation in its entirety would not negatively impact nearby residents and major civic institutions. This high-end boutique hotel will not adversely affect the intent of the regulations and will be in accordance with the mixed-use character already defined in this area.

The hotel will be managed and maintained by a Texas management group founded twenty years ago, which specializes in high-end boutique hotels. The ordinances will be preserved and maintained by high standard operation by management.

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

The public welfare will be protected by creating a pedestrian realm along both W. 20th St. and Ashland St., creating an improved safe and walkable area in an established mixed-use area. Allowing the entry to the hotel to take access from Ashland St. will prevent traffic conflict with the existing bike lane as well as the two lane 70' wide right-of way of W. 20th St.

HOTEL/MOTEL VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the Planning Standards of Chapter 28 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.hotel-motel@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY		CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS	
GANDHI DESIGNS LLC		NIRMAL GANDHI	281-660-9204	NIRMAL@GANDHIDESIGNS.COM	
COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
HARRIS	K	77085	5051	570R	FONDREN GARDENS

HOTEL/MOTEL NAME: INN AT FONDREN

HOTEL/MOTEL ADDRESS: 13831 FONDREN RD, HOUSTON, TX 77085

PROPERTY OWNER OF RECORD: NLD, INC

OWNER ADDRESS: 3226 SUMMER BAY, SUGAR LAND, TX 77478

PROJECT PERMIT NUMBER: 22119715

TOTAL ACREAGE: .91

TOTAL NUMBER OF ROOMS: 40

PARKING SPACES PROVIDED: 45

SURVEY/ABSTRACT NO: TR 2G-1 ABST 395 HT & BRR CO SEC 1

SCHOOL DISTRICT: HOUSTON ISD

NORTH OF: MISSOUR CITY PR ONE DR

EAST OF: FONDREN RD

SOUTH OF: W OREM DR

WEST OF: ZAVALLA ST

PURPOSE OF VARIANCE REQUEST: To allow a hotel with less than 75 rooms to be located within a residential area

CHAPTER 28 REFERENCE(S): 28-202

HOTEL/MOTEL VARIANCE

Houston Planning Commission

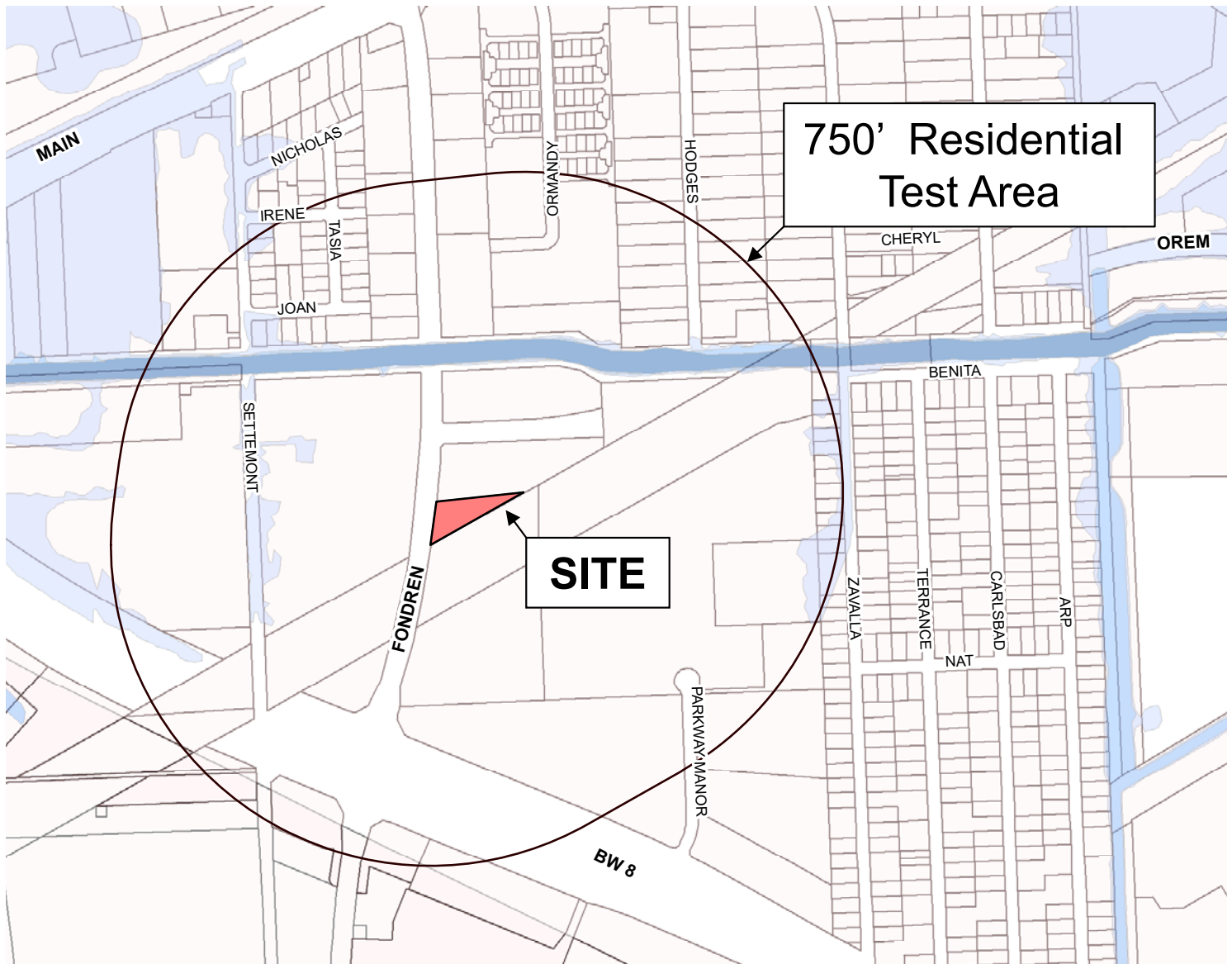
ITEM: VI

Planning and Development Department

Meeting Date: 02/16/2022

Hotel/Motel Name: Inn At Fondren

1500' Residential Test Area

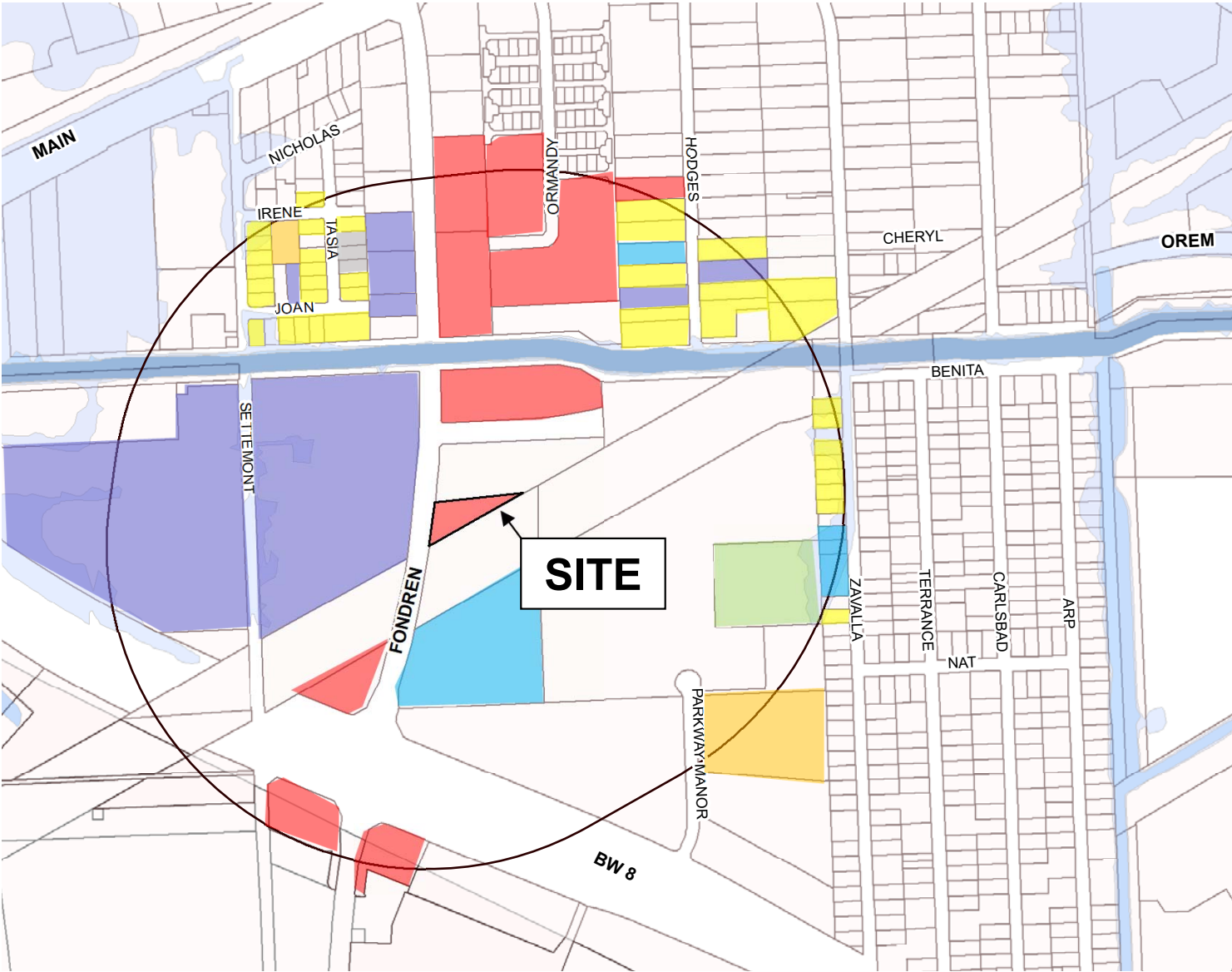


Hotel-Motel Variance

Site Location

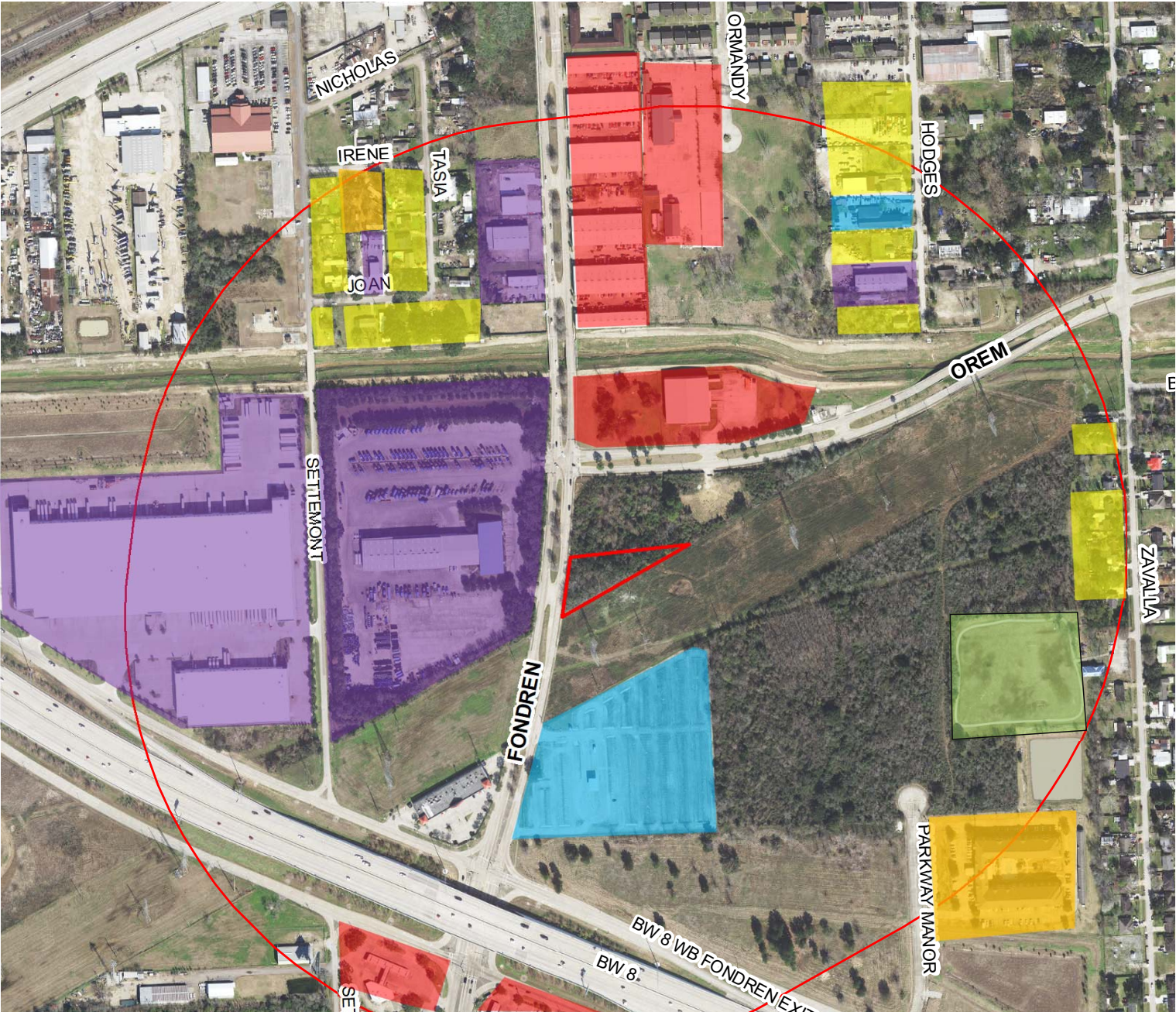
Hotel/Motel Name: Inn At Fondren

1500' Residential Test Area



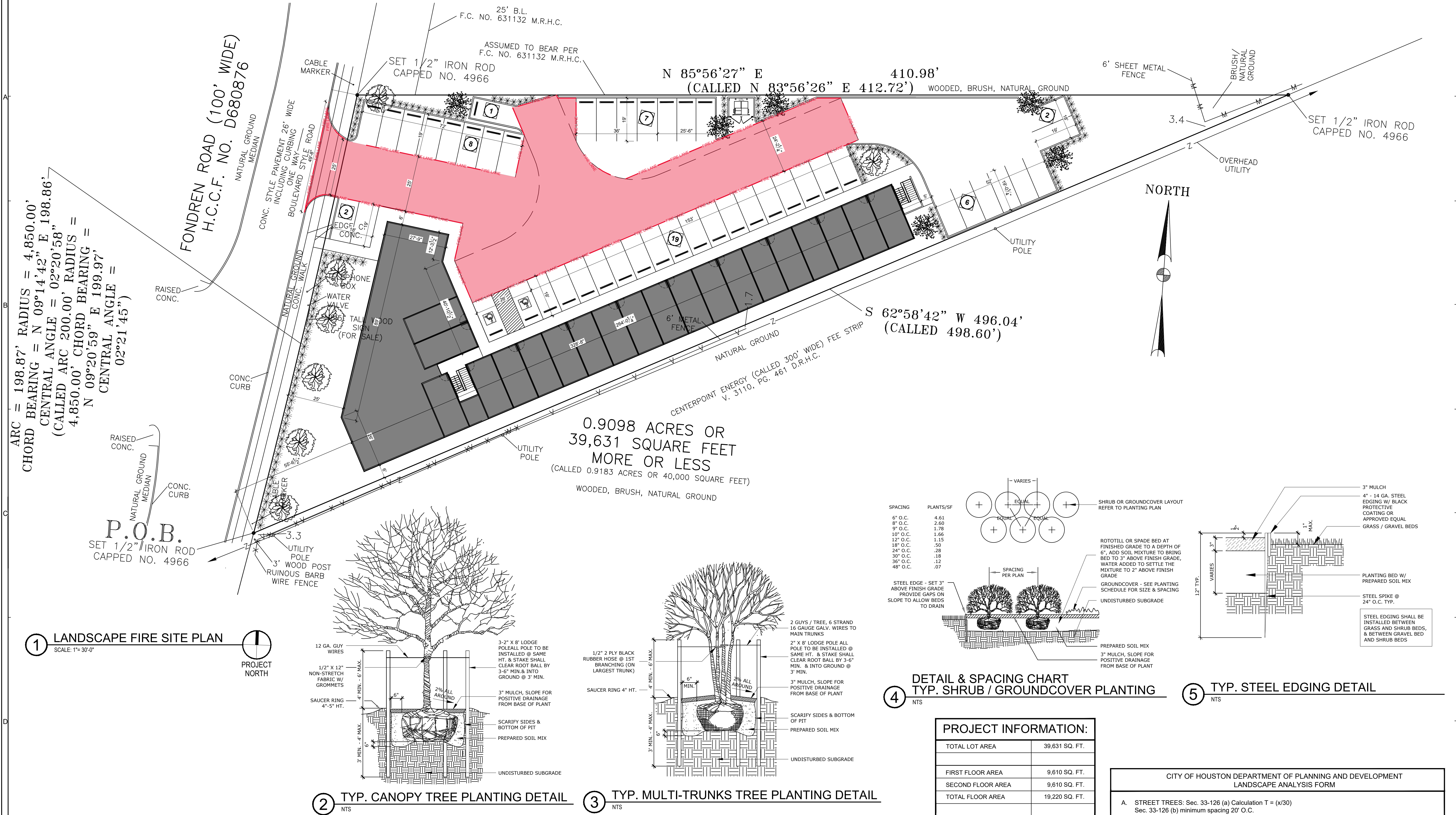
<div></div>	Commercial	<div></div>	Park/Open Space	<div></div> <p>NORTH</p>
<div></div>	Single Family	<div></div>	Multi-Family	
<div></div>	Industrial	<div></div>	Public & Institutional	

Subdivision Name: Inn At Fondren



<div></div>	Commercial	<div></div>	Park/Open Space	<div></div> NORTH
<div></div>	Single Family	<div></div>	Multi-Family	
<div></div>	Industrial	<div></div>	Public & Institutional	

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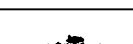
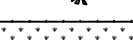
1 LANDSCAPE FIRE SITE PLAN
SCALE: 1"= 30'-0"

2 TYP. CANOPY TREE PLANTING DETAIL
NTS

3 TYP. MULTI-TRUNKS TREE PLANTING DETAIL
NTS

4 DETAIL & SPACING CHART
TYP. SHRUB / GROUNDCOVER PLANTING
NTS

5 TYP. STEEL EDGING DETAIL
NTS

PLANT SCHEDULE						
SYMBOL	KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
	QV	7	QUERCUS VIRGINIANA	LIVE OAK	2" CAL.	STRAIGHT SINGLE TRUNK FULL SYMMETRICAL HEAD 12'-14' HT. X 7'-8' SPREAD
	LI	6	LAGERSTROEMIA INDICA	CRAPEMYRTLE	2" CAL.	STRAIGHT SINGLE TRUNK FULL SYMMETRICAL HEAD 2'-14' HT. X 7'-8' SPREAD
	PN	129	NANDINA DOMESTICA NANA "PURPUREA"	DWARF PURPLE NANDINA	5 GAL.	10" HT. X 15" MIN. SPREAD FULL POT, 2 YEAR PLANT 2'-0" O.C.
	TA	-	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE		
	SS	FULL	ATENDTAPHRUM SECUNDATUM	SAINT AUGUSTINE		SOLID SOD GRASS

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

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

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

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

GENERAL NOTE:

- ALL PLANTS SHALL BE FULL POT AND HEAD. SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
- GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE SPREAD AND AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING, OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.
- ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.
- LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.
- IRRIGATION SPRINKLER @ ALL LANDSCAPING WITH AUTOMATIC TIMER.
- ALL DUMPSTER, RECYCLING BINS & GREASE TRAPS, SERVICE AREAS, ELECTRICAL BOXES, METERS, HVAC UNITS, LP TANKS, ETC. SHALL BE SCREENED FROM VIEW USING LANDSCAPE OR FENCING.
- SATELLITE DISHES SHALL BE INSTALLED IN AN INCONSPICUOUS LOCATION AND SCREENED FROM VIEW WITH LANDSCAPE OR FENCING.

PROJECT INFORMATION:	
TOTAL LOT AREA	39,631 SQ. FT.
FIRST FLOOR AREA	9,610 SQ. FT.
SECOND FLOOR AREA	9,610 SQ. FT.
TOTAL FLOOR AREA	19,220 SQ. FT.
# OF ROOMS	40
# OF PARKING SPACES	45

CITY OF HOUSTON DEPARTMENT OF PLANNING AND DEVELOPMENT LANDSCAPE ANALYSIS FORM	
A. STREET TREES: Sec. 33-126 (a) Calculation T = (x/30) Sec. 33-126 (b) minimum spacing 20' O.C. Sec. 33-126 (6) Required trees will be applies separately to each block face Street A (199') Length of property line in lineal feet as measured along the each block face. lineal feet/30 = 6.67 Street trees required.	
B. PARKING LOT TREES: Sec. 33-127 (a) parking lot trees. T= (1x10 pkg. Sp.) Sec. 33-127 (a) Each parking space must be within 120' of a tree. Number of new parking stalls to be constructed 45/ 10 = 4.5 Parking lot trees required.	
C. TOTAL TREE REQUIREMENT: A + B = 11.16 (12) total number of street and parking lot trees required.	
D. SHRUBS: Sec. 33-127 (b) shrubs S = (Tx10) Sec. 33-127 (b) 75% of shrubs must be planted along the perimeter of the parking lot. (Are required for new or the expanded portion of parking lots) Total number of Street trees required, from "A" above 12 x 10 = 120 shrubs.	
E. LANDSCAPE BUFFER: Sec. 33-128 (1) wood, concrete masonry opaque screening fence. (Min. 6') Sec. 33-128 (2) Evergreen screening (See 33-130) A 6' high wood, concrete masonry opaque screening fence, or 15' wide evergreen planting strip along the total length of property line adjacent to existing single-family residential, or limit of expansion adjacent to existing single-family residential. (Site plan must show land use on all side of the property)	
CREDITS WORKSHEET: Sec. 33-123 (a) TREE PLANTING EQUIVALENCY CREDITS:	

BUILDING DESIGNS
PLANNING
CONSULTING

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

ISSUES

1
2
3
4
5

INN AT
FONDREN

13831 FONDREN RD
HOUSTON, TX 77085

CONFIDENTIAL AND PROPRIETARY

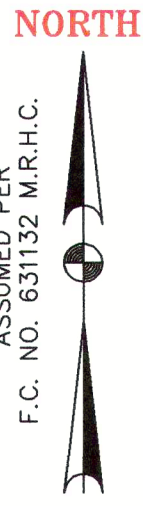
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202212
PROJECT NUMBER

DATE

SHEET TITLE
FIRE LANE /
LANDSCAPE
SITE PLAN

SHEET NUMBER
AC1.01



SCALE: 1" = 30'



FOUND 5/8" IRON ROD
(CONTROLLING MONUMENT)

WEST OREM ROAD (100' WIDE)
PER F.C. NO. 631132 M.R.H.C.

ARC = 239.57' RADIUS = 4,850.00'
CHORD BEARING = N 08°38'04" E 239.50'
(CALLED N 08°38'04" E)

UNRESTRICTED RESERVE "A" BLOCK 1
A A SHIPPING, INC. SUBDIVISION
F.C. NO. 631132 M.R.H.C.

LEGEND	
BOUNDARY LINE	==
WALL LINE	==
EASEMENT OR LOT DIVISION LINES	==
MISC. IMPROVEMENTS	==
EDGE OF COVER	==
COV. CONC.	==
COVERED CONCRETE	==
UTILITY EASEMENT	==
A.E. AERIAL EASEMENT	==
B.L. BUILDING LINE	==
M.R.H.C. MAP RECORDS OF HARRIS COUNTY	==
D.R.H.C. DEED RECORDS OF HARRIS COUNTY	==
F.C. FILM CODE	==
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY	==
FIRM FLOOD INSURANCE RATE MAP	==
H.C.C.F. HARRIS COUNTY CLERK'S FILE	==

FLOOD ZONE DETERMINATION IS PERFORMED BY GRAPHIC PLOTTING ONLY OF FLOOD INSURANCE RATE MAP. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION STUDY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. FLOOD ZONE DETERMINATION IS NOT A STATEMENT BY THIS SURVEYOR OF ACTUAL FLOODING CONDITIONS CONCERNING SUBJECT PARCEL. SURVEY NOT BASED ON ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, SETBACK LINES AND OTHER MATTERS CONCERNING SUBJECT TRACT NOT SHOWN BY THIS SURVEY.

ARC = 198.87' RADIUS = 4,850.00'
CHORD BEARING = N 09°14'42" E 198.86'
CENTRAL ANGLE = 02°20'58"
(CALLED ARC 200.00' RADIUS = 4,850.00' CHORD BEARING = N 09°20'59" E 199.97' CENTRAL ANGLE = 02°21'45")

P.O.B.
SET 1/2" IRON ROD
CAPPED NO. 4966

ARC = 350.19' RADIUS = 4,850.00'
CHORD BEARING = N 12°43'28" E 350.09'

FONDREN ROAD (100' WIDE)
H.C.C.F. NO. D680876

HT. & BRR CO SURVEY NO. 1
ABSTRACT NO. 395
(PART OF LOT 1 AND 2 UE FOSTER SUBDIVISION)

0.9098 ACRES OR
39,631 SQUARE FEET
MORE OR LESS
(CALLED 0.9183 ACRES OR 40,000 SQUARE FEET)
WOODED, BRUSH, NATURAL GROUND

N 85°56'27" E
(CALLED N 83°56'28" E 412.72')
410.98'

6' SHEET METAL FENCE

BRUSH/
NATURAL
GROUND

SET 1/2" IRON ROD
CAPPED NO. 4966

3.4

OVERHEAD
UTILITY

6' METAL FENCE

NATURAL GROUND

CENTERPOINT ENERGY (CALLED 300' WIDE) FEE STRIP
V. 3110, PG. 461 D.R.H.C.

1.7

UTILITY POLE

UTILITY POLE

DESCRIPTION:
SEE ATTACHMENT "A" ATTACHED HERETO AND HEREBY MADE
PART OF THIS CERTIFICATION.

- NOTES:
1. THIS TRACT LIES IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO GRAPHIC PLOTTING OF FEMA FIRM MAP NO. 48201C0985M DATED 05/02/2019.
 2. SURVEYOR RELIED ON INFORMATION PROVIDED BY ALAMO TITLE COMPANY OF NO. ATCH-01COM-ATCH221245540A TO SUPPORT THE DETERMINATION OF THE LOCATION OF INTENDED BOUNDARIES OF THE LAND PARCEL SURVEYED. SURVEYOR RELIED ON INFORMATION FROM THE ABOVE FOR RECORD EASEMENTS, SETBACK LINES AND OTHER MATTERS CONCERNING SUBJECT TRACT.
 3. THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS EXCEPT AS SHOWN HEREON.
 4. SUBJECT TO ANY AND ALL APPLICABLE ORDINANCES AND STATE LAWS.
 5. SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS.
 6. SURVEY BASED ON H.C.C.F. NO. X608225.
 7. SUBJECT TO RESTRICTIONS; (NONE SHOWN IN PROVIDED TITLE COMMITMENT).
 8. SURVEY NOT BASED ON AN ABSTRACT OF TITLE, THERE MAY BE EASEMENTS, SETBACK LINES AND OTHER MATTERS CONCERNING SUBJECT TRACT NOT SHOWN BY THIS SURVEY.
 9. REASON FOR CHANGES IN RECORD DESCRIPTION IS IT DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE, IS AMBIGUOUS AND IS FULL OF ERRORS.

LAND TITLE SURVEY

TO ALAMO TITLE COMPANY AND BHARATKUMAR J. PATEL
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON CONDUCTED BY MYSELF OR UNDER MY SUPERVISION ON DEC. 1, 2022 AND THAT THIS MAP REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR A CATEGORY 1A, CONDITION II LAND TITLE SURVEY.

DEWARD KARL BOWLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4966
DATED 12/11/2022



POINT OF COMMENCING
FOUND 1" IRON PIPE
(CONTROLLING MONUMENT)
METRO TRANSIT AUTHORITY
CALLED 7,4699 ACRES
H.C.C.F. NO. H084604
(SEE H.C.C.F. NO. 20070624355)

BBSURVEYING@AOL.COM
WWW.BANDBSURVEYING.COM
TEXAS LICENSED SURVEYING FIRM NO. 10022700

B & B SURVEYING CO. 702 PASCHALL STREET
HOUSTON, TEXAS 77009 (713) 942-2000

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JOB NO. H22161 KDB

ROTATION ANGLE = 00°



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

To meet locational requirements for the motel

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.hotel-motel@houstontx.gov.

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

The owner of the property would not be able to use the land for its intended commercial use.

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

Not at all imposed or created by the applicant,

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

All items will remain as stated and increase the value of this site and surroundings.

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

This property and development will not be a hindrance in any way to the safety of the public. It will beautify the property with landscaping with development to enhance growth to the location.

HOTEL/MOTEL VARIANCE