HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, MARCH 16, 2023
2:30 PM

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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
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

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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

SPEAKER GUIDELINES

PLANNING & DEVELOPMENT DEPARTMENT

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.houstonplannning.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 March 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

March 16, 2023 2:30 p.m.

Call to Order
Director's Report
Approval of the March 2, 2023 Planning Commission Meeting Minutes

I. Public Hearing for the proposed Chapter 42 overall housing amendments (Suvidha Bandi)

II. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (Arum Lee)
b. Replats (Arum Lee)
c. Replats requiring Public Hearings with Notification (Devin Crittle, Dorianne Powe-Phlegm, John Cedillo, Arum Lee, and Aracely Rodriguez)
d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Devin Crittle, John Cedillo, Petra Hsia, Geoff Butler, and Tammi Williamson)
e. Subdivision Plats with Special Exception Requests (Geoff Butler)
f. Reconsiderations of Requirement (Geoff Butler)
g. Extensions of Approval (Petra Hsia)
h. Name Changes (Petra Hsia)
i. Certificates of Compliance (Petra Hsia)
j. Administrative
k. Development Plats with Variance Requests (Tammi Williamson)

III. Establish a public hearing date of April 13, 2023

a. Alani Homes at Queensland Street replat no 1
b. Alani Homes at Shreveport replat no 1
c. Arvin Landing
d. Arvin Park
e. Ella Luxury Homes
f. Foster Place partial replat no 36
g. Foster Place partial replat no 37
h. Mahsa Amini
i. Negrete Estates
j. Ranch Country Place
k. Roc Homes Plaza
l. Stellar Mar
m. Toledo Court
n. Wrenwood Estates

IV. Consideration of an Off-Street Parking Variance at 2311 Washington Avenue (Geoff Butler)

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

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

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

VIII. Public Comment

IX. Excuse the absences of Commissioner Nelson

X. Adjournment

Minutes of the Houston Planning Commission

March 2, 2023
Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams https://bit.ly/3I1wC9n
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 2:30 p.m. with a roll call and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present at 2:49 p.m. after item 131
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Absent
Paul R. Nelson	Absent
Linda Porras-Pirtle	Absent
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present virtually
Meera D. Victor	Present virtually
Libby Viera-Bland	Absent
Scott Cain for Commissioner James Noack	Present virtually and left at 3:56 p.m. before item IV
Maggie Dalton for The Honorable KP George	Present virtually
Patrick Mandapaka for The Honorable Lina Hidalgo	Present

Ex Officio Members
Carol Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Petersen

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

CHAIR'S REPORT

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

DIRECTOR'S REPORT

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

APPROVAL OF THE FEBRUARY 16, 2023 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the February 16, 2023 Planning Commission meeting minutes.
Motion: **Robins** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

I. ACRES HOMES MOBILITY STUDY
Deferred

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1-107)

Staff recommendation: Approve staff's recommendations for items **1-107**, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items **1-107,** subject to the CPC 101 form conditions, except items removed for separate consideration.
Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining**: None**

Staff recommendation: Approve staff's recommendation for items **7, 9, 12, 20, 28, 30, 38, 51, 52, 53, 54, 55, 56, 74, and 82** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation for items **7, 9, 12, 20, 28, 30, 38, 51, 52, 53, 54, 55, 56, 74, and 82** subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Robins** Vote: **Carried** Abstaining**: Dalton, Heisch, Sigler, and Rosenberg**

Items removed for separate consideration: **NONE**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

108 Artisans Westheimer 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: **Jones** Vote: **Unanimous** Abstaining: **None**

109 Ashland Patio Homes partial replat no 1 C3N Defer
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Hines** Second: **Clark** Vote: **Carried** Abstaining: **Heisch and Baldwin**

Speakers: William J. Smith, Marcus Simpson – opposed

131 Daphne C2R Defer
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Clark** Second: **Sigler** Vote: **Carried** Abstaining: **Heisch and Baldwin**

Speaker: William J. Smith – opposed

110 Brandon Street Luxury Homes replat no 1 C3N Defer
Staff recommendation: Defer the application per HPW OCE Traffic and Chapter 42 planning standards.
Commission action: Deferred the application per HPW OCE Traffic and Chapter 42 planning standards.
Motion: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

111 Briarcraft Meadows **C3N** **Defer**
Staff recommendation: Defer the application per Council Member's request.
Commission action: Deferred the application per Council Member's request.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker: Dwayne Michael – opposed, Perdita Chavis, District K Chief of Staff - no position stated

112 Brun Point **C3N** **Defer**
Staff recommendation: Defer the application for further study and review.
Commission action: Deferred the application for further study and review.
Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

113 Caprock Cottages **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: **Clark** Vote: **Unanimous** Abstaining: **None**

114 Dimora Heights replat no 1 **C3N** **Withdraw**

115 Forest West Homes **C3N** **Defer**
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

116 Homes at Schneider Street **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: **Alleman** Vote: **Unanimous** Abstaining: **None**

117 Jackson Hill Kids R Kids **C3N** **Withdraw**

118 Madera 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

119 Mahsa Amini **C3N** **Withdraw**

120 Pamplex Gardens **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

121 QuikTrip Store no 7951 **C3N** **Defer**
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Mandapaka** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

122 Randolph in Lincoln replat no 1 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker: Alba Rivas, with translation by Hector Rodriguez – position not stated

123 Roc Homes Plaza **C3N** **Disapprove**
Staff recommendation: Disapprove the application.
Commission action: Disapproved the application.
Motion: **Robins** Second: **Alleman** Vote: **Unanimous** Abstaining**: None**

124 Sunterra Sec 25 partial replat no 1 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining**: None**

125 Sunterra Shores Drive Street Dedication Sec 4 and Lift Station no 1 partial replat no 1 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Heisch** Second: **Clark** Vote: **Unanimous** Abstaining**: None**

126 Townhomes on Indiana **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: **Clark** Vote: **Unanimous** Abstaining**: None**

127 West Knoll Place **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Heisch** Vote: **Unanimous** Abstaining**: None**

D VARIANCES

128 Broze Road GP **GP** **Defer**
Staff recommendation: Defer the application per Harris County Engineering.
Commission action: Deferred the application per Harris County Engineering.
Motion: **Mandapaka** Second: **Garza** Vote: **Carried** Abstaining: **Dalton**

129 Khoury Landing **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: **Mandakapa** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

130 Caney Crossing North **C2** **Defer**
Staff recommendation: Defer the application per Chapter 42 standards.
Commission action: Deferred the application per Chapter 42 standards.
Motion: **Heisch** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

Item 131 was taken earlier.

132 2 Garfam Industries Industrial Park **C2R** **Withdraw**

133 Grand at Aliana Sec 2 **C3P** **Approve**
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Dalton** Second: **Clark** Vote: **Carried** Abstaining: **Sigler**

134 Highland Heights Davidson **C2R** **Withdraw**

135 Linn Street Estates **C3P** **Defer**
Staff recommendation: Defer the application for further information.
Commission action: Deferred the application for further information.
Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speakers: Dario Martinez, Bernice Pradia – opposed

136 Lone Star Archery LLC **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: **Cain** Second: **Colvard** Vote: **Unanimous** Abstaining: **None**

137 Mitek Bamme **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: **Mandapaka** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

138 New Life Community Center **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: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

139 Victory Cottage **C3R** **Defer**
Staff recommendation: Defer the application for further information.
Commission action: Deferred the application for further information.
Motion: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

140 Views at Wheatley **C3R** **Defer**
Staff recommendation: Defer the application for further information.
Commission action: Deferred the application for further information.
Motion: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

141 Views of Downtown **C2** **Defer**
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

142 Westpark Oaks 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: **Mandapaka** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

143 Greenville Estates **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: **Clark** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

Items G, H and I were taken together.

G EXTENSIONS OF APPROVAL

144	**AME Telge Business Park**	**EOA**	**Approve**
145	**Avalon Cypress Reserve**	**EOA**	**Approve**
146	**Breckenridge Forest North Sec 3**	**EOA**	**Approve**
147	**Bridgeland Central Sec 2**	**EOA**	**Approve**
148	**Bridgeland Central Sec 3**	**EOA**	**Approve**
149	**Bridgeland Mason Road Street Dedication Sec 8**	**EOA**	**Approve**
150	**Candela Sec 12**	**EOA**	**Approve**
151	**Candela Sec 13**	**EOA**	**Approve**
152	**Candela Sec 15**	**EOA**	**Approve**
153	**Capital RV and Boat Tomball**	**EOA**	**Approve**
154	**Elyson Sec 51**	**EOA**	**Approve**
155	**Fairbanks North Houston Center Sec 1**	**EOA**	**Approve**
156	**FM 1464 Retail**	**EOA**	**Approve**
157	**Generation Park South Sec 1**	**EOA**	**Approve**
158	**Goedecke Business Park**	**EOA**	**Approve**
159	**Harris County Improvement District no 14 Lift Station no 2**	**EOA**	**Approve**
160	**Huffman Interests Sec 1**	**EOA**	**Approve**
161	**Peppervine Sec 2**	**EOA**	**Approve**
162	**Perez CFP East Beltway 8**	**EOA**	**Approve**
163	**School of Science and Technology Sugar Land Middle School**	**EOA**	**Approve**
164	**Senegal Square**	**EOA**	**Approve**
165	**Sundance Cove Sec 1**	**EOA**	**Approve**
166	**Sundance Cove Sec 3**	**EOA**	**Approve**
167	**Sunterra Sec 47**	**EOA**	**Approve**

168	**Tavola West Sec 2**	**EOA**	**Approve**
169	**Tavola West Sec 3**	**EOA**	**Approve**
170	**Town and Country Town Centre partial replat no 2**	**EOA**	**Approve**
171	**Willowcreek Ranch Sec 11**	**EOA**	**Approve**

H NAME CHANGES

172	**Heights Sanctuary at 22nd Street (prev. Heights Sanctuary at 22 Street)**	**NC**	**Approve**

I CERTIFICATES OF COMPLIANCE
NONE

Staff recommendation: Approve staff's recommendations for items 144 -172.
Commission Action: Approved staff's recommendations for items 144 -172.

Motion: **Garza** Second: **Jones** Vote: **Carried** Abstaining:**Heisch 145, 147, 148, 149, 154, 159 168, 169; Dalton 152, 161; Sigler 147, 148, 149, 150, 151, 152, 154, 168, 169**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE

III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 30, 2023

- **a.** Beall Street Development
- **b.** Bria Place
- **c.** FL Tucker Long Drive
- **d.** Inwood North Self Storage
- **e.** Irvinton partial replat no 1
- **f.** Laboure Estates partial replat no 1
- **g.** Park Street Green
- **h.** Pinecrest Court Sec 3 partial replat no 2
- **i.** Reed Terrace partial replat no 5
- **j.** Ruth Street Estates
- **k.** Rutland Estates
- **l.** Weyburn Estates

Staff recommendation: Establish a public hearing date of March 30, 2023, for item III a-l.
Commission action: Established a public hearing date of March 30, 2023, for item III a-l.

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

Items IV and VI were taken together.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 347 W. 20th STREET
Staff recommendation: Defer the application for further study and review.
Commission action: Deferred the application for further study and review.
Motion: **Garza** Second: **Clark** Vote: **Carried** Abstaining: **Heisch and Baldwin**
Speakers: William Smith – position not stated; Andrew Lang, applicant – supportive

VI. PUBLIC HEARING AND CONSIDERATION OF DAPHNE HOTEL LOCATED AT 347 W. 20TH RD.
Staff recommendation: Defer the application for further study and review.
Commission action: Deferred the application for further study and review.
Motion: **Sigler** Second: **Hines** Vote: **Carried** Abstaining: **Heisch and Baldwin**
Speaker: William Smith – position not stated

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 905 74th STREET
Staff recommendation: Approve the off-street parking variance per the staff report.
Commission action: Approved the off-street parking variance per the staff report.
Motion: **Clark** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Item VI was taken earlier.

VII. CONSIDERATION OF INN AT FONDREN HOTEL/MOTEL LOCATED AT 13831 FONDREN RD.
Staff recommendation: Defer the application for further study and review.
Commission action: Deferred the application for further study and review.
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker: Vice Mayor Castex-Tatum – opposed.

VIII. CONSIDERATION OF PLATINUM INN & SUITES HOTEL/MOTEL LOCATED AT 9315 W FM 1960 BYPASS RD.
Staff recommendation: Deny the application.
Commission action: Denied the application.
Motion: **Baldwin** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
Speaker: Lokesh Khosa, applicant – supportive

IX. PUBLIC COMMENT
NONE

ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:21 p.m.
Motion: **Hines** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

_____ _____

Martha L. Stein, Chair **Margaret Wallace Brown, Secretary**

City of Houston Ordinance No. 2023-_____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS, BY AMENDING SEVERAL SECTIONS OF CHAPTER 42 OF THE CODE OF ORDINANCES, AND ADDING A NEW SECTION 42-xx, ALL AMENDMENTS RELATING TO MULTI-UNIT RESIDENTIAL PERFORMANCE STANDARDS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; DECLARING CERTAIN CONDUCT TO BE UNLAWFUL AND PROVIDING A PENALTY THEREFOR; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

WHEREAS, City Council recognizes that a greater range of naturally occurring affordable housing options is necessary to address the lack of affordable housing available within the city; and

WHEREAS, development incentives will encourage more compact development patterns and small-scale multi-unit housing options; and

WHEREAS, development incentives will encourage access and proximity to mobility options and to make better use of land closer to existing infrastructure; and

WHEREAS, the City Council finds and determines that the city should make every effort to promote responsible affordable housing development within the inner city; and

WHEREAS, the City Council desires to adopt an ordinance providing for multi-unit residential standards to incentivize desirable development patterns; **NOW, THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

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

Section 2. That Chapter 42 of the Code or Ordinances, Houston, Texas, is hereby amended as set forth in **Exhibit A**, attached hereto and incorporated herein.

Section 3. That the City Attorney is hereby authorized to direct the publisher of the Code to make such non-substantive changes to the Code as are necessary to conform to the provisions adopted in this Ordinance, and to make such changes to the provisions adopted in this Ordinance conform them to the provisions and conventions of the published Code.

Section 4. That, if any provision, section, subsection, sentence, clause, phrase, of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 5. Any violation of any provision of Chapter 42, as herein adopted and made a part of the City of Houston Code of Ordinances, is a misdemeanor punishable upon conviction by a fine as established by Section 1-6 of the City of Houston Code of Ordinances.

Section 6. That a public emergency exists requiring that this ordinance be passed finally on the date of its introduction as requested in writing by the mayor; therefore, this

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ordinance shall be passed finally on that day and shall take effect at 12:01 a.m. on the _____, 2023.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2023.

_____
Mayor of the City of Houston

Prepared by Legal Dept. _____
KM/ Senior Assistant City Attorney III
Requested by Margaret Wallace Brown
Director, Department of Planning and Development
L.D. File No. 0000000___

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EXHIBIT A

Amendments to Chapter 42, Code of Ordinances of the City of Houston

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Sec. 42-1. Definitions.

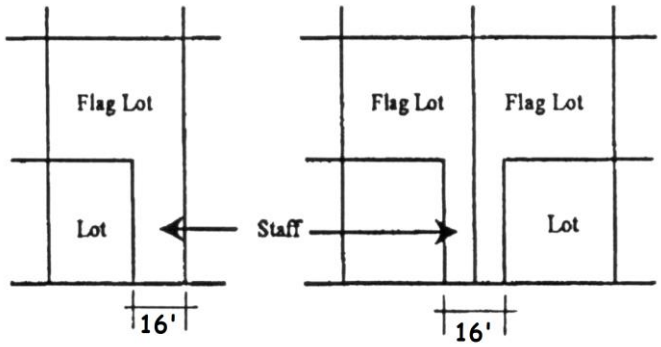
Alley ~~shall~~means a public or private right-of-way that is not used primarily for through traffic and that provides vehicular access to rear or side entrances to buildings or properties ~~that front on an adjacent street~~.

Courtyard Access Drive shall mean a private drive that provides driveway access to parking from the street or alley within Courtyard style development meeting the requirements of Sec. 42-194.

Director of solid waste means the director of the department of solid waste management or ~~his~~their designee.

Façade means the exterior wall of any building on a property that faces a public street abutting the property or a courtyard meeting the requirements of Sec. 42-194.

Flag lot ~~shall~~means a lot whose frontage on and access to the street right-of-way is provided by a narrow driveway, access easement or other parcel of land referred to as the "staff" of the flag lot and all lots abutting the staff use it for shared vehicular access.



Ground floor façade means the façade of a building along a ~~transit- oriented development~~ public street or ~~walkable places street, as applicable, between the finished floor height of the ground floor and the vertical height of eight feet~~ a courtyard meeting requirements of Sec. 42-194.

Market Based Parking shall mean that there is no city required minimum parking requirements and parking can be provided based on market needs when the property is within ½ mile of other modes of transit such as rail stations, high frequency bus stops, blue route bus stops in opportunity zones, transit stations, park and ride stations or within ¼ mile of high comfort bike paths.

Multi-family residential shall mean the use of property with one or more buildings on a parcel designed for and containing an aggregate of three or more dwelling units. Multi-family residential includes apartments, condominiums, triplexes and quadraplexes.

Narrow Lots shall mean the lots that have less than 40 feet of frontage on a street or shared driveway.

Single-family residential shall mean the use of a lot with one building designed for and containing not more than two separate unit with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached second dwelling unit ~~of not more than 900 square feet~~ shall also be considered single-family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single-family residential.

Sec. 42-8. Forms authorized

The director is authorized to promulgate forms to use in the implementation of this chapter, including forms for standardized language to be used on the face of subdivision plats and development plats. Prior to the use of any form, the city attorney or the city attorney's designee shall review the form for legal sufficiency and approve each form the city attorney or the city attorney's designee, in ~~his~~their sole professional judgment, determines to be legally sufficient.

Sec. 42-79. Reconsideration of subdivision plat approval conditions.

(a) At the request of the owner of a proposed subdivision, at any time during the period a previous commission approval of a subdivision plat remains valid, but prior to the time that the subdivision plat is filed of record, the commission may reconsider any requirement or condition of approval imposed by it. A request for reconsideration shall:

(1) Be made in writing;

(2) Be submitted to the director in conformance with the provisions of section 42-53 of this Code regarding the submittal of subdivision plats;

(3) State the specific requirement or condition of approval requested to be reconsidered and the reasons for reconsideration; and

(4) Be accompanied by the applicable fee.

(b) Upon consideration of a request for reconsideration, the commission shall reaffirm its previous actions or shall approve the request for reconsideration, with or without conditions, as the commission finds the merits of the situation warrant. The director shall not calendar a request to reconsider the same requirement or condition of approval once the commission has rendered a decision upon a request for reconsideration unless the applicant presents new information that was not known by the applicant at the time of the original reconsideration.

(c) If the relief requested by the applicant requires a variance or special exception, the applicant shall submit a complete amended application for the subdivision plat that contains all of the information required by section 42-47 or 42-48 of this Code, as applicable, and the commission shall make the findings necessary for the granting of a variance or special exception, as applicable, in considering the request for reconsideration.

(d) Each request for reconsideration shall be subject to all public hearing and notification requirements that applied to the subdivision plat for which the request for reconsideration is made or that apply to the request for reconsideration. The applicant shall be responsible for providing current information pursuant to section 42-49 of this Code.

Sec. 42-46. Development plat submittal requirements.

An application for the approval of a development plat shall be filed with the department, and shall:

(1) Be made on an application form provided by the department;

(2) Provide ~~two copies~~ a copy of a survey sealed and certified by a Texas registered professional land surveyor showing:

a. The location of each existing building, structure or improvement;
b. Each easement and right-of-way within or abutting the boundary of the surveyed property, tied to a street intersection or landmark; and
c. The dimensions of each sidewalk, alley, square, park or other part of the property intended to be dedicated to public use or for the use of purchasers of property fronting on or adjacent to the sidewalk, alley, square, park or other part.

The survey does not have to be recent so long as it illustrates all contiguous property under one ownership or common control;

(3) Include ~~three copies~~ a copy of a site plan illustrating:

a. Proposed and existing buildings (where applicable), stairways, fences and adjacent roadways;
b. Parking that meets the applicable requirements of this chapter and chapter 26 of this Code;
c. Landscaping that meets the applicable requirements of chapter 33 of this Code;
d. Location of bulk container and ~~S~~screening for bulk containers that meets the applicable requirements of article VI of chapter 39 of this Code; and
e. Location of gang mailboxes or cluster box units that are constructed in the public street pursuant to section 40-13 of this Code, as applicable; and

(4) Be accompanied by the applicable filing fee.

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:

Major thoroughfares	(1) The lesser of 100 feet or the right-of-way specified by the street hierarchy classification established by the major thoroughfare and freeway plan; or
	(2) 100 feet for streets designated on the major thoroughfare and freeway plan for which a street hierarchy classification is not established
Collector streets designated on the major thoroughfare and freeway plan	The right-of-way width established by the major thoroughfare and freeway plan
Other collector streets	(1) 60 feet; or
	(2) 50 feet if all properties on both sides of the collector street consist of single-family residential lots, MUR's and other uses that are allowed on a 50' right-of-way that do not have driveway access to the collector street.
Local streets	(1) 50 feet if adjacent to exclusively single-family residential lots, MUR's and other uses that are allowed on a 50 feet right-of-way; or
	(2) 60 feet if adjacent to any other development
Transit-oriented development street not designated as a major thoroughfare or collector street on the MTFP	60 feet
Walkable places street	The right-of-way width established by the walkable places plan
	The right-of-way width otherwise required by this division for street segments designated on the walkable places plan for which a substitute right-of-way width is not established
Public alleys	20 feet
Type 1 permanent access easement	The width required if the permanent access easement were a public street
Type 2 permanent access easement	28 feet

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The right-of-way width of a type 2 permanent access easement is coterminous with the pavement width and the terms are used interchanged. The width shall be measured from edge to edge across the surface of the pavement	

Sec. 42-124. Right-of-way transition.

Where a transition from one right-of-way width for any type of street to a different right-of-way width is proposed, the transition shall conform to the geometric design guidelines of the design manual or to other geometric design guidelines that are approved by the Director of Houston Public Works if in ~~his~~their professional opinion the proposed transition is warranted by the circumstances and achieves the intent and purpose of this section.

Sec. 42-130(a). Intersection exceptions.

(a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require:

(1) The crossing of a single existing pipeline by a street more than every 2,000 feet;

(2) The crossing of multiple existing pipelines by a street more than once every ½ mile;

(3) The crossing of an existing railroad track (other than an industrial lead) or an existing major creek or bayou in a drainage easement having a width of 300 feet or more by any street other than a major thoroughfare;

(4) The crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of 220 feet or more by a street more than every ½ mile;

(5) The crossing of ~~an~~ drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 feet;

(6) The crossing of a stormwater detention facility required by a governmental entity with flood control jurisdiction by a street more than once every 2,000 feet;

(7) The crossing by any street other than a major thoroughfare of any portion of Addicks Reservoir, Barker Reservoir, Sheldon Reservoir, the Houston Ship Channel or Lake Houston that is wider than 100 feet; or

(8) The crossing of any portion of a golf course by a local street more than once every 2,800 feet, provided that the golf course provides 60 feet of frontage at the location where each street intersection would otherwise occur.

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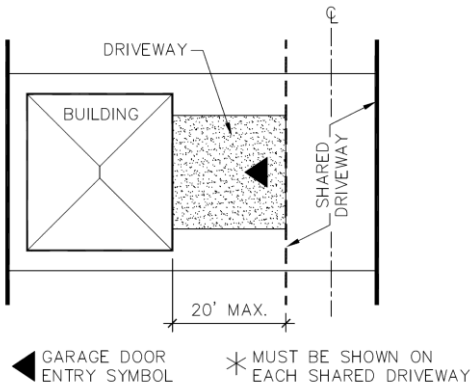
Sec. 42-145. General layout and arrangement for all shared driveways.

(a) A subdivision plat within the city may provide for a lot that takes access from a shared driveway within the same subdivision plat as the lot in accordance with the following requirements:

(1) A shared driveway shall have a minimum width of 18 feet except as provided in section 42-146 of this Code;

(2) No part of a shared driveway shall be more than 200 feet from a type 1 permanent access easement or a public street that is not an alley and that contains a roadway. The distance shall be measured along the centerline of the shared driveway starting from the intersection with the type 1 permanent access easement or the public street.

(3) A shared driveway may be any length if all lots that take access from the shared driveway have frontage in the amount of the minimum lot width required by section 42-185 of this Code on a type 1 permanent access easement or a public street that is not an alley and that contains a roadway;



(4) The length of a driveway that connects to a shared driveway shall be 20 feet or less as measured from the edge of the shared driveway as long as the total length of the shared driveway plus driveway does not exceed 200 feet from a type 1 permanent access easement or a public street that is not an alley and that contains a roadway;

(5) Any parking space in a subdivision containing a shared driveway shall provide sufficient space for turning movements as depicted on the drawings of the space requirements for off street parking referenced in Section 3112.4.5 of the *Construction Code;*

(6) A shared driveway containing a reverse curve shall have a centerline radius of 65 feet or more. A reverse curve within a shared driveway shall be separated by a tangent of 25 feet or more; and

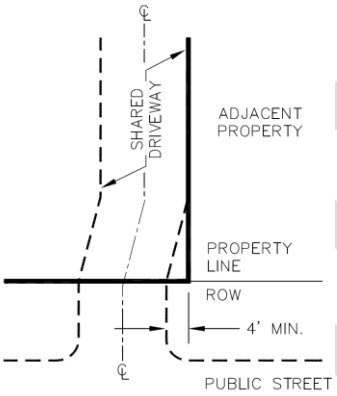
(7) A shared driveway that intersects with a major thoroughfare shall not provide gated vehicular access to the shared driveway unless the gate is set back 25 feet or more from the right-of-way of the major thoroughfare.

(b) A shared driveway shall not intersect with a type 2 permanent access easement, a private alley, or connect to, or be the extension of, a shared driveway created by an adjacent subdivision. A shared driveway shall intersect with at least one type 1 permanent access easement or public street that is not an alley in accordance with the following requirements:

(1) The shared driveway shall intersect with a public street that has a roadway ~~width 18 feet or more as measured at the narrowest point of the roadway adjacent to the tract~~;

(2) The shared driveway shall intersect with a type 1 permanent access easement or a public street at a 90-degree angle except as needed to comply with item (3) of this subsection; and

(3) The shared driveway shall be set back at least four feet from the boundary of the subdivision plat measured at the point of intersection with the public street.



(c) Intersections within a shared driveway shall comply with the following requirements:

(1) Intersections shall be spaced a minimum of 65 feet apart measured from the closest edges of the shared driveway and shall not intersect at less than an 80-degree angle; and

(2) A shared driveway with a width of 18 feet or more shall provide for a 10-foot turning radius at every 90-degree angle in the shared driveway and shall provide for a 15-foot turning radius at every angle less than 90 degrees but equal to or greater than 80 degrees in the shared driveway.

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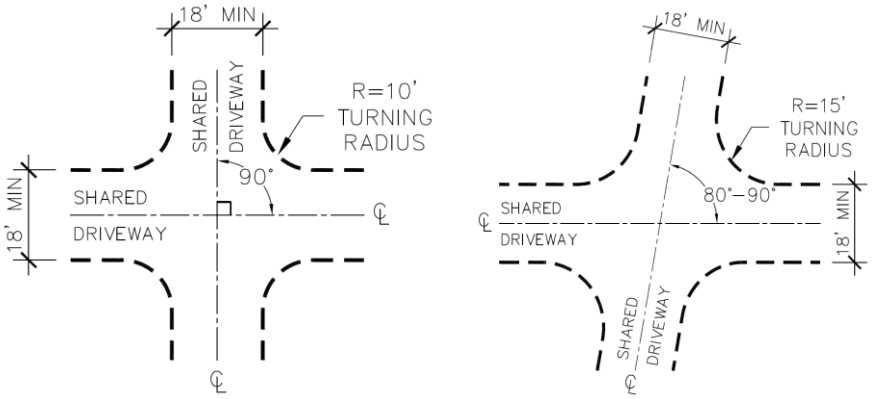
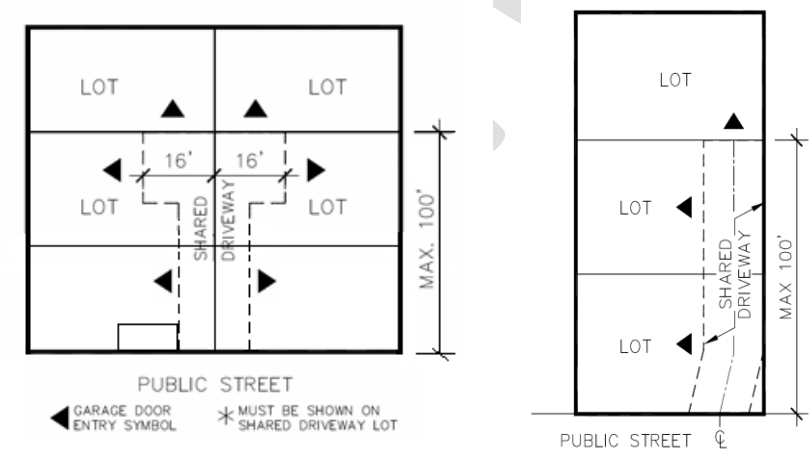


(d) A subdivision plat containing a shared driveway shall provide a three-foot wide emergency access easement along each boundary of the subdivision plat that does not abut a public street. No objects or obstructions shall be placed within the emergency access strip except that a fence may be permitted if it provides for pedestrian gate access for emergency services.

(e) Each garage entry door on each lot within a subdivision plat that takes access from a shared driveway shall be parallel to the length of the shared driveway allowing sufficient room for turnaround per IDM. The garage entry door may be perpendicular to the length of the shared driveway when the shared driveway complies with the following performance standards:

(1) No more than ~~three~~ six lots with no more than three lots on either side of the length of the shared driveway take access from the shared driveway;



(2) The shared driveway does not intersect a major thoroughfare or collector street; and

(3) The shared driveway is less than or equal to 100 feet in length.

Sec. 42-150. Building line requirement.

(a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note:

> "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time."

(b) The building line requirements established by this chapter are minimum standards. Where deed restrictions provide for a greater building line or setback, the deed restrictions shall control over the provisions of this chapter.

(c) A special minimum building line requirement established pursuant to subdivision B of this division shall control over all other provisions of this chapter relating to building line requirements.

(d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control.

Summary of Minimum Building Line Requirements

Type of Street or Private Roadway	Tract Description	Minimum Building Line Requirement
All Public Streets	Within the central business district	No requirement
Major Thoroughfares	In general	25 feet
	Single-family residential backing on a major thoroughfare	10 feet, if the lot meets the standards of section 42-152(b)
	Not single-family residential and abutting a major thoroughfare with a planned right-of-way width of 80 feet or less	15 feet, if the reserve meets the standards of section 42-153
	Retail commercial center abutting a major thoroughfare with a planned right-of-way width of 80 feet or less	5 feet, if the reserve meets the standards of section 42-154(a)
		zero feet, if the reserve meets the standards of section 42-154(b)
	SFR lots with vehicular access from flag staff, shared driveway, alley, PAE or courtyard access drive	15’ if the ROW width is 80’ or less
	Tracts used for MUR per Sec. 42-237	15’ if the ROW width is 80’ or less
Primary Streets	All tracts	Zero feet and subject to the standards of section 42-164
Secondary Streets	All tracts	See applicable public street classification
		Zero feet, if the lot or reserve meets the standards of section 42-164
Collector Streets	Not single-family residential and across the street from a single-family residential lot with a platted building line of 10 feet or more	Lesser of 25 feet or the greatest building line on the single-family residential lots
	Single-family residential	25 feet, if the lot meets the standards of section 42-156(a)

		10 feet, if the lot meets the standards of section 42-157(b)
		5 feet, if the lot meets the standards of section 42-157(c)
		zero feet, if the lot meets the standards of section 42-157(d)
	SFR lots within courtyard style development	5 feet Courtyard style development Sec. 42-194
	Tracts used for MUR	5 feet per MUR Sec. 42- 237
	All others	10 feet
Local streets	Not single-family residential and across the street from a single-family residential lot with a platted building line of 10 feet or more	Lesser of 25 feet or the greatest platted building line on the single-family residential
	Single-family residential	20 feet, if the lot meets the standards of section 42-156(b)
		10 feet, if the lot meets the standards of section 42-156(b) or section 42-157(b)
		5 feet, if the lot meets the standards of section 42-157(c)
		zero feet, if the lot meets the standards of section 42-157(d)
	SFR lots within courtyard style development	5 feet per Courtyard style development Sec. 42-194
	Tracts used for MUR	5 feet per MUR Sec. 42-237
	All others	10 feet
Private Streets	All tracts	5 feet for habitable structures
Type 2 Permanent Access Easements	All tracts	5 feet
Shared Driveways	All tracts	3 feet, if the lot meets the standards of section 42-159(a)
		zero feet, if the lot meets the standards of section 42-159(b)

Sec. 42-151. Exceptions to building line requirement.

(a) A tract within the central business district shall not be subject to a building line requirement.

(b) For a building line requirement of ten feet or greater established by this article, an encroachment shall be permitted as follows:

(1) An encroachment of up to 30 inches into the building line requirement shall be permitted for eaves, bay windows, balconies, fireplace chimneys, decorative features, and habitable area if:

a. The encroachment is cantilevered into the building line requirement and is not supported by other means;

b. The lowest point of the encroachment is at least nine feet higher than the highest point of the building foundation;

c. The encroachment for habitable living area for each floor does not have an area greater than 50 percent of the total area of the building façade for that floor; and

(2) An encroachment of up to five feet into the building line requirement shall be permitted for open stairways and wheelchair ramps.

(c) For a building line requirement less than ten feet established by this article along a collector or local street, an encroachment of up to 30 inches shall be permitted for eaves, bay windows, balconies, fireplace chimneys, decorative features, and habitable living area if:

(1) The encroachment is cantilevered into the building line requirement and is not supported by other means;

(2) The lowest point of the encroachment is at least nine feet higher than the highest point of the building foundation;

(3) The encroachment for habitable living area for each floor does not have an area greater than 50 percent of the total area of the building façade for that floor; and

(4) The encroachment is not within ten feet of aboveground utility lines except those individual service lines used to connect the building to the utility lines, as measured horizontally from the point of the encroachment closest to the utility lines.

(d) For single family residential lots, lots within courtyard style development per Sec. 42-194 or MUR tracts per Sec. 42-237 with a building line requirement of five feet or greater established by this article, an encroachment of the entry feature per Sec. 42-165 shall be permitted within the building line provided;

(1) The vehicular access is from the rear/side via alley, flag staff, shared driveway, PAE or courtyard access drive;

(2) The entry feature encroaches no more than 4 feet into the building line on the first floor if there is adequate room for sidewalks and all utilities with no structures above the entry feature and;

(3) The encroachment is not within ten feet of aboveground utility lines except those individual service lines used to connect the building to the utility lines, as measured horizontally from the point of the encroachment closest to the utility lines.

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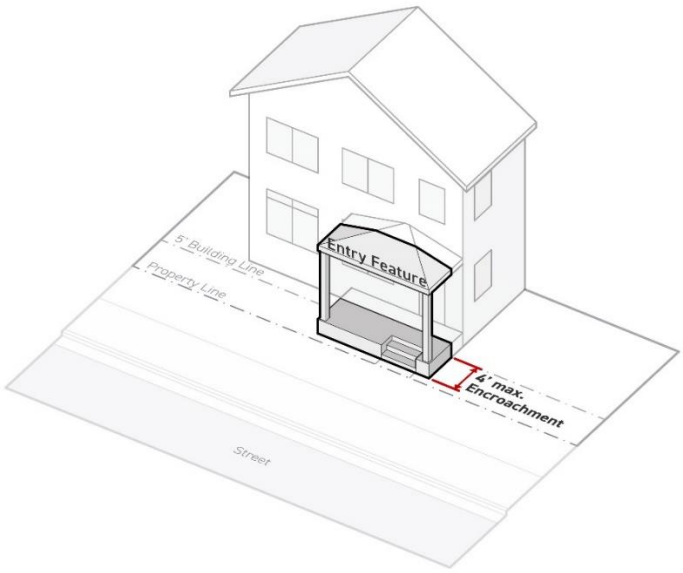


(~~d~~e) An encroachment of up to 30 inches into the building line requirement along a type 2 permanent access easement established by this article shall be permitted if:

(1) The encroachment is cantilevered into the building line requirement and is not supported by other means; and

(2) The lowest point of the encroachment is at least nine feet higher than the highest point of the building foundation.

(~~e~~ f) Encroachments into the building line requirement along a shared driveway established by this article shall be permitted if:

(1) The encroachment is cantilevered into the building line requirement and is not supported by other means; and

(2) The lowest point of the encroachment is at least 12 feet higher than the highest point of the shared driveway paving.

(~~f~~ g) An encroachment into the building line requirement as provided by this article shall be permitted for any building that has received a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code, relating to historic preservation, evidencing approval of the encroachment into the building line requirement.

(~~g~~ h) 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;

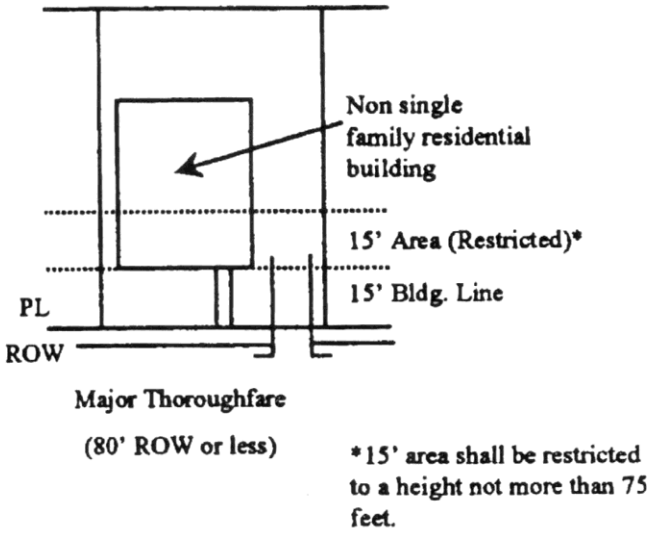
(2) Additional construction on the portion of the existing building that encroaches into the building line requirement does not expand the size, footprint, or any dimension of the encroachment;

(3) The portion of the existing building that encroaches into the building line requirement is not reconstructed in a way that replaces the structural elements of the encroachment; or

(4) A subdivision plat filed with the department after July 24, 2015, that includes a tract containing the existing building depicts the encroachment as a dual building line and contains a plat notation that requires compliance with the terms of this section.

Sec. 42-153. Optional performance standards for a major thoroughfare within the city with a planned right-of-way of 80 feet or less—In general

Except for along a walkable places street or transit-oriented development street, a building line requirement of 15 feet is authorized for a tract in the city that has frontage on a major thoroughfare with a planned right-of-way of 80 feet or less if the applicant submits a subdivision plat that includes plat notations that require compliance with the following performance standards or a development plat that demonstrates compliance with each of the following performance standards, as applicable:



(a) A building line requirement of fifteen feet is authorized for tract with uses other than single family residential adjacent to the major thoroughfare provided;

~~(1) The subdivision plat does not provide for single-family residential use~~

(1~~2~~) Any private street or private drive crossing the building line is substantially perpendicular to the adjacent major thoroughfare and the building line;

(2~~3~~) The area within the building line is not used for parking, driveways, or any other auto-related uses such as access to a drive-through window;

(3~~4~~) A clearly defined pedestrian walkway that is separate from any private street or private drive is established across the building line perpendicular to the sidewalk providing a connection

from the public sidewalk along the major thoroughfare to an entrance to a building or the development;

(~~4~~5) The sidewalk and safety buffer standards of article XXII of chapter 40 of this Code;

(~~5~~6) The height of any building within 15 feet behind the building line is restricted to not more than 75 feet, as measured in accordance with the Building Code;

(~~6~~7) Trees that are within 25 feet of the property line adjacent to the major thoroughfare are protected as corridor trees pursuant to article V of chapter 33 of this Code;

(~~7~~8) The building line conforms to the visibility triangle required by section 42-161 of this Code at the intersection of a major thoroughfare and any other street;

(~~8~~9) For any property used for nonresidential purposes, the maximum height of any fence, wall, berm, or combination thereof within the building line is 36 inches in height measured from mean grade;

(~~9~~10)For multi-family residential uses, any fence, wall, berm, or combination thereof within the building line that is more than 36 inches high, but less than eight feet high, measured from mean grade is at least two feet from the property line adjacent to the major thoroughfare and the space created thereby is used and maintained for landscape plantings; and

(10~~11~~) For purposes of section 33-127(b) of this Code, the number of required shrubs shall be equal to the number of required street trees multiplied by five, which required shrubs shall be distributed along the street frontage of the property in the landscape strip.

(b) A building line requirement of fifteen feet is authorized for single-family residential lots that take vehicular access via an alley, flag staff, shared driveway, PAE or courtyard access drive per Sec. 42-194 provided;

(1) The units along the major thoroughfare front the street with an entry feature per Sec. 42-165

(2) Any flag staff, shared driveway, PAE or private drive crossing the building line is substantially perpendicular to the adjacent major thoroughfare and the building line;

(3) The area within the building line along the major thoroughfare is not used for parking;

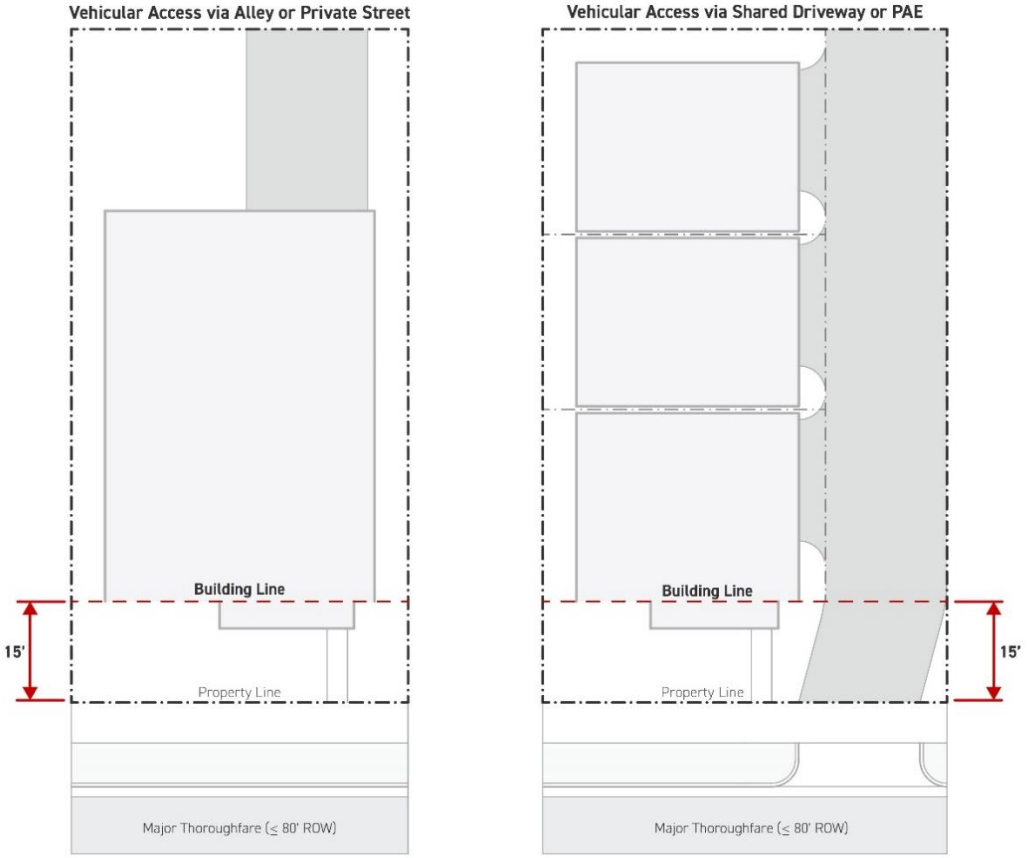
(4) A decorative non-opaque fence is provided along the major thoroughfare

(5) All Parking is located 20 feet away from the ROW

(6) A development shall not provide gated vehicular access to the flag staff, shared driveway or PAE unless the gate is set back 25 feet or more from the right-of-way of the major thoroughfare.

(7) A clearly defined pedestrian walkway that is separate from any flag staff, shared driveway, or PAE is established across the building line perpendicular to the sidewalk providing a connection from the public sidewalk along the major thoroughfare to an entrance to the development;

(8) The sidewalk and safety buffer standards of article XXII of chapter 40 of this Code are met;



(c) A building line requirement of fifteen feet is authorized for multi-unit residential (MUR) tracts per Sec. 42-237 that take vehicular access via an alley, or a private drive provided;

(1) The units along the major thoroughfare front the street with an entry feature per Sec. 42- 165

(2) Any private drive crossing the building line is substantially perpendicular to the adjacent major thoroughfare and the building line;

(4) The area within the building line along the major thoroughfare is not used for parking or any other auto-related uses;

(5) Parking is in rear or on the side of the property

(6) A clearly defined pedestrian walkway that is separate from any private drive is established across the building line perpendicular to the sidewalk providing a connection from the public sidewalk along the major thoroughfare to an entrance to the development;

(7) The sidewalk and safety buffer standards of article XXII of chapter 40 of this Code are met;

(8) Trees that are within 25 feet of the property line adjacent to the major thoroughfare are protected as corridor trees pursuant to article V of chapter 33 of this Code;

(9) Any fence, wall, berm, or combination thereof within the building line that is more than 36 inches high, but less than eight feet high, measured from mean grade is at least two feet from the property line

adjacent to the major thoroughfare and the space created thereby is used and maintained for landscape plantings.

Sec. 42-155. - Collector and local streets—Uses other than single-family residential.

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

(b) The building line requirement for property used or intended for to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street and that is not an alley and across which street are located single-family residential lots having platted building lines greater than ten feet shall be the lesser of 25 feet or the greatest building line on the single-family residential lots directly across the street from the property.

(c) The building line requirement for tracts used or to be used for multi-unit residential purposes per Sec. 42-237 adjacent to a collector street or local street that is not an alley shall be as identified in Sec. 42-237 unless otherwise required or authorized by this chapter.

Sec. 42-157. Optional performance standards for collector streets and local streets—Single-family residential.

(a) The performance standards for building lines in the city are intended to:

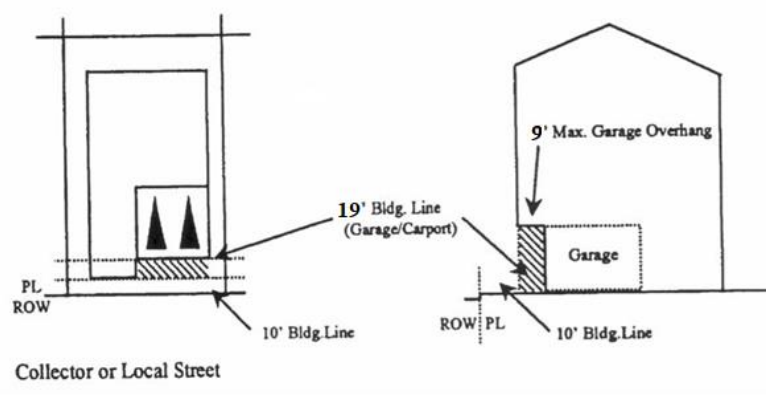
(1) Foster a design framework applicable to the city; and

(2) Assure that pedestrian use of sidewalks is not impeded by vehicles blocking the sidewalks.

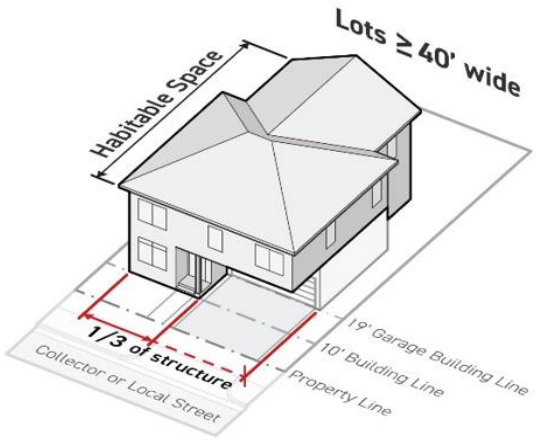
(b) The building line requirement for a subdivision or development in the city restricted to single-family residential use adjacent to a collector street or a local street that is not an alley shall be:

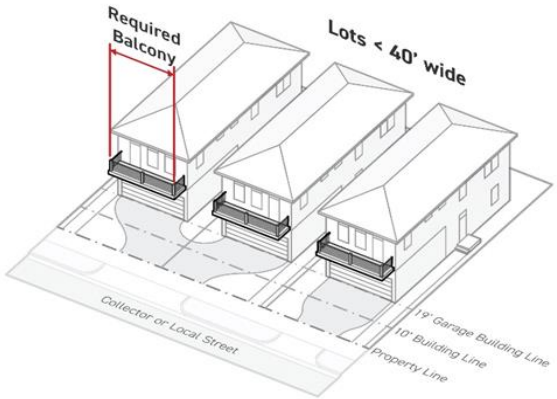
(1) Ten feet for the principal structure; and

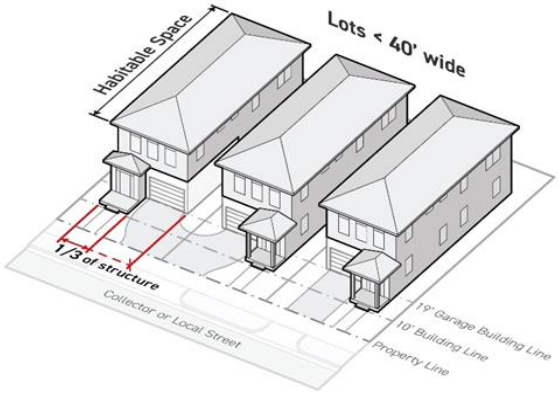
(2) Notwithstanding the other provisions of this section, ~~17~~ 19 feet for a garage or carport facing the street. A building above the garage or carport may overhang the building line up to ~~seven~~ nine feet~~.~~ and



(3) For lots with garage facing the street, 1/3 of the structure along the street must be occupiable space with front door facing the street. This 1/3 of the structure can be located within the 9 feet ahead of the garage building line or within 4 feet behind the garage building line. For lots narrower than 40', if not able to meet the 1/3 requirement, then functional balconies must be provided on the second floor.







(c) A front building line requirement of five feet is authorized for all or a portion of the lots in a subdivision or development in the city that is restricted to single-family residential use adjacent to a collector street or a local street that meets one of the following performance standards:

(1) Vehicular access to a driveway, garage or carport is available only from the rear/side of each lot through an alley, flag staff, PAE or courtyard access drive, and each dwelling unit on a lot that is adjacent to a public street has a front door with an entry feature per Sec. 42-165 that faces the public street and provides pedestrian access to the public street provided there is adequate room for sidewalks and all utilities; or

(2) Vehicular access to each lot is provided by a shared driveway and:

a. The shared driveway meets the requirements of division 2 of article III of this chapter relating to shared driveways;
b. Each dwelling unit on a lot that is adjacent to a public street has front door with an entry feature per Sec. 42-165 that faces the public street and provides pedestrian access to the public street; and
c. All electrical service installations for the development are installed according to Centerpoint Energy's service standards for the underground installations including the dedication of any easements required by Centerpoint Energy for the underground installation.

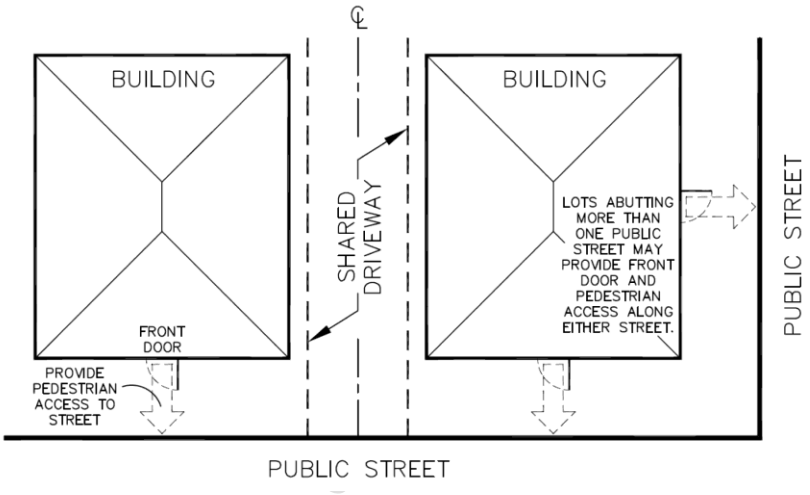
(d) A front building line requirement of zero feet is authorized for all or a portion of the lots in a subdivision plat in the city that is restricted to single-family residential use adjacent to a collector street or local street that meets the following performance standards:

(1) The subdivision is solely a replat of a lot on a corner at the intersection of two public streets;

(2) Each lot in the replat provides for one or more shared driveways so that every dwelling unit will share a shared driveway with at least one other dwelling unit; and

(3) Each dwelling unit on a lot that is adjacent to a public street has a front door with an entry feature per Sec. 42-165 that faces the public street and provides pedestrian access to the public street.

(4) All electrical service installations for the development are installed according to Centerpoint Energy's service standards for the underground installations including the dedication of any easements required by Centerpoint Energy for the underground installation.



Sec. 42-165. Entry Feature performance standards for units fronting the street

The concept is to create optional performance standards that allow a 5-foot building line for developments with rear/side access if units fronting the street meet entry feature criteria.

- **Front Entrance**:

- Definition: The primary pedestrian doorway located on the ground floor of a building facade along a street. A garage door is not considered a front entrance.
- Standards:
    - Each lot with frontage on a street, not including and alley, must provide at least one street-facing entrance.
    - To be considered street-facing, an entrance must face the street it is intended to serve. An entrance directly accessed from a porch, stoop or recessed entry counts as a street-facing entrance, regardless of if it faces the street.
    - The required entrance must provide both pedestrian ingress and egress to the ground story of a building.
    - The required entrance must provide access to occupiable space.
    - The required entrance must provide a minimum 3-foot wide pedestrian connection to the nearest public sidewalk.
    - The required entrance must include one of the following:
        - Porch;
        - Stoop; or
        - Recessed entry.
    - A porch or stoop can encroach up to 4 feet into a required building line.
    - *Must provide a separate pedestrian access gate for each front entrance pedestrian walkway along the sidewalk.*
    - Must be setback 1’ from the property line

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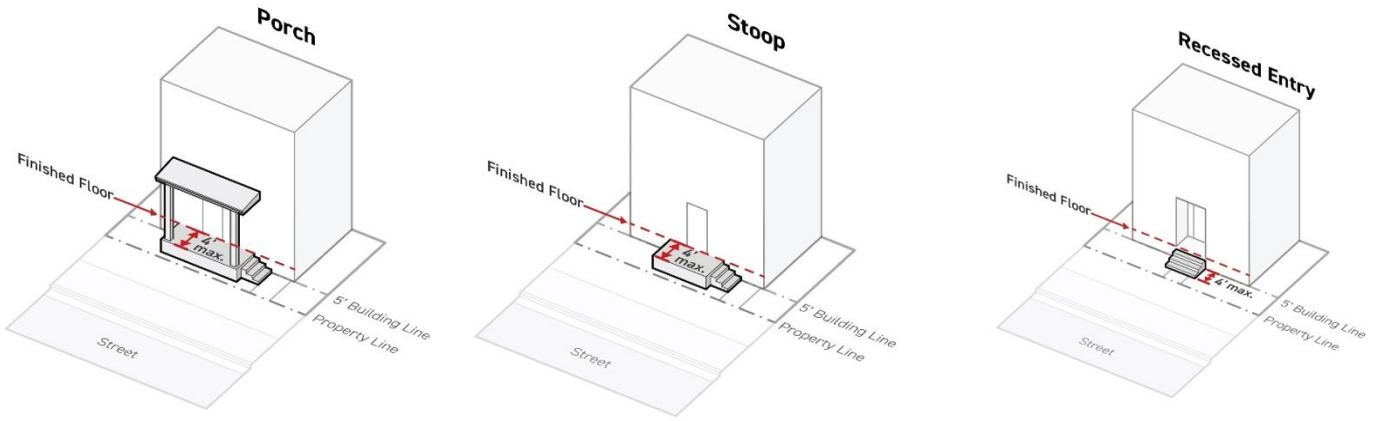
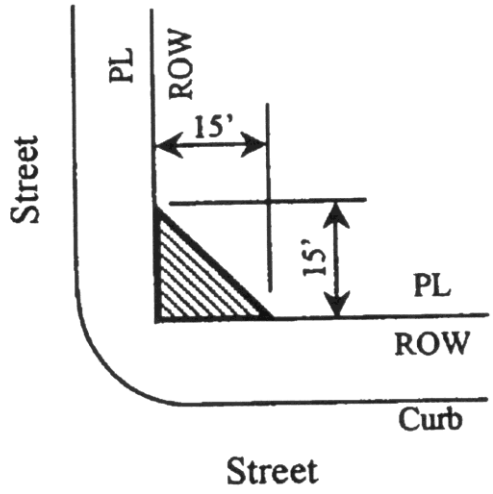


Sec. 42-161. Visibility triangles.

The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

For lots located on collector or local streets that take rear/side access per 42-188 and qualify for reduced building line of 5 feet, an encroachment into the visibility triangle is allowed above 10 feet as measured vertically from the ground.



Sec. 42-164. Transit-oriented development streets and walkable places streets

(a) This section shall apply to any improvement requiring a building permit or development within a lot on a walkable places street or transit-oriented development street.

(b) The portion of a lot or development that is adjacent to a primary street shall have a building line requirement of zero feet and the lot or development must comply with the requirements of article IV of this chapter.

(c) A building line of zero feet is authorized for the portion of a lot or development that is adjacent to a secondary street if the lot or development complies with the requirements of article IV of this chapter. Any lot or development that does not meet the standards of this subsection must be in compliance with the standard building line requirement otherwise required by this article for the corresponding type of street and tract description.

(d) Except when a special minimum building line requirement is applicable, this section shall prevail over the building line requirement otherwise required or authorized by this chapter.

Sec. 42-180. General lot design standards.

(a) Each lot in a subdivision plat shall be of sufficient size and shape to:

(1) Allow for the construction of a single-family residential building that meets the requirements of this Code, the Construction Code, and the design manual;

(2) Accommodate an easement for all public and private utilities necessary to serve the single-family residential building constructed thereon;

(3) Ensure that ~~direct~~ vehicular access is provided from a street, flag staff, shared driveway, or alley unless it meets the courtyard style development requirements of Sec. 42-194; and

(4) Provide for the number of parking spaces required by section 42-186 and article VIII of chapter 26 of this Code, as applicable. The size and dimensions of a parking space shall be in conformance with the requirements of the Construction Code.

(b) A lot that will not be served by a wastewater collection system shall meet the minimum requirements of the Texas Commission on Environmental Quality. The applicant shall provide a letter from the Texas Commission on Environmental Quality evidencing compliance with the minimum requirements. In addition, a lot without wastewater collection service that is platted in a special flood hazard area, as determined under the National Flood Insurance Program, shall meet the applicable requirements of the Texas Commission on Environmental Quality, the city, and the county engineer of the county in which the lot is located with respect to the location of the onsite sewage system.

Sec. 42-181. Single-family residential lot size.

(a) The minimum lot size for a single-family residential lot with wastewater collection service shall be as shown below except for lots within courtyard style development meeting the requirements of Sec. 42-194:

(1) 5,000 square feet for a lot within the extraterritorial jurisdiction; or

(2) 3,500 square feet for a lot within the city.

(b) The lot size for a single-family residential lot with wastewater collection service may be less than the minimum lot size provided by subsection (a) if the subdivision plat meets the performance standards of either:

(1) The compensating open space performance standards of section 42-182 of this Code; or

(2) For a subdivision plat within the city, the performance standards of section 42-184 of this Code.

(c) A subdivision plat shall not include a lot that is less than 1,400 square feet unless the plat meets the following performance standards:

(1) The property to be platted is located within the city and all lots within the subdivision take vehicular access from the rear/side via flag staff, shared driveway or PAE;

(2) The average lot size within the subdivision plat is greater than or equal to 1,400 square feet. A lot that is larger than 3,500 square feet shall be counted as 3,500 square feet for purposes of the average lot size calculation of this subsection;

(3) For the purposes of this subsection, blockface shall have the meaning of 42-1 and further shall include the distances measured from and to shared driveways, intersecting or terminating with shared driveways.

(43) If the subdivision plat contains one or more blockfaces in their entirety, the average lot size of each blockface within the subdivision plat is greater than or equal to 1,400 square feet; and

(54) If a subdivision plat includes a lot with a lot size less than 3,500 square feet, any subsequent replat of a lot within the subdivision plat shall maintain an average lot size that is greater than or equal to 1,400 square feet. The average lot size for each subsequent replat shall be based on all lots within the original subdivision plat containing a lot with a lot size less than 3,500 feet. The subdivision plat and all subsequent replats of lots within the subdivision plat shall contain a plat notation stating the requirements of this item.

(d) The maximum lot size for single family residential lots within courtyard style development per Sec. 42-194 is 3,500 square feet;

(de) The minimum lot size for lots without wastewater collection service shall be in accordance with the requirements of subsection (b) of section 42-180 of this Code;

(e f) A special minimum lot size requirement established pursuant to subdivision B of this division shall control over all other provisions of this section.

Sec. 42-184. Optional performance standards for the reduction in lot size within the city.

A subdivision plat for property located within the city may provide for a single-family residential lot size of less than 3,500 square feet, but not less than an average of 1,400 square feet, for lots with adequate wastewater collection service, if the subdivision plat meets the following performance standards and includes plat notations requiring compliance with the following performance standards:

(1) More than 60% of the area of each lot that is less than 3,500 square feet is not covered by buildings, or for a subdivision plat that is solely a replat of a lot on a corner at the intersection of two public streets, more than 75% of the area of the lot is not covered by buildings;

(2) The subdivision plat provides for at least 150 square feet of permeable area on each lot that is less than 3,500 square feet; and

(3) The number of single-family residential dwelling units that can be constructed within the proposed subdivision plat does not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of the subdivision plat.

(4) An equivalent density of 35 units to the gross acre of all land within the boundaries of the subdivision plat is allowed if all lots within the subdivision take vehicular access from the rear or side via an alley, flag staff, shared driveway or PAE.

Sec. 42-185. Minimum width of a lot.

(a) The minimum width of any lot along a street or shared driveway shall be 20 feet unless otherwise allowed by this ordinance.

(b) The minimum width of any lot in a subdivision within the city may be 15 feet if all lots within the subdivision plat take vehicular access from the rear/side via flag staff, shared driveway or PAE and the subdivision plat conforms to the following performance standards:

(1) The average width of all lots within the subdivision plat is greater than or equal to 18 feet. A lot with a width greater than 30 feet shall be counted as 30 feet for purposes of the average lot width calculation of this subsection;

(2) For the purposes of this subsection, blockface shall have the meaning of 42-1 and further shall include the distances measured from and to shared driveways, intersecting or terminating with shared driveways.

(~~2~~3) If the subdivision plat contains one or more blockfaces in their entirety, the average lot width of each blockface within the subdivision plat is greater than or equal to 18 feet; and

(~~3~~4) If a subdivision plat includes a lot with a width of less than 20 feet, any subsequent replat of a lot within the subdivision plat shall maintain an average lot width that is greater than or equal to 18 feet. The average lot width for each subsequent replat shall be based on all lots within the original subdivision plat containing a lot with a width less than 20 feet. The subdivision plat and all subsequent replats of lots within the subdivision plat shall contain a plat notation stating the requirements of this item.

Sec. 42-186. Parking for single-family residential uses.

(a) Each subdivision plat or development plat providing for a single-family residential use shall provide at least two off-street parking spaces per dwelling unit on each lot except that, in those instances where a ~~secondary dwelling unit of not more than 900 gross square feet is provided,~~ dwelling unit is not more than 1500 sf, only one space shall be required per dwelling unit.

(b) If the first unit already has two off-street parking spaces;

1. When a second~~ary~~ dwelling unit of not more than ~~900~~ 1000 gross square feet is provided, no additional off-street parking spaces shall be required.
2. When a second dwelling unit is greater than 1000 sf but less than 1500 sf, only one additional off-street parking space shall be required.
3. When a second dwelling unit is greater than 1500 sf, 2 additional off-street parking spaces shall be required.

(c) Each courtyard style development plat per Sec. 42-194 providing for a single-family residential use shall provide one off-street parking space for every dwelling unit less than or equal to 1000 sf and 2 off-street parking spaces per dwelling unit if the units are between 1001-1500 sf.

Single family residential	
Dwelling unit size	Required parking
1500sf or less	1 parking space
More than 1500sf	2 parking spaces
Market based parking near other modes of transit	0 parking space
One additional parking per every 6 units in shared driveway or PAE developments on site	
Second dwelling unit	
If first unit has two parking spaces already	
1000 sf or less	0 parking spaces
1001 sf -1500 sf	1 parking space
More than 1500 sf	2 parking spaces
Courtyard style development	
Dwelling unit size	Reduced parking
1000sf or less	1 parking space
1001sf-1500sf	2 parking spaces
Market based parking near other modes of transit	0 parking space
One additional parking per every 6 units on site	

(d) Lots meeting the requirements of sec 42-188 (d), (e) or (f)(2)a. and courtyard style developments or tracts used for multi-unit residential developments are exempt from 42-186 and Chapter 26 Division 2 of the Code of Ordinances if the property is within ½ mile of transit (rail stations, high frequency bus stops, blue route bus stops in opportunity zones, transit stations, or park and ride stations) or within ¼ mile of high comfort bike paths.

(e) For lots meeting the requirements of sec 42-188 (d), (e) or (f)(2)a. and courtyard style developments per Sec 42-194 or tracts used for multi-unit residential developments per Sec. 42-237, required parking may be located off the lot or unit but within the development.

(f ~~b~~) Each subdivision plat providing for a single-family residential use on property located within the city that includes a shared driveway or a type 2 permanent access easement with six or more dwelling units shall provide one additional parking space for every six dwelling units within the subdivision plat boundary. Dwelling units on a lot that includes a parking space in excess of the parking requirements of subsection (a) of this section shall not be counted in determining the required number of additional parking spaces required by this subsection. Each additional parking space shall conform to the following requirements:

(1) The size and dimensions of the parking space shall be in conformance with the requirements of the Construction Code;

(2) The parking space shall be placed within the boundaries of the subdivision plat; ~~unless the parking space abuts:~~

~~a. continuous curb along a public street that is adjacent to or within the plat boundary and that is not a major thoroughfare; or~~

~~b. Culverts installed in accordance with the requirements of the design manual along an open ditch street adjacent to or within the subdivision plat boundary;~~

(3) For a subdivision plat where the lots abut a type 2 permanent access easement and take vehicular access only from a private alley, a parking space may be included within the type 2 permanent access easement;

(4) The parking space shall not be placed within a shared driveway or within a lot;

(5) The parking space shall not be placed where parking is prohibited by law; and the parking space shall be placed a minimum of 20 feet from the property line of designated major thoroughfares and major collectors on the most recent Major Thoroughfare and Freeway Plan and from existing high-comfort bike lanes;

(6) The parking space shall be accessible to all residents of each dwelling unit of the subdivision plat via an internal path of either the shared driveway, type 2 PAE paving or an improved walkway surface within the subdivision meeting accessibility requirements in accordance with IDM standards with a minimum width of 3 feet in accordance with Ch 40 sidewalk regulations.

Sec. 42-187. Flag lots.

(a) Each flag lot development shall provide for combined vehicular access to the principal portion of ~~the~~all lots through the staff.

(b) ~~If a flag lot derives its access solely from its own staff, t~~ The minimum width of the staff shall be ~~20~~ 16 feet and can be split equally among all lots. The entire width of the staff need not be paved.

(c) ~~If a flag lot derives its access in common with another lot, the combined common access shall have a minimum width of 20 feet.~~ All lots with street or shared driveway frontage narrower than 40’ and abutting the flag staff must take vehicular access from the staff. If the garage is parallel to the length of the flag staff, the distance between the face of the garage and the farthest edge of the staff shall be 20 feet.

(d) The total length of the staff and driveway cannot be longer than 200 feet from the street ROW with paving.

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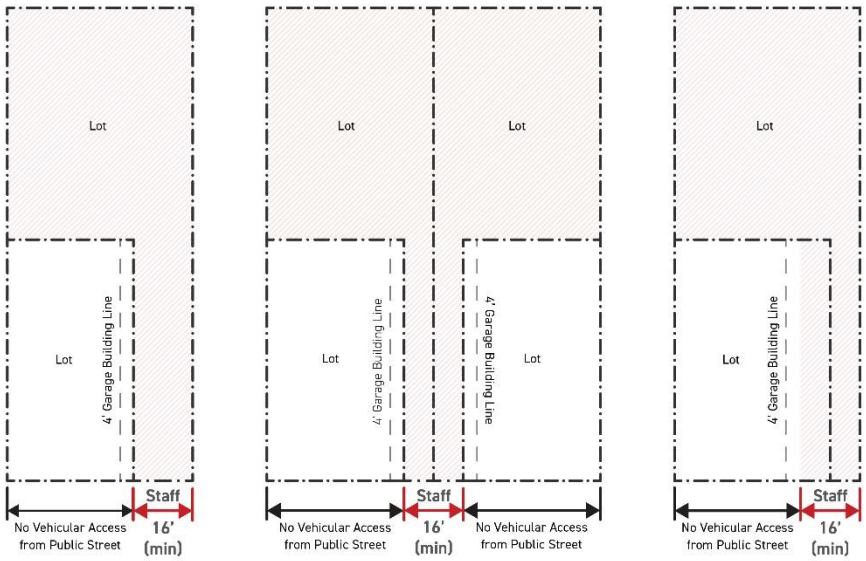

~~(d~~ e) Any area required to be used for vehicular access purposes shall be depicted by a note on the subdivision plat that restricts the portions of the lots for ingress and egress only and that precludes construction of any building, structure, wall or fence within those portions. ~~If the vehicular access is to be shared, t~~ The plat note shall clearly indicate the joint or shared nature of the access.

Sec. 42-188. Lot access ~~to streets~~

(a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section except for lots within courtyard style development per Sec. 42-194.

(b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless:

(1) The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article; or the lot takes vehicular access to a major thoroughfare through a flag lot staff that meets the requirements of Sec 42-187.

(2) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

(c) Lots that front on or take access from a permanent access easement must be a part of a unified development scheme where the owners of all lots within the subdivision are legally bound together by deed restriction, contract or any other constituted and binding homeowners association, corporation, or other organization with, as one of its purposes, the continued care and maintenance of all commonly owned properties within the subdivision, particularly the areas established as permanent access easements, and the authority and means to impose binding assessments upon the lot owners for that purpose. Each subdivision plat that contains a permanent access easement shall contain the following notation on the face of the plat:

"THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION."

Lots within a courtyard style development must be a part of a unified development scheme where the owners of all lots within the subdivision are legally bound together by deed restriction, contract or any other constituted and binding homeowners association, corporation, or other organization with, as one of its purposes, the continued care and maintenance of all commonly owned properties within the subdivision, particularly the areas established as courtyards, parking, pedestrian pathways and courtyard access drives, and the authority and means to impose binding assessments upon the lot owners for that purpose. The common areas and courtyards within the development cannot be replatted into any other use and are subject to 42-193. Each subdivision plat that contains a courtyard style development shall contain a notation on the face of the plat.

(d) All properties abutting an alley will take vehicular access from the alley or flag staff, shared driveway, PAE that connects to the alley when possible

(e) All corner properties adjacent to an undeveloped or inaccessible alley, vehicular access shall be

1. from the alley after improving it OR;
2. from the side street via flag staff, shared driveway or PAE that connects to alley when possible.

(f) If property is adjacent to an undeveloped or inaccessible alley midblock or is not abutting an alley,

1. When proposing lots with 40 feet or more frontage on a public street, at least 22 feet of frontage must be unobstructed curb space, and 1/3 of the structure facing the street must be occupiable space.

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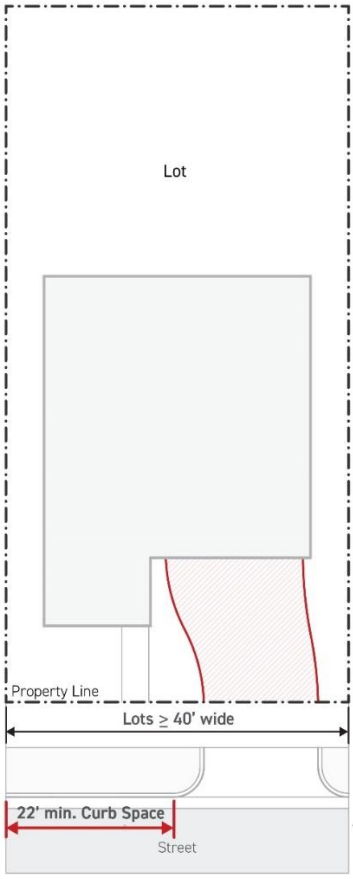

2. When proposing one or more lots with less than 40 feet of frontage on a public street, the following shall apply:

   a. Vehicular access will be through the flag staff, a shared driveway or PAE; OR

   b. Vehicular access can be through a combined driveway approach with a maximum width of 24, being 12 feet for each lot, on property less than or equal to 15,000 sf. Individual driveways shall be maximum 12 feet wide for a narrow lot when proposing an odd number of lots that are less than 40 feet wide.

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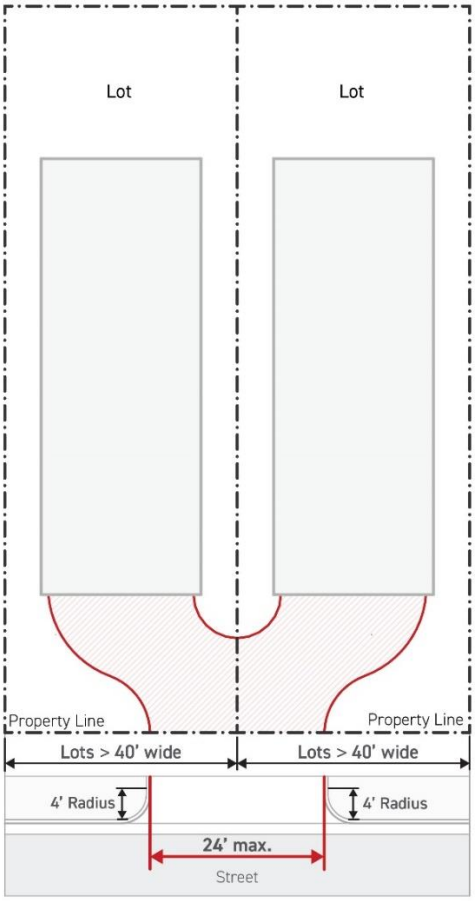

(d) When a tract along a transit-oriented development street or walkable places street is subdivided, a single-family residential lot within this new subdivision shall not be designed to have direct vehicular access to the TOD street or WP street unless opting-in and:

(1) The lot takes vehicular access to the TOD street or WP street through a shared driveway that meets the requirements of subdivision B of division II of this article; or

(2) The lot is greater than one acre in size and the subdivision plat contains a note prohibiting vehicles from backing onto the transit-oriented development street or walkable places street and requiring the turnaround to be located wholly outside the pedestrian realm.

Sec. 42-190. Tracts for non-single-family use—Reserves.

(a) A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves.

(b) A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The applicant may note on the plat the use intended for each reserve. The applicant shall identify a reserve tract for which it has not determined a use as an unrestricted reserve.

(c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:

TYPE OF RESERVE	MINIMUM SIZE	TYPE OF STREET OR SHARED DRIVEWAY	MINIMUM STREET OR SHARED DRIVEWAY WIDTH	MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE
Unrestricted reserve	5,000 sq. ft.	public street	60 feet (50 feet in a street width exception area)	60 feet
MUR Reserve per Sec. 42-237	3500sf	public street or type 1 permanent access easement	60 feet (50 feet in a street width exception area)	50 feet
Restricted reserve – Courtyard per Sec. 42-194	480sf	public street or type 1 permanent access easement	50 feet	12 feet
Restricted reserve—Lift station	Minimum size required by the design manual	public street or type 1 permanent access easement	50 feet	20 feet
		Temporary access easement if the reserve meets the standards of section 42-190(d)	Temporary access easement if the reserve meets the standards of section 42-190(d)	
Restricted reserve—Compensating open space	240 sq. ft.	public street or type 1 permanent access easement	50 feet	12 feet
		type 2 permanent access easement	28 feet	
		shared driveway	16 feet	
Restricted reserve—Landscape or open space	None required	None required	None required	None required
Restricted reserve—Recreation	5,000 sq. ft.	public street or type 1 permanent access easement	50 feet	50 feet
		Type 2 PAE	28 feet	50 feet
		Shared driveway	16 feet	50 feet
Restricted reserve—Drainage or detention	None required	public street	50 feet	20 feet
		permanent access easement	28 feet	
		shared driveway owned by homeowners association	16 feet	16 feet

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		None if adjoining existing reserve restricted to drainage or detention	None if adjoining existing reserve restricted to drainage or detention	None if adjoining existing reserve restricted to drainage or detention
Restricted reserve—Wastewater treatment, water production, or water repressurization	5,000 sq. ft.	public street or type 1 permanent access easement	50 feet	50 feet
		Temporary access easement if the reserve meets the standards of section 42-190(d)	Temporary access easement if the reserve meets the standards of section 42-190(d)	
		None if adjoining existing reserve restricted to wastewater treatment, water production, or water repressurization	None if adjoining existing reserve restricted to wastewater treatment, water production, or water repressurization	None if adjoining existing reserve restricted to wastewater treatment, water production, or water repressurization
Restricted reserve—Parking	Minimum size requirement for a parking space specified in the Construction Code	public street or type 1 permanent access easement	50 feet	Minimum width of a parking space required by the Construction Code
		type 2 permanent access easement	28 feet	
		shared driveway	16 feet	
Restricted reserve—All other	5,000 sq. ft.	public street	60 feet (50 feet in a street width exception area)	60 feet

(d) A reserve may take access via an access easement temporarily until the adjacent public streets within the general plan are platted with abutting sections if all of the following conditions are met:

(1) The reserve is specifically restricted to lift station, wastewater treatment, water production, or water repressurization;

(2) The access easement is temporary and non-exclusive that must be recorded prior to the recordation of the plat in a form approved by the city attorney;

(3) The access easement aligns with the public street pattern identified in the current approved general plan;

(4) The minimum width of the access easement must be 30 feet with all-weather road surface and shall comply with all applicable Design Manual, Fire Code, city, county, and Texas Commission of Environmental Quality (TCEQ) requirements; and

(5) The minimum street width and minimum frontage requirements otherwise required by this section must be met as other sections abutting the reserve are recorded."

Sec. 42-191. One-foot reserves.

Subdivision plats shall provide a one-foot reserve within the street right-of-way as a buffer strip dedicated to the public to prevent access to public streets when a proposed public street stub ends into adjacent acreage or where the proposed public street is adjacent to the plat boundary and abutting acreage.

The following notation shall be placed upon the face of the subdivision plat:

"ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, ~~HIS~~THEIR HEIRS, ASSIGNS OR SUCCESSORS."

Sec. 42-230. Application requirements.

(a) In addition to the information otherwise required to be submitted for a development plat, a development plat that provides for the development of one or more multi-family or multi-unit residential buildings shall provide the following information:

(1) The number of separate buildings that will contain ~~multi-family~~ multiple residential dwelling units;

(2) The location of the principal entrance to each ~~multi-family~~ multiple residential building;

(3) The total number of dwelling units;

(4) An itemized listing of ~~multi-family~~ residential dwelling units existing and proposed within the property indicating the number of bedrooms in each dwelling unit; and

(5) The number, location and dimensions of off-street parking spaces required to serve the dwelling units pursuant to section 42-234 of this Code or section 26-492 Article VIII.

(b) When property is replatted to remove a one-foot restricted reserve, the subdivision plat shall additionally provide all of the information required for a development plat and required by subsection (a) of this section and shall be deemed a development plat for the purposes of this division.

Sec. 42-233. Fire protection.

(a) Fire hydrants shall be located along each private street in a manner that will allow firefighting apparatus to park and connect by hose to a hydrant not more than 300 feet away and reach any part of any building within the development with a 200-foot-long hose extending from the equipment. The hose distance shall be measured as laid on the ground, around buildings, fences

and other obstacles, and not as an aerial radius from a hydrant or parked equipment. Notwithstanding the foregoing, fire hydrants shall be located not more than 600 feet apart, unless the fire chief approves a different configuration where, in ~~his~~their professional judgement, fire protection needs can be adequately provided.

(b) If a multi-family residential building will be constructed over and across a private street, the unobstructed overhead clearance of the multi-family residential building shall be not less than 14 feet measured between the highest point of the private street paving under the building and the lowest part of the building or associated parts thereof.

(c) The fire chief shall review and approve each development plat that provides for one or more multi-family residential buildings and shall provide the director with recommendations regarding the adequacy of the design of the development to provide sufficient emergency access to all buildings by firefighters and firefighting equipment, considering the kinds of equipment and methods of fire-fighting in use by the fire department of the city, the location of buildings in the proposed development and their relationship to existing and proposed fire hydrants and any other factors that may affect the safety and general welfare of the public and the occupants of the buildings to be constructed.

Sec. 42-251. Applicability.

(a) The regulations contained in this division shall be applicable to all property within the city limits of the city proposed to be developed in whole or in part for single family residential, multi-unit residential or multifamily residential purposes for which a subdivision plat or development plat is required, unless otherwise noted herein.

(b) These regulations do not apply to replats of land owned by a governmental unit.

Sec. 42-252. Park dedication required.

(a) Each single-family residential subdivision, multi-unit residential development, and multifamily residential development shall provide one or a combination of the following for park or open space purposes:

(1) Fee simple dedication of land suitable in type and location for development of parks within the park sector in which the subdivision or development is located, which land may be, but is not required to be, located within the subdivision or development creating the dedication requirement; or

(2) Payment of fees in lieu of the dedication of land for parks in the amount established in section 42-253 of this Code.

(b) The amount of land required to be dedicated for parks shall be proportionate to the development calculated on the basis of the following formula:

$$\frac{10 \text{ ac.} \times \text{No. of DU} \times \text{PPDU}}{1000}$$

Where:

DU = the number of dwelling units in the development;

PPDU = 1.8, the number of persons per dwelling unit for each dwelling unit; and

1000 = the number of residents per 10 acres of park land.

(c) Recordation of a subdivision plat subject to the requirements of this section shall require one or a combination of the following necessary to satisfy the requirements of subsection (a) of this section taking into account any credits authorized pursuant to section 42-254 of this Code:

(1) For land dedicated to parks within the subdivision, a fee simple dedication on the subdivision plat of the required park land as approved by the parks director;

(2) For land dedicated to parks outside the subdivision, evidence of recording in the appropriate real property records of a deed of the required park land as approved by the parks director;

(3) For land established as private park, identification of the required amount of private park as one or more restricted reserves with the following notation on each private park reserve within the subdivision:

'RESERVE RESTRICTED TO PRIVATE PARK PURSUANT TO CHAPTER 42 OF THE CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS. THIS PRIVATE PARK DESIGNATION MAY NOT BE CHANGED WITHOUT APPROVAL OF THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS.'

Land established as a private park for the purposes of this section may not be replatted to change this designation pursuant to section 212.0146 of Chapter 212 without the approval of the commission. The commission shall not approve a replat that would change the private park designation unless it determines that alternative private park space that satisfies the requirements of this subsection is available within the original subdivision generating the dedication requirement.

(4) Confirmation of deposit into the park and recreation dedication fund of the fee in lieu of dedication in the amount established pursuant to section 42-253 of this Code; or

(5) A statement on the plat that payment of a required fee in lieu of dedication has been deferred and shall be paid at the then-current fee prior to the issuance of a building permit for each single-family dwelling unit within the subdivision.

(d) Issuance of a building permit for a single-family dwelling unit in a subdivision subject to the requirements of this section for which the payment of fees in lieu of dedication has been deferred pursuant to item (5) above shall require confirmation of deposit into the park and recreation dedication fund of the fee in lieu of dedication in the amount per dwelling unit then required by section 42-253 of this Code.

(e) Issuance of a building permit for a multi-unit residential or multifamily residential development subject to the requirements of this section shall require one or a combination of the following necessary to satisfy the requirements of subsection (a) of this section taking into account any credits authorized pursuant to section 42-254:

(1) For land dedicated for park purposes, evidence of recording in the appropriate real property records of a general warranty deed of the required park land as approved by the parks director;

(2) Identification of the required amount of private park on an approved development plat; or

(3) Confirmation of deposit into the park and recreation dedication fund of the fee in lieu of dedication in the amount established pursuant to section 42-253 of this Code.

(f) If the calculation in subsection (b) of this section results in a requirement of less than one-half acre for property located in the area within and bounded by Interstate Highway 610 or one acre for property located in the area outside of Interstate Highway 610, the parks director may require the developer to pay the fee in lieu of land dedication as provided in section 42-253 of this Code. The parks director may approve the dedication of less than one-half acre of property in the area within and bounded by Interstate Highway 610 or one acre of property in the area outside of Interstate Highway 610 if the proposed park is a pocket park the need for which is identified in the Parks Master Plan, is adjacent to an existing park or other public space, provides access to a park, or otherwise presents an opportunity to enhance the city parks system consistent with the Parks Master Plan. This limitation, however, shall not apply to limit the size of compensating open space, which shall be governed by section 42-182 of this Code.

(g) Notwithstanding any other provision of this section, the owner of property for which dedication is required may pay a fee in lieu of dedication in the amount determined pursuant to section 42-253 of this Code, and the parks director shall not refuse any payment of a fee in lieu of dedication.

Sec. 42-273. Major activity center designation.

(a) The city council may designate any area within the city as a Major Activity Center that meets each of the following criteria:

(1) The area contains two or more major thoroughfares or abuts a freeway, tollway, or transit corridor street;

(2) The area is comprised of at least 400 acres of land;

(3) The area is comprised of at least 10,000,000 square feet of gross floor area developed for uses other than single-family residential use;

(4) Not more than three percent of the area is in use for or restricted to single-family residential use;

(5) The area contains properties used for two or more of the following uses: office, commercial, institutional, or multi-family.

(6) The area is comprised of contiguous tracts and contains no out tracts as determined by the director in ~~his~~their sole professional judgment.

(b) The city council may expand the boundaries of a MAC to include any area abutting the MAC if the boundaries of the MAC as expanded continue to satisfy the criteria of subsection (a) of this section.

(c) An application for the designation or expansion of a MAC shall be filed with the department by one or more owners of property within an area that meets the criteria of subsection (a) of this section and shall be made on an application form provided by the department. The director shall forward applications that meet the criteria of subsection (a) of this section to the commission which shall hold a public hearing on the application.

(d) The director shall cause notice to be given of a public hearing before the commission to each owner of property within the proposed MAC or area proposed to be added to a MAC and each owner of property in use for or restricted to single-family residential use within 250 feet of the proposed area as shown on the current appraisal district records. Notice shall be given by United States mail no later than 30 days before the date of the public hearing. The applicant shall give notice of the public hearing before the commission by posting at least two signs within the boundaries of the proposed MAC no later than 30 days before the date of the public hearing. The signs shall be placed at locations selected by the director as reasonably calculated to be seen by occupants of property within the proposed MAC and facing at least one public right-of-way. Each sign shall be a minimum of four by eight feet in size, and shall contain at a minimum the following items of information:

(1) That the area is being considered for designation as a MAC;

(2) A general description of the area being considered for designation;

(3) The date of the public hearing on the designation; and

(4) The name and telephone number of a person within the department who can be contacted for additional information.

If the director, in ~~his~~their sole discretion, determines that the size, configuration, traffic patterns or other characteristics of the proposed area warrant the placement of additional signs, the director shall cause an appropriate number of additional signs to be posted. All costs associated with the notice provisions of this section are to be paid by the applicant.

(e) After the close of the public hearing, the commission shall vote on whether to recommend to the city council the designation of the proposed area that meets the criteria of subsection (a). If the commission votes to recommend the designation of the proposed area, by majority vote of those members present and voting, the director shall forward the recommendation to city council for consideration. If the commission does not vote to recommend the designation of the proposed area, the action of the commission with respect to the application is final. If the commission does not recommend designation of an area as a MAC or as an addition to a MAC, the department shall not accept an application for designation of the same or substantially the same area for one year following the date of the commission action.

(f) Upon receipt of the recommendation of the commission, the city council shall hold a public hearing on the recommendation. After the close of the public hearing the city council shall consider the recommendation of the commission and, consistent with the criteria of subsection (a), approve or deny the proposed designation. The decision of the city council with respect to a designation shall be final. If the city council does not designate an area proposed as a MAC, the department shall not accept an application for designation of the same or substantially the same area for one year following the date of the city council action.

Sec. 42-237. Multi-Unit Residential (MUR) Performance Standards

One or more buildings on a single tract designed for and containing 3 to 8 dwelling units that meets the MUR performance standards. Multi-Unit Residential includes multiple duplexes, triplexes, quadruplexes, apartments and condominiums.

1.1.1. Intent

A. To incentivize a greater range of naturally occurring affordable housing options.

B. To encourage more small-scale multi-unit housing options.

C. To promote more compact development patterns with street facing homes.

D. To promote access and proximity to an expanded set of mobility options.

E. To better utilize land closer to existing infrastructure.

F. Fire safety services can be provided from the public street

1.1.2. Applicability

The MUR performance standards apply as shown below:

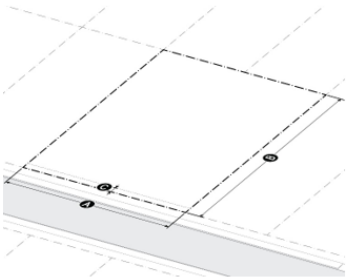
	Site with No Buildings	Site with Existing Buildings			
		Site	New Building	Reuse of Existing Building	Addition to Existing Building
Site Dimensions	●	●	-	-	-
Dwelling Units	●	●	-	-	-
Building Line	●	-	●	-	●
Vehicle Access	●	●	-	-	-
Parking Ratios	●	●	-	-	-
Parking Location	●	-	●	-	●
Massing	●	-	●	-	●
Transparency	●	-	●	-	●
Pedestrian Access	●	●	-	-	-

● = Standards apply - = Standards are not applicable

1.1.3. Summary of performance standards

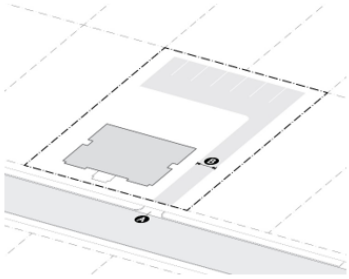
1.1.3. SUMMARY OF PERFORMANCE STANDARDS

A. SITE



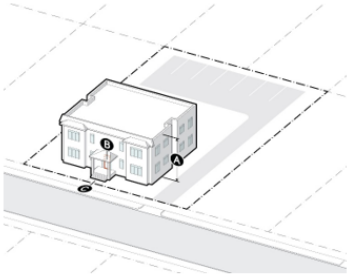
1. Site Dimensions	Sec. XX
a Site frontage (min)	50'
b Depth (max)	150'
2. Dwelling Units	**Sec. XX**
Per site (min/max)	3/8
3. Building Lines	**Sec. XX**
C Street (min)	5'
4. Front Yard Fencing	**Sec. XX**
Height (max)	4'

B. PARKING / VEHICLE ACCESS



1. Vehicle Access	Sec. XX
Access from alley (where existing)	Required
a Curb cuts per street front (max)	1
b Drive width (min/max)	10'/16'
2. Parking Ratios	**Sec. XX**
Spaces per unit (min)	
Up to 1,500 SF	1
More than 1,500 SF	2
Guest spaces (min)	1 per 6 units
Spaces required within ½ mile of transit/ ¼ mile of high comfort bike lane	Market-based
3. Parking Location	**Sec. XX**
On-site	Required
Off-site	Not allowed
Between building and street	Not allowed

C. BUILDINGS/STREET ACTIVATION



1. Massing	Sec. XX
a Building height (max)	30'
2. Pedestrian Access	**Sec. XX**
B Street-facing entrance	Required
C Pedestrian connection to public sidewalk	Required

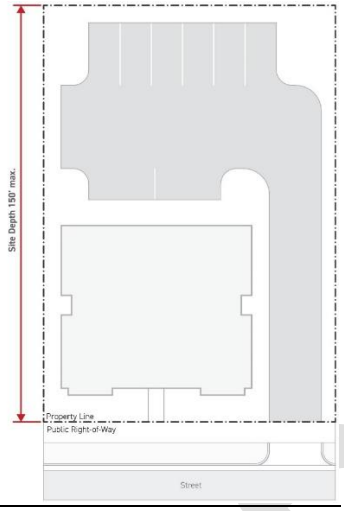
1.1.4. Performance standards

Projects that use the MUR performance standards must meet the following requirements.

A. Site Dimensions

1. Site Frontage: A site must have 50’ frontage on a public street right-of-way that meets the requirements of Sec. 42-122, not including an alley.

2. Site Depth: No portion of a site can be more than 150 feet from a public street right-of-way containing a roadway, not including an alley.



B. Dwelling Units: A site must contain at least 3 dwelling units but can have no more than 8 dwelling units.

C. Building Lines: The building line requirement for a habitable structure along a public street right-of-way, not including an alley is 5 feet except along major thoroughfares. A reduced building line of 15 feet is authorized for a habitable structure along major thoroughfares with right-of-way 80 feet or less. Provide pedestrian connections to the sidewalk.

D. Front Yard Fencing: A fence in a front yard should be non-opaque decorative fence and no more than 4’ in height.

E. Vehicle Access

1. Where the property abuts an alley, vehicular access is provided from that alley.

2. On an interior site without alley access, or along an undeveloped alley, one driveway (curb-cut) to or from a street is allowed.

3. On a corner site without alley access, vehicular access is provided from the side street. No more than two driveways (curb-cuts), one per street frontage are allowed per site.

4. A drive to or from a street must be at least 10 feet wide but can be no wider than 16 feet.

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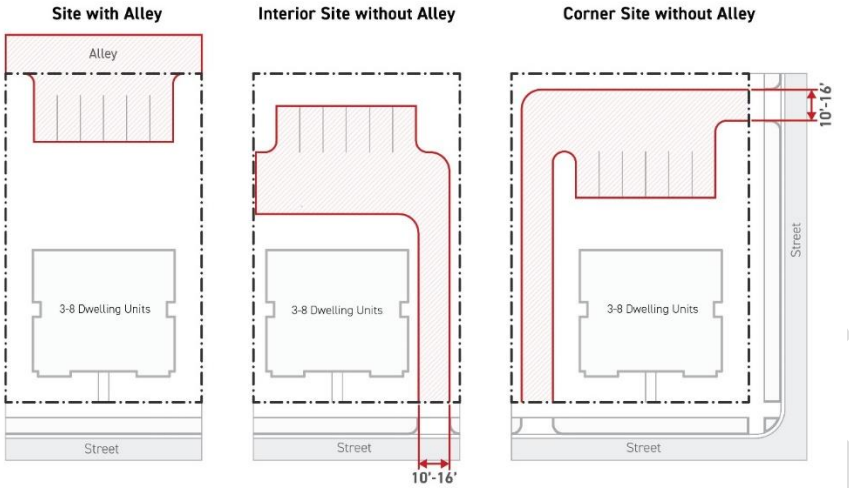


F. Parking Ratios

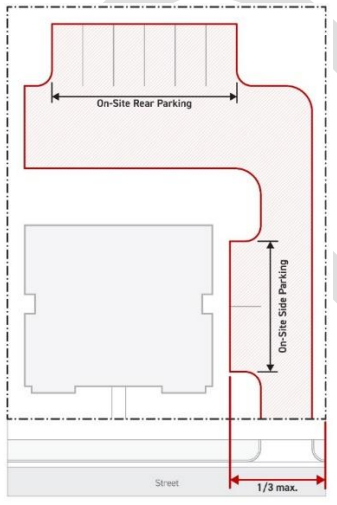
1. One parking space must be provided for every dwelling unit 1,500 square feet or less in size.

2. Two parking spaces must be provided for every dwelling unit over 1,500 square feet in size.

3. One guest parking space must be provided for every 6 dwelling units.

4. Market based parking for property located within ½ mile of transit (rail stations, high frequency bus stops, blue route bus stops in opportunity zones, transit stations, or park and ride stations) or within ¼ mile of high comfort bike paths. 5. When market-based parking is applied, one bike parking space must be provided per each dwelling unit.

G. Parking Location: All required parking spaces must be provided on-site. When provided, all off-street parking must be located to the side or rear of any improvements on the property.



H. Massing

1. Building Height:

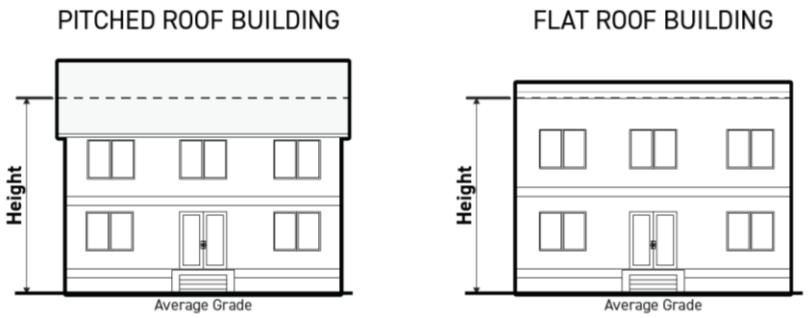
a. No building on the site can exceed 30 feet in height.

b. Maximum building height is measured as the number of feet from average grade to:

i. The mid-point of the roof, for a building with a pitched roof (with slope more than 3:12);

ii. The top of the roof deck, for a building with a flat roof (with slope 3:12 or less); and

iii. The topmost point of the structure, for all other structures.



J. Pedestrian Access

1. Street-Facing Entrance

a. All units along the street must provide street-facing entrance

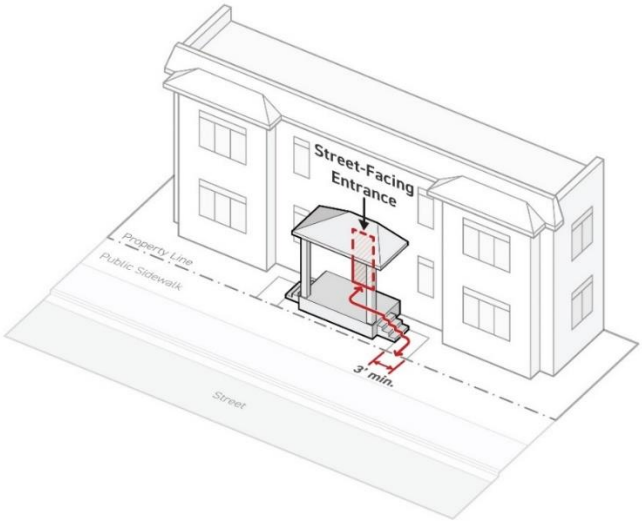
b. To be considered street-facing, an entry feature must face the street it is intended to serve. An entrance directly accessed from an entry feature counts as a street-facing entrance, regardless of if it faces the street or not.

2. Entrance Standards: The required entrance must

a. provide both pedestrian ingress and egress to the ground floor of a building.

b. provide access to occupiable space.

c. provide a minimum 3-foot-wide pedestrian connection to the nearest public sidewalk.

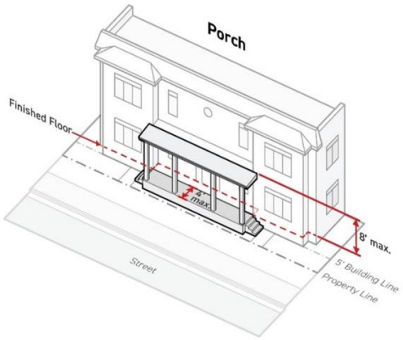


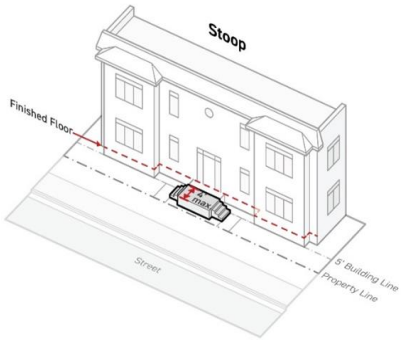
d. include one of the following entry features:

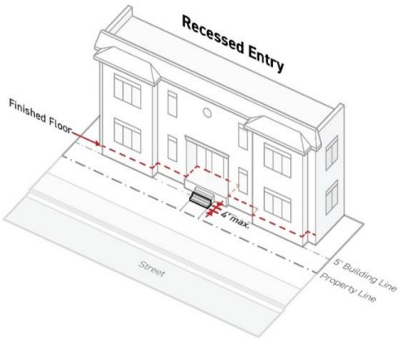
i. Porch;

ii. Stoop; or

iii. Recessed entry.







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3. Encroachment: A porch or stoop can encroach up to 4 feet into the required building line provided there is adequate room for sidewalks and all utilities, and it does not have structures above the first floor.

Sec. 42-194. Courtyard Style Development Performance Standards

A group of small single-family residential lots arranged around a shared open space that meets the Courtyard style development performance standards. Units can be attached or detached but no more than 2 units can be on an individual lot.

1.2.1. Intent

A. To incentivize a greater range of naturally occurring affordable housing options.

B. To encourage smaller single-family residential homes that provide functioning open space.

C. To promote compact development patterns.

D. To promote access and proximity to an expanded set of mobility options.

E. To better utilize land closer to existing infrastructure.

1.2.2. Applicability

A. These standards can only be used on property platted as a unified courtyard style development with single-family restricted lots, reserves and courtyard access drive. Courtyard here does not include roof top courtyards.

B. The Courtyard style development performance standards apply as shown below.

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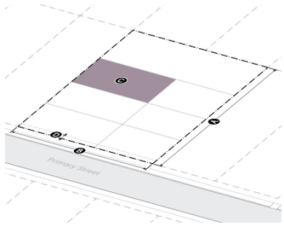
	Site with No Buildings	Site with Existing Buildings			
		Site	New Building	Reuse of Existing Building	Addition to Existing Building
Site Dimensions	●	●	-	-	-
Building Line	●	-	●	-	●
Courtyard Dimensions	●	●	-	-	-
Courtyard Activation	●	-	●	-	●
Vehicle Access	●	●	-	-	-
Parking Ratios	●	●	-	-	-
Parking Location	●	-	●	-	●
Massing	●	-	●	-	●
Transparency	●	-	●	-	●
Pedestrian Access	●	-	●	-	●

● = Standards apply - = Standards are not applicable

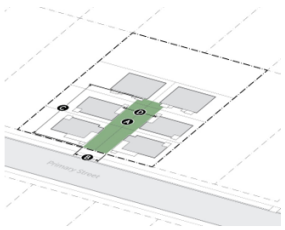
1.2.3. **SUMMARY OF PERFORMANCE STANDARDS**

A. SITE



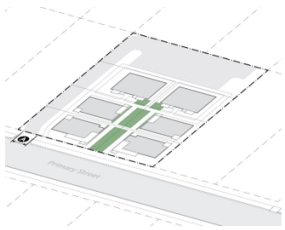
1. Site Requirements		Sec. XX
	Site frontage	Street
a	Depth (max)	150'
b	Width (min)	50'
	Unit size (max)	1,500 SF
	Number of lots per site (min)	3
c	Lot area (max)	3,500 SF
	Lot frontage	Street Alley Courtyard Pedestrian Path Access Drive
2. Building Lines		**Sec. XX**
D	Street (min)	5'
	Courtyard (min)	0'

B. COURTYARD



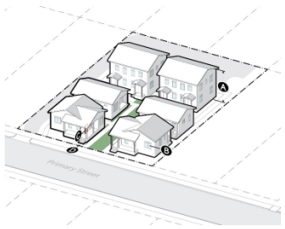
1. Courtyard Dimensions		Sec. XX
	Courtyard area per lot (min)	150 SF
a	Courtyard size for main courtyard (min)	480 SF
	% of lots that must front a courtyard (min)	50%
B	Courtyard width (min)	12'
C	Courtyard depth (min)	12'
D	Distance between buildings across courtyard (min)	20'
2. Courtyard Activation		**Sec. XX**
	Fence height facing courtyard (max)	3.5'
	Courtyard-facing entrance	Required
	Pedestrian connection to courtyard	Required

C. PARKING / VEHICLE ACCESS



1. Vehicle Access		Sec. XX
	Access from alley (where existing)	Required
	Distance between drives (min)	75'
A	Access Drive width (min/max)	12'/18'
2. Parking Ratios		**Sec. XX**
	Spaces per unit (min)	
	Up to 1,000 SF	1
	More than 1,000 SF	2
	Guest spaces (min)	1 per 6 lots
	Spaces required within ½ mile of transit/ ¼ mile of high comfort bike lane	Market-based
3. Parking Location		**Sec. XX**
	On-site	Required
	Off-site	Not allowed
	Consolidated parking (detached from individual lot)	Allowed
	Between building and street	Not allowed
	Between building courtyard	Not allowed

D. BUILDINGS/STREET ACTIVATION



1. Massing		Sec. XX
a	Building height (max)	30'
2. Transparency		**Sec. XX**
B	First story (min)	30%
3. Pedestrian Access		**Sec. XX**
C	Street-facing entrance	Required
D	Pedestrian connection to public sidewalk	Required

1.2.4. Performance Standards

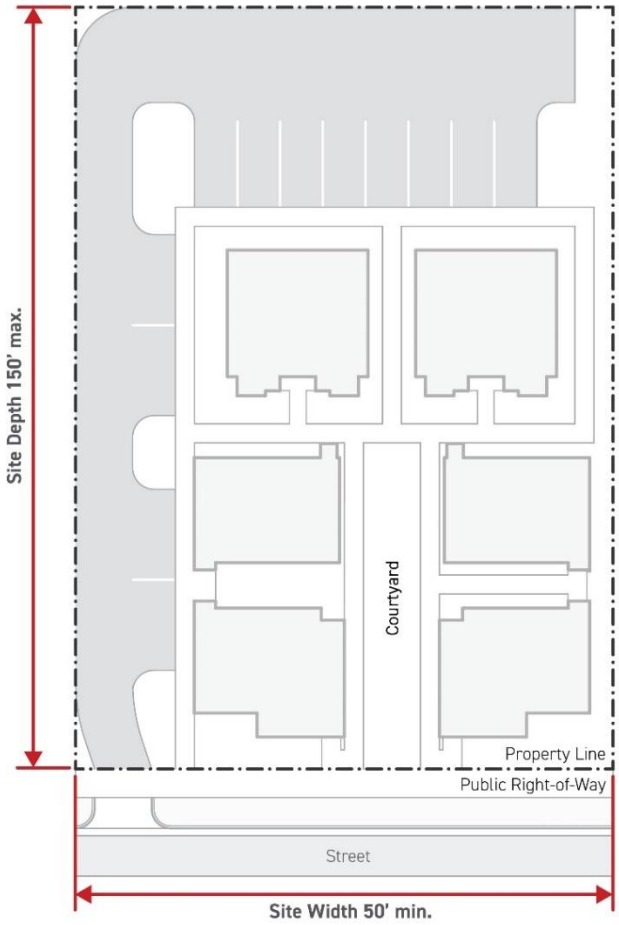
Projects that use the Courtyard style development performance standards must meet the following requirements.

A. Site Requirements

1. Site Frontage: A site must have frontage 50-foot frontage on a public street right-of-way that meets the requirements of Sec. 42-122, not including an alley.

2. Site Depth: No portion of a site can be more than 150 feet from a public street right-of-way containing a roadway, not including an alley.

3. Site Width: A site must be at least 50 feet in width.



4. Lot Area: No individual lot can be more than 3,500 square feet in area.

5. Unit Size: No unit on a site can exceed 1,500 square feet in floor area.

6. Number of Lots: A site must contain at least 3 lots.

7. Lot Frontage:

Each lot on the site must have frontage on one of the following:

a. A public street or alley that meets the requirements of Sec. 42-122;

b. A courtyard that meets the requirements of Sec. 1.2.4.C;

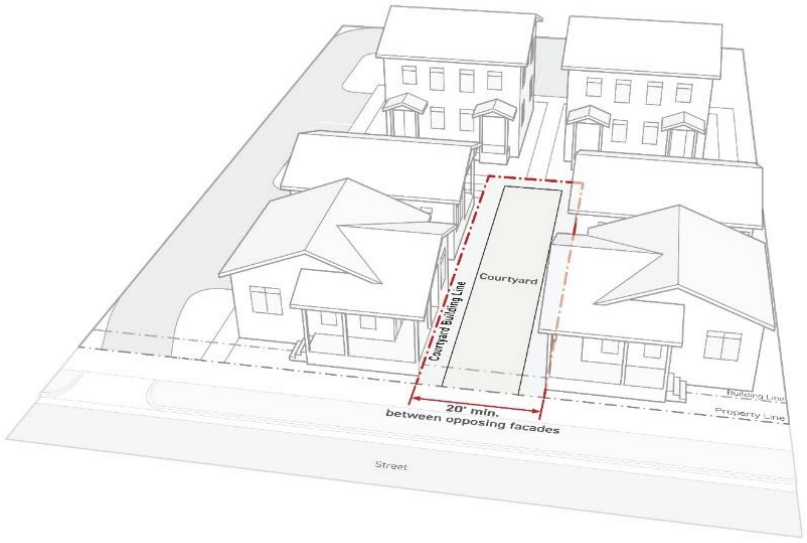
c. A courtyard access drive that meets the requirements of Sec. 1.2.4.D.

d. A pedestrian pathway that is at-least 3 feet wide and connects the dwelling units to courtyard space, parking, and public street.

B. Building Lines

1. Street: The building line requirement for a habitable structure along a public street right-of-way other than major thoroughfare and not including an alley, is 5 feet. A reduced building line of 15 feet is authorized for a habitable structure along major thoroughfares with right-of-way 80 feet or less. Provide pedestrian connections to the sidewalk. All units along the public street must face the street with an entry feature.

2. Courtyard: The building line requirement for a structure along a courtyard is 0 feet but there must be at least 20 feet between opposing building facades across the courtyard, measured from edge to edge of the courtyard, including any pedestrian walkways. A courtyard must be at least 12 feet wide and 12 feet deep.



C. Courtyard Requirements

1. General Requirements

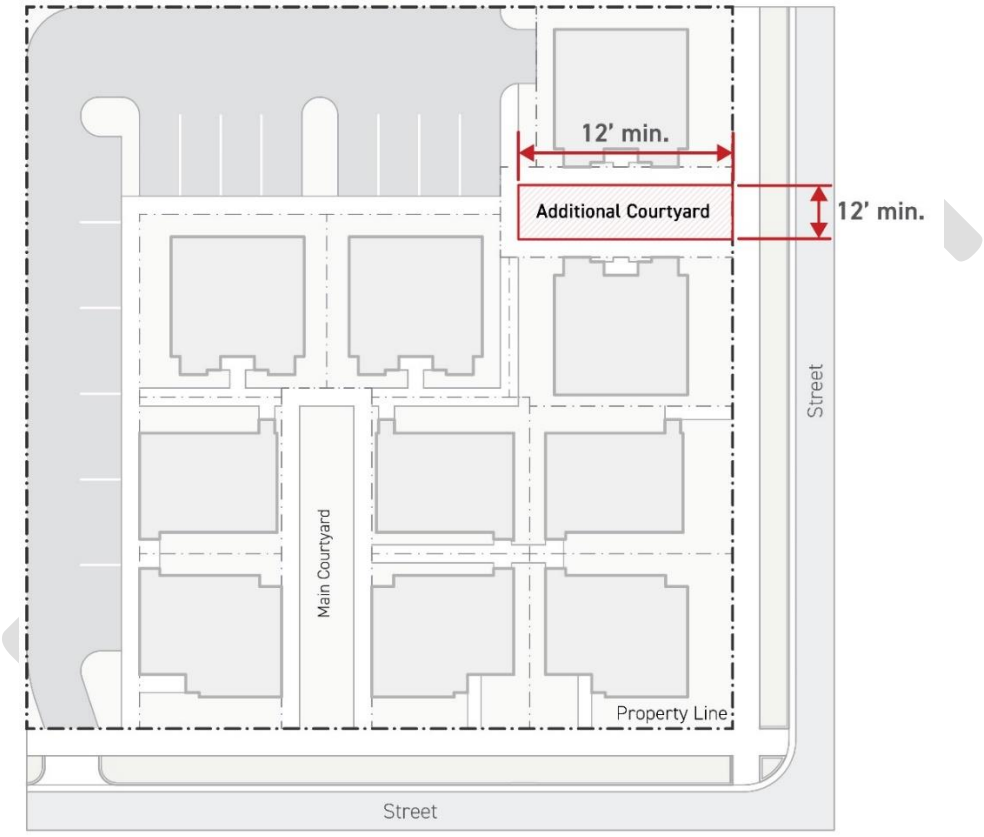
a. In total, 150 square feet of courtyard area must be provided on-site for every lot.

b. At least one courtyard must be provided on-site, and that courtyard must be at least 480 square feet in area, measured from edge to edge of the courtyard, including any pedestrian walkways. This must be designated as the main courtyard for the project.

c. A least half of all lots must front the main courtyard. To be considered fronting, at least 50% of the width or depth of the lot must front the main courtyard. This could be the front, rear or side lot line.

d. Lots and buildings that front the main courtyard must meet the courtyard activation requirements as described below.

e. Additional courtyards are allowed in order to meet the 150 square foot per lot requirement, but additional courtyards don't have to meet the minimum area of 480 square feet but must meet the minimum width and depth standards below to receive credit for the courtyard requirement.



f. Courtyards must be located at grade and may be a mix of impervious or pervious material and may contain elements such as patios, seating areas, landscaping, lighting, and pedestrian walkways.

2. Courtyard Activation

a. Each lot with frontage on the main courtyard must provide an entrance that faces the courtyard.

i. The entrance must provide both pedestrian ingress and egress to the first floor of a building.

ii. The entrance must provide access to occupiable space.

iii. The entrance must provide a minimum 3-foot-wide pedestrian connection to the main courtyard.

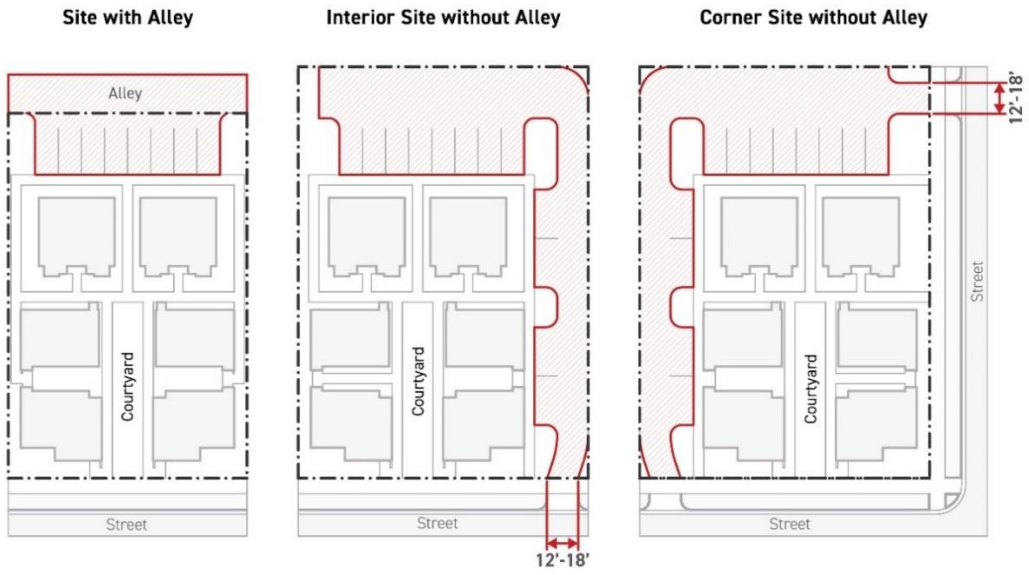
b. A fence with frontage on the main courtyard cannot exceed 3.5 feet in height. If a fence is installed, a pedestrian access gate must be provided for access to the main courtyard.

D. Vehicle Access

1. Where an alley that meets the requirements of Sec. XX abuts a site, all vehicle access must take place from that alley.

2. On a site without alley access, or abutting an undeveloped alley midblock, a driveway (curb-cut) is allowed every 75 feet along each street frontage, measured along the property line from edge to edge of the pavement from all existing and proposed driveways located on-site only - does not apply to abutting properties.

3. A driveway to or from a street must be at least 12 feet wide but can be no wider than 18 feet, measured from edge to edge of driveway along the property line.



E. Parking Ratios

1. One parking space must be provided for every dwelling unit 1,000 square feet or less in size.

2. Two parking spaces must be provided for every dwelling unit over 1,000 square feet in size.

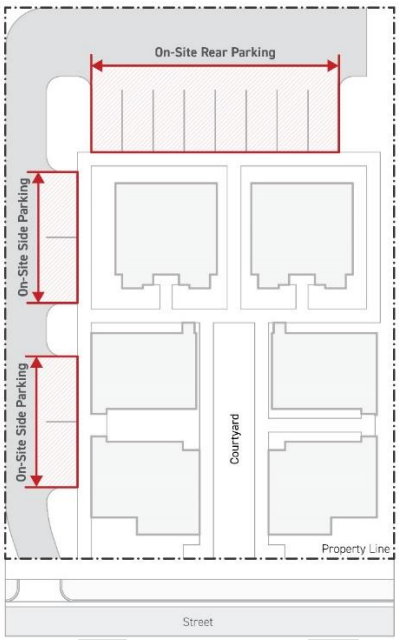
3. One guest parking space must be provided for every 6 lots.

4. Market based parking for property located within ½ mile of transit (rail stations, high frequency bus stops, blue route bus stops in opportunity zones, transit stations, or park and ride stations) or within ¼ mile of high comfort bike paths. 5. When market-based parking is applied, one bike parking space must be provided per each dwelling unit.

F. Parking Location

1. All required parking spaces must be provided on-site located on the rear or side of the site.

2. Consolidated parking located to the side or rear of the site that is detached from individual lots is allowed. Pedestrian access must be provided from consolidated parking areas to each lot the parking area is intended to serve.



3. When provided, no parking space can be located between a street or courtyard and building facade that faces a street or courtyard.

G. Massing

1. Building Height

a. No building on the site can exceed 30 feet in height.

b. Maximum building height is measured as the number of feet from average grade to:

i. The mid-point of the roof, for a building with a pitched roof (more than 3:12);

ii. The top of the roof deck, for a building with a flat roof (3:12 or less); and

iii. The topmost point of the structure, for all other structures.

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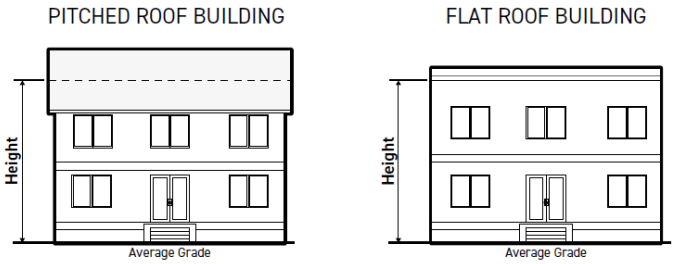

2. Encroachments

The following encroachments are allowed beyond the maximum height limit:

Building Elements and Equipment *Attached to or integrated onto the top of a building, not intended for human occupation. Examples include HVAC equipment, wind turbines, solar panels, solar water heaters, exhaust ducts, smokestacks, ventilation fans, chimneys, flues, and vent stacks.*	3' max
Safety Barriers *Used for safety, screening or protection. Examples include fencing, walls, parapets and railings.*	6' max
Vertical Circulation *Floor area used only for rooftop access.*	10' max
Unenclosed Structures *Attached to or integrated onto the roof of a building, intended for human shelter or activity. Examples include shade structures, cabanas, pergolas, outdoor dinning, permanent seating, beehives, and cooking facilities.*	8' max

I. Pedestrian Access

1. Street-Facing Entrance

a. All lots with frontage on a public street, not including an alley, must provide at least one street facing entry feature.

b. To be considered street-facing, an entrance must face the public street it is intended to serve. An entrance directly accessed from a porch, stoop or recessed entry counts as a street-facing entrance, regardless of if it faces the public street.

2. Entrance Standards

a. The required entrance must provide both pedestrian ingress and egress to the first floor of a building.

b. The required entrance must provide access to occupiable space.

c. The required entrance must provide a minimum 3-foot-wide pedestrian connection to the nearest public sidewalk.

d. The required entry feature must include one of the following:

i. Porch;

ii. Stoop; or

iii. Recessed entry.

3. Encroachment

A porch or stoop can encroach up to 4 feet into the required building line and cannot have structures above the first floor.

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A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Aguilar Nola Court Development	C2	DEF2
2	Allison Park Sec 8	C3F	DEF1
3	Amira GP	GP	
4	Boudreaux Business Park	C2	
5	Bridgeland Prairieland Village Sec 24	C3P	
6	Bridgeland Prairieland Village Sec 37	C3P	
7	Ceballos Happy Home GP	GP	
8	Crosby Farms Sec 2	C3F	
9	Cypress Green GP	GP	
10	Diaz Residence	C2	DEF1
11	Divine Estates Addition	C2	DEF1
12	Dunham Pointe Reserve Sec 3	C2	
13	Estates At Wheatley Street	C3F	DEF1
14	Forestwood GP	GP	
15	Garden Oaks First Section partial replat no 2	C3F	
16	Grand Mason Sec 5	C3P	
17	Gulick Place	C3F	
18	Harris County Emergency Service District no 7	C2	
19	Harris County Municipal Utility District no 127 Water Plant	C2	
20	Houston Gateway Academy	C3F	
21	Ieconi	C2	
22	Indian Springs Sec 2	C3P	DEF1
23	Katy Fort Bend Business Park Sec 1	C2	
24	Lake Joan 1736 Development	C3F	
25	Lifetime Harvest Green	C2	DEF1
26	Lone Wolf Sec 1	C3F	
27	Magnolia Point Landing	C2	DEF1
28	Mansfield Living	C3F	
29	Meadows at Telge Sec 1	C3F	
30	Mintz Champions	C2	
31	Moya Estates	C2	DEF1
32	Nelson St LLC	C3P	DEF1
33	Oates Road Reserve	C2	
34	Orville Estates	C3F	
35	Pamplex Gardens	C3F	
36	Pinecrest Sec 8	C2	
37	Reserve at Silver Oaks	C2	
38	Santa Barbara Church	C2	
39	Silver Falls by Roberts Homes	C3F	DEF2
40	Spring Creek Trails Sec 2	C3P	DEF1
41	St James Episcopal Southmore	C2	DEF1
42	Sunterra Apartments	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Tavola West Reserves Sec 2	C3P	
44	Vecino Homes at Armada Street	C2	DEF1
45	Ventana Lakes East Reserves at Peek Road Sec 1	C3F	
46	Whispering Pines Estates partial replat no 13	C3F	
47	Williams Landing	C3F	

B-Replats

48	Adele Villas	C2R	
49	Blue House	C2R	DEF2
50	Briarmeadow Estates	C2R	
51	Bridgeland Waller ISD Reserve Sec 1	C2R	
52	Buck Residence	C2R	DEF1
53	Burkett Landing	C2R	
54	Duamni W 16th Street Development	C2R	
55	Edgebrook Estates	C2R	
56	Ellington Quarters	C2R	
57	Fannin Foundation	C2R	
58	Forest Bluff	C3R	
59	Glen Reserve	C2R	
60	Groves Crossing	C2R	
61	Hampton Square North	C2R	
62	Hampton Woods	C2R	
63	Hardy Heights partial replat no 1	C2R	
64	Highland Development	C2R	
65	Home Run Eldridge	C2R	
66	Kings Terrace	C2R	DEF1
67	Levant Homes	C2R	
68	Luna Estates	C2R	DEF1
69	Luxury Dream Homes Harlem	C2R	
70	Mangat and Agarwal Estates partial replat no 1	C2R	
71	Martin Place	C2R	
72	Ormandy Church	C2R	
73	Park Row East Teak	C2R	
74	Park Vista at El Tesoro Sec 2	C3R	
75	Peachtree Homes	C2R	DEF2
76	PFL Supply replat no 1	C2R	
77	Plaza Estates at Delmar	C2R	
78	Plaza Estates at Hirsch	C2R	
79	Sea1960 Reserves	C2R	
80	Serrano Addition	C2R	DEF1
81	Sherbourne Court	C2R	
82	Shops at Stanford	C2R	
83	Shops at West Gray	C2R	
84	Skyline Homes at Bell	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Spring Stuebner Sustainable Park	C2R	
86	Sylvester Oaks	C2R	
87	Triangle Vista	C2R	
88	Tuscan Terrace Drive and Holderrieth Road Street Dedication and Reserves partial replat no 1	SP	
89	Village at Wellington Street	C2R	
90	Visual Creators Estate at Knight	C2R	
91	Westermark	C2R	

C-Public Hearings Requiring Notification

92	Alani Homes at Carolwood replat no 1	C3N	
93	Alani Homes at Queensland Street replat no 1	C3N	
94	Alani Homes at Shreveport replat no 1	C3N	
95	Ashland Patio Homes partial replat no 1	C3N	DEF2
96	Brandon Street Luxury Homes replat no 1	C3N	DEF2
97	Briarcraft Meadows	C3N	DEF2
98	Brun Point	C3N	DEF1
99	Dearborn Place partial replat no 2	C3N	
100	Fairdale Townhomes	C3N	
101	Forest West Homes	C3N	DEF1
102	Grand Park Village	C3N	
103	Gulfway Terrace partial replat no 1	C3N	
104	Lillie Square	C3N	
105	Mission Green North partial replat no 3 and extension	C3N	
106	Neuen Manor partial replat no 30	C3N	
107	Pinemont Meadows	C3N	
108	QuikTrip Store no 7951	C3N	DEF2
109	Salem Estate	C3N	
110	Southampton Place partial replat no 4	C3N	
111	Southland Place partial replat no 5	C3N	
112	Southland Terrace partial replat no 3	C3N	
113	Sunterra Sec 29 partial replat no 1	C3N	
114	Sunterra Sec 30 partial replat No 1	C3N	
115	Sunterra Sec 31 partial replat no 1	C3N	
116	Trails of Katy Sec 6 partial replat no 1	C3N	

D-Variances

117	A and R Investments	C2R	
118	Broze Road GP	GP	DEF2
119	Caney Crossing North	C2R	DEF1
120	Concept Neighborhood on Roberts	C2R	
121	Daphne	C2R	DEF2
122	Dell Creek GP	GP	
123	Dell Creek Sec 1	C2	
124	Freeland Tract GP	GP	

Item No.	Subdivision Plat Name	App Type	Deferral
125	Kickapoo Industrial Park replat and extension	C2R	
126	Kolbe Grove Sec 1	C3P	
127	Linn Street Estates	C3P	DEF1
128	Lockwood South Sec 2	C3P	
129	Victory Cottage	C3R	DEF1
130	Views at Wheatley	C3R	DEF1
131	Views of Downtown	C2	DEF1

E-Special Exceptions

132	Nanes Road GP	GP	

F-Reconsideration of Requirements

133	Dice Duplexes	C3P	
134	Innglo Global Places Sec 1	C2	

G-Extensions of Approval

135	Aqsa Homes at Saddlehorn	EOA	
136	Avenue Meadows on Madie	EOA	
137	BB Place at Glass	EOA	
138	Creation 1960 Industrial Park Sec 2	EOA	
139	Creation Jackrabbit Industrial Park Sec 1	EOA	
140	Dellrose Sec 19	EOA	
141	Flagstone Sec 2	EOA	
142	Hickory Pecan Trail Street Dedication Sec 1	EOA	
143	Titanium Homes on Bremond	EOA	
144	Trails Sec 3	EOA	
145	Trails Sec 4	EOA	

H-Name Changes

None

I-Certification of Compliance

146	21710 Cherry Street	COC	
147	24294 Pine Circle	COC	

J-Administrative

None

Item No.	Subdivision Plat Name	App Type	Deferral
K-Development Plats with Variance Requests			
148	1133 E 7th 1/2 Street	DPV	
149	1114 Stude Street	DPV	
Off-Street Parking with Variance Requests			
IV	2311 Washington Avenue	PV	
V	347 W 20th Street	PV	DEF2
Hotel/Motel with Variance Requests			
VI	Daphne Hotel located at 347 W 20th Street	HMV	DEF2
VII	Inn at Fondren located at 13831 Fondren Road	HMV	DEF2

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
A-Consent											
1	Aguilar Nola Court Development (DEF2)	2023-0274	C2	Harris	City	456Y	0.26	0.26	0	Pablo Aguilar Co.	Doshi Engineering & Surveying Company
2	Allison Park Sec 8 (DEF1)	2023-0431	C3F	Harris	City	574P	25.36	10.45	98	LJA	LJA Engineering, Inc.-(Houston Office)
3	Amira GP	2023-0517	GP	Harris	ETJ	286U	555.30	0.00	0	Johnson Development Services	Meta Planning + Design LLC
4	Boudreaux Business Park	2023-0549	C2	Harris	ETJ	289X	10.23	10.10	0	Flatrock Companies, LLC	Windrose
5	Bridgeland Prairieland Village Sec 24	2023-0468	C3P	Harris	ETJ	365N	43.29	2.05	75	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
6	Bridgeland Prairieland Village Sec 37	2023-0469	C3P	Harris	ETJ	364R	13.06	2.45	88	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
7	Ceballos Happy Home GP	2023-0539	GP	Harris	City	454C	1.77	0.00	0	BMW Law	Windrose
8	Crosby Farms Sec 2	2023-0541	C3F	Harris	ETJ	379Y	50.12	11.86	161	JNC Development, Inc.	EHRA
9	Cypress Green GP	2023-0507	GP	Harris	ETJ	285V	634.87	0.00	0	Astro Cypress Green, L.P.	Quiddity Engineering
10	Diaz Residence (DEF1)	2023-0402	C2	Harris	ETJ	282F	1.00	0.00	1	Miram Diaz	Hovis Surveying Company Inc.
11	Divine Estates Addition (DEF1)	2023-0355	C2	Harris	City	492T	4.00	4.00	0	St John the Divine Episcopal Church	JPH
12	Dunham Pointe Reserve Sec 3	2023-0518	C2	Harris	ETJ	366C	12.84	12.84	0	Harris County Improvement District No 13	BGE, Inc.
13	Estates At Wheatley Street (DEF1)	2023-0305	C3F	Harris	City	452B	1.84	0.04	31	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
14	Forestwood GP	2023-0525	GP	Harris	ETJ	411D	51.50	0.00	0	Harris Manor Associates, L.P.	Meta Planning + Design LLC
15	Garden Oaks First Section partial replat no 2	2023-0505	C3F	Harris	City	452R	0.43	0.43	0	EMERGE! Properties, LLC	Quiddity Engineering
16	Grand Mason Sec 5	2023-0456	C3P	Harris	ETJ	406J	6.34	0.11	37	TPHTM529, LLC	BGE, Inc. - Land Planning
17	Gulick Place	2023-0256	C3F	Harris	City	575Q	0.46	0.00	2	A & M Services	A & M Services
18	Harris County Emergency Service District no 7	2023-0479	C2	Harris	ETJ	292Q	51.68	51.68	0	JT Lynch Company LLC	South Texas Surveying Associates, Inc.
19	Harris County Municipal Utility District no 127 Water Plant	2023-0538	C2	Harris	ETJ	407W	1.42	1.42	0	Harris County Municipal Utility District No 127	EHRA
20	Houston Gateway Academy	2023-0350	C3F	Harris	City	535E	3.21	3.21	0	HOUSTON GATEWAY ACADEMY	Civil-Surv Land Surveying, L.C.
21	Ieconi	2023-0246	C2	Harris	City	574K	2.59	2.47	0	IECON INC	Pioneer Engineering, LLC
22	Indian Springs Sec 2 (DEF1)	2023-0391	C3P	Harris	ETJ	378G	33.02	3.11	161	Blackline Engineering	Blackline Engineering
23	Katy Fort Bend Business Park Sec 1	2023-0515	C2	Harris	ETJ	444R	7.63	6.87	0	2304 Katy Hockley, LLC	The Pinnell Group, LLC
24	Lake Joan 1736 Development	2023-0484	C3F	Harris	ETJ	241H	14.00	6.51	5	Joan Murray Ministries	Doshi Engineering & Surveying Company
25	Lifetime Harvest Green (DEF1)	2023-0353	C2	Fort Bend	ETJ	566C	15.73	15.73	0	GRAND PARKWAY 1358, LP	Civil-Surv Land Surveying, L.C.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
26	Lone Wolf Sec 1	2023-0461	C3F	Harris	ETJ	339W	37.63	10.86	135	FdR Consulting, LLC	Windrose
27	Magnolia Point Landing (DEF1)	2023-0412	C2	Harris	City	298X	0.33	0.00	2	JL 77 Energy LLC	Owens Management Systems, LLC
28	Mansfield Living	2023-0475	C3F	Harris	City	452A	1.00	0.02	17	BEC Engineers and Consultants, LLC	Windrose
29	Meadows at Telge Sec 1	2023-0513	C3F	Harris	ETJ	327M	46.45	12.67	198	Cypress SFR Owner, LLC	BGE, Inc.
30	Mintz Champions	2023-0544	C2	Harris	ETJ	331T	2.01	2.01	0	PCI - Healthdev	Windrose
31	Moya Estates (DEF1)	2023-0436	C2	Harris	ETJ	379H	1.50	0.00	1	HTX Engineering	HTX Engineering
32	Nelson St LLC (DEF1)	2023-0030	C3P	Harris	ETJ	292L	5.86	4.93	0	ORK III Investments LLC	South Texas Surveying Associates, Inc.
33	Oates Road Reserve	2023-0512	C2	Harris	City	456W	9.25	9.25	0	Urban Arc Development	Total Surveyors, Inc.
34	Orville Estates	2023-0528	C3F	Harris	City	454M	0.18	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
35	Pamplex Gardens	2023-0524	C3F	Harris	City	492V	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
36	Pinecrest Sec 8	2023-0482	C2	Harris	City	450J	0.66	0.66	0	Meritage Homes of Texas LLC	Marsh Darcy Partners, Inc.
37	Reserve at Silver Oaks	2023-0551	C2	Harris	ETJ	330D	7.30	7.30	0	L Squared Engineering	Windrose
38	Santa Barbara Church	2023-0464	C2	Harris	City	530S	4.54	4.54	0	DIOCESE OF NEWTON FOR MELKITES	Daram Engineers, Inc.
39	Silver Falls by Roberts Homes (DEF2)	2023-0056	C3F	Harris	City	451T	0.63	0.01	11	ROBERTS HOMES LLC	Bowden Land Services & Consulting
40	Spring Creek Trails Sec 2 (DEF1)	2023-0429	C3P	Montgomery	ETJ	286A	27.40	10.10	77	Ashton Woods Homes, Inc.,	LJA Engineering, Inc.-(Houston Office)
41	St James Episcopal Southmore (DEF1)	2023-0405	C2	Harris	City	533C	2.87	2.87	0	ALJ Lindsey	Windrose
42	Sunterra Apartments	2023-0459	C2	Waller	ETJ	443H	10.44	10.44	0	The Vic At Sunterra, LLC	BGE, Inc.
43	Tavola West Reserves Sec 2	2023-0470	C3P	Montgomery	ETJ	256H	10.64	7.63	0	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)
44	Vecino Homes at Armada Street (DEF1)	2023-0385	C2	Harris	City	451D	0.13	0.00	2	SEM SERVICES	SEM SERVICES
45	Ventana Lakes East Reserves at Peek Road Sec 1	2023-0548	C3F	Harris	ETJ	445C	20.91	16.93	0	Peek Road Manors LLC	EHRA
46	Whispering Pines Estates partial replat no 13	2023-0510	C3F	Harris	City	451X	0.37	0.00	5	Individual	Century Engineering, Inc
47	Williams Landing	2023-0523	C3F	Waller	ETJ	322H	55.92	18.45	191	Odyssey Engineering Group	Miller Survey Group

B-Replats

48	Adele Villas	2023-0527	C2R	Harris	City	453T	0.11	0.00	2	Brownstone Living LLC	Beacon Land Services
49	Blue House (DEF2)	2023-0252	C2R	Harris	City	494N	0.12	0.00	2	Integrity Rock Construction	South Texas Surveying Associates, Inc.
50	Briarmeadow Estates	2023-0382	C2R	Waller	ETJ	281M	3.99	0.00	4	TanyaCoury	Texas Land Maps
51	Bridgeland Waller ISD Reserve Sec 1	2023-0477	C2R	Harris	ETJ	365T	18.05	18.05	0	Waller Independence School District	BGE, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
52	Buck Residence (DEF1)	2023-0441	C2R	Harris	City	494F	0.11	0.00	3	Esplora Development LLC	Surv-Tex surveying Inc.
53	Burkett Landing	2023-0511	C2R	Harris	City	533L	0.12	0.00	2	Invetaverse Corp	Total Surveyors, Inc.
54	Duamni W 16th Street Development	2023-0275	C2R	Harris	City	452Y	0.25	0.00	6	1122 W 16th LLC	Doshi Engineering & Surveying Company
55	Edgebrook Estates	2023-0521	C2R	Harris	City	575H	0.69	0.00	6	Morales Engineering Associates, LLC	Morales Engineering Associates, LLC
56	Ellington Quarters	2023-0493	C2R	Harris	City	412P	0.17	0.00	2	New Era Development	New Era Development & Land Services
57	Fannin Foundation	2023-0262	C2R	Harris	City	493U	0.72	0.72	0	2300 Fannin Ltd	PEA Group
58	Forest Bluff	2023-0240	C3R	Harris	City	577P	10.76	10.76	0	Scarlet Capital	Windrose
59	Glen Reserve	2023-0463	C2R	Harris	City	412T	0.42	0.00	7	Urbatechture	Pioneer Engineering, LLC
60	Groves Crossing	2023-0462	C2R	Harris	ETJ	376M	14.37	14.37	0	HEB LP	Civil-Surv Land Surveying, L.C.
61	Hampton Square North	2023-0451	C2R	Harris	City	412N	0.34	0.00	4	KB Texas Investments	The Interfield Group
62	Hampton Woods	2023-0453	C2R	Harris	City	412N	0.34	0.00	4	KB Texas Investments	The Interfield Group
63	Hardy Heights partial replat no 1	2023-0490	C2R	Harris	City/ ETJ	413Q	2.13	2.08	0	Amin Rafique Properties, Inc.	Hovis Surveying Company Inc.
64	Highland Development	2023-0543	C2R	Harris	ETJ	411C	3.10	3.05	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
65	Home Run Eldridge	2023-0497	C2R	Harris	ETJ	448D	1.22	1.22	0	Quardro Architects	Texas Land Maps
66	Kings Terrace (DEF1)	2023-0377	C2R	Harris	City	454N	0.42	0.00	10	M & A Saldana Properties, LLC	Total Surveyors, Inc.
67	Levant Homes	2023-0244	C2R	Harris	City	533G	0.68	0.00	1	RSG DEVELOPMENT	RSG Engineering
68	Luna Estates (DEF1)	2023-0369	C2R	Harris	City	571P	0.17	0.00	2	Proxterra LLC	CGES|Bailey Planning
69	Luxury Dream Homes Harlem	2023-0485	C2R	Harris	City	494C	0.11	0.00	2	Luxury Dream Homes LLC	CGES|Bailey Planning
70	Mangat and Agarwal Estates partial replat no 1	2023-0536	C2R	Harris	ETJ	325B	1.00	0.00	1	Morales Engineering Associates, LLC	Morales Engineering Associates, LLC
71	Martin Place	2023-0495	C2R	Harris	City	452G	0.24	0.00	4	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
72	Ormandy Church	2023-0534	C2R	Harris	City	570M	10.33	10.33	1	Iglesia Palabra de Restauracion Pentecoastes Inc	Hussam Ghuneim
73	Park Row East Teak	2023-0501	C2R	Harris	City	448W	5.92	5.92	0	Teak Houston Off I-10 Owner, llc	BGE, Inc.
74	Park Vista at El Tesoro Sec 2	2023-0413	C3R	Harris	City	574L	18.87	1.61	107	LGI Homes	Pape-Dawson Engineers
75	Peachtree Homes (DEF2)	2023-0276	C2R	Harris	City	454L	0.28	0.01	4	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
76	PFL Supply replat no 1	2023-0320	C2R	Harris	ETJ	370Z	1.00	1.00	0	TDCK	Gruller Surveying
77	Plaza Estates at Delmar	2023-0492	C2R	Harris	City	494T	0.25	0.00	6	New Era Development	New Era Development & Land Services
78	Plaza Estates at Hirsch	2023-0376	C2R	Harris	City	454K	0.27	0.00	2	New Era Development	New Era Development & Land Services
79	Sea1960 Reserves	2023-0478	C2R	Harris	City	333Q	20.65	20.65	0	Benchmark Engineering Corp.	Benchmark Engineering Corporation
80	Serrano Addition (DEF1)	2023-0364	C2R	Harris	City	494G	0.09	0.00	1	Ducky Recovery	Cobalt Engineering & Inspections LLC
81	Sherbourne Court	2023-0540	C2R	Harris	City	455E	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
82	Shops at Stanford	2023-0547	C2R	Harris	City	493N	0.60	0.58	0	ALJ Lindsey	Windrose

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
83	Shops at West Gray	2023-0542	C2R	Harris	City	493N	1.15	1.15	0	ALJ Lindsey	Windrose
84	Skyline Homes at Bell	2023-0351	C2R	Harris	City	494S	0.11	0.00	3	Skyline Home Builders, LLC	MOMENTUM EGINEERING
85	Spring Stuebner Sustainable Park	2023-0450	C2R	Harris	ETJ	291K	6.00	6.00	0	CAS Consultants, LLC	CAS Consultants, LLC
86	Sylvester Oaks	2023-0531	C2R	Harris	City	453T	0.14	0.00	3	Apala, LLC	The Interfield Group
87	Triangle Vista	2023-0476	C2R	Harris	City	454M	0.18	0.00	2	Maxwell Slade, LLC	replats.com
88	Tuscan Terrace Drive and Holderrieth Road Street Dedication and Reserves partial replat no 1	2023-0532	SP	Harris	ETJ	285U	2.99	0.00	0	Astro Cypress Green, L.P.	Quiddity Engineering
89	Village at Wellington Street	2023-0424	C2R	Harris	City	413Z	0.28	0.00	2	Oc Plans & Permits	Oc Plans & Permits
90	Visual Creators Estate at Knight	2023-0494	C2R	Harris	City	453H	0.30	0.00	3	New Era Development	New Era Development & Land Services
91	Westermark	2023-0502	C2R	Fort Bend	City	528Z	4.85	4.85	0	ALJ Lindsey	Windrose

C-Public Hearings Requiring Notification

92	Alani Homes at Carolwood replat no 1	2022-2901	C3N	Harris	City	455F	0.16	0.00	1	ALIANA CORPORATION LLC	Aliana Corporation LLC
93	Alani Homes at Queensland Street replat no 1	2023-0325	C3N	Harris	City	455Q	0.40	0.00	4	Commander Enterprises Inc.	Aliana Corporation LLC
94	Alani Homes at Shreveport replat no 1	2023-0335	C3N	Harris	City	454Q	0.58	0.00	4	Commander Enterprises Inc.	Aliana Corporation LLC
95	Ashland Patio Homes partial replat no 1 (DEF2)	2023-0028	C3N	Harris	City	452V	0.08	0.08	0	Newberg Road Partners, L.P	BGE, Inc.
96	Brandon Street Luxury Homes replat no 1 (DEF2)	2022-2860	C3N	Harris	City	533Y	0.23	0.00	3	TBD	K. Chen Engineering
97	Briarcraft Meadows (DEF2)	2022-3054	C3N	Fort Bend	City	570V	1.73	0.02	19	Aimy Builders	RP & Associates
98	Brun Point (DEF1)	2023-0189	C3N	Harris	City	492R	0.29	0.00	4	Mazzarino Construction	Total Surveyors, Inc.
99	Dearborn Place partial replat no 2	2023-0222	C3N	Harris	City	492U	0.66	0.66	0	Kensinger Donnelly	Landpoint
100	Fairdale Townhomes	2023-0251	C3N	Harris	City	491X	0.28	0.00	6	5818 Fairdale LLC	Pioneer Engineering, LLC
101	Forest West Homes (DEF1)	2023-0042	C3N	Harris	City	451F	0.44	0.01	7	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC
102	Grand Park Village	2023-0283	C3N	Harris	City	533M	1.84	0.22	19	Agape Homes CDC	Pioneer Engineering, LLC
103	Gulfway Terrace partial replat no 1	2023-0338	C3N	Harris	City	576F	0.67	0.00	4	Casa Floors	Windrose
104	Lillie Square	2023-0116	C3N	Harris	City	533R	0.24	0.24	0	McCarson Homes LLC	Pioneer Engineering, LLC
105	Mission Green North partial replat no 3 and extension	2023-0245	C3N	Fort Bend	ETJ	527K	0.57	0.57	0	Mission Bend Municipal Utility District No 1	Vogler & Spencer Engineering, Inc.
106	Neuen Manor partial replat no 30	2023-0270	C3N	Harris	City	450P	0.58	0.00	2	Ziomara Georgina Blanco	CGES|Bailey Planning
107	Pinemont Meadows	2023-0333	C3N	Harris	City	452G	0.46	0.00	5	Acada, Inc	Windrose
108	QuikTrip Store no 7951 (DEF2)	2022-2586	C3N	Harris	ETJ	498E	6.97	6.97	0	QuikTrip Corporation	Matkin Hoover Engineering

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
109	Salem Estate	2023-0319	C3N	Harris	City	531V	0.52	0.00	1	Oceanfront Realty, LLC	Owens Management Systems, LLC
110	Southampton Place partial replat no 4	2023-0086	C3N	Harris	City	532D	1.01	0.00	1	Curtis & Windham Architects Inc.	Windrose
111	Southland Place partial replat no 5	2023-0329	C3N	Harris	City	533L	0.15	0.00	2	PRO-SURV	PROSURV
112	Southland Terrace partial replat no 3	2023-0033	C3N	Harris	City	533G	0.90	0.90	0	Premark Investments LLC	South Texas Surveying Associates, Inc.
113	Sunterra Sec 29 partial replat no 1	2023-0303	C3N	Waller	ETJ	443G	0.53	0.00	0	Astro Sunterra, LP	Quiddity Engineering - Katy
114	Sunterra Sec 30 partial replat No 1	2023-0307	C3N	Waller	ETJ	443G	0.32	0.00	0	Astro Sunterra, LP	Quiddity Engineering - Katy
115	Sunterra Sec 31 partial replat no 1	2023-0318	C3N	Waller	ETJ	443G	0.63	0.00	0	Astro Sunterra, LP	Quiddity Engineering - Katy
116	Trails of Katy Sec 6 partial replat no 1	2023-0217	C3N	Fort Bend	ETJ	483H	0.34	0.00	6	GEHAN HOMES	Quiddity Engineering - Katy

D-Variances

117	A and R Investments	2023-0284	C2R	Harris	City	453F	1.70	1.70	0	SEM SERVICES	SEM SERVICES
118	Broze Road GP (DEF2)	2023-0314	GP	Harris	ETJ	334N	111.20	0.00	0	A&S Engineering	Meta Planning + Design LLC
119	Caney Crossing North (DEF1)	2023-0134	C2R	Montgomery	ETJ	256L	10.17	10.17	0	Sandlot Engineering	South Texas Surveying Associates, Inc.
120	Concept Neighborhood on Roberts	2023-0449	C2R	Harris	City	494N	1.14	1.14	0	WKM 5 LLC	Beacon Land Services
121	Daphne (DEF2)	2023-0029	C2R	Harris	City	452V	0.64	0.64	0	Wood Lane Partners, Ltd.	BGE, Inc.
122	Dell Creek GP	2023-0421	GP	Harris	ETJ	419G	27.54	0.00	0	MARVEL ASSETS LLC	Bowden Land Services & Consulting
123	Dell Creek Sec 1	2023-0437	C2	Harris	ETJ	419G	9.18	9.18	0	MARVEL ASSETS LLC	Bowden Land Services & Consulting
124	Freeland Tract GP	2023-0452	GP	Waller	ETJ	442H	814.25	0.00	0	Ersa Grae Corporation	BGE, Inc. - Land Planning
125	Kickapoo Industrial Park replat and extension	2023-0520	C2R	Harris	ETJ	323D	33.32	33.32	0	3004 Aldine Bender Partners, LP	Hovis Surveying Company Inc.
126	Kolbe Grove Sec 1	2023-0415	C3P	Harris	City	450R	35.11	3.55	297	Lovett Homes	Windrose
127	Linn Street Estates (DEF1)	2023-0299	C3P	Harris	City	454X	7.85	1.89	59	fifth ward community development corp	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
128	Lockwood South Sec 2	2023-0362	C3P	Harris	City	494Q	5.44	1.41	76	Brinshore Development LLC	Marsh Darcy Partners, Inc.
129	Victory Cottage (DEF1)	2023-0249	C3R	Harris	City	412S	2.41	0.29	35	Urbatechture	Pioneer Engineering, LLC
130	Views at Wheatley (DEF1)	2023-0049	C3R	Harris	City	412X	2.70	0.14	57	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC
131	Views of Downtown (DEF1)	2023-0201	C2	Harris	City	494G	0.16	0.00	2	DOSIS Investment LLC	PLS CONSTRUCTION LAYOUT, INC

E-Special Exceptions

132	Nanes Road GP	2023-0530	GP	Harris	ETJ	332N	58.30	0.00	0	DHI Engineering	Meta Planning + Design LLC

F-Reconsideration of Requirements

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
133	Dice Duplexes	2023-0238	C3P	Harris	City	494B	1.13	0.06	10	CAS Consultants, LLC	CAS Consultants, LLC
134	Innglo Global Places Sec 1	2023-0426	C2	Fort Bend	ETJ	527V	10.10	9.75	0	INNGLO GLOBAL	Houston Platting

G-Extensions of Approval

135	Aqsa Homes at Saddlehorn	2022-0624	EOA	Fort Bend	ETJ	485J	1.82	0.54	11	ICON Investments at Saddlehorn, LLC	Morales Engineering Associates, LLC
136	Avenue Meadows on Madie	2022-0644	EOA	Harris	City	453F	1.18	0.00	8	Avenue Development	MBCO Engineering
137	BB Place at Glass	2022-0414	EOA	Harris	City	454K	0.14	0.00	2	b & b property development	Houston Platting
138	Creation 1960 Industrial Park Sec 2	2022-0595	EOA	Harris	ETJ	369Q	9.64	9.64	0	LANGAN	McKim and Creed
139	Creation Jackrabbit Industrial Park Sec 1	2022-0540	EOA	Harris	ETJ	408C	29.39	29.39	0	Langan	McKim and Creed
140	Dellrose Sec 19	2022-0935	EOA	Harris	City/ ETJ	325J	30.70	2.95	113	Cypress 600 Development Partners LP	Meta Planning + Design LLC
141	Flagstone Sec 2	2022-0821	EOA	Harris	ETJ	334K	21.28	2.76	113	Humble Joint Venture 1, LLC	Meta Planning + Design LLC
142	Hickory Pecan Trail Street Dedication Sec 1	2022-0581	EOA	Harris	ETJ	249T	0.82	0.00	0	Century Land Holdings of Texas, LLC	LJA Engineering, Inc.-(Houston Office)
143	Titanium Homes on Bremond	2022-0470	EOA	Harris	City	493Z	0.11	0.00	4	Superior One Homes	Owens Management Systems, LLC
144	Trails Sec 3	2022-0782	EOA	Harris	ETJ	259J	12.16	0.48	63	CH-B Kingland, LLC	Quiddity Engineering - Katy
145	Trails Sec 4	2022-0720	EOA	Harris	ETJ	259J	11.41	0.08	66	CH-B Kingland, LLC	Quiddity Engineering - Katy

H-Name Changes

None

I-Certification of Compliance

146	21710 Cherry Street	23-1679	COC	Montgomery	ETJ	256K	0.2424			Corey Haynes	Corey Haynes
147	24294 Pine Circle	23-1681	COC	Montgomery	ETJ	297E	0.54			Hermelinda Carrasco	Hermelinda Carrasco

J-Administrative

None

K-Development Plats with Variance Requests

148	1133 E 7 1/2 Street	23012992	DPV	Harris	City	439A				Caitlin King	META Planning + Design
149	1114 Stude Street	22108789	DPV	Harris	City	493A				Ben Koush	Ben Koush Associates

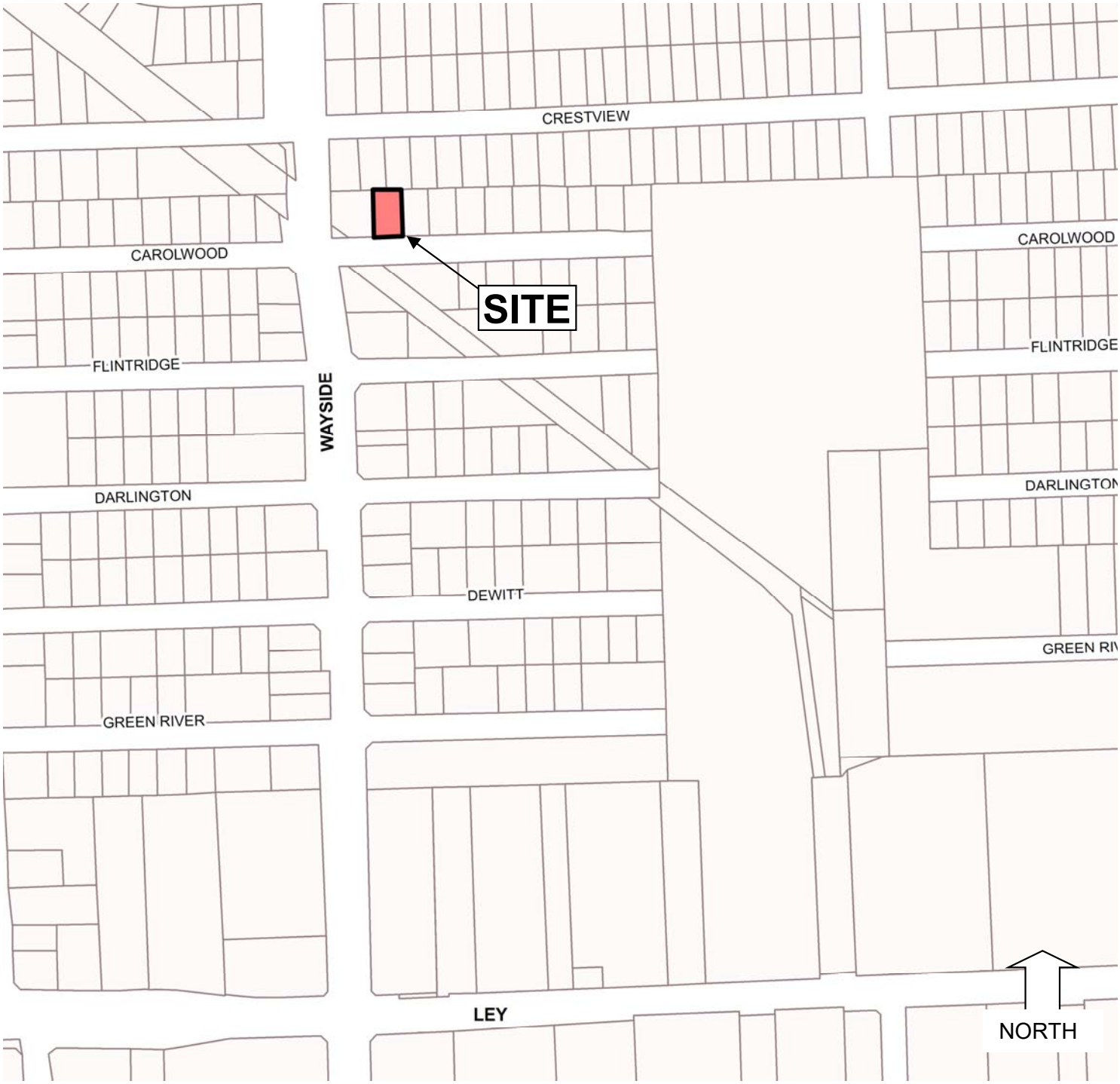
Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
Off-Street Parking with Variance Requests											
IV	2311 Washington Avenue	22115421	PV	Harris	City	493K				Andrew Allemand	Beacon Land Services
V	347 W 20th Street (DEF2)	22115049	PV	Harris	City	452V				Stephanie Hamilton	BGE, Inc.
Hotel/Motel with Variance Requests											
VI	Daphne Hotel located at 347 W 20th Street (DEF2)	22115049	HMV	Harris	City	452V				Stephanie Hamilton	BGE Inc.
VII	Inn at Fondren located at 13831 Fondren Road (DEF2)	22119715	HMV	Harris	City	570R				Nirmal Gandi	Gandhi Designs LLC

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Alani Homes at Carolwood replat no 1

Applicant: Aliana Corporation, LLC



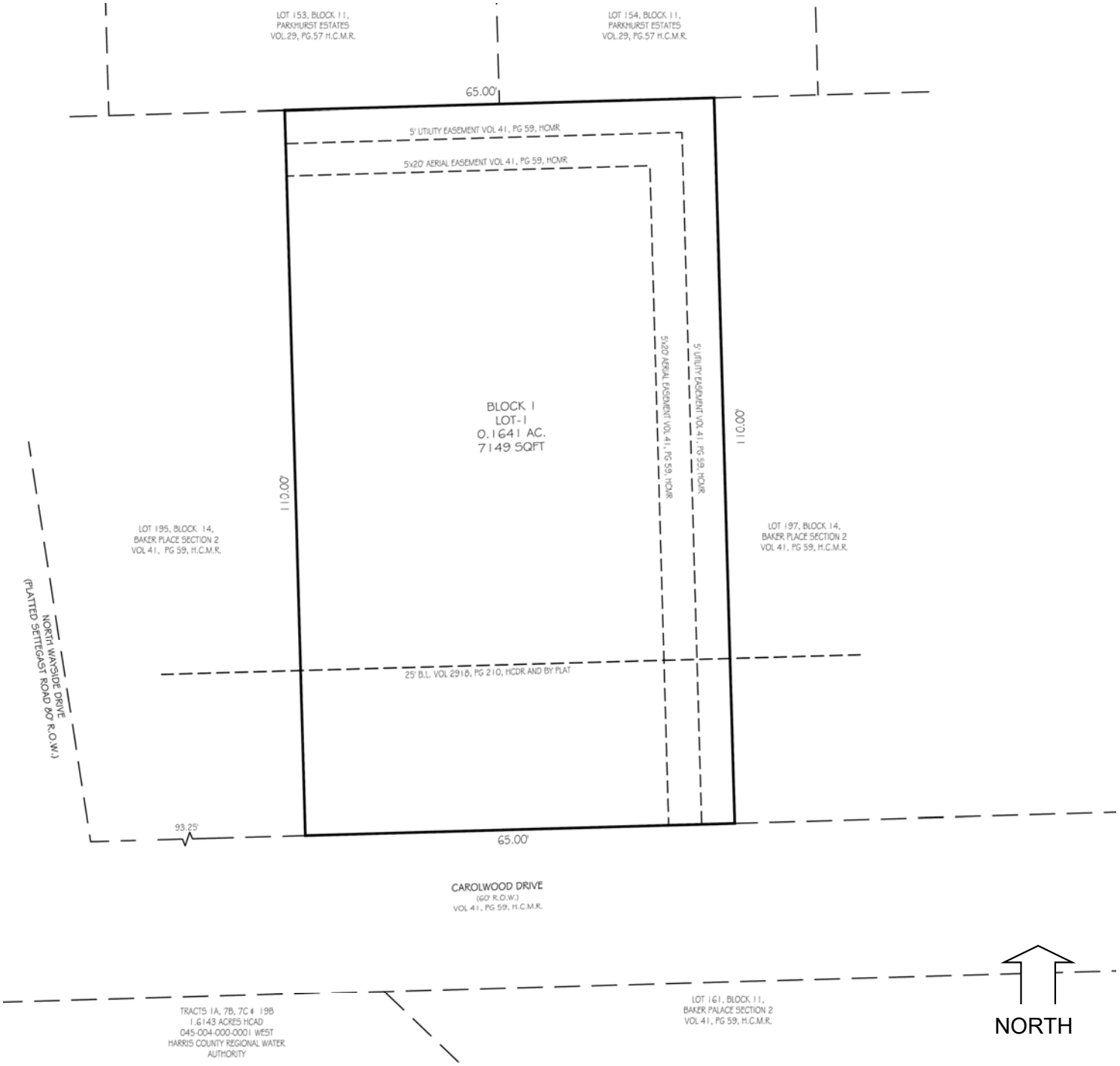
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Alani Homes at Carolwood replat no 1

Applicant: Aliana Corporation, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Alani Homes at Carolwood replat no 1

Applicant: Aliana Corporation, LLC

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

_____, 2023

Dear Property Owner:

Reference Number: 2022-2901; Alani Homes at Carolwood replat no 1; a replat of **Alani Homes at Carolwood**, being Lots 1-3, Block 1, as recorded in Film Code 695794 of the Harris County Map Records.

The property is located along east of North Wayside Drive, along Carolwood Drive. The purpose of the replat is to create one (1) single-family residential lots. The applicant, **Naz Sayed,** with Aliana Corporation LLC, on behalf of ALIANA CORPORATION LLC, the developer, can be contacted at **832-627-0927.**

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, March 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.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
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Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Alani Homes at Queensland Street replat no 1

Applicant: Aliana Corporation, LLC

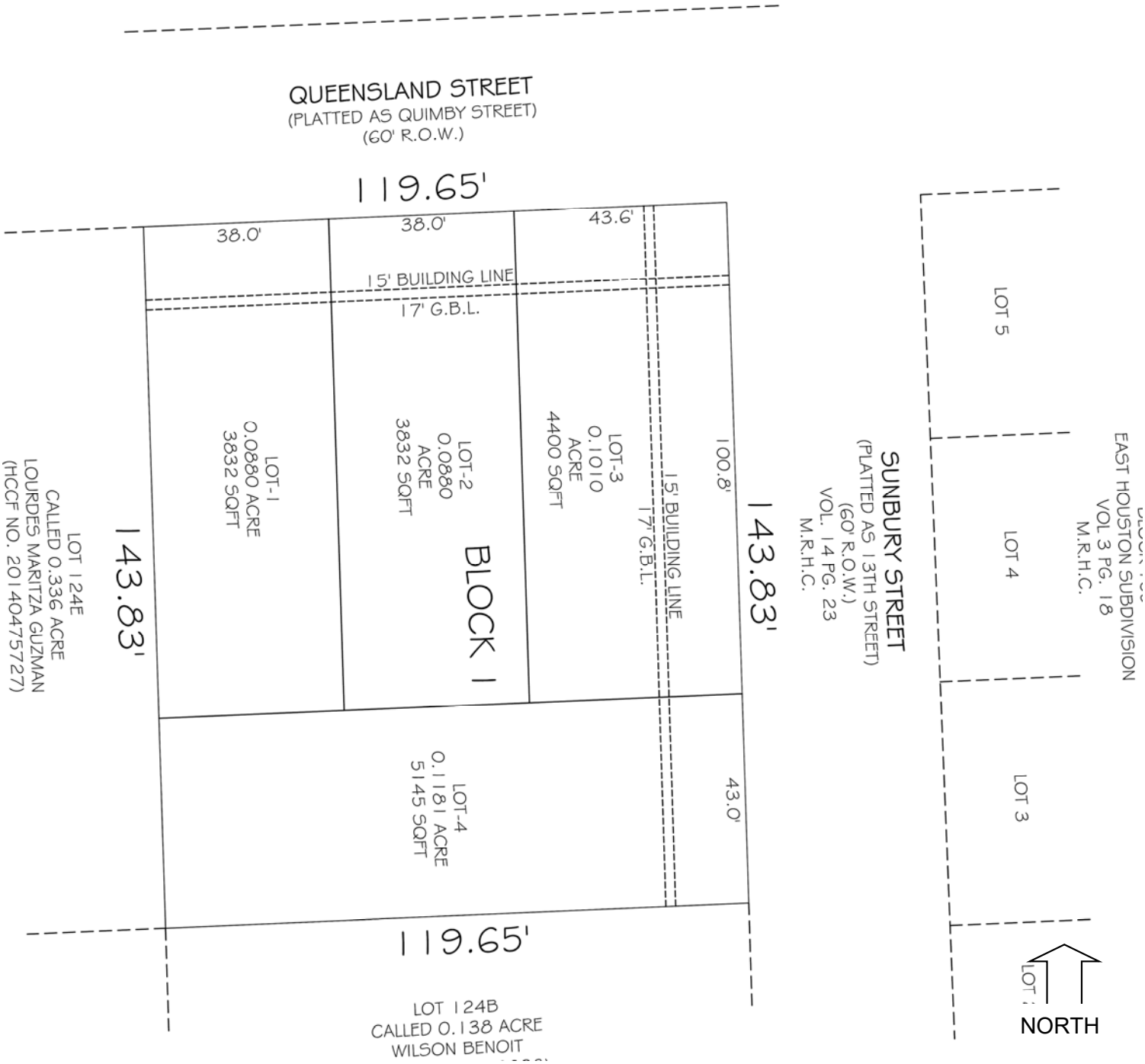
C – Public Hearings Site Location

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Alani Homes at Queensland Street replat no 1

Applicant: Aliana Corporation, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Alani Homes at Queensland Street replat no 1

Applicant: Aliana Corporation, LLC

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 23, 2023

Dear Property Owner:

Reference Number: 2023-0325; Alani Homes at Queensland Street replat no 1; a full replat of **"Alani Homes at Queensland Street**," being all of Lots 1-4 Block 1, as recorded in Film Code No 699546 of the Harris County Map Records.

The property is located At the southeast corner of Queensland Street and Sunbury Street. The purpose of the replat is to create four single family residential lots, to remove lot size and density tables, and to add eight dwelling units to park land dedication table. The applicant, **Lorenza Garzon**, with Aliana Corporation, LLC, on behalf of Commander Enterprises, Inc., can be contacted at 346-255-8695**.**

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, March 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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Terminology

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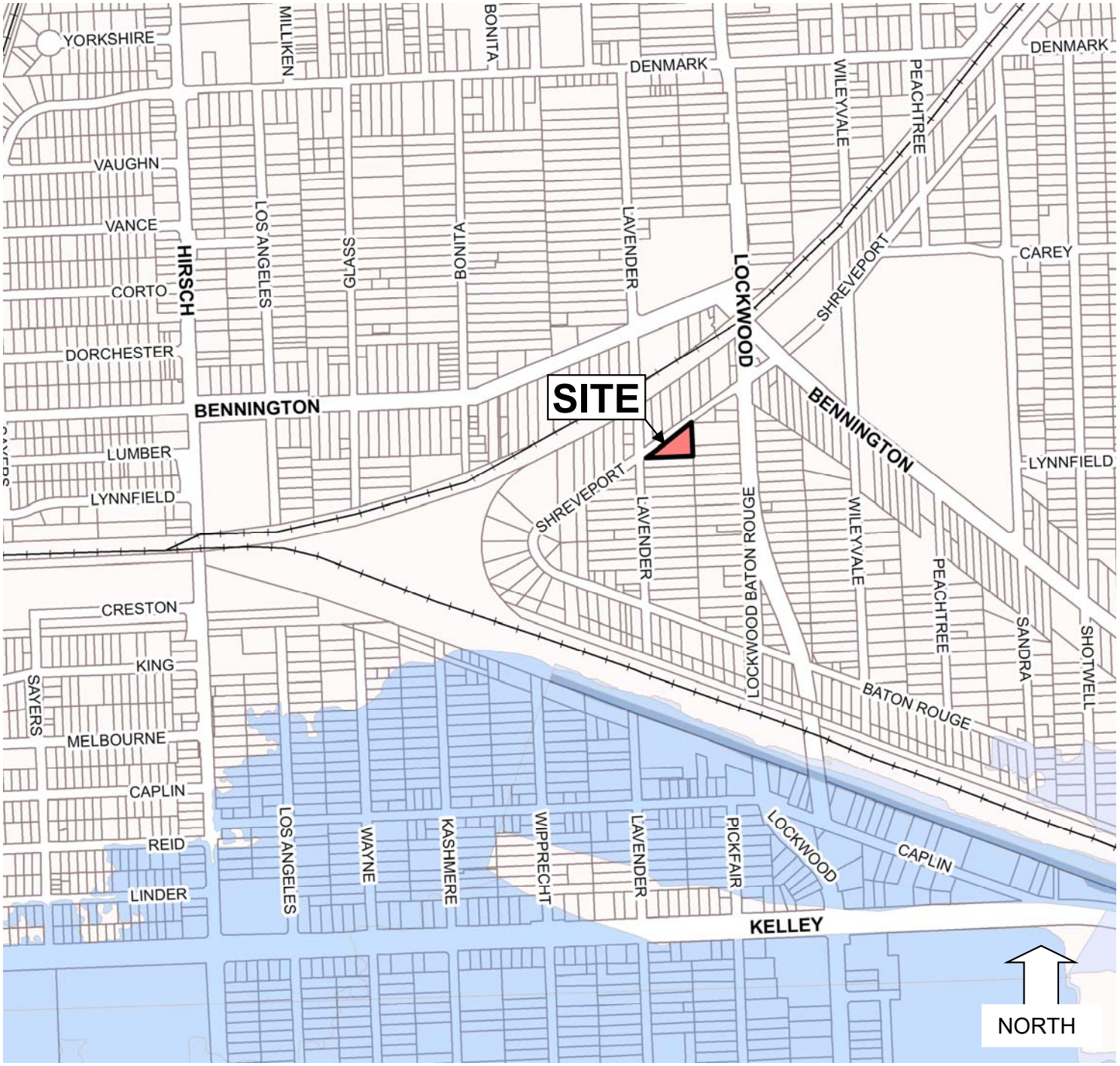
Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Alani Homes at Shreveport replat no 1

Applicant: Alania Corporation LLC



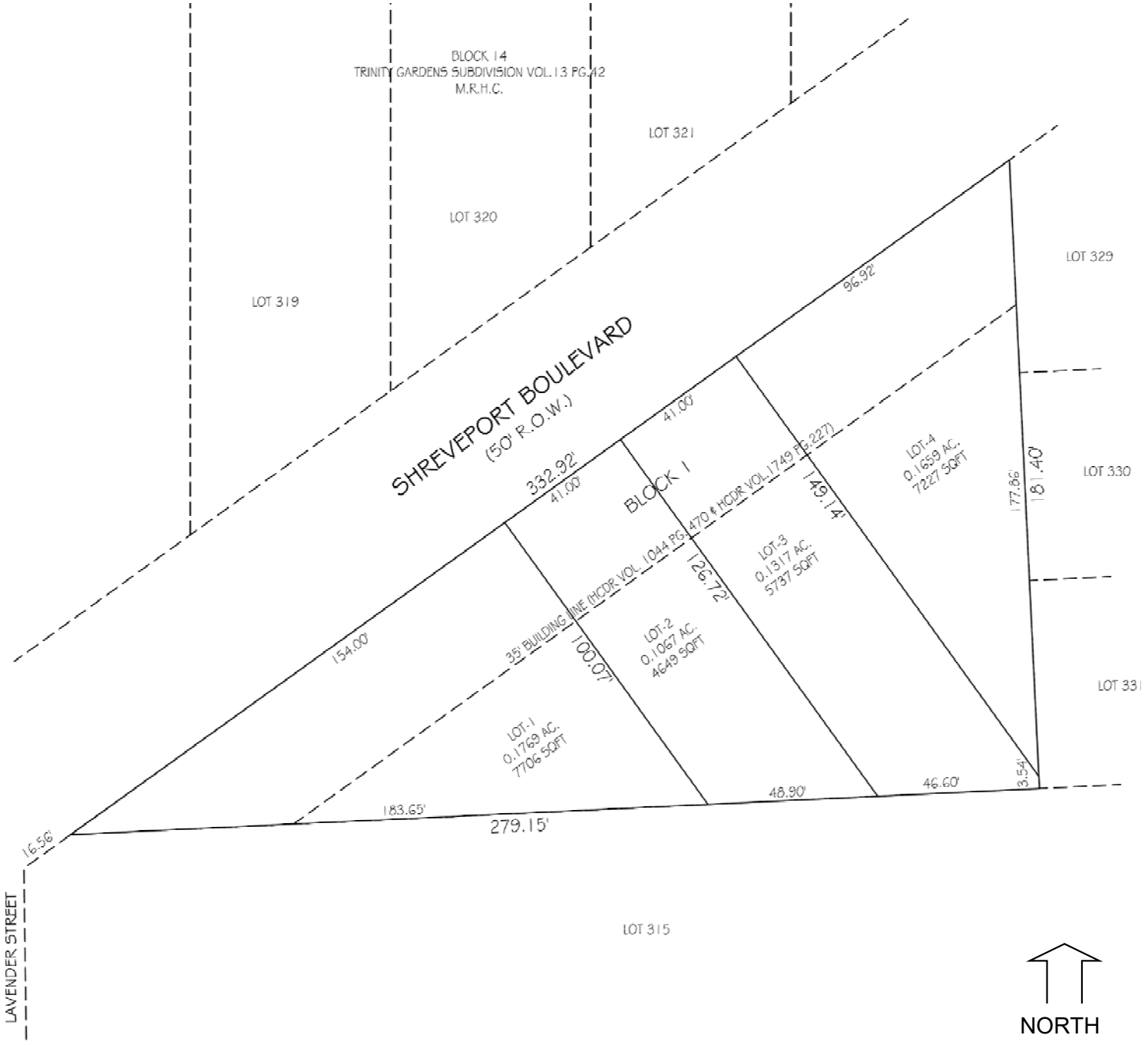
C – Public Hearings Site Location

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Alani Homes at Shreveport replat no 1

Applicant: Alania Corporation LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Alani Homes at Shreveport replat no 1

Applicant: Alania Corporation LLC

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 23, 2023

Dear Property Owner:

Reference Number: 2023-0335; Alani Homes at Shreveport replat no 1; a full replat of **"Alani Homes at Shreveport**," being all of Lots 1-4 Block 1, as recorded in Film Code No 699855 of the Harris County Map Records.

The property is located along the southern side of Shreveport Boulevard between Lavender Street and Lockwood Drive. The purpose of the replat is to create four single family residential lots, to remove lot size and density tables, and to add eight dwelling units to park land dedication table. The applicant, **Lorenza Garzon**, with Aliana Corporation, LLC, on behalf of Commander Enterprises, Inc., can be contacted at 346-255-8695**.**

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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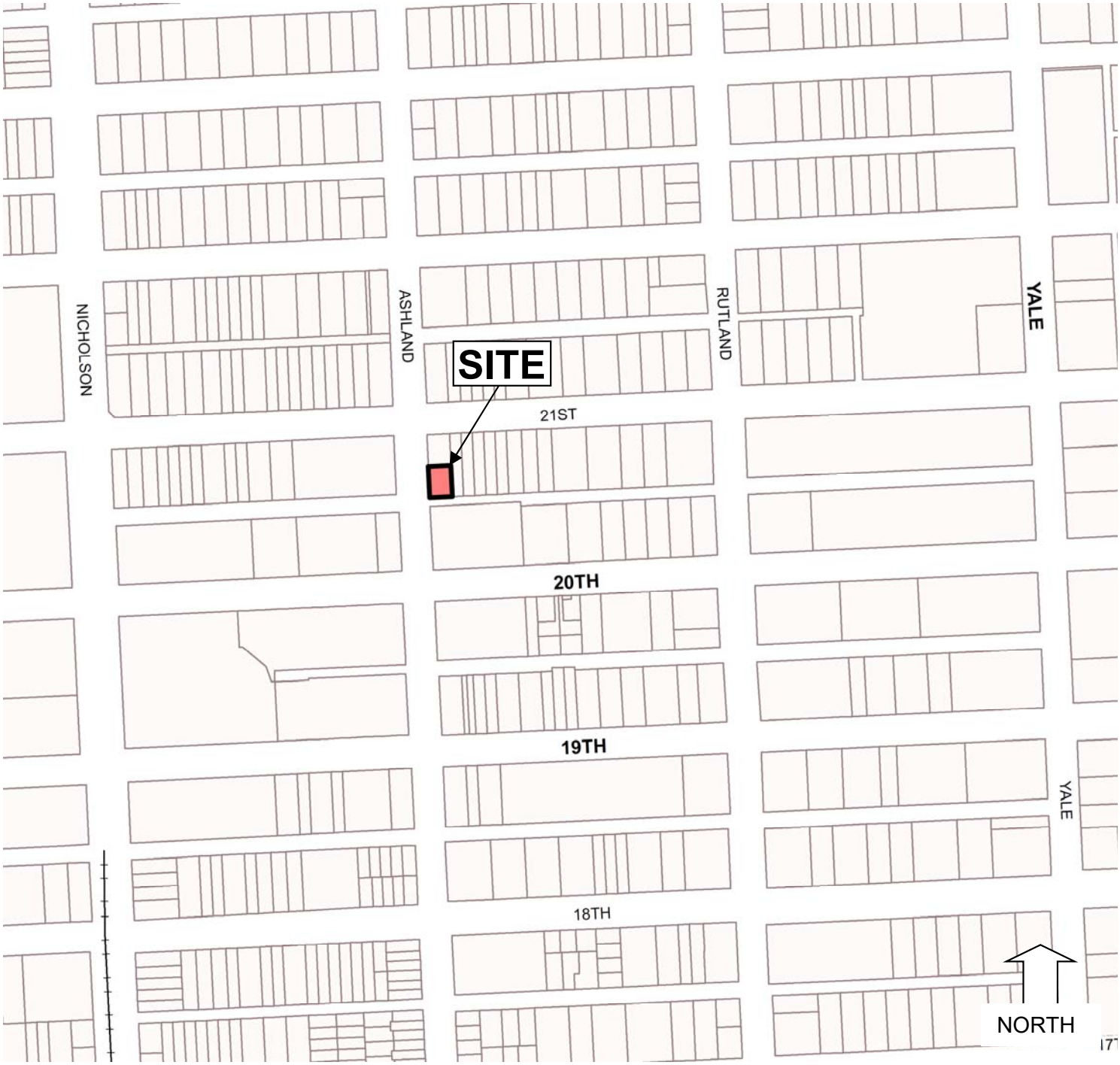
Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Ashland Patio Homes partial replat no 1 (DEF 2)

Applicant: BGE, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date:03/16/2023**

Subdivision Name: Ashland Patio Homes partial replat no 1 (Def 2)

Applicant: BGE, Inc.

C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Ashland Patio Homes partial replat no 1(DEF 2)

Applicant: BGE, Inc.

C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

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 commercial development; To allow a commercial reserve to be less than 5000 s.

Chapter 42 Section: 42-193(c)(1) 42-181

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 two-story, 2,420 s.f. existing single-family home on the lot. The current owner intends to utilize the existing home as commercial office space.

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. The entire parcel is 3,517 s.f. which is typical of many of the commercial tracts nearby. Many nearby residents currently work from home, and the owner of this home would like to keep the existing character of the building and not demolish it. By allowing the use of a single-family residential lot for commercial office space, the character of the home will be preserved with minimal impact to nearby residents. The existing pedestrian realm width is 19.5 feet and contains a 5' sidewalk. There will be a minimum 4' landscape buffer and proposed 6' sidewalk along Ashland St. to satisfy current commercial use pedestrian realm standards.

(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. 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 the existing single-family platted lot into commercial use is to allow the existing structure to remain with limited impact to nearby residents. Prior to replatting in 2011, the original subdivision had no use restrictions or building setback lines. Many businesses in this mixed-use area of the Heights operate out of homes that were previously being used for single-family homes, and there is an increasing number of people having the option to work from home. A conversion in the area would not be uncommon and will complement the trending overall urban character of the Heights.

CITY OF HOUSTON
Planning and Development

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Director
P.O. Box 1562
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T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PHV

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.

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Controller: Chris Brown

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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.

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Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Brandon Street Luxury Homes replat no 1 (DEF 2)

Applicant: K. Chen Engineering

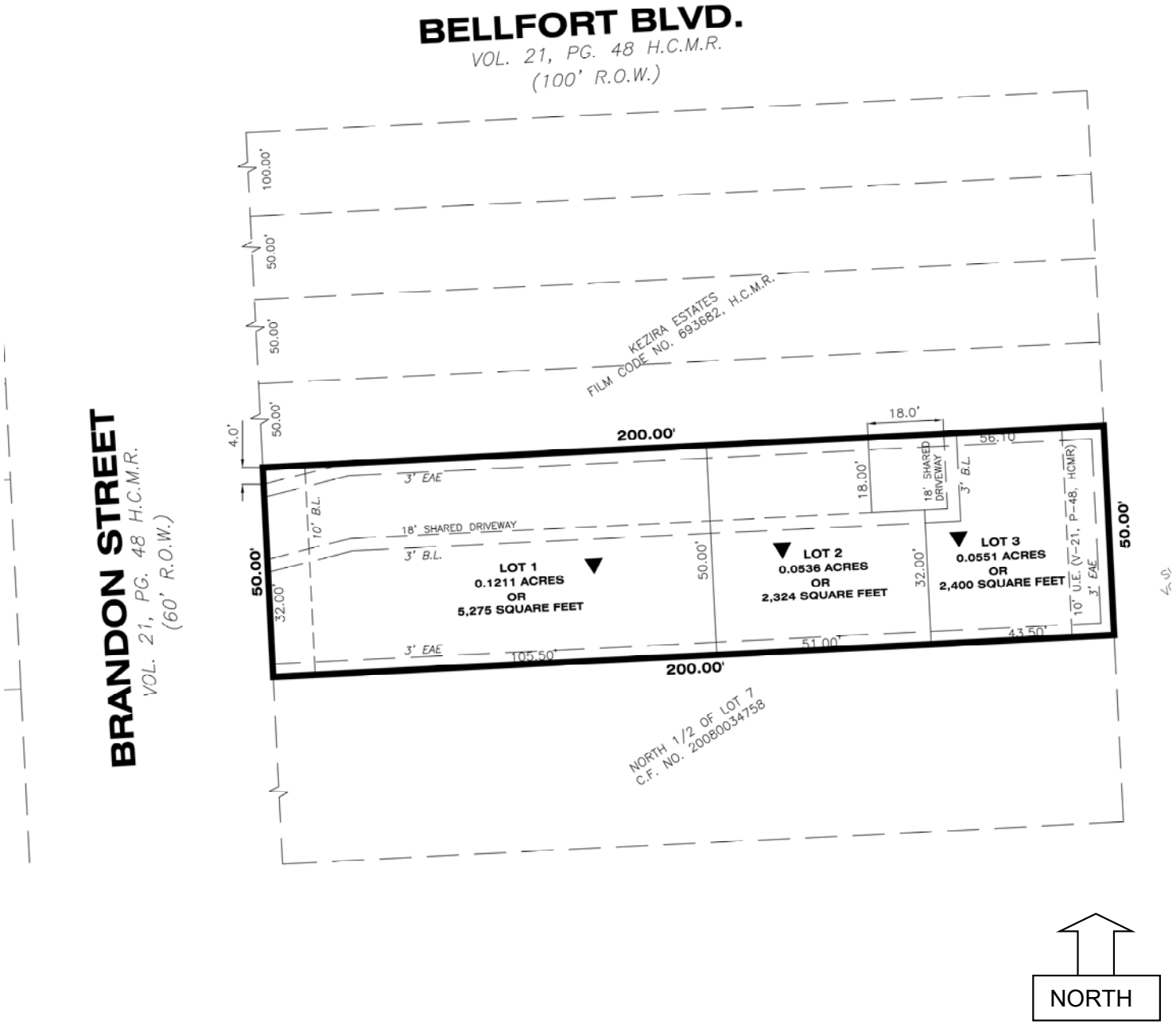
C – Public Hearings Site Location

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Brandon Street Luxury Homes replat no 1 (DEF 2)

Applicant: K. Chen Engineering



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Brandon Street Luxury Homes replat no 1 (DEF 2)

Applicant: K. Chen Engineering

C – Public Hearings Aerial

CITY OF HOUSTON
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Public Hearing Notice

PH

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.**

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,

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Briarcraft Meadows (DEF 2)

Applicant: RP & Associates

C – Public Hearings Site Location

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Briarcraft Meadows (DEF 2)

Applicant: RP & Associates

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Briarcraft Meadows (DEF 2)

Applicant: RP & Associates

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

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 Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Brun Point (DEF 1)

Applicant: Total Surveyors, Inc.

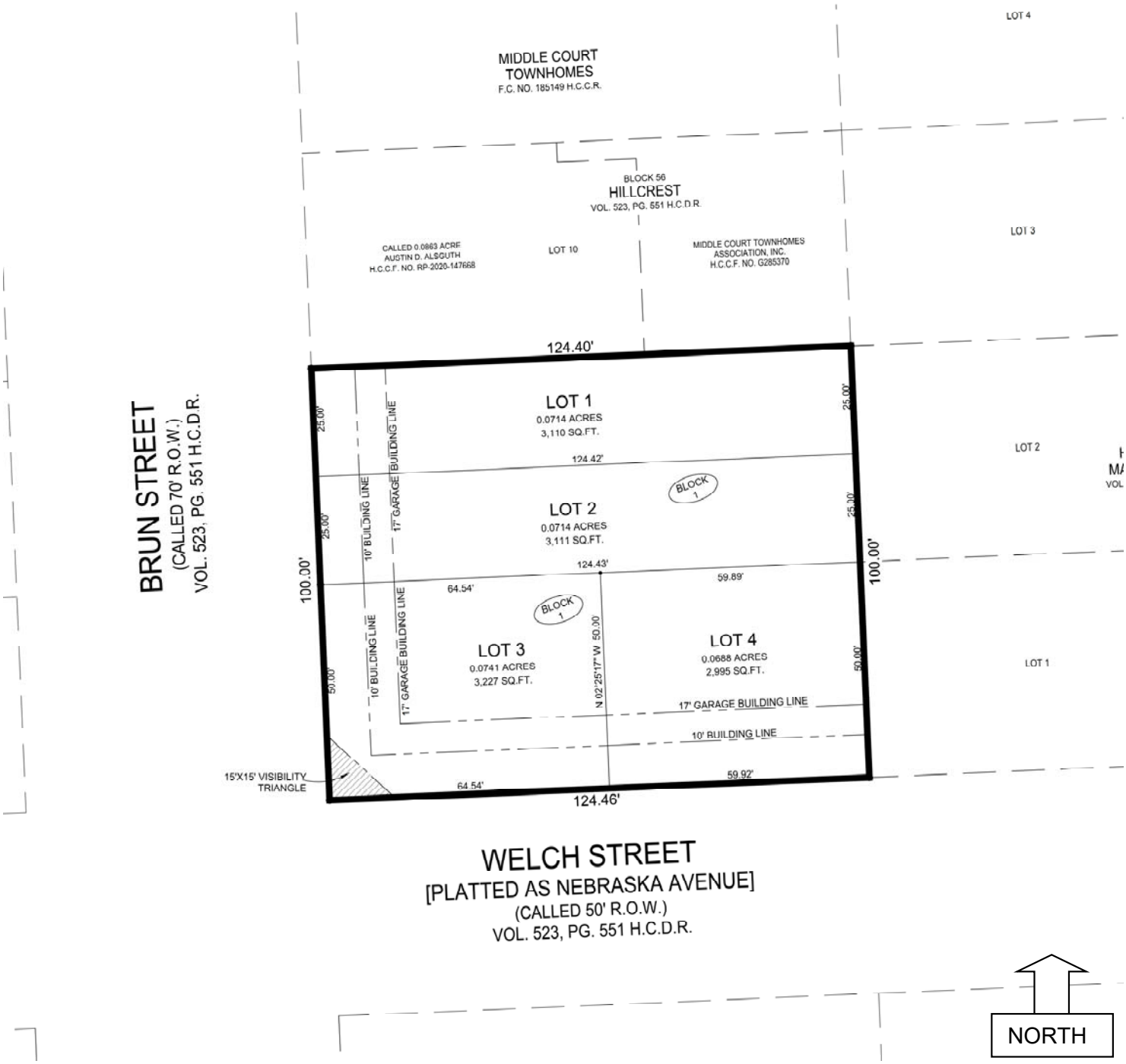
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Brun Point (DEF 1)

Applicant: Total Surveyors, Inc.



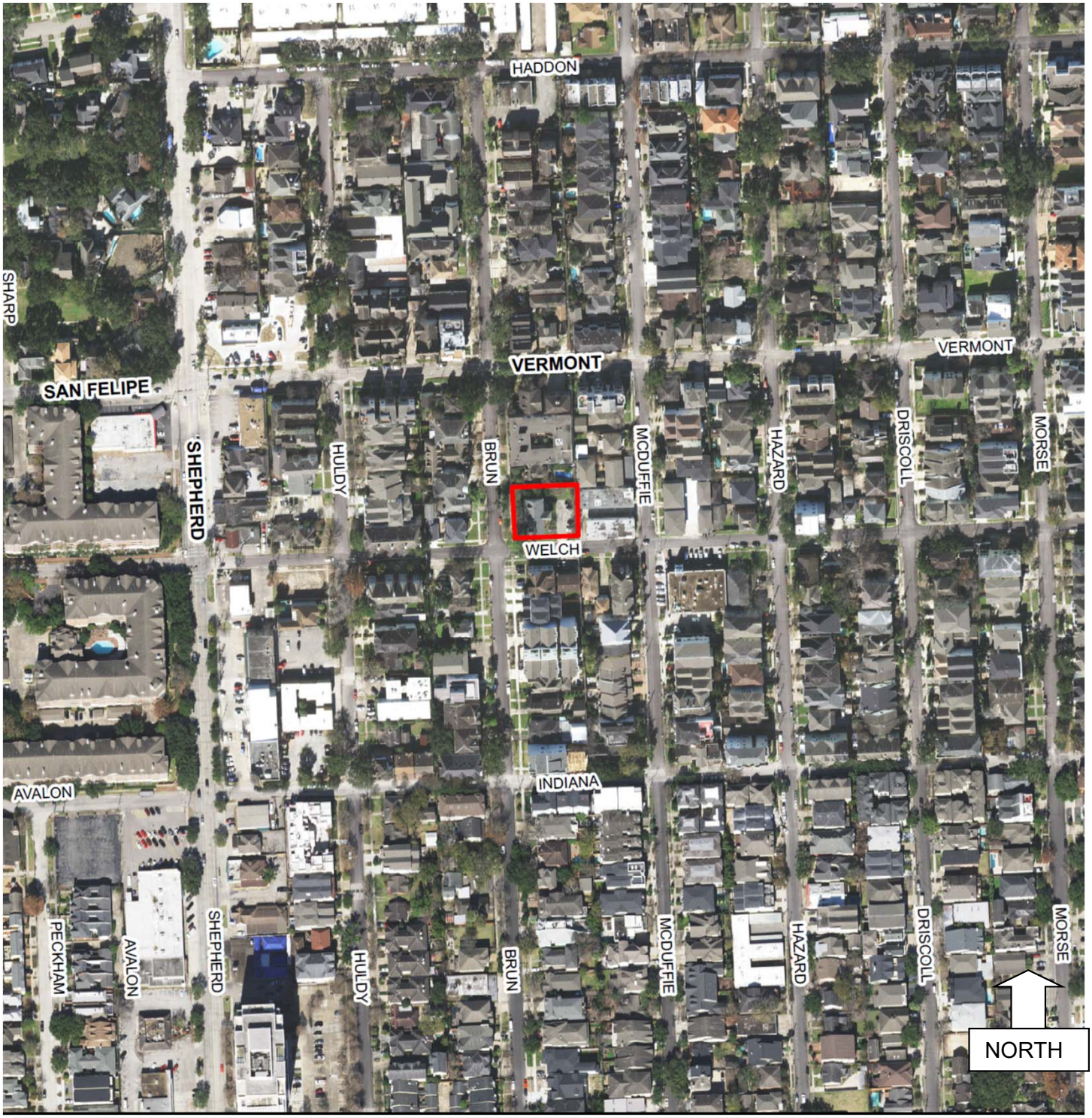
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Brun Point (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings **Aerial**

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 3, 2023

Dear Property Owner:

Reference Number: 2023-0189; Brun Point; a partial replat of **"Hillcrest"** and "**Brun Villas"**, being all of Lot 12, Block 56, as recorded in Vol. 523, Pg. 551 of the Harris County Deed Records and all of Lots 1-2, Block 1, as recorded at Film Code No. 702078 of the Harris County Map Records.

The property is located at the northeast intersection of Brun Street and Welch Street. The purpose of the replat is to create four single-family residential lots. The applicant, **Kevin Kolb,** with Total Surveyors, Inc, on behalf of the developer, Mazzarino Construction, can be contacted at **281-479-8719.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 2, 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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THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

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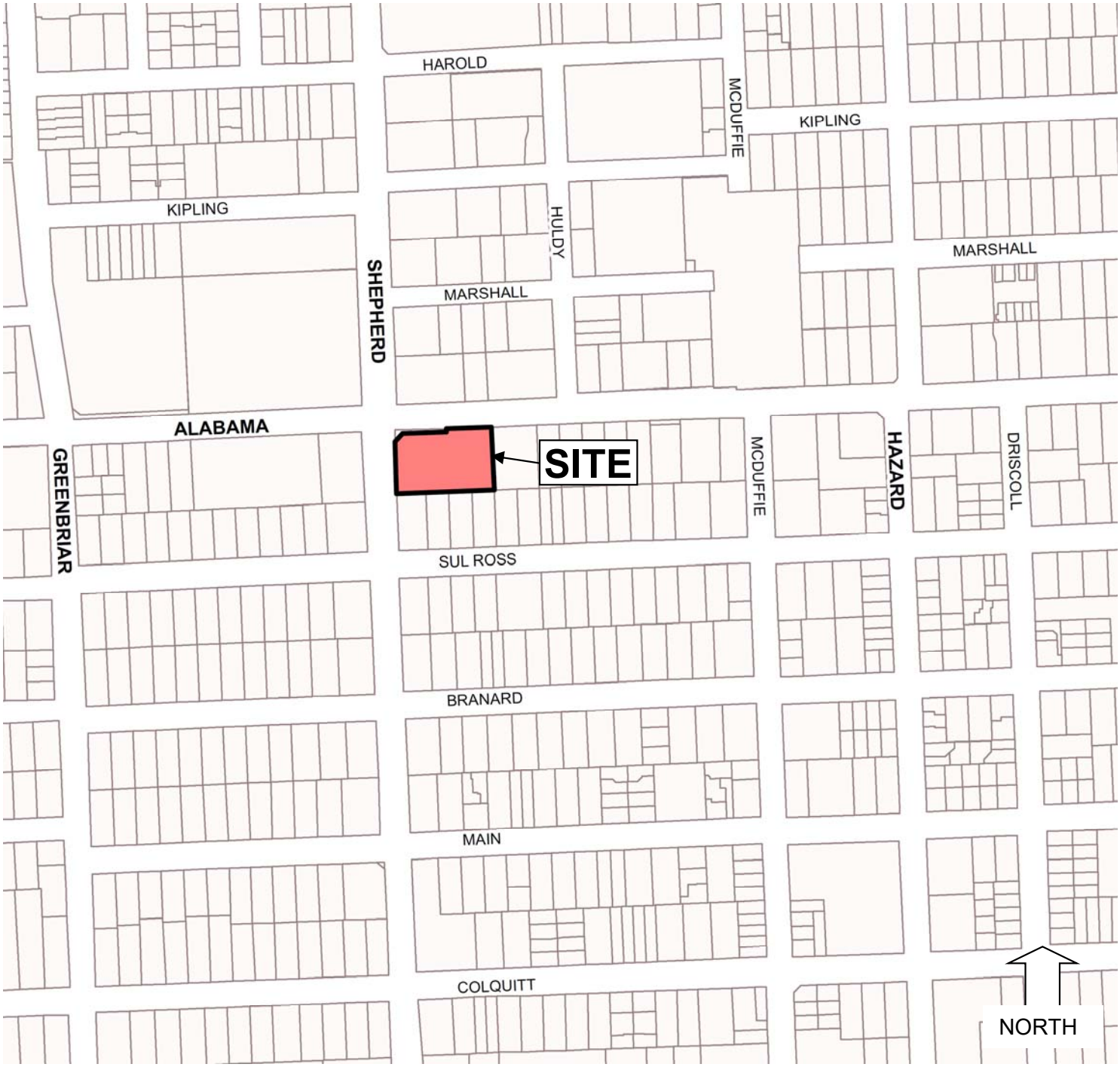
Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Dearborn Place partial replat no 2

Applicant: Landpoint



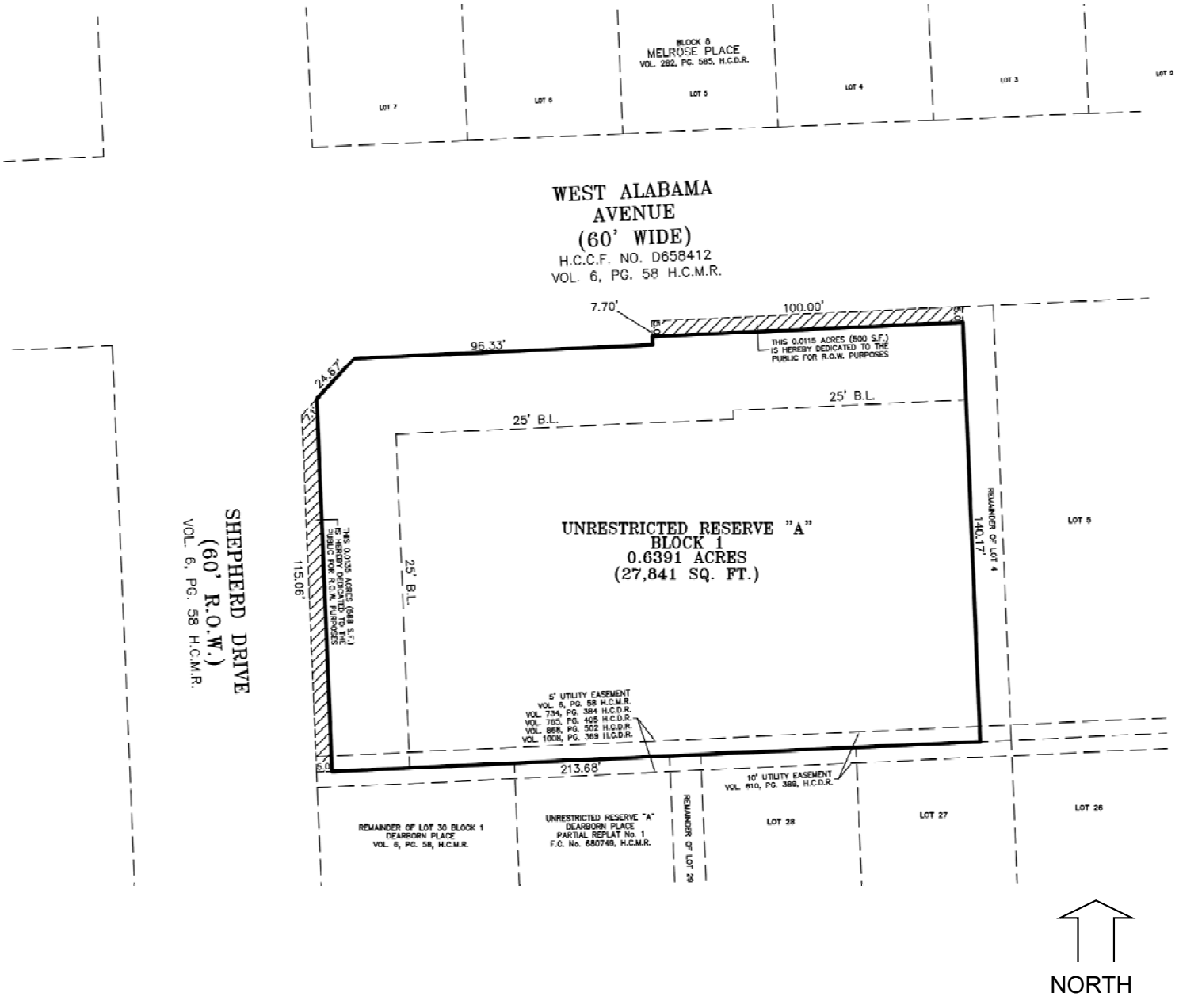
C – Public Hearings Site Location

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Dearborn Place partial replat no 2

Applicant: Landpoint



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Dearborn Place partial replat no 2

Applicant: Landpoint

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 23, 2023

Dear Property Owner:

Reference Number: 2023-0222; Dearborn Place partial replat no 2; a partial replat of **"Dearborn Place**," being all of Lots 1-3 and the west 40 feet of Lot 4, Block 1, as recorded in Volume 6, Page 58 of the Harris County Map Records.

The property is located at the southeast intersection of W Alabama Street and S Shepherd Street. The purpose of the replat is to create one unrestricted reserve. The applicant, **Jason Barringer,** with Landpoint, on behalf of Kensinger Donnelly, can be contacted at **832-904-7085.**

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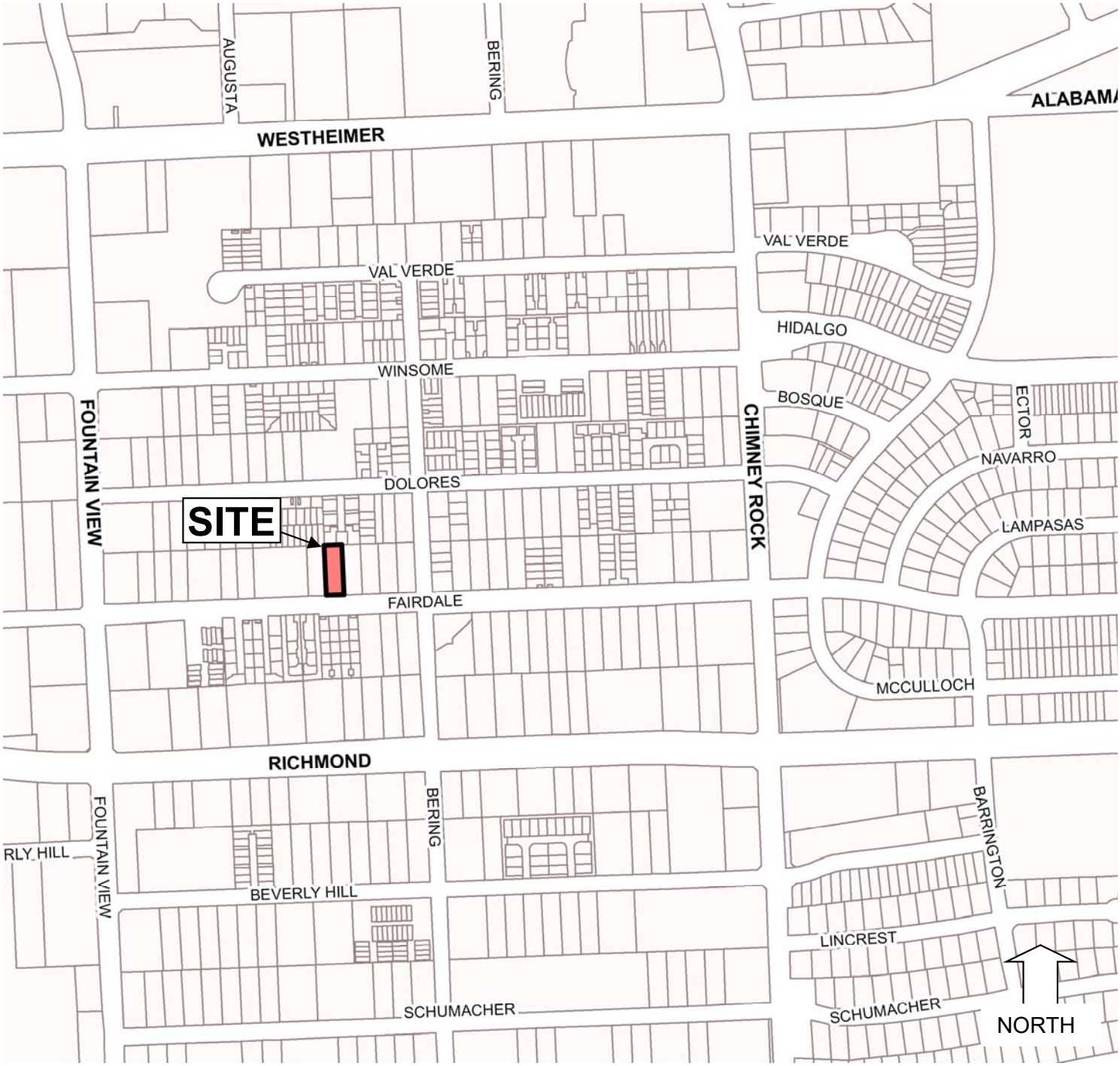
Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Fairdale Townhomes

Applicant: Pioneer Engineering, LLC



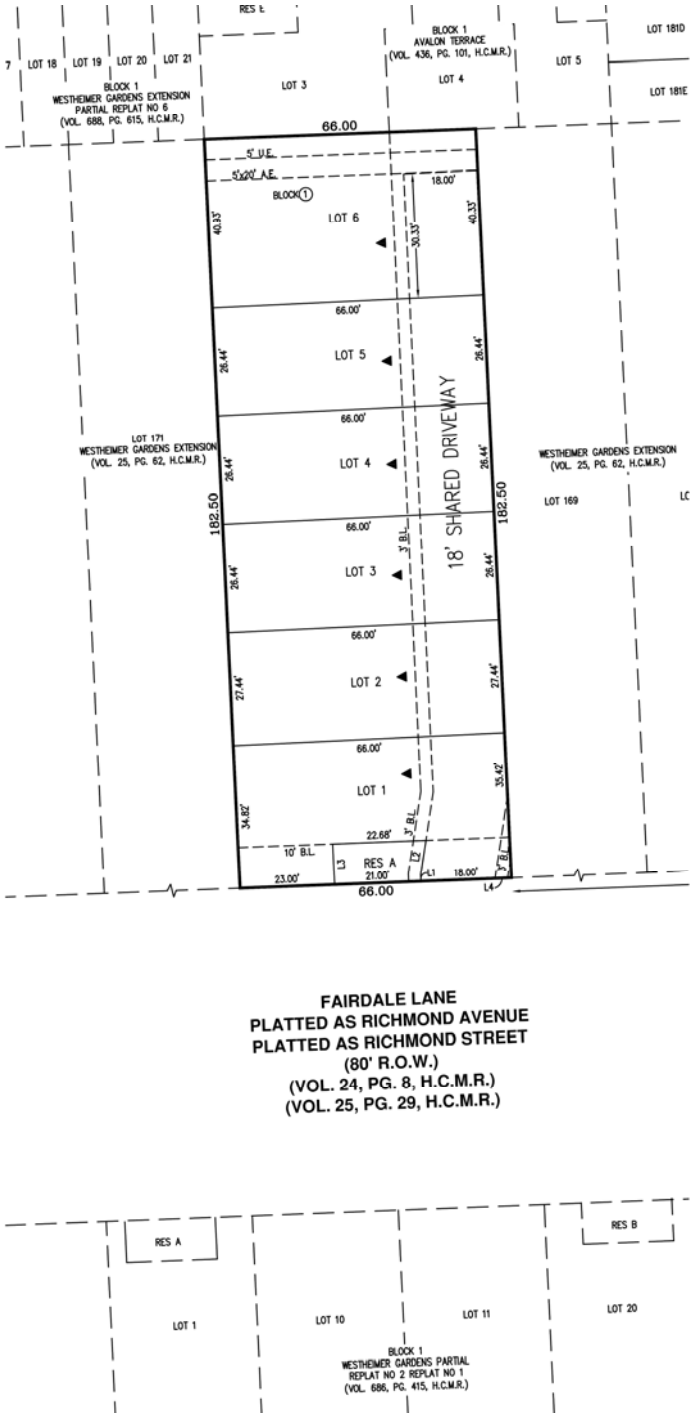
C – Public Hearings Site Location

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Fairdale Townhomes

Applicant: Pioneer Engineering, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Fairdale Townhomes

Applicant: Pioneer Engineering, LLC

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

March 8, 2023

Dear Property Owner:

Reference Number: 2023-0251; Fairdale Townhomes; a partial replat of Westheimer Gardens Extension, being Lot 170, as recorded in Vol. 25, Pg. 62 of the Harris County Map Records.

The property is located along and north of Faidale Lane between Bering Drive and Fountain View Drive. The purpose of the replat is to create six (6) single-family residential lots and one parking reserve. The applicant, **Karla Hernandez,** with Pioneer Engineering, LLC, on behalf of 5818 Fairdale LLC, the developer, can be contacted at **832-307-0010.**

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, March 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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Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Forest West Homes (DEF 1)

Applicant: PLS Construction Layout Inc

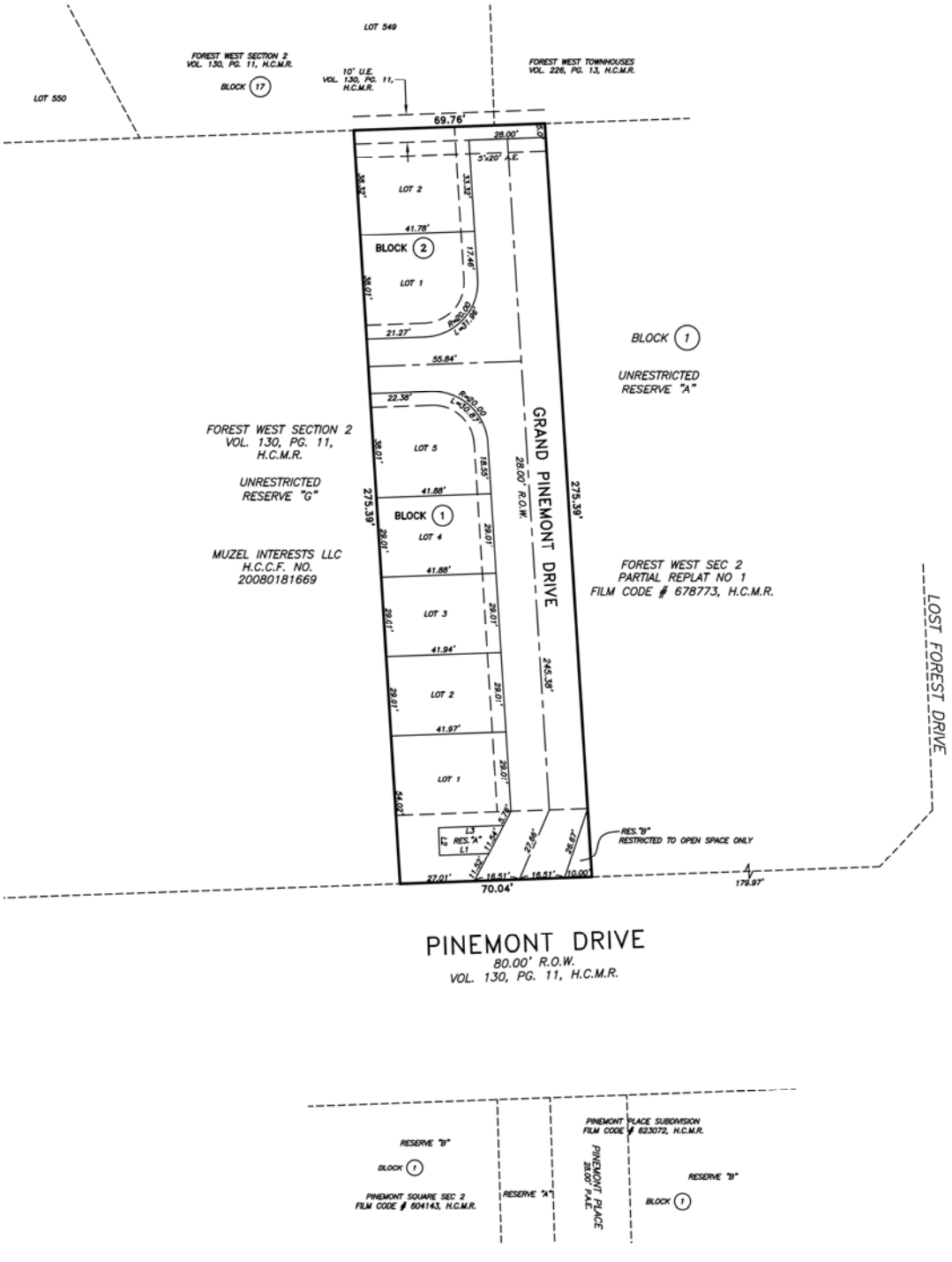
C – Public Hearings Site Location

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Forest West Homes (DEF 1)

Applicant: PLS Construction Layout Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Forest West Homes (DEF 1)

Applicant: PLS Construction Layout Inc

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 6, 2023

Dear Property Owner:

Reference Number: 2023-0042; Forest West Homes; a partial replat of **"Forest West Sec 2"**, being a portion of Reserve "G", Block 17, as recorded in Volume 130, Page 11 of the Harris County Map Records.

The property is located north along Pinemont Drive and west of Antoine Drive. The purpose of the replat is to create Seven (7) single-family residential lots and 1 reserve along a 28' wide Type II PAE private street. The applicant, **Uriel Figueroa,** with PLS Construction Layout, Inc, on behalf of the developer, 3H Engineering & Construction, Inc, can be contacted at **713-480-4075.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 2, 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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Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

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

Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

- 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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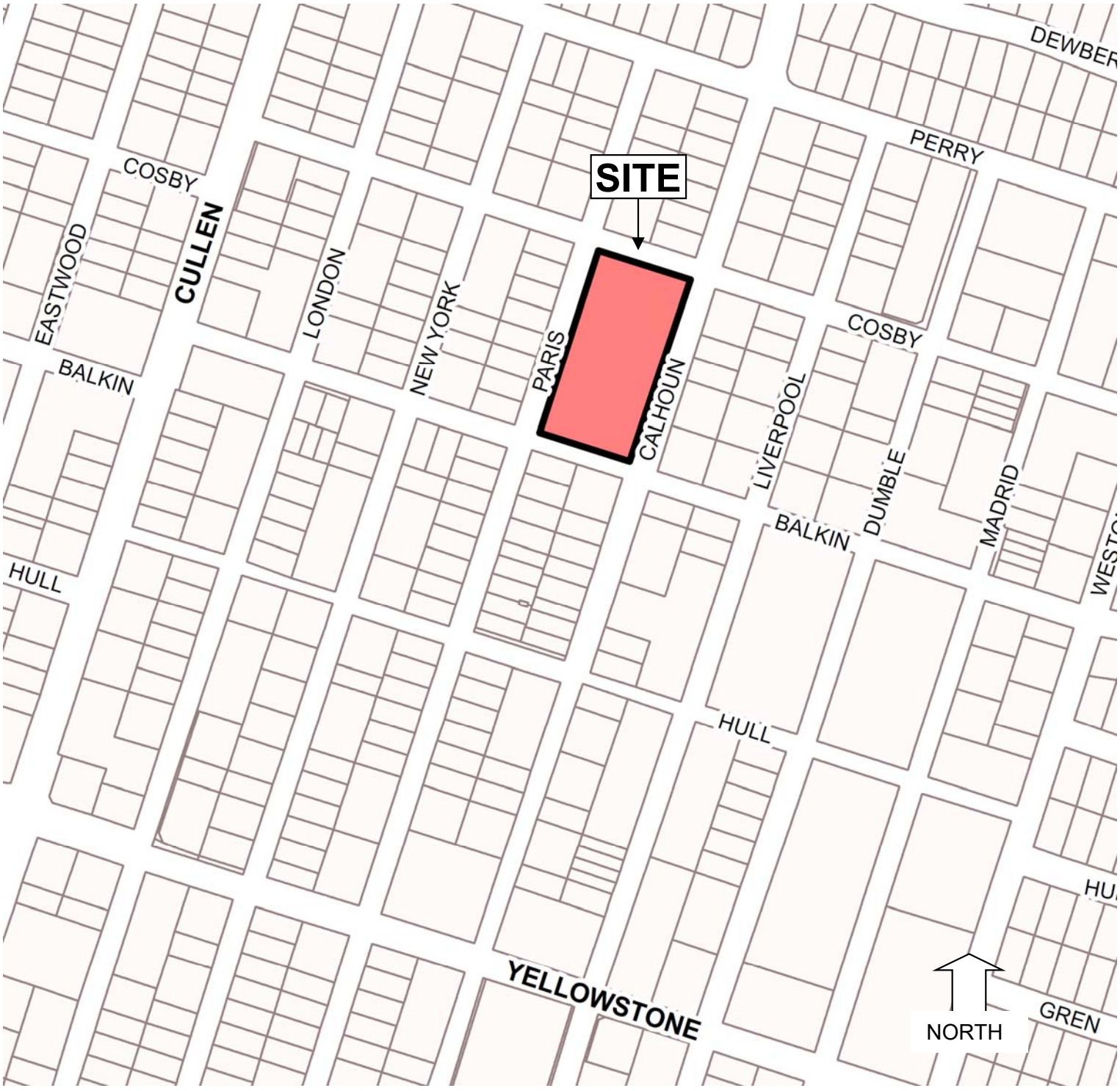
Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Grand Park Village

Applicant: Pioneer Engineering, LLC



C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Grand Park Village

Applicant: Pioneer Engineering, LLC

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Grand Park Village

Applicant: Pioneer Engineering, LLC

C – Public Hearings Aerial

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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F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

March 8, 2023

Dear Property Owner:

Reference Number: 2023-0283; Grand Park Village; a full replat of Grand Park Haven, being Lots 1-24 and Reserves A-C, Block 1, as recorded at Film Code No. 690157 of the Harris County Map Records.

The property is located along Cosby Street, Calhoun Street, Balkin Street, and Paris Street. The purpose of the replat is to create nineteen (19) single-family residential lots and four (4) reserves. The applicant, **Karla Hernandez,** with Pioneer Engineering, LLC, on behalf of Agape Homes CDC, the developer, can be contacted at **832-307-0010.**

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

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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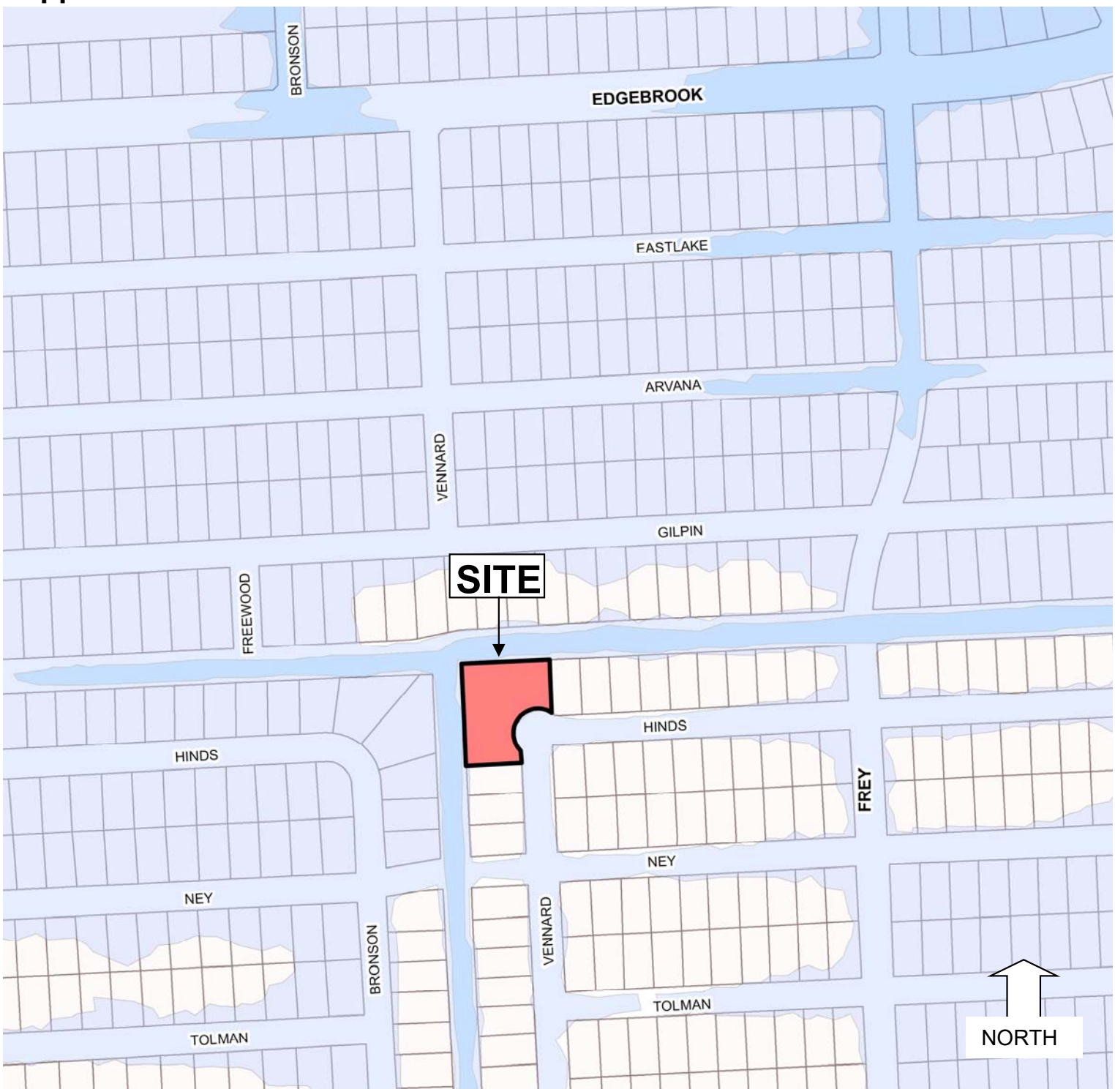
Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 03/02/2023**

Subdivision Name: Gulfway Terrace partial replat no 1

Applicant: Windrose



C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 03/02/2023**

Subdivision Name: Gulfway Terrace partial replat no 1

Applicant: Windrose

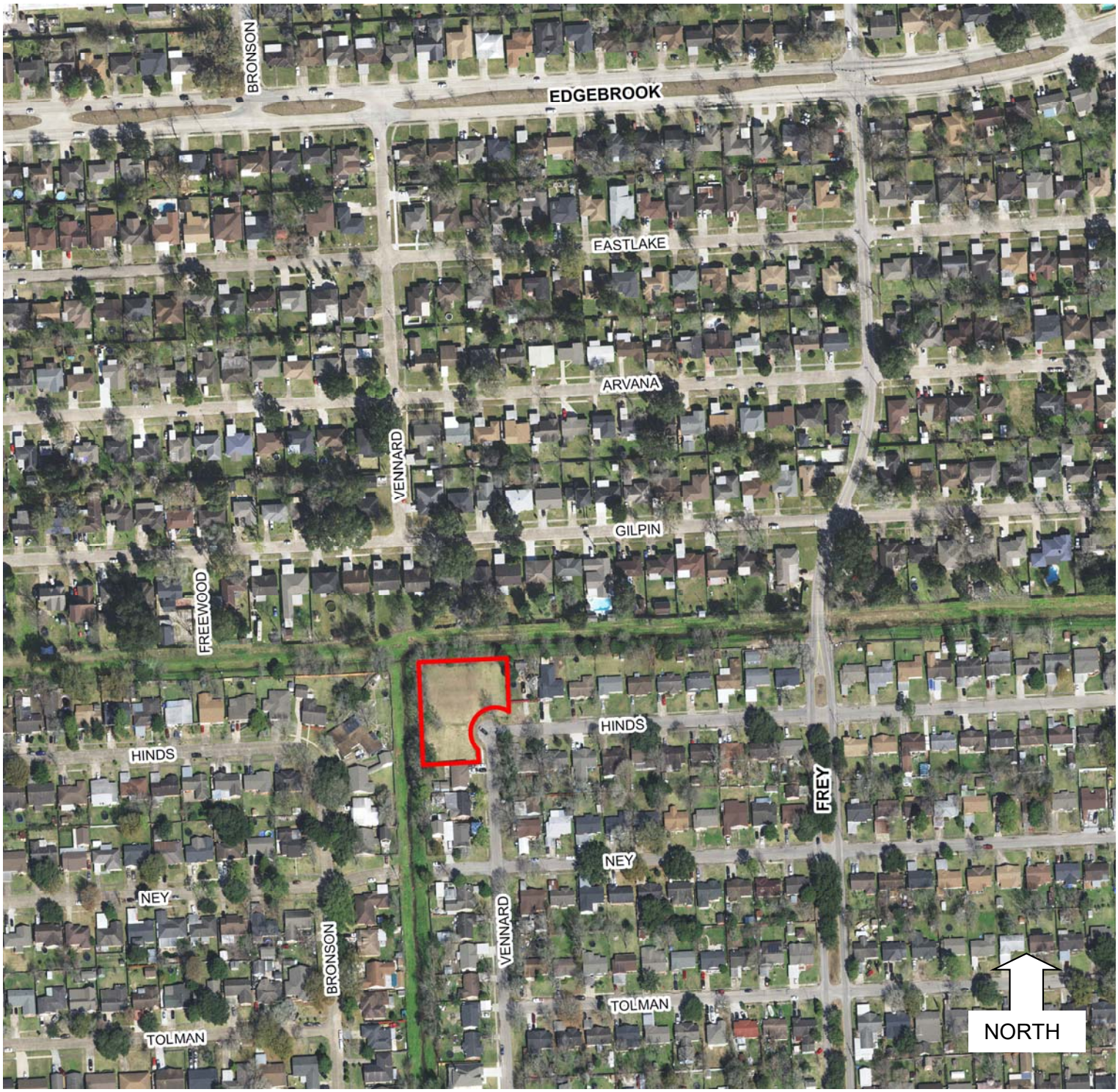
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 03/02/2023**

Subdivision Name: Gulfway Terrace partial replat no 1

Applicant: Windrose



C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

March 8, 2023

Dear Property Owner:

Reference Number: 2023-0338; Gulfway Terrace partial replat no 1; a partial replat of Gulfway Terrace, being Lot 4 and a Sewage Treatment Plant Site, in Block 22, as recorded in Vol. 43, Pg. 57 of the Harris County Map Records.

The property is located northwest and along Hinds Street and Vennard Road. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Lucero Magana,** with Windrose, on behalf of Casa Floors, the developer, can be contacted at **713-458-2281.**

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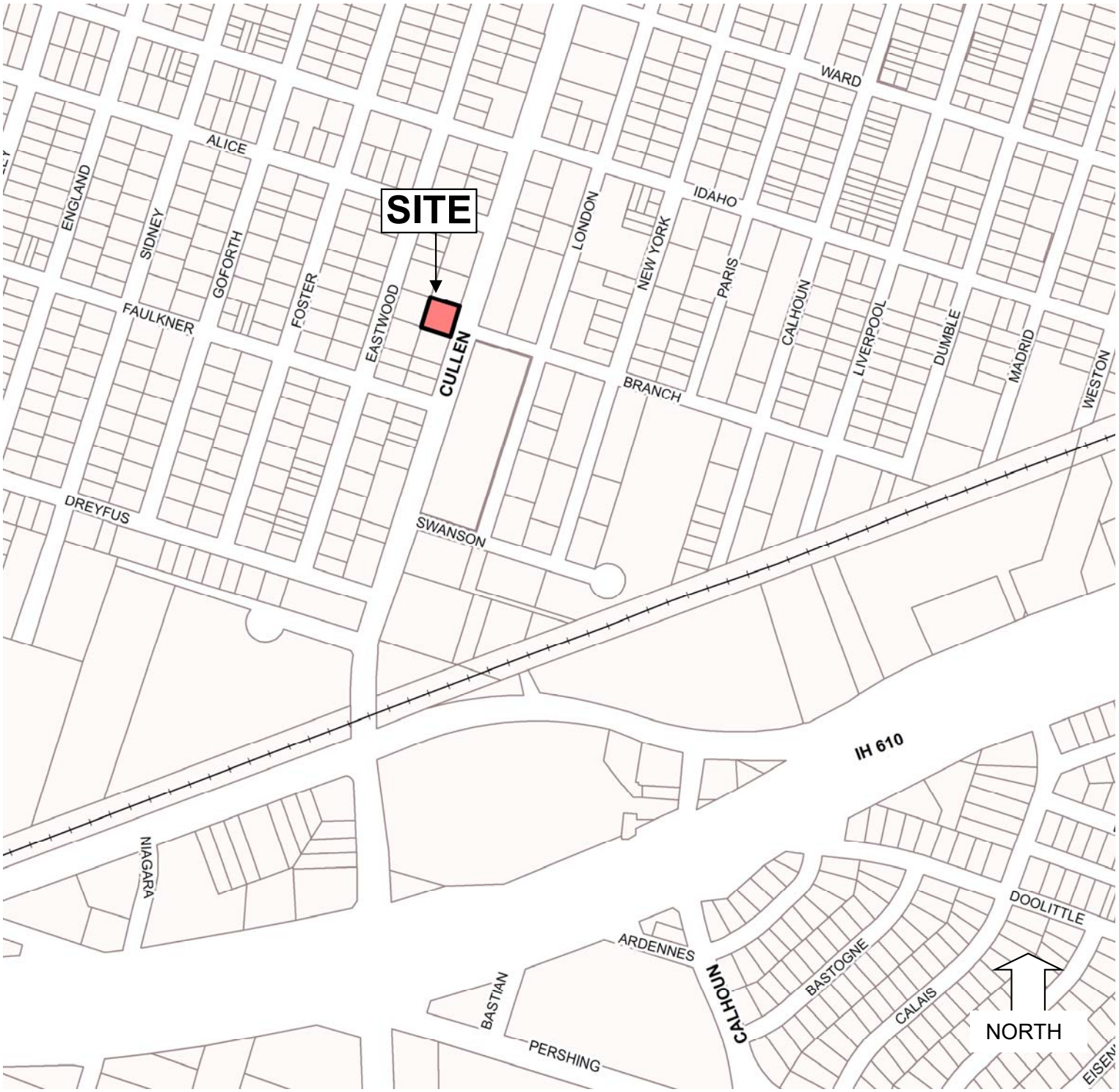
Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Lillie Square

Applicant: Pioneer Engineering, LLC



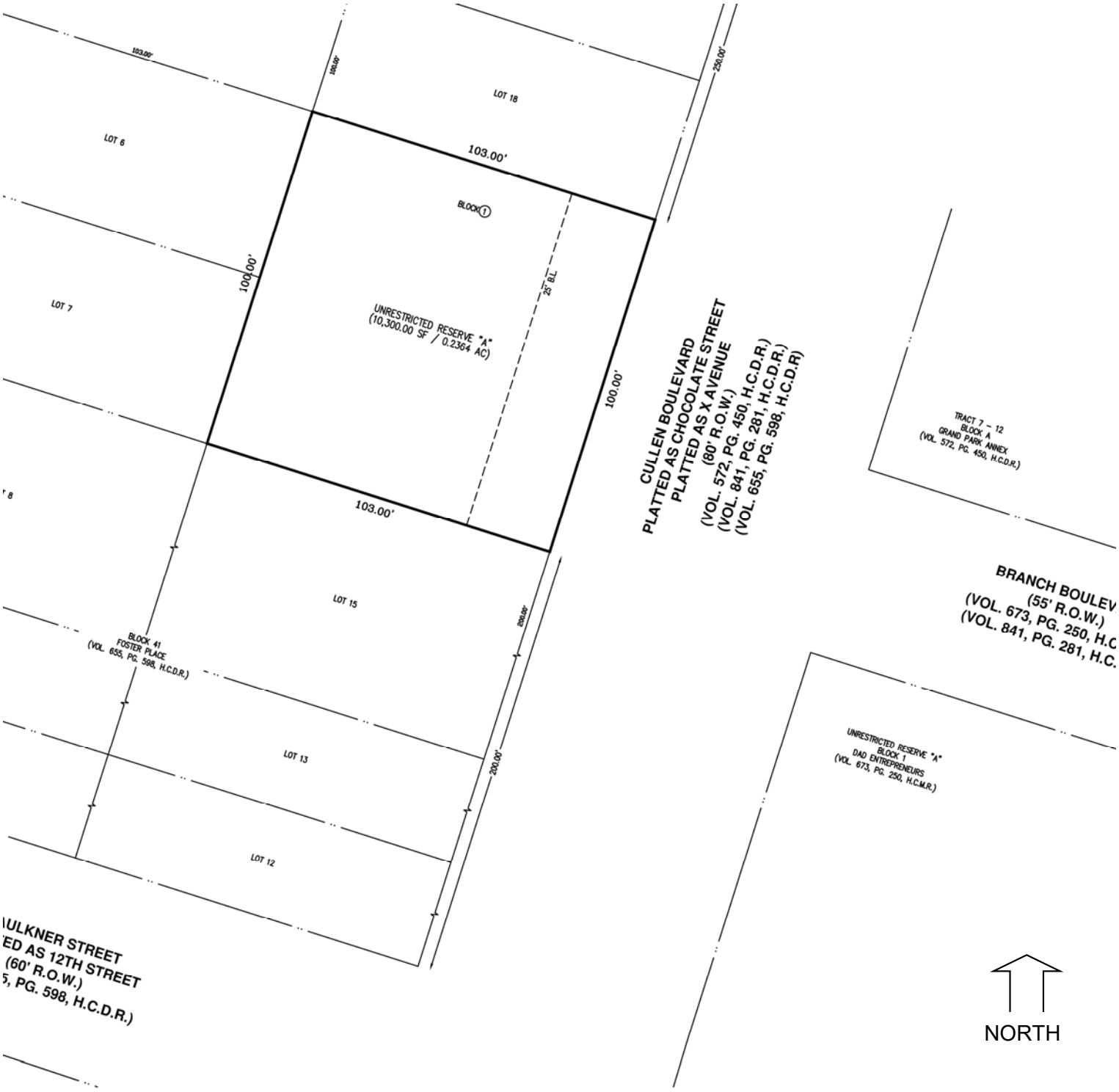
C – Public Hearings Site Location

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Lillie Square

Applicant: Pioneer Engineering, LLC



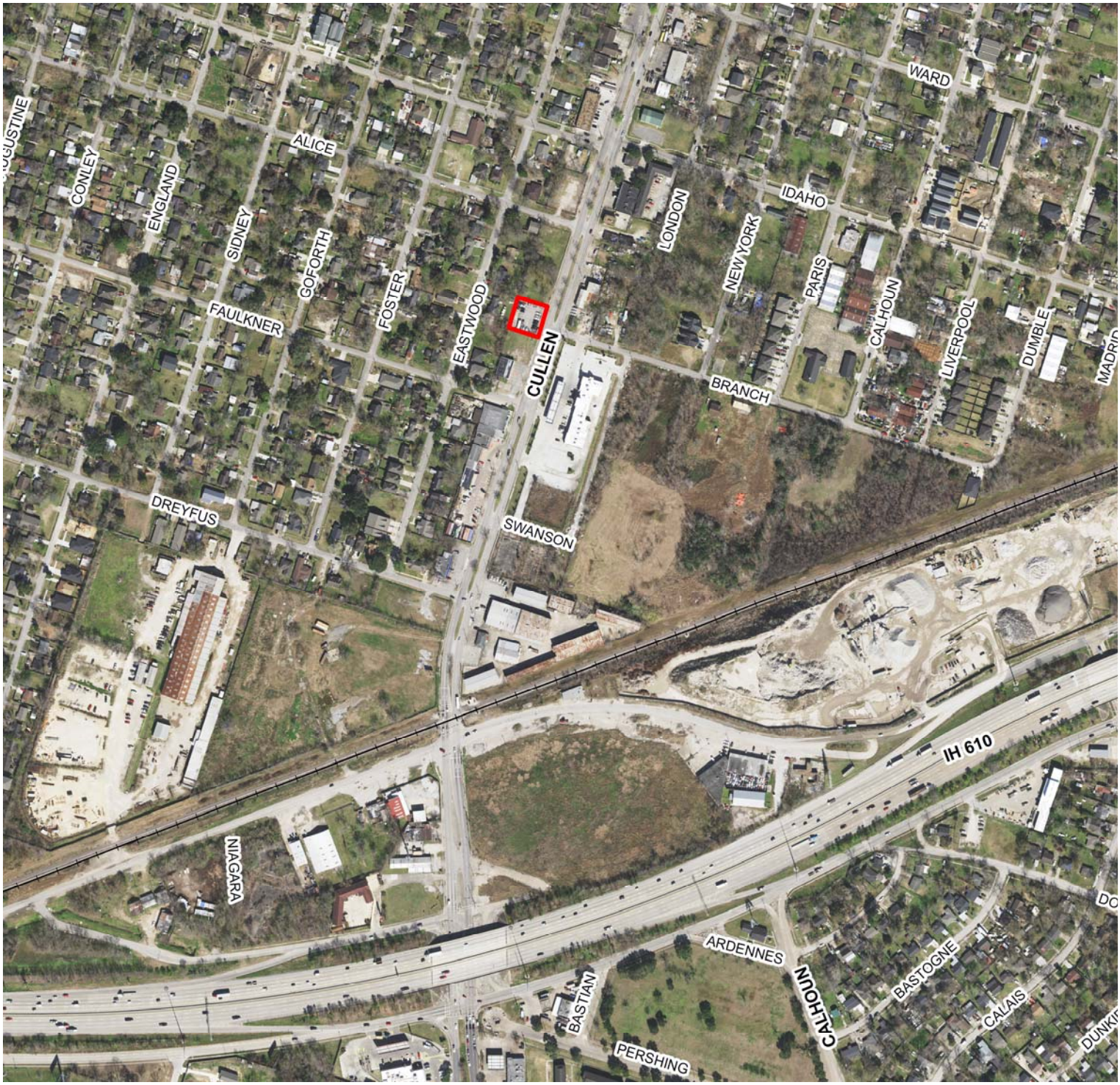
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Lillie Square

Applicant: Pioneer Engineering, LLC



C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 24, 2023

Dear Property Owner:

Reference Number: 2023-0116; Lillie Square; a partial replat of Foster Place, being Lots 16 and 17, Block 41, as recorded in Vol. 655, pg. 598 of the Harris County Map Records.

The property is located along Cullen Boulevard between Faulkner Street and Alice Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, Karla Hernandez**,** with Pioneer Engineering, LLC, on behalf of McCarson Homes LLC, the developer, can be contacted at **832-307-0010.**

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

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Terminology

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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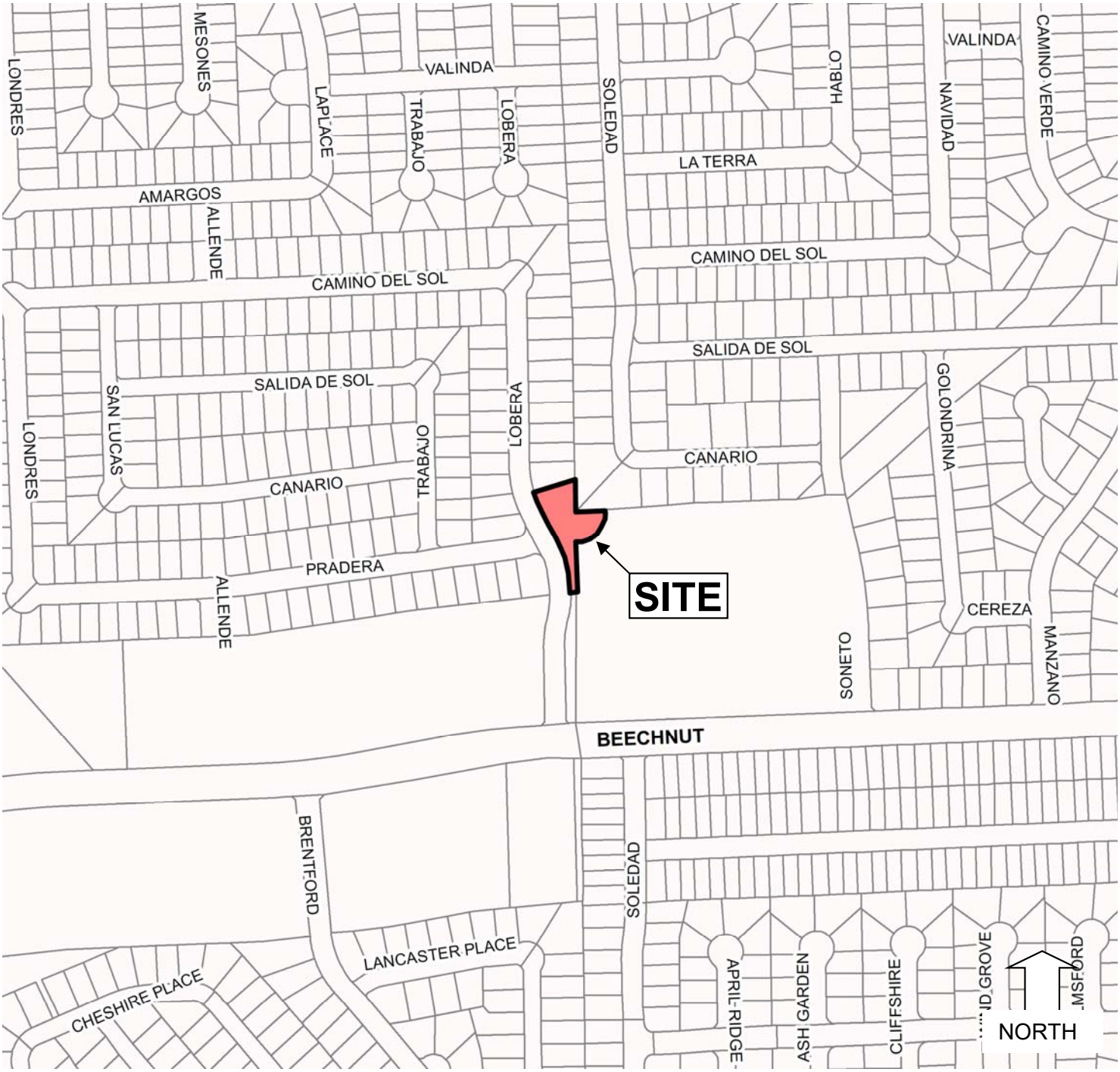
Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Mission Green North partial replat no 3 and extension

Applicant: Vogler & Spencer Engineering Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Mission Green North partial replat no 3 and extension

Applicant: Vogler & Spencer Engineering Inc.

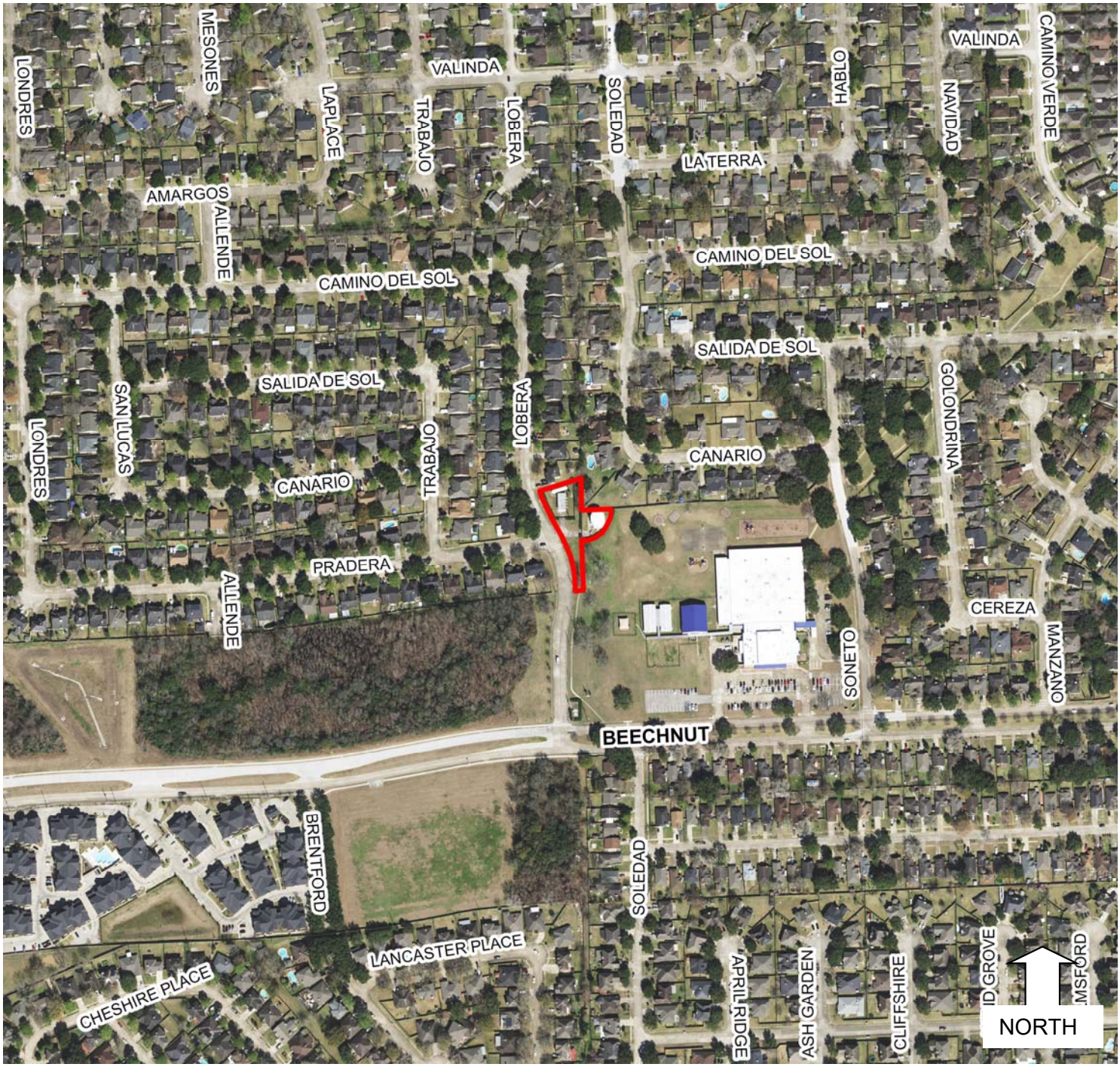
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Mission Green North partial replat no 3 and extension

Applicant: Vogler & Spencer Engineering Inc.



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-0245
Plat Name: Mission Green North partial replat no 3 and extension
Applicant: Vogler & Spencer Engineering, Inc.
Date Submitted: 02/03/2023

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:

We are requesting changing the 25' Building Line to a 10' Building Line to gain space on the limited site so that install a backup electric generator measuring approximately 8'-4" – 30'-5" may be installed.

Chapter 42 Section: 156 (a)

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

The only place the proposed generator will fit within the tract, is encroaching the existing 25' B.L. Please see variance form.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0245
Plat Name: Mission Green North partial replat no 3 and extension
Applicant: Vogler & Spencer Engineering, Inc.
Date Submitted: 02/03/2023

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 10' Building line in lieu of the 25' building line required.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Local streets Not single-family residential and across the street from a single-family residential lot with a platted building line of 10 feet or more Lesser of 25 feet or the greatest platted building line on the single-family residential

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;

Mission Bend MUD No. 1 needs a generator to sustain power at the water plant during extreme weather events. This water plant site is divided into two pieces by existing parallel gas pipeline and utility easements measuring 36' width. Normally water plants are one contiguous tract of land. The empty space on the east portion of the plant will be used for a surface water metering station. The only option for the proposed generator will be encroaching the existing 25' Building Line recorded by the original plat.

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

The hardship is the result of extreme weather events such as hurricanes and freezes and the need to continue to provide water to the district during these events. For example, During Winter Storm Uri, the water plant lost power for multiple hours and as a result the residents were put on a boil water notice due to loss of pressure.

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

The visual corridor width will be maintained because the proposed generator will be only 11' tall.

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

The operator rarely needs to perform maintenance on a generator- he can program it to run automatically. There also will be a 6-foot-tall fence constructed on the 10’ building line to protect the operator from errant vehicles. The proposed generator is designed according to COH and TCEQ regulations which to preserve public health, safety, and welfare. Plans have been approved by Fort Bend County and City of Houston.

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

On the contrary, it will cost the MUD to install the generator, but it is worth the cost to ensure a constant and clean supply of water to the public.

CITY OF HOUSTON
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Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PHV

February 10, 2023

Dear Property Owner:

Reference Number: 2023-0245; Mission Green North partial replat no 3 and extension; a replat of **"Mission Green North";** being Reserve A, Block 2, as recorded in Slide No. 7928 of the Fort Bend County Map Records and including a 0.4344 acre of land in the John McDonald Survey, Abstract No. 291, Fort Bend County, Texas.

The property is located east along Lobera Street, north of Beechnut Street and east of Clodine Road. The purpose of the replat is to create a reserve restricted to water plant use and to reduce the building line from 25' to 10'. The applicant, **Patrick Cook,** with Vogler & Spencer Engineering, Inc, on behalf of the developer, Mission Bend Municipal Utility District No 1, can be contacted at **713-782-0042.**

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, March 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.**

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

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

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

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, 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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Planning Commission Body, Authority and Obligation

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Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Neuen Manor partial replat no 30

Applicant: CGES I Bailey Planning

C – Public Hearings Site Location

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Neuen Manor partial replat no 30

Applicant: CGES I Bailey Planning

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 03/16/2023**

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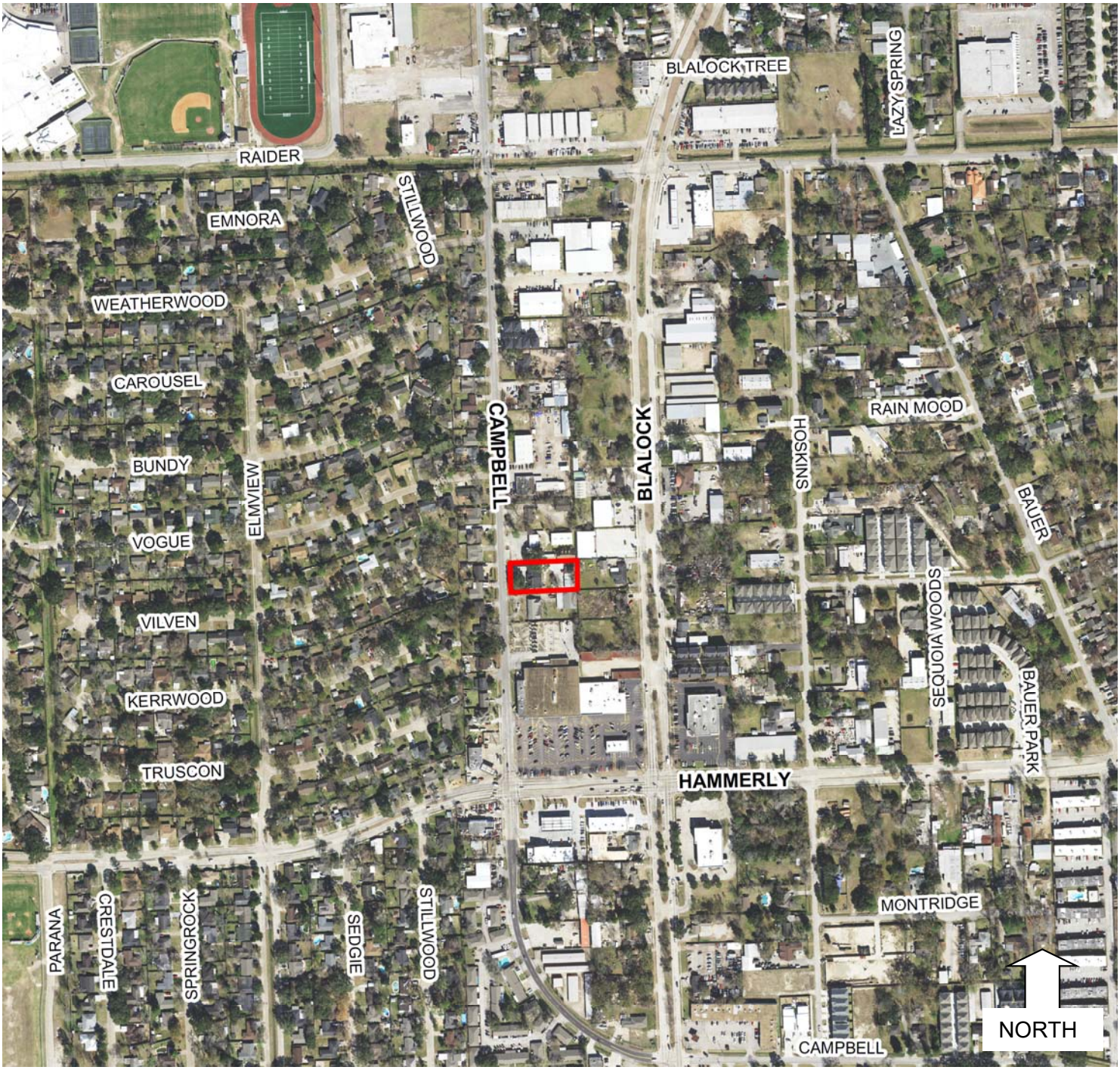
Applicant: CGES I Bailey Planning



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

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Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PH

_____, 2023

Dear Property Owner:

Reference Number: 2023-0270; Neuen Manor partial replat no 30; a replat of **Neuen Manor**, being Lot 13 as recorded in Vol. 27, pg. 12 of the Harris County Map Records.

The property is located north of Hammerly Boulevard and along Campbell Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **CGES|Bailey Planning,** with CGES|Bailey Planning, on behalf of Ziomara Georgina Blanco, the developer, can be contacted at **713-965-7385.**

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

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Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Pinemont Meadows

Applicant: Windrose

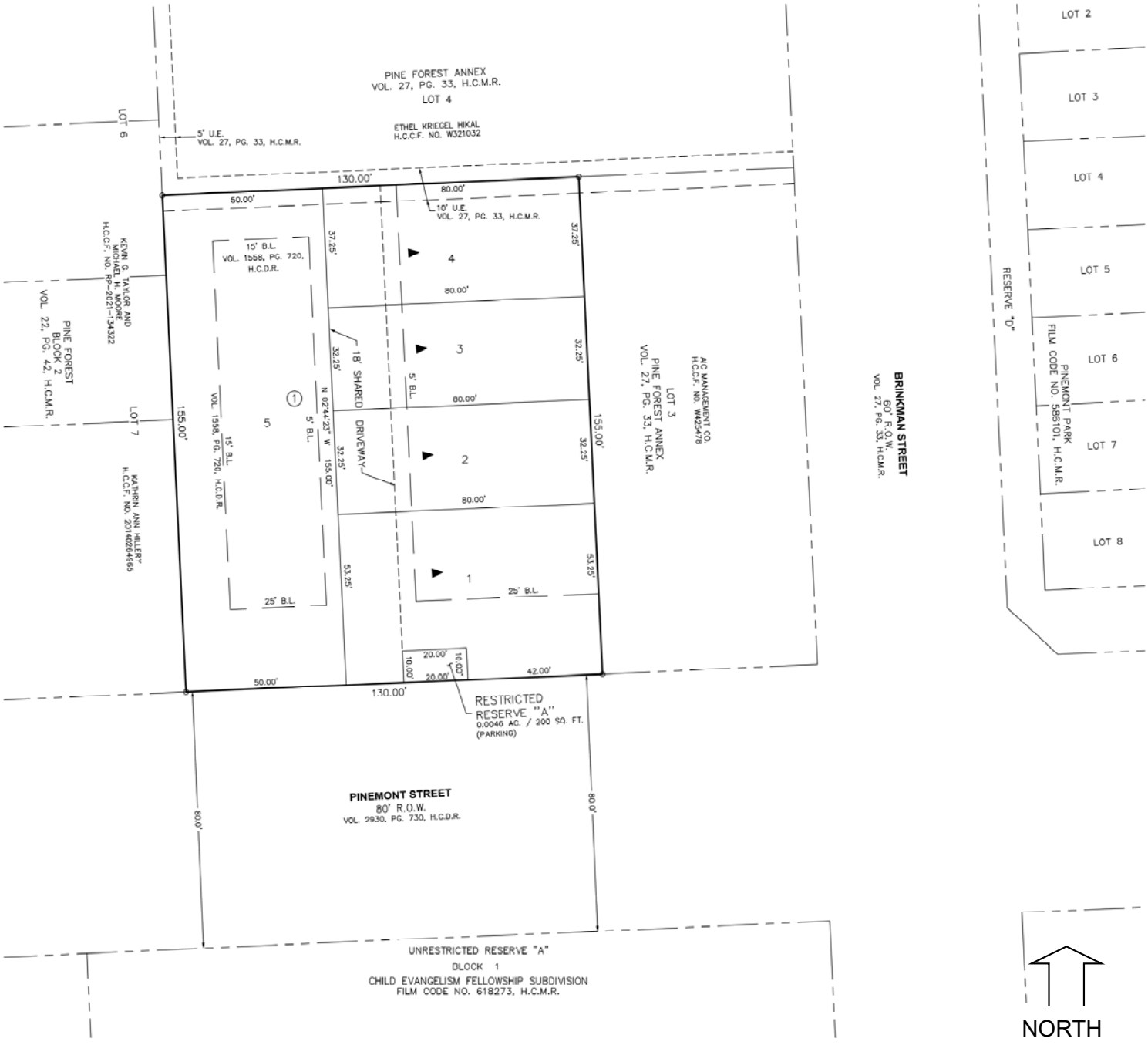
C – Public Hearings Site Location

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Pinemont Meadows

Applicant: Windrose



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Pinemont Meadows

Applicant: Windrose

C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

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Public Hearing Notice

PH

February 22, 2023

Dear Property Owner:

Reference Number: 2023-0333; Pinemont Meadows; a partial replat of **"Pinemont Forest Annex**," being a replat of Lots 1 & 2, as recorded in Volume 27 Page 33 of the Harris County Map Records.

The property is located at the north along Pinemont Street and west Brinkman Street. The purpose of the replat is to create five (5) single family lots and one (1) reserve. The applicant, **Steven Henderson,** with **Windrose,** on behalf of Acada, Inc., can be contacted at **713-458-2281.**

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

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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
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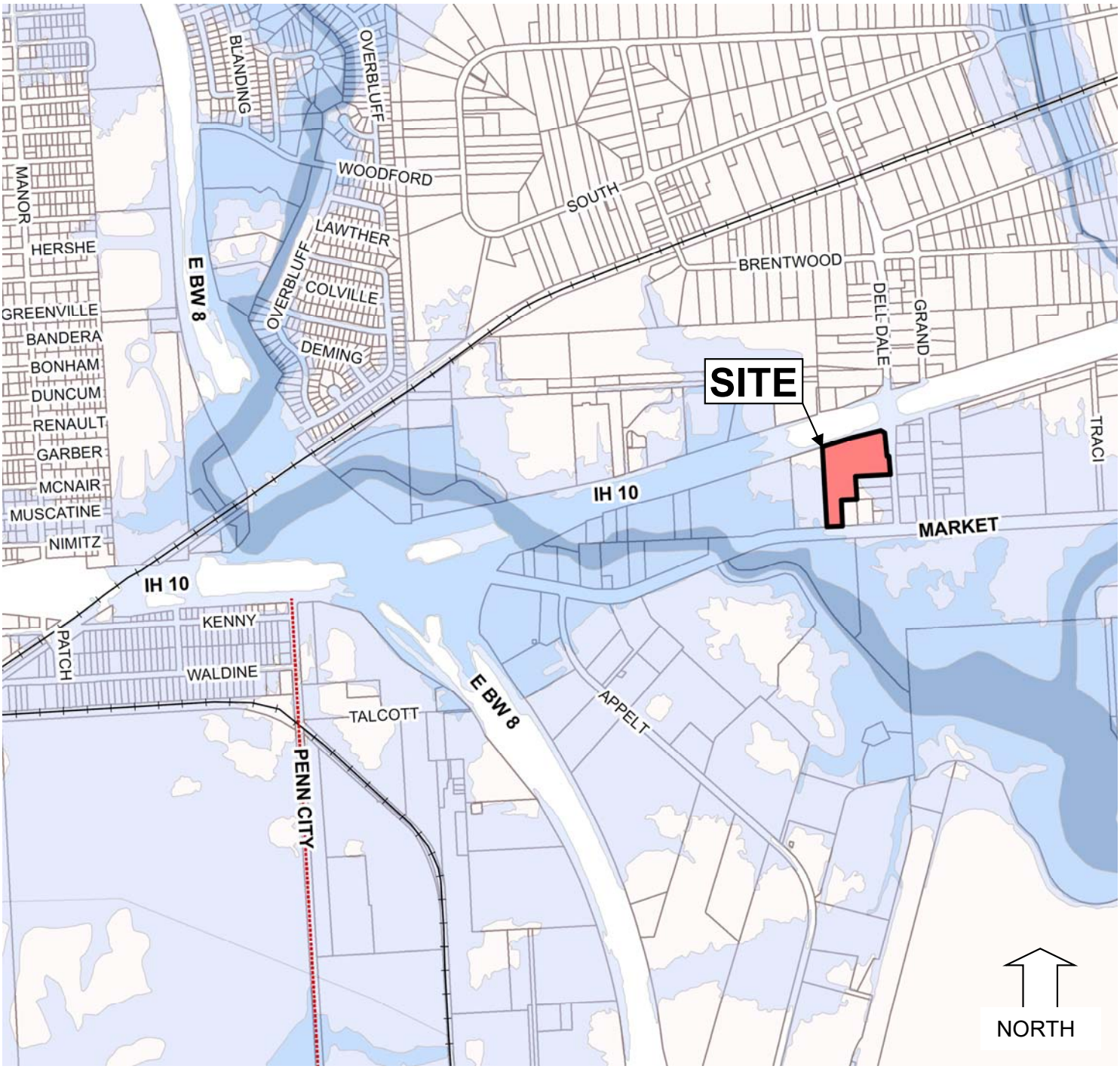
Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: QuickTrip Store no 7951 (DEF 2)

Applicant: Matkin Hoover Engineering



C – Public Hearings Site Location

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 03/16/2023**

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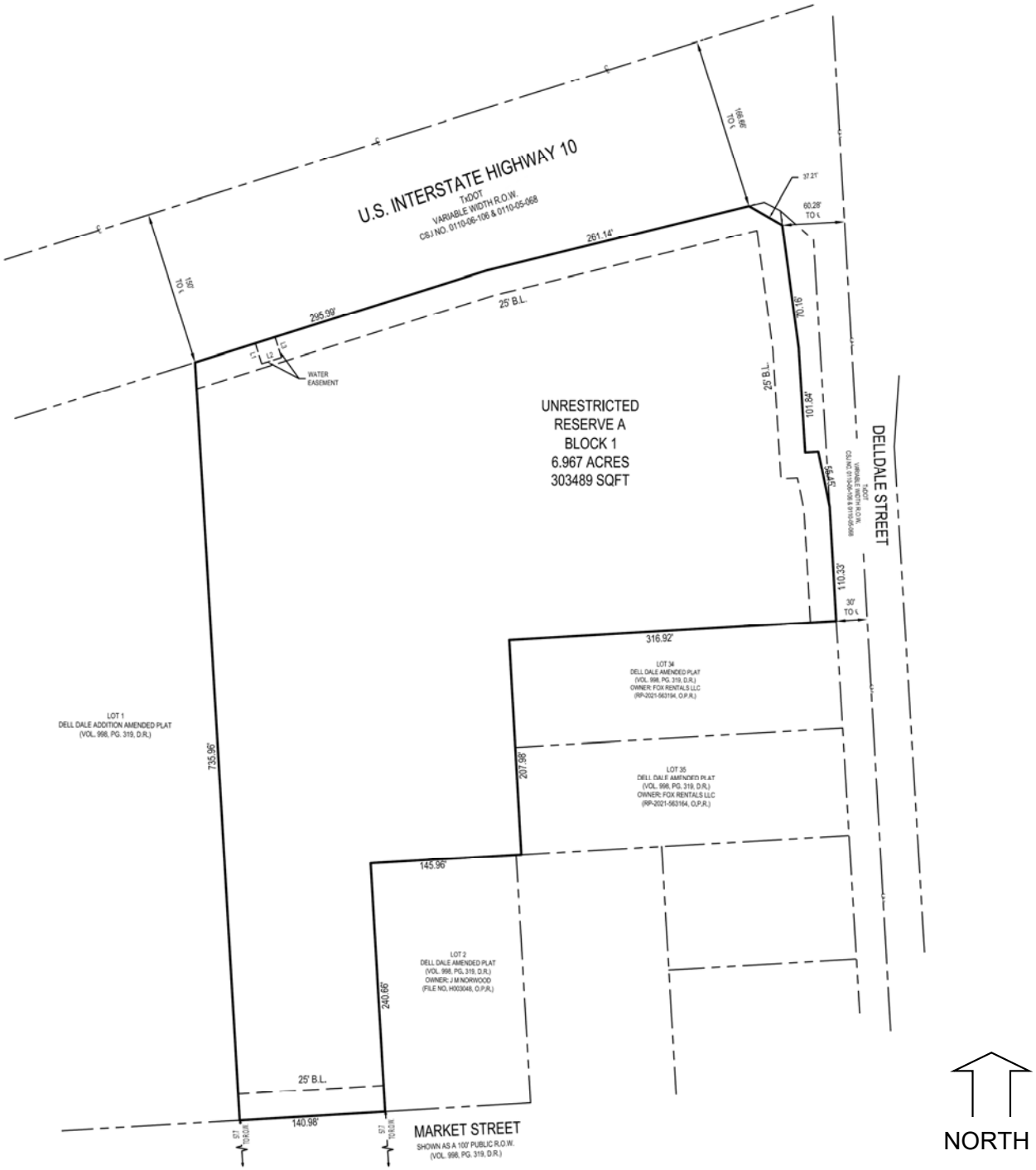

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: QuickTrip Store no 7951 (DEF 2)

Applicant: Matkin Hoover Engineering

C – Public Hearings

Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

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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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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Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Salem Estate

Applicant: Owens Management Systems, LLC

C – Public Hearings Site Location

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Salem Estate

Applicant: Owens Management Systems, LLC

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Salem Estate

Applicant: Owens Management Systems, LLC

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 20, 2023

Dear Property Owner:

Reference Number: 2023-0319; Salem Estate; a partial replat of **"Replat of Willow Meadows, Sec 14**," being all of Lots 2 & 3 of Block 34, as recorded in Vol. 56, Pg. 2 of the Harris County Map Records.

The property is located at the northeast intersection of Lemac Drive and Cliffwood Drive, south of south loop 610, and east of South Post Oak Road. The purpose of the replat is to create one (1) single-family residential lot. The applicant, **Joyce Owens,** with Owens Management Systems, LLC, on behalf of the developer, Oceanfront Realty LLC, can be contacted at **713-643-6333.**

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

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

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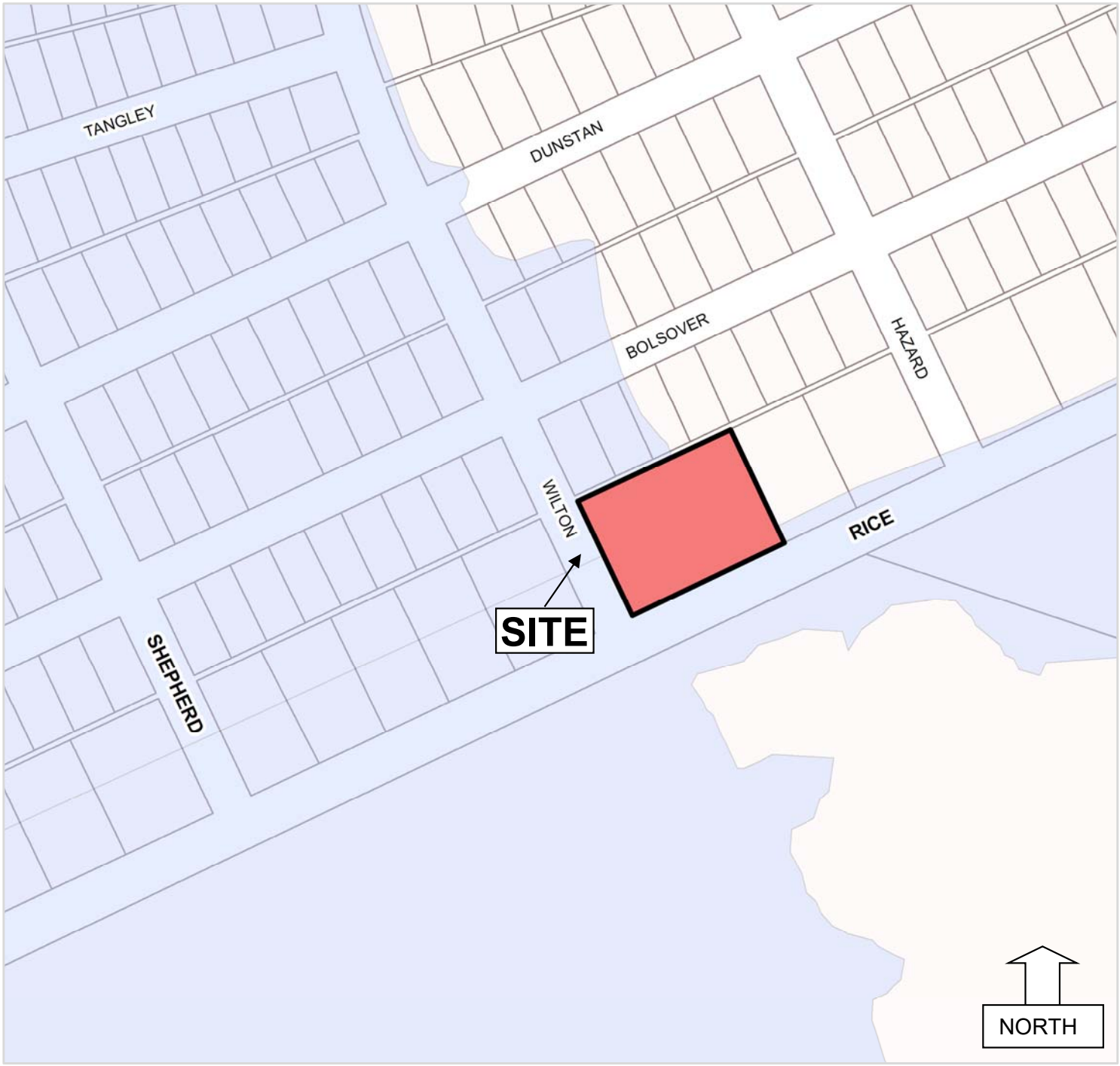
Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Southampton Place partial replat no 4

Applicant: Windrose



C – Public Hearings Site Location

Houston Planning Commission ITEM: 110

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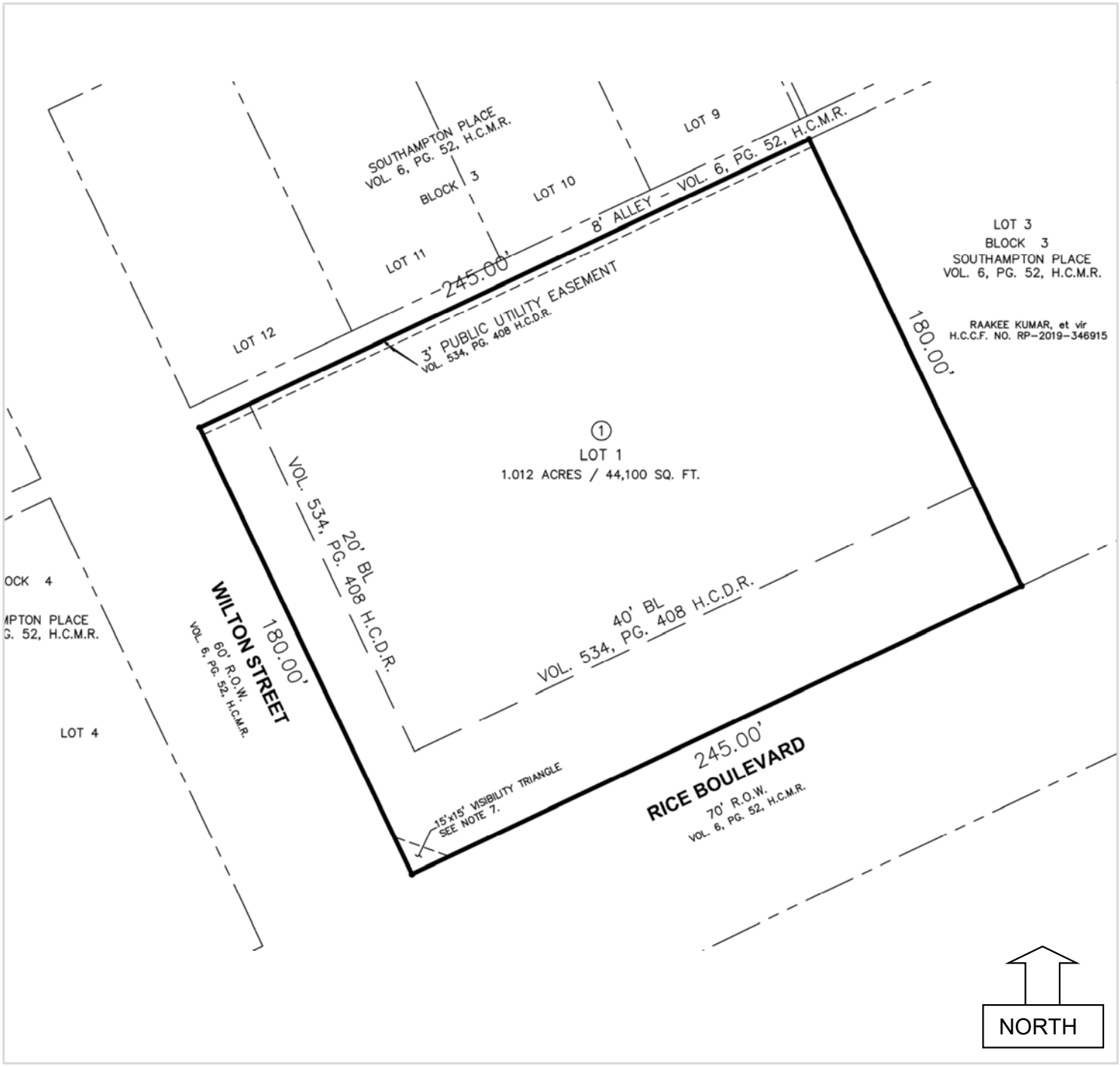
Subdivision Name: Southampton Place partial replat no 4

Applicant: Windrose



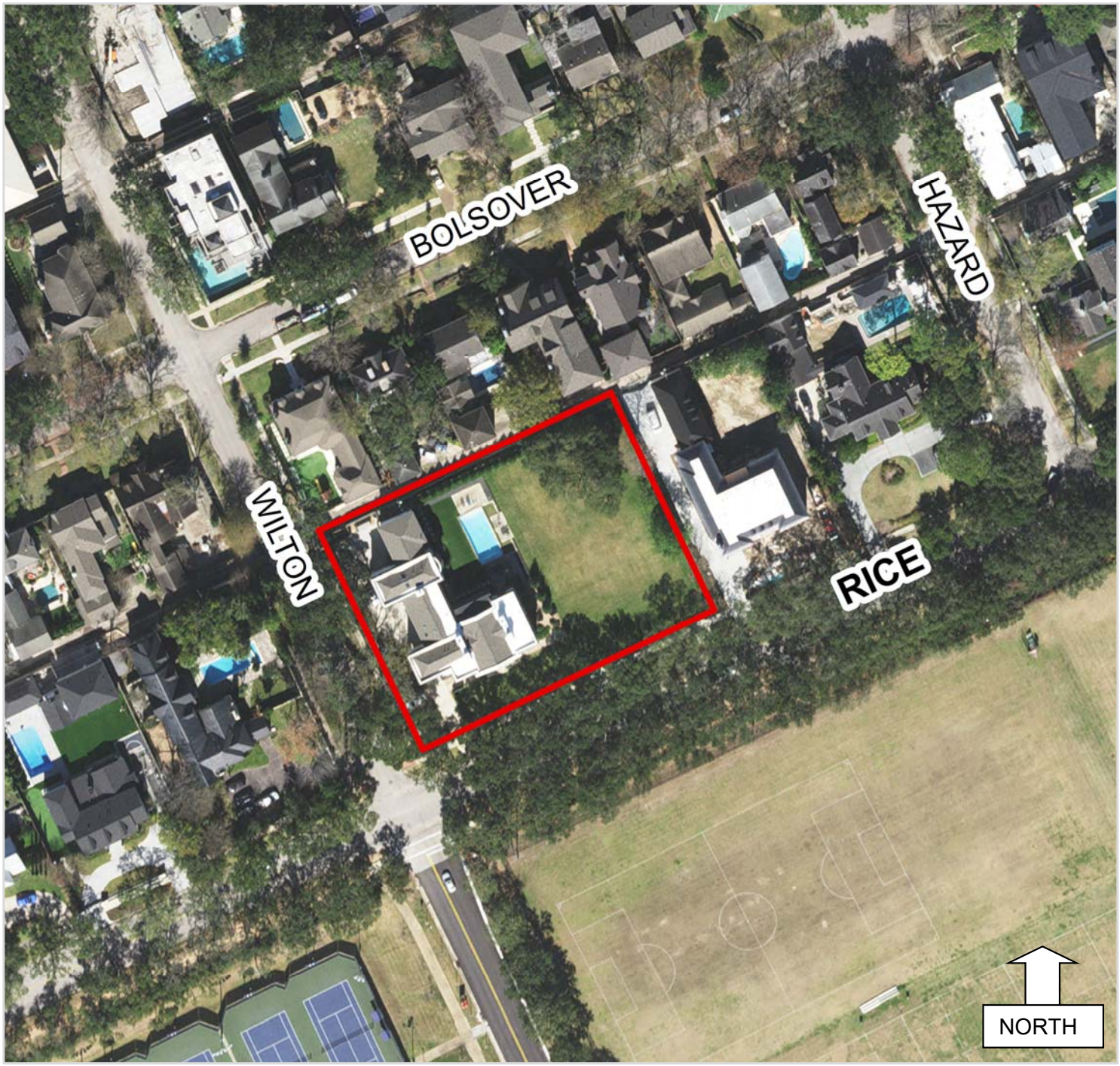
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Southampton Place partial replat no 4

Applicant: Windrose



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

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Margaret Wallace Brown
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Houston, Texas 77251-1562

T. 832.393.6600
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www.houstontx.gov

Public Hearing Notice

PH

February 22, 2023

Dear Property Owner:

Reference Number: 2023-0086; Southampton Place partial replat no 4; a partial replat of **"Southampton Place**," being a replat of Lots 1 & 2 of block 3, as recorded in Volume 6 Page 52 of the Harris County Map Records.

The property is located at the northeast intersection of Rice Blvd and Wilton Street. The purpose of the replat is to create one (1) single family lot. The applicant, **Amanda Rabius,** with **Windrose**, on behalf of Curtis & Windham Architects In, can be contacted at **713-458-2281.**

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Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Southland Place partial replat no 5

Applicant: PROSURV

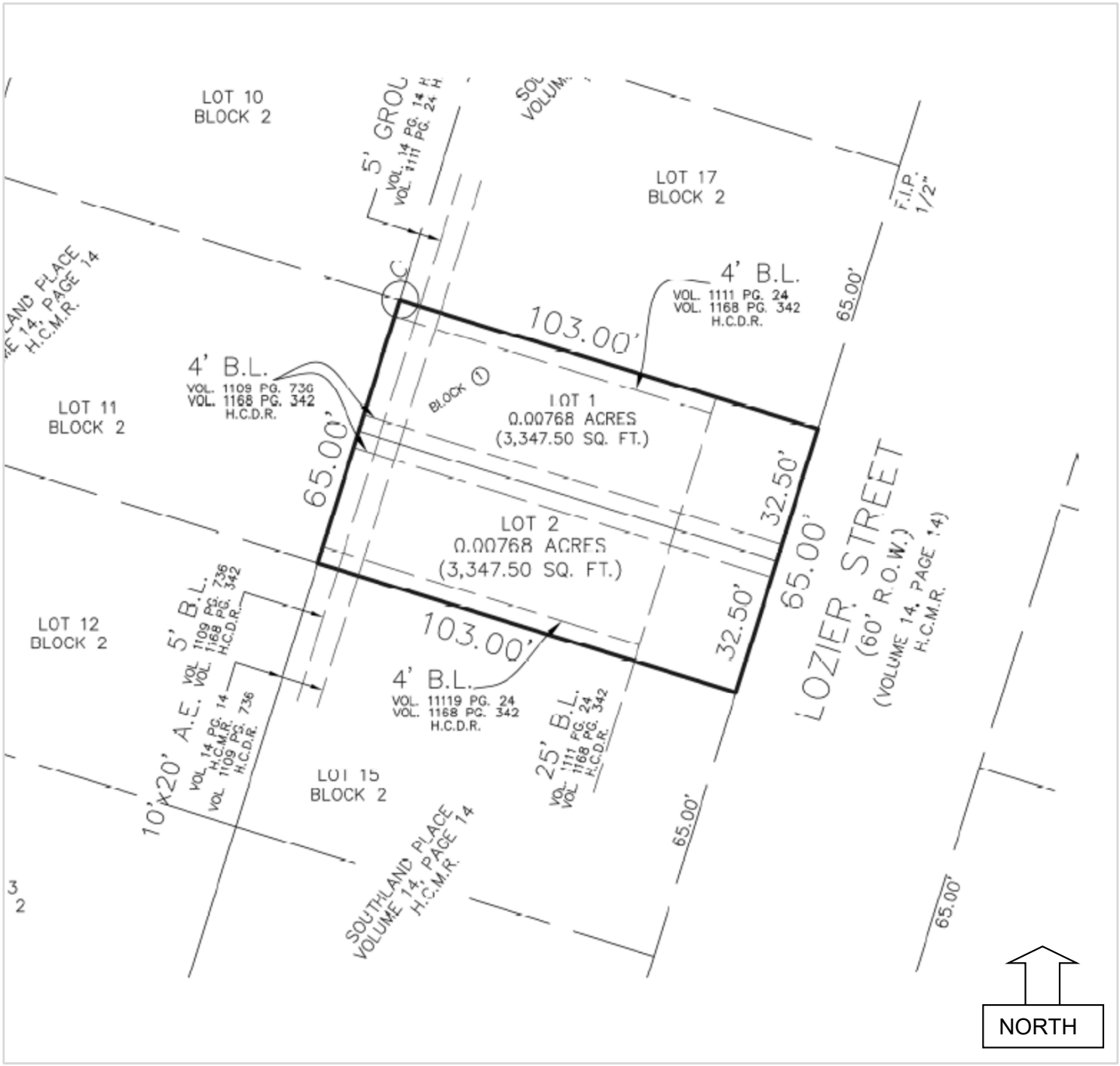
C – Public Hearings Site Location

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Southland Place partial replat no 5

Applicant: PROSURV



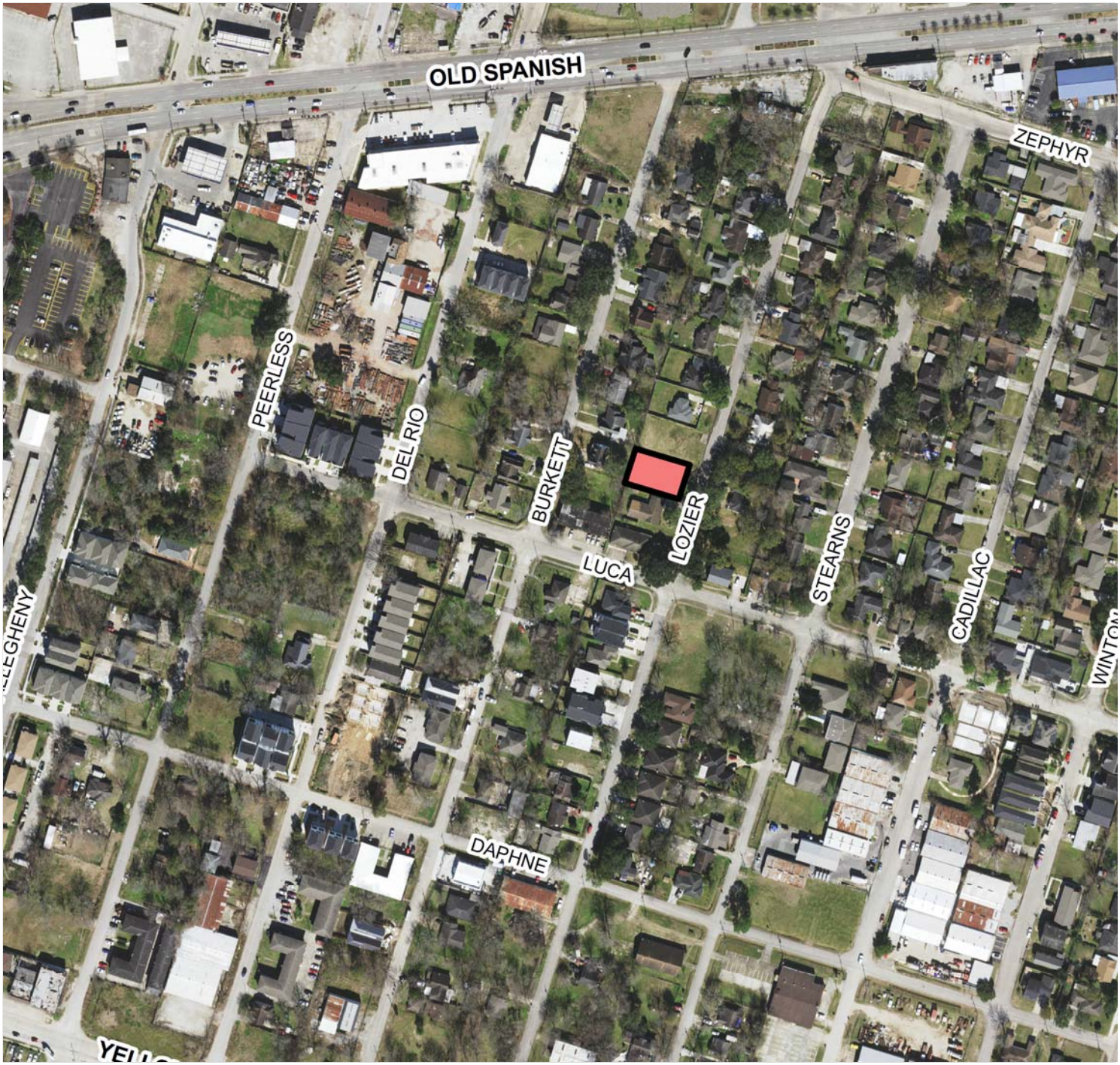
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Southland Place partial replat no 5

Applicant: PROSURV



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
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Margaret Wallace Brown
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Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 23, 2023

Dear Property Owner:

Reference Number: 2023-0329; Southland Place partial replat no 5; a partial replat of **"Southland Place**," being all of Lot 16, Block 2, as recorded in Volume 14, Page 14 of the Harris County Map Records.

The property is located along and west of Lozier Street between Luca Street and Zephyr Street. The purpose of the replat is to create two single-family residential lots. The applicant, **Donna Eckels,** with PRO-SURV, on behalf of the developer, can be contacted at **281-996-1113.**

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, March 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

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Planning Commission Body, Authority and Obligation

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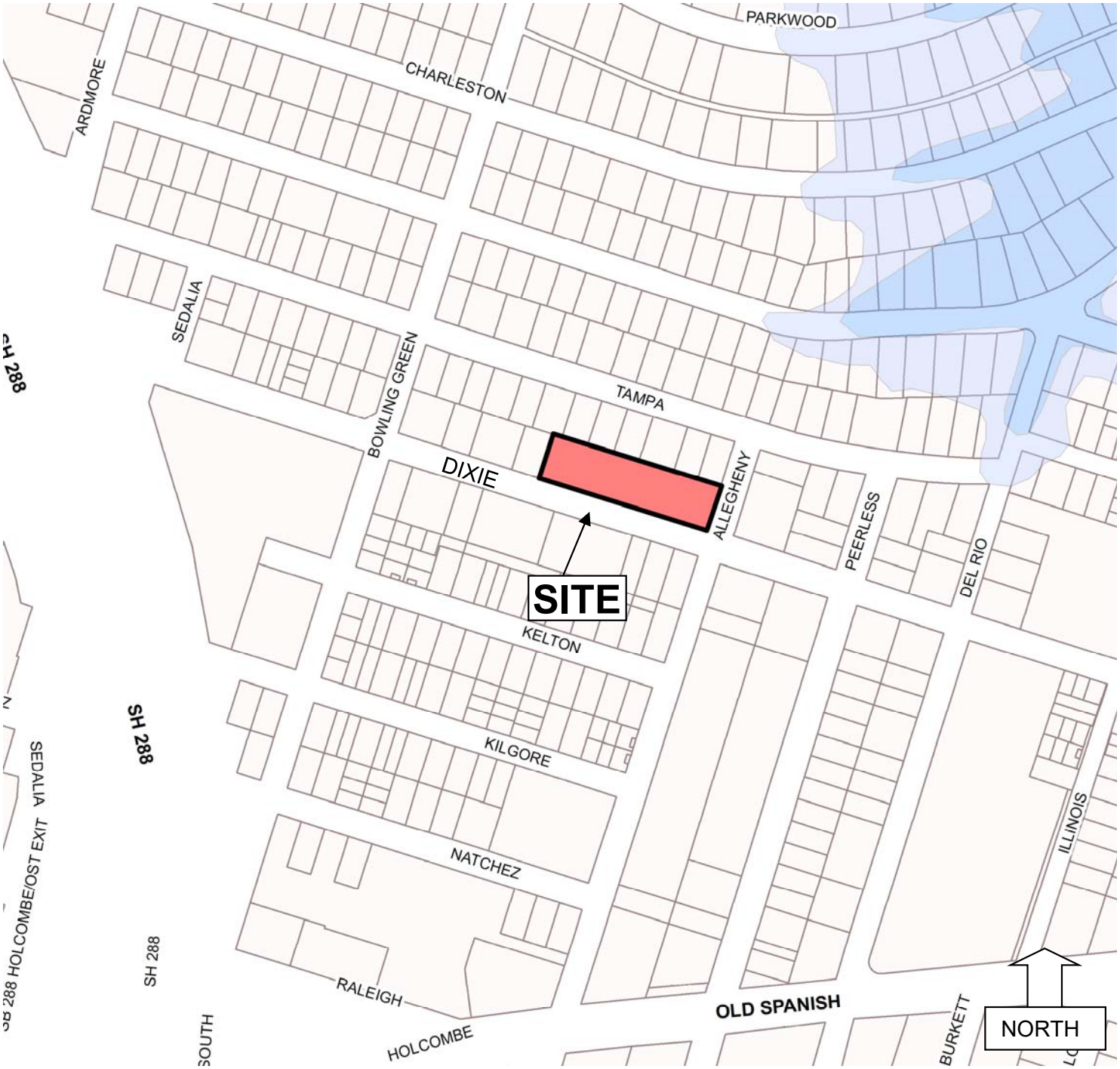
Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Southland Terrace partial replat no 3

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Site Location

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Southland Terrace partial replat no 3

Applicant: South Texas Surveying Associates, Inc.

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Southland Terrace partial replat no 3

Applicant: South Texas Surveying Associates, Inc.

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 22, 2023

Dear Property Owner:

Reference Number: 2023-0033; Southland Terrace partial replat no 3; a partial replat of **"Southland Terrace**," being a replat of Lots 5-8 of block 35 and Lots 9 & 10 of block 36 and a portion of Larado Street, as recorded in Volume 6 Page 1 of the Harris County Map Records.

The property is located at the northwest intersection of Allegheny Street and Dixie Drive. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Brianna Hamilton,** with **South Texas Surveying Association, Inc**, on behalf of Premark Investments LLC, can be contacted at **281-556-6918.**

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

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Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Sunterra Sec 29 partial replat no 1

Applicant: Quiddity Engineering

NORTH

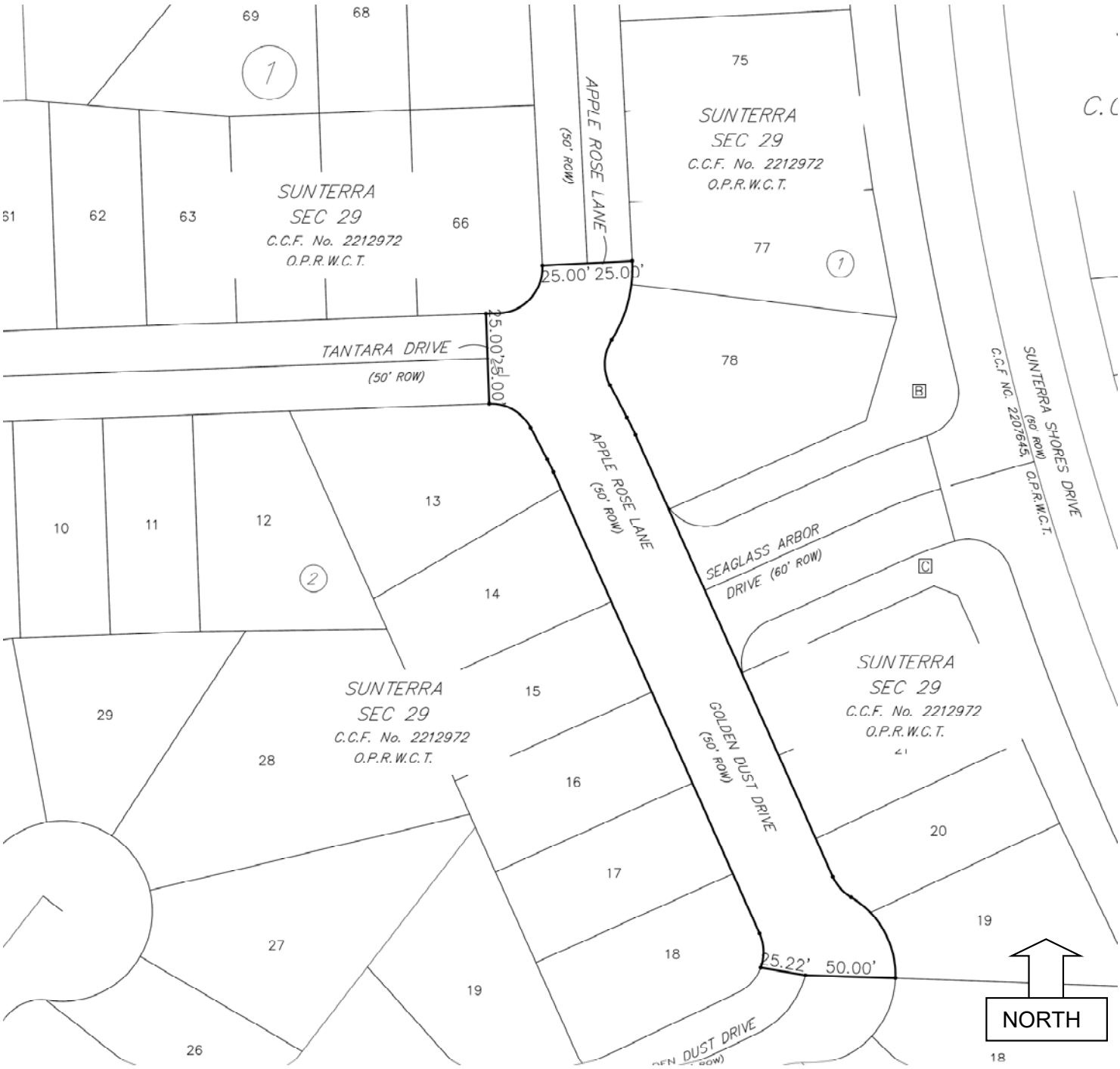
C – Public Hearings Site Location

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Sunterra Sec 29 partial replat no 1

Applicant: Quiddity Engineering



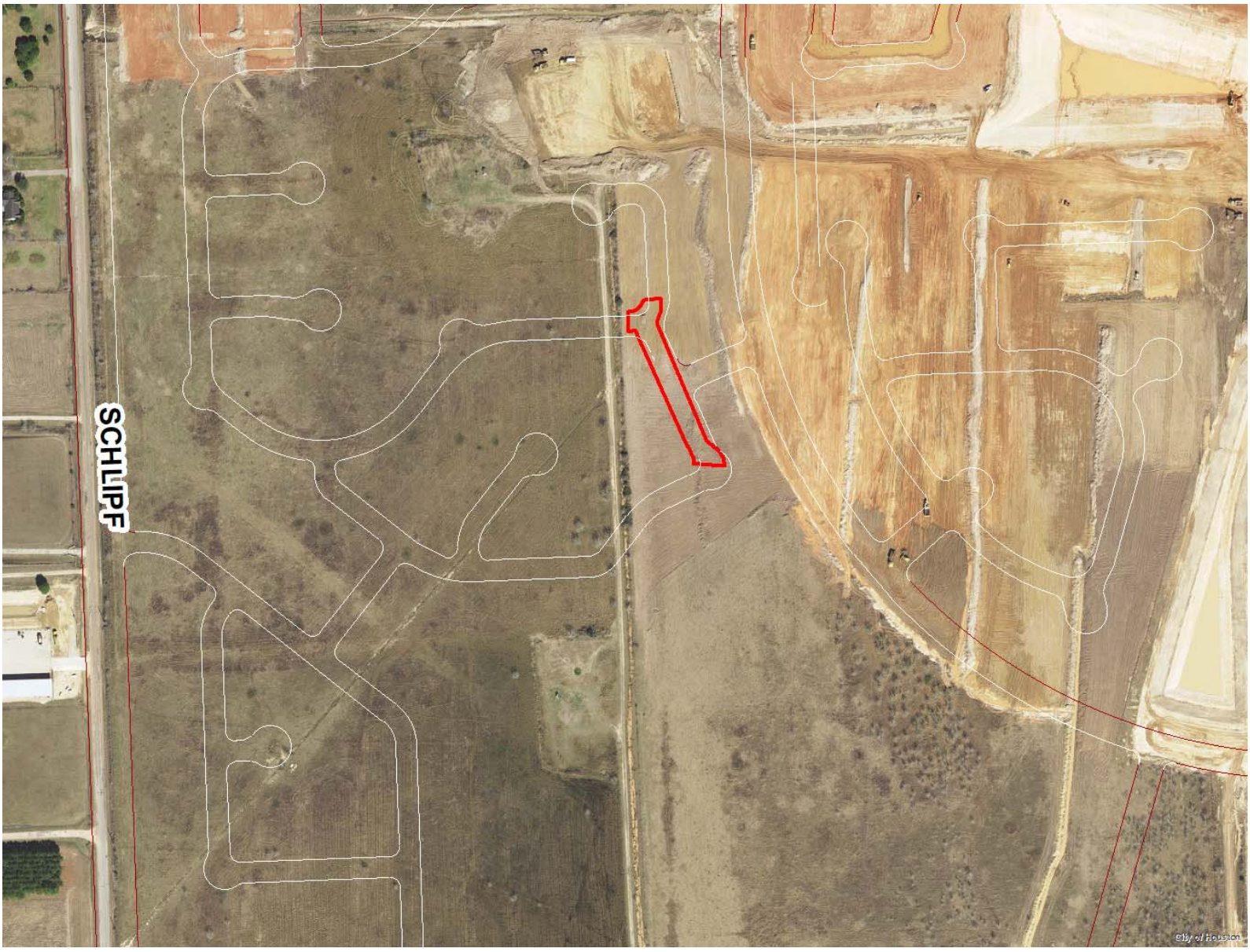
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Sunterra Sec 29 partial replat no 1

Applicant: Quiddity Engineering



C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 20, 2023

Dear Property Owner:

Reference Number: 2023-0303; Sunterra Sec 29 partial replat no 1; a partial replat of **"Sunterra Sec 29**," being the right-of-way of Tantara Drive, Sol Vida Drive, and Harbor Ridge Drive as recorded under County Clerk File No 2212972 O.P.R.W.C.T.

The property is located within Sunterra Sec 29 as the right-of-way of Tantara Drive, Sol Vida Drive, and Harbor Ridge Drive, north of Clay Road and east of Schlipf Road. The purpose of the replat is to change the street names of "Sol Vida Drive" to "Apple Rose Lane" and "Harbor Ridge Drive" to "Golden Dust Drive" The applicant, **Mayra Hernandez,** with Quiddity Engineering, LP, on behalf of Astro Sunterra, LP, can be contacted at **832-913-4030.**

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

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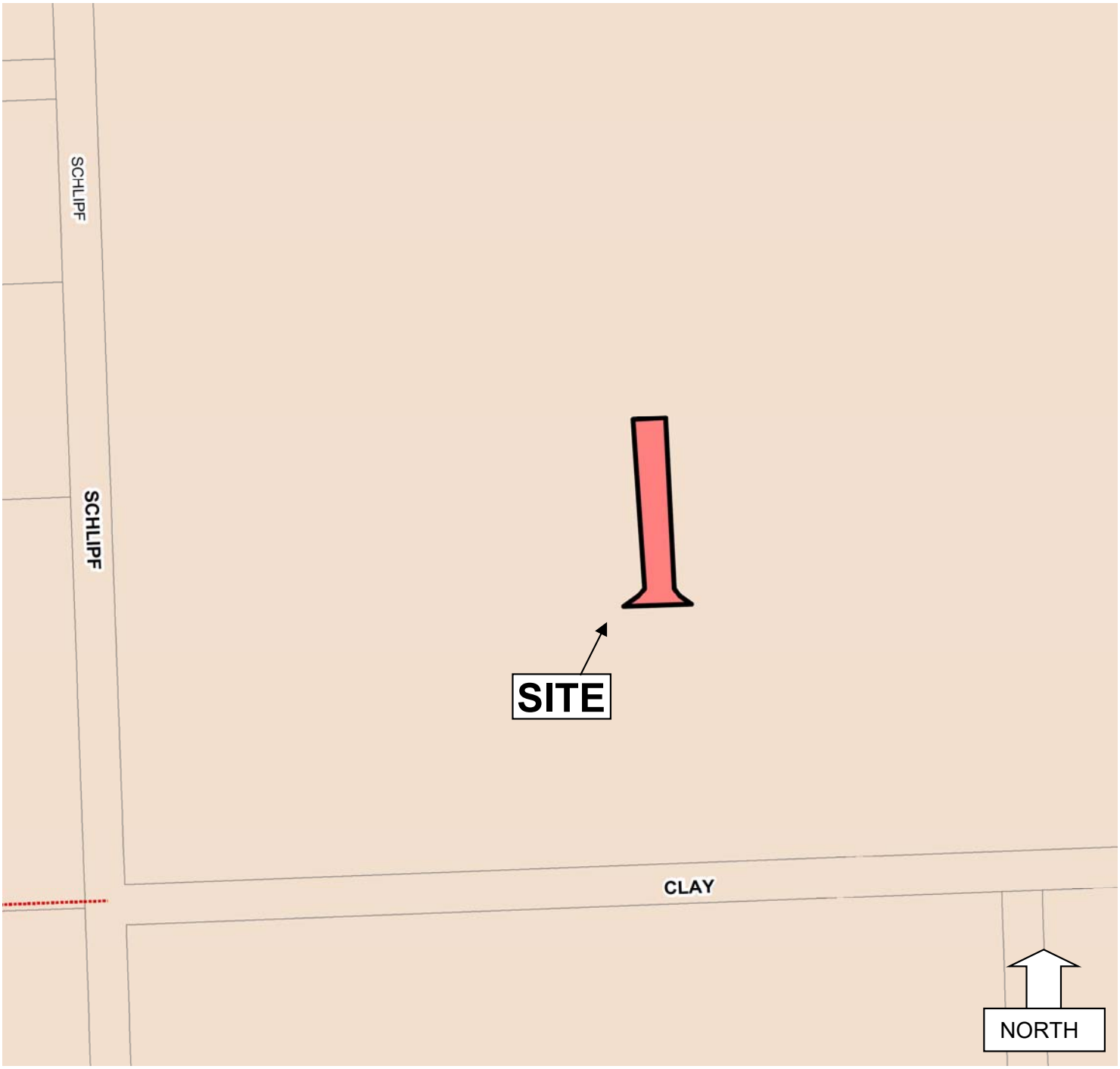
Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Sunterra Sec 30 partial replat No 1

Applicant: Quiddity Engineering



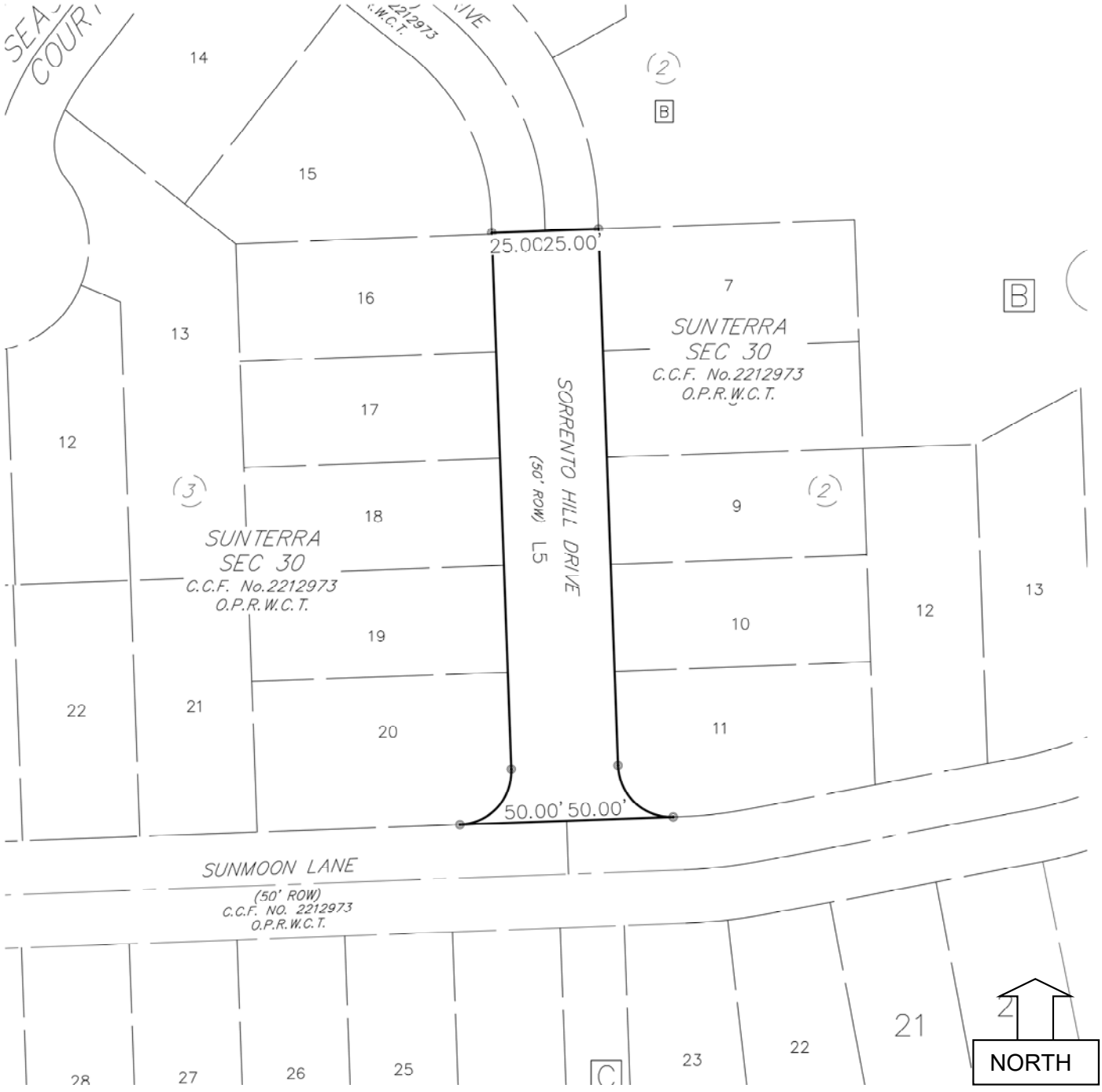
C – Public Hearings Site Location

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Sunterra Sec 30 partial replat No 1

Applicant: Quiddity Engineering



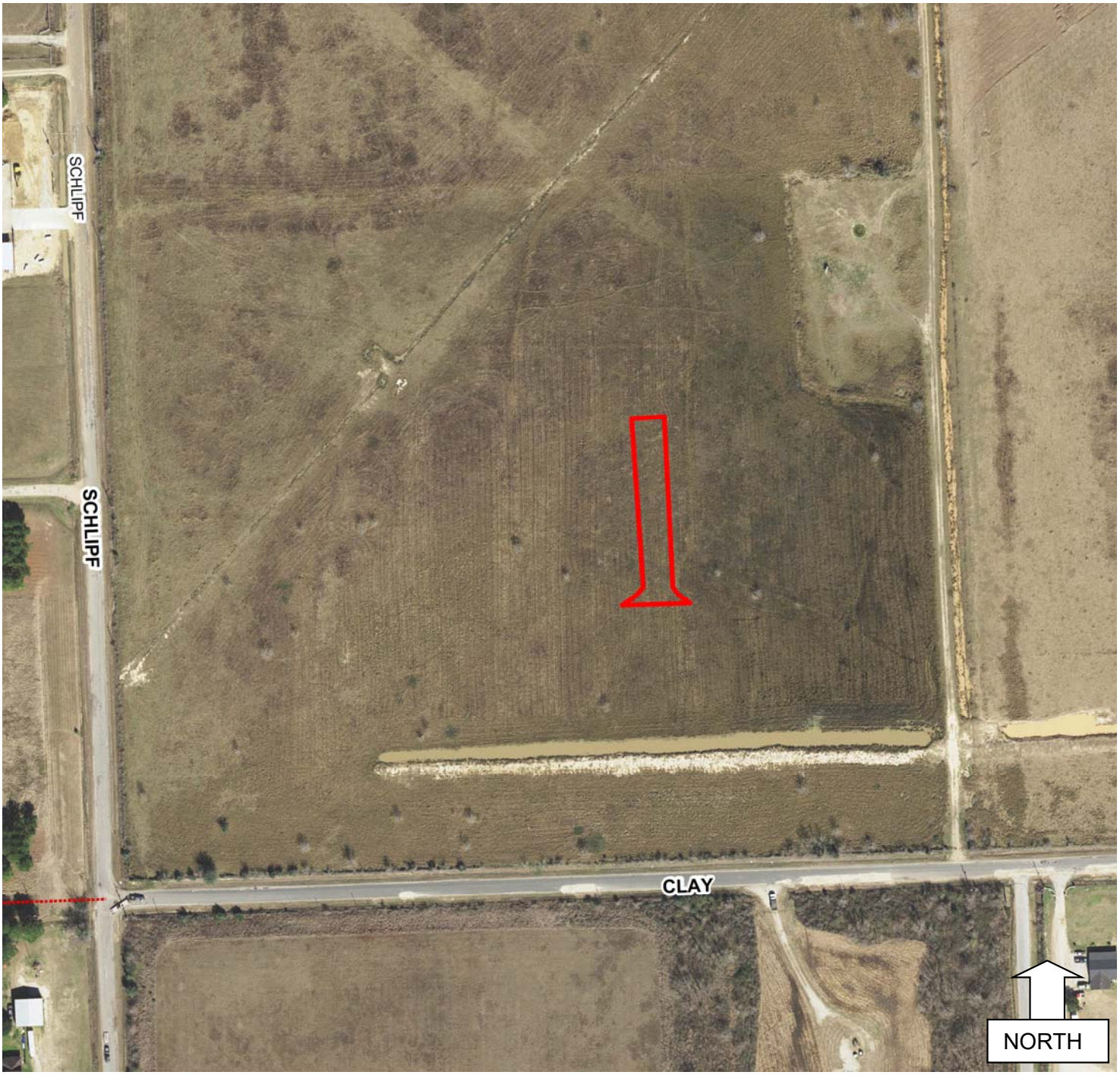
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Sunterra Sec 30 partial replat No 1

Applicant: Quiddity Engineering



C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 20, 2023

Dear Property Owner:

Reference Number: 2023-0307; Sunterra Sec 30 partial replat no 1; a partial replat of **"Sunterra Sec 30**," being the right-of-way of Seawest Lake Drive as recorded under County Clerk File No 2212973 O.P.R.W.C.T.

The property is located within Sunterra Sec 30 as the right-of-way of Seawest Lake Drive north of Clay Road and east of Schlipf Road. The purpose of the replat is to change the street name of "Seawest Lake Drive" to "Sorrento Hill Drive." The applicant, **Mayra Hernandez,** with Quiddity Engineering, LP, on behalf of Astro Sunterra, LP, can be contacted at **832-913-4030.**

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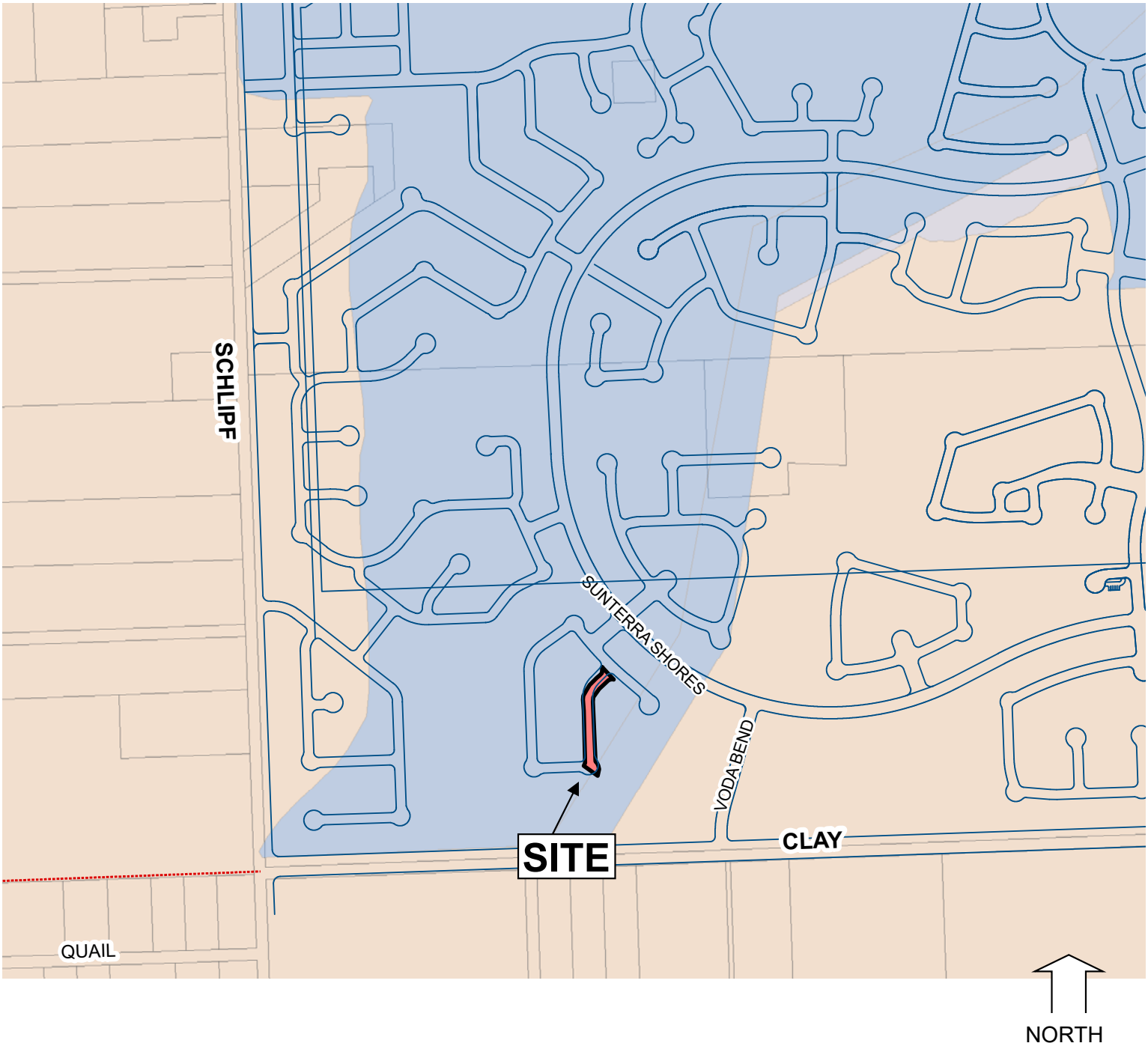
Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Sunterra Sec 31 partial replat no 1

Applicant: Quiddity Engineering - Katy



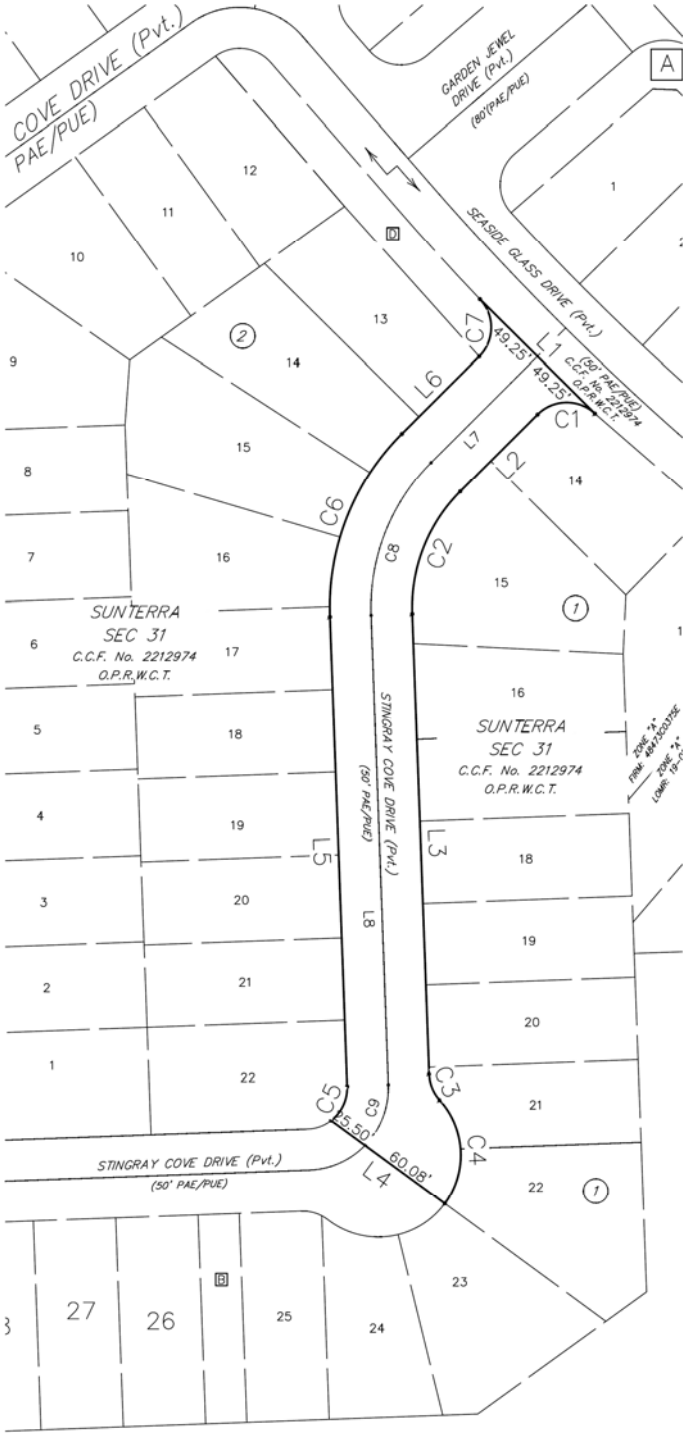
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Sunterra Sec 31 partial replat no 1

Applicant: Quiddity Engineering - Katy



NORTH

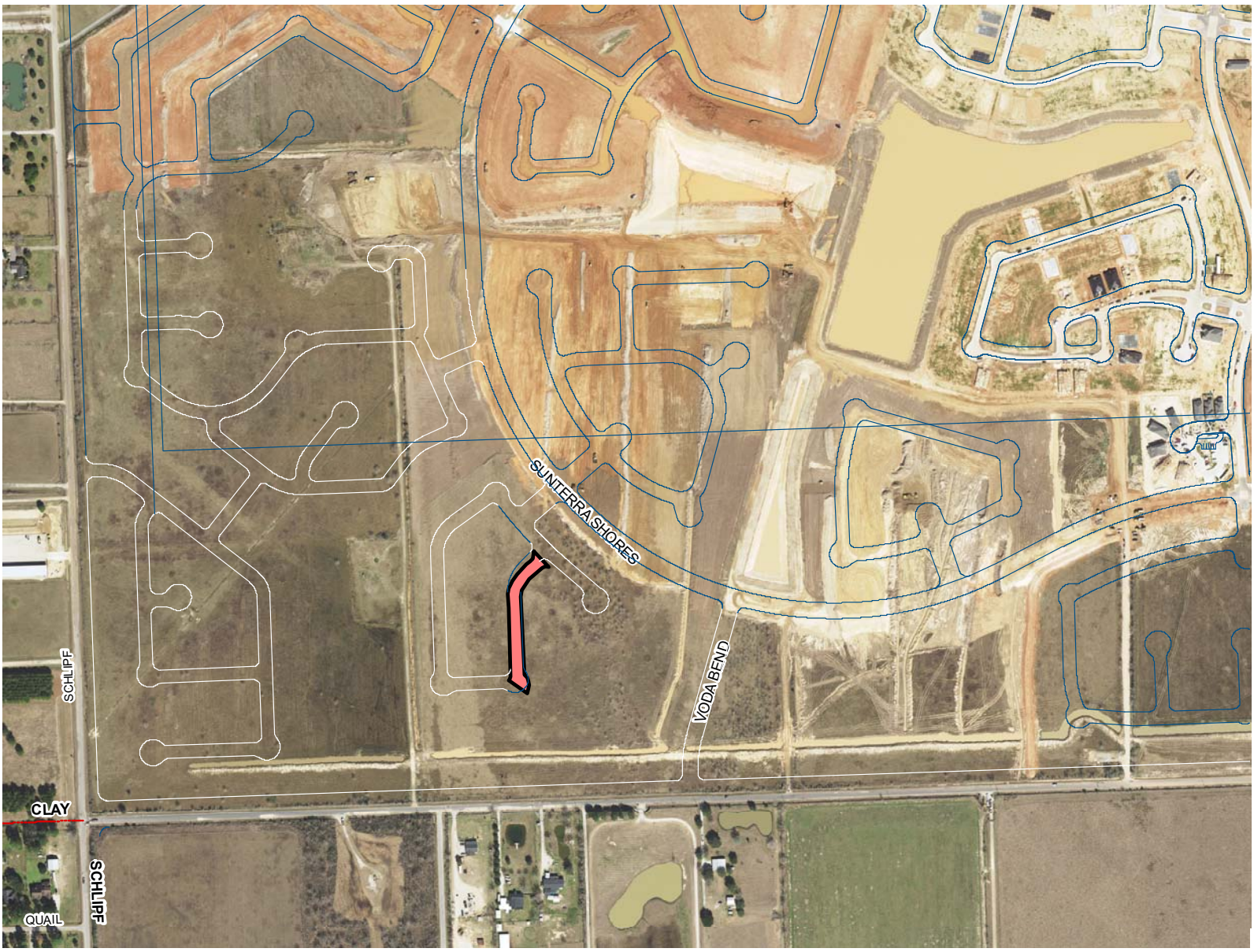
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Sunterra Sec 31 partial replat no 1

Applicant: Quiddity Engineering - Katy



NORTH

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 20, 2023

Dear Property Owner:

Reference Number: 2023-0318; Sunterra Sec 31 partial replat no 1; a partial replat of **"Sunterra Sec 31**," being the private right-of-way of Myrtle Glass Drive as recorded under County Clerk File No 2212974 O.P.R.W.C.T.

The property is located within Sunterra Sec 31 as the private right-of-way of Myrtle Glass Drive, north of Clay Road and east of Schlipf Road. The purpose of the replat is to change the privavte street name of "Myrtle Glass Drive" to "Stingray Cove Drive." The applicant, **Mayra Hernandez,** with Quiddity Engineering, LP, on behalf of Astro Sunterra, LP, can be contacted at **832-913-4030.**

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

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, March 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@houstontx.gov,

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

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

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: 116

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Trails of Katy Sec 6 partial replat no 1

Applicant: Quiddity Engineering

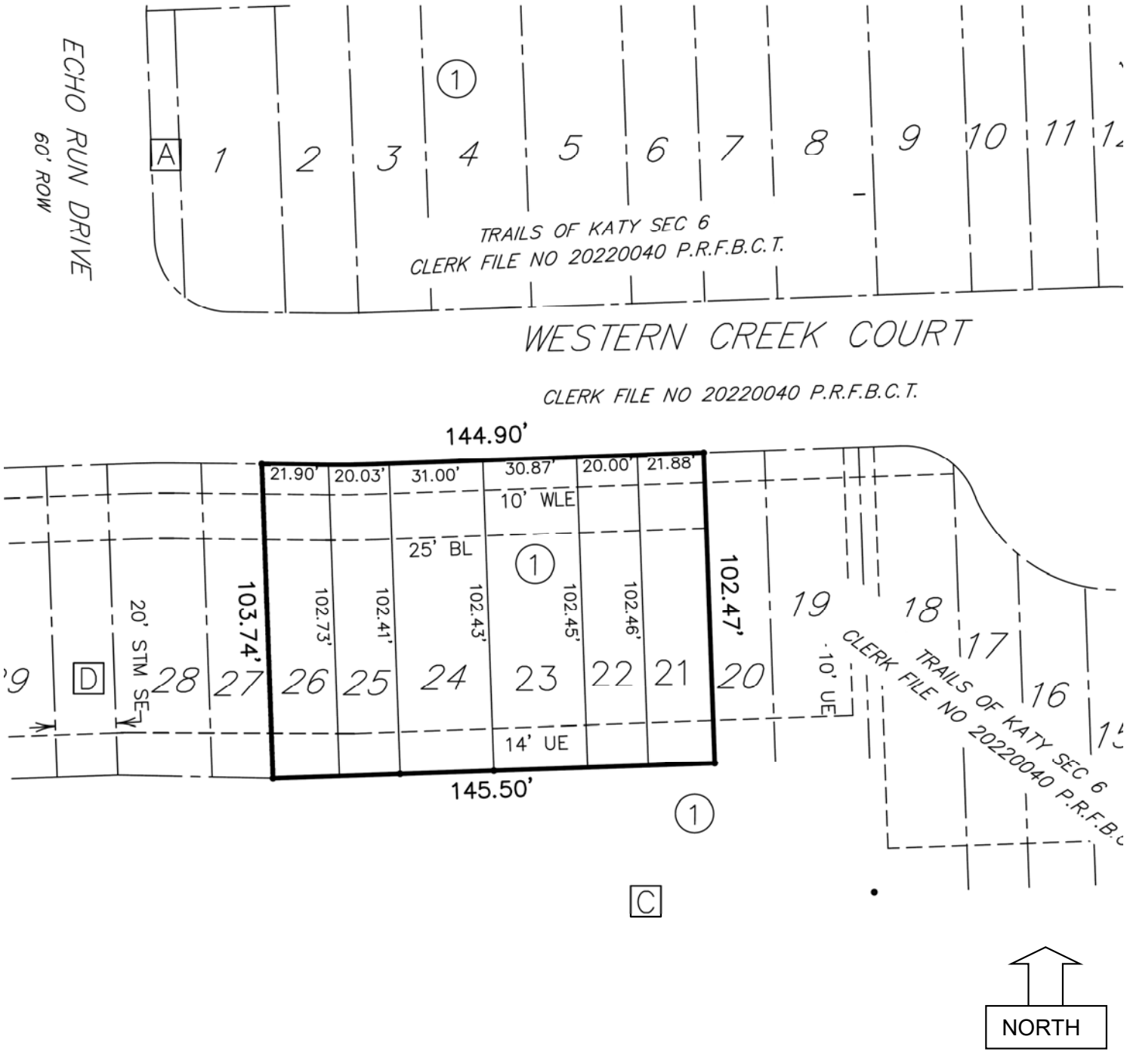
C – Public Hearings Site Location

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Trails of Katy Sec 6 partial replat no 1

Applicant: Quiddity Engineering



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Trails of Katy Sec 6 partial replat no 1

Applicant: Quiddity Engineering

C – Public Hearings

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0217
Plat Name: Trails of Katy Sec 6 partial replat no 1
Applicant: Quiddity Engineering - Katy
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 not provide additional compensating open space with this partial replat and get credit for the excess COS from the original plat instead.

Chapter 42 Section: 42-183

Chapter 42 Reference:

(a) Compensating open space may be used to reduce the minimum lot size requirement only to the extent that the area proposed to be dedicated to compensating open space meets the standards of this section. (f) Any area used for compensating open space: (1) Shall be restricted for the use of owners of property in and residents of the subdivision. (2) Shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision.

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 partial replat consists of 6 lots under 5,000 sq. ft. out of the Trails of Katy Sec 6 recorded plat. The subdivision lies within the City of Houston Extra Territorial Jurisdiction and Fort Bend County limits. The residential section is located at the southwest intersection of Kingsland Boulevard and Cane Island Parkway. The reason for the replat is to move lot lines so the building pads can properly fit into each lot. The land between the six lots is being re-distributed and two of the lots remain the same size. This replat will not increase the overall number of lots originally platted within the Trails of Katy Sec 6. The original plat had 56 lots under 5,000 sq. and 28,500 sq of open space was required per Sec. 42- 183. The developer provided 32,263 sq. of compensating open space with a surplus of 3,763 sq with the original recorded plat to amenitize and enhance the development. The six lots have a total square footage of 14,923 sq. The average lot size is 2,487 sq. The required COS for this replat would be 3,600 sq. which is less than the 3,763 sq. surplus COS provided with the original plat. We ask the Commission takes in consideration the COS surplus provided and apply it to the partial replat. Not providing additional COS with this partial replat would allow for the lots to be properly developed and contributing to reasonable use of the land.

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

These circumstances are not the result of a hardship created by the applicant. The development

has more than the required COS. Every owner will benefit from the amenities.

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

The spirit of the ordinance will be uphold given the original recorded exceeded the COS requirement. The six lots are not new lots. The six lots are being amended slightly.

(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 public health, safety, or welfare. To the contrary, the subdivision will benefit from the COS in place.

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

Sole justification for the granting of the variance is based on the fact that the subdivision as a whole already has the more than the required COS.

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PHV

March 16, 2023

Dear Property Owner:

Reference Number: 2023-0217; Trails of Katy Sec 6 partial replat no 1; a partial replat of **Trails of Katy**, being Lots 21-26 of block 1, as recorded in County Clerk File no 20220040 of the Fort Bend County Map Records.

The property is located south of Kingsland Blvd and east of Echo Run Drive. The purpose of the replat is to adjust the lot lines and revise the Compensating Open Space table. The applicant, Mayra Hernandez**,** with **Quiddity Engineering-Katy**, on behalf of Gehan Homes, the developer, can be contacted at **832-913-4030.**

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, March 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.

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

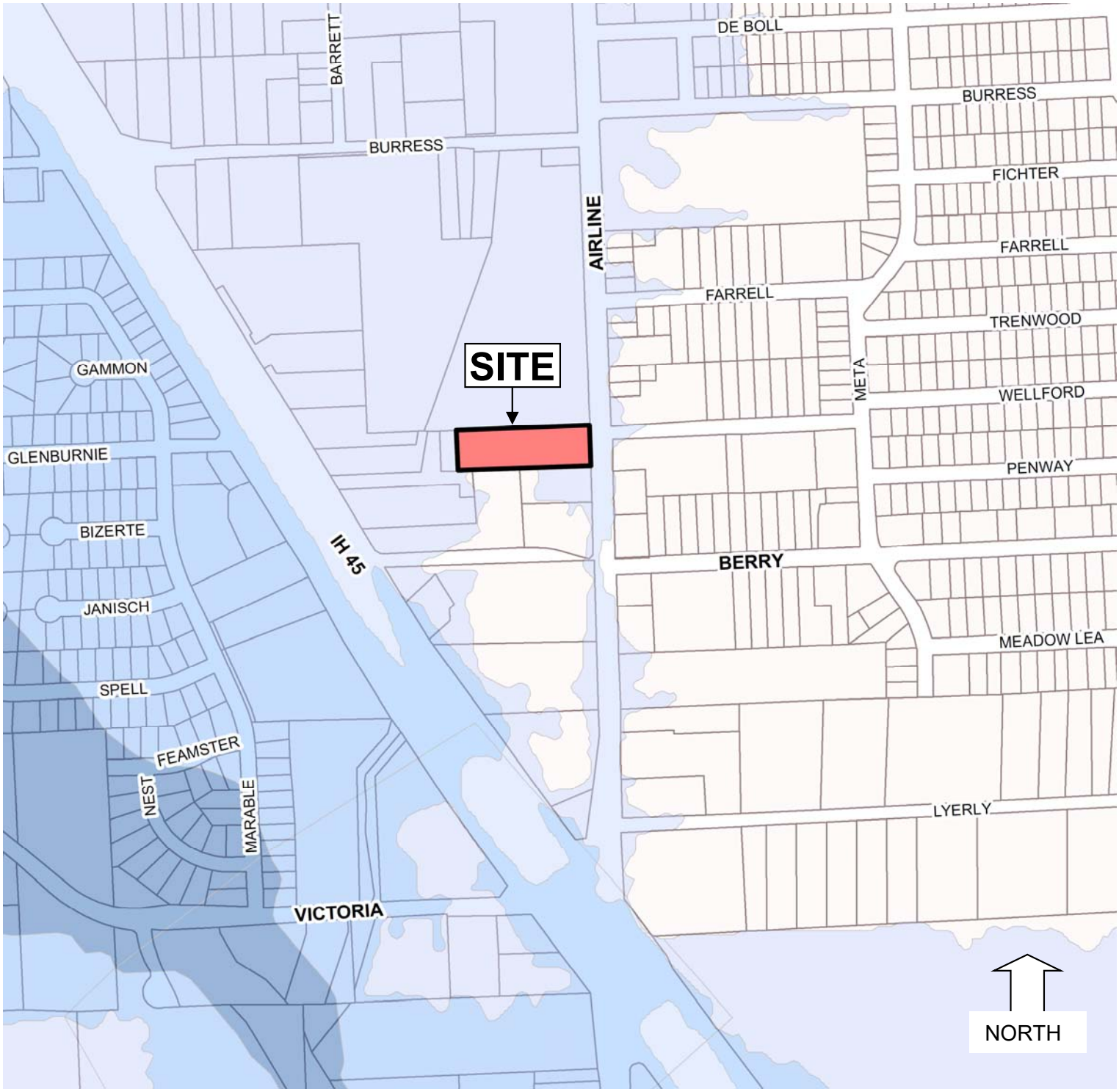
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: A and R Investments

Applicant: SEM Services



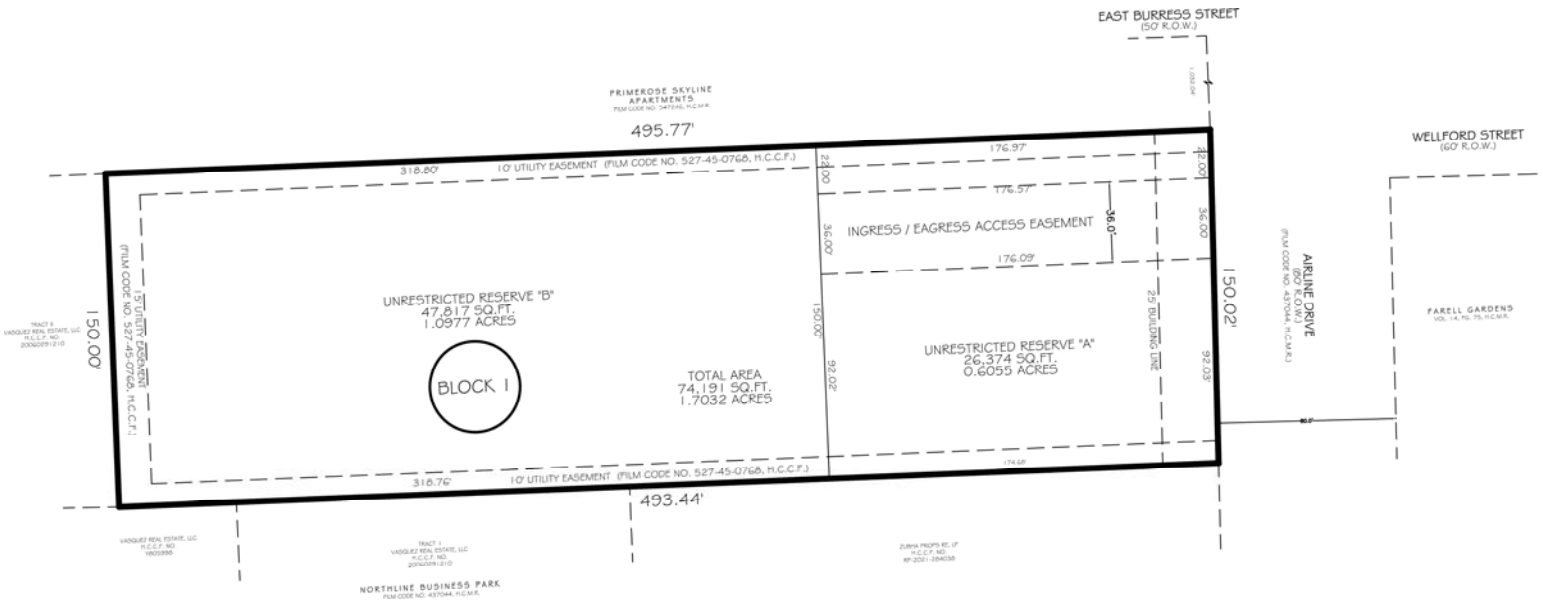
D – Variances **Site Location**

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: A and R Investments

Applicant: SEM Services



D – Variances Subdivision

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: A and R Investments

Applicant: SEM Services

D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0284
Plat Name: A and R Investments
Applicant: SEM SERVICES
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:

A variance is sought for an unrestricted reserve to have a 36' ingress/egress easement in lieu of public street frontage.

Chapter 42 Section: 42-190

Chapter 42 Reference:

42-190 (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: 60 feet (50 feet in a street width exception area)

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 is located in the City of Houston, in the Greater Northside Management District boundary along Airline Drive; between Tidwell Road and IH-45. The development proposes two reserves, Reserve A, having frontage on major thoroughfare Airline Drive and Reserve B, fronting on an existing 36 ingress/egress easement. The reason for replat is to sell off different parcels. Leaving Reserve B without public street frontage as required by the ordinance. However, an existing ingress/egress easement has been put in place since the property has been partially developed. We request the commission to continue to allow these parcels to continue to co-exist with one another. The only minor change is the legal subdivision of land as required per State Code 212 & Chapter 42.

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

The frontage requirements by this ordinance limit how property can be subdivided in small parcels within the City of Houston. Allowing development to have other forms of access is not equitable for small business owners to build generational wealth for Houstonians.

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

The intent and general purposes of this chapter will be preserved and maintained. The reserves will have frontage on a public street & on an existing ingress/egress easement maintaining existing

configuration patterns.

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

The two reserves will provide sufficient area for water well and septic. The proposed development will comply with all requirements per City of Houston Engineering's Office.

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

Economic hardship is not the sole justification of the variance. Ingress/egress easements are consistent with reserve access in the area and the existing character of this area of urban Greater Northside Houston.

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 23, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: A and R Investments
REFERENCE NUMBER: 2023-0284

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located west and along Airline Drive, northeast of IH-45, and south of East Tidwell 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.

SEM Services, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow an unrestricted reserve to have sole access from an access easement in lieu of the required public street. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, March 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
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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 Stephanie Rivera-Lopez with SEM Services at 832-986-8208. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

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

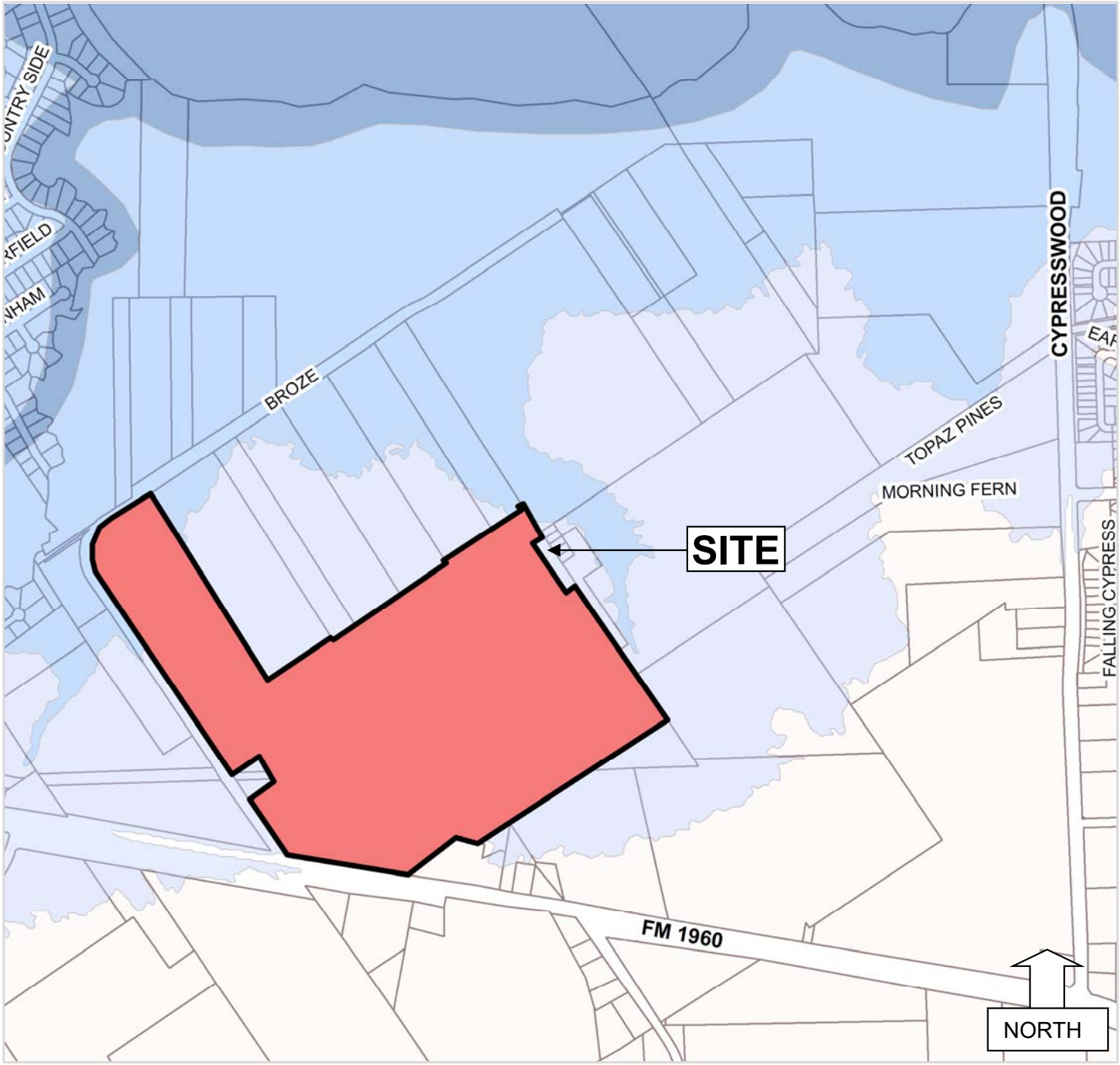
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Broze Road GP (DEF 2)

Applicant: Meta Planning + Design LLC



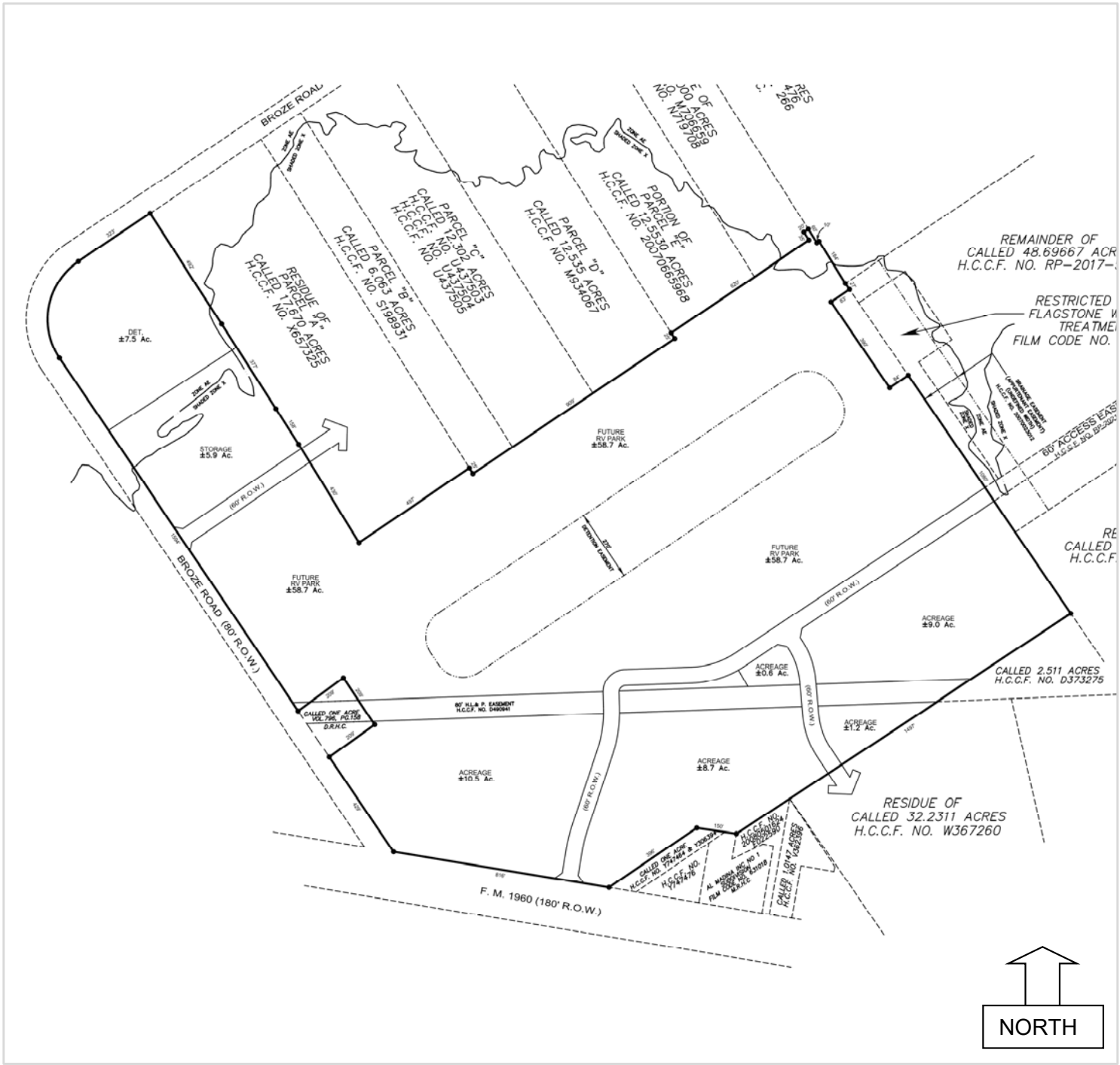
D – Variances Site Location

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Broze Road GP (DEF 2)

Applicant: Meta Planning + Design LLC



D – Variances

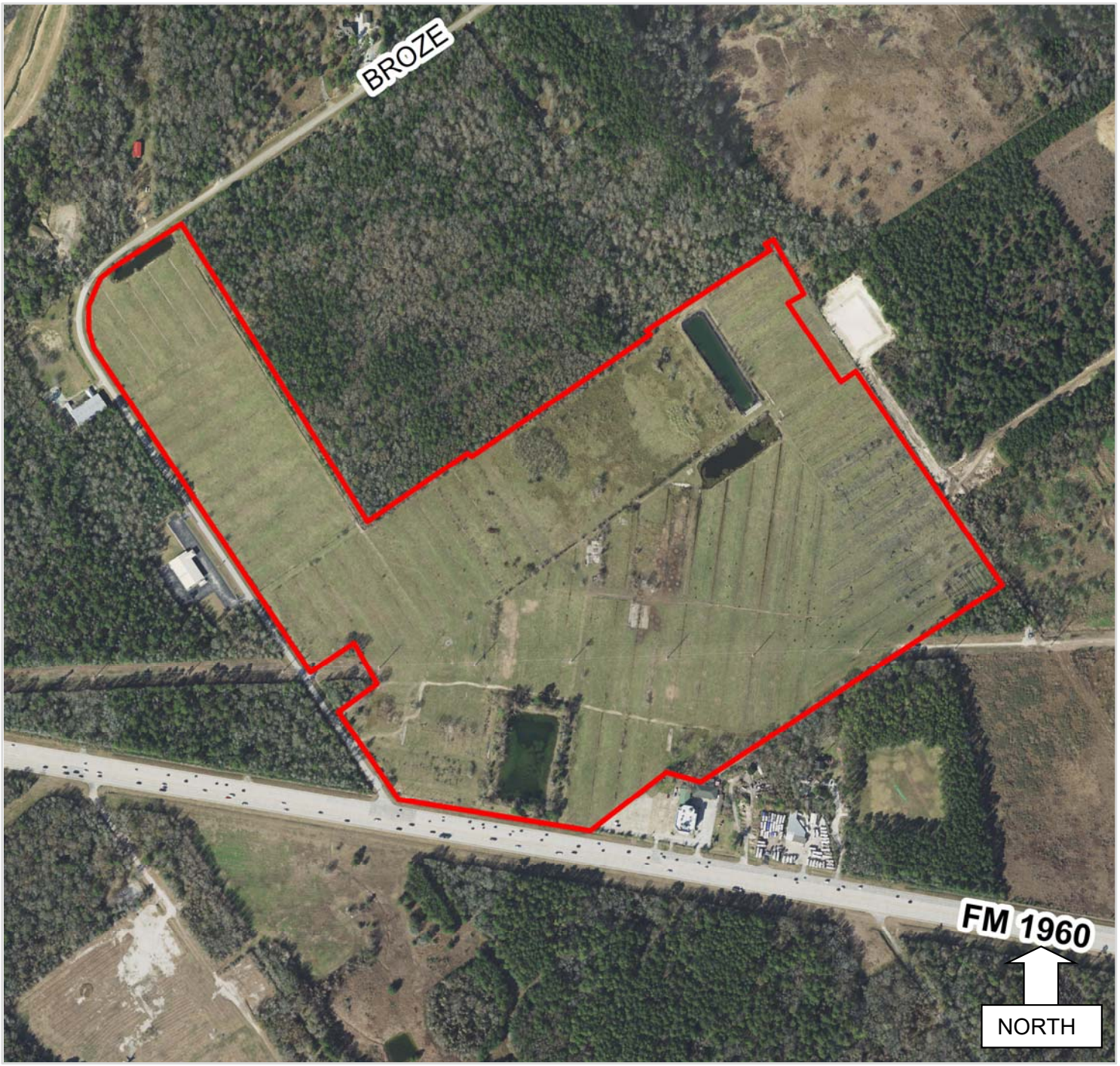
Subdivision

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Broze Road GP (DEF 2)

Applicant: Meta Planning + Design LLC



D – Variances Aerial

META PLANNING + DESIGN
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a variance exhibit for

BROZE ROAD

±111.2 ACRES OF LAND

prepared for

A&S ENGINEERING

META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 400

MTA-87006
FEBRUARY 7, 2023

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META PLANNING + DESIGN

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 ±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.

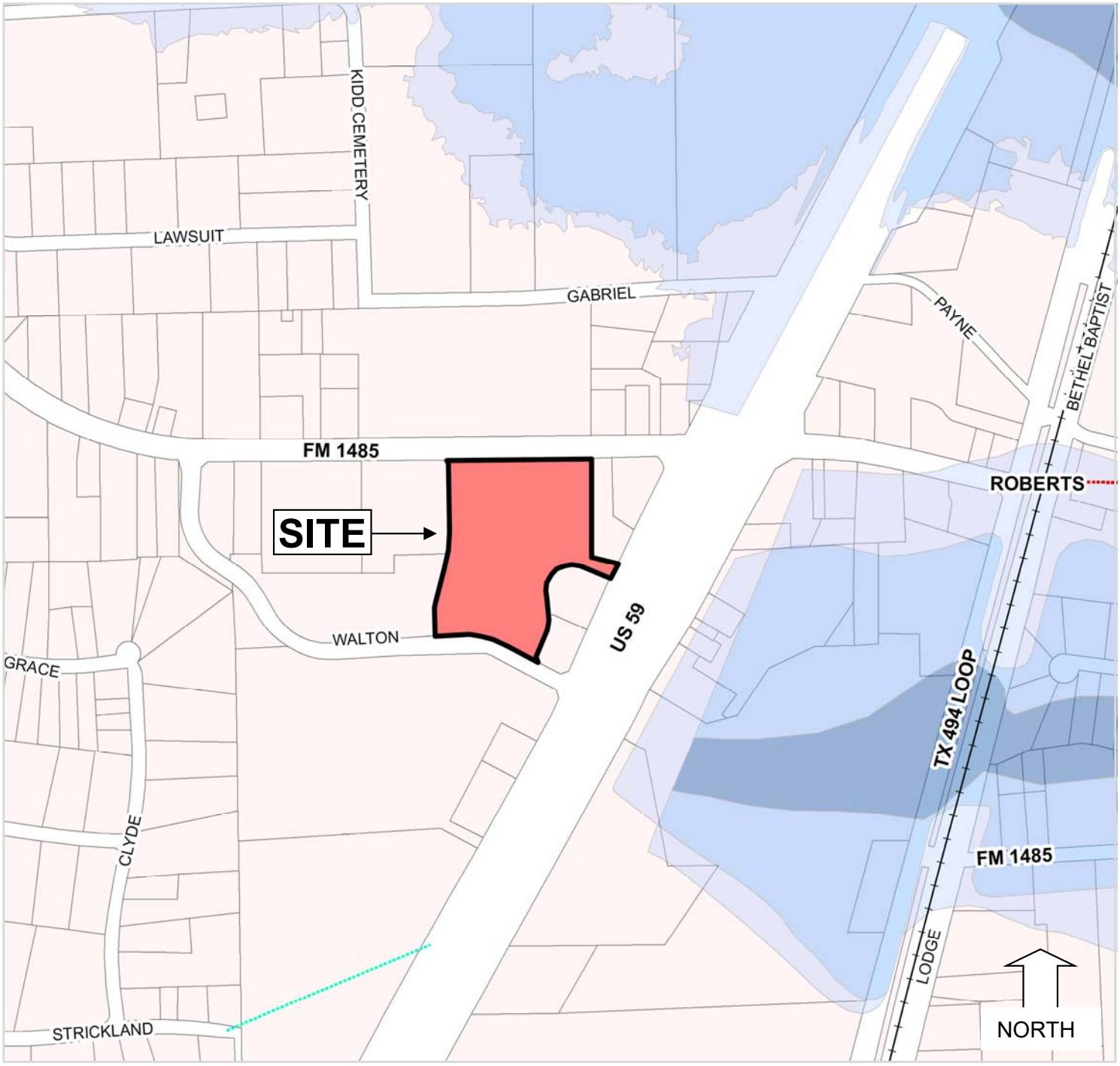
The intended use of this site as an RV park with controlled access being a key component is the justification for this variance.

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Caney Crossing North (DEF 1)

Applicant: South Texas Surveying Associates Inc.



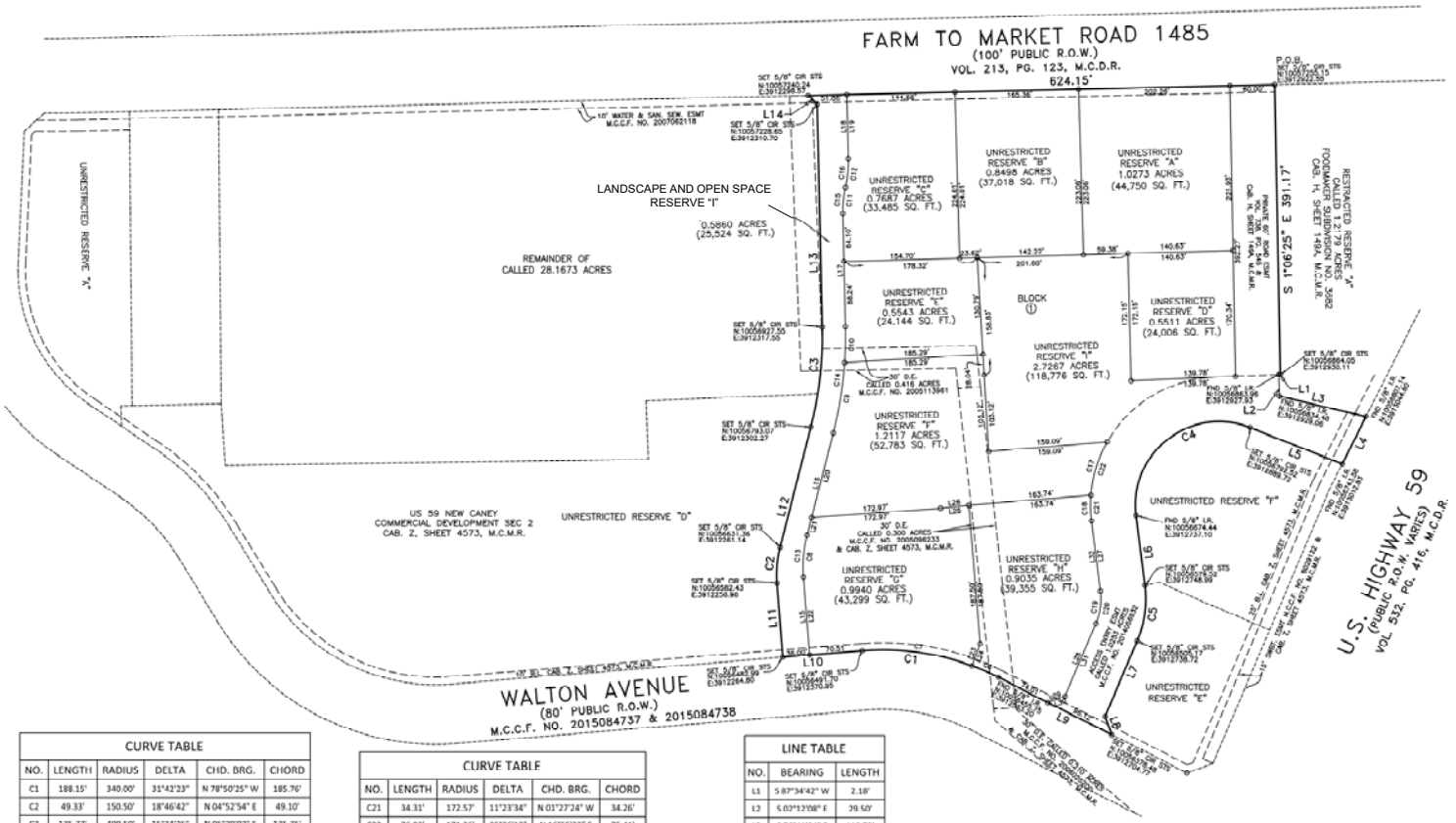
D – Variances Site Location

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Caney Crossing North (DEF 1)

Applicant: South Texas Surveying Associates Inc.



CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	188.15'	340.00'	31°42'23"	N 78°50'25" W	185.76'
C2	49.33'	150.50'	18°46'42"	N 04°52'54" E	49.10'
C3	135.77'	499.50'	15°34'26"	N 06°29'02" E	135.35'
C4	232.41'	112.09'	118°47'51"	S 52°16'12" W	192.96'
C5	76.92'	145.00'	30°00'00"	S 07°51'44" W	75.06'
C6	38.88'	340.00'	6°33'06"	N 66°15'46" W	38.86'
C7	149.31'	340.00'	25°09'40"	N 82°07'08" W	148.11'
C8	57.12'	174.30'	18°46'42"	N 04°52'14" E	56.87'
C9	96.20'	530.50'	10°23'23"	N 09°04'33" E	96.07'
C10	48.00'	530.50'	5°11'03"	N 01°17'20" E	47.98'
C11	36.11'	149.50'	13°50'24"	N 05°37'01" E	36.02'
C12	38.77'	160.50'	13°50'24"	N 05°37'01" E	38.68'
C13	57.12'	174.30'	18°46'42"	S 04°52'14" W	56.87'
C14	144.20'	530.50'	15°34'26"	S 06°29'02" W	143.75'
C15	36.11'	149.50'	13°50'24"	S 05°37'01" W	36.02'
C16	38.77'	160.50'	13°50'24"	S 05°37'01" W	38.68'
C17	76.03'	171.26'	25°26'12"	S 16°55'32" W	75.41'
C18	34.31'	172.57'	11°23'34"	S 01°27'24" E	34.26'
C19	44.49'	84.99'	29°59'36"	S 07°51'32" W	43.98'
C20	44.49'	84.99'	29°59'37"	N 07°51'31" E	43.99'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C21	34.31'	172.57'	11°23'34"	N 01°27'24" W	34.26'
C22	76.03'	171.26'	25°26'12"	N 16°55'32" E	75.41'

LINE TABLE		
NO.	BEARING	LENGTH
L21	N 14°16'14" E	24.85'
L22	N 04°30'27" W	105.25'
L23	S 20°27'28" W	31.71'
L24	N 20°27'28" E	31.71'
L25	N 84°21'24" E	37.82'
L26	S 84°21'24" W	37.82'
L27	N 07°08'16" W	95.58'
L28	S 22°51'43" W	106.31'
L29	S 69°56'16" W	24.49'
L30	N 69°56'16" E	24.49'
L31	N 22°51'43" E	106.31'
L32	S 07°08'16" E	95.58'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 87°34'42" W	2.18'
L2	S 03°12'08" E	39.69'
L3	S 76°41'04" E	118.73'
L4	S 26°33'26" W	71.06'
L5	N 68°19'17" W	132.49'
L6	S 07°08'16" E	95.66'
L7	S 22°51'44" W	110.65'
L8	S 20°03'44" E	26.33'
L9	N 62°59'13" W	170.13'
L10	S 85°18'24" W	106.51'
L11	N 04°30'27" W	99.75'
L12	N 14°16'14" E	166.86'
L13	N 01°18'11" W	301.17'
L14	N 46°18'11" W	16.77'
L15	S 04°30'27" E	105.25'
L16	S 14°16'14" W	142.30'
L17	S 01°18'11" E	152.35'
L18	S 01°18'11" E	86.59'
L19	N 01°18'11" W	86.59'
L20	N 14°16'14" E	117.45'

D – Variances **Subdivision**

Houston Planning Commission ITEM:119

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Caney Crossing North (DEF 1)

Applicant: South Texas Surveying Associates Inc.

D – Variances Aerial

SITE INFORMATION

SITE ADDRESS:

U.S. HIGHWAY 59 AT F.M. 1485, NEW CANEY, TEXAS 77357

LEGAL DESCRIPTION:

A PORTION OF RESERVE "D", IN BLOCK 1, US 59 NEW CANEY COMMERCIAL DEVELOPMENT SEC 2, NEW CANEY INTERMEDIATE SCHOOL, WALTON AVENUE AND FARM TO MARKET 1485.

FLOODPLAIN:

PROPERTY LIES WITHIN FLOOD ZONE "X" UNSHADED, ACCORDING TO F.I.R.M. MAP NO. 48339C 0600G, DATED 08-19-2014. BY GRAPHIC PLOTTING ONLY, WE DO NOPT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BENCHMARK: RM NO. 070390

A HCFCD BRASS DISK STAMPED RM 070390 FROM US 59 AND FORD ROAD; TRAVEL EAST ON FORD ROAD 3.6 MILES TO RICEWOOD, THEN EAST ON RICEWOOD 0.2 MILES TO W. LAKE HOUSTON PARKWAY; MONUMENT IS ON A INLET ON THE SOUTH SIDE OF RICEWOOD AND ON THE WEST SIDE OF W. LAKE HOUSTON PARKWAY. IN KEYMAP 297J IN THE SAN JACINTO RIVER WATERSHED NEAR STREAM G103-80-3.2 ELEV. = 73.30 FEET NAVD 88, 2001 ADJ (ELEVATIONS SHOWN ARE 2001 ADJ.)

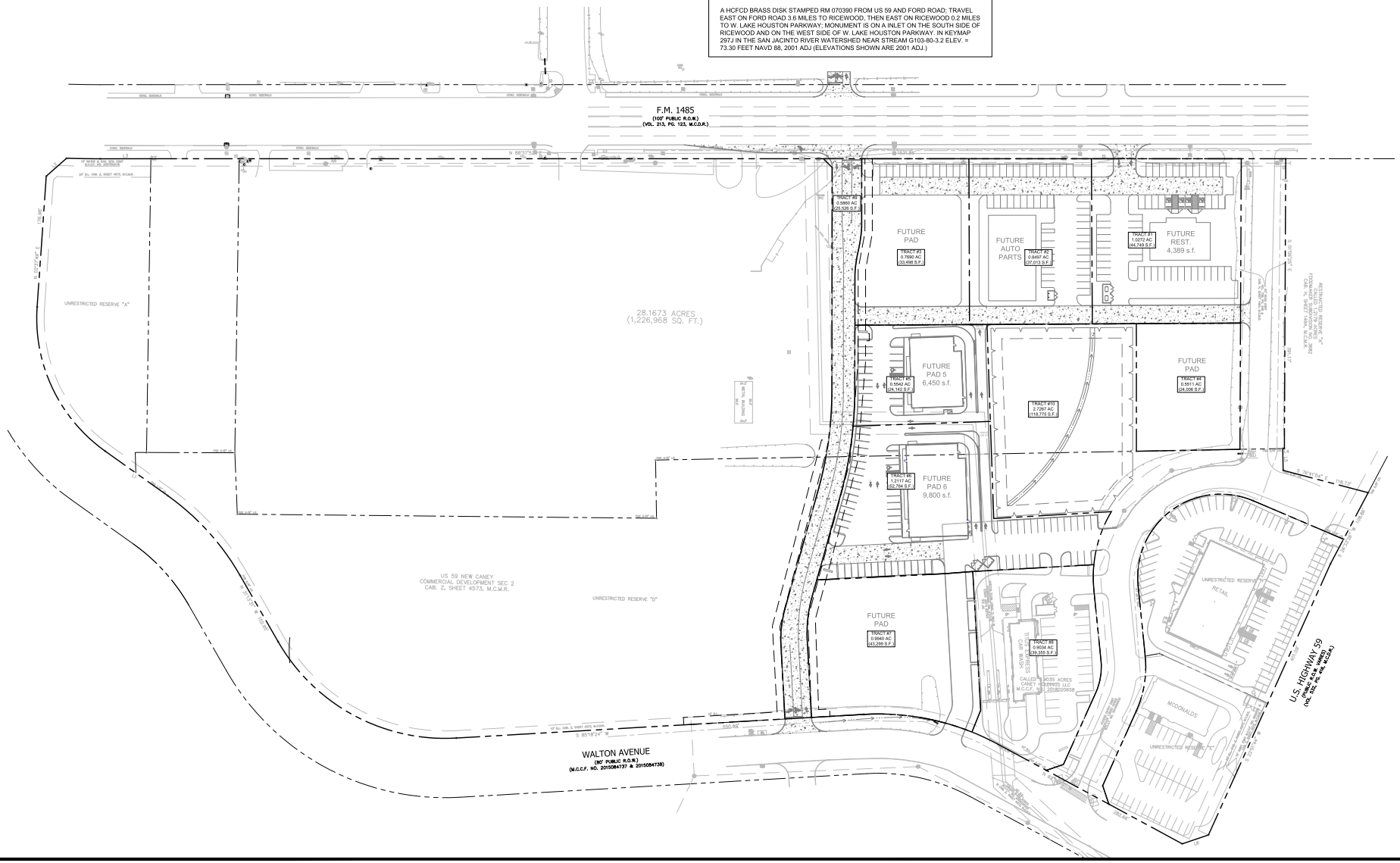
SITE PLAN LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	LOT LINES
	TOP OF BANK
	TOE OF POND
	PROPOSED CONCRETE PAVEMENT REF. DETAIL SHEET C018
	PROPOSED TRAFFIC FLOW DIRECTION
	PROPOSED FIRE HYDRANT

N

0 60 120 180

GRAPHIC SCALE 1"= 60'



SANDLOT ENGINEERING
1415 NORTH LOOP WEST, STE. 725, HOUSTON, TX 77008
FIRM NUMBER # 22570

NO.	DATE	REVISION DESCRIPTION	BY

SANDLOT PROJECT NUMBER: 0021.0002

DRAWN BY: MP

CHECKED BY: JR

CANEY CROSSING - NORTH
U.S. HIGHWAY 59 AT F.M. 1485
NEW CANEY, TEXAS 77357

OVERALL SITE PLAN

JAMES S. ROMAN
117108
LICENSED PROFESSIONAL ENGINEER

1/17/2023

SHEET NO.
C001

File Info: C:\Users\Marco\OneDrive - Sandlot Engineering, LLC\Projects\Projects\0021-Criss Cross Commercial LLC\0002-Caney Crossing\06-Exhibits\20230112 - Lot Lines\CANEY CROSSING NORTH - SITE PLAN.dwg Jan 17, 2023 - 9:20am Marco

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0134
Plat Name: Caney Crossing North
Applicant: South Texas Surveying Associates, Inc.
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:

To allow unrestricted reserves to take access from an access easement.

Chapter 42 Section: 42-190 (c)

Chapter 42 Reference:

Tracts for non-single-family use—Reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Unrestricted reserve 5,000 sq. ft. minimum size - 60' public street (50 feet in a street width exception area)

Statement of Facts

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

na

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

Strict application would create hardship for the applicant since the existing private road and access entry easement have been recorded and in use for an elongated period.

(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 a variance are not a result of a hardship created by the applicant. It is an existing condition and proposing essentially another access point.

(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 because 2 of the 3 easements that have already been recorded and paved.

(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 public health and safety as 2 of the 3 easements that have already been recorded and paved.

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

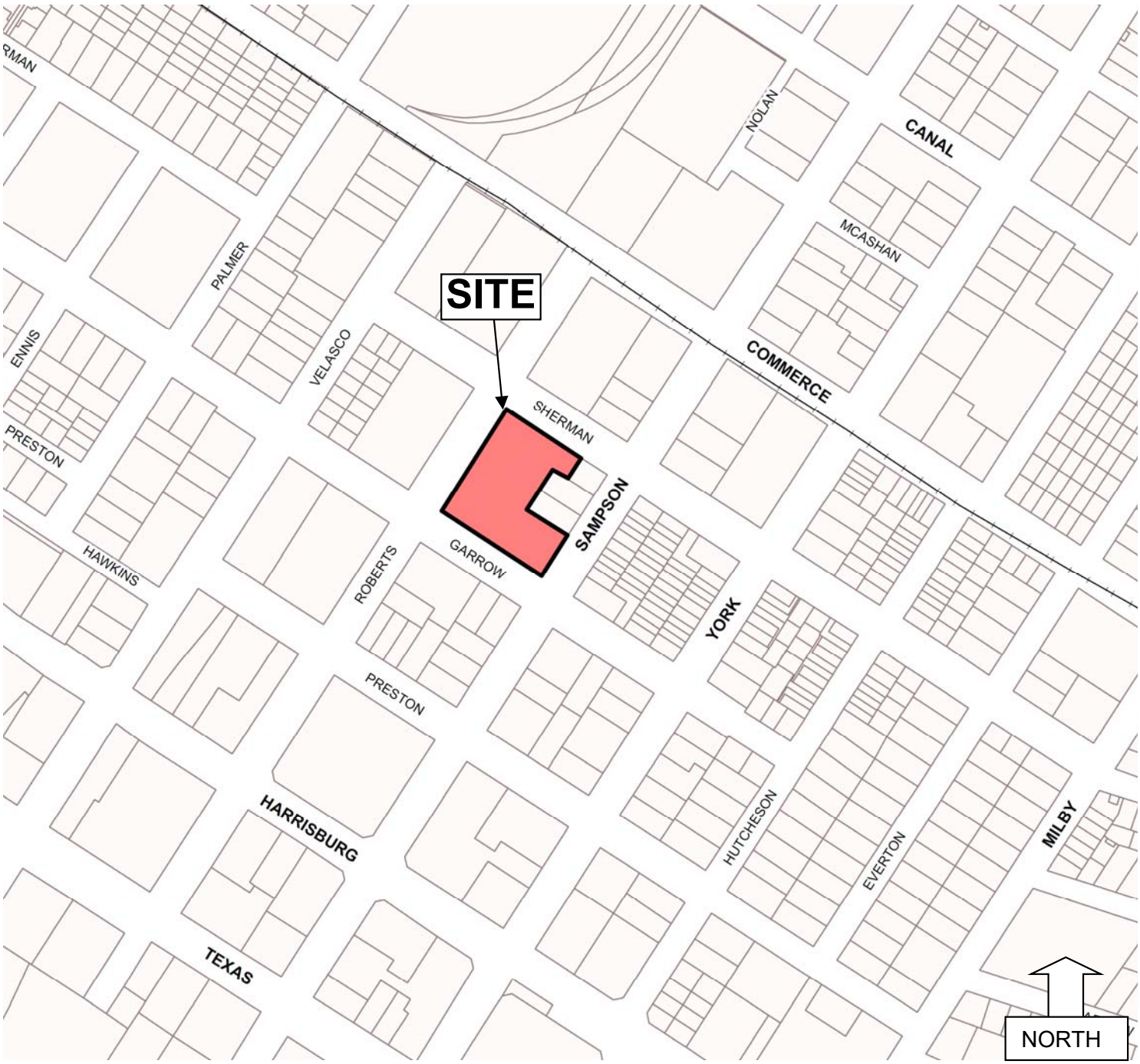
Economic hardship is not the sole justification. It is an existing condition - this tract was served by the Road Easement created under Volume 738, Page 545 of Montgomery County Map Records and an existing access entry easement created under Montgomery County Clerk's File No. 2014056932

Houston Planning Commission ITEM:120

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Concept Neighborhood on Roberts

Applicant: Beacon Land Services



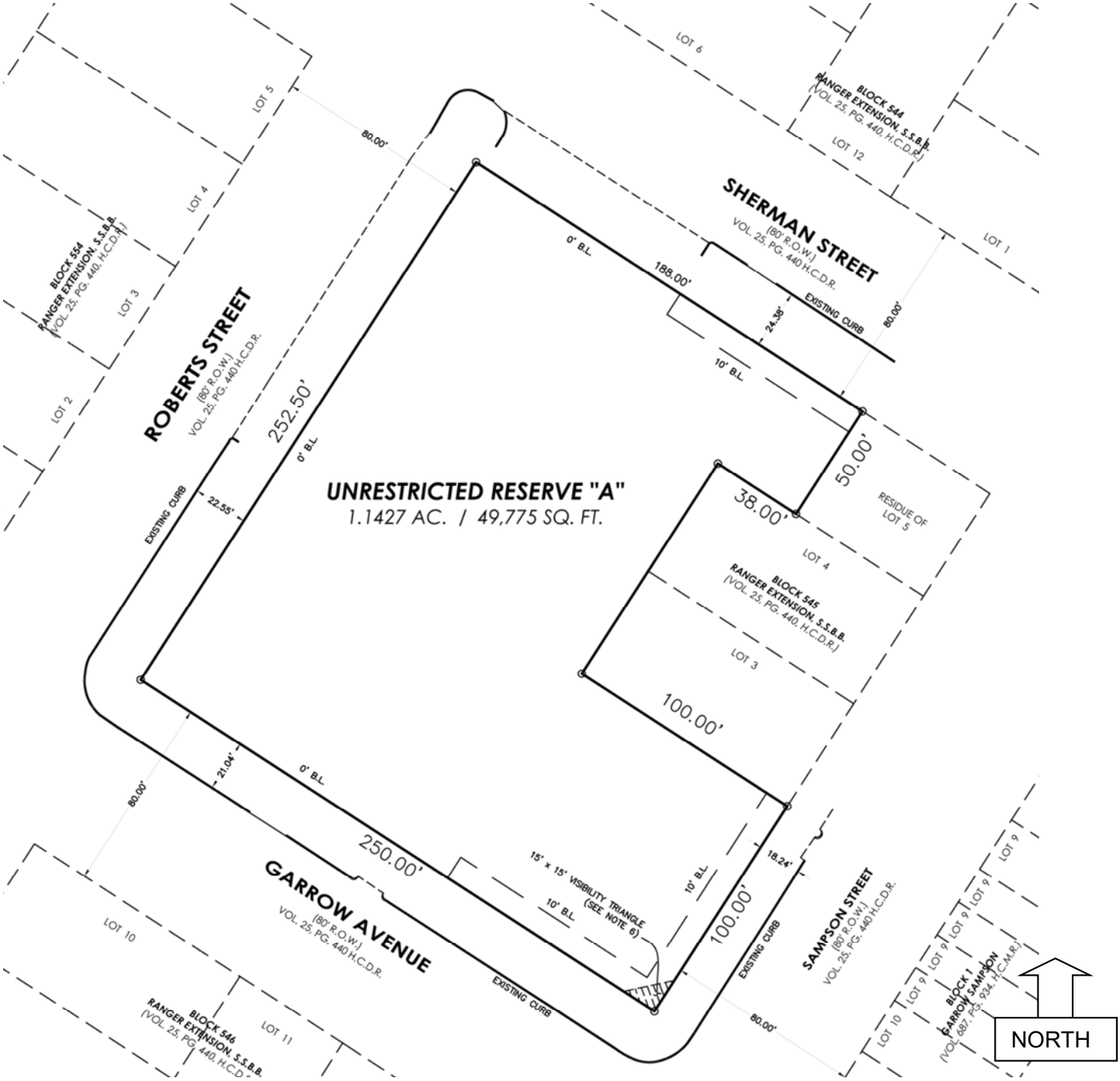
D – Variances **Site Location**

Houston Planning Commission ITEM:120

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Concept Neighborhood on Roberts

Applicant: Beacon Land Services



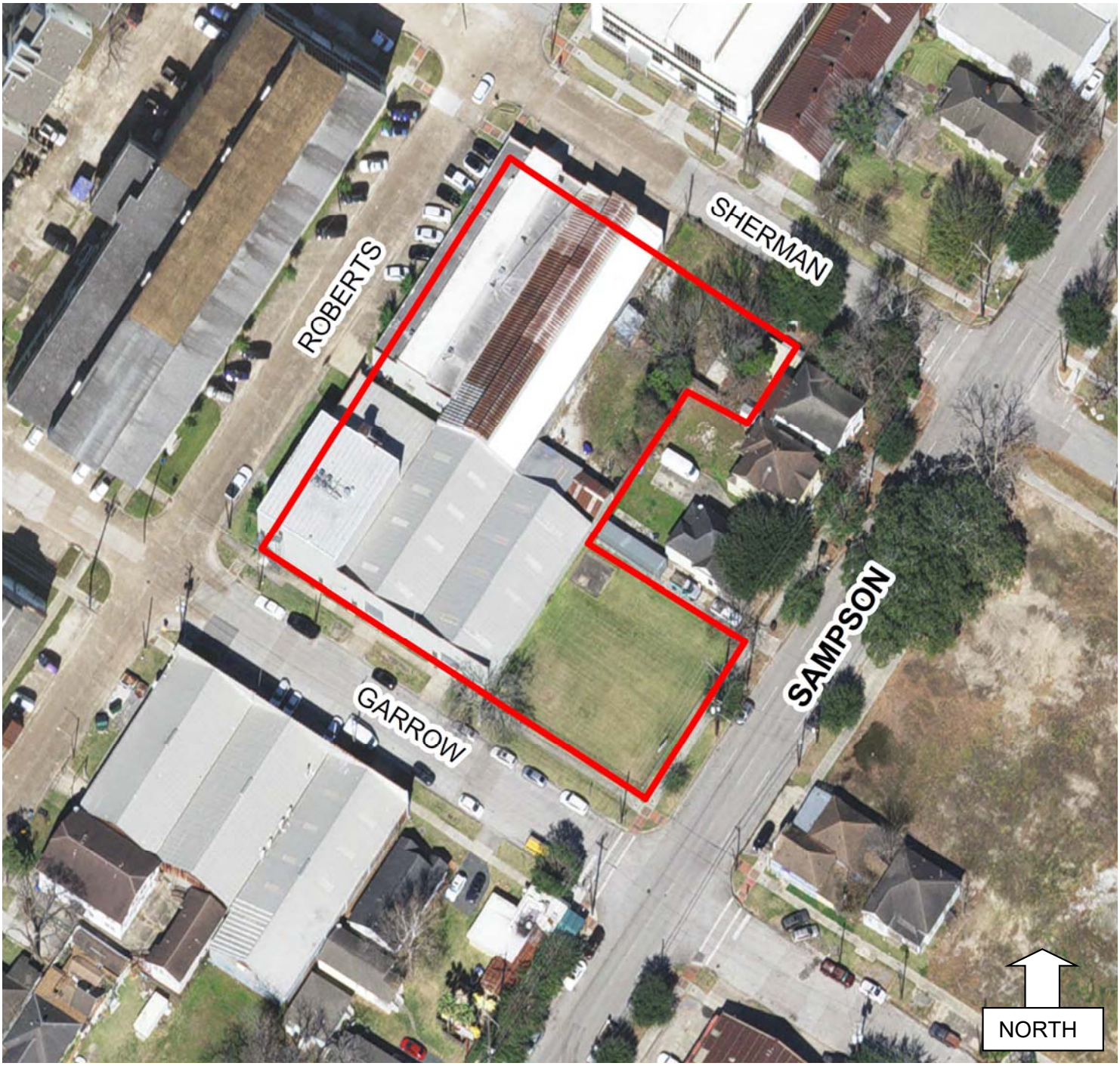
D – Variances **Subdivision**

Houston Planning Commission ITEM:120

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Concept Neighborhood on Roberts

Applicant: Beacon Land Services



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0449
Plat Name: Concept Neighborhood on Roberts
Applicant: Beacon Land Services
Date Submitted: 02/20/2023

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:

To reduce portions of the front building setbacks along Sherman Street, Roberts Street, and Garrow Avenue to 0 feet and to remove the requirement for visibility triangles.

Chapter 42 Section: 155, 161

Chapter 42 Reference:

Sec. 42-155. - Collector and local streets—Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter. Sec. 42-161. - Visibility Triangles. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

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 applicant, Concept Neighborhood, has acquired multiple blocks in the East End District as part of an overall master planned initiative. The subject site is 1.14 acre situated at the northeast corner of Roberts Street and Garrow Avenue. The applicant is redeveloping a historic building originally constructed in 1935 for the purposes of commercial development. There will be a concurrent off-street parking variance submitted, but it will not affect the plat's review timing as there is adequate land for an off-site parking agreement if necessary. This area is just blocks away from the newly applied Central Business District parking exemption area and most of the adjoining streets are designated as Transit Oriented Development corridors. The Navigation/Canal corridors are ideal candidates for pedestrian-focused development, but the City will need to work with applicants so they have the flexibility necessary to meet the intent of the City's regulations in order to redevelop historic buildings such as this one. The applicant is requesting a symbolic opt-in to the Walkable Places Ordinance that allows for reduced building setbacks where adequate pedestrian reals exist. Given that the applicant is providing pedestrian realms in excess of 21-feet on all adjoining rights-of-way and preserving a historic structure in the process, the building line variance request is reasonable and will be in the public's best interests.

(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 justifications supporting the variance are the prevailing development character of the area and the need for flexibility to achieve the design form that matches the highest and best use for the land. By granting this variance, the Commission will enable the applicant to preserve the historic footprint and character while providing much needed commercial stock.

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

While this area is surrounded by Transit Oriented Development streets, there is no way for the existing historic structures to meet the intent of the ordinance without relief. The East End District has been trying desperately to move in a positive direction and this application represents a wonderful opportunity to help a developer that is trying to provide the type of pedestrian-friendly design that is so needed in the community.

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

The applicant will be providing 21-foot plus pedestrian realms along all adjacent rights-of-way. that provides for a safe and effective mode of transportation. By approving this variance request, the City will catalyze a complete renovation of a dilapidated structure that better fits the character of the East End.

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

The East End District is ideal for the type of preservation-minded, pedestrian-focused infill development that the applicant is trying to achieve. The justification is that the variance is the best path to achieve the preservation of the historic building. Without the variance, the site will continue to exist as an outdated and less than ideal warehouse use.

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 23, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Concept Neighborhood on Roberts
REFERENCE NUMBER: 2023-0449

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north of Harrisburg Boulevard, west of York Street, and most of the block bounded by Sherman Street, Roberts Street, and Garrow 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.

Beacon Land Services, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance for reduced building line of 0' in lieu of the ordinance required 10' along Sherman Street, Roberts Street, and Garrow Street and no visibility triangles on the corners of Sherman Street at Roberts Street and at Garrow Street and Roberts Street, for the rehabilitation of an existing structure for commercial use. 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, March 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.**

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@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 Adam Clent with Beacon Land Services at 346-701-5708. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

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

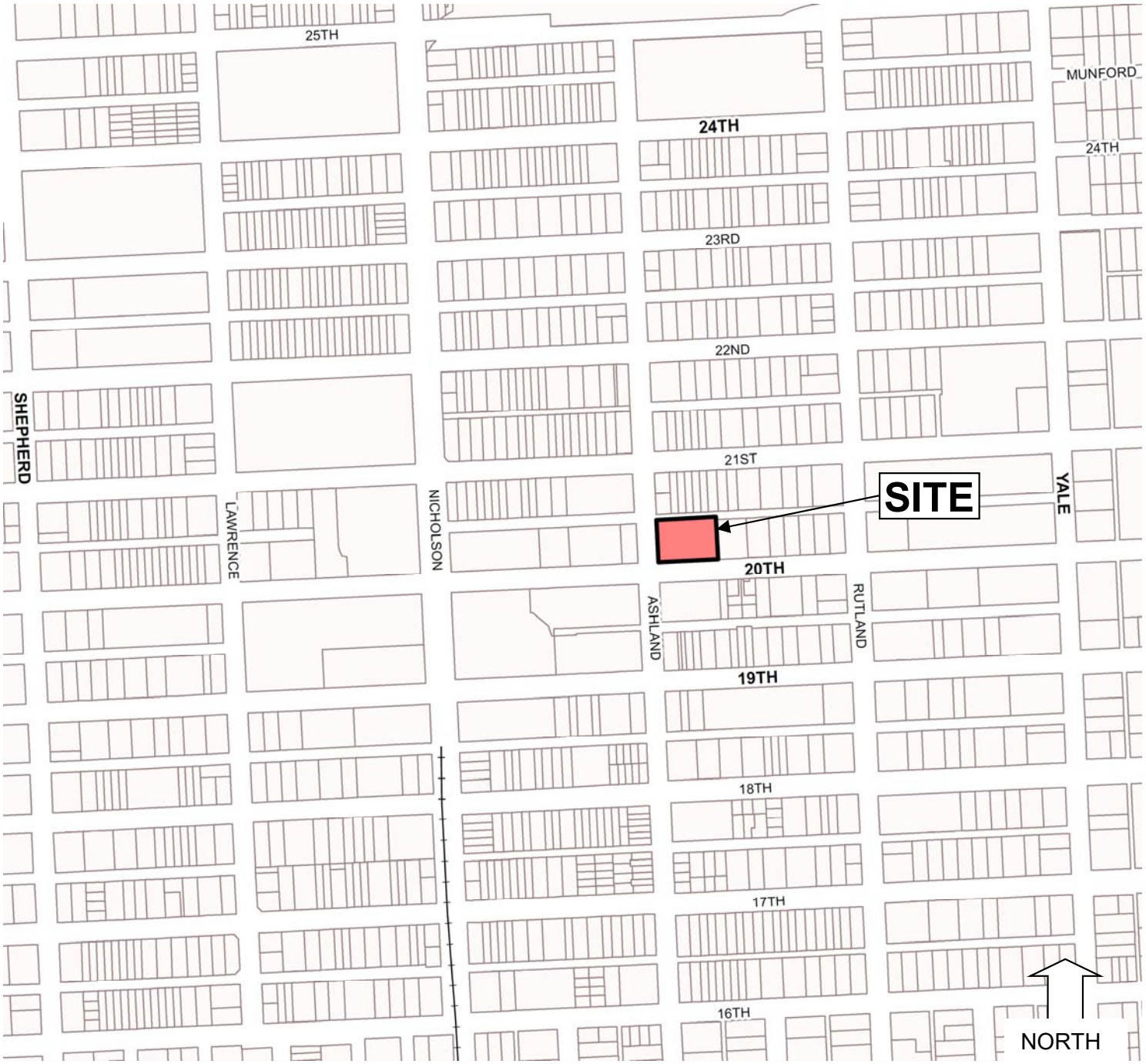
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Daphne (DEF 2)

Applicant: BGE, Inc.



D – Variances

Site Location

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Daphne (DEF 2)

Applicant: BGE, Inc.

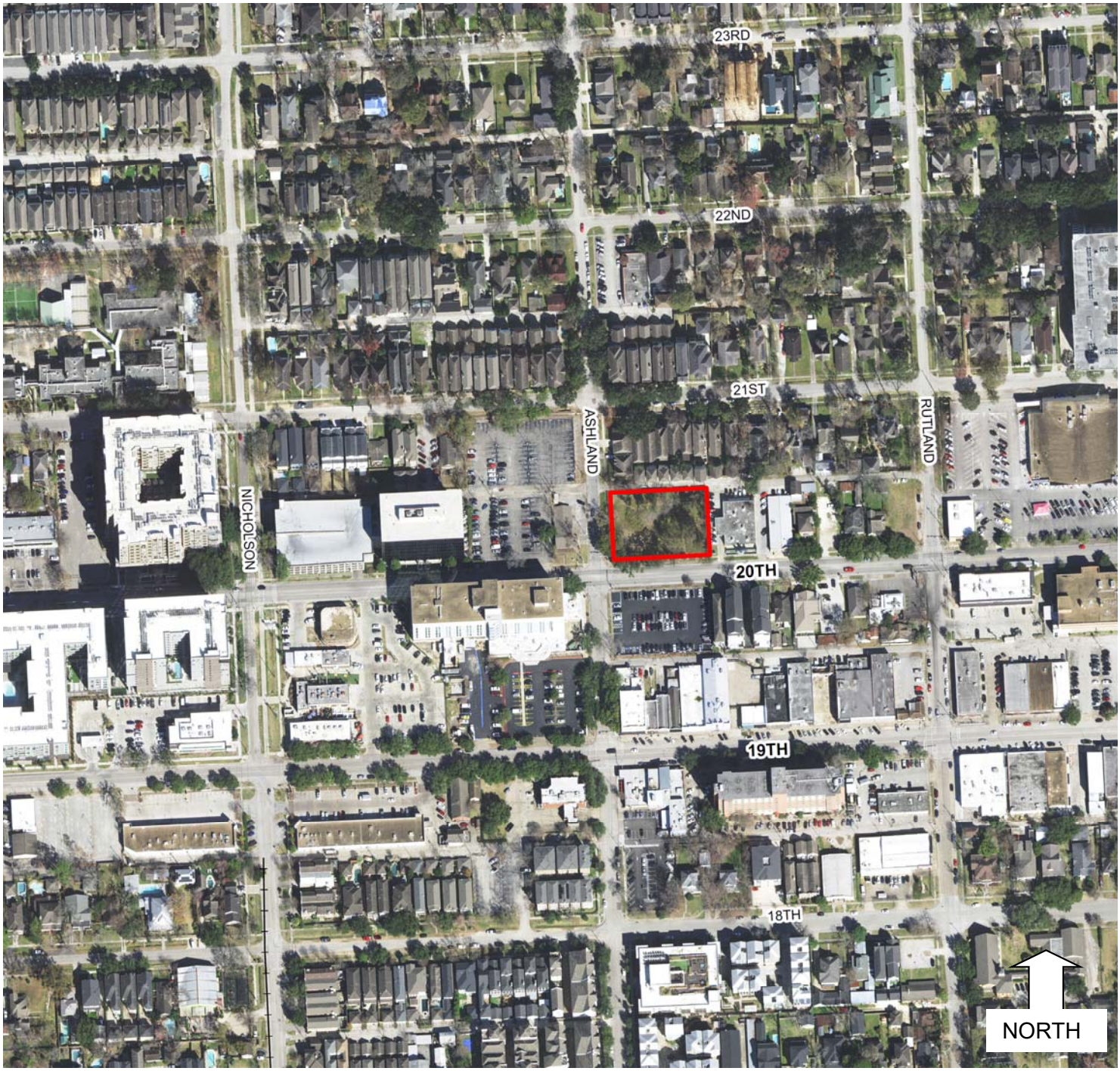
D – Variances **Subdivision**

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Daphne (DEF 2)

Applicant: BGE, Inc.



D – Variances

Aerial

PROPOSED SITE PLAN
1" = 10'-0"

N 0' 10' 20' 40'

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:	7,417 SQ. FT.
NEW GIFT SHOP AREA:	1,155 SQ. FT.
NEW POOL CABANA:	712 SQ. FT.
TOTAL PROPOSED AREA/LOT COVERAGE:	9,284 SQ. FT.
NEW % LOT COVERAGE:	33.2%
PROPOSED BUILDING GROSS AREA:	
BASEMENT	3,327 GROSS SQ. FT.
FIRST FLOOR	9,284 GROSS SQ.FT.
SECOND FLOOR	7,332 GROSS SQ.FT.
THIRD FLOOR	7,332 GROSS SQ.FT.
FOURTH FLOOR	7,332 GROSS SQ.FT.
FIFTH FLOOR	7,277 GROSS SQ.FT.
TOTAL PROPOSED BUILDING GROSS AREA:	41,884 GROSS SQ.FT.
PROPOSED FLOOR AREA RATIO	1.49

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

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

NOT FOR CONSTRUCTION

No	Date	Revision / Issue
	03/07/23	VARIANCE SUBMISSION #3
	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

Project Number	Scale
1901	AS NOTED
Drawn By	Checked By
tb/ems	tb

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PROPOSED SITE PLAN

A1.01

WEST 20th SITE SECTION AT LOUNGE

1/4" = 1'-0"

A

THE DAPHNE HOTEL

347 WEST 20TH STREET
HOUSTON, TX 77008

blanchardA+D
architecture + design

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SAN FRANCISCO, CA 94102
darwinbuzz@att.net
TELEPHONE 805-223-0821

NOT FOR CONSTRUCTION

No	Date	Revision / Issue
	10/25/22	VARIANCE SUBMISSION #2

Project Number	Scale
1901	AS NOTED
Drawn By	Checked By
tb	tb

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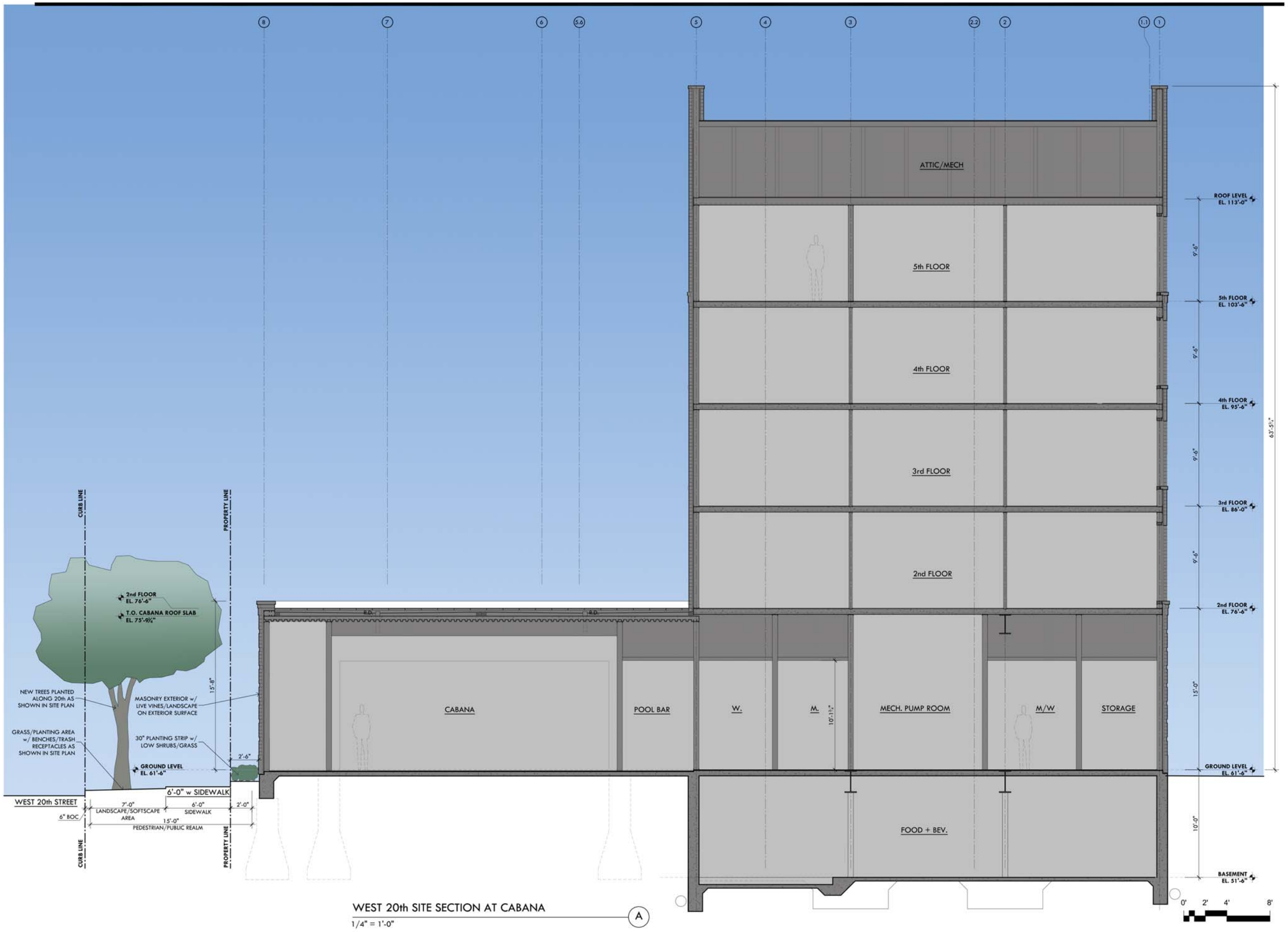
WEST 20th SITE SECTION AT LOUNGE

A4.01



WEST 20th SITE SECTION AT CABANA

1/4" = 1'-0"

A

THE DAPHNE HOTEL

347 WEST 20TH STREET
HOUSTON, TX 77008

blanchardA+D
architecture + design

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darwinbuzz@att.net
TELEPHONE 805-223-0821

NOT FOR CONSTRUCTION

No	Date	Revision / Issue
	10/25/22	VARIANCE SUBMISSION #2

Project Number	Scale
1901	AS NOTED
Drawn By	Checked By
tb	tb

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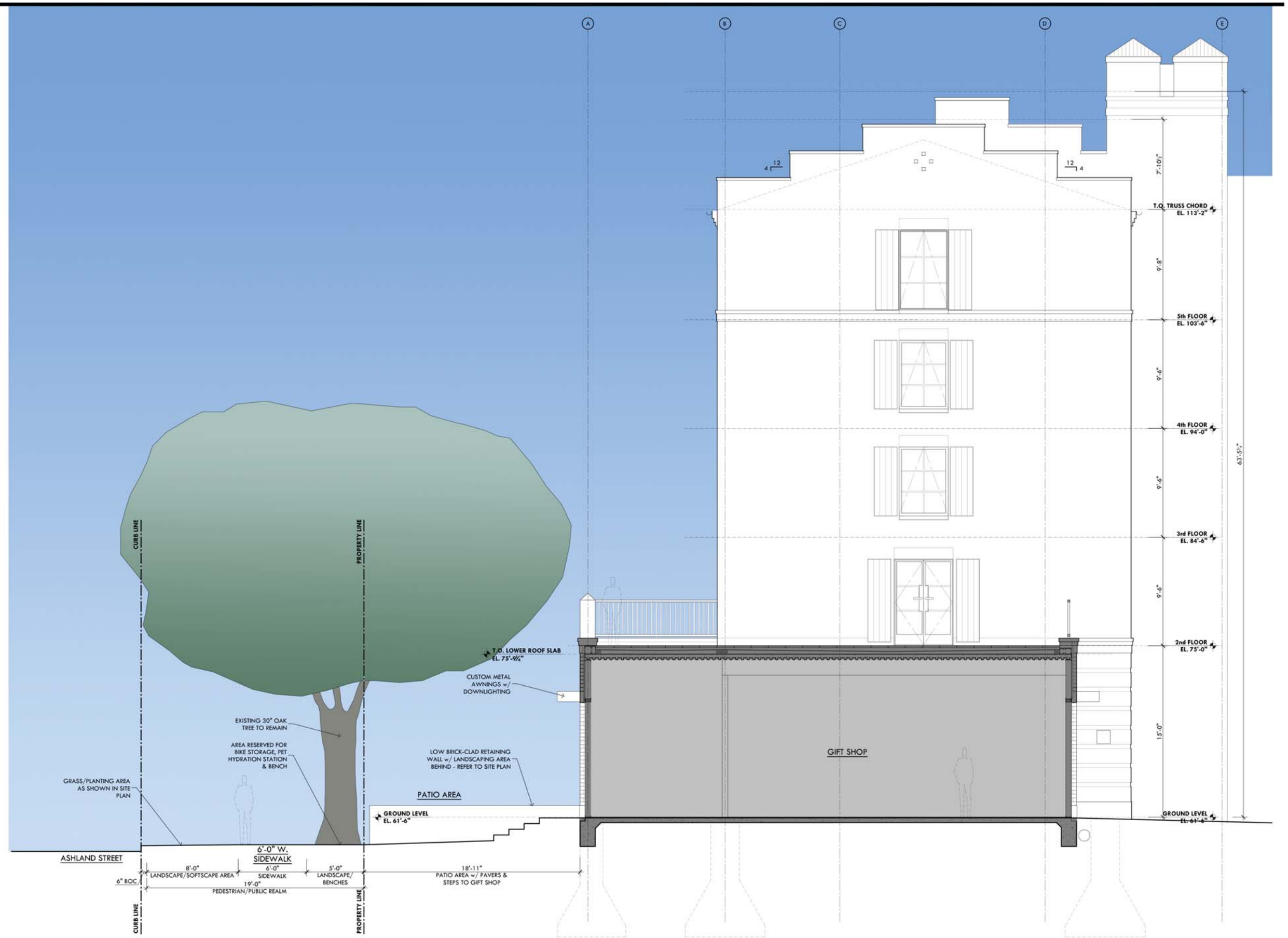
WEST 20th SITE SECTION AT CABANA

A4.02



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

0' 2' 4' 8'

THE DAPHNE HOTEL

347 WEST 20TH STREET
HOUSTON, TX 77008

blanchardA+D architecture + design

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NOT FOR CONSTRUCTION

No	Date	Revision / Issue
	10/25/22	VARIANCE SUBMISSION #2

Project Number	Scale
1901	AS NOTED
Drawn By	Checked By
tb	tb

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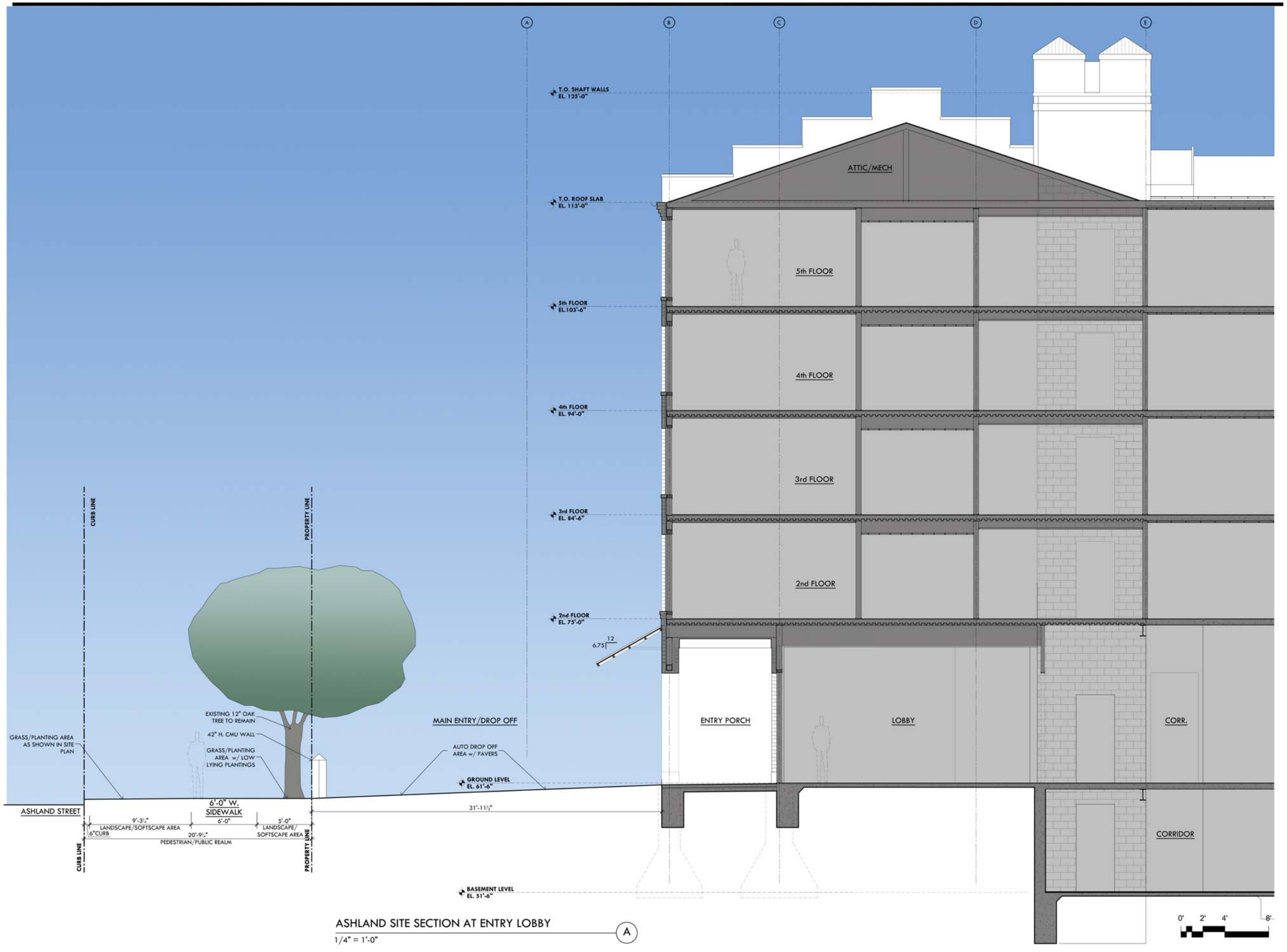
ASHLAND SITE SECTION AT GIFT SHOP

A4.03



ASHLAND SITE SECTION AT ENTRY LOBBY

1/4" = 1'-0"

A

THE DAPHNE HOTEL

347 WEST 20TH STREET
HOUSTON, TX 77008

blanchardA+D
architecture + design

blanchardA+D
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NOT FOR CONSTRUCTION

No	Date	Revision / Issue
	10/25/22	VARIANCE SUBMISSION #2

Project Number	Scale
1901	AS NOTED
Drawn By	Checked By
tb	tb

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ASHLAND SITE SECTION AT ENTRY LOBBY

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

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CONCEPTUAL PERSPECTIVE VIEW - NORTHWEST

THE DAPHNE

±0.6428 ACRES OF LAND

HOUSTON, TEXAS

October 31, 2022

BGE #10726

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Houston, TX 77042
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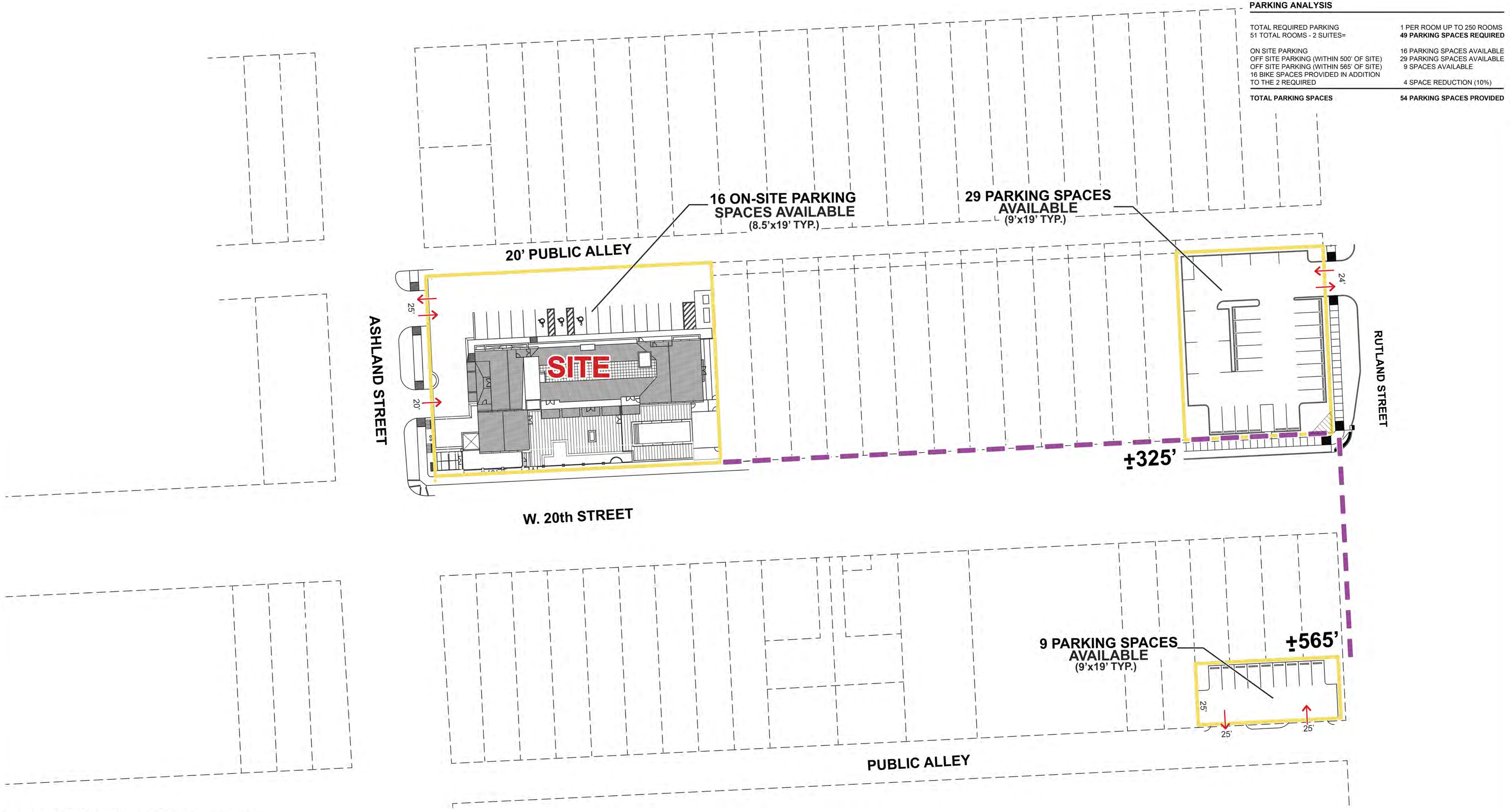
PARKING ANALYSIS

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 500' OF SITE)	29 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	**54 PARKING SPACES PROVIDED**



PARKING EXHIBIT

DAPHNE

±0.6428 ACRES OF LAND

HOUSTON, TX

March 1, 2023

BGE #10726

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Houston, TX 77042
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www.bgeinc.com

0 15 30 60

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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

Plat Variance Hotel Motel PH Parking VAR

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

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.

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

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

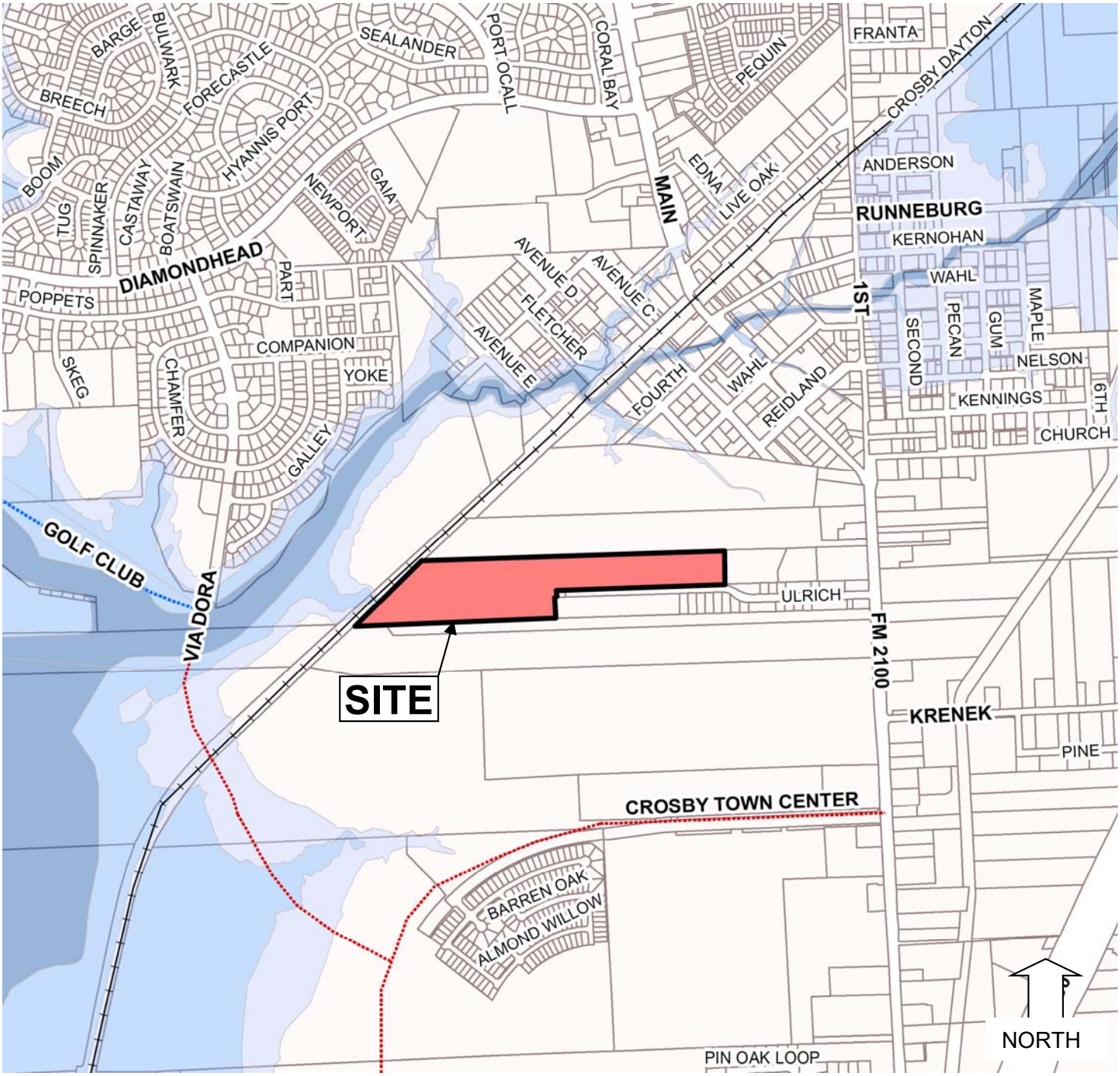
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM:122

Planning and Development Department **Meeting Date: 3/16/2023**

Subdivision Name: Dell Creek GP

Applicant: Bowden Land Services & Consulting



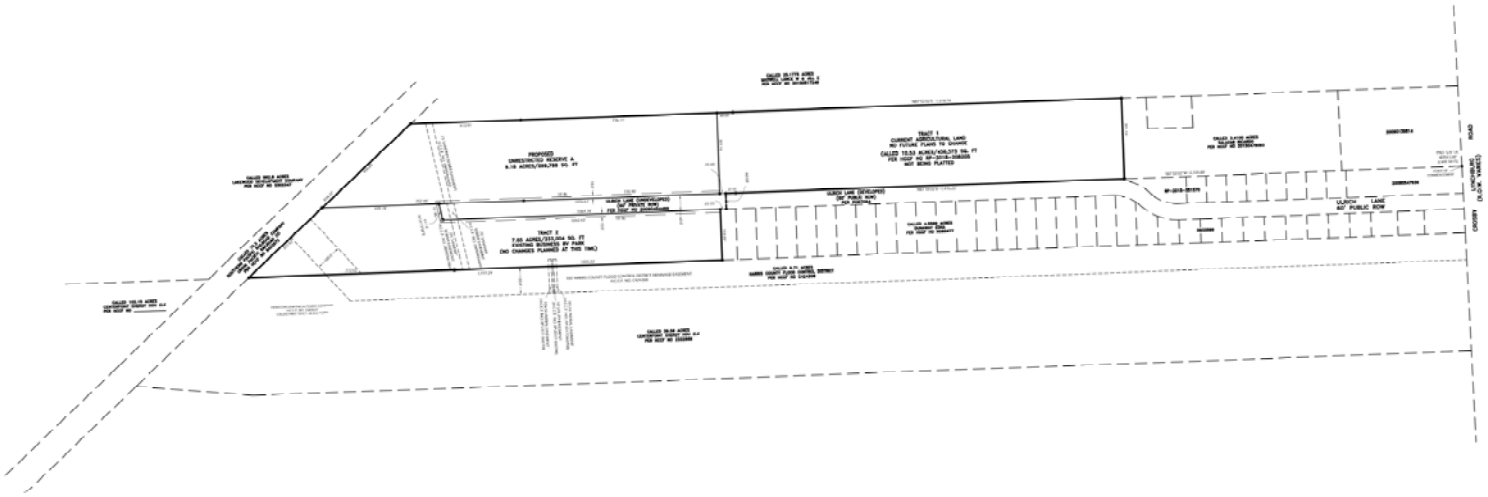
D – Variances Site Location

Houston Planning Commission ITEM:122

Planning and Development Department **Meeting Date: 3/16/2023**

Subdivision Name: Dell Creek GP

Applicant: Bowden Land Services & Consulting



NORTH

D – Variances Subdivision

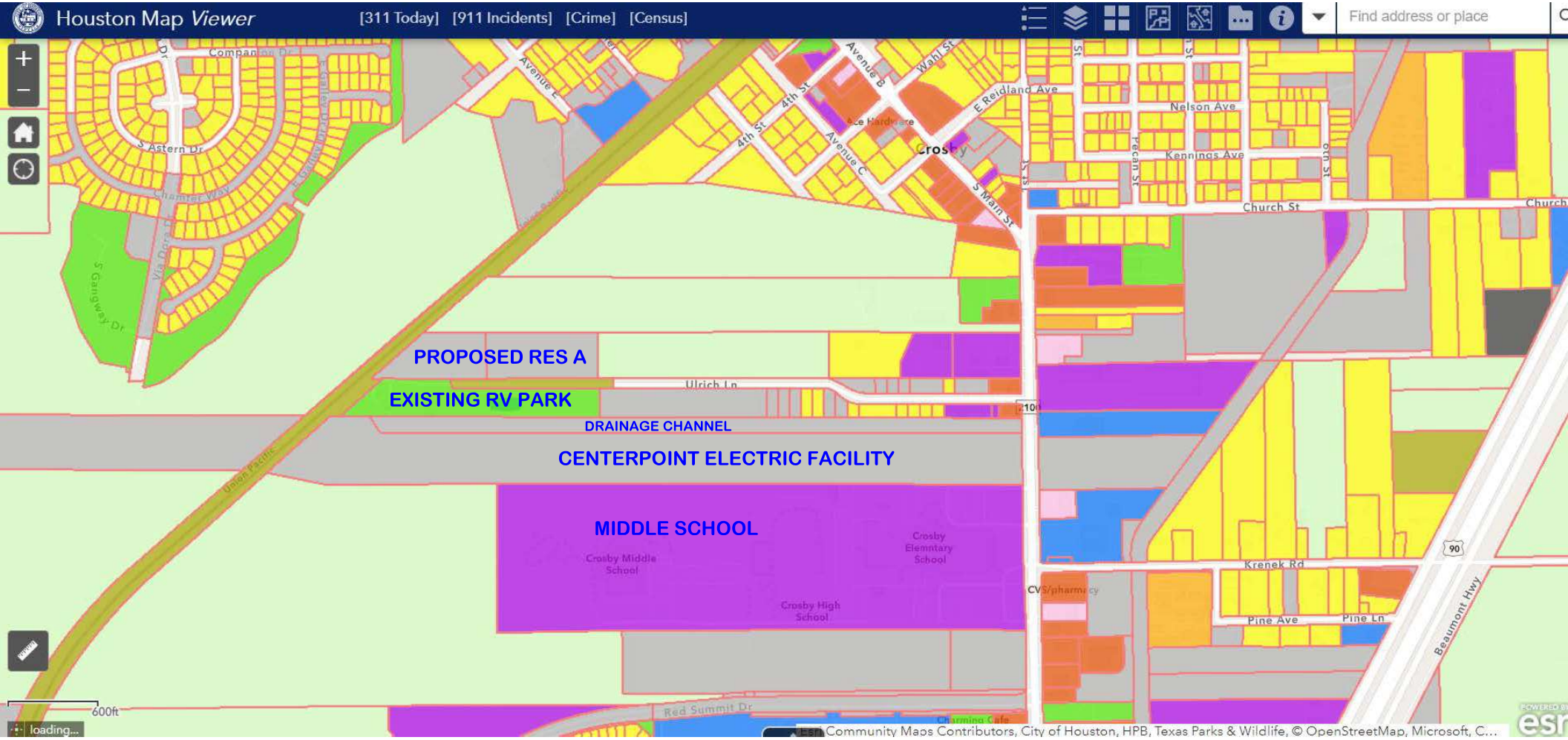
Houston Planning Commission ITEM:122

Planning and Development Department **Meeting Date: 3/16/2023**

Subdivision Name: Dell Creek GP

Applicant: Bowden Land Services & Consulting

D – Variances **Aerial**


Houston Map Viewer
[311 Today] [911 Incidents] [Crime] [Census]
Find address or place
PROPOSED RES A
EXISTING RV PARK
DRAINAGE CHANNEL
CENTERPOINT ELECTRIC FACILITY
MIDDLE SCHOOL
Crosby Middle School
Crosby Elemntary School
Crosby High School
Ulrich Ln
Church St
Nelson Ave
Kennings Ave
E Reidland Ave
Avenue B
Avenue C
4th St
S Main St
Pecan St
Krenek Rd
Pine Ave
Pine Ln
Beaumont Hwy
Red Summit Dr
S Astern Dr
Chamber Way
S Gangway Dr
Union Pacific
600ft
loading...
Community Maps Contributors, City of Houston, HPB, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, C...

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0421
Plat Name: Dell Creek GP
Applicant: Bowden Land Services & Consulting
Date Submitted: 02/20/2023

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:
To grant a variance not to dedicate a (north/south) 60' public ROW within the boundary of the proposed plat.
Chapter 42 Section: 42-128

Chapter 42 Reference:
Sec. 42-128. - Intersections of local streets.

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Subject site is located along Ulrich Ln, in Crosby TX west of FM 2100 Crosby Lynchburg Rd & Hwy 90, south of Church St, and north of Krenek Rd in the City of Houston's Extra Territorial Jurisdiction. Proposed Reserve A will be an extension of the existing RV Park, known as DELL CREEK. According the MyCity Map the current land use of the RV Park is labeled as Park and Open Spaces. Dedicating a north south 60' public ROW at this location is impractical based on the surrounding conditions of the property. A north south public ROW would not positively affect traffic circulation in this area due to the existing railroad tracks to the west of the subject property that run northeast/southwest. A north south public ROW would bisect the railroad tracks north of the subject property at approx. 100 to 900 linear feet to the north. The current ordinance does not require a public ROW to be created that would cross railroad tracks under 42-130(a)3; therefore, a north south public ROW would not be practical at this location. Further, A north south public ROW would not positively affect traffic circulation in this area due to the existing 100' foot drainage channel, 300' foot CenterPoint Electric Facility and Middle school to the south. The current ordinance would not require a public ROW to be created that would stub into a property owned in fee by an electric utility and used or intended for use for electric transmission facilities under 42-130(b)4. The CenterPoint property to the south is owned in fee, and currently being used as electric transmission facilities therefore a north south public ROW would not be practical at this location. The intent of the current ordinance will be preserved by complying with the ROW dedication exceptions per 42-130(a)3 & 42-130(b)4, denying the variance would create an undue hardship by depriving the landowner of reasonable use of land.

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

Applicant has not created or imposed the hardship in this request. Dedicating a north south ROW within the boundary of this property would not serve the community around the dedicated row due to the railroad tracks preventing the ROW from extending north, and the CenterPoint Electric facility preventing the ROW from extending south. The existing conditions surrounding the property have been in place for many years, therefore the applicant did not create or impose the hardship for this variance request.

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

Dedicating a 60' foot public ROW through the subject property would stub into the railroad tracks at 100' – 900' linear feet to the north and would be an exception under 42-130(a)3. Dedicating a 60' foot public ROW would stub into a 300' foot CenterPoint Electric Facility to the south and would be considered an exception under 42-130(b)4 therefore the intent and general purpose 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;

Dedicating a north south 60' foot public ROW would not significantly increase traffic flow or function within the area and would be exempt from extending further north due to the railroad tracks and exempt from extending south due to the CenterPoint Electric Facility to the south, therefore granting the variance will not be injurious to the public health, safety or welfare.

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

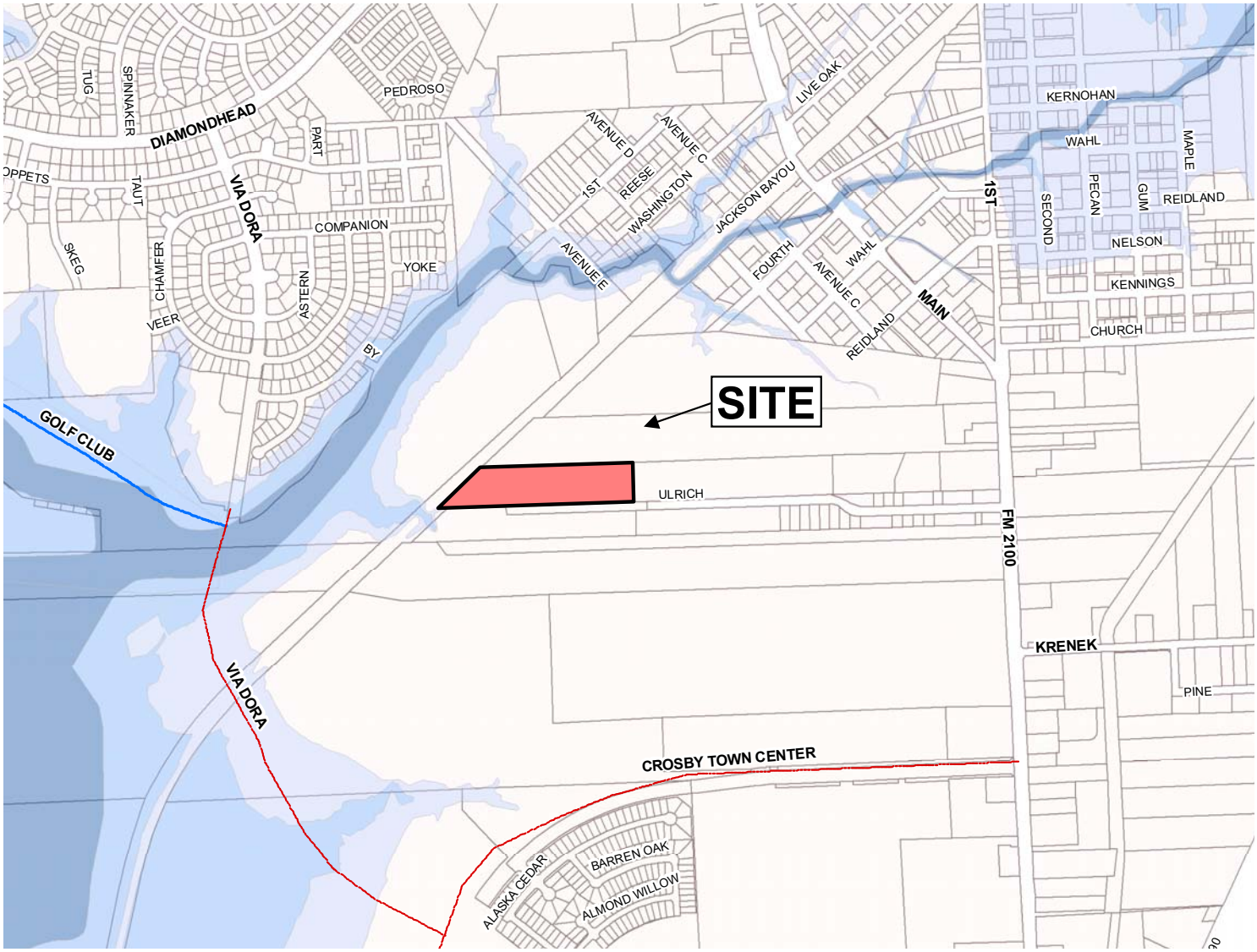
The property's hardship is due to the existing railroad tracks to the north preventing a north south public ROW from extending north and the CenterPoint Electric Facility to the south preventing the a north south public ROW from extending south. There is no economic hardship justification for requesting this variance.

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Dell Creek Sec 1

Applicant: Bowden Land Services & Consulting



D – Variances

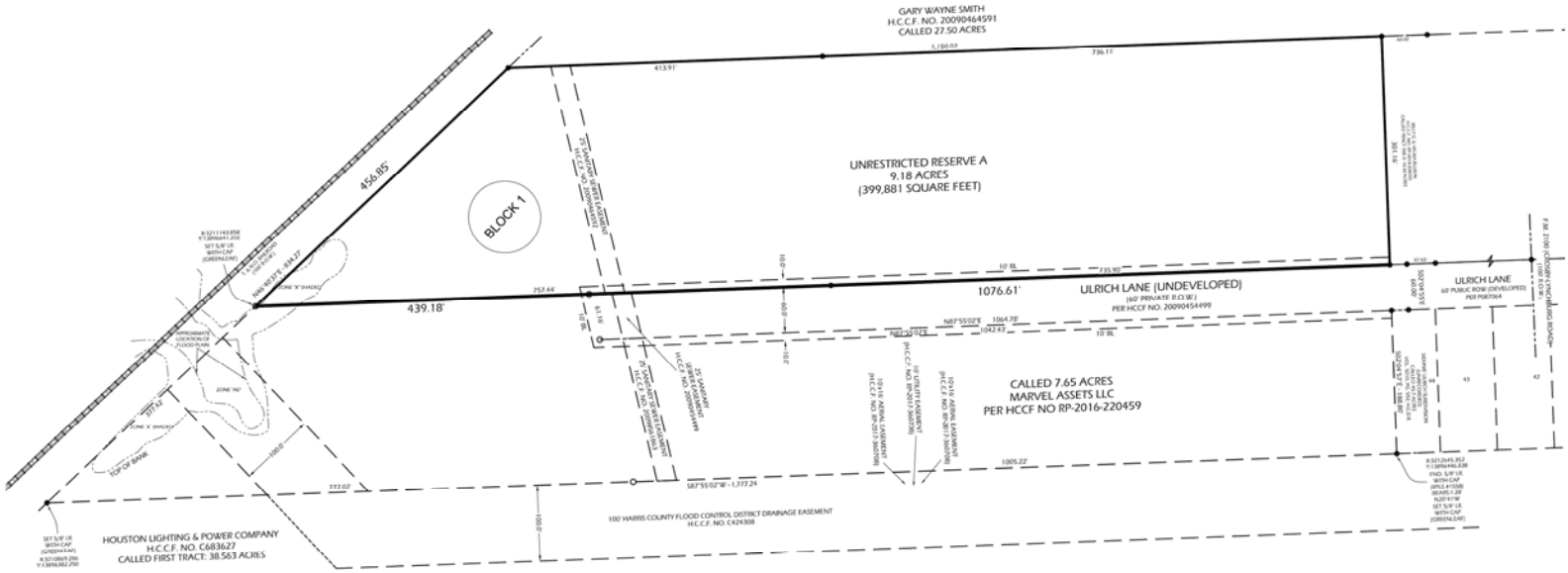
Site Location

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Dell Creek Sec 1

Applicant: Bowden Land Services & Consulting



NORTH

D – Variances Subdivision

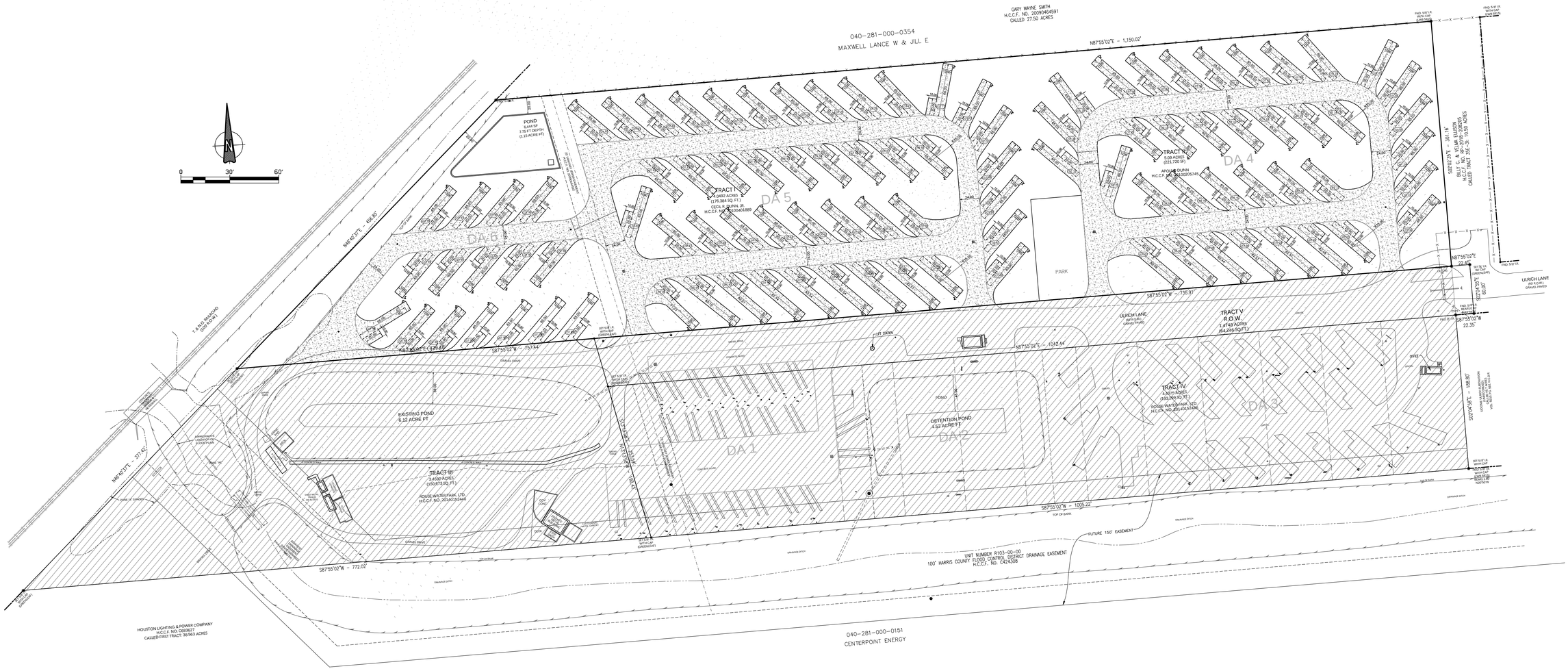
Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Dell Creek Sec 1

Applicant: Bowden Land Services & Consulting

D – Variances **Aerial**



1 PROPOSED SITE PLAN

Scale: 1"=60'-0"

LEGEND

	FLOW DIRECTION	FL	FLOW LINE
	EXIST. SEWER MANHOLE	ANG	AVG. NATURAL GRADE
	EXISTING CLEAN OUT	PL	PROPERTY LINE
	PROP. CLEAN OUT	CL	CENTER LINE
	PROPOSED INLET		WOOD FENCE
	PROP. 6"ø AREA DRAIN		CHAIN LINK FENCE
	EXIST DRAIN PIPE		DITCH
	PROP DRAIN PIPE		CL OF DITCH
48.51	EXISTING GRADE		OVERHEAD POWERLINE
49.00	PROPOSED ELEVATION		LIGHT POLE
F.F.	FINISHED FLOOR		SERVICE POLE
BFE	BASE FLOOD ELEVATION	GAS	GAS LINE
TC	TOP OF CURB		METER
G	GUTTER		POWER POLE
TG	TOP OF GRATE		EXISTING INLET

FLOOD ZONE NOTE:

THIS PROPERTY APPEARS TO BE IN THE 100 YEAR FLOOD PLAIN (ZONE AE), IN THE 500 YEAR FLOOD PLAIN (ZONE SHADED X), AND IN AREA OF MINIMAL FLOOD (ZONE X); AS PER INSURANCE RATE MAP 48201C0540 L, DATED 06/18/2007.
BFE = 29.4' // DFE = 35.4'.

DRAINAGE NOTES

1. CONSTRUCTION SITE IS TO BE MAINTAINED FREE OF ANY OPEN TRENCHES, PITS, HOLES OR OTHER EXCAVATIONS THAT MAY HOLD WATER, AND AT NO TIME MAY RUNOFF FROM THE CONSTRUCTION SITE TRAVERSE NEIGHBORING PROPERTY.
2. RUNOFF SHALL BE FILTERED TO PREVENT SAND, MUD AND DIRT OF ANY KIND FROM ENTERING CITY STORM DRAINAGE SYSTEM.
3. ALL MATERIALS FROM DEMOLITION OF EXISTING STRUCTURES SHALL BE REMOVED FROM THE SITE AND OUT OF FLOODPLAIN.
4. **SUBSURFACE DRAINAGE SYSTEMS ARE REQUIRED TO BE DRAINED IN 48 HOURS.**
5. **RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION FACILITY WILL BE BY THE PROPERTY OWNER.**
6. **PAVED PARKING AREAS TO BE PROVIDED WITH SIGNAGE STATING THAT THE AREA IS SUBJECT TO FLOODING DURING RAINFALL EVENTS.**

LEGAL DESCRIPTION:

TRACT 35E-1 & 35E-2, ABSTRACT 37 H, JACKSON, H.C.C.F. NO. L557642 & 20100205745.

IMPACT STATEMENT

THE PROPOSED CONSTRUCTION FOR THIS SITE DOES NOT IMPACT EXISTING DRAINAGE COURSES FOR NEIGHBORING PROPERTIES.

ADDRESS:

515 ULRICH LANE
CROSBY, TX 77532

SURVEY BY:

GREENLEAF SURVEYING
10900 NORTHWEST FWY SUITE 129
HOUSTON, TX 77092

BENCHMARK:

ELEVATIONS SHOWN ARE BASED ON HCFCD REF. MARK NO. 170125; EL. = 46.11',NAVD1988, 2001 ADJUSTMENT

HYDROMULCH NOTE

CONTRACTOR SHALL HYDROMULCH ALL NEWLY GRADED AREAS AND EXPOSED SOIL UPON PAVING COMPLETION

MITIGATION NOTE:

1. PROPOSED WORK IS OUTSIDE OF ALL FLOODZONES
2. THERE IS NO PROPOSED FILL AREA TO BE PLACED UNDER THE 500 YEAR WSEL
3. 500 YEAR WSEL & 100-YR BFE LIE BELOW EXISTING NATURAL GRADE

*NO MITIGATION IS REQUIRED.

PROP. IMPERVIOUS/DISTURBED AREA

- PROP. PAVING	188,207	SF
- PROP. POND RETAINING WALL	352	SF
- PROP. DETENTION POND	6,444	SF
-TOTAL PROPOSED INCREASE IMPERVIOUS AREA	**195,003**	SF
	4.4767	ACRES

DaRam Engineers, Inc.
11000 RICHMOND AVE., SUITE 300
HOUSTON, TEXAS 77042
(713)528-1552 PH.
(713)529-8997 FAX
EMAIL: info@daramengineers.com

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TEXAS FIRM REGISTRATION NUMBER F-9503

DELL CREEK RV PARK EXTENSION
AT
515 ULRICH LANE
CROSBY, TX 77532

PROFESSIONAL SEAL

STATE OF TEXAS
BARRY D. ADKINS
66391
LICENSED TEXAS PROFESSIONAL ENGINEER

11/18/22

BARRY ADKINS FOR DARAM ENGINEERS

ISSUED / REVISED

NO.	DATE	DESCRIPTION	
1	10/13/2022	ISSUED FOR REVIEW	LP
2			
3			
4			
5			

JOB NO: 22-384
CHECKED BY: JV
DRAWN BY: LP
DATE: 10/13/2022
SCALE: AS SHOWN

DRAWING TITLE:
PROPOSED SITE PLAN

DRAWING NO.
C-1.2

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0437
Plat Name: Dell Creek Sec 1
Applicant: Bowden Land Services & Consulting
Date Submitted: 02/20/2023

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:
TO ALLOW FOR A PRIVATE STREET TO BE A DIRECT EXTENSION OF A PUBLIC STREET
Chapter 42 Section: 42-129c

Chapter 42 Reference:
A Type 2 permanent access easement may not be a direct straight line extension of a public street.

Statement of Facts

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

Subject site is located along Ulrich Ln, in Crosby TX west of FM 2100 Crosby Lynchburg Rd & Hwy 90, south of Church St, and north of Krenek Rd in the City of Houston's Extra Territorial Jurisdiction. Proposed Reserve A is 9.18 acres within a 27.5357-acre General Plan submitted separately. The land south of proposed Reserve A is currently an existing RV Park "Dell Creek RV Park" permitted in 2017, proposed Reserve A will be an extension of the existing RV Park. According to the MyCity Map the current land use of the RV Park is labeled as Park and Open Spaces. Proposed Reserve A is separated from the existing RV Park by a 60'-foot permanent access easement conveyed to Crosby MUD in 2009 under HCCF No. 20090454499. The land area that surrounds the Permanent Access Easement is owned by Marvel Assets LLC who was granted the use of the access easement within the deeds that acquired the land in 2016-2017. The 60' public ROW Ulrich Ln was dedicated to the public under HCCF No. P087064 and stops 22.45' feet before the boundary of proposed Reserve A, and the existing RV Park. In order to approve the plat, this application must request a variance to allow a private street to be a direct extension of a public street. The permanent access easement was dedicated and conveyed to Crosby MUD prior to the current landowner's acquisition of the land surrounding the easement. The private easement serves its intended purpose for the current landowner Crosby MUD by allowing access to the sanitary sewer facilities along the far west boundary of the private access easement and provides access to the land owned by Marvell Assets LLC to access the existing RV Park. The permanent access easement provides the same access width as a public ROW and the extension from a 60'-foot public ROW will not require a transition to a different ROW width. The existing railroad tracks to the west would prevent extension of the ROW therefore the permanent access easement would only serve the existing RV Park now and in the future. The access road continues west outside the boundary of the 1.4748-acre access easement and continues around the existing detention pond until it circles back reconnecting with the permanent access easement allowing emergency access vehicles sufficient ROW width to access the RV Park, and sufficient and adequate turning radius around the detention pond to allow emergency access vehicles a way to exit the RV Park. In all ways, the 60'-foot permanent access easement acts as a public ROW by meeting the required 60'-foot width, allowing traffic circulation and emergency access vehicles sufficient ingress and egress to the RV Park, and provides access to public utilities specifically the sanitary sewer facilities as shown on

the face of the plat. The current landowner of the 27.5357 acres that surrounds the permanent access easement does not own the 1.4748 acres permanent access easement as described in Exhibit A of the HCCF No. 20090454499 and has no control or authority to dedicate the easement to the public, therefore we must request a variance to allow a 60' foot wide private street to be a direction extension of a 60' foot wide public street. Denying this variance would cause an undue hardship on the current landowner and deny reasonable use of land.

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

NA

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

Applicant has not created or imposed the hardship in this request. The permanent access easement was conveyed to Crosby MUD in 2009 under HCCF No 20090454499 therefore the current landowner of the 27.5357 acres that surrounds the easement does not own the land described in Exhibit A being a tract of land containing 1.4748 acres described as the permanent access easement. The landowner of the proposed Reserve A does not own or control the permanent access easement and has no authority to change the use of the easement.

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

The permanent access easement is currently dedicated at 60' foot wide, the same width required for a public ROW. The public street that the easement would extend from is also 60' feet wide. The private ROW continues to circle south around the existing detention pond before it reconnects with the 60' foot wide private access easement allowing passenger vehicles and emergency access vehicles sufficient ROW width and turn around to exit the existing RV Park therefore the intent and general purpose of the ordinance will be preserved and maintained.

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

Emergency vehicles can access the permanent access easement with a sufficient width of 60'-feet as if it the easement per a public ROW, and the turning radius of the private access road around the detention pond provide adequate room for emergency vehicles to access the RV Park if needed with a sufficient turn around radius to exit the park therefore granting this variance will not be injurious to the public health, safety or welfare.

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

The property's hardship is due to not owning the land described as the 1.4748 acres permanent access easement described in HCCF No. 20090454499, therefore not having the right or authority to change the use of the easement as conveyed to Crosby MUD in 2009 several years before acquiring the lands that surround the easement. The hardship is not economically based at all.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0437
Plat Name: Dell Creek Sec 1
Applicant: Bowden Land Services & Consulting
Date Submitted: 02/20/2023

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:
TO GRANT A VARIANCE NOT TO CUL-DE-SAC THE TERMINATION OF A PUBLIC ROW
Chapter 42 Section: 42-134

Chapter 42 Reference:
A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

Statement of Facts

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

Subject site is located along Ulrich Ln, in Crosby TX west of FM 2100 Crosby Lynchburg Rd & Hwy 90, south of Church St, and north of Krenek Rd in the City of Houston's Extra Territorial Jurisdiction. Proposed Reserve A is 9.18 acres within a 27.5357-acre General Plan submitted separately. The land south of proposed Reserve A is currently an existing RV Park "Dell Creek RV Park" permitted in 2017, proposed Reserve A will be an extension of the existing RV Park. According to the MyCity Map the current land use of the RV Park is labeled as Park and Open Spaces. Proposed Reserve A is separated from the existing RV Park by a 60'-foot permanent access easement conveyed to Crosby MUD in 2009 under HCCF No. 20090454499. The land area that surrounds the Permanent Access Easement is owned by Marvel Assets LLC who was granted the use of the access easement within the deeds that acquired the land in 2016-2017. The 60' public ROW Ulrich Ln was dedicated to the public under HCCF No. P087064 and stops 22.45' feet before the boundary of proposed Reserve A, and the existing RV Park. Terminating the Public ROW with a cul-de-sac is infeasible due to the location of where the Public ROW becomes a private access easement. The current owner of the RV Park and proposed Reserve A does not own the permanent access easement and does not have the authority to dedicate the easement to the public or cul-de-sac the public ROW. Dedicating a cul-de-sac with a 50' foot radius does not make sense at this location due to the easement extending another 1064-1076 feet west. However, as you can see on the aerial photos provided, the boundary of the access easement terminates just past the sanitary sewer easement, however on the ground the easement continues as a private access road that continues west and wraps around the existing detention pond which circles back around the pond back to the permanent access easement therefore acting as a turnaround of the access easement much like a cul-de-sac. If the private access easement was dedicated to the public the street would not be required to extend west due to the existing railroad tracks that immediately abut the property to the west. The current owner of the land area surrounding the permanent access easement does not own the land described as the permanent access easement under Exhibit A in HCCF No 20090454499 and cannot make decisions regarding the permanent access easement being dedicated to the public or terminating the public row with a cul-de-sac. The land area west of

the permanent access easement is owned and controlled by Marvell Assets, LLC and currently acts as a turnaround due to the private access road circling around the existing detention pond. We believe the private access road around the detention pond preserves the intent and general purpose of the ordinance by providing a distinctive end to the access easement and sufficient radius to turn around before circling back to the private access easement. Emergency vehicles can access the permanent access easement with a sufficient width of 60'-feet as if it the easement per a public ROW, and the turning radius of the private access road around the detention pond provide adequate room for emergency vehicles to access the RV Park if needed with a sufficient turn around radius to exit the park therefore granting this variance will not be injurious to the public health, safety or welfare.

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

NA

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

Applicant has not created or imposed the hardship in this request. The permanent access easement was conveyed to Crosby MUD in 2009 under HCCF No 20090454499 therefore the current landowner of the 27.5357 acres that surrounds the easement does not own the land described in Exhibit A being a tract of land containing 1.4748 acres described as the permanent access easement. The landowner of the proposed Reserve A does not own or control the permanent access easement and has no authority to change the use or configuration of the easement.

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

The permanent access easement's boundary terminates in terms of ownership approx. 1064-1076 feet to the west however the private access road continues on the ground and circles around the existing detention pond with a sufficient radius and width to accommodate emergency access vehicles as need to the existing RV, allowing adequate width and radius to turn around and exit the existing park therefore the intent and general purpose of the ordinance will be preserved and maintained.

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

Emergency vehicles can access the permanent access easement with a sufficient width of 60'-feet as if it the easement per a public ROW, and the turning radius of the private access road around the detention pond provide adequate room for emergency vehicles to access the RV Park if needed with a sufficient turn around radius to exit the park therefore granting this variance will not be injurious to the public health, safety or welfare.

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

The property's hardship is due to not owning the land described as the 1.4748 acres permanent access easement described in HCCF No. 20090454499, therefore not having the right or authority to change the use or configuration of the easement as conveyed to Crosby MUD in 2009 several years before acquiring the lands that surround the easement. The hardship is not economically based at all.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0437
Plat Name: Dell Creek Sec 1
Applicant: Bowden Land Services & Consulting
Date Submitted: 02/20/2023

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:
42-190 to grant permission for the proposed plat not to have frontage along a public ROW and to take access from a private access easement instead of a public ROW

Chapter 42 Section: 190

Chapter 42 Reference:
Sec. 42-190. - Tracts for non-single-family use—Reserves.

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

Subject site is located along Ulrich Ln, in Crosby TX west of FM 2100 Crosby Lynchburg Rd & Hwy 90, south of Church St, and north of Krenek Rd in the City of Houston's Extra Territorial Jurisdiction. Ulrich Ln is a 60' foot public ROW per HCCF NO. P087064 extending west from FM 2100 Crosby Lynchburg RD for approx. 2,763 linear feet before it becomes a 60' foot wide private access easement per 20090454499 owned by the Crosby MUD district. The private easement was conveyed to the MUD district in 2009 by the previous owner. The current owner of the land area shown in the General Plan and proposed plat, Marvel Assets LLC, was granted the use of the easement within the deeds that acquired the properties surrounding the access easement. The public ROW stops short 22.45' feet before the boundary of proposed Reserve A as depicted on both the General Plan and Plat as submitted for review. A gate with a sign that reads "Harris County Maintenance Ends Here" marks the location of where the public ROW ends. The paving section turns into a gravel road that leads to an existing RV Park "Dell Creek" currently in operation on another portion of the property not being platted. Proposed Reserve A will be an extension of the RV Park, intended to serve patrons of the RV park only. If the ROW were dedicated to the public it would be exempt from extending further west due to the Rail Road Track that directly abuts the property to the west under the current ordinance. The intent of the ordinance is being met and maintained due to the existing width of said access easement being 60' feet, and the proposed reserve's frontage along the private access easement would be well over 60' feet. The only difference between the ordinance regulation's and the private ROW on the ground is the designation of public vs. private. Dedicating the private access easement to the public would not significantly increase traffic flow or function at this sight due to the existing rail road tracks to the west preventing the ROW from being extended to the west, therefore strict application of the ordinance would create an undue hardship by depriving the current landowner reasonable use of land if the variance request is denied. The MUD district was approached with the idea of dedicating the private access easement to the public and joining the plat as an owner, however the invitation was declined based on the need for a public ROW not being necessary. The public has no destination along the private access easement that is not in direct relation to the RV park, and if the ROW was dedicated

to the public would not be required to extend across the Rail Road Track therefore there is no legitimate need for the MUD district to dedicate the easement to public.

(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;

Applicant has not created or imposed the hardship in this request. The ROW was conveyed to Crosby MUD district in 2009 by the previous land owner. The private access easement serves the existing RV park and MUD facilities.

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

The private access easement is the same 60' foot in width as required per the ordinance and proposed Reserve A would have more than the required amount of frontage if the easement were a public ROW, therefore the intent and general and general purpose 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;

Dedicating the private access easement to the public would not significantly increase traffic flow or function in the, and would be exempt from extending further west due to the Rail Road Track. The private access easement would serve the patrons of the RV Park Dell Creek only, therefore the granting the variance will not be injurious to the public health, safety or welfare.

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

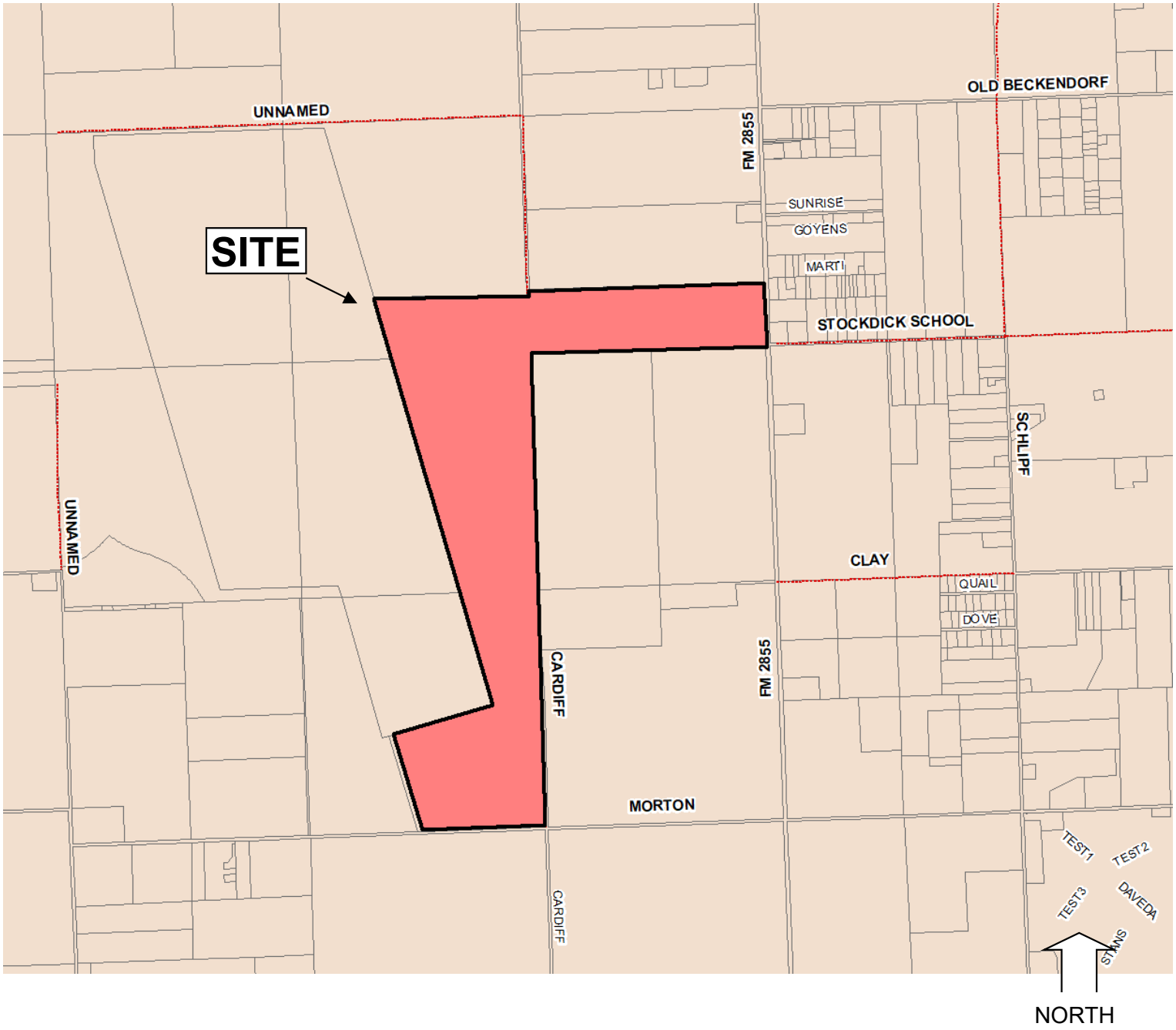
The variance request is not based on economic hardship, the hardship for this request is solely ownership of the land and the designation between private ROW and Public ROW. In this particular instance, all things are considered equal other than the designation. This is not an economic hardship.

Houston Planning Commission ITEM:124

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Freeland Tract GP

Applicant: BGE, Inc. - Land Planning



D – Variances **Site Location**

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Freeland Tract GP

Applicant: BGE, Inc. - Land Planning

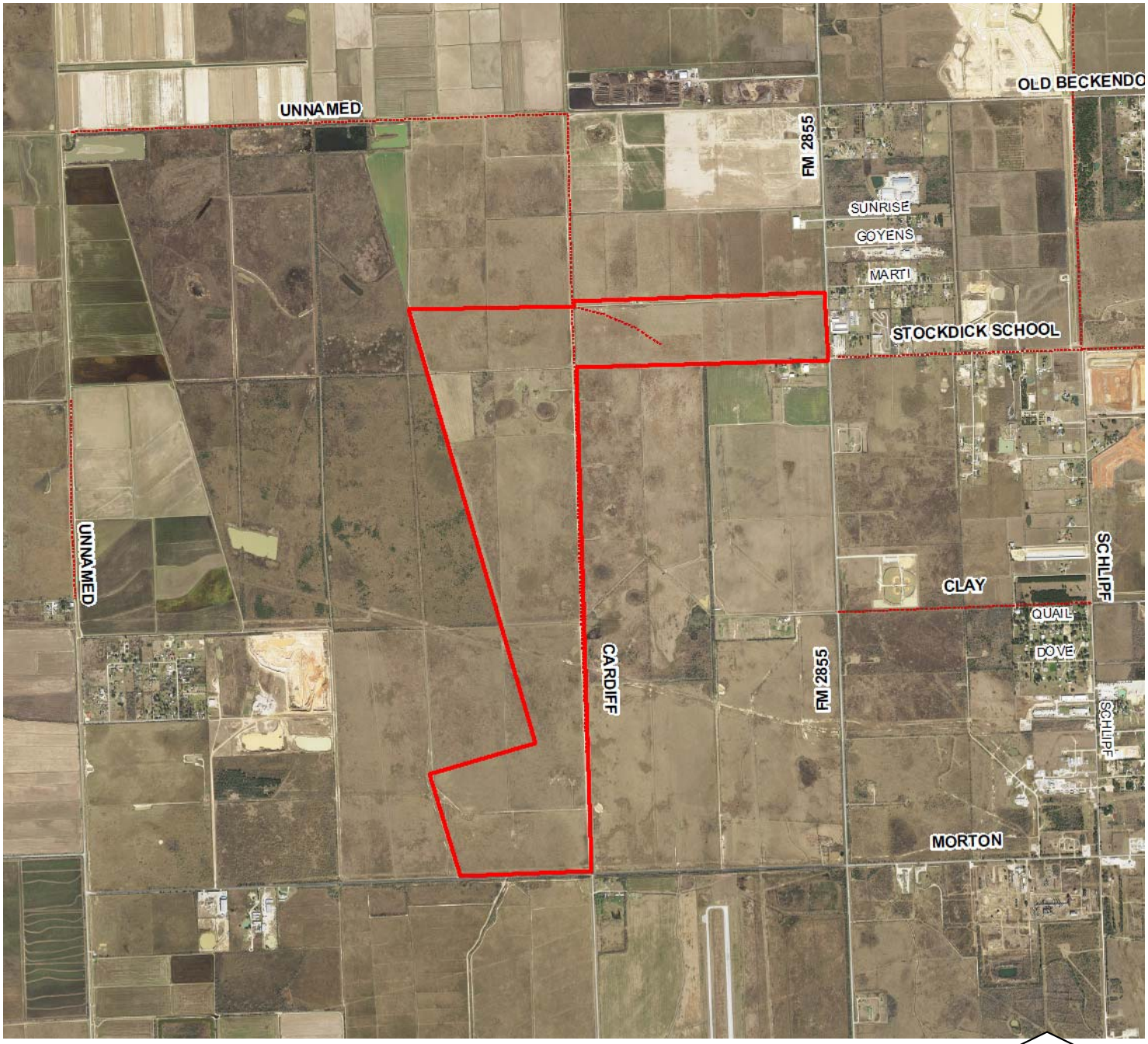
D – Variances **Subdivision**

Houston Planning Commission ITEM: 124

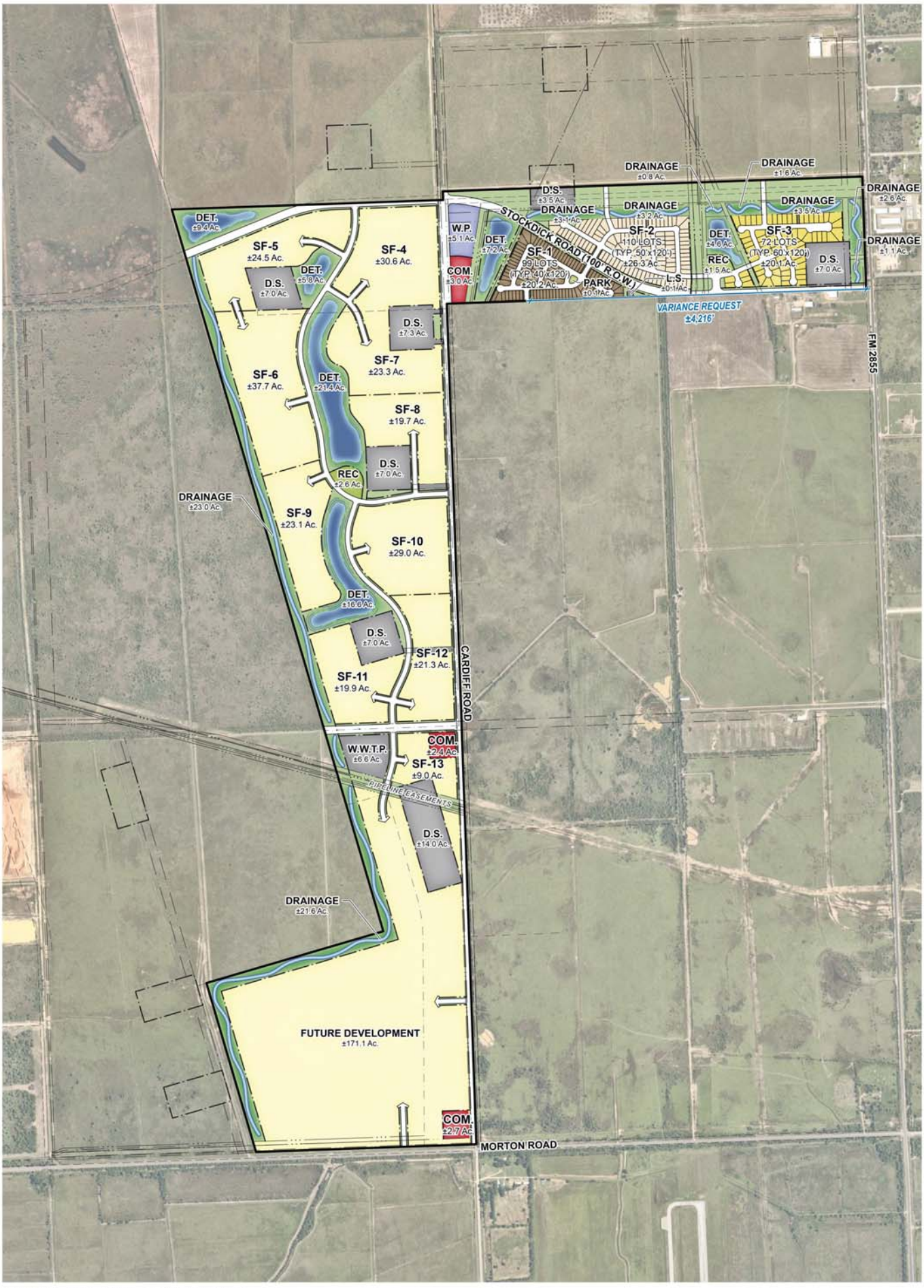
Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Freeland Tract GP

Applicant: BGE, Inc. - Land Planning



D – Variances **Subdivision**



VARIANCE EXHIBIT

FREELAND TRACT

±1,019.7 ACRES OF LAND

WALLER COUNTY, TEXAS

MARCH, 2023

BGE #10504

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

0 250 500 1000

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0452
Plat Name: Freeland Tract GP
Applicant: BGE, Inc. - Land Planning
Date Submitted: 03/03/2023

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 provide a north-south street and to exceed the maximum intersection spacing measurement for a distance of approximately 4,216 feet, in lieu of the required 1,400 feet.

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

Statement of Facts

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

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

The Freeland Tract is a ±814-acre master planned community in Waller County located north of Morton Road, south of F.M. 529 (Freeman Road), west of F.M. 2855, and east of F.M. 362. The project is directly bounded by Morton Road to the south, proposed Cardiff Road along the inner eastern boundary, proposed Clay Road that bisects the southern portion of the tract, and proposed Stockdick Road, a designated major thoroughfare, that bisects the northernmost portion of the tract. The project is also bounded to the west by City of Houston Airport System owned property currently used as a mitigation bank related to Houston Airport operations and to the East is primarily undeveloped agricultural land. In addition to major thoroughfares, the proposed development includes a collector street system designed to provide vehicular circulation to all portions of the proposed master planned community. The proposed design is intended to offset the access limitations created by the bifurcation of multiple pipeline easements throughout the tract as well as proposed major thoroughfare alignments. The proposed development abides by the City of Houston and Waller County Major Thoroughfare Plans' proposed alignments of Stockdick Road. This alignment diagonally bisects the northernmost portion of the tract, which creates a street layout that necessitates a variance request. The stub street proposed on the southern boundary and the proposed Stockdick Road alignment are unable to attain the required 1,400-foot intersection spacing as a result of the referenced constraints. The proposed development will provide a collector street system that runs north-south through the central portion of the proposed community. This collector intersects with the proposed alignment of Stockdick Road to the north. This collector also provides access to Cardiff Road, as well as a connection to a second collector that provides an additional access point to Cardiff Road, and a third collector that provides access to Morton Road at the project's southern boundary. In addition to this primary collector street system, the proposed

development provides two stub street connections on its northern boundary and one stub street location on its southern boundary in the northernmost portion of the tract that shows proposed local streets and single-family lots.

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

The proposed alignment of Stockdick Road, the bifurcation of multiple pipeline easements, and parcel ownership geometrics for the subject area create physical constraints and are therefore not a hardship created or imposed by the applicant.

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

The overall circulation is upheld by the planned major thoroughfares in the surrounding area. The internal circulation is provided in the form of the proposed collector street system and the additional local street connections to the major thoroughfare, thereby preserving and maintaining the intent and general purposes of this chapter.

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

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

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

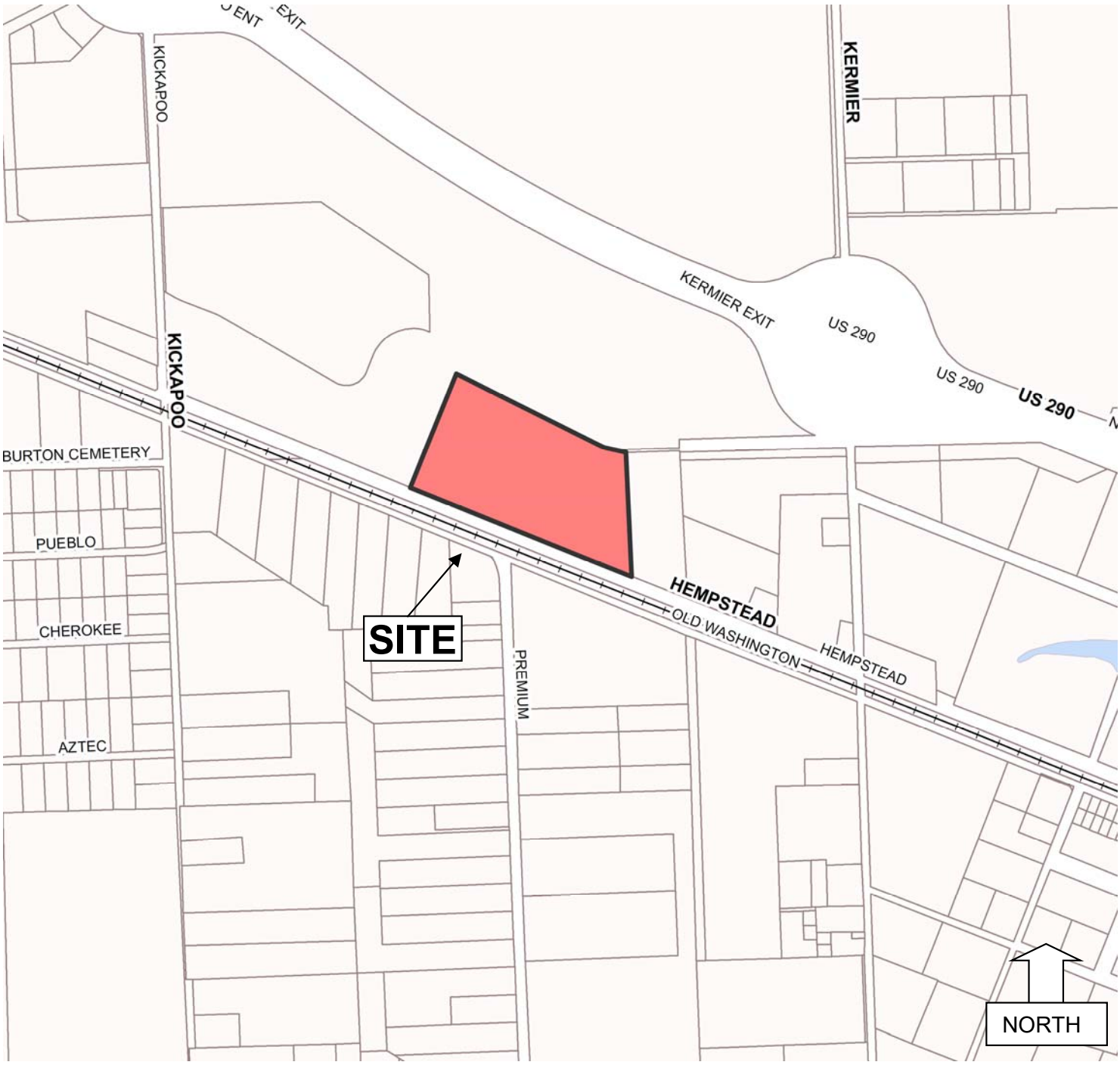
The existing constraints established surrounding the proposed development create limitations for local street connections, and therefore, economic hardship is not the sole justification of the variance request.

Houston Planning Commission ITEM:125

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Kickapoo Industrial Park replat and extension

Applicant: Hovis Surveying Company Inc.



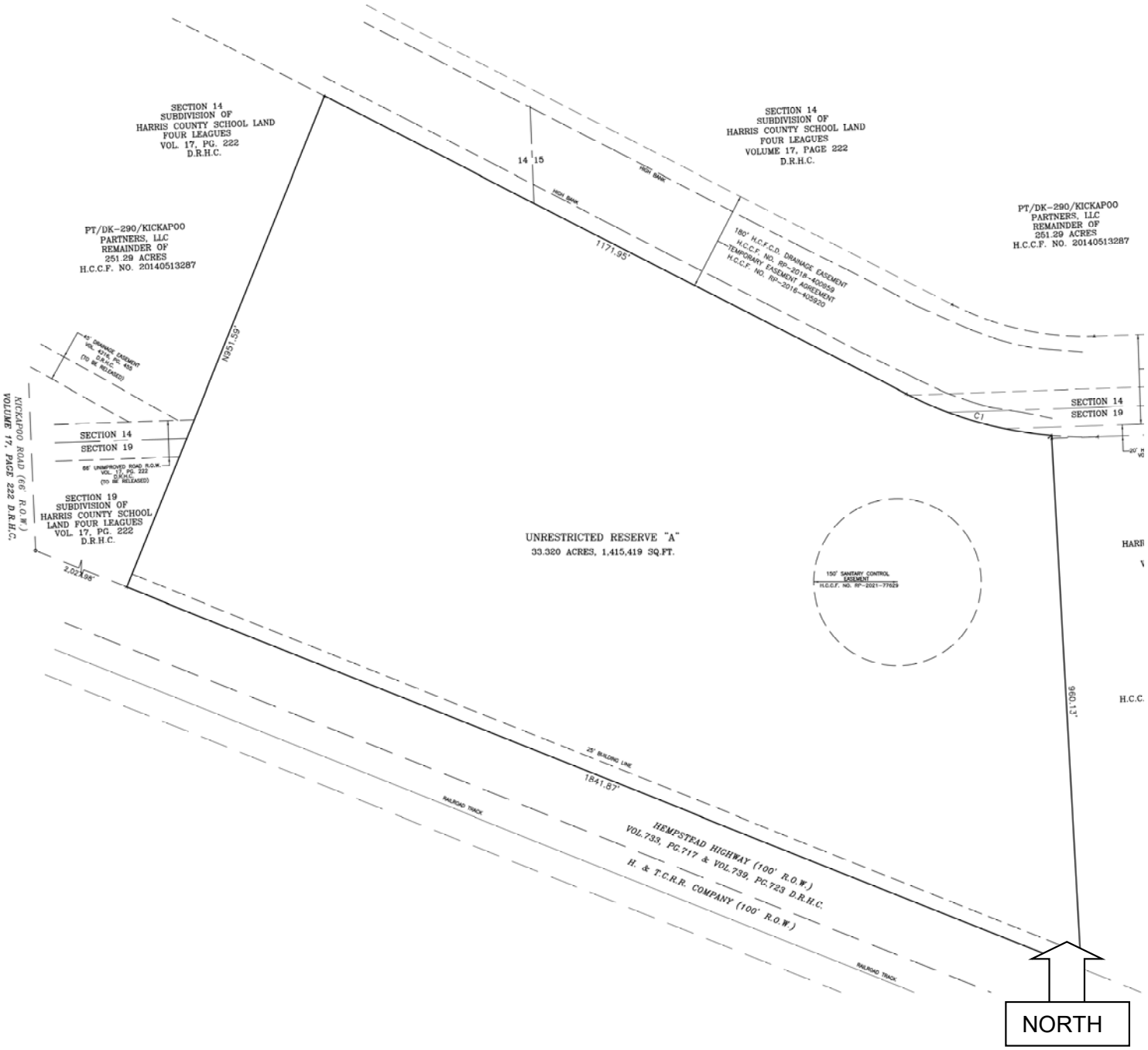
D – Variances **Site Location**

Houston Planning Commission ITEM:125

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Kickapoo Industrial Park replat and extension

Applicant: Hovis Surveying Company Inc.



D – Variances **Subdivision**

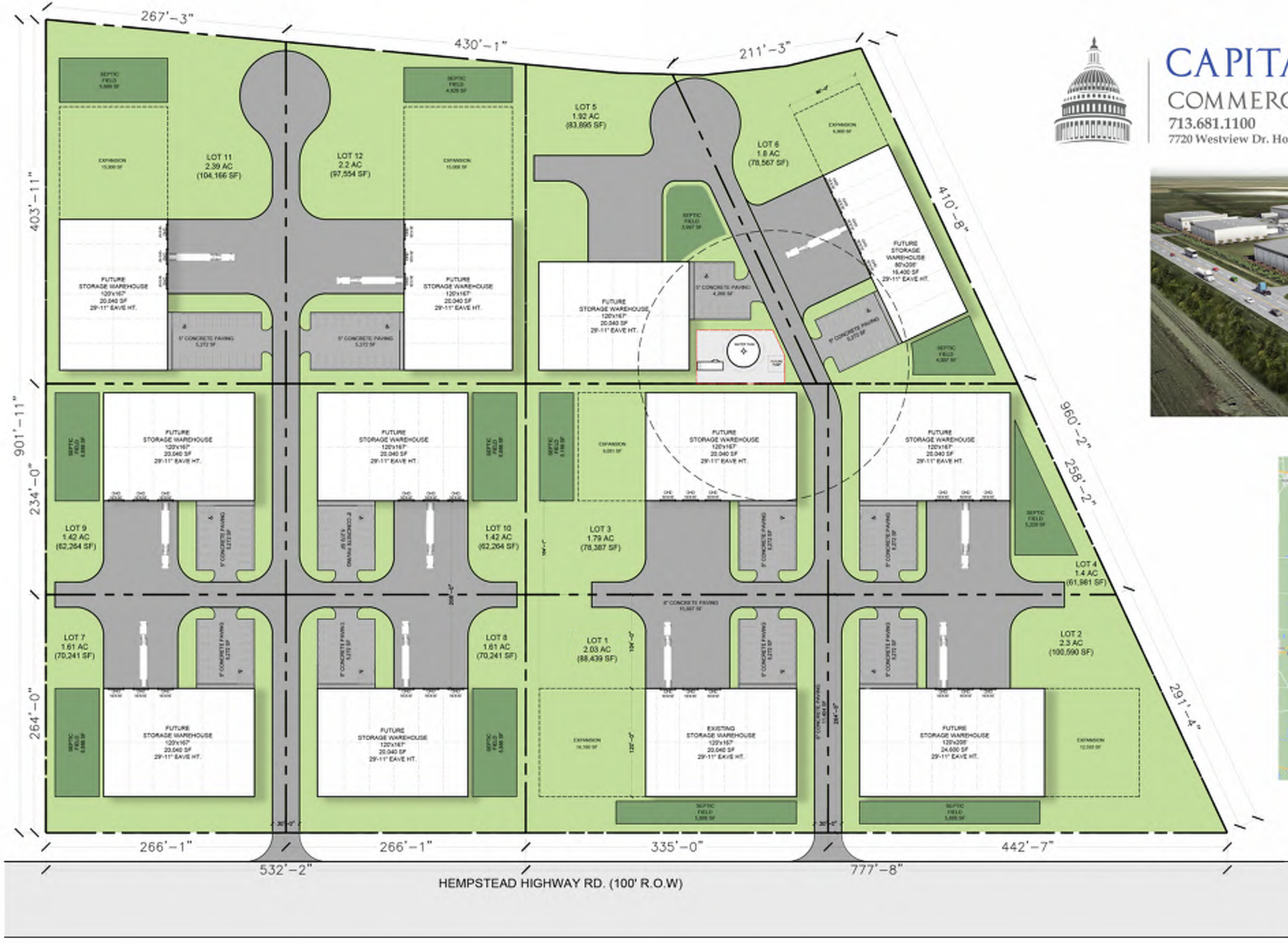
Houston Planning Commission ITEM:125

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Kickapoo Industrial Park replat and extension

Applicant: Hovis Surveying Company Inc.

D – Variances **Aerial**



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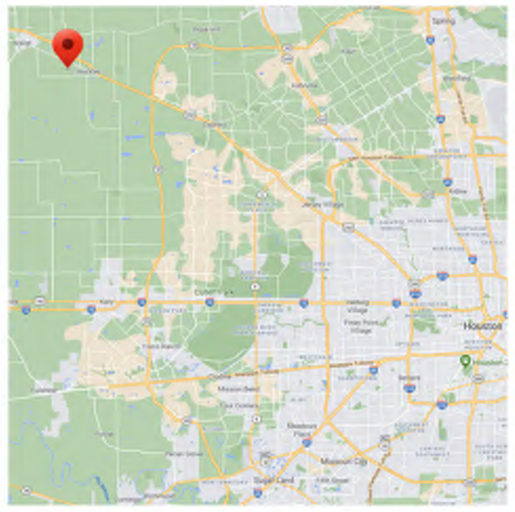


KICKAPOO
BUSINESS PARK

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0520
Plat Name: Kickapoo Industrial Park replat and extension
Applicant: Hovis Surveying Company Inc.
Date Submitted: 03/06/2023

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 requesting to not provide a North-South street through this development and to allow for an overlong block length along Old Hempstead Highway and to not provide an East-West street through this development.

Chapter 42 Section: 127 & 134

Chapter 42 Reference:

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

Statement of Facts

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

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

This 33.230 acre development is located on the North side of Old Hempstead Highway, 2,027.98 feet East of Kickapoo Road and 1,848.90 feet West of Kermier Road. The North line of this development adjoins a 180 foot Harris County Flood Control District Drainage Easement. The creation of a North South Street would require the road to cross the 180 foot Harris County Flood Control District Drainage Easement in order for it to extend to U.S. Highway 290. There is currently a 66 foot unimproved right-of-way and a 20 foot Harris County Road right-of-way that runs East and West through this development. There was an agreement to allow them to be abandoned upon the dedication and construction of the 180 foot Harris County Flood Control District Drainage Easement. This East West street would not be able to connect to Kermier without running through the 180 foot Harris County Flood Control District Drainage Easement and would not be able to provide circulation to Kickapoo Road as it would intersect Old Hempstead Highway before it reached Kickapoo Road.

(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 as these circumstances were in place prior to this proposed development. In exchange for the dedication and creation of the ditch within the 180 foot Harris

County Flood Control District Drainage Easement there was an agreement that the 66 foot unimproved right-of-way and the 20 foot Harris County right-of-way could be abandoned upon development. A Easterly portion of the 66 foot unimproved right-of-way is already within the constructed drainage channel which prevents extension of the road to Kermier Road.

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

The intent and general purposes of this chapter will be preserved and maintained because the existing major thoroughfares in the area provide for adequate circulation in the area. Kickapoo Road and Kermier Road are both major thoroughfares and would allow for a 2,600 foot intersection spacing for an East West street. U.S. Highway 290 in within 2,100 feet at right angles from the South line of this development and would meet that intersection spacing requirement.

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

The granting of the variance will not be injurious to the public health, safety or welfare because this development is surrounded by major thoroughfares which provide for circulation in the area. The creation of a North South Street would not only require the crossing of the 180 foot drainage channel but would also only extend to Highway 290 which may or may not be allowed direct access. This proposed development will be industrial warehouses and will not be creating commercial or retail traffic in the area.

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

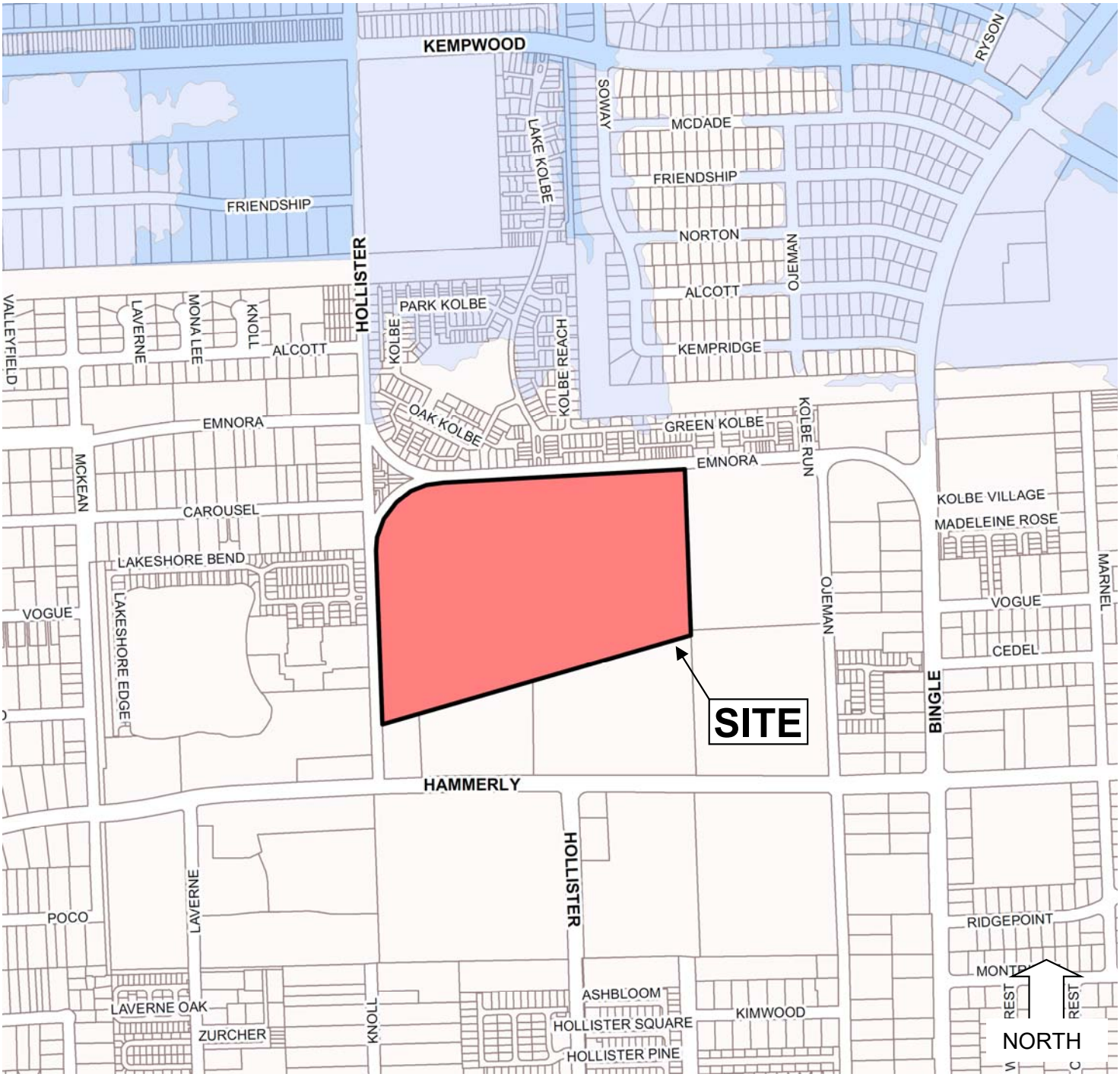
Economic hardship is not the sole justification for the variance because there were certain conditions in place prior to the development of this property. The creation of the drainage channel and easement were required to improve the overall drainage in this area and part of the agreement to create the drainage channel was that the existing unimproved 66 foot right-of-way and the 20 foot right-of-way within this development would be abandoned. In addition, the current layout of the existing streets would not allow for improvement to the circulation in the area because due to the existing development to the East and the existing drainage channel the right-of-way would not be able to extend any further East than the East line of the development. Extension of the street to the West would just extend back to Hempstead Road and not make connection with Kickapoo Road.

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 03/16/2022**

Subdivision Name: Kolbe Grove Sec 1

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 03/16/2022**

Subdivision Name: Kolbe Grove Sec 1

Applicant: Windrose

D – Variances **Subdivision**

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 03/16/2022**

Subdivision Name: Kolbe Grove Sec 1

Applicant: Windrose

D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0415
Plat Name: Kolbe Grove Sec 1
Applicant: Windrose
Date Submitted: 02/20/2023

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:

to have courtyard access for lots fronting on private alleys instead of a public street or shared driveway; and to not dedicate a north-south or east-west public right of way through the subject site.

Chapter 42 Section: 128, 188

Chapter 42 Reference:

Sec. 42-128. – Intersection of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1)Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; Sec. 42-188. - Lot access to streets. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

Statement of Facts

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

The subject site is approximately 35 acres located at the intersection of Hollister Road and Emnora Lane. Developer plans to construct a single-family residential neighborhood serviced by a network of Permanent Access Easements (PAEs), a shared driveways, and private alleys. Reserves A, C, and D are courtyard areas restricted to open space. The Code requires these lots to be services by a public street or shared driveway. Emnora Lane and Ojeman Road are local streets, and there are approximately 2,200 feet between Hollister Street and Ojeman, over 1,400 feet between Ojeman and Hammerly Blvd. The Code requires an additional intersection between these points, running north-south and east-west through the subject parcel. The justification of this variance is the imposition of the code's various public right of way requirements is at odds single family residential character of the intended development and the surrounding area. The private alleys and permanent access easements, and the courtyard access on open space reserves provides other opportunities for residents to access their homes besides cars. Large public rights of way are intended to move a large volume of traffic at high speeds, requiring minimum widths and long curves to reduce accidents. Narrow permanent access easements and alleys provide enough mobility for residents' vehicles, but their main purpose is to build community. Neighbors can visit each other and the open spaces in the neighborhood more easily on foot and bike without the threat of vehicles using their subdivision to speed along to the next destination. Wide public rights of way are not appropriate for residential developments.

(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 property is situated such that a single family neighborhood is the highest and best use off the site. The subdivision to the north is another single-family neighborhood, Kolbe Farms (F.C. NO. 653210, H.C.M.R.), served by 28' private permanent access easements. To the west is Hillshire Lakes subdivision, which also is accessed by 28' PAEs. To the east are two elementary schools, Cedar Brook and Edgewood, providing a close and easily accessible education for children of future residents. A variance here is needed to preserve the secluded and family-friendly character of the development.

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

The intent of the intersection spacing requirements of the code is to promote the development of an orderly and safe transportation grid. Development will be served by a network of several interconnected 28' permanent access easements, with a major 60' access point on Emnora Lane and on Hollister Street. The individual homes are served by private alleys – the homes along Reserve A, C, and D also having courtyard access. The site has plenty of vehicular access – and access for foot and bike travel - provided in a manner that is appropriate to the single-family character of the area. The lots having courtyard access with frontage on a private alley are not currently allowed by the code, but are contemplated by the city's Livable Places initiative (see presentation excerpt attached). This initiative is designed to promote multiple types of housing and increased walkability for pedestrians and cyclists. The proposed street layout of the site and the variances requested are a perfect fit with this intent, which will soon become a formal part of Houston's subdivision ordinance.

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

It is in the interest of future residents of the development to enclose of from the noise and danger of through traffic from collectors and major thoroughfares. Applicant is providing a transportation grid of streets appropriately scaled for human development, while making the necessary allowances for resident and emergency vehicles. Through traffic may utilize Hollister and Ojeman for north-south travel and Hammerly and Emnora as east-west travel.

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

The reasons for the variance request are not economic in nature, but to preserve the safety and tranquility of the future residents. A public right of way dedication would bring noise and traffic near people's homes, limiting opportunities to build community and enjoy the neighborhood. Granting this variance balances the needs of the overall Houston transportation grid and the needs of the people who will live in the proposed development.

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 24, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Kolbe Grove Sec 1
REFERENCE NUMBER: 2023-0415

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along and south of Emnora Lane and east of Hollister 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 two variances: (1) to allow courtyard access for lots fronting on private alleys and (2) to not provide north/south or east/west public streets through the site. 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, March 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.**

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@houstontx.gov,

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

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

For additional information regarding this project, please call Steven Henderson, with Windrose, at 713-458-2281. 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

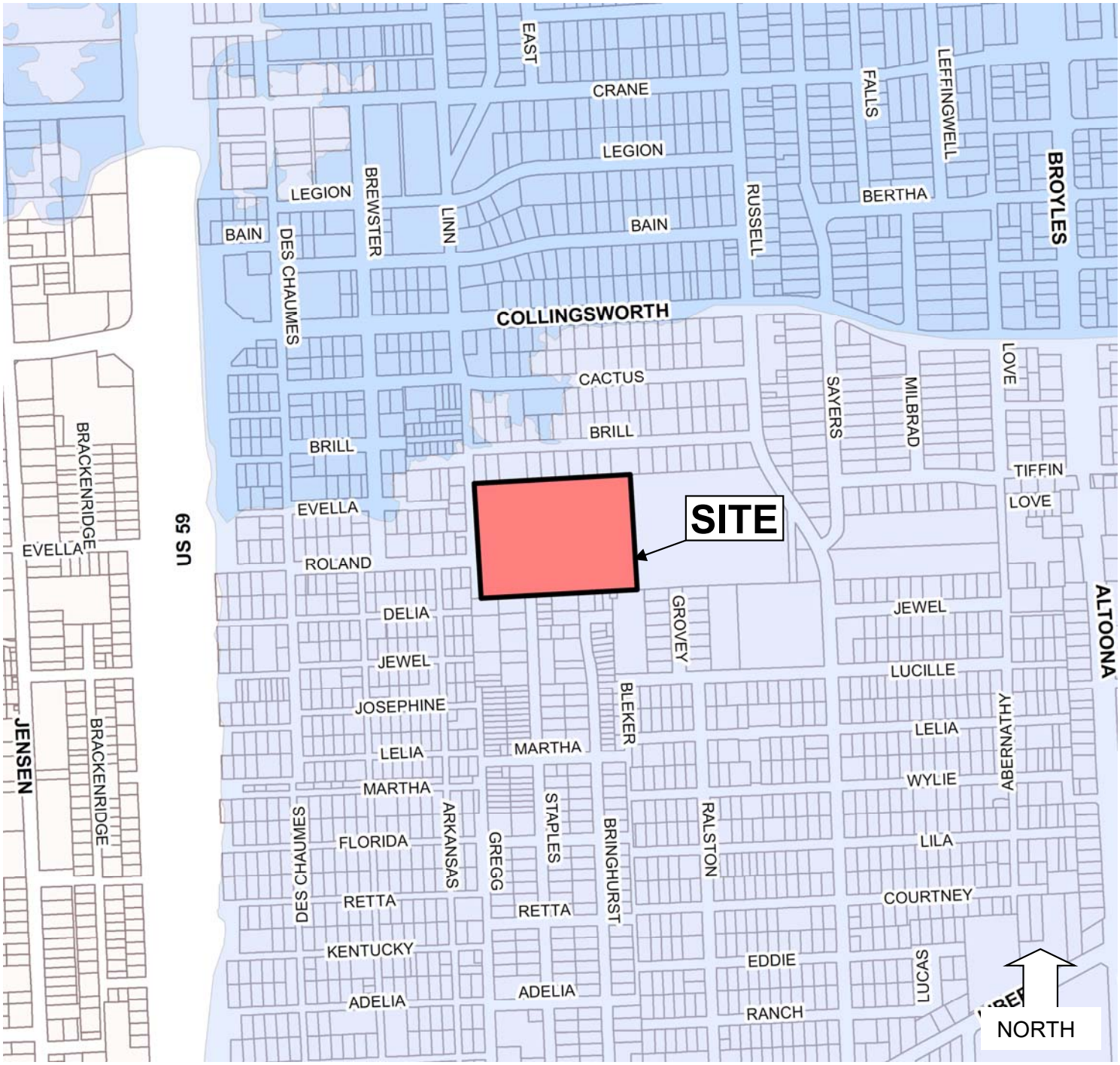
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Linn Street Estates (DEF 1)

Applicant: Tri-Tech Surveying Co. LP/Tri-Tech Engineering LP



D – Variances

Site Location

Houston Planning Commission ITEM:127

Planning and Development Department **Meeting Date: 03/16/2023**

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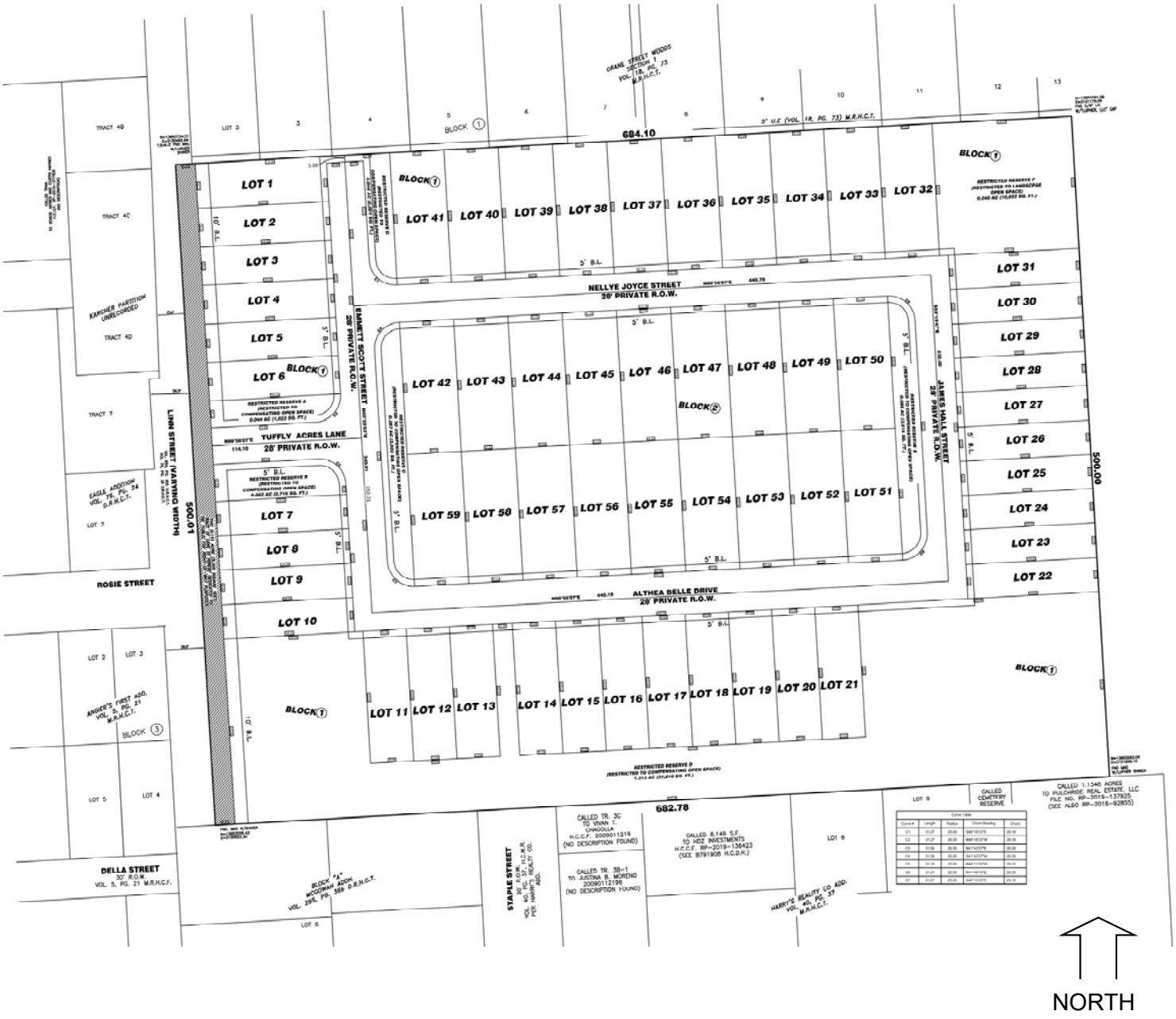

D – Variances Subdivision

Houston Planning Commission ITEM:127

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Linn Street Estates (DEF 1)

Applicant: Tri-Tech Surveying Co. LP/Tri-Tech Engineering LP

D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0299
Plat Name: Linn Street Estates
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
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:

We are requesting a variance to not extend Staple Street as required by Sec 42-134(a), a public right-of-way that stubs into the proposed southern boundary of our proposed plat Linn Street Estates.

Chapter 42 Section: 42-134(a)

Chapter 42 Reference:

A public street that terminates at the boundary of a tract 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

Staple Street, if extended through to its terminus point, would stub into the back of lots 5 and 6, block 1 of Crane Street Woods Section 1 as recorded under Volume 18 Page 73 of the Map Records of Harris County Texas. As well, Extending Staple Street into the back of previously recorded lots would cause an undue hardship depriving the applicant of a more efficient land plan layout and would potentially be unsafe for the proposed 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 granting the variance are not the result of any hardship created or caused by the applicant, rather the public right-of-way of Staple Street has ended at the southern property boundary for its entire existence and was not intended to be pushed through the applicants tract.

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

The health, safety, and well-being of the public would be ensured by the granting of this variance. Staple Street currently serves approximately 30 homes North of the nearest cross street. Extending staples street to the North boundary of our proposed plat would not serve the existing lots with additional access. The granting of this variance would preserve and maintain the general purpose of Chapter 42.

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

The granting of this variance would not be injurious to public health, safety, or welfare because of the current use of Staple Street and the terminus point being at the back of recorded lots. The granting of this variance would remain consistent with public need.

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

Economic hardship has nothing to do with the request to not dedicate the public right-of-way. Rather, this would allow for a more beneficial land plan for the City as well as continuing to serve the current properties along Staple Street.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

February 10, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Linn Street Estates
REFERENCE NUMBER: 2023-0299

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 Linn Street, south of Brill Street, and west of Russell 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.

Tri-Tech Surveying Co., LP/Tri-Tech. Engineering, LP, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting variance to not extend or terminate Staple Street with a cul-de-sac. 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, March 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.**

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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For additional information regarding this project, please call Tome Duecker, with Tri-Tech Surveying Co., LP/Tri-Tech. Engineering, LP, at 713-667-0800. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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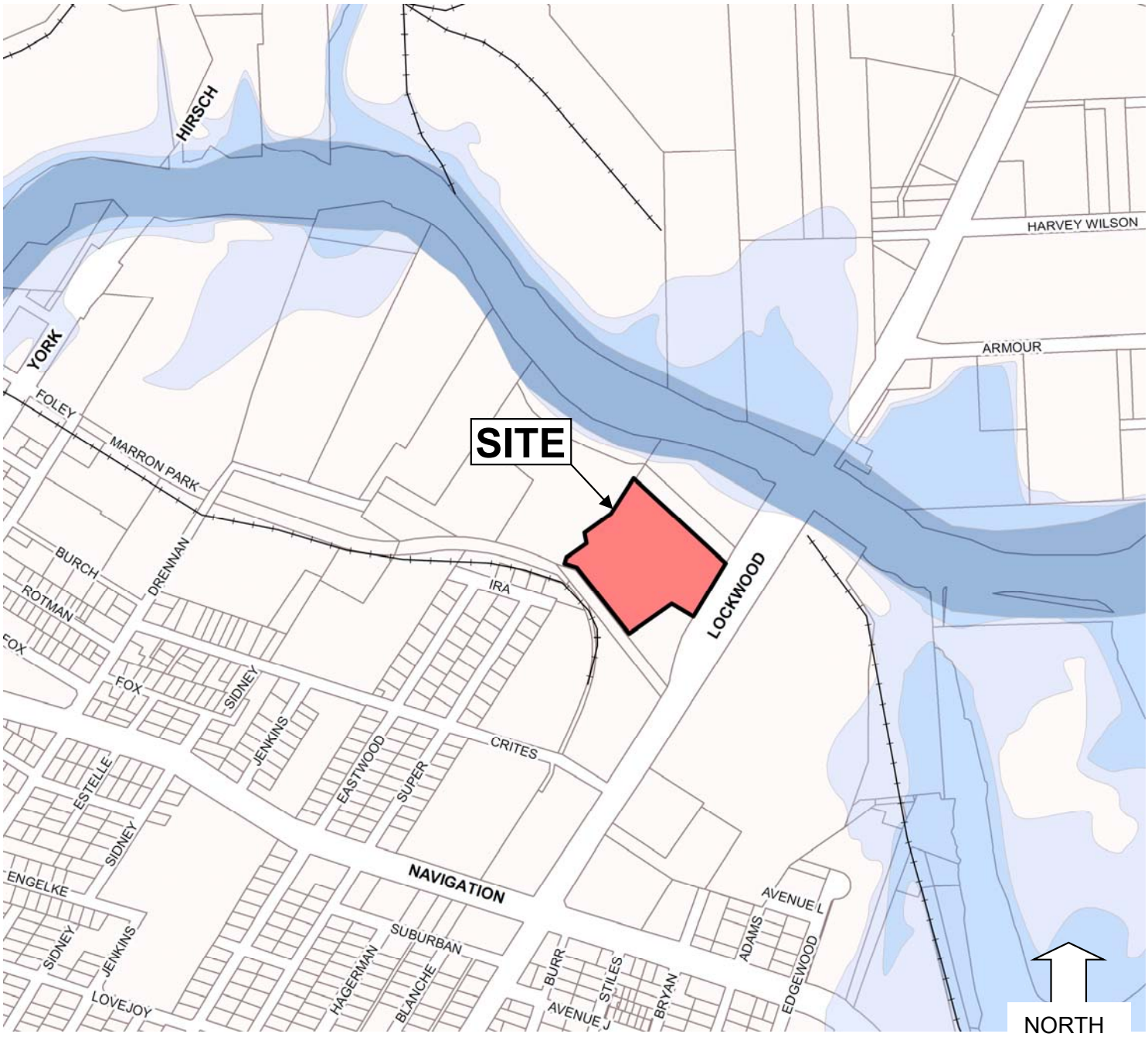
Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Lockwood South Sec 2

Applicant: Marsh Darcy Partners, Inc.



D – Variances

Site Location

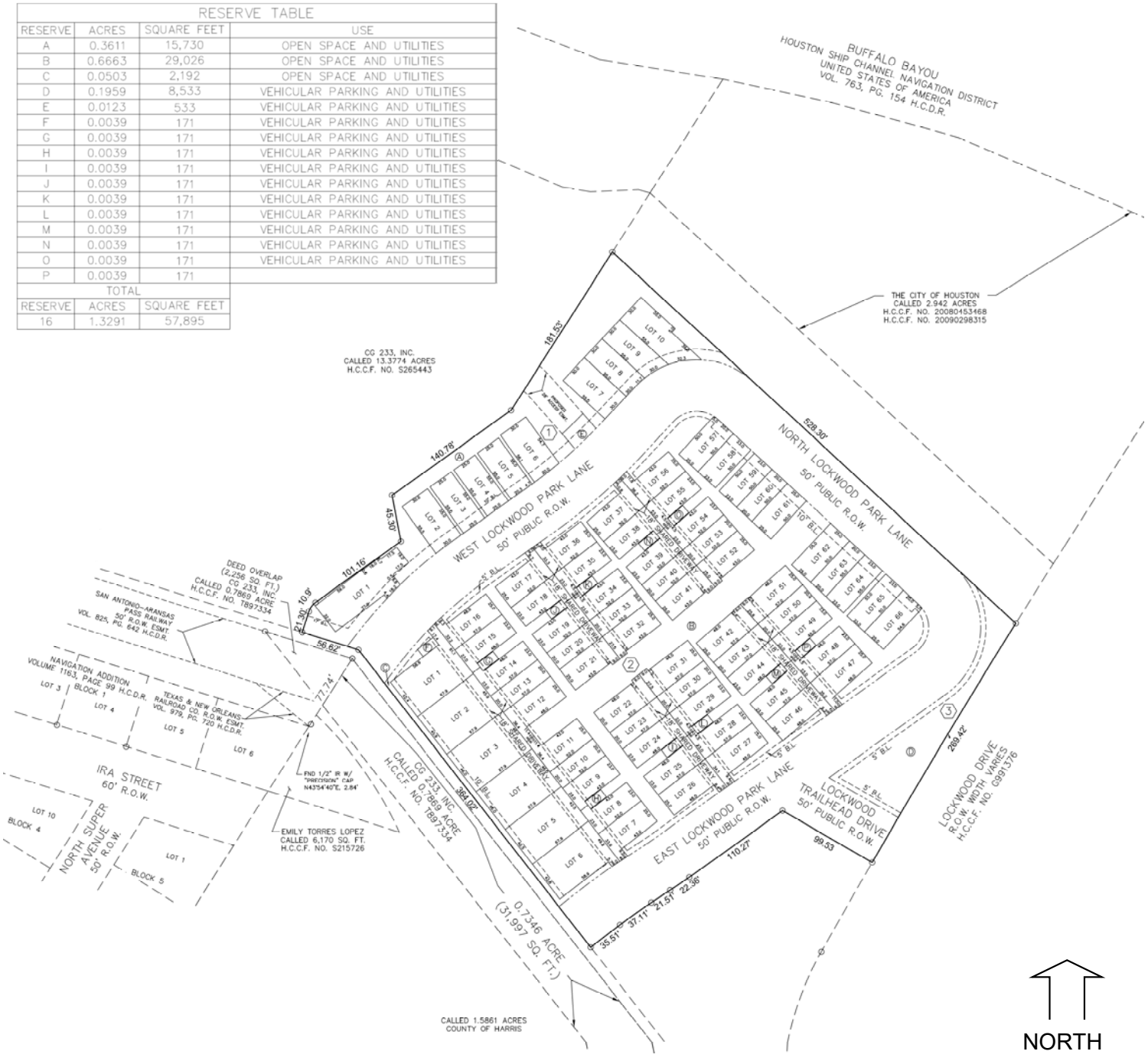
Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Lockwood South Sec 2

Applicant: Marsh Darcy Partners, Inc.

RESERVE TABLE			
RESERVE	ACRES	SQUARE FEET	USE
A	0.3611	15,730	OPEN SPACE AND UTILITIES
B	0.6663	29,026	OPEN SPACE AND UTILITIES
C	0.0503	2,192	OPEN SPACE AND UTILITIES
D	0.1959	8,533	VEHICULAR PARKING AND UTILITIES
E	0.0123	533	VEHICULAR PARKING AND UTILITIES
F	0.0039	171	VEHICULAR PARKING AND UTILITIES
G	0.0039	171	VEHICULAR PARKING AND UTILITIES
H	0.0039	171	VEHICULAR PARKING AND UTILITIES
I	0.0039	171	VEHICULAR PARKING AND UTILITIES
J	0.0039	171	VEHICULAR PARKING AND UTILITIES
K	0.0039	171	VEHICULAR PARKING AND UTILITIES
L	0.0039	171	VEHICULAR PARKING AND UTILITIES
M	0.0039	171	VEHICULAR PARKING AND UTILITIES
N	0.0039	171	VEHICULAR PARKING AND UTILITIES
O	0.0039	171	VEHICULAR PARKING AND UTILITIES
P	0.0039	171	
TOTAL			
RESERVE	ACRES	SQUARE FEET	
16	1.3291	57,895	



D – Variances **Subdivision**

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Lockwood South Sec 2

Applicant: Marsh Darcy Partners, Inc.

D – Variances Aerial

1 PHASE 3 SITE PLAN

SCALE: 1" = 30'-0"

1" = 30'-0"

0 30' 60'

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0362
Plat Name: Lockwood South Sec 2
Applicant: Marsh Darcy Partners, Inc.
Date Submitted: 02/17/2023

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 the minimum single-family lot size to be less than 3500 square feet.
Chapter 42 Section: 183

Chapter 42 Reference:
Sec. 42-183. - Lot sizes—Single-family residential—Urban area. (a) The minimum lot size for a single-family residential lot in an urban area shall be: (1) 3,500 square feet for lots with wastewater collection service; (2) Less than 3,500 square feet for lots with wastewater collection service, but in no event less than 1,400 square feet, if the subdivision plat meets the standards of: (a.) Subsection (b); or (b.) Sections 42-184 and 42-185 of this Code;

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;
Lockwood South is a 5.4415-acre mixed housing size, single -family residential, affordable housing project being jointly developed by the Buffalo Bayou Partnership and Brinshore Development LLC. The project has received approval of funding from the City of Houston and is a high priority affordable housing project of both Mayor Sylvester Turner and the City of Houston. The project is located near the south side of Buffalo Bayou west of Lockwood Drive as a part of the Buffalo Bayou East Master Plan prepared by the Buffalo Bayou Partnership and a re-development of previous industrial warehouse use with considerable support and input from the City of Houston, Harris County, and the adjacent residential neighborhoods. This affordable residential development will consist of 76 units, of which a minimum of 50 units (non-designated) will be sold to homeowners who qualify for affordable housing as a result of a maximum annual income of 80% to 120% of the Average Median Income (AMI) in Houston. The buildings will be single unit, free-standing; two units attached; three units attached; or four units attached on individual unit for-sale lots with most of the units being 3-story. The developers will make every attempt to keep the necessary qualifying income as low as possible. The development will have the minimum amount of public street right-of-way required for development circulation and utilize shared private driveways to minimize driveway and street paving requirements. This effort will include the need to keep the purchased lot size to the very minimum required for construction of the home. As a result, all of the lots within the development will be less than 3500 square feet in area and will not qualify for the compensating open space option that requires a maximum of 60% of lot coverage (42-183 b 1) nor 42-184 or 42-

185. This reduced lot size will allow the density to be increased to approximately 14 units per acre (still less than the maximum 27 gross units per acre) and subsequently allow the per unit cost to be substantially reduced allowing the greater probability of affordable housing qualification. Not allowing a minimum lot size less than 3500 square feet would make this affordable housing project infeasible and contrary to sound public policy. Non-compensating open space will be provided within the Lockwood South Sec 2 development. This non-compensating open space will be maintained by a Homeowners Association relieving each homeowner of the direct responsibility of maintenance for a larger private lot. While the development will meet the required on-site residential parking space requirement, one of the significant project features will be a major north/south greenway pedestrian "spine" with smaller connecting east/west greenway "fingers" to provide a maximum amount of open space and allow greenspace front door courtyard entries to a majority of the units. Additionally, residents in the development will be able to directly access the Buffalo Bayou East Multi-Use Trail, the Lockwood Trailhead with public parking under the Lockwood Drive bridge, a dog park, and children's playground, along with enhanced greenspace areas within the Lockwood South development and the residents will be able to access by foot and by bicycle, additional green space areas along Buffalo Bayou (see the Lockwood on Buffalo Bayou Lockwood Park Plan). This direct access will allow residents of Lockwood South to enjoy significant public open space amenities along Buffalo Bayou and provide direct pedestrian and bicycle access to downtown Houston. As a result of this landscape and park design, Lockwood South Sec 2 will be a significant positive for the environment and the City of Houston. Supporting this variance will allow this vision to take place.

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

The hardship that requires this variance was not the result of a hardship created or imposed by the applicant. Instead, the applicant desires to provide affordable housing for citizens of the City of Houston as supported by both Mayor Sylvester Turner and the City of Houston administration. That need for affordable housing creates the hardship to not comply with the minimum 3500 square feet lot size. This type of affordable housing project is needed by the City of Houston and the Houston Planning Commission should seek a solution to that need by supporting this variance.

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

The intent to provide safe, adequate housing for the citizens of Houston will be maintained. Additionally, the added benefit of providing affordable housing will be added to the intent and general purposes of this chapter. Adequate housing and adequate open space will both be provided by this development. Approval of this variance will allow the Lockwood South Sec 2 affordable single-family housing development to go forward for the benefit of all citizens of the City of Houston and will enhance economic equity.

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

The provision of non-compensating open space within the Lockwood South Sec 2 development plus allowing access to a significant area of adjacent public open space and an expanded Tony Marron Park will be more than adequate compensation for the proposed reduced lot size. As a result, the granting of this variance will not be injurious to the public health, safety of welfare.

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

Not granting this variance will deny the needed availability of quality affordable housing for the citizens of the City of Houston. Any economic hardship will fall on the shoulders of the future affordable housing homeowners as a result of the denial of this variance. As a result of not granting this variance, this project will be infeasible and not in the best interest of sound public policy which will include a significant use of public investment of the City of Houston if the variance is granted.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0362
Plat Name: Lockwood South Sec 2
Applicant: Marsh Darcy Partners, Inc.
Date Submitted: 02/17/2023

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 less than 60 feet of public street right-of-way width for public streets adjacent to non-residential use.

Chapter 42 Section: 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

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;

Lockwood South is a 5.4415-acre mixed housing size, single -family residential, affordable housing project being jointly developed by the Buffalo Bayou Partnership and Brinshore Development LLC. The project has received approval of funding from the City of Houston and is a high priority affordable housing project of both Mayor Sylvester Turner and the City of Houston. The project is located near the south side of Buffalo Bayou, west of Lockwood Drive as a part of the Buffalo Bayou East Master Plan prepared by the Buffalo Bayou Partnership and a re-development of previous industrial warehouse use with considerable support and input from the City of Houston, Harris County, and the adjacent residential neighborhoods. This affordable residential development will consist of 76 units, of which a minimum of 50 units (non-designated) will be sold to homeowners who qualify for affordable housing as a result of a maximum annual income of 80% to 120% of the Average Median Income (AMI) in Houston. The buildings will be single unit, free-standing; two units attached; three units attached; or four units attached on individual unit for-sale lots with most of the units being 3-story. The developers will make every attempt to keep the necessary qualifying income for affordable housing as low as possible. The development will have the minimum amount of public street right-of-way required for development circulation and utilize shared private driveways to minimize driveway and street paving requirements. This effort will include the need to keep the maximum number of developed lots to reduce unit cost and provide the maximum number of affordable housing units. The revised Lockwood South General Plan indicates an irregular shaped tract at the southeast corner of the general plan that is slightly larger than 1 acre in size.

The future land use of this tract is proposed to be mixed-use (see the Lockwood on Buffalo Bayou Lockwood Park) that will include non-residential service commercial use for neighborhood services in addition to the generation of customers outside the Lockwood South development. This location is at the intersection of Lockwood Drive and Tony Marron Parkway at the Lockwood Drive entry into the Lockwood South development. This tract will be adjacent to Lockwood Trailhead Drive with 99.53 feet of frontage and E. Lockwood Park Lane with approximately 200 feet of frontage with the width of right-of-way for each of these two streets proposed to be 50 feet. The north or south side of Lockwood Trailhead Drive is not proposed to be residential in use and the east side of E. Lockwood Park Lane is not proposed to be residential in use. Harris County is currently preparing for their construction of the roadway within the Lockwood Trailhead Drive/E. Lockwood Park Lane/Tony Marron Parkway loop connecting with Lockwood Drive in two locations. The proposed paving width for this construction does not require 60 feet of right-of-way width. Typically, a minimum 60-feet wide right-of-way is required for non-residential frontage for commercial use tracts that encourage a high level of vehicle trips generated by the higher intensity use. While the exact use or design of this tract is not feasible at this time, this tract will not be of sufficient size to generate a significant increase in vehicle trips with a significant portion of the traffic generation expected to be Lockwood South residents on these streets. The location of Lockwood Trailhead Drive is based on access to redevelopment of the below-bridge area for vehicle parking and will not encourage increased traffic to use Lockwood Trailhead Drive as this street will only be access to vehicle parking below the Lockwood Drive bridge. The additional 10 feet of right-of-way width for these two short streets will negatively impact the remaining allowable area for services development, will increase the cost of the remainder of the development reducing the number and increasing the cost of the affordable housing units. It is impractical and not in the interest of sound public policy. Granting this variance will allow the provision for an affordable housing community with the maximum available area for potential commercial services.

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

The hardship that requires this variance was not the result of a hardship created or imposed by the applicant. Instead, the applicant desires to provide affordable housing for citizens of the City of Houston as supported by both Mayor Sylvester Turner and the City of Houston administration. That need for affordable housing creates the hardship to provide a maximum area for possible commercial service to allow for a complete affordable housing community. This type of affordable housing project is needed by the City of Houston and the Houston Planning Commission should seek a solution to that need by supporting this variance.

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

The intent to provide safe, adequate, commercial service facilities for the affordable housing homeowners and for the citizens of Houston will be maintained. Additionally, the benefit of providing affordable housing as a compete community will support the intent and general purposes of this chapter. Adequate affordable housing and adequate commercial services will both be provided by this development. Approval of this variance will allow the Lockwood South Sec 2 affordable single-family housing development to go forward for the benefit of the affordable housing homeowners and of all citizens of the City of Houston and will enhance economic equity.

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

The minimum area and location of this proposed neighborhood service tract will not have a negative impact on the affordable housing community. Whereas the additional, unnecessary right-of-way width for these two streets will have a negative impact on the ability to provide as many affordable housing units for the citizens of Houston as possible. As a result, the granting of this variance will not be injurious to the public health, safety of welfare.

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

Not granting this variance will deny the needed availability of quality affordable housing for the citizens of the City of Houston. Any economic hardship will fall on the shoulders of the future affordable housing homeowners as a result of the denial of this variance. As a result of not granting this variance, this project will be infeasible to provide the maximum number of affordable housing units and not in the best interest of sound public policy which will include a significant use of public investment of the City of Houston if the variance is granted.

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 23, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Lockwood South Sec 2
REFERENCE NUMBER: 2023-0362

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located west and along Lockwood Drive, north of Navigation Boulevard, and south of Buffalo Bayou. 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.

Marsh Darcy Partners, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting two variances: 1) to allow single-family lots to have less than the ordinance required minimum lot size of 3500 square feet; and 2) to allow public right-of-way width of 50' for non-residential uses. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, March 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.**

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@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 J Kent Marsh with Marsh Darcy Partners, Inc. at 713-647-9880. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

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

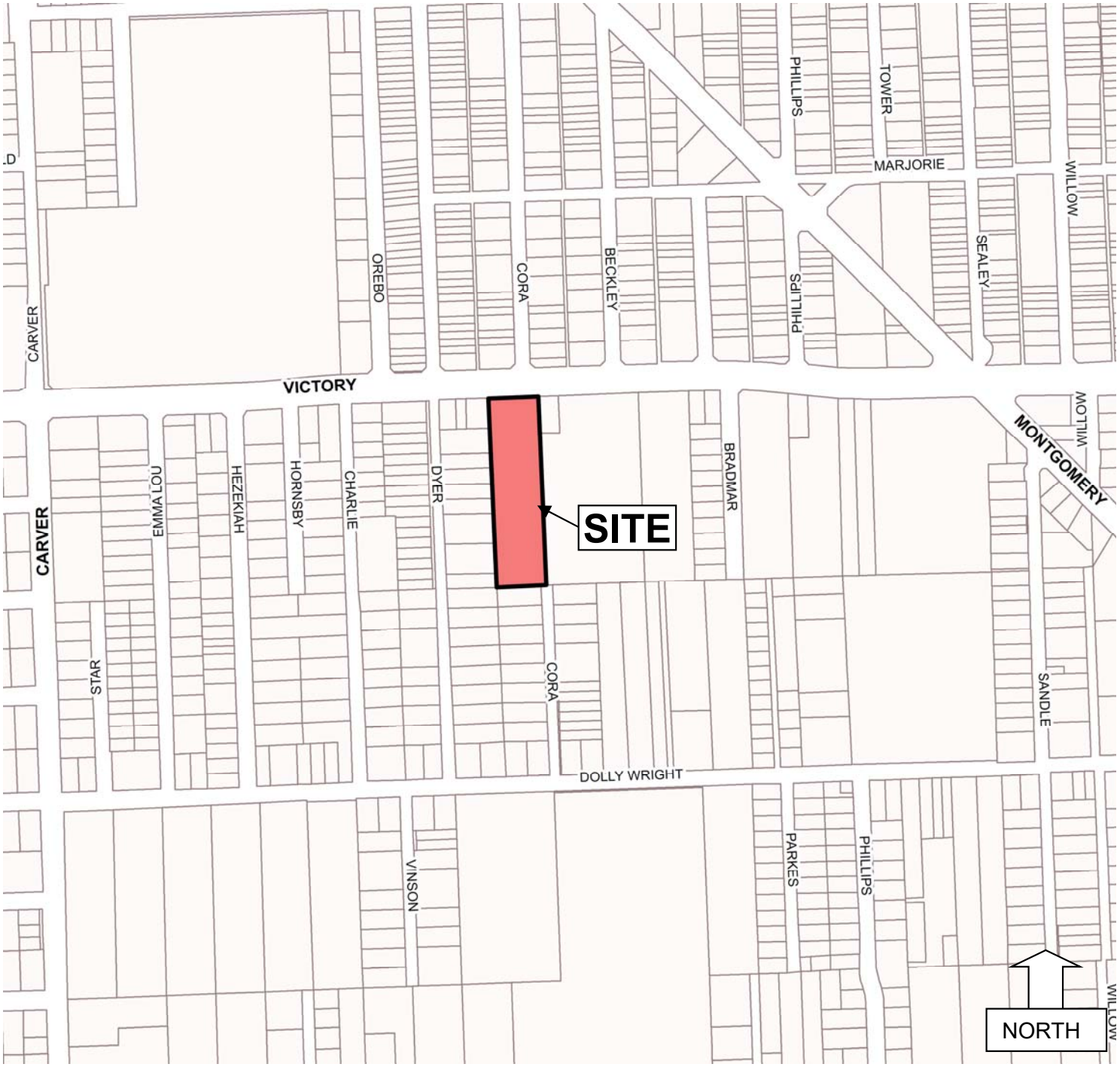
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Victory Cottage (DEF 1)

Applicant: Pioneer Engineering, LLC



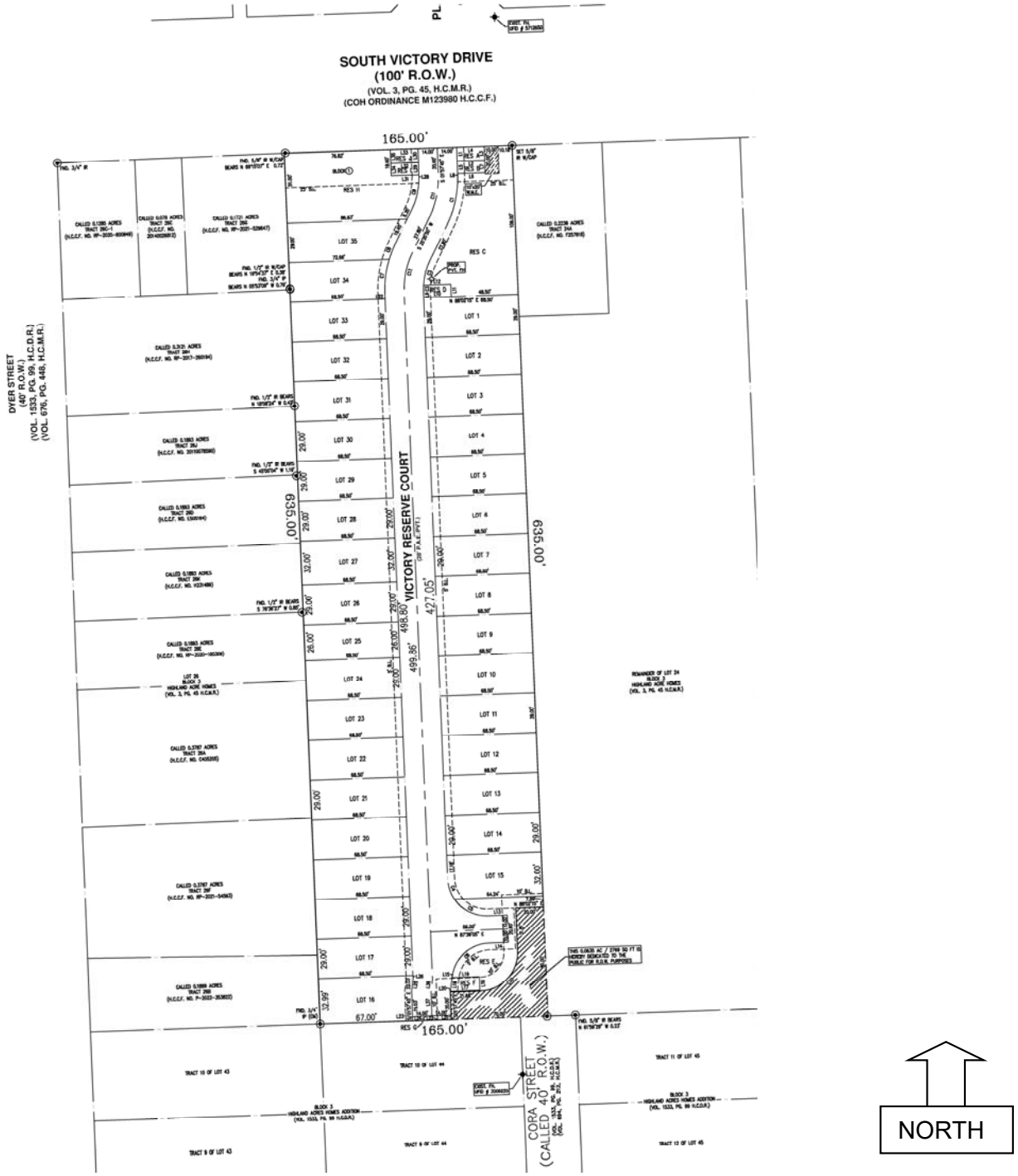
D – Variances **Site Location**

Houston Planning Commission ITEM:129

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Victory Cottage (DEF 1)

Applicant: Pioneer Engineering, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM:129

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Victory Cottage (DEF 1)

Applicant: Pioneer Engineering, LLC

D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0249
Plat Name: Victory Cottage
Applicant: Pioneer Engineering, LLC
Date Submitted: 02/03/2023

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

Chapter 42 Section: 134 (a)

Chapter 42 Reference:

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

Statement of Facts

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

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

Property is located 165 feet east from Dyer Street and 599 feet west from Bradmar Street. S Victory, a major thoroughfare, is abutting north of the property and Cora, a local street, is abutting south of the property. The northwest portion of Cora Street, a local street, terminates along the southeast property line of this development site. Extending public street through this parcel would cause incompliance with the 600' intersection spacing requirement along major thoroughfares, such as S Victory Drive. Cora Street is currently 45' wide right-of-way and needs to be widened to be 50' wide per City Ordinance. Proposing cul-de-sac would impact and depend on the abutting east property to dedicate necessary street widening and area for proper turnaround design. The time for street dedication by abutting owner and construction of cul-de-sac is undetermined. However, by providing an alternate vehicular turnaround instead of a cul-de-sac, immediate development and use of turnaround which would be beneficial for safety and better traffic circulation for the residents and emergency vehicles.

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

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

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

The intent and general purposes of this chapter will be preserved and maintained because the intersecting spacing will not present as an issue when the properties east and west continue to develop along S Victory Street.

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

The granting of the variance will not be injurious to the public health and safety or welfare; there is adequate circulation in the area with the existing street design. The turnround around proposed will be available immediately for use instead of waiting for the east neighboring property to develop the rest of the cul-de-sac.

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

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

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

February 9, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Victory Cottage
REFERENCE NUMBER: 2023-0249

Dear Property Owner:

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

Pioneer Engineering, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend Cora Street and to terminate Cora Street with an alternative turnaround instead of the required Cul-de-sac. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, March 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.**

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Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call Uriel Figueroa with PLS Construction Layout at 713-480-4075. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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PROPERTY OWNERSHIP INFORMATION

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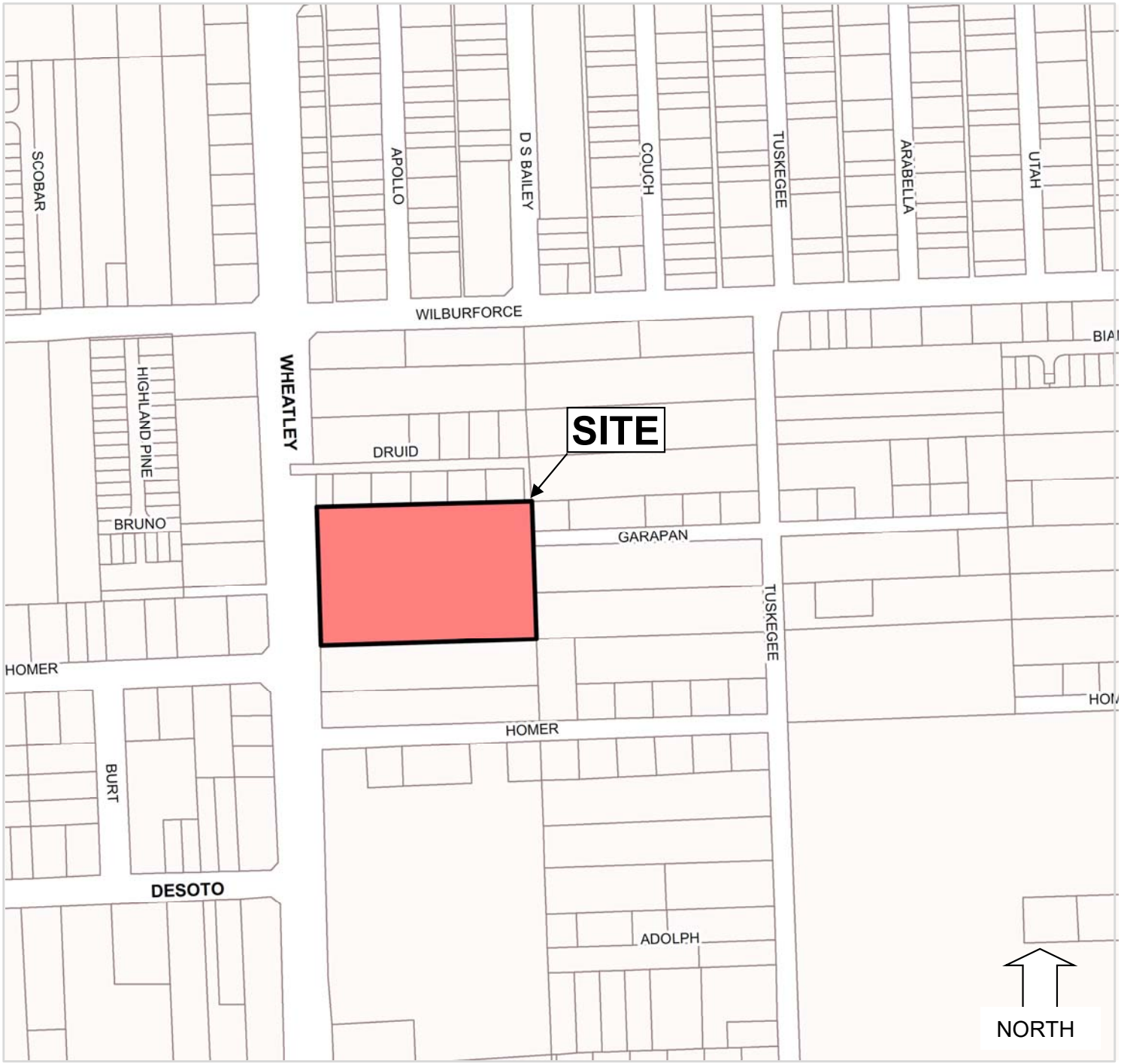
Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Views at Wheatley (DEF 1)

Applicant: PLS Construction, INC



D – Variances **Site Location**

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Views at Wheatley (DEF 1)

Applicant: PLS Construction, INC

D – Variances Subdivision

Houston Planning Commission ITEM: 130

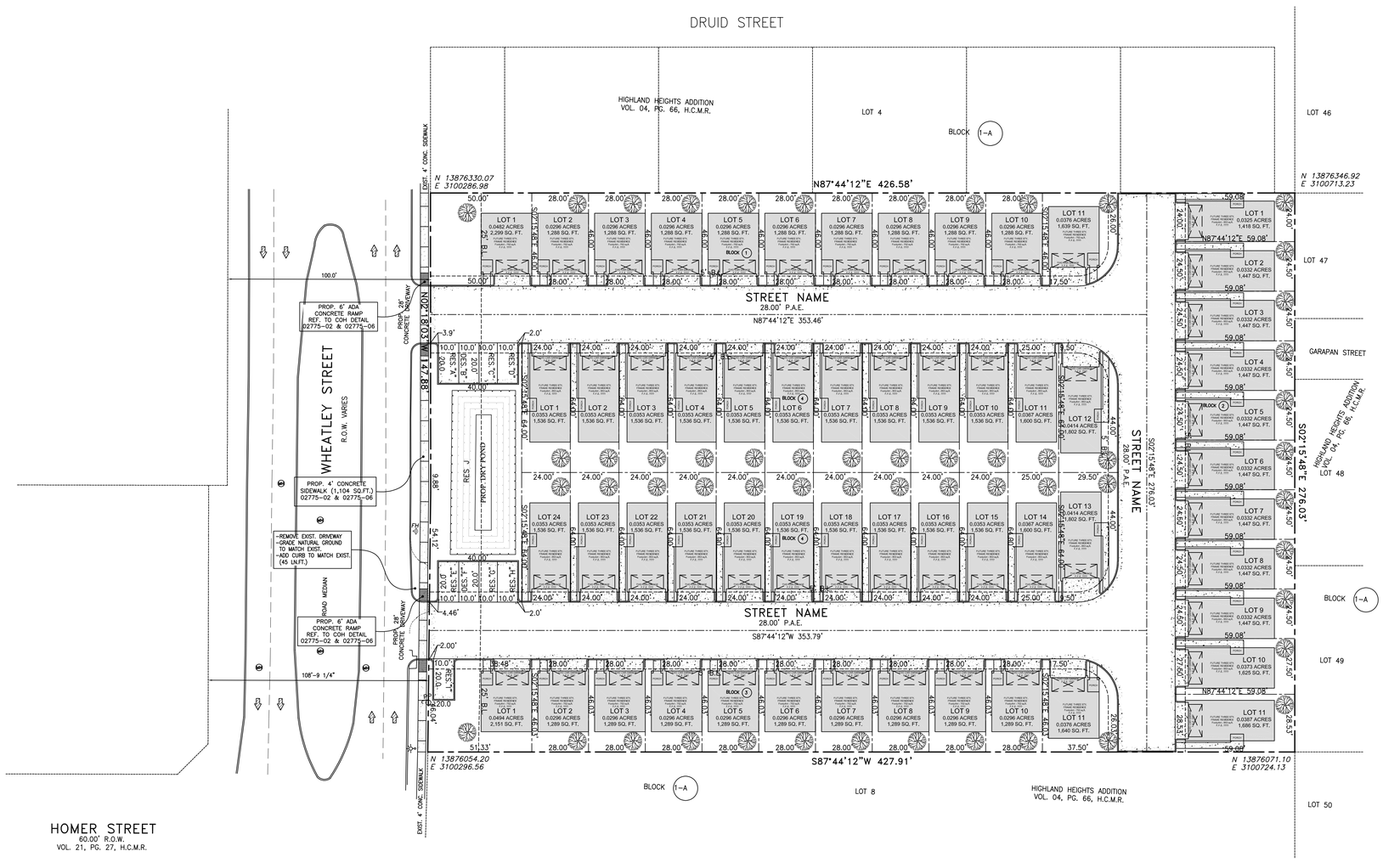
Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Views at Wheatley (DEF 1)

Applicant: PLS Construction, INC

D – Variances

Aerial

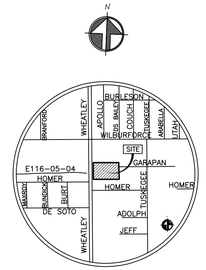


SITE PLAN

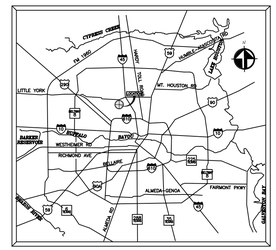
SCALE: 1"= 30'-0"

0 30 60

GRAPHIC SCALE:
SCALE: 1 INCH = 30 FEET



VIEWS AT WHEATLEY
BLK 1 LOTS 1-11, BLK 2 LOTS 1-11,
BLK 3 LOTS 1-11, BLK 4 LOTS 1-24,
RES "A", "B", "C", "D", "E", "F", "G" & "H"
HOUSTON, TX 77091
KEY MAP 412X



VICINITY MAP

FLOOD NOTE:

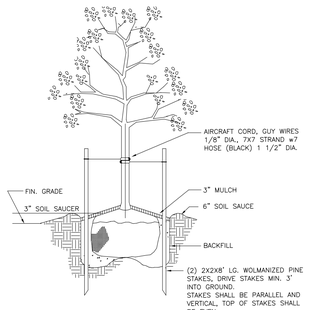
SUBJECT PROPERTY —IS NOT— LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE X MAP # 48201 C, PANEL 0665 M, DATED 8/23/2018. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

BENCHMARK:

FLOODPLAIN REFERENCE MARK NUMBER 050280 IS A BRASS DISK LOCATED FROM THE INTERSECTION OF W. LITTLE YORK AND W. MONTGOMERY, WEST ALONG W. LITTLE YORK 0.05 MILES TO WHEATLEY AND THE BENCHMARK ON THE LEFT, IN KEYMAP 412X IN THE WHITE OAK BAYOU WATERSHED NEAR STREAM E116-05-00 ELEV. 83.05 FEET NAVD 1988, 2001 ADJUSTED.

COMMON AREA AGREEMENT NOTE:

- ALL AREAS NOT UNDER FOOTPRINT OF BUILDING TO BE CONSIDERED COMMON AREA.
- EACH HOMEOWNER IS RESPONSIBLE FOR MAINTAINING THEIR PRO RATA SHARE OF THE PRIVATE PAVING AND UTILITY LINES.
- COMMON AREAS ARE GRANTED FOR ACCESS AND EGRESS TO ALL THE OWNERS OF THE LOTS WITHIN THE PROPERTY TO ENTER IN, ON, OR ACROSS THE ADJACENT LOTS FOR THE SOLE AND EXCLUSIVE PURPOSE OF MAINTENANCE, REPAIR, AND REPLACEMENT OF THE IMPROVEMENTS UPON SUCH ADJACENT LOTS.
- THE CITY OF HOUSTON SHALL HAVE NO RESPONSIBILITY FOR THE REPAIR OR MAINTENANCE OF THE PRIVATE PAVING AND UTILITY LINES.



TREE PLANTING

NOTE ON ELECTRIC METER RACK:

- ELECTRIC METER RACK(S) AND SERVICE LINES SHALL BE DETERMINED BY CENTERPOINT ENERGY. CONTRACTOR SHALL PROVIDE SCREENING AROUND ELECTRIC METERS RACK(S) VISIBLE FROM THE RIGHT-OF-WAY, PER SECTION 33-11 OF THE CITY OF HOUSTON CODE OF ORDINANCE.

NO RETAINING WALLS ARE PROPOSED FOR THE JOB

ISSUE LOG 12/6/2022

NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	

Job No.: 028-21
Designed by HE
Drawn by HE
Checked by JT

Project Name:

VIEWS AT WHEATLEY
PROPOSED TOWNHOMES
6302 1/2 WHEATLEY STREET
HOUSTON, TX 77091

JL Trevino & Associates P.L.L.C
5450 Northwest Central Dr., Ste. 123
Houston, Texas 77092
(281) 433-8688/(713) 957-5105
jltrevinoassociates@gmail.com
TX FIRM # 10510

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Seal:

INTERIM REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF

P.E. JORGE TREVINO
P.E. # 96485

DATE: January 26, 2023
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

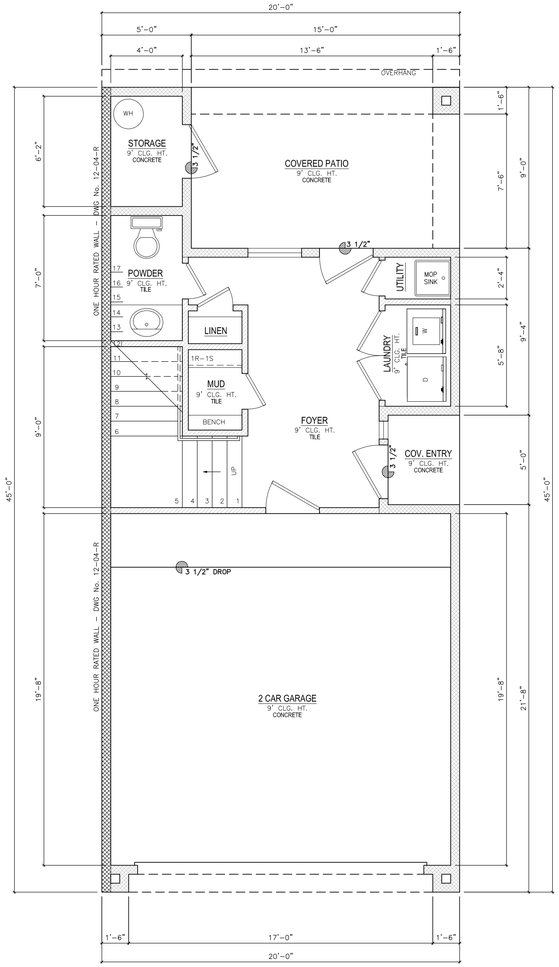
Sheet Name:

SITE PLAN

Scale: 1" = 30'-0"

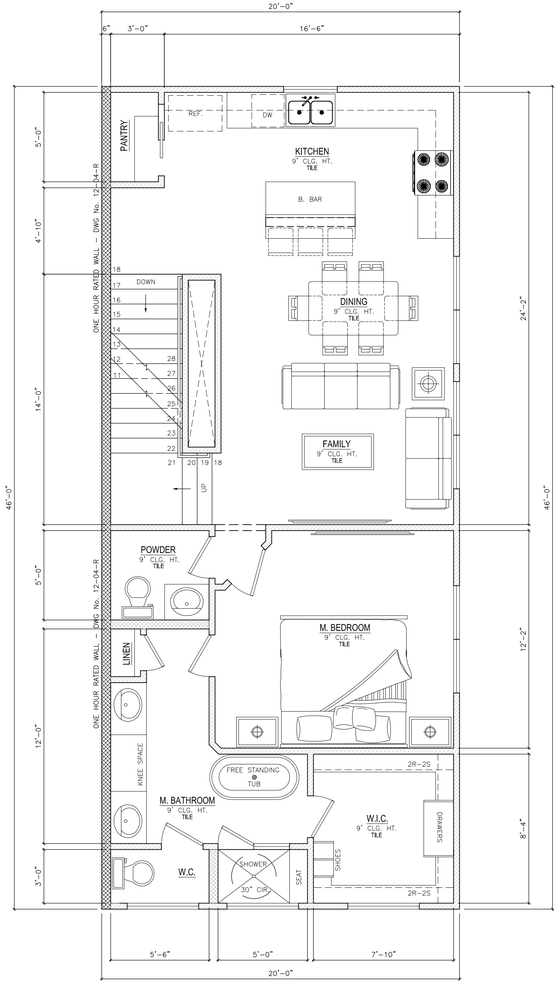
Sheet Number:

C-01



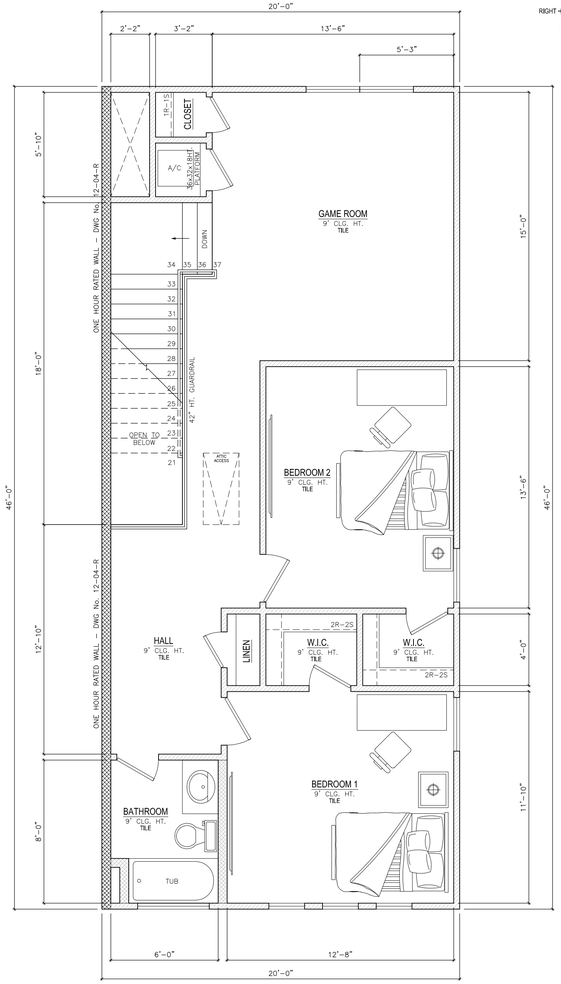
FIRST FLOOR PLAN

SCALE: 1/4"= 1'-0"



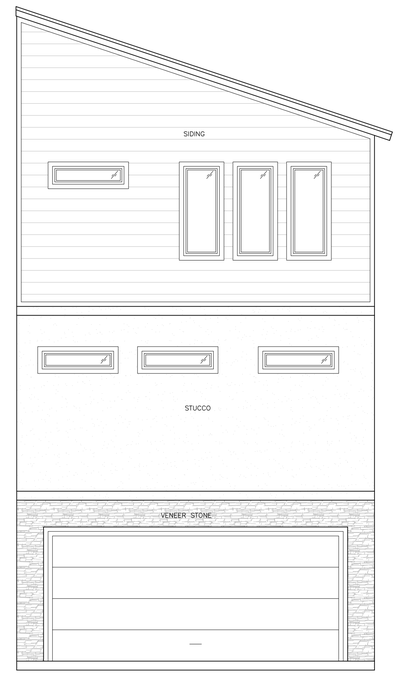
SECOND FLOOR PLAN

SCALE: 1/4"= 1'-0"



THIRD FLOOR PLAN

SCALE: 1/4"= 1'-0"



FRONT VIEW

SCALE: 1/4"= 1'-0"

AREAS	
1ST. FLOOR LIVING AREA	287 sq.ft.
2ND. FLOOR LIVING AREA	920 sq.ft.
3RD. FLOOR LIVING AREA	920 sq.ft.
TOTAL LIVING AREA	2,127 sq.ft.
COVERED ENTRY	20 sq.ft.
COVERED PATIO	135 sq.ft.
STORAGE	33 sq.ft.
TWO CAR GARAGE	406 sq.ft.
TOTAL AREA	2,721 sq.ft.
TOTAL SLAB AREA	863 sq.ft.

ISSUE LOG 6/24/2022	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	

Job No.: 028-21
Designed by HE
Drawn by HE
Checked by JT

Project Name:

VIEWS AT WHEATLEY
PROPOSED TOWNHOMES
6302 WHEATLEY STREET
HOUSTON, TX 77091

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

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Seal:

INTERIM REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF
P.E. JORGE TREVINO
P.E. # 96485
DATE: December 30, 2022
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

Sheet Name:

UNIT "A"
1ST, 2ND & 3RD
FLOOR PLAN

Scale: 1/4" = 1'-0"

Sheet Number:

A-01

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0049
Plat Name: Views at Wheatley
Applicant: PLS CONSTRUCTION LAYOUT, INC
Date Submitted: 01/08/2023

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:

Not to dedicate to the public right-of-way for a street designated in a subdivision plat as a public right-of-way (Garapan Street) or to provide a cul-de-sac for Garapan Street.

Chapter 42 Section: 42-121

Chapter 42 Reference:

(a) The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law. (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street. (c) When the commission finds that it is necessary for the proper subdivision of land and it is in the public interest to locate a new public street right-of-way centered on a property line, the commission shall approve the dedication of one-half of the land needed for the right-of-way. Any subdivision plat that provides for a partial street dedication pursuant to this subsection shall include a one-foot reserve along the proposed centerline with appropriate notations restricting access from any right-of-way so dedicated to adjacent property until the required additional adjacent right-of-way is dedicated.

Statement of Facts

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

.

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

The subject site fronts directly onto north-south street, Wheatley Street, which is a designated major thoroughfare. East-west local street, Homer Street, is approximately 170 feet south of the southern plat boundary. East-west local street, Wilburforce Street, is approximately 350 feet from the northern plat boundary. These two east-west streets are approximately 855 feet apart from one another. Directly to the east of the subject subdivision tract are other lots that were platted with

Highland Heights Annex No. Three (Vol. 7, Pg. 6 HCMR). Those lots take access from an east-west public street, Garapan Street, which is approximately 475 feet south of east-west public street, Wilburforce Street. Garapan Street is approximately 380 feet north of Homer Street. Requiring the extension of Garapan Street would create an impractical development and is contrary to sound public policy because: (1) East-west circulation already has been addressed by Homer Street and Wilburforce Street. (2) 1,400 foot intersection spacing requirements are already met by the existing street pattern. (3) Existing Garapan Street has limited access. It is only 453 feet long. (4) Garapan Street is only a 30 foot right-of-way. Requiring the a cul-de-sac on Garapan Street would create an impractical development and is contrary to sound public policy because: (1) Existing Garapan Street has limited access. (2) Requiring a cul-de-sac within the subject site would create impractical development of the site. (3) (4) Because existing Garapan Street is only 30 feet, there would be a number of complications arising from its extension into the subject site including: a. Connecting the proposed Type II PAE system to Garapan Street would cause cut-through traffic on Garapan Street, as well as through the proposed Type II PAE development. b. The dedication of a cul-de-sac in the middle of a relatively small blockface along the major thoroughfare would result in unwanted traffic movements along Garapan Street, creating confusion in the existing street pattern. c. Engineering of a cul-de-sac street at this location would result in a clumsily-designed right-of-way that would be 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 street circulation pattern in this block was established in the early volumes of the Harris County map records (Volume 4 and Volume 7, respectively). This was done many decades prior to the applicant becoming involved with this property.

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

Area traffic circulation for the surrounding properties will not be affected and has been adequate for many years. Granting this variance request will have no additional impact to traffic circulation on Garapan Street, as all lots in this Type II PAE development will ultimately gain access from Wheatley Street, which is a designated major thoroughfare. As indicated, the proposal meets the intent and general purposes of this Chapter as the development otherwise meets the performance standards of Chapter 42-134. Additionally, area circulation already is addressed by the public street system, which already meets intersection spacing requirements.

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

The granting of this variance does not alter the existing traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of this area. There is enough room for future residents to enter and exit to/from Wheatley Street, a designated major thoroughfare, in and out of the proposed development in a forward direction. There are sufficient streets to serve the existing neighborhood. Often, there are requests presented to the Planning Commission for variances to allow access to major thoroughfares in ways that do not meet the normal provisions of Chapter 42. This request is not one of those. Instead, granting of this request would allow for the proposed subdivision to take access to / from the designated major thoroughfare in the manner contemplated by Chapter 42. The result of granting this variance request would not be injurious to the public health, safety or welfare because it otherwise meets the spirit of the ordinance with respect to neighborhood preservation and traffic circulation.

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

Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant reasonable use of the land. Existing conditions led to the configuration of the property, and the general intent and purpose of this chapter would be maintained.

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 9, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Views at Wheatley
REFERENCE NUMBER: 2023-0049

Dear Property Owner:

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

PLS Construction Layout, Inc the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend nor terminate in a cul-de-sac Garapan Street. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, March 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.**

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@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 Uriel Figueroa with PLS Construction Layout at 713-480-4075. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

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:131

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Views of Downtown (DEF 1)

Applicant: PLS Construction Layout Inc.

D – Variances

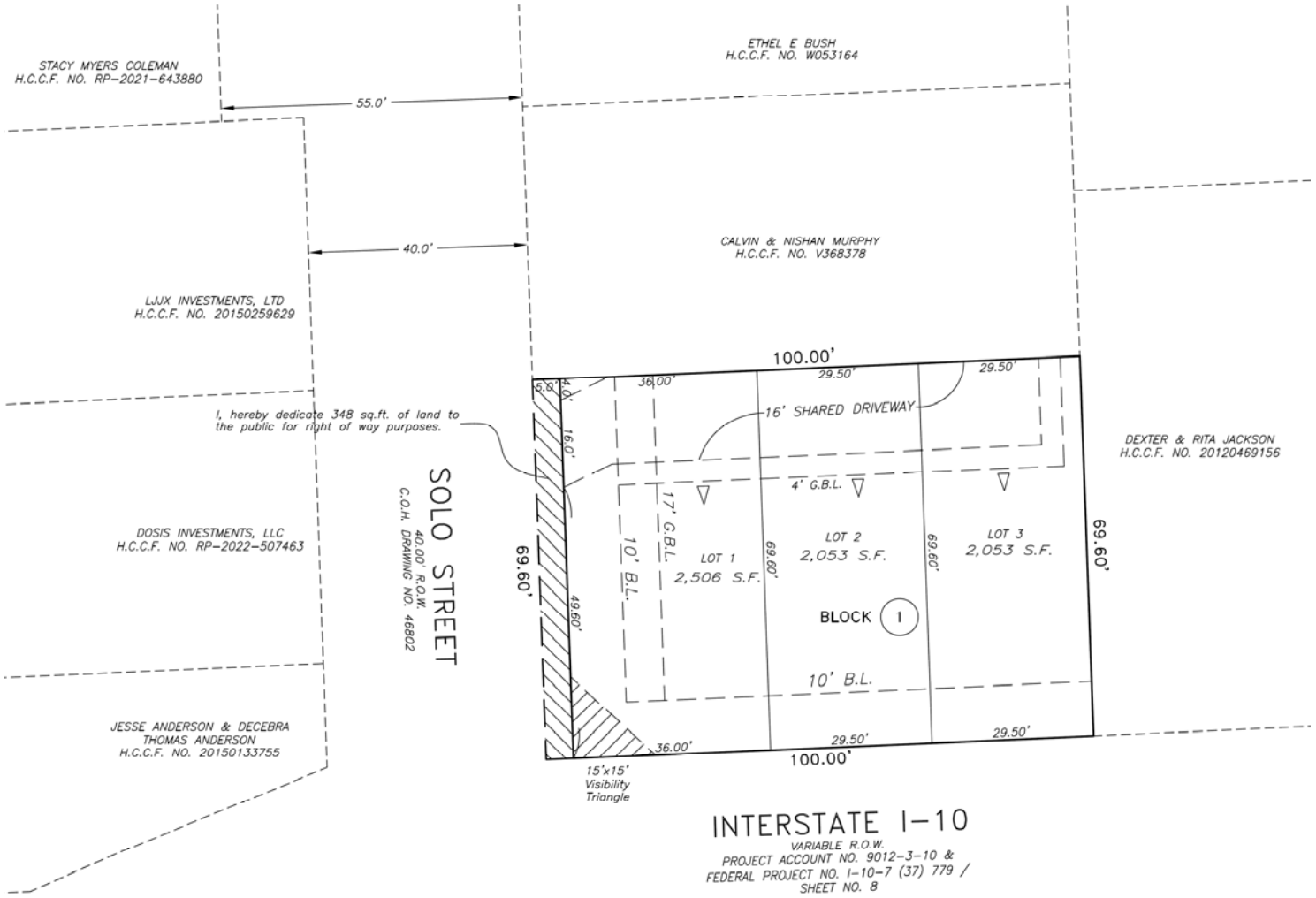
Site Location

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Views of Downtown (DEF 1)

Applicant: PLS Construction Layout Inc.



D – Variances **Subdivision**

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Views of Downtown (DEF 1)

Applicant: PLS Construction Layout Inc.

D – Variances Aerial

GENERAL PROJECT NOTES

1. ALL WORK TO BE PLACED IN STRICT CONFORMANCE WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS.
   1.1.1. CODE COMPLIANCE: INTERPRETATIONS AND APPLICATIONS OF THE HOUSTON ADOPTED CODES.
2. MECHANICAL, ELECTRICAL AND PLUMBING WORK REQUIRED OF THIS PERMIT APPLICATION TO BE PERFORMED BY SUBCONTRACTORS LICENSED BY THE STATE AND COUNTY IN WHICH WORK IS BEING PERFORMED.
3. CONTRACTOR SHALL COORDINATE AND/OR OBTAIN ALL BUILDING PERMITS REQUIRED FOR CONSTRUCTION AND CERTIFICATES OF OCCUPANCY.
4. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND PROCEDURES.
5. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING BUILDING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING TO ENSURE SUCH SAFETY.
6. ALL DIMENSIONS AND SITE CONDITIONS TO BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY ARCHITECT OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WHETHER INDICATED ON THE PLANS AND TO PROTECT THEM FROM DAMAGE.
8. ALL DETAILS, SECTIONS, NOTES, AND REFERENCE TO OTHER DRAWINGS ARE INTENDED TO BE TYPICAL.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN APPROVAL FROM BUILDING OFFICIALS AND/OR GOVERNING BODIES PRIOR TO PROCEEDING WITH WORK THAT VARIES FROM WHAT IS DEPICTED IN THESE DRAWINGS.
10. ALL MATERIALS SHALL BE INSTALLED PER THE MANUFACTURER RECOMMENDED INSTALLATION METHODS UNLESS OTHERWISE NOTED OR DETAILED BY THESE DRAWINGS.
11. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK THAT IS SHOWN OR REASONABLY IMPLIED BY THESE DRAWINGS AND OR SPECIFICATIONS.
12. ARCHITECT NOT RESPONSIBLE FOR EQUIPMENT OR MATERIALS NOT SHOWN ON THESE PLANS.
13. DRAWINGS SHALL NOT BE SCALED. CONTRACTOR TO UTILIZE LABELED DIMENSIONS TO WITHIN 1/4"
14. EFFORTS HAVE BEEN MADE TO UTILIZE INDUSTRY RECOGNIZED CONSTRUCTION STANDARDS AND MATERIALS. IN SOME CASES, GENERIC TERMS HAVE BEEN USED WITHIN THESE DRAWINGS. OWNER AND CONTRACTOR ASSUME RESPONSIBILITY FOR MATERIALS AND THEIR PERFORMANCE IF NOT SPECIFICALLY CALLED OUT WITHIN THE DRAWINGS.
15. SLOPE EXTERIOR GRADE 5% TO DRAIN AWAY FROM BUILDING.
16. REMOVE 6" MINIMUM OF EXISTING TOPSOIL AND STABILIZE SOILS USING 8% LIME BY DRY WEIGHT.
17. AT LEAST 95% OF MAXIMUM STANDARD PROCTOR DENSITY IN ACCORDANCE W ASTM D698.
18. ALL FILL SHALL BE FREE OF DEBRIS , SHALL HAVE A PLASTICITY RATING OF 15 OR LESS AND SHALL BE COMPACTED TO AT LEAST 95% MAX DENSITY AS DETERMINED BY STANDARD PROCTOR TEST AT OPTIMUM MOISTURE CONTENT.
19. ALL CONCRETE SHALL BE REG WEIGHT, SAND AND GRAVEL CONCRETE WITH AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AGE. CONCRETE SHALL BE PROVIDED IN CONFORMANCE WITH ACI-301 SPECS. MAX TEMP OF CONCRETE AT DISCHARGE TO BE 95 DEG FAHRENHEIT.
20. RESTEEL TO BE NEW BILLET STEEL ASTM A-615, GRADE 60ASTM, PLACED IN CONFORMANCE WITH LATEST ACI SPECS.
21. CONTRACTOR TO PROVIDE PROTECTION AGAINST SUBTERRANEAN TERMITES THROUGH A LICENSED PEST CONTROL COMPANY
22. PROVIDE DRIP EDGE FLASHING (TURNED OUT) OVER ALL OPENINGS IN EXTERIOR WALLS, INCLUDING UNDER PORCHES.
23. ALL EXTERIOR WALL AND ROOF PENETRATIONS SHALL BE FLASHED AS PER CODE AND/OR INDUSTRY RECOGNIZED CONSTRUCTION TECHNIQUES. PROVIDE STEP FLASHING AT ALL ROOF WALL CONDITIONS
24. WOOD PROTECTION: ALL WOOD FRAMING MEMBERS SHEATHING AND PLYWOOD IN CONTACT WITH GROUND TO BE BORATE PRESSURE TREATED.
25. PROVIDE 1X 18" DEEP SHELF AND ROD AT ALL CLOSETS AND AT OTHER LOCATIONS SHOWN. COORDINATE MASTER CLOSET REQUIREMENTS WITH OWNER.
26. PROVIDE 4X 14" DEEP SHELVES AT PANTRY CLOSETS.
27. PROVIDED ALL BATHROOM WITH EXHAUST FANS THAT VENT TO THE EXTERIOR.
28. PROVIDE RANGE HOOD WITH EXHAUST FANS THAT VENT TO THE EXTERIOR.
29. PROVIDE CAPPED AND SCREENED DRYER VENT THAT IS SLOPED AND VENTS TO THE EXTERIOR.
30. PROVIDE SMOKE DETECTORS WITHIN 12" OF EVERY BEDROOM ENTRY DOOR, LAUNDRY ROOM, HALL, AND LIVING AREA, HARDWIRED AND BATTERY BACKUP.
31. INSTALL CARBON MONOXIDE DETECTORS OUTSIDE EACH SLEEPING AREA HARDWIRED AND BETTERY BACKUP.
32. COMBINE PLUMBING VENTS IN ATTIC SO AS TO MINIMIZE ROOF PENETRATIONS
33. PROVIDE TYPE X FIRECODE GYPSUM BOARD ON GARAGE WALLS AND CEILINGS
34. CONFRIM WINDOW OPENING FOR LOCAL EGRESS REQUIREMENTS AND MIN LIGHT AND VENTING.
35. THE MECHANICAL AND ELECTRICAL LAYOUTS ARE SUGGESTED ONLY. CONSULT YOUR MECHANICAL AND ELECTRICAL CONTRACTORS FOR EXACT SPECIFICATIONS, LOCATIONS, AND SIZES.
36. ATTIC VENTILATION TO BE PROVIDED AT A RATE OF 150 SF/VENTILATION AREA.
37. SEE IRC 2012 FOR FASTENER SCHEDULE FOR STRUCTURAL MEMBERS AND ALTERNATE CONSIDERATIONS FOR WIND RATING PROVIDED IN IRC 2015
38. NO SUPERVISION OR INSPECTIONS ARE PROVIDED BY THE ARCHITECT UNLESS OTHERWISE PROVIDED BY SEPARATE CONTRACT. EVERY EFFORT HAS BEEN MADE TO ENSURE ALL DIMENSIONS, SPECIFICATIONS, CALCULATIONS CONFIGURATIONS, AND DETAILS ARE CORRECT, AND THAT ALL LOCAL CODES, ORDINANCES, AND GOVERNMENT REGULATIONS HAVE BEEN MET. IF AN ERROR OR OMISSION DOES OCCUR IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO CORRECT AT HIS/HER OWN EXPENSE AND NOT THE RESPONSIBILITY OF THE ARCHITECT.
39. PROVIDE MIN R-8 INSULATION AT ALL RETURN AND SUPPLY AIR DUCTS AND INSTALL IN ACCORDANCE WITH IRC 2012. PROVIDE MIN 14 SEER RESIDENTIAL HVAC EQUIPMENT W/ 80% EFFICIENT GAS FURNACE AND INSTALL IN ACCORDANCE WITH IRC 2012. PROVIDE 40 GALLON TANK GAS WATER HEATER WITH MIN .62 ENERGY FACTOR AND INSTALL IN ACCORDANCE WITH IRC 2012

NORTH

OVERALL SITE PLAN 1/8" = 1'-0" 01

REVISIONS			
NO	DATE	DESCRIPTION	

DRAWN BY: J.G.

DOSIS INVESTMENT LLC
1402 SOLO STREET
HOUSTON, TX 77020

MoGo Architects
832-856-6688
mogoarchitects@gmail.com

A-1.1

OF 7

JOB# 2022-0059

DATE: FEBRUARY 28, 2023

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0201
Plat Name: Views of Downtown
Applicant: PLS CONSTRUCTION LAYOUT, INC
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 reduced BL of 10' instead of the required 25'
Chapter 42 Section: 1529a)

Chapter 42 Reference:
(a) 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. (b) A building line requirement of ten feet is authorized for that portion of a single-family residential lot that backs onto a major thoroughfare, provided that the subdivision plat contains a notation that: (1) The area 15 feet behind the building line along the major thoroughfare is restricted to use as a one-story, uninhabited garage; and (2) Vehicular access cannot be taken from the major thoroughfare.

Statement of Facts

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

The subject site lies at the intersection of Solo Street (40' R.O.W.) and I-10E Feeder (a.k.a. King Street). Strict adherence to Chapter 42 regarding a twenty-five foot (25') building line along the Interstate I 10 property line would place an undue hardship on the applicant due to the relatively small size of the tract. The subject site only has a depth of one hundred feet (100') with an even smaller width of approximately seventy (70') feet. In regards to the width, the subject site is already dedicating 5 feet (10') along Solo Street and 10 feet building line. To require a twenty five foot (25') the South property line would be unnecessary, the proposed structure would be located 10 feen inside the property line and 31 feet from the back of curb of the Feeder road. With our proposed 10' foot building line, the line of construction would be more than 31' from the intersection curve leaving enough open and free space as to not inhibit or disturb current traffic flow. The subject site buildings also intend to take access from a shared driveway, and not either intersecting right-of-way, substantially eliminating any unintended traffic/parking/obstacles near the frontage of the property. Due to the small nature of the lot, and the fact that the owner of the subject tract does not own any adjacent property, quantifies and emphasizes the deprivation of the applicant's reasonable use of the land should this section of Chapter 42 be enforced. Requiring dedication of an additional fifteen feet (15') for an unnecessary building line would create an undue hardship and would deprive the applicant reasonable use of the land.

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

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

The street circulation pattern has been maintained utilizing the existing major thoroughfare network, local collector street network, and local street network. In the future, public streets may be dedicated outside of the plat boundary that meet the future intersection spacing requirements. The configuration of the parcel additionally was not a factor created or imposed by the applicant.

(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 by the existing local streets, which are adequate to serve the handful of properties that already use it for public access and frontage. Area traffic circulation for the surrounding properties will not be affected and has been adequate for many years. This plat will not have any measurable additional impact to the area traffic circulation affecting the immediate residential area on Solo Street, nor the I-10E Feeder.

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

The granting of this variance will not inhibit the existing street or traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of this area. The proposed site creates no concerns that would be injurious to public health, safety, or welfare.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-0201
Agenda Item: 141
PC Action Date: 03/02/2023
Plat Name: Views of Downtown
Applicant: PLS CONSTRUCTION LAYOUT, INC

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: **1529a)**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To allow a reduced BL of 10' instead of the required 25';
Basis of Recommendation:
The site is located within Houston's corporate limits in Harris County, north and along Interstate Highway 10 (East Freeway), between Waco Street and Lockwood Drive. The applicant is proposing two single-family residential lots and is requesting a reduced building line along IH-10 of 10 feet in lieu of the ordinance required 25 feet. Staff recommends to defer the application for two weeks per the applicant's request. The applicant is looking into other design ideas.

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;

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

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

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

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

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
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www.houstontx.gov

February 9, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Views of Downtown
REFERENCE NUMBER: 2023-0201

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the northeast intersection of Solo Street and Interstate 10. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

PLS Construction Layout, Inc the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 10ft building line along Interstate 10, instead of the required 25ft building line. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

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For additional information regarding this project, please call Uriel Figueroa with PLS Construction Layout at 713-480-4075. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

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

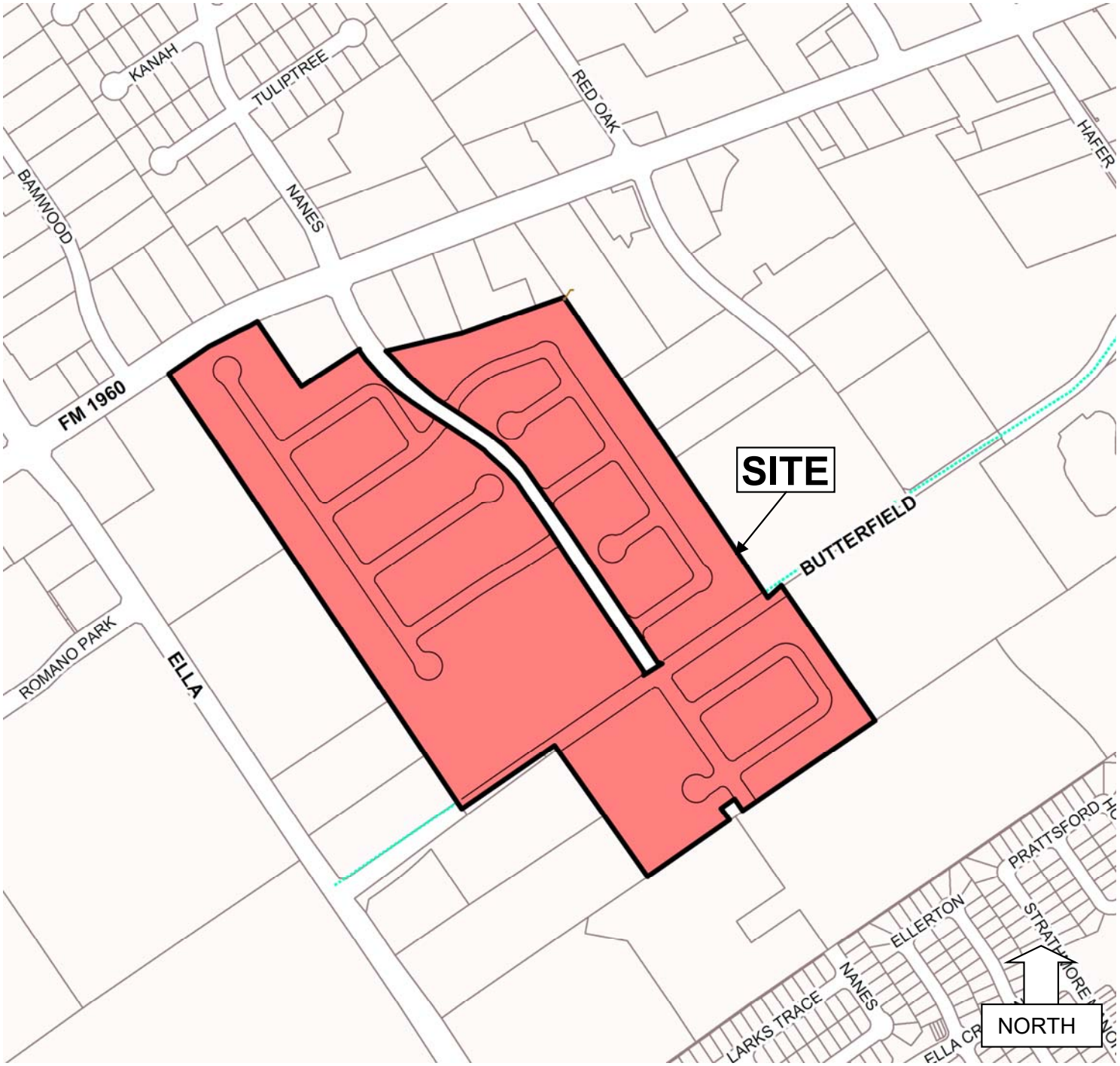
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM:132

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Nanes Road GP

Applicant: Meta Planning + Design LLC



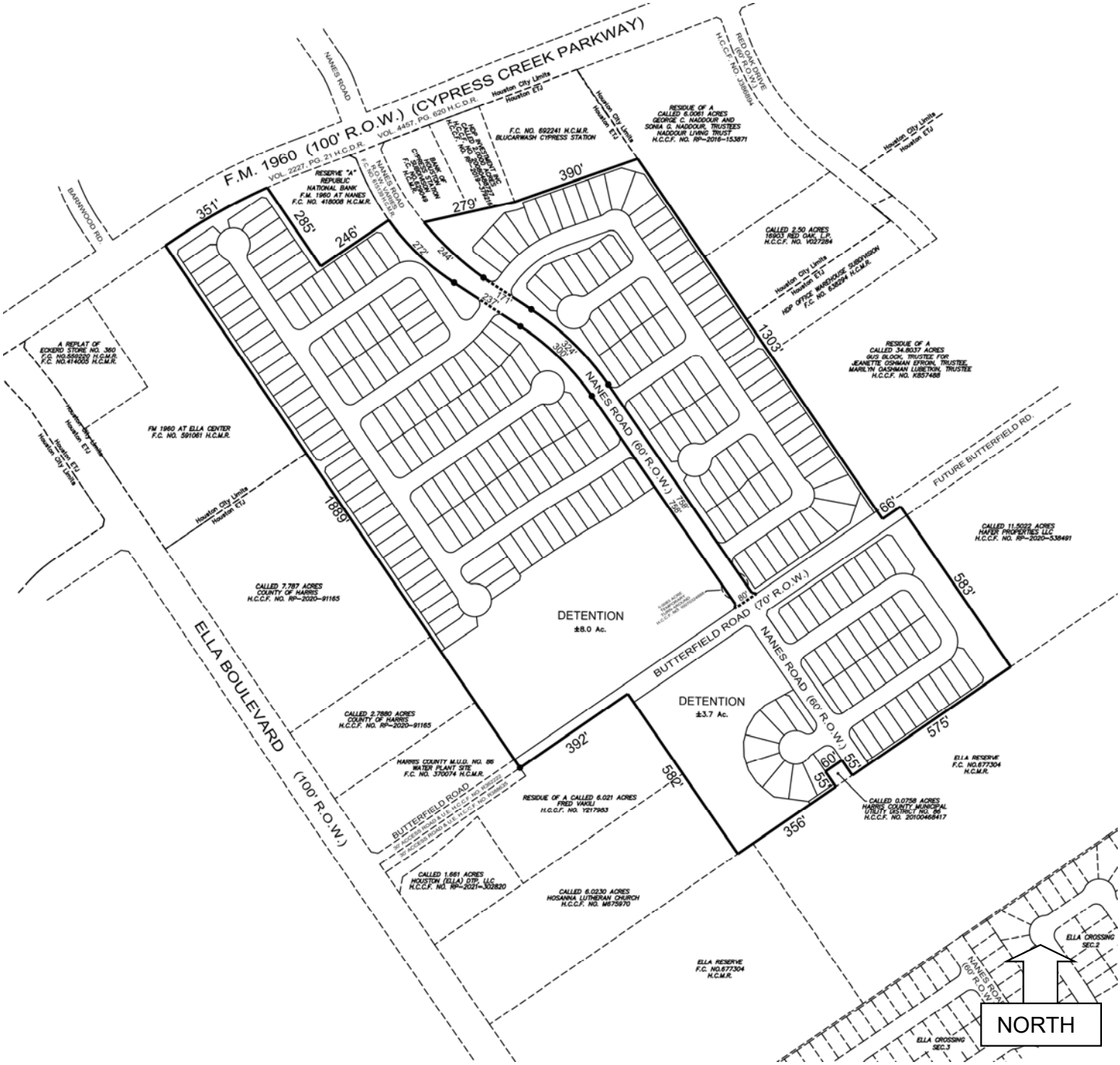
E – Special Exceptions Site Location

Houston Planning Commission ITEM:132

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Nanes Road GP

Applicant: Meta Planning + Design LLC



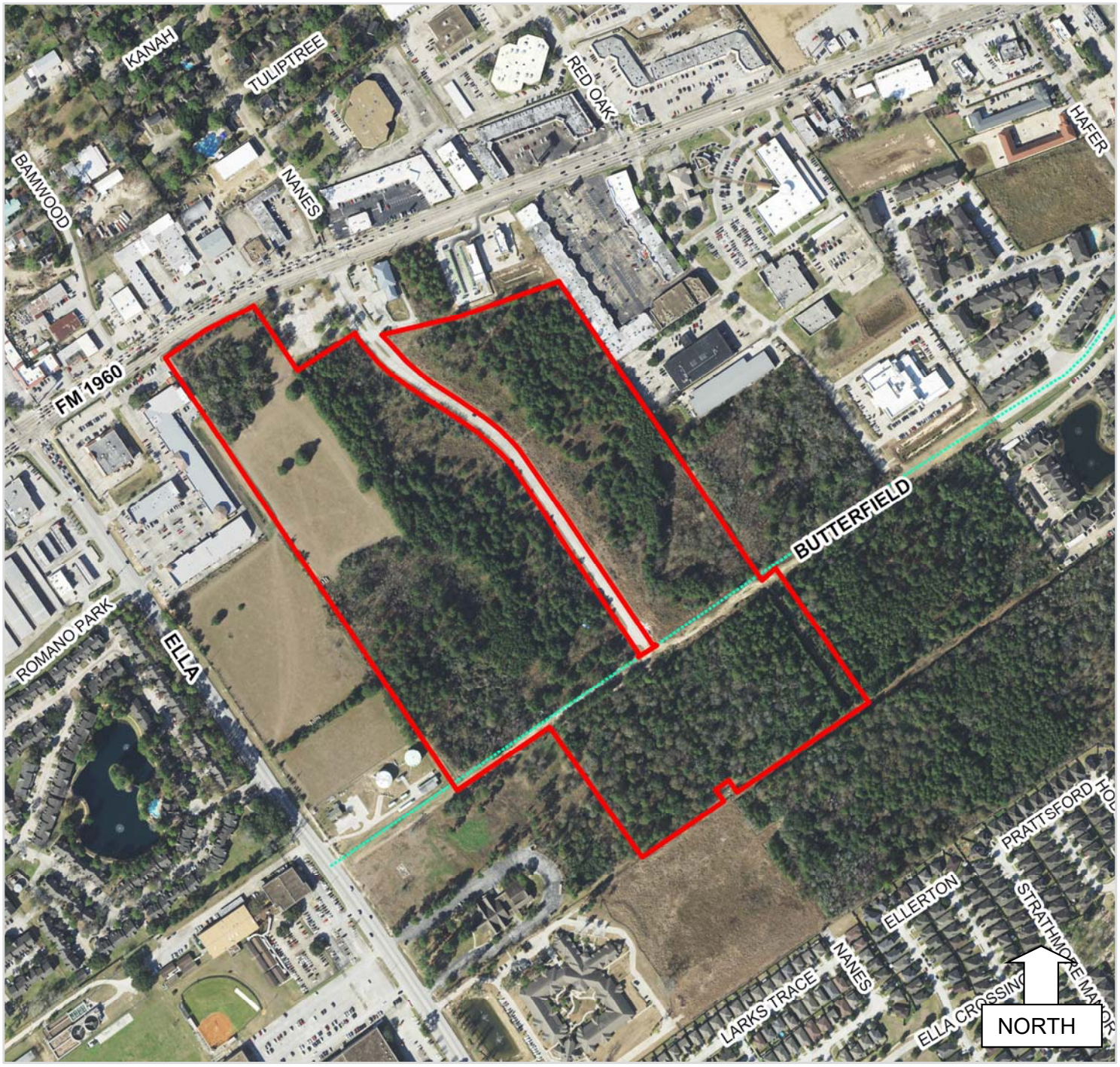
E – Special Exceptions Subdivision

Houston Planning Commission ITEM:132

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Nanes Road GP

Applicant: Meta Planning + Design LLC



E – Special Exceptions Aerial

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N

CYPRESS CREEK PARKWAY

Entry Monument

PARK
±0.5 Ac.

RED OAK DR

HOUSTON CITY LIMITS
HARRIS COUNTY

±1,575.7'

NANES BLVD

SF-2
88 LOTS
(TYP. 40'X110')
±15.4 Ac.

SF-1
135 LOTS
(TYP. 40'X110')
±22.9 Ac.

Oshman Marilyn Trustee

FUTURE BUTTERFIELD RD EXTENSION

True Saga LLC

HOUSTON CITY LIMITS
HARRIS COUNTY

±1,855.4'

ELLA BLVD

DET
±7.8 Ac.

Hafer Properties LLC

10' Power Easement

SF-3
46 LOTS
(TYP. 40'X110')
±7.2 Ac.

DET
±3.6 Ac.

Skyline Land Development

County of Harris

County of Harris

Lakeview Apartments

Harris County MUD No. 86

BUTTERFIELD RD

a variance exhibit for

NANES TRACT

±59.3 ACRES OF LAND

prepared for

DHI ENGINEERING

META PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 50 100 200

MTA-I-729
FEBRUARY 21, 2023

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2023-0530
Plat Name: Nanes Road GP
Applicant: Meta Planning + Design LLC
Date Submitted: 03/06/2023

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. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:

To allow for no stub street on the western project boundary between Cypress Creek Parkway and existing Butterfield Road with a developable distance of ±1,860'.

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

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

The Nanes Tract is a proposed ±59.1-acre single-family development located south of Cypress Creek Parkway and east of Ella Boulevard. The site borders the Houston City Limits but is wholly located in the ETJ and within Harris County. The subject site is surrounded by a multitude of uses including commercial, multifamily, utility uses, and undeveloped property. On the western boundary, the property is bordered by a large commercial shopping center as well as undeveloped property owned by Harris County and a utility site for Harris County MUD No. 86. Across Ella Boulevard is a large, gated apartment complex as well as more commercial uses. A stub street along the western boundary is not practical. The surrounding area has developed in a way that eliminates the need for a stub street, as it would not aid in improving traffic circulation in the surrounding area or internal to the development. A stub street cannot be built into the adjacent commercial use as the existing buildings back up to the property line. Furthermore, a stub street from the subject site would terminate at Ella Boulevard regardless of its placement because the developments across the street, the Lakeview apartments and the commercial site to the north of the apartments, have provided no street to connect into on that side of the block. A street from the subject site would not be extended through the existing developments and would only parallel Butterfield Road without providing significant interconnection for the area. A stub street is therefore of no benefit and serves no purpose to the larger circulation network. Internally, the proposed subdivision will be served by a collector running north to south and will take access from Cypress Creek Parkway and the partially-existing Butterfield Road, giving it ample access and meeting the intent of Chapter 42. The distance from Cypress Creek Parkway to the extension of Butterfield Road is approximately 1,860', making this a 33% deviation from the requirements of Chapter 42. This special exception will not deny any of the adjacent properties access, as they all can (and do) take access from Ella Boulevard.

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

The special exception will allow a deviation of approximately 33% and will achieve a result contemplated by the standard in Article III of Chapter 42.

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

The proposed modification is a 33% deviation from the standard, allowing for an increase in intersection spacing, which is not disproportionate to the requirements of the standard.

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

The intent and general purposes of this chapter are preserved and maintained by the sufficient access given to the development and surrounding area.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2023-0530
Plat Name: Nanes Road GP
Applicant: Meta Planning + Design LLC
Date Submitted: 03/06/2023

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. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:

To allow for no stub street on the eastern project boundary between Cypress Creek Parkway and proposed Butterfield Road with a developable distance of ±1605'.

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

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

The Nanes Tract is a proposed ±59.1-acre single-family development located south of Cypress Creek Parkway and east of Ella Boulevard. The site borders the Houston City Limits but is wholly located in the ETJ and within Harris County. The subject site is surrounded by a multitude of uses including commercial, multifamily, utility uses and undeveloped property. On the eastern boundary, the property is bordered by several commercial uses including a large shopping center, a large office building, and what looks to be a warehouse. South of that is a tract of undeveloped property that terminates at the border of the future Butterfield Road extension. The distance from Cypress Creek Parkway and the proposed Butterfield Road is 1,605' making this a 15% deviation from the block length requirements of Chapter 42. The existence of commercial uses and the future Butterfield Road extension justify this special exception as a stub street would not improve traffic circulation while the existing and proposed streets maintain the intent of Chapter 42. The commercial property to the north was developed in a way that does not allow for a stub street and the undeveloped property to the south will be served by both Butterfield Road and the existing Red Oak Drive giving it ample access. Internally, the subdivision will be served by a collector running north to south and will take access from Cypress Creek Parkway and the existing Butterfield Road.

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

The special exception will allow a deviation of just 15% and will achieve a result contemplated by the standard in Article III of Chapter 42.

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

The proposed modification is a 15% deviation from the standard, allowing for a decrease in intersection spacing, which is minor and is not disproportionate to the requirements of the standard.

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

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

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

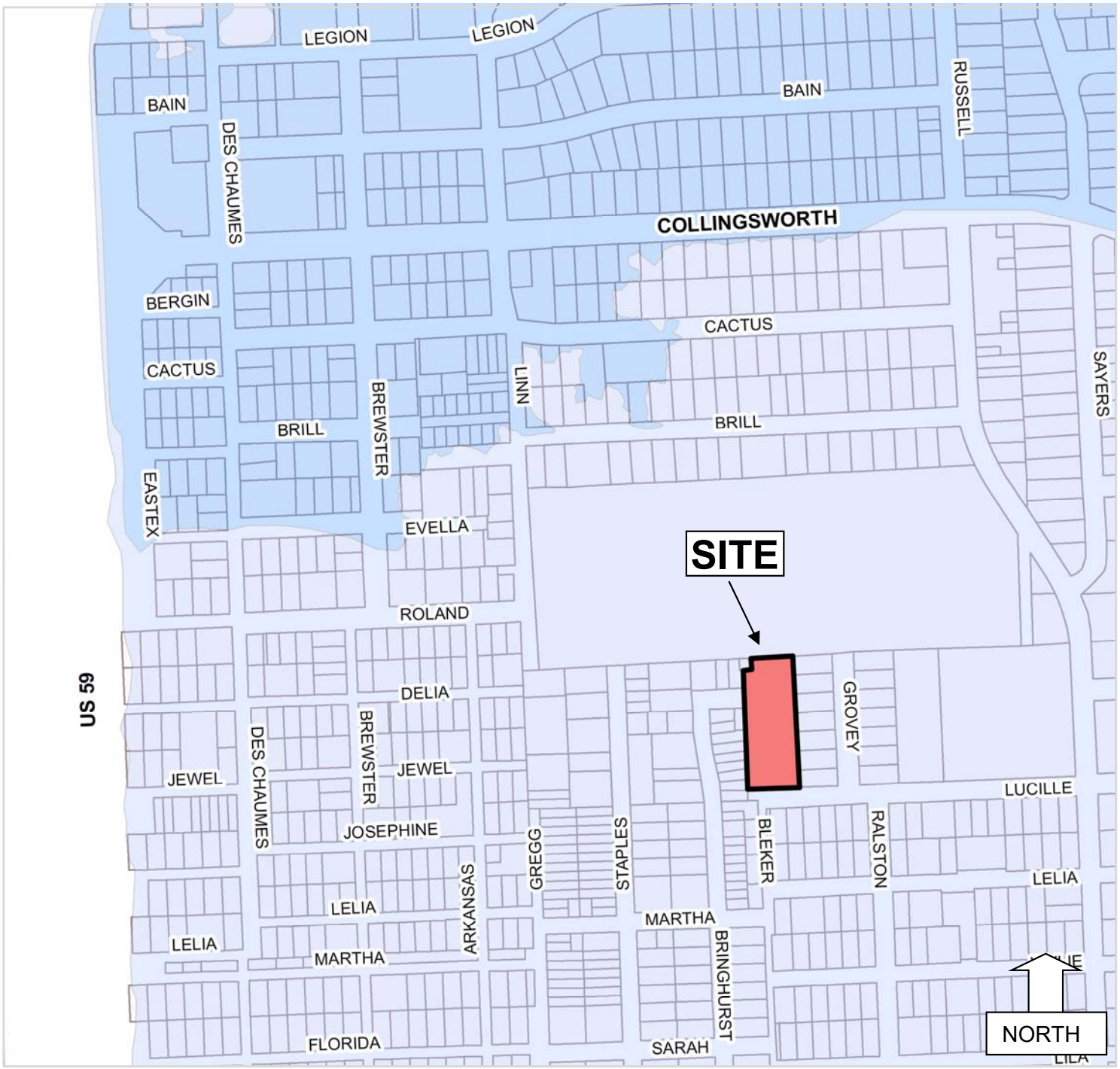
The granting of the special exception will not frustrate local traffic circulation nor greatly exceed the expectations contemplated by the standards of this ordinance, and is therefore not injurious to the public health, safety, and welfare.

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Dice Duplexes

Applicant: CAS Consultants, LLC



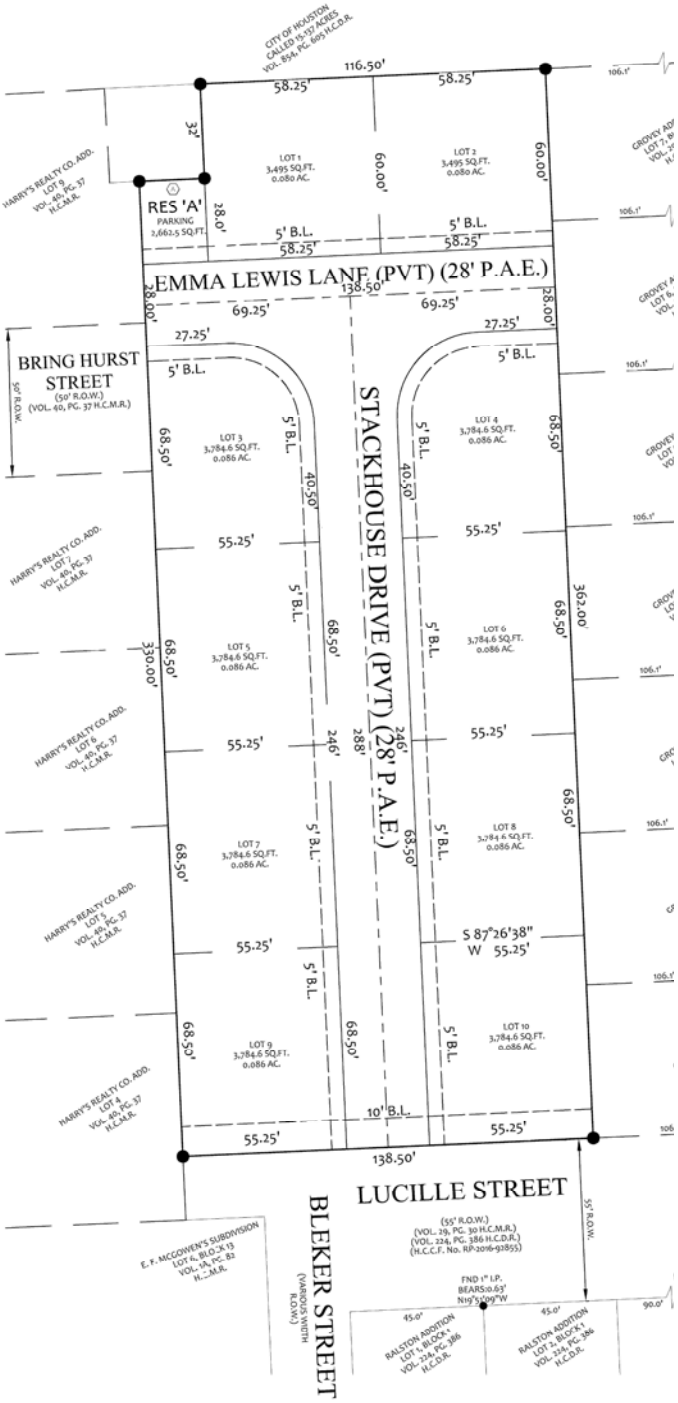
F – Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Dice Duplexes

Applicant: CAS Consultants, LLC



F – Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Dice Duplexes

Applicant: CAS Consultants, LLC

F – Reconsideration of Requirements Aerial

FLOOD PLAIN INFO:

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48201C0690N
MAP REVISION: 01/06/2017
ZONE: X-SHADED (500 YEAR FLOOD PLAIN)
(BASED ONLY ON VISUAL EXAMINATION OF MAPS)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87° 30' 51" E	22.00'
L2	N 02° 29' 09" W	32.00'

LEGAL DESCRIPTION:

BEING A TRACT OR PARCEL OF LAND CONTAINING 1.1348 ACRE (49,433 SQUARE FEET) OUT OF TRACTS COMMONLY KNOWN AS TRACTS 11, 16 AND 17 SITUATED IN THE J.S. BLACK SURVEY, ABSTRACT NO. 124, HARRIS COUNTY, TEXAS AND BEING THAT SAME TRACT CONVEYED TO PULCHRITUDE REAL ESTATE, LLC, RECORDED UNDER H.C.C.F. NO. RP-2019-137925, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEARINGS SHOWN HEREON ARE REFERENCED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE PER GPS OBSERVATIONS

BEGINNING AT A ½ INCH CAPPED IRON ROD SET IN THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF LUCILLE AVENUE (55' R.O.W.), FOR THE COMMON SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF GROVEY ADDITION, RECORDED IN VOLUME 29, PAGE 30 OF THE HARRIS COUNTY MAP RECORDS. (H.C.M.R.);

THENCE SOUTH 87°30'51" WEST, A DISTANCE OF 138.50 FEET ALONG THE COMMON SOUTH LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTH R.O.W. LINE OF SAID LUCILLE AVENUE TO A ½ INCH CAPPED IRON ROD SET IN THE EAST LINE OF HARRY'S REALTY COMPANY ADDITION, RECORDED IN VOLUME 40, PAGE 37 H.C.M.R., FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

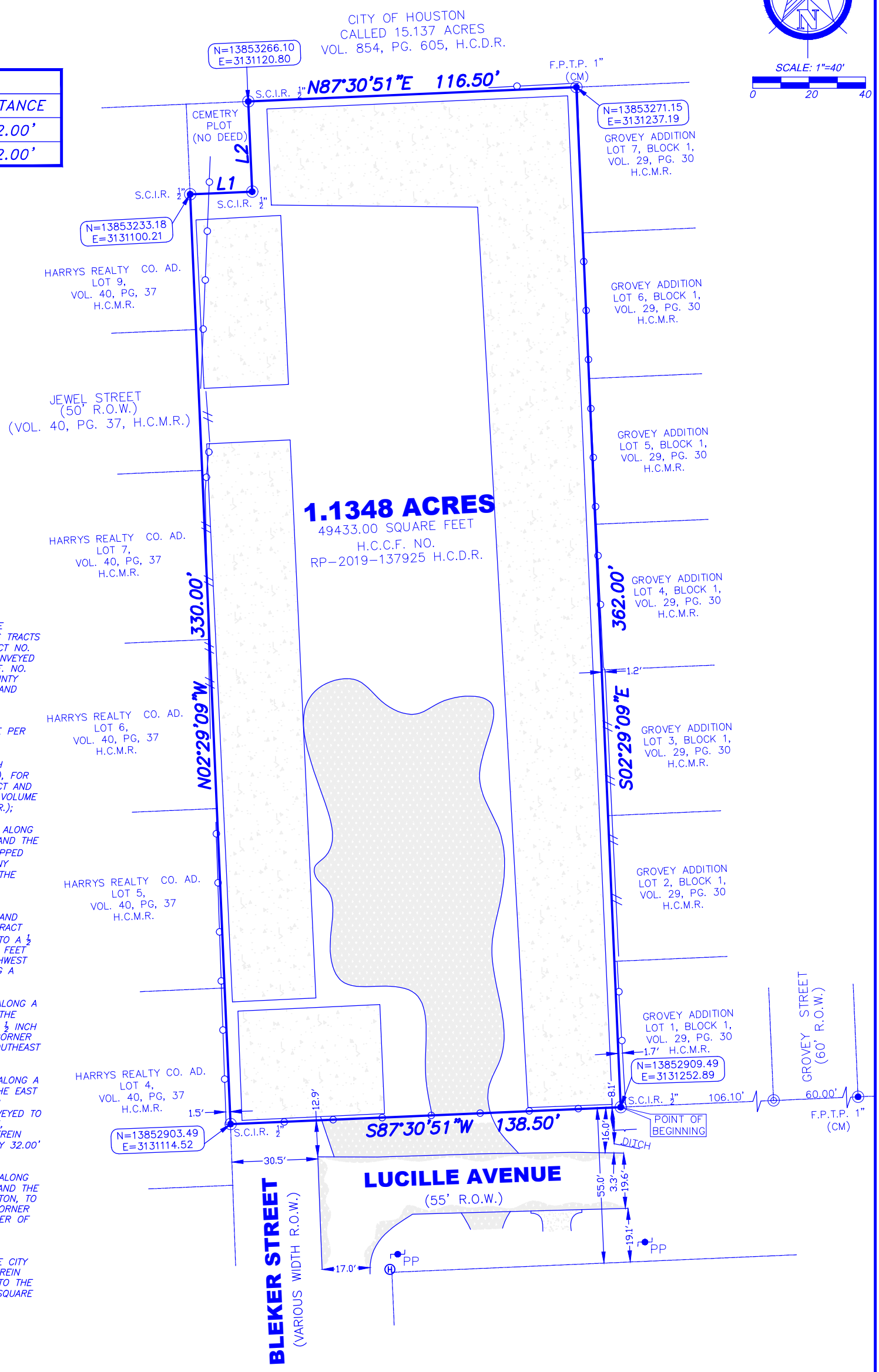
THENCE NORTH 02°29'09" WEST A DISTANCE OF 330.00 FEET, DEPARTING THE NORTH R.O.W. LINE OF SAID LUCILLE AVENUE AND ALONG THE COMMON WEST LINE OF THE HEREIN DESCRIBED TRACT AND EAST LINE OF SAID HARRY'S REALTY COMPANY ADDITION TO A ½ INCH CAPPED IRON ROD SET IN THE SOUTH LINE OF A 32.00 FEET BY 32.00 FEET CEMETERY PLOT, FOR THE SOUTH MOST NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME POINT BEING A CORNER OF SAID HARRY'S REALTY COMPANY ADDITION.

THENCE NORTH 87°30'51" EAST A DISTANCE OF 22.00 FEET, ALONG A COMMON NORTH LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTH LINE OF SAID 32.00' BY 32.00' CEMETERY PLOT, TO A ½ INCH CAPPED IRON ROD SET FOR AN INTERIOR ANGLE POINT AND CORNER OF THE HEREIN DESCRIBED TRACT, SAME POINT BEING THE SOUTHEAST CORNER OF SAID 32.00' BY 32.00' CEMETERY PLOT;

THENCE NORTH 02°29'09" WEST A DISTANCE OF 32.00 FEET, ALONG A COMMON WEST LINE OF THE HEREIN DESCRIBED TRACT AND THE EAST LINE OF SAID 32.00' BY 32.00' CEMETERY PLOT, TO A ½ INCH CAPPED IRON ROD SET IN THE SOUTH LINE OF A TRACT CONVEYED TO THE CITY OF HOUSTON, RECORDED IN VOLUME 854, PAGE 605, O.R.H.C.T., FOR THE COMMON NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND NORTHEAST CORNER OF SAID 32.00' BY 32.00' CEMETERY PLOT;

THENCE NORTH 87°30'51" EAST A DISTANCE OF 116.50 FEET ALONG THE COMMON NORTH LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTH LINE OF SAID TRACT CONVEYED TO THE CITY OF HOUSTON, TO A FOUND 1 INCH IRON PIPE FOR THE COMMON NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF SAID GROVEY ADDITION;

THENCE SOUTH 02°29'09" EAST A DISTANCE OF 362.00 FEET, DEPARTING THE SOUTH LINE OF SAID TRACT CONVEYED TO THE CITY OF HOUSTON AND ALONG THE COMMON EAST LINE OF THE HEREIN DESCRIBED TRACT AND WEST LINE OF SAID GROVEY ADDITION TO THE POINT OF BEGINNING AND CONTAINING 1.1348 ACRE (49,433 SQUARE FEET) OF LAND, MORE OR LESS.



NOTES:

1. *BEARING BASIS: BEARINGS SHOWN HEREON ARE REFERENCED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE PER GPS OBSERVATIONS AND ARE BASED ON CONTROL MONUMENTS (CM) AS DEPICTED ON THIS SURVEY.*
2. *THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.*
3. *THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.*

LEGEND: *(ITEMS THAT MAY APPEAR ON THIS SURVEY)*

A.E.=AERIAL EASEMENT
B.L.=BUILDING LINE
BRS=BEARS
C.I.R.=CAPPED IRON ROD
C.M.=CONTROL MONUMENT
D.E.=DRAINAGE EASEMENT
FNC=FENCE
F.C.I.R.=FOUND CAPPED IRON ROD
F.I.P.=FOUND IRON PIPE
F.I.R.=FOUND IRON ROD
GM=GAS METER
G.B.L.=GARAGE BUILDING LINE
IST=INSIDE SUBJECT TRACT
OST=OUTSIDE SUBJECT TRACT
P.R.=PLAT RECORDS
U.E.=UTILITY EASEMENT
U.T.S.=UNABLE TO SET
R.O.W.=RIGHT-OF-WAY
S.C.I.R.=SET CAPPED IRON ROD
S.S.E.=SANITARY SEWER EASEMENT
W.L.E.=WATER LINE EASEMENT
WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
BARBED WIRE FENCE
SUBJECT TRACT
CONCRETE PAVEMENT
COVERED AREA
ASPHALT
(H) *FIRE HYDRANT*

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

STATE OF TEXAS
REGISTERED
DANIEL VILLA, JR.
6751
PROFESSIONAL
LAND SURVEYOR

DANIEL VILLA, JR.
REGISTRATION NO. 6751

DVJ
CIVIL ENGINEERING &
LAND SURVEYING

TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517

EXISTING CONDITION SURVEY

ADDRESS: 3701 LUCILLE ST, HOUSTON, TEXAS 77026

JOB NO.: D2205-150
DATE: 6/8/2022
FOR: CAS CONSULTANTS,LLC

DRAFTED BY: CM

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-0238
Plat Name: Dice Duplexes
Applicant: CAS Consultants, LLC
Date Submitted: 02/03/2023

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:

To not extend or terminate with a cul-de-sac Bring Hurst Street.

Chapter 42 Section: 42-122 & 134

Chapter 42 Reference:

Sec. 42-122 - Rights-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) 60 feet if adjacent to any other type of development other than single-family residential lots. 42-134 states 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 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:

We understand the intent and general purposes of this chapter and our intent is to of the requirements to require additional ROW for Bring Hurst Street or provide a cul-de-sac to terminate Bring Hurst Street. However, please note there are only 3 residences taking access off this 90-degree bend to Bring Hurst Street. In addition, the community would not benefit by the extension of a street that currently dead-ends. This street has remained in the same configuration since the 1950's and the extension to another collector street is not possible due to this street not having an ROW on the east side of the property. The strict 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. Requiring dedicating ROW or provide termination of Bring Hurst Street with a cul-de-sac will take approximately 1/3 of the property.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0238
Plat Name: Dice Duplexes
Applicant: CAS Consultants, LLC
Date Submitted: 02/03/2023

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 terminate with cul-de-sac Bringhurst Street
Chapter 42 Section: 42-122

Chapter 42 Reference:
Sec. 42-122 - Rights-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) 60 feet if adjacent to any other type of development other than single-family residential lots.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The strict imposition of 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. Requiring dedicating ROW or provide termination of Bring Hurst Street with a cul-de-sac will take approximately 1/3 of the property.

(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 requests are not the result of hardship created or imposed by the applicant. This street does not currently carry a lot of traffic and there is no continuance since there is no dedicated ROW on the east side of the property.

(3) The intent and general purposes of this chapter will be preserved and maintained;
We understand the intent and general purposes of this chapter and our intent is to of the requirements to require additional ROW for Bring Hurst Street or provide a cul-de-sac to terminate Bring Hurst Street. However, please note there are only 3 residences taking access off this 90-degree bend to Bring Hurst Street. In addition, the community would not benefit by the extension of a street that currently dead-ends. This street has remained in the same configuration since the

1950’s and the extension to another collector street is not possible due to this street not having an ROW on the east side of the property.

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

Granting of the requested variances will not be injurious to the public health, safety, or welfare. The extension of Bring Hurst Street will not improve mobility or restrict fire access to existing street network since the area already provides adequate vehicular access for residents and fire apparatus vehicles.

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

The conditions supporting the variance are the existing physical characteristics of the site and current access.

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 22, 2023

ROR

NOTICE OF VARIANCE

PROJECT NAME: Dice Duplexes
REFERENCE NUMBER: 2023-0238

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 at the north intersection of Lucille Street and Bleker Street, south of Collingsworth Street and east of US-59. 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.

CAS Consultants LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend nor terminate with a cul-de-sac Bringhurst Street. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, March 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.**

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@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 Juan Castillo with CAS Consultants LLC at 281-300-6874. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

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: 134

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Innglo Global Places Sec 1

Applicant: Houston Platting

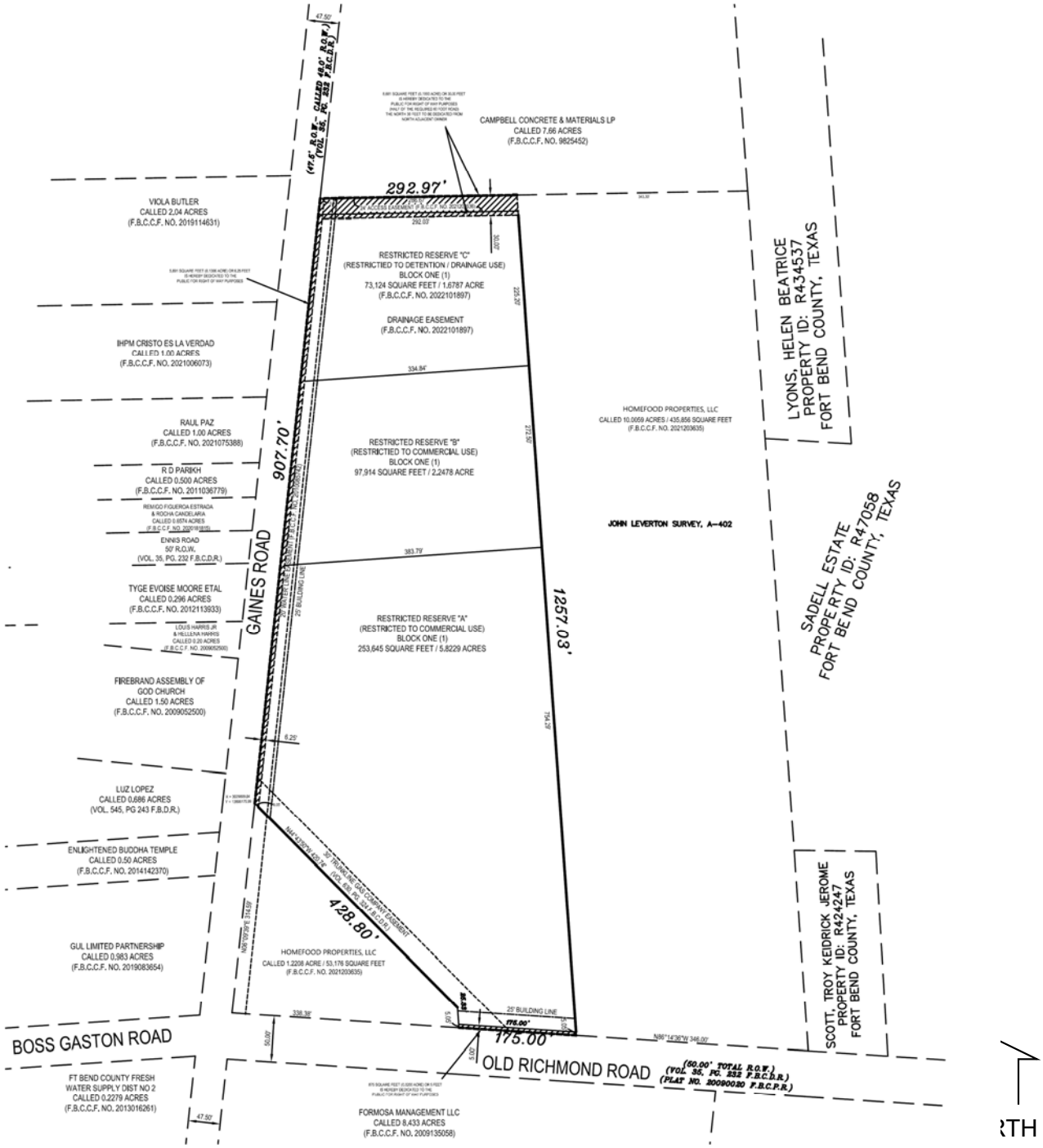
F – Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Innglo Global Places Sec 1

Applicant: Houston Platting



F – Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Innglo Global Places Sec 1

Applicant: Houston Platting

F – Reconsideration of Requirements Aerial

BOUNDARY LINE DATA		
LINE	DISTANCE	BEARING
L1	30.38'	N04°01'20"W

NOTES:

A. THE PAVMENT MARKINGS SHALL BE FROM THE TOP OF THE SEAM OF THE CURB TO A POINT EVEN WITH THE DRIVING SURFACE.
B. STRIPES SHALL BE FOUR (4) INCHES WIDE, PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT. COLOR SHALL BE "TRAFFIC RED" GLIDDEN No. 63251 OR EQUAL.
C. LETTERS SHALL BE THREE (3) INCHES HIGH, PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT. LETTERS TO BE (1) INCH STROKE. COLOR SHALL BE "TRAFFIC RED" GLIDDEN No. 563245 OR EQUAL.
D. APPLICATION: STRIPS MAY BE BRUSHED OR SPRAYED, ONE COAT TO FINISH. LETTERS SHALL BE STENCIL FORMED, BRUSH APPLIED AND SPACED AS DETAILED ON THIS SHEET.

PARKING LOT ANALYSIS
14- PROPOSED OFFICE WAREHOUSE BUILDINGS: 90,000.00 SF.
NUMBER OF PARKING SPACES REQUIRED
OFFICE: 4,400 SF./1,000 SF. X 2.5 = 11 SPACES REQUIRED
WAREHOUSE: 86,000 SF./7,000 SF. X 1.0 = 13 SPACES REQUIRED
NUMBER OF PARKING SPACES REQUIRED: 24
NUMBER OF PARKING SPACES PROVIDED: 292

BENCHMARK:
FLOODPLAIN REFERENCE MARK NUMBER 040455 IS A BRASS DISK STAMPED 04055, LOCATED FROM THE INTERSECTION OF BISSONNET STREET AND GAINES ROAD, TRAVEL NORTH APPROX. 0.15 MILE TO BRIDGE. MONUMENT IS LOCATED ON THE SOUTHWEST CORNER TO THE BRIDGE, IN KEY MAP 527R IN THE BRAYS BAYOU WATERSHED NEAR STREAM D118-00-00.
ELEV=88.81 FT, NAVD 1988,2001 ADJUSTED.

BASED ON GRAPHICAL PLOTTING NO PORTION OF THIS TRACT LIES WITHIN A "100 YEAR FLOOD HAZARD AREA" AS DESIGNATED ON THE NATIONAL FLOOD INSURANCE PROGRAM- FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY PANEL NUMBER 48157C 0145 L FOR FORT BEND COUNTY, TEXAS, DATED APRIL 02, 2014. THE "100 YEAR FLOOD HAZARD AREA" IS SUBJECT TO CHANGE AS DETAILED STUDIES BECOME AVAILABLE AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE.

BEING A 10.099 ACRES TRACT OF LAND, OUT OF 21.42 ACRE TRACT OF LAND OF A CALLED 33 ACRES, MORE OR LESS, SITUATED IN THE JOHN LEVETON SURVEY, A NO. 402, FORT BEND COUNTY, TEXAS, AS DESCRIBED IN INSTRUMENT RECORDED IN VOL. 541, PG. 840, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAID 10.201 AC BEING MORE FULLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART

SITE PLAN - DIMENSION CONTROL PLAN
SCALE: 1"=50'-0"

NO.	DATE	REVISIONS
1	03/03/2023	PUBLIC RIGHT OF WAY DEDICATION

DESIGNED BY:

IN THE CITY OF SUGAR LAND, TEXAS
FORT BEND COUNTY

OFFICE WAREHOUSES BUSINESS PARK
15410 OLD RICHMOND RD.
SUGAR LAND, TEXAS, 77498

LEGAL: BEING A 10.099 ACRES TRACT OF LAND, OUT OF 21.42 ACRE TRACT OF LAND OF A CALLED 33 ACRES, MORE OR LESS, SITUATED IN THE JOHN LEVETON SURVEY, A NO. 402, FORT BEND COUNTY, TEXAS, AS DESCRIBED IN INSTRUMENT RECORDED IN VOL. 541, PG. 840, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAID 10.201 AC BEING MORE FULLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART

M LANZA ENGINEERING, P.L.L.C.
CIVIL - STRUCTURAL ENGINEERS & PLANNERS
11603 SPRING CYPRESS RD., SUITE-B FIRM NO.: F-13716
TOMBALL, TEXAS 77377
T 832.559.3616
C 832.212.0969
F 832.698.4963
Mlanza@mlanzaengineering.com

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UNAUTHORIZED CHANGES & USES:
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY M LANZA ENGINEERING, PLLC.

P.E. STAMP:
STATE OF TEXAS
MARIO E. LANZA
108702
LICENSED PROFESSIONAL ENGINEER
09/27/2022

DESIGN BY: Mario E. Lanza, P.E.
DRAWING BY: Mario E. Lanza, P.E.
DATE: September 27, 2022
SCALE: 1" = 50'-0"
FILE:ML/INNOCENT/SITE PLAN
DRAWING: C-1
SHEET: 2 / 15

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-0426
Plat Name: Innglo Global Places Sec 1
Applicant: Houston Platting
Date Submitted: 02/20/2023

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 requirement or condition being sought:

We are seeking to be allowed to proceed with the dedication of half (south 30 feet) of the proposed road. The north 30 feet to be dedicated when the owner to the north decides to plat.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. - Intersections of local streets. (1)Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or

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.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0426
Plat Name: Innglo Global Places Sec 1
Applicant: Houston Platting
Date Submitted: 02/20/2023

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:
We are seeking a variance to allow us to dedicated the south 30 feet of the required 60 foot public road. The north 30 feet to be dedicated from the owner to the north, when they decide to plat.

Chapter 42 Section: 42-128

Chapter 42 Reference:
Sec. 42-128. - Intersections of local streets.

Statement of Facts

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

(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;
To start, the city ordinance states that there should be a "road" up to every 1400 feet. And the measurement starts seventy-five feet (75') north of the intersection of Old Richmond Road and Gaines Road. The distance along the west line of the subject parcel is 1,222.29 feet, so if you subtract the said 75' feet, that leaves only a distance of 1,147.29 feet. That is 252.71 feet short of the 1,400-foot caveat that is required for the "public road" to be dedicated. Furthermore, if a sixty-foot road was to be placed in the middle of the subject tract, the road would end up being a stub street (a dead-end street). There are multiple developed properties east of the subject tract, so a road in the middle of the subject tract would create an impractical development. We want to follow chapter 42 and are willing to dedicate the proposed road along the north end line of our subject tract, BUT we would like to ask for a variance so we can dedicate the south thirty feet of the proposed road and the north thirty feet of the said proposed road should be dedicated when the adjacent property owner to the north decides to replat. Normal public policy when dedicating right of way widenings is to allow both sides of the "street" to dedicate their halves of the required additional right of way. We feel that is consistent with normal public policy.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
When we acquired the property, we were not aware that the city would or could impose the intersection spacing over 250 feet short of the 1400-foot spacing requirement for a street. Supporting our variance request is not due to a created hardship because there is nothing, we could have done to avoid the city of Houston's intersection spacing requirement.

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

By allowing us to dedicate half of the required sixty-feet proposed road, the general purpose of this chapter will be preserved and maintained, and will also allow the continued growth and development of the office warehouse to proceed as needed.

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

The granting of this variance would not be injurious to the public health, safety, or welfare, but would actually be of help to the public because if the street is actually dedicated in the future, in the area indicated above (the north line end of our subject tract) it would allow future access in and out of the community and in addition, granting the variance will also allow the building of a large office warehouse that will help bring development and revitalization to the area.

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

Naturally, giving up any portion for right-of-way purposes without any financial compensation does create financial hardship, and although a lot of funds have been spent on already approve drawings and plans by Fort Bend, economic hardship is not the sole justification for the variance. To justify the variance, we would like to simply follow the current requirements of right-of-way, and if both sides of the property owner are both required to dedicate their halves of the proposed street dedication. We are asking the city of Houston to please grant our variance to dedicate just the south thirty feet of the proposed sixty-feet required right-of-way dedication, so we can help with the future building and revitalization of the area.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 03/16/2023
ITEM: 146

Applicant: COREY HAYNES
Contact Person: Corey Haynes

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1679	77357	5674	256K	ETJ

WEST OF: INTERSTATE 69 **SOUTH OF:** FM 1485

ADDRESS: 21710 Cherry St

ACREAGE: .2424

LEGAL DESCRIPTION:

LOT 83-B OF NEW CANEY HEIGHTS, SECTION ONE MONTGOMERY COUNTY, TX, SAID LOT OUT OF AND PART OF A CERTAIN 85.5 ACRE TRACT OF LAND IN THE JAMES H. STEWART SURVEY, ABSTRACT NO. 668, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: For mobile home.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 03/16/2023
ITEM: 147

Applicant: HERMELINDA CARRASCO
Contact Person: Hermelinda Carrasco

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1681	77365	5772	297E	ETJ

WEST OF: N LAKE HOUSTON PKWY **NORTH OF:** FORD RD

ADDRESS: 24294 Pine Circle

ACREAGE: .54

LEGAL DESCRIPTION:

LOT 59 OF WHITE OAK FOREST (UNRECORDED SUBDIVISION) IN INSTRUMENT TO MALCOLM WAYNE HICKS AND GLORIA JEAN HICKS, RECORDED IN VOLUME 1054, PAGE 936 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: For residence

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 148

Meeting Date: 03/16/23

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
META Planning + Design	Caitlin King	281-810-7228	cking@meta-pd.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1133 East 7th ½ Street	23012992	77009	5358b	439A	H

HCAD ACCOUNT NUMBER(S):	0620680000010
PROPERTY LEGAL DESCRIPTION:	LT 10 BLK 17 NORHILL
PROPERTY OWNER OF RECORD:	MULTI PURPOSE PAPER COMPANY LLC
ACREAGE (SQUARE FEET):	7,839 SF
WIDTH OF RIGHTS-OF-WAY:	Studewood Street: 80', East 7th ½ Street: 70'
EXISTING PAVING SECTION(S):	Studewood Street: 38', East 7th ½ Street: 36'
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Single-Family Residence + Detached Garage - 1,712 SQFT
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	New 2 Story Single-Family Residence- 4,543 SQFT

PURPOSE OF VARIANCE REQUEST: Reduced 20' side building line on Studewood, a Major Thoroughfare, and for a lot to take access from Studewood.

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

42-188: Lot access to streets. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: 1) the lot is greater than one acre in size; and (2) the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 148

Meeting Date: 03/16/23

APPLICANT'S STATEMENT OF FACTS

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

Per Chapter 42, lots fronting on a Major Thoroughfare are to have a building line of 25'. The subject tract, 1133 East 7th ½ Street, is proposing a redevelopment of the current single-family dwelling unit. The existing dwelling unit and garage take access from Studewood Street, and the existing garage is setback approximately 15.8'. The redevelopment of the lot proposes a side building line of 20', and the garage is proposed to be set back approximately 22' and the remainder of the single-family dwelling is proposed to be set back 20'. Additionally, it is proposed that the redeveloped home will take access from Studewood, as well.

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

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

The applicant is requesting a reduction of the side building line to 20' (as opposed to 25'). The reduction of the side building line will allow for the applicant to develop the lot to its fullest potential and in keeping with the neighborhood character and the existing development pattern. The proposed single-family dwelling will be set back 20' from Studewood Street, and the adjoining garage will be setback approximately 22' from Studewood Street. This is an improvement from the current conditions on the lot. The existing detached garage (to be demolished) is only set back 15.8' from Studewood Street and the existing single-family dwelling is set back 18.5' from Studewood Street. The proposed redevelopment will have the building footprints set back farther from Studewood Street than the existing conditions.

All the original homes on East 7th ½ Street have garages in the rear, with a single-lane driveway on one side of the house. This means the garages are not prominently visible along East 7th 1/2 Street. To maintain the character of the neighborhood, the new house should also have a garage in the rear, not directly facing East 7th ½ Street. The lot is about 66' wide at the front along East 7th ½ Street. The 20' side setback on Studewood Street and the 5' interior side setback will give the developer approximately 41' of developable land. Because of this configuration, a driveway taking access from East 7th ½ Steet will be difficult to achieve. If the driveway were to be placed on the west side of the home, the driveway would be too close to the intersection of East 7th ½ Street and Studewood Street. This is not ideal, as traffic at the stop sign at East 7th ½ Street could potentially block the driveway of the subject property. If the driveway were to be placed east of the home, the buildable area of the lot would be significantly reduced. By placing the driveway on Studewood Street, the neighborhood character is maintained, the homeowner is not unreasonably deprived of the buildable width of their lot, and the driveway is farther from the intersection of Studewood Street and East 7th ½ Street.

Even with the reduction in the side building line on Studewood Street, the driveway is still long enough to fit vehicles without any overhang onto Studewood Drive or the sidewalk. The length of the driveway will ensure that no vehicles parked in the subject tract's driveway block any public rights-of-way or public sidewalks. In addition to this, the site plan proposes including a turnaround off of the driveway. This turnaround will ensure that no vehicle will need to back out onto Studewood Drive. This is an improvement to the current conditions, as the current driveway does not provide any internal turnaround and is about 7' shorter than what is proposed.

Additionally, the reduction in side building lines is common along this segment of Studewood Street. Numerous nearby buildings along Studewood Street have a reduced side building lines which is consistent with what is being proposed by the applicant. The reduction of the side building line on the subject tract will not be out of the ordinary in the neighborhood.

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

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

The circumstances of this variance were not the result of a hardship created or imposed by the applicant. The original Norhill plat (platted in 1922) dictated the building lines and the right-of-way of Studewood. The Norhill plat predates the proposed redevelopment of this site.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, as the garage will be set back farther than the proposed 20', and a minimum of 2 vehicles could comfortably park in the driveway with no overhang onto Studewood Street and sidewalk. Despite the reduction in the side building line, the driveway will not adversely impact Studewood Street or the sidewalk- the vehicles will be self-contained within the lot. Additionally, a turnaround will be provided as part of the driveway. This will allow for the drivers to safely turnaround when leaving the lot. Drivers will not need to back onto Studewood Street.

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

As vehicles will not overhang onto Studewood Street and an internal turnaround will be provided, the granting of this variance will not be injurious to the public health, safety, or welfare. The vehicles will be contained within the driveway and not block any sidewalks or streets due to overhang. Additionally, no vehicles will be forced to back onto Studewood Street.

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

Economic hardship is not the sole justification of this variance. The reduction of side building lines is consistent throughout the neighborhood and additional measures have been provided to ensure the safety of vehicles exiting the lot.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 148

Meeting Date: 03/16/23

Location Map

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 148

Meeting Date: 03/16/23

Houston Planning Commission

Aerial Map

DEVELOPMENT PLAT VARIANCE

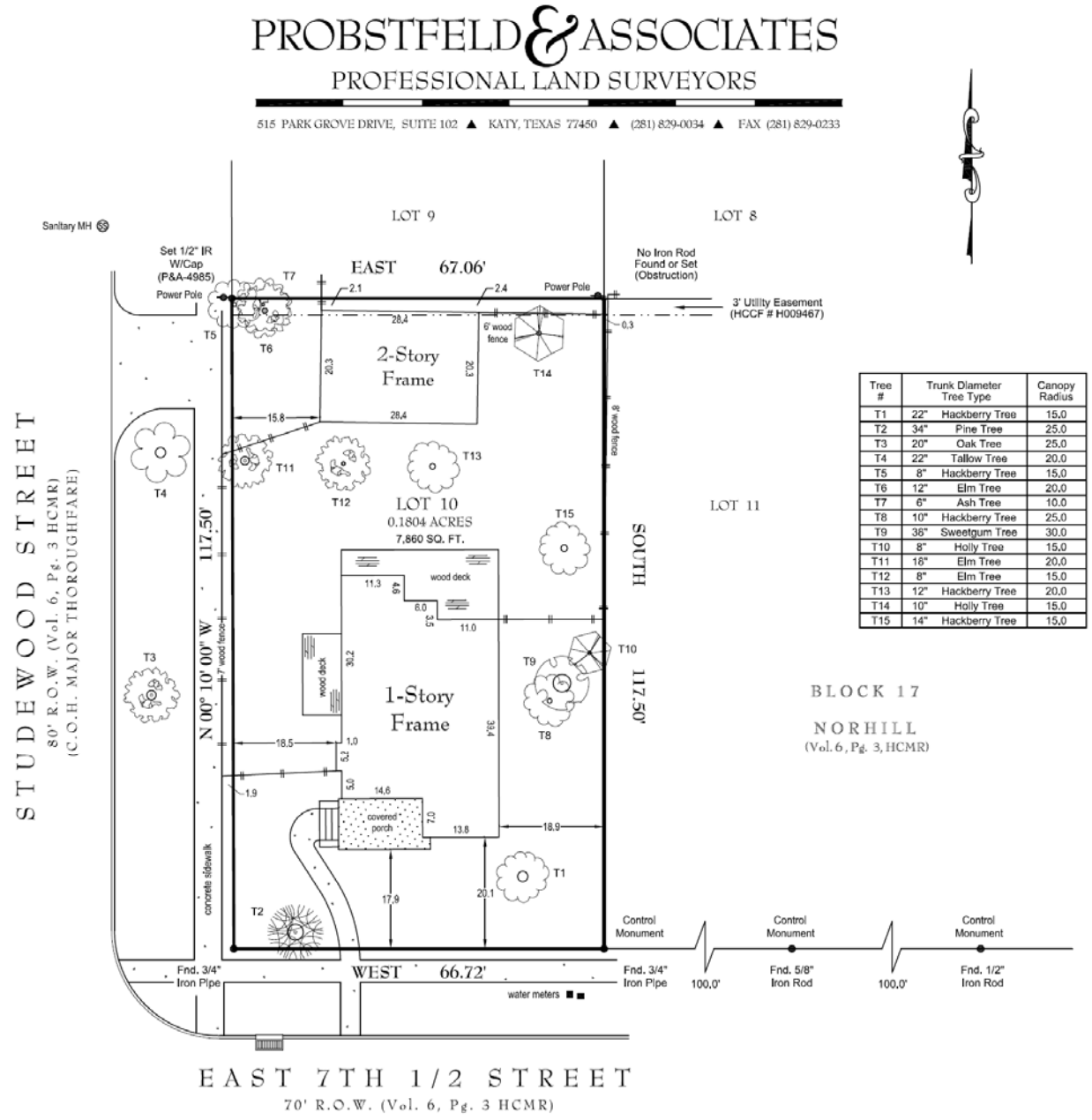
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 148

Meeting Date: 03/16/23

Survey



Tree #	Trunk Diameter	Tree Type	Canopy Radius
T1	22"	Hackberry Tree	15.0
T2	34"	Pine Tree	25.0
T3	20"	Oak Tree	25.0
T4	22"	Tallow Tree	20.0
T5	8"	Hackberry Tree	15.0
T6	12"	Elm Tree	20.0
T7	6"	Ash Tree	10.0
T8	10"	Hackberry Tree	25.0
T9	36"	Sweetgum Tree	30.0
T10	8"	Holly Tree	15.0
T11	16"	Elm Tree	20.0
T12	8"	Elm Tree	15.0
T13	12"	Hackberry Tree	20.0
T14	10"	Holly Tree	15.0
T15	14"	Hackberry Tree	15.0

DEVELOPMENT PLAT VARIANCE

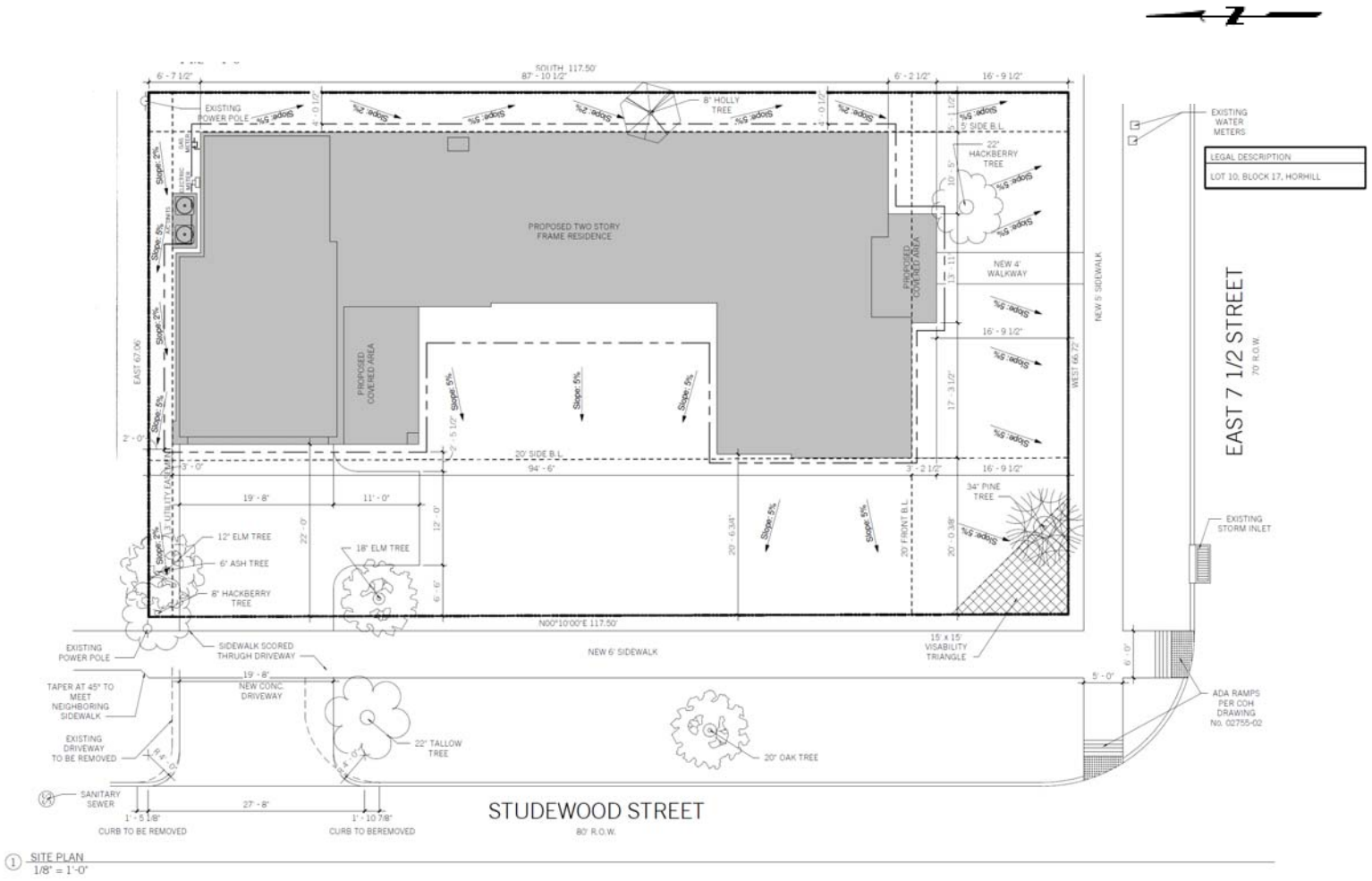
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 148

Meeting Date: 03/16/23

Site Plan



DEVELOPMENT PLAT VARIANCE

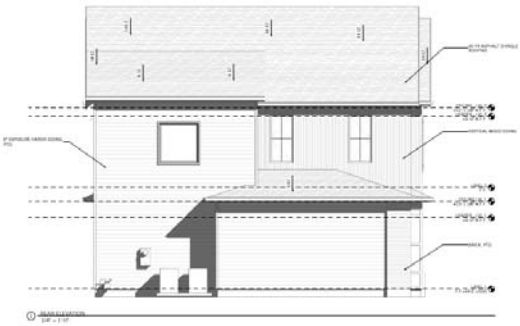
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 148

Meeting Date: 03/16/23

Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 149

Meeting Date: 03/16/23

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
Ben Koush Associates	Ben Koush	713 456 0092	ben@benkoush.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1114 Stude Street	22108789	77009	5358D	493A	H

HCAD ACCOUNT NUMBER(S):	0512040020014
PROPERTY LEGAL DESCRIPTION:	Lot 14, Block 2 Usener Addition
PROPERTY OWNER OF RECORD:	Aaron Smith
ACREAGE (SQUARE FEET):	5,895 sf per survey
WIDTH OF RIGHTS-OF-WAY:	Studewood Street (variable), Stude Street (variable)
EXISTING PAVING SECTION(S):	Studewood Street (53.8'), Stude Street (31.0')
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	complies
LANDSCAPING PROVIDED:	complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	0
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	House AC area 2215 sf + Garage area 620 sf = Total area 2835 sf

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

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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APPLICANT'S STATEMENT OF FACTS

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

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

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

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

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

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

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

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

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

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

DEVELOPMENT PLAT VARIANCE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Meeting Date: 03/16/23

Location Map

DEVELOPMENT PLAT VARIANCE

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Aerial Map

DEVELOPMENT PLAT VARIANCE

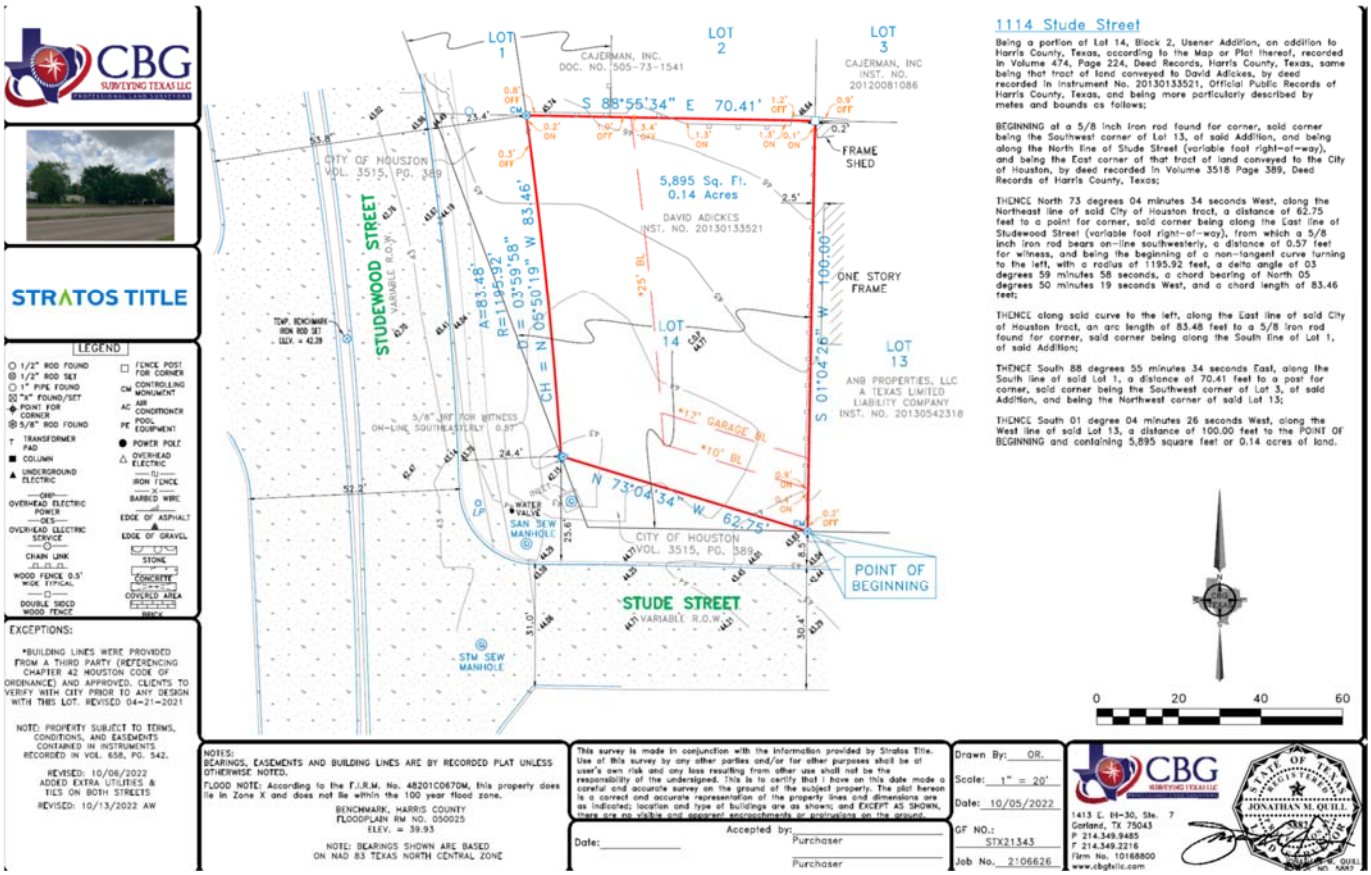
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 149

Meeting Date: 03/16/23

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 149

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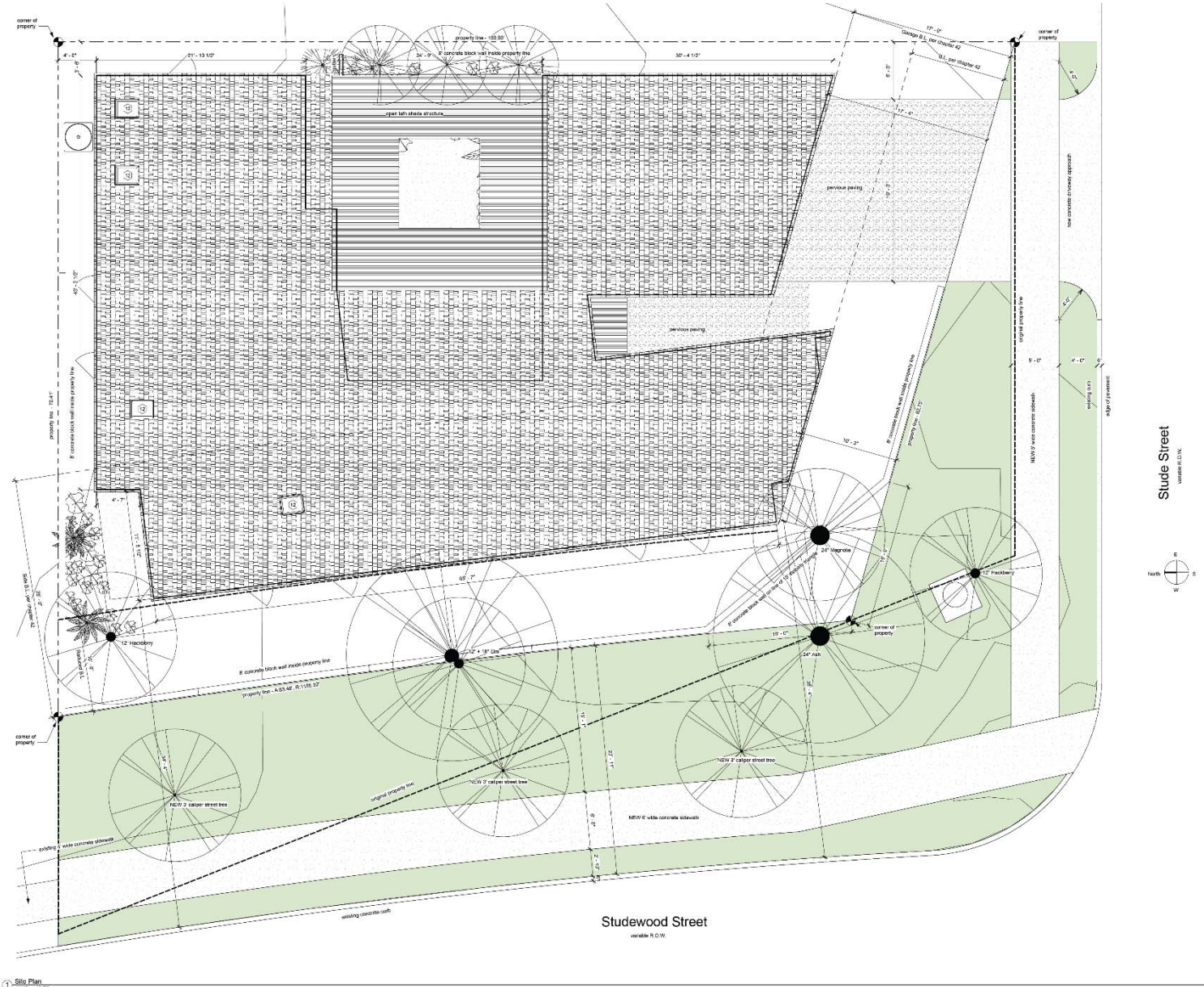
Site Plan



DEVELOPMENT PLAT VARIANCE

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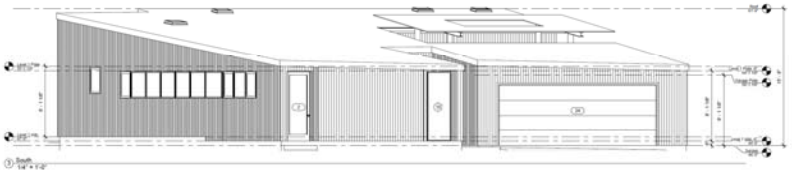
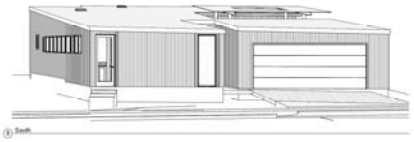
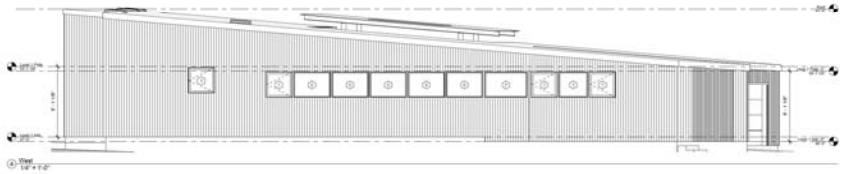
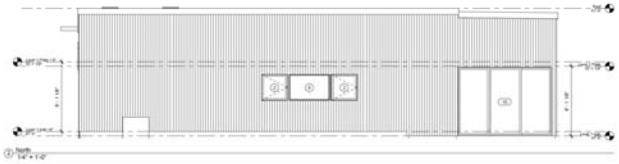
Houston Planning Commission

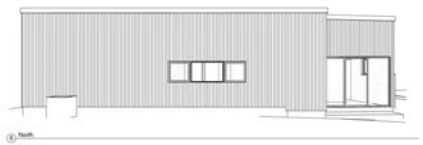
Elevations











DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 03/16/23

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
Beacon Land Services	Andrew Allemand	346-701-5706	aallemand@beaconland.net

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2311 Washington St.	22115421	77007	5357B	493K	H

HCAD ACCOUNT NUMBER(S):	0051750000002
PROPERTY LEGAL DESCRIPTION:	LT2 2 & 11, BLK 383, BAKER W R NSBB (UNRECORDED)
PROPERTY OWNER OF RECORD:	2311 Washington LLC
ACREAGE (SQUARE FEET):	0.199 AC. (6,780 sq. ft. total buildings)
WIDTH OF RIGHTS-OF-WAY:	Washington– 80', Union - 50'
EXISTING PAVING SECTION(S):	Washington– 56', Union - 34'
OFF-STREET PARKING REQUIREMENT:	Childcare center: 18 spaces (90 crates / 10 = 9 + 9 employees)
OFF-STREET PARKING PROVIDED:	13 off-street spaces
LANDSCAPING REQUIREMENTS:	Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	6,780 sq ft. tenant space area
PROPOSED STRUCTURE(S) [SQ. FT.]:	6,780 sq ft. (no change, building conversion only)

PURPOSE OF VARIANCE REQUEST: To allow 13 off-street parking spaces in lieu of the 18 required spaces (required for class 5(b) use of nursery school or day care center).

CHAPTER 26 REFERENCE(S): Sec. 26-492, Class 5, Religious and Educational, paragraph b, Nursery school or day care center, "1.0 parking space for every employee on duty during the largest shift, plus 1.0 parking space for every 10 children in attendance when the facility is operating at maximum capacity if a drop-off, drive-in or drive-through facility is provided"

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Meeting Date: 03/16/23

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The applicant is requesting to reduce the number of required off-street parking spaces from 17 spaces to 7 spaces to account for the lack of a reasonable use classification in Chapter 26 of the City's Code of Ordinances. Because there is no use classification for dog daycare facilities, staff has informed the applicant that they should utilize the nursery school or day care center classification.

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;

The building located at 2311 Washington Drive has been operating as International Billiards for several decades and as a Shopping Center use since it was built in 1940 with the 13 existing parking spaces. The building is being leased to a dog daycare facility which will occupy the entire building, which goes all the way south to the Union Street frontage. The Parking Ordinance does not specify a classification for dog daycare facilities, so the childcare center facility use has been applied to the property. This use requires 1 parking space for every five children (dogs) plus one for every employee on-site. There is not sufficient parking at the building to meet this use classification requirements, or any other use requirements that exists in the code today. Nor is there the opportunity to acquire "offsite parking" that meets the outlined requirements stated in the Code. Therefore, this building can no longer comply with the current code parking requirements.

The proposed use is consistent with a low-impact traffic retail use that should not eliminate the vested use as opposed to a high-impact institutional traffic use such as a human daycare. In a dog daycare facility, animals are dropped off curbside at staggered times and may stay multiple days as opposed to a human daycare where children are dropped off at the same during peak travel hours. Applying this standard to a dog daycare is not reasonable and results in a hardship for the applicant that precludes reasonable use of the property.

OFF-STREET PARKING VARIANCE

(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 property owner is requesting an off-street parking variance to allow them to achieve a more reasonable parking requirement of thirteen spaces as they dogs are dropped-off using a curb-side drop-off/pick-up program. The variance will enable the business owner to operate a successful business and make appropriate use of a historical building to provide the community a service it needs. The request is based on securing the best possible solution in the face of a technicality and unreasonable application of the City's Codes as opposed to a self-created hardship by the applicant.

(3) The intent of this article is preserved;

By granting the variance, the general purpose of ***Sec. 26-492 and Sec. 26-494*** are being observed and maintained as more than adequate parking is provided as evidenced by an analysis of similar uses in the Houston Metro and observation of historical precedence (see following case studies). In practice, the proposed use of a doggie day care is highly compatible with the existing development conditions of the subject site and the surrounding areas specifically because of its incredibly low on-site parking demand.

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

A total of thirteen off-street parking spaces will be provided for employees and customers. Dog daycares do not operate like childcare centers and therefore require much fewer parking spaces for a successful operation that is convenient for consumers (see appendix examples of Houston dog daycares with limited parking available). On average, customers spend 75 seconds either dropping off or picking up their pets throughout the day. To accommodate this quick drop off/pick up, the use of pull through "curbside" spaces provide the greatest convenience to consumers. Dogtopia offers "curbside" service for drop off and pick up by request through their customer mobile app. While observing existing Dogtopia daycares of similar sizes, it was observed that there were never more than 3 customers in the lobby at one time. On average, there were only 3 customers in the lobby twice/day and there were only 2 customers in the lobby at a time 9 times per day. By these observations, the "curbside" spaces will be sufficient for customer parking.

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

The proposed variance and intended dog daycare use will lessen the negative impacts to traffic circulation and parking demand as opposed to the retail use which is currently allowed on the subject site. The proposed variance represents that best possible outcome for the benefit of the public's health, safety, and welfare. It also is the only reasonable outcome that allows the dog daycare operator viable use of the property without unnecessarily disrupting or negating the vested retail use on the property.

(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

PLANNING & DEVELOPMENT DEPARTMENT

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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

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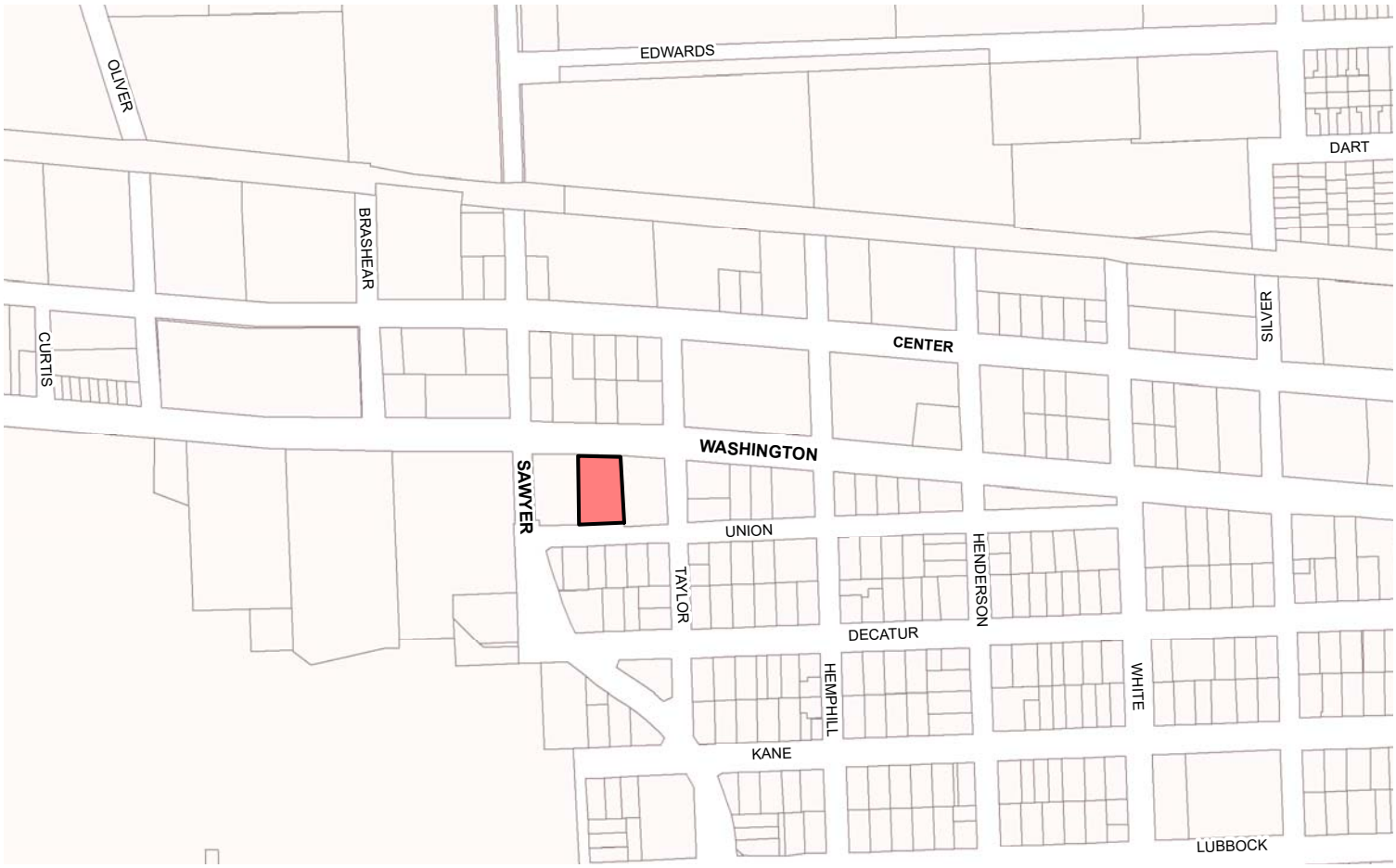
LOCATION MAP



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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AERIAL MAP

OFF-STREET PARKING VARIANCE

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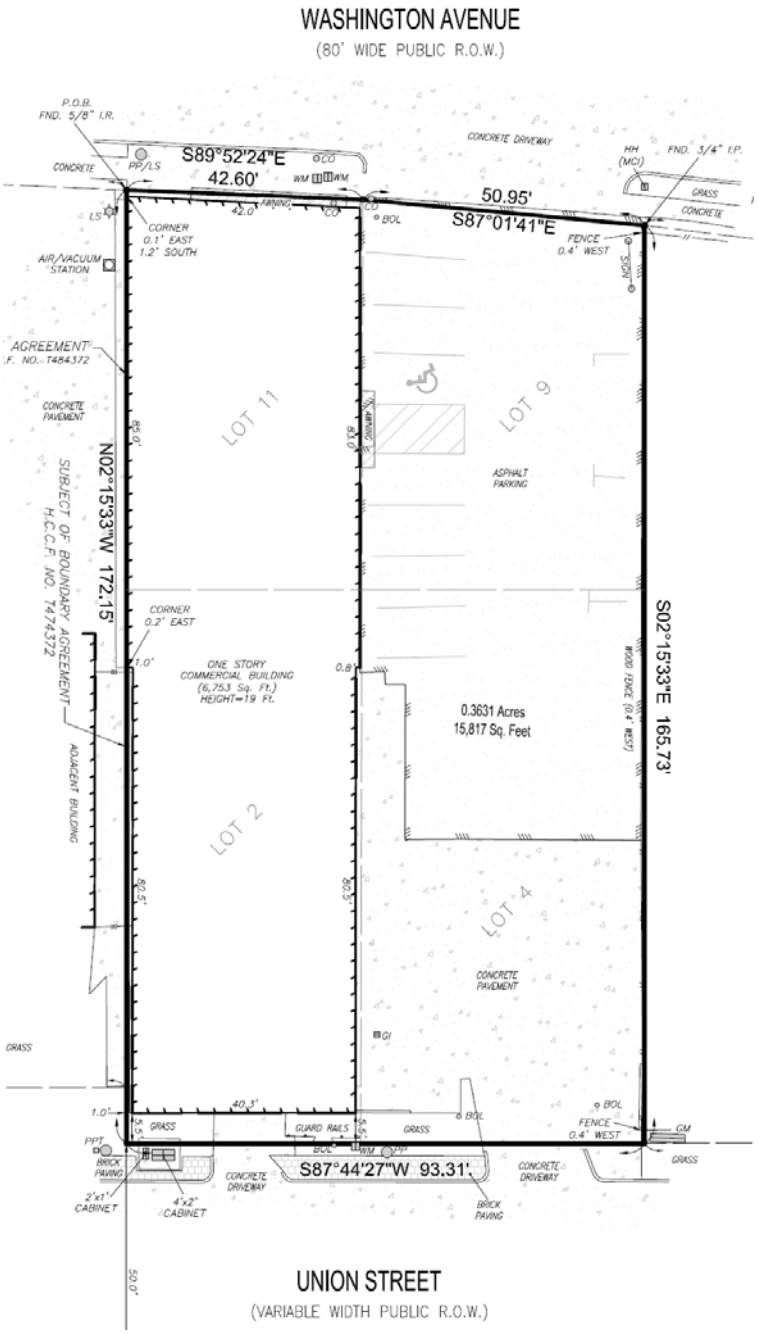
SURVEY



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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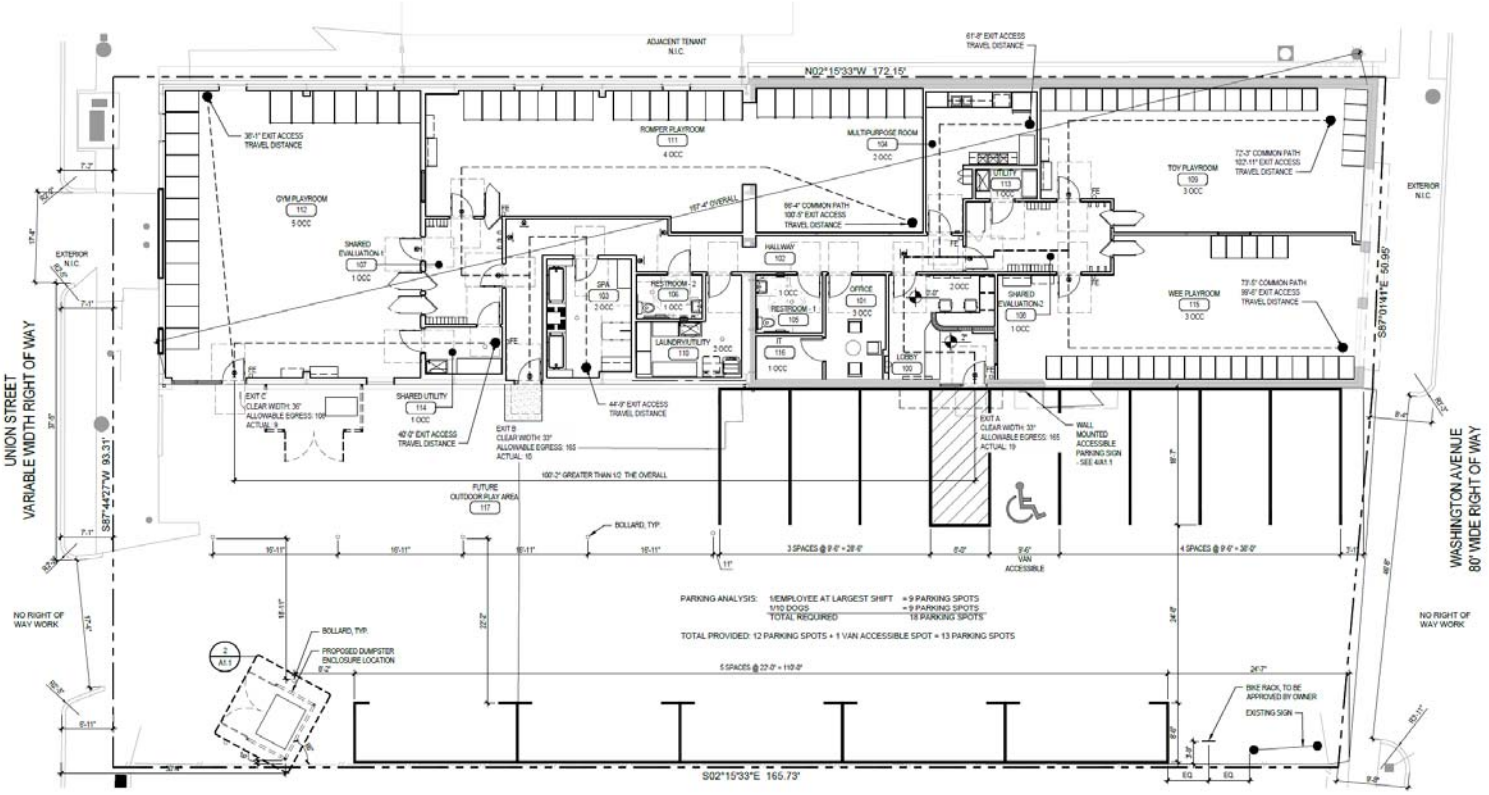
Meeting Date: 03/16/23

SITE PLAN



PARKING ANALYSIS: 1/EMPLOYEE AT LARGEST SHIFT = 9 PARKING SPOTS
1/10 DOGS = 9 PARKING SPOTS
TOTAL REQUIRED 18 PARKING SPOTS

TOTAL PROVIDED: 12 PARKING SPOTS + 1 VAN ACCESSIBLE SPOT = 13 PARKING SPOTS

OFF-STREET PARKING VARIANCE

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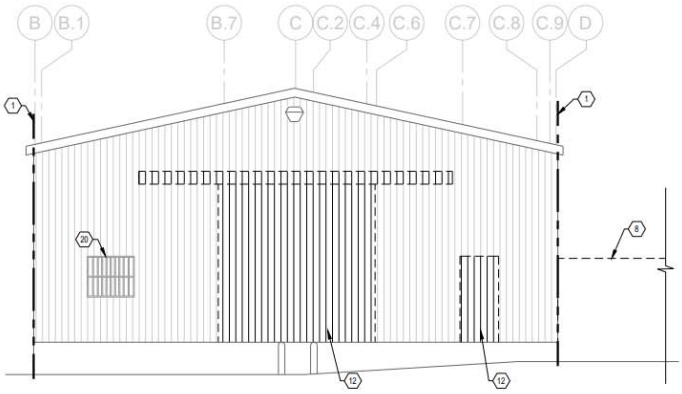
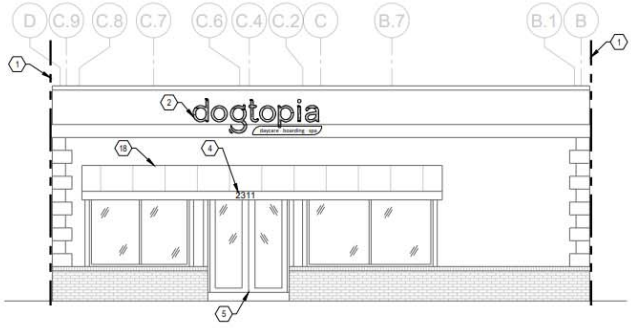
Houston Planning Commission

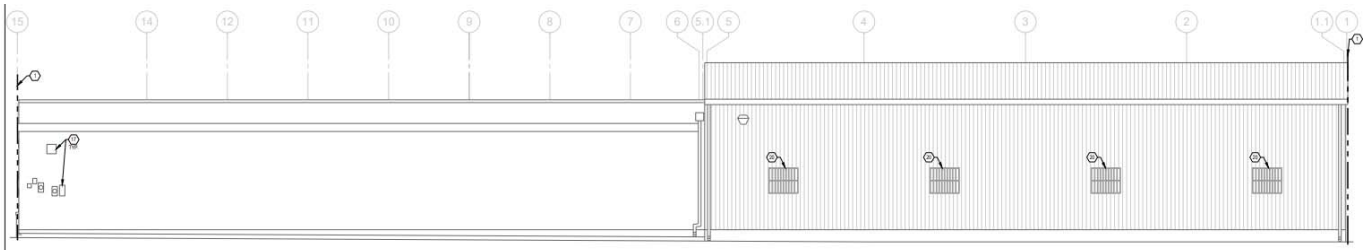
ELEVATIONS



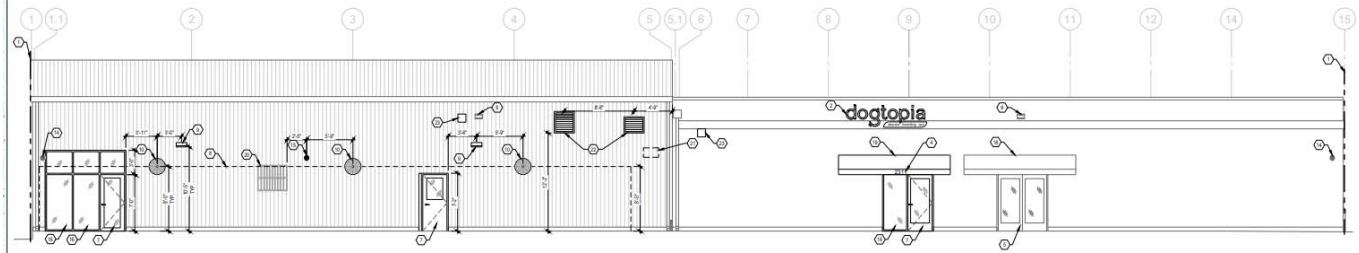
3 **PROPOSED ELEVATION-SOUTH (SIDE ELEVATION)**
SCALE: 3/16" = 1'-0"



4 **PROPOSED ELEVATION-NORTH (SIDE ELEVATION)**
SCALE: 3/16" = 1'-0"



2 **EXISTING ELEVATION-WEST (REAR ELEVATION)**
SCALE: 3/16" = 1'-0"



1 **PROPOSED ELEVATION-EAST (FRONT ELEVATION)**
SCALE: 3/16" = 1'-0"

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
Meeting Date: 03/16/2023

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. 20th 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 20th St. (70' R.O.W.) Ashland St. (70' R.O.W.) Rutland St. (70' R.O.W.)

EXISTING PAVING SECTION(S): W 20th 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: 50+ 16 Bike Spaces in addition to the 2 required, **54**

LANDSCAPING REQUIREMENTS: Existing Live Oaks to remain. New trees will be planted along W. 20th St., Ashland St., and Rutland St. in accordance with the Tree and Shrub Ordinance requirements

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

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
Meeting Date: 03/16/2023

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

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

(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

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
Meeting Date: 03/16/2023

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.

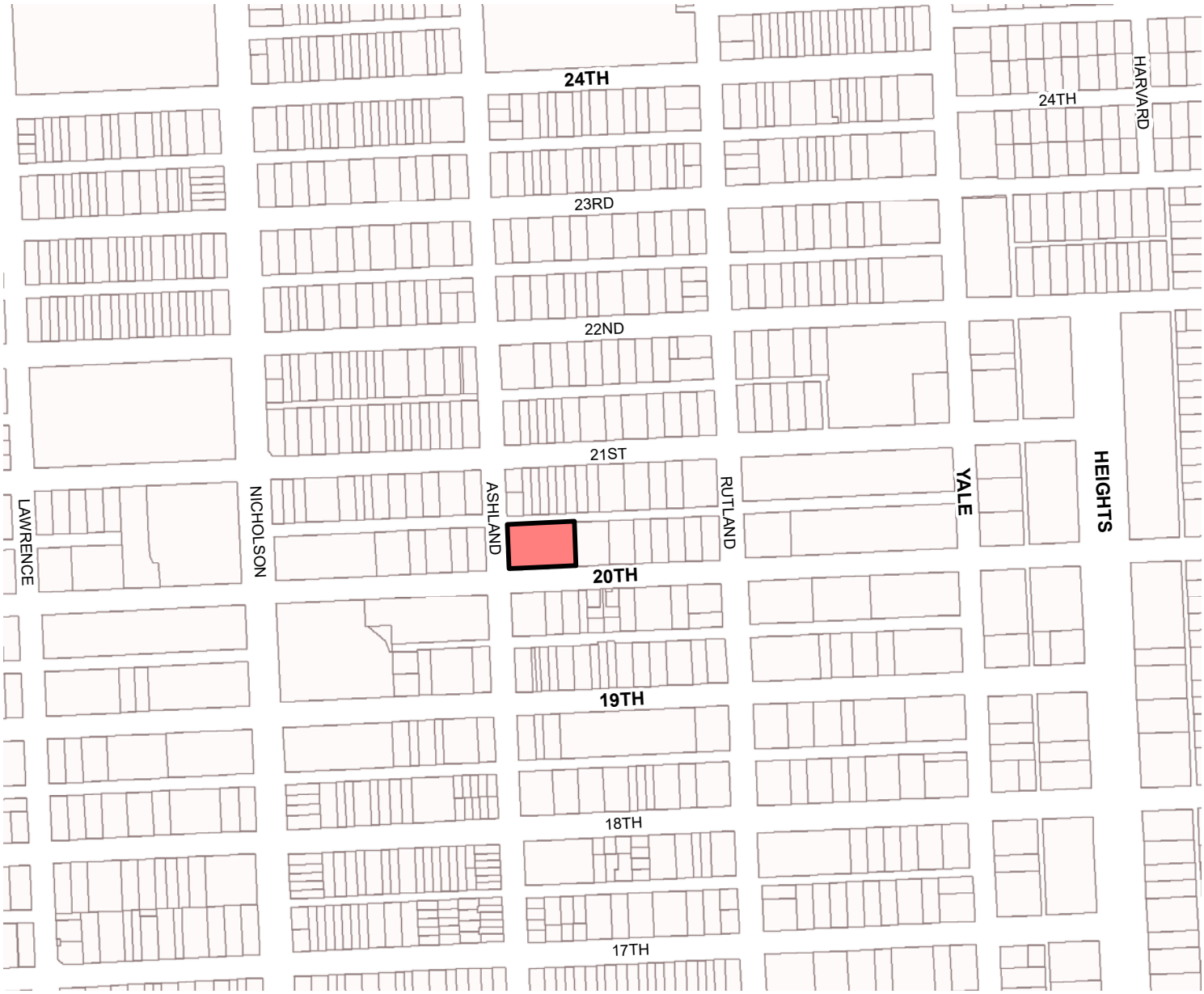
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: V
Meeting Date: 03/16/2023

LOCATION MAP



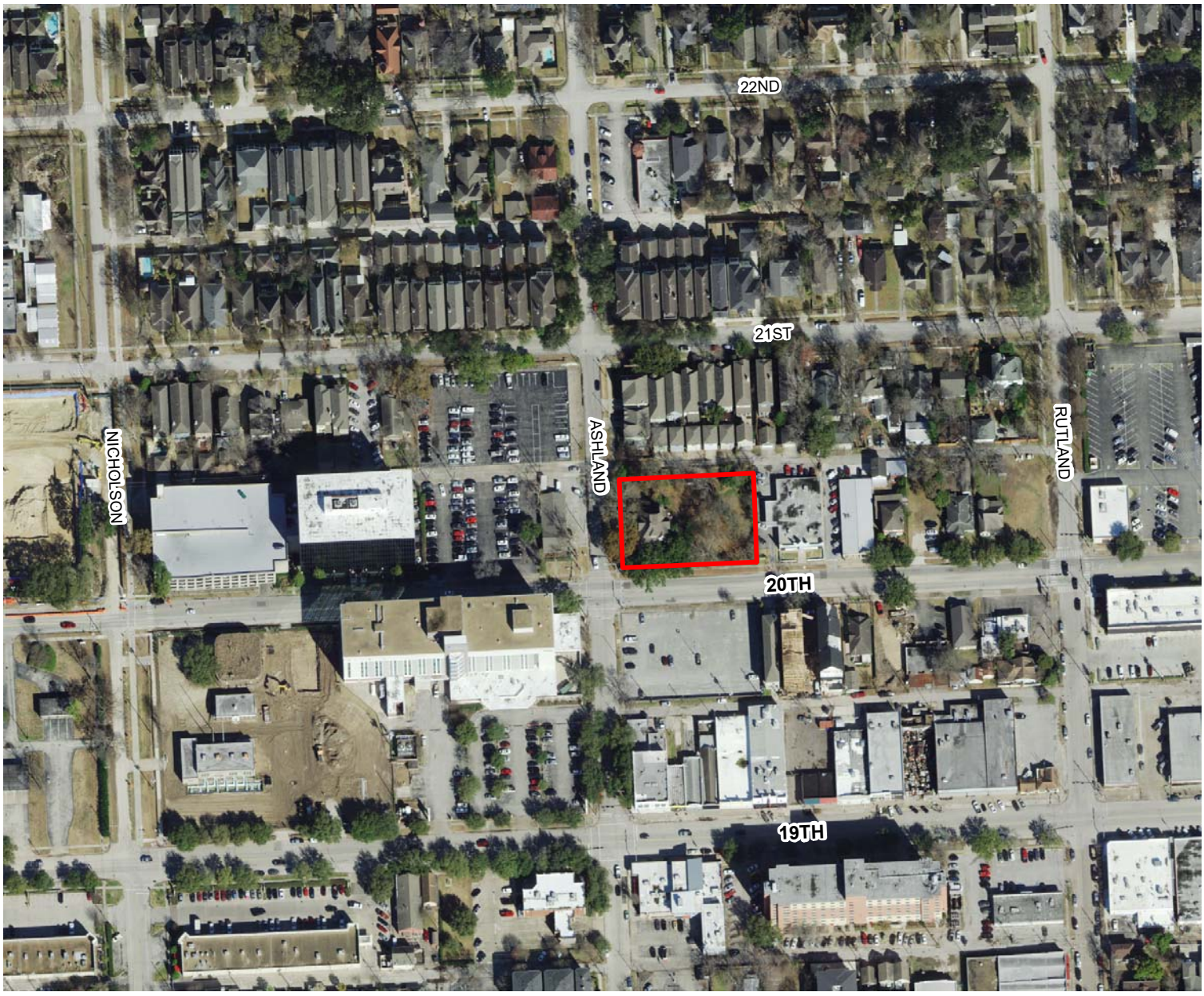
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
Meeting Date: 03/16/2023

Houston Planning Commission

Aerial Map



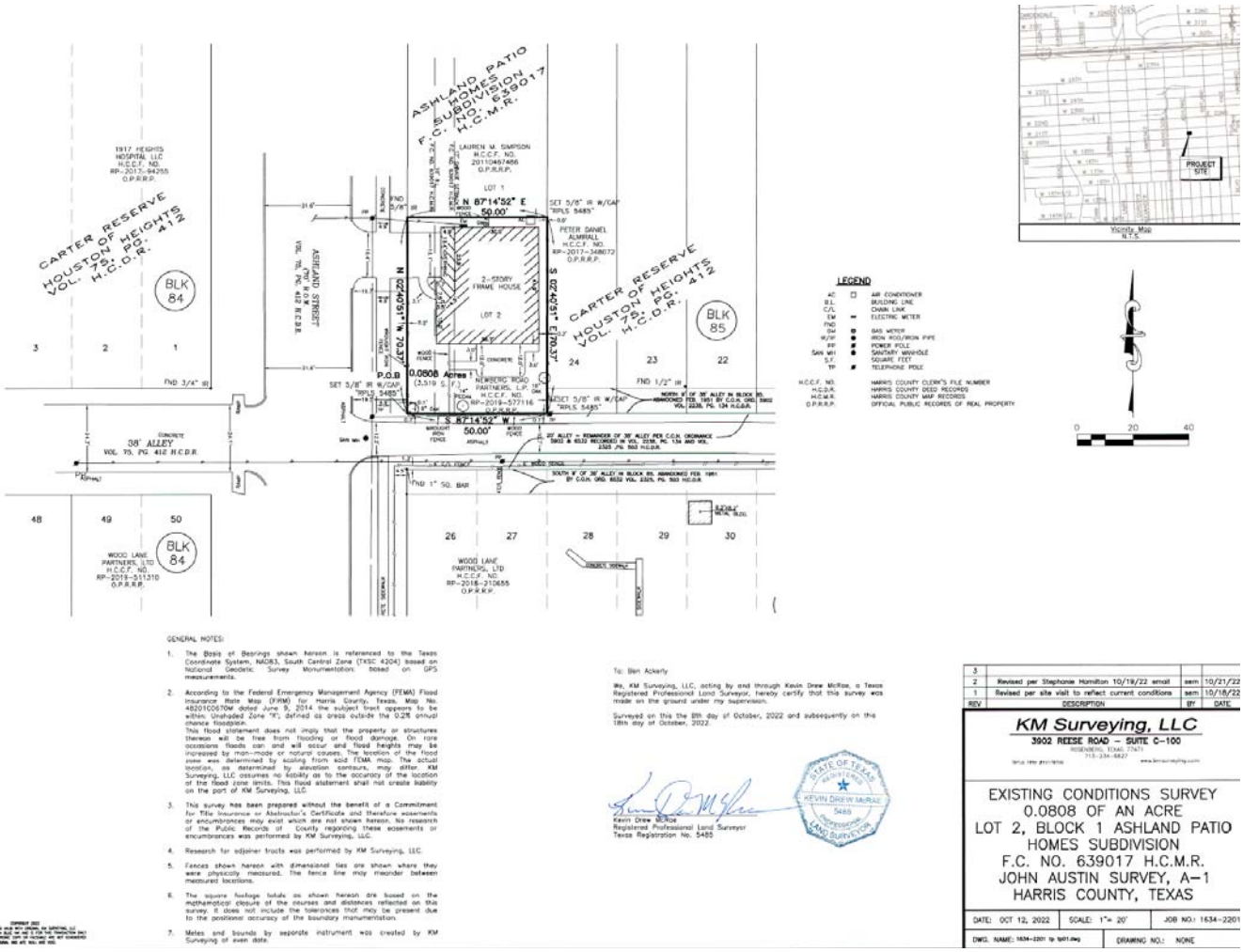
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: V
Meeting Date: 03/16/2023

Survey



GENERAL NOTES:

1. The Basis of Bearings shown hereon is referenced to the Texas Coordinate System, NAD83, South Central Zone (TXSC 4204) based on National Geodetic Survey Monumentation based on GPS measurements.
2. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Harris County, Texas, Map No. 48201C0670M dated June 9, 2014 the subject tract 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 scaling from said 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 limits. This flood statement shall not create liability on the part of KM Surveying, LLC.
3. This survey has been prepared without the benefit of a Commitment for Title Insurance or Abstractor'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.
4. Research for adjoiner tracts was performed by KM Surveying, LLC.
5. Fences shown hereon with dimensional ties are shown where they were physically measured. The fence line may meander between measured locations.
6. The square footage totals as shown hereon are based on the mathematical closure 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.
7. Metes and bounds by separate instrument was created by KM Surveying of even date.

To: Ben Ackerly

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

Surveyed on this the 8th day of October, 2022 and subsequently on this 18th day of October, 2022.

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

STATE OF TEXAS — KEVIN DREW McRAE — 5485 — PROFESSIONAL LAND SURVEYOR

REV	DESCRIPTION	BY	DATE
3			
2	Revised per Stephanie Hamilton 10/19/22 email	sem	10/21/22
1	Revised per site visit to reflect current conditions	sem	10/18/22

KM Surveying, LLC
3902 REESE ROAD – SUITE C-100
ROSENBERG, TEXAS 77471
713-234-6827

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.: 1634-2201
DWG. NAME: 1634-2201 tp tp01.dwg	DRAWING NO.: NONE	

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: V
Meeting Date: 03/16/2023

Site Plan

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:	7,417 SQ. FT.
NEW GIFT SHOP AREA:	1,155 SQ. FT.
NEW POOL CABANA:	712 SQ. FT.
TOTAL PROPOSED AREA/LOT COVERAGE:	9,284 SQ. FT.
NEW % LOT COVERAGE:	33.2%
PROPOSED BUILDING GROSS AREA:	
BASEMENT	3,327 GROSS SQ. FT.
FIRST FLOOR	9,284 GROSS SQ.FT.
SECOND FLOOR	7,332 GROSS SQ.FT.
THIRD FLOOR	7,332 GROSS SQ.FT.
FOURTH FLOOR	7,332 GROSS SQ.FT.
FIFTH FLOOR	7,277 GROSS SQ.FT.
TOTAL PROPOSED BUILDING GROSS AREA:	41,884 GROSS SQ.FT.
PROPOSED FLOOR AREA RATIO	1.49

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
TELEPHONE 805-223-6921

NOT FOR CONSTRUCTION

No.	Date	Revision / Issue
	03/07/23	VARIANCE SUBMISSION #3
	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

Project Number: 1901 | Scale: AS NOTED
Drawn By: Gloria | Checked By: tb

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PROPOSED SITE PLAN

A1.01

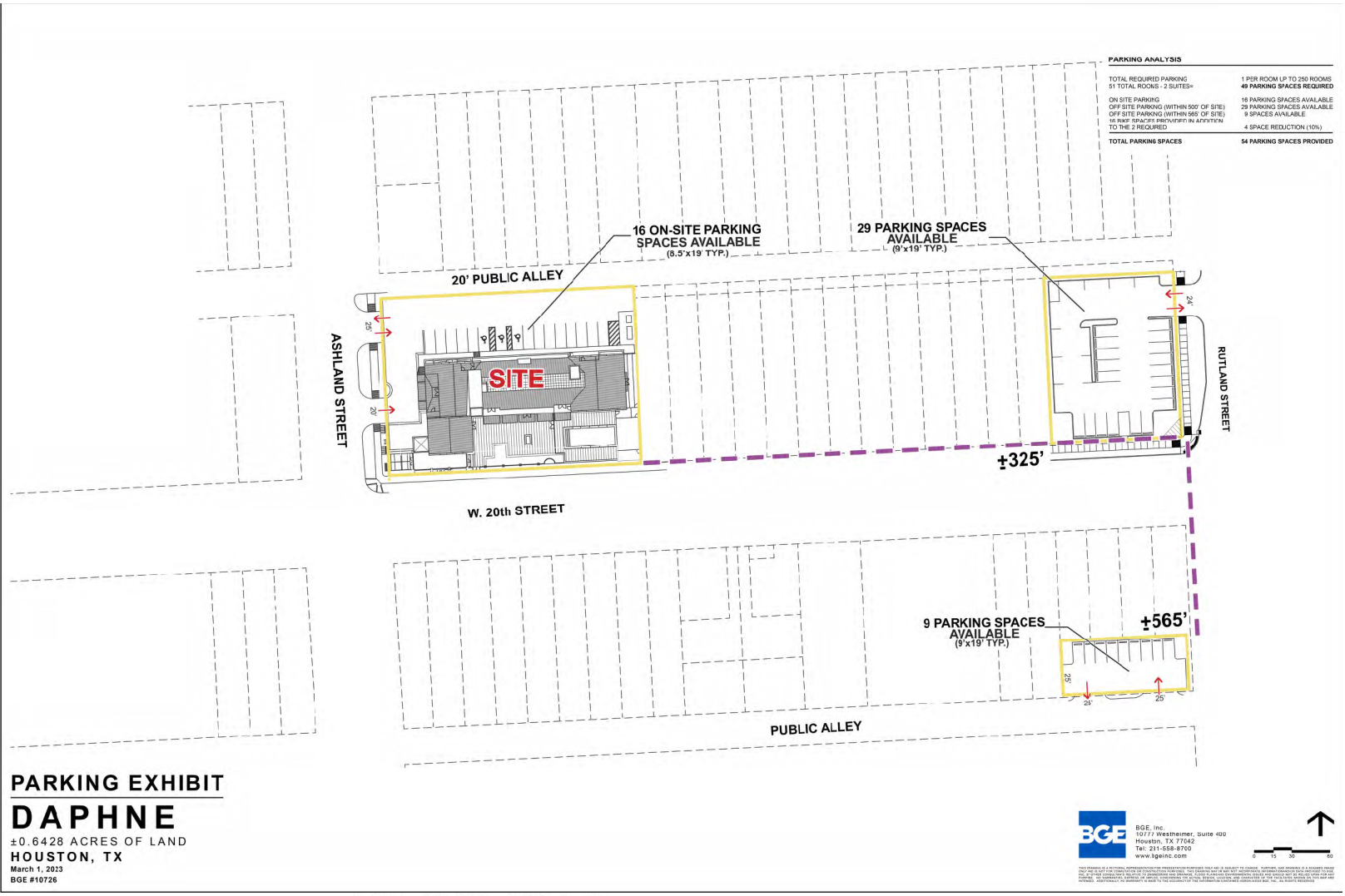
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: V
Meeting Date: 03/16/2023

Off-site parking layout/analysis



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: V
Meeting Date: 03/16/2023

Houston Planning Commission

Elevations

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: VI

Meeting Date: 03/16/2023

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. 20TH 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

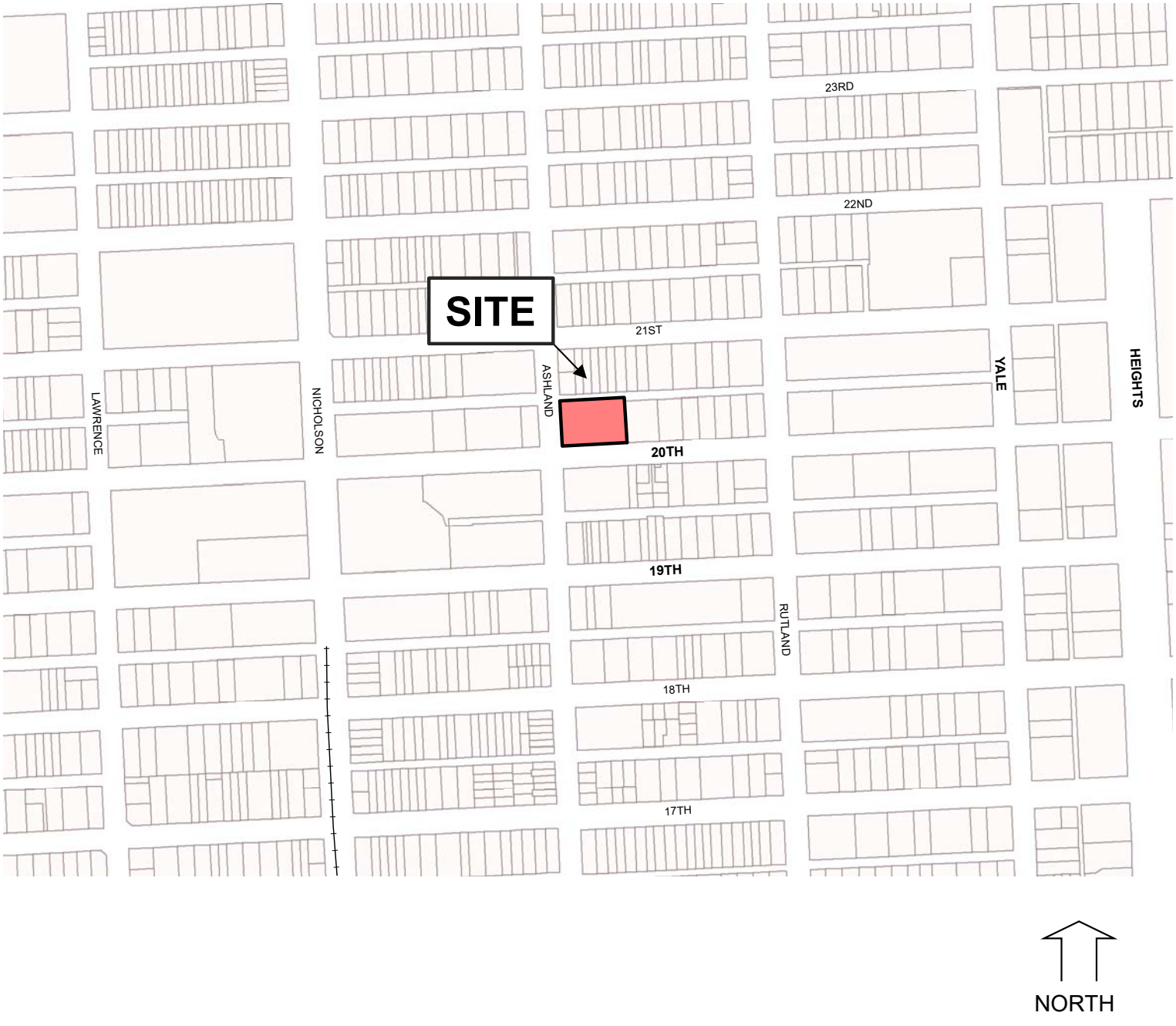
HOTEL/MOTEL VARIANCE

Houston Planning Commission ITEM: VI

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Hotel Daphne (DEF 2)

Applicant: BGE Inc.



Site Location

Houston Planning Commission ITEM: VI

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Hotel Daphne (DEF 2)

Applicant: BGE Inc.

NORTH

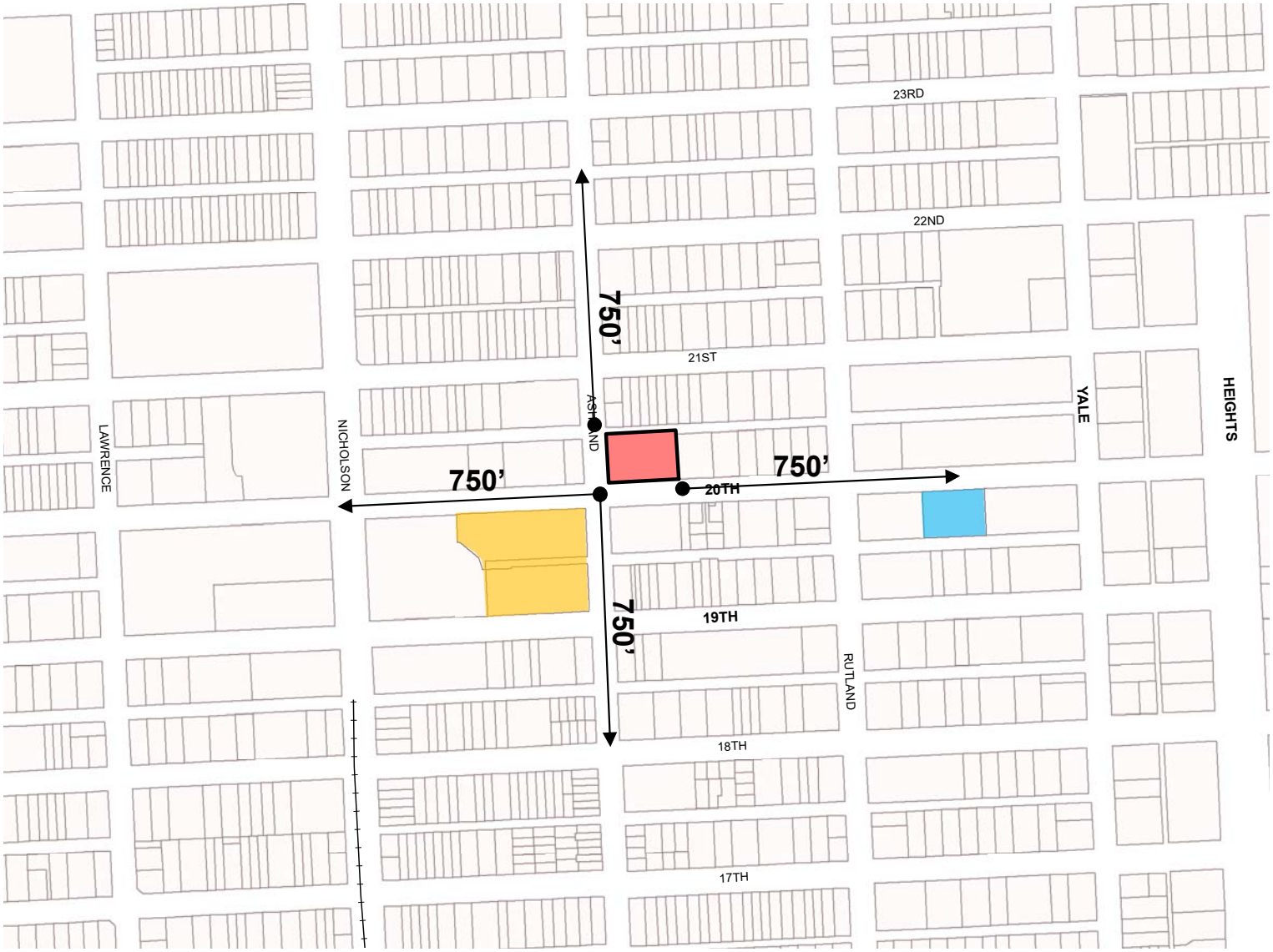
Aerial

Houston Planning Commission ITEM: VI

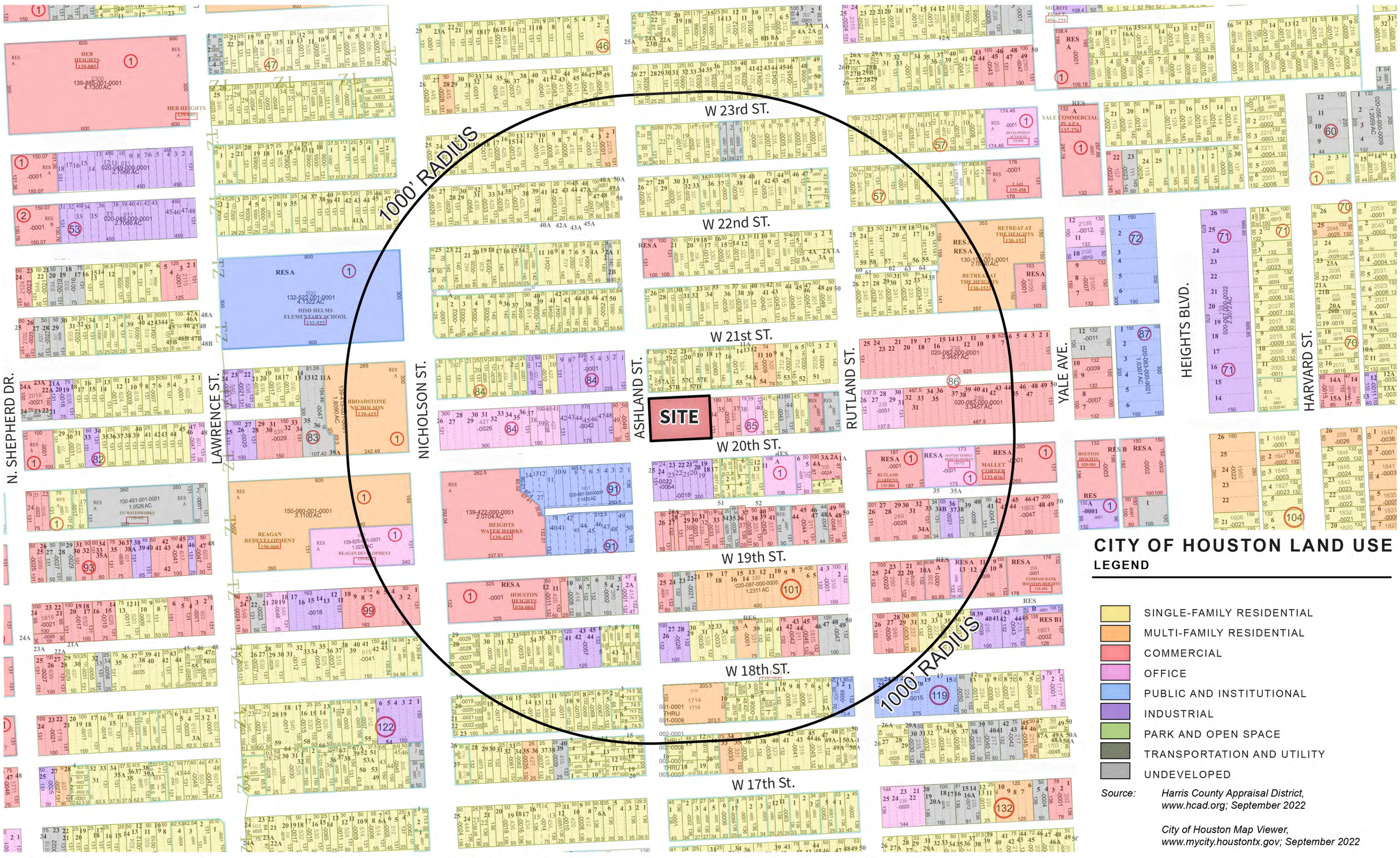
Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Hotel Daphne (DEF 2)

Applicant: BGE Inc.



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

CITY OF HOUSTON LAND USE

LEGEND

- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- OFFICE
- PUBLIC AND INSTITUTIONAL
- INDUSTRIAL
- PARK AND OPEN SPACE
- TRANSPORTATION AND UTILITY
- UNDEVELOPED

Source: *Harris County Appraisal District, www.hcad.org; September 2022*

City of Houston Map Viewer, www.mycity.houstontx.gov; September 2022

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

0 100 200 400

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PROPOSED SITE PLAN
1" = 10'-0"

N

0' 10' 20' 40'

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:	7,417 SQ. FT.
NEW GIFT SHOP AREA:	1,155 SQ. FT.
NEW POOL CABANA:	712 SQ. FT.
TOTAL PROPOSED AREA/LOT COVERAGE:	9,284 SQ. FT.
NEW % LOT COVERAGE:	33.2%
PROPOSED BUILDING GROSS AREA:	
BASEMENT	3,327 GROSS SQ. FT.
FIRST FLOOR	9,284 GROSS SQ.FT.
SECOND FLOOR	7,332 GROSS SQ.FT.
THIRD FLOOR	7,332 GROSS SQ.FT.
FOURTH FLOOR	7,332 GROSS SQ.FT.
FIFTH FLOOR	7,277 GROSS SQ.FT.
TOTAL PROPOSED BUILDING GROSS AREA:	41,884 GROSS SQ.FT.
PROPOSED FLOOR AREA RATIO	1.49

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

ASSESSORS'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
architecture + design
blanchardA+D
661 MASSACHUSETTS AVENUE
SUITE 20
ARLINGTON, MA 02476
tblanchard@gmail.com
TELEPHONE 617-519-5434

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

NOT FOR CONSTRUCTION

No	Date	Revision / Issue
	03/07/23	VARIANCE SUBMISSION #3
	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

Project Number	Scale
1901	AS NOTED
Drawn By	Checked By
tb/ems	tb

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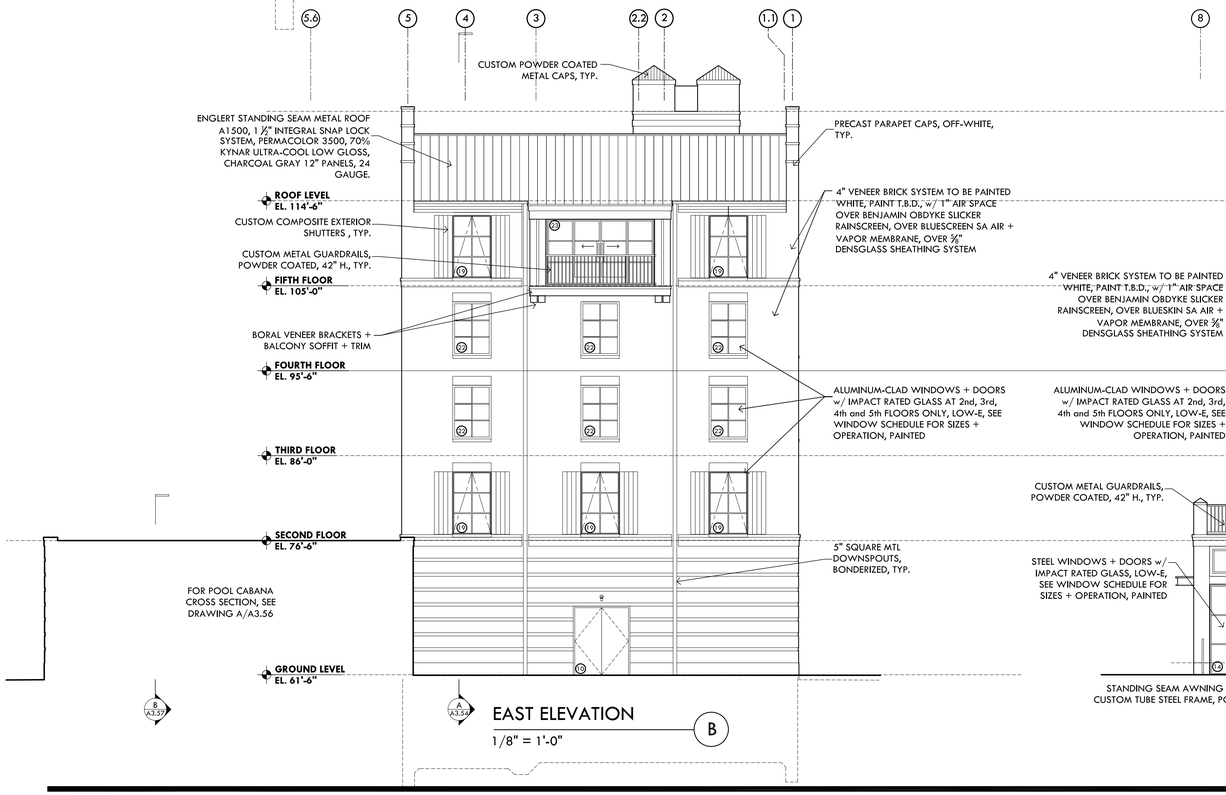
PROPOSED SITE PLAN

A1.01

NORTH ELEVATION (PUBLIC ALLEY)

1/8" = 1'-0"

A



EAST ELEVATION

1/8" = 1'-0"

B

EAST ELEVATION AT GIFT SHOP (AT COURTYARD)

1/8" = 1'-0"

C

0' 2' 4' 8'

THE DAPHNE HOTEL

347 WEST 20TH STREET
HOUSTON, TX 77008

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NOT FOR CONSTRUCTION

No	Date	Revision / Issue
	10/25/22	VARIANCE SUBMISSION #2
	07/08/22	75% CD PRICING SET
	07/10/20	60% CD PRICING PKG.
	04/03/20	25% CD COORDINATION ISSUE
	09/25/19	PRELIMINARY PRICING PKG.

Project Number 1901
Scale AS NOTED
Drawn By dbm/tb
Checked By tb/dbm

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EXTERIOR ELEVATIONS

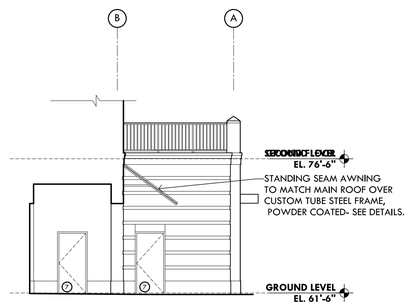
A3.01

SOUTH ELEVATION (WEST 20th STREET) — A

1/8" = 1'-0"

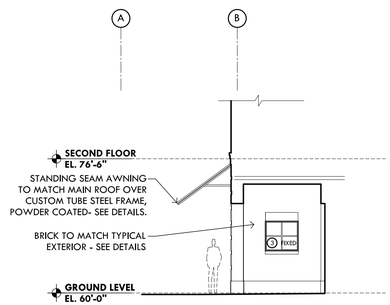
WEST ELEVATION (ASHLAND STREET) — B

1/8" = 1'-0"



NORTH ELEV. AT ENTRY PORCH — C

1/8" = 1'-0"



SOUTH ELEV. AT ENTRY PORCH — D

1/8" = 1'-0"

0' 2' 4' 8'

THE DAPHNE HOTEL

347 WEST 20TH STREET
HOUSTON, TX 77008

blanchardA+D
architecture + design

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	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.

Project Number	Scale
1901	AS NOTED
Drawn By	**Checked By**
dbm/tb	tb/dbm

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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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BAPTIST TEMPLE

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: VI

Meeting Date: 03/16/2023

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

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.

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: VII

Meeting Date: 03/16/2023

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

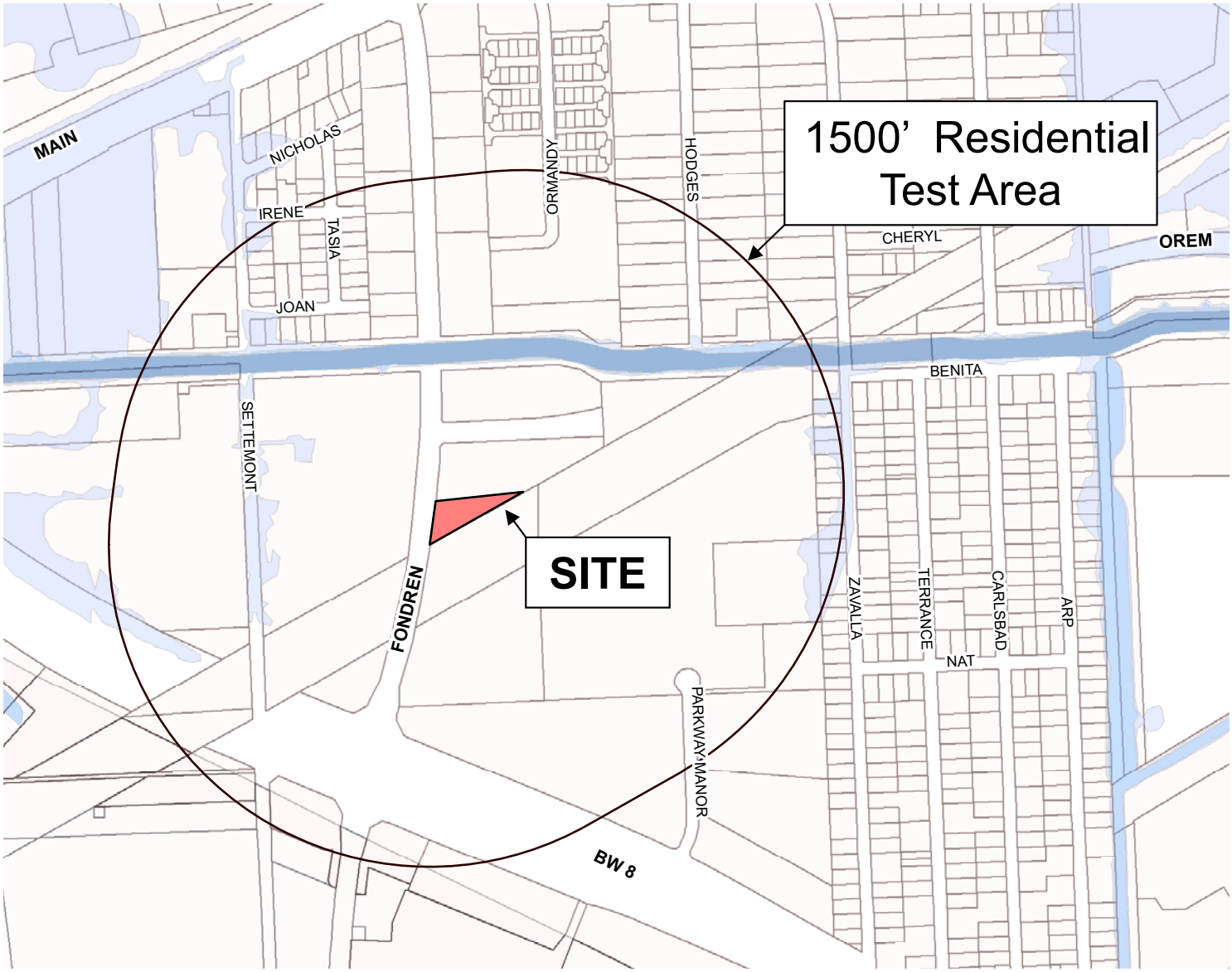
HOTEL/MOTEL VARIANCE

Houston Planning Commission ITEM: VII

Planning and Development Department **Meeting Date: 03/16/2023**

Hotel/Motel Name: Inn At Fondren (Def 1)

1500’ Residential Test Area



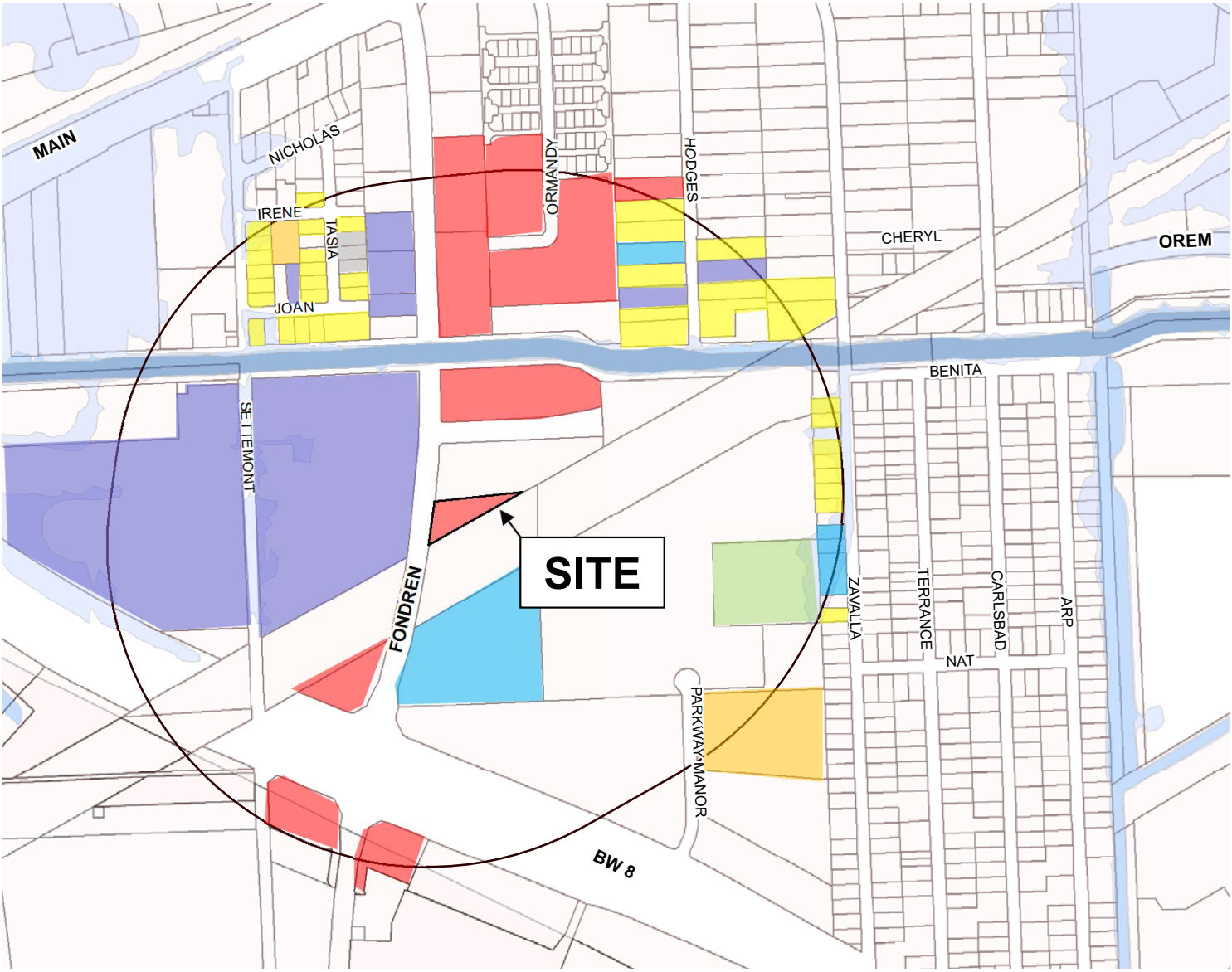
Hotel-Motel Variance Site Location

Houston Planning Commission ITEM: VII

Planning and Development Department **Meeting Date: 03/16/2023**

Hotel/Motel Name: Inn At Fondren (Def 1)

1500’ Residential Test Area



Commercial

Single Family

Industrial

Park/Open Space

Multi-Family

Public & Institutional

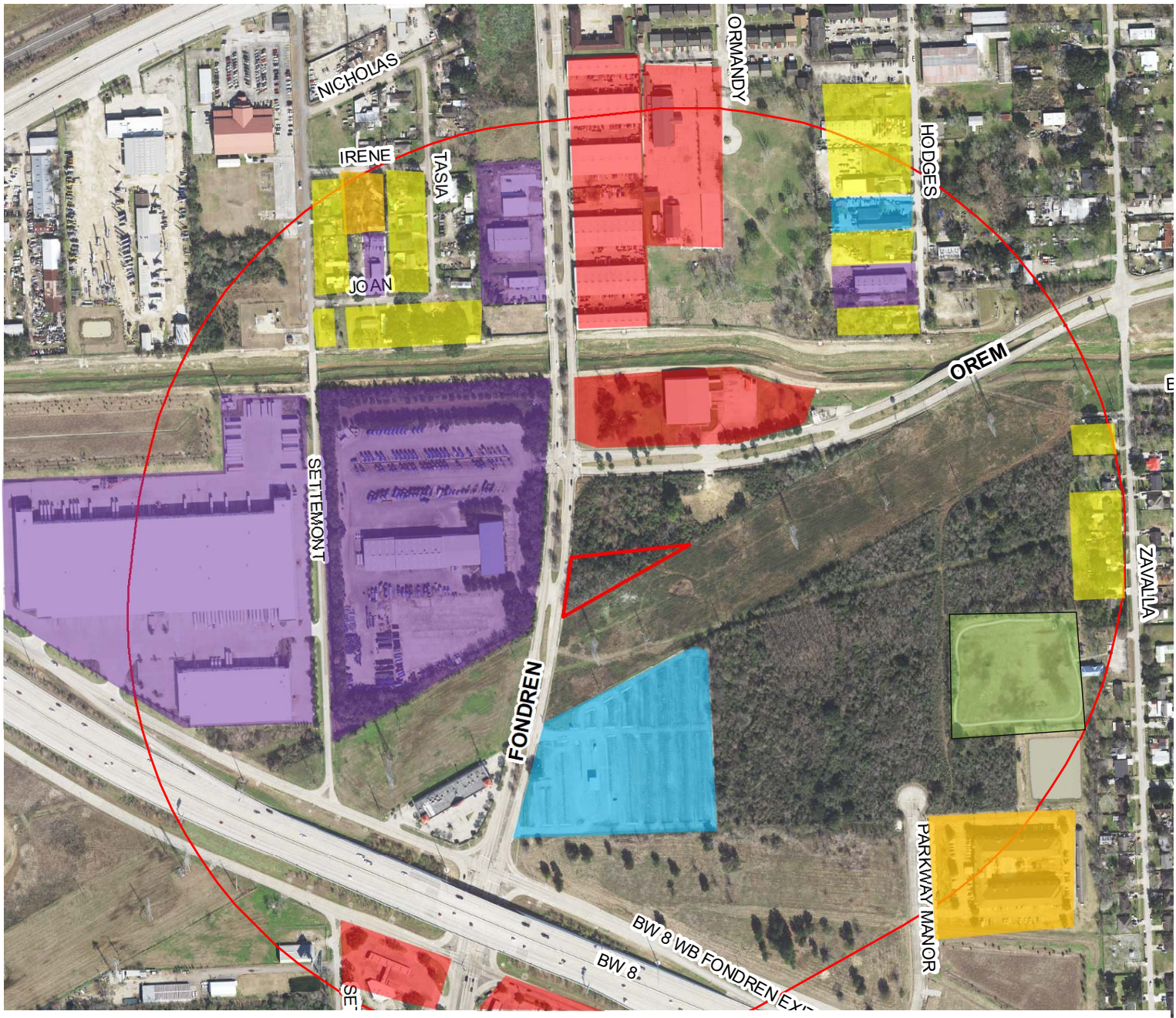
NORTH

Hotel/Motel Variance **Site Location**

Houston Planning Commission ITEM: VII

Planning and Development Department **Meeting Date: 03/16/2023**

Subdivision Name: Inn At Fondren (Def 1)



Commercial

Single Family

Industrial

Park/Open Space

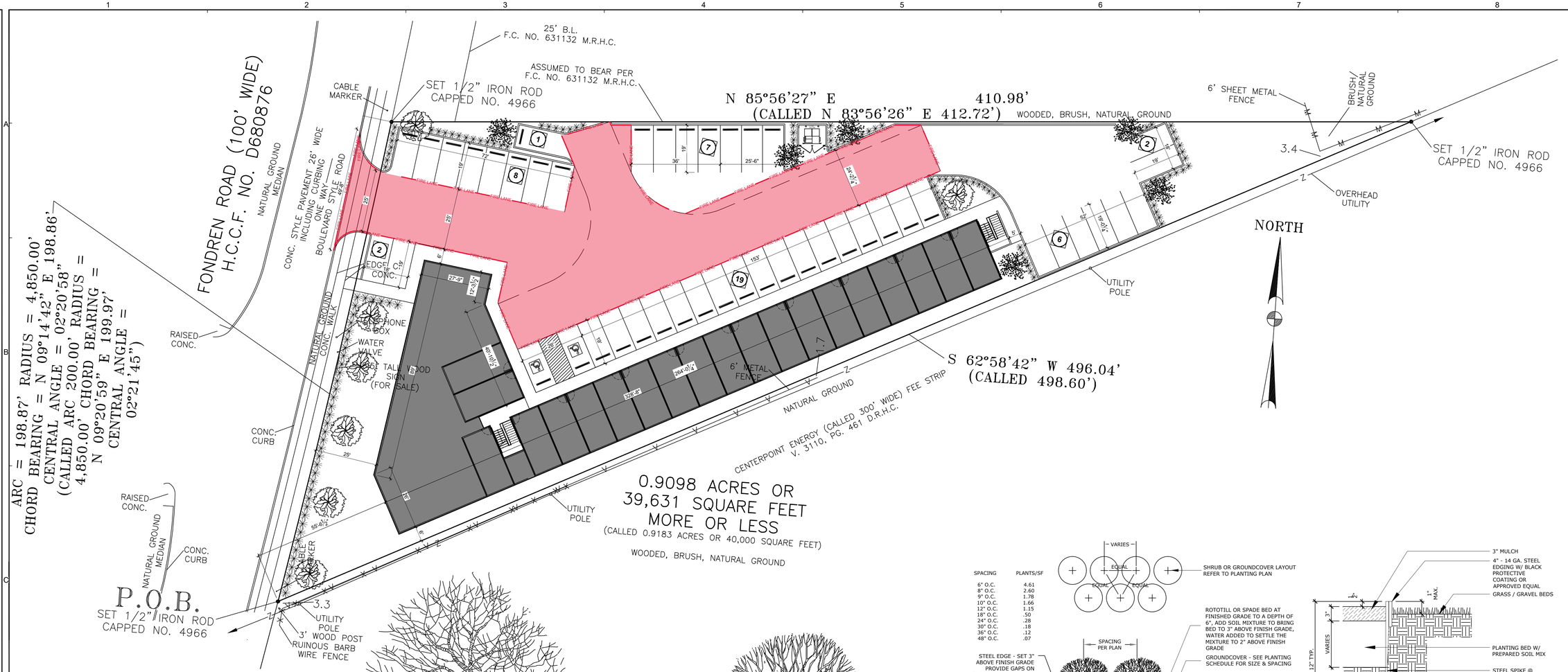
Multi-Family

Public & Institutional

NORTH

Hotel/Motel Variance

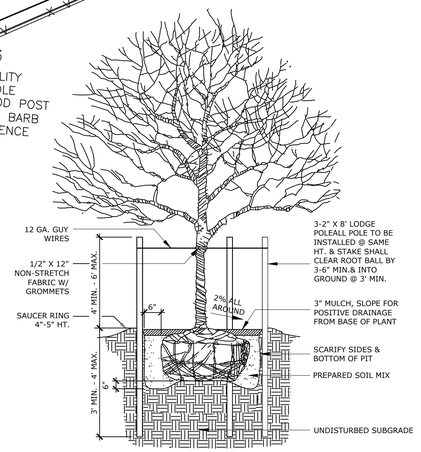
Aerial



1 LANDSCAPE FIRE SITE PLAN

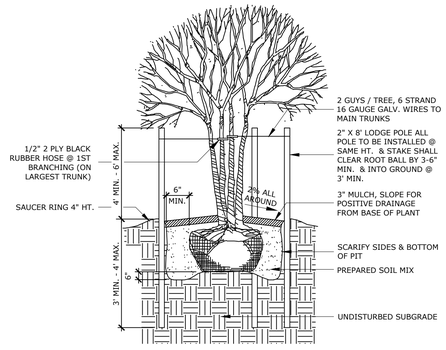
SCALE: 1"= 30'-0"

PROJECT NORTH



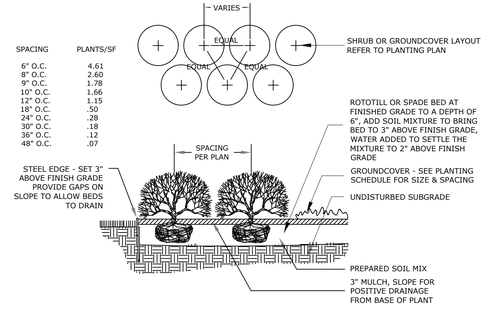
2 TYP. CANOPY TREE PLANTING DETAIL

NTS



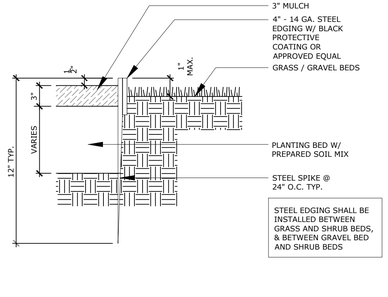
3 TYP. MULTI-TRUNKS TREE PLANTING DETAIL

NTS



4 DETAIL & SPACING CHART TYP. SHRUB / GROUNDCOVER PLANTING

NTS



5 TYP. STEEL EDGING DETAIL

NTS

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

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:

1. ALL PLANTS SHALL BE FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
2. 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.
3. 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.
4. 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.
5. LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.
6. IRRIGATION SPRINKLER @ ALL LANDSCAPING WITH AUTOMATIC TIMER.
7. 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.
8. SATELLITE DISHES SHALL BE INSTALLED IN AN INCONSPICUOUS LOCATION AND SCREENED FROM VIEW WITH LANDSCAPE OR FENCING.

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:

ALL IDEAS, PLANS AND SPECIFICATIONS ARE THE PROPERTY OF GANDHI DESIGNS LLC. PURCHASERS RIGHTS IS CONDITIONAL AND LIMITED TO ONE-TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN, AND USE IS LIMITED SPECIFICALLY TO SUCH PROPERTY. THE REPRODUCTION OF THESE PLANS CONCERNING OTHER CONSTRUCTION IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION OF GANDHI DESIGNS LLC. ALL PLANS DESIGNED FOR THE CONSTRUCTION OF THIS BUILDING SHOULD BE ACCORDANCE TO THE LOCAL AND COUNTY BUILDING CODES. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTIONS TO BE PERFORMED IN THE FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

BUILDING DESIGNS
PLANNING
CONSULTING

GANDHI DESIGNS LLC
10701 CORPORATE DR. #190
STAFFORD, TX 77477 / 281.660.9204
NIRMAL@GANDHIDESIGNS.COM

ISSUES
1
2
3
4
5

INN AT FONDREN

13831 FONDREN RD
HOUSTON, TX 77085

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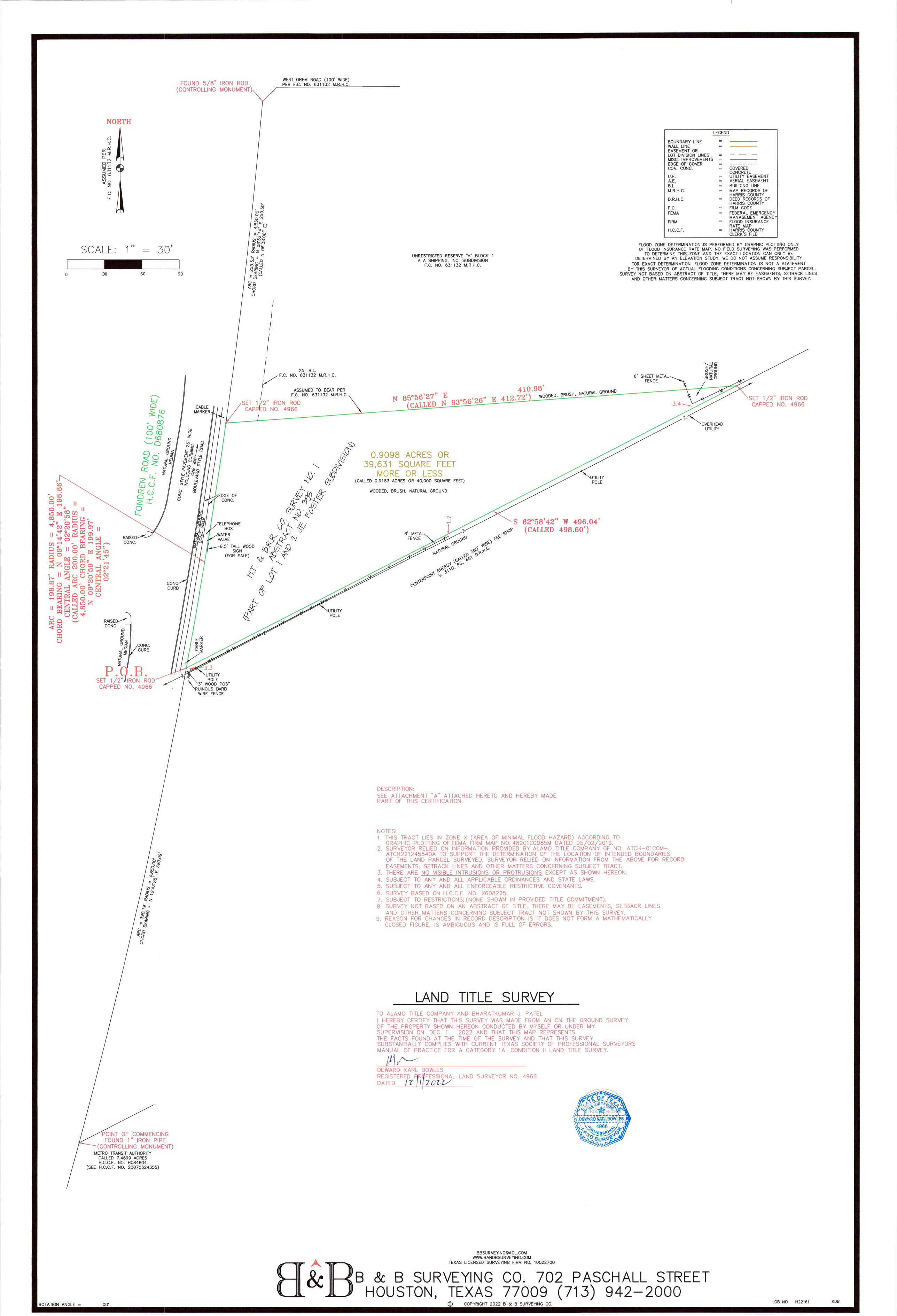
202212
PROJECT NUMBER

DATE

SHEET TITLE
FIRE LANE / LANDSCAPE SITE PLAN

SHEET NUMBER
AC1.01



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 GF 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 12/1/2022

STATE OF TEXAS
REGISTERED
NOT VALID WITHOUT ORIGINAL
DEWARD KARL BOWLES
4966
PROFESSIONAL
LAND SURVEYOR

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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ROTATION ANGLE = 00°

JOB NO. H22161 KDB

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: VII

Meeting Date: 03/16/2023

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;

his is an unnecessary hardship created not at all imposed or created. This property has been sitting in area for years and the owners would like to use it make the area more beautiful. We would like to use the land for private use and we meet all other requirements to do so.

(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